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TOWN CLERK
BELMONT, MA

CASE NO. 17-12

2017 APR 26 AM 10: 59

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, May 15, 2017 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Richard and Maria Nortz at 39 Winn Street located in a Single Residence C Zoning District for one SPECIAL PERMIT under Section 1.5 of the Zoning Bylaw to construct a three and a half story addition. SPECIAL PERMIT – 1) The regulations allows a maximum of 2-1/2 stories, the existing and proposed structure is 3-1/2 stories.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2017 APR 26 AM 11:00

APPLICATION FOR A SPECIAL PERMIT

Date: March 2, 2017

Zoning Board of Appeals
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-Laws 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 39 WINN 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 3 1/2 story rear addition to an existing 3 1/2 story structure. The proposed addition will meet all other zoning criteria.

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

Signature of Petitioner

Maria M. Nofz

Print Name

Maria M. Nofz

Address

39 Winn Street
Belmont, MA 02478

Daytime Telephone Number

617-645-0611



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

February 28, 2017

Richard and Maria Nortz
39 Winn Street
Belmont, MA 02478

RE: Denial to Construct a Third and a Half Story Addition

Dear Mr. and Mrs. Nortz,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three and a half story addition at 39 Winn Street located in a Single Residence C 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 Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (49.83% of the foundation walls are exposed) and is considered a story.

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 one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,



Glenn R. Clancy, P.E.
Inspector of Buildings

Belmont Special Permit Application Statement 39 Winn Street

Rick and Maria Nortz of 39 Winn Street seek relief on two counts - a special permit for the story count and a special permit for the front setback - in order to construct a rear addition.

The **special permit for the front setback** is an existing non-conforming 24.7' (25.0' allowed) that we are not altering in any way. The entire scope of the project is on the rear of the structure.

The **special permit for the story count** is triggered by the fact that 49.83% of the basement foundation wall is exposed and 50.17% is below the average grade (60% required) and therefore it counts as a story, resulting in a designation as an existing 3.5 story structure. The land slopes down toward the rear so there is more foundation exposed on the back than on the front of the house. The proposed rear addition is designed with the top of foundation and eaves to align with the existing structure, creating a harmonious aesthetic and seamless transition. The proposed addition is intentionally designed to meet all other zoning criteria including all setbacks and linear height requirements. The proposed ridge of the addition would be 1'-6" lower than the ridge of the main structure and considerably less than the 34' maximum allowable. The proposed addition is in the center of the rear of the home and is therefore not visible from the street. It is consistent with the character and scale of the home and the neighborhood and is therefore not substantially detrimental.

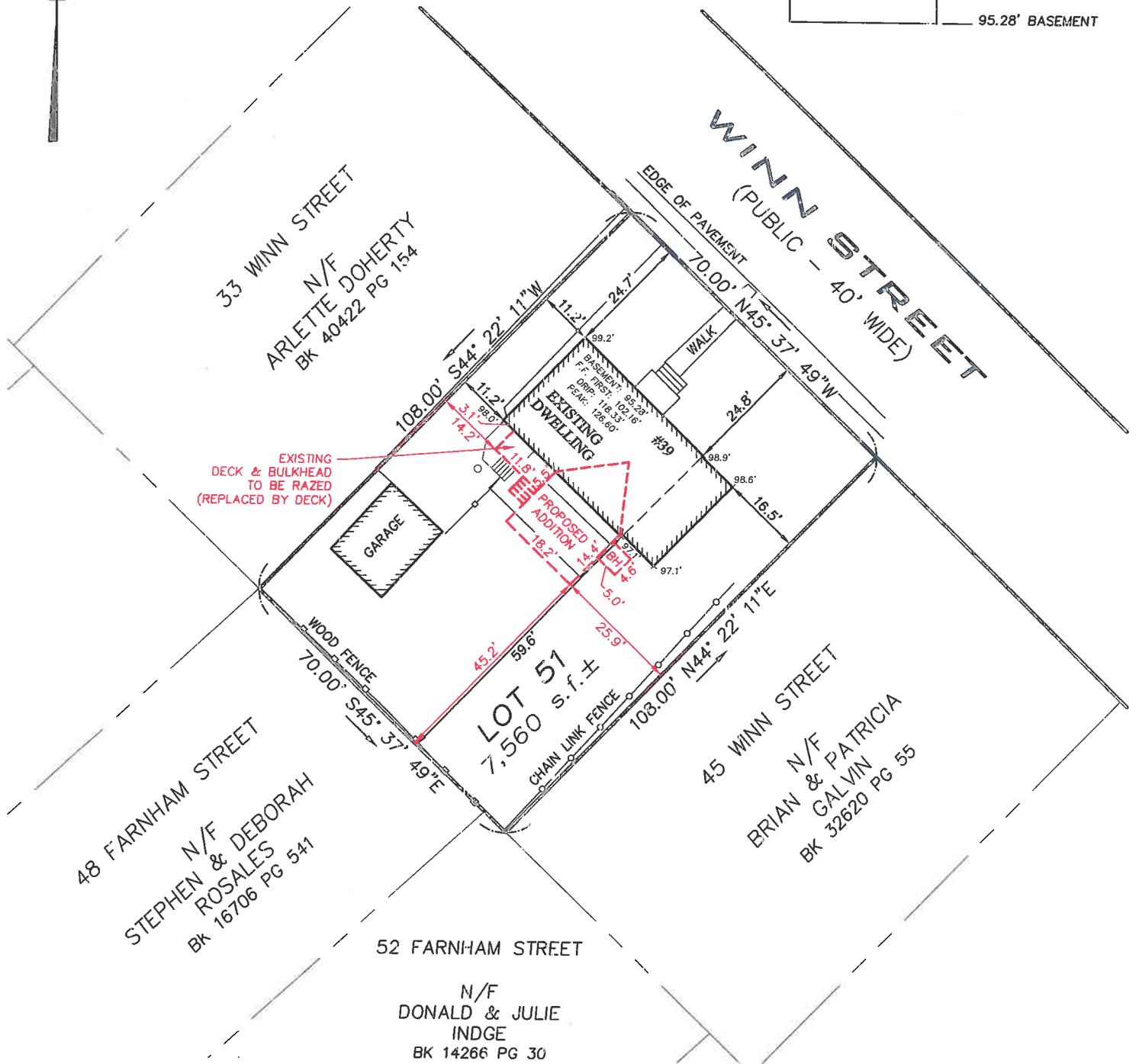
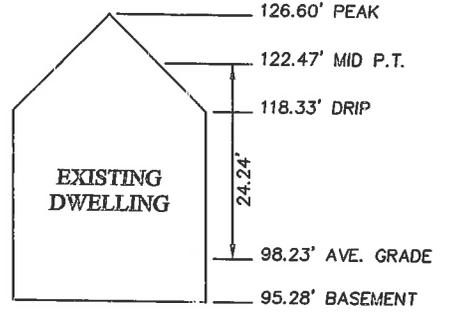


PREPARED BY:



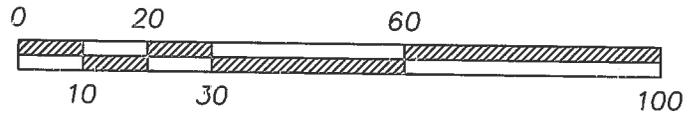
**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
16 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052



EXISTING DECK & BULKHEAD TO BE RAZED (REPLACED BY DECK)

CURRENT ZONE: SR-C



SCALE: 1" = 30'

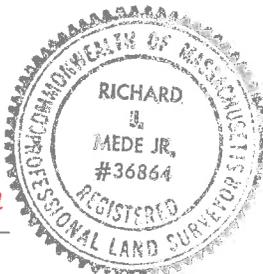
ZONING REQUIREMENT	EXISTING		PROPOSED	
	EXISTING	PROPOSED	EXISTING	PROPOSED
FRONT: 25'	24.7'	24.7'	24.7'	24.7'
SIDE: 10'	11.2'	14.2'	11.2'	14.2'
SIDE: 10'	16.5'	25.9'	16.5'	25.9'
REAR: 30'	59.6'	45.2'	59.6'	45.2'
MAX. LOT COV.: 25%	17.76%	21.43%	17.76%	21.43%
MIN. OPEN SPACE: 50%	70.9%	67.5%	70.9%	67.5%

ELEVATIONS:

BASEMENT:	95.28'
TOP OF S'ILL:	101.16'
FIRST FLOOR:	102.16'
AVERAGE GRADE:	98.23'
ROOF PEAK:	126.60'
ROOF DRIP EDGE:	118.33'
HEIGHT:	24.24'

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.

DEED REFERENCE: BK 57308 PG 444
PLAN REFERENCE: PLAN BOOK 359 PLAN 45
PLAN No. 449 OF 1931



[Signature]
RICHARD J. MEDE, JR. - P.L.S.

