

Belmont Planning Board



Design and Site Plan Review Narrative Statement – **REVISIONS for 10/1 hearing**

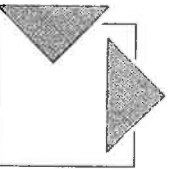
73 Trowbridge Street – Lot 62 (single family)

Based on input from the Planning Board at the 9/10/19 hearing, we have made the following changes to the proposed single family structure:

1. We reduced the overall height of the structure by 20". The new dimensions are 30'-7" to the ridge, 25'-9" to the midpoint and 19'-10" to the soffit. We accomplished this by reducing the first floor ceiling height to 8'-6", reducing the roof pitch to 8.5:12, and lowering the foundation relative to average grade. We also conducted a more detailed neighborhood analysis and confirmed some dimensions of the neighboring homes for comparison purposes. Here are approximate heights of the neighboring properties:
 - #75 (left neighbor): 21'-8" to soffit, 31'-0" to ridge
 - #73 (two family subject property): 19'-10" to soffit, 31'-7" to ridge
 - #73 (single family subject property): 19'-10" to soffit, 30'-7" to ridge
 - #71 (right neighbor): 20'-8" to soffit, 29'-6" to ridge
2. We relocated the shed dormers to the south side of the structure. This change involved relocating the attic stair (the dormer provides required head height to meet code) and residual other changes to the interior layout.
3. We would like to clarify that we will regrade the site to remove the 2' high retaining wall at the front sidewalk so that the grading at the front of the property will align with the front of the majority of the neighbors going up this side of the street. In order to accomplish this, we revised the site diagram to show a new ornamental tree to replace the existing tree.
4. We added a new drawing, sheet A16, showing the four elevations of the detached garage structure.

COMMUNITY
DEVELOPMENT
1000 DEP ST. SUITE 100

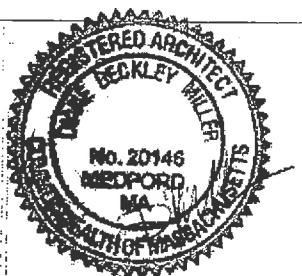
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NEW SITE PLANS

Sheet
Number:

A9

EXISTING FRUIT TREES TO REMAIN

3 NEW EVERGREEN SHRUBS

LOT COVERAGE:
MAX ALLOWED: 30% OF 6,000 = 1,800 SF
ACTUAL: 1816 SF
136 sq ft 16 sq ft
638 sq ft 835 sq ft

OPEN SPACE:
MIN REQUIRED: 40% OF 6,000 = 2,400 SF
ACTUAL: 3713 SF 27 sq ft
2,974 sq ft 691 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:
3,038 sq ft 44 sq ft

