



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

May 11, 2023

Alina Ainbinder
505 Belmont Street
Belmont, MA 02478

RE: Denial to construct 3.5 story dormers

Dear Ms. Ainbinder,

The Office of Community Development is in receipt of your building permit application for your proposal to construct dormers at 505 Belmont 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, Section 1.5.4 A allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals. §4.2 of the Zoning By-Law Dimensional Regulations requires a minimum building height of two and a half (2-1/2) stories and requires a minimum side setback of 10.0'.

1. The proposed changes to the structure are allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (58.95% of the foundation walls are below grade) and is considered a story. The proposed dormers would be located at a three and a half (3-1/2) story level.
3. The existing left side setback is 6.1' and the proposed left side setback is 6.2'.

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 (3) 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 **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or gdistler@belmont-ma.gov in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 5/25/2023

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 505 Belmont 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 _____

two shed dormers in the attic and a
second floor addition on the left side.

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

Signature of Petitioner

Print Name

Alina Aimbinder

Address

505 Belmont St.
Belmont MA 02478

Daytime Telephone Number

585-743-7748

Belmont Special Permit Application Statement
505 Belmont Street

Alina Ainbinder and Igor Klempf of 505 Belmont Street seek three special permits to alter an existing non-conforming structure in the GR district. The proposed alterations maintain existing non-conforming conditions including story count and left side setback. The proposed alterations involves removing a gable dormer on the right side and replacing it with a new shed dormer, adding a shed dormer on the left side, and increasing the height of the left entry structure to accommodate the new attic stair.

Alina and Igor have lived in Belmont for several years with their three young children. Their goal for this project is to build up the attic to provide each of their children with their own bedroom.

The proposed dormers are 14' long and 19.5' long (significantly less than the 34' allowable length), and align with the existing roof peak at 30.8' (below the allowed 33'). The dormers increase the gross SF of the attic (>6'H) by 268 sf. The dormers are strategically located in the middle of the long roof structure so that they will have a minimal presence as seen from the street. The basement is 58.95% below grade and therefore considered a story, triggering a need for the special permit for story count to make these changes to the existing attic space. This is actually only an inch shy of the threshold for a cellar, so it is arguably a de-minimus condition in terms of story count. Furthermore, the lower grade is at the back of the house.

The proposed stair increases the gross SF of the second floor by 30 sf. This extra space is needed in order to build a stair that meets the building code requirements for head height. This proposed stair would be directly above the existing stair to the second floor, and the addition would align with the width of the entry structure below, maintaining the existing side setback of 6.1'. The proposed stair addition would only increase the height of an 8' long portion of the entry structure, and would still be 5' lower than the main roof.

The proposed alteration does not impact the footprint of the house.

Many of the two family homes on Belmont Street and the surrounding neighborhood already have dormers similar to what is proposed. Therefore, 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.

Zoning Compliance Check List

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

Property Address: 503-505 BELMONT STREET

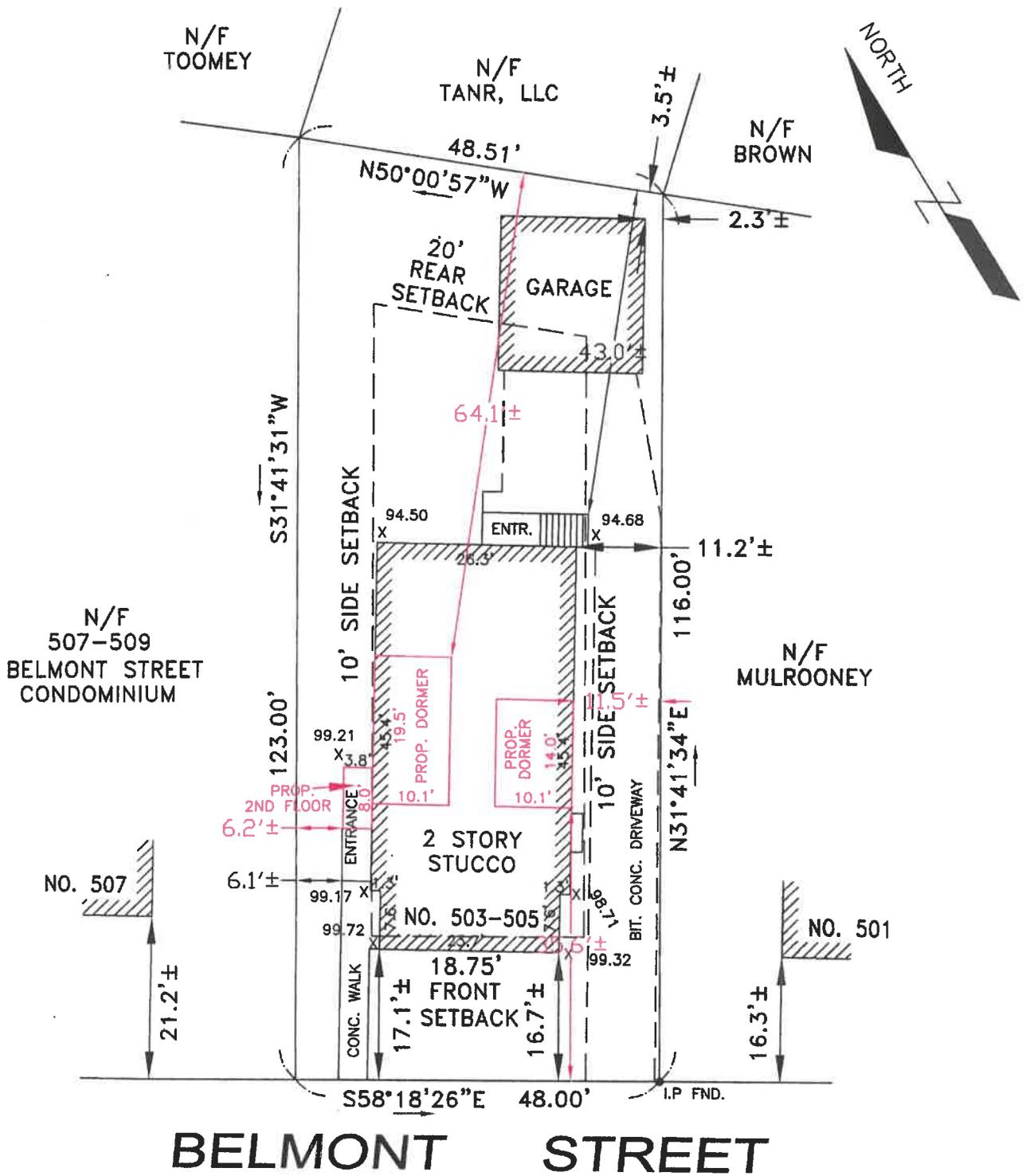
Surveyor Signature and Stamp: _____ Date: _____

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 S.F.		5,736 S.F.		5,736 S.F.	
Lot Frontage (feet)		50'		48'		48'	
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.		2,868 S.F.		2,868 S.F.	
Lot Coverage (% of lot)		30%		31.7%		31.7%	
Open Space (% of lot)		40%		48.5%		48.5%	
Setbacks: (feet)	➤ Front ^(a)	20'		16.7'		35.6'	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	6.1'	11.2'	6.2'	11.5'
	➤ Rear	20'		43.0'		64.1'	
Building Height:	➤ Feet	33'		30.8'		30.8'	
	➤ Stories	2.5		2.0		2.5	
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)		/			/		

- (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.

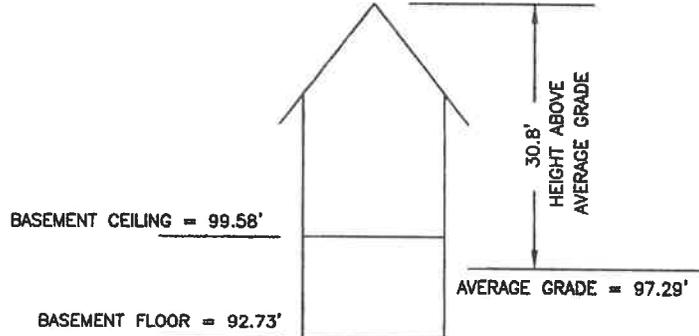
SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated


 Douglas E. Johnston
 Registered Professional Land Surveyor
 No. 47478
 Commonwealth of Massachusetts
 2/24/23



BELMONT STREET

LOT AREA = 5,736 S.F.±
 EXISTING BUILDING = 1,431 S.F.±
 EXISTING GARAGE = 388 S.F.±
 EXISTING PAVEMENT + WALK = 1,130 S.F.±
 PROPOSED ADDITION = 650 S.F.±
 EXISTING LOT COVERAGE = 31.7%
 PROPOSED LOT COVERAGE = 31.7%
 EXISTING OPEN SPACE = 48.5%
 PROPOSED OPEN SPACE = 48.5%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 75011, PAGE 170.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 282, PAGE 44.
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. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK=21.2+16.3=37.5;
37.5/2=18.75: FRONT SETBACK=18.75'.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
BELMONT, MA

