



EXISTING CONSTRUCTION

ADDITION
NEW CONSTRUCTION

WARNING:
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Joe The Architect LLC's possession. Joe The Architect LLC is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Joe The Architect LLC (which agreement may also contain additional conditions relating to this document and its use):

1. the content of this document is confidential and copyright in it belongs to Joe The Architect LLC. They are permitted only to be opened, read and used by the addressee.
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.
4. any person using or relying on this document releases and indemnifies and will keep indemnified Joe The Architect LLC against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I.B.C. Statutory Authorities and relevant American Standards.



project number 548 drawing number A000 revision

Index of Drawings

SHEET LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A003	NEW CONSTRUCTION SITE PLAN
A040	CELLAR EXISTING PLAN
A041	PROPOSED CELLAR PLAN
A042	FIRST FLOOR EXISTING PLAN
A043	PROPOSED FIRST FLOOR PLAN
A044	ROOF EXISTING PLAN
A045	PROPOSED NEW ROOF PLAN
A200	EXTERIOR EXISTING ELEVATIONS
A201	EXTERIOR EXISTING ELEVATIONS
A202	EXTERIOR ELEVATIONS NEW CONSTRUCTION
A203	EXTERIOR ELEVATIONS NEW CONSTRUCTION
A913	3D VIEWS

CLIENT NAME:
MELANIE HARATUNIAN

CLIENT ADDRESS:
56 SHAW ROAD BELMONT MA 02478

JOE THE ARCHITECT

343 Medford Street, Suite 4C,
Somerville, MA 02145
t: +1(617) 764-3153
e: info@joethearchitect.com
www.joethearchitect.com

J T A

PROJECT NAME:
56 SHAW ROAD _HOME RENOVATION

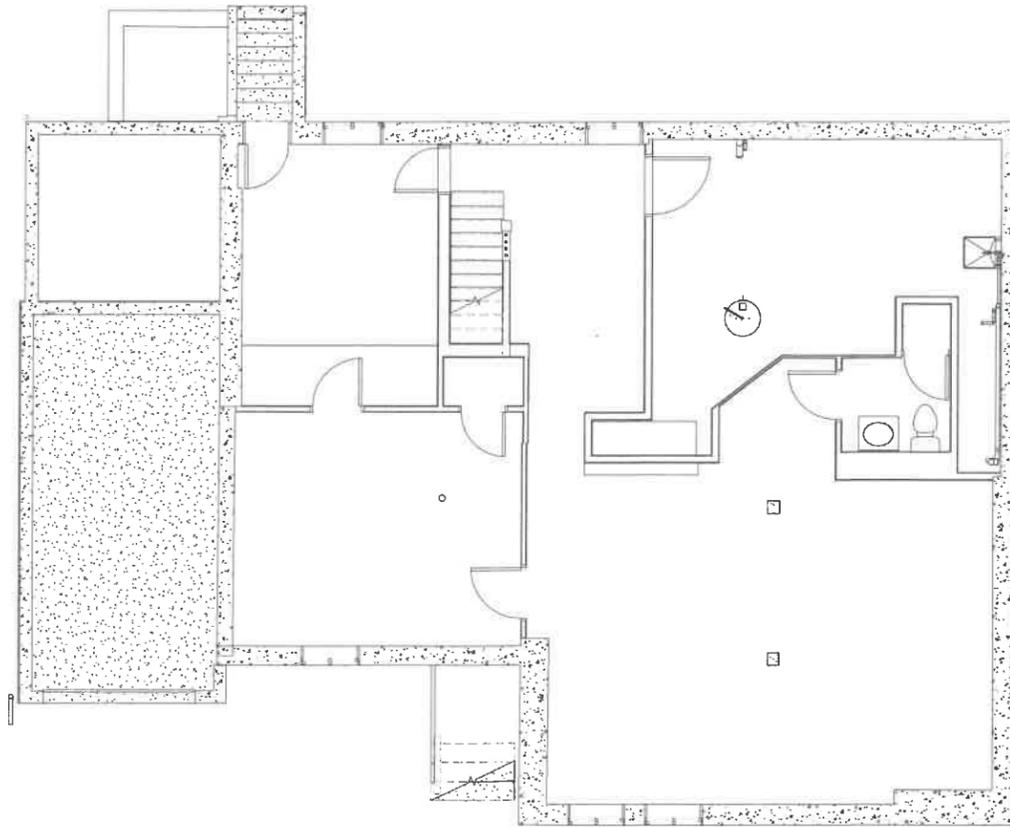
PROJECT ADDRESS:
**56 SHAW ROAD
BELMONT, MA 02478**

