

TWO FAMILY
PLANNING BD REVIEW
1/11/19

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R30 FLOOR R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.

3. HEATING / COOLING DUCTS TO BE SEALED ADN TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING GR

REQUIRED:

MAX 30% LOT COVERAGE
MIN 40% OPEN SPACE











FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 10'-0"








MAX HEIGHT: 2 1/2 STORIES AND
33' TO MIDPOINT

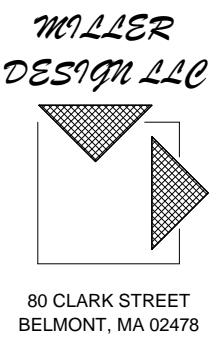
CELLAR IS MORE THAN 60% BELOW GRADE -
SEE CERTIFIED PLOT PLAN FOR CALCULATIONS

SEE SHEET A12 FOR HALF STORY CALCS.

- DRAWING LIST
- A1 COVER SHEET
 - A2 EXISTING SITE PLAN
 - A3 EXISTING CELLAR PLAN
 - A4 EXISTING FIRST FLOOR PLAN
 - A5 EXISTING SECOND FLOOR PLAN
 - A6 EXISTING ATTIC PLAN
 - A7 EXISTING ELEVATIONS
 - A8 EXISTING ELEVATIONS
 - A9 NEW SITE PLAN
 - A10 NEW CELLAR PLAN
 - A11 NEW FIRST FLOOR PLAN
 - A12 NEW SECOND FLOOR PLAN
 - A13 NEW ATTIC PLAN
 - A14 NEW ELEVATIONS
 - A15 NEW ELEVATIONS

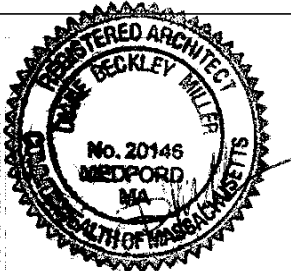
- LIGHTING LEGEND
-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
 -  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
 -  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
 -  WALL MOUNTED SCONCES AS SELECTED BY OWNER
 -  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
 -  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
 -  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
 -  DATA CONNECTION
 -  TELEPHONE / DATA CONNECTION
 -  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

- SYMBOL LEGEND
-  WALL TO BE DEMOLISHED
 -  EXISTING WALL TO REMAIN
 -  NEW WALL
 -  INTERIOR ELEVATION
 -  SECTION
 -  DOOR TAG
 -  WINDOW TAG



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



LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

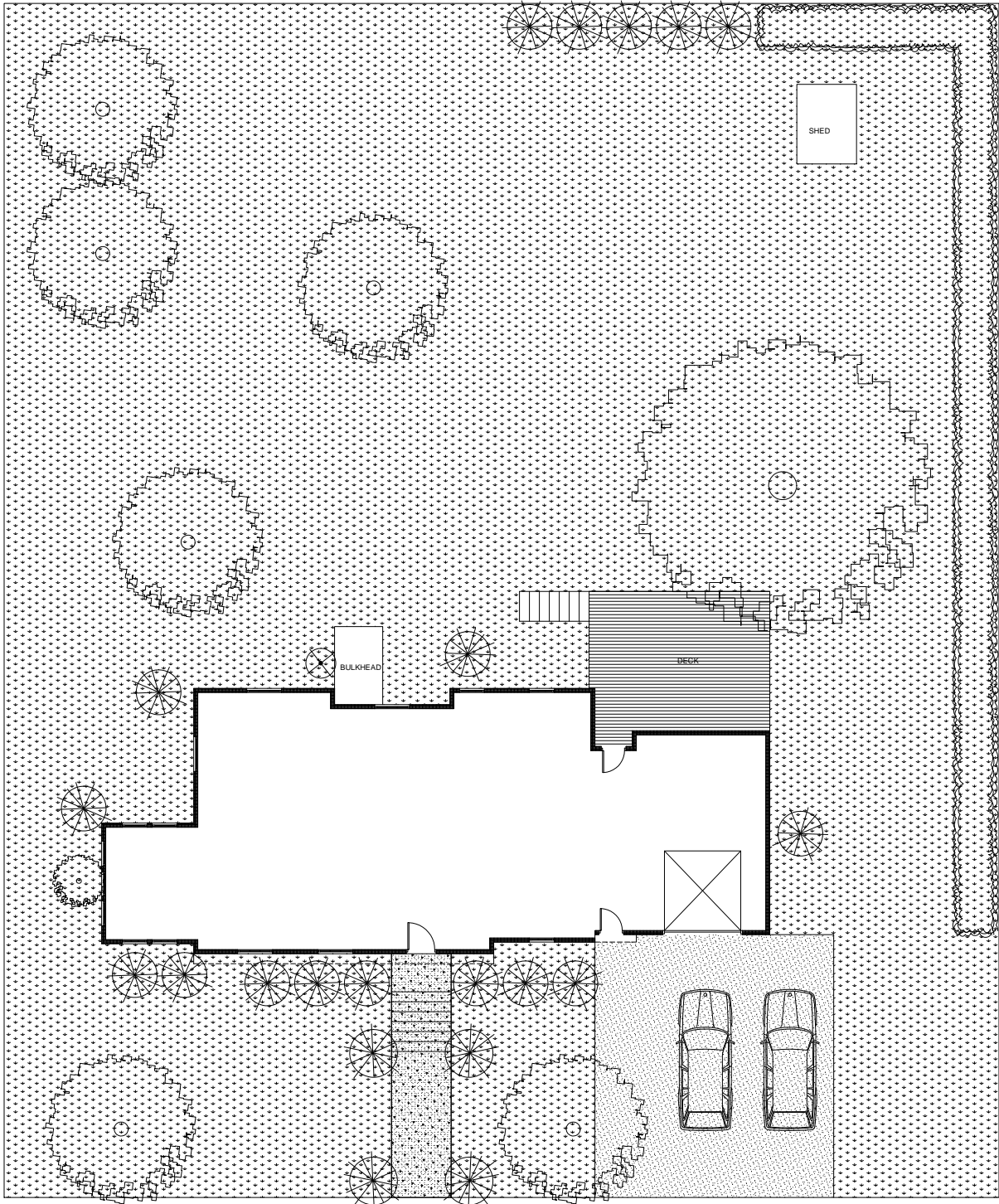
COVER SHEET

Sheet
Number:

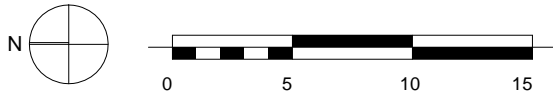
A1

KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

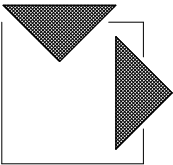
QTY	PLANT
2	EXISTING ORNAMENTAL TREE
5	EXISTING FRUIT TREE
2	EXISTING MAPLE TREE
21	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L



1 PLAN
SCALE: 1/8" = 1'



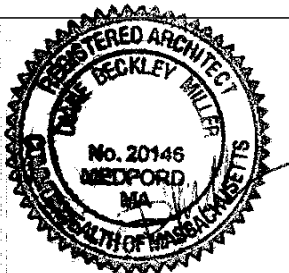
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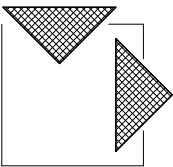
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EXISTING
SITE PLAN

Sheet
Number:

A2

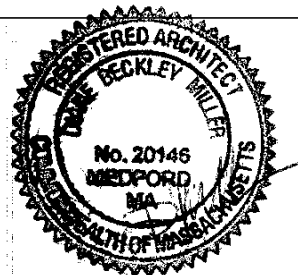
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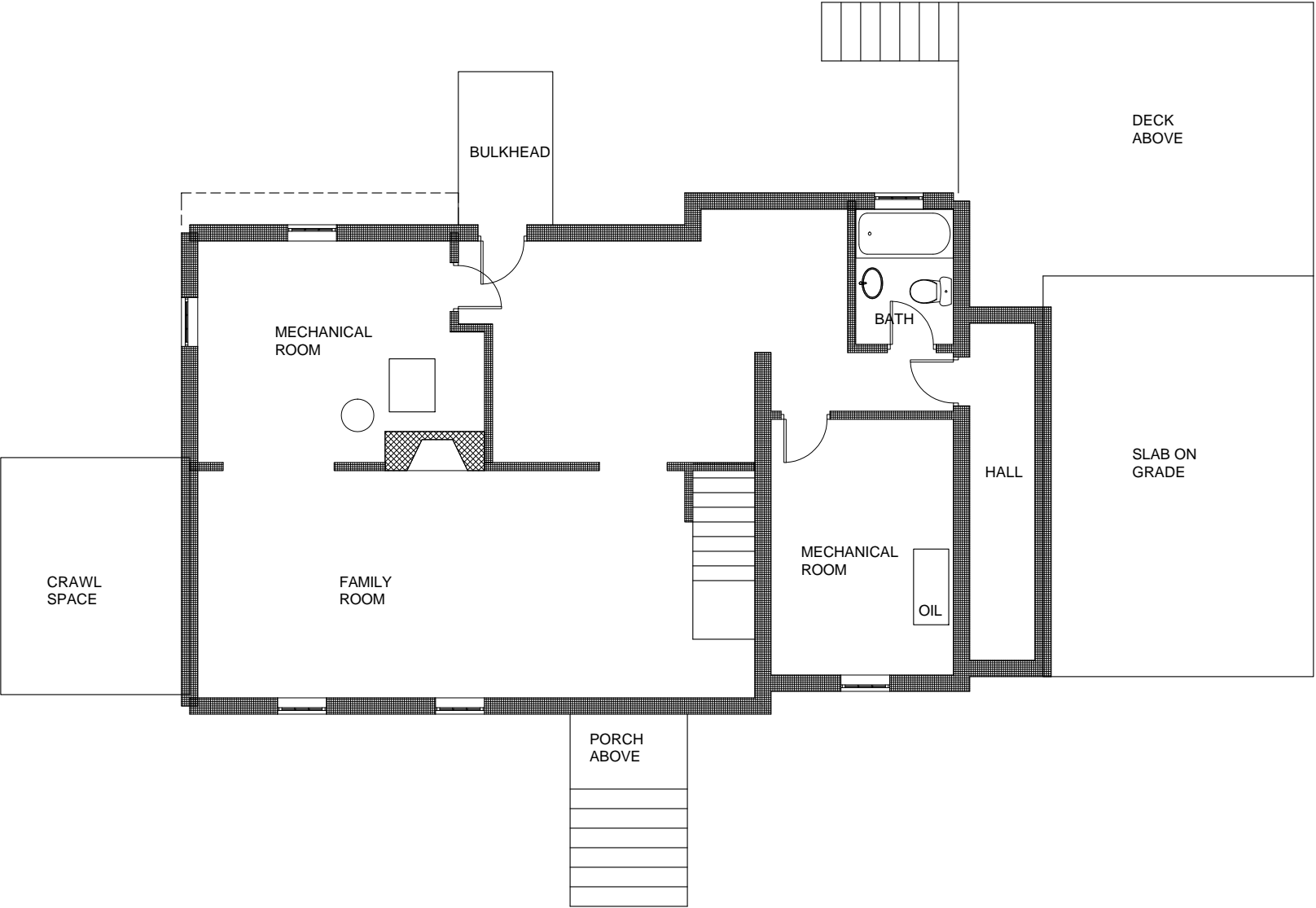
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EXISTING
CELLAR

Sheet
Number:

A3

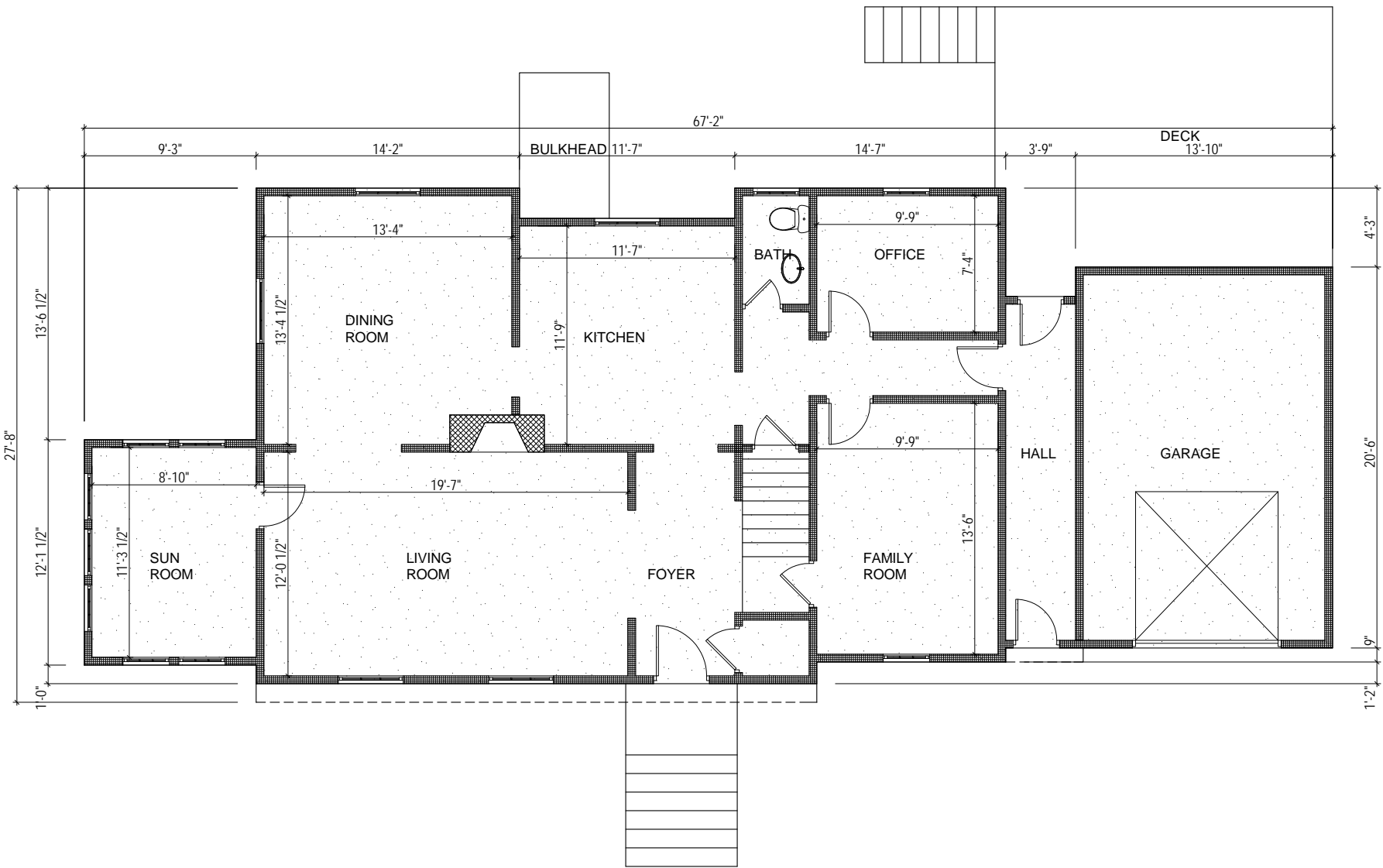
EXISTING HOUSE TO BE DEMOLISHED



1 PLAN
SCALE: 1/8" = 1'



EXISTING HOUSE TO BE DEMOLISHED

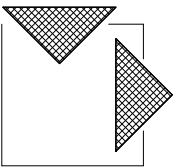


1,512 sq ft

1 PLAN
SCALE: 1/8" = 1'



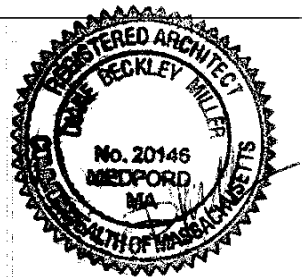
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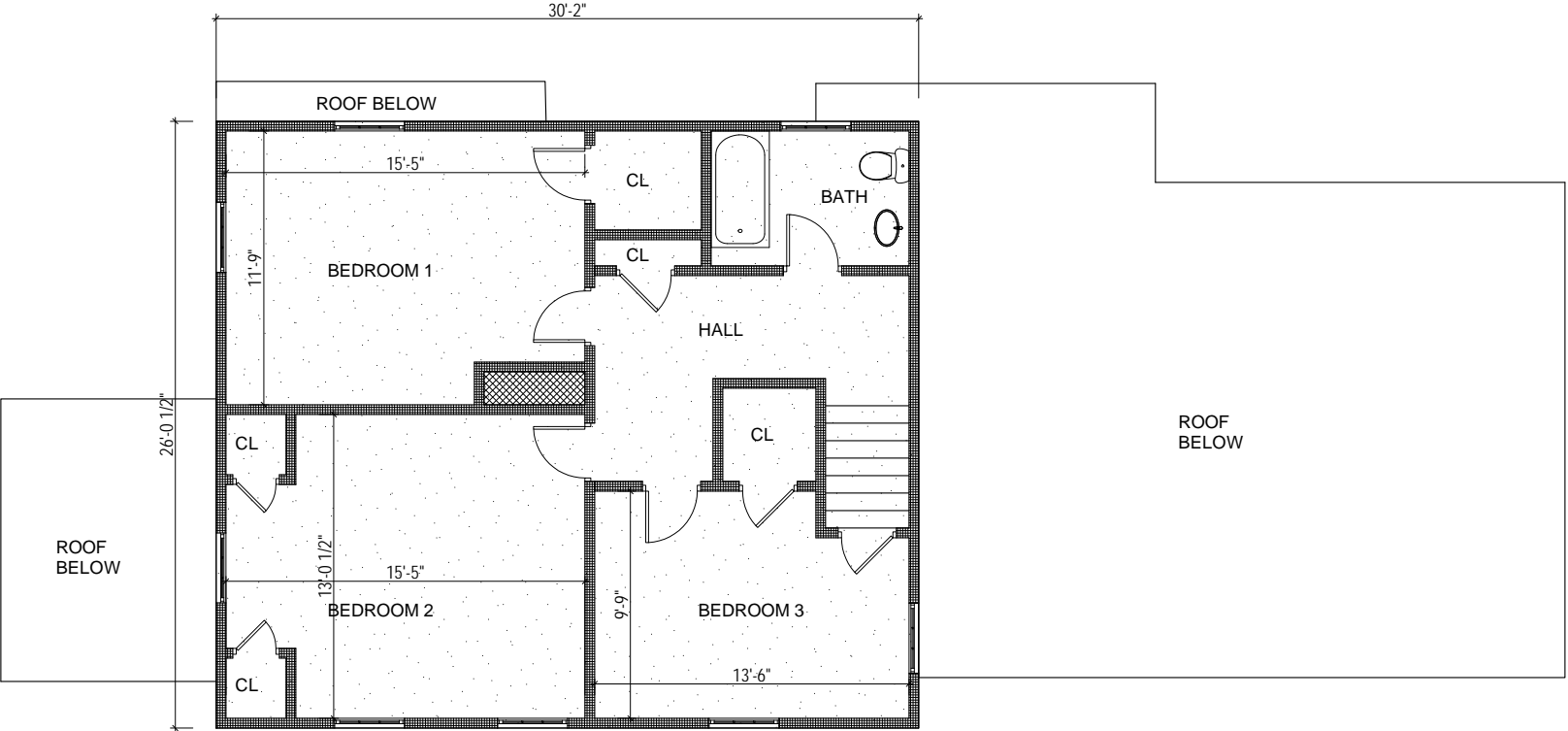
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EXISTING
FIRST FLOOR

Sheet
Number:

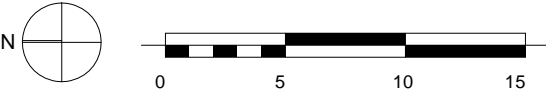
A4

EXISTING HOUSE TO BE DEMOLISHED

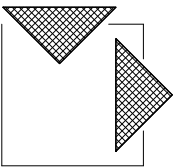


786 sq ft

1 PLAN
SCALE: 1/8" = 1'



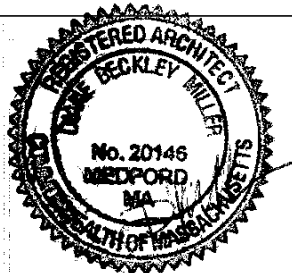
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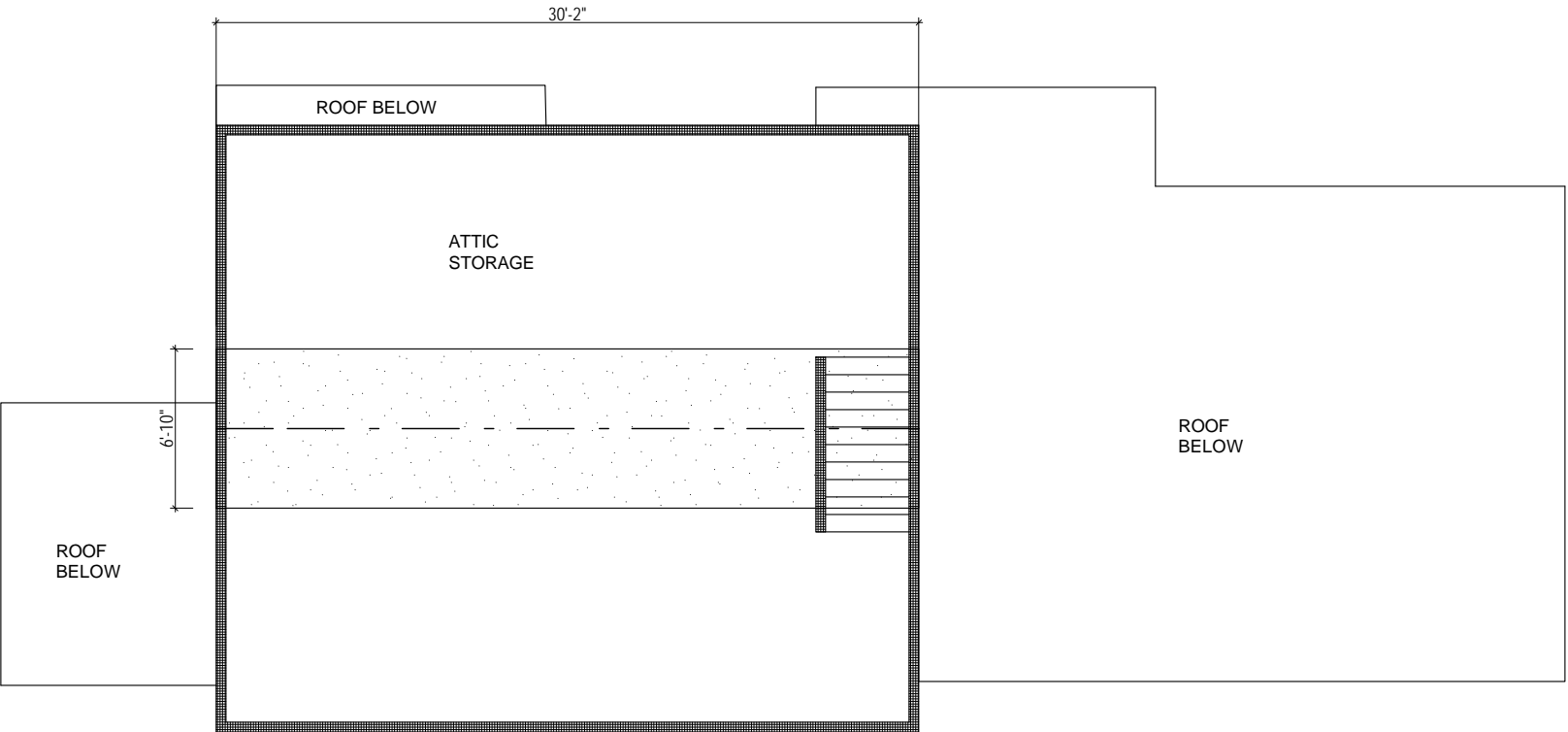
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EXISTING
SECOND FLOOR

Sheet
Number:

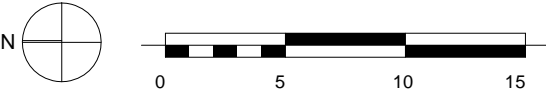
A5

EXISTING HOUSE TO BE DEMOLISHED

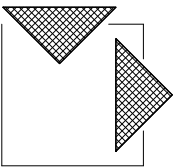


206 sq ft

1 PLAN
SCALE: 1/8" = 1'



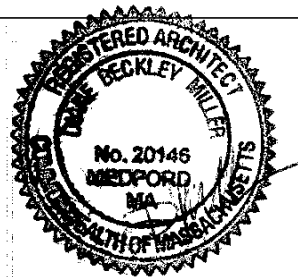
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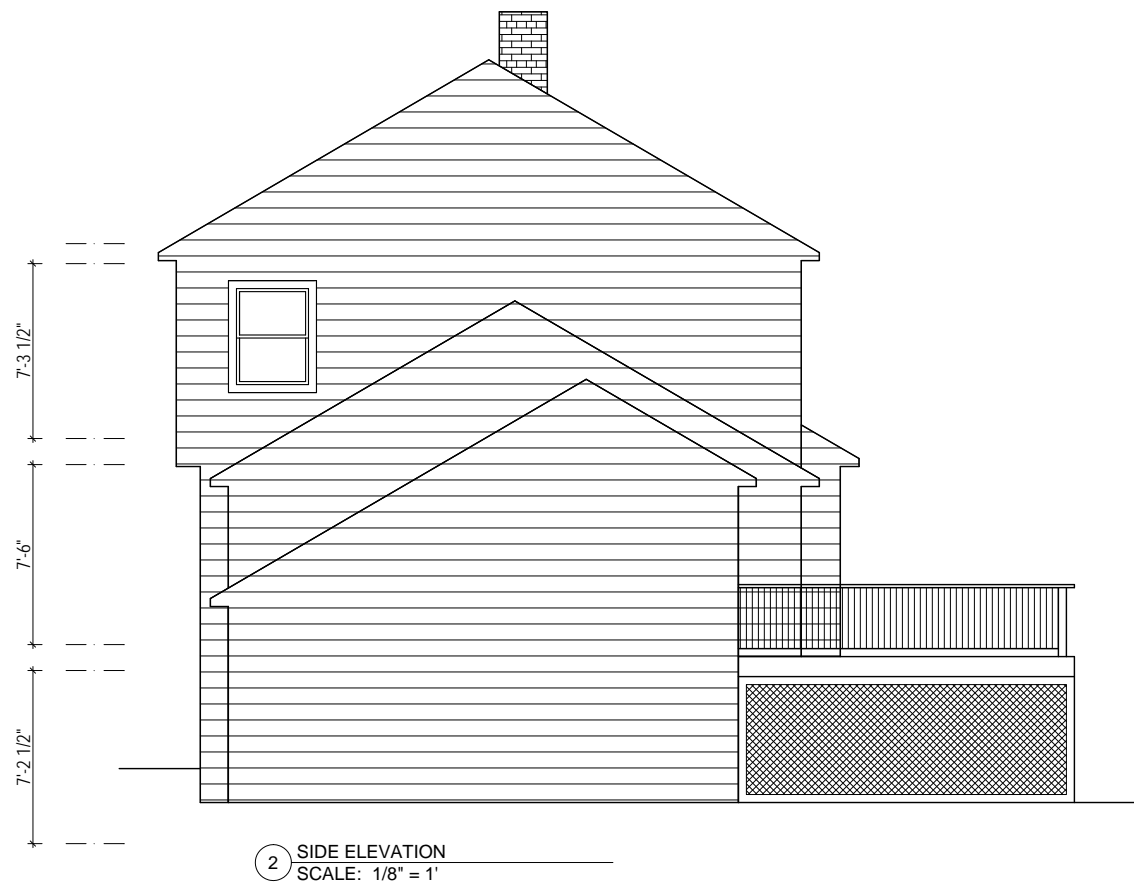


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EXISTING
ATTIC

Sheet
Number:

A6

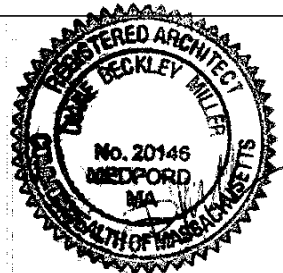


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EXISTING
ELEVATIONS

Sheet
Number:

A7



1 REAR ELEVATION
SCALE: 1/8" = 1'

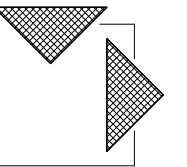


2 SIDE ELEVATION
SCALE: 1/8" = 1'

EXISTING HOUSE TO BE DEMOLISHED



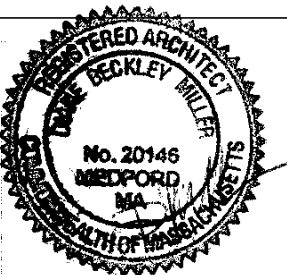
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



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EXISTING
ELEVATIONS

Sheet
Number:

A8

KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

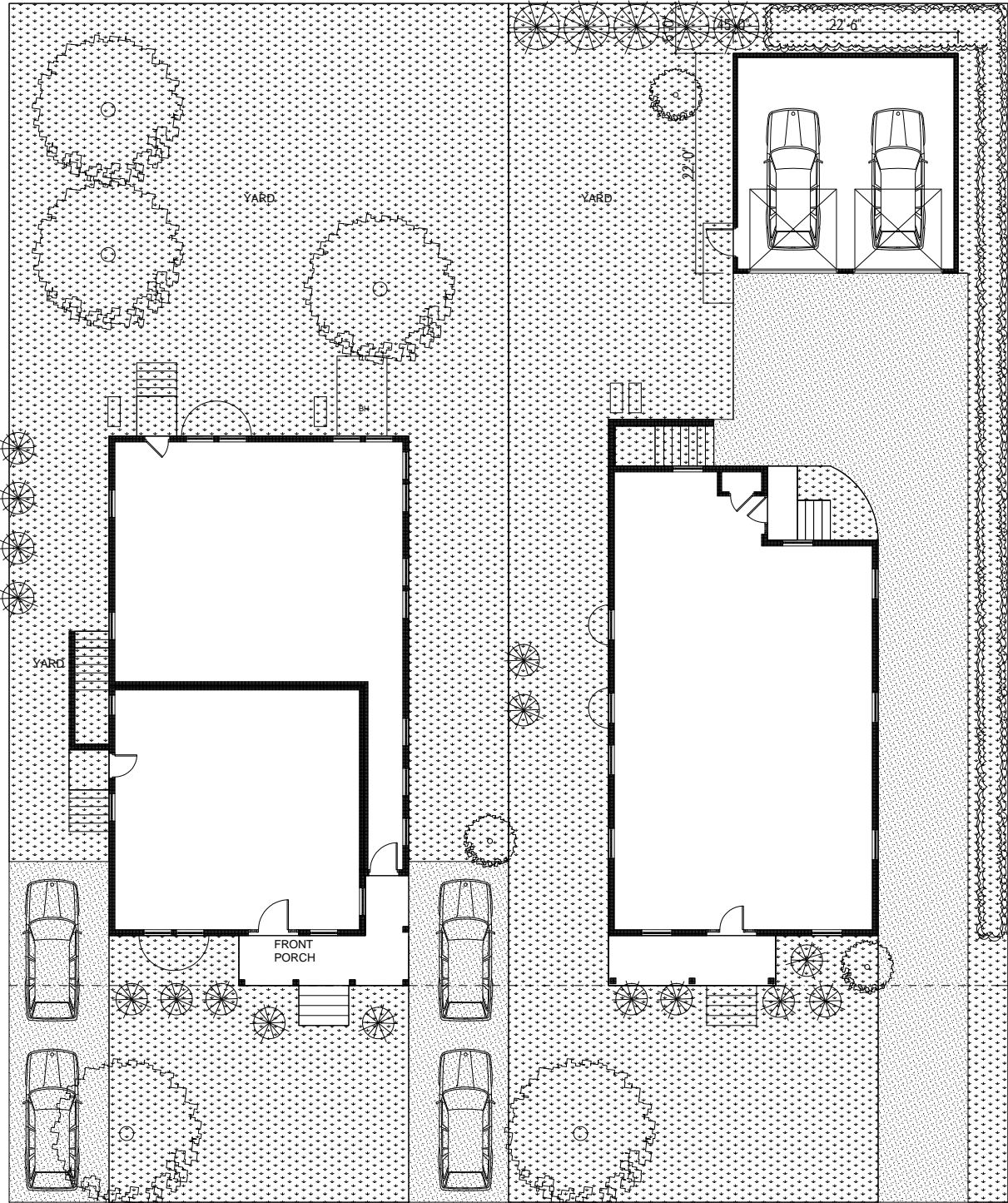
PLANT SCHEDULE	
QTY	PLANT
4	EXISTING FRUIT TREE
1	EXISTING MAPLE TREE
5	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L
1	NEW FRUIT TREE
2	NEW FLOWERINGTREE
16	NEW EVERGREEN SHRUB

LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1616 SF

16 sq ft 111 sq ft
638 sq ft 835 sq ft 16 sq ft

OPEN SPACE:
MIN REQUIRED: 40% OF 6,000 = 2,400 SF
ACTUAL: 3713 SF

3,017 sq ft 696 sq ft



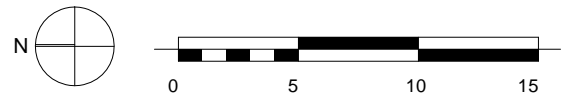
LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1,788 SF

495 sq ft 22 sq ft 1,187 sq ft 84 sq ft

OPEN SPACE:
MIN REQUIRED: 40% OF 6,000 = 2,400 SF
ACTUAL:

3,026 sq ft 37 sq ft

1 PLAN
SCALE: 1/8" = 1'

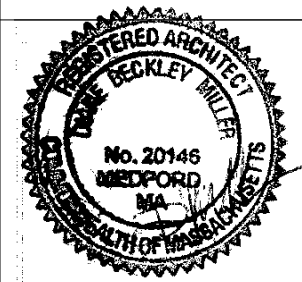


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1/23/19	REVISIONS
2/6/19	REVISIONS



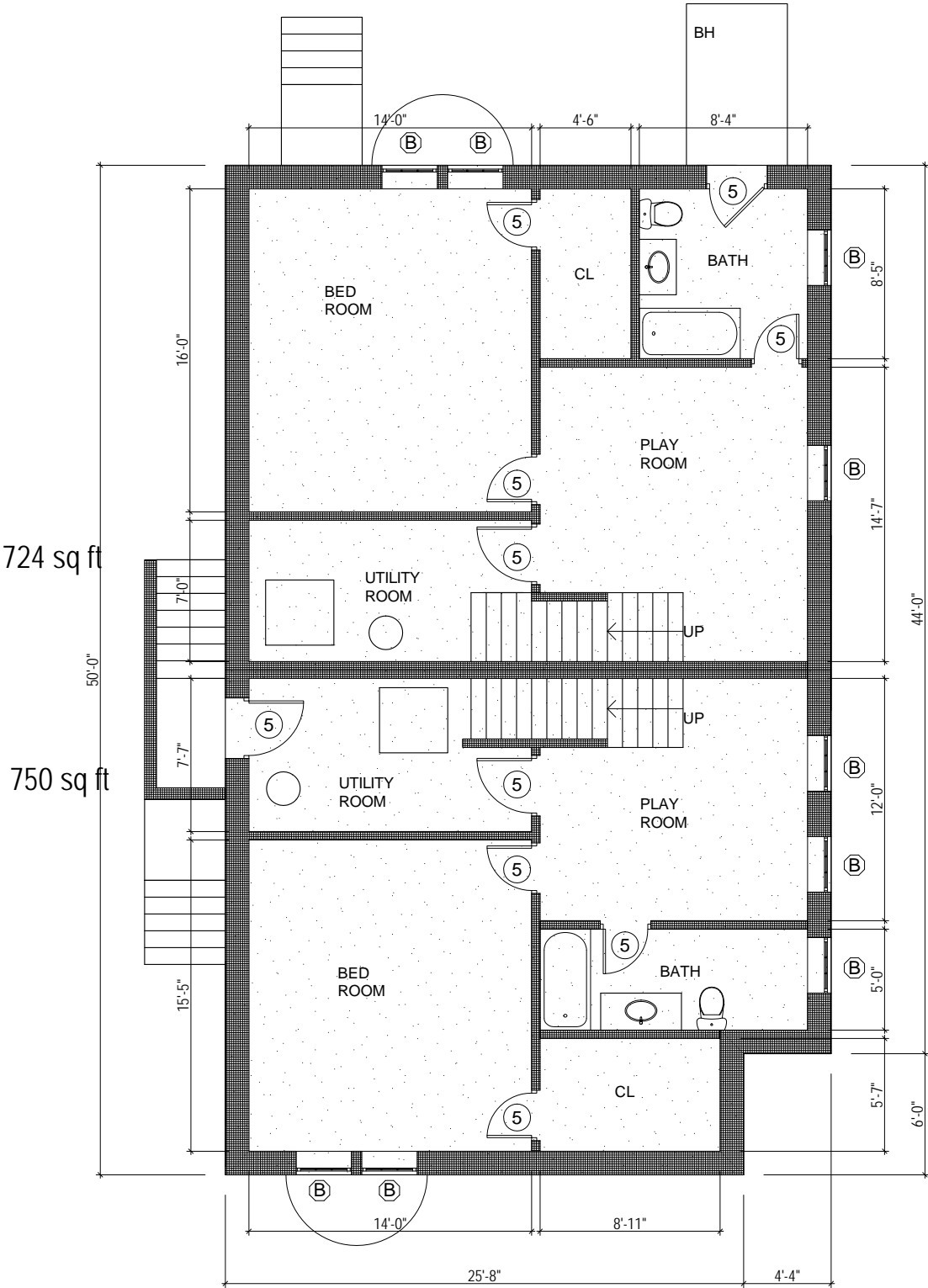
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NEW SITE PLANS

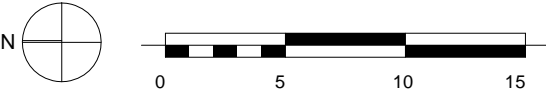
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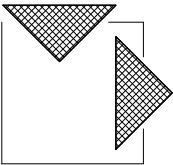
TWO FAMILY



1 PLAN
SCALE: 1/8" = 1'



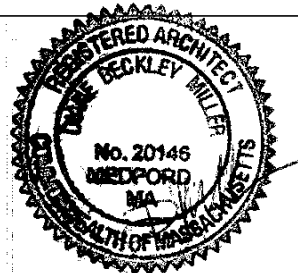
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NEW CELLAR
FLOOR PLAN

