

73 Trowbridge Street – Lot 63 (two family)

WED 07/20/20 PM 3:14

Based on input from the Planning Board at the 9/10/19 hearing, we have made the following changes to the proposed two family structure:

1. We reduced the overall height of the structure by 20". The new dimensions are 31'-7" to the ridge, 26'-3 1/2" to the midpoint and 19'-10" to the soffit. We accomplished this by reducing the first floor ceiling height to 8'-6", reducing the roof pitch to 8.5:12, and lowering the foundation relative to average grade. We also conducted a more detailed neighborhood analysis and confirmed some dimensions of the neighboring homes for comparison purposes. Here are approximate heights of the neighboring properties:
 - #75 (left neighbor): 21'-8" to soffit, 31'-0" to ridge
 - #73 (two family subject property): 19'-10" to soffit, 31'-7" to ridge
 - #73 (single family subject property): 19'-10" to soffit, 30'-7" to ridge
 - #71 (right neighbor): 20'-8" to soffit, 29'-6" to ridge
2. We relocated the shed dormer to the south side of the structure. This change involved relocating the attic stairs (the dormer provides required head height to meet code) and residual other changes to the interior layout. These changes also impacted the locations of the front doors (essentially a mirror image of the previous elevation).
3. We would like to clarify that we will regrade the site to remove the 2' high retaining wall at the front sidewalk so that the grading at the front of the property will align with the front of the majority of the neighbors going up this side of the street. In order to accomplish this, we revised the site diagram to show a new ornamental tree to replace the existing tree.
4. We eliminated the rear bulkhead by using the side basement stairs to access both utility rooms.
5. We had multiple conversations with the immediate abutters to the left, Sarah and Simon Ma, and explained the design changes to them (particularly the 20" reduction in overall height and floorplan redesign to relocate the stairs and dormers to the south side). We also observed a similar relationship between two structures further up the street - #45 and #49. #45 is a gable end two family with soffit and ridge heights similar to our proposed. The distance between it and #49 to the north is also similar to our proposed. And #49 is a garrison colonial similar in size and style to #75. Everyone agreed that it was very helpful to observe the relationship between these two structures, particularly regarding the solar impact. Based on these conversations and observations, the abutters, Sarah and Simon Ma, expressed that their concerns were addressed and they would support the project. Their letter of support is forthcoming. Because the solar analysis was intended to address this concern, we felt that this exercise, along with their subsequent support accomplished that goal.



6. We would also like to note that, as part of the redesign of the floorplan, we developed a front porch option that would create two separate porches for the two units. We have included drawings representing this preferred option for the board's review (option sheets A11, A12 and A14).

COMMUNITY
DEVELOPMENT
PM SEP 26 PM 3:14

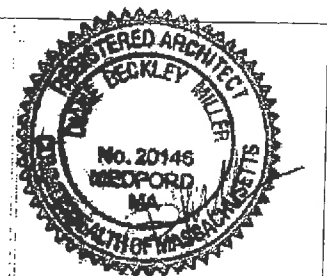
**MILLER
DESIGN LLC**



80 CLARK STREET
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Date:	Issued for:
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9/26/19	REVISIONS

