

RECEIVED  
TOWN CLERK  
BELMONT, MA

2019 OCT -7 PM 1:28

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD

ON AN APPLICATION FOR THREE SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, OCTOBER 15, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Peter Arsenault** for THREE SPECIAL PERMITS under Section 1.5.4 A of the Zoning By-Laws to **ALTER A NONCONFORMING STRUCTURE IN ORDER TO CONSTRUCT A NEW ROOF AND A DORMER ADDITION, AND TO INCREASE THE SIZE OF THE HOME BY MORE THAN 300 SF** at **30 Walnut Street** located in the General Residence Zoning District.

Planning Board



Town of Belmont  
Planning Board

2019 OCT -7 PM 1:29

## APPLICATION FOR A SPECIAL PERMIT

Date: 9/3/19

Planning Board  
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-Law 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 30 Walnut St 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 a  
roof alteration and dormer and rear  
deck reconfiguration (2nd floor pantry converted  
to deck)

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

Signature of Petitioner	<u>Peter Arsenault</u>
Print Name	<u>Peter Arsenault</u>
Address	<u>28 Walnut Street</u>
	<u>Belmont, MA 02478</u>
Daytime Telephone Number	<u>339-234-0727</u>



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

August 28, 2019

Ms. Anne Arsenault  
28 Walnut Street  
Belmont, MA 02478

RE: Denial to Construct New Roof and One (1) Dormer

Dear Ms. Arsenault:

The Office of Community Development is in receipt of your building permit application for the construction of a new roof and one (1) dormer on top of your home located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, Section 4.2.2 of the By-Law allows minimum 10.0' side setbacks and 2-1/2 stories; however, the existing and proposed side setback to the new roof on the east side of your home is 7.2' and the number of stories is 3-1/2. As a result, your home is considered nonconforming and therefore any addition greater than 300 square feet requires a Special Permit from the Planning Board. Your proposed addition is 518 square feet.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request three (3) Special Permits from the Planning Board: side setback, number of stories, and addition greater than 300 square feet. If you choose to pursue the Special Permits, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with the Planning Staff in order to begin this process.

Sincerely,

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

## Belmont Planning Board

### Special Permit Narrative Statement

#### 30 Walnut Street

Peter and Jen Arsenault of 30 Walnut Street seek a special permit in order to alter the roof structure, convert an existing rear pantry into covered deck, and add a dormer on an existing non-conforming two family structure in the GR zone. The proposed increase in GFA (ceiling height of 6' or greater) is 487 SF.

The current 2,472 sf (TLA) home has one unit (#28) on the first floor and a second unit (#30) on the second floor. The second floor unit currently has two bedrooms and one bathroom. The intention with the attic renovation is to add two more bedrooms and a second bathroom.

Peter and Jen have lived in this home for the past six years. The house has been in their family for three generations. The house was purchased by Peter's grandparents, Guy and Jenny Ruggeri in 1950 from Guy's uncle. Guy and his family resided downstairs in 28, while his sister and her family lived upstairs in 30 Walnut until 1985. Guy continued to live in the first floor unit until his death in 2005. After his grandparent's died, Peter's mother inherited the home. Peter and Jen hope to make Walnut Street their permanent home where they can raise a family.

The project involves three components.

1. Roof alteration: Currently, the attic space has a very shallow roof with a ridge height of only 6'-8" with 2x8 floor joists and 2x6 rafters. In order to convert this into a viable living space, the roof needs to be reconstructed with a steeper pitch (proposed 8.5:12 pitch) in order to allow for a thicker floor sandwich and deeper roof rafters to meet structural and energy code requirements as well as some more head height to meet building code requirements. The proposed roof alteration would replace the squat gambrel style roofline with a more ubiquitous and more aesthetically proportional roofline. It will increase the overall height from 26.2' (midpoint) to 28.1' (midpoint) which is still considerably lower than the 33' (midpoint) allowed by zoning. This would also increase the overall height from 29'-11" (ridge) to 33'-3" (ridge) which is still lower than the abutting structure - # 24-26 to the left - which is a recently constructed 4 story tall triple decker with a flat roof at 35' high; and aligned with #32-34 to the right - which is a gable roof consistent with many of the other homes on the street, with a peak at approximately 33'-6" high. Currently, the Arsenault property is squat and disproportionate compared to its neighbors. The proposed alterations would adjust it so that it is consistent with the typical heights of the other gables along Walnut Street. Furthermore, the new gable roof with a front window is very consistent with the vernacular on the street (see attached photographs).
2. New dormer: The proposed renovation also includes incorporating a shed dormer on the back right side of the structure in order to provide the necessary head height at the stairs as well as the ability to incorporate the fourth bedroom with side facing windows. The dormer is deliberately located on the rear of the structure (21'-4" behind the front of the house) to minimize its impact on the street front elevation, and the dormer is staggered, with the rear portion of it stepped back by 2'-11" in order to further soften the visual impact as seen from the rear of the property. The dormer itself is conforming - set back a generous 15.3' from the side property line and 101.2' from the rear property line.

3. Pantry conversion to deck: The third component of the renovation involves eliminating a small 4'-11" x 5'-8" second floor pantry in order to expand the existing second floor covered deck to make it a more usable space for the owners to enjoy a connection to their back yard and view of the park. This has no significant impact on any zoning and a minimal visual impact as it will still have the same massing.

The overall effect will be in harmony with the architecture and scale of the neighborhood.

We had a design review meeting with Spencer Gober and incorporated his suggestions to arrive at the current design. Specifically, we reduced the overall square footage, reduced the roof pitch of the previous design and incorporated the staggered dormer strategy. The Arsenaults have also shared these plans with and received enthusiastic support from many neighbors including abutters.

The proposed design is in harmony with the neighborhood vernacular, and the size of the proposed home is consistent with many in the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood. In fact, we believe that the proposed addition represents a significant improvement to the property and therefore the neighborhood as a whole.

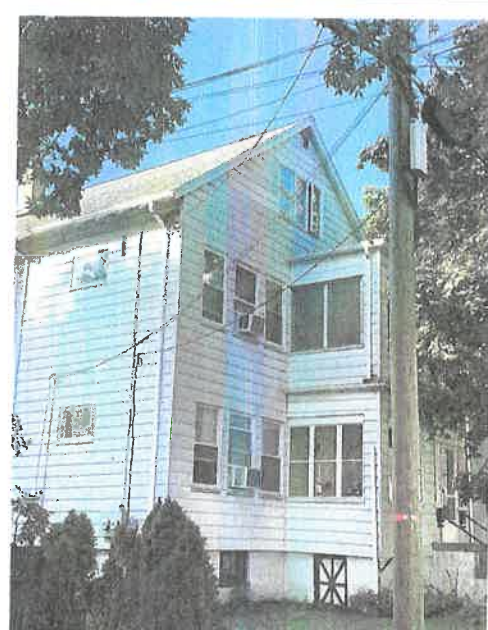
Thank you for your consideration on this matter.



30 Walnut Street in context – note that the subject property is significantly shorter than its neighbors. The intent of the design is for it to align with the other gable structures.





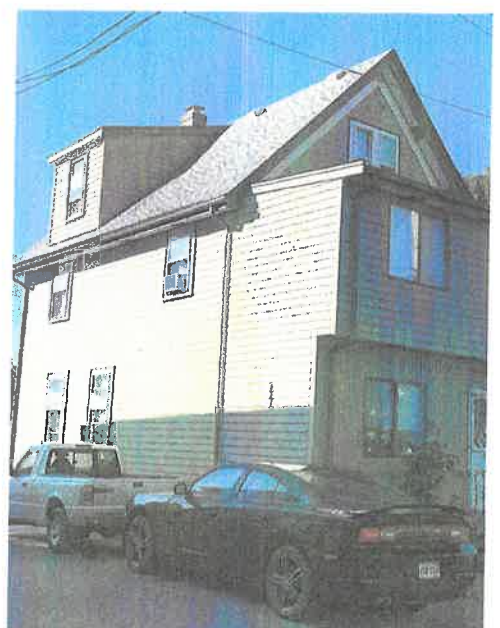
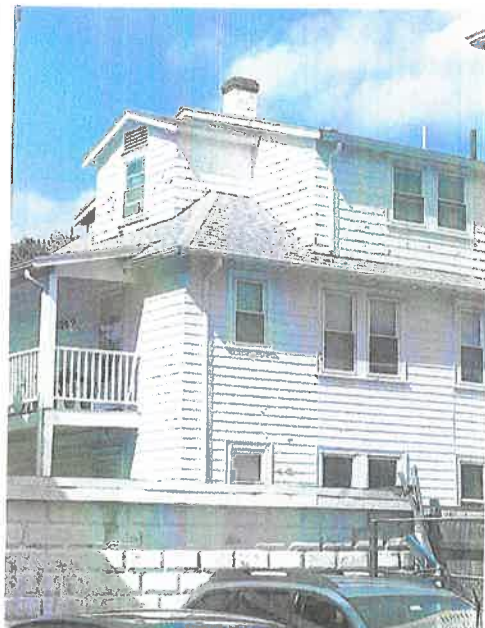


Examples of other gables  
with third floor windows  
in neighborhood (1 of 2)









Examples of other dormers  
in neighborhood (1 of 2)







# Zoning Compliance Check List

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

Property Address: 28-30 WALNUT ST.

Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

<u>Per §4.2 of the Zoning By-Law</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 S.F.		7,850 S.F.		7,850 S.F.	
Lot Frontage (feet)		50'		50.0'		50.0'	
Lot Area/Unit (sq. ft./d.u.)		N/A		N/A		N/A	
Lot Coverage (% of lot)		30 1/6%		19.4 1/6%		19.9 1/6%	
Open Space (% of lot)		40 1/6%		71.5 1/6%		71.5 1/6%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	8.8'		6.8'		6.8'	
	➤ 2nd Front Door (25%)	N/A		N/A		N/A	
	➤ Side/Side	10'	10'	7.2'	15.3'	7.2'	15.3'
	➤ Rear	20'		101.2'		101.2'	
Building Height:	➤ Feet	33'		26.2'		28.1'	
	➤ Stories	2 1/2		3 1/2		3 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
<u>Per §6D of the Zoning By-Law</u>							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street <sup>(b)</sup>					
		STANDARD			PROPOSED		
Curb Cut (One per 70' Frontage) <sup>(c)</sup>		/			/		

- (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



**DLJ GEOMATICS**  
276 NORTH STREET  
WEYMOUTH, MA 02191

[LANDSURV@COMCAST.NET](mailto:LANDSURV@COMCAST.NET)  
[WWW.DLJGEO.COM](http://WWW.DLJGEO.COM)

JULY 26, 2019

28-30 WALNUT STREET  
BELMONT, MA 02478

**CELLAR CALCULATIONS:**

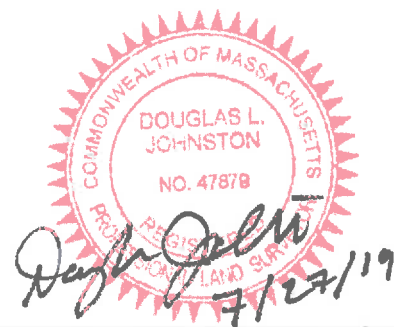
THE CELLAR WALLS ARE 7.15 'HIGH. THERE ARE SEVEN SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	9.0'	67.50 S.F.	36.63 S.F.
B	14.3'	102.25 S.F.	52.77 S.F.
C	9.0'	67.50 S.F.	33.39 S.F.
D	8.1'	57.92 S.F.	28.35 S.F.
E	39.7'	283.86 S.F.	136.17 S.F.
F	27.1'	193.77 S.F.	91.87 S.F.
G	39.7'	283.86 S.F.	138.16 S.F.

