

Miller Design LLC

Transmittal

Date: January 7, 2021

To: Ara Yogurtian, Belmont
From: Diane Miller
CC: Andy Liu
Re: 73 Trowbridge Street, lot 62 (single family)

Hi Ara,

On behalf of the homeowner, the purpose of this transmittal is to request an amendment to the approved single family residence (lot 62) at 73 Trowbridge Street. Specifically, the proposed changes are summarized as follows:

1. Eliminate the 84 SF front portion of the second floor as shown by hatch pattern on sheet "A12 proposed change"
2. Add the 82 SF rear portion to the second floor as shown by hatch pattern on sheet "A12 proposed change"
3. Additional minor changes triggered by above floor plan change, but that do not affect massing:
 - a. Modify the footprint of the rear deck to accommodate structural posts for floor plan change
 - b. Relocate some windows to accommodate above floor plan change
 - c. Add 2 skylights
 - d. Reduce the area of the attic from 562 sf (approved set) to 550 sf (01/05/21 revision)

In addition to the above-mentioned sheet "A12 proposed change" that highlights the scope of the proposed floor plan change, I am also including for your reference the "APPROVED 0926 single set" and the "PROPOSED 0106 revised set" reflecting the implication of this change on the entirety of the project, including the site plan, cellar plan, first floor plan, attic plan and exterior elevations.

In the time that has passed since the approval of this project, the global pandemic has had long-term impacts on the homeowner's lifestyle. Specifically, the homeowner is now prioritizing the need for additional home office space over the previous desire to maximize the size of bedroom 3. This proposed change essentially maintains the approved TLA and massing, but distributes the area in such a way as to allow the creation of a home office on the rear of the structure.

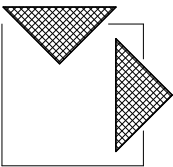
Thank you,
Diane

Attachments: A12 Proposed change.pdf, APPROVED 0926 single set.pdf, PROPOSED 0106 revised set.pdf

SINGLE FAMILY

1,271 sq ft

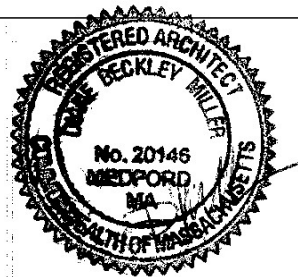
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80 CLARK STREET
BELMONT, MA 02478

Architect:
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80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
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9/26/19	REVISED

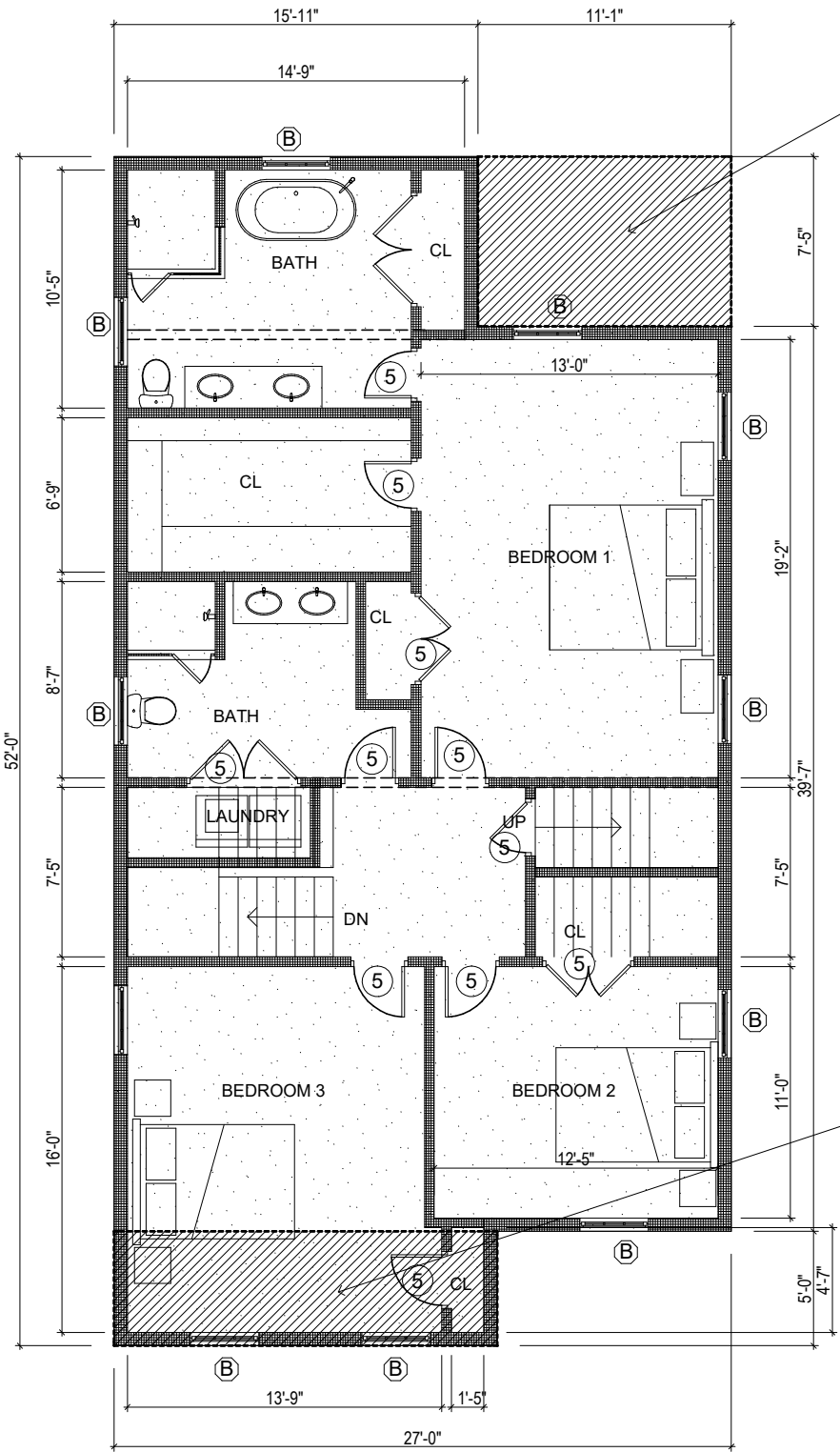


LIU RESIDENCE
73 TROWBRIDGE STREET
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NEW SECOND
FLOOR PLANS

Sheet
Number:

A12

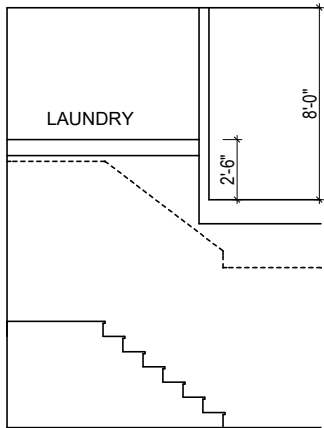


HATCH INDICATES PORTION OF SECOND FLOOR TLA
THAT IS PROPOSED TO BE ADDED TO APPROVED DESIGN

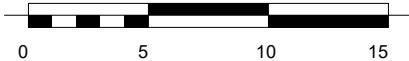
82 sq ft

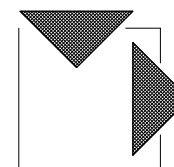
HATCH INDICATES PORTION OF SECOND FLOOR TLA
THAT IS PROPOSED TO BE REMOVED FROM APPROVED DESIGN

84 sq ft



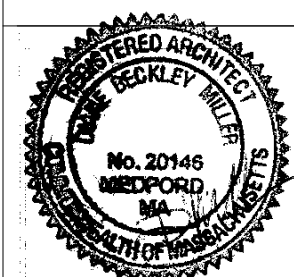
1 PLAN
SCALE: 1/8" = 1'





