

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, March 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Mark Rabiner to construct a Third Story addition at 184 Goden Street located in General Residence (GR) Zoning district for One Special Permit under §1.5 of the Zoning By-Law. Special Permit: §4.2 of the By-Law allows two and a half (2-1/2) story buildings, the existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (65.91% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 1/19/2021

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 184 GORDEN 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 A DORMER 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

Mark D. Rabiner

Print Name

MARK D. RABINER

Address

184 GORDEN STREET  
BELMONT, MA 02478

Daytime Telephone Number

973-801-6507



# 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 5, 2021

Mark Rabiner  
184 Goden Street  
Belmont, MA 02478

RE: Denial to Construct a Third Story Addition

Dear Mr. Rabiner,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third story addition at 184 Goden 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 allow a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (65.91% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

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

## **Request for Special Permit Re: 3 ½ Story Structure**

Submitted by  
Mark & Anne Rabiner

Owners of  
184 Goden Street, Belmont MA 02478

We propose to add a dormer expansion to our home at 184 Goden Street in Belmont. The new space will include an office, bathroom, eave closets and mechanical space. We would like to note that we have spoken with and acquired signatures of support from our neighbors and have endeavored to create a design which is harmonious with the existing house, neighborhood and adjacent houses.

We have lived in our 4-bedroom home for over ten years with our growing family. With the advent of covid and ongoing work changes we have found that we need private office space that is not in the basement. We felt that adding a dormer to our home would allow us the space needed for an office. In addition, our home was built in 1930 when closets were built very small and bathroom space was limited. Our hope is to make our home comfortable for modern “work from home” living.

We have worked with Keith Miller of Miller Design, a local Belmont architect to review options for creating the space we needed. We explored other schemes but felt that the addition of a rear facing dormer was the best way to retain the look and massing of the tudor homes on Goden Street. We would also like to note that we included images of other similar structures with added top story rear facing dormers in our neighborhood.

The original building permit application was declined because our basement in the single residence C zoning district is 65.91% exposed and thus considered a story (though from the Goden Street elevation our home appears to be only two and a half stories). This makes the existing house a non-conforming 3 ½ story structure which requires a special permit for exceeding the 2 ½ story limit set forth in the Belmont Zoning By-law section 4.2.2. for any expansion of the top story. Our proposed addition does not raise the roof above its existing height above grade of 28.1’ feet, which conforms with zoning height requirements. The dormer is being placed on the rear of the structure and is generally not visible from Goden Street and the design of the level is in full compliance with the guidelines set forth for half stories/dormers in Belmont. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this dormer addition to the top floor of our home. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

# **Zoning Compliance Check List**

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

**Property Address:** 184 Goden Street

**Surveyor Signature and Stamp:** 

**Date:** 9/21/20



## **Per §4.2 of the Zoning By-Law**

Per §4.2 of the Zoning By-Law									
		REQUIRED		EXISTING		PROPOSED			
Lot Area (sq. ft.)		9,000		8,528					
Lot Frontage (feet)		75'		82'		—			
Lot Coverage (% of lot)		25%		21.3%		—			
Open Space (% of lot)		50%		53.6%		—			
Setbacks: (feet)	➤ Front <sup>(a)</sup>	25'		29.6'		—			
	➤ Side/Side	10'	10'	14.9'	13.7'	—	—		
	➤ Rear	30'		25.9'		44.4'			
Building Height:	➤ Midpoint (feet)			28.1		28.1			
	➤ Ridge (feet)			34.2		34.2			
	➤ Stories	2½		3½		3½			
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)								
	➤ Area (60%)								
	➤ Length (75%)								
HVAC <sup>(b)</sup>		Prohibited in Front Yard and Side and Rear Setbacks and shall be screened							

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

(b) Includes all outdoor mechanical equipment and fuel storage systems.

