NEW RESIDENCE AT 9 WESTLUND ROAD BELMONT MA

NORDESIGN & BUILD, LLC ARCHITECTS
21 HOUGH ROAD, BELMONT MA 02478, 617-283-5299

Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 3/23/16

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 9 Westlund Rd 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 the Construction of a new 3 Bedroom house, 2½ story (2 baths + 2 half baths) to replace the existing single story house.

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

Signature of Petitioner Esmaeil mahdavi
Print Name Esmaeil mahdavi
Address 80 Fairview Ave
Belmont, MA 02478
Daytime Telephone Number 617-678-9366

August 20, 2014

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 9 WESTLUND ROAD

Surveyor Signature and Stamp: _____ **Date:** 5.5.16

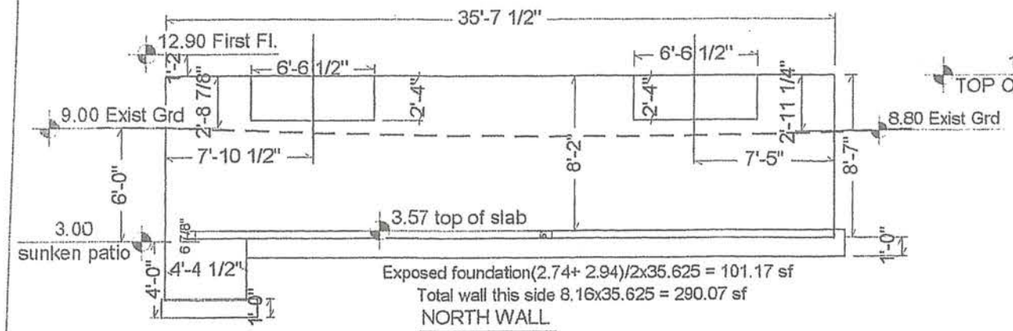
Per §4.2 of the Zoning By-Law		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9000	6480	6480
Lot Frontage (feet)		75	72	72
Lot Coverage (% of lot)		25%	15.7%	23.93%
Open Space (% of lot)		50%	77.4%	64.0%
Setbacks: (feet)	➢ Front [a]	20'	20'	20'
	➢ Side/Side	10'/10'	14.5/12.5	17.625/10.5
	➢ Rear	27'	27.1'	28.75'
Building Height:	➢ Midpoint (feet)	30'	11.7'	26.96'
	➢ Ridge (feet)	34'	18.5	32.67
	➢ Stories	2½	1	2½
1/2 Story (feet) (Per §1.4)	➢ Perimeter (50%)	168.07÷2 =84.03	0	0 at 3'-Knee
	➢ Area (60%)	939.5sf.	105 SF	732.3 46.77%
	➢ Length (75%)	75%	50%	50% max
HVAC [b]	Prohibited in Front Yard and Side and Rear Setbacks — Non in Setbacks			

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.
(b) Includes all outdoor mechanical equipment and fuel storage systems

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

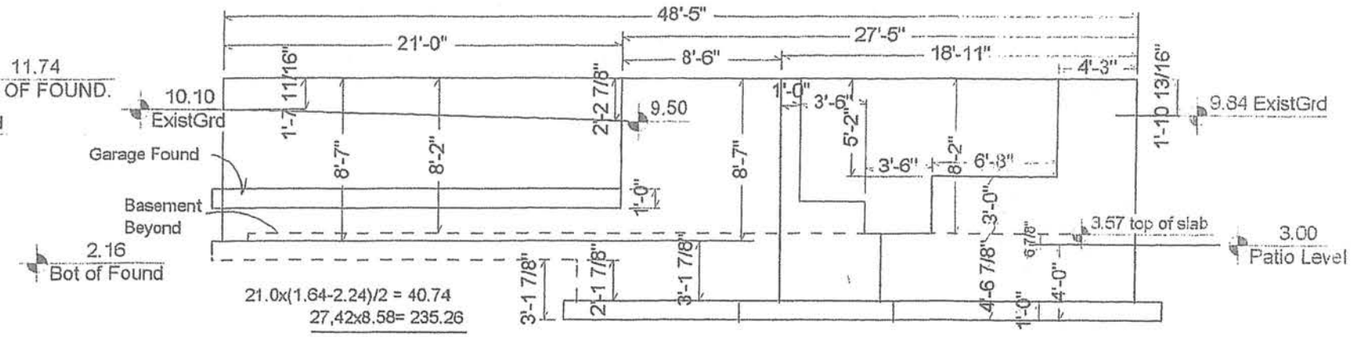
COMMONWEALTH OF MASSACHUSETTS
ROBERT A. JUNIOR
No. 18921
REGISTERED PROFESSIONAL LAND SURVEYOR

February 4, 2016



Exposed foundation(2.74+ 2.94)/2x35.625 = 101.17 sf
Total wall this side 8.16x35.625 = 290.07 sf

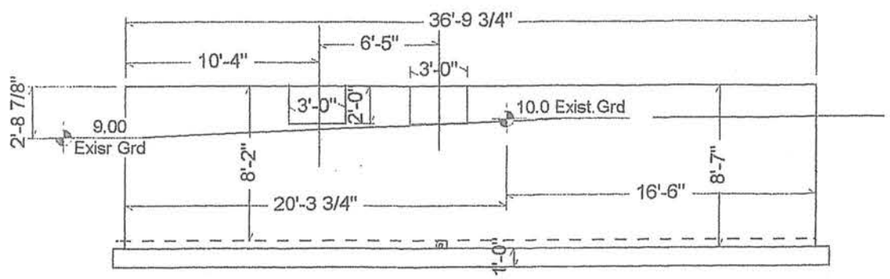
NORTH WALL



21.0x(1.64-2.24)/2 = 40.74
27,42x8.58= 235.26

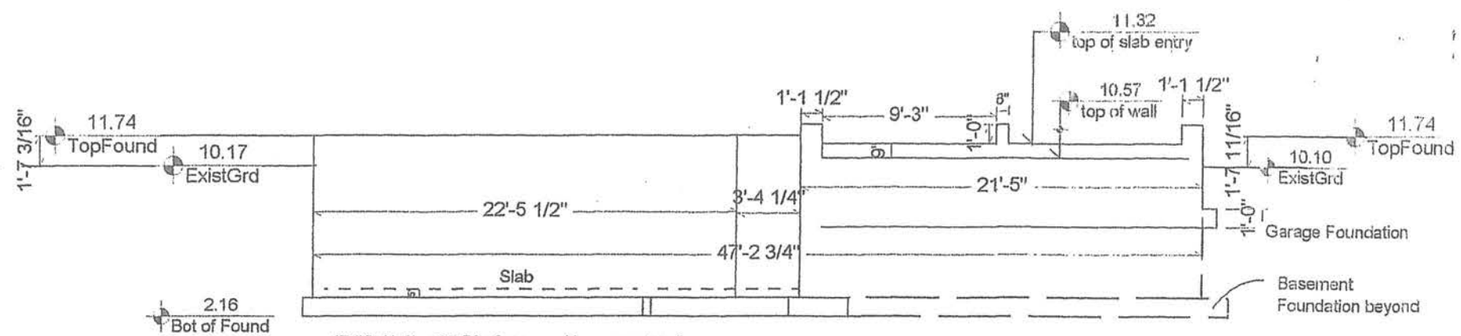
276.00 sf exposed foundation
Total wall this side 48.42)x8.16 = 395.11 sf

EAST WALL



(2.74+1.74)/2x36.81= 82.45
36.81x8.16 = 300.37 sf total basement wall this side

WEST WALL



47.22x(1.6) = 75.52 sf exposed basement wall
47.22x8.16 = 385.32 sf total basement wall this side

SOUTH WALL

TOTAL EXPOSED BASEMENT WALL = 101.17+276.0 + 82.45 + 75.52 = 535.14 sf
TOTAL INSIDE BASEMENT WALL = 290.07+395.11+300.37+385.32 = 1370.87 SF
RATIO OF EXPOSED BASEMENT = 535.14 / 1370.87 = 39.03% < 40%

PERIMETER OF FOUNDATION = 35.625+48.42+36.81+47.22 =168.07 Lin ft.

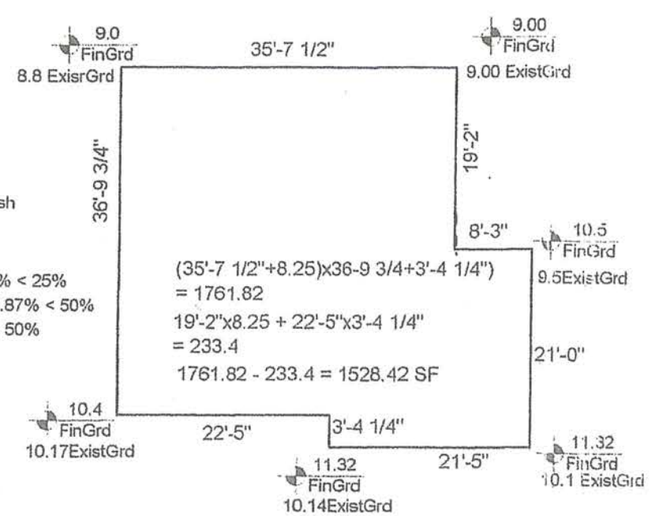
AVARGE GRADE:
(9+8.8)x1/2x35.625 = 317.06
(10.1+9.5)/2x21 = 205.8
(9.5x9.84)/2x27.42=265.15
(9.0+10) /2 x 20.31= 192.95
(10.17+10.0)/2x16.5= 166.40
(10.17+10.1) /2 x 47,21 = 476.35

TOTAL 1623.71

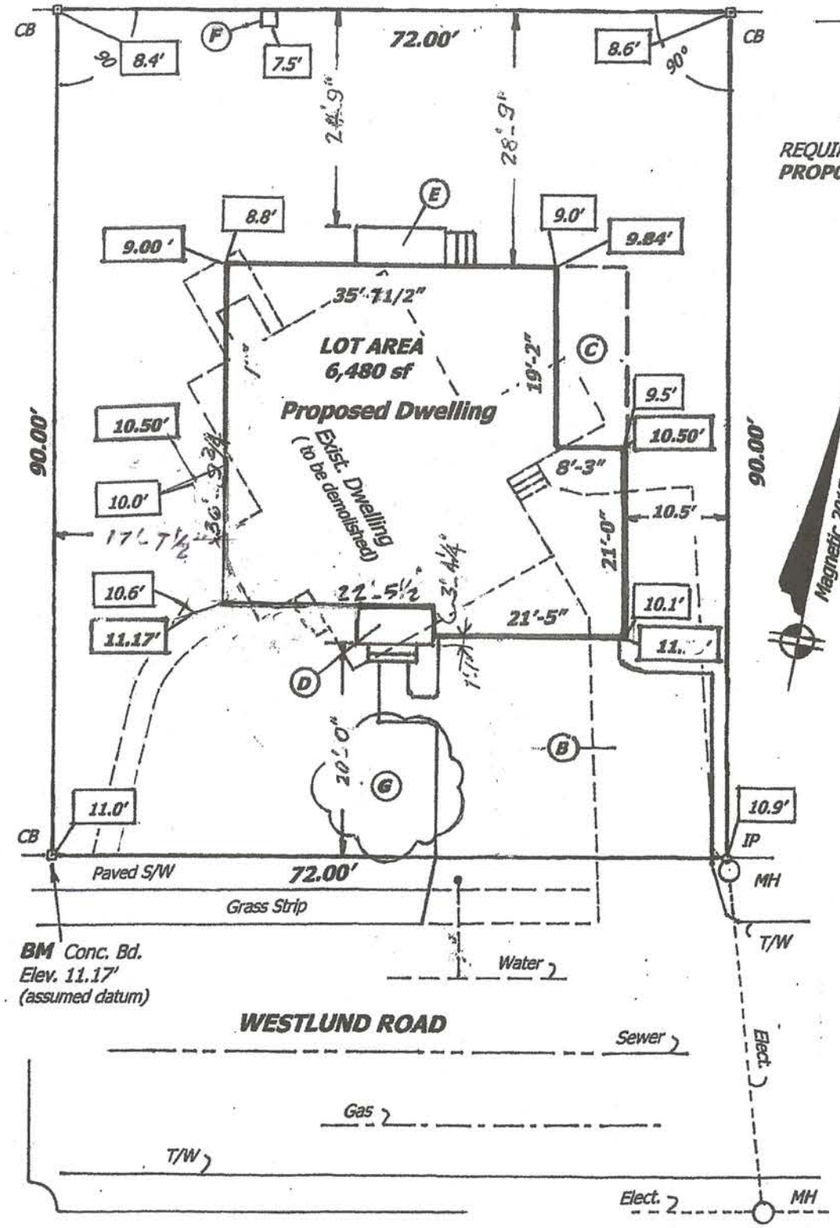
Avarage Grade=1623.71 / 168.07 = 9.66

Total areas
1528.42
22.58 sf exterior.finish
1551.0 sf

Lot Size 90x72= 6480 sf
Lot Coverage 1551 / 6480 = 23.93% < 25%
Gross FAR (15510x2) / 6480 = 47.87% < 50%
NET FAR 2211 / 6480 = 34.12% < 50%
(See drawing A-2)



