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BELMONT, MA

2019 NOV 15 AM 9:36

CASE NO. 19-45

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 2, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Mr. James Connelly at 24 Middlecot Street located in a Single Residence C (SRC) Zoning District for three Special Permits under §1.5 of the Zoning Bylaw to construct a three and a half (3-1/2) story addition. Special Permits, 1.-§4.2 allows two and a half (2.5) story structures, the existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (49.10% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition. 2.- Requires a minimum of 25.0' front setback, the existing front setback off Chilton Street is 19.7' and the proposed addition is 22.8'. 3.- Requires 24.0' rear setback, the existing rear setback is 20.8' and the proposed is 22.8'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

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APPLICATION FOR A SPECIAL PERMIT

Date: Oct 31, 2019

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 24 Middlecot 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 Construction of a 3 1/2 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

James Connelly

Print Name

James Connelly

Address

24 Middlecot St

Belmont, MA 02478

Daytime Telephone Number

520-990-8504



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

October 23, 2019

Mr. James Connelly
24 Middlecot Street
Belmont, MA 02478

RE: Denial to Construct Three and a Half Story Addition

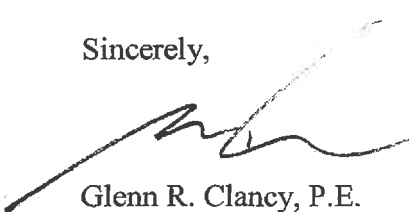
Dear Mr. Connelly:

The Office of Community Development is in receipt of your building permit application for the construction of a three and a half story addition at the rear of your home located at 24 Middlecot Street in a Single Residence C (SRC) Zoning District. Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §4.2 of allows two and a half (2.5) story structures, requires a minimum of 25.0' front setback and 24.0' rear setback.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (49.10% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.
2. The existing front setback off Chilton Street is 19.7' and the proposed addition is 22.8'.
3. The existing rear setback is 20.8' and the proposed is 22.8'.

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 three (3) Special Permits 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

Belmont Special Permit Application Statement
24 Middlecot Street

Jim Connelly and Shanshan Wang, of 24 Middlecot Street, seek special permit relief for the number of stories, front setback and rear setback in order to add a two story rear addition.

Shanshan and I moved to the Boston area after a transfer from New Jersey by my company and initially lived in Waltham for over 5 years. When I retired 3 years ago, we decided to stay in the Boston area and chose to look for a house in Belmont. It is such a lovely and peaceful community and is very convenient for access to Cambridge, Boston and the surrounding communities. We have just fallen in love with the Boston area and want to settle here for retirement. We are strongly involved in many Chinese culture activities such as the Boston Beijing Opera Association, Gardening Clubs and Jim is on the Board of Directors for the Boston Dragon Boat Festival. We purchased 24 Middlecot knowing that we could transition it into a perfect retirement house. We have built a beautiful and productive vegetable and flower garden on the south side of the house and receive much praise and thanks from our neighbors and walkers. Unfortunately, the interior of the house is not adequate for our lifestyle. There is only one full bathroom and the bedrooms and closet space are limiting. We have 4 adult children and 4 grandchildren that visit us. We also like to cook and entertain, so a larger kitchen and entertainment space is needed. We have planned the addition to maintain the architectural character of the house without creating any unattractive structural elements. We put extra effort and cost into a roof design that creates a completely seamless roof that maintains the hip roof character from every view of the house.

Story count: Their home is an existing non-conforming 3 1/2 story structure because the basement level is 49% below grade and is therefore classified as a story. The current roof is a hip structure. The intent is to extend the hip back 12' to accommodate the new addition, maintaining the existing ridge height and hip aesthetic from every side of the house.

Front setback: As a corner lot, the property has two frontages – Middlecot Street and Chilton Street with a required front setback of 22.5'. The front setback on Middlecot Street will not be changed. The front setback on Chilton Street will be *improved*. The Chilton Street setback is currently 17.0' to the corner of the large deck that is to be reduced to a small landing with a new setback of 18.8 to the landing. The new addition itself will have a setback of 26.6' which is conforming.

Rear setback: As a corner lot, the property has one rear setback and one side setback. The town assumed the setback opposite Middlecot to be the rear (25' required per 4.2.2-A.6, 20.8' existing and 22.8' proposed) and the setback opposite Chilton to be the side (10' required, 39.6' existing and proposed). However, due to the orientation of the 80' x 101.24' lot and the siting of the current home, the owner would prefer to designate the setback opposite Middlecot as a side setback (10' required, 20.8' existing and 22.8' proposed) and the setback opposite Chilton to be the rear (30' required, 39.6' existing and

proposed), as shown on the plot plan and compliance checklist. With this designation, both the existing and proposed structures would be conforming regarding both rear and side requirements, with no special permit required. If, however, the town would like to reverse the designation, than the rear setback would need a special permit as stipulated in 4.2.2-A.7. In either case, the proposed addition is *an improvement* to the current setback as it will be 2' further from the property line opposite Middlecot.

In conclusion, the proposed 12' rear addition maintains the aesthetic style of the home, extends the current roofline for a seamless transition, improves the setbacks (compared to the setbacks of the existing deck to be replaced) and only increases the lot coverage from 22.1 to 22.6% which is still less than the 25% limit. The proposed home is comparable in scale and style to many other homes in the neighborhood. The proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.

Zoning Compliance Check List

(Registered Land Surveyor)



