

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

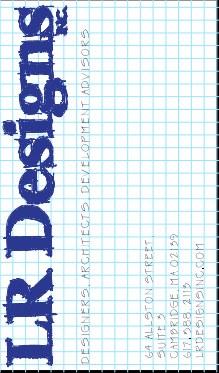
STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
 LIVE LOADS 30lb.s/SF (BEDROOMS)
 40lb.s/SF (OTHER ROOMS)
 GROUND SNOW LOAD 40lb.s/SF
 WIND LOAD 127MPH

LIST OF DRAWINGS

	PERMIT SET
ISSUED	MAR. 6, 2024
COVER	●
Z0.1 ZONING INFORMATION	●
Z0.2 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



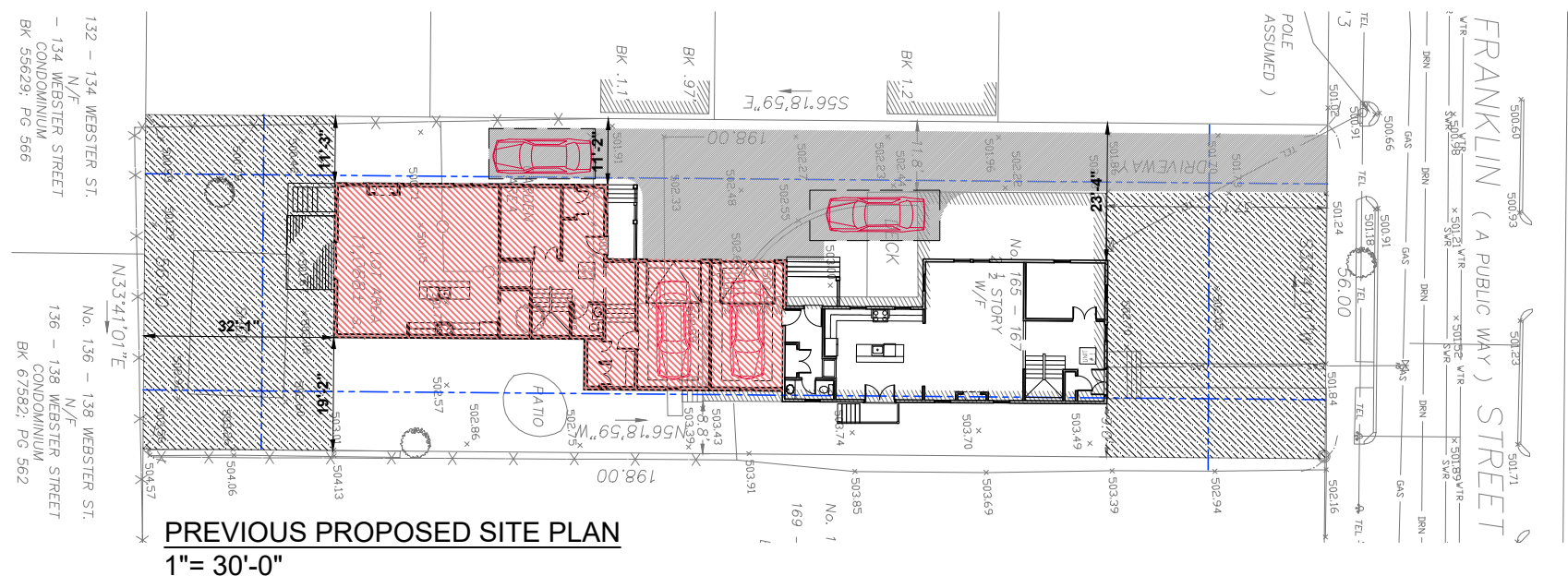
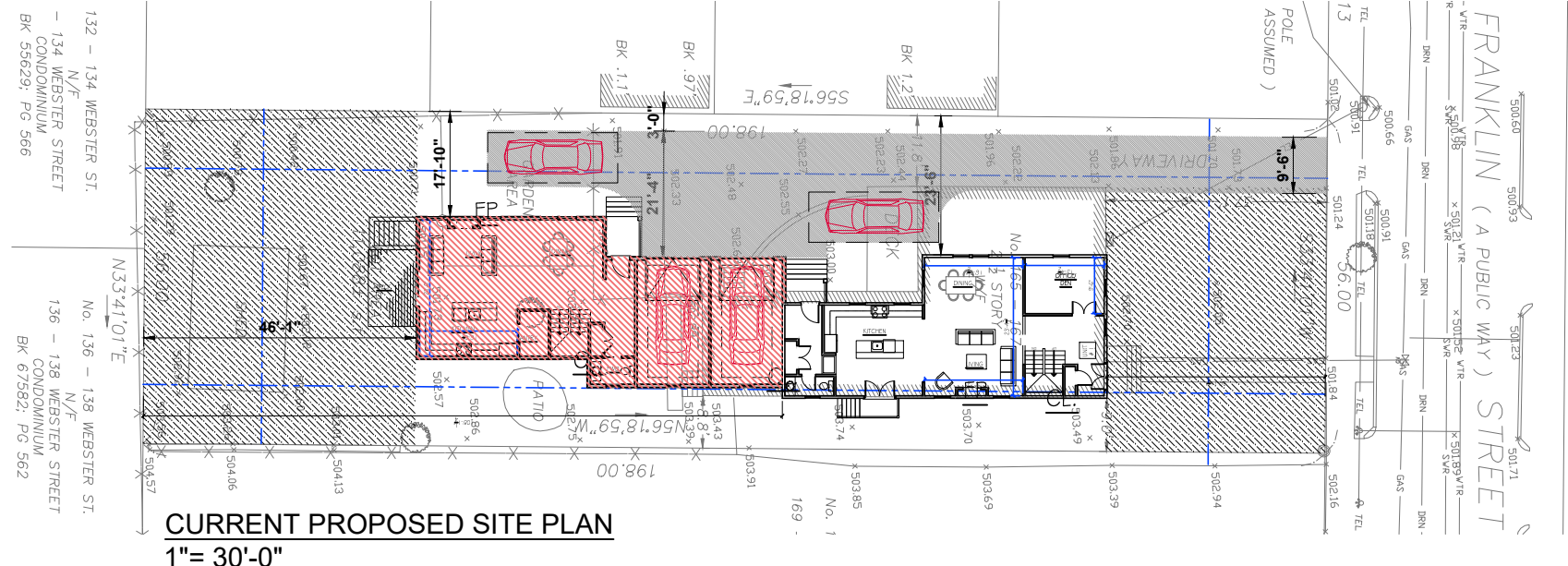
Project Title:
165 Franklin Street
Arlington, MA

Drawing Title:
PROJECT INFORMATION

Revisions:		
#	Description	date
Project #	23057	
Scale:	1/8" = 1'-0"	
Date:	07MAR24	
Drawing #	COVER	

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

	ZONING DISTRICT - GR- General Residential (Single-Family)	ALLOWED	EXISTING	PREVIOUS PROPOSED	CURRENT PROPOSED	COMPLIANCE
A	LOT AREA MIN.	5,000	11,310	NO CHANGE	NO CHANGE	CONFORMS
B	LOT FRONTAGE MIN. (FT)	35	56	NO CHANGE	NO CHANGE	CONFORMS
C	LOT WIDTH MIN. (FT)	60	56	NO CHANGE	NO CHANGE	CONFORMS
D	LOT DEPTH MIN. (FT)	60	198	NO CHANGE	NO CHANGE	CONFORMS
E	FRONT YARD MIN. DEPTH (FT)	15	37.1	NO CHANGE	NO CHANGE	CONFORMS
F	SIDE YARD MIN. WIDTH - RIGHT	7.5	11'- 8"	11'- 3"	17'-9 3/4"	CONFORMS
G	SIDE YARD MIN. WIDTH - LEFT	7.5	8'-6 3/4"	NO CHANGE	NO CHANGE	CONFORMS
H	REAR YARD MIN. DEPTH (FT)	15	108'-1 1/4"	32'-1"	46'-1"	CONFORMS
I	LOT COVERAGE MAX. %	35	1769/ 11310 16%	3046/ 11310 27%	2599/ 11310 23%	CONFORMS
J	BUILDING HEIGHT MAX. (STORIES / FT)	2.5 / 35	29'-10 1/2"	NO CHANGE	NO CHANGE	CONFORMS



Revisions:

