

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

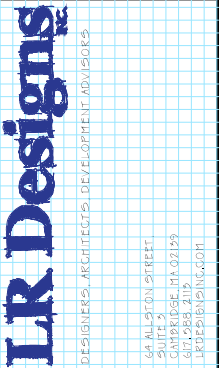
STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
 LIVE LOADS 30lb.s/SF (BEDROOMS)
 40lb.s/SF (OTHER ROOMS)
 GROUND SNOW LOAD 40lb.s/SF
 WIND LOAD 127MPH

LIST OF DRAWINGS

	SPECIAL PERMIT	SPECIAL PERMIT
ISSUED	MAR. 6, 2024	APRIL 9, 2024
COVER	<input type="radio"/>	<input checked="" type="radio"/>
Z0.1 ZONING INFORMATION	<input type="radio"/>	<input checked="" type="radio"/>
Z0.2 ZONING INFORMATION	<input type="radio"/>	<input checked="" type="radio"/>
SURVEY	<input type="radio"/>	<input checked="" type="radio"/>
EX1.1 EXISTING CONDITIONS: PLANS	<input type="radio"/>	<input checked="" type="radio"/>
EX1.2 EXISTING CONDITIONS: PLANS	<input type="radio"/>	<input checked="" type="radio"/>
EX2.1 EXISTING CONDITIONS: ELEVATIONS	<input type="radio"/>	<input checked="" type="radio"/>
A1.1 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.2 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.3 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.4 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.5 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.6 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A2.1 PROPOSED ELEVATIONS	<input type="radio"/>	<input checked="" type="radio"/>
A3.1 PROPOSED BUILDING DETAILS	<input type="radio"/>	<input type="radio"/>

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

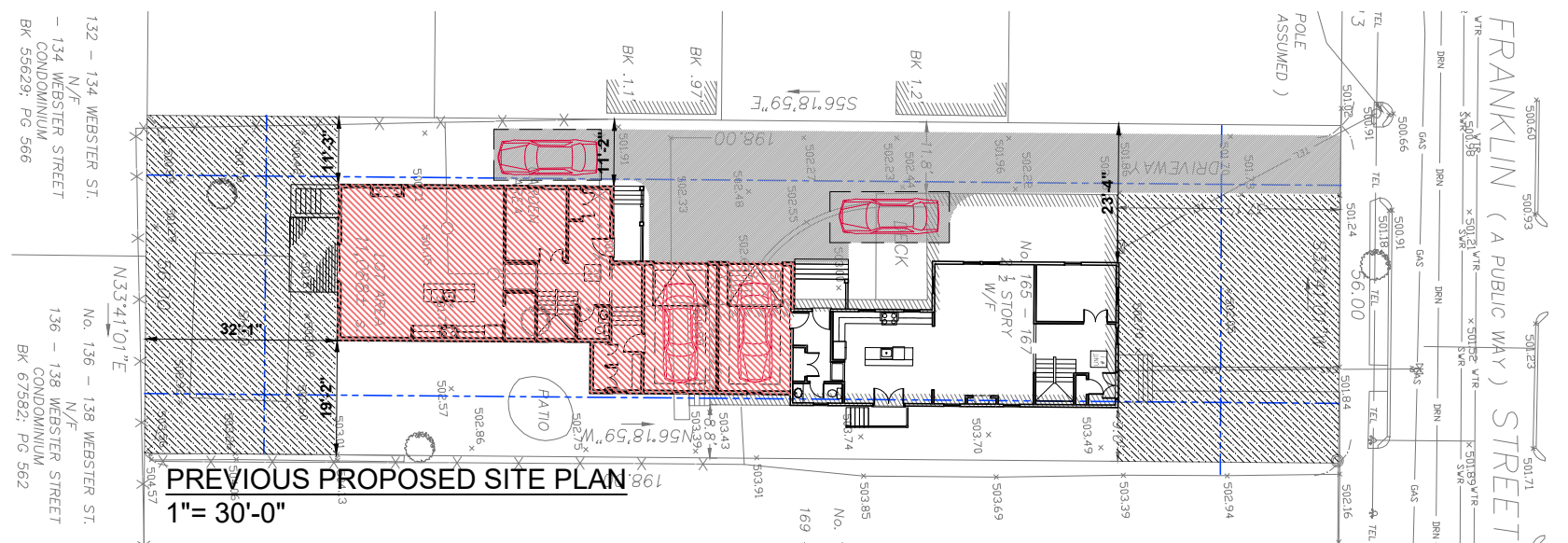
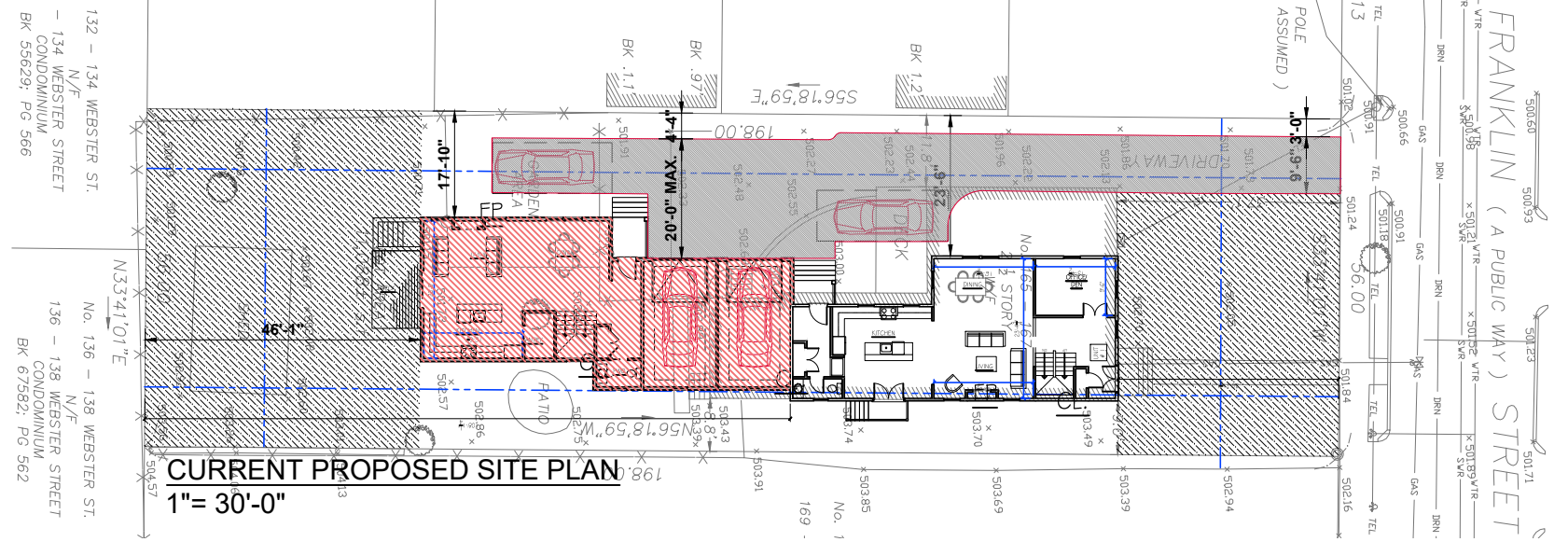
Revisions:		
#	Description	date
Project #	23057	
Scale:	1/8" = 1'-0"	
Date:	07MAR24 12MAR24 9APRIL24	
Drawing #	COVER	

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

	ZONING DISTRICT - R2	ALLOWED/REQUIRED	EXISTING	PREVIOUS PROPOSED	CURRENT PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	6,000	±11,088	NO CHANGE	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	60	56	NO CHANGE	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--	--	NA
D	LOT COVERAGE MAX. (%) (PROPOSED 2,975 SF / 11,088 SF = 23.5)	35	19%	28.5%	2603/ 11088 = 23.5%	CONFORMS
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	--	NA
F	MIN. FRONT YARD (FT)	20	37.1	NO CHANGE	NO CHANGE	CONFORMS
G	MIN. SIDE YARD - RIGHT	10	11.8	11'- 3"	17'-9 3/4"	CONFORMS
	MIN. SIDE YARD - LEFT	10	8.8	NO CHANGE	NO CHANGE	EXISTING NON-CONF. (EXISTING STRUCTURE ONLY)
H	MIN. REAR YARD (FT)	20	94.5	32'-1"	46'-1"	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.25	2 1/2 / 32.88	2 1/2 / 32.25	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%) (PROPOSED 4,512 SF / 7,077 GSF = 63.75)	10	250	80	63.75	CONFORMS
K	OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 4,241 SF / 7,077 GSF = 60)	30	201	45	60	CONFORMS
§6.1.4	MIN. NO. OF PARKING SPACES	2	4	4	4	CONFORMS

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

	EXIST. AREA (ASSESSORS)	APPLICATION (TOTAL AREA)	PREVIOUSLY PROPOSED FEB. 13, 2024 (TOTAL AREA)	PREVIOUSLY PROPOSED MARCH 12, 2024 (TOTAL AREA)	CURRENT PROPOSED (TOTAL AREA)	CURRENT PROPOSED TOTAL ADDITION
BASEMENT (CELLAR)	1,159	1,964	2,355	1,927	1,927	
1ST FLOOR	1,661	2,474	2,490	2,603	2,603	
2ND FLOOR	1,183	2,567	2,371	2,603	2,603	
ATTIC (SURVEYED)	99	558	452	493	293	
GARAGE (ACCESSORY PARKING)	0	606	548	549	549	
TOTAL GROSS FLOOR AREA	4102	7,563	7,668	7,077	6,784	2,682
TOTAL GROSS AREA	4102	8,169	8,216	7,626	7,333	



Revisions:

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Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
12MAR24
9APRIL24
Drawing # Z0.1

