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TOWN CLERK  
BELMONT, MA

CASE NO. 18-12

2018 MAY 22 PM 3: 34

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, JUNE 5, 2018, at 7:00 PM in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of ANTHONY J SACCA for TWO (2) SPECIAL PERMITS under Sections 3.3 (use) and 4.2.1.2 (reduce lot size) IN ORDER TO CONSTRUCT A TWO-FAMILY HOME at 51-53 BAKER STREET located in a General Residence Zoning District.

Planning Board

May 10, 2018

BY HAND

Office of Community Development  
Town of Belmont  
Homer Building  
Belmont, MA 02478

RE: APPLICATION FOR SPECIAL PERMIT TO CONSTRUCT TWO-FAMILY HOUSE  
APPLICANT: ANTHONY J. SACCA  
PROPERTY: 51-53 BAKER STREET

Dear Sir or Madame,

This office represents the applicant, Anthony J. Sacca, in connection with the above captioned matter.

Enclosed please find ten (10) copies of the following documents:

1. Application for Special Permit;
2. Application for Design and Site Plan Review;
3. Plans for Residence at 51-53 Baker Street, Belmont, MA dated 11/25/17 by Norsesign & Build LLC Architects showing elevations and interior layout plans which also includes a certified site plan dated March 22, 2018 by Richard J. Mede, Jr., P.L.S;
4. Narrative statement;
5. Photographs of subject property and surrounding Baker Street neighborhood;
6. Zoning Compliance Checklist;
7. Two checks both payable to the "Town of Belmont" for \$150.00 each as filing fees.

Kindly file and process same. We request to be placed on the Planning Board agenda for its June 5, 2018 meeting.

If you have any questions or need further information, please feel free to contact me. Thank you.

Very truly yours,



Stephen B. Rosales



Town of Belmont  
Planning Board

2018 MAY 22 PM 3:35

## APPLICATION FOR A SPECIAL PERMIT

Date: May 10, 2018

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 51-53 Baker 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 \_\_\_\_\_  
construction of a two-family residence

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

Signature of Petitioner

Anthony J. Sacca

Print Name

Anthony J. Sacca

Address

49 Baker Street

Belmont, MA 02478

Daytime Telephone Number

617-484-2479

## APPLICATION FOR SPECIAL PERMIT

APPLICANT: ANTHONY J. SACCA

SUBJECT PREMISES: 51-53 BAKER STREET, BELMONT, MA

The applicant, Anthony Sacca (hereinafter "Tony"), is the owner of the premises, currently a vacant lot, known as and numbered 51-53 Baker Street, Belmont, MA (the "Premises"). He inherited this vacant lot along with the adjacent two-family property at 47-49 Baker Street where he currently resides from his parents in 2007.

Tony is a junk dealer licensed by the Town of Belmont and has long used the subject premises for his junk business. He would like to end his longstanding use of the lot as a junkyard and construct a new two-family home in its place. To that end, Tony now seeks a Special Permit from the Planning Board.

A lifelong resident of Belmont, Tony has resided on Baker Street for more than seventy years. With that in mind, he now wants to construct a two-family home on subject premises that is designed for him and any occupant to "age in place".

Baker Street is located in the GR zoning district and consists of a wide variety of housing structures and options. By our count, Baker Street has 23 two-family structures, 11 single family structures, 2 three-family structures and 1 four-family structure. Tony's lot is classified as developable land.

The proposed two-family house scaled and designed to blend and be consistent with other structures in and the prevailing character of the Baker Street neighborhood. It is something that will greatly improve and enhance the neighborhood when compared to its present use.

The proposed structure will be situated on a lot of 6,893 square feet with 50 feet of frontage. It will consist of two units of two floors each with a basement and attic space for HVAC and storage. Each unit will have three bedrooms on the second floor. It should be noted that the first floor will consist of a living room, dining area, kitchen full bath and a family/bedroom (i.e. a family room easily converted to a bedroom to allow Tony and/or an occupant to live entirely on one floor and "age in place" if necessary).

For financial reasons, Tony will be reliant on the rental income from the second unit in the building to remain in Belmont and meet the real estate tax obligations and other carrying costs. Construction of a single-family home would not provide him with the financial ability or security that he needs in order to age in place.

Regarding stormwater management and erosion control, Tony has been in contact with a civil engineer and with Belmont's Office of Community Development to work out an appropriate plan or method to address both stormwater management and erosion control.







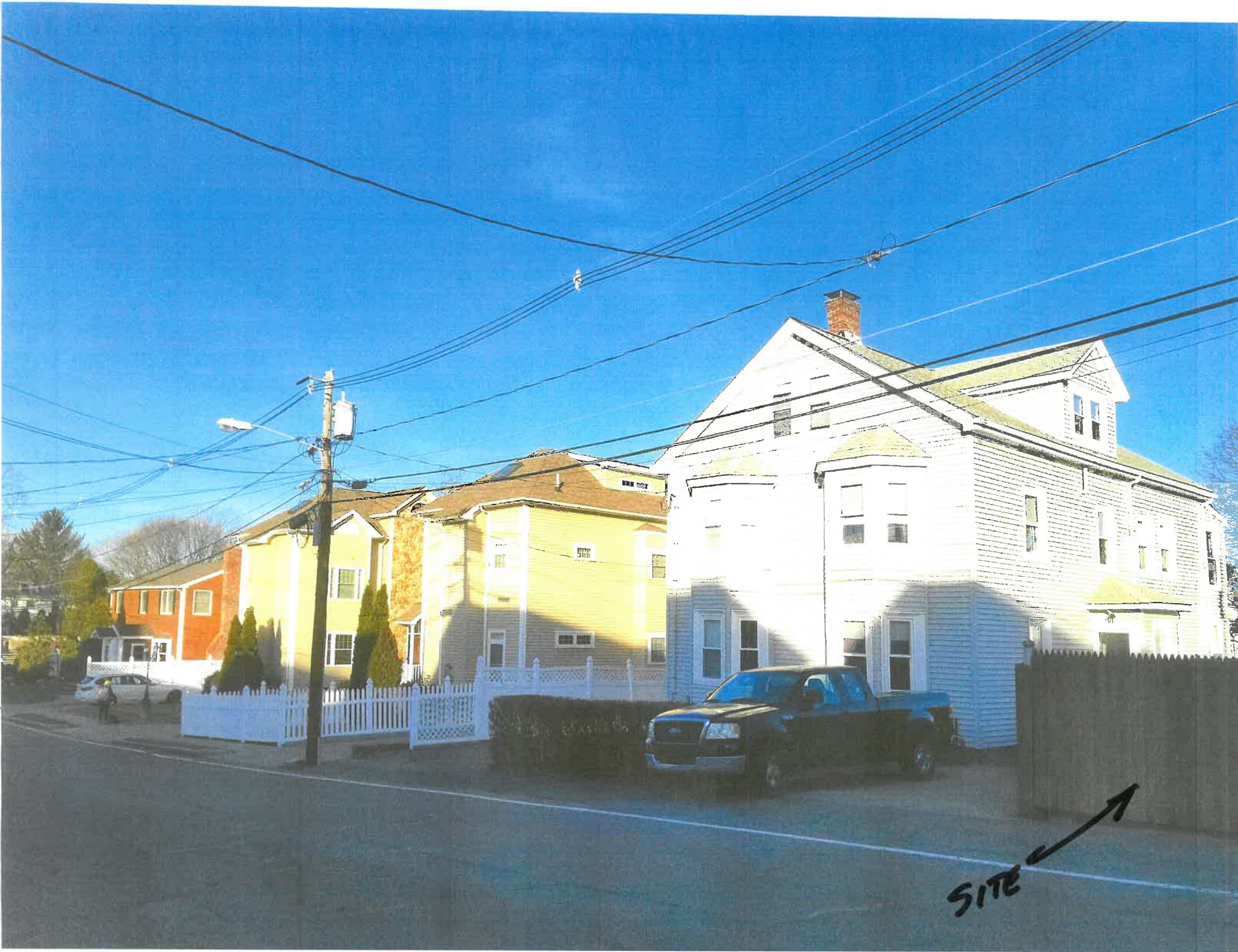




























# **Zoning Compliance Check List**

**Properties Located within the GR Zoning Districts**  
(To be Completed by a Registered Land Surveyor)

Property Address: 51-53 BAKER STREET

Surveyor Signature and Stamp: 

Date: 03/26/2018

<b><u>Per §4.2 of the Zoning By-Law</u></b>							
		<b>REQUIRED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
Lot Area (sq. ft.)		7,000 sf		6,893 sf		6,893 sf	
Lot Frontage (feet)		70'		50.00'		50.00'	
Lot Area/Unit (sq. ft./d.u.)		3,500 sf		3,446.5 sf		3,446.5 sf	
Lot Coverage (% of lot)		30%		—		27.8%	
Open Space (% of lot)		40%		—		54.9%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	13.6'		—		13.6'	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	—	—	10.3'	10.3'
	➤ Rear	20'		—		51.6'	
Building Height:	➤ Feet	33'		—		27.15'	
	➤ Stories	2 1/2		—			
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			—			
	➤ Area (60%)			—			
	➤ Length (75%)			—			
<b><u>Per §6D of the Zoning By-Law</u></b>							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street <sup>(b)</sup>					
		<b>STANDARD</b>			<b>PROPOSED</b>		
Curb Cut (One per 70' Frontage) <sup>(c)</sup>		1			2		

<sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.

<sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.

