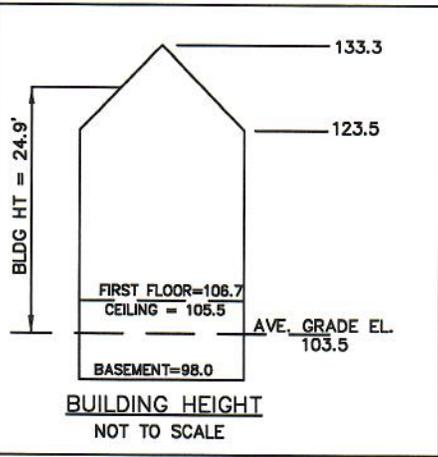
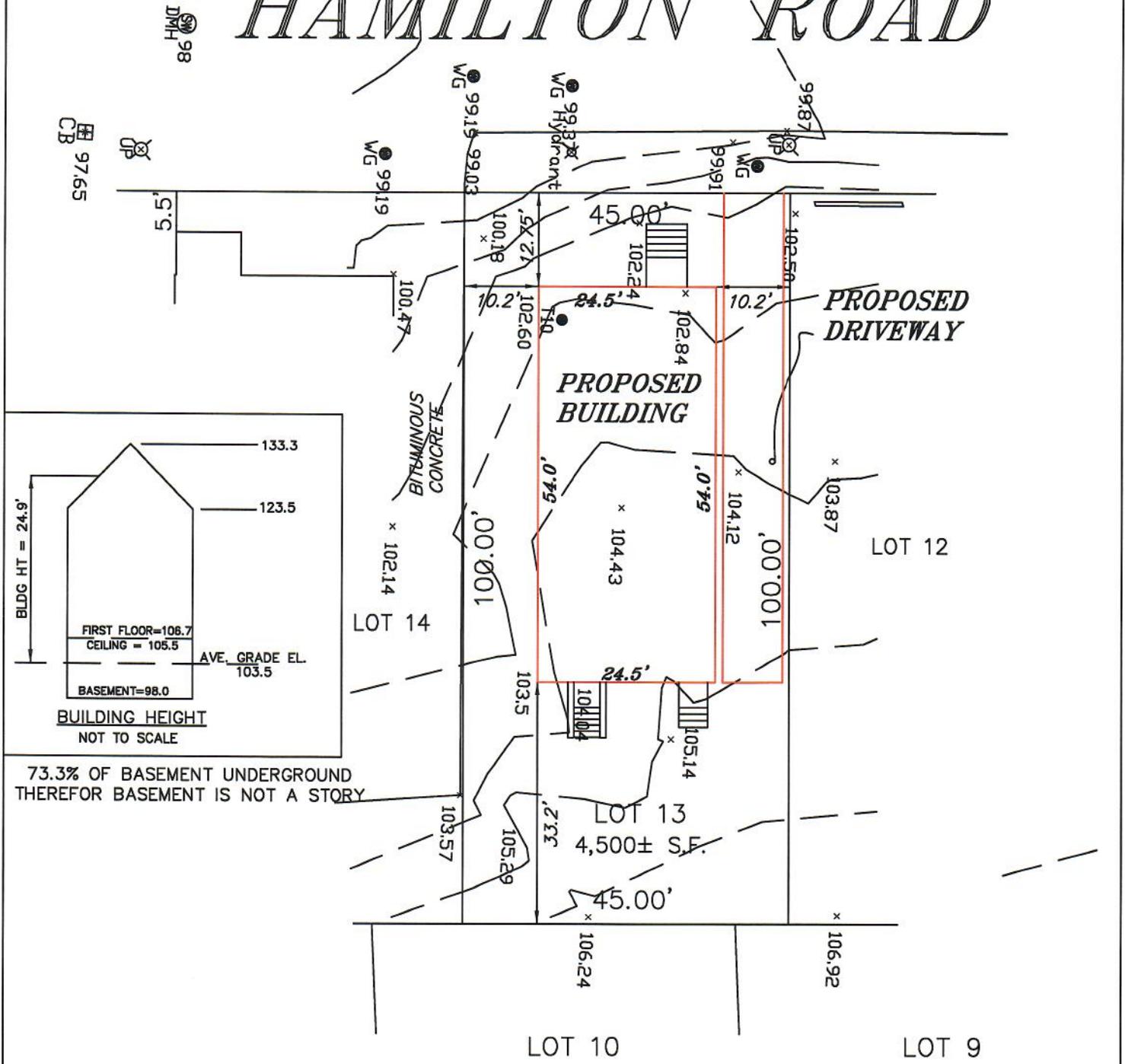




HAMILTON ROAD



73.3% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	12.75'	-	12.75'
SIDE SETBACK:	10'	-	10.2'
REAR SETBACK:	20'	-	33.2'
MAXIMUM LOT COVERAGE:	30%	1.7%	29.9%
MINIMUM OPEN SPACE:	40%	98.2%	57.8%
LOT FRONTAGE:		45.00'	

TOTAL LOT AREA: 4,500± S.F.

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

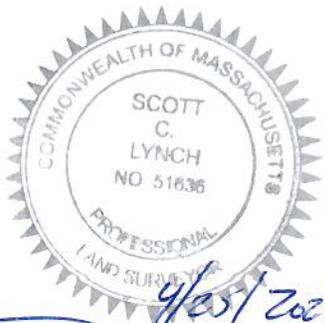
PREPARED FOR: ALFON PROPERTIES
ASSESSORS MAP 22 - PARCEL 122

PROPOSED PLOT PLAN
#50 HAMILTON ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 4/25/2024



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7463PP1B3.DWG



Scott Lynch
SCOTT LYNCH, PLS DATE 4/25/2024

50 Hamilton Road, Belmont, Massachusetts.



Site Location



List of Symbols

-  Smoke Detector
-  Smoke/CO Detector
-  Heat Detector
-  Bathroom Exhaust Fan

Area Schedule (Gross Building)

Level	Area
Lower Level	1201 SF
First Floor	1323 SF
Second Floor	1323 SF
Total	3847 SF

Drawing List

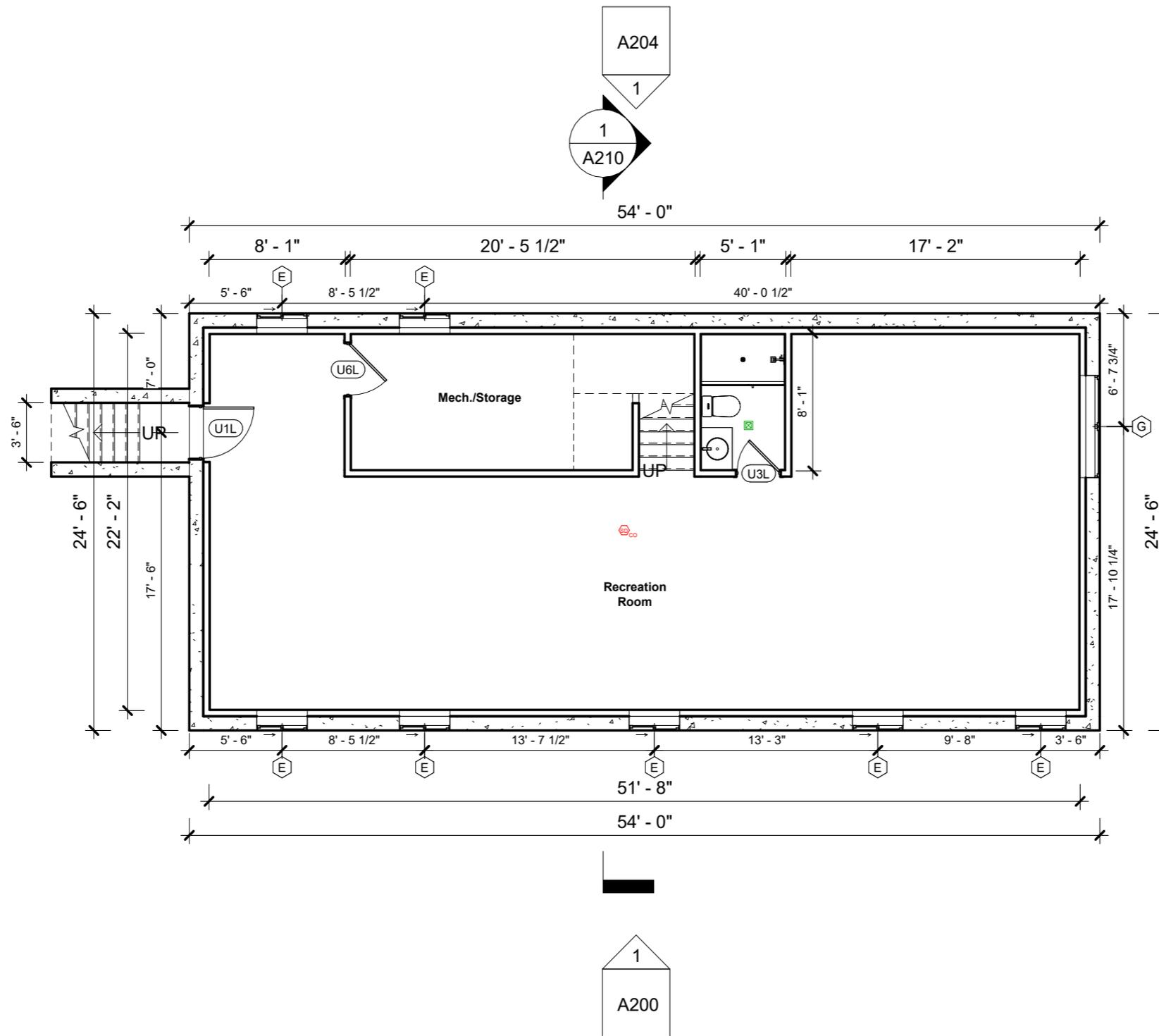
Architectural		Structural	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
A000	Cover Page	S100	First Floor Framing
A100	Proposed Lower Level	S101	Second Floor Framing
A102	Proposed First Floor	S102	Attic Framing
A104	Proposed Second Floor	S103	Roof Framing
A200	Proposed West Elevation	S200	Foundation Plan
A202	Proposed North Elevation		
A204	Proposed East Elevation		
A206	Proposed South Elevation		
A210	Building Section		
A300	Window & Door Schedule		
A400	Window & Door Details		
A500	Partition Types		
A600	Typical Stair Details		
A700	Typical Roof Details I		
A710	Typical Roof Details II		

50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Cover Page

Project number	Project number	A000
Date	10/31/24	
Drawn by	Author	
Checked by	Checker	
		Scale



