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TOWN CLERK
BELMONT, MA

CASE NO. 20-36

2020 NOV 23 AM 7:58

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, December 7, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Magovcevic Mariola and Kai Angermueller, to construct a second story porch at 189 Beech Street located in General Residence (GR) Zoning District for One Special Permit under Section 1.5.4A of the Zoning By-Law. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 10/2/20

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 189 Beech 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 _____

enclosing an existing second floor rear porch

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

Signature of Petitioner

[Signature]

Print Name

Mariola Magorzevic

Address

189 Beech Street

Belmont, MA 02478

Daytime Telephone Number

617 642 8591



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

August 7, 2020

Magovcevic Mariola and Kai Angermueller
189 Beech Street
Belmont, MA 02478

RE: Denial to Enclose a Second Story Porch

Dear Ms. Magovcevic & Mr. Angermueller,


The Office of Community Development is in receipt of your building permit application for your proposal to enclose a second story porch at 189 Beech Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4A of the By-Law allows any alterations or expansions in the General Residence district by a Special Permit granted by the Board of Appeals.

1. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

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
189 Beech Street**

Mariola Magovcevic and Kai Angermueller, of 189 Beech Street, seek a special permit in order to enclose a second floor porch on a non-conforming structure in the GR district.

Mariola and Kai have owned their condo since 2015. Mariola is a Clinical Psychologist and works at McLean Hospital in Belmont and Kai is an Engineer and works at Draper Laboratory in Cambridge. They have two children, a daughter who is 8 years old and a son who is 5 years old. Both of their children are in the Belmont Public School.

The existing second floor porch is 79 sf (6'-6" x 12'-2") and has a roof structure. We are proposing to enclose this porch and convert it to a mud room / pantry with two windows. The porch is on the rear of the home, not visible from the street. It is well within the side and rear setbacks, and the porch roof is considerably lower than the main roof of the house. Many of the homes on the street have enclosed rear porches very similar to what we are proposing.

The proposed alteration maintains a scale and style that is comparable to many other homes in the neighborhood. The proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.

Zoning Compliance Check List

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

Property Address: 139 Beach Street, Braintree

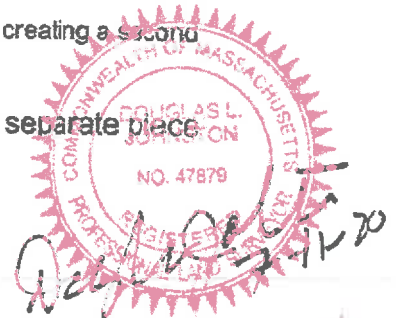
Surveyor Signature and Stamp: _____

Date: 7-11-20

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 SF.		4,000 SF.		4,000 SF.	
Lot Frontage (feet)		50'		40'		40'	
Lot Area/Unit (sq. ft./d.u.)		3500 SF.		2,000 SF.		2,000 SF.	
Lot Coverage (% of lot)		30%		29.8%		29.8%	
Open Space (% of lot)		40%		34.2%		34.2%	
Setbacks: (feet)	➤ Front ^(a)	17.2'		16'		16'	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	45'	9.9'	45'	9.9'
	➤ Rear	20'		31.6'		31.6'	
Building Height:	➤ Feet	33'		27' ^{TO} MIDPOINT		27' ^{TO} M. POINT	
	➤ Stories	2 1/2		3 1/2		3 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
Per §6D of the Zoning By-Law							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD		PROPOSED			
Curb Cut (One per 70' Frontage) ^(c)		1		1			

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
 (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
 (c) 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



DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv@comcast.net
781-812-0457

189 Beech Street
Belmont, MA 02478

Basement Calculations:

The foundation walls are 6.49' high. There are four segments.

Segment:	Length:	Area:	Area Below Grade:
A	25.3'	164.20 S.F.	91.33 S.F.
B	45.2'	293.35 S.F.	164.08 S.F.
C	25.3'	164.20 S.F.	82.73 S.F.
D	45.2'	293.35 S.F.	146.90 S.F.
Total:		915.10 S.F.	485.04 S.F.

$$485.04/915.10=.5300$$

53.00% of the foundation wall is below grade



BELOW

SEG A

CEILING = 103.50

$$\begin{array}{r} 25.3 \\ \times 6.49 \\ \hline 164.20 \end{array} \quad \begin{array}{l} \text{TOTAL} \\ \text{FACE} \end{array}$$

$$\begin{array}{r} 25.3 \\ \times 3.61 \\ \hline 91.33 \end{array} \quad \begin{array}{l} 100.32 \\ \text{BELOW} \\ \text{GRADE} \end{array}$$

$$\frac{91.33}{164.20} = .5562$$

55.62%
BELOW
GRADE

FLOOR = 97.01
25.30

100.92

100.62

3.61

6.49



SEG "B"

CEILING = 103.50

$$\begin{array}{r} 45.2 \\ \times 6.49 \\ \hline 93.35 \end{array} \quad \begin{array}{l} \text{TOTAL} \\ \text{FACE} \end{array}$$

$$\begin{array}{r} 45.2 \\ \times 3.63 \\ \hline 14.08 \end{array} \quad \begin{array}{l} 100.92 \\ \text{BELOW} \\ \text{GRADE} \end{array}$$

$$\frac{14.08}{93.35} = .5593$$

55.93%
BELOW
GRADE

FLOOR = 97.01
45.20

100.36 6.49

3.63

100.64

101 DEECH Street
BELMONT

SEG "C"

