

Administrator's comments regarding 125 – 127 Webster Street.

The Applicant would like to add additional living space to the property.

The Applicant resides in this house and would like to offer the second and third floor to his children to live in the house as well.

A Special Permit would be required as the non-conformity would be extended due to the lack of Usable Open Space.

In addition, the proposed attic area would exceed the Half Story restriction for the R-2 Zoning District. This would require a Variance as advertised under Section 6.00.

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Bruce McKenna of 125/127 Webster st.
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Seeking relief from provision 5.4.2 of the Zoning Bylaw in regards to Maximum Stories
for Zone R2 (2-family home.)

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 125/127 Webster st. with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

To increase the living space of the upper level apartment within the existing foundation,
which will involve expanding the house beyond 2.5 stories while maintaining
the current peak height.

E-Mail: bmckenna50@yahoo.com Signed: *Bruce McKenna* Date: 6/15/21
Telephone: 781-696-3939 Address: 125 Webster st., Arlington, MA 02474

①

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

See Attached - Page 6

B). Explain why *the requested use is essential or desirable to the public convenience or welfare.*

See Attached - Page 6

C). Explain why *the requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*

See Attached - Page 6/7

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

See Attached - Page 7

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

See Attached - Page 7

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

See Attached - Page 7/8

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

See Attached - Page 8

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 125/127 Webster St. Zoning District: R2
2. Present Use/Occupancy: Two-family dwelling No. of dwelling units 2
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
5741 Sq. Ft.
4. Proposed Use/Occupancy: 2 family No. of dwelling units 2
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
5773 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4934	4934	min. 6000
7. Frontage (Ft.)	68.72	68.72	min. 60
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage (%)	35%	35%	max 0.00%
10. Lot Area per Dwelling Unit (Sq. Ft.)	1762	1762	min.
11. Front Yard Depth (Ft.)	9	9	min. 20'
12. Left Side Yard Depth (Ft.)	16	16	min. 10'
13. Right Side Yard Depth (Ft.)	10.5	10.5	min. 10'
14. Rear Yard Depth (Ft.)	19	19	min. 20'
15. Height (Stories)	2.5	2.5+	max. 2.5
16. Height (Ft.)	35	35	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1923	1923	
17A. Landscaped Open Space (% of GFA)	39%	39%	min. 0.00%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	623	683	
18A. Usable Open Space (% of GFA)	0	0	min. 0.00%
19. Number of Parking Spaces	5	5	min. 2
20. Parking area setbacks (if applicable)	NA	NA	min.
21. Number of Loading Spaces (if applicable)	NA	NA	min. -
22. Type of construction	wood	wood	N/A
23. Slope of proposed roof(s) (in. per ft.) 9.5/8	9.5/12	2/12	min. 2/12

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TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 125/127 Webster St. Zoning District: R2

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4934</u>	<u>4934</u>
Open Space, Usable	<u>623</u>	<u>683</u>
Open Space, Landscaped	<u>1923</u>	<u>1923</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building		<u>3rd Floor 882</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1096</u>	<u>1096</u>
1 st Floor	<u>1536</u>	<u>1536</u>
2 nd Floor	<u>1808</u>	<u>1808</u>
3 rd Floor		<u> </u>
4 th Floor		
5 th Floor		
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>1084</u>	<u>234</u>
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies	<u>217</u>	<u>217</u>
Total Gross Floor Area (GFA)	<u>5741</u>	<u>5773</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>1923</u>	<u>1923</u>
Landscaped Open Space (% of GFA)	<u>39</u>	<u>39%</u>
Usable Open Space (Sq. Ft.)	<u> 0 </u>	<u> 0 </u>
Usable Open Space (% of GFA)	<u> 0 </u>	<u> 0 </u>

This worksheet applies to plans dated _____ designed by _____

Reviewed with Building Inspector: _____ Date: _____

Special Permit Criteria (3.3.3):

A. Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

The requested use is listed in Table R of Section 5.4.2 on page 5-17, limiting a two-family house to 2.5 stories and we are seeking exemption to expand beyond 2.5 stories without increasing the height of the roof. The criteria for a Special Permit are met for section 3.3.3 as is shown in the following pages.

B. Explain why the requested use is essential or desirable to the public convenience or welfare.

The requested use is desirable to the public welfare for the following reasons:

- a. It will allow the next generation of long-term Arlington residents to live in the house/neighborhood they grew up in and raise another generation in the town, thus maintaining residents and families in the neighborhood over time.
- b. With expansion of the second floor unit, if the property were to exchange ownership, future owners are more likely to stay in the neighborhood instead of (as is common) young families moving out of the neighborhood for bigger homes as families grow, thus maintaining a more communal feeling in the area.
- c. Many neighboring houses are completing or have completed similar projects, and this project keeps in compliance with these projects, all of which increase the potential for more long term, owner-occupant residences in the neighborhood.

C. Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The requested use will not create any undue traffic congestion or unduly impair pedestrian safety as it is making no changes to street or walkways and is not increasing the number of household members, thus will not increase the number of vehicles in use at this address.

Furthermore, as this addition is intended for the allowance of a single family to continue to live in this home, (currently 3 generations) the likelihood is that there will be a need for fewer vehicles as compared to a house with multiple families or multiple renters.

D. Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The requested use will have practically no effect on the drainage or sewer system as there will not be an increase in the number of members of the household, thus not increasing water usage. While the plans do include adding a second bathroom, this is standard for the neighborhood and community as there is currently only one bathroom in the unit, and adding a second one only adds convenience, but as all members of the unit currently share one bathroom, adding a second will not increase usage by any notable amount.

E. Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

Special regulations are fulfilled as this construction project does not increase the non-conforming nature of an already non-conforming two-family house in zoning district R2. (See 8.1.3.A) The project is confined to the current foundation of the house and will not change the peak height of the structure.

Also, while there will be an increase in the gross floor area to the structure, it will not exceed 40% as is designated by zoning bylaw 8.1.2.C.

F. Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The requested use is similar in many ways to dozens of other projects that are occurring and have occurred in the neighborhood, and thus would be in compliance with the character of the district and adjoining districts. (See attached photos of neighboring houses within a 1 block radius of 125 Webster st.)

