

**TOWN OF WINCHESTER  
BOARD OF APPEALS  
71 MOUNT VERNON STREET  
WINCHESTER, MASSACHUSETTS 01890  
(781) 721-7115**

**ZONING APPLICATION  
CHECKLIST**

**FORM 1  
INSTRUCTIONS**

**INSTRUCTIONS**

Please collect and present the following materials to complete an application to the Board of Appeals. Incomplete filings and forms are not an application and do not begin the process before the Board.

You should present this checklist, the required materials, and the filing fee to the Board of Appeals Clerk at the Building Department. The materials then will be docketed at the Town Clerk's Office.

The Board requires multiple copies (\*) to distribute to the Board members and other interested Town bodies. (20 copies for Special Permits, Variance, Appeals and Site Plan Review)

*Everything circled \**

| <u>ITEM</u>  | <u>REQUIRED</u> | <u>ENCLOSED</u> |
|--|-----------------|-----------------|
| Filing Fee <u>\$50.00</u> (advertising costs are extra & will be billed by newspaper)                            | ✓               |                 |
| *Request for Hearing: Form 2   | ✓               |                 |
| Supporting Statement – Requested Findings  |                 |                 |
| *-Appeal (Form 2A)   |                 |                 |
| *-Variance (Form 2B)   |                 |                 |
| *-Special Permit Use (Form 2C)   |                 |                 |
| *Site Plan Review (Form 2D)  | ✓               |                 |
| *-Special Permit Sign (Form 2E)  |                 |                 |
| *Special Permit One & Two Family Non-Conforming (Form 2F)  | ✓               |                 |
| *-Special Permit Other Non-conforming (Form 2G)  |                 |                 |
| *Plot Plan (done by Registered Land Surveyor- to scale, including % of green space and hardscape)                | ✓               |                 |
| *Building Drawings (Floor plans w/sq. ft., elevations, dimensions, materials)                                    | ✓               |                 |
| *Sign Drawings and Schematics  |                 |                 |
| *Assessor's Map (Engineering Department)   | ✓               |                 |
| *Landscaping Plans (size, species and spacing. Include before and after for Site Plan Approval)                  | ✓               |                 |
| *Drainage Plans (with O & M for Site Plan Approval)  | ✓               |                 |
| Photographs  | ✓               |                 |
| CD or PDF of complete package submitted ( <a href="mailto:jviarella@winchester.us">jviarella@winchester.us</a> ) | ✓               |                 |

**Note: All plans submitted should contain a title box and be legible.**

TOWN OF WINCHESTER  
BOARD OF APPEAL

IMPORTANT INFORMATION FOR APPLICANTS

1. **UNDERSTANDING THE RULES.** Your application and hearing will proceed more smoothly if you understand and follow the Rules and Regulations of the Board of Appeals. (Copies are available from the Clerk of the Board of Appeals).
2. **SUMBIT ONLY A COMPLETE APPLICATION.** Applications that do not contain the essential forms, fully completed, and applicable filing fees will not be given a hearing. Incomplete applications do not begin the statutory time periods for considering applications. The Clerk of the Board of Appeals can assist you in determining whether your package is complete.
3. **SUBMIT ONLY COMPLETE PLANS.** Submission of vague or incomplete plans, or submissions of late changes, may result in continuances and delays in obtaining a decision from the Board. Also, the Board's decisions allowing the requested relief ordinarily require construction to conform to the plans. Therefore, submit only complete, final plans containing sufficient detail to allow the Zoning Enforcement Officer to determine whether your construction conforms to the decision plans.
4. **PLAN FOR THE DELAY.** While the Board seeks to act on petitions more quickly than the statutorily allowed time periods, the application process necessarily will add time to your project schedule. Assuming that your petition is granted without an appeal to court, typical periods before a building permit can issue include:

|  |   |
|--|---|
| *Time to advertise hearing and receive recommendations from other Boards/Committees/Departments: | 5+ weeks  |
| *Hearing   |   |
| *Time to file decision:  | Up to 90 days   |
| *Statutory appeal period:  | 20 Days from written decision filed with the Town Clerk |

5. **DO NOT CONTACT BOARD MEMBERS.** Board rules prohibit contact between Board members and applicants. Please direct questions, comments and submissions only through the Clerk of the Board of Appeals.
6. **CONSULT YOUR NEIGHBORS.** Notice of your application is given to all abutters and abutters to abutters within 300 feet. The Board listens carefully to the concerns of neighbors. Therefore, be sure to inform your neighbors of your project, answer their questions, and seek their approval. Being a good neighbor may avoid delays and conflict at the hearing.

