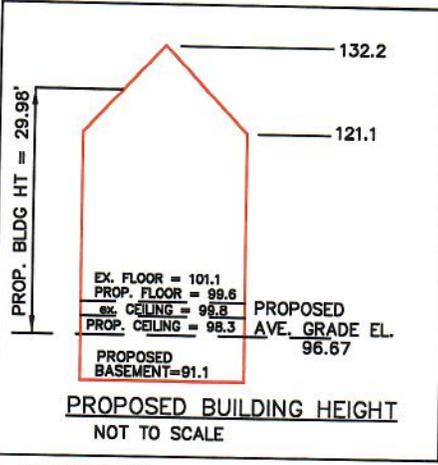


MYRTLE STREET

CONCORD AVENUE



PROPOSED
83.8% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

97.17 - PROPOSED ELEVATION



LOT 22

LOT 24
8,050± S.F.

LOT 23

LOT 25

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

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

| | REQ. | EXISTING | PROP. |
|-----------------------|--------|----------|-------|
| FRONT S/B (CONCORD): | 22.55' | 19.9' | 22.9' |
| FRONT S/B (MYRTLE): | 23.1' | 25.1' | 25.2' |
| SIDE SETBACK: | 10' | 28.3' | 12.3' |
| REAR SETBACK: | 30' | 24.8' | 30.4' |
| MAXIMUM LOT COVERAGE: | 25% | 18.9% | 24.8% |
| MINIMUM OPEN SPACE: | 50% | 78.9% | 70.9% |
| LOT FRONTAGE: | | 105.04' | |

TOTAL LOT AREA: 8,050± S.F.

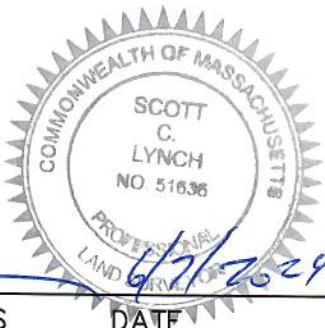
OWNER: T.A. JOHN FOSTER
13047/484
ASSESSORS MAP 24 - PARCEL 24

PROPOSED PLOT PLAN
#2 MYRTLE STREET
(F.K.A. 278 CONCORD AVE.)
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/7/2024



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7493PP1, DWG



SCOTT LYNCH, PLS

DATE

2 Myrtle Street, Belmont, Massachusetts.



Site Location



List of Symbols

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

Area Schedule (Gross Building)

| Level | Area |
|--------------|---------|
| First Floor | 1241 SF |
| Second Floor | 1663 SF |
| Total | 2904 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 |
| A106 | Proposed Attic | S200 | Foundation Plan |
| A200 | Proposed South Elevation | | |
| A202 | Proposed West Elevation | | |
| A204 | Proposed North Elevation | | |
| A206 | Proposed East 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 | | |

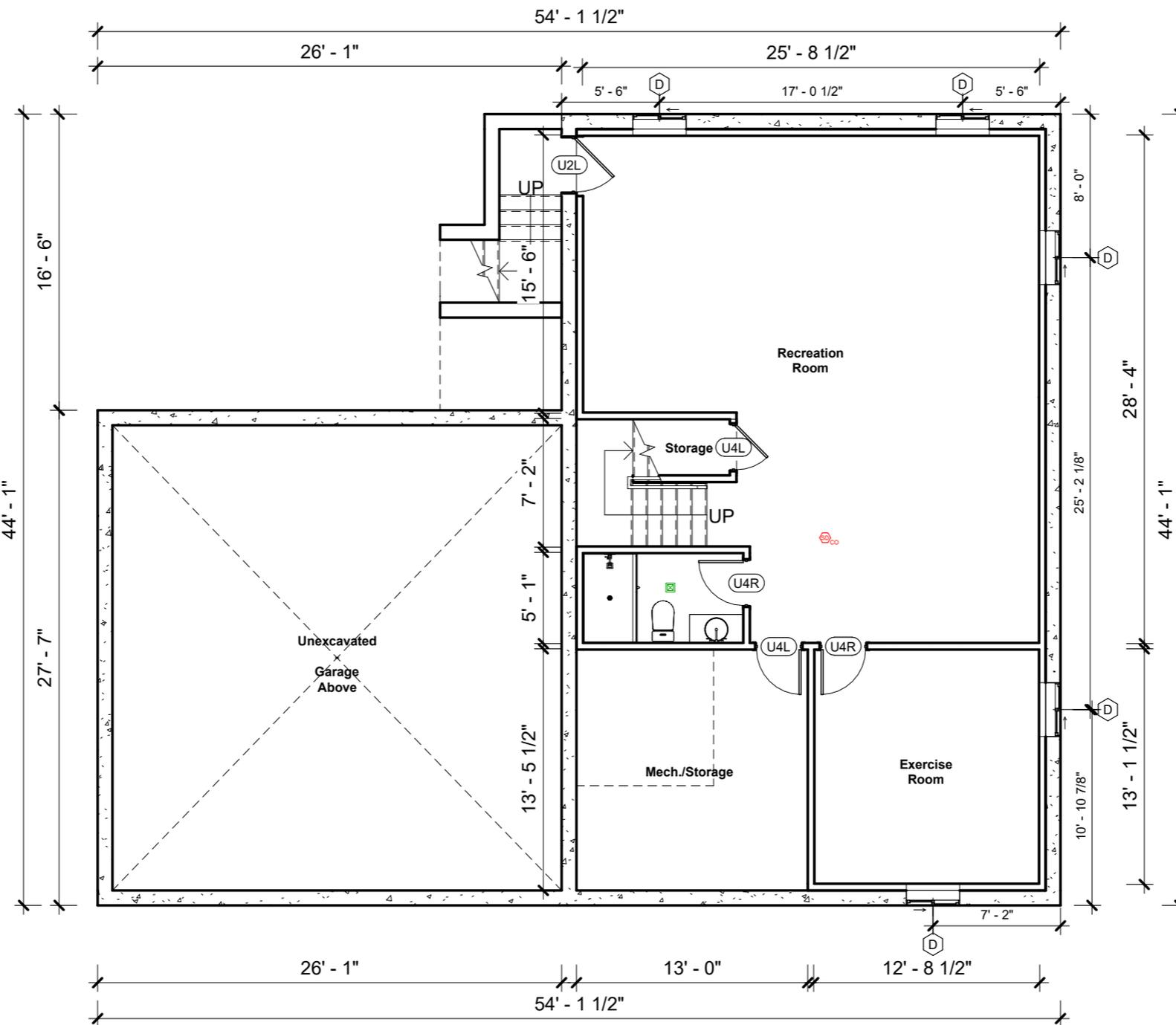
2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Cover Page

| | | |
|----------------|----------------|------|
| Project number | Project number | A000 |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| Scale | | |

A204
1



A202 1

1
A210

1 A206

1
A200

2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Proposed Lower Level

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

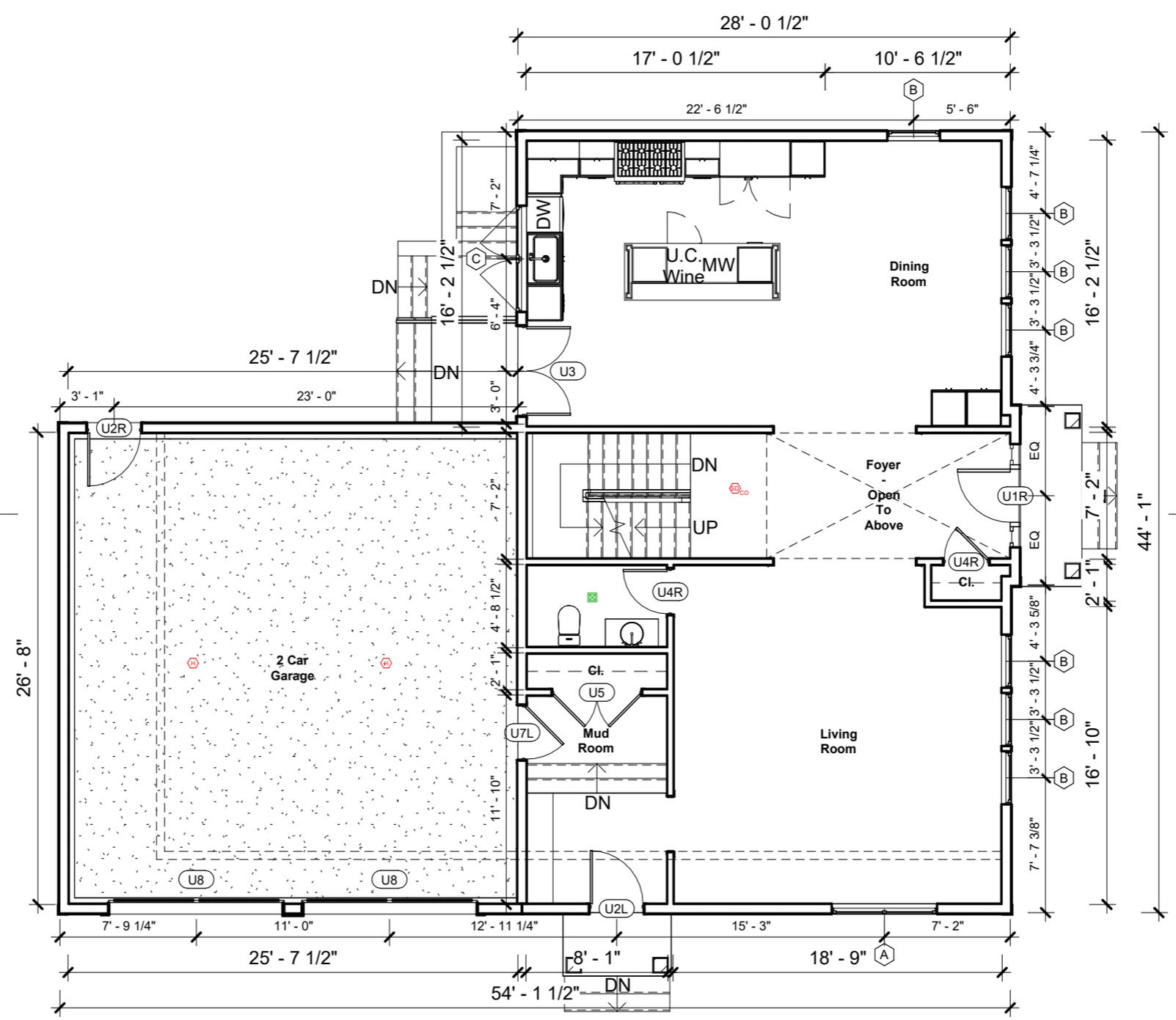
A100
Scale 1/8" = 1'-0"

