

SINGLE FAMILY
PLANNING BD REVIEW
REVISED 2/6/19

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

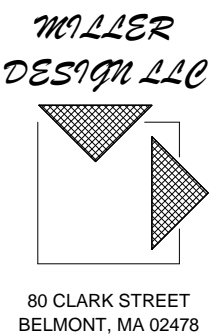
CELLAR IS MORE THAN 60% BELOW GRADE -
SEE CERTIFIED PLOT PLAN FOR CALCULATIONS

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

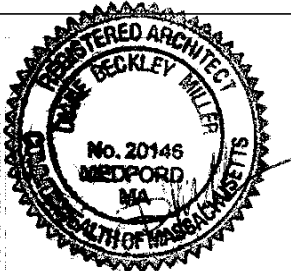
- LIGHTING LEGEND
-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
 -  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
 -  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
 -  WALL MOUNTED SCONCES AS SELECTED BY OWNER
 -  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
 -  S.D. SMOKE DETECTOR - 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
1/23/19	REVISIONS



LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

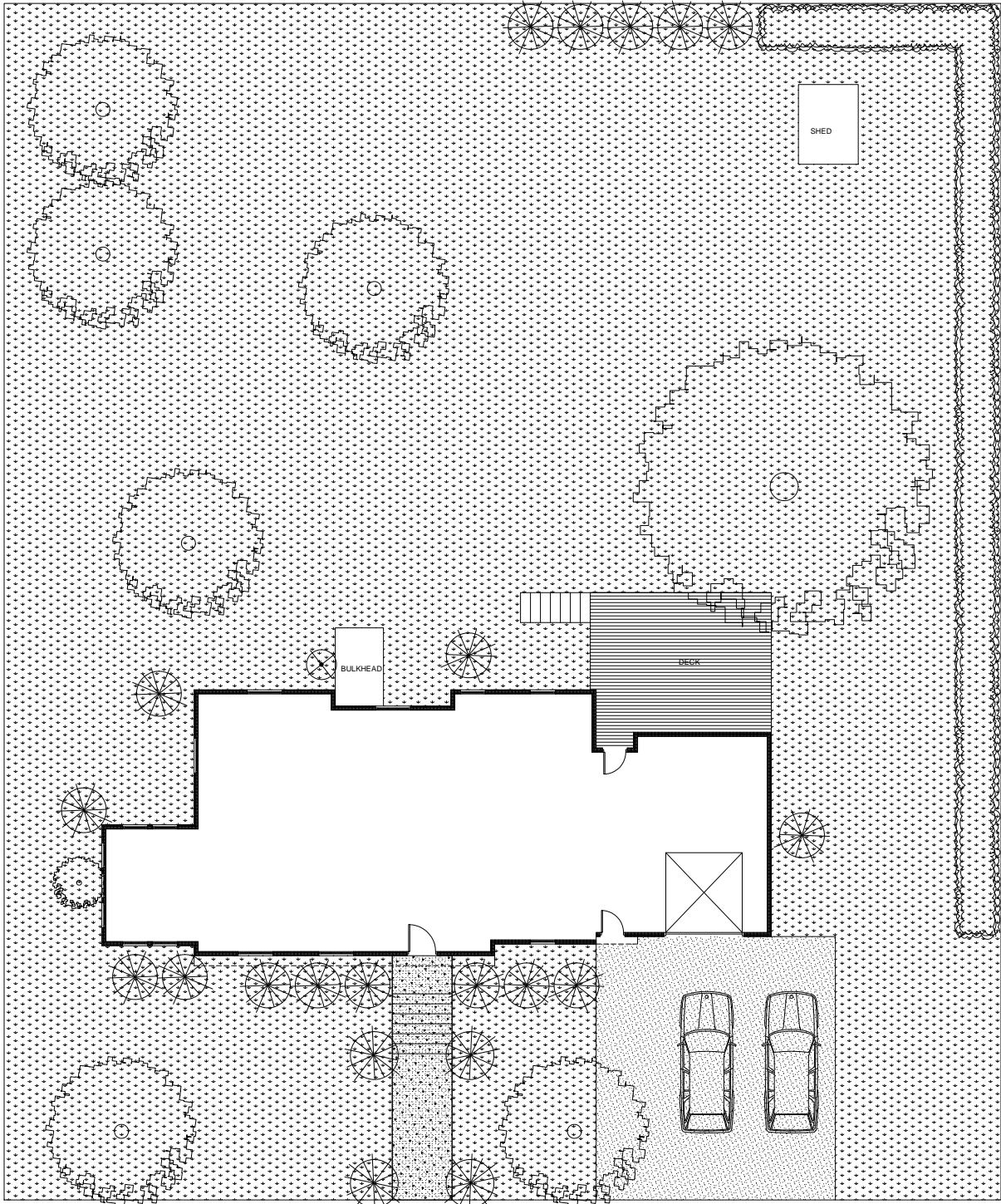
COVER SHEET

Sheet
Number:

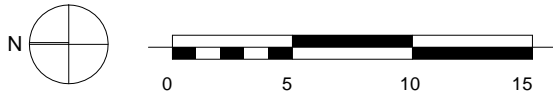
A1

KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

PLANT SCHEDULE	
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'

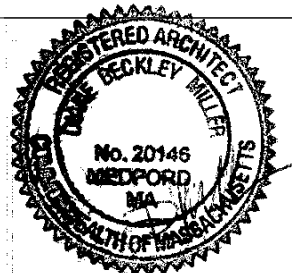


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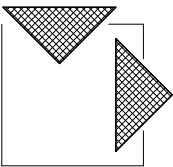
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EXISTING
SITE PLAN

Sheet
Number:

A2

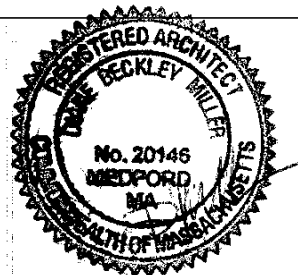
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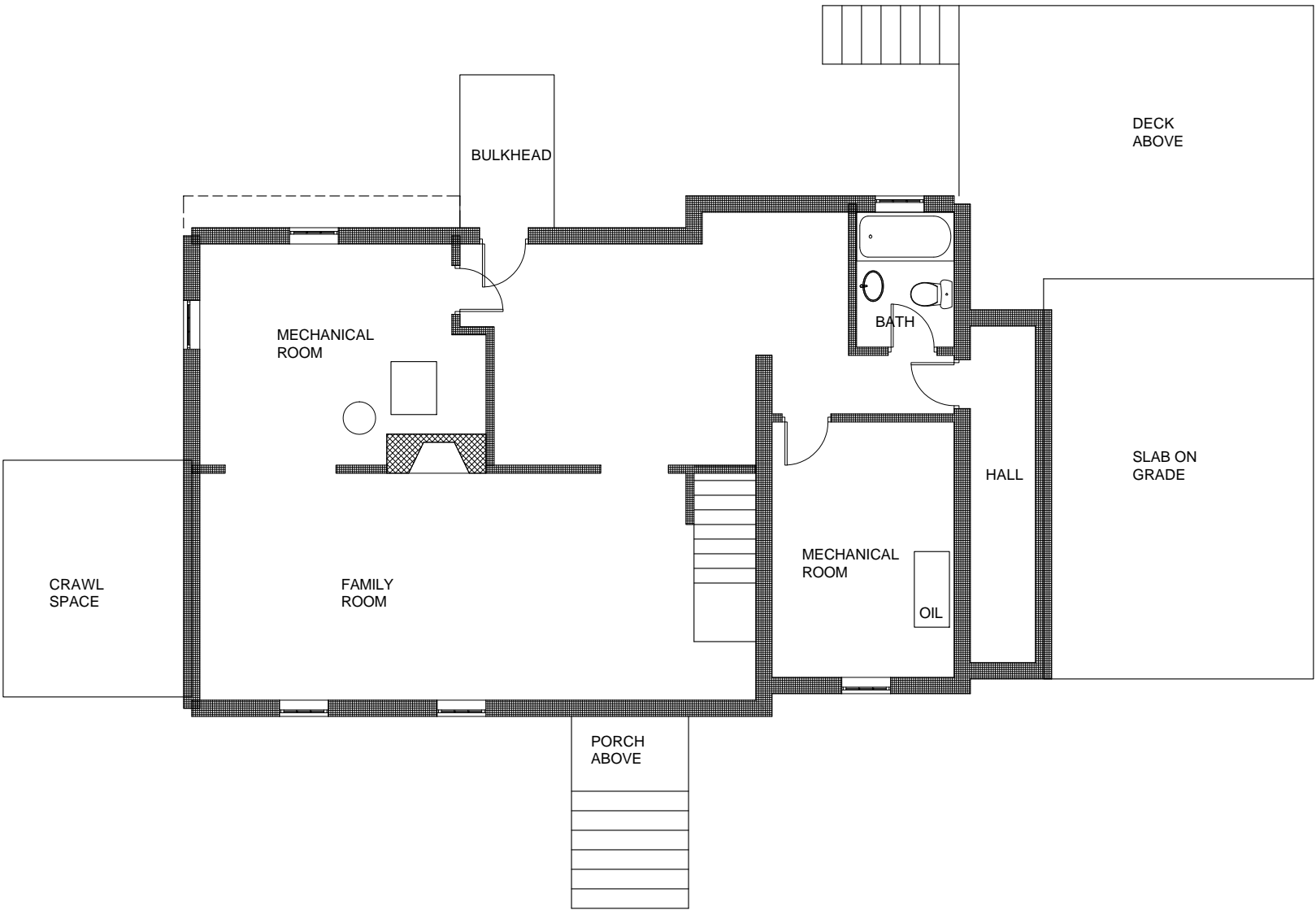
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EXISTING
CELLAR