#	Description	date

A
B
C
D

WEBSTER STREET

HAMLET STREET

FRANKLIN STREET

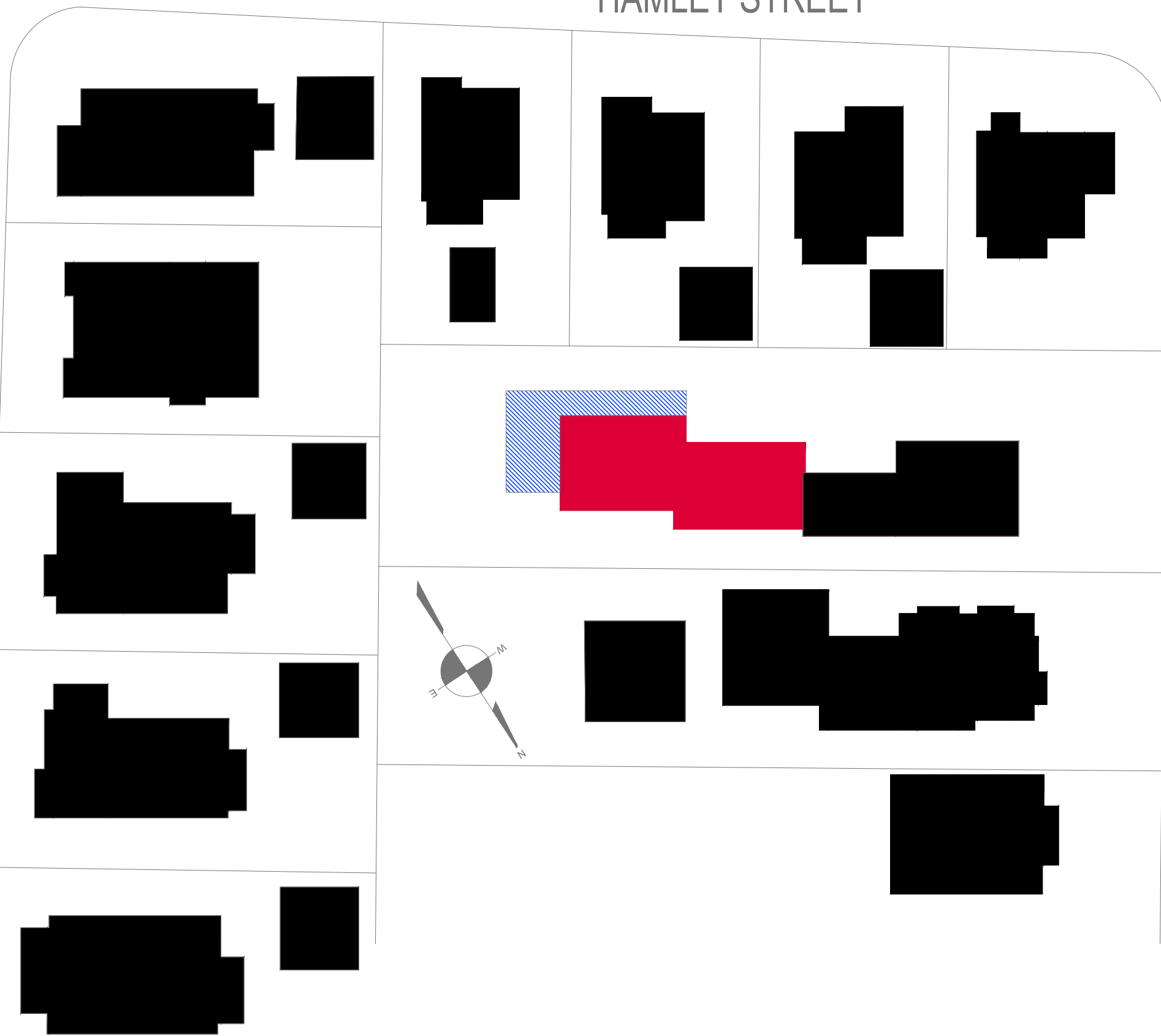


FIGURE GROUND DIAGRAM
1" = 30'-0"