TOWN OF WINCHESTER  
BOARD OF APPEAL  
71 MOUNT VERNON STREET  
WINCHESTER, MASSACHUSETTS 01890  
(781) 721-7115

APPLICATION FOR  
ZONING HEARING

FORM 2

Application Date 4/23/20

The undersigned hereby petitions the Board of Appeals for the following:

- Appeal       Variance       Special Permit Use       Special Permit/Site Plan Review  
 Special Permit Sign       Special Permit (Pre-existing non-conforming structure)       *Site Plan Review*

Property Address 18 Sheffield Road      Zoning District RDB-10

Area of Lot 13,112 sq ft      Frontage 135 ft

Street Frontage is  Public Way     Subdivision Control Way       Private Way

Petitioner's Name Nicholas Warner      Address 18 Sheffield Road  
Winchester, MA 01890

Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Brief Description of Work:

Addition of attached two-car garage and mudroom. Removal of existing asphalt/stamped concrete

driveway and hardscape, replacing it with lawn and landscaping in backyard.

Applicants for an **Appeal** must complete **Form 2A**

Applicants for a **Variance** must complete **Form 2B**

Applicants for a **Special Permit Use** must complete **Form 2C**

Applicants for a **Special Permit/Site Plan Review or Site Plan Review** must complete **Form 2D**

Applicants for a **Special Permit Sign** must complete **Form 2E**

Applicants for a **Special Permit Pre-existing Nonconforming 1 or 2 Family** must complete **Form 2F**

Applicants for a **Special Permit Pre-existing Non-conforming Other** must complete **Form 2G**

**FORM 2**

The undersigned is ( ) the owner of the subject property; or ( ) the holder of a written option to purchase the subject property, or ( ) the holder of a valid lease to the subject property. (Written authorization from the property owner must be submitted with the other application documents when the applicant is not the record owner of the property).

Record title to the subject property stands in the name (s) Nicholas & Jennifer Warner

Address of owner of record 18 Sheffield Road Winchester, MA 01890

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds; Book \_\_\_\_\_, Page \_\_\_\_\_

(Registered land) Land Court Certificate of Title No.91609 Book\_63846\_\_\_\_\_, Page\_252\_\_\_\_\_

Date of Recording: 7/1/14

State briefly what building and structures currently exist on the premises:

(1) House and (1) Detached cinderblock two-car garage -

Attorney, agent, or other representative acting for petitioner:

Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Written evidence of agent's standing to represent petitioner may be requested.

|  |   |
|--|---|
| Signed as a statement of fact under the pains and penalties of perjury, this <u>23rd</u> day of <u>April</u> , 2020 <u>.</u> |   |
| SIGNATURE _____<br>(Petitioner/Agent)  | SIGNATURE _____<br>(Property Owner/Agent) |
| Address <u>18 Sheffield Road</u>   | Address <u>18 Sheffield Road</u>          |
| Tel No. <u>617-913-2100</u>  | Tel No. <u>617-913-2100</u>               |
| Email address <u>nwarner@gmail.com</u>   | Email address <u>nwarner@gmail.com</u>    |

***Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeal at any time after filing this application and prior to the hearing thereon.***



Town of Winchester

FORM 2D

MIDDLESEX COUNTY, MASSACHUSETTS

TOWN HALL
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(617) 721-7115

BOARD OF APPEALS

Date: 4/23/20

To the Board of Appeal of the Town of Winchester:

The undersigned hereby petitions the Board of Appeal for the relief specified below.

Property Location 18 Sheffield Road Winchester, MA 01890 Lot # 17-128-0

Zoning District: RDB-10 Area of Lot: 13,112 sq ft Frontage: 135 Ft

Street Frontage is: (X) Public Way ( ) Subdivision Control Way ( ) Private Way

Owner of Record: Nicholas & Jennifer Warner

Mailing Address: 18 Sheffield Road Winchester, MA 01890 Tel. 617-913-2100

Date Deed Recorded: 7/1/14 (Complete Deed Reference Below)

Middlesex South Registry of Deeds: Book 63846 Page 252

Middlesex South Registry District of the Land Court as Cert. of Title No. 91609

Present Use: Homestead

Proposed Use: Homestead

Relief Desired:

- ( ) Appeal (MGL Chp. 40A, Sect. 8), attach copy of decision or order being appealed.
( ) Special Permit in accordance with Zoning By-Law Sect.
(X) Special Permit/Site Plan Review in accordance with Zoning By-Law Sect. 4.0
( ) Dimensional Variance (MGL chp. 40A, Sect. 10) from Zoning By-Law Sect.
( ) Sign Permit under Chp. 9 of the General By-Laws of the Town of Winchester

Describe change, extension, alterations or modifications, etc. requested.

Addition of attached two-car garage and mudroom. Removal of existing asphalt/stamped concrete driveway and hardscape,

replacing it with lawn and landscaping in backyard.

