

2024 DEC -4 AM 9:59

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS & DESIGN AND SITE PLAN
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 7, 2025 at 7:00 PM by a hybrid public hearing at the Select Board Conference Room, Belmont Town Hall, First Floor, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Joe Santangelo, to construct a two family dwelling at 21 Trowbridge Street located in General Residence (GR) zoning district, for Two Special Permits and Design and Site Plan Approval. Section 4.2.2 of the By-Law allows the Planning Board to grant a Special Permit to modify the minimum lot area per dwelling unit and/or the frontage requirements pursuant to §6D and 7.4 of the zoning By-Law to allow two family dwellings on lots having lot size less than 7,000 square feet with frontage less than 70'. Furthermore, §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in General Residence Zoning District by a Special Permit and a Design and Site Plan Review Approval by the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



**OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02178-0900

Telephone: (617) 993-2650

November 7, 2024

Building Division
(617) 993-2661
Planning Division
(617) 993-2666

Joe Santangelo
21 Trowbridge Street
Belmont, MA 02478

RE: To Construct a New Two Family Dwelling

Dear Mr. Santangelo,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a two family dwelling at 21 Trowbridge Street located in a General Residence (GR) zoning district

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the By-Law allows the Planning Board to grant a Special Permit to modify the minimum lot area per dwelling unit and/or the frontage requirements pursuant to §6D and 7.4 of the zoning By-Law to allow two family dwellings on lots having lot size less than 7,000 square feet with frontage less than 70'. Furthermore, §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by a Special Permit and a Design and Site Plan Review Approval by the Planning Board.

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 two (2) Special Permits and Design and Site Plan Approval from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings

218 DEC -3 PM 12:14

RECEIVED
TOWN CLERK
BELMONT, MA

RECEIVED
TOWN CLERK
BELMONT, MA

2024 DEC -3 PM 12:14



Town of Belmont
Planning Board

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 11/19/24

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

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 21 Trawbridge St 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-Laws of said Town for _____

a new construction 2 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 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner	<u><i>DM</i></u>
Print Name	<u>Diane Miller, Miller Design</u>
Address	<u>80 Clark St</u>
	<u>Belmont MA 02478</u>
Daytime Telephone Number	<u>617 993 3157</u>



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 11/19/24

Planning Board
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-Law 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 21 Trawbridge St 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 a new construction 2 family home

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner *DM*
Print Name Diane Miller, Miller Design
Address 80 Chick St
Belmont MA 02478
Daytime Telephone Number 617 993 3157

August 20, 2014

Belmont Planning Board

Design and Site Plan Review / Special Permit Narrative Statement

21 Trowbridge Street – Lot 48

Joe and Sherry Santangelo of 21 Trowbridge Street seek planning board approval in order to construct a new two family home on their property. The only structure currently on the property is a detached garage which will be removed.

The proposed two family home is a 3,299 sf (TLA first and second floors) 2 ½ story structure with an additional 698 sf of attic space >7' high. The front unit will be 1,711 sf and will have 4 bedrooms (one on the first floor) and 3 bathrooms. The rear unit will be 1,588 sf and will have 3 bedrooms and 3 bathrooms. The height will be 26' - 3 ½" to the midpoint (33' allowed) and 31'-7" to the ridge, consistent with the abutting structures and many others in the neighborhood.

The 6,000 sf lot with 50' of frontage is consistent with the vast majority of other lots in the neighborhood and meets the criteria of Section 4.2.1(2) which allows for a Special Permit to construct a two family on a lot with a minimum size of 5,000 sf and a minimum frontage of 50'. The proposed lot coverage is 1,797 sf (1,800 sf max allowed) and the proposed open space is 3,362 sf (2,400 sf min required). The proposed site improvements maintain a generous open space and incorporate native variety shrubs to serve as foundation plantings and privacy screening along the side property lines.

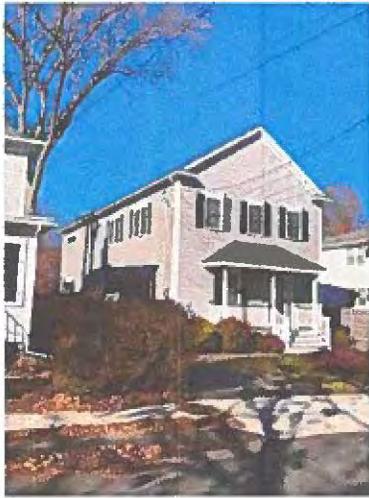
Trowbridge Street offers an eclectic mix of single and two family homes, the majority of which have covered front porches and gable fronts facing the street (see attached images for reference) and many of which have attic dormers. The proposed structure incorporates this style and is designed with a 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 home, and will be screened with landscaping.

The proposed designs are in harmony with the neighborhood vernacular, 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.

Neighborhood context

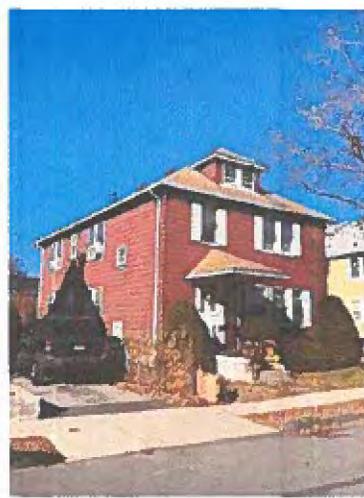
The following images include several examples of homes on Trowbridge Street that have a similar style and scale to what is proposed:



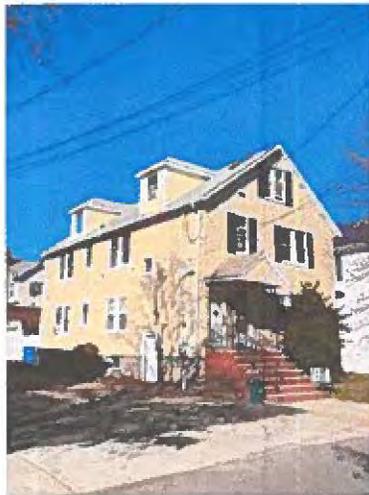
20 Trowbridge



30 Trowbridge



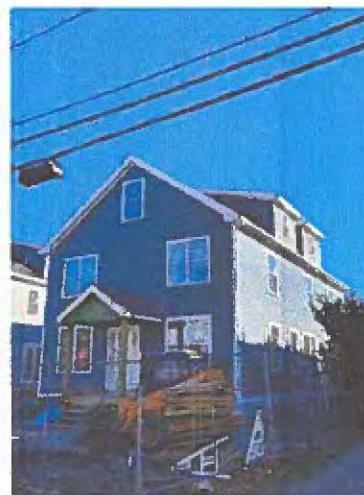
72 Trowbridge



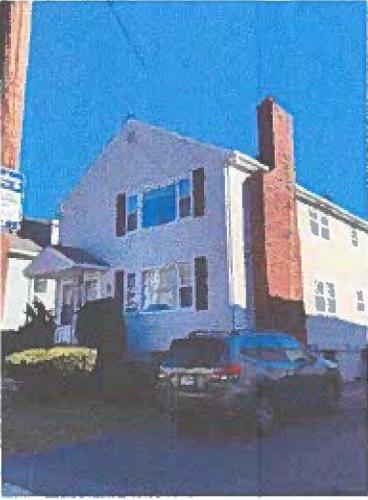
78 Trowbridge



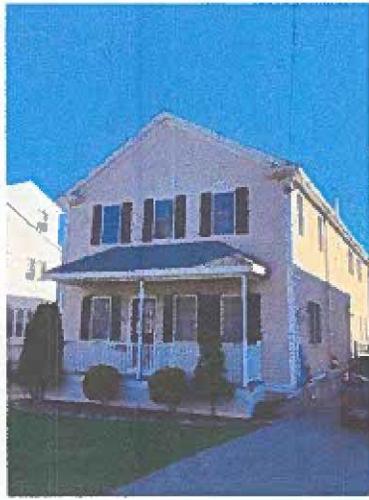
73 Trowbridge



73 Trowbridge



71 Trowbridge



45 Trowbridge



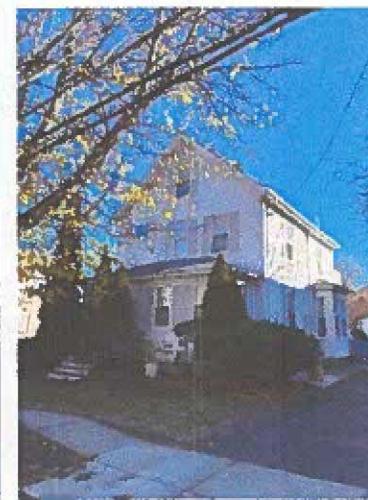
35 Trowbridge



25 Trowbridge (abutter)



21 Trowbridge (subject)



17 Trowbridge (abutter)

Zoning Compliance Check List

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

Property Address: 21 TRIWBRIDGE STREET

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.	6,000 S.F.
Lot Frontage (feet)		50'	50'	50'
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.	—	3,000 S.F.
Lot Coverage (% of lot)		30%	—	30%
Open Space (% of lot)		40%	—	55.4%
Setbacks: (feet)	➤ Front ^(a)	15.55'	—	20'
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10' 10'	— —	10' 10'
	➤ Rear	20'	—	40'
Building Height:	➤ Feet	33	—	26.3*
	➤ Stories	2 1/2	—	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
<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)		1	2	

* TO MID POINT

- (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

August 20, 2014


 Douglas L. Johnston
 10/24/24

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

21 Trowbridge Street
Belmont, MA 02478

There will be four segments of foundation walls. They will be 8.5' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.67	218.20 S.F.	176.61 S.F.
B	55.00'	467.50 S.F.	385.55 S.F.
C	30.00'	255.00 S.F.	198.90 S.F.
D	49.00'	416.50 S.F.	323.40 S.F.
TOTALS		1,357.20 S.F.	1,084.46 S.F.

$1,084.46/1,357.20 = .7990$

The foundation walls will be 79.90% below grade.



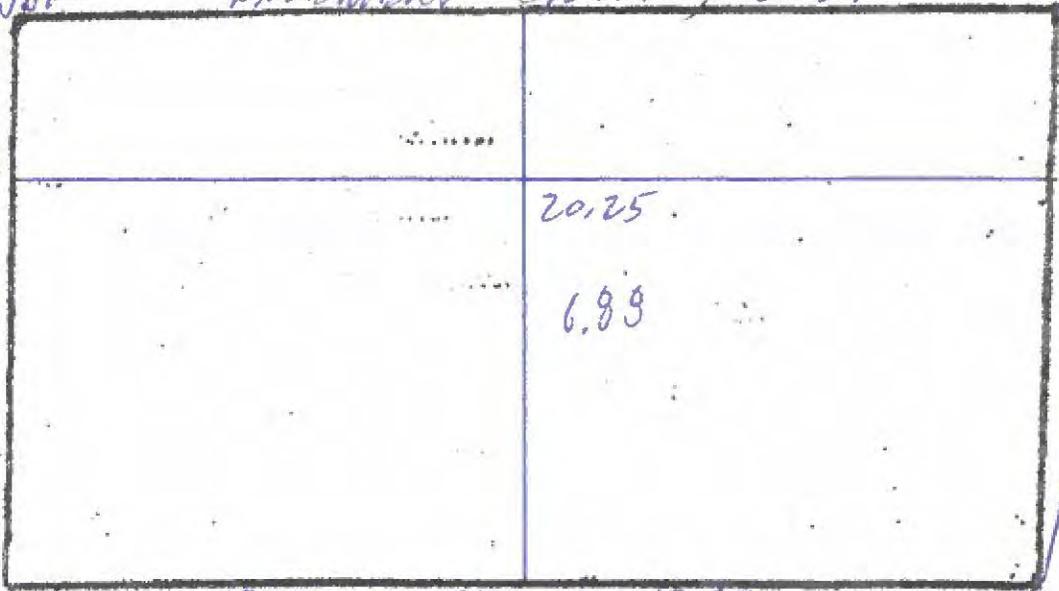
BELMONT

SEG "A"

$$\begin{array}{r} 25.67 \\ \times 8.5 \\ \hline 219.20 \end{array}$$

TOTAL
FOOTAGE OF
WALL

BASEMENT CEILING 21.87



$$\begin{array}{r} 25.67 \\ \times 6.89 \text{ BELOW GRADE} \\ \hline 176.61 \end{array}$$

$$\begin{array}{r} 176.61 \\ \hline 219.20 \end{array} = 80.94$$

80.94%
BELOW GRADE

BASEMENT FLOOR = 13.37

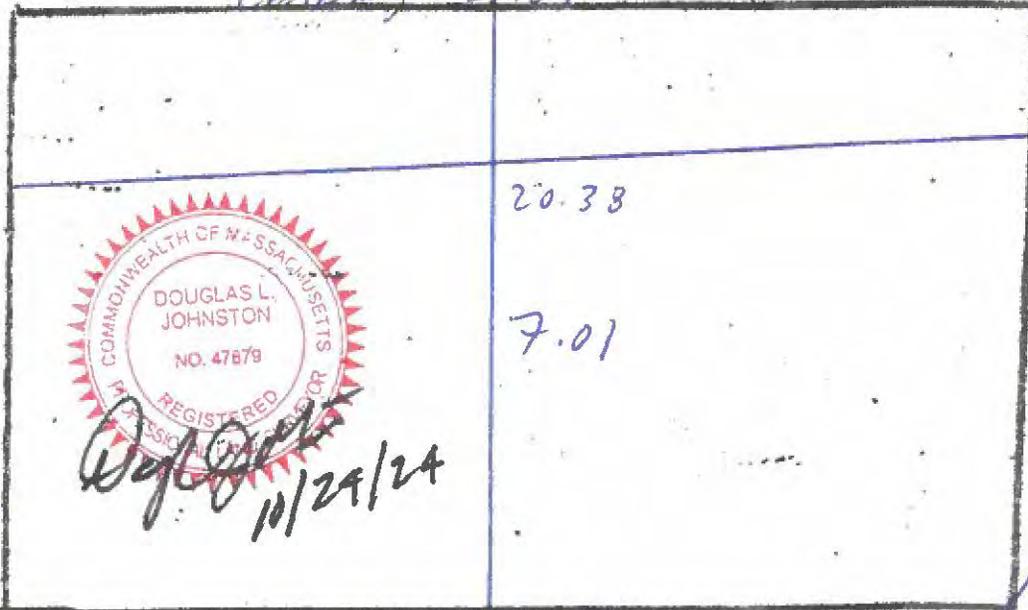
25.67

SEG "B"