**TOTAL:** 1,056.66 S.F. 517.34 S.F.

$517.34 / 1,056.66 = .4899$

**48.99% OF THE FOUNDATION WALL IS BELOW GRADE.**





28-30 WALNUT ST  
BELMONT

SEG "A"

BASEMENT CEILING = 104.54

$$\begin{array}{r} 9.0 \\ \times 7.15 \\ \hline 64.5 \end{array}$$

TOTAL  
FACE  
OF  
WALL

$$\begin{array}{r} 9.0 \\ \times 9.07 \\ \hline 81.63 \end{array}$$

BELOW  
grade

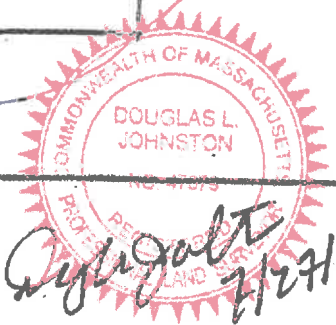
$$\frac{81.63}{64.50} = .5427$$

54.27%

BELOW grade

9.0'

BASEMENT FLOOR = 97.39



SEG "B"

CEILING = 104.54

$$\begin{array}{r} 14.3 \\ \times 7.15 \\ \hline 102.25 \end{array}$$

TOTAL  
FACE  
OF  
WALL

$$\begin{array}{r} 14.3 \\ \times 3.69 \\ \hline 52.77 \end{array}$$

BELOW  
grade

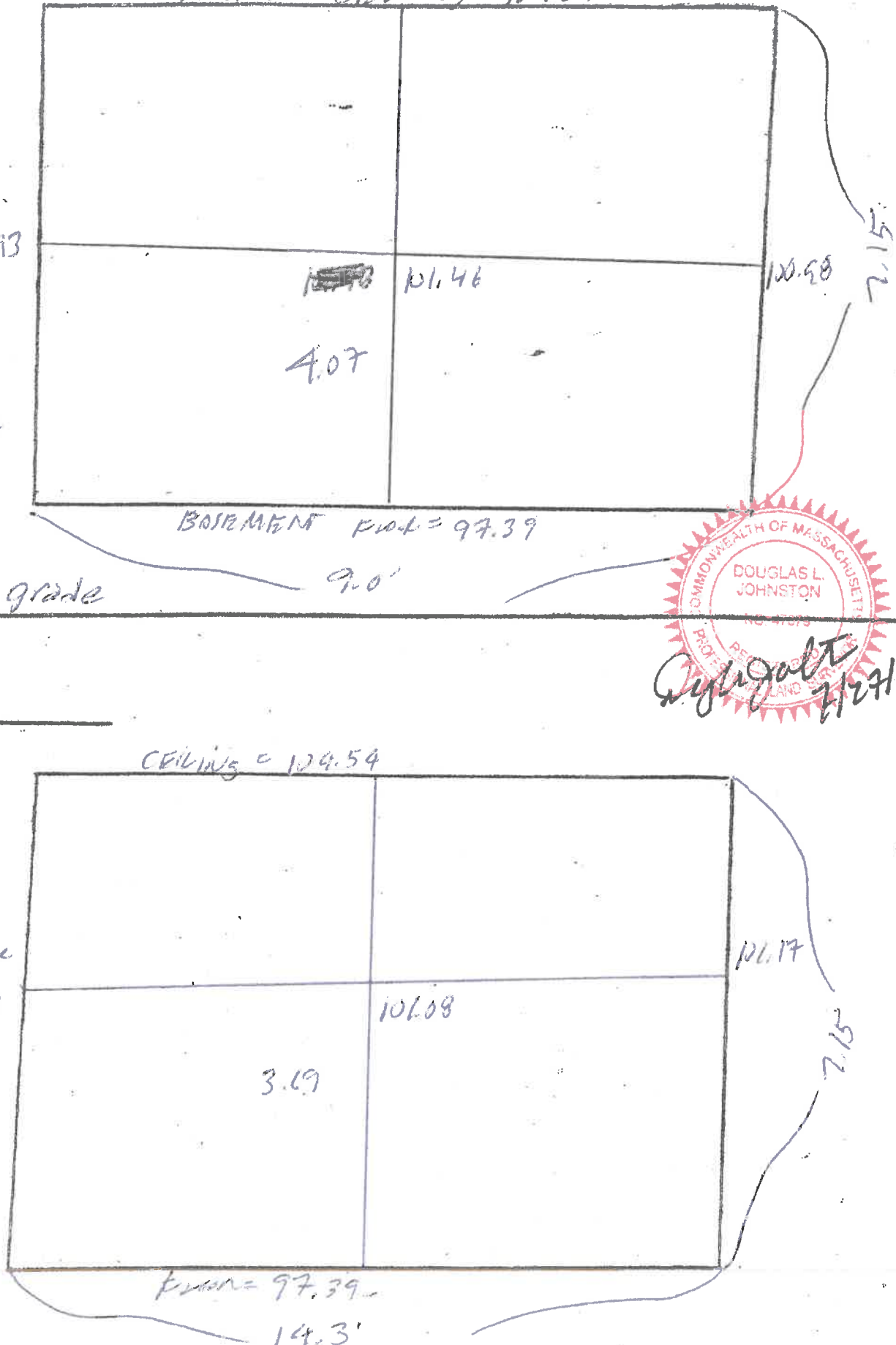
$$\frac{52.77}{102.25} = .5161$$

51.61%

BELOW  
grade

FLOOR = 97.39

14.3'



68-50 WALNUT STREET  
 BEAUMONT

SEG "C"

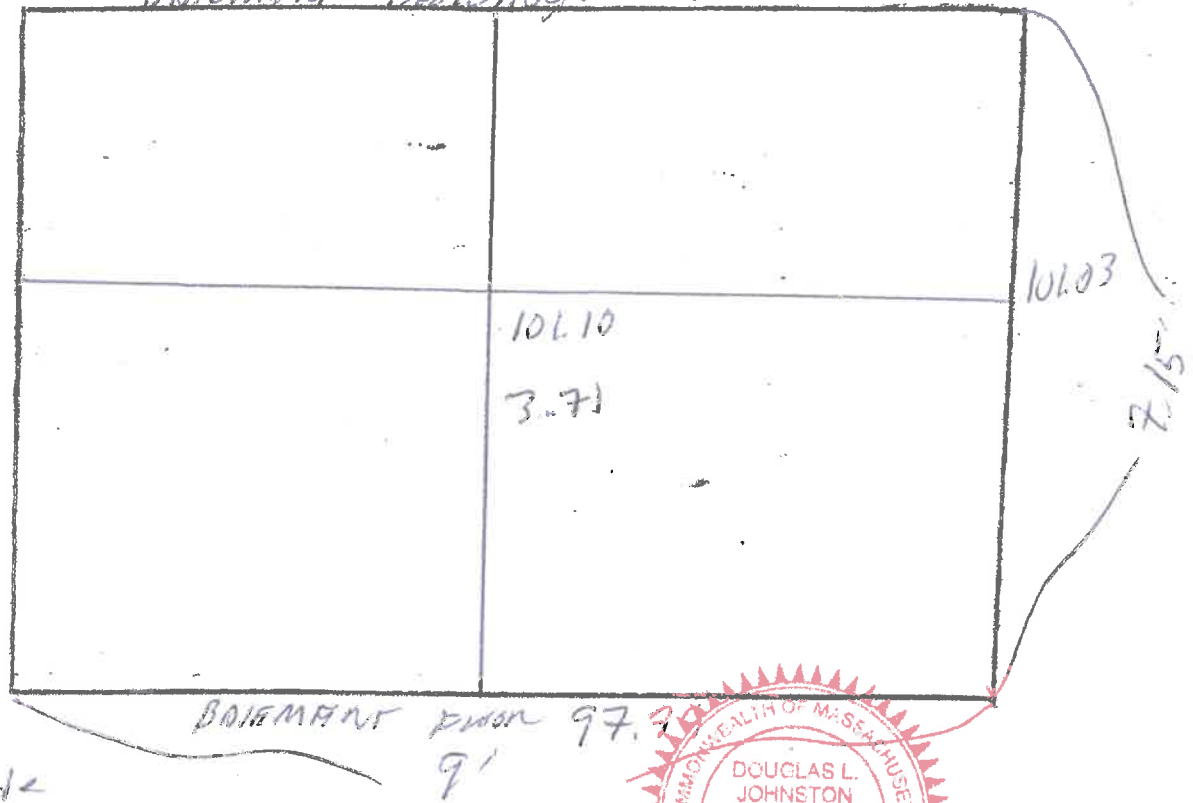
BASEMENT CEILING = 104.54

9.0  
 $\frac{17.15}{67.50}$  TOTAL  
 FOOT  
 OF  
 WALL

9.0  
 $\frac{13.71}{33.39}$  101.17  
 BEAM  
 GRADE

$\frac{33.39}{67.50} = .4947$

49.47%  
 BELOW GRADE



SEG "D"

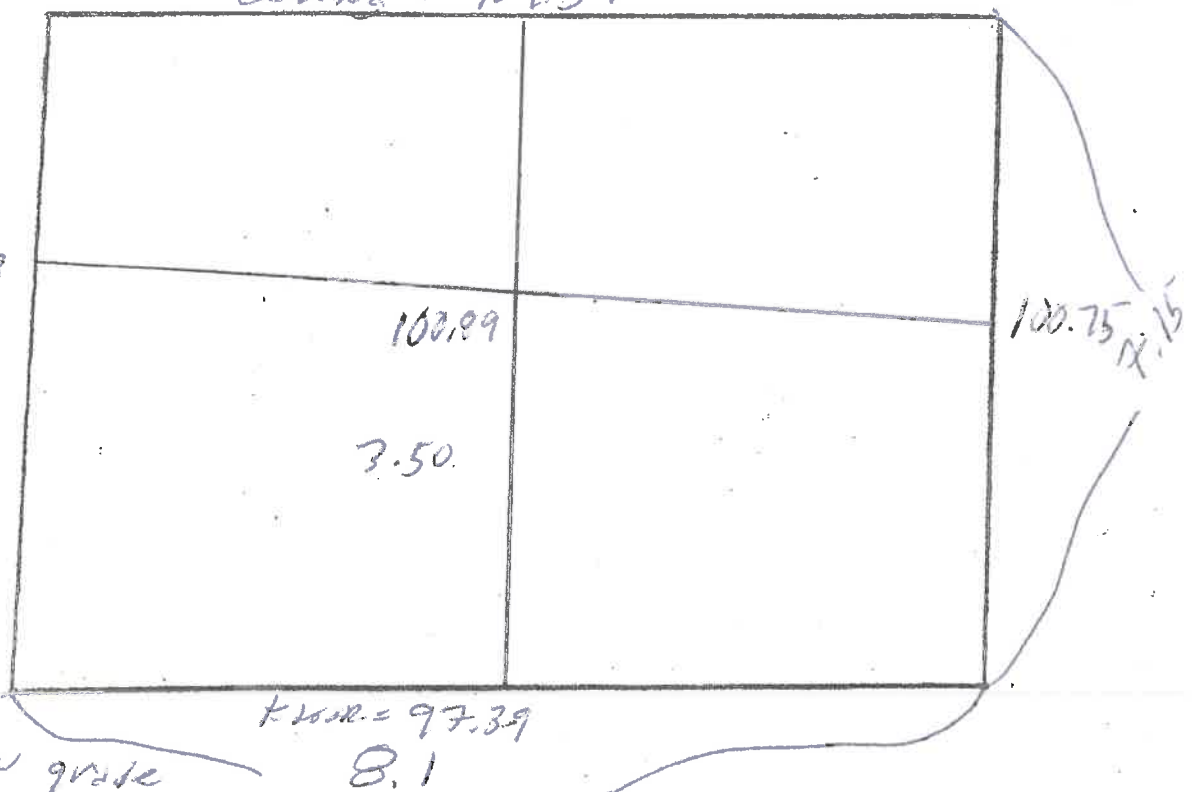
CEILING = 104.54

8.1  
 $\frac{17.15}{57.92}$  TOTAL  
 FOOT  
 OF  
 WALL

8.1  
 $\frac{17.50}{28.35}$  101.03  
 BELOW  
 GRADE

$\frac{28.35}{57.92} = .4895$

48.95% BELOW GRADE



DOUGLAS L. JOHNSTON  
 NO. 47879  
 REGISTRAR  
 7/11/19



21-50 VOLANT STREET  
BELMONT.

SEG "E"

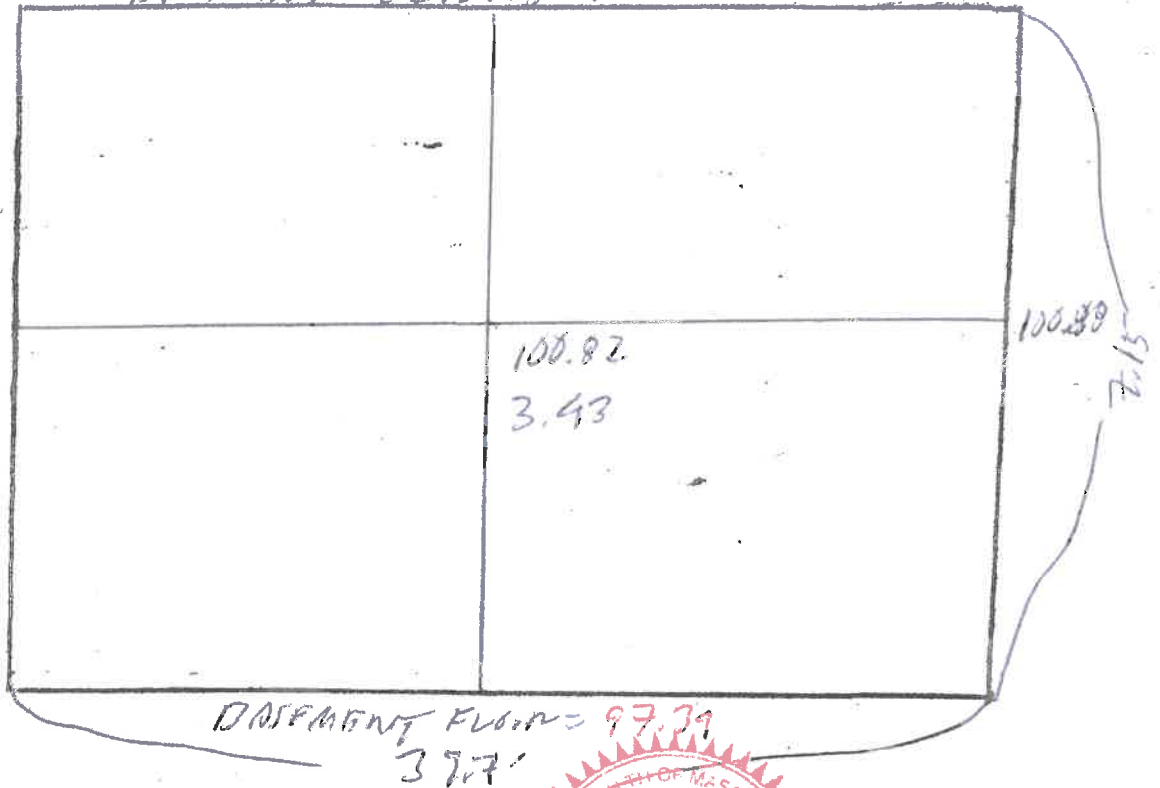
BASEMENT CEILING = 104.54

39.7  
x 7.15  
283.86  
TOTAL  
FACE  
OF  
WALL

39.7  
x 3.43  
136.17  
BELM grade  
100.75

136.17  
283.86 = 47.97

47.97%  
BELOW grade



SEG "F"

