

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 21, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO A ASSUMED DATUM OF 500.0'

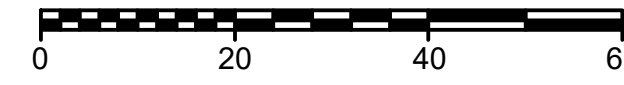
BENCHMARK:  
MAG NAIL SET IN UTILITY POLE  
ELEV. = 502.3' ( ASSUMED )

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0417E  
EFFECTIVE DATE: 06-04-2010

# SITE PLAN OF LAND

LOCATED AT  
165 - 167 FRANKLIN STREET  
ARLINGTON, MA

DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET

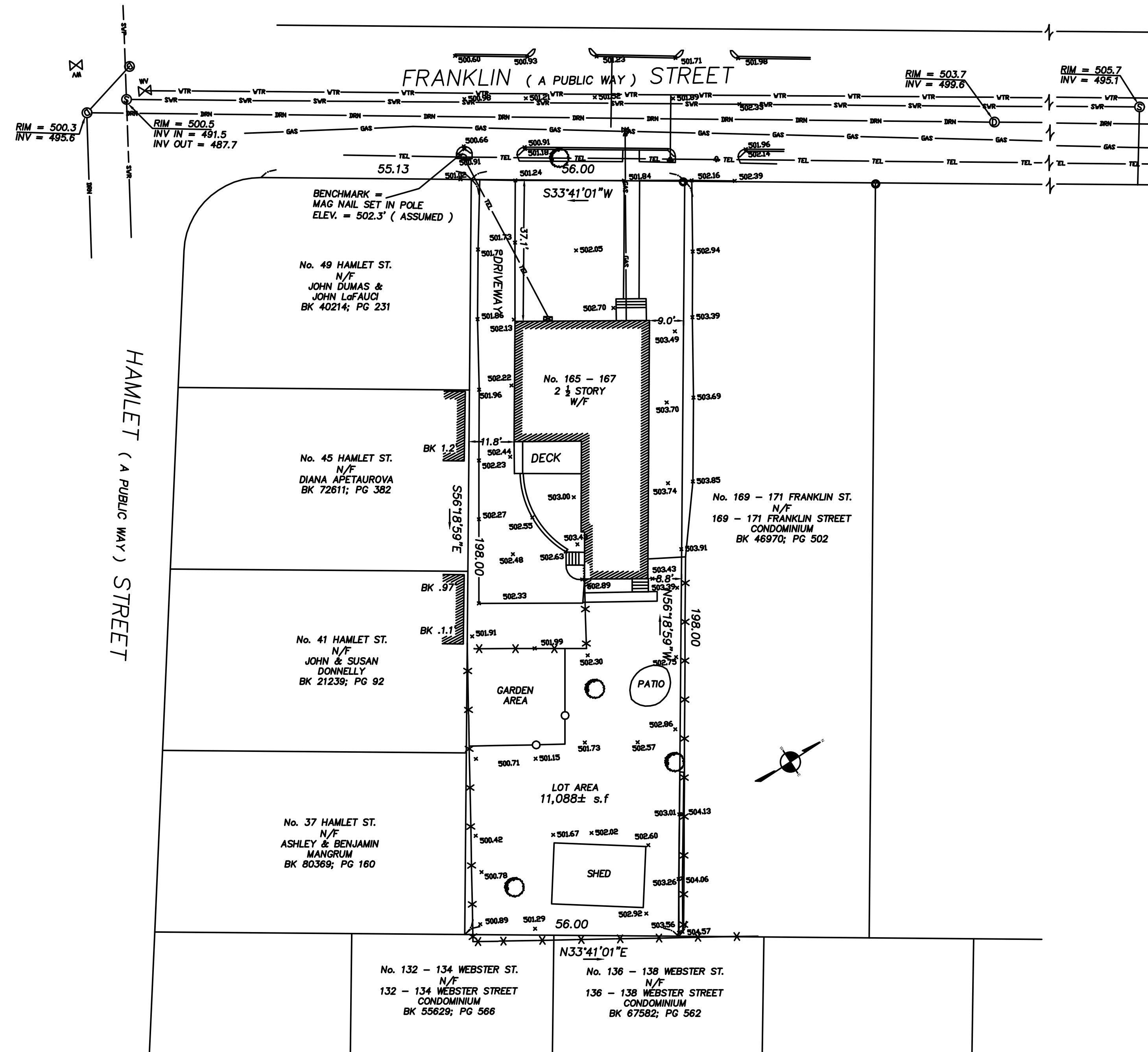


GEORGE C. COLLINS, P.L.S.  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

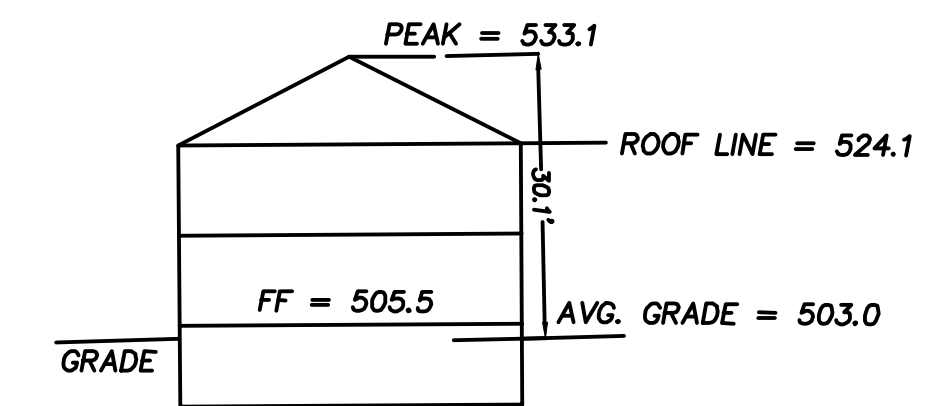
PREPARED FOR:  
CARMEN & CRISTIAN CHELARIU  
165 FRANKLIN ST.  
ARLINGTON, MA

DEED: BK 56731; PG 579  
PLAN: BK 1192; PG 181  
No. 1324 OF 1929  
PL BK 305; PL 19

NOTES:  
PARCEL ID: 044.0-0001-0013.0  
ZONING: R2

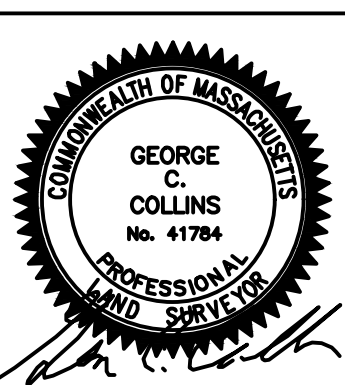


HEIGHT SKETCH:  
NOT TO SCALE



ZONING TABLE:	REQUIRED	EXISTING
DISTRICT:	R2	
LOT AREA:	6,000 s.f	11,088 s.f
LOT FRONTAGE:	60'	56'
FRONT SETBACK:	20'	37.1'
SIDE SETBACK:	10'	8.8'
REAR SETBACK:	20'	93.5'
LOT COVERAGE:	35%	19%
OPEN SPACE:	30%	35.9%
LANDSCAPE:	10%	10%
MAX. HEIGHT:	35'	30.1'
MAX. STORIES:	2.5	2.5