A
B
C
D

WEBSTER STREET

HAMLET STREET

FRANKLIN STREET

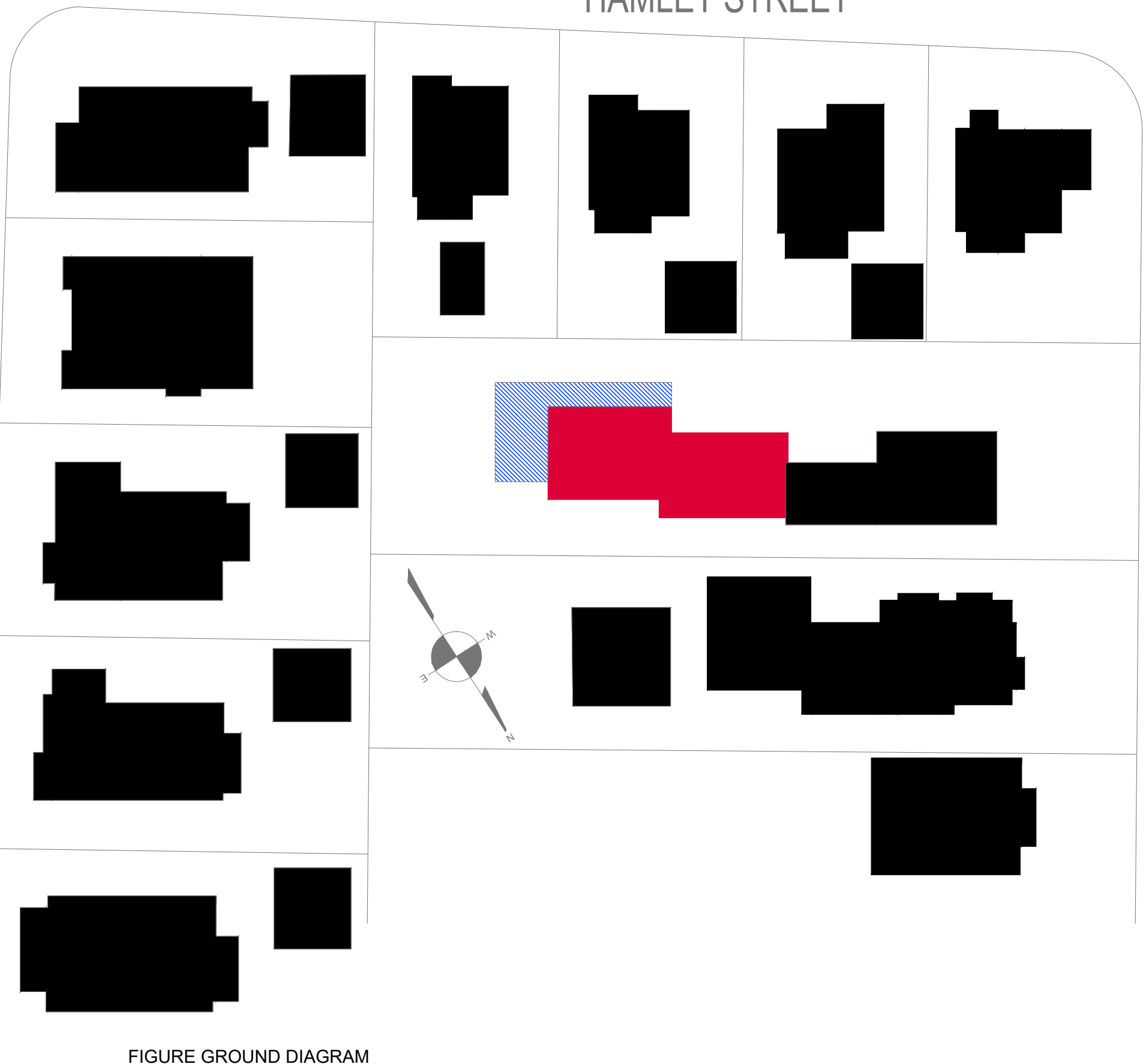


FIGURE GROUND DIAGRAM
1" = 30'-0"

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

Drawing Title:
ZONING INFORMATION

Revisions:

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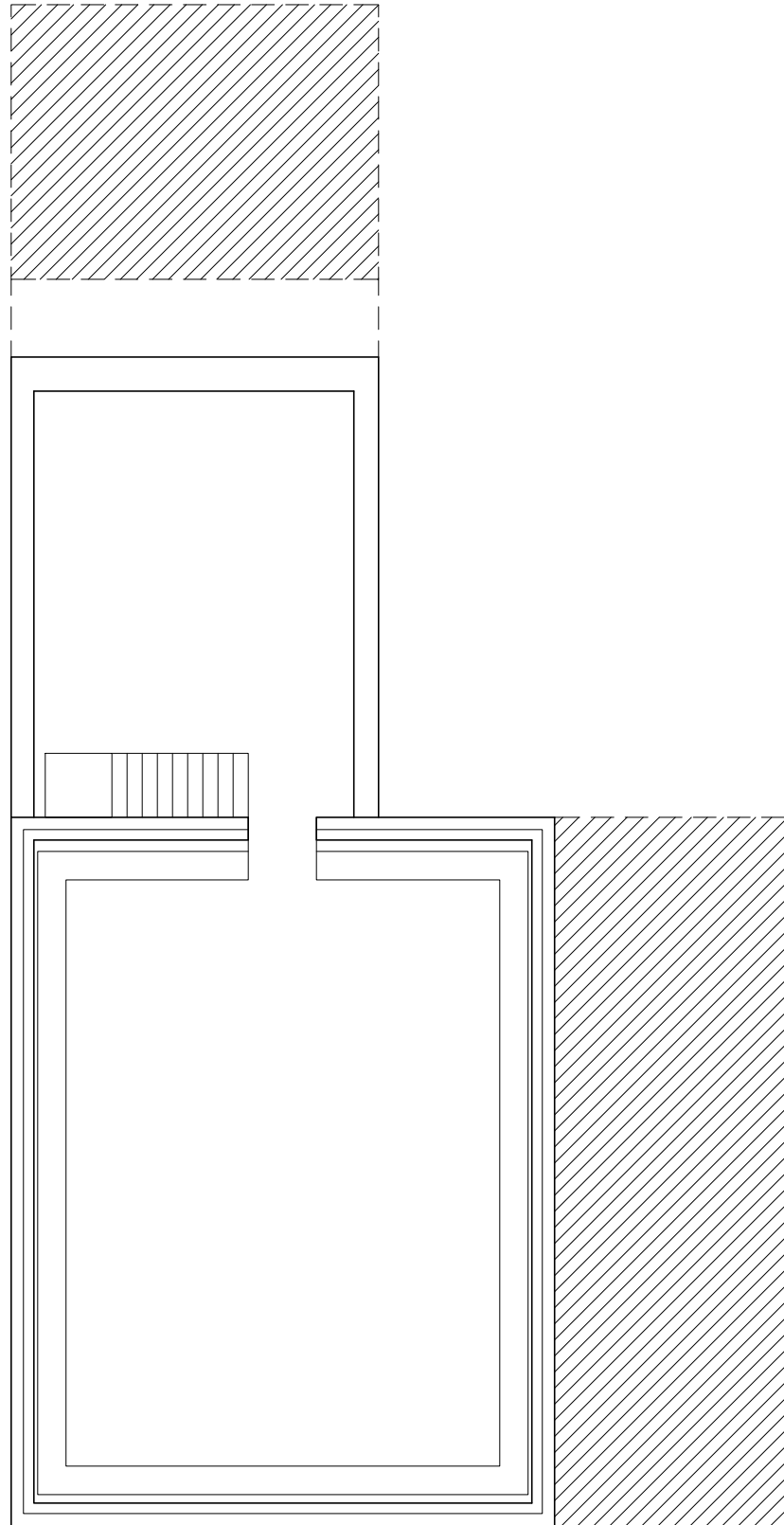
Project # 23057
 Scale: 1/8" = 1'-0"
 Date: 07MAR24
 12MAR24
 9APRIL24
 Drawing # **Z0.2**