25.3
x 6.49
164.20

TOTAL
FACE

25.3
x 3.27
82.73

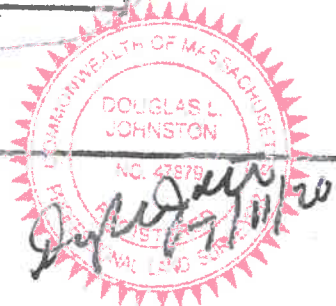
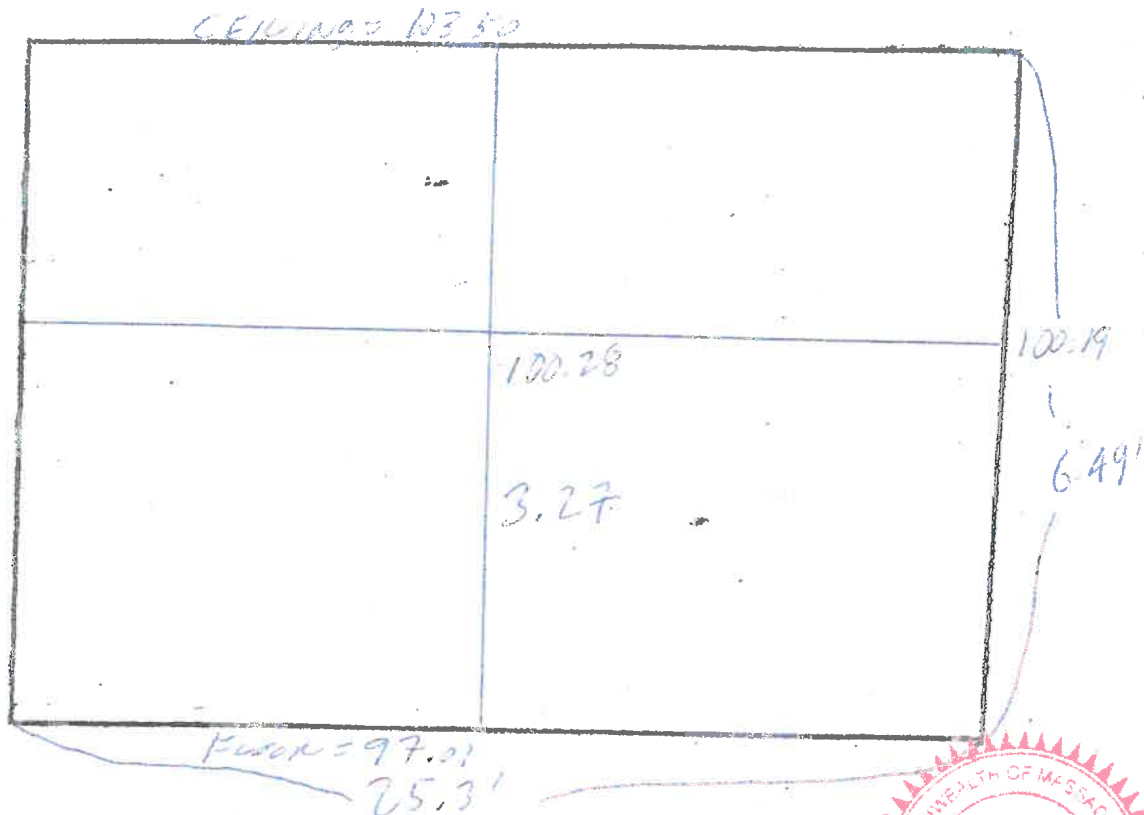
BELOW
GRADE
100.28

82.73
164.20 = 50.38

50.38%

BELOW
GRADE

FLOOR = 97.01
25.3'



SEG "D"

