

RECEIVED
TOWN CLERK
BELMONT, MA

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

2019 SEP -9 PM 5:49

ON AN APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, SEPTEMBER 17, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Joseph DeStefano** for ONE SPECIAL PERMIT under Section 6D.6 of the Zoning By-Law to **CONSTRUCT TWO SINGLE-FAMILY HOMES** as an alternative to one two-family home at **14-16 King Street** located in the General Residence Zoning District.

Planning Board



Town of Belmont
Planning Board

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TOWN CLERK
BELMONT, MA

2019 SEP -9 PM 5:49

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 5/17/2019

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

To Whom It May Concern:

Pursuant to the provisions of Section 6D, Single and Two-family Dwellings in the General Residence Zoning Districts, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 14/16 KING Street Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for BELMONT

CONSTRUCTION OF SINGLE FAMILY
HOUSES UNDER SECTION 6D.7

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

Petitioner(s) are further to comply with the requirements of Section 6D.4 of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

JOSEPH DESIRAND
P.O. Box 105
BELMONT, MA 02478
617 438-1292



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

April 25, 2018

Joseph DeStefano
16 King Street
Belmont, MA 02478

RE: Denial to Construct Two-Single Family Homes

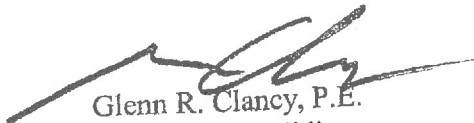
Dear Mr. DeStefano:

The Office of Community Development is in receipt of your building permit application to construct two single-family homes located in a General Residence (GR) Zoning District.

Your application has been denied since it does not comply with the Zoning By-Law. More specifically, Section 6D.7 of the By-Law requires a Special Permit from the Planning Board to construct two single-family homes as an alternative to a two-family home, provided that each lot has more than 4,000 s.f. and 45' of lot frontage. The two proposed lots each have 4,500 s.f. lot area and 14 King Street has 49.76' lot frontage and 16 King Street has 50.0' of lot frontage.

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

Sincerely,


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

Desco Associates

May 10, 2019

Town of Belmont
Belmont Planning Board
Leonard Street
Belmont, MA 02478

RE: 14-16 King Street, Belmont
Assessor map 15 Parcels 95 & 96

Dear Sirs:

Joseph DeStefano, Desco Associates, is proposing a project to build 2 single family dwells on two 4,500 s.f. lots at 14 and 16 King Street. Mr. DeStefano is requesting Special Permits from the Planning Board to construct two single-family homes as an alternative to a two-family home. The new dwellings will be 2½ story side entrance colonial style houses with 4 bedroom sand a first floor home office. Each lot will also have a detached one car garage.

The current lot(s) have a 2½ story - two family dwelling with 2 story open porches in the front and rear. The existing lot also has a detached two car garage situated in the rear of the property. The existing neighborhood has well maintained lawns and/or small plantings in the front of the houses.

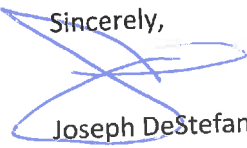
This project is adopting Section 6D.7, Single-Family dwelling as an alternative to a two-family dwelling. Based on the required zoning, the front setback of the proposed structures have been placed at the average setback of the abutting structures.

We conform to the requirements set forth in 6D.7.1 Standards for Single Family Dwelling Alternative

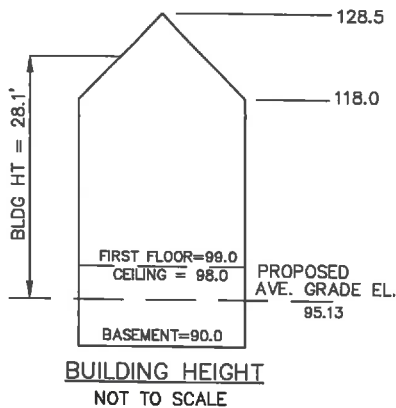
1. A) Each lot has 4,500 s.f. (4,000 s.f. minimum)
B) Both lots have 50' frontage (45' minimum)
The Lot complies with Sections 4.3.1 Lot Width and 4.3.10 'Lot Shape'
2. Each dwelling
 - a) has open space greater than 54% (45% minimum)
 - b) length of dwelling is less than 1.6 times width
 - c) Maximum height is 28.1' (32' maximum)
 - d) meets 6D.4 performance Standards

Attached is a copy of the Application, denial letter, plot plans, and house plans.

Sincerely,



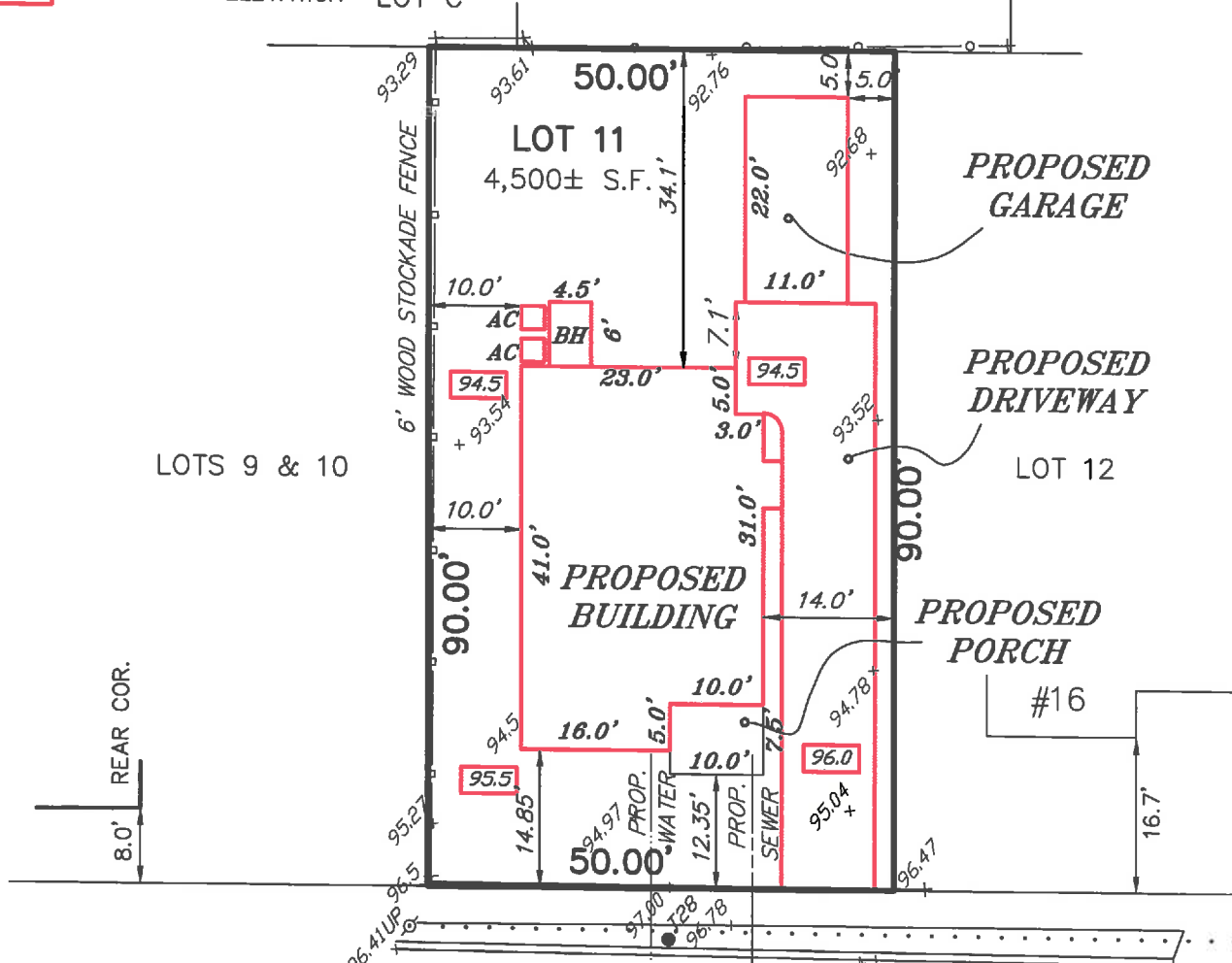
Joseph DeStefano



64.3% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

95.0 - PROPOSED ELEVATION LOT C

LOT D



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

KING STREET

$\ast (8.0+16.7)/2=12.35$

ZONING DISTRICT: (GENERAL RESIDENCE)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	12.35' *	0	12.35'
SIDE SETBACK:	10'	0	10.0'
REAR SETBACK:	18'	0	34.1'
MAXIMUM LOT COVERAGE:	30%	0%	30.0%
MINIMUM OPEN SPACE:	40%	0%	54.2%
LOT FRONTAGE:		50.00'	

TOTAL LOT AREA: 4,500± S.F.

PREPARED FOR: DESCO DEVELOPERS
ASSESSORS MAP 15 - PARCEL 95

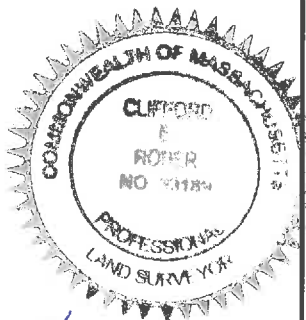
**PROPOSED PLOT PLAN
#14 KING STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 1/24/2018



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 5416PP1A.DWG OPTION 2



CLIFFORD E. ROBER, PLS

DATE

5/16/19

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 14 KING ST

Surveyor Signature and Stamp: [Signature]

Date: 1/24/2018

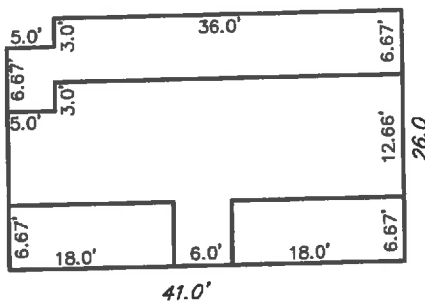
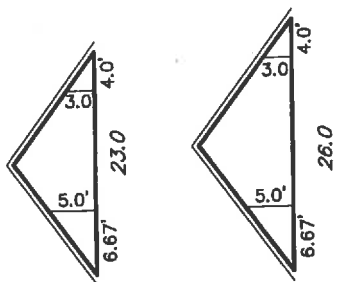
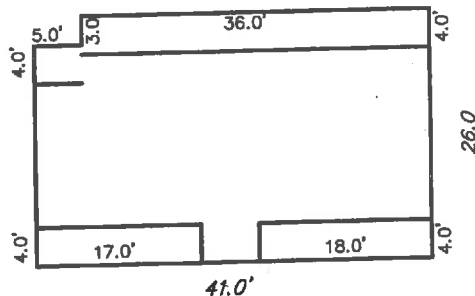
Per §4.2 of the Zoning By-Laws

	REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)	4,000	4,500	4,500
Lot Frontage (feet)	45'	50	50
Lot Area/Unit (sq. ft./d.u.)		—	4,500
Lot Coverage (% of lot)	30%	—	30%
Open Space (% of lot)	45%	—	54.2
Setbacks: (feet)	➤ Front	12.35	12.35
	➤ Side/Side	10 10	10.0 14.0
	➤ Rear	18'	28.1'
Building Height:	➤ Feet	32	28.1
	➤ Stories	2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter	min 50%	70.8
	➤ Area	max 60%	51.7
	➤ Length	max 75%	14.6

Per §6D of the Zoning By-Laws

	REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street		✓
	➤ Setback		19.85
Curb Cut			
HVAC:	➤ Front Yard		
	➤ Side/Rear Setbacks		10/28.1

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

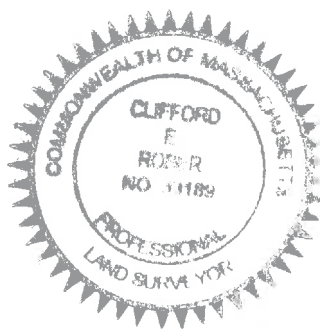


HALF STORY CALCULATION

- a) $95.0/134.0 = 70.8\%$ (UNDER 3' MIN 50%)
- b) $544/1051 = 51.7\%$ (5' HEADROOM, MAX 60%)
- c) $6.0/41.0 = 14.6\%$ (MAX 75%)

OWNER: DESCO DEVELOPERS
47465/153

ASSESSORS MAP 15 - PARCEL 95



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

HALF STORY CALCULATION
#14 KING STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

DATE: 1/24/2018

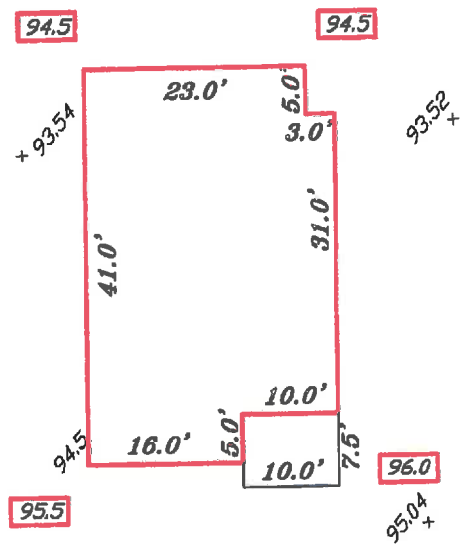


ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 5416PP1A.DWG

#14 KING



#14 KING

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	98	95.5	94.5	41.00	8	328.00	123.00	62.50%
B	98	94.5	94.5	23.00	8	184.00	80.50	56.25%
C	98	94.5	94.5	5.00	8	40.00	17.50	56.25%
D	98	94.5	94.5	3.00	8	24.00	10.50	56.25%
E	98	94.5	96	31.00	8	248.00	85.25	65.63%
F	98	96	96	10.00	8	80.00	20.00	75.00%
G	98	96	96	5.00	8	40.00	10.00	75.00%
H	98	96	95.5	16.00	8	128.00	36.00	71.88%
	98			134.00	8	1072.00	382.75	64.30%

Ceiling Height:	8	<- enter
Basement Floor Elevation	90	<- enter
Ceiling Elevation	98	
Perimeter Total Length	134.00	
Total Perimeter Square Foot	1072.00	
Exposed Square Footage	382.75	
% Covered	64.30%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!