50 Hamilton Rd, Belmont, MA.

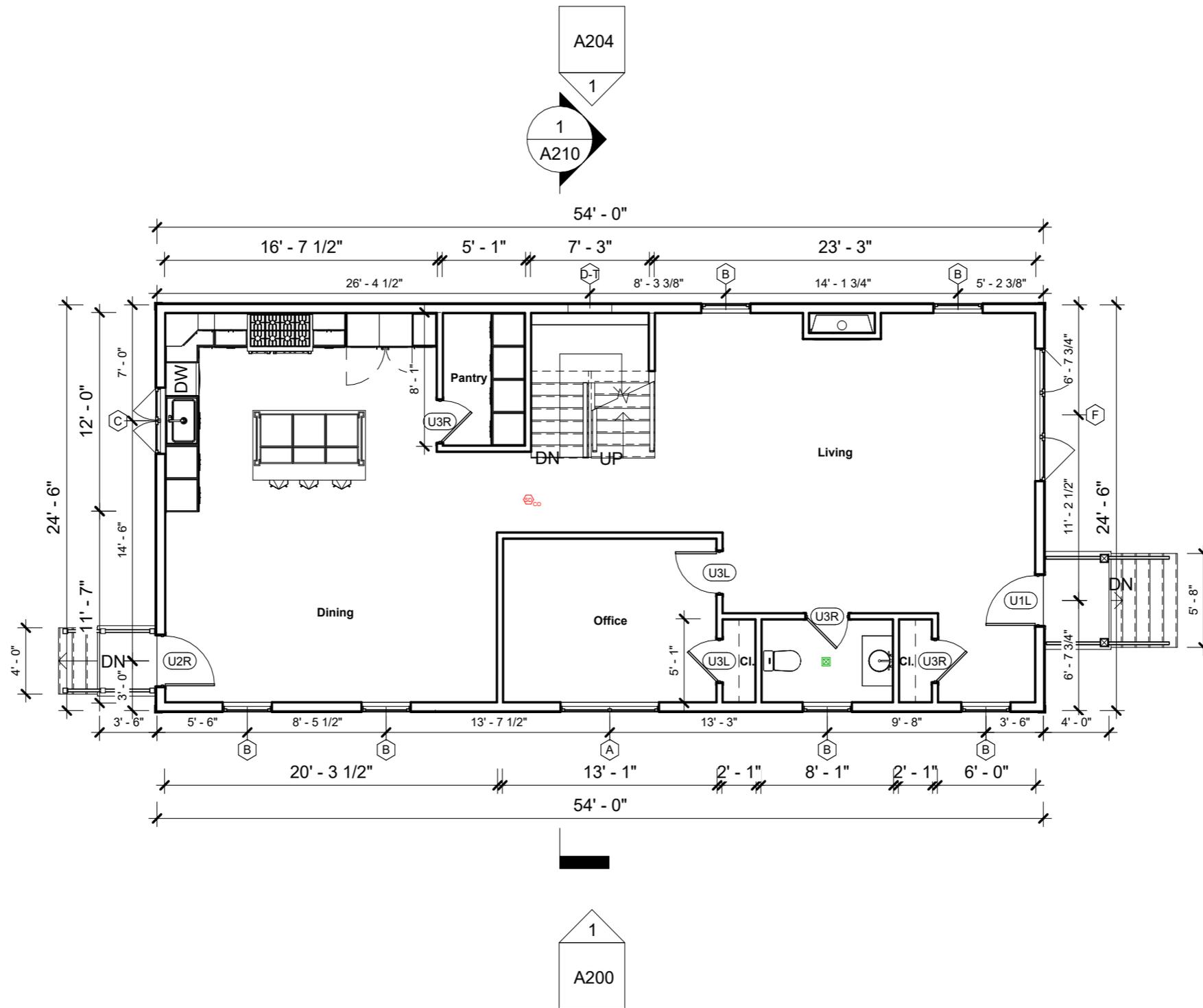
No.	Description	Date

Proposed Lower Level

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A100

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

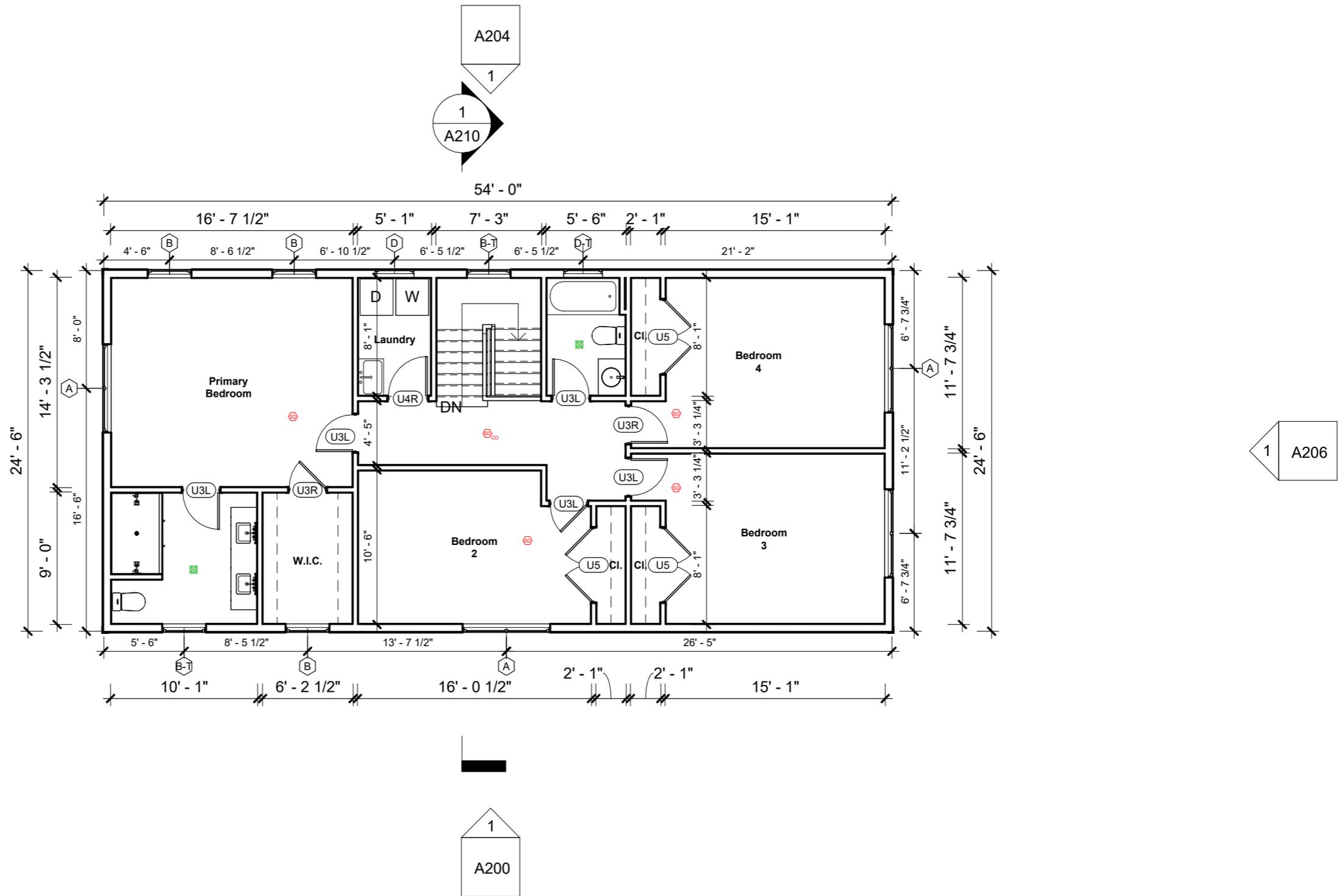
No.	Description	Date

Proposed First Floor

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A102

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

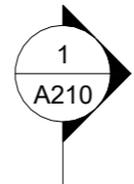
No.	Description	Date

Proposed Second Floor

Project number Project number
 Date 10/31/24
 Drawn by Author
 Checked by Checker

A104

Scale 1/8" = 1'-0"



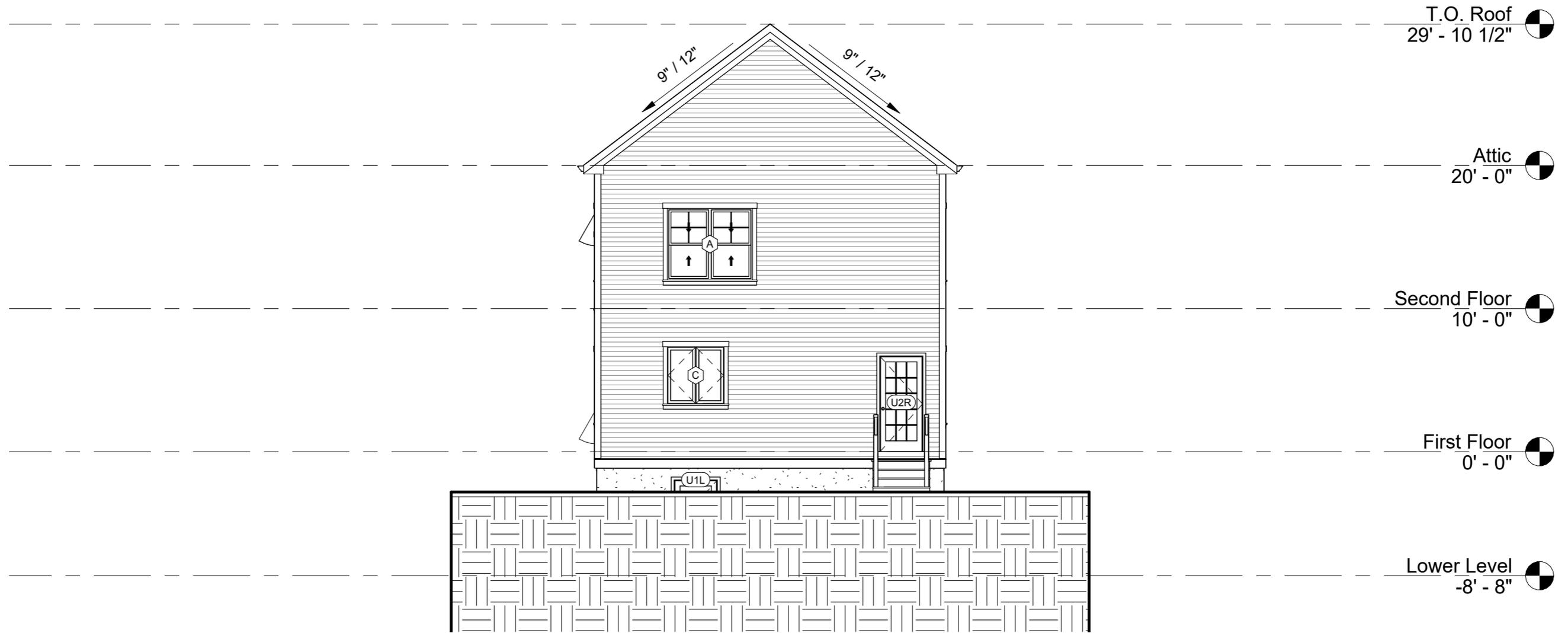
50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Proposed West Elevation

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A200
Scale 1/8" = 1'-0"



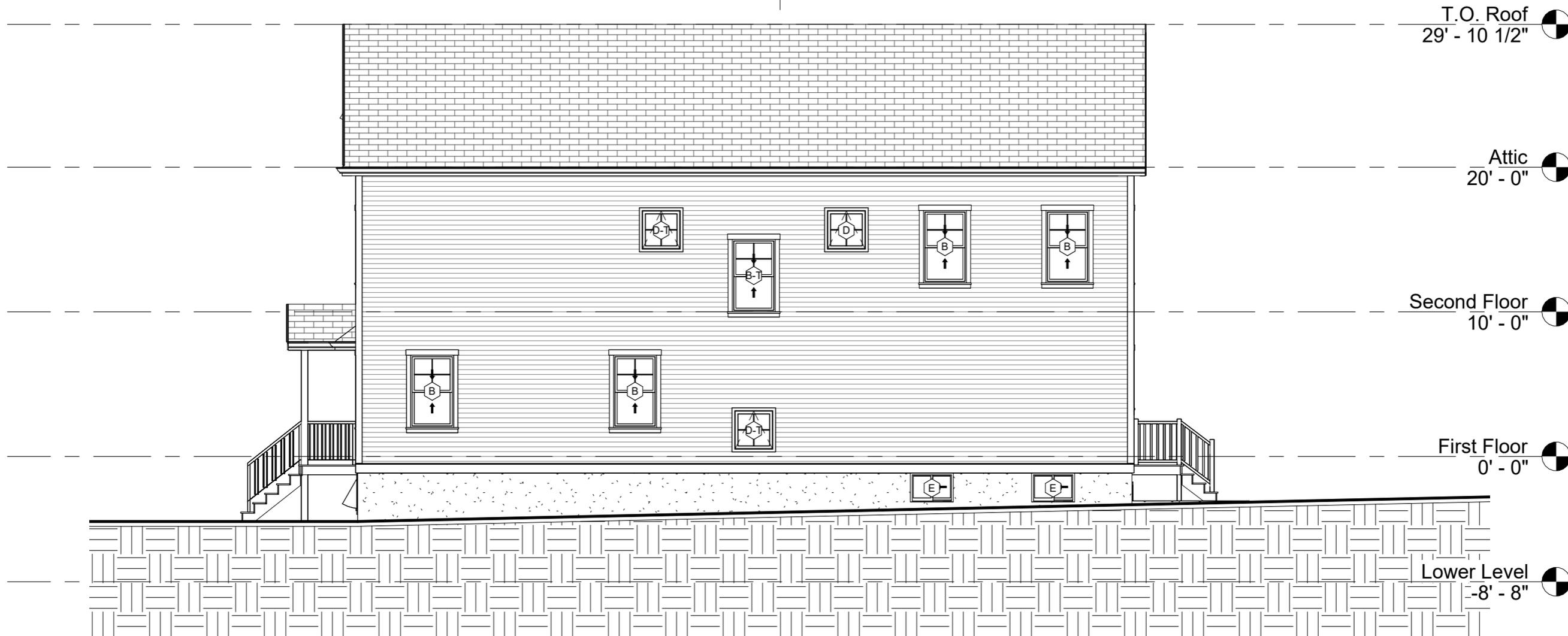
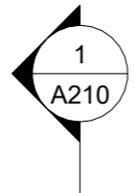
50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Proposed North Elevation

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A202
Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