<sup>(c)</sup> A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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

August 20, 2014



RESIDENCE AT  
51 - 53 BAKER STREET  
BELMONT MA

11/25/17

NORDESIGN & BUILD LLC ARCHITECTS

21 HOUGH ROAD BELMONT MA 02478 617-283-5299



# NORDESIGN & BUILD LLC, ARCHITECTS

21 HOUGH ROAD BELMONT MA 02478 617-283-5299

PROPOSED TWO FAMILY HOUSE AT

51-53 BAKER STREET BELMONT MA

4/7/2018

## TWO WHOM IT MAY CONCERN

The property is in the General Residence Zoning District and is not in the Flood Hazard Zone. For a two-family house the required lot area is 7000sf with a minimum lot frontage of 70 feet. The subject property is 6893sf with a lot frontage of 50 feet. According to Article 4.2.1 note 2, a special permit may be granted to build a two-family house. The proposed building complies with all other requirements of the zoning bylaws.

The proposed design is in harmony relative to the scale and the characteristics of the neighborhood and will be an improvement to the streetscape. The predominant style in the area is pseudo colonial. Attached are photographs that explain this condition. Many of the two-family houses in the area are larger and taller. The attached tabulation describes the general density in the locality. The ridge of the proposed house is the average of the adjoining two peaks and the front set-back is the average of the frontline of the adjoining structures. This is shown on the Surveyor's site plan. The property is listed as developable land and has been used for open storage. A two-family house will be a desirable preference and a significant improvement in the neighborhood.

The proposed design includes landscaping improvements such as shrubs and trees which are currently non-existent. Air conditioning equipment is shown concealed at the rear of the property surrounded by tall plants. The treatments to the windows and doors as well as the design of the decks, the steps or other features shall be within the guidelines of the Planning Board.

More detailed information may be provided as necessary if and when requested.

Proposal submitted by,  
Nordesign & Build LLC  
Norman Kherlop, CDT, RA



# 36 Merrill Avenue Planning Board Comparison Study - Sorted by Street Address

Case # 14-08

	STREET ADDRESS	MAP & PARCEL	USE	LOT SIZE (SQ. FEET)	LOT FRONTAGE ( FEET)	TOTAL LIVABLE AREA (SQ. FEET)	FLOOR AREA RATIO	ACCESSORY STRUCTRES (SQ. FEET)	TOTAL # OF BEDROOMS
	RESIDENTIAL:								
27	BAKER ST	22-103	1 Family	6,289	45	1,606	0.26		4
34	BAKER ST	22-70	1 Family	5,800	50	1,576	0.27		3
35	BAKER ST	22-101	1 Family	6,489	50	1,141	0.18		2
36	BAKER ST	22-71	2 Family	5,800	50	2,610	0.45		4
39	BAKER ST	22-100	Apartment 4-8	6,590	55	3,168	0.48		6
43	BAKER ST	22-99	1 Family	6,692	45	1,160	0.17		2
44	BAKER ST	22-73	1 Family	5,800	50	1,622	0.28		2
46	BAKER ST	22-75	1 Family	5,800	50	2,085	0.36		5
50	BAKER ST	22-74	1 Family	5,800	50	2,697	0.47		4
58	BAKER ST	22-76	1 Family	5,800	50	1,590	0.27		3
60	BAKER ST	22-77	1 Family	5,800	50	2,144	0.37		4
67	BAKER ST (Corner)	22-93	1 Family	6,400	245	3,397	0.53		5
88	BAKER ST	22-84	1 Family	5,800	50	1,500	0.26		3
91	BAKER ST	22-88	1 Family	18,081	100	1,256	0.07		2
15-17	BAKER ST	22-106	3 Family	5,984	50	3,684	0.62		6
16-18	BAKER ST	22-66	2 Family	5,800	50	2,484	0.43		4
20-22	BAKER ST	22-67	2 Family	5,800	50	2,927	0.50		5
23-25	BAKER ST	22-104	2 Family	6,186	50	2,978	0.48		4
24-26	BAKER ST	22-68	2 Family	5,800	50	2,834	0.49		4
28-30	BAKER ST	22-69	2 Family	5,800	50	2,848	0.49		6
29-31	BAKER ST	22-102	2 Family	6,388	50	2,582	0.40		3
40-42	BAKER ST	22-72	2 Family	5,800	50	2,902	0.50		4
47-49	BAKER ST	22-98	2 Family	6,792	50	2,288	0.34		5
55-57	BAKER ST	22-96	3 Family	6,991	50	2,448	0.35		8
64-66	BAKER ST	22-78	2 Family	5,800	50	2,758	0.48		8
68-70	BAKER ST	22-79	2 Family	5,800	50	2,256	0.39		4
72-74	BAKER ST	22-80	2 Family	5,800	50	2,208	0.38		4
76-78	BAKER ST	22-81	2 Family	5,800	50	2,208	0.38		5
80-82	BAKER ST	22-82	2 Family	5,800	50	2,208	0.38		5
84-86	BAKER ST	22-83	2 Family	5,800	50	2,304	0.40		4
87-89	BAKER ST	22-89	2 Family	10,103	55	3,221	0.32		7
92-94	BAKER ST (Corner)	22-86-A	2 Family	8,595	230	2,688	0.31		6
99-101	BAKER ST (Corner)	22-86	2 Family	8,704	240	3,003	0.35		5
9-11	BAKER ST	22-107-1	2 Unit Condo	10,530	80	1,837	0.17		6
12-14	BAKER ST	22-65-1	2 Unit Condo	5,800	55	3,634	0.63		6

# 36 Merrill Avenue Planning Board Comparison Study - Sorted by Street Address

Case # 14-08

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19-21	BAKER ST	22-105-1	2 Unit Condo	6,050	50	3,600	0.60		6
59-65	BAKER ST	22-94-59	4 Unit Condo	15,200	100	9,212	0.61		5
206	BLANCHARD RD	22-166	1 Family	8,632	100	1,620	0.19		3
246	BLANCHARD RD	22-168	1 Family	4,117	60	1,507	0.37		3
218-220	BLANCHARD RD	22-160	2 Family	7,592	70	2,520	0.33		6
8	COLBY ST	22-147	1 Family	4,500	50	1,574	0.35		2
15	COLBY ST	22-161	1 Family	4,117	60	1,800	0.44		3
22	COLBY ST	22-150	1 Family	6,525	70	1,008	0.15		2
27	COLBY ST (Corner)	22-159	1 Family	7,530	150	1,631	0.22		3
28	COLBY ST	22-152	1 Family	6,075	70	1,389	0.23		4
32	COLBY ST	22-154	1 Family	4,050	45	1,300	0.32		5
38	COLBY ST	22-155	1 Family	4,050	45	1,730	0.43		3
5-7	COLBY ST	22-163	2 Family	4,593	50	2,112	0.46		4
9-11	COLBY ST	22-162	2 Family	4,039	50	2,200	0.54		4
14-16	COLBY ST	22-149	2 Family	4,500	50	2,508	0.56		4
42-44	COLBY ST	22-157	2 Family	4,050	50	2,214	0.55		4
46-48	COLBY ST	22-158	2 Family	4,924	55	2,453	0.50		6
1-3	COLBY ST	22-164-1	2 Unit Condo	5,253	50	3,682	0.70		6
10-12	COLBY ST	22-148-10	2 Unit Condo	4,500	50	3,300	0.73		5
5	CONCORD AVE	22-187	3 Family	4,650	75	3,427	0.74		6
7	CONCORD AVE	22-186	3 Family	4,277	40	3,435	0.80		6
9	CONCORD AVE	22-185	2 Family	5,518	50	2,710	0.49		4
17	CONCORD AVE	22-183	2 Family	5,654	50	2,698	0.48		5
19	CONCORD AVE	22-182	2 Family	5,721	50	2,555	0.45		4
25	CONCORD AVE	22-181	2 Family	5,789	50	2,734	0.47		5
31	CONCORD AVE	22-180	1 Family	5,857	50	2,288	0.39		9
41	CONCORD AVE	22-178	Charitable Housing	5,057	50	4,330	0.86		8
43	CONCORD AVE (Corner)	22-177	2 Family	6,356	140	3,969	0.62		6
55	CONCORD AVE	22-110	1 Family	5,327	45	1,572	0.30		3
11-13	CONCORD AVE	22-184	2 Family	5,586	50	2,700	0.48		5
49-51	CONCORD AVE (Corner)	22-111	2 Family	5,442	170	2,376	0.44		4
35	CONCORD AVE	22-179-1	3 Unit Condo	5,000	50	4,162	0.83		6
4	HAMILTON RD	22-112	1 Family	5,000	50	2,566	0.51		2
18	HAMILTON RD	22-114	1 Family	5,000	45	1,608	0.32		4
34	HAMILTON RD	22-118	1 Family	4,500	45	1,395	0.31		3
38	HAMILTON RD	22-119	2 Family	4,500	45	2,416	0.54		5
43	HAMILTON RD	22-140	1 Family	4,050	45	2,120	0.52		4
47	HAMILTON RD	22-139	1 Family	4,050	45	1,676	0.41		3



