



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 1/24/2022

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 16 Garfield 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 Rear home addition, removal of existing detached garage, and conversion of existing family room to one-car garage.

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

Signature of Petitioner

Print Name

Elisa Perry

Address

16 Garfield Road

Belmont, MA

Daytime Telephone Number

617-209-7791



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

January 10, 2022

Elisa Perry
16 Garfield Road
Belmont, MA 02478

RE: Denial to Construct a Rear Addition.

Dear Ms. Perry,

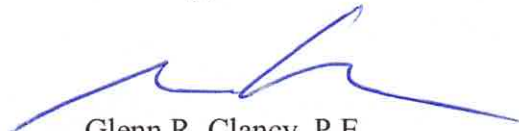
The Office of Community Development is in receipt of your building permit application for the construction of a rear addition at 16 Garfield Road located in the Single Residence B (SR-B) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §4.2 of the Zoning By-Law requires a maximum lot coverage of twenty-five (25%), also §1.5.4B(2) allow expansions of more than the lesser of thirty percent (30%) or 700 square feet in the Single Residence B district by a Special Permit granted by the Planning Board.

1. The existing lot coverage is 28.7% and the proposed lot coverage is 28.2%, a Special Permit is required from the Planning Board.
2. The proposed increase of 898 square feet exceeds 30% or 700 square feet, a Special Permit is required from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Special Permits from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the Special Permit process.

Sincerely,



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

Belmont Planning Board

Special Permit Narrative Statement

16 GARFIELD ROAD

Elisa and John Perry of 16 Garfield Road seek a special permit in order to increase the gross floor area of a non-conforming structure in the SR-B zone by more than 700 sf and maintain a nonconforming lot coverage. The existing GFA is 3414 sf and the proposed addition is 898 gross sf. The existing lot coverage is 28.7% and the proposed is a slightly reduced 28.2%.

Elisa and John have lived in Belmont for ten years. They have five children, one at Belmont High School, two at Chenery Middle School and two at Winn Brook Elementary School. Their family is active in the community, participating in community events and volunteering at the schools. Elisa volunteered as PTA president at the Winn Brook Elementary school for three years. John has coached ten seasons of Belmont soccer and served as a scoutmaster for four years. They love the Belmont community and enjoy raising their family here.

The primary goal of the remodel and addition is to improve the flow and functionality of the bedrooms for their large family. Currently, their daughter walks through their son's bedroom to get to her own bedroom, and their two attic bedrooms are only accessed through another walk-through room as well. As their kids are getting older, the ability for them to each have direct access to their rooms is becoming more of a priority. Furthermore, the rear addition allows them to bring the laundry up to the second floor and update / expand the outdated original 1937 bathrooms. The first floor reconfiguration involves converting the space that is currently being used as a den back into a garage as it was (we suspect) originally intended. By reintroducing the concept of an attached garage with a mudroom space, the Perrys are then able to demolish the current two car garage structure that is monopolizing their backyard and make an open play space for their children. The proposed first floor configuration expands their kitchen and introduces a more open floor plan with an abundance of windows highlighting their beautiful view.

The addition is on the rear of the home, preserving the character as seen from the street, and the size of the addition is intentionally designed to break up the massing as seen from the back yard. The proposed deck remains where the existing dilapidated deck is currently. And the second floor expansion is set in from the sides so as to minimize the impact as seen from the neighbors' backyards. The addition does not include any new attic space so the proposed peak of the addition is 5'-9" lower than the peak of the main house.

Currently, the property has a nonconforming lot coverage and open space. This proposed remodel and the associated sitework actually improves both of those. By demolishing the garage and eliminating a significant amount of asphalt, the lot coverage will be slightly reduced, and the open space will be significantly improved – from a nonconforming 46.4% to a conforming 61.5%. The only nonconformity of the existing structure is the front setback which is off by a few inches, but our proposed scope does

not impact that. Rather, it takes advantage of the space that is allowed. The increase in GFA exceeds the 700 sf metric unique to SRB, however it is less than a 30% increase.

Regarding size, the proposed TLA is 3,408 sf – 1,757 on the first floor (excluding garage) and 1,651 on the second floor, with an additional 619 sf of existing attic space that is not impacted. The neighborhood has an eclectic mix of homes including several that are significantly larger than this. The 300' neighborhood delineation as discussed with Robert Hummel consists of a total of 29 homes including the Perrys. Of those 29 homes, 7 of them are larger than what we are proposing and in fact 6 of those 7 homes are significantly larger. **This puts our proposed size in the 82% in terms of size in the neighborhood.**

Comparative TLA numbers within immediate neighborhood (from assessors database):

- 11,014 sf - 164 Prospect
- 10,853 sf - 42 Kenmore
- 8,435 sf - 143 Prospect
- 6,586 sf - 5 Fieldmont
- 6,404 sf - 85 Clifton
- 4,063 sf - 139 Clifton
- 3,525 sf - 8 Fieldmont
- *3,408 sf - Proposed 16 Garfield (4,027 if you include existing attic)*

We have included a landscape plan showing an abundance of mature landscaping, the vast majority of which is to remain. The property is also graced with a lovely old stone wall along the rear property line and the rare treat of undeveloped woods behind the property. The careful location of the proposed addition, combined with the siting of the property means that this addition will remain extremely private and largely obstructed from the public view.

We have shared these plans with and received support from our neighbors. We will be providing a signed petition demonstrating neighborhood support.

In summary, the overall effect will be in harmony with the architecture and scale of 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.

Thank you for your consideration on this matter.

Zoning Compliance Check List

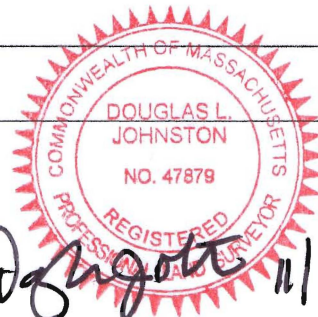
(Registered Land Surveyor)

Property Address: 16 Garfield Road **Zone:** SRB

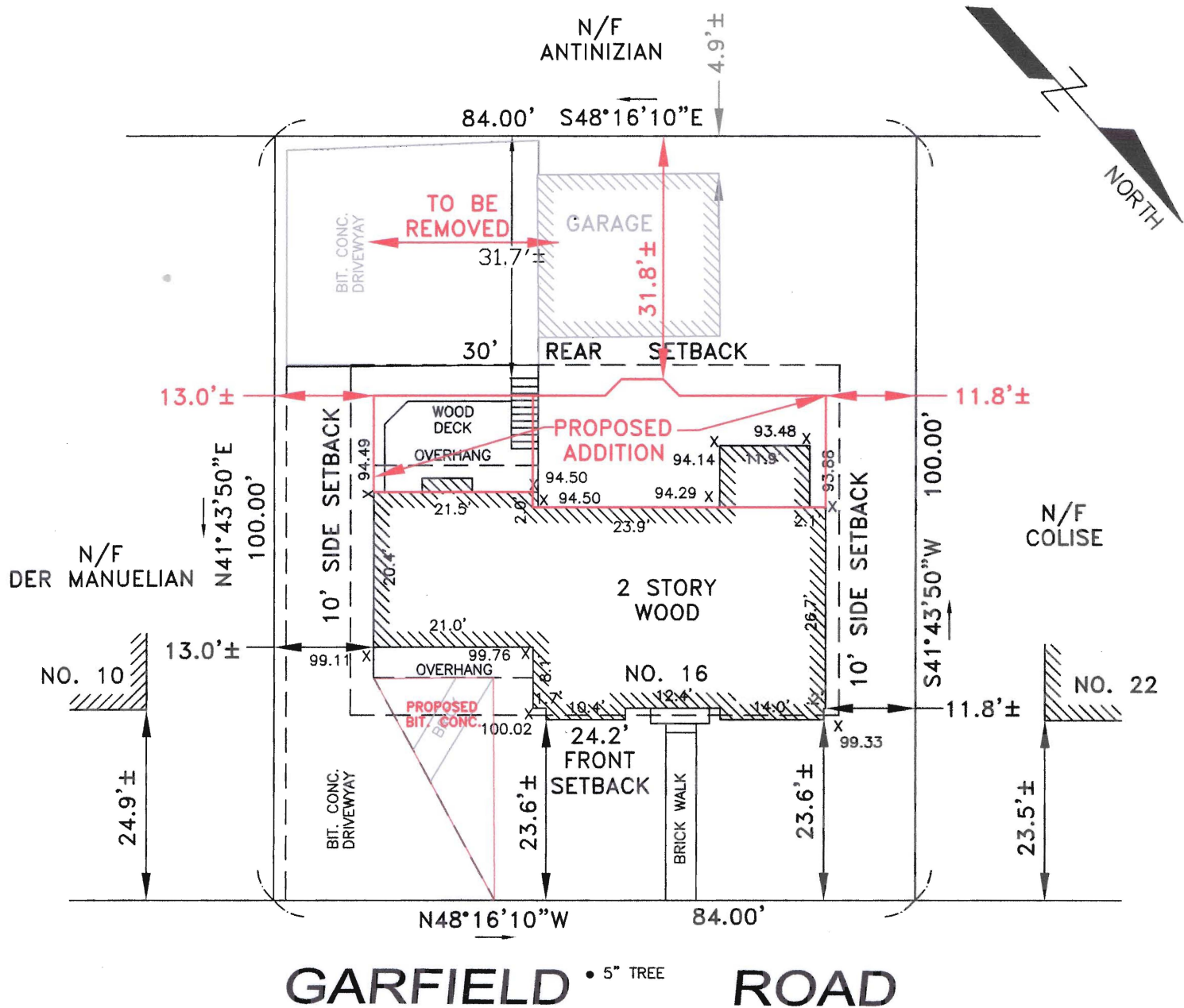
Surveyor Signature and Stamp: _____ **Date:** _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 S.F.	8,400 S.F.	8,400 S.F.
Lot Frontage	90'	84'	84'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	28.7%	28.2%
Open Space	50%	46.4%	61.5%
Front Setback	24.2'	23.6'	23.6'
Side Setback	10'	13.0'	13.0'
Side Setback	10'	11.8"	11.8'
Rear Setback	30'	31.7'	31.8'
Building Height	30'	24.4' To Mid-Point	24.4' To Mid-Point
Stories	2-1/2	2	2
1/2 Story Calculation See basement calc. sheets.			

