

PROJECT LOCATION:
165 FRANKLIN ST.
ARLINGTON, MA
 ZONING DISTRICT R2- TWO- FAMILY

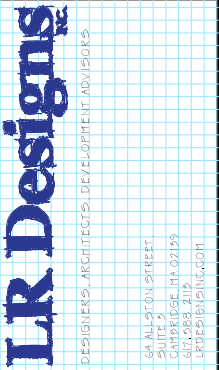
STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
 LIVE LOADS 30lb.s/SF (BEDROOMS)
 40lb.s/SF (OTHER ROOMS)
 GROUND SNOW LOAD 40lb.s/SF
 WIND LOAD 127MPH

LIST OF DRAWINGS

	PERMIT SET
ISSUED	NOV. 15, 2021
COVER	●
Z0.1 ZONING INFORMATION	●
SURVEY	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX1.2 EXISTING CONDITIONS: PLANS	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	●
A1.1 PROPOSED PLANS	●
A1.2 PROPOSED PLANS	●
A1.3 PROPOSED PLANS	●
A1.4 PROPOSED PLANS	●
A1.5 PROPOSED PLANS	●
A1.6 PROPOSED PLANS	●
A2.1 PROPOSED ELEVATIONS	●
A3.1 PROPOSED BUILDING DETAILS	●

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2021 IECC)

Building Envelope- Climate Zone 5 Group R		R402.1.3
Roofs		
Attic and other		R-60
Walls, Above Grade		
Wood framed & other		R-20+5
Walls, Below Grade		
Crawlspace Walls		R-15/19
Basement Walls		R-15/19
Floors		
Joist/Framing		R-30
Slab Floors		
Unheated slabs		R-10 for 48 in.
Glazed Fenestration		
Fenestration U- Factor		U-0.30
Skylights		U-0.55
Glazed		U-0.40



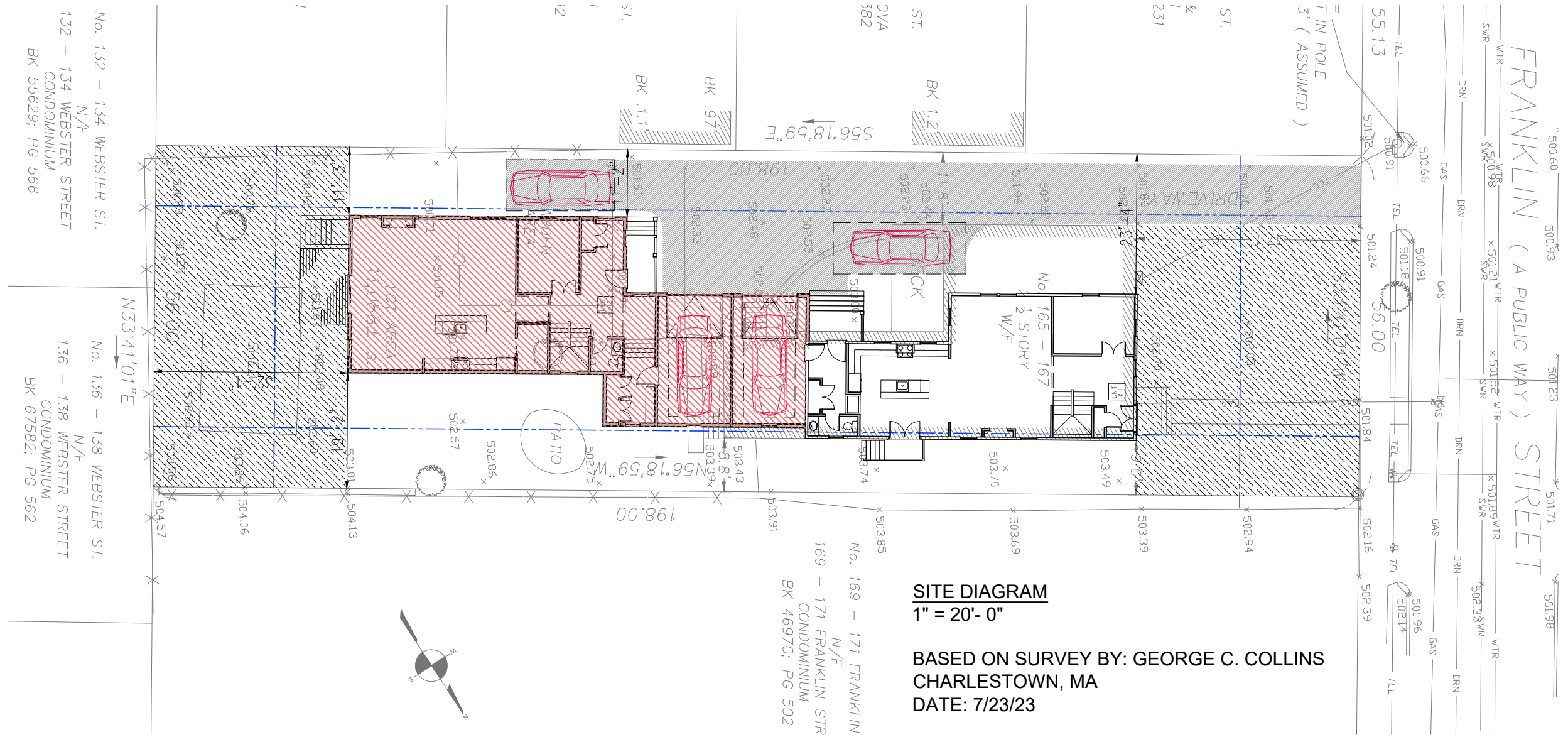
Project Title:
165 Franklin Street
Arlington, MA

Drawing Title:
PROJECT INFORMATION

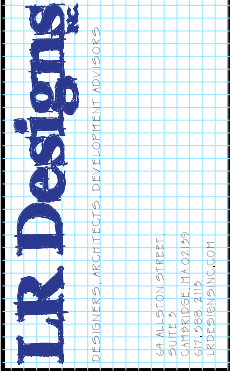
Revisions:		
#	Description	date
Project #	23057	
Scale:	1/8" = 1'-0"	
Date:	09JAN24	
Drawing #	COVER	

ZONING DATA PER SEC. 94-171 - GENERAL DIMENSIONAL REGULATIONS

	ZONING DISTRICT - GR- General Residential (Single-Family)	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A	LOT AREA MIN.	5,000	6,325	NO CHANGE	CONFORMS
B	LOT FRONTAGE MIN. (FT)	35	61.75	NO CHANGE	CONFORMS
C	LOT WIDTH MIN. (FT)	60	61.75	NO CHANGE	CONFORMS
D	LOT DEPTH MIN. (FT)	60	101	NO CHANGE	CONFORMS
E	FRONT YARD MIN. DEPTH (FT)	15	11	ADDITION (15.8)	EXISTING NON-CONFORMING (ADDITION CONFORMS)
F	SIDE YARD MIN. WIDTH - RIGHT	7.5	25.8	18.1	CONFORMS
G	SIDE YARD MIN. WIDTH - LEFT	7.5	21	NO CHANGE	CONFORMS
H	REAR YARD MIN. DEPTH (FT)	15	45.8	NO CHANGE	CONFORMS
I	LOT COVERAGE MAX. % (1,078 / 6,325)	40	12.8	17	CONFORMS
J	BUILDING HEIGHT MAX. (STORIES / FT)	2.5 / 35	23.3	NO CHANGE	CONFORMS



SITE DIAGRAM
 1" = 20'- 0"
 BASED ON SURVEY BY: GEORGE C. COLLINS
 CHARLESTOWN, MA
 DATE: 7/23/23



Project Title:
165 Franklin Street
Arlington, MA

Drawing Title:
ZONING INFORMATION

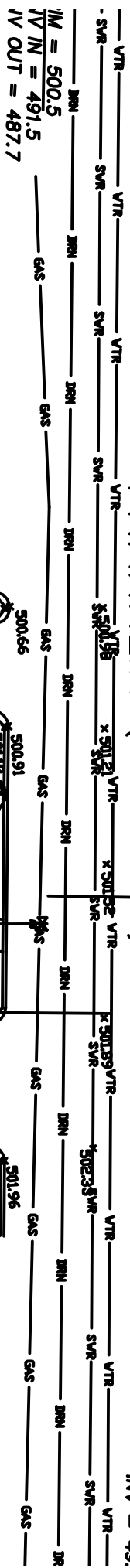
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Project # 23057
 Scale: 1/8" = 1'-0"
 Date: 09JAN24
 Drawing # Z0.1

FRANKLIN (A PUBLIC WAY) STREET

RIM = 50
INV = 49.



