



Town of Belmont
Planning Board

COMMUNITY
DEVELOPMENT

2019 MAR -7 AM 9 49

APPLICATION FOR A SPECIAL PERMIT

Date: 2/28/2019

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 33 Trowbridge Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for a proposed second floor addition (500 S.F.) over an existing First Floor Living space.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Shan Lou & Oliver Holmes

Print Name

Shan Lou & Oliver Holmes

Address

33 Trowbridge St.
Belmont, MA 02478

Daytime Telephone Number

6174703880



OFFICE OF COMMUNITY DEVELOPMENT

TOWN OF BELMONT

19 Moore Street

Homer Municipal Building

Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2660 Fax: (617) 993-2661

**Building Division
(617) 993-2664
Engineering Division
(617) 993-2664
Planning Division
(617) 993-2664**

February 6, 2019

Oliver Holmes and Shan Lou
33 Trowbridge Street
Belmont, MA 02478

RE: Denial to Construct Second Floor Addition:

Dear Mr. Holmes and Ms. Lou:

The Office of Community Development is in receipt of your building permit application for the construction of a second floor addition on top of your home located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, Section 1.5.4 A of the Zoning By-Law allows extensions or alterations exceeding 300 square feet to non-conforming structures in the GR zoning district by a Special Permit from the Planning Board. Your addition is 546 square feet. Additionally, Section 4.2.2 allows a minimum side setback of 10.0'. Your existing and proposed side setback is 8.3'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Special Permits from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with a member of the Planning Staff at (617) 993-2666 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Dear Neighbors/Notice of Intent to Addition,

We hope this letter finds you well. We are the Holmes family who have been residing at 33 Trowbridge street since 2015. We have enjoyed being members of this pleasant community and getting to know some of you in the past few years.

Since purchasing the 2-bedroom, 1270 sq. ft. split house, we have loved the cozy place and enjoyed it very much. 4 years flew by and now we have a 2-year old toddler and are expecting another baby in a few months. With the expanding family, we are greatly in need of more living space and do not want to leave our home as we have grown deeply attached to it.

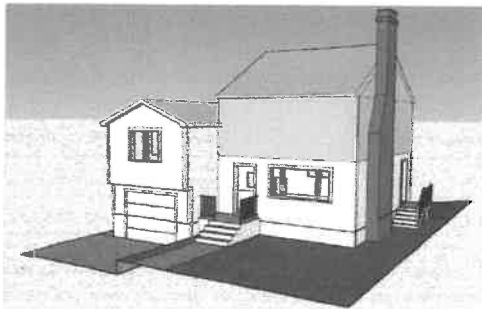
With all that in the mind, we are planning to add another 500 sq. ft. on top of our existing single floor side, leading to a modest 1770 sq. ft. house that will fit in nicely to Trowbridge street as well as the east Belmont community. The style of the existing house would be maintained so that the new addition will blend in well with the character of the neighborhood.

The addition will be constructed by the renowned local design and build company: New England Design and Build, with professional designing, responsible and experienced constructors and considerate project supervisors who strictly follow the town regulations.

Many of you know us as friendly neighbors; others of you we look forward to meeting someday. Please do not hesitate to call us with any questions or concerns. We can be reached at cell phone 617-470-3880, or e-mail at rebeccafjpq@gmail.com.

Yours faithfully,

Shan, Oliver, Eddie and baby#2 Holmes



Shan Oliver 2/27/2019

Holmes Residence Narrative Statement

02-28-19

We are the Holmes family and have been residing at 33 Trowbridge Street since 2015. We have been active members of the community and have been in good relations with our neighbors over the several years. We are a young and growing family. Currently, we have a two-year-old toddler and expecting another baby in the coming months. With the expanding family, we are greatly in need of more living space and do not want to move out of our home which we have grown deeply attached with.

Since purchasing the two-bedroom, 1270 square feet, split level house, we have fallen in love with the cozy and friendly neighborhood. The Trowbridge Street neighborhood is eclectic with architectural styles varying between colonial, split level, ranch and multifamily homes. The proposed design adds 500 square feet on top of the existing single floor portion of the house, leading to a modest 1770 square feet house that will fit in nicely to the Trowbridge Street volume. The style of the existing house would be maintained so that the new addition will blend in well with the eclectic character of the neighborhood.

During the design phase multiple options were studied to avoid having to design an addition over the existing nonconforming portion of the house. Massing studies indicated that an addition on the the rear would elongate the house on the North side and create an unsightly two-story wall. This would inevitably cast a shadow on the neighbor's front entrance and cause a bowling alley effect on the interior layout of the proposed addition. Creating a second-floor addition over the existing one-story portion allows the overall volume of the house to stay within the scale of the neighborhood. Neighbors on either adjacent side have two story homes and the overall height of the proposed addition would be comparable to both neighbors. The proposed placement of the addition also allows the us to retain valuable green space in our rear yard.

The proposed addition will be home to two additional bedrooms and a bathroom. The placement of the bedrooms over the current single-story portion allows for the existing interior staircase to interact with the new staircase cohesively. The proposed interior layout will optimize the flow of the house by separating the public and private areas of the house.

Overall, the design studies indicate that the volume, style and location of the addition will keep with the eclectic character of the neighborhood. The proposed design will not be substantially more detrimental than the existing nonconforming structure as it will stay within the existing footprint.







Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 33 Trowbridge Street

Zone: GR

Surveyor Signature and Stamp: 

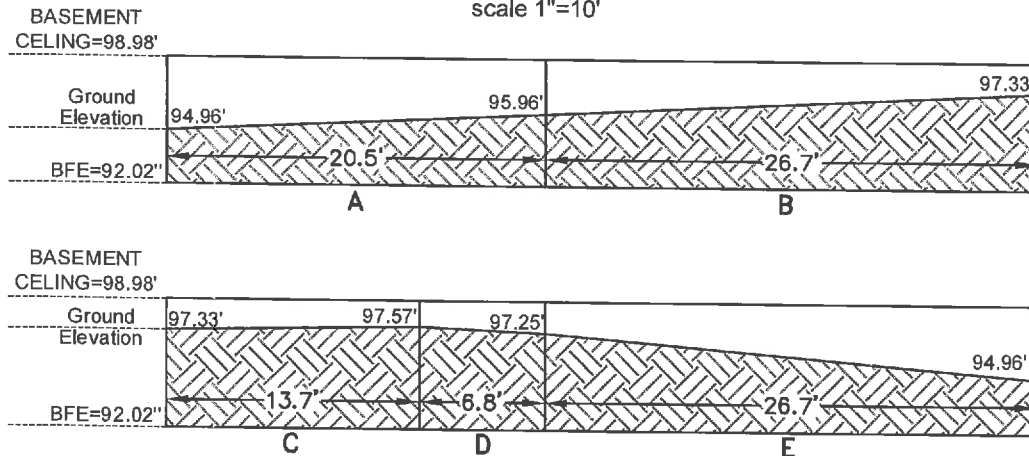
Date: 1 / 10 / 2019

	REQUIRED	EXISTING	PROPOSED
Lot Area	min. 7,000 Sq.Ft.	6,000 Sq.Ft.	N / A
Lot Frontage	min. 70'	50.00'	N / A
Floor Area Ratio	---	N / A	N / A
Lot Coverage	max. 30%	20.1%	20.6%
Open Space	min. 40%	72.4%	72.1%
Front Setback	min. 20'	19.8'	19.8'
Side Setback	min. 10'	6.7'	6.7'
Side Setback	min. 10'	8.3'	8.3'
Rear Setback	min. 20'	66.7'	66.7'
Building Height	max. 33'	24.89'	25.43'
Stories	max. 2.5	1	2
½ Story Calculation			

NOTES:

FOUNDATION WALLS SKETCH

scale 1"=10'



EXPOSED FOUNDATION WALLS AREA CALCULATIONS:

$$\begin{aligned} \text{Wall A} &= [(98.98' - 94.96') + (98.98' - 95.96')] / 2 \times 20.5' = 72.16' \text{ Sq.Ft.} \\ \text{Wall B} &= [(98.98' - 95.96') + (98.98' - 97.33')] / 2 \times 26.7' = 62.34' \text{ Sq.Ft.} \\ \text{Wall C} &= [(98.98' - 97.33') + (98.98' - 97.57')] / 2 \times 13.7' = 20.96' \text{ Sq.Ft.} \\ \text{Wall D} &= [(98.98' - 97.57') + (98.98' - 97.25')] / 2 \times 6.8' = 10.68' \text{ Sq.Ft.} \\ \text{Wall E} &= [(98.98' - 97.25') + (98.98' - 94.96')] / 2 \times 26.7' = 76.76' \text{ Sq.Ft.} \end{aligned}$$

$$\begin{aligned} \text{Total Area of exposed foundation wall} &= \\ 72.16' \text{ Sq.Ft} + 62.34' \text{ Sq.Ft} + 20.96' \text{ Sq.Ft} + 10.68' \text{ Sq.Ft} + 76.76' \text{ Sq.Ft} &= \\ = 242.90' \text{ Sq.Ft.} \end{aligned}$$

$$\begin{aligned} \text{Total Area of foundation wall} &= \\ (98.98' - 92.02') \times (20.5' + 26.7' + 13.7' + 6.8' + 26.7') &= \\ = 657.02' \text{ Sq.Ft.} \end{aligned}$$

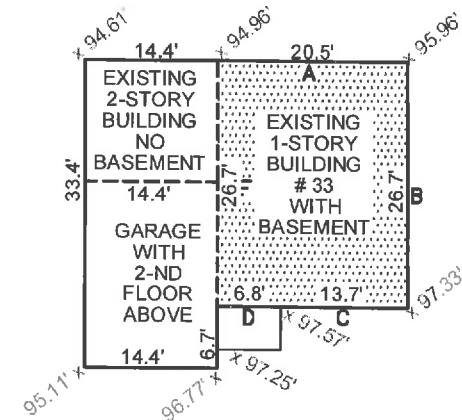
$$\text{Exposed Foundation Wall Area} / \text{Total Foundation Wall Area} = 37.0 \%$$

$$\text{Building perimeter} = 136.6'$$

$$\begin{aligned} \text{Average Grade} &= [(94.61' + 94.96') / 2 \times 14.4' + (94.96' + 95.96') / 2 \times 20.5' + (95.96' + 97.33') / 2 \times 26.7' + \\ &+ (97.33' + 97.57') / 2 \times 13.7' + (97.57' + 97.25') / 2 \times 6.8' + (97.25' + 96.77') / 2 \times 6.7' + \\ &+ (96.77' + 95.11') / 2 \times 14.4' + (95.11' + 94.61') / 2 \times 33.4'] / 136.6' = 95.89' \end{aligned}$$

EXISTING FOUNDATION SKETCH

scale 1"=20'



Neil J. Murphy Lic.#17460
Professional Land Surveyor



10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

Exposed Foundations Calculations

33 Trowbridge Street
Belmont, MA 02478

Date: November 29, 2018

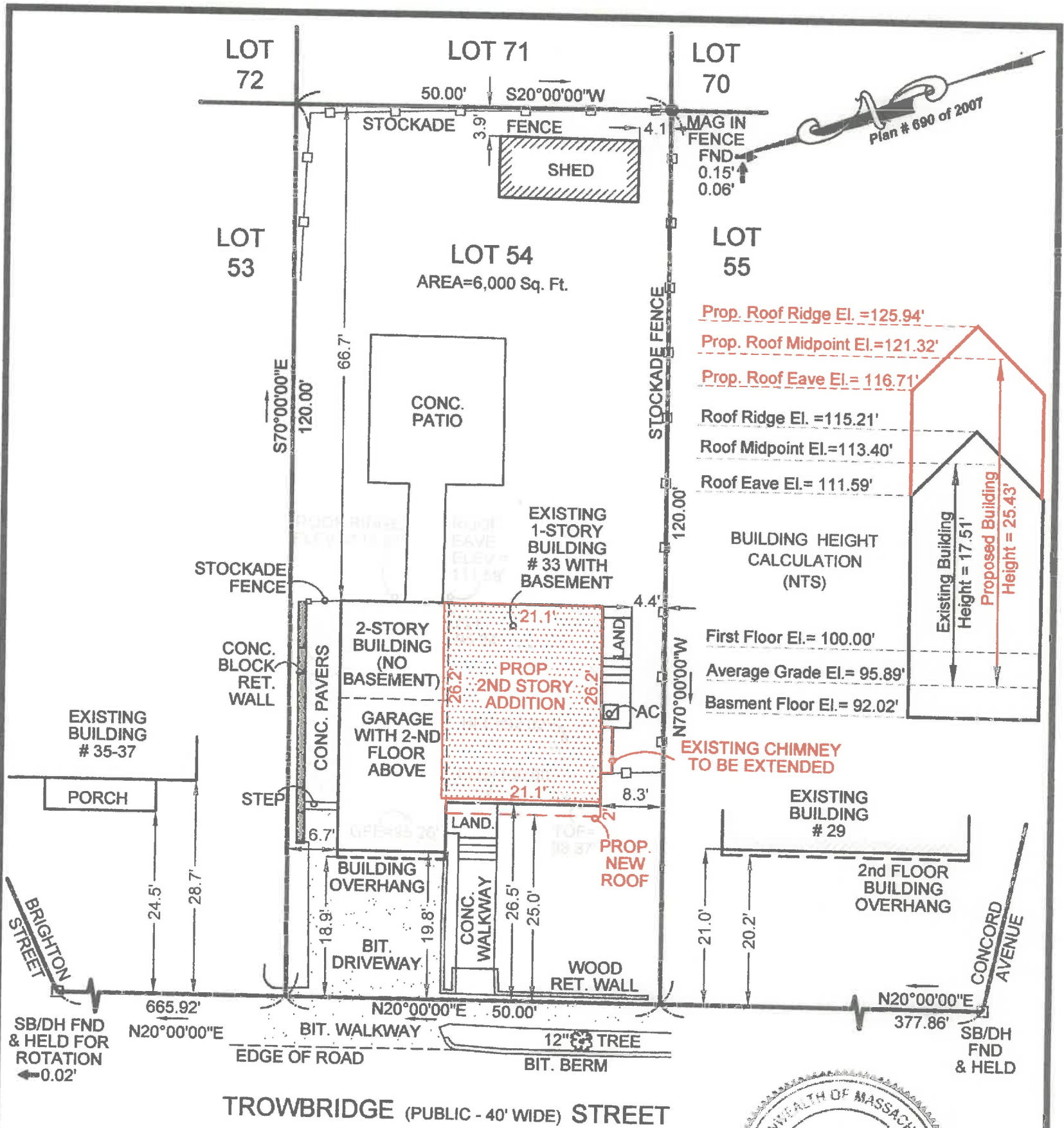


Table of Dimensional Requirements (GR):