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

Drawing Title:
ZONING INFORMATION

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Project #
 23057

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

Date:
 07MAR24

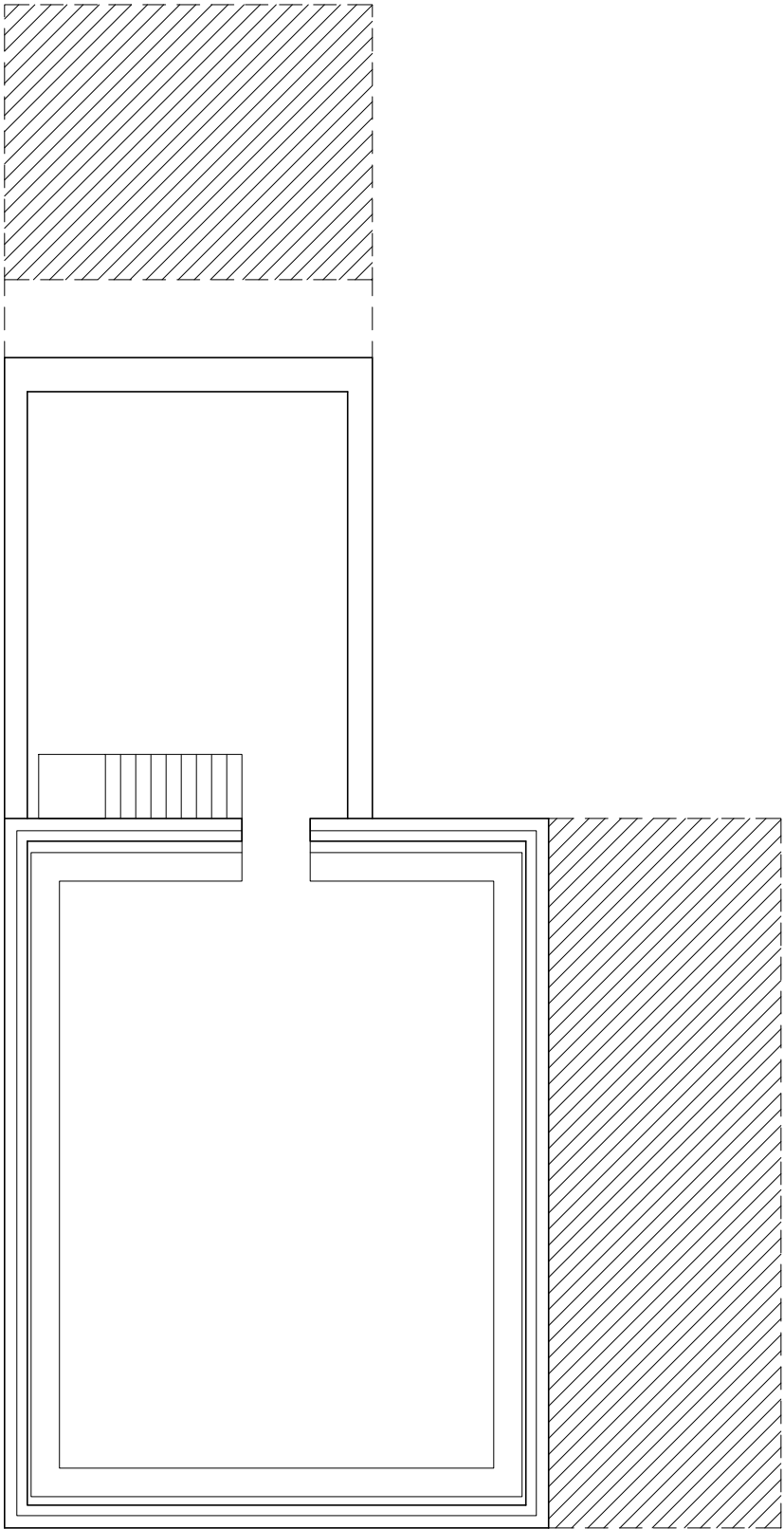
Drawing #
Z0.2

A

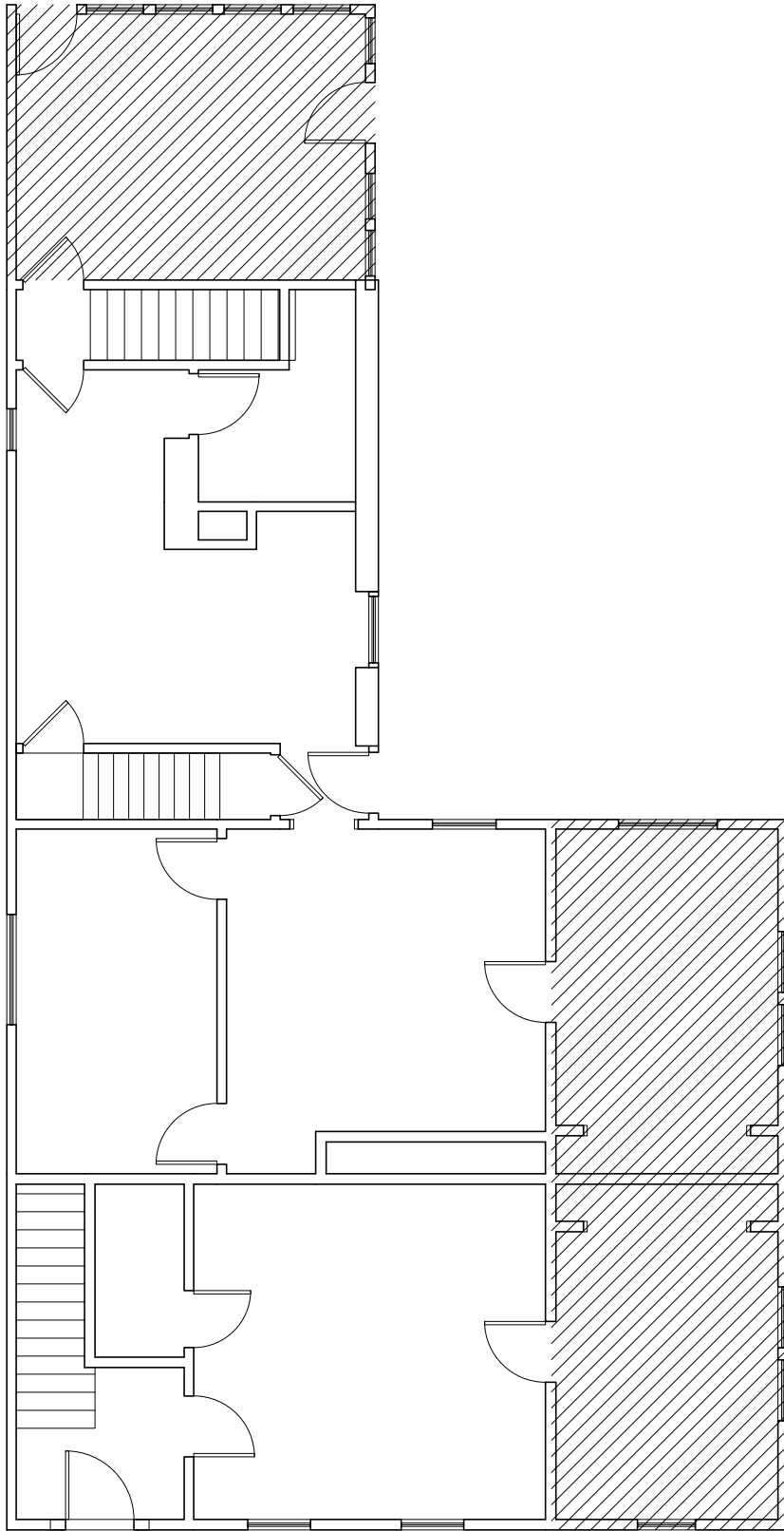
B

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: 07MAR24

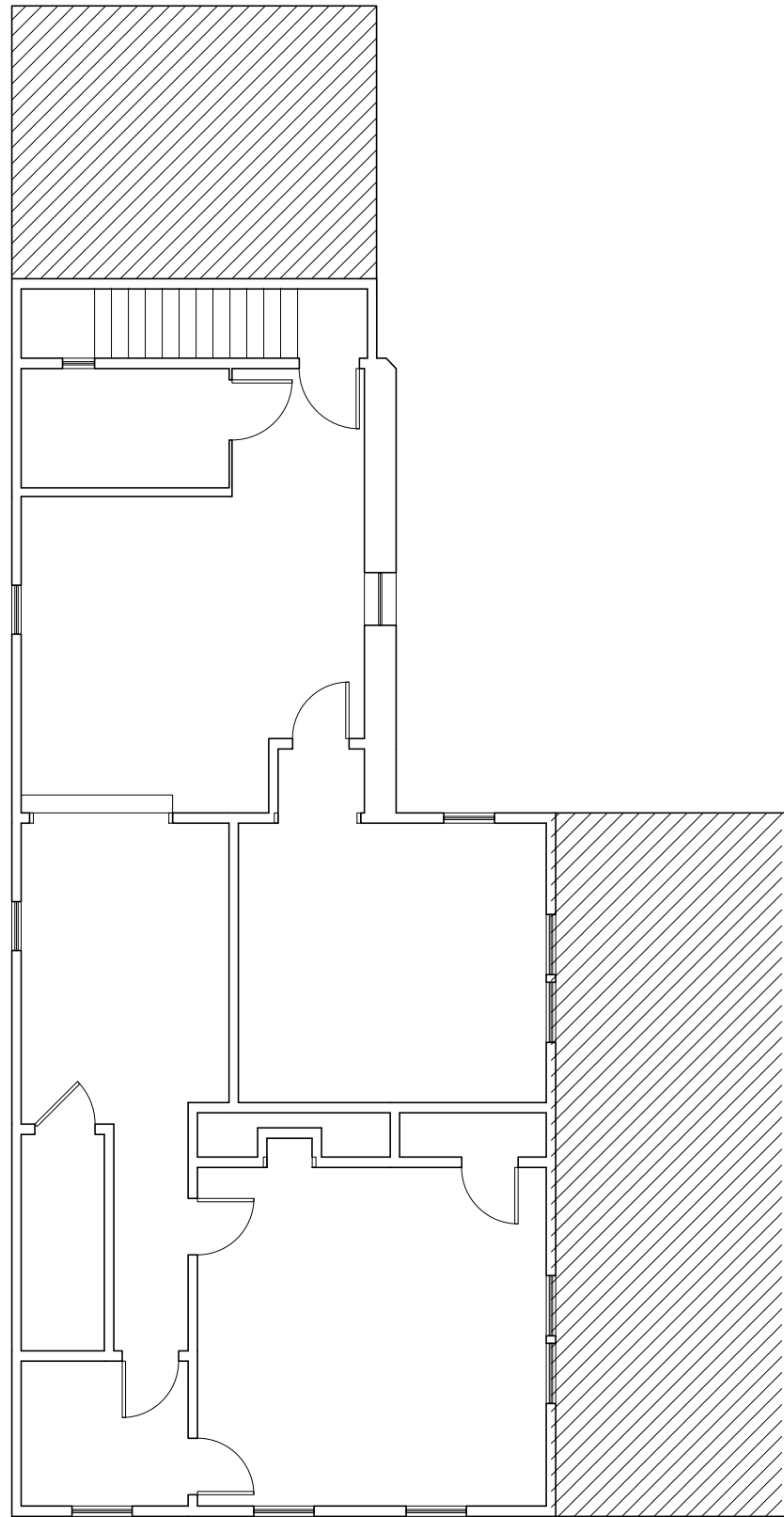
Drawing # **EX1.1**

A

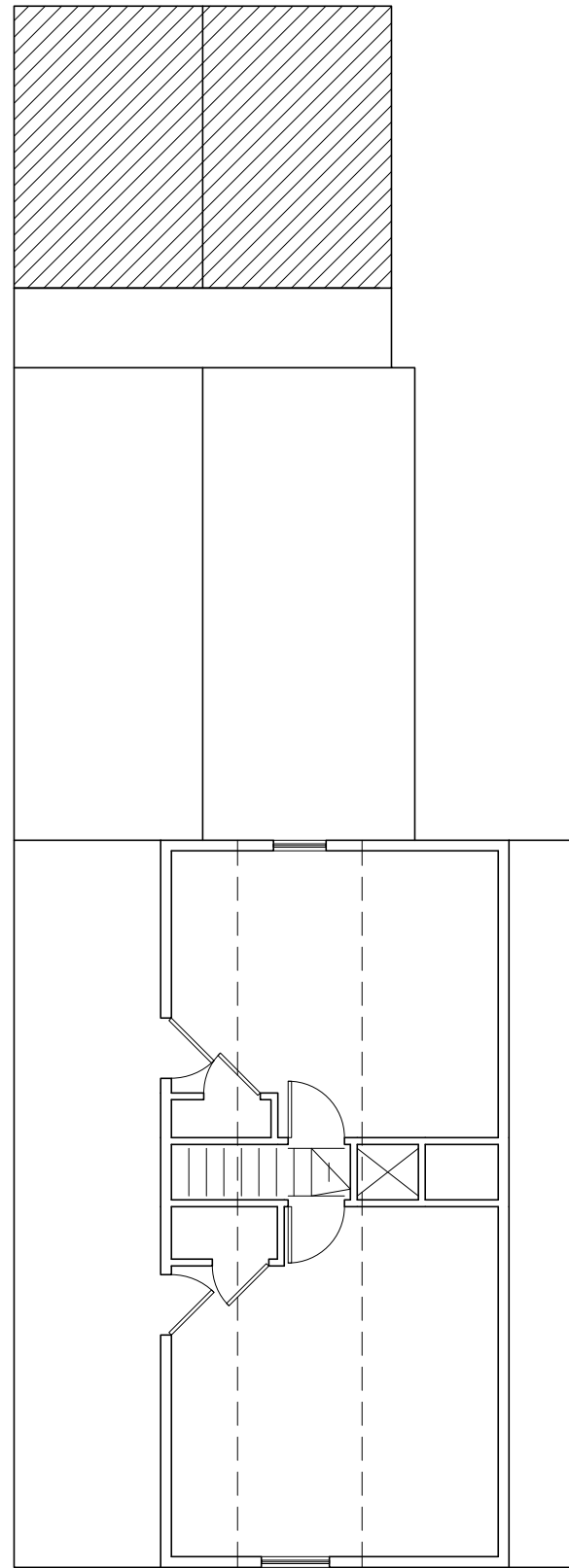
B

C

D



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



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

Project Title:
**165 Franklin Street
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Drawing Title:
**EXISTING CONDITIONS:
FLOOR PLANS**

Revisions:

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Project # 23057

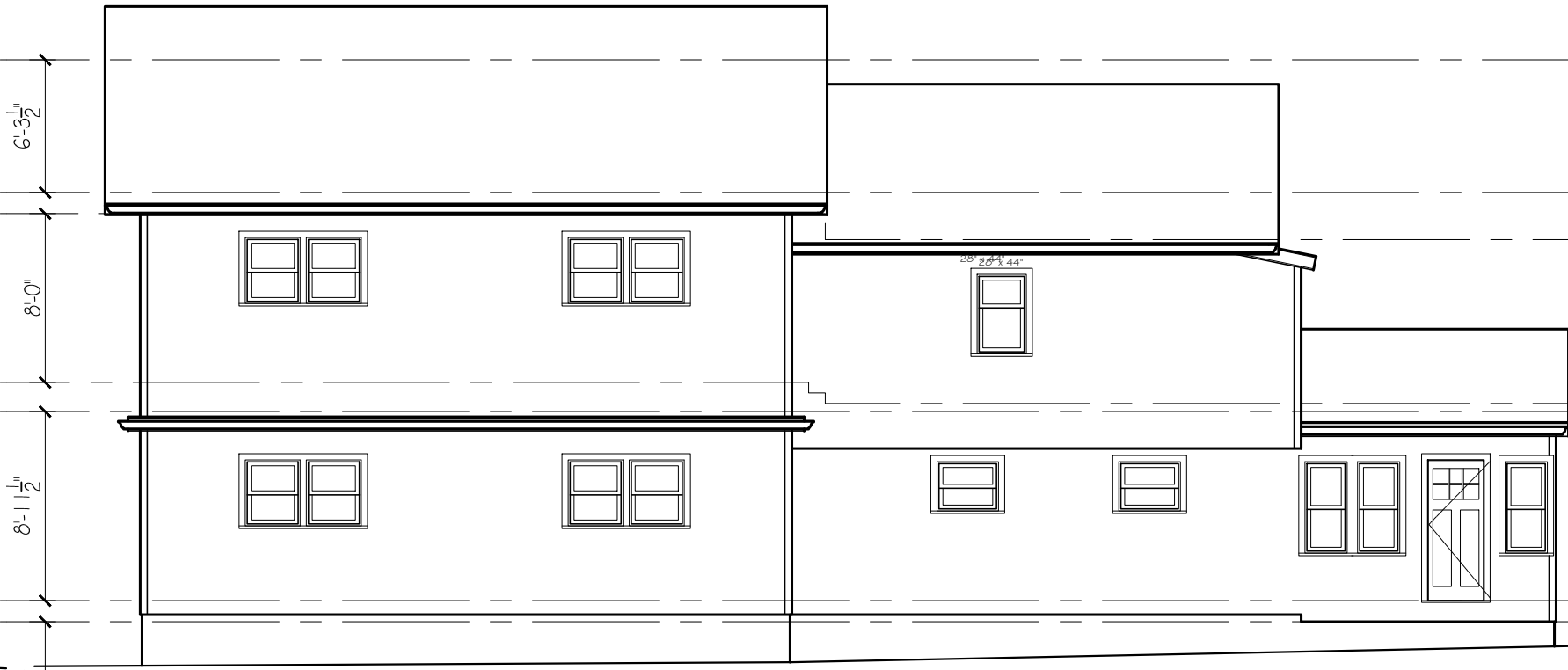
Scale: 1/8" = 1'-0"