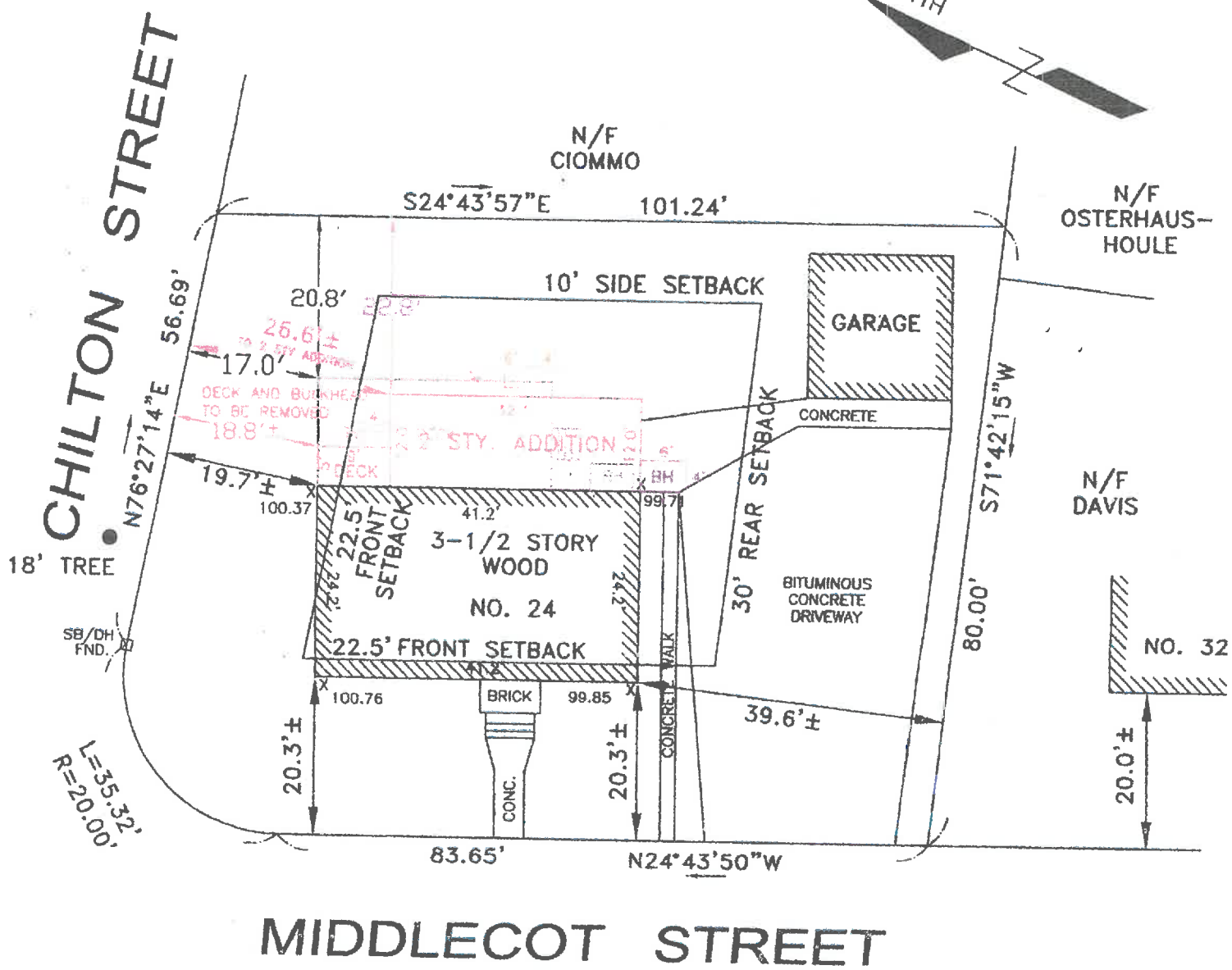
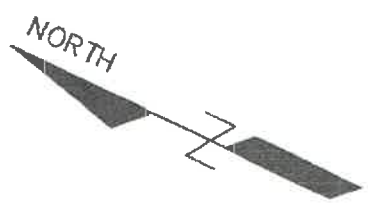
Property Address: 24 Middlecot Street Zone: SRC

Surveyor Signature and Stamp: _____

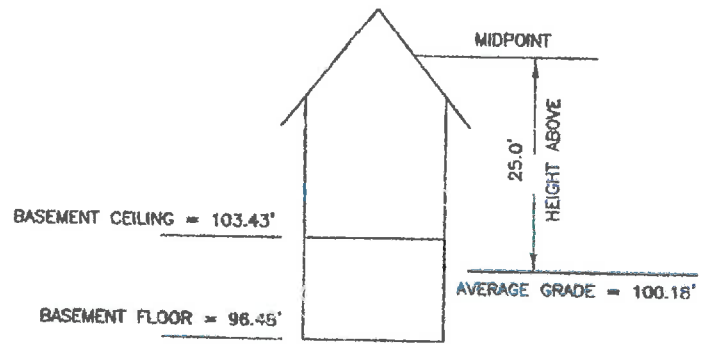
Date: 11/1/19

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	8,183 s.f.	8,183 s.f.
Lot Frontage	75'	101.31'	101.31'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	22.1%	22.6%
Open Space	50%	52.8%	52.4%
Front Setback	22.5'	17.0'	18.8'
Side Setback	10'	20.8'	22.8'
Side Setback	---	---	---
Rear Setback	30'	39.6'	39.6'
Building Height	30'	25' to midpoint	25' to midpoint
Stories	2-1/2	3-1/2	3-1/2
1/2 Story Calculation			

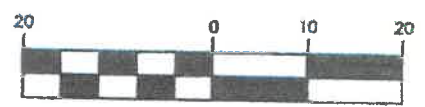
NOTES:



LOT AREA = 8,183 S.F.±
 EXISTING BUILDING = 1,465 S.F.±
 EXISTING GARAGE = 345 S.F.±
 EXISTING PAVEMENT + WALK = 2,050 S.F.±
 PROPOSED NET ADDITION = 38 S.F.±
 EXISTING LOT COVERAGE = 22.1%
 PROPOSED LOT COVERAGE = 22.6%
 EXISTING OPEN SPACE = 52.8%
 PROPOSED OPEN SPACE = 52.4%



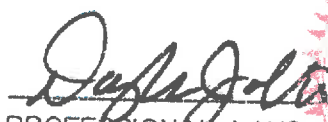
- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERTIFICATE 266351.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT PLAN 11736-C.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
 4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E 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.
 6. FRONT SETBACK; $25' + 20' = 45'$; $45' / 2 = 22.5'$ FRONT SETBACK IS 22.5'.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA
 SCALE: 1" = 20' OCTOBER 31, 2019

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 24 MIDDLECOT ST BELMONT.dwg


 PROFESSIONAL LAND SURVEYOR
 DATE 11-1-19



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 REMOVE EXISTING MECHANICAL SYSTEM AND ALL COMPONENTS, AND REPLACE WITH NEW FORCED AIR HEATING AND COOLING SYSTEM AS NEEDED TO SUPPORT THE EXISTING STRUCTURE AND THE NEW ADDITION. 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, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION.
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. 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

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. ALL WINDOWS TO INCLUDE SCREENS. TEMPERED GLASS WHERE REQUIRED BY CODE.

WINDOW A: BASEMENT WINDOW - 2'-9"W X 1'-10"H

WINDOW B: DOUBLE HUNG - 2'-9"W X 4'-7"H, SILL AT 2'-2" AFF

WINDOW C: COMPOSITE WINDOW - FIXED GLASS CENTER - 3'-0"W X 3'-6"H, FLANKED BY CASEMENT WINDOWS - 1'-3"W X 3'-6"H, SILL AT 3'-3"

WINDOW D: DOUBLE HUNG - 1'-9"W X 3'-7"H, SILL AT 2'-10" AFF

WINDOW E: DOUBLE HUNG - 2'-9"W X 4'-3"H, SILL AT 2'-2" AFF - TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

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

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS. DOORS AND HARDWARE TO BE SELECTED BY OWNER.