FIELD: JH  
DRAFT: JH  
CHECK: GCC  
DATE: 07/23/23

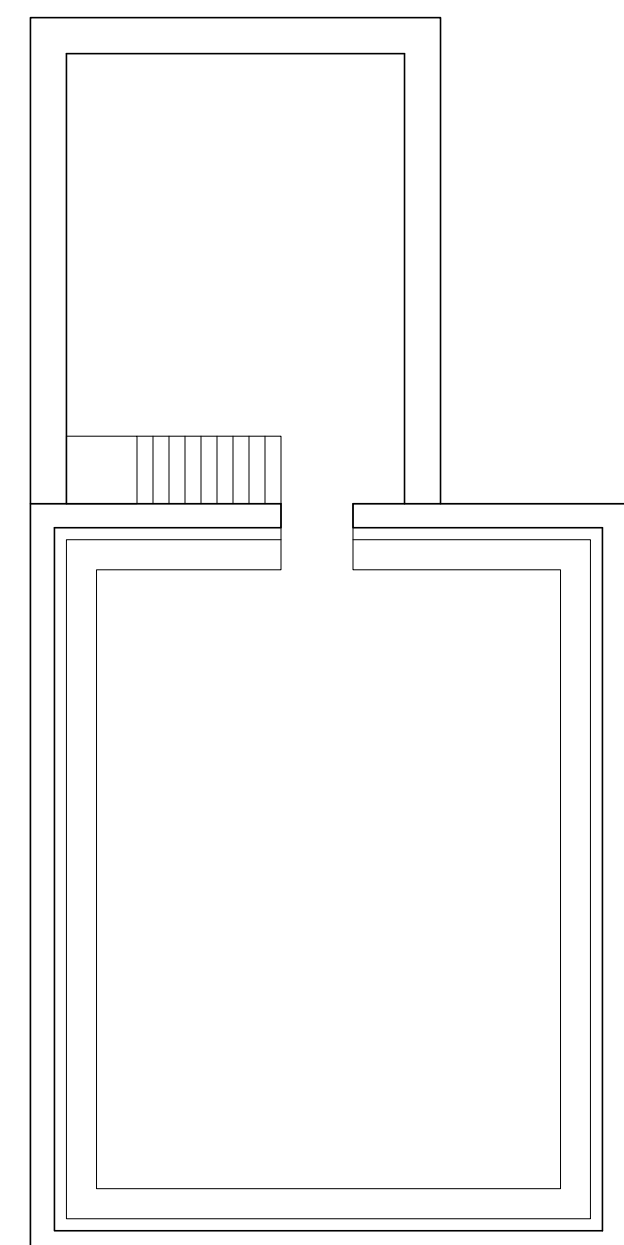


A

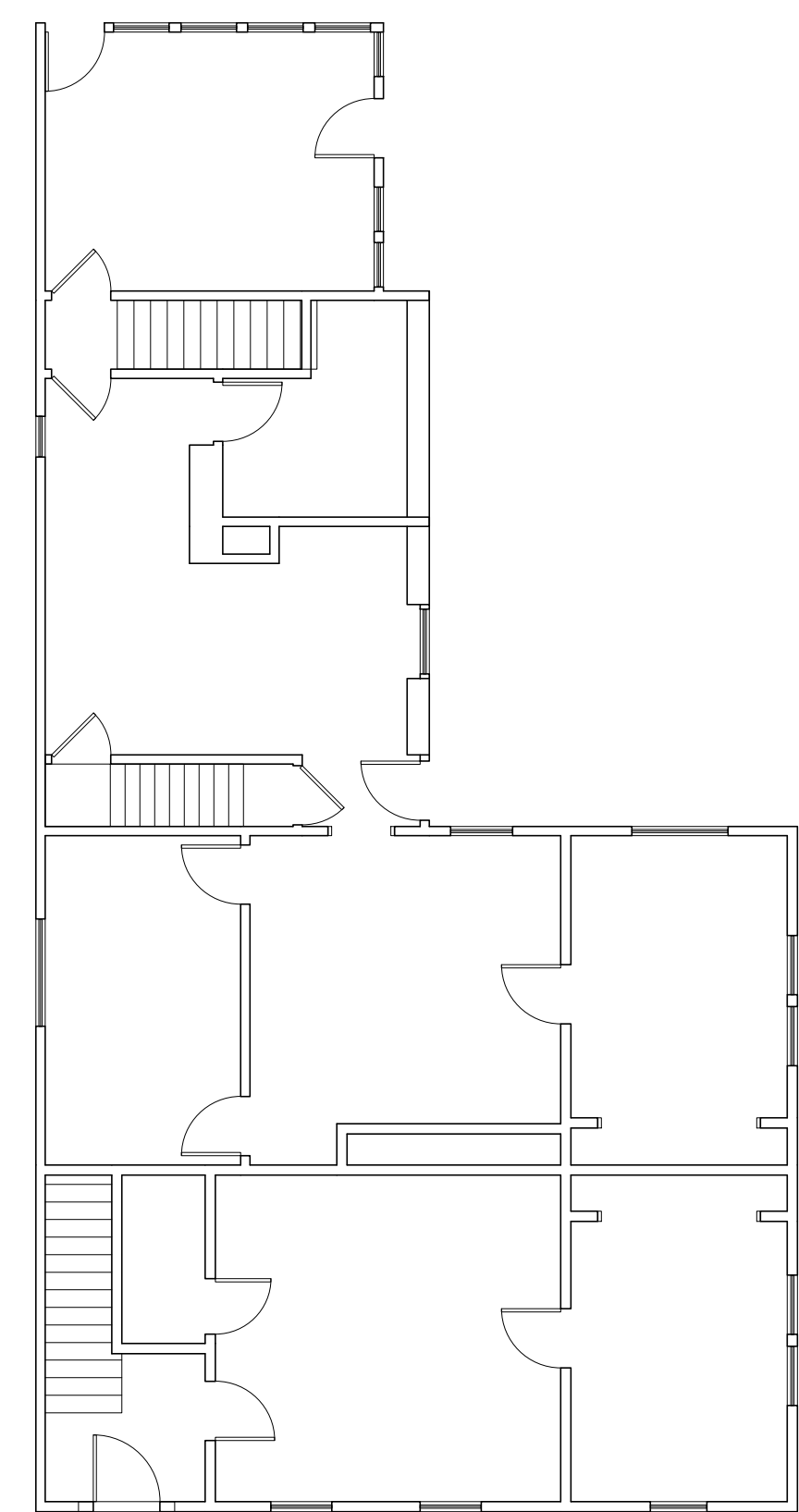
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C