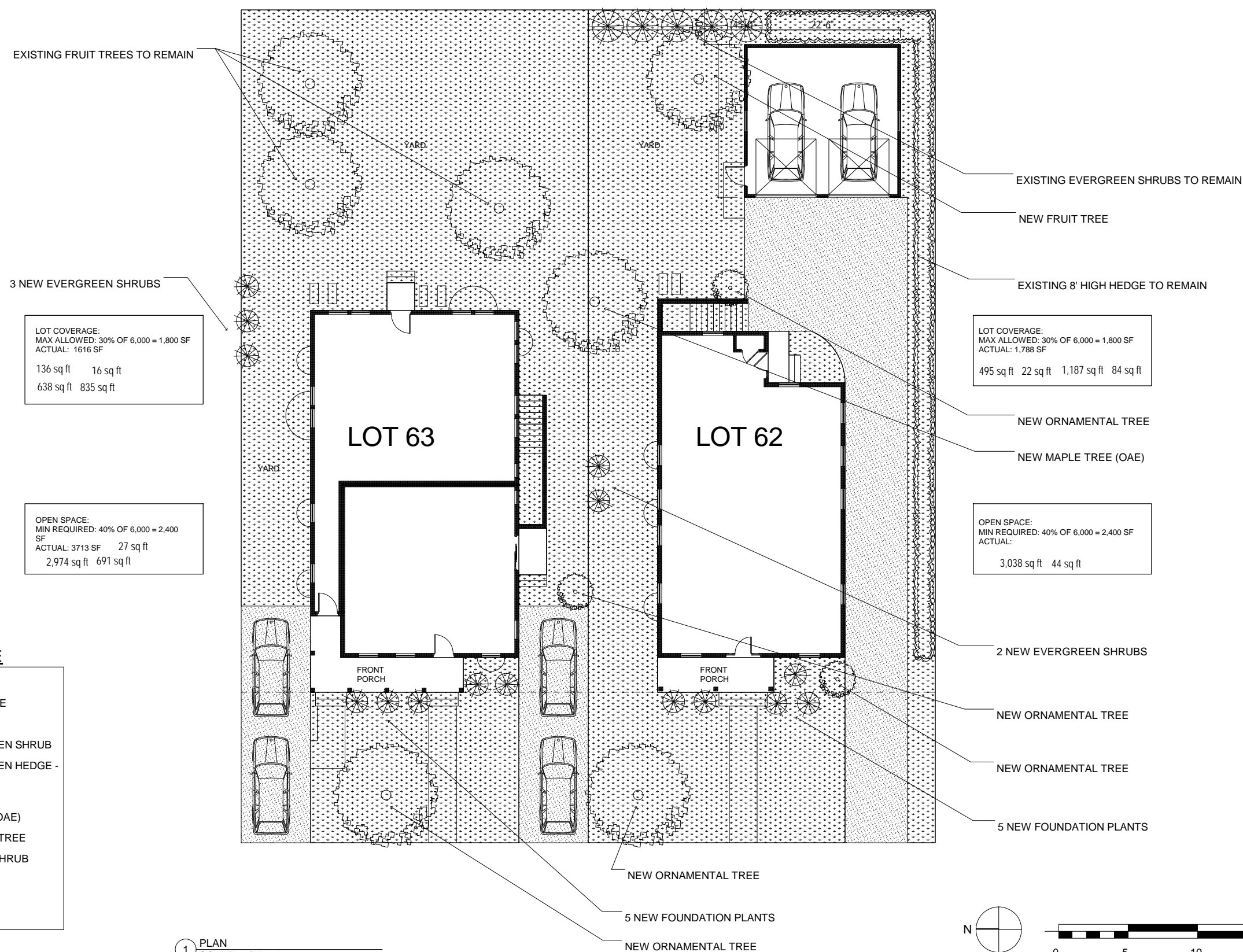
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






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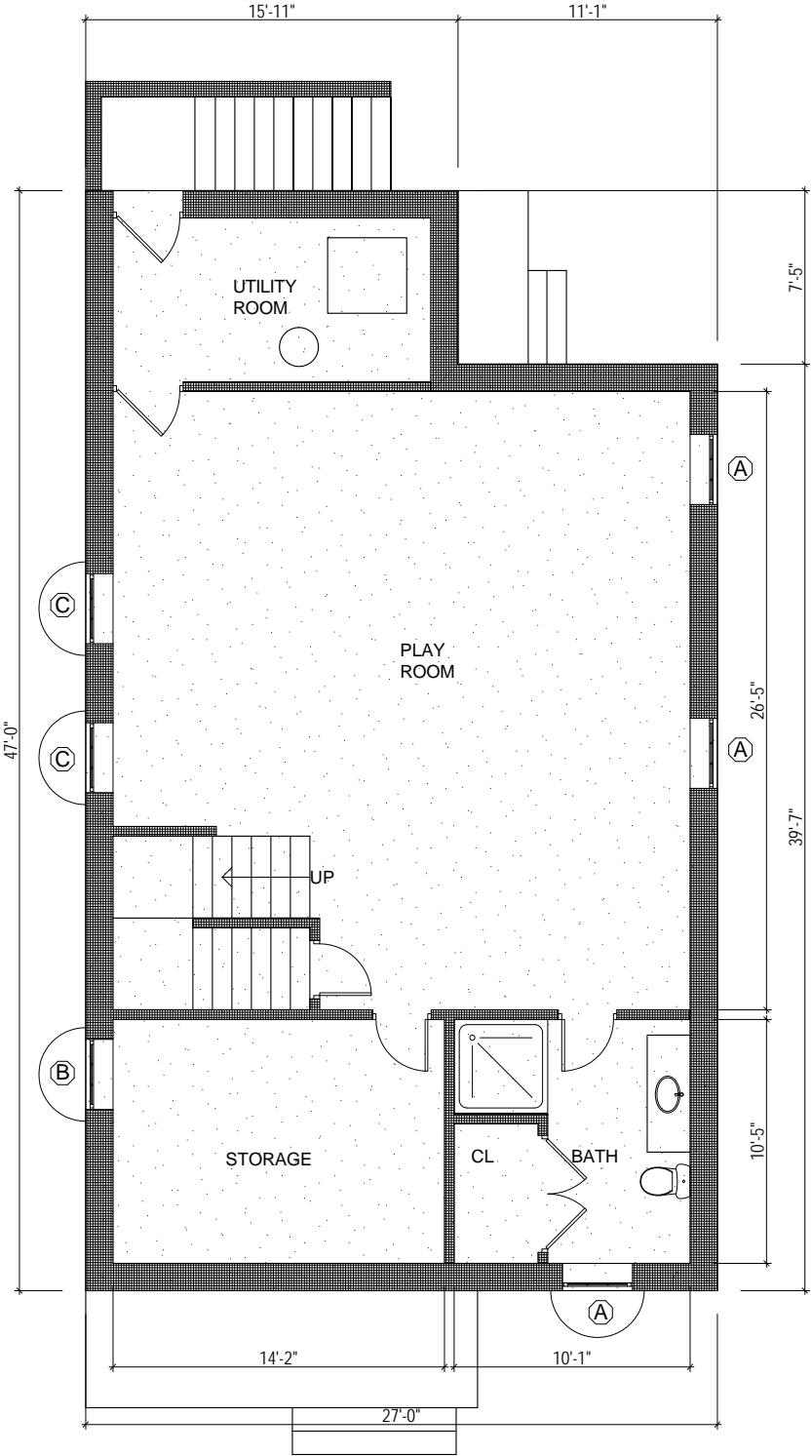
NEW SITE PLANS

A9



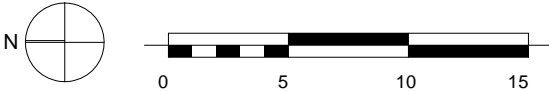
<u>KEY</u>		<u>PLANT SCHEDULE</u>	
	GRASS	QTY	PLANT
	MULCH	3	EXISTING FRUIT TREE
	HARDWOOD DECK	5	EXISTING EVERGREEN SHRUB
	PAVERS	1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L
	ASPHALT	1	NEW FRUIT TREE
	CONCRETE	1	NEW MAPLE TREE (OAE)
	RETAINING WALL	5	NEW ORNAMENTAL TREE
		15	NEW EVERGREEN SHRUB

SINGLE FAMILY

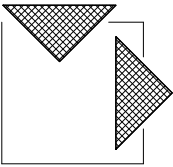


1,187 sq ft

1 PLAN
SCALE: 1/8" = 1'



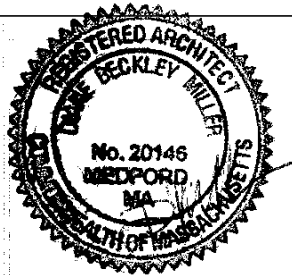
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LIU RESIDENCE
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NEW CELLAR
FLOOR PLANS

Sheet
Number:

A10

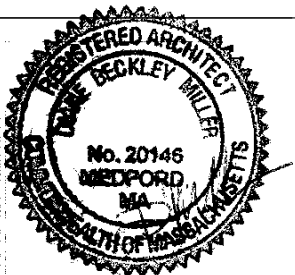
SINGLE FAMILY



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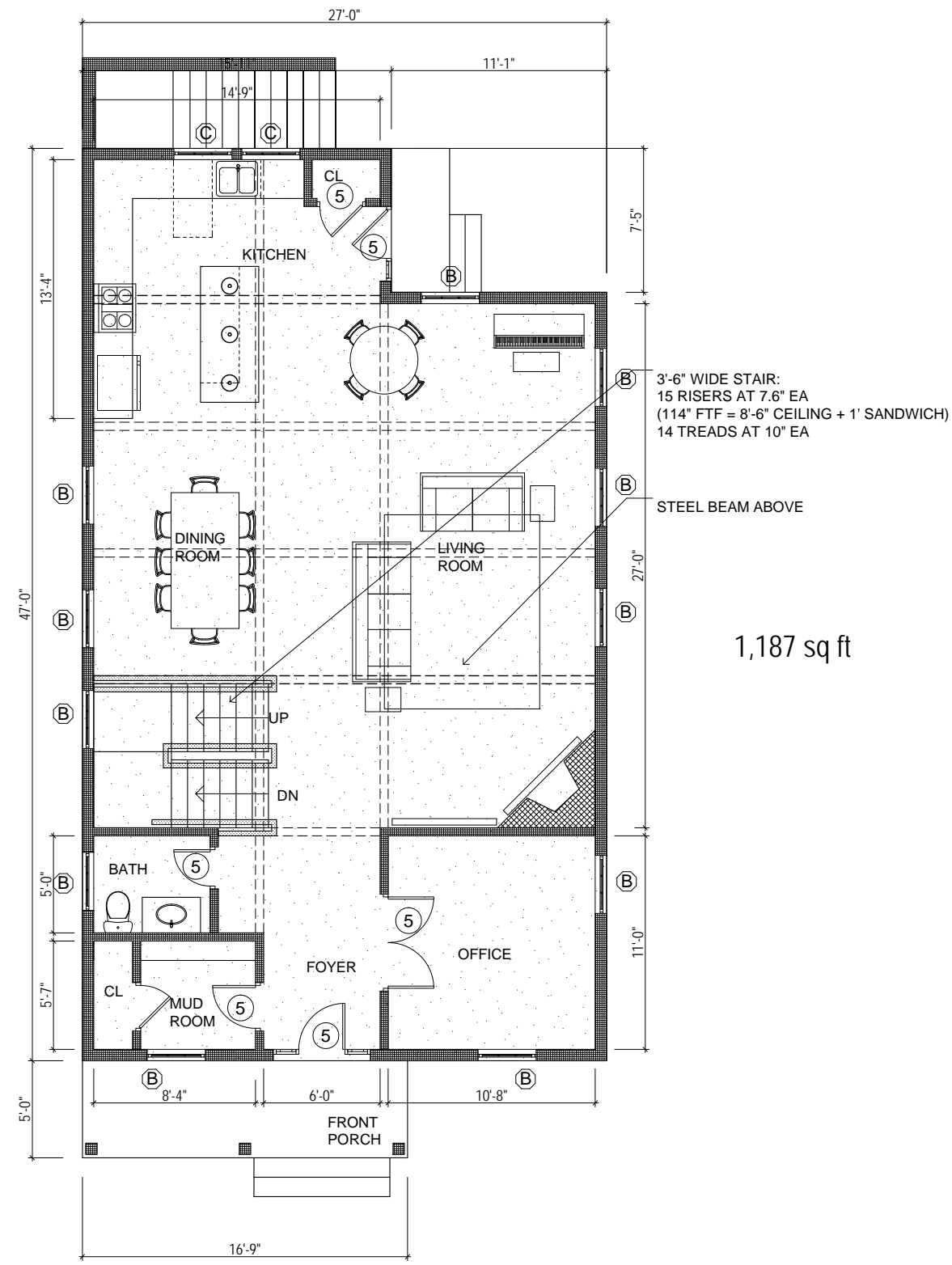


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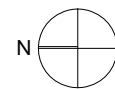
NEW FIRST FLOOR PLANS

Sheet
Number:

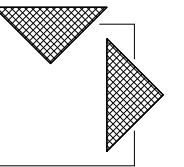
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1 PLAN
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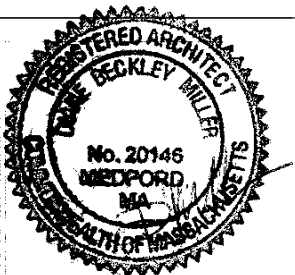
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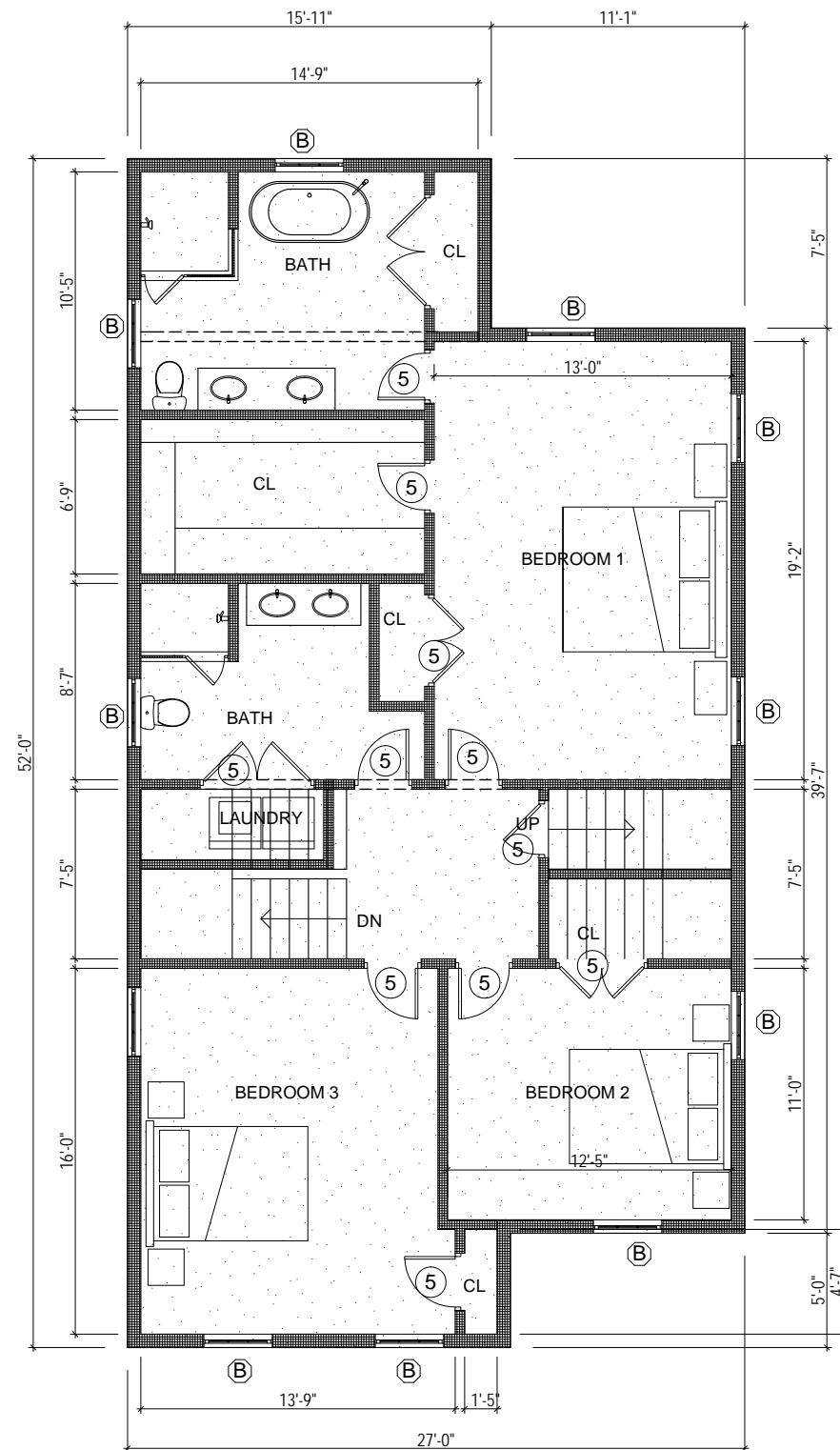


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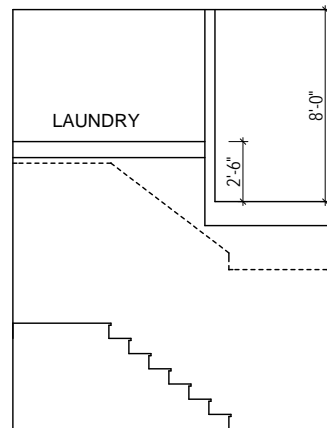
NEW SECOND FLOOR PLANS

Sheet
Number:

A12



1,271 sq ft



1 PLAN
SCALE: 1/8" = 1'



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

SECOND FLOOR AREA = 1,271 SF
60% OF 1271 = 762.6 SF MAX

ACTUAL: 562 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:
SECOND FLOOR PERIMETER = 157'-10"