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Case # 14-08

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51	HAMILTON RD	22-138	1 Family	4,050	45	1,536	0.38		4
55	HAMILTON RD	22-137	2 Family	4,050	45	1,550	0.38		3
59	HAMILTON RD	22-136	1 Family	4,050	50	1,323	0.33		3
60	HAMILTON RD	22-124	1 Family	9,000	85	1,372	0.15		2
10-12	HAMILTON RD	22-113	2 Family	5,000	55	2,015	0.40		4
23-25	HAMILTON RD (Corner)	22-145	2 Family	4,500	140	2,356	0.52		6
26-28	HAMILTON RD	22-116	2 Family	5,000	50	2,456	0.49		6
27-29	HAMILTON RD	22-144	2 Family	4,500	50	2,288	0.51		4
30-32	HAMILTON RD	22-117	2 Family	5,000	50	2,320	0.46		4
31-33	HAMILTON RD	22-143	2 Family	4,500	50	2,688	0.60		6
35-37	HAMILTON RD	22-142	2 Family	4,500	50	2,214	0.49		4
39-41	HAMILTON RD	22-141	2 Family	4,500	50	2,508	0.56		4
42-44	HAMILTON RD	22-120	2 Family	4,500	40	2,500	0.56		4
54-56	HAMILTON RD	22-123	2 Family	4,500	50	2,244	0.50		4
66-68	HAMILTON RD	22-125	2 Family	6,354	70	2,832	0.45		6
63	HAMILTON RD	22-135-63	2 Unit Condo	8,100	45	3,976	0.49		6
24	HAMILTON RD	22-115-A	2 Unit Condo	6,800	50	3,480	0.51		7
63	HITTINGER ST	22-85-63	2 Unit Condo	6,750	70	3,632	0.54		6
4	MERRILL AVE	22-169	1 Family	9,027	160	1,818	0.20		3
8	MERRILL AVE	22-170	1 Family	5,000	50	1,458	0.29		2
12	MERRILL AVE	22-171	1 Family	5,000	45	1,152	0.23		2
16	MERRILL AVE	22-172	1 Family	5,000	50	1,488	0.30		3
25	MERRILL AVE	22-146	1 Family	4,500	140	1,484	0.33		3
30	MERRILL AVE	22-175	1 Family	5,000	50	1,920	0.38		4
1-3	MERRILL AVE (Corner)	22-165	2 Family	7,519	220	2,809	0.37		6
20-22	MERRILL AVE	22-173	2 Family	5,000	50	2,717	0.54		6
24-26	MERRILL AVE	22-174	2 Family	5,000	50	2,580	0.52		6
			Mean=	5,911	66	2,427	0.26		4
			Median=	5,800	50	2,338	0.44		4
			Total 1 Family =	37					
			Total 2 Family =	55					
			Total 3 Family =	4					
					*Corner				

# 36 Merrill Avenue Planning Board Comparison Study - Sorted by Street Address

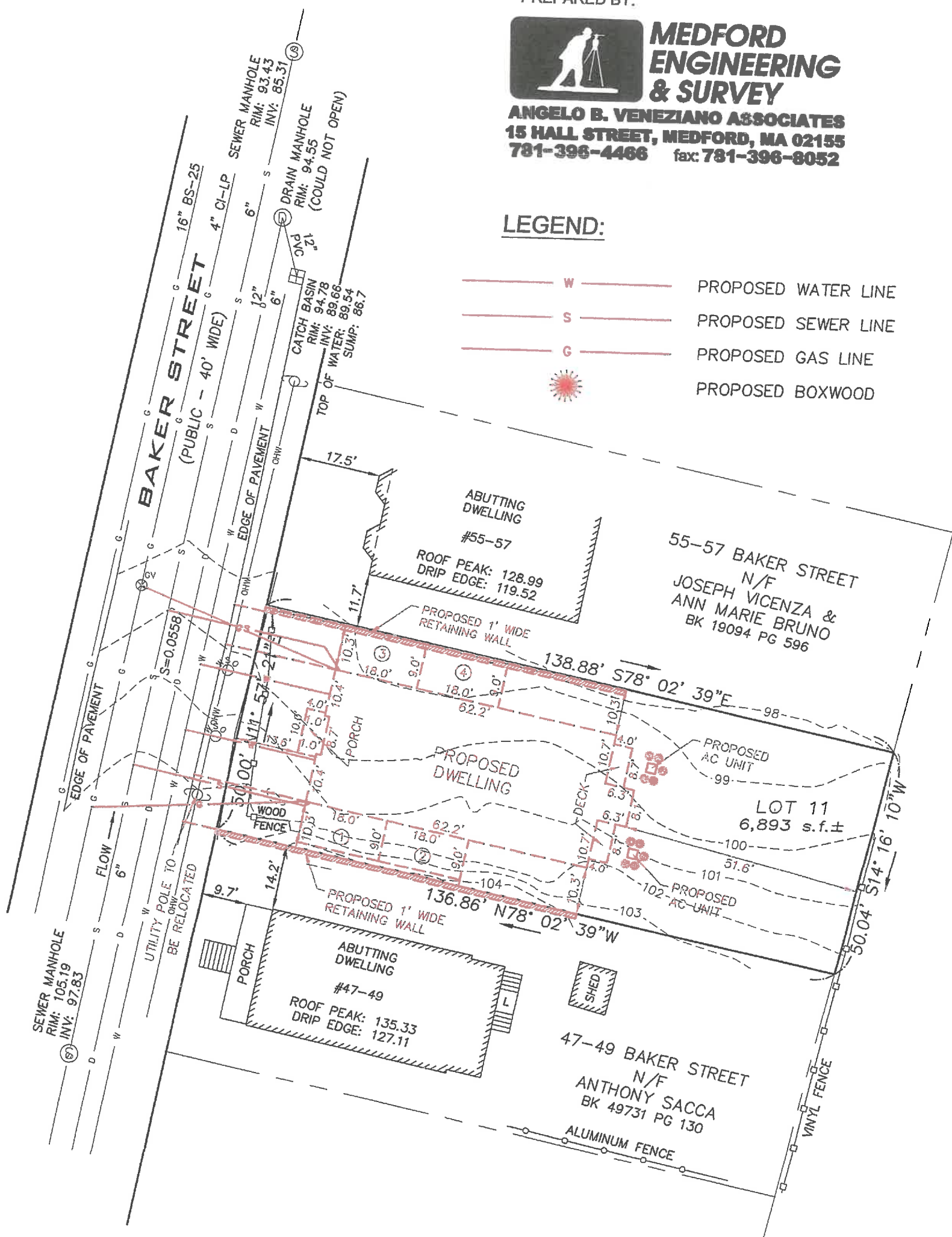
Case # 14-08

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	<b>NON - RESIDENTIAL</b>								
51-53	BAKER ST	22-97	Developable Land	6,893		0	0.00		0
73-85	BAKER ST	22-90	Vacant Land	27,459		0	0.00		0
280	BLANCHARD RD	22-126	Small Retail	49,988		0	0.00		0
2	BRIGHTON ST	22-127	Commercial	8,890		0	0.00		0
12	BRIGHTON ST	22-128	Commercial	17,527		0	0.00		0
26	BRIGHTON ST	22-132	Commercial	12,082		0	0.00		0
16-18	BRIGHTON ST	22-131	Mixed Use	5,784		2,298	0.40		2
40-42	COLBY ST	22-156	Undevel. Land	4,050		0	0.00		0
57	CONCORD AVE	22-109	Commercial	7,000		0	0.00		0
61-63	CONCORD AVE	22-108	Mixed Use	4,302		3,058	0.71		2
67	CONCORD AVE	22-64	Mixed Use	13,400		1,882	0.14		3
46-48	HAMILTON RD	22-121	Undvel. Land	4,500		0	0.00		0
50-52	HAMILTON RD	22-122	Undevel. Land	4,500		0	0.00		0
			<b>Mean=</b>	<b>12,798</b>		<b>557</b>	<b>0.10</b>		<b>0</b>
			<b>Median=</b>	<b>7,000</b>		<b>0</b>	<b>0.00</b>		<b>0</b>
	<b>EXISTING:</b>								
	36 MERRILL AVENUE	22-26	1 Family	10,000		2,074	0.20		4
	<b>PROPOSED:</b>								
	36 MERRILL AVENUE	22-26	House #1	5,000		2,380	0.47		3
			House #2	5,000		2,750	0.55		3

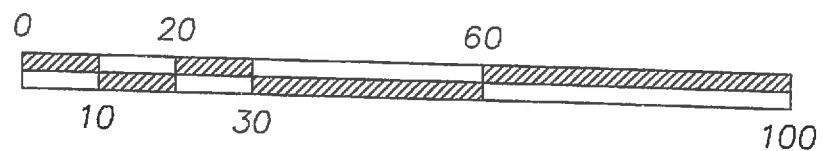


**ANGELO B. VENEZIANO ASSOCIATES**  
**15 HALL STREET, MEDFORD, MA 02155**  
**781-396-4466 fax: 781-396-8052**

\_\_\_\_\_ W \_\_\_\_\_ PROPOSED WATER LINE  
 \_\_\_\_\_ S \_\_\_\_\_ PROPOSED SEWER LINE  
 \_\_\_\_\_ G \_\_\_\_\_ PROPOSED GAS LINE  
 \_\_\_\_\_ \_\_\_\_\_ PROPOSED BOXWOOD



ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20'	--	27.2'
SIDE: 10'	--	10.3'
REAR: 20'	--	37.0'
MAX. LOT COV.: 30%	--	27.8%
MIN. OPEN SPACE: 40%	--	54.9%



SCALE: 1" = 25'