Date: 07MAR24

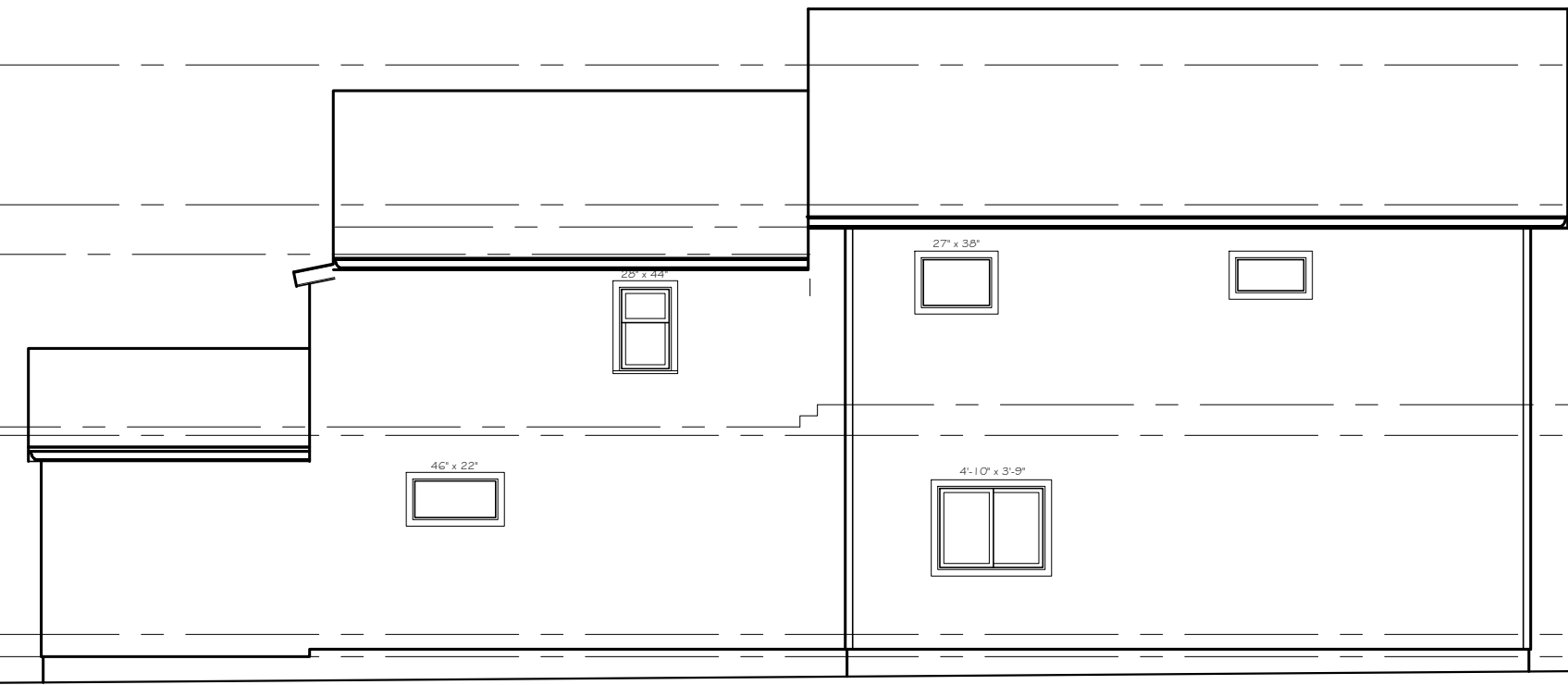
Drawing # **EX1.2**



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"

Date: 07MAR24

Drawing # EX2.1

Revisions:

#	Description	date

Project # 23057

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

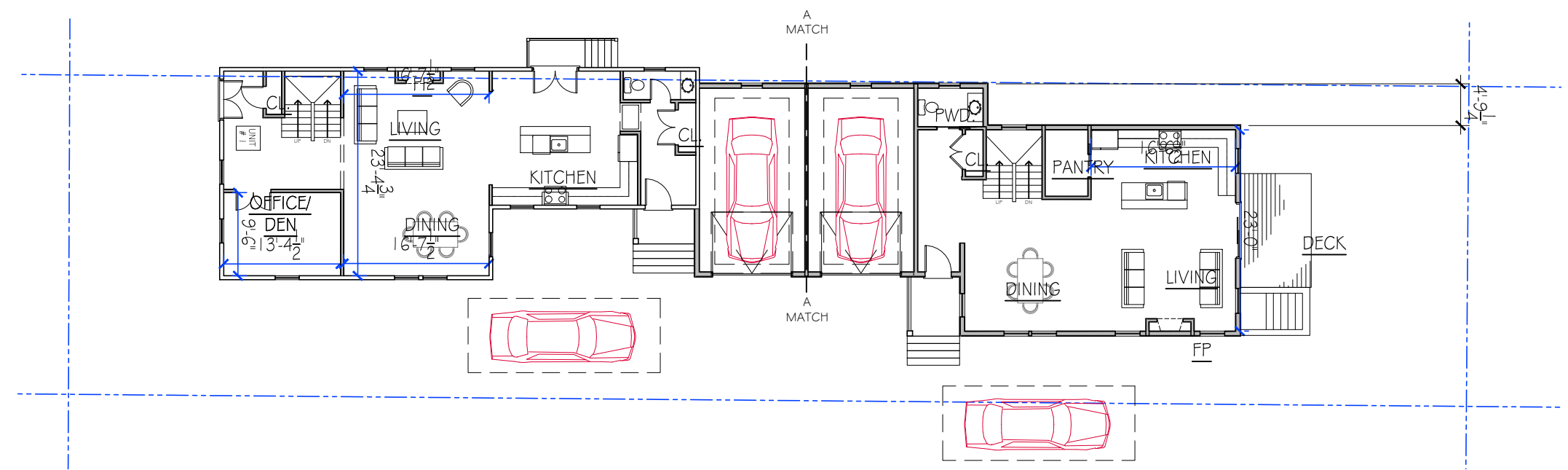
Date: 07MAR24

Drawing # **A1.1**

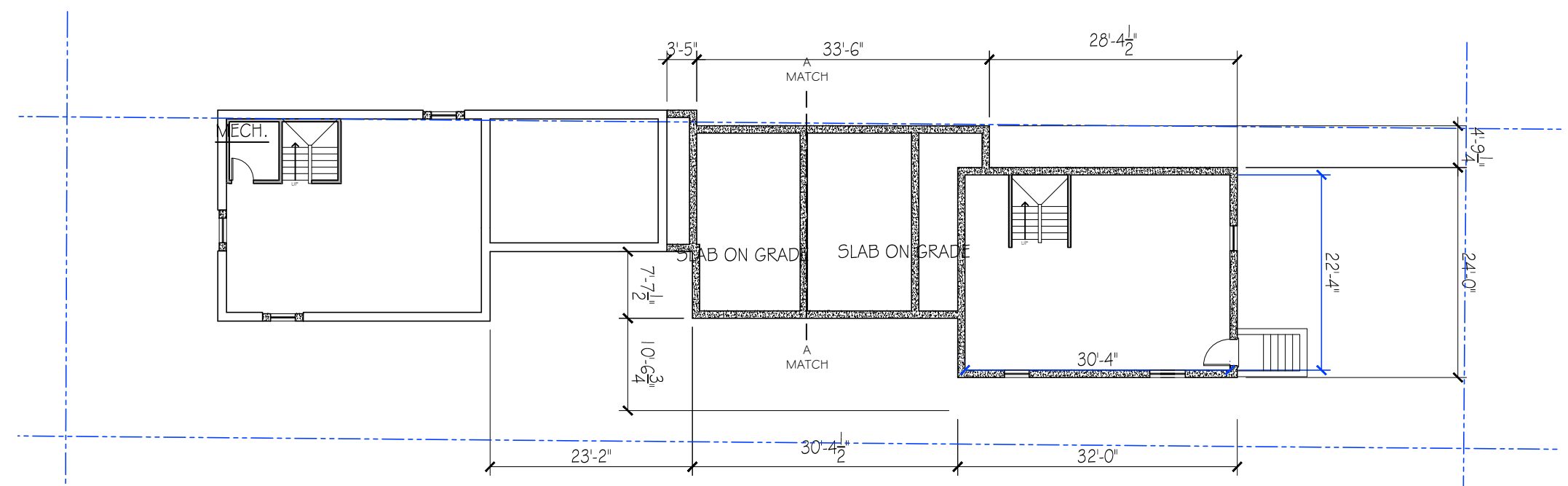
LEGEND

- 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.



