



55 HAWTHORNE ST. BELMONT MA
ADDITION AND RENOVATION
DRAWING SET FOR PLANNING BOARD HEARING

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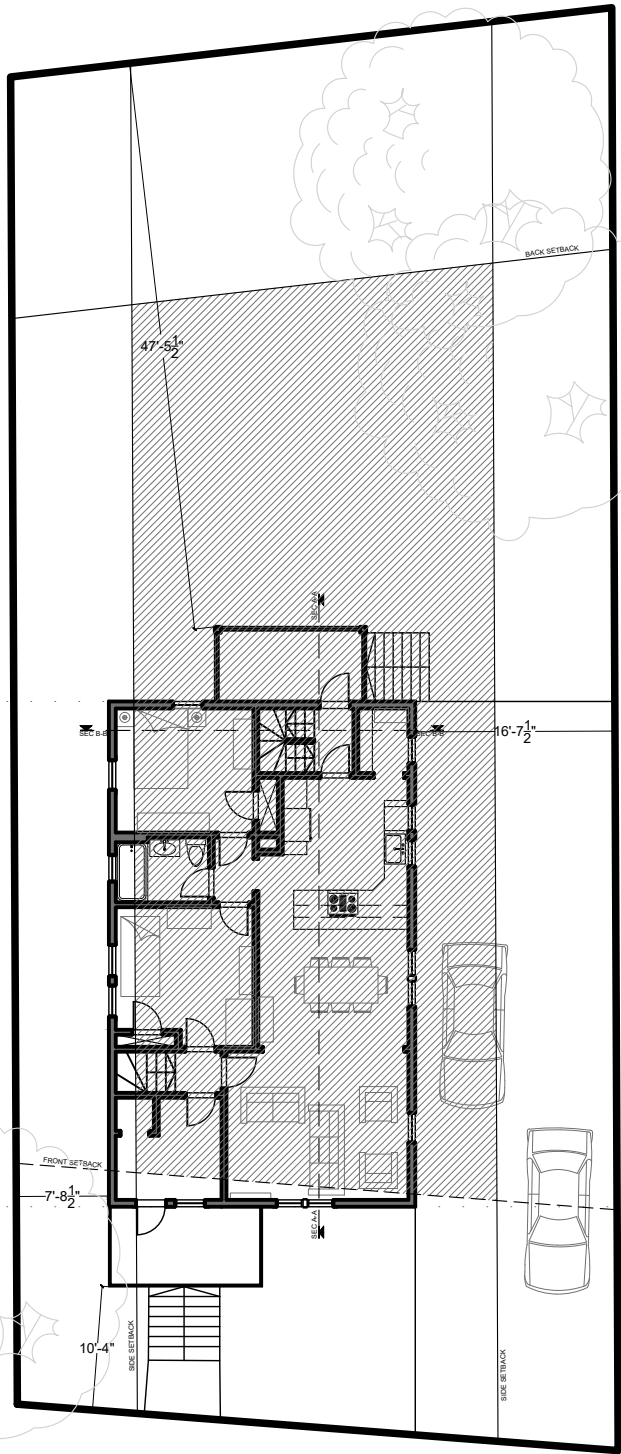


REV	DESCRIPTION	DATE

OWNER HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROJECT	
DRAWING TITLE	
062	YGS
DATE	MAY 25, 2022
DRAWING NUMBER	

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\$FILES
\$TIMES
\$DATES

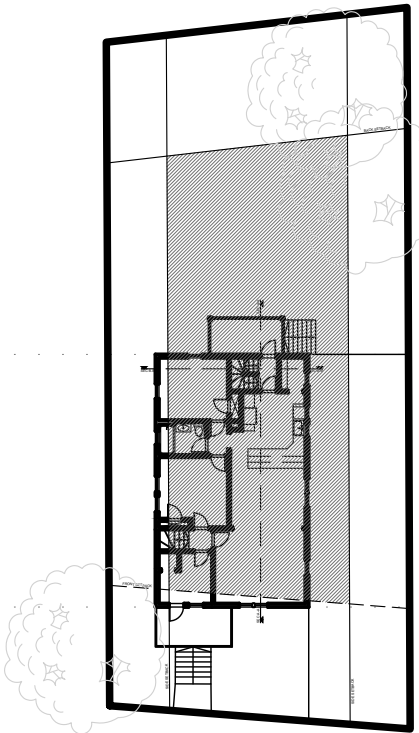


1 EXISTING SITE PLAN
SCALE: 1/16" = 1' 0"

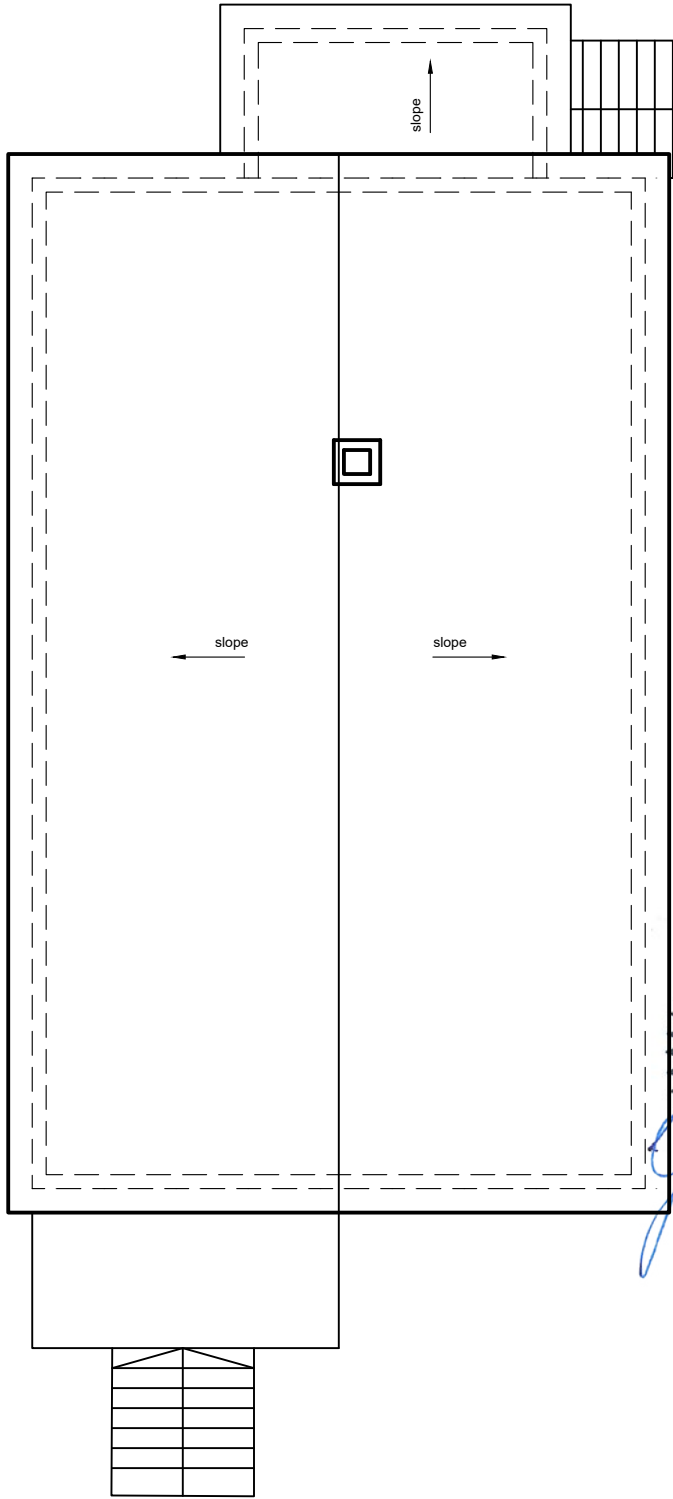
	ZONING	EXISTING
ZONE	GR	GR
MIN LOT SIZE	5,000	5,734
MAX LOT COVERAGE	30 %	22.7%
MIN OPEN SPACE	40 %	59.4 %
FRONT SETBACK	20'	10' 4"
SIDE SETBACK	10'	7' 8.5" 16' 7.5"
REAR SETBACK	20'	47' 5.5"
MAX BUILDING HEIGHT	33'	27' 8"
STORIES	2 1/2	2 1/2

	EXISTING GROSS FLOOR AREA
BASEMENT AREA not counted to GFA	1075 SF
FIRST FLOOR AREA	1075 SF
SECOND FLOOR AREA	1075 SF
ATTIC area above 6'	309 SF
TOTAL	2459 SF

3 ZONING ANALYSIS AND AREA CALCULATIONS
SCALE: 1/32" = 1' 0"



2 ZONING DIAGRAM
SCALE: 1/32" = 1' 0"



4 EXISTING ROOF PLAN
SCALE: 1/8" = 1' 0"



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PROJECT	
EXISTING SITE, ZONING AND ROOF PLAN	
DRAWING TITLE	
N	
JOB NO. 062	DATE MAY 25, 2022
SCALE 1/16" = 1' 0"	
DRAWING NUMBER E-100	