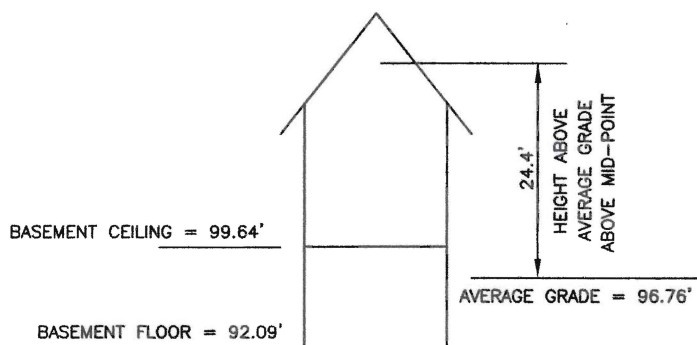
NOTES:



D. Johnston 11/11/21

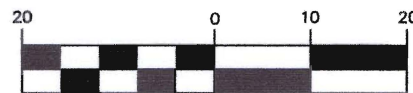


LOT AREA = 8,400 S.F.±
 EXISTING BUILDING = 1,900 S.F.±
 EXISTING GARAGE = 510 S.F.±
 EXISTING PAVEMENT = 2,095 S.F.±
 PROPOSED PAVEMENT = 1,376 S.F.±
 PROPOSED NET ADDITION = -40 S.F.±
 EXISTING LOT COVERAGE = 28.7%
 PROPOSED LOT COVERAGE = 28.2%
 EXISTING OPEN SPACE = 46.4%
 PROPOSED OPEN SPACE = 61.5%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. 257718
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT PLAN 15528-B.
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. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK=24.9+23.5=48.4; 48.4/2=24.2;
FRONT SETBACK=24.2'.



(IN FEET)
 1 inch = 20 ft.

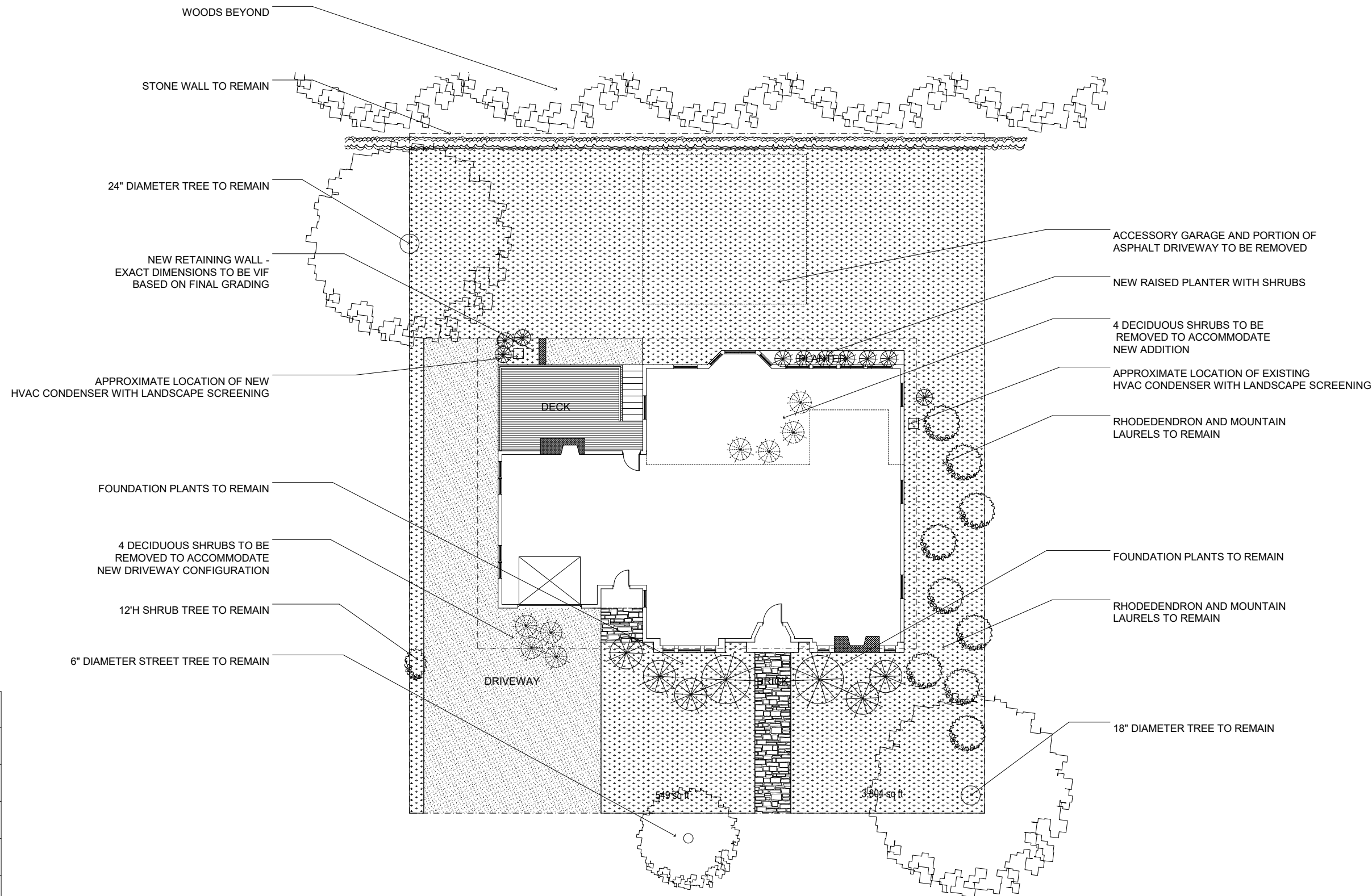
CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' OCTOBER 31, 2021

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 16 GARFIELD RD BELMONT.dwg

DLJ Geomatics
 PROFESSIONAL LAND SURVEYOR DATE 4/11/21

COMMONWEALTH OF MASSACHUSETTS
 DOUGLAS L. JOHNSTON
 NO. 47879
 REGISTERED PROFESSIONAL LAND SURVEYOR



KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

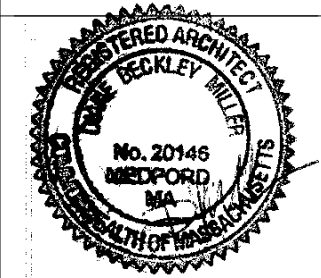
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
1/21/22	REVIEW



PERRY RESIDENCE
16 GARFIELD ROAD
BELMONT MA 02478

LANDSCAPE PLAN

Sheet
Number:

L1

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

16 Garfield Road
Belmont, MA 02478

There are seven segments of foundation walls. They are 7.55' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	21.0'	158.55 S.F.	154.35 S.F.
B	8.1'	61.16 S.F.	61.16 S.F.
C	38.7'	292.19 S.F.	292.19 S.F.
D	26.7'	201.59 S.F.	120.68 S.F.
E	37.9'	286.15 S.F.	79.59 S.F.
F	21.5'	162.33 S.F.	51.82 S.F.
G	20.4'	154.02 S.F.	96.08 S.F.
TOTALS		1,315.99 S.F.	855.87 S.F.

$855.87/1,315.99=.6504$

The foundation walls are 65.04% below grade.



