

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

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

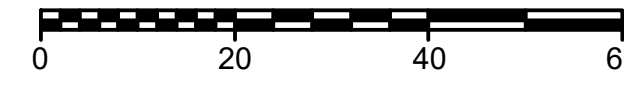
DEED: BK 56731; PG 579  
PLAN: BK 1192; PG 181  
No. 1324 OF 1929  
PL BK 305; PL 19

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

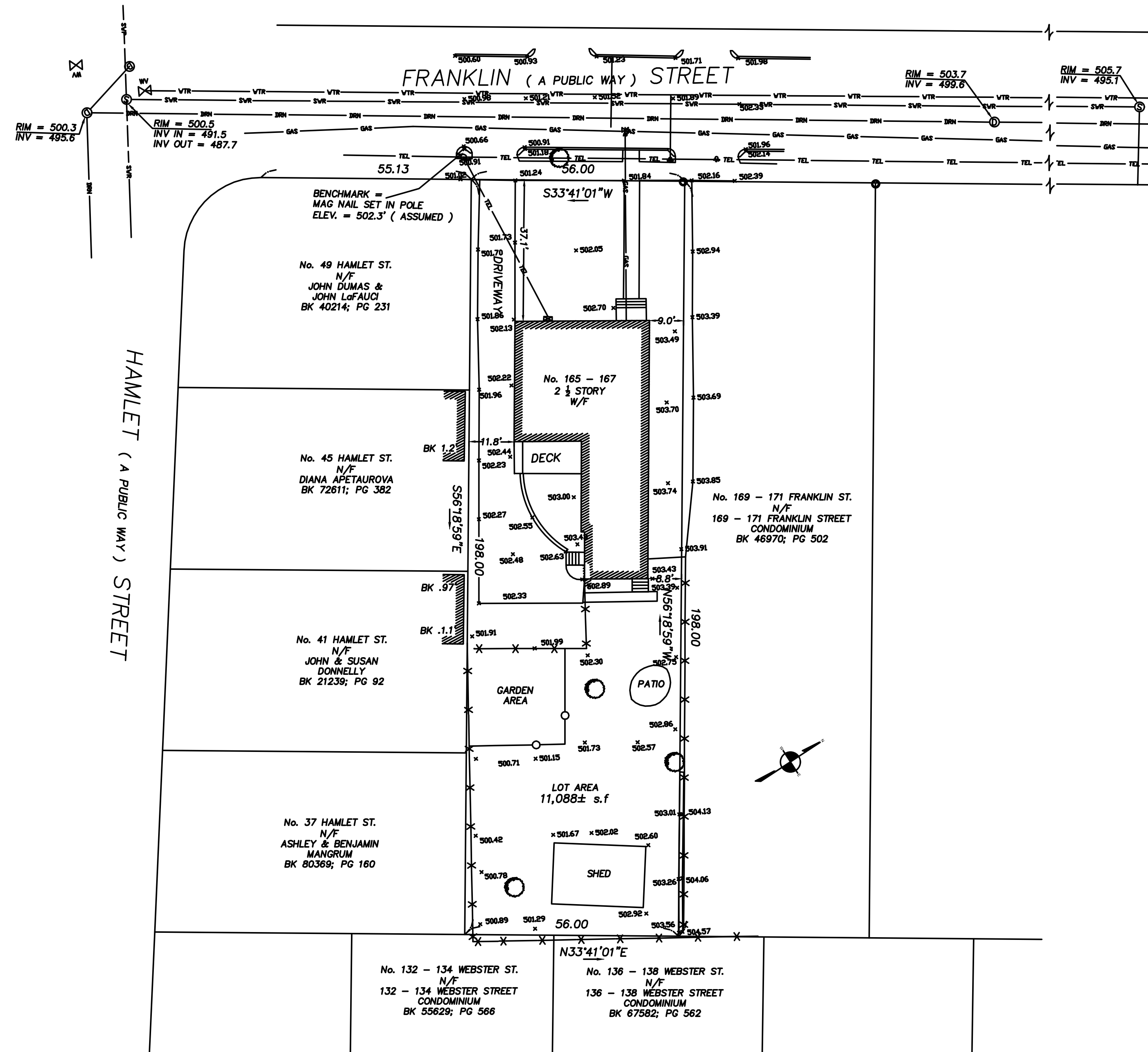
# SITE PLAN OF LAND

LOCATED AT  
165 - 167 FRANKLIN STREET  
ARLINGTON, MA

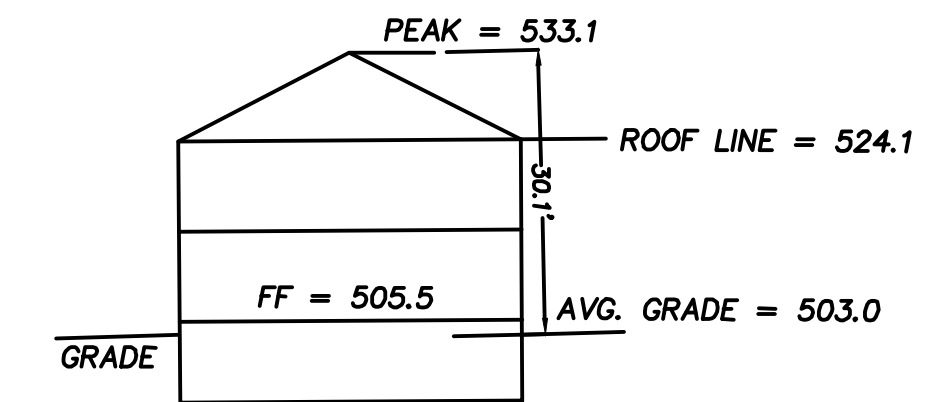
DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET



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

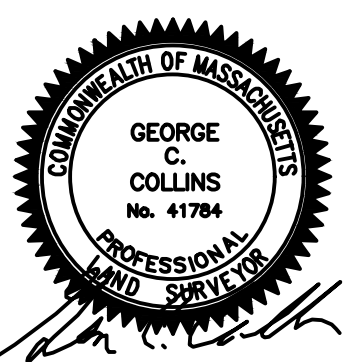


HEIGHT SKETCH:  
NOT TO SCALE



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



**165 FRANKLIN STREET  
 ARLINGTON, MA**

Project Title:

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

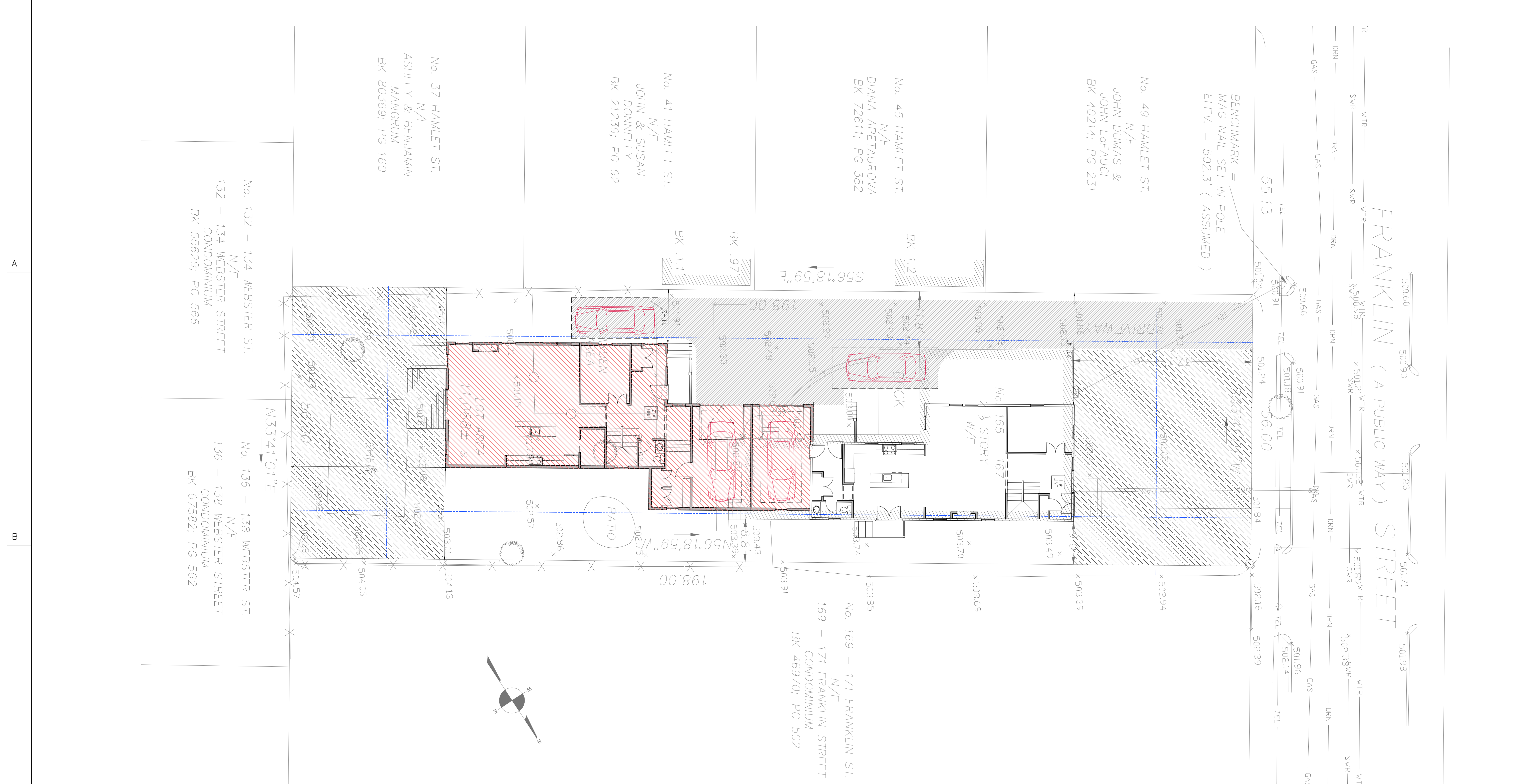
Drawing Title:

Project #  
22028

Drawn By: EE Reviewed By: JFR

Scale: 1" = 10' Date: 9JAN24

Drawing #:  
**Z0.1**



ZONING DATA PER §6.0 - 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 3,021 SF / 11,088 SF = 27.2)	35	19	27.2	CONFORMS
E MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	-	-	NA
F MIN. FRONT YARD (FT)	20	37.1	NO CHANGE	CONFORMS
G MIN. SIDE YARD - RIGHT	10	11.8	11.2	CONFORMS
MIN. SIDE YARD - LEFT	10	8.8	NO CHANGE	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 6,192 SF / 7,668 GSF = 80.75)	10	250	80	CONFORMS
K OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 3,468 SF / 7,668 GSF = 45.2)	30	201	45	CONFORMS
§6.1 4 MIN. NO. OF PARKING SPACES	2	4	4	CONFORMS

**USEABLE OPEN SPACE CALCULATION:**  
 REQUIRED USEABLE, OPEN SPACE  
 $7,668 \text{ GSF} \times 0.30 = 2,300 \text{ SF}$   
 PROPOSED USEABLE OPEN SPACE: 3,468F  
 2,300 SF REQUIRED < 3,468 SF PROPOSED