A204
1

A202 1

1 A206

1
A200

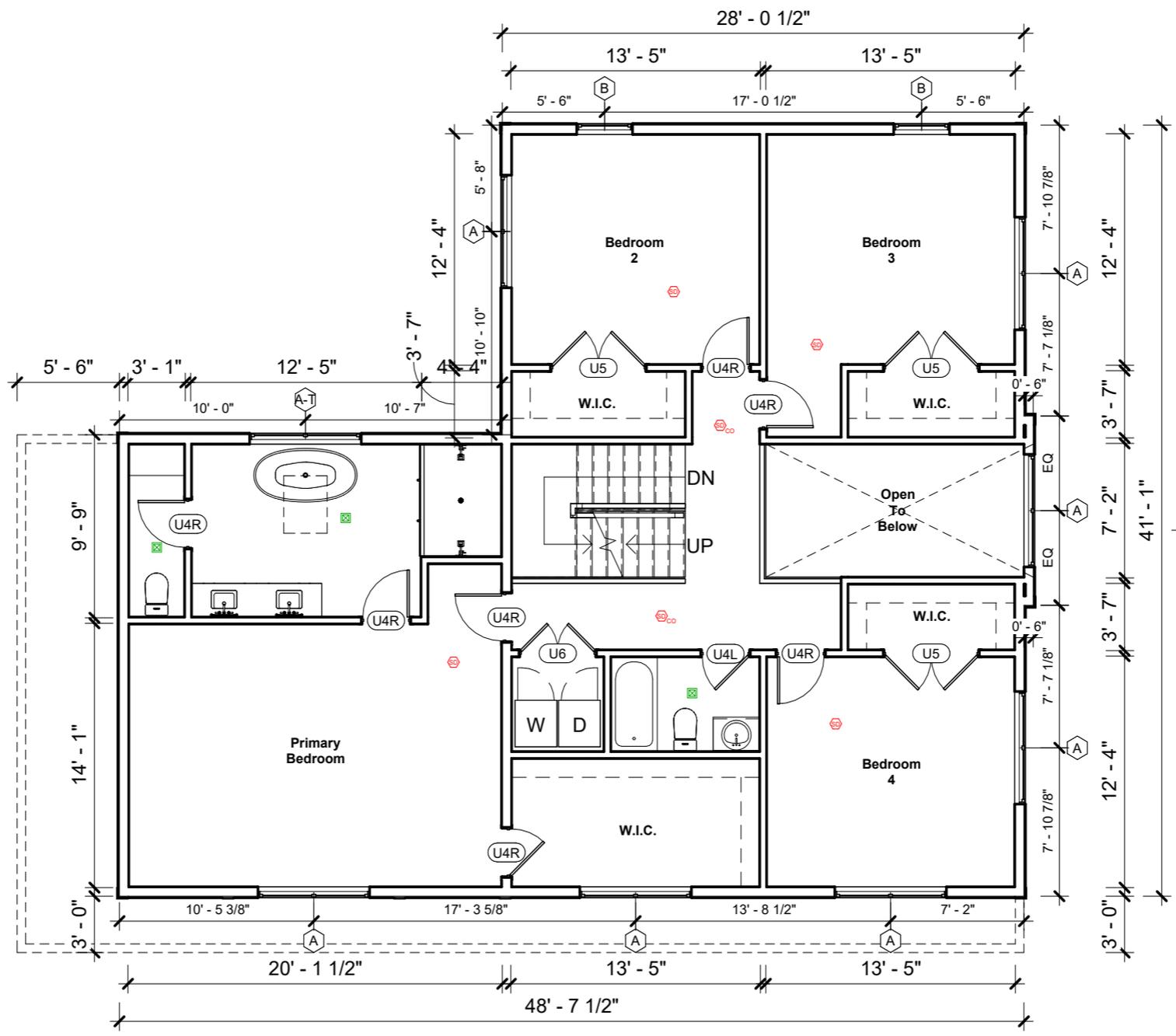


2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

| Proposed First Floor | | |
|----------------------|----------------|---------------|
| Project number | Project number | <h1>A102</h1> |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| Scale 1/8" = 1'-0" | | |

A204
1



A202 1

1
A210

1 A206

1
A200

2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

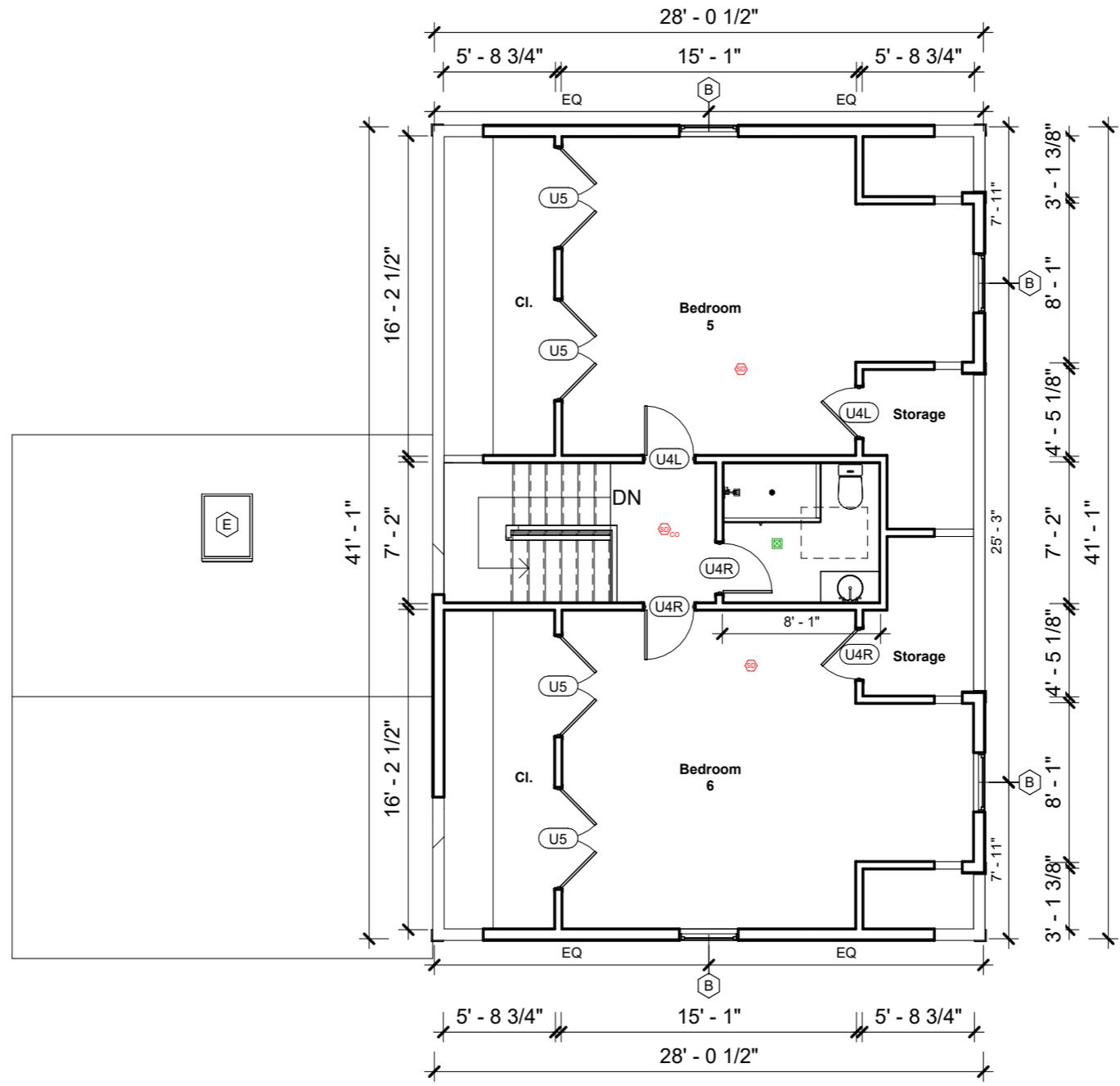
Proposed Second Floor

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A104
Scale 1/8" = 1'-0"

A204
1

A202 1



1
A210

1 A206

1
A200

2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Proposed Attic

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A106
Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Proposed South Elevation

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

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



2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

| Proposed West Elevation | | |
|-------------------------|----------------|--------------------|
| Project number | Project number | A202 |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| | | Scale 1/8" = 1'-0" |



2 Myrtle St, Belmont, MA.

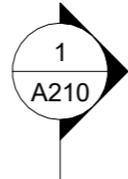
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Proposed North Elevation

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A204

Scale 1/8" = 1'-0"



T.O. Roof
32' - 8 1/2"

Roof Midpoint
27' - 1"

Attic
19' - 0"

Second Floor
10' - 0"

First Floor
0' - 0"

Lower Level
-8' - 6"

2 Myrtle St, Belmont, MA.

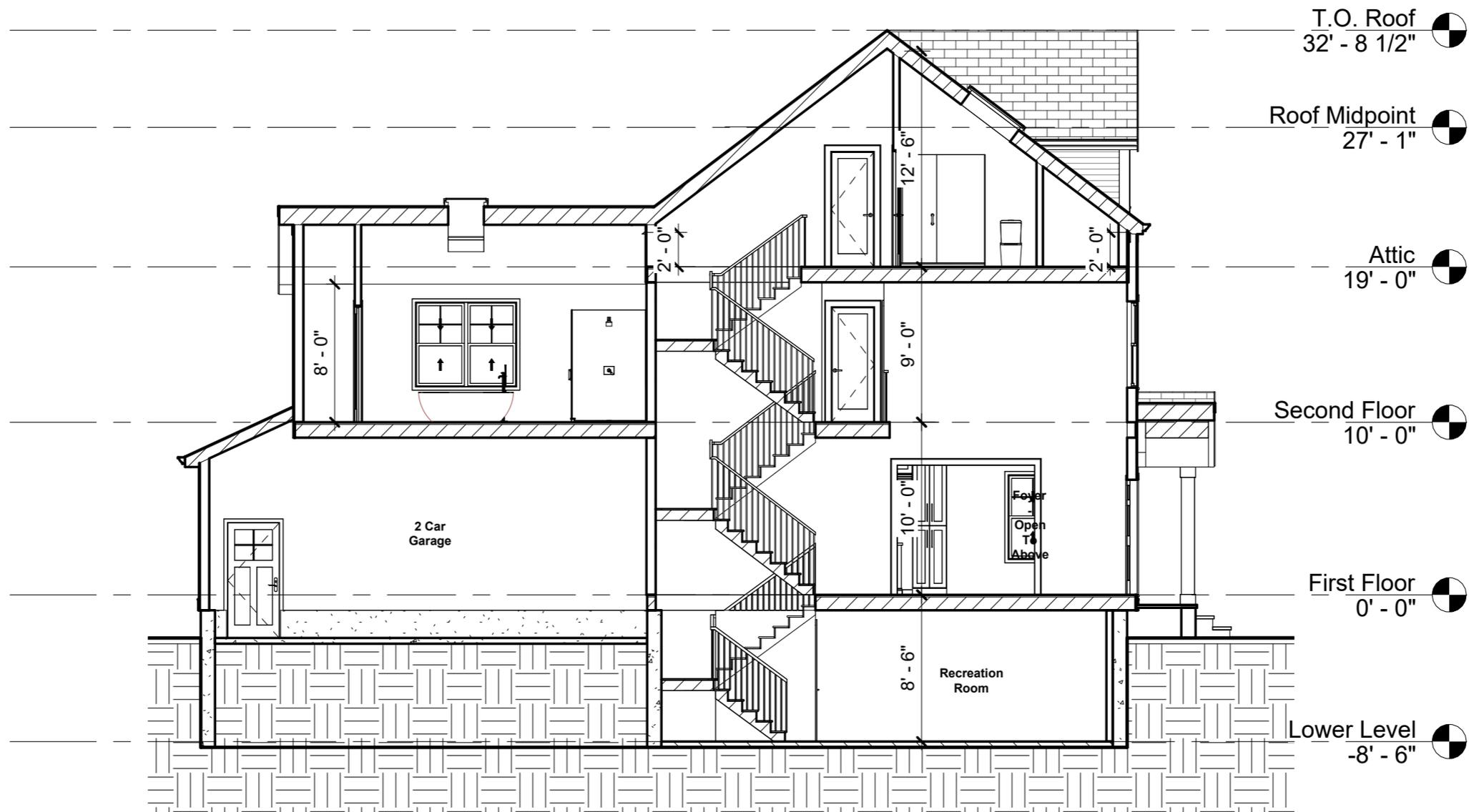
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Proposed East Elevation