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

No. 49 HAMLET ST.
N/F
JOHN DUMAS &
JOHN LAFALUCI
BK 40214; PG 231

No. 45 HAMLET ST.
N/F
DIANA APETAUROVA
BK 72611; PG 382

No. 41 HAMLET ST.
N/F
JOHN & SUSAN
DONNELLY
BK 21239; PG 92

No. 37 HAMLET ST.
N/F
ASHLEY & BENJAMIN
MANGRUM
BK 80369; PG 160

No. 132 - 134 WEBSTER ST.
N/F
132 - 134 WEBSTER STREET
CONDOMINIUM
BK 55629; PG 566

No. 136 - 138 WEBSTER ST.
N/F
136 - 138 WEBSTER STREET
CONDOMINIUM
BK 67582; PG 562



No. 165 - 167
2 1/2 STORY
W/F

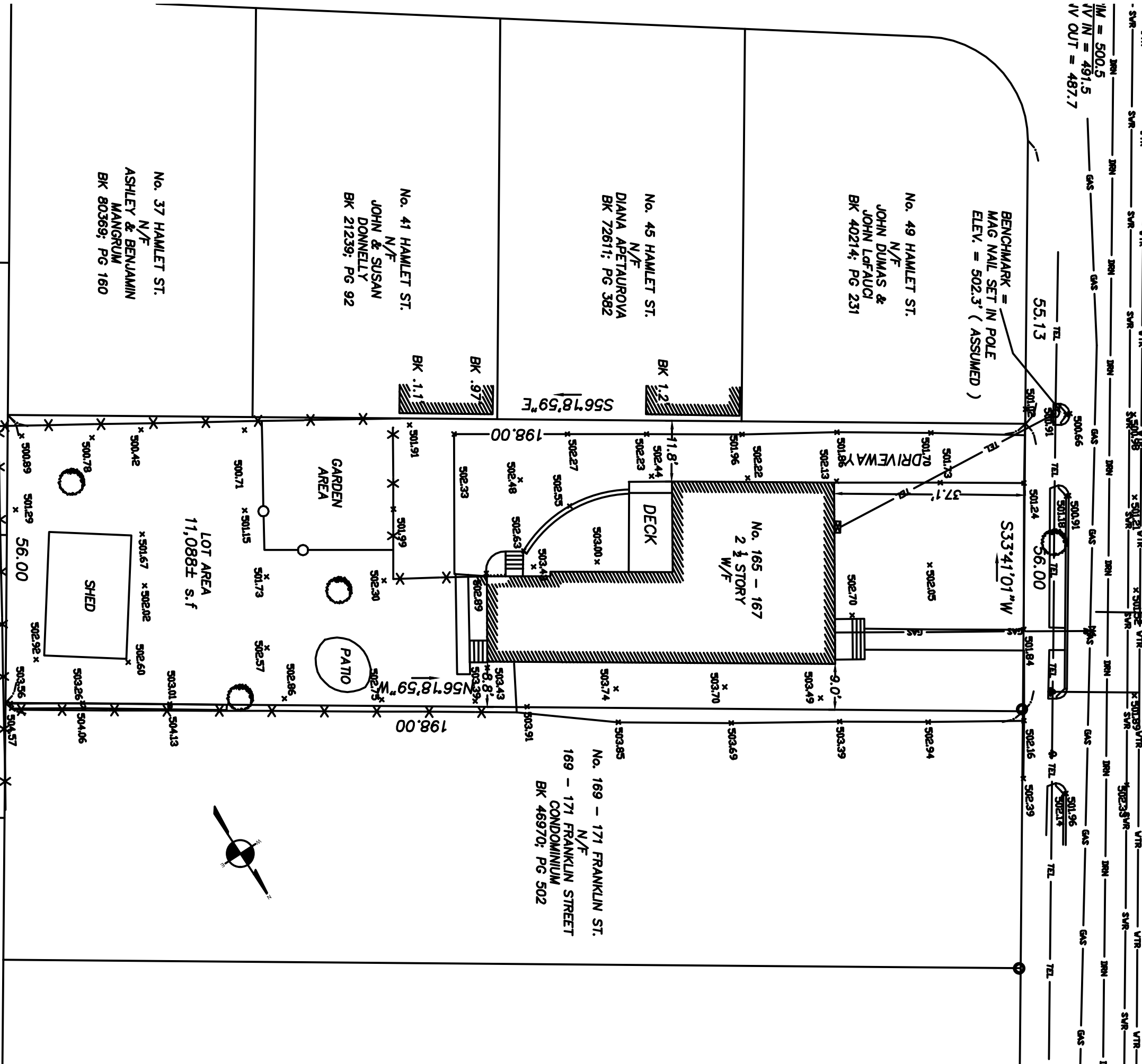


LOT AREA
11,088± s.f

N33°41'01"E



No. 169 - 171 FRANKLIN ST.
N/F
169 - 171 FRANKLIN STREET
CONDOMINIUM
BK 46970; PG 502

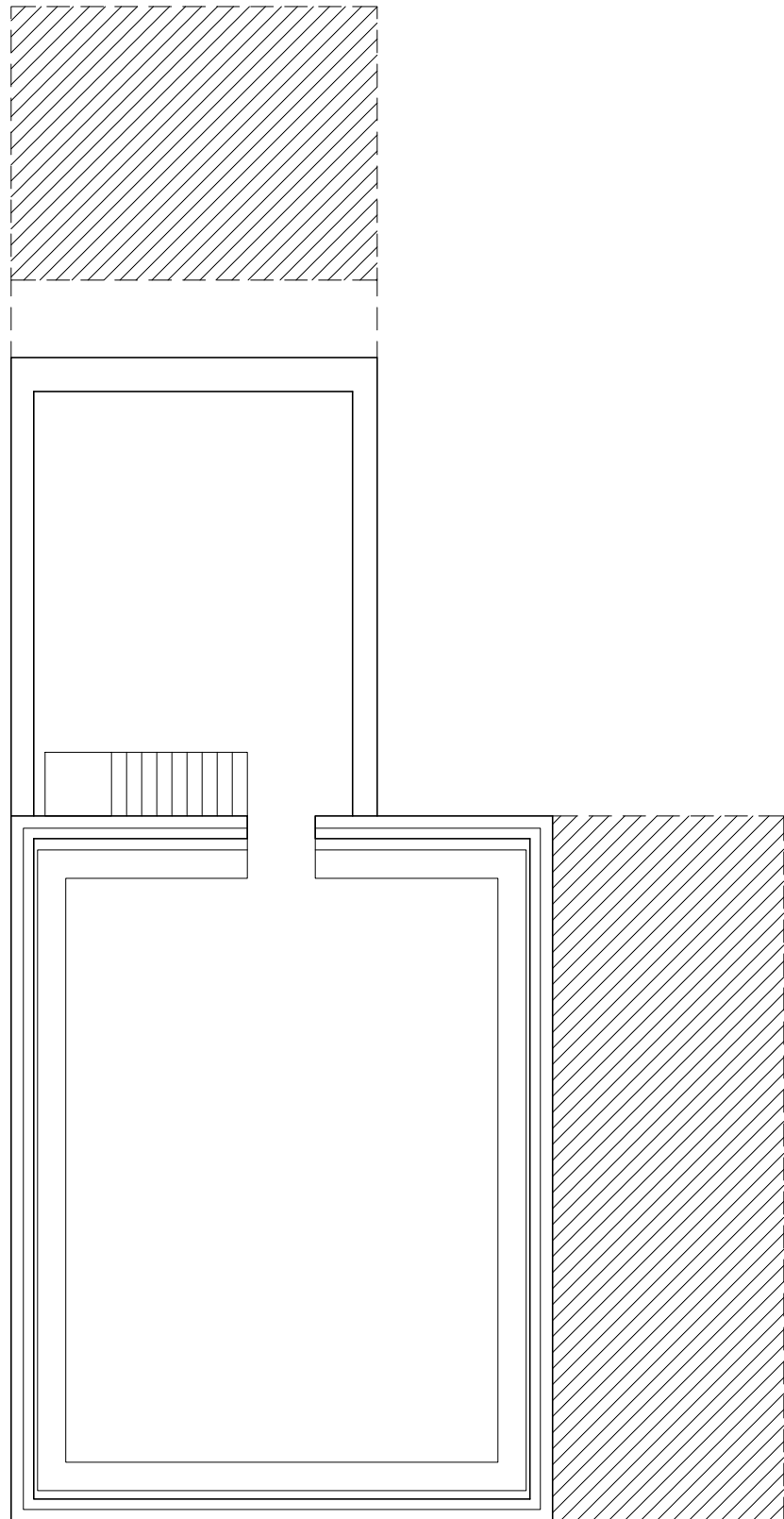


A

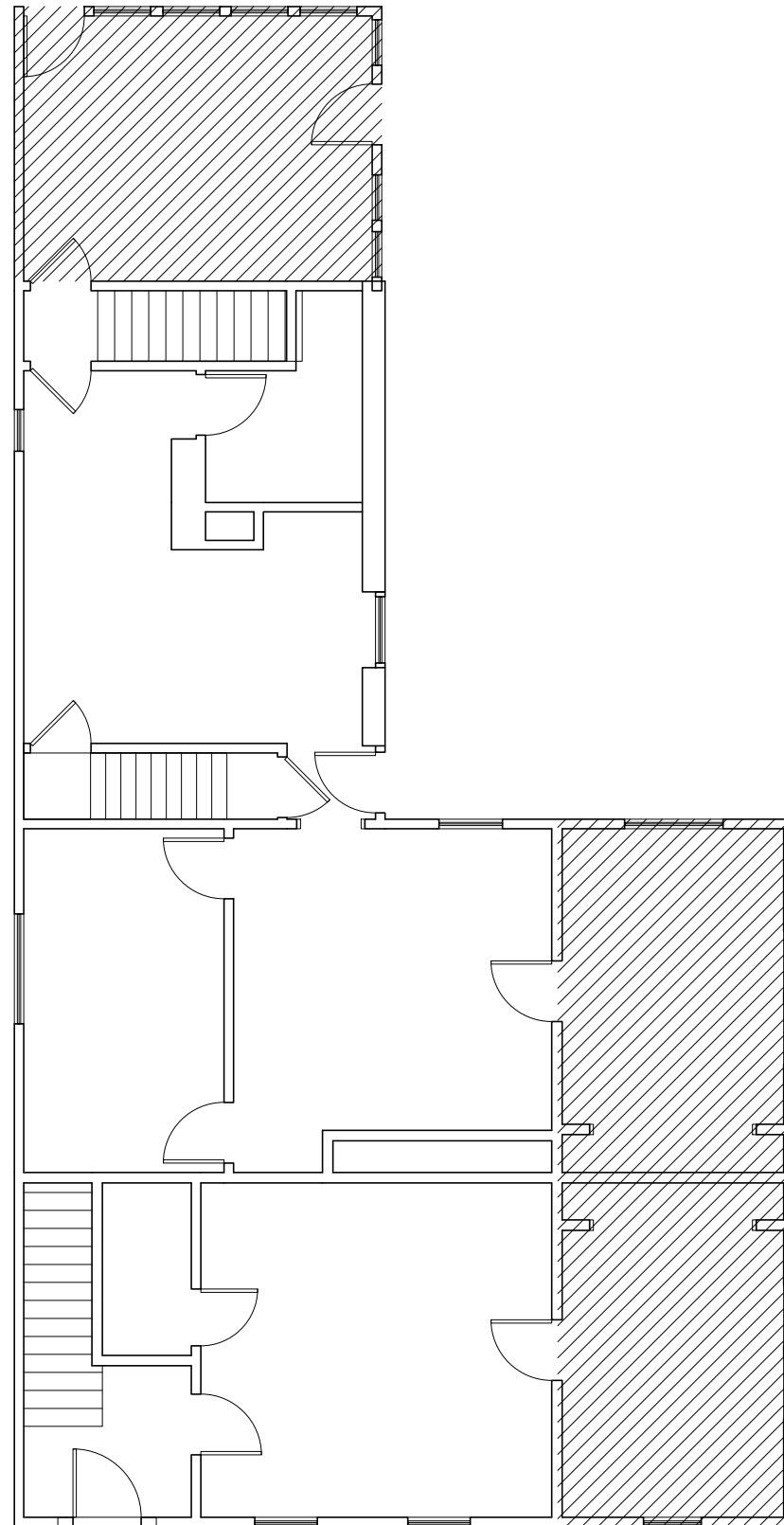
B

C

D



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



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

2

3

4

5

Project Title:
**165 Franklin Street
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
FLOOR PLANS**

