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BELMONT, MA

CASE NO. 19-11

2019 FEB 20 PM 3:43

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 4, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St. to consider the application Martin Bitner for Two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a two story addition at 207 Claflin Street located in a Single Residence C (SRC) Zoning District. §4.2 of the By-Laws allows a maximum lot coverage of 25.0% and requires a minimum side setback of 10.0'. 1.- The existing lot coverage is 25.3% and the proposed is 25.2%. 2.- The existing side setback is 9.1' and the proposed is 9.2'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2019 FEB 20 PM 3:43

APPLICATION FOR A SPECIAL PERMIT

Date: 1/28/2019

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 207 CLAFLIN 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 Construct two-story rear addition

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

Signature of Petitioner

Martin Bitner

Print Name

Martin Bitner

Address

207 Claflin Street

Belmont, MA 02478

Daytime Telephone Number

(617) 817-6726



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

January 15, 2019

Martin Bitner
207 Claflin Street
Belmont, MA 02478

RE: Denial to Construct a Two Story Rear Addition.

Dear Mr. Bitner,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story rear addition at 207 Claflin 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 Bylaws. More specifically, Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum lot coverage of 25% and requires a minimum side setback of 10.0'.

1. The existing lot coverage is 25.3% and the proposed is 25.2%.
2. The existing side setback is 9.1' and the proposed is 9.2'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request two (2) Special Permits 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

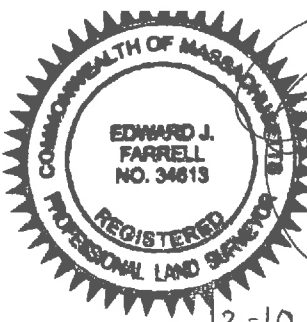
Belmont Special Permit Application Statement
207 Claflin Street

Marty Bitner and Lissa Bollettino of 207 Claflin Street are seeking two special permits - for lot coverage and side setback on the west side of their property - in order to construct a two story addition.

The lot coverage is currently at 25.3% and the proposed lot coverage is slightly reduced to 25.2% (25% allowed).

The side yard setback is currently 9.1 at the front corner and the proposed side setback is 9.2' at the rear corner (10.0 allowed).

The project involves reconfiguring the first floor of the home, extending a portion of the home by 10'-7" toward the back yard, building a new second floor master bedroom above, reducing the size of the rear deck, and eliminating the large outdoor Jacuzzi. The result of these changes is an additional 129 sf of first floor living space and 338 sf of second floor living space (467 sf total). Due to the changes to the deck and Jacuzzi, the lot coverage is actually slightly reduced, but effectively maintained. To minimize the impact, the second floor addition is set back 4'-0" from the front of the home. The property also offers mature landscaping that will help to screen the addition from the street. Due to the small scale, this addition is de minimus in nature and will not be significantly detrimental to the neighborhood.



Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 207 CLAFIN STREET

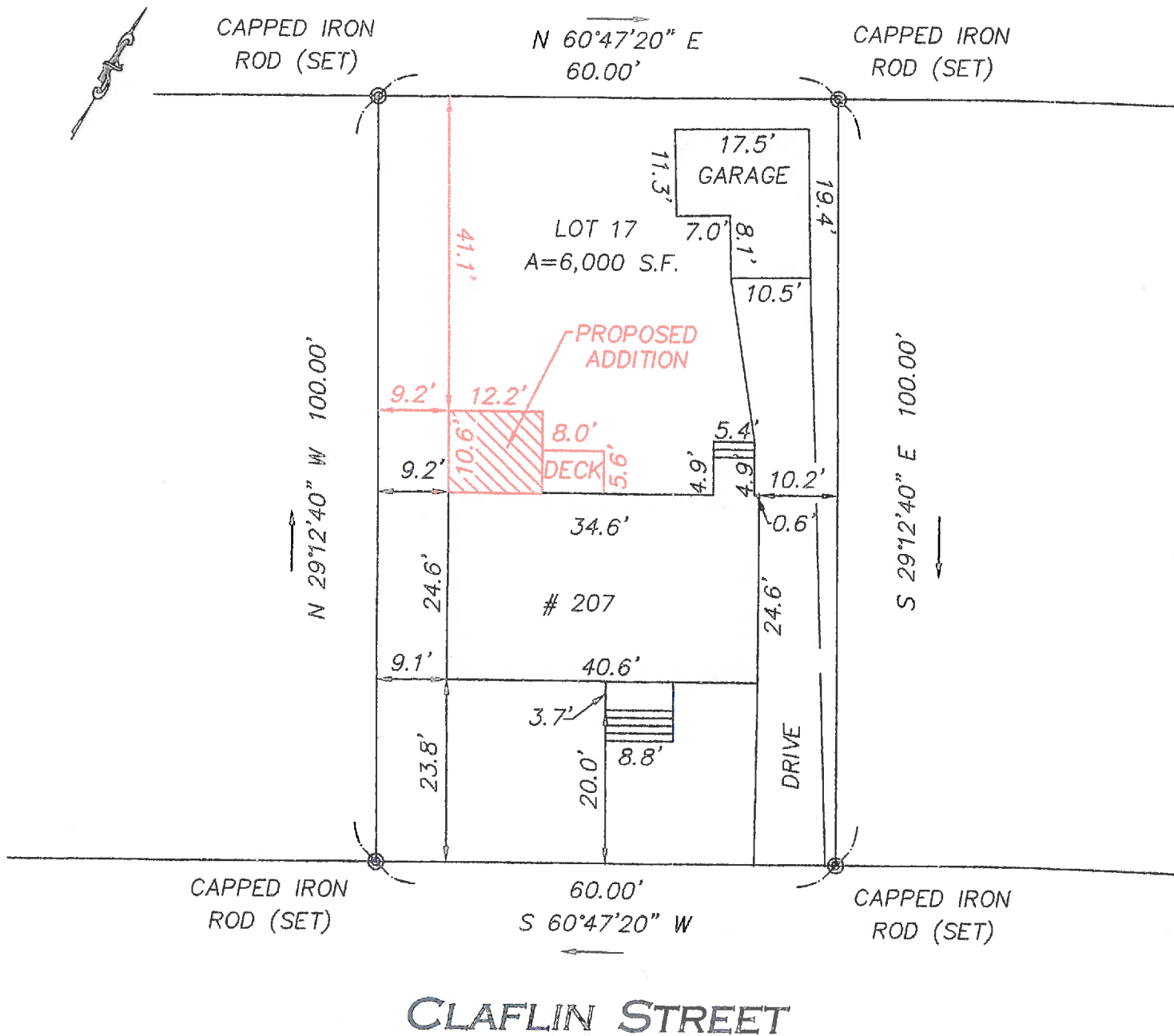
Zone: SR

Surveyor Signature and Stamp: EDWARD J. FARRELL

Date: 12-10-18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	6,000	6,000
Lot Frontage	75'	60'	60'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	25.3%	25.2%
Open Space	50%	64%	64%
Front Setback	25'	20.0'	20.0'
Side Setback	10'	9.1'	9.2'
Side Setback	10'	10.2'	10.2'
Rear Setback	30'	43.5'	41.1'
Building Height	30'	24.8'	24.8'
Stories	2 1/2	2 1/2	2 1/2
1/2 Story Calculation			

NOTES:



OWNER: MARTIN BITNER, JR. & MARIA BOLLETTINO
LOCUS HOUSE # - 207 CLAFLIN STREET

LOCUS DEED - BOOK 1457 PAGE 116
LOCUS PLAN - LCC # 11736 C

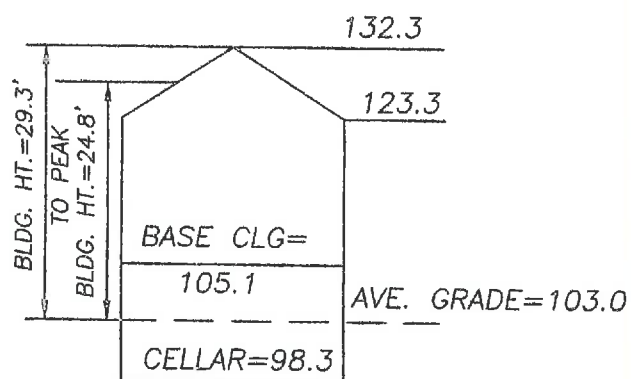
SITE DOES NOT FALL WITHIN
THE WETLAND ZONE.

ZONING DISTRICT= SRC

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE *	25%	25.3%	25.2%
MIN. OPEN SPACE **	50%	64%	64%
FRONT SETBACK	25'	20.0'	20.0'
SIDE SETBACK	10'	9.1'	9.2'
REAR SETBACK	30'	45.5'	41.1'
HEIGHT	30'	24.8'	24.8'

* HOUSE 1025 S.F. + 283 S.F. GARAGE + 44.8 S.F. DECK +
32.5 S.F. LANDING + 129 S.F. ADDITION = 1514/6000=25.2%

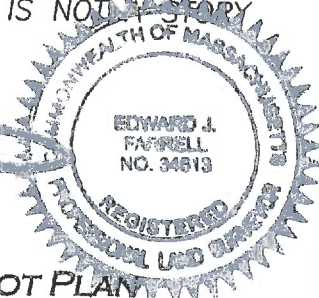
** HOUSE 1025 S.F. + 283 S.F. GARAGE + 44.8 DECK +
129 S.F. ADDITION + 32.5 S.F. LANDING + 652 S.F. DRIVE
= 2166/6000=36% OR 64%



BUILDING HEIGHT

69.3% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

[Handwritten signature]



PLOT PLAN
207 CLAFLIN STREET
BELMONT MASS.

SCALE: 1" = 20' DECEMBER 6, 2018
Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.

(781)-933-9012

PROPOSED ADDITIONS 207 CLAFLIN STREET BELMONT MASS.

SCALE: 1" = 20' MAY 26, 2015

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN,

MA.

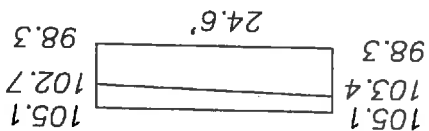
(781)-933-9012

69.3% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

$$\frac{\text{EXPOSED AREA}}{\text{TOTAL SEGMENT AREA}} \times 100 = \frac{271.9}{886.6} \times 100 = 30.7\%$$

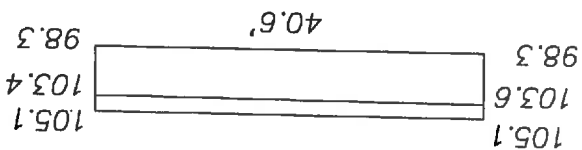
D

EXPOSED AREA=51.7 S.F.
TOTAL SEGMENT AREA=167.3 S.F.



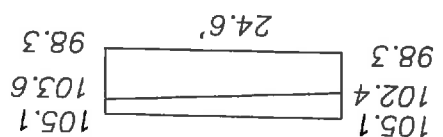
C

EXPOSED AREA=65 S.F.
TOTAL SEGMENT AREA=276 S.F.



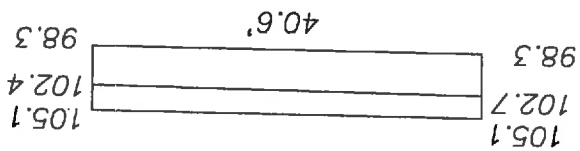
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EXPOSED AREA=51.7 S.F.
TOTAL SEGMENT AREA=167.3 S.F.



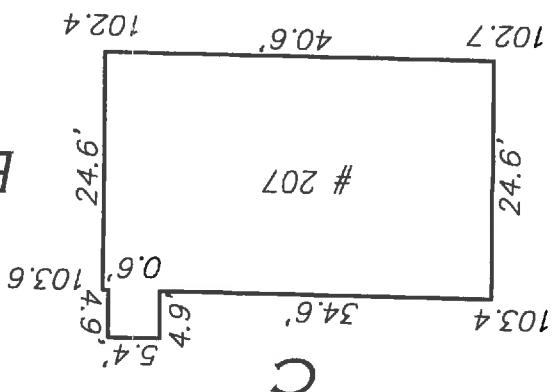
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EXPOSED AREA=103.5 S.F.
TOTAL SEGMENT AREA=276 S.F.



A

B



GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. 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.
6. 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.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO ADD HEAT PUMP COMPONENTS TO ACCOMMODATE NEW LAYOUT AND NEW ADDITION. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE SIZES AND LOCATIONS FOR NEW HEAT PUMP COMPONENTS.

