



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2022 APR 22 AM 10:42

RECEIVED

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **James Ciper** of Arlington, MA. On March 3, 2022, a petition seeking permission to alter his property located at **44 Edmund Road-Block Plan 151.0-0001-0001B** Said petition would require a Special Permit and a Variance under **Section 5-18 (6) and Section 5-15** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening May 24, 2022 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:  
<https://town-arlington-ma-us.zoom.us/join/tZ0udu6hrz4iEtcR6s2r9eZiaorRAsgbMh>

For documentation relating to this petition, visit the ZBA website at [www.arlingtonma.gov/zba](http://www.arlingtonma.gov/zba).

**DOCKET NO 3688**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**REQUEST FOR VARIANCE**  
**TOWN OF ARLINGTON**

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02155  
2022 MAR -3 AM 11:56


In the matter of the Application of **44 Edmund Road, Arlington, MA**  
to the Zoning Board of Appeals for the Town of Arlington:

RECEIVED

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

Projections into minimum side yard setback.

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 44 Edmund Road 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: Seeking relief from side yard setbacks on both sides of the property. The existing left side setback of the house is 8.2' and the existing right side setback is 8.9'. Due to the orientation of the house in respect to the setbacks as well as the shape of the property in order to construct an addition keeping the exterior walls in the same plane as they currently sit, the addition will encroach on each side yard setback. The proposed design has a left and right side yard setback of 8.1'.

E- Mail: mail@kneelandconstruction.com Signed:  Date: 01/10/2022  
Telephone: (781)393-9899 Address: 407R Mystic Ave. Suite 34B Medford, MA 02155

## Variance Criteria:

The power of the Board of Appeals to grant a Variance from the literal application of the Zoning Bylaw is strictly limited by State Law. Under MGL, Chapter 40a, Section 10, the Board of Appeals must “specifically find” for a particular piece of land or a specific structure that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ... by-law would involve substantial hardship, financial or otherwise, to the petitioner ... , and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.” (emphasis added.)

Thus, Under State Law, a Variance may only be granted when all of the four (4) following criteria are met:

1). Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.

Due to the layout of the existing structure, the topography of the land, the shape of the plot, and the desire to create the most cost-effective expansion, a variance is needed in order to expand into the minimum side yard setback. There’s a steep hill as you go towards the rear of the property which limits the depth of the addition. Therefore, within the realm of reasonability, we are unable to create a more narrow, longer addition.

2). Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.

The petitioner seeks permission for a variance on this project for several reasons. 1) The main purpose of this expansion is to allow a growing family to live together in a more comfortable space. 2) The design also considers the cost associated with this project. 3) The topography of the plot limits the usable depth of the property.

In conclusion, the enforcement of the provisions could limit the possibility of growth within the family as well as prohibit the home from becoming a multi-generational home in the future. This puts financial as well as emotional strain on the family as a whole due to the increased housing costs, it is harder for working class families to stay in the Town of Arlington.

Secondly, after analyzing the topography of the plot, we’ve determined that due to the steep incline in the rear yard we will not be able to reasonably lessen the width of the addition and add depth to construct the modest size of the expansion desired.

Lastly, any limit or contingency placed upon the modest proposed design could impede the efficiency and efficacy of the space, thus causing issues in the future.

3). Describe how desirable relief may be granted without substantial detriment to the public good.

The desired relief has no detriment to the public good. The plan does not impede on any other properties as the proposed exterior walls follow in the same plane as existing, it will not change the number of inhabitants nor will it change the makeup of the neighborhood.

If anything, the proposed design has potential to be a boon to the community as it allows for a long-term Arlington family to remain in their home, keeping the property from being bought by developers or potential rental agencies. It also allows for growth of the family within their home, keeping the neighborhood family oriented therefore maintaining the character of the area.

4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

While we cannot be sure of the original intent of the Zoning Bylaw, we presume it was either to protect the spacing of the structures, ensuring the neighborhood doesn't become "clustered" or to prevent turning a neighborhood of primarily one family homes into multi-family homes and rental units.

In response to the former, the proposed expansion only slightly encroaches the side yard setback, this is due mainly to the wedge shape of the lot as well as the orientation of the structure in respect to the lot. The proposed addition extends straight back with the exterior walls in the same plane as the existing structure.

In response to the latter, as mentioned previously, this is a single-family home occupied by a growing family. In order for the current family and possible new generations to come to stay in their home, in the Town of Arlington, we are trying to create more living space for them to grow as a family, and there is no intent of subdividing this home into condos, multi-family homes, etc.

The house was built in ~1940, during that time the Zoning Bylaws were not what they are today. The shape and size of this plot as well as the positioning of the home currently does not comply with the zoning bylaws such as minimum lot size, minimum frontage, and the minimum setbacks of the zone in which it's classified. This leads us to believe that this project is a perfect suit for variance approval.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

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

1. Property Location: 44 Edmund Road Zoning District: R1

2. Present Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
1380 Sq. Ft.

4. Proposed Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
776 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	5023	5023	min. 6000
7. Frontage (Ft.)	45	45	min. 60
8. Floor area ratio	27.5%	42.9%	max. N/A
9. Lot Coverage ( %)	14.8%	22.8%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	5023	5023	min. N/A
11. Front Yard Depth (Ft.)	18	18	min. 25
12. Left Side Yard Depth (Ft.)	8.2	8.1	min. 10
13. Right Side Yard Depth (Ft.)	8.9	8.1	min. 10
14. Rear Yard Depth (Ft.)		45.4	min. 20
15. Height (Stories)	2	2	max. 2.5
16. Height (Ft.)	28.5	28.5	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2375	1750	
18A. Usable Open Space (% of GFA)	172%	81%	min. 30%
19. Number of Parking Spaces	2	2	min. 1
20. Parking area setbacks (if applicable)	N/A	N/A	min. N/A
21. Number of Loading Spaces (if applicable)	N/A	N/A	min. N/A
22. Type of construction	V	V	N/A
23. Slope of proposed roof(s) (in. per ft.)	8+/-	9+/-	min. N/A

**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:** 44 Edmund Road                      **Zoning District:** R1

<b><u>OPEN SPACE*</u></b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	5023	5023
Open Space, Usable	2375	1750
Open Space, Landscaped		

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

**GROSS FLOOR AREA (GFA)†**

Accessory Building	0	0
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	0	0
1 <sup>st</sup> Floor	756	1111
2 <sup>nd</sup> Floor	624	1045
3 <sup>rd</sup> Floor	N/A	N/A
4 <sup>th</sup> Floor	N/A	N/A
5 <sup>th</sup> Floor	N/A	N/A
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	N/A	N/A
Parking garages (except as used for accessory parking or off-street loading purposes)	N/A	N/A
All weather habitable porches and balconies	N/A	N/A
<b>Total Gross Floor Area (GFA)</b>	<b>1380</b>	<b>2156</b>

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

### REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)		
Landscaped Open Space (% of GFA)		
Usable Open Space (Sq. Ft.)	2375	1750
Usable Open Space (% of GFA)	172%	81%

This worksheet applies to plans dated 07/08/2021 designed by E.I.

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN CLERK'S OFFICE  
TOWN OF ARLINGTON, MA  
2022 MAR 31 PM 2:34

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

RECEIVED


In the matter of the Application of 44 Edmund Road  
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*:

"Large Additions" Section 5-18 / Districts & Uses #6

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 44 Edmund Road 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:

Relief from "Large Additions" Section 5-18 / Districts & Uses. Proposed addition is ~854 square  
feet, ~104 square feet larger than the 750 square feet allowed by right.