01/31/2017
DATE:

OWNER:	RICHARD & MARIA NORTZ
LOC. HOUSE NO.:	39
LOC. LOT NO.:	51
APP. NO.:	
DATE:	JANUARY 31, 2017
SCALE:	1" = 30'

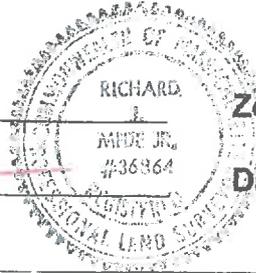
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 39 WINN STREET

Zone: SR-C

Surveyor Signature and Stamp: 

Date: 3/07/17



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 sf	7,560 sf	NO CHANGE
Lot Frontage	75'	70.00'	NO CHANGE
Floor Area Ratio	—	—	—
Lot Coverage	25%	17.76%	21.43%
Open Space	50%	70.9%	67.5%
Front Setback	25'	24.7'	NO CHANGE
Side Setback	10'	11.2'	14.2'
Side Setback	10'	16.5'	25.9'
Rear Setback	30'	59.6'	45.2'
Building Height	30'	24.24'	NO CHANGE
Stories	2 1/2 STORIES	2 1/2 STORIES	NO CHANGE
1/2 Story Calculation			

NOTES:

% of EXPOSED FOUNDATION

39 WINN STREET BELMONT

TOP OF SILL ELEVATION - BASEMENT FLOOR ELEVATION = TOTAL HEIGHT OF BASEMENT WALL

$$101.16' - 95.28' = 5.88'$$

AVERAGE GRADE ELEV. - BASEMENT FLOOR ELEV. = AMOUNT OF NON EXPOSED FOUND. WALL

$$98.23' - 95.28' = 2.95' (50.17\%)$$

TOP OF SILL ELEV. - AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED FOUND. WALL

$$101.16' - 98.23' = 2.93' (49.93\%)$$



Richard J. Davis

AVERAGE GRADE ELEVATION CALCULATIONS

39 WINN STREET BELMONT

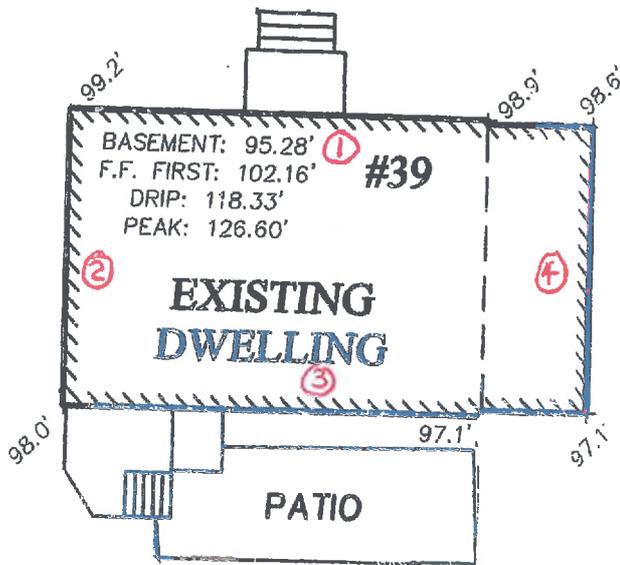
DWELLING LINE SEGMENT/TOTAL DWELLING FOUNDATION X AVERAGE ELEVATION =

- 1) $42.3' / 131.8' = (0.32094) \times (98.60 + 99.20) / 2 = 31.741$
- 2) $23.6' / 131.8' = (0.17906) \times (99.20 + 98.00) / 2 = 17.655$
- 3) $42.3' / 131.8' = (0.32094) \times (98.00 + 97.10) / 2 = 31.308$
- 4) $23.6' / 131.8' = (0.17906) \times (97.10 + 98.60) / 2 = 17.521$

AVERAGE GROUND ELEVATION.....= 98.23'



Handwritten signature in red ink.



GENERAL NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
- COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
- DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
- DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
- REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
- CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- HVAC CONTRACTOR TO MODIFY EXISTING STEAM HEAT SYSTEM ONLY AS NEEDED TO ACCOMMODATE NEW LAYOUT AND NEW ADDITION.
- CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL. CONTRACTOR TO UPGRADE ELECTRIC PANEL IF NEEDED TO SUPPORT NEW LAYOUT.
- PAINT AND/OR STAIN ALL EXTERIOR DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
- ALL INTERIOR WOOD TRIM AND WOOD BASE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
- ALL EXISTING HARDWOOD FLOORS TO BE SANDED AND REFINISHED.
- ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
- ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.
- R13 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM FLOORS AS NOTED ON PLANS.
- CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.
- CONTRACTOR TO PROVIDE ALTERNATE PRICING TO SPRAY INSULATION IN ALL EXISTING EXTERIOR WALLS.

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: BASEMENT SLIDER - 2'-6"W X 1'-6"H

WINDOW B: DOUBLE-HUNG - 2'-6"W X 3'-10"H, SILL AT 3'-4" AFF (2" FACTORY MULLS AT KITCHEN LOCATION)

WINDOW C: DOUBLE-HUNG - 1'-11"W X 2'-10"H, SILL AT 4'-4" AFF (2" FACTORY MULLS AT KITCHEN LOCATION)

WINDOW D: DOUBLE-HUNG - 2'-6"W X 4'-9"H, SILL AT 2'-1" AFF (UNLESS NOTED OTHERWISE) - TILT-WASH TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3:3 CLEAR OPENING).

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TIME, SELECTED BY OWNER.

DOOR 1: BASEMENT TO BULKHEAD - 3'-0"W X 6'-8"H EXTERIOR DOOR

DOOR 2: KITCHEN TO DECK - 2'-6"W X 6'-8"H EXTERIOR DOOR W/ LITE TO MATCH MUD ROOM DOOR

DOOR 3: HALL TO BATH - 2'-2"W X 6'-8"H WOOD DOOR

DOOR 4: BEDROOM 1 TO MASTER CLOSET - 2'-2"W X 6'-8"H WOOD DOOR

DOOR 5: BEDROOM 1 TO MASTER BATH - 2'-2"W X 6'-8"H WOOD DOOR

DOOR 6: BEDROOM 1 TO EXTERIOR - 2'-6"W X 6'-8"H EXTERIOR 15 LITE FRENCH DOOR

DOOR 7: BEDROOM 1 TO HALL - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 8: BEDROOM 4 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

NOTE: CONTRACTOR TO EXPLORE REUSING EXISTING DOORS WHEREVER FEASIBLE, COORDINATE WITH HOMEOWNER.

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

- RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
- 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.
- HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

**CONSTRUCTION DOCUMENTS
DECEMBER 22, 2016**

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: VARIES - SEE PLOT PLAN
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES & 30' TO MIDPOINT, 34' TO RIDGE

GROSS FLOOR AREA CALCS:
EXISTING GROSS FLOOR AREA:
261 GARAGE + 922 SF BASEMENT + 999 SF FIRST + 895 SF SECOND + 87 SF ATTIC = 2813 SF EXISTING

30% OF 2813 = 844 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:
262 SF BASEMENT + 262 SF FIRST + 262 SF SECOND + 0 SF ATTIC = 786 SF NEW

786 SF < 844 SF THEREFORE CONFORMS

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC
- A6 EXISTING ELEVATIONS
- A7 NEW BASEMENT PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ATTIC PLAN
- A11 NEW ROOF PLAN
- A12 NEW ELEVATIONS
- A13 SECTION AND STRUCTURAL NOTES
- A14 FOUNDATION PLAN
- A15 FIRST FLOOR FRAMING PLAN
- A16 SECOND FLOOR FRAMING PLAN
- A17 ATTIC FRAMING PLAN
- A18 ROOF FRAMING PLAN

LIGHTING LEGEND

- RECESSED LED GAN 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 HARD-WIRED PER CODE
- S/CO HARD-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

Architect:
Miller Design LLC
52 Stetler Road
Belmont MA 02478
617-933-3157

Date: Issued for:

11/21/16	SCHEMATIC DESIGN
11/30/16	DESIGN DEVELOPMENT
12/22/16	CONSTRUCTION DOCS



NORTZ RESIDENCE
36 WINN STREET
BELMONT MA

COVER SHEET

Sheet Number:

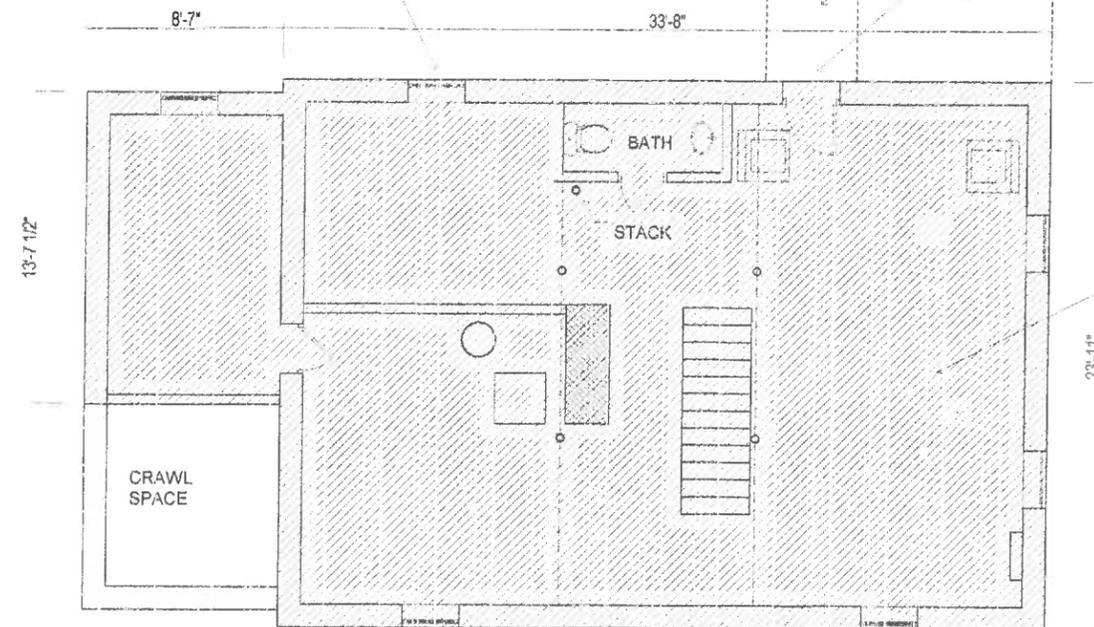
A1

EXISTING WINDOW TO BE REMOVED,
CONCRETE TO BE SAW CUT TO ENLARGE
OPENING TO ACCOMMODATE DOORWAY
INTO NEW BASEMENT

EXISTING BULKHEAD TO BE RELOCATED

EXISTING DOOR OPENING TO BE FILLED IN WITH CONCRETE

EXISTING DECK TO BE REMOVED



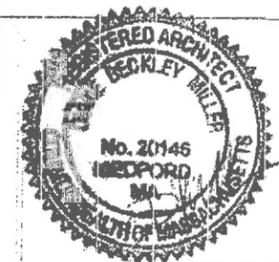
HATCH INDICATES EXISTING GROSS FLOOR AREA
922 sq ft

1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stittler Road
Belmont MA 02478
617-933-3157

Date: Issued for:

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11/30/16	DESIGN DEVELOPMENT
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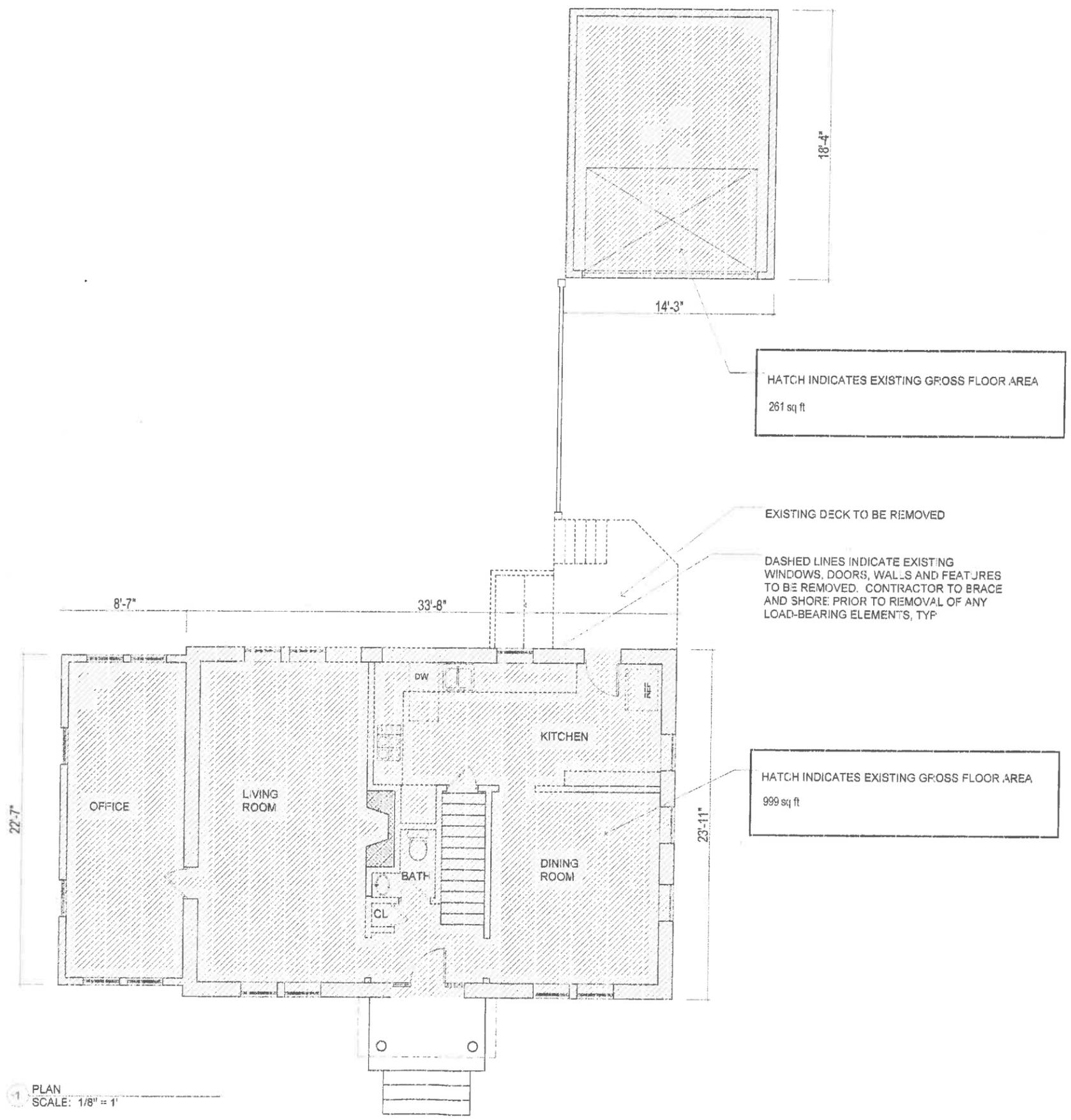


NORTZ RESIDENCE
35 WINN STREET
BELMONT MA

EXISTING
BASEMENT

Sheet
Number:

A2



Architect:
 Miller Design LLC
 52 Stetler Road
 Belmont MA 02478
 617-933-3157

Date:	Issued for:
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11/30/16	DESIGN DEVELOPMENT
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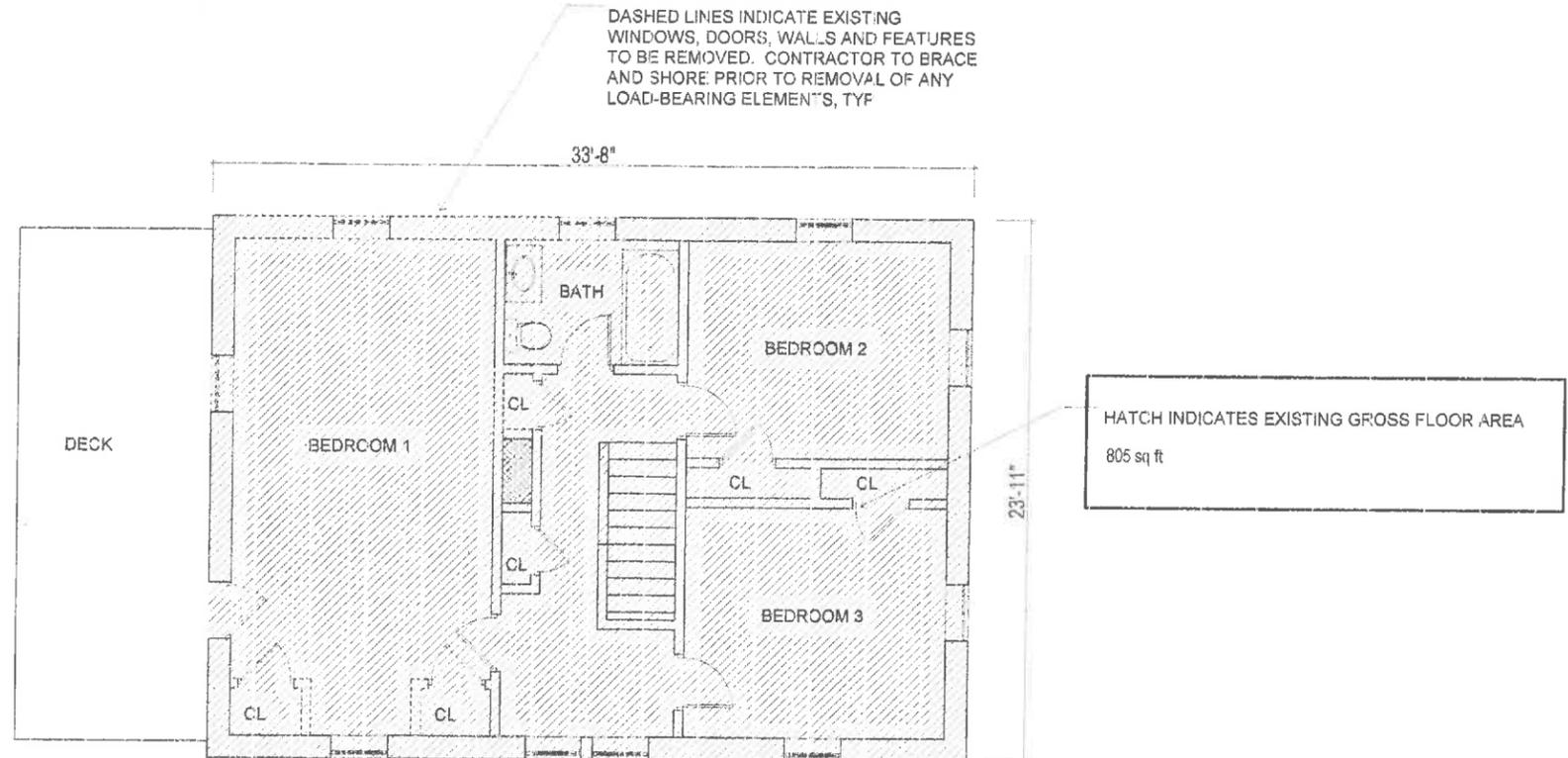


