

PROGRESS
JANUARY 14, 2025
REVISED 2/25/25

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 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 MID-POINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING ATTIC PLAN
- A5 EXISTING ELEVATIONS
- A6 NEW CELLAR FLOOR PLAN
- A7 NEW FIRST FLOOR PLAN
- A8 NEW SECOND FLOOR PLAN
- A9 NEW ATTIC / ROOF PLAN
- A10 NEW ELEVATIONS

LIGHTING LEGEND

- RECESSED LED CAV LIGHT - AS SELECTED BY OWNER
- CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
- CEILING MOUNTED DOVE LIGHT - AS SELECTED BY OWNER
- ▲ WALL MOUNTED RECESSED - AS SELECTED BY OWNER
- S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HANDWIRING PER CODE
- S/CO HANDWIRED 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
- ② SECTION
- ⑤ DOOR TAG
- ⓑ WINDOW TAG



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Date: Issued for:

- 10/15/24 SCHEMATIC DESIGN
- 10/29/24 PROGRESS
- 10/31/24 DESIGN DEVELOPMENT
- 12/13/24 PROGRESS
- 1/14/25 PROGRESS
- 2/25/25 REVISIONS



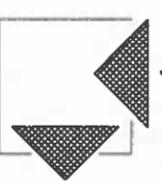
FORBES BRETTA RESIDENCE
 10 WESTLUND ROAD
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COVER SHEET

Sheet Number:

A1

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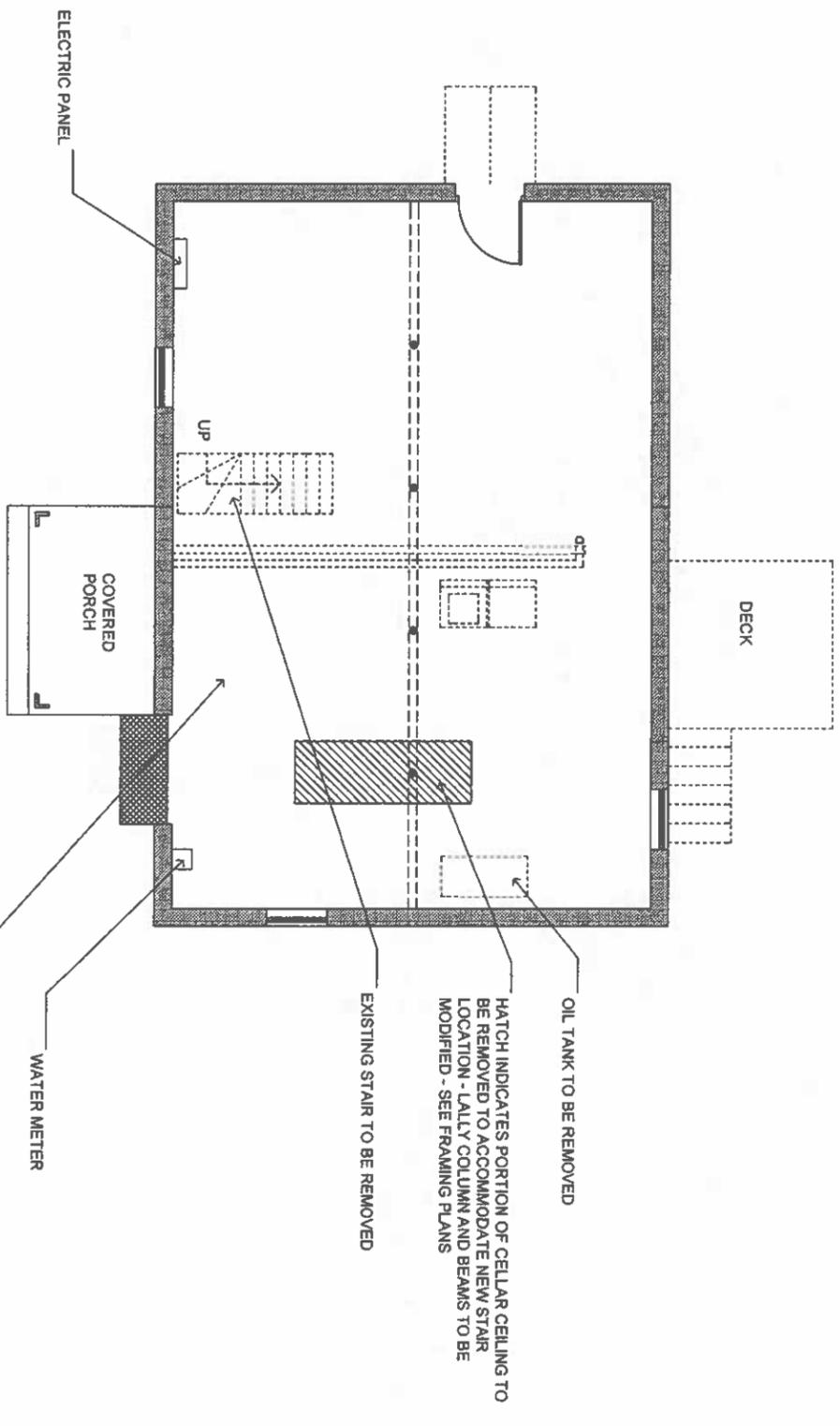


FORBES BRETITA RESIDENCE
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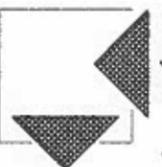
**EXIST'G CELLAR
 FLOOR PLAN**

