

RECEIVED
TOWN CLERK
BELMONT, MA

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

2019 SEP -3 PM 12: 25

ON AN APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, SEPTEMBER 10, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Fushuang Liu** for DESIGN AND SITE PLAN REVIEW under Section 6D.3 of the Zoning By-Law to **CONSTRUCT A SINGLE-FAMILY HOME** at 73 **Trowbridge Street, Lot 62** located in the General Residence Zoning District.

Planning Board



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 2, 2019

Fushuang Liu
73 Trowbridge Street
Belmont, MA 02478

RE: Denial to Construct Single-Family Home at 73 Trowbridge Street Lot 62

Dear Mr. Liu:

The Office of Community Development is in receipt of your building permit application to construct a single family, 2-1/2 story home at 73 Trowbridge Street Lot 62 located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Laws. More specifically, Section 6D.3 of the Zoning By-Law requires Design and Site Plan Review from the Planning Board for single-family homes in the GR District.

If you choose to proceed with your project, please schedule an appointment with a member of the Planning Staff in order to begin the process.

Sincerely,

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



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TOWN CLERK
BELMONT, MA

2019 SEP -3 PM 12: 25

Town of Belmont
Planning Board

COMMUNITY
DEVELOPMENT

SEP 19 2 30

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 7/10/19

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 6D, Single and Two-family Dwellings in the General Residence Zoning Districts, of the Town of Belmont Zoning By-Law, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 73 Traubridge Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** 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 conforming
a new construction single family home on
lot 62 to replace existing single family home
_____ on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 6D.4 of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

[Signature]

Fushuang Liu

73 Traubridge st

Belmont

Belmont Planning Board

Design and Site Plan Review Narrative Statement

73 Trowbridge Street – Lot 62 (single family)

Andy and Fan Liu of 73 Trowbridge Street seek planning board approval in order to replace their current single family house on a double lot with two new structures - a single family house on lot 62 and a two family house on lot 63.

The Liu family purchased their home in 2017. They have two children – ages 25 and 12. They intend to move into the new single family home and have their older daughter live in one of the units of the adjacent two family.

The proposed single family home on Lot 62 (DSPR required) is a 2,458 sf (TLA) 2 ½ story structure with 3 bedrooms and 4 bathrooms on a 6,000 sf lot, consistent with vast majority of other lots in the neighborhood. The proposed lot coverage is 1,788 sf (1,800 sf max allowed) and the proposed open space is 3,026 sf (2,400 sf min required). The height will be 26'-10" to the midpoint (33' allowed) and 32'-3" to the ridge, consistent with the abutting structures and many others in the neighborhood (see attached survey of neighboring heights). The proposed site improvements incorporate extensive landscaping such as existing and new fruit trees, ornamental trees, and evergreen shrubs to serve as foundation plantings and privacy screening, and maintain a generous open space of 51.4% (40% required).

The existing single family structure to be replaced is a 2,298 sf (TLA) 2 ½ story colonial with 3 bedrooms and 3 bathrooms.

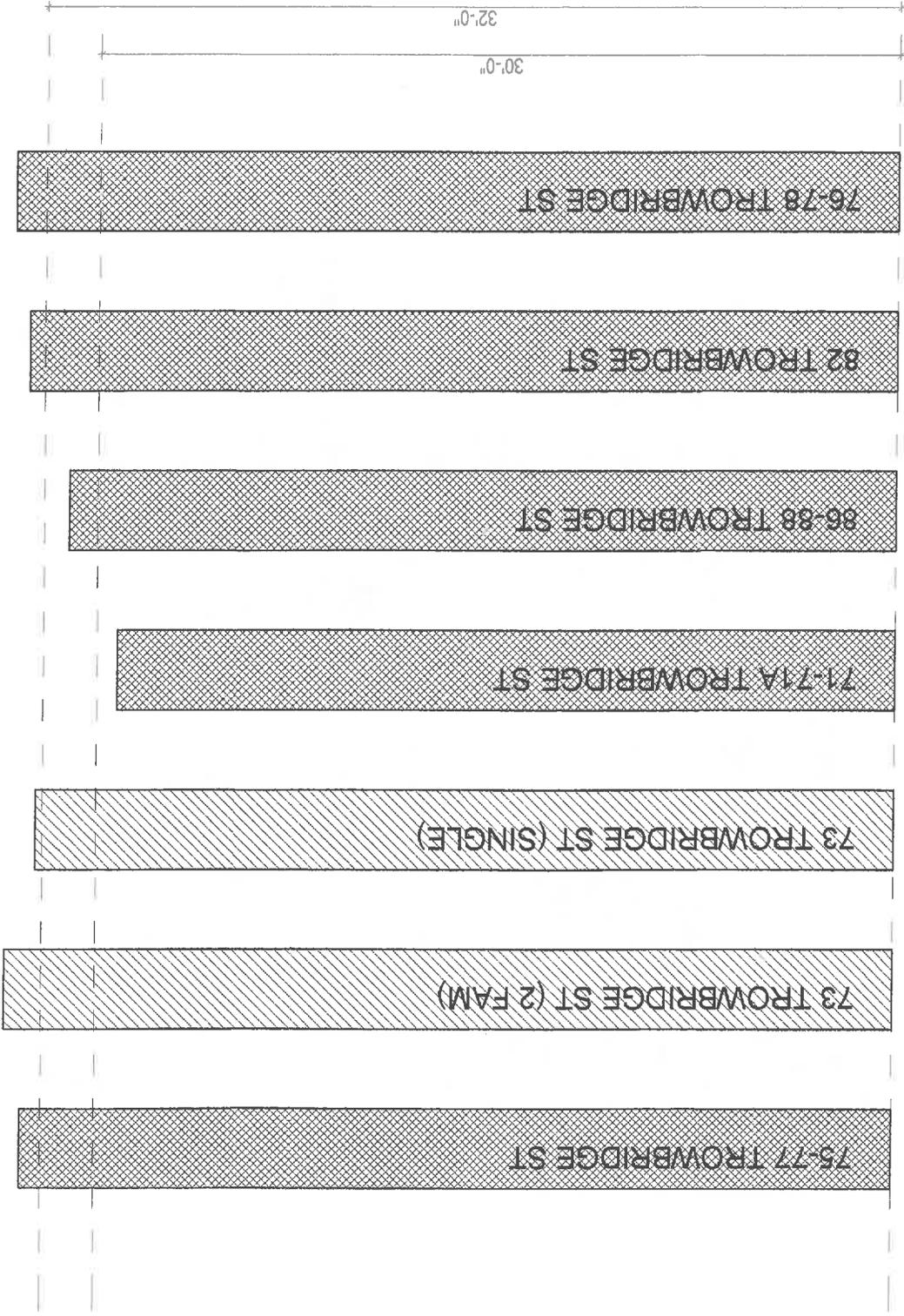
Trowbridge Street offers an eclectic mix of single and two family homes, the majority of which have covered front porches and gable fronts facing the street (see attached images for reference) and many of which have small attic dormers. Both of the proposed structures incorporate this style and are designed with a massing, scale, height and proportions that are in harmony with the neighborhood. The building and driveway siting and lot coverage is consistent with the neighborhood vernacular. Other aspects such as circulation, lighting, open space, screening, and drainage are all in accordance with Belmont standards and consistent with the neighborhood. Outdoor mechanical equipment will be behind the homes, and will be screened.

The proposed designs also reflect feedback from design review meetings with Spencer Gober, Jeffrey Wheeler, Steve Pinkerton and Thayer Donham. While the overall response was favorable in terms of the concept of constructing a two family and a single family of this style, the feedback focused primarily on reducing the overall mass and scale. Per their suggestions, we have made several revisions including: increasing the density of the landscape plan, reconfiguring the parking to maximize open space and be consistent with the neighborhood, reducing the overall footprint of both structures, eliminating living space from both attics, significantly reducing the dormers to only what is required to meet head height at the attic stairs, reducing the ceiling height on the second floors to 8', lowering the elevations relative to average grade by an additional foot, and reducing the roof pitch to attain an overall height that is consistent with the neighbors.

The Liu family has shared these plans with and received enthusiastic support from many neighbors including abutters. The proposed designs are in harmony with the neighborhood vernacular and in

keeping with the intent of Town Meeting and the zoning bylaws and not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.