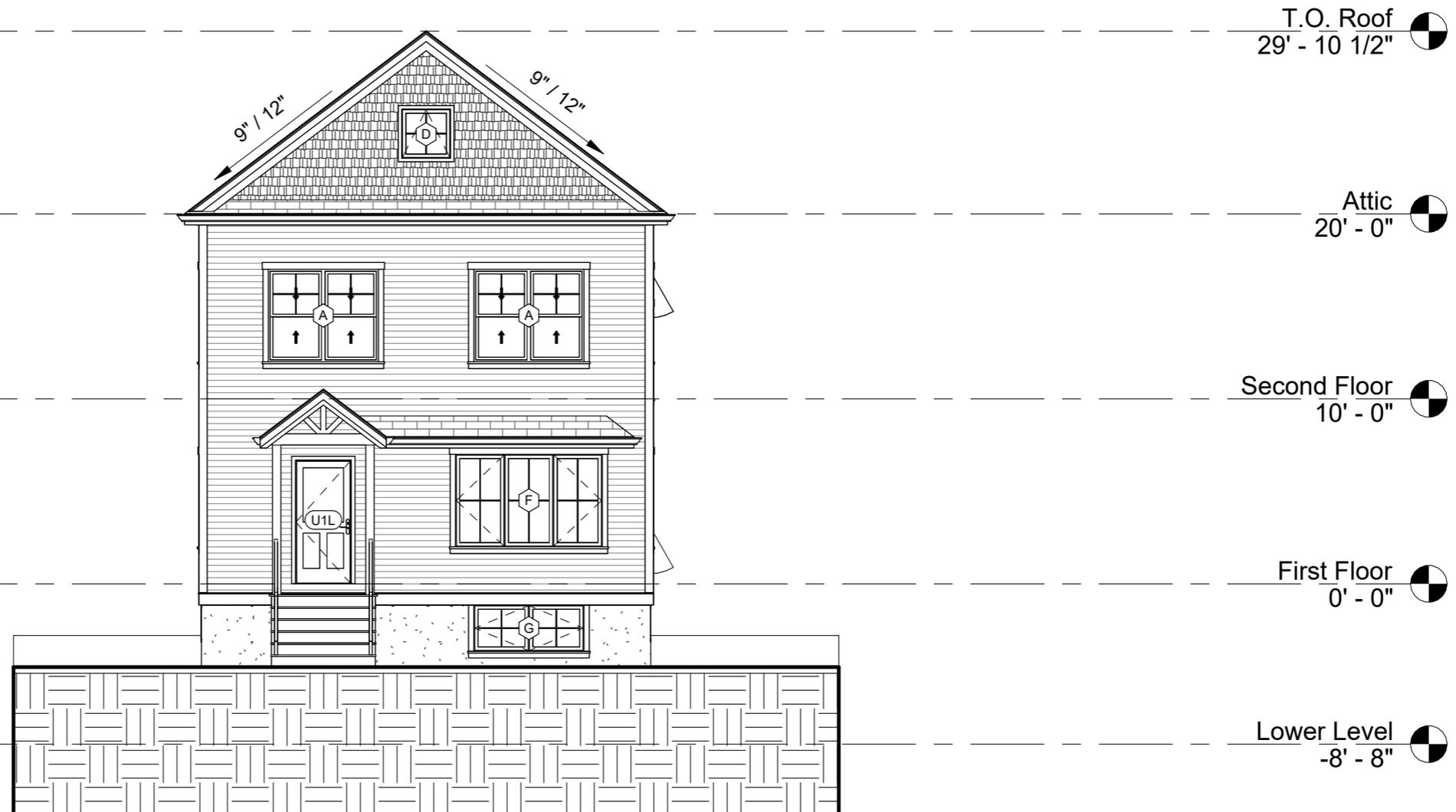
No.	Description	Date

Proposed East Elevation

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A204

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

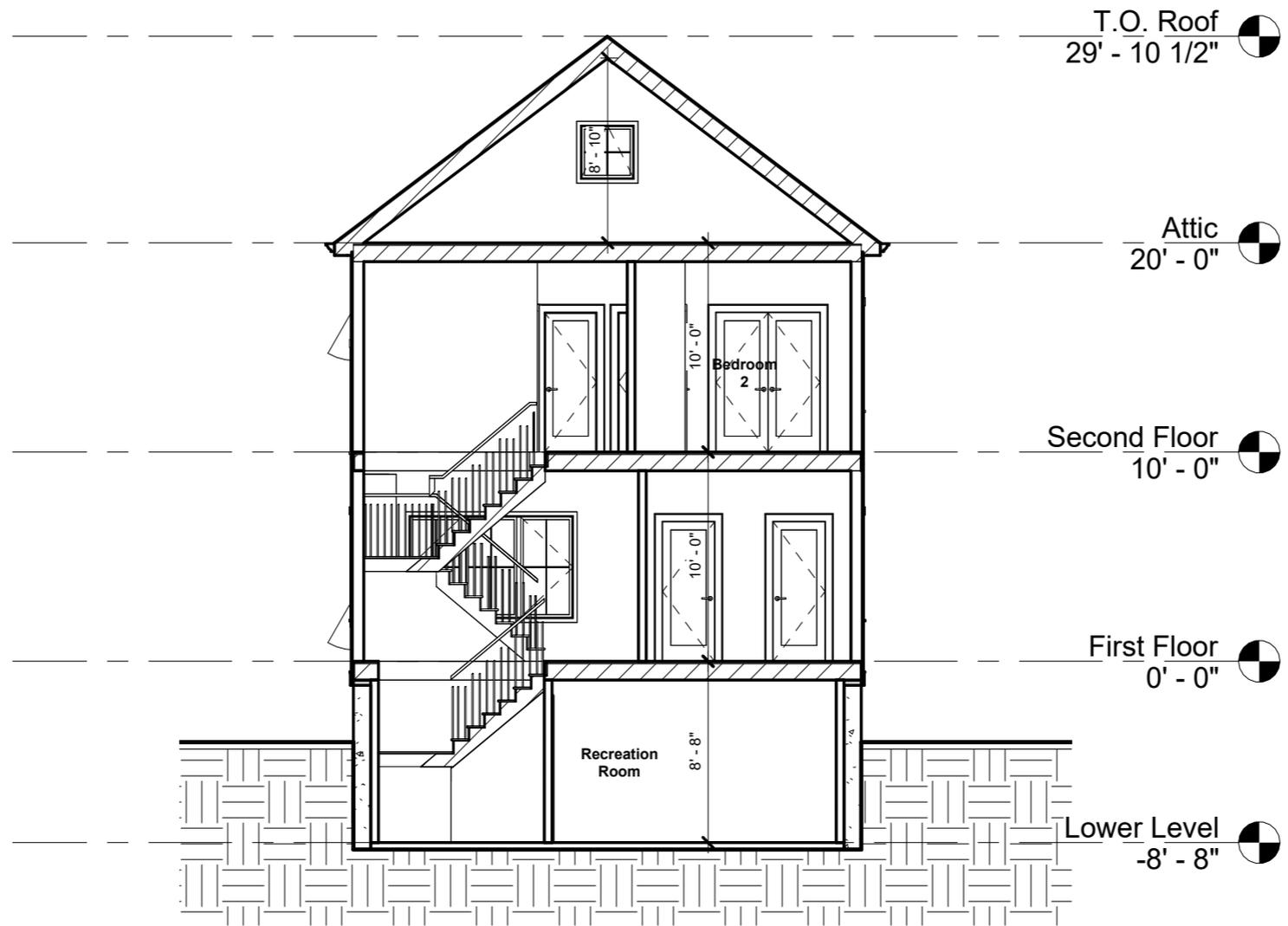
No.	Description	Date

Proposed South Elevation

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A206

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Building Section

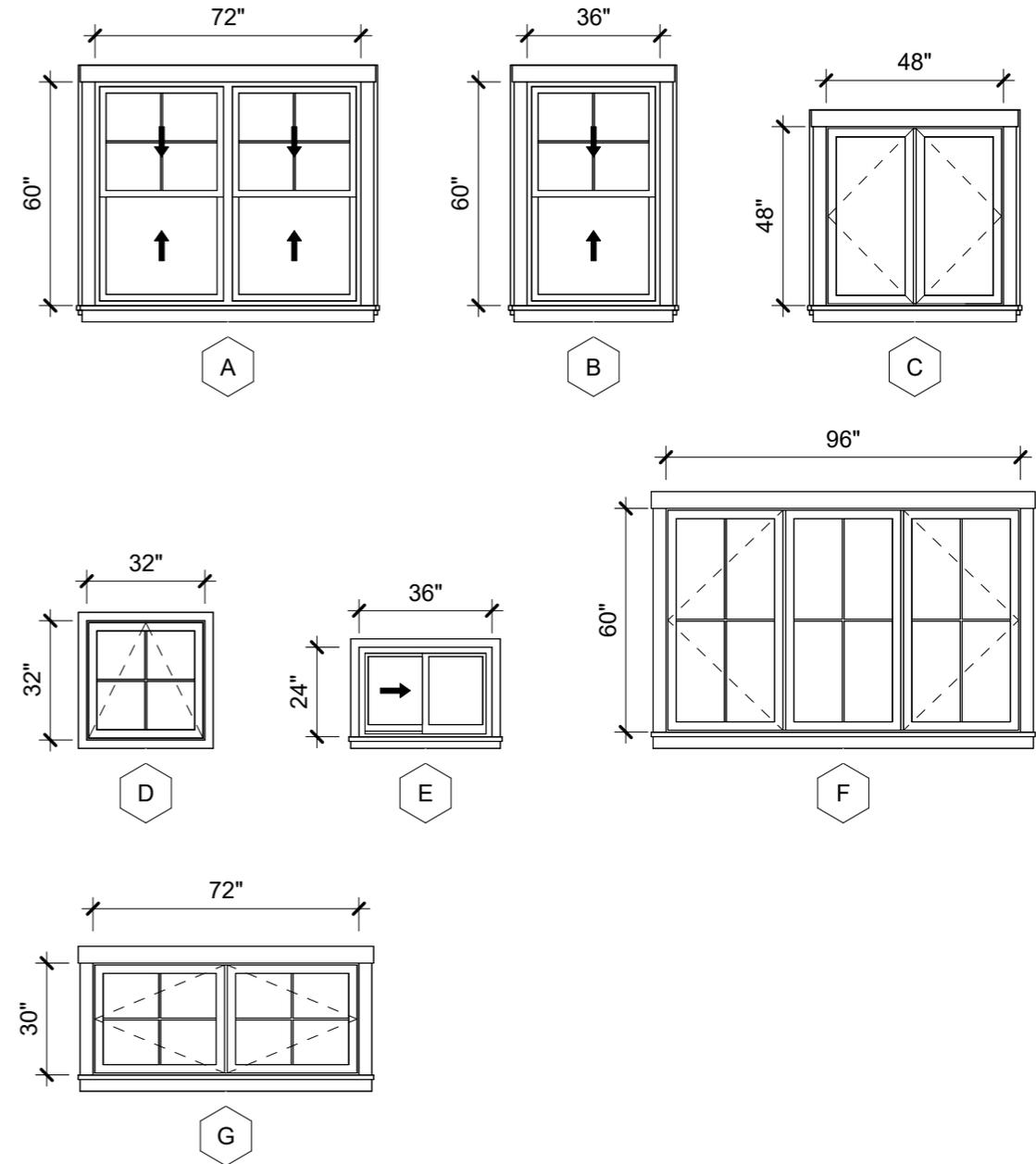
Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A210

Scale 1/8" = 1'-0"

Window Schedule

Type Mark	Count	Width	Height	Type	Tempered
A	5	72"	60"	Window-Double-Hung-Double	No
B	9	36"	60"	Window-Double-Hung	No
B-T	2	36"	60"	Window-Double-Hung	Yes
C	1	48"	48"	Window-Casement-Double	No
D	2	32"	32"	Window-Awning-Single	No
D-T	2	32"	32"	Window-Awning-Single	Yes
E	7	36"	24"	Window-Sliding-Double	No
F	1	96"	60"	Window-Casement-Triple	No
G	1	72"	30"	Window-Awning-Double-Horiz ontal	No



Door Schedule

Type Mark	Count	Width	Height	Comments
U1L	2	36"	80"	Entry Door
U2R	1	36"	80"	Rear Entry Glass Door
U3L	8	30"	80"	Interior Door
U3R	5	30"	80"	Interior Door
U4R	1	32"	80"	Interior Door
U5	3	60"	80"	Interior Double Door
U6L	1	36"	80"	Interior Door