NORTZ RESIDENCE
 35 WINN STREET
 BELMONT MA

EXISTING
 FIRST FLOOR

Sheet
 Number:

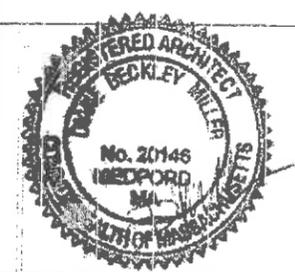
A3



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stetter Road
Belmont MA 02478
817-933-3157

Date:	Issued for:
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11/30/16	DESIGN DEVELOPMENT
12/22/16	CONSTRUCTION DOCS

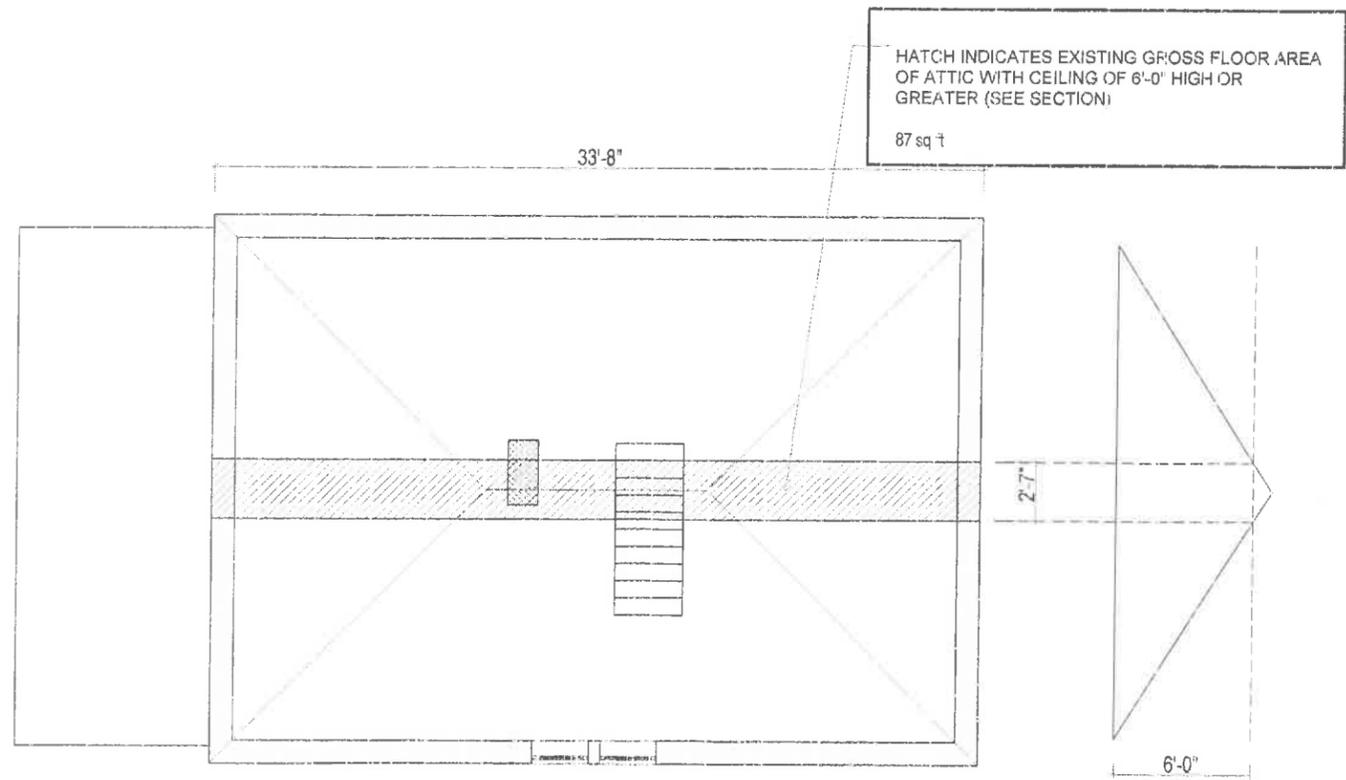


NORTZ RESIDENCE
38 WINN STREET
BELMONT MA

EXISTING
SECOND FLOOR

Sheet
Number:

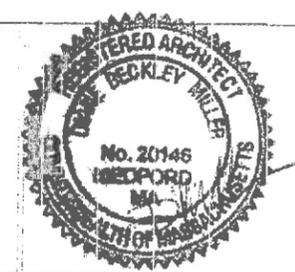
A4



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stetler Road
Belmont MA 02478
617-933-3167

Date:	Issued for:
11/21/16	SCHEMATIC DESIGN
11/30/16	DESIGN DEVELOPMENT
12/22/16	CONSTRUCTION DOCS



NORTZ RESIDENCE
38 WINN STREET
BELMONT MA

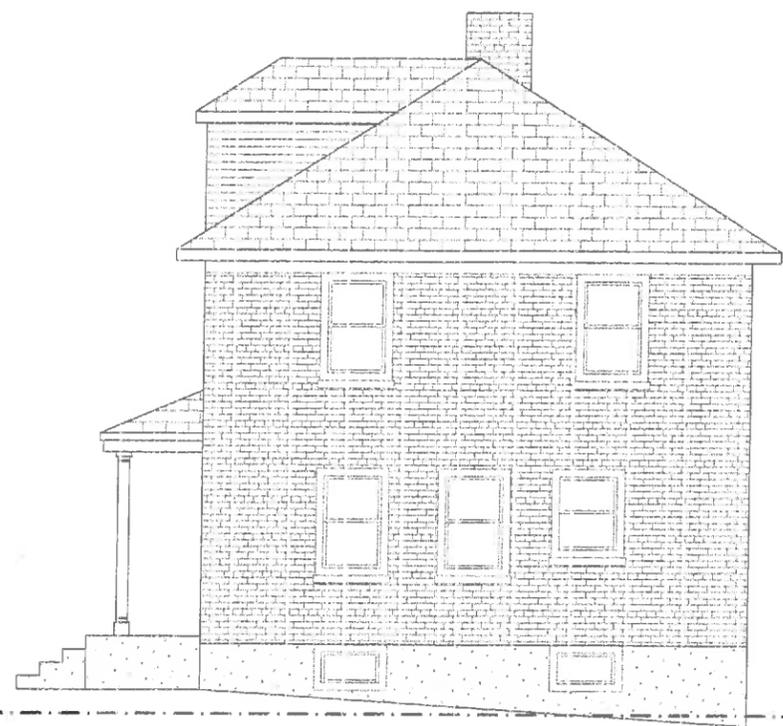
EXISTING
ATTIC PLAN

Sheet
Number:

A5



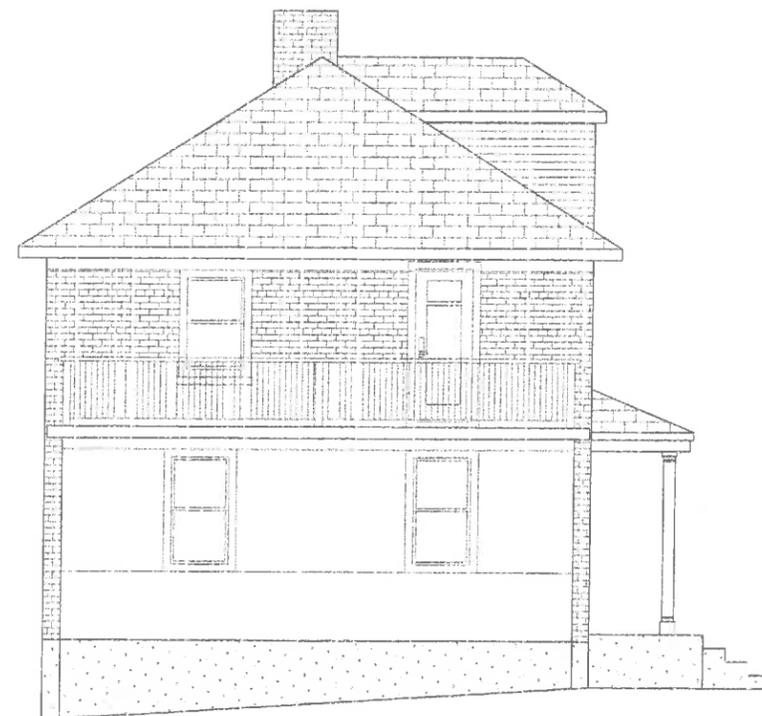
1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'