Revisions:

#	Description	date

Project # 23057

Scale: 1/8" = 1'-0"

Date: 09JAN24

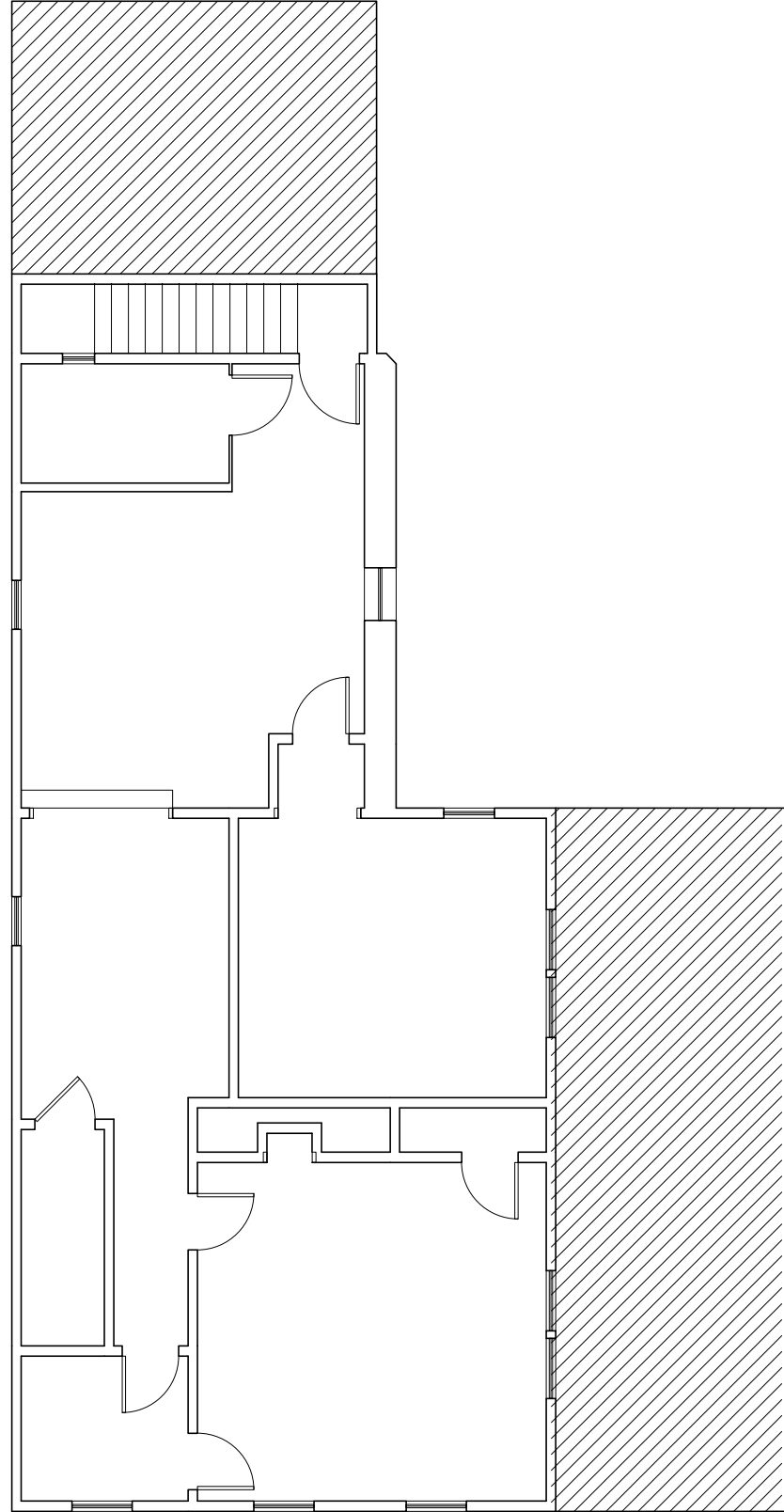
Drawing # **EX1.1**

A

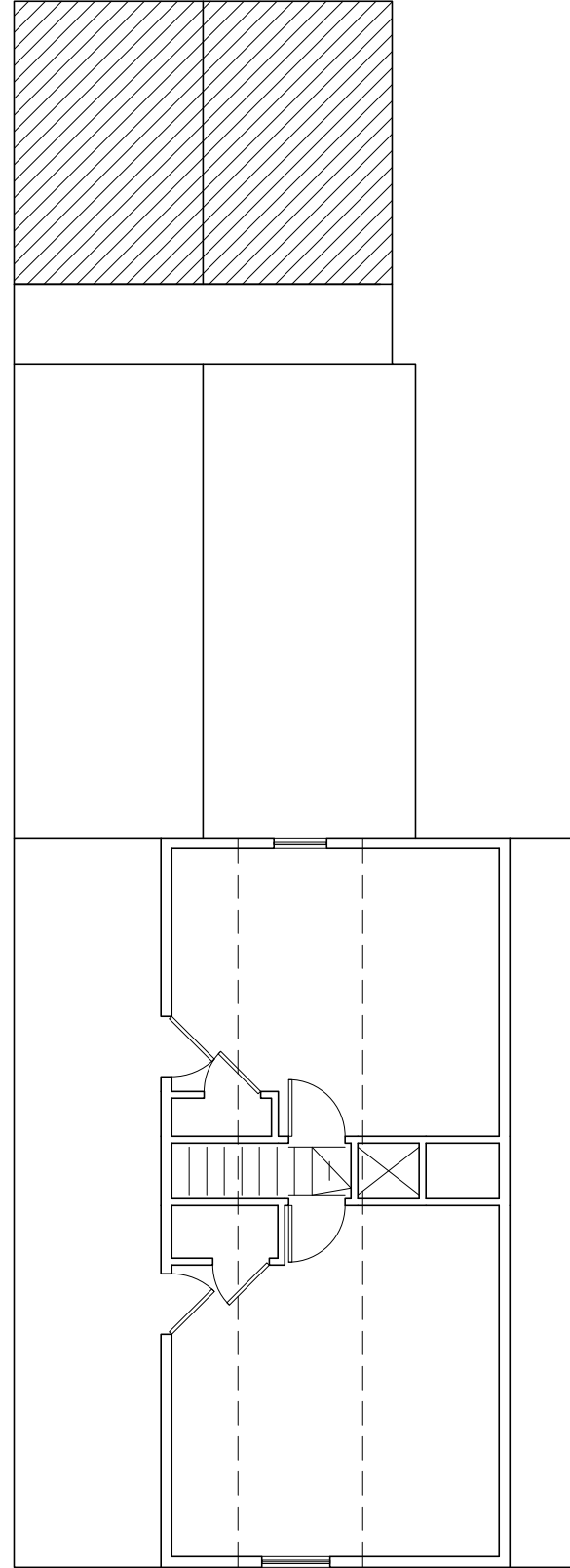
B

C

D



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



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

Project Title:
**165 Franklin Street
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
FLOOR PLANS**

Revisions:

#	Description	date

Project # 23057

Scale: 1/8" = 1'-0"