PROJECT NO: 548
ISSUE DATE:
3/20/2023 12:07:26 PM

For Permit

2023 MAR 10 AM 10:40

RECEIVED
TOWN CLERK
BELMONT, MA



1. CELLAR EXISTING
 A040 1/4" = 1'-0"

For Permit

Joe The Architect, Inc. All drawings and other technical work are prepared and issued on behalf of the architect and the owner. They are not to be reproduced, stored, or distributed without the written consent of the architect. Contractors to use professional drawings for their work shall do so at their own risk. The architect is not responsible for construction of the building. Final construction shall be the responsibility of the contractor. The architect shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when noted or based. All work to comply with local, state, and federal laws and regulations. All rights reserved.

consultant / contractor information:



revision	revision description	date
	Special Permit	03/23/2023

project title:
 56 SHAW ROAD _HOME RENOVATION

56 SHAW ROAD
 BELMONT, MA 02478

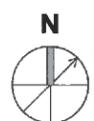
client information:
 MELANIE HARATUNIAN

56 SHAW ROAD BELMONT MA 02478

J t A
JOE THE ARCHITECT
 343 Medford Street, Suite 40 Somerville, MA 02145
 t +1(617) 764-3563 e: joe@joethearchitect.com
 www.joethearchitect.com

drawing title
CELLAR EXISTING PLAN

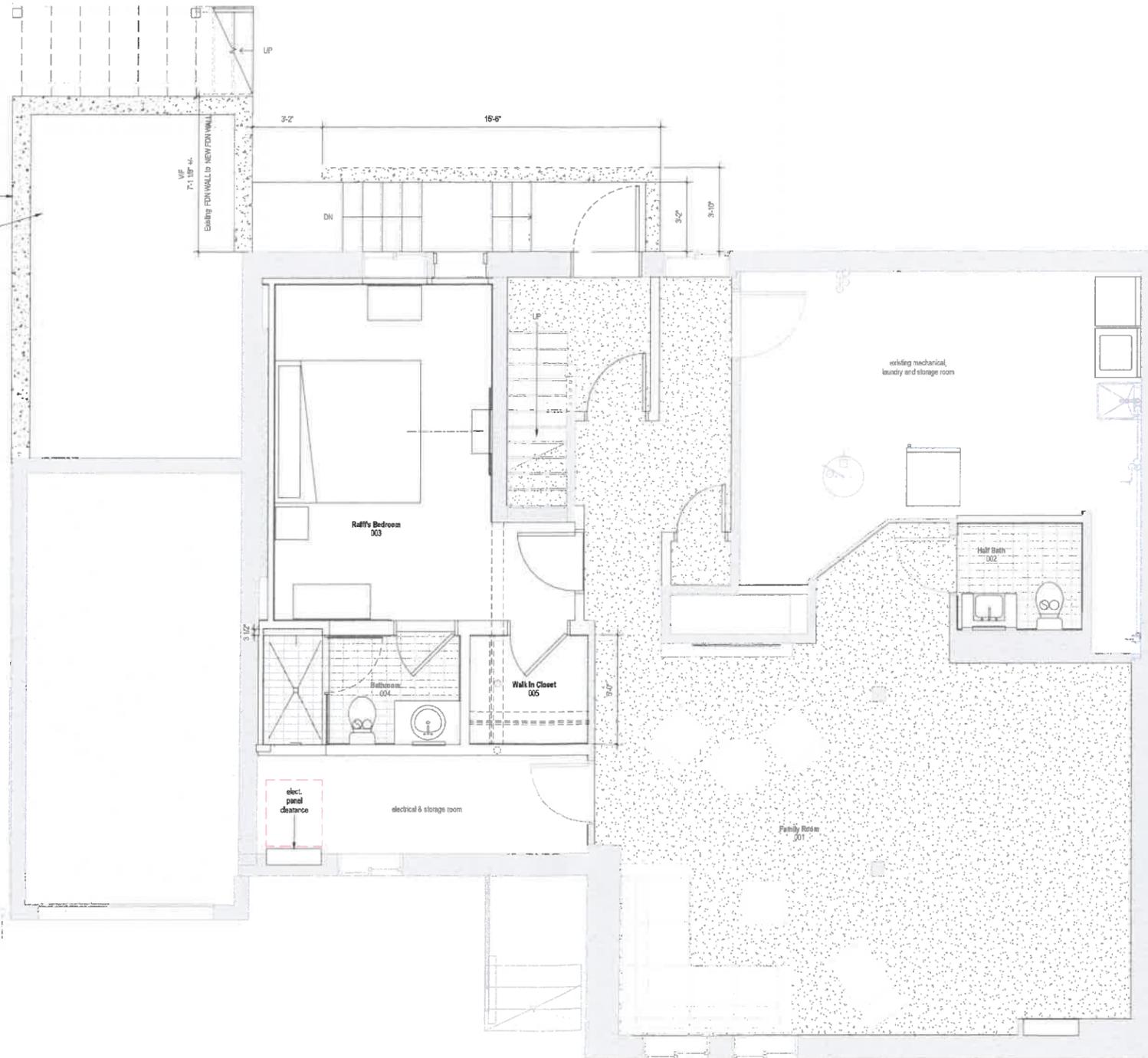
project number	drawing scale	approver
549	1/4" = 1'-0"	Approver
drawing number	revision	
A040		