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



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

A
B
C
D

1 2 3 4 5

Revisions:

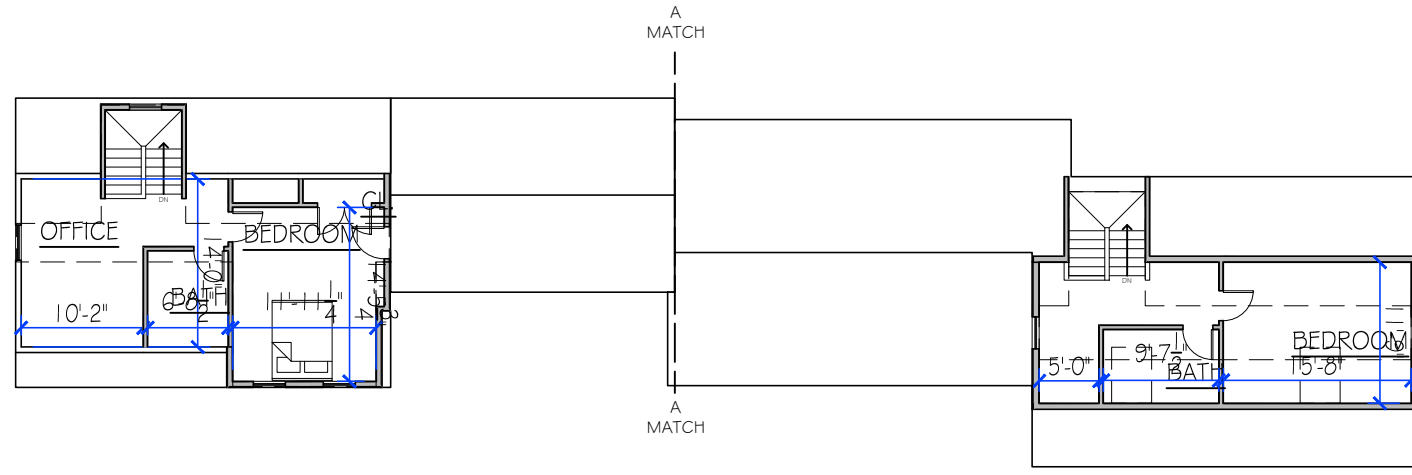
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Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
Drawing # A1.2

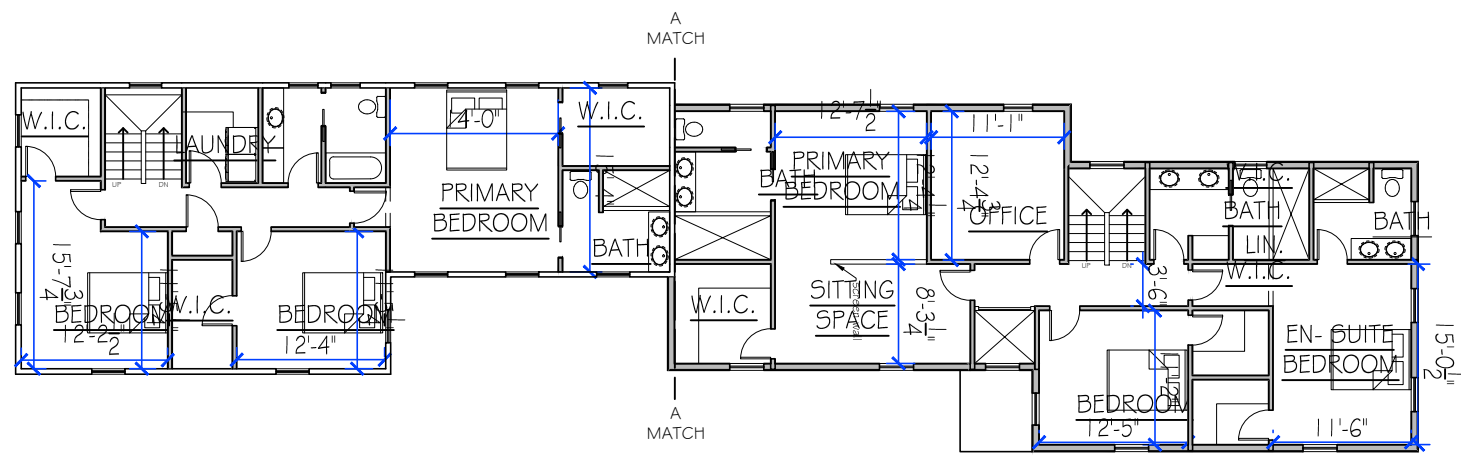
LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
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- SMOKE DETECTOR
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ATTIC PLAN
 1/16" = 1'-0"



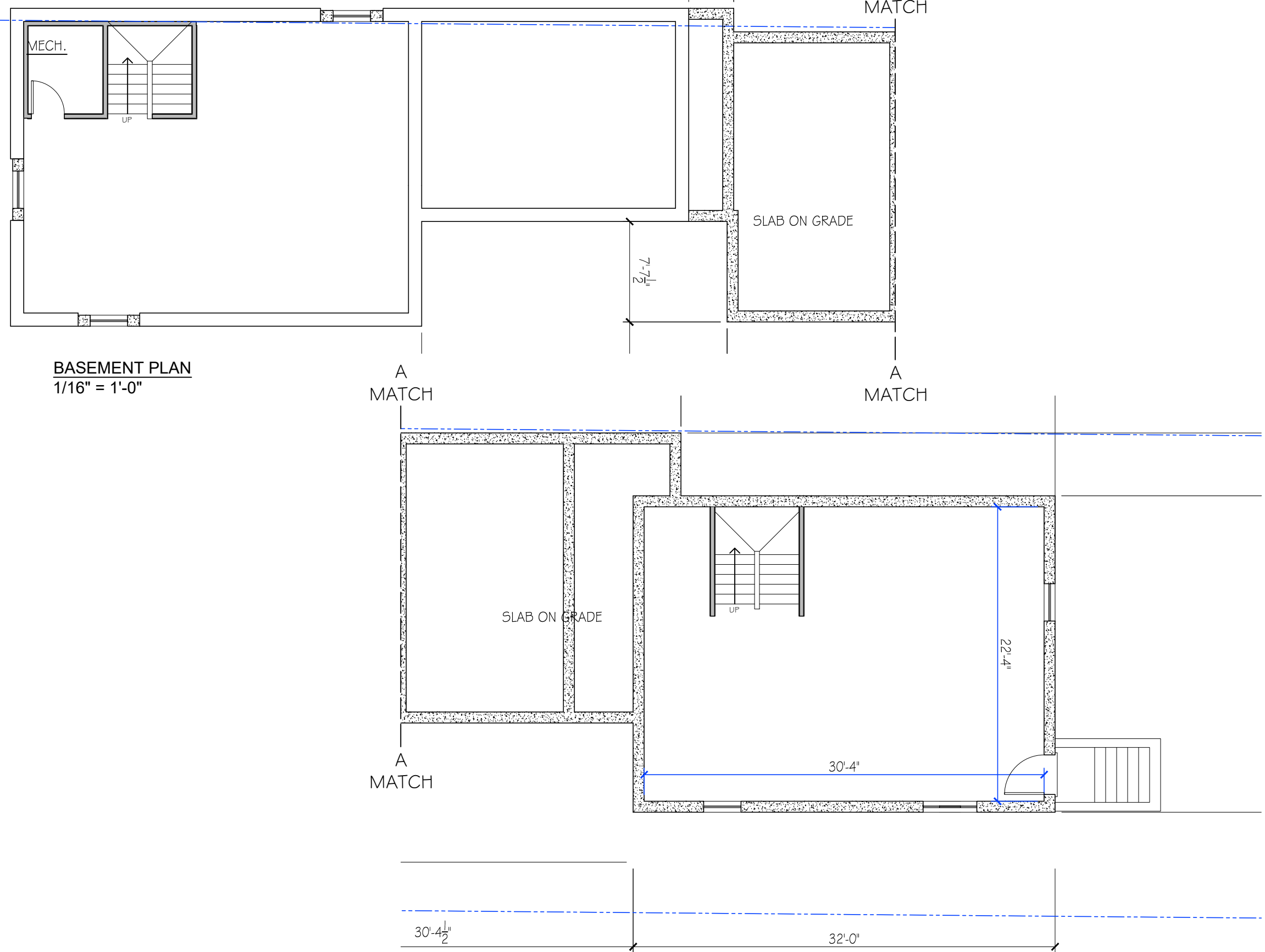
SECOND FLOOR PLAN
 1/16" = 1'-0"

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

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

L.R. Designs
DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS
165 FRANKLIN STREET
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ARLINGTON, MA 02464
TEL: 781.255.4917
WWW.LRDESIGNS.COM