DOOR 1: BASEMENT TO EXTERIOR BULKHEAD - 3'-0"W X 5'-0"H EXTERIOR DOOR (W/IF TO COORDINATE HEIGHT)

DOOR 2: LIVING ROOM TO FAMILY ROOM - PAIR OF 2'-6"W X 6'-8"H 15 LITE FRENCH DOORS

DOOR 3: KITCHEN TO EXTERIOR - PAIR OF 2'-6"W X 6'-8"H 15 LITE FRENCH DOORS

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

DOOR 5: HALL TO BATH - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 6: BEDROOM 1 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 7: HALL TO BEDROOM 1 - 2'-6"W X 6'-8"H WOOD DOOR

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

DOOR 9: BEDROOM 2 TO BATH - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 10: BEDROOM 2 TO CLOSET - 3'-0"W X 6'-8"H WOOD BIFOLD DOOR

DOOR 11: HALL TO BEDROOM 2 - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 12: BEDROOM 2 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 13: BEDROOM 4 TO CLOSET - PAIR OF 2'-6"W X 6'-8"H WOOD BIFOLD DOORS

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
 910 SF BASEMENT
 990 SF FIRST FLOOR
 344 SF GARAGE
 774 SF SECOND FLOOR
 116 SF ATTIC (6' OR GREATER)
 3134 SF TOTAL

30% OF 3134 SF = 940.2 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:
 0 SF BASEMENT
 385 SF FIRST FLOOR
 385 SF SECOND FLOOR
 156 SF ATTIC (6' OR GREATER)
 926 SF TOTAL

926 SF < 940.2 SF THEREFORE DOES NOT REQUIRE PB REVIEW

CONSTRUCTION DOCUMENTS
 AUGUST 17, 2019

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 SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
 MIN 50% OPEN SPACE

FRONT YARD SETBACK: 25'-0" OR AVERAGE
 REAR YARD SETBACK: 30'-0"
 SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
 30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC FLOOR PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW BASEMENT PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ATTIC PLAN
- A11 NEW ELEVATIONS
- A12 SECTION AND STRUCTURAL NOTES
- A13 FOUNDATION PLAN
- A14 FIRST FLOOR FRAMING PLAN
- A15 SECOND FLOOR FRAMING PLAN
- A16 ATTIC FRAMING PLAN
- A17 ROOF FRAMING PLAN

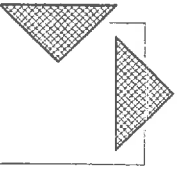
LIGHTING LEGEND

- 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 SMOKE 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

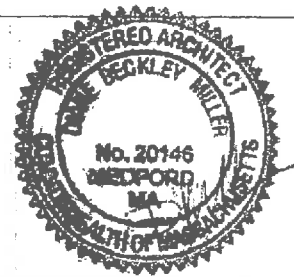


80 CLARK STREET
 BELMONT, MA 02478

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

Date: Issued for:

6/17/19	SCHEMATIC DESIGN
7/26/19	DESIGN DEVELOPMENT
8/17/19	CONSTRUCTION DOCS

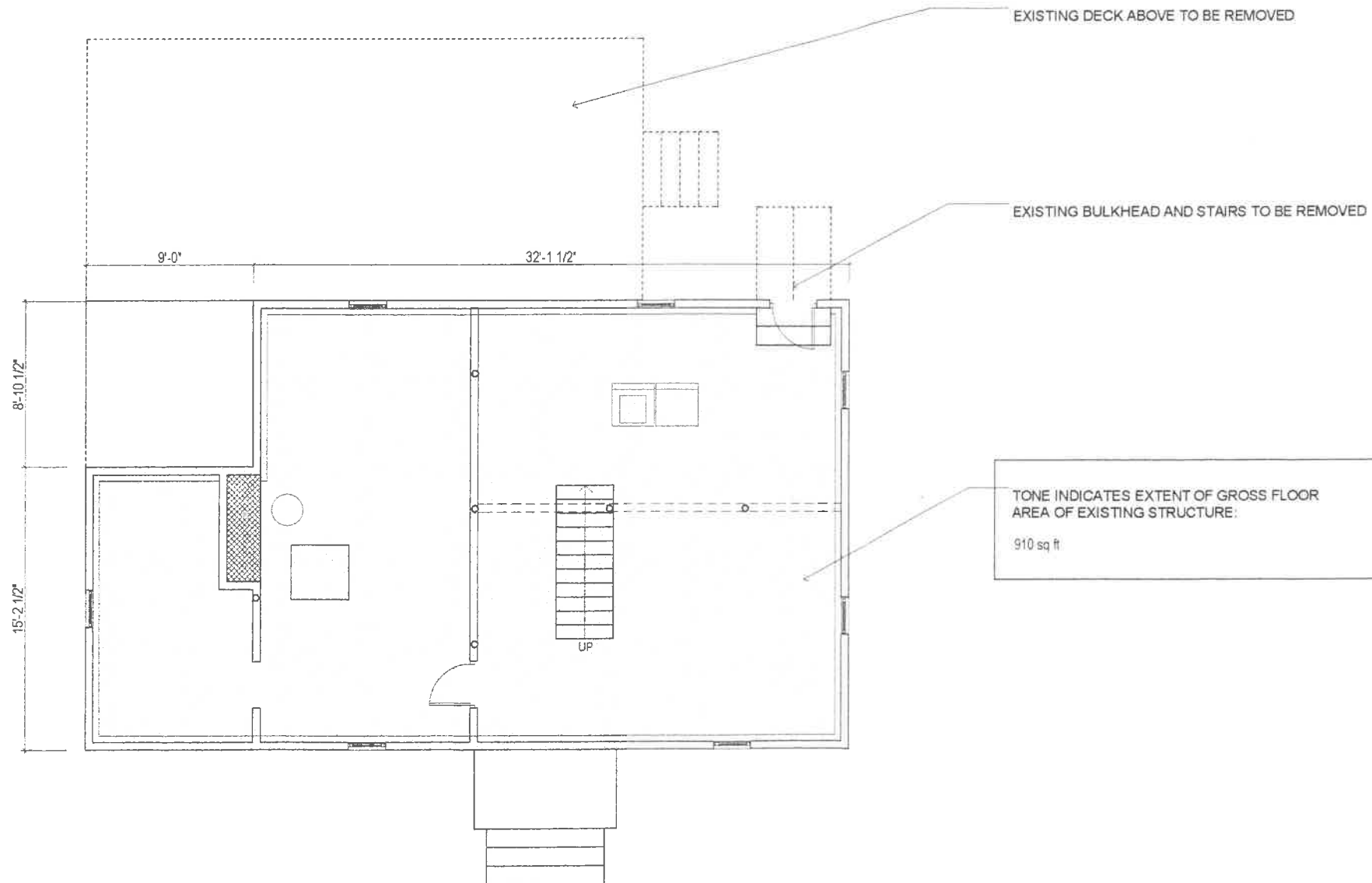


CONNELLY RESIDENCE
 24 MIDDLECOT STREET
 BELMONT MA 02478

COVER SHEET

Sheet
 Number:

A1



1 PLAN
SCALE: 1/8" = 1'



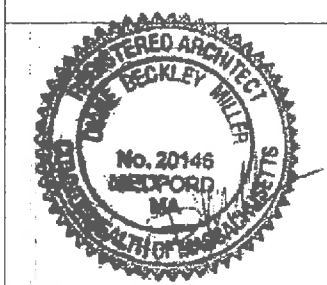
**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

