



Town Belmont
Historic District Commission
 Homer Municipal Building, 2nd Floor
 19 Moore Street
 Belmont, MA 02478

OFFICE USE
Case Number: HDC -

APPLICATION

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

- Appropriateness Non-Applicability Hardship

1. PRELIMINARY INFORMATION:

Address of Property: 543 PLEASANT ST
 Property Owner's Name: S.V. KUMAR & K.K. BANGER (SHEETAL & KAL)
 Address: 543 PLEASANT ST, BELMONT MA 02478
 Email: SVK1928@YAHOO.COM, KKB-28@YAHOO.COM Phone: 202-304-7536

Agent Name: _____
 Address: _____
 Email: _____ Phone: _____

I am the : Property Owner Agent
 Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)
 Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)

If applicable: Architect: N/A Contractor: N/A

2. BRIEF DESCRIPTION OF PROPOSED WORK:

REPLACING ERODED / DECAYED / BROKEN UNSAFE WINDOWS & DOOR
 TO SECURE PROPERTY & MEET SAFETY.

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: Subburd Sheetal Kumar
 B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: N/A Date: N/A

As Applicant/Agent, I make the following representations:

- The information supplied on and in this Application is accurate to the best of my knowledge;
- I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: Subburd Sheetal Kumar Date: 22/APRIL/22

* Incomplete applications and Insufficient documentation will not be accepted. *

Certificates of Appropriateness expire one (1) year from the date of issue

Approved August 10, 2021

Executive summary:

We are applying for a certificate of compliance to permit the homeowners to **replace dilapidated windows and basement door**. The renovation is critical in enabling the homeowners to meet IRC safety codes-"means of escape" and discouraging home intrusion/break-ins. The single-family home is easily accessible by foot from Clifton St and Pleasant St due to its open frontage and sides. Additionally, granting the certificates will help bring the property in line with the expected levels of upkeep associated with Pleasant St and the historic district.

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2. Proposal for work to be done
3. Material choices for replacement fixtures
4. Enclosed materials
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5. Appendices
 - a. Current photos and public views for 543 Pleasant St. Google Maps April 2022
 - b. Pictures of basement windows and basement door to be replaced.
 - c. International Residence Code (IRC) for Basement Windows
 - d. 3D design drawings as is
 - e. Option 1: Proposed enlargement and replacement of two side Basement Windows.
 - f. Option 2: Proposed enlargement and replacement of Three side Basement Windows.
 - g. Option 3: Proposed enlargement and replacement of Three side Basement Windows and one rear.
 - h. Window frame material and color choice

Background:

543-Pleasant Street is a single-family dwelling built in 1951 and is not of historical significance, which was confirmed by members of the HDC and Town Planning when they kindly visited the property in October 2021. Current photographs and views from the public highway for the property are shown in Appendix A. In addition, we have been in constant communication with HDC staff member Gabriel Distler who has kindly helped the homeowners follow the Belmont HDC guidelines¹.

The property requires significant repairs and renovations to halt further dilapidation. Moreover, the homeowners would like to begin by securing the home's integrity by replacing the degraded windows and rear door, which pose a security issue. Some of the problems with the basement windows and doors are; ill-fitting windows, crumbling woodwork, eroded hinges, torn screens, broken/eroded window grills, black fungus mold, and peeling paintwork. Please note that none of the basement doors or windows or the associated elements display any historical notations as seen in the Photographs (Appendix B).

The homeowners are trying to renovate with forward Planning per the suggestion of Town Planning, who visited on site. Thus, we have communicated with both Kevin Pickerick (Belmont Building Planning) and Captain Andrew Tobio (Belmont Fire department) concerning the basement windows/door. Both have reiterated the primary need when replacing these is to follow IRC code requirements for finished basements, that is, "any habitational space in the basement requires windows which must meet IRC code section R310, which requires for safety, the windows sill should be no more than 44 inches above the finished floor"², (Appendix C). The windows and basement doors are also security hazards in their current state that present a point of unwanted breaking into the property if left as-is.

Thus, the homeowners would like to meet compliance with the requested IRC for safety and security, which will naturally lend itself to the standard upkeep of homes on Pleasant St, and

¹ Phone communication in 2021 and more recently in April 2022

² https://codes.iccsafe.org/content/IRC2015P3/chapter-3-building-planning#IRC2015P3_Pt03_Ch03_SecR308

ask the HDC grant favor in the application for replacement and enlarging the side basement windows in line with IRC R310.2.2 "Window Sill Height" to be met for finished basements. Please note that for the enlarged windows, since the windows will remain above grade height, IRC R310.2.2 states there is no need for window wells³. Thereby not disturbing the outward appearance from the public highway.

³ Ibid

Proposal:

We ask members of the HDC to consider this application favorably to enable the homeowners to secure the property, meet safety codes and security for forward-planning/usage of the basement, and permit us to begin the property upkeep per the requirements of the HDC guidelines.

Requested Certification for Work to be done:

1. Request Certificate of Compliance

- a. Replace existing dilapidated basement windows with 3'x3' casement windows that meet all codes and security concerns. (Three design options are presented in Appendix D for HDC's consideration)*
 - i. **Option 1:** Remove two side basement windows facing 535 Pleasant St. These windows look out to neighbors' brick-built garage and impose no invasion into their privacy. The old windows are wooden awning type size, 1'7" x 3'. The replacement windows will be casement vinyl meeting IRC 310, measuring 3'x3'.*
 - ii. **Option 2:** As above, however, all three basement windows are removed and replaced with 3'x3' windows*
 - iii. **Option 3:** As option two, the additional rear basement window is also replaced with 3'x3' window.*
- b. Replace the rear door, which is not visible from Pleasant or Clifton St. (Two material designs are presented in the Appendix H for HDC's consideration)*

Materials for replacement fixtures

Windows-The existing windows installed throughout 543 Pleasant St are made from three material types i) painted aluminum, ii) vinyl, and iii) painted wood. The majority of the windows are vinyl storm windows. The exception is the front bay window. The dilapidated basement windows have wooden frames and standard single-plane glass. There appear to be no distinguishing historical features on the windows, as seen from the photographs. (Appendix B).

Working with a local window provider i) Berg- Stormlite, Belmont, ii) Bruce Badalaty- Pella, Woburn), and Anderson Windows certified fitter, both vendors and fitter pointed out the correct material and window type for the basement would be casement vinyl windows. When asked if a wooden frame window was an option, both indicated that wood is subject to degradation due to the lower proximity of basement windows and not the material of choice. Since vinyl windows are present on the front and side of the property, then vinyl frames would adhere to the HDC material choice guidelines⁴.

Rear Door - For the rear door, neither it nor any element present on or near the door displays historical features (See pictures in Appendix B). Additionally, since it is out of view from public viewpoints, the homeowners wonder if this falls under a Certificate of Non-compliance? However, per the HDC guideline, the homeowners are happy to seek a certificate of compliance and will aim to preserve the design panel, color-white. The door is made from wood, and since this is partly submerged below grade with a well, we ask the HDC to advise if they would consider alternative materials, such as steel and fiberglass, which is weather resistant. Examples are provided in Appendix H.

Paintwork: Per the HDC guidelines, the new door and window colors will reflect the colors of the fixtures removed, thus maintaining the current aesthetics.

Summarising paintwork- the existing color of the door and windows from the outside is white. New replacement fixtures will also be white. The back door can also be red to match the front door color.

Enclosed materials:

- Plot plan with elevation and cellar calculations
- 3D plans of property as is, side view of the property
- 3D plans with three proposed options for window replacement
- Drawings showing inside wall where basement windows will be fitted with dimensions
- Photos of windows and door as is, plus view out to nearest abutter

Thank you for your consideration!

⁴ Design Guidelines for Belmont Historic Districts, Page 28, Town of Belmont.

Appendix A: Current Photographs and views for 543 Pleasant St. Google Maps April 2022

Current Photographs

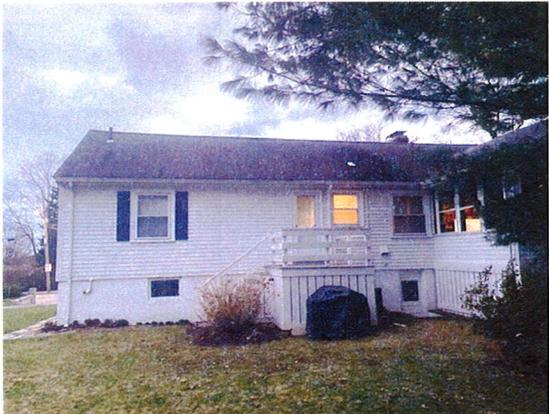
Front



Side



Rear



Street Views

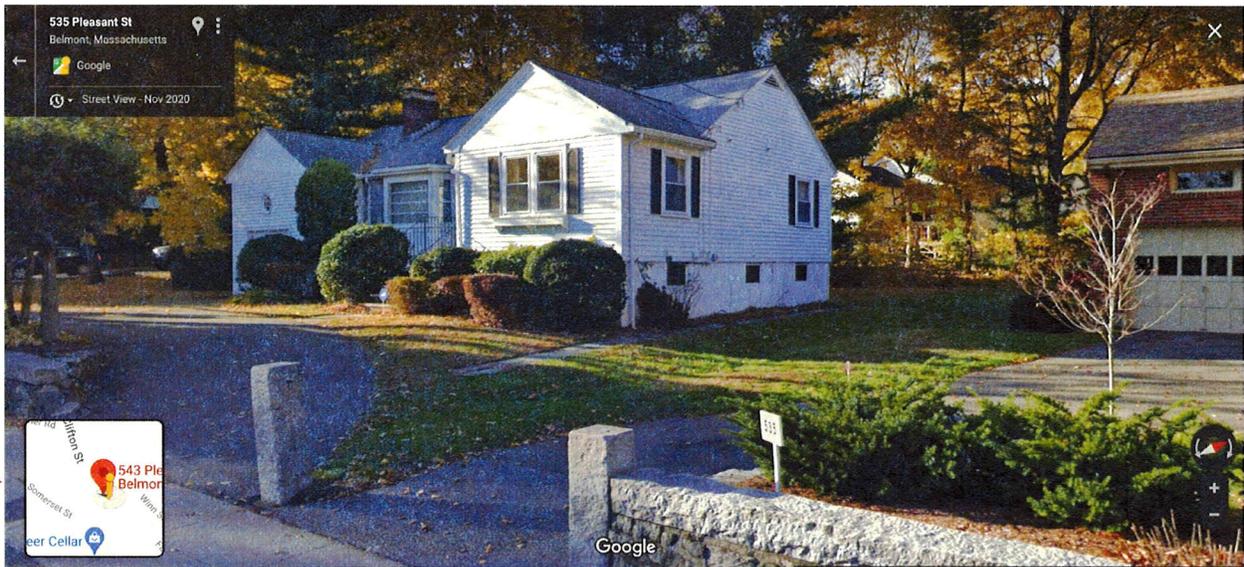


Figure a. View from Pleasant St.