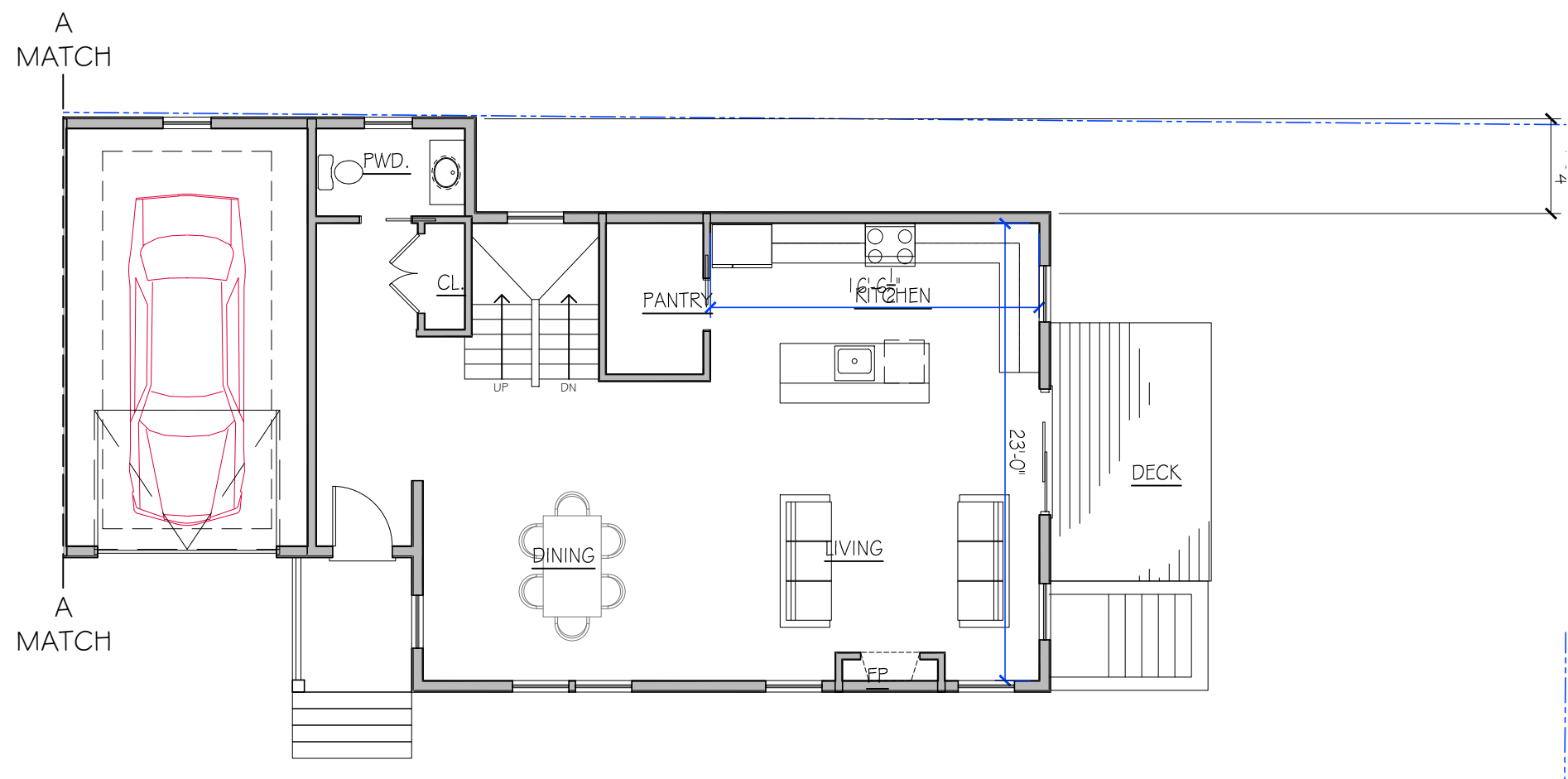
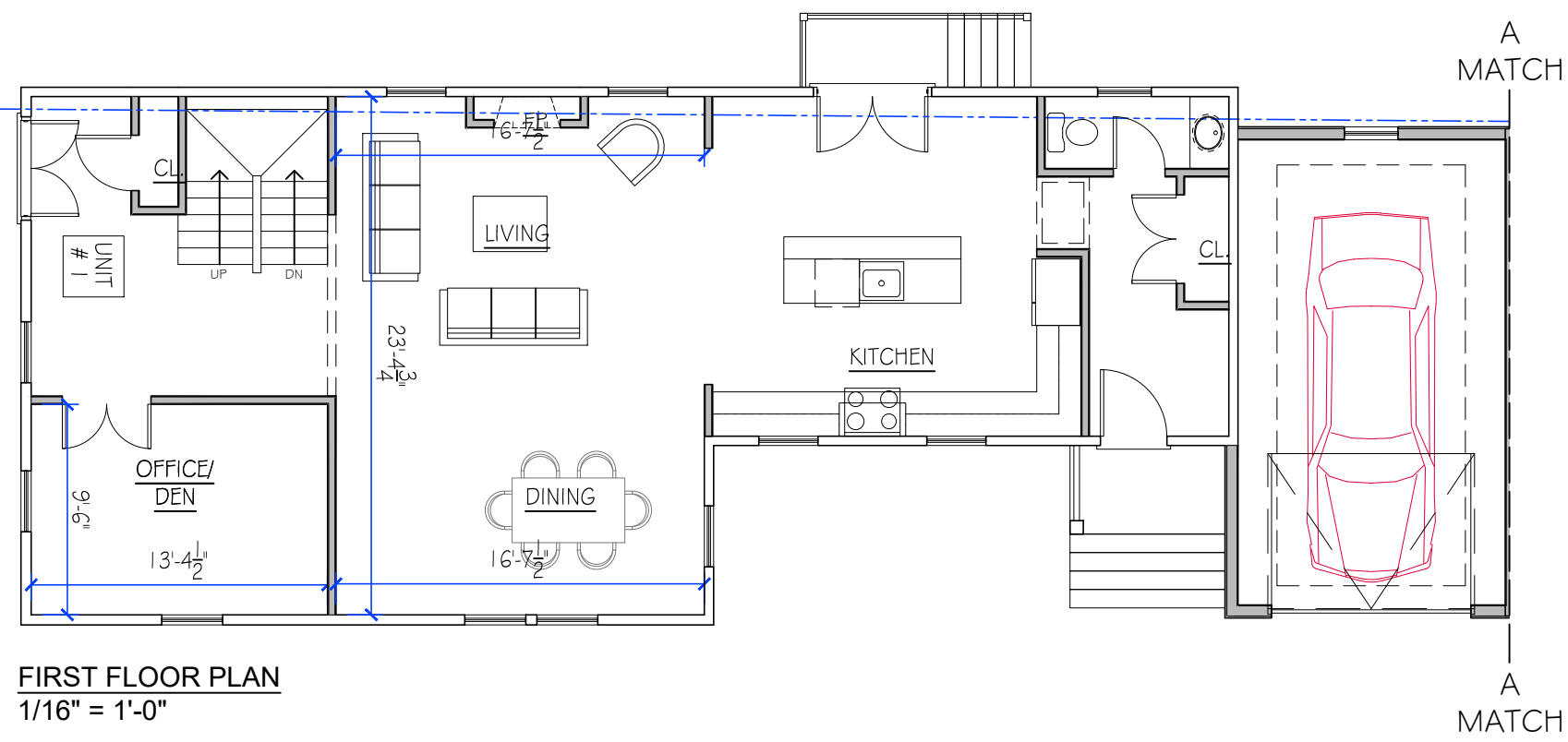
Project Title:
**165 Franklin Street
Arlington, MA**

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

Revisions:		
#	Description	date

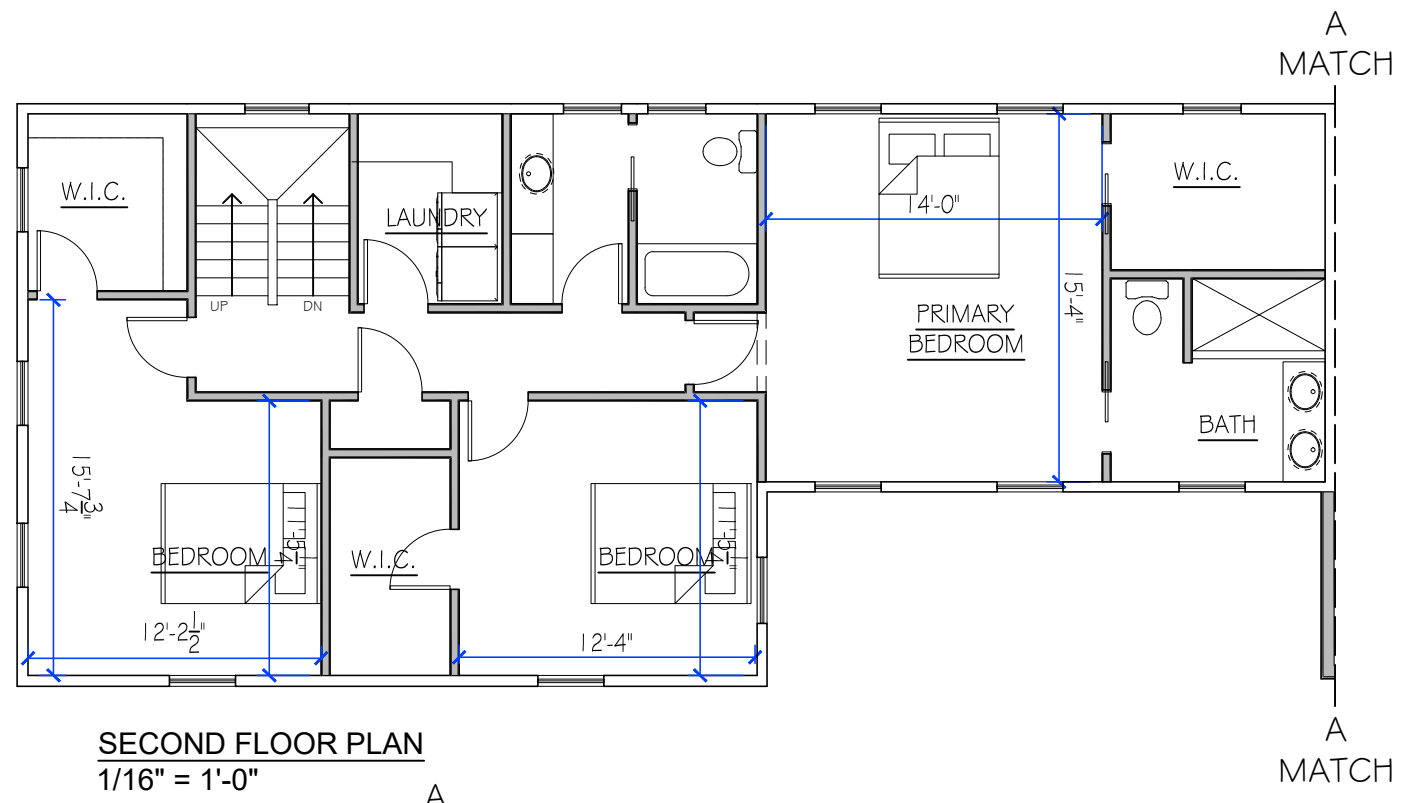
Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
Drawing # **A1.1**