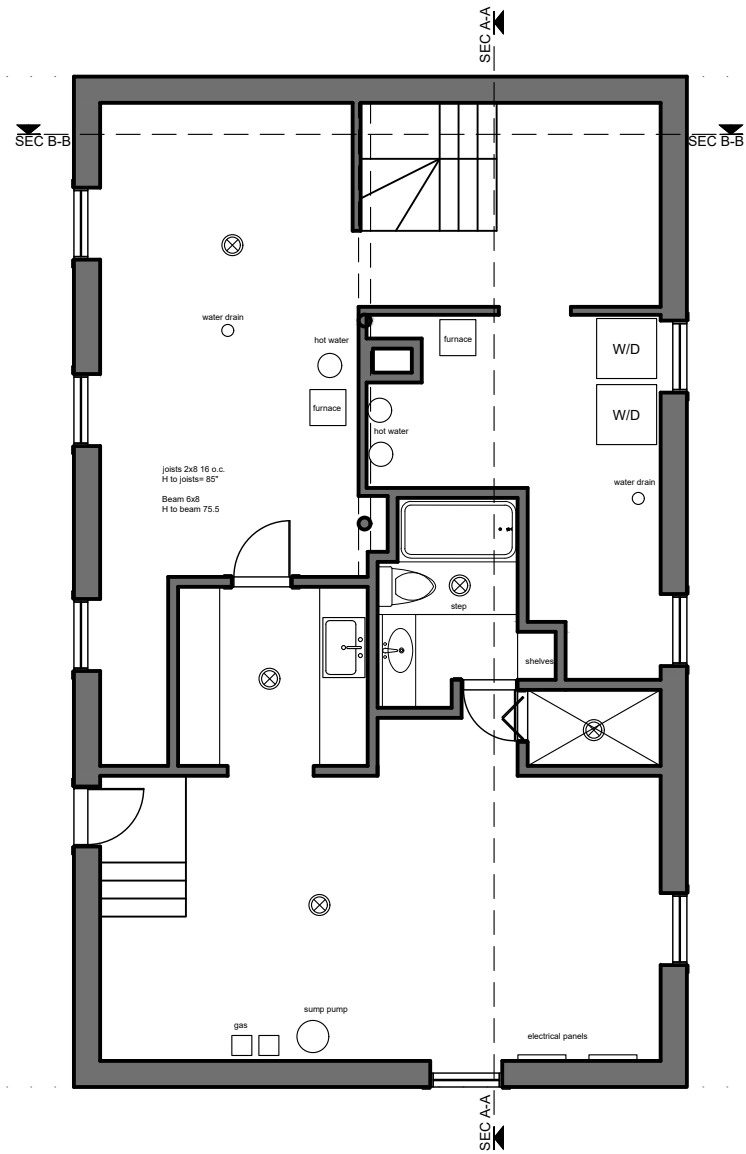
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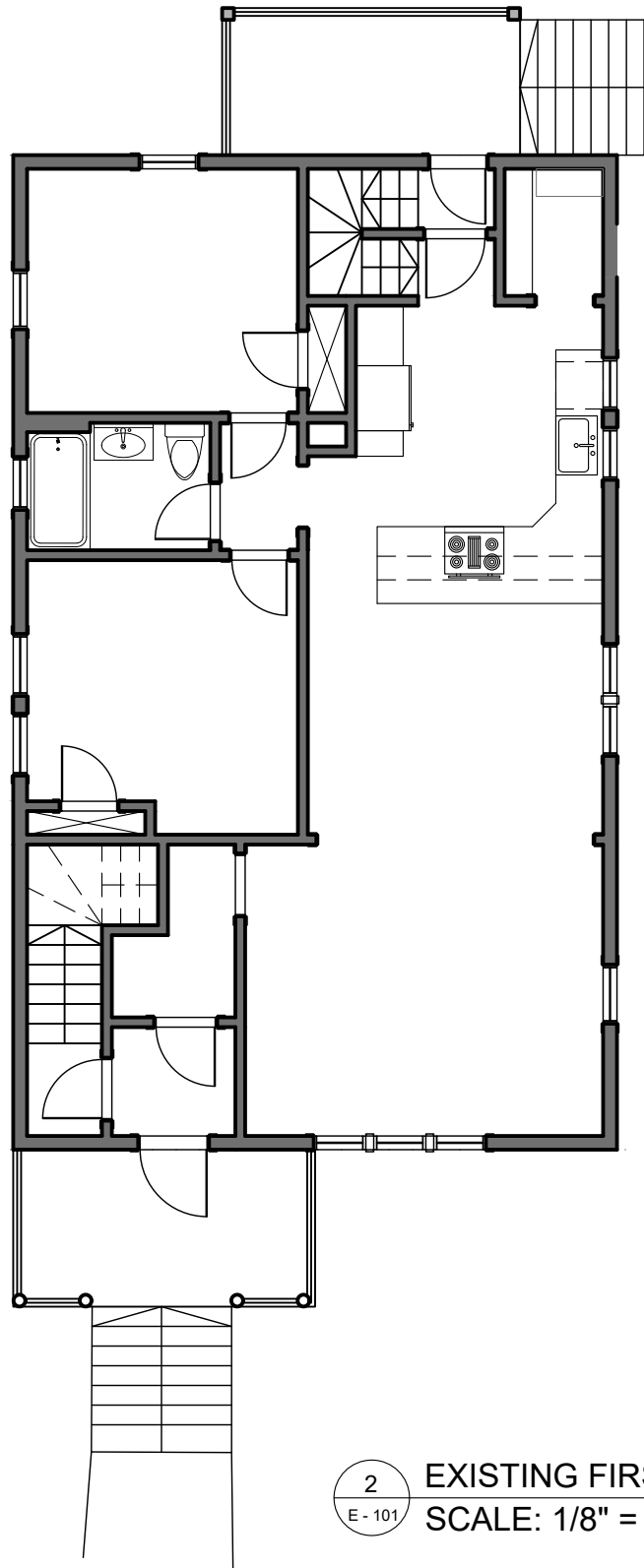
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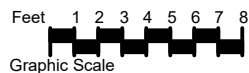
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1 EXISTING BASEMENT PLAN
E - 101 SCALE: 1/8" = 1' 0"



2 EXISTING FIRST FLOOR PLAN
E - 101 SCALE: 1/8" = 1' 0"



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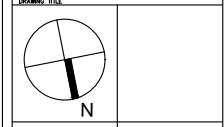
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PROJECT
EXISTING BASEMENT
AND FIRST FLOOR PLANS



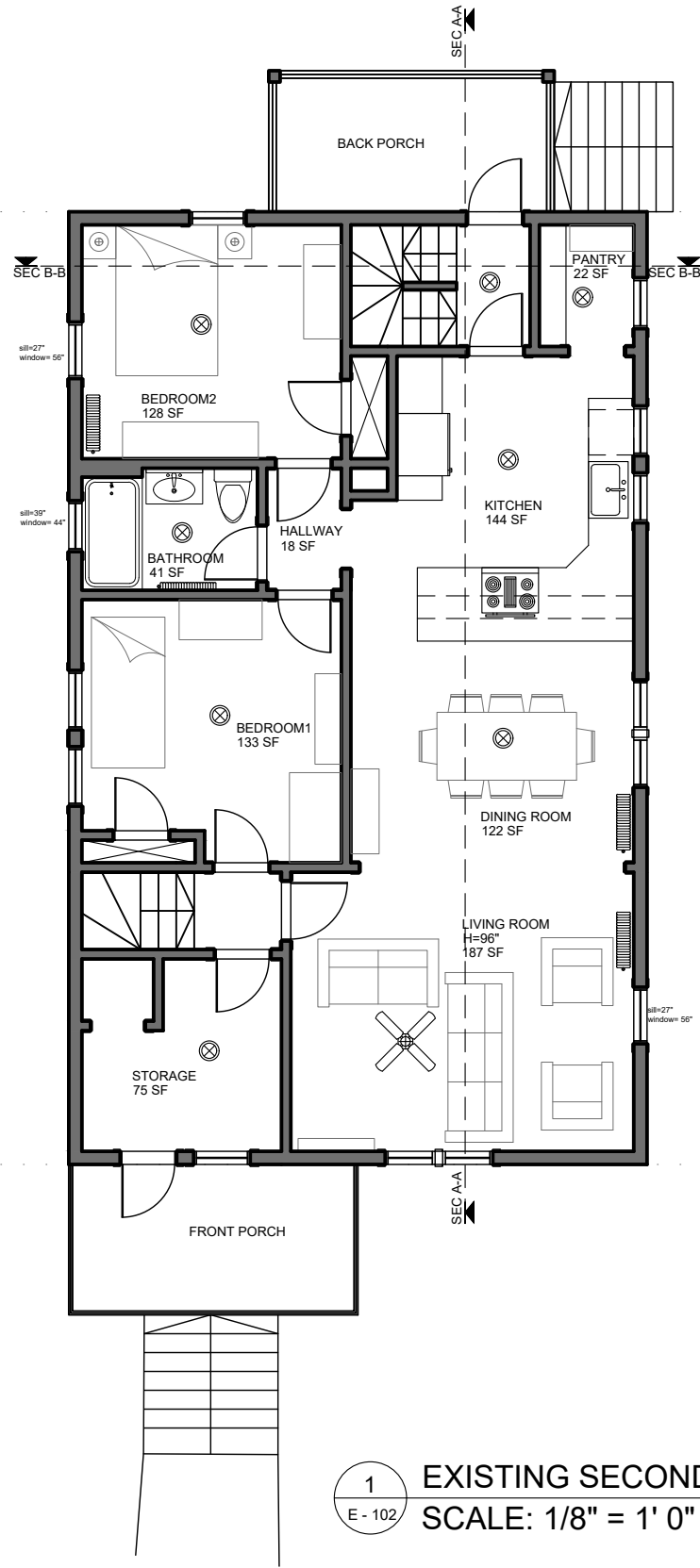
JOB NO. 062 FIRM YGS
1/8" = 1' 0" MAY 25, 2022
SCALE DATE

E-101

DRAWING NUMBER

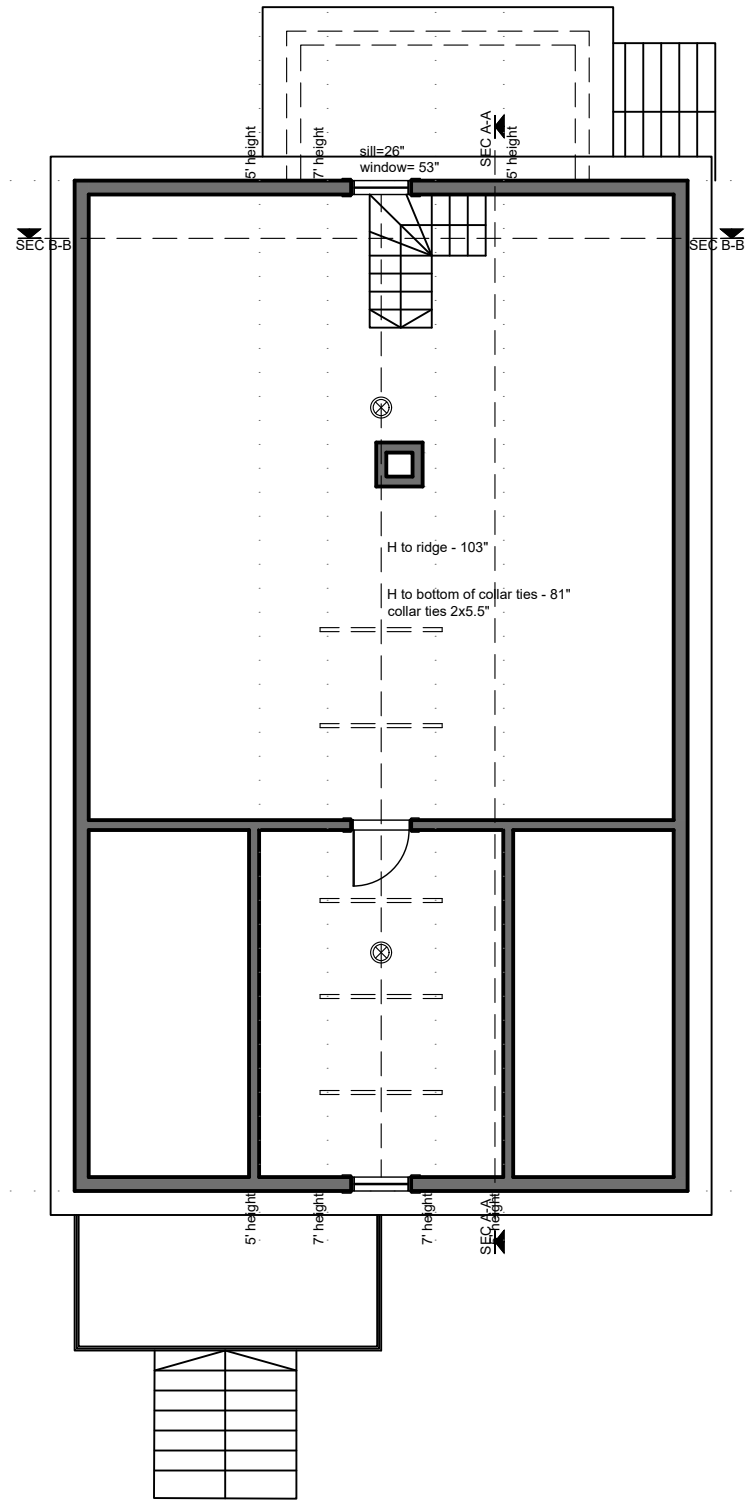
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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