A

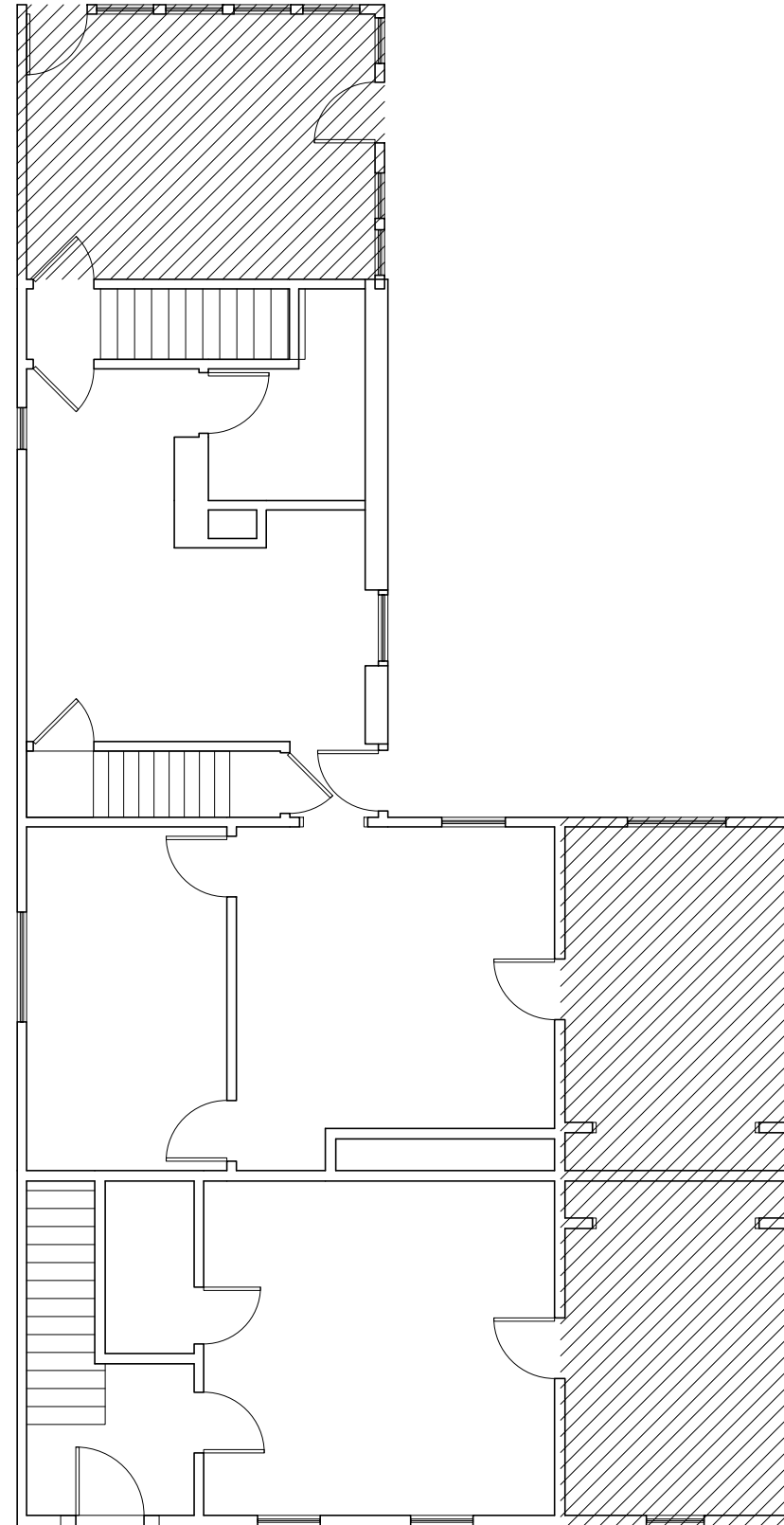
B

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
 12MAR24
 9APRIL24

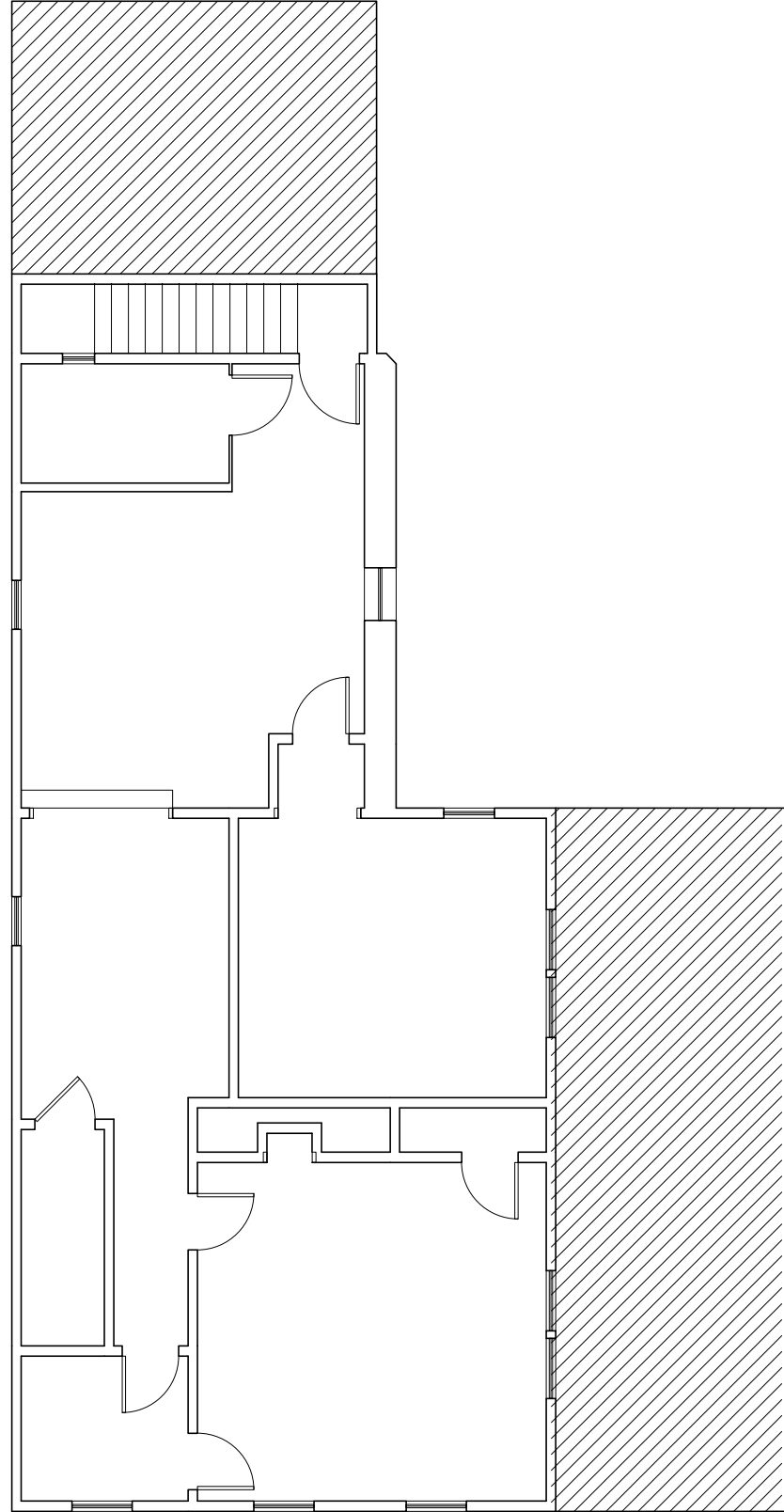
Drawing #
EX1.1

A

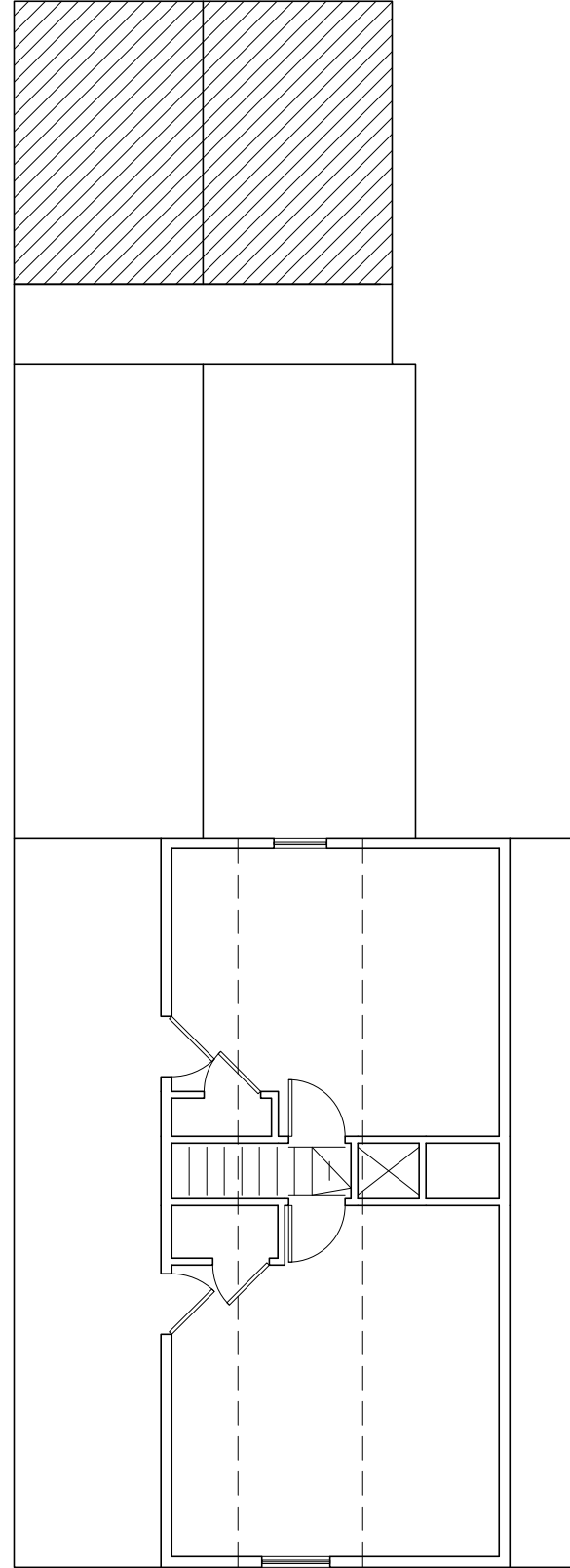
B

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:

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Project # 23057

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

Date: 07MAR24
12MAR24
9APRIL24

Drawing # **EX1.2**

2

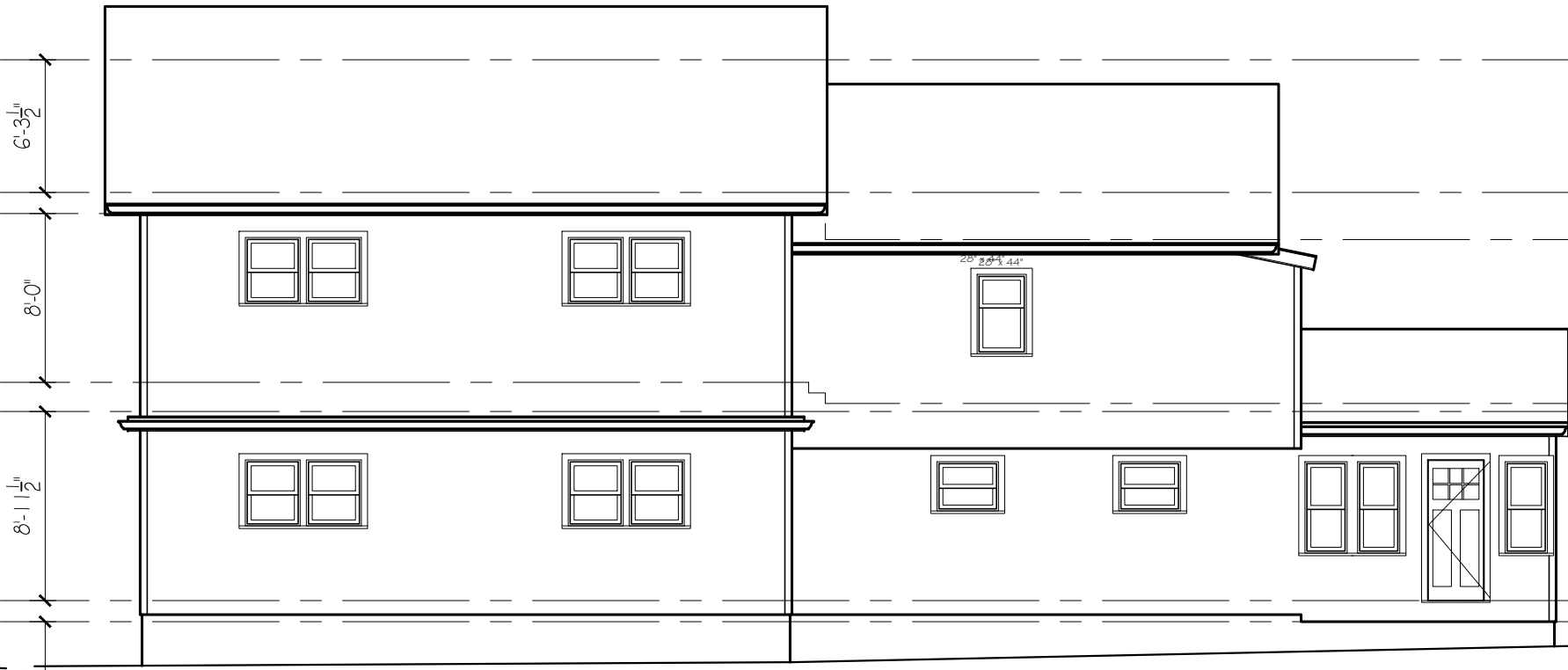
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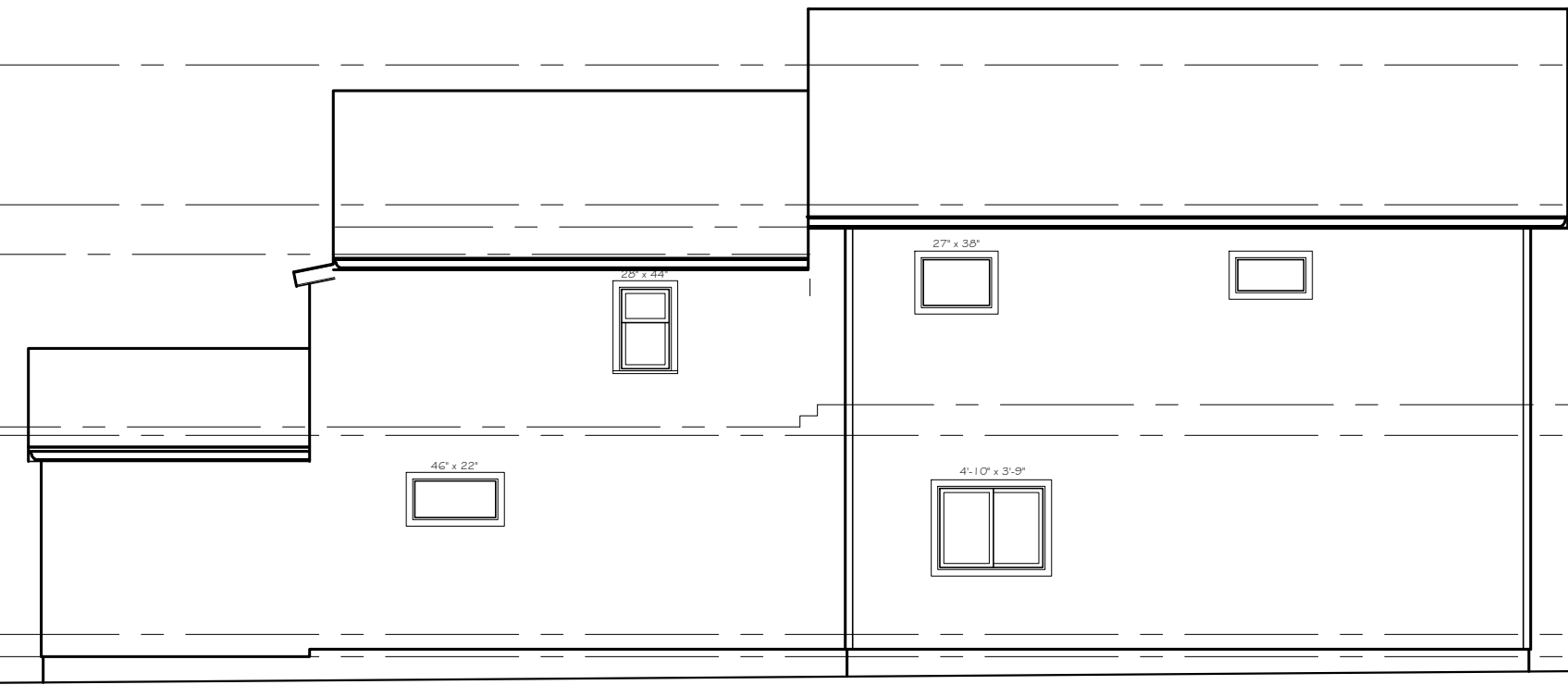
5



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:

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Project # 23057

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

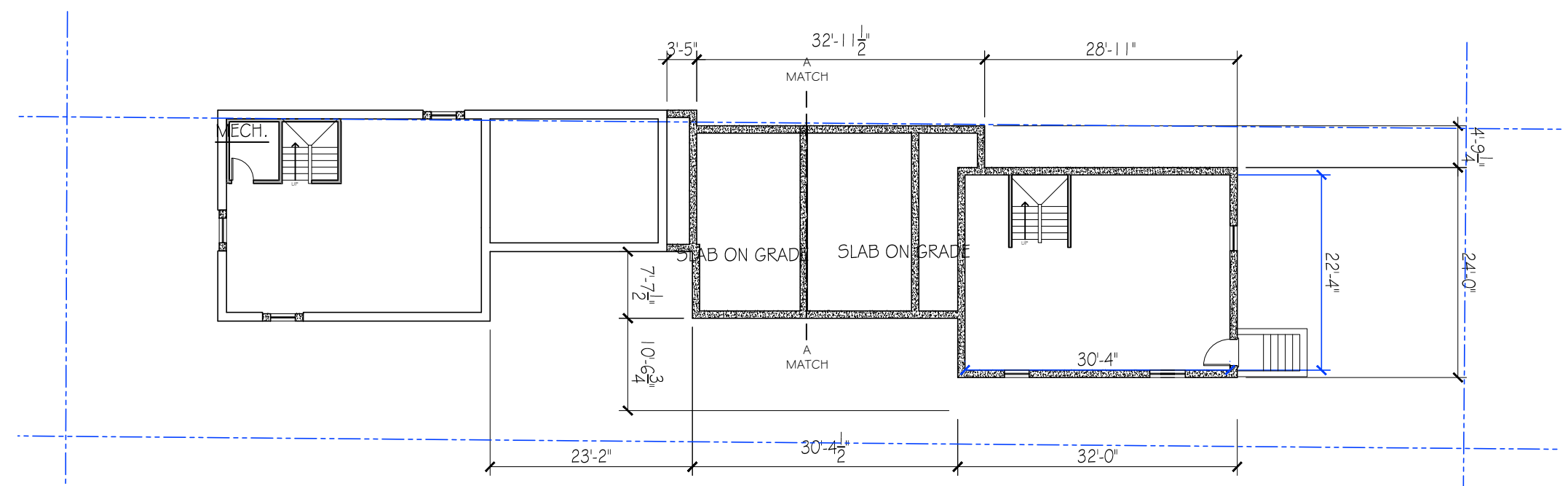
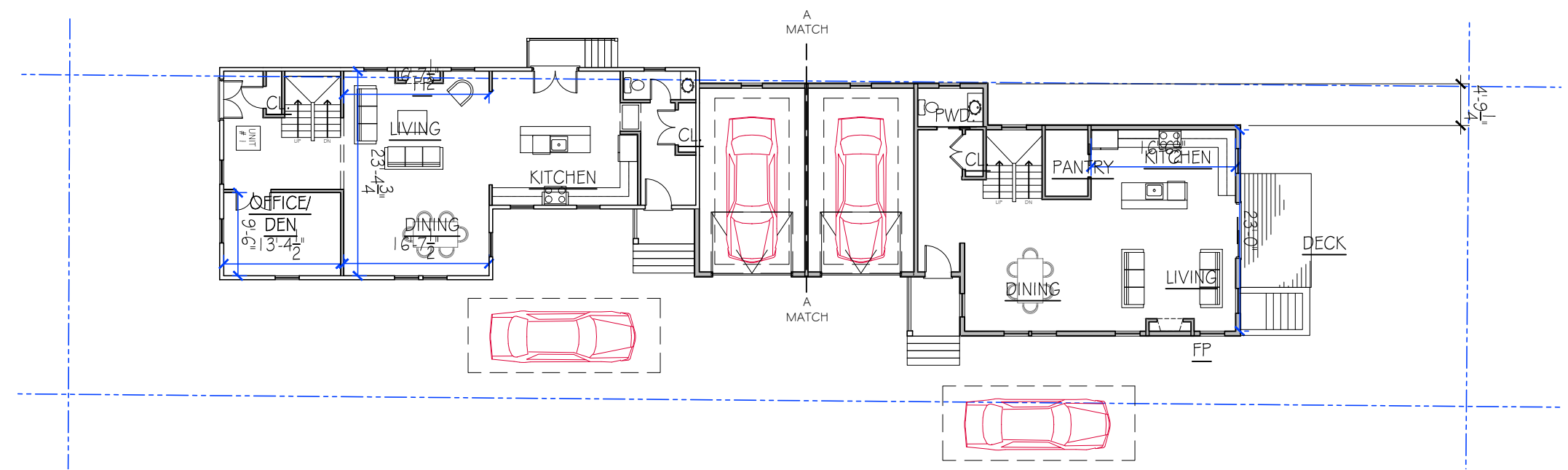
Date: 07MAR24
 12MAR24
 9APRIL24

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.