2 NEW EVERGREEN SHRUBS

NEW ORNAMENTAL TREE

NEW ORNAMENTAL TREE

5 NEW FOUNDATION PLANTS

NEW ORNAMENTAL TREE

5 NEW FOUNDATION PLANTS

NEW ORNAMENTAL TREE

KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

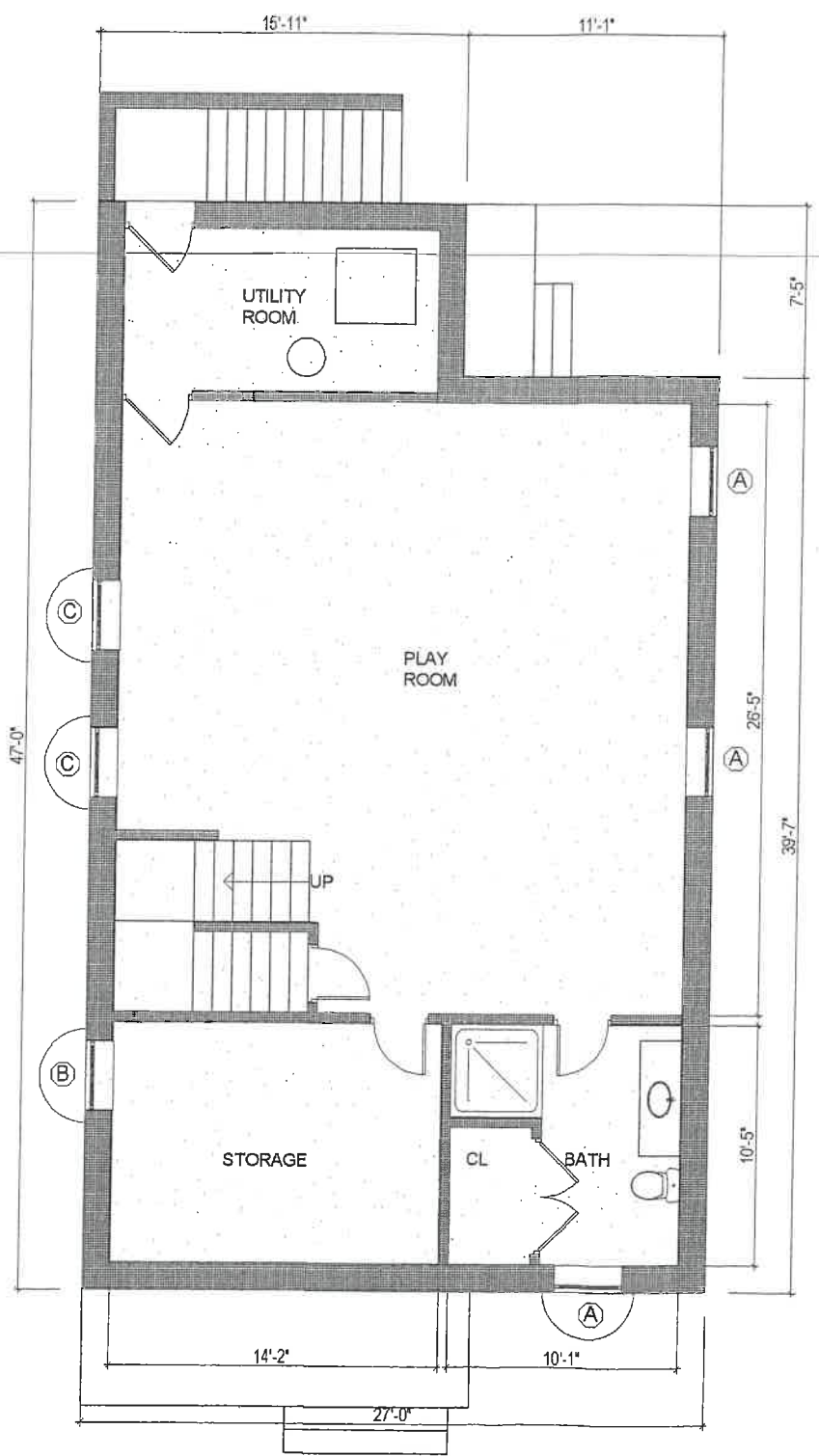
PLANT SCHEDULE

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

1 PLAN
SCALE: 1/8" = 1'

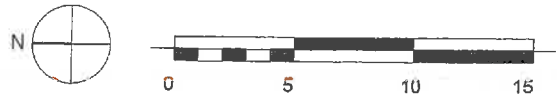


SINGLE FAMILY



1,187 sq ft

1 PLAN
SCALE: 1/8" = 1'

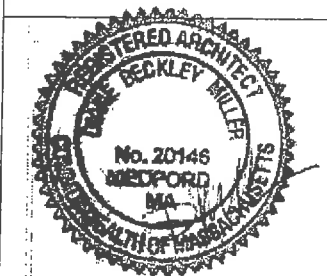