Petitioner: Nicholas Warner Signature: [Handwritten Signature]

Mailing Address: 18 Sheffield Road Winchester, MA 01890 Tel. 617-913-2100

Petitioner is: (X) Owner ( ) Tenant ( ) Licensee ( ) Binding Optionee

Petition must be fully completed, typewritten or plainly printed in ink.

TOWN OF WINCHESTER  
BOARD OF APPEAL  
71 MOUNT VERNON STREET  
WINCHESTER, MASSACHUSETTS 01890  
(781) 721-7115

SUPPORTING STATEMENT  
REQUESTED FINDINGS

FORM 2F  
SPECIAL PERMIT  
(Non-conforming)  
(1 and 2 Family)

Petitioner \_\_\_\_\_ Nicholas Warner \_\_\_\_\_ seeks a Special Permit under Section 3.5 of the Winchester Zoning By-Law for the property located at \_\_\_\_\_ 18 Sheffield Road \_\_\_\_\_ and asks that the Board of Appeal make the following findings of fact in accordance with the provisions of Section 3.5 and 9.4 of the Winchester Zoning By-Law and Massachusetts General Laws, Chapter 40A, Section 9.

1. The existing structure is non-conforming as to certain minimum yard set-back(s), **lot area, lot frontage or lot width** as follows:
  - (1) *Existing detached cinderblock garage is on the existing north and east lot line, with almost no set-back*
  - (2) *Existing front porch of house is less than 30 feet of set-back from the curb, per Section 4.0 of Zoning Bylaw Dimensional Requirements.*
  
2. The evidence that the non-conformity pre-dates the yard set-back, **lot area, lot frontage or lot width** requirement of the Zoning By-Law or was permitted under relief granted by the Board of Appeal is:
  - (1) *Existing detached cinderblock garage was constructed in ~1940*
  - (2) *Existing front porch of house is original to construction ~1905.*
  
3. The proposed enlargement or extension of the structure will not be substantially more detrimental to the neighborhood than the existing non-conforming structure because:

*New attached garage has been thoughtfully designed to match the architectural details and finish of house (shingled redwood). Current long driveway that wraps around north side of house will be replaced with lawn and professionally designed gardens. Current non-conforming garage will be repurposed as a garden house for storage.*

Winchester Board of Appeals  
Form 2F

4. The proposed project will not adversely affect:

(a) Ingress and egress to the property and structures, because:

***Driveway will be shortened, with easier access to cars, garage, and house.***

(b) Off-street parking and loading areas, because:

***New garage simply replaces old garage; there would be no impact on current off-street parking.***

(c) Refuse collection or disposal, because:

***Refuse trucks currently cannot access the garage, since driveway is too long and tight to navigate. New design will have short driveway with easy off-street refuse collection.***

(d) Screening or buffering of neighboring properties, because:

***Neighboring properties are sited well back from proposed garage location, and affected neighbors have existing ~8 ft high fences along properties lines.***

(e) Required yards and other open space, because:

***Proposed project will in fact double the size of the current backyard by removing impermeable asphalt/stamped concrete driveway and replacing with lawn and landscaping.***

(f) General compatibility of the structure with adjacent properties and other properties in the district, because:

***Garage has been designed to match the architectural details and finish of house. Many homes in the neighborhood have been tastefully updated in a similar manner to our proposal.***

**NOTE: It is anticipated that many of the above questions may be answered by the submission of plans.**

The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk unless exercised or extended in accordance with the terms of Massachusetts General Laws, Chapter 40A, Section 9.

Date: 4/23/20

SIGNATURE \_\_\_\_\_  
(Petitioner/Agent)

Address 18 Sheffield Road

Tel No. 617-913-2100



# WARNER RENOVATION

18 SHEFFIELD ROAD  
WINCHESTER, MA. 01890



## INDEX OF DRAWINGS

### SURVEY

### ARCHITECTURAL

| DWG. NO. | DRAWING NAME                               |
|----------|--|
|          | COVER SHEET                                |
| A-001    | DRAWING LIST/GENERAL NOTES                 |
| SP-100   | ARCHITECTURAL SITE PLAN                    |
| P-100    | EXISTING CONDITIONS PHOTOS                 |
| D-101    | EXISTING / DEMO FLOOR PLANS                |
| D-200    | EXISTING EXTERIOR ELEVATIONS; NORTH, SOUTH |
| D-201    | EXISTING EXTERIOR ELEVATIONS; EAST, WEST   |
| A-101    | PROPOSED FIRST FLOOR PLAN                  |
| A-200    | EXTERIOR ELEVATIONS; EAST, WEST            |
| A-201    | EXTERIOR ELEVATIONS; NORTH, SOUTH          |