SCALE: 1" = 20' FEBRUARY 10, 2023

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 503-505 BELMONT ST BELMONT.dwg


Douglas L. Johnston
 PROFESSIONAL LAND SURVEYOR DATE **2-24-23**

BELMONT, MA

SEG "A"

26.3
x 6.85

180.16
TOTAL
FACE OF
WALL

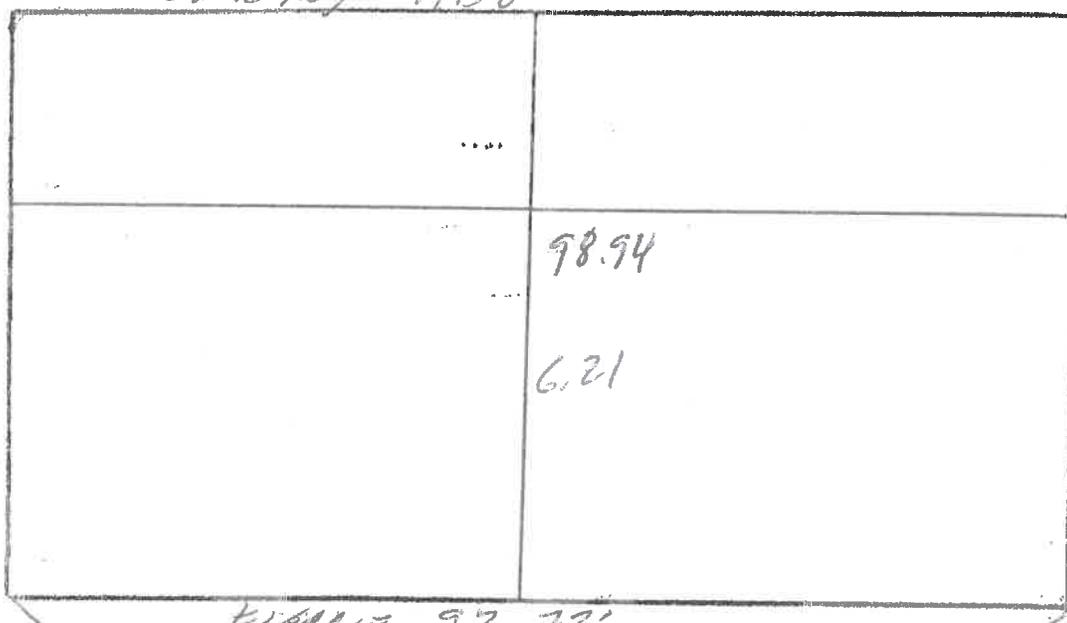
CEILING = 99.58'

26.3
16.21

13.32
BELOW
GRADE

13.32
20.16

= .6615



90.15%
BELOW grade

SEG "B"

45.4
x 6.85

310.59
TOTAL
FACE OF
WALL

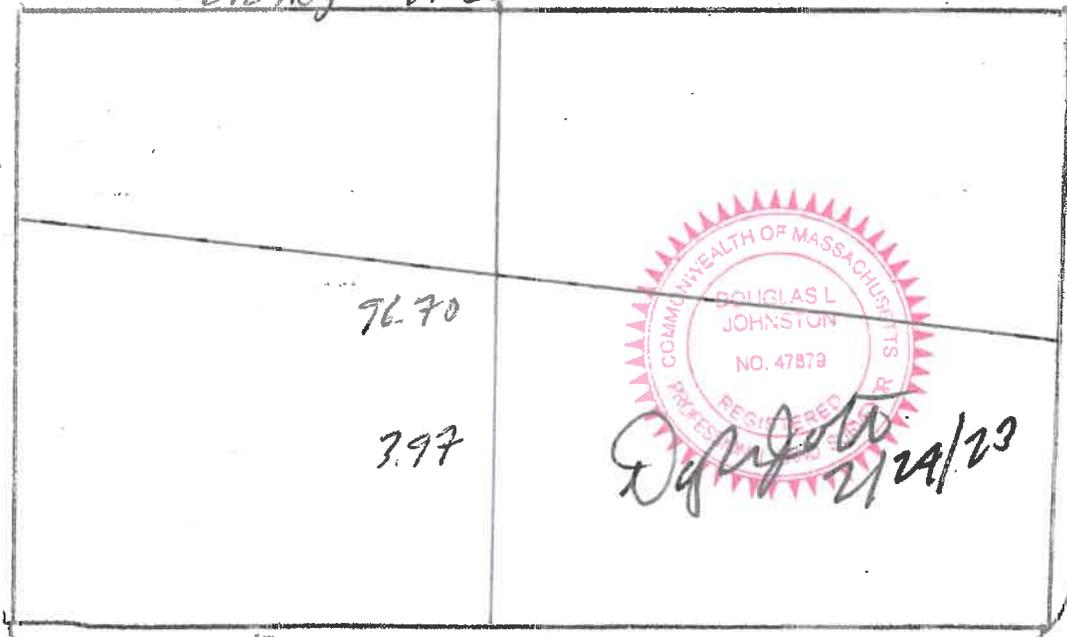
CEILING = 99.58'

15.4
x 3.97

180.29
BELOW
GRADE

80.24
10.99

= .5795



57.95%
BELOW grade



BEUMONT, MA

$99.72 + 99.32 = 199.04 / 2 = 99.52$	$\times 23.7 =$	$2,358.62$
$99.32 + 98.71 = 198.03 / 2 = 99.02$	$\times 7.6 =$	752.95
$99.71 + 94.68 = 194.39 / 2 = 97.19$	$\times 45.9 =$	$4,440.92$
$94.68 + 94.50 = 189.18 / 2 = 94.59$	$\times 26.2 =$	$2,478.25$
$94.50 + 89.21 = 183.71 / 2 = 91.86$	$\times 29.9 =$	$2,746.61$
$89.21 + 99.17 = 188.38 / 2 = 94.17$	$\times 14.8 =$	$1,393.71$
$99.17 + 99.72 = 198.89 / 2 = 99.44$	$\times 7.5 =$	745.80
	<u>154.80</u>	<u>15,060.66</u>

$15060.66 / 154.80 = 97.29$

AVG grade = 97.29



D. Johnston
2-24-23

DJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

503-505 Belmont Street
Belmont, MA 02478

There are four segments of foundation walls. They are 6.85' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	26.3'	180.16 S.F.	163.32 S.F.
B	45.4'	310.99 S.F.	180.24 S.F.
C	26.3'	180.16 S.F.	48.92 S.F.
D	45.4'	310.99 S.F.	186.59 S.F.

TOTALS 982.30 S.F. 579.07 S.F.

$579.07/982.30 = .5895$

The foundation walls are 58.95% below grade.

Douglas L. Johnston
2/24/23
Douglas L. Johnston, PLS
NO. 47879
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR

BELMONT

SEG "C"

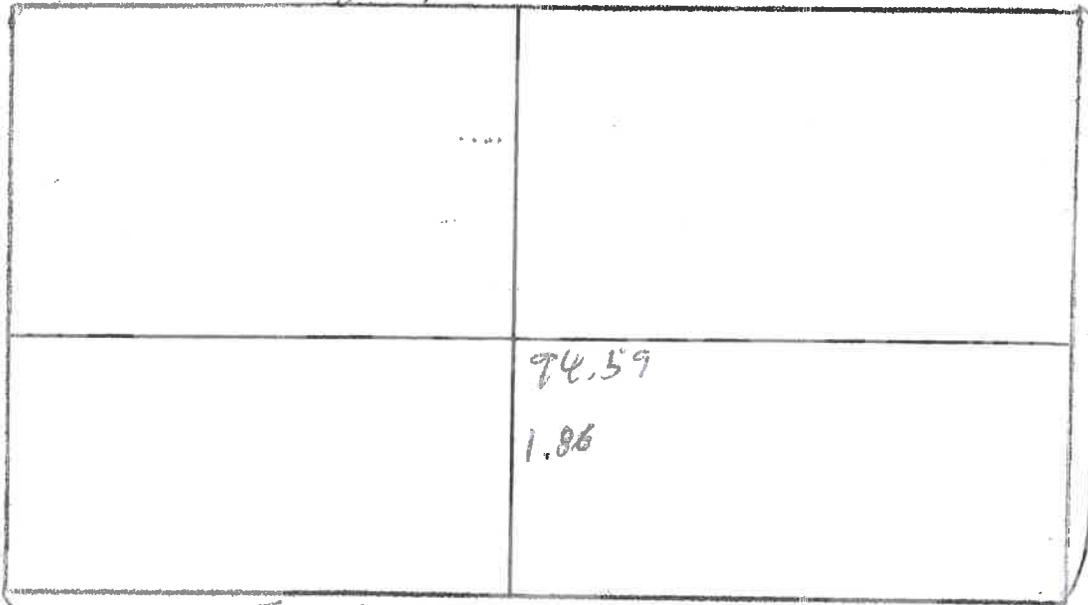
26.3
x 6.85
180.16
TOTAL FACE OF WALL

26.3
x 1.80
47.14
BELOW GRADE

94.68
47.14 = .2715
20.18

27.15%
BELOW GRADE

CHURNS = 99.58



6.85
94.50

FLOOR = 92.73
26.3

SEG "D"