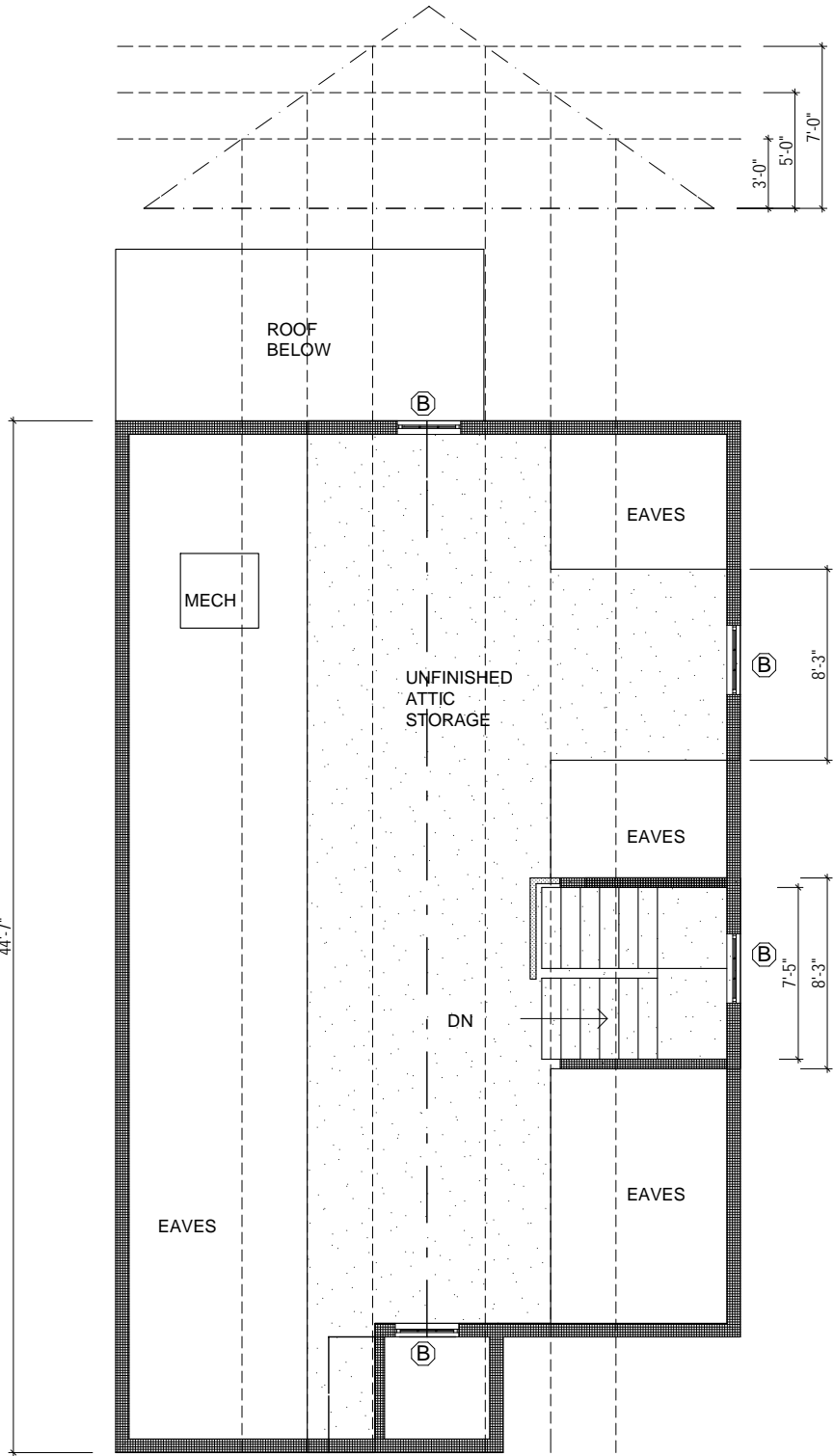
ALLOWABLE: MAX 78'-11" W/ RAFTER BOTTOMS AT 3' OR GREATER
(BASED ON 50% OF 157'-10" PERIMETER).

ACTUAL: 16'-10" + 16'-10" + 8'-3" + 8'-3" = 50'-2", CONFORMING

DORMER LENGTH CALCULATIONS:
ALLOWABLE: 33'-4" MAX PER ROOF SIDE (75% OF 44'-7")

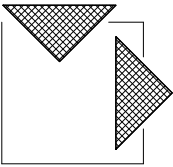
ACTUAL: 8'-3" + 8'-3" = 16'-6", CONFORMING

562 sq ft



SINGLE FAMILY

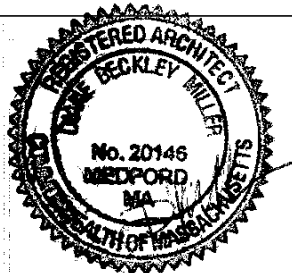
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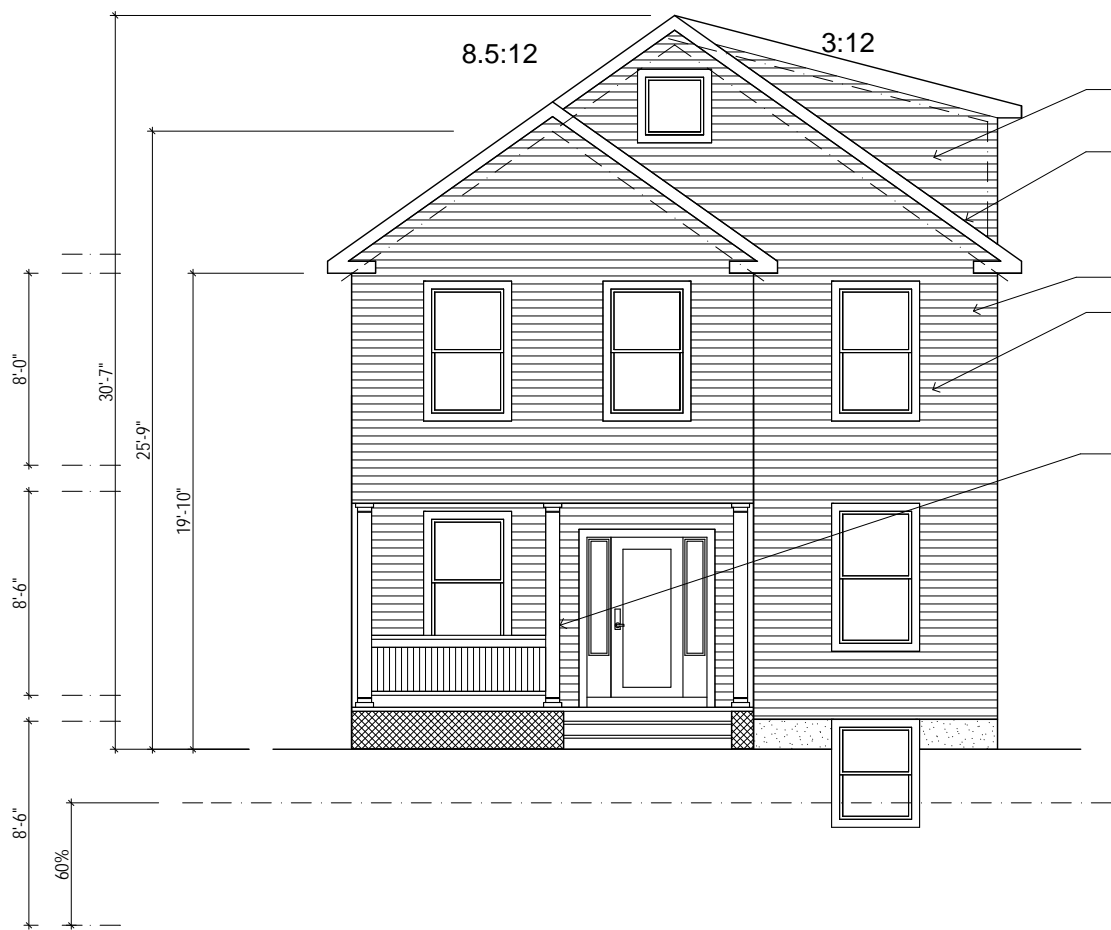
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NEW ATTIC
FLOOR PLANS