Sheet
 Number:

A2



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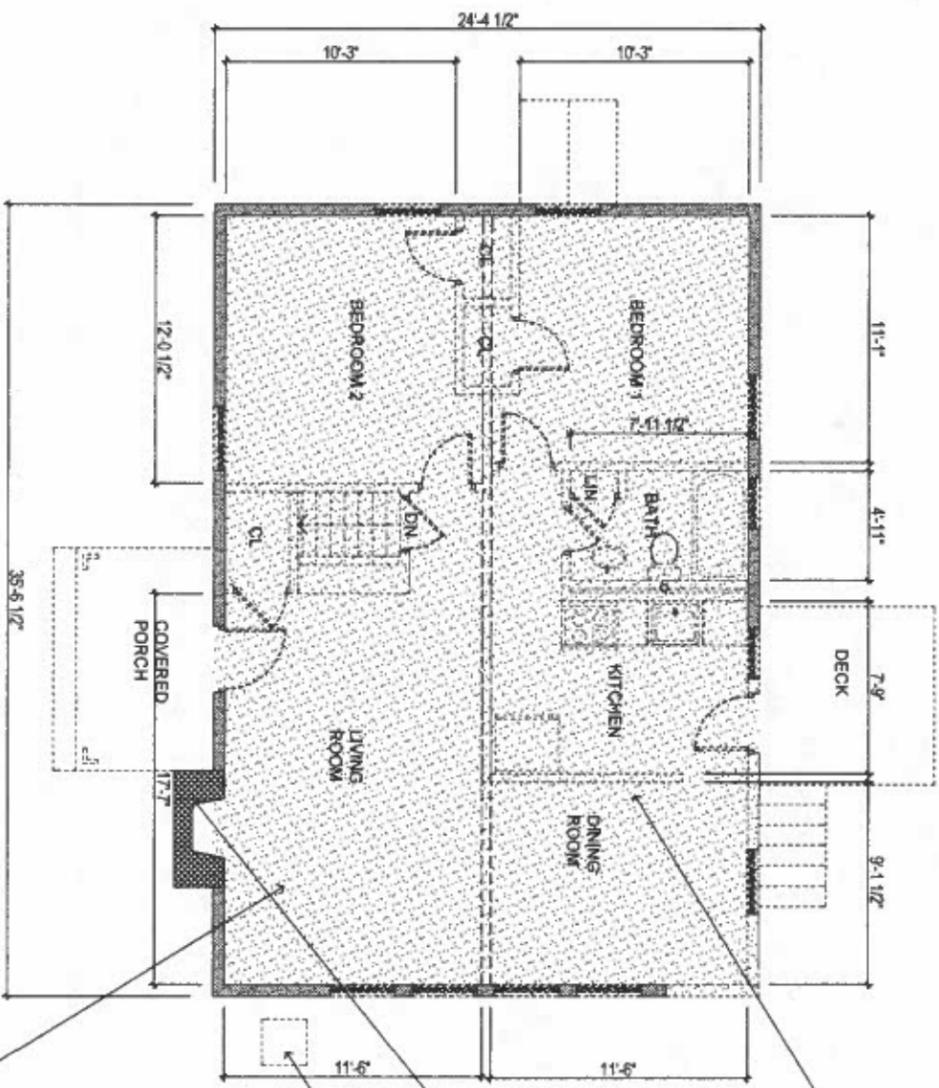


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EXISTING FIRST FLOOR PLAN

Sheet Number:

A3



DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS, FEATURES TO BE REMOVED. CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS. TYP

EXISTING CHIMNEY TO BE REMOVED

HVAC CONDENSER TO BE RELOCATED

866 sq ft
 TONE INDICATES EXTENT OF EXISTING GROSS FLOOR AREA.



HALF STORY AREA CALCULATIONS:

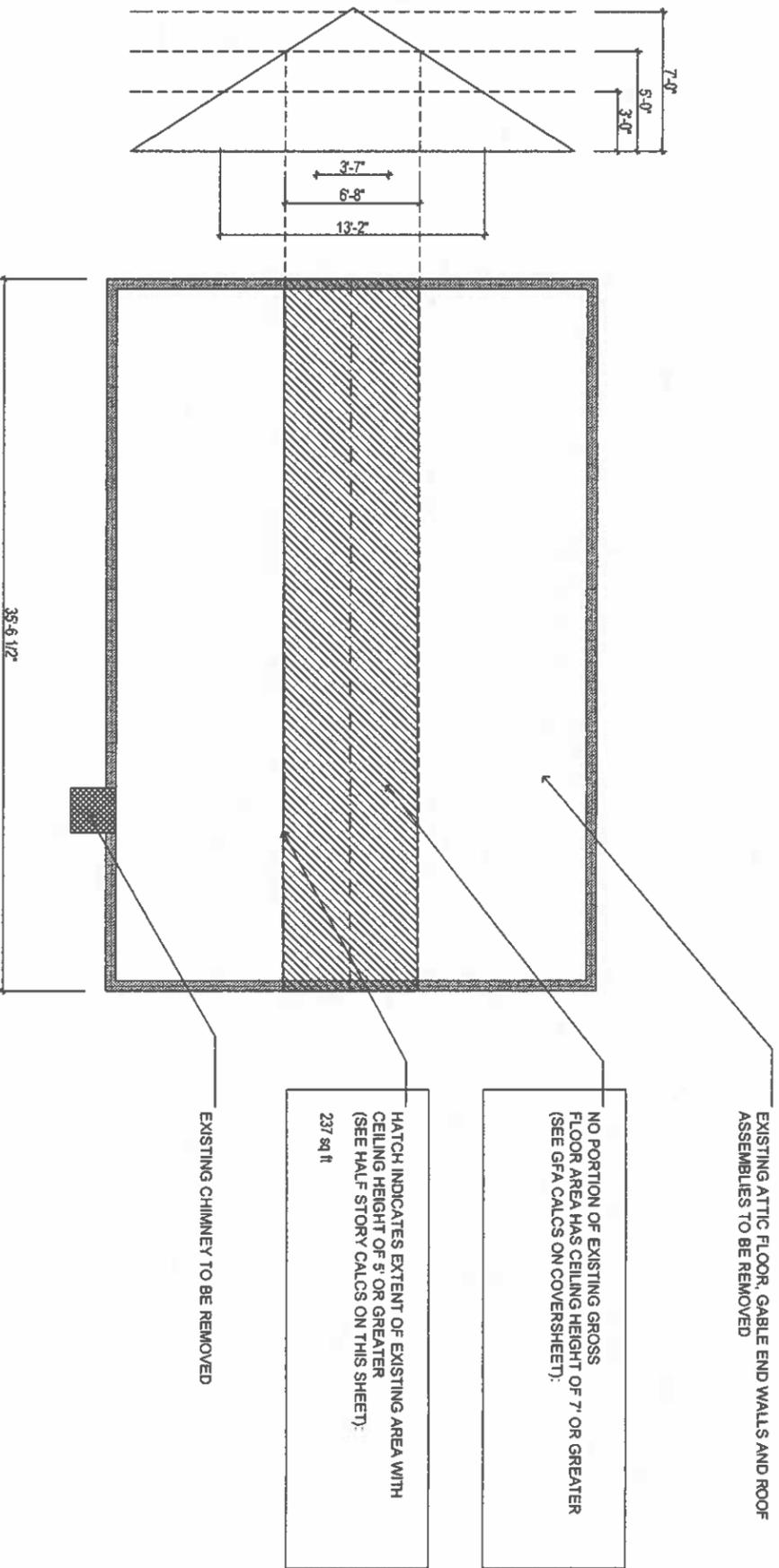
ALLOWABLE: AREA WITH CEILING HEIGHT OF 8' OR GREATER CAN BE NO MORE THAN 80% OF SECOND FLOOR AREA

SECOND FLOOR AREA = 866 SF
80% OF 866 = 519.6 SF MAX
ACTUAL: 237 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 120'-1" LF

ALLOWABLE: MAX 60'-0" 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 120'-1" PERIMETER);
ACTUAL: 13'-2" + 13'-2" = 26'-4", CONFORMING



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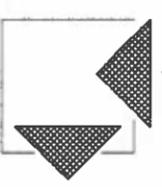


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EXISTING ATTIC FLOOR PLAN

Sheet Number
A4

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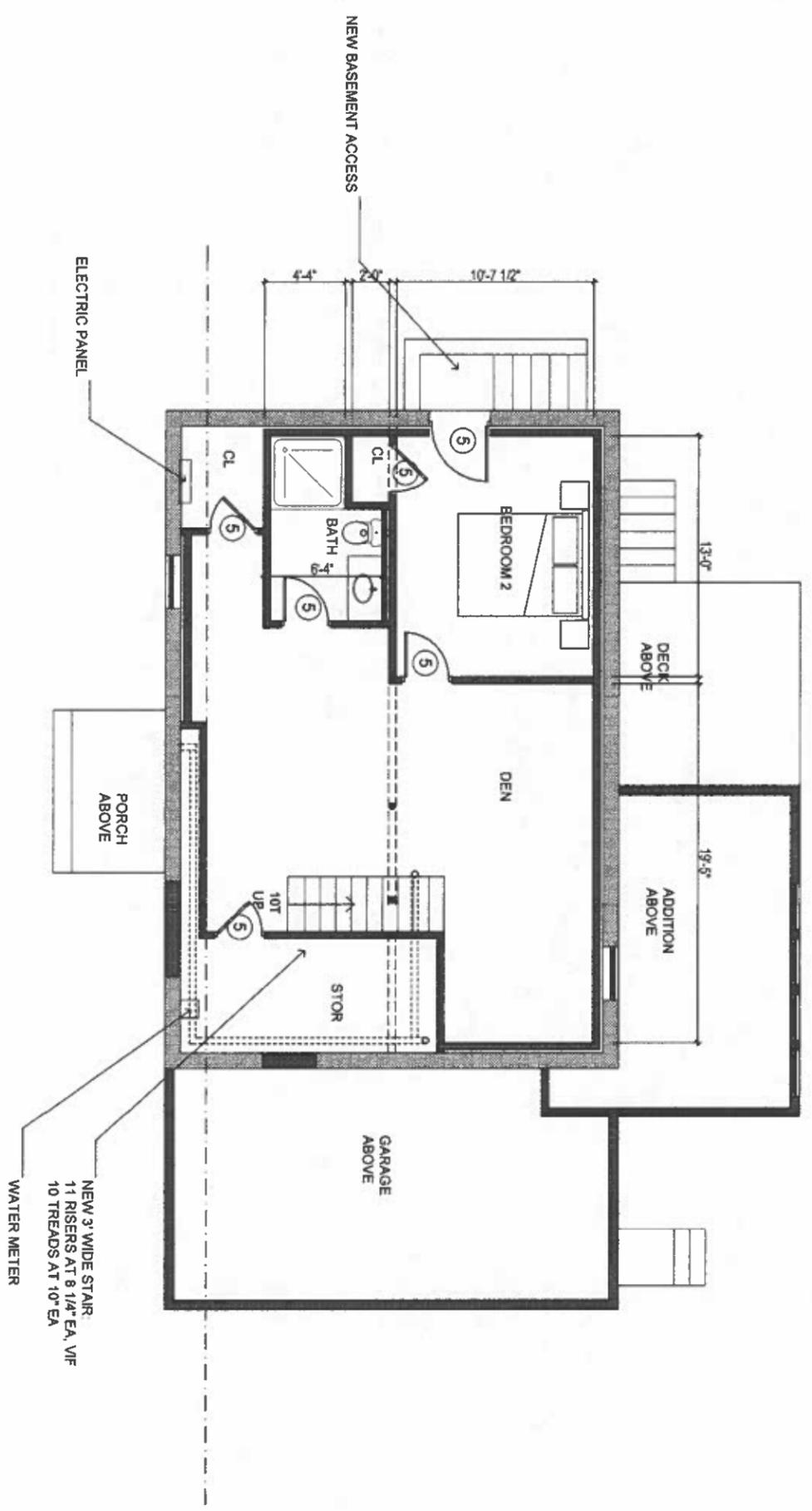


