PLOT PLAN
57–59 BURNHAM ST.
BELMONT, MA

EXISTING 2 FAMILY DWELLING
57–59 BURNHAM ST.

APPLICANT: 57–59 BURNHAM ST., LLC
LOCATION: 57–59 BURNHAM ST., BELMONT, MA

REFERENCE:

SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS SHOWN AND/OR RECORDED.
BELMONT ASSESSORS MAP 28 PARCELS 37 & 38
WATERTOWN ASSESSORS GIS ID 521/9/2P
PLAN DATED 21 OCT. 1905 BOOK 3197 END MSRD.
PLAN 540 OF 2010 MSRD.
DEED BOOK 68740 PAGE 184 MSRD.

NOTE:

BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

CERTIFICATION:

PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR FOUNDATION INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.

A. THE BUILDING CONFORMS TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF BELMONT, MA. LOT IS "GRANDFATHERED".

B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. FEMA MAP #2501700414E DATED 4 JUNE 2010.

LEFT

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT

COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 463 SF OR 10.1%
OPEN SPACE = 68.2%

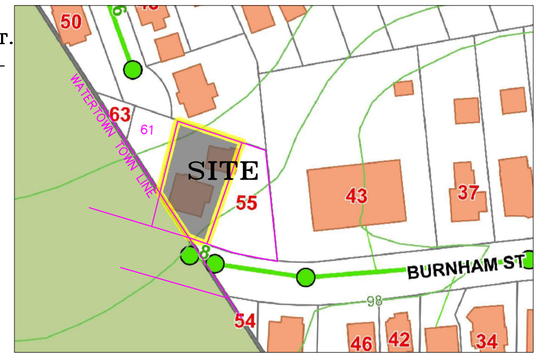
RIGHT

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT

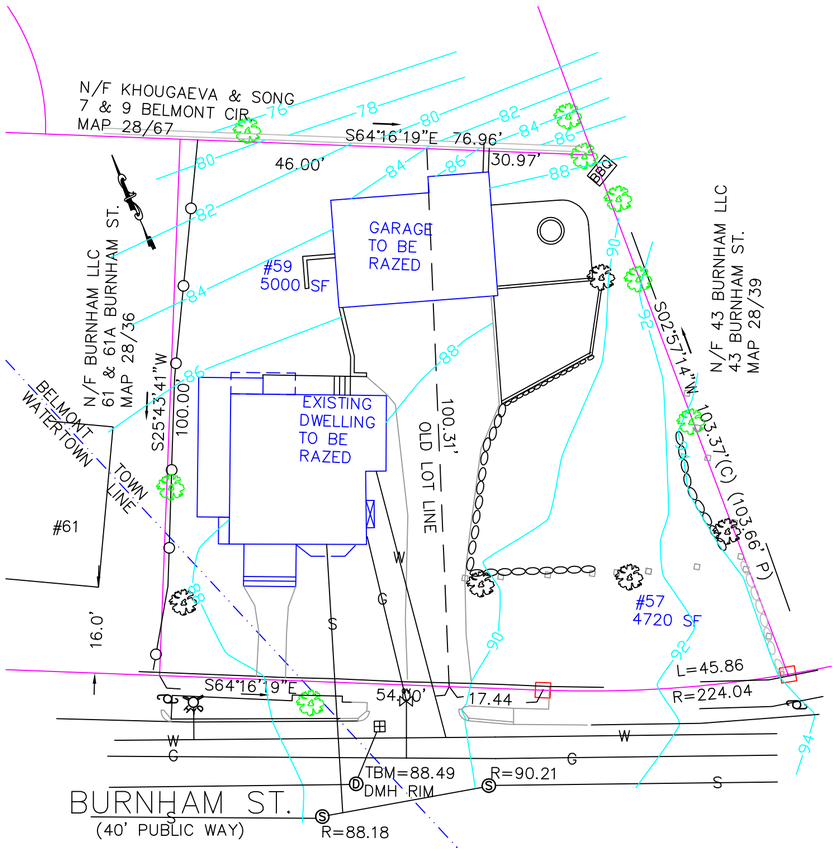
COVERAGE
30% OF 5120 SF = 1536 SF
PRO. HOUSE = 1000 SF OR 19.5%
DRIVEWAY AREA = 548 SF OR 10.7%
OPEN SPACE = 69.8%

ZONING DISTRICT: GR

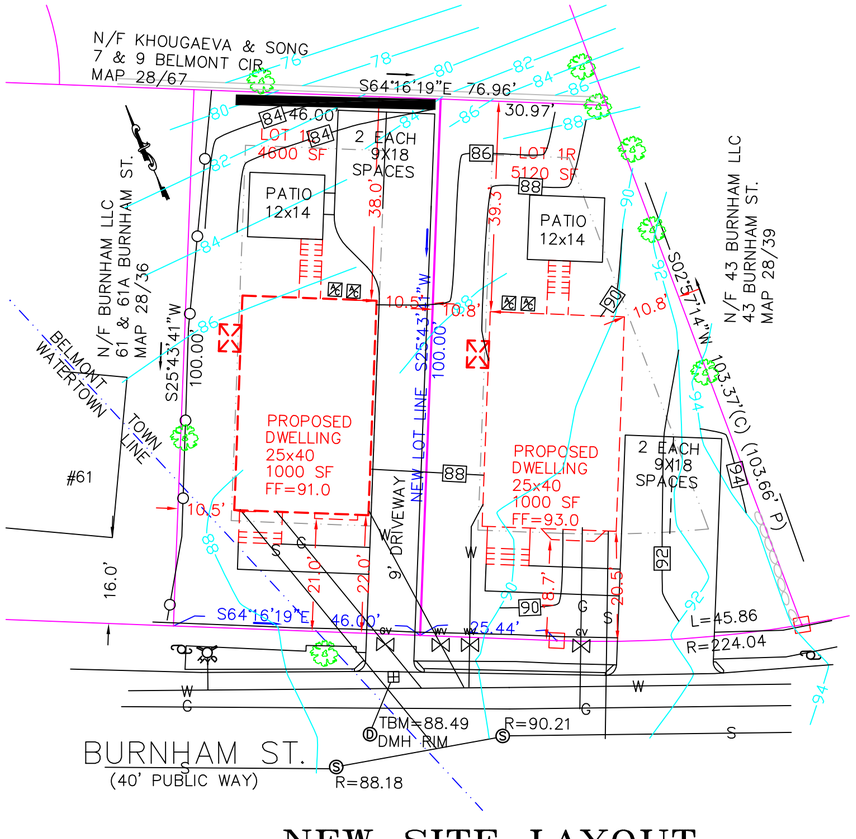
ZONING DIMENSIONS LOT REQUIREMENTS	REQUIRED	57 & 59 EXISTING	PROPOSED 57–59 BURNHAM ST. 57	59
1. AREA (SF/DU) (2 FAMILY)	3500	9720	---	---
AREA (SF) (1 FAMILY)	4000	---	5120	4600
2. WIDTH (FT) (REAR BLDG LINE)	45	---	46	46
3. DEPTH (FT)	---	---	---	---
4. FRONTAGE (FT)	70	117.3	71.3	46
5. FRONT SETBACK (BURNHAM) (FT)	18.0 (AVE)	23.5	20.5	22.0
6. SIDE SETBACK (FEET)	10	5	10.8	10.5
7. REAR SETBACK (FEET)	20	N/D	39	38
LOT DEPTH (100'+; 20%)	20'	N/D	---	---
8. COVERAGE	30%	N/D	30.2%+	31.8%
OPEN SPACE	40%	N/D	69%	68%
9. HEIGHT (FEET) MAX.	32	N/D	28	28
10. STORIES	2.5	2.5	2.5	2.5



LOCUS PLAN
1"=100 FT



EXISTING SITE
1"=20 FT



NEW SITE LAYOUT
1"=20 FT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF MASSACHUSETTS
BERNARD H. HAMILL
33595
REGISTERED LAND SURVEYOR

Bernard H. Hamill

DATE: 19 JAN. 2023

PREPARED FOR:

57–59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:

H–STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973–3078
EMAIL: HSTAR@ATT.NET

PLOT PLAN
57 BURNHAM ST.
BELMONT, MA

EXISTING 2 FAMILY DWELLING
57–59 BURNHAM ST.

APPLICANT: 57–59 BURNHAM ST., LLC
LOCATION: 57–59 BURNHAM ST., BELMONT, MA

RIGHT
FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT

COVERAGE
30% OF 5120 SF = 1536 SF
PRO. HOUSE = 1000 SF OR 19.5%
DRIVEWAY AREA = 548 SF OR 10.7%
OPEN SPACE = 69.8%

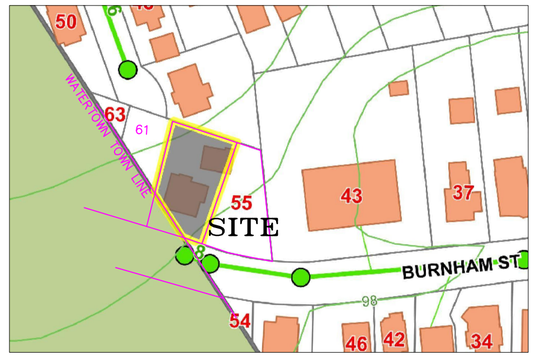
REFERENCE:
SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS SHOWN AND/OR RECORDED.
BELMONT ASSESSORS MAP 28 PARCELS 37 & 38
WATERTOWN ASSESSORS GIS ID 521/9/2P
PLAN DATED 21 OCT. 1905 BOOK 3197 END MSRD.
PLAN 540 OF 2010 MSRD.
DEED BOOK 68740 PAGE 184 MSRD.

NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

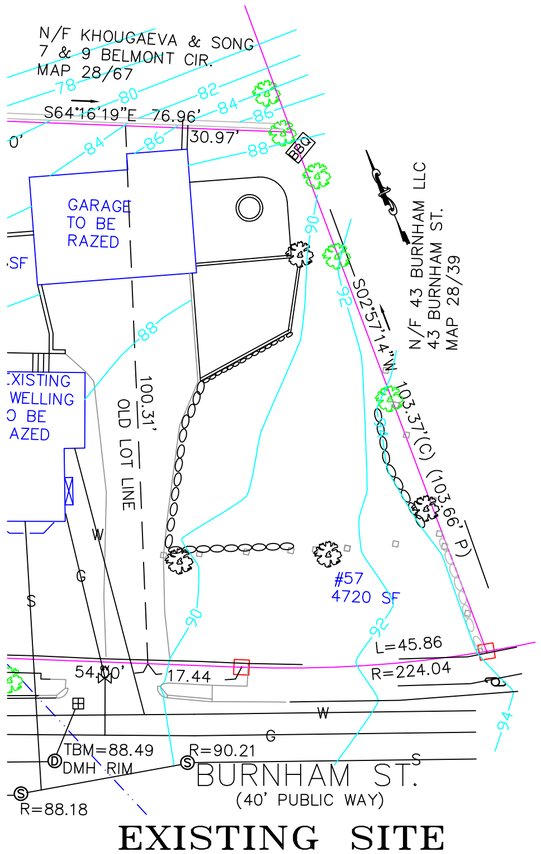
CERTIFICATION:
PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR FOUNDATION INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.
A. THE BUILDING CONFORMS TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF BELMONT, MA. LOT IS "GRANDFATHERED".
B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. FEMA MAP #2501700414E DATED 4 JUNE 2010.

ZONING DISTRICT: GR

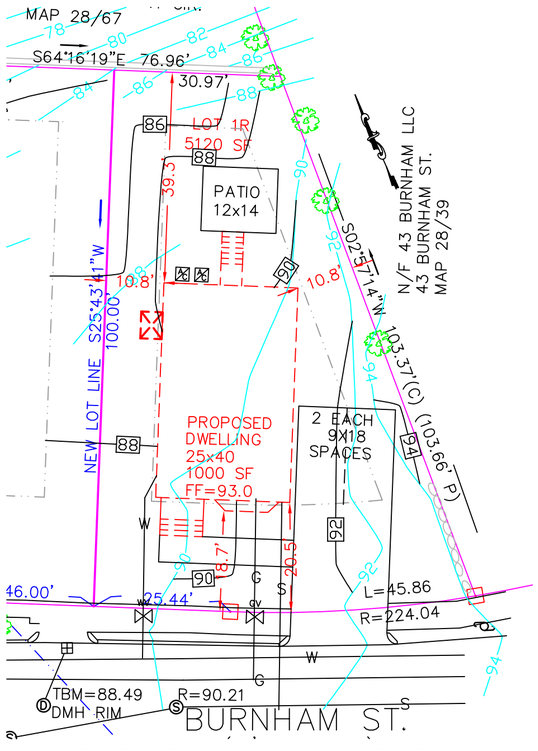
LOT REQUIREMENTS	REQUIRED	57 & 59 EXISTING	PROPOSED 57–59 BURNHAM ST. 57
1. AREA (SF/DU) (2 FAMILY)	3500	9720	---
AREA (SF) (1 FAMILY)	4000	---	5120
2. WIDTH (FT) (REAR BLDG LINE)	45	---	46
3. DEPTH (FT)	---	---	---
4. FRONTAGE (FT)	70	117.3	71.3
5. FRONT SETBACK (BURNHAM) (FT)	18.0 (AVE)	23.5	20.5
6. SIDE SETBACK (FEET)	10	5	10.8
7. REAR SETBACK (FEET)	20	N/D	39
LOT DEPTH (100'+; 20%)	20'	N/D	----
8. COVERAGE	30%	N/D	30.2%+
OPEN SPACE	40%	N/D	69%
9. HEIGHT (FEET) MAX.	32	N/D	28
10. STORIES	2.5	2.5	2.5



LOCUS PLAN
1"=100 FT



EXISTING SITE
1"=20 FT



NEW SITE LAYOUT
1"=20 FT

COMMONWEALTH OF MASSACHUSETTS
BERNARD H. HAMILL
33595
REGISTERED LAND SURVEYOR

Bernard H. Hamill

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE: 19 JAN. 2023

PREPARED FOR:
57–59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:
H–STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
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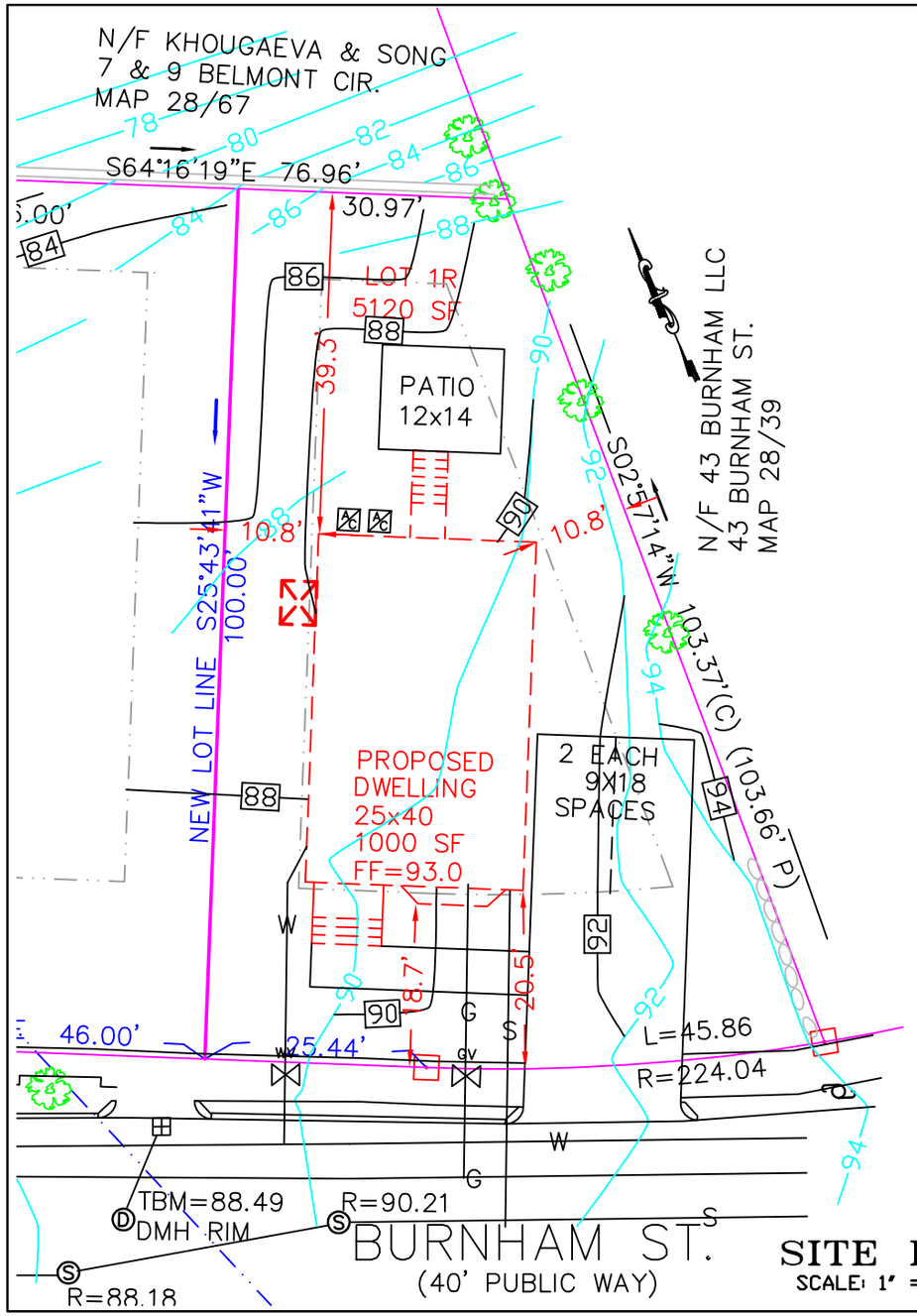


SITE PLAN
SCALE: 1" = 20 FT

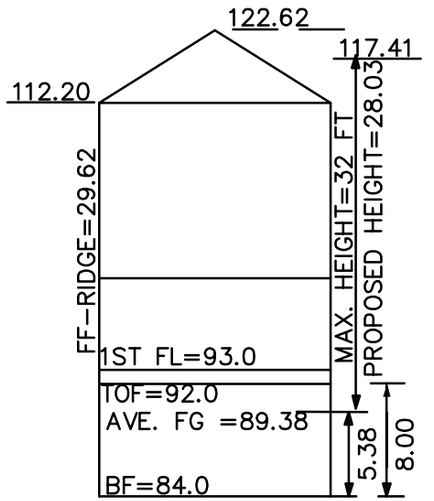
PLOT PLAN
57 BURNHAM ST.
BELMONT, MA

FOUNDATION BELOW GRADE
40% MIN.
PERCENTAGE BELOW GRADE
=5.38 FT / 8 FT = 67%

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT

COVERAGE
30% OF 5120 SF = 1536 SF
PRO. HOUSE = 1000 SF OR 19.5%
DRIVEWAY AREA = 548 SF OR 10.7%
OPEN SPACE = 69.8%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



HOUSE PROFILE
NTS

ZONING DISTRICT: GR
A. ASSESSORS MAP 28 PARCEL 171
B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010; ZONE X.
C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
D. PUBLIC SHADE TREES LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE TO BE RETAINED.