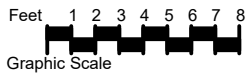
1
E - 102

EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



2
E - 102

EXISTING ATTIC PLAN
SCALE: 1/8" = 1' 0"

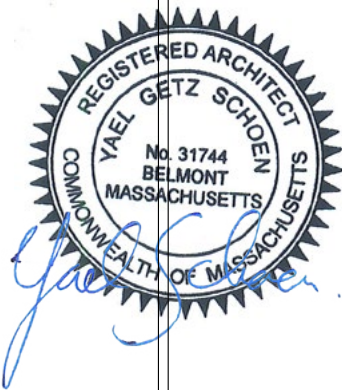


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PROJECT
EXISTING SECOND
FLOOR AND ATTIC PLANS



JOB NO. 062
1/8" = 1' 0"
SCALE

YGS
MAY 25, 2022
DATE

E-102

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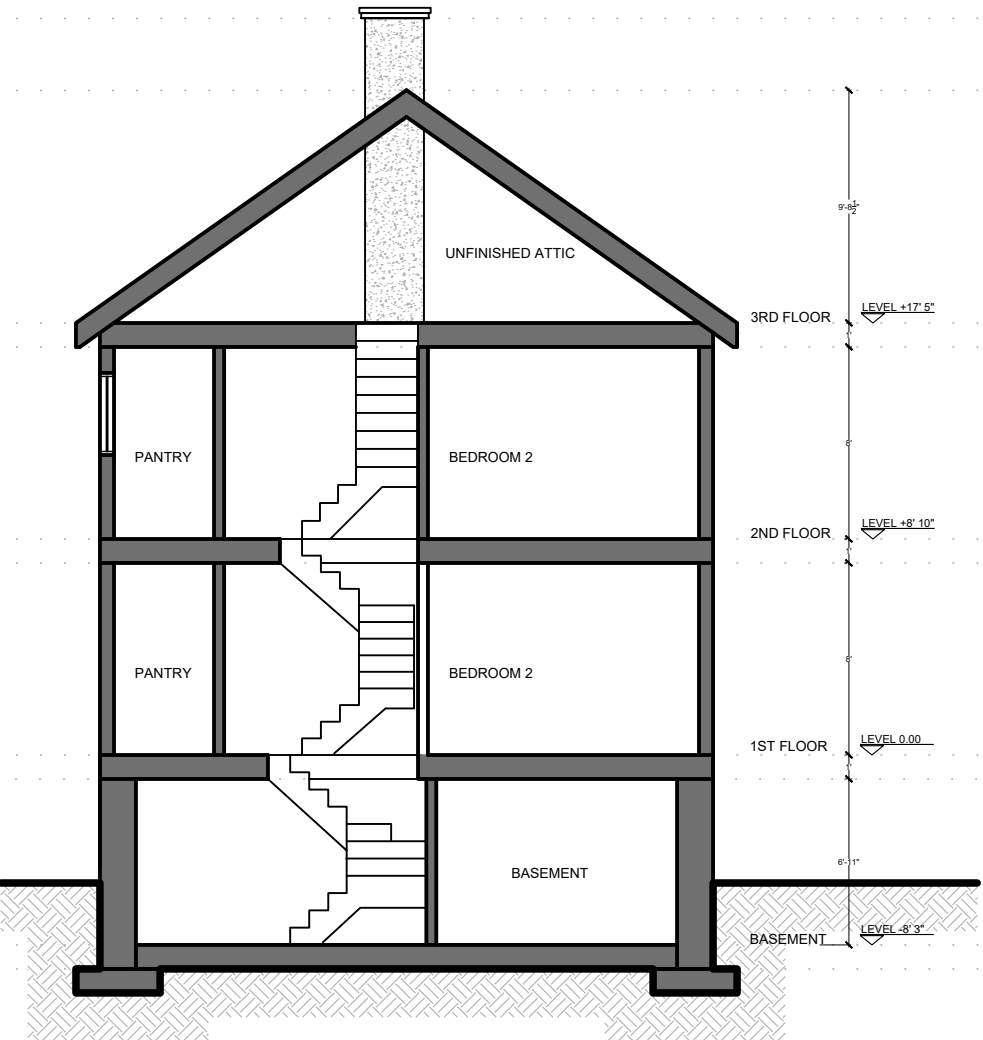
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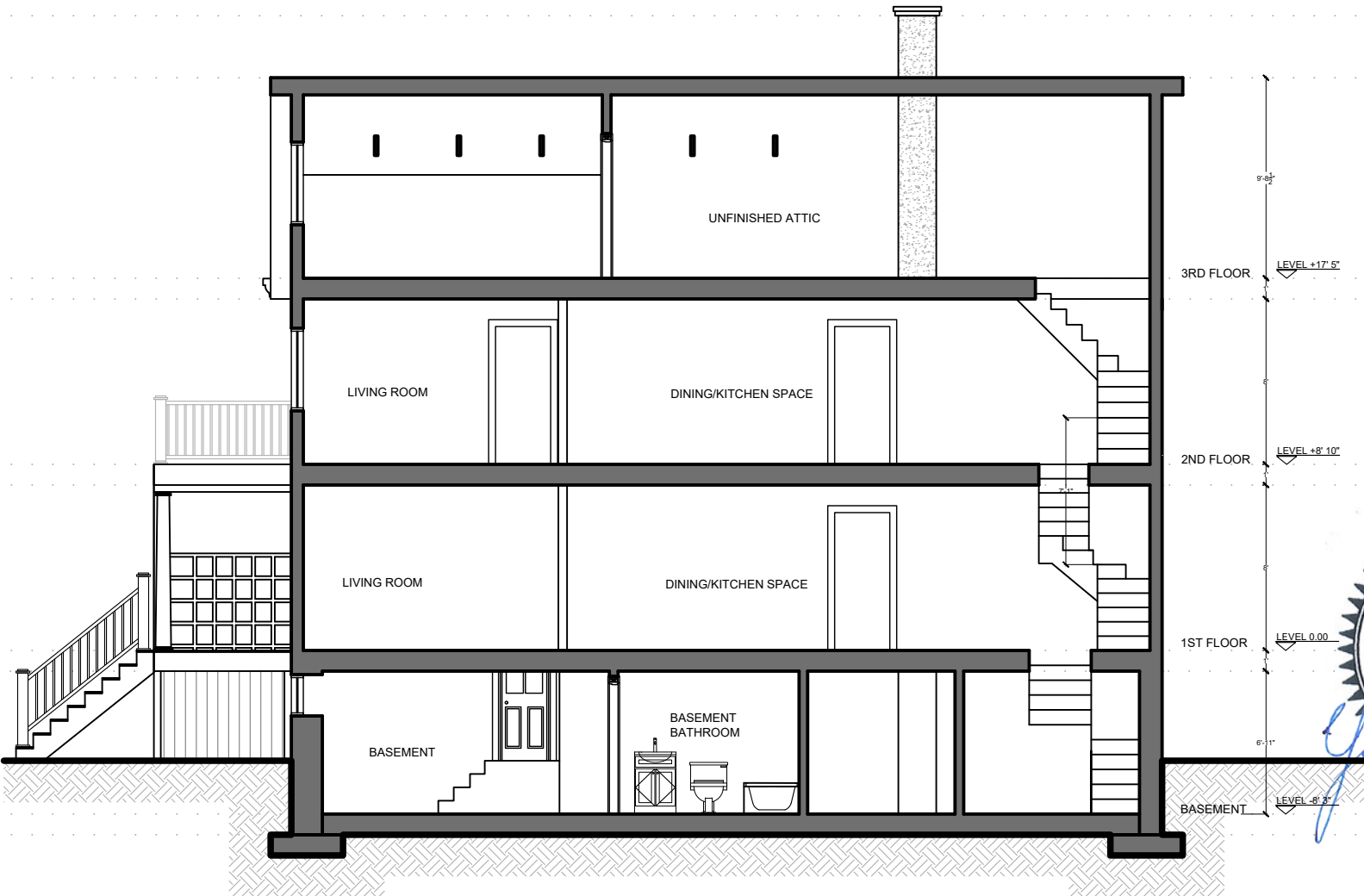
PROJECT
**EXISTING BUILDING
SECTIONS A-A B-B**

062 YGS
1/8" = 1' 0" MAY 25, 2022

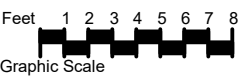
E-103



1 EXISTING BUILDING SECTION A-A
E - 103 SCALE: 1/8" = 1' 0"



2 EXISTING BUILDING SECTION B-B
E - 103 SCALE: 1/8" = 1' 0"





1 EXISTING NORTH EXTERIOR ELEVATION
E - 104 SCALE: 1/8" = 1' 0"



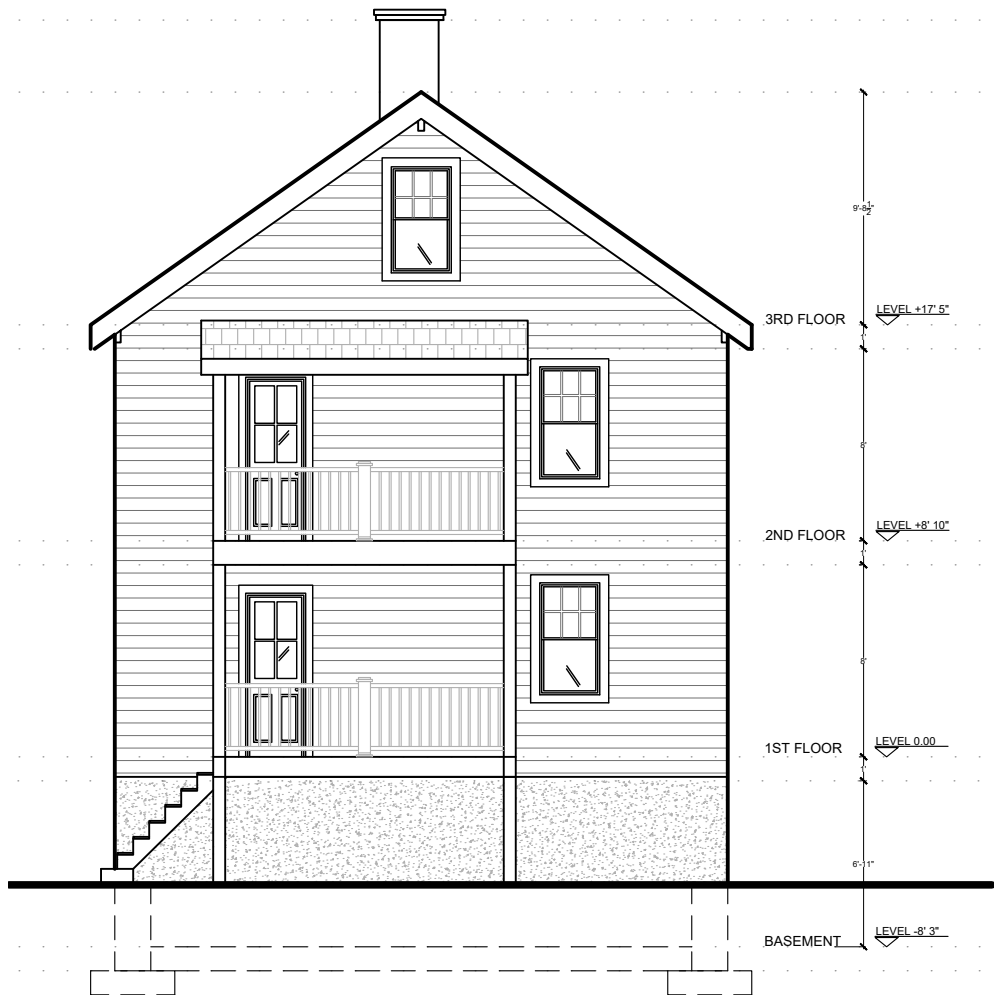
2 EXISTING EAST EXTERIOR ELEVATION
E - 104 SCALE: 1/8" = 1' 0"



