

RECEIVED
TOWN CLERK
BELMONT, MA

2018 JUN -4 AM 10:33

CASE NO. 18-17

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday June 18, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Amanda Lubarsky at 257 Rutledge Road located in a Single Residence A (SRA) Zoning District for a Special Permit under Section 1.5 of the Zoning Bylaw to construct a Second Story addition. Special Permit -1. Minimum required rear setback is 40.0'. The existing and proposed is 36.9'.

ZONING BOARD OF APPEALS



Town of Belmont

RECEIVED
TOWN CLERK
BELMONT, MA

2018 JUN -4 AM 10:33

APPLICATION FOR A SPECIAL PERMIT

Date: April 11, 2018

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 257 Rutledge Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for to
construct a 2nd story addition

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Barry Lubarsky

Print Name

Barry Lubarsky

Address

257 Rutledge Road

Belmont, MA 02478

Daytime Telephone Number

(617) 955-3347



OFFICE OF COMMUNITY DEVELOPMENT

TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

April 3, 2018

Amanda Lubarsky
257 Rutledge Road
Belmont, MA 02478

RE: Denial to Construct a 2nd Story Addition

Dear Ms. Lubarsky,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 257 Rutledge Road located in a Single Residence A Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations requires a minimum rear setback of 40.0'.

1. The existing and proposed rear setback is 36.9'

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Statement for Special Permit for 257 Rutledge Road

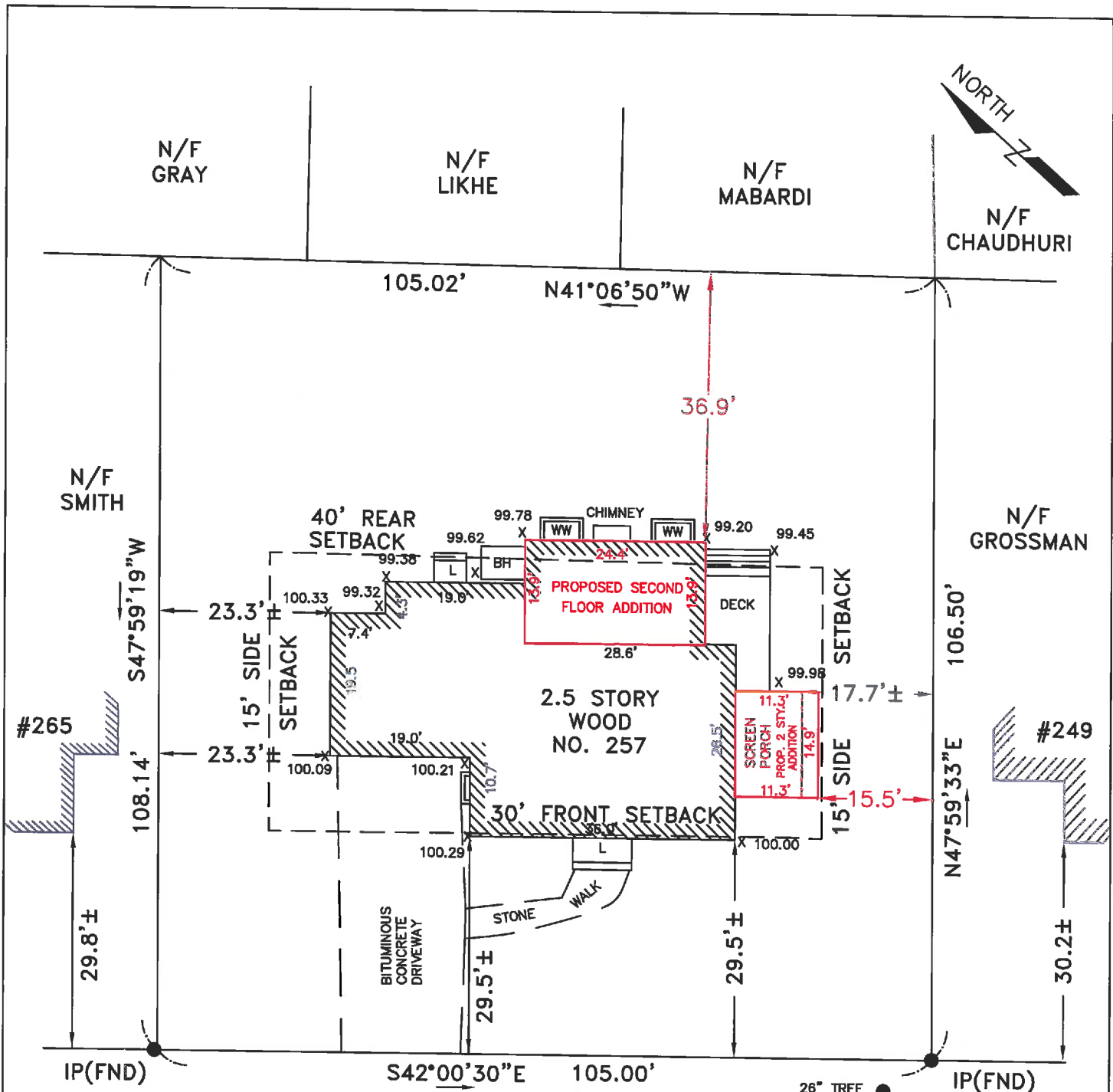
We moved into our house at 257 Rutledge Road nine years ago, when our oldest child was only one year old and was our only child. Now we have three sons, and we have only three bedrooms upstairs. We do not have enough space for them to have their own dressers or to go to bed and wake up on different schedules.

In order to give each of our kids his own bedroom, we need to build over our existing family room. The family room was an addition to the back of the house many years ago by previous owners and was built 36.9 feet from the back property line. The current required setback is 40 feet. The proposed addition does not change the existing footprint, lot coverage, or building height of the house. We need a special permit to build a second story on top of the existing first story.

Thank you for your consideration.

Sincerely,

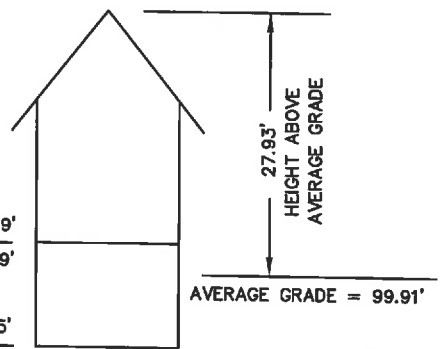
Amanda & Barry Lubarsky



RUTLEDGE ROAD

LOT = 11,269 S.F.±
BUILDING = 1,776 S.F.±
DRIVEWAY = 680 S.F.±
EXISTING BLDG. COV. = 15.8%
PROPOSED NET ADDITION = 37 S.F.±
PROP. BLDG. COV. = 16.1%
EXISTING OPEN SPACE = 78.2%
PROP. OPEN SPACE = 77.9%

TOP OF CEILING = 100.29'
TOP OF FOUNDATION = 100.19'
BASEMENT FLOOR = 92.95'



(IN FEET)
1 inch = 20 ft.