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

46 Lincoln Street



NEIGHBORHOOD HOUSE

160 Goden Street



NEIGHBORHOOD HOUSE



28 Lincoln Street



NEIGHBORHOOD HOUSE

28 Lincoln Street



NEIGHBORHOOD HOUSE

172 Goden Street



NEIGHBORHOOD HOUSE

172 GODEN STREET



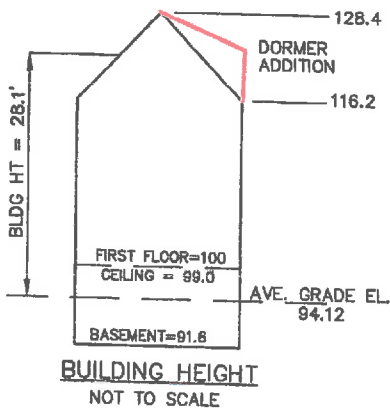
NEIGHBORHOOD HOUSE



## 178 Goden Street

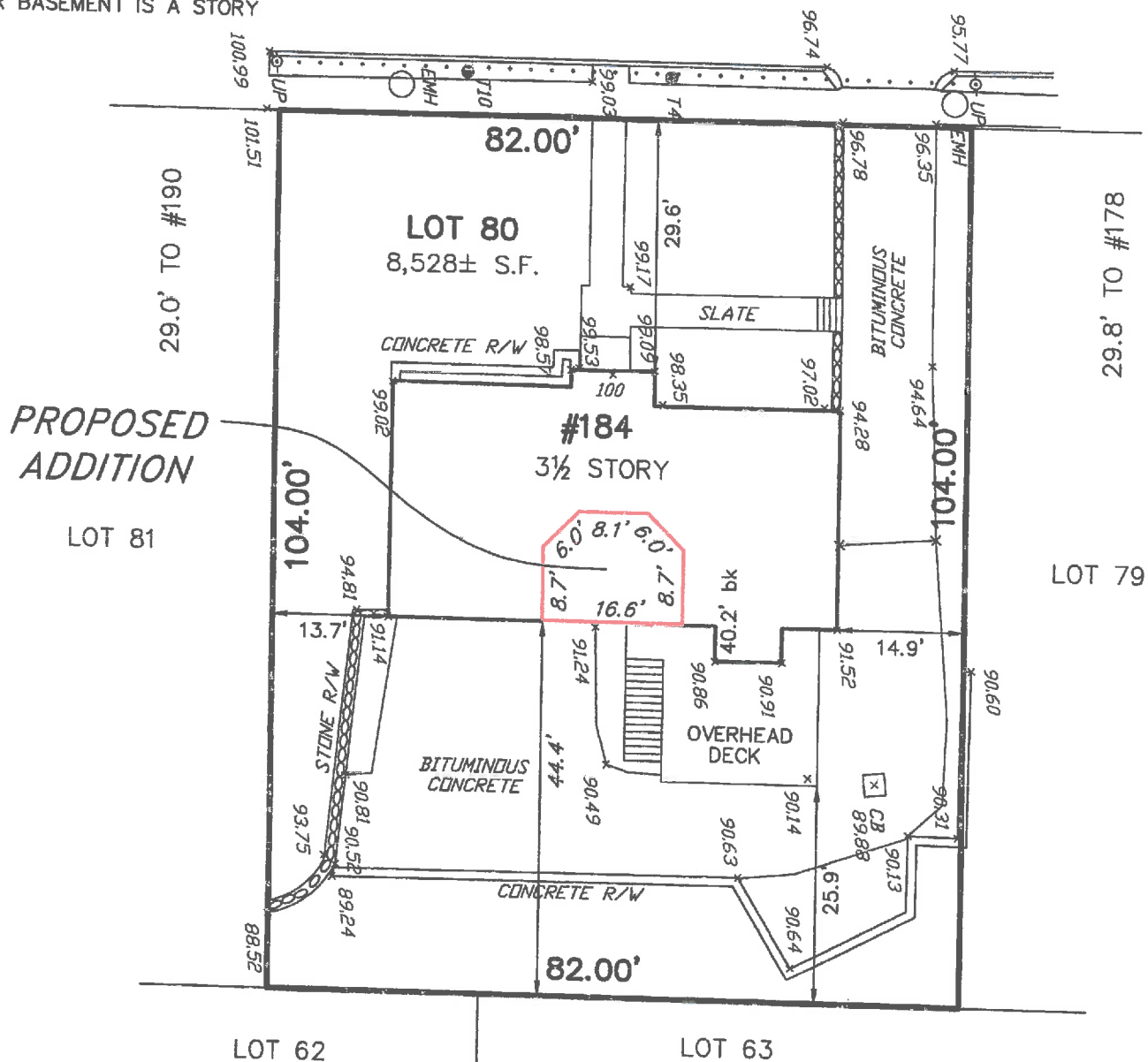


NEIGHBORHOOD HOUSE



42.6% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS A STORY

# GODEN STREET

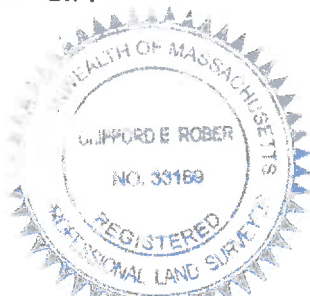


ZONING DISTRICT:	SC (SINGLE RESIDENCE C)	REQ.	EXISTING	PROP.	ADD.
FRONT SETBACK:	25'	25'	29.6'	—	—
SIDE SETBACK:	10'	10'	13.7'	—	—
REAR SETBACK:	30'	30'	25.9'	44.4'	—
MAXIMUM LOT COVERAGE:	25%	25%	21.3%	—	—
MINIMUM OPEN SPACE:	50%	50%	53.6%	—	—
LOT FRONTAGE:			82.00'	—	—

TOTAL LOT AREA: 8,528± S.F.

THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

OWNER: MARK RABINER & ANNE PARETI RABINER  
54696/152  
ASSESSORS MAP 19 — PARCEL 128



CLIFFORD E. ROBER, PLS

DATE

PROPOSED PLOT PLAN  
#184 GODEN STREET  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

DATE: 9/21/2020



**ROBER SURVEY**

1072 MASSACHUSETTS AVENUE

ARLINGTON, MA 02476

(781) 648-5533

DWG. NO. 6271PP1.DWG

LOCATION OF PROPOSED  
REAR DORMER



**HALF STORY/DORMER CALCULATION** SEE A4 2ND FLOOR AREA  
SEE A11 FOR HALF STORY

SECOND FLOOR (EXIST)	1280 SQFT
PROPOSED HALF STORY OVER 5'-0"	346 SQFT
1280 SQFT X 60% = 768 SQFT ALLOWED > 346 SQFT PROPOSED THEREFOR COMPLIES.	

**PERIMETER DORMER CALCULATION** SEE A12 FOR DETAIL  
SEE A13 WEST SECTION

SECOND FLOOR	153'-2"
DISTANCE WITH RAFTERS AT 3' OF GREATER	22'-3"
ALLOWABLE LENGTH OF WALLS WITH RAFTER BOTTOMS AT 3'-0" OR GREATER = 153'-2" X 50% = 76'-7" ALLOWED > 22'-3" PROPOSED	

**DORMER LENGTH CALCULATION**

EXISTING ROOF LINE	35'-0 1/2"
EAST 1/2 STORY DORMER (PROPOSED)	16'-7"
WEST DORMER (EXISTING)	5'-8"
ALLOWABLE LENGTH OF DORMER = 35'-0 1/2" X 75% = 26'-4" MAXIMUM	

**GROSS AREA CALCULATIONS**

BASEMENT FLOOR AREA	1384 SQFT
FIRST FLOOR AREA	1485 SQFT
SECOND FLOOR AREA	1280 SQFT
HALF STORY GROSS (ABOVE 6'-0")	157 SQFT
TOTAL EXISTING GROSS AREA=	4306 SQFT
ADDITIONAL HALF STORY GROSS AREA=	148 SQFT
EXISTING GROSS AREA (MEASURED) 4,306 SQFT	
148 SQFT / 4,306 SQFT = 3.5% INCREASE (COMPLIES)	

DESIGN DEVELOPMENT  
OCTOBER 20, 2020

PROJECT DISCRIPTION:  
ADD NEW DORMER W/BEDROOM AND BATHROOM

DRAWING LIST

- A1 COVER SHEET
- A2 BASEMENT PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 ATTIC DEMO PLAN
- A6 ROOF DEMO PLAN
- A7 ELEVATION DEMO PLAN
- A8 ELEVATION DEMO PLAN
- A9 FIRST FLOOR LAYOUT
- A10 SECOND FLOOR LAYOUT
- A11 HALF STORY LAYOUT
- A12 ROOF PLAN
- A13 NEW ELEVATIONS
- A14 NEW ELEVATIONS
- A15 SECTION

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- SECTION
- DOOR TAG
- WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 11/13/2018  
BELMONT ZONING DISTRICT SR-C:

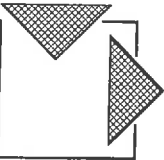
FRONT YARD SETBACK: 29.6' (UNCHANGED CONFORMING)  
REAR YARD SETBACK: 40.2 (UNCHANGED CONFORMING)  
SIDE YARD SETBACK: 14.9' (UNCHANGED CONFORMING)  
SIDE YARD SETBACK: 13.7' (UNCHANGED CONFORMING)  
FRONTAGE: 82'-0" (EXISTING UNCHANGED)  
LOT AREA: 8528 (EXISTING UNCHANGED)  
MAX HEIGHT: 34'2.5 STORIES (3.5 STORIES STORIES 28'.8 EXISTING NON-  
CONFORMING - 1/2 STORY INCREASED)  
SEE SITE PLAN FOR CELLAR CALC'S  
LOT COVERAGE (MAX): 25% - 21.3% (UNCHANGED CONFORMING)  
OPEN AREA (MIN): 50% - 53% (UNCHANGED CONFORMING)

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2015 W/ MASSACHUSETTS  
AMENDMENTS SECTION N1101).

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, R30 FLOOR  
R-VALUE, R10 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 W/ .30 U FACTOR.  
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS  
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

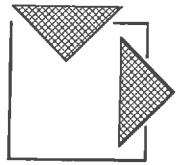
COVER SHEET

Sheet  
Number:

A1



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

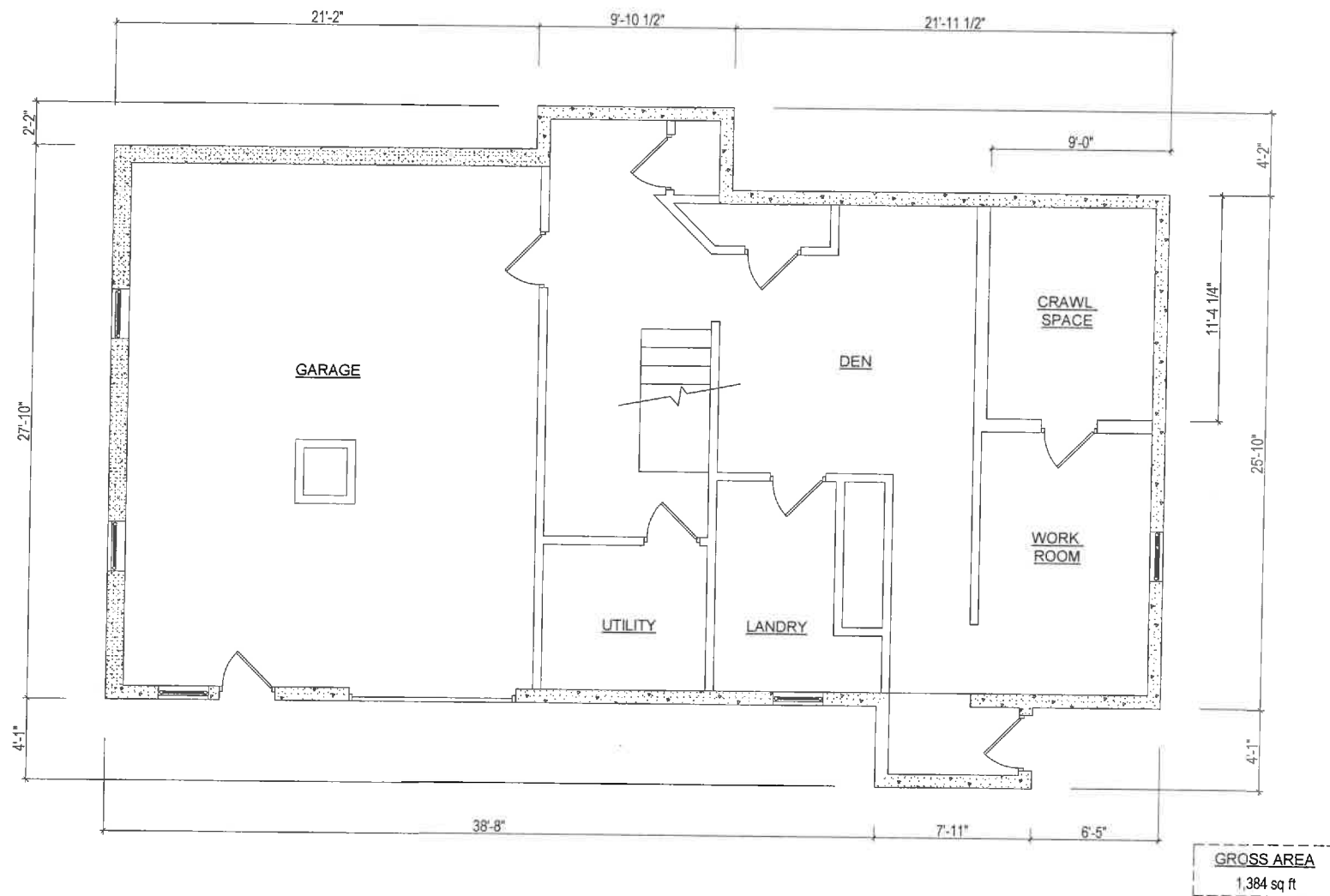
09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