E-Mail: mail@kneelandconstruction.com Signed:  Date: 03/14/2022  
Telephone: (718)393-9899 Address: 407R Mystic Ave. Suite 34B Medford MA 02155

**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.

"Large Additions" Section 5-18 / Districts & Uses #6

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*  
The proposed addition creates more living area for a growing long term Arlington family. This will  
allow the family to stay in there home while also giving them the space they need.

C). Explain why *the requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*  
The proposed addition is to the rear side of the property and the addition will not increase the number  
of inhabitants living on the property. Therefore the proposed design will not create undue traffic  
nor will it impair pedestrian safety.

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 number of inhabitants does not change due to this addition, simply expanding to create more  
living space for the current family. Therefore the proposed addition will not overlode any public  
water, drainage/sewer system, or any other municipal system.



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.

The home is non-conforming in natue due to the lot size, shape, etc. The proposed addition  
does not increase the number of inhabitants nor does it impair the integrity or character of the  
neighborhood or the district.

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 ditrict is primarily residential homes. This proposed addition allows for the family to grow and  
stay in their home, keeping the property from being bought by developers or rental agencies. Thus,  
keeping the district family oriented and not impairing the integrity or character of the district/districts.

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 neighborhood is primarily single family homes. This addition allows a long term Arlington  
family, to stay in their home, while creating more living area for the family to grow. Thus, keeping  
the neighborhood family oriented therefore maintaining the character of the neighborhood.

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

1. Property Location: 44 Edmund Road Zoning District: R1

2. Present Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
1380 Sq. Ft.

4. Proposed Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
854 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning	
6. Lot size (Sq. Ft.)	5023	5023	min.	6000
7. Frontage (Ft.)	45	45	min.	60
8. Floor area ratio	27.5%	44.5	max.	N/A
9. Lot Coverage ( %)	14.8%	22.8%	max	35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	5023	5023	min.	N/A
11. Front Yard Depth (Ft.)	18	18	min.	25
12. Left Side Yard Depth (Ft.)	8.2	8.1	min.	10
13. Right Side Yard Depth (Ft.)	8.9	8.1	min.	10
14. Rear Yard Depth (Ft.)		45.4	min.	20
15. Height (Stories)	2	2	max.	2.5
16. Height (Ft.)	28.5	28.5	max.	35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.				
17A. Landscaped Open Space (% of GFA)			min.	10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4279.5	3877.2		
18A. Usable Open Space (% of GFA)			min.	30%
19. Number of Parking Spaces	2	2	min.	1
20. Parking area setbacks (if applicable)	N/A	N/A	min.	N/A
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.	N/A
22. Type of construction	V	V	N/A	
23. Slope of proposed roof(s) (in. per ft.)	8+/-	9+/-	min.	N/A

**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:** 44 Edmund Road                      **Zoning District:** R1

<b><u>OPEN SPACE*</u></b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	5023	5023
Open Space, Usable	4279.5	3877.2
Open Space, Landscaped		

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

**GROSS FLOOR AREA (GFA) †**

Accessory Building	0	0
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	0	0
1 <sup>st</sup> Floor	756	1158
2 <sup>nd</sup> Floor	624	1076
3 <sup>rd</sup> Floor	N/A	N/A
4 <sup>th</sup> Floor	N/A	N/A
5 <sup>th</sup> Floor	N/A	N/A
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	N/A	N/A
Parking garages (except as used for accessory parking or off-street loading purposes)	N/A	N/A
All weather habitable porches and balconies	N/A	N/A
<b>Total Gross Floor Area (GFA)</b>	<b>1380</b>	<b>2234</b>

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

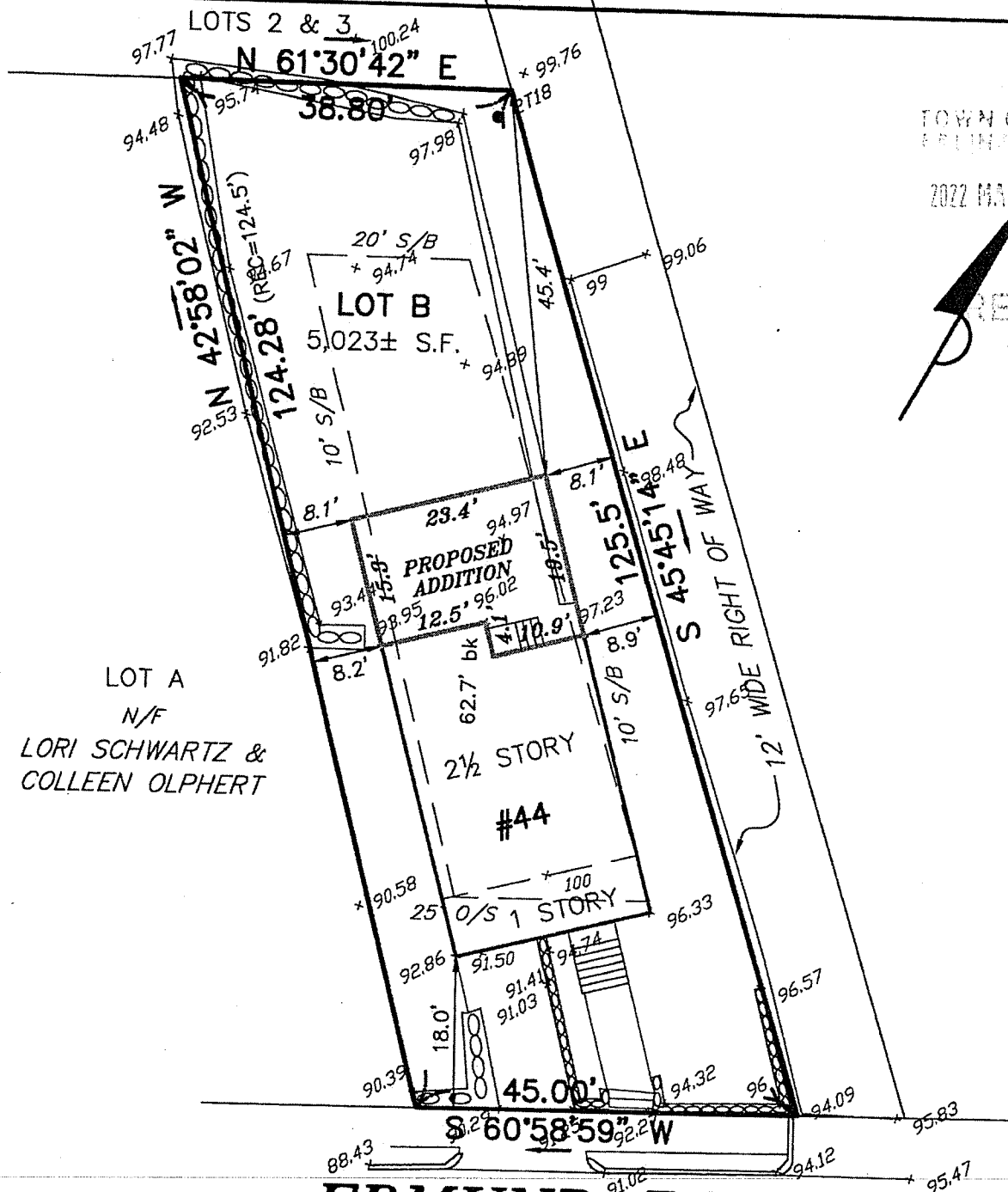
### REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)		
Landscaped Open Space (% of GFA)		
Usable Open Space (Sq. Ft.)	4279.5	3877.2
Usable Open Space (% of GFA)		

This worksheet applies to plans dated 07/08/2021 designed by E.I.