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. NO. 234268.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 16206-B.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRA.
 4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

CERTIFIED PLOT PLAN
IN BELMONT, MA
SCALE: 1"=20' MARCH 14, 2018
DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457
257 RUTLEDGE RD BELMONT.dwg

PROFESSIONAL LAND SURVEYOR DATE

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 257 Rutledge Road

Zone: SRA

Surveyor Signature and Stamp: _____

Date: 3-20-18

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	11,269 S.F.	11,269 S.F.
Lot Frontage	125'	105.00'	105.00'
Floor Area Ratio	N/A		
Lot Coverage	20%	15.8%	16.1%
Open Space	50%	78.2%	77.9%
Front Setback	30.0'	29.5'	29.5'
Side Setback	15'	17.7'	15.5'
Side Setback	15'	23.3'	23.3'
Rear Setback	40'	36.9'	36.9'
Building Height	36'	27.93'	27.93'
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation	See notes		

NOTES:

[Signature]
3/20/18

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING HEAT SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT, REUSE EXISTING CAST IRON RADIATORS TO THE EXTENT THAT IS POSSIBLE, AND INSTALL NEW CENTRAL AIR CONDITIONING. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.

10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE (VERIFY LOCATIONS WITH OWNER), COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE (OUTLETS TO BE LOCATED WITHIN BASEBOARDS TME), AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION.

15. R13 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM FLOORS.

16. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

17. CONTRACTOR TO PROVIDE AND INSTALL IRRIGATION SYSTEM FOR FRONT YARD WITH SEPARATE WATER METER.

18. CONTRACTOR TO UPGRADE ELECTRICAL SERVICE TO THE HOUSE.

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: DOUBLE HUNG - 3'-2"W X 4'-0"H, SILL AT 2'-4" AFF - TME

WINDOW B: DOUBLE HUNG - 2'-5 1/2"W X 4'-0"H, SILL AT 2'-4" AFF - TME

WINDOW C: EXISTING BEDROOM WINDOWS TO BE RELOCATED, CONTRACTOR TO CONFIRM THAT EXISTING WINDOWS MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

WINDOW D: EXISTING BATHROOM WINDOWS TO BE RELOCATED

WINDOW E: DOUBLE HUNG - 2'-5 1/2"W X 4'-9"H, SILL AT 2'-2" AFF - TILT WASH TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS, SELECTED BY OWNER.

DOOR 1: LIVING ROOM TO DEN - 2'-6"W X 6'-8"H 15 LITE FRENCH DOOR

DOOR 2: DEN TO EXTERIOR - EXISTING DOOR (FROM LIVING ROOM TO PORCH) TO BE REUSED

DOOR 3: LIVING ROOM TO DEN - 2'-6"W X 6'-8"H 15 LITE FRENCH DOOR

DOOR 4: BEDROOM 4 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 5: BEDROOM 4 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 6: HALL TO BEDROOM 4 - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 7: HALL TO BATH - EXISTING HALL BATH DOOR TO BE REUSED

DOOR 8: BEDROOM 3 TO BATH - EXISTING MASTER BATH DOOR TO BE REUSED

DOOR 9: BEDROOM 3 TO CLOSET - EXISTING MASTER CLOSET DOOR TO BE REUSED

CONSTRUCTION DOCUMENTS
FEBRUARY 12, 2018
REVISED 4/13/18

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, 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 AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING DISTRICT SR-A:

REQUIRED:

FRONT YARD SETBACK: 30'-0"
REAR YARD SETBACK: 40'-0"
SIDE YARD SETBACK: 15'-0"

MAX HEIGHT: 36', 2 1/2 STORIES
MAX LOT COVERAGE: 20%
MIN OPEN SPACE: 50%

DRAWING LIST

- A1 COVER SHEET
A2 EXISTING CELLAR FLOOR PLAN
A3 NEW CELLAR FLOOR PLAN
A4 EXISTING FIRST FLOOR PLAN
A5 NEW FIRST FLOOR PLAN
A6 EXISTING SECOND FLOOR PLAN
A7 NEW SECOND FLOOR PLAN
A8 NEW ROOF PLAN
A9 EXISTING ELEVATIONS
A10 NEW ELEVATIONS
A11 INTERIOR ELEVATIONS / SECTIONS

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
- ⬠ A10 INTERIOR ELEVATION
- ⬠ 2 A12 SECTION
- 5 DOOR TAG
- Ⓑ WINDOW TAG