### LANDSCAPE ARCHITECTURE

|     |                                |
|-----|--------------------------------|
| E-1 | EXISTING CONDITIONS & REMOVALS |
| L-1 | LAYOUT PLAN                    |
| P-1 | PLANTING PLAN                  |

GENERAL CONTRACTOR:  
TBD



LATITUDE ARCHITECTS, LLC  
PO BOX 19185  
BELMONT, MA 02478

LANDSCAPE ARCHITECTS:

CHRISTIE DUSTMAN & COMPANY INC.  
8 A Street  
Hyde Park, MA 02136  
(617) 327-0330  
Email: [info@christiedustman.com](mailto:info@christiedustman.com)

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

# GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH FEDERAL, STATE, LOCAL, AND MUNICIPAL REGULATORY DEPARTMENT'S RULES AND REGULATIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LOCAL FIRE DEPARTMENT RULES AND REGULATIONS.

GENERAL CONTRACTOR (GC) TO NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CHANGES UPON THE DISCOVERY OF LATENT CONDITIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK.

WORK AREA SHALL BE KEPT CLEAN ON A DAILY BASIS. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION.

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEERING SHALL BE PROVIDED BY OTHERS AND IS NOT PART OF OR COORDINATED WITH THIS ARCHITECTURAL CONTRACT DOCUMENT/DRAWING. ALL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS BUILDING AND FIRE SAFETY CODES INCLUDING THE FEDERAL, STATE AND LOCAL REGULATORY RULES AND REGULATIONS AND SHALL BE COORDINATED BY GENERAL CONTRACTOR (GC), AND SUBCONTRACTORS (SUBS).

GC AND SUBS SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, CONDITIONS, AND AREAS WITH A PROFESSIONAL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEER AS REQUIRED. THIS COORDINATION SHALL BE DONE PRIOR TO THE WORK AND IS THE RESPONSIBILITY OF THE GC AND SUBCONTRACTORS. THIS INCLUDES BUT IS NOT LIMITED TO FLOOR AND CEILING PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES.

GC SHALL COORDINATE AND VERIFY ALL EQUIPMENT, MODELS, SIZES, AND ELECTRICAL, HVAC, AND PLUMBING REQUIREMENTS PRIOR TO CONSTRUCTION SUPPLIED BY THE GC, SUBCONTRACTORS, AND OWNER. GC SHALL FURNISH AND INSTALL (F & I) REQUIRED BLOCKING FOR ALL EQUIPMENT, FIXTURES, DOOR FRAMES, ETC. AS REQUIRED. GC SHALL FURNISH AND INSTALL STRUCTURAL SUPPORT AND BLOCKING FOR CONSTRUCTION OF CEILING MOUNTED EQUIPMENT RECOMMENDATIONS.

MOISTURE RESISTANT (MR) GWB SHALL BE USED ON INTERIOR OF ALL BATHROOMS AND FACE OF KITCHEN BACKSPLASH WALL. USE CEMENTITIOUS BACKERBOARD FOR ALL CERAMIC WALL TILE APPLICATIONS.

THE DRAWINGS ARE NOT TO BE SCALED. THE GENERAL CONTRACTOR IS TO REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE A DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. THE DETAILS APPLY TO ALL LOCATIONS WHICH ARE NOT KEYED IN AND ARE OF THE SAME CONSTRUCTION AND SCOPE OF WORK. THE GENERAL CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT TO OBTAIN CLARIFICATION.

THE G.C. SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK AND OTHER PROJECT ELEMENTS THAT REQUIRE FIELD VERIFICATION AND SUB-CONTRACTOR INPUT REGARDING FABRICATION AND INDUSTRY METHODOLOGY. ALL SHOP DRAWINGS MUST BE APPROVED BY THE OWNER PRIOR TO FABRICATION.

# ARCHITECTURAL SYMBOLS

## DRAWING TITLE

### DRAWING TITLE

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

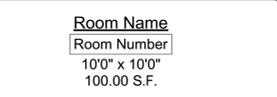
## INTERIOR ELEVATION



## BUILDING SECTION



## ROOM NAME/NUMBER



## WALL SECTION



## DETAIL REFERENCE KEY



## DETAIL SECTION



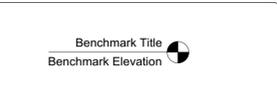
## REVISION KEY



## DETAIL SECTION



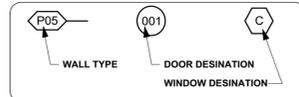
## ELEVATION TARGET



## COLUMN LINE GRID



## WALL / DOOR / WINDOW / SYMBOLS



# ZONING INFORMATION

## PROJECT ADDRESS:

18 SHEFFIELD ROAD  
WINCHESTER, MA

## JURISDICTION:

WINCHESTER, MA

## ACCESSORS MAP PARCEL NUMBERS:

17 128 0 - LOT C

## LEGAL DISCRPTION:

SEE MORTGAGE BY, RENEY, MORAN & TIVNAN

## LAND USE ZONE:

SINGLE FAMILY RESIDENTIAL - Residential District B (RDB-10)

