

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 20-01

2020 FEB 10 PM 4: 09 NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, February 18, 2020, at 7:00 PM in the Select Board's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of CHRISTOPHER POLI, for TWO (2) SPECIAL PERMITS (size of addition and front setback) under Section 1.5 (increasing the size of a nonconforming structure more than 30% of the Gross Floor Area) and Section 4.2.2 (allowed front setback: 30.0'; existing and proposed off of Orchard Street: 19') IN ORDER TO CONSTRUCT SEVERAL ADDITIONS on the side and rear of the existing house at 181 COMMON STREET located in a Single Residence C Zoning District.

Planning Board



Town of Belmont
Planning Board

RECEIVED
TOWN CLERK
BELMONT, MA

2020 FEB 10 PM 4:09

APPLICATION FOR A SPECIAL PERMIT

Date: 1/9/2020

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 181 Common Street 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 The expansion of the existing residence via multiple additions

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

Signature of Petitioner

Print Name Christopher Poli

Address 12 Oakley Road
Belmont MA 02478

Daytime Telephone Number 508-612-9855

August 20, 2014

Christopher Poli - owner

The property at 181 Common Street is currently in terrible shape. On the exterior, paint is chipping away and wood is rotting in many areas. Frankly it has been an eye-sore of the neighborhood for a very long time and being in a somewhat prominent location, its neighbors have been forced to look at it every day. On the inside, the dated and choppy layout is not at all conducive to family living in today's day and age, and like the exterior, is in very bad shape. The mechanical systems are old, the windows are drafty, the insulation is inefficient and the roof is falling apart. All of these things need serious attention, which we will address during our renovation and will certainly delight the neighbors who have had to watch this home continue to deteriorate for years. However, this home needs more than just fixing up in order to be a suitable and attractive home for a typical Belmont family.

As is most of Belmont, this is certainly a family area. With this, our proposal aims to not only renovate the home, but to also strategically expand the home to make it suitable to family living. While we are proposing a number of additions, we are proud that we were able to do it in a way that creates almost no impact on the existing footprint to the home, maximizing the existing yard and open space. We are also pleased that these additions not only allowed us to preserve the 'gambrel-style' look of the house, which is so popular in this area, but also the additions themselves fit a very typical style of neighboring homes which have had similar expansions.

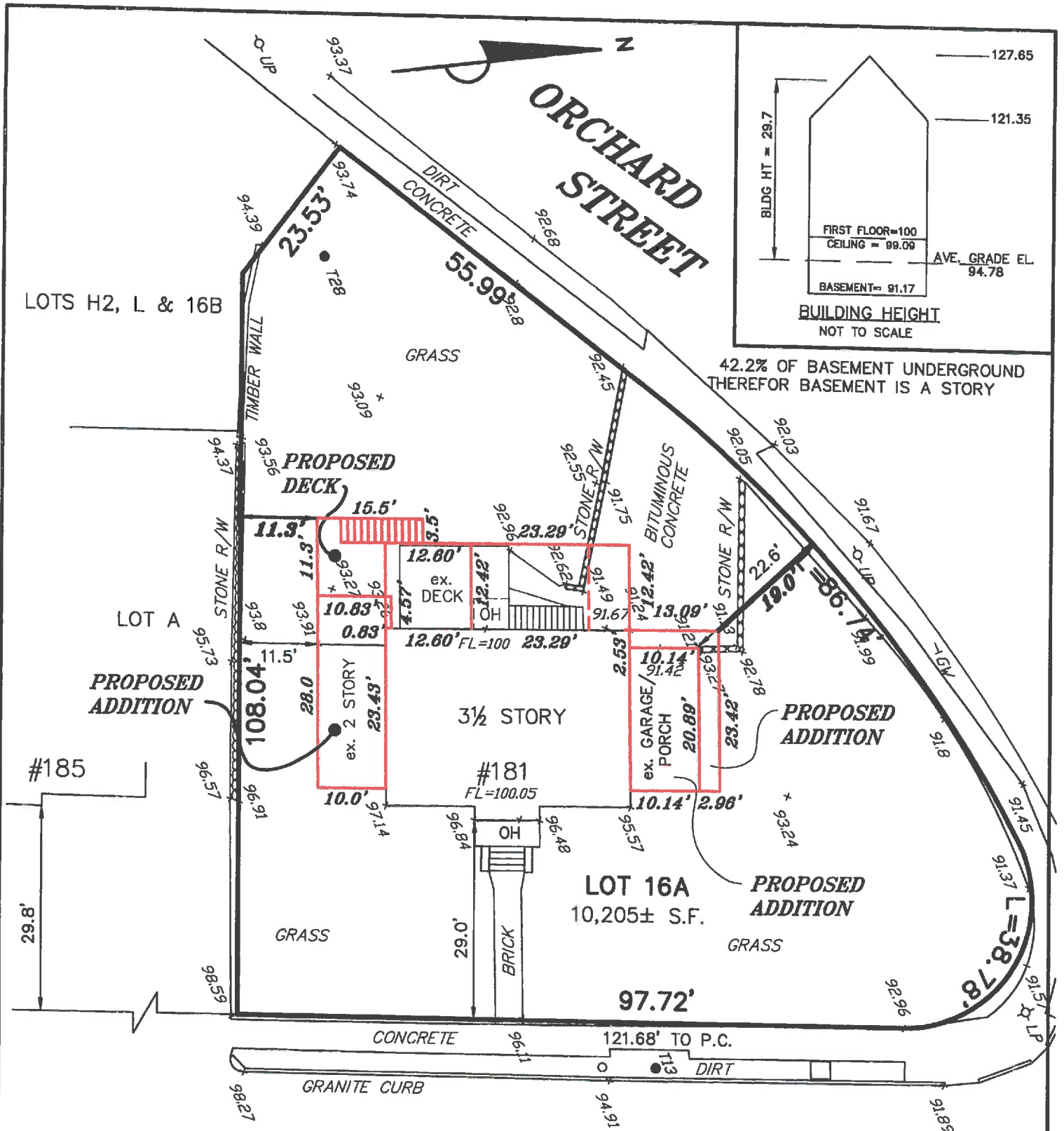
Being a pie-shaped corner lot which slopes significantly from front to back, this home falls victim to certain elements that other neighboring homes do not. Without these elements the home at current and as proposed would easily meet all zoning requirements for this district. However, since that is not the case, we tried hard to not exacerbate the non-conformities. In fact, the only existing non-conformity which we are seeking to enhance is to slightly expand (approximately 3 feet) the existing 1 car garage so as to properly fit a car while adding living space above it.

As far as the other additions, on the left side of the of the home we are proposing an addition above the existing office/den on the first floor which will provide a proper master suite as the current master bedroom space is far too small. This 'wing' addition is extremely common for many gambrel style homes in the area and all over Belmont.

On the right side of the home, we mimic this exact addition, providing much needed living space on the main floor and for 2 of the bedrooms above. This gives the home beautiful balance and while may seem like a substantial addition, we are actually only closing in an existing porch and then adding that same footprint above. So, from a massing standpoint this addition really doesn't add as much as it may seem.

We also have a number of necessary expansions at the rear of the home: the 2nd garage; the kitchen; and, the 4th bedroom. The 2nd garage, while somewhat rare in Belmont will barely be visible with our landscape plan and again from a massing standpoint is essentially taking up the same footprint under the existing deck. It was very important to us to really not lose much yard and open space. Above this new garage we are looking to expand the kitchen which in tandem with the new living room space will provide a beautiful and comfortable space for family living which Belmont residents demand. The final and perhaps most important addition brings a 4th bedroom to the 2nd floor. Four bedroom homes are much more common to the area and far more conducive to family living in Belmont. This bedroom complete changes the livability and appeal to many more Belmont families. Personally, if I were to live in the home with my family (which is a possibility), this 4th bedroom would be a huge component for us. We have lots of family in the area who like to come visit our baby, and with plans for a 2nd baby we would need this extra room for our family to come stay with us as they just did over Christmas.

Lastly, we hope the board recognizes the amount of time and thought that has gone into this proposal. We truly tried to produce something that is in keeping with the area while providing a wonderful home for a family to live in. Thank you very much for your consideration.

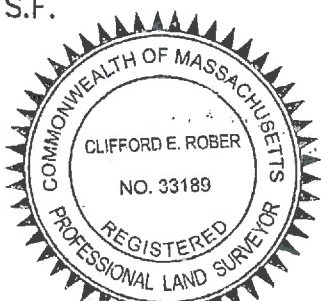


THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

COMMON STREET

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)	REQ.	EXISTING	PROP.
FRONT SETBACK: COMMON	25'	29.0'	19.0'	19.0'
FRONT SETBACK: ORCHARD	25'	22.6'	11.3'	11.3'
SIDE SETBACK:	10'	11.5'	11.3'	11.3'
REAR SETBACK:	30'	—	—	—
MAXIMUM LOT COVERAGE:	25%	15.7%	20.0%	20.0%
MINIMUM OPEN SPACE:	50%	77.6%	73.3%	73.3%
LOT FRONTAGE:	121.68'	—	—	—

TOTAL LOT AREA: 10,205± S.F.