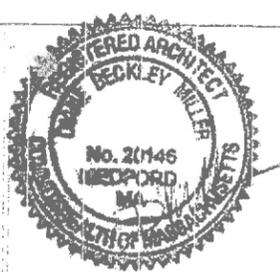


4 SIDE ELEVATION
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stittler Road
Belmont MA 02478
817-938-3167

Date: Issued for:

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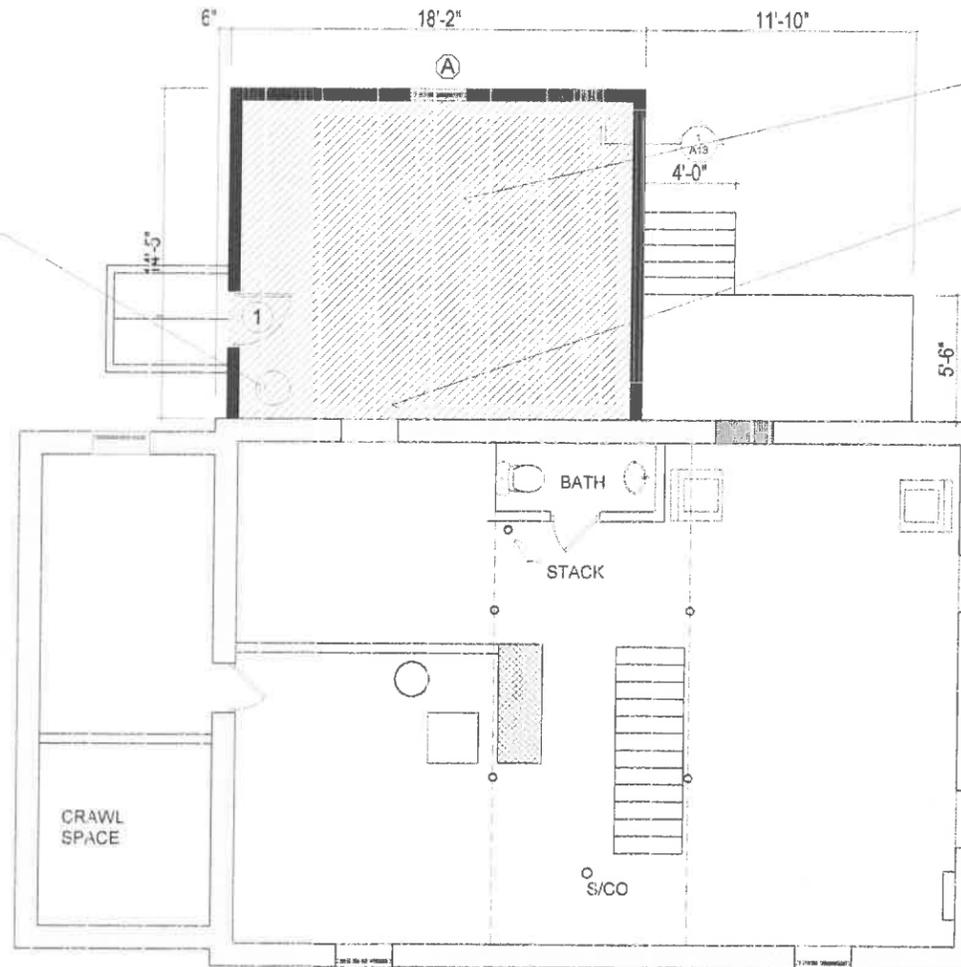
NORTZ RESIDENCE
39 WINN STREET
BELMONT MA

EXISTING
ELEVATIONS

Sheet
Number:

A6

NEW SUMP PUMP AND FRENCH DRAIN SYSTEM
IN NEW ADDITION - EXACT LOCATION TBD BASED
ON SITE CONDITIONS



HATCH INDICATES NEW GROSS FLOOR AREA
262 sq ft

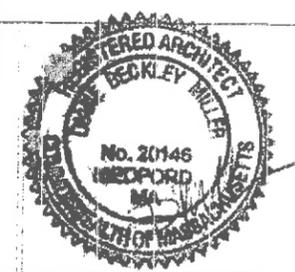
EXISTING WINDOW OPENING TO BE SAW CUT TO
BECOME DOORWAY INTO NEW BASEMENT

1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
817-933-3167

Date: Issued for:

11/21/16	SCHEMATIC DESIGN
11/20/16	DESIGN DEVELOPMENT
12/22/16	CONSTRUCTION DOCS

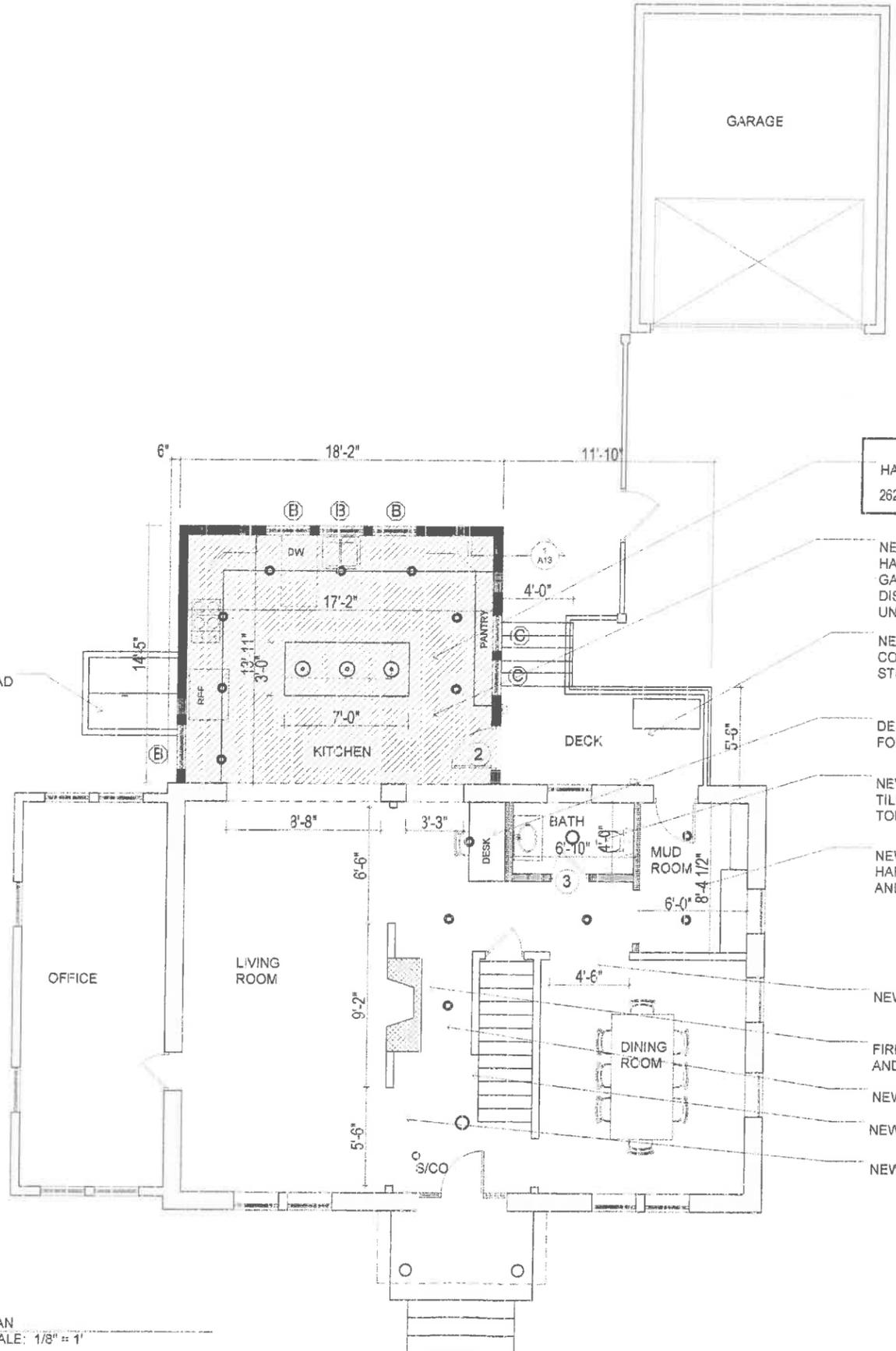


NORTZ RESIDENCE
35 WINN STREET
BELMONT MA

NEW BASEMENT
PLAN

Sheet
Number:

A7



HATCH INDICATES NEW GROSS FLOOR AREA
262 sq ft

NEW KITCHEN:
HARDWOOD FLOOR TME, FRIDGE W/ WATER DISPENSER,
GAS RANGE W/ MICRO ABOVE, SINK W/ GARBAGE DISPOSAL,
DISH-WASHER, CABINETS AND COUNTERS BY OTHERS,
UNDER CABINET LIGHTING, OTHER LIGHTING AS SHOWN

NEW DECK:
COMPOSITE DECKING TO BE SELECTED BY OWNER,
STEPS TO GRADE, VIF

DESK BY OTHERS - COORDINATE W/ CONTRACTOR
FOR ELECTRICAL AND LIGHTING NEEDS

NEW BATH:
TILE FLOOR, 3' WIDE VANITY W/ MIRROR ABOVE,
TOILET AND ACCESSORIES

NEW MUD ROOM:
HARDWOOD FLOOR TME, WINDOW BENCH, CUBBIES,
AND HOOKS - SEE ELEVATION

NEW 4'-6" WIDE CASSED OPENING

FIREPLACE BRICK TO BE EXPOSED
AND REPOINTED

NEW HARDWOOD FLOOR TME, TYP UNO

NEW BANISTER

NEW CASSED OPENINGS

NEW LOCATION FOR BULKHEAD

1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
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11/30/16	DESIGN DEVELOPMENT
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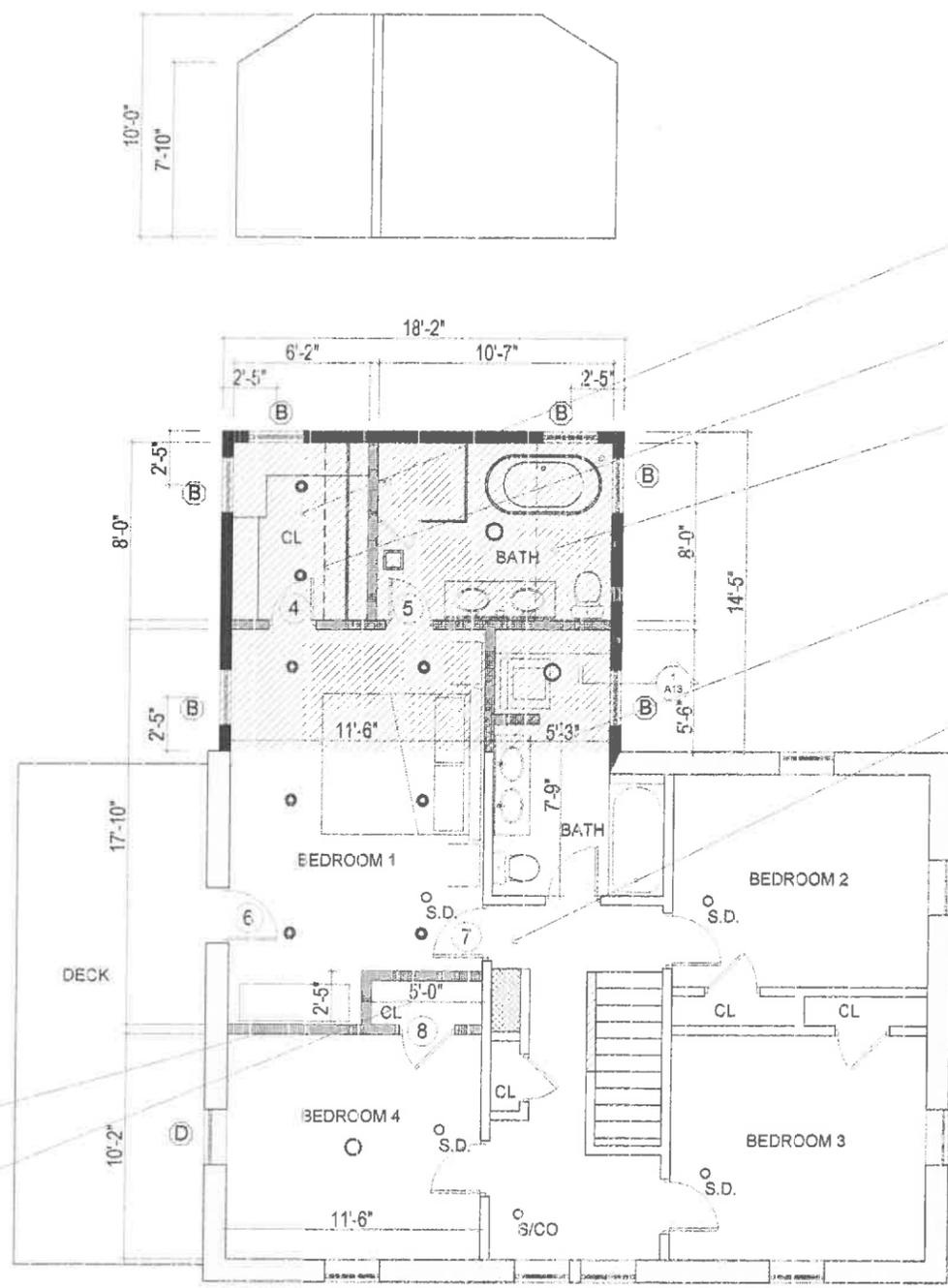


NORTZ RESIDENCE
36 WINN STREET
BELMONT MA

NEW FIRST
FLOOR PLAN

Sheet
Number:

A8



HATCH INDICATES NEW GROSS FLOOR AREA
262 sq ft

NEW MASTER CLOSET:
HANGING BARS AND SHELVES BY OTHERS,
CONTRACTOR TO PROVIDE NECESSARY BLOCKING

NEW MASTER BATH:
FREE STANDING TUB AND TUB FILLER,
4'-0" X 3'-7" TILE SHOWER, W/ GLASS ENCLOSURE,
SHAMPOO NICHE; TOILET;
5'-0" WIDE DOUBLE VANITY WITH MIRROR ABOVE;
TILE FLOOR WITH DITRA FLOOR WARMING;
HIGH CEILING - SEE SECTION

EXPANDED BATHROOM:
NEW 4'-8" DOUBLE VANITY, NEW TILE FLOOR,
STACKABLE WASHER / DRYER - VENT
PER CODE, BUILT IN STORAGE SHELVES, MECH
VENT PER CODE

CHIMNEY BRICK TO BE EXPOSED AND REPOINTED

NEW WALL TO CREATE FOURTH BEDROOM

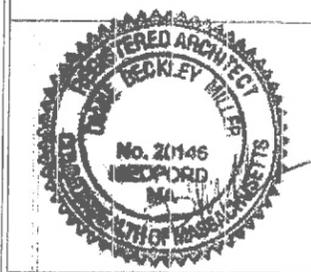
NEW CLOSET WITH HANGING BAR
AND SHELF ABOVE

1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Sturtevant Road
Belmont MA 02478
617-933-3157

Date: Issued for:

11/21/16	SCHEMATIC DESIGN
11/30/16	DESIGN DEVELOPMENT
12/22/16	CONSTRUCTION DOCS



NORTZ RESIDENCE
36 WINN STREET
BELMONT MA

NEW SECOND
FLOOR PLAN

Sheet
Number:

A9

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 805 (EXIST'G) + 262 (NEW) = 1067 SF

ALLOWABLE: MAX 840SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1.067 SF SECOND FLOOR).

