

Scaled
Plan #272 of 1928

Roof Ridge El. (RRE)=128.03'

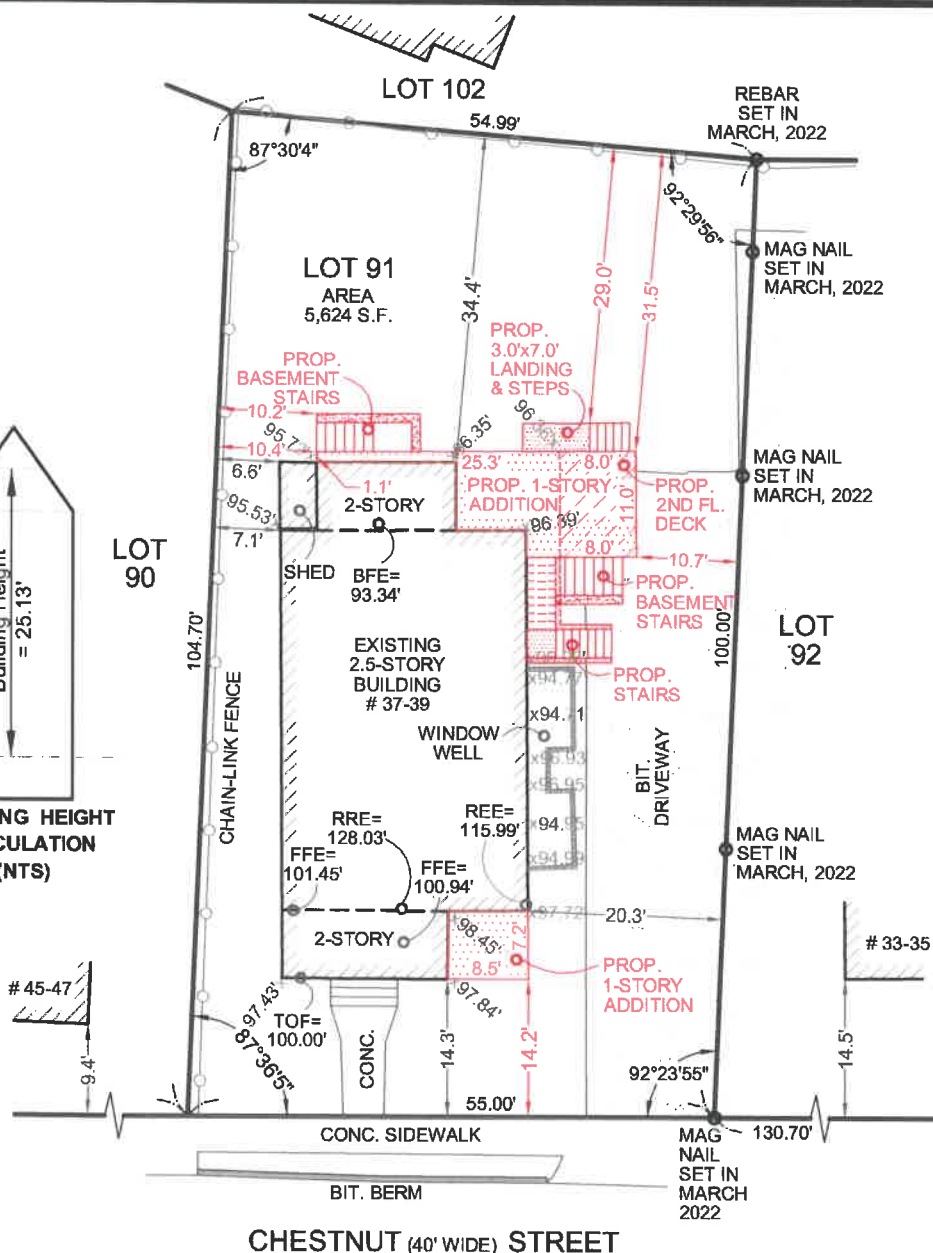
Roof Midpoint El.=122.01'

Roof Eave El. (REE)= 115.99'

Average Grade El.= 96.88'

BUILDING HEIGHT
CALCULATION
(NTS)

45-47
9.4'



NOTES:

- * Assessors Ref.: Map 15, Lot 91
- * Deed Ref.: Book 73714, Page 91
- * Plan Ref.: Plan No. 272 of 1928
Plan No. 680 of 1928
Plan No. 441 of 1952
Plan Book 319, Plan 6
Plan Book 364, Plan 17

- * Zone: General Residence
- * Max. Lot Coverage = 30 %
- * Existing Lot Coverage = 1,347 Sq.Ft. (24.0%)
- * **Proposed Lot Coverage = 1,625 Sq.Ft. (28.9%)**
- * Min. Open Space = 40%
- * Existing Open Space = 3,252 Sq.Ft. (57.8%)
- * **Proposed Open Space = 3,051 Sq.Ft. (54.2%)**
- * Existing Average Grade = 96.88'
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 041 8E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations are shown in reference to assumed datum.



Patrick Roseingrave

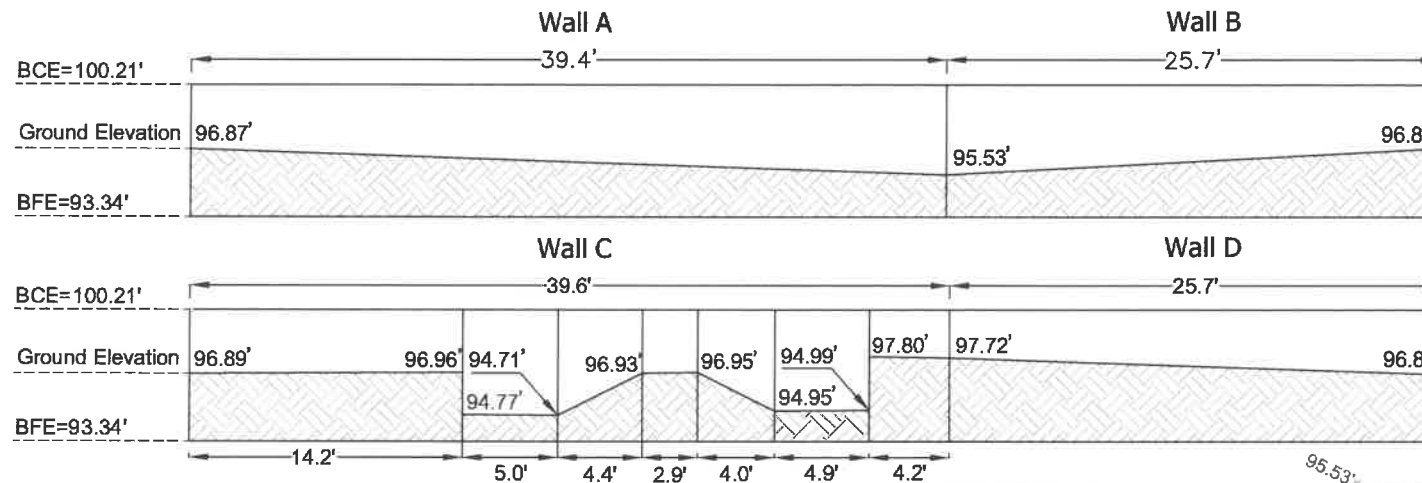
Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Proposed Addition
37-39 Chestnut Street
Belmont, MA 02478