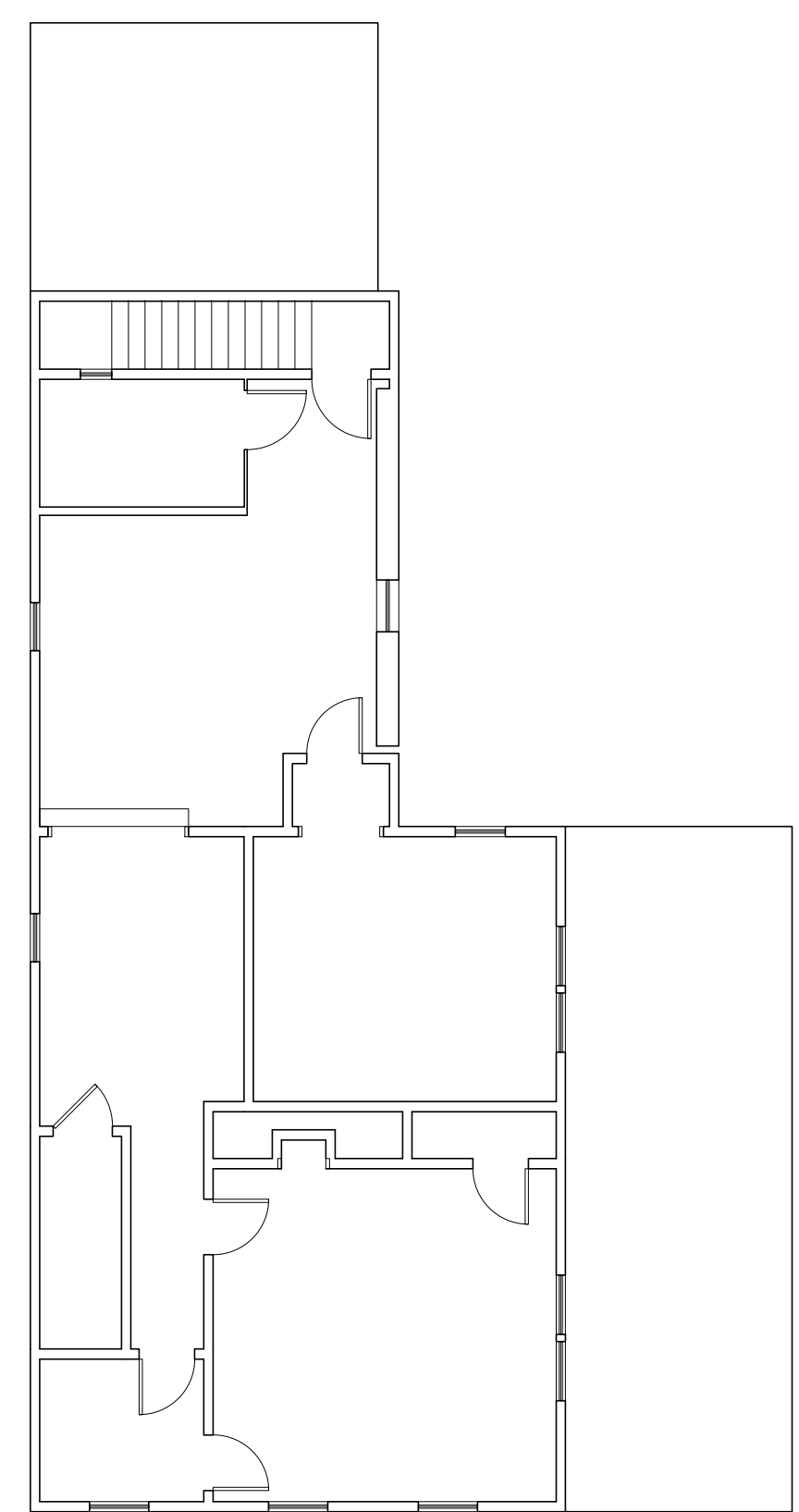
D



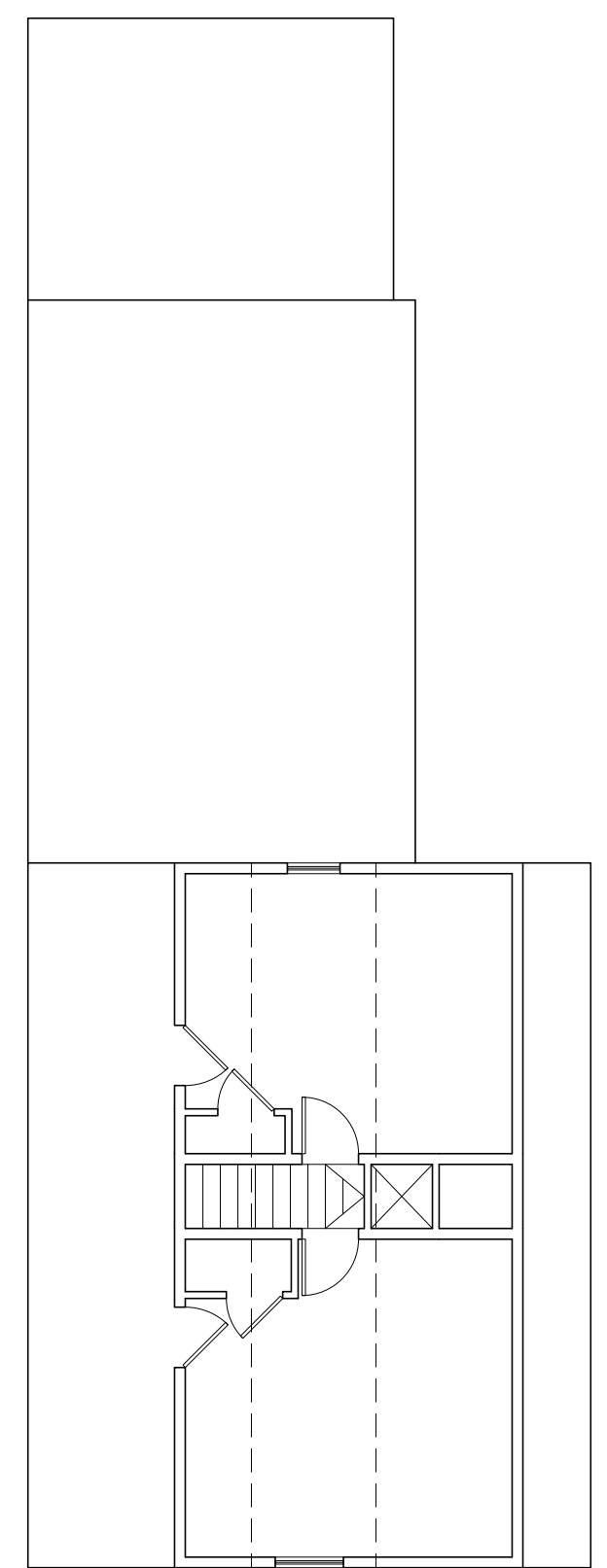
**BASEMENT PLAN**  
1/8" = 1'-0"



