



Siegert Residence

98 Winn Street
Belmont, Massachusetts

Dormer Addition

Zoning Permit Drawings
November 4, 2022

Drawing List

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 **haven**
Architecture LLC

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Belmont, MA 02478
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4 Existing Conditions Photograph
Scale: None



2 Existing Conditions Photograph
Scale: None



3 Existing Conditions Photograph
Scale: None



1 Existing Conditions Photograph
Scale: None

These drawings are to scale when printed on sheet size: 11x17

Siebert Residence
98 Winn Street, Belmont, Massachusetts
Dormer Addition

Zoning Permit
Drawings

Existing
Conditions
Photographs

Date: 11/4/2022

Scale: None

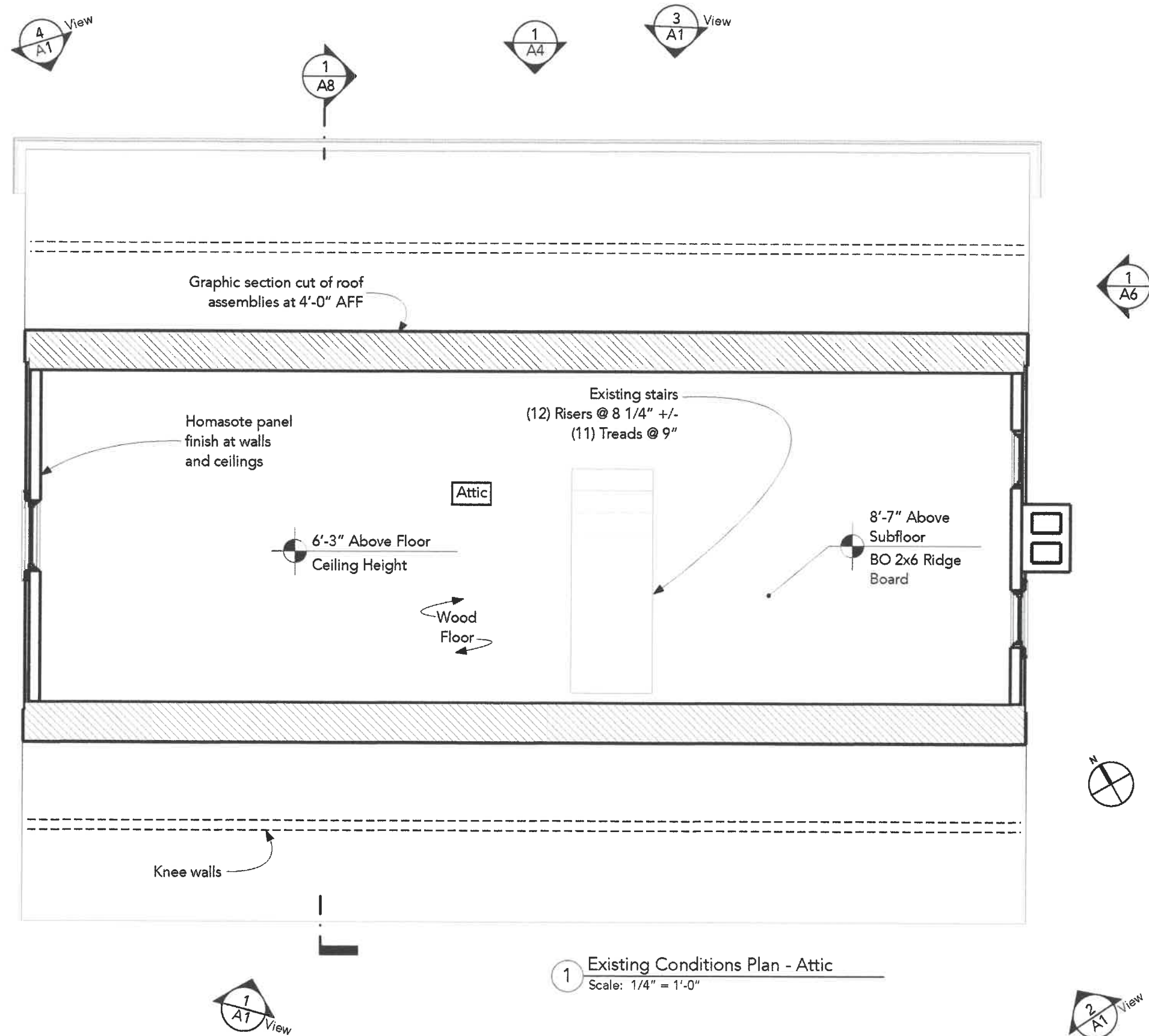
Project #: 21038

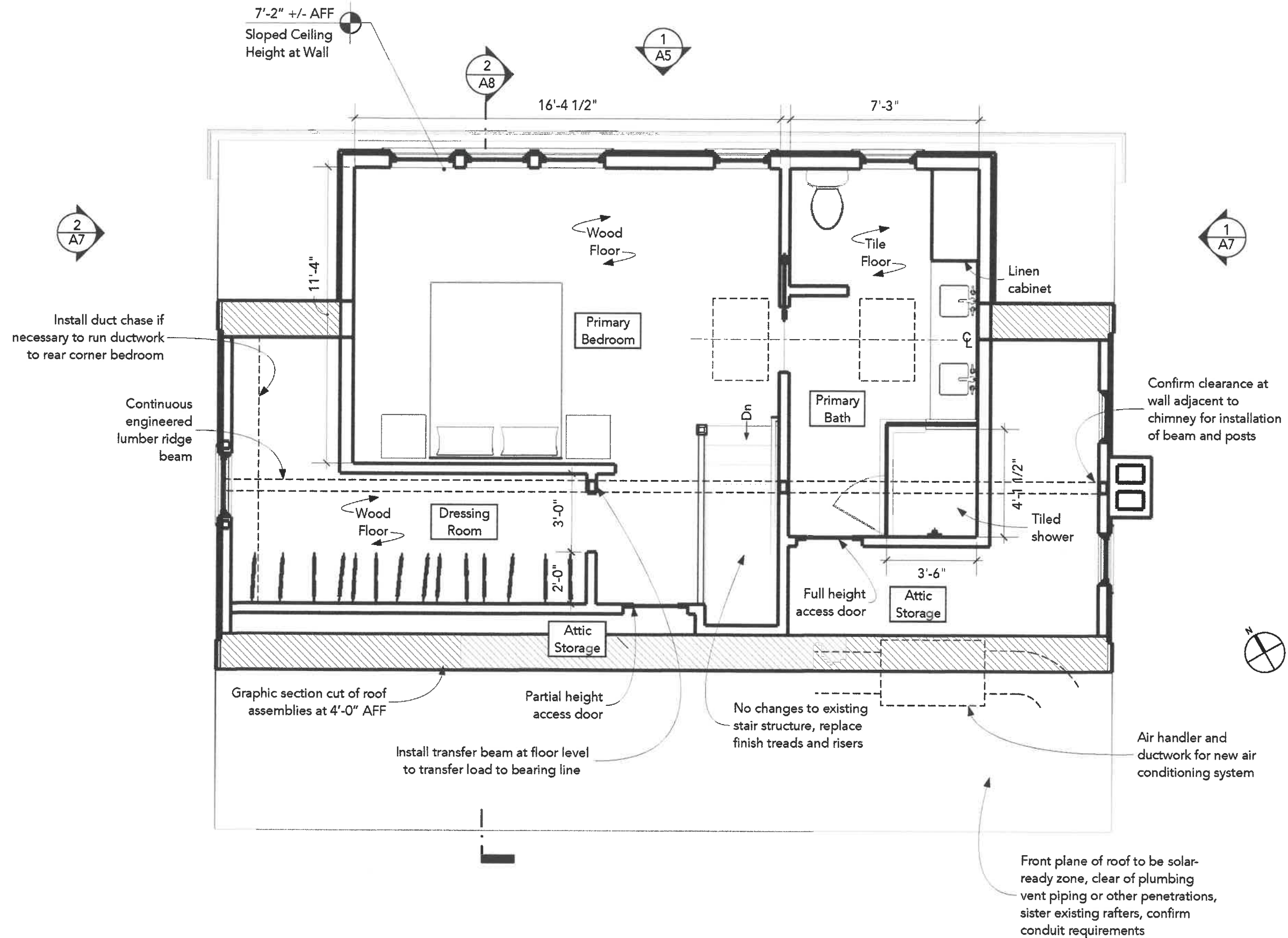
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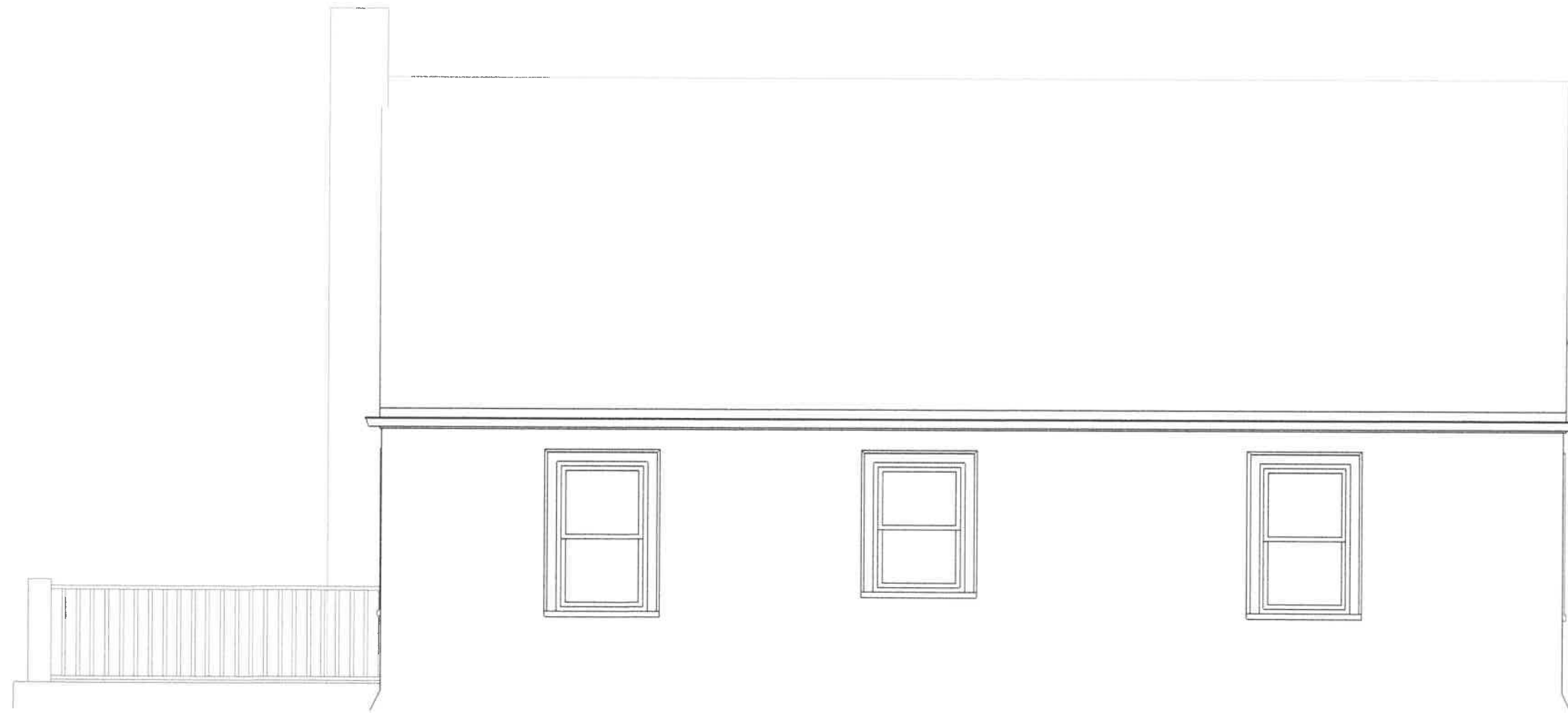
A1

Existing Conditions Plan Notes:

1. All existing conditions measurements noted are +/- with some adjustments made to regularize discrepancies due to out of square or out of plumb walls, and facilitate the construction of the digital model. In areas where tolerances or clearances are critical, check against original existing conditions measurements documentation and verify in field with additional measurements.
2. Except where otherwise noted, all floor plan dimensions and details are referenced as follows:
 - At exterior walls, dimensions to exterior face of framing or interior face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 - At interior walls, dimensions to centerline of partition framing or face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
3. Abbreviations include: AFF (above finish floor), OC (on center), TYP (typical), SIM (similar), TO (top of), BO (bottom of)
4. Exterior sheathing and siding layers may not be shown on these plans.
5. Some existing construction, including windows, doors, partitions, fixtures, etc., which are outside of the anticipated work area, may be shown for reference and context only. Locations of some items may need to be verified if the scope of the project work is expanded.







1 Existing Conditions Exterior Elevation - Rear
Scale: 1/4" = 1'-0"

These drawings are to scale when printed on sheet size: 11x17

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98 Winn Street, Belmont, Massachusetts
Dormer Addition