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

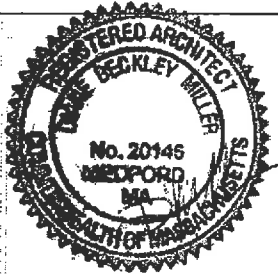
9/29/17 SCHEMATIC DESIGN

10/17/17 DESIGN DEVELOPMENT

2/12/18 CONSTRUCTION DOCS

2/21/18 REVISIONS

4/13/18 REVISIONS

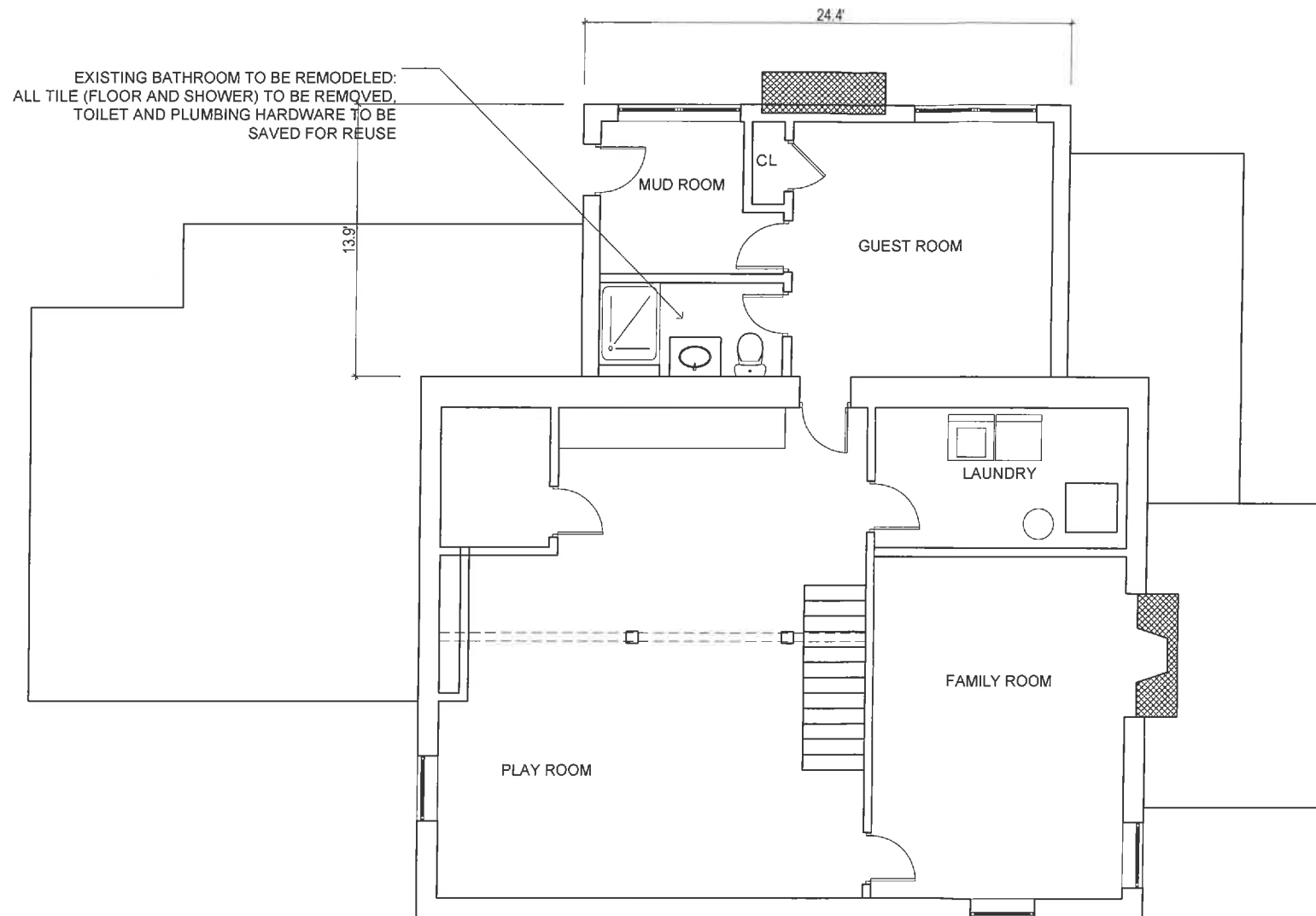


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1

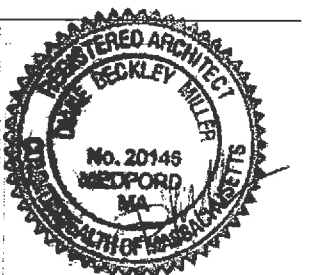


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

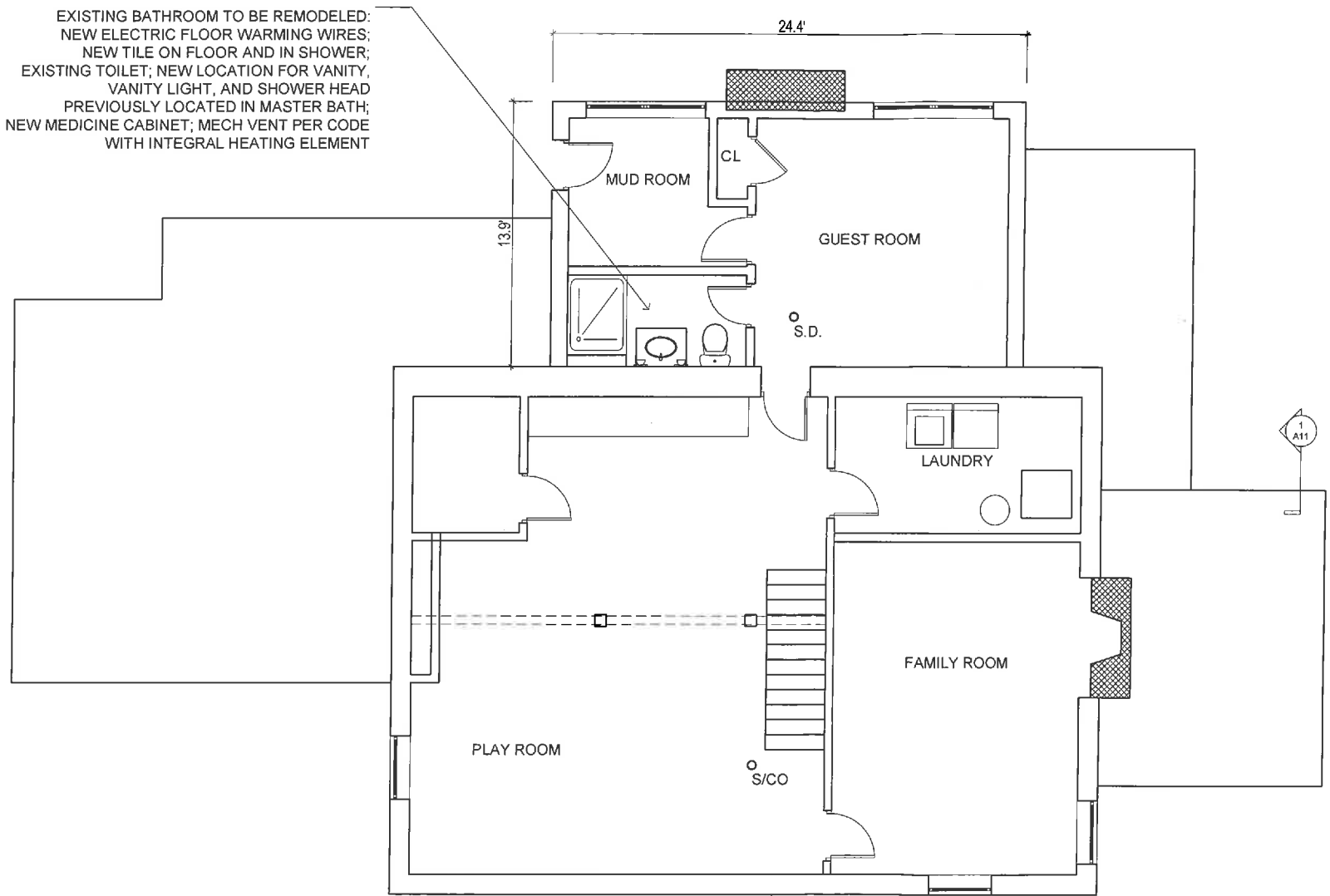


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

EXISTING CELLAR
FLOOR PLAN

Sheet
Number:

A2

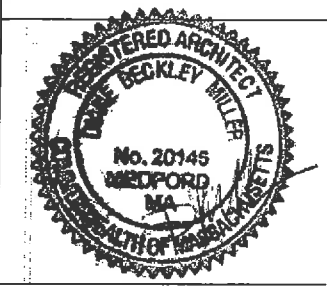


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

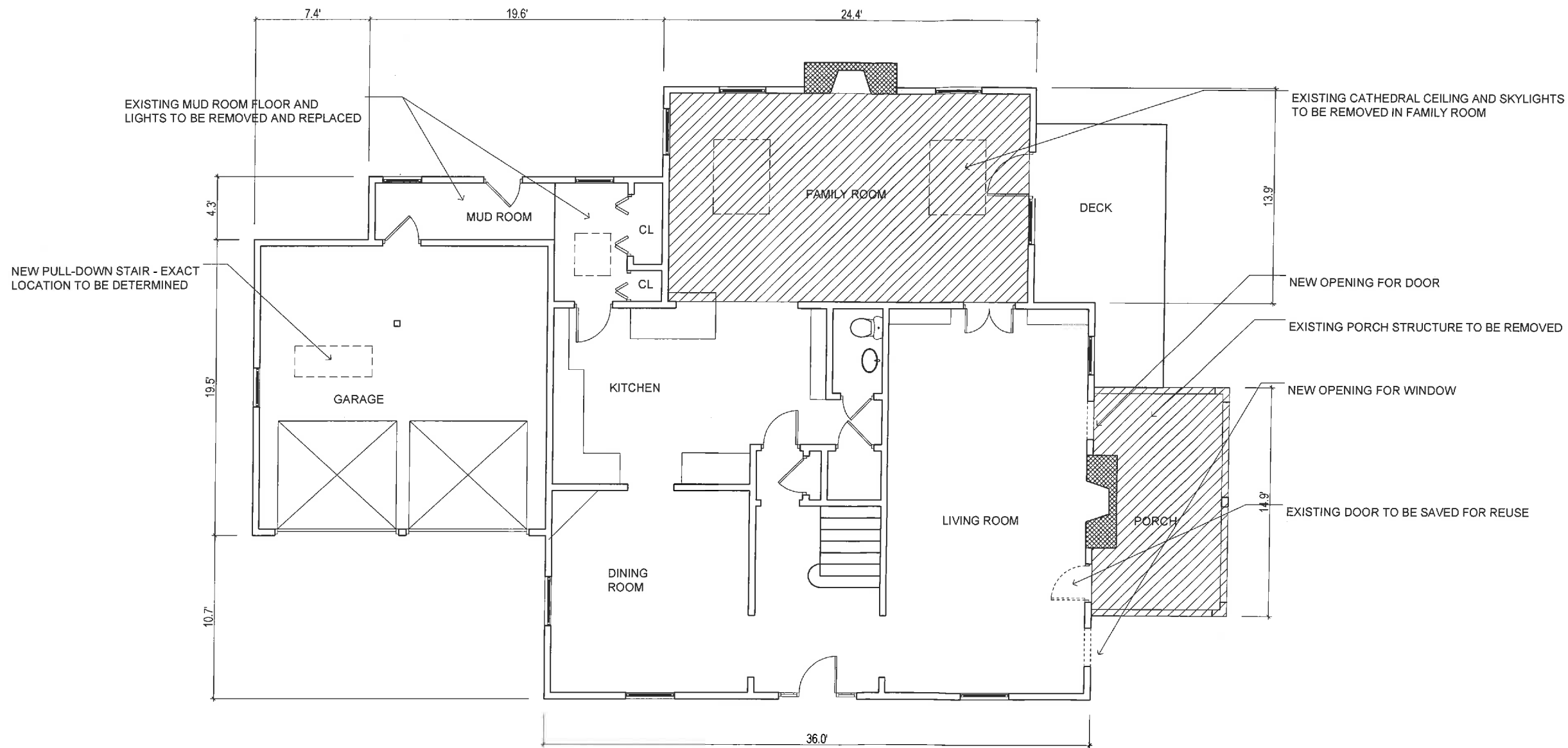


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

NEW CELLAR
FLOOR PLAN

Sheet
Number:

A3

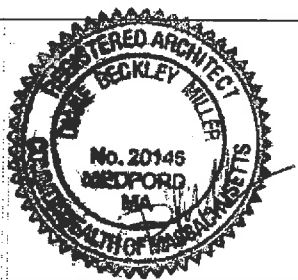


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS



LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

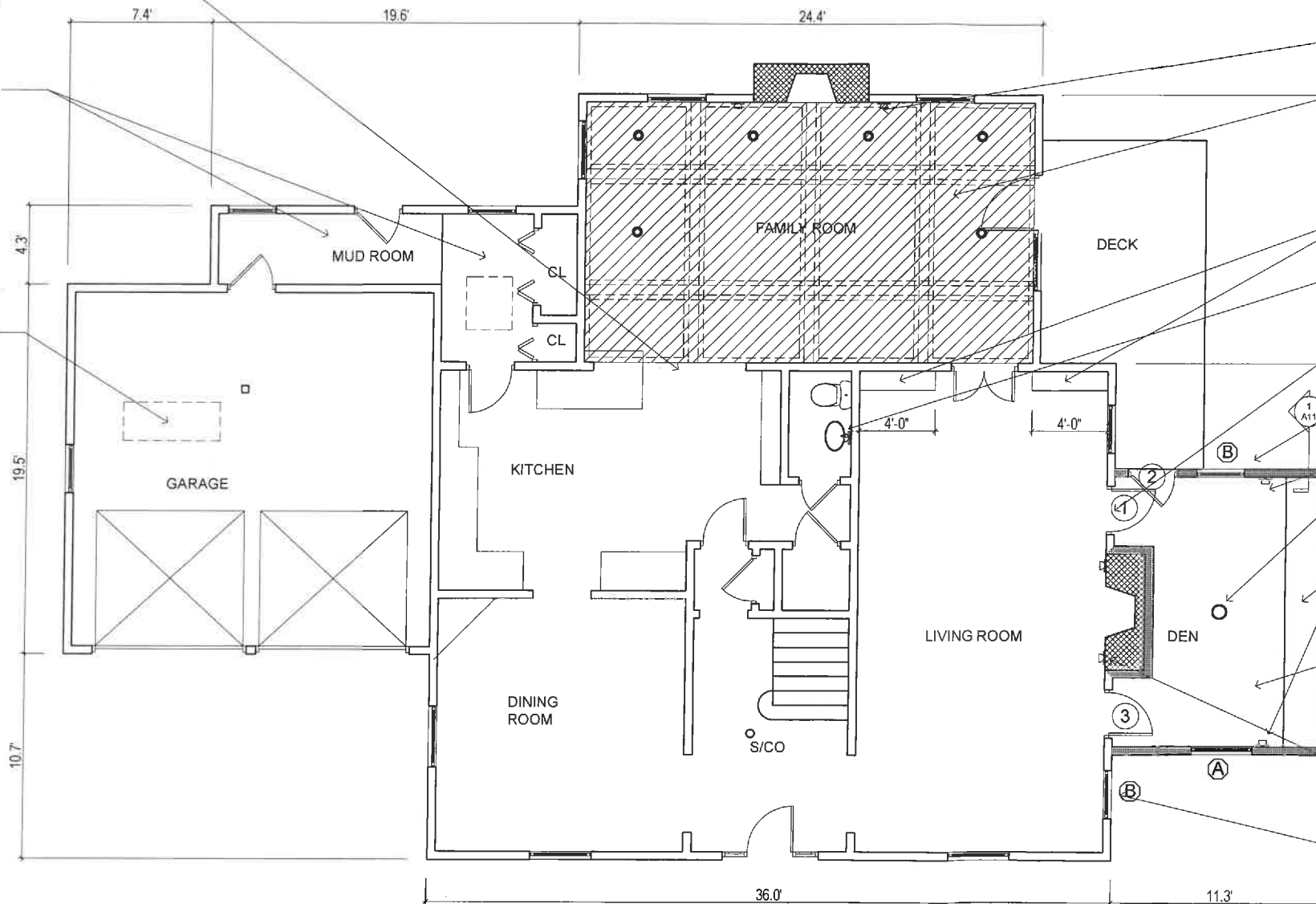
Sheet
Number:

A4

NEW BEAM AND POSTS AT
EXISTING FAMILY ROOM OPENING -
SEE FRAMING PLANS,
CASED OPENING TO BE RECONSTRUCTED
TO MATCH EXISTING