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

TRUSTEES OF 155 FOREST REALTY TRUST



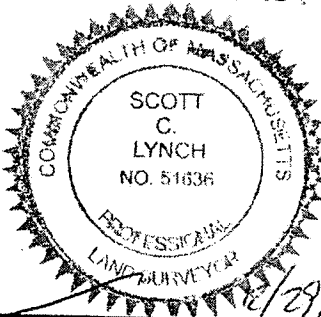
TOWN CLERK'S OFFICE  
ARLINGTON, MA 02476

2022 MAR 3 AM 11:56

RECEIVED

OWNER: JAMES & MELANIE CIPAR

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



SCOTT LYNCH, PLS

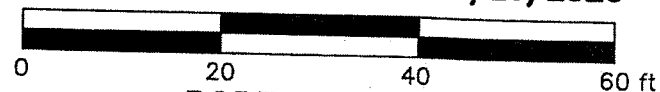
DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#44 EDMUND ROAD

IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 12/29/2020



ROBER SURVEY

1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533

6302PP1.DWG

NOTES:

- STRIP AND RESIDE MAIN HOUSE
- REPLACE ALL EXTERIOR TRIM
- STRIP EXISTING ROOF AND FURNISH AND INSTALL NEW SHINGLES



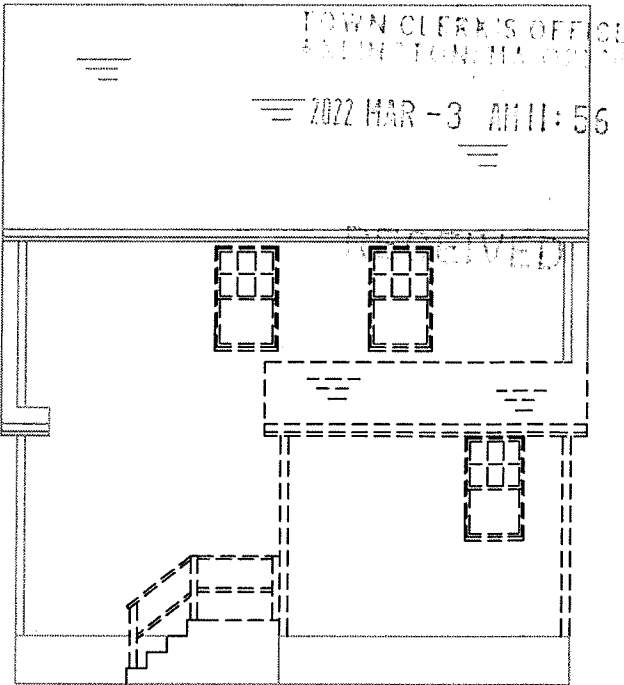
EXISTING LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER IRC 2018 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

WINDOW SCHEDULE  
ANDERSON

TW18210: RO 1'-10-1/8" X 3'-7/8"  
TW20310: RO 2'-2-1/8" X 4'-7/8"  
TW2442: RO 2'-6-1/8" X 4'-4-7/8"  
TW24310: RO 2'-6-1/8" X 4'-7/8"

WINDOW SCHEDULE  
HARVEY

DTR2810: RO 1'-1/2" X 2'-10"

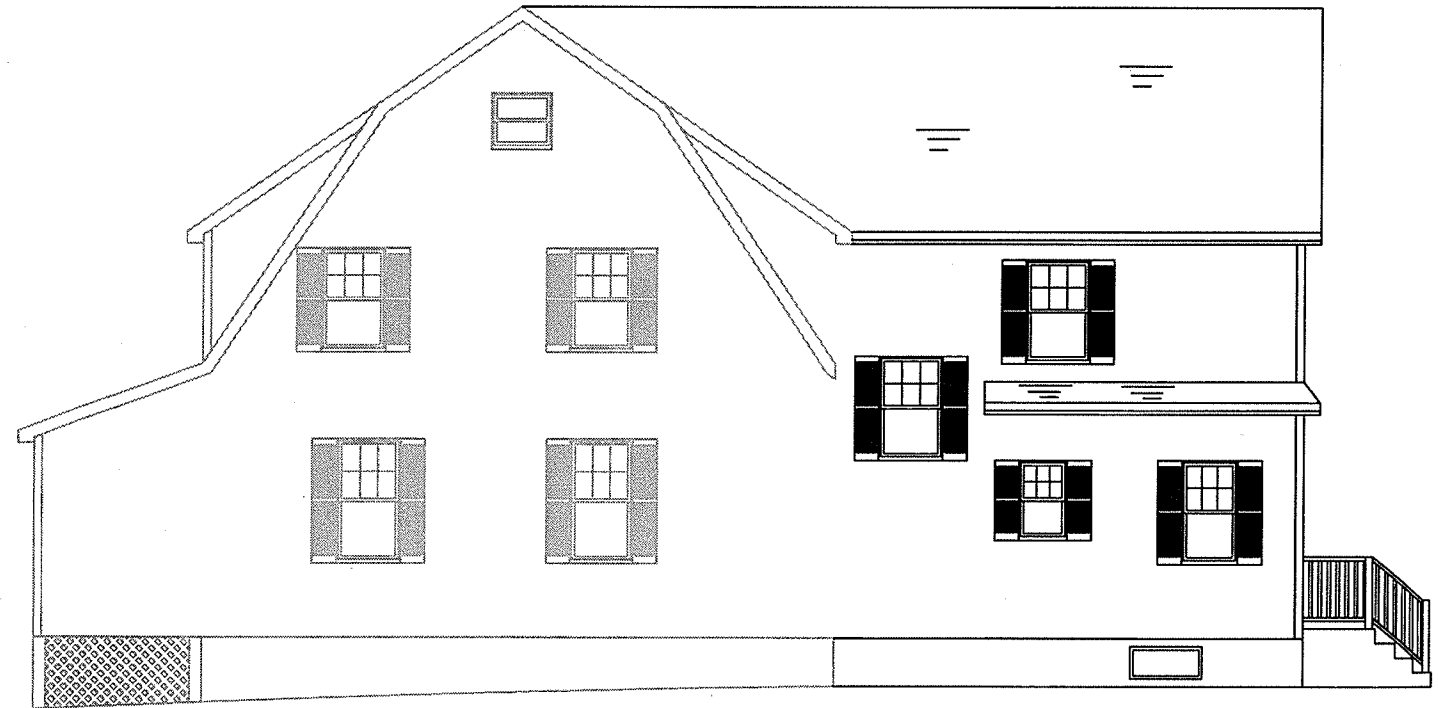
LEGEND  
— PROPOSED  
— EXISTING  
--- DEMO