Zoning Permit
Drawings

Existing
Conditions
Exterior
Elevations

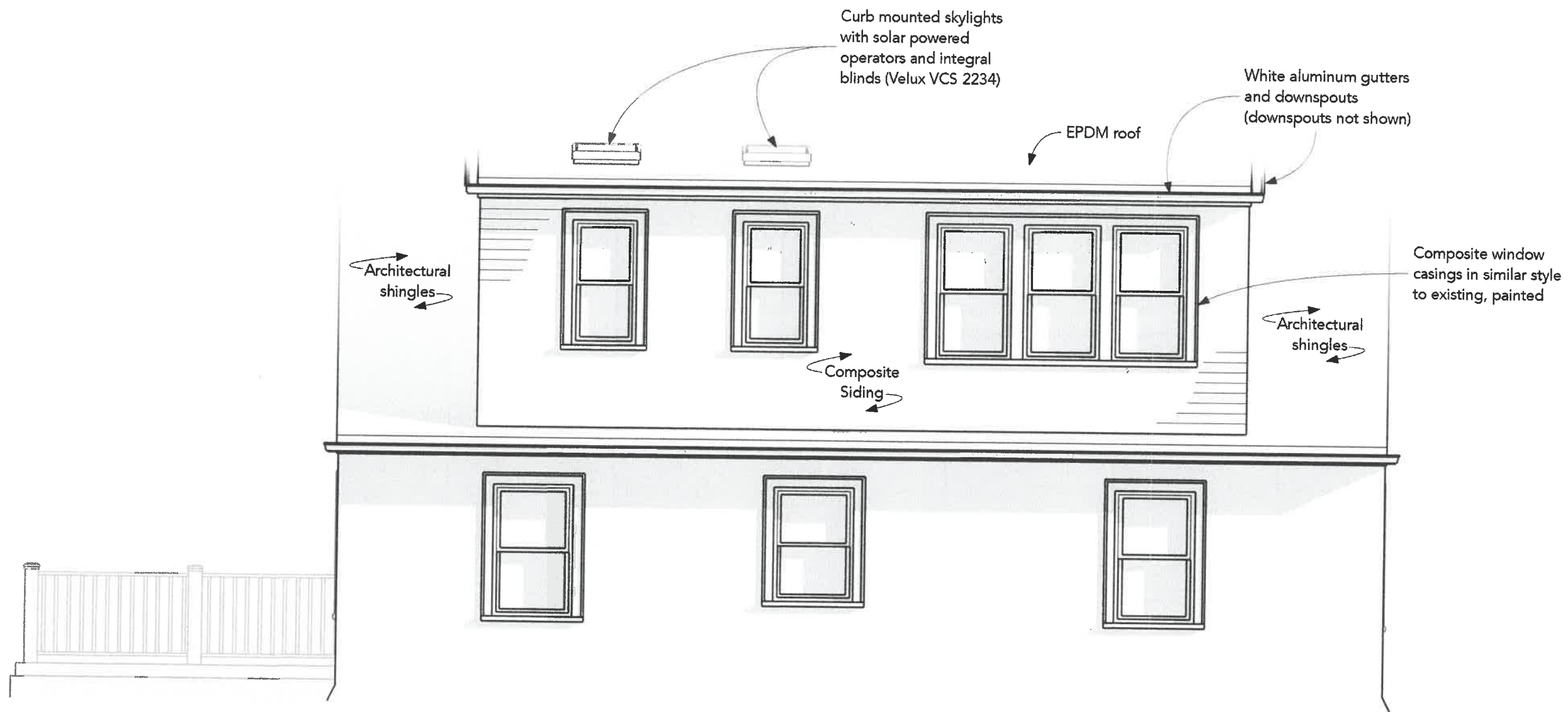
Date: 11/4/2022

Scale: 1/4" = 1'-0"

Project #: 21038

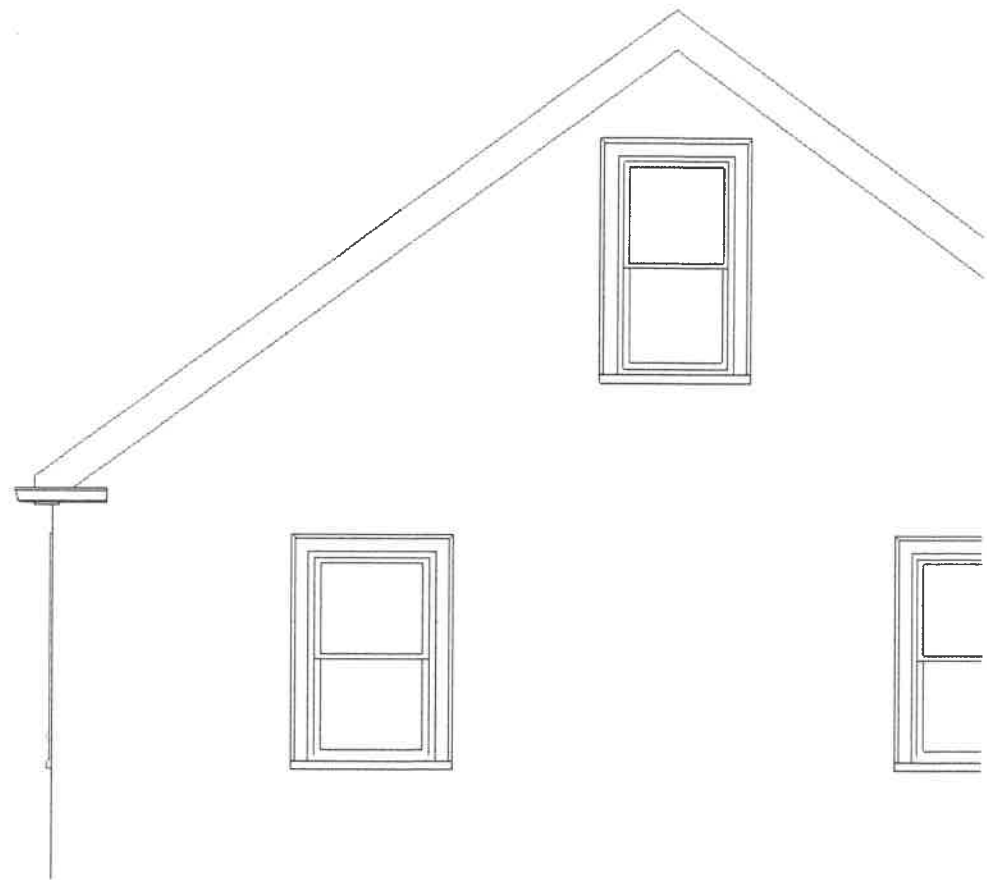
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A4



1 Proposed Exterior Elevation - Rear
Scale: 1/4" = 1'-0"

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2 Existing Conditions Exterior Elevation - West
Scale: 1/4" = 1'-0"



1 Existing Conditions Exterior Elevation - East
Scale: 1/4" = 1'-0"

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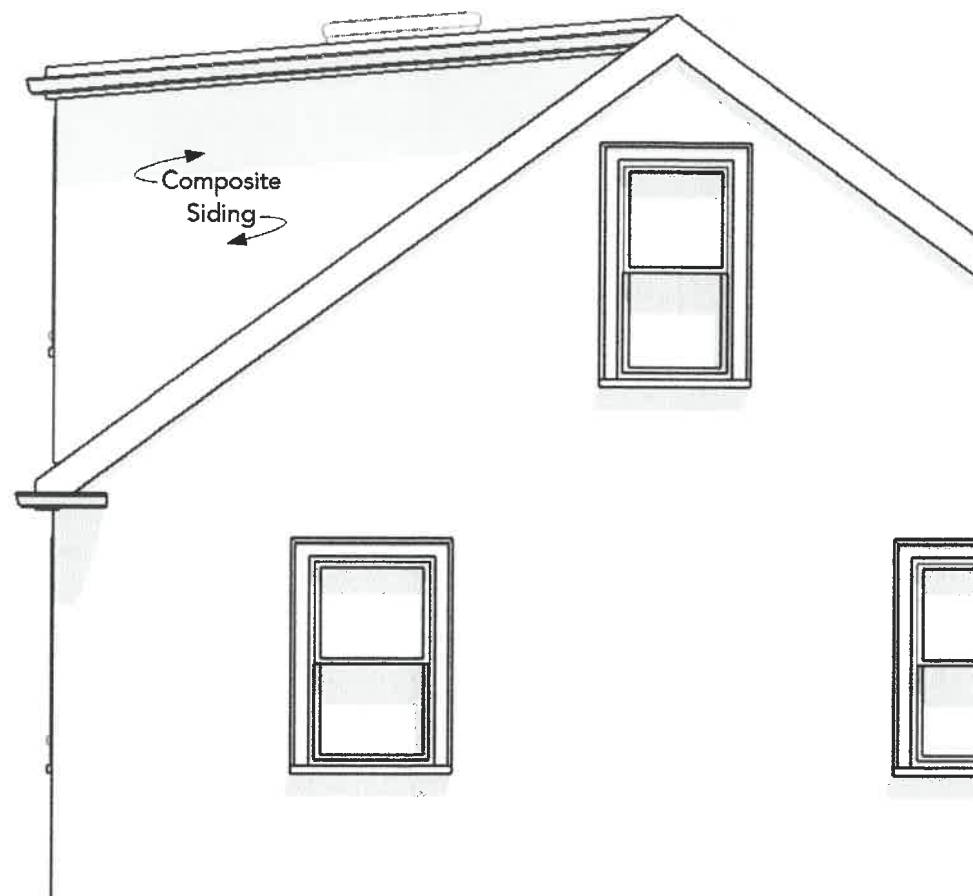
Date: 11/4/2022