NOTE:
SEE STRUCTURAL DRAWINGS
FOR MORE INFORMATION

10" CMU FDN

2'-0" Continuous Footing



1 CELLAR PROPOSED
A041
3/8" = 1'-0"

For Permit

Disclaimer:
Joe The Architect Inc. all drawings and related material herein constitute the original and unaltered work of the architect and the same may not be duplicated, used, or
reproduced without the written consent of the architect. Changes to any architectural
drawings for not in scale. Conditions to be used in all drawings on this plan to
Comply with all applicable codes and regulations. The project manager
and the architect shall be responsible for the accuracy of the drawings. The scale
of drawings may change without notice. All work to comply with I.C.C. Regulations
and related American Standards.
©2023 Joe The Architect Inc. All rights reserved.

consultant / contractor information:

stamp:



revision	revision description	date
	Special Permit	03/03/2023

project title:
56 SHAW ROAD _HOME RENOVATION

56 SHAW ROAD
BELMONT, MA 02478

client information:
MELANIE HARATUNIAN

56 SHAW ROAD BELMONT MA 02478

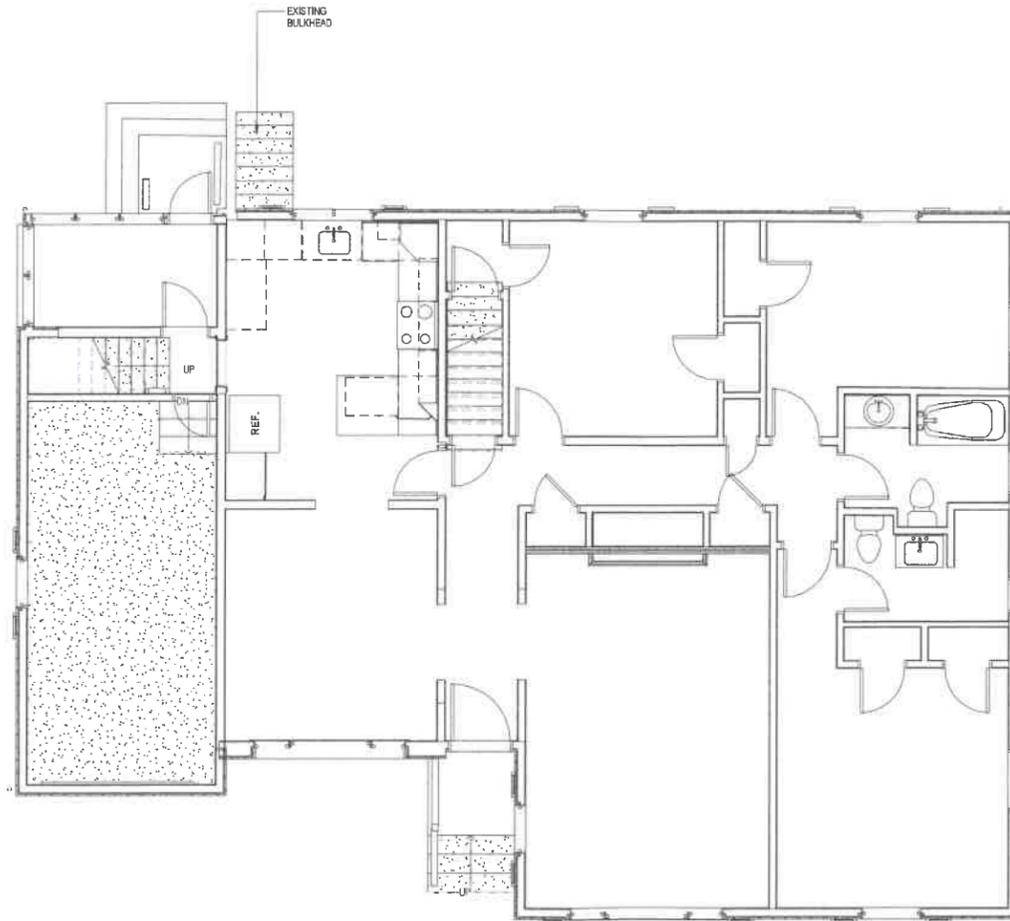
J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 754-3363 | e: joe@joethearchitect.com
www.joethearchitect.com

drawing title
**PROPOSED CELLAR
PLAN**



project number	drawing scale	approver
549	3/8" = 1'-0"	Approver
drawing number		revision
A041		

3/3/2023 12:01:29 PM



1 FIRST FLOOR EXISTING
A042 1/4" = 1'-0"

For Permit

NOTES:
1. The Architect, Inc., all drawings and written material is made available to the original and authorized users of the architect and the owner. It is not to be reproduced, used, or distributed without the written consent of the architect. Contractors to use Architectural drawings for construction shall use only full dimensions on the plans.