SEG "A"

$$\begin{array}{r} 21.0 \\ \times 7.55 \\ \hline 158.55 \end{array}$$

TOTAL
FACE
OF
WALL

CEILING = 99.64

$$\begin{array}{r} 21.0 \\ \times 7.35 \\ \hline 154.35 \end{array}$$

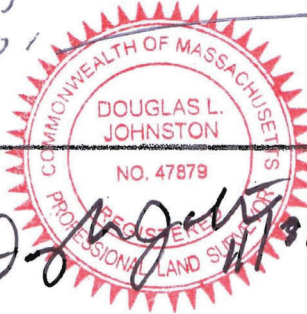
99.11
BELOW
GRADE

$$\begin{array}{r} 154.35 \\ \hline 158.55 \end{array} = 97.35$$

97.35%
BELOW GRADE

FLOOR = 92.09

21.0'



99.76

7.55

6/11

$$\begin{array}{r} 8.1 \\ \times 7.55 \\ \hline 61.16 \end{array}$$

TOTAL
FACE
OF
WALL

CEILING = 99.64

100%
BELOW
GRADE

FLOOR = 92.09

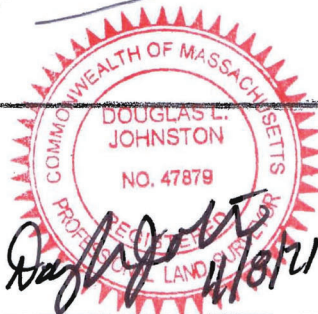
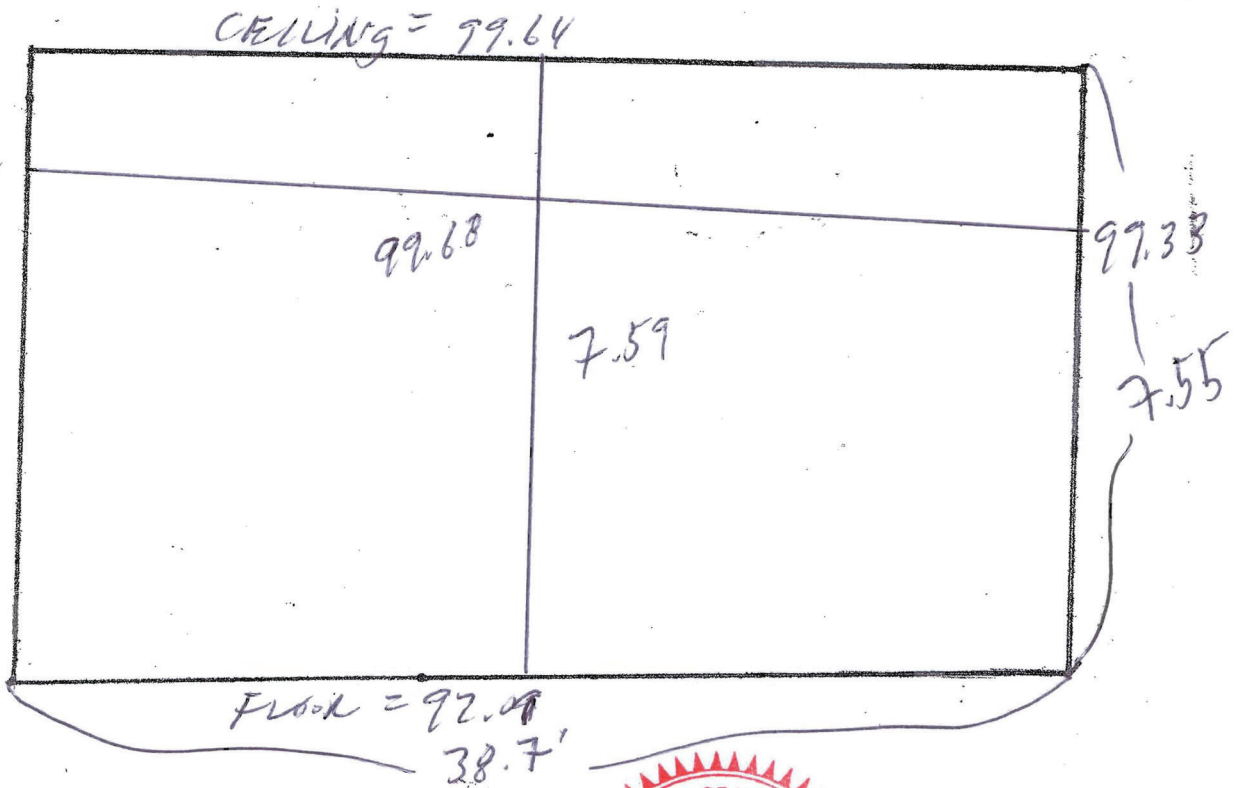
8.1'

SEG "B"

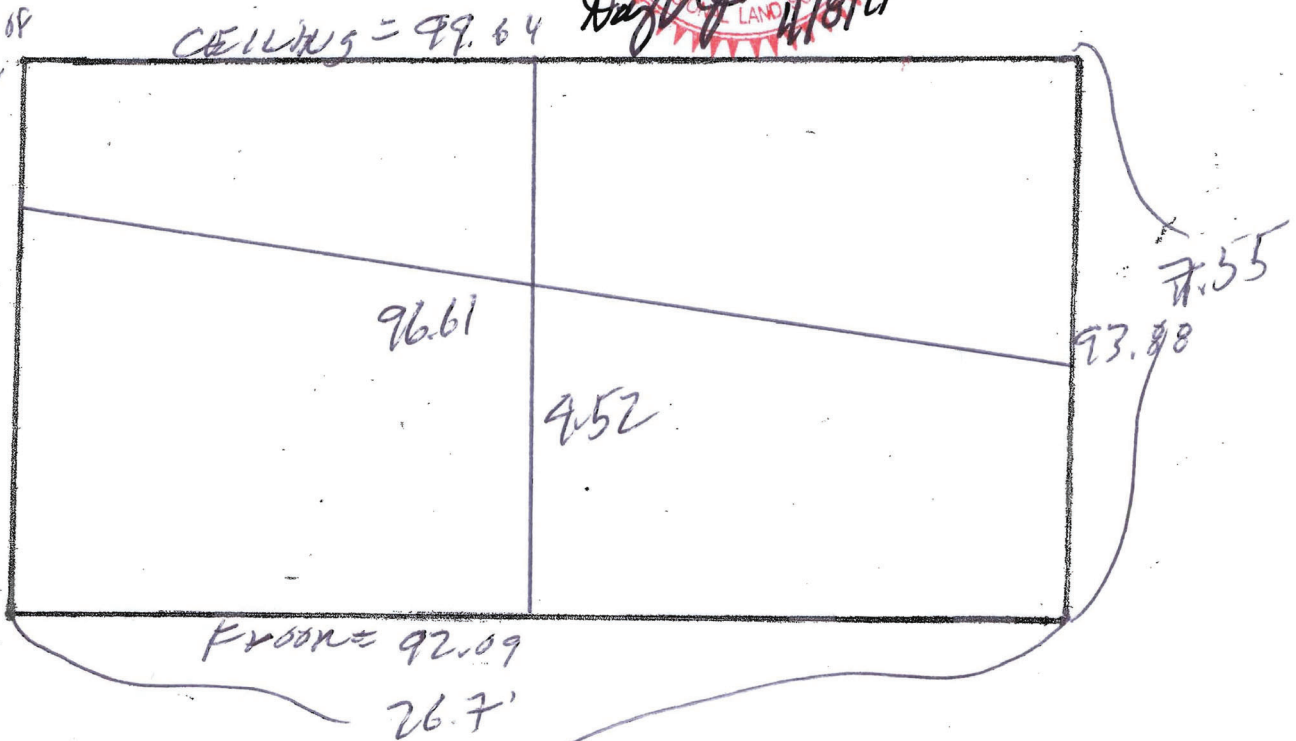
100.02

7.55

SEG "C"



SEG "D"



SEG "E"

CEILING = 99.64

$$\begin{array}{r} 37.9 \\ \times 7.55 \\ \hline 286.15 \end{array}$$

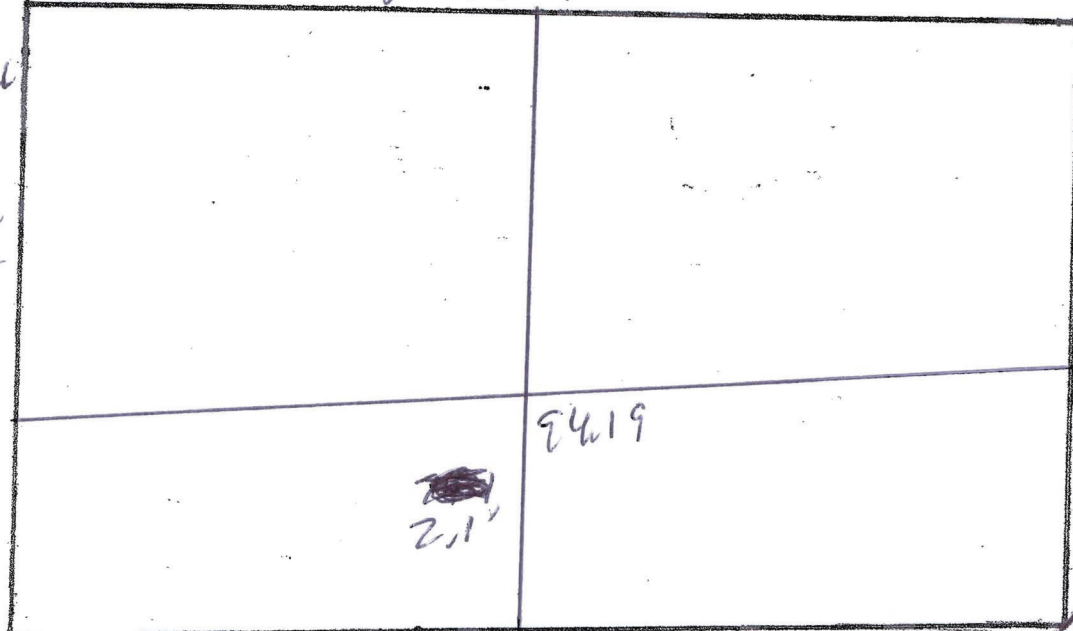
TOTAL
FACE
OF
WALL

$$\begin{array}{r} 37.9 \\ \times 2.1 \\ \hline 79.59 \end{array}$$

BELOW
GRADE

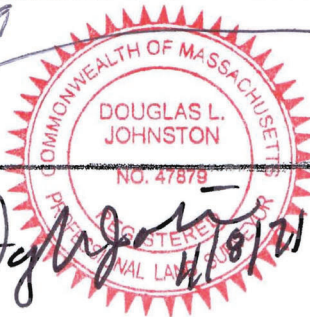
$$\begin{array}{r} 79.59 \\ 286.15 \\ \hline 93.88 \\ 286.15 \\ \hline 127.81 \end{array}$$

$$\begin{array}{r} 27.81\% \\ \text{BELOW} \\ \text{GRADE} \end{array}$$



FLOOR = 92.09

37.9'