- Ⓜ HEAT DETECTOR
- Ⓢ PHOTOELECTRIC SMOKE DETECTOR
- Ⓢ CO DETECTOR
- Ⓢ COMBINATION DETECTOR

KNEELAND CONSTRUCTION CORPORATION		REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 34B MEDFORD, MA		1	09/13/2021	CO #2 & 3
P: (781) 393-9899 F: (781) 393-0601				
CIPAR RESIDENCE		CHECKED BY: COD		SCALE: AS NOTED
44 EDMUND ROAD		DRAWN BY: EI		DATE: 07/08/2021
ARLINGTON, MA		TITLE		SHEET NO.
		ARCHITECTURAL PLANS		A-01



**PROPOSED REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

\*\*\*SHUTTERS BY OTHERS\*\*\*

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER IRC 2018 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

**WINDOW SCHEDULE**  
**ANDERSON**

TW18210: RO 1'-10-1/8" X 3'-7/8"  
TW20310: RO 2'-2-1/8" X 4'-7/8"  
TW2442: RO 2'-6-1/8" X 4'-4-7/8"  
TW24310: RO 2'-6-1/8" X 4'-7/8"

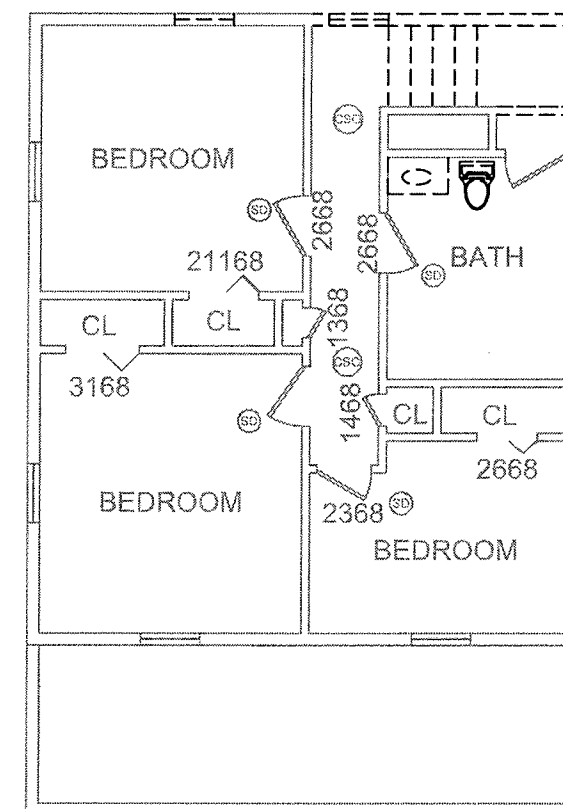
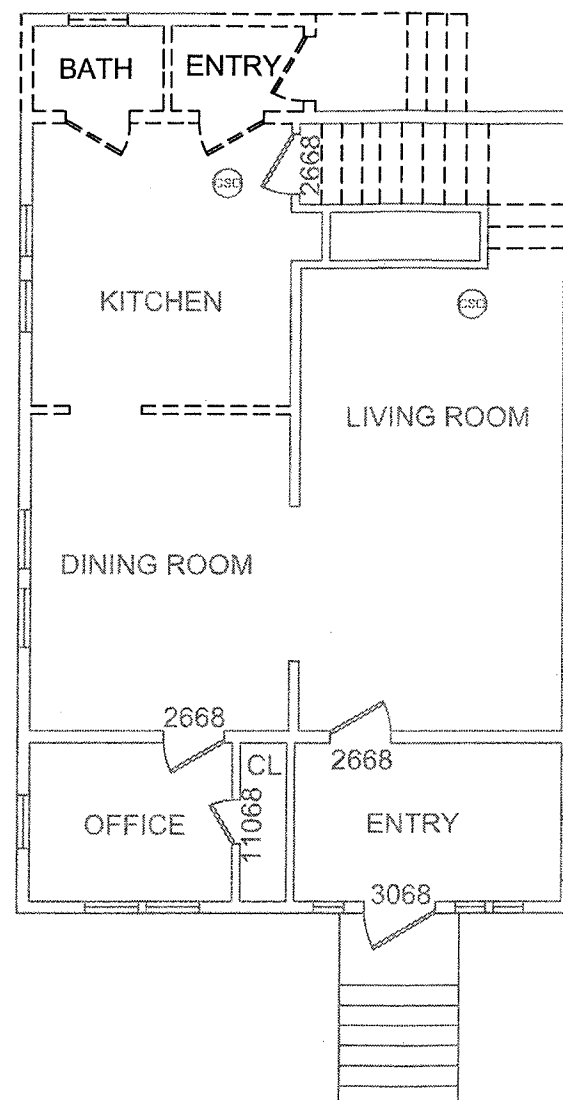
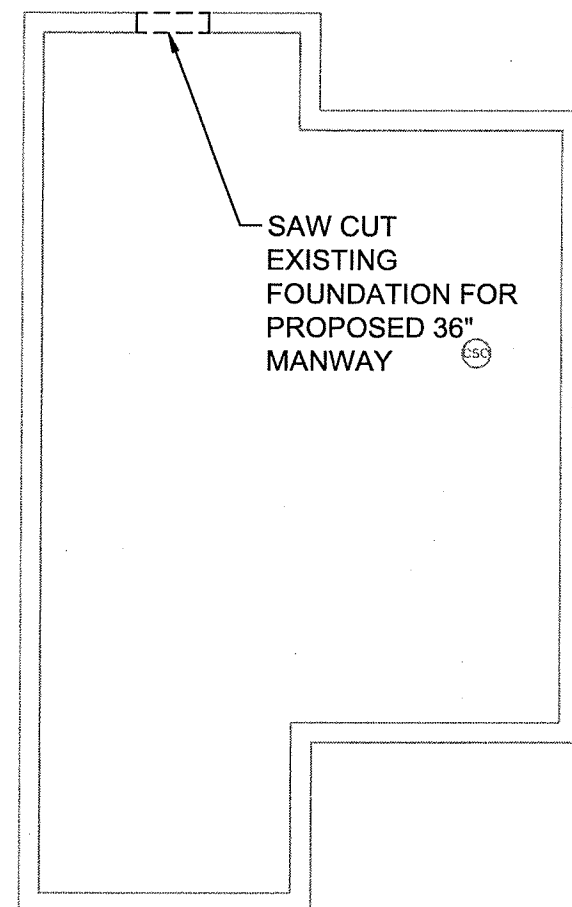
**WINDOW SCHEDULE**  
**HARVEY**

DTR2810: RO 1'-1/2" X 2'-10"

**LEGEND**  
— PROPOSED  
— EXISTING  
--- DEMO

- Ⓜ HEAT DETECTOR
- Ⓢ PHOTOELECTRIC SMOKE DETECTOR
- Ⓢ CO DETECTOR
- Ⓢ COMBINATION DETECTOR

KNEELAND CONSTRUCTION CORPORATION			REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 348 MEDFORD, MA			1	09/13/2021	CO #2 & 3
P: (781) 393-9899 F: (781) 393-0601					
CIPAR RESIDENCE			CHECKED BY: COD		DRAWN BY: EI
44 EDMUND ROAD			TITLE		SCALE: AS NOTED
ARLINGTON, MA			ARCHITECTURAL PLANS		DATE: 07/08/2021
					SHEET NO.
					<b>A-02</b>



EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER IRC 2018 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