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



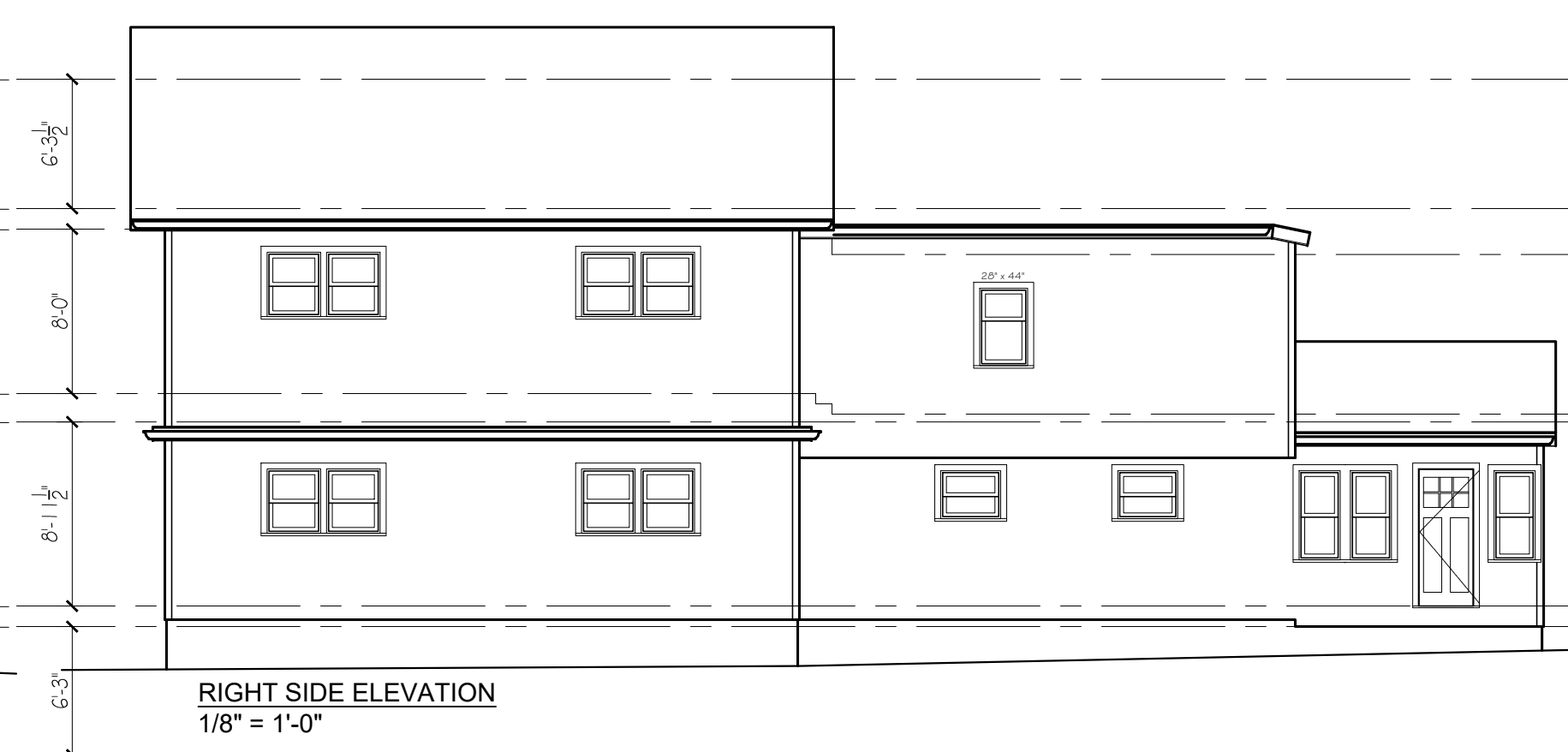
**SECOND FLOOR PLAN**  
1/8" = 1'-0"



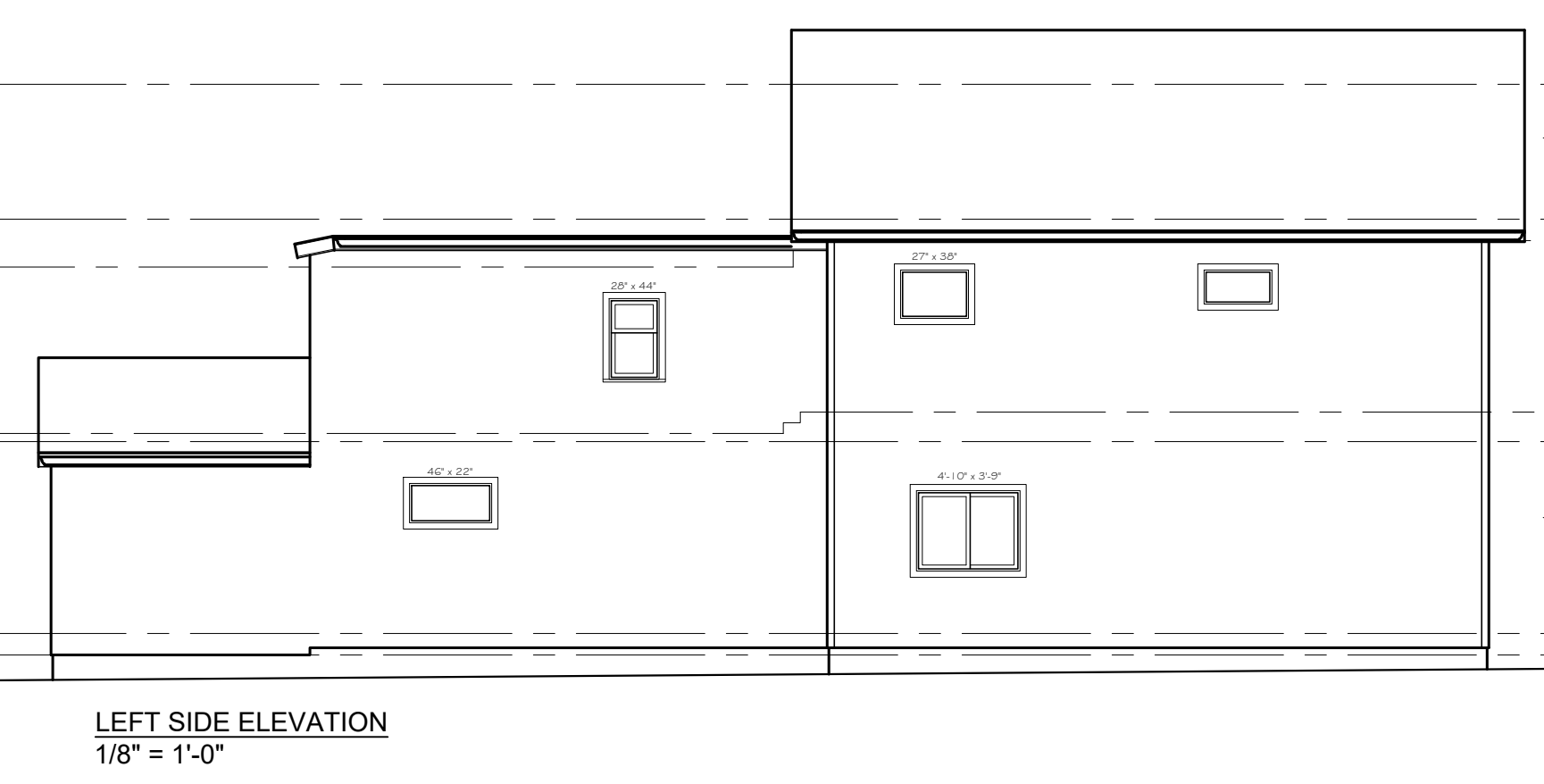
**ATTIC PLAN**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"



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



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



**REAR ELEVATION**  
1/8" = 1'-0"

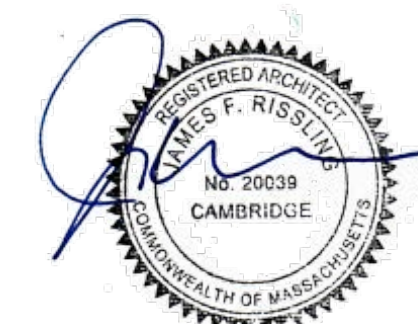
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Project Title:  
**165 FRANKLIN STREET  
ARLINGTON, MA**

Drawing Title:  
**EXISTING CONDITIONS:  
PLANS AND ELEVATIONS**

Project # 22028	
Drawn By: EE	Reviewed By: JFR
Scale: 1/8" = 1'-0"	Date: 8DEC23

Drawing #:  
**EX1.1**



IMAGE 1  
FRONT



IMAGE 2  
FRONT



IMAGE 3  
FRONT



IMAGE 4  
FRONT CIRCA 1980 - MHC IMAGE



IMAGE 5  
FRONT RIGHT CORNER



IMAGE 6  
REAR RIGHTSIDE

165 FRANKLIN STREET  
ARLINGTON, MA

Project Title:

PHOTO MONTAGE

Drawing Title:

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

8DEC23

Drawing #:

**IMAGES**

A

B

C

D

**165 FRANKLIN STREET  
 ARLINGTON, MA**

Project Title:

**PROPOSED RENOVATIONS:  
 SITE DIAGRAM & ZONING  
 INFORMATION**

Drawing Title:

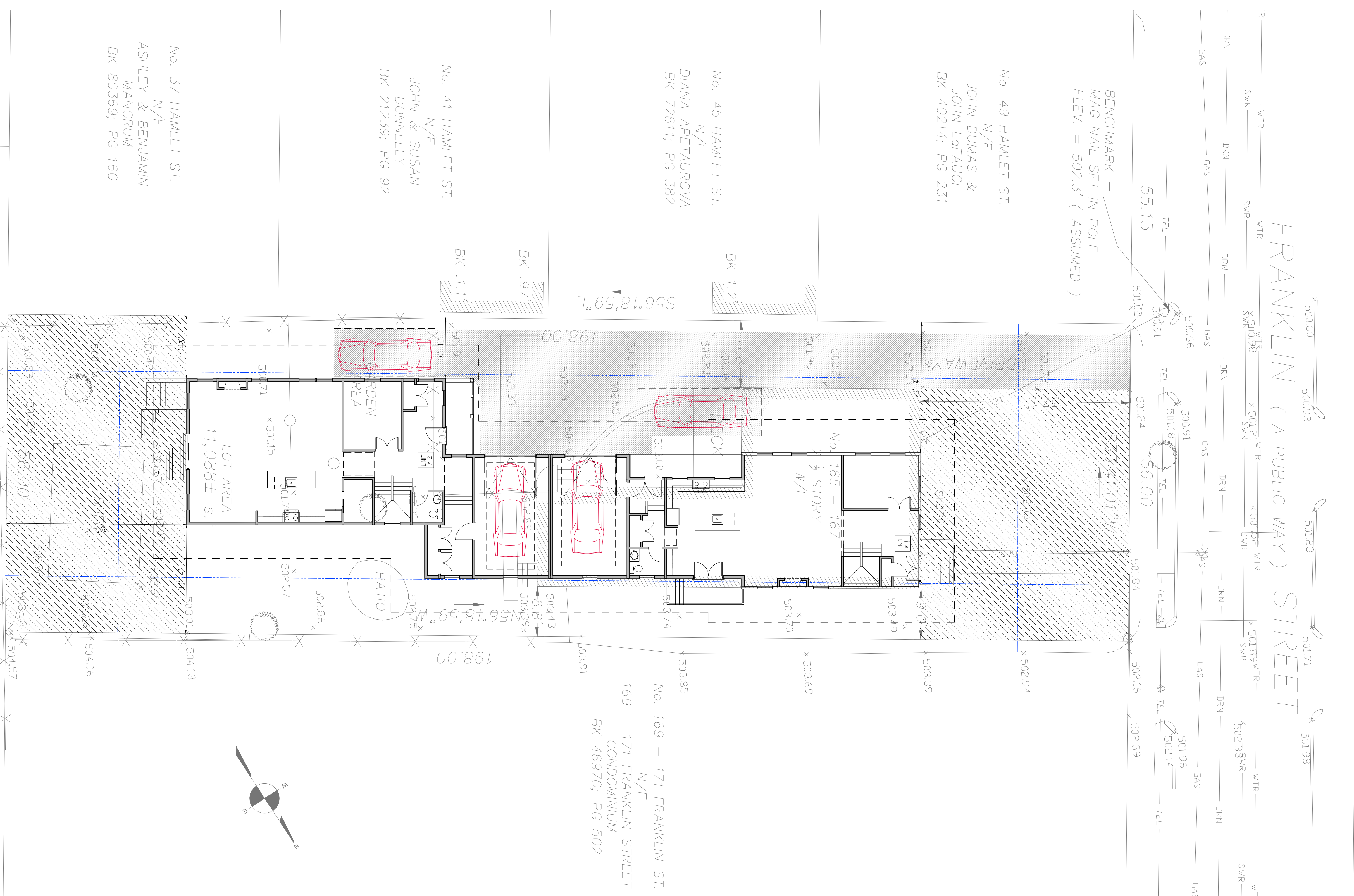
Project # 22028

Drawn By: EE Reviewed By: JFR

Scale: 1" = 10' Date: 8DEC23

Drawing #:

**Z0.1**



**BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING**

	EXIST. AREA (ASSESSORS)	MINUS AREA	ADDED AREA	TOTAL AREA (USING ASSESSORS DATA)	ALLOWED HALF STORY (GREATER THAN PERMITTED TOTAL ADDITION)
BASEMENT (CELLAR)	1,159	391	1,196	1,954	
1ST FLOOR	1,661	886	1,699	2,474	
2ND FLOOR	1,183	408	1,792	2,567	1257.83
ATTIC (SURVEYED)	99	0	459	558	
GARAGE (ACCESSORY PARKING)	0	0	606	606	
TOTAL GROSS FLOOR AREA	4102	1685	5146	7,563	3461.00
TOTAL GROSS AREA	4102	1685	5752	8169	

**BUILDING HEIGHT CALCULATION:**  
 SITE SLOPE: >5%  
 SITE HIGHEST GRADE 503.91'  
 SITE LOWEST GRADE 500.71'  
 $503.91' - 500.71' = 3.20' / \text{LOT DEPTH } 198' = 0.016$   
 0.016% > 1.6% SLOPE

AVERAGE FINISHED GRADE OF SITE @ 6' FROM BUILDING (GRADE PLANE): (NOT USED)  
 $503.74' + 500.42' = 1,004.16' / 2 = 502.8'$

AVERAGE GRADE = 503.0' (503.0' PER SURVEY)

AVERAGE GRADE @ CURB :  
 $502.14' + 500.91' = 1,003.05' / 2 = 501.525'$

ELEVATION OF EXISTING RIDGE = 533.1' (PER SURVEY)

HEIGHT OF EXISTING RIDGE CALCULATED  
 $533.1' - 501.435' = 31.67'$

PROPOSED RIDGE  
 $501.435' + 534.33' = 32.895'$   
 $32.9' < 35' \text{ MAX. ALLOWED}$

**USEABLE OPEN SPACE CALCULATION:**  
 REQUIRED USEABLE, OPEN SPACE  
 $7,563 \text{ GSF} \times 0.30 = 2,268 \text{ SF}$   
 PROPOSED USEABLE OPEN SPACE: 3,468F  
 2,288 SF REQUIRED < 3,468 SF PROPOSED