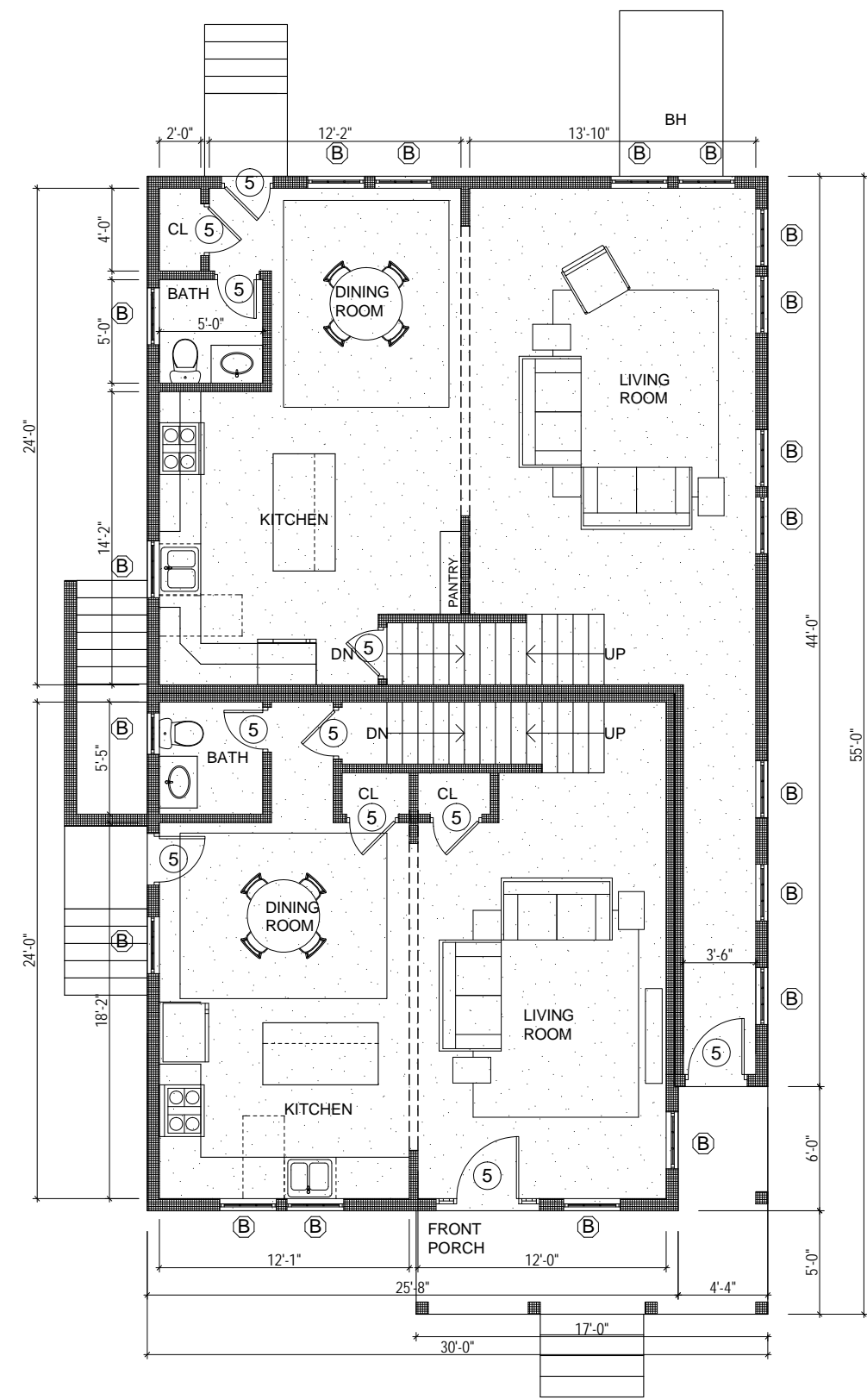
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A10

TWO FAMILY

638 sq ft

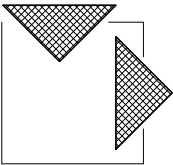
835 sq ft



1 PLAN
SCALE: 1/8" = 1'



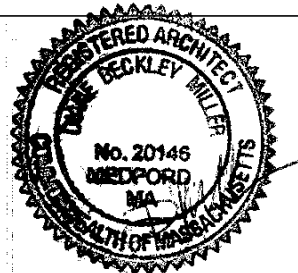
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NEW FIRST
FLOOR PLAN

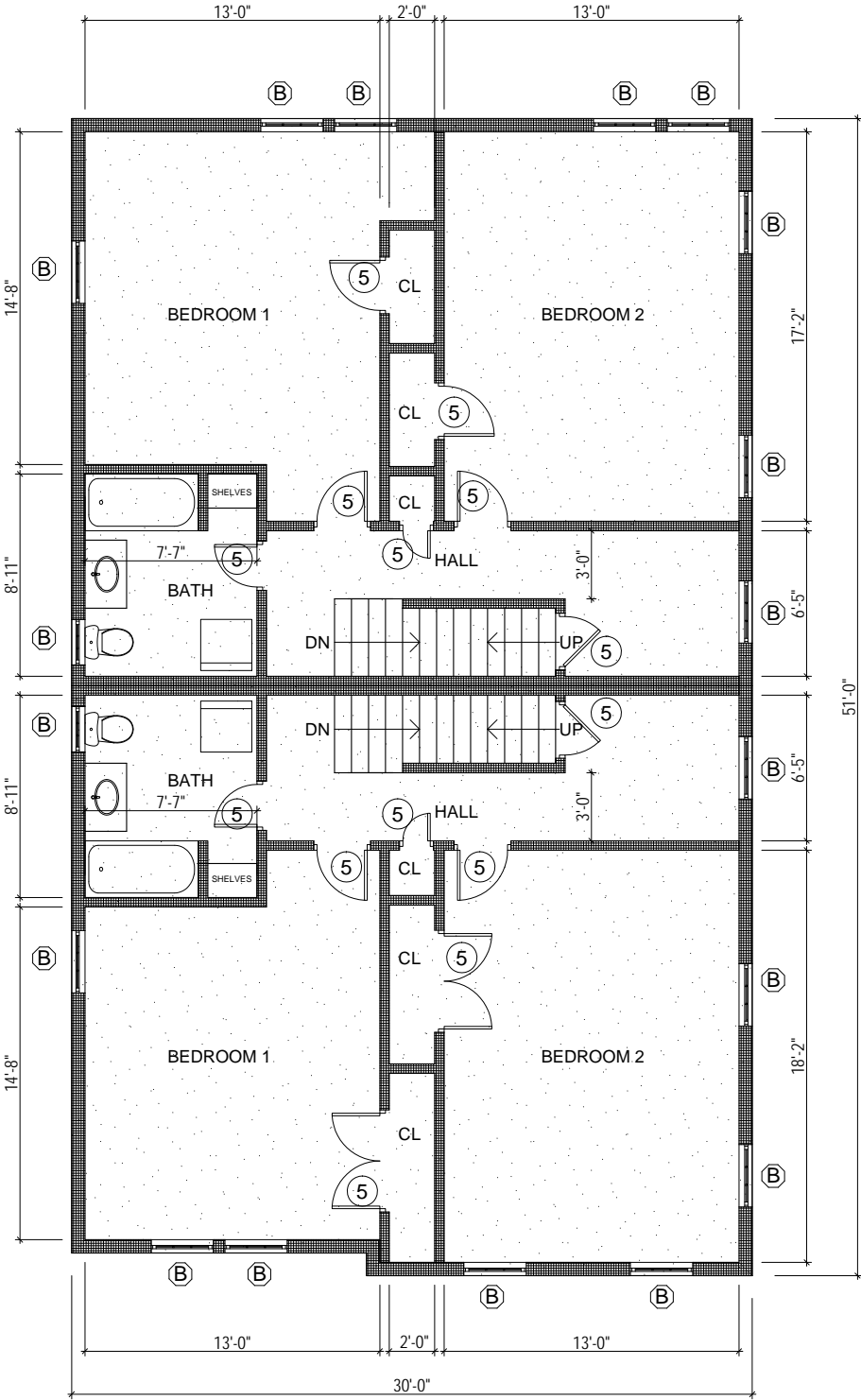
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750 sq ft

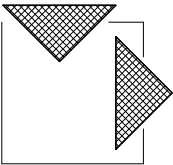
767 sq ft



1 PLAN
SCALE: 1/8" = 1'



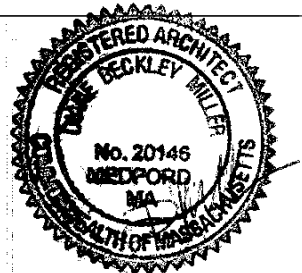
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NEW SECOND
FLOOR PLAN

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 = 1517 SF
60% OF 1517 = 910.2 SF MAX
ACTUAL: 906 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 162 LF

ALLOWABLE: MAX 81' W/ RAFTER BOTTOMS AT 3' OR GREATER
(BASED ON 50% OF 162' PERIMETER).