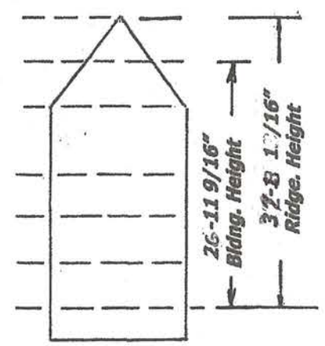
9 WESTLUND ROAD BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	FOUNDATION WALLS & EXISTING GRADE ELEVATIONS & CALCULATIONS1/8"=1'-0"	5/12/16	DWG 0-1



- ZONING REQUIREMTS TABLE -

	MINIMUM SETBACKS FRONT	SIDE	REAR	MAX. LOT COVERAGE	OPEN SPACE	MAX. BLDNG. HEIGHT
REQUIRED	20'	10.0	27.0'	25.00%	50%	36.00'
PROPOSED	20'	10.5'	28.75'	23.55%	64%	26.98'

Proposed Ridge	42.28
Proposed Mid roof	36.56
Proposed Roof Eave	30.83'
2nd Floor Elev.	22.90'
1st Floor elev.	12.90'
Top of Found.	11.74'
Average Grade	9.60'



Building Height Calculations
(not to scale)

- LEGEND -

- (B) (C) Proposed Paved drive
  Proposed Sunken Patio (7'10" x 18'-9" with Stone Retaining Wall
- 9.00' / 8.80' Existing Ground Elevation / Proposed Finish Ground Elevation
- (D) (E) Proposed Porch (7'-3" x 4'-5"
  Proposed Deck (7'-9" x 4'-0")
- (F) (G) Existing Leaching Basin
  Existing 28" Maple Tree

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. JUNIOR
No. 18921
REGISTERED PROFESSIONAL LAND SURVEYOR

MEMO

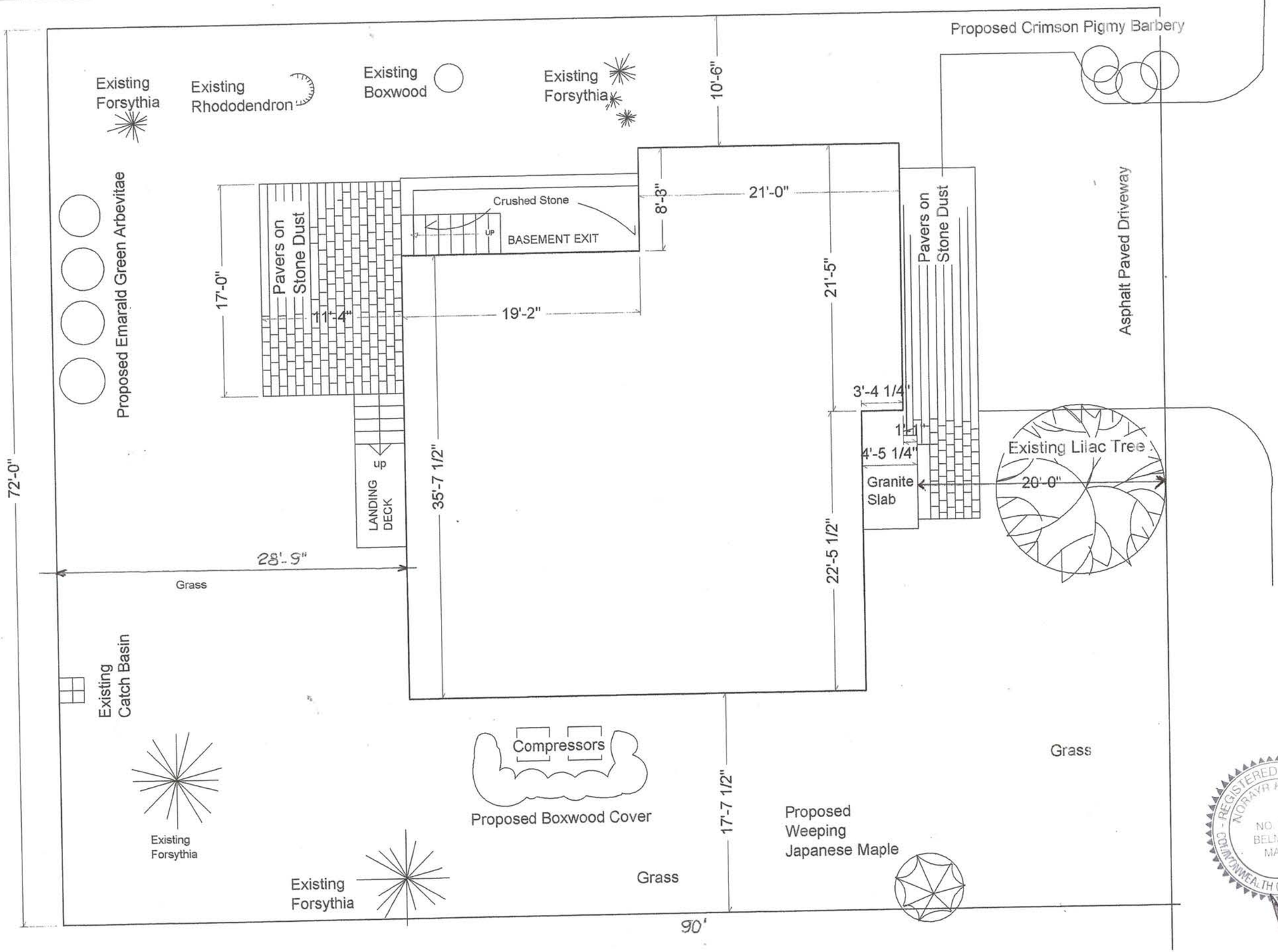
This plan is to accompany application for a permit to demolish the existing dwelling and construct a 4 bedroom dwelling with attached garage as depicted in more detail on architectural drawings by **Nordesign & Build LLC** of 29 Hough Road, Belmont, MA 02478 TEL (617) 283-5299.

- GENERAL NOTES -

(1) Building dimensions & setbacks pertain to outer edge of foundation edge and do not include 11/2" finish projection.
(2) Proposed building is situated parallel with rectangular lot lines.
(3) Elevations are based on assumed datum.
(4) No public shade trees are located within limits of property frontage.
(5) Property is situated outside of the Special flood Hazard Area as depicted on the most recent FEMA Maps.
(6) Locus is not located within a bordering vegetated wetland nor wetland buffer zone.
(7) Adjacent dwellings (2) are set back 20.0' from street line.

Site Plan
9 Westlund Road
Belmont, Massachusetts
Assessor Pcl I.D. 37-124
Zoning District SC
Scale 1" = 20' Nov. 11, 2015
from the office of
Westgate Land Survey
60 Summer St. Kingston, MA 02364
(781) 582-8200

0 10 20 40



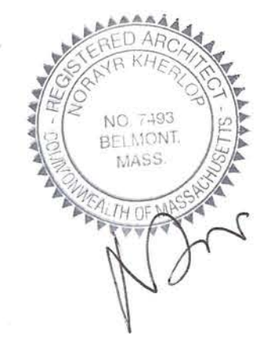
L-1

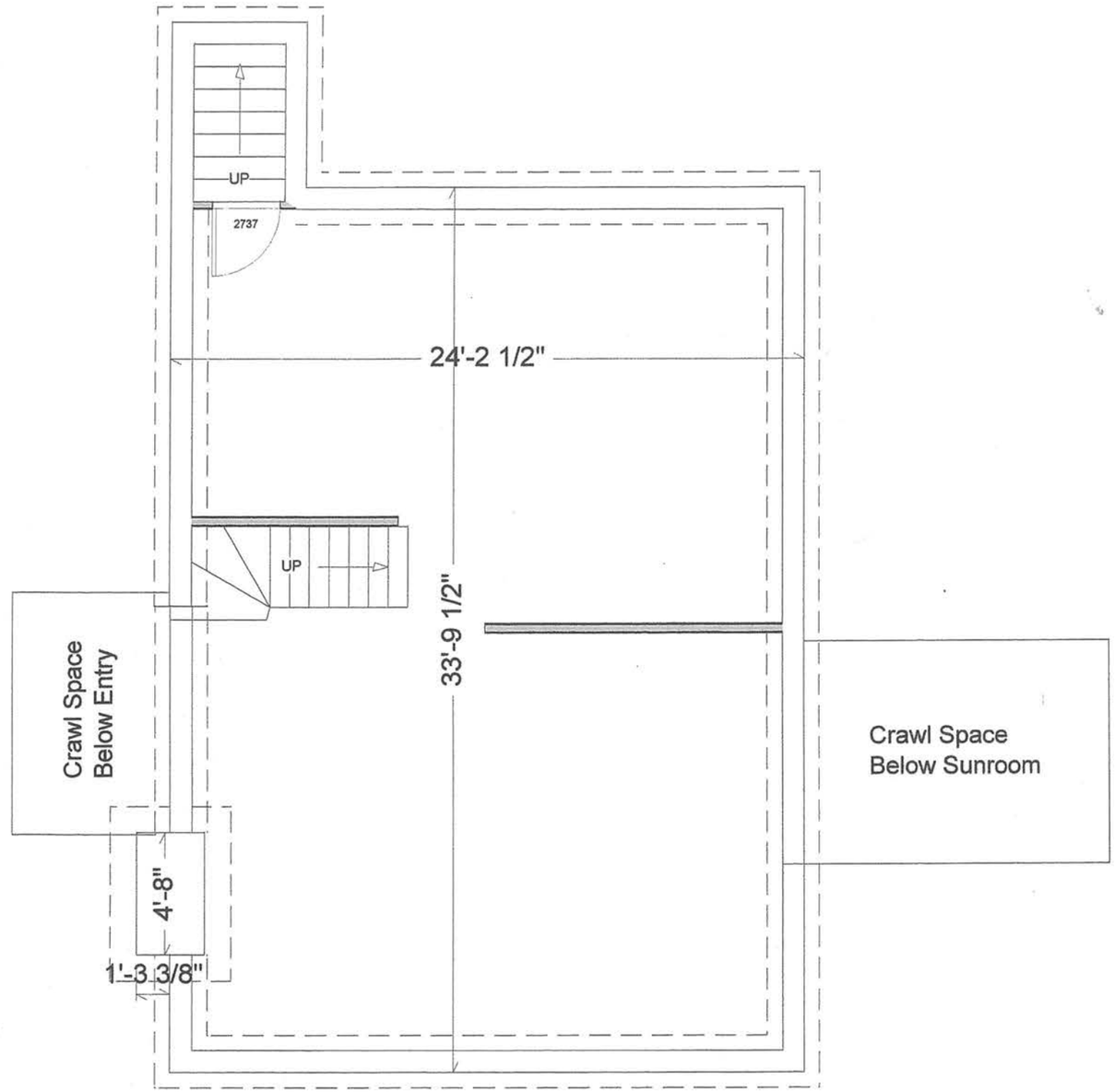
LANDSCAPING PLAN
1/8"=1'-0" 5/5/16

NORDESIGN & BUILD LLC
ARCHITECTS

NEW RESIDENCE AT 9 WESTLUND ROAD BELMONT MA

NEW RESIDENCE AT 9 WESTLUND ROAD BELMONT MA 02478 617-283-5299	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	STREET OUTLINE OF NEIGHBORING HOMES 1/16"=1'-0" 5/5/16	L-2