	Setbacks			Lot Coverage	Open Space	Building Height
	Front	Side	Rear			
Required	min. 20'	min. 10'	min. 20'	max. 30%	min. 40%	max. 33'
Existing	19.8'	6.7'	66.7'	1,209 Sq.Ft. (20.1%)	4,346 Sq.Ft. (72.4%)	24.89'
Proposed	19.8'	6.7'	66.7'	1,239 Sq.Ft. (20.6%)	4,326 Sq.Ft. (72.1%)	25.43'

NOTES:

- * Assessors Ref.: Map 22, Lot 54
- * Deed Ref.: Book 64977, Page 405
- * Plan Ref.: Plan Book 161, Plan 7
Plan No. 644 of 2011
Plan No. 690 of 2007
- * Zone: General Residence
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No other public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations based on assumed datum.
- * Average Front Setback = $(28.7' + 21') / 2 = 24.85'$

NEIL J. MURPHY
No. 17460
Professional Land Surveyor

Proposed Plot Plan
33 Trowbridge Street
Belmont, MA 02478

Owner: Oliver G. Holmes
& Shan Lou
House No. 33
Lot No. 54
App. No. n/a
Date January 10, 2019
Scale 1 inch = 20 feet



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com



VEGETABLE GARDEN



STOCKADE FENCE



YOUNG MAPLE TREE



STOCKADE FENCE / JUNIPER TREES / 2 YOUNG MAPLE TREES



CONCRETE PATIO



MULCHED PLANTER BED



4' TALL HEDGE

STOCKADE FENCE

CONC. BLOCK RET. WALL

CONC. PAVERS

STEP

LANDING

CONC. AC

CHIMNEY

GRASS



MULCHED PLANTER BED

BRIGHTON STREET

EDGE OF PAVEMENT

BUILDING OVERHANG

BIT. DRIVEWAY

CONC. WALKWAY

WOOD RET. WALL

GRASS

CONCORD AVENUE

BIT. WALKWAY

50.00'

12" STREET TREE

EDGE OF ROAD

TROWBRIDGE STREET



12" STREET TREE

nedc
DESIGN + CONSTRUCTION
EXISTING LANDSCAPE PLAN

33 TROWBRIDGE STREET
BELMONT, MA 02478

Lou-Holmes Residence

















PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

SHEET INDEX

SHEET #	SHEET DESCRIPTION
	Cover Sheet, Sheet Index, Abbreviation Key
EC-1	Existing Garage & Basement Floor Plan
EC-2	Existing First & Second Floor Plan
EC-3	Existing Attic Floor Plan
EC-4	Existing Roof Plan
EC-5	Existing North Elevation
EC-6	Existing West Elevation
EC-7	Existing South Elevation
EC-8	Existing East Elevation
D-1	Existing First & Second Floor Demo Plan
D-2	Existing Attic Floor Demo Plan
D-3	Existing Roof Demo Plan
A-0	Existing/Proposed GFA Calculations
A-1	Proposed Second Floor Plan
A-2	Proposed Attic Floor Plan
A-3	Proposed Roof Plan
A-4	Existing/ Proposed North Elevation
A-5	Existing/ Proposed West Elevation
A-6	Existing/ Proposed South Elevation
A-7	Existing/ Proposed East Elevation
RCP-1	Proposed Second Floor RCP Plan
RCP-2	Proposed Attic Floor RCP Plan
S-1	Proposed Second Floor Framing Plan
S-2	Proposed Attic Floor Framing Plan
S-3	Proposed Roof Framing Plan
S-4	Proposed Second Floor Cross Section "A"
S-5	Proposed Roof Ridge & Eve Details
S-6	Proposed Side Staircase Plan & Framing Plan
S-7	Proposed Side Staircase Detail

ABBREVIATIONS & SIMBOLS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
Approx.	Approximate	Horiz.	Horizontal	Reinf.	Reinforced
Avg.	Average	Ht.	Height	S	Switch
Brng.	Bearing	Htg.	Heating	S ₃	Three-way Switch
CH	Ceiling Height	HVAC	Heating, ventilation & air conditioning	Sd	Switch/Dimmer
CMU	Concrete masonry unit	HW	Hot watwer	S.F.	Square Foot
Conc.	Concrete	In.	Inch	T.&G.	Tongue and Groove
Cont.	Continuous	Int.	Interior	W	Wire
DW	Dish Washer	Inst.	Installation	%	Percentage
Ea.	Each	Insul.	Insulation	@	At
Ext.	Exterior	LED	Light emitting diode	&	And
Flr.	Floor	Max.	Maximum	"	Inch
Fdn.	Foundation	MDF	Medium-density fiberboard	'	Foot
Ft.	Foot	Min.	Minimum	¢	Centerline
Furn.	Furniture	O.C.	On center	#	Number
Hdr.	Header	Pvmt.	Pavement	Ply.	Plywood
	NIC - Not in Contract Area	240v outlet	Computer Data/ LAN outlet		
	Smoke Detector		Single receptacle outlet	EP	Electric Panel
	CO ₂ Detector		Four-Plex receptacle outlet	Smoke +CO ₂ Combination	
	Thermostat		Double receptacle outlet		Pendant Light
	Ceiling light		Double lamp flood light	Telephone Jack	
	Recessed ceiling light		Exhaust Fan	C	Cable/ TV
	Scone light/ Wall light		A/C Register	E	Existing Service

ZONING ANALYSIS

TOWN OF BELMONT

ZONING DISTRICT: RESIDENTIAL ZONE (GR)				
PROPERTY USE: RESIDENTIAL		ATTACHED		
	EXISTING	LIMIT	PROPOSED	NOTES
LOT SIZE	6000 SF	5000 SF	NO CHANGE	
BUILDING HEIGHT	24.89 FT	33 FT	25.43 FT	PROPOSED SECOND FLOOR ADDITION
MAXIMUM STORIES	1	2.5	2.5	PROPOSED SECOND FLOOR ADDITION W/ ATTIC
GROSS FLOOR AREA	1497 SF		2089 SF	PROPOSED 592 SF ADDED TO EXISTING GFA
LOT COVERAGE	20.1%	30% MAX	20.6%	
FRONT SETBACK	19.8 FT	20 FT	NO CHANGE	
SIDE SETBACK	6.7 FT 8.3 FT	10 FT	NO CHANGE	
REAR SETBACK	66.7 FT	20 FT	NO CHANGE	
OPEN SPACE	72.4%	40% MIN	72.1%	

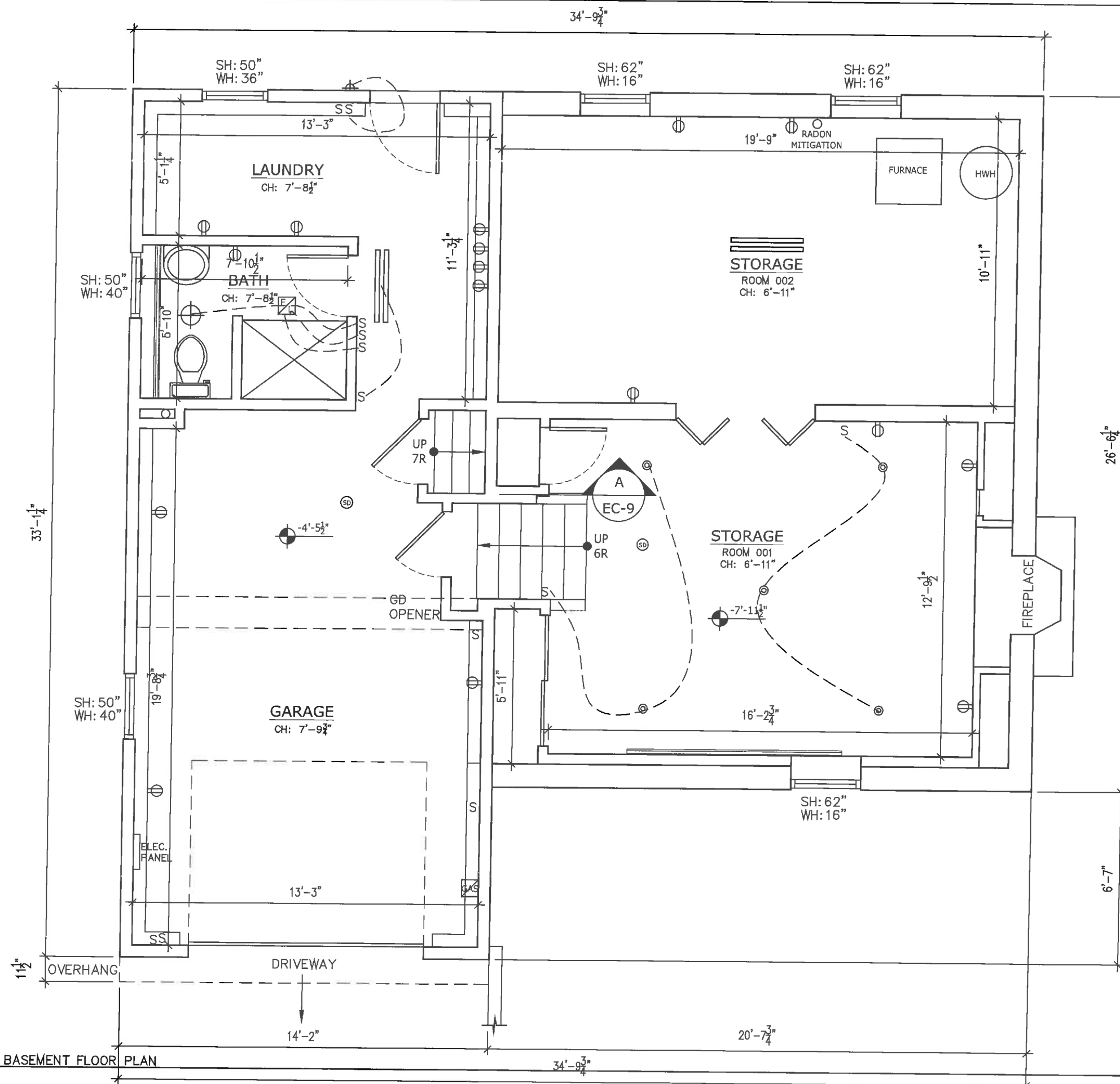
PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS

DATE
18-JAN-19

REVISION

SHEET



nedc
 DESIGN + CONSTRUCTION
 NEW ENGLAND DESIGN & CONSTRUCTION
 103 TERRACE STREET | BOSTON, MA 02120

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING BASEMENT/
 FOUNDATION PLAN

DATE
 18-JAN-19

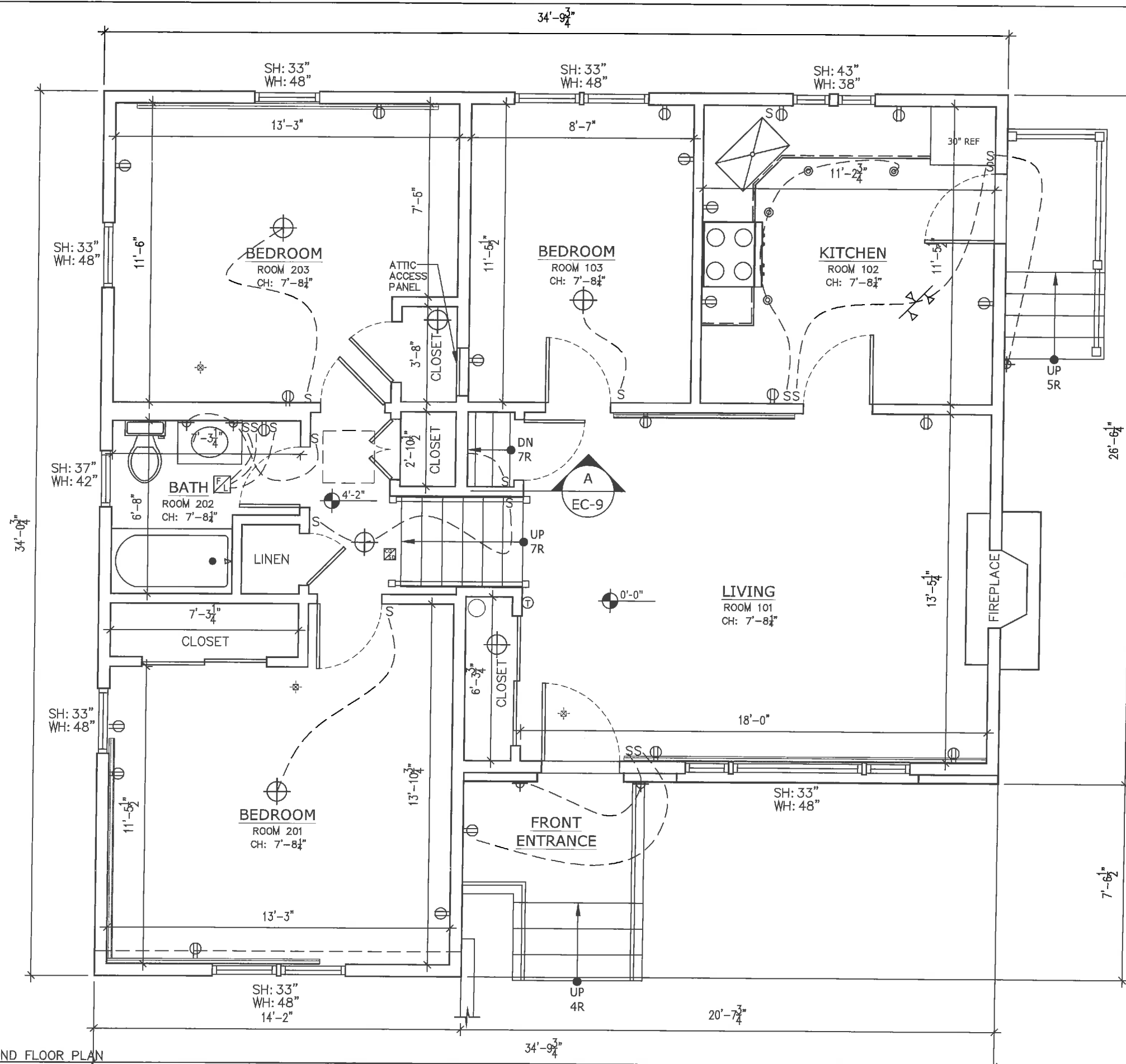
REVISION

SHEET
EC-1

① EXISTING GARAGE & BASEMENT FLOOR PLAN
 Scale 1/4" = 1'-0"