Sheet
Number:

A3

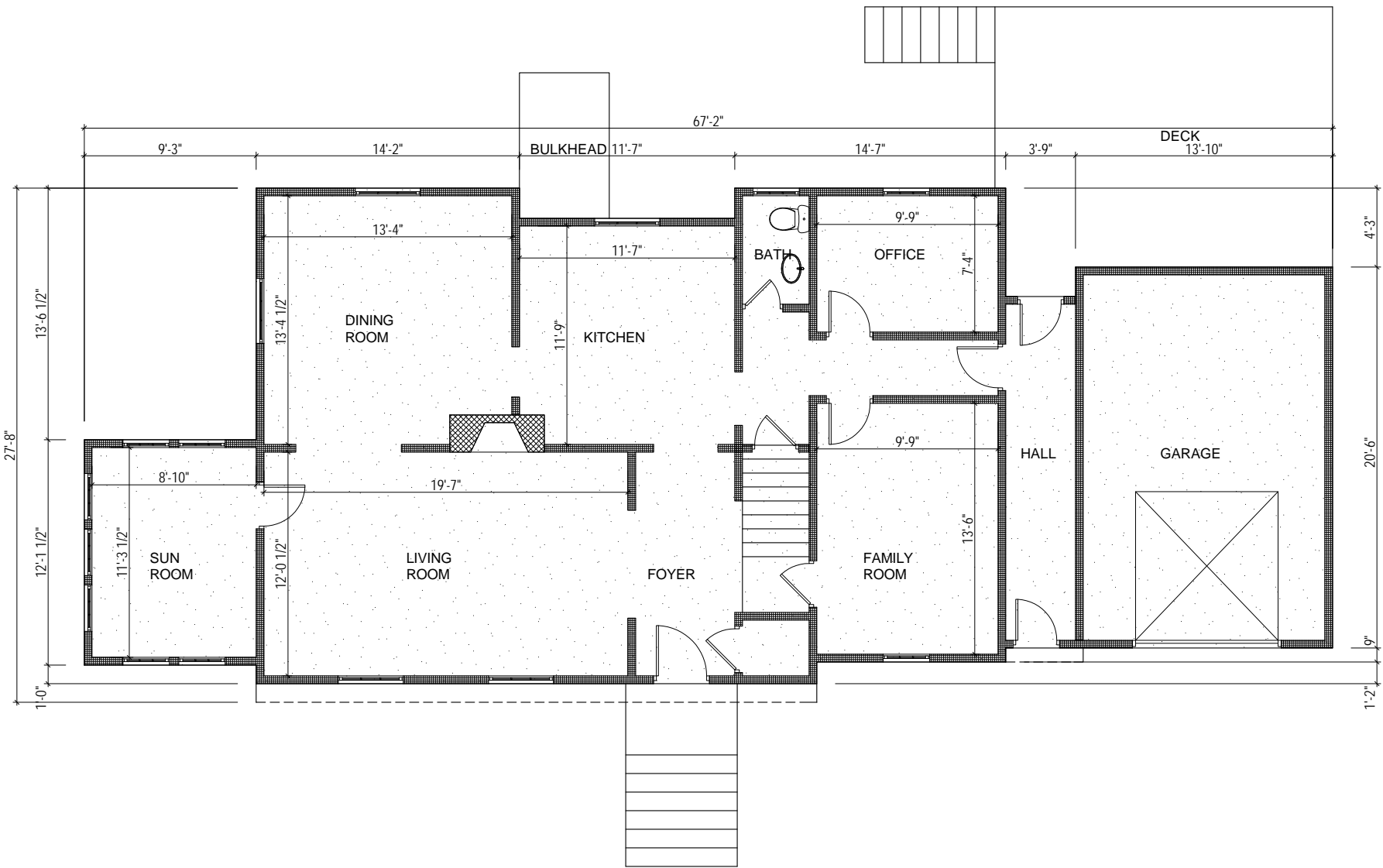
EXISTING HOUSE TO BE DEMOLISHED



1 PLAN
SCALE: 1/8" = 1'



EXISTING HOUSE TO BE DEMOLISHED

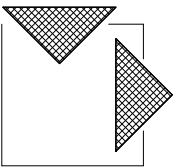


1,512 sq ft

1 PLAN
SCALE: 1/8" = 1'



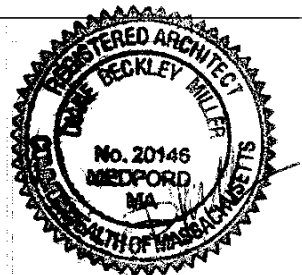
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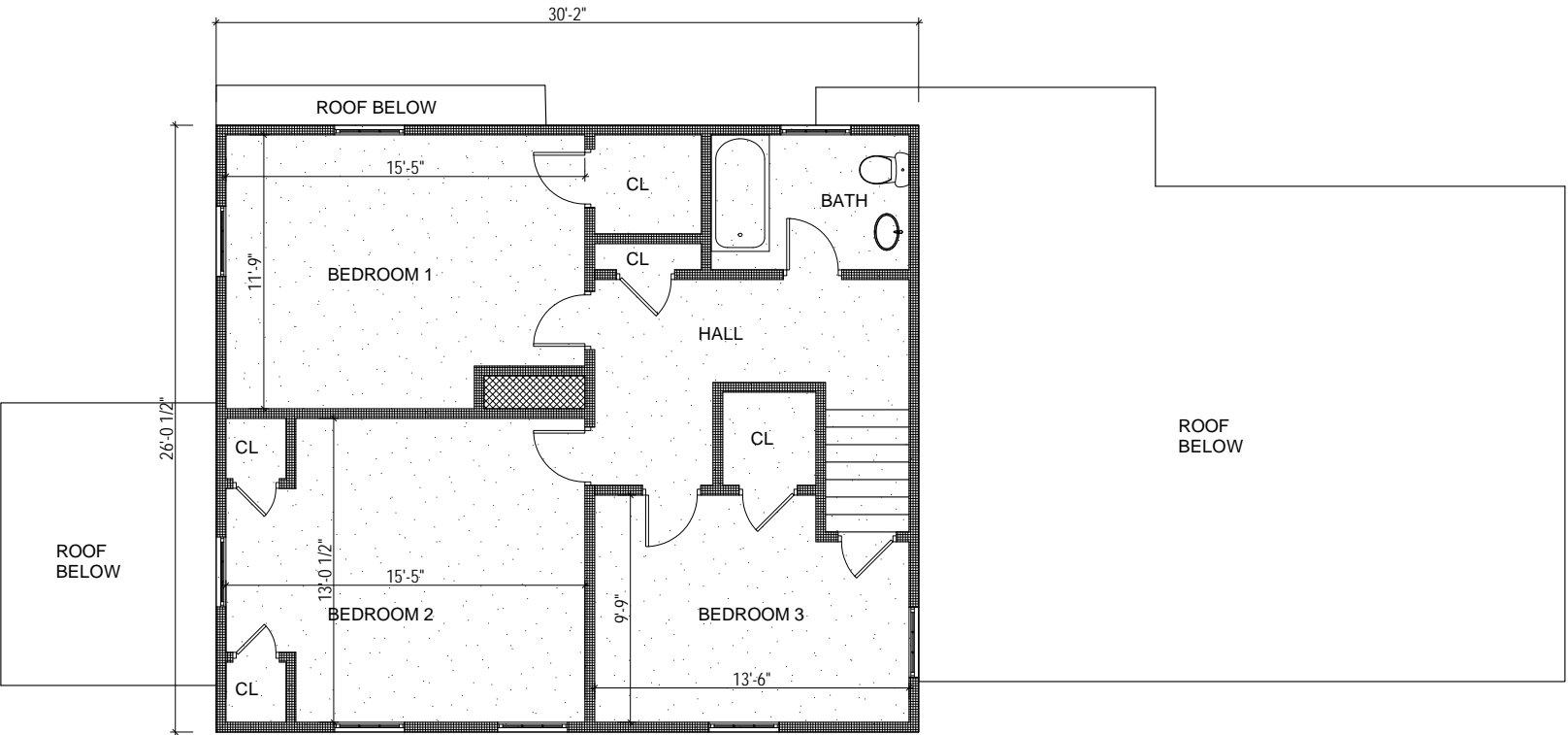
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EXISTING