WINDOW SCHEDULE  
ANDERSON

TW18210: RO 1'-10-1/8" X 3'-7/8"  
TW20310: RO 2'-2-1/8" X 4'-7/8"  
TW2442: RO 2'-6-1/8" X 4'-4-7/8"  
TW24310: RO 2'-6-1/8" X 4'-7/8"

WINDOW SCHEDULE  
HARVEY

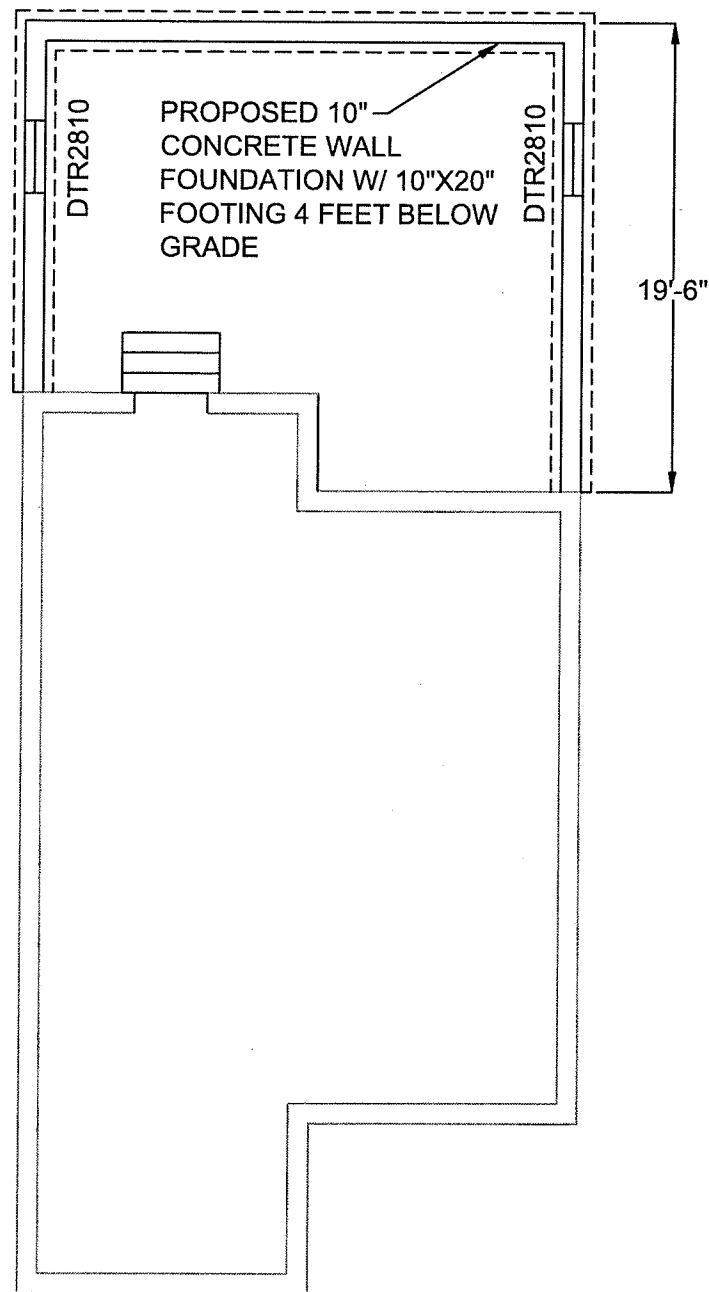
DTR2810: RO 1'-1/2" X 2'-10"