PROPOSED SINGLE FAMILY DWELLING
57-59 BURNHAM ST., RIGHT

COMMONWEALTH OF MASSACHUSETTS
BERNARD H. HAMILL
33595
REGISTERED LAND SURVEYOR

Bernard H. Hamill

REFERENCE:
DEED BOOK 68740 PAGE 184 MSRD.
EXISTING DWELLING NOT SHOWN.

PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
(EMAIL: HSTAR@ATT.NET)

OWNER: 57-59 BURNHAM LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA
ASSESSORS MAP: MAP 28 PARCEL 37 & 38
APPLICATION #: _____
DATE: 19 JAN. 2023
SCALE: 1"=20'

Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: 57 BURNHAM ST. **Zone:** GR

Surveyor Signature and Stamp: _____ **Date:** 1/19/23

	REQUIRED	EXISTING	PROPOSED
Lot Area	4000	N/A	5120
Lot Frontage	45	N/A	71.3
Floor Area Ratio	---	---	---
Lot Coverage	25%	N/D	19.5%
Open Space	40%	N/D	69%
Front Setback	20	N/D	20.5
Side Setback R	10	N/D	10.8
Side Setback L	10	N/D	10.8
Rear Setback	20	N/D	39
Building Height	32	N/D	28
Stories	2.5	2.5	2.5
½ Story Calculation	122.62 (RIDGE ELEV) – 112.20 (SOFFIT ELEV)/2=5.21 FT (AVE. ROOF) (112.2+5.21) – 89.38 (AVE GRADE)=28.03 FT (HEIGHT)		

NOTES:

COMMONWEALTH OF MASSACHUSETTS
BERNARD H. HAMILL
33595
REGISTERED
LAND SURVEYOR

Bernard H. Hamill

19 JAN. 2023

GENERAL NOTES:

1. IBC = INTERNATIONAL BUILDING CODE, 2015 EDITION:
   SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB INCLUDING REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE 9TH EDITION BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY AND WELFARE IN THE CONSTRUCTION PROCESS OF BUILDING.

   IRC = INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
   ALL SINGLE FAMILY HOUSES, TWO FAMILY HOUSES (DUPLEXES) AND BUILDINGS CONSISTING OF THREE OR MORE TOWNHOUSE UNITS SHALL FOLLOW AND ADHERE TO THIS COMPREHENSIVE CODE. ALL BUILDINGS WITHIN THE SCOPE OF THE IRC ARE LIMITED TO THREE STORIES ABOVE GRADE PLANE. THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL PROVIDE FOR AND PERFORM ALL WORKS IN STRICT ACCORDANCE WITH THE IRC 2015 CODE.

2. SUPERVISION AND CONSTRUCTION PROCEDURES:
   THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
   IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOB SITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ENGINEER AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN WRITTEN INSTRUCTIONS FROM THE ENGINEER. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.
3. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS, 3,500 PSI FOR ALL EXTERIOR CONCRETE WALL, WALKS, SLABS, ETC.
4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.
5. NO FOOTING SHALL BE PLACED IN WATER.
6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW FINISHED EXTERIOR GRADE.
7. ALL FOOTINGS EXCAVATIONS SHALL BE FINISHED BY HAND.
8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.
9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.
10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.
11. LVL BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES TYPICAL.
12. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN THE FIELD.
13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY-TOPOGRAPHICAL PLAN TYPICAL.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL AUTHORITY HAVING JURISDICTION. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND/OR COLLAPSE.
15. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.
16. THE ENGINEERS IS NOT RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SCHEDULING OF CONSTRUCTION ACTIVITIES-OR FOR JOB SITE SAFETY. THESE DUTIES BELONG WITH THE GENERAL CONTRACTOR WHO HAS CONTROL OF THE JOB SITE AND HAS THE OBLIGATION TO PERFORM AND COORDINATE WITH HIS SUPERINTENDING THE WORK IN ACCORDING TO THE CODE, CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY AND WARRANTS
    THAT THIS INTENT SHALL BE CARRIED OUT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR AND THAT THE ENGINEER WITH THEIR CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY.
17. TYPICAL SMOKE DETECTORS = (S)
    HEAT DETECTORS = (H)
    CARBON MONOXIDE DETECTORS= (CO)
    ALL UL APPROVED, SMOKE/HEAT DETECTORS SHALL BE IN STRICT ACCORDANCE WITH THE IBC 2015 CODE, ALL AS RELATED TO THE LIFE SAFETY STANDARDS FOR BUILDINGS AS PER THE INTERNATIONAL FIRE CODE.
18. ALL NOTES TYPICAL ALL DRAWINGS.
19. EGRESS/MEANS OF EGRESS SHALL STRICTLY ADHERE AND MEET THE IBC 2015 CODE ITEMS, ALL AS PER SECTION 1030.
20. ALL WINDOW GLASS IS HIGH PERFORMANCE LOW E, MIN. U=0.35 INSULATED GLASS.
21. HANDRAILS AND GUARDS 1607.8.1, CONCENTRATED LOAD 1607.8.1.1
    HAND RAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
    "HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7."
22. IT IS IMPORTANT THAT ALL CONTRACTORS VISIT AND BE FAMILIAR WITH THE SITE, THE TOPOGRAPHICAL CONDITIONS, THE LAND, THE ORIENTATIONS, ALL THE EXISTING CONDITIONS IN REFERENCE TO ANY PROPOSED REVISIONS AS MAY BE DESIGNATED ON THE PLANS. THIS INCLUDES ANY EXISTING BUILDING AND OR HOUSE OR MULTIPLE STRUCTURES. IT IS IMPORTANT THAT THE GENERAL CONTRACTOR AND ALL THE CONTRACTORS HAVE A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING BUILDING ALL IN REFERENCE TO THE WORK THAT IS TO BE DONE AND ACCOMPLISHED. SHOULD ANY DISCREPANCIES BE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF THEIR FINDINGS.