CLIFFORD E. ROBER, PLS

DATE

PREPARED FOR: CHRIS POLI
ASSESSORS MAP 25 - PARCEL 10

PROPOSED PLOT PLAN
#181 COMMON STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

DATE: 5/14/2019



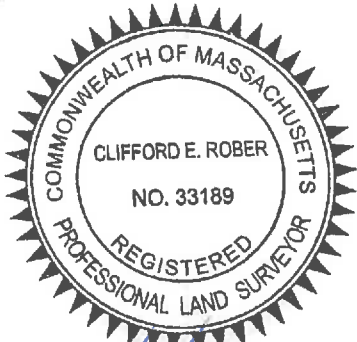
ROBER SURVEY

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

DWG. NO. 5825PP2.DWG

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 181 Common Street

Surveyor Signature and Stamp: 

Date: 11/4/19

Per §4.2 of the Zoning By-Law				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	10,205	10,205
Lot Frontage (feet)		75	121.68'	121.68'
Lot Coverage (% of lot)		25	15.7%	20.0%
Open Space (% of lot)		50	77.6%	73.3%
Setbacks: (feet)	▶ Front (a)Common/Orchard	25'/25'	29.0'/22.6'	- / 19.0'
	▶ Side/Side	10 10	11.5'	11.3'
	▶ Rear			
Building Height:	▶ Midpoint (feet)	30	29.7'	
	▶ Ridge (feet)	34	32.9'	23.2 (flat)
	▶ Stories	2-1/2	3 1/2	3
1/2 Story (feet) (Per §1.4)	▶ Perimeter (50%)			
	▶ Area (60%)			
	▶ Length (75%)			
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened			

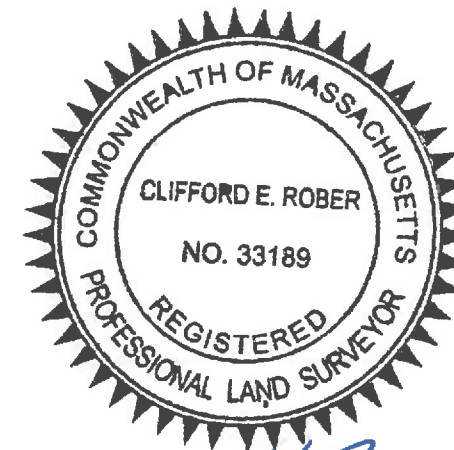
(a) Front setback is equal to the average front setbacks of the abutting properties on either side.
(b) Includes all outdoor mechanical equipment and fuel storage systems.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece

Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.09	97	97.14	9.99	7.92	79.12	20.18	74.49%
B	99.09	97.14	97.14	2.53	7.92	20.04	4.93	75.38%
C	99.09	97.14	96.84	13.01	7.92	103.04	27.32	73.48%
D	99.09	96.84	96.84	1.97	7.92	15.60	4.43	71.59%
E	99.09	96.84	96.48	9.61	7.92	76.11	23.35	69.32%
F	99.09	96.48	96.48	1.99	7.92	15.76	5.19	67.05%
G	99.09	96.48	95.57	13.39	7.92	106.05	41.04	61.30%
H	99.09	95.57	95.57	2.48	7.92	19.64	8.73	55.56%
I	99.09	95.57	95.5	10.14	7.92	80.31	36.05	55.11%
J	99.09	95.5	93.27	21.28	7.92	168.54	100.12	40.59%
K	99.09	91.21	91.24	10.14	7.92	80.31	79.75	0.69%
L	99.09	91.24	91.24	2.14	7.92	16.95	16.80	0.88%
M	99.09	91.24	93.26	35.89	7.92	284.25	245.49	13.64%
N	99.09	93.26	93.26	2.48	7.92	19.64	14.46	26.39%
O	99.09	93.26	93.91	9.99	7.92	79.12	54.99	30.49%
P	99.09	93.91	97	20.95	7.92	165.92	76.15	54.10%
	99.09			167.98	7.92	1330.40	759.00	42.95%

Ceiling Height:	7.92	<- enter
Basement Floor Elevation	91.17	<- enter
Ceiling Elevation	99.09	
Perimeter Total Length	167.98	
Total Perimeter Square Foot	1330.40	
Exposed Square Footage	759.00	
% Covered	42.95%	<- result

North	South	East	West
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
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
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
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0.00	0.00	0.00	0.00



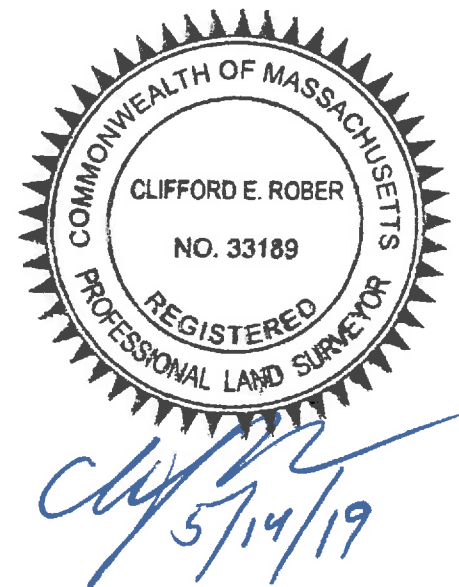
Chg
5/14/19

Segment	Segment To		Existing Grade	Segment To New Grade	Segment Length	Avg		Difference	
	Segment From Existing Grade	Segment From New Grade				Existing	Avg New		
A	97	97	97.14	97.14	9.99	969.7293	969.7293	0.00	
B	97.14	97.14	97.14	97.14	2.53	245.7642	245.7642	0.00	
C	97.14	97.14	96.84	96.84	13.01	1261.84	1261.84	0.00	
D	96.84	96.84	96.84	96.84	5.79	560.7036	560.7036	0.00	
E	96.84	96.84	96.48	96.48	9.61	928.9026	928.9026	0.00	
F	96.48	96.48	96.48	96.48	5.79	558.6192	558.6192	0.00	
G	96.48	96.48	95.57	95.57	13.39	1285.775	1285.775	0.00	
H	95.57	95.57	95.57	95.57	2.48	237.0136	237.0136	0.00	
I	95.57	95.57	95.5	95.5	10.14	968.7249	968.7249	0.00	
J	95.5	95.5	93.27	93.27	21.28	2008.513	2008.513	0.00	
K	91.21	91.21	91.24	91.24	10.14	925.0215	925.0215	0.00	
L	91.24	91.24	91.24	91.24	2.14	195.2536	195.2536	0.00	
M	91.24	91.24	92.96	92.96	17.75	1634.775	1634.775	0.00	
N	92.96	92.96	92.96	92.96	12.12	1126.675	1126.675	0.00	
O	92.96	92.96	93	93	16.07	1494.189	1494.189	0.00	
P	93	93	93.26	93.26	12.12	1128.736	1128.736	0.00	
Q	93.26	93.26	93.26	93.26	2.07	193.0482	193.0482	0.00	
R	93.26	93.26	93.91	93.91	9.99	934.9142	934.9142	0.00	
S	93.91	93.91	97	97	20.95	1999.782	1999.782	0.00	
					197.36	18657.98	18657.98	0	

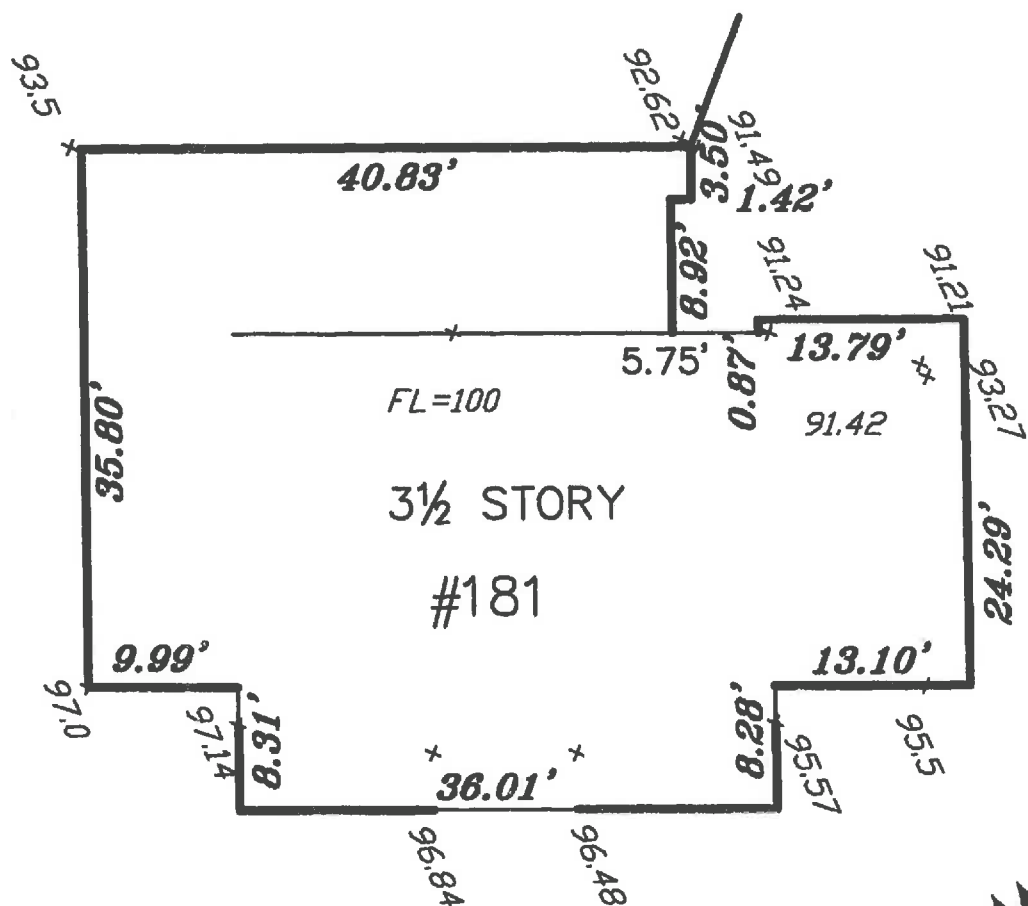
Ceiling Height:	7.92
Basement Floor Elevation	91.17
Ceiling Elevation	99.09
Perimeter Total Length	197.36
Total Perimeter Square Foot	1563.09
Average Existing Grade	94.54
New Average Grade	94.54
Difference in Grade in feet	0.00