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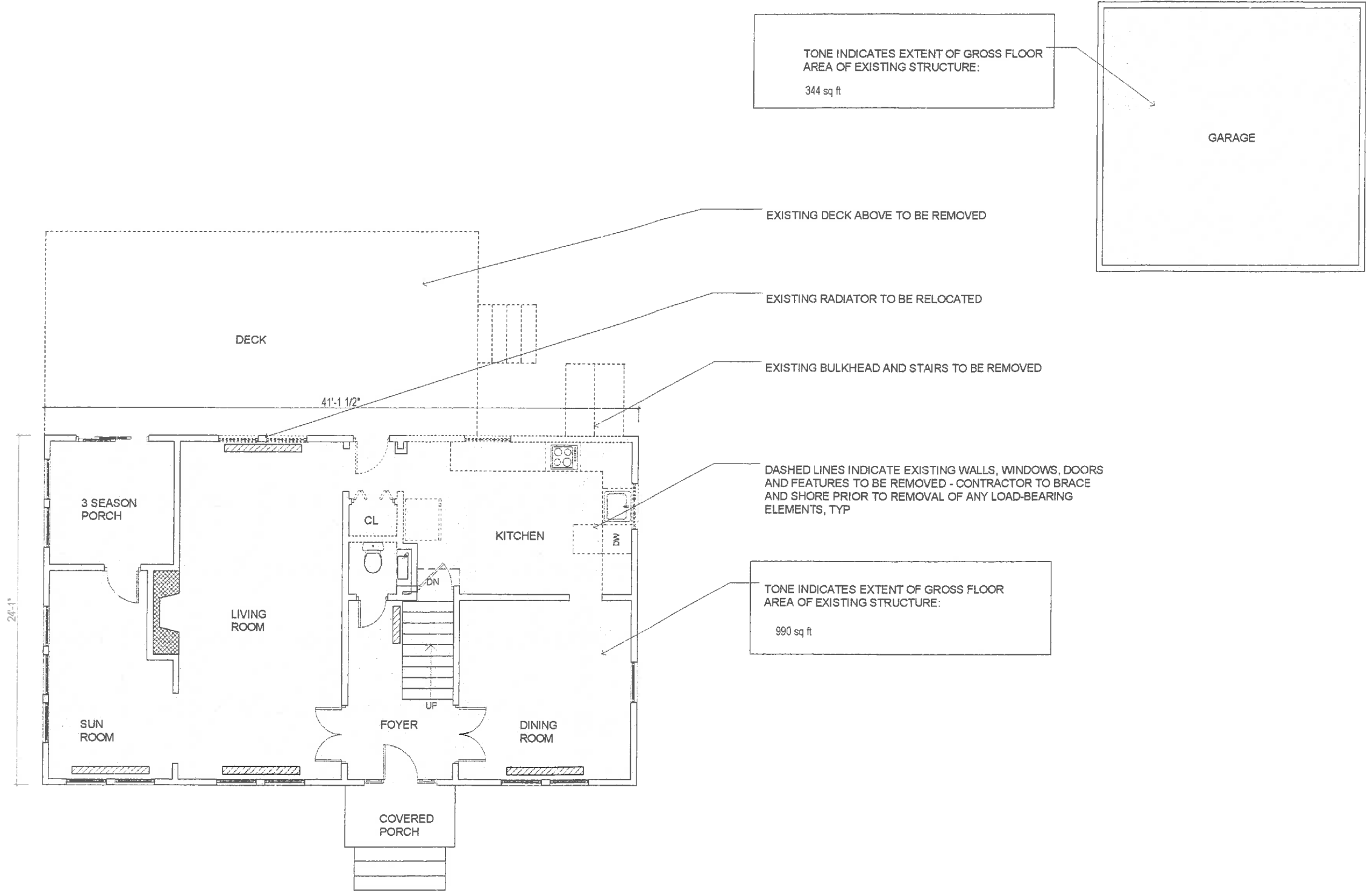


CONNELLY RESIDENCE
24 MIDDLECOT STREET
BELMONT MA 02478

**EXISTING
BASEMENT PLAN**

Sheet
Number

A2

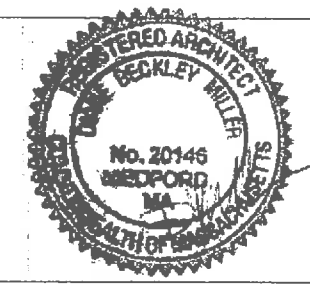


**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

Date:	Issued for:
6/17/19	SCHEMATIC DESIGN
7/26/19	DESIGN DEVELOPMENT
8/17/19	CONSTRUCTION DOCS



CONNELLY RESIDENCE
24 MIDDLECOT STREET
BELMONT MA 02478

**EXISTING FIRST
FLOOR PLAN**

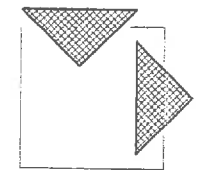
Sheet
Number:

A3

1 PLAN
SCALE: 1/8" = 1'



**MILLER
DESIGN LLC**

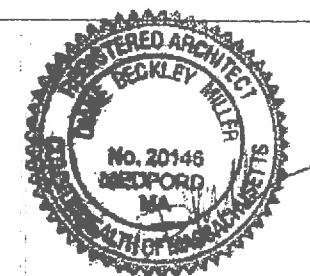


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

6/17/19	SCHEMATIC DESIGN
7/26/19	DESIGN DEVELOPMENT
8/17/19	CONSTRUCTION DOCS

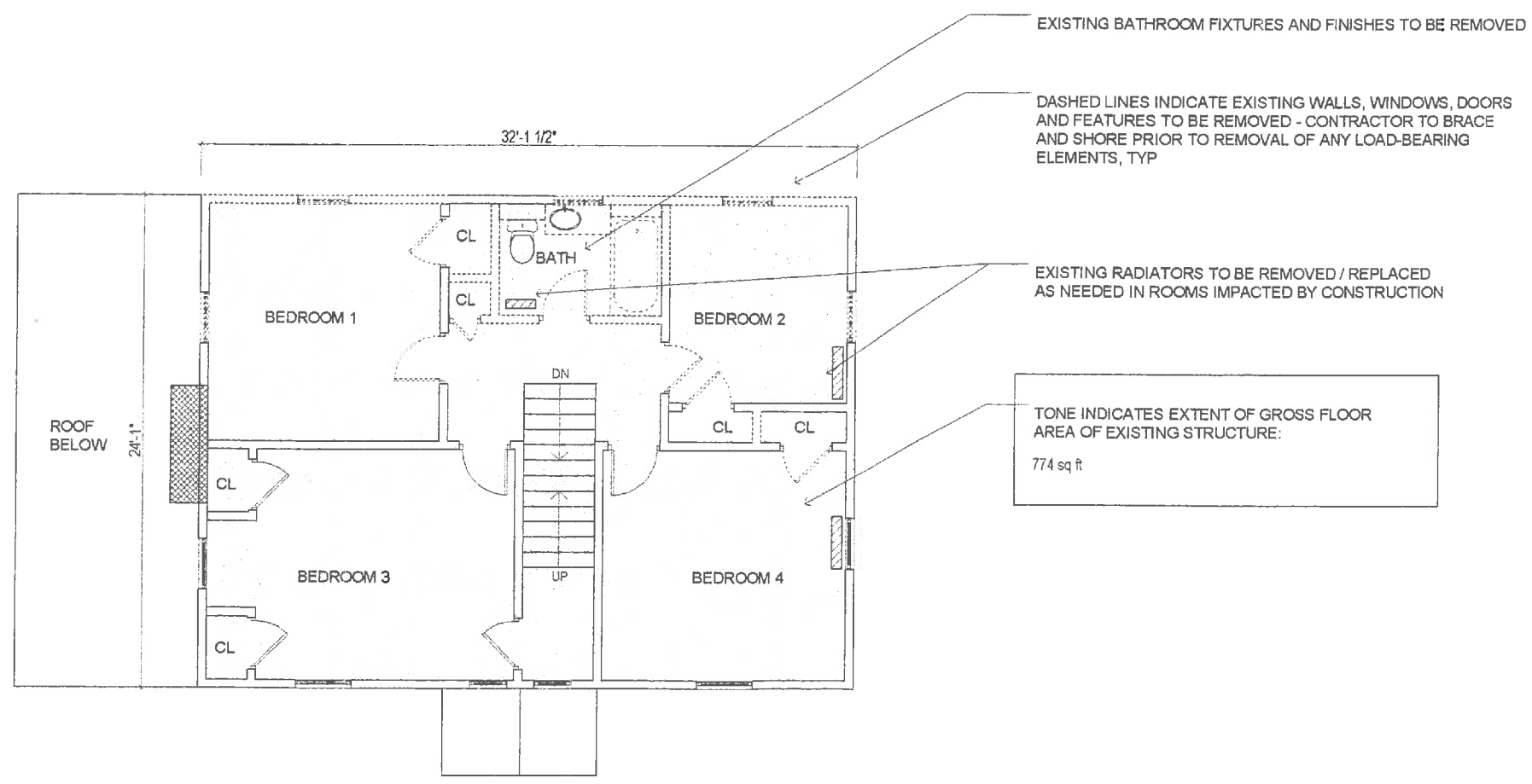


CONNELLY RESIDENCE
24 MIDDLECOT STREET
BELMONT MA 02478

**EXISTING SECOND
FLOOR PLAN**

Sheet
Number:

A4



EXISTING BATHROOM 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

EXISTING RADIATORS TO BE REMOVED / REPLACED AS NEEDED IN ROOMS IMPACTED BY CONSTRUCTION

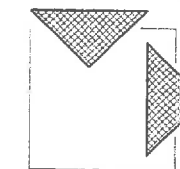
TONE INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING STRUCTURE:

774 sq ft

1 PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

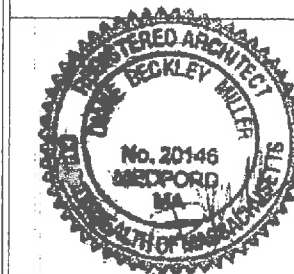
Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

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CONNELLY RESIDENCE
24 MIDDLECOT STREET
BELMONT MA 02478

EXISTING ATTIC
FLOOR PLAN

Sheet
Number

A5

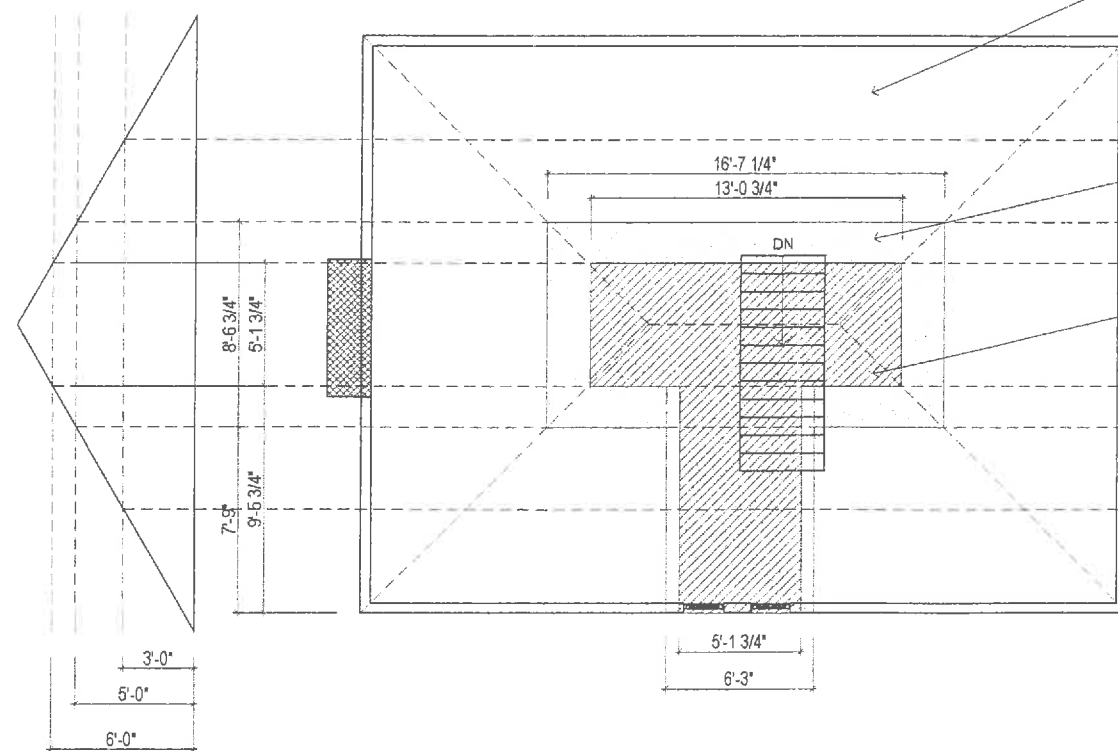
BACK PORTION OF HIP ROOF TO BE REMOVED

TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE WITH CEILING HEIGHT
OF 5'-0" OR GREATER (FOR HALF STORY CALCS -
SEE THIS SHEET)

191 sq ft

HATCH INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE WITH CEILING HEIGHT
OF 6'-0" OR GREATER (FOR GROSS AREA CALCS -
SEE COVERSHEET)