LIVING AREA
135 sq ft

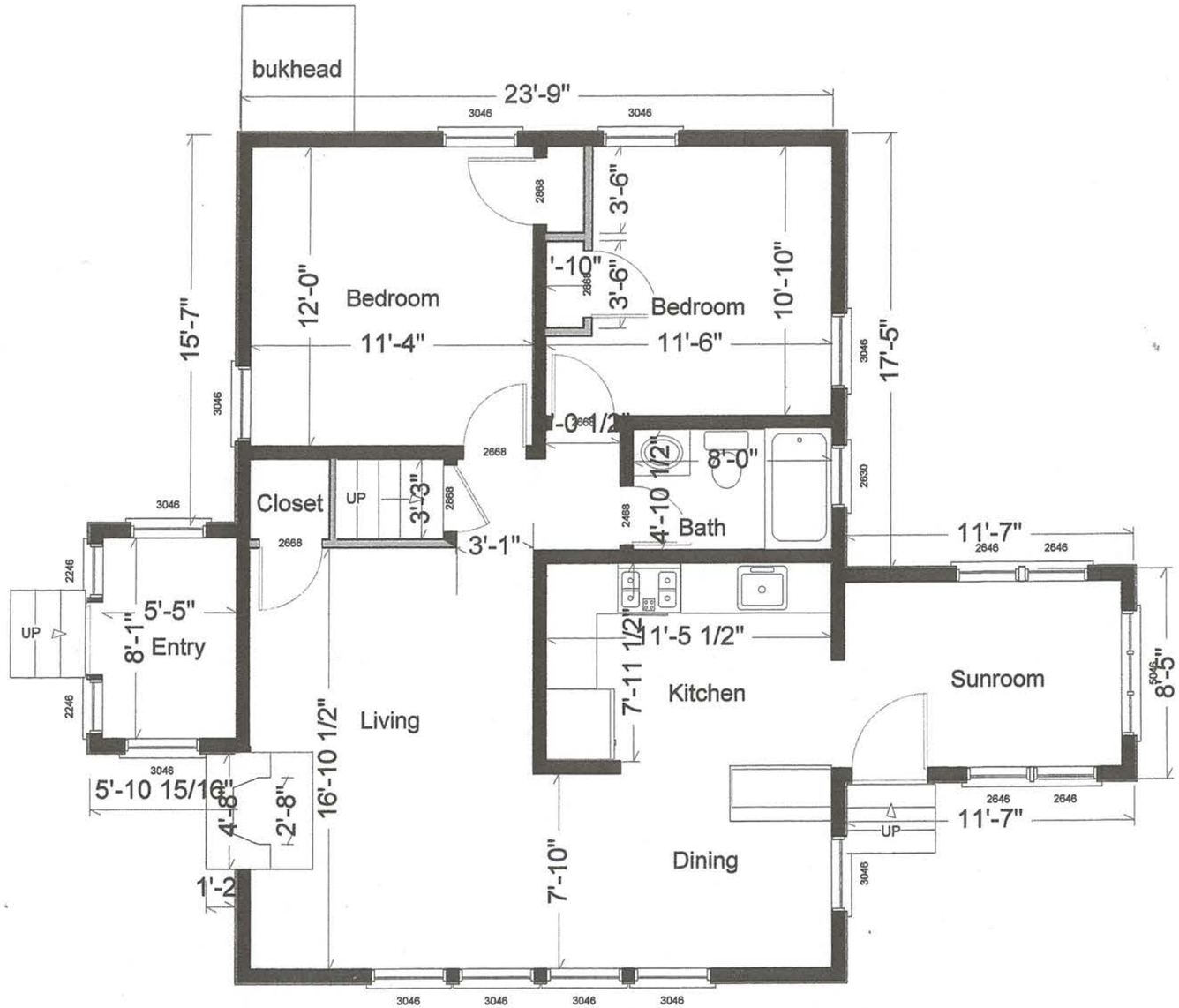
REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT,
MASS.
COMMONWEALTH OF MASSACHUSETTS

L-3

EXISTING
BASEMENT
PLAN 3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 Hough Road Belmont MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



LIVING AREA
968 sq ft

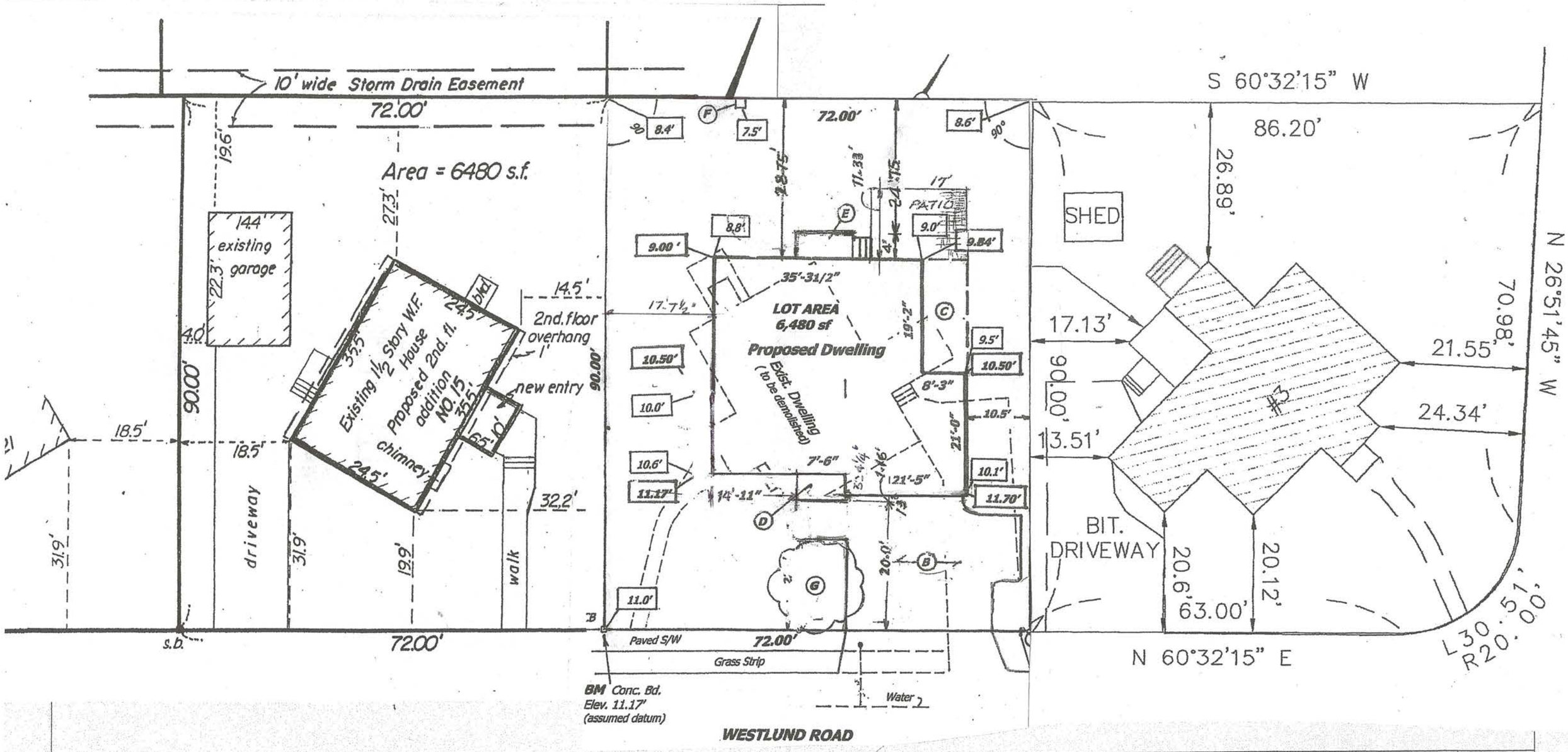
REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT,
MASS.
COMMONWEALTH OF MASSACHUSETTS

L-4

EXISTING
1st. FL.
PLAN 3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 Hough Road Belmont MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



NEW RESIDENCE AT 9 WESTLUND ROAD BELMONT MA 02478 617-283-5299	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	SITE PLAN ADJOINING HOMES 1/16"=1'-0" 5/5/16	L-5

GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, AND ALL CODES AND ORDINANCES OF THE CITY OF BOSTON, MA.

2. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND BE THOROUGHLY AWARE OF ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK PRIOR TO SUBMITTING A BID. BY THE ACT OF SUBMITTING A BID THE CONTRACTOR SHALL HAVE DEEMED TO HAVE MADE SUCH AN EXAMINATION AND TO HAVE ACCEPTED SUCH CONDITIONS AND TO HAVE MADE ALLOWANCE THEREFORE, IN PREPARING BID. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3.

IN ALL CASES PIPING MUST BE RUN ON THE WARM SIDE OF INSULATION. UNDER NO CONDITION SHALL SPRINKLER PIPING BE INSTALLED SO THAT IT WILL BE SUBJECT TO FREEZING.

4. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO CONSTRUCT THE WORK.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

WHERE CONFLICTING NOTES EXIST ON DRAWINGS OF DIFFERENT SCALES, THE CONTRACTOR SHALL ASSUME NOTES ON THE LARGER SCALE DRAWINGS TO BE CORRECT.

5. DIMENSIONS AS SHOWN ARE TO THE FACE OF STUDS OR FOUNDATION.

CONTRACTOR SHALL KEEP A COPY OF THE PERMIT DRAWINGS AND SHOP DRAWINGS AT THE SITE. ALL MODFICATIONS MADE DURING CONSTRUCTIONS SHALL BE NOTED ON THIS FILED SET.

6. COORDINATE ALL PLUMBING, HVAC, ELECTRAICAL & STRUCTURAL INSTALLATIONS & PLAN LOCATIONS OF ALL ELEMANTS IN ADVANCE TO AVOID CONFLICTS AND UNSIGHLY PROJECTIONS.

7. ALL HANDRAILS AND GUARDRAILS SHALL CONFORM TO THE LATEST EDITION OF THE MASS STATE BUILDING CODE..

8. KITCHEN LAYOUTS SHOWN ARE GENERAL IN NATURE, THE OWNER SHALL PROVIDE DETAILED KITCHEN LAYOUTS SUPPLIED BY CABINET SUPPLIER UNDER SEPARATE CONTRACT.

9. CONTRACTOR SHALL MAINTAIN A CLEAN SITE AND TRASH SHALL BE DISPOSED IMMEDIATELY INTO THE DUMPSTERS

CONTRACTOR SHALL COMPLY WITH AND IMPLEMENT ALL OSHA REQUIREMENTS & REGULATIONS.

10. ALL EXTERIOR WALLS SHALL BE INSULATED, TO MIN R=21 FOR 5 1/2" STUD OR AS NOTED PER DRAWINGS, ALL ROOF INSULATION SHALL BE AS NOTED ON THE DRAWINGS OR A MIN R=38, BOTH WHETHER SO NOTED OR NOT.

11. FOR PURPOSES OF THIS CONTRACT, WHERE ITEMS ARE NOTED TO BE REMOVED, THE ITEM SHALL ALSO BE LEGALLY DISPOSED WHETHER SO NOTED OR NOT.