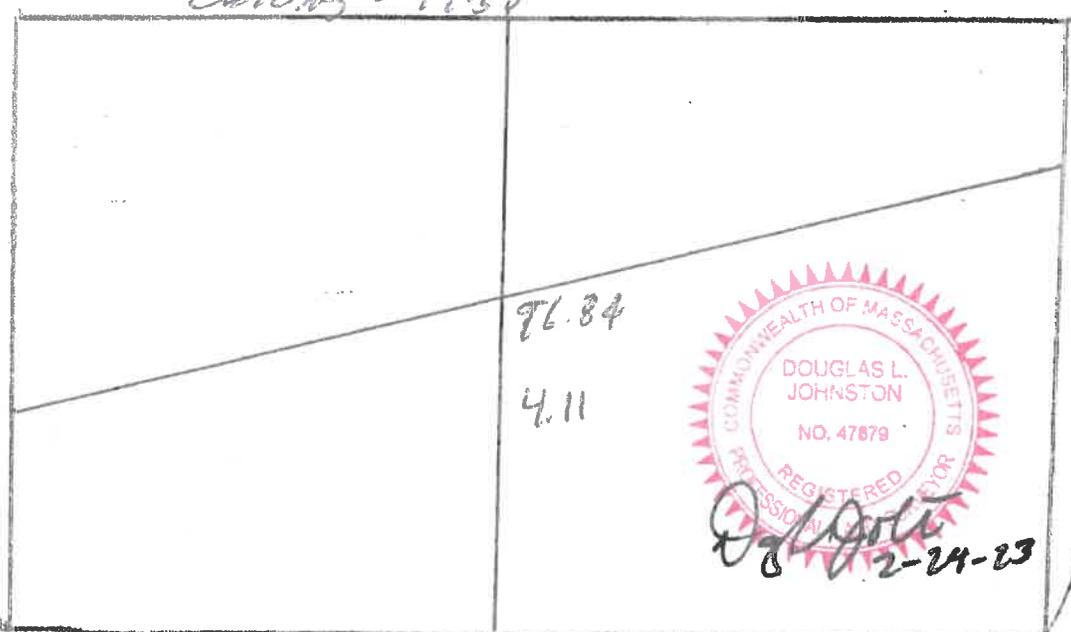
25.9
x 6.85
316.99
TOTAL FACE OF WALL

5.9
x 1.1
6.49
BELOW GRADE

94.50
6.49 = .0688
1.59

60.00%
BELOW GRADE

CHURNS = 99.58



99.17
6.85

FLOOR = 92.73
45.9



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 EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.
10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND 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. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION AND EXTERIOR WALLS TO BE 2X6 CONSTRUCTION, UNLESS NOTED OTHERWISE.
15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.
16. 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, ROOF INSULATION TO BE CLASS II VAPOR PERMEANCE TO MEET CODE. 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.
17. ALL MATERIALS, SYSTEMS AND ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND WITH MANUFACTURER SPECIFICATIONS.

DESIGN DEVELOPMENT

JANUARY 27, 2023

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 AND 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

PROPOSED SECOND FLOOR GROSS SF = 30 SF
PROPOSED ATTIC GROSS SF (>6'H) = 268 SF

NEW GROSS SF = 298 SF

298 SF < 300 SF THEREFORE NO PB APPROVAL
NEEDED

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 NEW SECOND FLOOR PLAN
- A6 EXISTING ATTIC PLAN
- A7 NEW ATTIC PLAN
- A8 NEW ATTIC CALCS
- A9 EXISTING ROOF PLAN
- A10 NEW ROOF PLAN
- A11 EXISTING ELEVATIONS
- A12 NEW ELEVATIONS

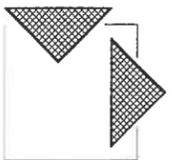
LIGHTING LEGEND

-  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
-  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:
1/6/23	SCHEMATIC DESIGN
1/27/23	DESIGN DEVELOPMENT

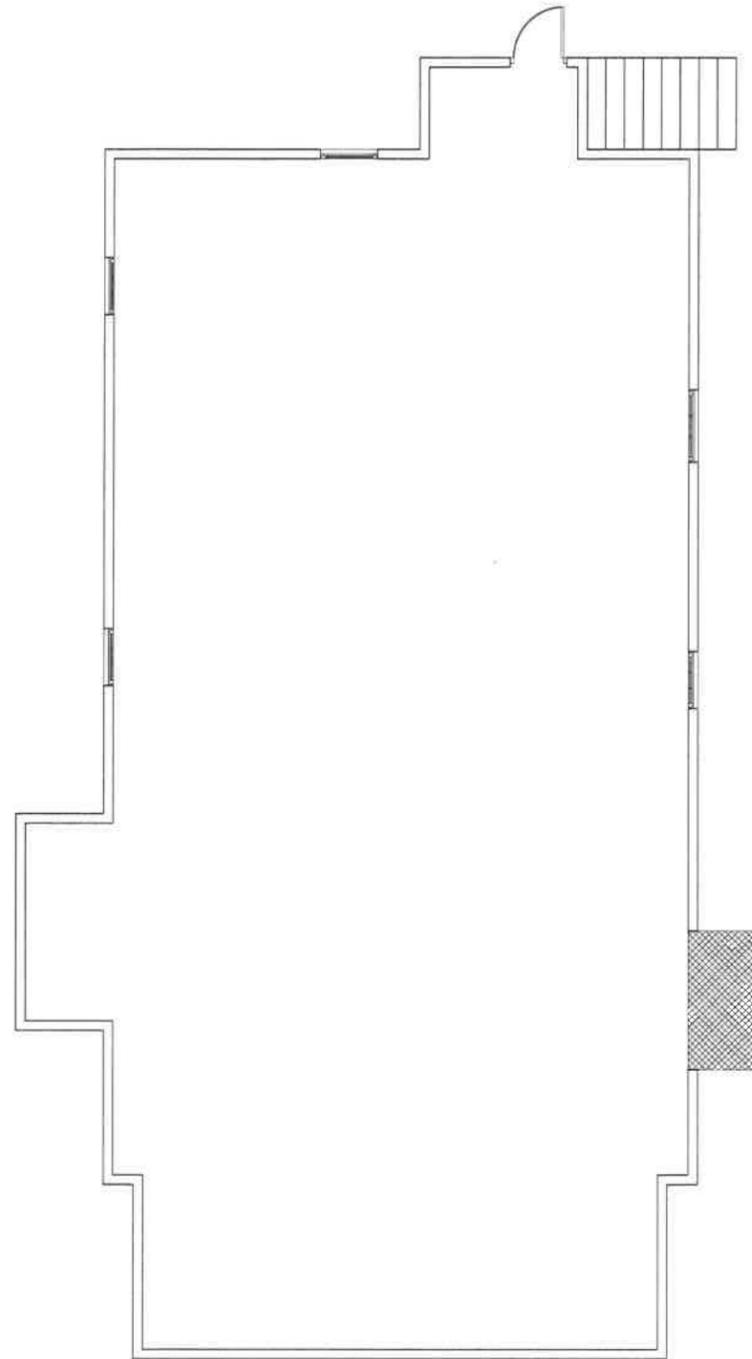


AINBINDER RESIDENCE
505 BELMONT STREET
BELMONT MA 02478

COVER SHEET

Sheet
Number:

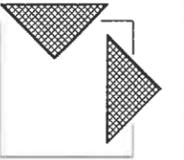
A1



1 PLAN
SCALE: 1/8" = 1'



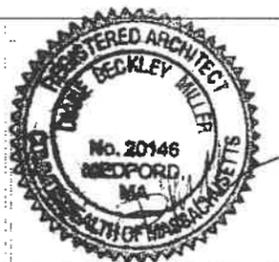
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