10. 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 LOADS.

11. PAINT AND/OR STAIN ALL EXTERIOR DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION. ALL EXISTING SIDING TO BE REPLACED WITH HARDIE CLAPBOARDS.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.

13. EXISTING HARDWOOD FLOORS IMPACTED BY THE ADDITION TO BE SANDED AND REFINISHED.

14. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

15. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.

16. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM FLOORS AS NOTED ON PLANS.

17. 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.

ANY EXPOSED ICYNENE TO BE COVERED WITH INTUMESCENT PAINT.

18. CONTRACTOR TO COORDINATE WITH OWNER TO OPTIMIZE AVAILABLE REBATES THROUH MASS SAVES PROGRAMS, INCLUDING NEW BLOWN-IN INSULATION.

WINDOW SCHEDULE:

ALL WINDOWS TO BE HARVEY (TME) OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT. TEMPERED GLASS AS REQUIRED BY CODE.

WINDOW A: DOUBLE-HUNG - 2'-9"W X 4'-8"H TME, 9" MULLS, SILL AT 2'-2" AFF TME (UNLESS NOTED OTHERWISE)

WINDOW B: DOUBLE-HUNG - 2'-9"W X 4'-4"H TME, 9" MULLS, SILL AT 2'-6" AFF TME - 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 TME, SELECTED BY OWNER.

DOOR 1: PLAY ROOM TO GYM - 2'-6"W X 6'-8"H WOOD POCKET DOOR

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

DOOR 3: BEDROOM 4 TO DEN - 2'-6"W X 6'-8"H WOOD DOOR

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

DOOR 5: BEDROOM 1 TO CLOSET - 2'-6"W X 6'-8"H WOOD POCKET DOOR, VIF

DOOR 6: BEDROOM 3TO CLOSET - 2'-6"W X 6'-8"H WOOD POCKET DOOR, VIF

GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
0 SF CELLAR
1025 SF FIRST FLOOR
283 SF GARAGE
748 SF SECOND FLOOR
372 SF ATTIC (6' OR GREATER)
2428 SF TOTAL

30% OF 2428 SF = 728.4 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:
0 SF CELLAR
129 SF FIRST FLOOR
338 SF SECOND FLOOR
0 SF ATTIC (6' OR GREATER)
467 SF TOTAL
467 SF < 728.4 SF THEREFORE CONFORMS

CONSTRUCTION DOCUMENTS
NOVEMBER 12, 2018

ENERGY AUDIT:

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

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. 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.

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 ADN 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: AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

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

DRAWING LIST

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

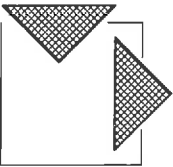
LIGHTING LEGEND

- RECESSED LED CAN 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. SMCKE 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

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

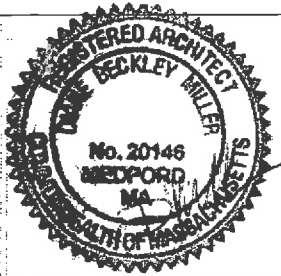
Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

9/28/18 SCHEMATIC DESIGN

10/29/18 DESIGN DEVELOPMENT

11/12/18 CONSTRUCTION DOCS

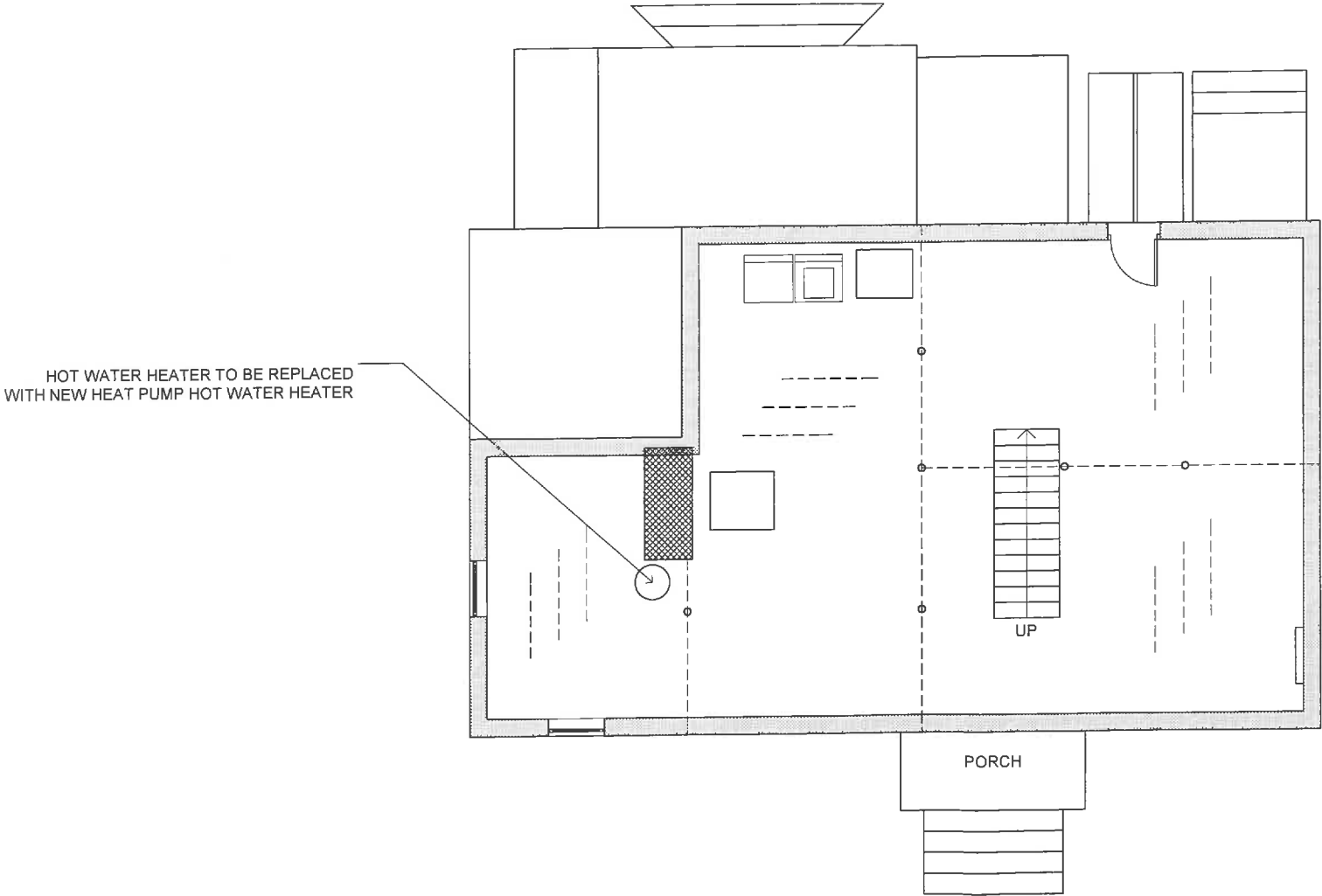


BITNER RESIDENCE
207 CLAFLIN STREET
BELMONT MA

COVER SHEET

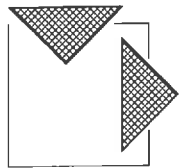
Sheet
Number:

A1



1 PLAN
SCALE: 1/8" = 1'

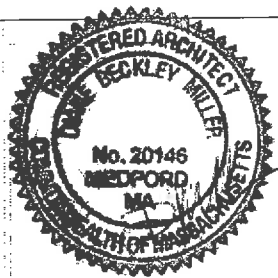
MILLER
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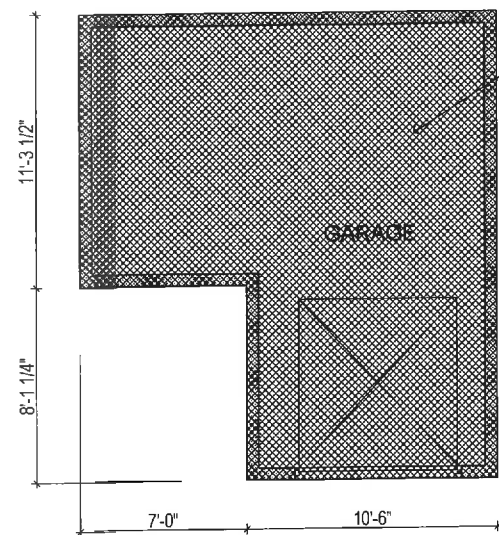


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207 CLAFLIN STREET
BELMONT MA

EXISTING CELLAR
FLOOR PLAN

Sheet
Number:

A2



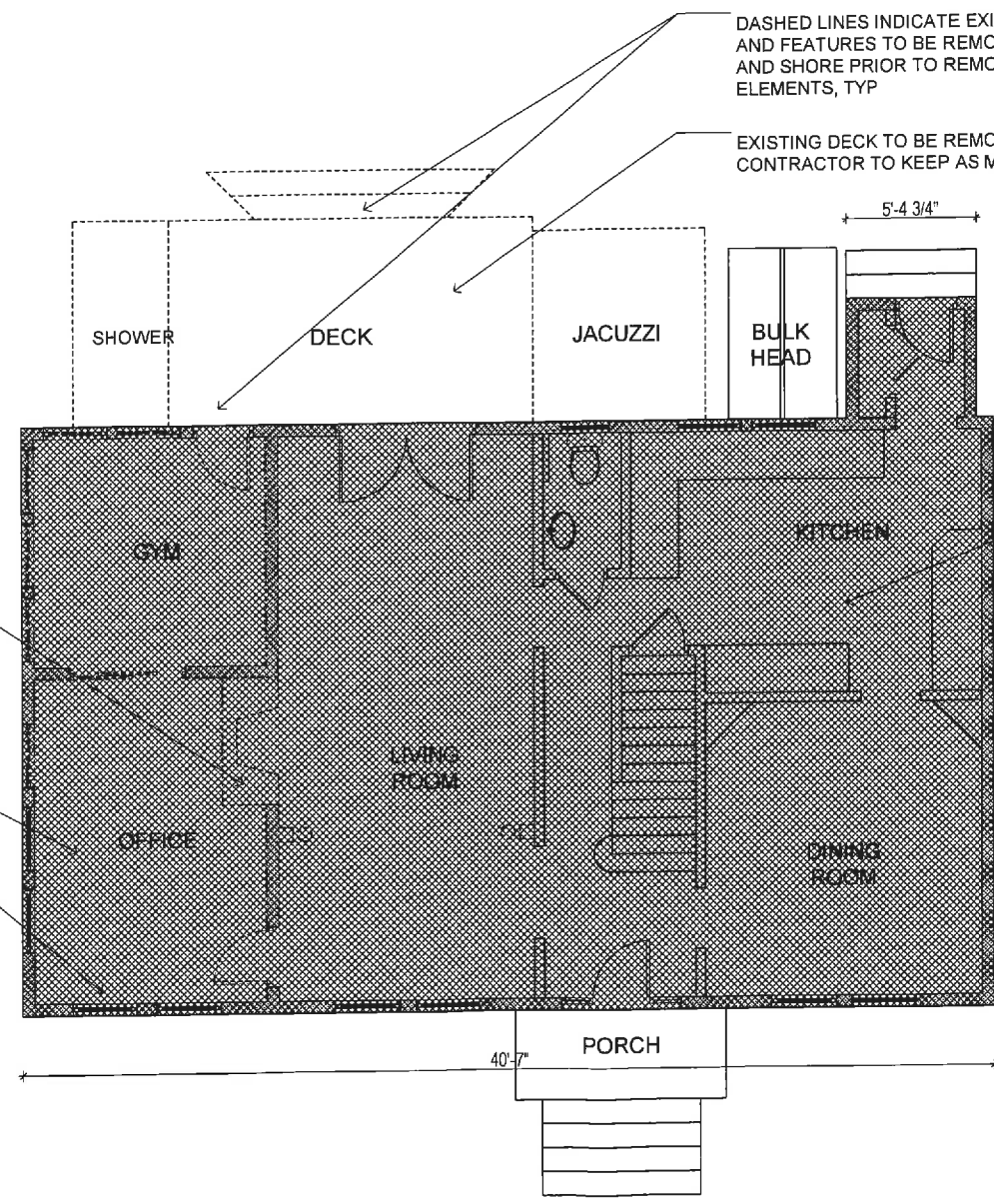
TONE INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING GARAGE
283 sq ft

