

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 74 Gorden ST BELMONT

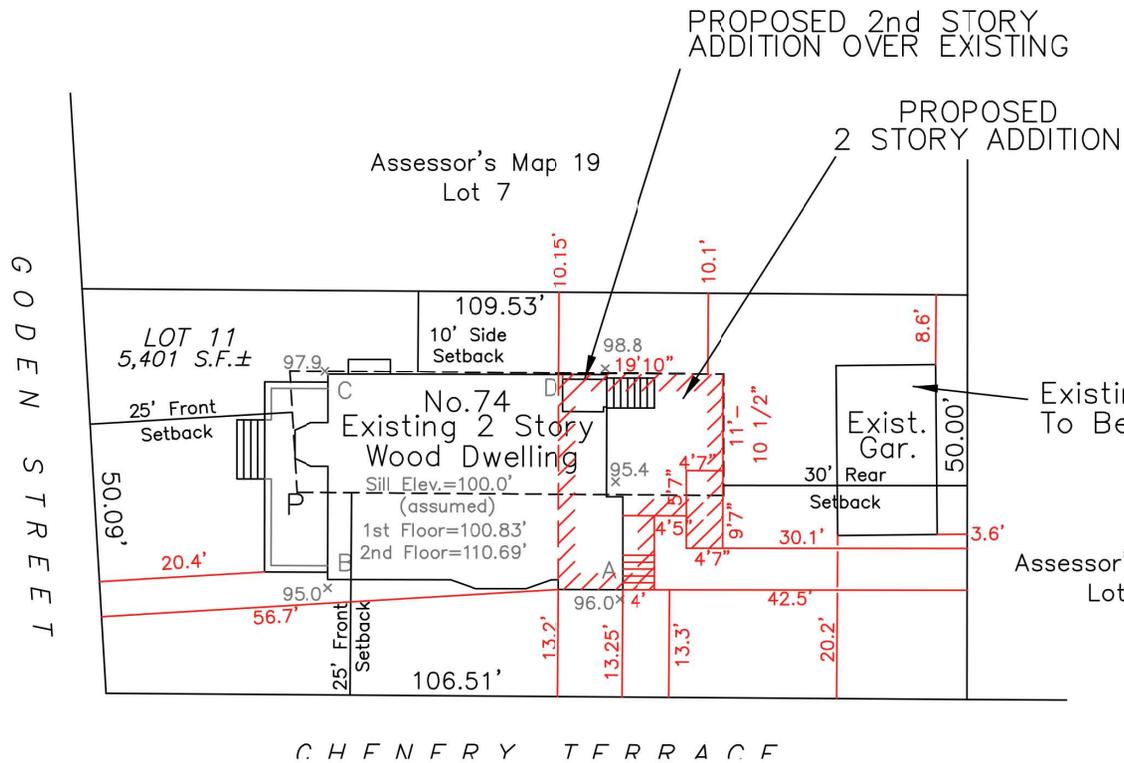
Zone: SC

Surveyor Signature and Stamp: *David Philip Terenzi*

Date: 3/24/16

	REQUIRED	EXISTING	PROPOSED
Lot Area	9000 SF	5401 SF	-
Lot Frontage	75'	156.6'	-
Floor Area Ratio	-	-	-
Lot Coverage	25%	25.3%	25.1%
Open Space	50%	74.7%	74.9%
Front Setback	25'	20.4'	56.7'
Side Setback	25'	13.25'	13.25'
Side Setback	10'	8.5'	10.1'
Rear Setback	30'	42.5'	30.1'
Building Height	36'	24.12'	24.12'
Stories	2 1/2	2 1/2	3 1/2
1/2 Story Calculation			

NOTES:



ZONE DISTRICT SR-C	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	5,401 SF	-
Lot Frontage	75 Ft	156.60 Ft	-
Floor Area Ratio	-	-	-
Lot Coverage	25%	25.3%	25.1%
Open Space	50%	74.7%	74.9%
Front Setback(Goden)	25 Ft	20.4 Ft	56.7 Ft
Front Setback(Chenery)	25 Ft	13.25 Ft	13.25 Ft
Side Setback	10 Ft	8.5 Ft	10.1 Ft
Rear Setback	30 Ft	42.5 Ft	30.1 Ft
Building Height	36 Ft	24.12 Ft	24.12 Ft
Stories	2 1/2	3 1/2	3 1/2

Existing Garage To Be Removed

Assessor's Map 19 Lot 9

NOTES:
 Zoning District: SC
 Deed Reference: Book 63666, Page 68
 Assessor's Map 19, Lot 8
 Flood Map: Panel No.25017C0418E (not in flood zone)

G O D E N S T R E E T

C H E N E R Y T E R R A C E

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING STEAM HEAT SYSTEM AS NEEDED TO ACCOMMODATE NEW ADDITION. NEW BASEBOARD RADIATORS IN NEW ADDITION.

10. CONTRACTOR TO UPGRADE EXISTING WIRING AND OUTLETS AS NEEDED TO MEET CODE. COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.

13. EXISTING HARDWOOD FLOORS IMPACTED BY THE ADDITION TO BE SANDED AND REFINISHED.

14. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

15. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.

16. R13 BATT INSULATION TO BE PROVIDED IN ALL NEW BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM FLOORS, UNLESS NOTED OTHERWISE.

17. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

WINDOW SCHEDULE:

ALL WINDOWS TO BE HARVEY ENERGY STAR RATED CLASSIC VINYL, OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: 3'-0"W X 2'-0"H OPERABLE BASEMENT WINDOW.