### LEGEND

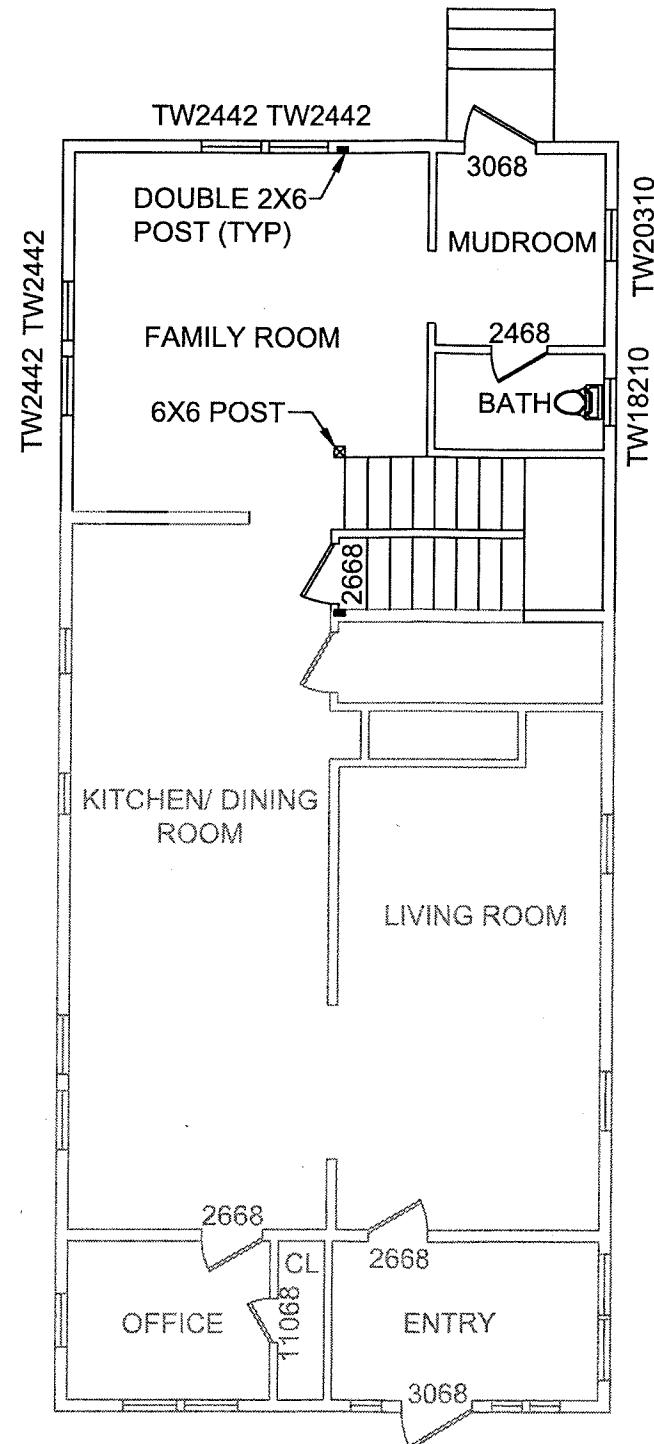
— PROPOSED  
--- EXISTING  
--- DEMO

- ☐ H HEAT DETECTOR
- ☐ SD PHOTOELECTRIC SMOKE DETECTOR
- ☐ CO CO DETECTOR
- ☐ CSO COMBINATION DETECTOR

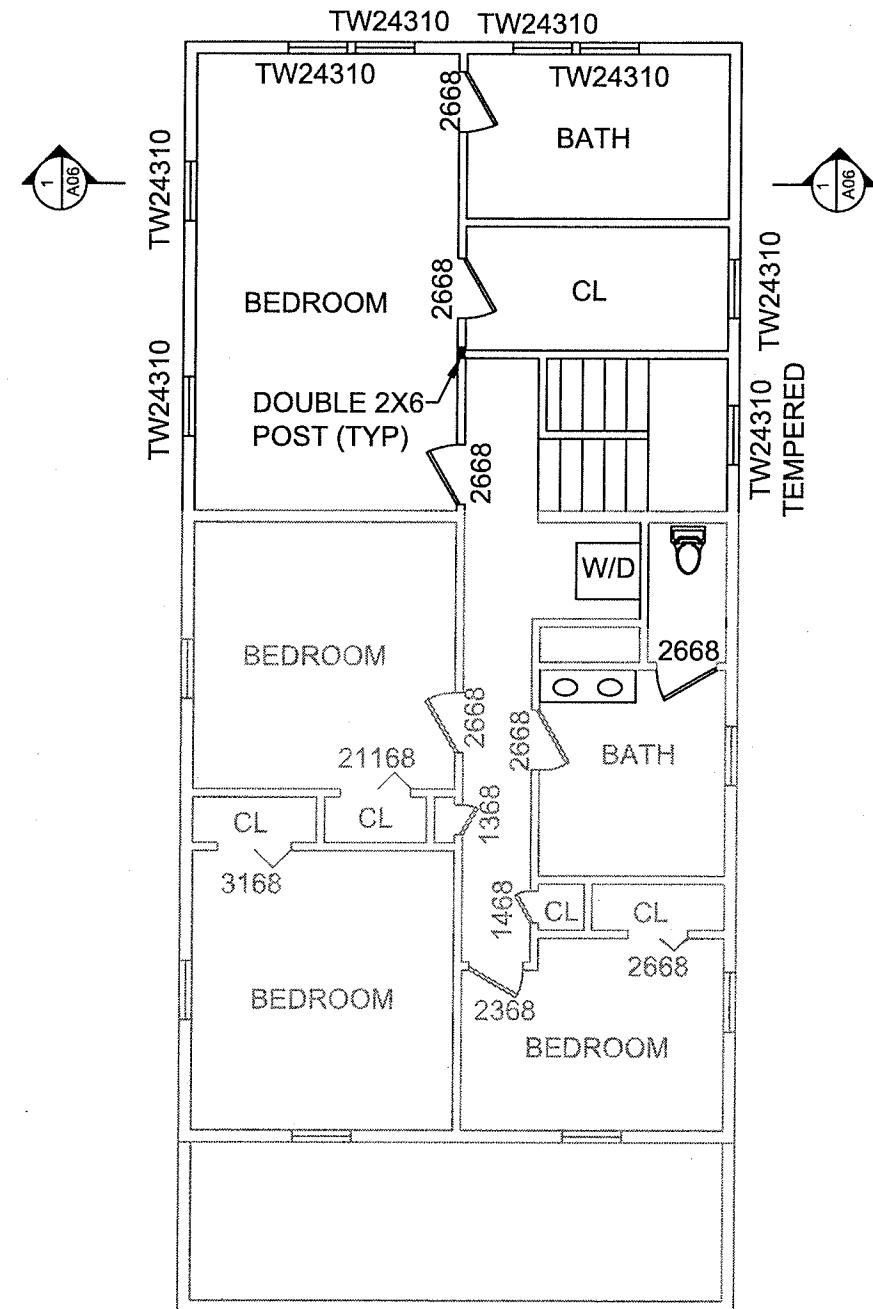
<b>KNEELAND CONSTRUCTION CORPORATION</b> 407R MYSTIC AVE SUITE 348 MEDFORD, MA P: (781) 393-9899 F: (781) 393-0601	REVISION	DATE	TITLE
	1	09/13/2021	CO #2 & 3
CHECKED BY: COD		DRAWN BY: EI	SCALE: AS NOTED
CIPAR RESIDENCE	TITLE ARCHITECTURAL PLANS		DATE: 07/08/2021
44 EDMUND ROAD			SHEET NO.
ARLINGTON, MA			<b>A-03</b>



**PROPOSED FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING METHOD PER IRC 2018 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

**WINDOW SCHEDULE**  
**ANDERSON**

TW18210: RO 1'-10-1/8" X 3'-7/8"  
TW20310: RO 2'-2-1/8" X 4'-7/8"  
TW2442: RO 2'-6-1/8" X 4'-4-7/8"  
TW24310: RO 2'-6-1/8" X 4'-7/8"

**WINDOW SCHEDULE**  
**HARVEY**

DTR2810: RO 1'-1/2" X 2'-10"