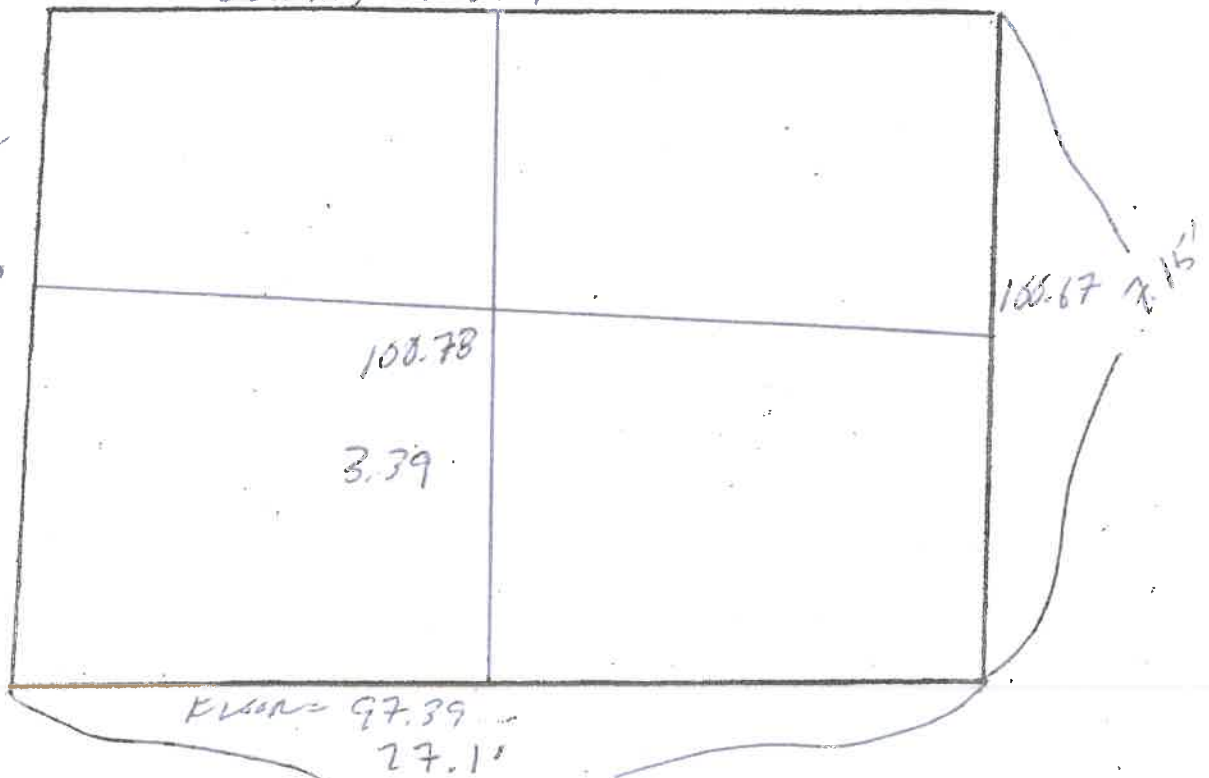
CEILING = 104.54

27.1  
x 7.15  
193.77  
TOTAL  
FACE  
OF  
WALL

27.1  
x 3.39  
91.87  
BELM grade  
100.88

91.87  
193.77 = 47.41

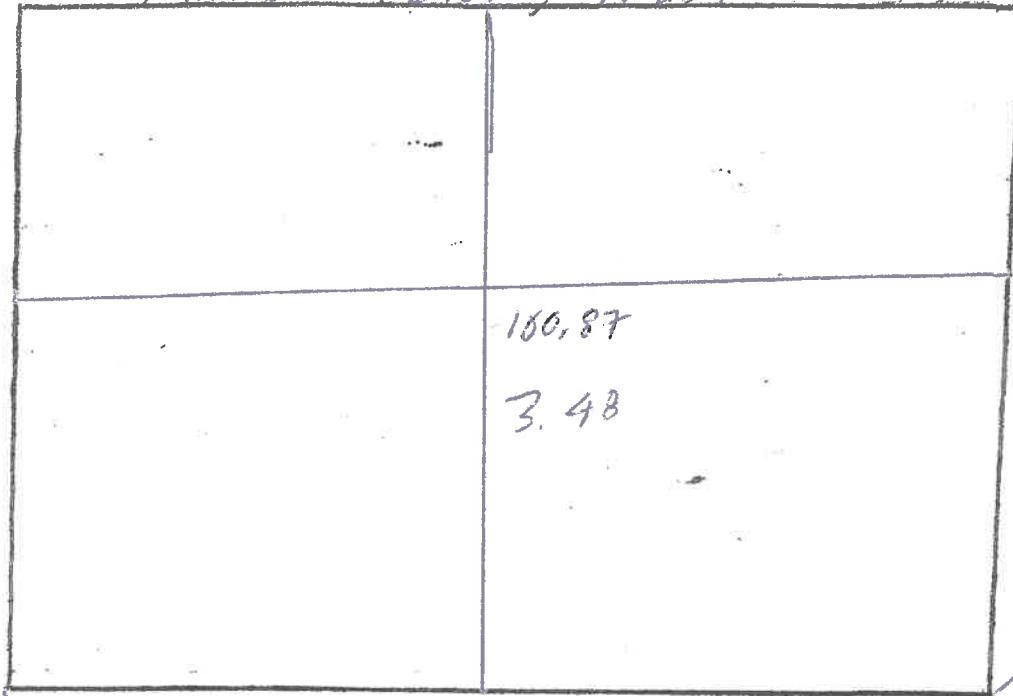
47.41%  
BELOW grade



13-30 WILLOW STREET  
BELMONT

SEG "G"

BASEMENT CEILING = 104.59



39.7  
x 7.15  
283.86

100.17

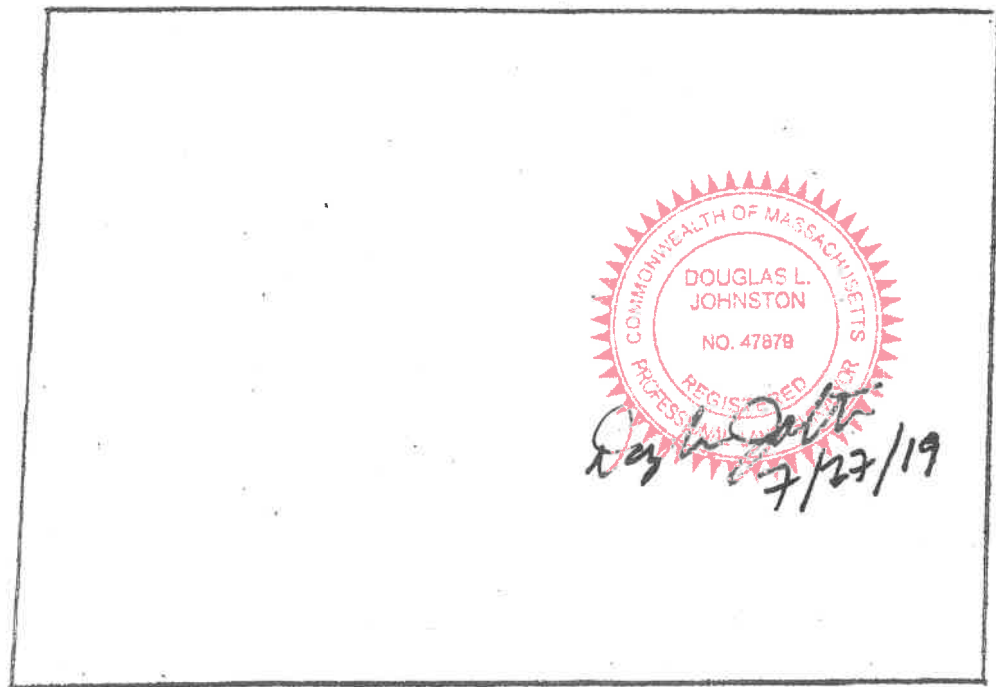
39.7  
x 3.48  
138.16

BELOW  
grade

138.16  
283.86 = 9868

48,68%  
BELOW grade

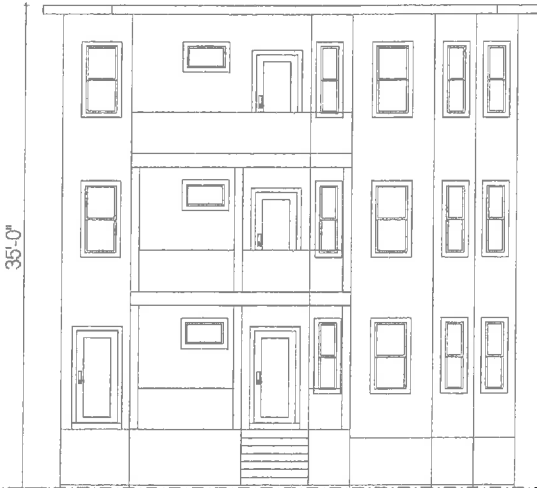
BASEMENT FLOOR = 97.39  
39.7



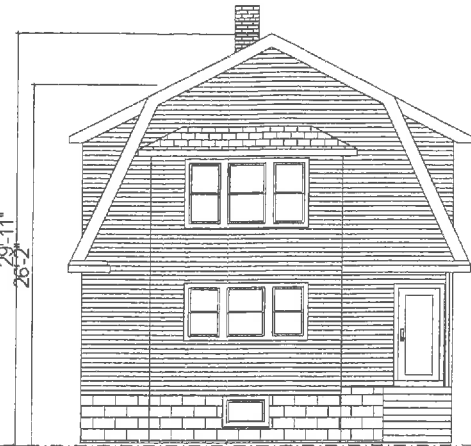




① 20-22 WALNUT STREET  
SCALE 1/8" = 1'



① 24-26 WALNUT STREET  
SCALE 1/8" = 1'



① 28-30 WALNUT STREET  
SCALE 1/8" = 1'

EXISTING



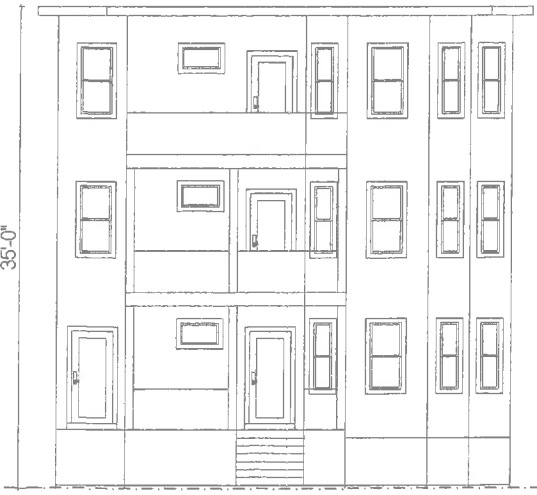
① 32-34 WALNUT STREET  
SCALE 1/8" = 1'



① 36 WALNUT STREET  
SCALE 1/8" = 1'



① 20-22 WALNUT STREET  
SCALE 1/8" = 1'



① 24-26 WALNUT STREET  
SCALE 1/8" = 1'



① 28-30 WALNUT STREET  
SCALE 1/8" = 1'