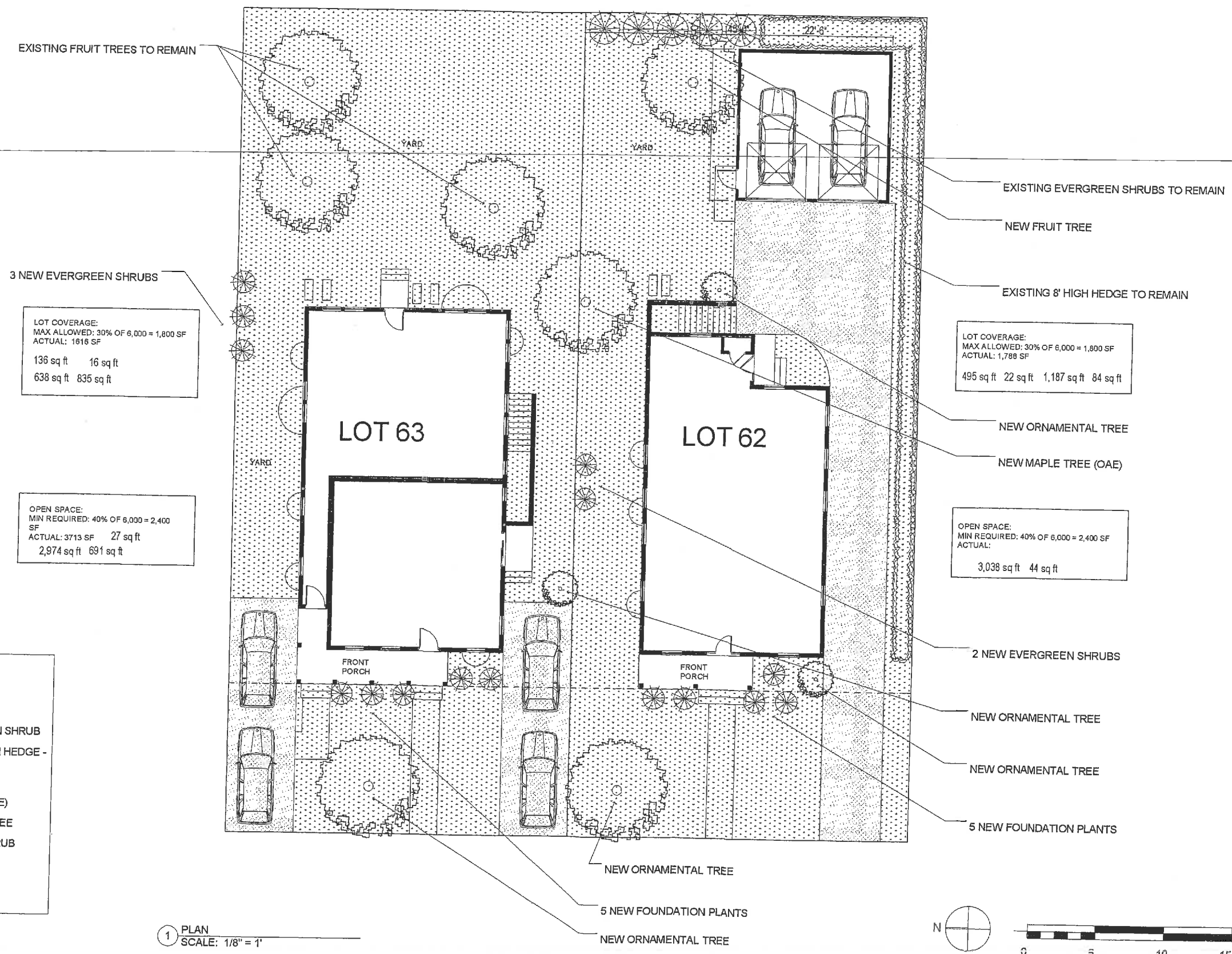


LIU RESIDENCE
73 TROWBRIDGE STREET
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NEW SITE PLANS

Sheet
Number:

A9



LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1616 SF

136 sq ft 16 sq ft
638 sq ft 835 sq ft

LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1,788 SF

495 sq ft 22 sq ft 1,187 sq ft 84 sq ft

OPEN SPACE:
MIN REQUIRED: 40% OF 6,000 = 2,400 SF
ACTUAL: 3713 SF 27 sq ft
2,974 sq ft 691 sq ft

OPEN SPACE:
MIN REQUIRED: 40% OF 6,000 = 2,400 SF
ACTUAL:

3,038 sq ft 44 sq ft

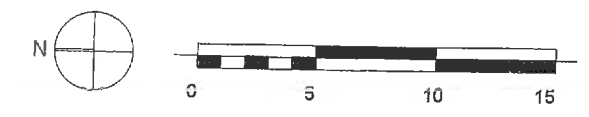
KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

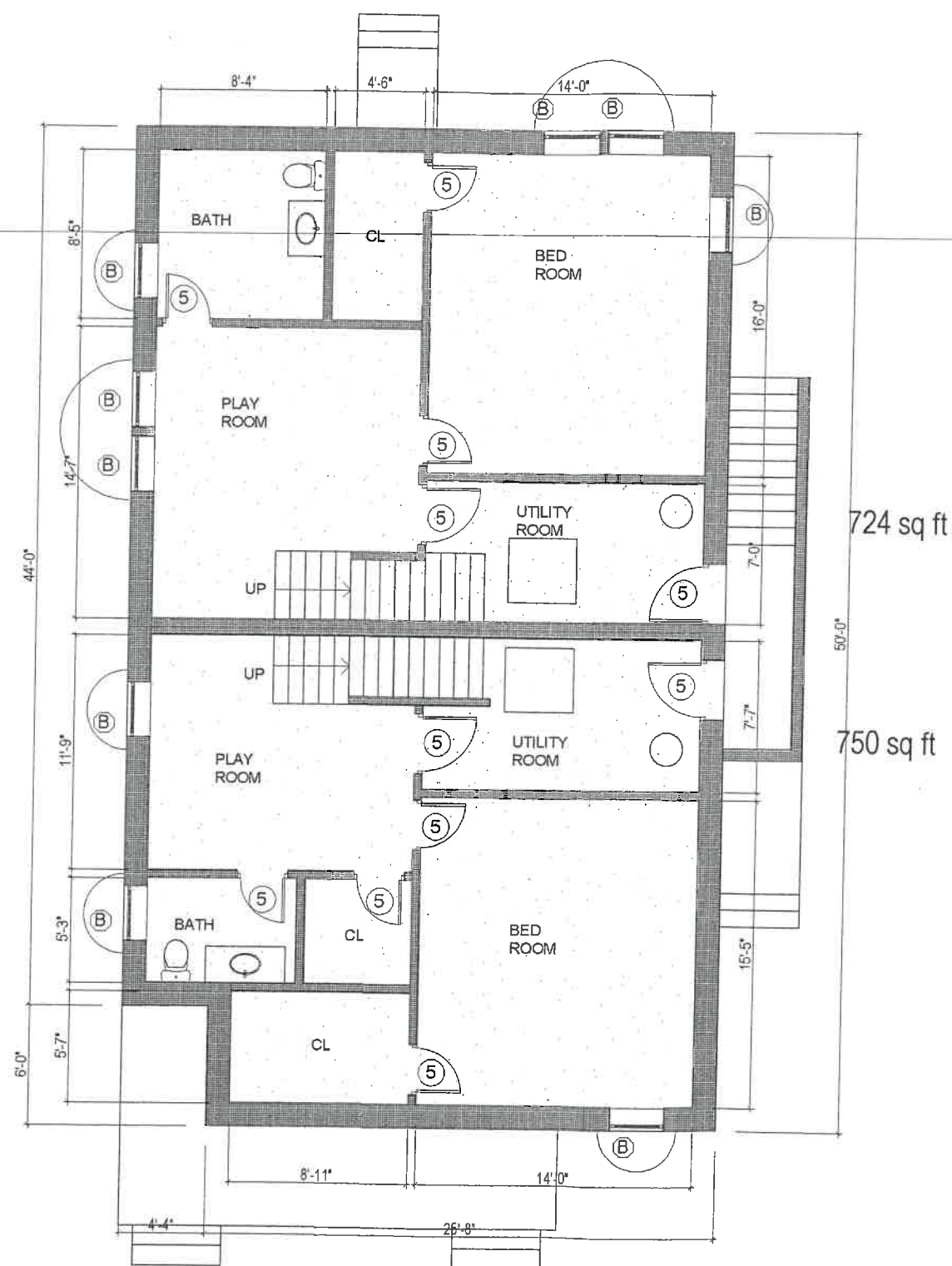
PLANT SCHEDULE

QTY	PLANT
3	EXISTING FRUIT TREE
5	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L
1	NEW FRUIT TREE
1	NEW MAPLE TREE (OAE)
5	NEW ORNAMENTAL TREE
15	NEW EVERGREEN SHRUB