DEED REFERENCE: BK 49731 PG 132  
PLAN REFERENCE: PLAN BOOK 161 PLAN 7  
PLAN BOOK 201 PLAN 45

One

03/22/2018

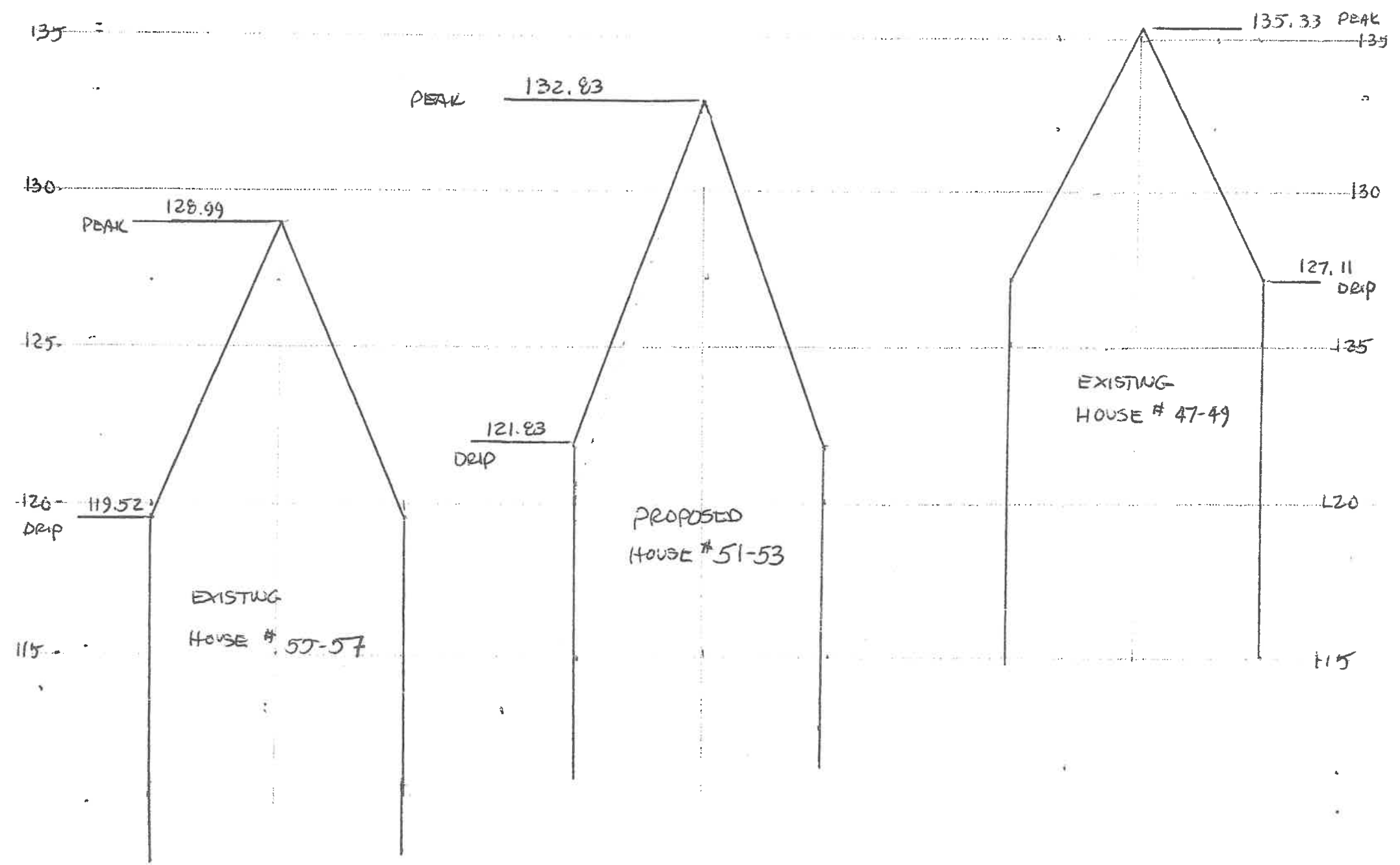
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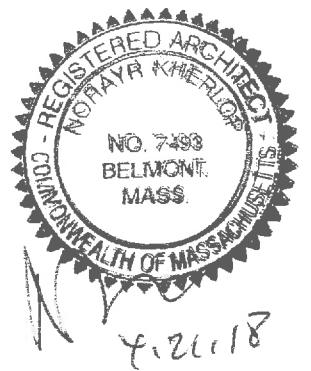
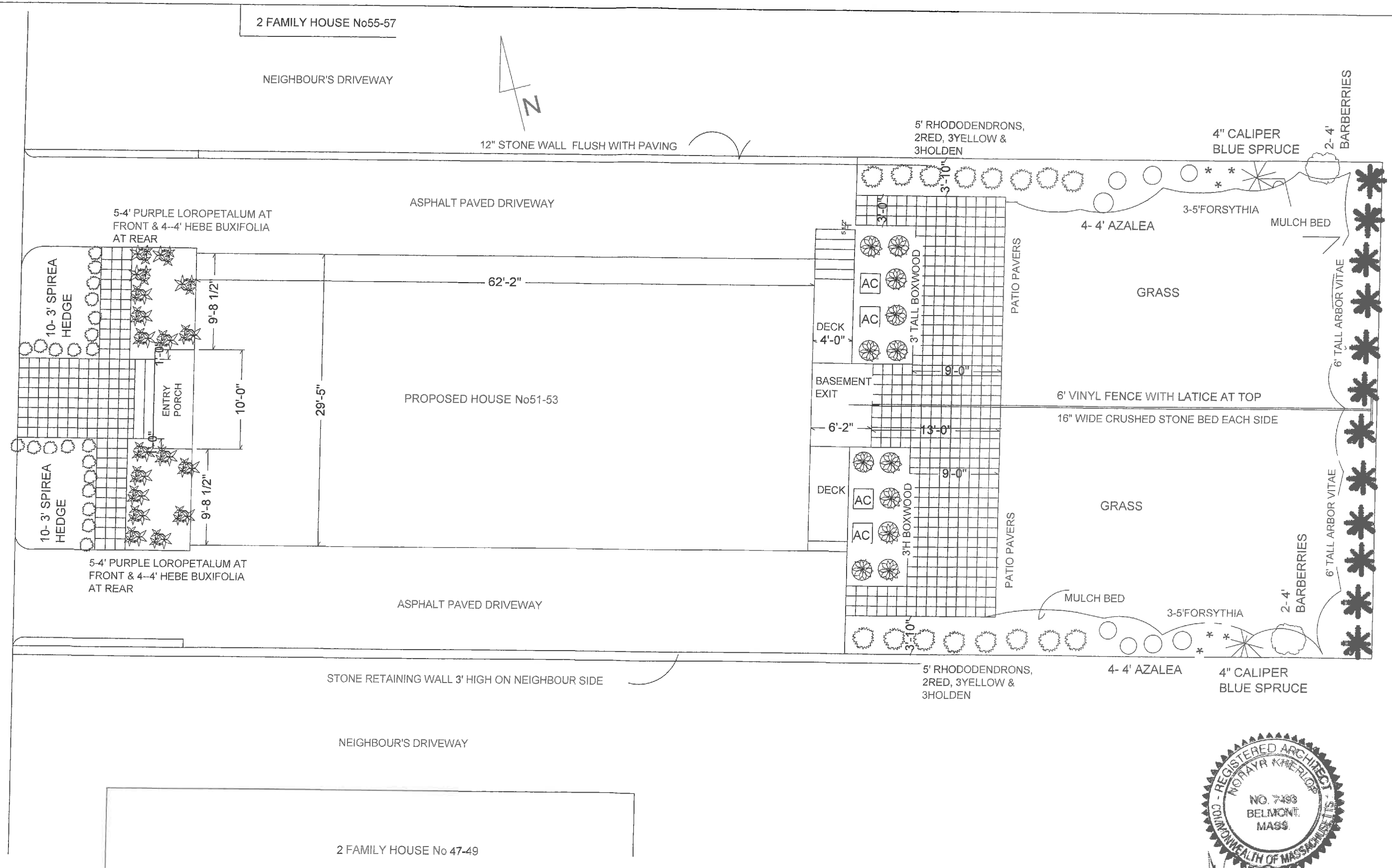
SCALE: 1" = 30'