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**NEW CELLAR
FLOOR PLAN**

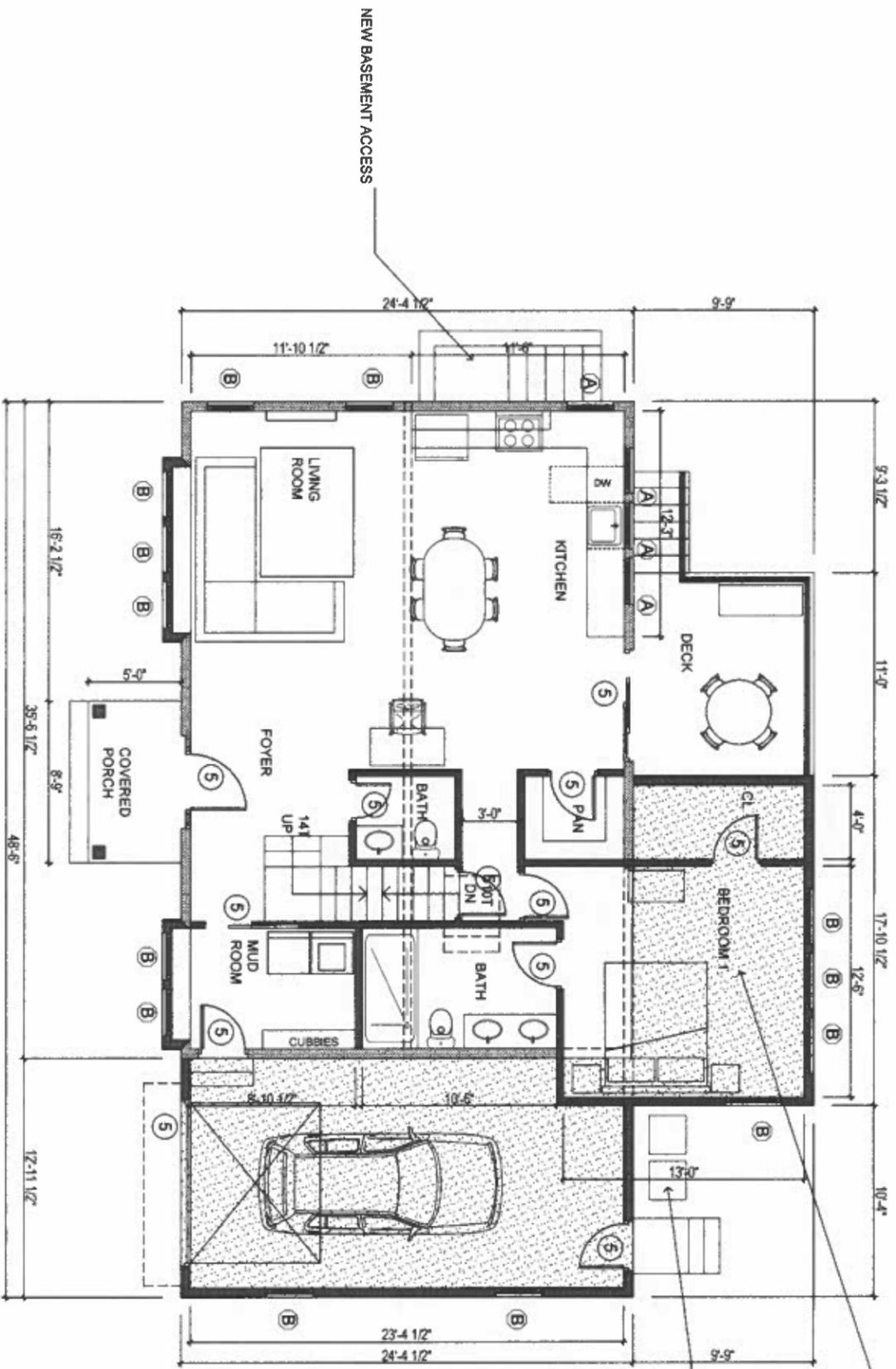
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1 PLAN
SCALE: 1/8" = 1'