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A206

Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

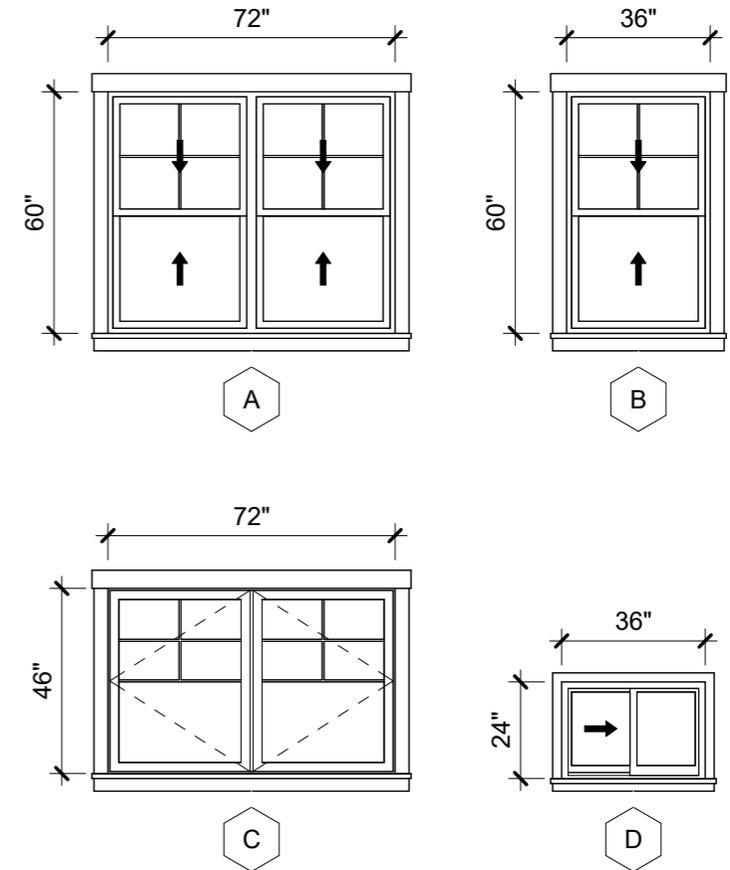
Building Section

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A210
Scale 1/8" = 1'-0"

Window Schedule

| Type Mark | Count | Width | Height | Type | Tempered |
|-----------|-------|-------|--------|---------------------------|----------|
| A | 8 | 72" | 60" | Window-Double-Hung-Double | No |
| A-T | 1 | 72" | 60" | Window-Double-Hung-Double | Yes |
| B | 13 | 36" | 60" | Window-Double-Hung | No |
| C | 1 | 72" | 46" | Window-Casement-Double | No |
| D | 5 | 36" | 24" | Window-Sliding-Double | No |
| E | 2 | 30" | 48" | Skylight-Flat | Yes |



Door Schedule

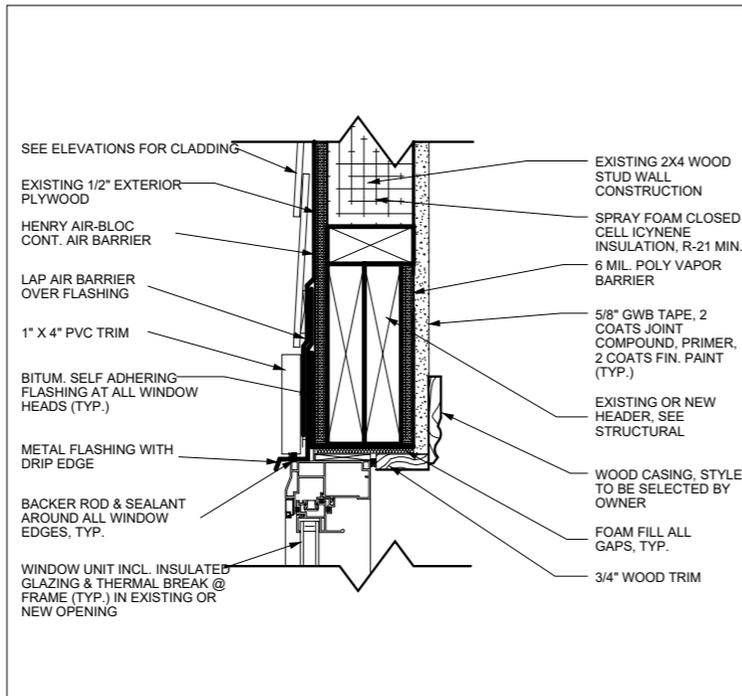
| Type Mark | Count | Width | Height | Comments |
|-----------|-------|-------|--------|---|
| U1R | 1 | 36" | 80" | Front Entry - Right Hand Swing |
| U2L | 2 | 36" | 80" | Rear Entry - Left Hand Swing |
| U2R | 1 | 36" | 80" | Rear Entry - Right Hand Swing |
| U3 | 1 | 60" | 80" | Rear Entry - Double Glass Door |
| U4L | 5 | 30" | 80" | Interior Door - Left Hand Swing |
| U4R | 14 | 30" | 80" | Interior Door - Right Hand Swing |
| U5 | 8 | 60" | 80" | Interior Door - Double |
| U6 | 1 | 48" | 80" | Interior Door - Double |
| U7L | 1 | 36" | 80" | Garage Entry - Left Hand Swing - 20 Min. Fire Rated |
| U8 | 2 | 120" | 96" | Garage Door |

2 Myrtle St, Belmont, MA.

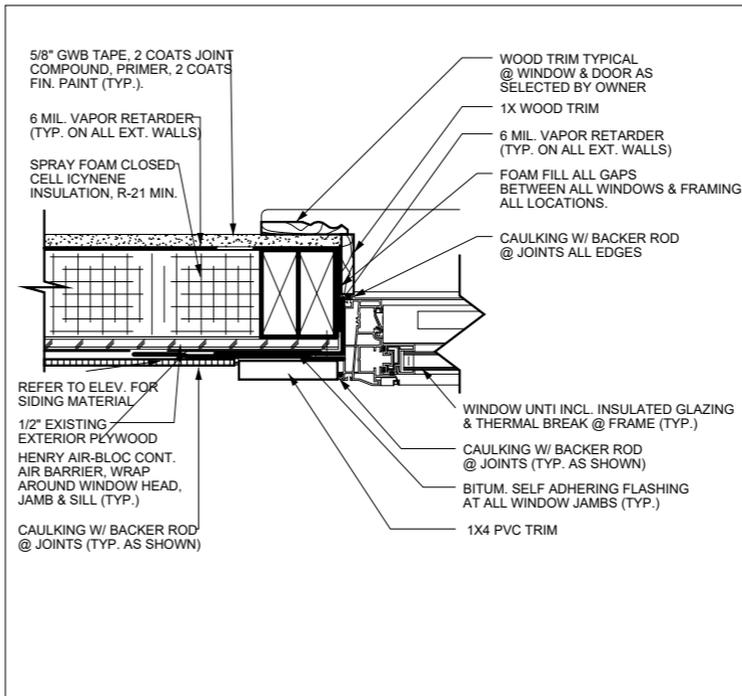
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Window & Door Schedule

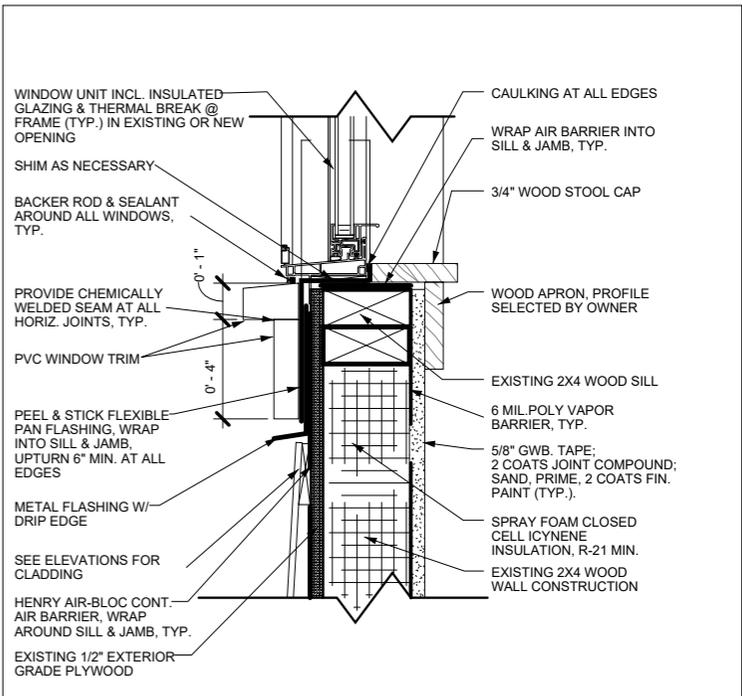
| | | |
|--------------------|----------------|-------------|
| Project number | Project number | A300 |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| Scale 1/4" = 1'-0" | | |



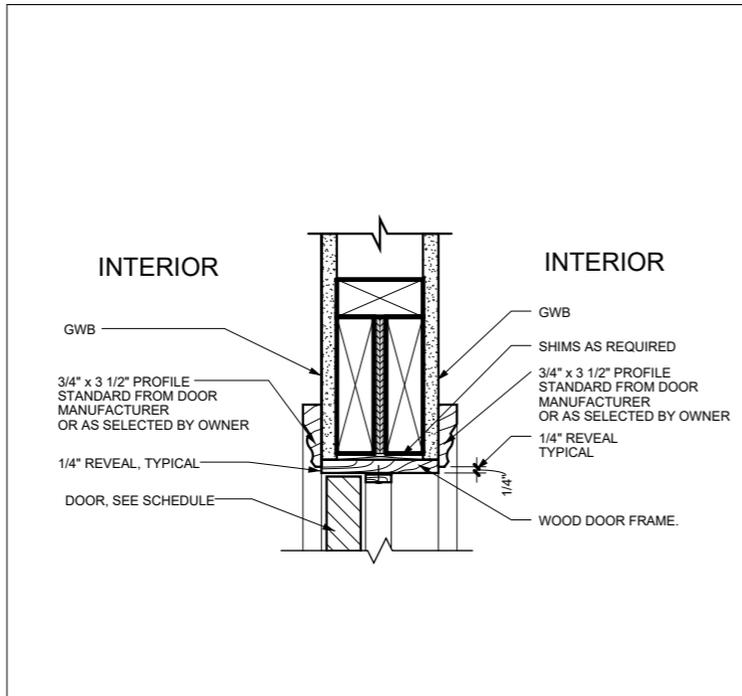
1 WINDOW HEAD DETAIL- EXISTING WALL
A-500 Scale: N.T.S



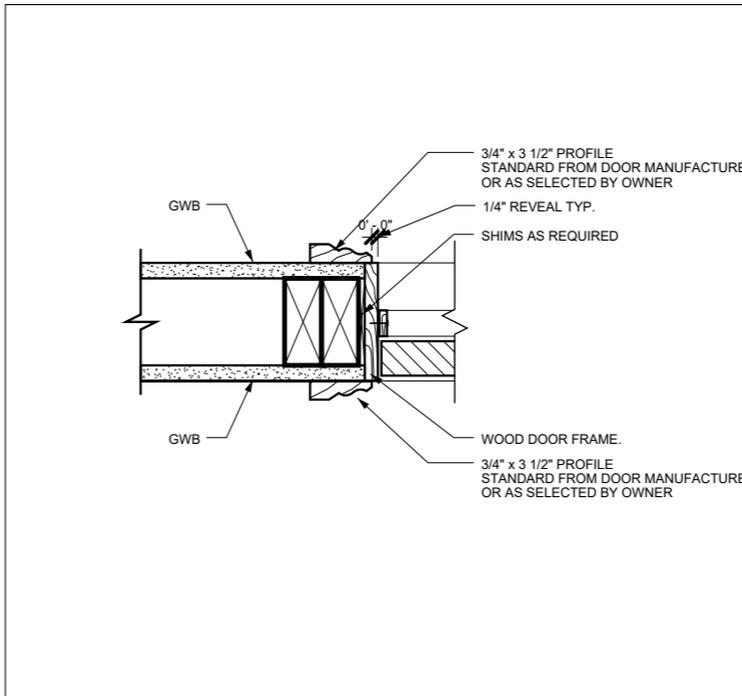
2 WINDOW JAMB DETAIL- EXISTING WALL
A-500 Scale: N.T.S