50 Hamilton Rd, Belmont, MA.

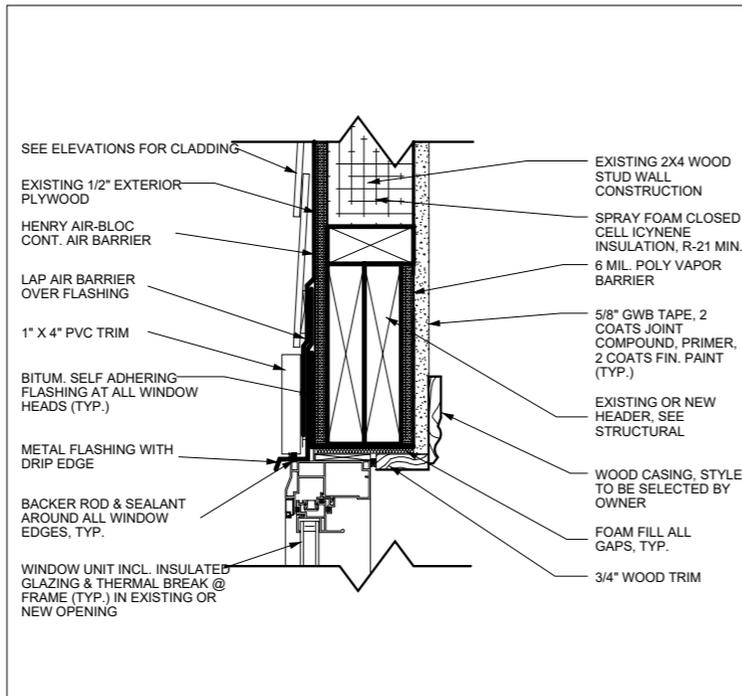
No.	Description	Date

Window & Door Schedule

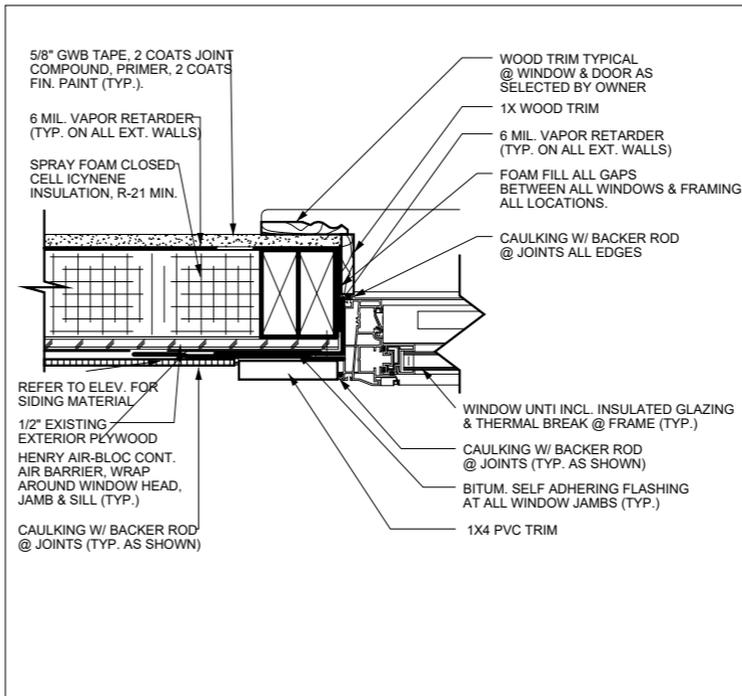
Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A300

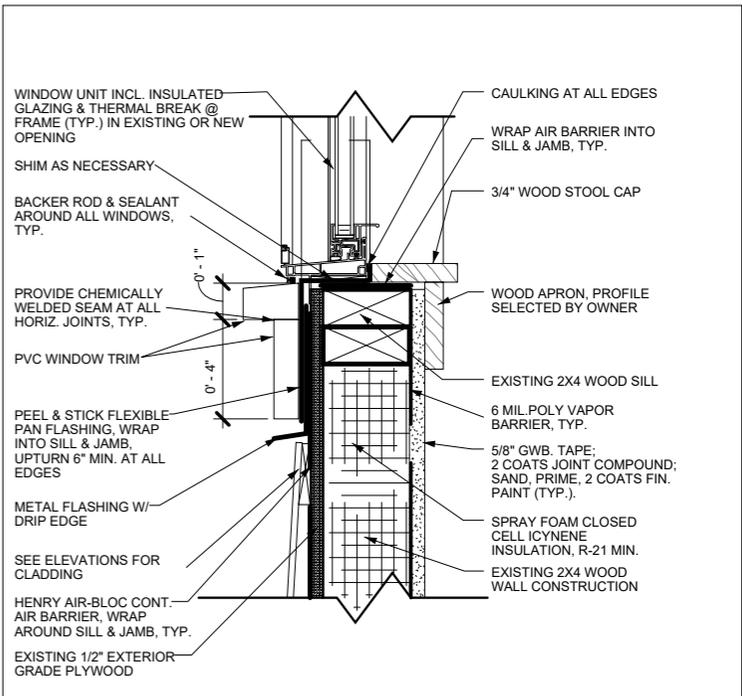
Scale 1/4" = 1'-0"



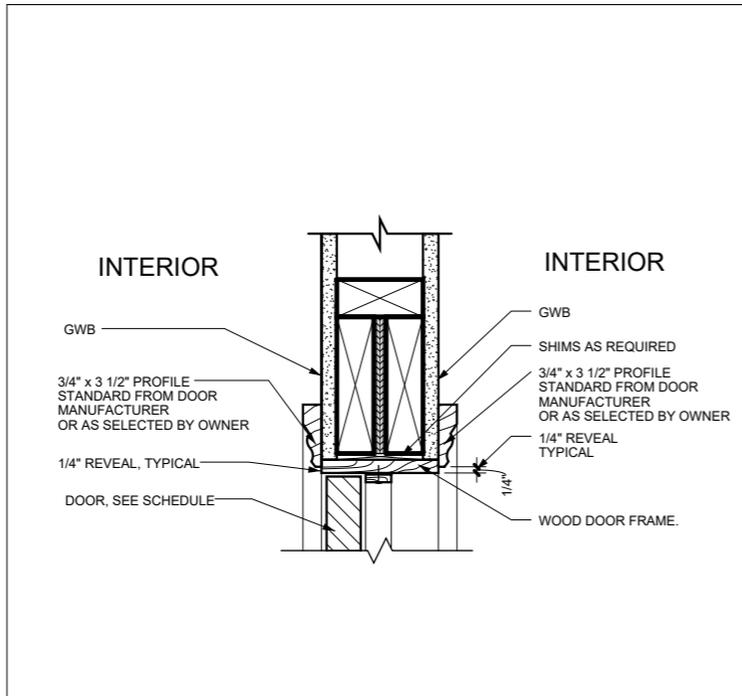
1 WINDOW HEAD DETAIL- EXISTING WALL
 A-500 Scale: N.T.S



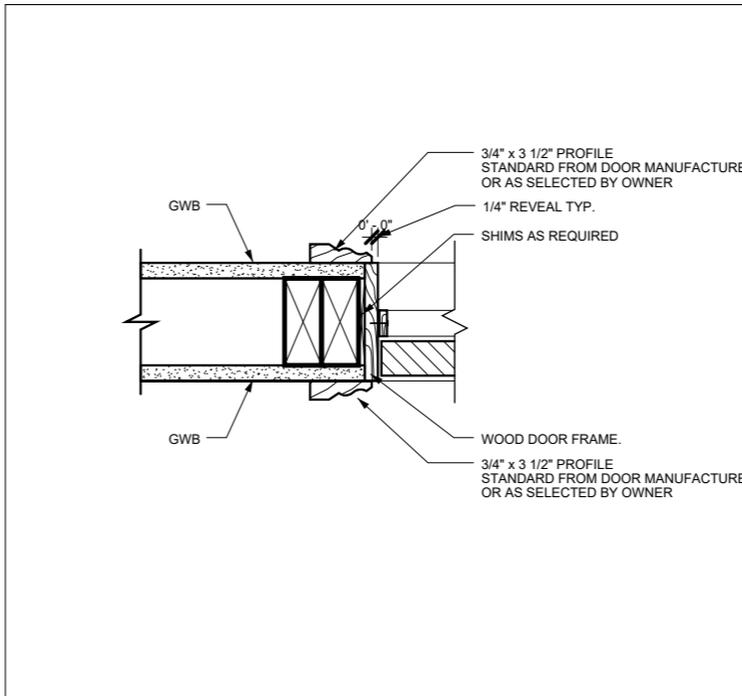
2 WINDOW JAMB DETAIL- EXISTING WALL
 A-500 Scale: N.T.S



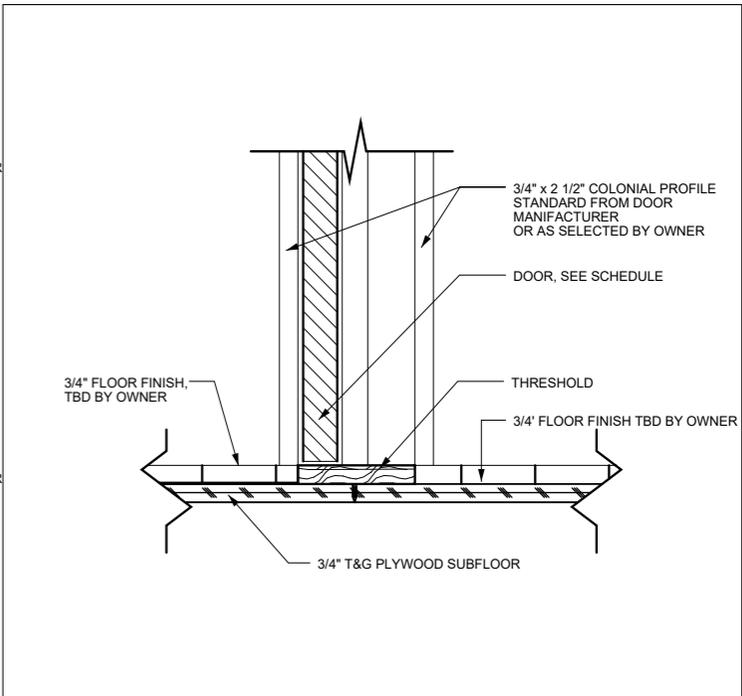
3 WINDOW SILL DETAIL- EXISTING WALL
 A-500 Scale: N.T.S



4 INTERIOR WOOD FRAME- DOOR HEAD DETAIL
 A-500 Scale: N.T.S



5 INTERIOR WOOD FRAME- DOOR JAMB DETAIL
 A-500 Scale: N.T.S



6 INTERIOR WOOD FRAME- DOOR THRESHOLD DETAIL
 A-500 Scale: N.T.S

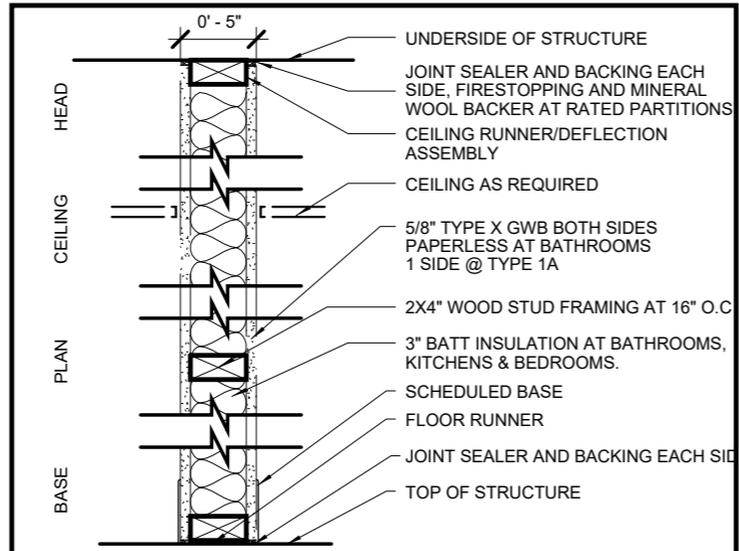
50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Window & Door Details		A400
Project number	Project number	
Date	10/31/24	
Drawn by	Author	
Checked by	Checker	Scale

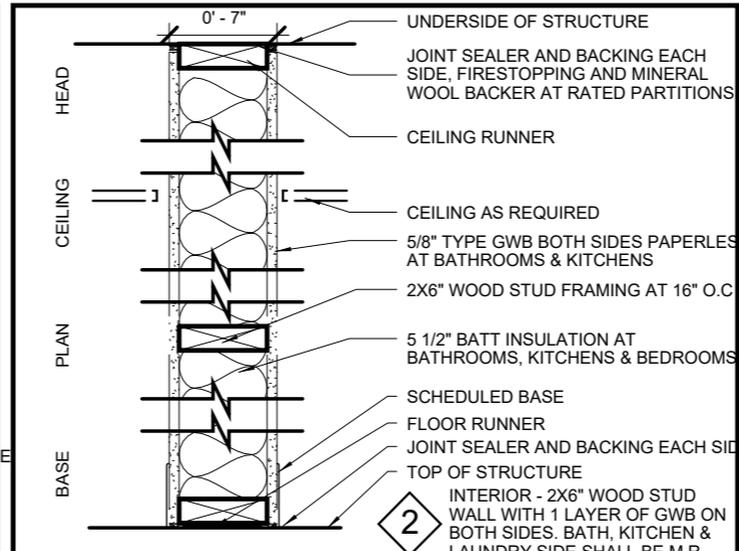
Climate Zone Requirements

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30i
SKYLIGHT U-FACTOR:	0.55
GLAZED FENESTRATION:	0.4
CEILING R-VALUE:	60
WOOD FRAME WALL R-VALUE:	30 or 20 + 5cih
MASS WALL R-VALUE:	13/17
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	15ci or 19
SLAB R-VALUE & DEPTH:	10ci, 4 Feet
CRAWL SPACE WALL R-VALUE:	15ci or 19