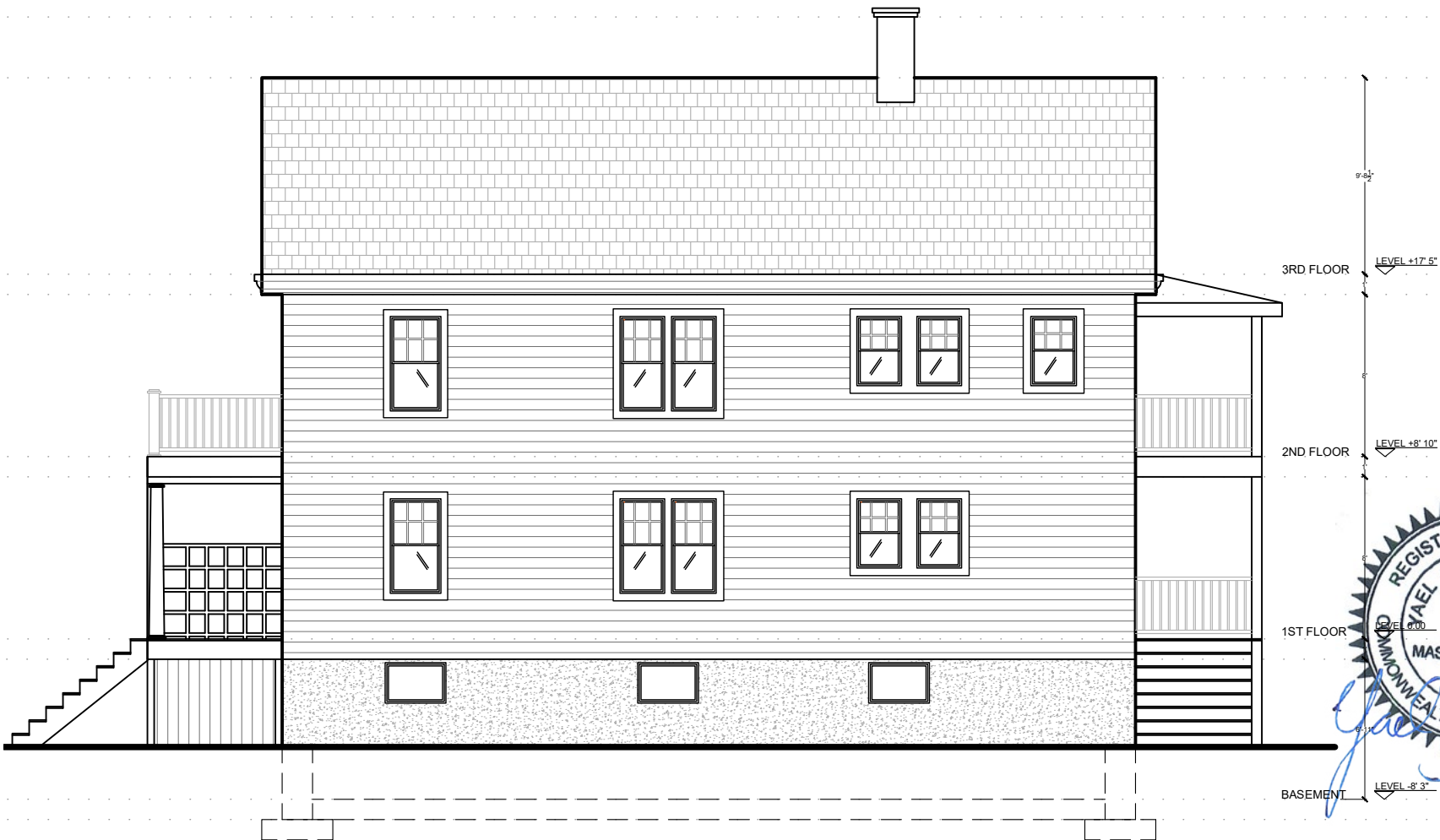
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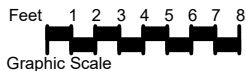
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EXISTING EXTERIOR ELEVATIONS 1	
DRAWING TITLE	
062	YGS
1/8" = 1' 0"	MAY 25, 2022
E-104	



1 EXISTING SOUTH EXTERIOR ELEVATION
E - 105 SCALE: 1/8" = 1' 0"



2 EXISTING WEST EXTERIOR ELEVATION
E - 105 SCALE: 1/8" = 1' 0"



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PROJECT
EXISTING EXTERIOR
ELEVATIONS 2

DRAWING TITLE

JOB NO. 062
1/8" = 1' 0"
SCALE

YGS
MAY 25, 2022
DATE

E-105

DRAWING NUMBER

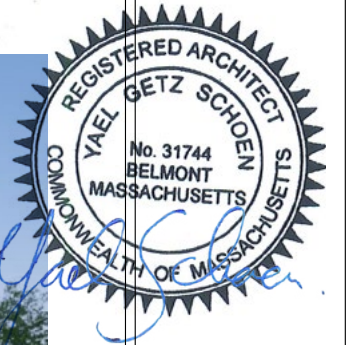


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PROJECT
EXISTING 3D IMAGES

DRAWING TITLE

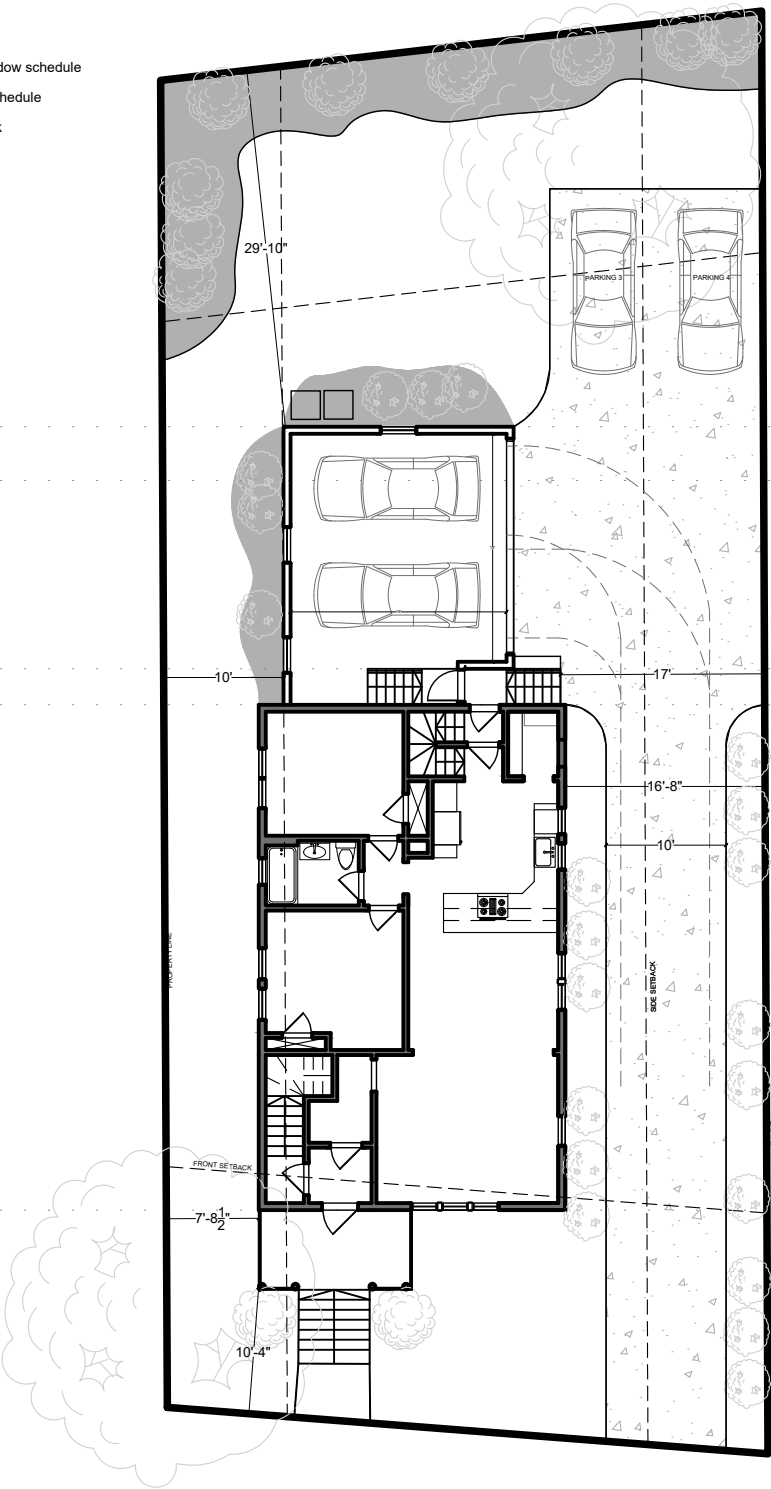
JOB NO. 062
DATE MAY 25, 2022
SCALE
DATE

E-106

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



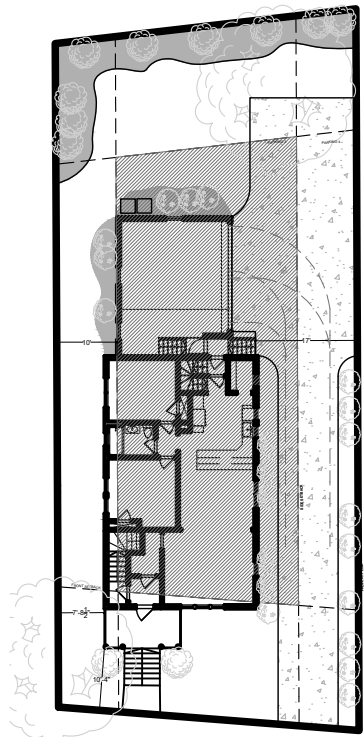
1 PROPOSED SITE PLAN
SCALE: 1/16" = 1' 0"

	ZONING	EXISTING	PROPOSED
ZONE	GR	GR	GR
MIN LOT SIZE	5,000	5,734	5,734
MAX LOT COVERAGE	30 %	22.7%	28.8%
MIN OPEN SPACE	40 %	59.4 %	45 %
FRONT SETBACK	20'	10' 4"	10' 4"
EAST SIDE SETBACK	10'	7' 8.5"	7' 8.5" to existing 10' to proposed addition
WEST SIDE SETBACK	10'	16' 7.5"	16' 8" to existing 17' to proposed addition
REAR SETBACK	20'	47' 5.5"	29' 10"
MAX BUILDING HEIGHT	33'	27' 8"	27' 8"

3 PROPOSED ZONING ANALYSIS
A - 100

	EXISTING GROSS FLOOR AREA	EXISTING NET LIVING AREA	PROPOSED GROSS FLOOR AREA	PROPOSED NET LIVING AREA
BASEMENT AREA	1075 SF	0 SF	1075 SF	0 SF
FIRST FLOOR AREA	1075 SF	862 SF	1507 SF including garage (garage is 432 SF)	862 SF
SECOND FLOOR AREA	1075 SF	870 SF	1433 SF	1230 SF
ATTIC area above 6'	309 SF	300 SF	309 SF	297 SF
TOTAL	2459		2817 (without garage)	