**73 TROWBRIDGE STREET
HEIGHT OF ABUTTERS**

(BASED ON MEASUREMENTS FROM DOUG JOHNSTON, REGISTERED LAND SURVEYOR)

Belmont Planning Board

Neighborhood context

73 Trowbridge Street

The following images include several examples of homes on Trowbridge Street that have a similar style and scale to what is proposed (mix of single and two family homes):









Frederick W. Russell, PE
154 Aldrich Road
Wilmington, MA 01887
(978) 604-6590 TEL (978) 988-7797 FAX
Email: rus13@comcast.net

May 21, 2019

Ara Yogurtian
Town of Belmont
Office of Community Development
Belmont, MA

RE: 73 Trowbridge Road

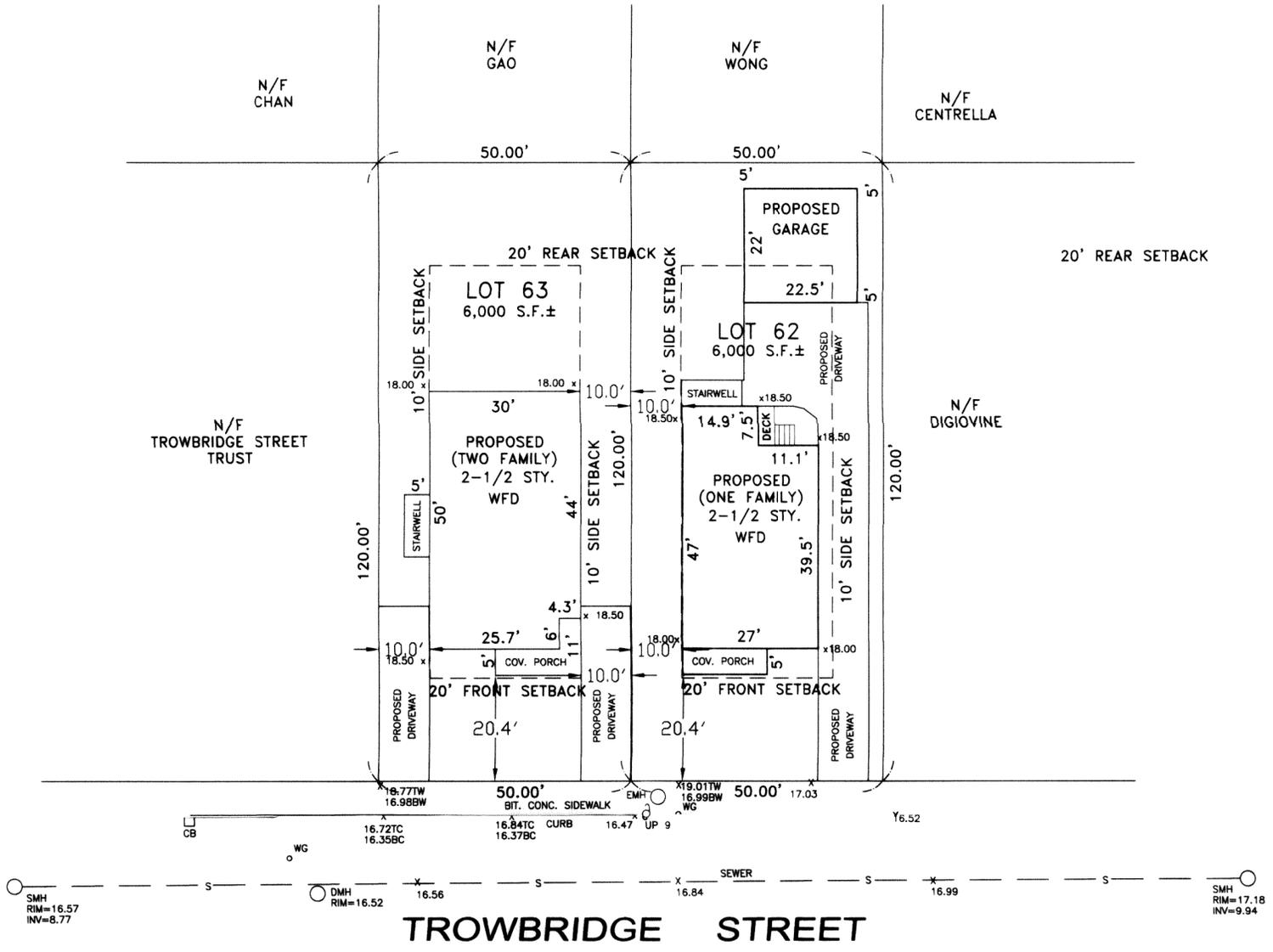
Dear Ara,

Upon approval of the requested Special Permit and before a building permit is issued for the above referenced project; a design including plans, calculations and specifications will be submitted to the Office of Community Development for review and approval in compliance with the Town of Belmont stormwater and erosion control By-law.

If you have any questions or need additional information, please feel free to contact my office.

Best regards,

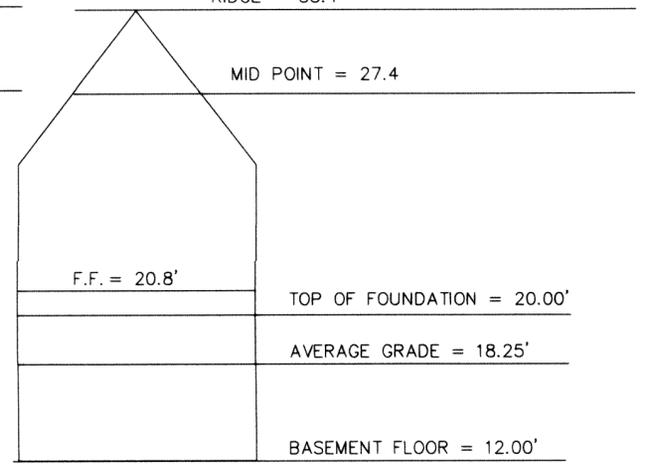
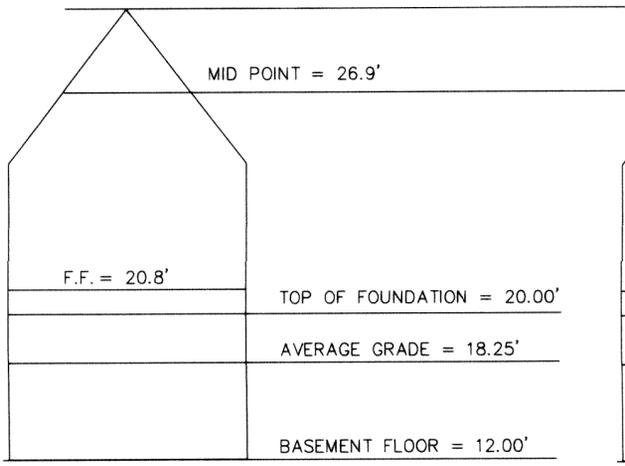
Frederick W. Russell, PE



TROWBRIDGE STREET

PROPOSED ONE FAMILY HOUSE
HEIGHTS ABOVE AVERAGE GRADE
RIDGE = 32.3'

PROPOSED TWO FAMILY HOUSE
HEIGHTS ABOVE AVERAGE GRADE
RIDGE = 33.4'



LOT COVERAGE CALCULATIONS

PROPOSED TWO FAMILY HOUSE:
 PROPOSED HOUSE SQUARE FOOTAGE = 1,546 S.F.±
 PROPOSED PAVEMENT = 668 S.F.±
 LOT SIZE = 6,000 S.F.
 PROPOSED LOT COVERAGE = 25.8%
 PROPOSED OPEN SPACE = 63.1%

PROPOSED SINGLE FAMILY HOUSE
 PROPOSED HOUSE SQUARE FOOTAGE = 1,187 S.F.±
 PROPOSED GARAGE = 495 S.F.±
 PROPOSED PAVEMENT = 1,233 S.F.±
 LOT SIZE = 6,000 S.F.
 PROPOSED LOT COVERAGE = 28.0%
 PROPOSED OPEN SPACE = 51.4%



(IN FEET)
1 inch = 20 ft.

- NOTES**
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 36892, PAGE 431.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 161, PAGE 7.
 3. SUBJECT PARCELS ARE LOCATED IN ZONE GR.

Dayle J. J. [Signature]
 PROFESSIONAL LAND SURVEYOR DATE 7/12/19

PROPOSED PLOT PLAN
 IN
 BELMONT, MA
 SCALE: 1" = 20' JULY 8, 2019
 DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 73 TROWBRIDGE ST BELMONT.dwg

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: Lot 62 Trumbidge St. (Single Family)

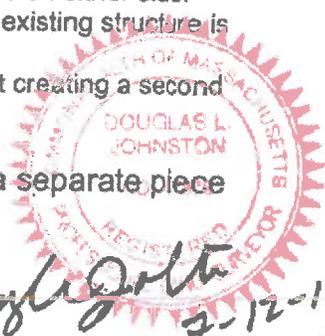
Surveyor Signature and Stamp: _____ **Date:** _____

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000 S.F.		6,000 S.F.
Lot Frontage (feet)		50'		50'
Lot Area/Unit (sq. ft./d.u.)		6,000 S.F.		6,000 S.F.
Lot Coverage (% of lot)		30%		28%
Open Space (% of lot)		40%		51.4%
Setbacks: (feet)	➤ Front ^(a)	20'		20.4'
	➤ 2nd Front Door (25%)	N/A	N/A	N/A
	➤ Side/Side	10' 10'		10' 10'
	➤ Rear	20'		42.2'
Building Height:	➤ Feet	33'		Mid Point 26.9'
	➤ Stories	2 1/2		2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	50%		26.2%
	➤ Area (60%)	60%		42.2%
	➤ Length (75%)	75%		35.6%
<u>Per §6D of the Zoning By-Law</u>				
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks			
Front Doors:	Both Must Face Street ^(b)			
	STANDARD	PROPOSED		
Curb Cut (One per 70' Frontage) ^(c)	/	/		