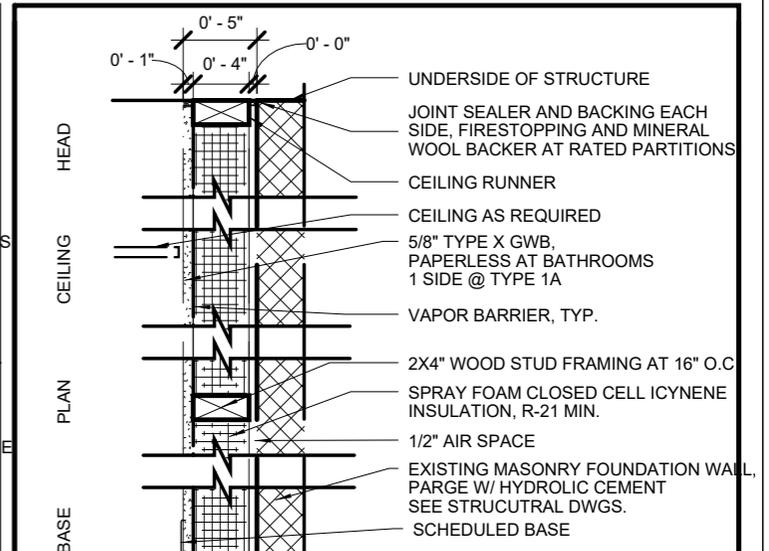
1A INTERIOR - 2X4\"/>

1 TYPICAL 2X4\"/>



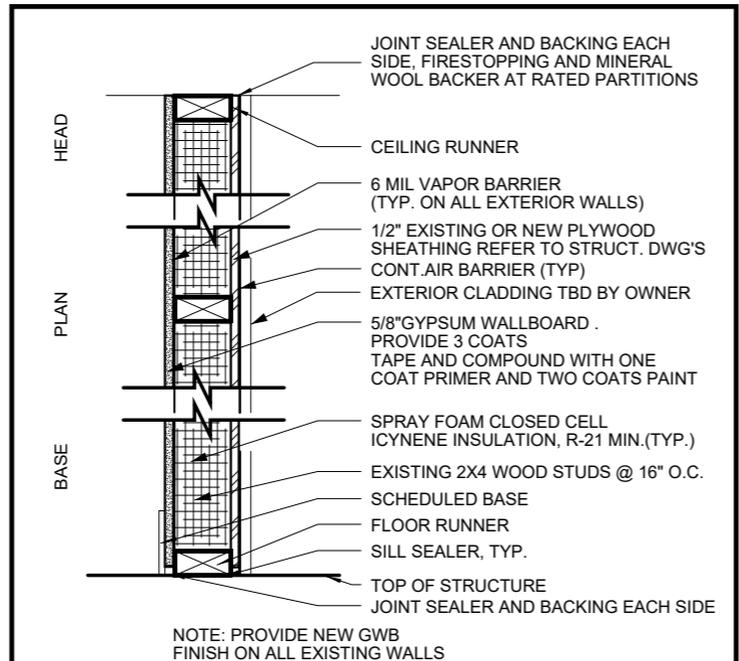
2 INTERIOR - 2X6\"/>

2 6\"/>

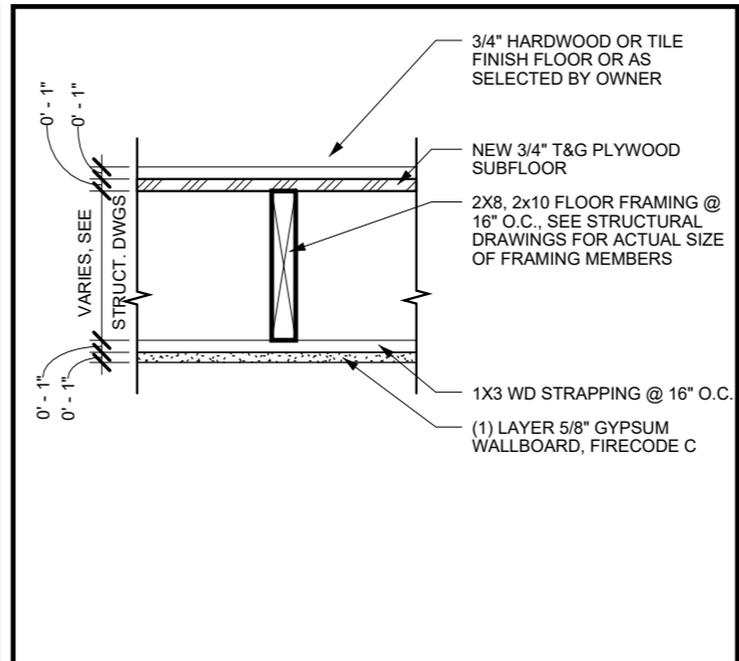


3 INTERIOR - 2X6\"/>

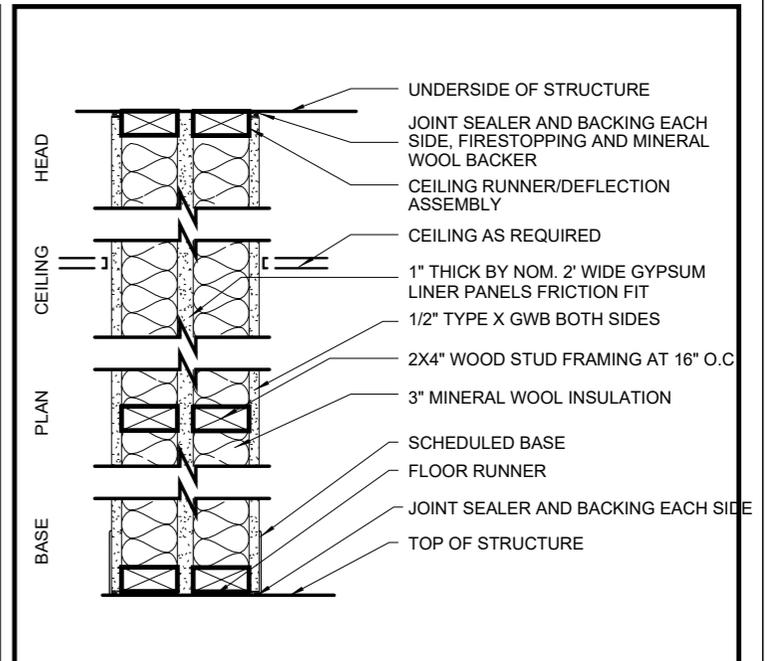
3 FURRED MASONRY WALL



4 EXTERIOR WALL TYPE- EXISITING WALL



5 FLOOR/CEILING ASSEMBLY @ EXISTING BUILDING



1X INTERIOR - UNIT SEPARATION DEMISING WALL

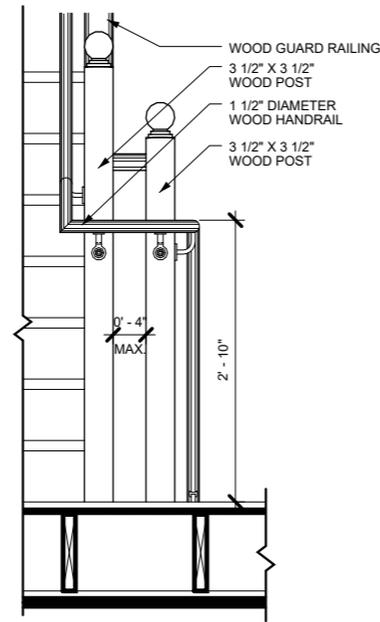
50 Hamilton Rd, Belmont, MA.

No.	Description	Date

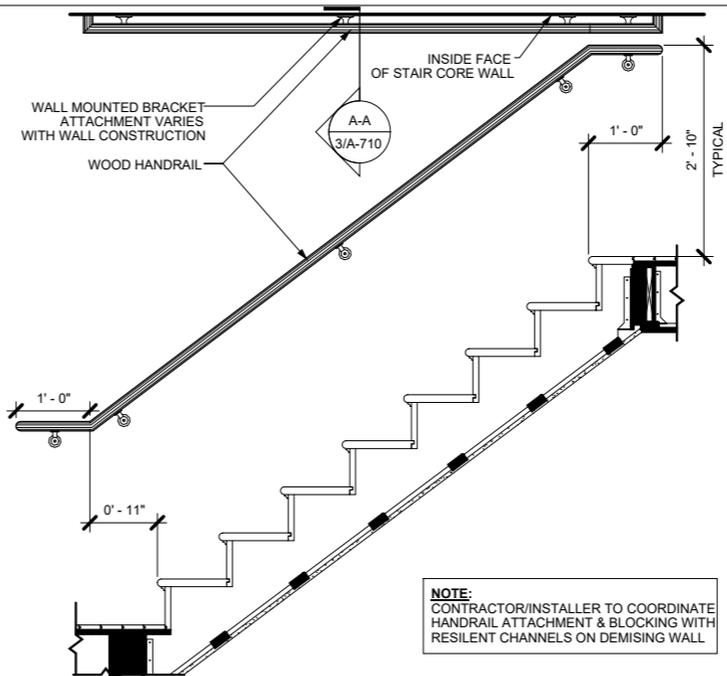
Patition Types

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

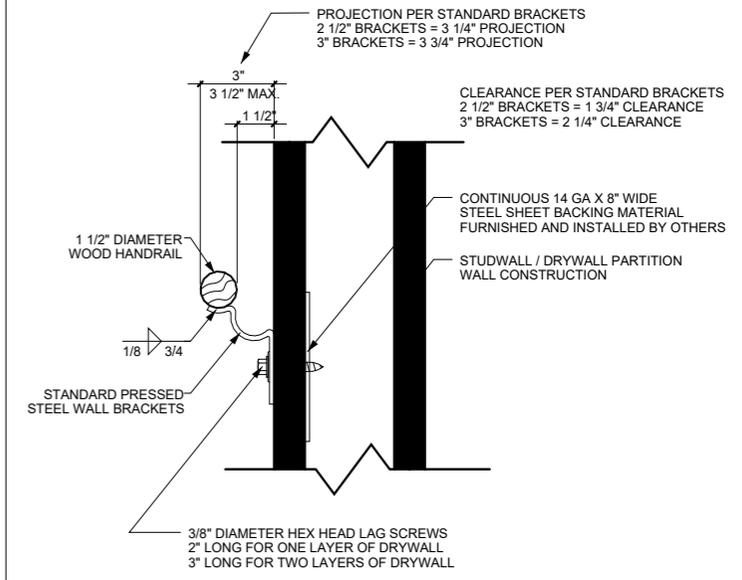
A500
Scale



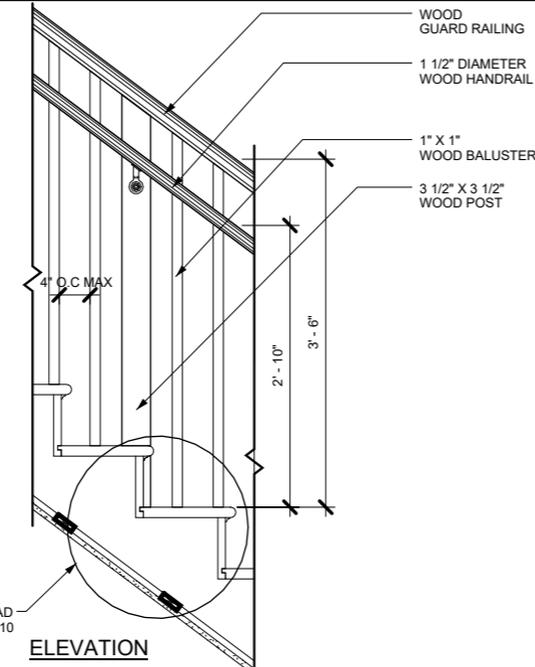
1 PICKET RAIL TRANS. BETWEEN LANDINGS
A-400 SCALE: N.T.S.



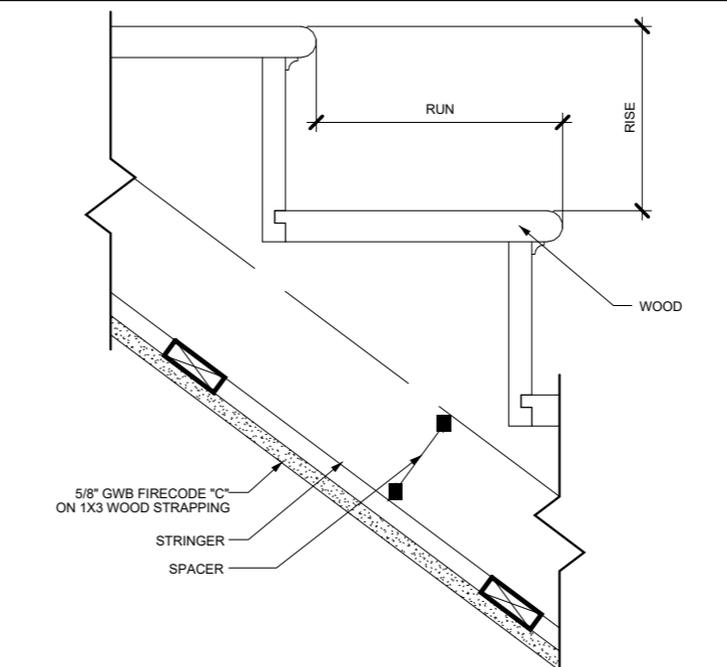
2 TYPICAL WALL RAIL
A-400 SCALE: N.T.S.



