

**44 Gardner Street
Map 103 Lot 42**

To Permit the Following:

1. Building Coverage of 33.8% where 30% is allowed

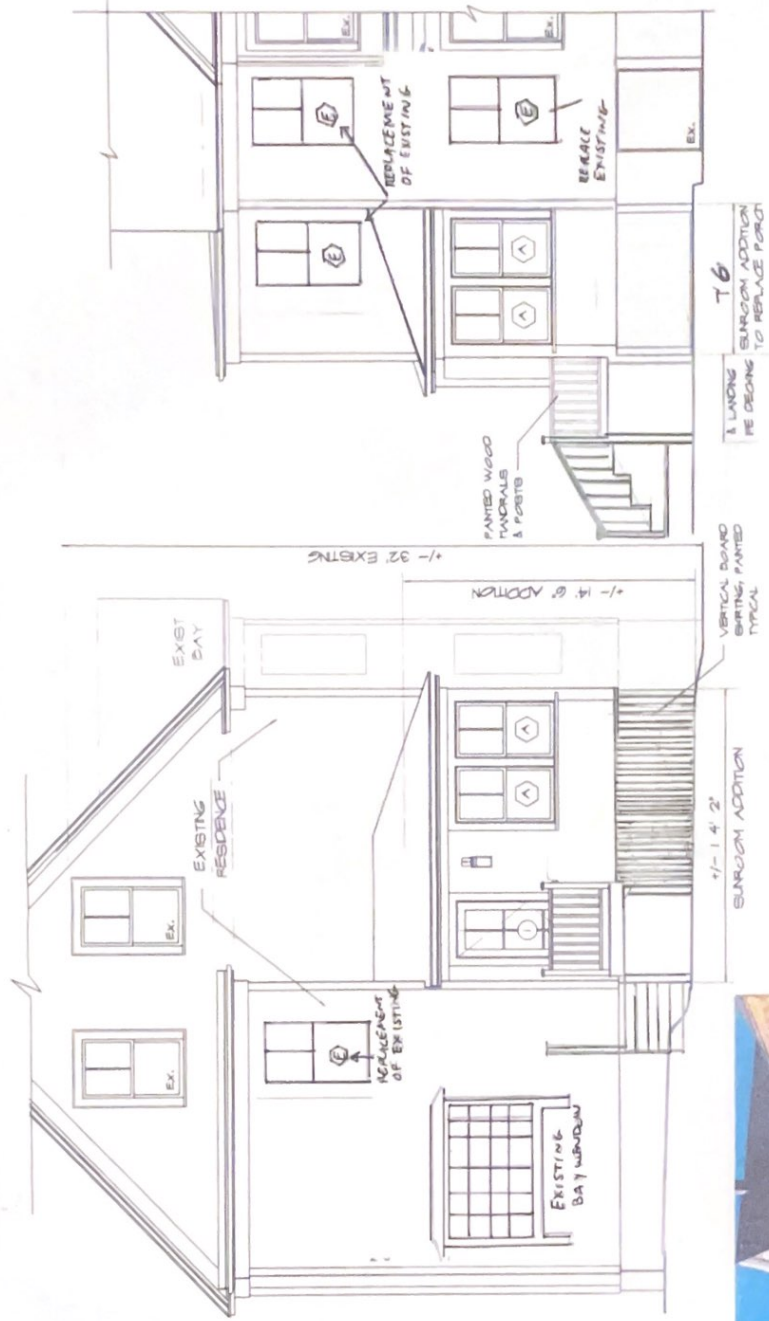
The undersigned agrees that the following circumstances exist....

1. The Sunroom Addition replaces an existing porch and the new narrow porch provides rear access from the yard and driveway.
2. The Existing Building Coverage is 32.6% and this addition increases that by 1.2%

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Additions are not visible from Gardner St, and the views from both Mechanic and Junking Streets are not adversely affected.
2. The Variances are consistent with the spirit of the ordinance in that it will allow these modest Additions, without impacting the immediate abutters.
3. Substantial justice will be done, as this work will allow the owner to improve the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties, and have the support of the neighbors (based on prior approvals 2020).
5. The special condition of this property is the small lot size and the building coverage, non-conformity of the existing residence.