$$\begin{array}{r} 55.0 \\ \times 8.5 \\ \hline 467.50 \end{array}$$

TOTAL
FACE
OF
WALL

CEILING = 21.87



$$\begin{array}{r} 55.0 \\ \times 7.01 \text{ BELOW GRADE} \\ \hline 385.55 \end{array}$$

$$\begin{array}{r} 385.55 \\ \hline 467.50 \end{array} = 82.47$$

82.47%
BELOW GRADE

FLOOR = 13.37

55.0

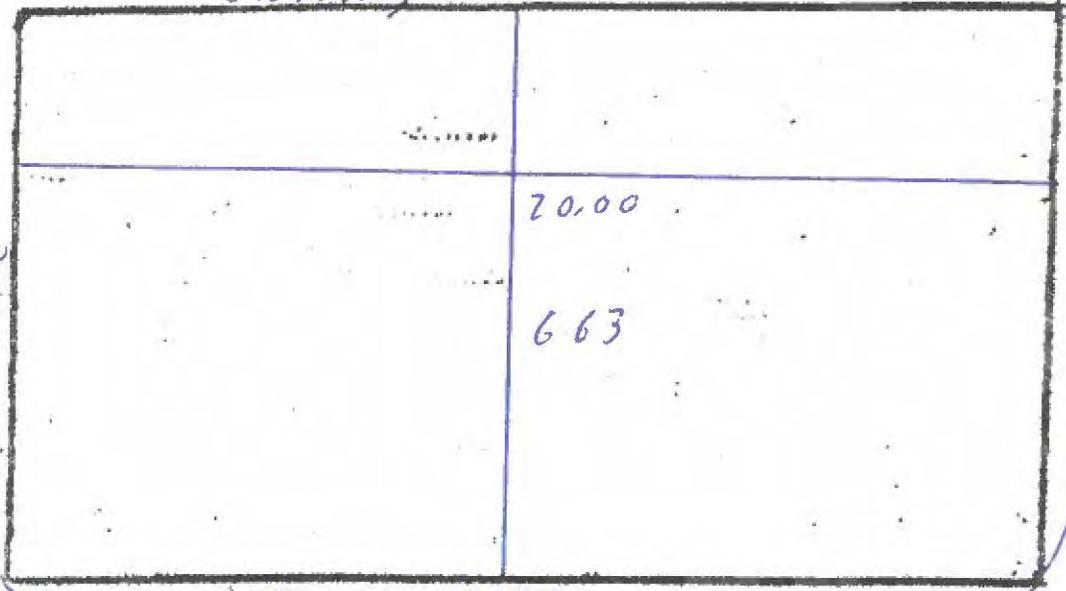
BELMONT, MA

SEC 6

30.0 TOTAL
x 8.5 FACE
OF WALL
255.0

20.50

CEILING = 21.97



19.50
9.5'

FLOOR = 13.37
30.0

30.0
x 6.63 BELOW
GRADE

198.90
198.90 = 78.00
255.00

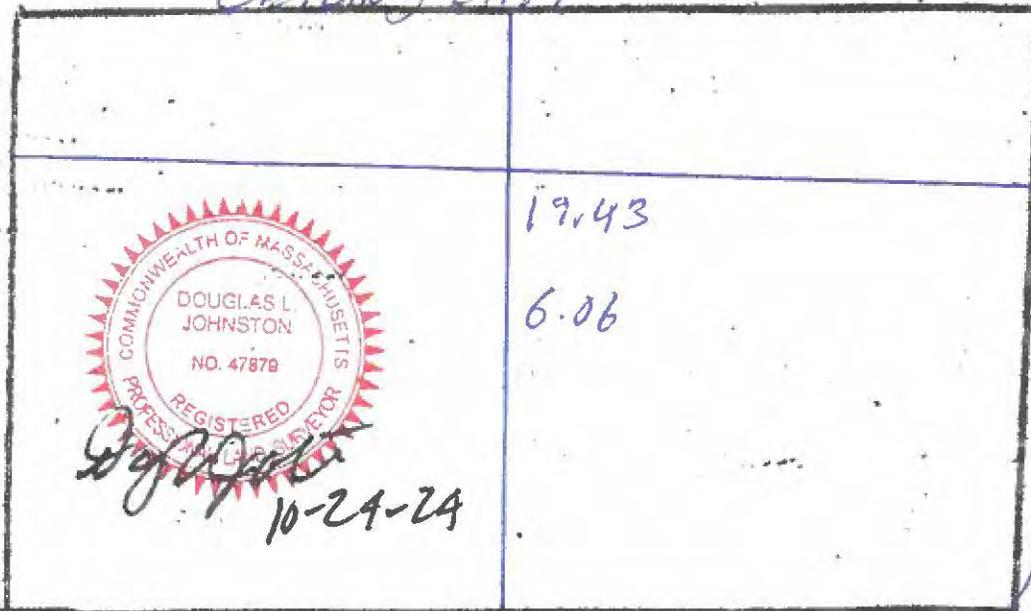
78.00%
BELOW grade

SEC 8

49.0 TOTAL
FACE
OF WALL
x 8.5
416.50

19.50

CEILING 21.97



19.35
9.5'