BAKER STREET



51-53 BAKER STREET  
BELMONT MA

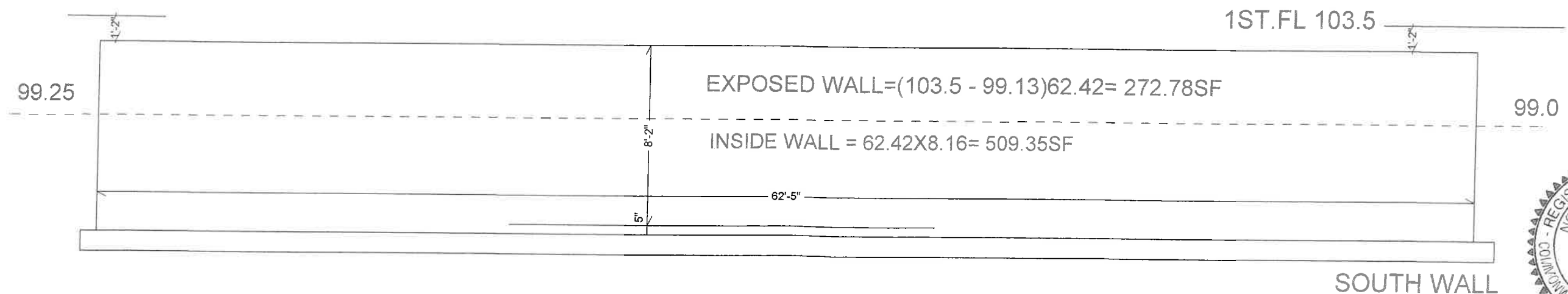
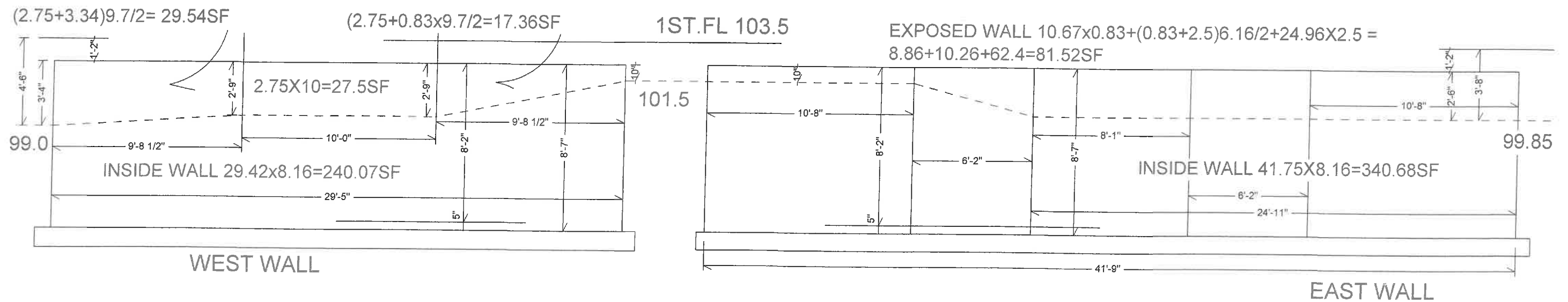
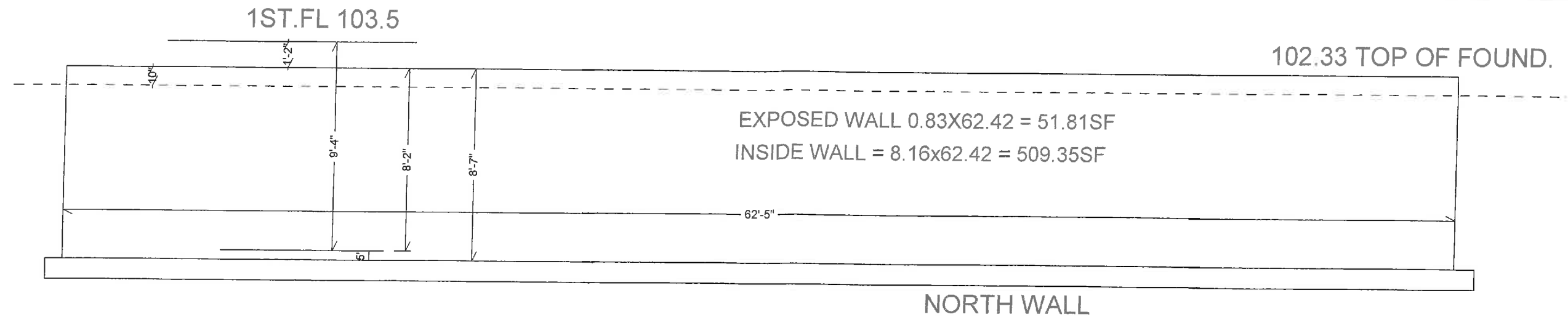
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LANDSCAPING PLAN 1"=10'

11/25/17

L-1





TOTAL EXPOSED =  $51.81 + 29.54 + 17.36 + 81.52 + 272.78 = 453.01\text{SF}$

TOTAL INSIDE WALL =  $509.35 + 240.07 + 340.68 + 509.35 = 1599.45\text{SF}$

$453.01 / 1599.45 = 28.32\% < 40\%$



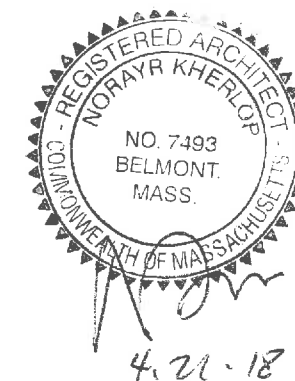
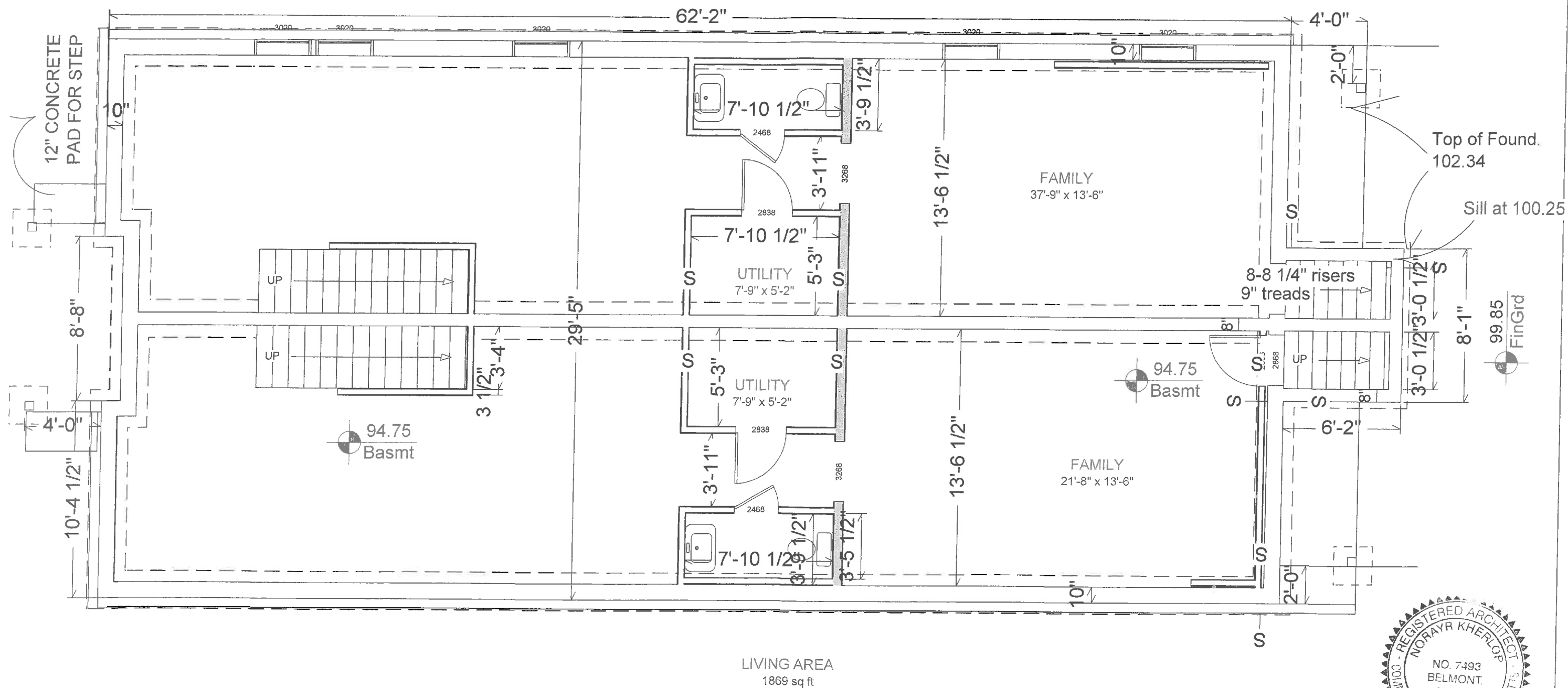
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EXPOSED BASEMENT WALL  
 CALCULATIONS 3/16"=1'-0"

11/25/17

L-2



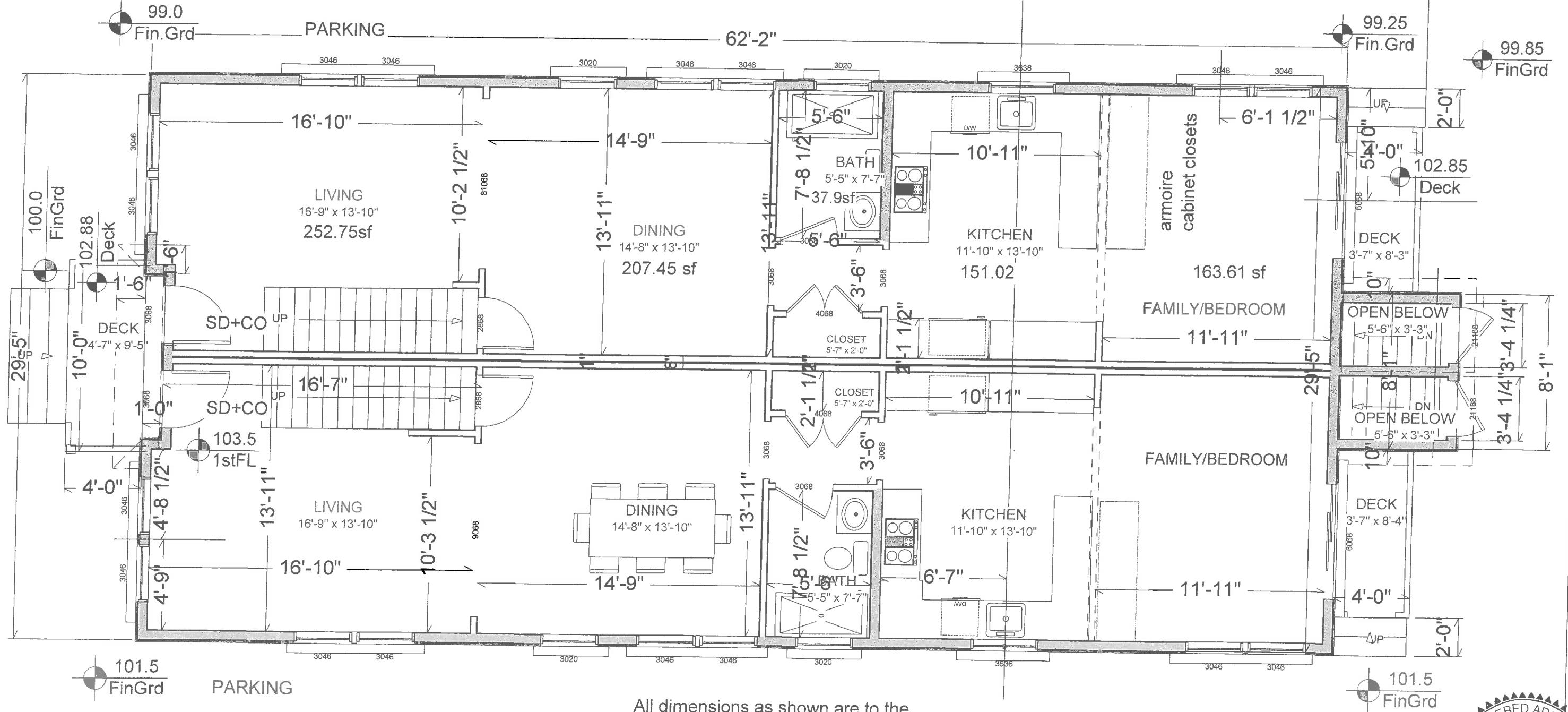
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BASEMENT PLAN  
3/16"=1'-0"