TONE INDICATES EXTENT OF NEW GROSS FLOOR AREA.
491 sq ft

NEW LOCATION FOR HVAC CONDENSERS

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1/14/25	PROGRESS



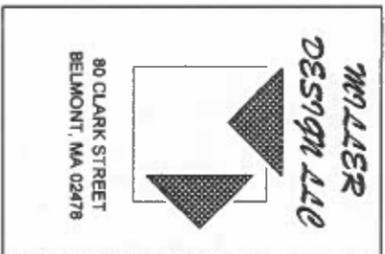
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NEW FIRST FLOOR PLAN

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A7





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1/7/25 PROGRESS

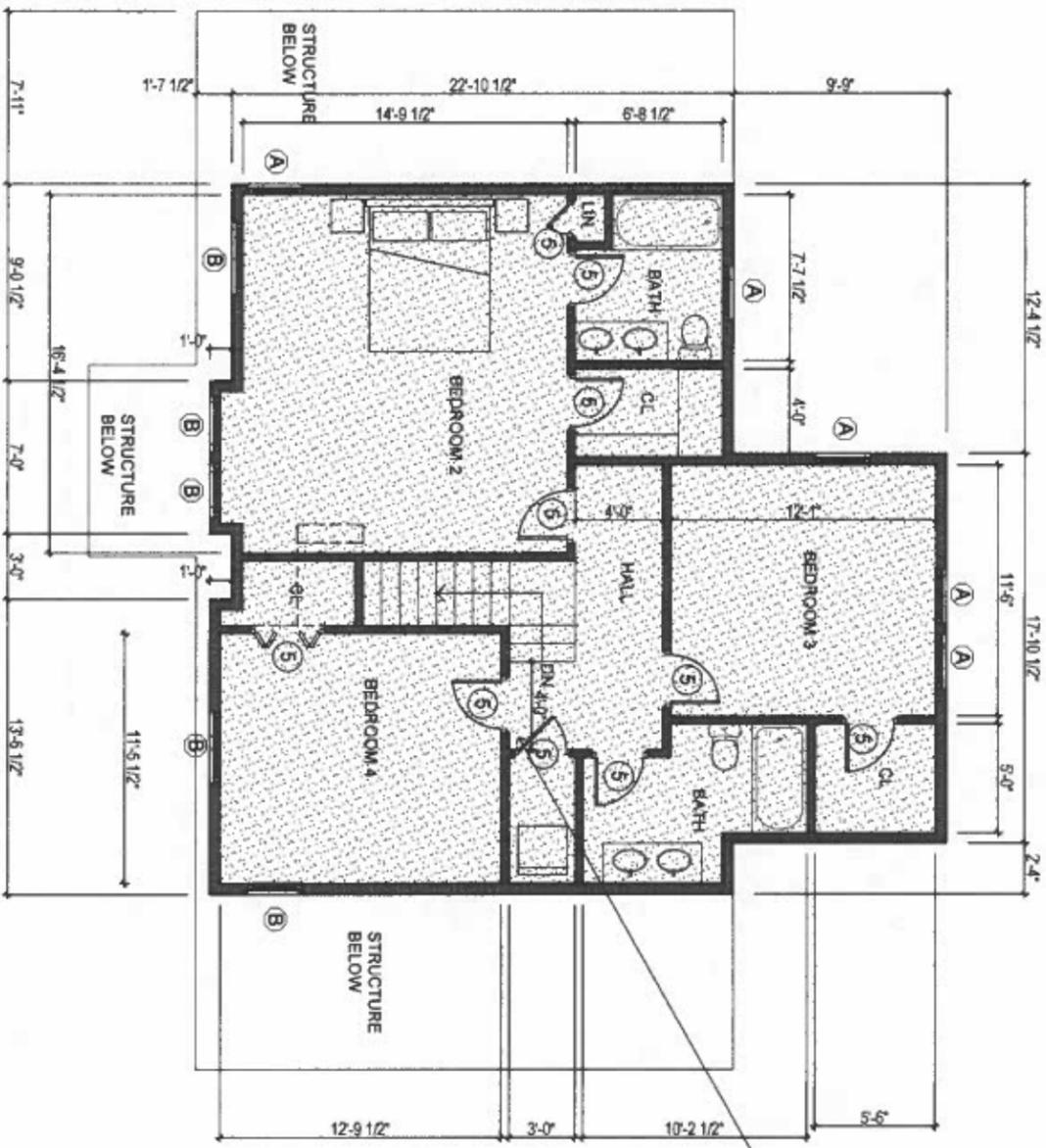
1/14/25 PROGRESS

NEW SECOND FLOOR PLAN