WINDOW B: DOUBLE-HUNG - 2'-9"W X 4'-7"H, SILL AT 2'-3" AFF (UNLESS NOTED OTHERWISE) - TILT-WASH TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24"H X 20"W AND 3.3 CLEAR OPENING).

WINDOW C: DOUBLE-HUNG - 2'-3"W X 4'-7"H, SILL AT 2'-3" AFF.

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TME, SELECTED BY OWNER.

DOOR 1: EXISTING BASEMENT TO NEW BASEMENT - 2'-10"W X 6'-8"H WOOD DOOR

DOOR 2: NEW BASEMENT TO EXTERIOR - 2'-10"W X 6'-8"H EXTERIOR DOOR W/ HALF LITE

DOOR 3: MUD ROOM TO EXTERIOR - 2'-10"W X 6'-8"H EXTERIOR DOOR W/ HALF LITE

DOOR 4: MASTER BATH TO TOILET ROOM - 2'-6"W X 6'-8"H WOOD POCKET DOOR

DOOR 5: MASTER CLOSET TO MASTER BATH - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 6: BEDROOM 2 TO CLOSET - 2'-6"W X 6'-8"H WOOD POCKET DOOR

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2009 W/ MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R38 ROOF R-VALUE, R20 WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

CONSTRUCTION DOCUMENTS

AUGUST 14, 2015

REVISIONS

MARCH 22, 2016

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MIN 9,000 SF LOT AREA
 MIN 75' LOT FRONTAGE
 MAX 25% LOT COVERAGE
 MIN 50% OPEN SPACE

FRONT YARD SETBACK: 25'-0"
 REAR YARD SETBACK: 30'-0"
 SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES & 36'

DRAWING LIST

- | | |
|-----|------------------------------|
| A1 | COVER SHEET |
| A2 | EXISTING BASEMENT PLAN |
| A3 | EXISTING FIRST FLOOR PLAN |
| A4 | EXISTING SECOND FLOOR PLAN |
| A5 | EXISTING ROOF PLAN |
| A6 | EXISTING ELEVATIONS |
| A7 | NEW BASEMENT PLAN |
| A8 | NEW FIRST FLOOR PLAN |
| A9 | NEW SECOND FLOOR PLAN |
| A10 | NEW ROOF PLAN |
| A11 | NEW ELEVATIONS |
| A12 | SECTION AND STRUCTURAL NOTES |
| A13 | FOUNDATION PLAN |
| A14 | FIRST FLOOR FRAMING |
| A15 | SECOND FLOOR FRAMING |
| A16 | ROOF FRAMING |

LIGHTING LEGEND

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCENES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

Architect:
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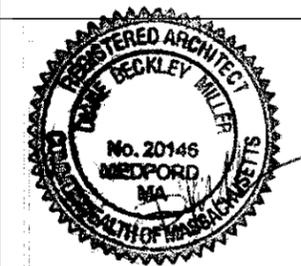
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7/3/15 SCHEMATIC DESIGN