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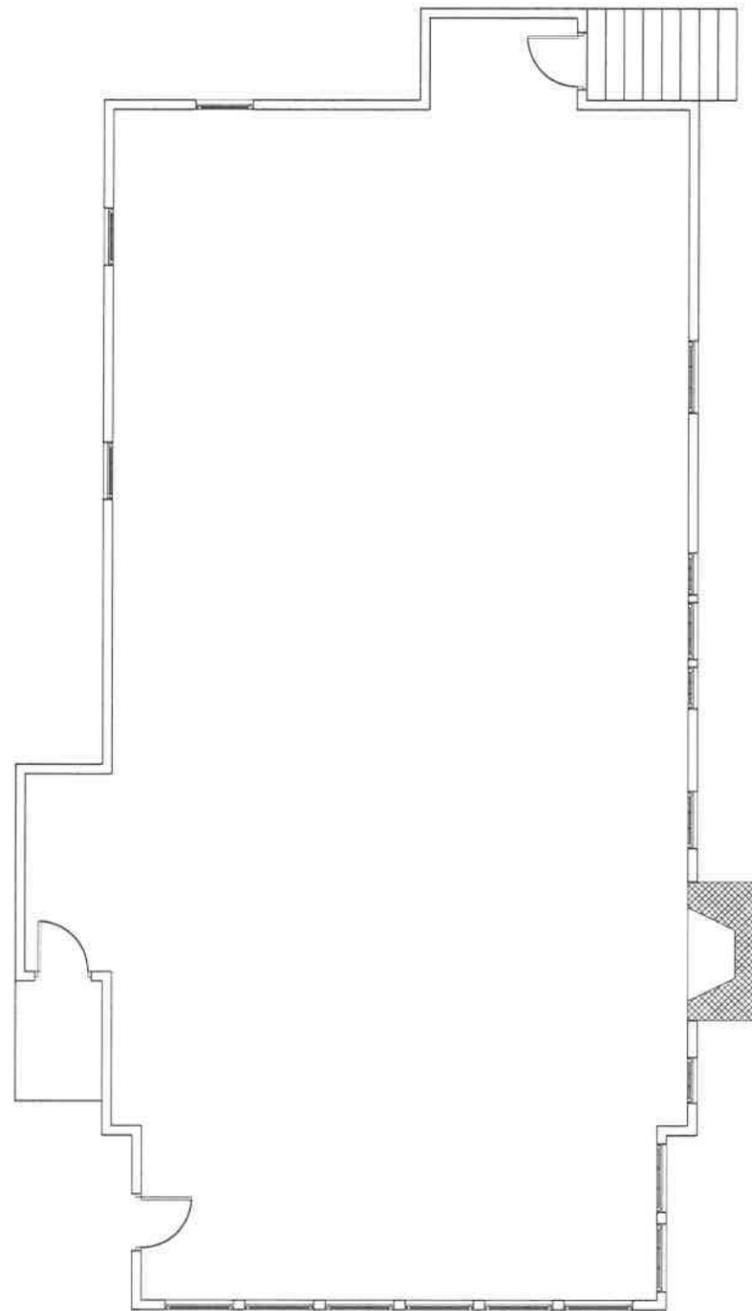


AINBINDER RESIDENCE
505 BELMONT STREET
BELMONT MA 02478

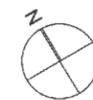
EXISTING
BASEMENT

Sheet
Number:

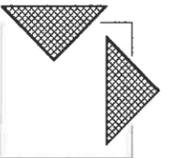
A2



1 PLAN
SCALE: 1/8" = 1'



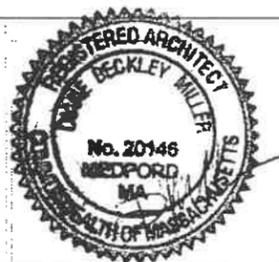
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
1/6/23	SCHEMATIC DESIGN
1/27/23	DESIGN DEVELOPMENT



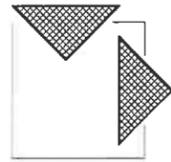
AINBINDER RESIDENCE
505 BELMONT STREET
BELMONT MA 02478

EXISTING
FIRST FLOOR

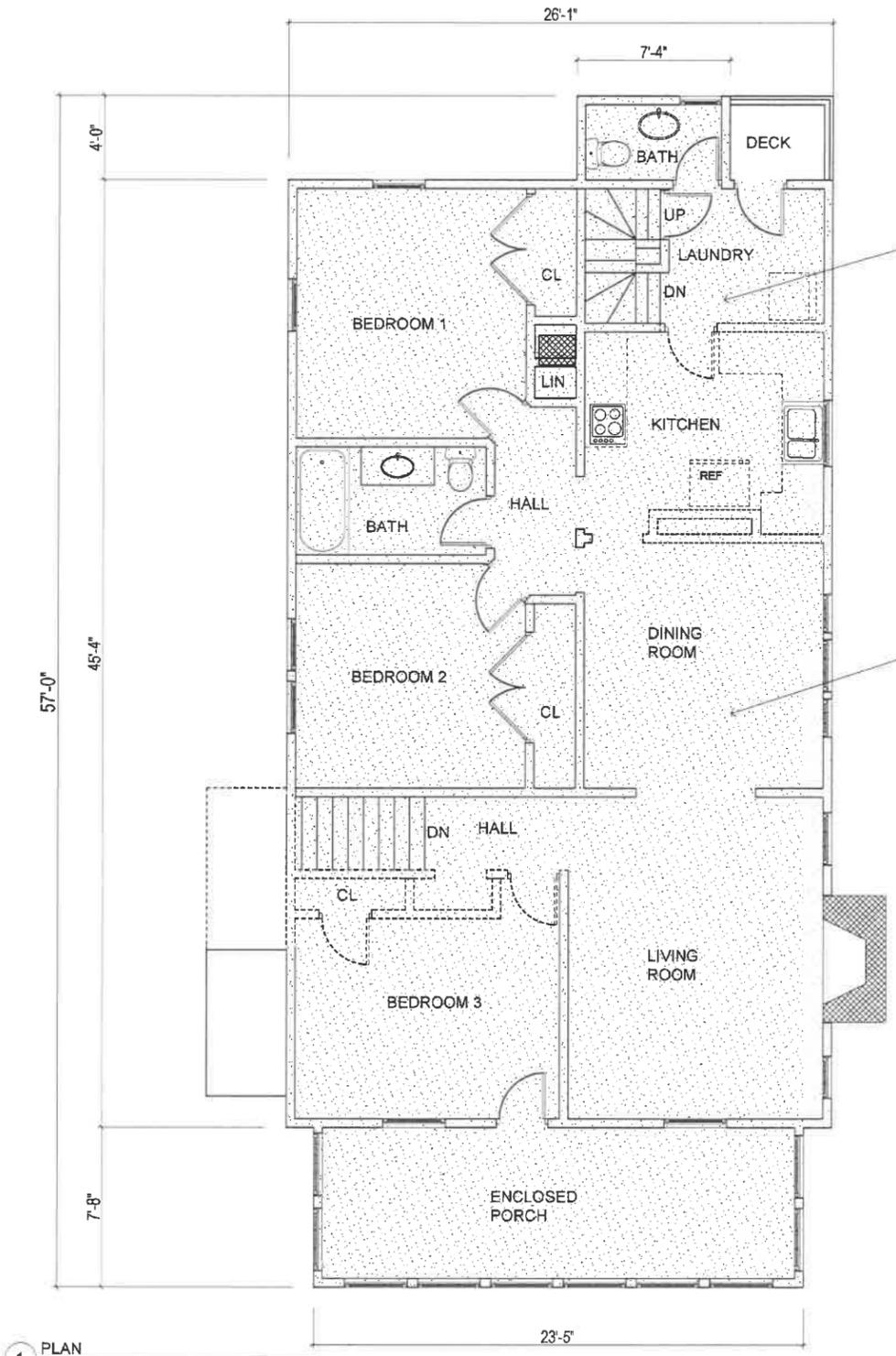
Sheet
Number:

A3

**MILLER
DESIGN LLC**



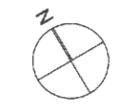
80 CLARK STREET
BELMONT, MA 02478



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

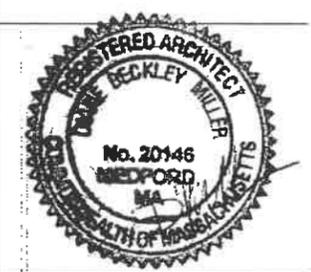
TONE INDICATES GROSS FLOOR AREA
1,391 sq ft