ACTUAL: 58'-10", CONFORMING

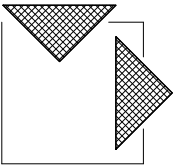
DORMER LENGTH CALCULATIONS:

ALLOWABLE: 37'-6" MAX PER ROOF SIDE (75% OF 50')

ACTUAL: 17'-8", CONFORMING

TWO FAMILY

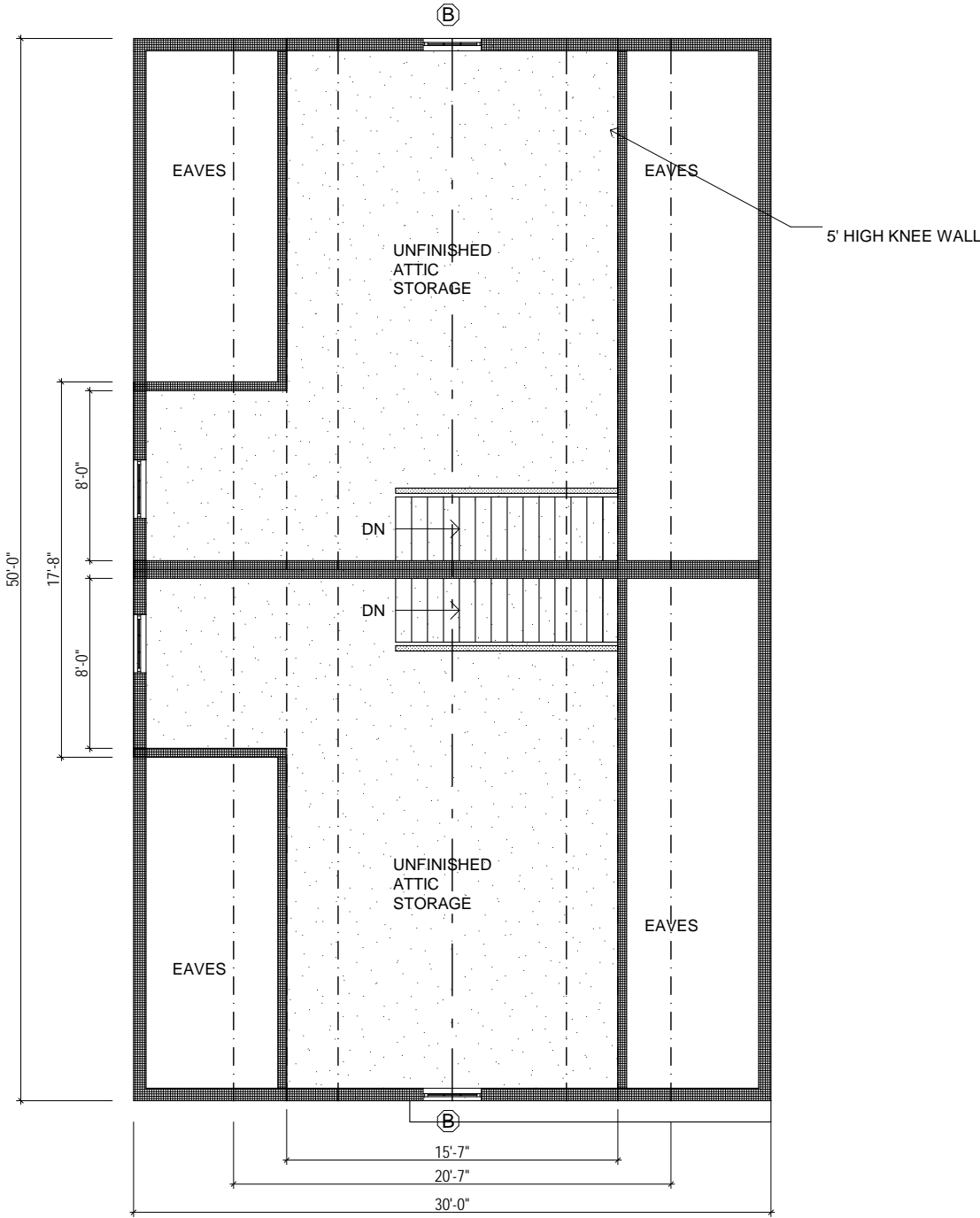
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453 sq ft

453 sq ft

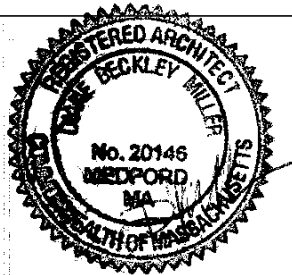


1 PLAN
SCALE: 1/8" = 1'



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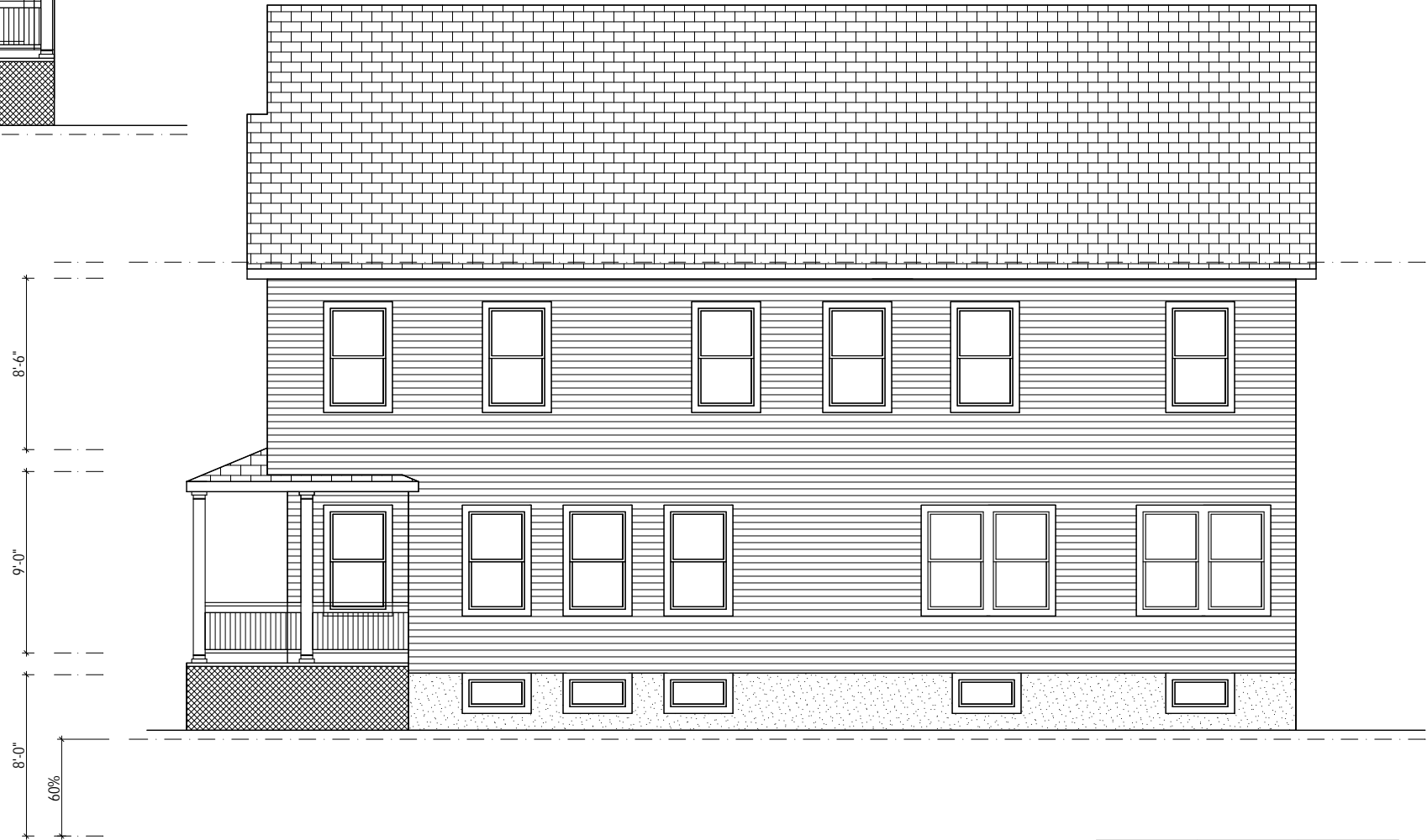
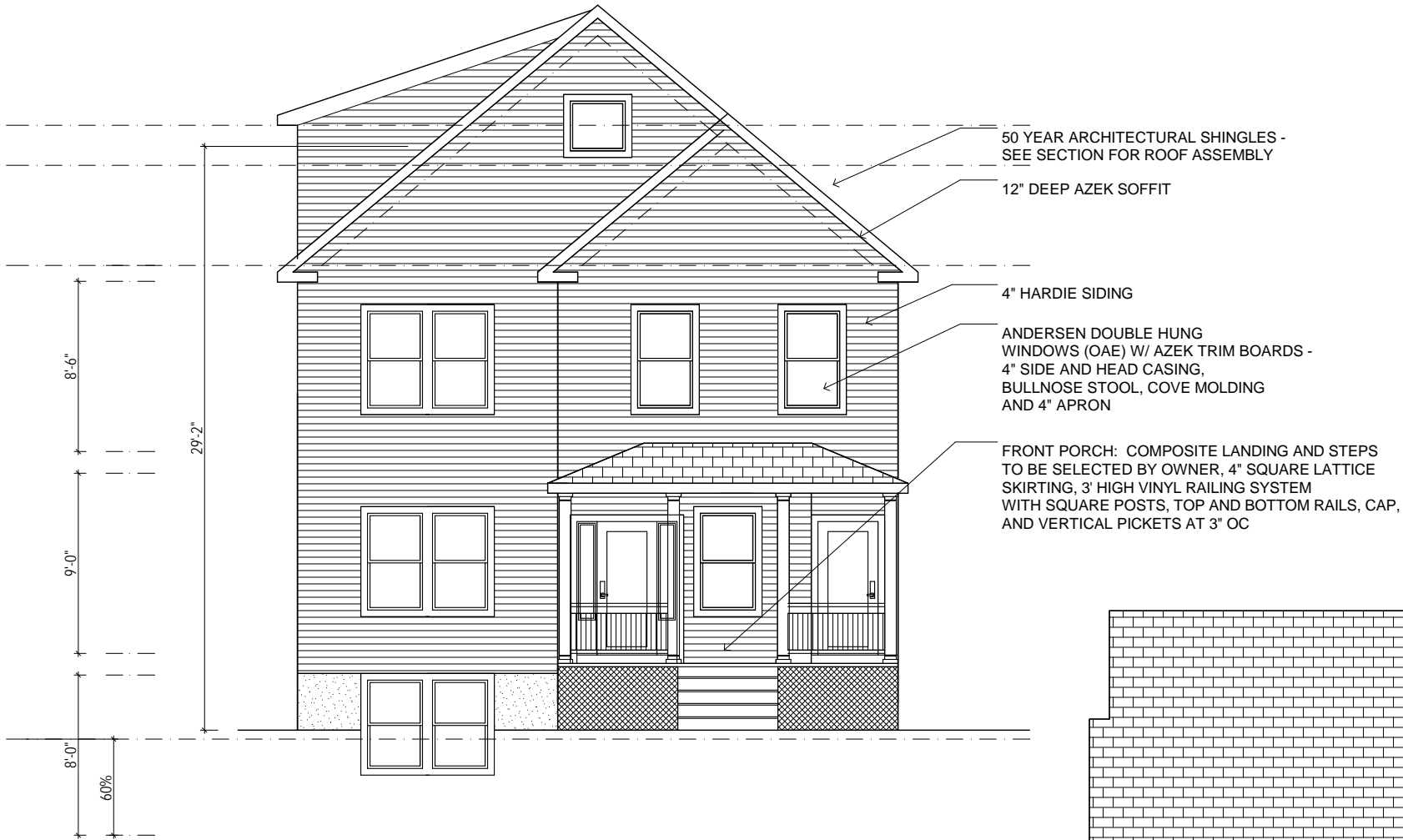
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NEW ATTIC
FLOOR PLAN