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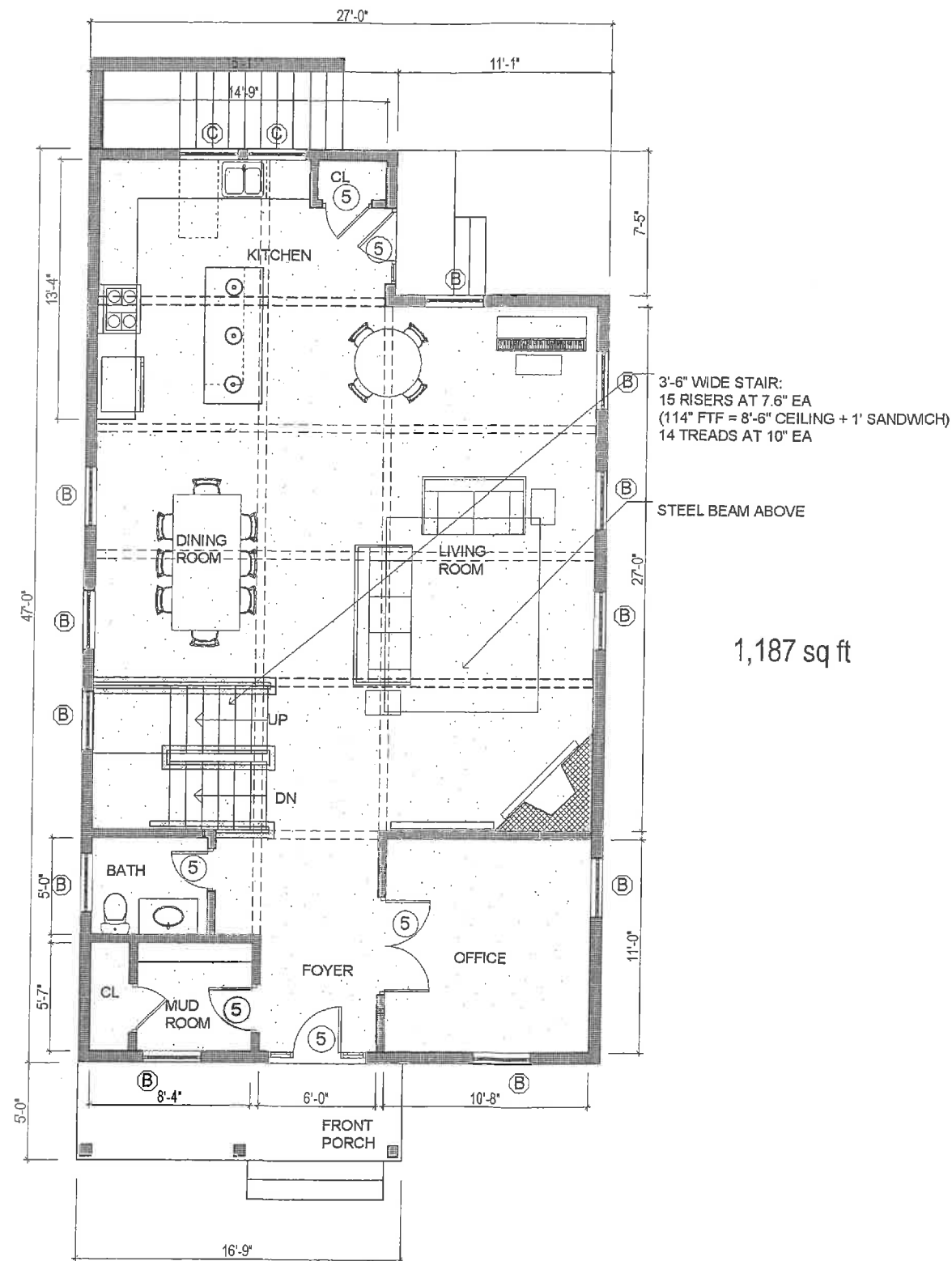
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NEW CELLAR
FLOOR PLANS

Sheet
Number:

A10

SINGLE FAMILY

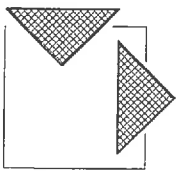


1,187 sq ft

1 PLAN
SCALE: 1/8" = 1'



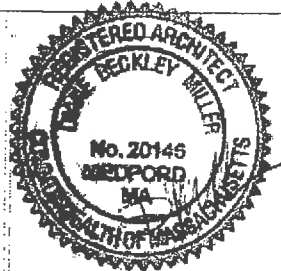
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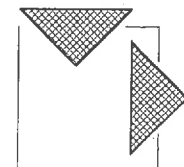
NEW FIRST
FLOOR PLANS

Sheet
Number:

A11

SINGLE FAMILY

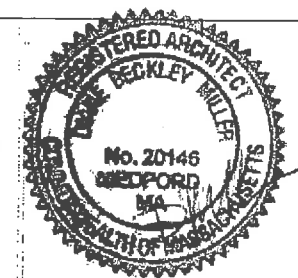
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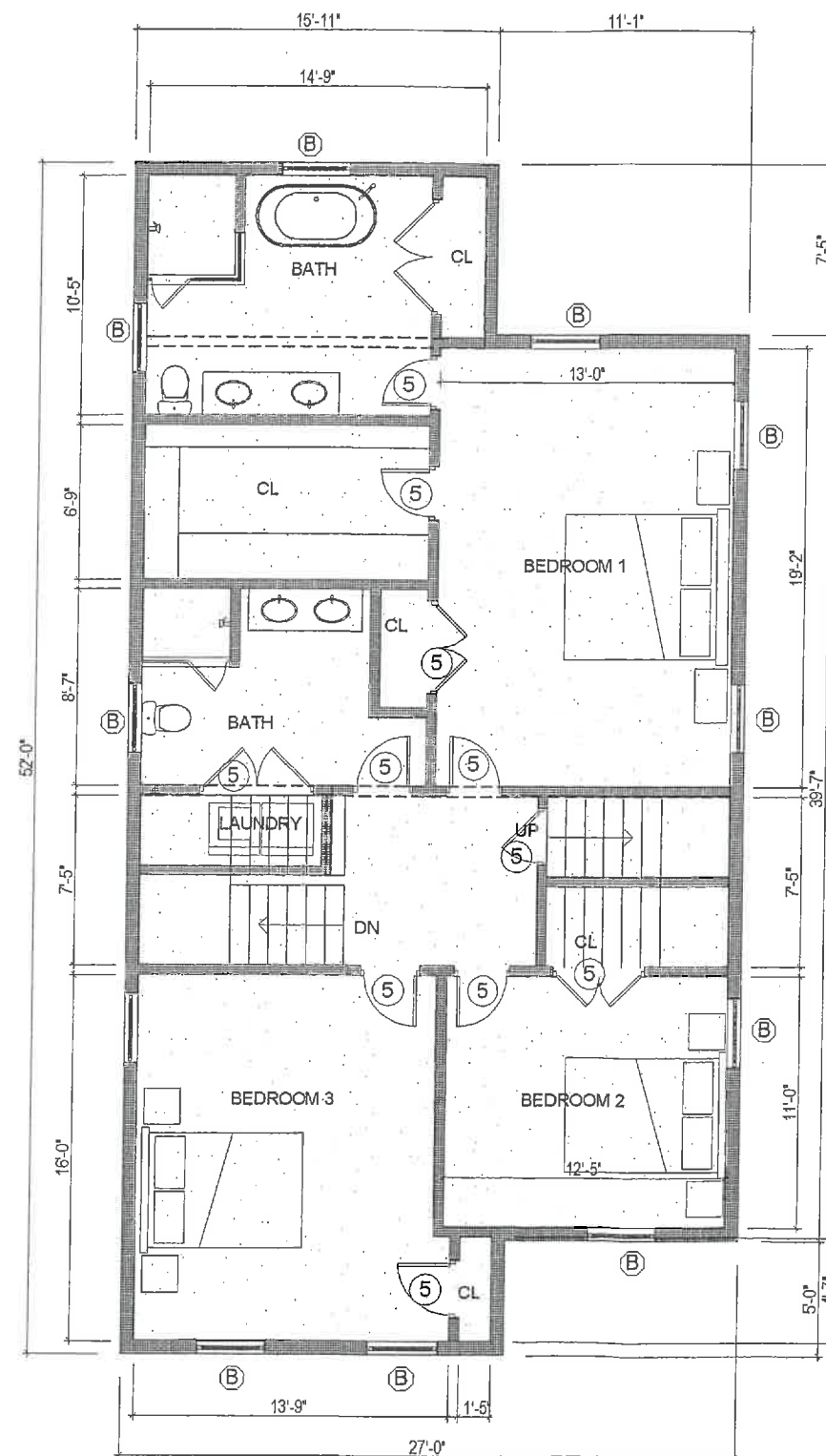
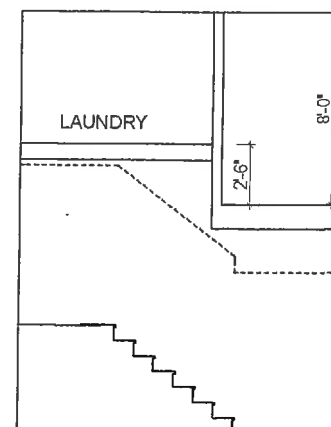
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NEW SECOND
FLOOR PLANSSheet
Number:

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: 562 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).