13. IF A SKIM COAT GYPSUM VENEER FINISH IS INDICATED, A 3-COAT JOINT TAPED SYSTEM MAY BE SUBSTITUTED, MAINTAIN ALL FIRE RATINGS PER DETAILS AND SCHEDULES

14. AT ALL TILED WALLS; USE CEMENT BACKER BOARD ("DUROCK OR APPROVED EQUAL) AS TILE BACKER INSTALLED ON VAPOR BARRIER & ACCORDING TO MANUFACTURER'S INSTRUCTIONS, MAINTAIN FIRERATING AS INDICATED.

15 TYPICAL CLOSET (UNO PROVIDE AT EACH CLOSET)
   A. 1X4 POPLAR RAIL PAINTED
   B. 3/4" x 11 1/2" MDO SHELF W/ POPLAR EDGE BAND PAINTED
   C. STANDARD STEEL BRACKET AT 32" AFF
   D. MISC SUPPORT HARDWARE AS REQUIRED
   E. UNLESS NOTED OTHERWISE, ALL CLOSETS ARE 2'-0" DEEP.

16. TYPICAL LINEN CLOSET INTERIOR (UNO PROVIDE AT EACH)
   A. SUPPLY EACH W/(4) 3/4" MDO SHELVES ON 1 X 3 POPLAR CLEATS
   B. 3/4" MDO SHELF TO HAVE POPLAR EDGE BANDING, ALL PAINTED.
   C. SPACING FROM FIN FL; FIRST SHELF @ 30" THEN 16" OC VERT.

17. BLOCKING REQUIREMENTS
   A. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SOLID BLOCKING AT ALL LOCATIONS REQUIRING SUPPORT FOR FIXTURES, EQUIPMENT, ACCESSORIES, SOFFITS, DRYWALL INTERIOR CORNERS AND SIMILIAR LOCATIONS, WHETHER INDICATED OR NOT. ALL WOOD BLOCKING SHALL SHALL BE FIRE RETARDANT.
   B. GENERAL CONTRACTOR SHALL EVALUATE ALL OF THE DRAWINGS TO DETERMINE THE FULL SCOPE OF WORK FOR BLOCKING REQUIRED FOR A COMPLETE JOB.

18. VENTILATION
   ALL VENTILATION AND EXHAUST DUCTING SHALL BE CONCEALED, WHETHER IN SOFFITS, JOIST PLANE OR CHASES, IN ALL HABITABLE AREAS.

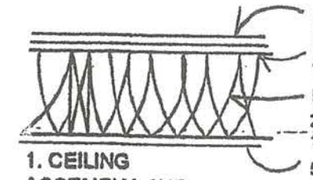
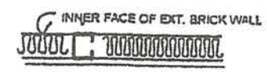
20. ALL INTERIOR NON-FACTRY FINISHED SURFACES WITHIN THE PROJECT LIMIT LINE SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT WHETHER SO NOTED OR NOT.

21. TYPICAL GYP. BD CEILINGS
   A. GENERAL CONTRACTOR SHALL INSTALL 2X FIRE BLOCKING AT ALL WALL/SOFFIT JUNCTIONS, AND ALL OTHER LOCATIONS REQUIRED BY LATEST EDITION OF MASS STATE BUILDING CODE FOR CONTINUITY OF FIRE RATING.
   B. ALL PENETRATIONS IN GYP BD, CEILINGS SHALL BE SEALED TIGHTLY WITH UL FIRE RATED SEALANT OR FIRE SAFING TO PROTECT CONTINUITY OF FIRE RATING INDICATED

22. UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS ARE TYPE 3

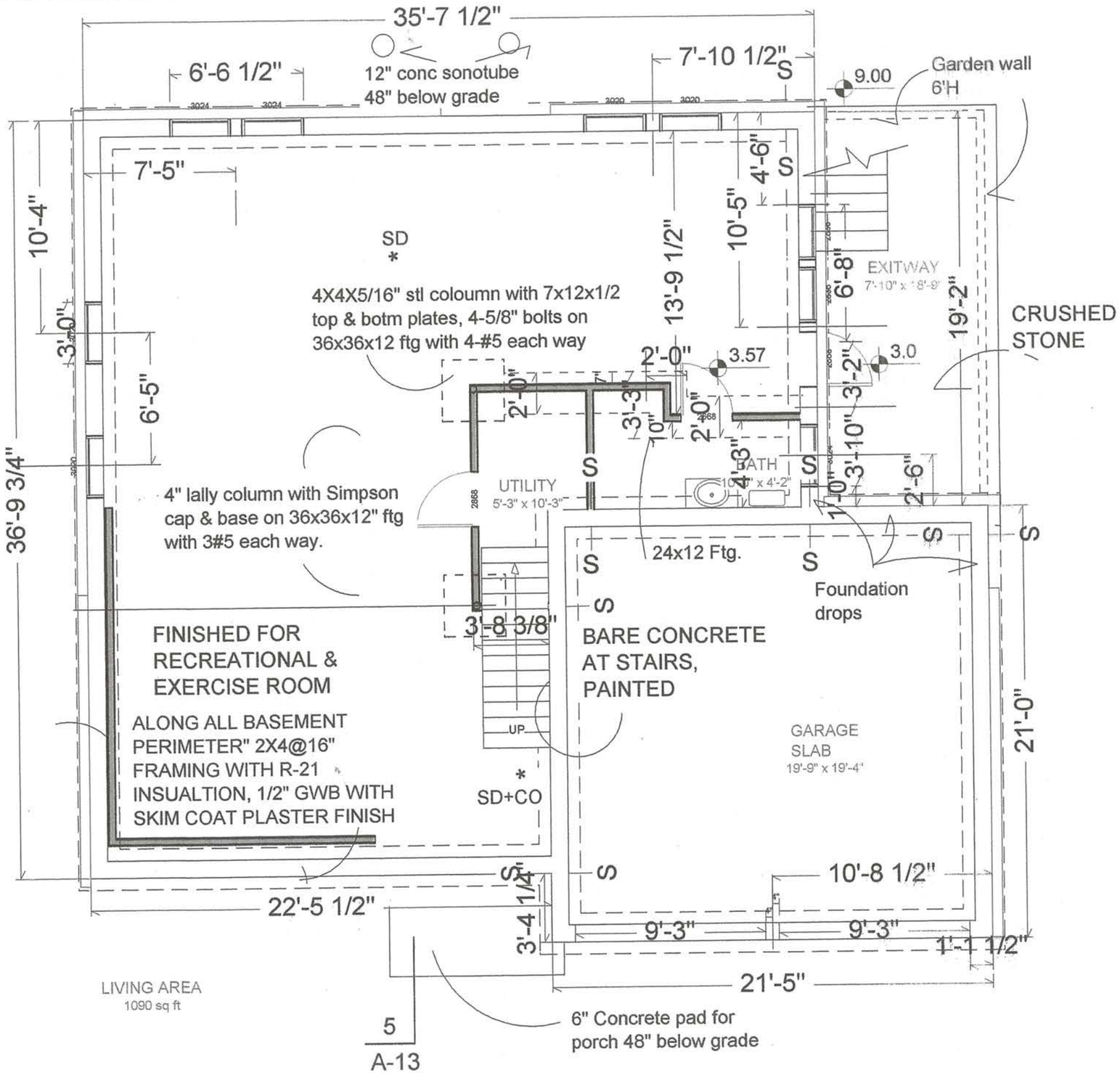
23. DURING EXCAVATIONS IF UNSUITABLE SOIL IS REVEALED IT SHOULD BE REEPORTED TO THE ENGINEER AND SOIL SHOULD BE REPLACED AS NECESSARY.

WALL & CEILING ASSEMBLIES - NTS

		LOCATION
 1. CEILING ASSEMBLY, 1HR	HARDWOOD FLOOR 3/4"T&G PLYWOOD GLUED & SCREWED TO JOISTS FIRE / SOUND BLANKETS 2X10 JOISTS @ 16"OC, EXIST. 5/8"GWB WITH SKIM COAT PLASTER	GARAGE CEILING
1A. STAIR SOFFIT 2HR	1" FIRECODE GWB IN H-SHAFT STUD @ 16"OC. & 1/2" FIRE CODE GWBWITH SKIM COAT PLASTER	OPTIONAL STAIR SOFFIT BASEMENT
2. WALL TYPE 1HR RATED ASSEMBLY	5/8" FIRECODE GWB WITH SKIM COAT PLASTER ON BOTH SIDES CG 2X4 OR 2x6 WOOD STUDS @ 16"OC. 2"FIRE BLANKETS IN BETWEEN.	GARAGE & UNILITY ROOM WALLS
3. WALL TYPE OTHER INTERIOR WALLS	SAME AS IN TYPE 2, BUT WITHOUT FIRE BLANKETS & 1/2" REGULAR GWB INSTEAD OF 5/8" FIRE CODE GWB.	ALL OTHER INTERIOR WALLS
 4. EXTERIOR EXPOSED WALLS	2X3 WOOD STUDS @16" OC AT THE INNER FACE OF EXPOSED FOUNDATION WALLS, 2 1/2" RIGID INSUL. 6mm POLY VAPOR BARRIER, 1/2" GWB WITH SKIM COAT PLASTER	OPTIONAL FOR EXTERIOR BASEMENT WALLS
5. WALL TYPE FOR EXTERIOR WALLS	1/2" GWB INSIDE WITH SKIM COAT PLASTER ON 2x6 WOOD STUDS @ 16"OC, R-19 FIBERGLASS BLANKET INSULATION IN BETWEEN. 1/2" PLYWOOD SHEATHING, TYVEK AIR BARRIER AND CEMENT BOARD SIDING 5" TO THE WEATHER	ALL EXTERIOR WALLS
6. WALL TYPE 6	SAME AS TYPE 2 BUT ADD 1/2" PLYWOO SHEATHING BELOW GWB LAYER FOR SHEAR RESISTANCE	SIDE WALLS OF ENTRANCE LOBBY

FIRE RATED ASSEMBLIES SHALL CONFORM TO UL263 OR ASTM 119 REQUIREMENTS

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT
MASS



NOTES:

BASEMENT FINISHED FOR RECREATIONAL & EXERCISE ROOM

Top of Foundation11.74
Top of slab 3.57
Bot. of Footing 2.15
5" 4000psi conc slab with 6x6x6gage WWF on 6mm poly & compacted 12" crushed stone.
10" conc found. walls with 2-#5 bars top & bottom, #5 dowels@18" 6'. Provide exp.joint below entry
Install RX2000 waterstop below slab around foundation perimeter.