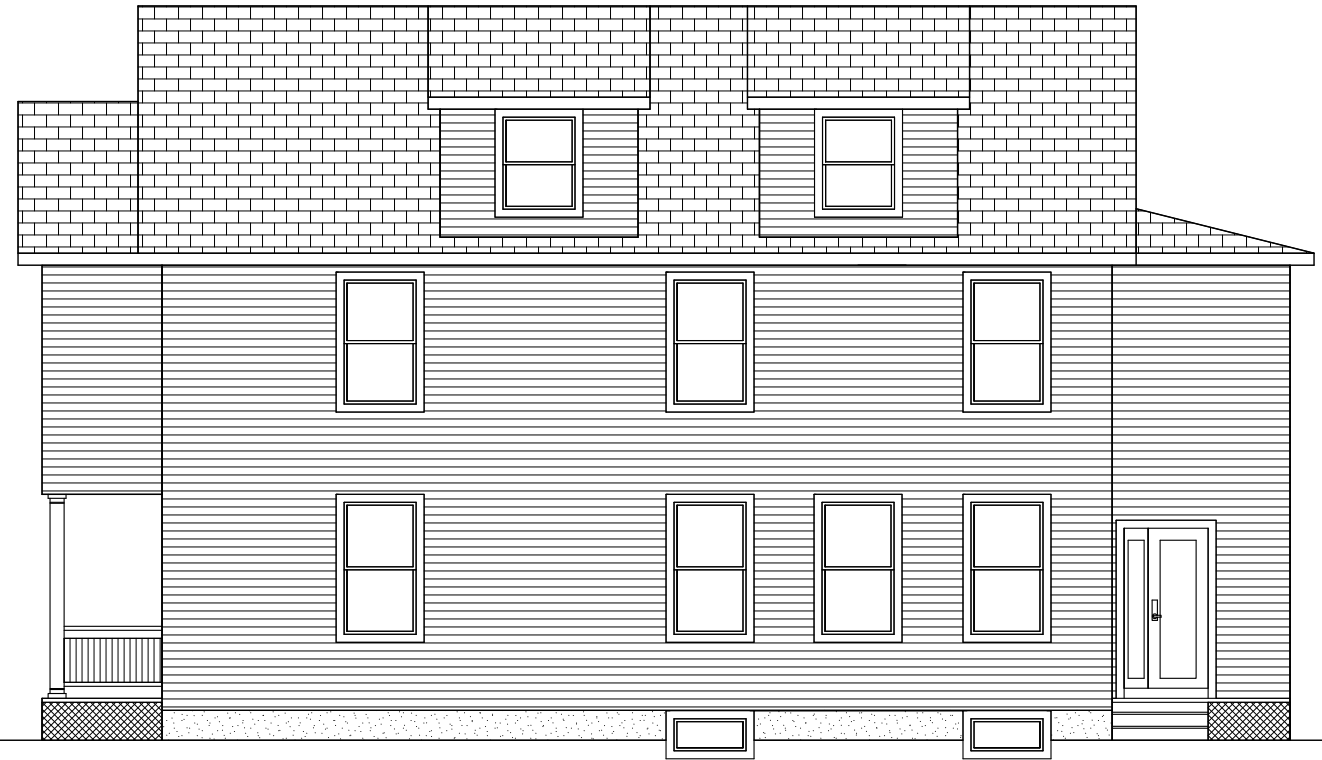
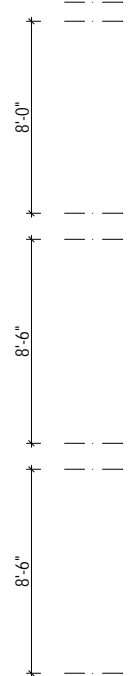
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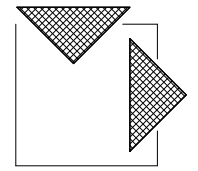
SINGLE FAMILY



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



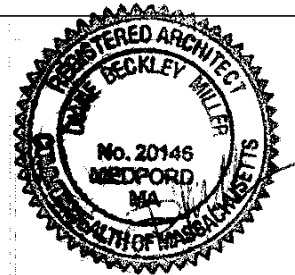
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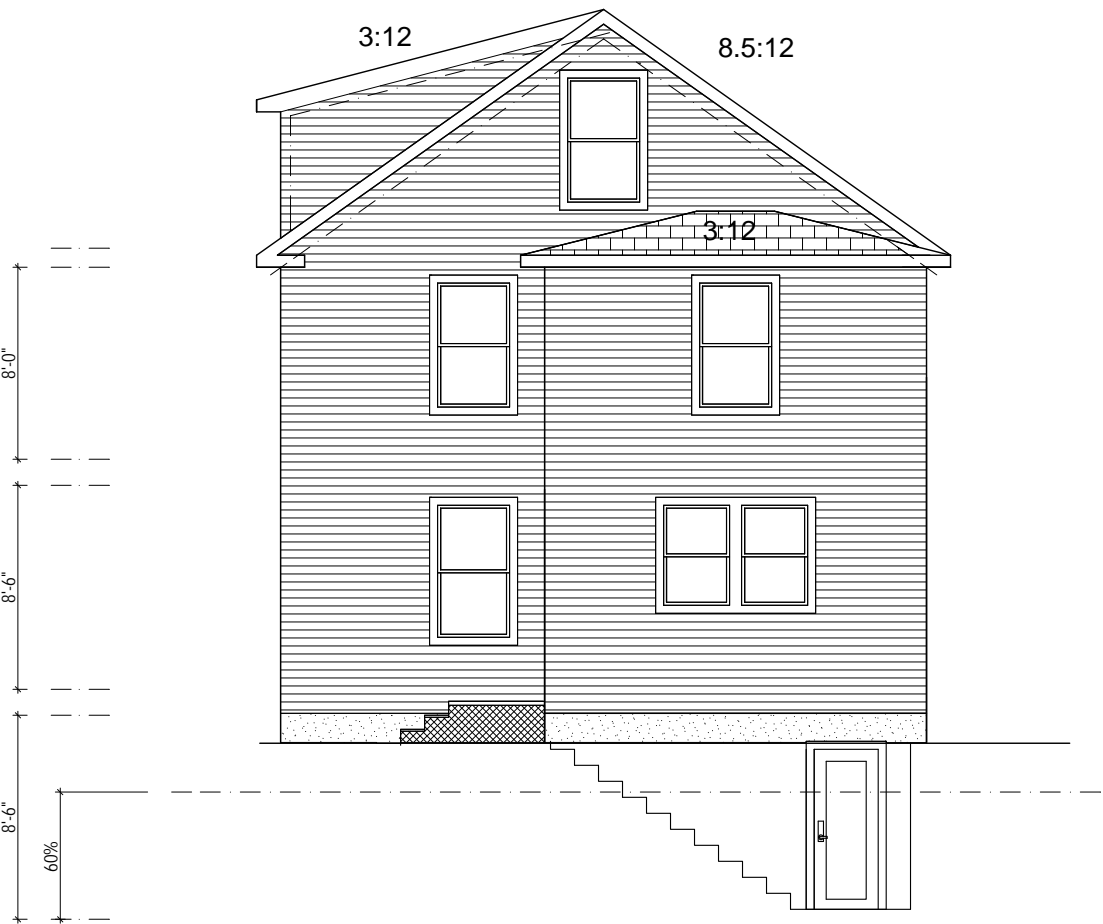
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ELEVATIONS

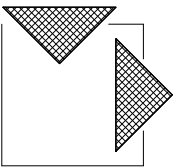
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A14

SINGLE FAMILY



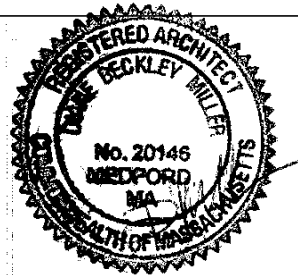
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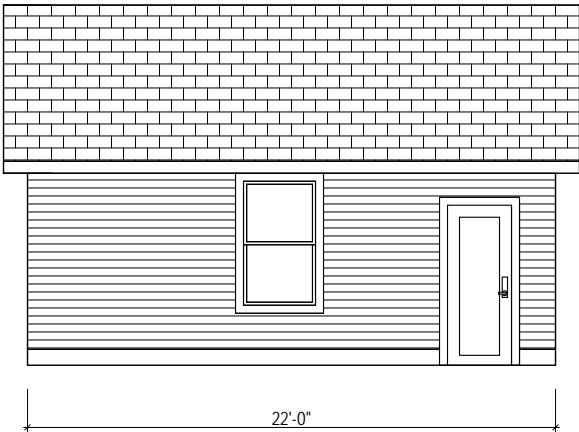
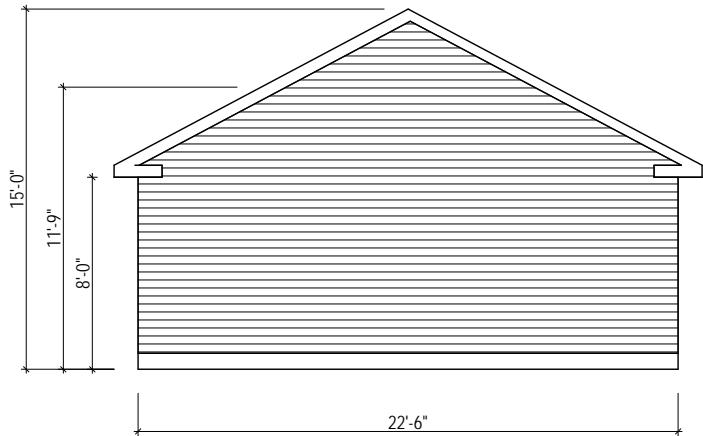
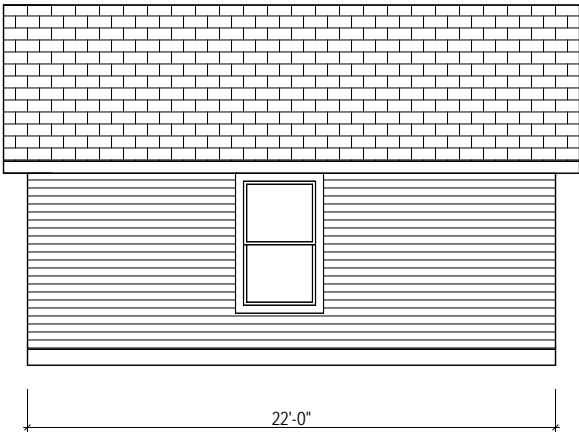
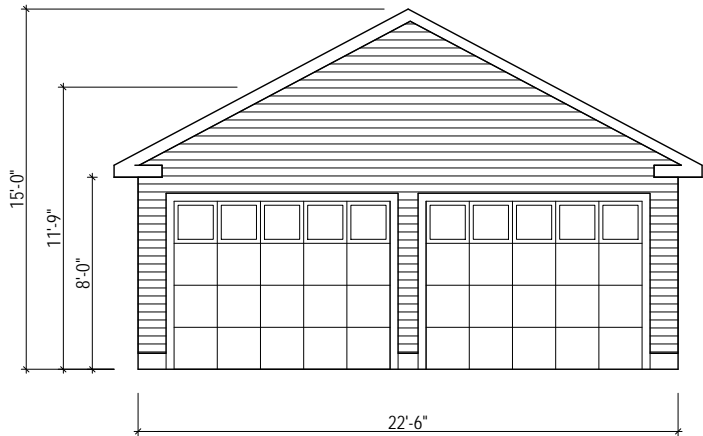
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ELEVATIONS