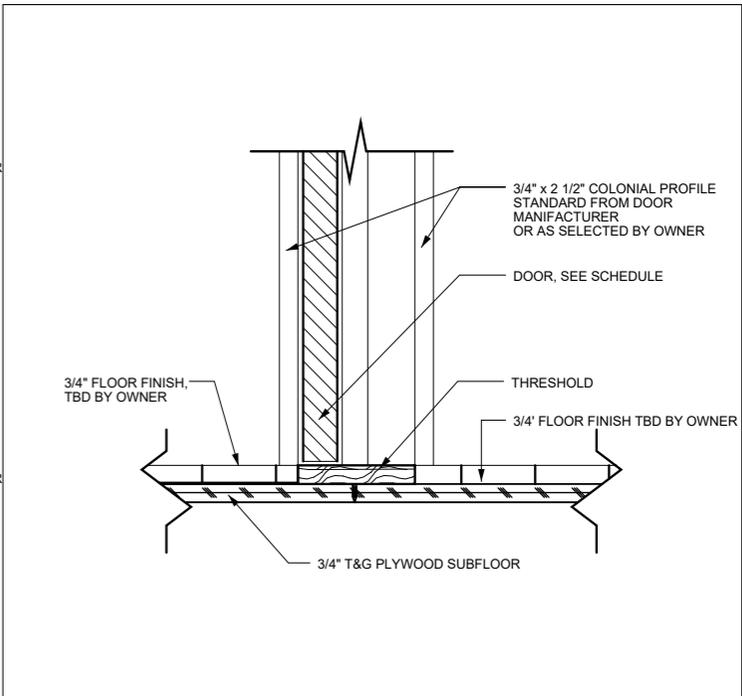
3 WINDOW SILL DETAIL- EXISTING WALL
A-500 Scale: N.T.S



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

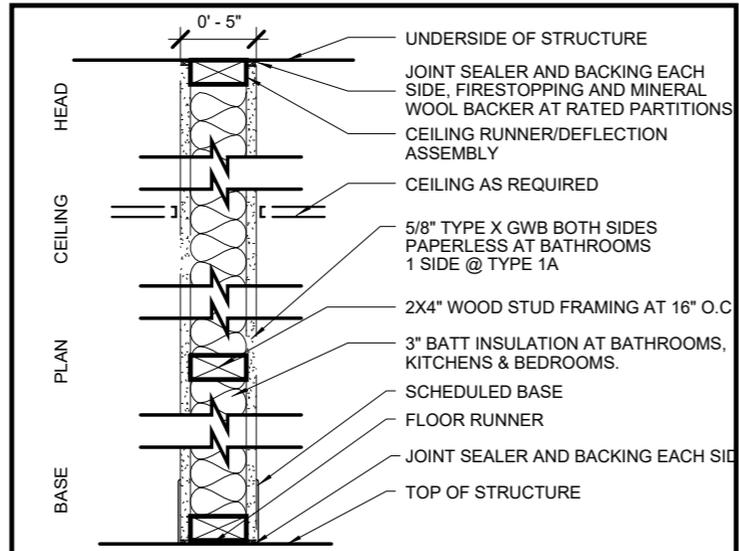
2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

| Window & Door Details | | |
|-----------------------|----------------|-------------|
| Project number | Project number | A400 |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| | | Scale |

Climate Zone Requirements

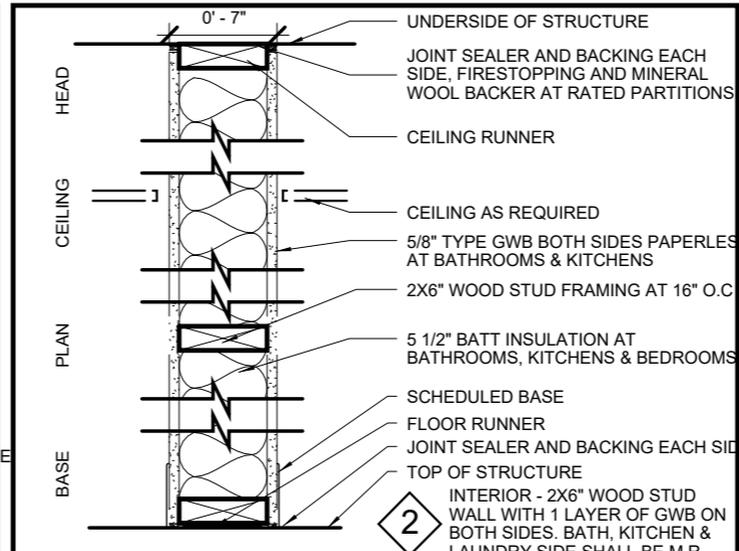
| | |
|---------------------------|-----------------|
| CLIMATE ZONE: | 5 |
| FENESTRATION U-FACTOR: | 0.30i |
| SKYLIGHT U-FACTOR: | 0.55 |
| GLAZED FENESTRATION: | 0.4 |
| CEILING R-VALUE: | 60 |
| WOOD FRAME WALL R-VALUE: | 30 or 20 + 5cih |
| MASS WALL R-VALUE: | 13/17 |
| FLOOR R-VALUE: | 30 |
| 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" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R.

1 INTERIOR - 2X4" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R.

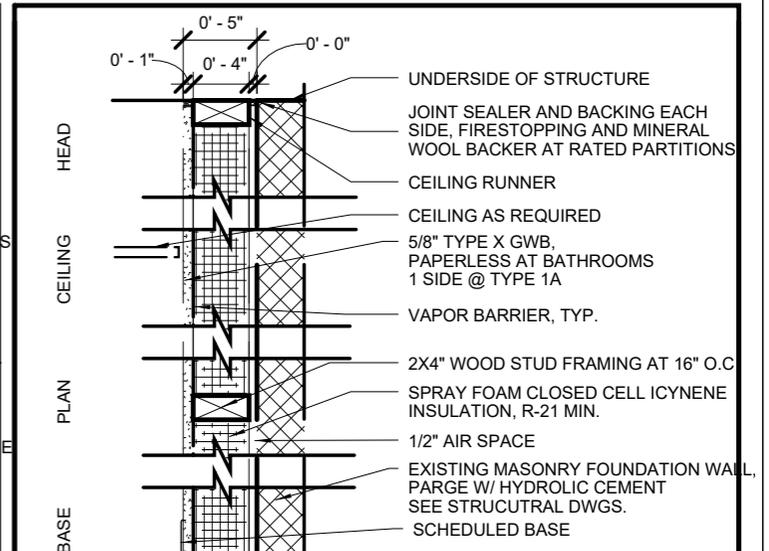
1 TYPICAL 2X4" STUD PARTITION TYPE



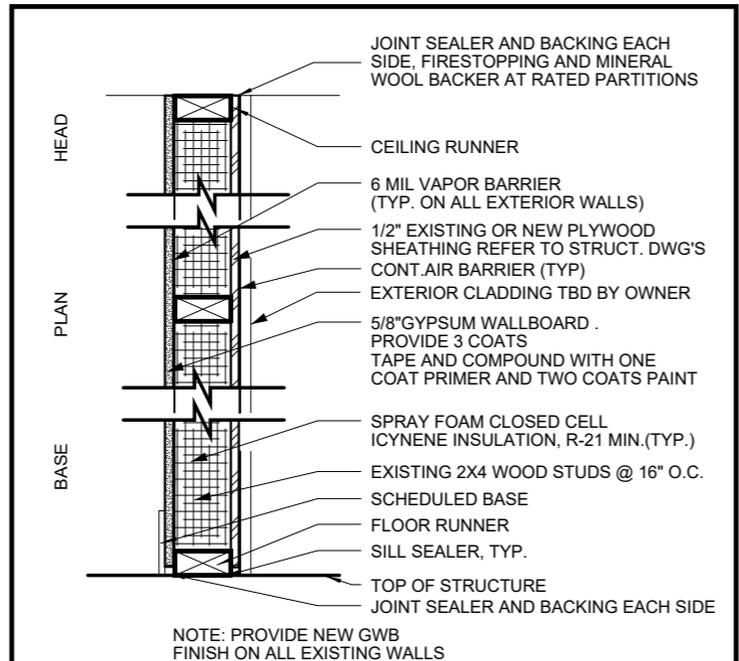
2 INTERIOR - 2X6" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R. UL # U305, STC: 34+

2A INTERIOR - 2X6" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R. UL # U305, STC: N/A

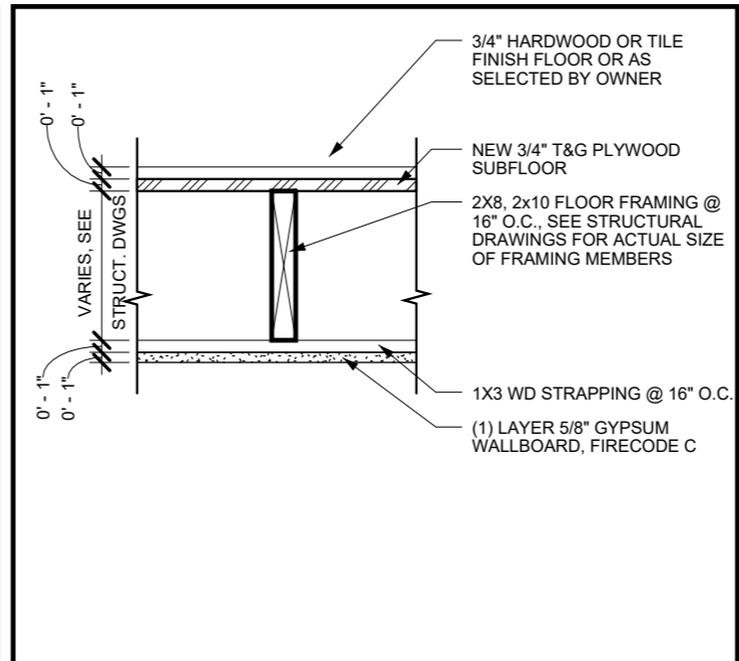
2 6" STUD PARTITION TYPE



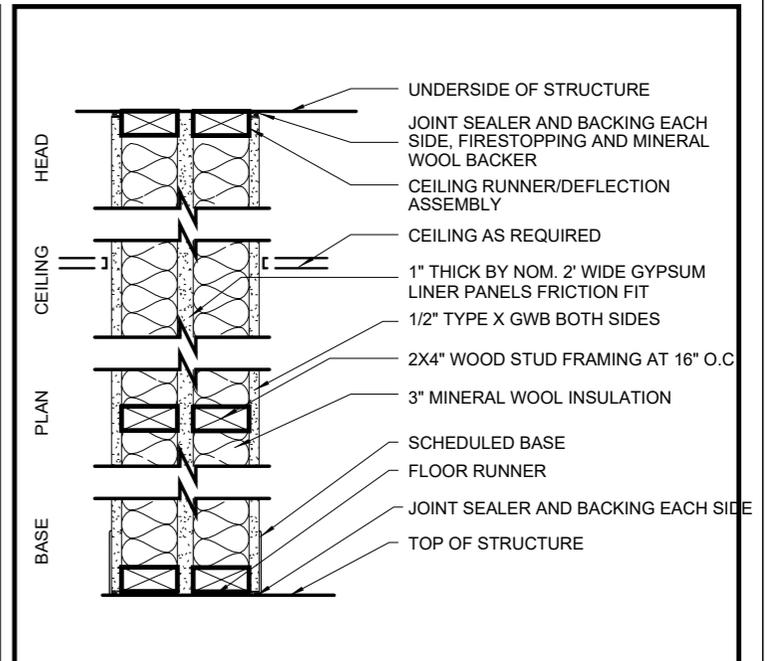
3 FURRED MASONRY WALL



4 EXTERIOR WALL TYPE- EXISITING WALL



5 FLOOR/CEILING ASSEMBLY @ EXISTING BUILDING



1X INTERIOR - UNIT SEPARATION DEMISING WALL

2 Myrtle St, Belmont, MA.

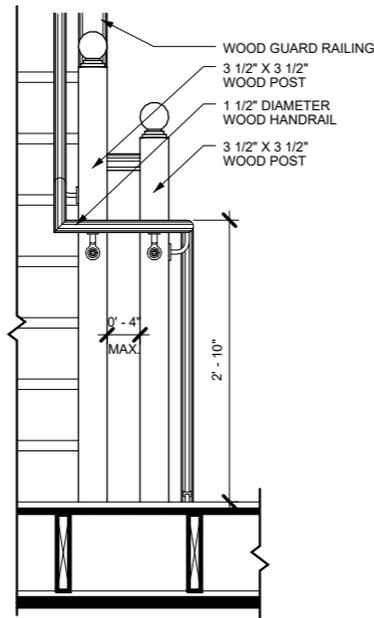
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Patition Types