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

**LARGE ADDITION CALCULATION: §5.4.2.B.6**  
 DEMO = 510 GSF  
 PROPOSED = 4,076 GSF  
 TOTAL ADDITION = 3,566 GSF

**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' MAX. ALLOWED

GROSS FLOOR AREA CALCULATIONS BY UNIT (GROSS SQ. FT.) - ZONING

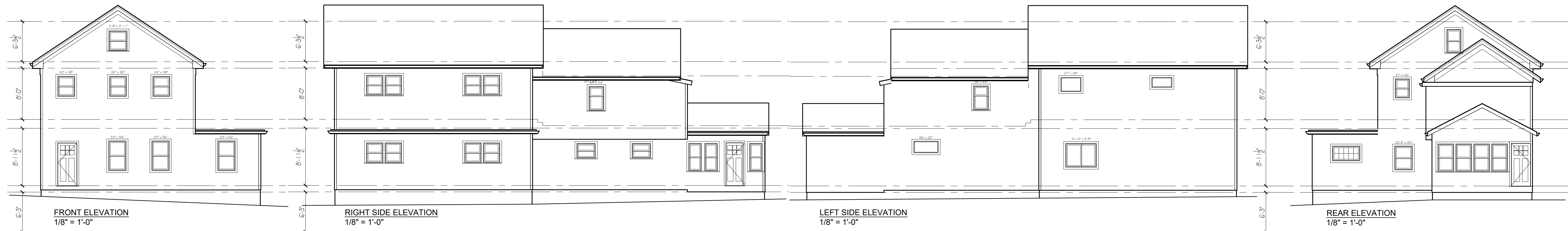
	EXIST. AREA (ASSESSORS)	MINUS AREA UNIT 1	MINUS AREA UNIT 2	ADDED AREA UNIT 1	ADDED AREA UNIT 2	TOTAL AREA UNIT 1	TOTAL AREA UNIT 2	ALLOWED HALF STORY (GREATER THAN FIELD TOTAL ADDITION)