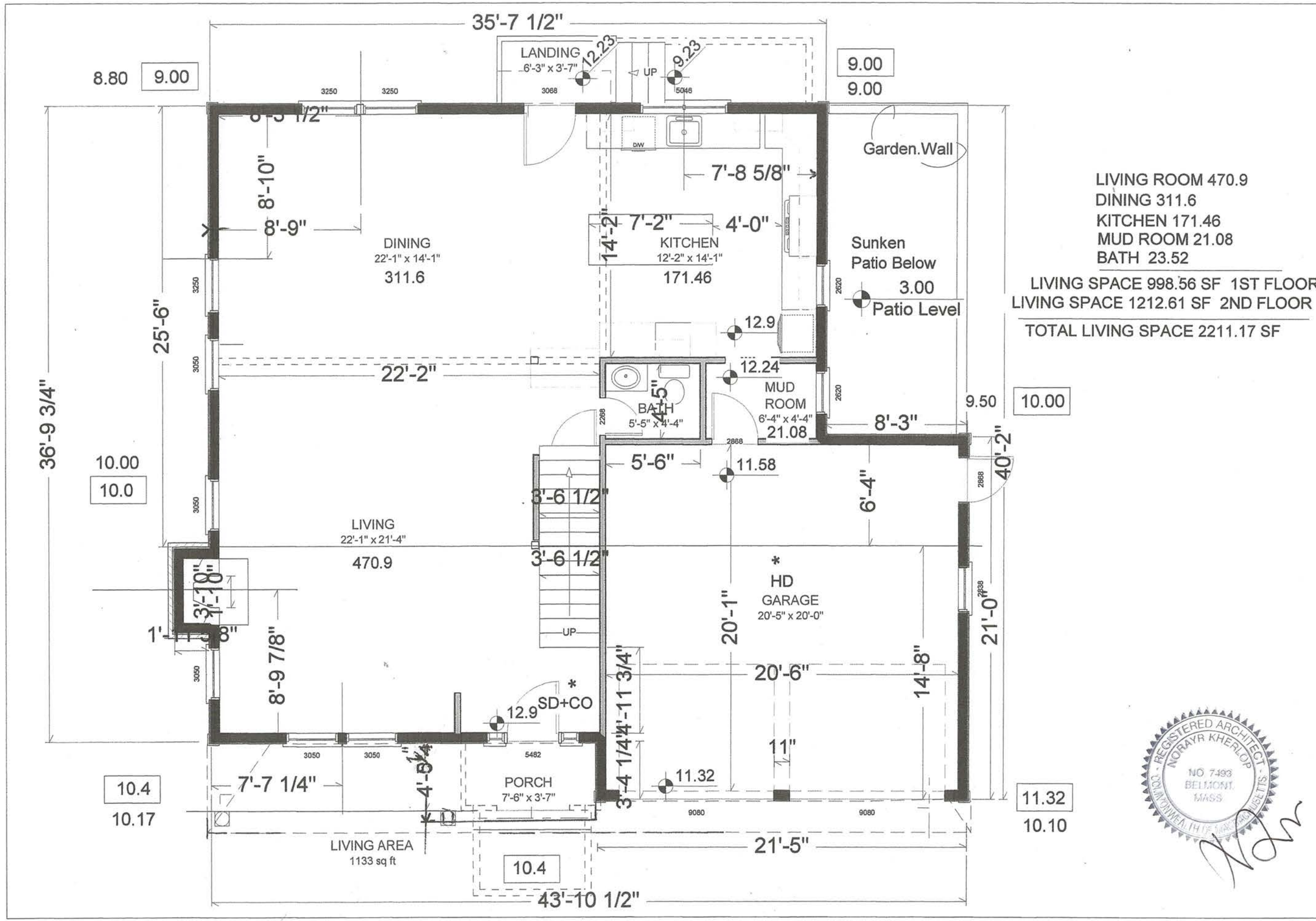
REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT, MASS.
COMMONWEALTH OF MASSACHUSETTS

A-1
9/15/15

BASEMENT & FOUNDATION PLAN
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



LIVING ROOM 470.9
DINING 311.6
KITCHEN 171.46
MUD ROOM 21.08
BATH 23.52

LIVING SPACE 998.56 SF 1ST FLOOR
LIVING SPACE 1212.61 SF 2ND FLOOR

TOTAL LIVING SPACE 2211.17 SF

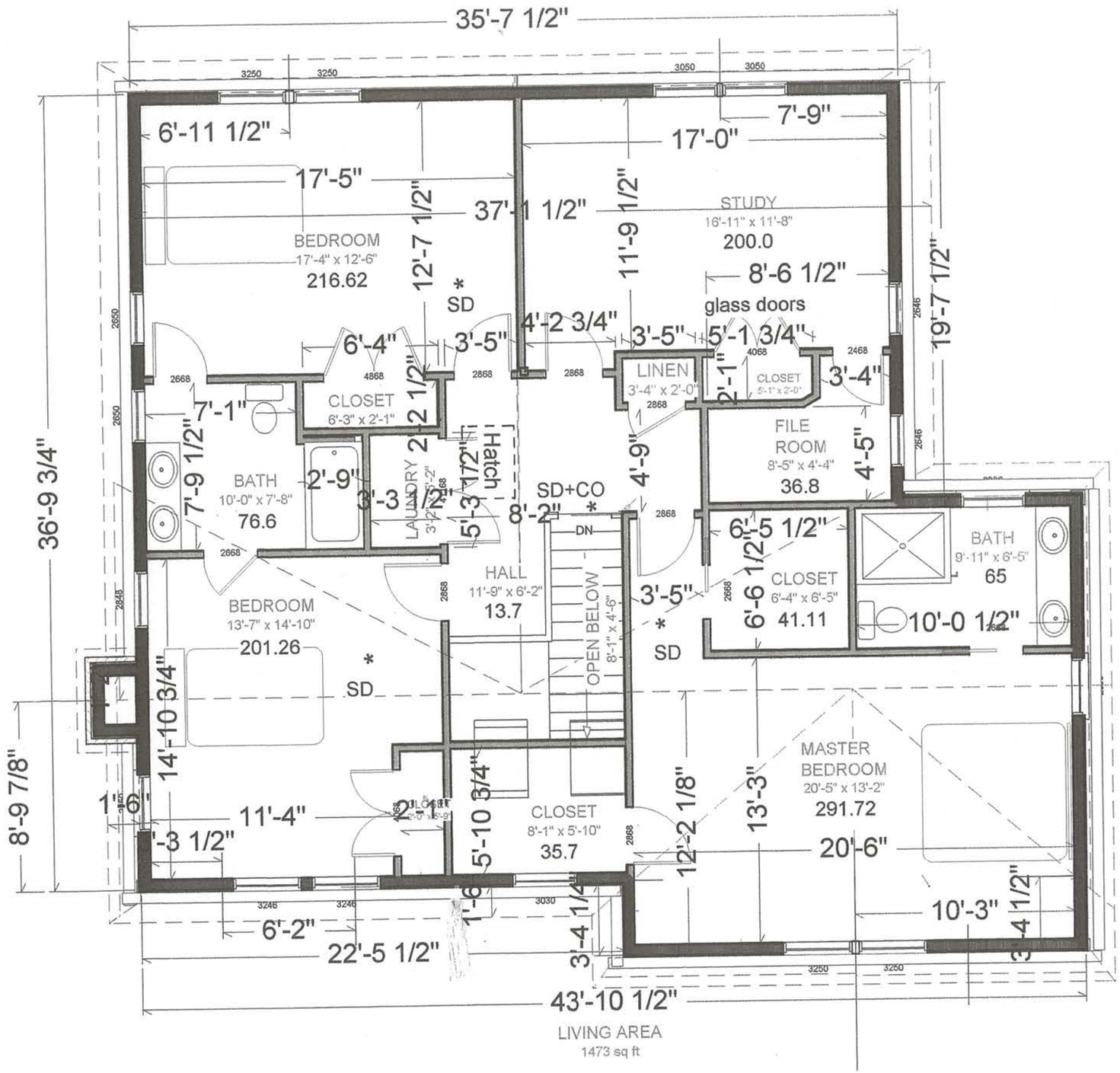
REGISTERED ARCHITECT
NORAYR KHERLOP
NO 7493
BELMONT
MASS
COMMONWEALTH OF MASSACHUSETTS

A-2
5/5/16

FIRST FLOOR PLAN
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



BEDROOM 1 216.62
STUDY, 200.00
BEDROOM 2 201.26
MASTER BEDROOM 291.72
CLOSETS 12.8 35.7 41.11
LAUNDRY, LINEN F-CLOSET 35.0
FILE ROOM 36.8
BATHS 76.6, 65

LIVING SPACE 1212.61 SF

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT, MASS.
COMMONWEALTH OF MASSACHUSETTS

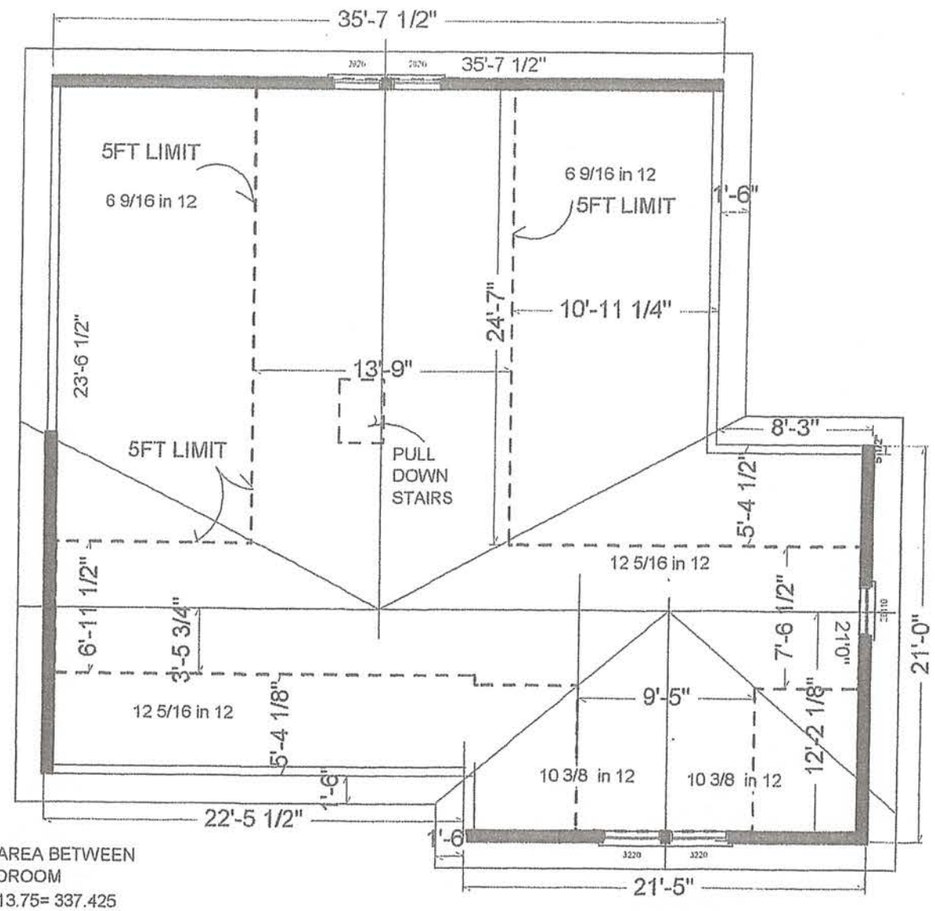
A-3
9/15/15

FIRST FLOOR PLAN
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA

UNFINISHED ATTIC, LOW HEADROOM SEE
BUILDING SECTIONS DRAWINGS A-9 & A-10



ATTIC AREA BETWEEN
5' HEADROOM
24.54X13.75= 337.425
22.46 X 6.96 = 156.32
21.42 X 7.54 = 161.50
8.18x9.42= 77.06

732.30 SF

732.3/1565.76 = 46.77 %< 60% for Attic space

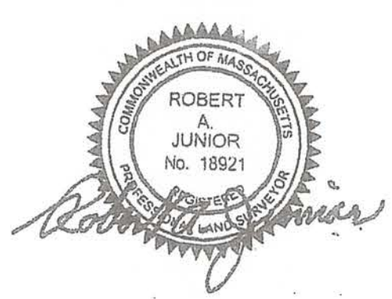
Length of wall where larger 'gable end'
is placed = 35.625+8.25 = 44.25 LF
30 / 43.375 = 69.16% < 75%

PERIMETER OF ROOF = (43.375+36.77)x2 = 160.29 LF

Length of 3' knee wall below rafters = 0

2ND FLOOR FOOTPRINT
36.8125x35.625 = 1348.26 SF
(21.0-3.36) x 8.25 = 145.53
3.36x21.42 = 71.97

1565.76 SF



DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	THICKNESS
D01	1	0	2868	33X81 1/2	EXT.	1 3/4
D02	1	0	2668	31X81 1/2		1 3/8
D03	1	0	2868	33X81 1/2		1 3/8
D04	2	1	9080	109X97 1/2	GARAGE	1 3/4
D05	1	1	2868	33X81 1/2	EXT.	1 3/4
D06	1	1	5482	64X97 15/16	EXT.	1 3/4
D07	1	1	6080	73X97 1/2	EXT. SLIDER-GLASS	1 3/4
D08	1	1	2268	27X81 1/2		1 3/8
D09	1	1	2868	32 5/8X81 1/2		1 3/8
D010	1	1	2868	33X81 1/2	EXT.	1 3/8
D11	6	2	2868	33X81 1/2		1 3/8
D12	2	2	2668	31X81 1/2		1 3/8
D13	1	2	4868	57X81 1/2		1 3/8
D14	2	2	2668	31X81 1/2	POCKET	1 3/8
D15	2	2	4068	49X81 1/2		1 3/8
D16	1	2	2468	29X81 1/2		1 3/8
D17	1	2	41168	59 3/4X81 1/2		1 3/8