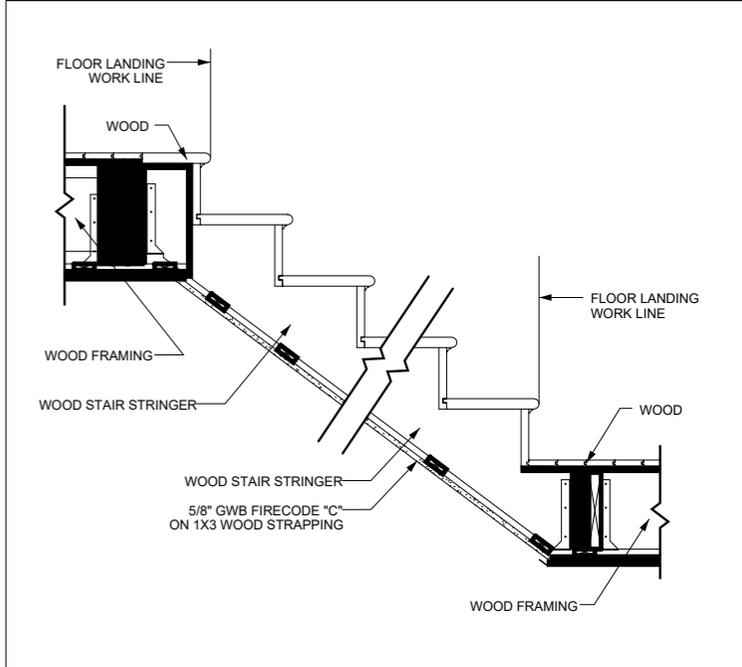
3 WALL HANDRAIL BRACKET MOUNTING DETAIL
A-400 SCALE: N.T.S.



4 PICKET RAIL INTERMEDIATE POST
A-400 SCALE: N.T.S.



5 WOOD STAIR DETAIL
A-400 SCALE: N.T.S.



6 TYPICAL STAIR SECTION
A-400 SCALE: N.T.S.

50 Hamilton Rd, Belmont, MA.

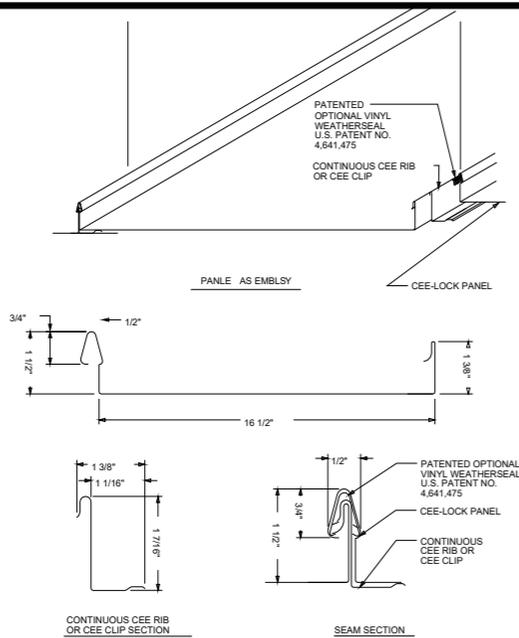
No.	Description	Date

Typical Stair Details

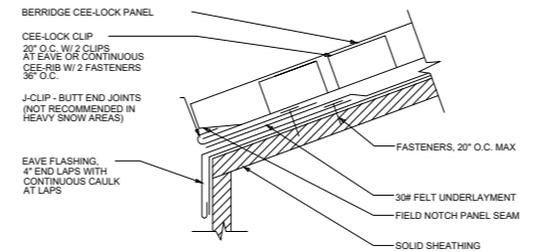
Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

A600

Scale

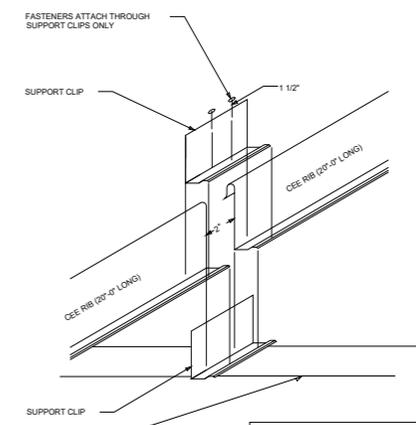


1 PANEL OVERVIEW
A-300 Scale:N.T.S

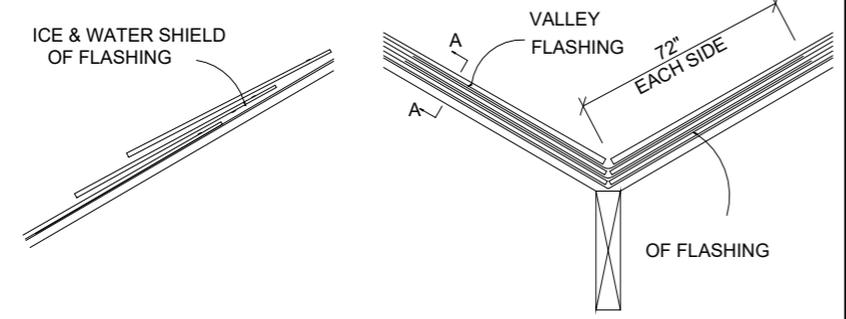


1 AS ROOF PANELS ARE INSTALLED, NOTCH PANEL SEAM AT EAVE.
2 THIS DETAIL NOT RECOMMENDED FOR AREAS WITH HEAVY SNOW LOADS. SEE DETAIL CL-11.
3 IF SOLID SHEATHING (BY OTHERS) IS USED, SHEATHING MUST BE MINIMUM 5/8" T&G OSB OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
4 ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

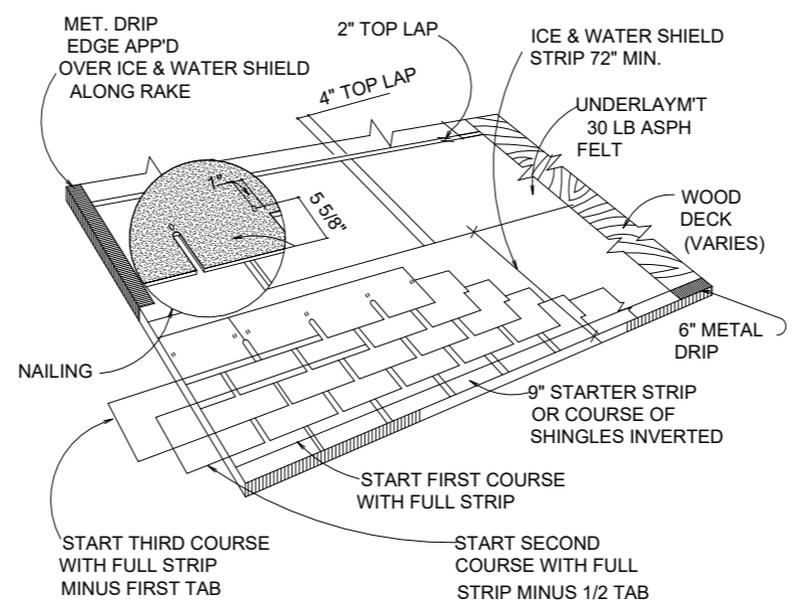
2 EAVE DETAIL W/ J-CLIP
A-300 Scale:N.T.S



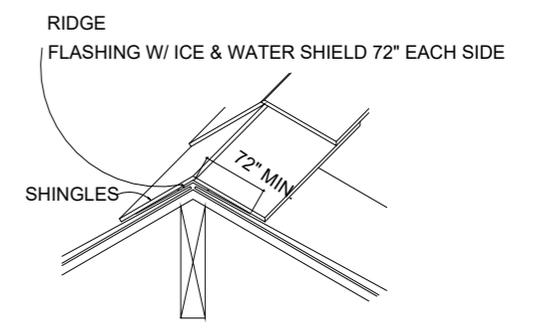
3 CEE-RIB EXPANSION JOINT
A-300 Scale:N.T.S



4 VALLEY FLASHING
A-300 Scale:N.T.S



5 TYPICAL ROOF LAYOUT
A-300 Scale:N.T.S

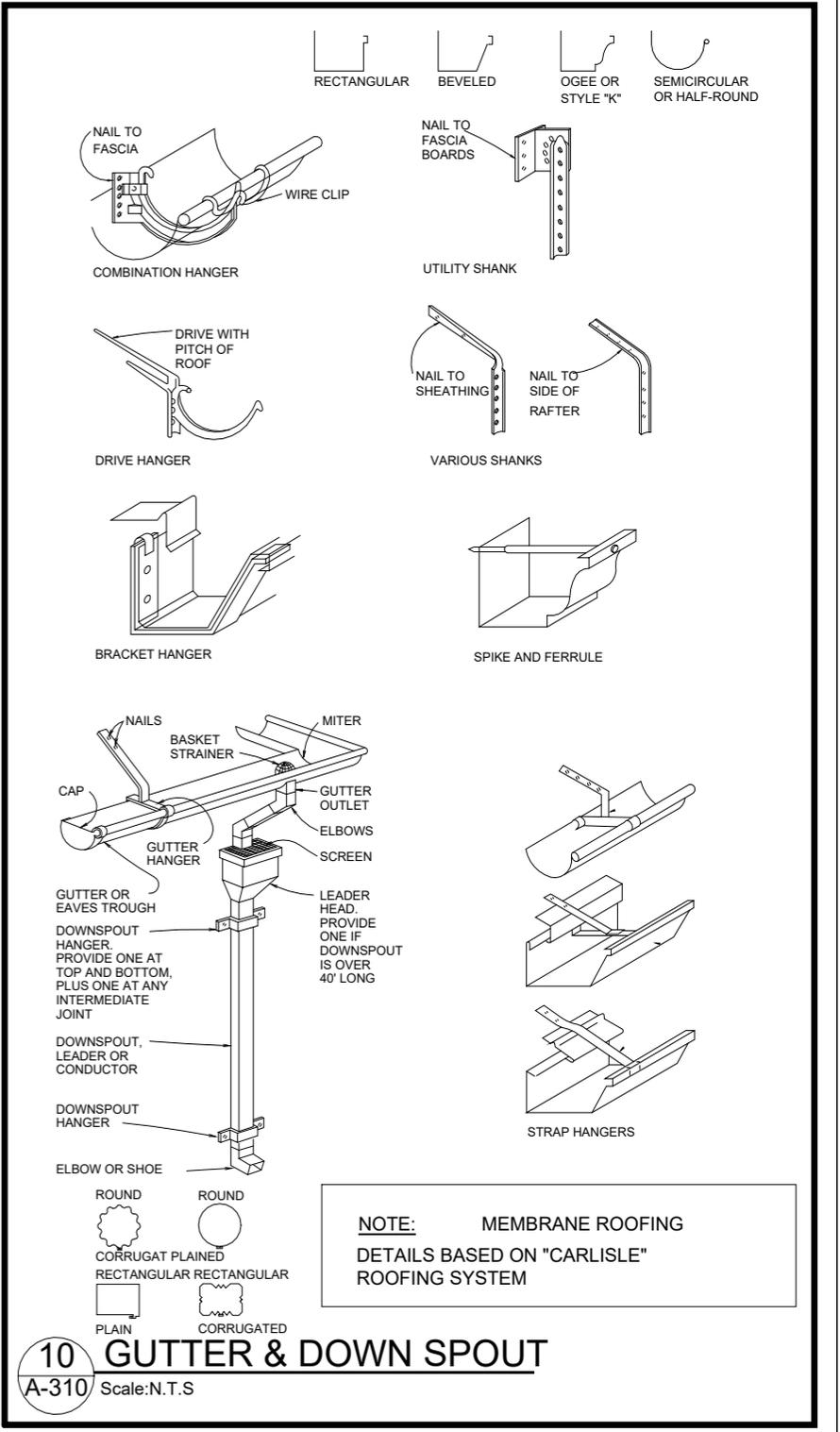
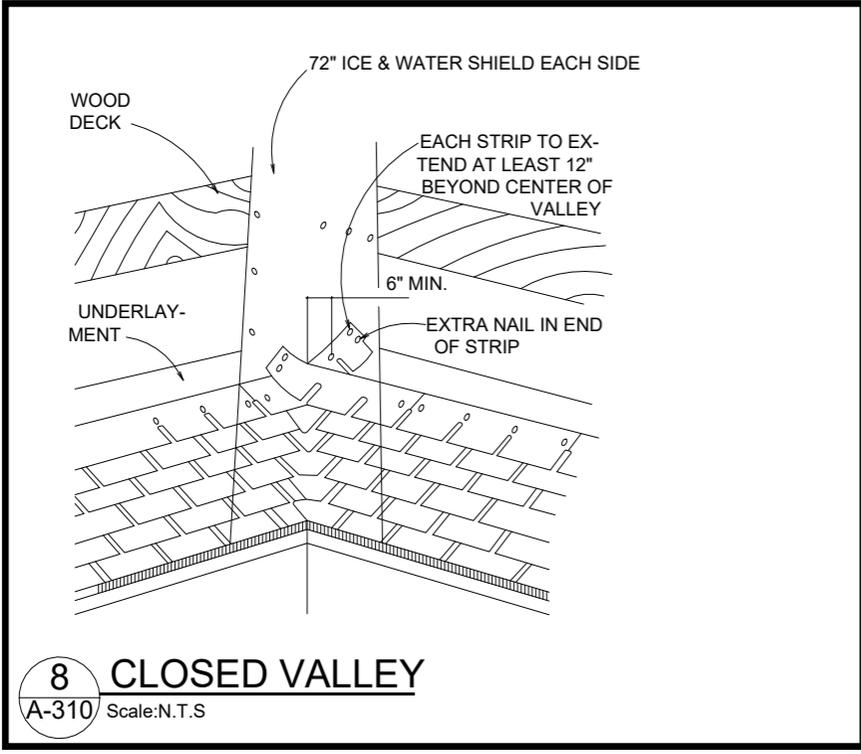
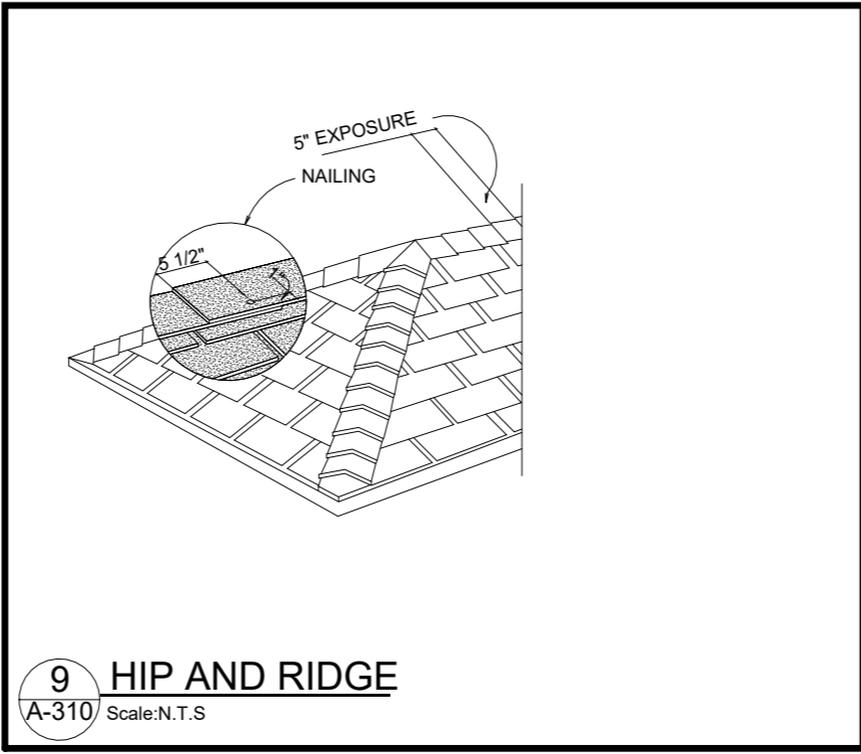
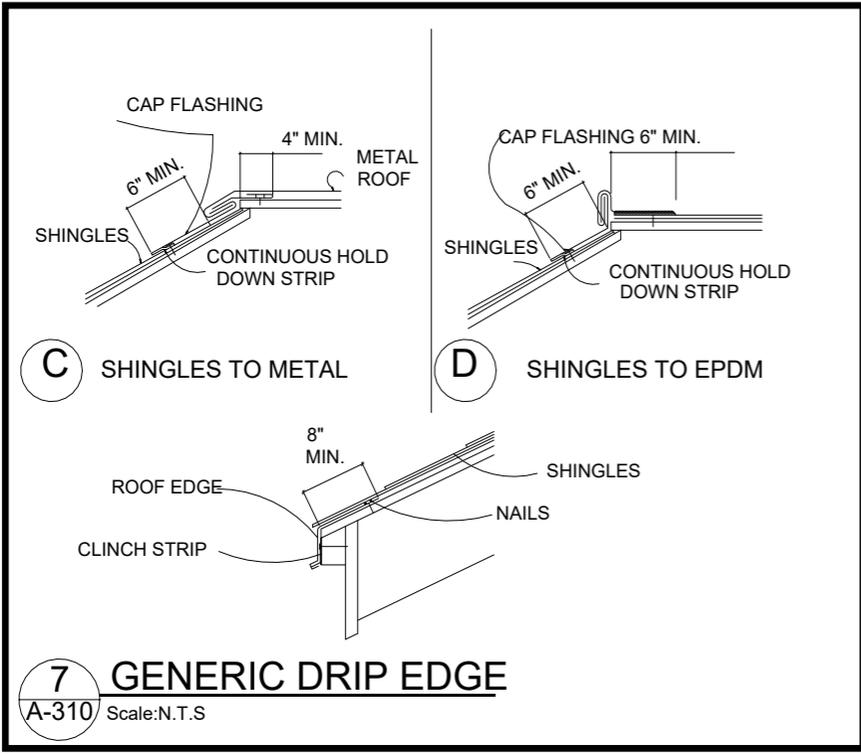