In regards to the adjoining lots, one lot will not be affected whatsoever, and the neighboring lot on Webster st. will be affected minimally by the heightened roofline and some small loss of morning sunlight, but not in any meaningful way.

This use, not only is in compliance with neighborhood, it is beneficial in many ways, as mentioned previously, it will allow for another generation to be raised in the same household, retaining the essence by allowing current and long-term Arlington residents to remain in their household by making room for the next generation's use. It will also increase the popularity of the neighborhood for more occupant-owner residents and thus increase the permanence and care for the neighborhood in the coming years.

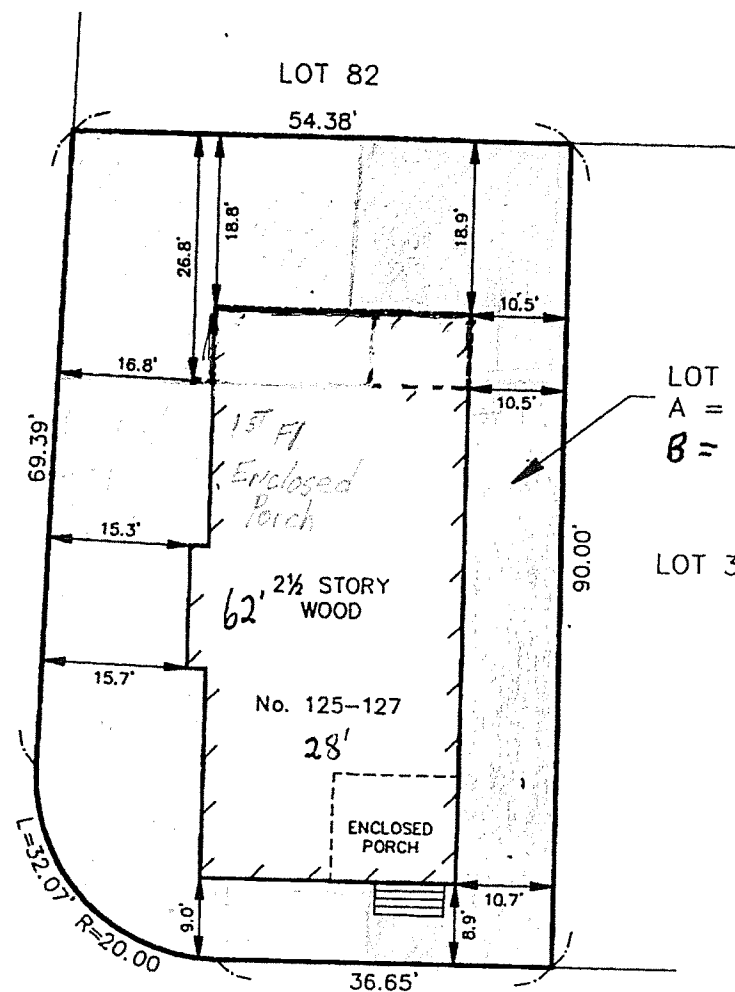
G. Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The requested use, as mentioned before, will not increase the number of residents in the current household, and thus will not change any habits regarding traffic or use in the neighborhood.

The current residents of the upper floor unit are the owners and their adult son with the first floor being rented to an elderly parent in need of care. The addition is to allow for more living space for the owners and their son on the second floor so that the son can continue to live in Arlington and begin to plan a future with a family to be raised in the same house, while still caring for the his parents (current owners) as they age and his aging grandmother, thus not changing any aspect of the current situation of the household.

This use could be considered a positive for the neighborhood, as it maintains the familial nature of this part of Arlington and, again, allows for long-term residents to begin to make plans for a future generation to be raised in the town and in the same house, maintaining the character of the neighborhood by maintaining its residents.

HAMLET STREET



driveway 626 sq ft

Landscaped
1923 sq ft

Patio
623 sq ft

common porch
208 sf

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING IS LOCATED ON THE GROUND AS SHOWN.

Angelo B. Veneziano 5/3/99
ANGELO B. VENEZIANO, P.E. - P.L.S. date



PLOT PLAN OF LAND
LOCATED IN
ARLINGTON, MASS.

B = Building Footprint

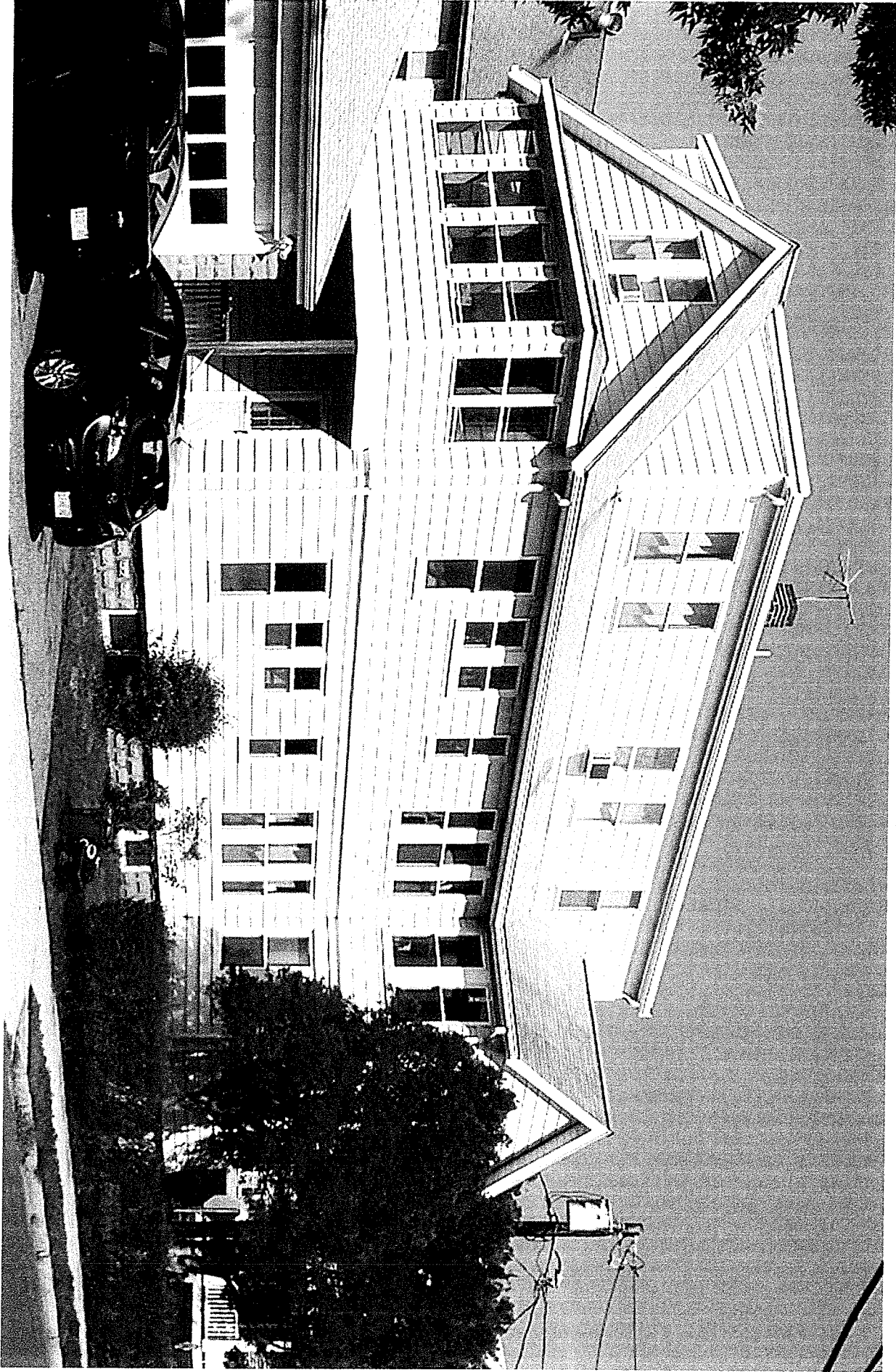
PREPARED BY:
MEDFORD ENGINEERING & SURVEY
15 HALL ST. MEDFORD, MA. 02155
ANGELO B. VENEZIANO - PE & PLS
781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK. 19807 PG. 514