15.2
x 6.49
93.35

TOTAL
FACE

100.19

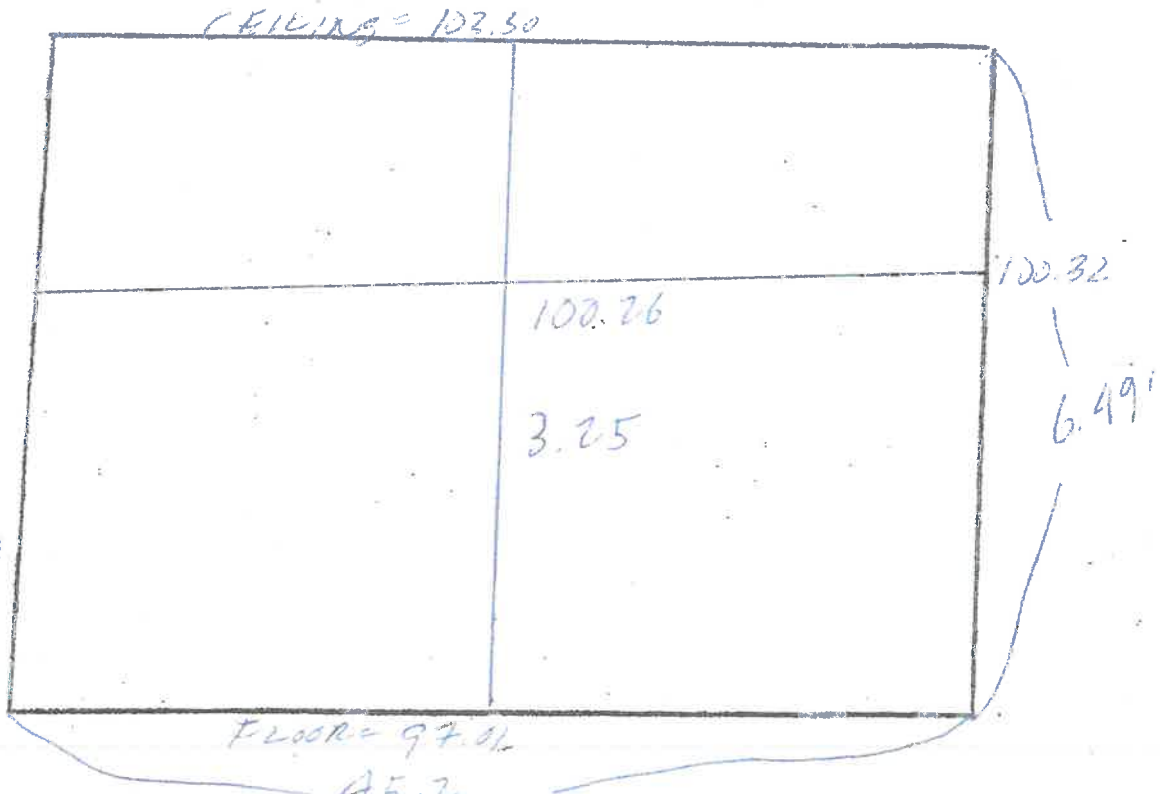
15.2
x 2.5
90

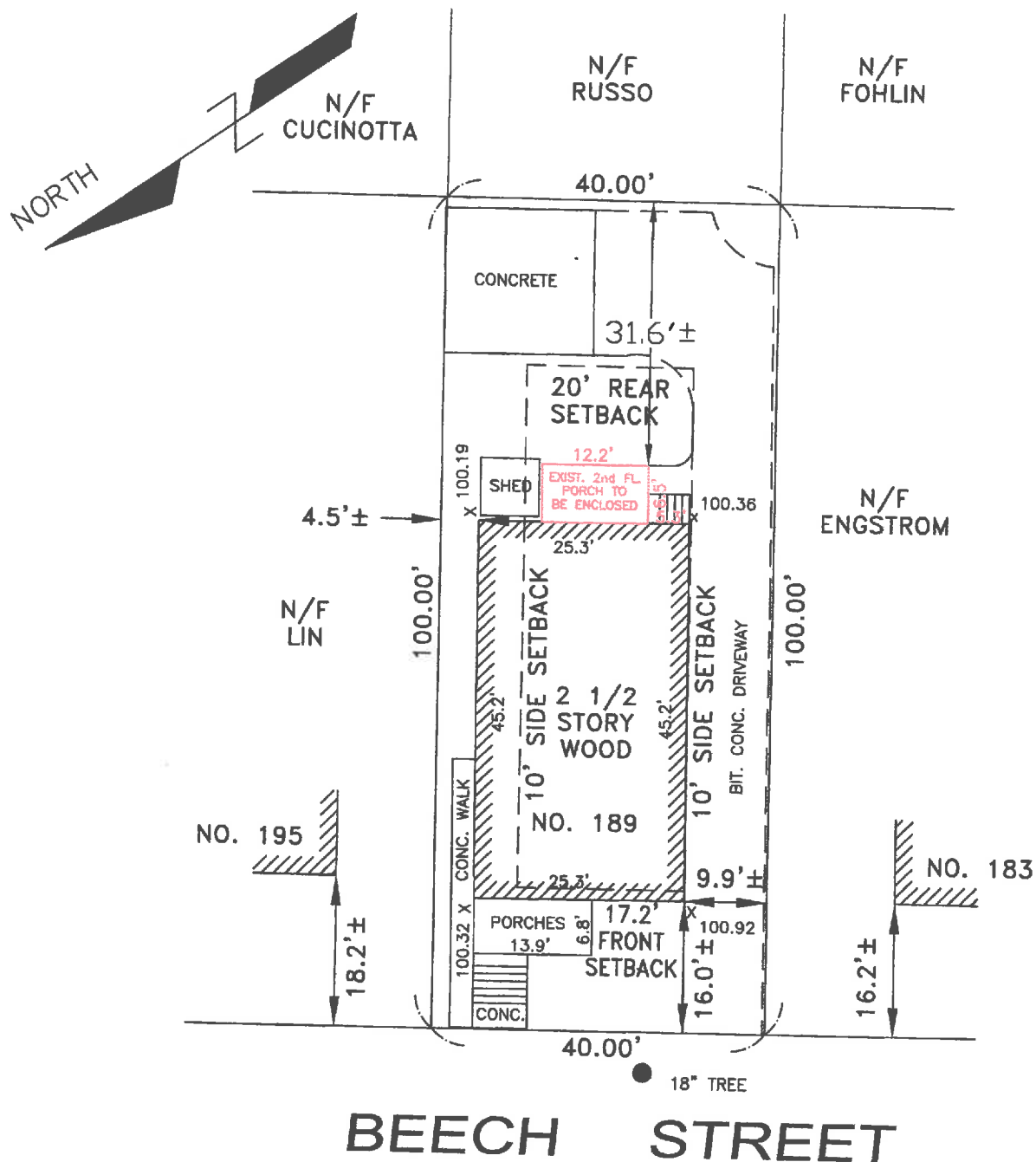
146.90
293.35 = 50.08

50.08%

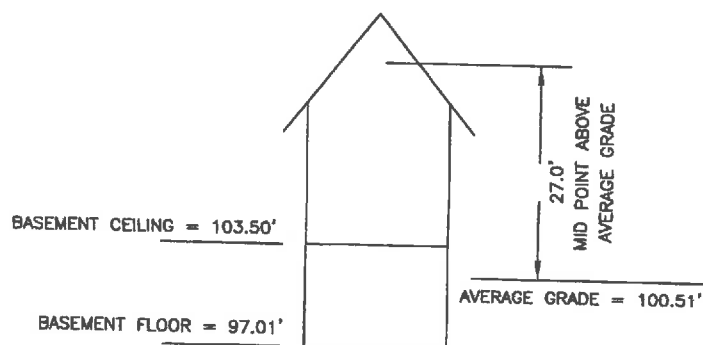
BELOW
GRADE

FLOOR = 97.01
45.2





LOT AREA = 4,000 S.F.±
 EXISTING BUILDING = 1,150 S.F.±
 EXISTING PAVEMENT = 1,480 S.F.±
 PROPOSED ADDITION = 79 S.F.±
 EXISTING LOT COVERAGE = 28.8%
 PROPOSED LOT COVERAGE = 28.8%
 EXISTING OPEN SPACE = 34.2%
 PROPOSED OPEN SPACE = 34.2%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT BOOK 1105, PAGE 115.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT PLAN 1053-A.
3. SUBJECT PARCEL IS LOCATED IN ZONE GR.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK: $18.2 + 16.2 = 34.4$; $34.4 / 2 = 17.2$
FRONT SETBACK = 17.2'



(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' JUNE 11, 2020

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 189 BEECH ST BELMONT.dwg

PROFESSIONAL LAND SURVEYOR
 DOUGLAS L. JOHNSTON
 NO. 47879
 7/11/20
 DATE

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 MODIFY MECHANICAL SYSTEM TO ACCOMMODATE NEW LAYOUT AND NEW ADDITION. CONTRACTOR TO PROVIDE COOLING SYSTEM OPTIONS.