A
B
C
D

2 3 4 5

Revisions:

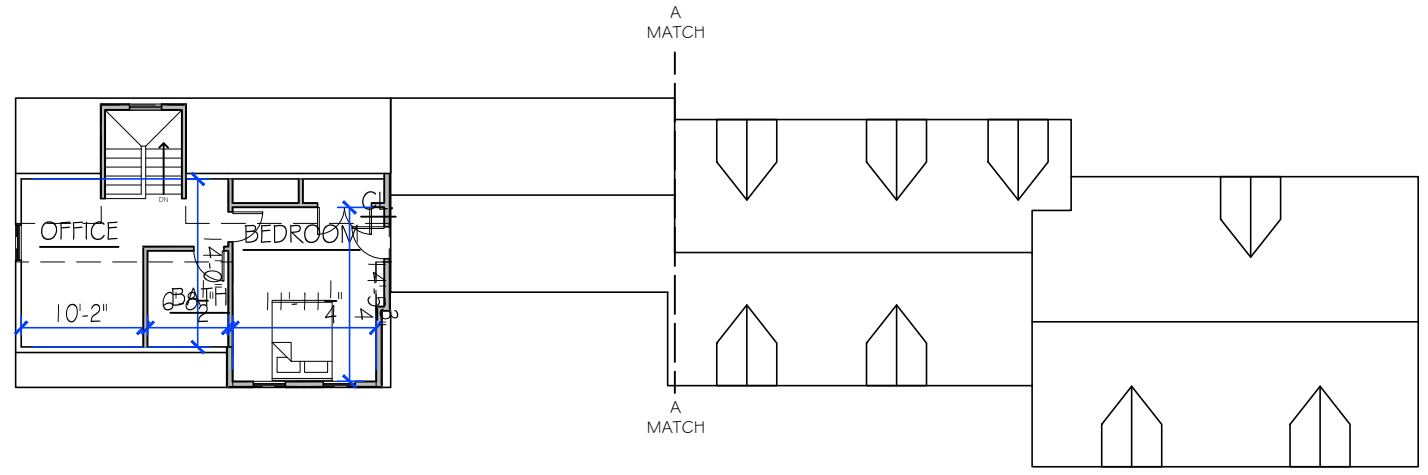
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Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
 12MAR24
 9APRIL24
Drawing # **A1.2**

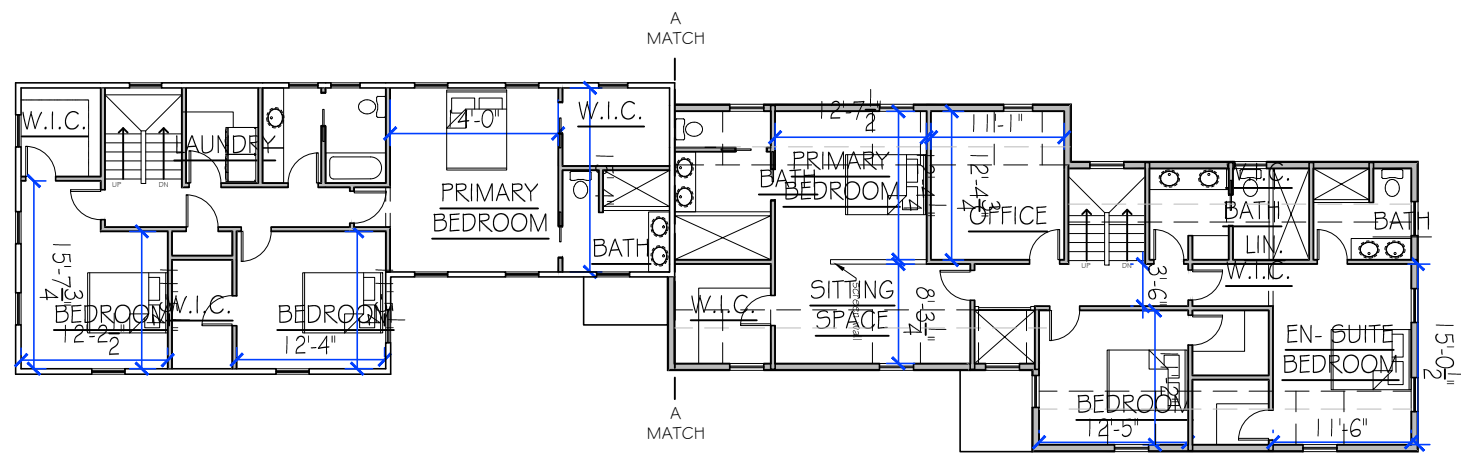
LEGEND

- 1 HOUR RATED ASSEMBLY
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ATTIC PLAN
 1/16" = 1'-0"



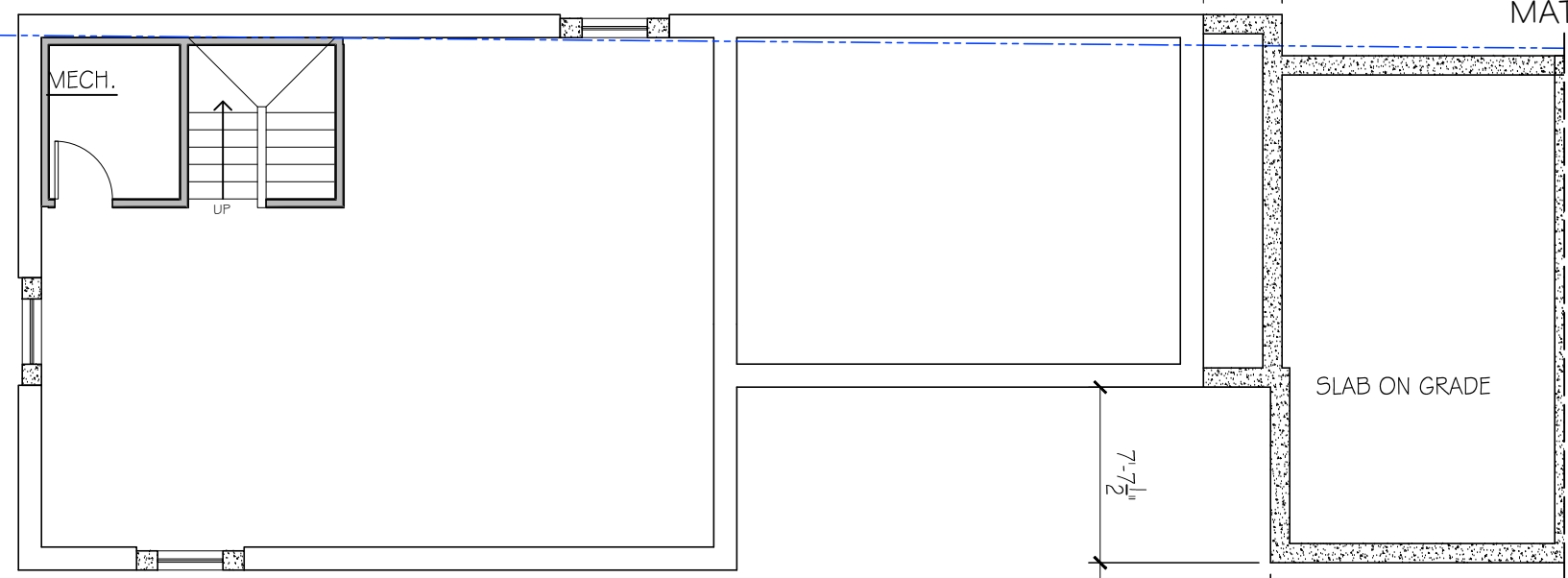
SECOND FLOOR PLAN
 1/16" = 1'-0"

A
 B
 C
 D

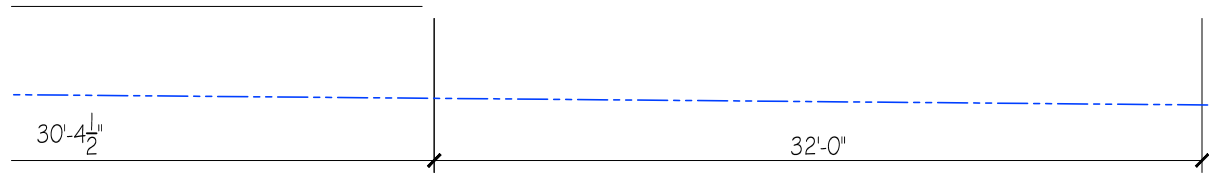
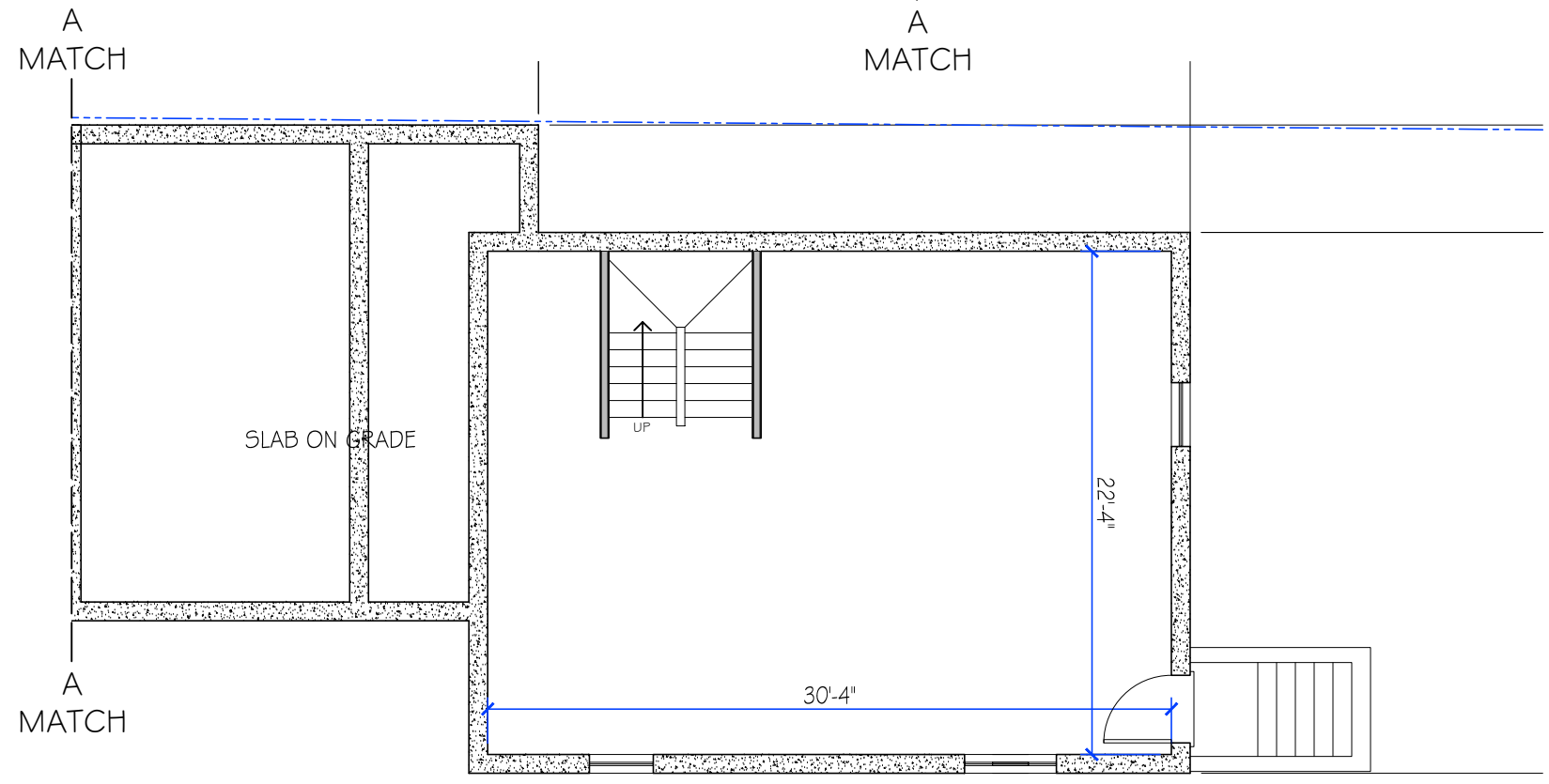
1 2 3 4 5