DATE: MAY 3, 1999

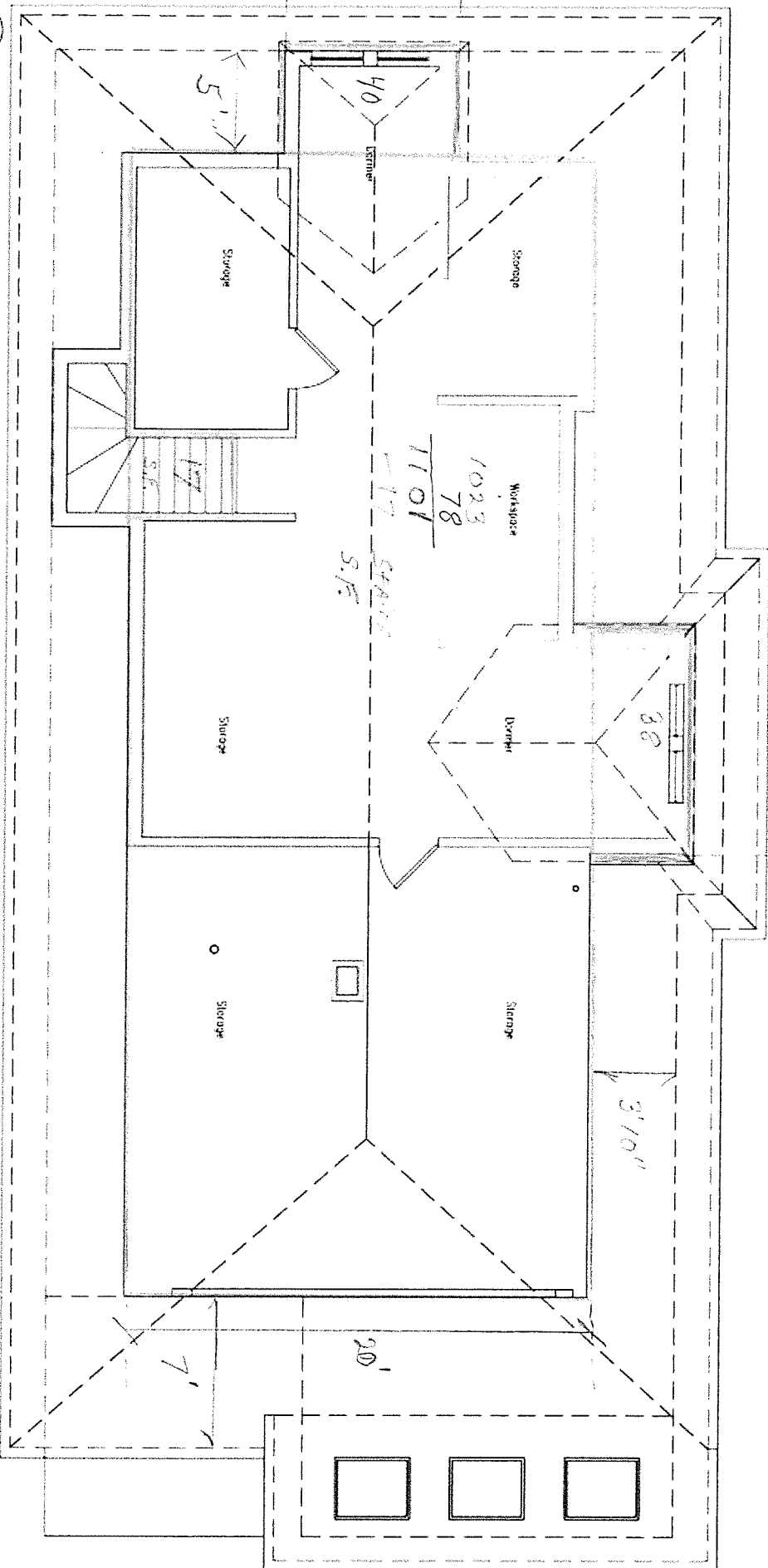
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1001