6 CONCEALED RIDGE FLASHING
A-300 Scale:N.T.S

50 Hamilton Rd, Belmont, MA.

No.	Description	Date

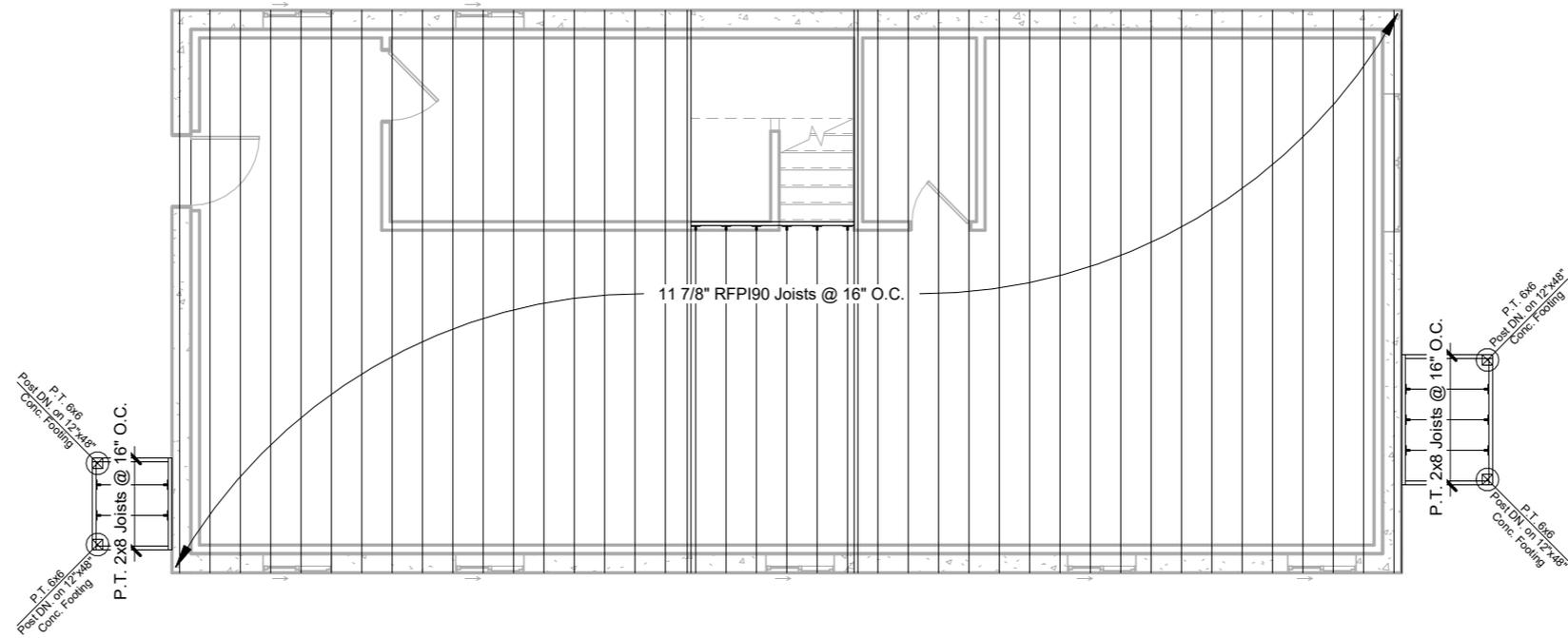
Typical Roof Details I		
Project number	Project number	A700
Date	10/31/24	
Drawn by	Author	
Checked by	Checker	
		Scale



50 Hamilton Rd, Belmont, MA.

No.	Description	Date

Typical Roof Details II		A710
Project number	Project number	
Date	10/31/24	
Drawn by	Author	
Checked by	Checker	Scale