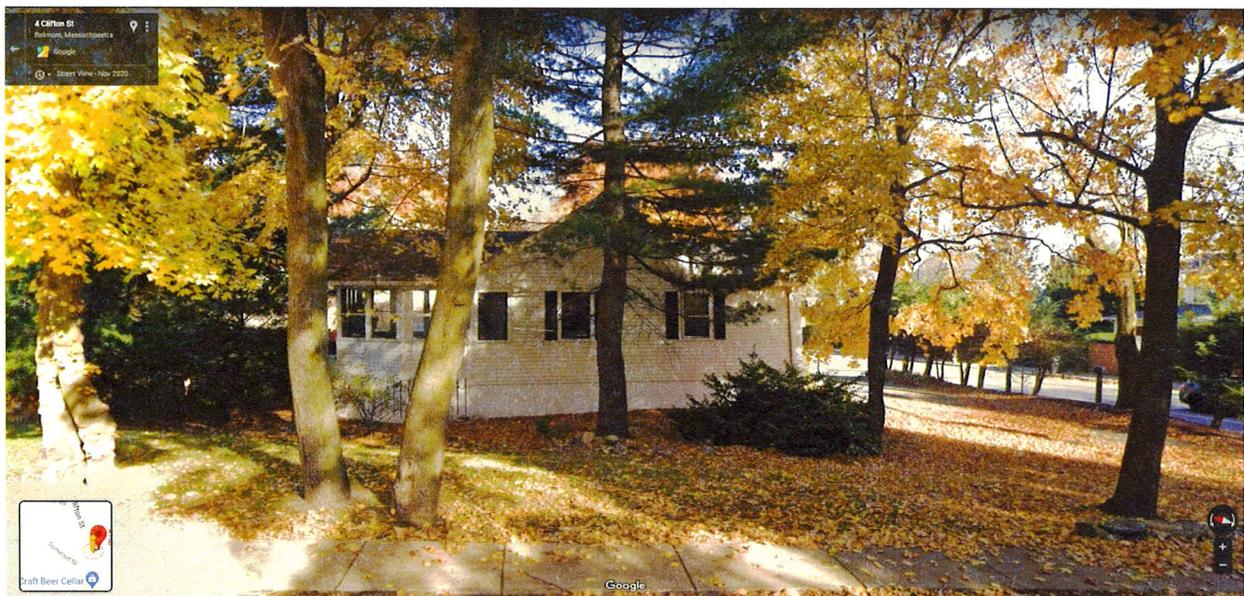


Figure b View from Clifton St. No basement windows this side.

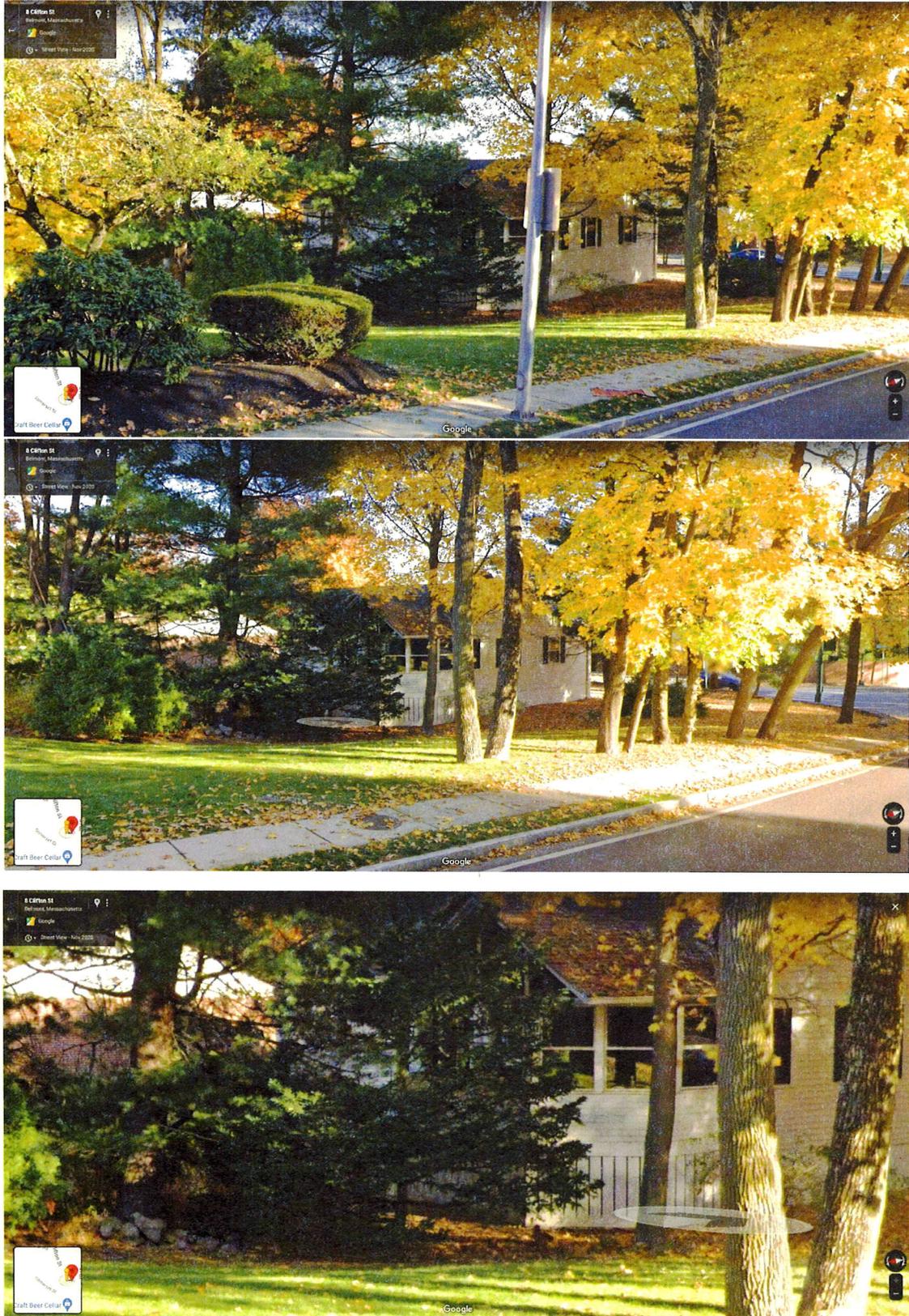


Figure c View from Clifton St, One basement window and basement door is not visible due to the patio and the enclosed porch structures.

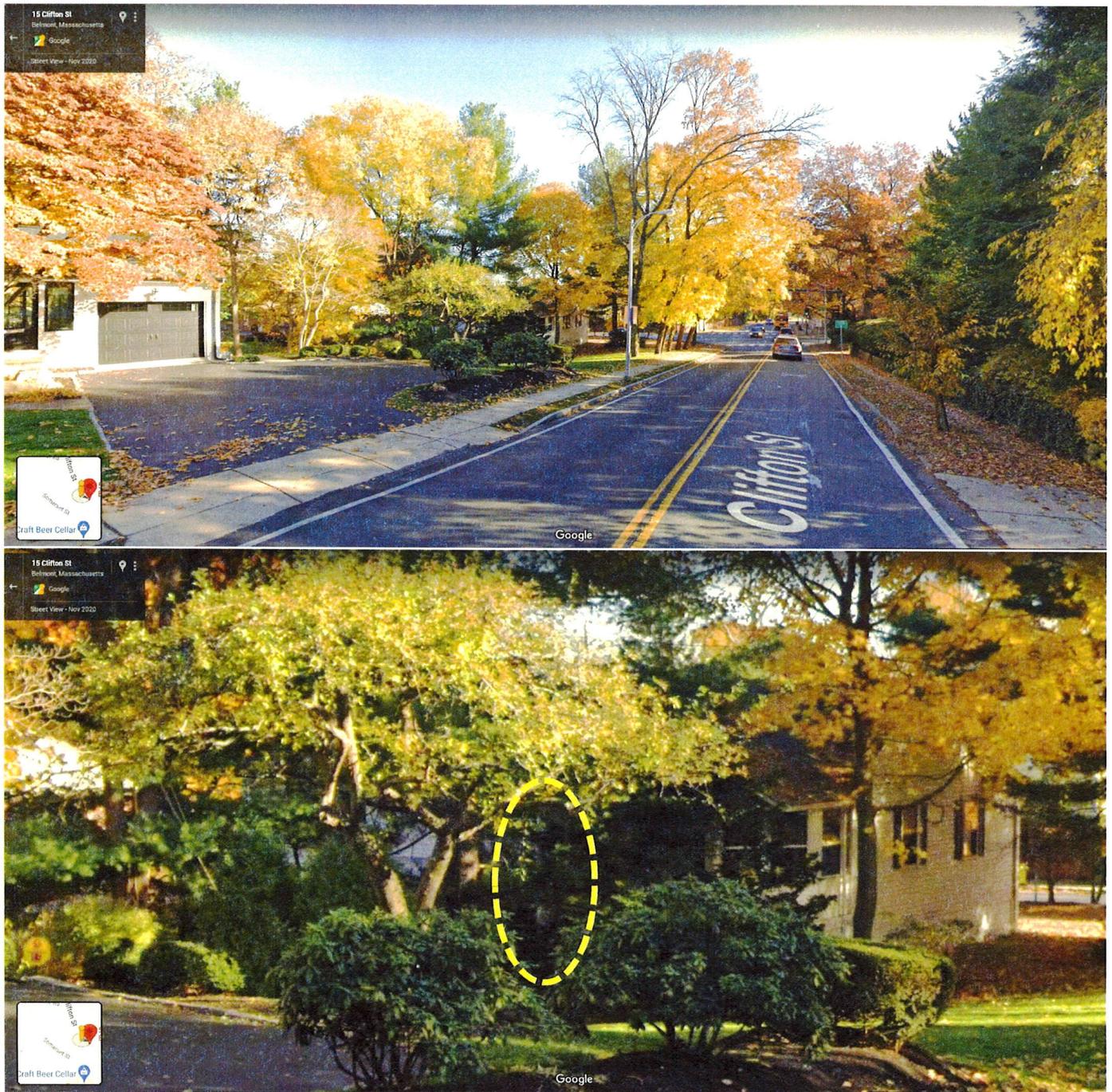


Figure d view standing by Clifton neighbor zoomed in. The basement door is hidden behind the Enclosed porch. The dotted circle shows where the door would be.