Date: 09JAN24

Drawing # **EX1.2**

2

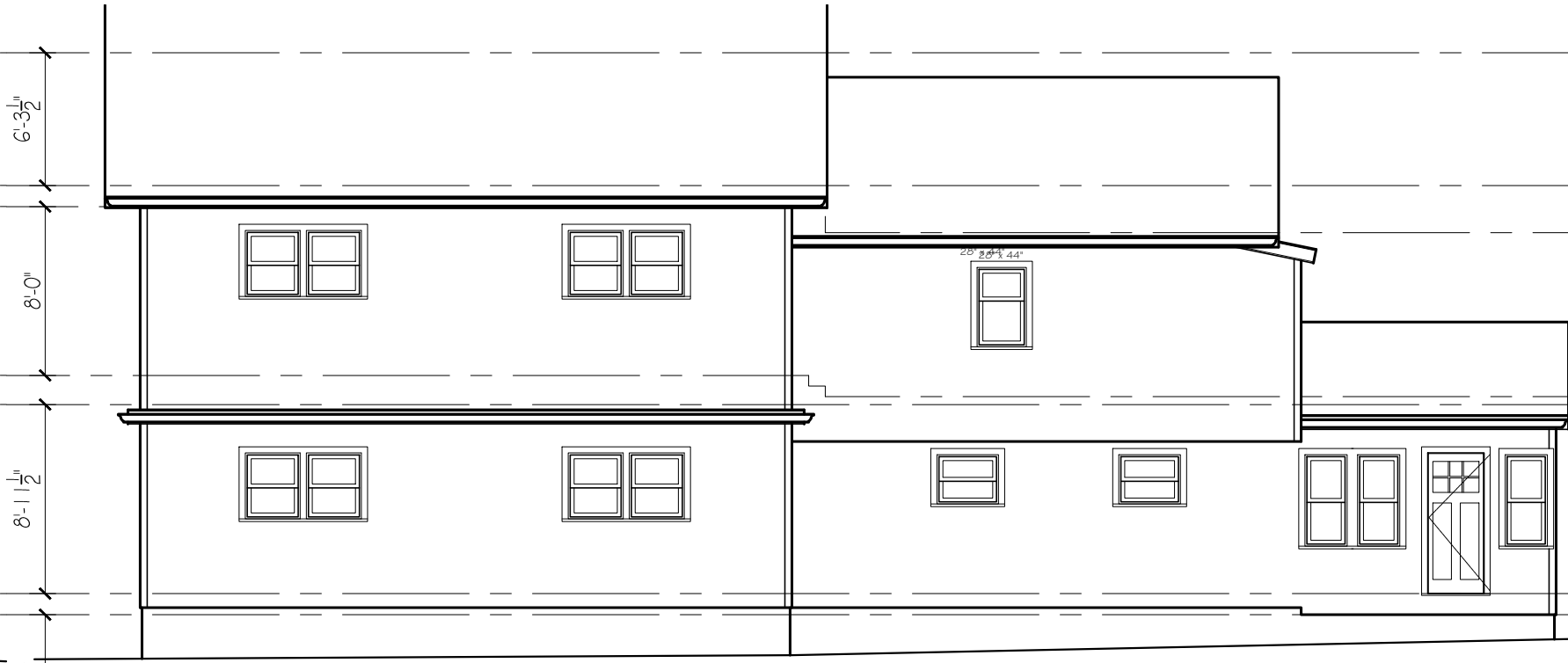
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4

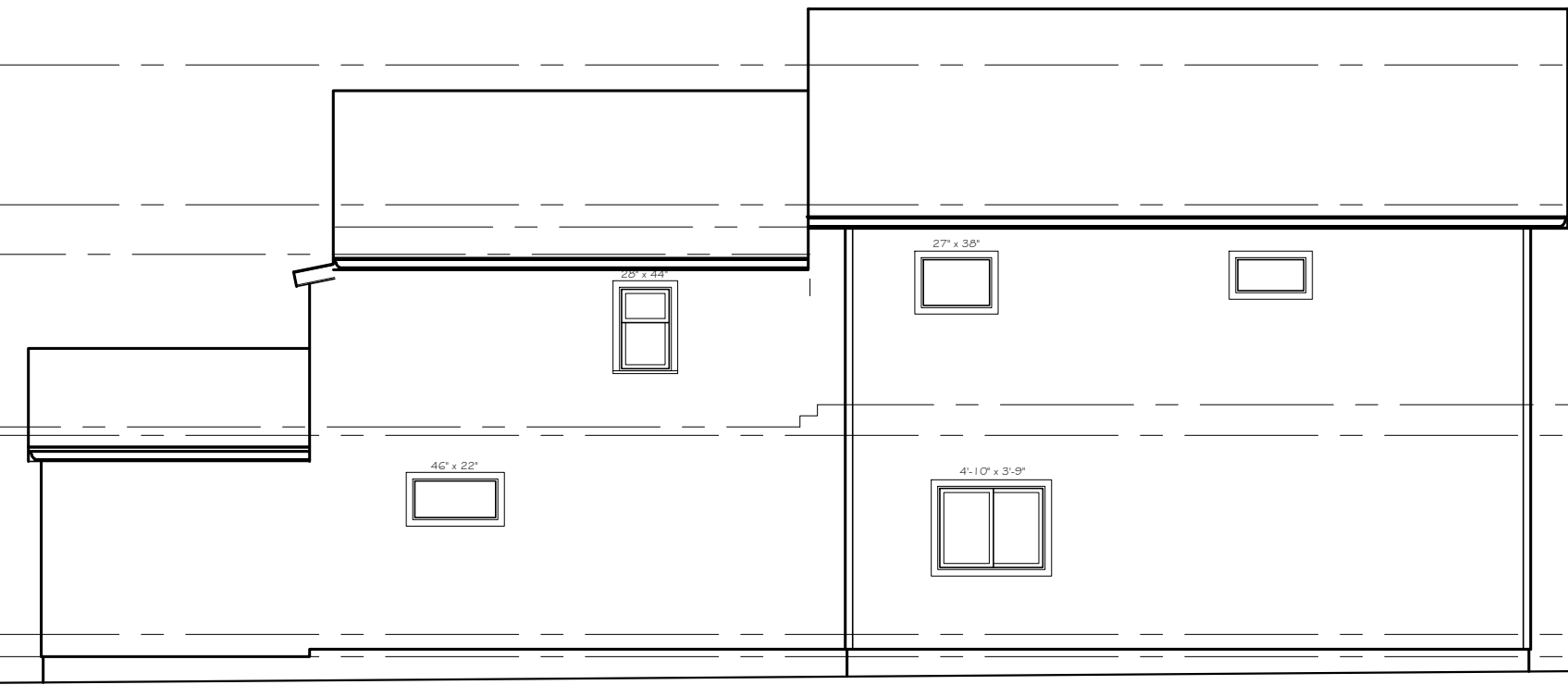
5



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"

Revisions:

#	Description	date

Project # 23057

Scale: 1/8" = 1'-0"

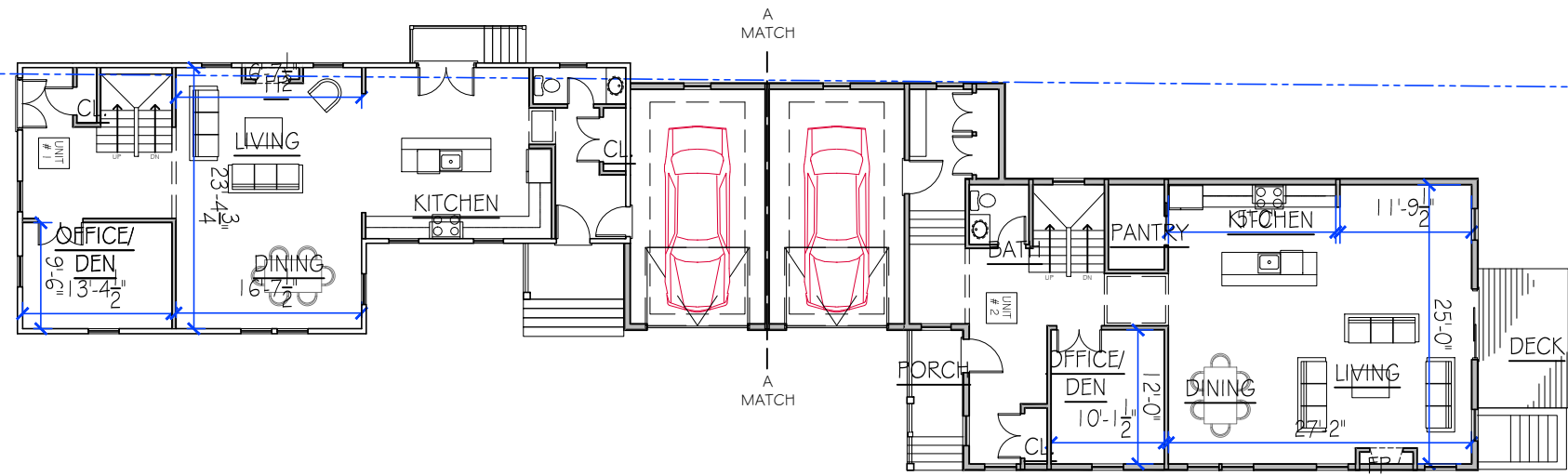
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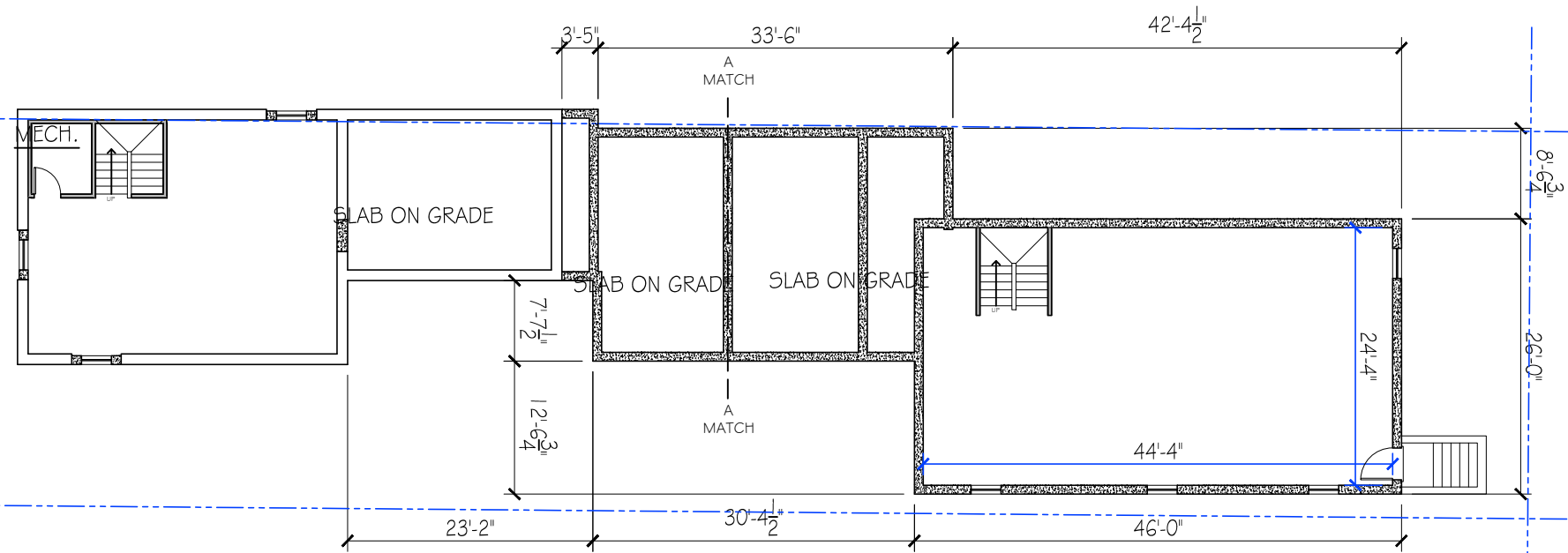
Revisions:

#	Description	date

Project # 23057
 Scale: 1/8" = 1'-0"
 Date: 09JAN24
 Drawing # **A1.1**



FIRST FLOOR PLAN
 1/16" = 1'-0"



BASEMENT PLAN
 1/16" = 1'-0"

LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
 DIMENSIONS ARE FROM FACE OF NEW
 FRAMING, UNLESS OTHERWISE NOTED.