Segment	Segment From Existing		Segment From New		Segment To		Segment Length	Avg		Difference
	Grade		Grade		Existing Grade	New Grade		Existing	Avg New	
K		94.5		95.5	93.54	94.5	41	3854.82	3895	40.18
L		93.54		94.5	93.5	94.5	23	2150.96	2173.5	22.54
M		93.5		94.5	93.5	94.5	5	467.5	472.5	5.00
N		93.5		94.5	93.5	94.5	3	280.5	283.5	3.00
O		93.5		94.5	95	96	38.5	3628.625	3667.125	38.50
P		95		96	95	96	10	950	960	10.00
Q		95		96	95	96	2.5	237.5	240	2.50
R		95		96	94.5	95.5	16	1516	1532	16.00
							139	13085.91	13223.63	137.72

Ceiling Height:	8
Basement Floor Elevation	90
Celling Elevation	98
Perimeter Total Length	139.00
Total Perimeter Square Foot	1112.00
Average Existing Grade	94.14
New Average Grade	95.13
Difference in Grade in feet	0.99

% Covered using Avg Grade 64.17%

[illegible]

Job:	2854
Date:	03/22/2018
Scale:	AS NOTED
Drawn:	YK
Checked:	ATR

Rojas Design, Inc.
Architecture
 1500 Soldiers Field Road
BIM
 Brighton
Interior Design
 Massachusetts, 02135
Landscape Architecture
 (617) 720-4100

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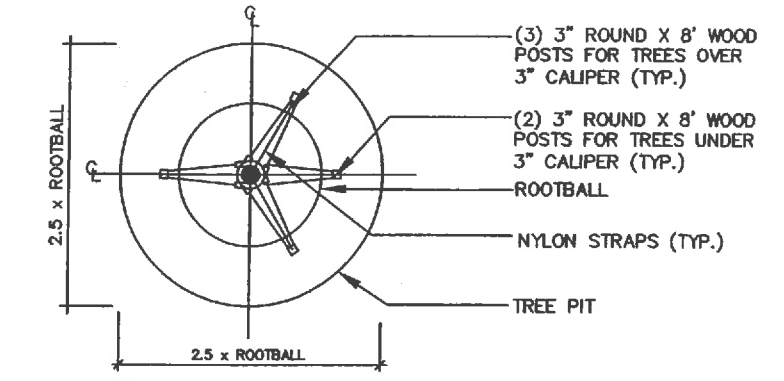
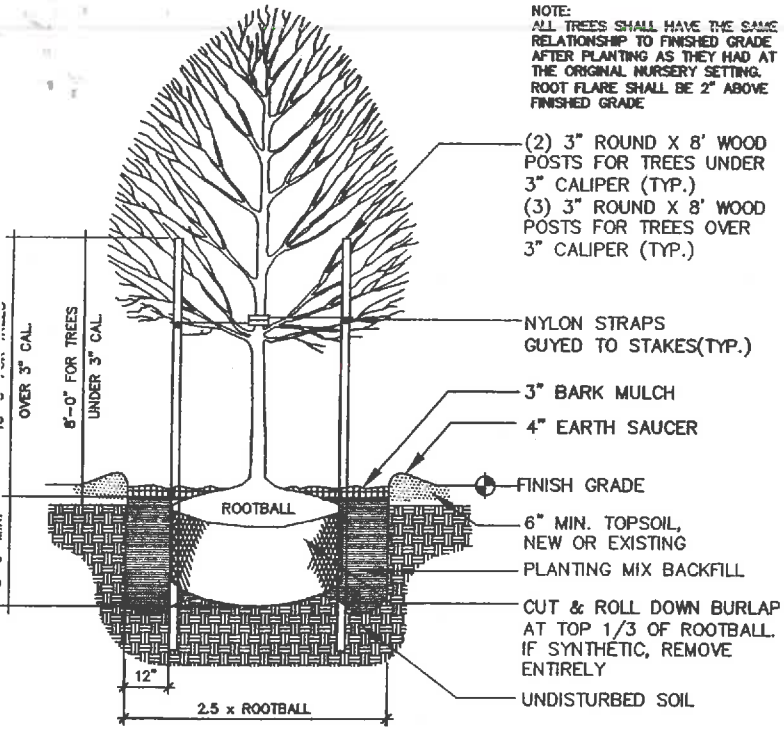
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L-01

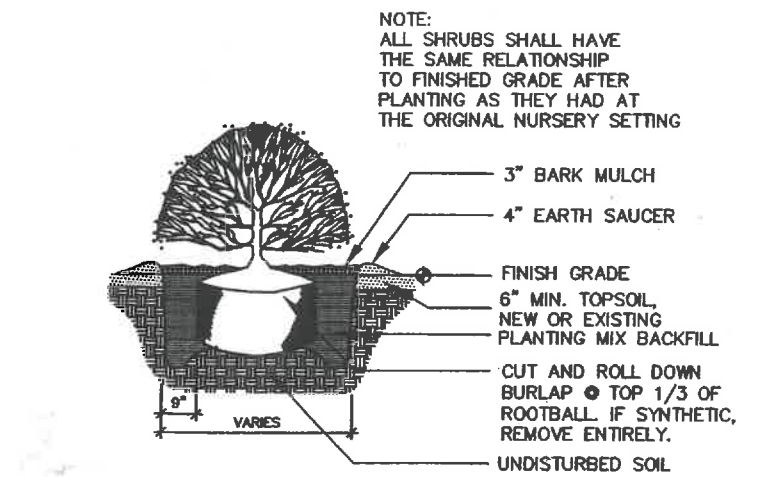


PLANT LIST - 14 KING STREET						
TREE	SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	E	1	EXISTING TREE	EXISTING TREE	EXISTING	IN PLACE
SHRUBS	CPA	3	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B
	DVW	3	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	18"-24" SPREAD	B & B
	PJM	3	RHODODENDRON 'PJM'	RHODODENDRON 'PJM'	2'-6" - 3'-0" SPREAD	B & B
	PAH	2	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL
	PAF	4	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL
	MSS	5	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL
	RHC	4	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B
	TMH	5	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	2'-6" - 3'-0" HIGH	B & B
	TOE	3	THUJA OCCIDENTALIS ELEGANTISSIMA	GOLDTIP ARBORVITAE	5'-0" - 6'-0" TALL	B & B

*NOTE:
ALL PLANTS NOTED ARE SUBJECT TO CHANGE BASED ON THE PLANTING SEASON AND TAGGING AT LOCAL NURSERIES. FINAL PLANT SELECTION WILL BE BASED ON AVAILABLE MATERIALS, SUITABLE FOR THE SPECIFIC LOCATION & USE, TAGGED AT NURSERY AT THAT TIME



1) TREE PLANTING N.T.S



2) SHRUB PLANTING N.T.S

No.	Revisions	Date

Job: 2854
Date: 03/22/2018
Scale: AS NOTED
Drawn: YK
Checked: ATR

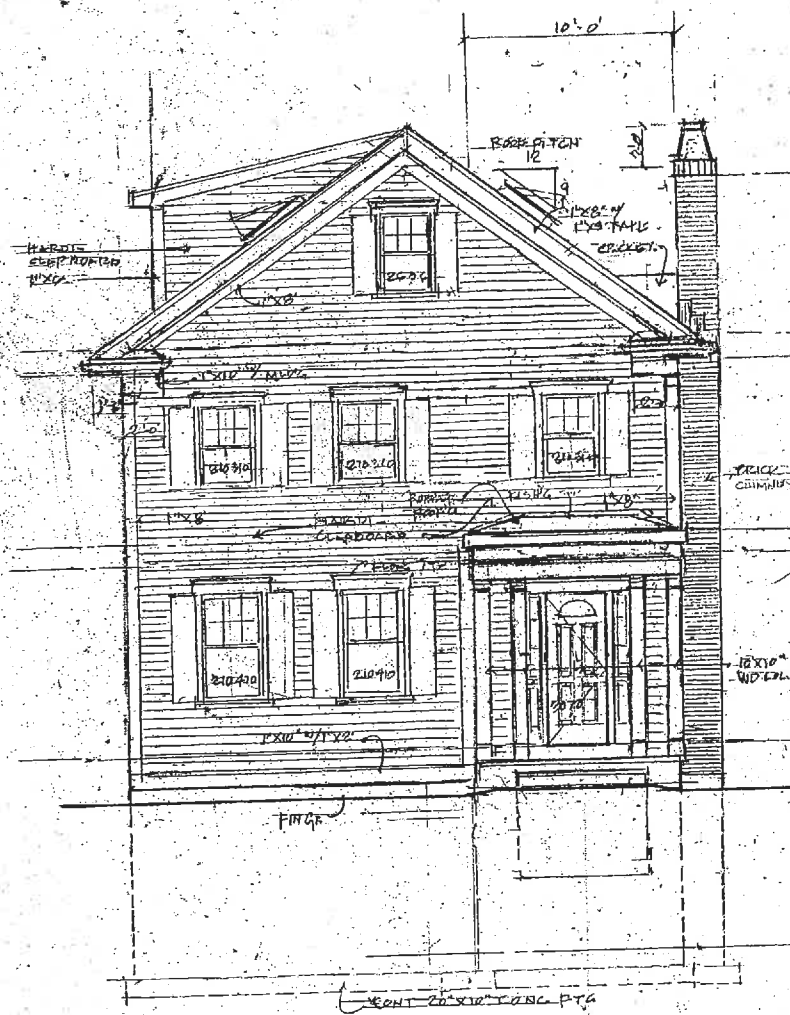
PLANT LIST AND
PLANTING DETAILS

Rojas Design, Inc.
Architecture
1500 Soldiers Field Road
BIM
Brighton
Interior Design
Massachusetts, 02135
Landscape Architecture
(617) 720-4100

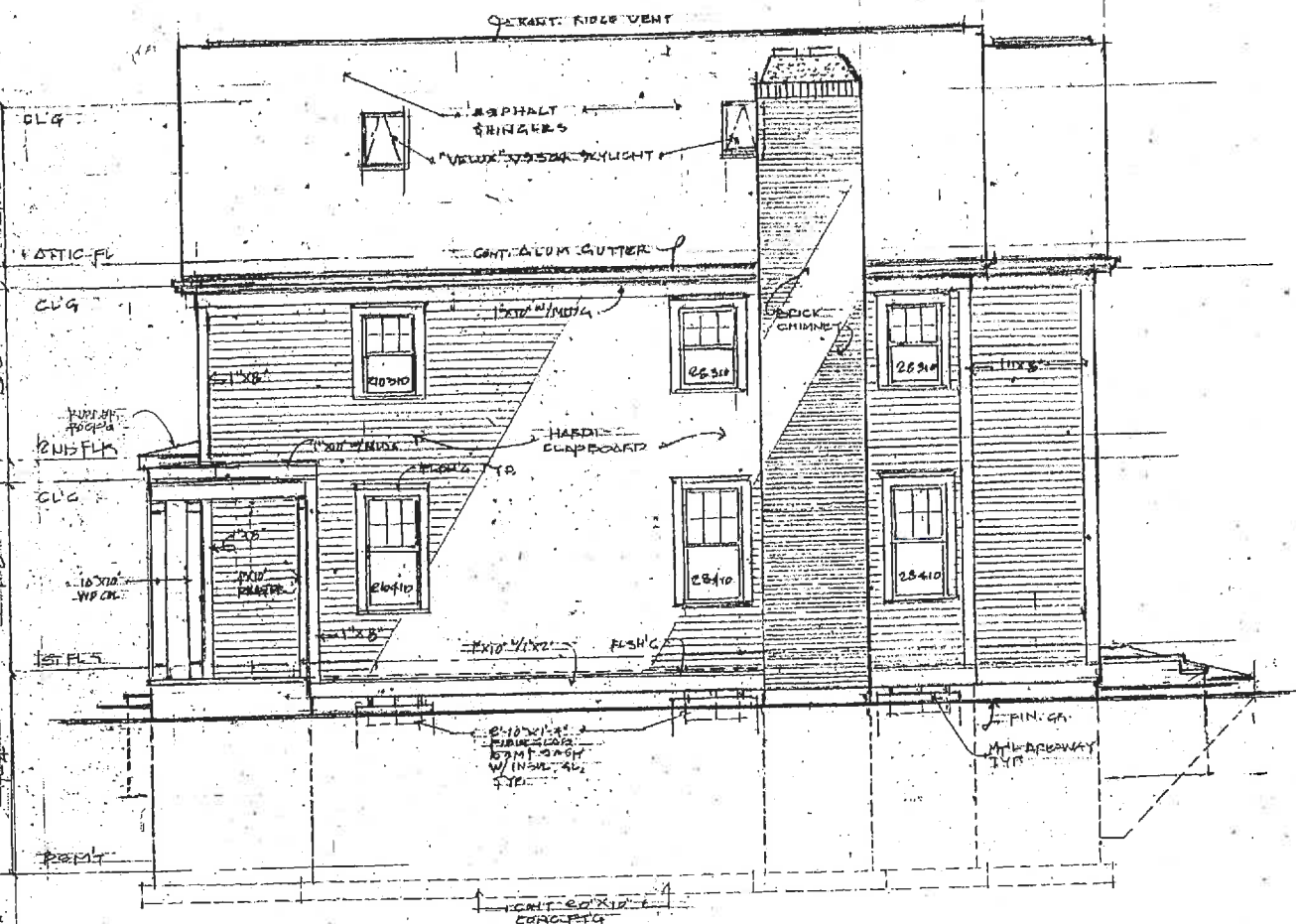
Rojas

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L-02



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



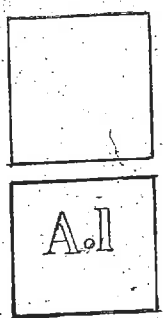
RIGHT SIDE ELEVATION
SCALE: 3/4" = 1'-0"