D09 FROM GARAGE TO MUDROOM SHALL HAVE 90 MIN FIRE RATING

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION
W01	2	0	2836	33X43 1/2	DOUBLE HUNG
W02	3	0	3024	37X29 1/2	AWNING
W03	4	0	3020	37X25 1/2	AWNING
W04	2	1	9012	109X15 1/2	FIXED GLASS
W05	2	1	2820	33X25 1/2	FIXED GLASS
W06	1	1	2838	33X45 1/2	DOUBLE HUNG
W07	2	1	3050	37X61 1/2	DOUBLE HUNG
W08	2	1	2620	31X25 1/2	AWNING
W09	6	1	3250	39X61 1/2	DOUBLE HUNG
W010	1	1	5046	61X55 1/2	DBL CASEMENT-LHL/RHR
W11	1	2	3036	37X43 1/2	DOUBLE HUNG
W12	2	2	2646	31X55 1/2	DOUBLE HUNG
W13	6	2	3250	39X61 1/2	DOUBLE HUNG
W14	2	2	3050	37X61 1/2	DOUBLE HUNG
W15	2	2	3236	39X43 1/2	DOUBLE HUNG
W16	1	2	3030	37X37 1/2	AWNING
W17	2	2	3246	39X55 1/2	DOUBLE HUNG
W18	1	2	2850	33X61 1/2	DOUBLE HUNG
W19	2	3	2826	33X31 1/2	AWNING
W20	1	3	28110	33X23 1/2	AWNING
W21	2	3	3220	39X25 1/2	AWNING

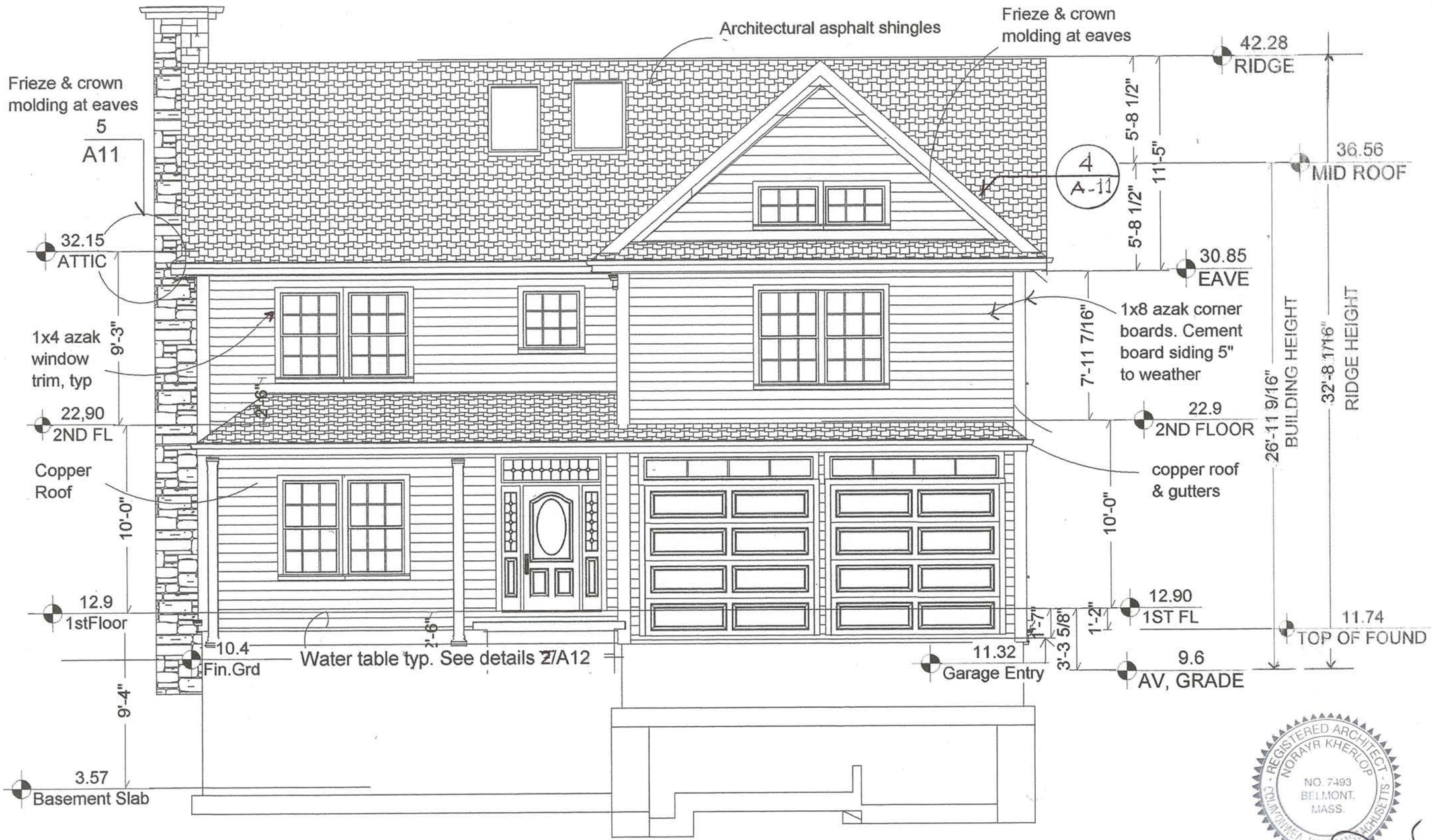
WINDOW SIZES ARE NOMINAL. ACTUAL SIZES & ROUGH OPENINGS
SHALL BE DETERMINED BY WINDOW MANUFACTURER.
ALL BATHROOM WINDOWS SHALL HAVE TEMPERED GLASS
AT LEAST ONE BEDROOM WINDOW SHALL MEET EGRESS REQUIREMENTS
ALL WINDOW SILLS SHALL BE MIN 24" ABOVE FINISHED FLOOR.

A-4
5/5/16

ATTIC CALCS &
SCHEDULES
1/8"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA.
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



A-5
5/5/16

FRONT (SOUTH) ELEVATION
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT,
MASS.
COMMONWEALTH OF MASSACHUSETTS

A-6
5/5/16

EAST SIDE ELEVATION
3/16"=1'0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT,
MASS.
COMMONWEALTH OF MASSACHUSETTS

A-7
5/5/16

NORTH (REAR)
ELEVATION
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

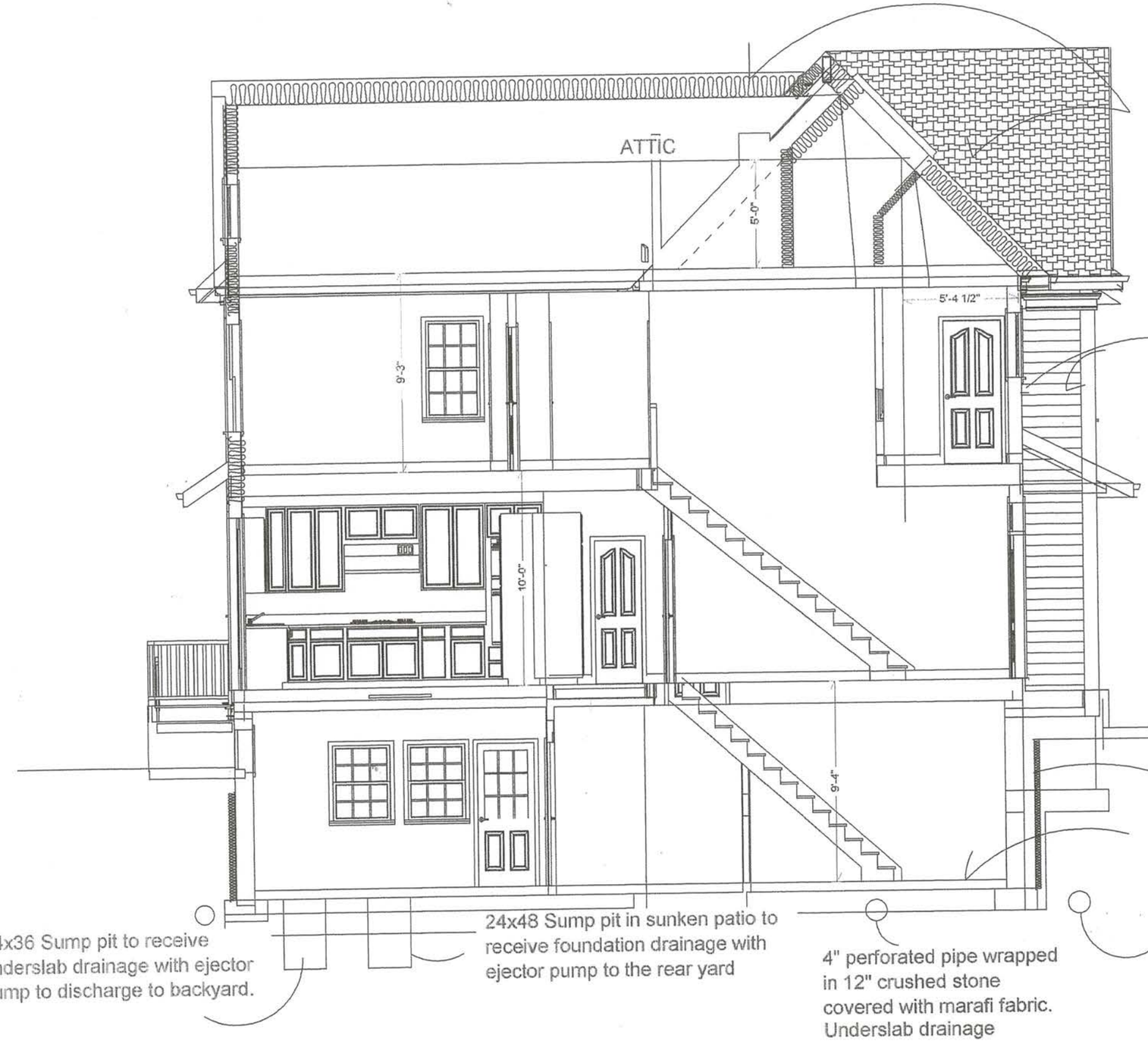
9 WESTLUND ROAD
BELMONT MA

A-8
5/5/16

WEST SIDE
ELEVATION
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA



Architectural ashpalt shingles on ice & shield, air barrier, 3/4" CDX plywwod on 2x12@16" rafters, R-38 insulation

Cement board siding on air barrier, sealed 1/2" plywood sheathing, 2x6@16" framing R-21 insulation in between, 1/2" GWB with skim coat finish.

2" rigid insulation on membrane sprayed waterproofing

5" concrete slab, 4000psi with 6x6x6 gage WWF on 12" compacted crushed stone.

4" perforated pipe wrapped in 12" crushed stone covered with marafi fabric. Foundation drainage

24x36 Sump pit to receive underslab drainage with ejector pump to discharge to backyard.