7/17/15 DESIGN DEVELOPMENT

8/14/15 CONSTRUCTION DOCS

3/22/16 REVISIONS

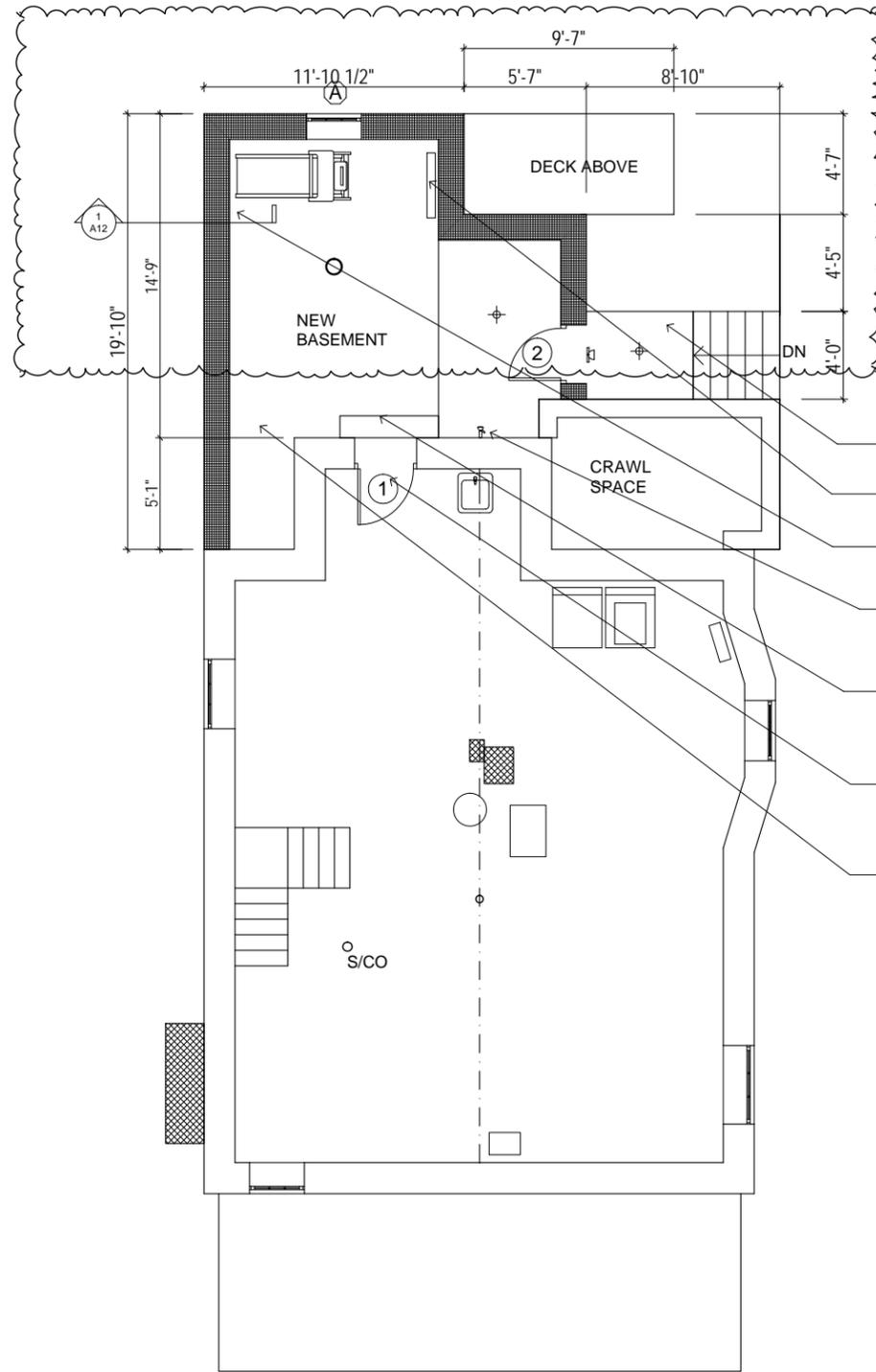


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COVER SHEET

Sheet Number:

A1



- CONCRETE STEPS AND LANDING WITH DRAINAGE, LANDING AT 4" BELOW DOOR THRESHOLD, HANDRAIL PER CODE
- OUTLET AND CABLE FOR TV ON THIS WALL
- OUTLET FOR TREADMILL ON THIS WALL
- OPTION: NEW SHOWER HEAD MOUNTED AT 4'-0" AFF, PORTION OF BASEMENT SLAB AT 6" LOWER AND PITCHED TOWARD FLOOR DRAIN
- NEW BASEMENT SLAB ELEVATION TO BE 1'-0" LOWER THAN EXISTING. CONTRACTOR TO UNDERPIN EXISTING FOUNDATION.
- DOOR OPENING TO BE EXPANDED TO ACCOMMODATE FULL HEIGHT OPENING
- NEW BASEMENT ROOM: CONCRETE SLAB, GWB WALLS, GWB CEILING

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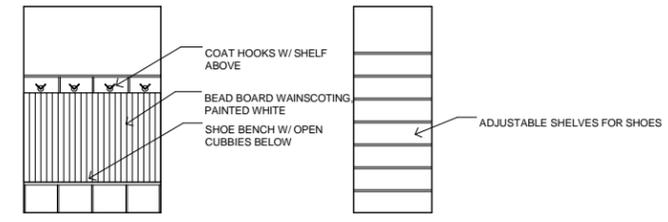
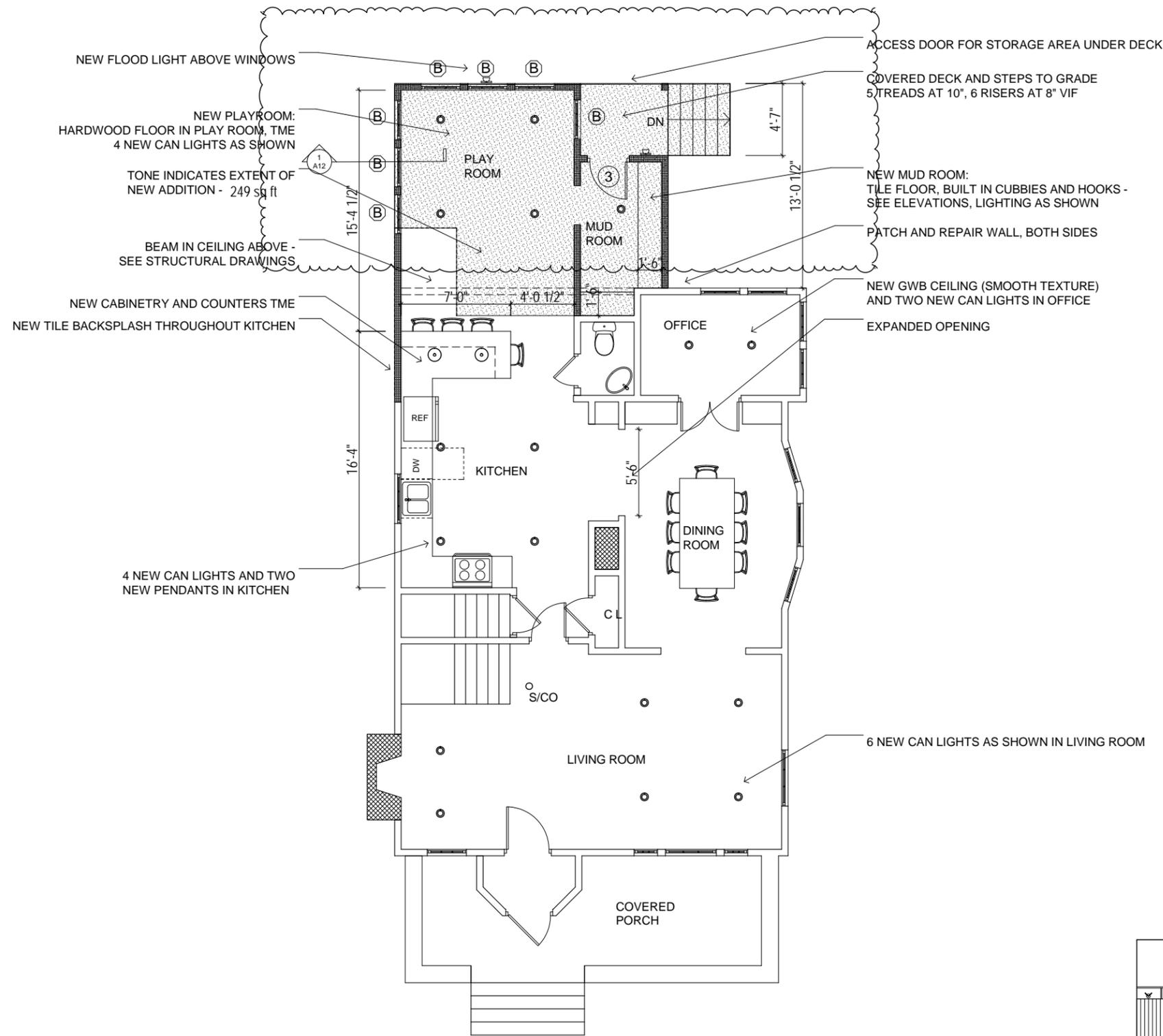