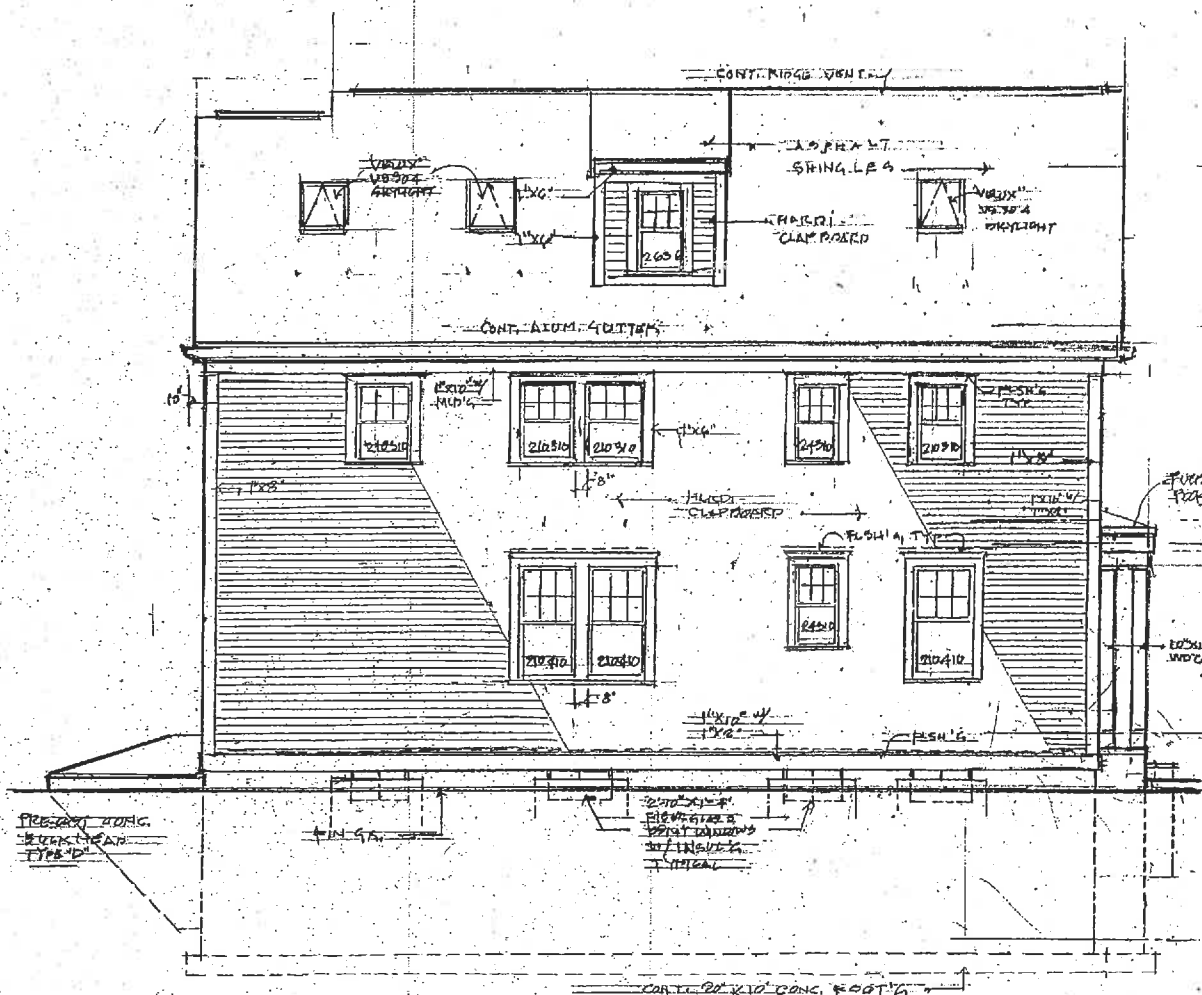
NEW RESIDENCE:
14 KING STREET, BELMONT, MA
DESIGN ASSOCIATES, INC.
DEVILDEN, MA
33 BELMONT STREET
BELMONT, MA

PIERCE & BIRNBO
ARCHITECT
245 BLYNDEN STREET
NORTH BOSTON, MA

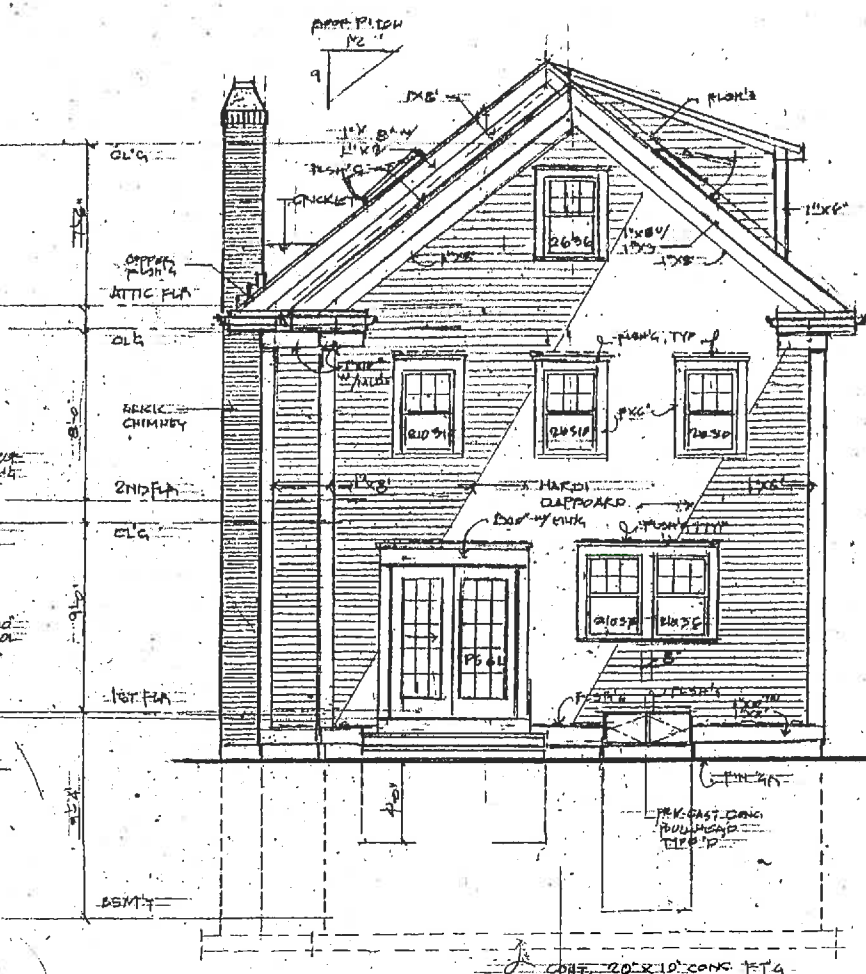
PROGRESS 2.02.18
3.07.18

14 KING ST.





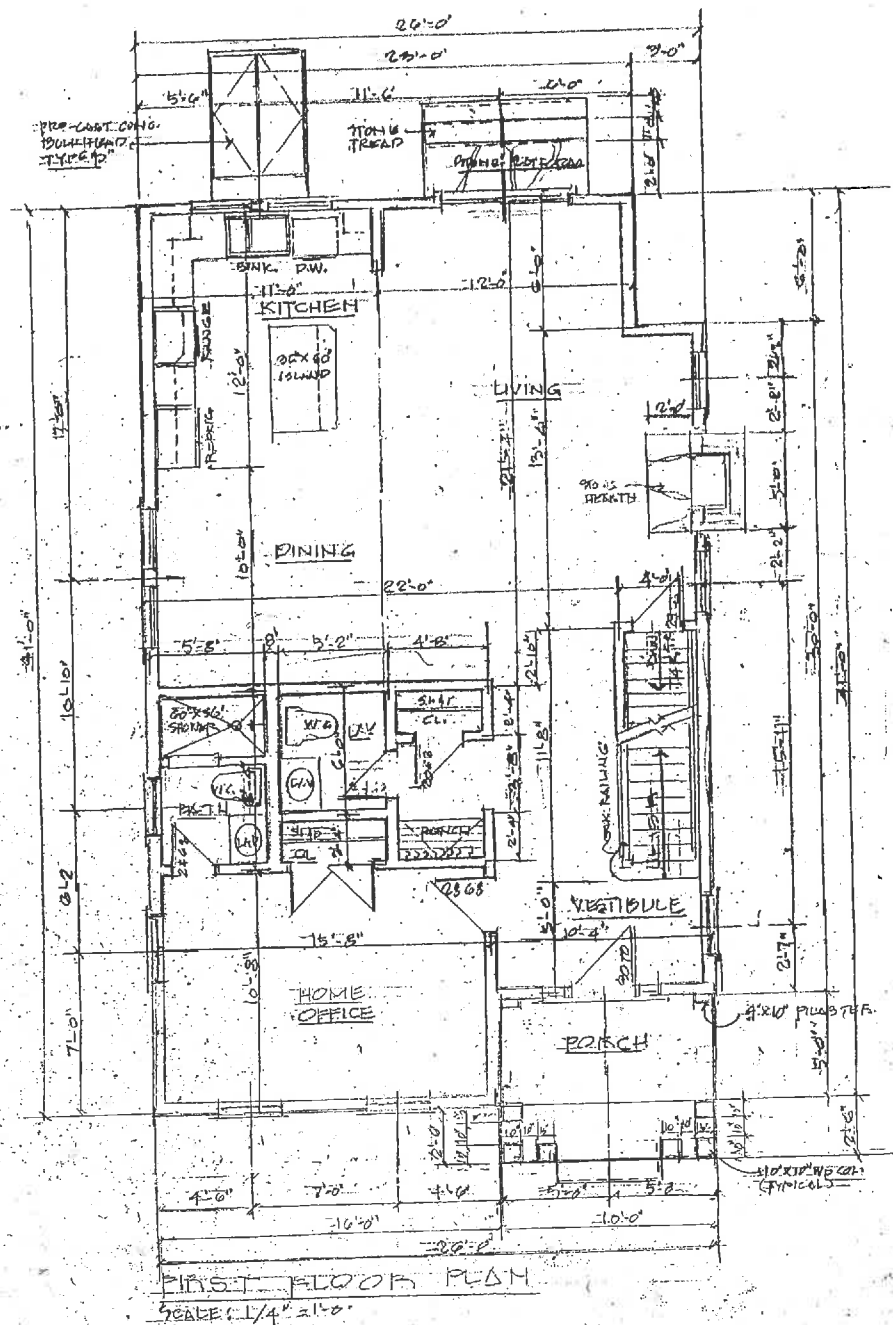
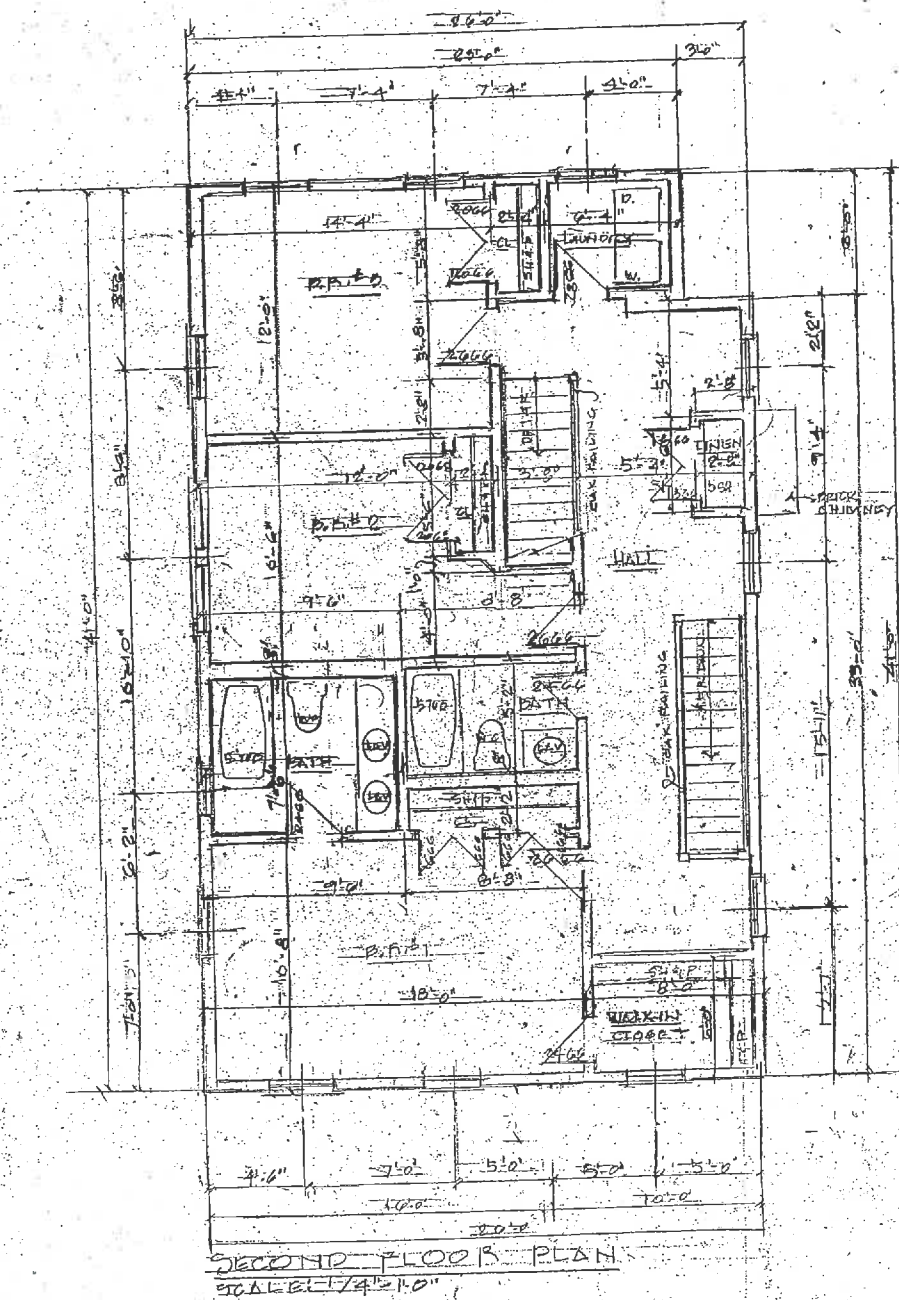
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