24x48 Sump pit in sunken patio to receive foundation drainage with ejector pump to the rear yard

4" perforated pipe wrapped in 12" crushed stone covered with marafi fabric. Underslab drainage

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT, MASS.
COMMONWEALTH OF MASSACHUSETTS

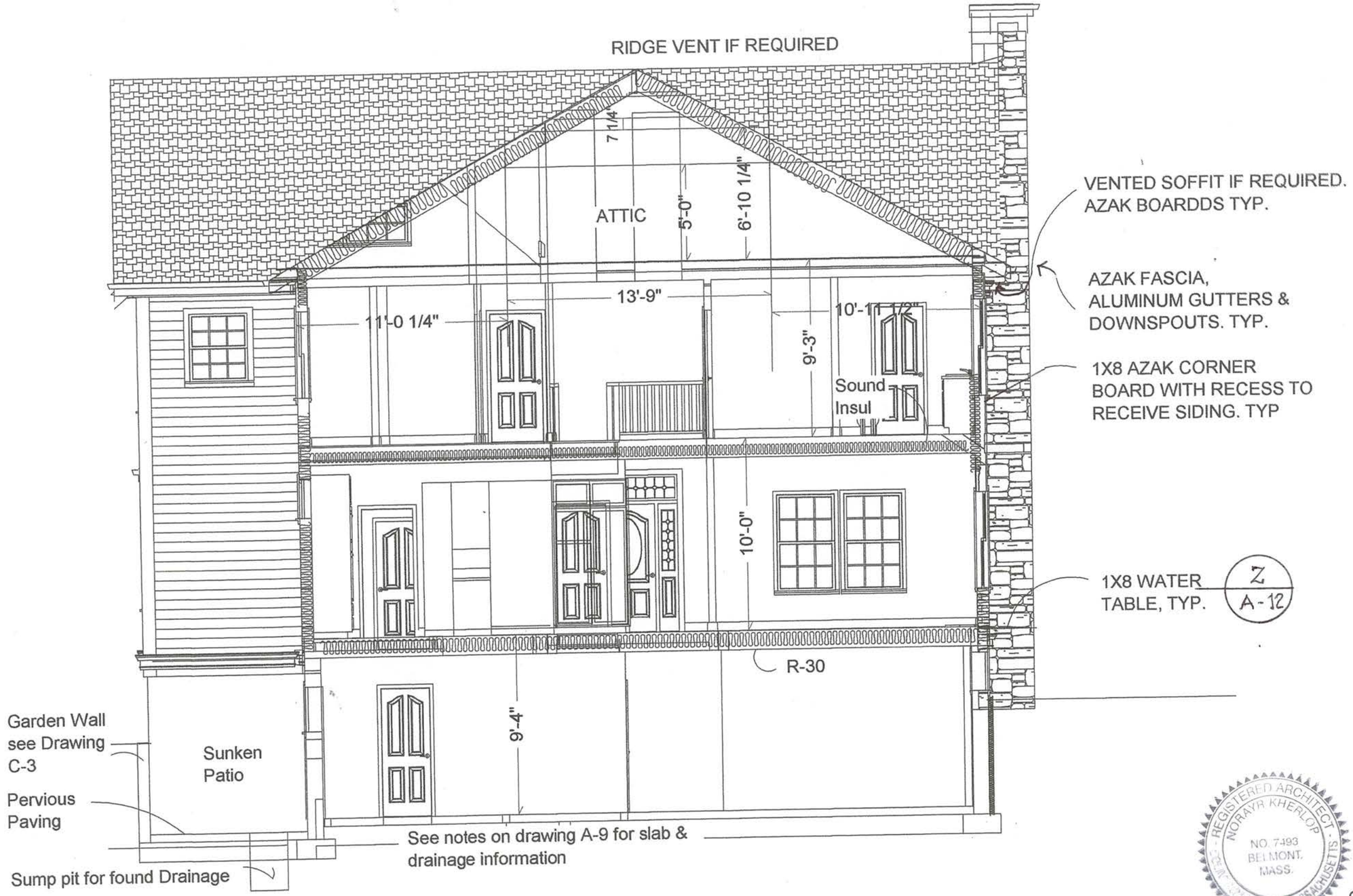
A-9

5/5/16

SECTION THRU'
DORMER & STAIRS
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA

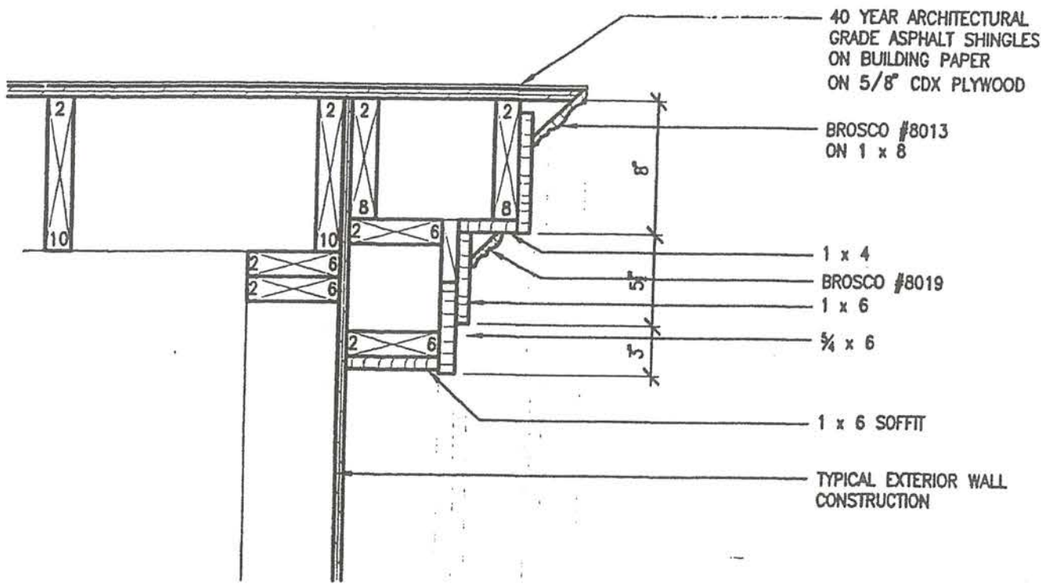


A-10
5/5/16

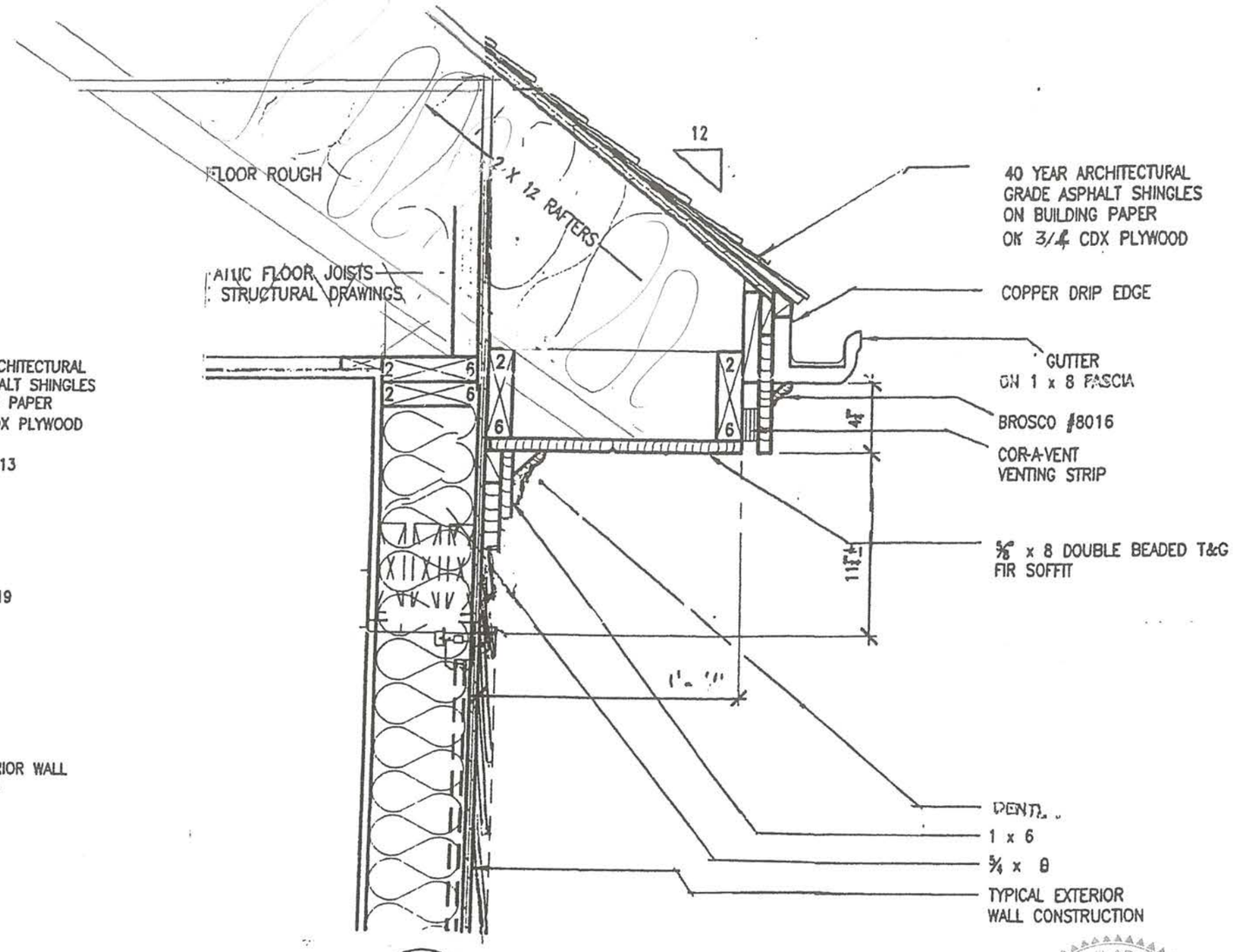
SECTION THRU'
SUNKEN PATIO
3/16"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