Owner: Venkata Sabbiseti
House No. 37-39
Lot No. 91
App. No. n/a
Date September 22, 2023
Scale 1 inch = 20 feet



10 Andrew Squre, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com



UNEXPOSED FOUNDATION WALLS AREA CALCULATIONS:

Wall A = $[(96.87' - 93.34') + (95.53' - 93.34')] / 2 \times 39.4' = 112.68 \text{ Sq.Ft.}$

Wall B = $[(95.53' - 93.34') + (96.89' - 93.34')] / 2 \times 25.7' = 73.76 \text{ Sq.Ft.}$

Wall C = $[(96.89' - 93.34') + (96.96' - 93.34')] / 2 \times 14.2'$

+ $[(94.77' - 93.34') + (94.71' - 93.34')] / 2 \times 5.0'$

+ $[(94.71' - 93.34') + (96.93' - 93.34')] / 2 \times 4.4'$

+ $[(96.93' - 93.34') + (96.95' - 93.34')] / 2 \times 2.9'$

+ $[(96.95' - 93.34') + (94.95' - 93.34')] / 2 \times 4.0'$

+ $[(94.95' - 93.34') + (94.99' - 93.34')] / 2 \times 4.9'$

+ $[(97.80' - 93.34') + (97.72' - 93.34')] / 2 \times 4.2' = 116.25 \text{ Sq.Ft.}$

Wall D = $[(97.72' - 93.34') + (96.87' - 93.34')] / 2 \times 25.7' = 101.64 \text{ Sq.Ft.}$

Total Area of unexposed foundation wall =

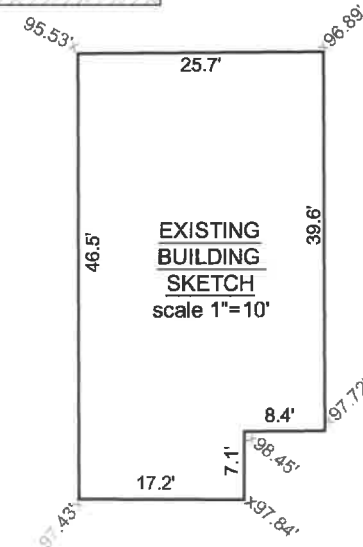
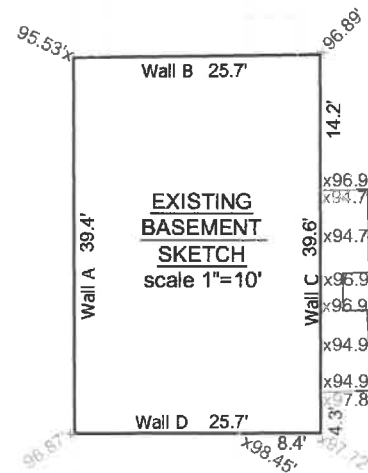
$112.68 \text{ Sq.Ft.} + 73.76 \text{ Sq.Ft.} + 116.25 \text{ Sq.Ft.} + 101.64 \text{ Sq.Ft.} = 404.33 \text{ Sq.Ft.}$

Total Area of basement walls = $(100.21' - 93.34') \times 130.4' = 895.85 \text{ Sq.Ft.}$

Unexposed Foundation Walls Area/ Total Basement Walls Area = 45.1%

EXISTING AVERAGE GRADE =

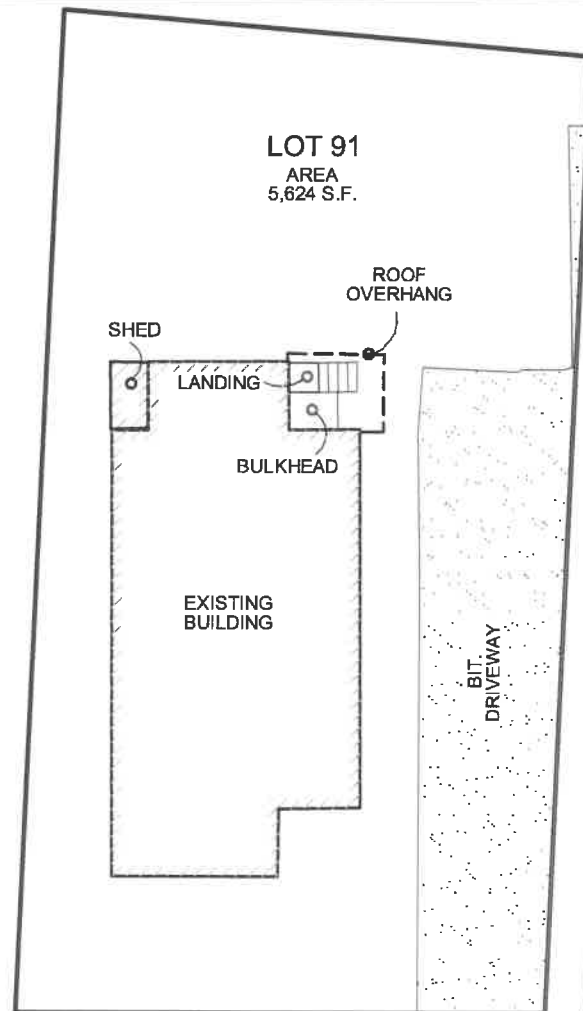
$[(97.43' + 97.84') / 2 \times 17.2' + (97.43' + 97.84') / 2 \times 7.1' + (97.43' + 97.84') / 2 \times 8.4'$
 $+ (97.43' + 97.84') / 2 \times 39.6' + (97.43' + 97.84') / 2 \times (7.3' + 7.2') + (97.43' + 97.84') / 2 \times 14.6'$
 $+ (97.43' + 97.84') / 2 \times (7.1' + 3.8') + (97.43' + 97.84') / 2 \times 46.8'] /$
 $(17.2' + 7.1' + 8.4' + 39.6' + 7.3' + 7.2' + 14.6' + 7.1' + 3.8' + 46.5') = 96.88'$