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING FIRST & SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

PREPARED BY: JS CHECKED BY: DP, SS, DT
SHEET CONTENTS EXISTING FIRST FLOOR PLAN
DATE 18-JAN-19
REVISION
SHEET EC-2

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

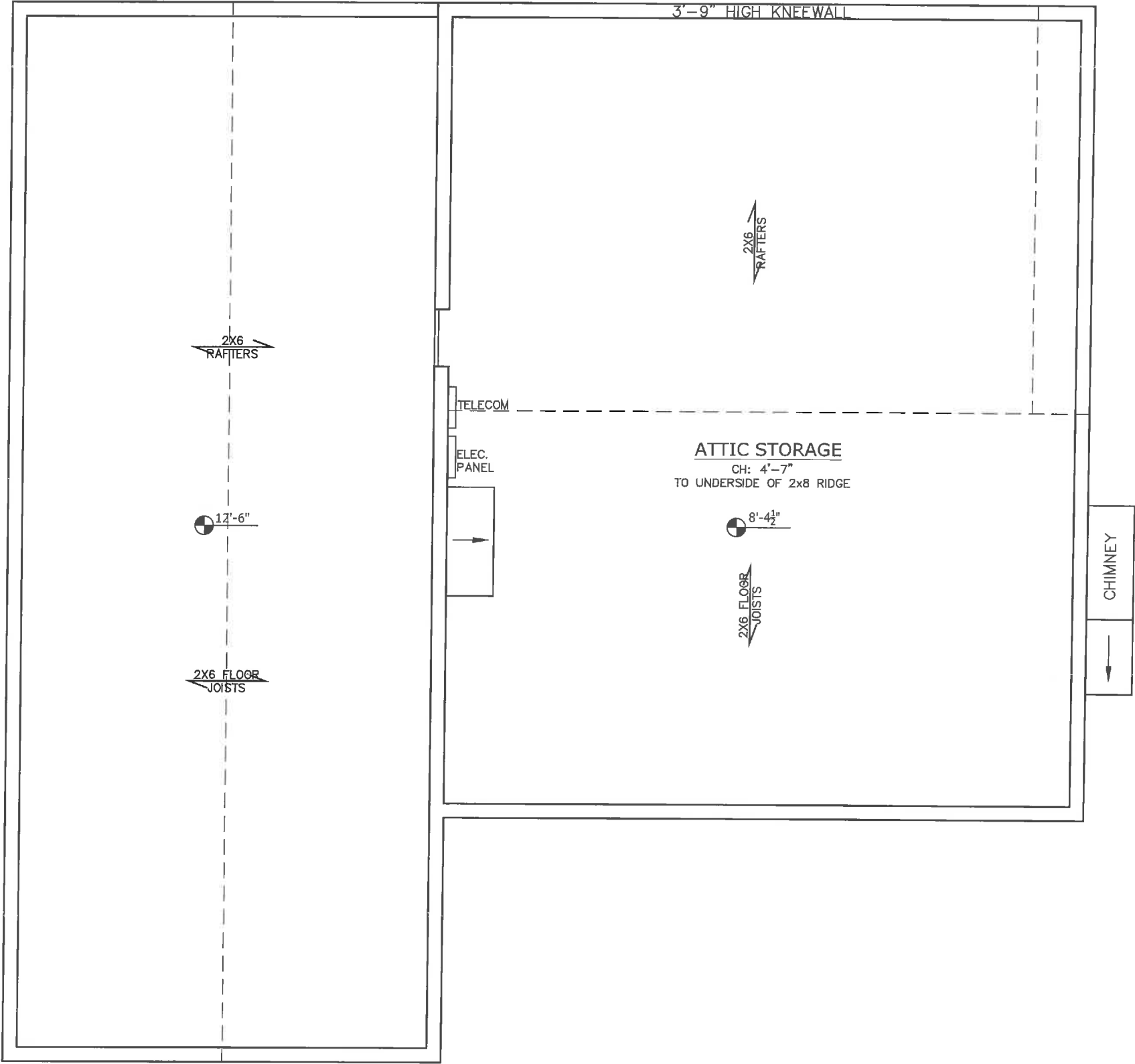
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CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING ATTIC
FLOOR PLAN

DATE
18-JAN-19

REVISION

SHEET
EC-3



PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

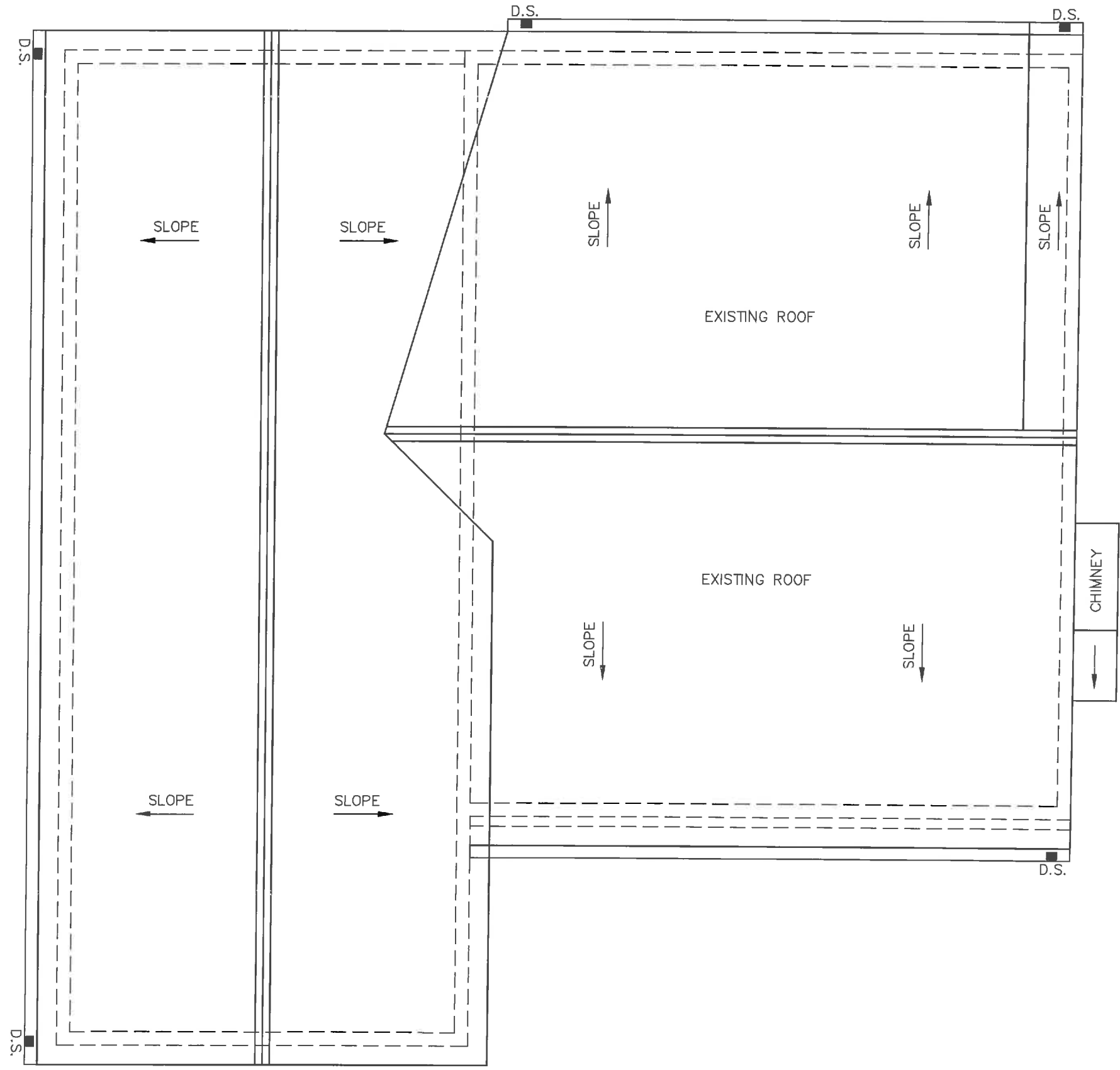
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SHEET CONTENTS
EXISTING ROOF
PLAN

DATE
18-JAN-19

REVISION

SHEET
EC-4

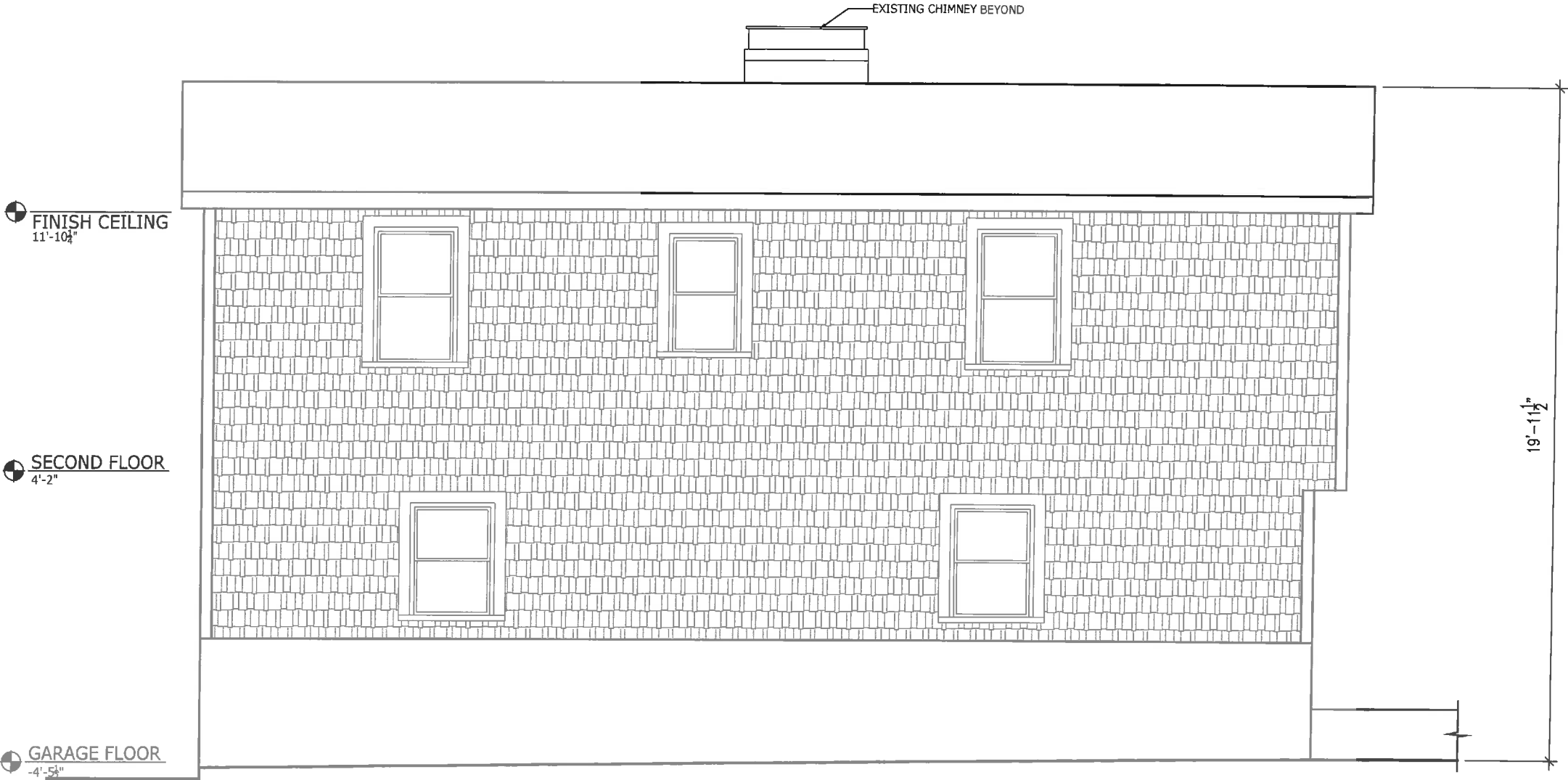


① EXISTING ROOF PLAN
Scale 1/4" = 1'-0"



PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING NORTH ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING NORTH
ELEVATION

DATE
18-JAN-19

REVISION

SHEET
EC-5

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING WEST ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING WEST
ELEVATION