% Covered using Avg Grade

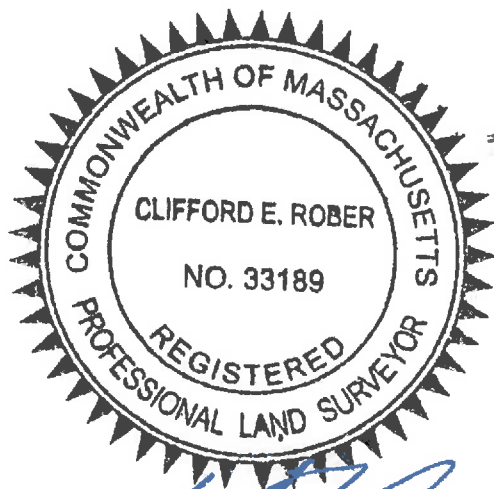
42.52%



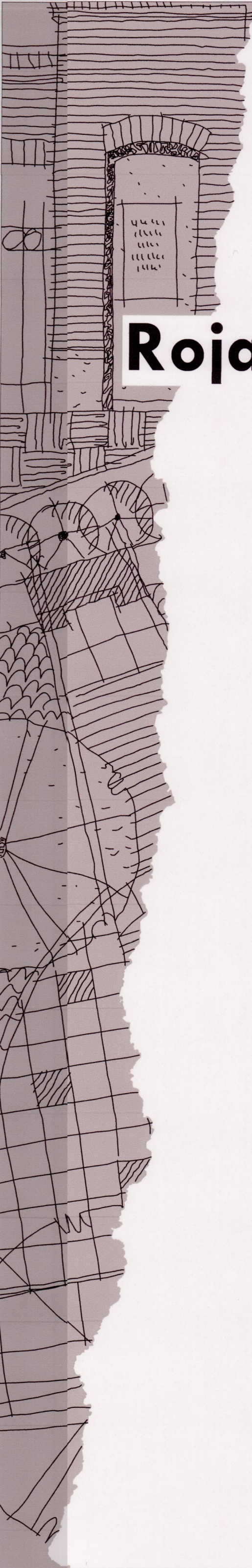
#181 COMMON STREET



PROPOSED
DWG. NO. 5825PP1.DWG



Clifford E. Rober
5/14/19



Rojas

181 COMMON STREET

ADDITIONS & RENOVATIONS

181 COMMON STREET
BELMONT, MA 02478

PERMIT SET
01/08/2020

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	EXISTING FIRST FLOOR PLAN
EX- 02	EXISTING SECOND FLOOR PLAN
EX- 03	EXISTING ATTIC FLOOR PLAN
EX- 04	EXISTING BASEMENT FLOOR PLAN
EX- 05	EXISTING FRONT (EAST) ELEVATION - COMMON STREET
EX- 06	EXISTING SIDE (NORTH) ELEVATION
EX- 07	EXISTING REAR (WEST) ELEVATION
EX- 08	EXISTING SIDE (SOUTH) ELEVATION
A- 01	PROPOSED FIRST FLOOR PLAN
A- 02	PROPOSED SECOND FLOOR PLAN
A- 03	PROPOSED ATTIC FLOOR PLAN
A- 04	PROPOSED BASEMENT FLOOR PLAN
A- 05	PROPOSED FRONT (EAST) ELEVATION - COMMON STREET
A- 06	PROPOSED SIDE (NORTH) ELEVATION
A- 07	PROPOSED REAR (WEST) ELEVATION
A- 08	PROPOSED SIDE (SOUTH) ELEVATION
A- 09	PROPOSED BUILDING SECTIONS
L- 01	SITE LAYOUT AND PLANTING PLAN
L- 02	PLANT LIST AND PLANTING DETAILS

Owners

Chris Poli

12 Oakley Road
Belmont, MA 02478

(508) 612-9855

Architecture | BIM | Interior Design |
Landscape Architecture

Rojas Design, Inc.

241 A Street -Suite 220,
Boston, MA 02210-1308

(617) 720-4100
www.rojasdesigninc.com

RD 2875

Surveyor

Rober Survey

1072A Massachusetts Avenue
Arlington, MA 02476

(781) 648-5533

Structural Engineer

Fergal Brennock PE

71 Lovell Road
Watertown, MA 02472

(617) 828-0376

181
COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

Job: 2875
Date: 11/04/2019
Scale: AS NOTED
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Checked: ATR

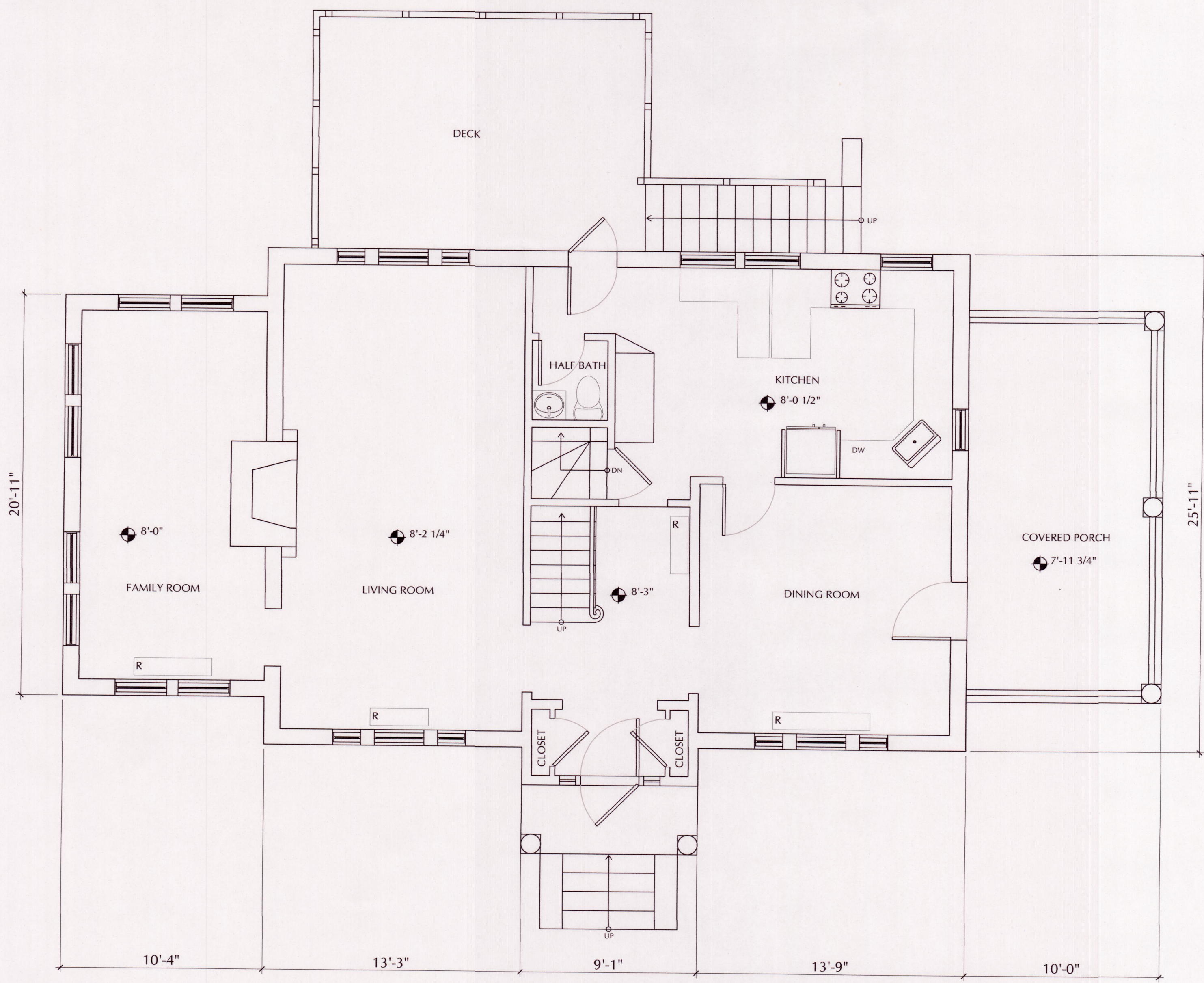
EXISTING FIRST
FLOOR PLAN

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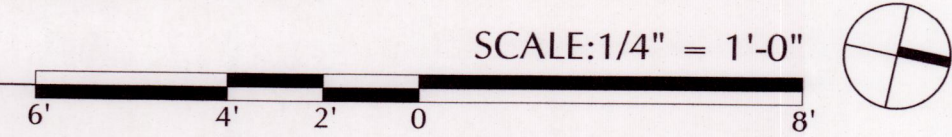
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EX-01