# LAND USE REQUIREMENTS

|                     | REQUIRED   | PROPOSED       |
|---------------------|--|----------------|
| LOT SIZE            | 10,000 Sq. Ft.   | 13,112 Sq. Ft. |
| FRONTAGE            | 80 Ft.   | 135 Ft.        |
| SET BACKS           | 25' Front Yard Setback (30') Building Line<br>15' Side / Rear Yard Setback |                |
| HEIGHT RESTRICTIONS | Max building ht. in stories (2.5)<br>Max in feet (40')                     |                |



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA. 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

**GEN. NOTES &  
PROJECT DATA**

SHEET:

**A-001**

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

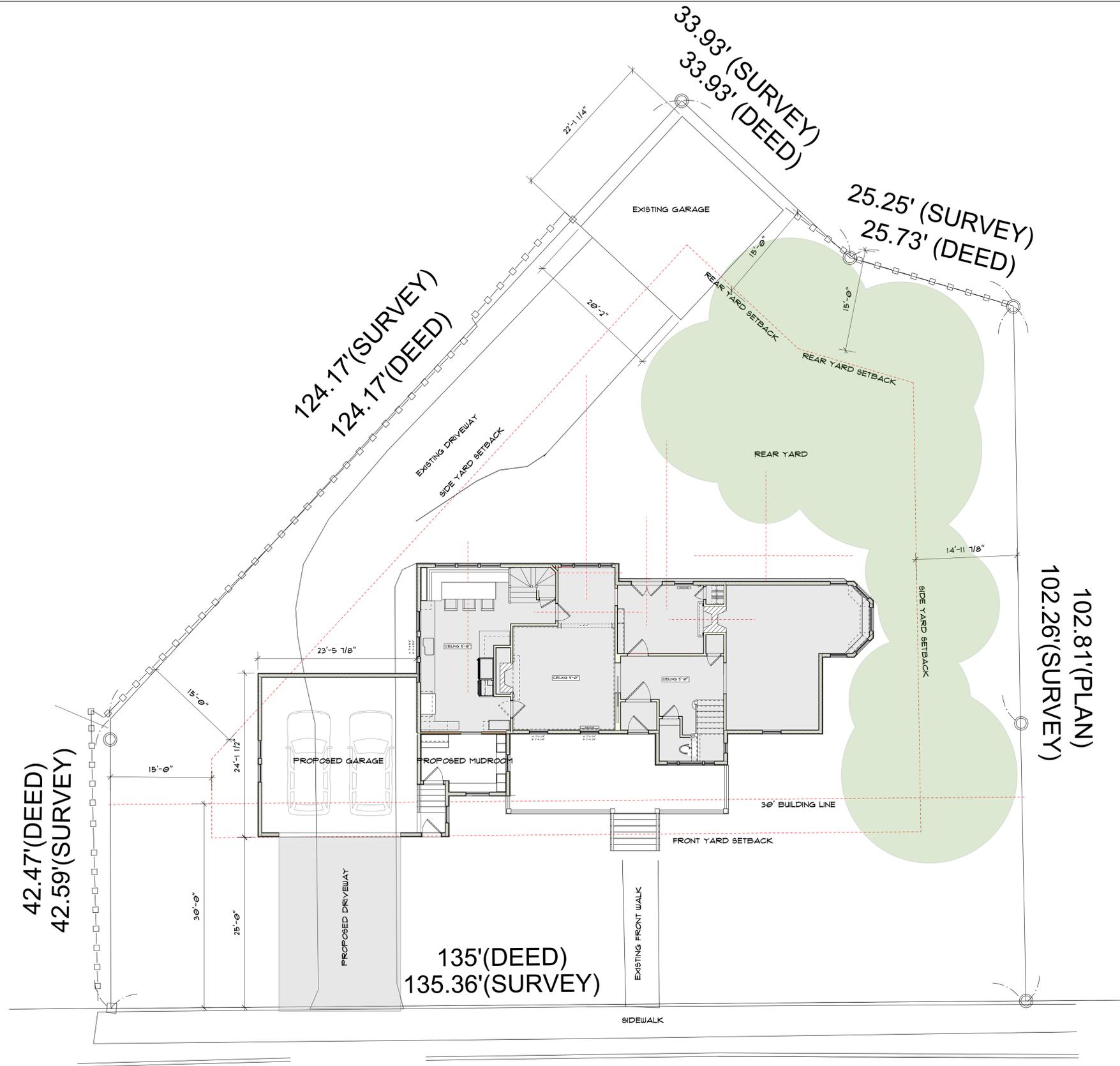


LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



42.47'(DEED)  
42.59'(SURVEY)