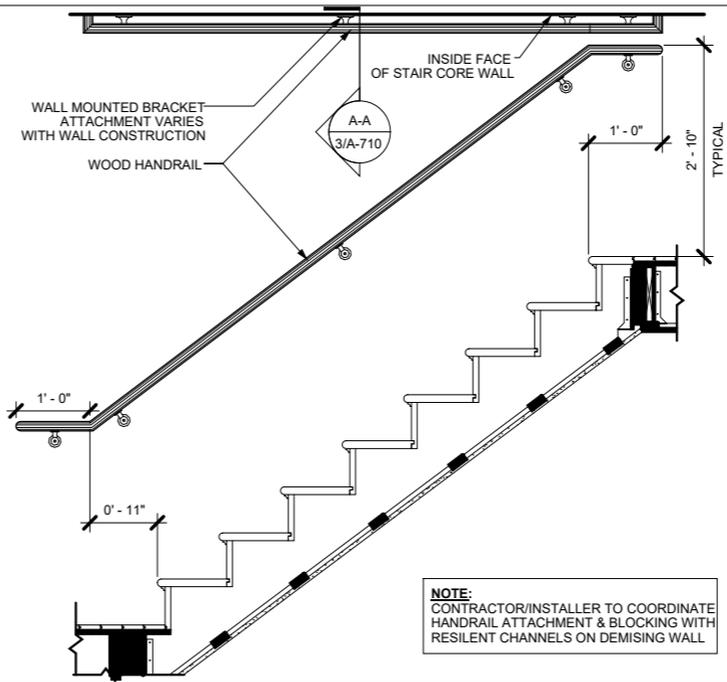
| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

A500

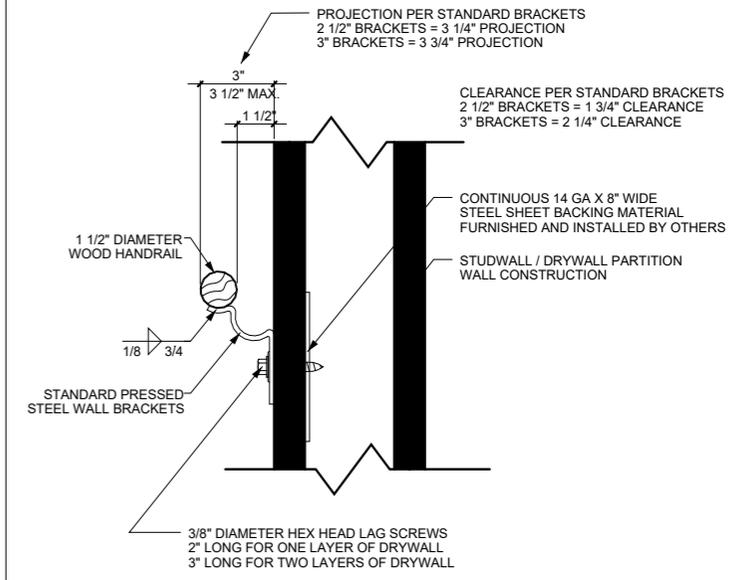
Scale



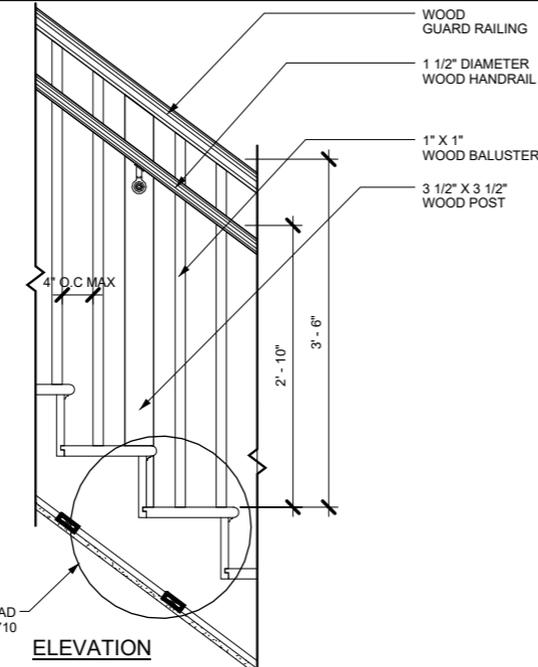
1 PICKET RAIL TRANS. BETWEEN LANDINGS
A-400 SCALE: N.T.S.



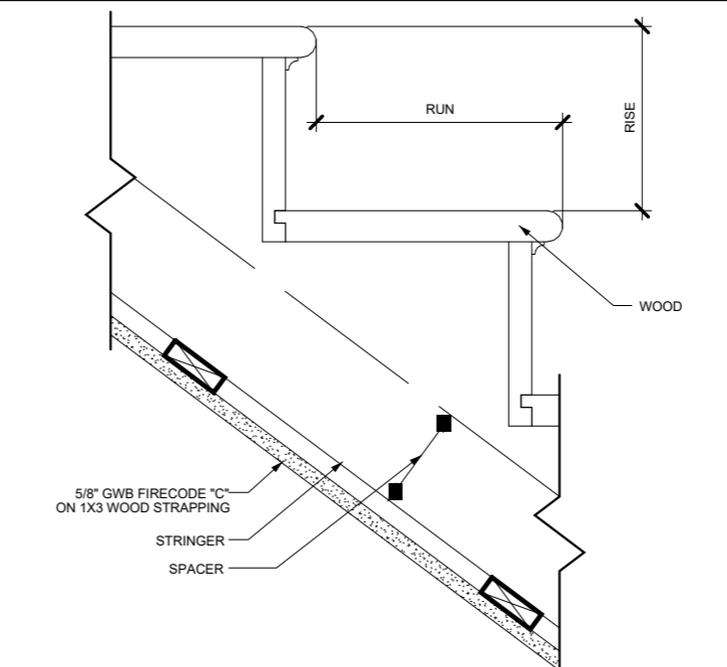
2 TYPICAL WALL RAIL
A-400 SCALE: N.T.S.



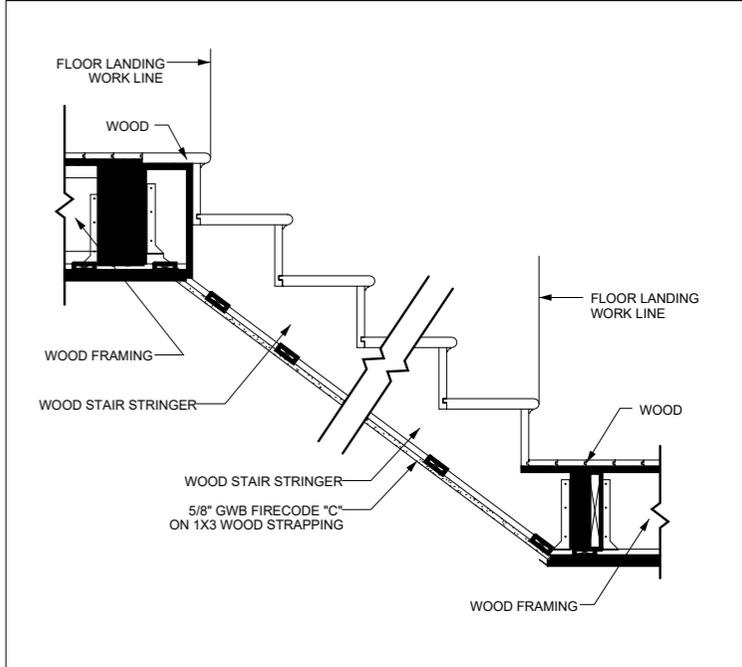
3 WALL HANDRAIL BRACKET MOUNTING DETAIL
A-400 SCALE: N.T.S.



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



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

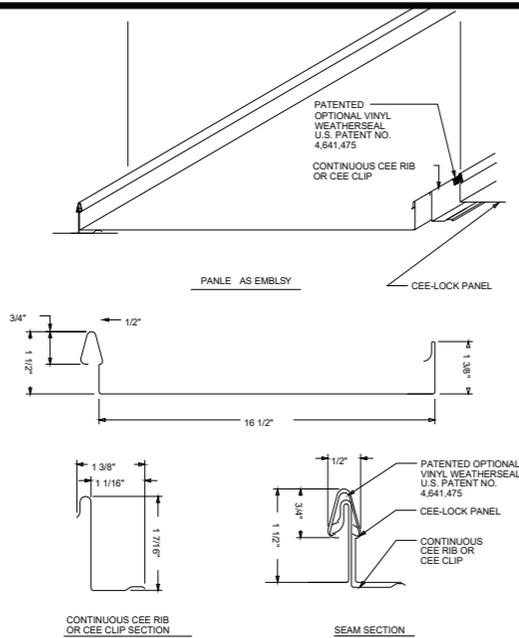


6 TYPICAL STAIR SECTION
A-400 SCALE: N.T.S.

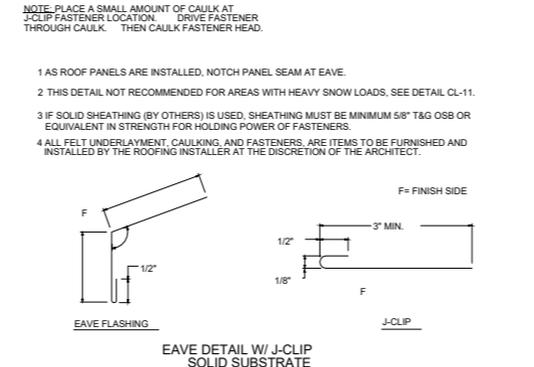
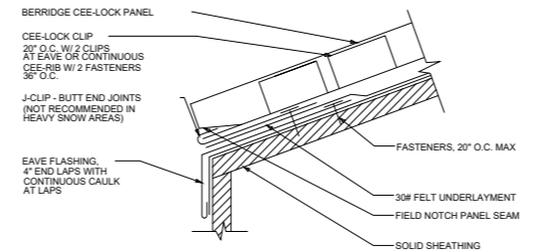
2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

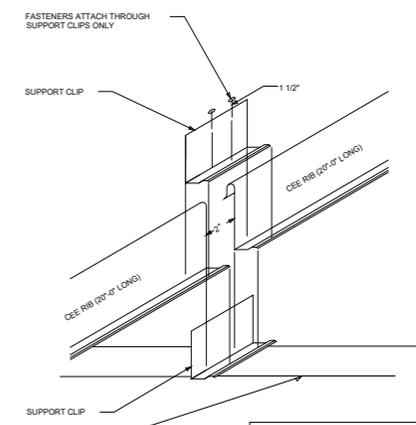
| Typical Stair Details | | A600 |
|-----------------------|----------------|------|
| Project number | Project number | |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| Scale | | |