1 EXISTING FIRST FLOOR PLAN
USABLE 1,047 SF



181

COMMON STREET
BELMONT, MA
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ADDITIONS &
RENOVATIONS

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EXISTING SECOND
FLOOR PLAN

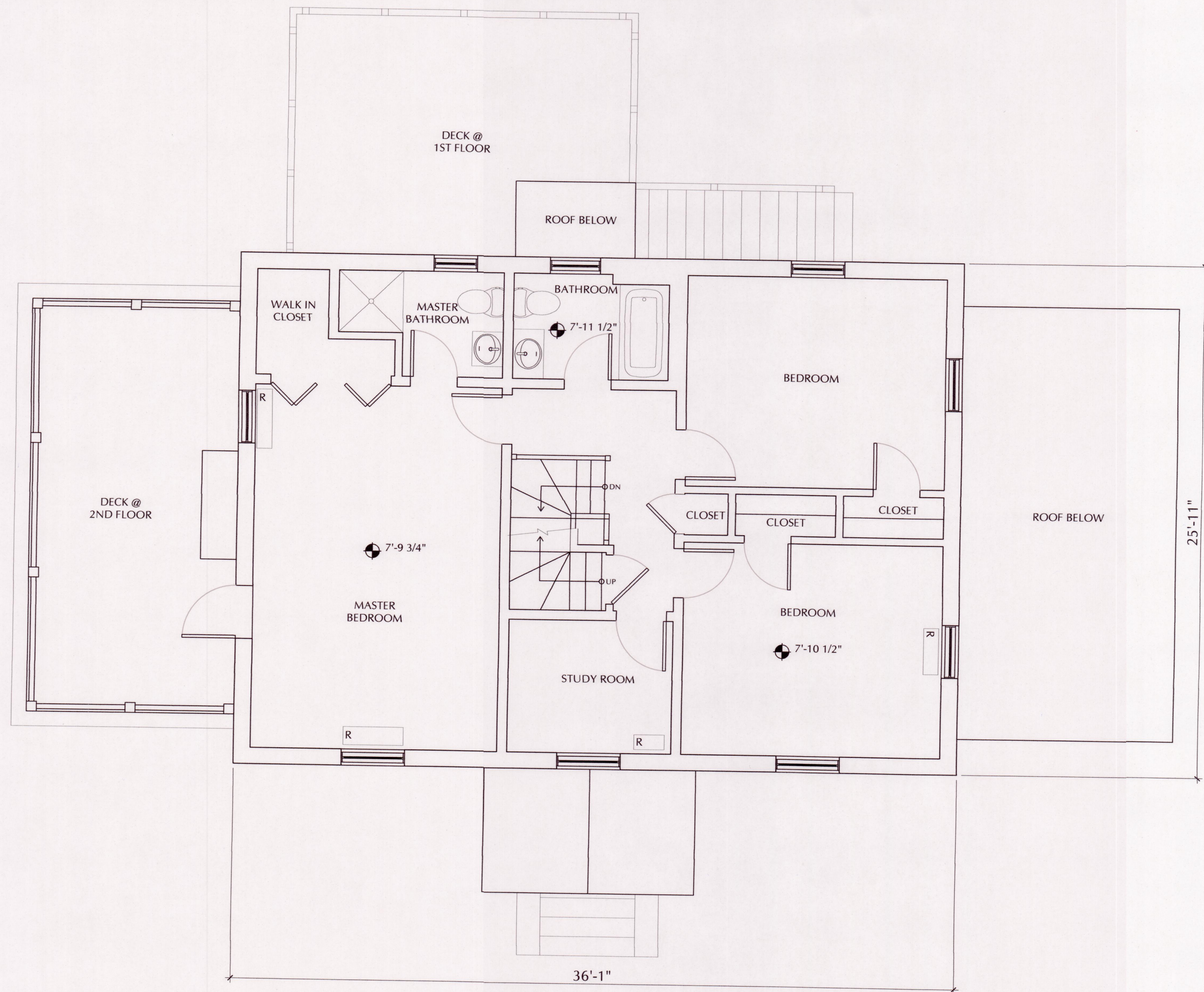
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EX-02



1 EXISTING SECOND FLOOR PLAN
USABLE 833 SF

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



181
COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING ATTIC
FLOOR PLAN

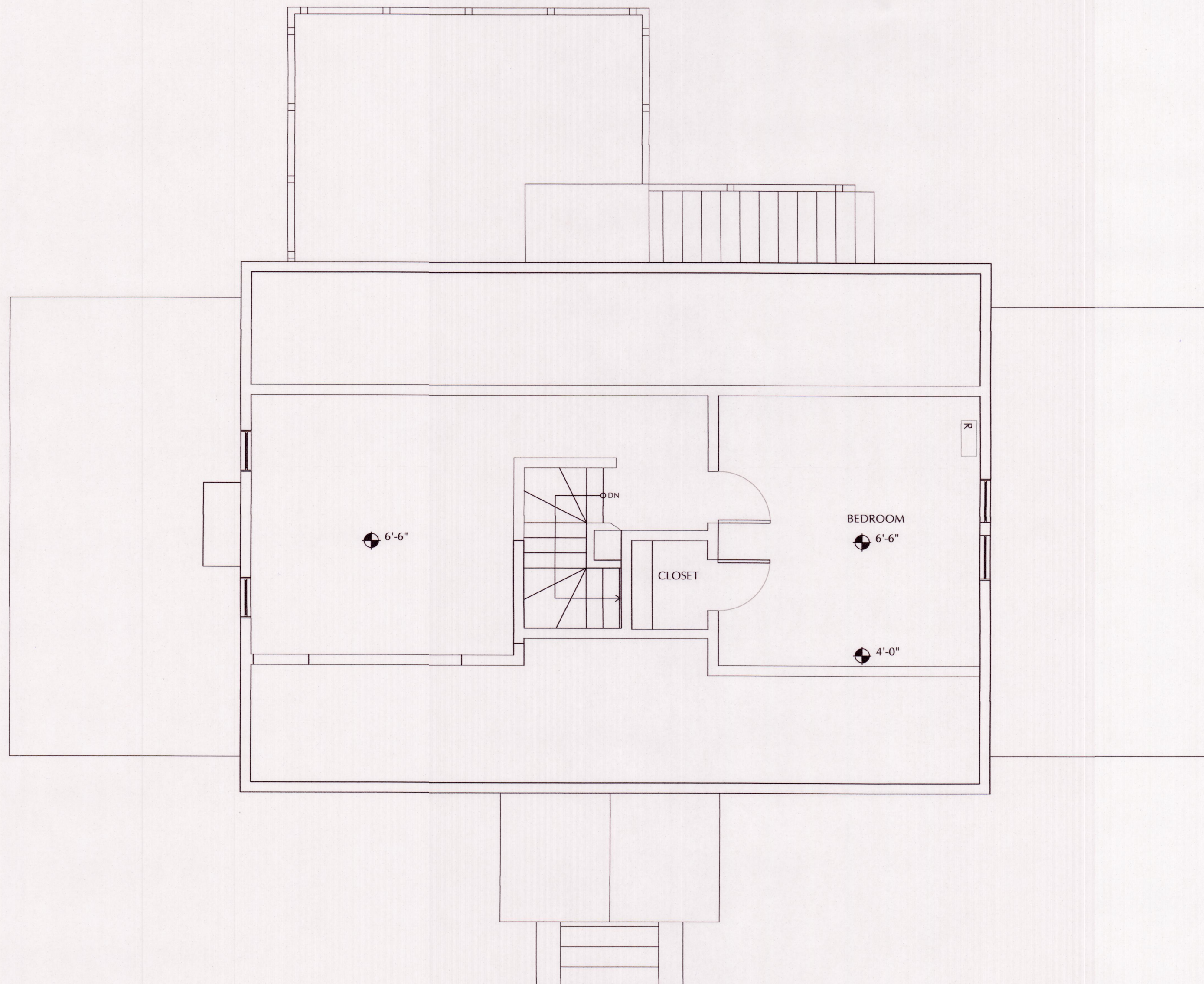
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EX-03



1 EXISTING ATTIC FLOOR PLAN
USABLE 442 SF

SCALE: 1/4" = 1'-0"
6' 4' 2' 0' 8'



181
COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING
BASEMENT
FLOOR PLAN

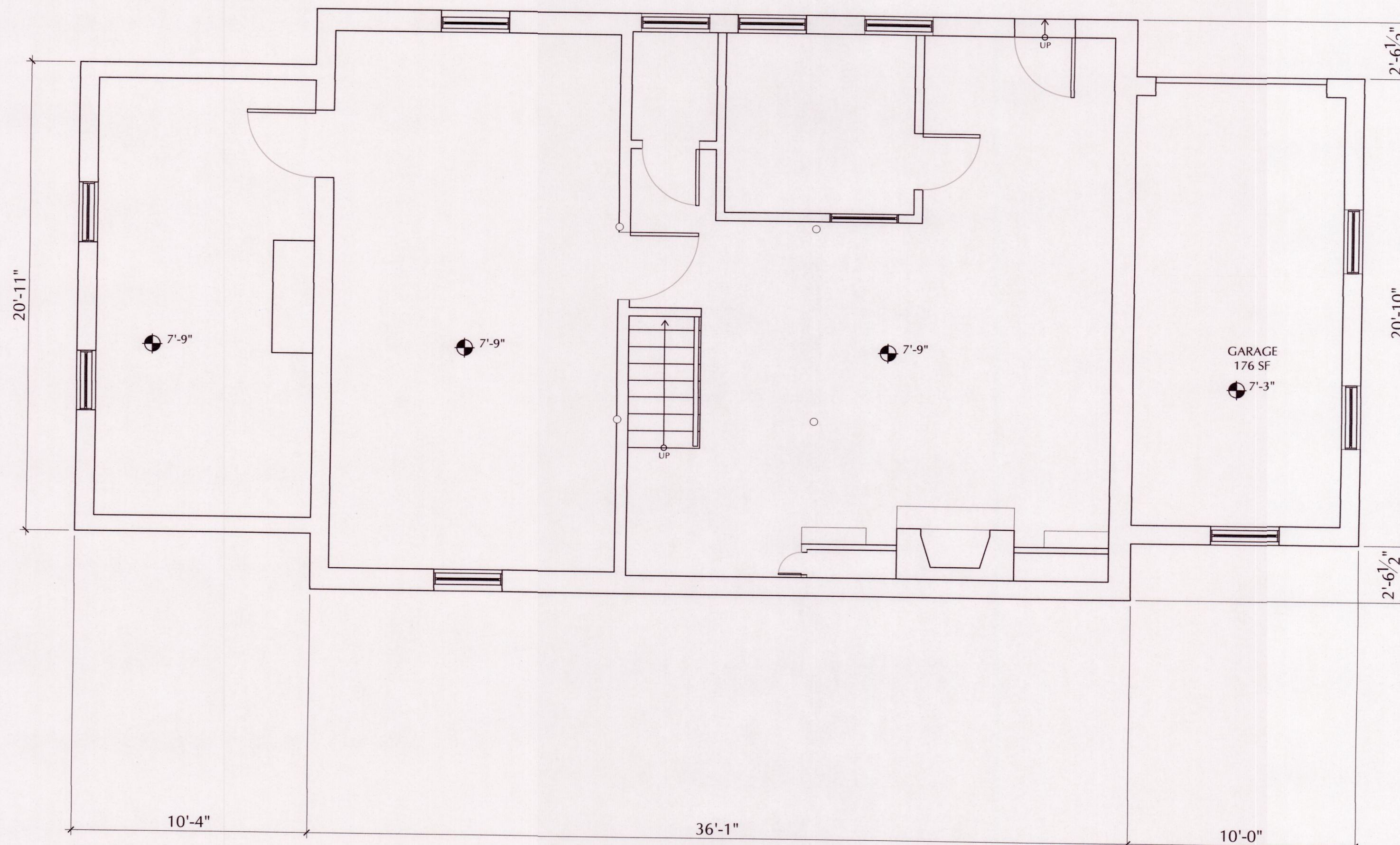
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EX-04