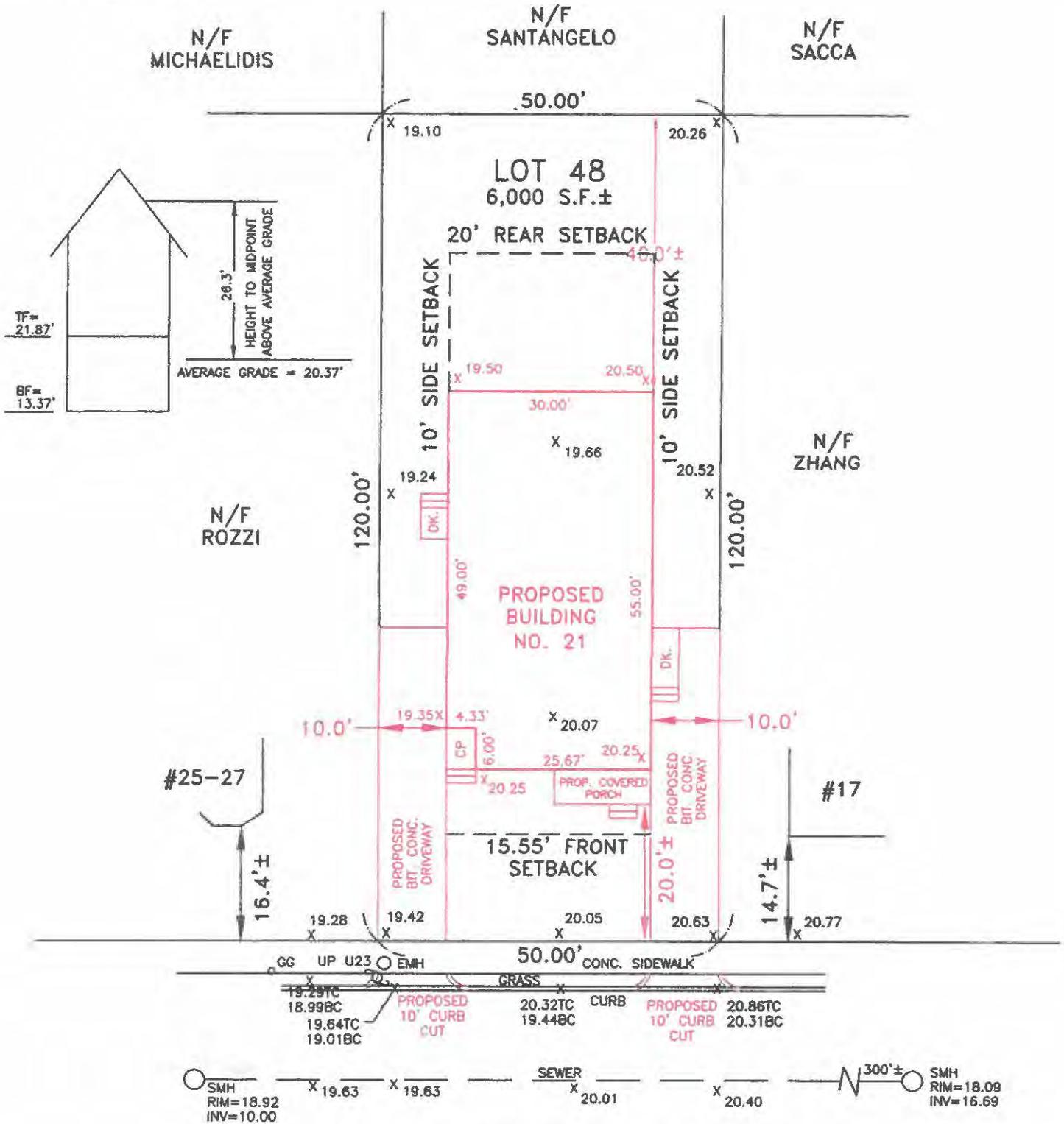
FLOOR = 13.37
49.0

49.0
x 6.06 BELOW
GRADE

323.40
323.40 = 77.65
416.50

77.65%
BELOW grade

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS L. JOHNSTON
NO. 47878
REGISTERED PROFESSIONAL ENGINEER
Douglas L. Johnston
10-24-24



TROWBRIDGE STREET

LOT AREA = 6,000 S.F.±
 PROPOSED BUILDING = 1,797 S.F.±
 PROPOSED PAVEMENT + WALK = 871 S.F.±
 PROPOSED LOT COVERAGE = 30.0%
 PROPOSED OPEN SPACE = 55.4%

NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 22895, PAGE 310.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 161, PAGE 7.
3. SUBJECT PARCELS ARE LOCATED IN ZONE GR.
4. SUBJECT PARCEL IS IN ZONE X SHOWN ON FLOOD MAP 25017C0418E EFFECTIVE DATE 06/04/10.
5. FRONT SETBACK=16.4+14.7=31.1/2=15.55; FRONT SETBACK=15.55'.



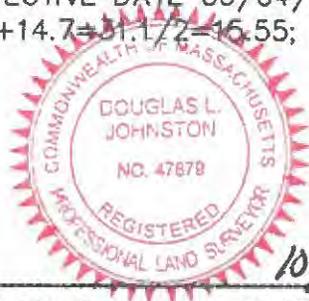
(IN FEET)
1 inch = 20 ft.

PROPOSED DWELLING PLAN
IN
BELMONT, MA

SCALE: 1" = 20' OCTOBER 22, 2024

DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457

21 TROWBRIDGE ST BELMONT.dwg



DLJ
PROFESSIONAL LAND SURVEYOR DATE 10/24/24

DESIGN DEVELOPMENT SEPTEMBER 16, 2024

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2021 W/ MASS AMENDMENTS SECTION N1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R60 ROOF R-VALUE, R30 FLOOR R-VALUE, R20+5 WALL R-VALUE, R15/18 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

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING SITE PLAN
- A3 NEW SITE PLAN
- A4 NEW CELLAR PLAN
- A5 NEW FIRST FLOOR PLAN
- A6 NEW SECOND FLOOR PLAN
- A7 NEW ATTIC PLAN
- A8 NEW ELEVATIONS
- A9 NEW ELEVATIONS

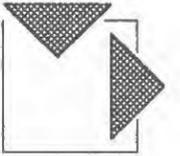
LIGHTING LEGEND

-  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 HARC-WIRED PER CODE
-  S/CO HARC-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:
8/28/24	SCHEMATIC DESIGN
9/13/24	PROGRESS
9/16/24	DESIGN DEVELOPMENT



SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1



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

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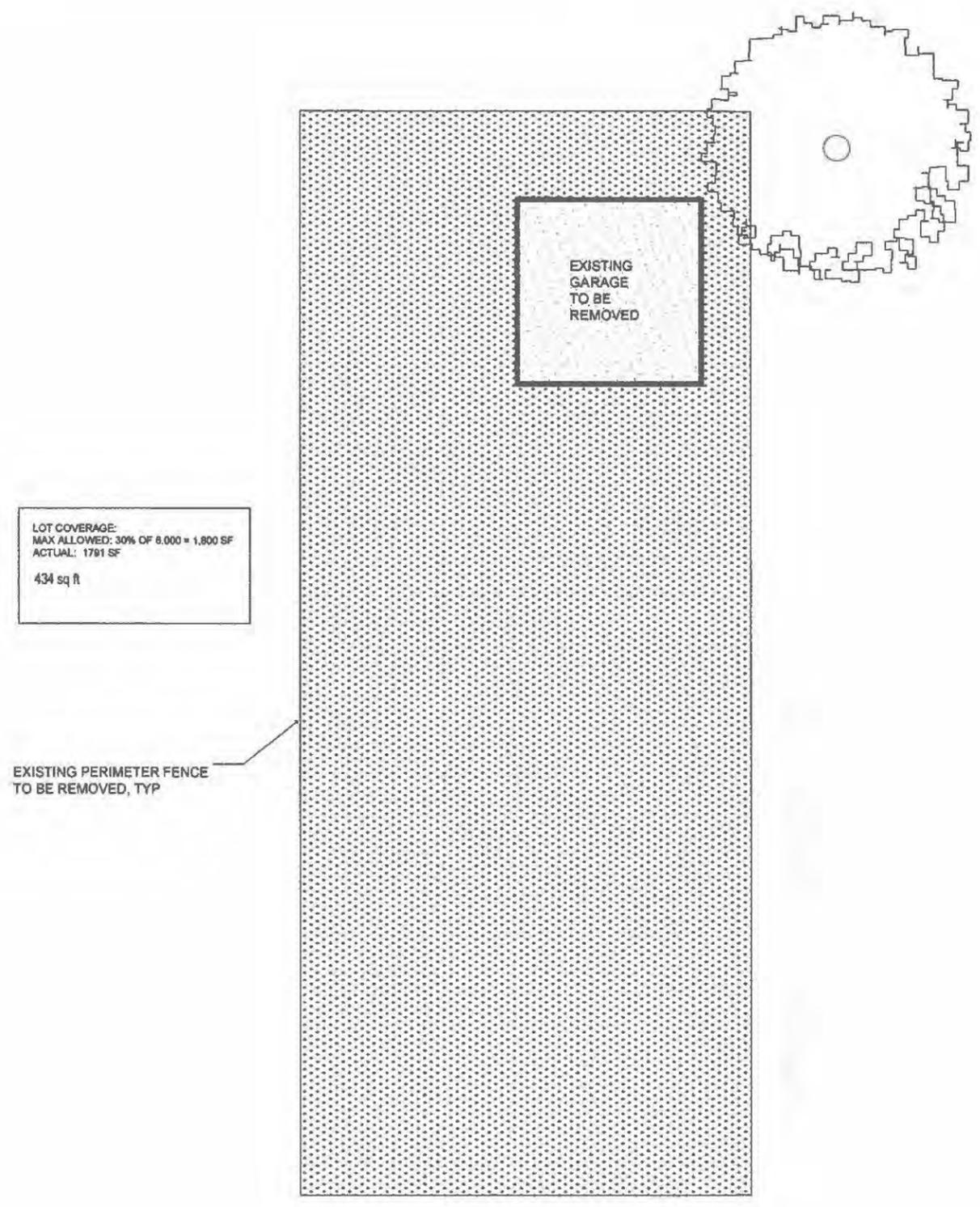


SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

**EXISTING
SITE PLAN**

Sheet
Number:

A2

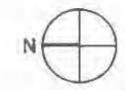


LOT COVERAGE:
MAX ALLOWED: 30% OF 8,000 = 1,800 SF
ACTUAL: 1781 SF
434 sq ft

KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

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
617-883-3157

Date:	Issued for:
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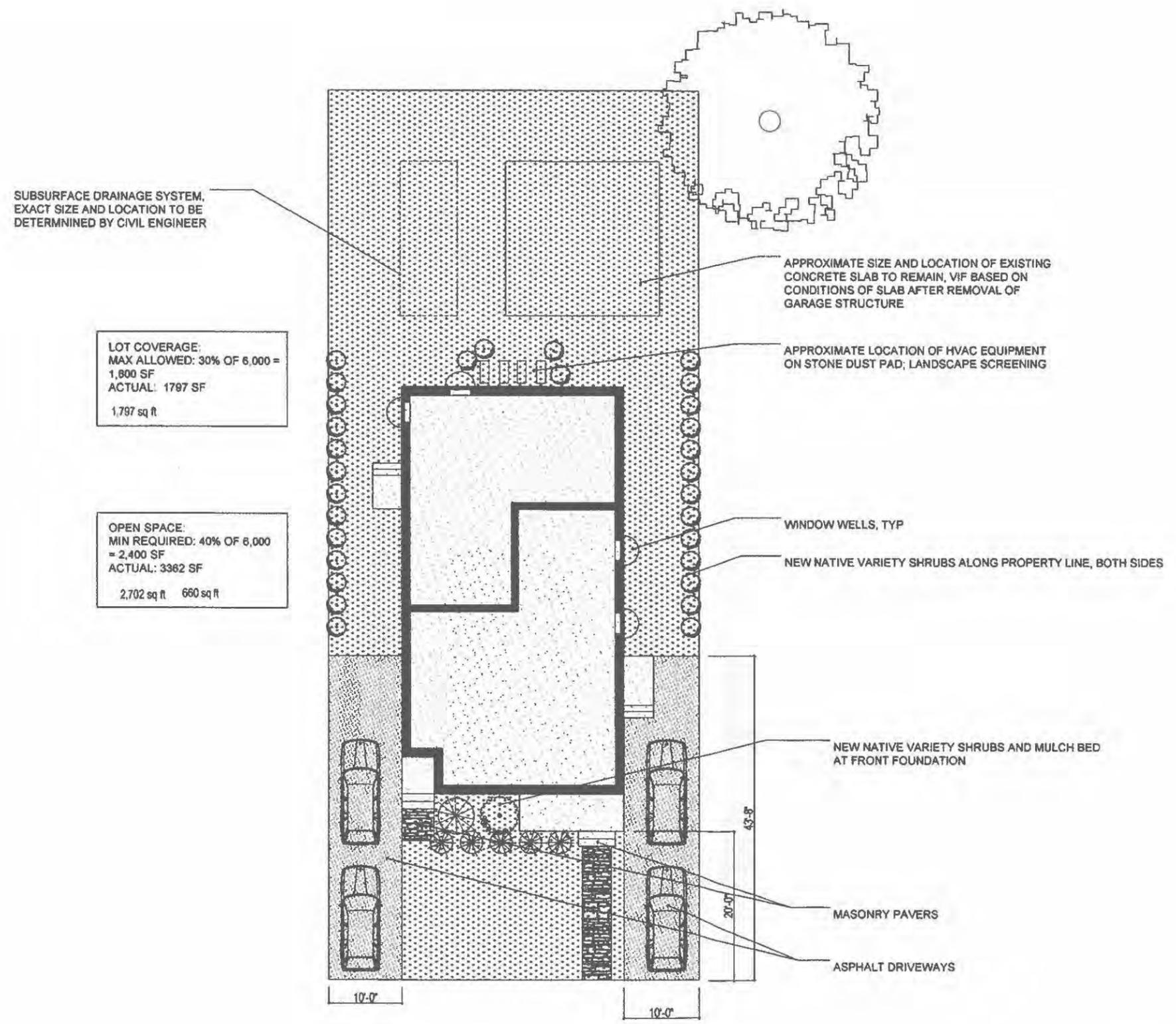


SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

NEW SITE PLAN

Sheet
Number:

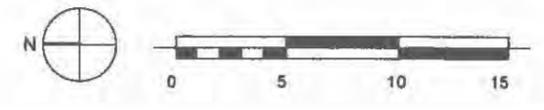
A3



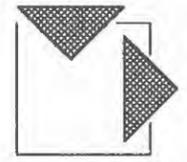
KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