116 sq ft



1 PLAN
SCALE: 1/8" = 1'

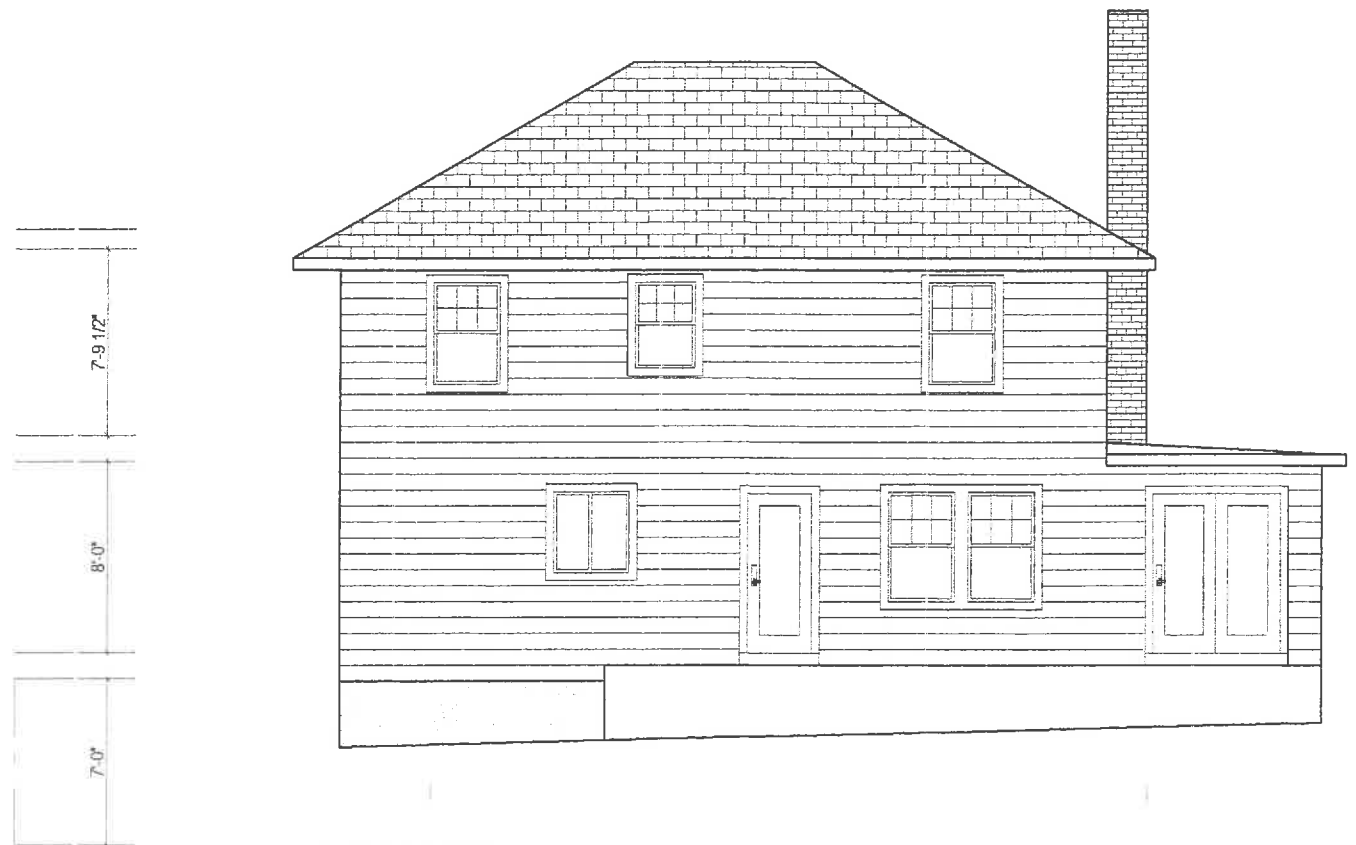




1 FRONT ELEVATION
1/8" = 1'-0"



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



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



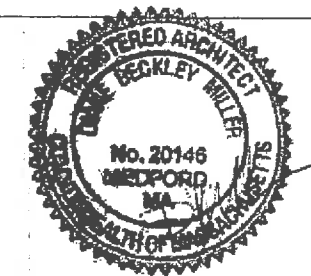
4 SIDE ELEVATION
1/8" = 1'-0"

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Architect:
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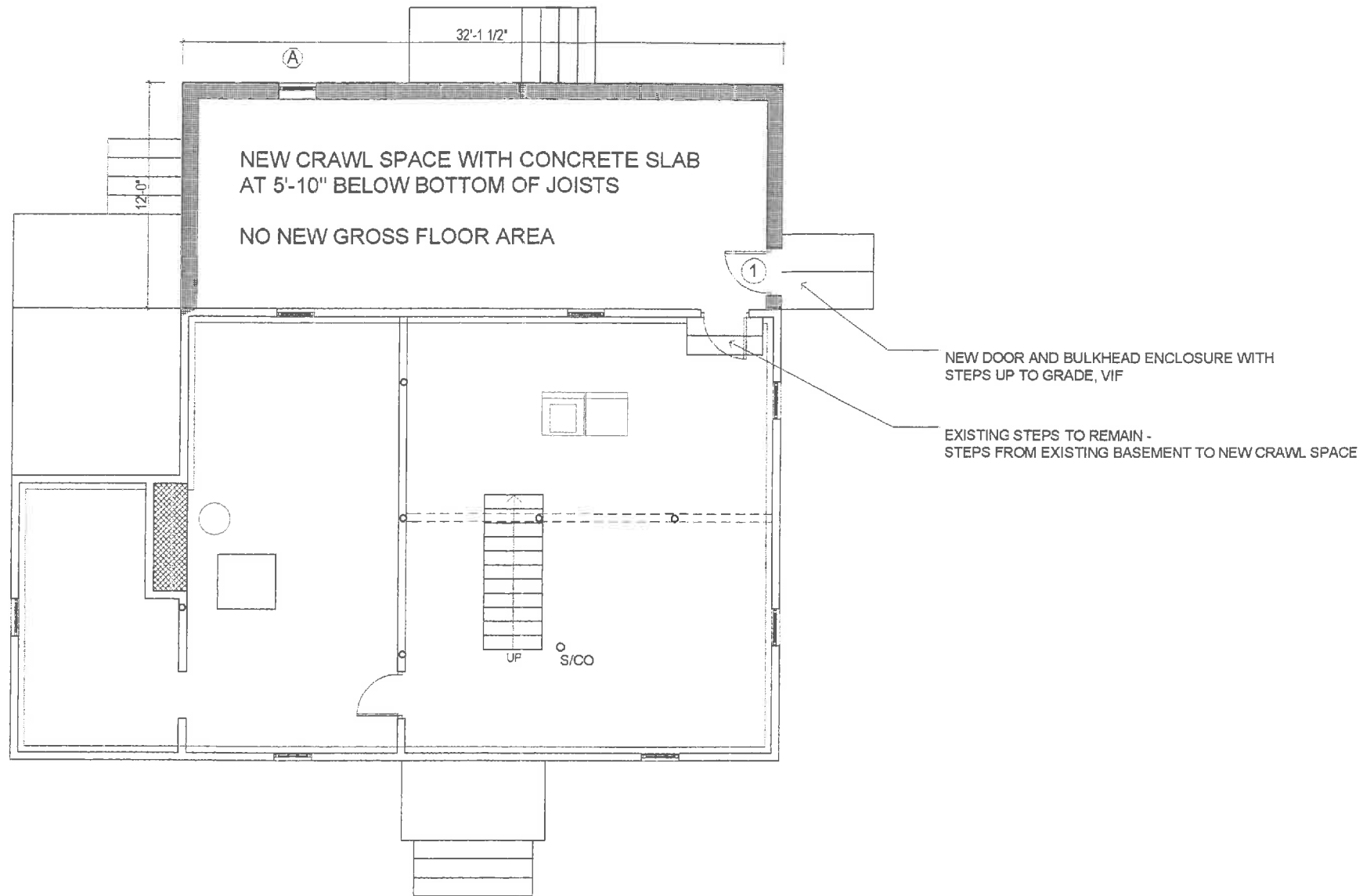


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24 MIDDLECOT STREET
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A6