- Ryan & Karen Baker



REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION AT SUNROOM
SCALE: 1/8" = 1'-0"

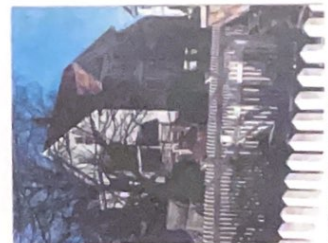
BAKER
44 GARDNER
SUNROOM ADDITION



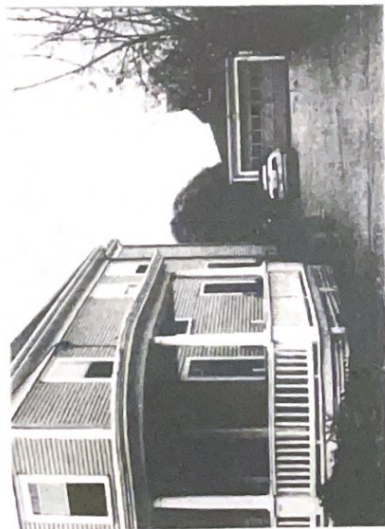
EXISTING REAR ELEVATION



8 MCDONALD STREET



VEWS FROM TURNING



DRIVEWAY ELEVATION FROM 1990



DRIVEWAY ELEVATION

WINDOW SCHEDULE

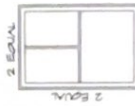
SYM.	UNIT	LITES	ROUGH OPENG.	REMARKS	QTY
(A)	LD-C2 2820	2/1	2' 10 1/4" X 5' 8"	MARVIN INC. GLAZ DOUBLEDUNG HD, 7/8" SD, w/ Low E Glazing, Cladding, "Stone White" Hardware to be chosen by Owner.	4
(B)	LD-C2 2820	1/1	1' 10 1/4" X 5' 8"	DITTO, Tempered	0
(C)	LD-C2 2820	2/1	2' 10 1/4" X 4' 8"	DITTO	2
(D)	LD-C2 4406 E	3/1	4' 2 1/4" X 6' 8"	DITTO, Egress	0
(E)	LD-C2 Milton East	2/1	Match Existing	DITTO, in Existing Wall	6

EXTERIOR DOOR SCHEDULE

SYM.	UNIT/SIZE	LITES	ROUGH OPENG.	REMARKS	QTY
(1)	CLUTD 5470 OX	6	42 5/8" X 66 1/2"	MARVIN INC. GLAZ NEWING REBOL DOOR, 7/8" SD w/ Low E Glazing, Cladding-Hardware Hardware to be chosen by Owner	1