1 PLAN
SCALE: 1/8" = 1'



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

Date:	Issued for:
1/6/23	SCHEMATIC DESIGN
1/27/23	DESIGN DEVELOPMENT



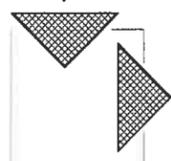
AINBINDER RESIDENCE
505 BELMONT STREET
BELMONT MA 02478

**EXISTING
SECOND FLOOR**

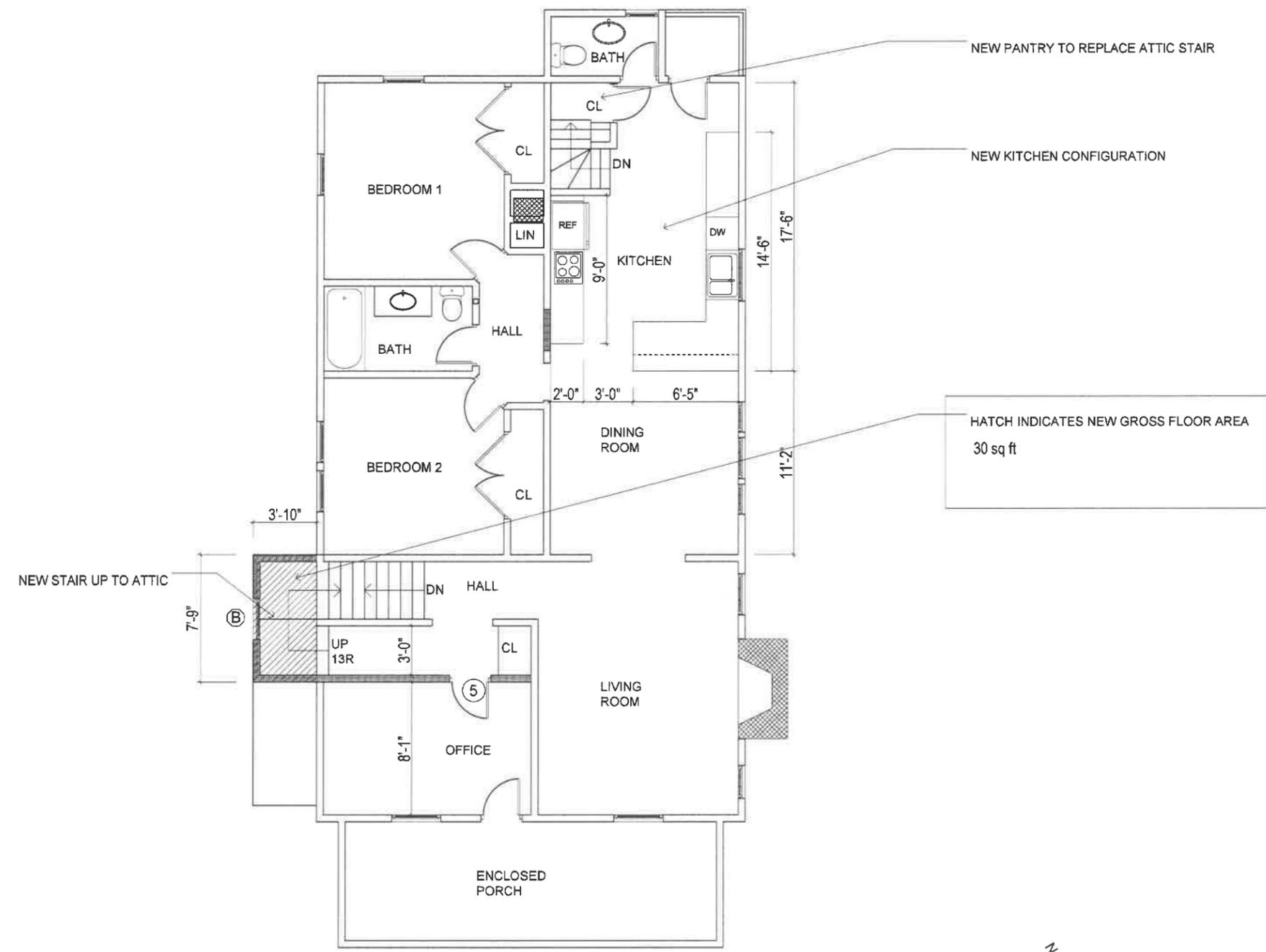
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A4

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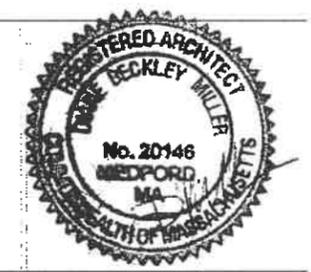


80 CLARK STREET
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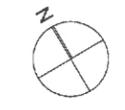
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505 BELMONT STREET
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**NEW
SECOND FLOOR**

Sheet
Number:

A5

1 PLAN
SCALE: 1/8" = 1'



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 = 1391 SF
 60% OF 1391 = 834.6 SF MAX
 ACTUAL: 404 SF, CONFORMING (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 166'-2" LF

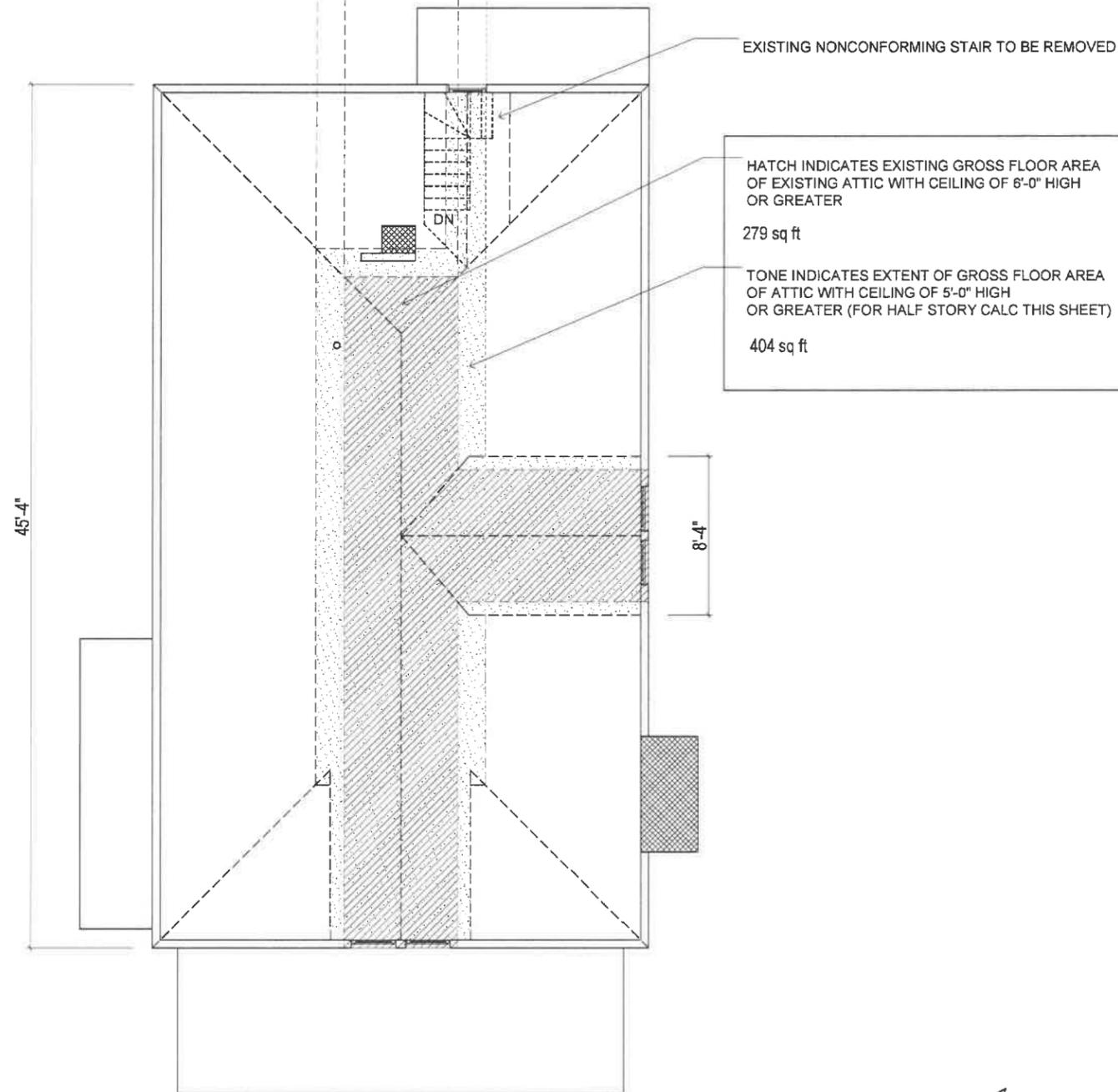
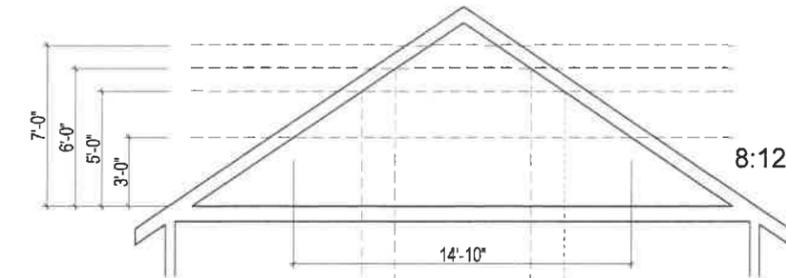
ALLOWABLE: MAX 83'-1" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 166'-2" PERIMETER).