R106E 32.3'

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- (c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



Douglas L. Johnston
7-12-19

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 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 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

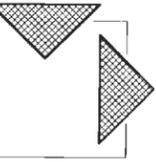
LIGHTING LEGEND

-  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

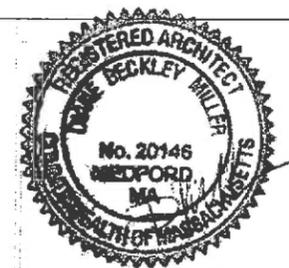
**MILLER
DESIGN LLC**



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	REVISIONS
7/3/19	REVISED

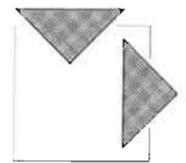


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BELMONT MA 02478

COVER SHEET

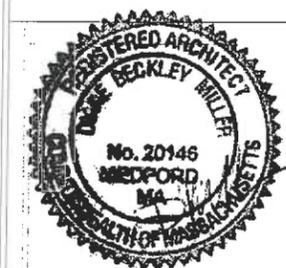
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Number:

A1



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

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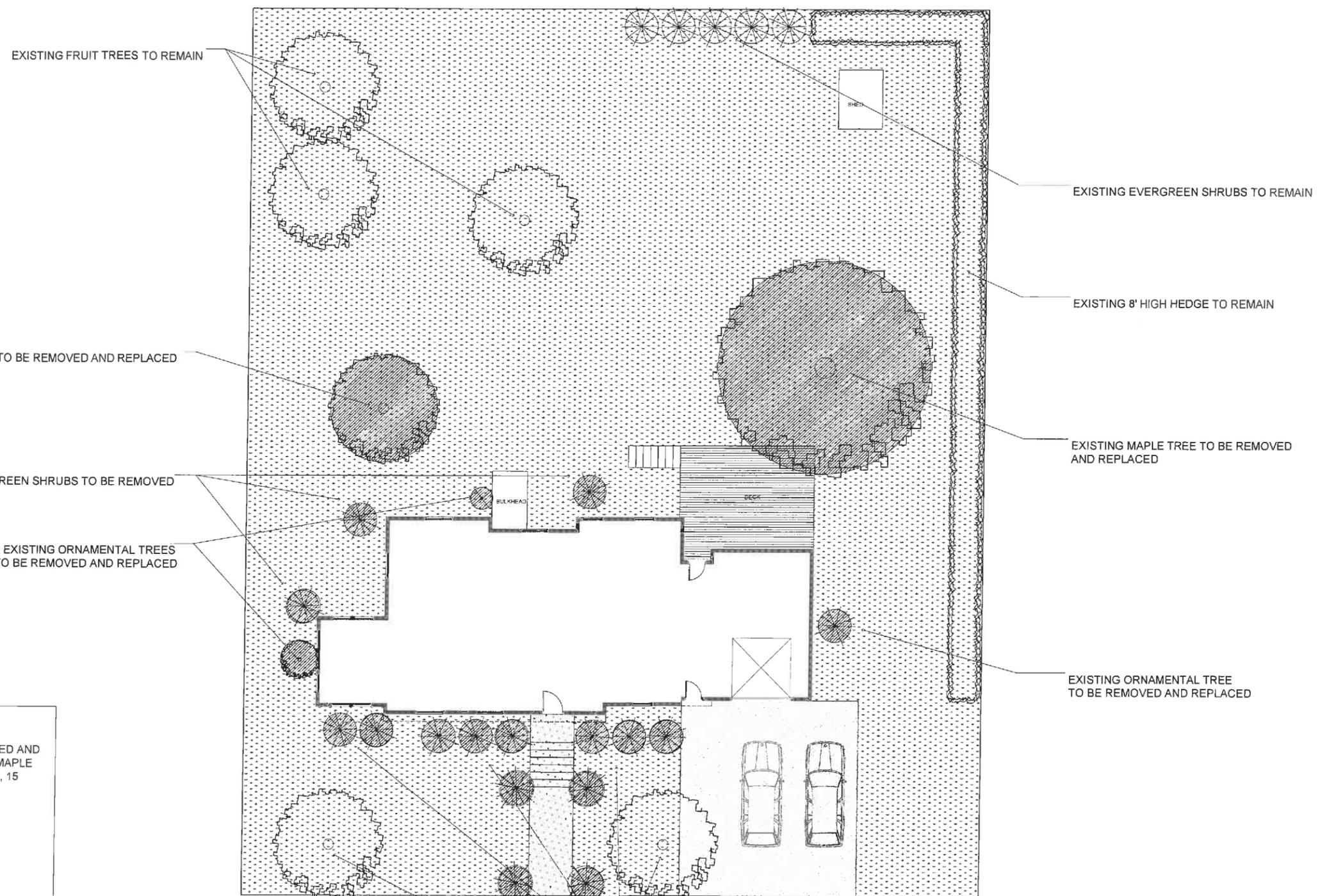


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EXISTING
SITE PLAN

Sheet
Number:

A2



KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

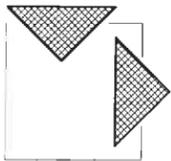
PLANT SCHEDULE

NOTE:
HATCH INDICATES EXISTING
LANDSCAPING TO BE REMOVED AND
REPLACED (1 FRUIT TREE, 1 MAPLE
TREE, 3 ORNAMENTAL TREES, 15
SHRUBS).

1 PLAN
SCALE: 1/8" = 1'

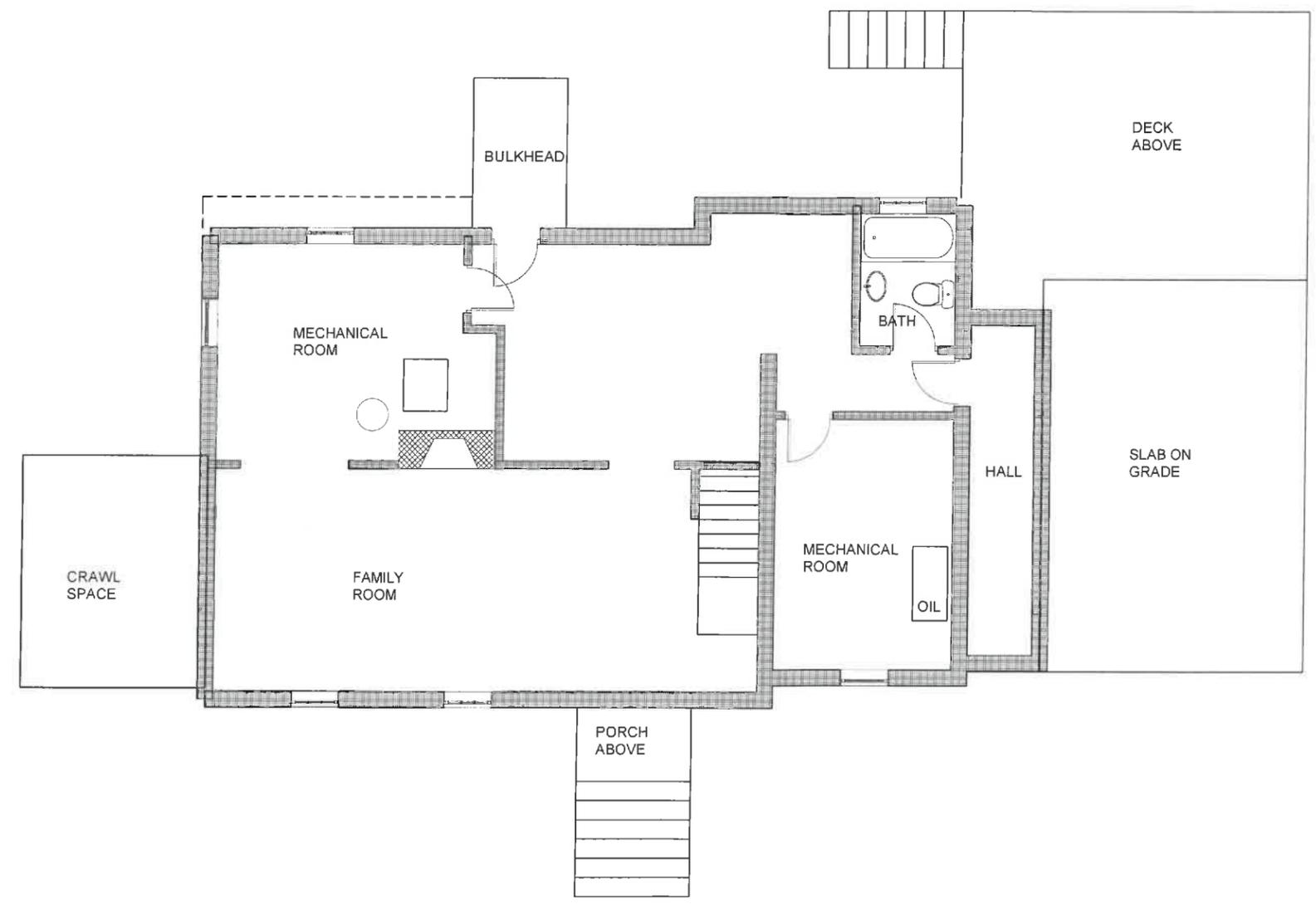


**MILLER
DESIGN LLC**



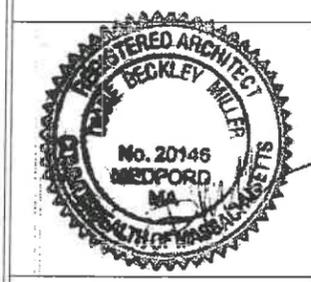
80 CLARK STREET
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EXISTING HOUSE TO BE DEMOLISHED