1 EXISTING BASEMENT FLOOR PLAN
USABLE 1,226 SF

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



181

COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING FRONT
(EAST) ELEVATION -
COMMON STREET

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EX-05



1 EXISTING FRONT (EAST) ELEVATION
COMMON STREET

SCALE: 1/4" = 1'-0"
6' 4' 2' 0' 8'

181

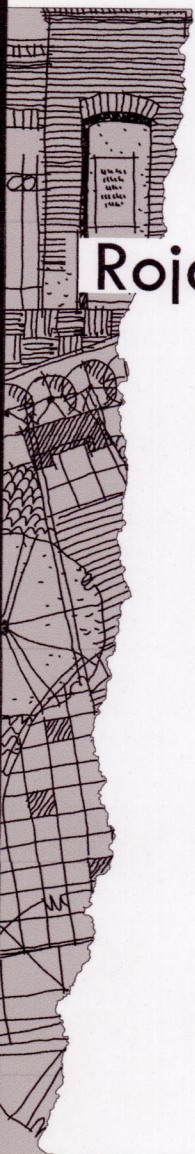
COMMON STREET
BELMONT, MA
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ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING SIDE
(NORTH) ELEVATION



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EX-06



1 EXISTING SIDE (NORTH) ELEVATION

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

6' 4' 2' 0' 8'

181
COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING REAR
(WEST) ELEVATION -
ORCHARD STREET

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EX-07



1 EXISTING REAR (WEST) ELEVATION
ORCHARD STREET

181
COMMON STREET
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

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EXISTING SIDE
(SOUTH) ELEVATION

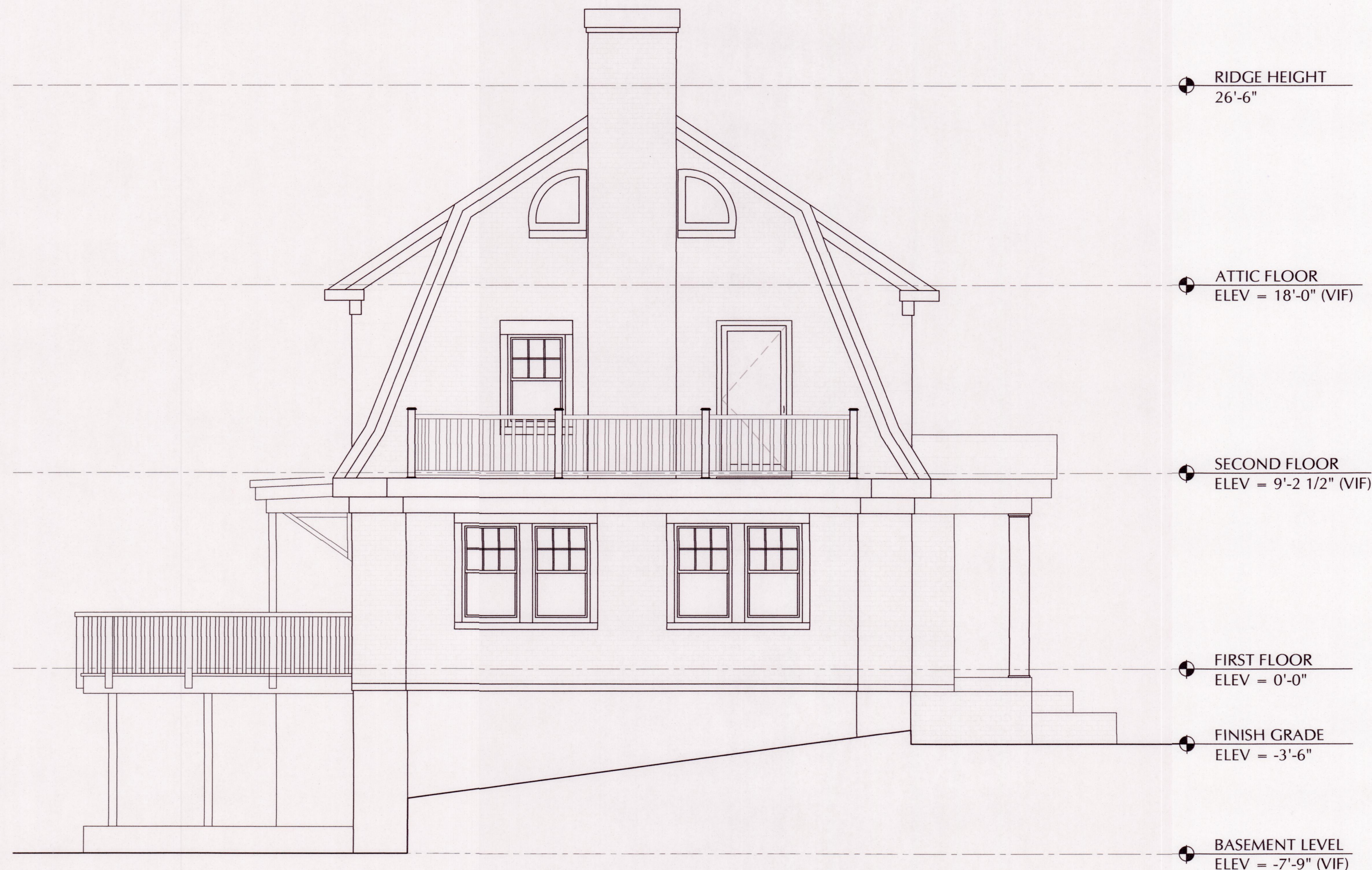
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Landscape Architecture
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EX-08



1 EXISTING SIDE (SOUTH) ELEVATION

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

6' 4' 2' 0' 8'

ADDITIONS & RENOVATIONS

PERMIT SET

PROPOSED FIRST FLOOR PLAN

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A-01



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



ADDITIONS &
RENOVATIONS

PERMIT SET

PROPOSED SECOND FLOOR PLAN

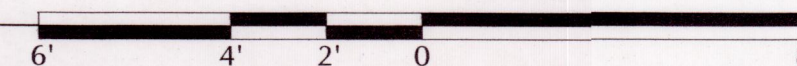
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SCALE: 1/4" = 1'-0"



181
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ADDITIONS &
RENOVATIONS

PERMIT SET

Job: 2875
Date: 11/04/2019
Scale: AS NOTED
Drawn: ISP
Checked: ATR

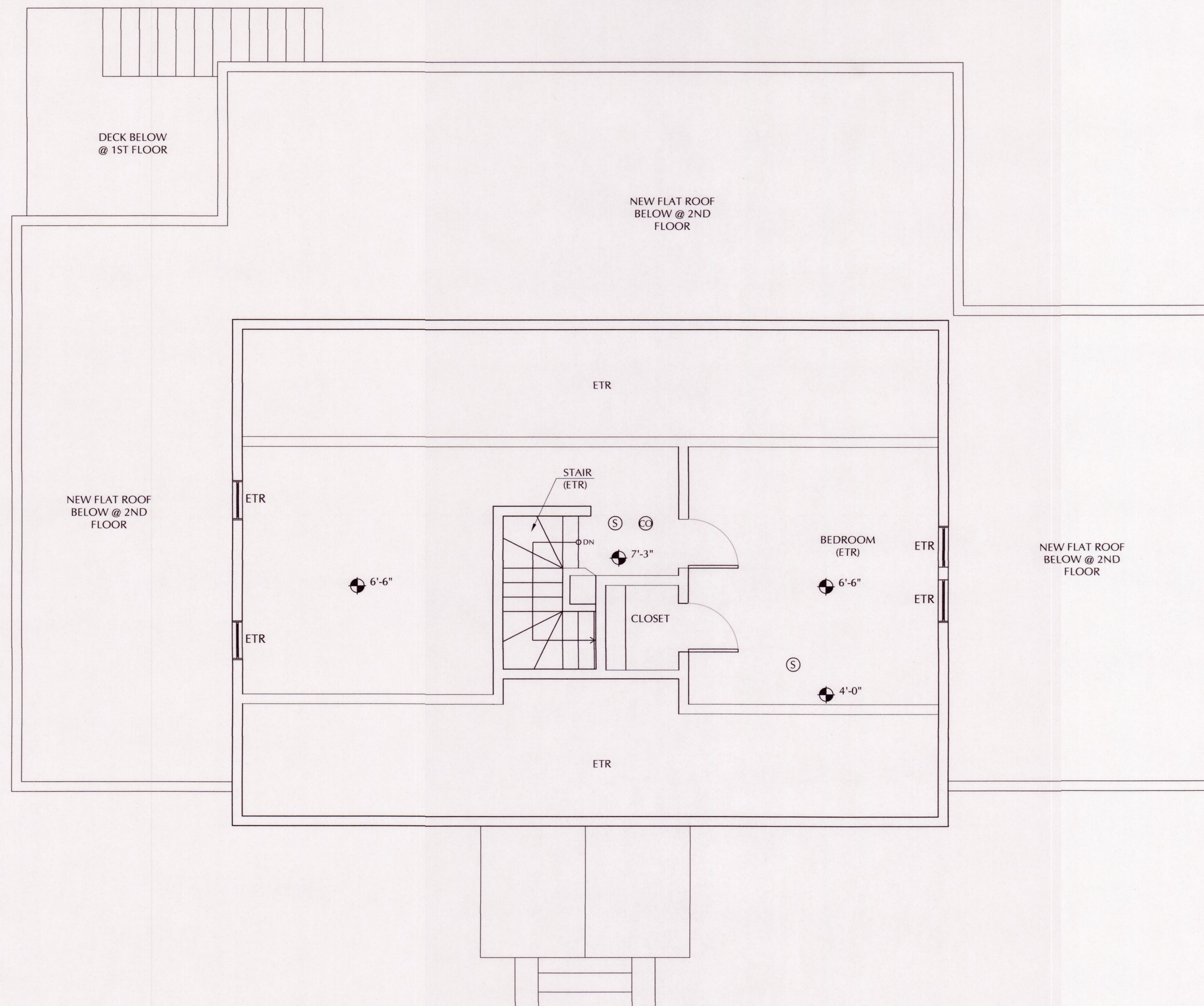
PROPOSED ATTIC
FLOOR PLAN

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A-03



1 PROPOSED ATTIC FLOOR PLAN - NO CHANGE
NEW USABLE 442 SF

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

6' 4' 2' 0' 8'