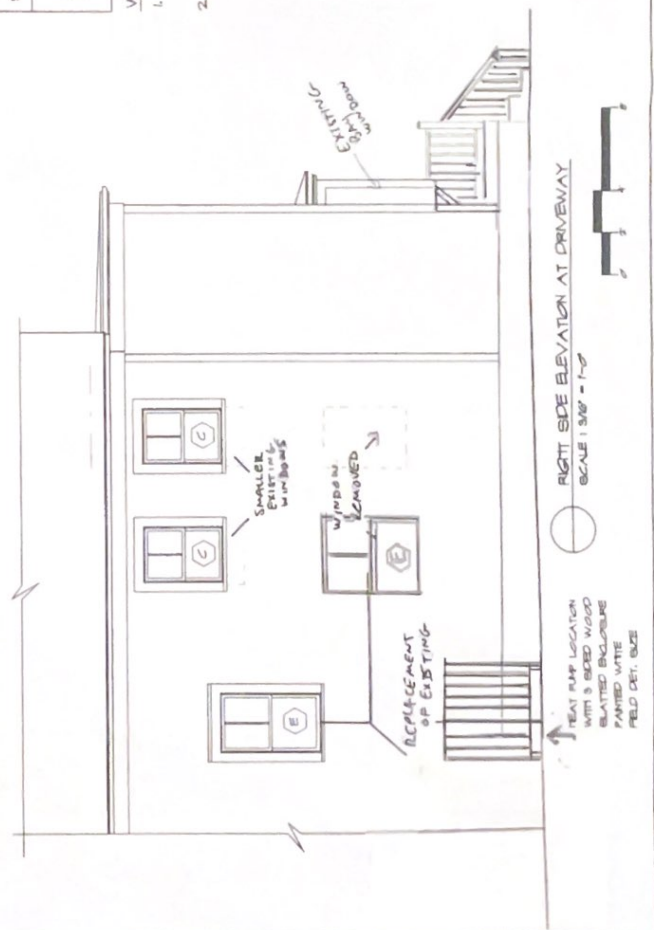
WINDOW - EXT. DOOR NOTES

1. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS
TO ARCHITECT FOR APPROVAL BEFORE ORDERING
2. TYPE 1, 7/8" SOLS



STAR WINDOW WITH
TEATRUP LOCATION BELOW

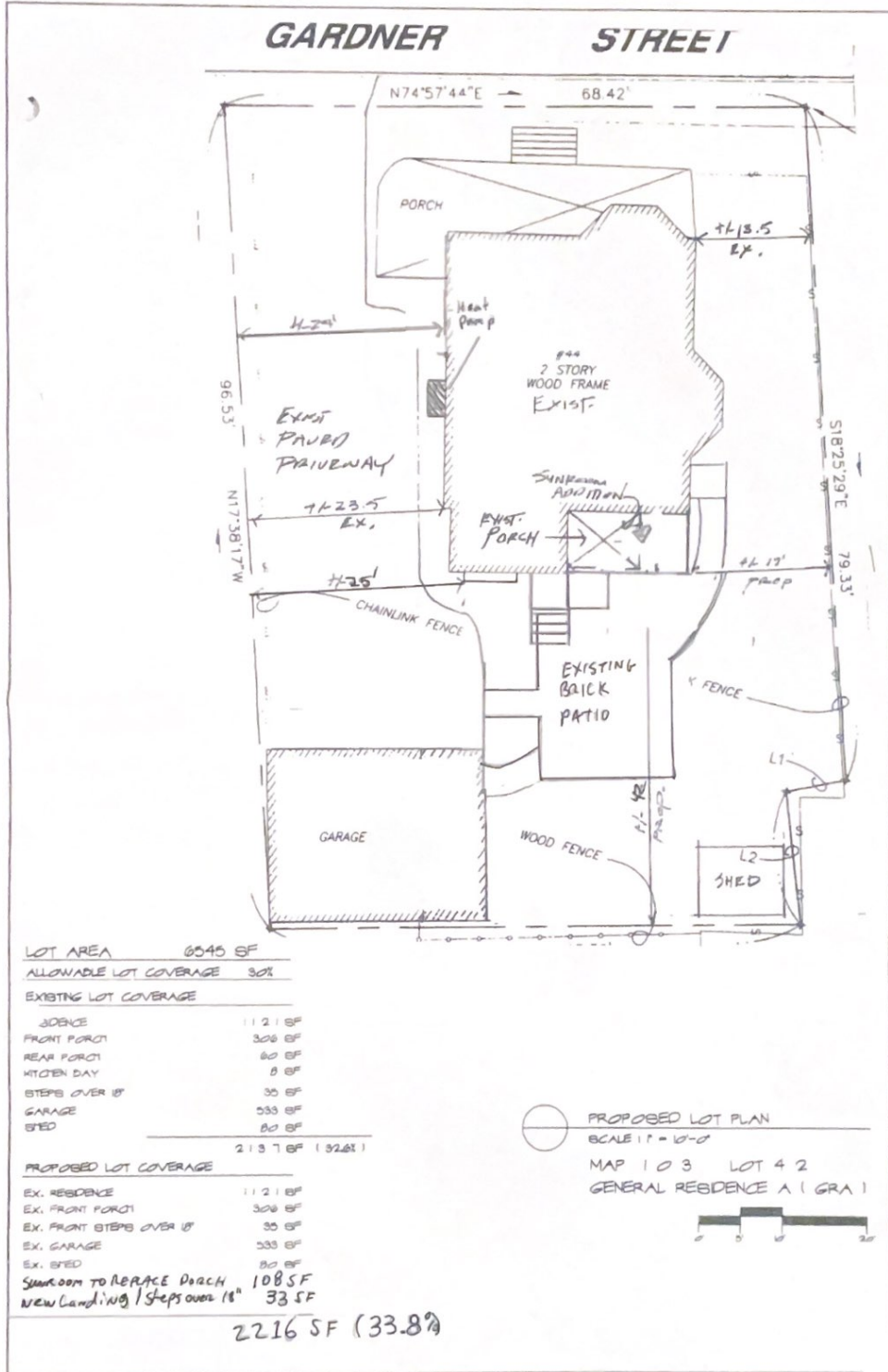
BAKER
44 GARDNER
SUNROOM ADDITION



RIGHT SIDE ELEVATION AT DRIVEWAY
SCALE: 3/8" = 1'-0"

REAR PORCH LOCATION
WITH 3' BORED W/ALOOD
BLATTED ENCLASURE
PAINTED WHITE
FIELD CRT. SIZE

BAKER 44 GARDNER



DOUBLE HUNG G2

 1'-9 3/4" (552) 1'-10 1/4" (565) 1'-9 1/4" (540) 14 47/64" (347) UDHG2 1612	 2'-1 3/4" (864) 2'-2 1/4" (867) 2'-1 1/4" (841) 18 47/64" (478) UDHG2 2012	 2'-5 3/4" (756) 2'-6 1/4" (768) 2'-5 1/4" (743) 22 47/64" (577) UDHG2 2412	 2'-7 3/4" (806) 2'-8 1/4" (818) 2'-7 1/4" (794) 24 47/64" (826) UDHG2 2812	 2'-9 3/4" (857) 2'-10 1/4" (870) 2'-9 1/4" (845) 26 47/64" (876) UDHG2 3212	 2'-11 3/4" (922) 3'-0 1/4" (921) 2'-11 1/4" (895) 28 47/64" (921) UDHG2 3612