10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. NOT USED

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

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

16. BATT INSULATION TO BE PROVIDED FOR SOUND ATTENUATION IN ALL INTERIOR BEDROOM AND BATHROOM WALLS AND FLOORS.

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 MFRG 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.

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. TEMPERED GLASS WHERE REQUIRED BY CODE.

WINDOW A: DOUBLE-HUNG - 2'-6"W X 4'-3"H, SILL AT 2'-5" AFF

WINDOW B: DOUBLE-HUNG - 2'-6"W X 3'-3"H, SILL AT 3'-5" AFF

DOOR SCHEDULE:

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

DOOR 1: KITCHEN TO REAR STAIR - 2'-6"W X 6'-8"H EXTERIOR DOOR

CONSTRUCTION DOCS

MAY 4, 2020

REVISED 7/9/20

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, R30 FLOOR 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 GR

REQUIRED:

MAX 30% LOT COVERAGE
MIN 40% OPEN SPACE

FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES AND
33' TO MIDPOINT

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT DIAGRAM
- A3 EXISTING FIRST FLOOR DIAGRAM
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC DIAGRAM
- A6 PROPOSED SECOND FLOOR PLAN
- A7 INTERIOR ELEVATIONS & WALL SECTION
- A8 EXISTING AND NEW ELEVATIONS
- A9 STRUCTURAL NOTES & FRAMING PLANS

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. 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
- 1
A10

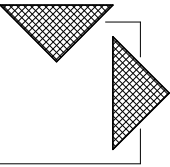
INTERIOR ELEVATION
- 2
A12

SECTION
- 5

DOOR TAG
- B

WINDOW TAG

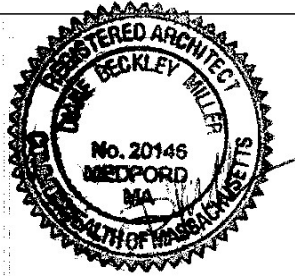
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
3/9/20	SCHEMATIC DESIGN
4/29/20	DESIGN DEVELOPMENT
5/4/20	CONSTRUCTION DOCS
7/9/20	REVISIONS