HDC and Belmont Planning's visited on October 25th, 2021, by Robert Hummel (Senior planner), Nushin Yazdi (HDC), and Stefan Ahlblad (HDC),

Appendix B; Photos of windows and door to be replaced. Inside views of basement window in need of replacing.



Black mold, metal decayed, wood rotten, frame at joints swollen due to water damage. Window, not fitting frames. Latches are not functioning for security.





Framework separating at joints, window wood expansion/rot, ill-fitting and not closing correctly or opening at all, hinge broken, grill rusted.



The outside view shows **windows separating from the frame and letting in outdoor elements**, screening torn and not closing correctly, leading to energy loss and a security risk. Windows are currently not openable.

Basement door (white=outside view, red= inside view)



Outside view, the door hidden from Clifton St is white and currently rotting and needs replacing. The inside view of the door is red, which shows ill-fitting and creep from the frame, making it no longer secure. Also, there is no energy protection as an external door, making it inefficient for current standards. Presently, the door shown is in the same state when we moved in, showing red masking tape and galvanized zinc grid that does not cover the entire glass panel.

Appendix C: IRC Code⁵

https://codes.iccsafe.org/content/IRC2021P2/chapter-3-building-planning#IRC2021P2_Pt03_Ch03_SecR310

The screenshot displays the 2021 International Residential Code (IRC) website. The main heading is "SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS". The left sidebar lists various code sections, with R310 highlighted. The main content area includes:

- R310.1 Emergency escape and rescue opening required.** Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.
- Exceptions:**
 - Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²)
 - Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - One means of egress complying with Section R311 and one emergency escape and rescue opening.
 - Two means of egress complying with Section R311.
 - A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm).
- R310.1.1 Operational constraints and opening control devices.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening and shall be not more than 70 inches (178 cm) above the finished floor.
- R310.2 Emergency escape and rescue openings.** Emergency escape and rescue openings shall have minimum dimensions in accordance with Sections R310.2.1 through R310.2.4.
- R310.2.1 Minimum size.** Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).
Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.465 m²).
- R310.2.2 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the

The screenshot continues the 2021 International Residential Code (IRC) website content for Section R310. The main content area includes:

- R310.2.1 Minimum size.** Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).
Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.465 m²).
- R310.2.2 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
- R310.2.3 Maximum height from floor.** Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.
- R310.2.4 Emergency escape and rescue openings under decks, porches and cantilevers.** Emergency escape and rescue openings installed under decks, porches and cantilevers shall be fully operable and provide a path not less than 36 inches (914 mm) in height and 36 inches (914 mm) in width to a yard or court.
- R310.3 Emergency escape and rescue doors.** Where a door is provided as the required emergency escape and rescue opening, it shall be a side-hinged door or a sliding door.
- R310.4 Area wells.** An emergency escape and rescue opening where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with Sections R310.4.1 through R310.4.4.
 - R310.4.1 Minimum size.** The horizontal area of the area well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The size of the area well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.4.2 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the area well.

"Overview of section R310 of the code that apply to Egress Windows⁶

Egress windows (or doors) are required in every habitable space. If you have an existing home and you add a sleeping room or finish a separate living space in the basement, the code requires installing an egress window to serve these spaces. If you have a basement that has either a bedroom, recreation room, den, family room, media room, office, or home gym. All of these rooms are required to have a means of egress⁷."

⁵ https://codes.iccsafe.org/content/IRC2021P2/chapter-3-building-planning#IRC2021P2_Pt03_Ch03_SecR310

⁶ <https://www.egresswindows.com/its-the-law>

⁷ Ibid

Appendix D: 3D drawings

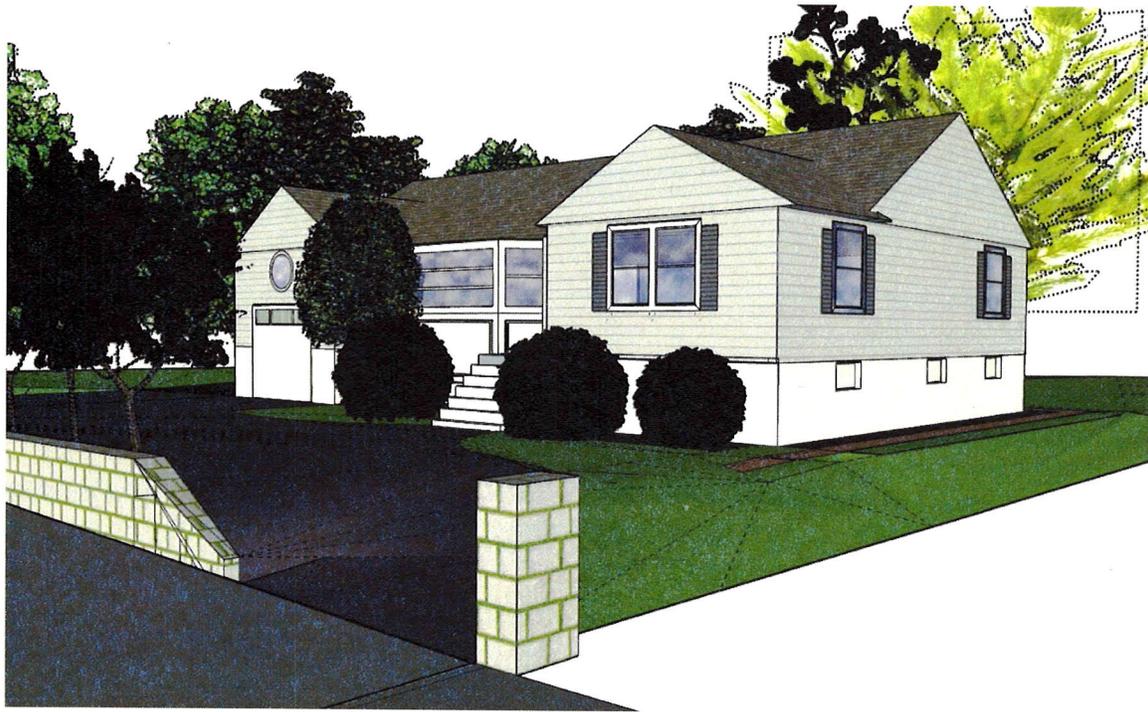


Figure e Current outside Street view

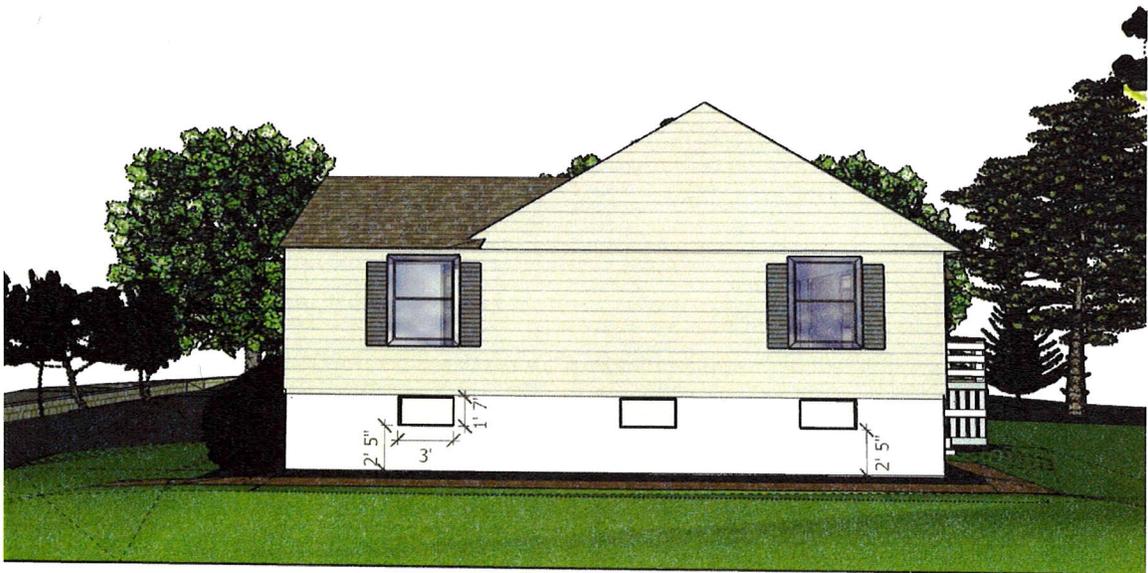


Figure f Current outside abutter view with dimensions of basement windows. Note 1st floor window material is white vinyl.

Appendix E: Option 1-Proposed replacement of two side basement Windows with two new 3'x3' ft and one 3'x1'7" window as shown.



Figure g Proposed Option 1: Street View with two end basement windows enlarged by 1'5" inches vertically.

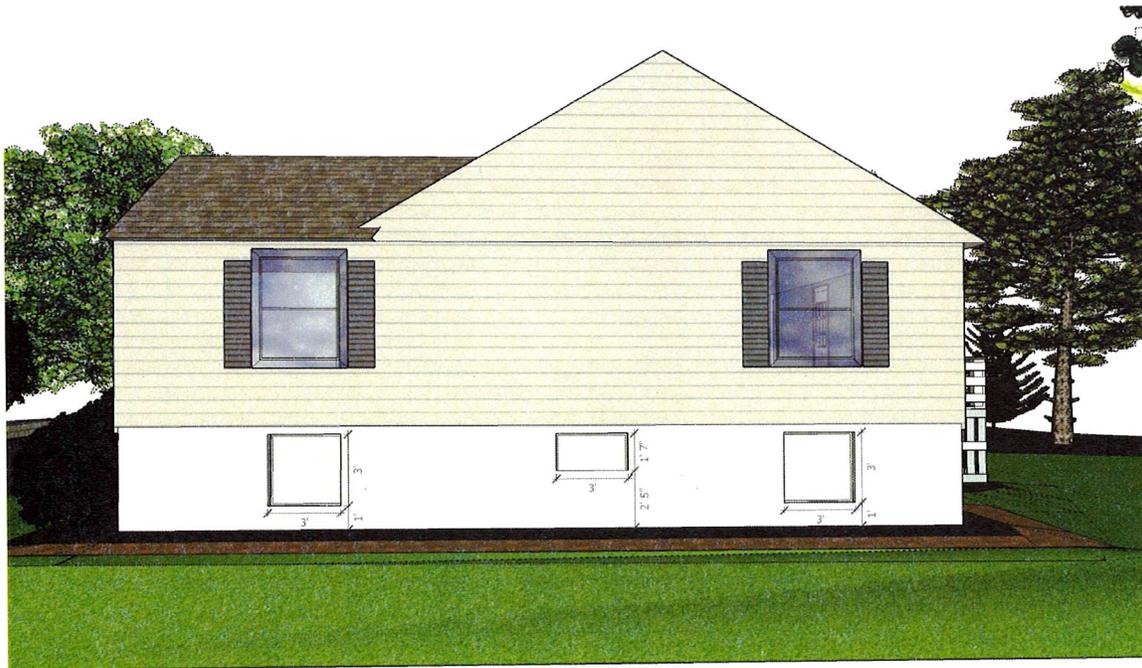


Figure h Proposed Option 1: Street View with two end windows enlarged by 1'5" inches vertically.