1 PLAN
SCALE: 1/8" = 1'

EXISTING FIREPLACE AND CHIMNEY TO BE REMOVED

OFFICE / GYM CEILING TO BE REMOVED

EXISTING BASEBOARD HEAT
TO REMAIN



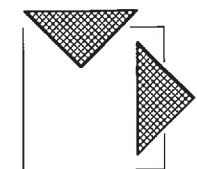
DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS
AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE
AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING
ELEMENTS, TYP

EXISTING DECK TO BE REMOVED - DECKING TO BE SAVED FOR REUSE,
CONTRACTOR TO KEEP AS MUCH OF EXISTING DECK STRUCTURE AS POSSIBLE

TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE
1,025 sq ft

1 PLAN
SCALE: 1/8" = 1'

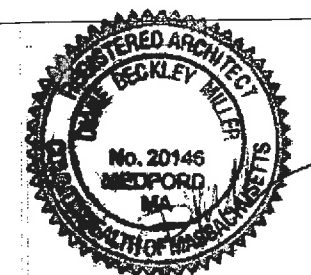
MILLER
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11/12/18	CONSTRUCTION DOCS



BITNER RESIDENCE
207 CLAFLIN STREET
BELMONT MA

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

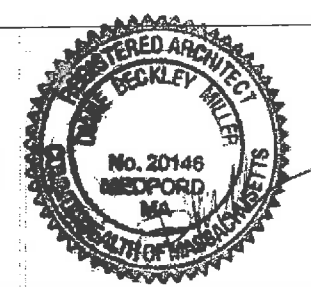
A3

MILLER
DESIGN LLC

80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
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11/12/18	CONSTRUCTION DOCS

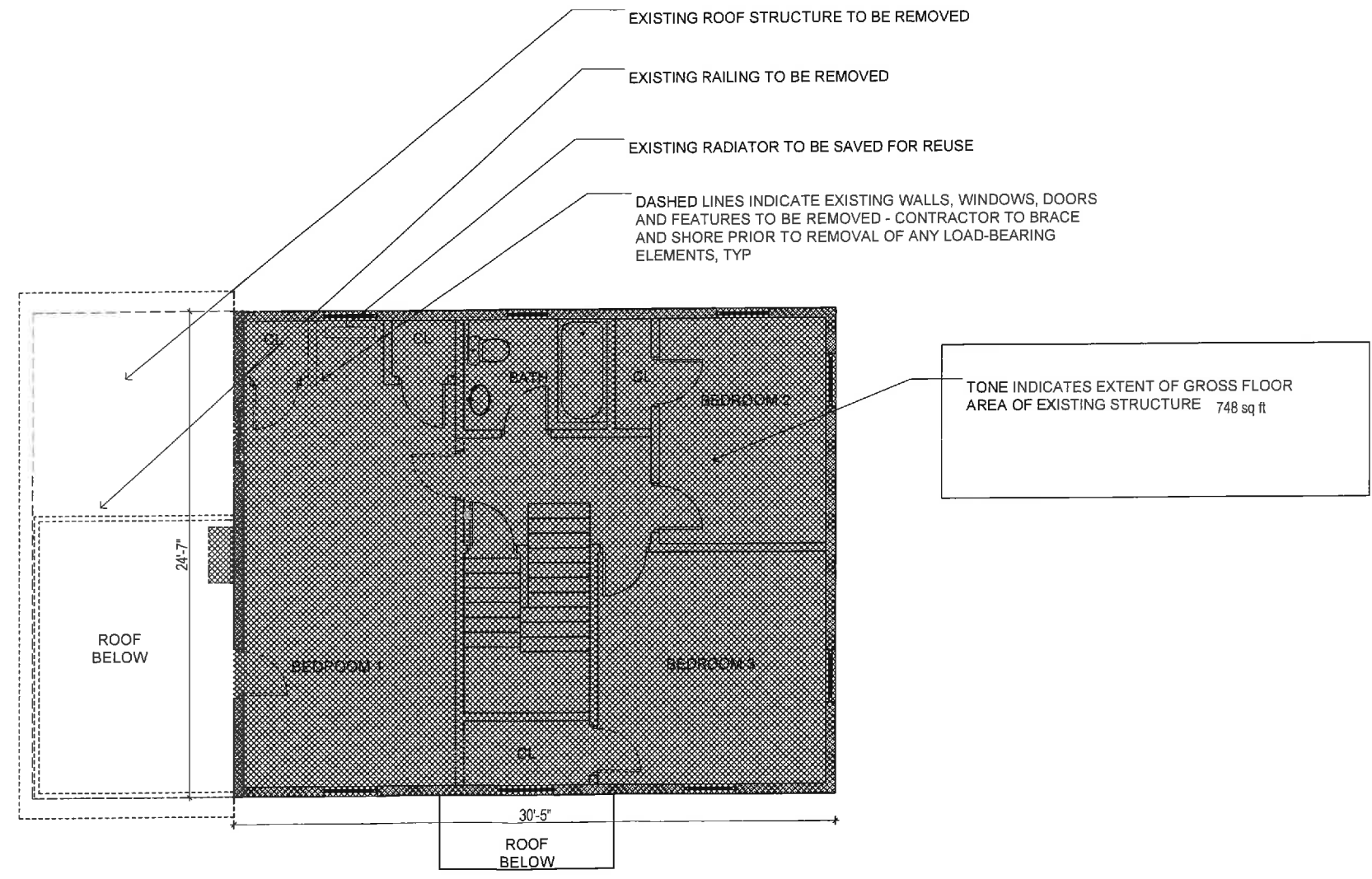


BITNER RESIDENCE
207 CLAFLIN STREET
BELMONT MA

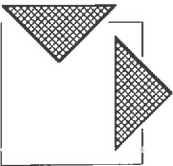
EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4



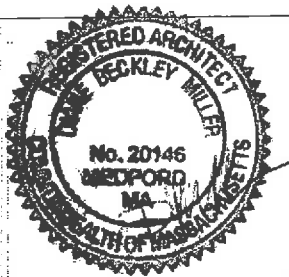
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
9/28/18	SCHEMATIC DESIGN
10/29/18	DESIGN DEVELOPMENT
11/12/18	CONSTRUCTION DOCS



BITNER RESIDENCE
207 CLAFLIN STREET
BELMONT MA

EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

A5

CHIMNEY TO BE REMOVED

6'-0"

22'-6"