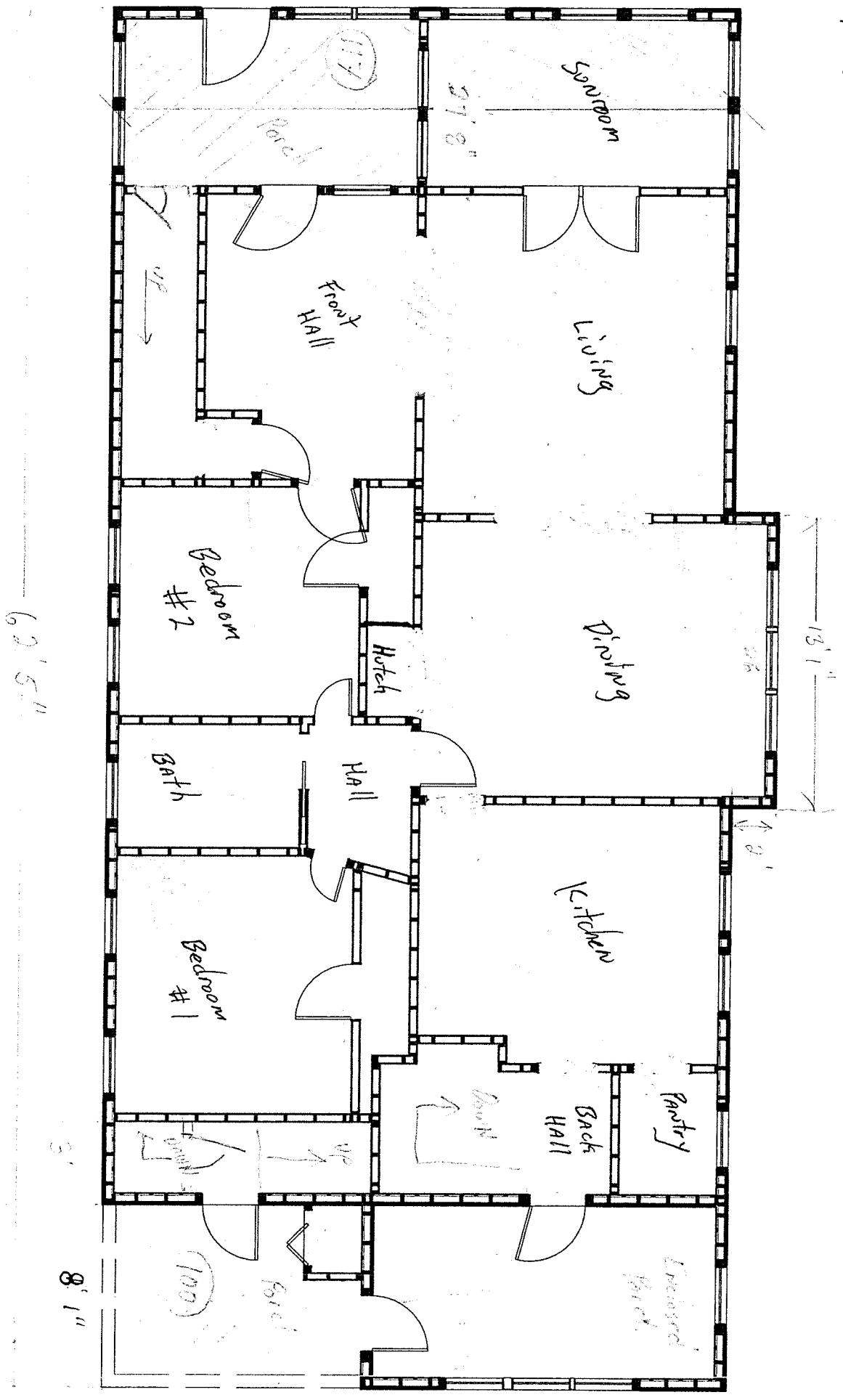


1 EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"

512

Total Footprint
 1753 S.F. GFA
 217 common porch
 1536 S.F.

1st Floor



125-127 Webster Street, Arlington, MA



Architect

AGA DESIGNS
215 North Street
Georgetown, MA 01833
Tel: 617-461-9583

DRAWING LIST:

Cover
G1.00 - General Notes
A1.00 - Existing & Proposed Floor Plan
A1.01 - Roof & Framing Plan, Section & Details
A1.02 - Existing/Demo Elevations
A1.03 - Proposed Elevations

PERMIT SET - 06/15/2021

BUILDING CODE REFERENCED STANDARDS

1. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2. MASSACHUSETTS BUILDING CODE 9TH EDITION CMR 780

GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
2. MECHANICAL, ELECTRICAL AND PLUMBING WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY A SUBCONTRACTOR LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.
3. SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.
4. THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATIONS OF OCCUPANCY.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEAN, METHODS, TECHNIQUES, AND PROCEDURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY CURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.
7. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY AGA DESIGNS OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
9. ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
10. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF AGA DESIGNS AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
11. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS, SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR AGA DESIGNS APPROVAL.
12. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION/SPECIFICATIONS UNLESS OTHERWISE SPECIFIED BY AGA DESIGNS.
13. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

GENERAL CONSTRUCTION NOTES

CIVIL NOTES:

1. DEBRIS - REMOVE DEBRIS WITHIN 2'-0" OF BUILDING
2. EXTERIOR GRADE - SLOPE GRADE 5% TO DRAIN AWAY FROM BUILDING
3. SOIL GAS CONTROL - ALL WALLS, ROOF AND FLOORS IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND TO THE BUILDING. A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM IN ACCORDANCE WITH THE SUPPLEMENTARY GUIDELINES SHALL BE PROVIDED, 1 VENT PIPE, MIN. 3" DIAMETER, PER 1500 SF OF SLAB AREA. VENT STRAIGHT UP THRU ROOF.