Douglas L. Johnston

SEG "F"

CEILING = 99.64

$$\begin{array}{r} 21.5 \\ \times 7.55 \\ \hline 162.33 \end{array}$$

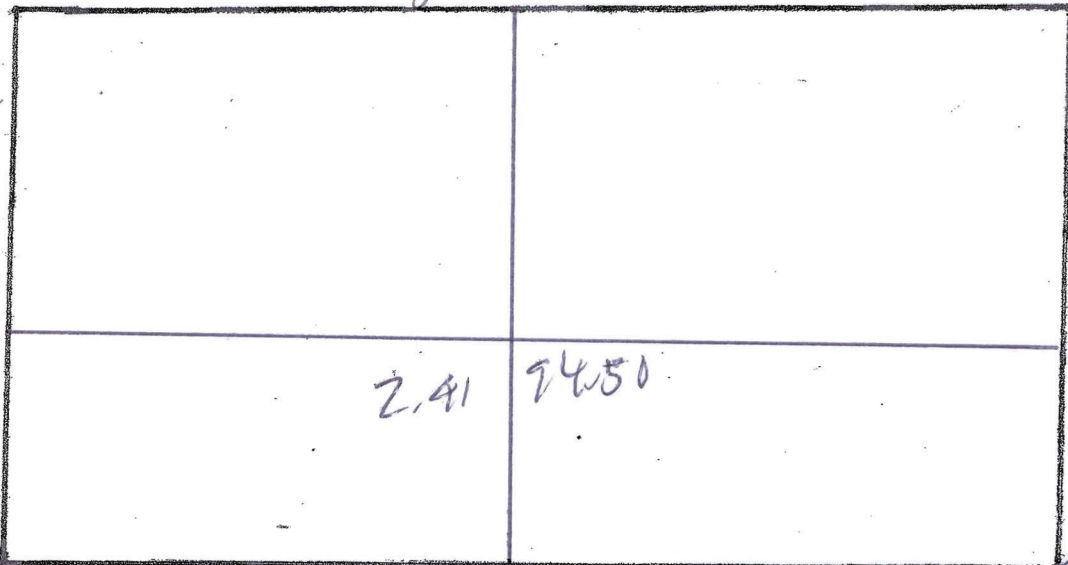
TOTAL
FACE
OF
WALL

$$\begin{array}{r} 21.5 \\ \times 2.41 \\ \hline 7.82 \end{array}$$

BELOW
GRADE

$$\begin{array}{r} 7.82 \\ 162.33 \\ \hline 71.92 \\ 162.33 \\ \hline \end{array}$$

$$\begin{array}{r} 31.92\% \\ \text{BELOW} \\ \text{GRADE} \end{array}$$



FLOOR = 92.09

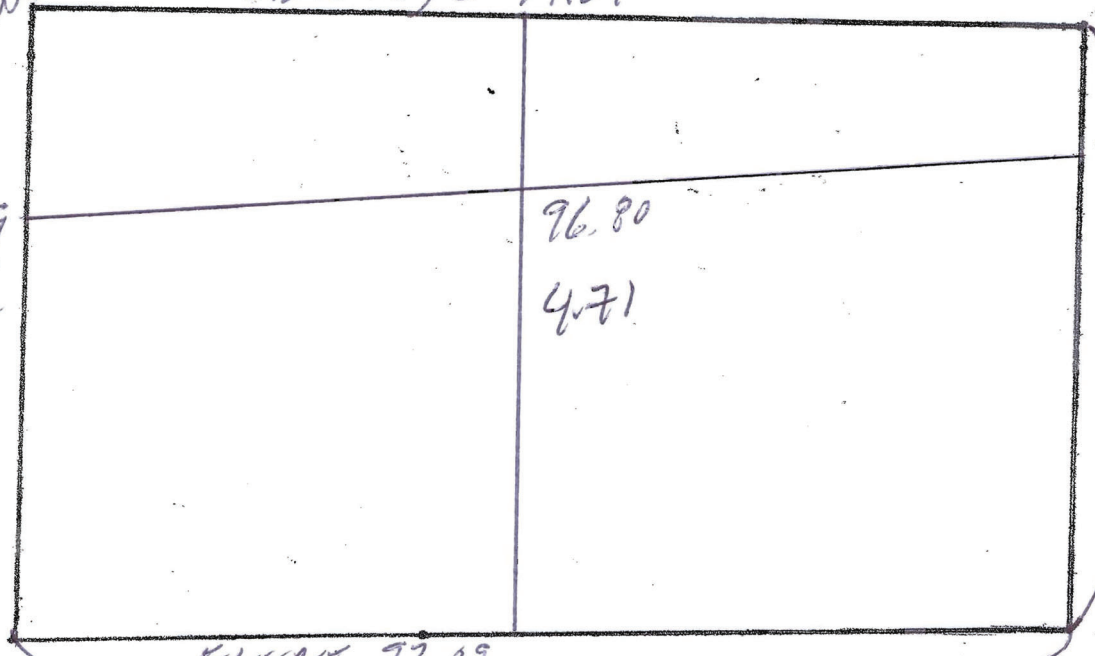
21.5'

SEG 'G'

20.4
x 7.55
154.02

TOTAL
FACE OF
WOOD

CEILING = 99.64



74.49

20.4
x 4.71
96.08

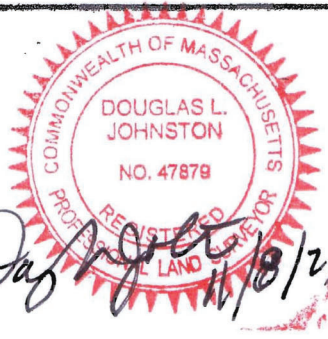
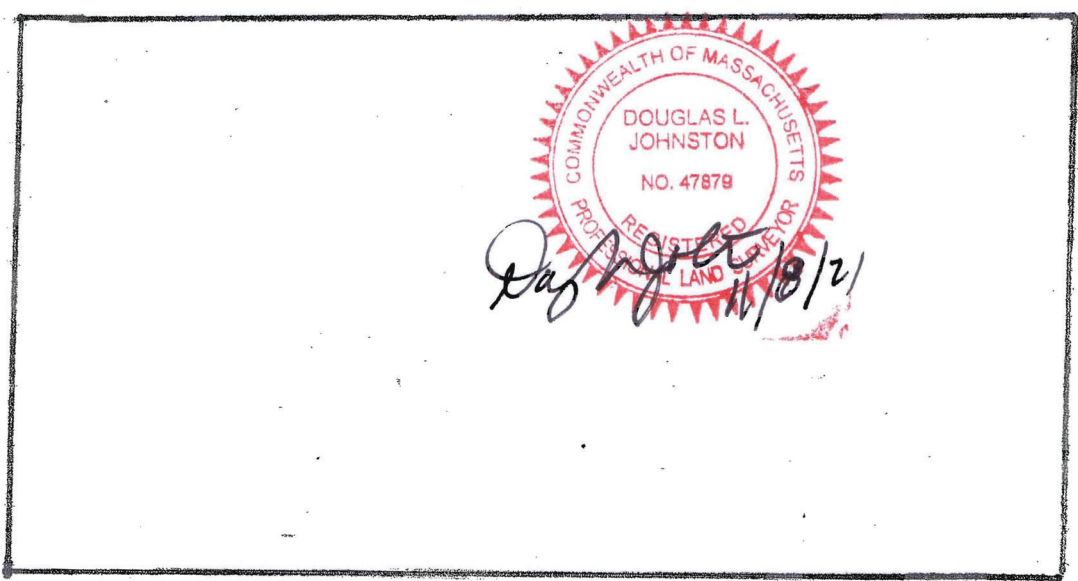
BELOW
GRADE

96.08
154.02 = .6238

62.38%
BELOW
GRADE

FLOOR 72.09

20.4



Dag H. Johnston
11/8/21

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO CONVERT TO HEAT PUMPS.

10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

14. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.

15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.

16. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
0 SF CELLAR
1559 SF FIRST FLOOR
1236 SF SECOND FLOOR
619 SF ATTIC (6' OR GREATER)
3414 SF TOTAL

30% OF 3414 SF = 1024.2 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:
0 SF CELLAR
483 SF FIRST FLOOR
415 SF SECOND FLOOR
0 SF ATTIC (6' OR GREATER)
898 SF TOTAL

CONSTRUCTION DOCS
OCTOBER 15, 2021

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, 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 SR-B:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC FLOOR PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW CELLAR FLOOR PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ELEVATIONS

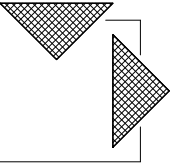
LIGHTING LEGEND

- 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

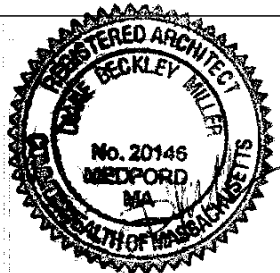


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

8/9/21	SCHEMATIC DESIGN
9/20/21	DESIGN DEVELOPMENT
10/15/21	CONSTRUCTION DOCS

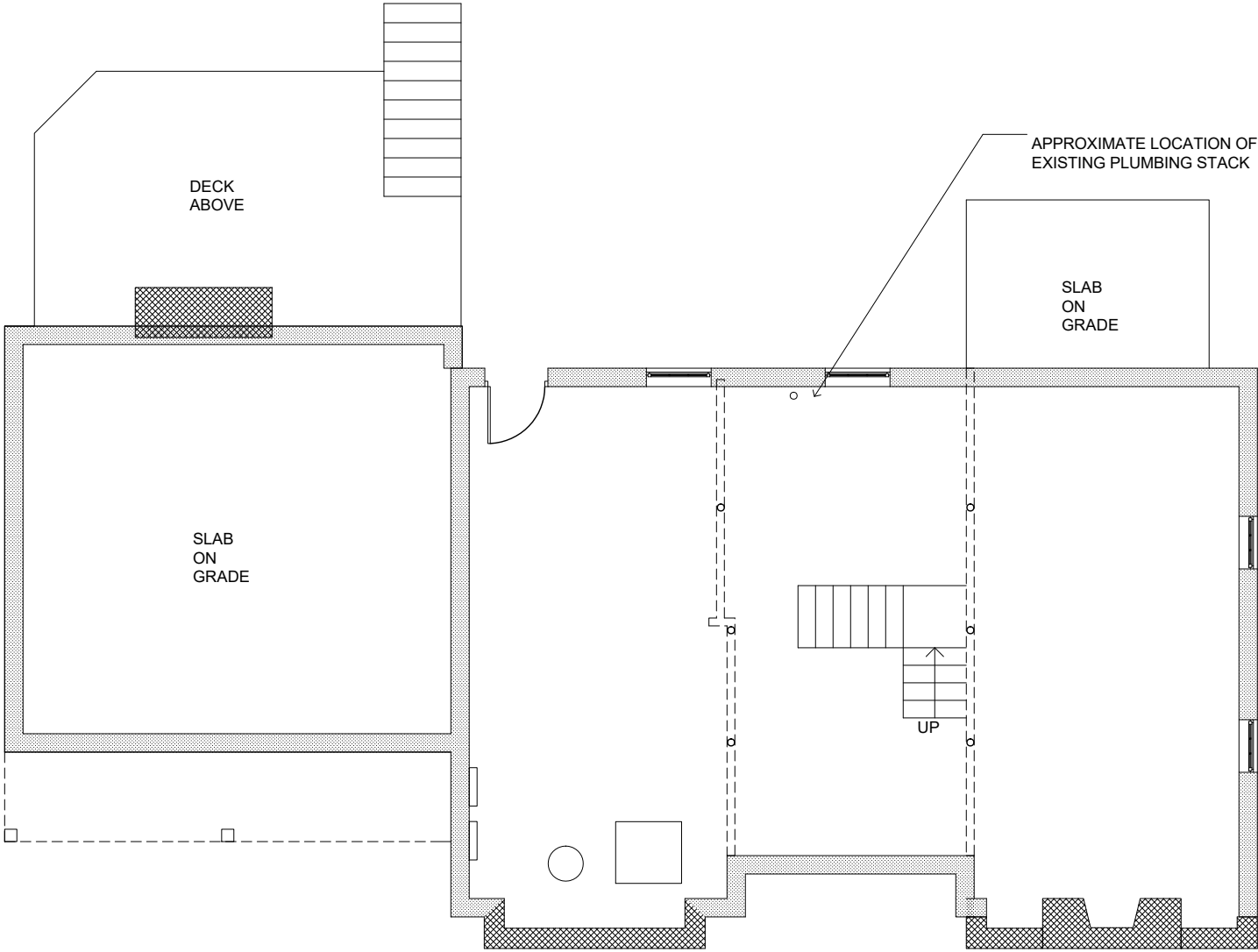


PERRY RESIDENCE
16 GARFIELD ROAD
BELMONT MA 02478

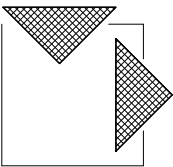
COVER SHEET

Sheet
Number:

A1



MILLER
DESIGN LLC

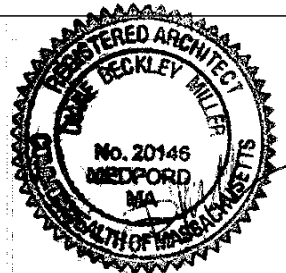


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

8/9/21	SCHEMATIC DESIGN
9/20/21	DESIGN DEVELOPMENT
10/15/21	CONSTRUCTION DOCS

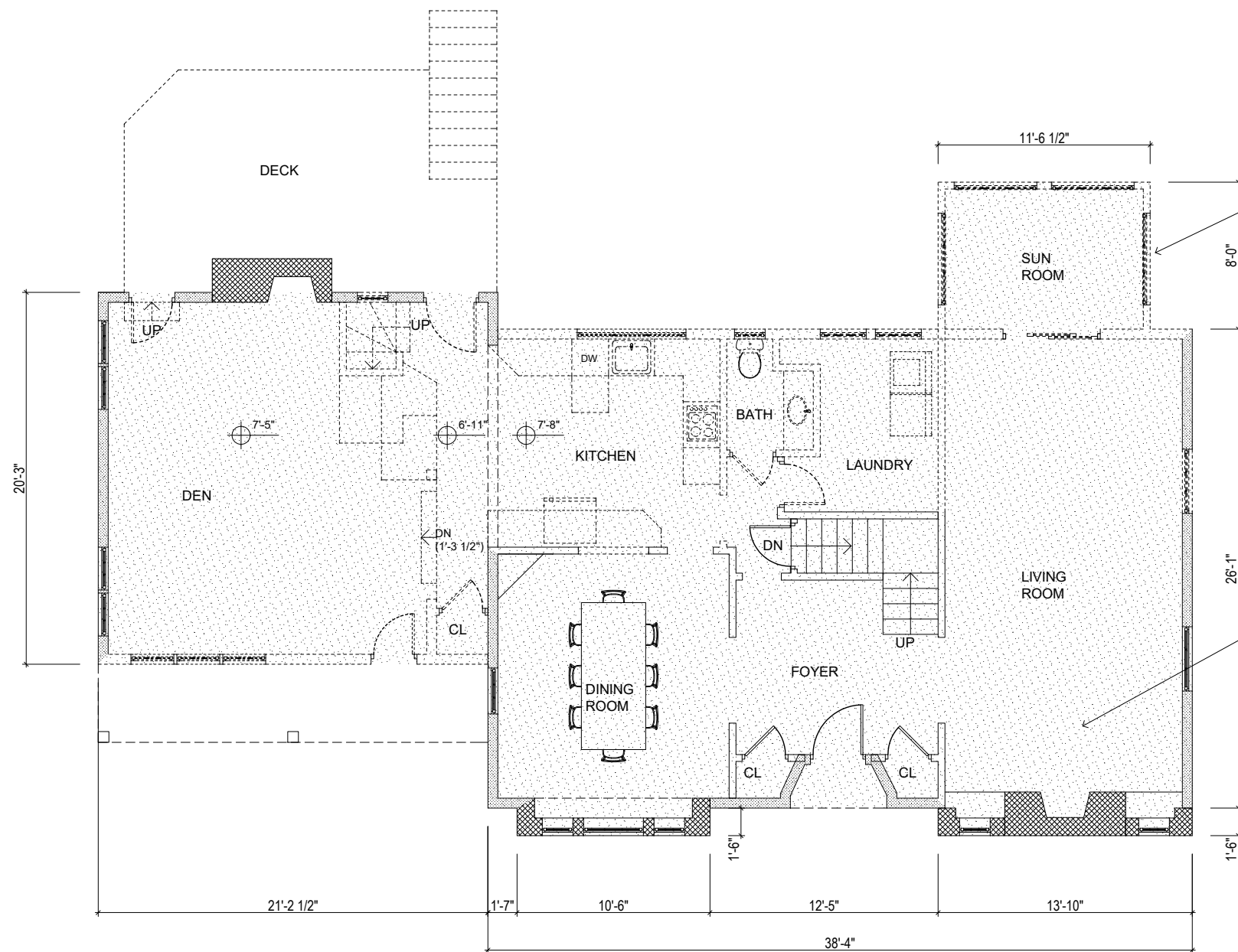


PERRY RESIDENCE
16 GARFIELD ROAD
BELMONT MA 02478

EXISTING
CELLAR PLAN

Sheet
Number:

A2

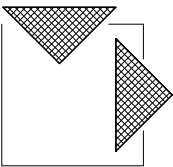


DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING STRUCTURE:

1,559 sq ft

MILLER
DESIGN LLC

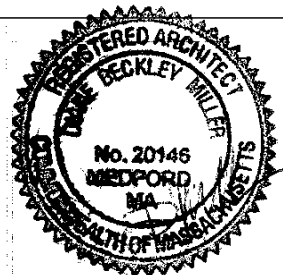


80 CLARK STREET
BELMONT, MA 02478

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

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9/20/21	DESIGN DEVELOPMENT
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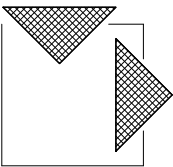
PERRY RESIDENCE
16 GARFIELD ROAD
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A3