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**EXISTING
CELLAR**

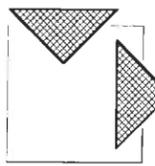
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Number:

A3

1 PLAN
SCALE: 1/8" = 1'

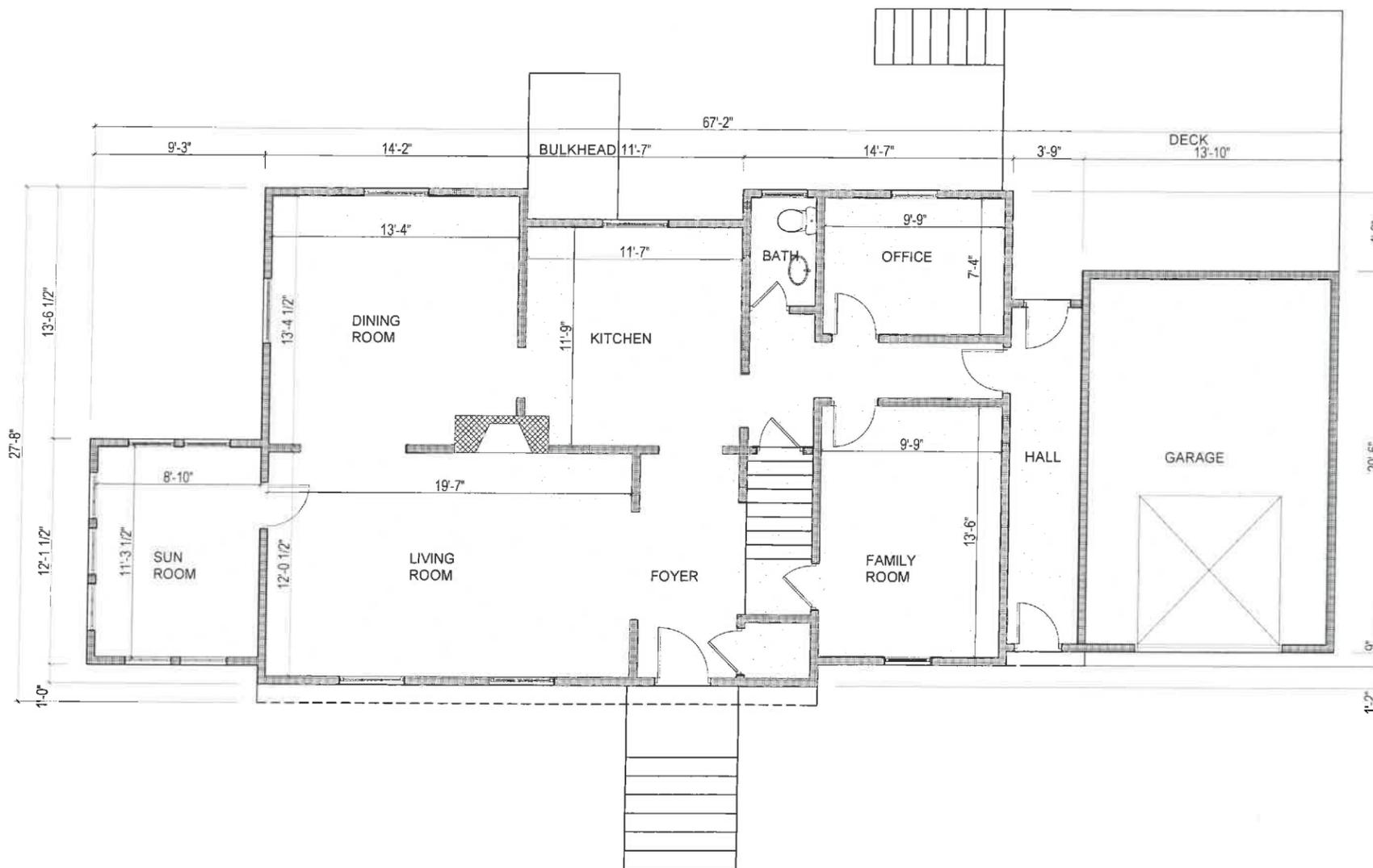


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DESIGN LLC**



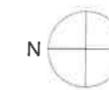
80 CLARK STREET
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EXISTING HOUSE TO BE DEMOLISHED



1,512 sq ft

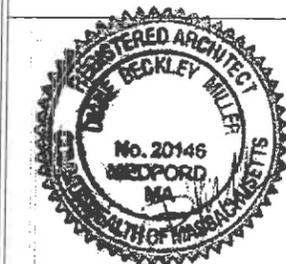
1 PLAN
SCALE: 1/8" = 1'



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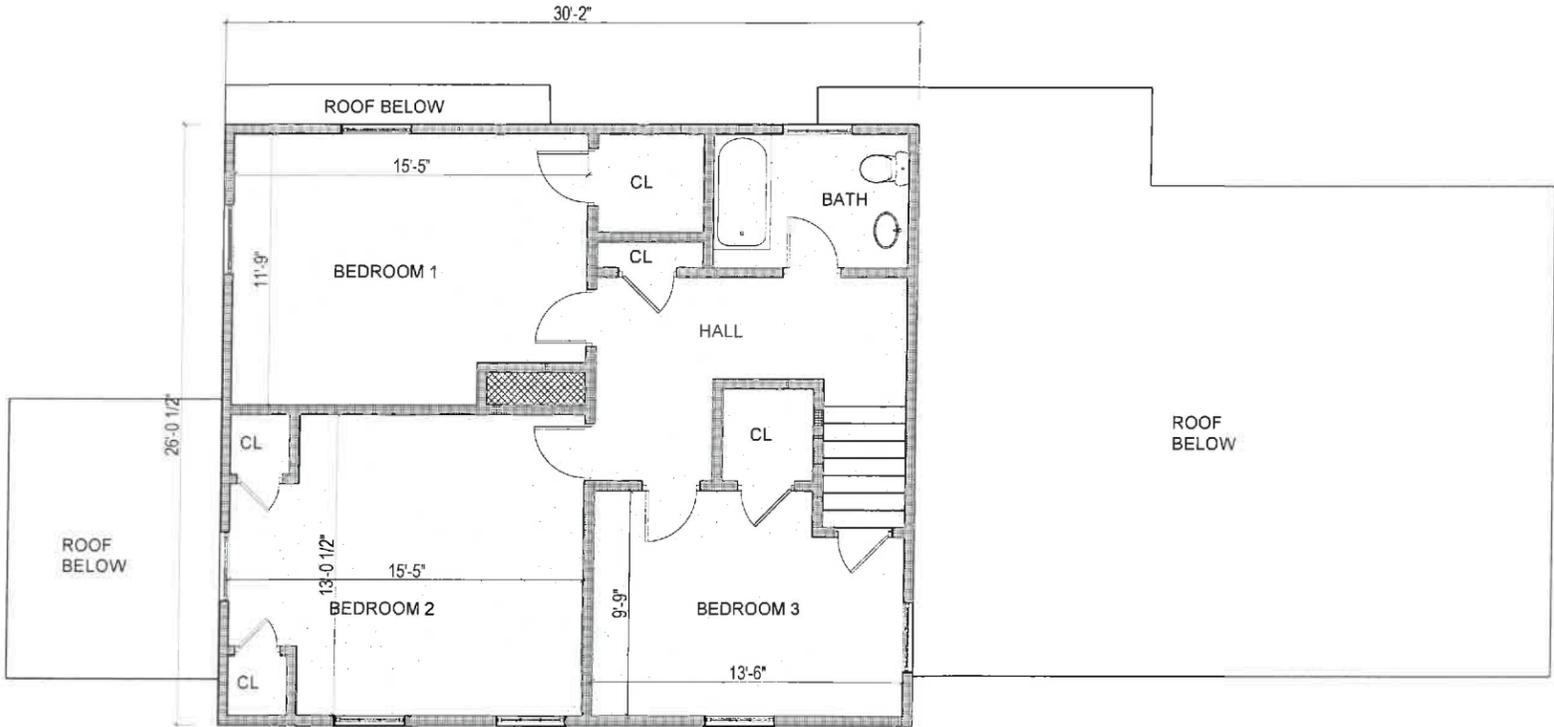
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**EXISTING
FIRST FLOOR**