Scale: 1/4" = 1'-0"

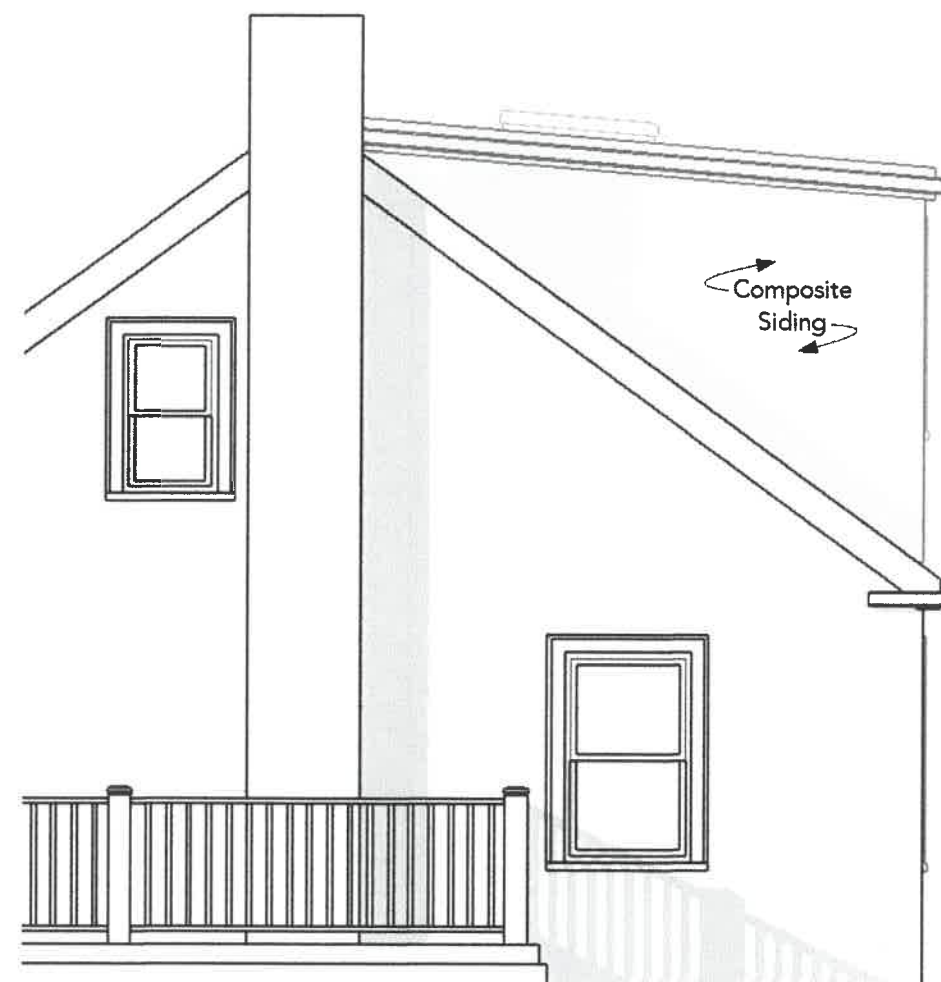
Project #: 21038

Sheet

A6



2 Proposed Exterior Elevation - West
Scale: 1/4" = 1'-0"



1 Proposed Exterior Elevation - East
Scale: 1/4" = 1'-0"

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Dormer Addition

Zoning Permit
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Proposed
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Elevations

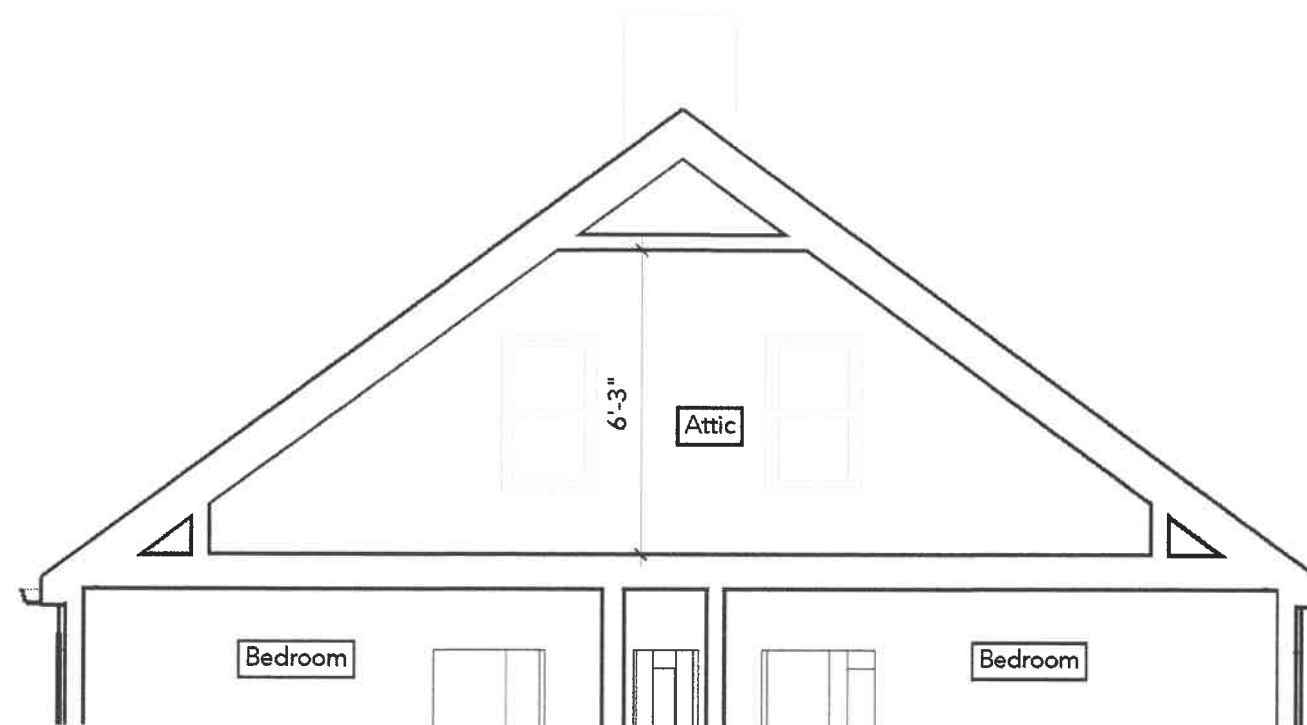
Date: 11/4/2022

Scale: 1/4" = 1'-0"