50 Hamilton Rd, Belmont, MA.

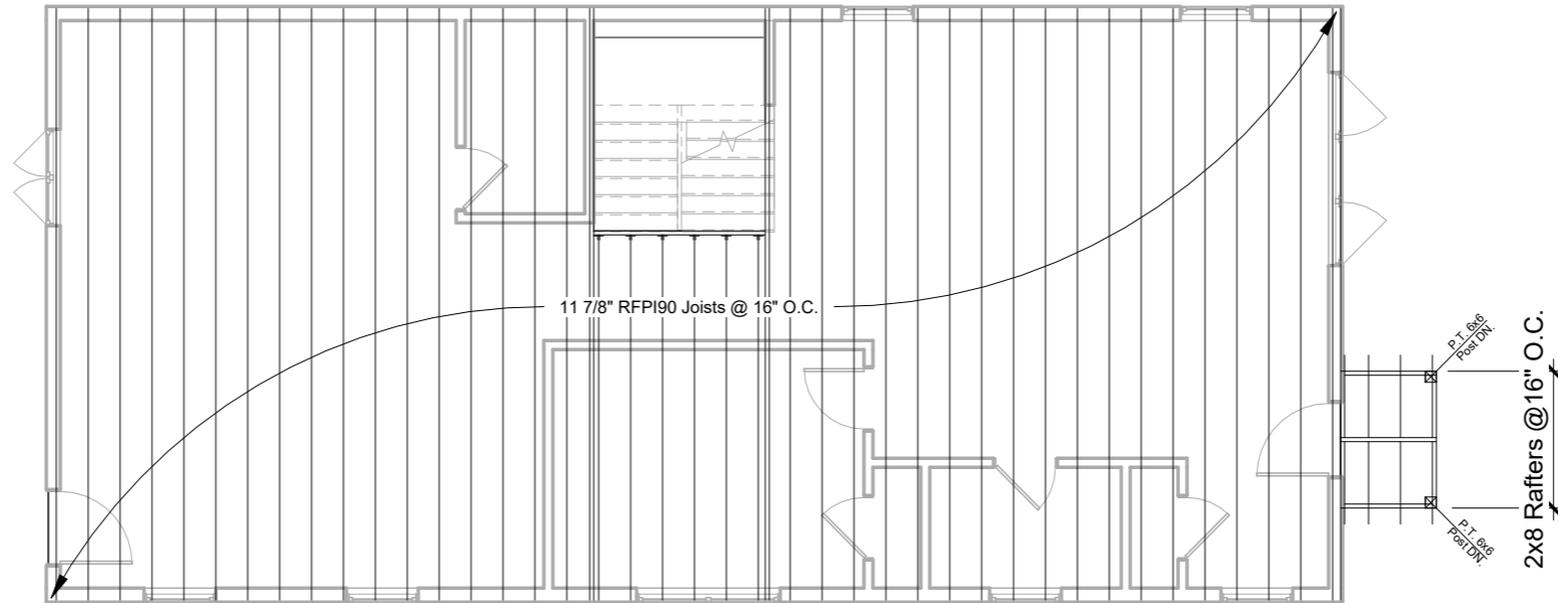
No.	Description	Date

First Floor Framing

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

S100

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

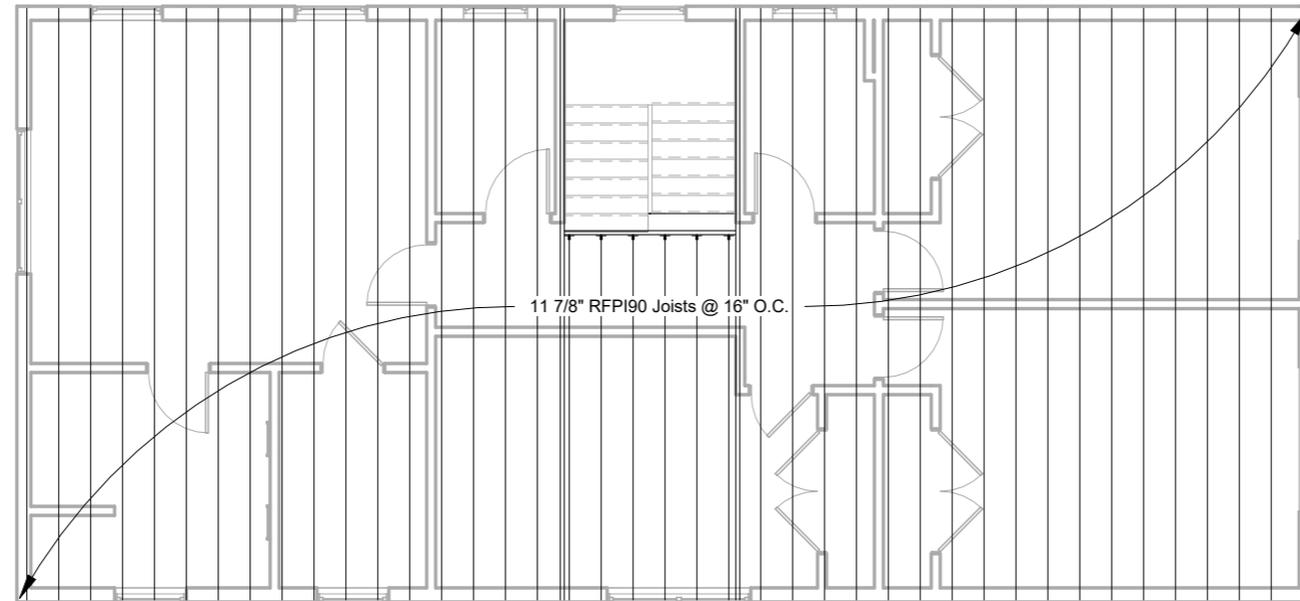
No.	Description	Date

Second Floor Framing

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

S101

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

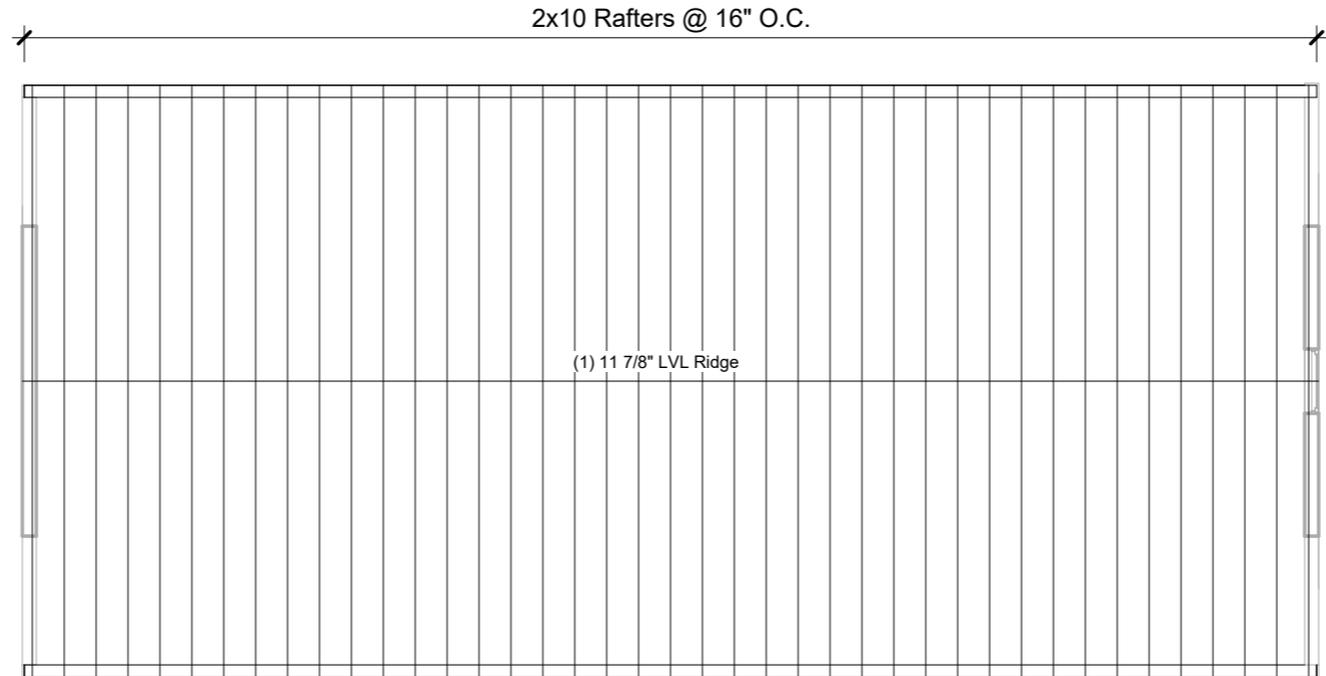
No.	Description	Date

Attic Framing

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

S102

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

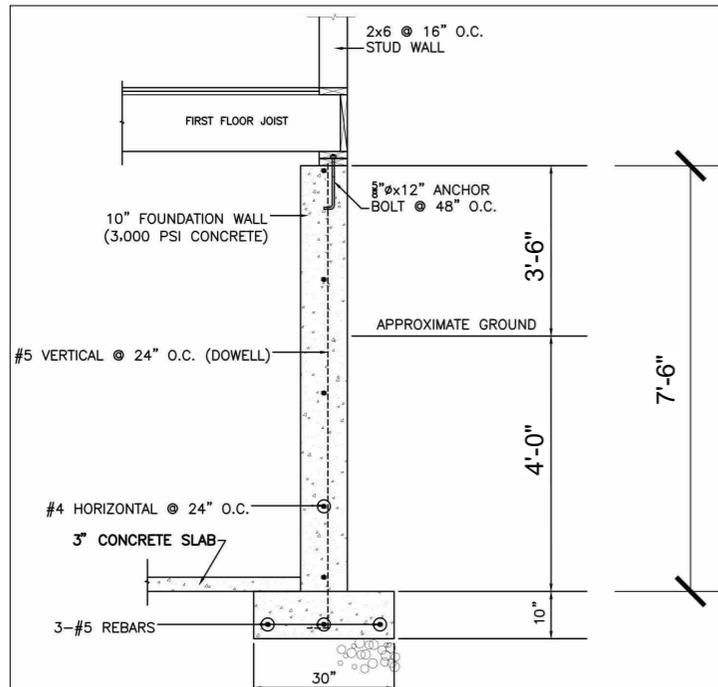
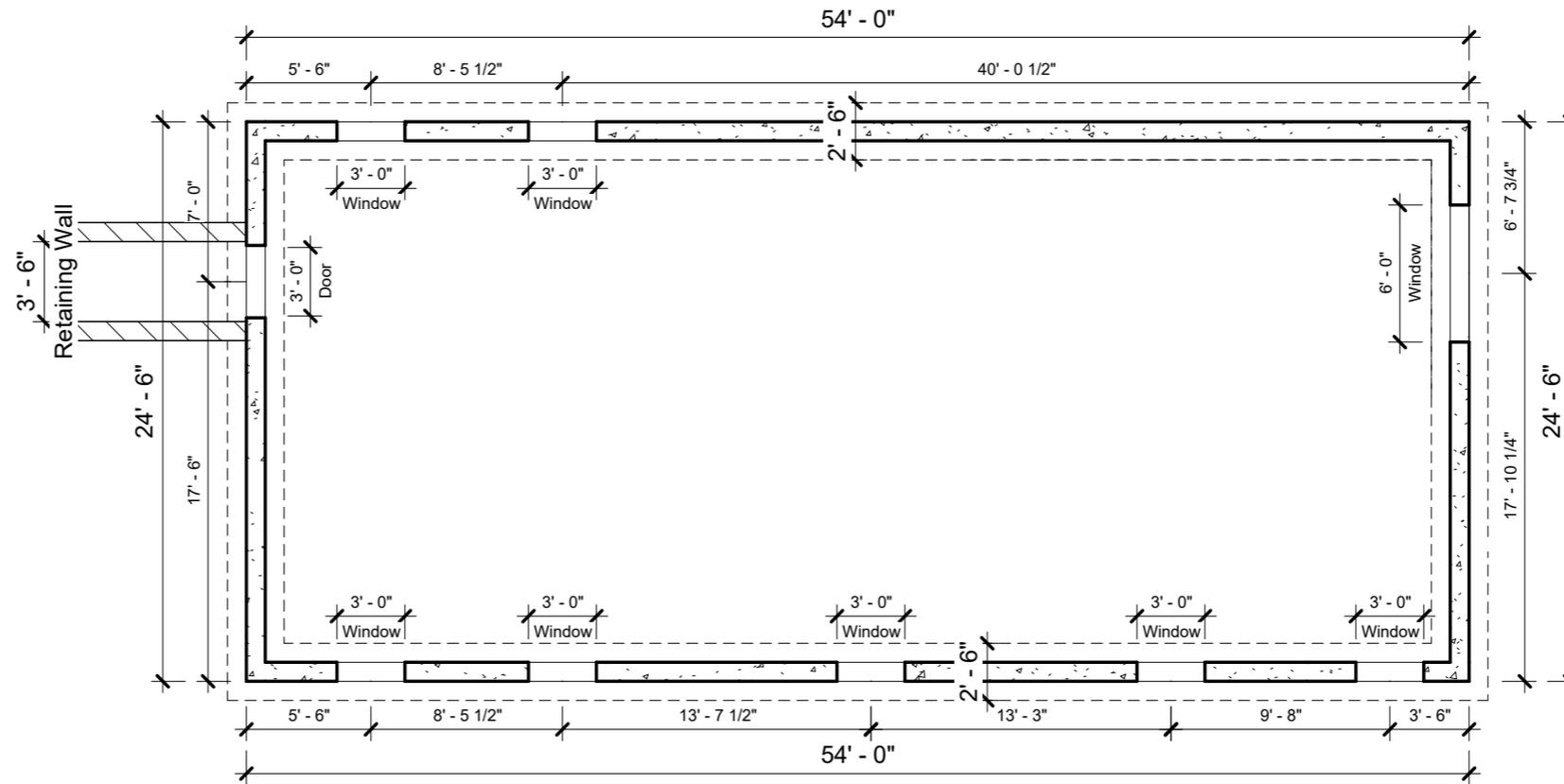
No.	Description	Date

Roof Framing

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

S103

Scale 1/8" = 1'-0"



50 Hamilton Rd, Belmont, MA.

No.	Description	Date

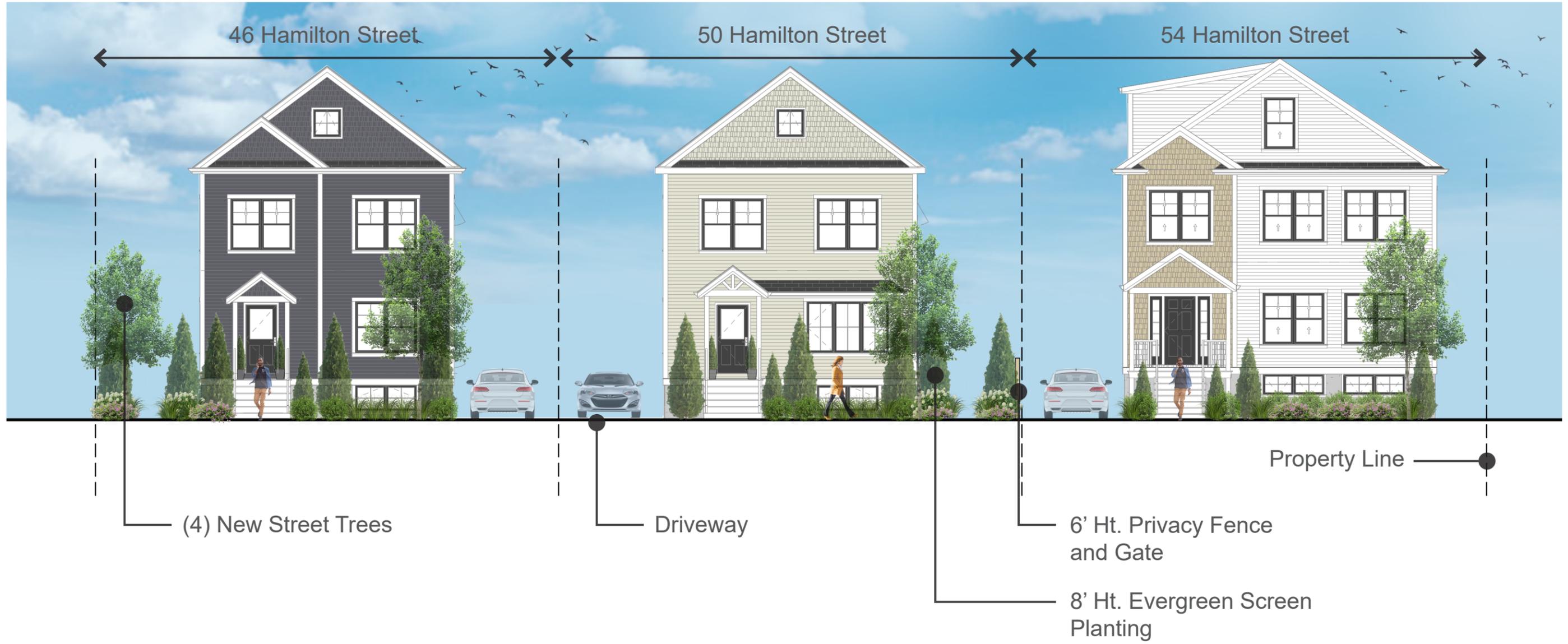
Foundation Plan

Project number	Project number
Date	10/31/24
Drawn by	Author
Checked by	Checker

S200

Scale 1/8" = 1'-0"

ELEVATION A-A' - HAMILTON STREET



46-54 Hamilton Street, Belmont | Landscape Elevations

November 04, 2024