FRANKLIN STREET



Revisions:

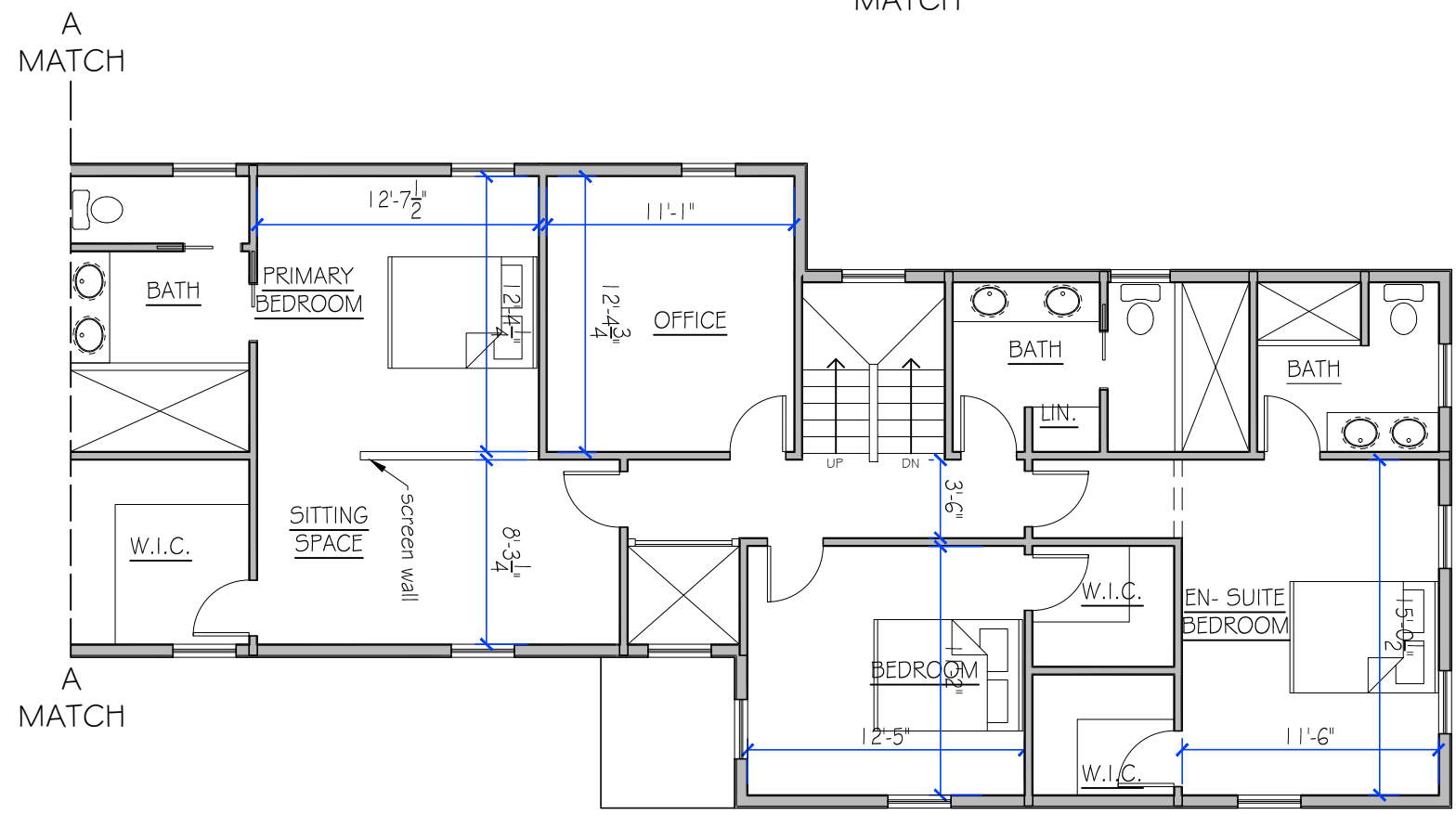
#	Description	date



LEGEND

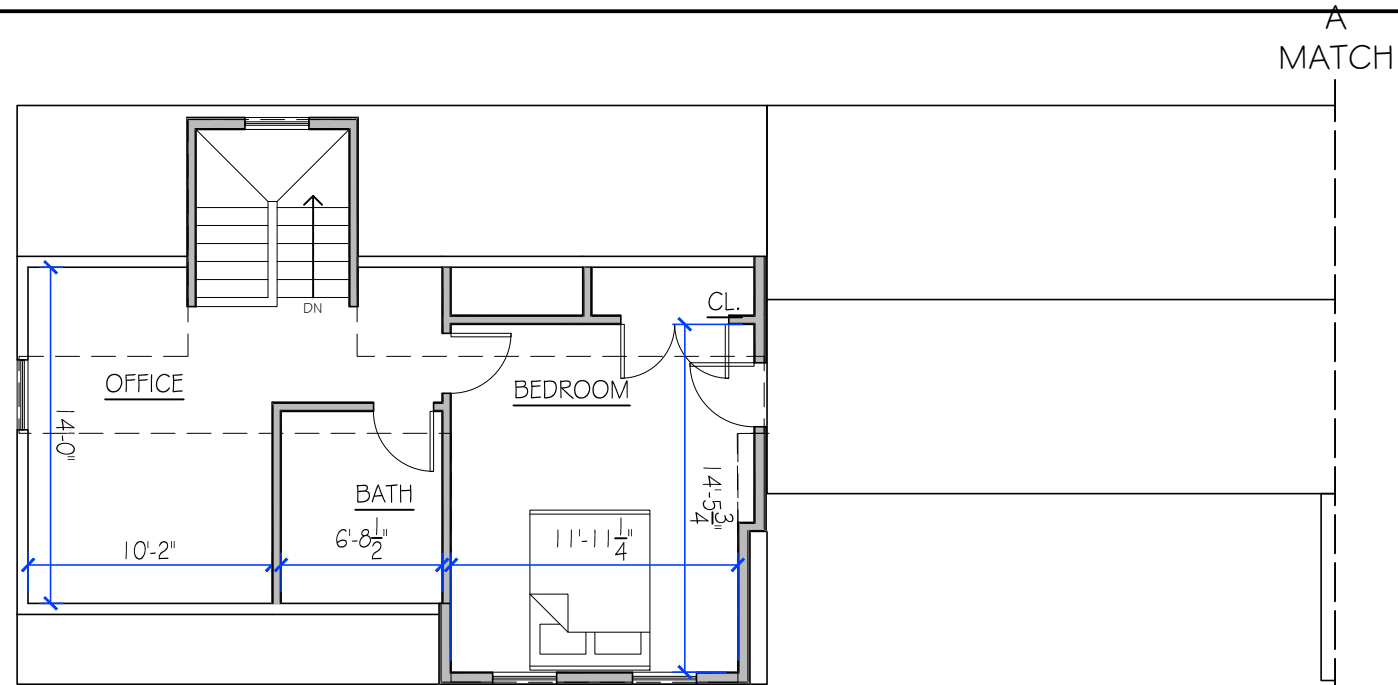
- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

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Revisions:

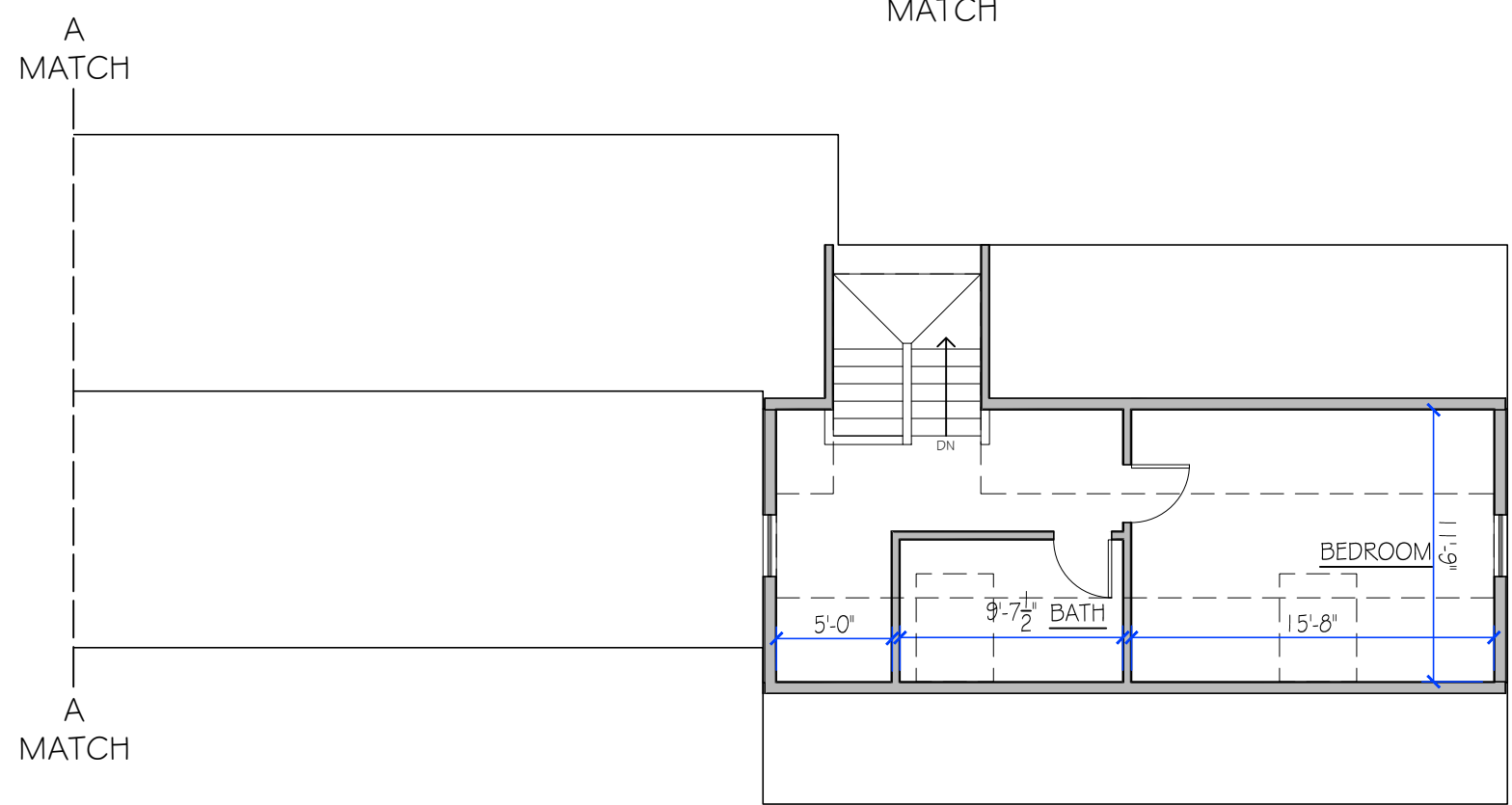
#	Description	date



LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
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**PROPOSED RENOVATIONS:
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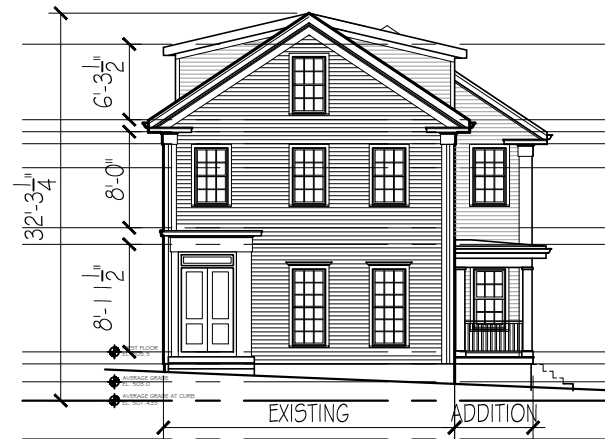
#	Description	date

Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
Drawing # **A1.3A**

A
B
C
D

1 2 3 4 5

CURRENT PROPOSED



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



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

PREVIOUS PROPOSED



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



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

Revisions:

#	Description	date

Project # 23057

Scale: 1/16" = 1'-0"

Date: 07MAR24

Drawing # **A2.1**

Revisions:

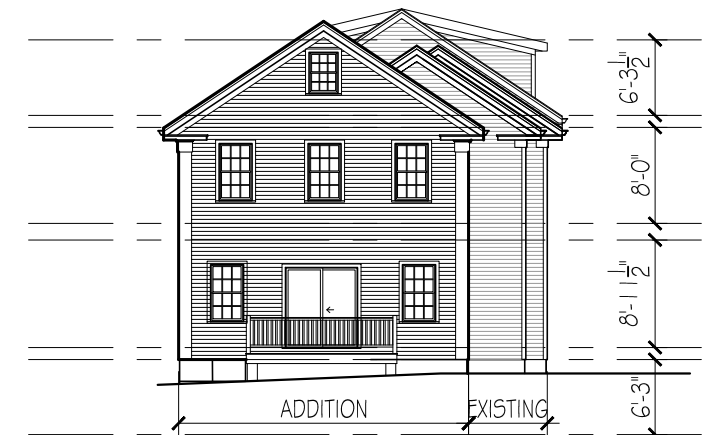
#	Description	date

Project # 23057
 Scale: 1/16" = 1'-0"
 Date: 07MAR24
 Drawing # **A2.2**

CURRENT PROPOSED



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



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

PREVIOUSLY PROPOSED



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



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

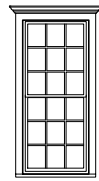
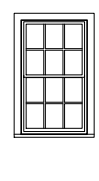
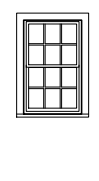
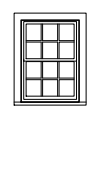
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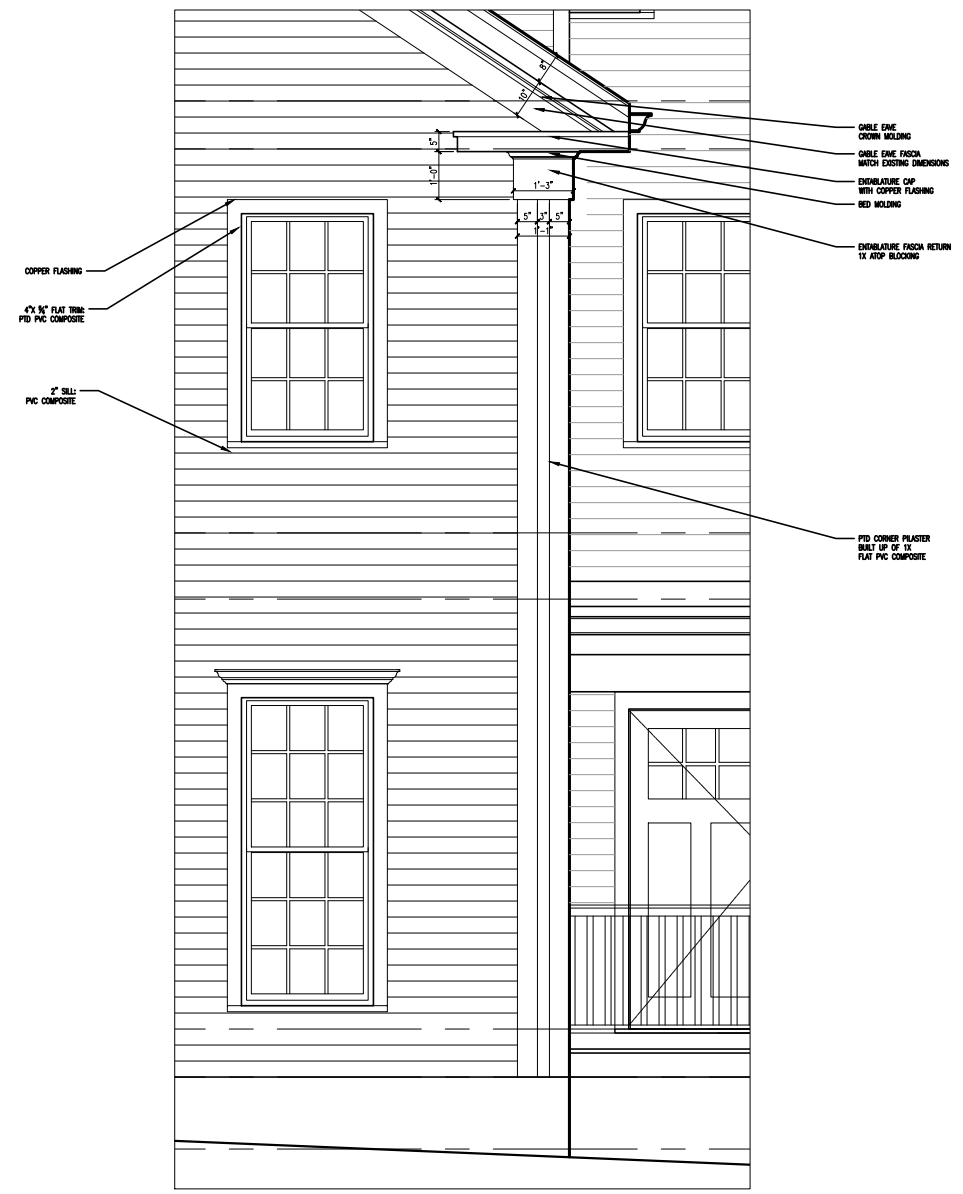
Scale: 1/4" = 1'-0"

Date: 07MAR24

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'-1 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