ACTUAL: 14'-10" + 14'-10" + 8'-4" = 38'-0", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 34'-0" MAX PER ROOF SIDE (75% OF 45'-4")

ACTUAL: 8'-4", CONFORMING



EXISTING NONCONFORMING STAIR TO BE REMOVED

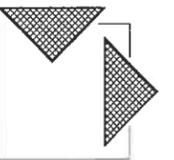
HATCH INDICATES EXISTING GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER
 279 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC THIS SHEET)
 404 sq ft

1 PLAN
 SCALE: 1/8" = 1'



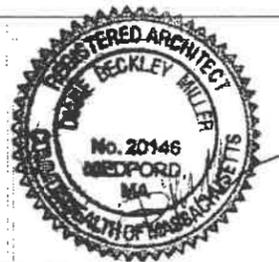
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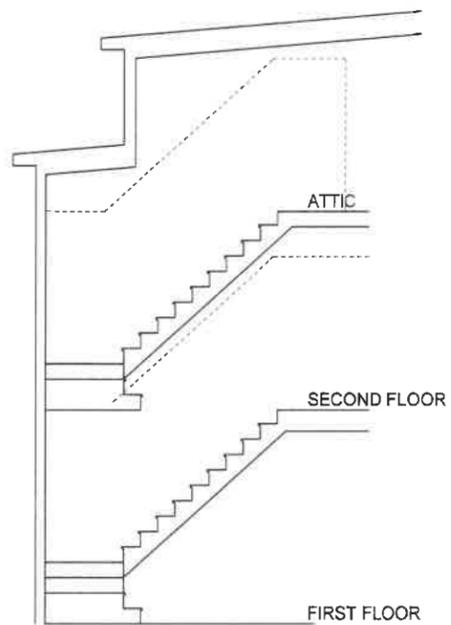
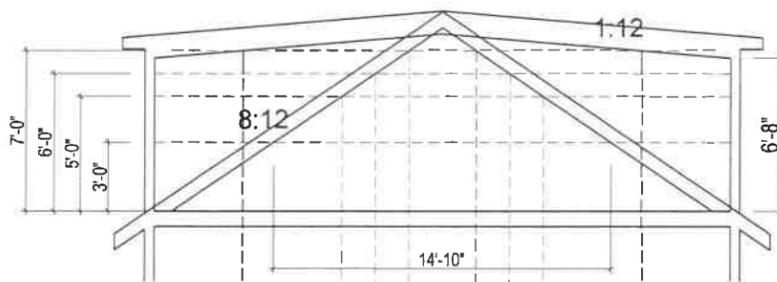


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EXISTING
 ATTIC

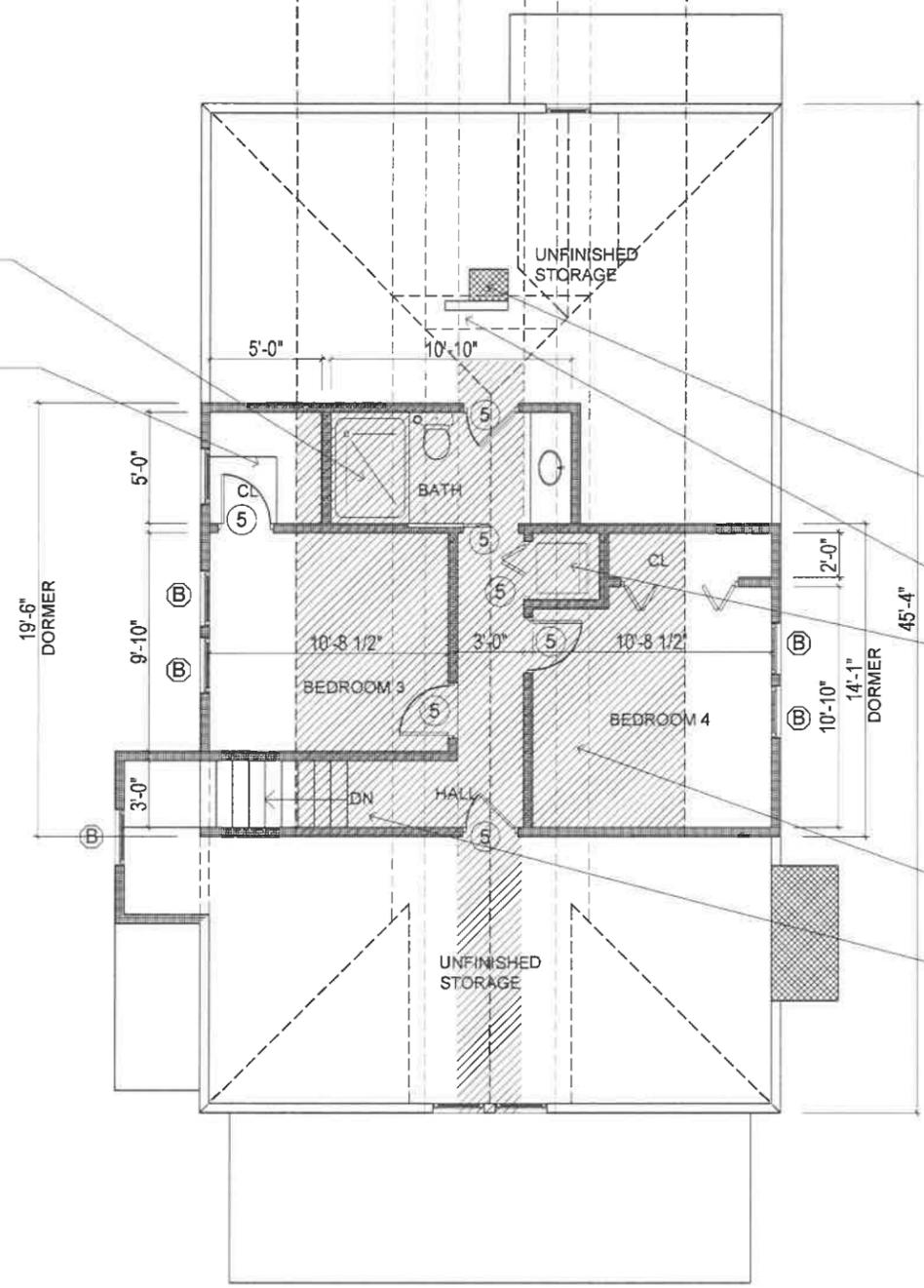
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A6



NEW BATH: 3'-6" X 5'-0" TILE SHOWER WITH SHAMPOO NICHE, GLASS ENCLOSURE, GRANITE CURB; TOILET; 5' VANITY WITH MIRROR ABOVE; TILE FLOOR; MECH VENT PER CODE

CLOSETS WITH HANGING BARS WITH SHELVES ABOVE, TYP UNO



EXISTING CHIMNEY TO REMAIN

EXISTING ELECTRICAL SUB PANEL

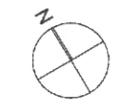
3' X 3' LAUNDRY CLOSET WITH STACKABLE WASHER / DRYER - VENT PER CODE

NOTE: SEE SHEET A8 FOR ATTIC AREA CALCS

HATCH INDICATES PORTION OF FLOOR AREA WITH CEILING HEIGHT OF 7'-0" OR GREATER

NEW 3' WIDE ATTIC STAIR - SEE SECTION THIS SHEET

1 PLAN
SCALE: 1/8" = 1'

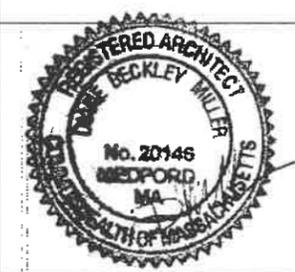


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NEW ATTIC FLOOR PLAN

Sheet Number:

A7

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 = 1391 SF
 60% OF 1391 = 834.6 SF MAX
 ACTUAL: 620 SF, CONFORMING (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 166'-2" LF