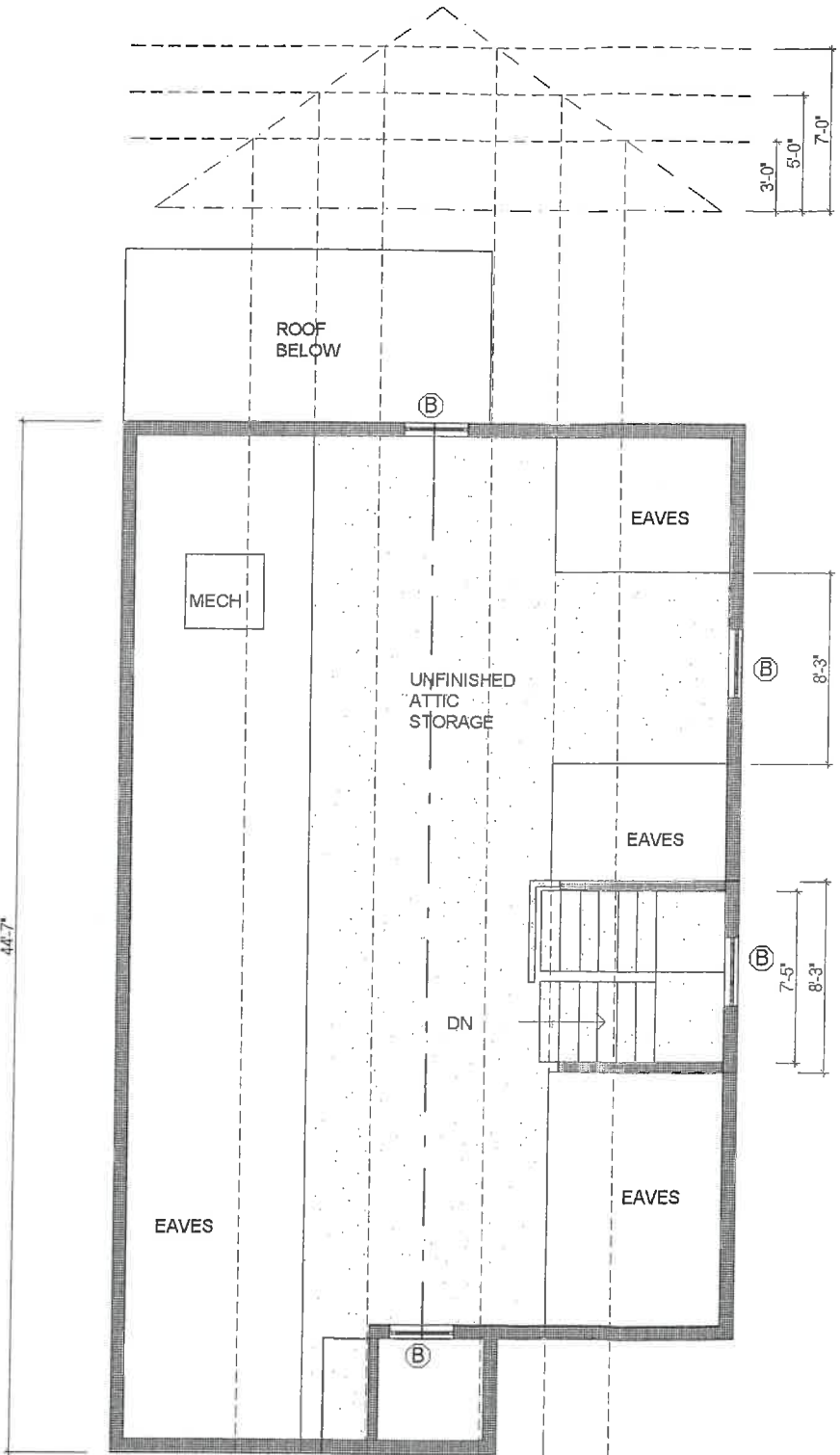
ACTUAL: 16'-10" + 16'-10" + 8'-3" + 8'-3" = 50'-2", CONFORMING

DORMER LENGTH CALCULATIONS:

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

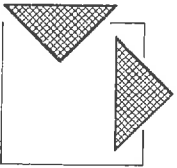
ACTUAL: 8'-3" + 8'-3" = 16'-6", CONFORMING