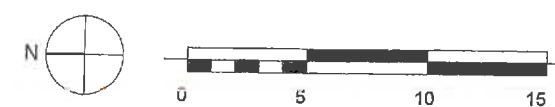
1 PLAN
SCALE: 1/8" = 1'



TWO FAMILY



1 PLAN
SCALE: 1/8" = 1'



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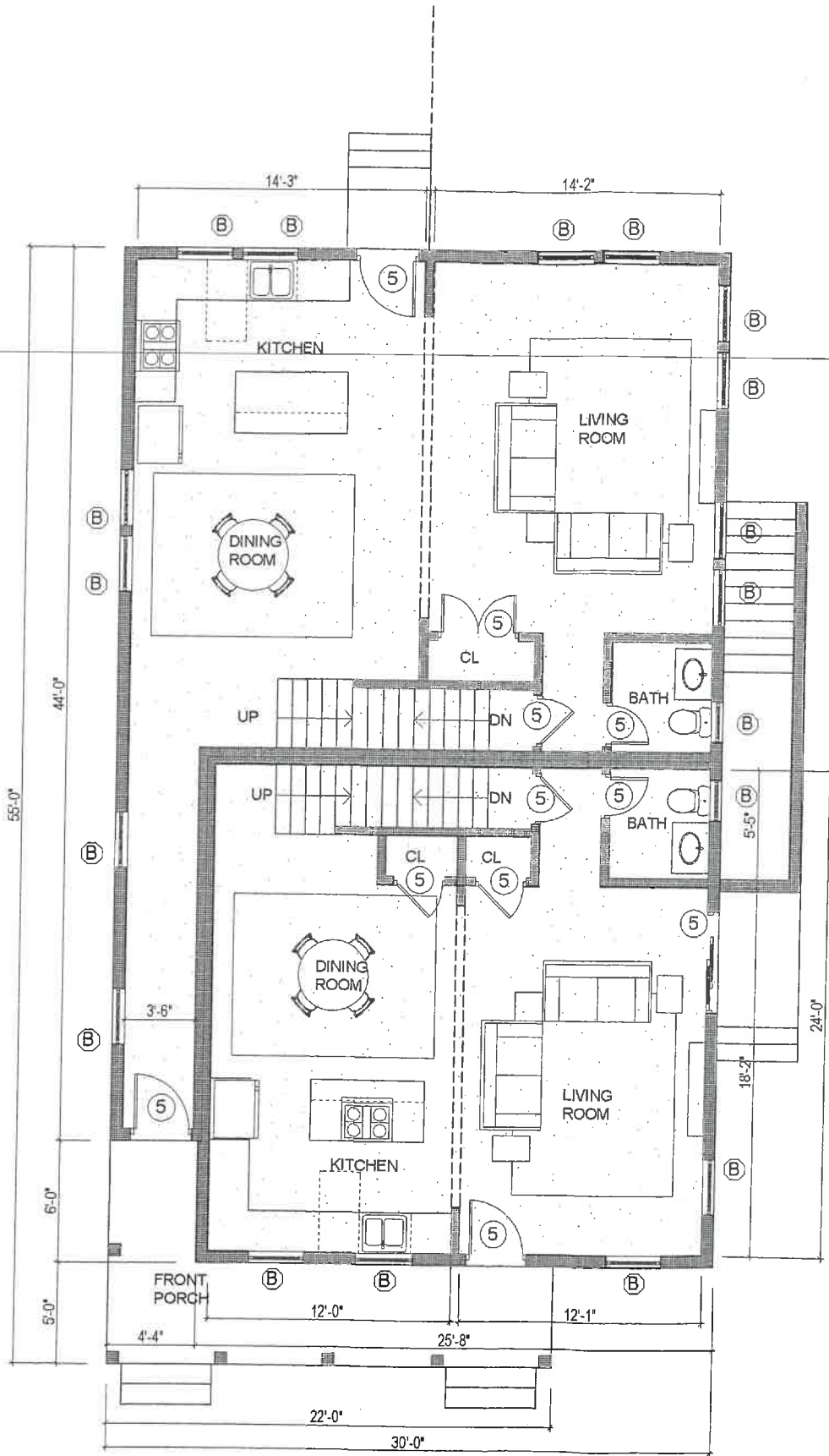


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NEW CELLAR
FLOOR PLAN

Sheet
Number:
A10

TWO FAMILY



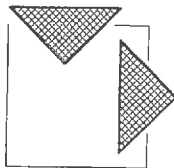
638 sq ft

835 sq ft

1 PLAN
SCALE: 1/8" = 1'



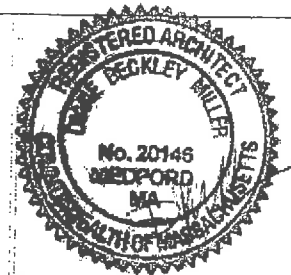
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NEW FIRST
FLOOR PLAN

Sheet
Number:

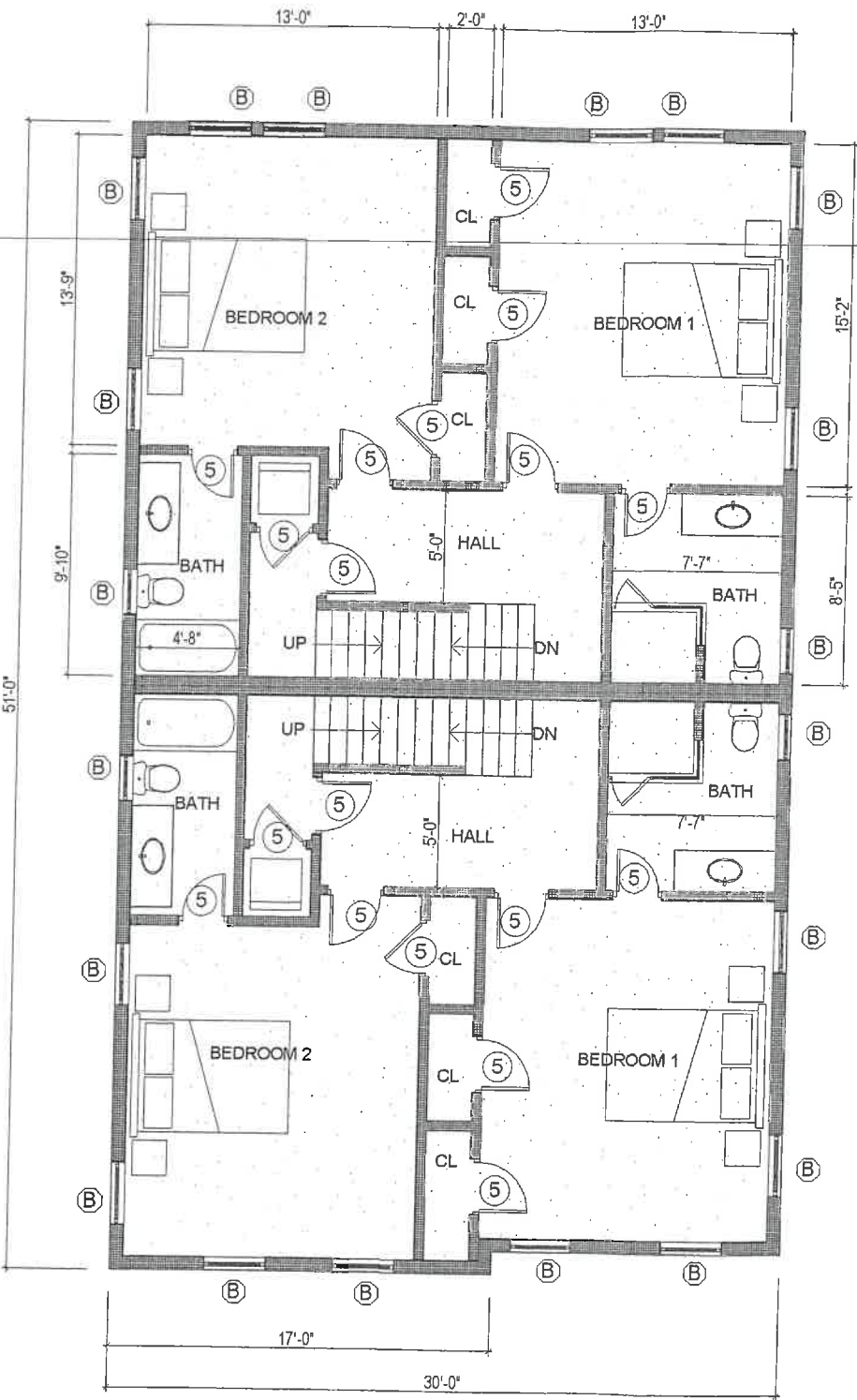
A11

TWO FAMILY

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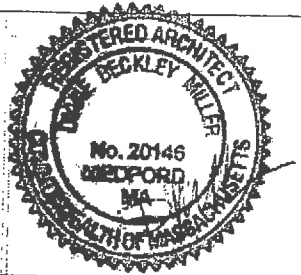


750 sq ft

767 sq ft

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NEW SECOND
FLOOR PLAN

Sheet
Number:

A12

1 PLAN
SCALE: 1/8" = 1'



HALF STORY AREA CALCULATIONS:

ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER
CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA

SECOND FLOOR AREA = 1517 SF
60% OF 1517 = 910.2 SF MAX
ACTUAL: 820 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 162 LF

ALLOWABLE: MAX 81' W/ RAFTER BOTTOMS AT 3' OR GREATER
(BASED ON 50% OF 162' PERIMETER).

ACTUAL: 19'-9" + 19'-9" + 17'-8" = 57'-0", CONFORMING

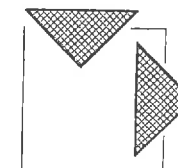
DORMER LENGTH CALCULATIONS:

ALLOWABLE: 37'-6" MAX PER ROOF SIDE (75% OF 50')

ACTUAL: 17'-8", CONFORMING

TWO FAMILY

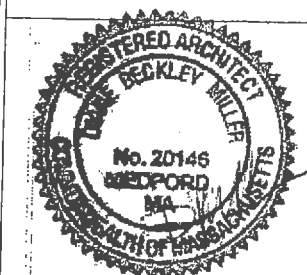
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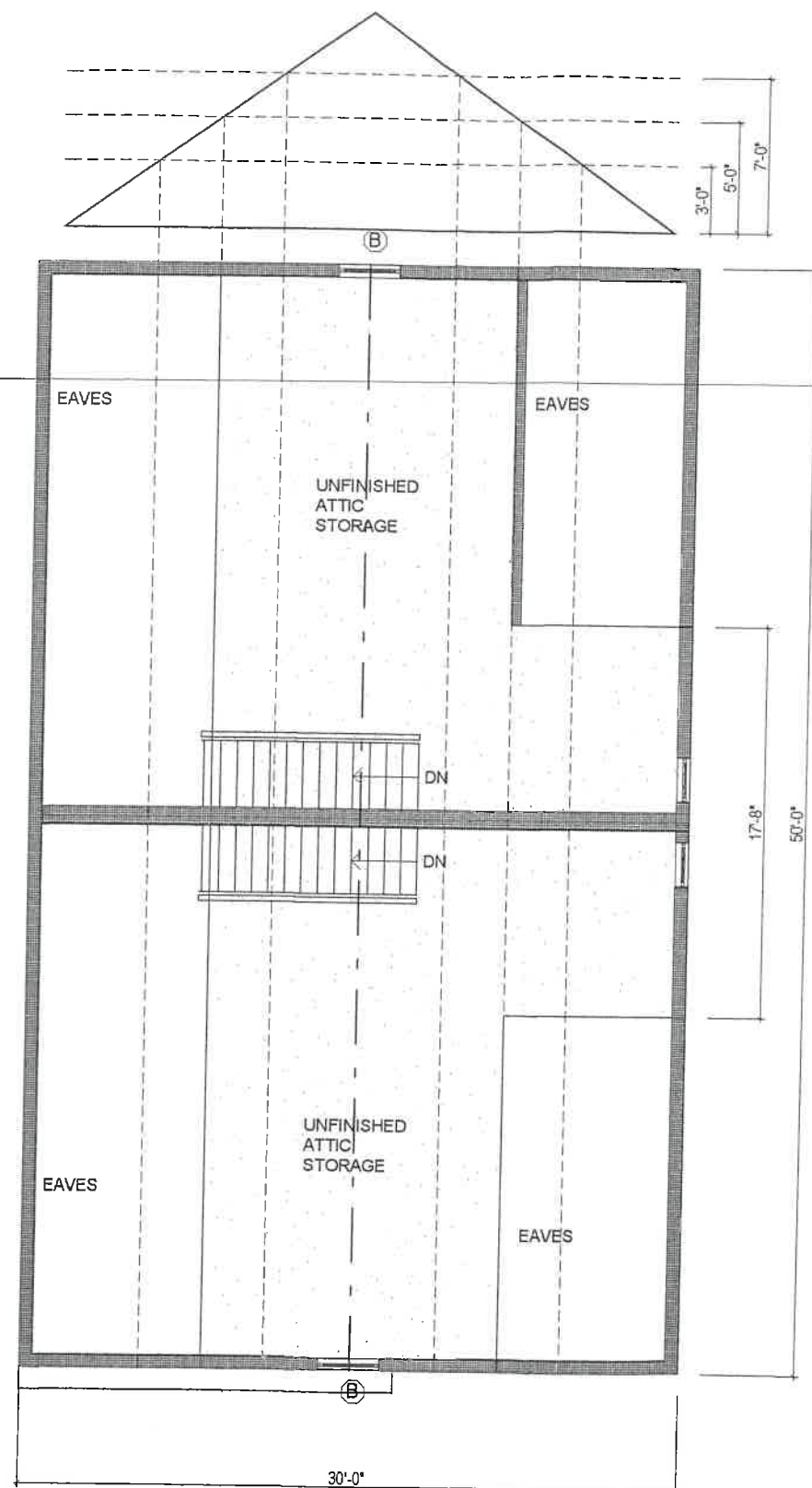