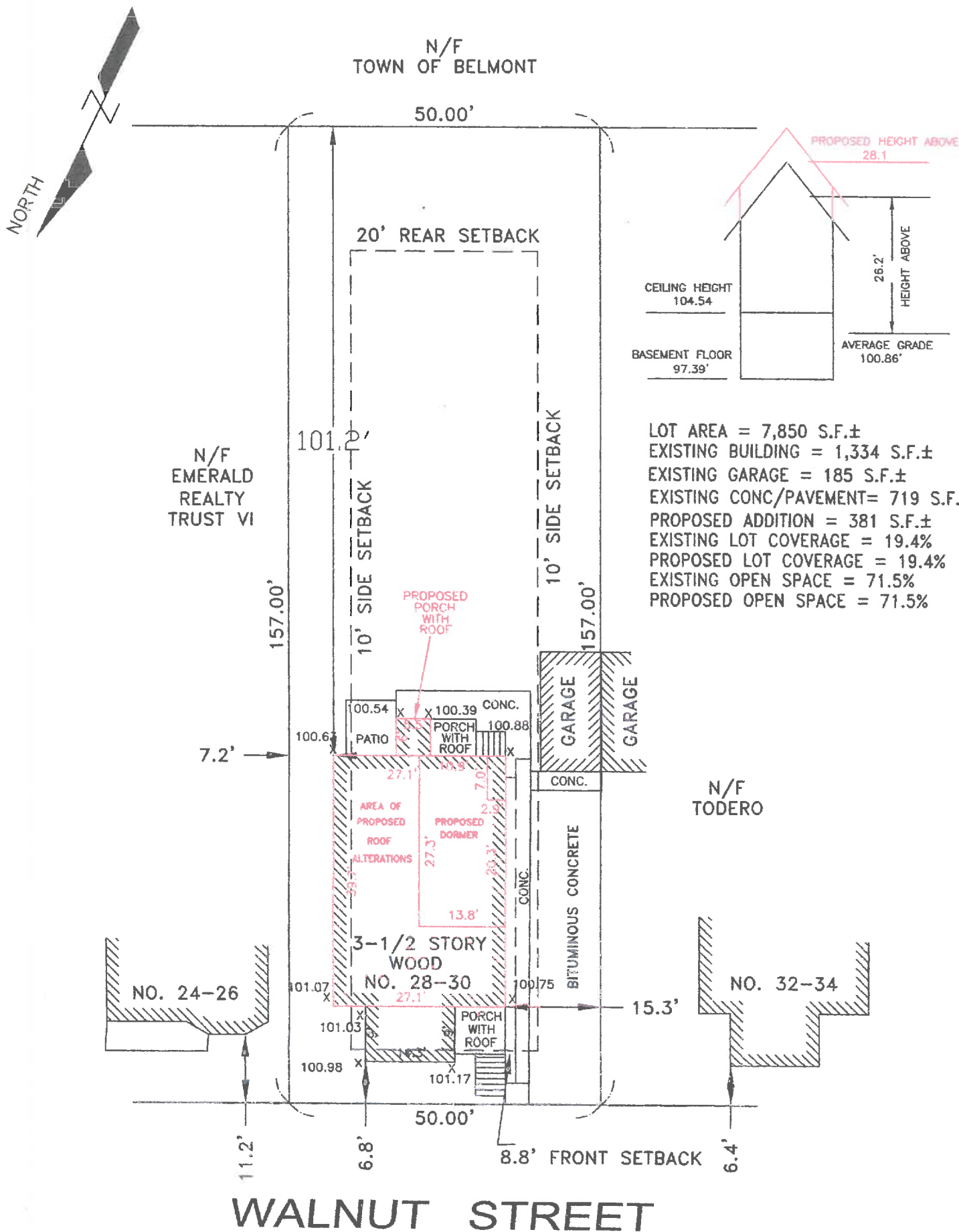
PROPOSED



① 32-34 WALNUT STREET  
SCALE 1/8" = 1'

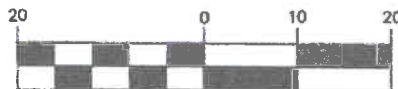


① 36 WALNUT STREET  
SCALE 1/8" = 1'



#### NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 15805, PAGE 564.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 190, PLAN 6.
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.



( IN FEET )

1 inch = 20 ft.

CERTIFIED PLOT PLAN  
IN

BELMONT, MA

SCALE: 1" = 20' JULY 26, 2019

DLJ GEOMATICS

PROFESSIONAL LAND SURVEYING

276 NORTH STREET

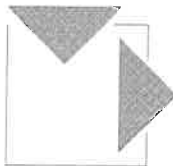
WEYMOUTH, MA 02191

(781) 812-0457

28-30 WALNUT ST BELMONT.dwg

*Douglas L. Johnston*  
PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS  
DOUGLAS L. JOHNSTON  
NO. 47379  
7-26-19  
DATE

MILLER  
DESIGN LLC

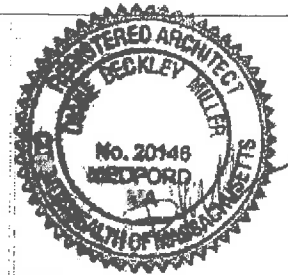


80 CLARK STREET  
BELMONT, MA 02478

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

Date: Issued for:

7/24/19 PLANNING BOARD REVIEW

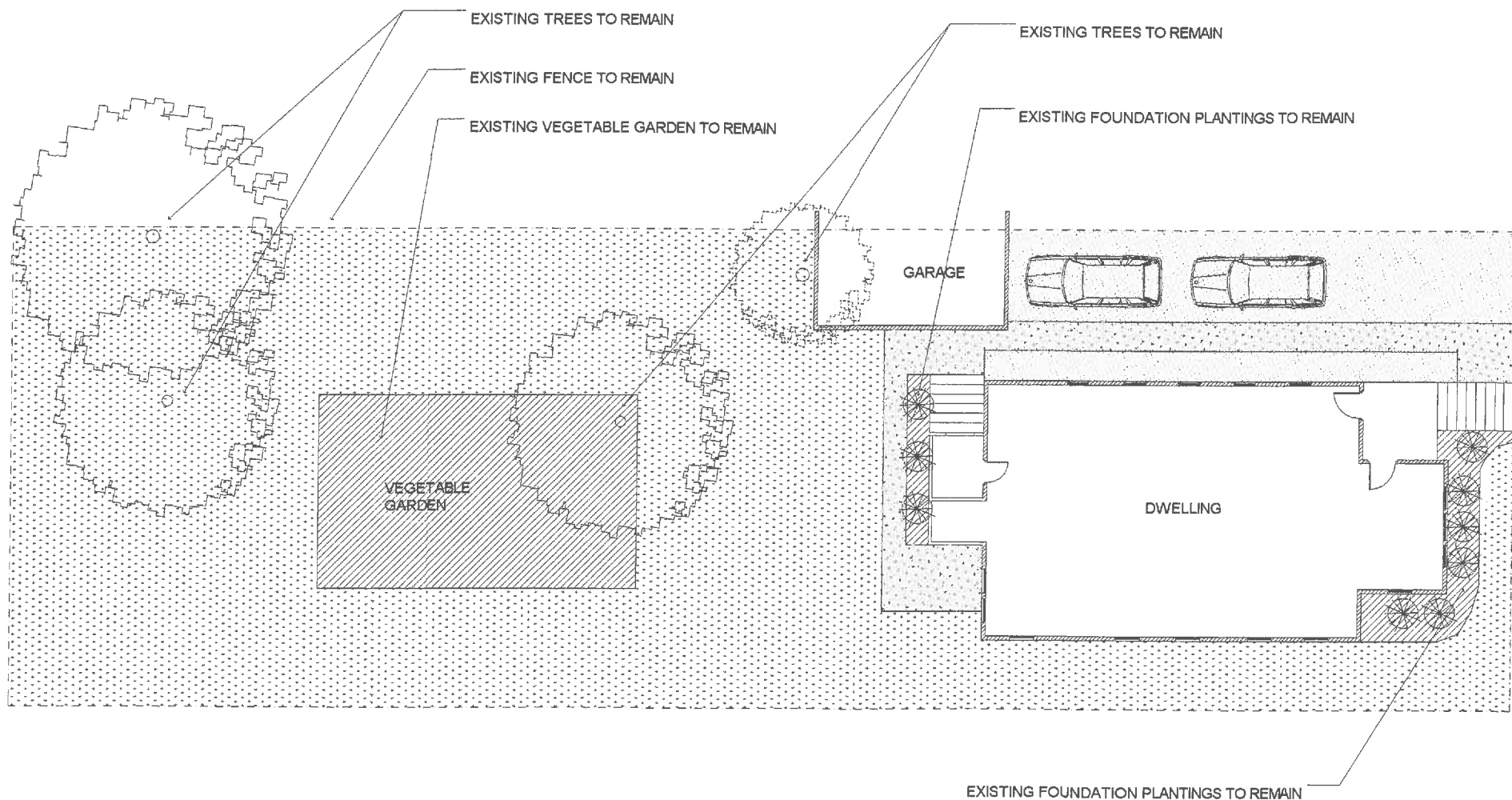


ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

LANDSCAPE PLAN

Sheet  
Number:

L1



KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

1 PLAN  
SCALE: 1/8" = 1'





PLANNING BOARD REVIEW SET  
ATTIC EXPANSION & DORMER  
JULY 24, 2019

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.

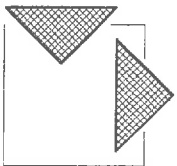
PROJECT INFORMATION:  
BELMONT ZONING GR  
REQUIRED:  
MAX 30% LOT COVERAGE  
MIN 40% OPEN SPACE  
FRONT YARD SETBACK: AVERAGE  
REAR YARD SETBACK: 20'-0"  
SIDE YARD SETBACK: 10'-0"  
MAX HEIGHT: 2 1/2 STORIES AND  
33' TO MIDPOINT

- DRAWING LIST
- A1 COVER SHEET
  - A2 EXISTING BASEMENT PLAN
  - A3 EXISTING FIRST FLOOR PLAN
  - A4 EXISTING SECOND FLOOR PLAN
  - A5 EXISTING ATTIC PLAN
  - A6 EXISTING ELEVATIONS
  - A7 NEW SECOND FLOOR PLAN
  - A8 NEW ATTIC PLAN
  - A9 ATTIC CALCULATIONS AND AREAS
  - A10 ROOF PLAN
  - A11 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

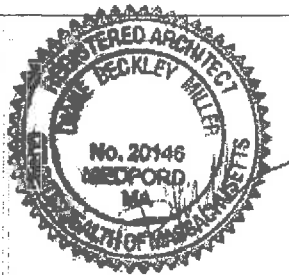
MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
4/15/19	SCHEMATIC DESIGN
5/15/19	DESIGN DEVELOPMENT
6/6/19	REVIEW
7/24/19	PLANNING BOARD REVIEW

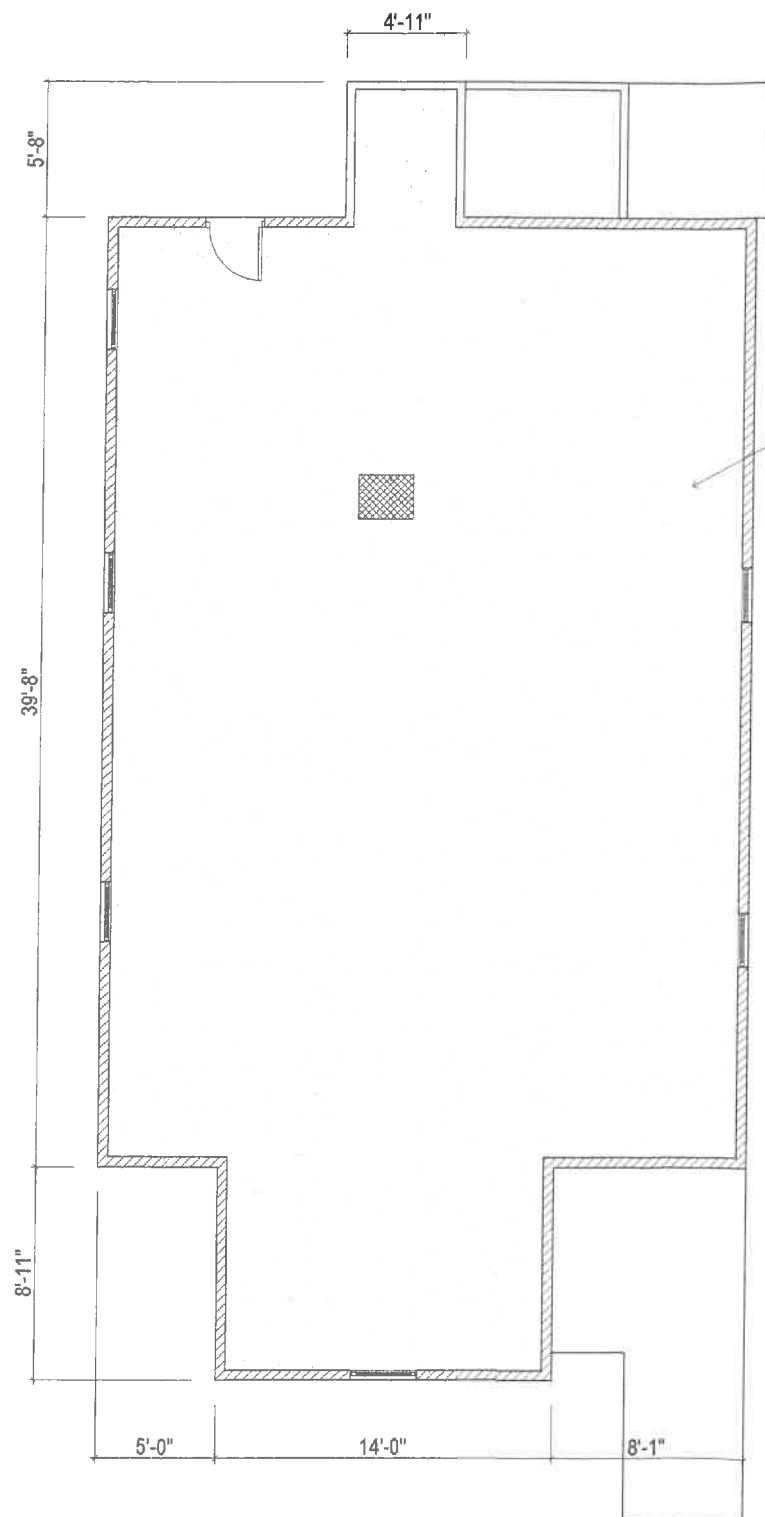


ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

COVER SHEET

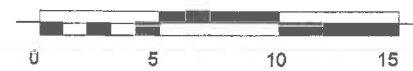
Sheet  
Number:

A1

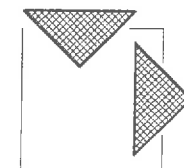


TONE INDICATES GROSS FLOOR AREA  
1,227 sq ft

1 PLAN  
SCALE: 1/8" = 1'



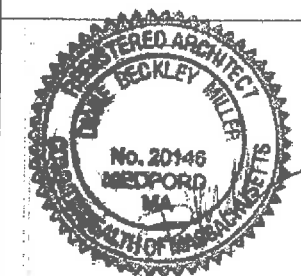
MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

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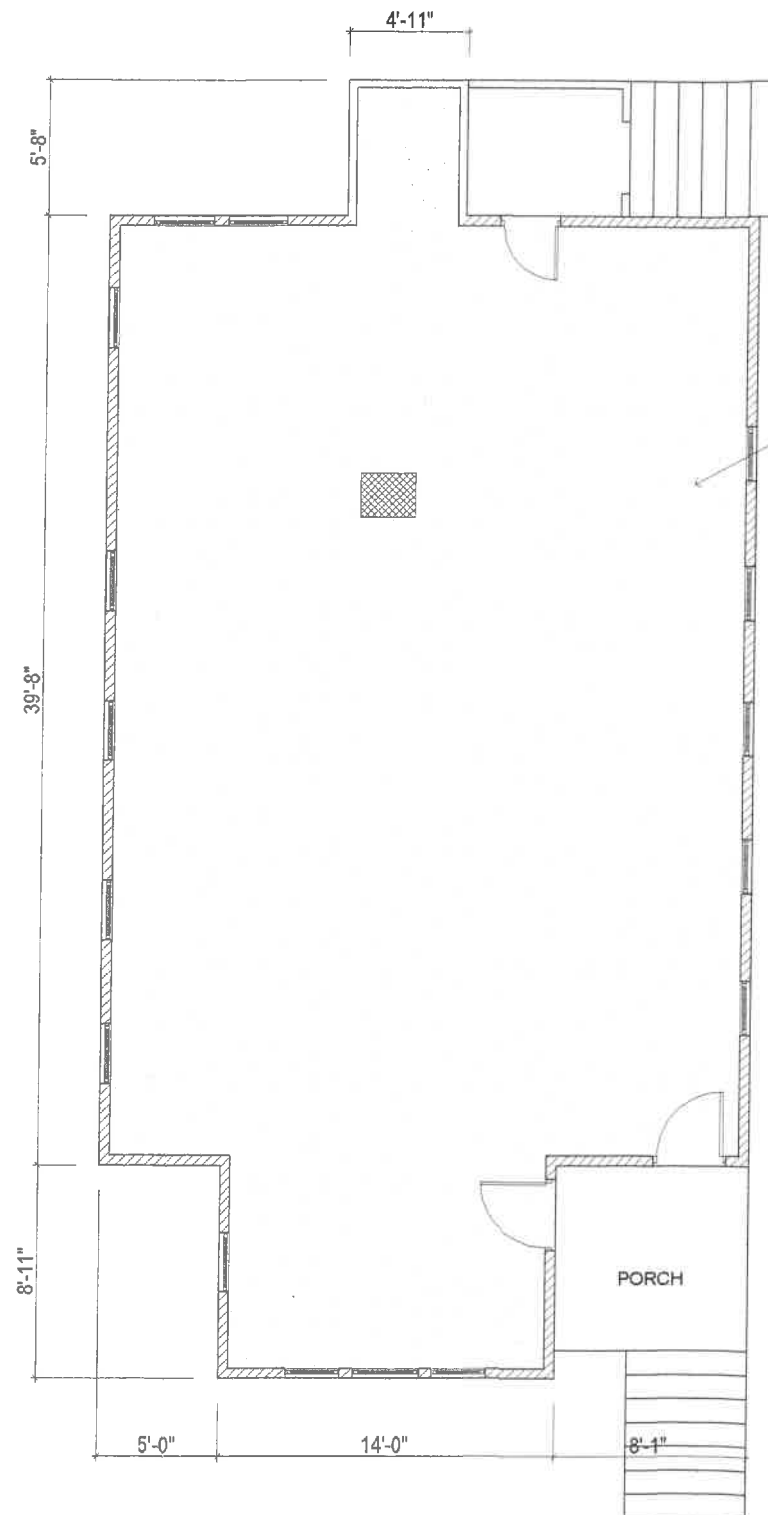


ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

EXISTING  
BASEMENT

Sheet  
Number:

A2

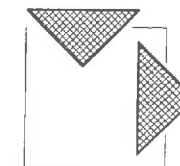


TONE INDICATES GROSS FLOOR AREA  
1,227 sq ft

1 PLAN  
SCALE: 1/8" = 1'



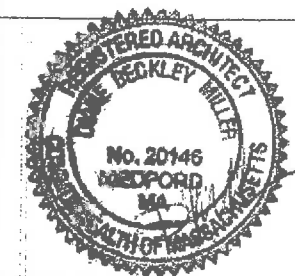
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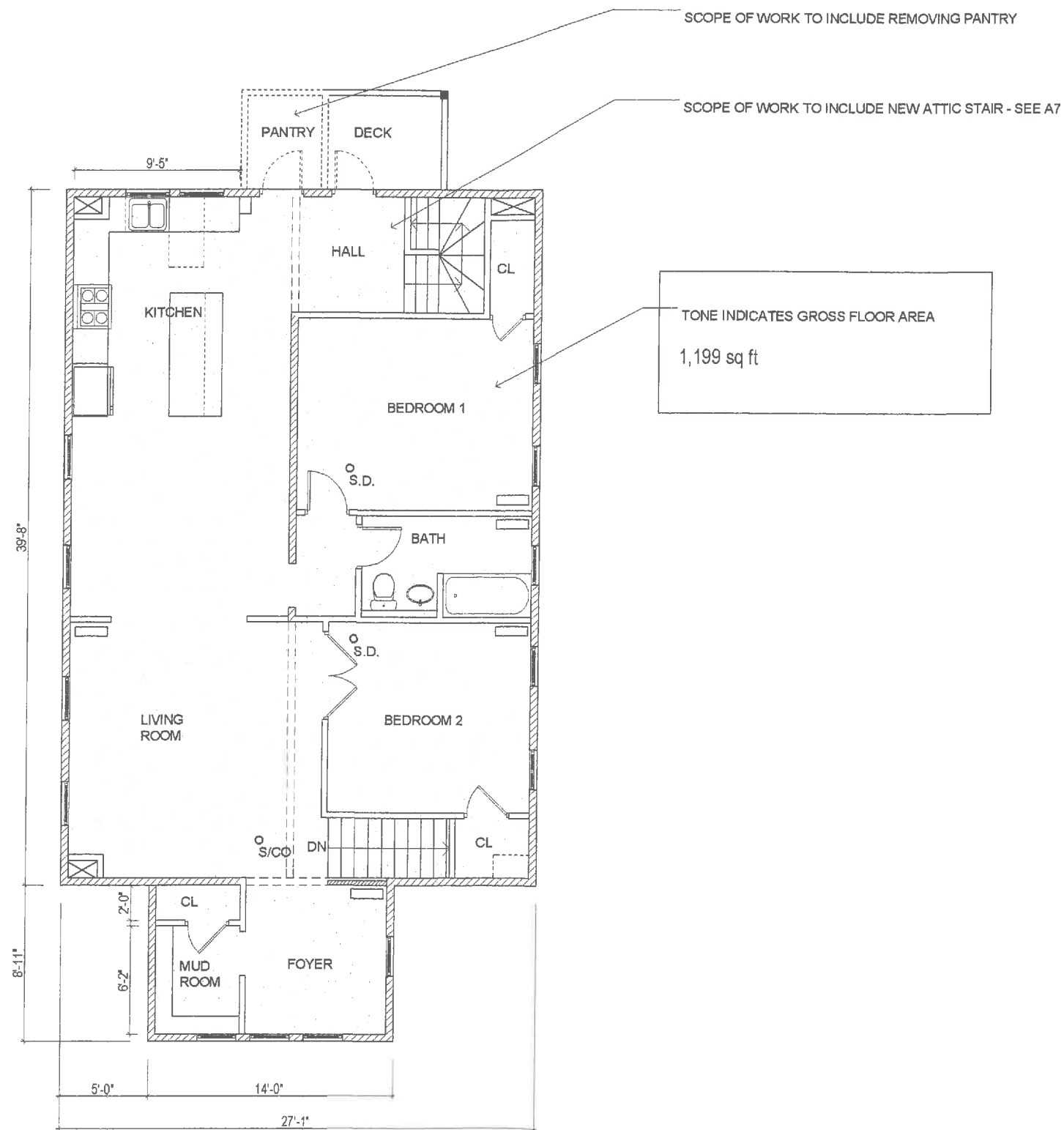
ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

EXISTING  
FIRST FLOOR

Sheet  
Number:

A3

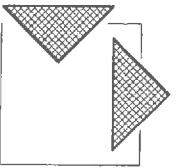




1 PLAN  
SCALE: 1/8" = 1'



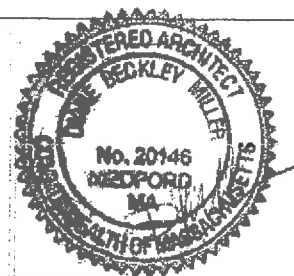
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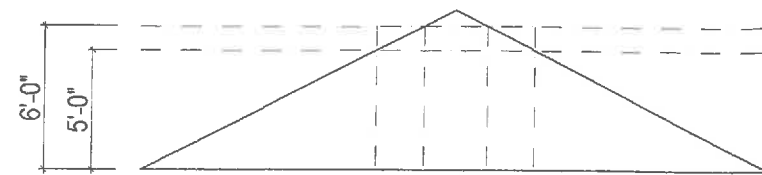


ARSENAL RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

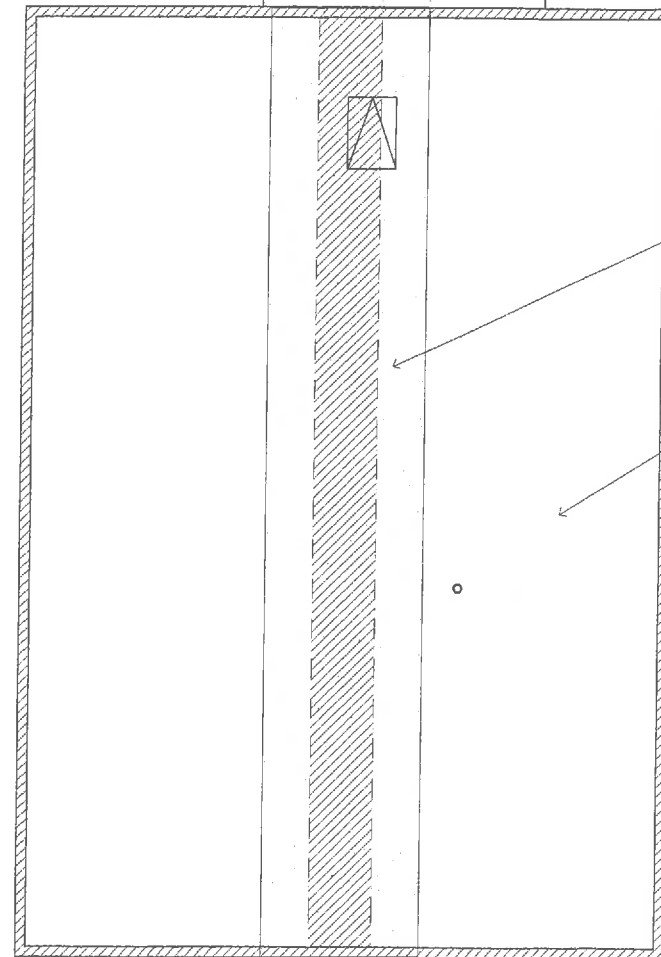
EXISTING  
SECOND FLOOR

Sheet  
Number:

A4



ROOF  
BELOW



ROOF  
BELOW

TONE INDICATES GROSS FLOOR AREA  
OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH  
OR GREATER (FOR 300 SF INCREASE CALC - SEE  
COVERSHEET)