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ADDITIONS &
RENOVATIONS

PERMIT SET

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PROPOSED
BASEMENT
FLOOR PLAN

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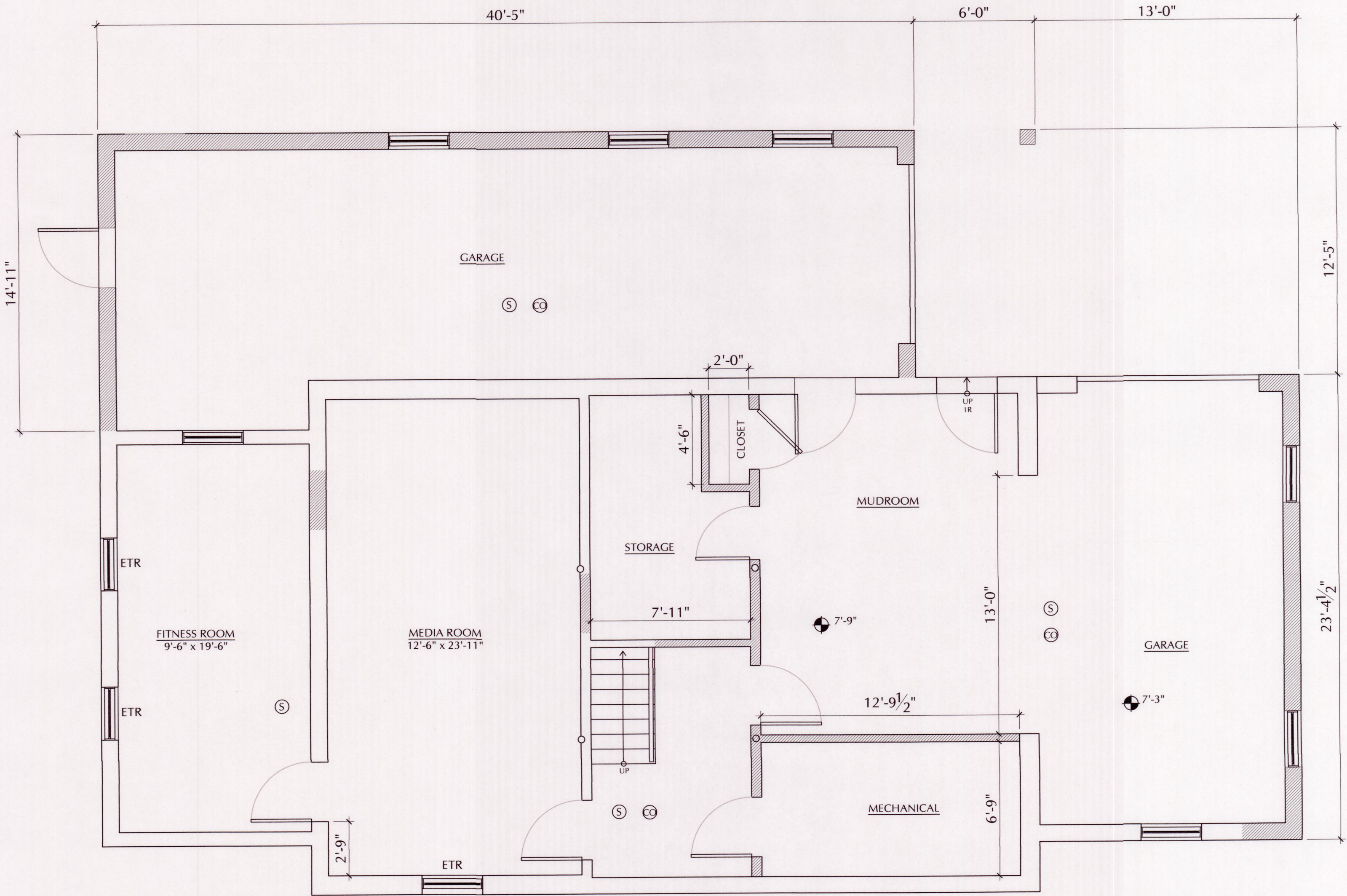
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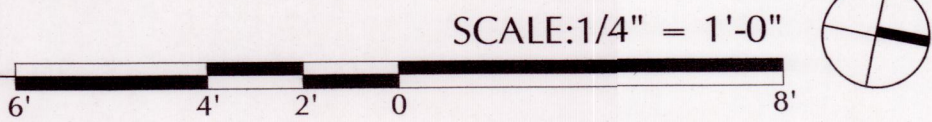
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A-04

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
ETR	EXISTING TO REMAIN



1 PROPOSED BASEMENT FLOOR PLAN
NEW USABLE 1,822 SF



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ADDITIONS & RENOVATIONS

PERMIT SET

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PROPOSED FRONT
(EAST) ELEVATION -
COMMON STREET

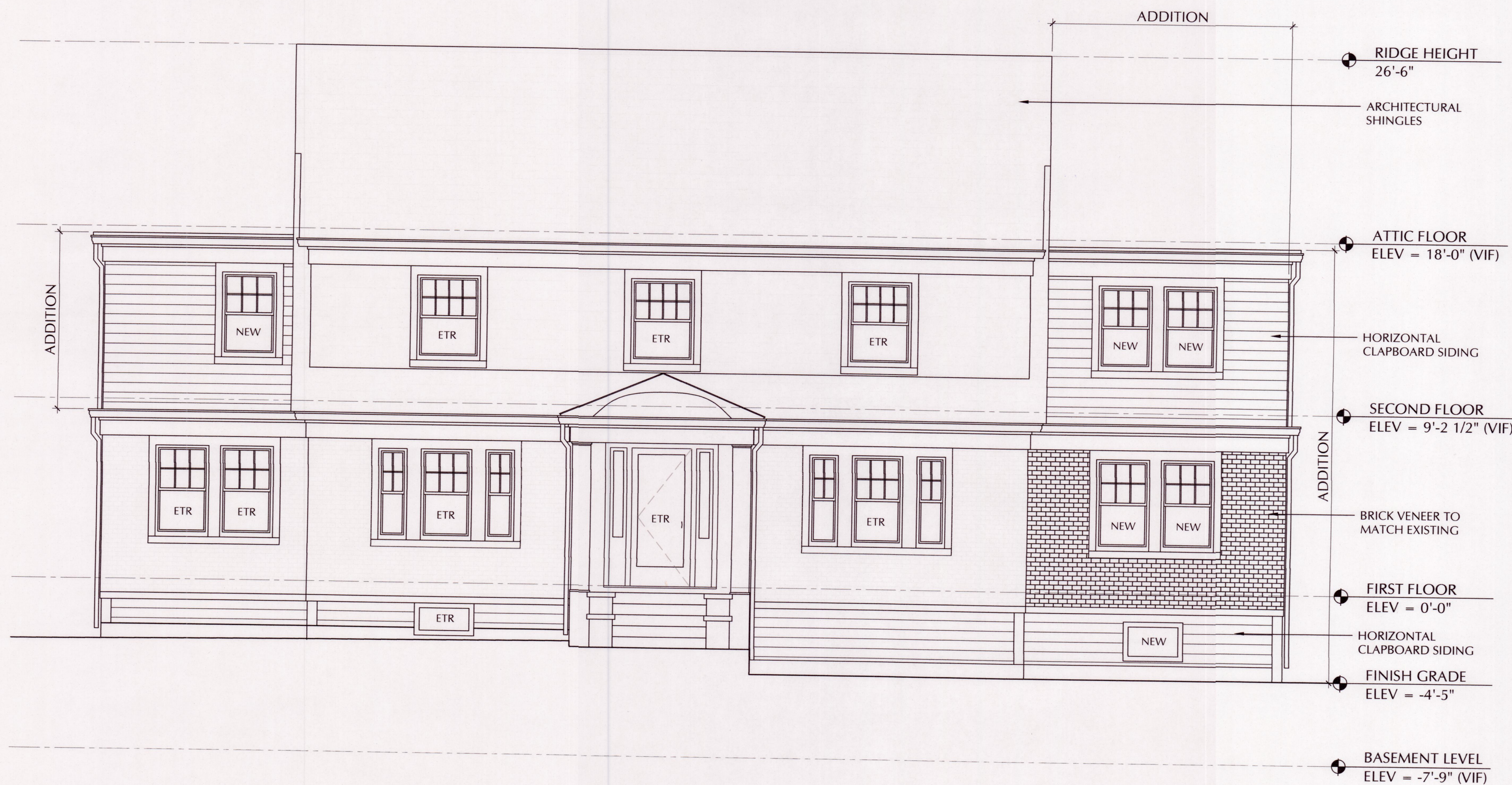
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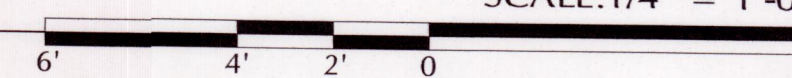
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A-05