 UDHG2 1614	 UDHG2 2014	 UDHG2 2414	 UDHG2 2814	 UDHG2 3214	 UDHG2 3614
 UDHG2 1616	 UDHG2 2016	 UDHG2 2416	 UDHG2 2816	 UDHG2 3216	 UDHG2 3616
 UDHG2 1618	 UDHG2 2018	 UDHG2 2418	 UDHG2 2818	 UDHG2 3218	 UDHG2 3618
 UDHG2 1620	 UDHG2 2020	 UDHG2 2420	 UDHG2 2820	 UDHG2 3220	 UDHG2 3620
 UDHG2 1622	 UDHG2 2022	 UDHG2 2422	 UDHG2 2822	 UDHG2 3222	 UDHG2 3622
 UDHG2 1624	 UDHG2 2024	 UDHG2 2424	 UDHG2 2824	 UDHG2 3224	 UDHG2 3624
 UDHG2 1626	 UDHG2 2026	 UDHG2 2426	 UDHG2 2826	 UDHG2 3226	 UDHG2 3626
 UDHG2 3224	 UDHG2 3624	 UDHG2 4024	 UDHG2 4424	 UDHG2 4824	 UDHG2 5224
 UDHG2 3226 E	 UDHG2 3626 E	 UDHG2 4026 E	 UDHG2 4426 E	 UDHG2 4826 E	 UDHG2 5226 E
 UDHG2 3228 E	 UDHG2 3628 E	 UDHG2 4028 E	 UDHG2 4428 E	 UDHG2 4828 E	 UDHG2 5228 E