104 sq ft

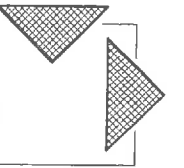
EXISTING ROOF STRUCTURE TO BE REMOVED;  
EXISTING SUBFLOOR TO BE REMOVED

260 sq ft

1 PLAN  
SCALE: 1/8" = 1'



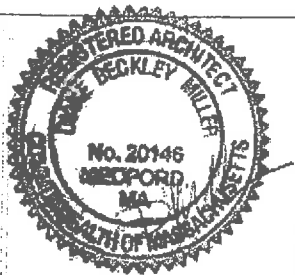
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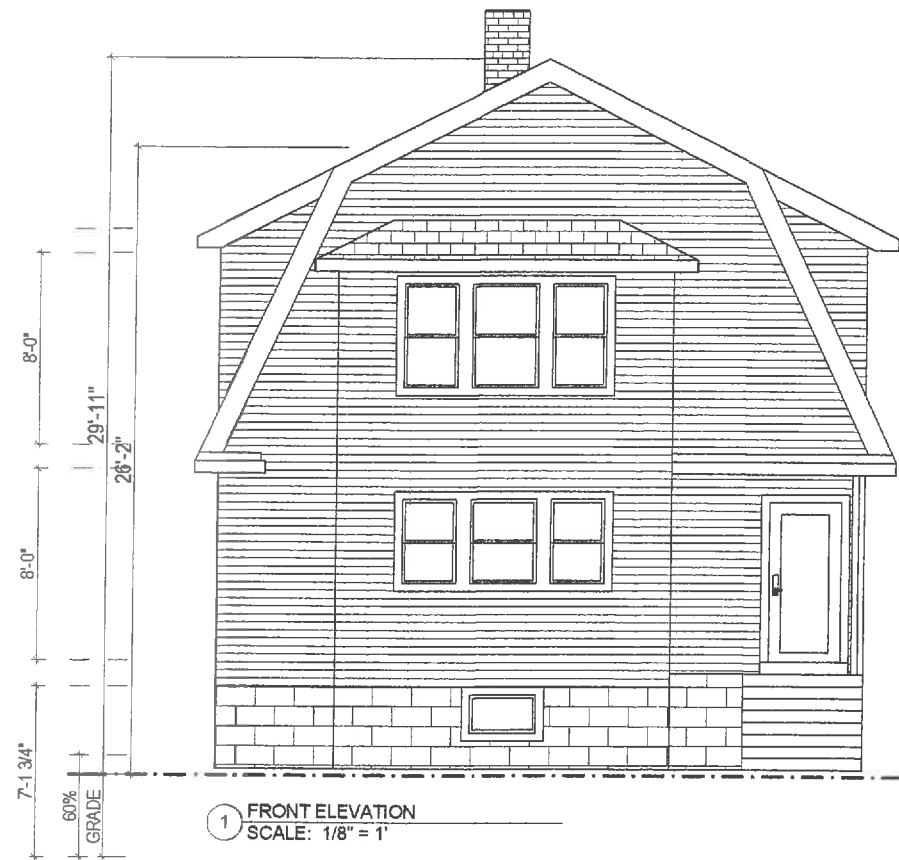


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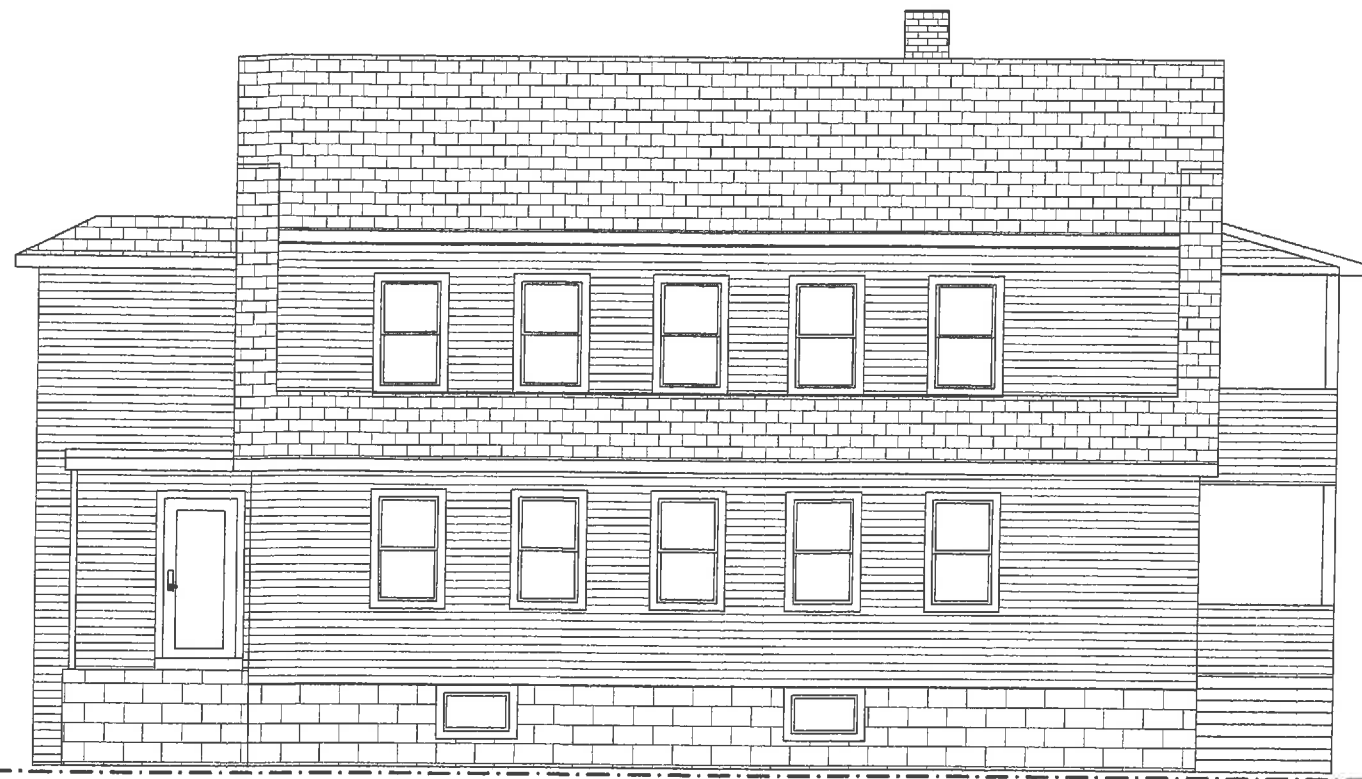
EXISTING  
ATTIC

Sheet  
Number:

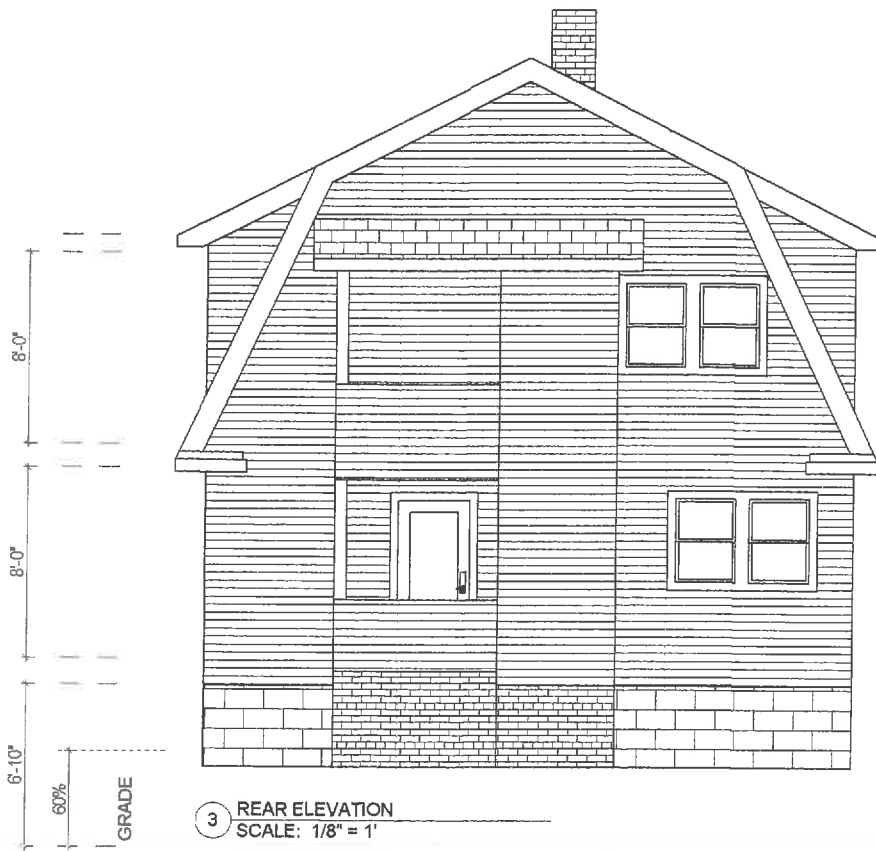
A5



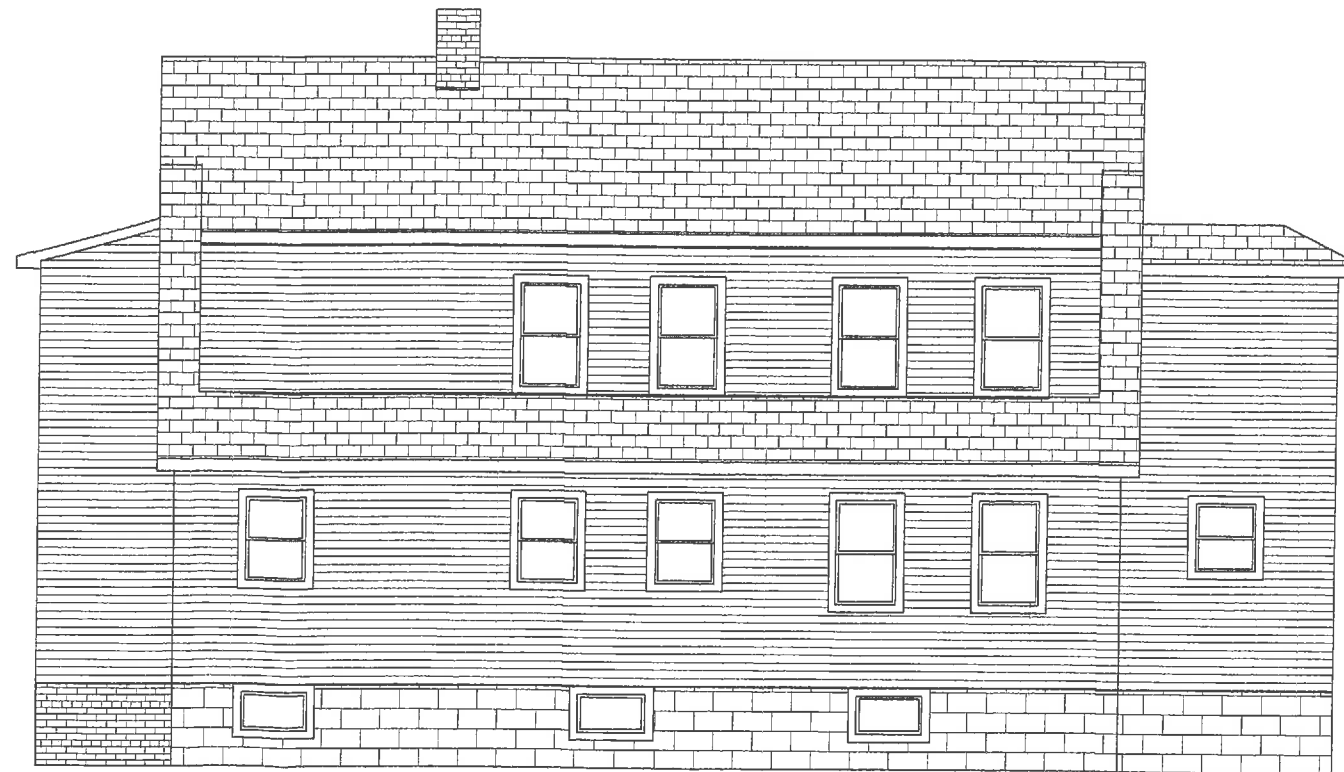
1 FRONT ELEVATION  
SCALE: 1/8" = 1'



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

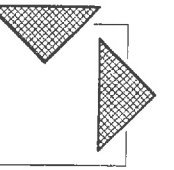


3 REAR ELEVATION  
SCALE: 1/8" = 1'



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

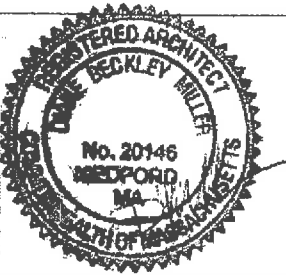
MILLER  
DESIGN LLC



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ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