BASEMENT	1,159	0	0	0	1,196	1,159	1,196	2,355.0
1ST FLOOR	1,661	0	0	0	1,339	1,151	1,339	2,490.0
2ND FLOOR	1,183	0	0	0	1,188	1,188	1,188	2,371.0
ATTIC (P+HGT.)	99	0	0	90.0	263.0	189.0	263.0	452.0
TOTAL GROSS FLOOR AREA	4102	510	0	90.0	3,986.0	3,682.0	3,986.0	7,668.0
GARAGE (ACCESSORY PARKING)						273	275	3566.0
TOTAL GROSS AREA						3955.0	4261.0	8,216.0

A

B

C

D



1

2

3

4

5

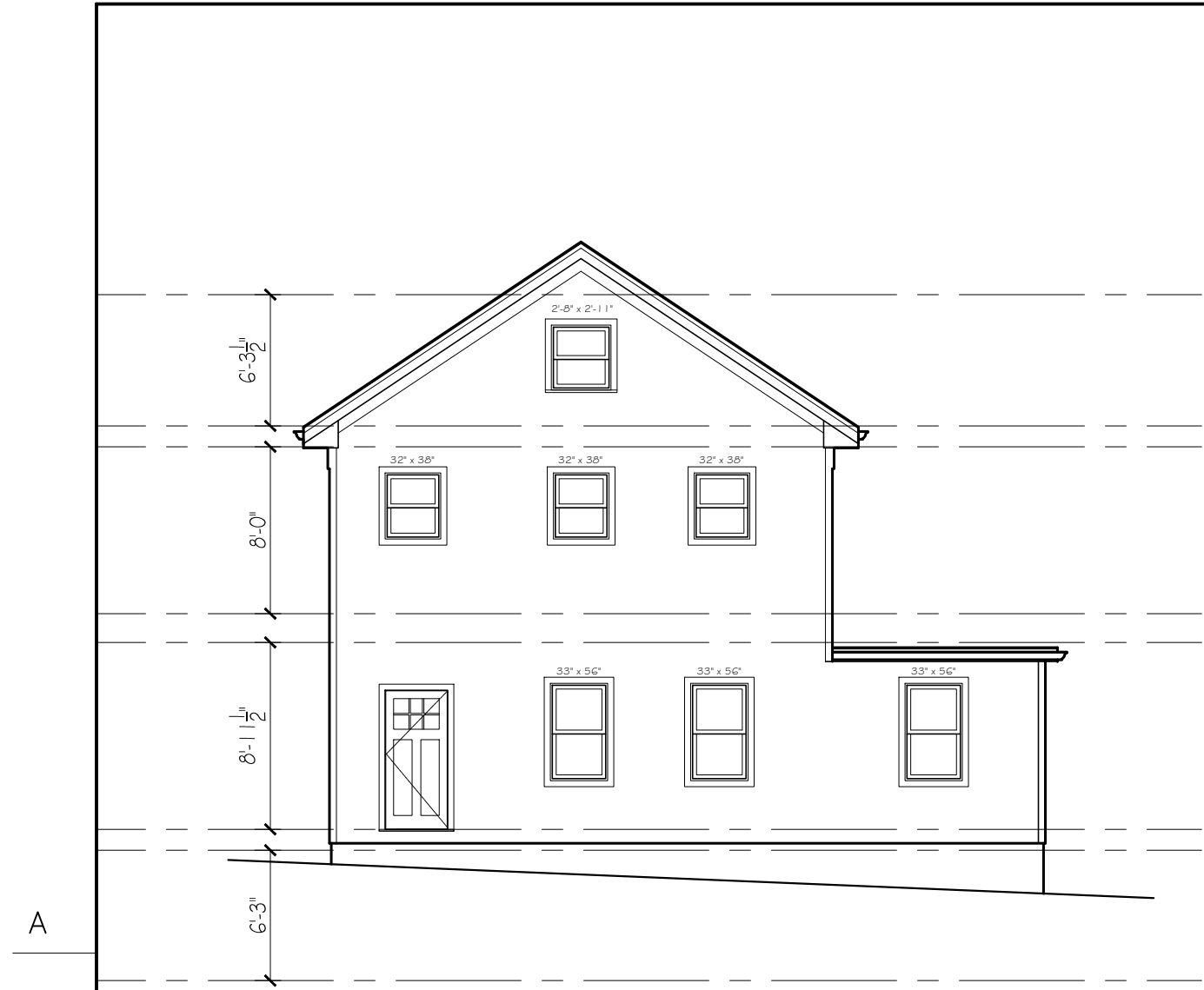
Project Title:  
**165 FRANKLIN STREET  
ARLINGTON, MA**