1 PLAN
SCALE: 1/8" = 1'



**MILLER
DESIGN LLC**



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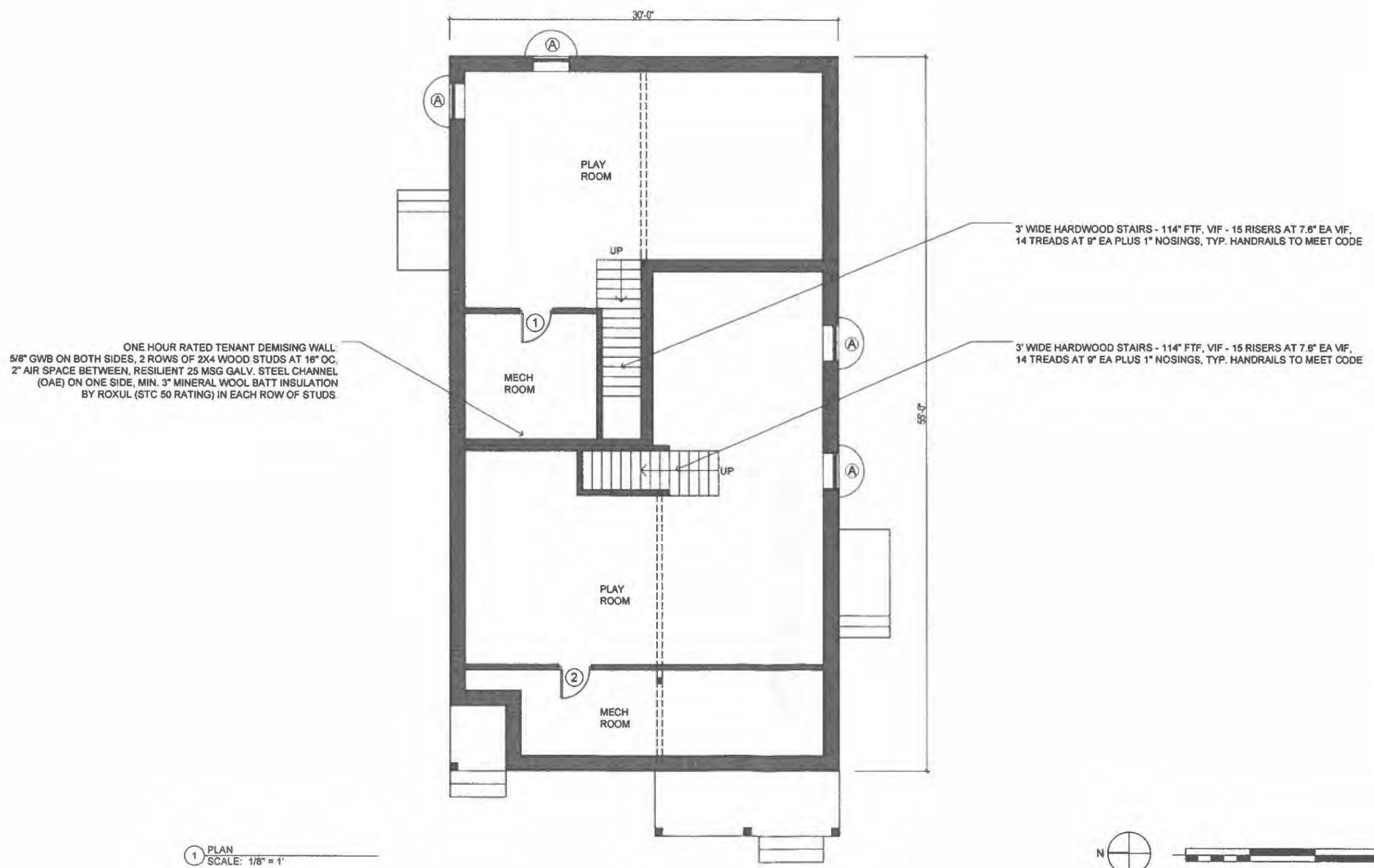


SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

**NEW CELLAR
FLOOR PLAN**

Sheet
Number:

A4



1 PLAN
SCALE: 1/8" = 1'





80 CLARK STREET
BELMONT, MA 02478

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

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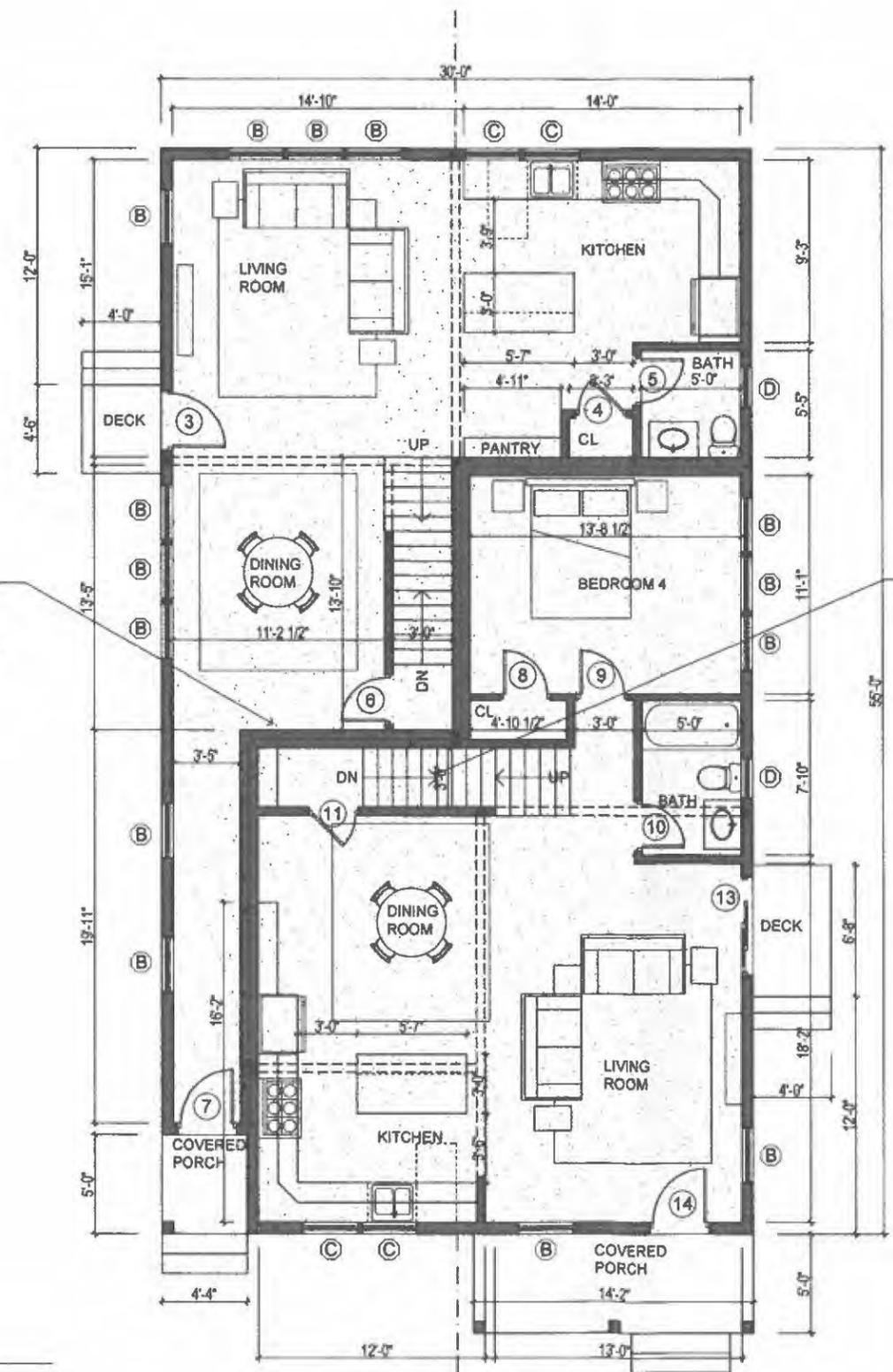


SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

NEW FIRST FLOOR PLAN

Sheet Number:

A5



**REAR UNIT
GROSS AREA:
782 sq ft**

ONE HOUR RATED TENANT DEMISING WALL:
5/8" GWB ON BOTH SIDES, 2 ROWS OF 2X4 WOOD STUDS AT 16" OC,
2" AIR SPACE BETWEEN, RESILIENT 25 MSG GALV. STEEL CHANNEL
(OAE) ON ONE SIDE, MIN. 3" MINERAL WOOL BATT INSULATION
BY ROXUL (STC 50 RATING) IN EACH ROW OF STUDS.