FIRST FLOOR

Sheet
Number:

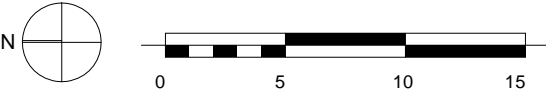
A4

EXISTING HOUSE TO BE DEMOLISHED

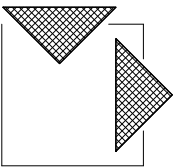


786 sq ft

1 PLAN
SCALE: 1/8" = 1'



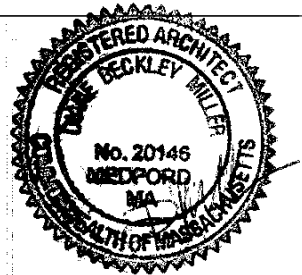
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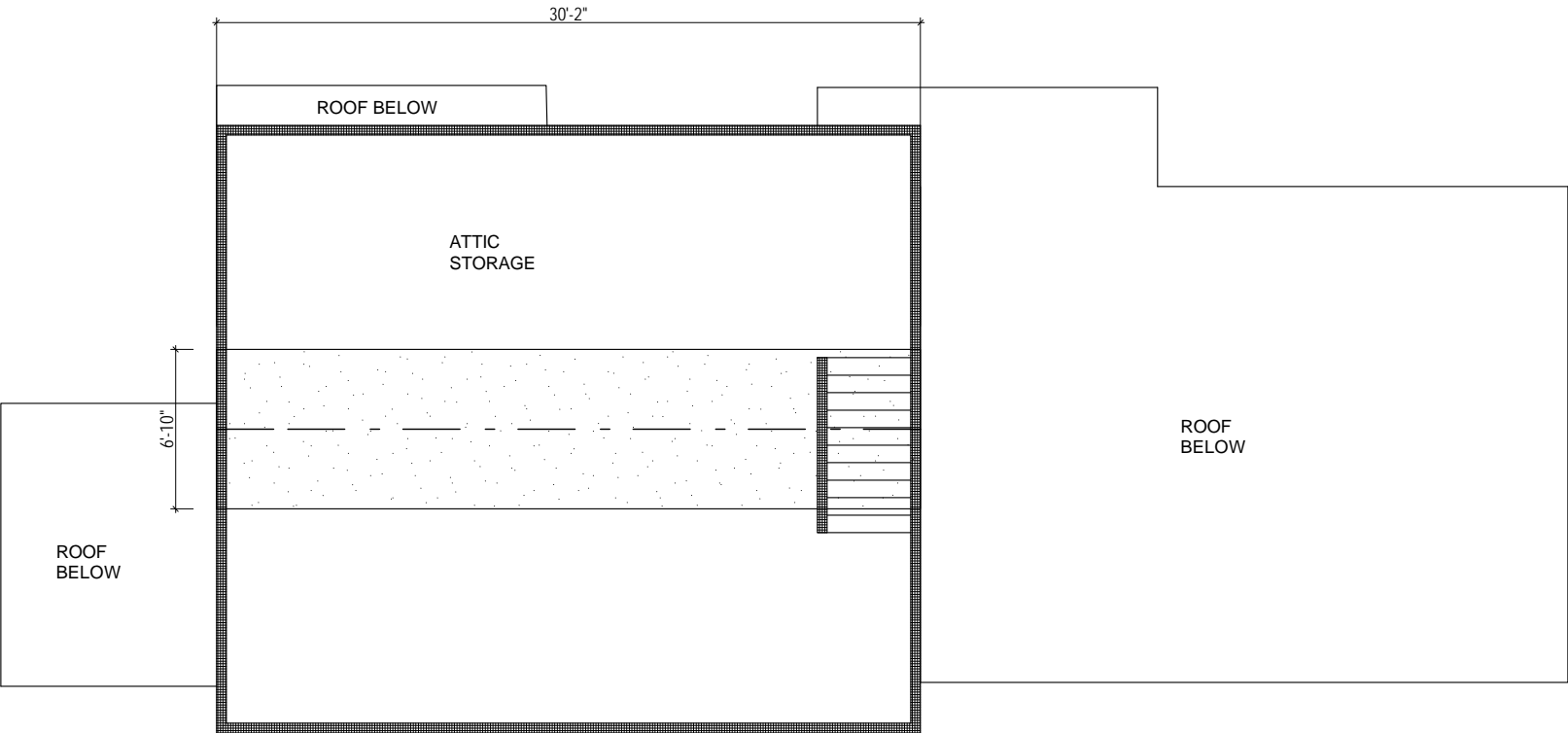
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EXISTING
SECOND FLOOR

Sheet
Number:

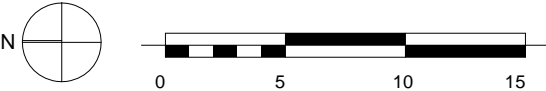
A5

EXISTING HOUSE TO BE DEMOLISHED

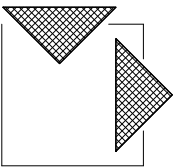


206 sq ft

1 PLAN
SCALE: 1/8" = 1'



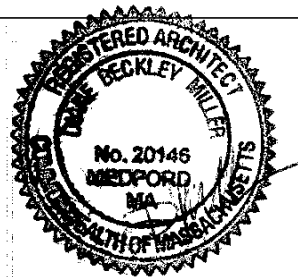
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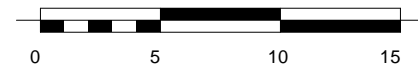
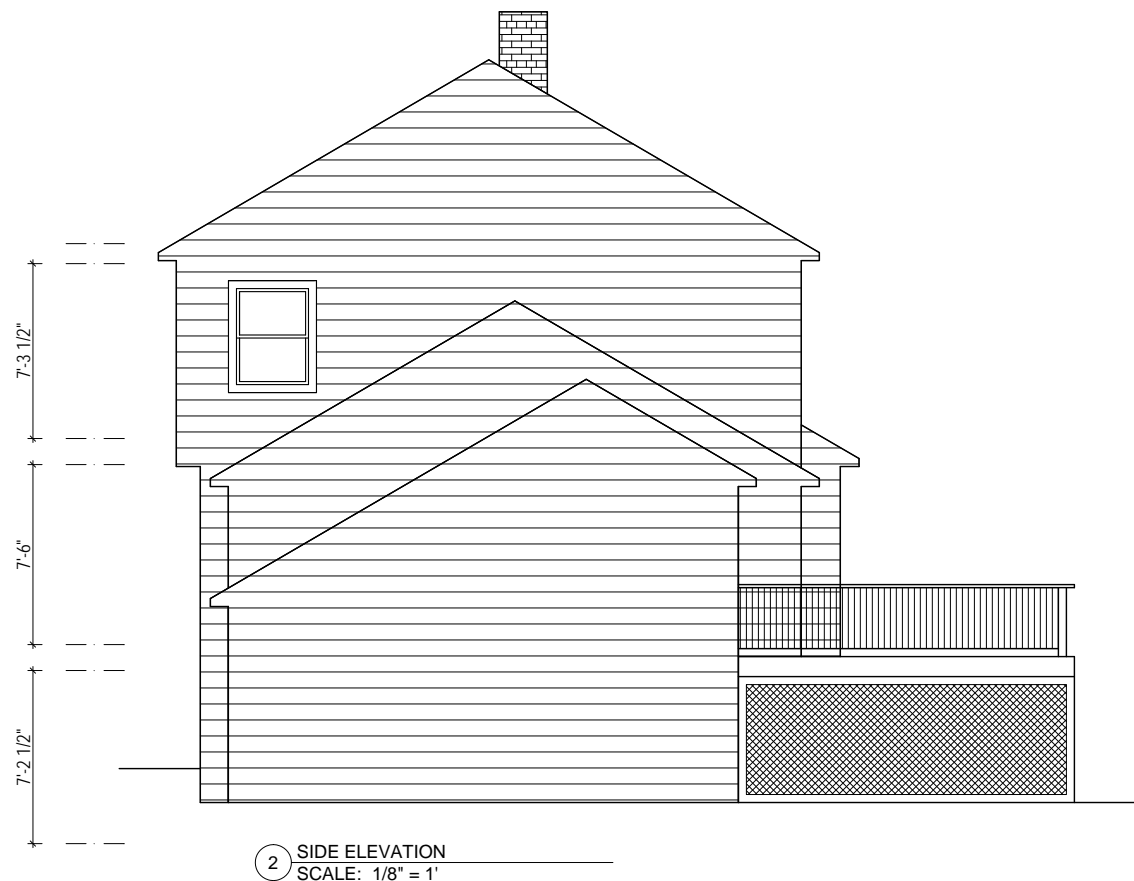


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EXISTING
ATTIC

Sheet
Number:

A6

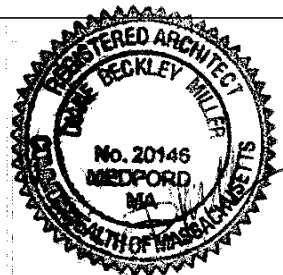


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EXISTING
ELEVATIONS

Sheet
Number:

A7



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

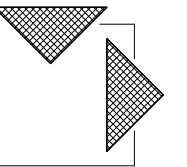


2 SIDE ELEVATION
SCALE: 1/8" = 1'

EXISTING HOUSE TO BE DEMOLISHED



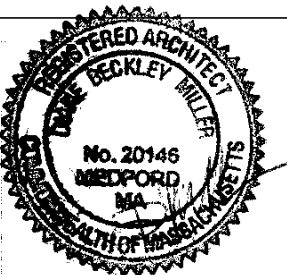
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



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EXISTING
ELEVATIONS

Sheet
Number:

A8

KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

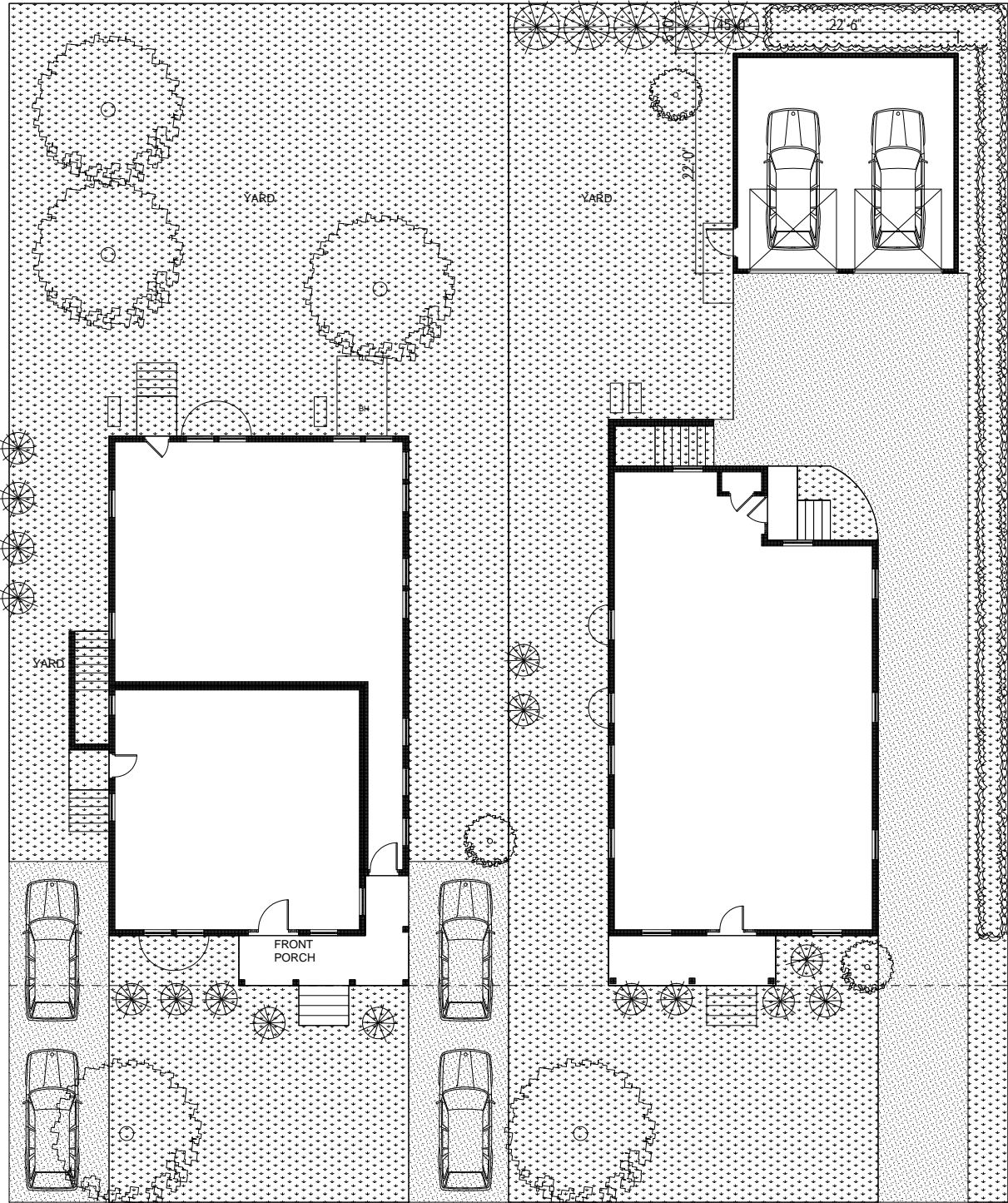
PLANT SCHEDULE	
QTY	PLANT
4	EXISTING FRUIT TREE
1	EXISTING MAPLE TREE
5	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L
1	NEW FRUIT TREE
2	NEW FLOWERINGTREE
16	NEW EVERGREEN SHRUB