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

Project # 22028	
Drawn By: EE	Reviewed By: JFR
Scale: 1/8" = 1'-0"	Date: 9JAN24

Drawing #:  
**EX1.1**





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



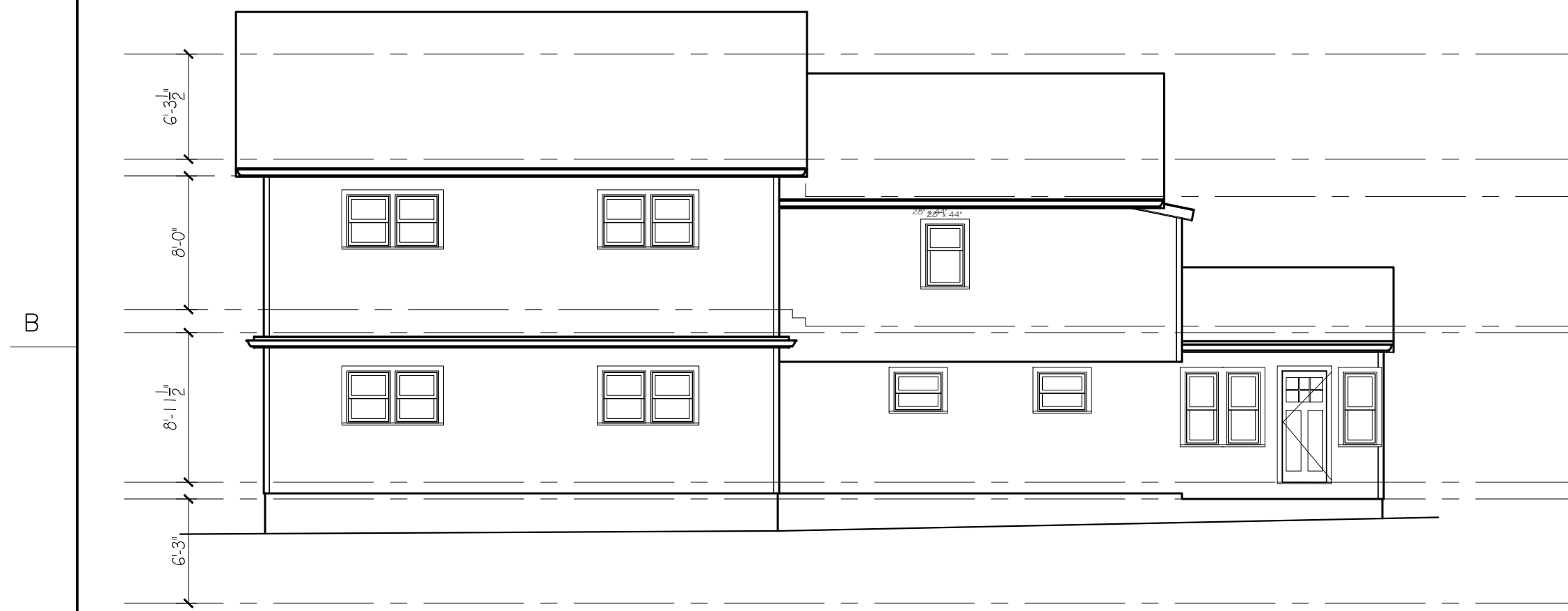
PROPOSED FRONT ELEVATION  
1/8" = 1'-0"