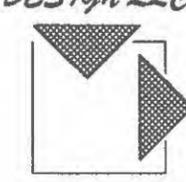
**FRONT UNIT
GROSS AREA:
842 sq ft**

3" WIDE HARDWOOD STAIRS - 114" FTF, VIF - 15 RISERS AT 7.6" EA VIF,
14 TREADS AT 9" EA PLUS 1" NOSINGS, TYP. HANDRAILS TO MEET CODE

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

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SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

**NEW SECOND
FLOOR PLAN**

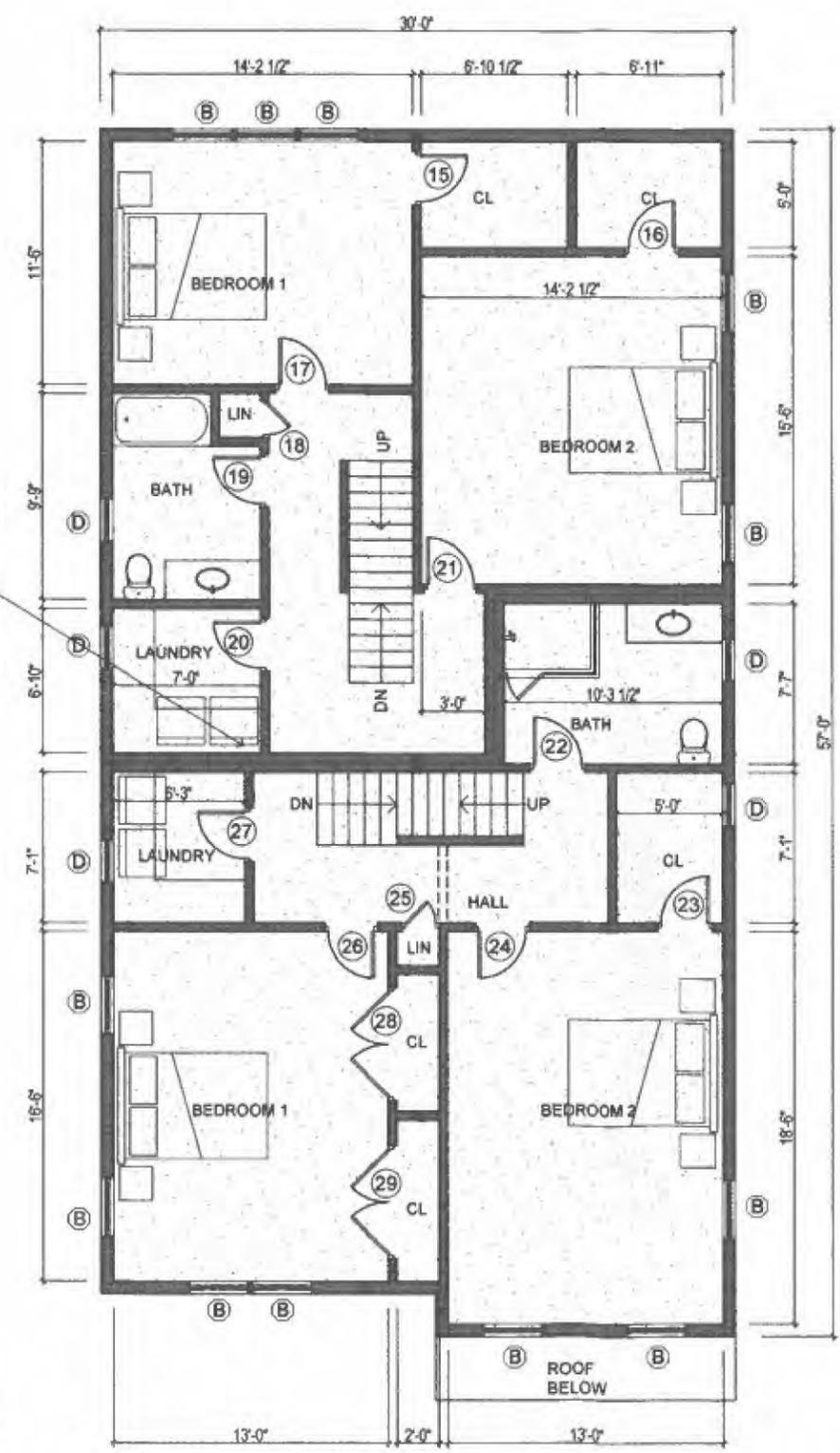
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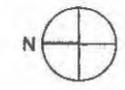
**REAR UNIT
GROSS AREA:
806 sq ft**

ONE HOUR RATED TENANT DEMISING WALL:
5/8" GWB ON BOTH SIDES, 2 ROWS OF 2X4 WOOD STUDS AT 16" OC,
2" AIR SPACE BETWEEN, RESILIENT 25 MSG GALV. STEEL CHANNEL
(OAE) ON ONE SIDE, MIN. 3" MINERAL WOOL BATT INSULATION
BY ROXUL (STC 50 RATING) IN EACH ROW OF STUDS.

**FRONT UNIT
GROSS AREA:
869 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 = 806 + 869 = 1675 SF
 60% OF 1675 = 1005 SF MAX
 ACTUAL: 518 + 452 = 970 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 174 LF

ALLOWABLE: MAX 87' W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 174' PERIMETER).

ACTUAL: 19'-1" + 19'-1" + 17'-0" + 17'-0" = 72'-2", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 41'-3" MAX PER ROOF SIDE (75% OF 55')