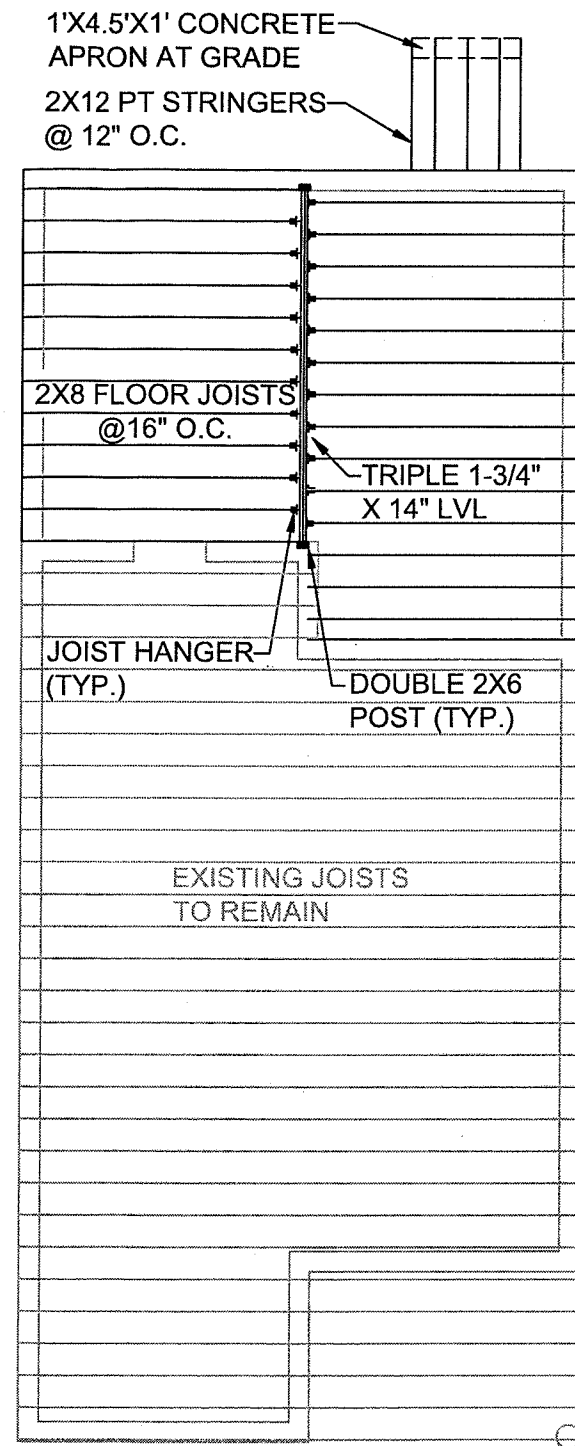
**LEGEND**

— PROPOSED  
— EXISTING  
--- DEMO

- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (CSO) COMBINATION DETECTOR

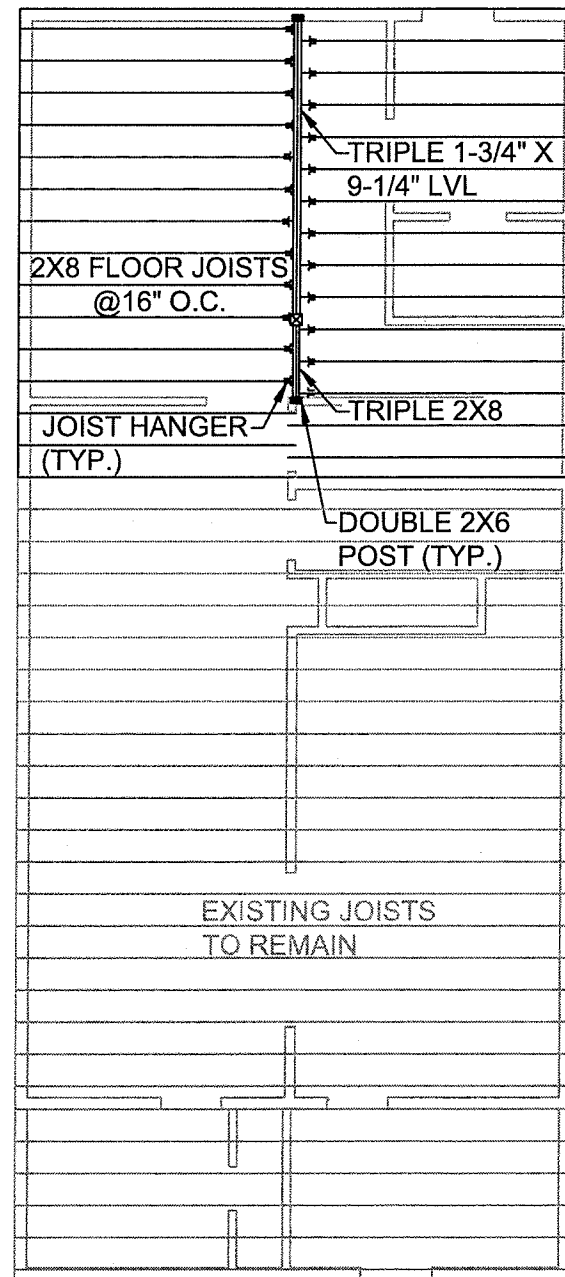
KNEELAND CONSTRUCTION CORPORATION			REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 348 MEDFORD, MA			1	09/13/2021	CO #2 & 3
P: (781) 393-9899 F: (781) 393-0601					
CIPAR RESIDENCE			CHECKED BY: COD		DRAWN BY: EI
44 EDMUND ROAD			TITLE		SCALE: AS NOTED
ARLINGTON, MA			ARCHITECTURAL PLANS		DATE: 07/08/2021
					SHEET NO.
					<b>A-04</b>





**PROPOSED FIRST FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING  
METHOD PER IRC 2018 R602.10 METHOD CS-WSP.  
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING  
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.



**PROPOSED SECOND FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE  
ANDERSON

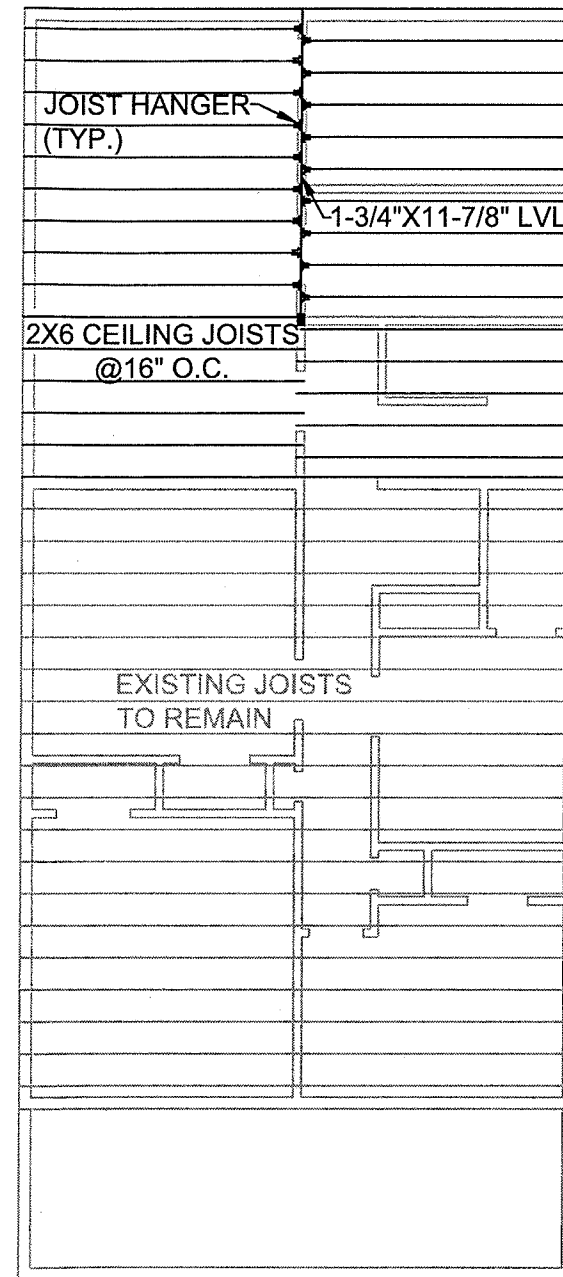
TW18210: RO 1'-10-1/8" X 3'-7/8"  
TW20310: RO 2'-2-1/8" X 4'-7/8"  
TW2442: RO 2'-6-1/8" X 4'-4-7/8"  
TW24310: RO 2'-6-1/8" X 4'-7/8"

WINDOW SCHEDULE  
HARVEY

DTR2810: RO 1'-1/2" X 2'-10"