124.17'(SURVEY)  
124.17'(DEED)

33.93'(SURVEY)  
33.93'(DEED)

25.25'(SURVEY)  
25.73'(DEED)

102.81'(PLAN)  
102.26'(SURVEY)

135'(DEED)  
135.36'(SURVEY)

# SHEFFIELD ROAD

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA. 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

SITE PLAN

SHEET:

**SP-100**



STREET VIEW - #1



STREET VIEW - #2



STREET VIEW - #3 - LOCATION OF PROPOSED ADDITIONS



REAR - LEFT - #5



REAR - RIGHT - #6



EXISTING GARAGE - REAR - #7



DRIVE VIEW - #8 - LOCATION OF PROPOSED ADDITIONS

**EXISTING CONDITIONS - PHOTOS**



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA. 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

PHOTOS

SHEET:

**P-100**





LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

EXISTING  
ELEVATIONS

SHEET:

**D-200**



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

EXISTING  
ELEVATIONS

SHEET:

**D-201**





LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

| Material Notes: |  |
|-----------------|--|
| A               | ASHPHALT SHINGLES TO MATCH EXISTING  |
| B               | RAKE BOARDS & TRIM TO MATCH EXISTING                                       |
| C               | CEDAR PERFECTS W/ 5" EXPOSURE TO MATCH EXISTING                            |
| D               | EAVE DRIP & GUTTER DETAILS TO MATCH EXISTING                               |
| E               | WINDOWS BY PELLA TO MATCH EXISTING, EXT. TRIM & CASINGS TO MATCH EXISTING. |
| F               | SHINGLE FLARE & RUNNING TRIM TO MATCH EXISTING; SEE DETAILS                |
| G               | 6" STONE VENEER TO MATCH EXISTING; SEE DETAILS                             |
| H               | CUSTOM MAHOGANY ENTRY DOOR   |
| I               | CUSTOM WOOD OVERHEAD DOOR SYSTEM PTD.                                      |
| J               | STUCCO & TIMBER INFILL TO MATCH EXISTING HOUSE GABLES                      |
| K               | FLAT ROOF & EAVE TRIM DETAILS TO MATCH                                     |



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

**PROPOSED  
ELEVATIONS**

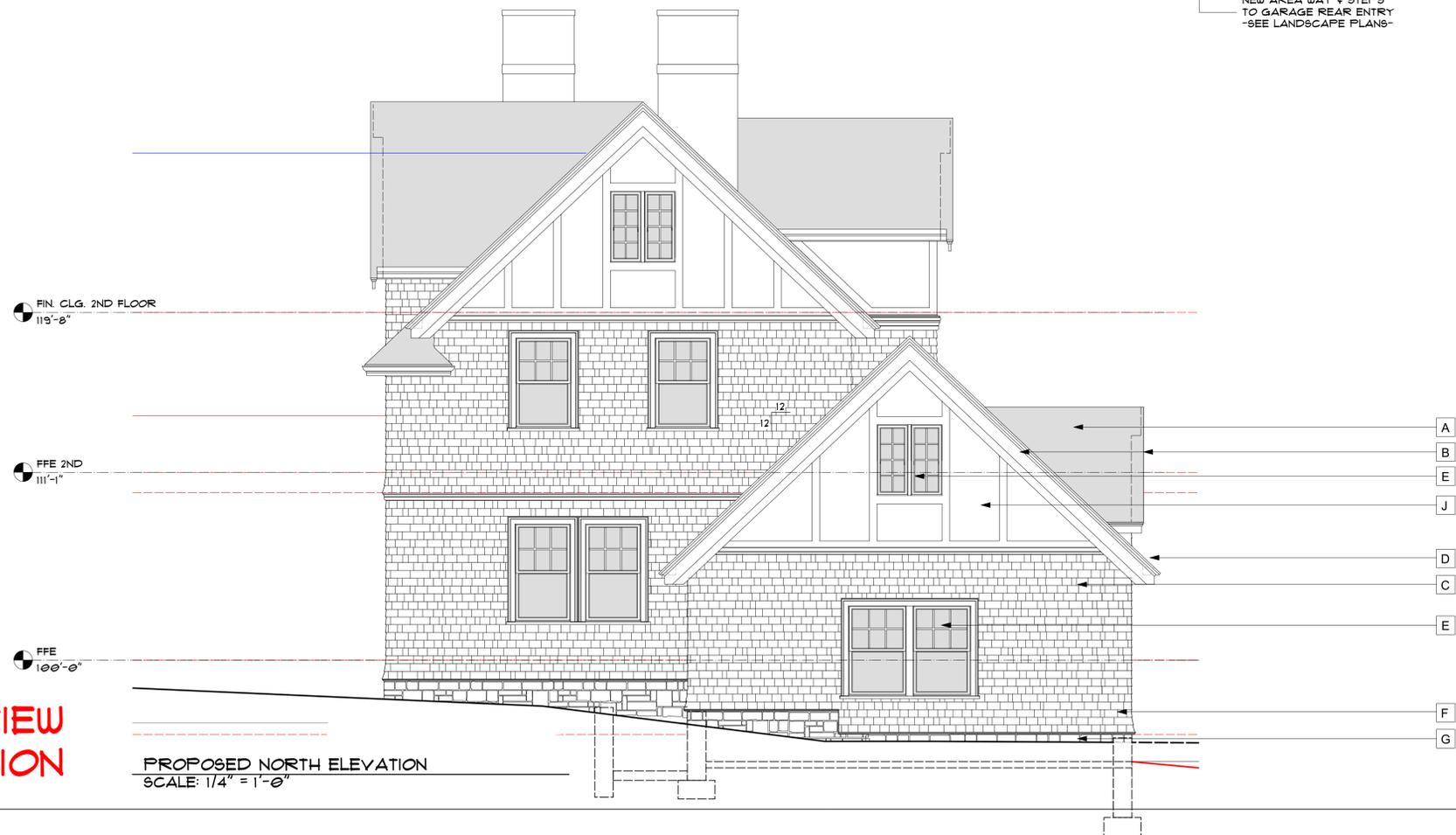
SHEET:

**A-200**

| Material Notes: |  |
|-----------------|--|
| A               | ASHPHALT SHINGLES TO MATCH EXISTING  |
| B               | RAKE BOARDS & TRIM TO MATCH EXISTING                                       |
| C               | CEDAR PERFECTS W/ 5" EXPOSURE TO MATCH EXISTING                            |
| D               | EAVE DRIP & GUTTER DETAILS TO MATCH EXISTING                               |
| E               | WINDOWS BY PELLA TO MATCH EXISTING, EXT. TRIM & CASINGS TO MATCH EXISTING. |
| F               | SHINGLE FLARE & RUNNING TRIM TO MATCH EXISTING; SEE DETAILS                |
| G               | 6" STONE VENEER TO MATCH EXISTING; SEE DETAILS                             |
| H               | CUSTOM MAHOGANY ENTRY DOOR   |
| I               | CUSTOM WOOD OVERHEAD DOOR SYSTEM PTD.                                      |
| J               | STUCCO & TIMBER INFILL TO MATCH EXISTING HOUSE GABLES                      |
| K               | FLAT ROOF & EAVE TRIM DETAILS TO MATCH                                     |
| L               | NEW "PELLA" SLIDING FRENCH DOOR TO MATCH                                   |



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

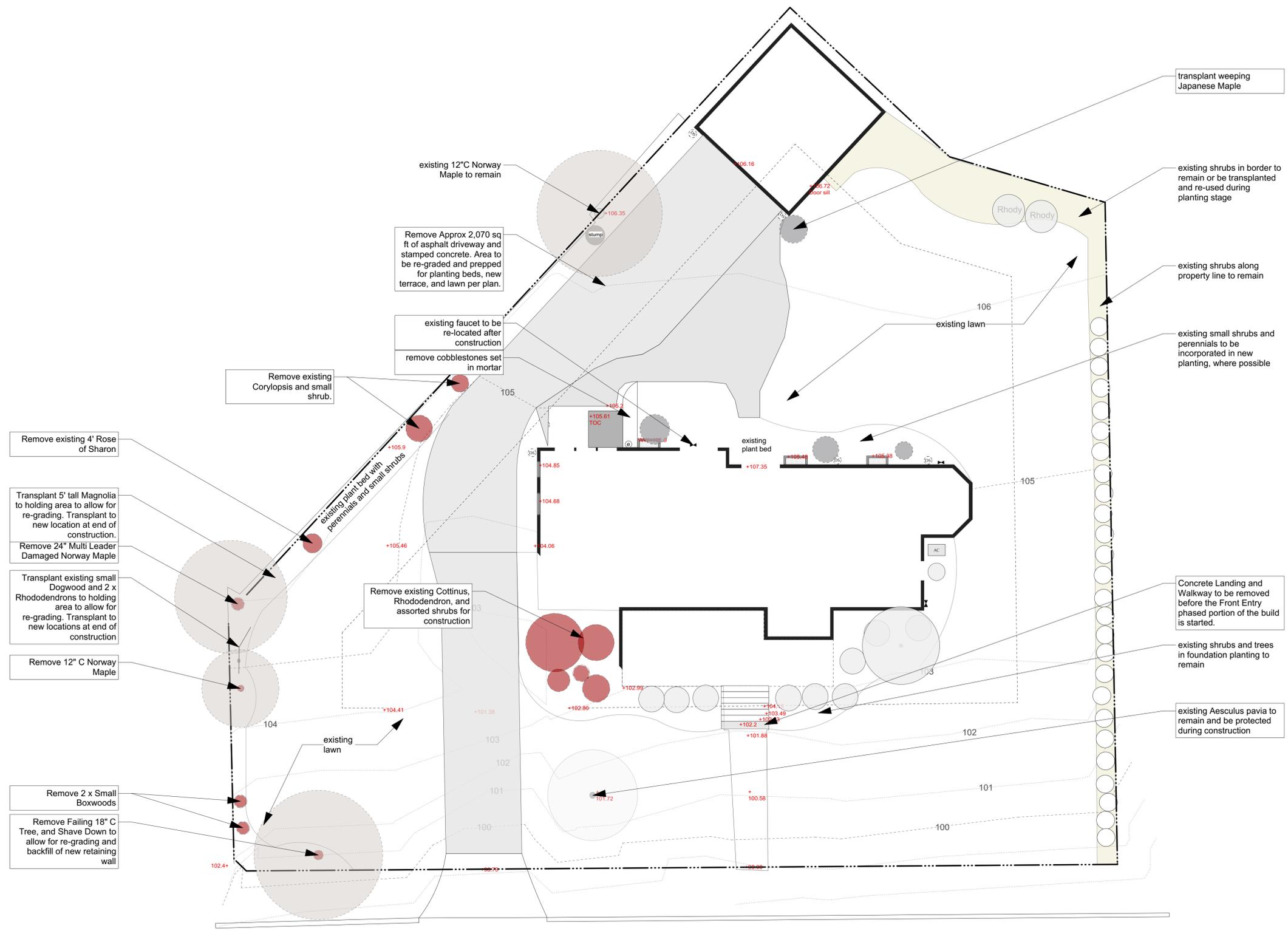
DATE: June 30, 2020

TITLE:

**PROPOSED  
ELEVATIONS**

SHEET:

**A-201**



Remove existing 4' Rose of Sharon

Transplant 5' tall Magnolia to holding area to allow for re-grading. Transplant to new location at end of construction.

Remove 24" Multi Leader Damaged Norway Maple

Transplant existing small Dogwood and 2 x Rhododendrons to holding area to allow for re-grading. Transplant to new locations at end of construction

Remove 12" C Norway Maple

Remove 2 x Small Boxwoods

Remove Failing 18" C Tree, and Shave Down to allow for re-grading and backfill of new retaining wall