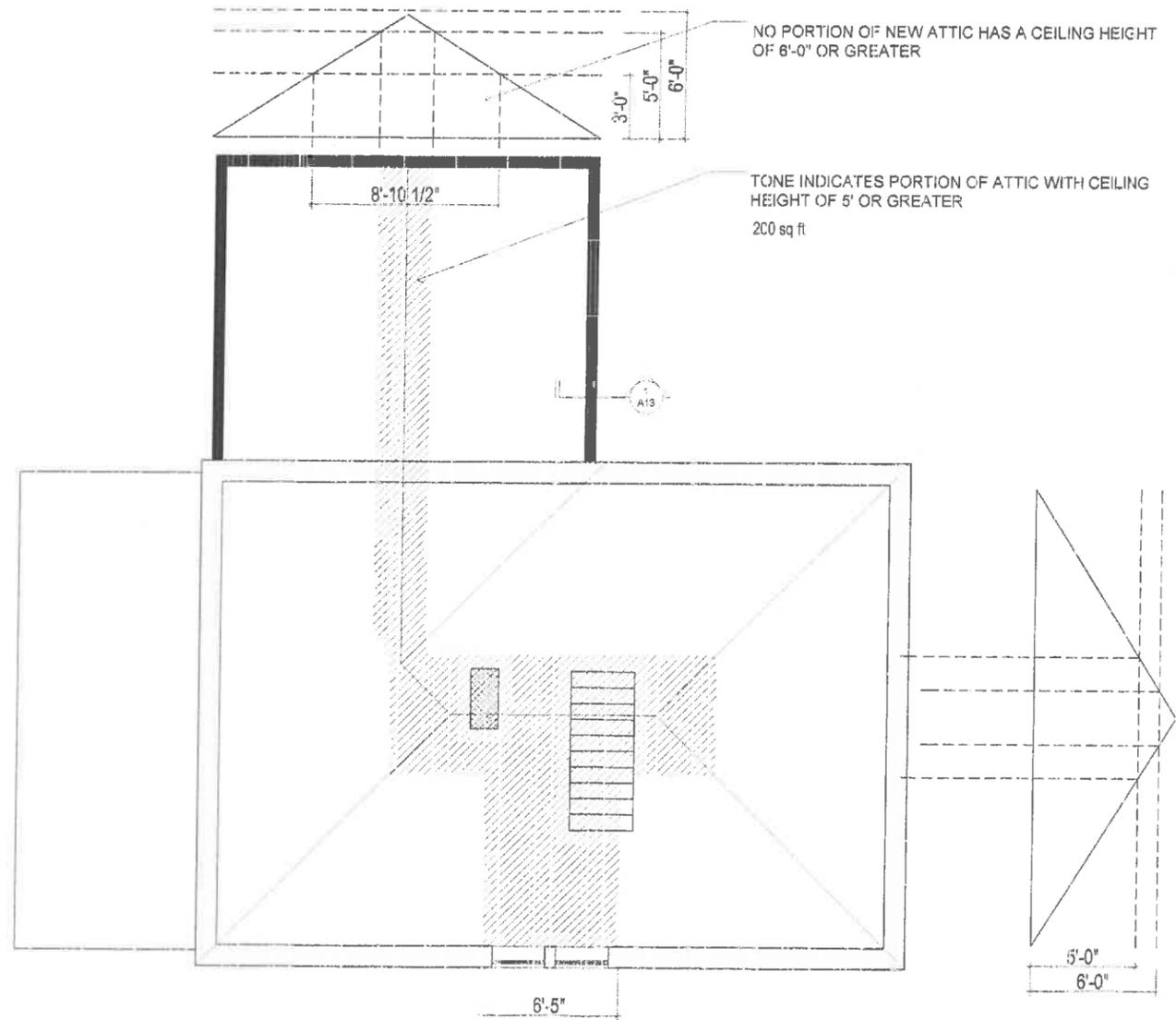
ACTUAL: 200 SF
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE - SHORT DASHED LINES SHOW 5' HEIGHT CROSS-REFERENCED WITH SECTIONS)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 142'-2"

ALLOWABLE: MAX 71'-1" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 142'-2" PERIMETER).

ACTUAL: 15'-3 1/2" (8'-10 1/2" + 6'-5")

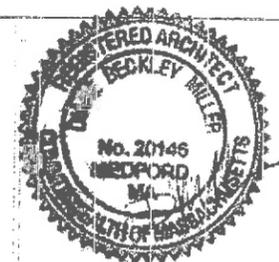


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stetler Road
Belmont MA 02478
617-933-3157

Date: issued for:

11/21/16	SCHEMATIC DESIGN
11/30/16	DESIGN DEVELOPMENT
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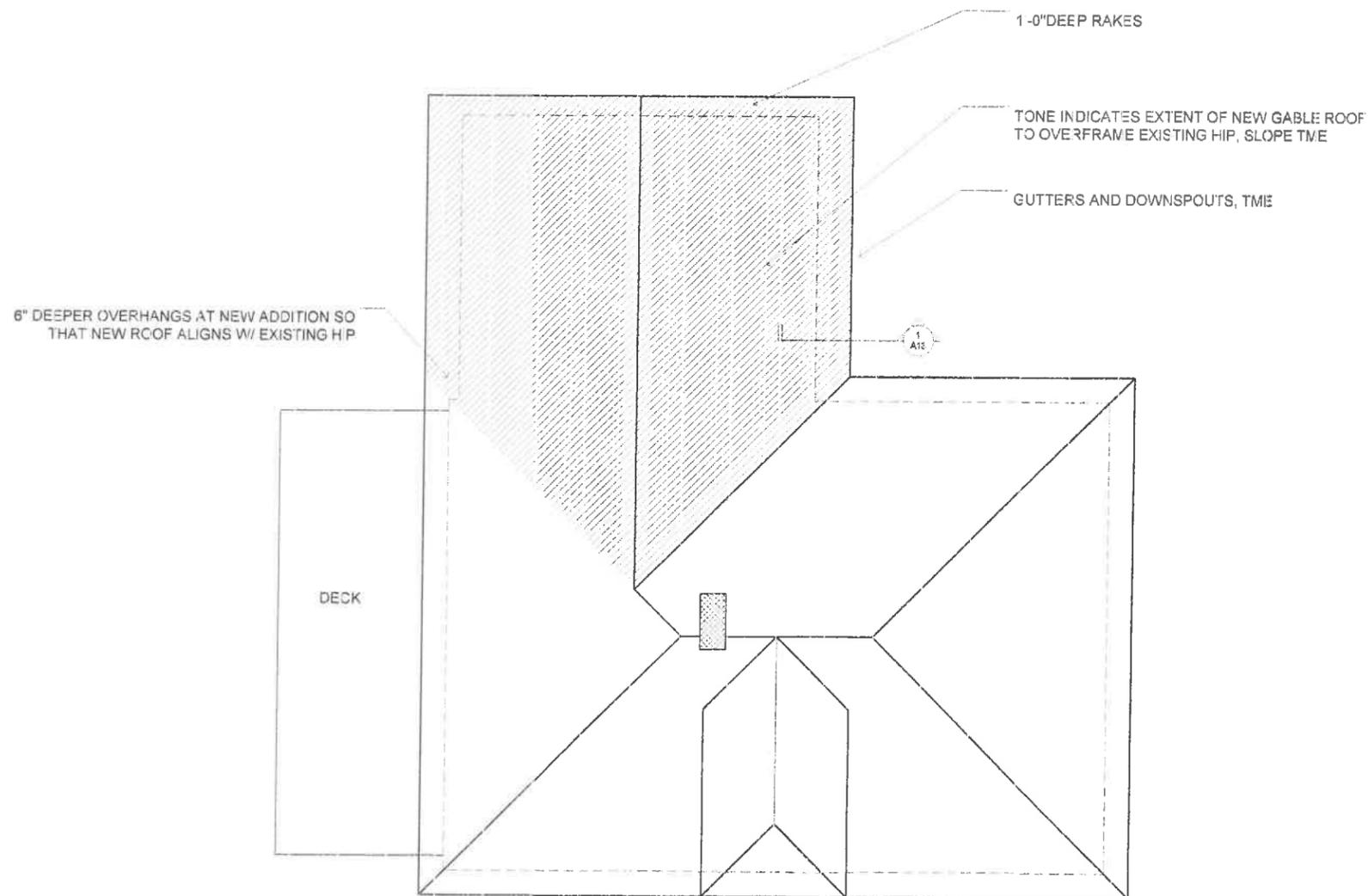


NORTZ RESIDENCE
38 WINN STREET
BELMONT MA

NEW ATTIC PLAN

Sheet Number:

A10



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Stittler Road
Belmont MA 02478
617-933-3157

Date:	Issued for:
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11/30/16	DESIGN DEVELOPMENT
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NORTZ RESIDENCE
39 WINN STREET
BELMONT MA

NEW ROOF PLAN

Sheet
Number:

A11



1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'