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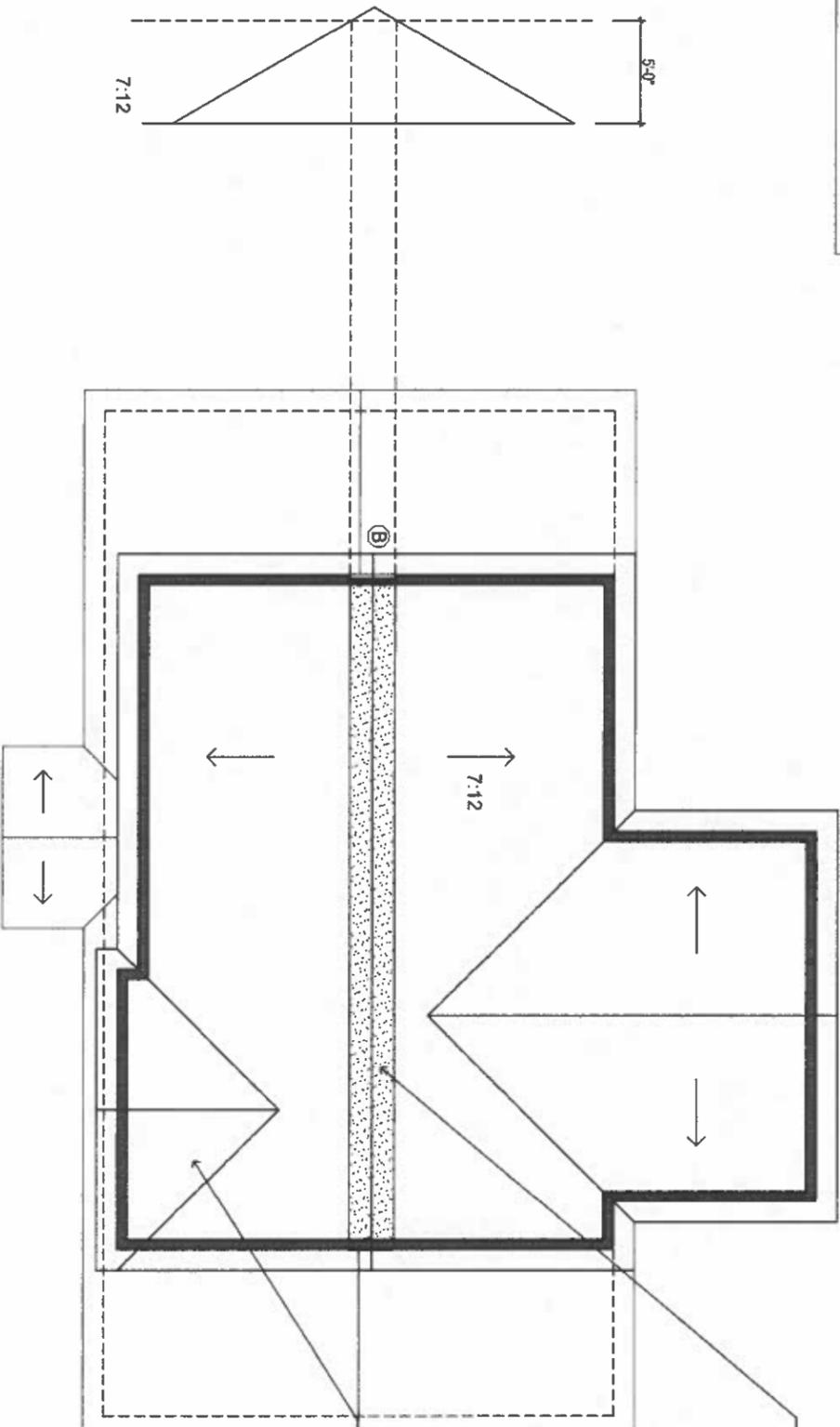
A8



TOILE INDICATES EXTENT OF GROSS FLOOR AREA:
940 sq ft



HALF STORY AREA CALCULATIONS:
 ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER
 CAN BE NO MORE THAN 80% OF FLOOR AREA BELOW
 FLOOR AREA BELOW = 940 SF
 80% OF 940 = 752 SF
 ACTUAL: 71 SF, THEREFORE HALF STORY



HATCH INDICATES EXTENT OF EXISTING AREA WITH
 CEILING HEIGHT OF 5' OR GREATER
 (SEE HALF STORY CALCS ON THIS SHEET);
 71 sq ft