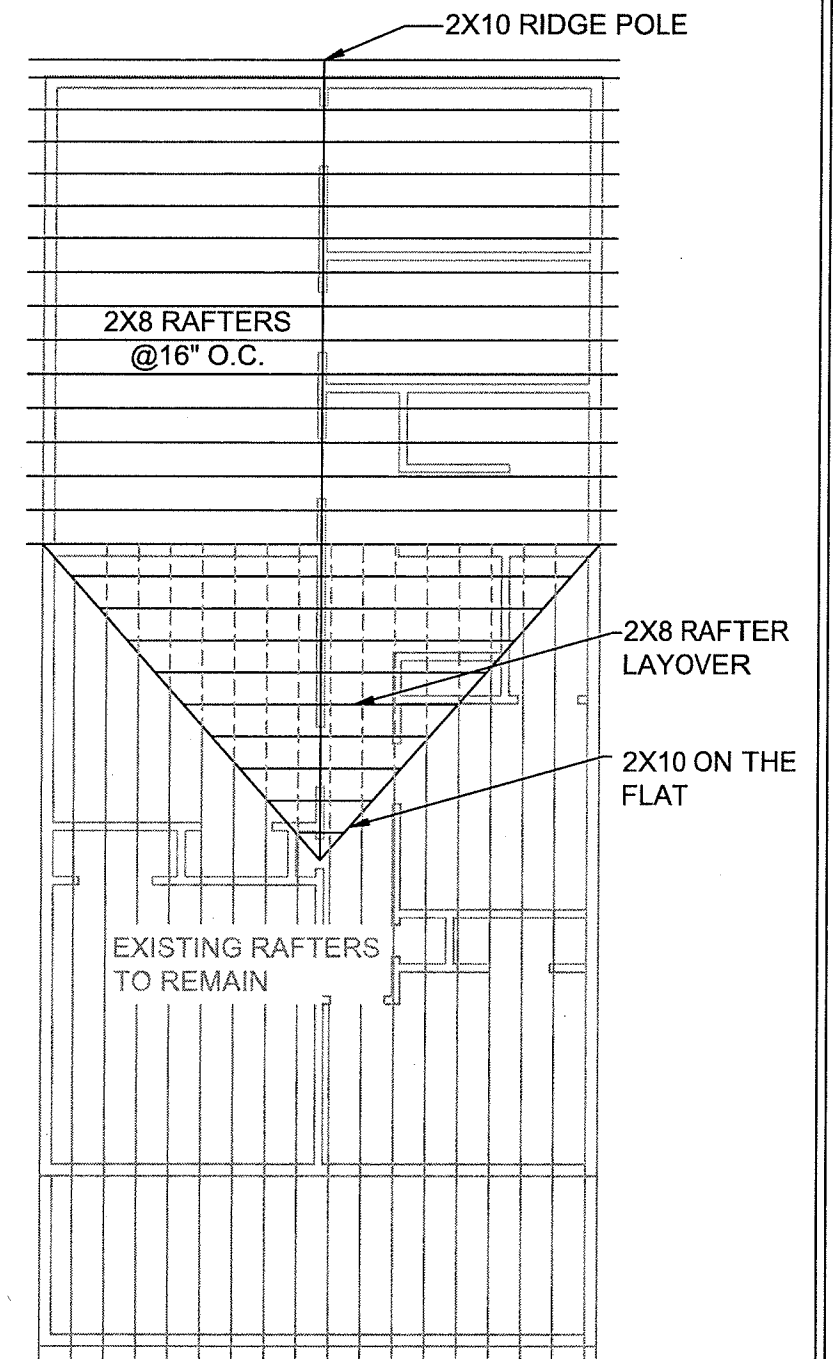
LEGEND

— PROPOSED  
— EXISTING  
--- DEMO



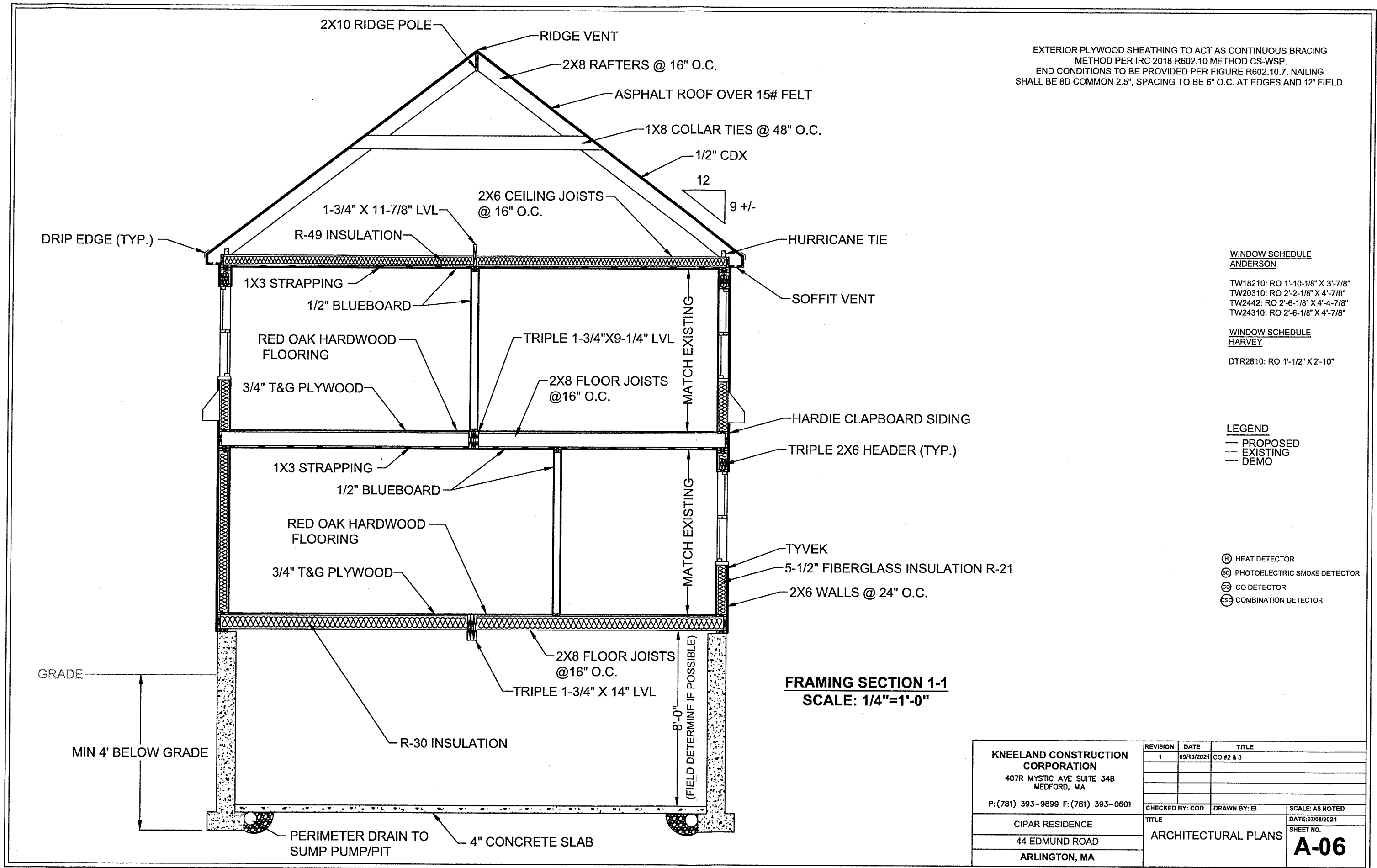
**PROPOSED SECOND FLOOR CEILING FRAMING PLAN**  
SCALE: 1/8"=1'-0"

Ⓜ HEAT DETECTOR  
Ⓢ PHOTOELECTRIC SMOKE DETECTOR  
Ⓢ CO DETECTOR  
Ⓢ COMBINATION DETECTOR



**PROPOSED RAFTER FRAMING PLAN**  
SCALE: 1/8"=1'-0"

<b>KNEELAND CONSTRUCTION CORPORATION</b> 407R MYSTIC AVE SUITE 34B MEDFORD, MA P: (781) 393-9899 F: (781) 393-0601	REVISION	DATE	TITLE
	1	09/13/2021	CO #2 & 3
CIPAR RESIDENCE	CHECKED BY: COD		DRAWN BY: EI
44 EDMUND ROAD	TITLE		DATE: 07/08/2021
ARLINGTON, MA	ARCHITECTURAL PLANS		SHEET NO.
			<b>A-05</b>



KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 34B MEDFORD, MA P: (781) 393-9899 F: (781) 393-0601	REVISION	DATE	TITLE
	1	09/13/2021	CO #2 & 3
CIPAR RESIDENCE	CHECKED BY: COD		DRAWN BY: EI
44 EDMUND ROAD	TITLE		SCALE: AS NOTED
ARLINGTON, MA	ARCHITECTURAL PLANS		DATE: 07/08/2021
			SHEET NO.
			<b>A-06</b>