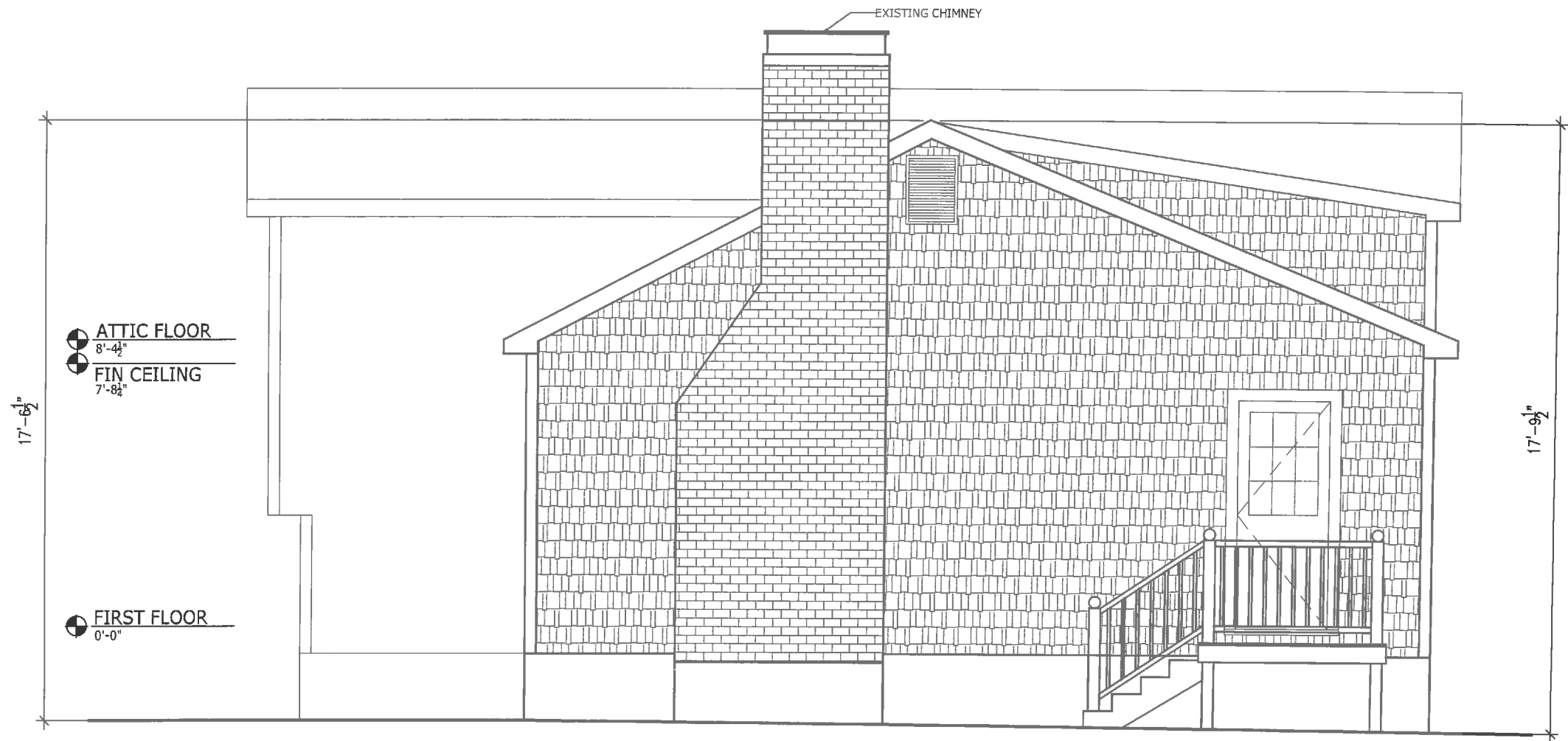
DATE
18-JAN-19

REVISION

SHEET
EC-6

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING SOUTH ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING SOUTH
ELEVATION

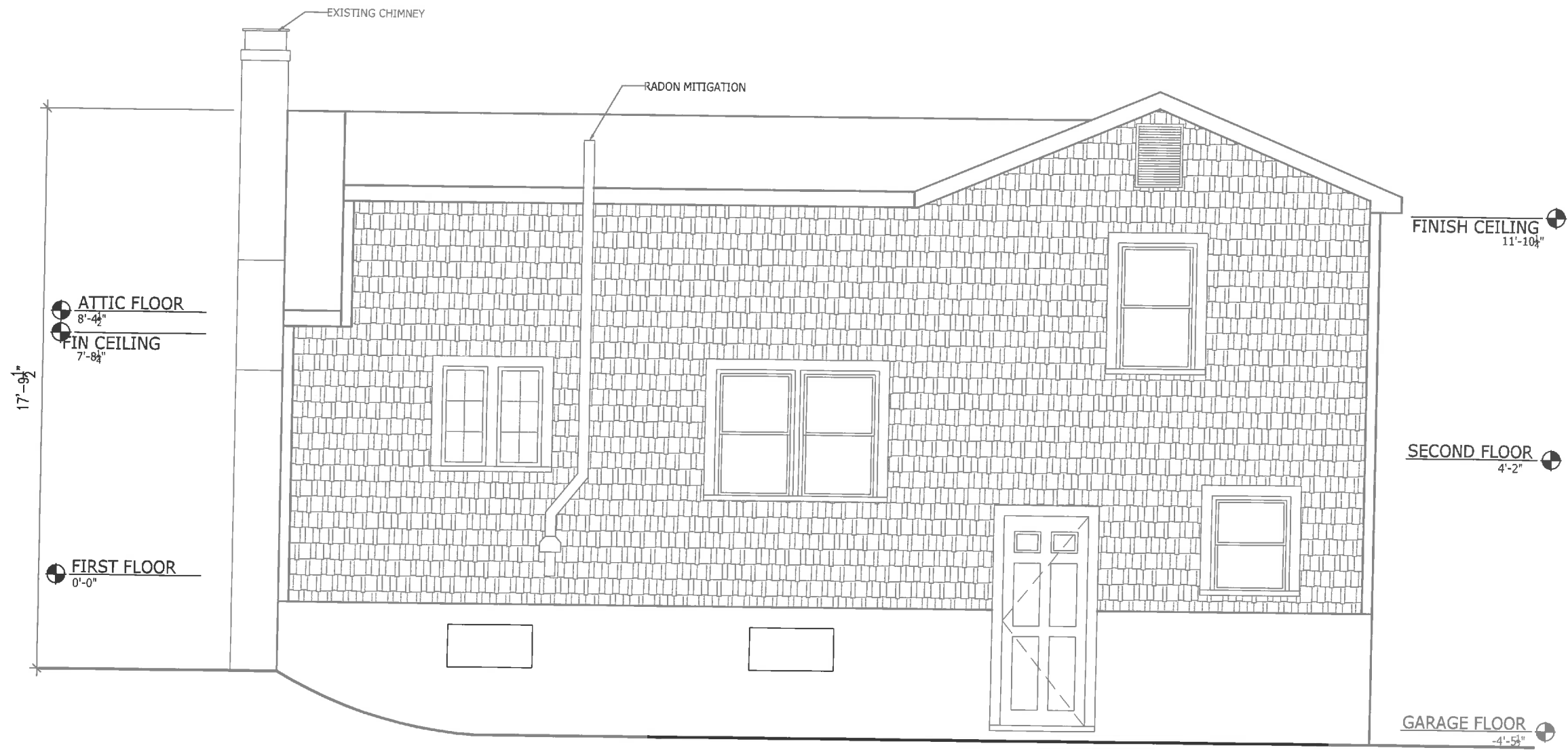
DATE
18-JAN-19

REVISION

SHEET
EC-7

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING EAST ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING EAST
ELEVATION

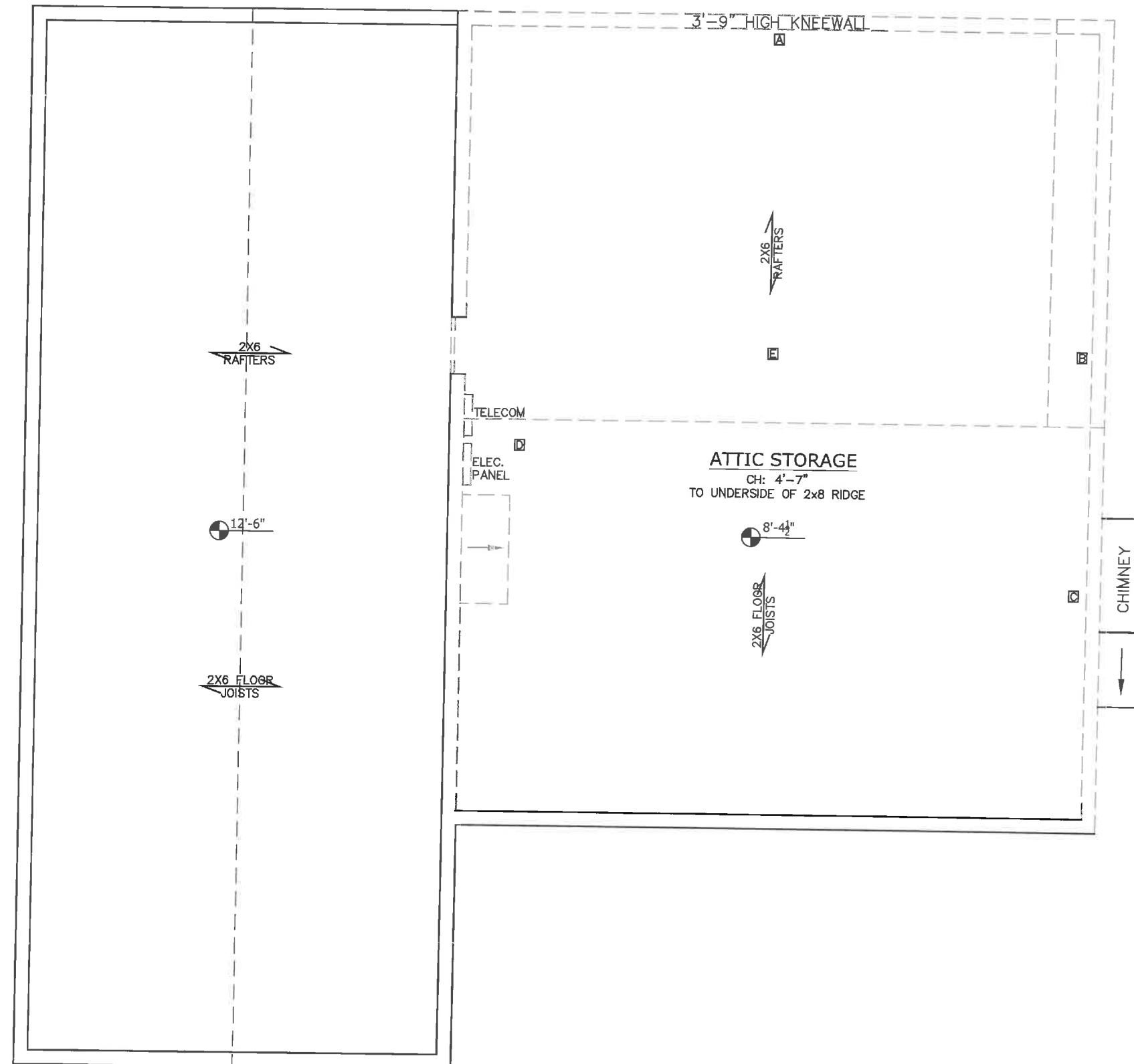
DATE
18-JAN-19

REVISION

SHEET
EC-8

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

- General Notes:
- A. Demo existing kneewall
 - B. Demo existing south wall at attic floor level
 - C. Provide temporary support for existing chimney when demoing south wall
 - D. Relocate existing electrical panel and telecom system
 - E. Demo existing sub floor to existing floor structure



① EXISTING ATTIC DEMO PLAN
 Scale 1/4" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING ATTIC

DEMO PLAN

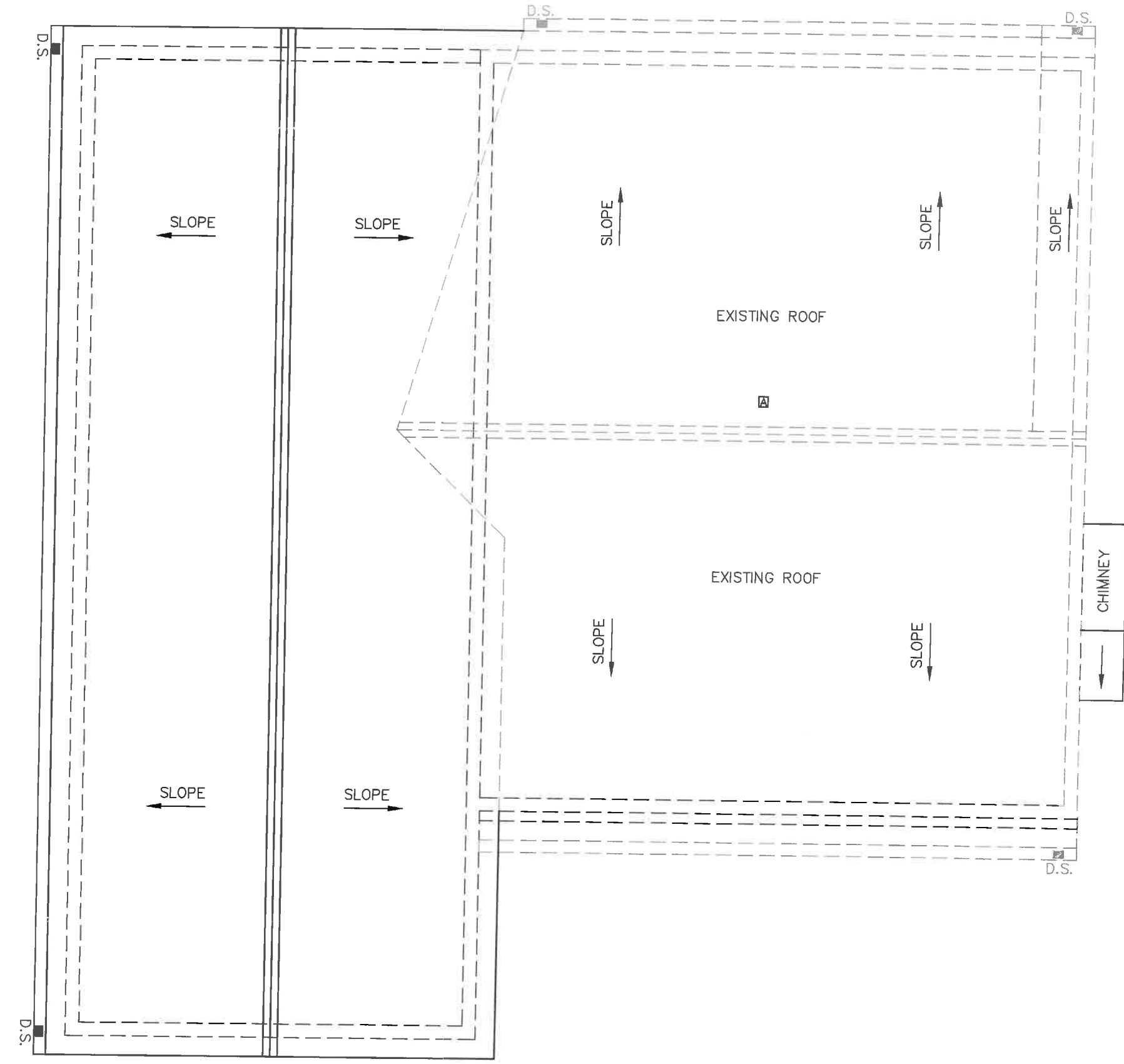
DATE
 18-JAN-19

REVISION

SHEET
D-2

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:
 A. Demo existing roof shingles and roof structure. Provide temporary support for existing chimney