1 PLAN
SCALE: 1/8" = 1'

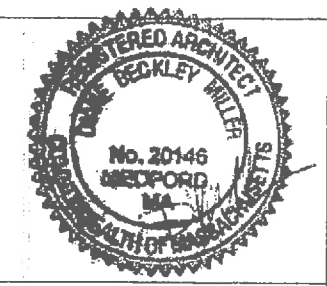


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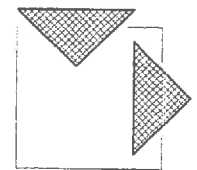


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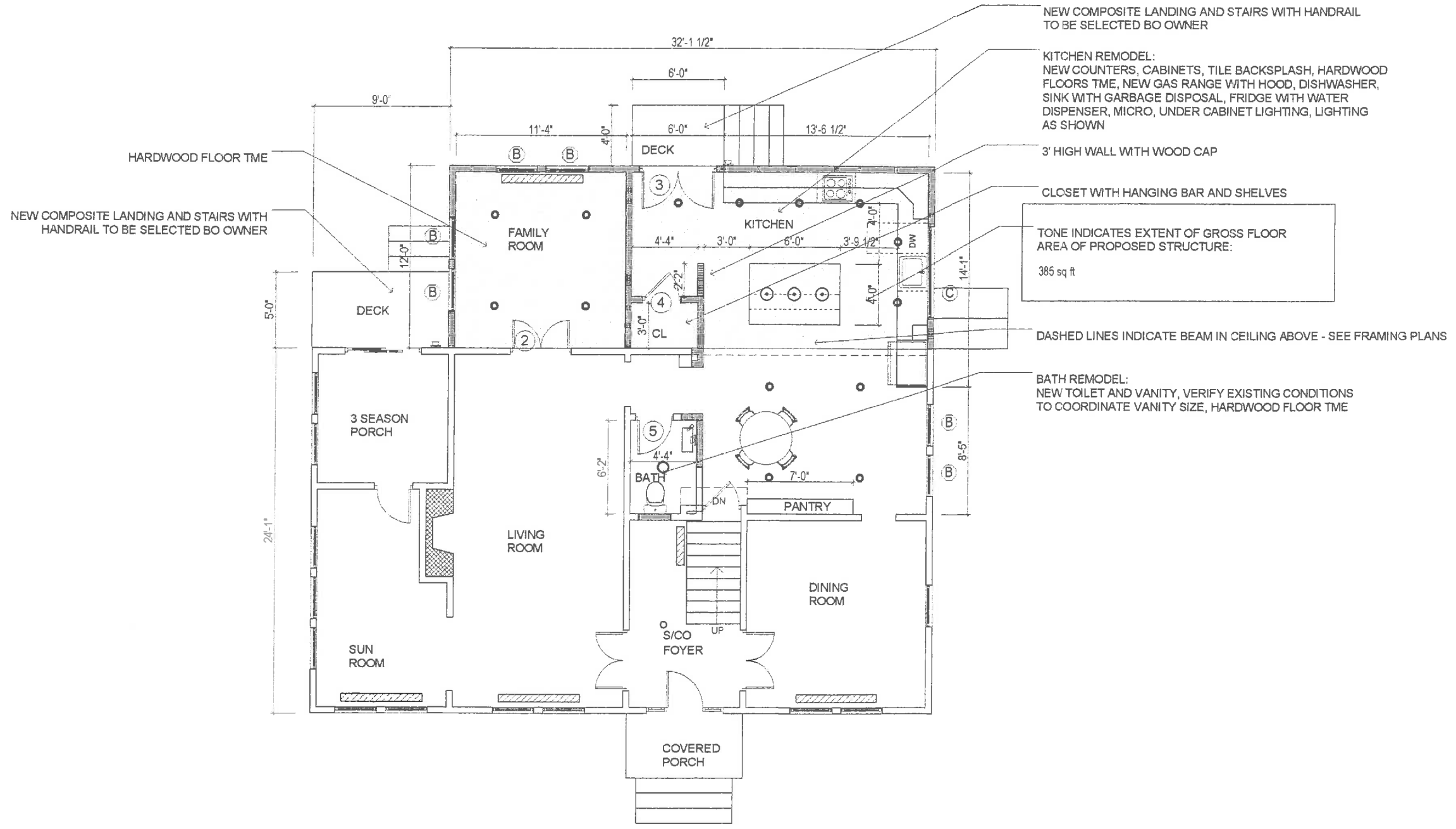
**NEW BASEMENT /
CRAWL SPACE PLAN**

Sheet
Number:
A7

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**NEW FIRST
FLOOR PLAN**

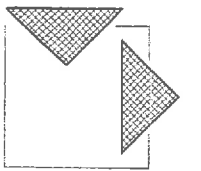
Sheet
Number:

1 PLAN
SCALE: 1/8" = 1'



A8

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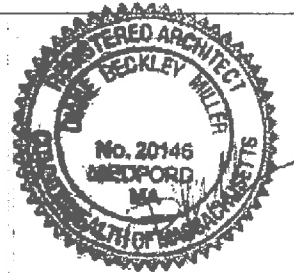


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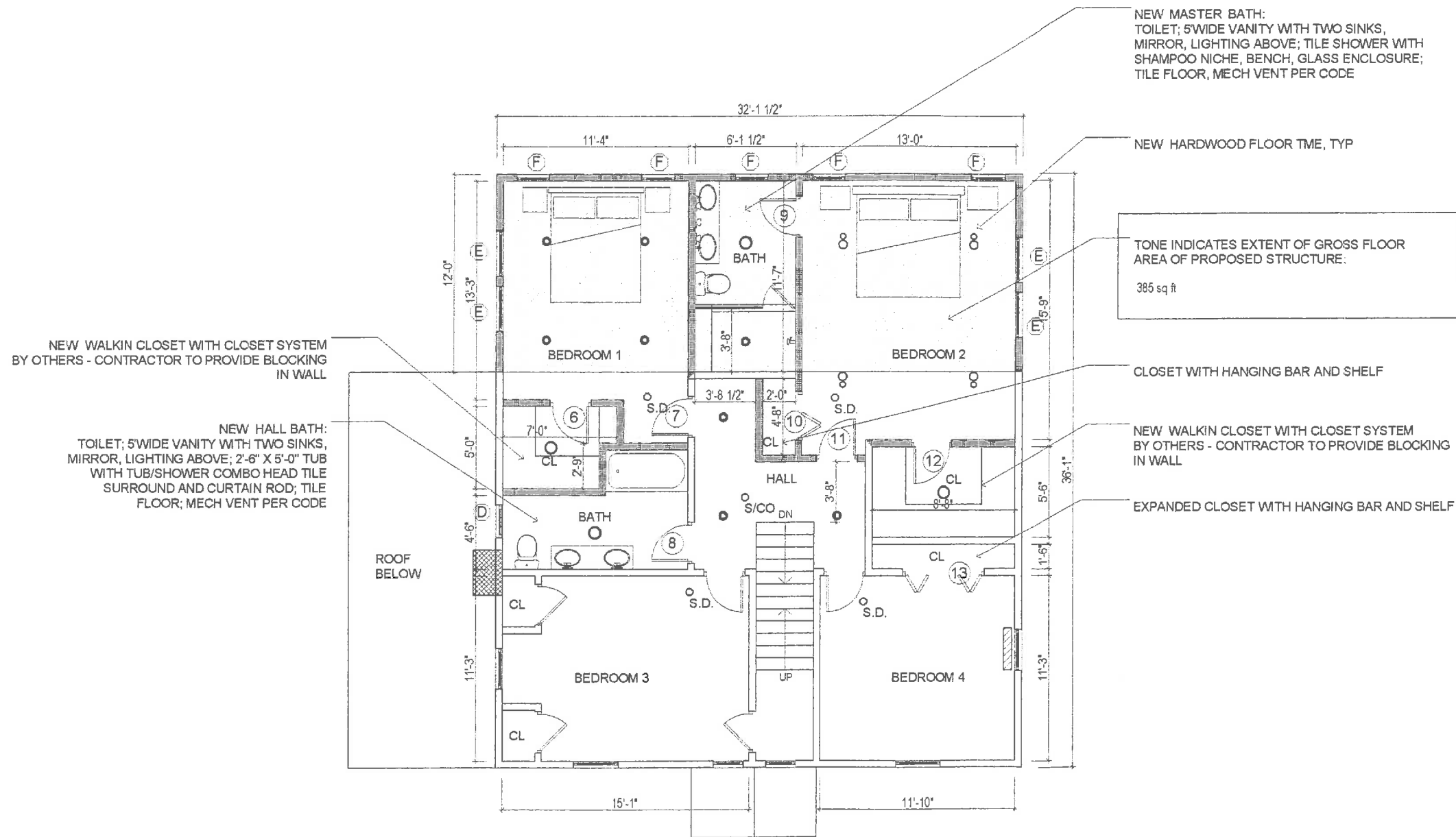