Calculation Sheet 1
 37-39 Chestnut Street
 Belmont, MA 02478



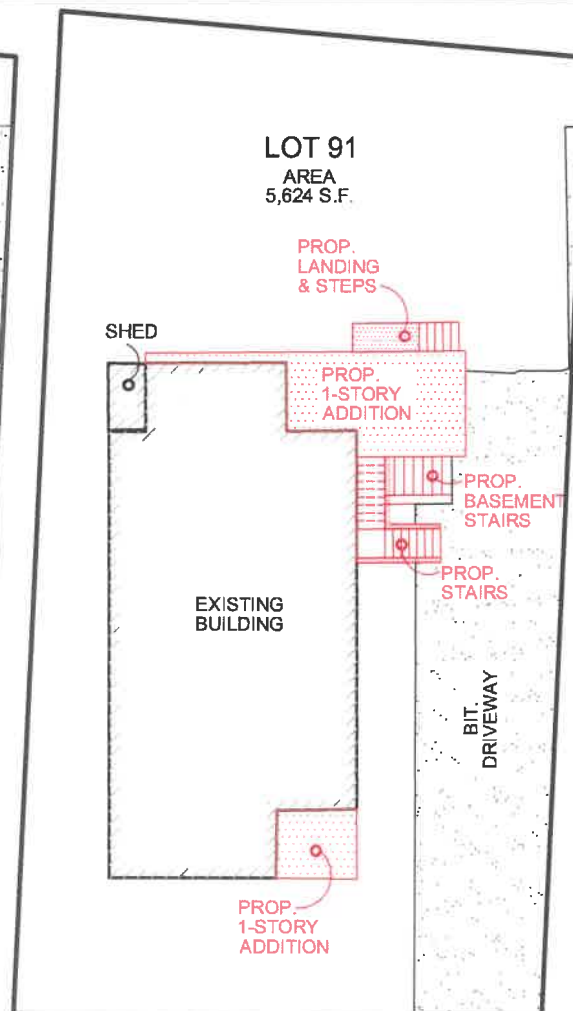
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EXISTING BUILDING AREA= 1,242 S.F.
EXISTING SHED AREA= 27 S.F.
EXISTING ROOF OVERHANG AREA= 78 S.F.
EXISTING BIT. DRIVEWAY AREA= 1,025 S.F.

EXISTING LOT COVERAGE =
1,242 S.F. + 27 S.F. + 78 S.F. = 1,347 S.F.

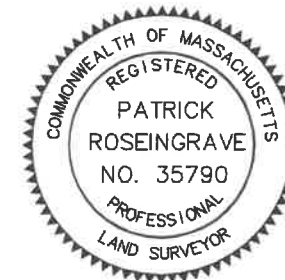
EXISTING OPEN SPACE =
5,624 S.F. - (1,242 S.F. + 27 S.F. + 78 S.F. + 1,025 S.F.)
= 3,252 S.F.



EXISTING BUILDING AREA= 1,242 S.F.
EXISTING SHED AREA= 27 S.F.
EXISTING REMAINING PART OF BIT. DRIVEWAY AREA= 948 S.F.
PROPOSED 1-STORY FRONT ADDITION = 60 S.F.
PROPOSED 1-STORY REAR ADDITION = 202 S.F.
PROPOSED REAR LANDING & STEPS = 34 S.F.
PROPOSED STEPS TO 2ND FLOOR DECK = 60 S.F.

PROPOSED LOT COVERAGE =
1,242 S.F. + 27 S.F. + 60 S.F. + 202 S.F. + 34 S.F. + 60 S.F. = 1,625 S.F.

PROPOSED OPEN SPACE =
5,624 S.F. - (1,242 S.F. + 27 S.F. + 60 S.F. + 202 S.F. + 34 S.F. + 60 S.F. + 948 S.F.) = 3,051 S.F.



Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Calculation Sheet 2
37-39 Chestnut Street
Belmont, MA 02478




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Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: 37-39 CHESTNUT STREET Zone: GR
Surveyor Signature and Stamp: Patrick Roseingrave Date: 09/22/2023

	REQUIRED	EXISTING	PROPOSED
Lot Area	MIN. 7,000 S.F.	5,624 S.F.	N/A
Lot Frontage	MIN. 70'	55'	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	MAX. 30%	24.0% (1,347 Sq.Ft)	28.9% (1,625 Sq.Ft)
Open Space	MIN. 40%	57.8% (3,252 S.F.)	54.2% (3,051 S.F.)
Front Setback	MIN 12.0'	14.3'	14.2'
Side Setback	MIN 10'	6.6'	10.4'
Side Setback	MIN 10'	20.3'	10.7'
Rear Setback	MIN 20'	34.4'	28.9'
Building Height	MAX. 33'	25.13'	25.13'
Stories	MAX. 2.5	3.5	3.5
½ Story Calculation			

NOTES:	FRONT SETBACK CALCS:	
	(9.4+14.5')/2 = 12.0'	

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 MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.

10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, 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 AND EXTERIOR WALLS TO BE 2X6 CONSTRUCTION, UNLESS NOTED OTHERWISE.

15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR 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, ROOF INSULATION TO BE CLASS II VAPOR PERMEANCE TO MEET CODE. 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. ALL MATERIALS, SYSTEMS AND ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND WITH MANUFACTURER SPECIFICATIONS.

ZBA APPROVAL
JULY 24, 2023
REVISED 9/22/23
FRONT AND REAR EXPANSIONS

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 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,
33' TO MIDPOINT

NEW GROSS AREA = 290 SF
290 < 300 THEREFORE NO PLANNING BOARD
APPROVAL NEEDED

DRAWING LIST

- | | |
|----|------------------------------|
| A1 | COVER SHEET |
| A2 | EXISTING BASEMENT FLOOR PLAN |
| A3 | NEW BASEMENT FLOOR PLAN |
| A4 | EXISTING FIRST FLOOR PLAN |
| A5 | NEW FIRST FLOOR PLAN |
| A6 | EXISTING SECOND FLOOR PLAN |
| A7 | NEW SECOND FLOOR PLAN |
| A8 | EXISTING EXTERIOR ELEVATIONS |
| A9 | NEW EXTERIOR ELEVATIONS |

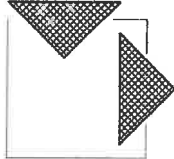
LIGHTING LEGEND

- | | |
|--|--|
| | 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 |

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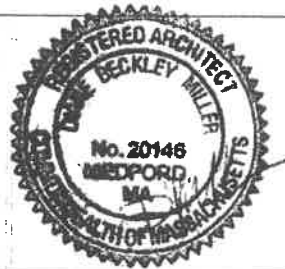