Remove existing Corylopsis and small shrub.

Remove Approx 2,070 sq ft of asphalt driveway and stamped concrete. Area to be re-graded and prepped for planting beds, new terrace, and lawn per plan.

existing faucet to be re-located after construction  
remove cobblestones set in mortar

Remove existing Cotinus, Rhododendron, and assorted shrubs for construction

transplant weeping Japanese Maple

existing shrubs in border to remain or be transplanted and re-used during planting stage

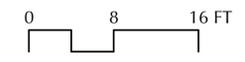
existing shrubs along property line to remain

existing small shrubs and perennials to be incorporated in new planting, where possible

Concrete Landing and Walkway to be removed before the Front Entry phased portion of the build is started.

existing shrubs and trees in foundation planting to remain

existing Aesculus pavia to remain and be protected during construction

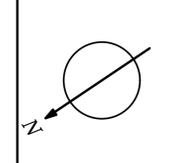


| Approval | Note | Date | # |
|----------|------|------|---|
|          |      |      |   |
|          |      |      |   |
|          |      |      |   |
|          |      |      |   |
|          |      |      |   |

Disclaimer: These drawings, specifications, schedules, and any other information are provided for informational and illustrative purposes only and in no way are they to be interpreted as construction details or specifications

Designer: Christie Dustman, APLD Certified Landscape Designer  
 Designer: Sarah Rabdau  
 Drawn by: SR  
 Scale: 1/8"=1'-0"  
 Date: 6.11.20

**CHRISTIE DUSTMAN & Company**  
 8 A Street  
 Hyde Park, MA 02138  
 info@christiedustman.com  
 617.327.0330



**Existing Conditions & Removals**  
 Warner Residence  
 18 Sheffield Rd  
 Winchester, Ma

Sheet Number  
**E-1**