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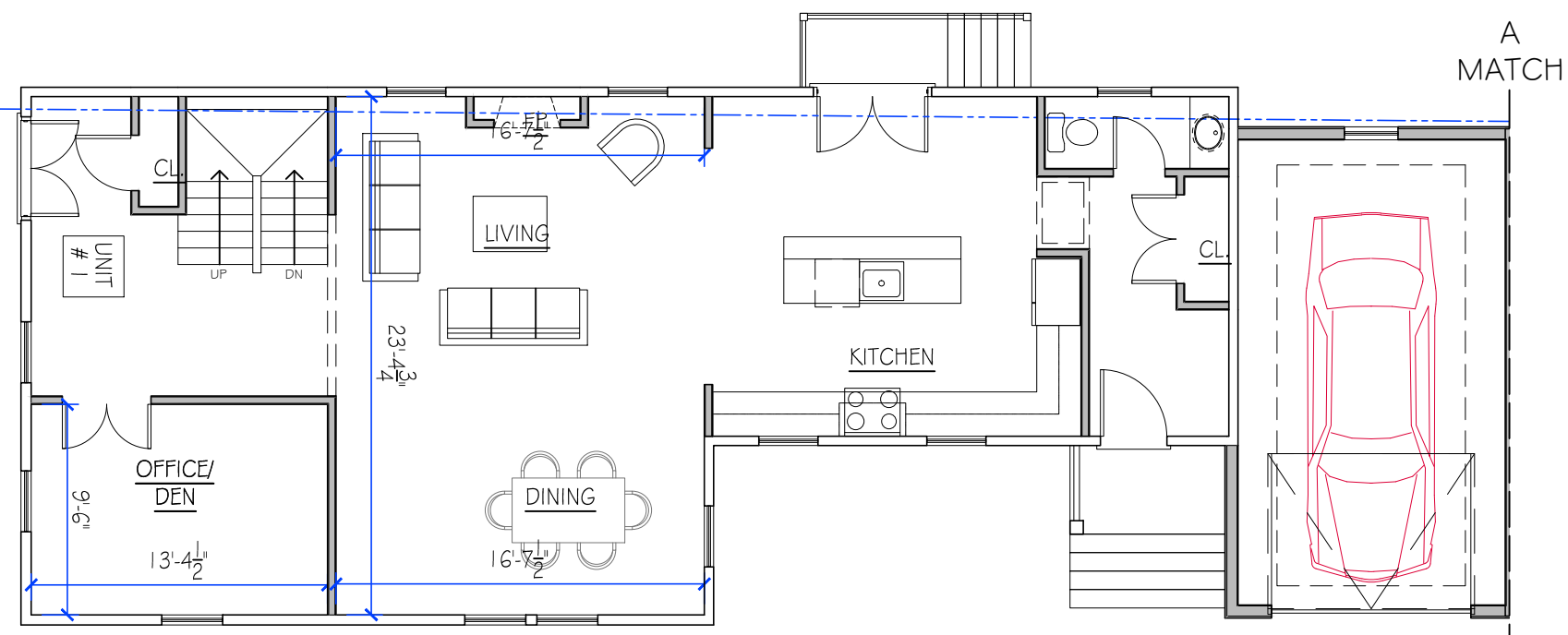
BASEMENT PLAN
1/16" = 1'-0"



Revisions:		
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Project #	23057
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Date:	07MAR24 12MAR24 9APRIL24
Drawing #	A1.0A

FRANKLIN STREET

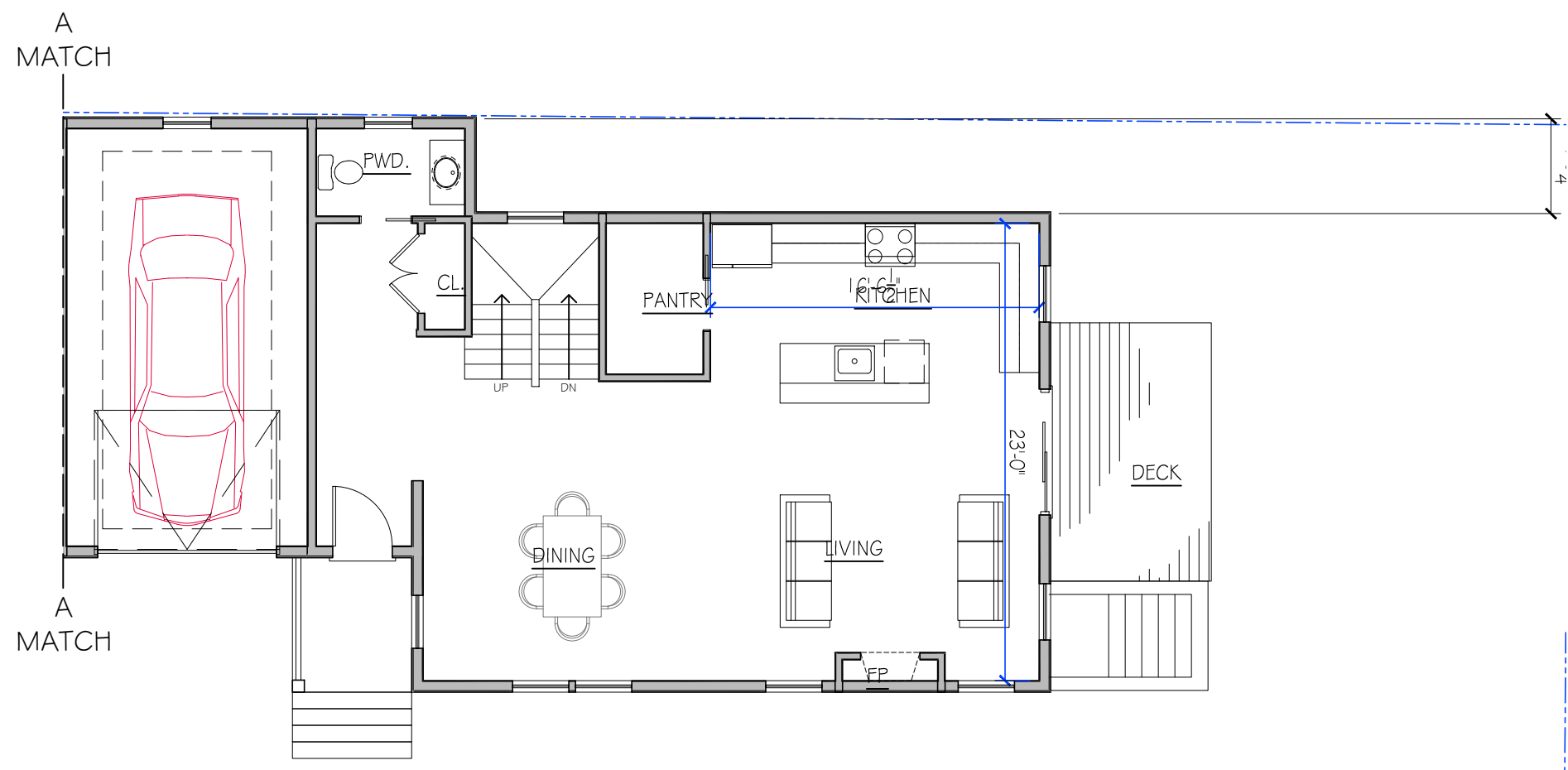


FIRST FLOOR PLAN
1/16" = 1'-0"

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

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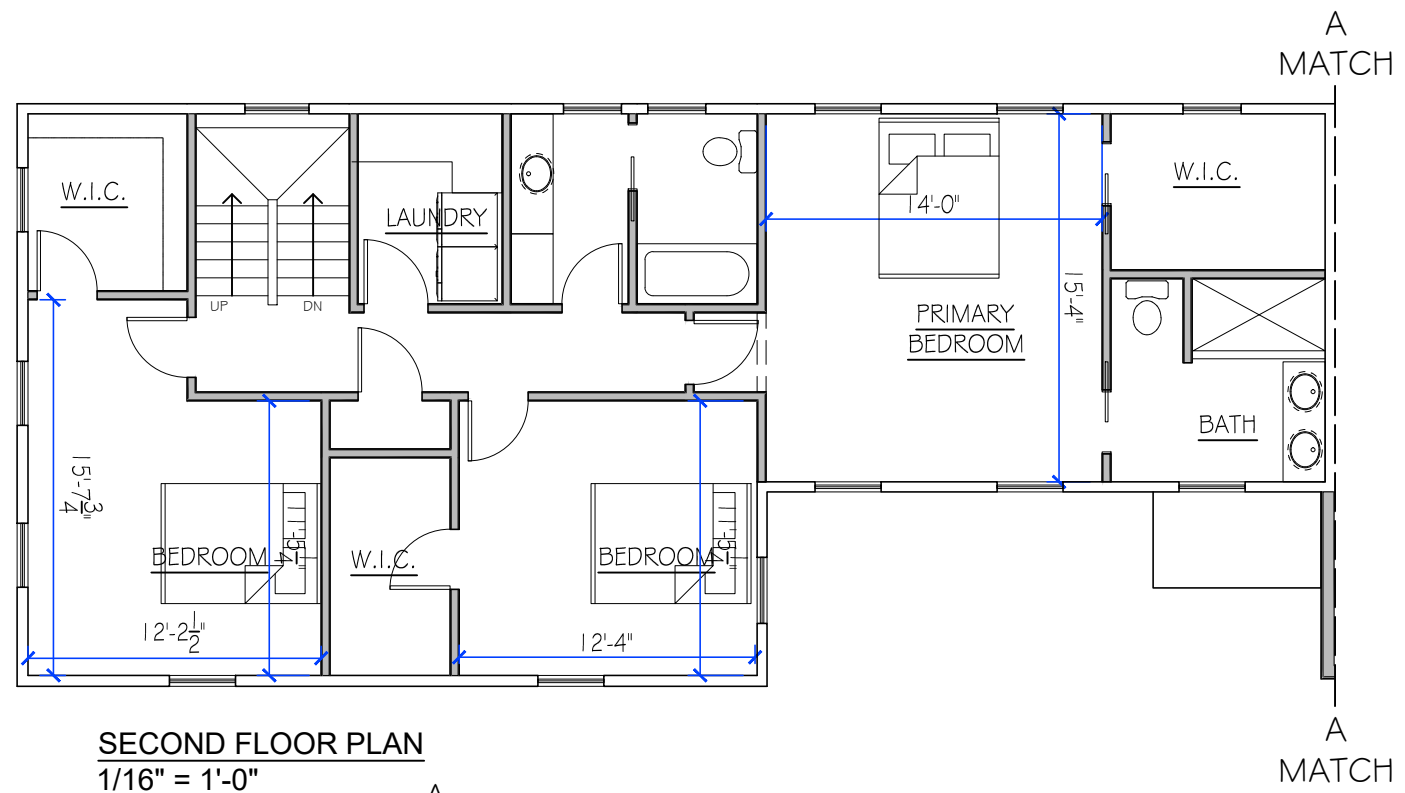
Project Title:
**165 Franklin Street
Arlington, MA**