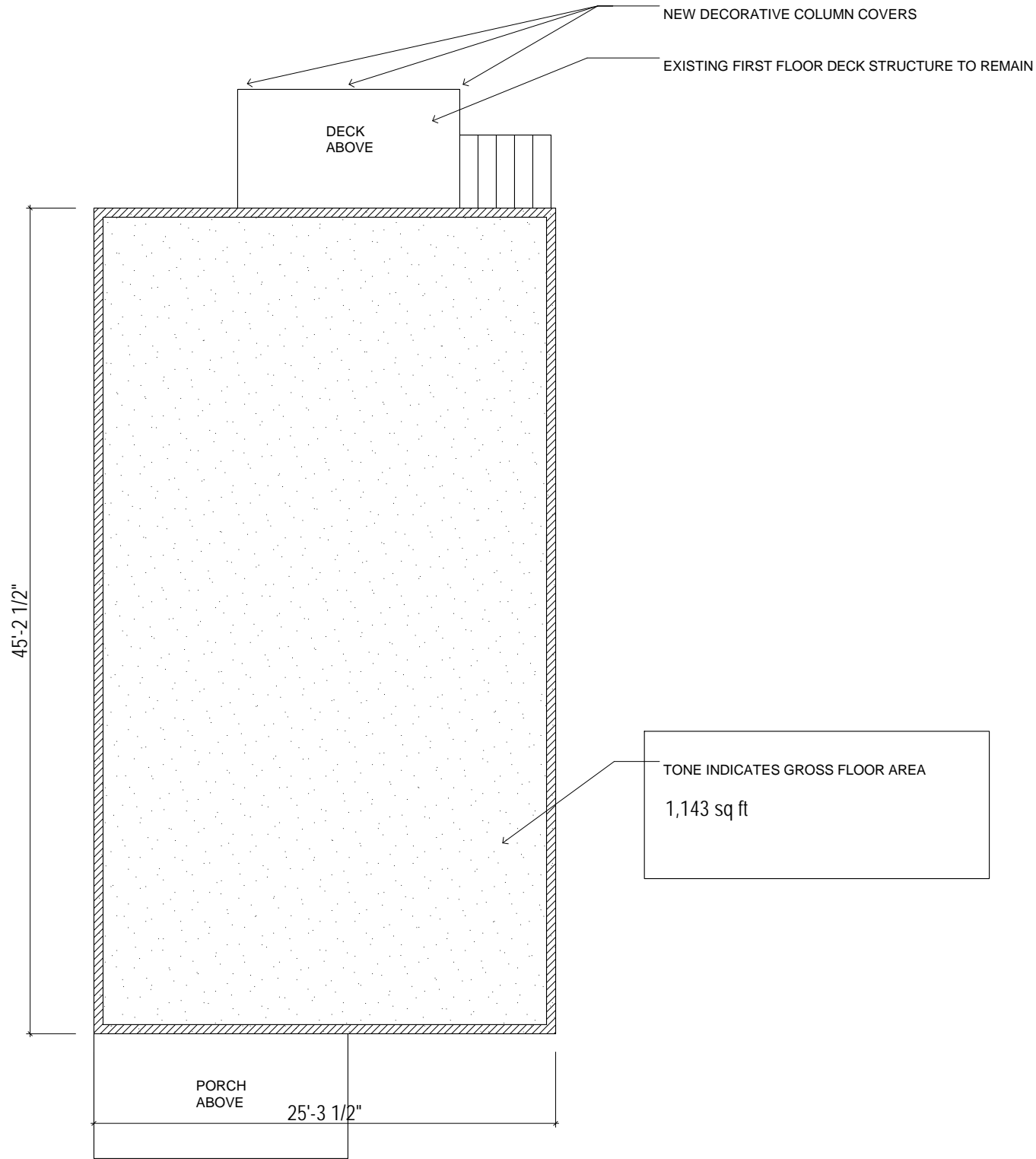


AUGERMUELLER RESIDENCE
189 BEECH STREET
BELMONT MA 02478

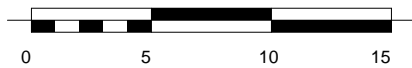
COVER SHEET

Sheet
Number:

A1



1 PLAN
SCALE: 1/8" = 1'



*MILLER
DESIGN LLC*

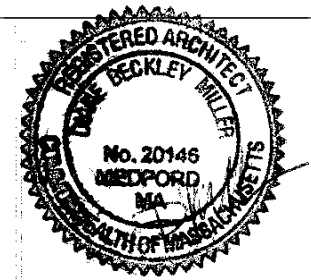


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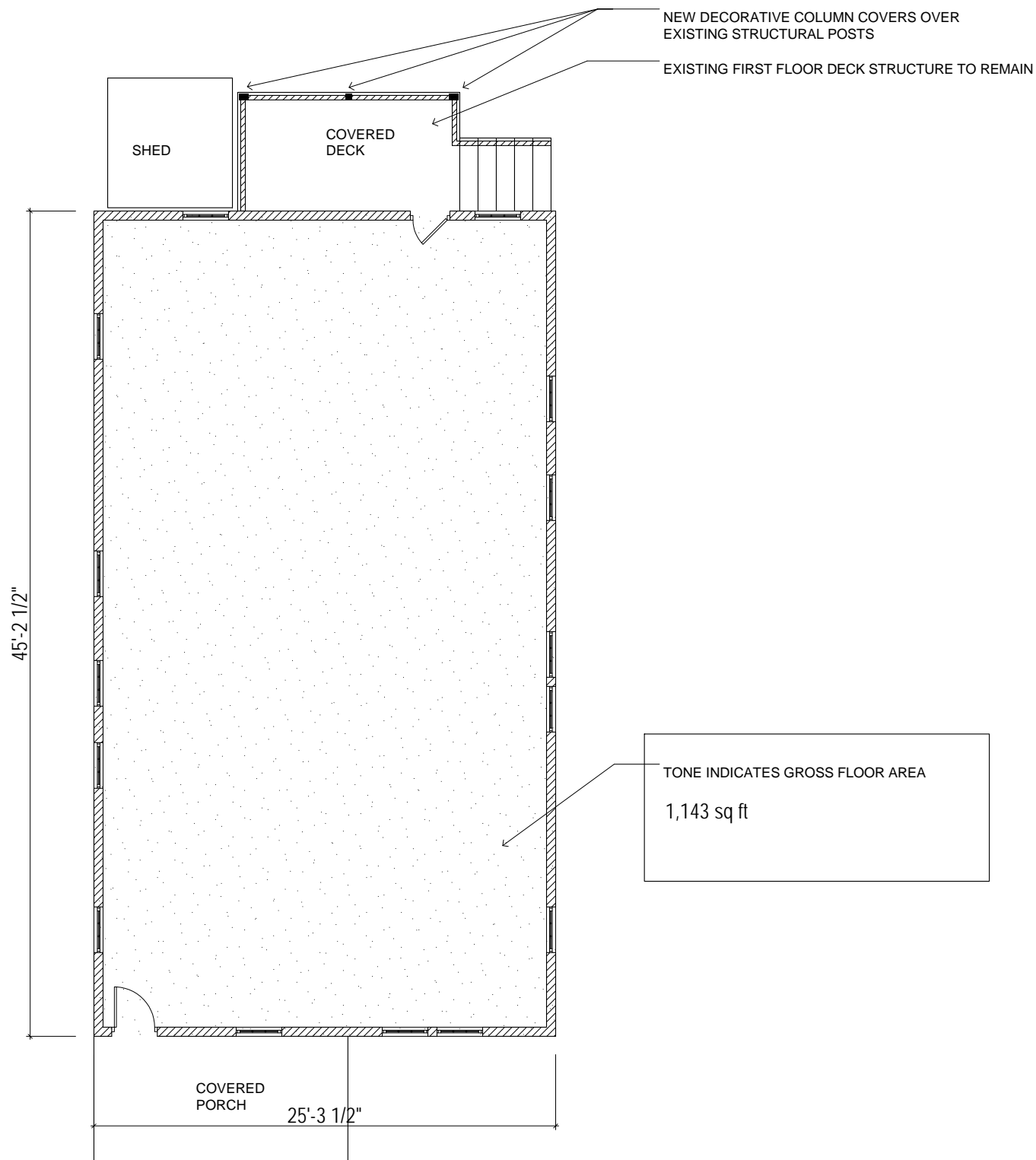


AUGERMUELLER RESIDENCE
189 BEECH STREET
BELMONT MA 02478

EXISTING
BASEMENT

Sheet
Number:

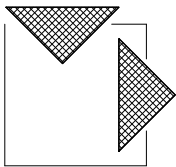
A2



1 PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC

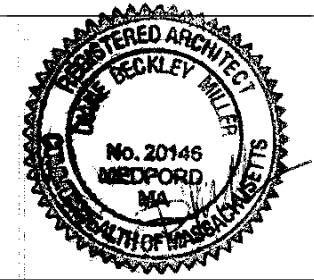


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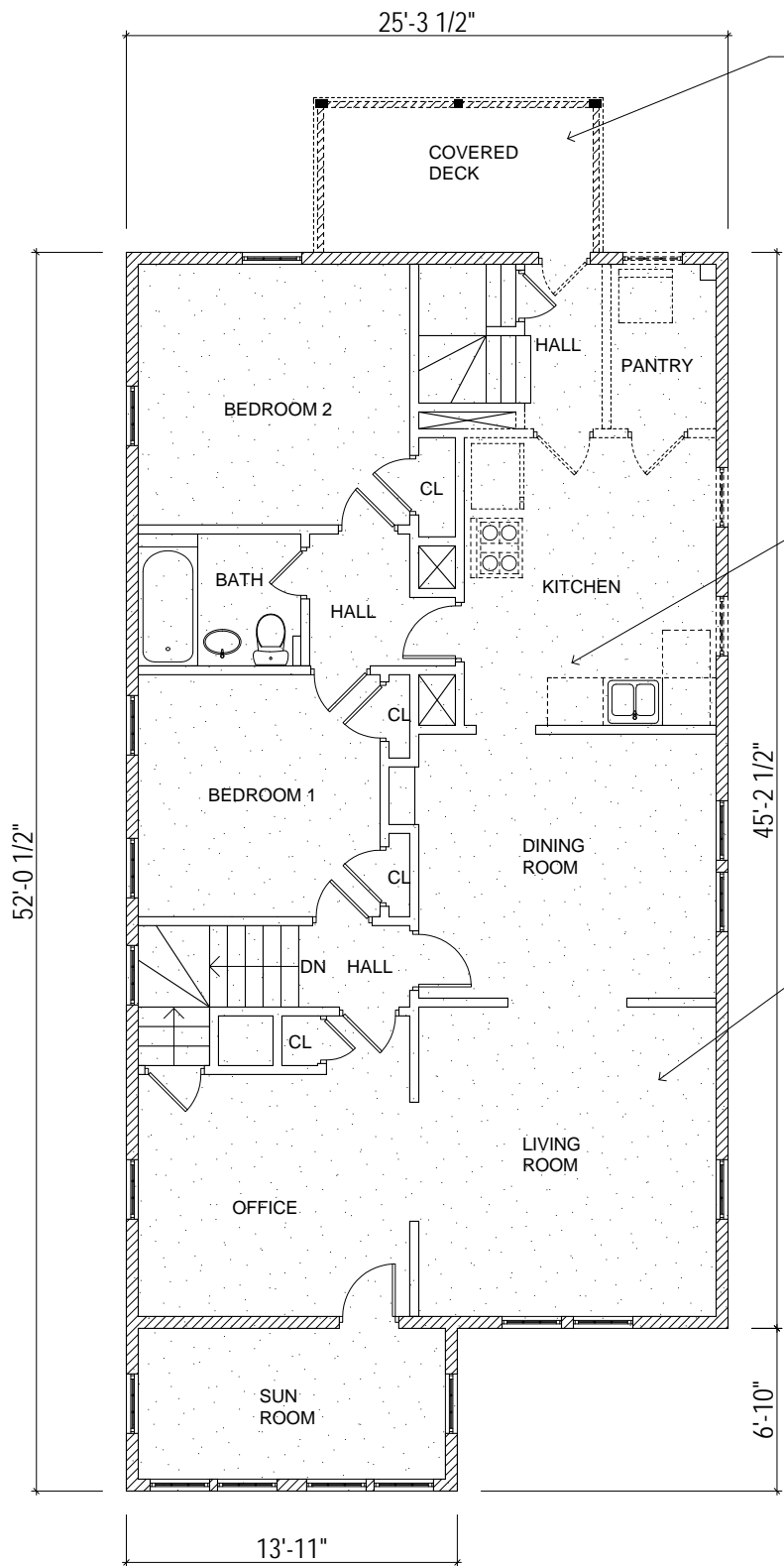


AUGERMUELLER RESIDENCE
189 BEECH STREET
BELMONT MA 02478

EXISTING
FIRST FLOOR

Sheet
Number:

A3



COVERED DECK TO BE REMOVED, FIRST FLOOR DECK AND STRUCTURE BELOW TO REMAIN

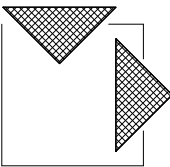
DASHED LINES REPRESENT EXISTING WALLS, WINDOWS, DOORS, AND FEATURES TO BE REMOVED. CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

TONE INDICATES GROSS FLOOR AREA
1,238 sq ft

1 PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC

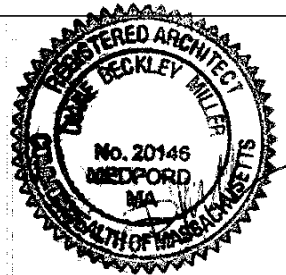


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5/4/20	CONSTRUCTION DOCS



AUGERMUELLER RESIDENCE
189 BEECH STREET
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EXISTING
SECOND FLOOR

Sheet
Number:

A4

HALF STORY AREA CALCULATIONS:

ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER
CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA

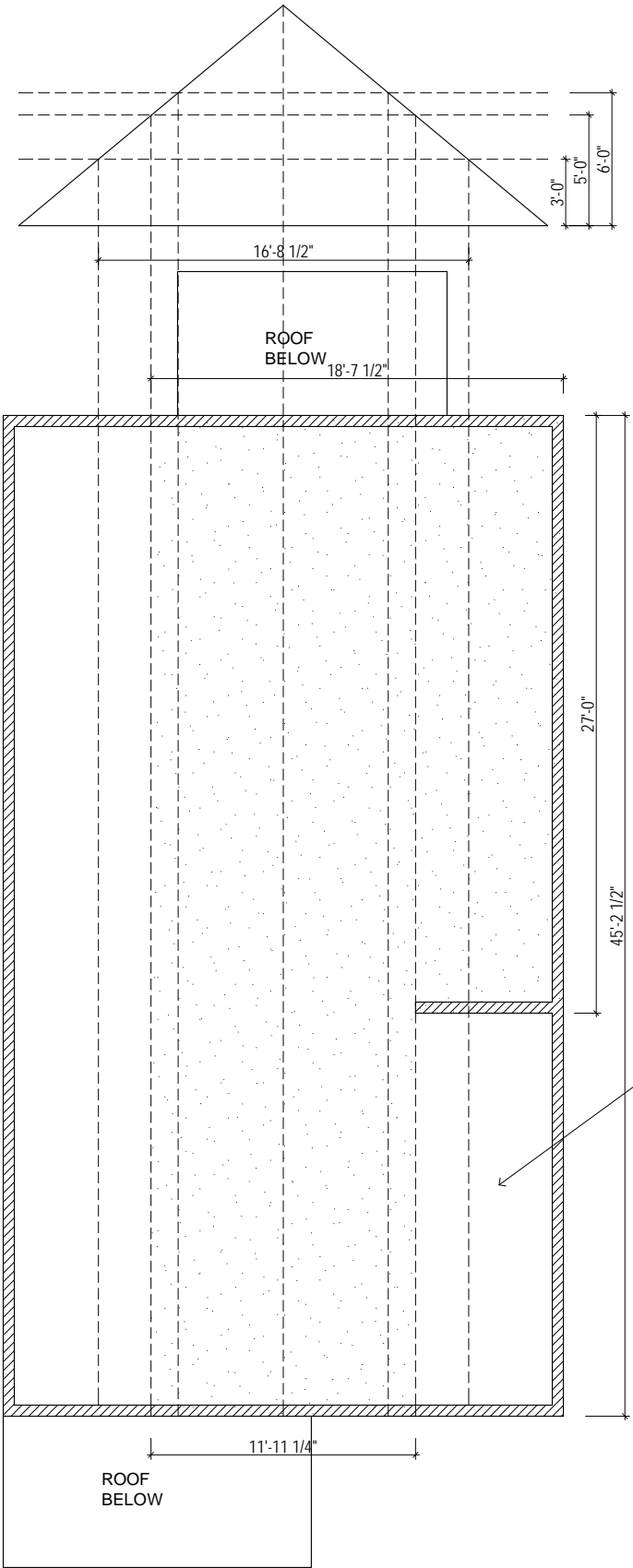
SECOND FLOOR AREA = 1238 SF
60% OF 1238 = 742.8 SF MAX
ACTUAL: 720 SF , CONFORMING

HALF STORY PERIMETER CALCULATIONS:

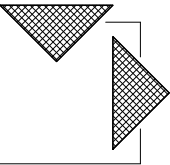
SECOND FLOOR PERIMETER = 154'-8" LF

ALLOWABLE: MAX 77'-4" W/ RAFTER BOTTOMS AT 3' OR GREATER
(BASED ON 50% OF 154'-8" PERIMETER).

ACTUAL: 16'-8 1/2" + 16'-8 1/2" = 33'-5", CONFORMING



*MILLER
DESIGN LLC*

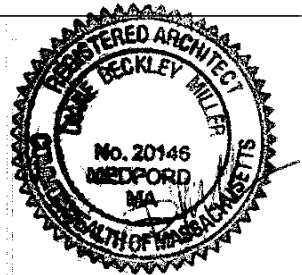


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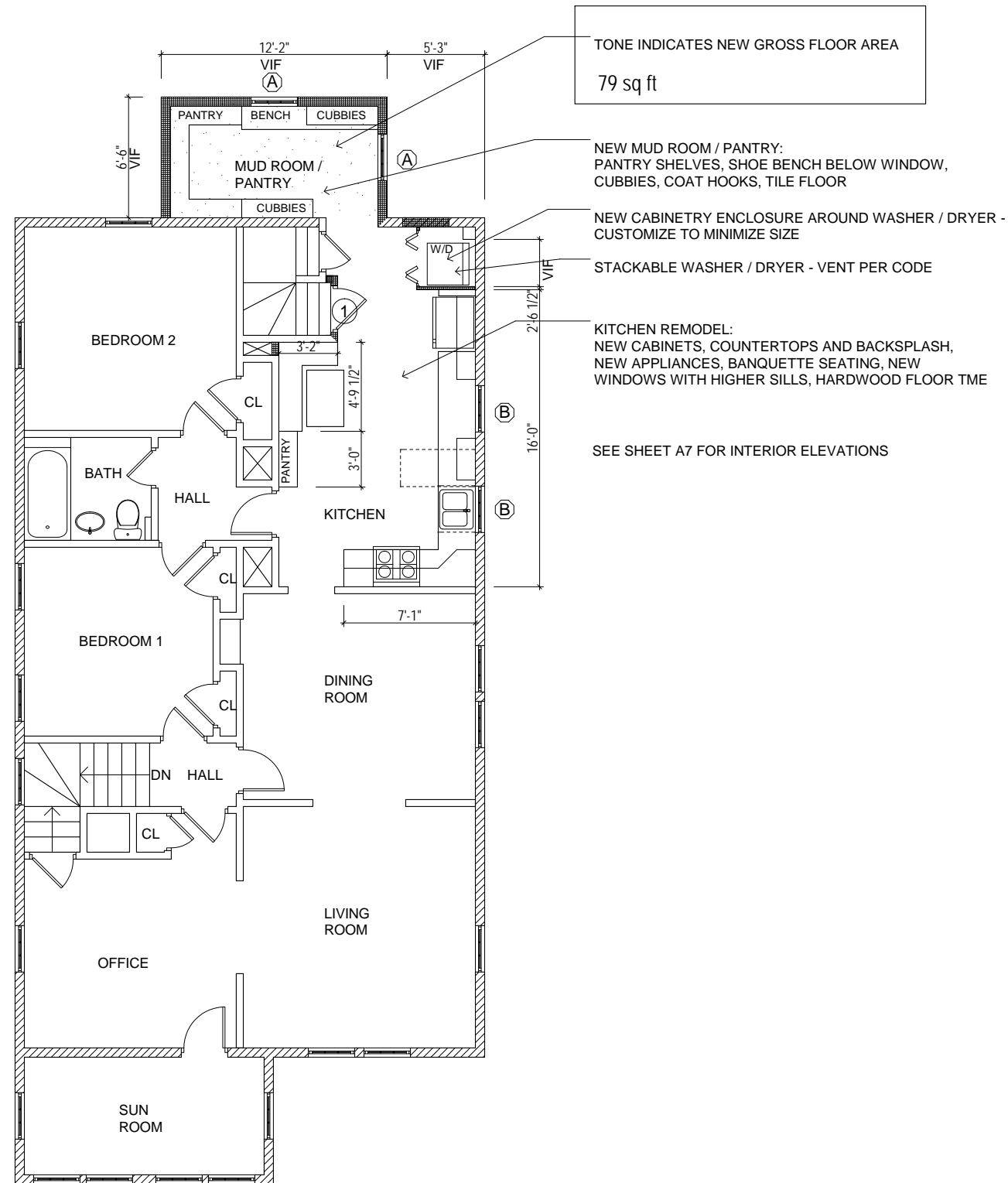