A-1  
11/25/17

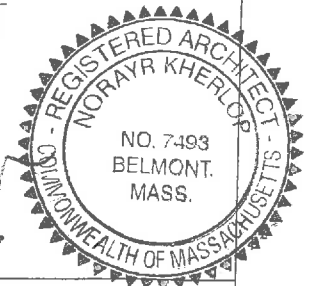




LAND AREA 6893 SF  
 Living Space 810.34sf x 2 =  
 1620.68 sf

All dimensions as shown are to the  
 face of stud & foundation

*Handwritten signature and date:*  
 8.21.18

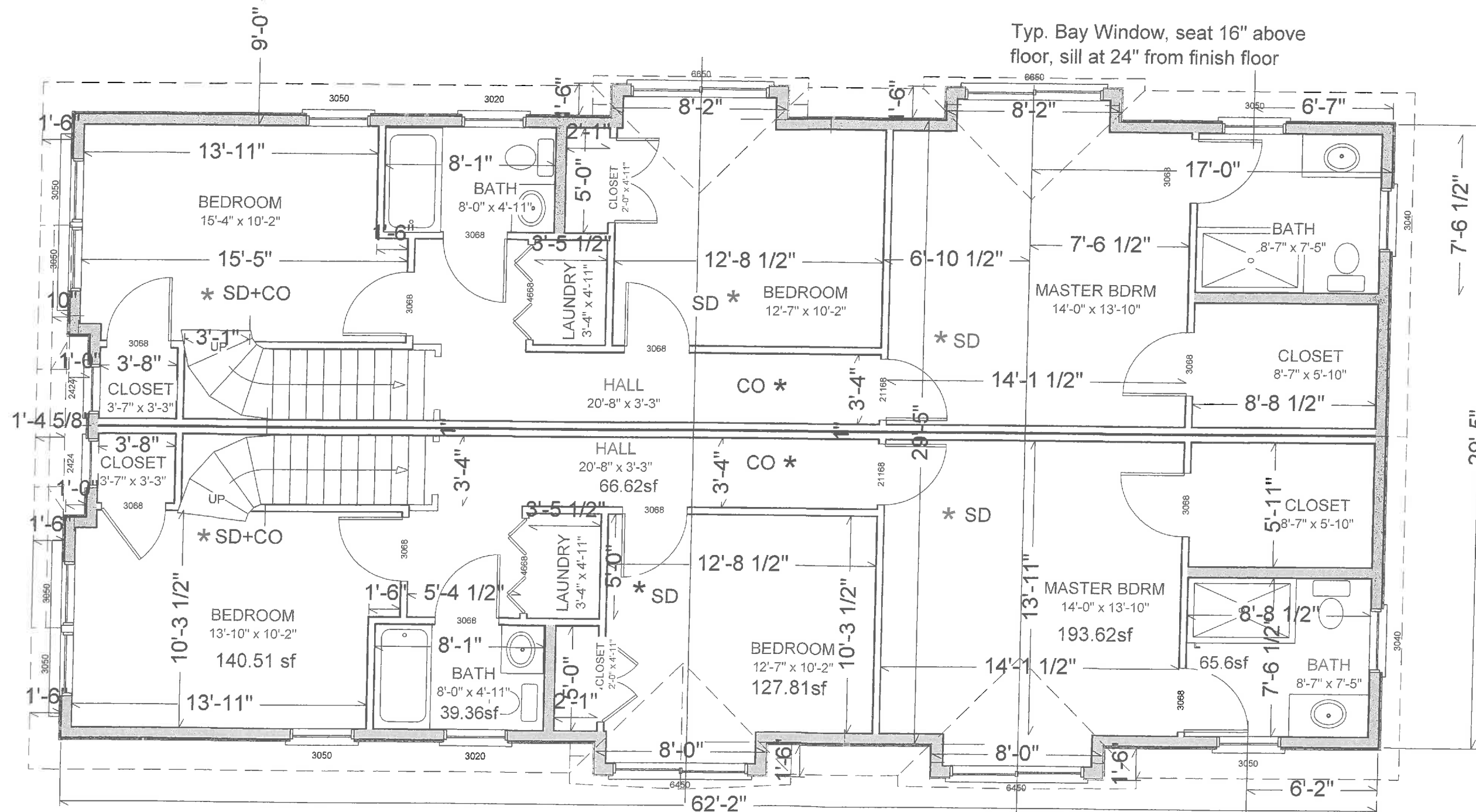


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1ST FLOOR PLAN  
 3/16" = 1'-0"

A-2  
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All dimensions as shown are to the face of stud & foundation



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2ND FLOOR PLAN  
3/16"= 1'-0"

A-3  
11/25/17



DOOR SCHEDULE						
NUMBER	QTY	FLOOR	DIMENSIONS	R/O	DESCRIPTION	THICKNESS
D01	1	0	32X80X1 3/8"	33X81 1/2		1 3/8
D02	2	0	28X80X1 3/8"	29X81 1/2		1 3/8
D03	3	0	32X43 1/2X1 3/8"	33X45		1 3/8
D04	2	1	72X80"	73X81 1/2	EXT. SLIDER-GLASS	1 3/4
D05	2	1	32X80X1 3/8"	33X81 1/2		1 3/8
D06	2	1	36X80X1 3/8"	37X81 1/2		1 3/8
D07	2	1	24X80X1 3/8"	49X81 1/2		1 3/8
D08	2	1	36X80X1 3/4"	37X81 1/2	EXT.	1 3/4
D09	2	1	34 3/4X80X1 3/4"	35 3/4X81 1/2	EXT.	1 3/4
D010	12	2	36X80X1 3/8"	37X81 1/2		1 3/8
D11	2	2	27X80"	55X81 1/2	BIFOLD	1 3/8
D12	2	2	24X80X1 3/8"	49X81 1/2		1 3/8
D13	2	2	34 1/2X80X1 3/8"	35 1/2X81 1/2		1 3/8

## NOTES:

Exterior glazed doors shall meet latest energy code requirements.

All doors shall be solid core and meet the current sound rating requirements

Windows shall have low-E glass and meet the energy code requirements.

Bedroom windows including hardware shall meet the egress code requirements.

Window sills shall be minimum 24" from the finished floor to the finished sill.

: Bathroom windows shall have tempered glass.

Contractor shall verify field conditions after drywall has been installed and determine if jamb extension may be necessary.

Unprimed pine should not be used for jambs and trims.

All joints or cracks around windows or exterior doors shall be properly insulated in a manner not to affect their operation.. Nailing fins shall be covered & sealed with waterproofing tape.

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	DESCRIPTION
W01	5	0	3020	36"X24"	37X25 1/2	AWNING
W02	16	1	3046	36"X54"	37X55 1/2	DOUBLE HUNG
W03	4	1	3020	36"X24"	37X25 1/2	AWNING
W04	1	1	3638	42"X44"	43X45 1/2	DOUBLE HUNG
W05	1	1	3636	42"X42"	43X43 1/2	DBL CASEMENT-LHL/RHR
W06	8	2	3050	36"X60"	37X61 1/2	DOUBLE HUNG
W07	1	2	6450	76"X60"	77X61 1/2	LEFT SLIDING
W08	1	2	6450	76"X60"	77X61 1/2	RIGHT SLIDING
W09	2	2	3020	36"X24"	37X25 1/2	AWNING
W010	2	2	3040	36"X48"	37X49 1/2	DOUBLE HUNG
W11	2	2	6650	78"X60"	79X61 1/2	LEFT SLIDING
W12	2	2	2424	28"X28"	29X29 1/2	AWNING
W13	4	3	2424	28"X28"	29X29 1/2	AWNING