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



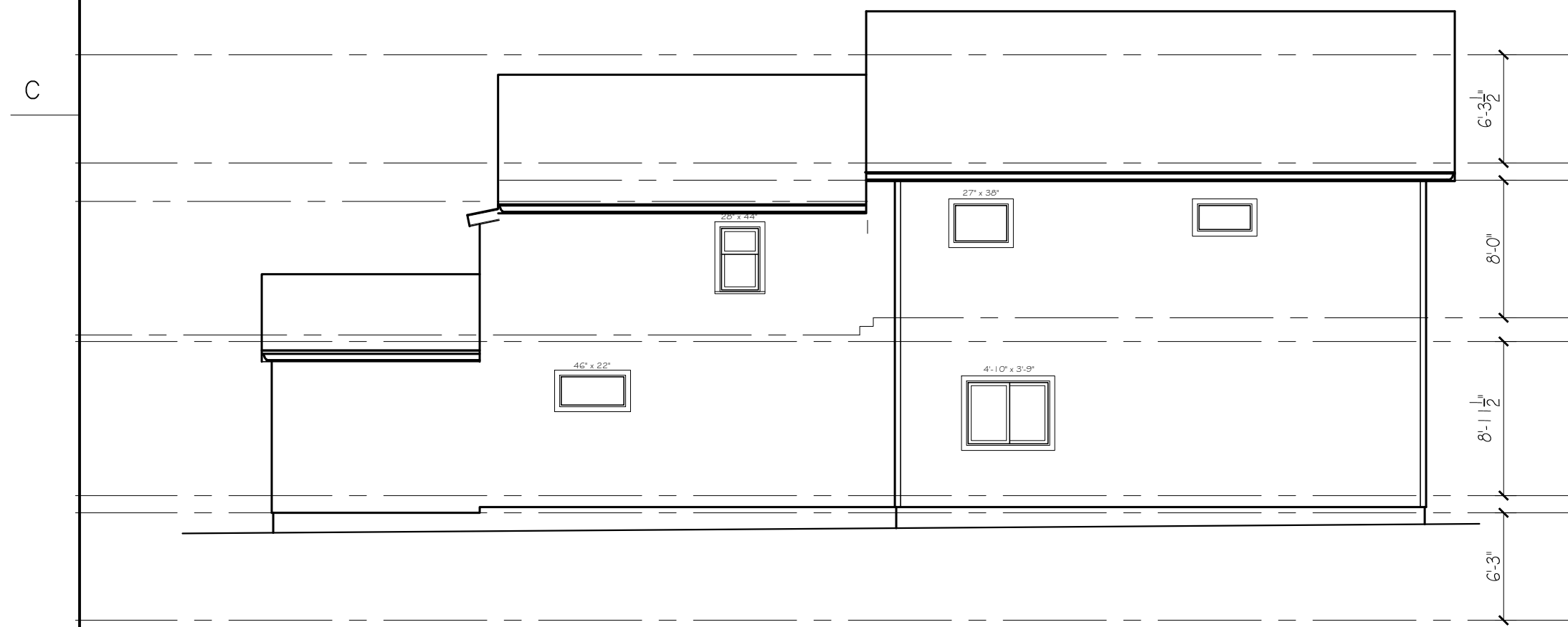
PROPOSED REAR ELEVATION  
1/8" = 1'-0"