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NEW ATTIC
FLOOR PLAN

Sheet
Number:

A13



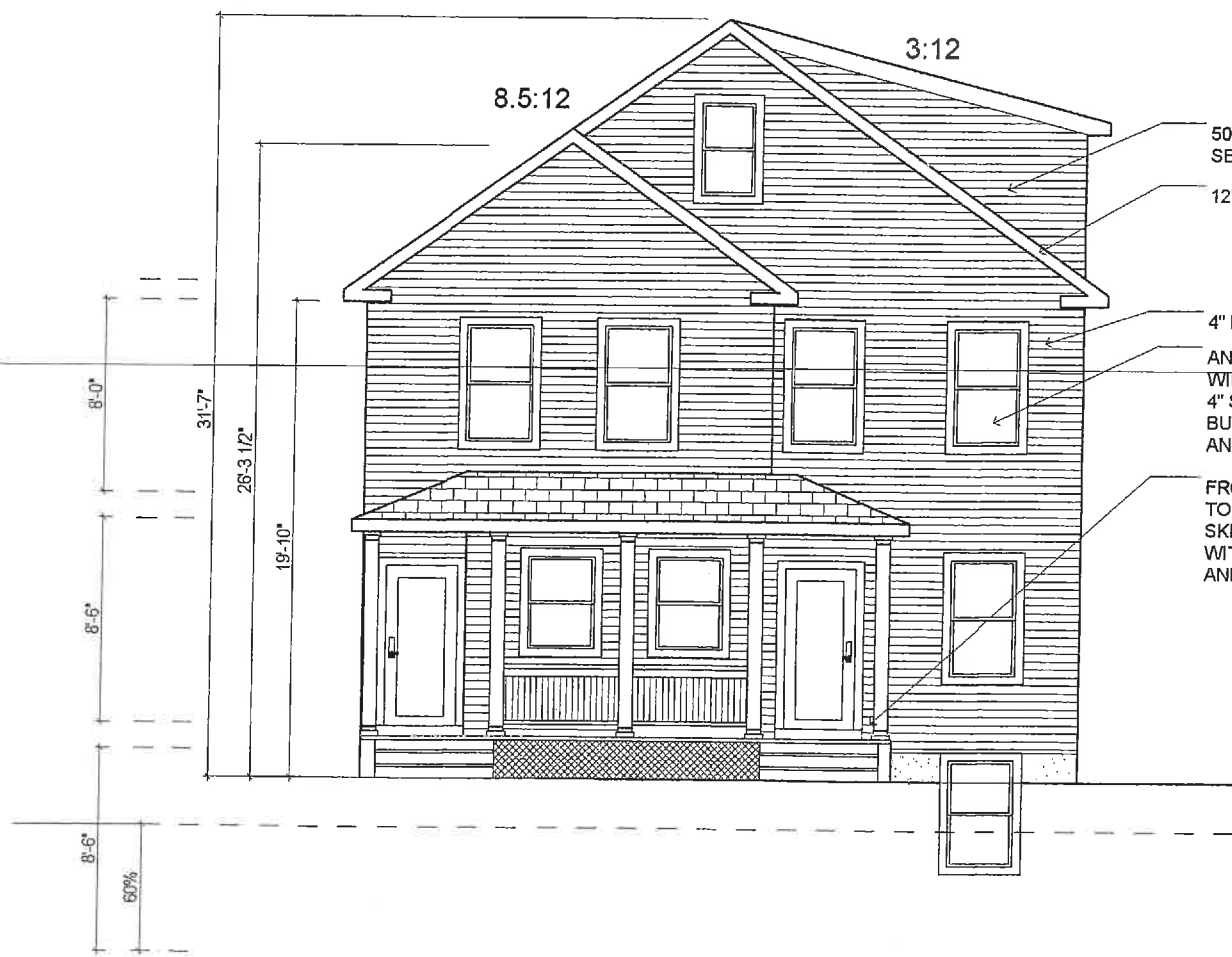
410 sq ft

410 sq ft

1 PLAN
SCALE: 1/8" = 1'



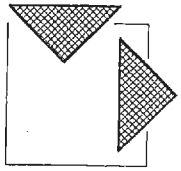
TWO FAMILY



- 50 YEAR ARCHITECTURAL SHINGLES - SEE SECTION FOR ROOF ASSEMBLY
- 12" DEEP AZEK SOFFIT
- 4" HARDIE SIDING
- ANDERSEN DOUBLE HUNG WINDOWS (OAE) W/ AZEK TRIM BOARDS - 4" SIDE AND HEAD CASING, BULLNOSE STOOL, COVE MOLDING AND 4" APRON
- FRONT PORCH: COMPOSITE LANDING AND STEPS TO BE SELECTED BY OWNER, 4" SQUARE LATTICE SKIRTING, 3' HIGH VINYL RAILING SYSTEM WITH SQUARE POSTS, TOP AND BOTTOM RAILS, CAP, AND VERTICAL PICKETS AT 3" OC