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

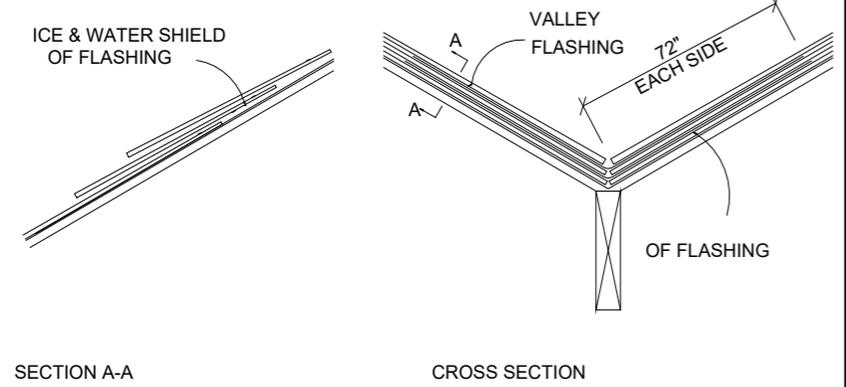


2 **EAVE DETAIL W/ J-CLIP**
A-300 Scale: N.T.S

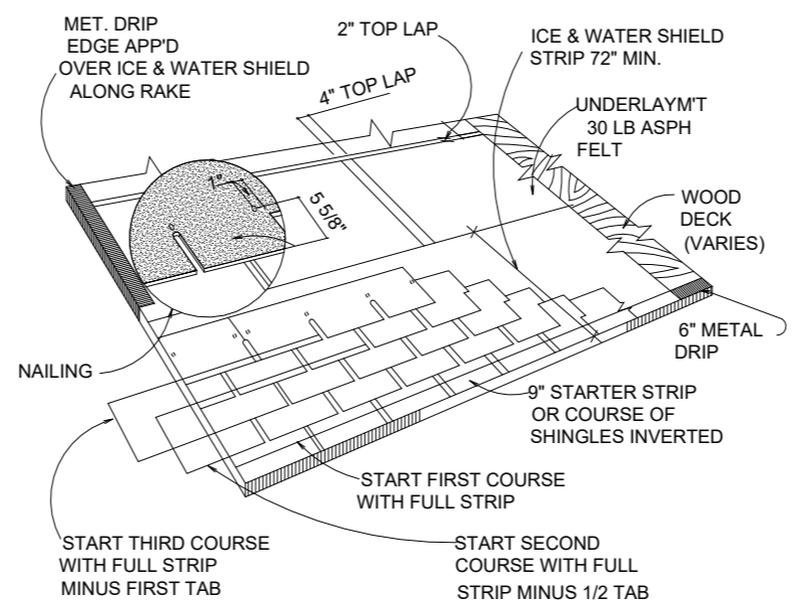


NOTE: STANDING SEAM METAL ROOFING DETAILS BASED ON "BERRIDGE" ROOFING SYSTEM

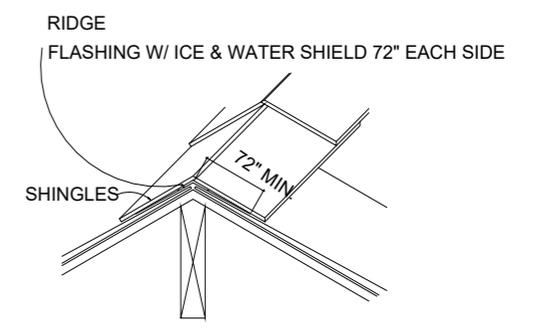
3 **CEE-RIB EXPANSION JOINT**
A-300 Scale: N.T.S



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



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

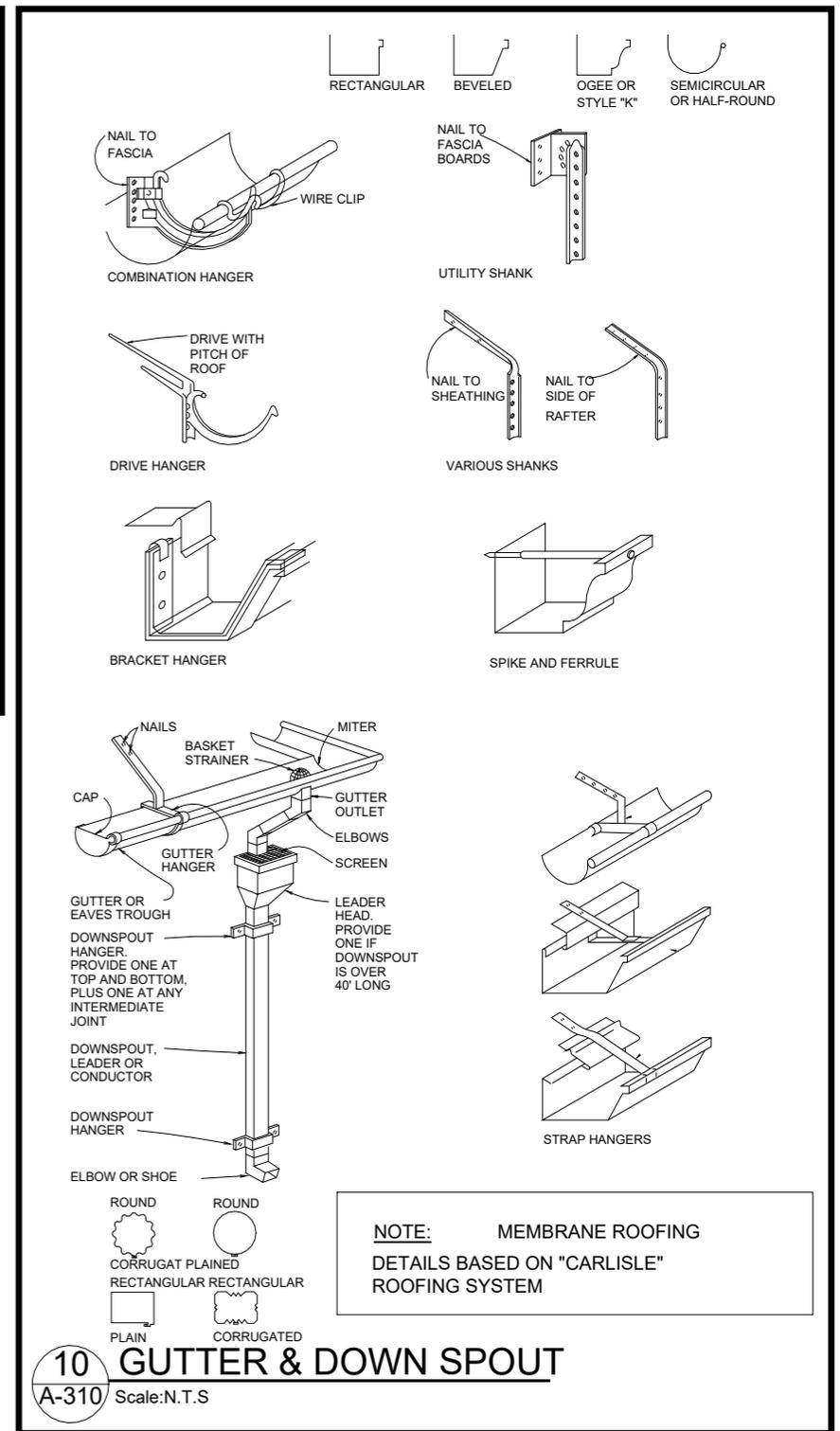
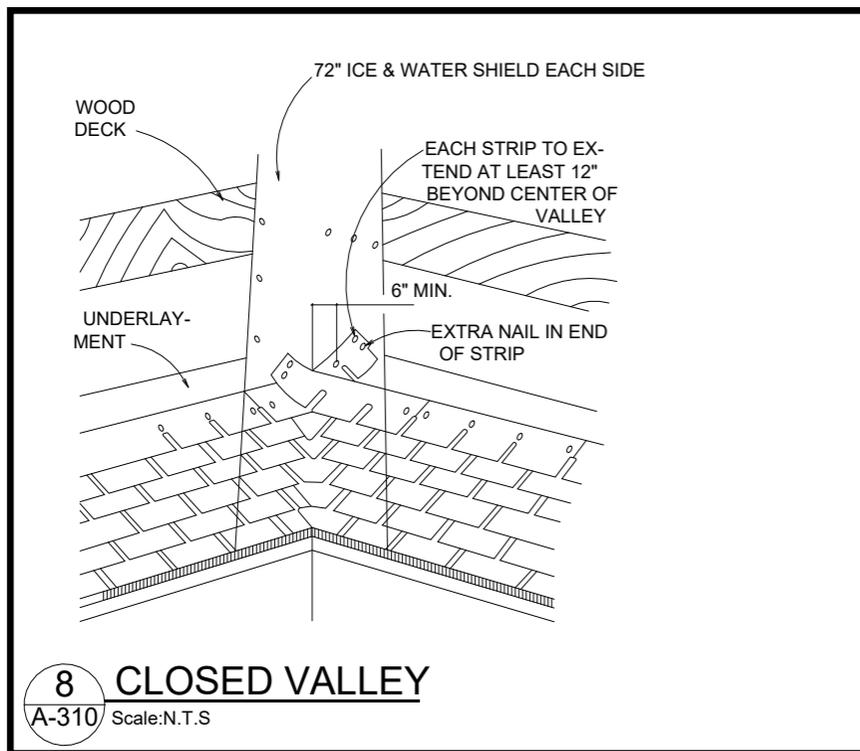
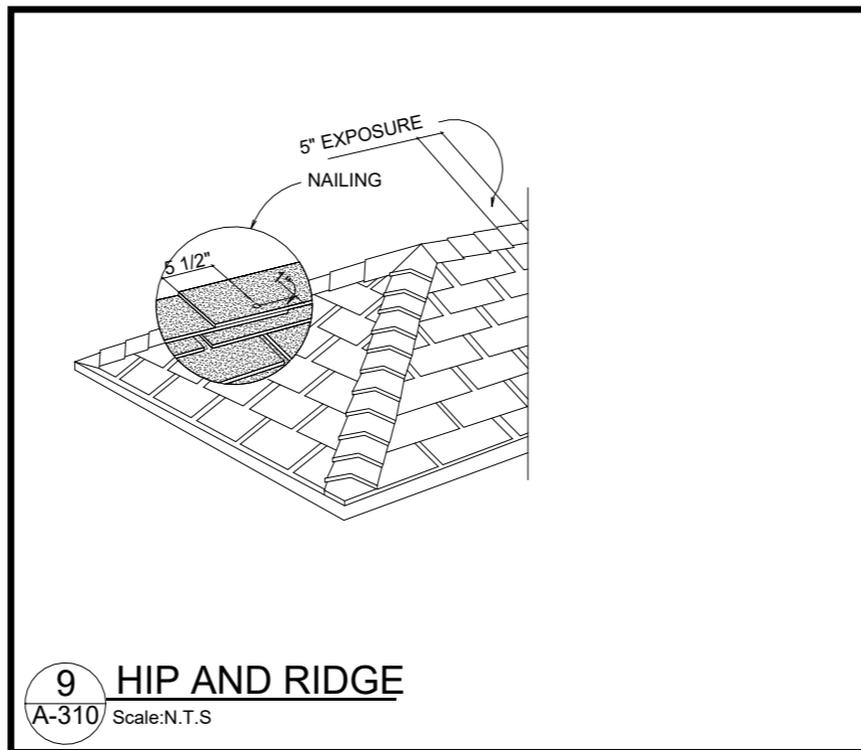
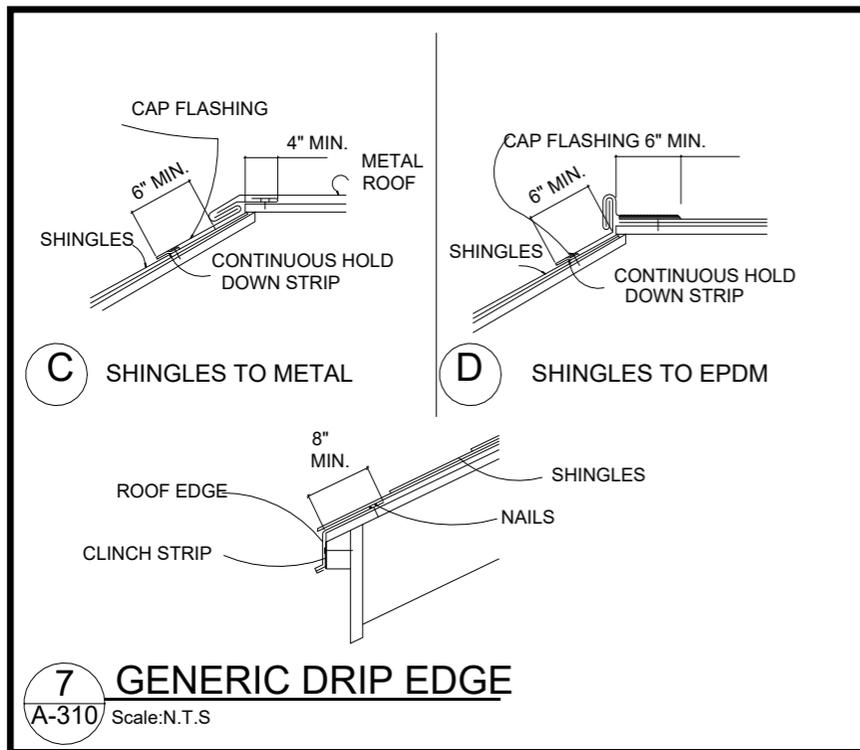