2. Construction shall be in accordance with the Massachusetts Building Code, and all applicable regulations, codes and standards.
3. The architect shall be responsible for the design. The project manager shall be responsible for any discrepancies prior to starting with the work. The work shall be done in accordance with the approved plans. All work to comply with all applicable laws and regulations.
4. All rights reserved.

consultant / contractor information:



revision	revision description	date
	Special Permit	03/02/2023

project title:
56 SHAW ROAD _HOME RENOVATION

56 SHAW ROAD
BELMONT, MA 02476

client information:
MELANIE HARATUNIAN

56 SHAW ROAD BELMONT MA 02476

J t A

JOE THE ARCHITECT

343 Macford Street, Suite 4C Somerville, MA 02145
t: +1(877) 764-3553 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title:
FIRST FLOOR EXISTING PLAN

project number	drawing scale	approver
549	1/4" = 1'-0"	Approver
drawing number	revision	
A042		





1 ELEVATION 4 NC
A203 1/4" = 1'-0"

For Permit

Professional Seal and Stamp
The Architect, Inc., all drawings and written material herein constitute the original and authentic work of the architect and the owner may not be duplicated, used, or distributed without the written consent of the architect. Construction to any Architectural drawings for which the architect is licensed and registered shall constitute a violation of the professional seal and stamp. The architect shall be held responsible for any discrepancies between the drawings and the actual construction. The architect shall be held responsible for any discrepancies between the drawings and the actual construction. The architect shall be held responsible for any discrepancies between the drawings and the actual construction. The architect shall be held responsible for any discrepancies between the drawings and the actual construction.