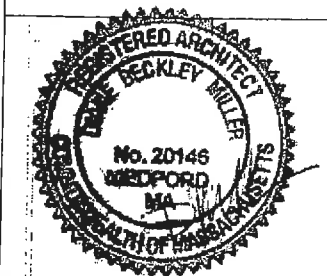
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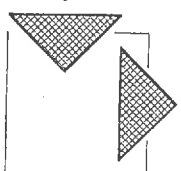
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ELEVATIONS

Sheet
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A14

TWO FAMILY

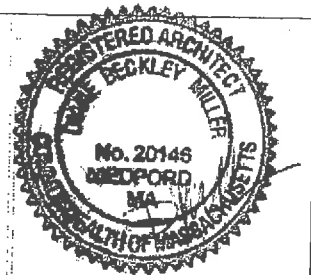
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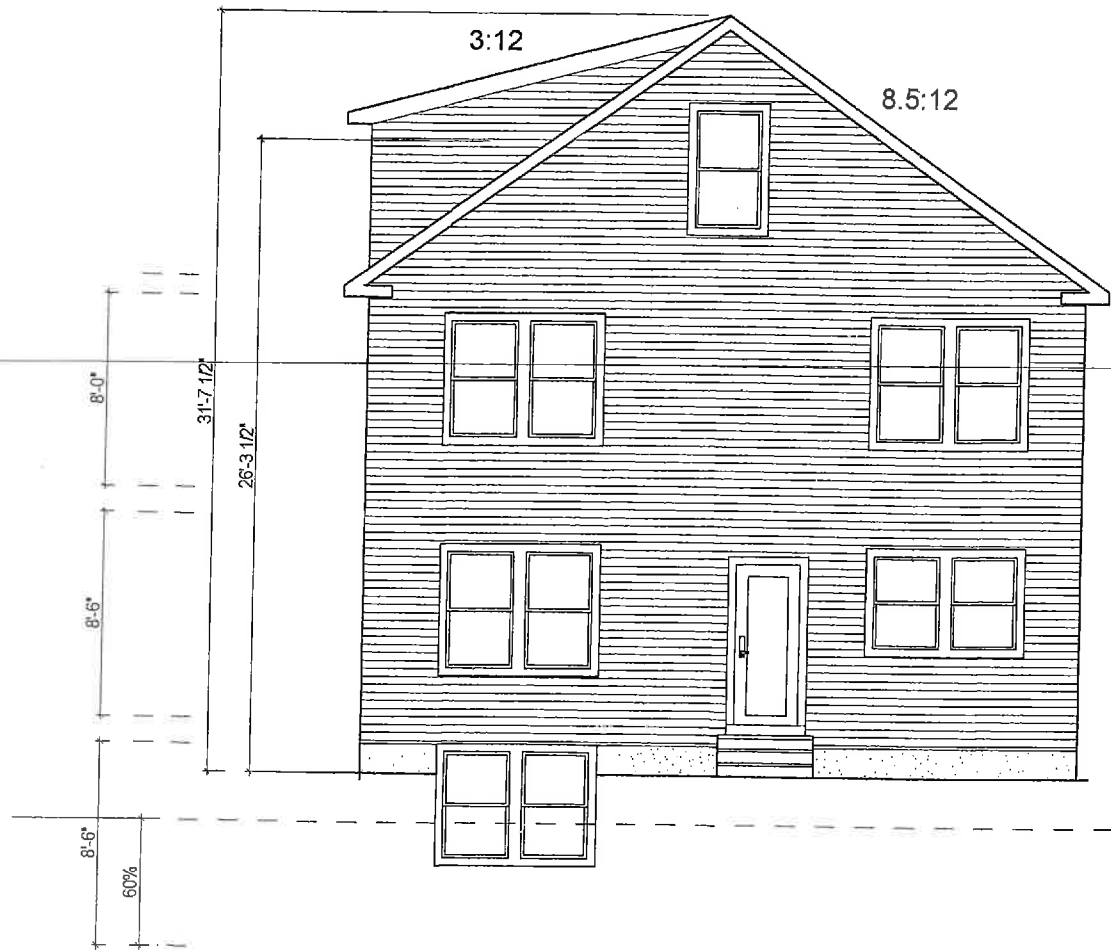