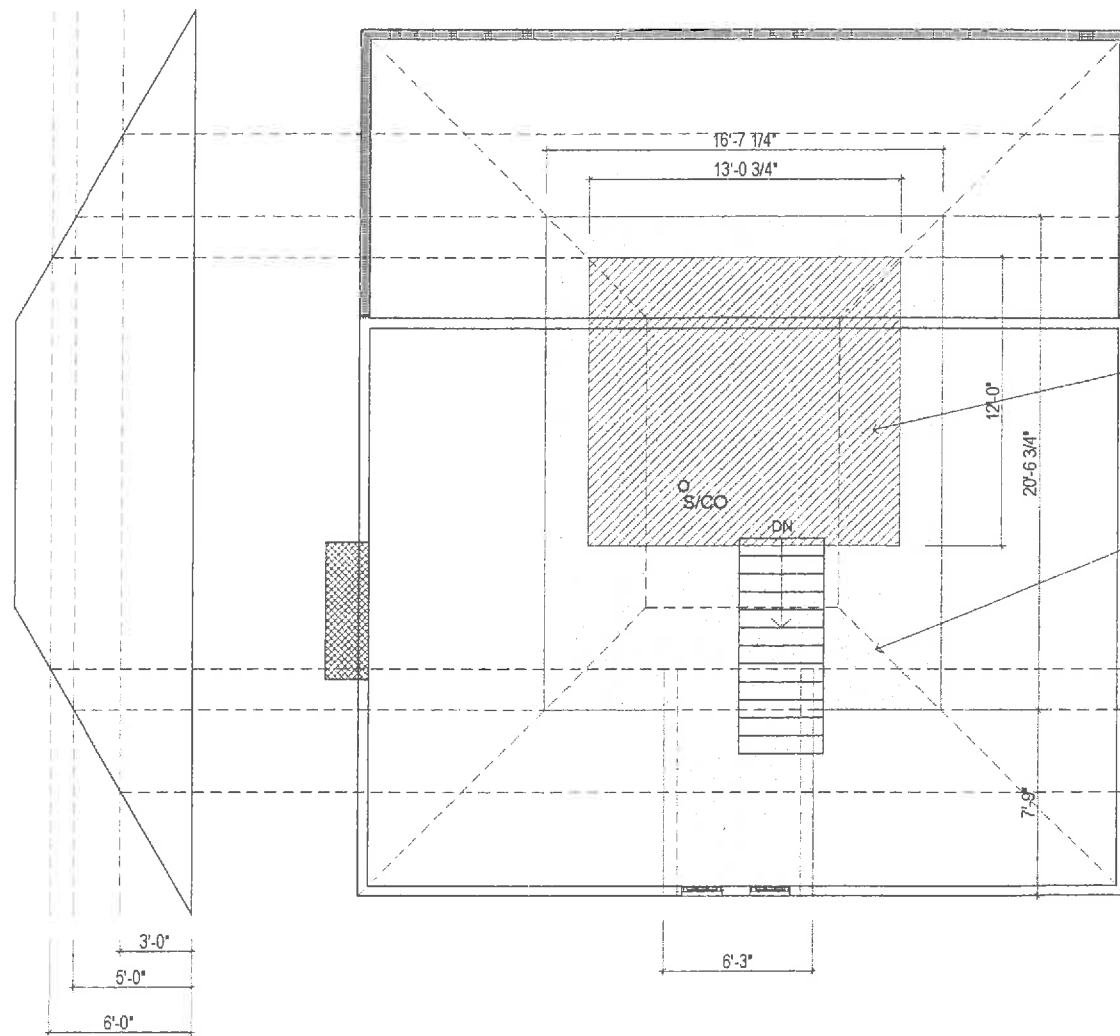
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BELMONT MA 02478

NEW SECOND
FLOOR PLAN

Sheet
Number:

A9





HATCH INDICATES EXTENT OF NEW GROSS FLOOR AREA WITH CEILING HEIGHT OF 6'-0" OR GREATER (FOR GROSS AREA CALCS - SEE COVERSHEET)
157 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA WITH CEILING HEIGHT OF 5'-0" OR GREATER (FOR HALF STORY CALCS - SEE THIS SHEET)
390 sq ft

HALF STORY AREA CALCULATIONS:
SECOND FLOOR AREA = 1159 SF

ALLOWABLE: MAX 695.4 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1159 SF SECOND FLOOR).

ACTUAL: 390 SF EXISTING (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:
SECOND FLOOR PERIMETER = 136'-4"

ALLOWABLE: MAX 68'-2 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 136'-4" PERIMETER).

ACTUAL: 6'-3" EXISTING

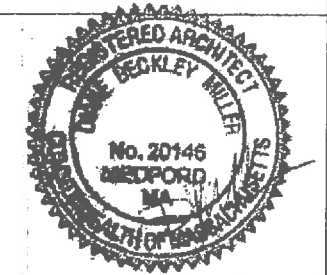
NO NEW ATTIC PERIMETER

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NEW ATTIC FLOOR PLAN

Sheet Number:

A10

1 PLAN
SCALE: 1/8" = 1'





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



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



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



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

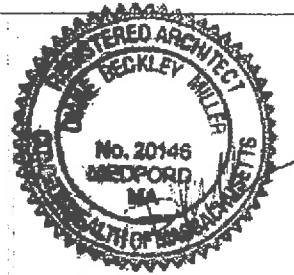
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**NEW
ELEVATIONS**

Sheet
Number:

A11