6 **CONCEALED RIDGE FLASHING**
A-300 Scale: N.T.S

2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

| Typical Roof Details I | | |
|------------------------|----------------|-------------|
| Project number | Project number | A700 |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | |
| | | Scale |

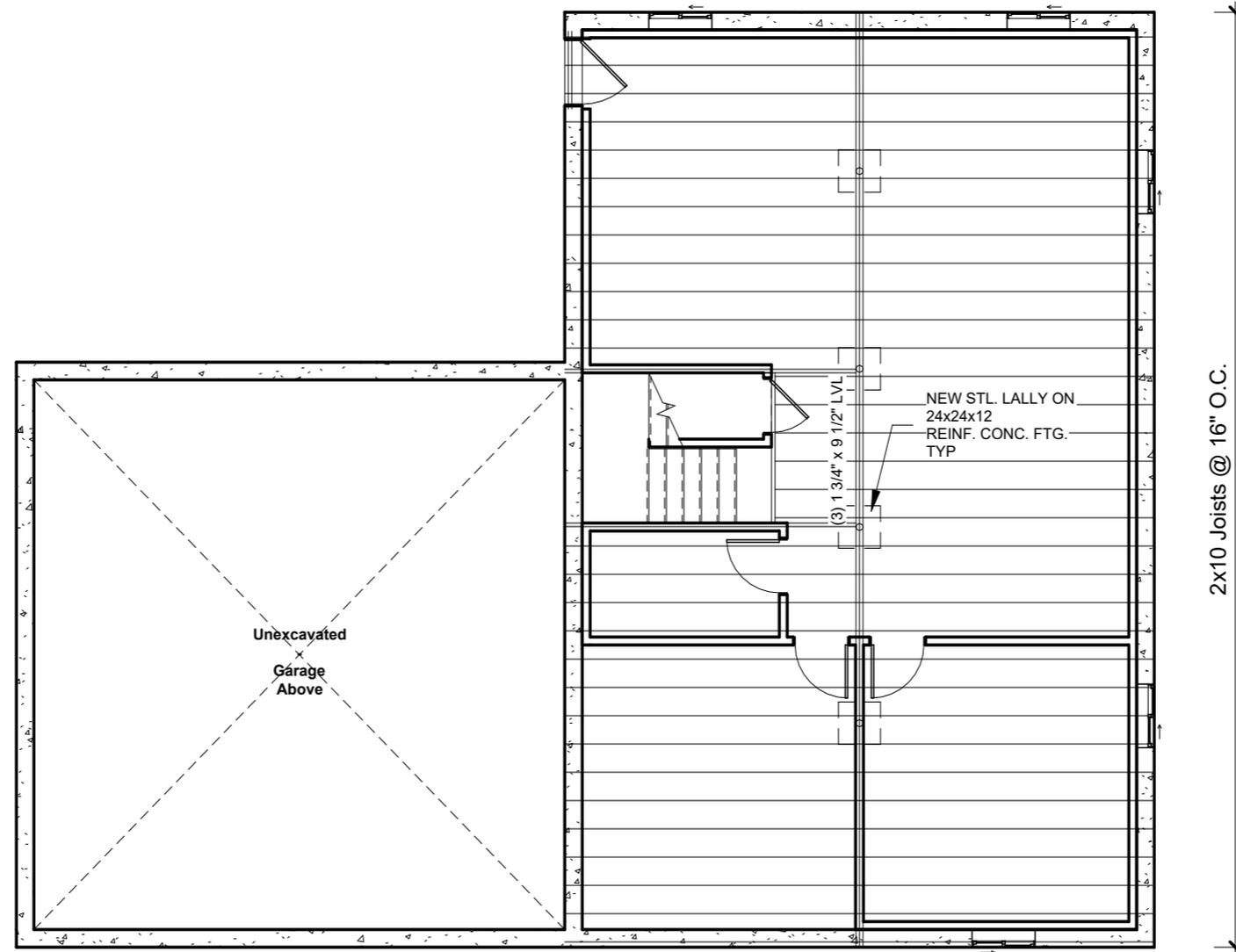


2 Myrtle St, Belmont, MA.

2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

| Typical Roof Details II | | A710 |
|-------------------------|----------------|-------|
| Project number | Project number | |
| Date | 10/27/24 | |
| Drawn by | Author | |
| Checked by | Checker | Scale |



2x10 Joists @ 16" O.C.

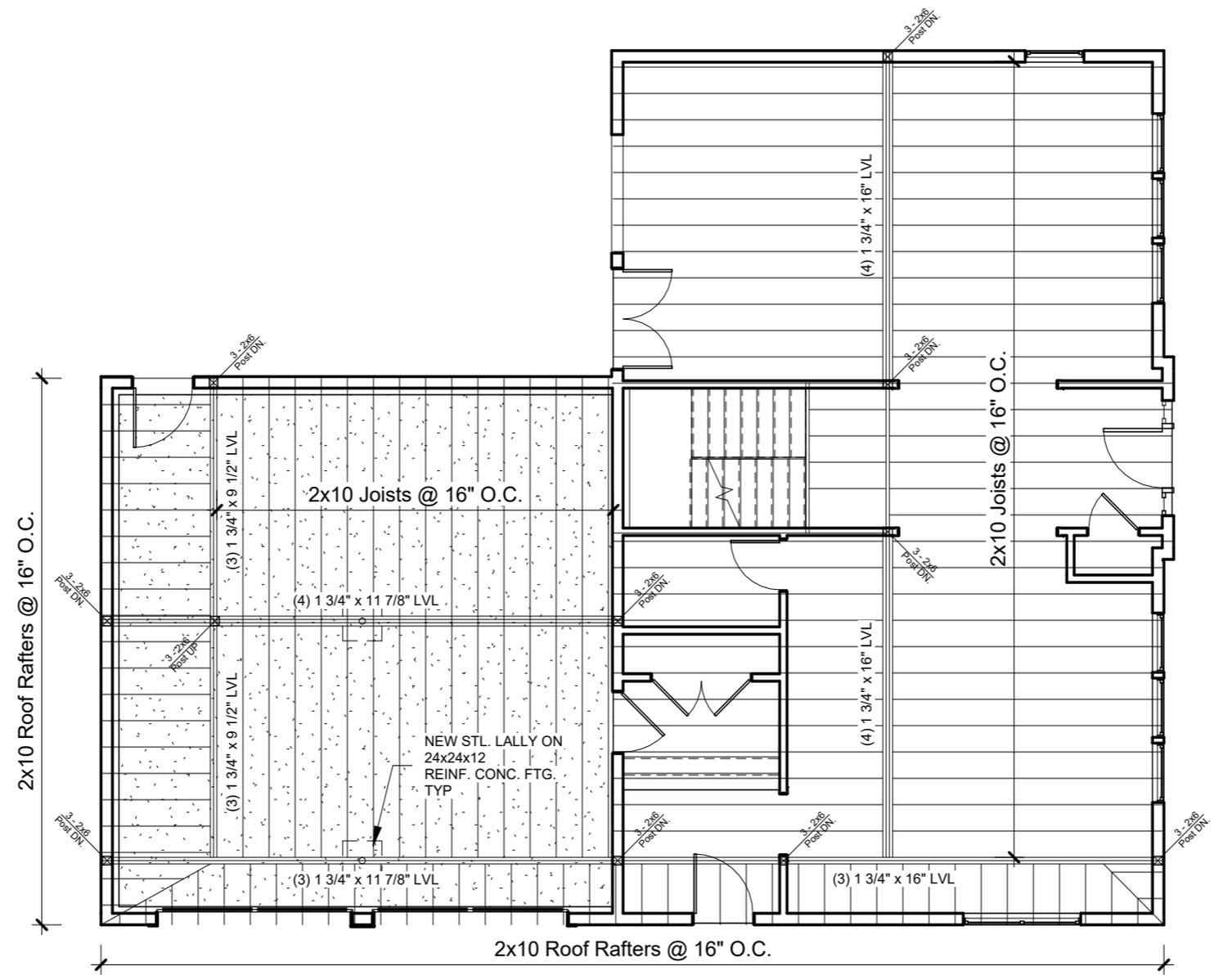
2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