Figure i Proposed Option 1: Rear angle view with two end windows enlarged by 1'5" in height. Note that the current ground level remains unperturbed since the window sill is still above grade.

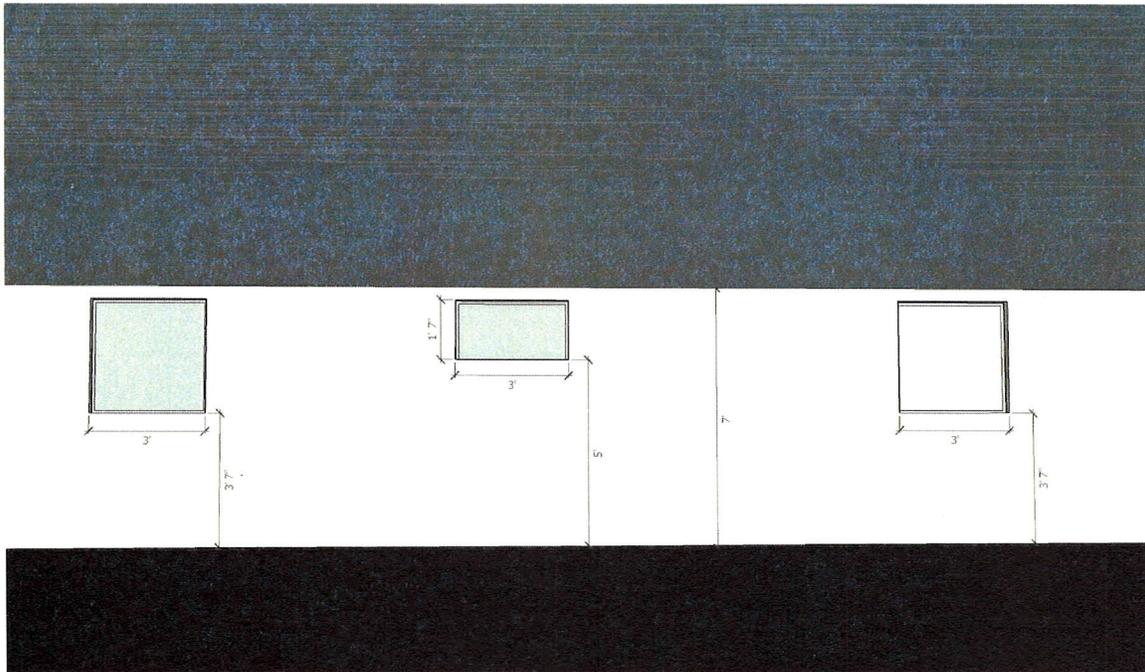


Figure j Proposed Option 1: Inside basement view plan from floor level which shows new two end windows 3'x3'. 43" windowsill meets IRC requirements for safety for future finishing to habitable space. Note interior walls omitted for clarity.

Appendix F: Option 2: Proposed enlargement and replacement of two side Basement Windows.



Figure k Proposed Option 2: Street View with three windows enlarged by 1'5" inches vertically. Symmetry maintained.



Figure l Proposed Option 2: Side view with three windows enlarged by 1'5" inches in height. Symmetry maintained. Since windows are still above grade, the ground level remains unperturbed.

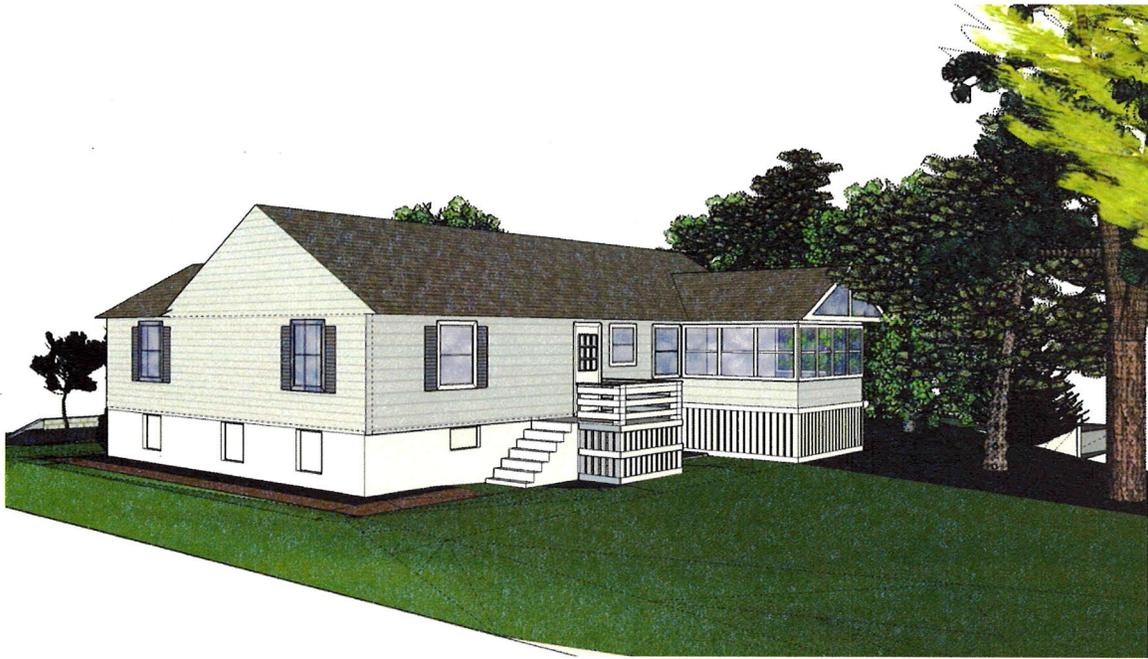


Figure m Proposed Option 2: Rear angle projection.

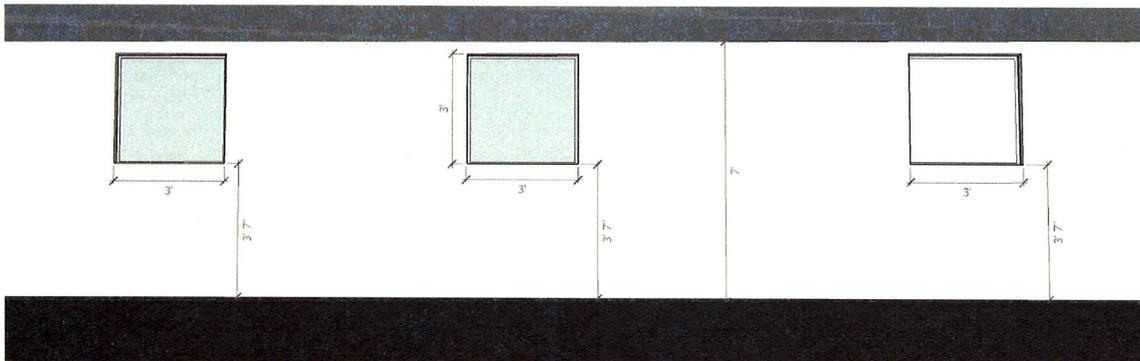
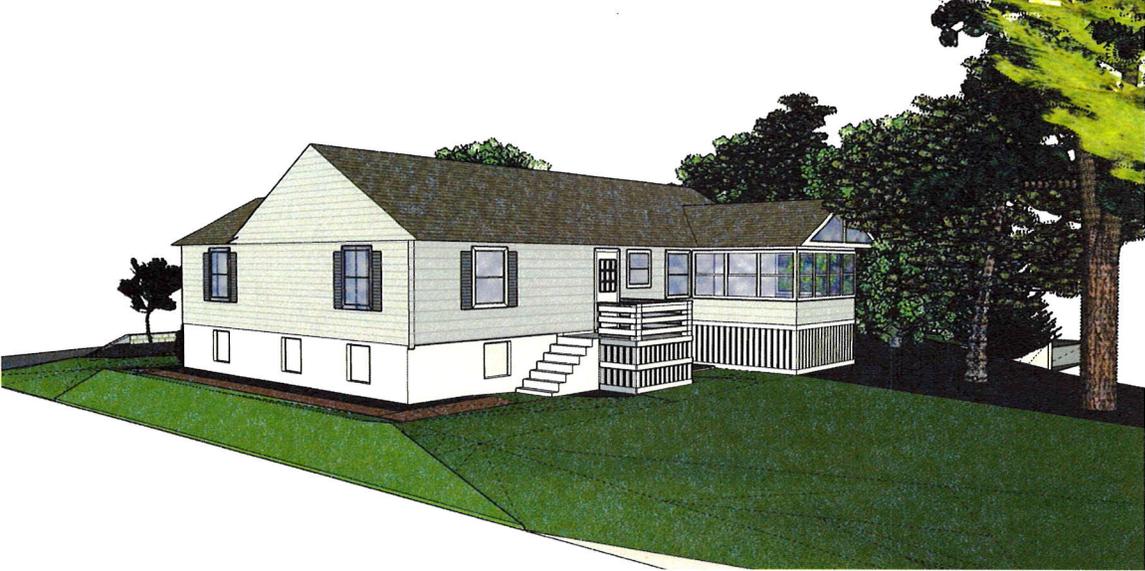


Figure n Proposed Option 2: Inside basement view from floor plan with all side windows enlarged to 3'x3'. 43" windowsill meets code requirements for safety. The interior wall is omitted for clarity.