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EXISTING
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1 PLAN
SCALE: 1/8" = 1'

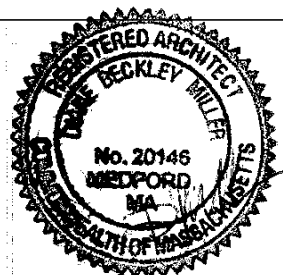


**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

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

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4/29/20	DESIGN DEVELOPMENT
5/4/20	CONSTRUCTION DOCS

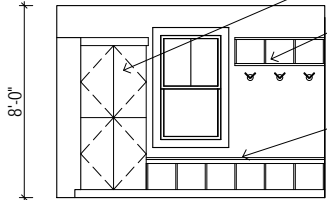
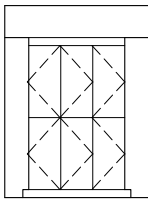
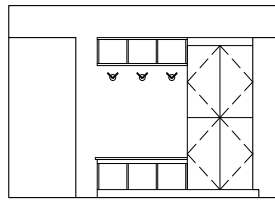


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NEW SECOND
FLOOR PLAN

Sheet
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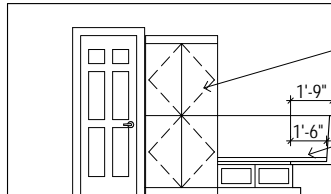
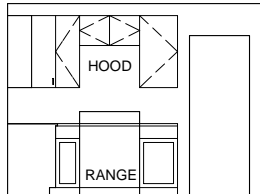
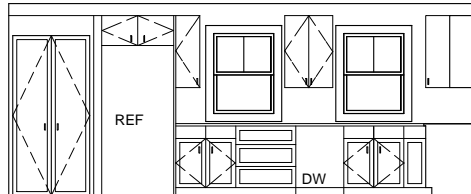
1' DEEP PANTRY CABINETS

COAT HOOKS W/ 12" DEEP
OPEN CUBBIES ABOVE

18" DEEP SHOE BENCH W/ OPEN
CUBBIES BELOW

8'-0"

1 MUD ROOM / PANTRY ELEVATIONS
SCALE: 1/8" = 1'



1' DEEP PANTRY CABINETS

21" DEEP CORNER BANQUETTE SEATING W/
PIANO HINGE TOP FOR STORAGE
BELOW BENCH, 4" TOE KICK, 18"D SEAT,
ANGLED BACK, +/- 2" THICK SEAT CUSHIONS BY OTHERS

1'-9"
1'-6"
1'-5"
3"
4"

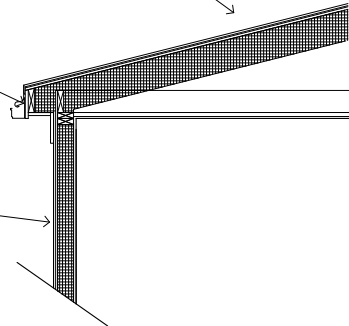
2 KITCHEN ELEVATIONS
SCALE: 1/8" = 1'

NOTE: EXACT KITCHEN CABINET LAYOUT TO BE VIF AND
FINALIZED WITH KITCHEN CONSULTANT

ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFG SPEC
SEE FRAMING PLAN FOR STRUCTURE
R49 ICYNENE INSULATION
1" STRAPPING AT 16" O.C.
1/2" GWB CEILING

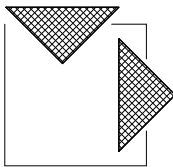
1'-0" RAKES AND SOFFITS, GUTTERS & DOWNSPOUTS,
TRIM DETAILS TME

EXTERIOR WALL ASSEMBLY:
4" VINYL SIDING TME
7/16" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFG SPEC
2X4 WOOD STUDS @ 16" O.C.
R20 ICYNENE INSULATION
1/2" GWB ON INTERIOR



3 WALL SECTION
1/4" = 1'-0"

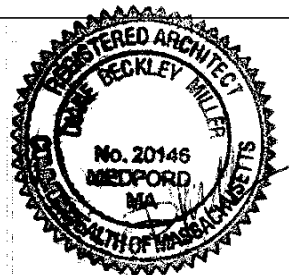
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
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INTERIOR ELEVATIONS
& WALL SECTION

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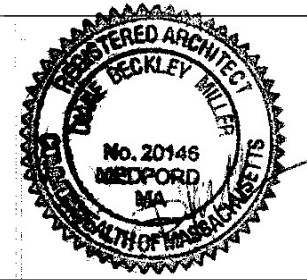
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DESIGN LLC**



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BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
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7/9/20	REVISIONS



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EXTERIOR
ELEVATIONS

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