NEW ROOF CONFIGURATION WITH 7:12 PITCH
 ROOFS, 1' SOFFITS AND 1' RAKES, TYP



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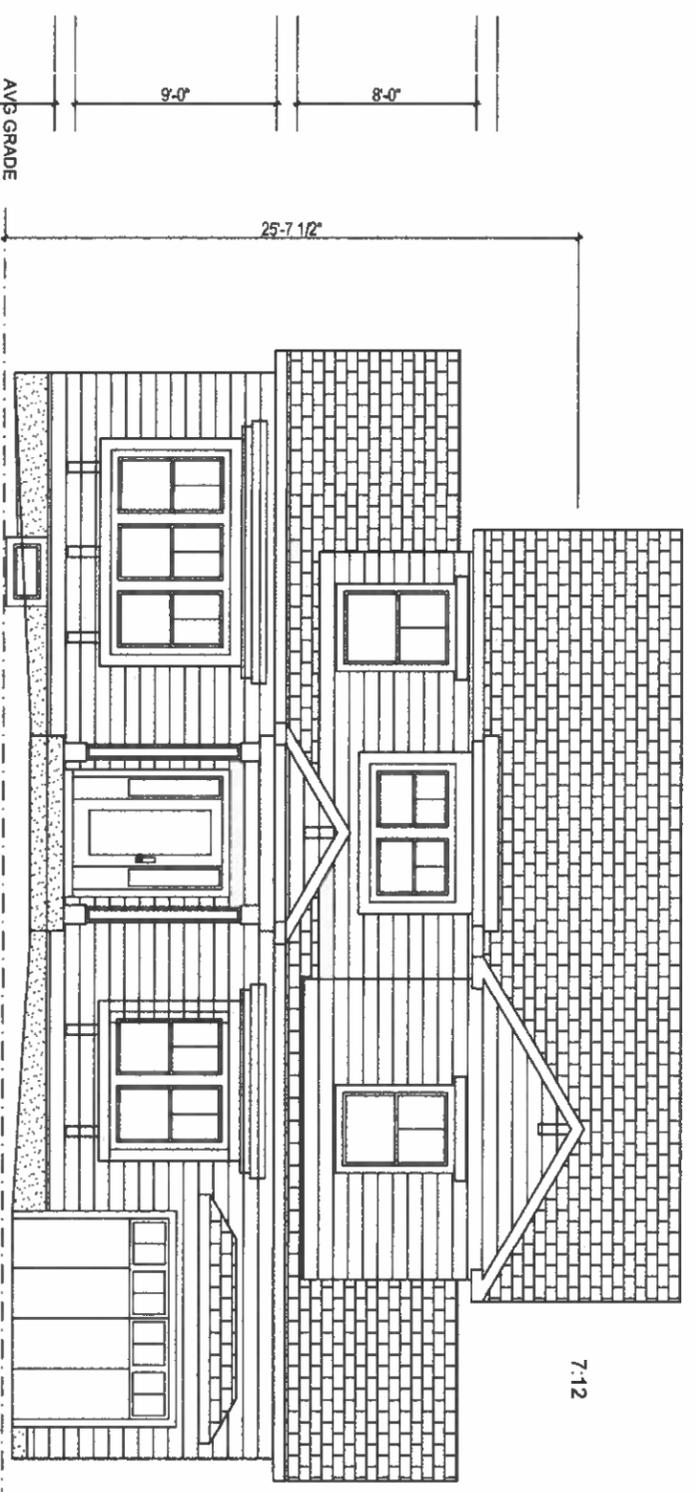


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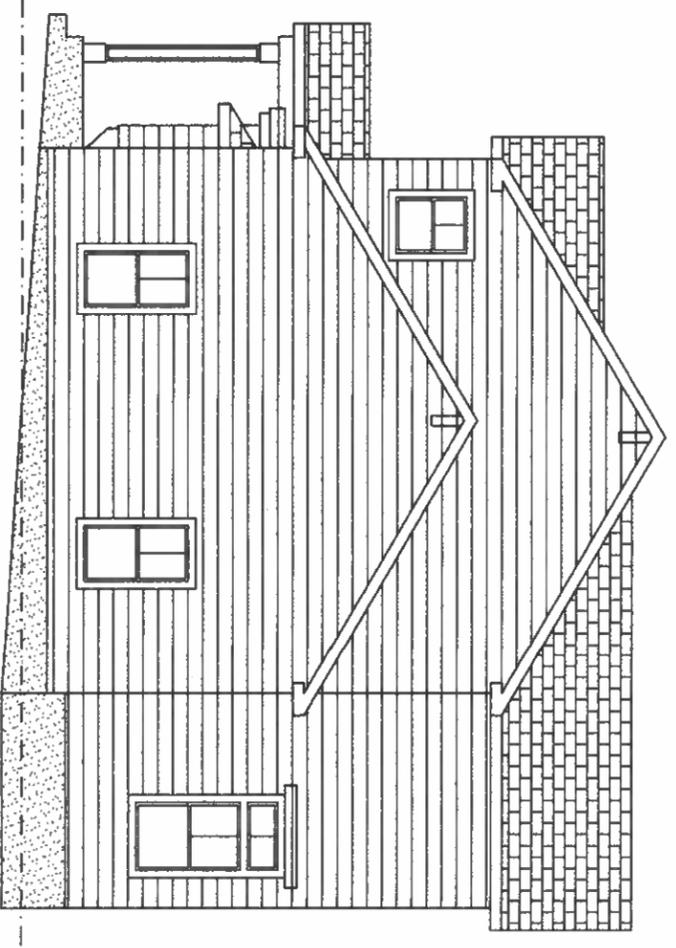
NEW ATTIC /
 ROOF PLAN