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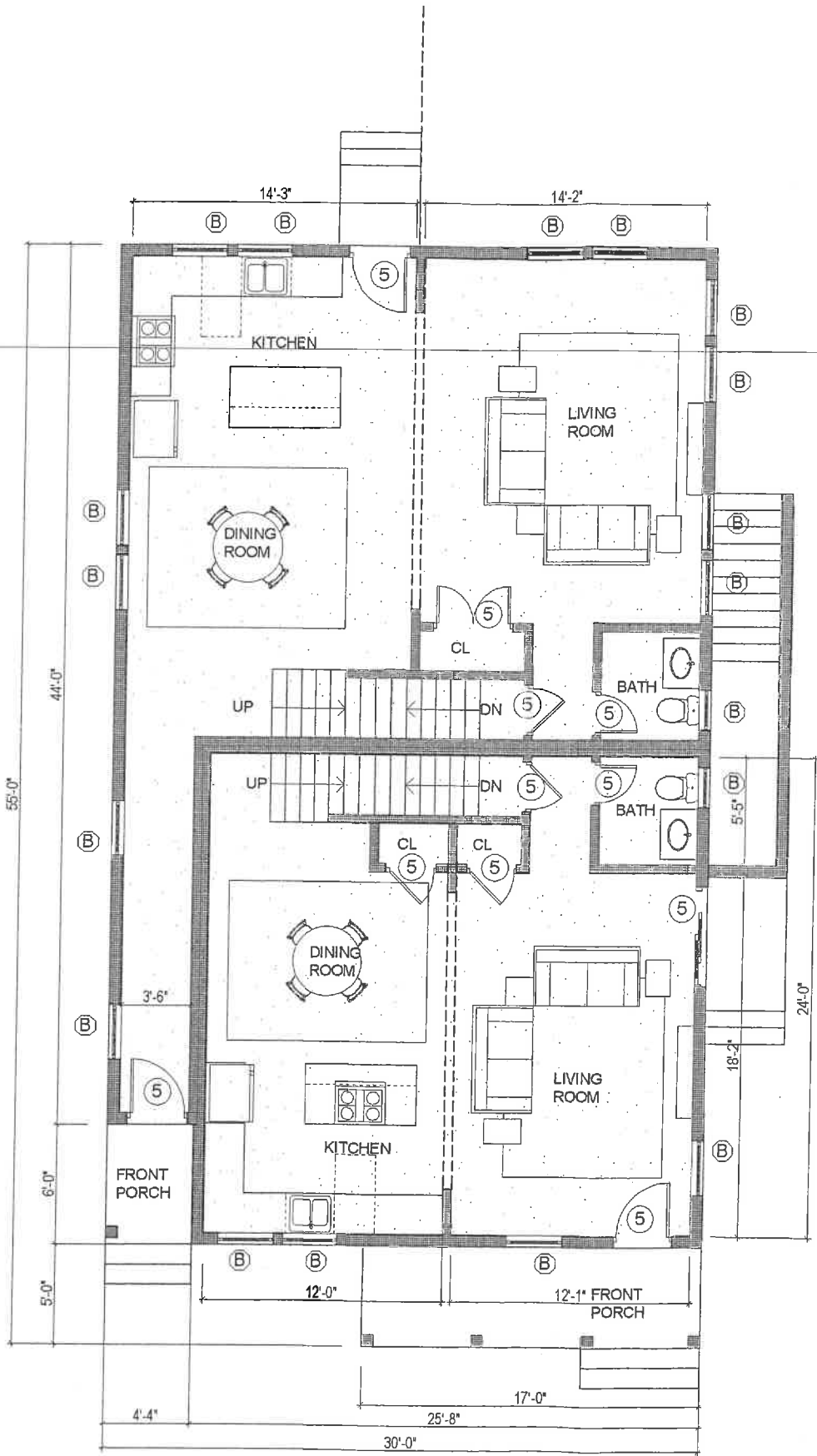
ELEVATIONS

Sheet
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A15



TWO FAMILY
option



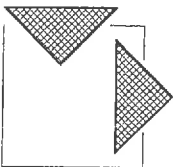
638 sq ft

835 sq ft

1 PLAN
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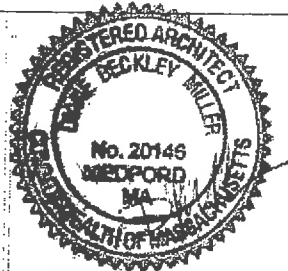
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NEW FIRST
FLOOR PLAN

Sheet
Number:

A11

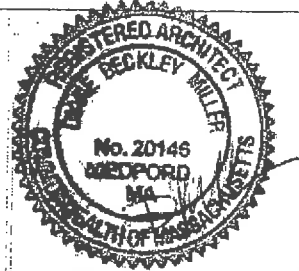
TWO FAMILY
option

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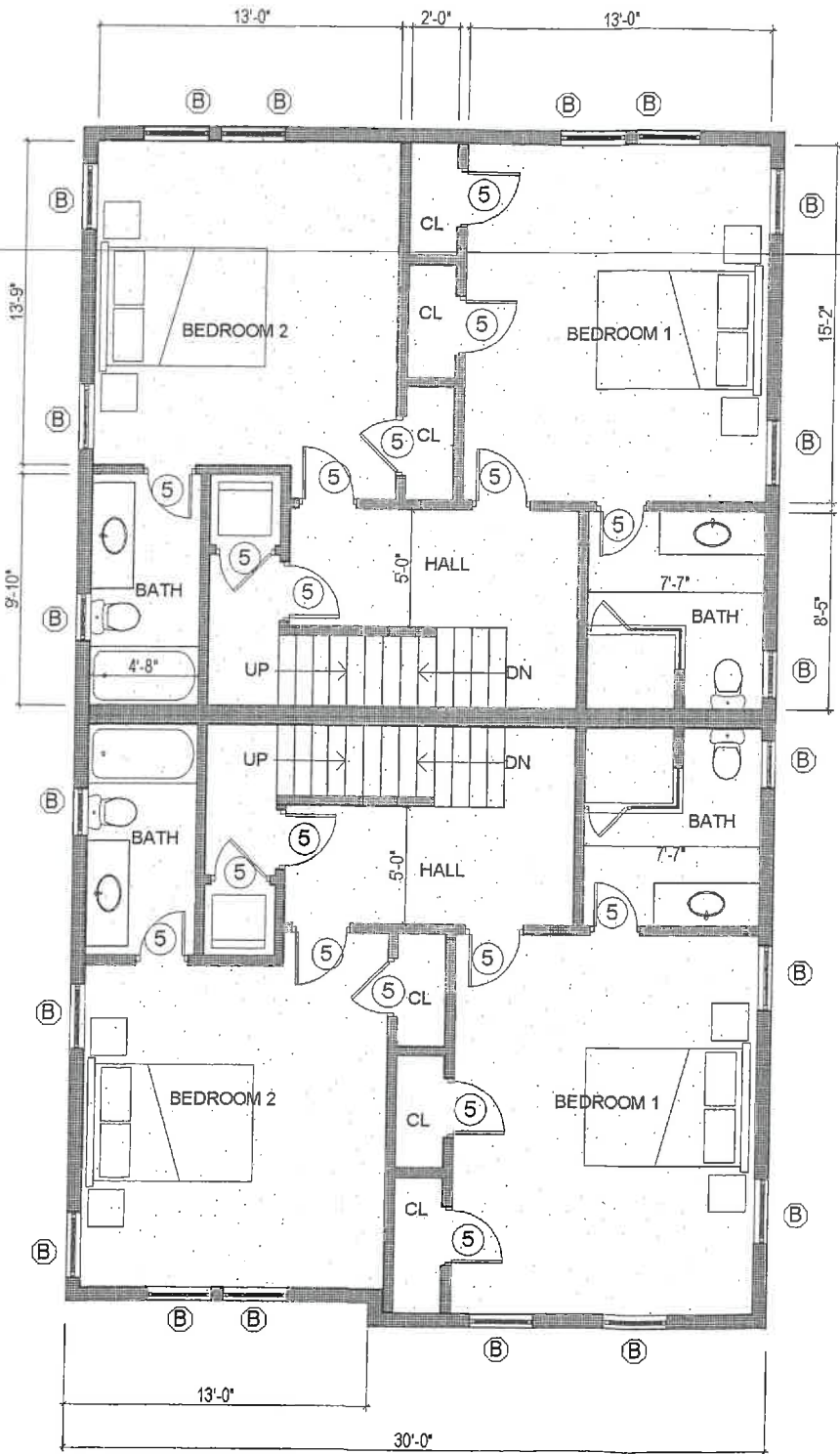