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**NEW BASEMENT
PLAN**

Sheet
Number:

A7



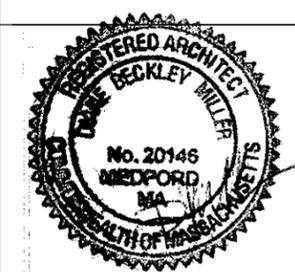
1 PLAN
SCALE: 1/8" = 1'

2 MUD ROOM ELEVATIONS
SCALE: 1/8" = 1'

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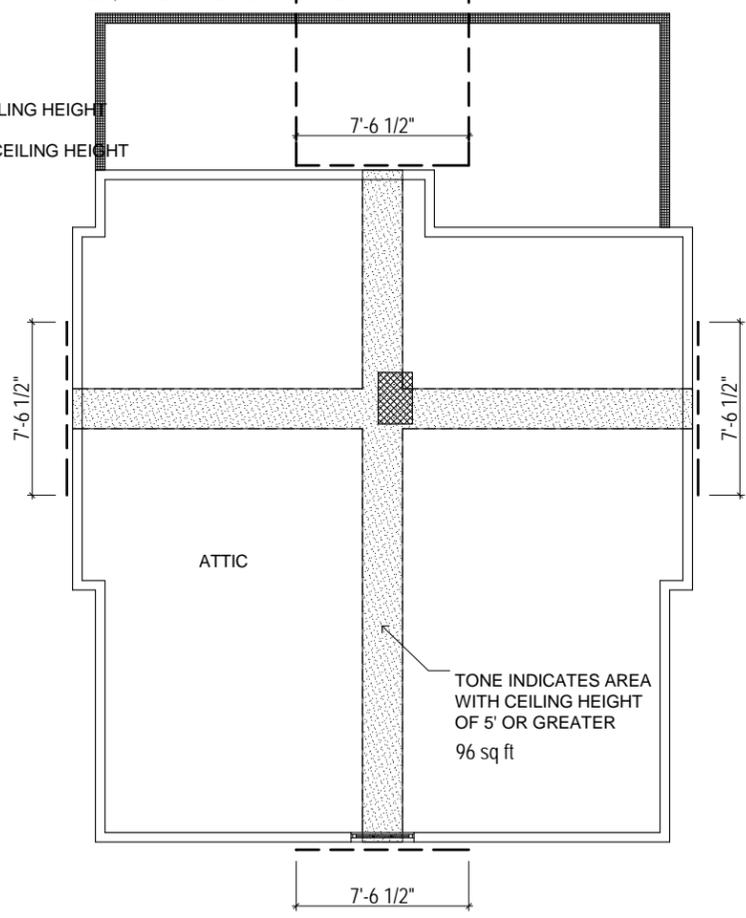
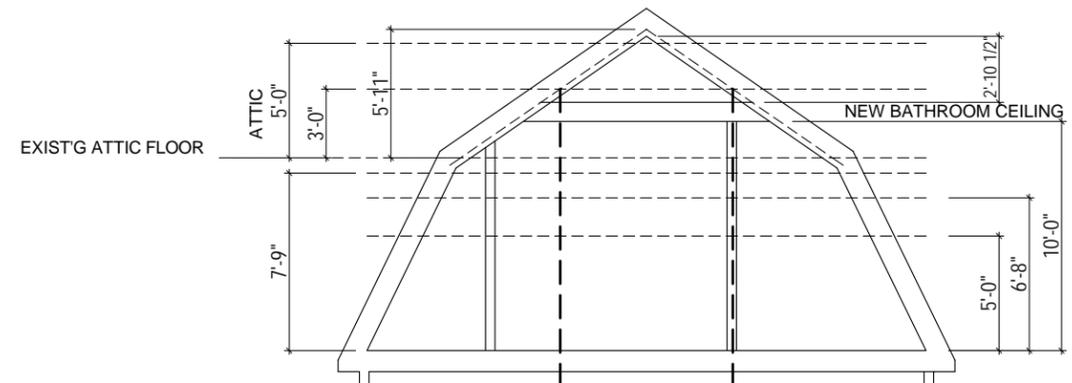
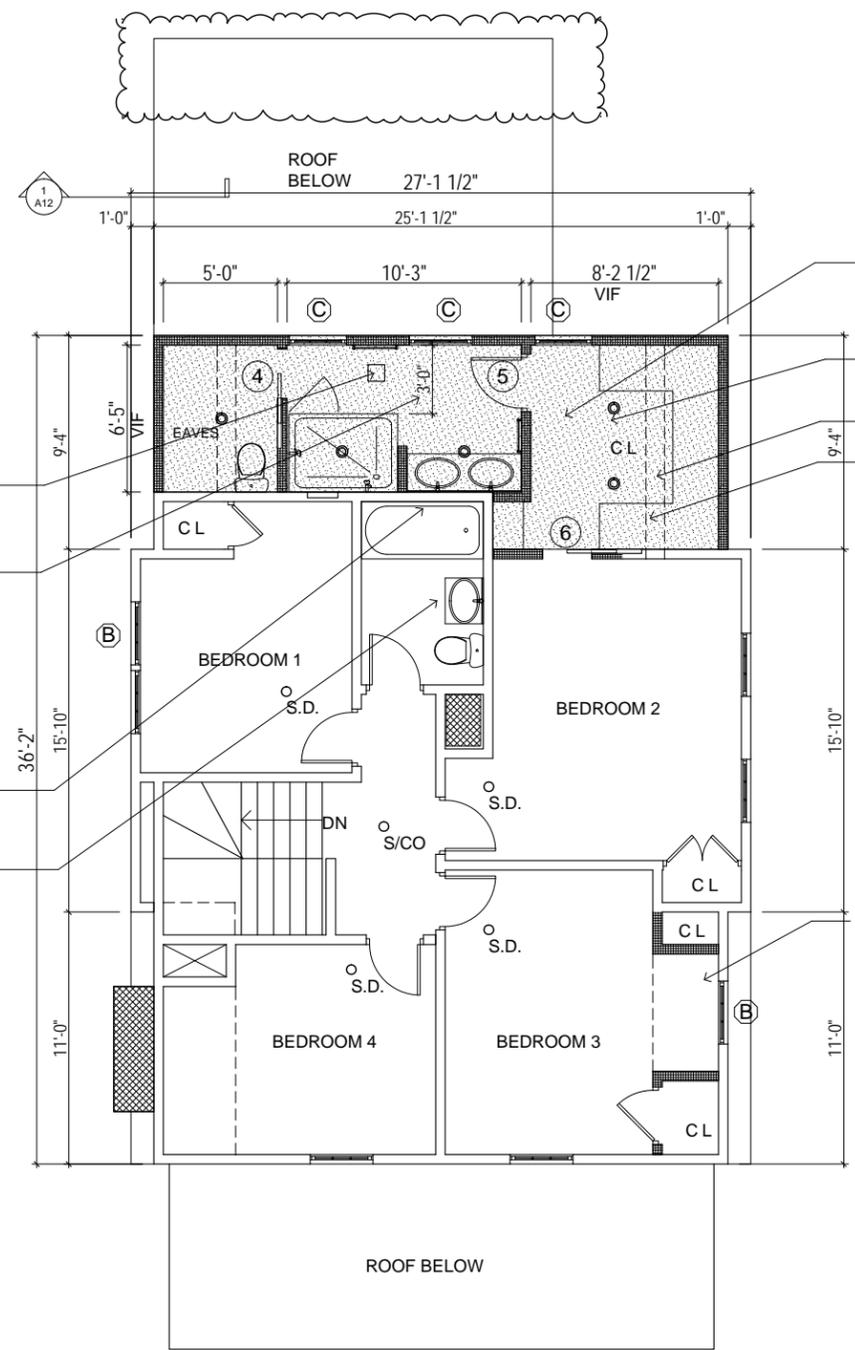


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NEW FIRST
FLOOR PLAN

Sheet
Number:

A8



NEW MASTER BATHROOM:
 4'-9" X 3'-5" SHOWER W/ TILE WALLS, GLASS ENCLOSURE,
 SHAMPOO NICHE, TWO SHOWER HEADS AND
 BODY SPRAYS; 5'-0" VANITY W/ TWO VESSEL SINKS,
 2 MEDICINE CABINET MIRRORS; TOILET;
 TWO TOWEL BARS AS SHOWN; TILE FLOOR W/ FLOOR
 WARMING WIRES; BEADBOARD WAINSCOTING TO 3'-6" AFF;
 LIGHTING AS SHOWN, MECH VENT PER CODE

NEW CLOSET:
 HANGING BAR WITH SHELF ABOVE ALONG THREE WALLS,
 BUILT IN ADJUSTABLE SHELVES IN CORNER, HARDWOOD FLOOR, TME

TONE INDICATES EXTENT OF
 NEW ADDITION - 197 sq ft

DASHED LINE INDICATES 5' CEILING HEIGHT

DASHED LINE INDICATES 6'-8" CEILING HEIGHT

TONE INDICATES AREA
 WITH CEILING HEIGHT
 OF 5' OR GREATER
 96 sq ft

HALF STORY AREA CALCULATIONS:
 SECOND FLOOR AREA = 940 SF
 ALLOWABLE: MAX 564 SF W/ CEILING HEIGHT OF 5' OR
 GREATER (BASED ON 60% OF 940 SF SECOND FLOOR).
 ACTUAL: 96 SF
 (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS
 DESIGNATED BY TONE - SHORT DASHED LINES SHOW 5'
 HEIGHT CROSS-REFERENCED WITH SECTIONS)