STRUCTURAL NOTES:

1. CONCRETE - ALL CONCRETE TO HAVE A WATER/CEMENT RATIO OF LESS THAN 0.5 AND 10% FLY ASH PORTLAND CEMENT REPLACEMENT.
2. FOOTINGS - ALL FOOTINGS SHALL REST ON NATIVE, UNDISTURBED SOIL AND WILL BE A MIN. OF 48" BELOW FINISHED GRADE OR IN ACCORDANCE WITH LOCAL BUILDING CODE. APPLY LIQUID APPLIED CAPILLARY BREAK (MUST DRY TACK FREE) ON TOP OF FOOTING PRIOR TO PLACING/CASTING CONCRETE FOUNDATION WALL.
3. STEP FOOTINGS - HORIZONTAL STEP = 24" MAX.
VERTICAL STEP = 24" MAX.
4. FOUNDATION WALLS - 10" WIDE CONCRETE WALL WITH 2½" DEEP VERTICAL SAW-CUT CONTROL JOINTS ON INTERIOR FACE OF WALL. LOCATE JOINTS 18" FROM EVERY CORNER AND 20' MAX. ALONG LENGTH OF WALL SEGMENT.
5. DRAIN LINE - 4" DIA. PIPE, ¾" CRUSHED STONE (NO FINES), 6" MIN. PIPE COVER. LOCATE 4" DIA. DRAIN LINE CONNECTION PIPE THROUGH BASE OF FOOTING WITHIN 5' OF EVERY CORNER AND EVERY 15' MAX ALONG LENGTH OF WALL SEGMENT WITH MIN. 1 PER WALL SEGMENT.

6. SILL PLATE - 2X6 TREATED SILL PLATE WITH $\frac{3}{4}$ " DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. PROVIDE CAPILLARY BREAK BETWEEN SILL PLATE AND CONCRETE, 6MIL POLY OR EQUAL.
7. ANCHOR BOLTS - PROVIDE $\frac{3}{4}$ " DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. TWO BOLTS MIN. PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
8. BEARING STUD PARTITION - 2X6 STUDS AND 16" O.C.
9. STEEL COLUMN - 3" DIA. HSS ON 3'-0" X 3'-0" CONCRETE PAD W/ (4) #5 REBAR EACH WAY.
10. CONCRETE SLAB - 4" CONCRETE SLAB WITH SAW-CUT CONTROL JOINTS SPACED AT 20' MAX. AND SAW-CUT COLUMN ISOLATION JOINTS.
11. BEAMS AND LINTELS - SUPPORT FULL WIDTH TO FOUNDATION.

ARCHITECTURAL NOTES:

1. DRIP EDGE - PROVIDE 1" DRIP EDGE ON FLASHING OVER OPENINGS IN EXTERIOR WALLS.
2. WOOD PROTECTION - WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED FROM THE CONCRETE BY AT LEAST 6 MIL. POLY FILM OR EQUAL.
3. STAIR DIMENSIONS - (ALL INTERIOR AND EXTERIOR STAIRS - REFER TO DRAWINGS FOR ACTUAL STAIR DIMENSIONS)
 - 3.1. MAX. RISE - 7½"
 - 3.2. MIN RUN - 10"
 - 3.3. MAX NOSING - 1"
 - 3.4. MIN. HEADROOM - 6'-8"
 - 3.5. MIN WIDTH - 3'-0"
4. HANDRAILS AND GUARDS
 - 4.1. MIN HEIGHT - 2'-10" (HANDRAILS), 3'-0" (GUARDS)
 - 4.2. MAX HEIGHT - 3'-2" (HANDRAILS)
 - 4.3. A CLEARANCE OF NOT LESS THAN 1½" SHALL BE PROVIDED BETWEEN HANDRAIL AND ANY SURFACE BEHIND IT.
5. BEDROOM EGRESS - MIN OF ONE WINDOW PER BEDROOM SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF, A MIN. NET CLEAR OPENING HEIGHT OF 24", A MIN. NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF NOT MORE THAN 44" FROM THE FLOOR UNLESS OTHERWISE SPECIFIED IN THE WINDOW SPECIFICATION (NOT APPLICABLE IF THERE IS A DOOR W/ DIRECT ACCESS TO THE EXTERIOR ON THAT LEVEL).

6. INTERIOR DOORS - UNDERCUT ALL DOORS $\frac{1}{2}$ " MIN.
7. COAT CLOSETS - (1) ROD AND (1) SHELF MIN.
8. LINEN CLOSETS - (4) SHELVES MIN, AND 1'-2" DEEP MIN.
9. MINIMUM HEADROOM - 6'-8" BELOW ALL BEAMS AND DUCTS.

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES:

1. EXHAUST FANS – VENT TO EXTERIOR
2. RANGE HOODS – VENT TO EXTERIOR W/ NON-COMBUSTIBLE DUCT
3. DRYER VENT – CAPPED AND SCREENED DRYER VENT, DUCTING INSTALLED EXTERIOR.
4. SMOKE DETECTORS – LOCATE ON EACH FLOOR LEVEL AND INTERCONNECT.
5. CARBON MONOXIDE DETECTORS – LOCATE IN EACH BEDROOM.

CONSTRUCTION ASSEMBLIES

1. FOUNDATION WALLS - FOUNDATION WILL BE A CONDITIONED BASEMENT. BASEMENT WALLS WILL BE CAST-IN-PLACE CONCRETE W/ ONE (1) LAYER OF 2" RIGID FOIL-FACED POLYISOCYANURATE INSULATION (R-15/20) ON THE OUTSIDE FACE OF THE WALL.
2. BASEMENT FLOOR - 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 2" XPS RIGID INSULATION OVER 4: CLEAN CRUSHED STONE PAD ON UNDISTURBED/NATIVE SOIL.
3. FRAME WALL CONSTRUCTION - EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 STUDS AT 16" O.C. CAVITY SHALL BE INSULATED WITH R-VALUE 20 OR 13+10 FIBERGLASS BATT. 1/2" OSB OR PLYWOOD SHEATHING, SHEATHING PAPER, AND SIDING.
4. ROOF CONSTRUCTION - ROOF SHALL BE FRAMED WITH 2X8 ROOF RAFTERS AT 16" O.C., 1/2" T&G ZIP WALL ROOF SHEATHING, ROOF UNDERLAYMENT W/ SELF-AQDHERED ROOF MEMBRANE AT ROOF EDGES, AND ASPHALT SHINGLES.
5. INTERIOR NON-LOAD BEARING PARTITION CONSTRUCTION - 2X4 STUDS AT 16" O.C. WITH

ONE (1) LAYER 1/2" GWB ON EACH SIDE.

6. TYP. FLOOR CONSTRUCTION - 2X10 FLOOR JOISTS AT 16" O.C., 1X3 CROSS BRACING, $\frac{3}{4}$ " OSB SUBFLOORING, FINISHED FLOORING.