DEMOLITION PLANS

Sheet  
Number:

A2



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



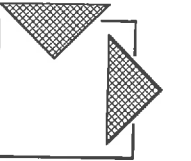
1  
A7

1  
A8

2  
A8



WALLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

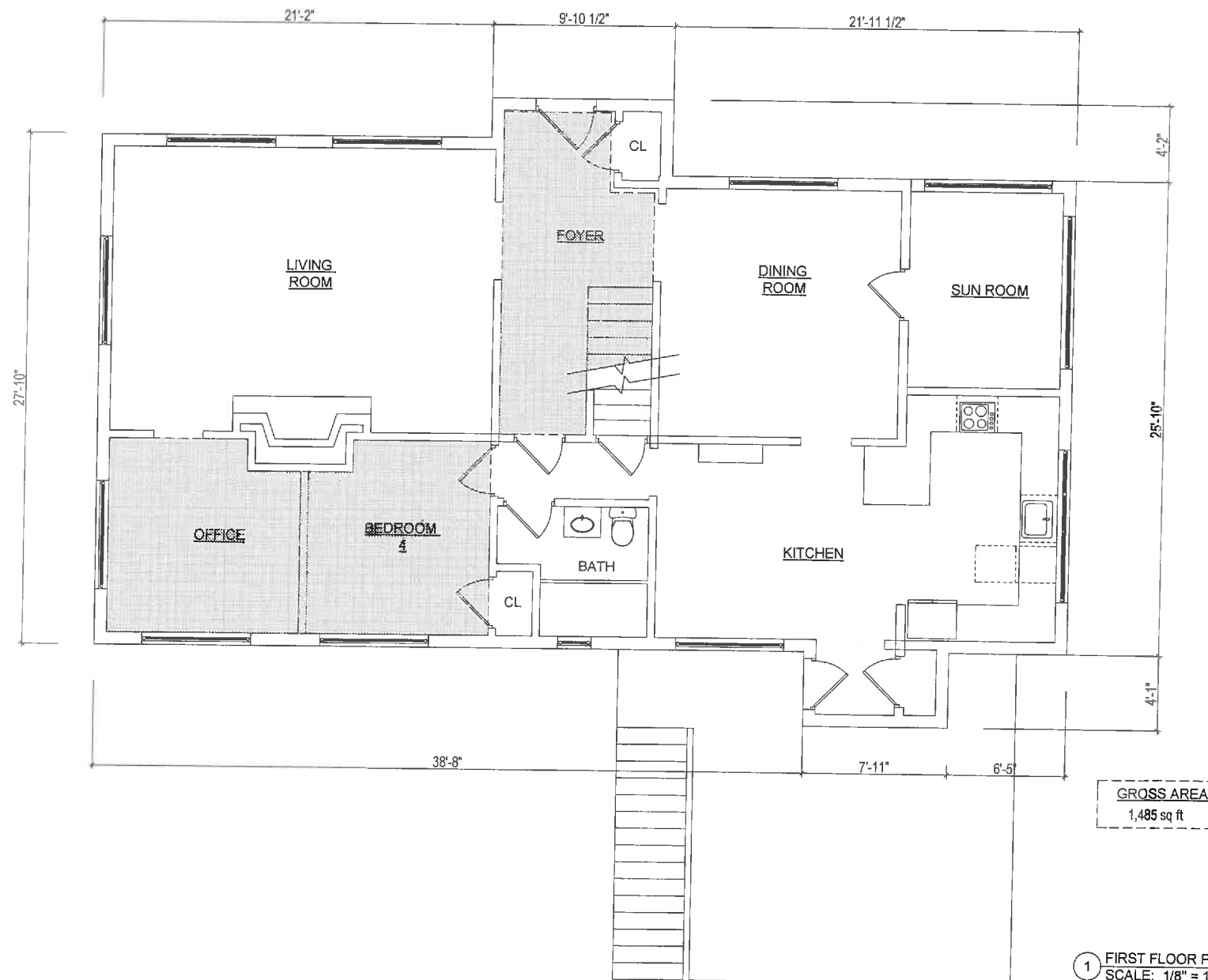
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

DEMOLITION PLANS

Sheet  
Number:

A3

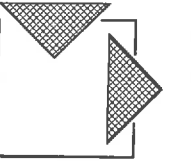


1  
A7





MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

## DEMOLITION PLANS

Sheet  
Number:

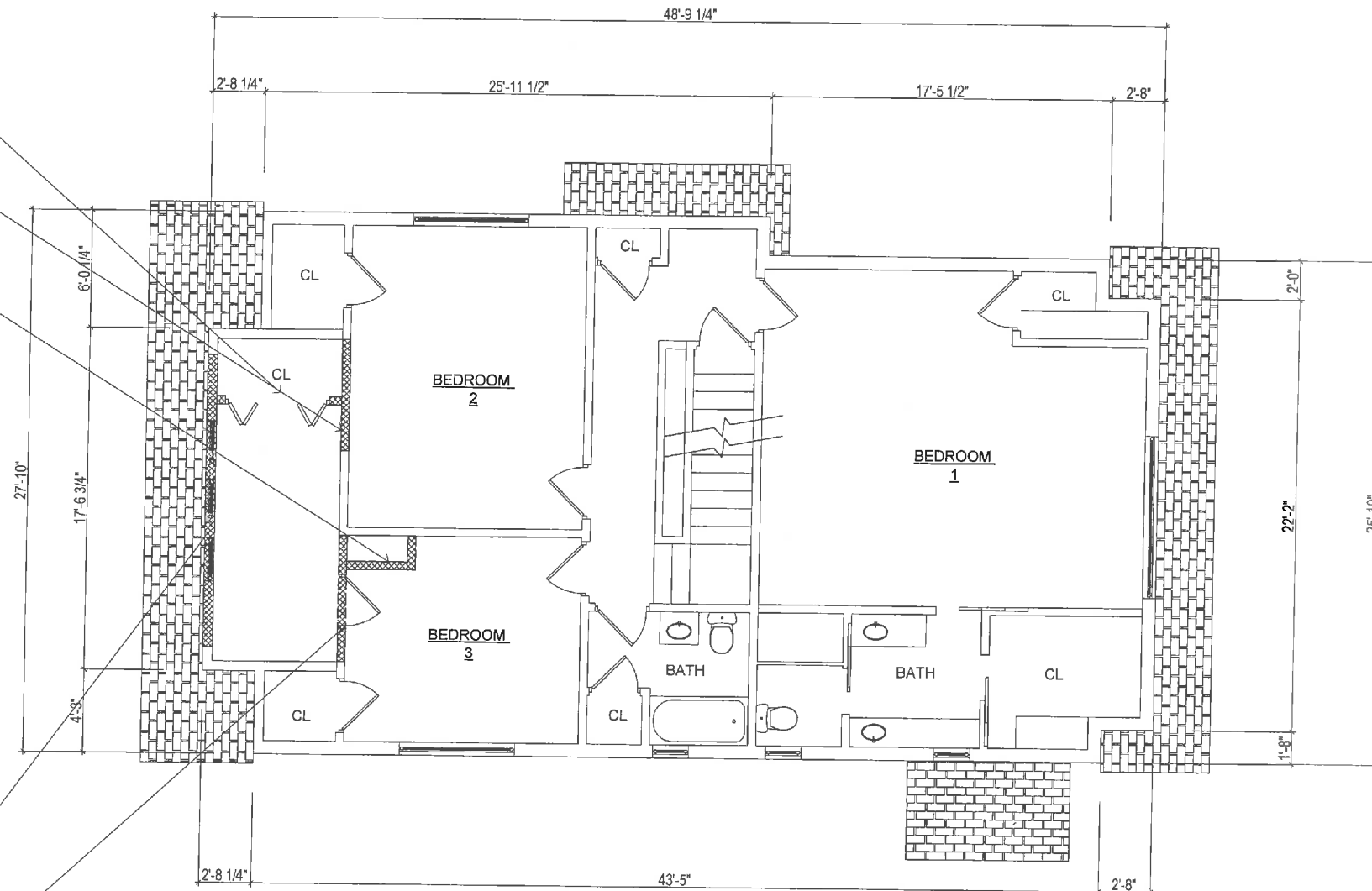
A4

EXISTING CLOSET TO BE DEMOLISHED

SECTION OF INTERIOR NON BEARING  
WALL TO BE DEMOLISHED

REMOVE DRYWALL DOWN TO BRICK  
CLEAN AND SEAL BRICK

1  
A8



GROSS AREA  
1,280 sq ft

EXISTING EXTERIOR WINDOWS  
TO BE DEMOLISHED

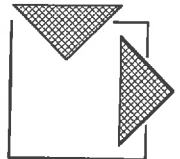
SECTION OF INTERIOR NON BEARING  
WALL AND DOOR TO BE DEMOLISHED

1  
A7

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

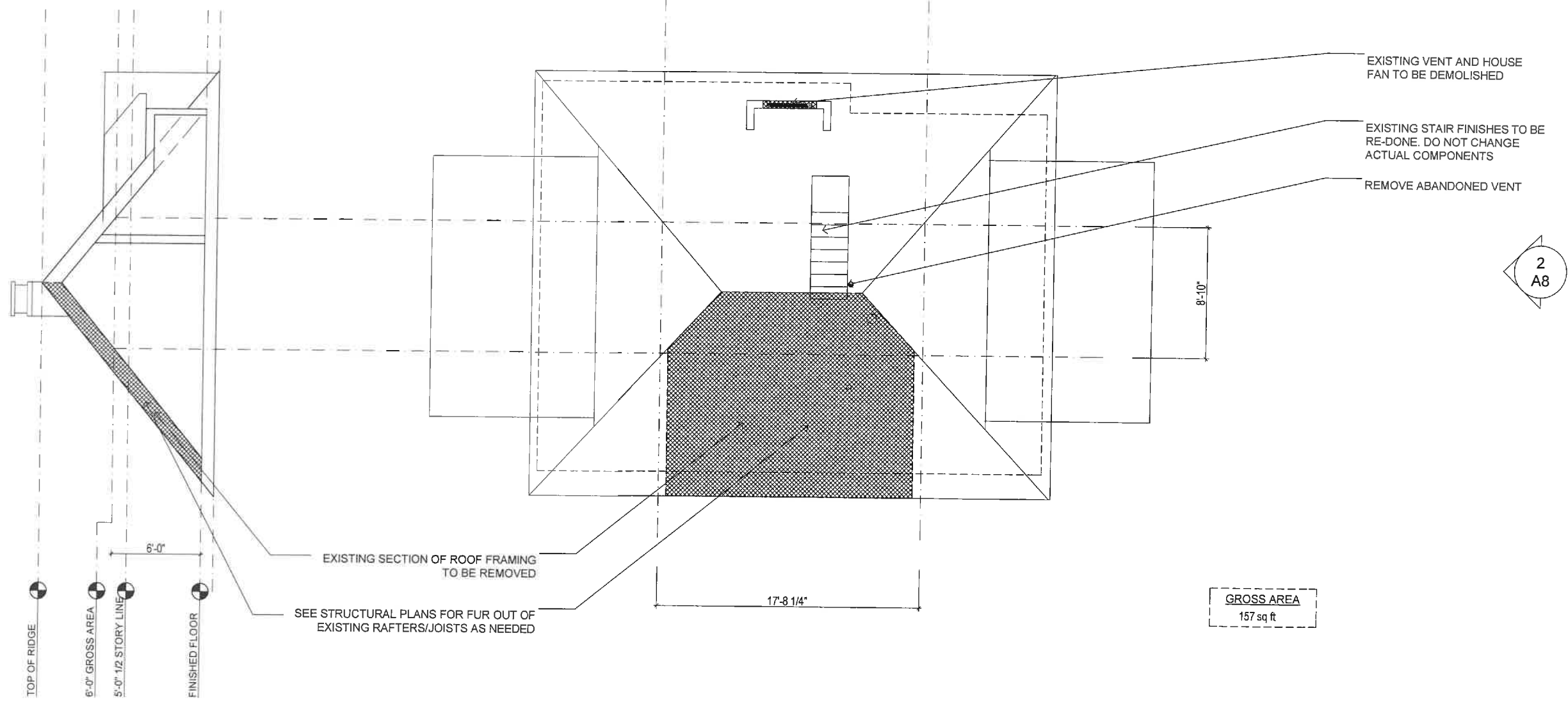
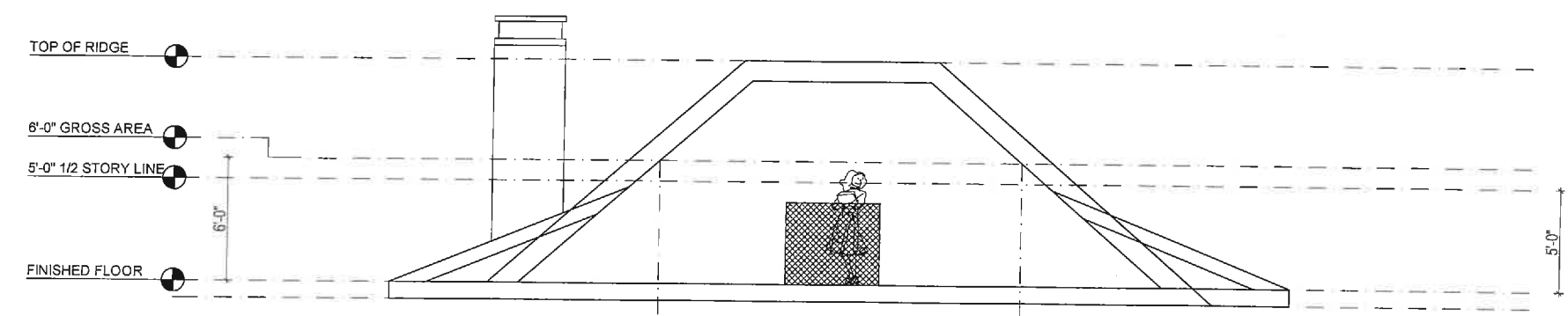
Date:	Issued for:
09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

DEMOLITION PLANS

Sheet  
Number:

A5



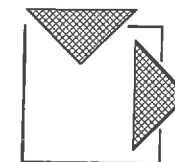
GROSS AREA  
157 sq ft

1 ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'