Revisions:

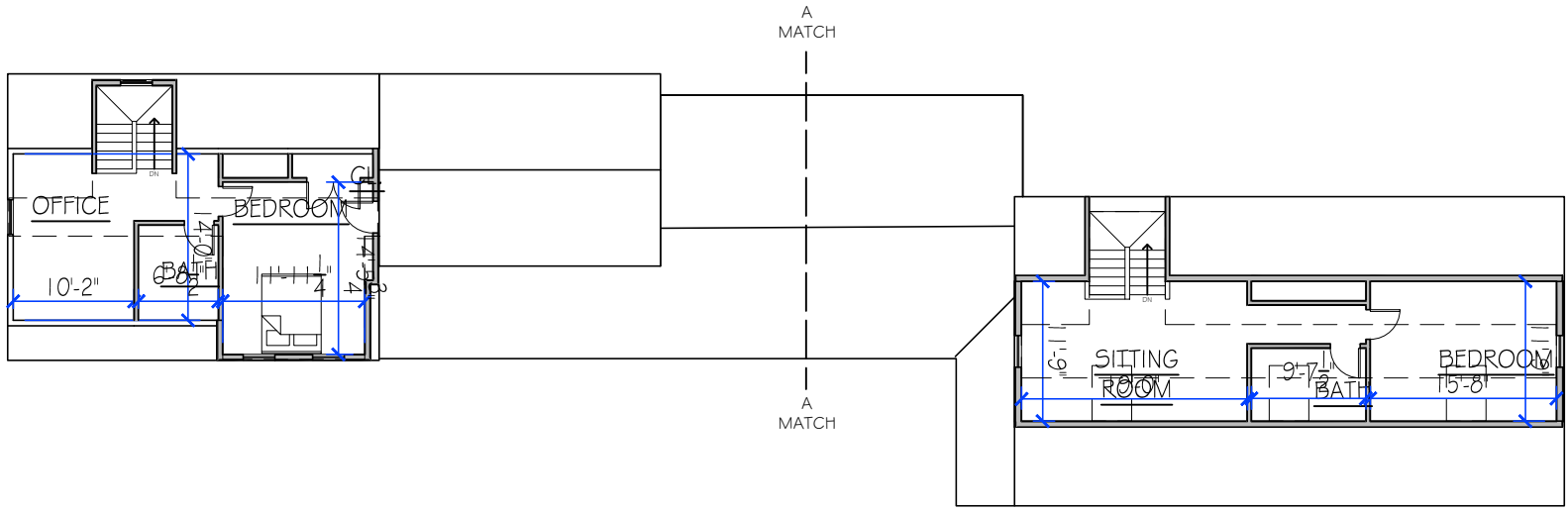
#	Description	date

Project # 23057

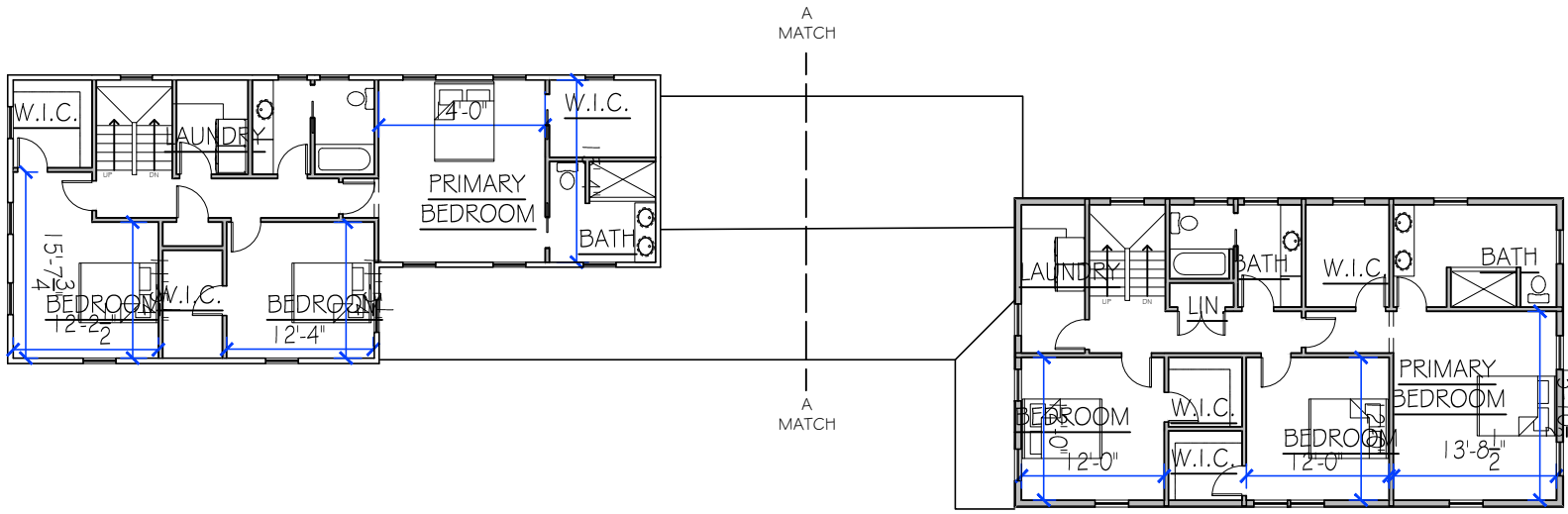
Scale: 1/8" = 1'-0"

Date: 09JAN24

Drawing # **A1.2**



ATTIC PLAN
 1/16" = 1'-0"



SECOND FLOOR PLAN
 1/16" = 1'-0"







LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

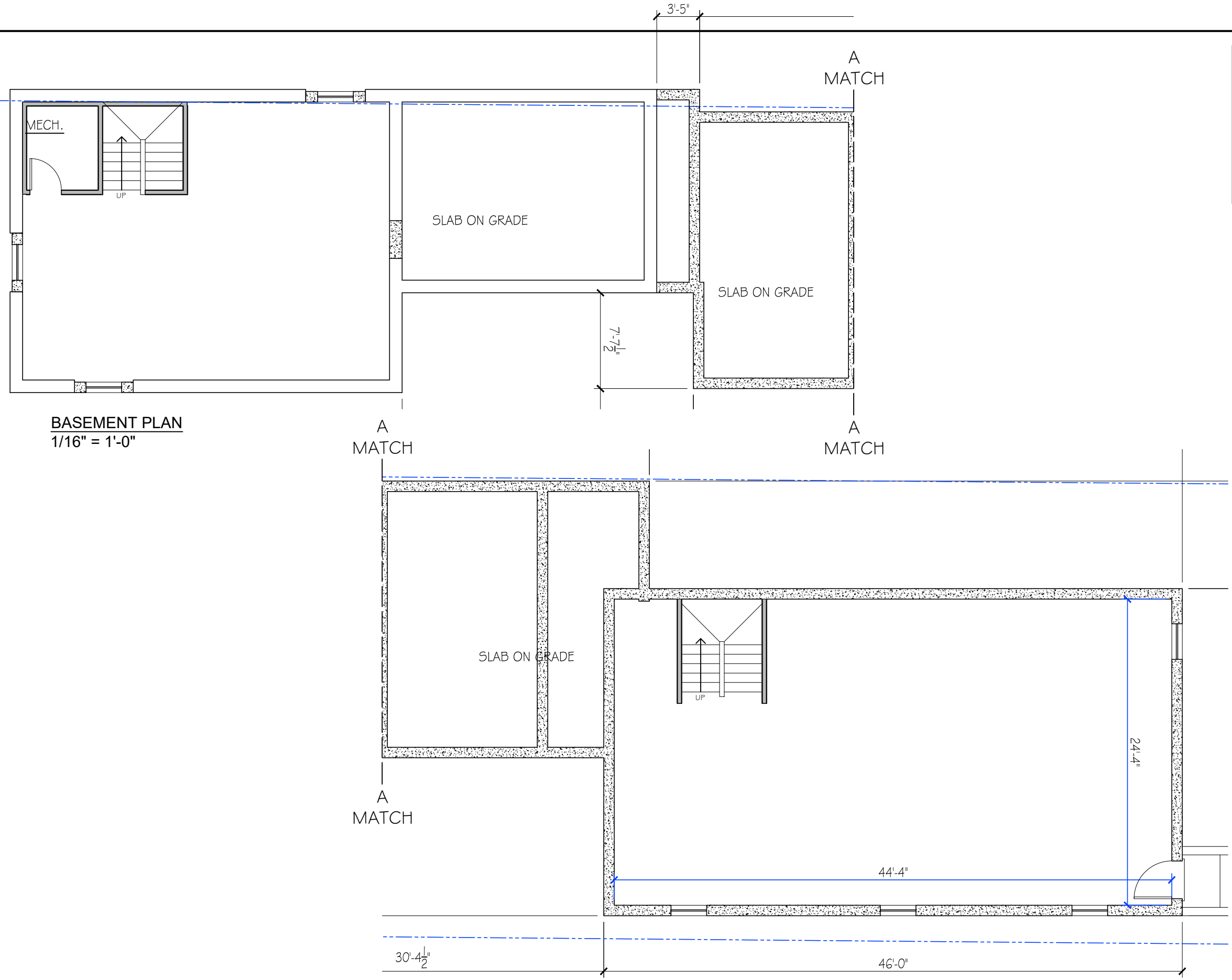
NOTE ON DIMENSIONS:
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A
B
C
D
1 2 3 4 5