DOOR SPECIFICATION

- A. EXTERIOR ENTRY DOOR:
A.1. INSULATED FIBERGLASS AND WEATHERSTRIPPED
A.2. OPEN FROM INSIDE WITHOUT KEY
A.3. PROVIDE VIEWER UNLESS TRANSPARENT GLASS IS PROVIDED IN THE DOOR OR SIDELITE.
- B. INTERIOR DOORS:
B.1. HOLLOW CORE

WINDOW SPECIFICATION

1. ALL WINDOWS SHALL BE SPECTRALLY SELECTIVE LOW-E DOUBLE GLAZED VINYL FRAMED WITH THE FOLLOWING PERFORMANCE VALUES FROM THE NATION FENESTRATION RATING COUNCIL (NFRC):
 - 1.1. CLIMATE ZONE 5
 - 1.2. U-VALUE = 0.33 OR LESS
 - 1.3. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.30 OR LESS
2. CONFIRM R.O. SIZES WITH THE WINDOW MANUFACTURER AND ADJUST WALL FRAMING ACCORDINGLY.
3. BEDROOM DOUBLE HUNG WINDOW MUST MEET MA BUILDING CODE (780 CMR) SECTION 5310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.

INSULATION - CLIMATE ZONE 5 & 4 MARINE

PRESCRIPTIVE REQUIREMENTS

BASE CODE ~ SINGLE-FAMILY AND MULTI-FAMILY HOMES

1. CEILING R-VALUE R-49
2. ABOVE-GRADE WALL R-VALUE R-20 OR 13+5
3. FLOOR R-VALUE R-30
4. BASEMENT/CRAWL SPACE WALL R-VALUE R-15/19
5. SLAB R-VALUE/DEPTH R-10, 2FT.
6. HEATED SLAB R-VALUE R-5
7. WINDOW AND DOOR U-VALUE 0.32
8. SKYLIGHT U-VALUE 0.55
9. MAXIMUM AIR LEAKAGE COMPLETE AIR SEALING CHECKLIST OR <3 ACH50
10. MAXIMUM DUCT LEAKAGE 4 CFM25/100 CFA

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. PLEASE REFER TO AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X6 EXTERIOR STUDS AND 2X4 INTERIOR STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10 #2 SPF WITH 1.2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" T&G PLYWOOD EXPOSURE 1. MAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AD 6d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE "D" STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"
9. PROVIDE COLLAR TIES AT UPPER $\frac{1}{3}$ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" T&G PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PAN SPACER TYPE EDGE CLIPS PER MANUFACTURERS SPECIFICATIONS.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNATED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND SE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

FRAMING NOTES

1. THESE FRAMING PLANS CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE

- AND TWO FAMILY DWELLINGS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
FLOOR: 40LBS LIVE LOAD
20LBS DEAD LOAD
BEDROOM: 30LBS LIVE LOAD
20LBS DEAD LOAD
CEILING: 20LBS LIVE LOAD
10LBS DEAD LOAD
ROOF: 55LBS GROUND SNOW LOAD
10LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10'-0" IN LENGTH IS COUNTED AS BEING CUT FROM A 16'-0" PIECE.
7. ALL BEAMS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF), 2X12 #2 SPRUCE-PINE-FUR (#2 SPF), LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM BENDING STRESS OF 2700 PSI.
9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
10. ALL FLOOR JOISTS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF) AT 16" O.C. EXCEPT AS NOTED.
11. ALL BAND MATERIAL IS 2X10 #2 SPF.
12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2XB #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
14. ALL RAFTERS ARE 2XB #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 SPF EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO THE MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2X10 #2 SPF AT 16" O.C. EXCEPT AS NOTED.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING WILL BE DESIGNED TO CARRY LOAD.

WALL BRACING

R602.10.4.2 CONTINUOUS SHEATHING METHODS

CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND CABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7 (SEE SHEET A106).

R602.10.6.4 METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME

CONTINUOUSLY SHEATHED PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4 (SEE SHEET A106) AND TABLE R602.10.6.4. THE NUMBER OF CONTINUOUSLY SHEATHED PORTAL FRAME PANELS IN A SINGLE BRACED WALL LINE SHALL NOT EXCEED FOUR.

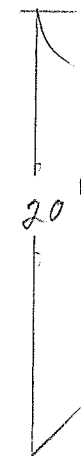
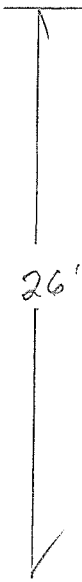
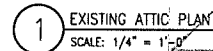
R602.10.10 PANEL JOINTS

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM 1 1/2 INCH (38 MM) THICKNESS.

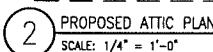
EXCEPTIONS:

1. VERTICAL JOINTS OF PANEL SHEATHING SHALL BE PERMITTED TO OCCUR OVER DOUBLE STUDS, WHERE ADJOINING PANEL EDGES ARE ATTACHED TO SEPARATE STUDS WITH THE REQUIRED PANEL EDGE FASTENING SCHEDULE, AND THE ADJACENT STUDS ARE ATTACHED TOGETHER WITH TWO ROWS OF 10D BOX NAILS [3 INCHES BY 0.128 INCH (76.2 MM BY 3.25 MM)] AT 10 INCHES O.C. (254 MM).
2. BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN WALL SEGMENTS THAT ARE NOT COUNTED AS BRACED WALL PANELS.
3. WHERE THE BRACING LENGTH PROVIDED IS NOT LESS THAN TWICE THE MINIMUM LENGTH REQUIRED BY TABLES R602.10.3(1) AND R602.10.3(3), BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN BRACED WALL PANELS CONSTRUCTED USING METHODS WSP, SFB, GB, PBS OR HPS.
4. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.