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BELMONT, MA 02478

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

Date: Issued for:

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1/10/23	PROGRESS
7/24/23	ZBA APPROVAL
9/22/23	REVISIONS

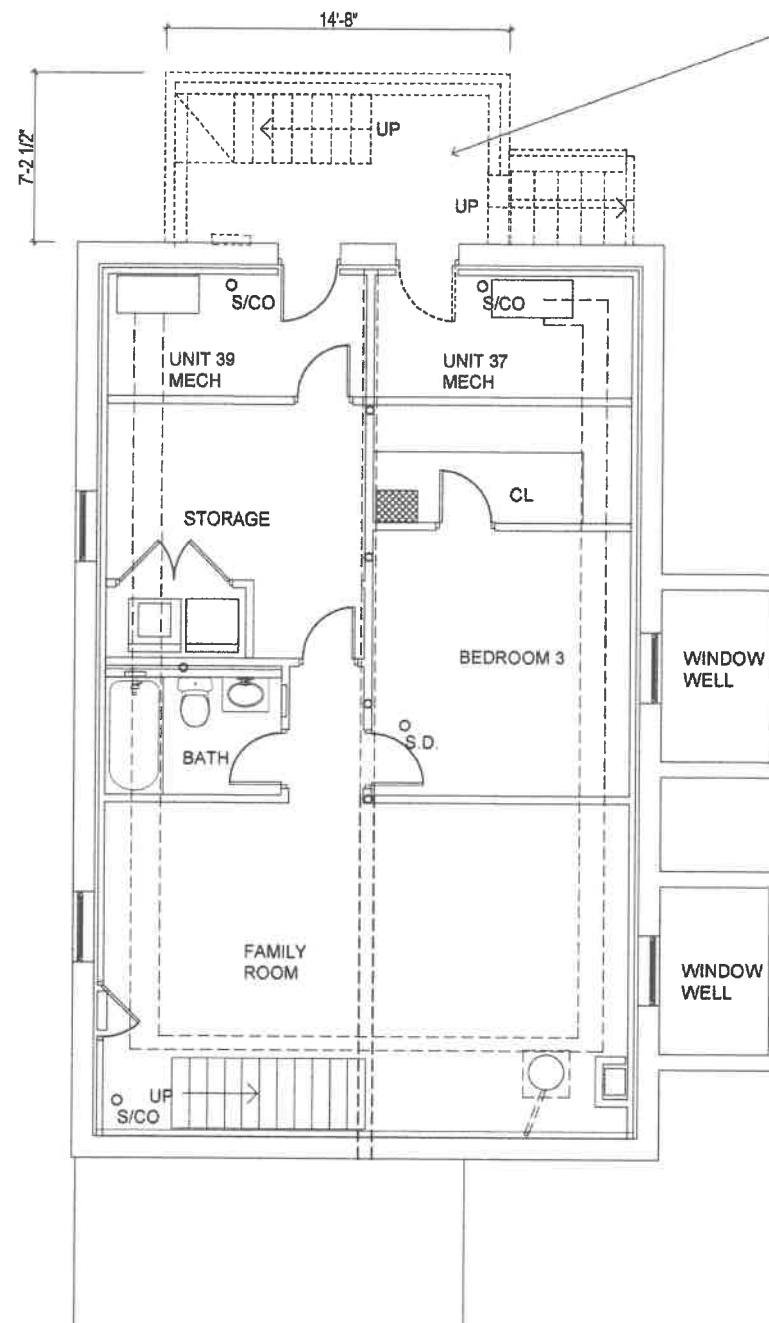


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COVER SHEET

Sheet
Number:

A1

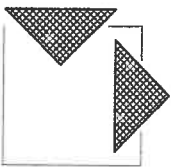


DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

1 PLAN
1/8" = 1'-0"



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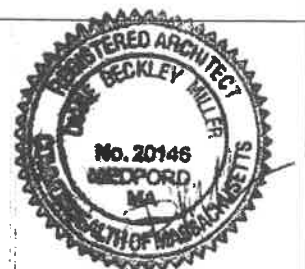
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7/24/23 ZBA APPROVAL