1 PROPOSED FRONT (EAST) ELEVATION
COMMON STREET

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



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ADDITIONS &
RENOVATIONS

PERMIT SET

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PROPOSED SIDE
(NORTH) ELEVATION

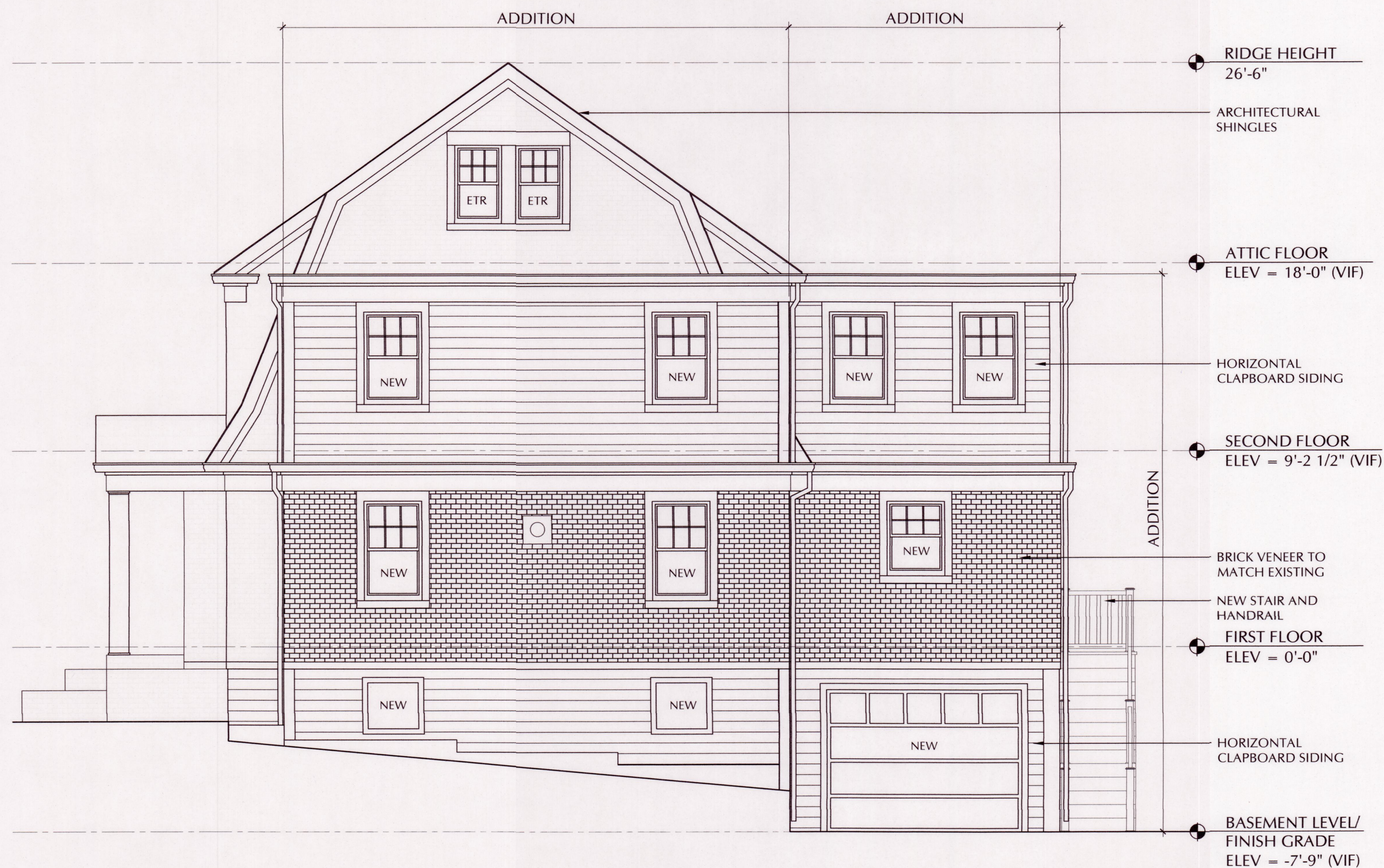
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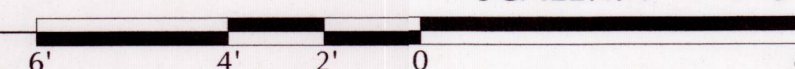
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A-06



1 PROPOSED SIDE (NORTH) ELEVATION

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



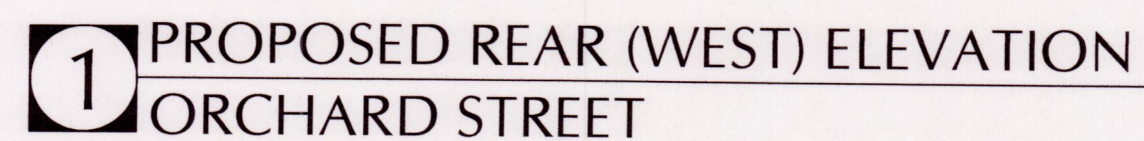
ADDITIONS & RENOVATIONS

PERMIT SET

PROPOSED REAR
(WEST) ELEVATION -
ORCHARD STREET

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A-07



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ADDITIONS &
RENOVATIONS

PERMIT SET

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PROPOSED SIDE
(SOUTH) ELEVATION

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1 PROPOSED SIDE (SOUTH) ELEVATION

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ADDITIONS &
RENOVATIONS

PERMIT SET

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Date:	11/04/2019
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PROPOSED
BUILDING SECTIONS