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

Revisions:

#	Description	date

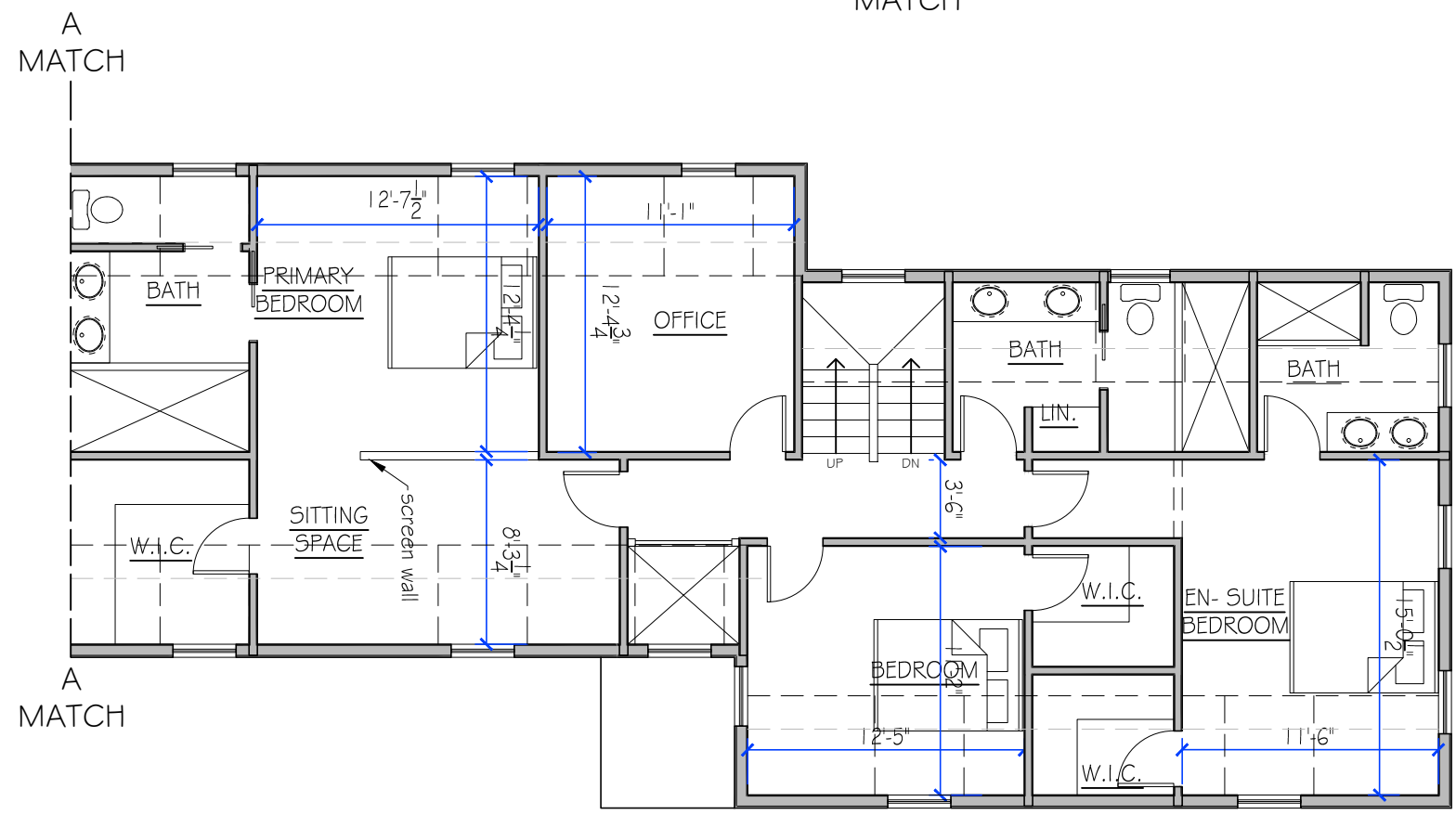
Project # 23057
Scale: 1/8" = 1'-0"
Date: 07MAR24
12MAR24
9APRIL24
Drawing # **A1.1A**



LEGEND

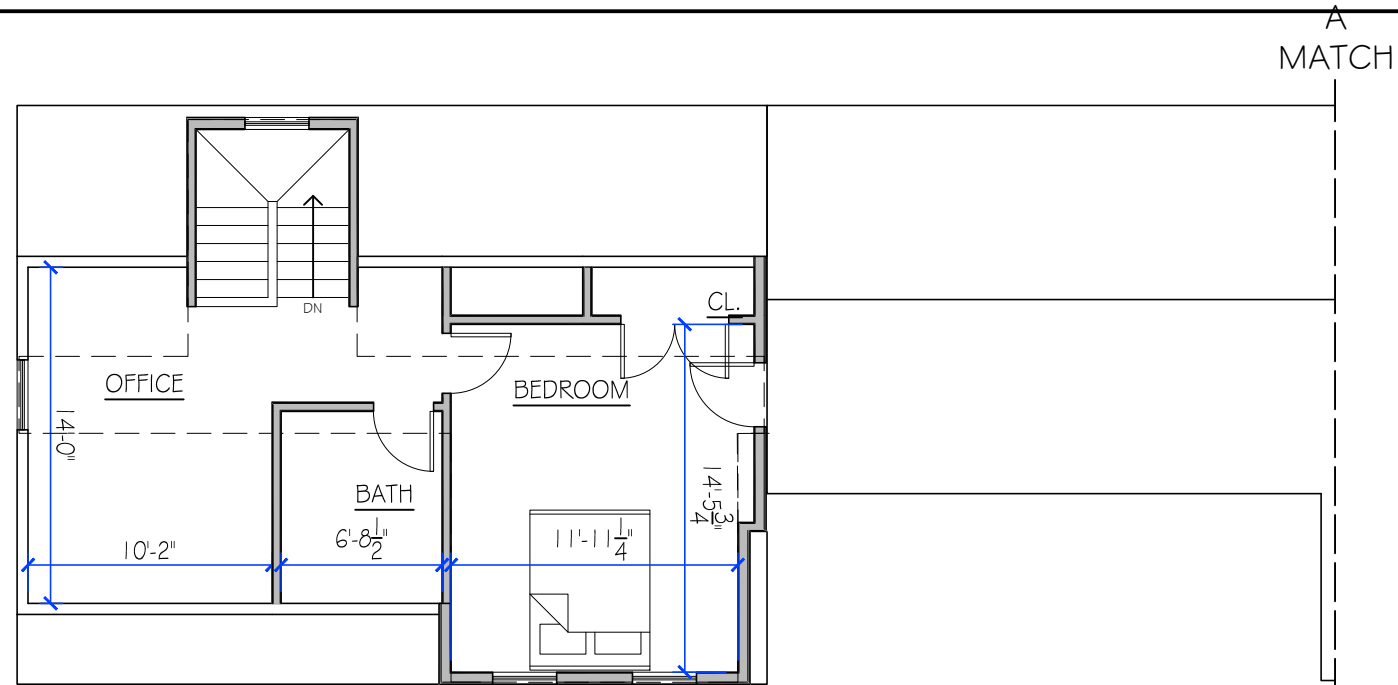
- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
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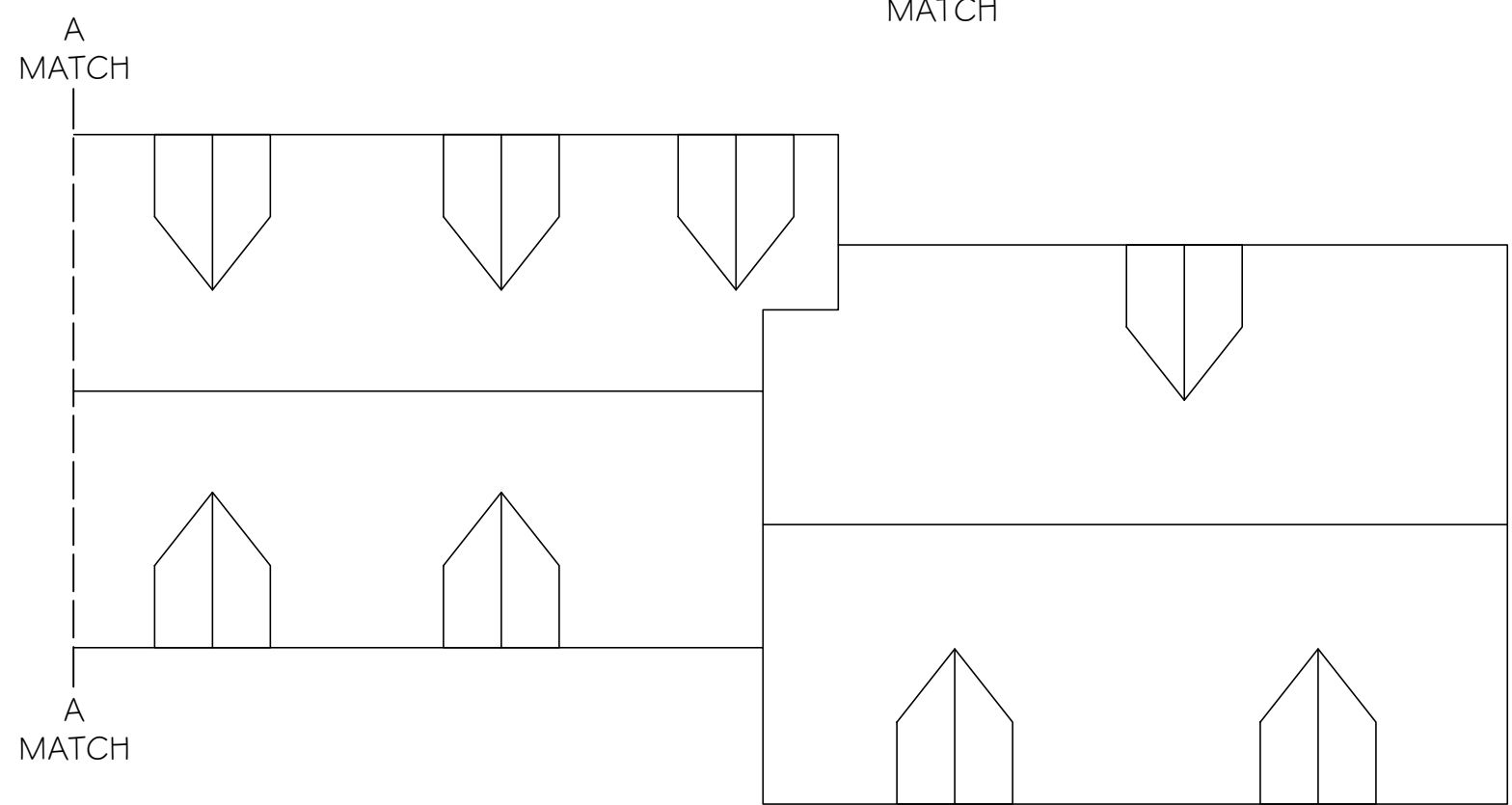
#	Description	date