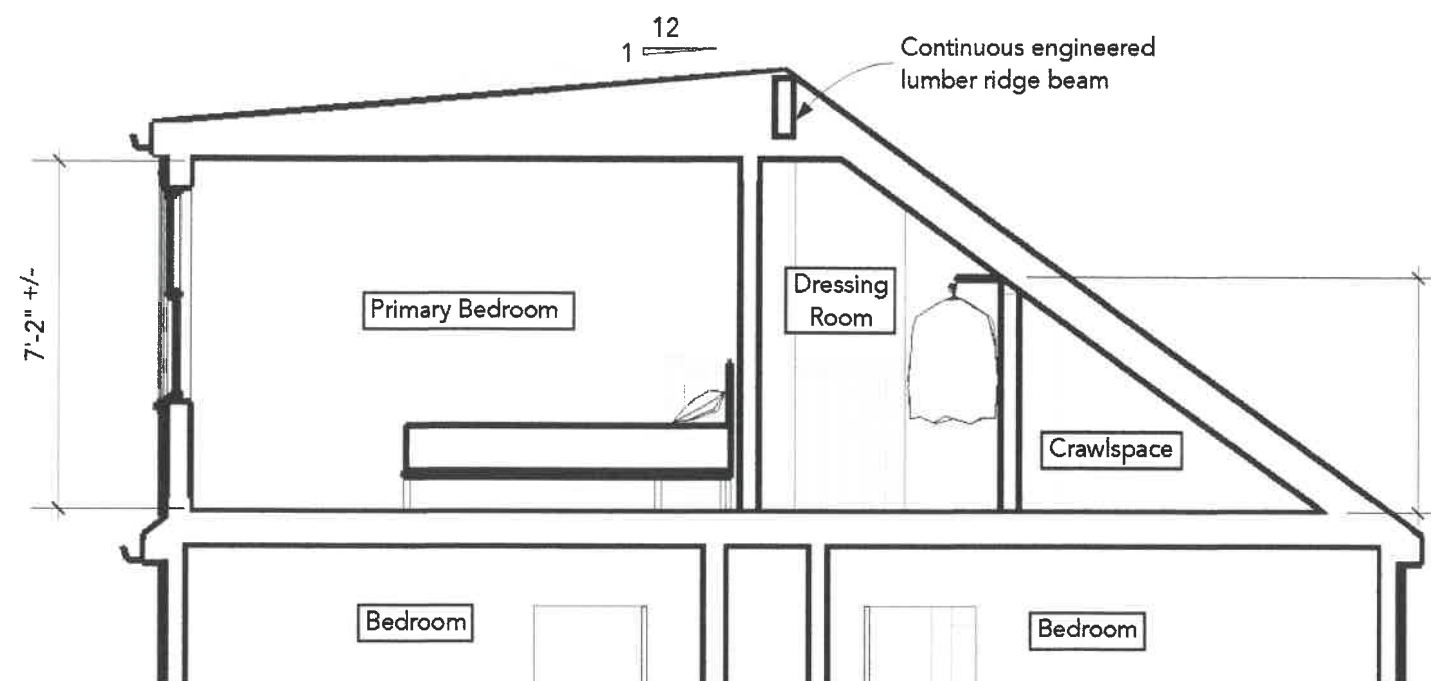
Project #: 21038

Sheet

A7

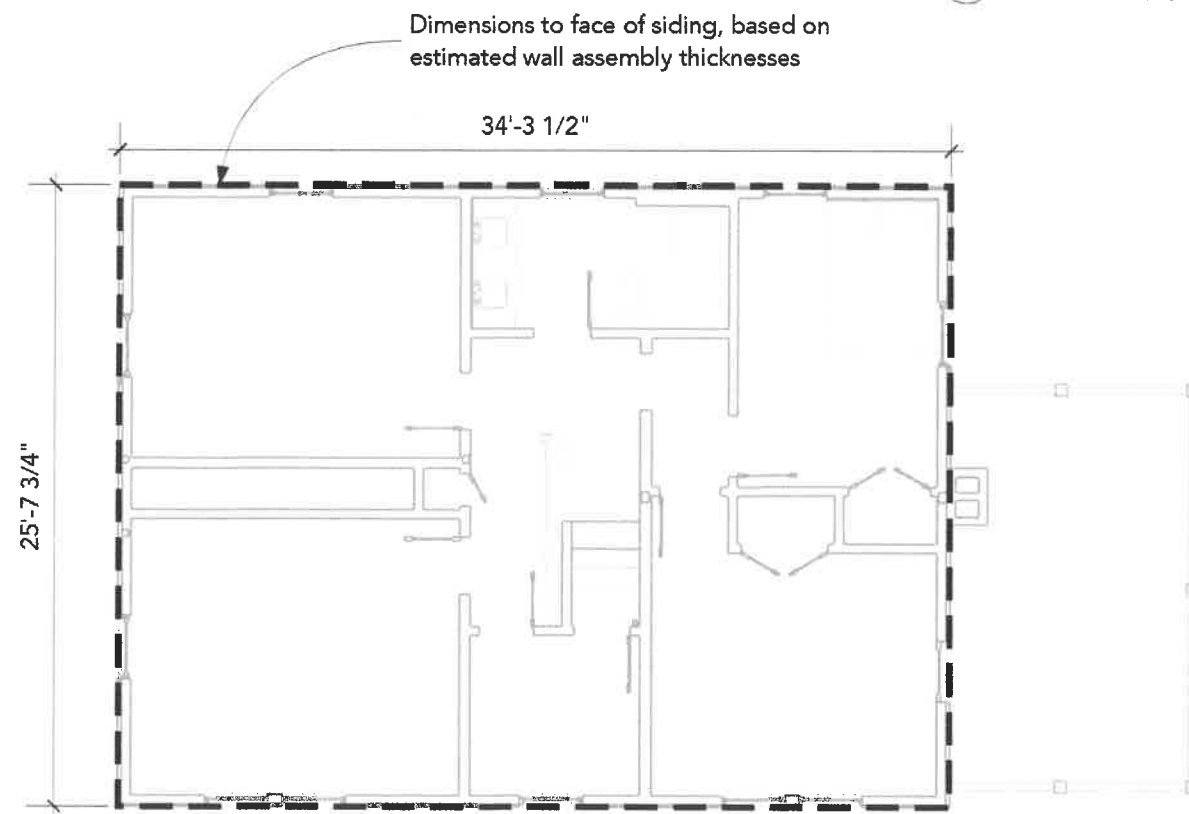
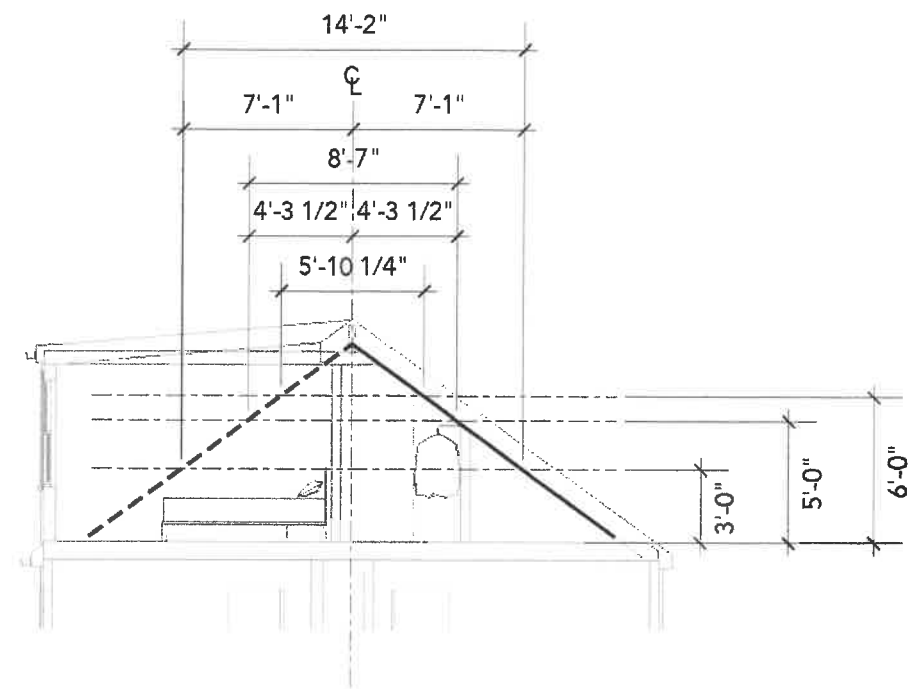
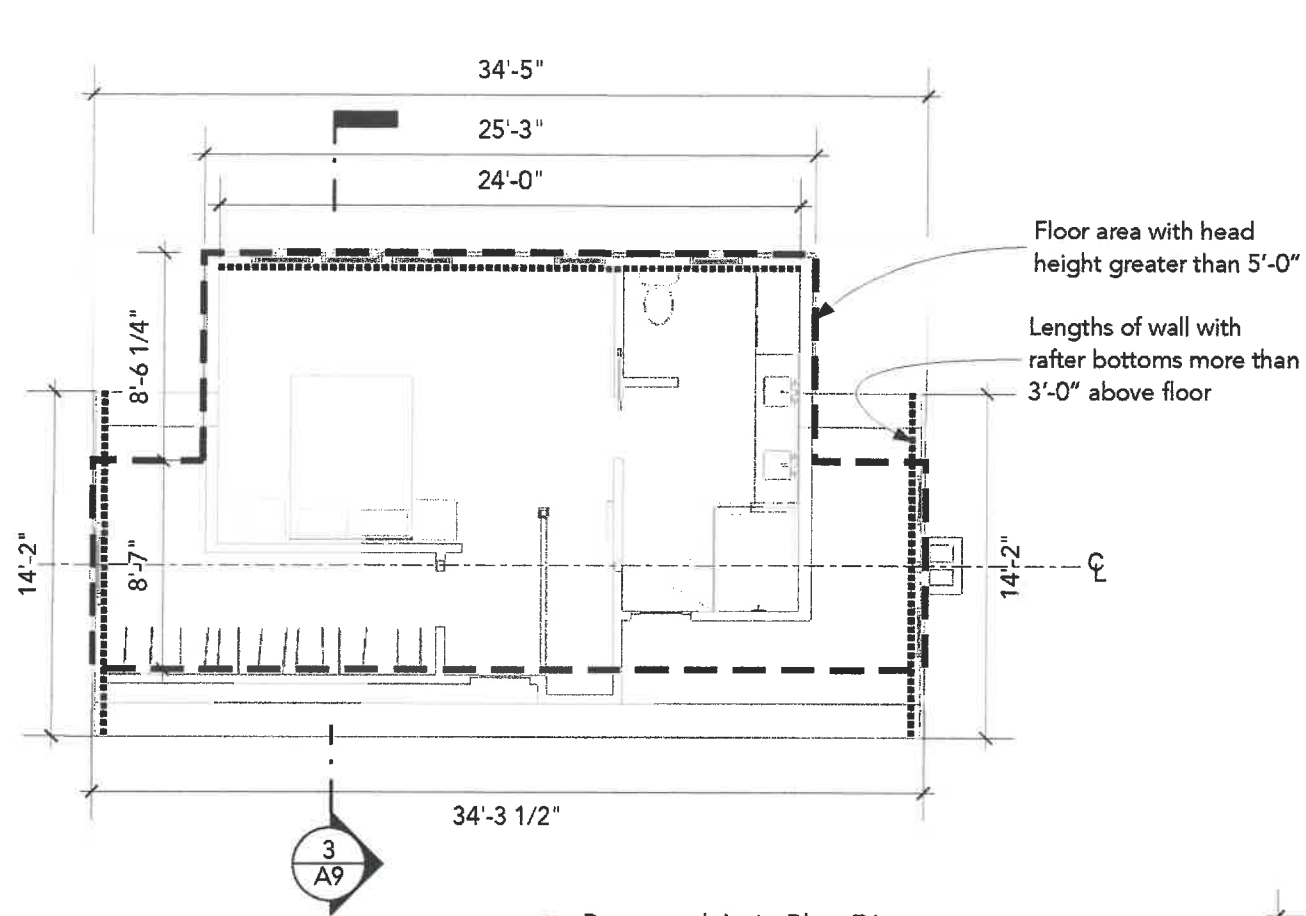