Appendix G: Option 3: Proposed enlargement and replacement of three side windows and one rear basement window with new 3'x3' windows. This option is not the preferred choice but is included for visualization.



Appendix H: Material and color choices

Type and material

The current basement window type is a wooden awning type (hinged at the top and swings outwards). Communicating with Anderson's preferred installers, Stormlite and Pella Windows, both fitters and manufacturers indicate Awning style is not the preferred choice for safety and current use because the windows open from the bottom outwards, allowing debris to enter the basement. Additionally, all three indicated that wood is no longer the optimum choice for basement windows since wood is not durable and is prone to rot because it sits closer to the floor. Thus, all expert parties recommend casement windows since they can meet IRC code 310 by opening outwards. For material choice, they recommended vinyl. An example of a suitable window is shown in the Pella 250 manufacturer details below⁸

Material: Vinyl, for example, Pella 250 series

Pella® Vinyl Windows and Doors

Pella 250 Series Casement Window

Detailed Product Descriptions

Frame

- Overall frame depth: 3-1/4" on all frame types.
- Frame members are mitered and heat fused to provide a fully welded corner assembly. The sill is fitted with weeps.
- Frame: [1-1/8" setback nail fin for 2-1/8" wall depth] [Block frame for 3-1/4" wall depth] [Integral 5/8" flange for 3" wall depth].
- Interior and exterior frame surfaces are extruded rigid uPVC.

Sash

- Sash members are extruded, rigid uPVC [with optional foam insulation₁].
- Sash members are mitered and heat-fused to provide a fully welded corner assembly.
- Contains sealed insulating glass.

Weatherstripping

- Vent units include weatherstripping around the sash perimeter with a fin-type, pile, and an extruded bulb weatherstrip.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Exterior face-glazed sealed insulating glass.
- Dual-Pane insulating glass [[annealed] [tempered]] [[Advanced] [NaturalSun] [SunDefense™] [Bronze, Advanced] Low-E coated [with Argon]] [Obscure₂] [High Altitude₁].

-or-

- 1" Triple-Pane [[annealed] [tempered]] [[Advanced] [NaturalSun] Low-E coated [with Argon]] [Obscure₂] [High Altitude₁].

Interior / Exterior

- Window frame and sash members are [[White] [Almond] [Fossil] with integral color extruded throughout the profiles] [[Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan] [Fossil] exterior, consisting of a solar reflective coating exceeding AAMA 613 test requirements, with White integral color extruded throughout the profiles on the interior].
- All exposed PVC surfaces are smooth, glossy, and uniform in appearance.

⁸ <https://www.pella.com/shop/windows/250-series/casement-windows/>

Hardware

- Multi-point unison lock with single handle is factory-installed zinc die cast. Lock tie-bars are stainless steel.
- High quality [steel] [stainless steel] dual-arm roto-operator with fold down crank handle on sill.
- Hinge arms are [steel] [stainless steel].
- Corrosion-resistant fasteners of PVC-compatible material.
- Hardware finish is [White] [Almond] [Fossil].

Insect Screen

- Set in aluminum frame and fitted to interior of window.
- Screen frame finish is baked enamel, color to match interior
- Supplied complete with all necessary hardware.
- Conventional Black Fiberglass
 - Black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.

Optional Products

Grilles

- Grilles-Between-the-Glass
 - [Dual-Pane Insulating glass contains [[3/4"] [1"] contoured] [5/8" flat] aluminum grilles permanently installed between two panes of glass] [Triple-Pane Insulating glass contains 3/4" contoured aluminum grilles permanently installed between three panes of glass].
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row].
 - Exterior grille color [3/4" Grille is [White] [Almond₃] [Fossil₃] [Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan]] [1" Grille is [White] [Almond₃] [Fossil₃]] [5/8" Grille is [White] [Almond₃] [Fossil₃]].
- Simulated-Divided-Light grilles without spacer
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row].
 - Grilles match color of interior and exterior frame.
 - Available only on units glazed with dual-pane insulated glass.

Hardware

- Optional limited opening hardware available for vent units in [White] [Almond] [Fossil] extruded vinyl to match the unit; nominal 3" opening.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-17.

(1) Dual Pane IG High Altitude glazings are available with or without Argon. Triple Pane IG High Altitude glazings are only available without Argon.

(2) Obscure glass not available with Bronze Advanced Low-E IG.

(3) Almond grilles only available on Almond units. Almond units with grilles will have an Almond grille color, Fossil extruded color units with grilles have a Fossil grille color.

(813) (800)	2' 8"	31 1/2"								
(914) (902)	3' 0"	35 1/2"								
(1 067) (1 054)	3' 6"	41 1/2"								
(1 118) (1 105)	3' 8"	43 1/2"								
(1 219) (1 207)	4' 0"	47 1/2"								
(1 372) (1 359)	4' 6"	53 1/2"								
(1 524) (1 511)	5' 0"	59 1/2"								
(1 676) (1 664)	5' 6"	65 1/2"								
(1 829) (1 816)	6' 0"	71 1/2"								

Egress Notes:
 Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

Not to scale.
 Certain glass aspect ratios may require tempered glass.

IRC code for the window is met

Exterior Color choice

The old windows and door are white on the outside, so a white Solid-color Frame is proposed⁹.



⁹ <https://www.pella.com/ideas/windows/vinyl/vinyl-window-colors/>

Door: 2 Material choices

There are two options that Jen-well exterior provides, which can serve as a replacement since the door is partially below grade and not visible from the Clifton St. 1) fiberglass prehung door and 2) Steel door. See below

Smooth-Pro™ Fiberglass Doors

Formed with high-definition panels and wide profiles, JELD-WEN® Smooth-Pro™ fiberglass doors feature a light paint-brush stroke texture that can be painted any color, without sanding or scuffing the surface, and they won't warp, dent or rust.



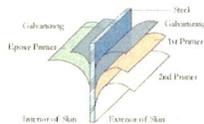
Architectural™ Collection Fiberglass Doors

Designed to deliver beauty and performance to any residential architectural style, JELD-WEN's Architectural™ Collection of fiberglass doors and matching fiberglass components showcases authentic woodgrain replication made possible by MasterGlam's unique Nickel Vapor Deposition technology, producing a fiberglass door virtually indistinguishable from real wood that can be customized in many ways, from woodgrain to finish to glass inserts.



Steel Construction

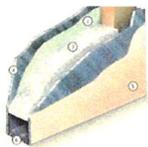
JELD-WEN Steel exterior doors include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized steel facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.



JELD-WEN Steel exterior doors include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized steel facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.

Steel Edge

(1) Epoxy primer on the back of the steel resists corrosion (2) Energy efficient core (3) Tough steel (4) Two coats of neutral, low-sheen, backed-on primer for easier finishing (5) Steel bottom rail



These two material choices can withstand degradation, mainly since the current door is situated below grade. We would be happy to take advisement from HDC on either of these two material choices.

Door Colour: we would retain the original color of white or, if agreeable, paint it red to match the front door color¹⁰.

¹⁰ <https://www.jeld-wen.com/en-us/products/exterior-doors/steel/half-view-1-panel>

Steel Exterior Door: 1/2 View 1-Panel

- Colors & Finishes
- Glass
- Divided Lites
- Panels
- Construction & Framing
- Energy & Sustainability



Flagstone



Fog



French Vesuvius



Granite



Graphite



Hartford Green



Linen



Mangold



Marine



Mesa Red



Modern White



Persimmon



Pottery



Revival Blue



Serenity



Slate



Surf



Timber Gray



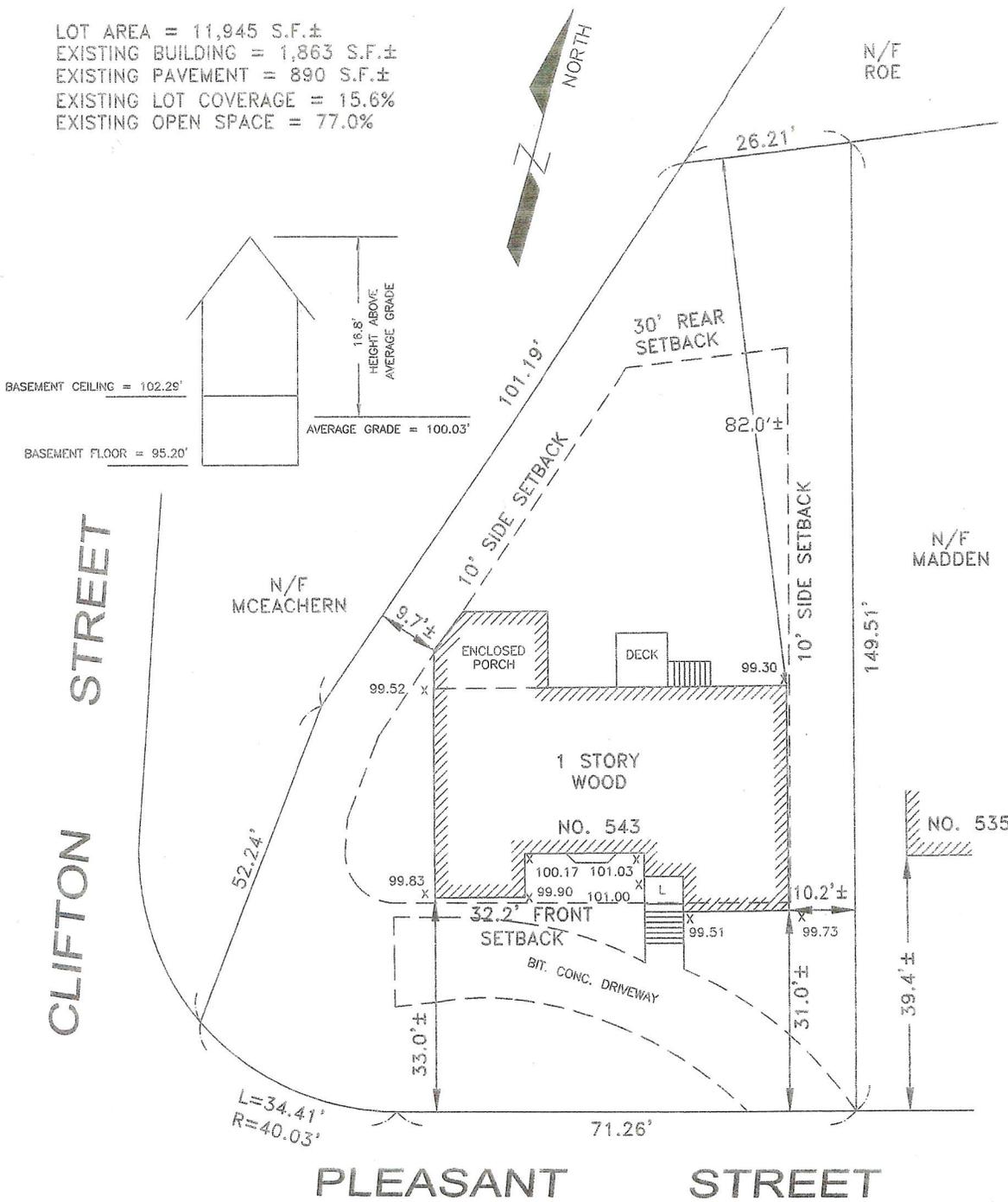
White

STAIN OPTIONS

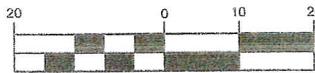


Give Feedback

LOT AREA = 11,945 S.F.±
 EXISTING BUILDING = 1,863 S.F.±
 EXISTING PAVEMENT = 890 S.F.±
 EXISTING LOT COVERAGE = 15.6%
 EXISTING OPEN SPACE = 77.0%



- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 16211, PAGE 226.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 7816, PAGE 519.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRB
 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: $25.0 + 39.4 = 64.4$; $64.4 / 2 = 32.2$;
 FRONT SETBACK = 32.2'



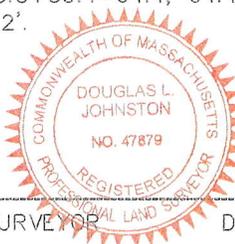
(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' MARCH 11, 2022

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

543 PLEASANT ST BELMONT.dwg



Douglas L. Johnston
 PROFESSIONAL LAND SURVEYOR

7/1/22
 DATE

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

543 Pleasant Street
Belmont, MA 02478

There are six segments of foundation walls. They are 7.98' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	13.9'	98.55 S.F.	64.91 S.F.
B	18.6'	131.87 S.F.	100.44 S.F.
C	9.2'	65.23 S.F.	46.64 S.F.
D	16.3'	115.58 S.F.	72.05 S.F.
E	34.7'	246.02 S.F.	149.91 S.F.
F	54.8'	388.53 S.F.	230.71 S.F.
G	32.4'	229.72 S.F.	145.15 S.F.
TOTALS		1,275.50 S.F.	809.81 S.F.

$809.81/1,275.50 = .6350$

The foundation walls are 63.5% below grade.

Douglas Johnston
Douglas Johnston, PLS

4/1/22

Zoning Compliance Check List

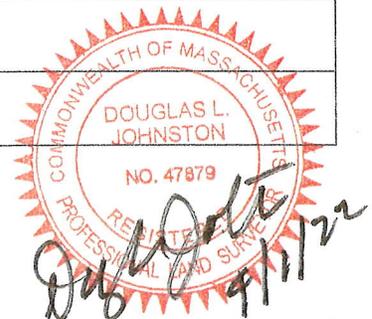
(Registered Land Surveyor)

Property Address: 543 Pleasant Street Zone: SRB

Surveyor Signature and Stamp: _____ Date: _____

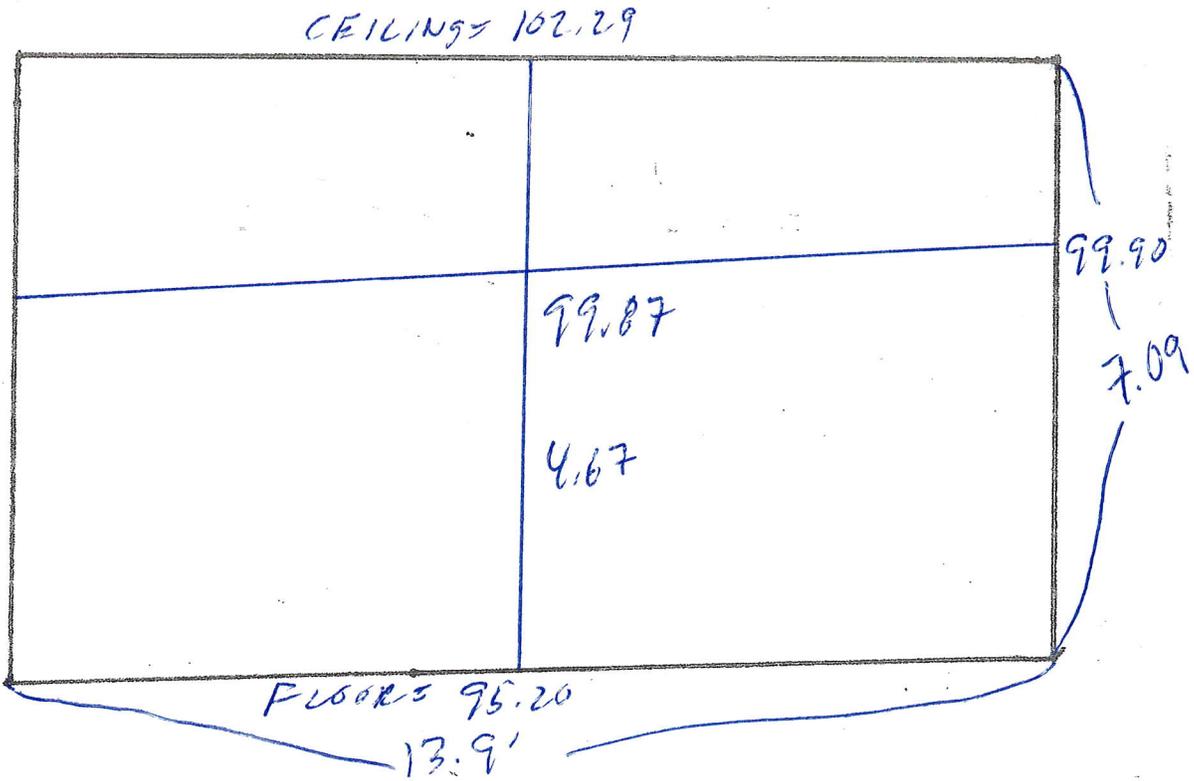
	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 S.F.	11,945 S.F.	11,945 S.F.
Lot Frontage	90'	105.67'	105.67''
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	15.6%	15.6%
Open Space	50%	77.0%	77.0%
Front Setback	32.2'	31.0'	31.0'
Side Setback	10'	9.7'	9.7'
Side Setback	10'	10.2'	10.2'
Rear Setback	30'	82.0'	82.0'
Building Height	30'	16.8'	16.8'
Stories			
½ Story Calculation See basement calc. sheets.			

NOTES:



SEG "A"

$$\begin{array}{r} 13.9 \text{ TOTAL} \\ \times 7.09 \text{ FACE} \\ \hline 98.55 \text{ OF} \\ \text{WALL} \end{array}$$



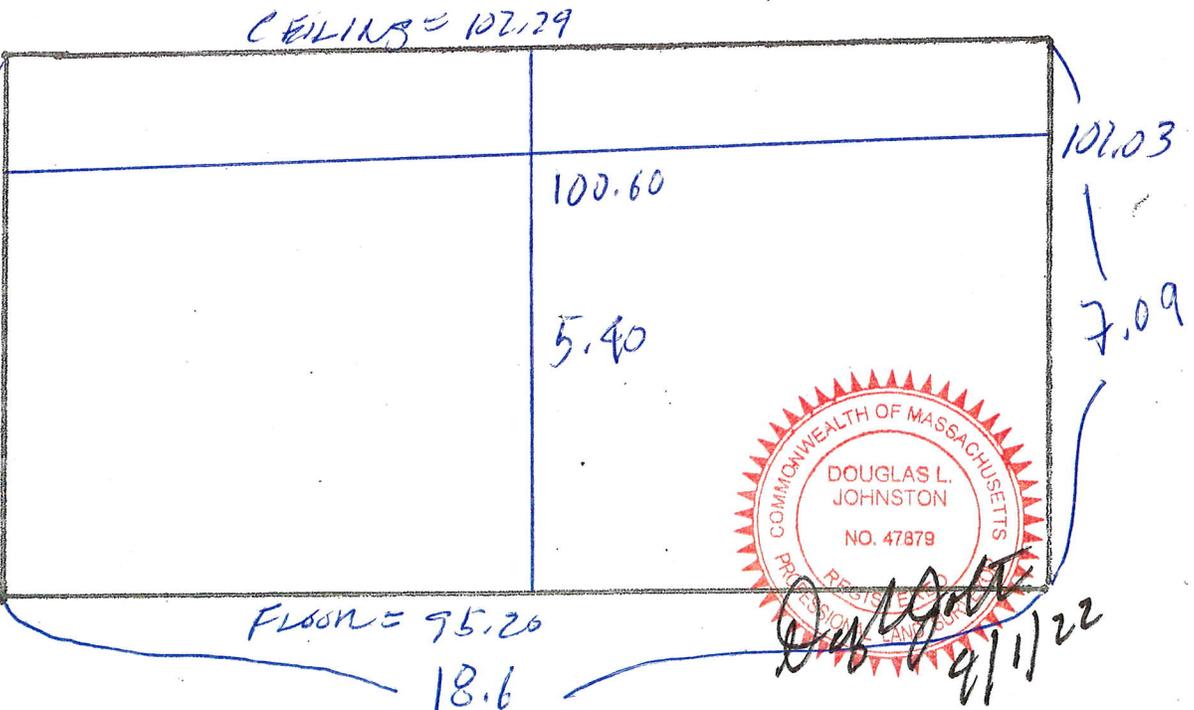
$$\begin{array}{r} 13.9 \\ \times 9.67 \text{ BELOW} \\ \hline 64.91 \text{ grade} \end{array}$$

$$\frac{64.91}{98.55} = .6587$$

65.87%
BELOW GRADE

SEG "B"

$$\begin{array}{r} 18.6 \text{ TOTAL} \\ \times 7.09 \text{ FACE} \\ \hline 131.87 \text{ OF} \\ \text{WALL} \end{array}$$



$$\begin{array}{r} 18.6 \text{ BELOW} \\ \times 5.40 \text{ grade} \\ \hline 100.44 \end{array}$$

$$\frac{100.44}{131.87} = .7617$$

76.17%
BELOW GRADE



SEG "C"