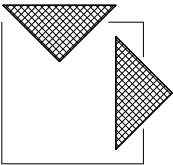
Sheet
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A15

SINGLE FAMILY GARAGE



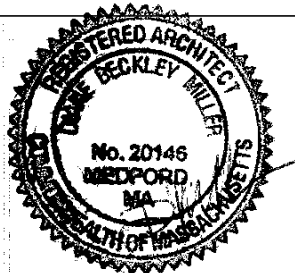
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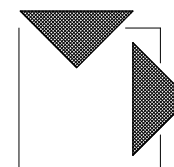


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GARAGE
ELEVATIONS

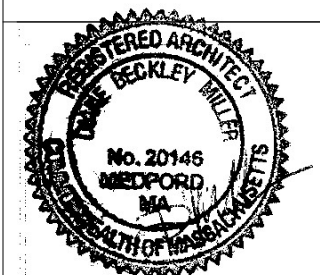
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A16



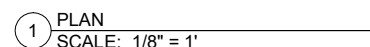
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






7/3/19	REVISED
11/1/19	CONSTRUCTION DOCS
11/2/20	REVISED



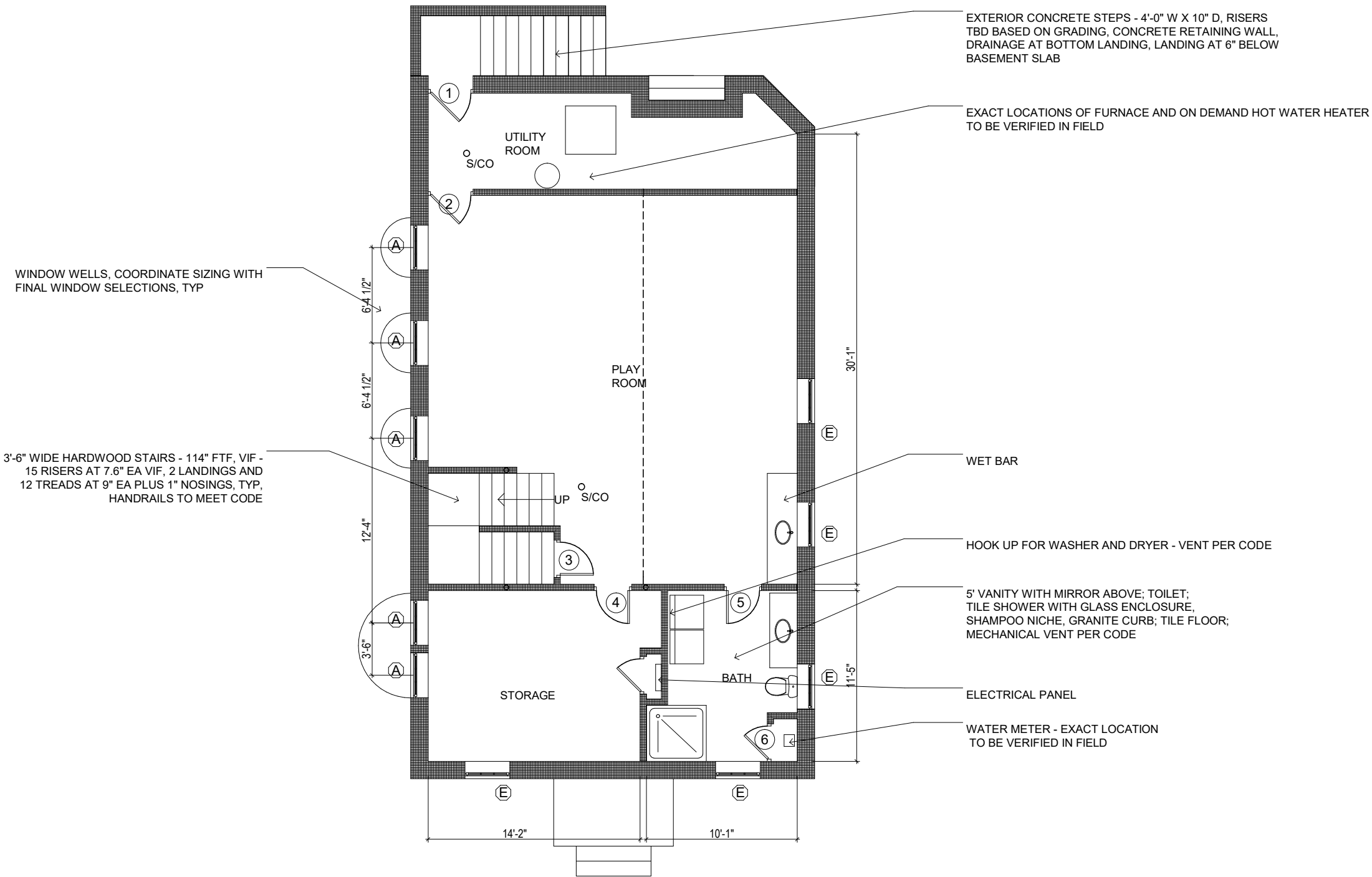
NEW SITE PLANS

A9

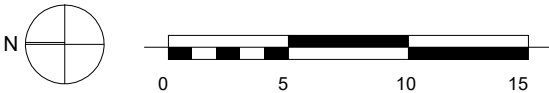


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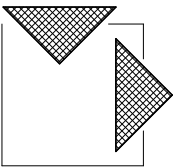
SINGLE FAMILY



1 PLAN
SCALE: 1/8" = 1'



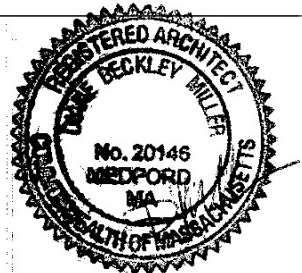
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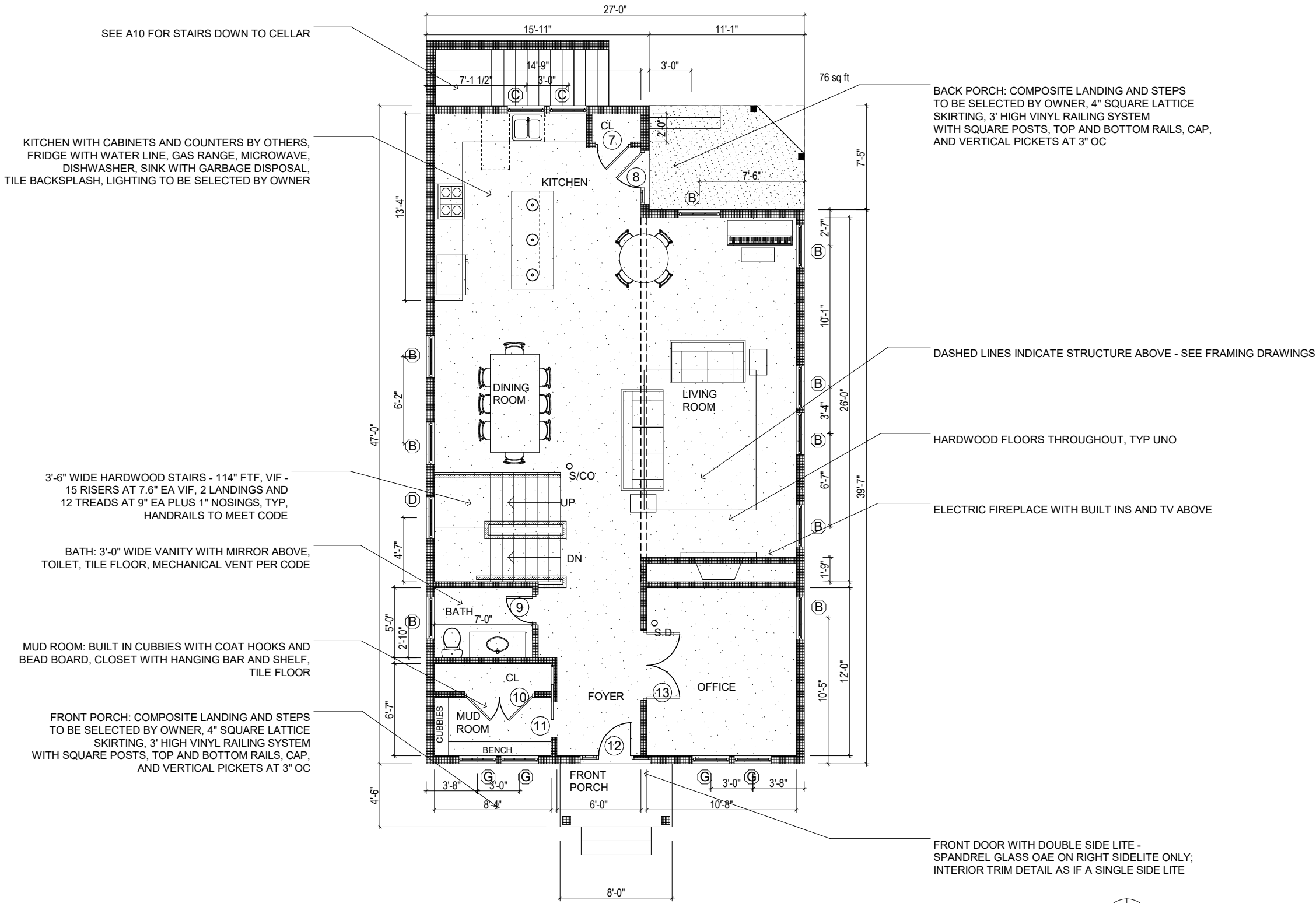
NEW CELLAR
FLOOR PLANS