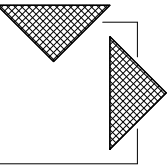
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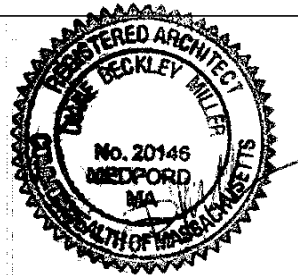
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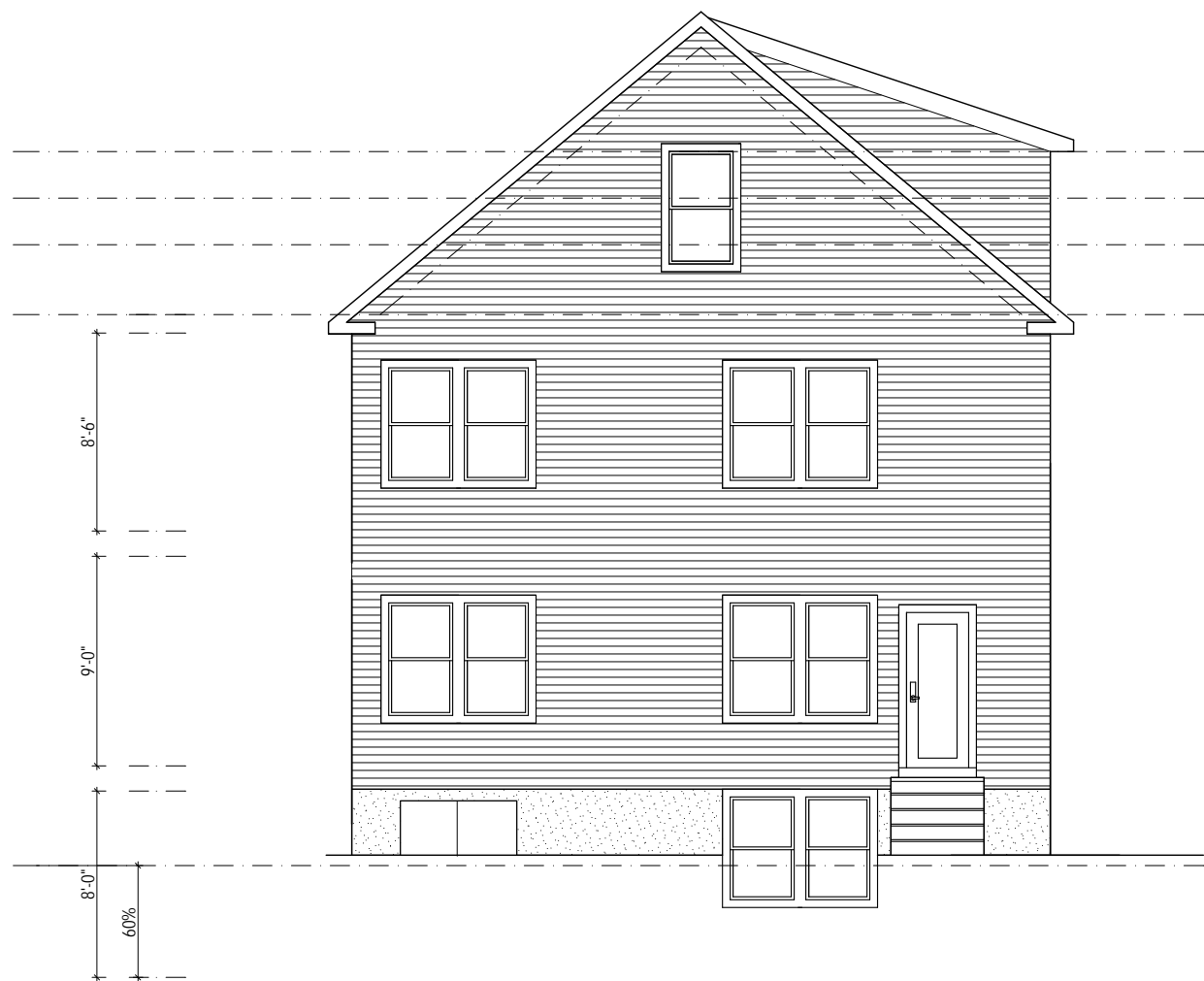


LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

ELEVATIONS

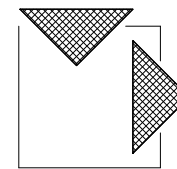
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TWO FAMILY

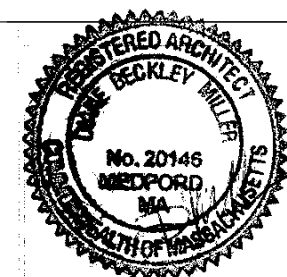
MILLER
DESIGN LLC



80 CLARK STREET
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Architect:
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Date:	Issued for:
10/26/18	SCHEMATIC DESIGN
11/28/18	PROGRESS
12/18/18	PROGRESS
1/11/19	PLANNING BD REVIEW



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