DRAWING LIST

HOUSE

LEGEND

(S) SMOKE DETECTOR

(H) HEAT DETECTOR

(CO) CARBON MONOXIDE DETECTOR

CONCRETE

BATT INSULATION

DOOR

GLAZING

HIDDEN LINE

R1 RECESSED LIGHT FIXTURE

T-1

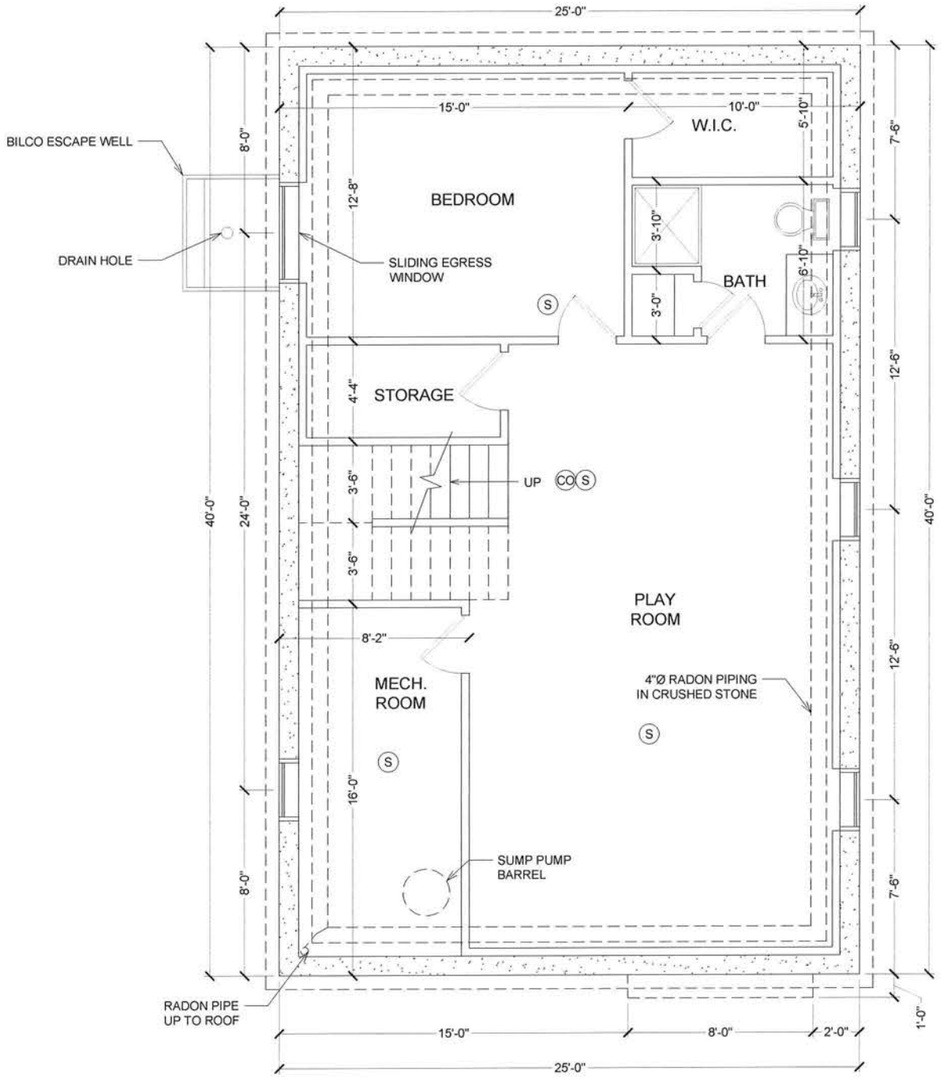
	DATE
REVISIONS	

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

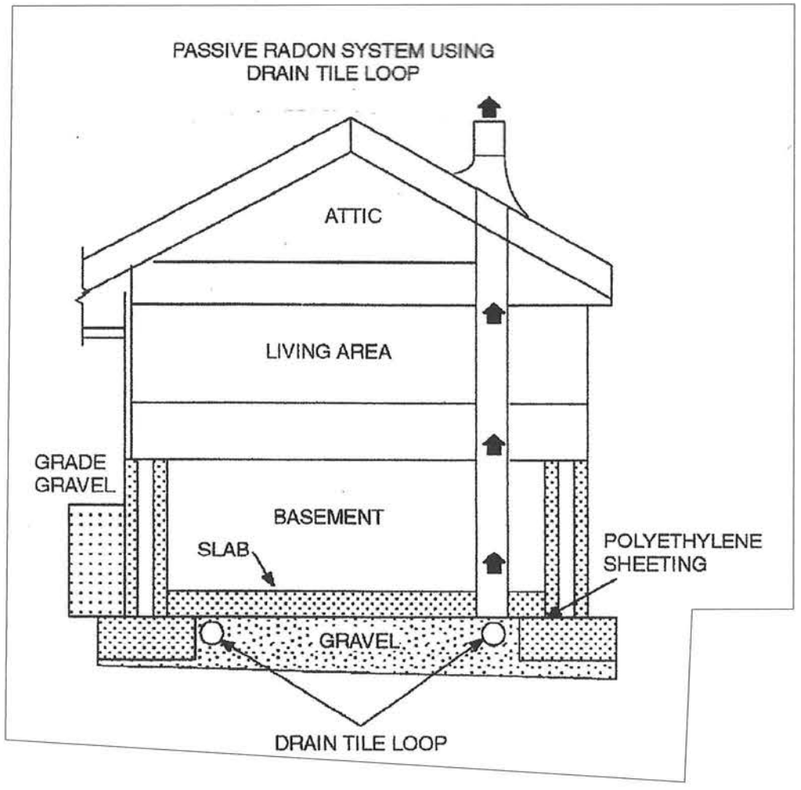
TITLE SHEET

PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA



FOUNDATION PLAN

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



A-1

DATE	REVISIONS

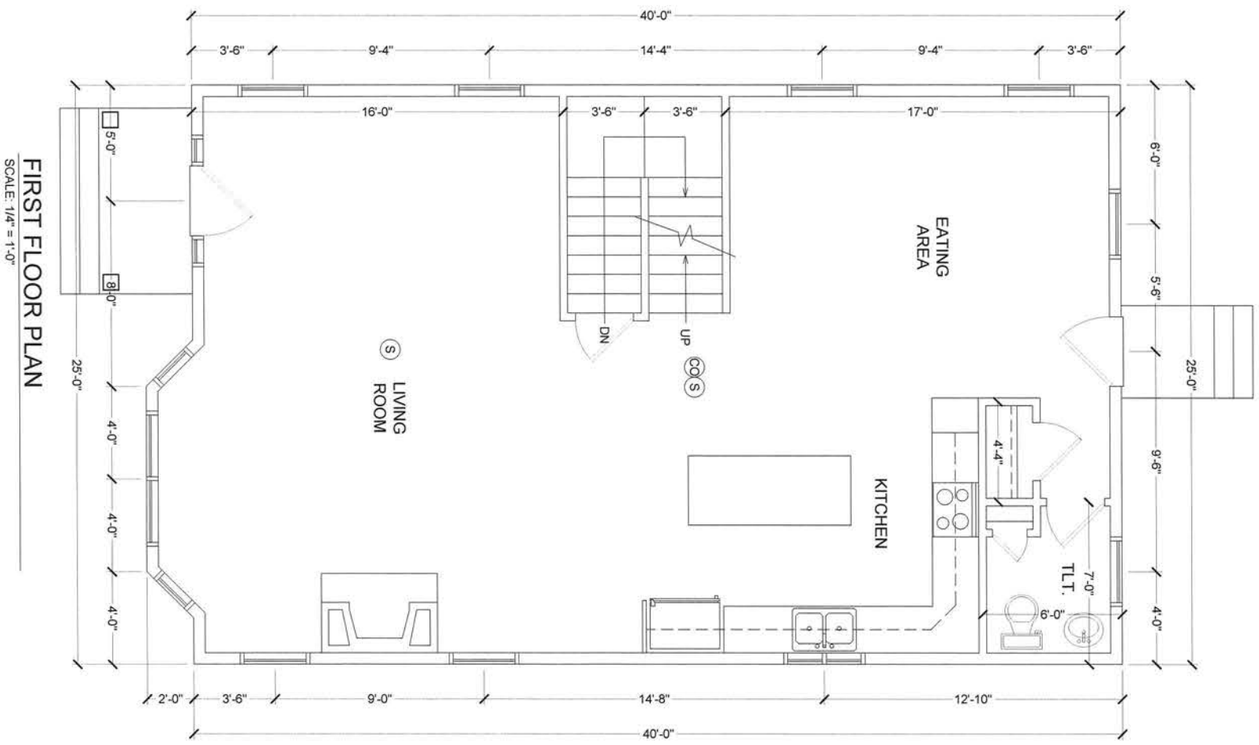
DATE: 8/18/2022

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

CONSTRUCTION DOCUMENTS

FOUNDATION PLAN

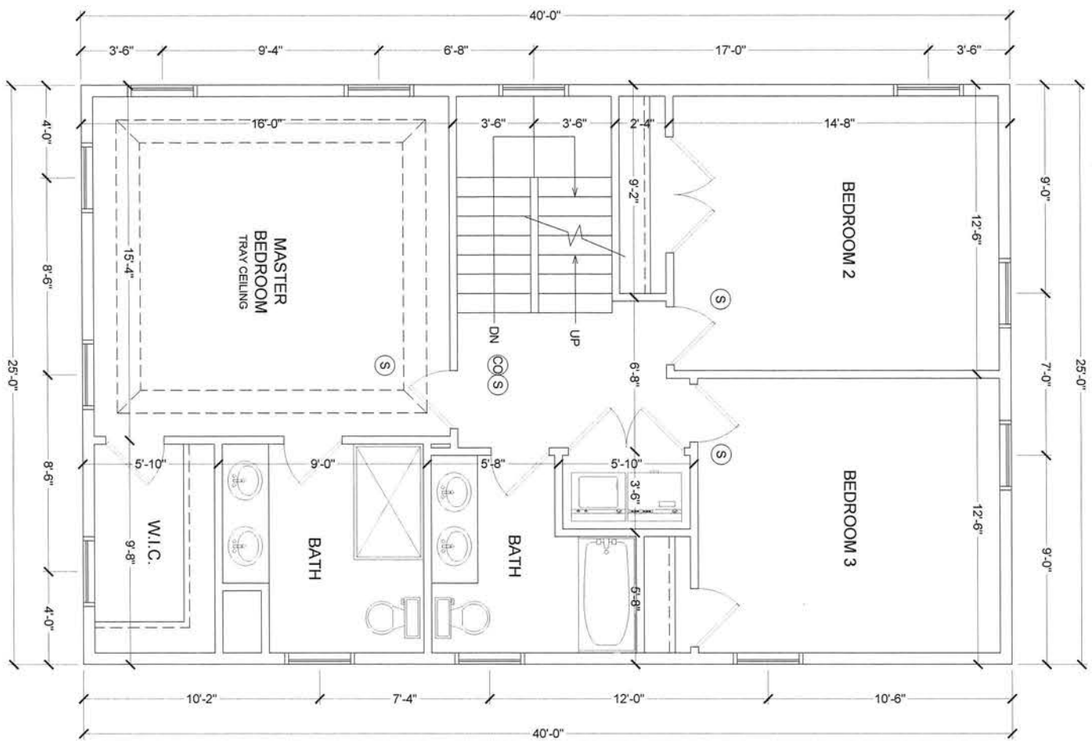
PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA



FIRST FLOOR PLAN

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

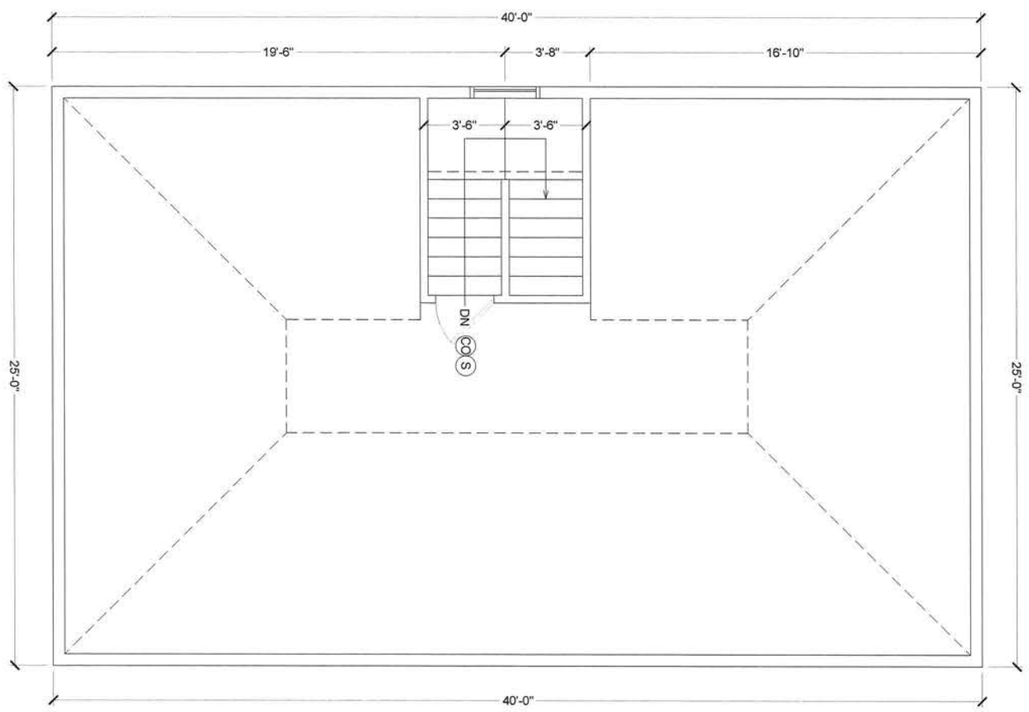
PROJECT: BOB CALNAN 57 BURNHAM ST. BELMONT, MA	FIRST FLOOR PLAN	DATE : 8/18/2022 SCALE : 1/4" = 1'-0" CONSTRUCTION DOCUMENTS	REVISIONS	DATE	A-2