Sheet
Number:

A4

EXISTING HOUSE TO BE DEMOLISHED

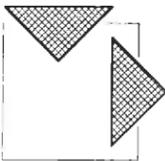


786 sq ft

1 PLAN
SCALE: 1/8" = 1'



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7/3/19 REVISED



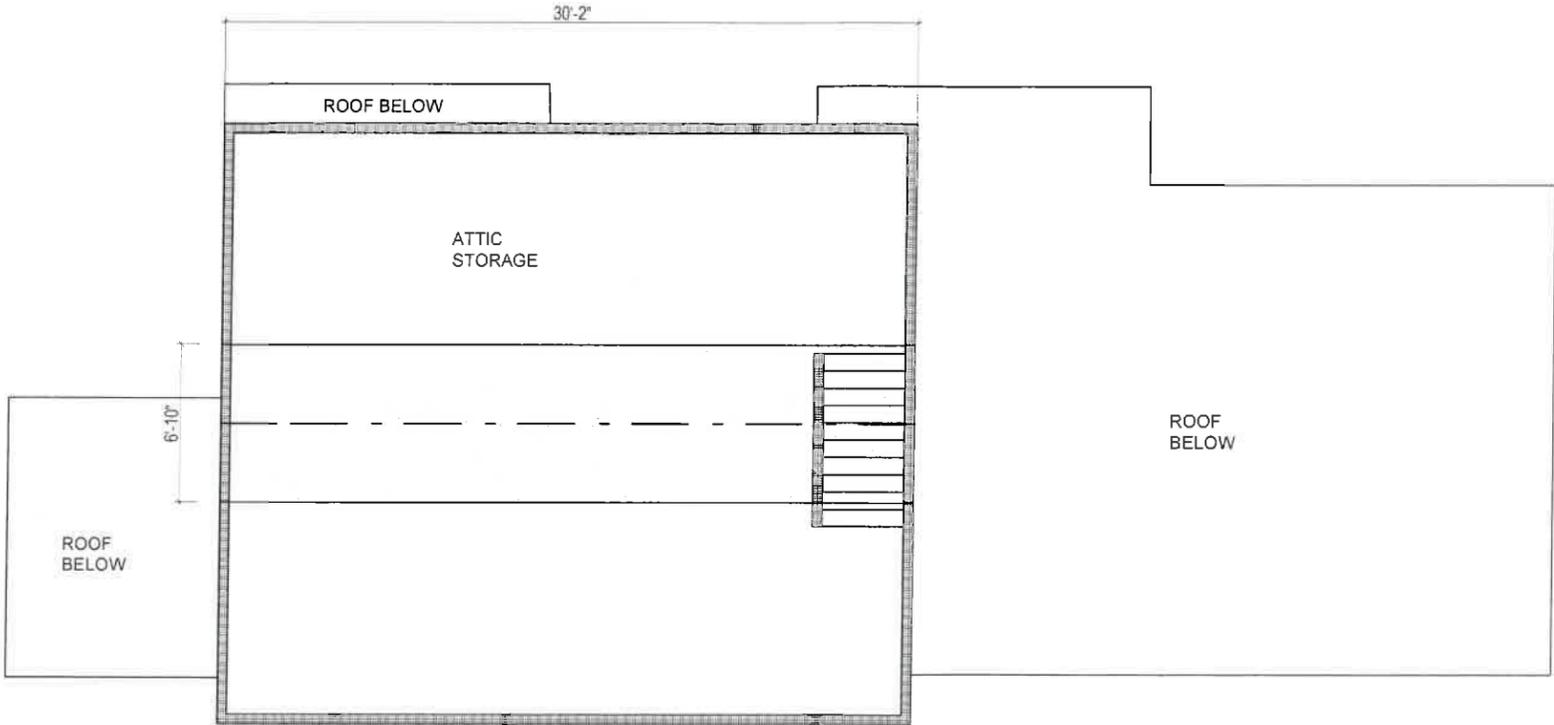
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73 TROWBRIDGE STREET
BELMONT MA 02478

EXISTING
SECOND FLOOR

Sheet
Number:

A5

EXISTING HOUSE TO BE DEMOLISHED

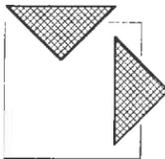


206 sq ft

1 PLAN
SCALE: 1/8" = 1'



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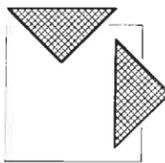
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A6

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DESIGN LLC

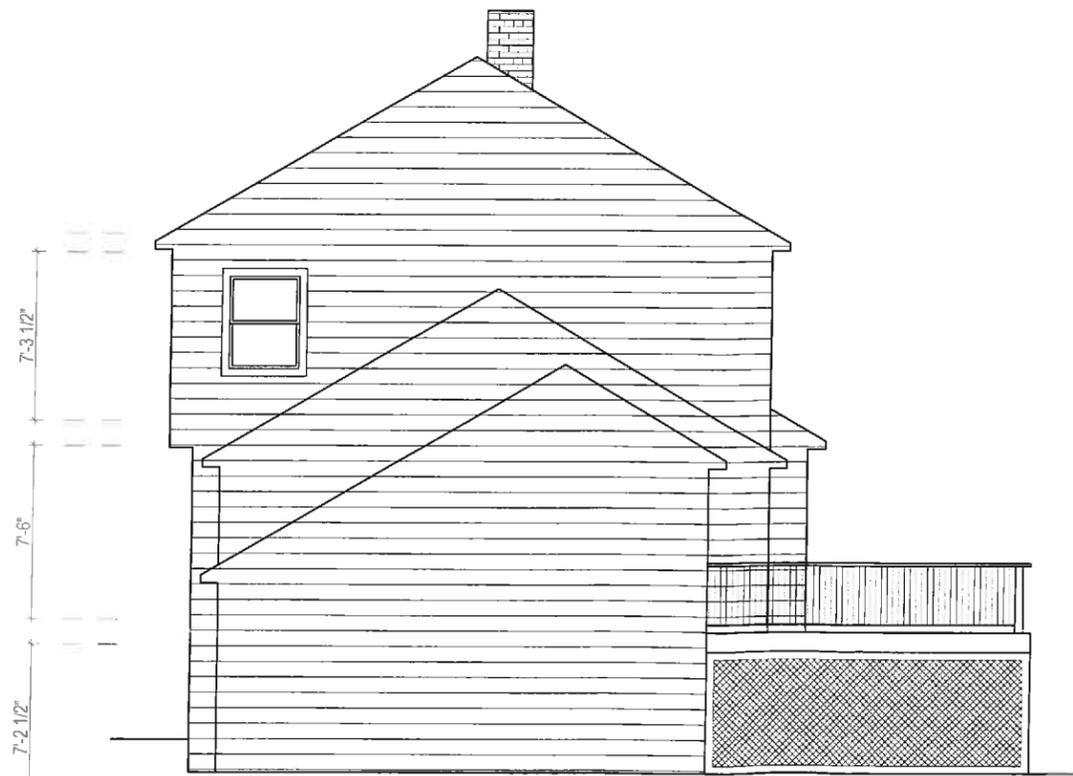


80 CLARK STREET
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EXISTING HOUSE TO BE DEMOLISHED



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

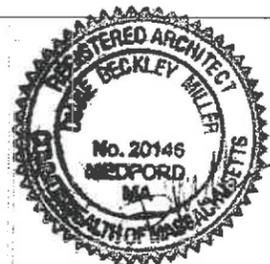


2 SIDE ELEVATION
SCALE: 1/8" = 1'



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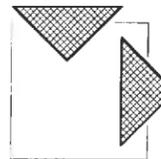
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EXISTING
ELEVATIONS

Sheet
Number:

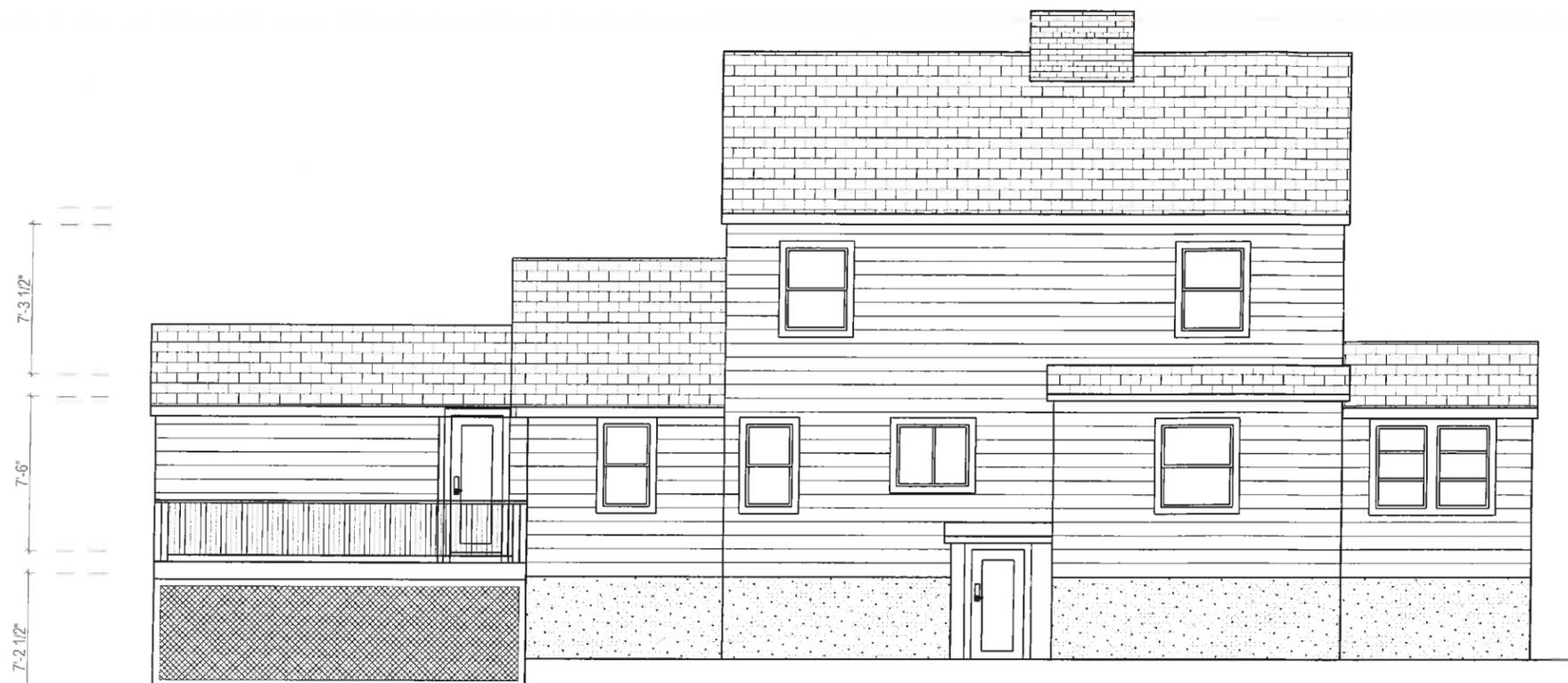
A7

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

EXISTING HOUSE TO BE DEMOLISHED



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



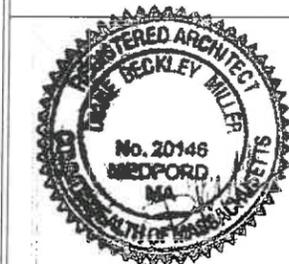
2 SIDE ELEVATION
SCALE: 1/8" = 1'



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7/3/19 REVISED



LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

EXISTING
ELEVATIONS

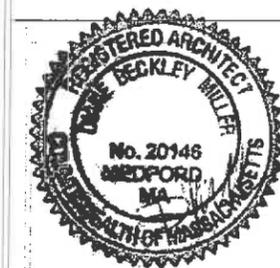
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A8



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

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10/26/18	SCHEMATIC DESIGN
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12/18/18	PROGRESS
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1/23/19	REVISIONS
2/6/19	REVISIONS
7/3/19	REVISIONS

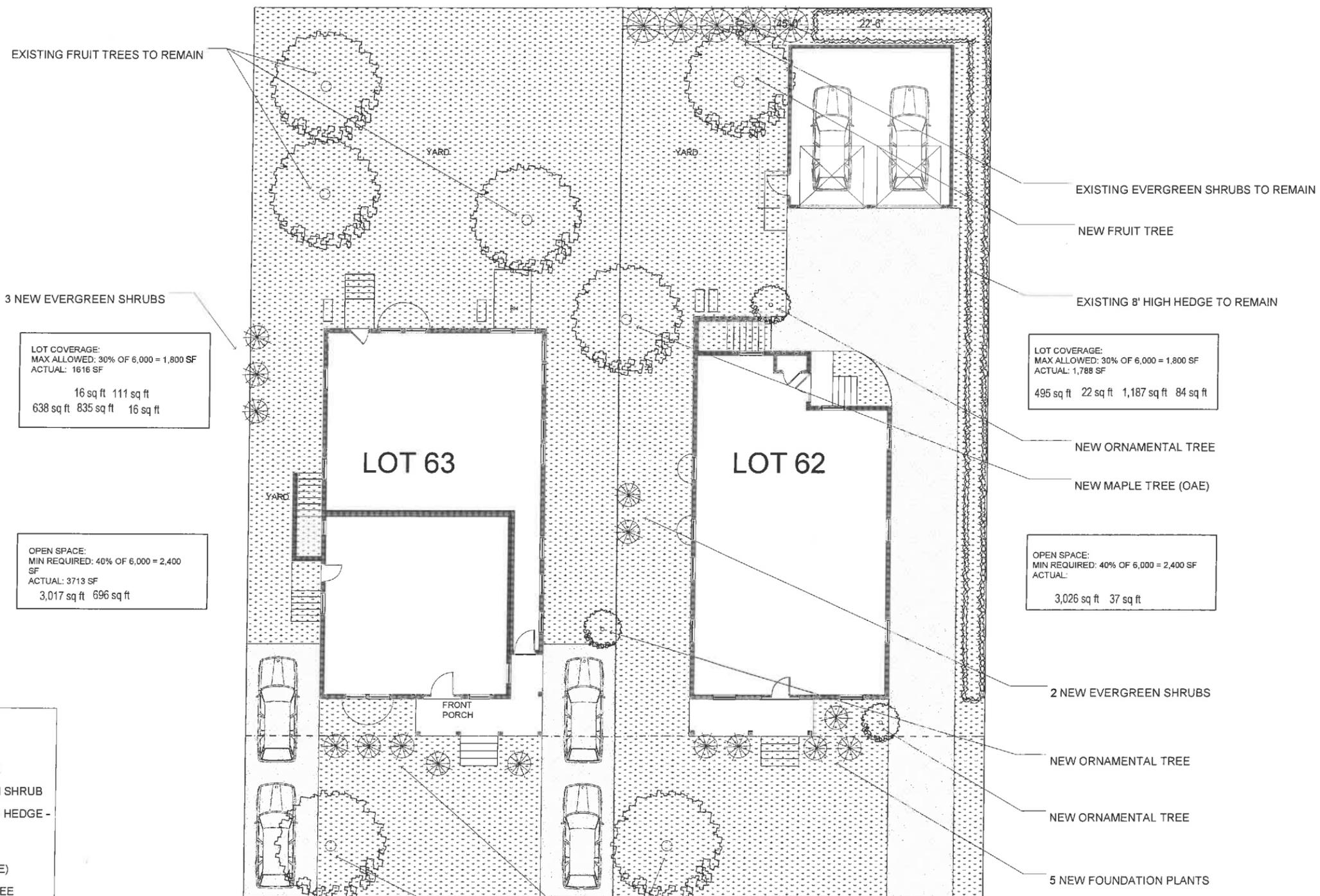


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NEW SITE PLANS

Sheet
Number:

A9



EXISTING FRUIT TREES TO REMAIN

3 NEW EVERGREEN SHRUBS

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

EXISTING EVERGREEN SHRUBS TO REMAIN

NEW FRUIT TREE

EXISTING 8' HIGH HEDGE TO REMAIN

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

NEW ORNAMENTAL TREE

NEW MAPLE TREE (OAE)

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

3,026 sq ft 37 sq ft

2 NEW EVERGREEN SHRUBS

NEW ORNAMENTAL TREE

NEW ORNAMENTAL TREE

5 NEW FOUNDATION PLANTS

EXISTING MAPLE TREE TO REMAIN (OR BE REPLACED IF IT DOES NOT SURVIVE)

5 NEW FOUNDATION PLANTS

EXISTING FRUIT TREE TO REMAIN (OR BE REPLACED IF IT DOES NOT SURVIVE)

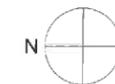
KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

PLANT SCHEDULE

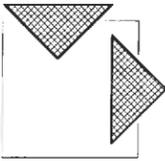
QTY	PLANT
4	EXISTING FRUIT TREE
1	EXISTING MAPLE TREE
5	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE - +/- 6-8'H X +/- 110'L
1	NEW FRUIT TREE
1	NEW MAPLE TREE (OAE)
3	NEW ORNAMENTAL TREE
15	NEW EVERGREEN SHRUB