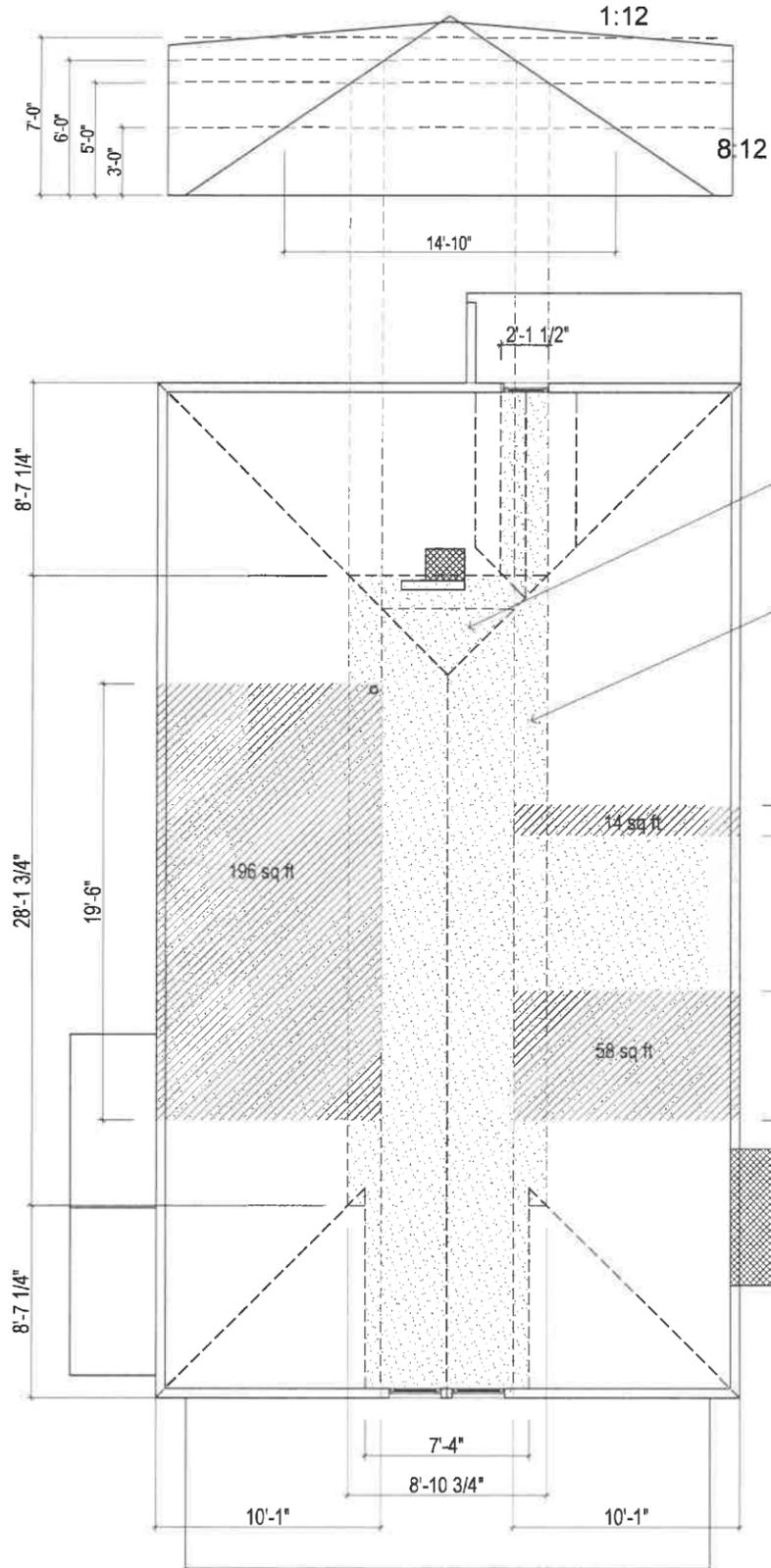
ALLOWABLE: MAX 83'-1" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 166'-2" PERIMETER).

ACTUAL: 14'-10" + 14'-10" + 19'-6" + 14'-1" = 63'-3", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 34'-0" MAX PER ROOF SIDE (75% OF 45'-4")

ACTUAL: 19'-6" AND 14'-1", CONFORMING

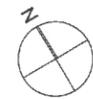


HATCH INDICATES NEW GROSS FLOOR AREA WITH CEILING OF 6'-0" HIGH OR GREATER - 196 + 14 + 58 = 268 sf

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC THIS SHEET)

620 sq ft

1 PLAN
 SCALE: 1/8" = 1'

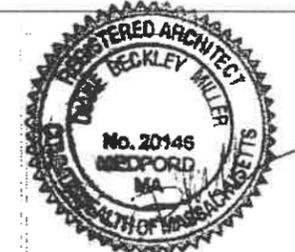


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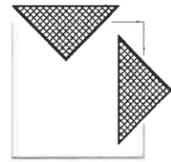
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NEW ATTIC CALCULATIONS

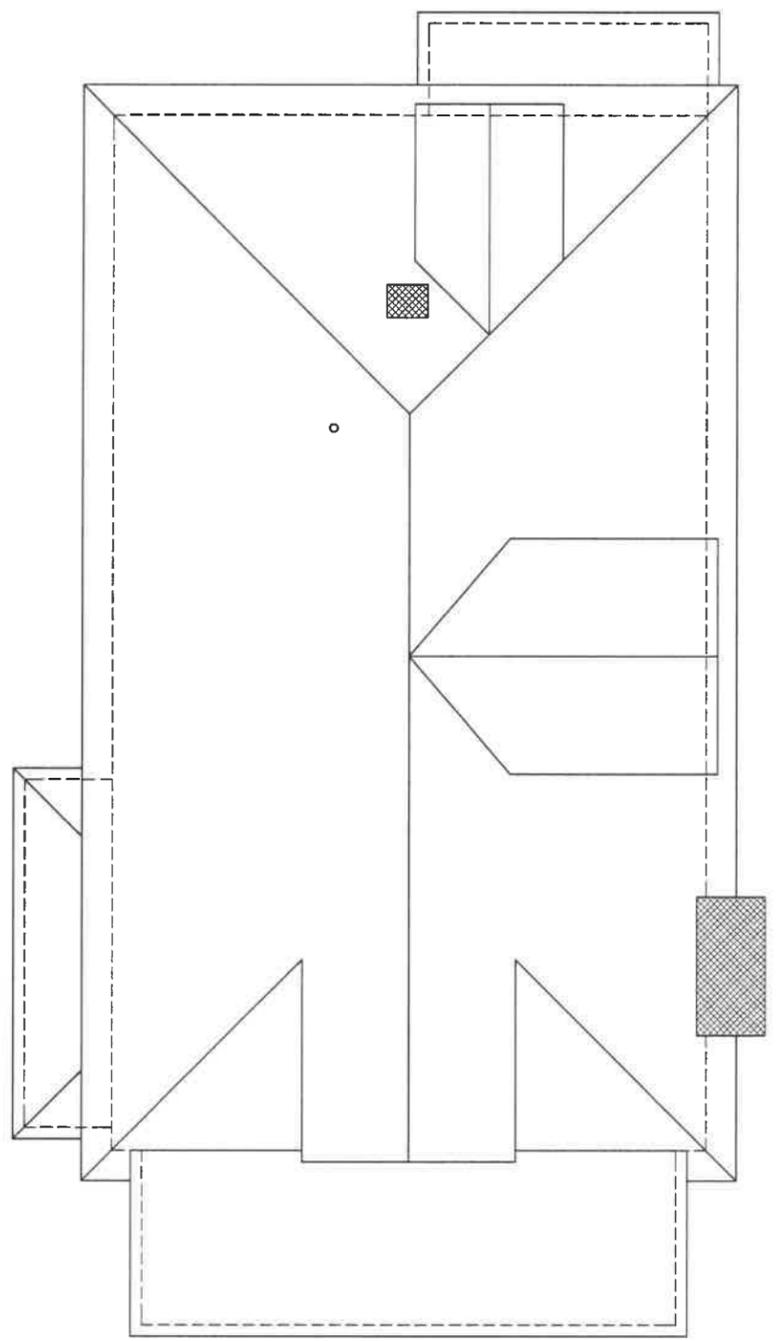
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A8

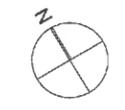
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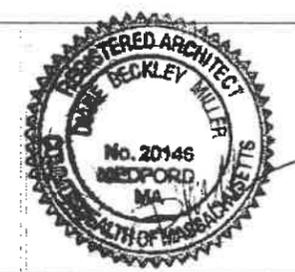


1 PLAN
SCALE: 1/8" = 1'



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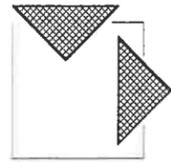
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**EXISTING
ROOF PLAN**