MILLER
DESIGN LLC

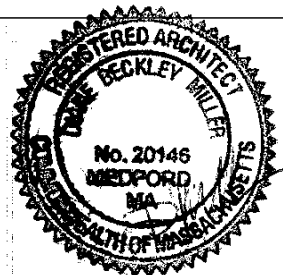


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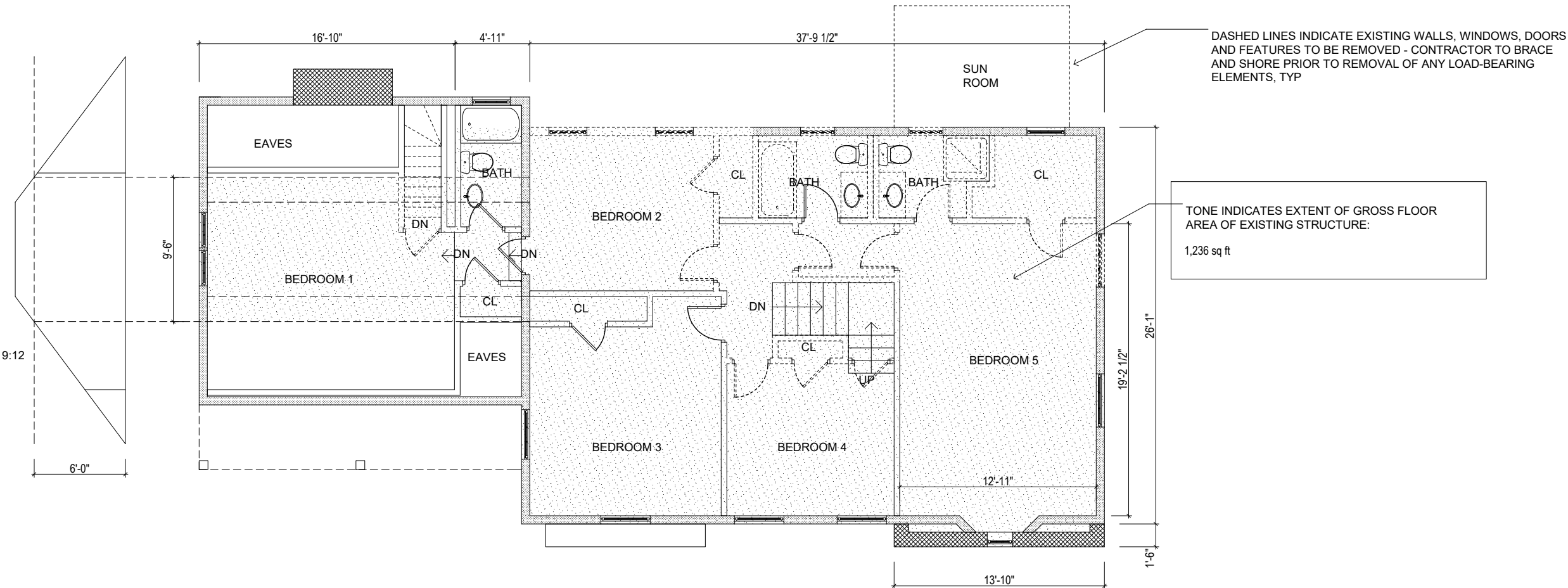


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16 GARFIELD ROAD
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EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4



HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 1236 SF

ALLOWABLE: MAX 741.6 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1236 SF SECOND FLOOR).

ACTUAL: 668 SF EXISTING
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

NO NEW ATTIC AREA

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 178'-3"

ALLOWABLE: MAX 89'-1 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 178'-3" PERIMETER).

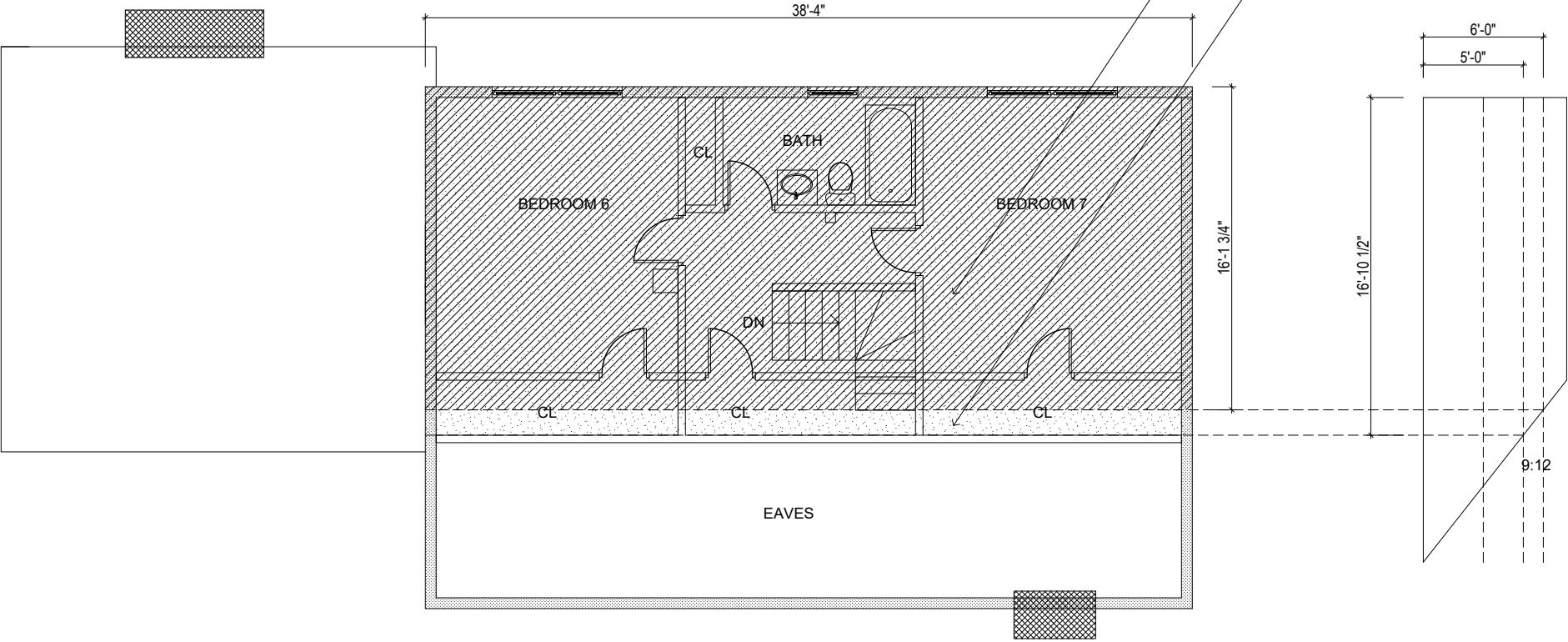
ACTUAL: 38'-4" + 16'-10 1/2" + 16'-10 1/2" = 68'-0" EXISTING

NO NEW ATTIC PERIMETER

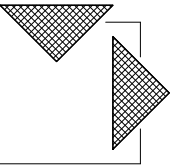
NO WORK ON THIS LEVEL.

HATCH INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET)
619 sq ft

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



MILLER
DESIGN LLC

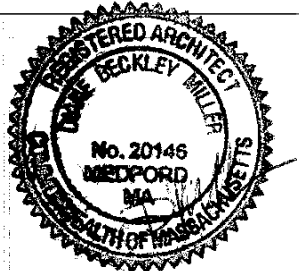


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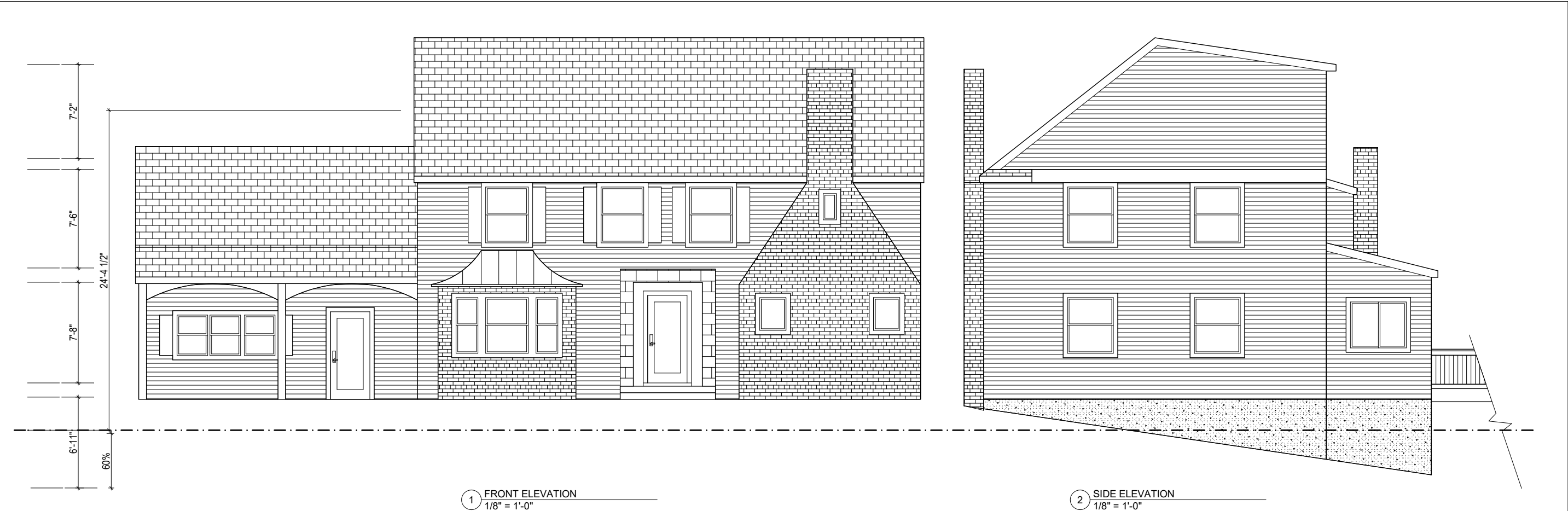