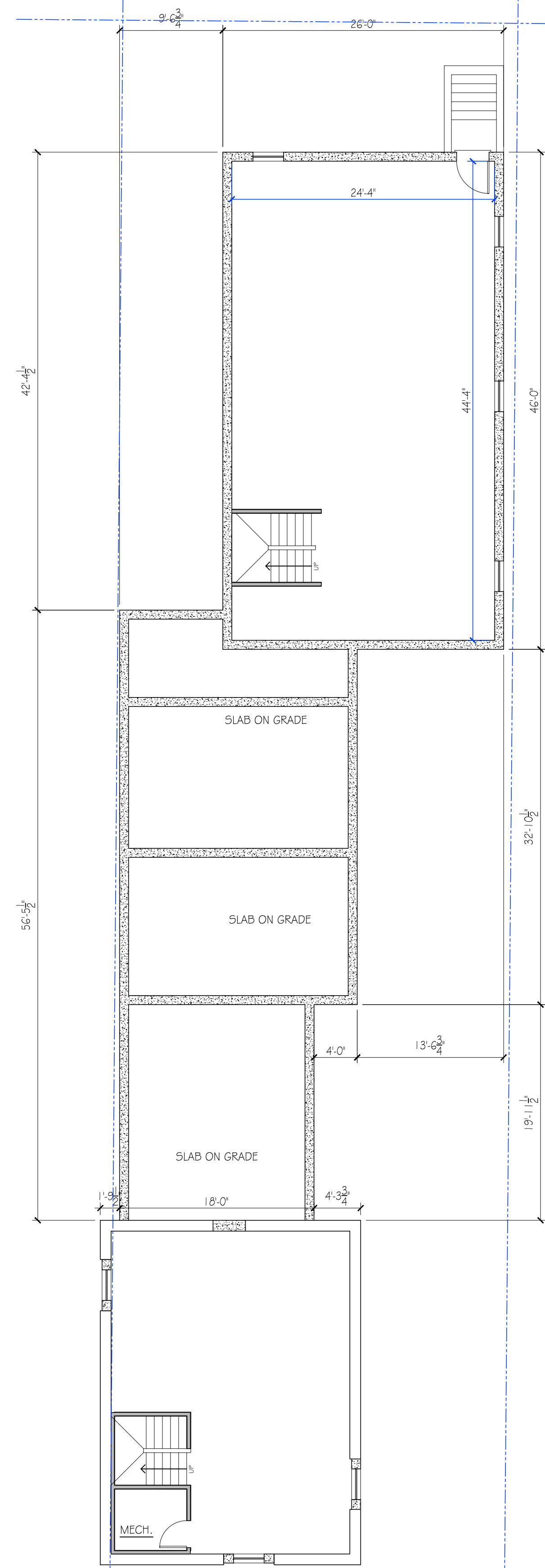
**HALF-STORY CALCULATION:**  
 PROPOSED GROSS AREA 2ND FLOOR  
 $2,567 \times 49 = 1,257 \text{ GSF}$   
 TOTAL ALLOWED > 7' = 1,257 GSF  
 558 GSF PROPOSED < 1,257 GSF ALLOWED

**LARGE ADDITION CALCULATION: §5.4.2.B.6**  
 DEMO = 1,685 GSF  
 PROPOSED = 5,146 GSF  
 TOTAL ADDITION = 3,461 GSF

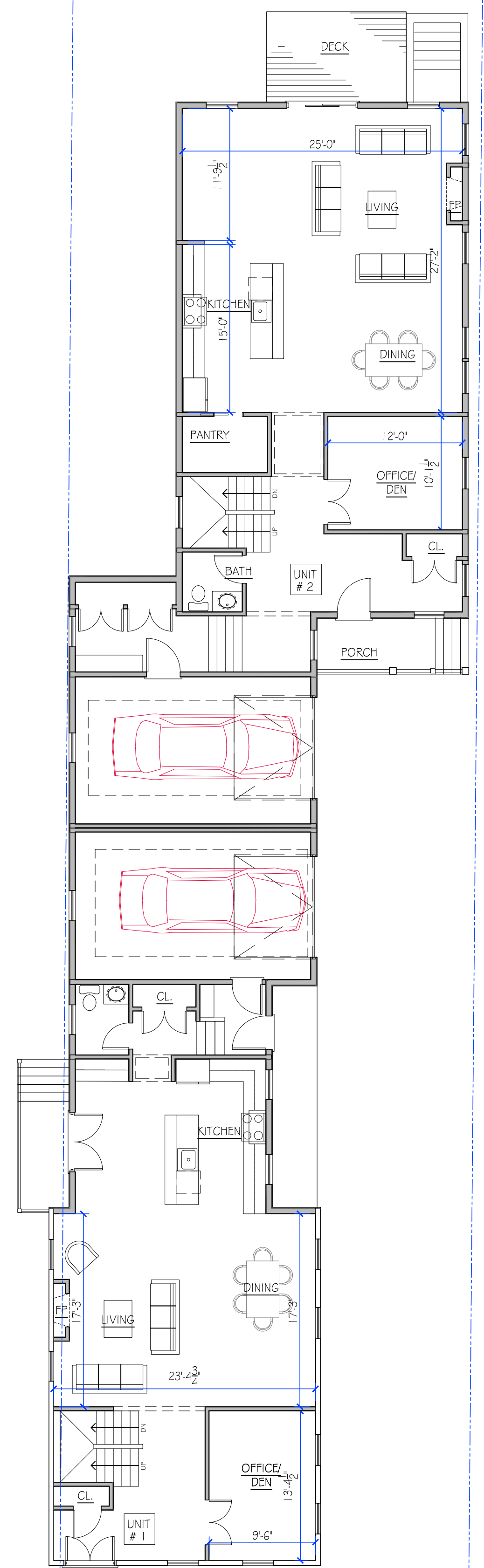
**ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA**

ZONING DISTRICT - R2	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A MINIMUM LOT SIZE (S.F.)	6,000	±11,088	NO CHANGE	CONFORMS
B MIN. FRONTAGE (FT)	60	56	NO CHANGE	EXISTING NON-CONF.
C FLOOR AREA RATIO MAX. (FAR)	NA	-	-	NA
D LOT COVERAGE MAX. (%) (PROPOSED 3,161 SF / 11,088 SF = 28.5)	35	19	28.5	CONFORMS
E MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	-	-	NA
F MIN. FRONT YARD (FT)	20	37.1	NO CHANGE	EXISTING NON-CONF.
G MIN. SIDE YARD - RIGHT	10	11.8	11.2	CONFORMS
MIN. SIDE YARD - LEFT	10	8.8	9	EXISTING NON-CONF. (EXISTING STRUCTURE ONLY)
H MIN. REAR YARD (FT)	20	94.5	32.2	CONFORMS
I MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.25	2 1/2 / 32.88	CONFORMS
J OPEN SPACE: MIN. LANDSCAPED AREA (%) (PROPOSED 6,125 SF / 7,563 GSF = 80.9)	10	250	81	CONFORMS
K OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 3,468 SF / 7,563 GSF = 45.8)	30	201	46	CONFORMS
§6.1 4 MIN. NO. OF PARKING SPACES	2	4	4	CONFORMS