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NEW SECOND
FLOOR PLAN

Sheet
Number:

A12



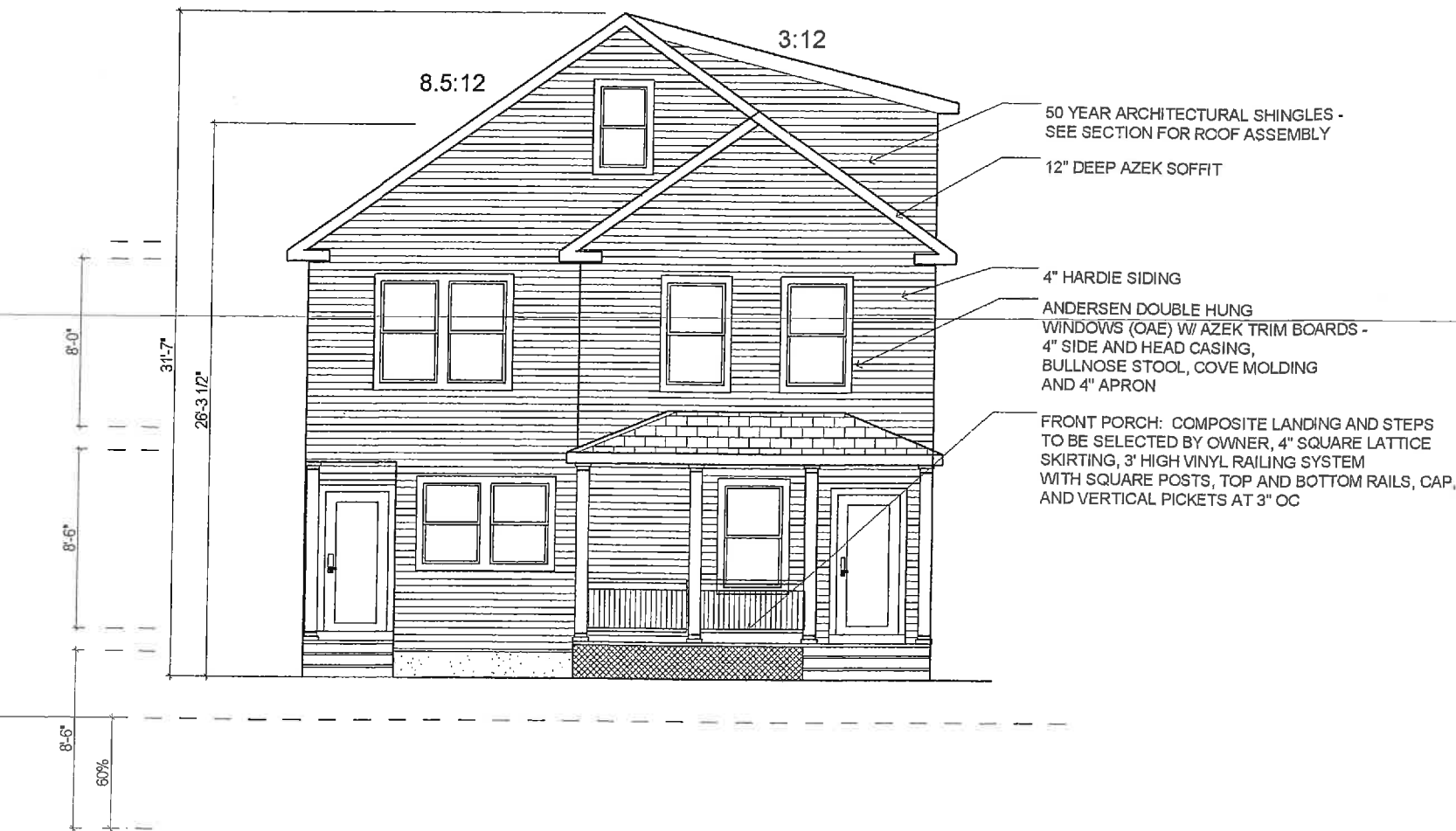
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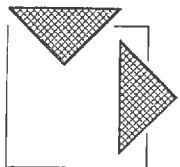
1 PLAN
SCALE: 1/8" = 1'



TWO FAMILY
option



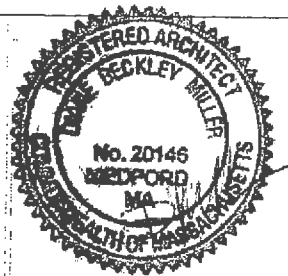
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