4 PROPOSED AREA CALCULATIONS
A - 100



2 ZONING DIAGRAM
SCALE: 1/32" = 1' 0"



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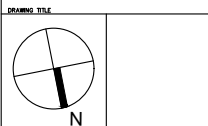
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PROJECT
PROPOSED SITE PLAN



JOB NO. 062
VARIES
DATE MAY 25, 2022

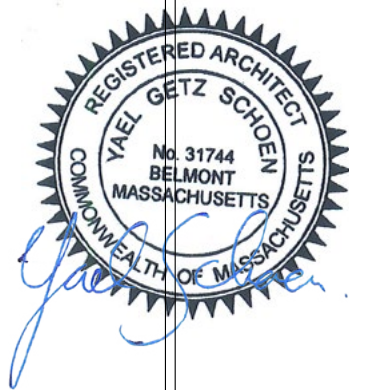
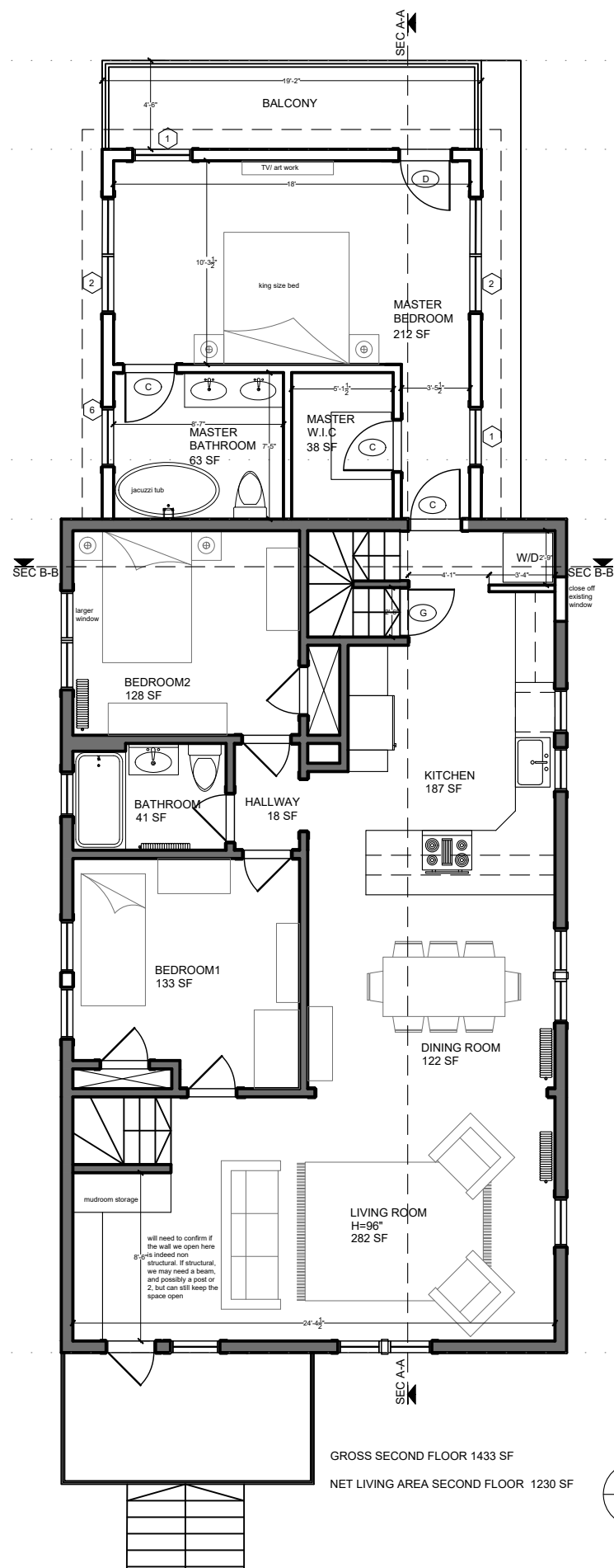
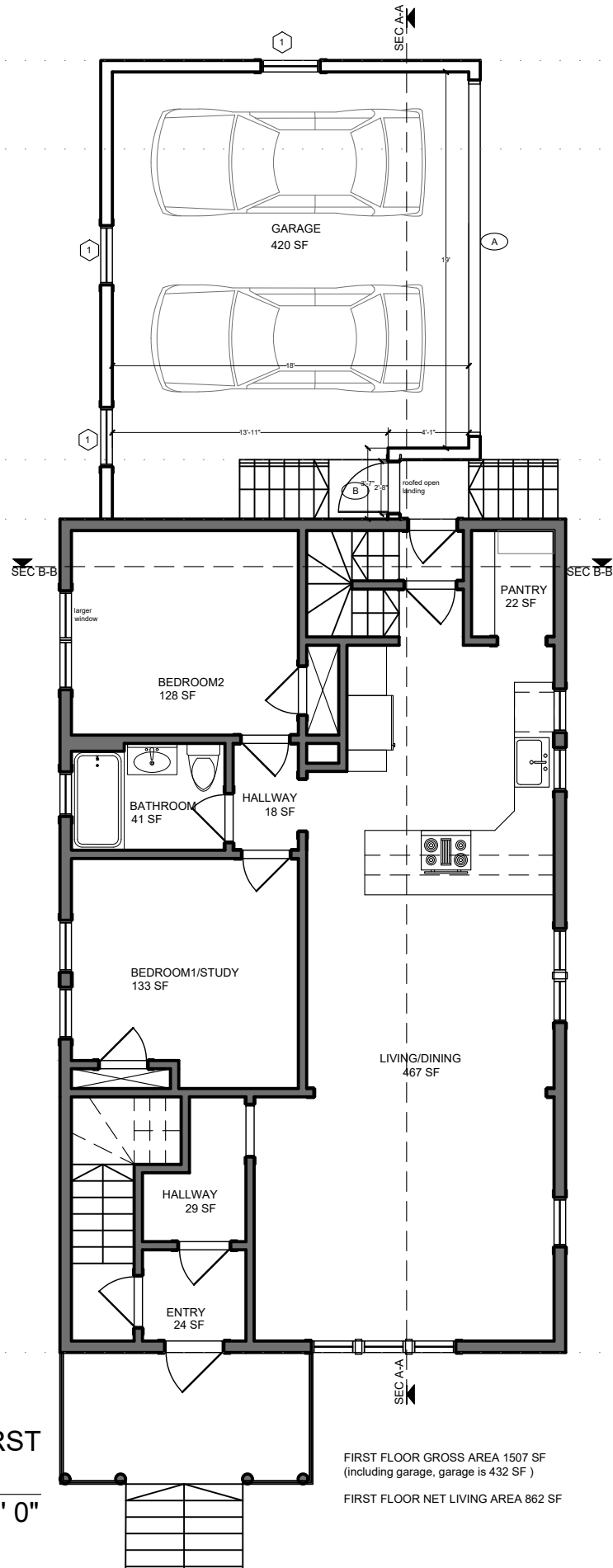
DRAWING NUMBER
A-100

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



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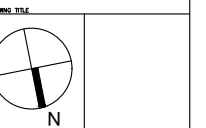