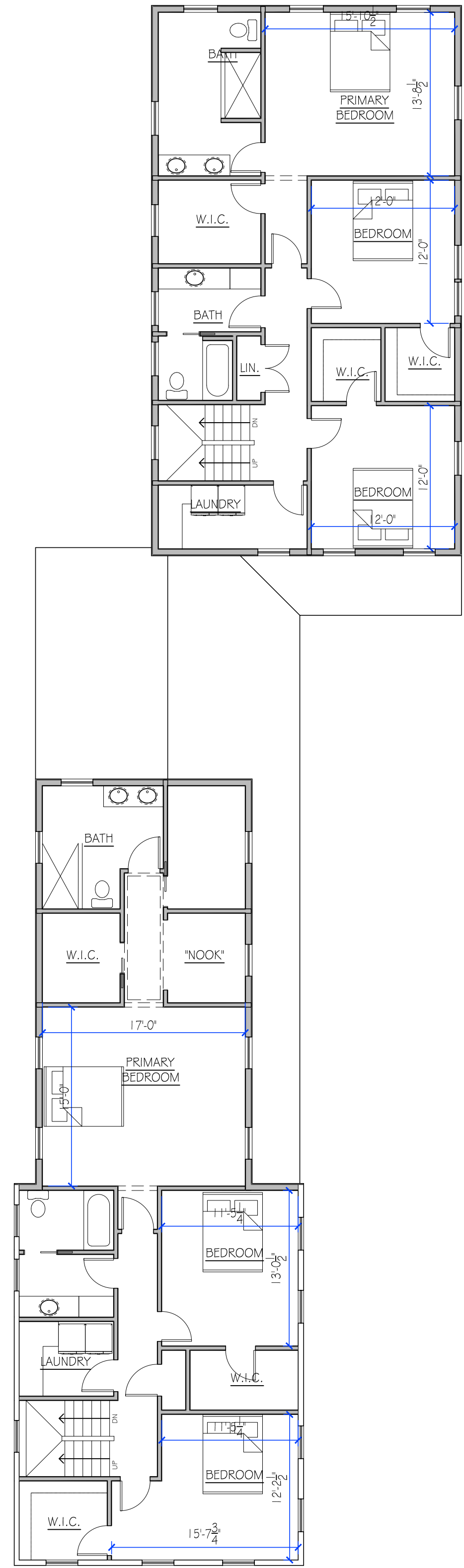
A  
B  
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D



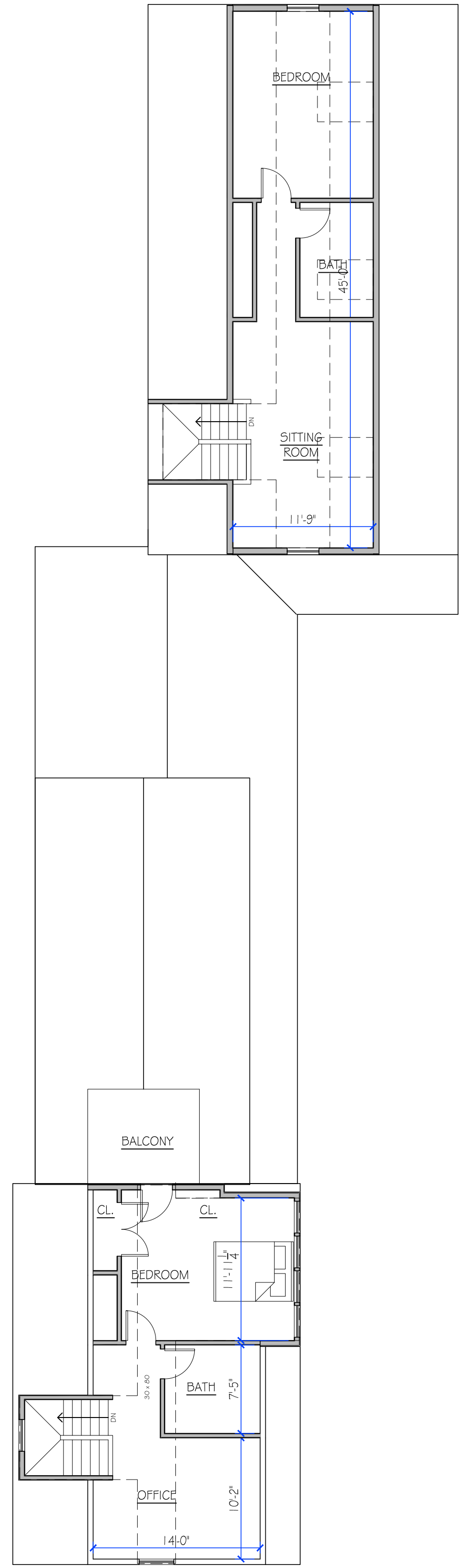
**BASEMENT PLAN**  
1/8" = 1'-0"