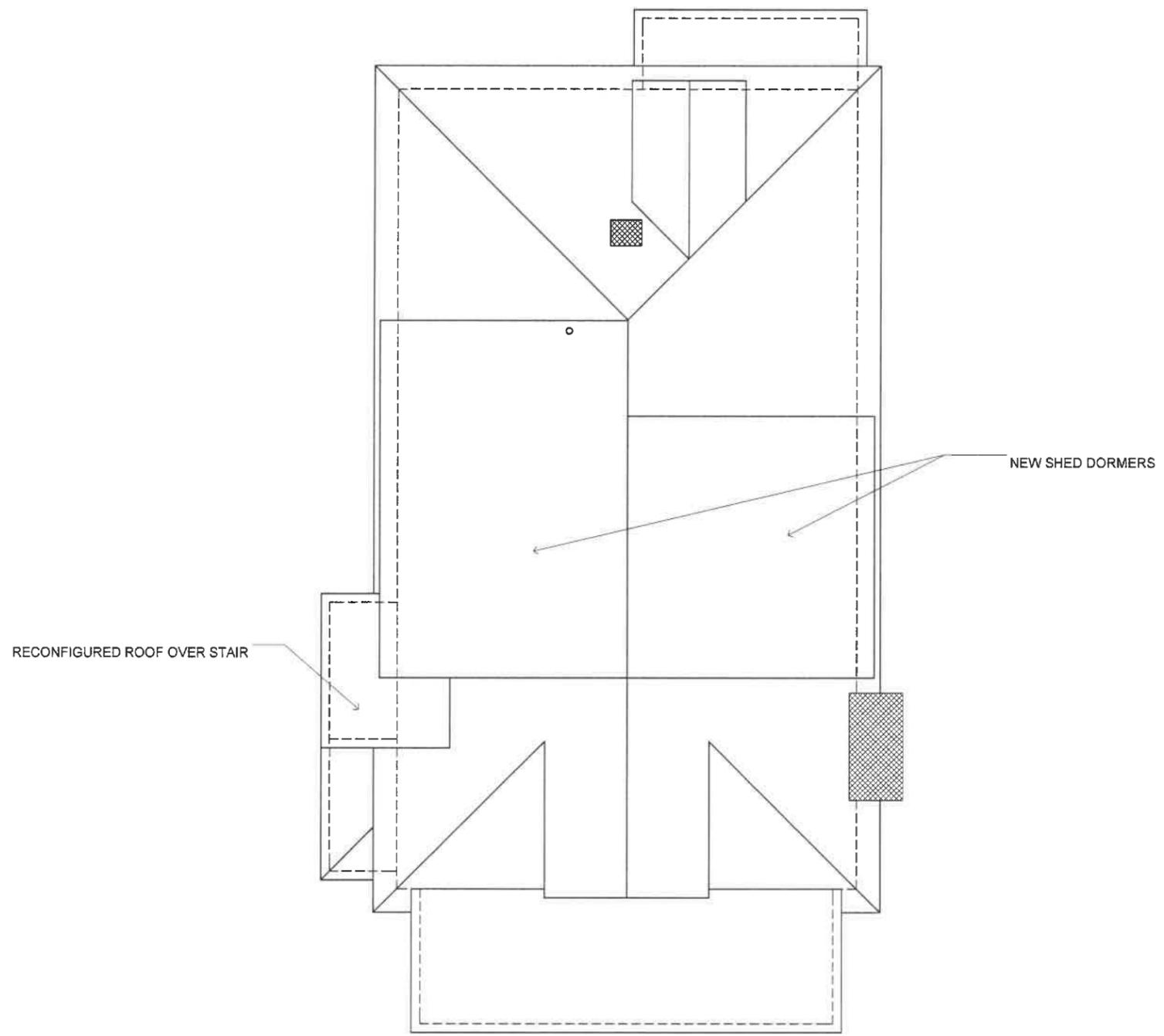
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A9

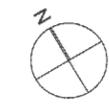
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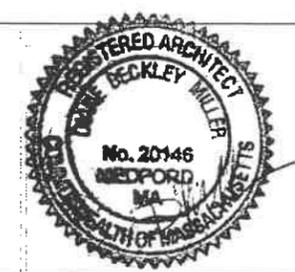


1 PLAN
SCALE: 1/8" = 1'



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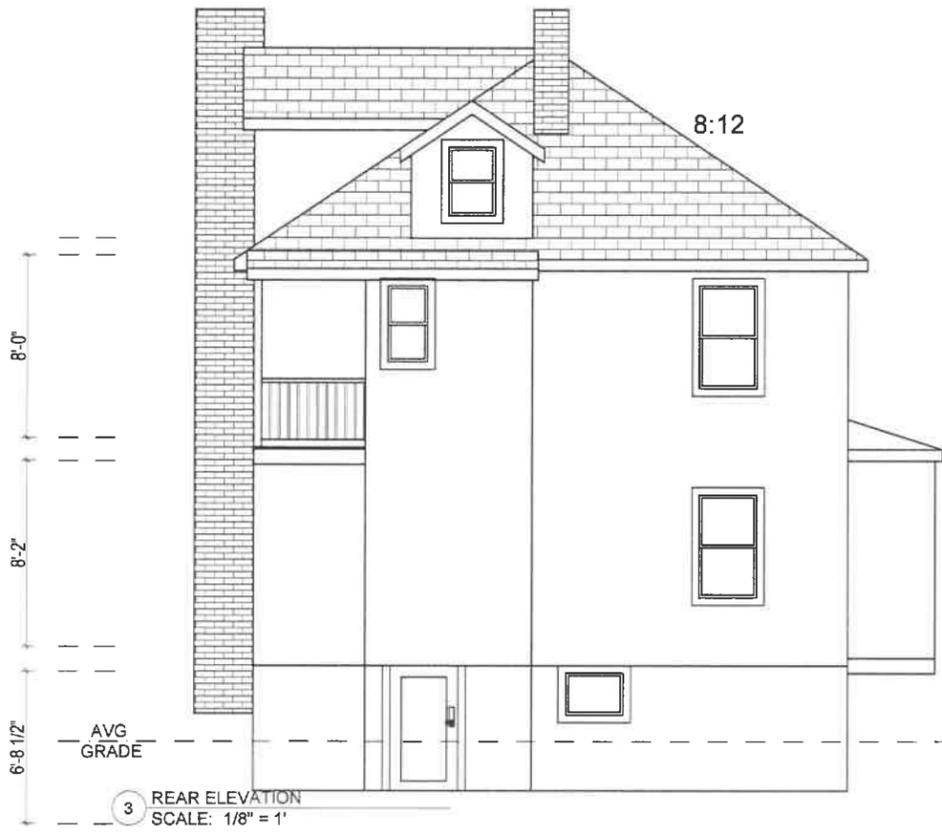


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**NEW
ROOF PLAN**

Sheet
Number:

A10

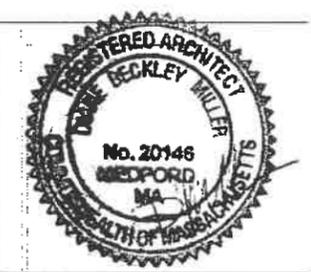


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**EXISTING
ELEVATIONS**

Sheet
Number:

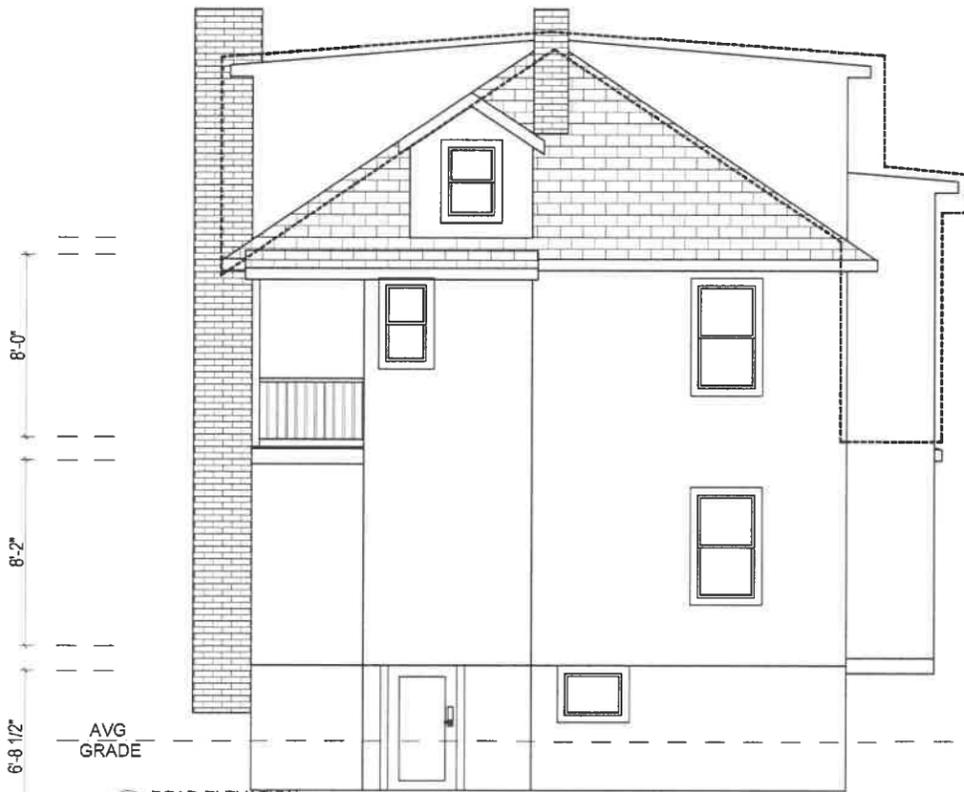
A11



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



2 SIDE ELEVATION
SCALE: 1/8" = 1'

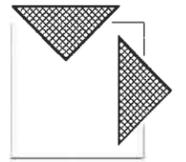


3 REAR ELEVATION
SCALE: 1/8" = 1'



4 SIDE ELEVATION
SCALE: 1/8" = 1'

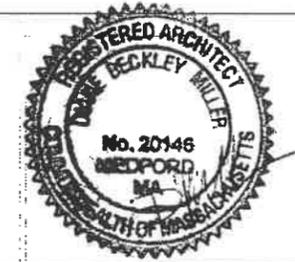
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NEW
ELEVATIONS

Sheet
Number:

A12