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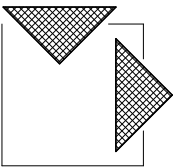
A10

SINGLE FAMILY

1,187 sq ft



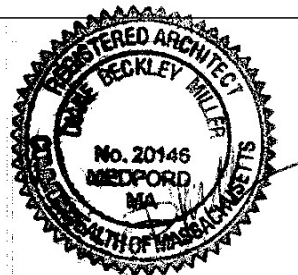
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NEW FIRST
FLOOR PLANS

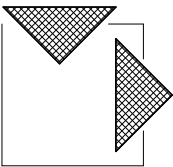
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SINGLE FAMILY

1,269 sq ft

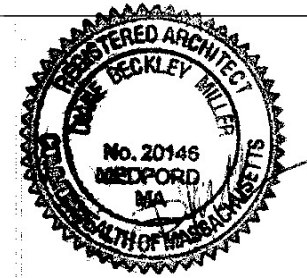
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11/2/20	REVISED

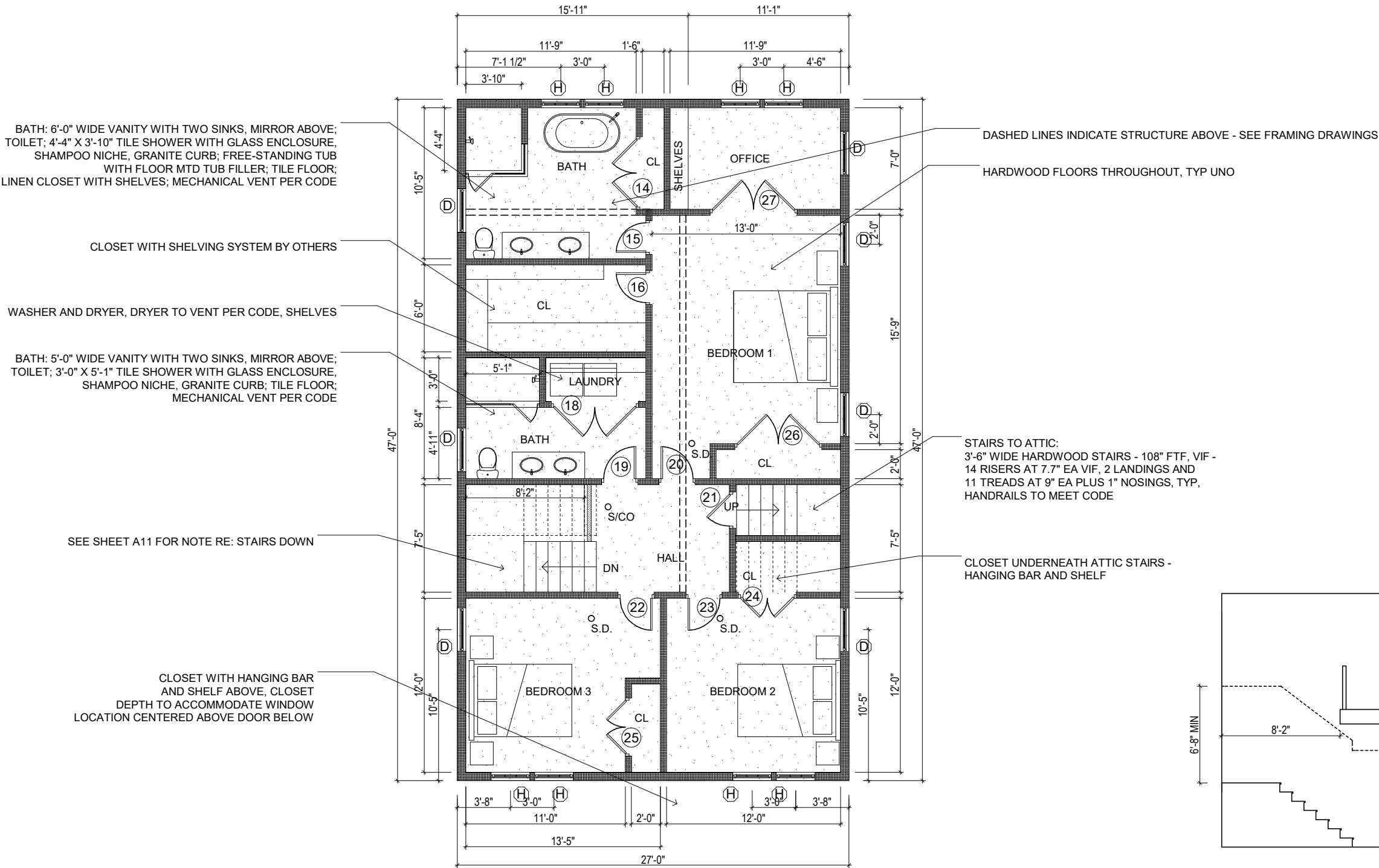


LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

NEW SECOND
FLOOR PLANS

Sheet
Number:

A12



HALF STORY AREA CALCULATIONS:

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

SECOND FLOOR AREA = 1,271 SF
60% OF 1271 = 762.6 SF MAX

ACTUAL: 550 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 157'-10"

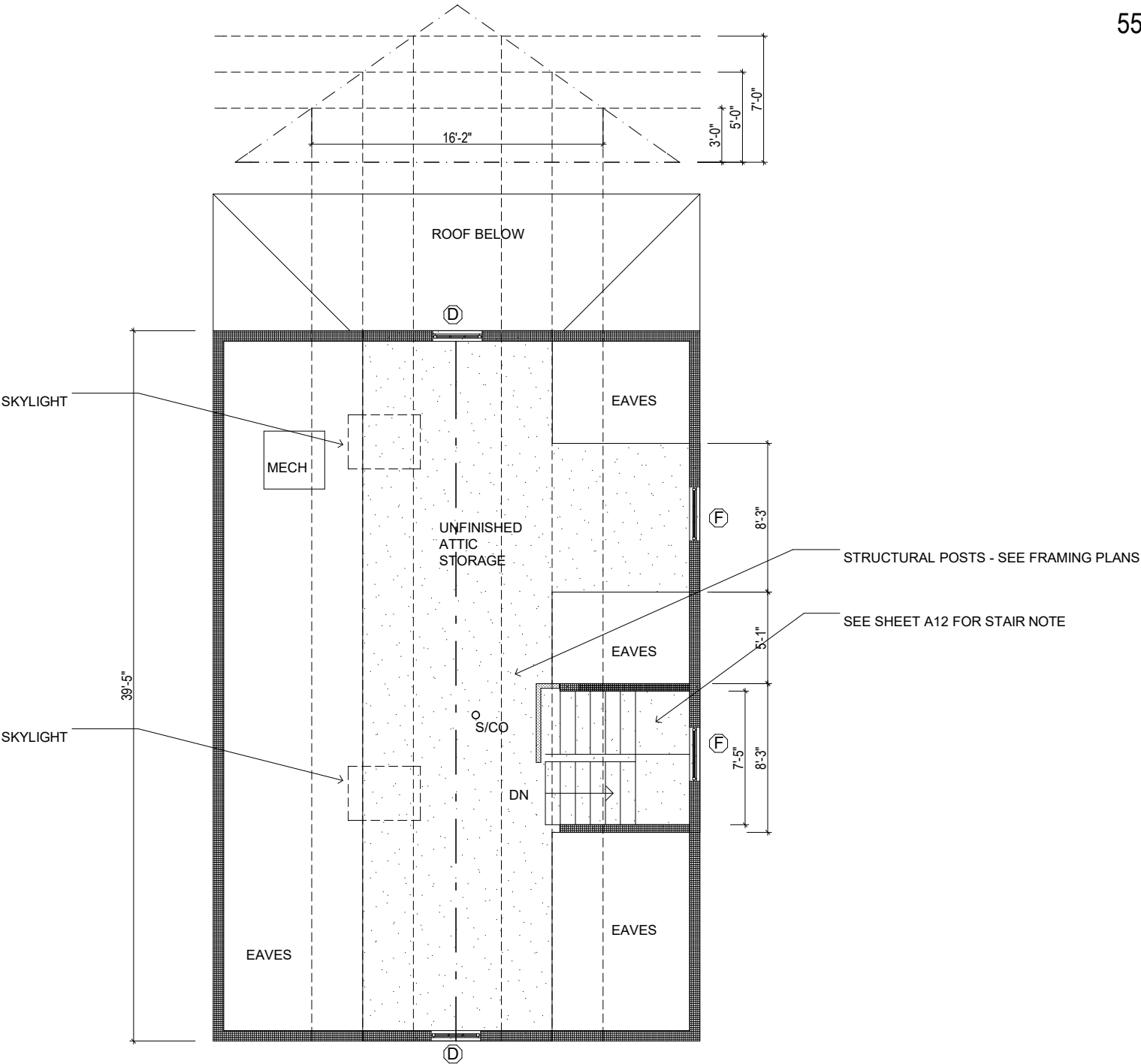
ALLOWABLE: MAX 78'-11" W/ RAFTER BOTTOMS AT 3' OR GREATER
(BASED ON 50% OF 157'-10" PERIMETER).