1 PLAN
SCALE: 1/8" = 1'

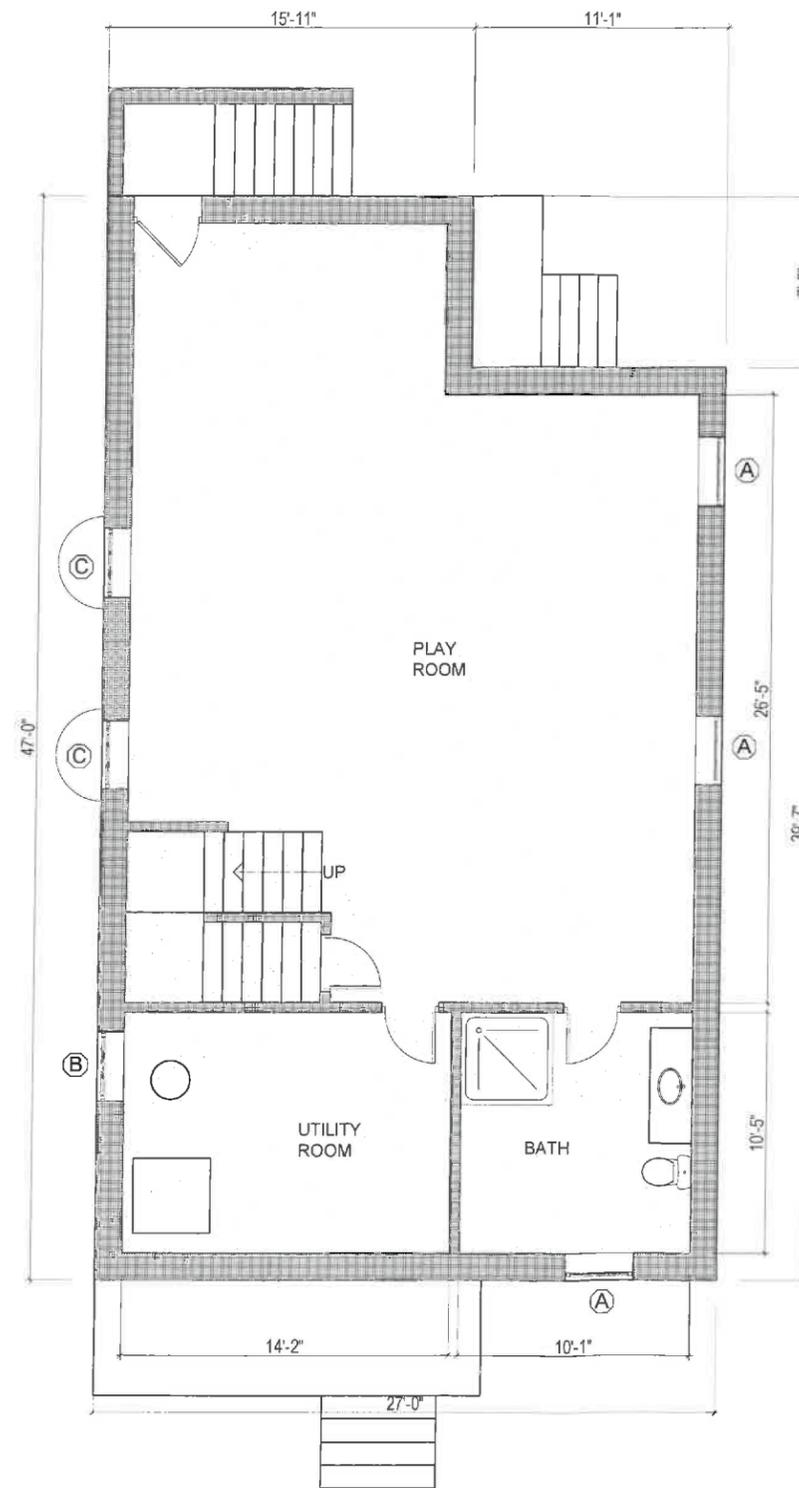


SINGLE FAMILY

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80 CLARK STREET
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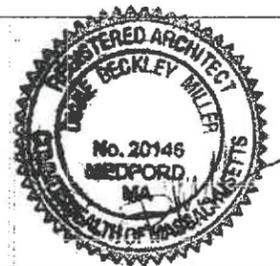
1,187 sq ft

1 PLAN
SCALE: 1/8" = 1'



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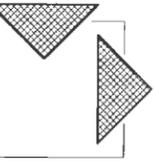
**NEW CELLAR
FLOOR PLANS**

Sheet
Number:

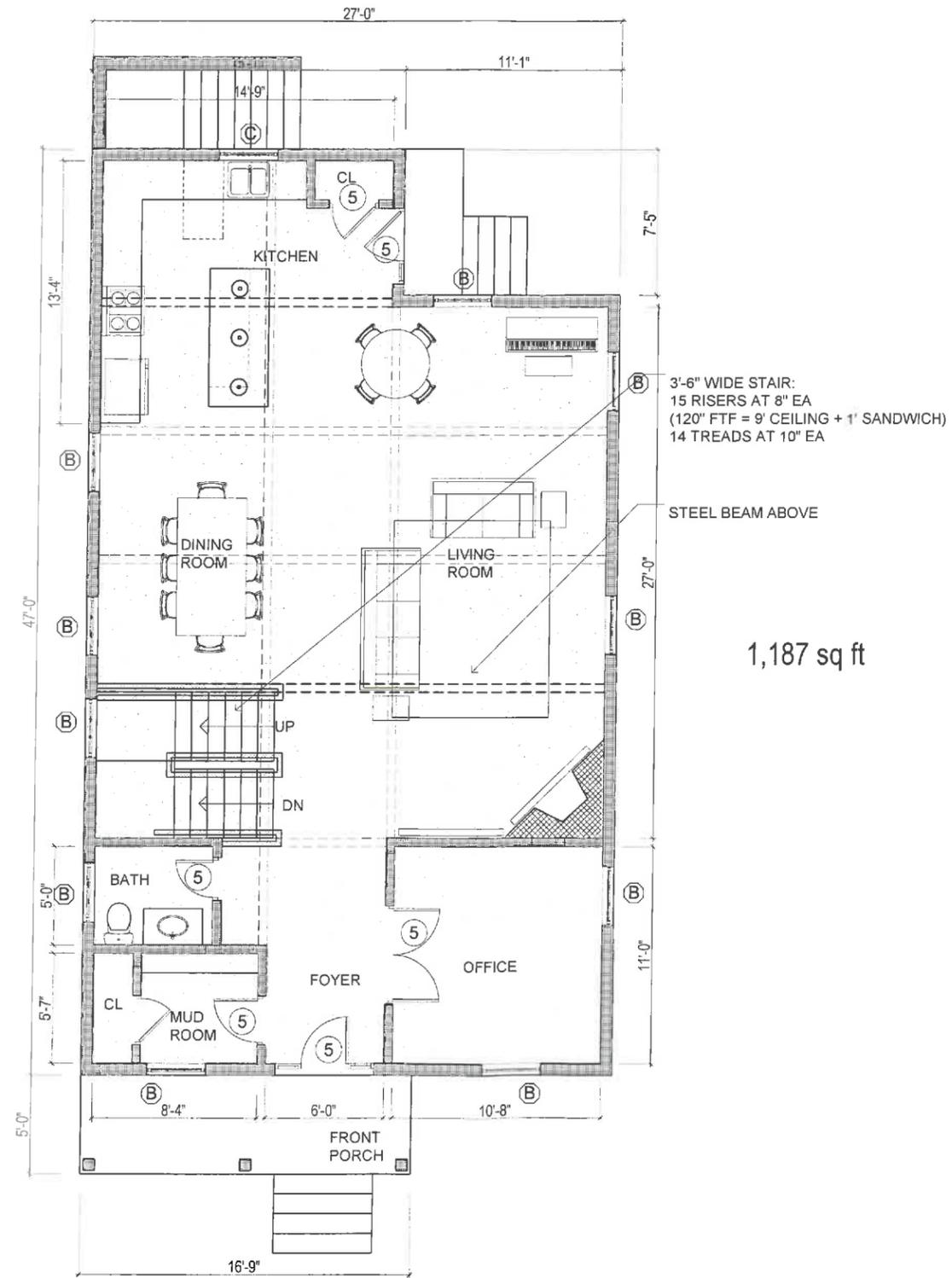
A10

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WALLER
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80 CLARK STREET
BELMONT, MA 02478

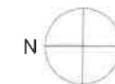


1,187 sq ft

3'-6" WIDE STAIR:
15 RISERS AT 8" EA
(120" FTF = 9' CEILING + 1' SANDWICH)
14 TREADS AT 10" EA

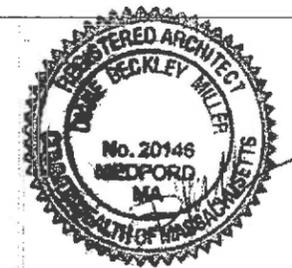
STEEL BEAM ABOVE

1 PLAN
SCALE: 1/8" = 1'



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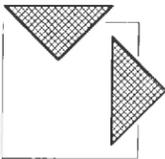
NEW FIRST
FLOOR PLANS