NEW RESIDENCE
14 KING STREET, BURLINGTON, VT
DESIGN ASSOCIATES
BURLINGTON, VT
308 LEXINGTON STREET
BURLINGTON, VT

PETER F. DINEO
ARCHITECT
215 BENTLEY STREET
NORTH BURLINGTON, VT

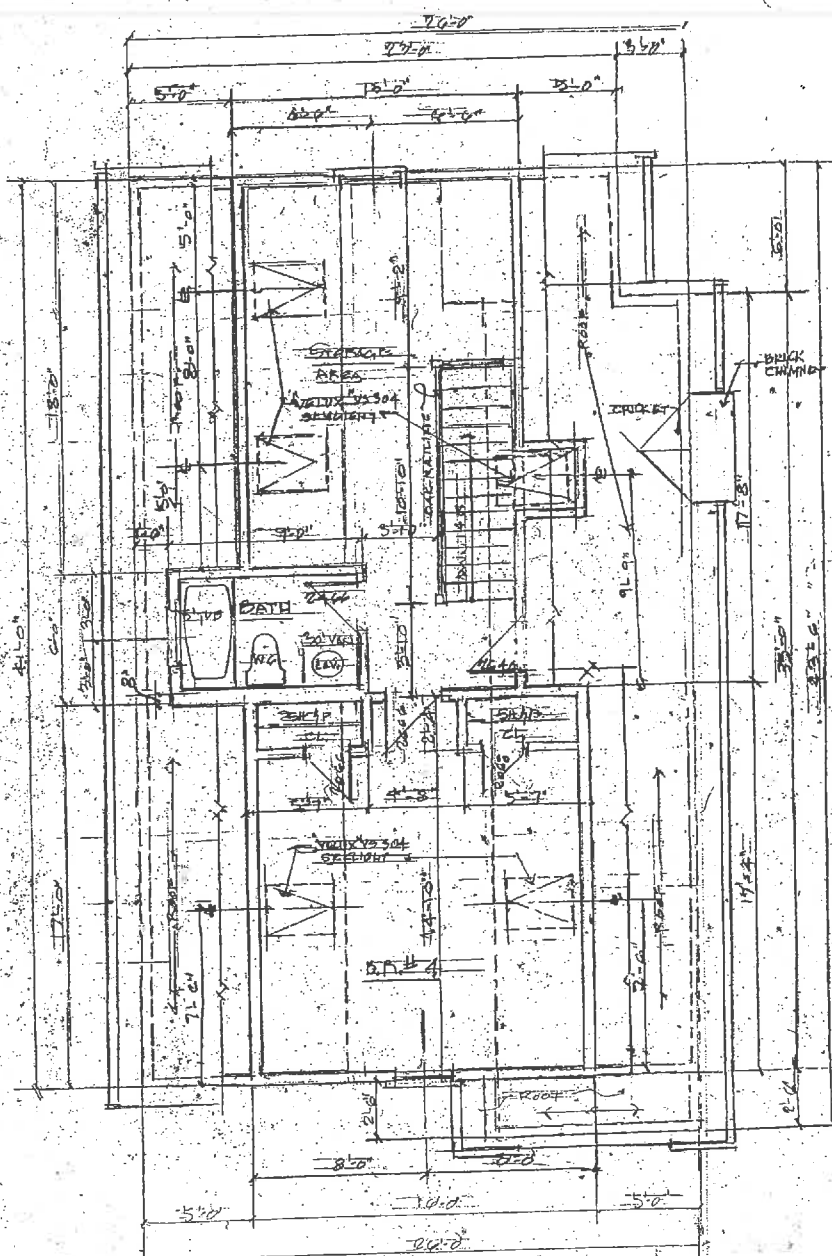


REVISED 2-20-18
3-07-18
H KING ST.

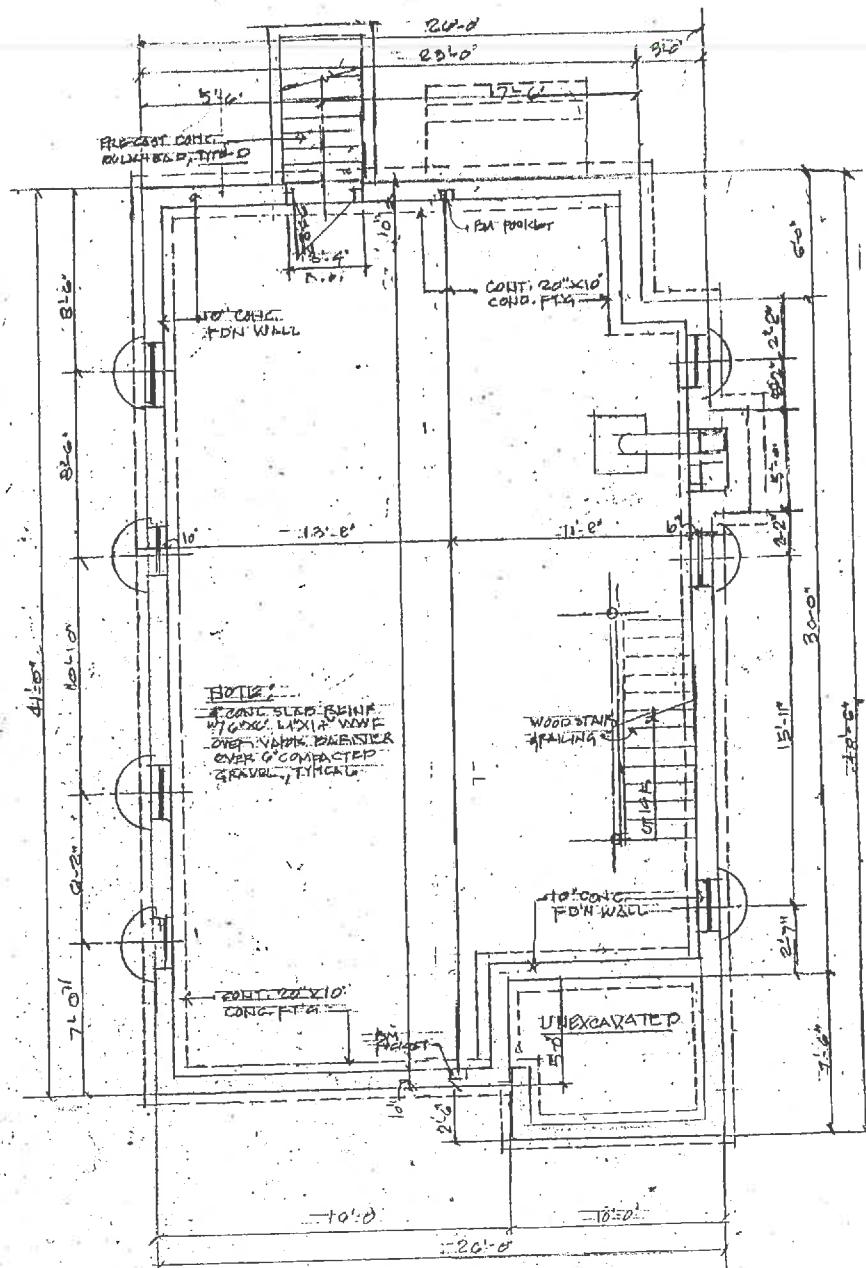
NEW RESIDENCE:
H KING ST., DORCHESTER, MA
DESIGN ASSOCIATES, INC.
DEVELOPERS:
SILVERMOUNT, MA

PETER H. DINI
ARCHITECT
25 BURNING ST.
NORFOLK, MA

A.3



THIRD/ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



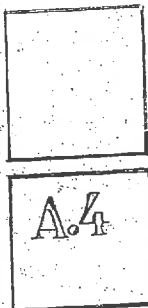
FOUNDATION/BASEMENT PLAN
SCALE: 1/4" = 1'-0"

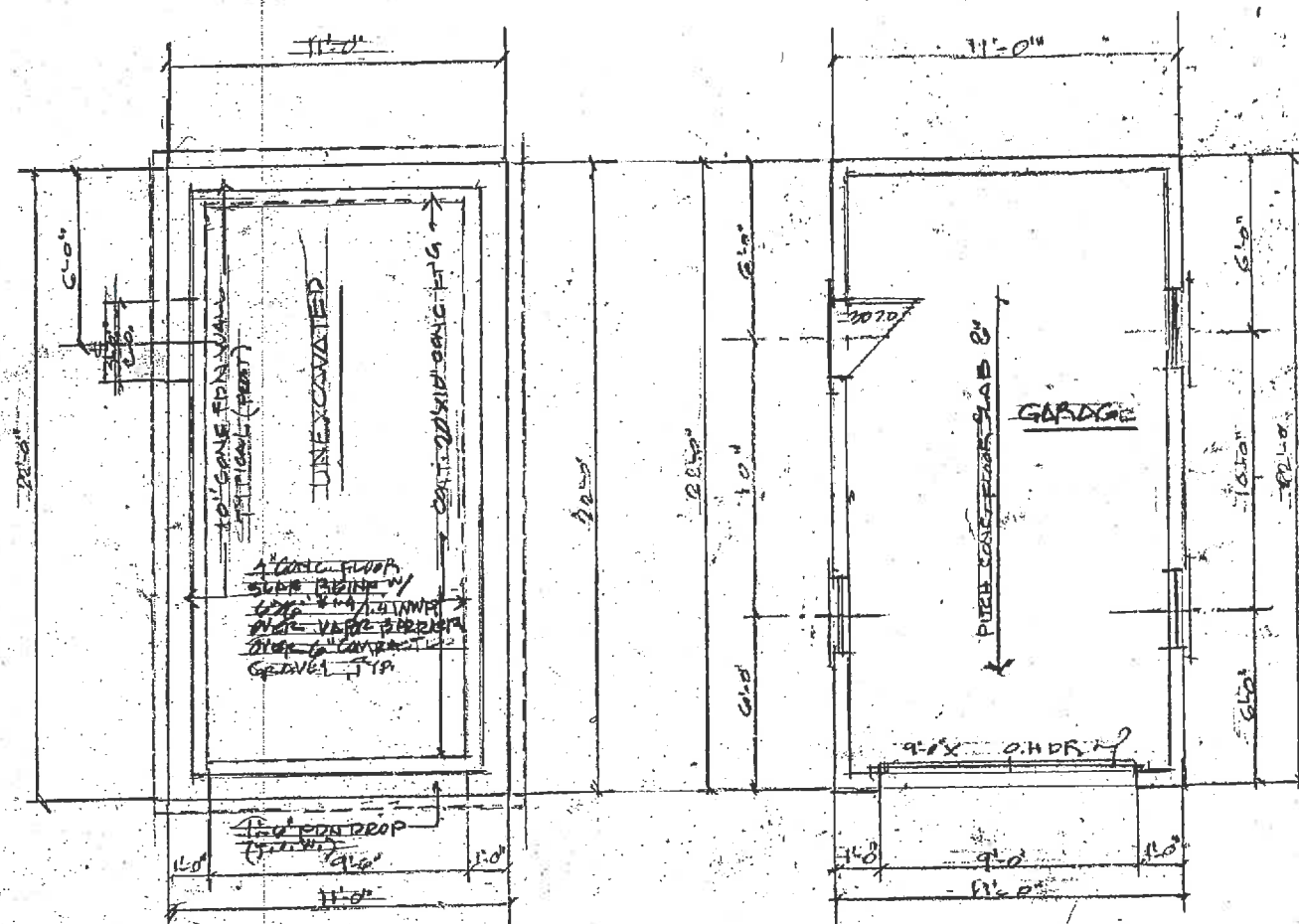
PROJECT: 2018
3.07.18

14 KING ST

PRIED F. DIMCO
ARCHITECT
215 ELM STREET
NORTH BOSTON, MA

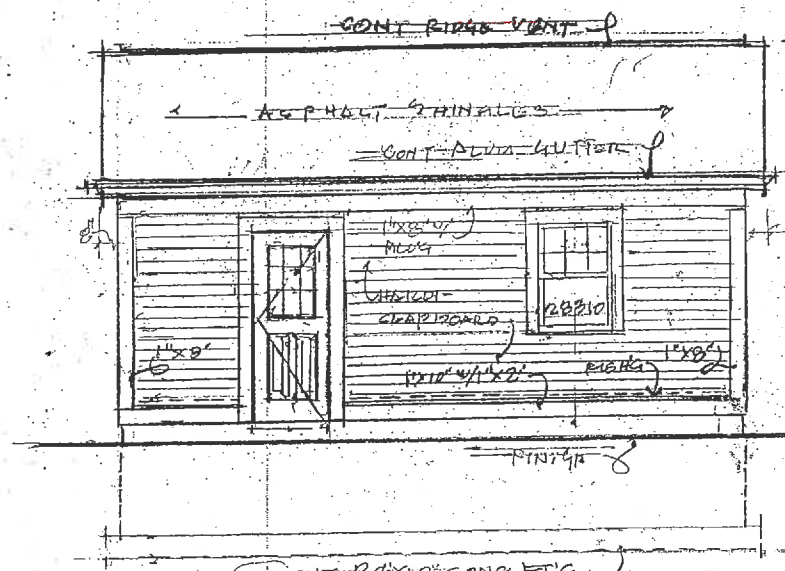
NEW RESIDENCES
14 KING STREET, PALMONT, MA
DESKO ASSOCIATES, INC.
DEVELOPERS
25 LEXINGTON STREET
PALMONT, MA