SECOND FLOOR PLAN

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

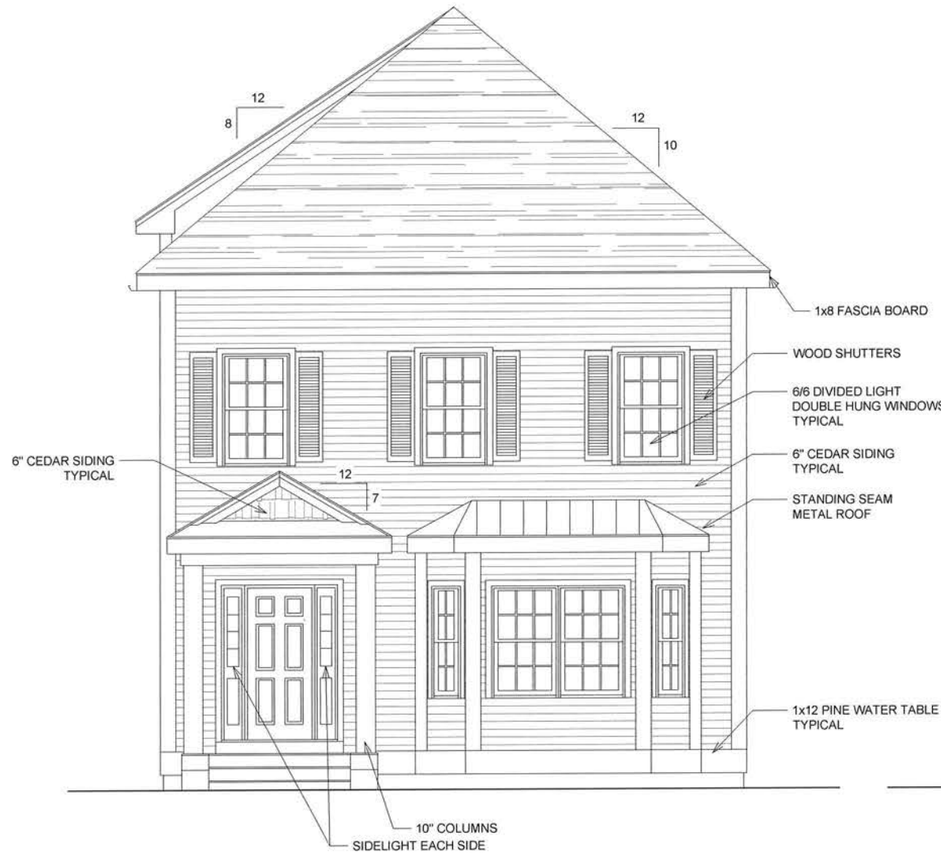
PROJECT: BOB CALNAN 57 BURNHAM ST. BELMONT, MA	SECOND FLOOR PLAN	DATE : 8/18/2022 SCALE : 1/4" = 1'-0" CONSTRUCTION DOCUMENTS	REVISIONS	DATE	A-3



ATTIC FLOOR PLAN

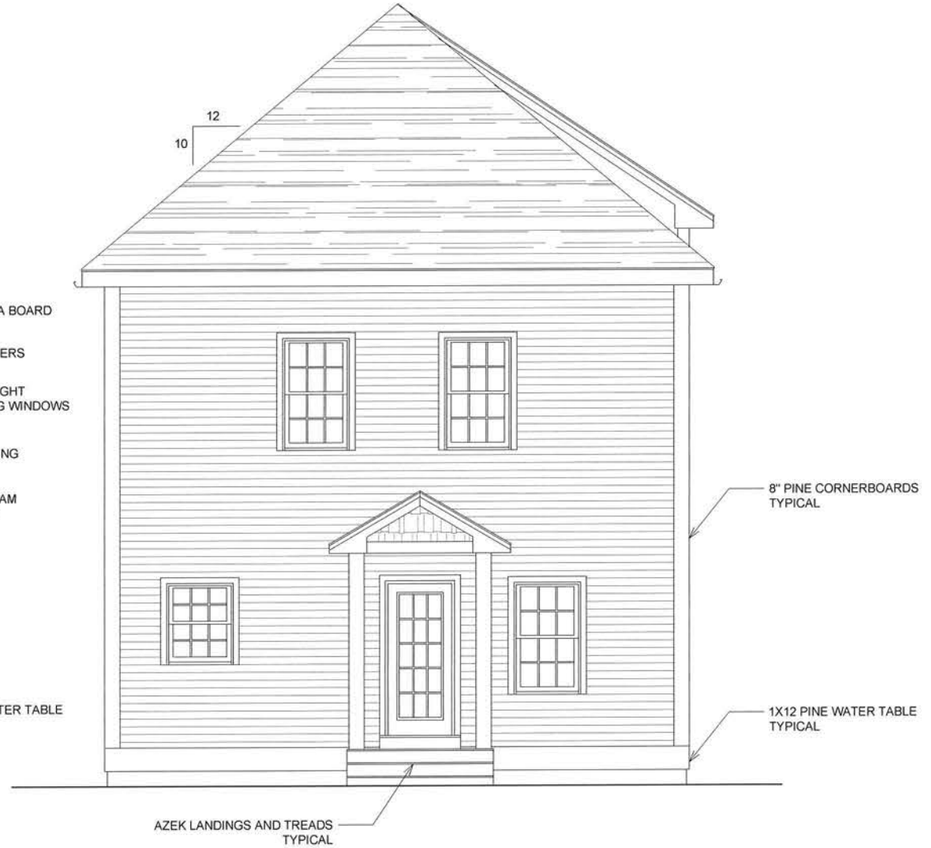
SCALE: 1/4" = 1'-0"

PROJECT: BOB CALNAN 57 BURNHAM ST. BELMONT, MA	ATTIC FLOOR PLAN	DATE : 8/18/2022 SCALE : 1/4" = 1'-0" CONSTRUCTION DOCUMENTS	REVISIONS	DATE	A-4