24'-7"

30'-5"

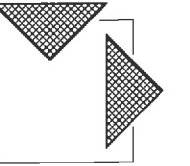
TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH
OR GREATER (FOR 30% CALC - SEE COVERSHEET)

372 sq ft

1 PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

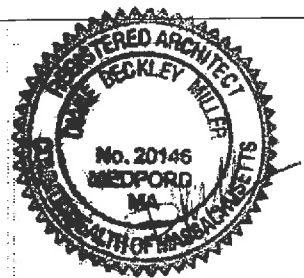
Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

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9/28/18 SCHEMATIC DESIGN

10/29/18 DESIGN DEVELOPMENT

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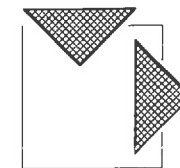
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207 CLAFLIN STREET
BELMONT MA

EXISTING
ELEVATIONS

Sheet
Number:

A6

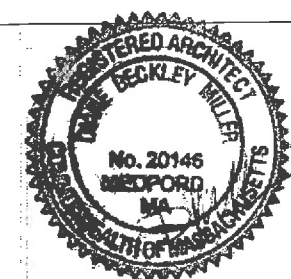
MILLER
DESIGN LLC



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BELMONT, MA 02478

Architect:
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80 Clark Street
Belmont MA 02478
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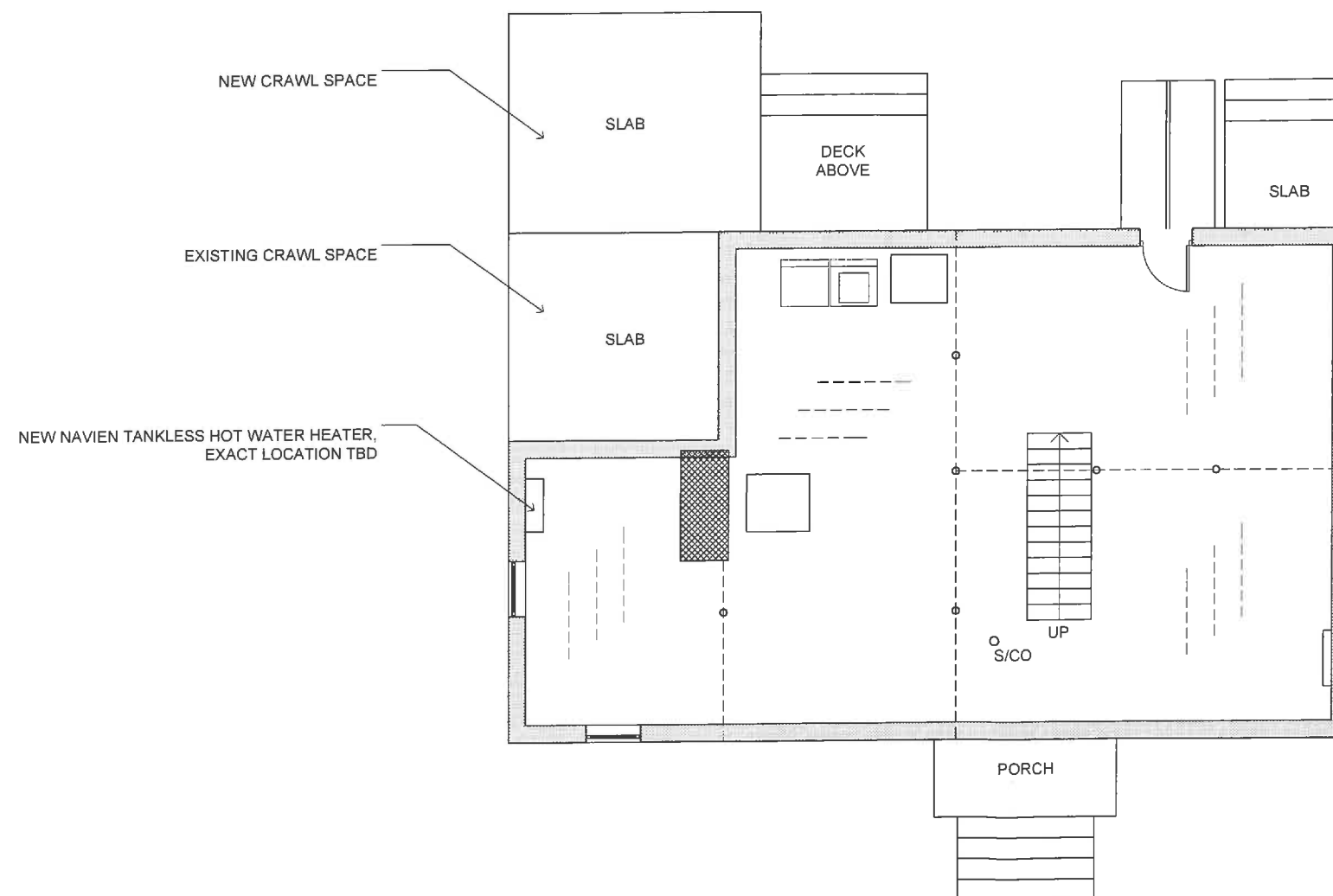
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NEW CELLAR
FLOOR PLAN

Sheet
Number:

A7

NO NEW CELLAR SPACE



1 PLAN
SCALE: 1/8" = 1'

173 sq ft

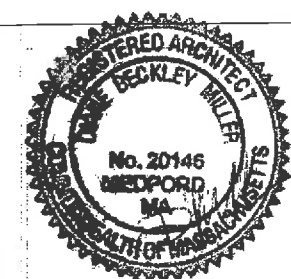
NEW HEAT PUMP ON EXTERIOR WALL.