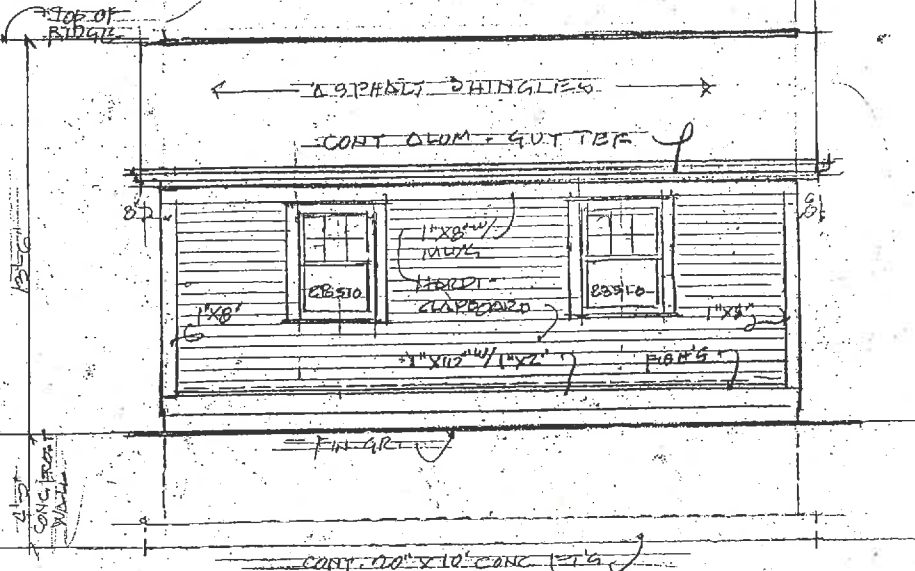


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

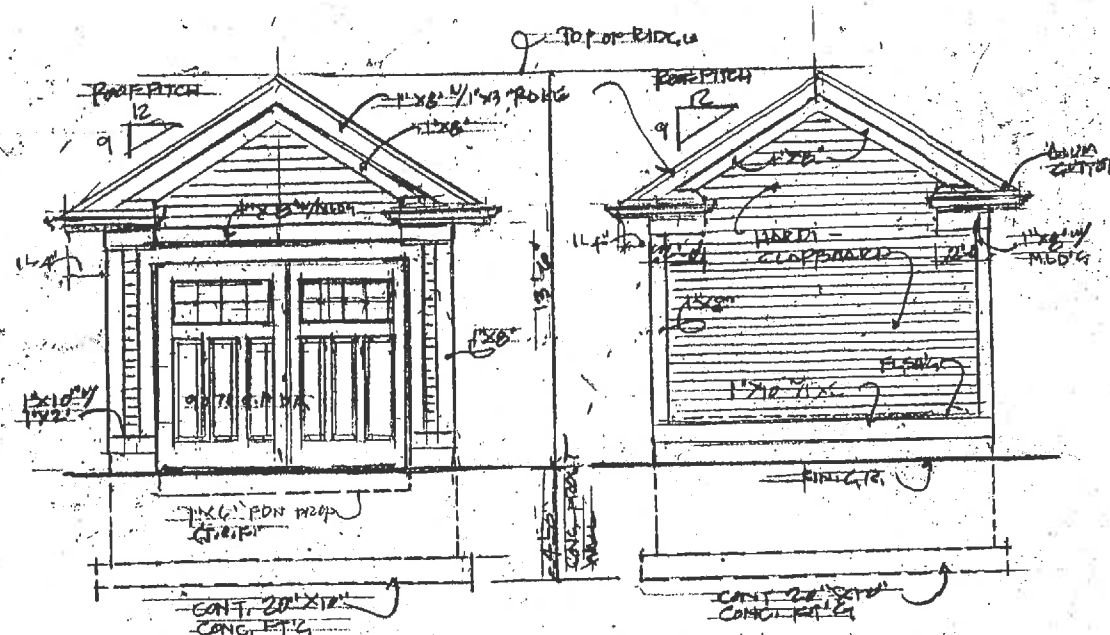
GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

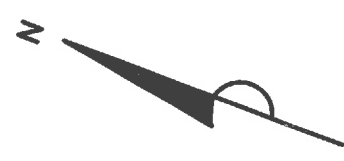
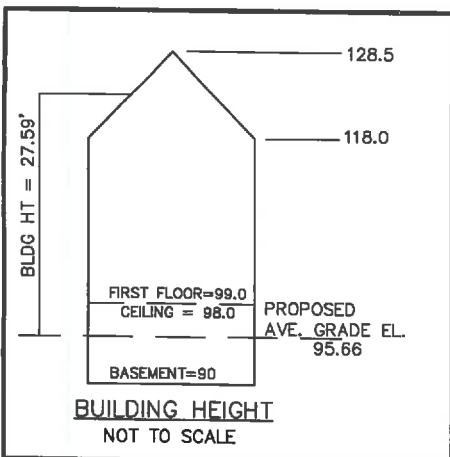
REAR ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE PLAN
14 KING STREET, BELMONT, MA
DESCO ASSOCIATES INC.
DEVELOPER
38 LEXINGTON STREET, BELMONT, MA
PETER F. DIMIO - ARCHITECT
245 GUN STREET, N. READING, MA

PROGRESS 2-26-18
3-07-18

14 KING ST.

A:5

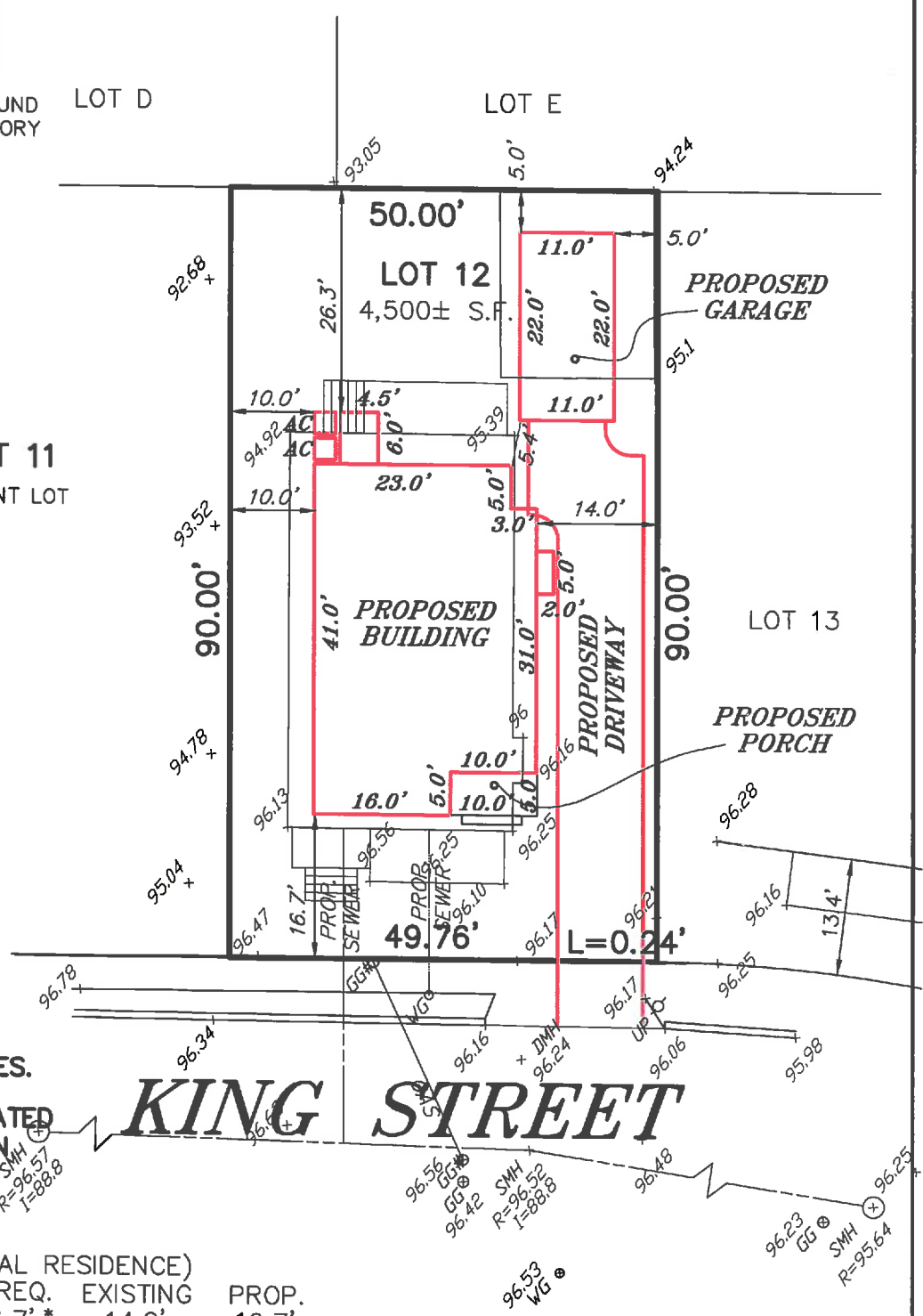


70.86% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

LOT 11
VACANT LOT

LOT D

LOT E



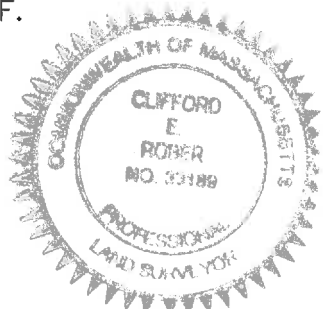
* $(20.0 + 13.4)/2 = 16.7$
THERE ARE NO STREET TREES.

**THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.**

ZONING DISTRICT:	(GENERAL RESIDENCE)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	16.7'*	14.9'	16.7'
SIDE SETBACK:	10'	6.8'	10.0'
REAR SETBACK:	18'	28.5'	26.3'
MAXIMUM LOT COVERAGE:	30%	41.3%	29.3%
MINIMUM OPEN SPACE:	40%	34.8%	55.4%
LOT FRONTAGE:	50.00'		

TOTAL LOT AREA: 4,500± S.F.

PREPARED FOR: DESCO DEVELOPERS
ASSESSORS MAP 15 - PARCEL 96



CLIFFORD E. ROBER, PLS **DATE** 5/16/19

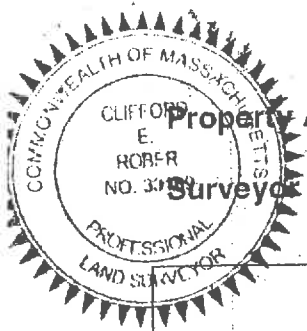
**PROPOSED PLOT PLAN
#16 KING STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' **DATE: 1/24/2018**

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5416PP1B.DWG

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 16 KING STREET

Surveyor's Signature and Stamp: [Signature]

Date: 1/24/2018

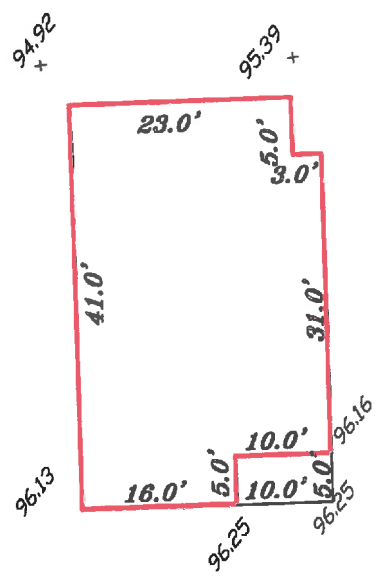
Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		4,000	4500	4500
Lot Frontage (feet)		45'	50'	56'
Lot Area/Unit (sq. ft./d.u.)			-	4500
Lot Coverage (% of lot)		30	41.3	29.3
Open Space (% of lot)		45	34.8	55.4
Setbacks: (feet)	➤ Front	16.7'	14.9	16.7
	➤ Side/Side	10' 10'	6.8' 16'	10.0' 14.0'
	➤ Rear	18'	28.5'	26.3
Building Height:	➤ Feet	32		27.6'
	➤ Stories	2 1/2		2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter	min 50%		95.5
	➤ Area	max 60%		38.7
	➤ Length	max 75%		14.6

Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			✓
	➤ Setback			21.7
Curb Cut				
HVAC:	➤ Front Yard			-
	➤ Side/Rear Setbacks			10' / 26.3'

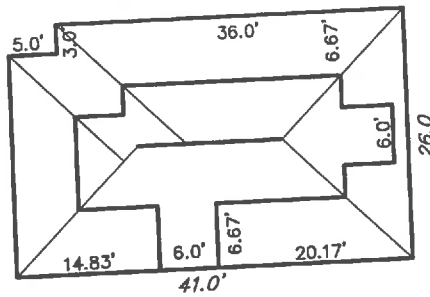
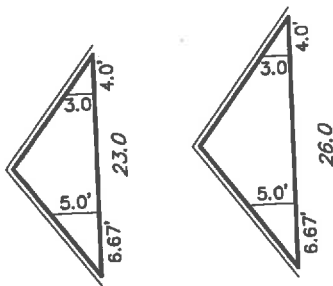
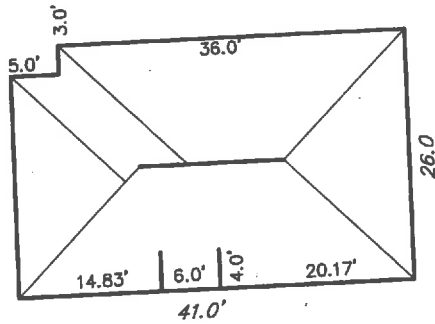
SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
I	96.13	96.13	96.25	96.25	26	2500.94	2500.94	0.00
J	96.25	96.25	95.39	95.39	36	3449.52	3449.52	0.00
K	95.39	95.39	95.39	95.39	3	286.17	286.17	0.00
L	95.39	95.39	95.39	95.39	5	476.95	476.95	0.00
M	95.39	95.39	94.92	94.92	23	2188.565	2188.565	0.00
N	94.92	94.92	96.13	96.13	41	3916.525	3916.525	0.00
					134	12818.67	12818.67	0

Ceiling Height:	8
Basement Floor Elevation	90
Ceiling Elevation	98
Perimeter Total Length	134.00
Total Perimeter Square Foot	1072.00
Average Existing Grade	95.66
New Average Grade	95.66
Difference in Grade in feet	0.00

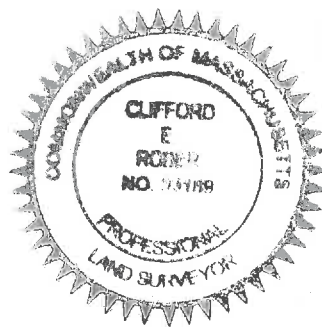
% Covered using Avg Grade 70.77%



HALF STORY CALCULATION

- a) $128.0/134.0 = 95.5\%$ (UNDER 3' MIN 50%)
- b) $406.22/1051 = 38.7\%$ (5' HEADROOM, MAX 60%)
- c) $6.0/41.0 = 14.6\%$ (MAX 75%)

OWNER: DESCO DEVELOPERS
47465/153
ASSESSORS MAP 15 - PARCEL 95



Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 5/16/19

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

HALF STORY CALCULATION
#16 KING STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/24/2018