562 sq ft



SINGLE FAMILY

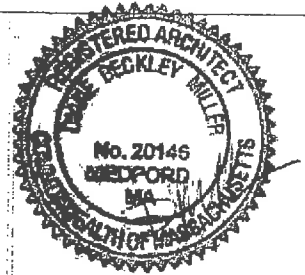
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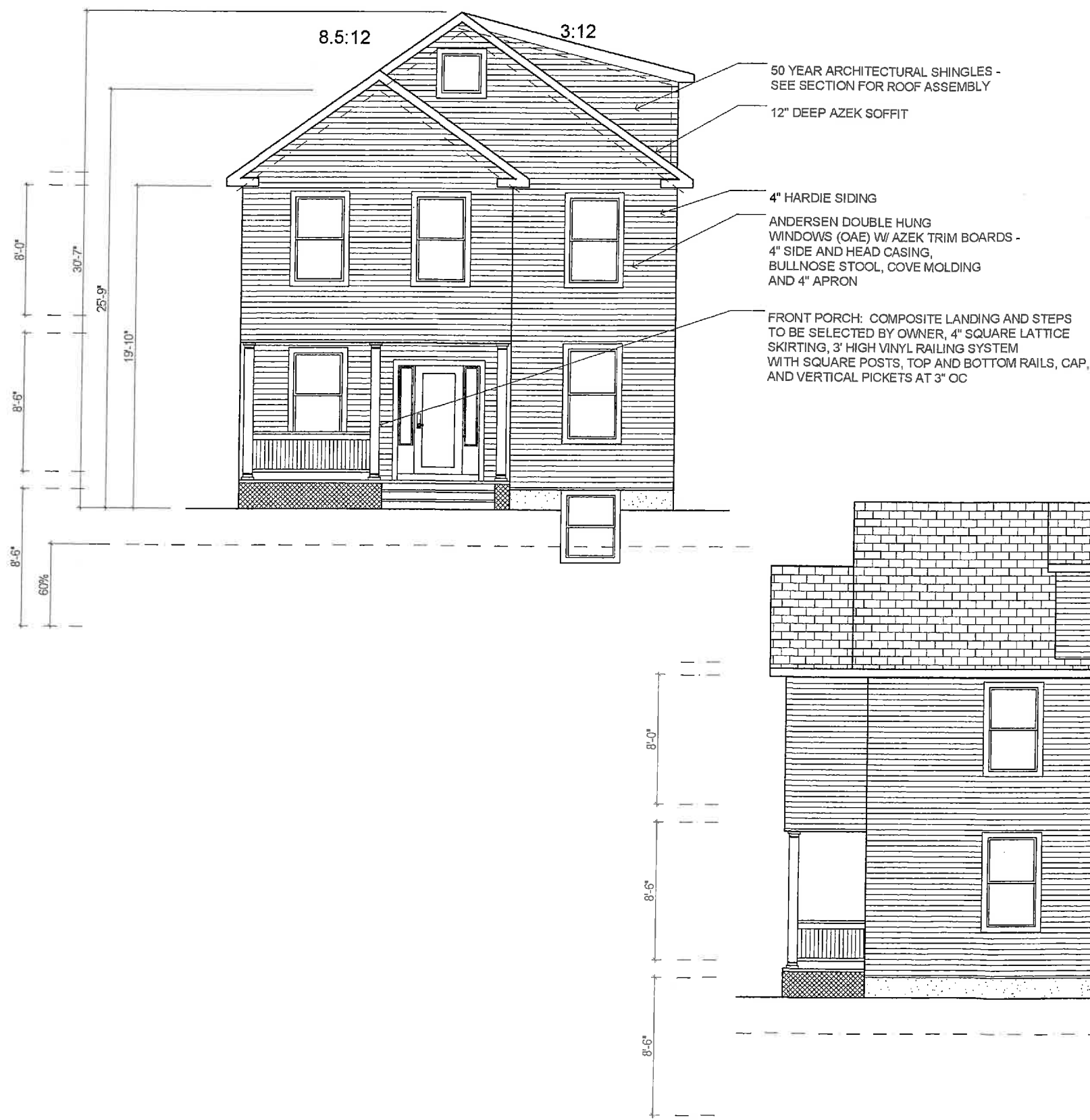
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NEW ATTIC
FLOOR PLANS

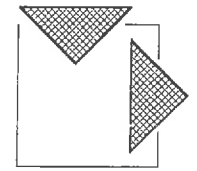
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A13