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PROJECT
PROPOSED FIRST AND
SECOND FLOOR PLANS

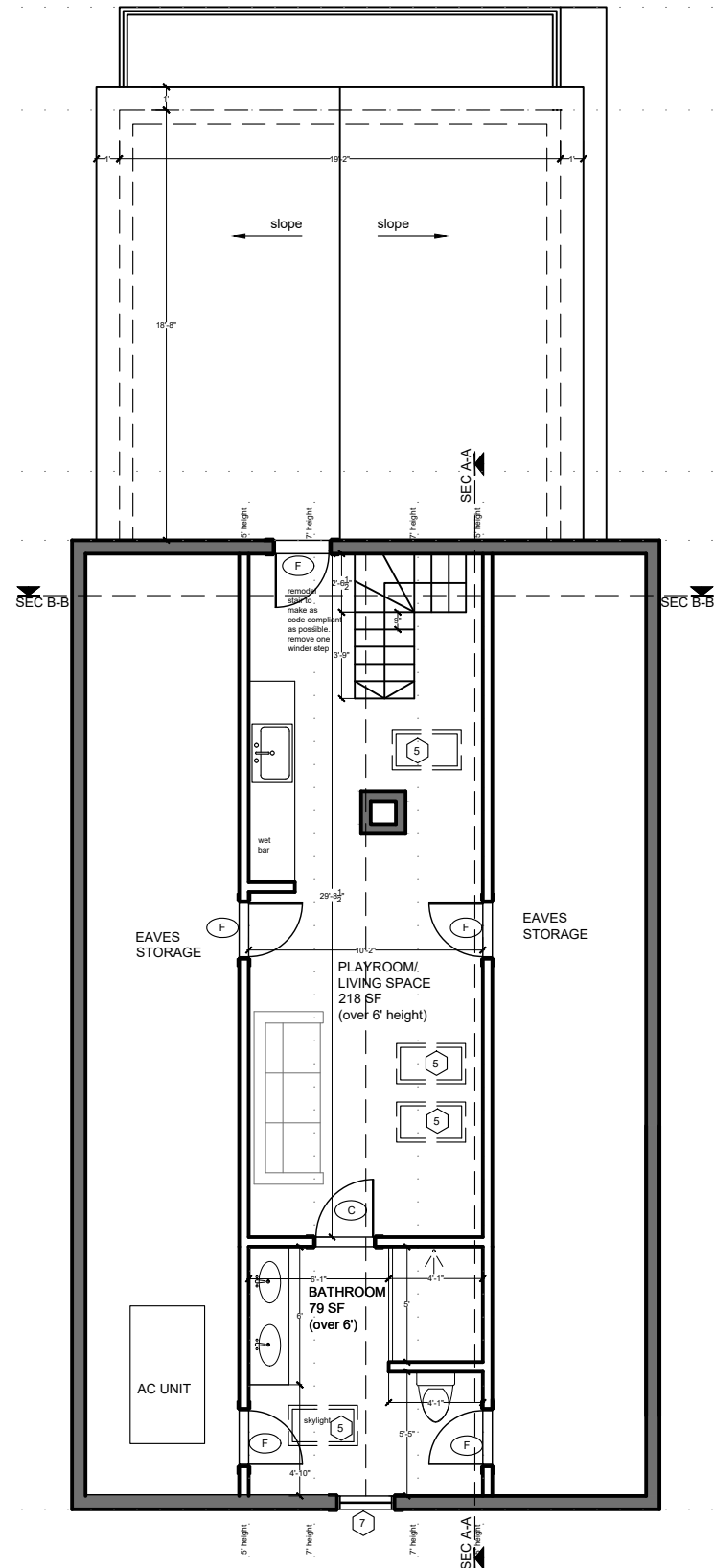


DATE
062
YGS
1/8" = 1' 0"
MAY 25, 2022

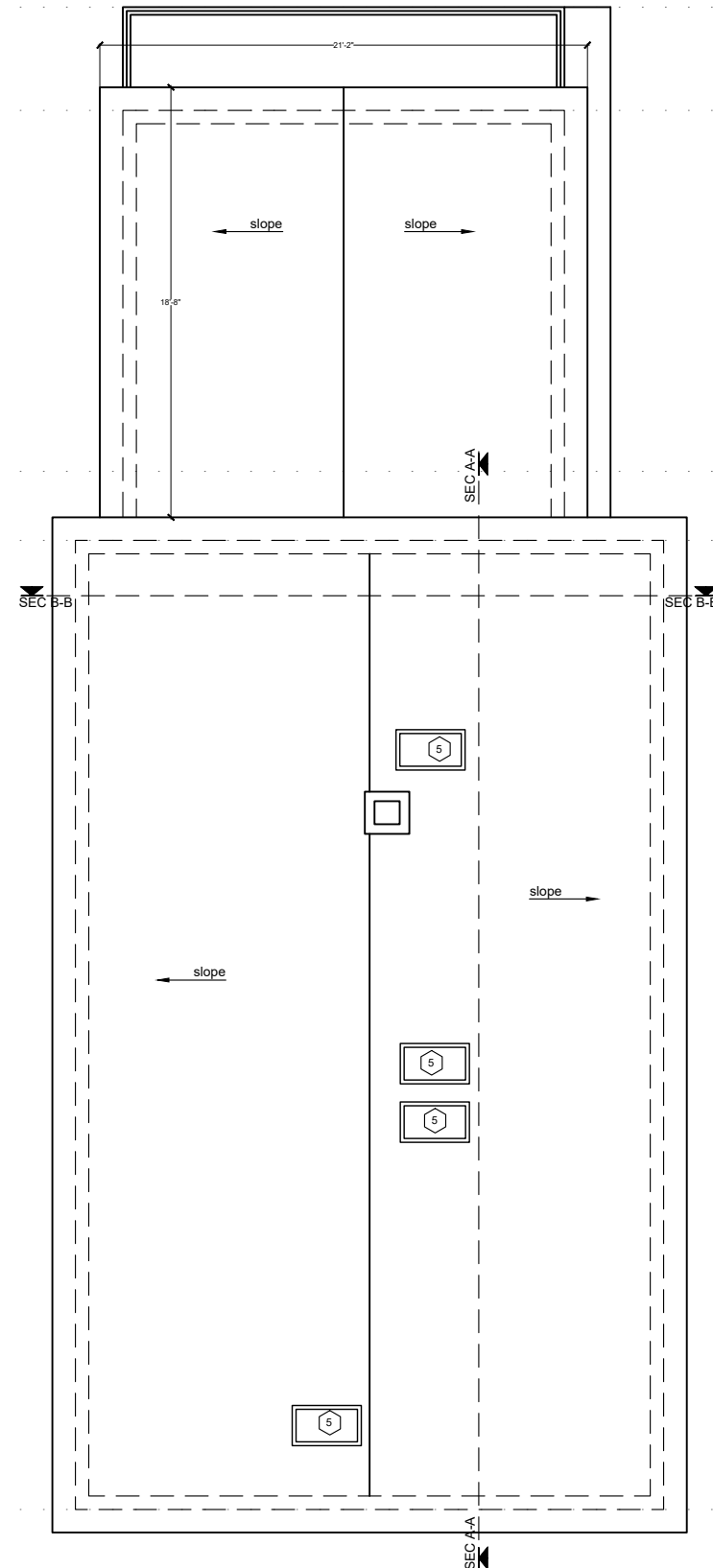
DRAWING NUMBER
A-101

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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



GROSS FINISHED ATTIC ABOVE 6' 309 SF
NET ATTIC ABOVE 6' 297 SF



2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1' 0"



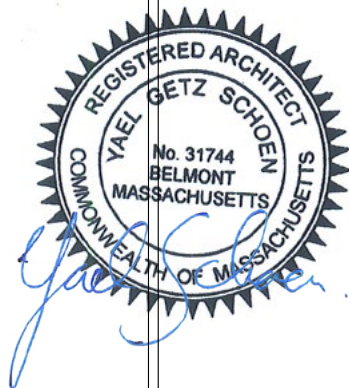
1 PROPOSED ATTIC
FLOOR PLAN
SCALE: 1/8" = 1' 0"

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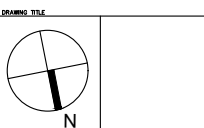
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REV	DESCRIPTION	DATE

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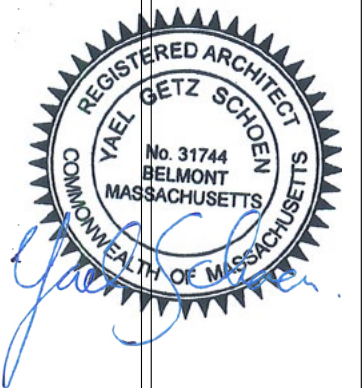
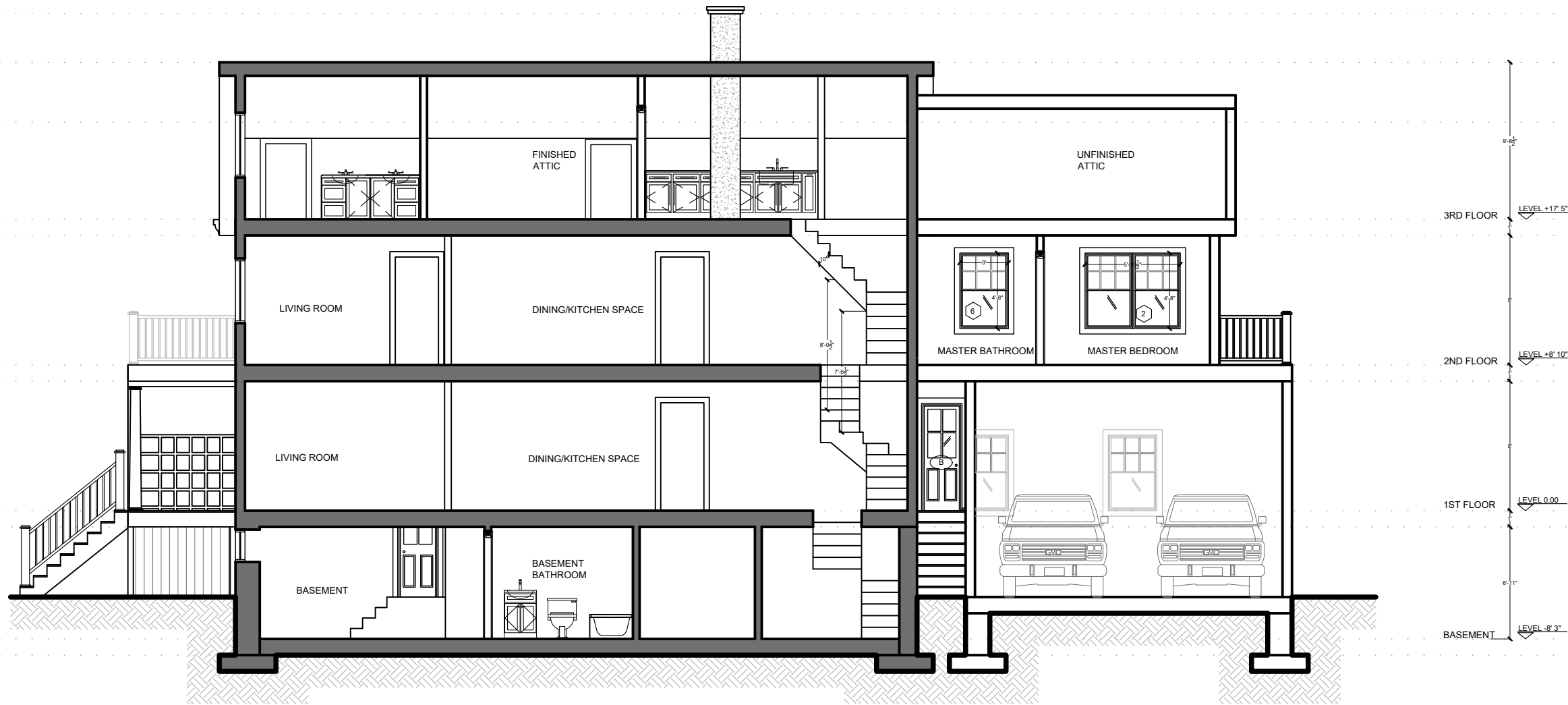
PROPOSED ATTIC AND
ROOF PLANS



062 YGS
1/8" = 1' 0" MAY 25, 2022

A-102

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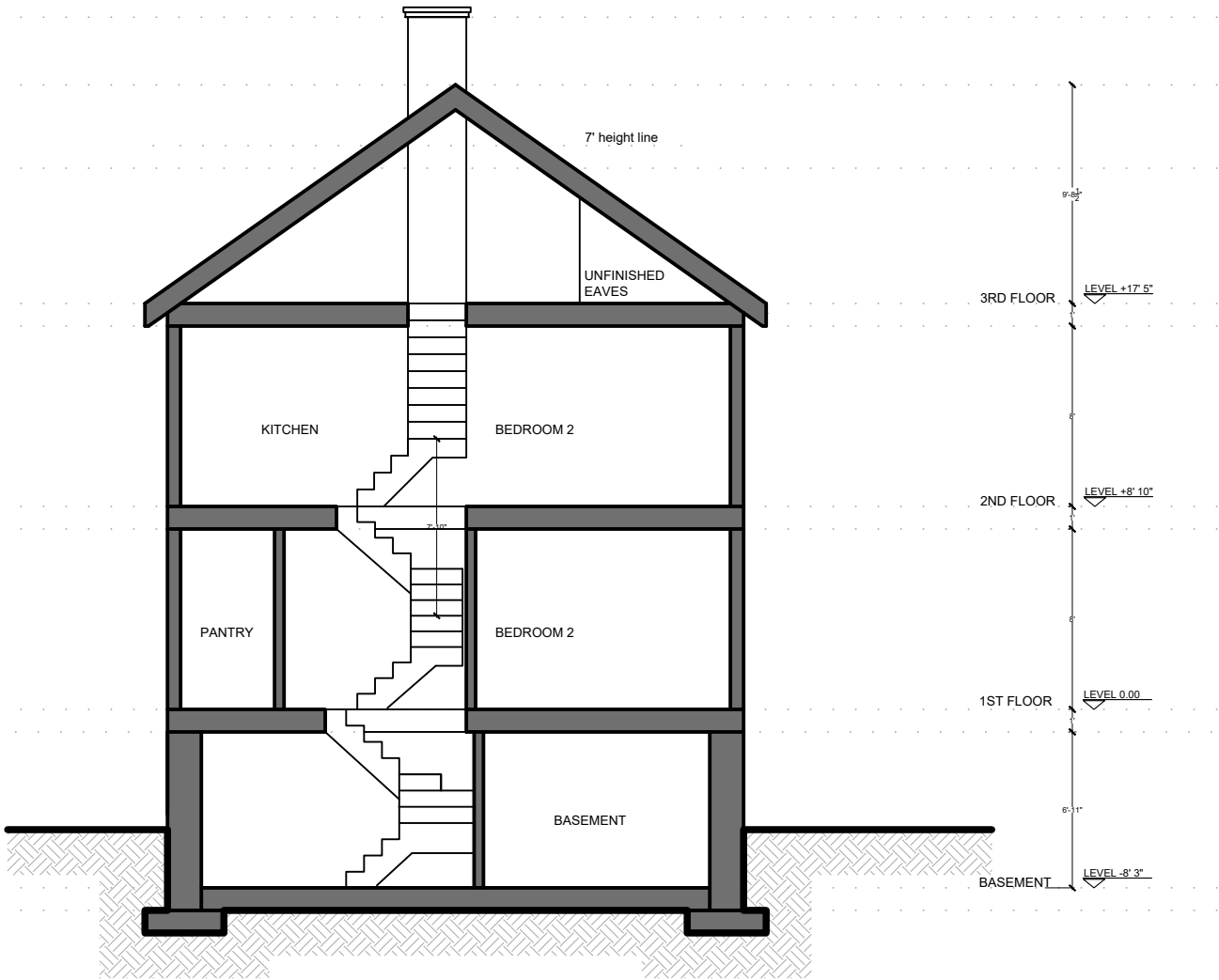
1 PROPOSED BUILDING SECTION B-B
A - 103 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROPOSED BUILDING SECTION B-B	
062	YGS
1/8" = 1' 0"	MAY 25, 2022
A-103	