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5416PP1B.DWG

No.	Revisions	Date

Job: 2854
Date: 03/21/2018
Scale: AS NOTED
Drawn: YK
Checked: ATR

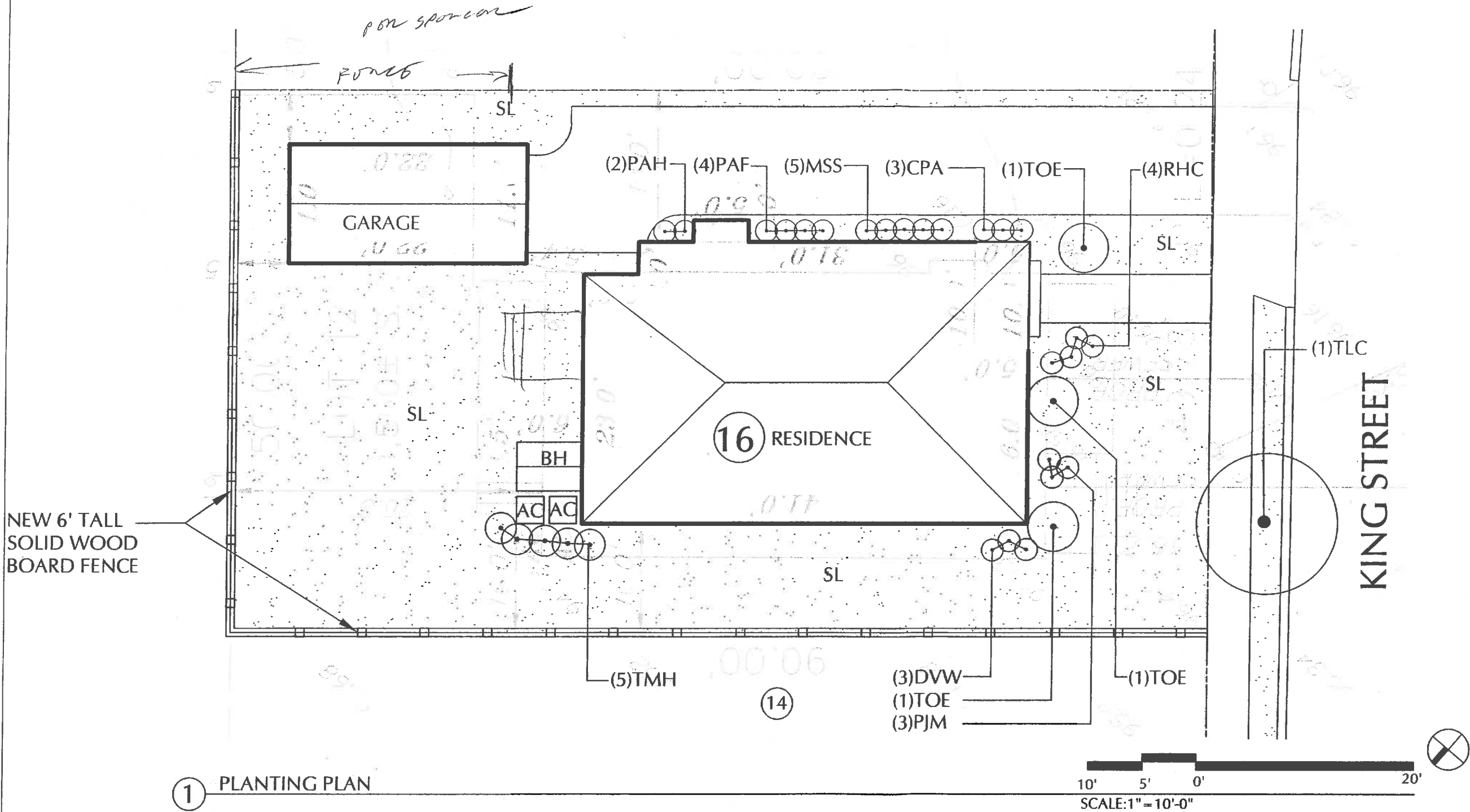
PLANTING PLAN

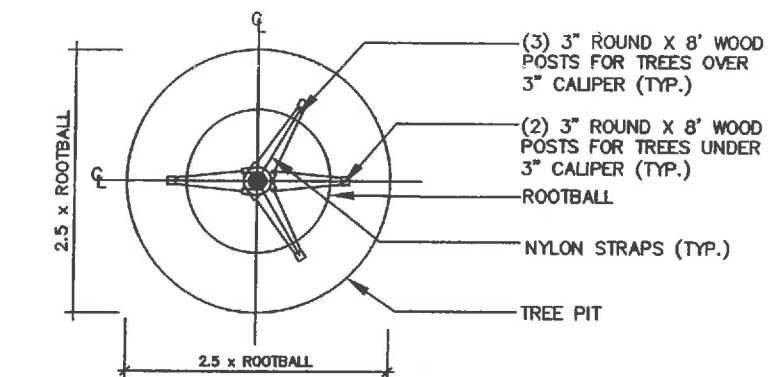
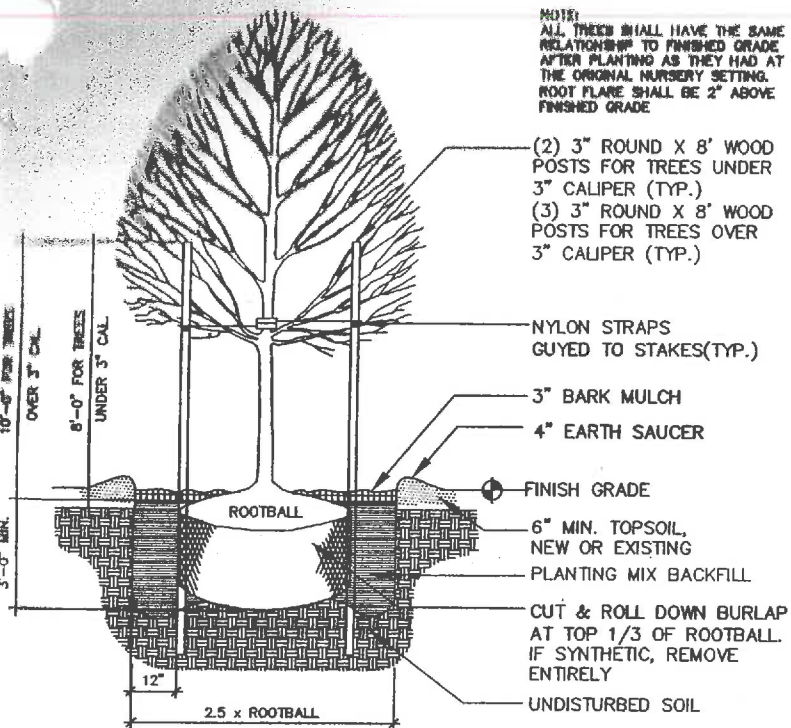
Rojas Design, Inc.
Architecture
1500 Soldiers Field Road
Brighton
Interior Design
Massachusetts, 02135
Landscape Architecture
(617) 720-4100

Rojas

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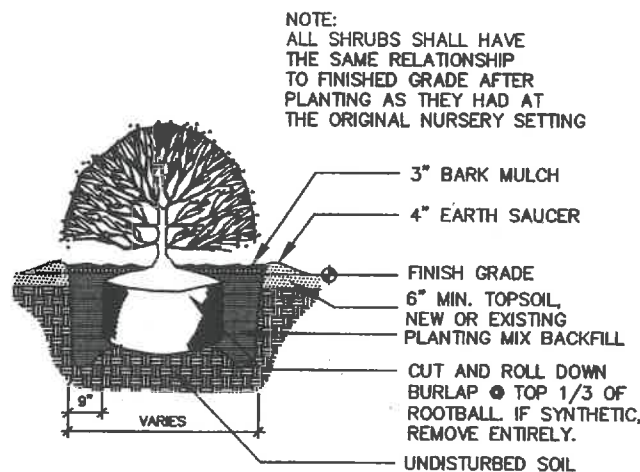
L-01





1 TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S

PLANT LIST - 16 KING STREET

ROJAS DESIGN, INC. RD 2854

TREE	SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TLC	1		TILIA CORDATA	LITTLE LEAF LINDEN	4 1/2"-5" CAL.	B & B	PRUNE BRANCHING TO 6' ABOVE FINISHED GRADE
CPA	3		CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND
DVW	3		RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	18"-24" SPREAD	B & B	SPACING AT 2'-0" - 2'-6" O.C.
PJM	3		RHODODENDRON 'PJM'	RHODODENDRON 'PJM'	2'-6" - 3'-0" SPREAD	B & B	SPACING AT 2'-6" O.C.
PAH	2		PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS
PAF	4		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS
MSS	5		MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS
RHC	4		RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	SPACING AT 2'-6" O.C.
TMH	5		TAXUS X MEDIA 'HICKSII'	HICK'S YEW	2'-6" - 3'-0" HIGH	B & B	EVERGREEN WITH UPRIGHT FORM SPACING AT 2'-6" O.C.
TOE	3		THUJA OCCIDENTALIS ELEGANTISSIMA	GOLDTIP ARBORVITAE	5'-0" - 6'-0" TALL	B & B	SPACING AT 4'-6" O.C.

*NOTE:
ALL PLANTS NOTED ARE SUBJECT TO CHANGE BASED ON THE PLANTING SEASON AND TAGGING AT LOCAL NURSERIES. FINAL PLANT SELECTION WILL BE BASED ON AVAILABLE MATERIALS, SUITABLE FOR THE SPECIFIC LOCATION & USE, TAGGED AT NURSERY AT THAT TIME

16
KING STREET
BELMONT, MA
02478

No.	Revisions	Date

Job: 2854
Date: 03/22/2018
Scale: AS NOTED
Drawn: YK
Checked: ATR

PLANT LIST AND PLANTING DETAILS

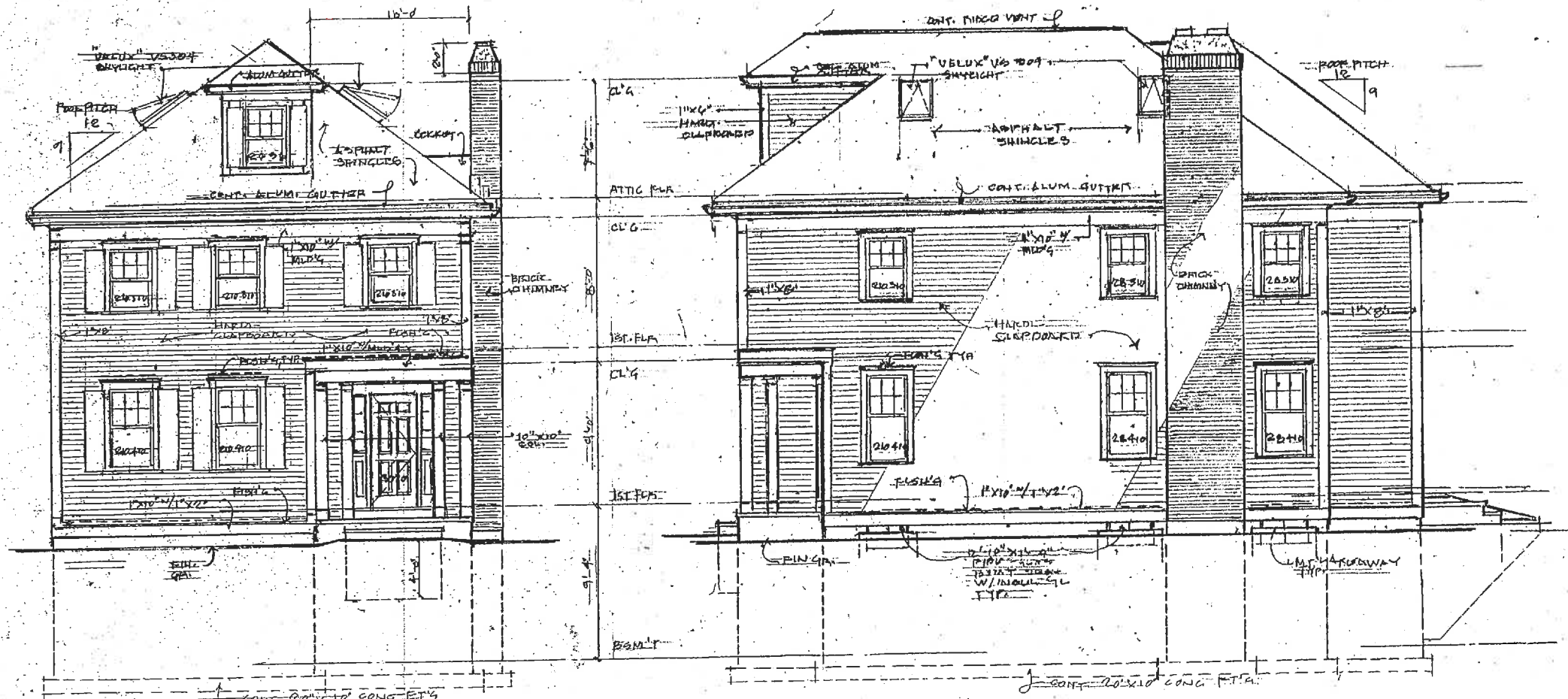
Rojas Design, Inc.
Architecture
1500 Soldiers Field Road
Brighton
Interior Design
Massachusetts, 02135
Landscape Architecture
(617) 720-4100