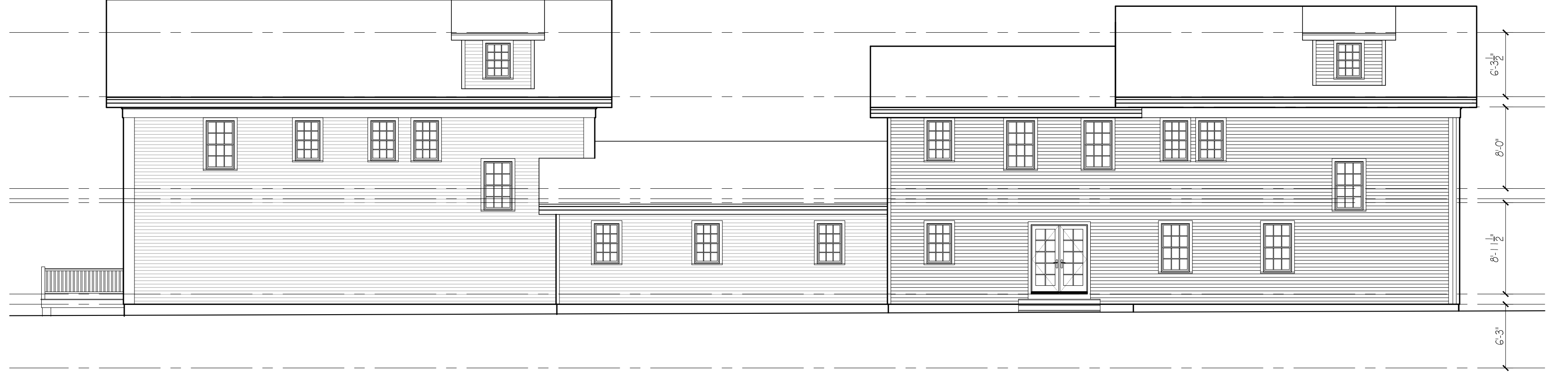
EXISTING RIGHT SIDE ELEVATION  
1/8" = 1'-0"



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

4

5

Project #  
22028

Drawn By: EE  
Reviewed By: JFR

Scale: 1/8" = 1'-0"  
Date: 9JAN24

Drawing #:  
**SD2.1**



**FRONT ELEVATION**  
3/32 = 1'-0"



**RIGHT SIDE ELEVATION**  
3/32 = 1'-0"

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

Drawing Title:  
**SCHEMATIC DESIGN:  
EXTERIOR ELEVATIONS**

Revisions:

#	Description	date

Project # 23057  
Scale: 3/32" = 1'-0"  
Date: 3OCT23  
REV 2JAN24  
Drawing # **SD2.1**



REAR ELEVATION  
3/32 = 1'-0"



LEFT SIDE ELEVATION  
3/32 = 1'-0"

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

Drawing Title:  
**SCHEMATIC DESIGN:  
EXTERIOR ELEVATIONS**

Revisions:

#	Description	date

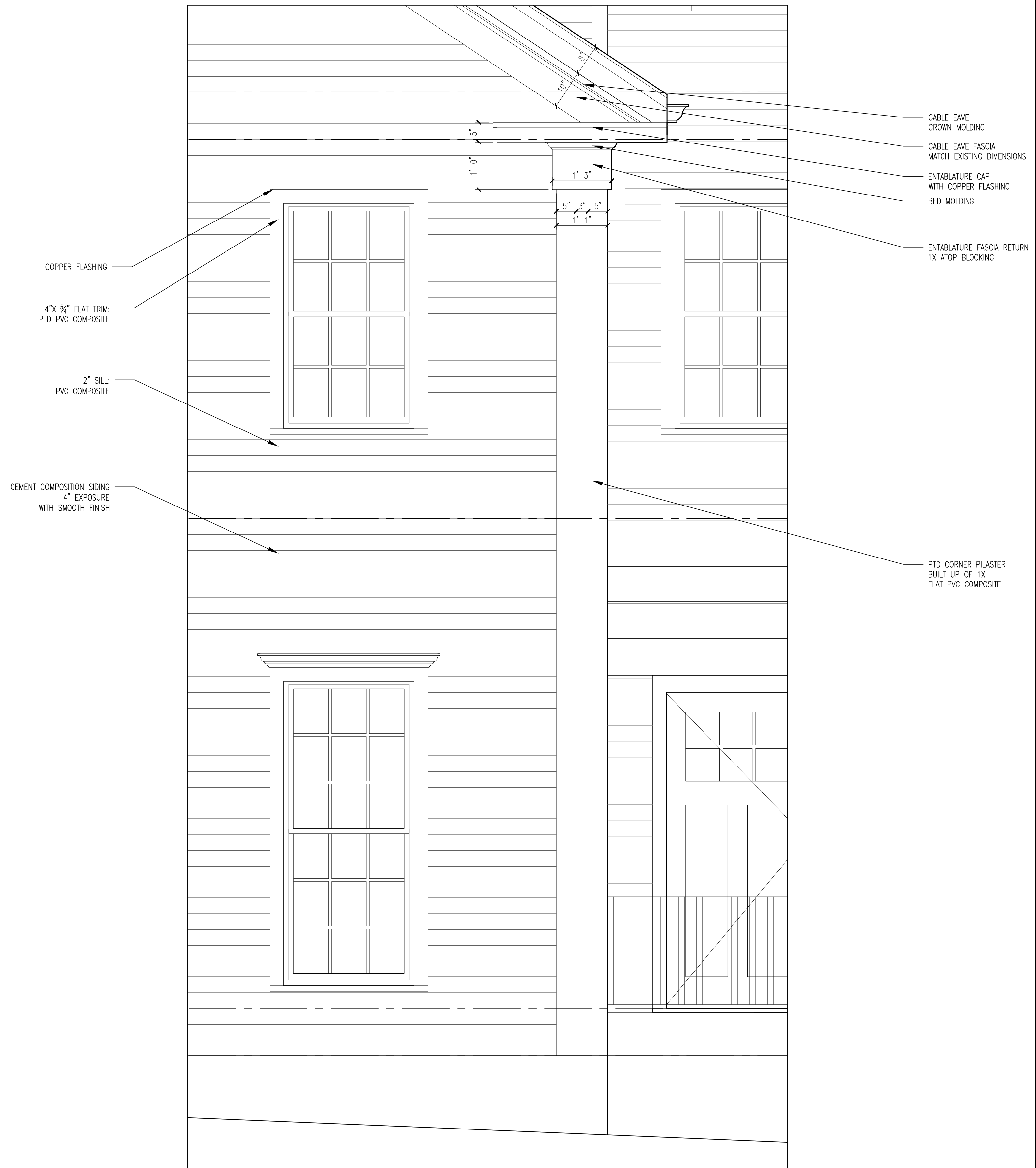
Project # 23057  
Scale: 3/32" = 1'-0"  
Date: 3OCT23  
REV 2JAN24  
Drawing # **SD2.2**



WINDOW SCHEDULE

A		B		C		D	
ELEVATION - 1/4\"/>		ELEVATION - 1/4\"/>		ELEVATION - 1/4\"/>		ELEVATION - 1/4\"/>	
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\"/>	HEADER HEIGHT TBD	ROUGH OPENING 2'-9 3/4\"/>	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4\"/>	HEADER HEIGHT TBD	ROUGH OPENING 2'-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  
3/4 = 1'-0"

**L.R. Designs**  
DESIGNERS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS  
64 ALLISON STREET, SUITE 5  
CAMBRIDGE, MA 02149  
LRS@LRDESIGNS.COM

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

Drawing Title:  
**PROPOSED RENOVATIONS:  
EXTERIOR DETAILS**

Project # 22028	
Drawn By: EE	Reviewed By: JFR
Scale: 1/8" = 1'-0"	Date: 9JAN24

Drawing #:  
**SD3.1**

A

B

C

D

1

2

3

4

5