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



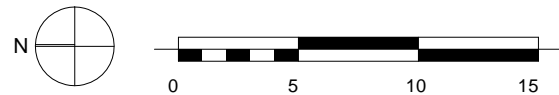
LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1,788 SF

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'

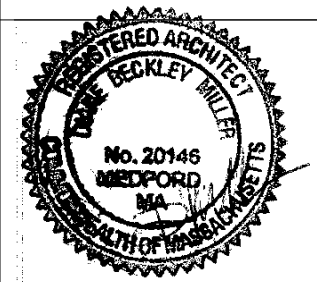


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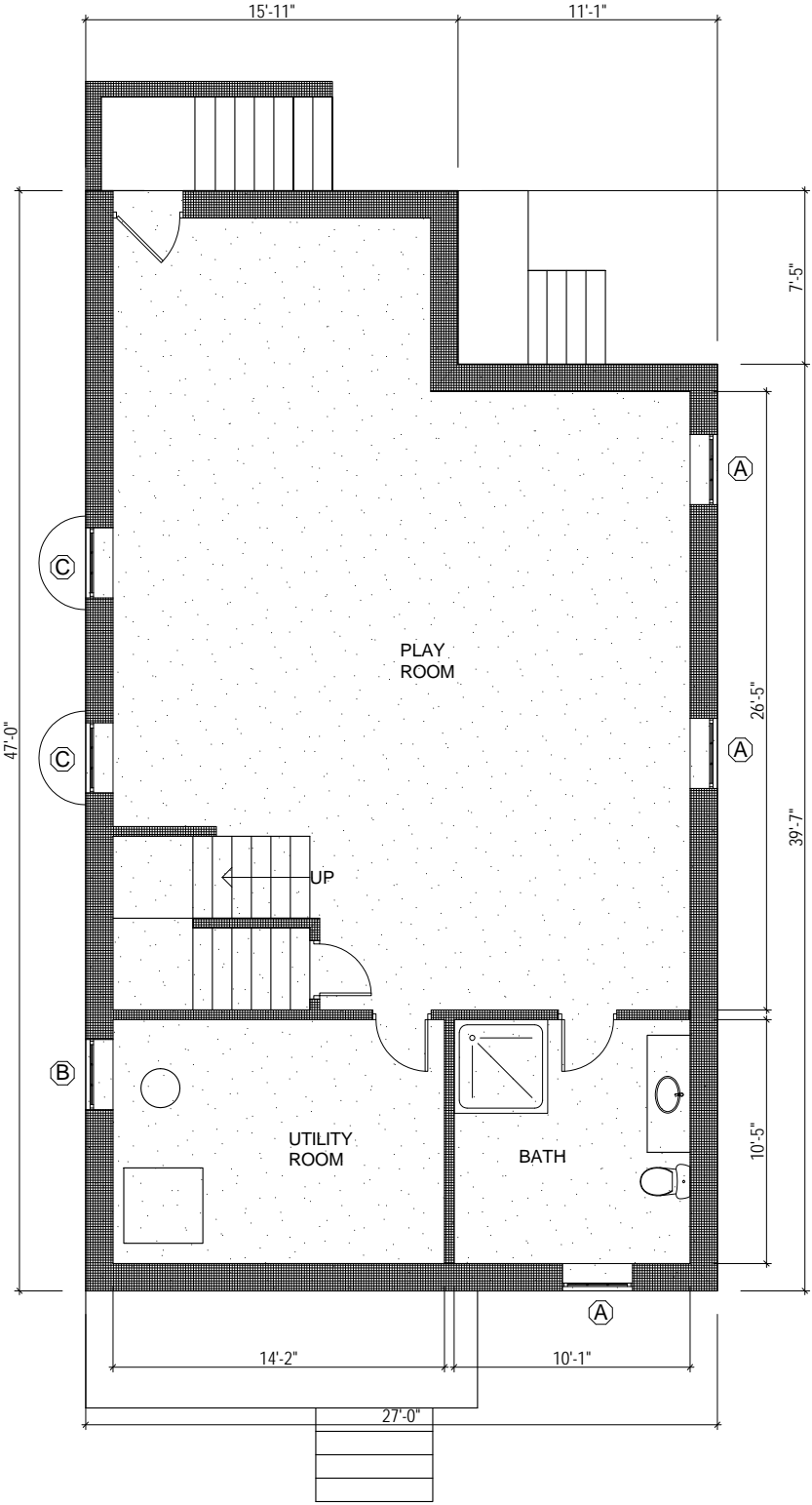
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NEW SITE PLANS

Sheet
Number:

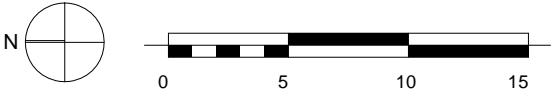
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SINGLE FAMILY

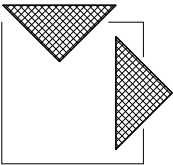


1,187 sq ft

1 PLAN
SCALE: 1/8" = 1'



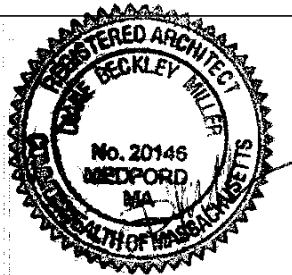
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NEW CELLAR
FLOOR PLANS

Sheet
Number:

A10

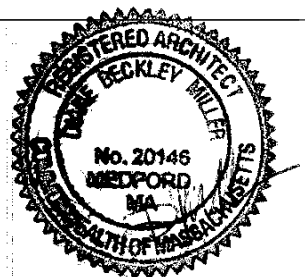
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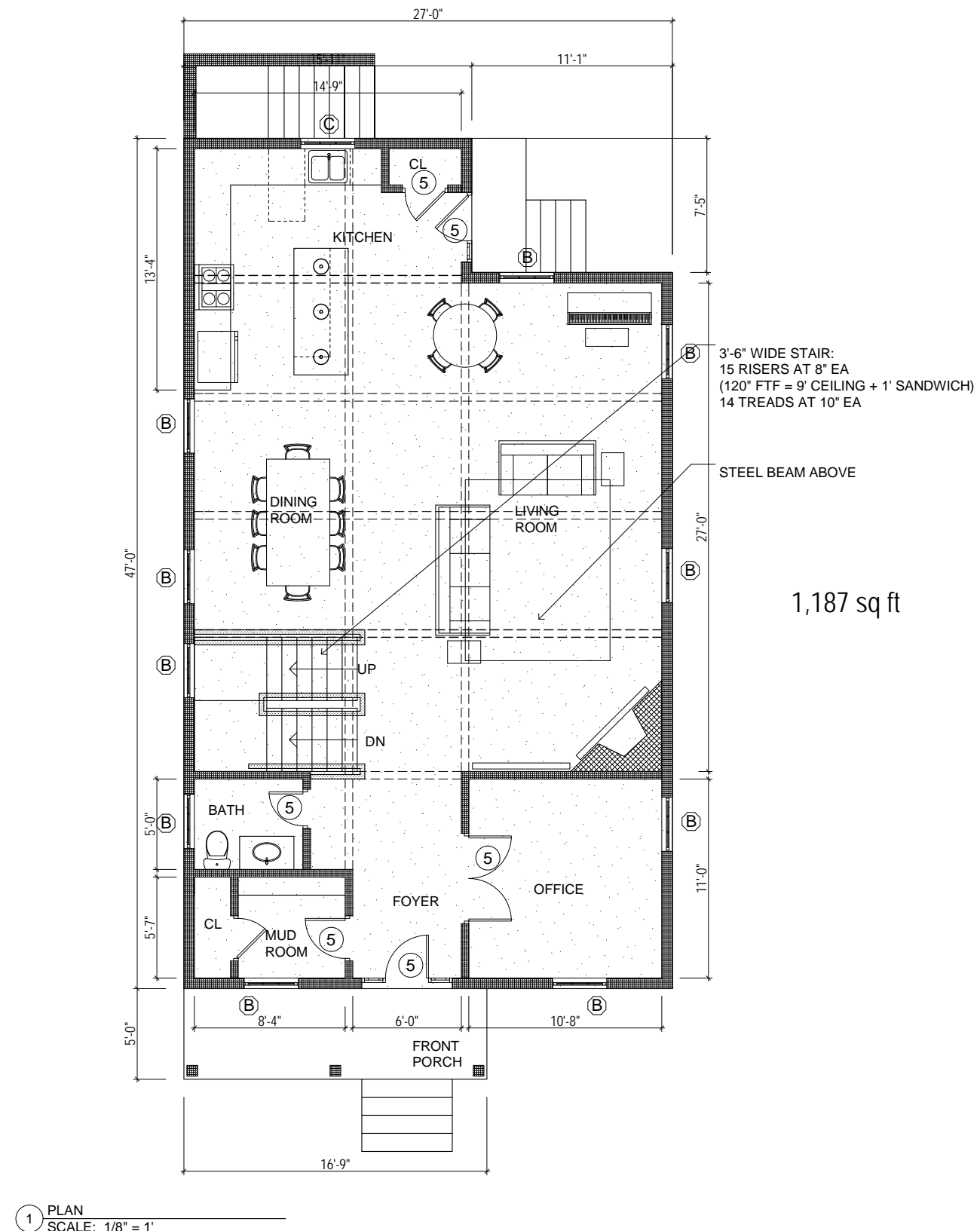