129 sq ft

EXISTING BASEBOARD HEAT

NEW LOCATION FOR OUTDOOR SHOWER - CONTRACTOR TO COORDINATE WITH HOMEOWNER

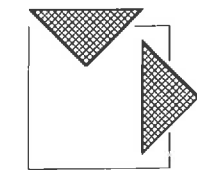
11/12/18 CONSTRUCTION DOCS



A8

1 PLAN
SCALE: 1/8" = 1'

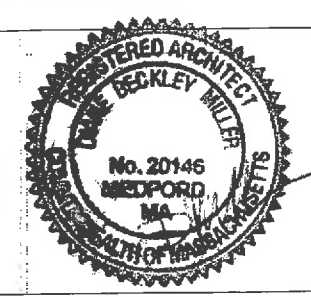
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9/28/18	SCHEMATIC DESIGN
10/29/18	DESIGN DEVELOPMENT
11/12/18	CONSTRUCTION DOCS
1/29/19	REVISIONS

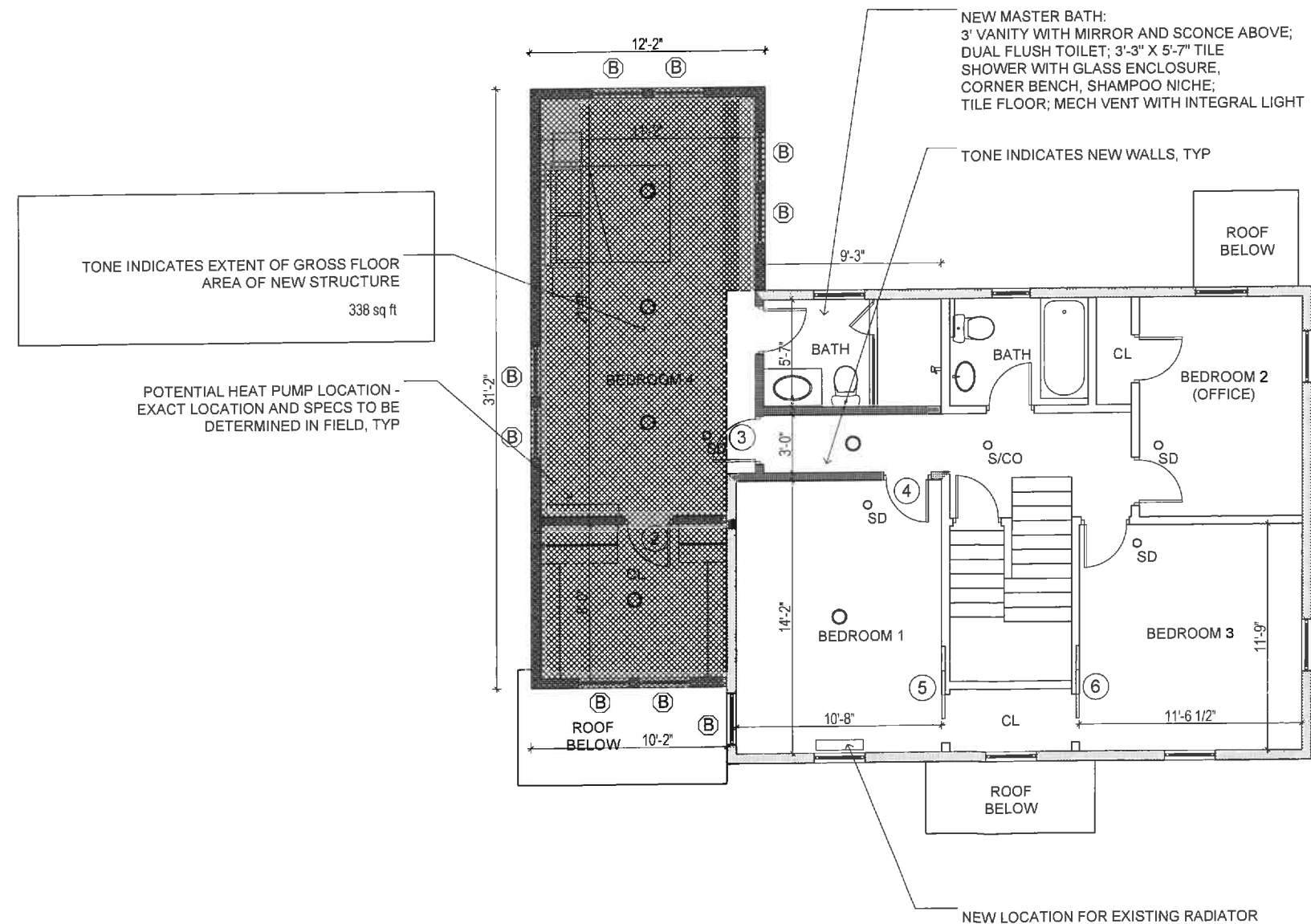


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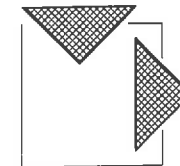
NEW SECOND
FLOOR PLAN

Sheet
Number:

A9

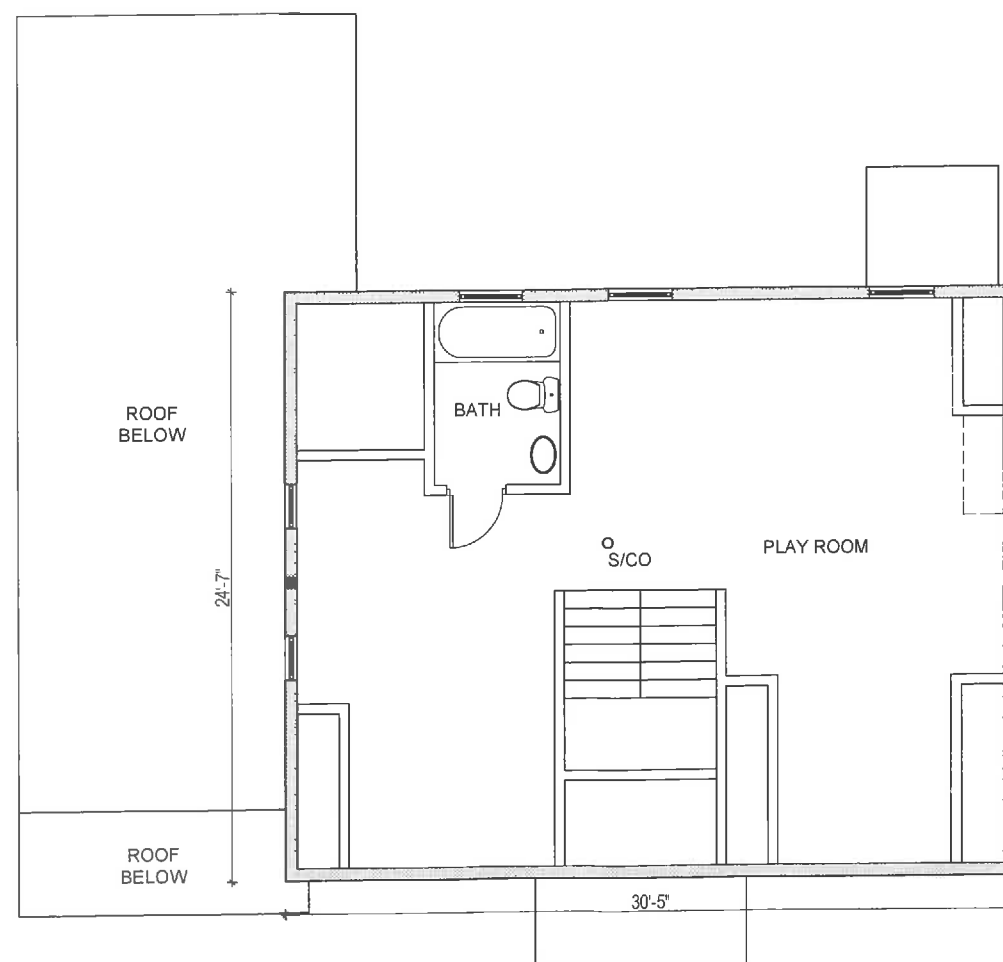


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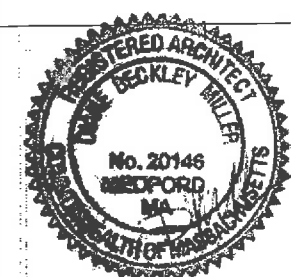
NO NEW ATTIC SPACE



1 PLAN
SCALE: 1/8" = 1'

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NEW ATTIC
FLOOR PLAN

Sheet
Number:

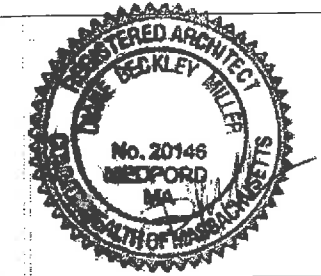
A10

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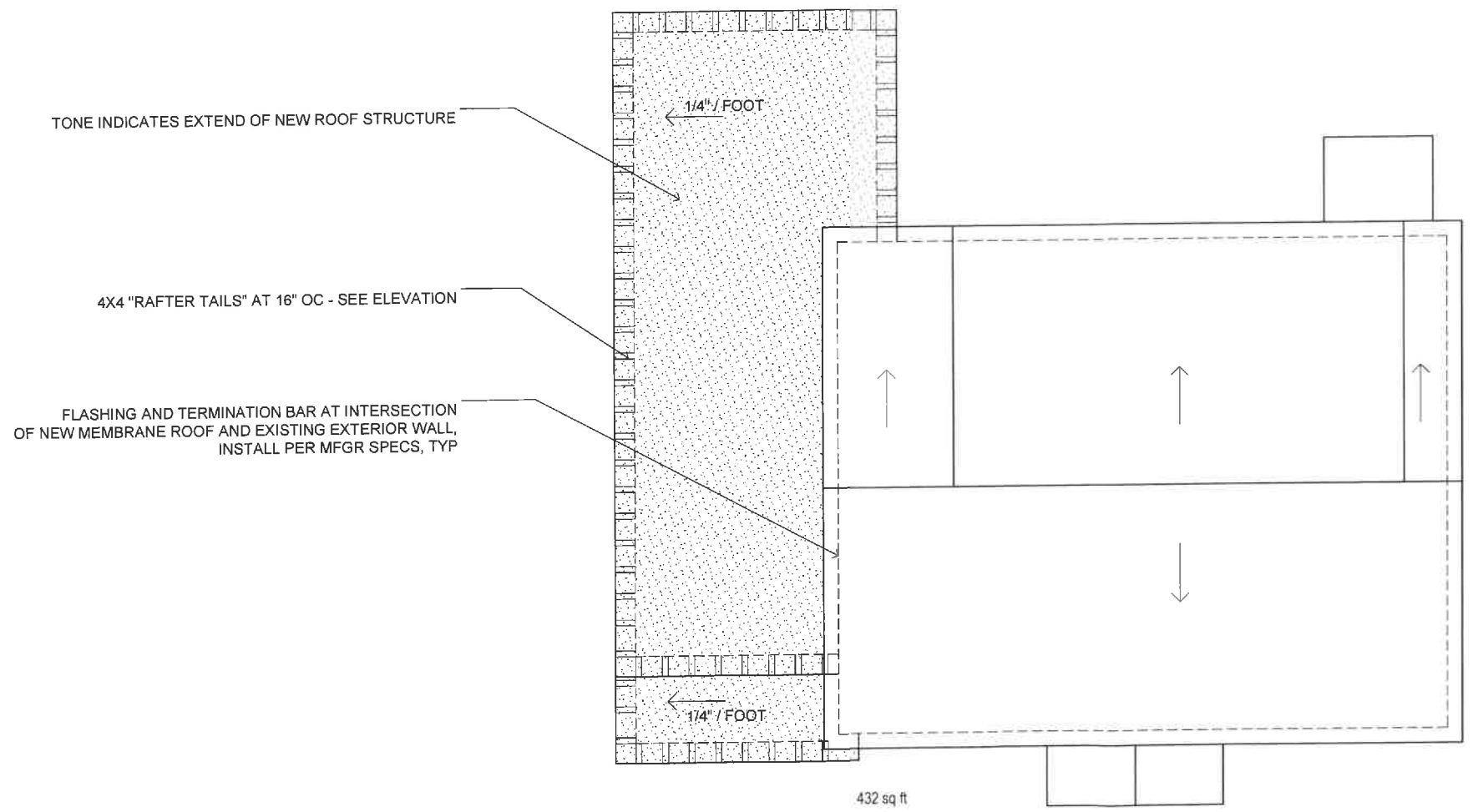


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NEW ROOF PLAN

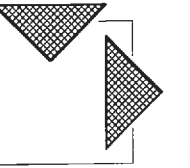
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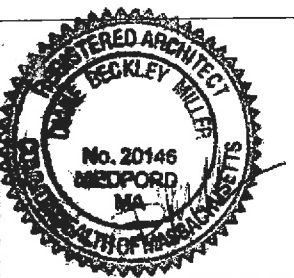
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NEW
ELEVATIONS

Sheet
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A12