ACTUAL: 16'-2" + 16'-2" + 8'-3" + 8'-3" = 48'-10", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 35'-3" MAX PER ROOF SIDE (75% OF 47'-0")

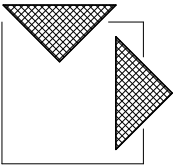
ACTUAL: 8'-3" + 8'-3" = 16'-6", CONFORMING



SINGLE FAMILY

550 sq ft

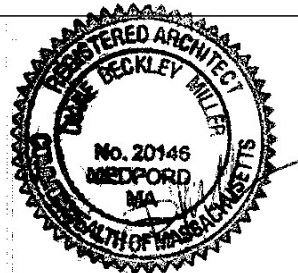
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
10/26/18	SCHEMATIC DESIGN
11/28/18	PROGRESS
12/18/18	PROGRESS
1/11/19	PLANNING BD REVIEW
7/3/19	REVISED
11/1/19	CONSTRUCTION DOCS
11/2/20	REVISED
1/6/21	REVISED



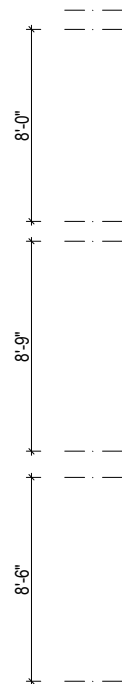
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BELMONT MA 02478

NEW ATTIC
FLOOR PLANS

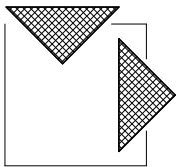
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Number:

A13

SINGLE FAMILY



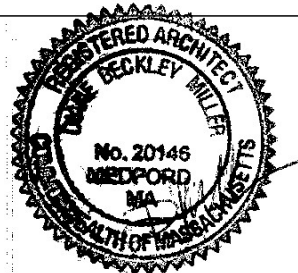
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11/2/20	REVISED
1/6/21	REVISED



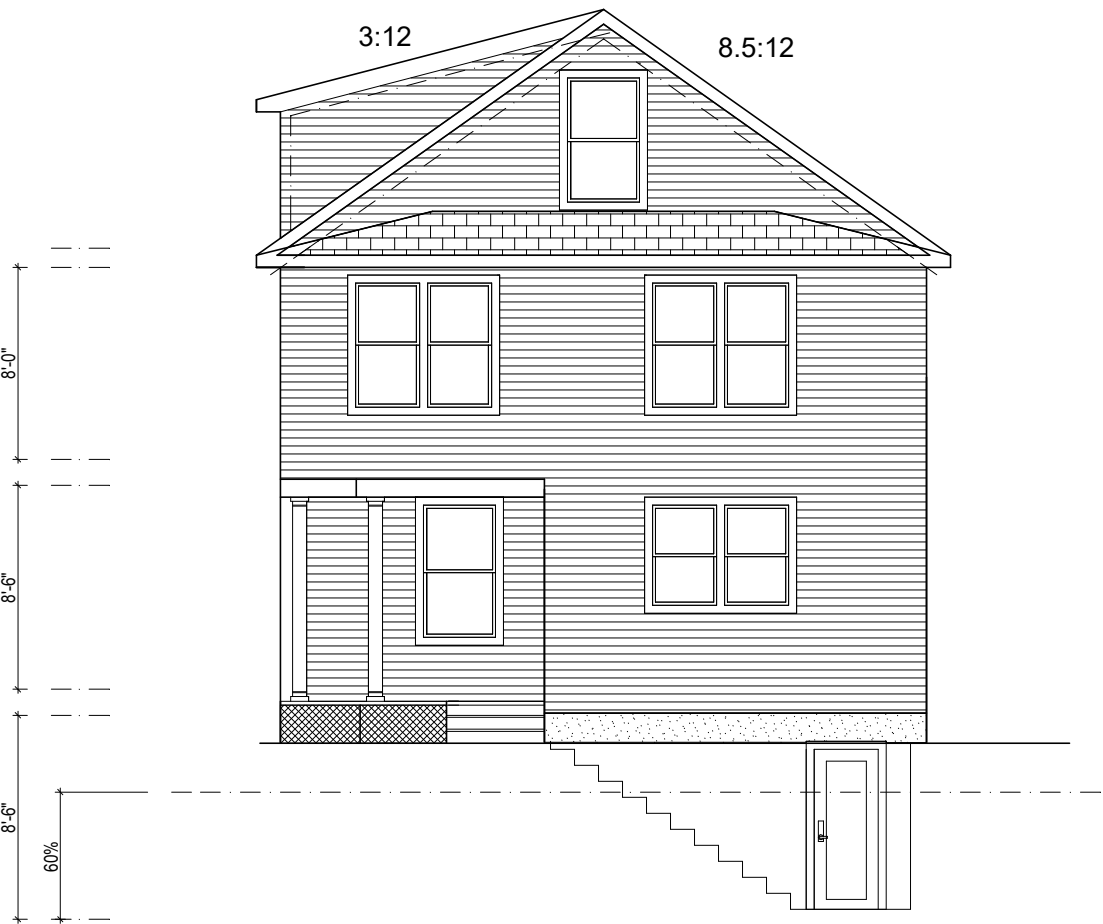
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BELMONT MA 02478

ELEVATIONS

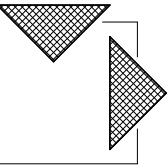
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Number:

A14

SINGLE FAMILY



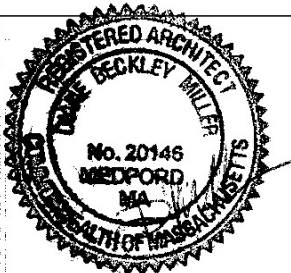
MILLER
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BELMONT, MA 02478

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Miller Design LLC
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1/6/21	REVISED



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BELMONT MA 02478

ELEVATIONS

Sheet
Number:

A15

Town of Belmont

Department of Community Development

19 Moore St. 2nd floor

Belmont MA 02478

November 20, 2020

Dear Members of Community Development Department

I, Michael L. Berry and my wife, Melissa are the next door neighbors of Andy and Fan's house at 73 Trowbridge Street. I am writing to you to let you know that we fully support their new change to their approved plan.

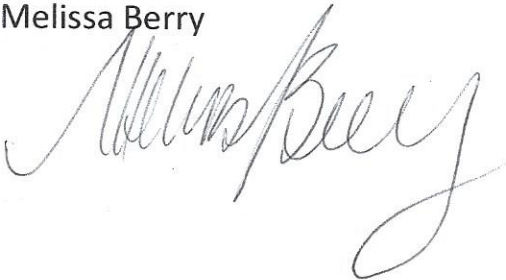
After reviewing the new change with Andy, we actually like the idea to make the originally planned "indentation corner" to become "square". This new change not only looks much better also makes us more comfortable whenever we stay at our back deck.

Thank you so much for your kind consideration of this change.

Michael L. Berry

A handwritten signature in cursive script, appearing to read "Michael L. Berry".

Melissa Berry

A handwritten signature in cursive script, appearing to read "Melissa Berry".