HALF STORY PERIMETER CALCULATIONS:
 SECOND FLOOR PERIMETER = 126'-7"
 ALLOWABLE: MAX 63'-3 1/2" W/ RAFTER BOTTOMS AT 3' OR
 GREATER (BASED ON 50% OF 126'-7" PERIMETER).
 ACTUAL: 30'-2" (7'-6 1/2" + 7'-6 1/2" + 7'-6 1/2" + 7'-6 1/2")
 AS DESIGNATED BY LONG DASHED LINES)

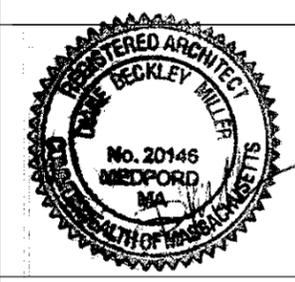
1 PLAN
 SCALE: 1/8" = 1'

2 ATTIC PLAN
 SCALE: 1/8" = 1'

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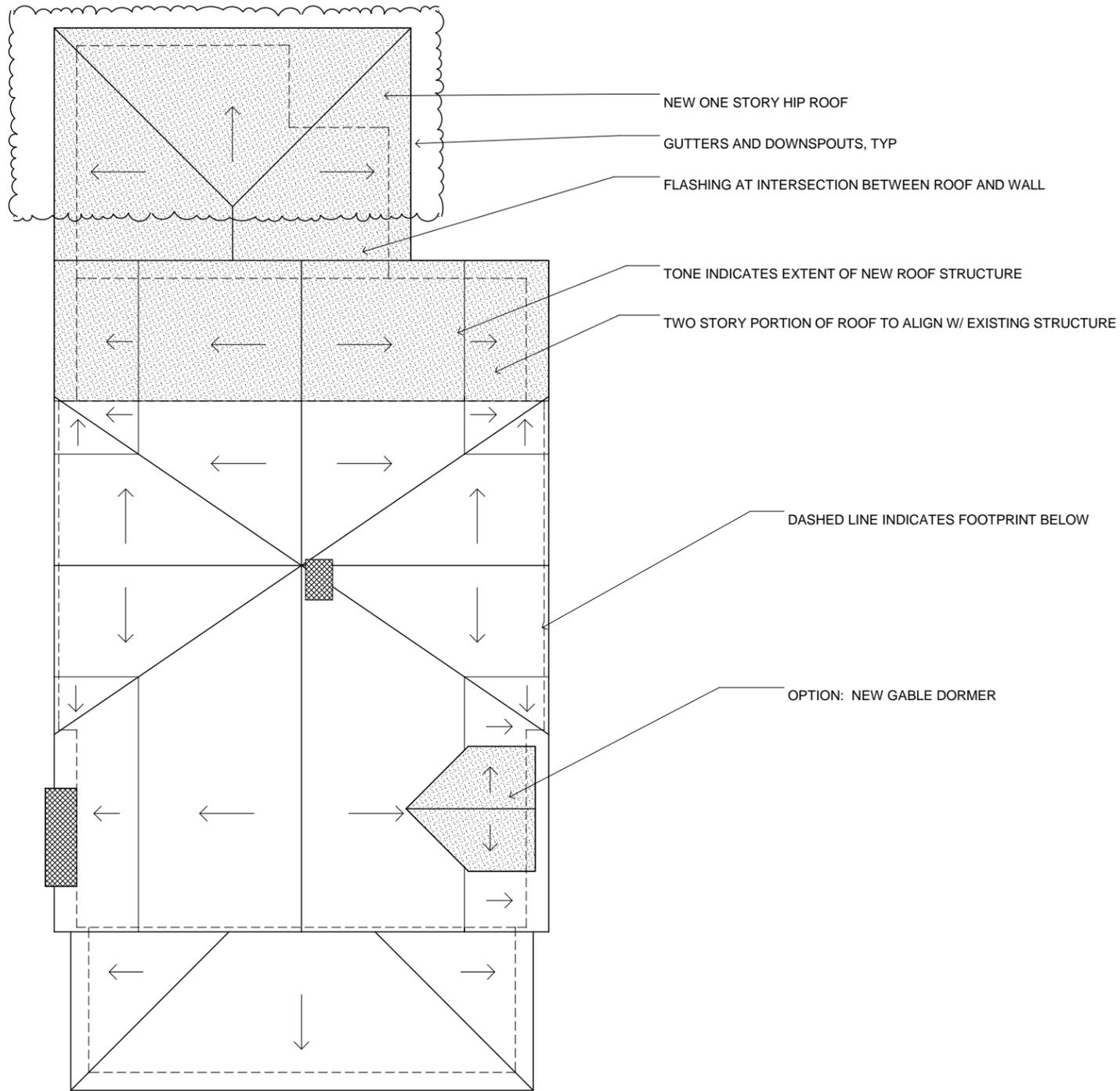


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NEW SECOND
 FLOOR PLAN

Sheet
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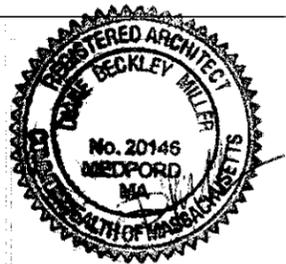
A9