CASEMENT / CASEMENT PUSH OUT

MO (mm)	1-4 1/2 (419)	1-6 1/2 (489)	1-8 1/2 (520)	2-1/2 (623)	2-2 1/2 (673)	2-4 1/2 (723)	2-6 1/2 (774)	2-8 1/2 (825)	3-1/2 (927)	3-4 1/2 (1028)
RO (mm)	1-6 (431)	1-7 (462)	1-9 (533)	2-1 (603)	2-3 (695)	2-5 (736)	2-7 (767)	2-9 (838)	3-1 (930)	3-5 (1041)
FS (mm)	1-4 (406)	1-6 (457)	1-8 (508)	2-0 (609)	2-2 (660)	2-4 (711)	2-6 (762)	2-8 (812)	3-0 (914)	3-4 (1018)
DLO (mm)	0-10 1364 (299)	1-0 1364 (310)	1-2 1364 (361)	1-8 1364 (462)	1-6 1364 (513)	1-10 1364 (564)	2-0 1364 (615)	2-2 1364 (666)	2-6 1364 (767)	2-10 1364 (868)
3-7 3/8 (1031)	UCA1644	UCA1844	UCA2044	UCA2444	UCA2644	UCA2844	UCA3044 E	UCA3244 E	UCA3644 E	UCA4044 E
3-7 5/8 (1090)	UCAPO1644	UCAPO1844	UCAPO2044	UCAPO2444	UCAPO2644	UCAPO2844 E	UCAPO3044 E	UCAPO3244 E	UCAPO3644 E	UCAPO4044 E
3-7 7/8 (1095)										
3-7 1/2 (1065)										
3-11 2/8 (1203)	UCA1648	UCA1848	UCA2048	UCA2448	UCA2648	UCA2848 E	UCA3048 E	UCA3248 E	UCA3648 E	UCA4048 E
3-11 5/8 (1298)	UCAPO1648	UCAPO1848	UCAPO2048	UCAPO2448	UCAPO2648	UCAPO2848 E	UCAPO3048 E	UCAPO3248 E	UCAPO3648 E	UCAPO4048 E
3-11 7/8 (1196)										
3-5 1/2 (1055)										
4-5 3/8 (1335)	UCA1654	UCA1854	UCA2054	UCA2454	UCA2654	UCA2854 E	UCA3054 E	UCA3254 E	UCA3654 E	UCA4054 E
4-5 5/8 (1362)	UCAPO1654	UCAPO1854	UCAPO2054	UCAPO2454	UCAPO2654	UCAPO2854 E	UCAPO3054 E	UCAPO3254 E	UCAPO3654 E	UCAPO4054 E
4-5 7/8 (1348)										
3-11 1/2 (1222)										

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

1 3/4" INSWING / OUTSWING FRENCH DOOR

6-6R HEIGHT

Clad MO (mm)	1-8 11/32 (517)	2-7 1/8 (791)	3-1 1/8 (843)	4-11 1/2 (1511)	5-11 1/2 (1816)	6-9 7/8 (2689)	7-10 11/16 (2405)
Wood MO (mm)	1-10 31/32 (583)	2-9 3/4 (857)	3-3 3/4 (1010)	5-2 1/8 (1578)	6-2 1/8 (1583)	8-0 1/2 (2756)	8-1 5/16 (2472)
RO (mm)	1-8 27/32 (529)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 1/2 (1524)	6-0 1/2 (1829)	8-0 3/8 (2702)	7-11 3/16 (2418)
FS (mm)	1-7 27/32 (504)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1499)	5-11 (1803)	8-9 3/8 (2677)	7-10 3/16 (2382)
DLO (mm)	0-11 1/2 (282)	1-6 25/32 (477)	2-0 25/32 (629)	1-6 25/32 (477)	2-0 25/32 (629)	2-0 25/32 (629)	0-1 1/2 (282) / 1-6 25/32 (477)
6-7 3/4 (2038)	1668R	2096R	3096R	5096R	6096R	8096R	8096R - Entrance
6-9 1/16 (2056)							
6-8 (2032)							
6-7 1/2 (2018)							
5-3 5/8 (1816)							

6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1118)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
DLO (mm)	0-11 1/2 (282)	11-1 19/32 (345)	1-7 19/32 (488)	1-9 19/32 (540)	2-1 19/32 (650)	2-7 19/32 (802)
6-10 1/4 (2089)	1668	2098	2698	2898	3098	3698
6-11 9/16 (2122)	1670	2098	2670	2870	3070	3670
6-10 1/2 (2096)	1680	2080	2680	2880	3080	3680
6-10 (2083)						
5-8 5/8 (1860)						

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6842



* APPROVED
PLANS
(only minor
changes)