Rojas

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L-02

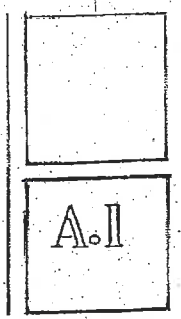


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

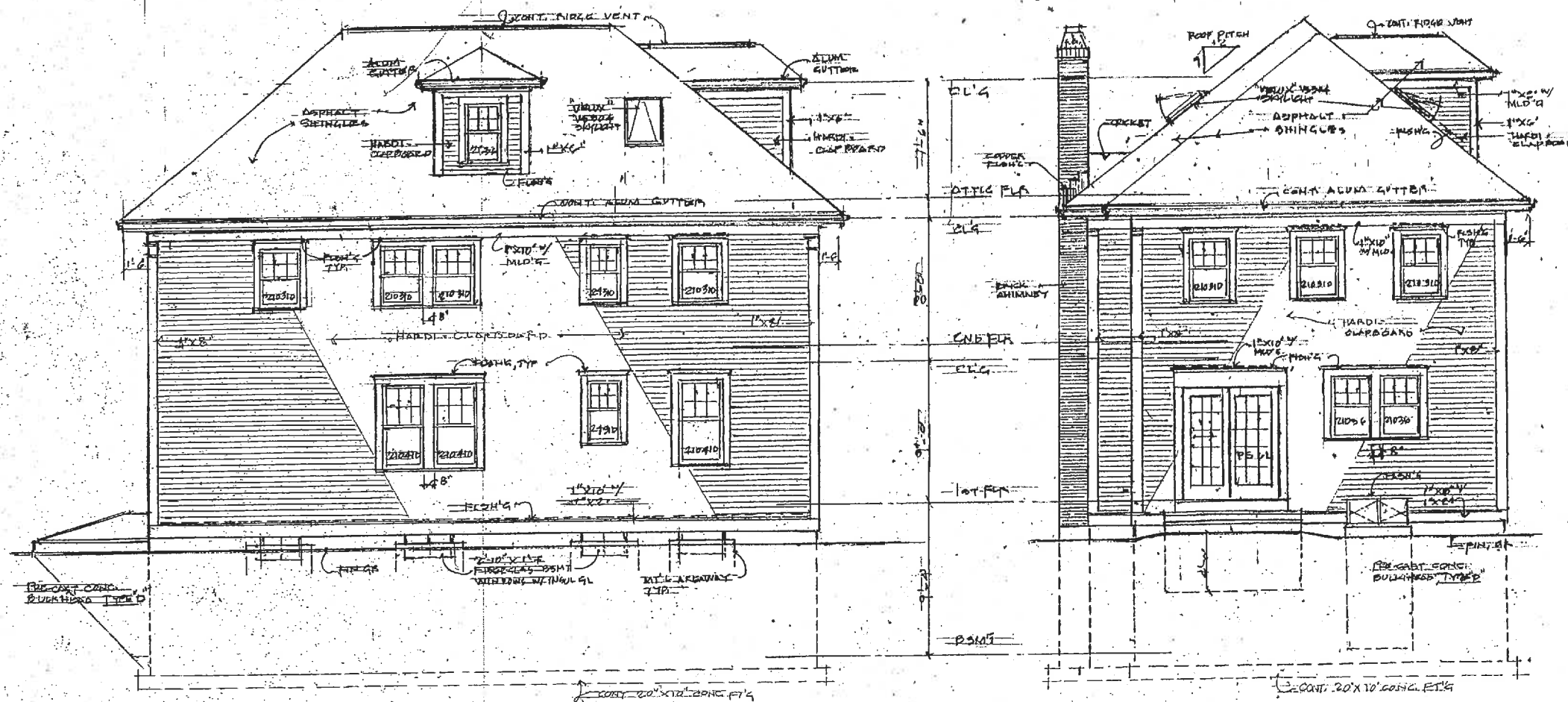
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NEW RESIDENCE
16 KING STREET, BELMONT, MA
DESIGN ASSOCIATES, INC.
1250 BOSTON STREET
BOSTON, MA

PETER F. D'AMICO
ARCHITECT
233 BAY STREET
BOSTON, MA



PROJECT 2106-10
16 KING ST.



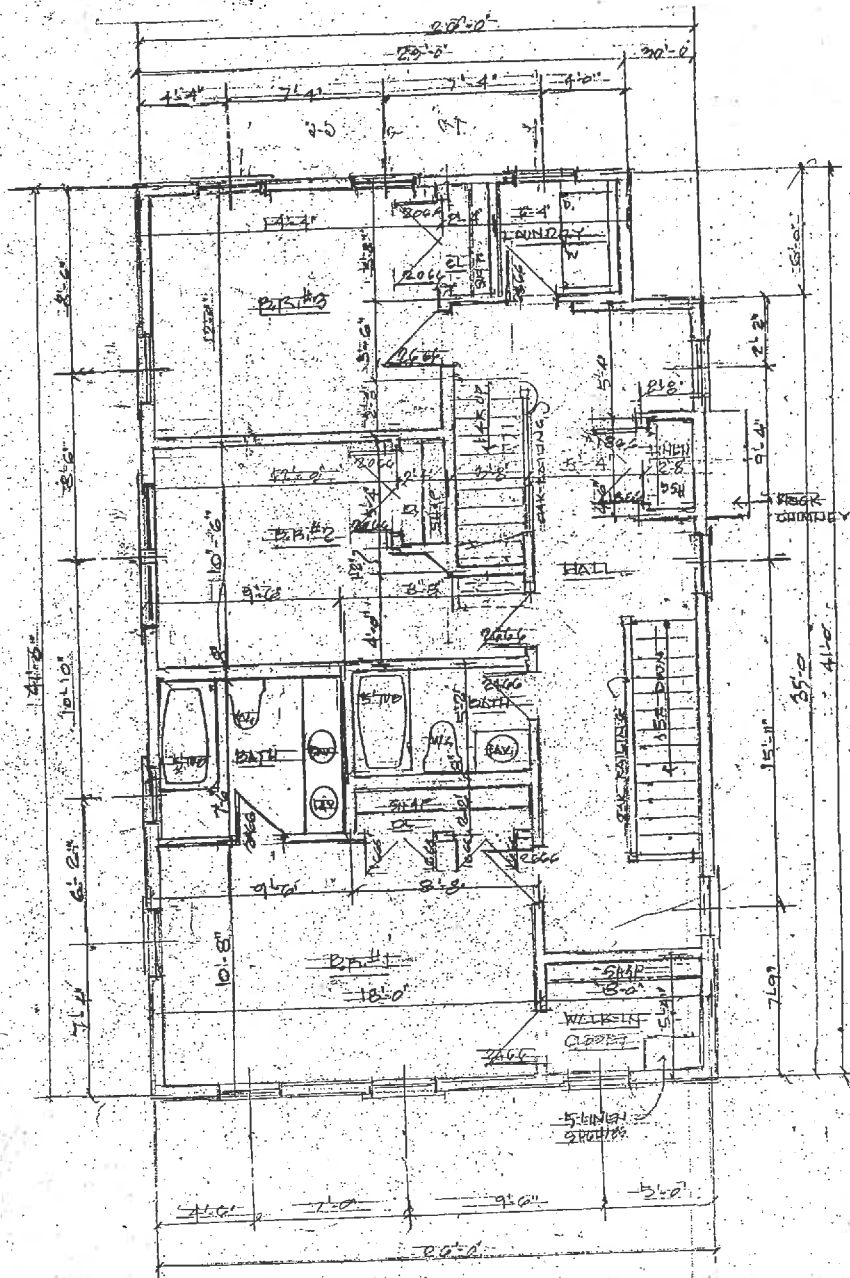
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

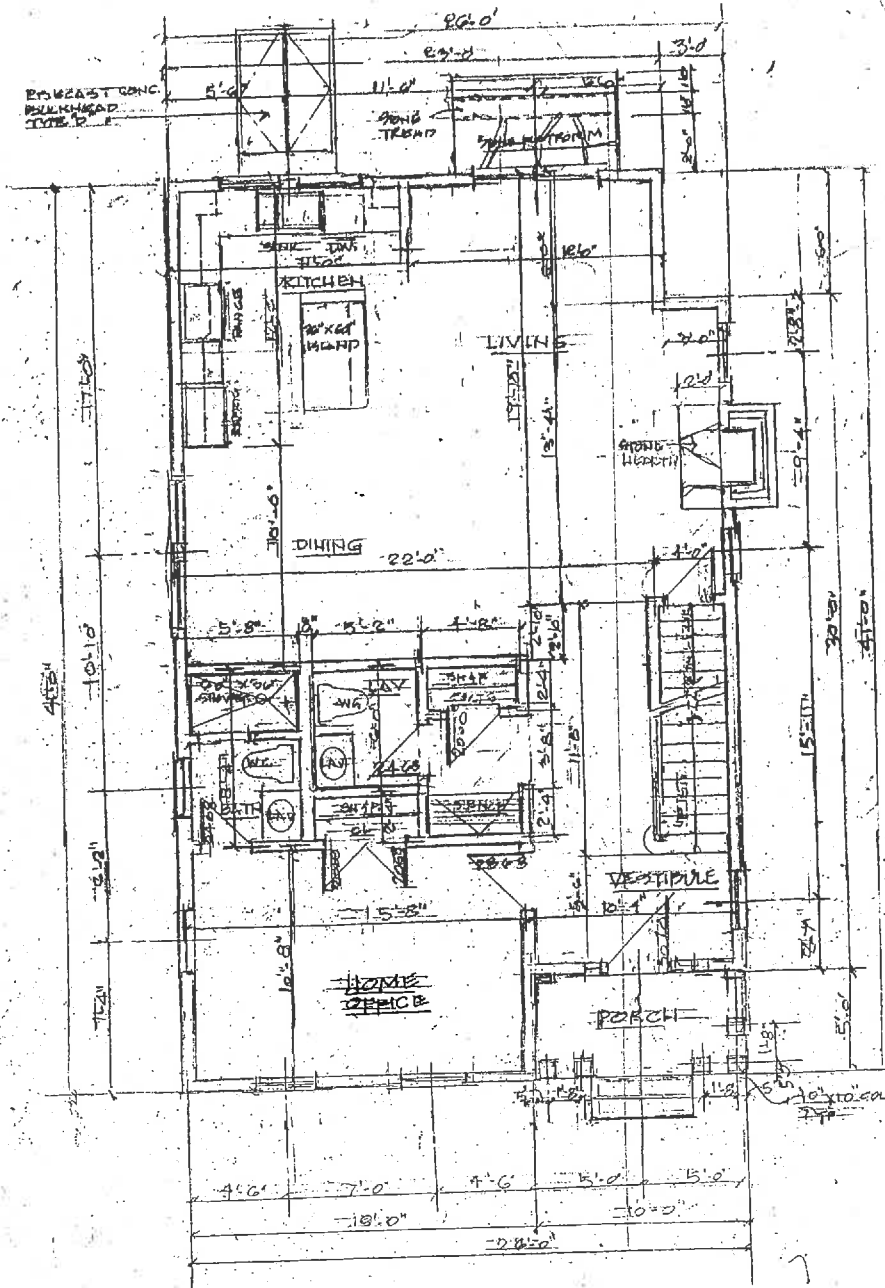
NEW RESIDENCE
10 KING STREET, BELMONT, MA
DESIGN ASSOCIATES, INC.
DESIGNER
28 DEAN STREET
BOSTON, MA

PETER F. DI MEO
ARCHITECT
245 ELM STREET
NORTH READING, MA

PROCESS: 2.26.18
10 KING ST.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