LEGEND

-  1 HOUR RATED ASSEMBLY
-  PROPOSED NEW WALL
-  1 HOUR RATED EXTERIOR WALL BASED ON UL V340
-  SMOKE/CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR
-  HEAT DETECTOR

NOTE ON DIMENSIONS:
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BASEMENT PLAN
1/16" = 1'-0"

Revisions:

#	Description	date

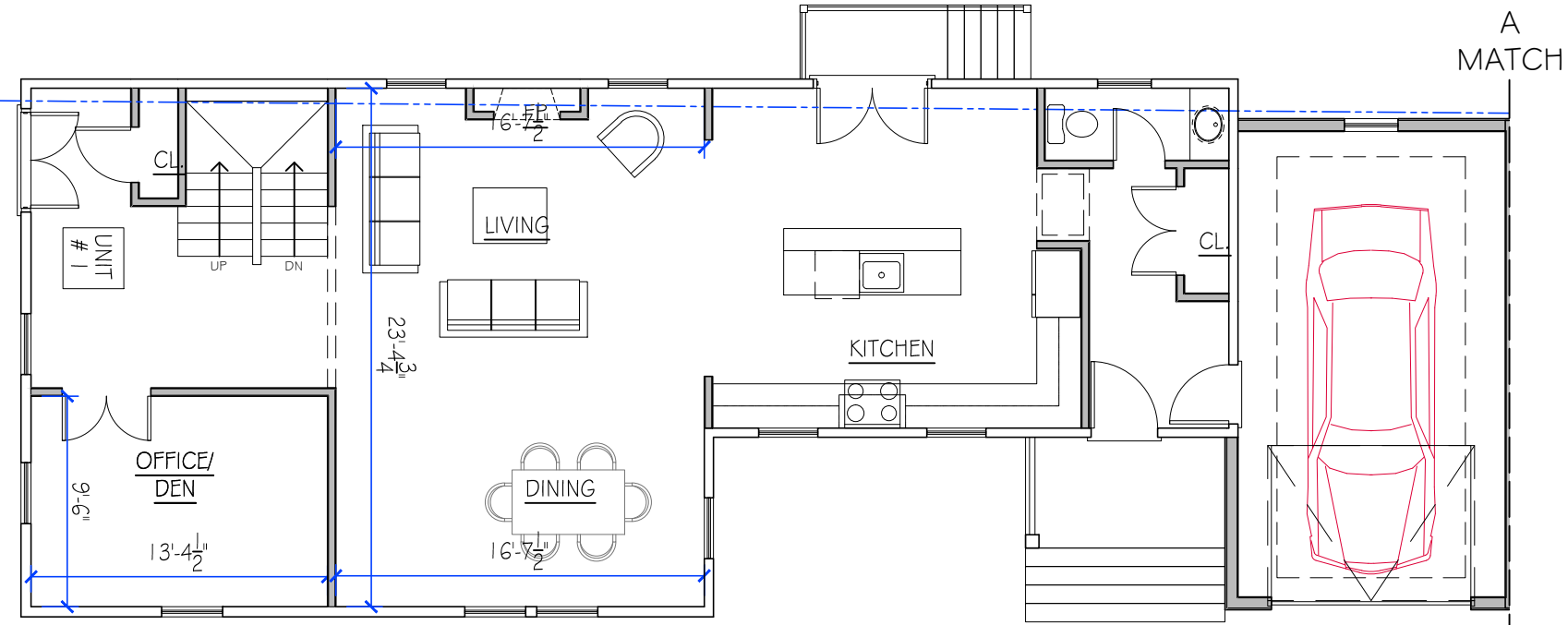
Project # 23057

Scale: 1/8" = 1'-0"

Date: 09JAN24

Drawing # A1.1

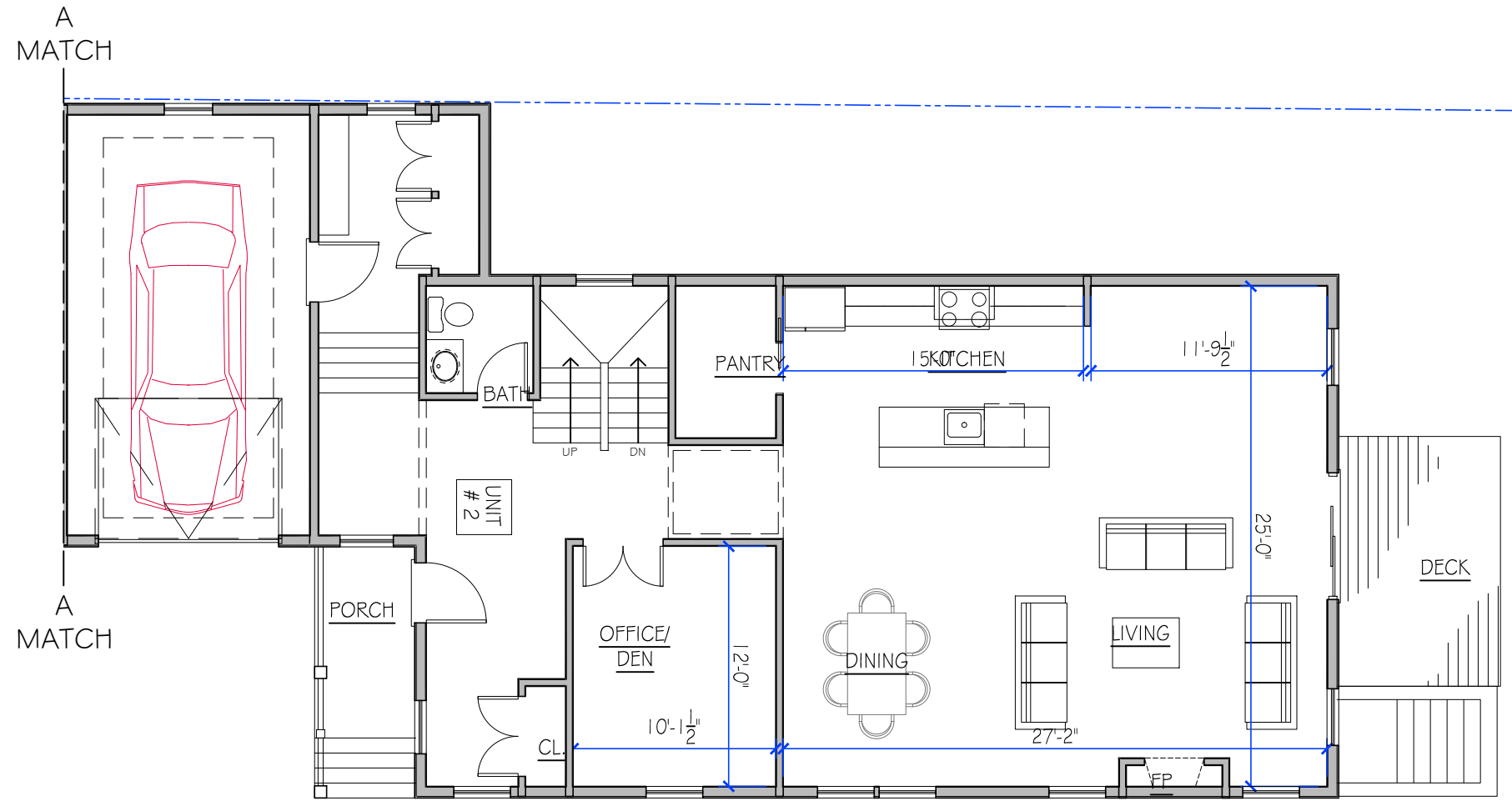
FRANKLIN STREET



FIRST FLOOR PLAN
1/16" = 1'-0"

- LEGEND**
- 1 HOUR RATED ASSEMBLY
 - PROPOSED NEW WALL
 - 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
 - SMOKE/CARBON MONOXIDE DETECTOR
 - SMOKE DETECTOR
 - HEAT DETECTOR

NOTE ON DIMENSIONS:
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Revisions:

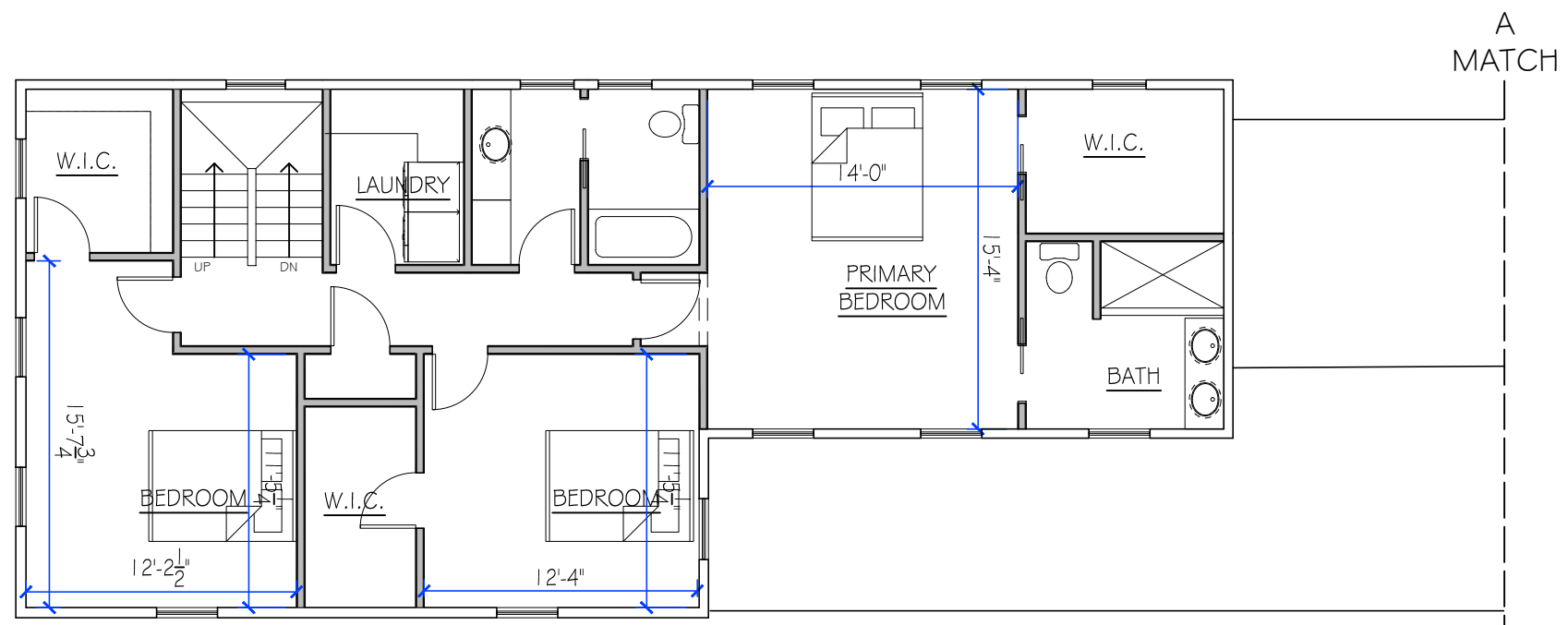
#	Description	date

Project # 23057

Scale: 1/8" = 1'-0"

Date: 09JAN24

Drawing # **A1.1**

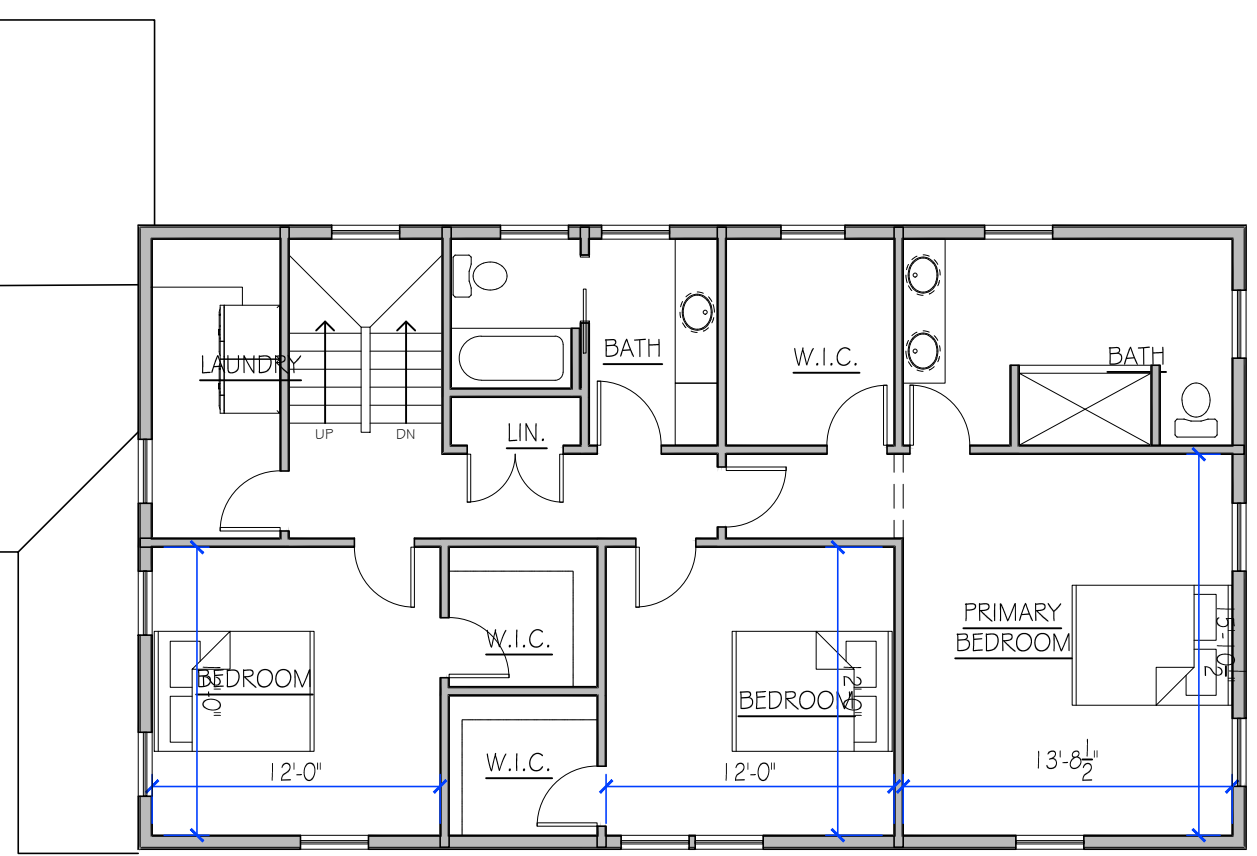


SECOND FLOOR PLAN
1/16" = 1'-0"

A MATCH

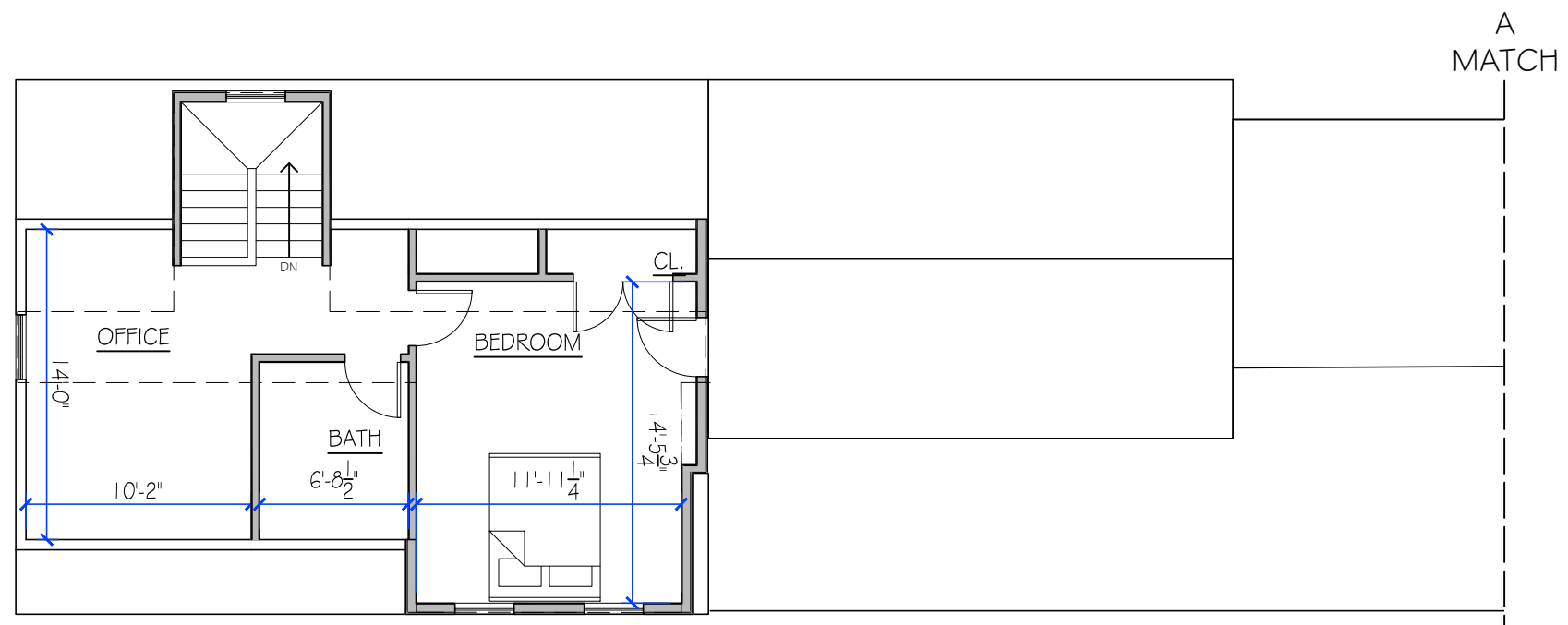
A MATCH

A MATCH



Revisions:

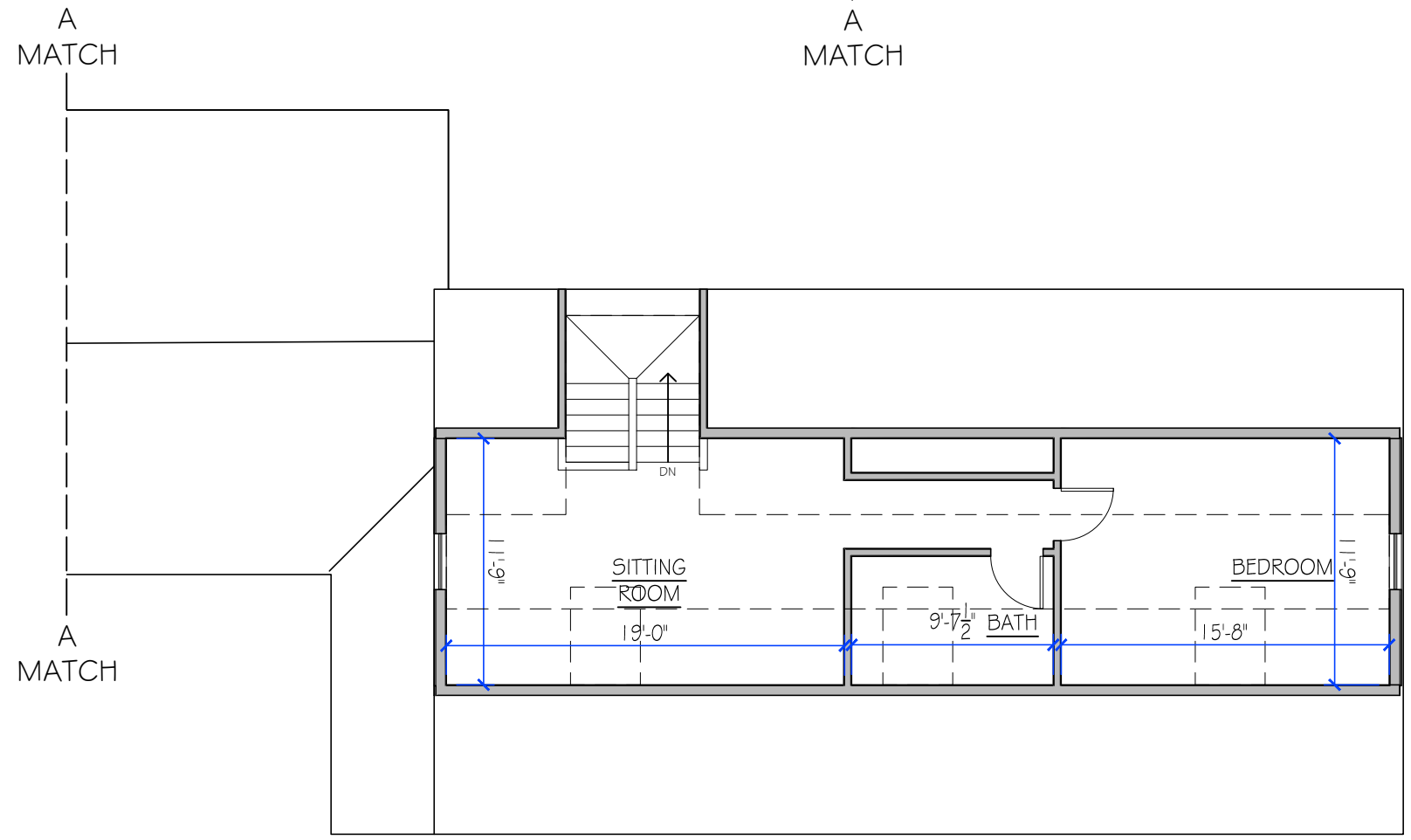
#	Description	date



LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SCD SMOKE/CARBON MONOXIDE DETECTOR
- S SMOKE DETECTOR
- HD HEAT DETECTOR

NOTE ON DIMENSIONS:
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L.R. Designs
 ARCHITECTS, DEVELOPERS, INTERIORS
 165 FRANKLIN STREET
 SUITE 2
 ARLINGTON, MA 02464
 TEL: 781.251.4917
 WWW.LRDESIGNS.COM

Project Title:
**165 Franklin Street
Arlington, MA**

Drawing Title:
**PROPOSED RENOVATIONS:
FLOOR PLANS**

Revisions:

#	Description	date

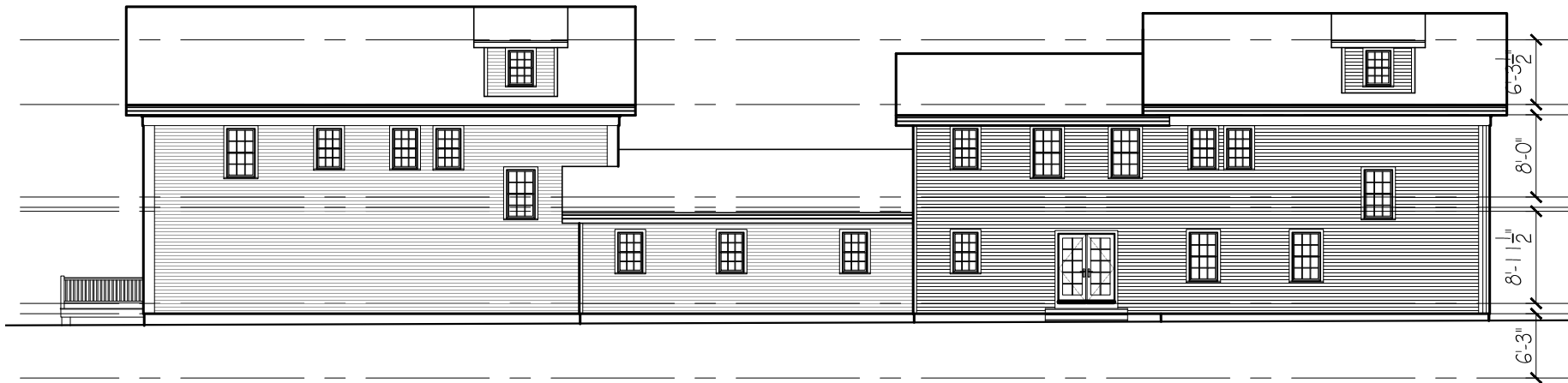
Project # 23057
 Scale: 1/8" = 1'-0"
 Date: 09JAN24
 Drawing # **A1.1**



FRONT ELEVATION
1/16" = 1'-0"



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



LEFT SIDE ELEVATION
1/16" = 1'-0"



REAR ELEVATION
1/16" = 1'-0"

Revisions:

#	Description	date

Project #	23057
Scale:	1/8" = 1'-0"
Date:	09JAN24
Drawing #	A2.1

Revisions:		
#	Description	date

Project # 23057

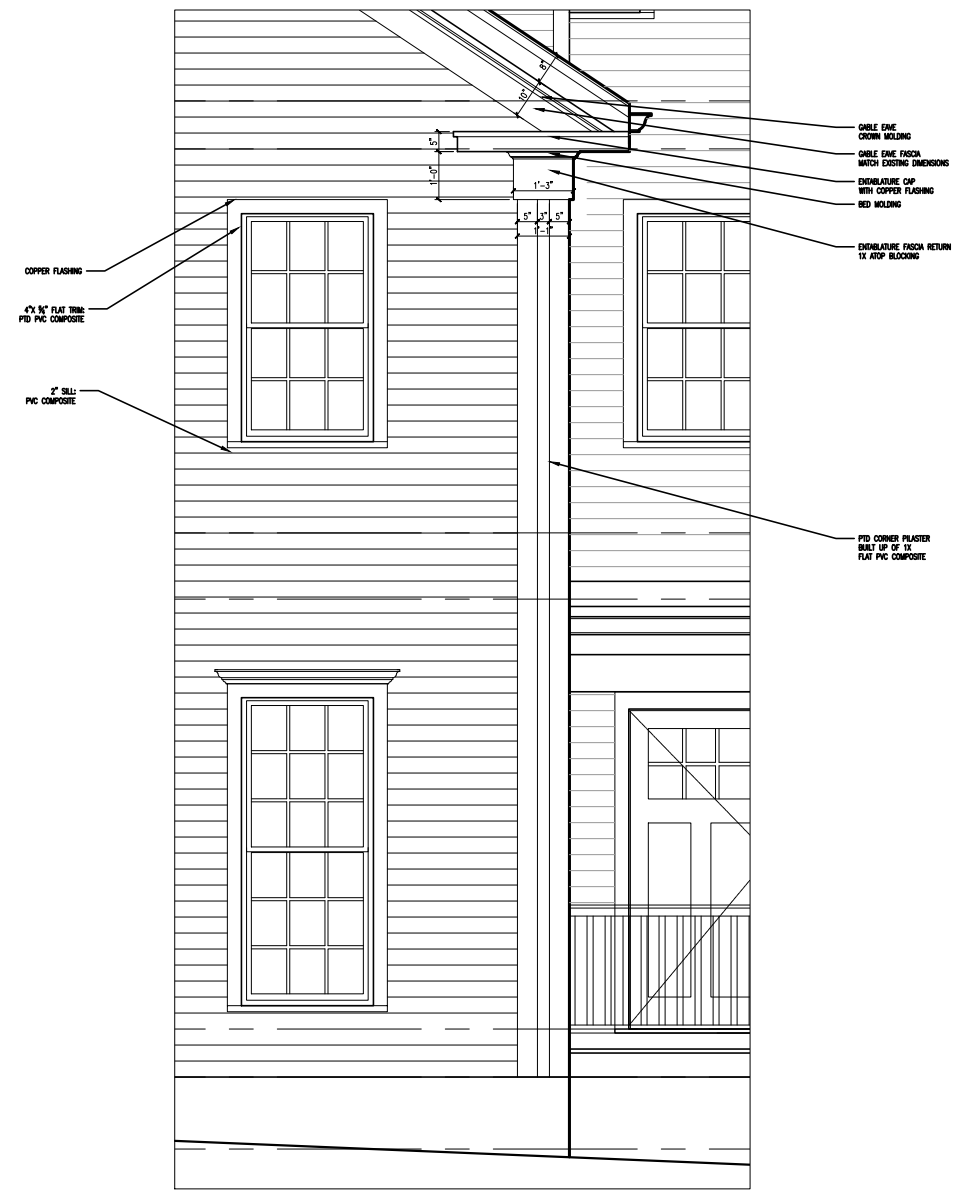
Scale: 1/4" = 1'-0"

Date: 09JAN24

Drawing # **A3.1**

WINDOW SCHEDULE							
A		B		C		D	
ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"	
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3377	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3357	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2947	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2941
WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG	
ROUGH OPENING 2'-9 3/4" x 6'-5 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-9 3/4" x 4'-9 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-11 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-5 3/4"	HEADER HEIGHT TBD
REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS	

NOTES:
 VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE TEMPERED GLAZING AT ALL HAZARD LOCATIONS. VERIFY EGRESS DIMENSIONS AT REQUIRED LOCATIONS.



CORNER BOARD DETAILS
 1/4" = 1'-0"

A
B
C
D

2

3

4

5