First Floor Framing

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

S100
Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

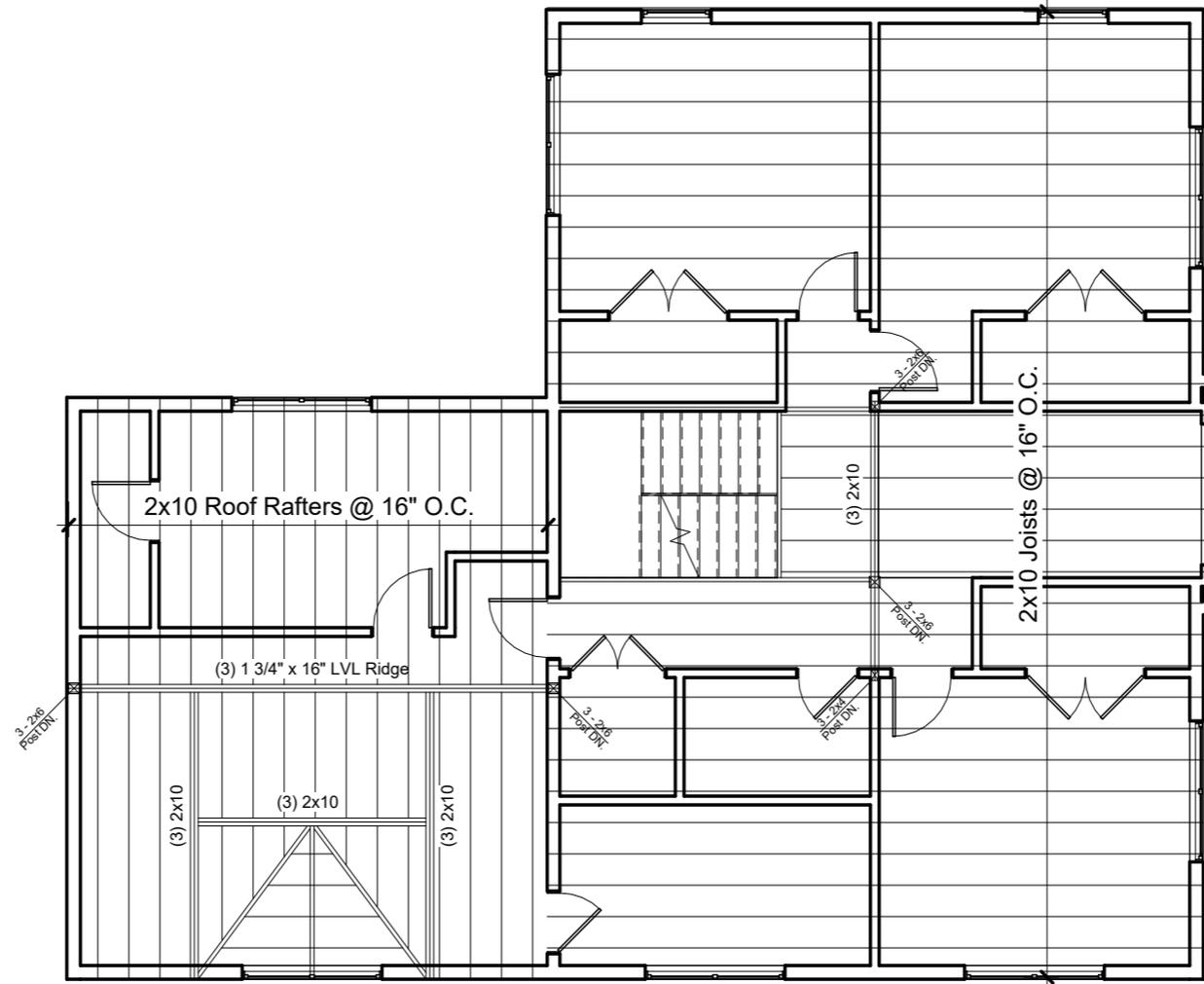
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Second Floor Framing

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

S101

Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

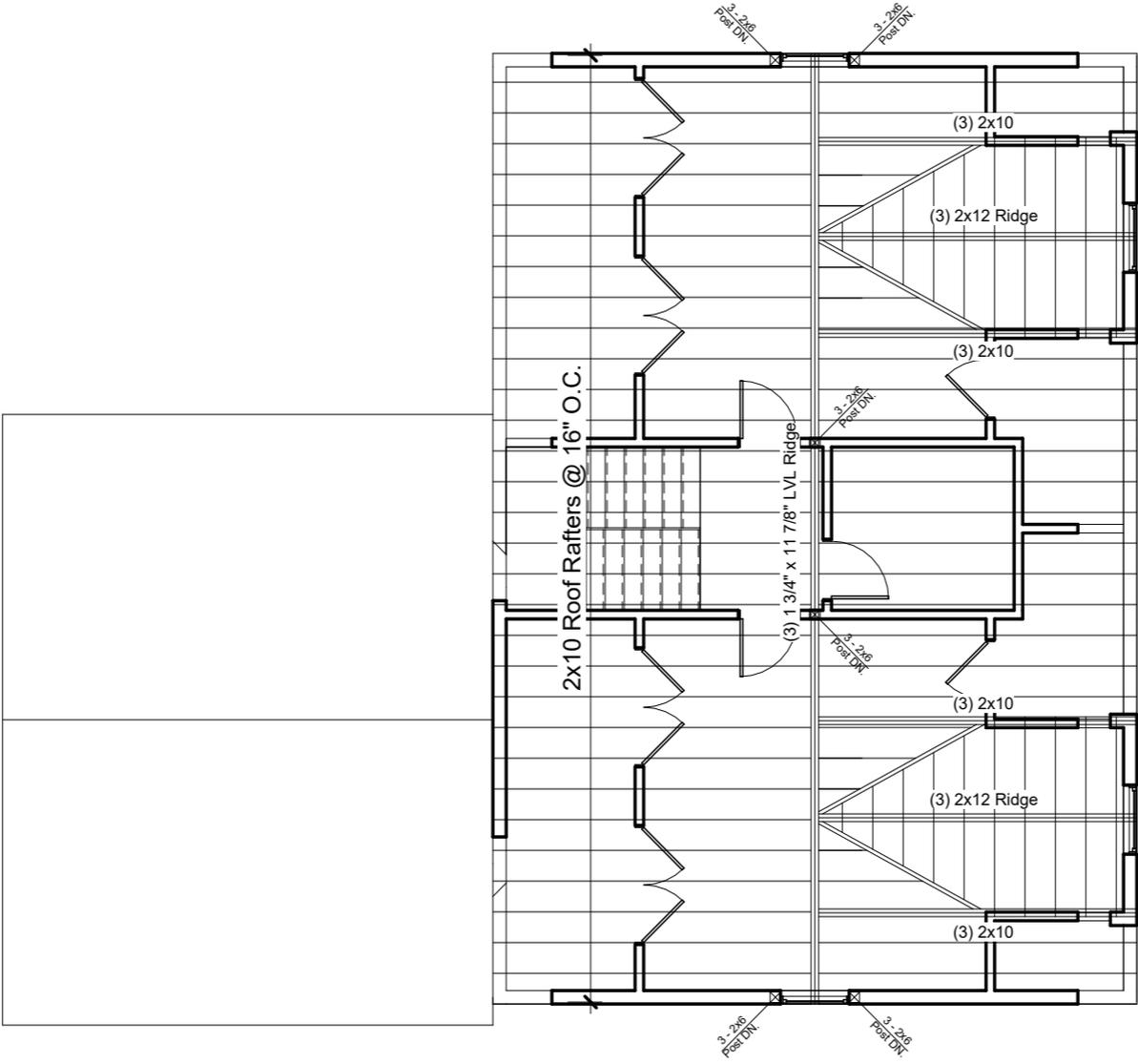
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Attic Framing

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

S102

Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Roof Framing

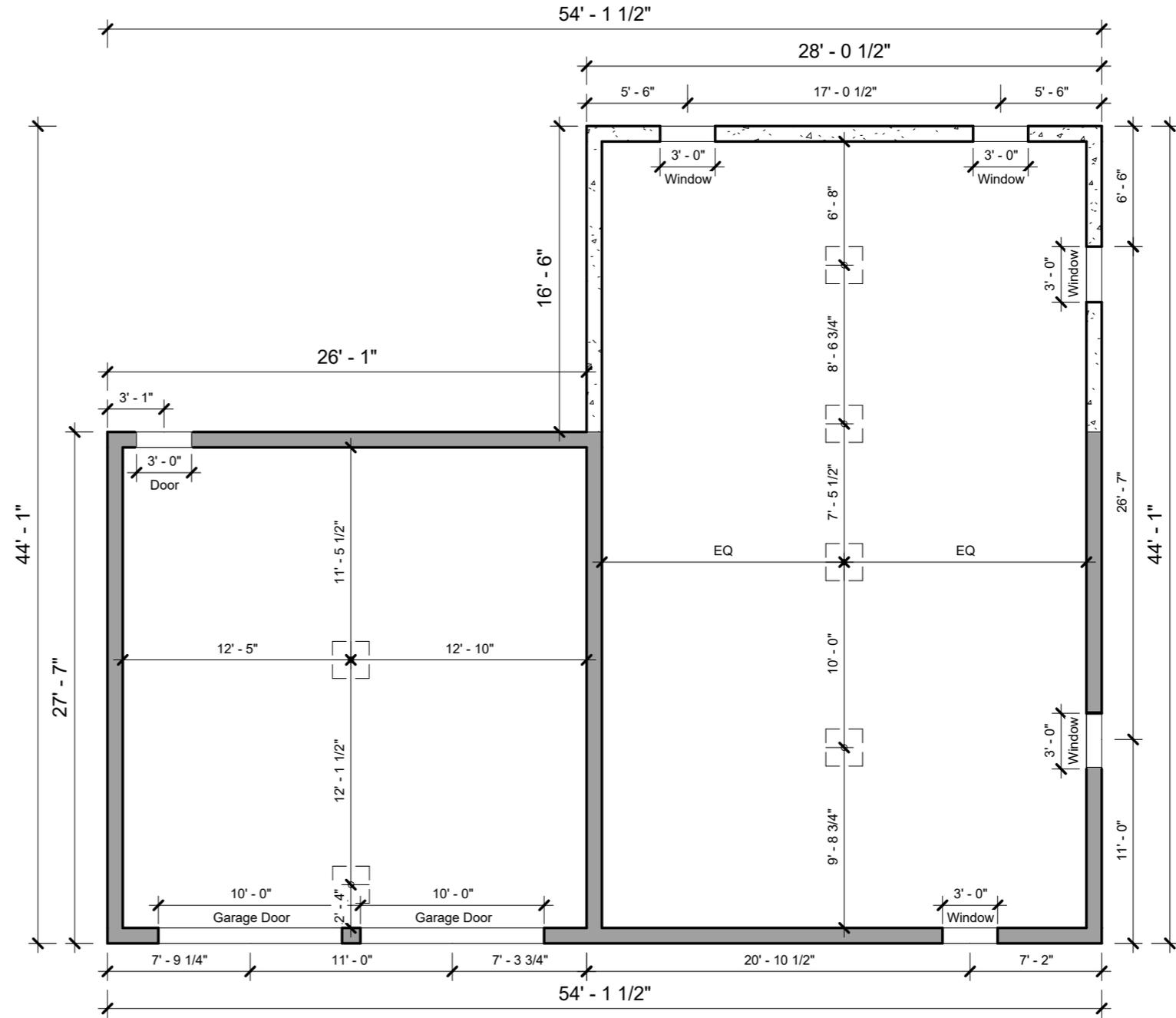
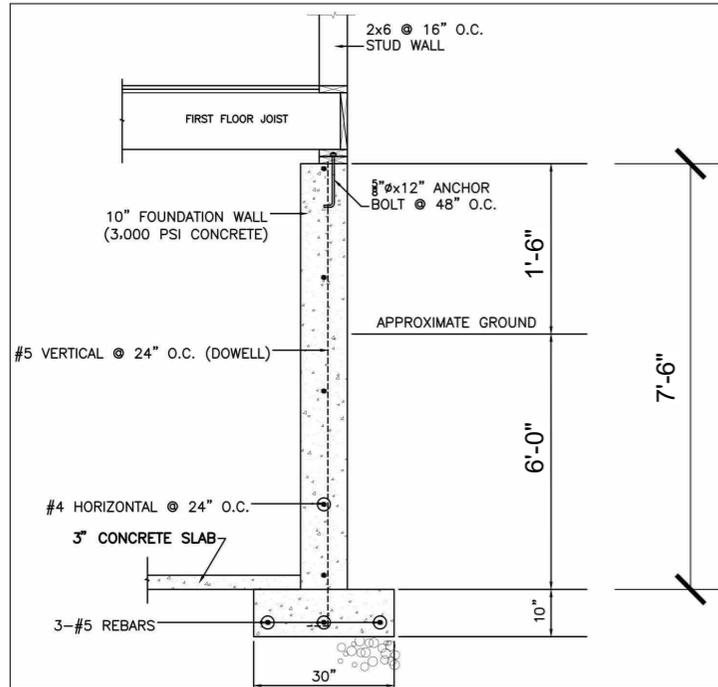
| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

S103

Scale 1/8" = 1'-0"

Existing Foundation Wall

New Foundation Wall



2 Myrtle St, Belmont, MA.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Foundation Plan

| | |
|----------------|----------------|
| Project number | Project number |
| Date | 10/27/24 |
| Drawn by | Author |
| Checked by | Checker |

S200

Scale 1/8" = 1'-0"