$$\begin{array}{r} 9.2 \\ \times 7.09 \\ \hline 65.23 \end{array}$$

TOTAL
FACE
OF
WALL

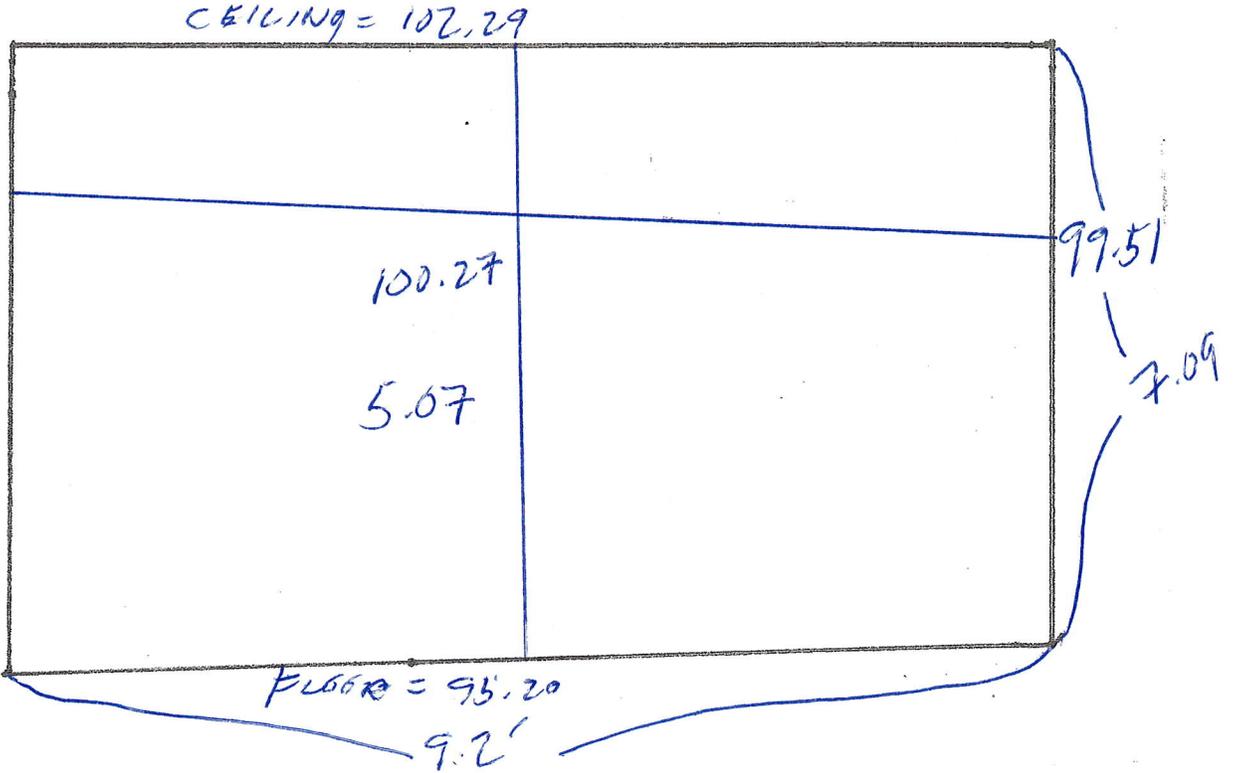
101.03

$$\begin{array}{r} 9.2 \\ \times 5.07 \\ \hline 46.64 \end{array}$$

BELOW
GRADE

$$\frac{46.64}{65.23} = .7107$$

71.07%
BELOW grade



SEG "D"

$$\begin{array}{r} 16.3 \\ \times 7.09 \\ \hline 115.58 \end{array}$$

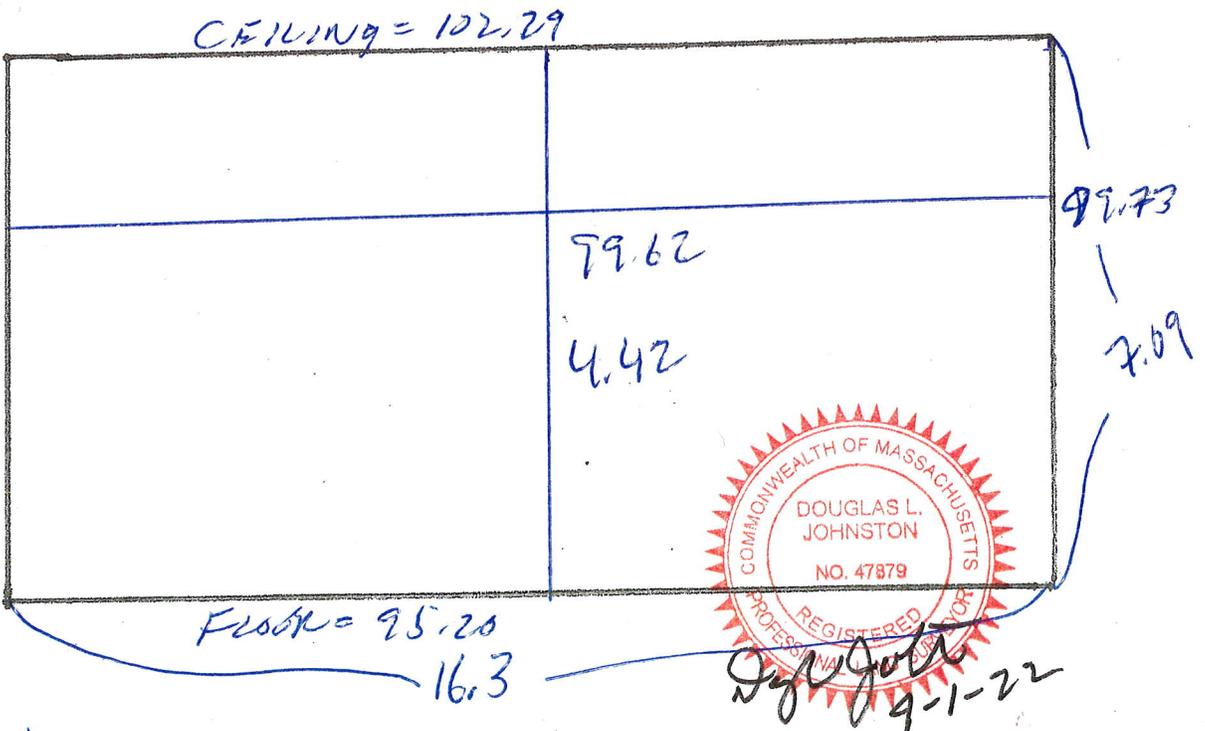
TOTAL
FACE
OF
WALL

$$\begin{array}{r} 16.3 \\ \times 4.42 \\ \hline 72.05 \end{array}$$

BELOW
GRADE

$$\frac{72.05}{115.58} = .6234$$

62.34%
BELOW grade



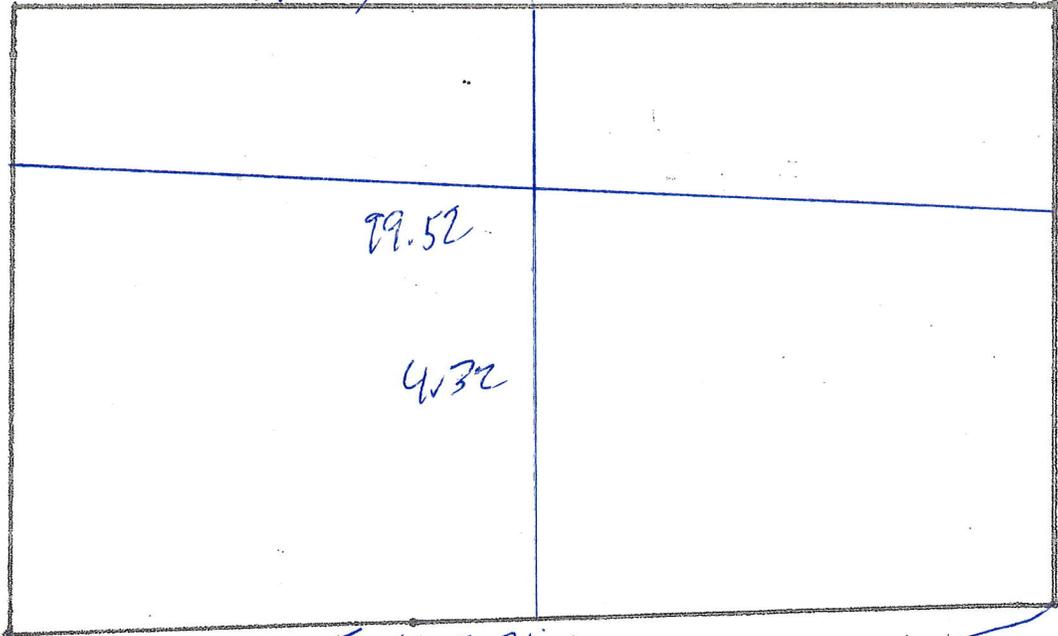
Doug Johnston
9-1-22

SEG "E"

39.7
x 7.09

280.62
TOTAL
FACE
OF
WALL

CEILING = 102.29



99.73
39.7
x 4.32

171.91
BELOW
GRADE

171.91

280.62 = .6093

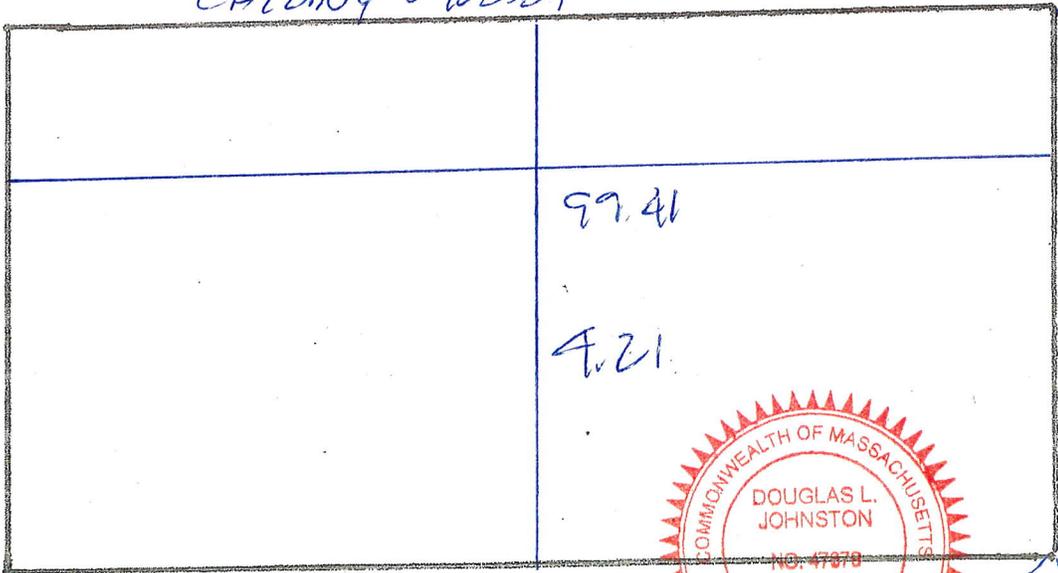
60.93%
BELOW GRADE

SEG "F"