DATE: 5/25/22
STATUS: 100%
SHEET: 104



1
A - 104
PROPOSED BUILDING SECTION A-A
SCALE: 1/8" = 1' 0"

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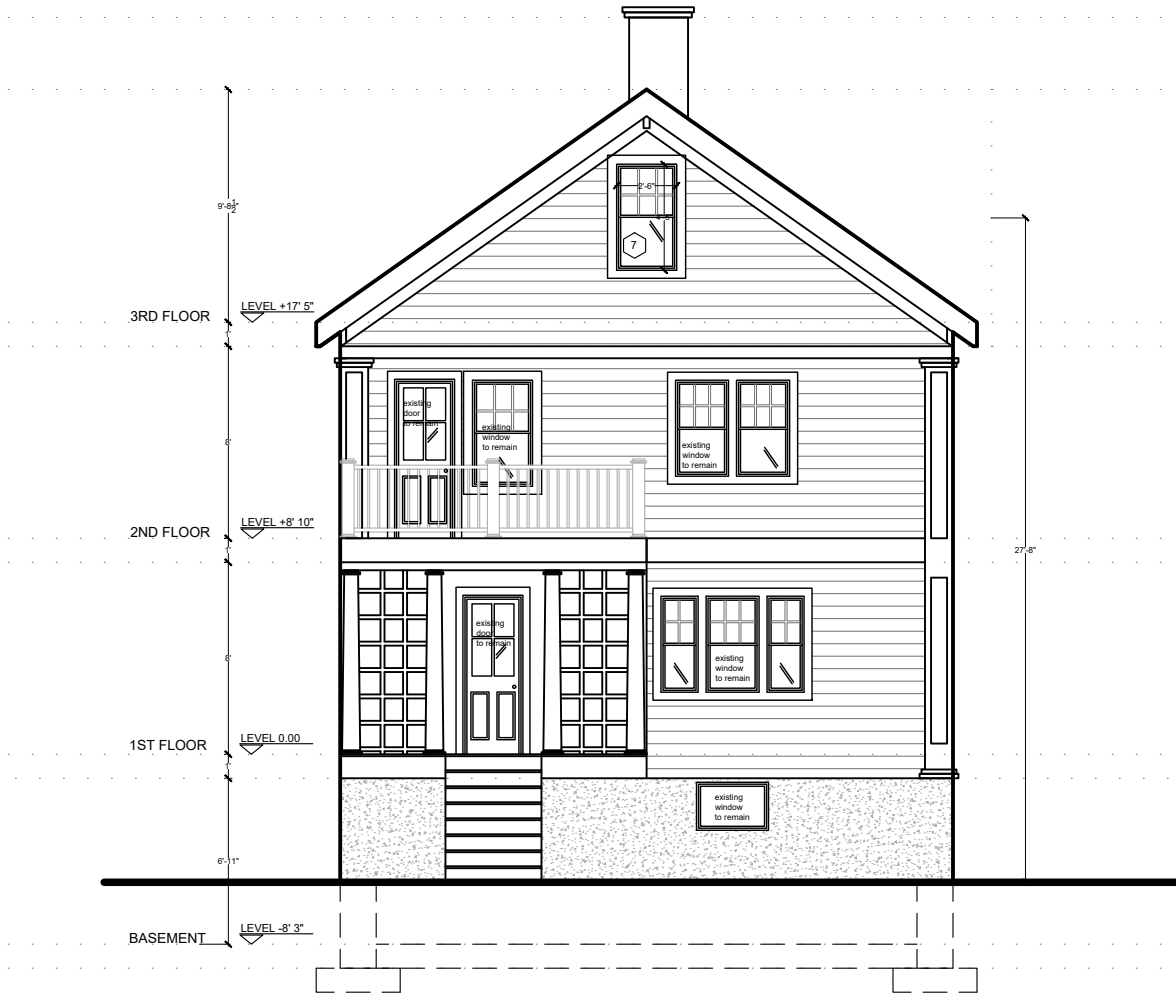


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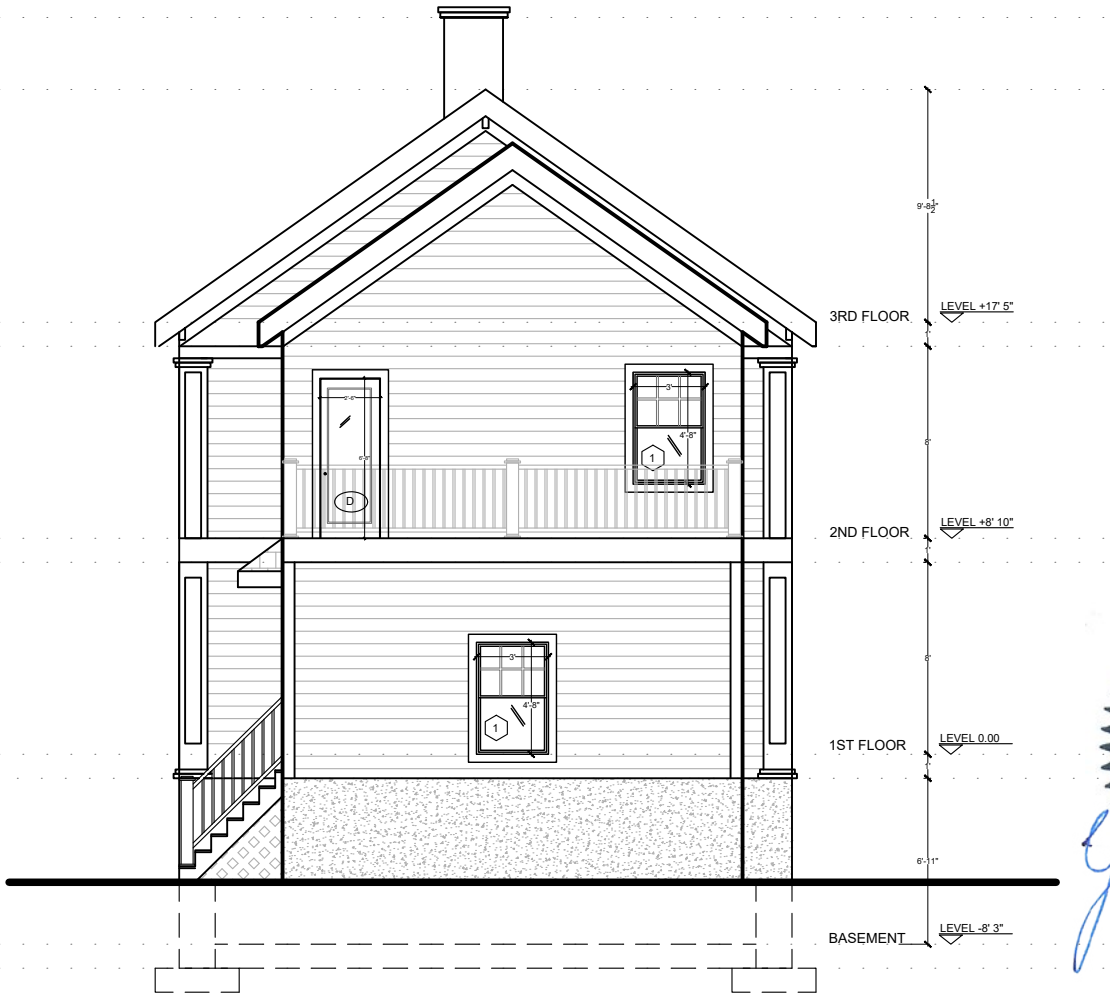


REV	DESCRIPTION	DATE

HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROPOSED BUILDING SECTION A-A	
062	YGS
1/8" = 1' 0"	MAY 25, 2022
A-104	



1 PROPOSED NORTH EXTERIOR ELEVATION
A - 105 SCALE: 1/8" = 1' 0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
A - 105 SCALE: 1/8" = 1' 0"

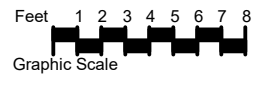


REV	DESCRIPTION	DATE

HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROPOSED EXTERIOR ELEVATIONS 1	
062	YGS
1/8" = 1' 0"	MAY 25, 2022
A-105	



1 PROPOSED WEST EXTERIOR ELEVATION
A - 106 SCALE: 1/8" = 1' 0"



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REV	DESCRIPTION	DATE

HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROPOSED EXTERIOR ELEVATIONS 2	
062	YGS
1/8" = 1' 0"	MAY 25, 2022
A-106	



REV	DESCRIPTION	DATE

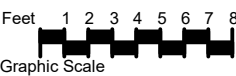
OWNER	HUANG RESIDENCE
PROJECT	55 HAWTHORNE ST. BELMONT, MA
DRAWING TITLE	PROPOSED EXTERIOR ELEVATIONS 3

JOB NO.	062	YGS
SCALE	1/8" = 1' 0"	MAY 25, 2022

A-107

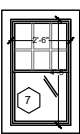
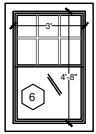
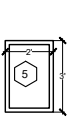
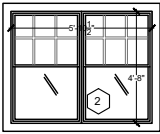
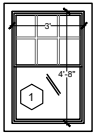


1 PROPOSED EAST EXTERIOR ELEVATION
A - 107 SCALE: 1/8" = 1' 0"



WINDOW	LOCATION	QT	DESCRIPTION	WINDOW SIZE	FINISH	MFR	MODEL	NOTES
1	F1 garage, F2 master and w.i.c	5	double hung, low E , double glazed, argon filled, u value 0.27	3' 0" X 4' 8"	white exterior white interior	Harvey		
2	F2 master bedroom	2	two wide, double hung, low E , double glazed, argon filled, u value 0.27	5' 10.5" X 4' 8"	white exterior white exterior white interior	Harvey		
5	Attic	4	operable skylight	2' 0" X 43' 0"	white exterior white interior	Velux		
6	F2 master bathroom	1	double hung, low E , double glazed, argon filled, u value 0.27	3' 0" X 4' 8"	white exterior white interior	Harvey		tempered
7	A bathroom	1	replacement double hung, low E , double glazed, argon filled, u value 0.27	2' 6" X 4' 5"	white exterior white interior	Harvey		tempered