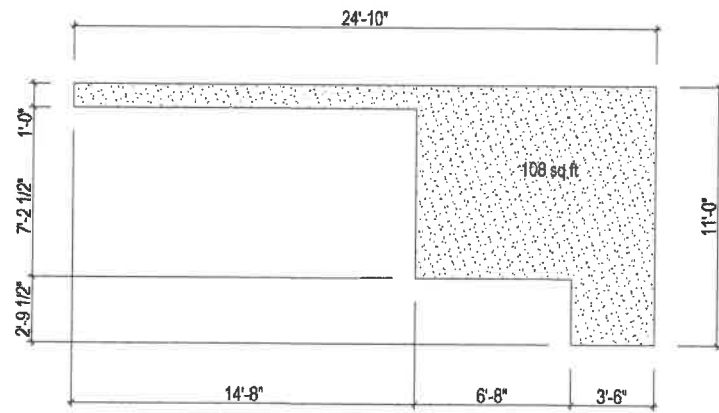


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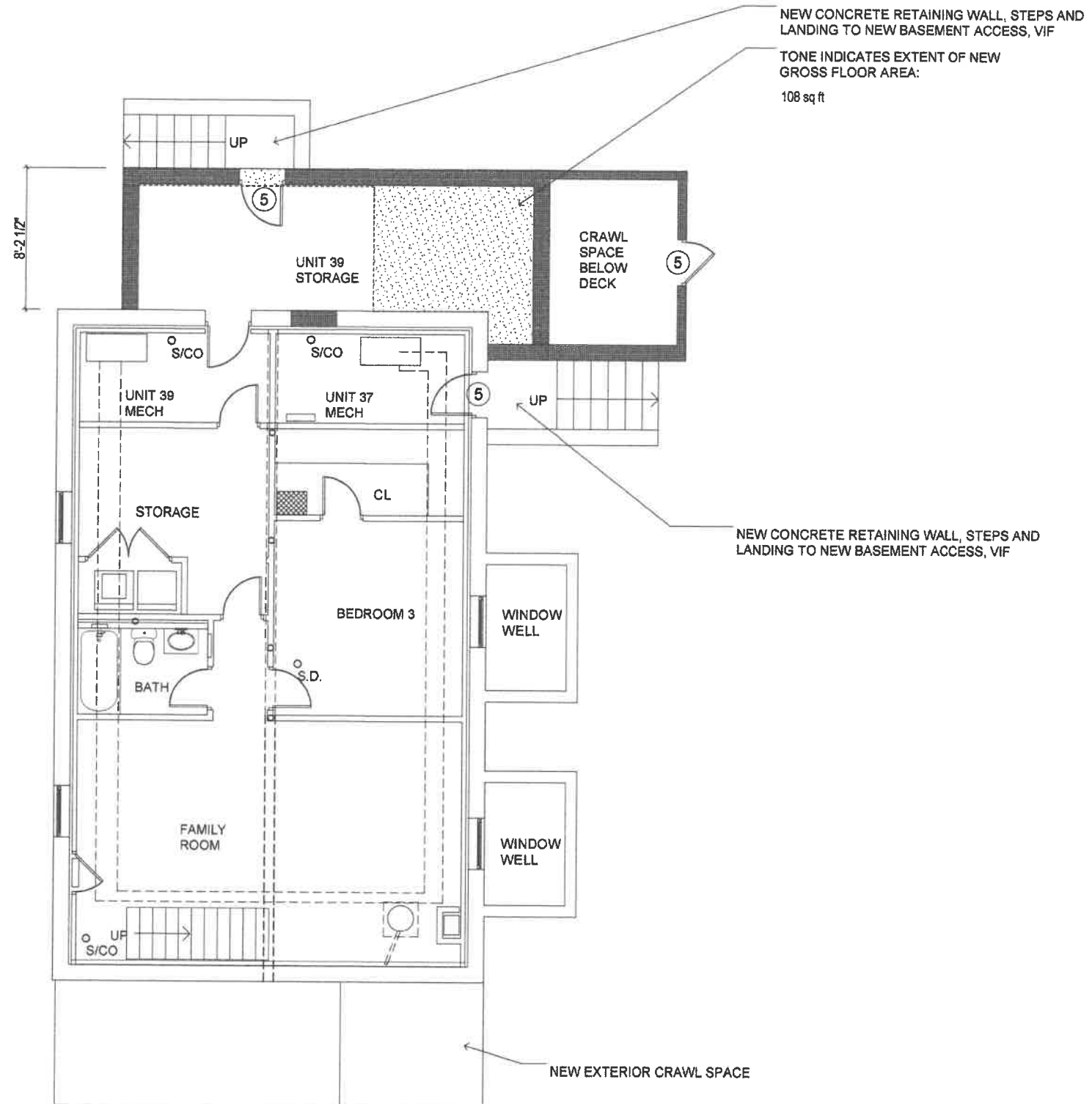
EXISTING
BASEMENT PLAN

Sheet
Number:

A2



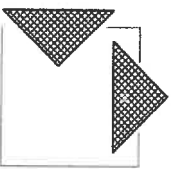
POLYGON REPRESENTS EXTENT OF NEW GROSS SF



1 PLAN
1/8" = 1'-0"



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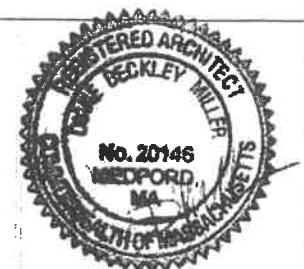
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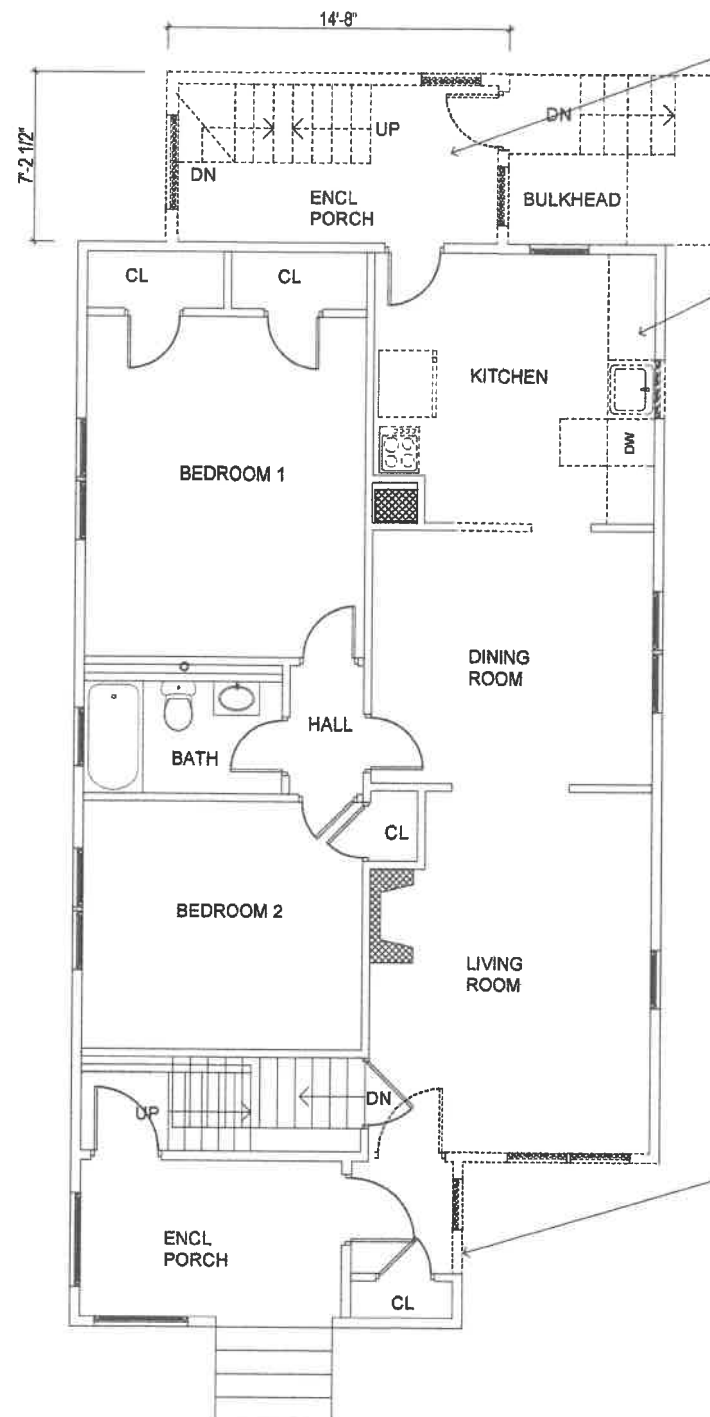


SABBISSETTI RESIDENCE
39 CHESTNUT STREET
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NEW
BASEMENT PLAN

Sheet
Number:

A3



DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

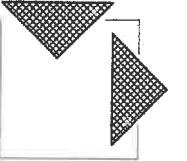
KITCHEN FIXTURES AND FINISHES TO BE REMOVED

DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

1 PLAN
1/8" = 1'-0"



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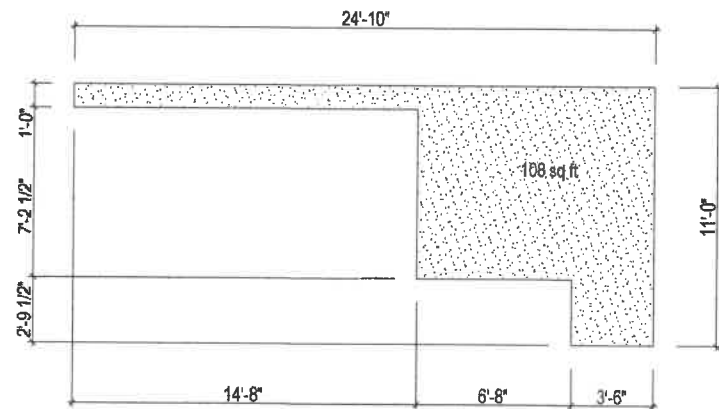


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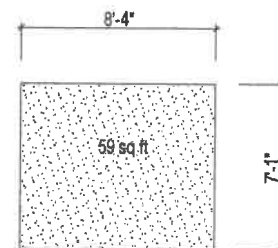
EXISTING FIRST
FLOOR PLAN

Sheet
Number:

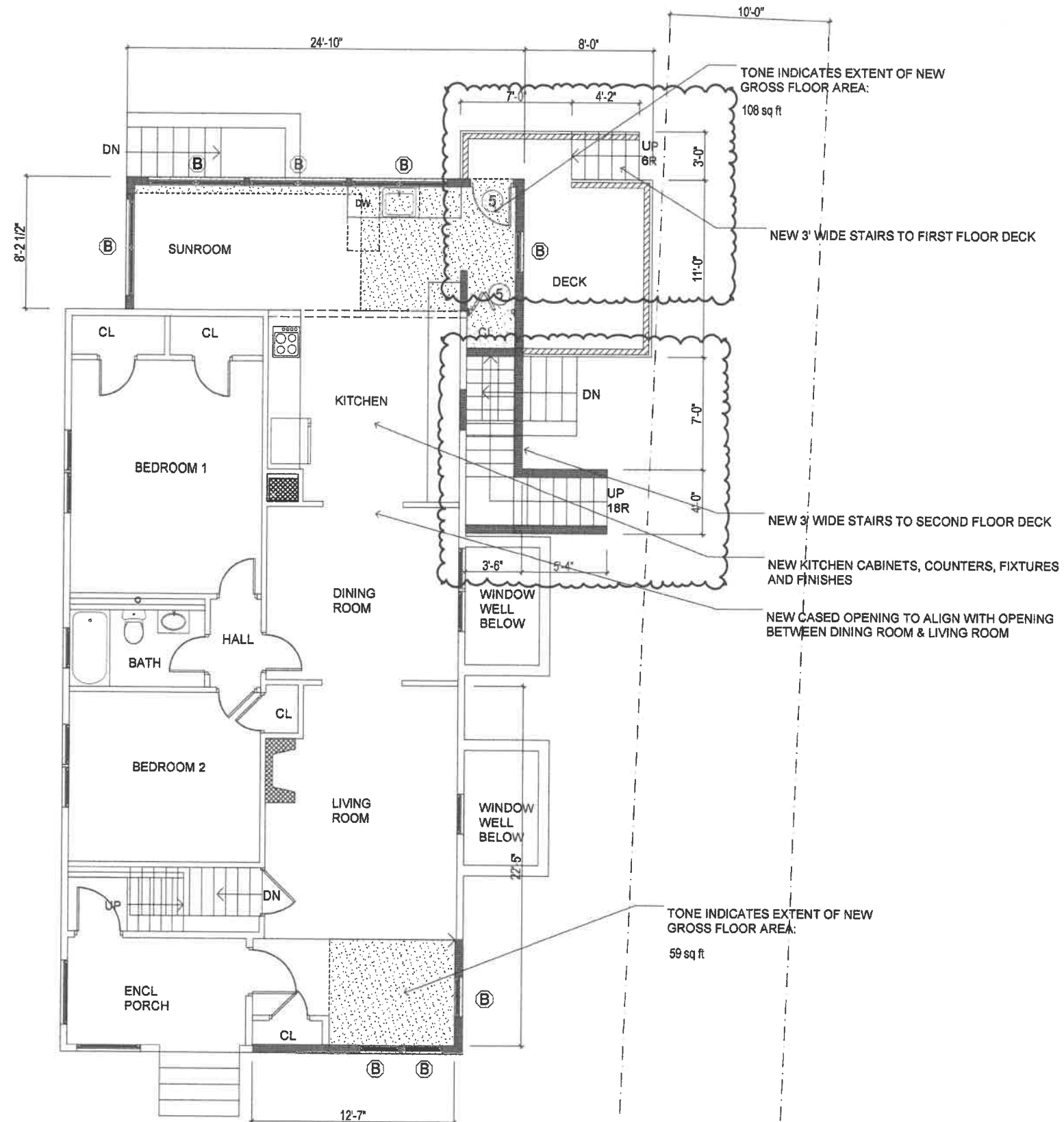
A4



POLYGON REPRESENTS EXTENT OF NEW GROSS SF



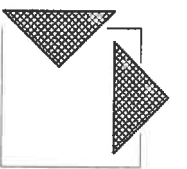
POLYGON REPRESENTS EXTENT OF NEW GROSS SF