59.8
x 7.09

423.53
TOTAL
FACE
OF
WALL

CEILING = 102.29



59.8
x 4.21

251.71
BELOW
GRADE

251.71

423.53 = .5938

59.38%
BELOW GRADE



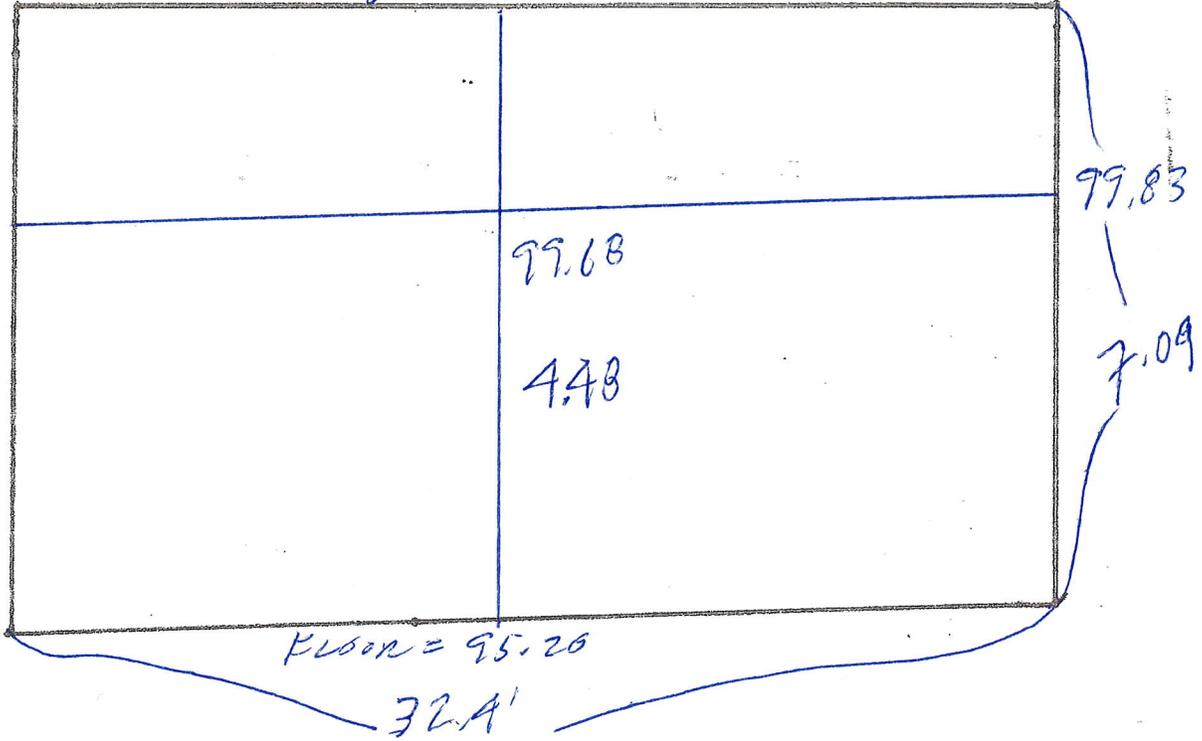
SEG 'C'

32.4 TOTAL
x 7.09 FACE
OF WALL
229.72

CEILING = 102.29

99.52
32.4 BELOW
grade
x 4.48
145.15

145.15 = 63.19
229.72



63.19%
BELOW grade



Assessment Date: January 1, 2021

[Print This Page](#)

FY 2022 Tax Rate for Belmont, MA: \$11.56

Parcel Information:

Location: [543 PLEASANT ST](#)
Parcel ID: 47-87- -
Class: 101 1-Family
Type: Residential
Lot Size: 11,945
Census: 0
Zoning: SB
Survey #: 0

Assessed Values

	2022 Market Value
Land	\$817,000
Building	\$244,000
Other	\$0
Total	\$1,061,000

Assessment History

Year	Total Value
2022	\$1,061,000
2021	\$1,012,000
2020	\$993,000
2019	\$838,000
2018	\$803,000
2017	\$751,000
2016	\$750,000
2015	\$737,000
2014	\$697,000
2013	\$697,000
2012	\$620,000

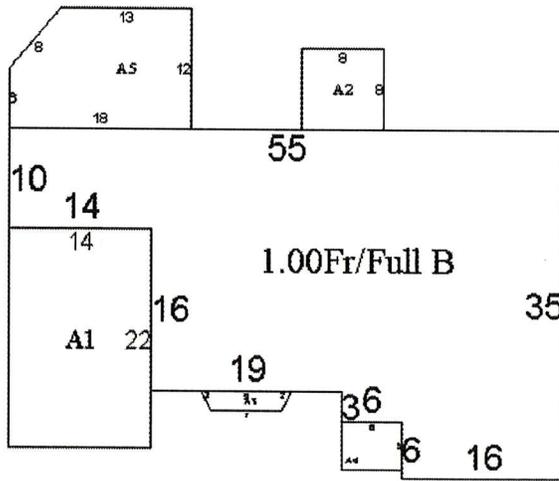
Owner Information

Name: BANGER TE KULBINDER K
 SHEETAL KUMAR

Address: 543 PLEASANT ST
 BELMONT, MA 02478

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Ranch	Heating	Central Air
Stories	1.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	4	Attic	None
Beds	2	Condition	Average
Full Bath	2	Grade	C+
Half Bath		Traffic	Excessive
Extra Fix	1	Fireplaces	2
Rec Room	none	Year Built	1951
Fin Bsmt	none	Year Remod	1951
Bsmt Gar	none	TLA	1,384
Stacks	1		

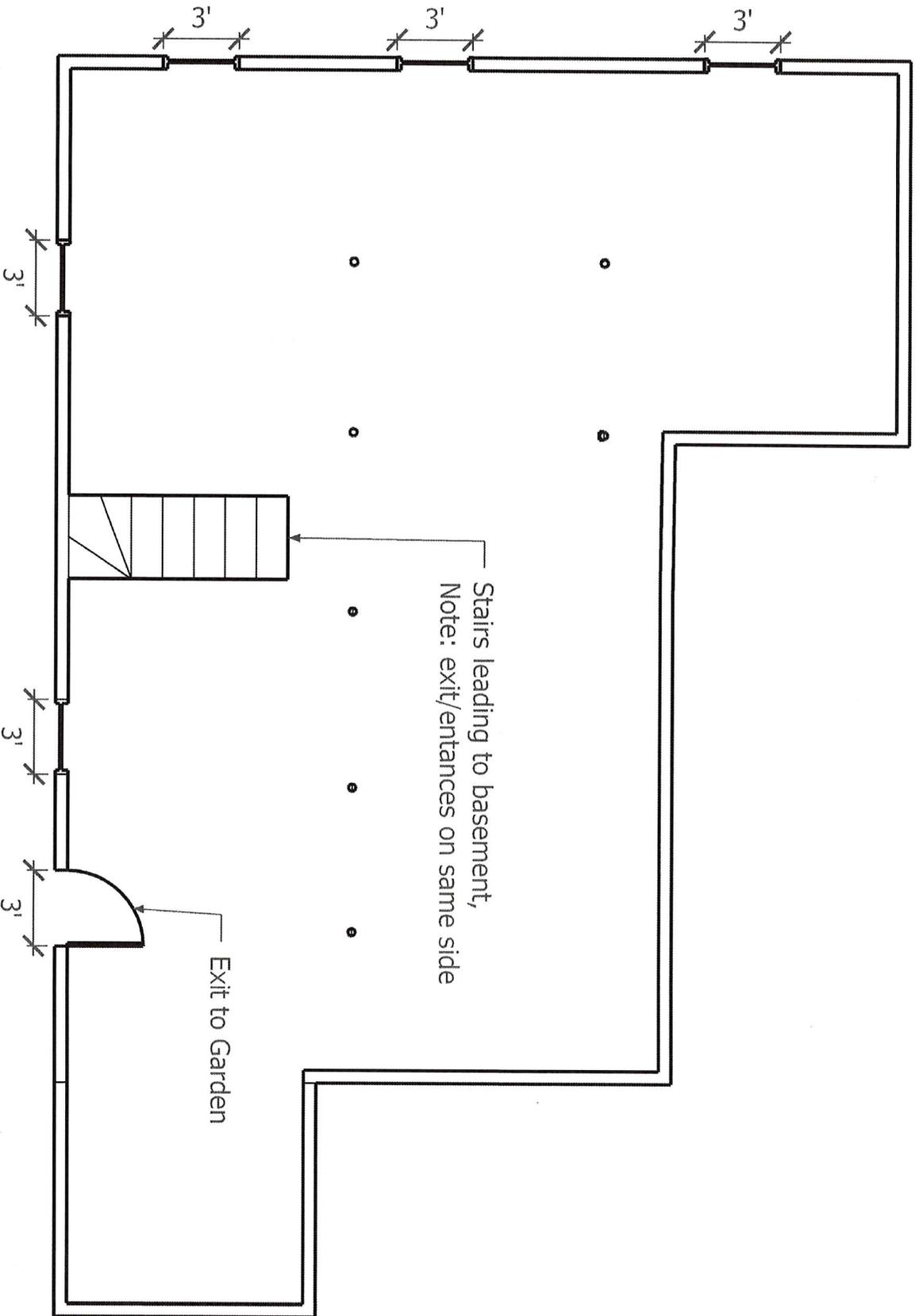
Area	Lower	First	Second	Third	Area
Main	None	None	None	None	1,368
A1	None	Frame Garage	None	None	308
A2	None	Wood Deck	None	None	64
A3	None	Frame Bay	None	None	16
A4	None	Mason Stoop/Terrace	None	None	30
A5	None	Encl. Frame Porch	None	None	201

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1		0	0	0	0	0		1

Notes:

Land Description



Type: Basement Exterior Wall floor plan

Notes: Interior features omitted for clarity, basement floor exit/entrance on same side

Date: April 2022