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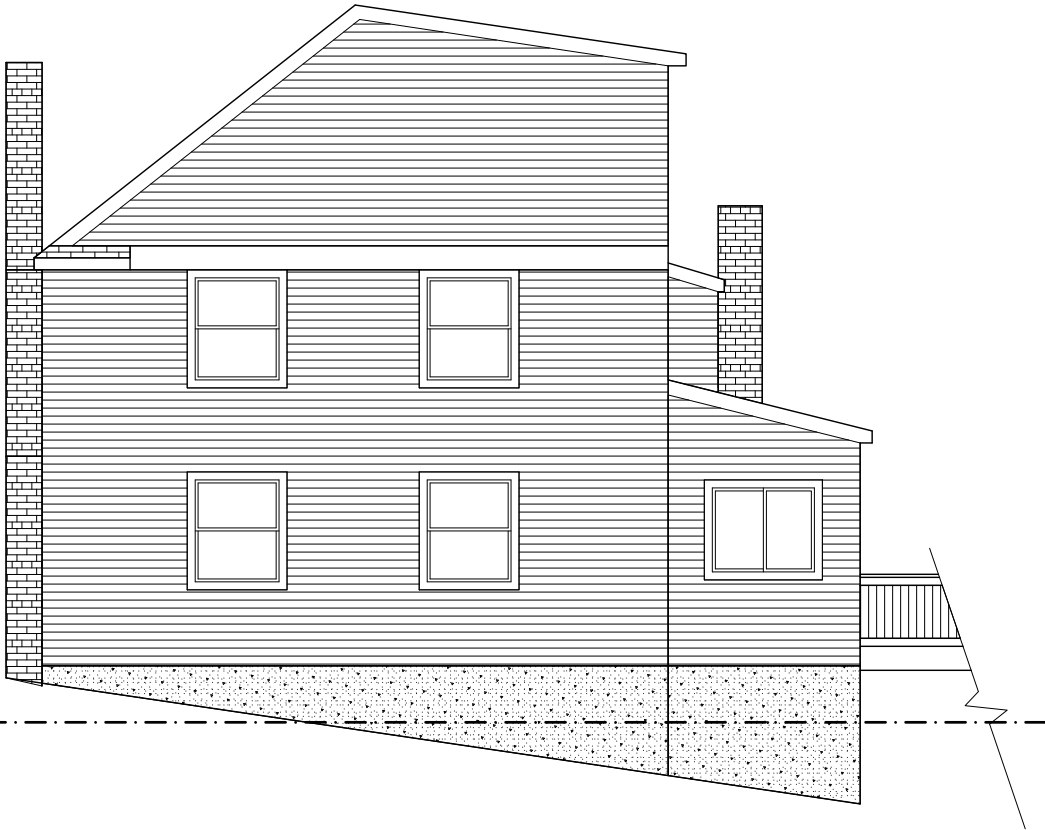
EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

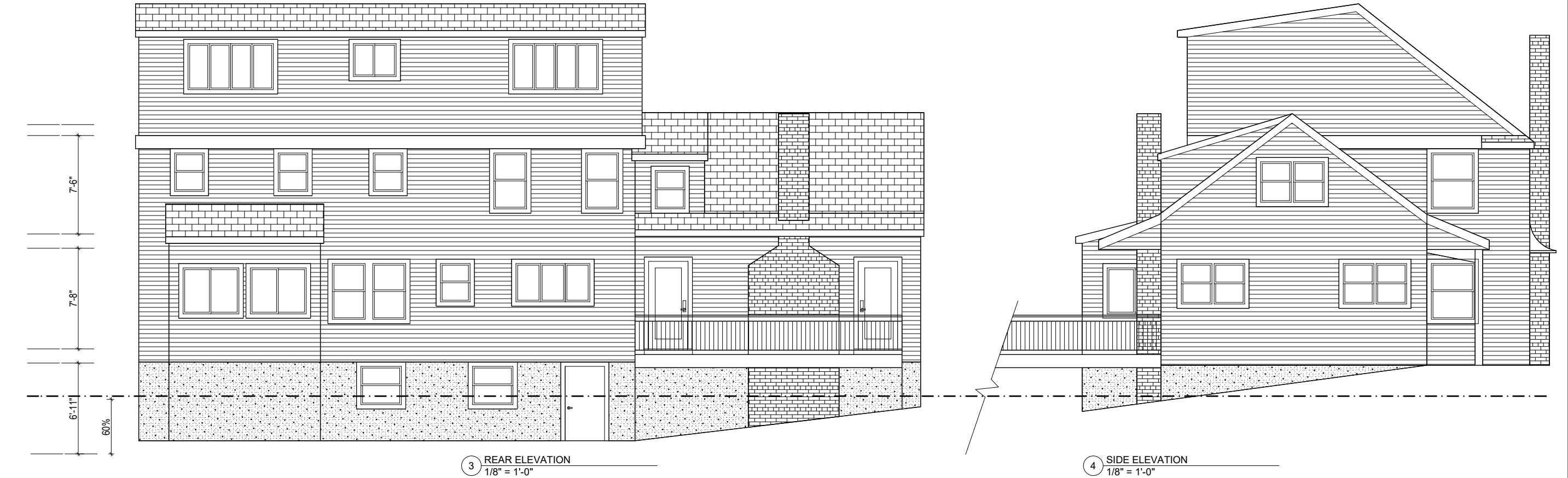
A5



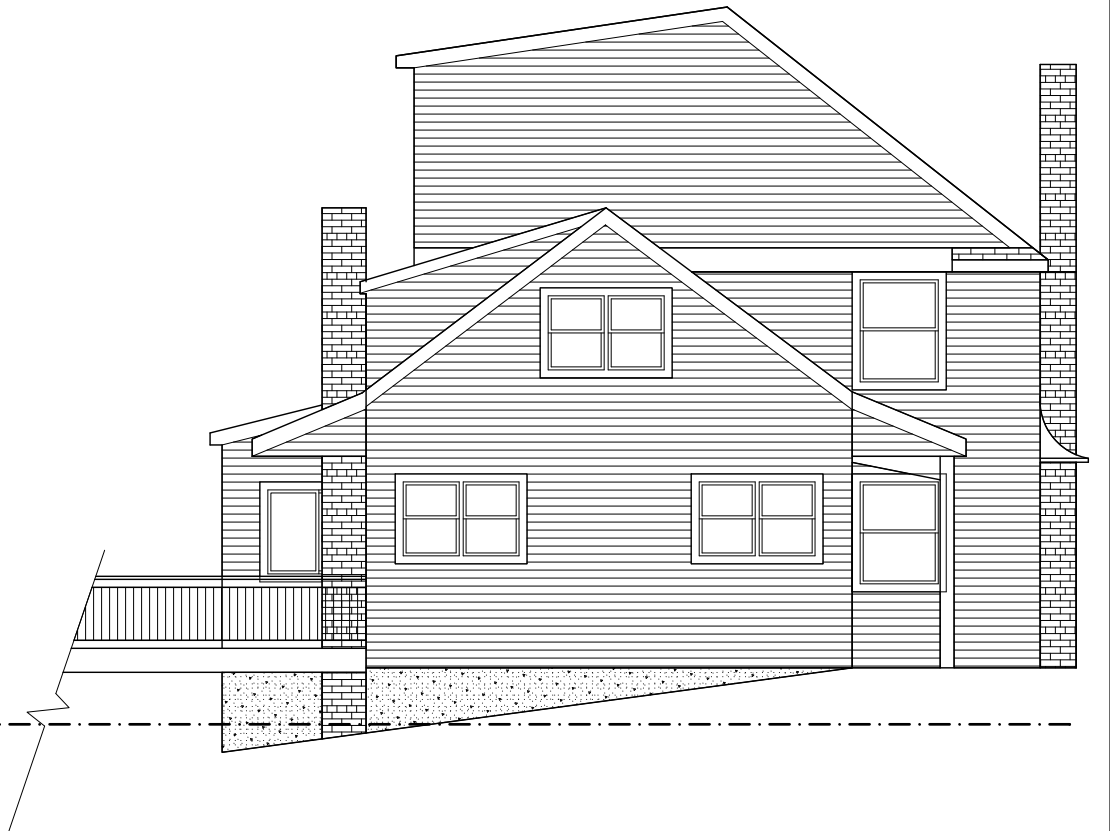
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