1 PLAN
1/8" = 1'-0"



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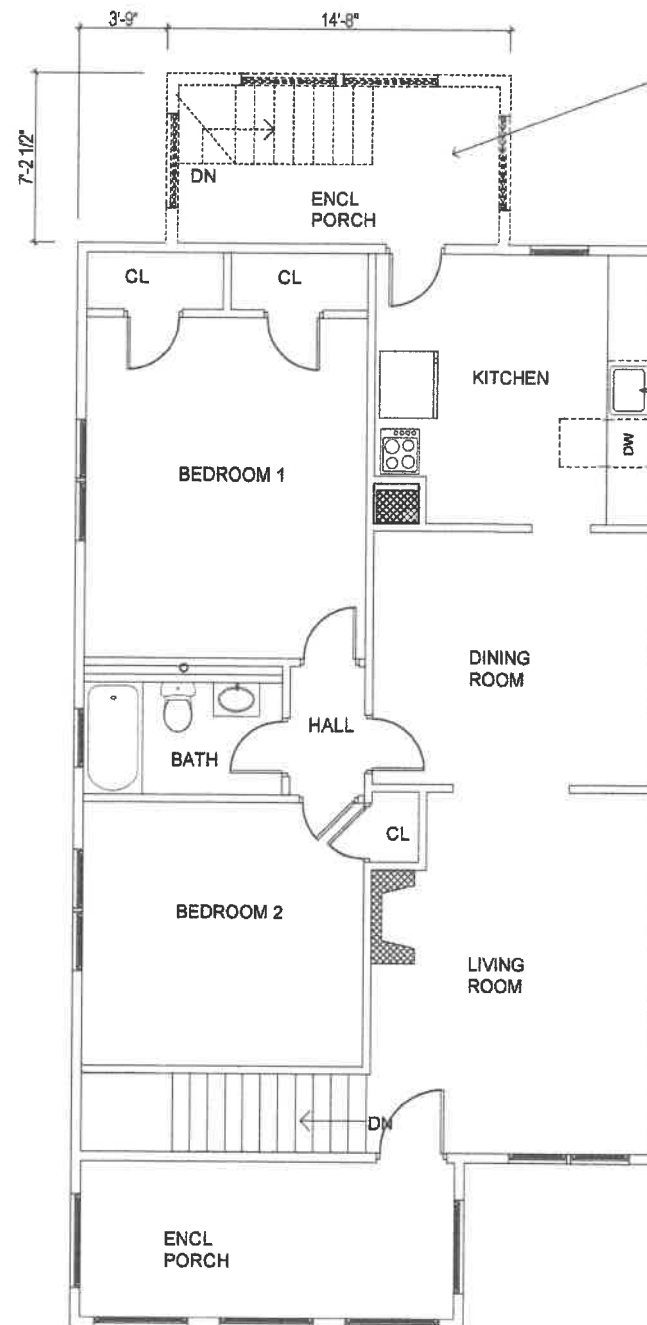


SABBISETTI RESIDENCE
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NEW FIRST
FLOOR PLAN

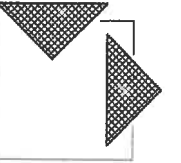
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Number:

A5



DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

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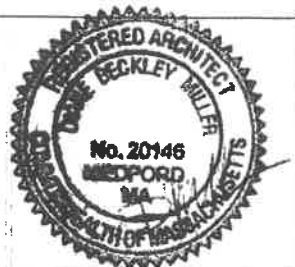
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1/10/23 PROGRESS

7/24/23 ZBA APPROVAL



SABBISSETTI RESIDENCE
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EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A6

1 PLAN
1/8" = 1'-0"





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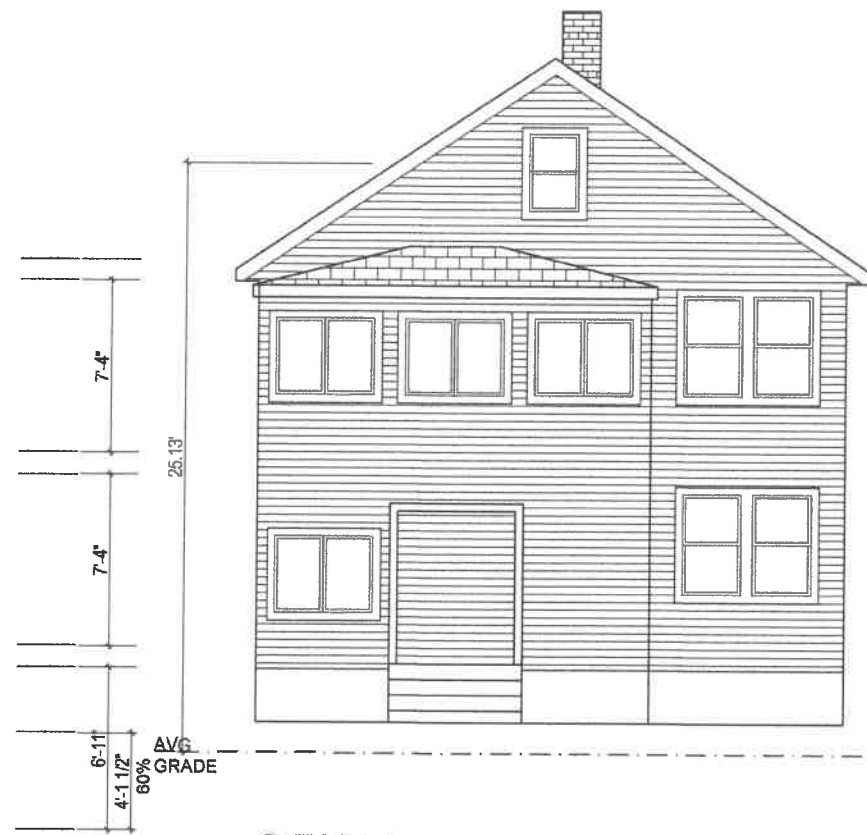
1/10/23	PROGRESS
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7/24/23 ZBA APPROVAL

9/22/23 REVISIONS

NEW SECOND
FLOOR PLANSheet
Number:

A7



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



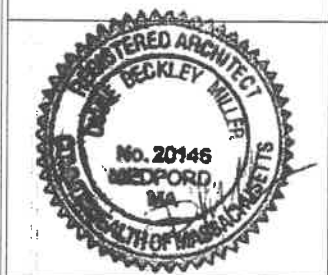
4 LEFT SIDE ELEVATION
1/8" = 1'-0"