Sheet
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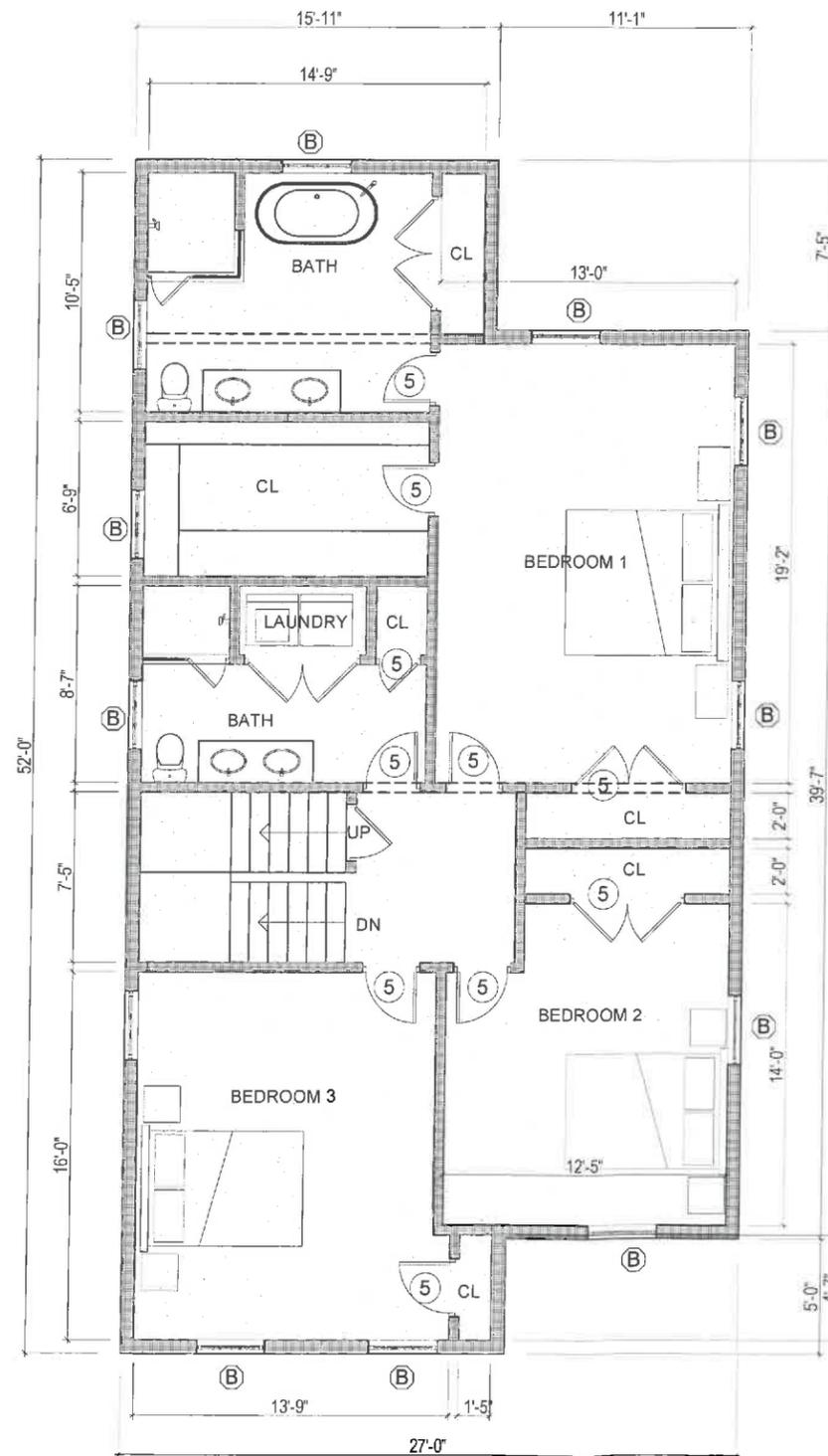
A11

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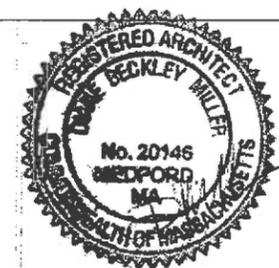
1,271 sq ft

1 PLAN
SCALE: 1/8" = 1'



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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: 536 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" = 41'-11", CONFORMING

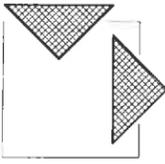
DORMER LENGTH CALCULATIONS:

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

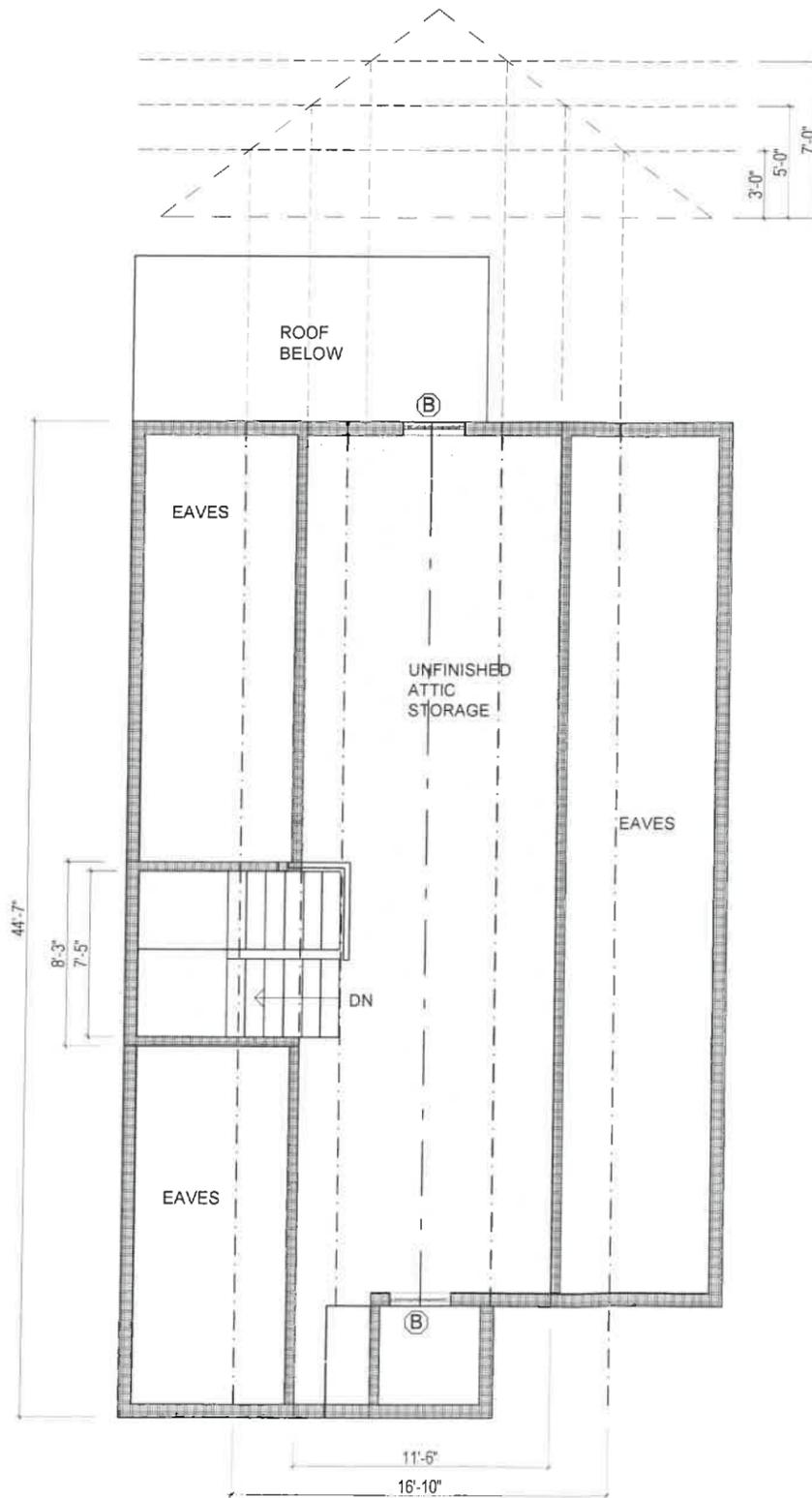
ACTUAL: 8'-3", CONFORMING

SINGLE FAMILY

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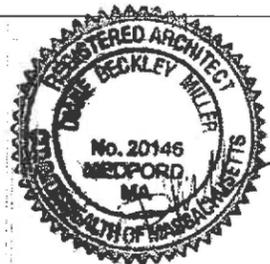
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536 sq ft

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**NEW ATTIC
FLOOR PLANS**

Sheet
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A13



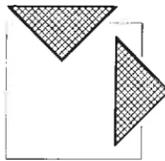
SINGLE FAMILY



- 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



**MILLER
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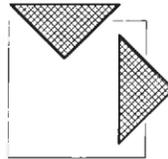
ELEVATIONS

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A14

SINGLE FAMILY

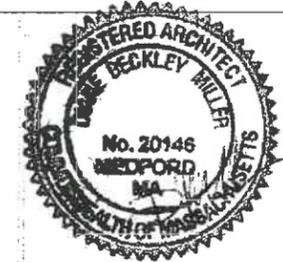
WALLER
DESIGN LLC



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ELEVATIONS

Sheet
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A15