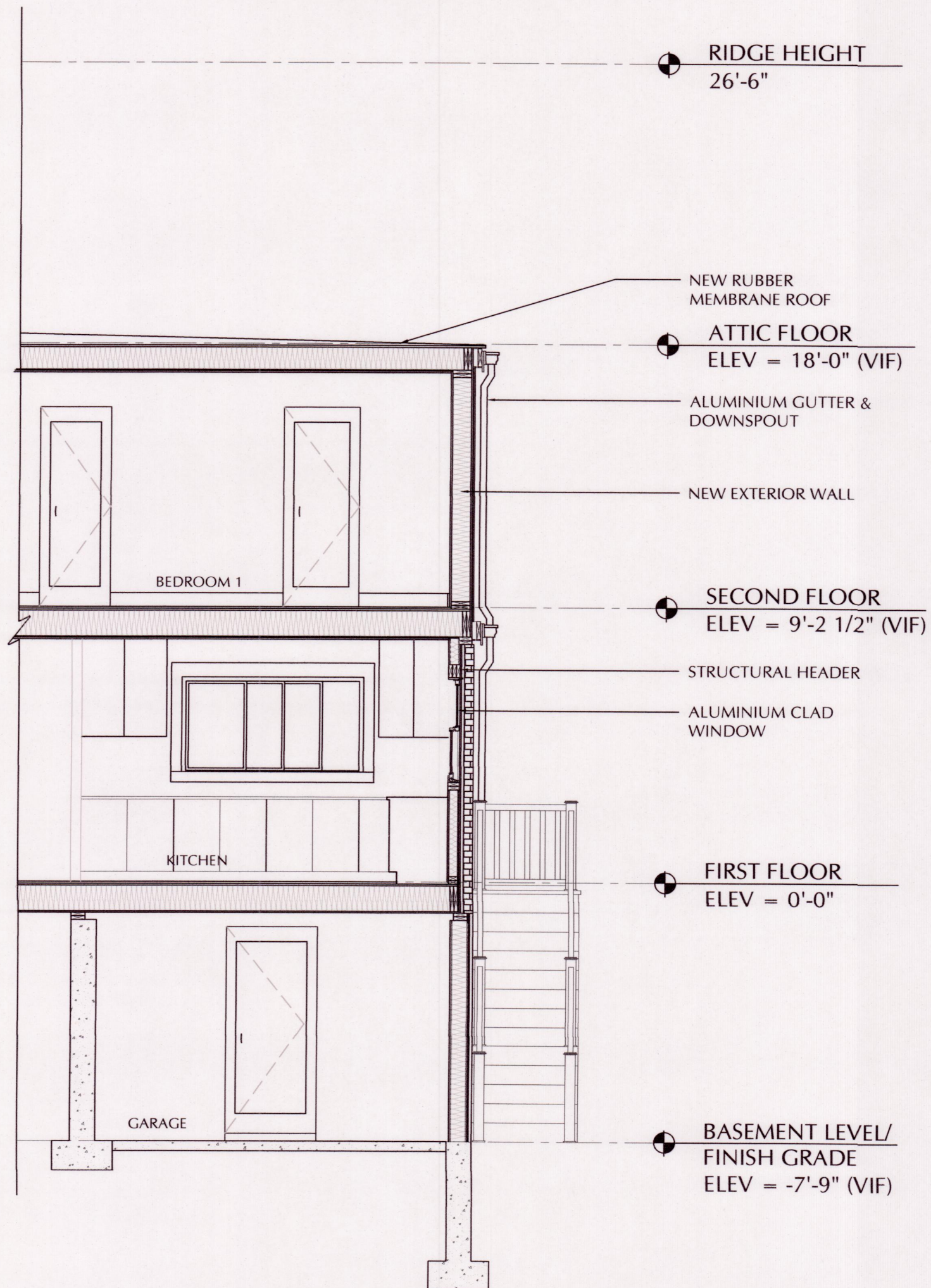
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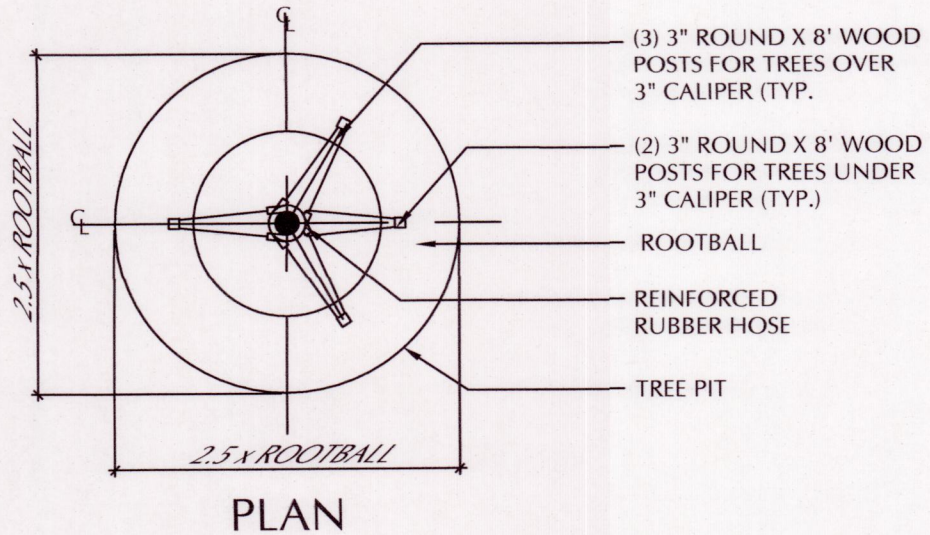
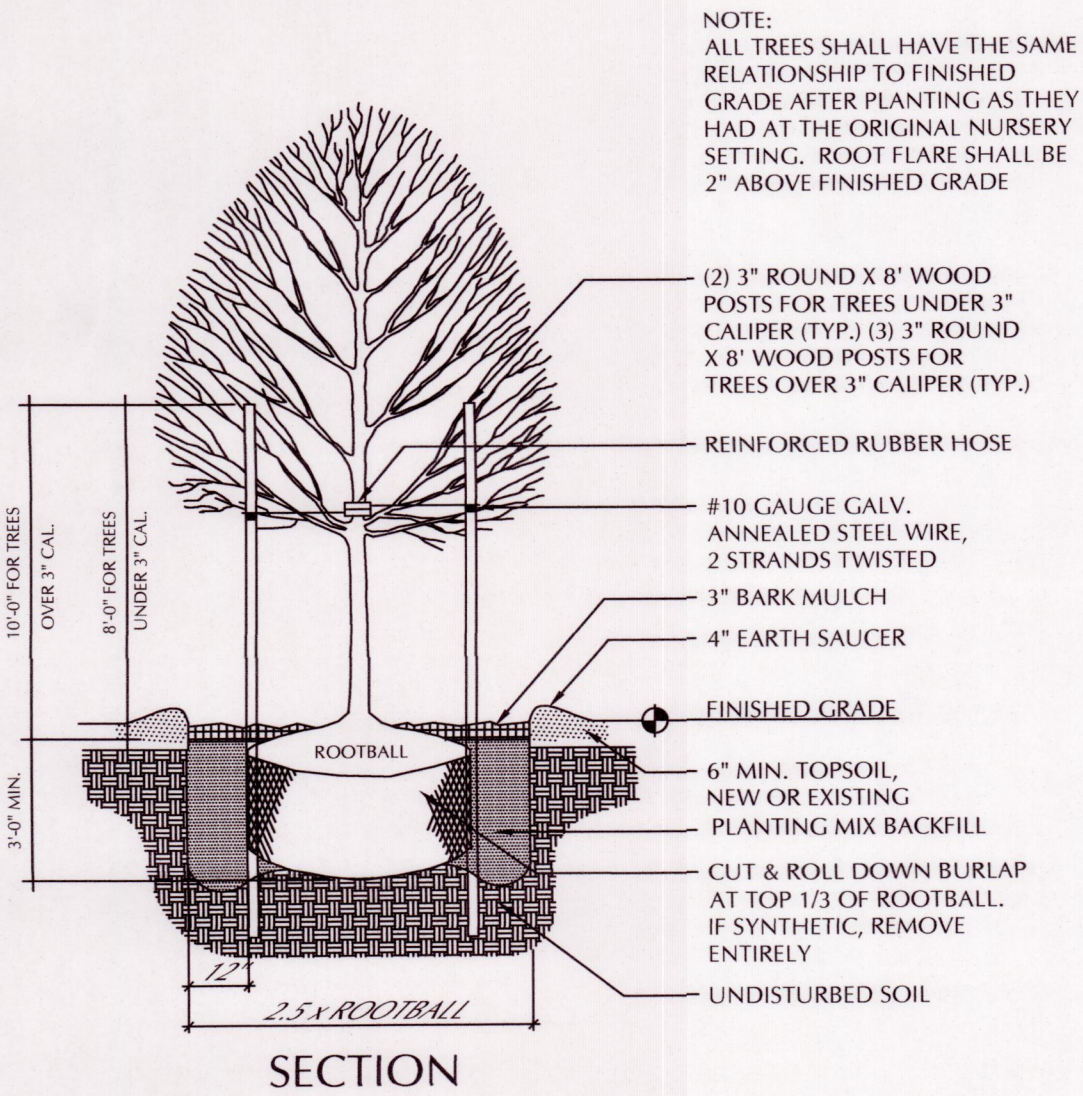


1 BUILDING SECTION
@ REAR ADDITON
FACING SOUTH

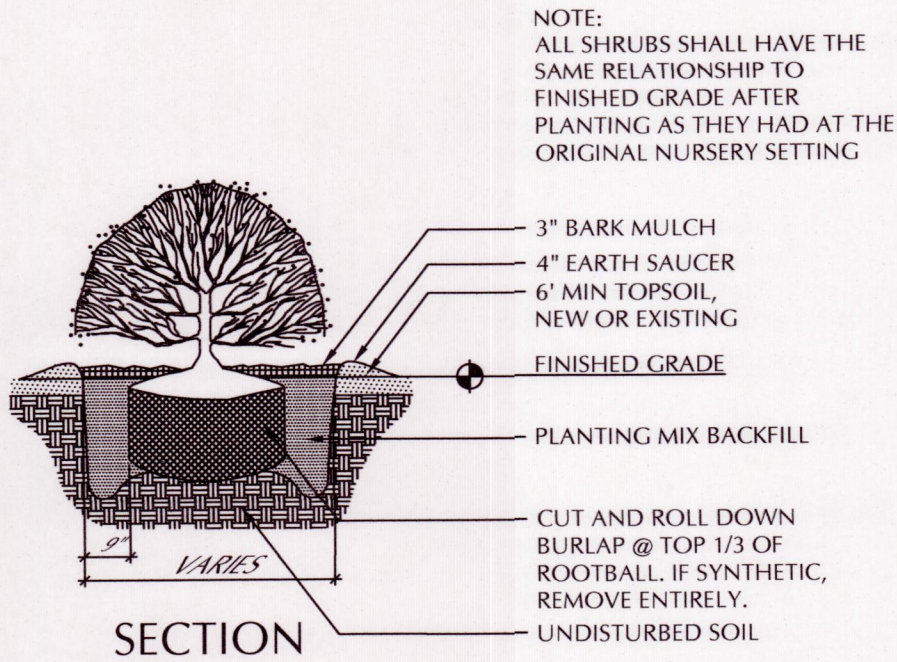
SCALE: 1/4" = 1'-0"

6' 4' 2' 0' 8'

PLANT LIST						ROJAS DESIGN, INC.	RD2875	12/13/2019
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS		
TREE	E	3	EXISTING TREE	EXISTING TREE	IN PLACE	PROTECT AS REQUIRED - PRUNING AS DIRECTED BY L.A.		
	CRB	6	CARPINUS BETULUS	EUROPEAN HORNBEAN	3'-3 1/2" CAL.	B & B	MATCHED WITH DENSE CROWNS	
	CRK	1	CORNUS KOUSA	FLOWERING JAPANESE DOGWOOD	2 1/2"-3" CAL.	B & B	MATCHED WITH DENSE CROWNS	
	PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE CHERRY	2 1/2"-3" CAL.	B & B	MATCHED WITH DENSE CROWNS	
	ZLS	2	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA 'GREEN VASE'	3'-3 1/2" CAL.	B & B	MATCHED WITH DENSE CROWNS	
SHRUBS	CPA	11	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	SPACING AT 2'-0" O.C.	
	DVW	20	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	SPACING AT 2'-6" O.C.	
	IGC	18	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-6" - 3'-0" TALL	B & B	SPACING AT 2'-6" O.C.	
	PJM	6	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	SPACING AT 2'-6" O.C.	
	RHC	16	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	SPACING AT 2'-6" O.C.	
	SNS	10	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	2'-6" - 3'-0" TALL	B & B	PINK FLOWERS - BLOOMS LATE JUNE - JULY SPACING AT 2'-6" O.C.	
	TCC	9	TAXUS CUSPIDATA CAPITATA	UPRIGHT JAPANESE YEW	3'-0" - 3'-6" TALL	B & B	SPACING AT 2'-6" O.C.	
	TCG	8	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	SPACING AT 2'-6" O.C.	
GRASSES	TOE	6	THUJA OCCIDENTALIS ELEGANTISSIMA	GOLDTIP ARBORVITAE	4'-0" - 5'-0" TALL	B & B	SPACING AT 3'-6" O.C.	
	CAX	3	CALAMAGROSTIS ACUTIFLORA X 'KARL FOERSTER'	FEATHER REED GRASS 'KARL FOERSTER'	3'-0" - 5'-0" TALL	5 GAL	SPACING AT 18" O.C. STAGGERED	
	PAF	6	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	SPACING AT 18" O.C. STAGGERED	
G.C.	SGS	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	SILVER OR EULALIA GRASS	4'-0" - 7'-0" TALL	3 GAL	SPACING AT 18" O.C. STAGGERED	
	SL	600 SY +/-	SEEDED LAWN	SEEDED LAWN	REFER TO SEED SPEC		SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS	



1 TREE PLANTING DETAIL NTS



2 SHRUB PLANTING DETAIL NTS

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