ACTUAL: 17'-0" + 17'-0" = 34'-0", CONFORMING

**REAR UNIT
 AREA > 5'**

518 sq ft

**REAR UNIT
 GROSS AREA > 7'**

375 sq ft

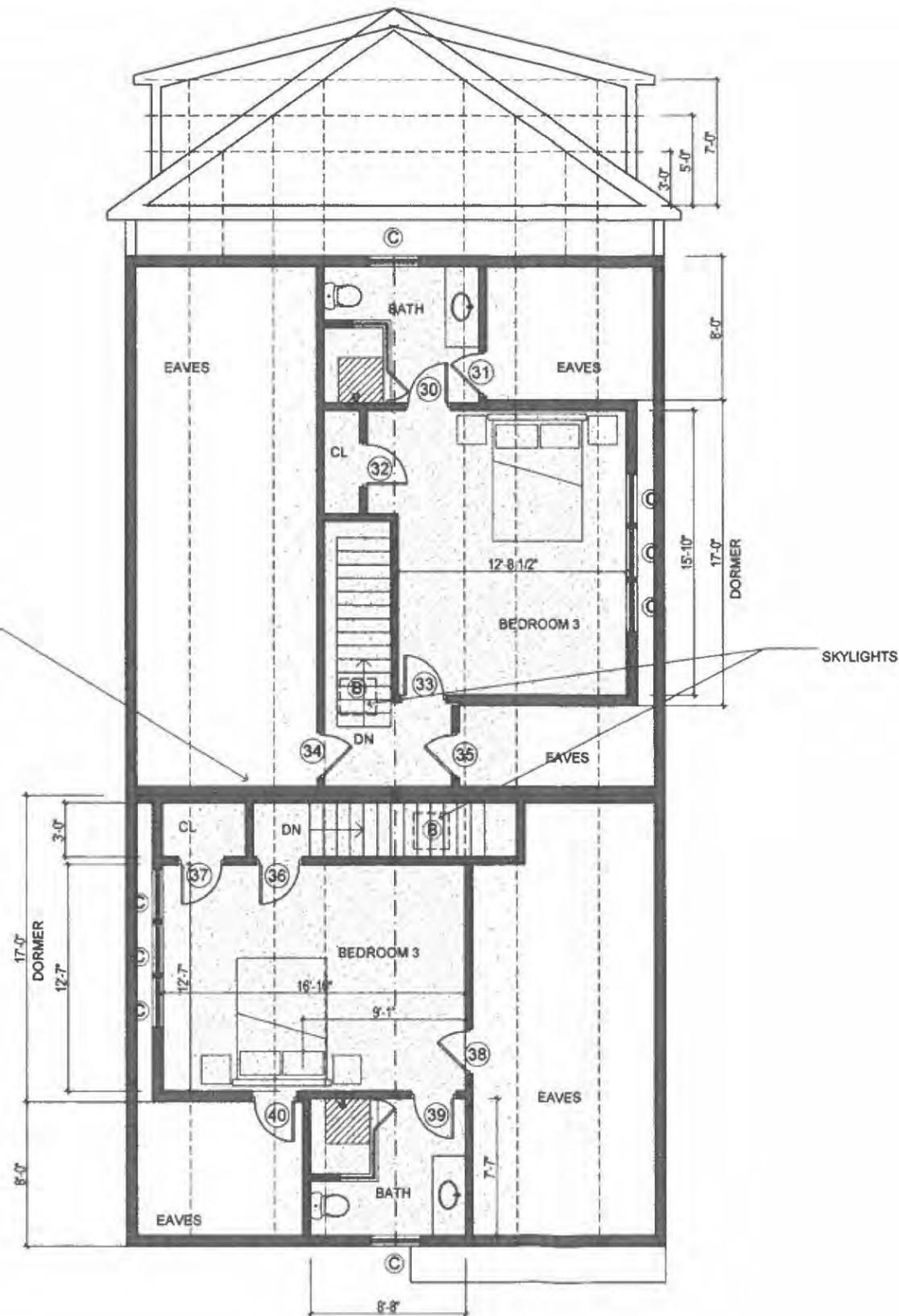
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 (OAE) ON ONE SIDE, MIN. 3" MINERAL WOOL BATT INSULATION
 BY ROXUL (STC 50 RATING) IN EACH ROW OF STUDS.

**FRONT UNIT
 AREA > 5'**

452 sq ft

**FRONT UNIT
 GROSS AREA > 7':**

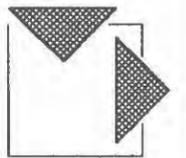
323 sq ft



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
 617-993-3157

Date:	Issued for:
8/28/24	SCHEMATIC DESIGN
8/13/24	PROGRESS
8/16/24	DESIGN DEVELOPMENT



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 21 TROWBRIDGE STREET
 BELMONT MA 02478

**NEW ATTIC
 FLOOR PLAN**

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- 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



Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
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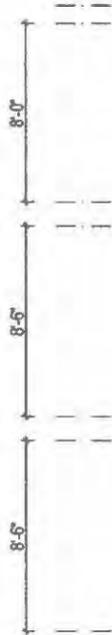
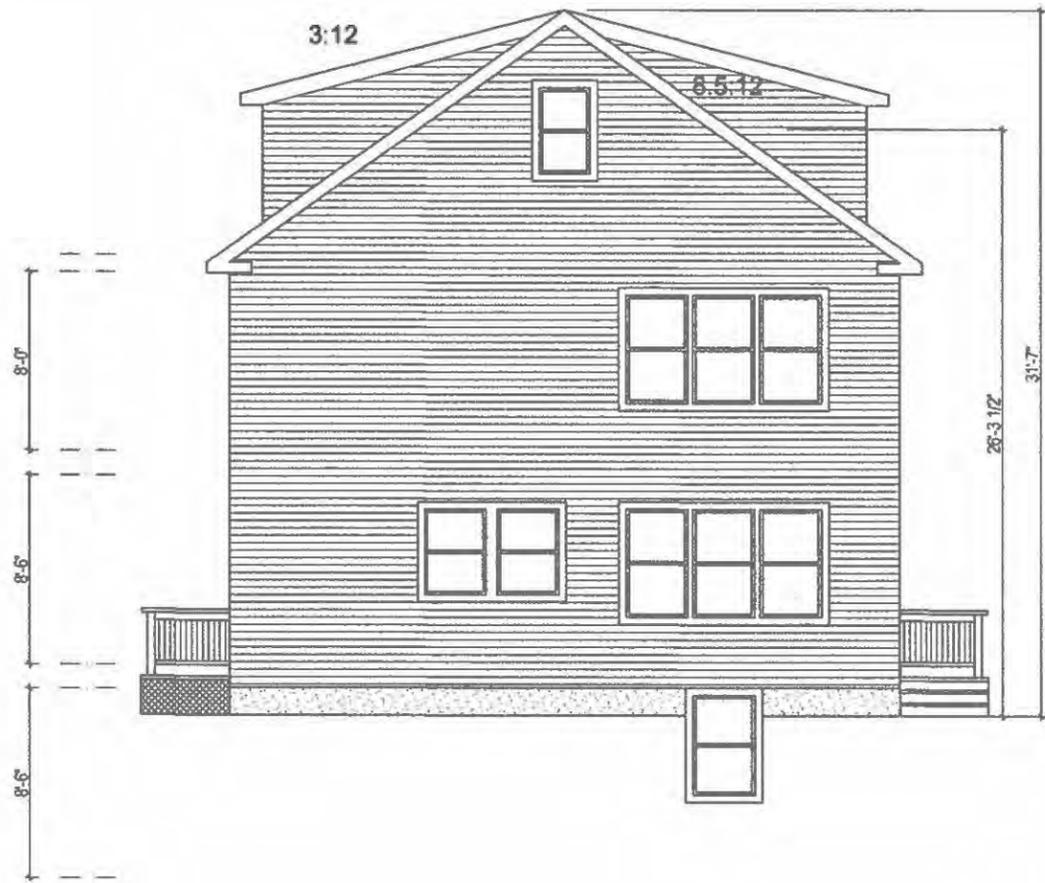


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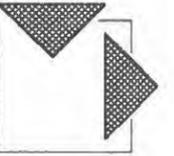
ELEVATIONS

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**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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

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