1 Existing Conditions Attic Section
Scale: 1/4" = 1'-0"



2 Proposed Attic Section
Scale: 1/4" = 1'-0"

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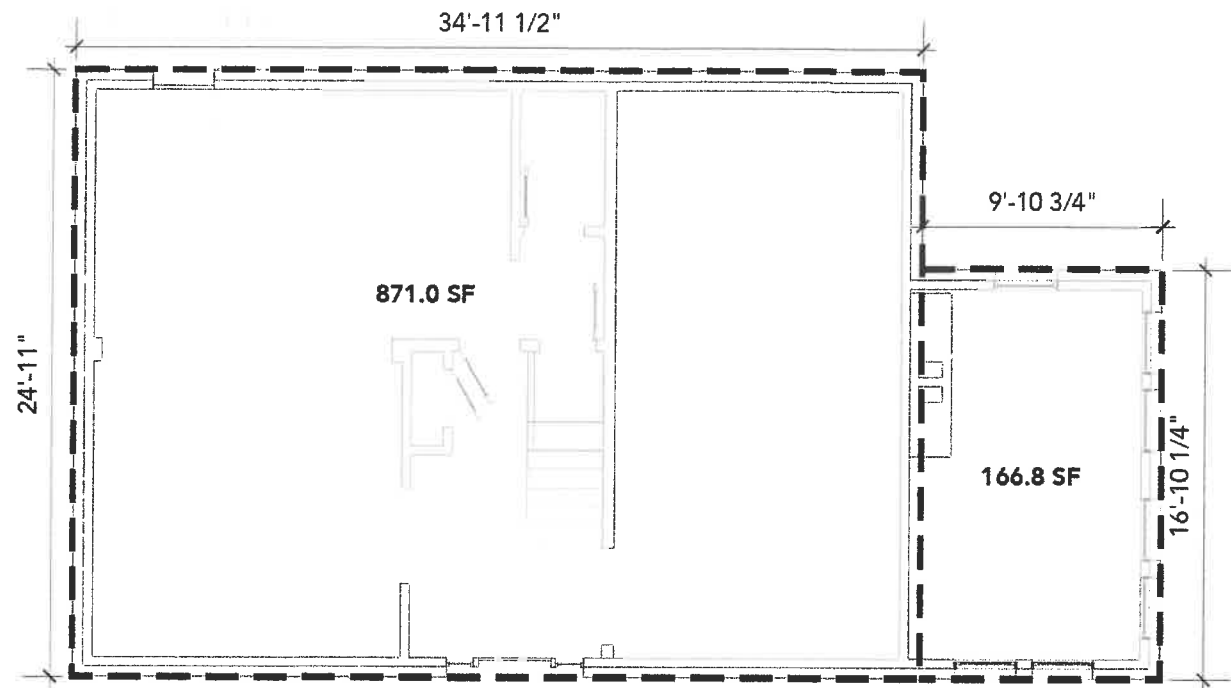
Half Story Calculations:

- a) 2nd Floor Perimeter = $119'-10 \frac{1}{2}" \times .5 = 59'-11 \frac{1}{4}" > 52'-4"$
- b) 2nd Floor Area = $879.4 \text{ SF} \times .6 = 527.6 \text{ SF} > 509.5 \text{ SF}$
- c) Length of main roofline = $34'-5" \times .75 = 25'-9 \frac{3}{4}" > 25'-3"$
- Therefore, the design meets the requirements of Belmont Zoning Bylaw Section 1.4, Definition for Half Story