FRONT ELEVATION

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



REAR ELEVATION

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

A-5

REVISIONS	DATE

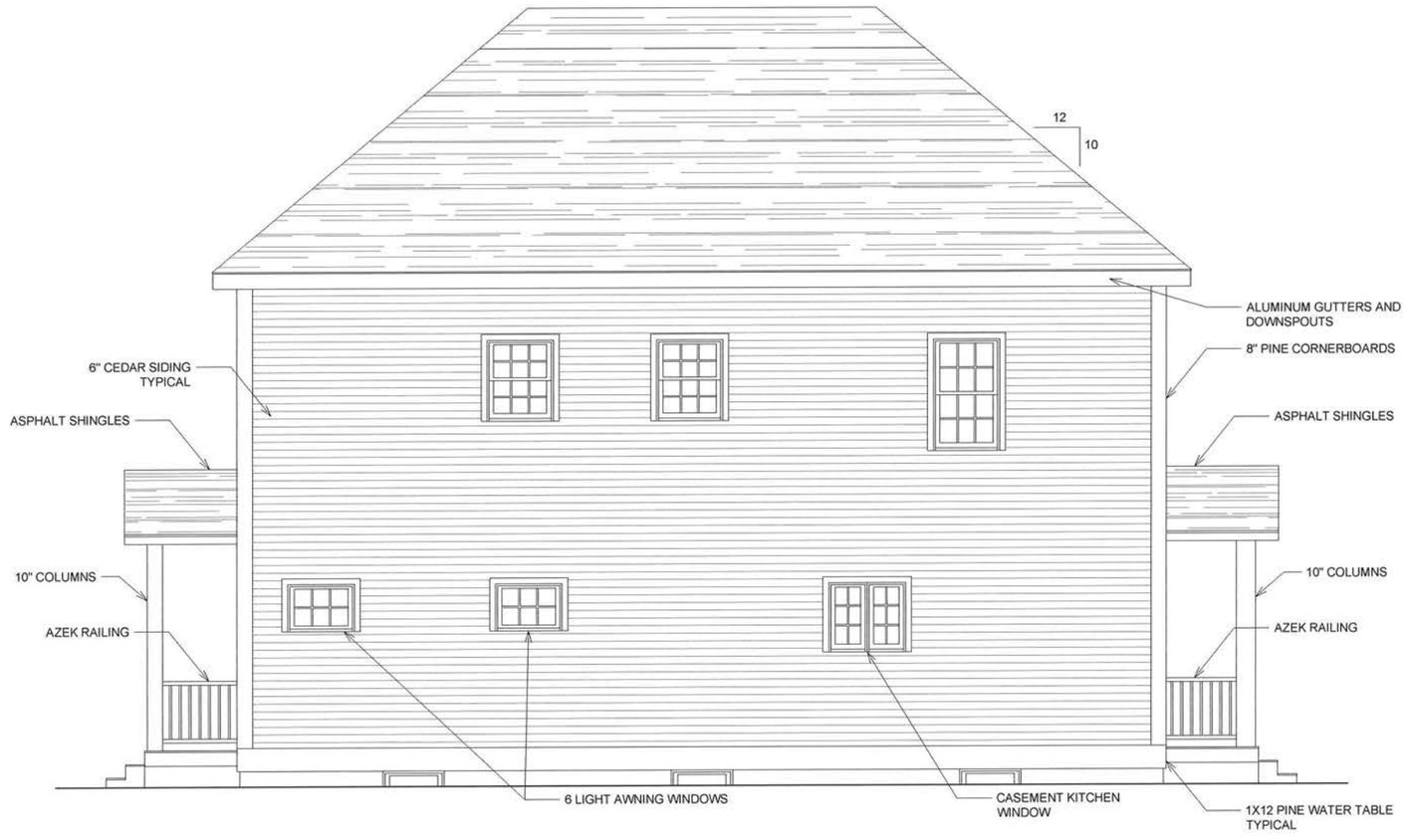
DATE : 8/18/2022

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

CONSTRUCTION DOCUMENTS

FRONT AND REAR ELEVATIONS

PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA



RIGHT ELEVATION

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

DATE :	8/18/2022
SCALE :	1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

REVISIONS	DATE

A-6

RIGHT ELEVATION

PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA

LEFT ELEVATION

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

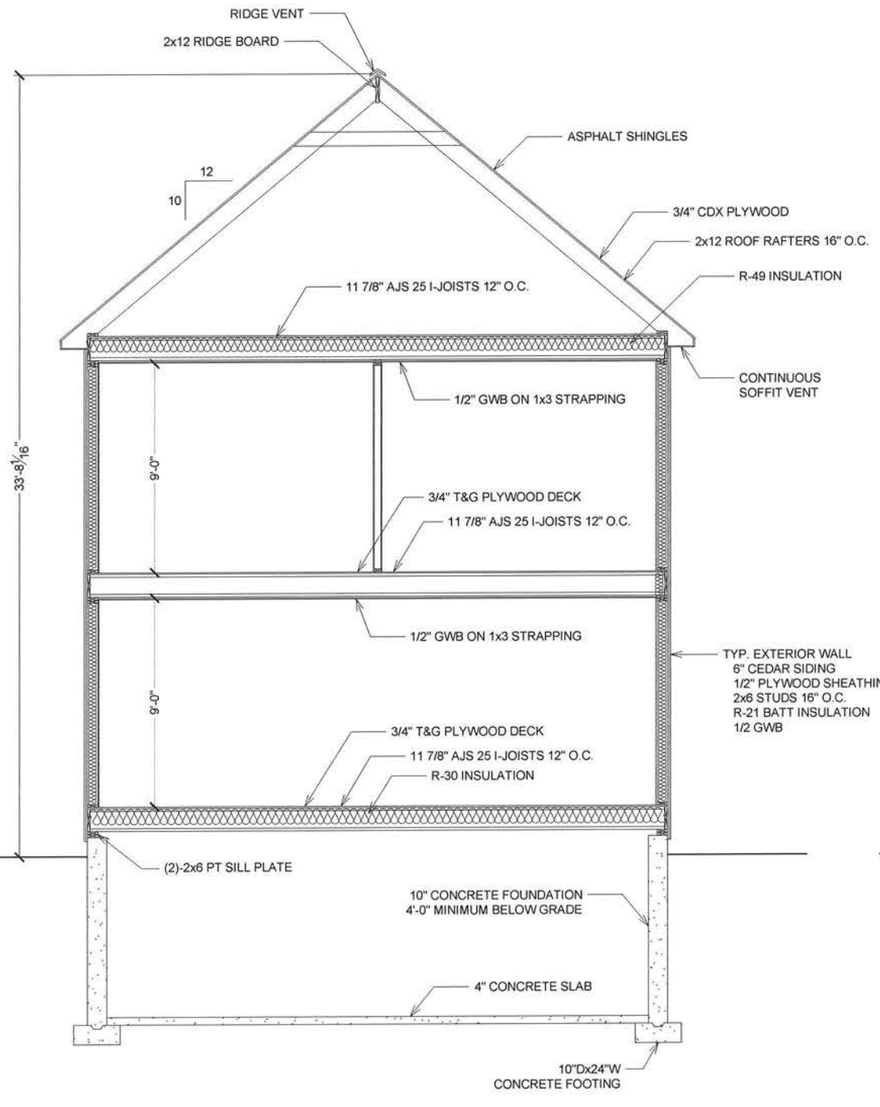
PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA

LEFT ELEVATION

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

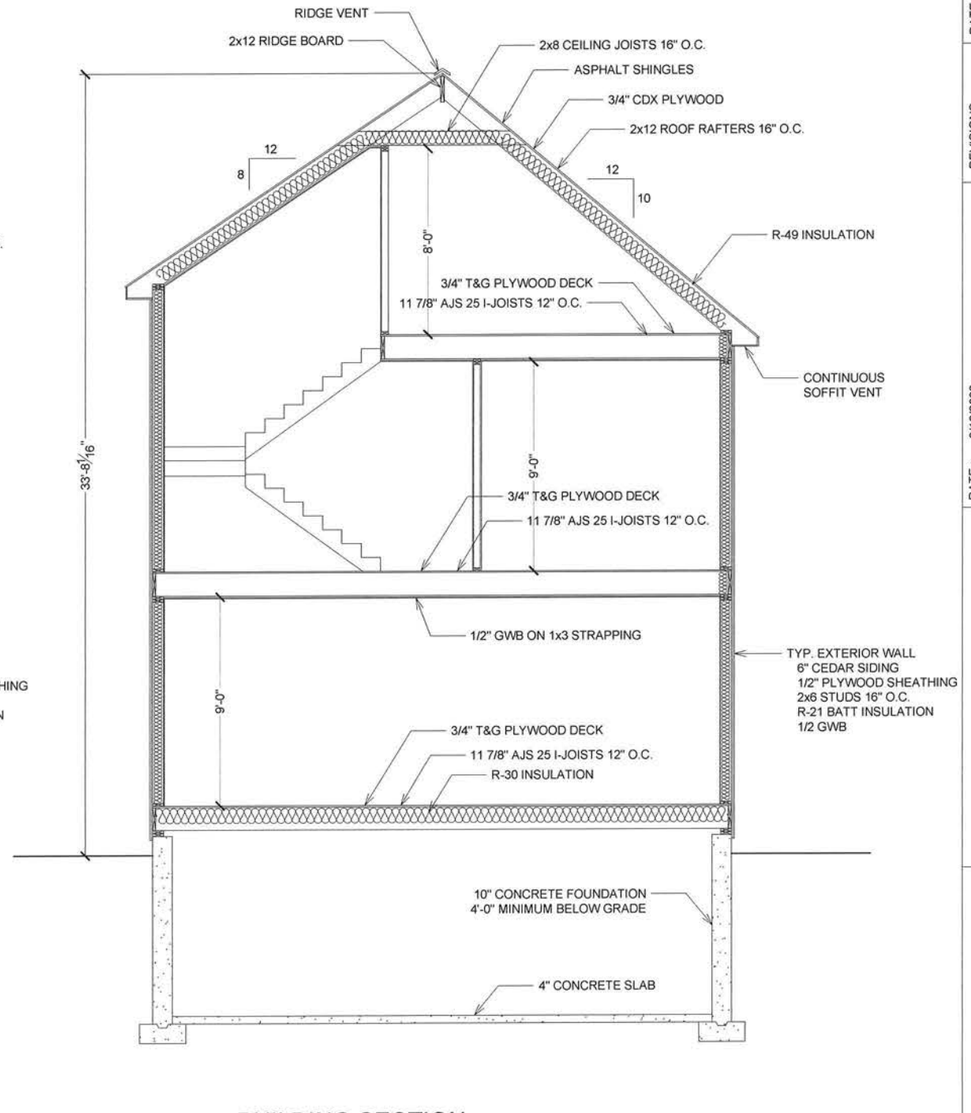
REVISIONS	DATE

A-7



BUILDING SECTION

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



BUILDING SECTION

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

A-8

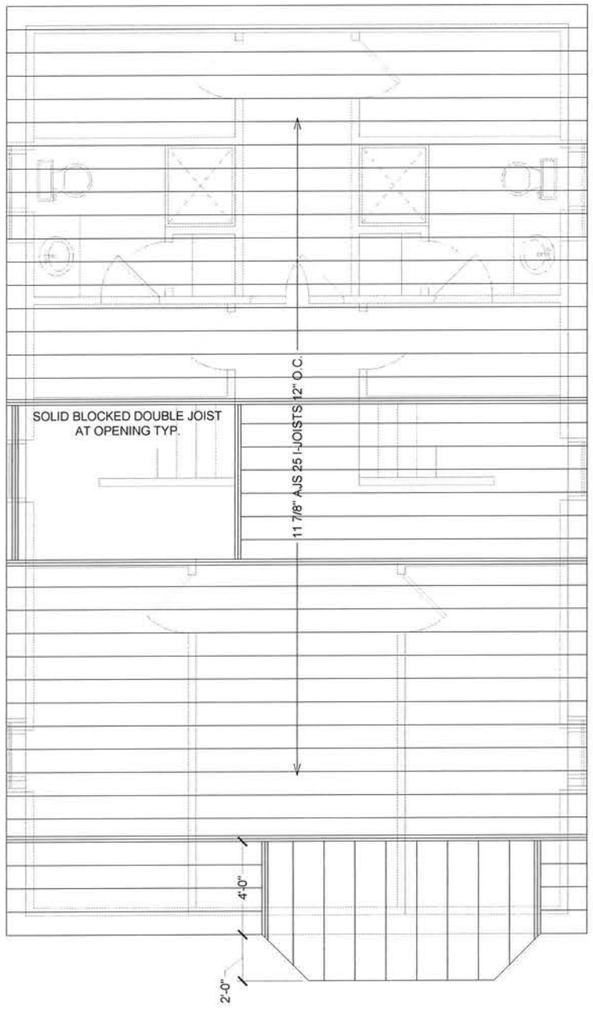
DATE	REVISIONS	DATE

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"