[illegible]


$$\begin{array}{r} 980 \\ 50 \\ 30 \\ 20 \\ \hline 1080 \end{array}$$


27 '8'

$$\begin{array}{r} 1053 \\ 23 \\ \hline 1076 \end{array}$$


- 42' 2 1/4"

New

[illegible]

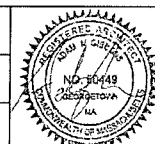
**125-127 WEBSTER
STREET
ARLINGTON, MA**

EXISTING & PROPOSED
FLOOR PLANS

Drawing Scale
AS NOTED

Project Number

Date Issued
06/15/2021

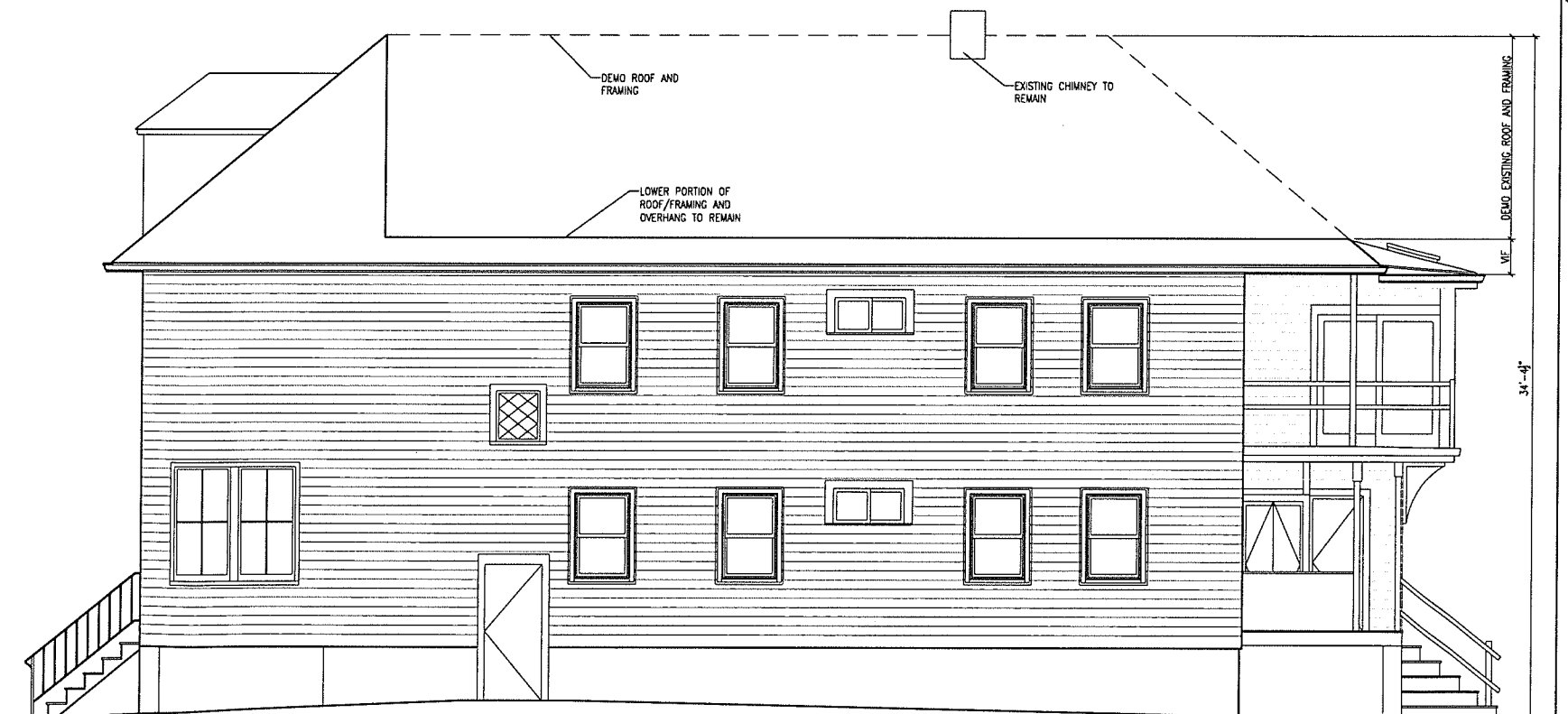