LEGEND

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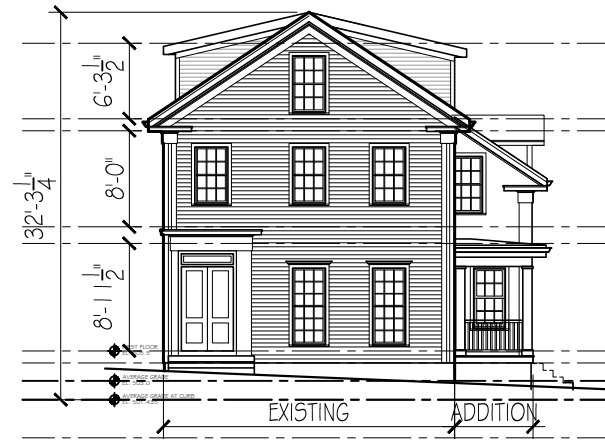
#	Description	date

Project #	23057
Scale:	1/8" = 1'-0"
Date:	07MAR24 12MAR24 9APRIL24
Drawing #	A1.3A

A
B
C
D

1 2 3 4 5

CURRENT PROPOSED

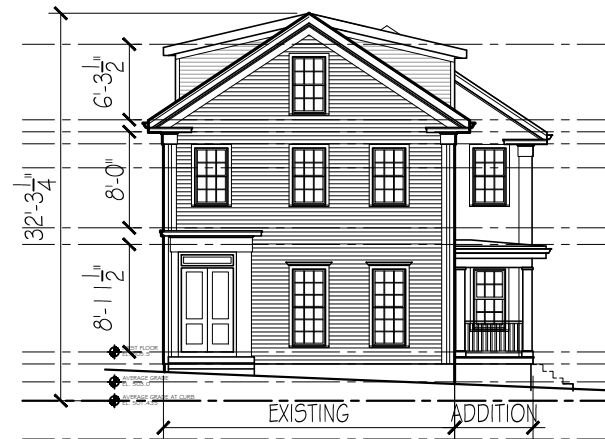


FRONT ELEVATION
1/16" = 1'-0"



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

PREVIOUS PROPOSED - March 12, 2024



PREVIOUS PROPOSED - January 2, 2024



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



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

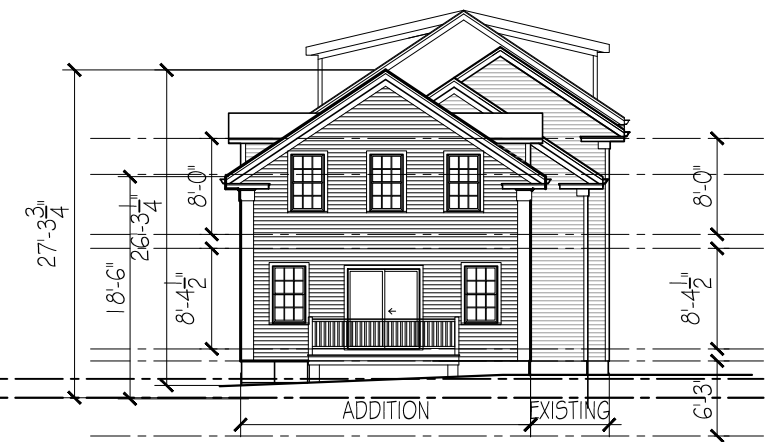
Revisions:		
#	Description	date

Project #	23057
Scale:	1/16" = 1'-0"
Date:	07MAR24 12MAR24 9APRIL24
Drawing #	A2.1

CURRENT PROPOSED

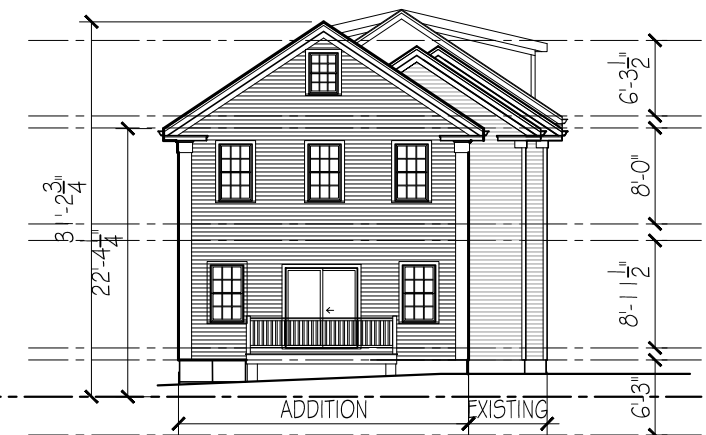
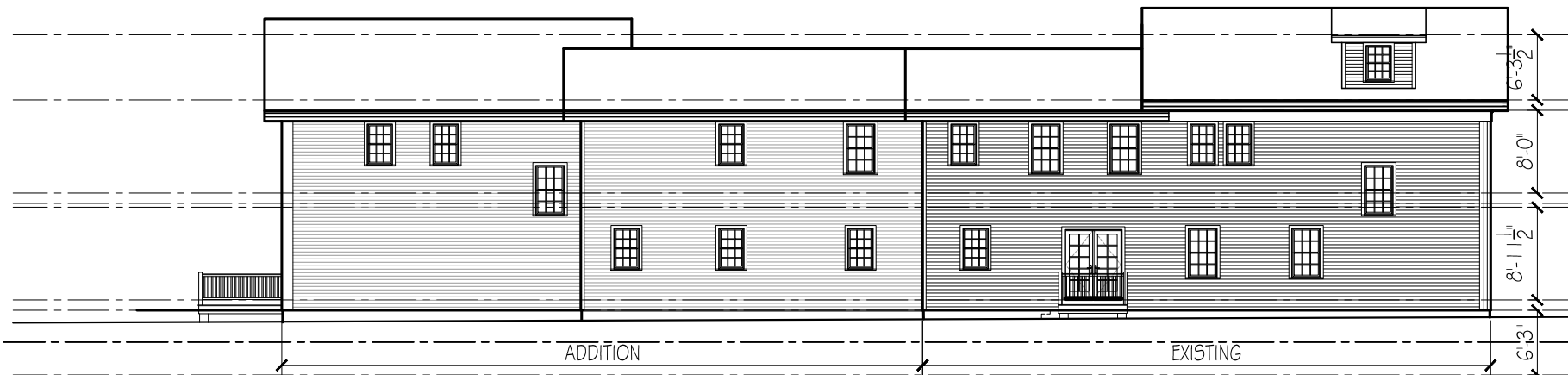


LEFT SIDE ELEVATION
1/16" = 1'-0"

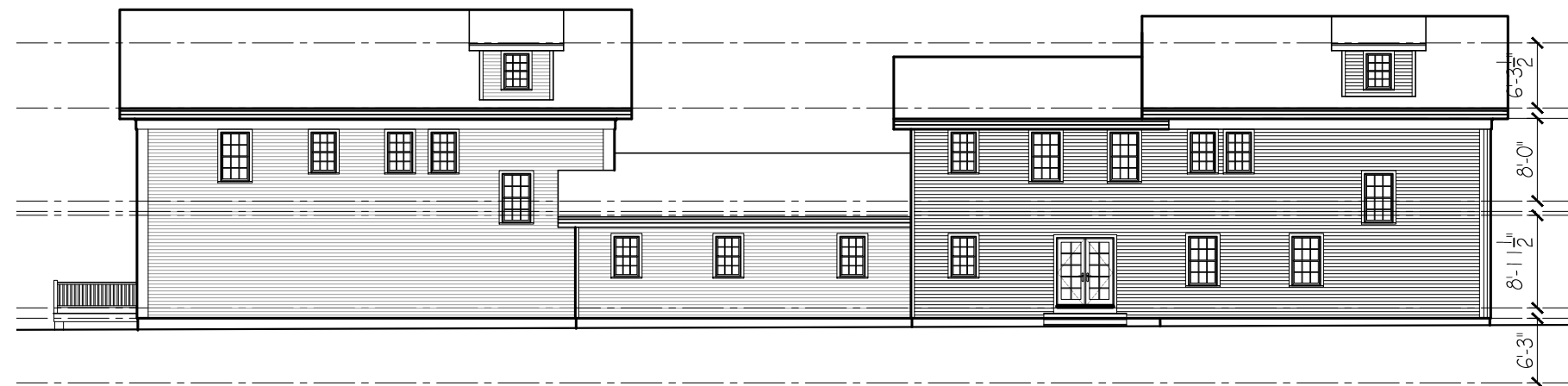


REAR ELEVATION
1/16" = 1'-0"

PREVIOUS PROPOSED - March 12, 2024



PREVIOUS PROPOSED - January 2, 2024



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

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

Revisions:		
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23057

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

Date: 07MAR24
12MAR24
9APRIL24

Drawing #
A2.2