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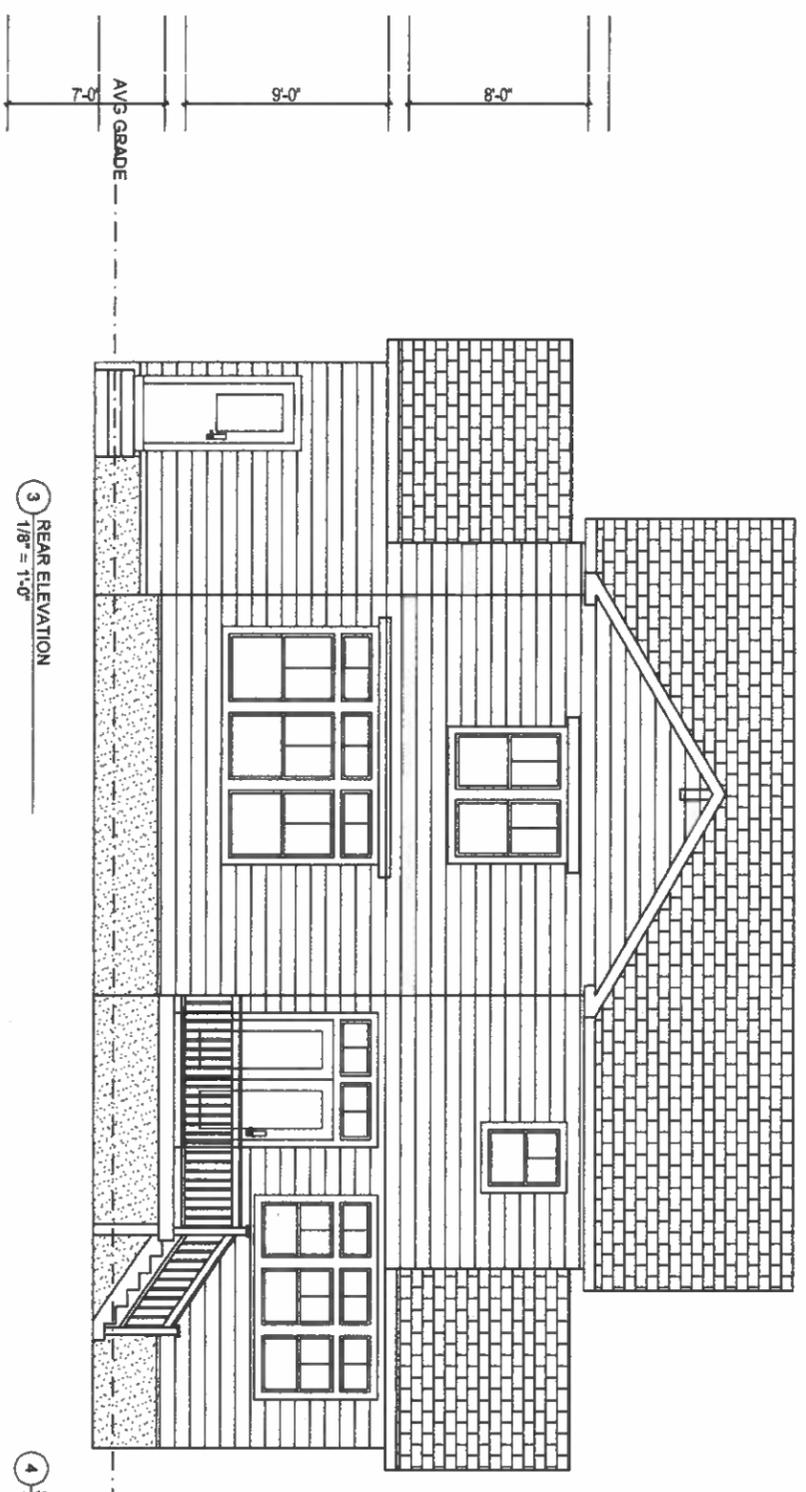
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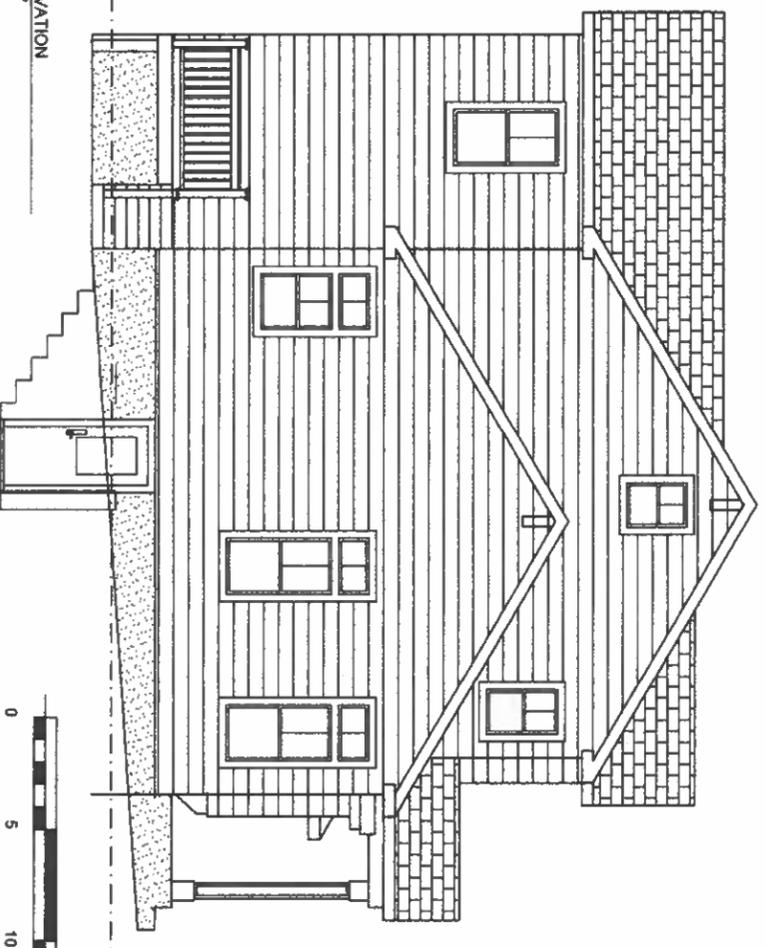
1 FRONT ELEVATION
1/8" = 1'-0"



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:

A10