SINGLE FAMILY



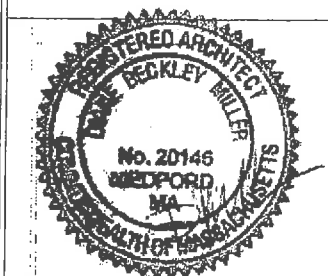
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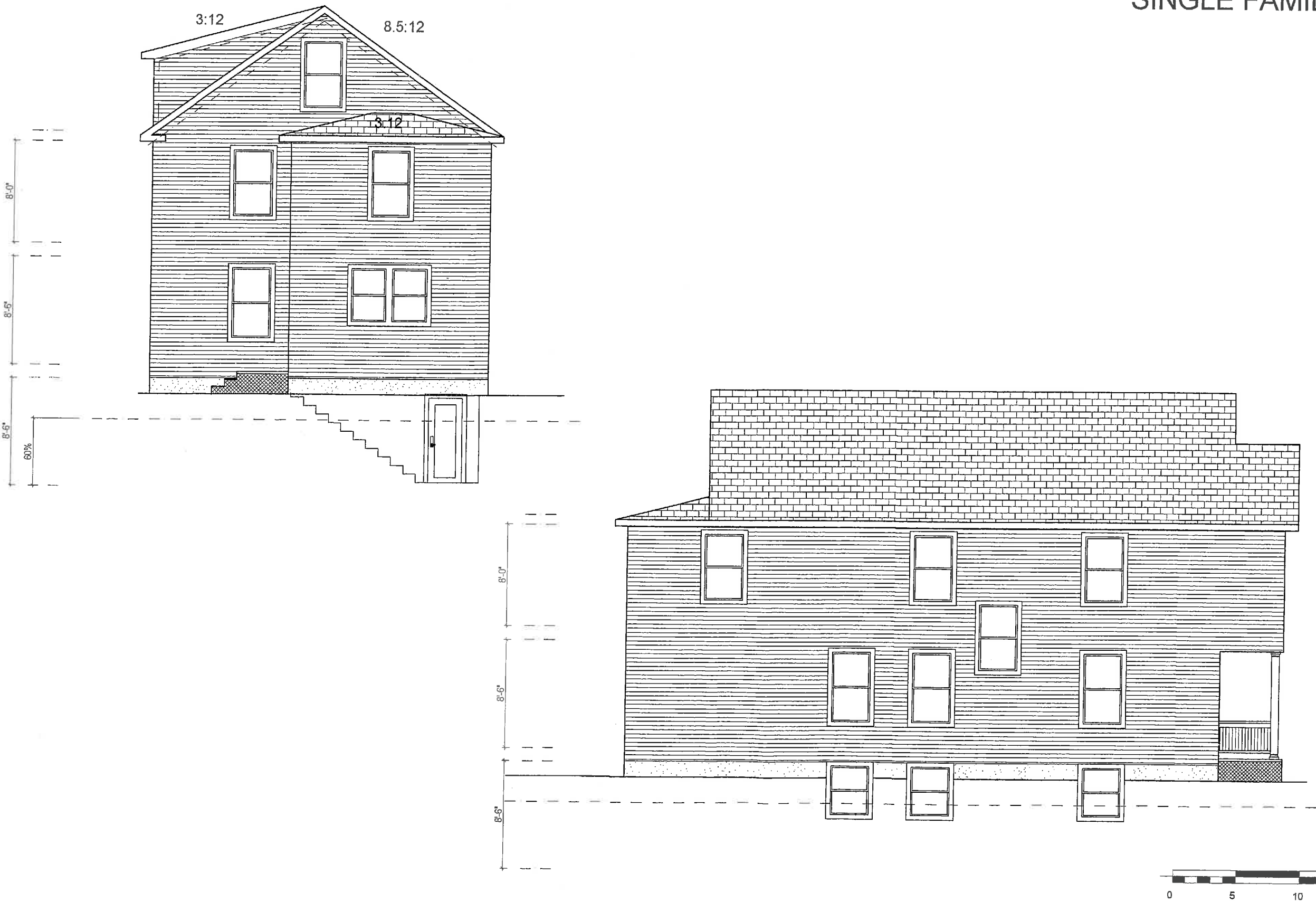
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ELEVATIONS

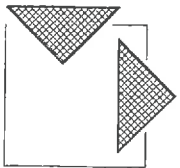
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A14