1 EXISTING ROOF DEMO PLAN
 Scale 1/4" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING ROOF

DEMO PLAN

DATE
 18-JAN-19

REVISION

SHEET
D-3

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:

1030 GFA

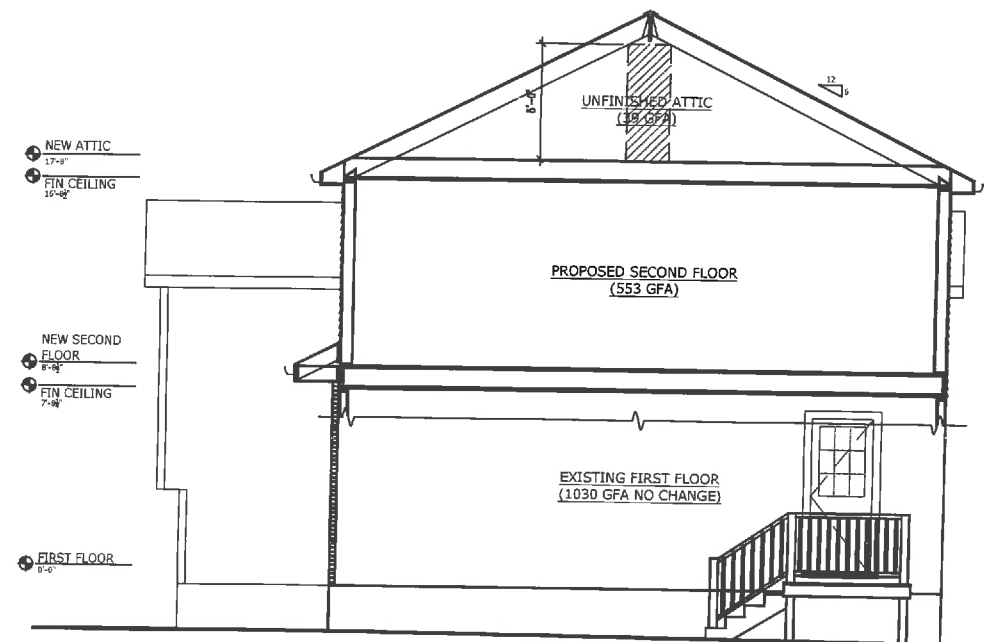
553 GFA

39 G.F.A.

- ① EXISTING FIRST/SECOND FLOOR GFA
 Scale 1/8" = 1'-0"
 NOTE: THE EXISTING ATTIC DOES NOT HAVE
 HEADROOM OF 6'-0" OR MORE

- ② PROPOSED SECOND FLOOR ADDITION GFA
 Scale 1/8" = 1'-0"

- ③ PROPOSED ATTIC FLOOR GFA
 Scale 1/8" = 1'-0"
 NOTE: THIS IS THE AREA WITH
 HEADROOM OF 5'-0" OR MORE



- ④ 1 STORY GFA DIAGRAM
 Scale 1/8" = 1'-0"



PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING/PROPOSED
 GFA CALCULATIONS

DATE
 18-JAN-19

REVISION

SHEET
A-0

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

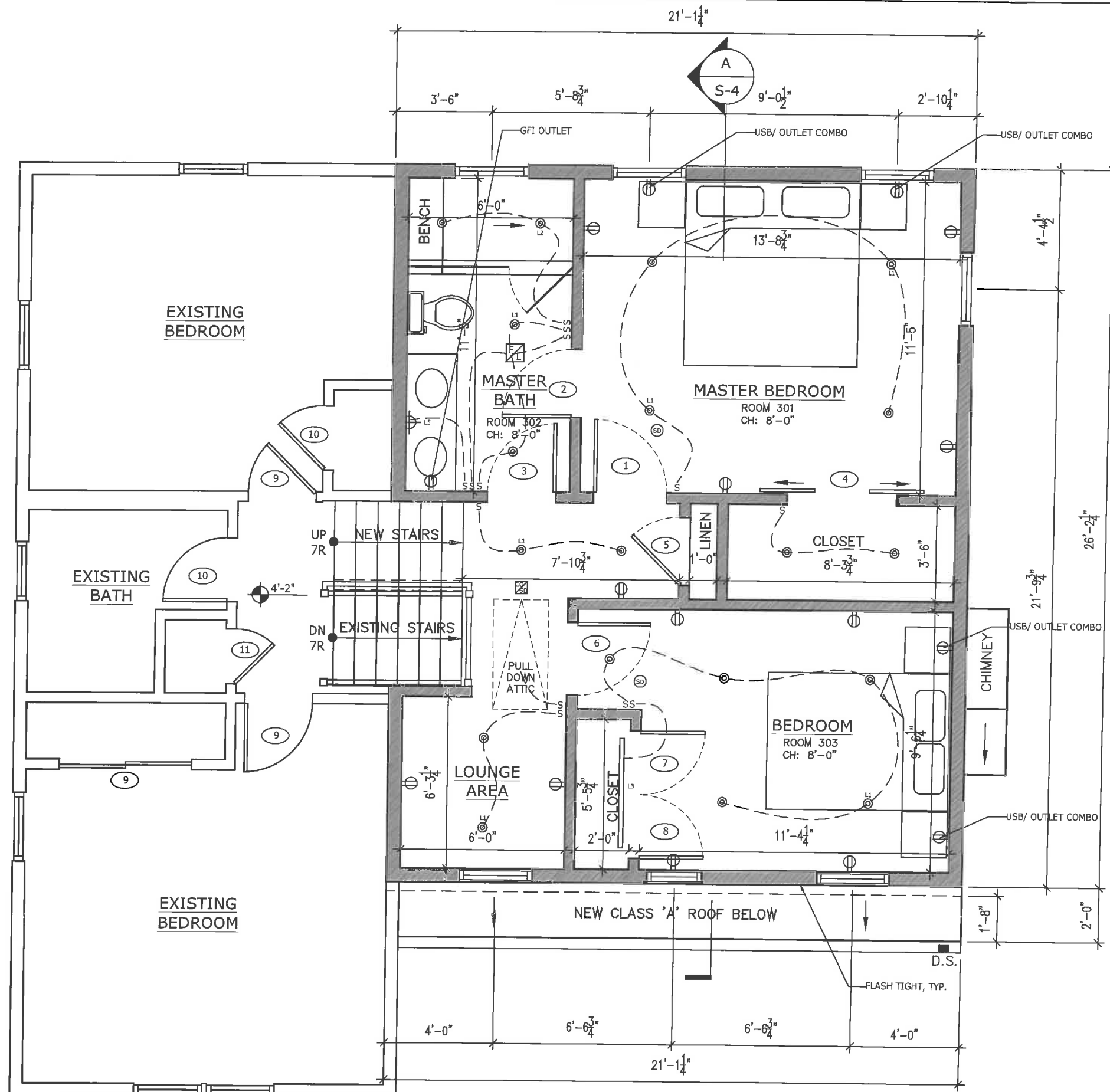
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CHECKED BY: DP, SS, DT

SHEET CONTENTS
PROPOSED
SECOND FLOOR PLAN

DATE
18-JAN-19

REVISION

SHEET
A-1



1 PROPOSED SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
PROPOSED
ATTIC FLOOR PLAN

DATE
18-JAN-19

REVISION

SHEET
A-2

A
S-4

NEW
ATTIC

AREA W/ 5'-0" HEADROOM= 39 S.F.

EXISTING
ATTIC

PULL
DOWN
ATTIC

CHIMNEY

① PROPOSED ATTIC FLOOR PLAN
Scale 1/4" = 1'-0"

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:

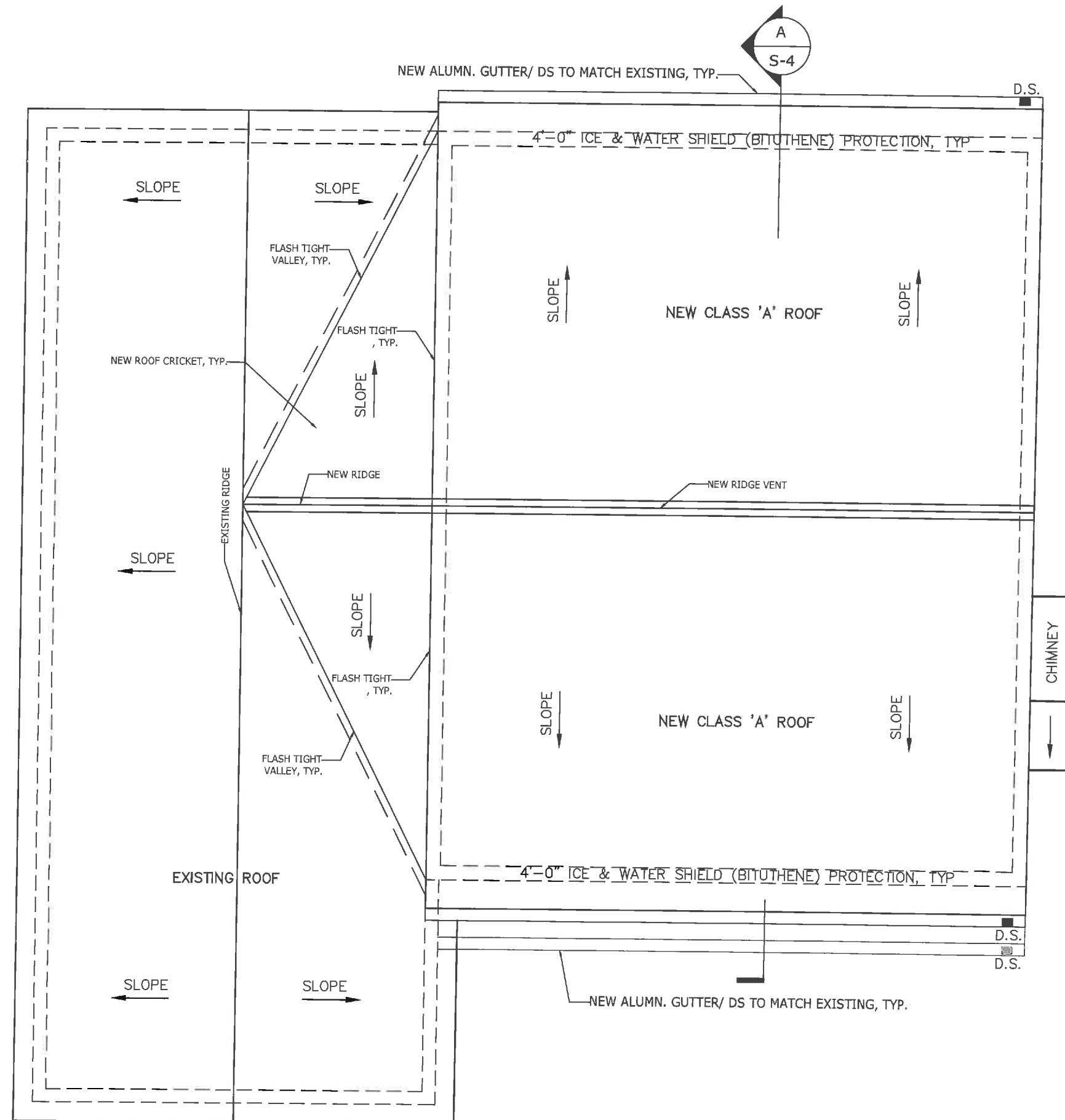
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SHEET CONTENTS
 PROPOSED
 ROOF PLAN

DATE
 18-JAN-19

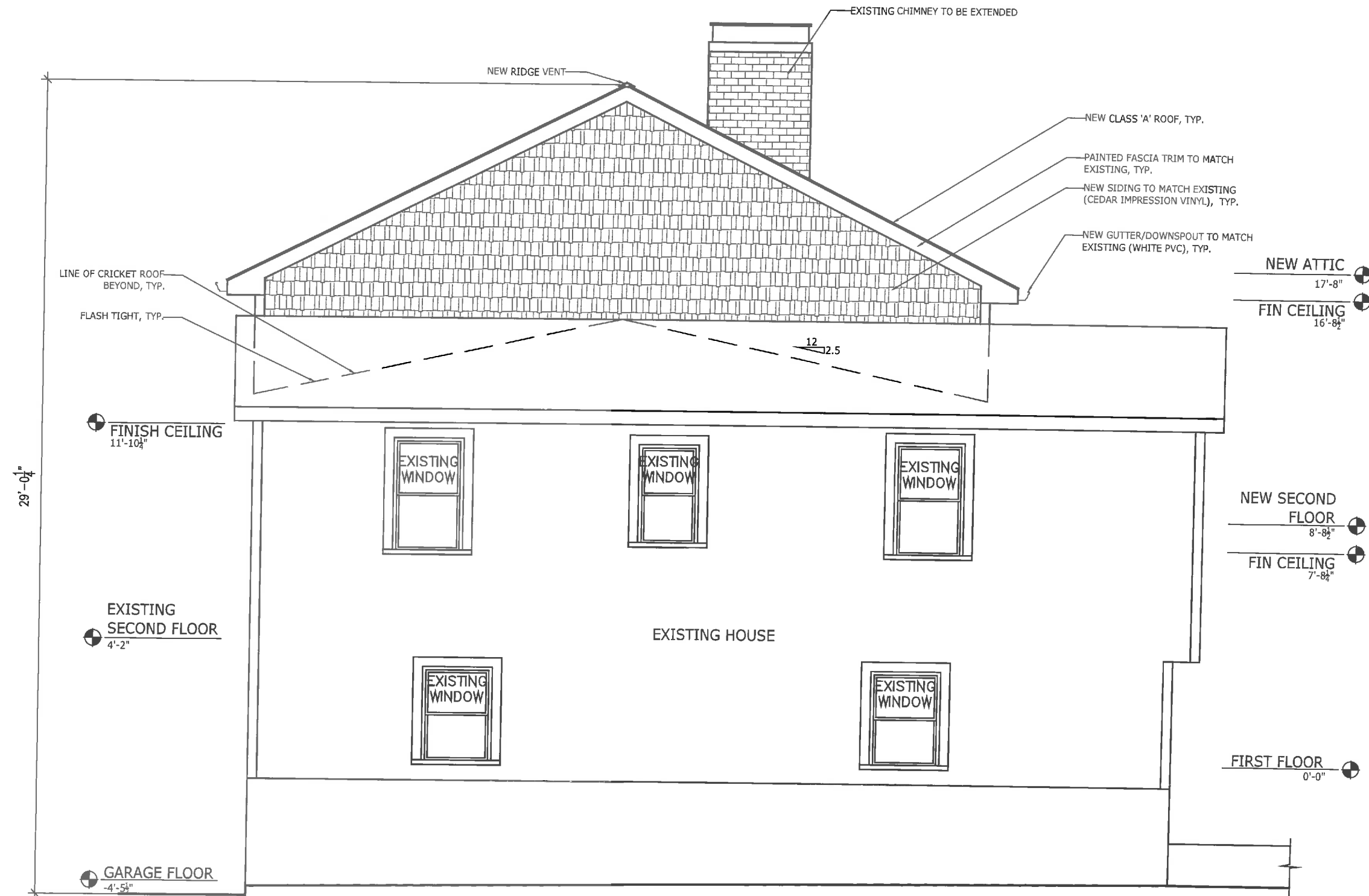
REVISION

SHEET
A-3



PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



① EXISTING/ PROPOSED NORTH ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING/ PROPOSED
NORTH ELEVATION

DATE
18-JAN-19

REVISION

SHEET
A-4

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:



1 EXISTING/ PROPOSED WEST ELEVATION
Scale 1/4" = 1'-0"

PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
EXISTING/ PROPOSED
WEST ELEVATION

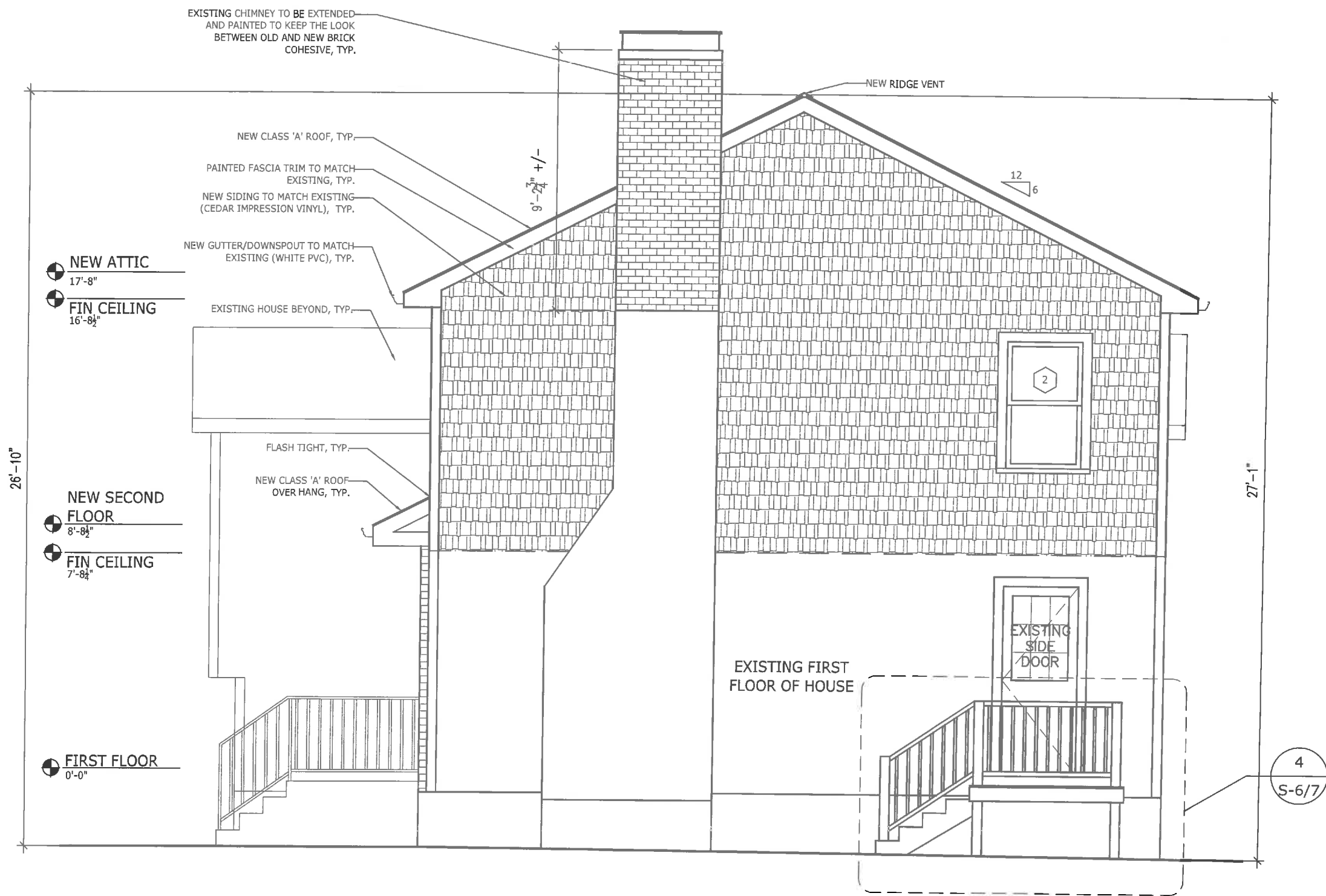
DATE
18-JAN-19

REVISION

SHEET
A-5

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:



① EXISTING/ PROPOSED SOUTH ELEVATION
 Scale 1/4" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING/ PROPOSED
 SOUTH ELEVATION

DATE
 18-JAN-19

REVISION

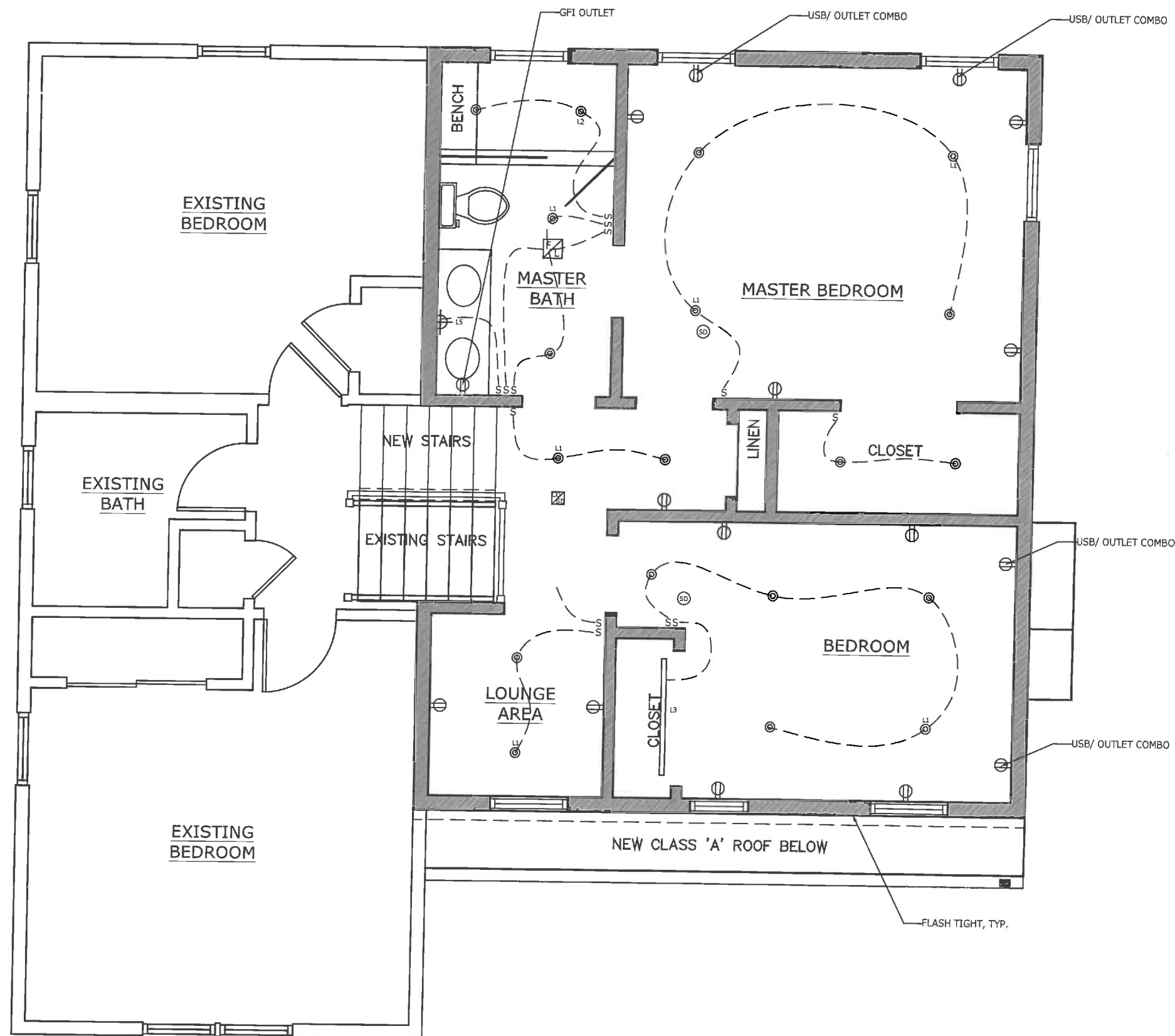
SHEET
A-6

PROJECT:
Lou - Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

ELECTRICAL NOTES

1. 17- 4" LED Recessed cans
2. 2- 4" LED Recessed cans in shower
3. 1- 4' LED tub light in bedroom closet
4. 1- wall sconce lights over bathroom sink vanity
5. Install outlets to code
6. install 1- GFI outlet in bathroom
7. install 4- outlets with USB combo in both bedrooms



PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
PROPOSED
SECOND FLOOR
RCP PLAN

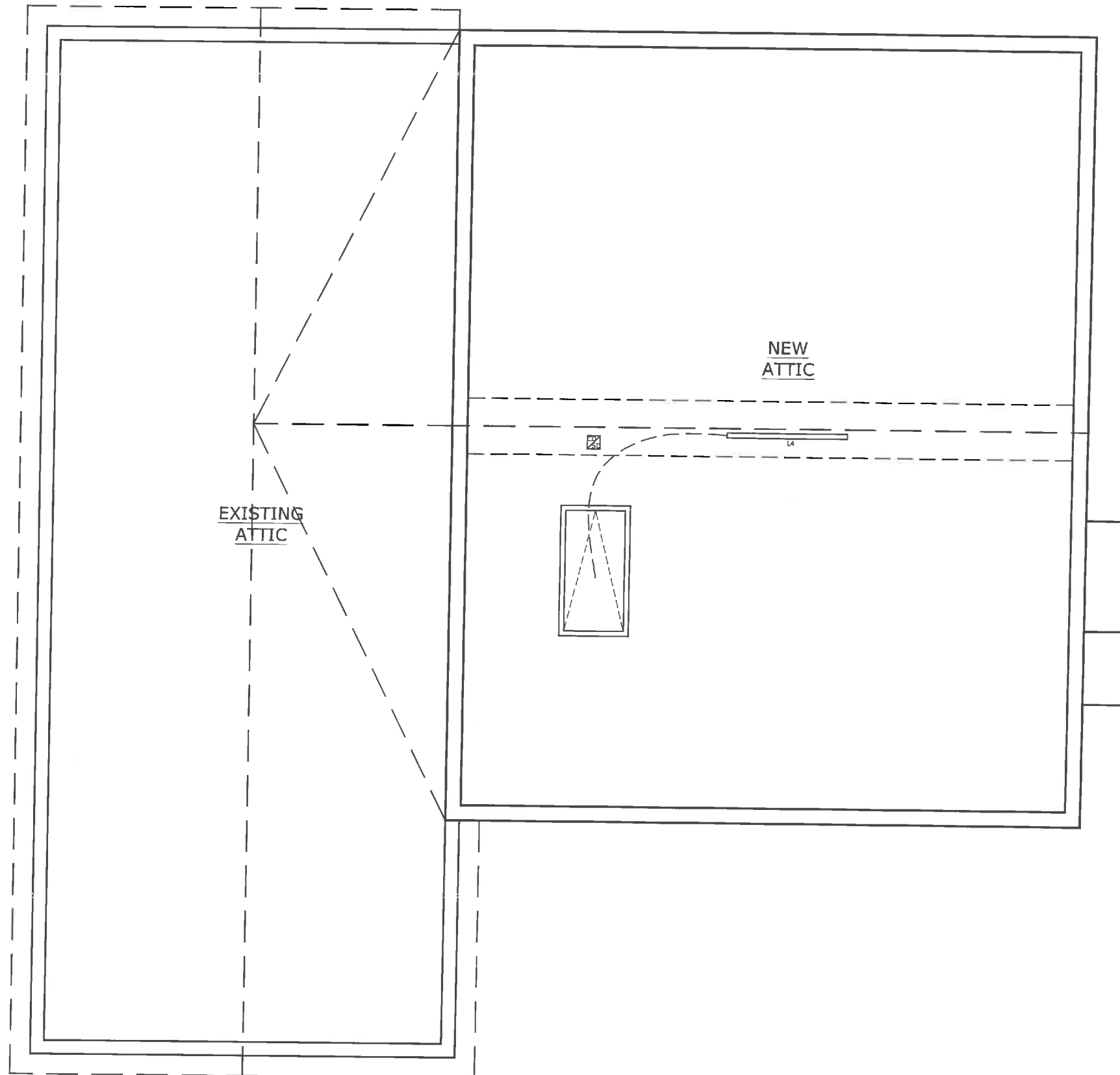
DATE
18-JAN-19

REVISION

SHEET
RCP-1

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:
ELECTRICAL NOTES
1. 1- 4' LED tube light
2. 1- S/CO detector



① PROPOSED ATTIC RCP PLAN
Scale 1/4" = 1'-0"



PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
PROPOSED
ATTIC RCP PLAN

DATE
18-JAN-19

REVISION

SHEET
RCP-2

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:

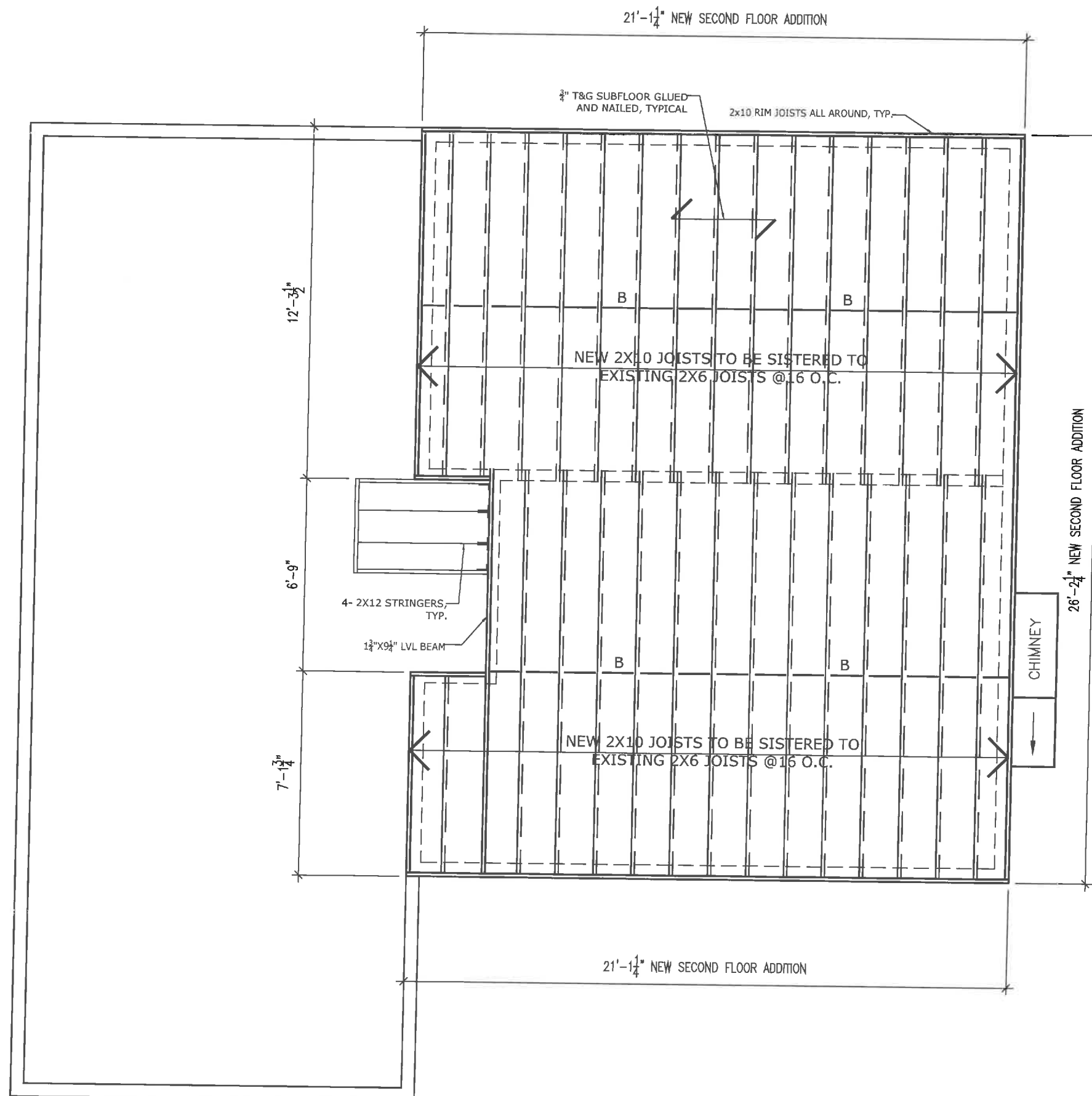
PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 EXISTING/ PROPOSED
 SECOND FLOOR
 FRAMING PLAN

DATE
 18-JAN-19

REVISION

SHEET
S-1



① EXISTING/ PROPOSED SECOND FLOOR FRAMING PLAN
 Scale 1/4" = 1'-0"

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

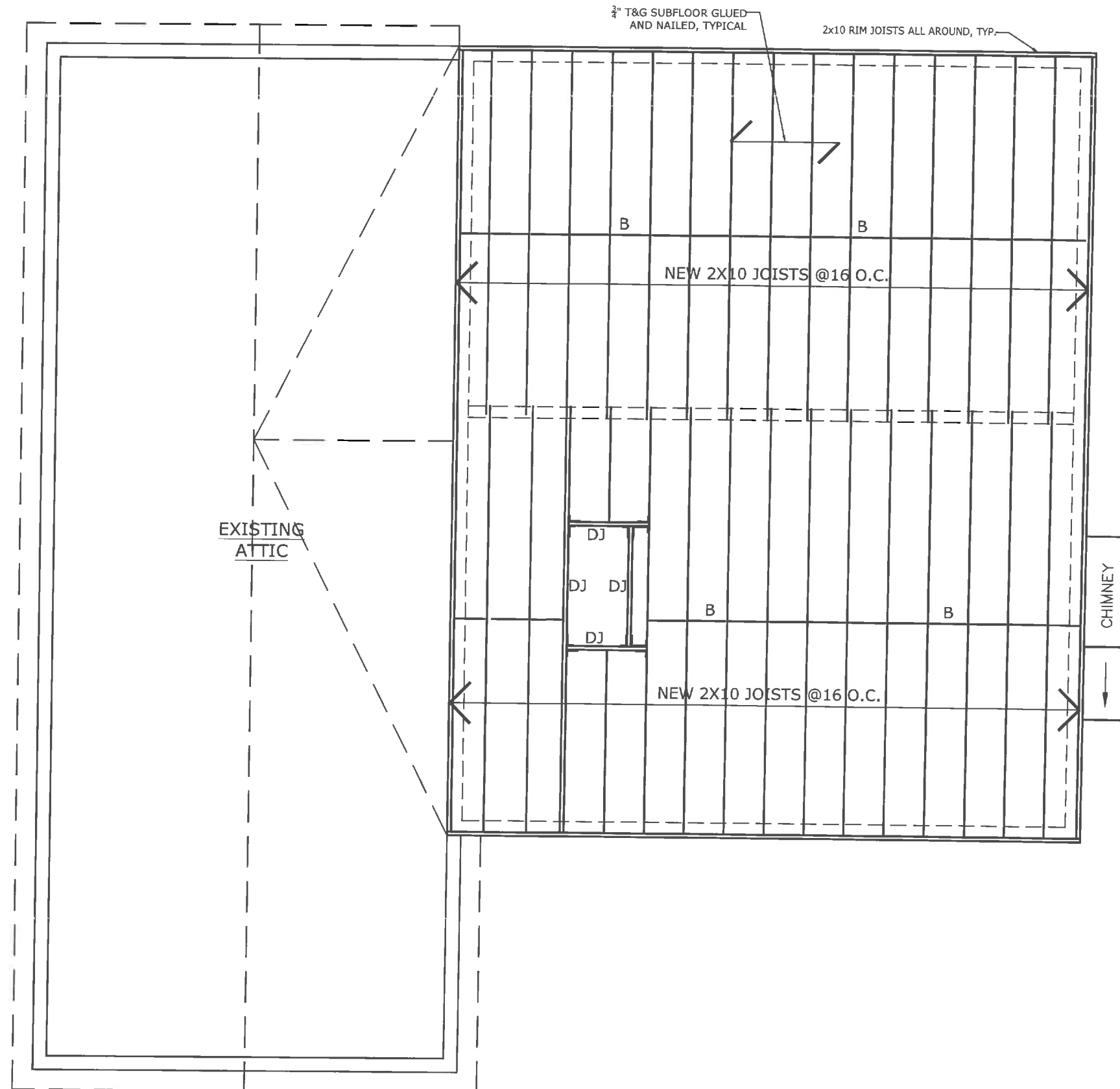
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SHEET CONTENTS
PROPOSED
ATTIC FLOOR
FRAMING PLAN

DATE
18-JAN-19

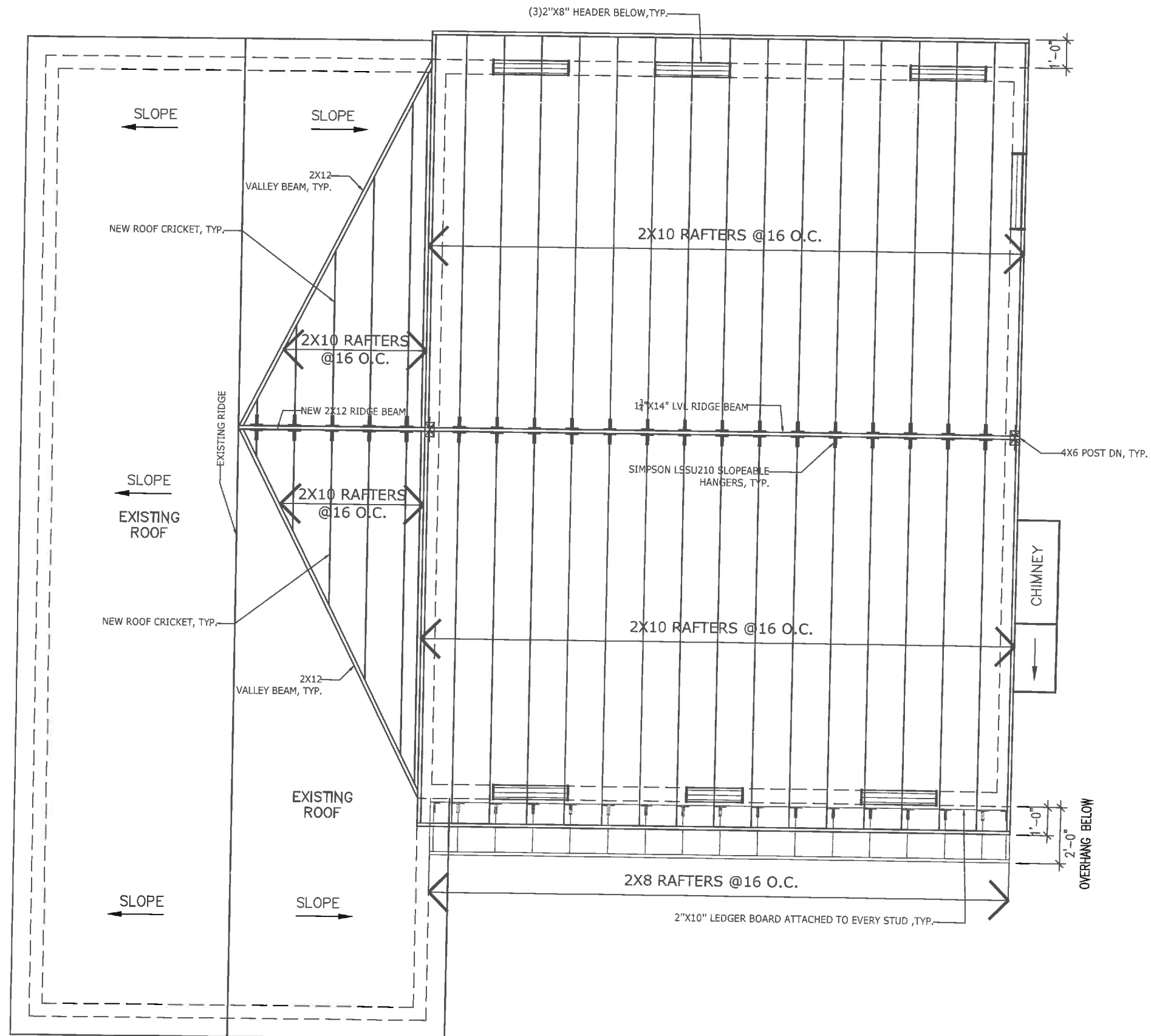
REVISION

SHEET
S-2



PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:



① PROPOSED ROOF FRAMING PLAN
 Scale 1/4" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 PROPOSED
 ROOF
 FRAMING PLAN

DATE
 18-JAN-19

REVISION

SHEET
S-3

PROJECT:
Lou- Holmes
33 Trowbridge Street
Belmont, MA 02478

General Notes:

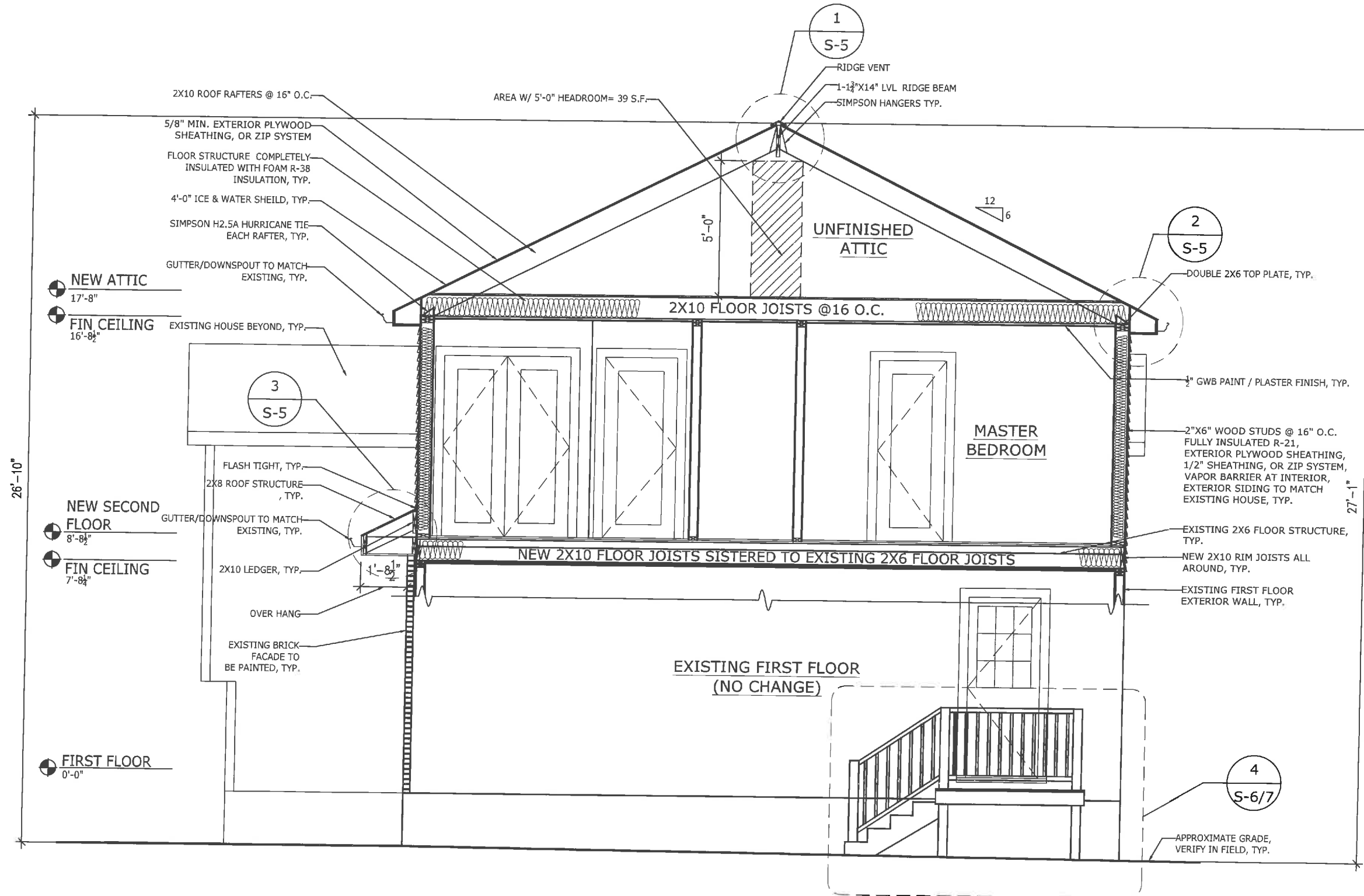
PREPARED BY: JS
CHECKED BY: DP, SS, DT

SHEET CONTENTS
PROPOSED
SECOND FLOOR
CROSS SECTION I

DATE
18-JAN-19

REVISION

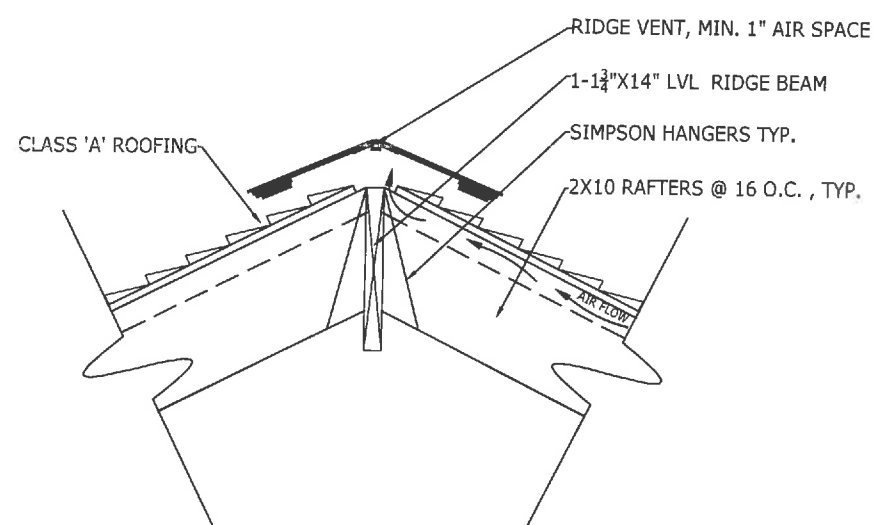
SHEET
S-4



1 PROPOSED SECOND FLOOR CROSS SECTION 'A'
Scale 1/4" = 1'-0"

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

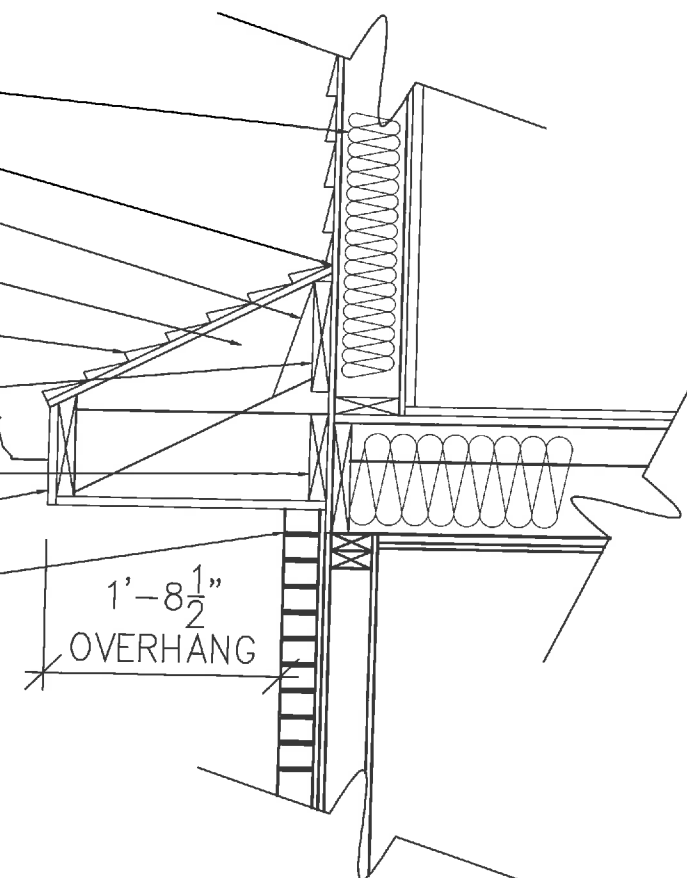
General Notes:



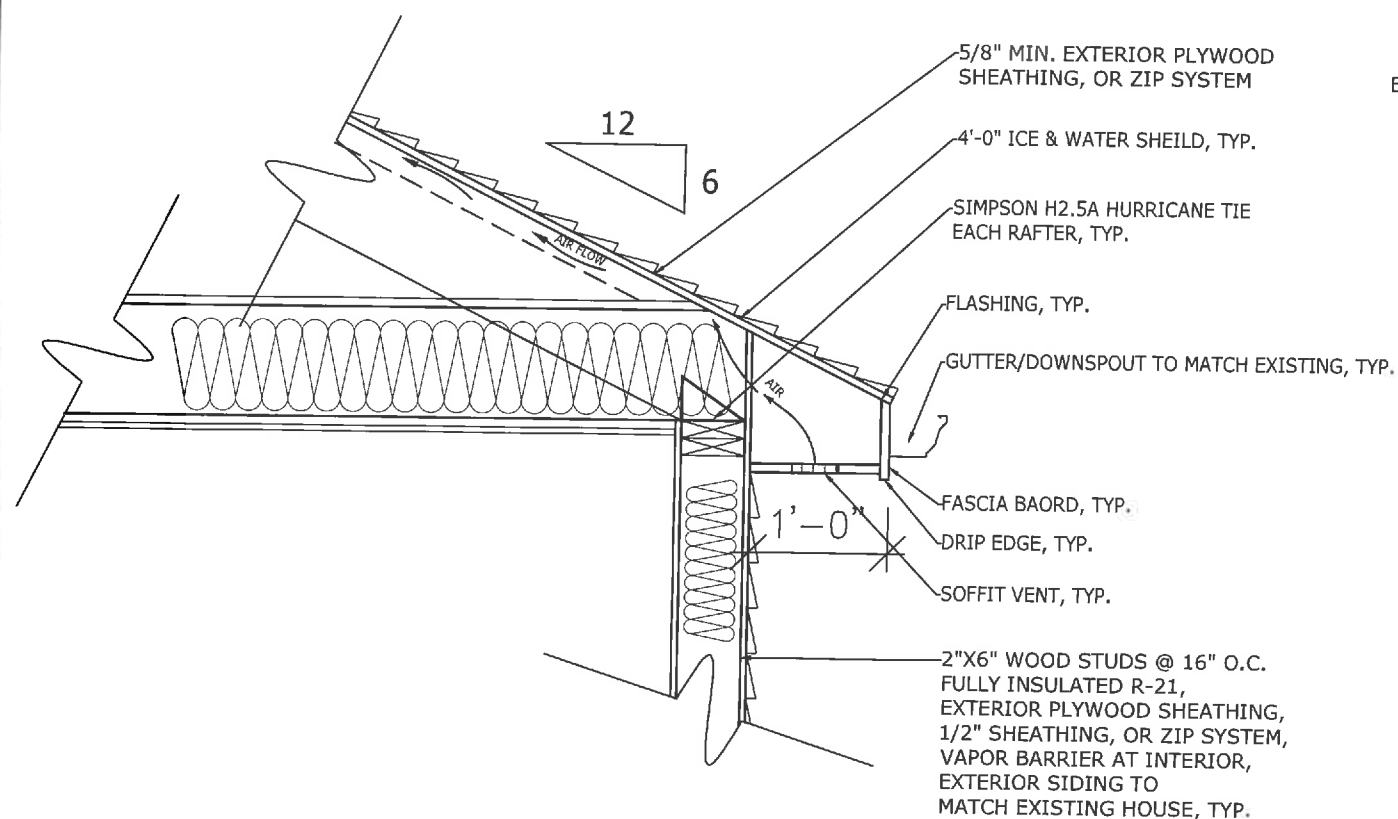
① ROOF RIDGE DETAIL '1'
 Scale 3/4" = 1'-0"

2"X6" WOOD STUDS @ 16" O.C.
 FULLY INSULATED R-21,
 EXTERIOR PLYWOOD SHEATHING,
 1/2" SHEATHING, OR ZIP SYSTEM,
 VAPOR BARRIER AT INTERIOR,
 EXTERIOR SIDING TO
 MATCH EXISTING HOUSE, TYP.

FLASH TIGHT, TYP.
 SIMPSON HANGER, TYP.
 2X8 ROOF STRUCTURE
 , TYP.
 CLASS 'A' ROOF
 2X10 LEDGER SCREWED
 @ 16" O.C., TYP.
 2X8 LEDGER SCREWED
 @ 16" O.C., TYP.
 FASCIA BOARD, TYP.
 EXISTING BRICK FACADE, TYP.



③ ROOF EVE DETAIL '3'
 Scale 3/4" = 1'-0"



② ROOF EVE DETAIL '2'
 Scale 3/4" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 ROOF RIDGE &
 EVE DETAILS

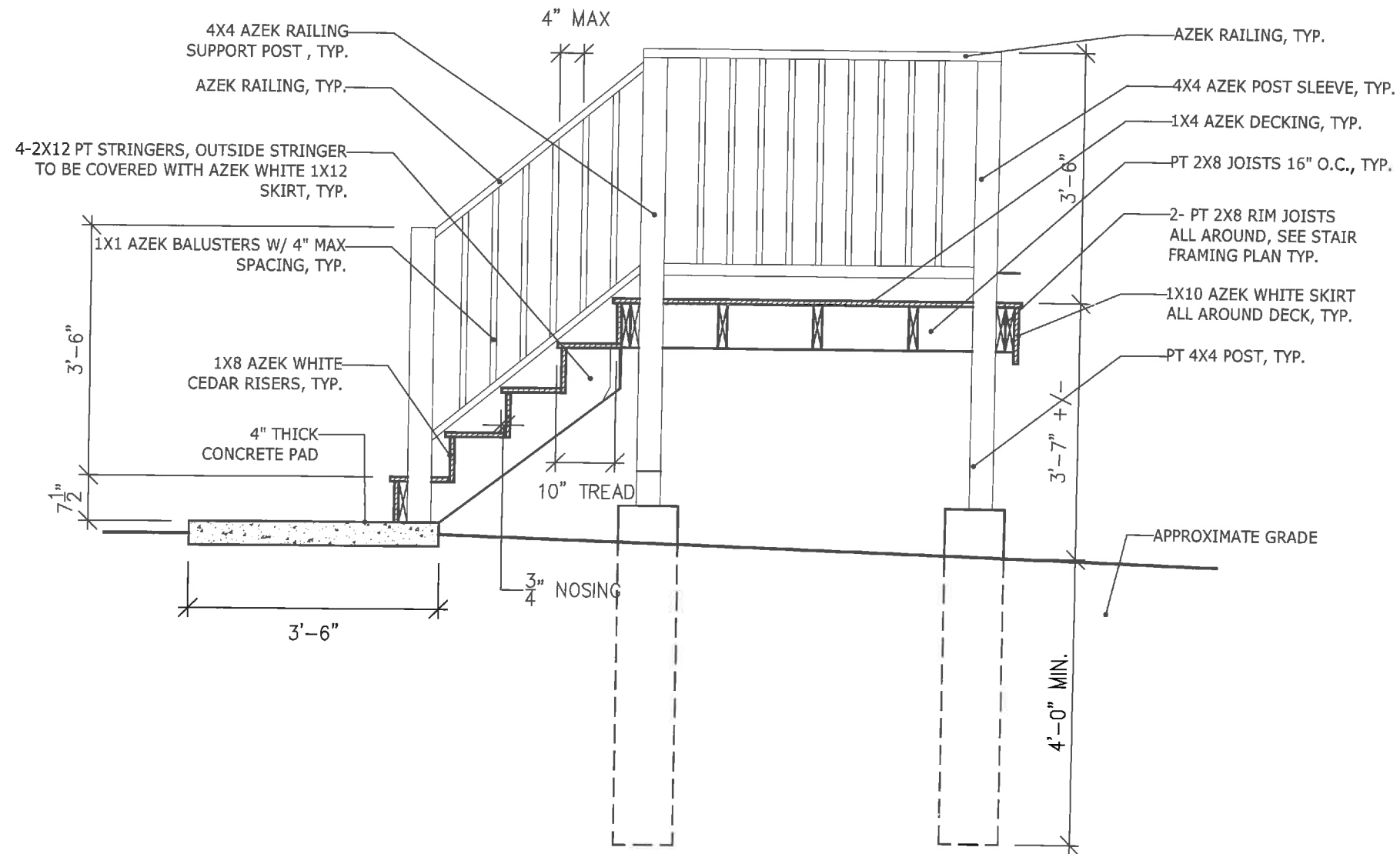
DATE
 18-JAN-19

REVISION

SHEET
S-5

PROJECT:
 Lou- Holmes
 33 Trowbridge Street
 Belmont, MA 02478

General Notes:



① PROPOSED SIDE STAIRCASE DETAIL
 Scale 1/2" = 1'-0"

PREPARED BY: JS
 CHECKED BY: DP, SS, DT

SHEET CONTENTS
 PROPOSED SIDE
 STAIRCASE DETAIL

DATE
 18-JAN-19

REVISION

SHEET
S-7