consultant / contractor information:



revision	description	date
	Special Permit	03/03/2023

project title:
56 SHAW ROAD _HOME RENOVATION

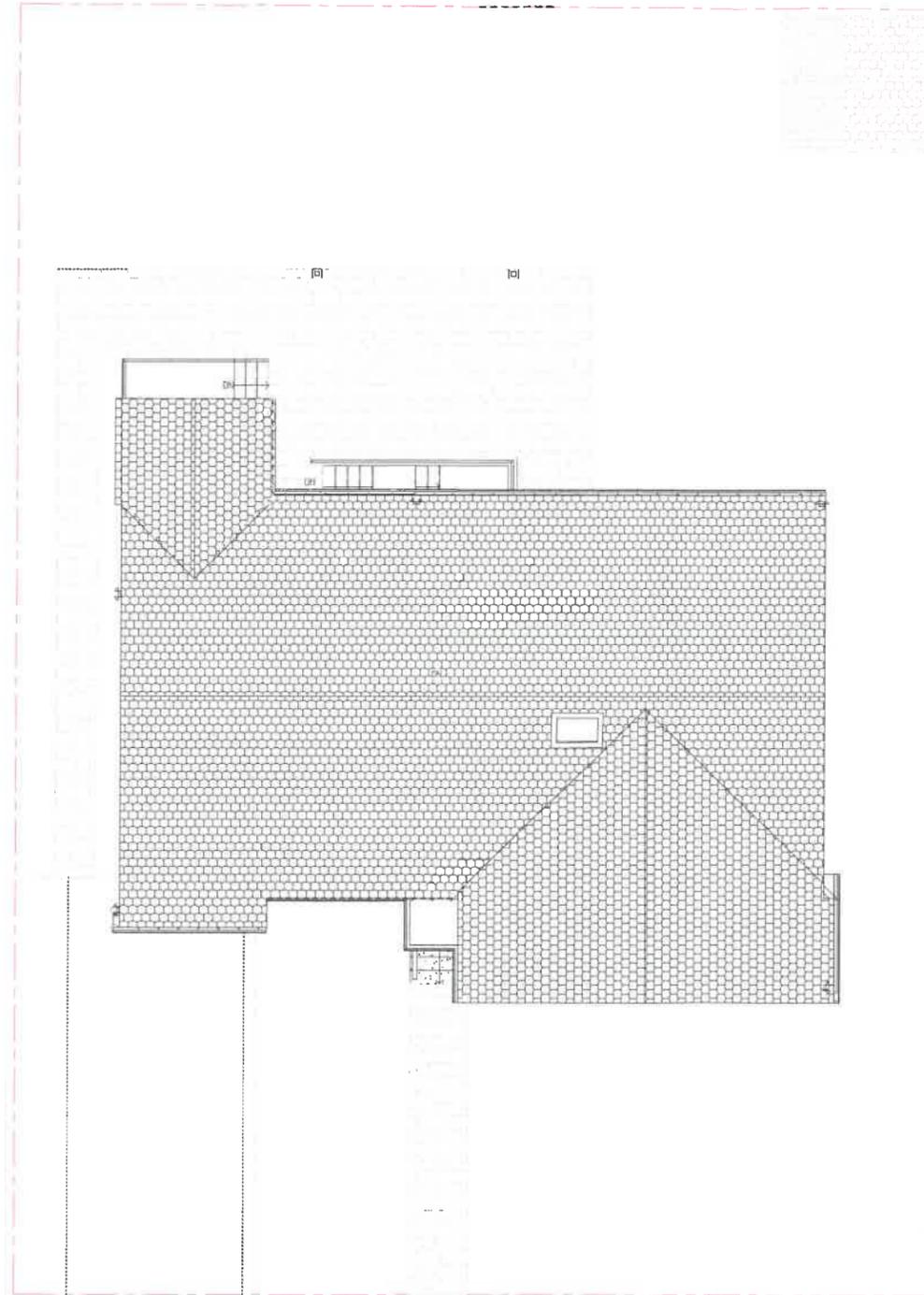
56 SHAW ROAD
BELMONT, MA 02478

client information:
MELANIE HARATUNIAN
56 SHAW ROAD BELMONT MA 02478

J t A
JOE THE ARCHITECT
343 Medford Street, Suite 40 Somerville, MA 02145
t: +1(617) 764-3593 e: usjpo@joethearchitect.com
www.joethearchitect.com

drawing title:
EXTERIOR ELEVATIONS
NEW CONSTRUCTION

project number	drawing scale	approver
549	1/4" = 1'-0"	Approver
drawing number	revision	
A203		



1 NEW CONSTRUCTION SITE PLAN
A003 3/16" = 1'-0"

PROJECT DESCRIPTION
Interior & Architectural Renovation: New primary room with primary bathroom and walk-in closet. Built-in bookcases to hold owners book collection at living room, dining room and owner's office/library space. Some interior demolition to open an existing kitchen to new enclosed sun room. Improvement on the mechanical systems from electrical to gas heating and cooling systems. New basement entrance instead of bulkhead, new egress window to provide for additional bedroom with an suite bathroom and walk-in closet at basement level. New enlarged sun room leading to a paved patio at grade connecting the new basement exterior stairs and deck.