SINGLE FAMILY



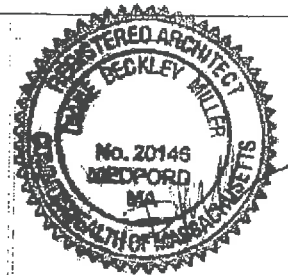
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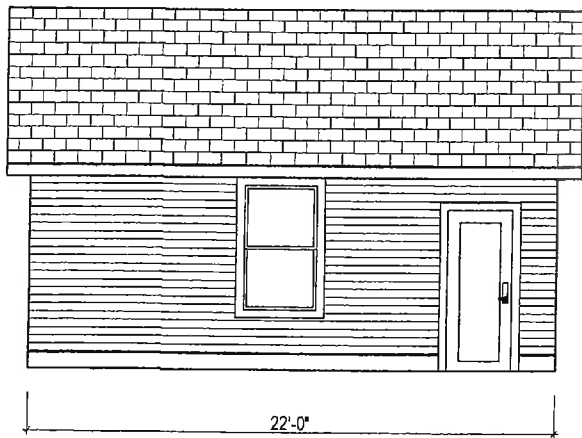
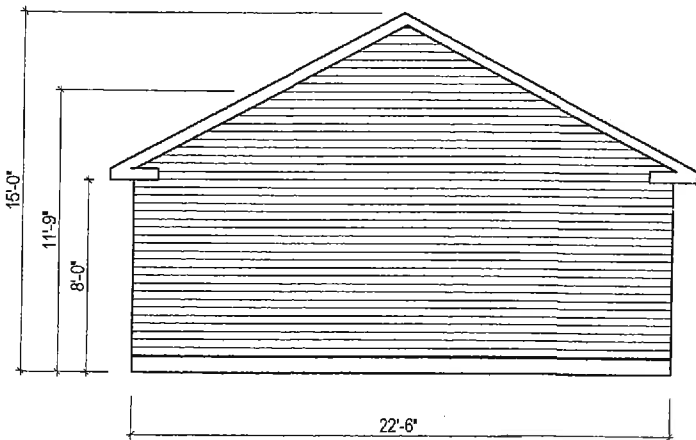
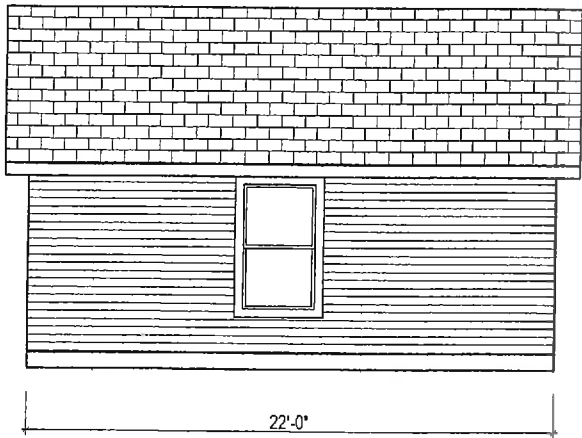
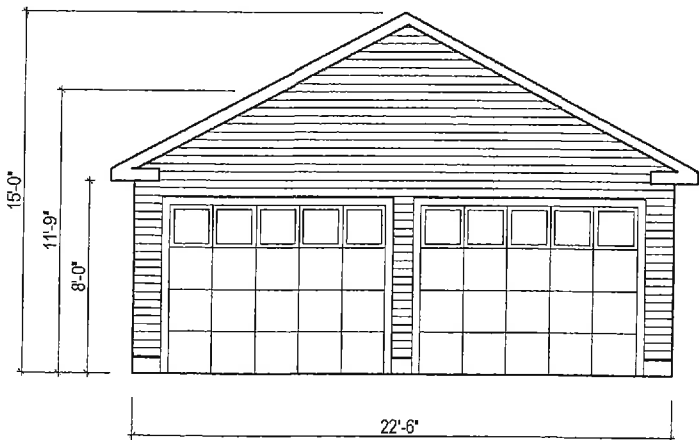
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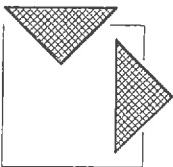
Sheet
Number:

A15

SINGLE FAMILY
GARAGE



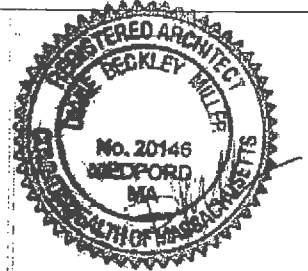
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GARAGE
ELEVATIONS

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A16