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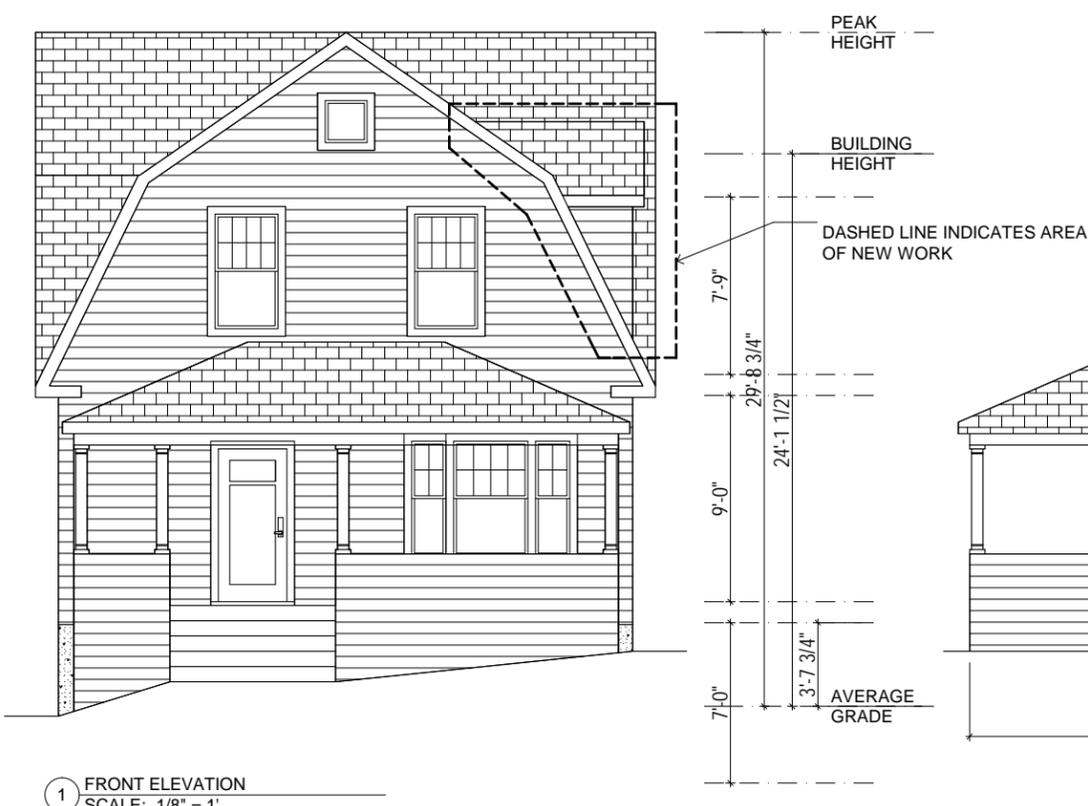


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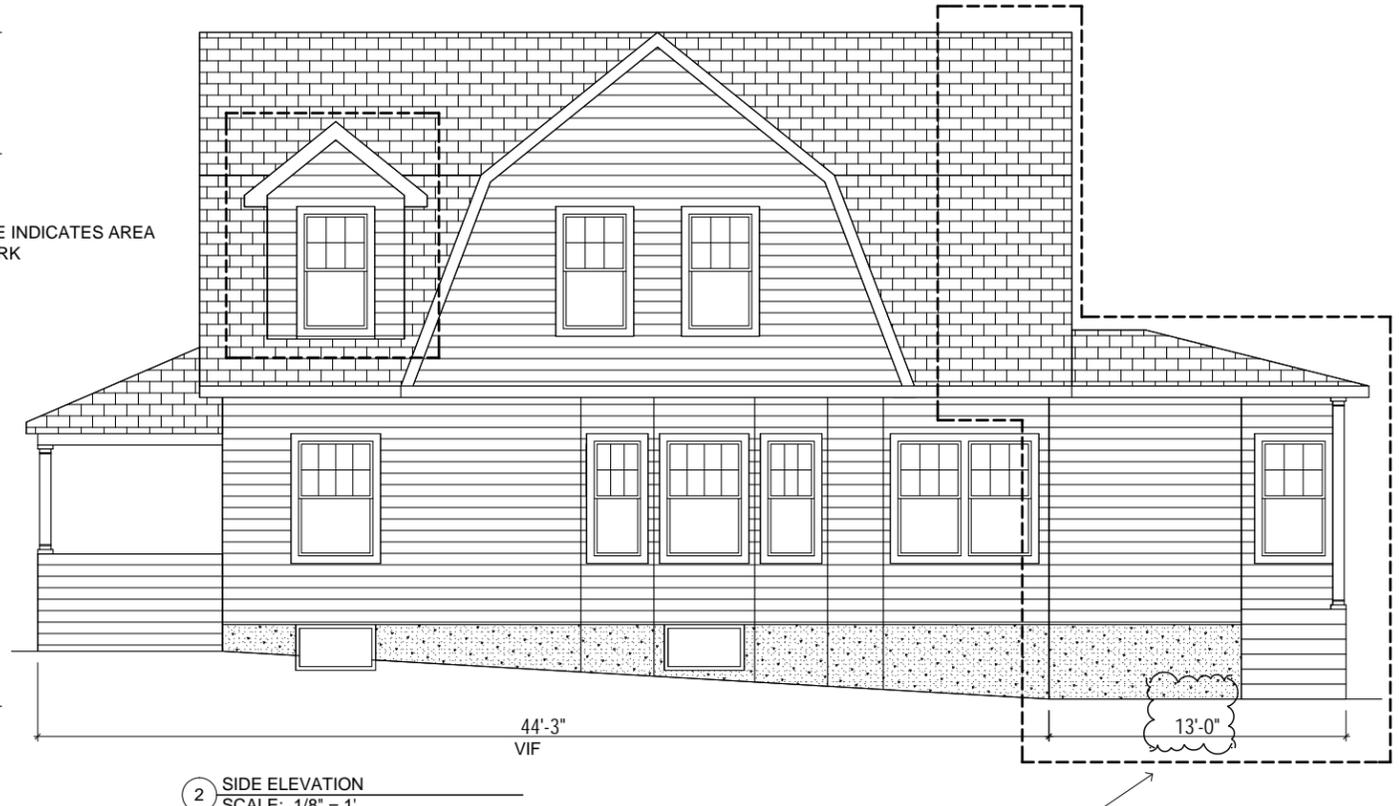
**NEW
 ROOF PLAN**