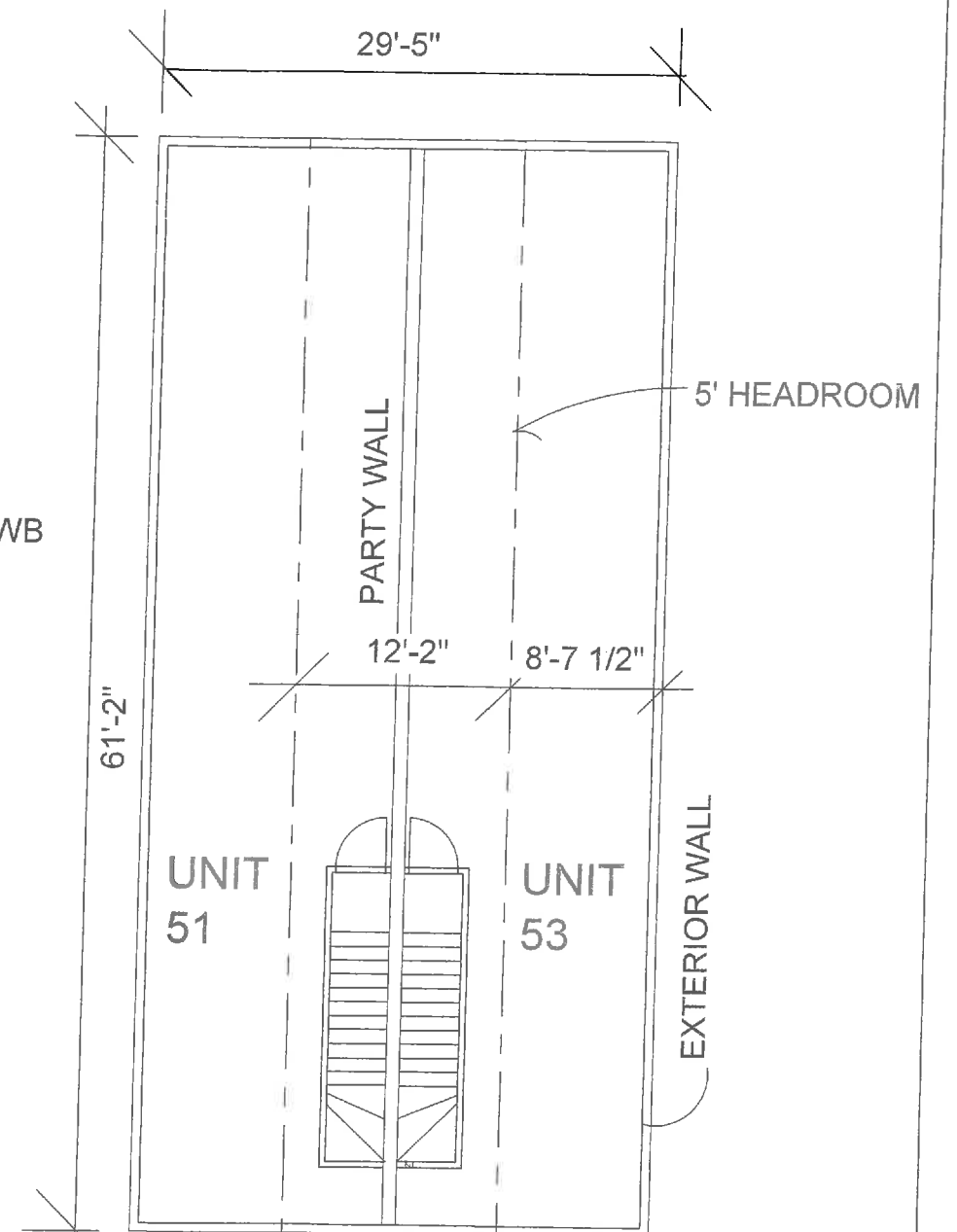
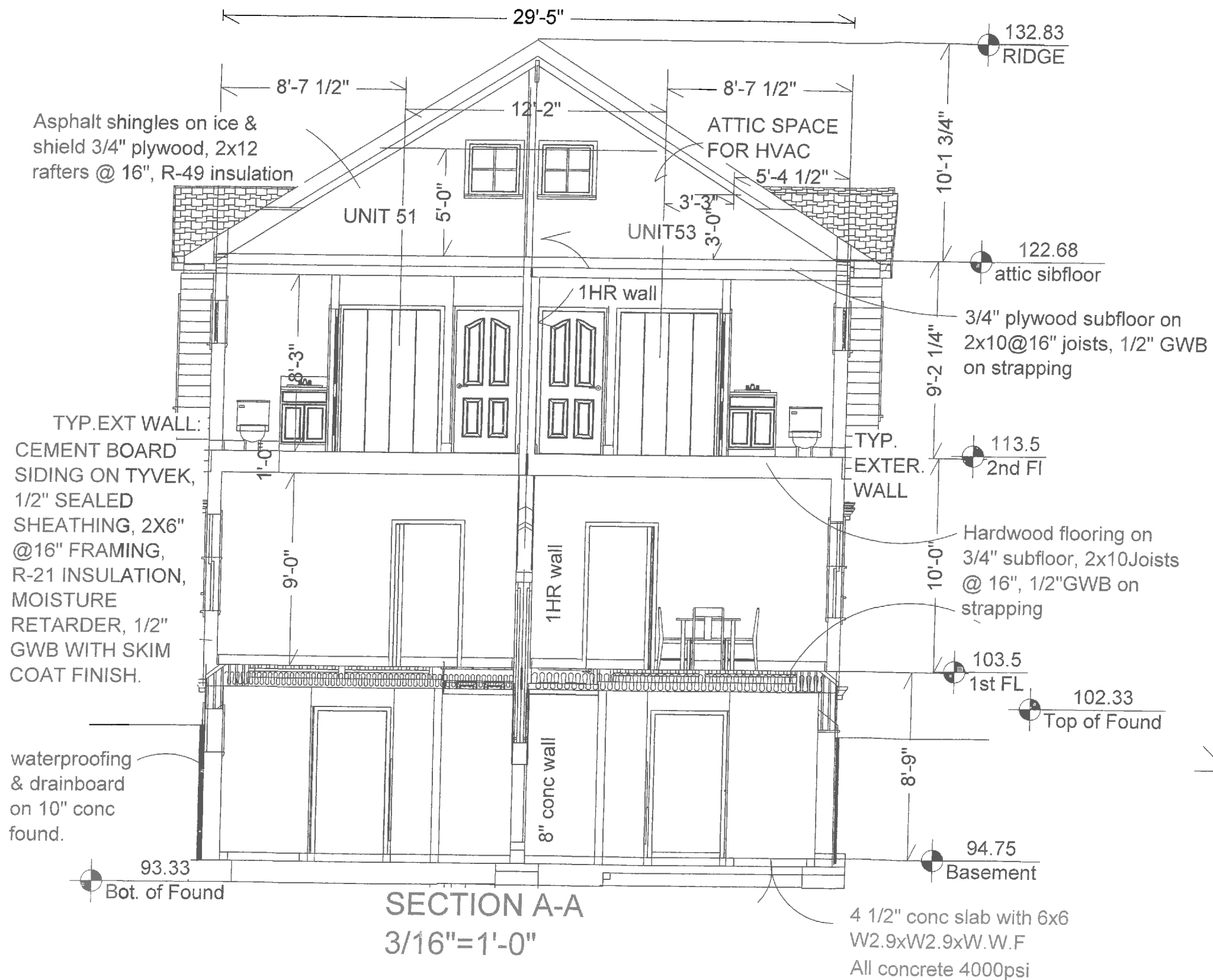
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DOOR & WINDOW  
SCHEDULE

A-4

11/ 25/17

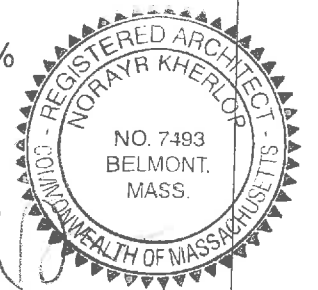


### ATTIC PLAN 3/32"=1'-0"

$$12.16 \times 61.12 / 29.42 \times 61.16 = 41.33\% < 60\%$$

$$61.16 / (61.16) \times 2 = 50\% \text{ 3' headroom}$$

$$12.16 / 29.42 = 41.33\% < 50\% \text{ dormer ratio at gable end}$$



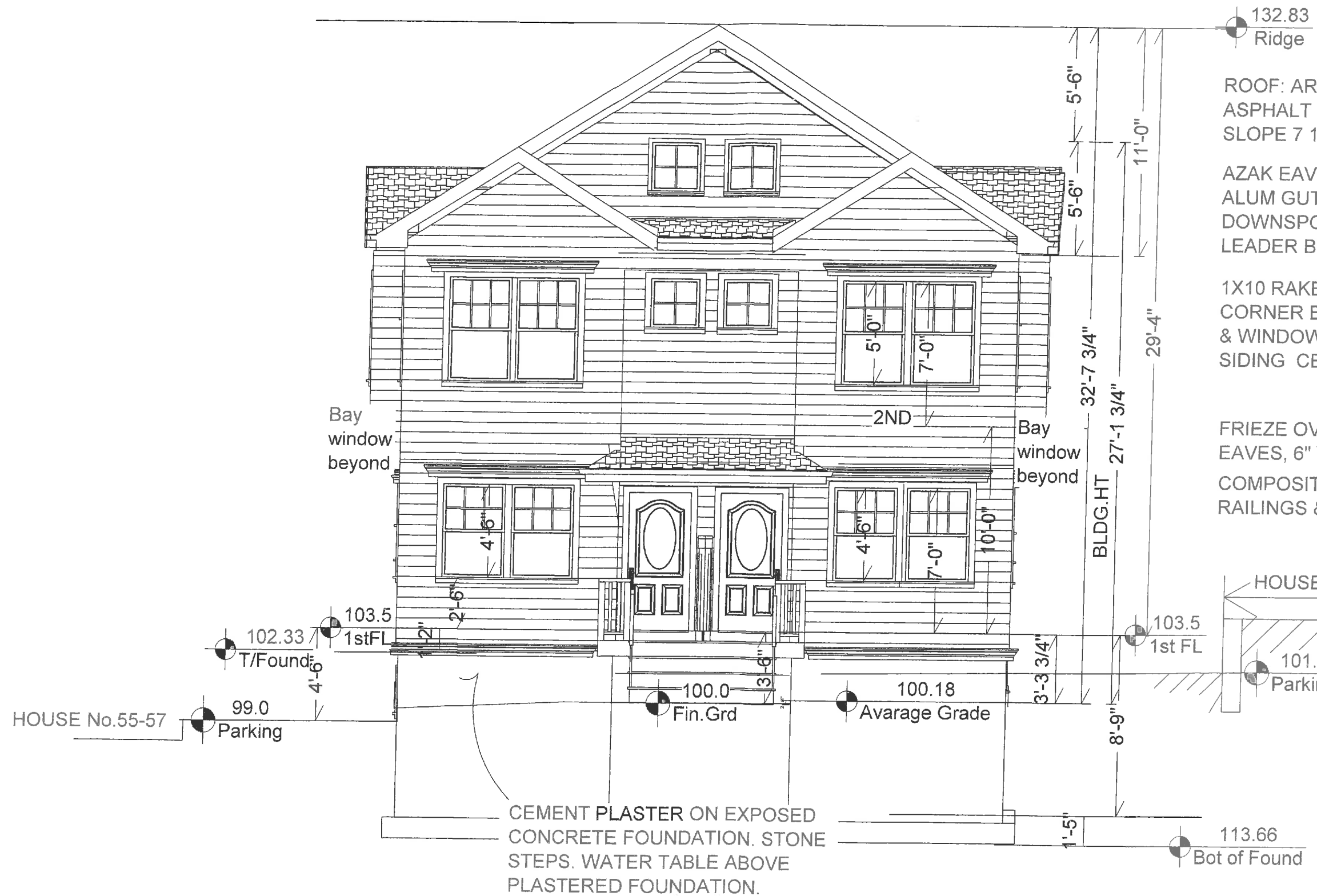
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SECTION A-A &  
ATTIC PLAN & CALCS