NEW TILE FLOOR AND NEW LIGHT
FIXTURES IN MUD ROOM

NEW PULL DOWN LADDER
TO ATTIC STORAGE, EXACT
ORIENTATION AND
LOCATION TO BE VIF



1 PLAN
SCALE: 1/8" = 1'

TWO DIMMABLE WALL SCONCES - CONTRACTOR
TO VERIFY EXACT LOCATIONS WITH OWNER

NEW FLAT CEILING TO ALIGN WITH EXISTING
CEILING IN MAIN HOUSE, NEW DECORATIVE
6"W X 5"D BEAMS W/ CROWN MOLDING,
NEW RECESSED CAN LIGHTS

NEW BUILT-IN BOOKSHELVES - SEE
INTERIOR ELEVATION

NEW LOCATION FOR VANITY LIGHT AND
GLASS SHELF FROM MASTER BATH

NEW OPENING SYMMETRICAL TO OPENING
ON OTHER SIDE OF FIREPLACE

TONE INDICATES NEW WALLS, TYP

NEW LIGHT FIXTURE CENTERED IN ROOM,
TWO DIMMABLE WALL SCONCES - CONTRACTOR
TO VERIFY EXACT LOCATIONS WITH OWNER

NEW BUILT IN BENCH WITH DRAWERS
BELOW - SEE ELEVATION

NEW DEN:
HARDWOOD FLOOR TME (FLOOR
TO ALIGN W/ EXISTING - SEE SECTION),
CHAIR RAIL AT 3'-6" AFF (VERIFY WITH OWNER)
W/ BOX WAINSCOTING BELOW,
TRIM TME, GWB CEILING TME

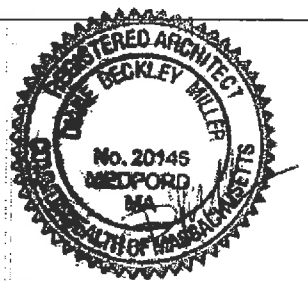
TWO DIMMABLE WALL SCONCES - CONTRACTOR
TO VERIFY EXACT LOCATIONS WITH OWNER

NEW WINDOW SYMMETRICAL TO WINDOW
ON OTHER SIDE OF FIREPLACE

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

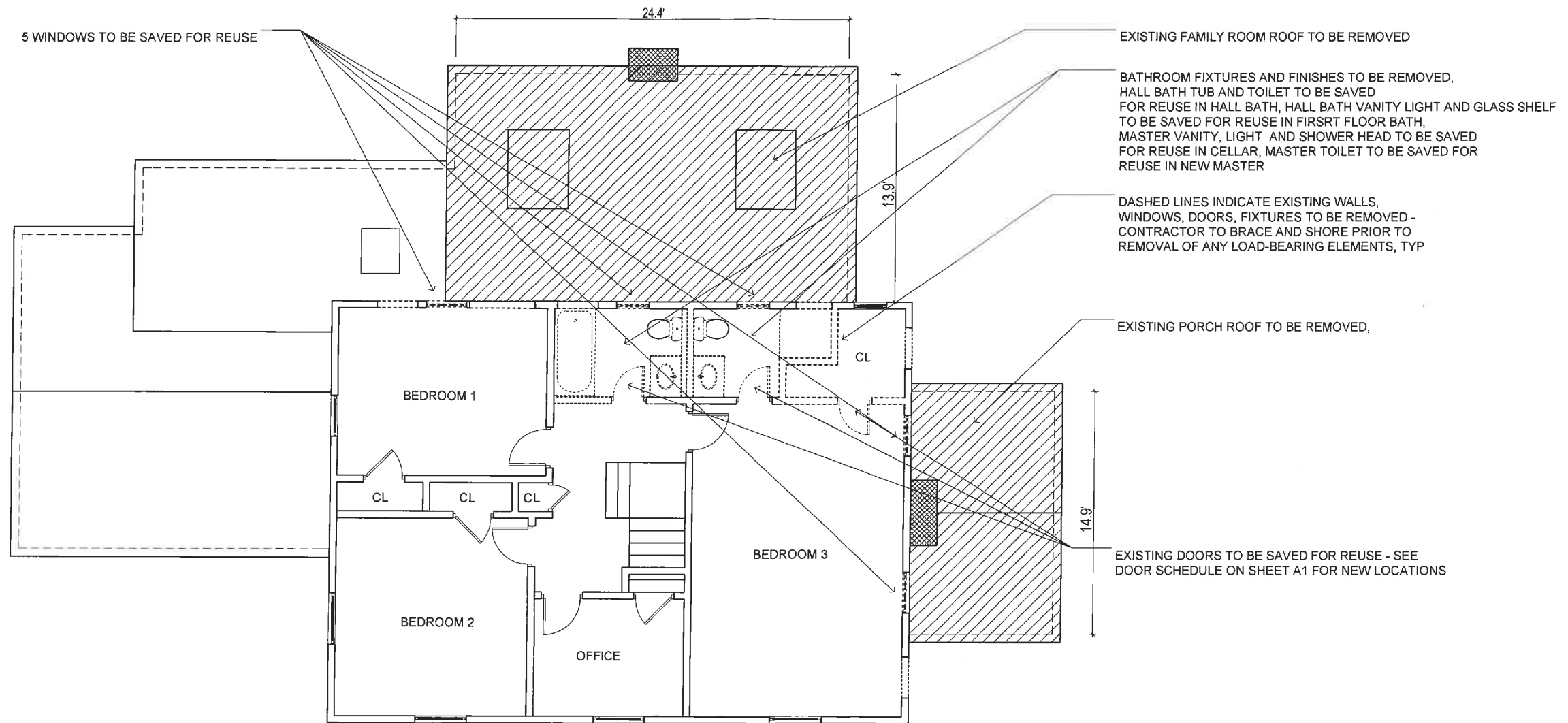


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

NEW FIRST
FLOOR PLAN

Sheet
Number:

A5

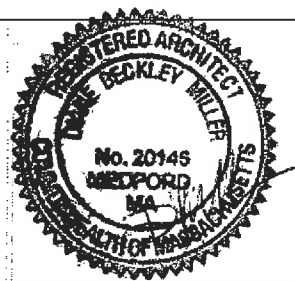


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

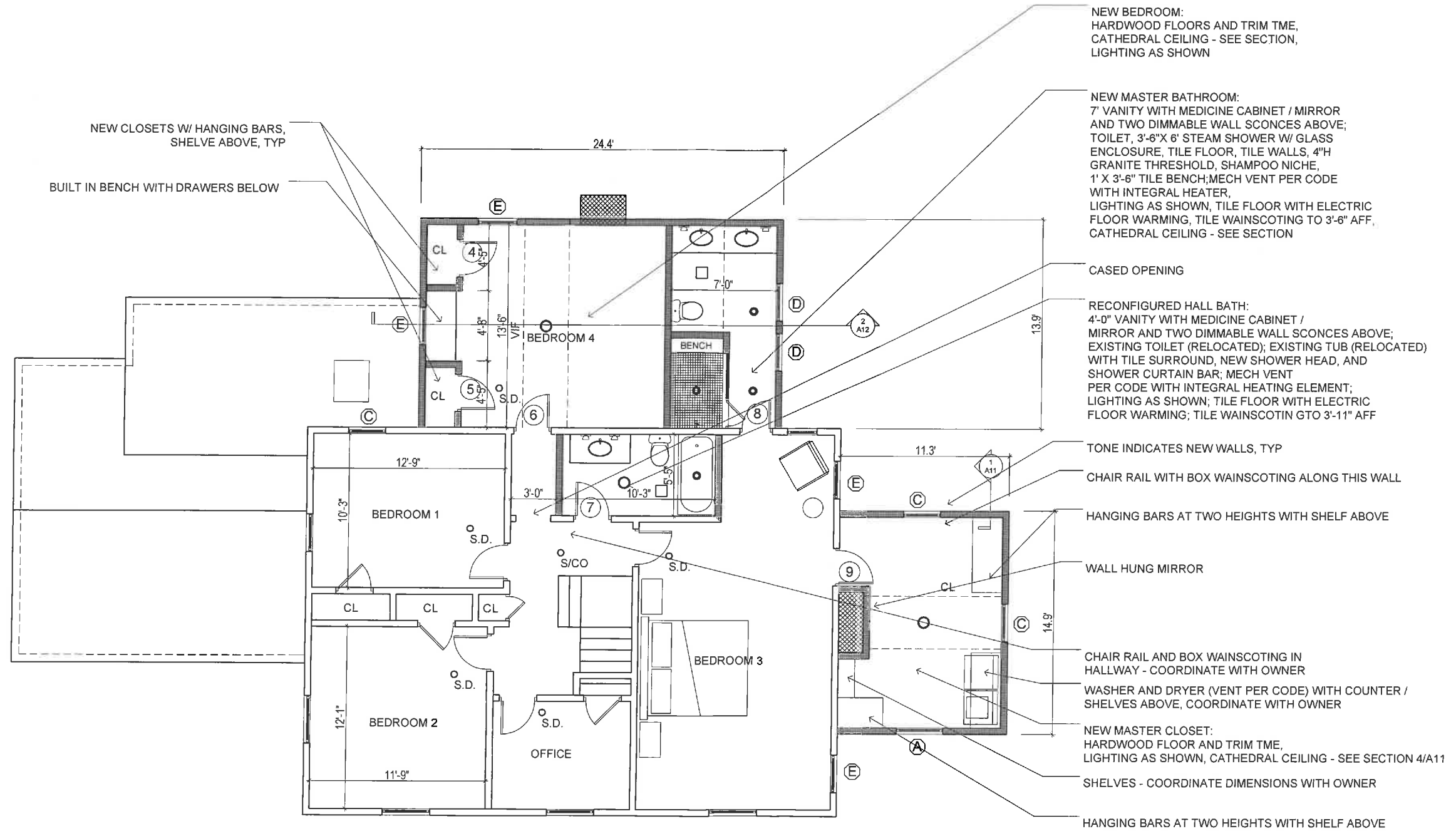


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A6

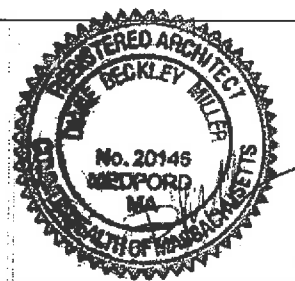


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statter Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

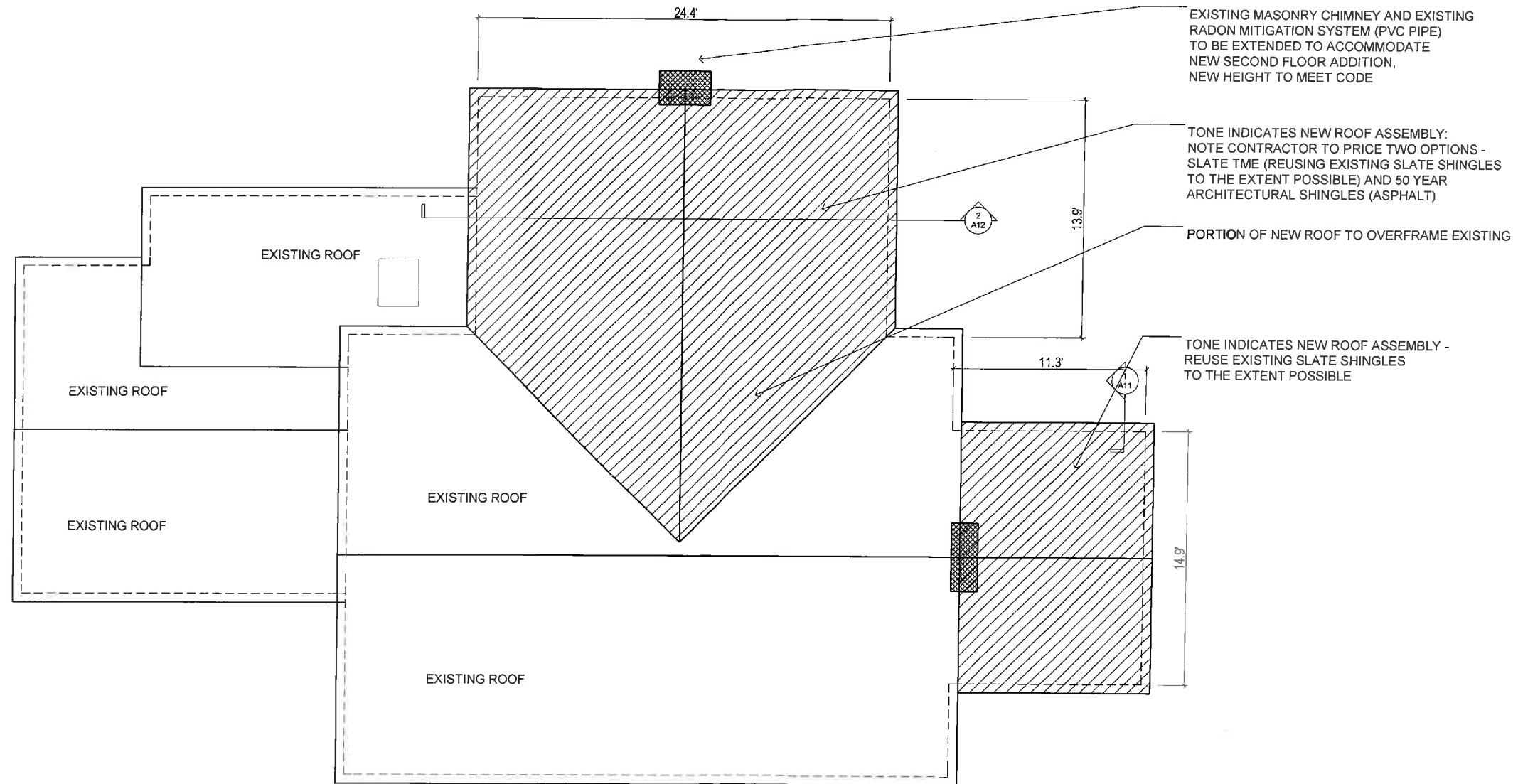


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

NEW SECOND
FLOOR PLAN

Sheet
Number:

A7

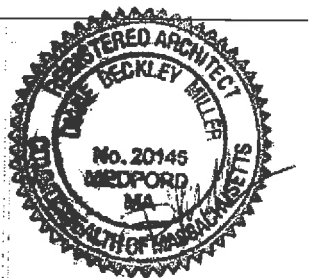


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS



LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

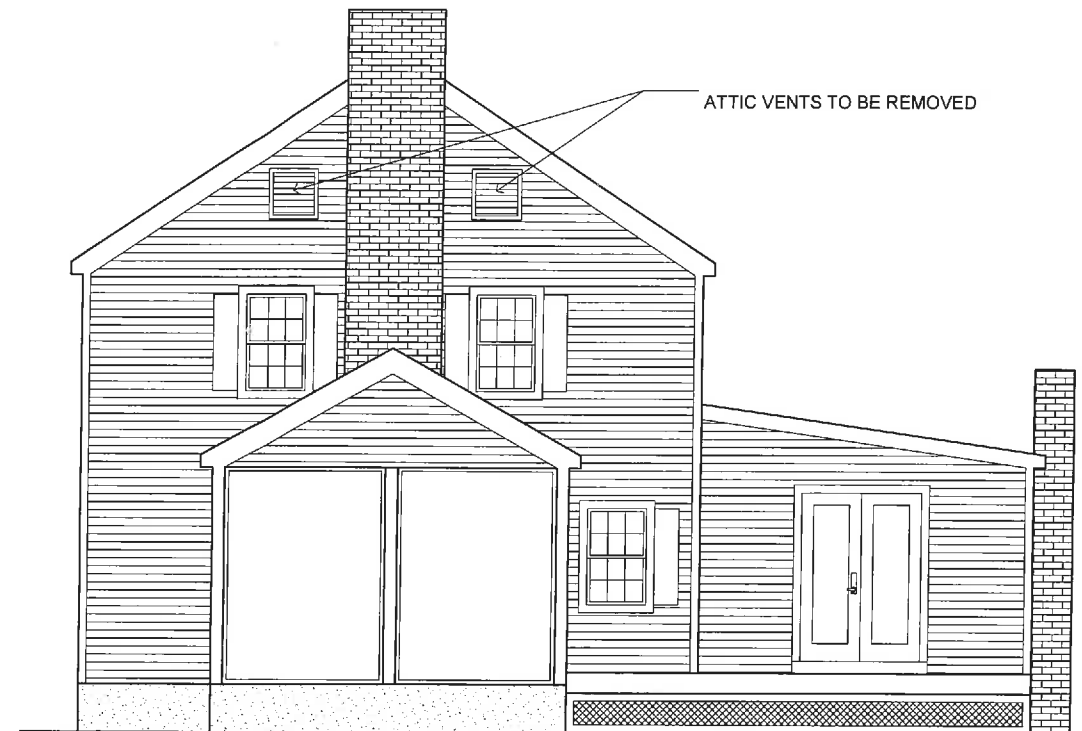
NEW ROOF PLAN

Sheet
Number:

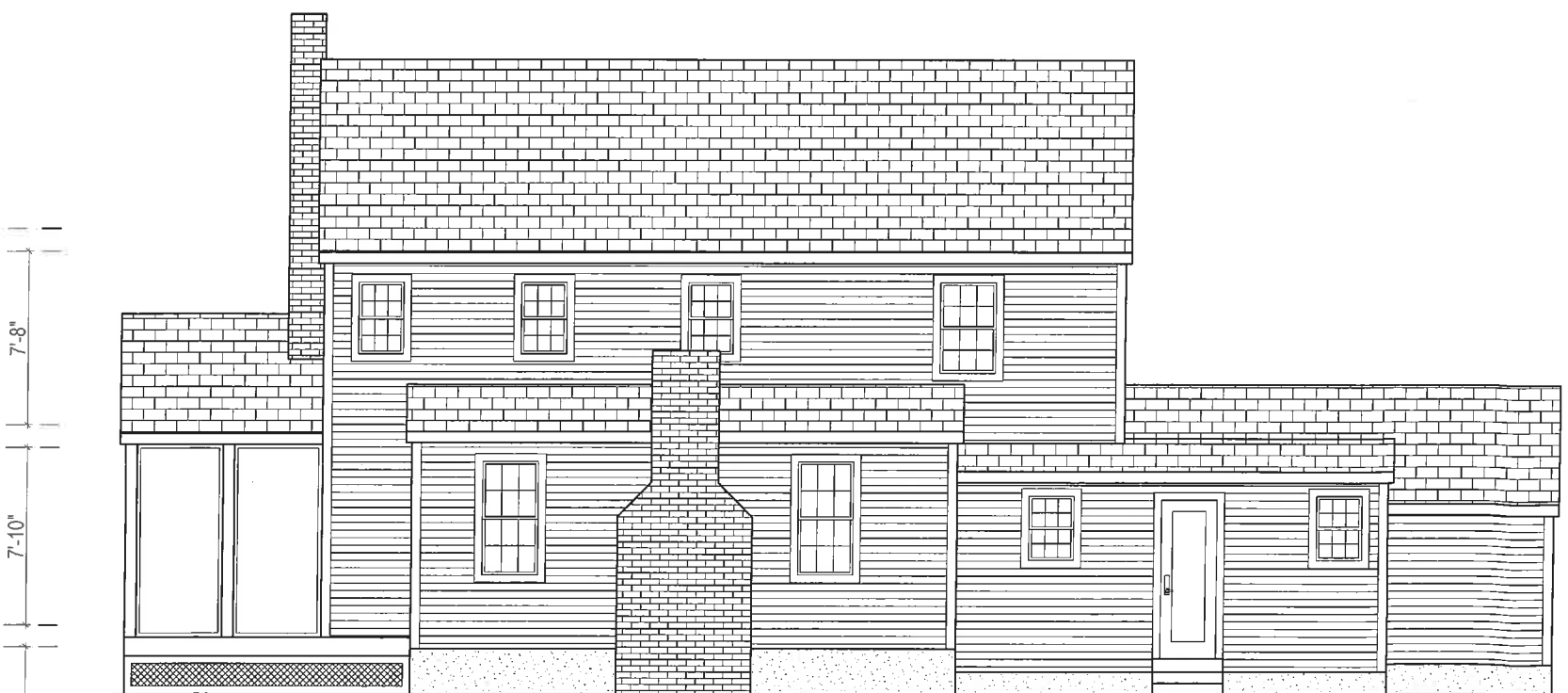
A8



1 ELEVATION
SCALE: 1/8" = 1'



1 ELEVATION
SCALE: 1/8" = 1'



1 ELEVATION
SCALE: 1/8" = 1'

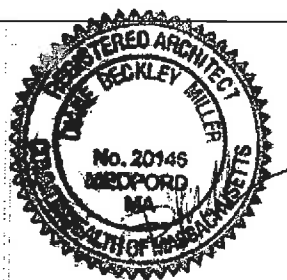


1 ELEVATION
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

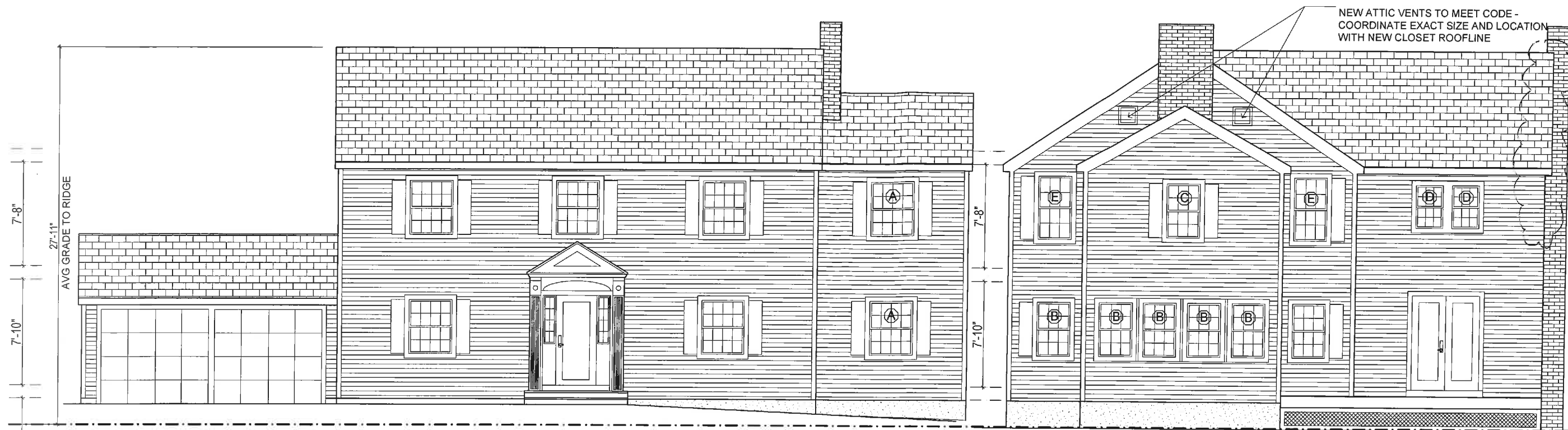


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A9



1 ELEVATION
SCALE: 1/8" = 1'

1 ELEVATION
SCALE: 1/8" = 1'



1 ELEVATION
SCALE: 1/8" = 1'

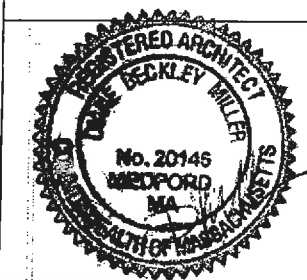


1 ELEVATION
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS

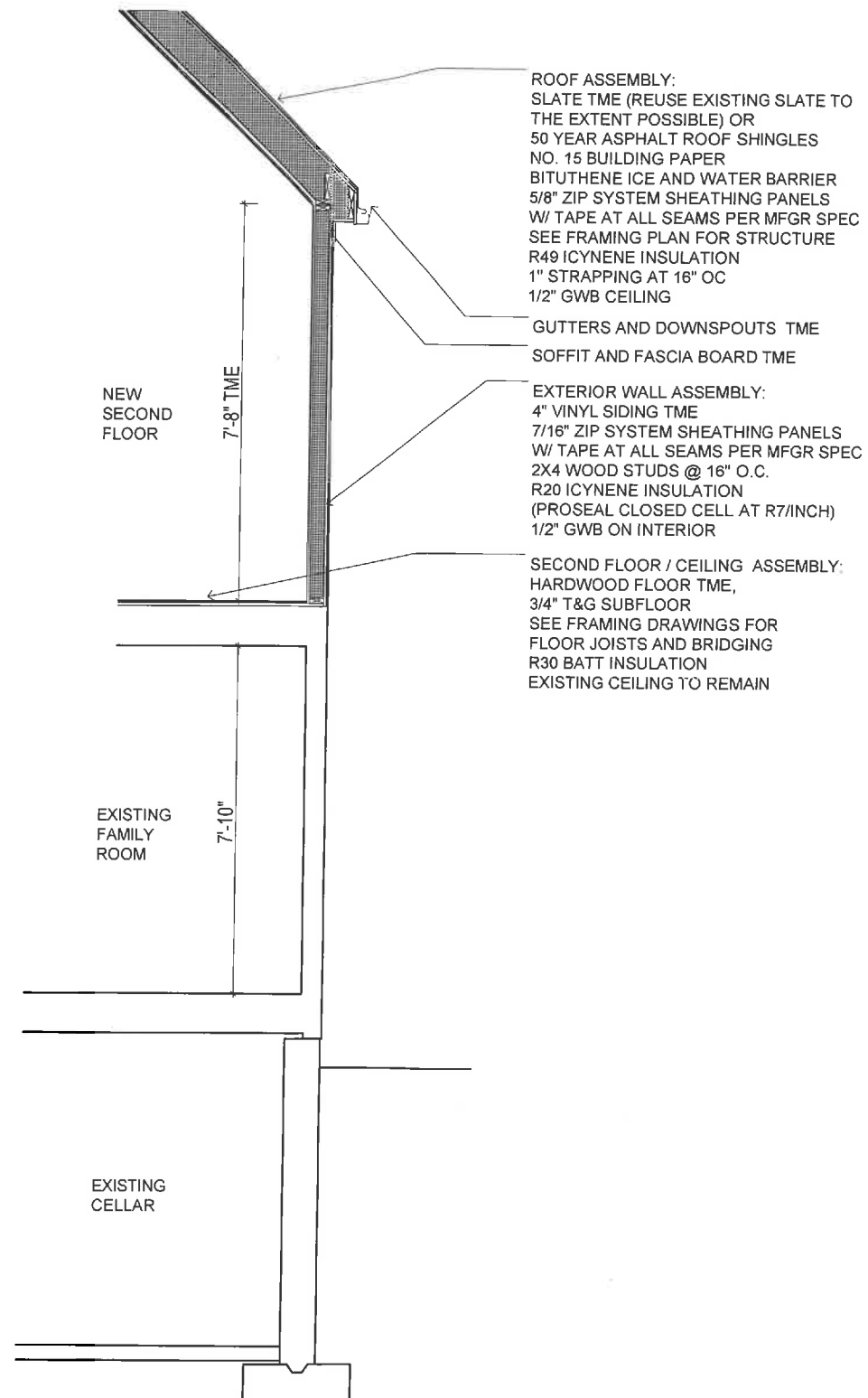


LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

NEW EXTERIOR
ELEVATIONS

Sheet
Number:

A10

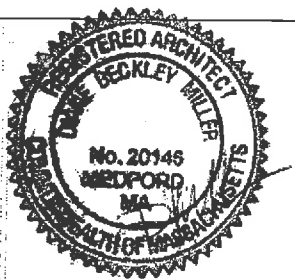


2 WALL SECTION
SCALE: 1/2" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

9/29/17	SCHEMATIC DESIGN
10/17/17	DESIGN DEVELOPMENT
2/12/18	CONSTRUCTION DOCS
2/21/18	REVISIONS
4/13/18	REVISIONS



LUBARSKY RESIDENCE
257 RUTLEDGE RD
BELMONT MA 02478

SECTIONS AND INTERIOR ELEVATIONS

Sheet
Number:

A11