EXISTING  
ELEVATIONS

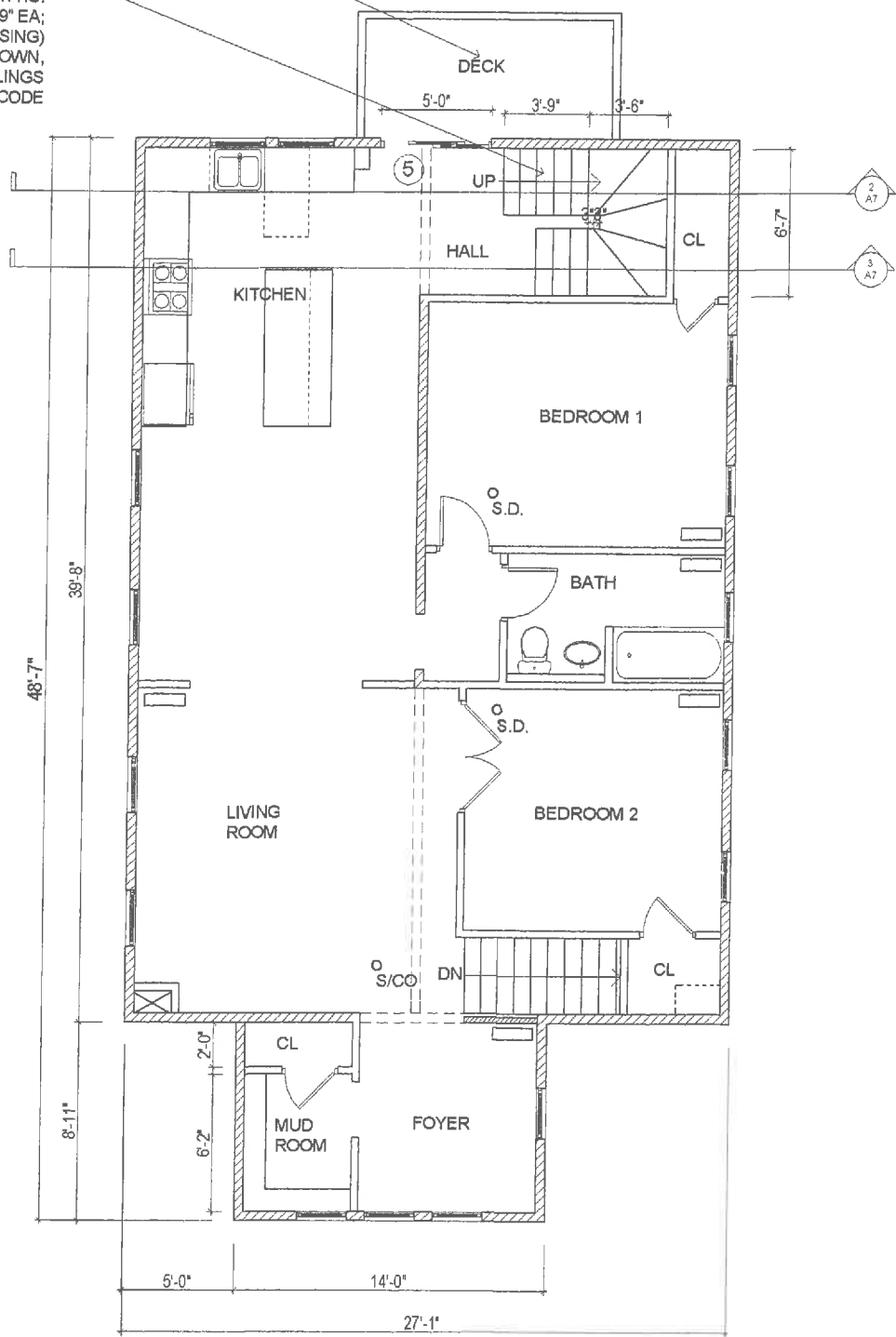
Sheet  
Number:

A6

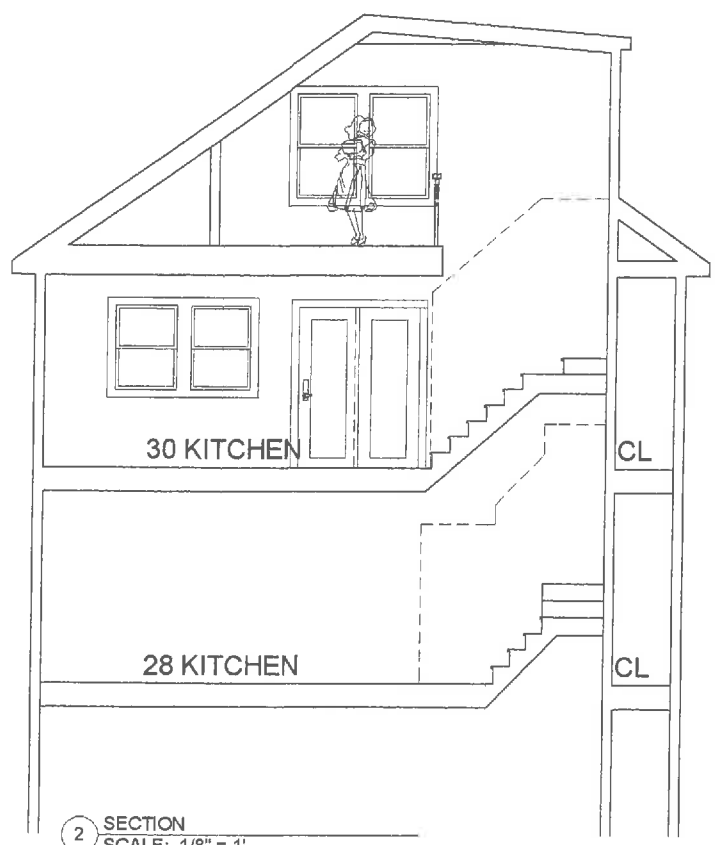


DECK REMODEL - LOW WALL TME, TYP  
REPLACEMENT DECKING TO BE SELECTED BY OWNER

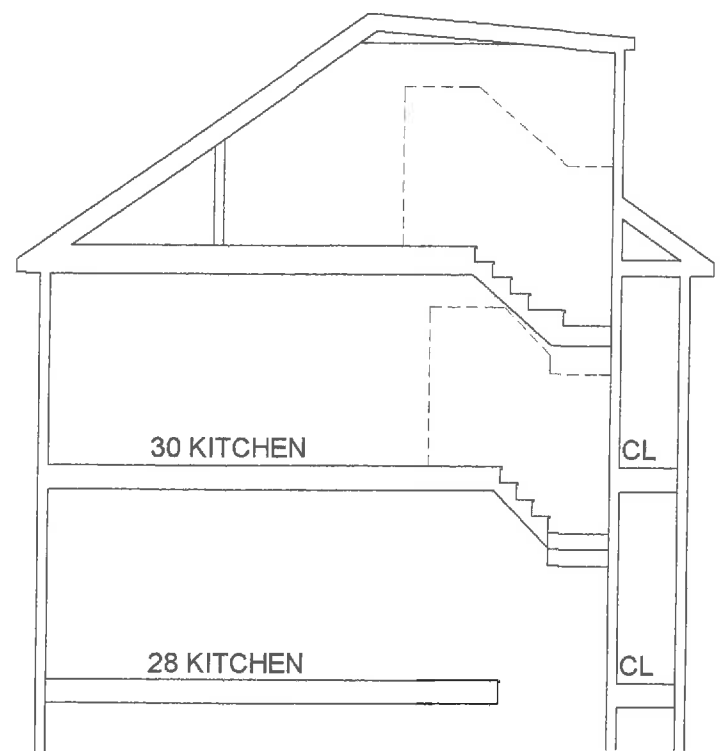
NEW STAIR UP TO ATTIC:  
111" FTF = 14 RISERS AT 7.9" EA;  
8 TREADS AT 10" (INCL 1" NOSING)  
AND 5 WINDERS AS SHOWN,  
MIN 6'-8" HEAD HEIGHT, TYP, RAILINGS  
TO MEET CODE



1 PLAN  
SCALE: 1/8" = 1'



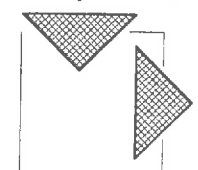
2 SECTION  
SCALE: 1/8" = 1'



3 SECTION  
SCALE: 1/8" = 1'



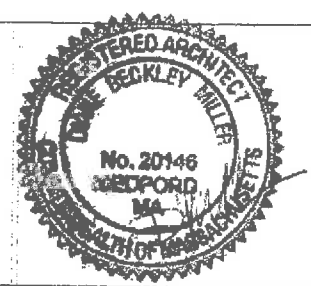
MILLER  
DESIGN LLC



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ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

NEW SECOND  
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 = 1199 SF  
60% OF 1199 = 719.4 SF MAX  
ACTUAL: 664 SF, CONFORMING (PROPOSED AREA W/ CEILING  
HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 151'-4" LF

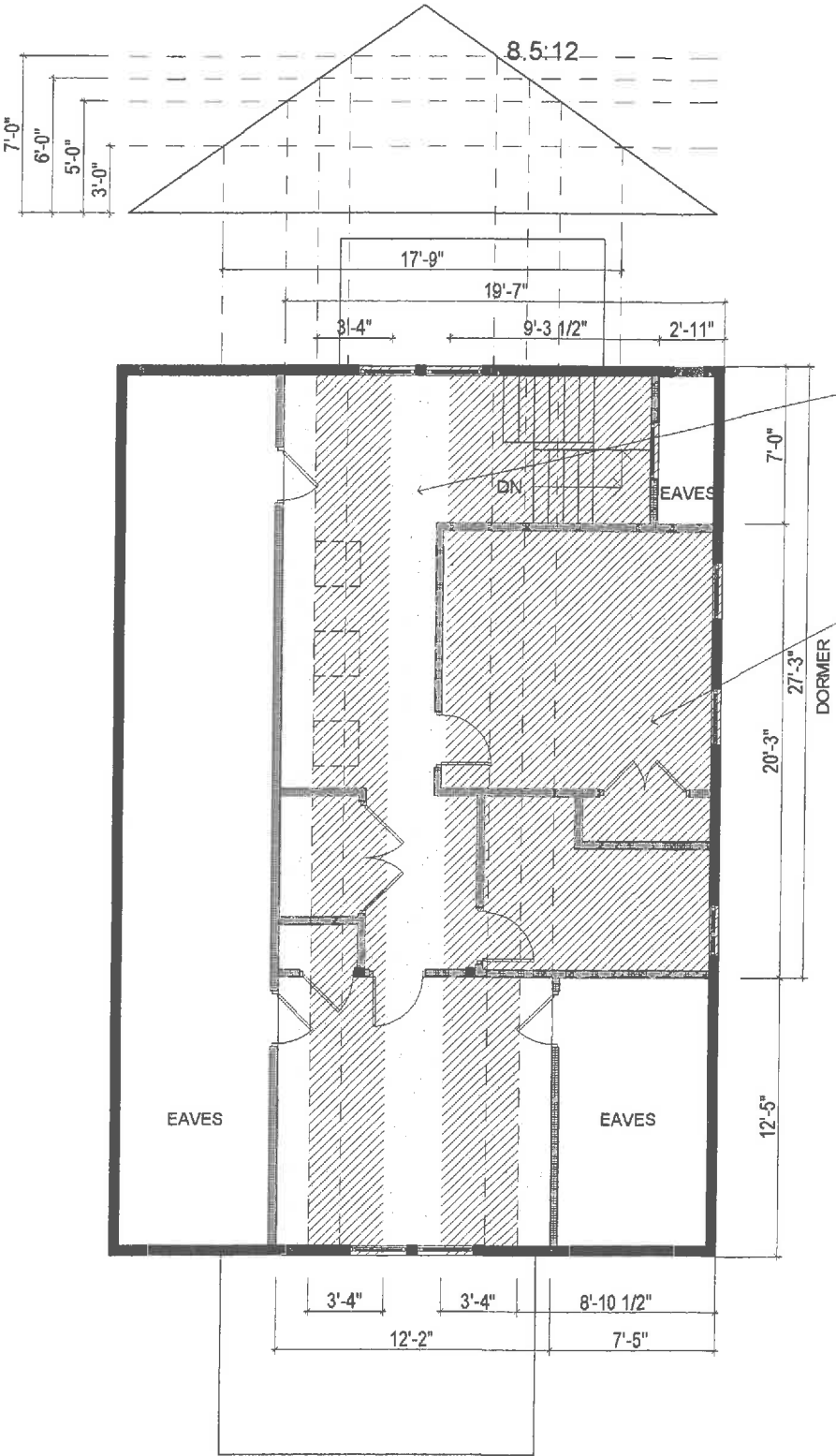
ALLOWABLE: MAX 75'-8" W/ RAFTER BOTTOMS AT 3' OR GREATER  
(BASED ON 50% OF 151'-4" PERIMETER).