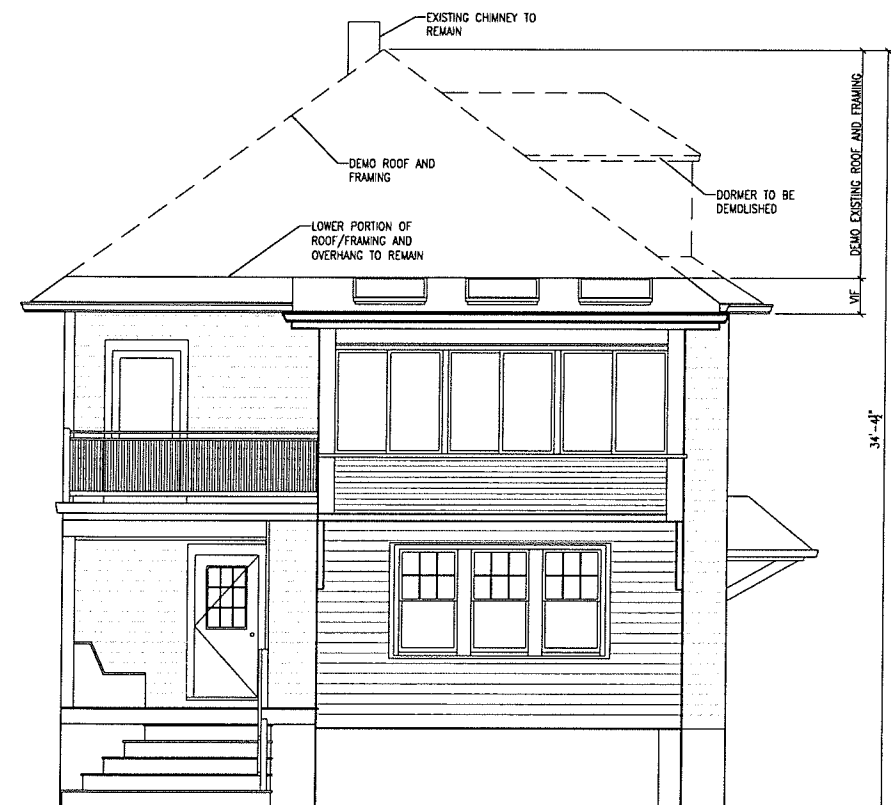
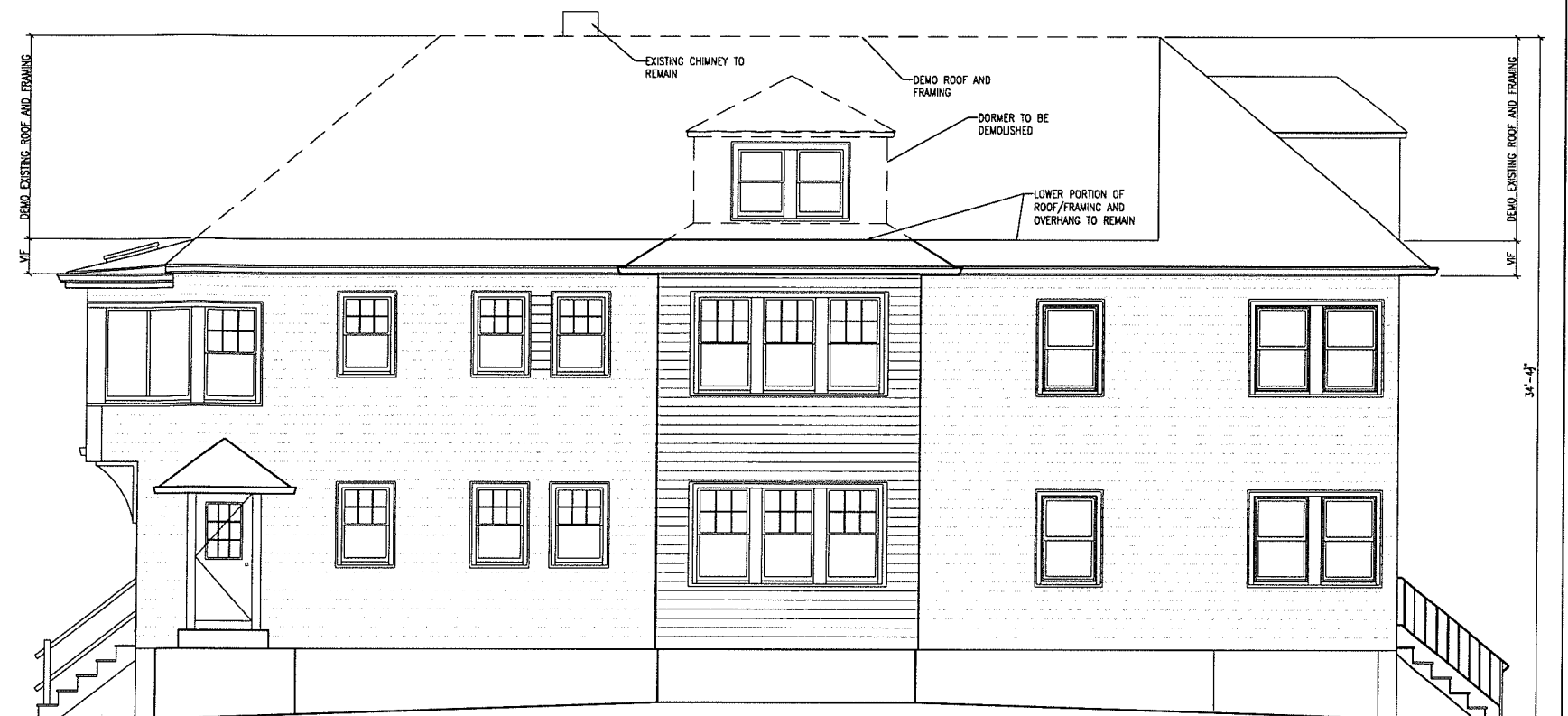
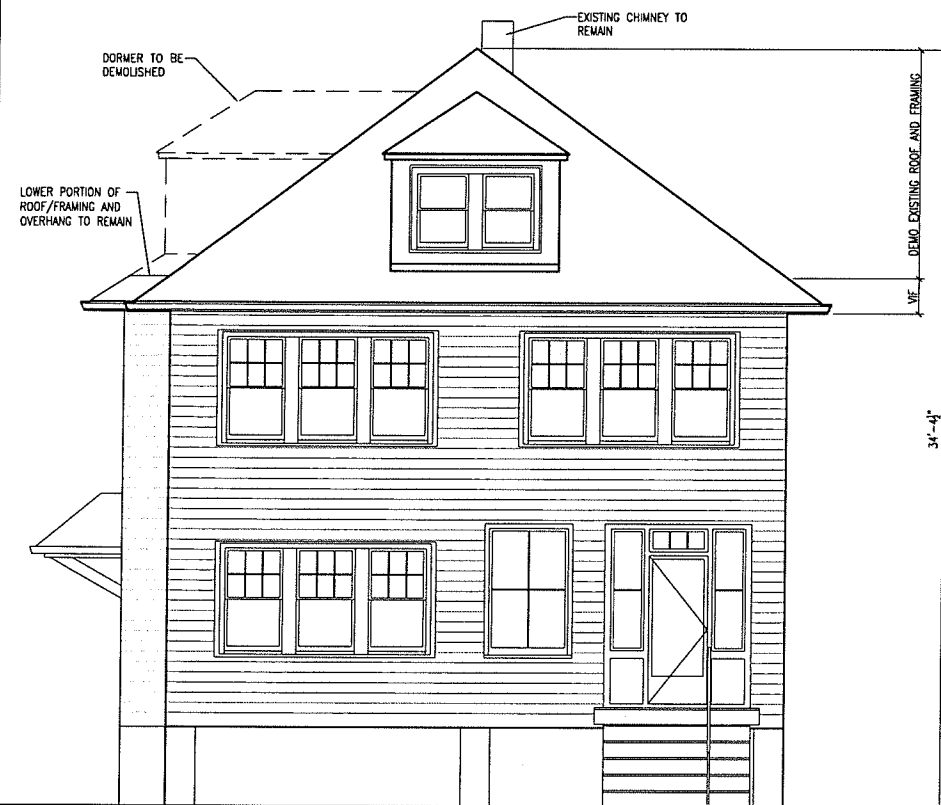


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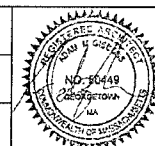
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Drawing Scale
AS NOTED

Project Number

Date Issued
06/15/2021



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