9 WESTLUND ROAD
BELMONT MA

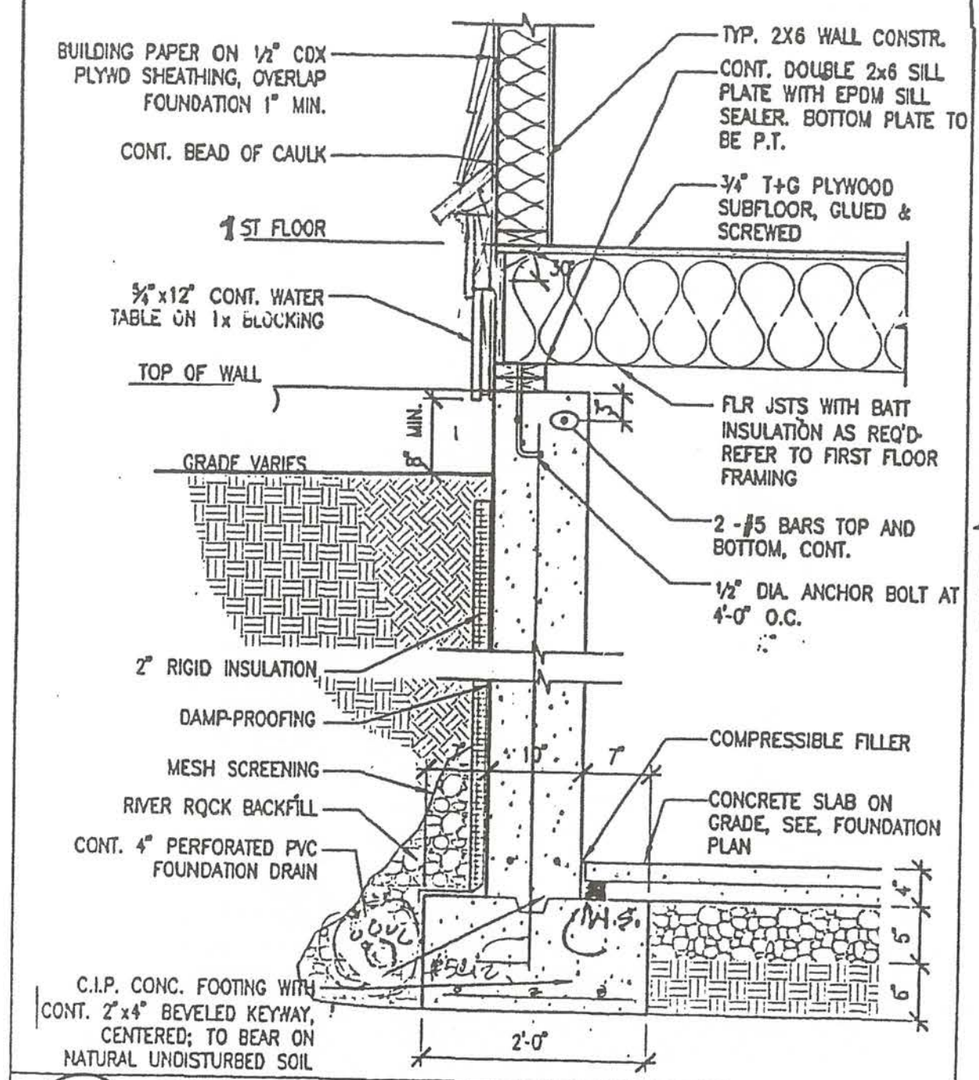


4 RAKE DETAIL AT CLAPBOARDS
SCALE: 1 1/2" = 1'-0"



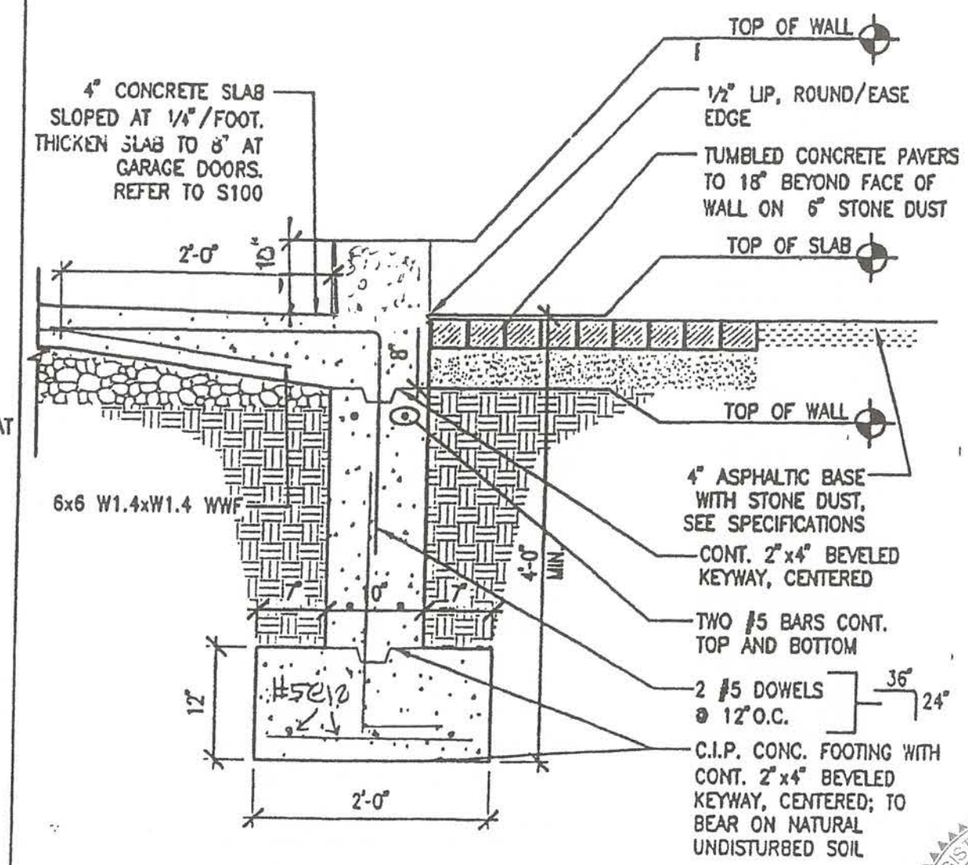
5 TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

9 WESTLUND ROAD BELMONT. MA	NORDESIGN & BUILD, LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	EAVE & RAKE DETAILS	A-11



Z TYPICAL FOUNDATION DETAIL 1

SCALE: 3/4" = 1'-0"

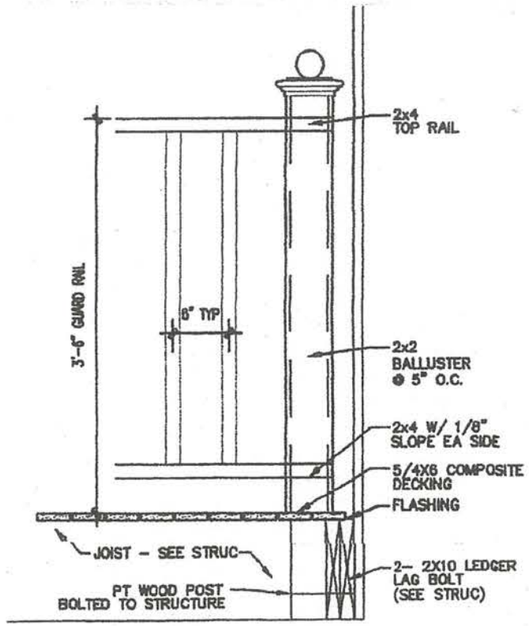


Y-Y FOUNDATION DETAIL AT GARAGE APRON

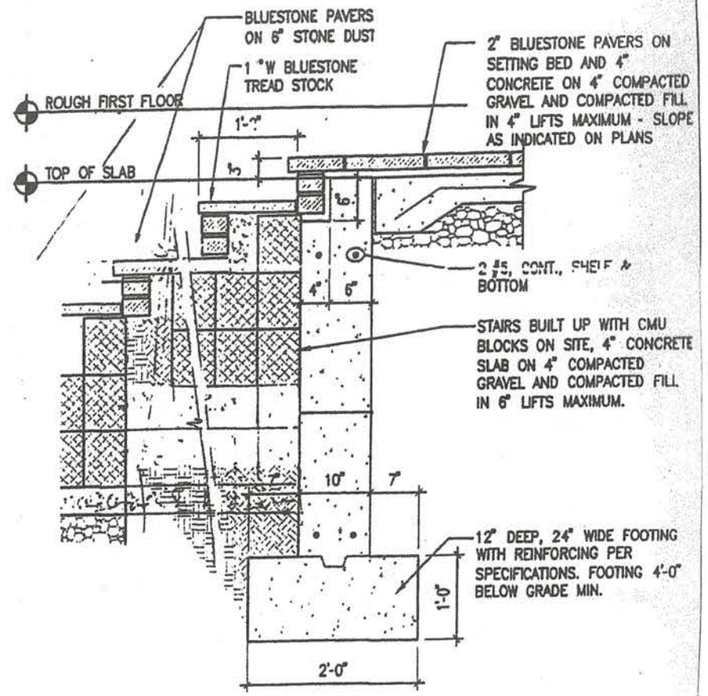
SCALE: 3/4" = 1'-0"

REGISTERED ARCHITECT NORAYR KHERLOPIAN NO. 7493 BELMONT MASS. COMMONWEALTH OF MASSACHUSETTS

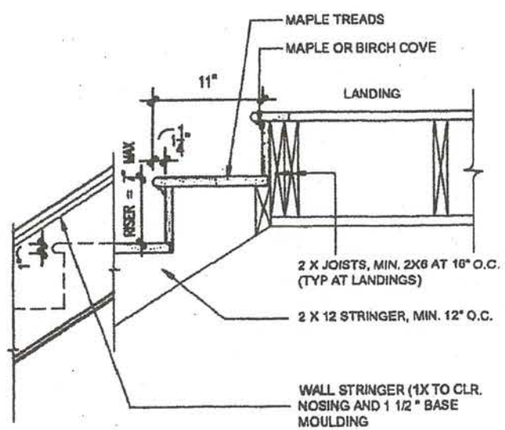
ADDITION AT 48 MIDDLECOT STREET BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	FOUNDATION DETAILS	A-12



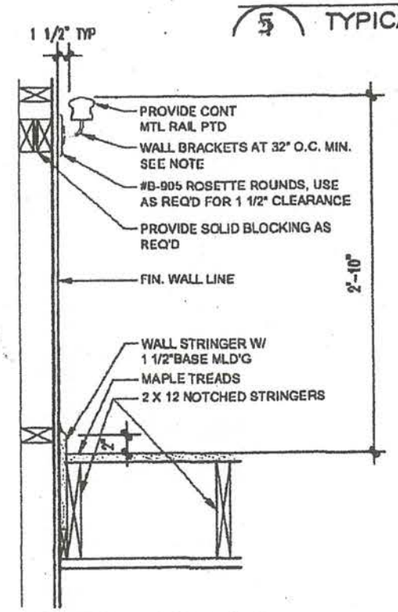
2 / A1.0 TYP EXTERIOR LANDING DETAIL



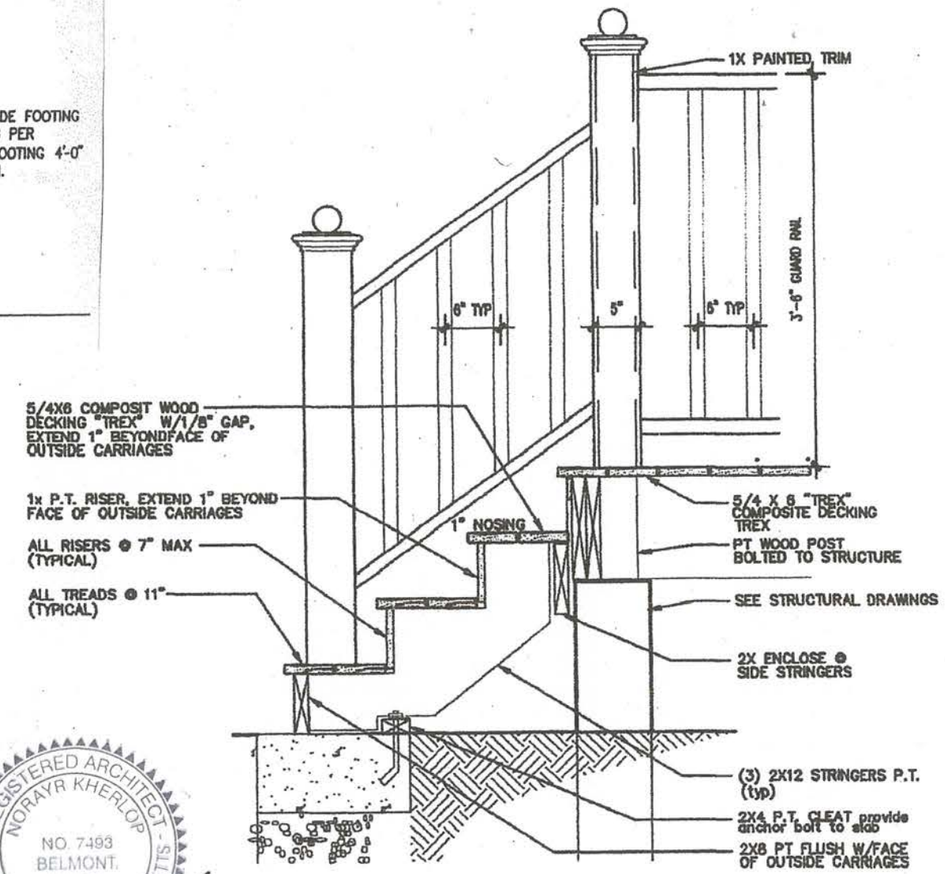
5 TYPICAL DETAIL AT OUTDOOR STEPS



3 / A1.0 TYP INTERIOR STAIR DETAIL



4 / A1.0 STAIR LANDING



1 / A1.0 TYP EXTERIOR STAIR DETAIL

REGISTERED ARCHITECT
NORAYR KHERLOP
NO. 7493
BELMONT,
MASS.
COMMONWEALTH OF MASSACHUSETTS

9 WESTLUND ROAD
BELMONT MA

NORDESIGN & BUILD LLC, ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

STAIR DETAILS.NTS

3/16/16

A-13