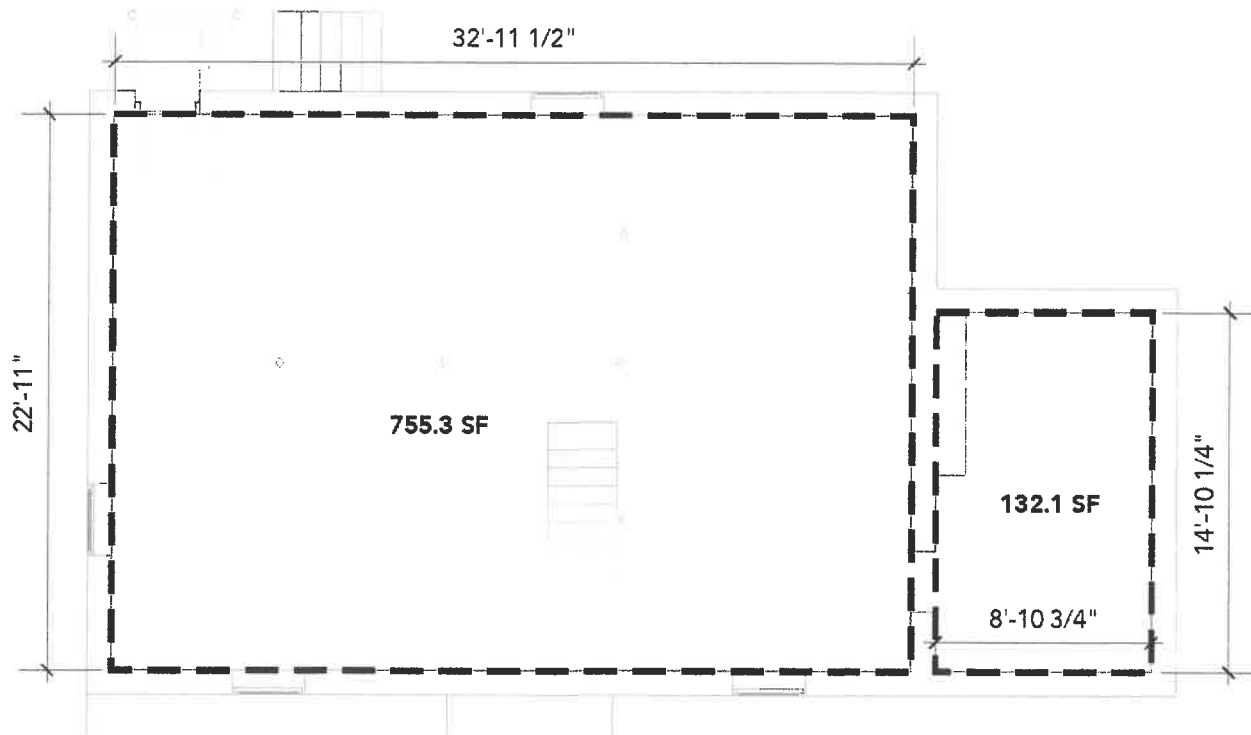
Half Story Measurements:

- 2nd Floor perimeter $25'-7 \frac{3}{4}" + 34'-3 \frac{1}{2}" + 25'-7 \frac{3}{4}" + 34'-3 \frac{1}{2}" = 119'-10 \frac{1}{2}"$
- Half Story lengths of wall with rafter bottoms more than 3'-0" above floor $14'-2" + 14'-2" + 25'-3" = 52'-4"$
- 2nd Floor area $25'-7 \frac{3}{4}" \times 34'-3 \frac{1}{2}" = 879.4 \text{ SF}$
- Half Story area $8'-7" \times 34'-3 \frac{1}{2}" = 294.3 \text{ SF}$, $8'-6 \frac{1}{4}" \times 25'-3" = 215.2 \text{ SF}$, $294.3 \text{ SF} + 215.2 \text{ SF} = 509.5 \text{ SF}$
- Length of main roofline = $34'-5"$
- Length of new dormer = $25'-3"$

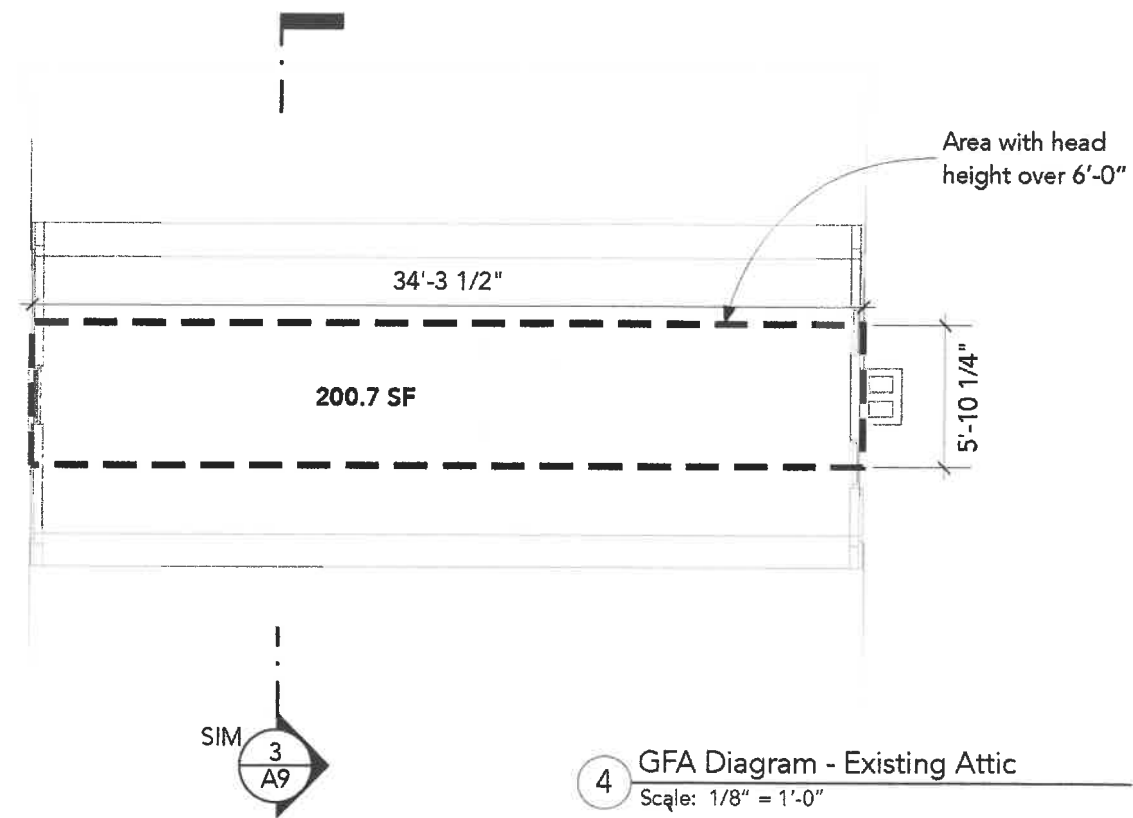
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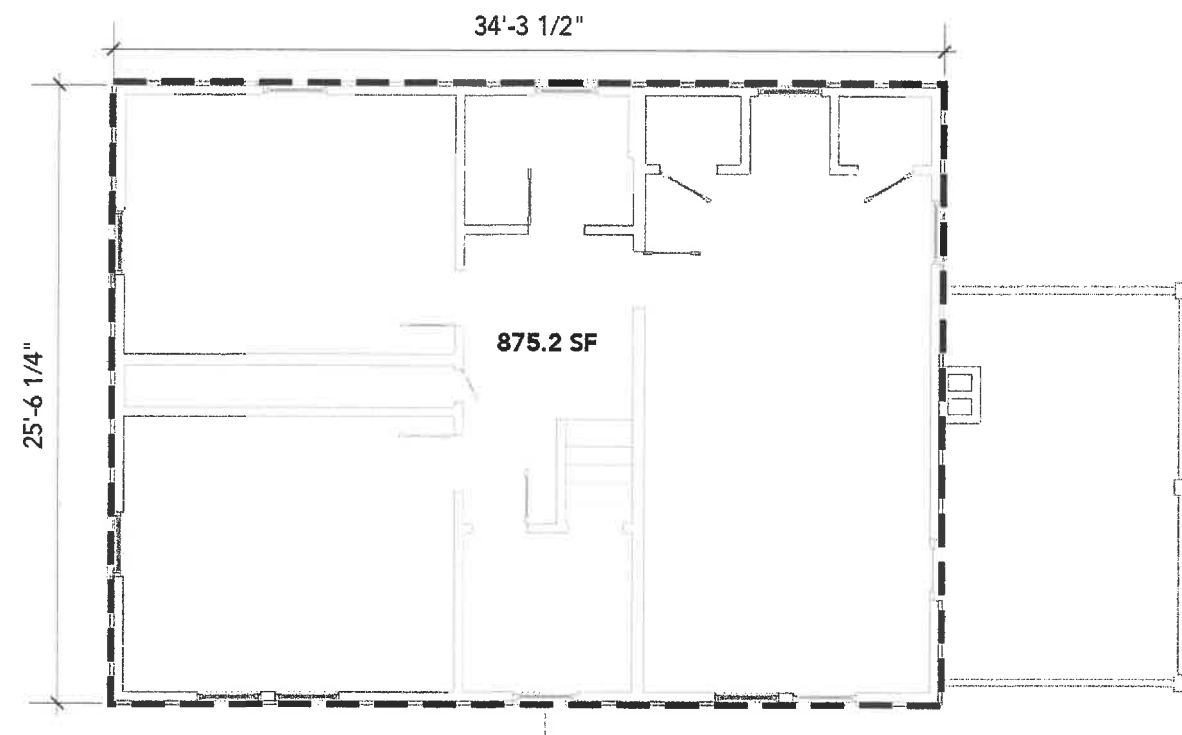
2 GFA Diagram - Existing First Floor
Scale: 1/8" = 1'-0"