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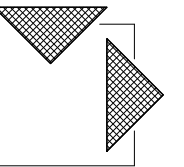
NEW FIRST FLOOR PLANS

Sheet
Number:

A11



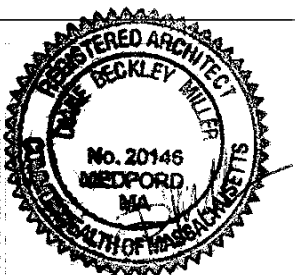
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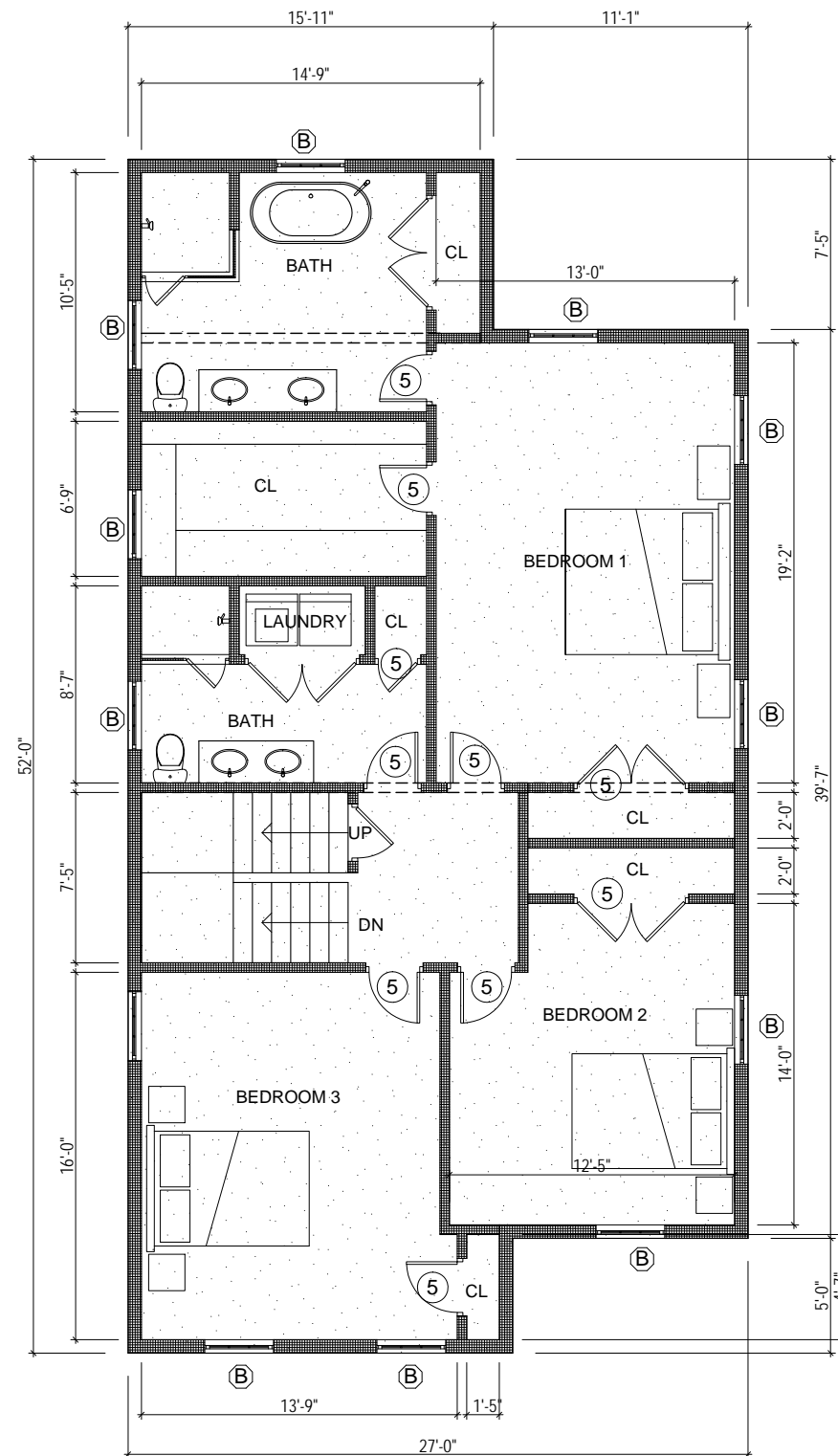


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NEW SECOND FLOOR PLANS

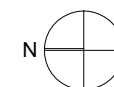
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Number:

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: 649 SF, CONFORMING

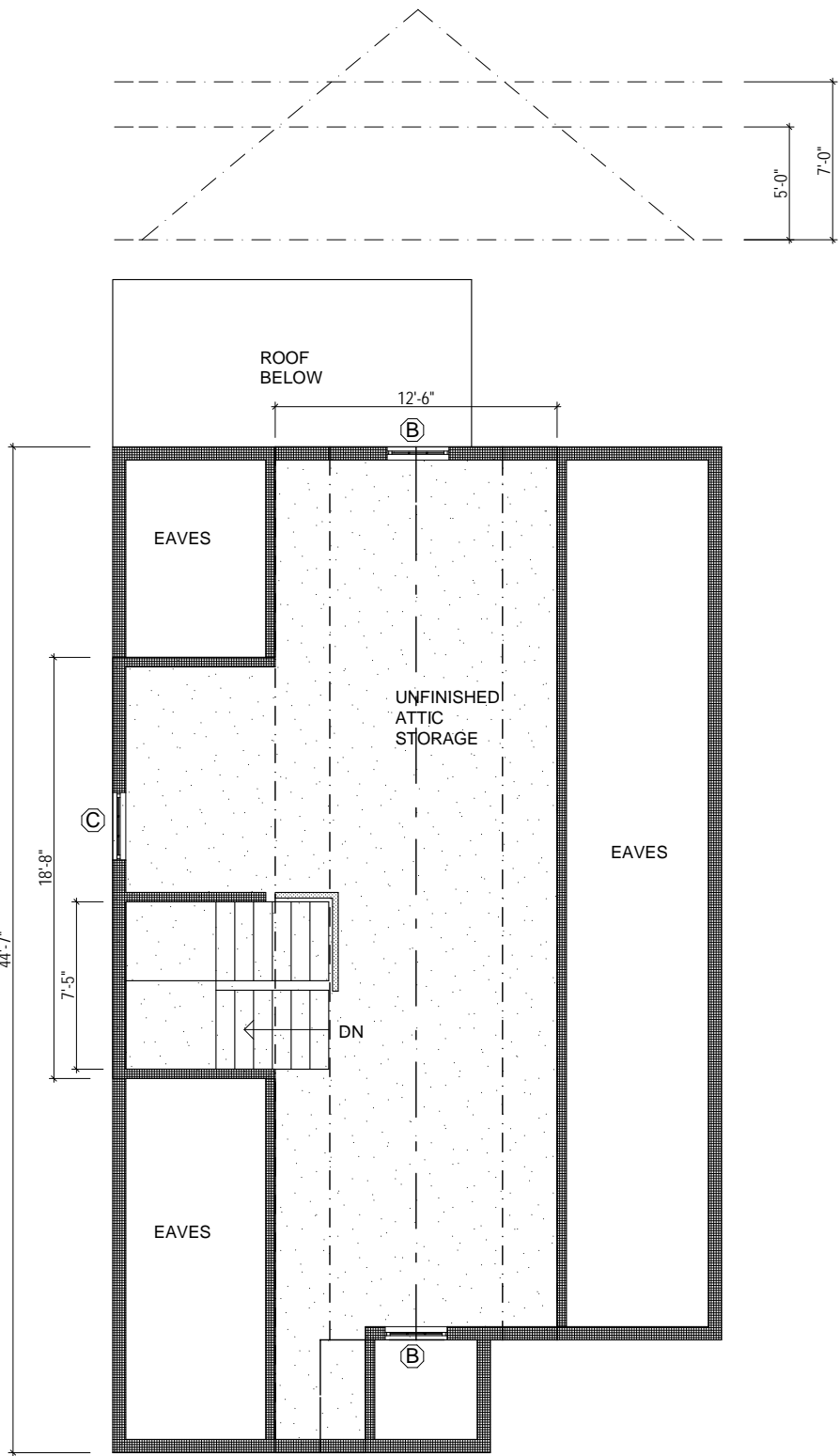
HALF STORY PERIMETER CALCULATIONS:
SECOND FLOOR PERIMETER = 157'-10"

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

ACTUAL: 43'-8", CONFORMING

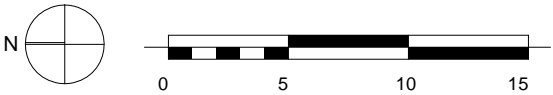
DORMER LENGTH CALCULATIONS:
ALLOWABLE: 33'-4" MAX PER ROOF SIDE (75% OF 44'-7")

ACTUAL: 18'-8", CONFORMING



649 sq ft

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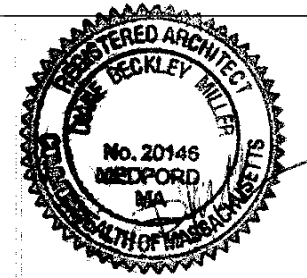
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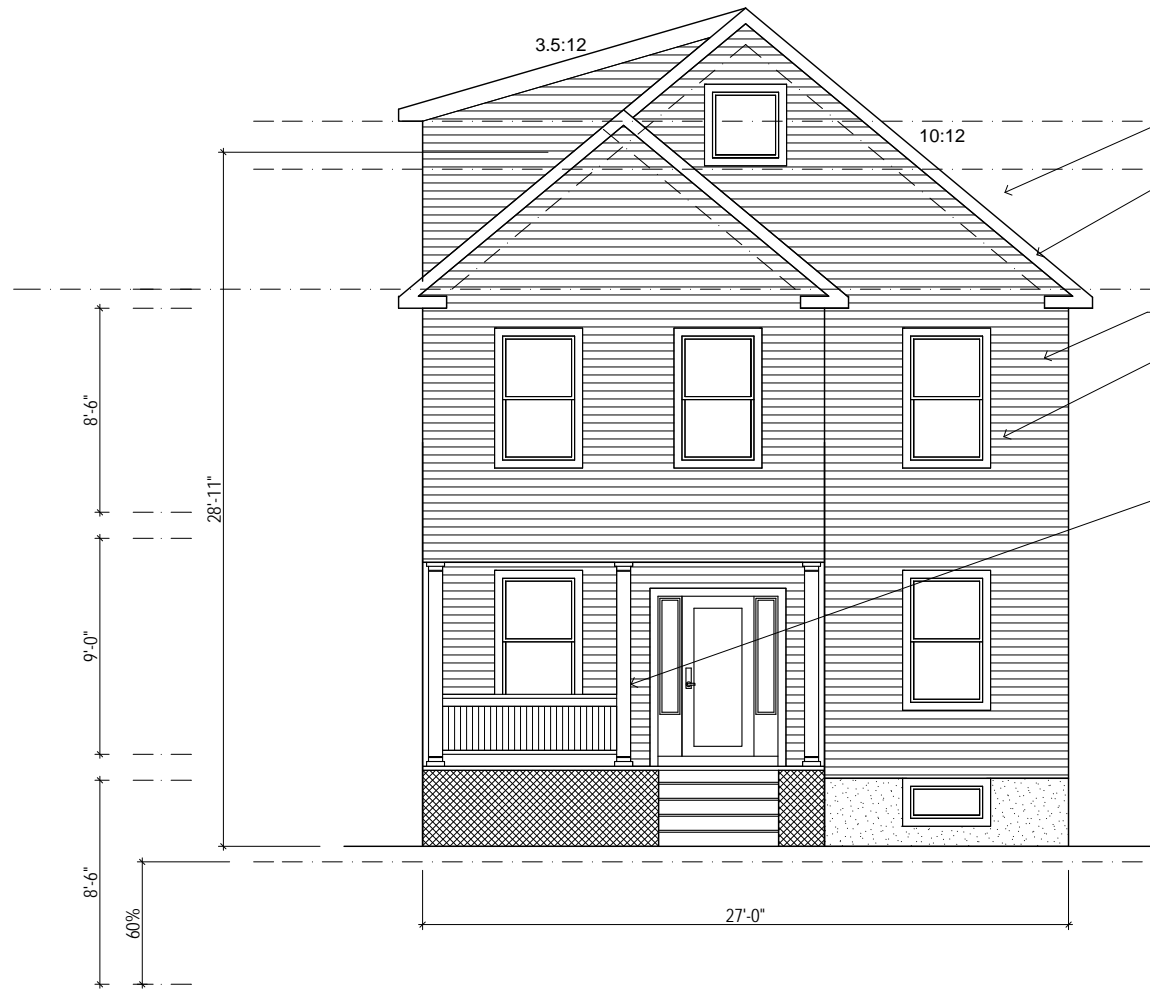


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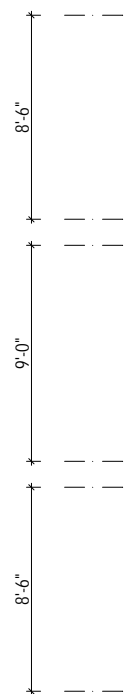
NEW ATTIC FLOOR PLANS

Sheet
Number:

A13



- 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

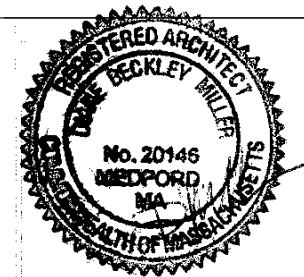


SINGLE FAMILY

**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
1/23/19	REVISED
2/6/19	REVISED

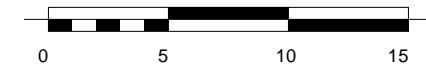


LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

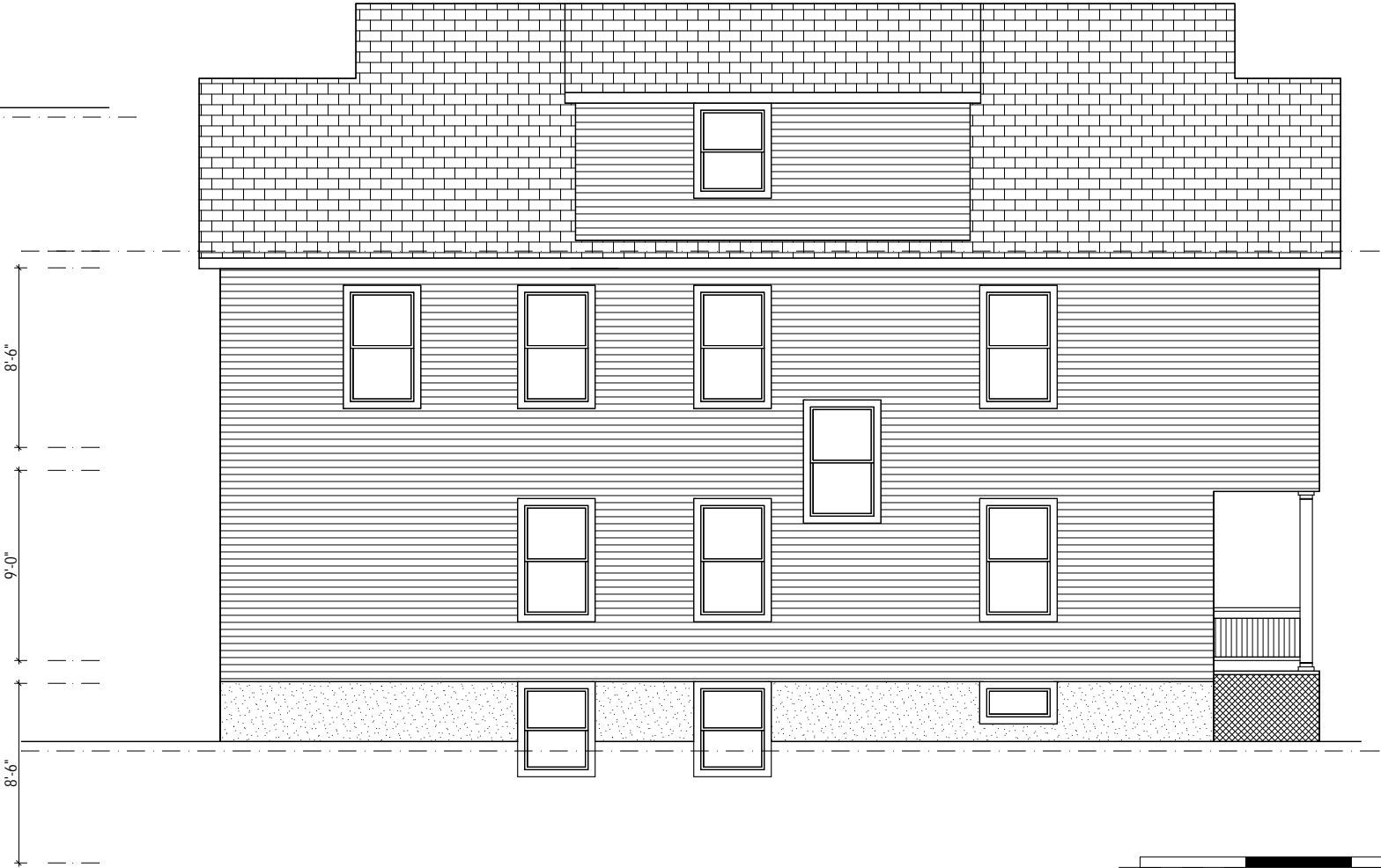
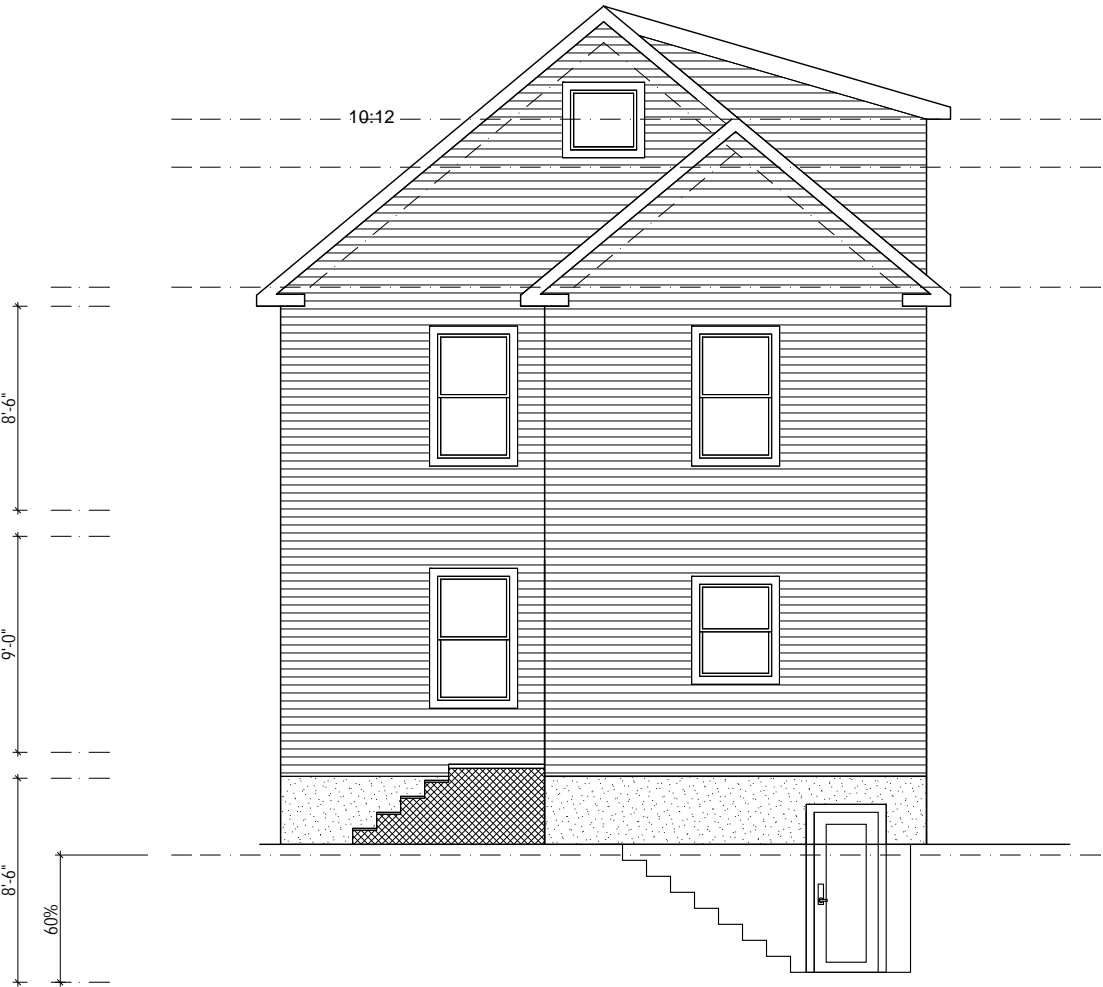
ELEVATIONS

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Number:

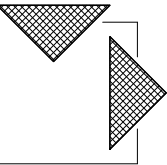
A14



SINGLE FAMILY



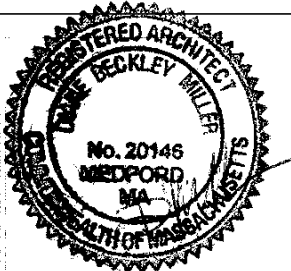
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
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1/23/19	REVISED
2/6/19	REVISED



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BELMONT MA 02478

ELEVATIONS

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