**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:
8/5/22	SCHEMATIC DESIGN
1/10/23	PROGRESS
7/24/23	ZBA APPROVAL

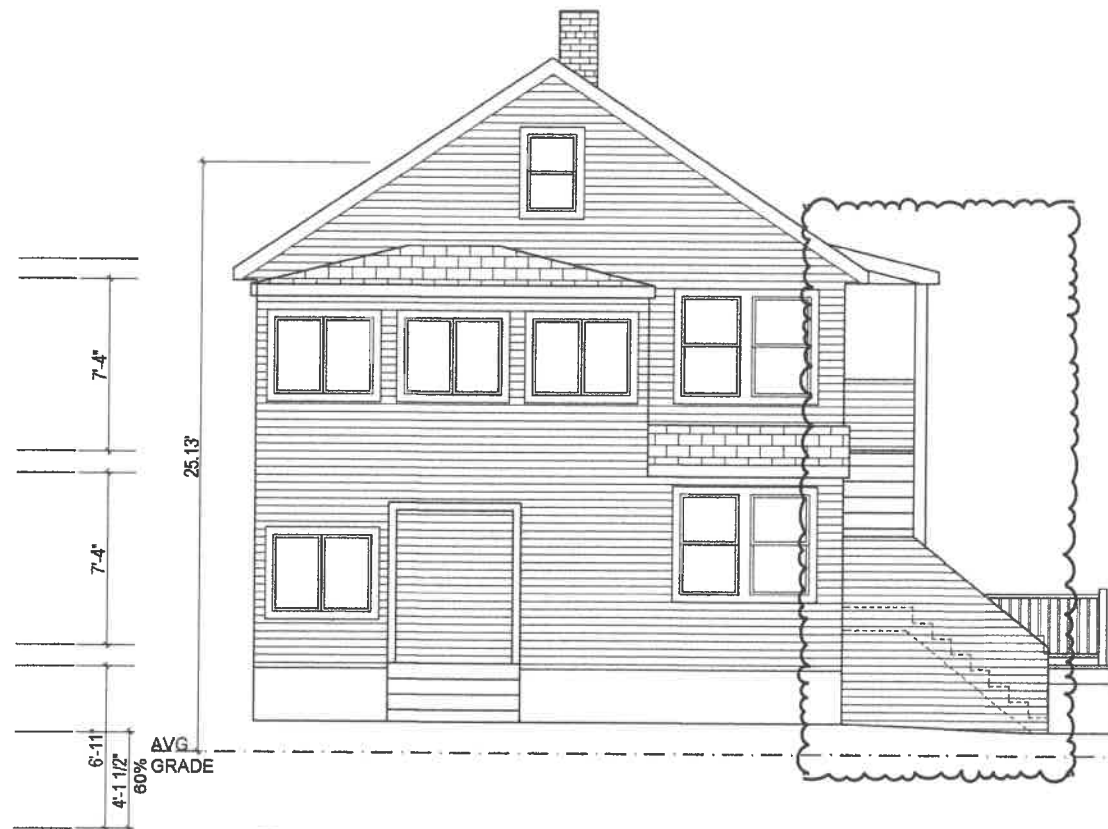


SABBISSETTI RESIDENCE
39 CHESTNUT STREET
BELMONT MA 02478

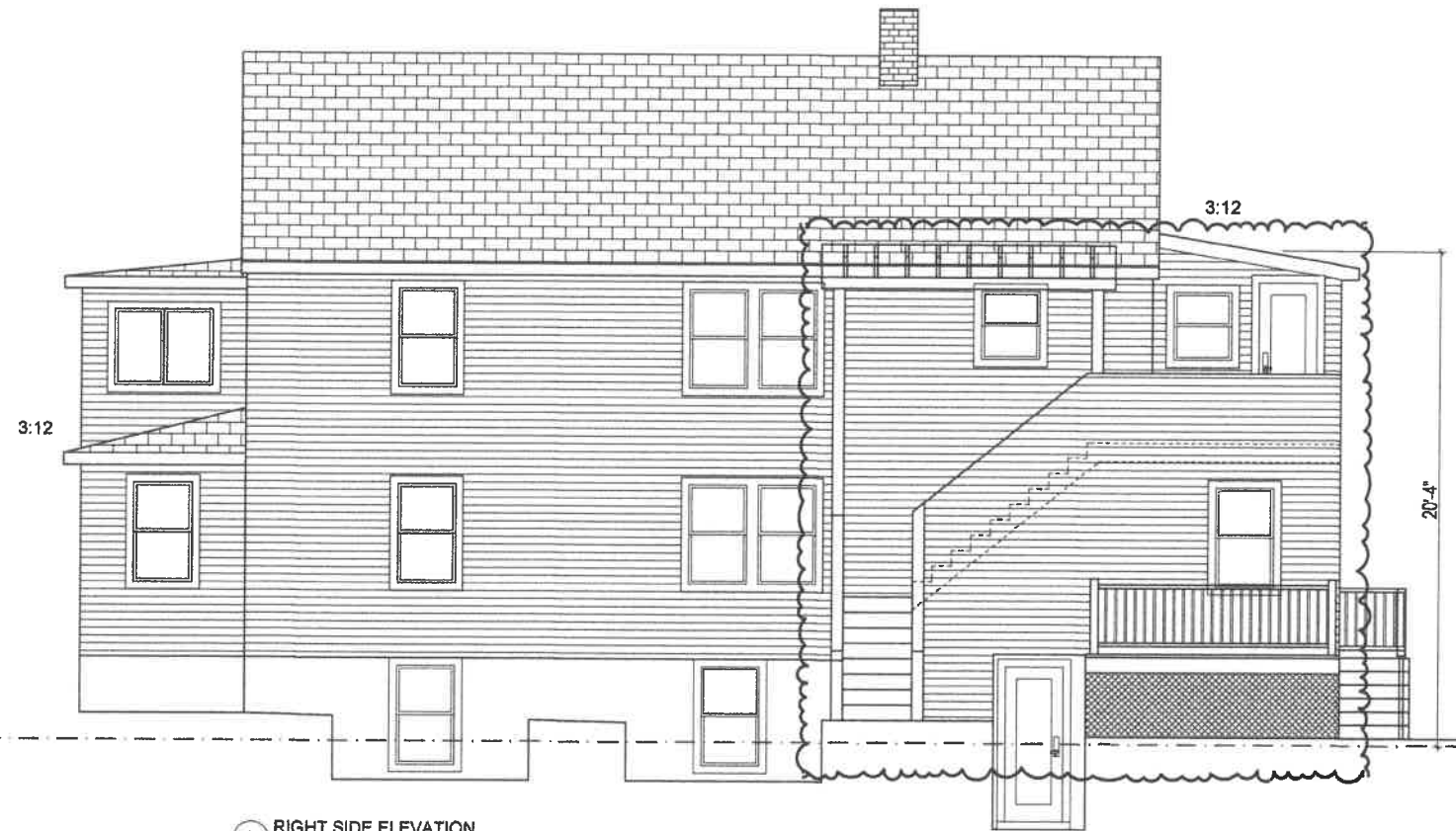
EXISTING
ELEVATIONS

Sheet
Number:

A8



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



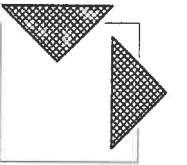
3 REAR ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION
1/8" = 1'-0"



**MILLER
DESIGN LLC**



60 CLARK STREET
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Architect:
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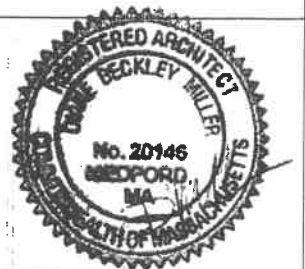
Date: Issued for:

8/5/22 SCHEMATIC DESIGN

1/10/23 PROGRESS

7/24/23 ZBA APPROVAL

9/22/23 REVISIONS



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BELMONT MA 02478

**NEW
ELEVATIONS**

Sheet
Number:

A9