1 GFA Diagram - Existing Basement
Scale: 1/8" = 1'-0"



4 GFA Diagram - Existing Attic
Scale: 1/8" = 1'-0"



3 GFA Diagram - Existing Second Floor
Scale: 1/8" = 1'-0"

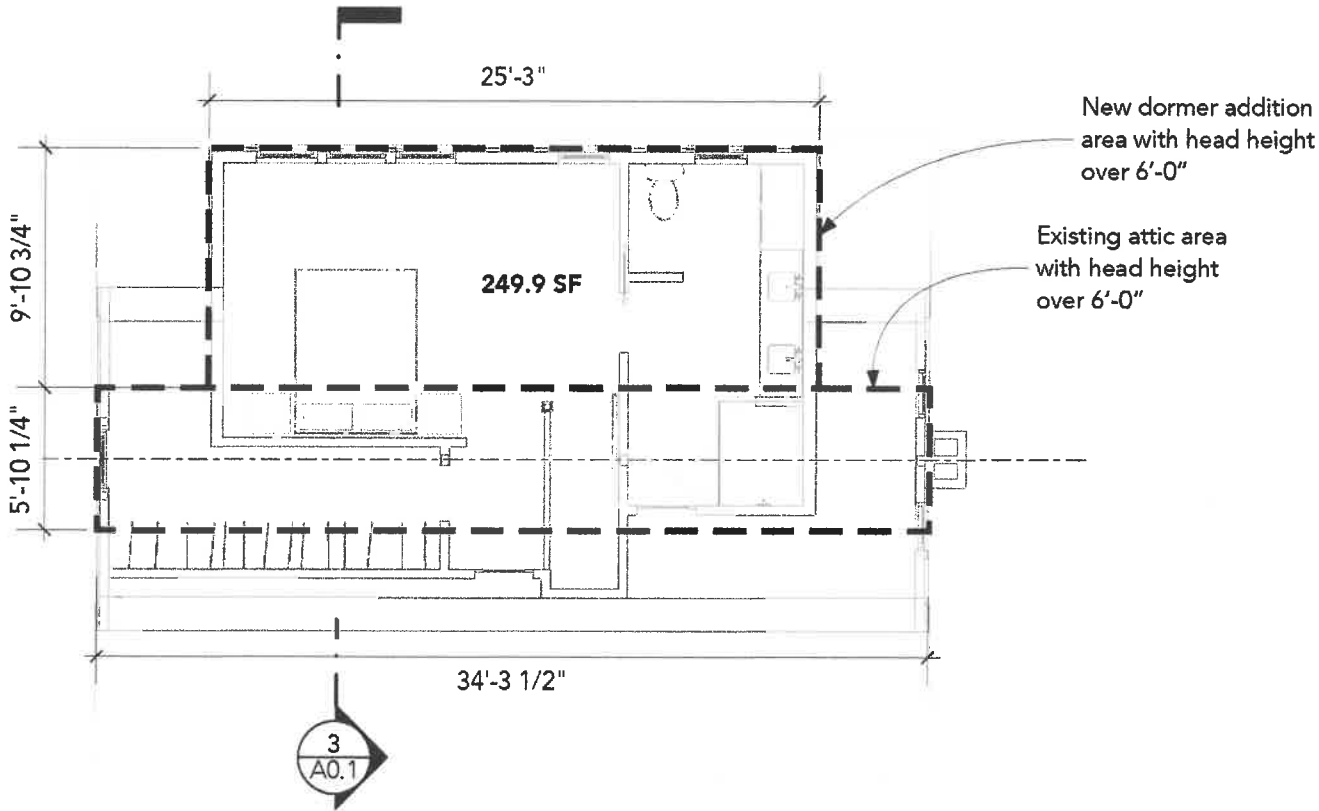
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Existing Gross Floor Area Calculations

- See A10 for diagrams
- Per Vineyard Engineering Basement Floor Calculation, Basement counts as a story, and therefore will contribute to GFA
- Existing Basement $755.3 + 132.1 = 887.4$ SF
- Existing 1st Floor $871.0 + 166.8 = 1,037.8$ SF
- Existing 2nd Floor 875.2 SF
- Existing Attic 200.7 SF
- Total Existing Gross Floor Area $887.4 + 1,037.8 + 875.2 + 200.7 = 3,001.1$ SF
- SF calculated based on measurements to exterior face of exterior walls

Proposed Gross Floor Area Calculations

- Total Existing Gross Floor Area 3,001.1 SF
- 30% Calculation: $3,001.1 \times .3 = 900.3$ SF
- Maximum additional Gross Floor Area allowable without a special permit approval under 1.5.4.C.2 is 900.3 SF
- Gross Floor Area of proposed addition 249.9 SF
- No changes to existing structure GFA
- $249.9 \text{ SF} < 900.3 \text{ SF}$, therefore the size of the proposed addition is less than the 30% maximum additional GFA allowable under 1.5.4.C.2.
- SF calculated based on measurements to exterior face of exterior walls, with a face of siding extending beyond face of framing by approximately 1 1/2", typical



1 GFA Diagram - Proposed Attic
Scale: 1/8" = 1'-0"