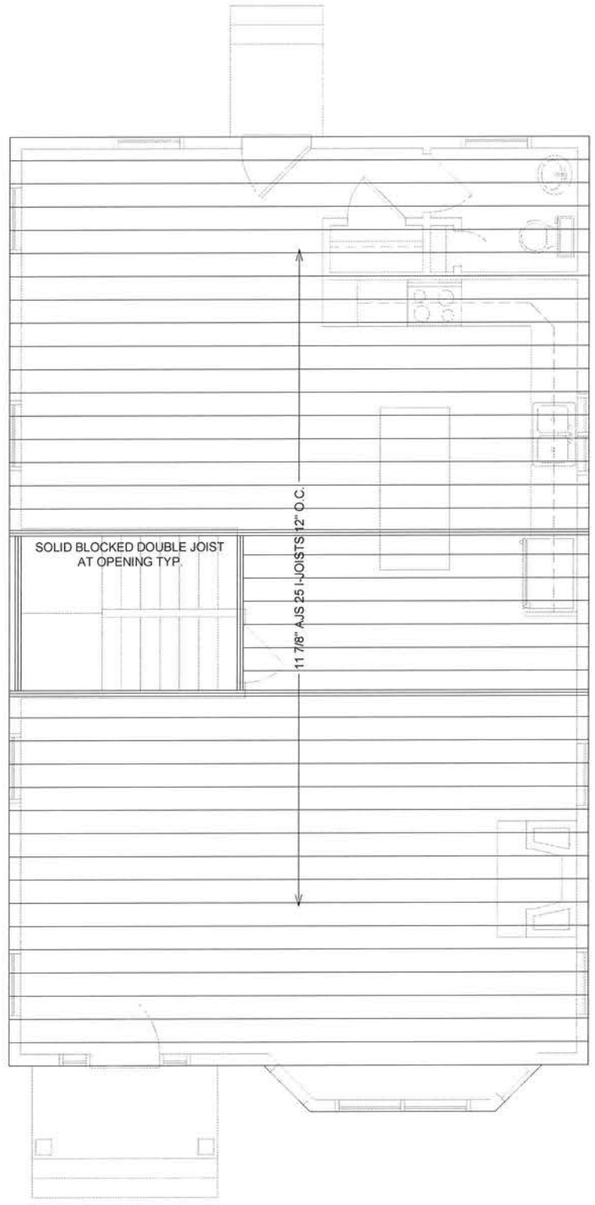
CONSTRUCTION DOCUMENTS

BUILDING SECTIONS

PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA



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



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

F-1

REVISIONS	DATE

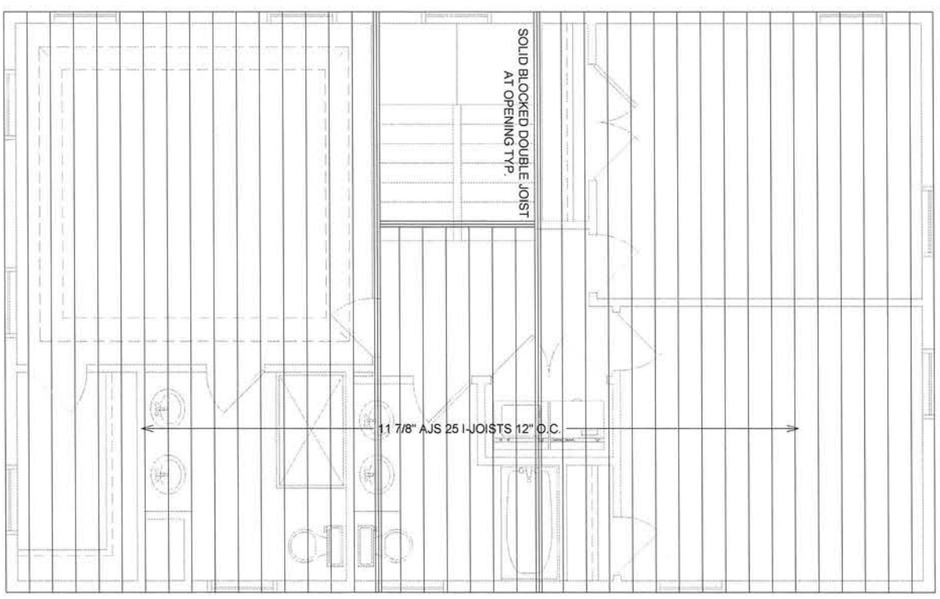
DATE: 8/18/2022
SCALE: 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

FIRST AND SECOND FLOOR FRAMING PLANS

PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA

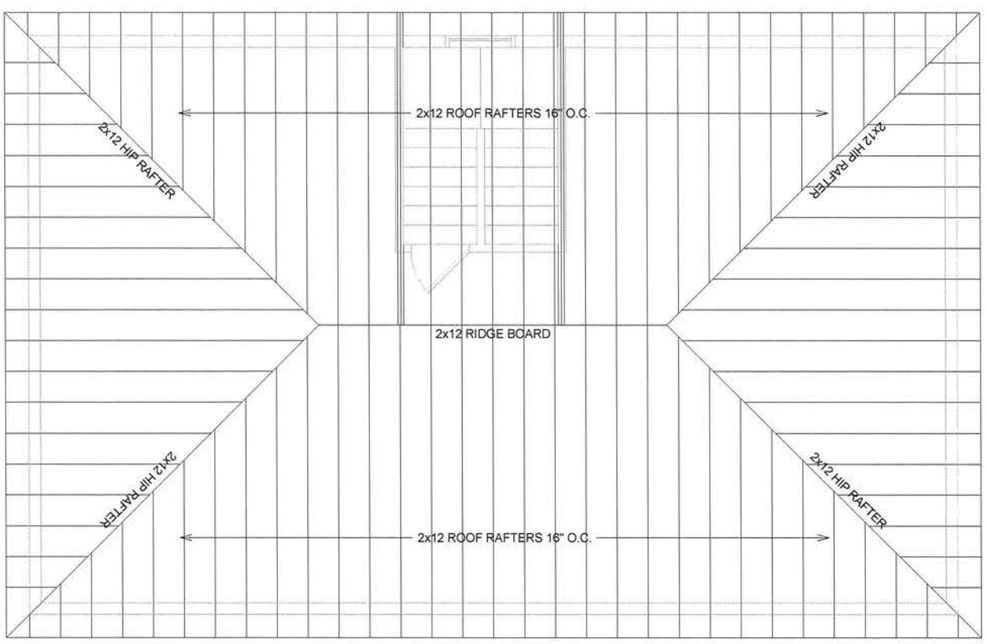
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



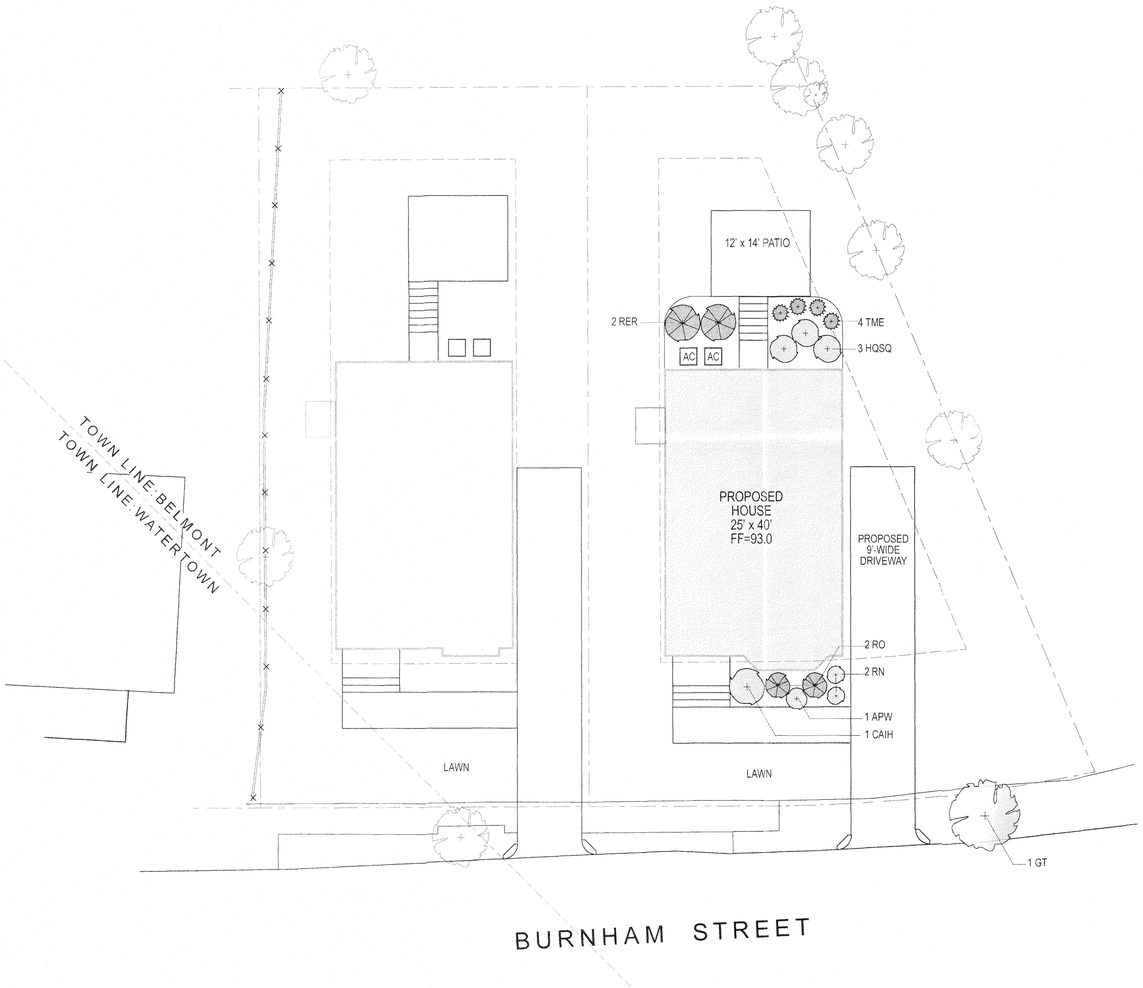
PROJECT: BOB CALNAN
57 BURNHAM ST.
BELMONT, MA