A-5  
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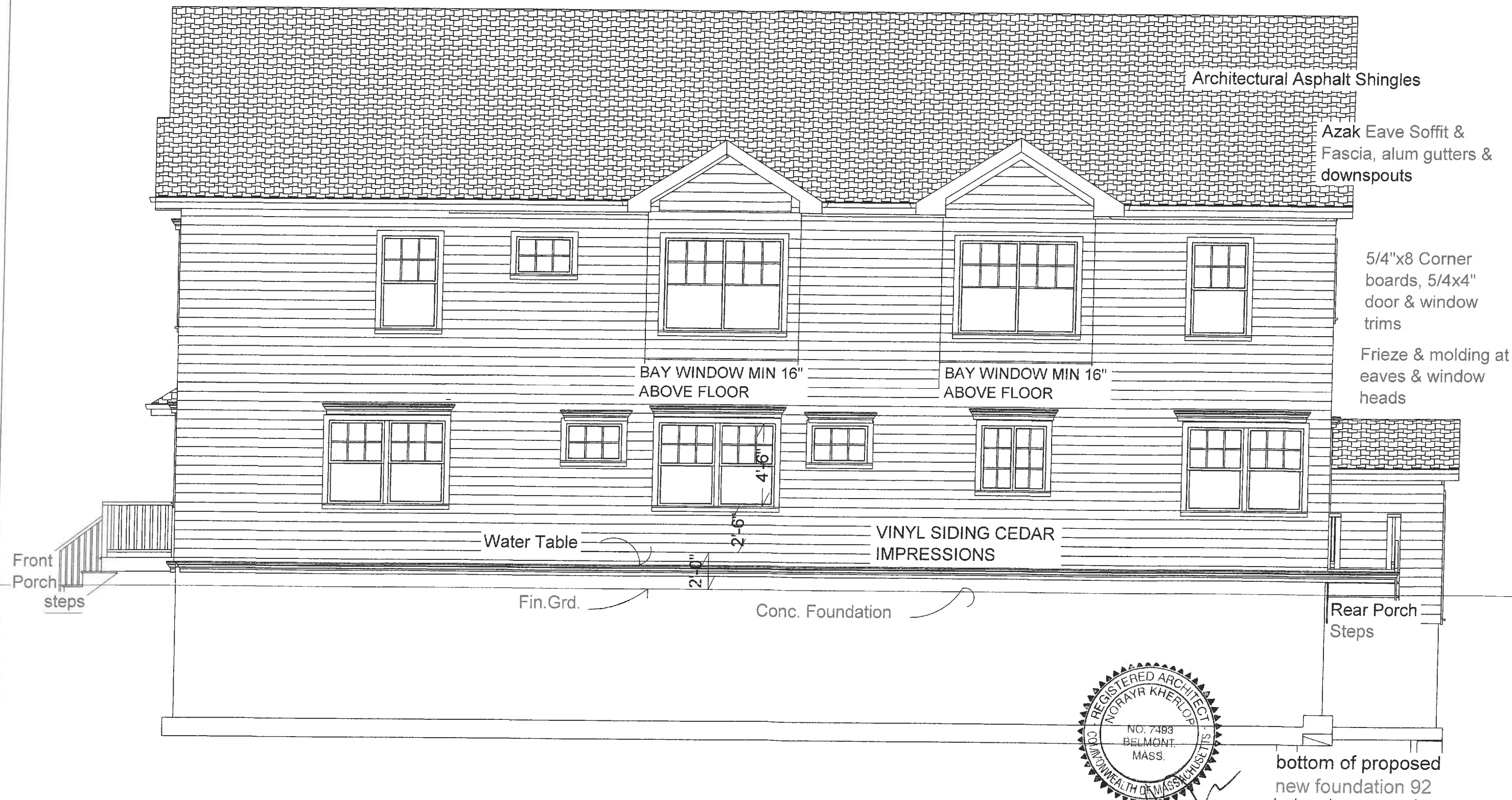


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FRONT (WEST) ELEVATION  
3/16" = 1'-0"

A-6  
4/16/18



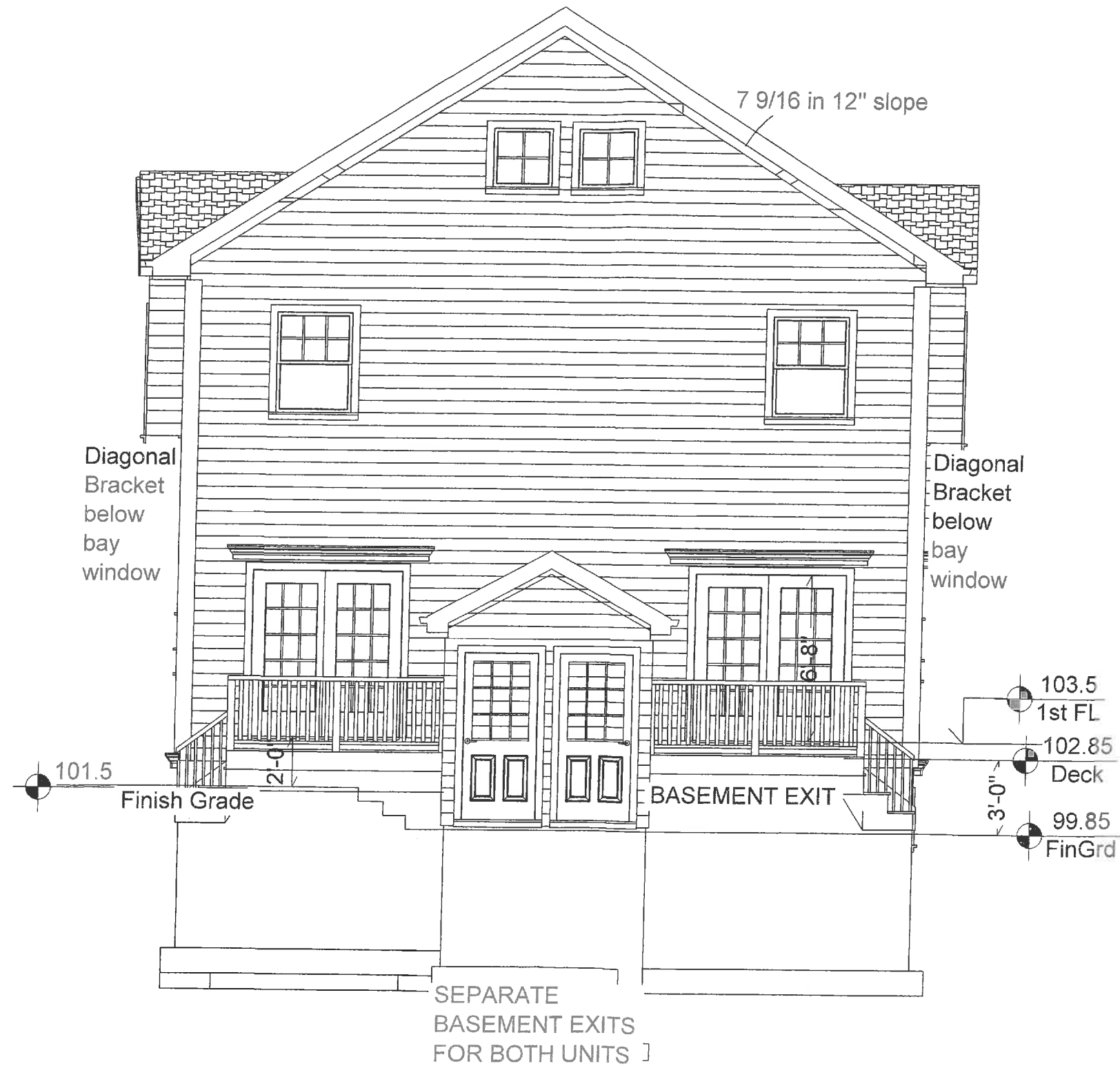
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SOUTH ELEVATION  
3/16"=1'-0"

A-7  
4/16/18





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

A-8  
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NORTH ELEVATION  
3/16"=1'-0"

A-9  
4/16/18