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



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



**ATTIC PLAN**  
1/8" = 1'-0"

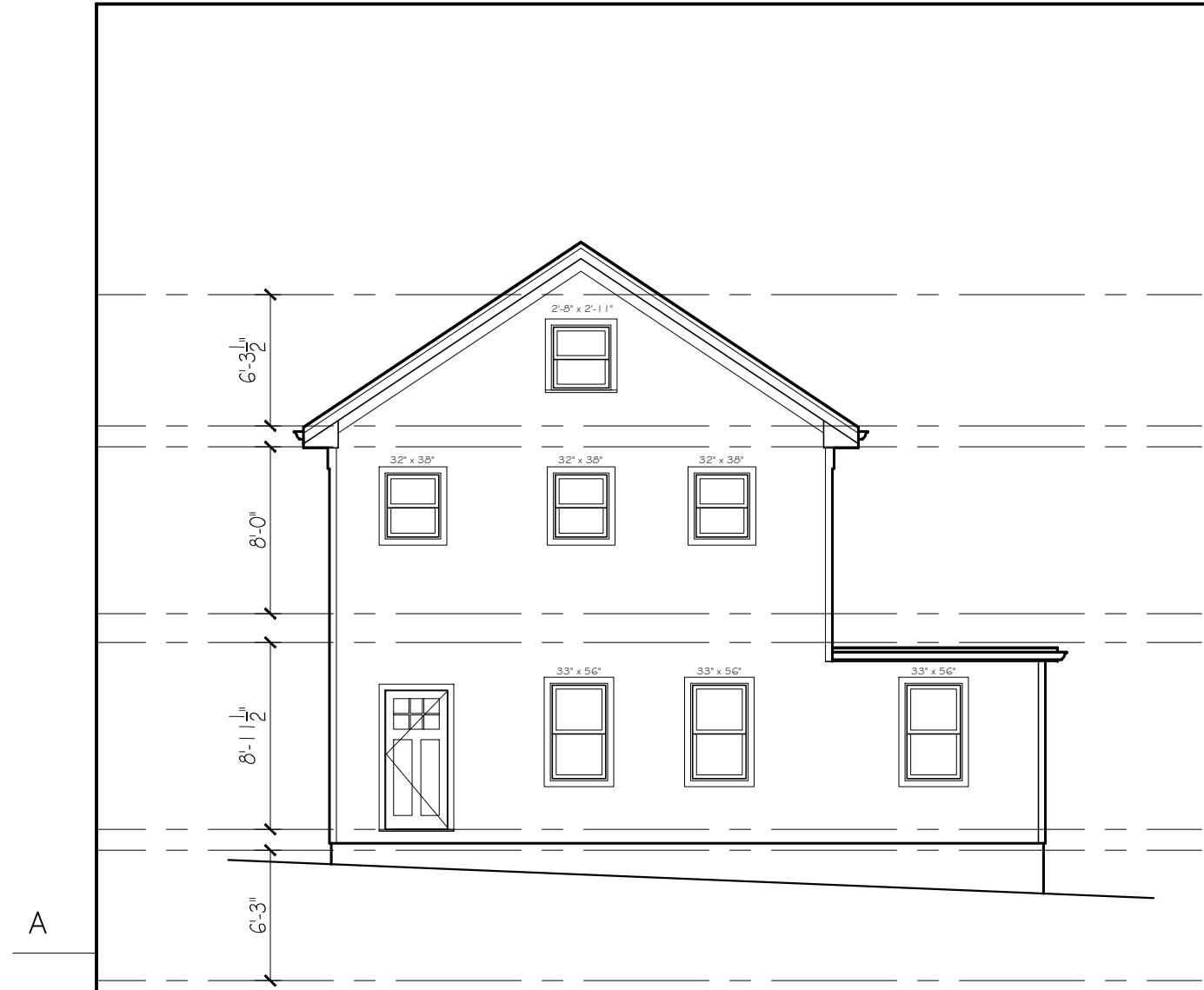


**165 FRANKLIN STREET  
ARLINGTON, MA**

**PROPOSED RENOVATIONS:  
PLANS**

Project #	22028
Drawn By:	EE
Reviewed By:	JFR
Scale:	1/8" = 1'-0"
Date:	8DEC23

Drawing #:  
**SD1.1**



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



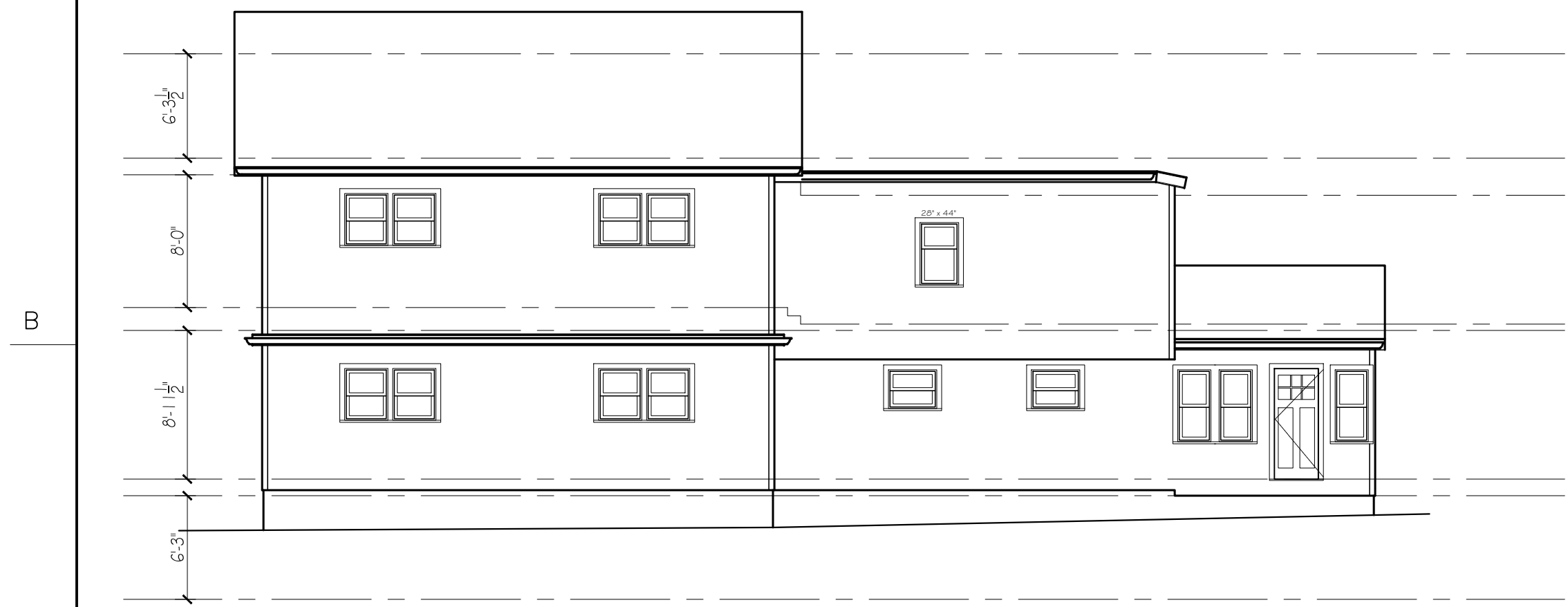
PROPOSED FRONT ELEVATION  
1/8" = 1'-0"



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



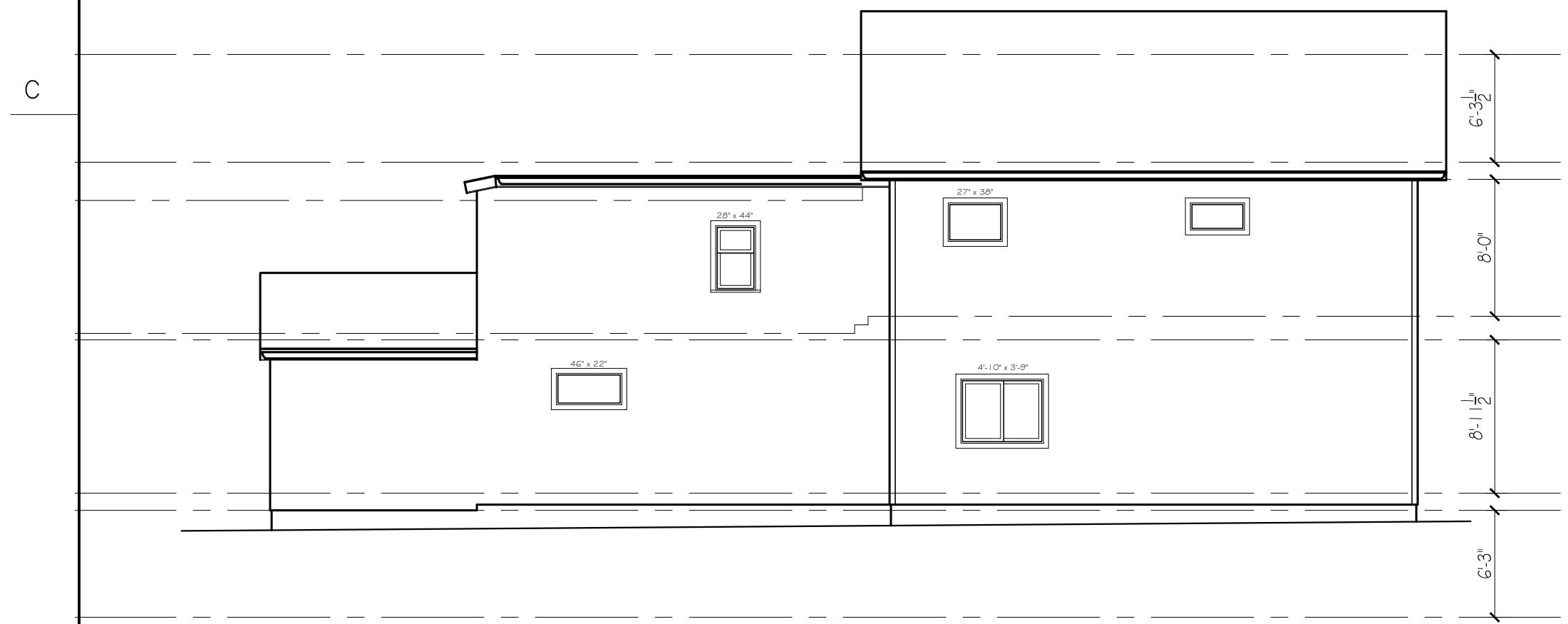
PROPOSED REAR ELEVATION  
1/8" = 1'-0"



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



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



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



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



A

B

C

D



PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION  
3/16" = 1'-0"

1

2

3

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Project Title:  
**165 FRANKLIN STREET  
ARLINGTON, MA**

Drawing Title:  
**PROPOSED RENOVATIONS:  
EXTERIOR ELEVATIONS**



Project # 22028	
Drawn By: EE	Reviewed By: JFR
Scale: 1/8" = 1'-0"	Date: 8DEC23

Drawing #:  
**SD2.1**