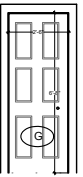
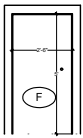
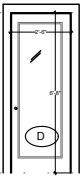
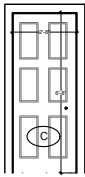
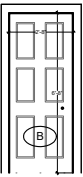
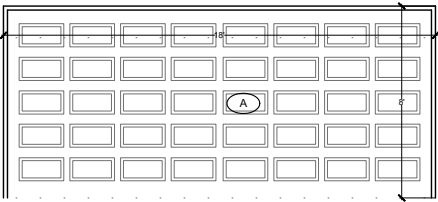
-V.I.F is verify in field
-Full screens for all new operable windows and doors



2
A - 108

PROPOSED WINDOW SCHEDULE
SCALE: 1/8" = 1' 0"

DOOR	LOCATION	QT	DESCRIPTION	DOOR SIZE	MFR	MODEL	NOTES
A	Garage door	1	motorized garage door	18' 0" x 8' 0"	Garaga		
B	F1 back entry	1	exterior entry door with glass	2' 8" x 6' 8"	Simpson		
C	F2 master, wic, master bathroom	3	interior room entry door	2' 8" x 6' 8"	Simpson		
D	F2 balcony	1	exterior glass door	2' 8" x 6' 8"	Simpson		
F	A eaves access	5	access panel/door	2' 8" x 5' 0"	Simpson		height may vary. Minimum 5'
G	F2 back stair	1	interior door	2' 6" x 6' 8"	Simpson		20 min fire rated



1
A - 108

PROPOSED DOOR SCHEDULE
SCALE: 1/8" = 1' 0"



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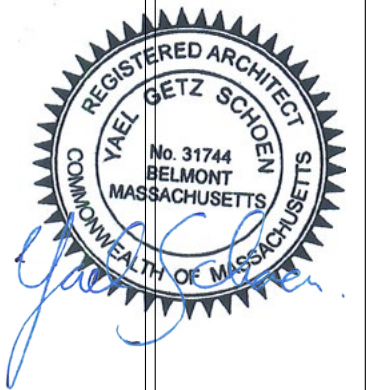
REV	DESCRIPTION	DATE

OWNER
HUANG
RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA
PROJECT
PROPOSED WINDOW
AND DOOR SCHEDULES
DRAWING TITLE

062 YGS
1/8" = 1' 0" MAY 25, 2022
SCALE DATE

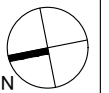
A-108

DRAWING NUMBER



REV:	DESCRIPTION:	DATE:

PROPOSED LANDSCAPE PLAN



062 JOB NO:	YGS OWN:
3/32" = 1' 0" SCALE:	MAY 25, 2022 DATE:

A-109

DRAING NUMBER

1 PROPOSED LANDSCAPE PLAN
A - 109 SCALE: 3/32" = 1' 0"



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REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
PROPOSED 3D IMAGES

JOB NO.	DATE
062	YGS
SCALE	MAY 25, 2022

DRAWING NUMBER
A-110

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REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
PROPOSED 3D IMAGES
OPTION2

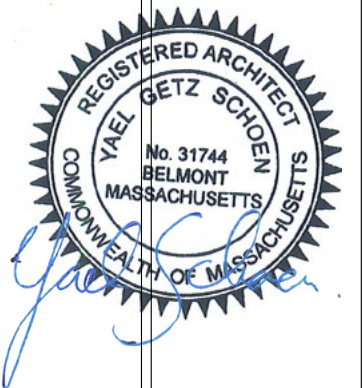
062	YGS

DATE
MAY 25, 2022

A-111

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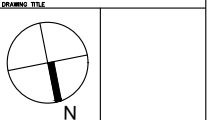
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REV	DESCRIPTION	DATE

**HUANG
RESIDENCE**
OWNER
55 HAWTHORNE ST.
BELMONT, MA

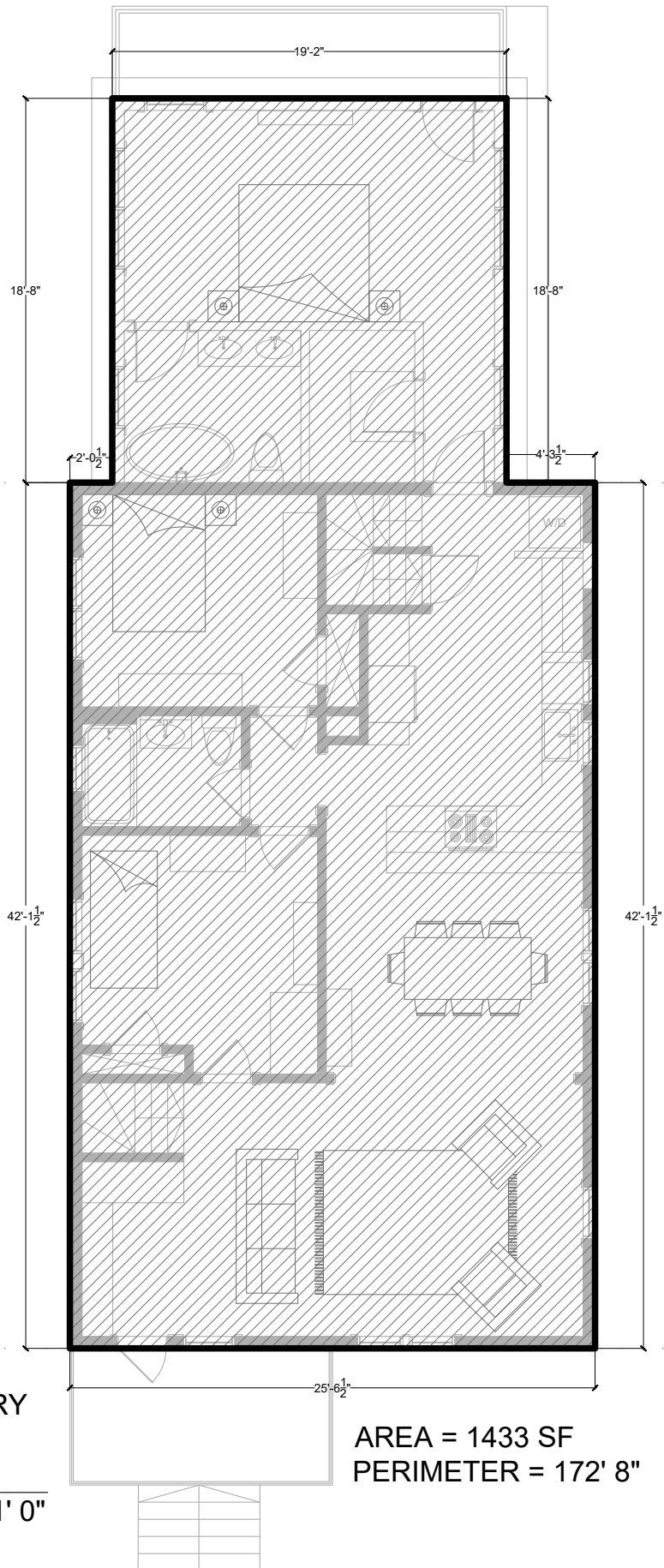
PROJECT
PROPOSED HALF STORY
CALCULATION 1



062 YGS
1/8" = 1' 0" MAY 25, 2022
SCALE DATE

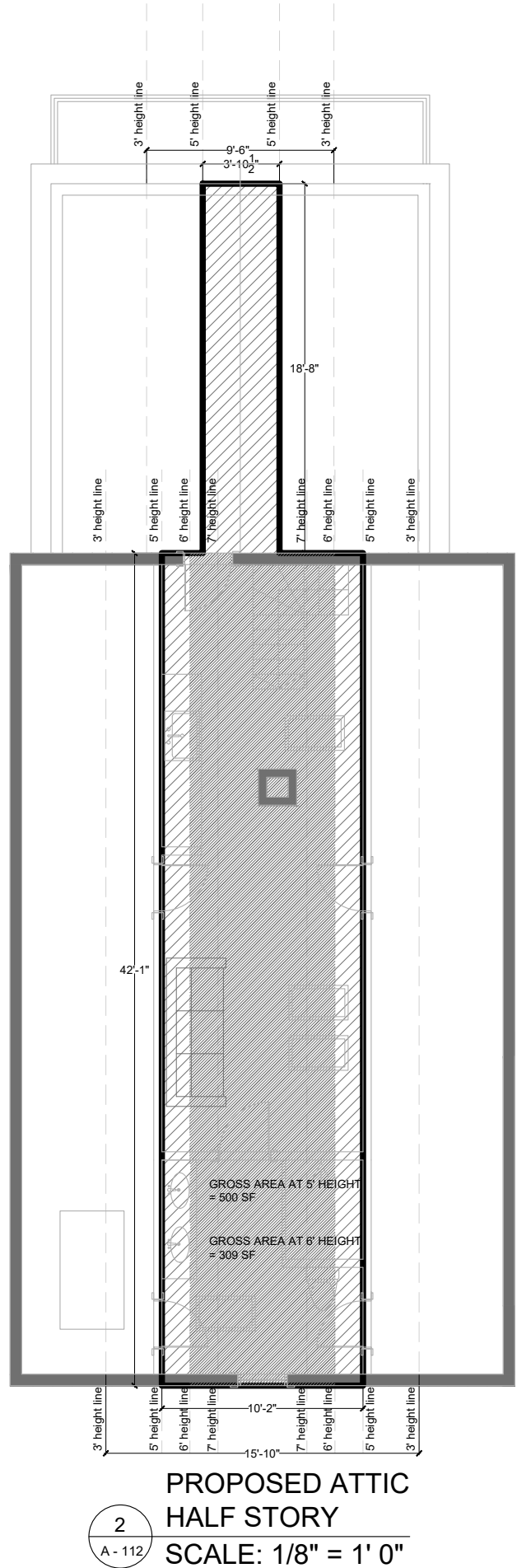
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DRAWING NUMBER

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**SECOND STORY
AREA AND
PERIMETER**
SCALE: 1/8" = 1' 0"

1
A - 112



**PROPOSED ATTIC
HALF STORY**
SCALE: 1/8" = 1' 0"

2
A - 112





REV	DESCRIPTION	DATE

OWNER	HUANG RESIDENCE
PROJECT	55 HAWTHORNE ST. BELMONT, MA

DRAWING TITLE	PROPOSED HALF STORY CALCULATION 2
---------------	--------------------------------------

JOB NO.	062	DATE	YGS
SCALE	1/8" = 1' 0"	DATE	MAY 25, 2022

A-113

ALLOWED LIMITS FOR 1/2 STORY ABOVE, BASED ON SECOND FLOOR	PROPOSED HALF STORY
RIDGE LENGTH ridge length =42' 1.5" max dormer length allowed (75% of ridge): 0.75 x 42' 1.5"=31' 7.125"	DORMER LENGTH= 0'
HALF STORY CALCULATION / ABOVE 3' PERIMETER: second floor perimeter = 172' 8" attic finished ceiling 3' above floor length allowed (50% of second floor): 0.5 x 172' 8" =86' 4"	PERIMETER ABOVE 3' HEIGHT= 15' 10" + 9' 6" = 25' 4"
HALF STORY CALCULATION / ABOVE 5' AERA: second floor area = 1433 SF max attic area at 5' above floor allowed (60% of second floor) : 0.6 x 1433=860 SF	ATTIC AREA ABOVE 5' HEIGHT =500 SF

AREA ABOVE 5' HEIGHT
AREA ABOVE 6' HEIGHT

1 PROPOSED HALF STORY CALCULATION
A - 113 SCALE: 1/8" = 1' 0"