ATTIC AND ROOF FRAMING PLANS

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

REVISIONS	DATE

F-2



LEGEND

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED BROADLEAF EVERGREEN SHRUB
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIAL
- PROPERTY LINE
- YARD SETBACK LINE
- EXISTING FENCE
- PROPOSED FENCE

PLANT LIST: 57-59 BURNHAM ST., LOT 1R

Key	Qty	Botanical Name	Common Name	Mature Size	Description, including flower color	Installed Size	Remarks
Deciduous Trees							
GT	1	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	35-45'H x 25-35'W	Native cultivar. Ascending branches form a tree that is more upright than other species. Thornless and nearly seedless. Yellow fall color	2.5-3" cal.	Single main leader
Shrubs							
APW	1	Azalea 'Girard's Pleasant White'	Girard's Pleasant White Azalea	2-3'H x 2-3'W	Low compact spreading plant with white flowers in May.Dark evergreen foliage. Attracts hummingbirds and butterflies.	#5	Sub: Azalea Hot Shot
CAIH	1	Cornus alba 'Ivory Halo'	Ivory Halo Red Twig Dogwood	5-6'H x 5-6'W	Deciduous shrub with red twigs revealed in winter. Trim roots with spade to remove root suckers if spread is undesired. Best red color occurs on young stems. Remove 25% of oldest stems each spring to stimulate growth of new colorful stems. White flowers give way to white-blue drupes that is attractive to birds.	#7	full to base
HQSQ	3	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	4-5'H x 5-6'W	Deciduous. Erect white flower heads in summer turn pink as they age. Oak-like leaves, Excellent fall color. Broad form.	#7	full symmetrical form
RER	2	Rhododendron 'English Roseum'	English Roseum Rhododendron	6-8'H x 6-8'W	Large leaf broadleaf evergreen. Pink flowers with coppery blotch bloom in late May.Large rounded foliage are 3-6" long. Noted for cold hardiness.	2.5-3'	5-6'spacing. Sub: 'Nova Zembl
RO	2	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	4-5'H x 3-4'W	Small leaf broadleaf evergreen. Deep pink flower in April, Shiny bronze leaves in winter. Removing spent flowers encourages growth. A PJM Hybrid.	2-2.5'	Full, dense
RN	2	Rosa 'Notraum'	Rose Pink Carpet Rose	2-3'Hx 3-5'W	Deciduous; Double pink fragrant flowers from Spring-frost. Self-cleaning, which means gardners don't have to deadhead.	#3	Sub:3 Buddleia Lo&Behold 'Pink Micro Chip'
TME	4	Taxus media 'Ever Low'	Everlow Yew	1.5'H x 4-6'W	Conifer; Low-growing short-needled evergreen. Spreading groundcover habit	2-2.5'	Full, spreading

PLANT NOTES

1. This Planting Plan is based on the following: 1. a drawing titled 'PLOT PLAN, 57-59 Burnham Street, Left, BELMONT,MA', prepared by H-Star Engineering, Inc., 200 Greenville Road, New Ipswich, NH 03071, dated Feb 21, 2020, and received by Shoplick Associates on Sept 7, 2022. Shoplick Associates assumes no responsibility for errors, inconsistencies, updates, or omissions in this drawing.
2. **PROTECTION OF EXISTING VEGETATION:** Trees and other vegetation designated to remain shall be protected throughout the duration of the construction period with bright orange plastic fence placed in a circle 10' away from trunk. Any damages resulting from the Contractor's operations or neglect shall be repaired or replaced by the Contractor. No equipment or materials shall be stored or stockpiled within the drip line of the trees. If, in order to perform excavation work, it becomes necessary to cut a tree's roots, such roots must be cleanly cut by a Certified Arborist. Tree protection must remain in place throughout construction until final acceptance by Owner.
3. **CLEARING AND GRUBBING:** Verify all items to be removed and to remain before commencing any demolition work. Do no clearing without full knowledge of existing conditions to be preserved. Tree and shrub removal includes the cutting and grubbing of all stumps, roots and root clusters that have a diameter of 1 inch or larger to a depth of at least 2 feet below finish grade elevations. The Contractor is responsible for complying with local and state rules and regulations pertaining to the off-site disposal of all soil, trees, shrubs, stumps, vegetative, and extraneous debris produced by removal and construction operations.
4. Maintain existing grade at trees to remain.
5. **CUT AND FILL:** During grading operations, stockpile existing loam to be used for proposed lawn and plant bed areas. Any existing or introduced fill shall be well-graded, natural, inorganic soil, free of debris, stones larger than 4", & all materials subject to decomposition including roots & limbs. It shall also be free of highly plastic clays. Fill shall be placed in 6" horizontal layers, and compacted before adding the next layer. Never place wet or frozen fill. Compact the top 18" of fill/soil in lawn and plant bed areas to 65% density.
6. **PLANT BED PLANTING MIX:** Planting soil mix shall consist of onsite loam supplemented with loam from off-site sources, if required. Contractor shall have on and off site samples tested at either a state or recognized commercial laboratory. The soil test shall determine the soil texture, pH, magnesium, phosphorus, potassium, soluble salts, total calcium, nitrogen, and percent organic matter. Soil test results shall include laboratory recommendations for soil amendments to correct deficiencies and accomplish planting objectives. The pH for soil for lawn areas shall be between 6.0-7.0, and contain more than 3% organic matter. The soil for plant bed areas shall be based on the specific plant requirements but shall be within the pH range of 5.5-6.5, and contain between 5% and 15% organic matter. Planting soil shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, reasonably free of lumps, stones, plants, roots, & other foreign matter. Planting mix and subsoil in all plant beds shall freely drain.
7. **PLANT MATERIALS: NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT CONSENT OF LANDSCAPE ARCHITECT**. The Contractor shall adjust quantities of plant materials & their layout to fit actual site conditions. All plant material shall conform to the sizing & grading standards of the latest edition of The American Standard For Nursery Stock, published by the American Nursery & Landscape Association. The Contractor shall provide stock true to botanical name, and legibly labeled. Plants shall be delivered free of defects, diseases, & all forms of insect infestation.
8. **WARRANTY: The Contractor shall provide a 1 year warranty on all plant materials.**
9. **PLANTING:** The subgrade for all plant beds and lawn areas shall be loosened by discing or rototilling to a depth of three inches (3") to permit bonding of loam to the subsoil. Place all trees, shrubs, & individual herbs and perennials for approval by the Owner prior to planting. The Owner reserves the right to adjust the spacing and placement of the plants according to actual site conditions. The Contractor shall remove all artificial burlap and twine, if used, at time of installation. The Contractor shall cut all wire baskets, if used, down to a maximum of 6" from the bottom of each root ball. **The width of the holes dug for shrubs & trees shall be 2 ½ times the diameter of the root ball.** It is more important that the hole for plants be wide rather than deep. **All shrubs & trees shall bear the same relationship to the final grade as to the original grade before planting.** Remove all nursery mulch to determine correct root flare. After removing the plant from its container, rough up the sides of the root ball to loosen soil and encourage roots to spread into hole. Place plant in hole and back fill 6" deep with loam. Water thoroughly. After water has soaked into backfilled loam, resume filling the remainder of the hole in 6" lifts. Form a saucer around the outside edge of the plant, and fill with water again.
10. **MULCHING:** The Contractor shall spread a 2-3" deep bed of dark aged mulch in all plant beds & throughout the planting area. **Keep mulch away from the base of all trunks to prevent rotting of the bark.**
11. **WATERING:** The Contractor is responsible for watering all plant materials while on site until acceptance of project by Owner. The following watering schedule depends on rain frequency: Water plants every day for the first week, every other day for the second week, & two-three times a week for the third and fourth weeks. After the fourth week water once a week if less than 1" of rain falls during the week. The Contractor shall apply 10-20 gallons of water per application on trees greater than 2" caliper.

NORTH

Scale: 1"=10'

0' 10' 20' 40'

PROJECT NAME
57-59 Burnham Street
LOT 1R
Belmont, MA 02478

STAMP
MASSACHUSETTS
JANE SHOPLICK
No. 1159
REGISTERED LANDSCAPE ARCHITECT

Shoplick Associates
Landscape Architecture
602 Centre Street
Newton, MA 02458
T: 617-244-7309
F: 617-795-1506

REV. NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWING TITLE
PLANTING PLAN

CHECKED
DRAWN BY J.S.
SCALE AS NOTED
DATE Sept 12, 2022

DRAWING NUMBER
L-1

SHEET 1 OF 1