Sheet
 Number:

A10



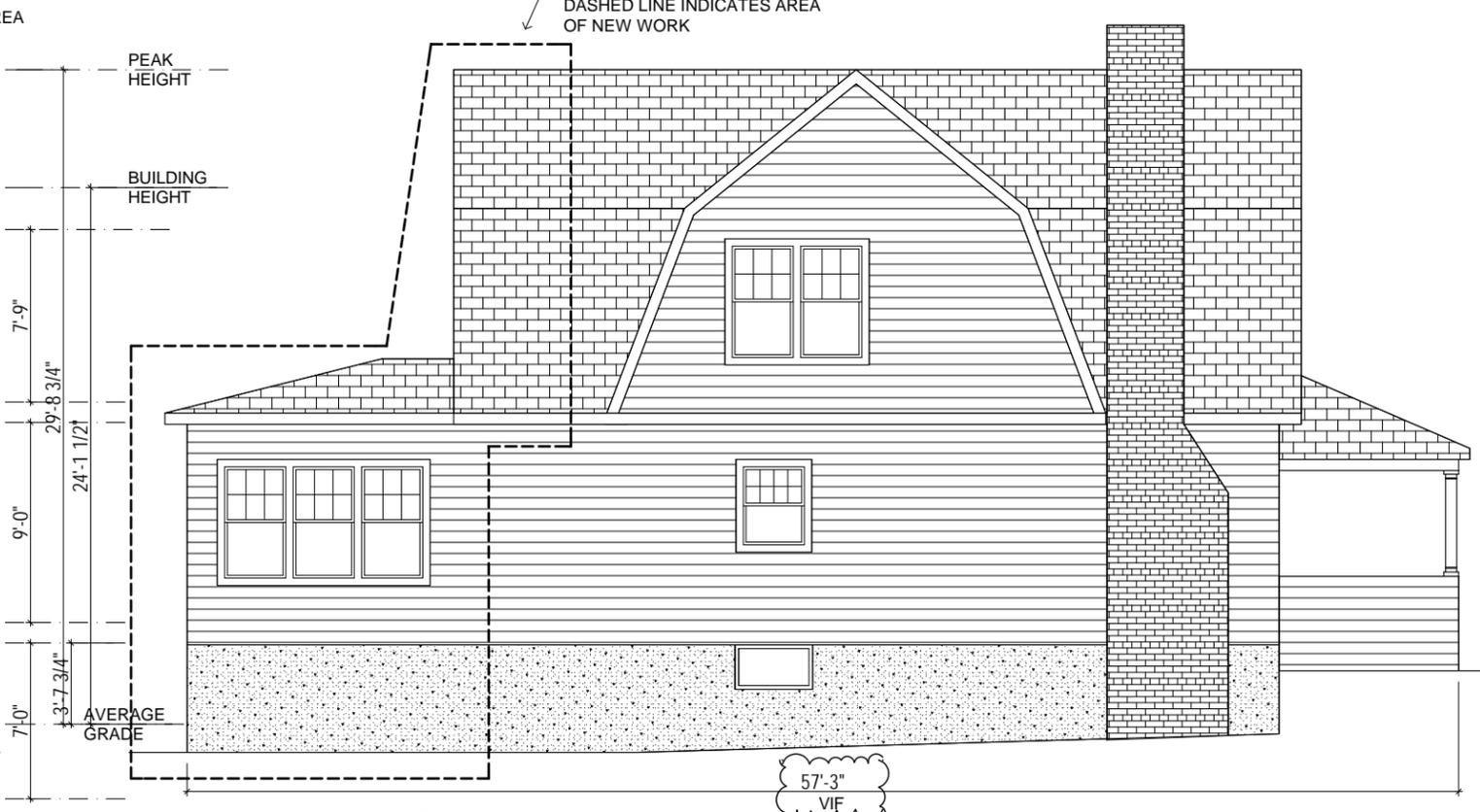
1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'

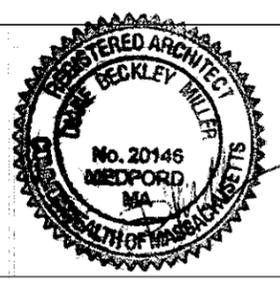


4 SIDE ELEVATION
SCALE: 1/8" = 1'

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NEW ELEVATIONS

Sheet Number:

A11