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	S49
Project Title	55 Shaw Road, Home Renovation
Project Address	55 Shaw Road, Belmont MA 02478
Client Name	Melanie Haratunian
Client Address	55 Shaw Road, Belmont MA 02478

APPLICABLE CODES & REGULATIONS (9th EDITION 780 CMR)

Code Type	Applicable Code
MA Building	780 CMR: Massachusetts State Building Code - 9th Edition As a reminder, the new, ninth edition code is based on modified versions of the following 2015 codes as published by the International Code Council (ICC).
Residential	International Residential Code 2015 (IRC 2015)
Existing Buildings	International Existing Building Code (IEBC)
Plumbing	248 CMR 10.00: Uniform State Plumbing Code
Energy	International Energy Conservation Code (IECC)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations

USE & TYPE OF CONSTRUCTION (780 CMR CH 3 & 6)
Per Massachusetts state building code 780 CMR 9th edition International building code

	Existing	Proposed
Use Group (780 CMR Section 304)	Single Family Residential	Single Family Residential
Type of construction (780 CMR Section 602)	VB	VB
Number of stories	1	1
Fire Protection (780 CMR Section 601)	Building is Not Sprinklered	Building is Not Sprinklered
primary structural frame	0	0
bearing walls	0	0
exterior walls	0	0
interior walls	0	0
non bearing walls and interior	0	0
floor construction and secondary members	0	0
roof construction and secondary members	0	0
Notes		

For Permit

Warning: Only the architect, engineer, or other professional licensed in the original and established jurisdiction of the architect and the owner may lawfully apply for, amend, or withdraw approval of the architect's or engineer's professional seal or registration for approval. Compliance is required with all dimensions on this plan or construction documents. If you find dimensions that are inconsistent with the dimensions on this plan or construction documents, you must contact the architect or engineer immediately. The architect or engineer shall be notified in writing of any discrepancy prior to proceeding with the work. The scale of drawings may change when copies are taken off the original. The scale shall be as indicated on the drawing. All dimensions shall be in feet and inches unless otherwise indicated. All dimensions shall be to the centerline unless otherwise indicated.

consultant / contractor information:



revision	revision description	date
	Special Permit	03/03/2023

project title:
55 SHAW ROAD _HOME RENOVATION

55 SHAW ROAD
BELMONT, MA 02478

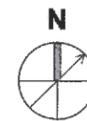
client information:
MELANIE HARATUNIAN

55 SHAW ROAD BELMONT MA 02478

J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3553 e: arkjoe@joethearchitect.com
www.joethearchitect.com

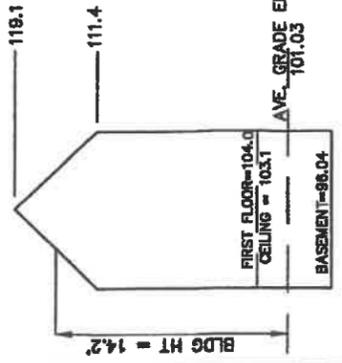
drawing title:
**NEW CONSTRUCTION
SITE PLAN**

project number	drawing scale	approver
S49	As indicated	Approver
drawing number	revisions	
A003		