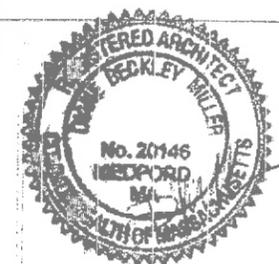


4 SIDE ELEVATION
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statter Road
Belmont MA 02478
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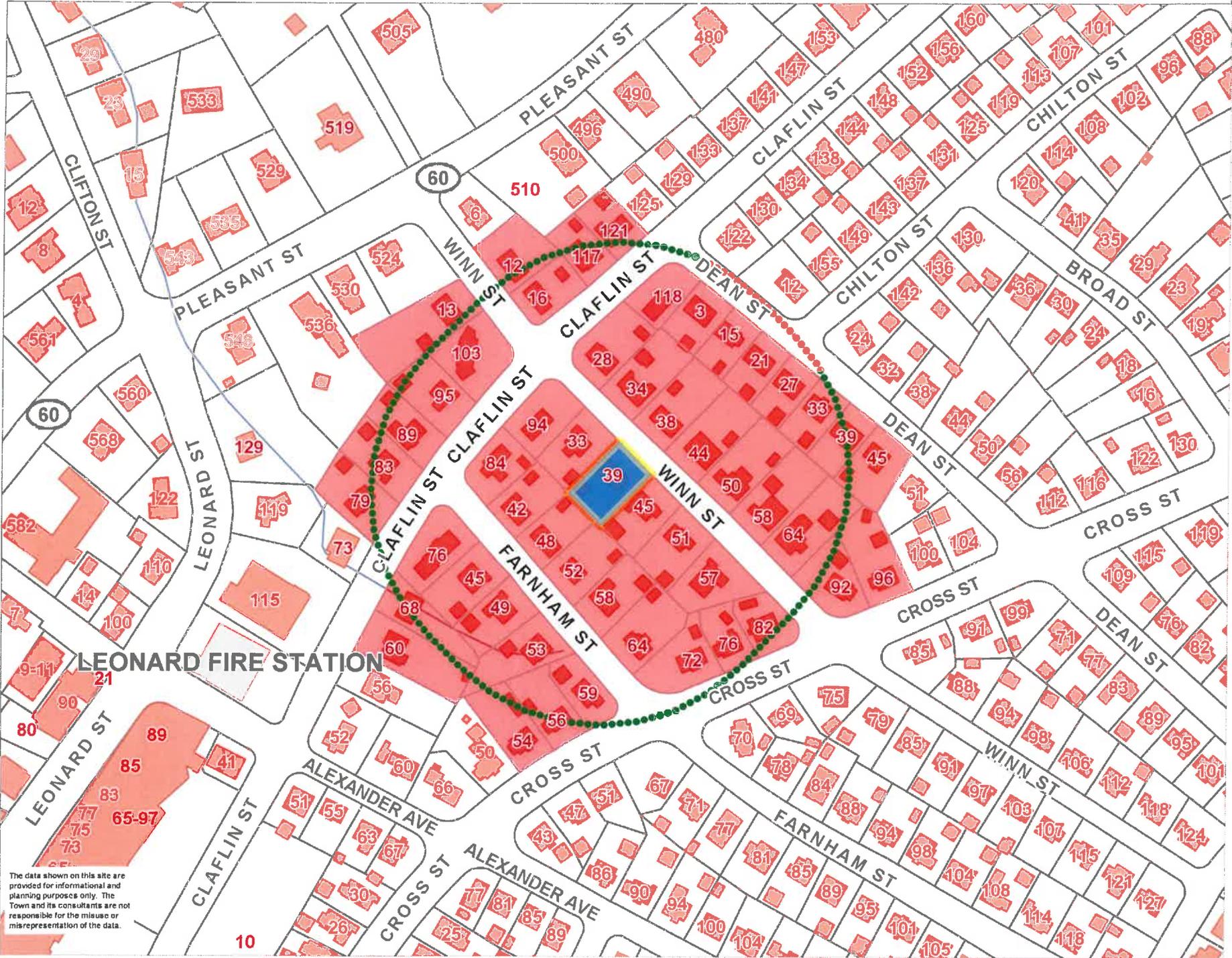


NORTZ RESIDENCE
38 WINN STREET
BELMONT MA

NEW
ELEVATIONS

Sheet
Number:

A12



- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
 - Major Road, Collector
 - Minor Road, Arterial

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 270 540 ft

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ID	OWNER	MAILING ADDRESS	TOWN	STATE	ZIP	PROPERTY
34-100	ASHAR TE BHAVESH	76 CLAFLIN ST	BELMONT	MA	02478	76 CLAFLIN ST
34-101	DONAHUE TE CHRISTOPHER J	68 CLAFLIN ST	BELMONT	MA	02478	68 CLAFLIN ST
34-102	CRUICKSHANK RONALD E	60 CLAFLIN ST	BELMONT	MA	02478	60 CLAFLIN ST
34-108	ROBERTS TE PAUL F	54 CROSS ST	BELMONT	MA	02478	54 CROSS ST
34-109	DOMINIAK GEORGE	56 CROSS ST	BELMONT	MA	02478	56 CROSS ST
34-120	MA TE JING	79 CLAFLIN ST	BELMONT	MA	02478	79 CLAFLIN ST
34-121	ZHANG TE XIAOLI	83 CLAFLIN ST	BELMONT	MA	02478	83 CLAFLIN ST
34-122	LIU TRS HONG	1673 CAMBRIDGE ST	CAMBRIDGE	MA	02138	89 CLAFLIN ST
34-123	GILMAN TE JONATHAN C	95 CLAFLIN ST	BELMONT	MA	02478	95 CLAFLIN ST
34-124	GEORGANTAS KATERINA	103 CLAFLIN ST	BELMONT	MA	02478	103 CLAFLIN ST
34-125	SADKOWSKI III TE STANLEY S	11 WINN STREET	BELMONT	MA	02478	13 WINN ST
34-81	LOOSE TE JACK P	72 CROSS ST	BELMONT	MA	02478	72 CROSS ST
34-82	LEIGHTON DEIRDRE M	76 CROSS ST	BELMONT	MA	02478	76 CROSS ST
34-83	SALVUCCI TE ANTHONY J	82 CROSS ST	BELMONT	MA	02478	82 CROSS ST
34-84	THOMSON TE PETER G	57 WINN ST	BELMONT	MA	02478	57 WINN ST
34-85	FRAY TE LIONEL	1620 MASSACHUSETTS AVE	LEXINGTON	MA	02420	51 WINN ST
34-86	GALVIN TE BRIAN D	45 WINN ST	BELMONT	MA	02478	45 WINN ST
34-87	NORTZ TE RICHARD J	39 WINN ST	BELMONT	MA	02478	39 WINN ST
34-88	DOHERTY ARLETTE A	33 WINN ST	BELMONT	MA	02478	33 WINN ST
34-89	WIGGLESWORTH TE PAUL	94 CLAFLIN ST	BELMONT	MA	02478	94 CLAFLIN ST
34-90	GRIERSON TRS DAMIEN AND VICTORIA	84 CLAFLIN ST	BELMONT	MA	02478	84 CLAFLIN ST
34-91	BIETTE TE ANTHONY W	42 FARNHAM ST	BELMONT	MA	02478	42 FARNHAM ST
34-92	ROSALES TE STEPHEN B	48 FARNHAM ST	BELMONT	MA	02478	48 FARNHAM ST
34-93	INDGE TE DONALD	52 FARNHAM ST	BELMONT	MA	02478	52 FARNHAM ST
34-94	LOCKWOOD TE KEITH M	58 FARNHAM ST	BELMONT	MA	02478	58 FARNHAM ST
34-95	LAPRIORE TE ANGELO	64 FARNHAM ST	BELMONT	MA	02478	64 FARNHAM ST
34-96	OCONNELL TE PATRICK NOEL	59 FARNHAM ST	BELMONT	MA	02478	59 FARNHAM ST
34-97	POLVINO TE RICHARD A	53 FARNHAM ST	BELMONT	MA	02478	53 FARNHAM ST
34-98	MARTIN LE SUZANNE	49 FARNHAM ST	BELMONT	MA	02478	49 FARNHAM ST
34-99	SULLIVAN TE PAUL J	45 FARNHAM ST	BELMONT	MA	02478	45 FARNHAM ST
43-104	KELLEHER TE BRENDAN	45 DEAN ST	BELMONT	MA	02478	45 DEAN ST
43-105	MYAGMARJAV TE ENKHBOLOR	39 DEAN STREET	BELMONT	MA	02478	39 DEAN ST
43-106	BENNETT TE GRANT C	33 DEAN ST	BELMONT	MA	02478	33 DEAN ST
43-107	MAHONEY TE MICHAEL J	27 DEAN ST	BELMONT	MA	02478	27 DEAN ST
43-108	MUTCH PAUL K REVOCABLE TRUST 2017	21 DEAN ST	BELMONT	MA	02478	21 DEAN ST
43-109	POLLACK ALIX LOUISE	15 DEAN ST	BELMONT	MA	02478	15 DEAN ST
43-110	SCHIEFFELIN TE NANCY J	3 DEAN ST	BELMONT	MA	02478	3 DEAN ST
43-111	PORTER TE ANDREW	118 CLAFLIN ST	BELMONT	MA	02478	118 CLAFLIN ST

43-112	MORTE OTTAVIO	28 WINN ST	BELMONT	MA	02478	28 WINN ST
43-113	FAIRLEY IRENE R	34 WINN ST	BELMONT	MA	02478	34 WINN ST
43-114	ROONEY DEBORAH M	38 WINN ST	BELMONT	MA	02478	38 WINN ST
43-115	DIPACE TE JOAN M	44 WINN ST	BELMONT	MA	02478	44 WINN ST
43-116	NUSCHER JT DAVID T	50 WINN ST	BELMONT	MA	02478	50 WINN ST
43-117	CAHOON TE STEPHEN C	58 WINN ST	BELMONT	MA	02478	58 WINN ST
43-118	FIRENZE TE MARC J	64 WINN ST	BELMONT	MA	02478	64 WINN ST
43-119	MILLSTEIN JONATHAN A	92 CROSS STREET	BELMONT	MA	02478	92 CROSS ST
43-120	MERCIER TE DONALD H	96 CROSS ST	BELMONT	MA	02478	96 CROSS ST
43-15	SMICHENKO TE PETER S	12 WINN ST	BELMONT	MA	02478	12 WINN ST
43-16	GRAHAM JR TE CARLETON P	16 WINN ST	BELMONT	MA	02478	16 WINN ST
43-17	STEVENS TE WILLIAM	117 CLAFLIN ST	BELMONT	MA	02478	117 CLAFLIN ST
43-18	POST TE SAMUEL H	121 CLAFLIN ST	BELMONT	MA	02478	121 CLAFLIN ST