ACTUAL: 17'-9" + 17'-9" + 27'-3" = 62'-9", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 29'-9" MAX PER ROOF SIDE (75% OF 39'-8")

ACTUAL: 27'-3", CONFORMING



TONE INDICATES ARE OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER  
(FOR HALF STORY CALCS - SEE THIS SHEET)

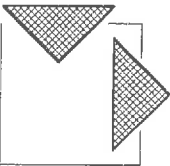
664 sq ft

HATCH INDICATES PROPOSED INCREASE IN ATTIC WITH CEILING OF  
6'-0" HIGH OR GREATER (FOR GROSS FLOOR AREA INCREASE -  
SEE COVER SHEET)

133 sq ft

354 sq ft

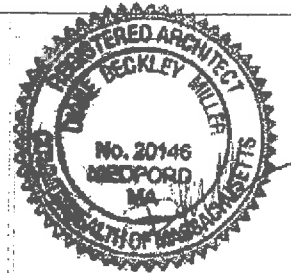
MILLER  
DESIGN LLC



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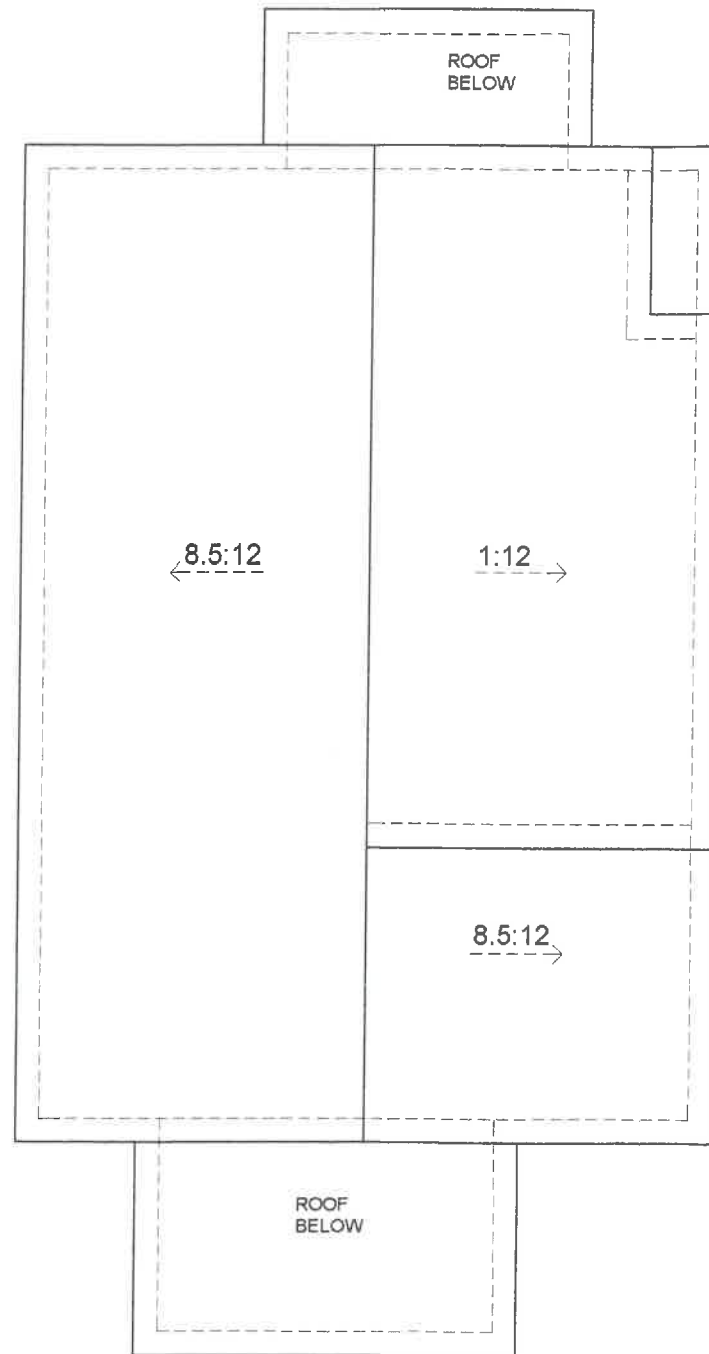
ARSENAULT RESIDENCE  
30 WALNUT STREET  
BELMONT MA 02478

ATTIC  
CALCULATIONS

Sheet  
Number:

A9

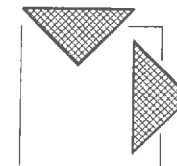




1 PLAN  
SCALE: 1/8" = 1'



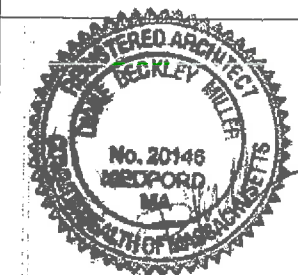
MILLER  
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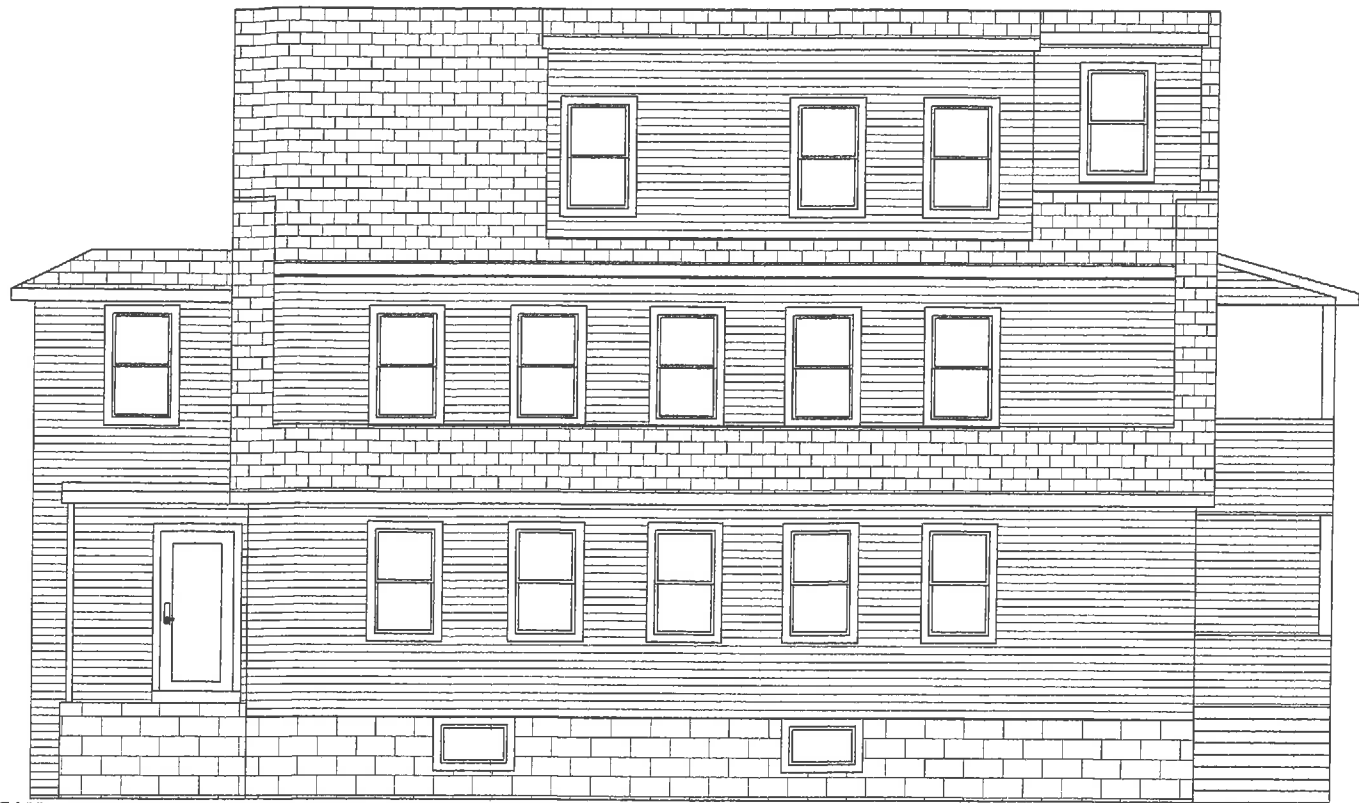
NEW ROOF  
PLAN

Sheet  
Number:

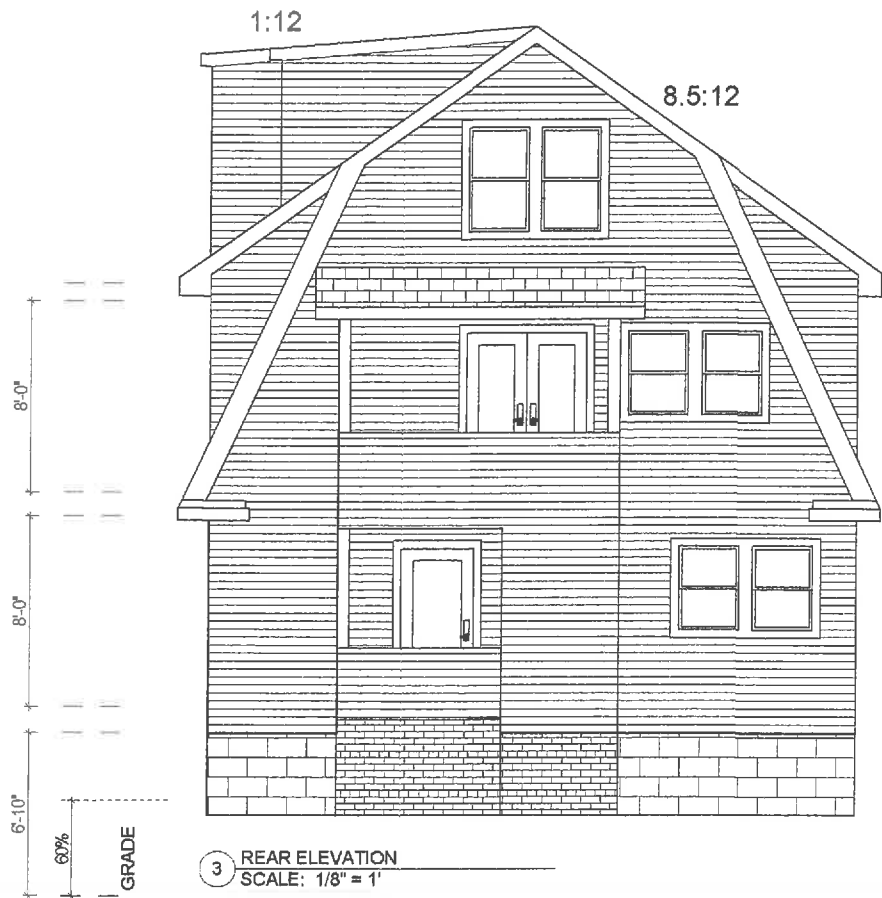
A10



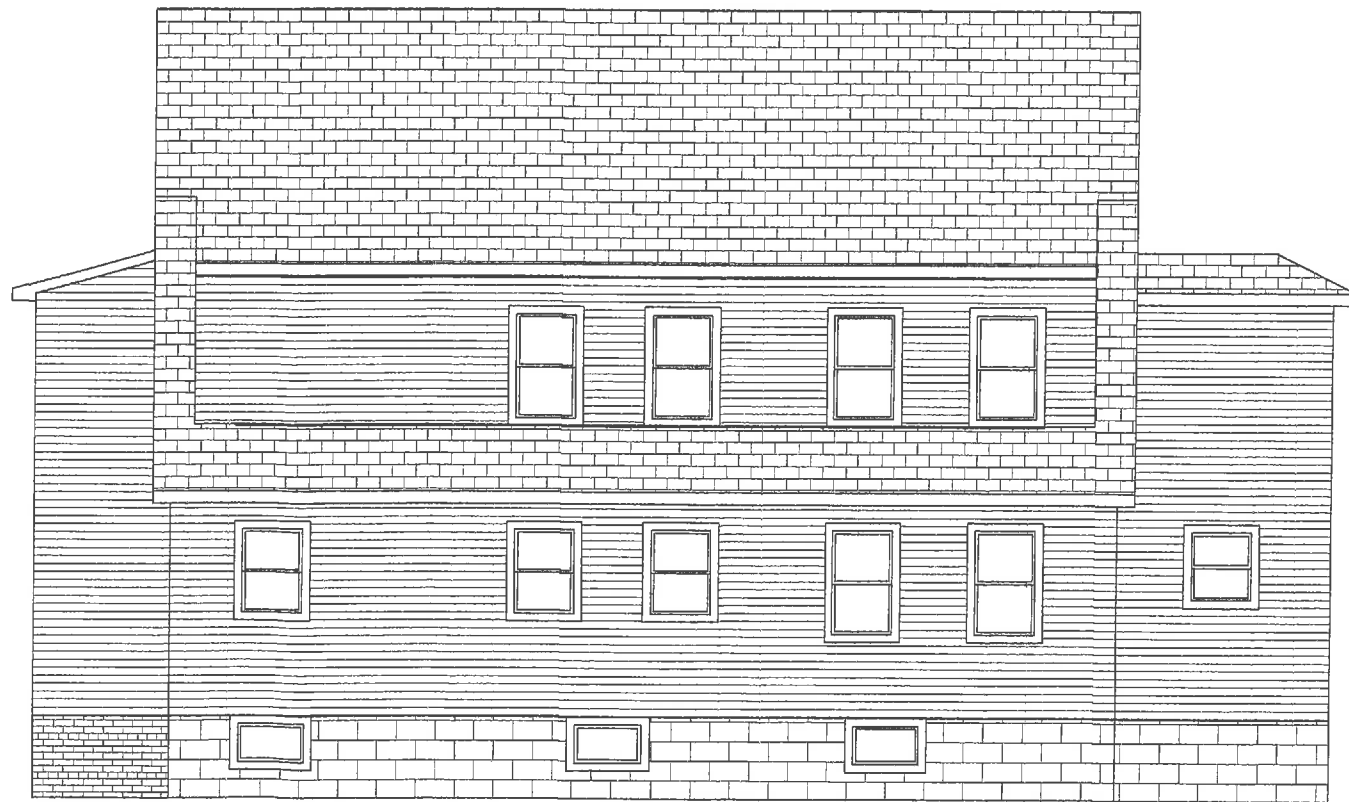
1 FRONT ELEVATION  
SCALE: 1/8" = 1'



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

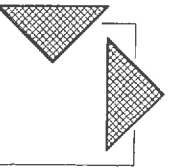


3 REAR ELEVATION  
SCALE: 1/8" = 1'



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

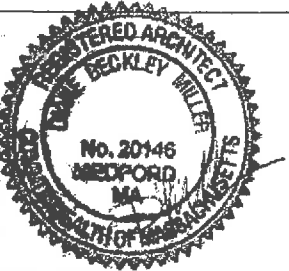
MILLER  
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NEW  
ELEVATIONS

Sheet  
Number:

A11