1  
A7

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

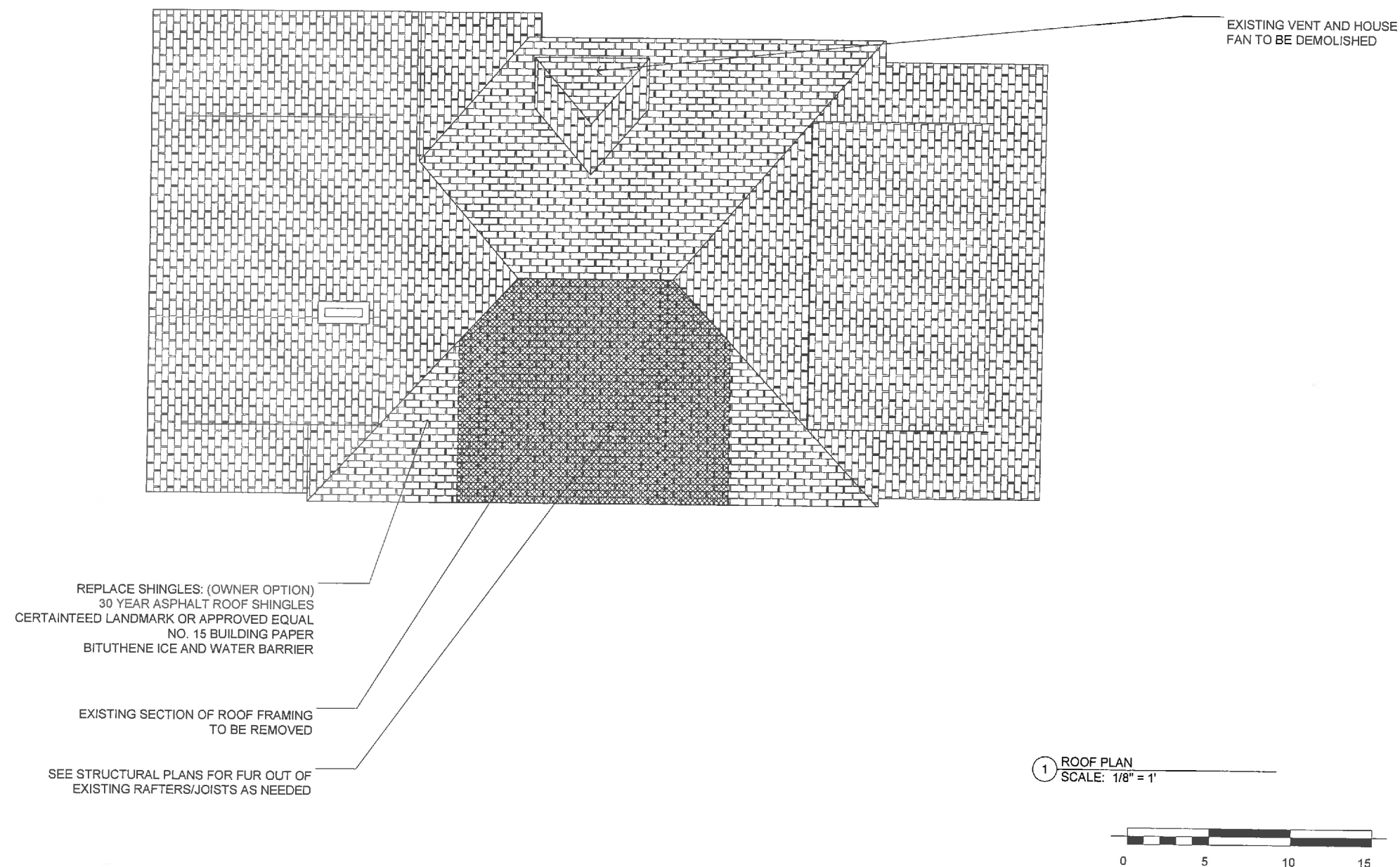
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

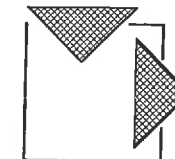
## DEMOLITION PLANS

Sheet  
Number:

A6



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

DEMOLITION  
ELEVATIONS

Sheet  
Number:

A7

REPLACE SHINGLES: (OWNER OPTION)  
30 YEAR ASPHALT ROOF SHINGLES  
CERTAINTED LANDMARK OR APPROVED EQUAL  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER

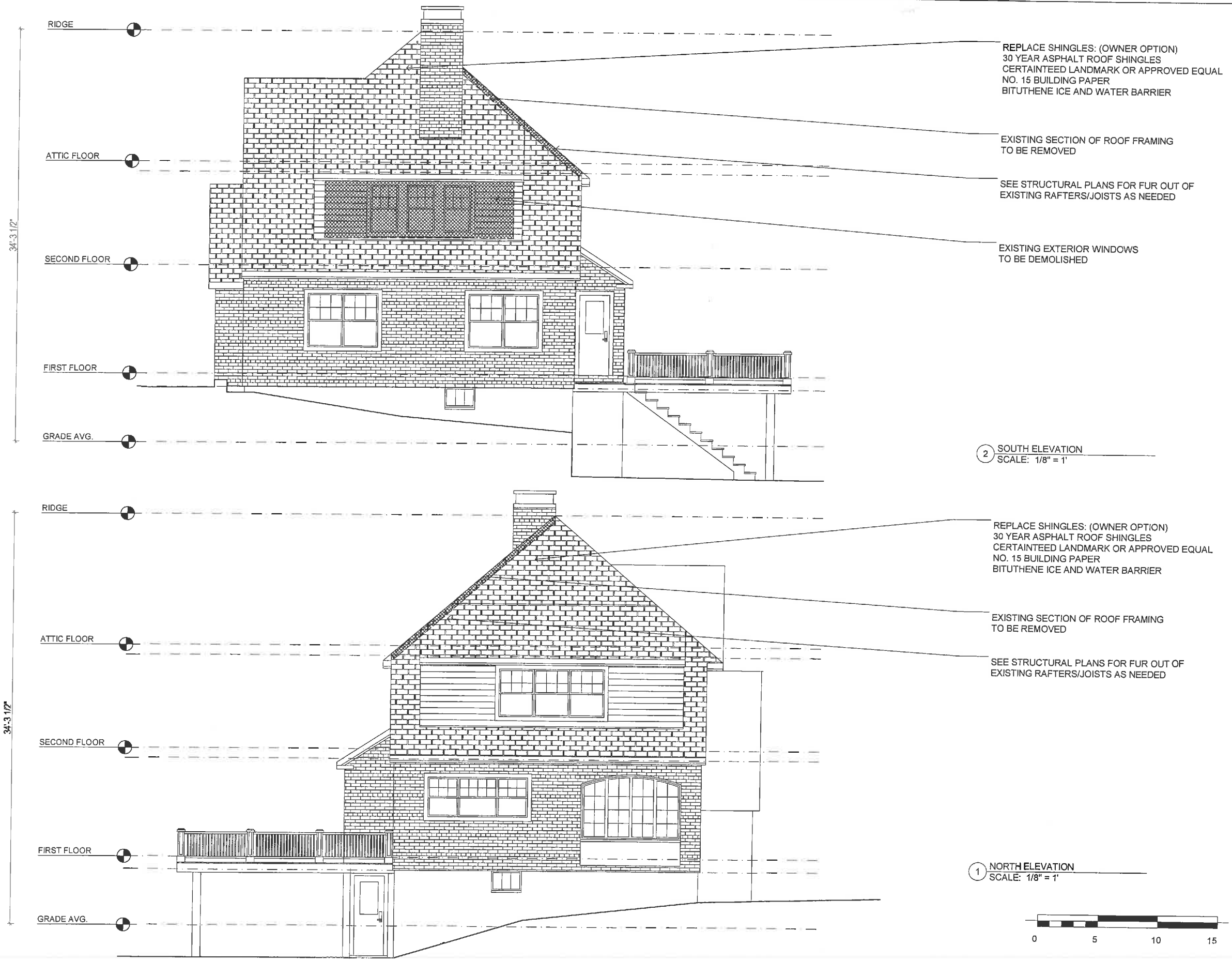
EXISTING SECTION OF ROOF FRAMING  
TO BE REMOVED

SEE STRUCTURAL PLANS FOR FUR OUT OF  
EXISTING RAFTERS/JOISTS AS NEEDED



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





**MILLER  
DESIGN LLC**

80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date:	Issued for:
09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

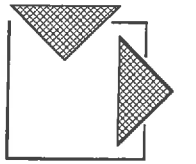
**DEMOLITION  
ELEVATIONS**

Sheet  
Number:

**A8**



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

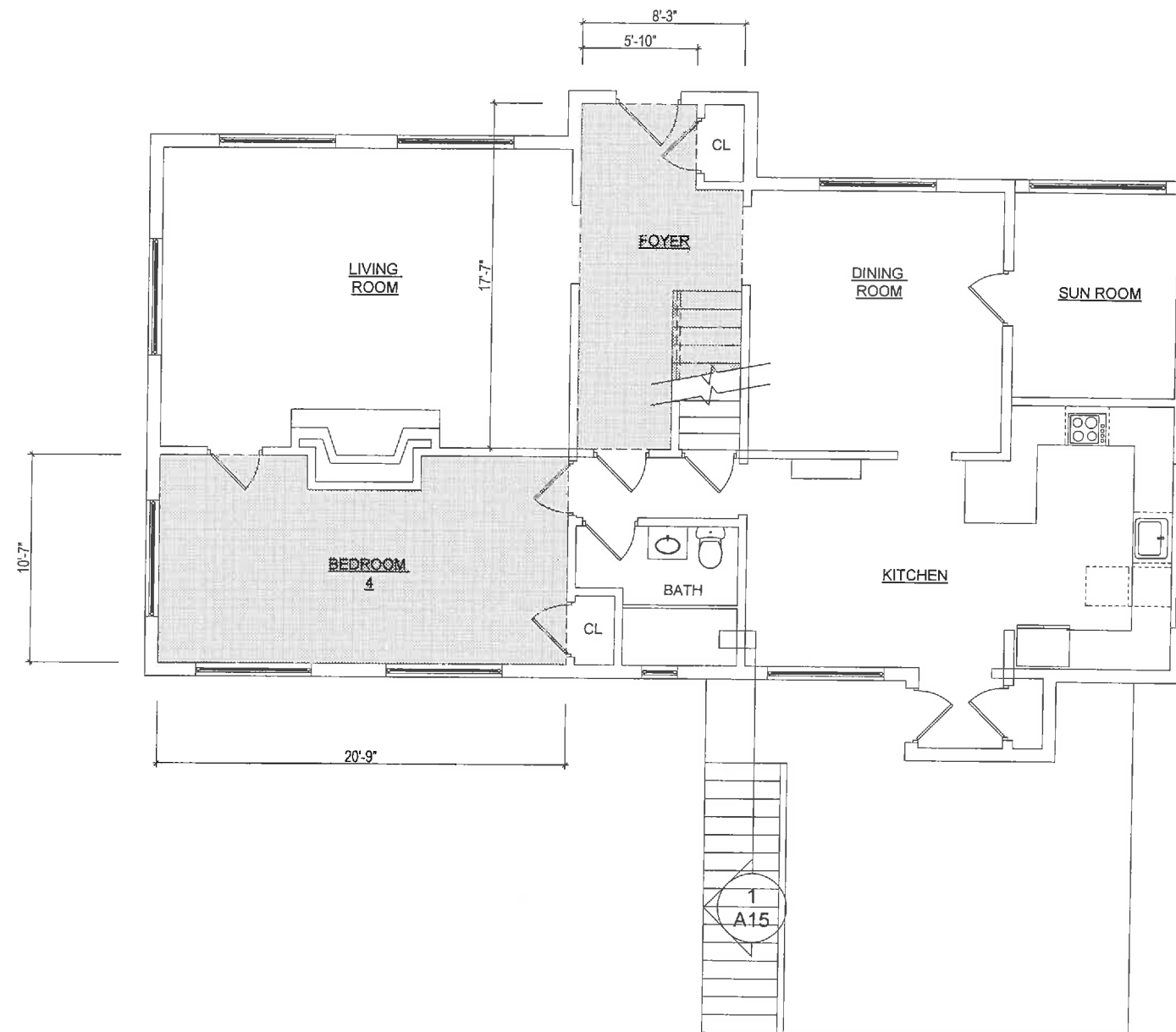
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

LAYOUT PLANS

Sheet  
Number:

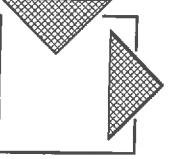
A9



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

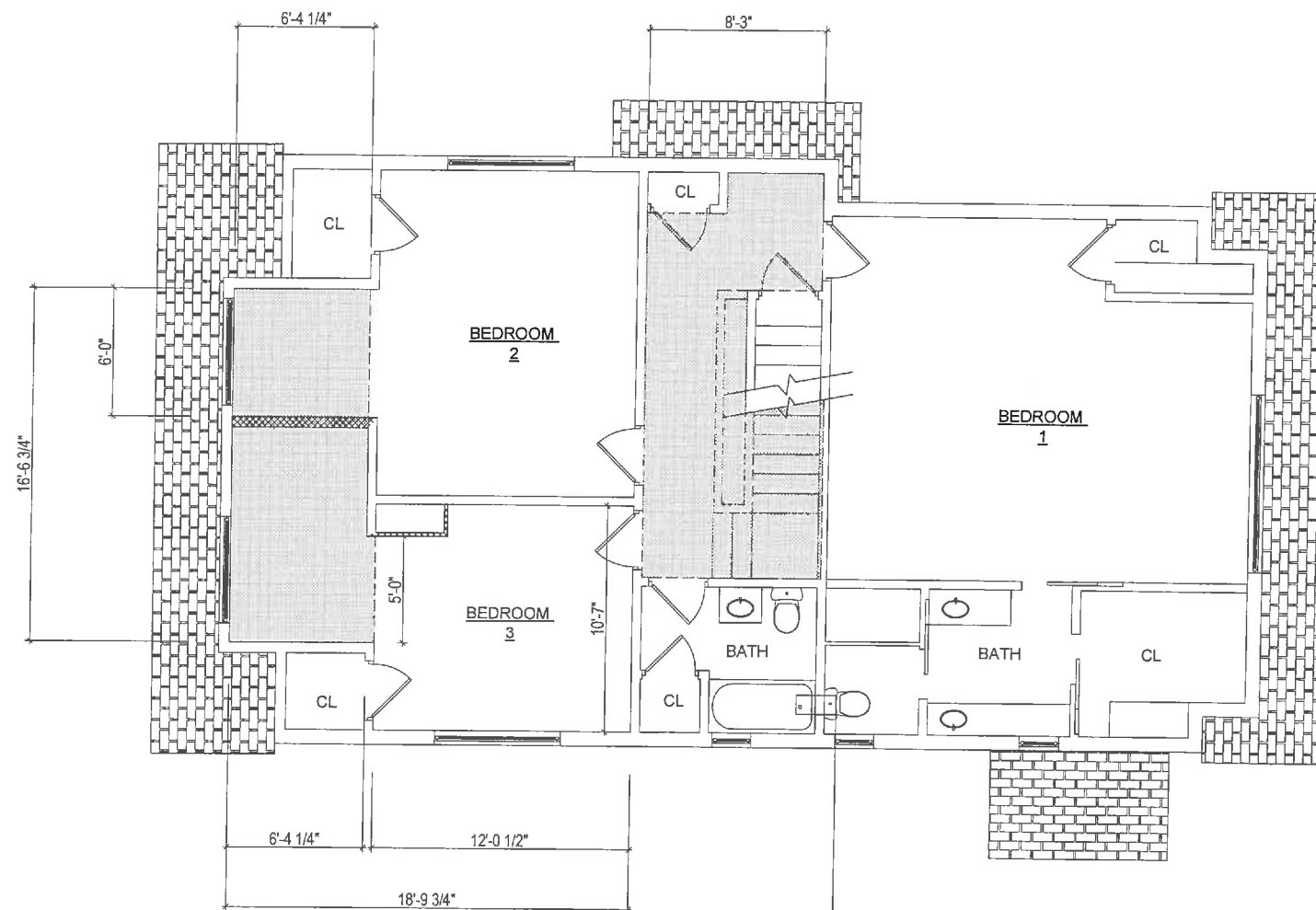
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

LAYOUT PLANS

Sheet  
Number:

A10



2  
A14

1  
A14

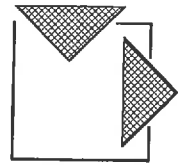
1  
A15

1  
A13

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

10/20/20 DESIGN DEVELOPEMNT

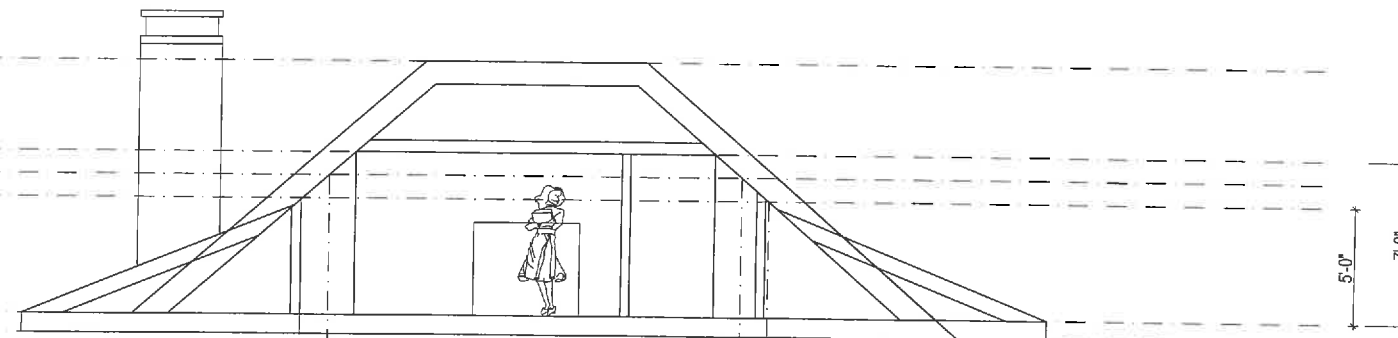
RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

PROPOSED PLANS

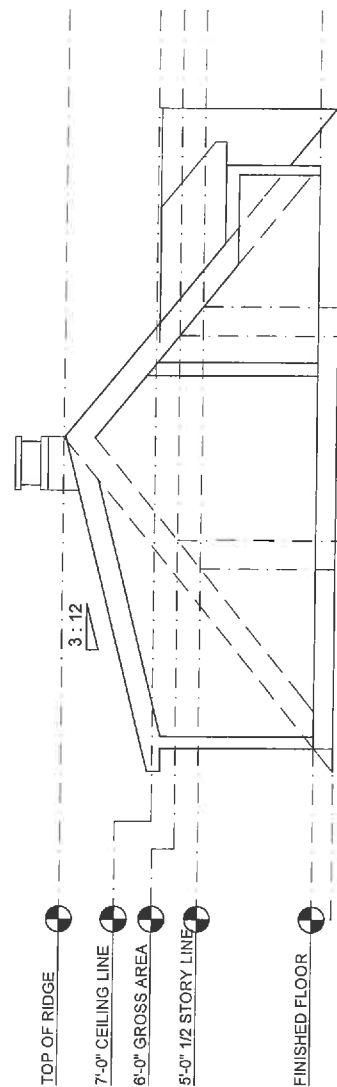
Sheet  
Number:

A11

TOP OF RIDGE  
7'-0" CEILING LINE  
6'-0" GROSS AREA  
5'-0" 1/2 STORY LINE  
FINISHED FLOOR



5'-8"  
3'-0" RAFTER LINE



2  
A14

5'-0" 1/2 STORY LINE  
6'-0" GROSS AREA

1  
A14

6'-0" GROSS AREA  
5'-0" 1/2 STORY LINE

EAVE/UTILITY

EAVE

EAVE

BEDROOM

BATH

3'-0" RAFTER LINE  
HALF STORY DORMER LINE

HALF STORY  
346 sq ft

GROSS AREA  
305 sq ft

1  
A15

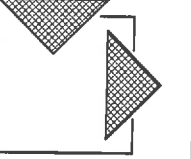
35'-0 1/2"  
EXISTING ROOF LINE

1 OPTION "A"  
SCALE: 1/8" = 1'



1  
A13

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS

10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

PROPOSED  
ROOF PLANS

Sheet  
Number:

A12

2  
A14

1  
A14

1  
A15

1  
A13

ROOF ASSEMBLY:  
30 YEAR ASPHALT ROOF SHINGLES  
CERTAINTED LANDMARK OR APPROVED EQUAL  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER  
PLYWOOD SHEATHING  
SEE FRAMING PLAN FOR STRUCTURE  
R49 ICYNENE INSULATION

PROVIDE MINIMUM 4'-0" ICE AND WATER SHIELD  
AROUND PERIMETER OF NEW ROOF AND AT OVERFRAME

LINE OF DORMER WALLS BELOW ROOF

REPLACE SHINGLES: (OWNER OPTION)  
30 YEAR ASPHALT ROOF SHINGLES  
CERTAINTED LANDMARK OR APPROVED EQUAL  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER

GUTTERS AND DOWNSPOUTS TME  
SOFFIT, FASCIA BOARD AND TRIM TO MATCH EXISTING

1'-0" OVERHANGS TYPICAL

1 ROOF PLAN - PROPOSED  
SCALE: 1/8" = 1'



EXTERIOR WALL ASSEMBLY:  
CERTAINTED VINYL SYSTEM  
TO MATCH EXISTING  
7/16" ZIP SYSTEM SHEATHING PANELS  
W/ TAPE AT ALL SEAMS PER MFR SPEC  
2X4 WOOD STUDS @ 16" O.C.  
R20 ICYNENE INSULATION  
(OPEN CELL ICYNENE AT R3.7/INCH)  
1/2" GWB ON INTERIOR

ROOF ASSEMBLY:  
30 YEAR ASPHALT ROOF SHINGLES  
CERTAINTED LANDMARK OR APPROVED EQUAL  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER  
PLYWOOD SHEATHING  
SEE FRAMING PLAN FOR STRUCTURE  
R49 ICYNENE INSULATION

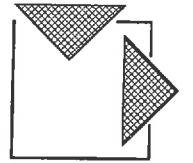
GUTTERS AND DOWNSPOUTS TME  
SOFFIT, FASCIA BOARD AND TRIM TO MATCH EXISTING

REPLACE SHINGLES: (OWNER OPTION)  
30 YEAR ASPHALT ROOF SHINGLES  
CERTAINTED LANDMARK OR APPROVED EQUAL  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER



1 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

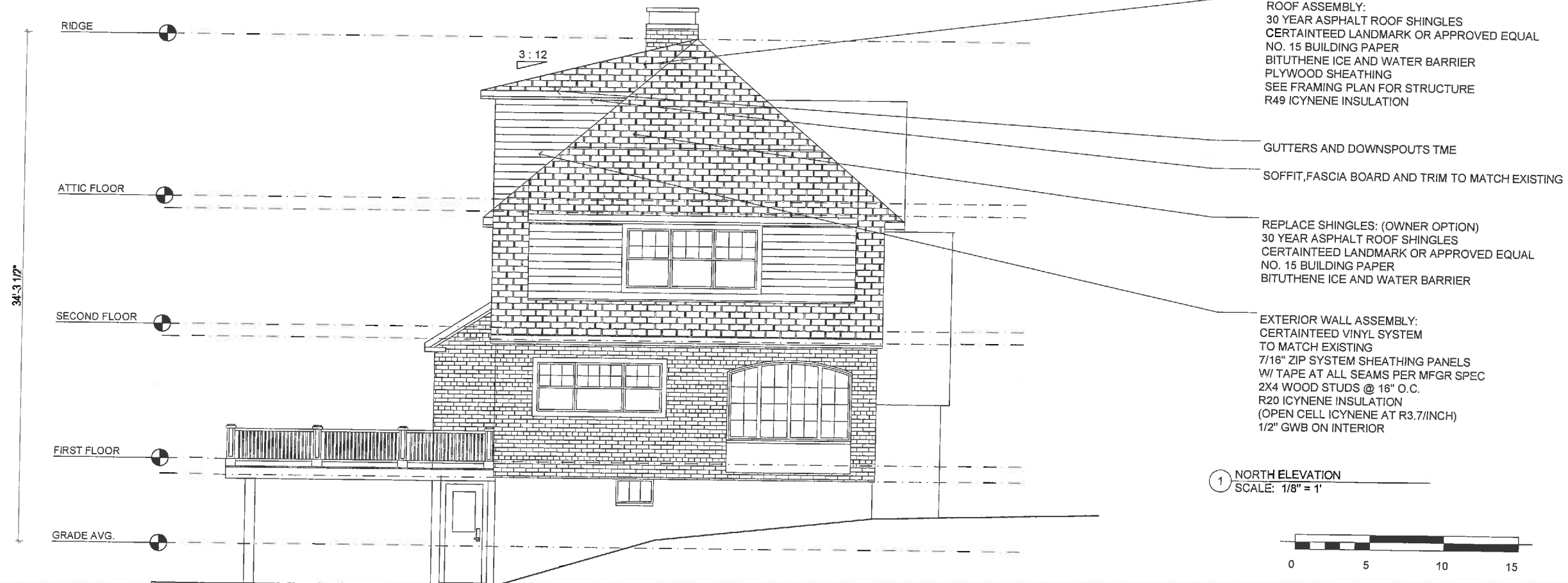
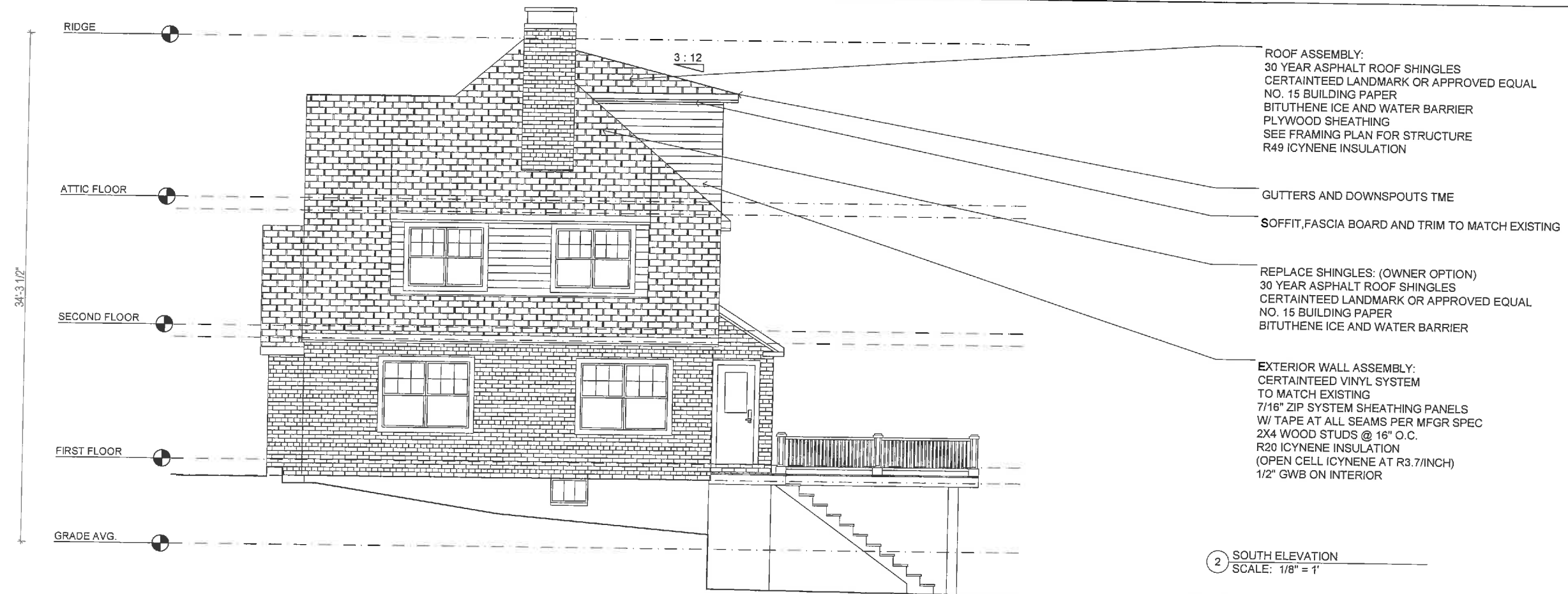
RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

PROPOSED  
ELEVATIONS

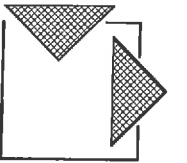
Sheet  
Number:

A13





**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

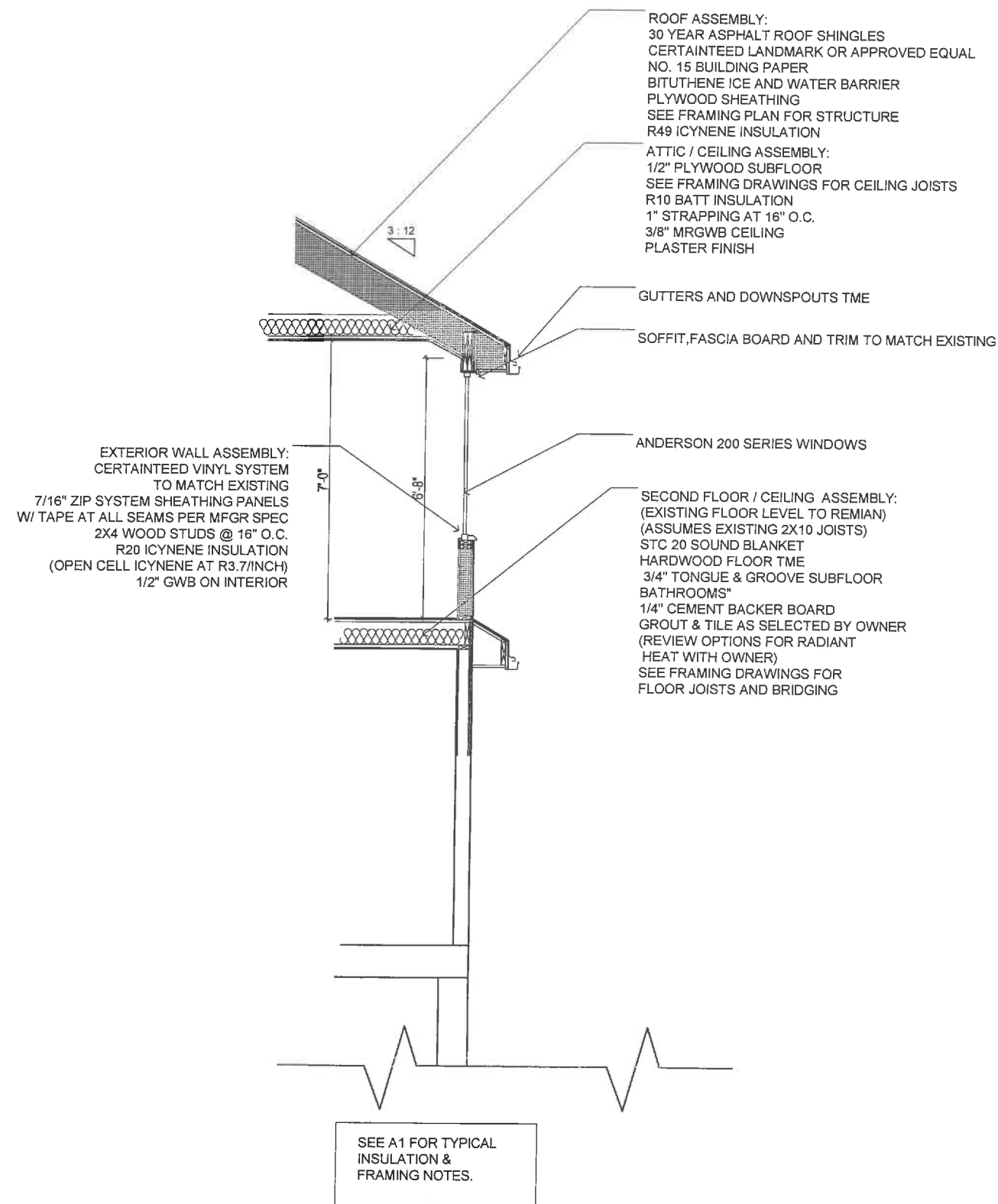
09/28/20	SCHEMATIC DRAWINGS
10/20/20	DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

**PROPOSED  
ELEVATIONS**

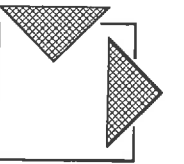
Sheet  
Number:

**A14**



2 ENLARGED WALL SECTION  
SCALE: 1/4" = 1'

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

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

Date: Issued for:

09/28/20 SCHEMATIC DRAWINGS  
10/20/20 DESIGN DEVELOPEMNT

RABINER RESIDENCE  
184 GODEN STREET  
BELMONT, MA 02487

PROPOSED  
SECTION

Sheet  
Number:

A15