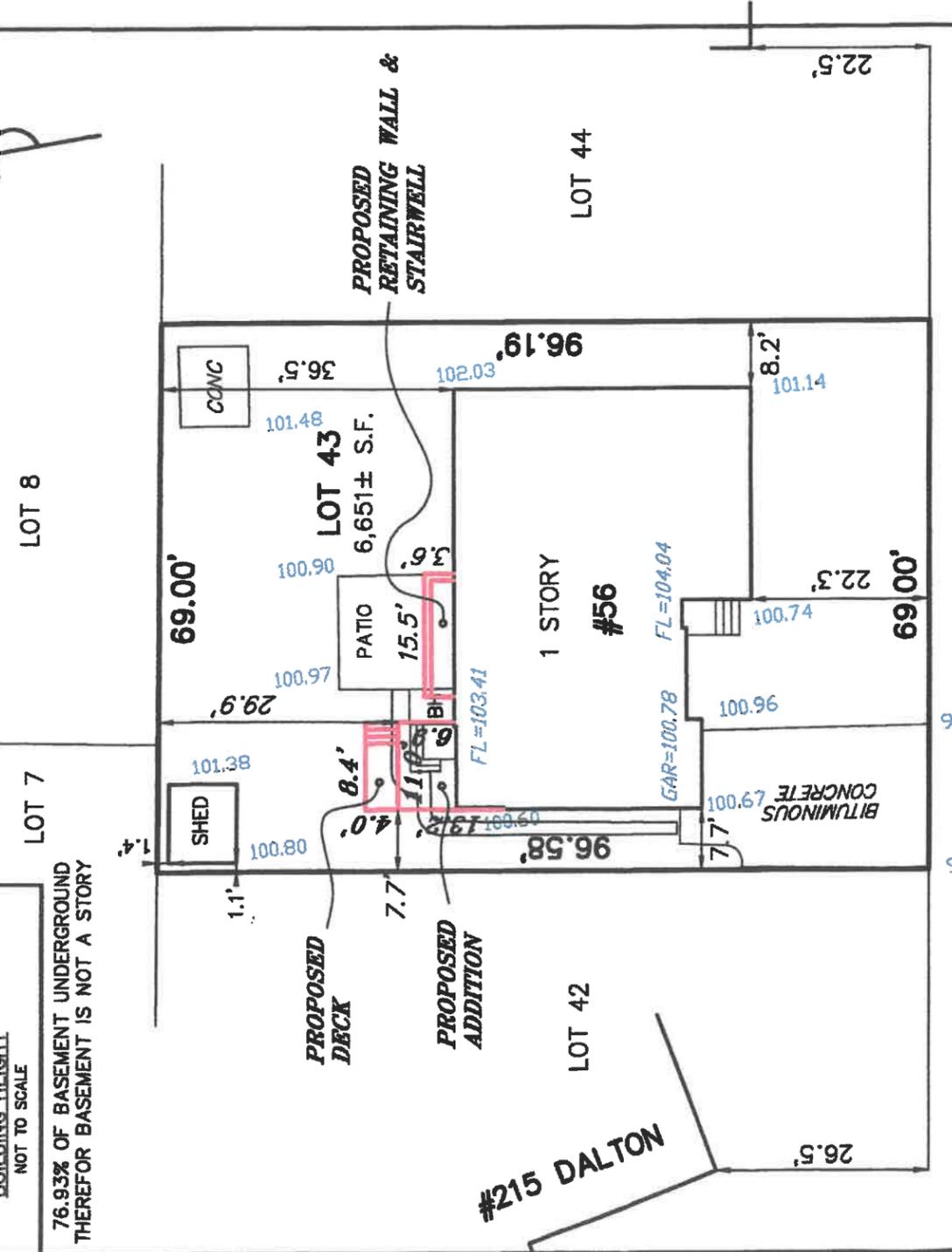








THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.



SHAW ROAD

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

REQ.	EXISTING	PROP.
FRONT SETBACK:	24.5'	22.3'
SIDE SETBACK:	10'	7.7'
REAR SETBACK:	28.91'	36.5'
MAXIMUM LOT COVERAGE:	25%	28.1%
MINIMUM OPEN SPACE:	50%	64.4%
LOT FRONTAGE:		69.00'

TOTAL LOT AREA: 6,651± S.F.



Scott Lynch
SCOTT LYNCH, PLS DATE 9/27/22

OWNER: GARO LACHINIAN & MELANIE HARTUNIAN LACHINIAN
36544/488
ASSESSORS MAP 9 - PARCEL 160.

PROPOSED PLOT PLAN
#56 SHAW ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 9/27/2022



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7138PP1.DWG