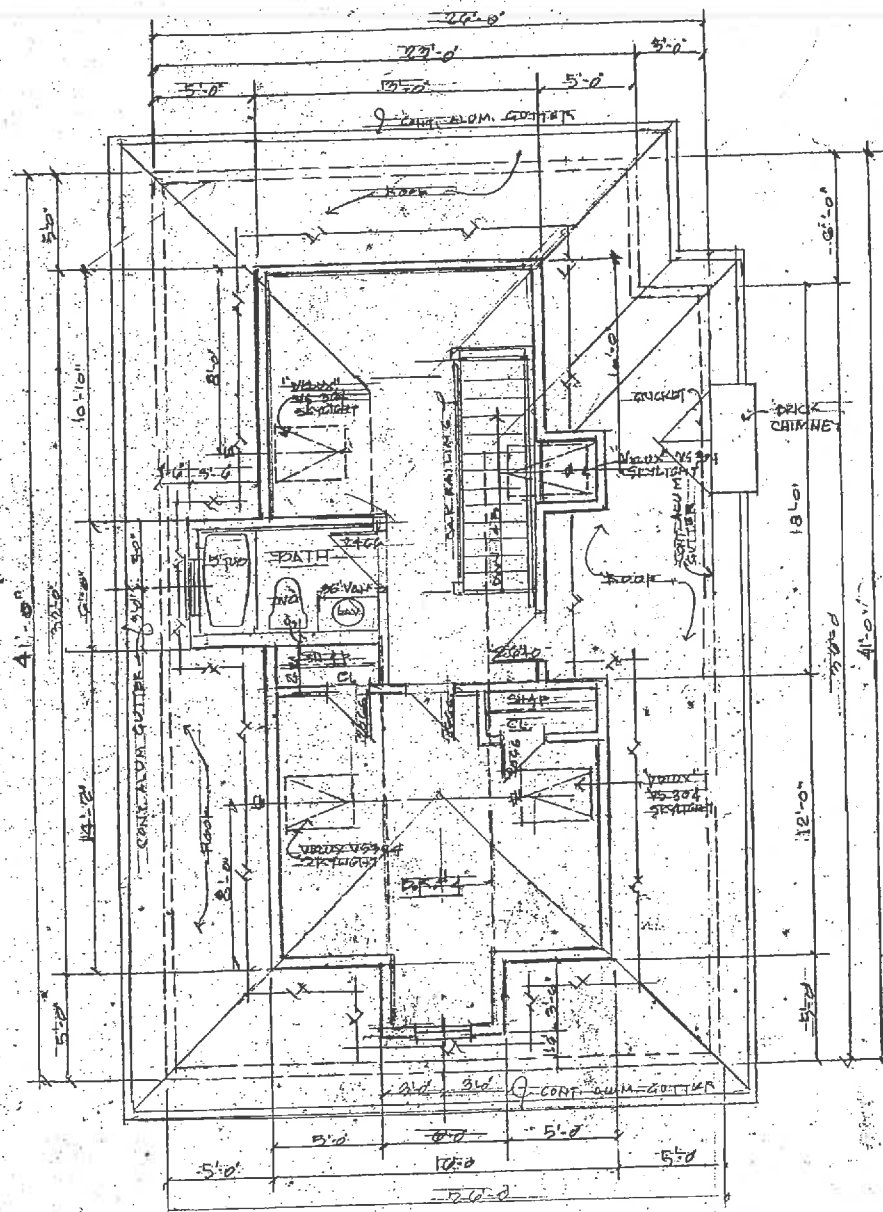


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

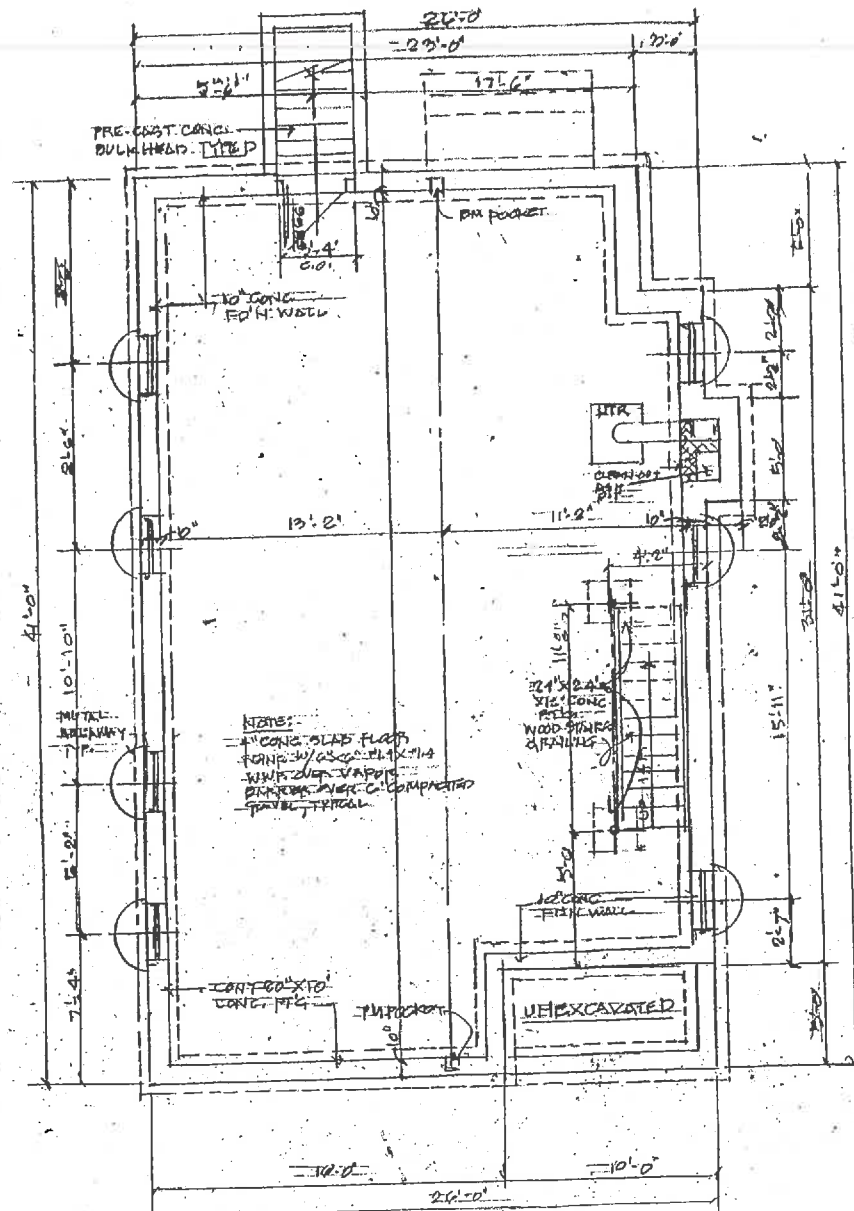
10 KING ST.
BOSTON, MA 02118

NEW RESIDENCE
KING STREET, BOSTON, MA
DESCO ASSOCIATES, INC.
DEVELOPER
25 DEAN STREET
BOSTON, MA

PETER F. DIMIO
ARCHITECT
245 BAY STREET
BOSTON, MA 02118



ATTIC (5th) FLOOR PLAN
AS SHOWN



FOUNDATION/BASEMENT PLAN
AS SHOWN

$$\begin{array}{r}
 32'-6" \times 13'-6" = 439 \\
 3'-0" \times 6" = 21 \\
 13' \times 3' = 39 \\
 3'-6" \times 6" = 21 \\
 3 \times 4 = 12 \\
 \hline
 532
 \end{array}$$

$$\begin{array}{r}
 36 \times 26 = 936 \\
 6 \times 23 = 138 \\
 \hline
 1074 \text{ S.F.} \times .60 = 644
 \end{array}$$

14 & 16
KING STREET

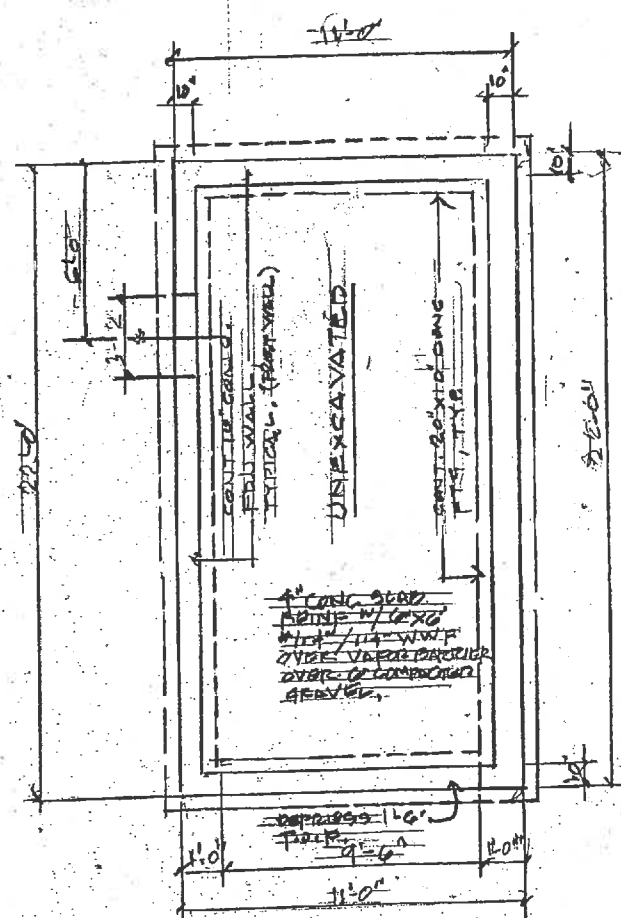
NEW RESIDENCE
10 KING STREET, BRIGHTON, MA
DESIGN ASSOCIATES, INC.
DESIGNERS
88 BEXINGTON STREET
BRIGHTON, MA

PETER F. DIVER
ARCHITECT
104 B EX STREET
NORTH BRIGHTON, MA

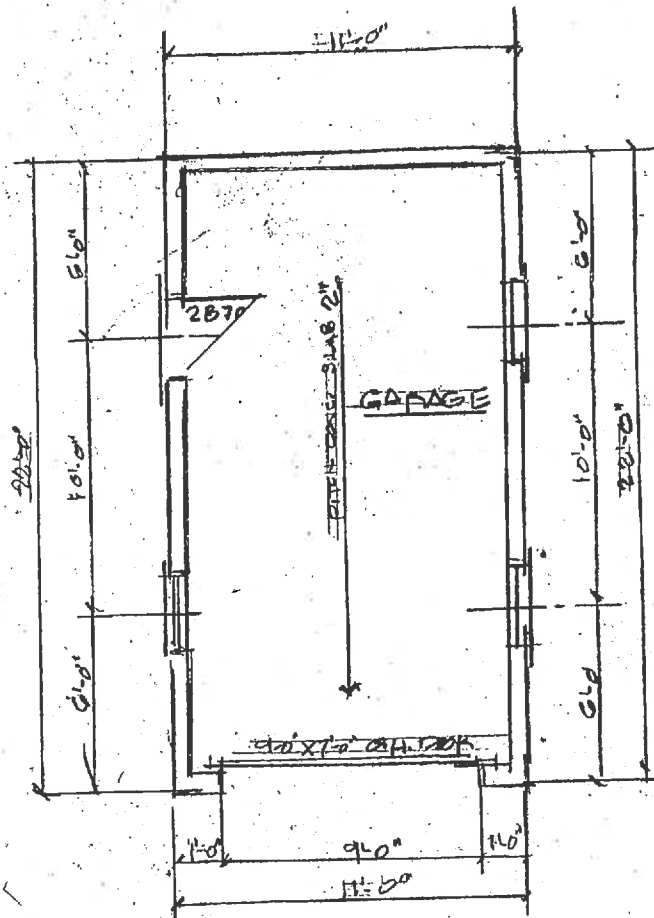
PROPOSED 2-16-16

10 KING ST.

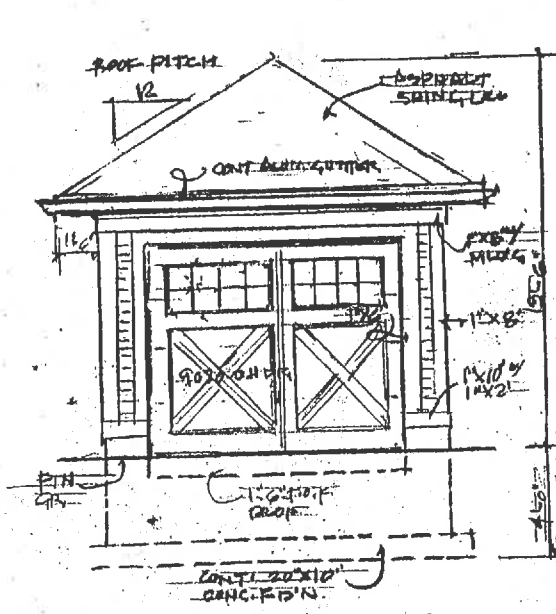
A.4



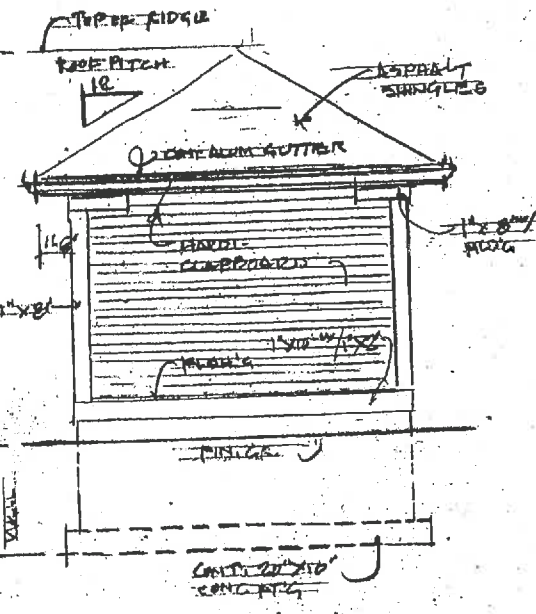
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



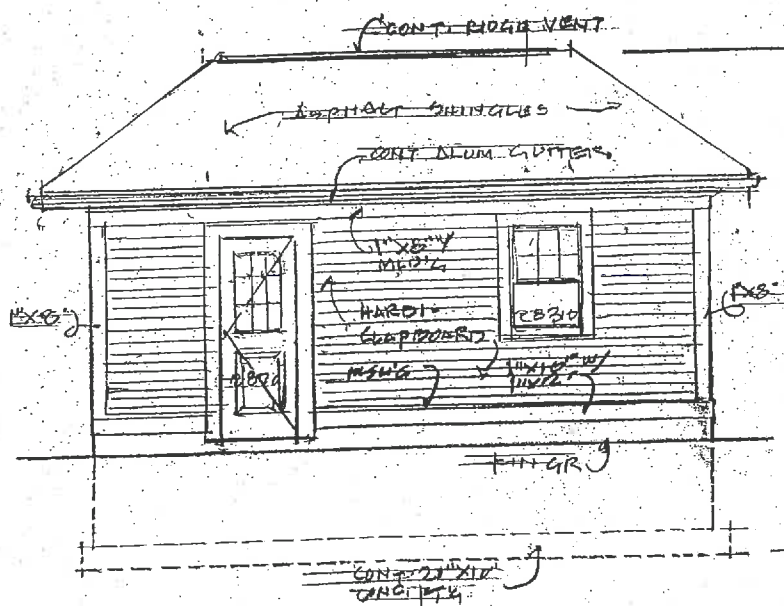
GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



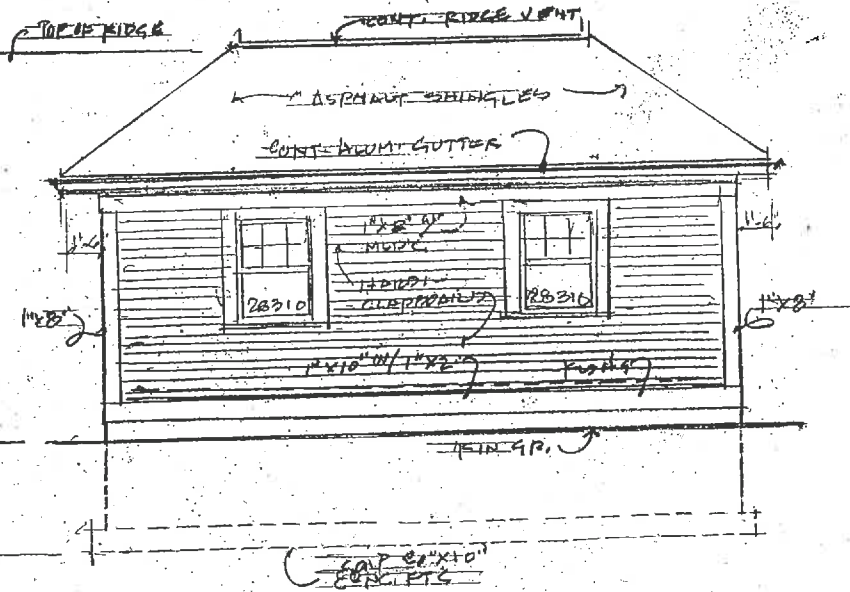
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE PLAN
16 KING STREET, BELMONT, MA.
DESCO ASSOCIATES, INC.
DEVELOPER'S
35 LEXINGTON STREET, BELMONT, MA
PAUL F. D'AMICO - ARCHITECT
245 ELM ST., NIPAWING, MA

REVISION 2-2018

10 KING ST.

A5