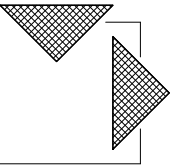


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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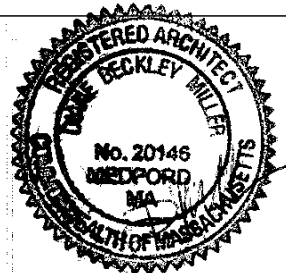
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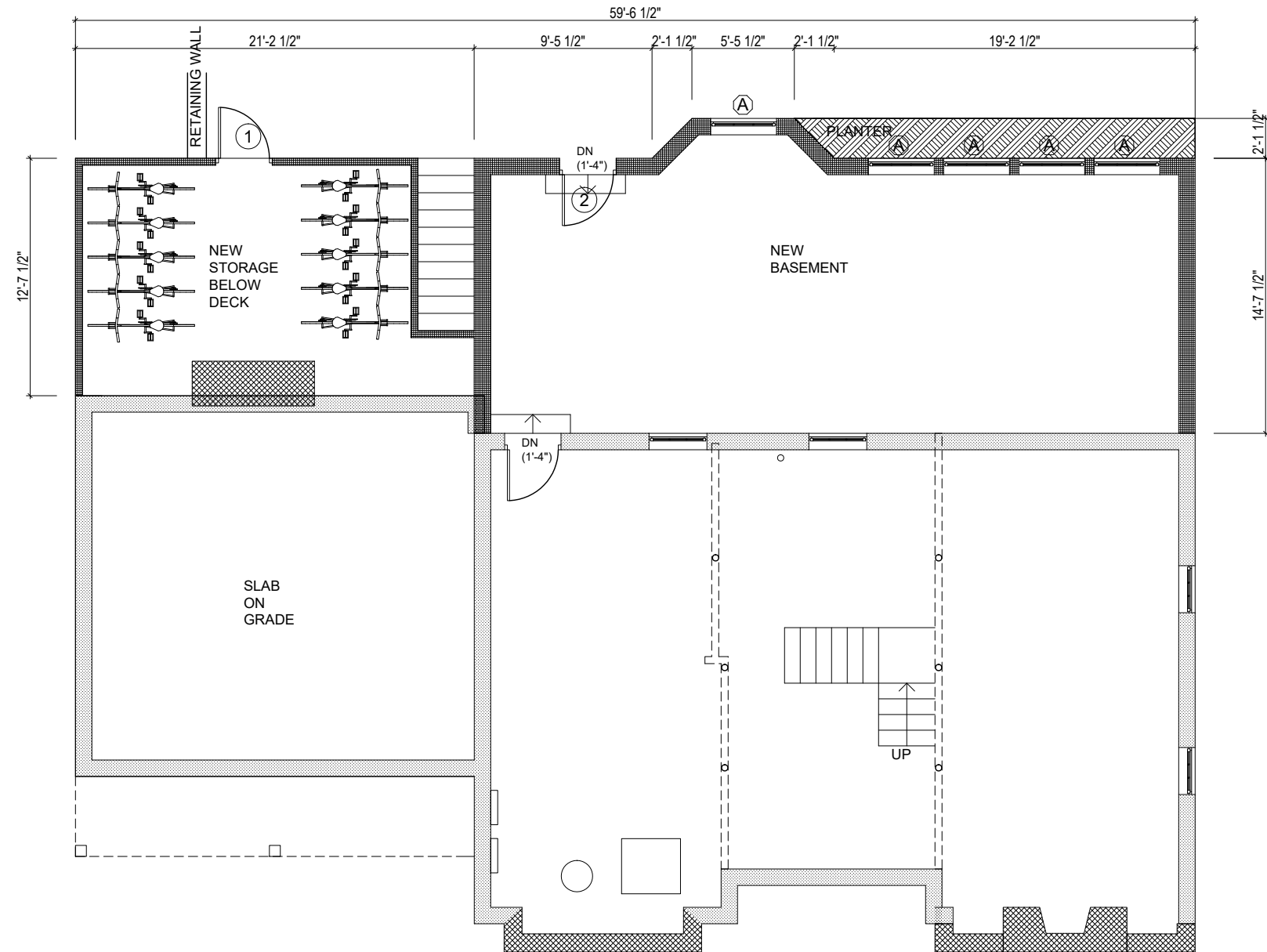


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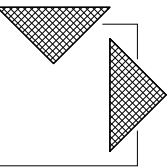
EXISTING
ELEVATIONS

Sheet
Number:

A6



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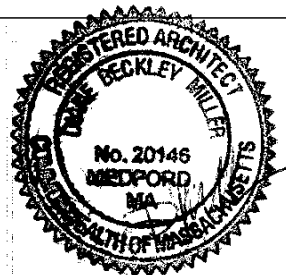


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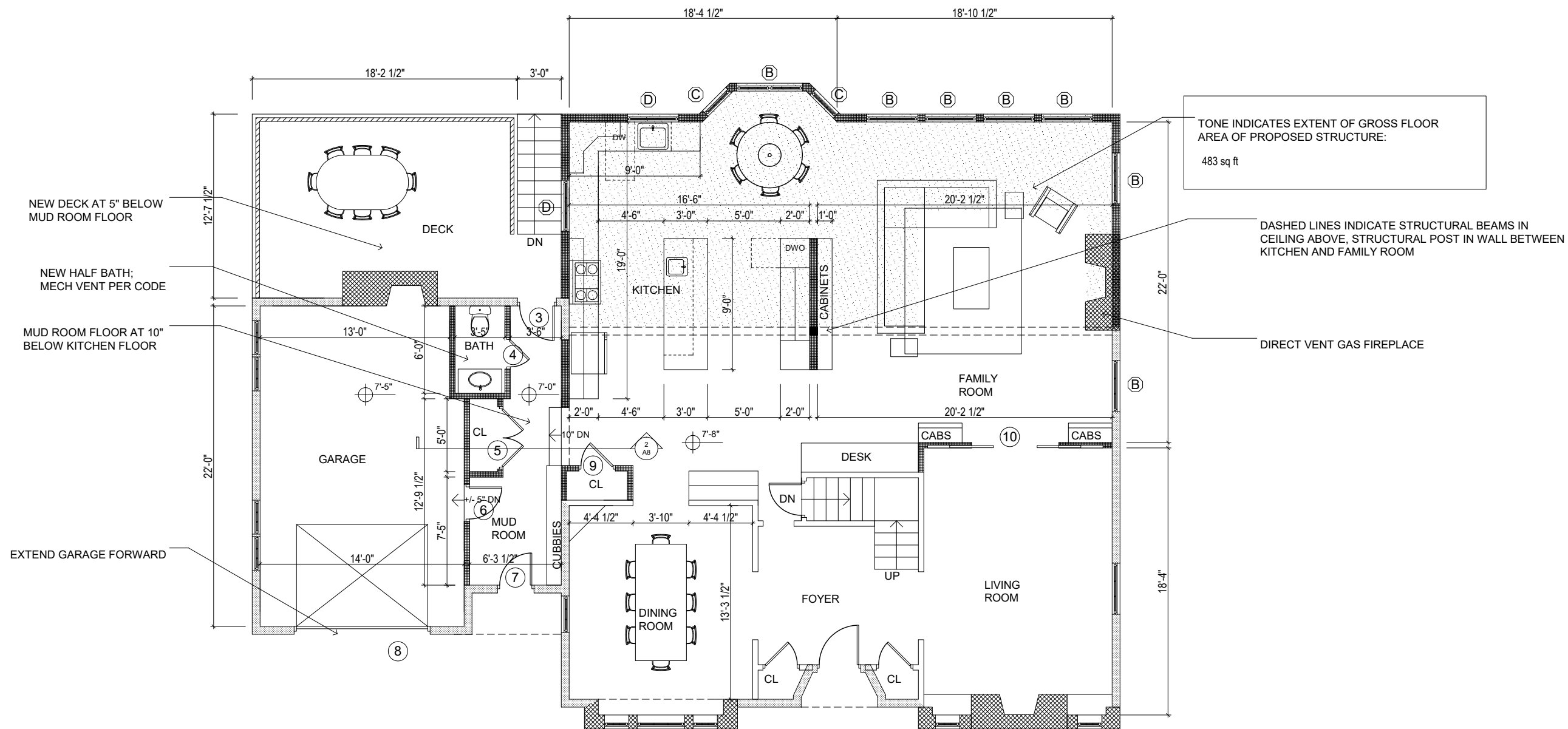
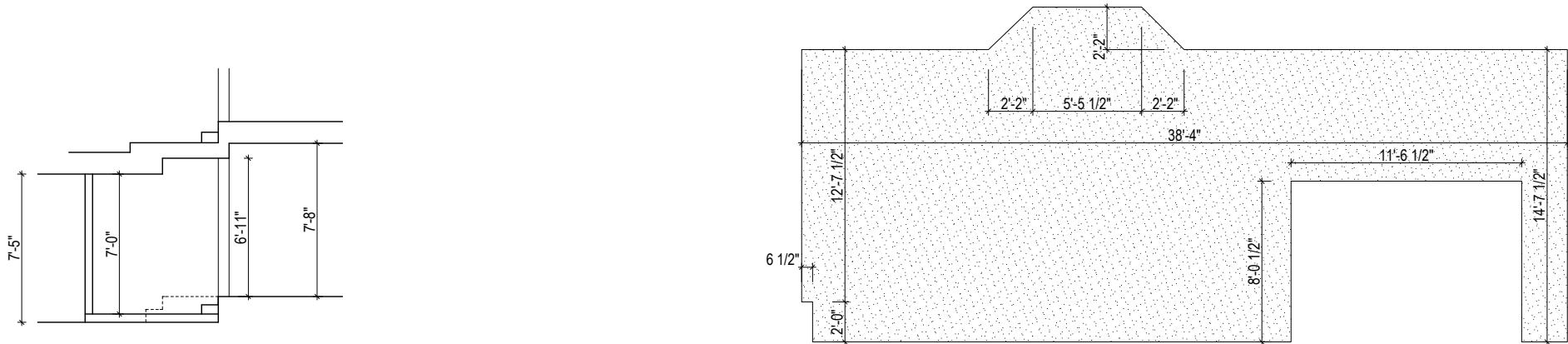


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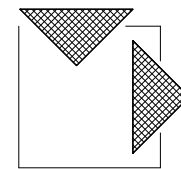
NEW
CELLAR PLAN

Sheet
Number:

A7



MILLER
DESIGN LLC

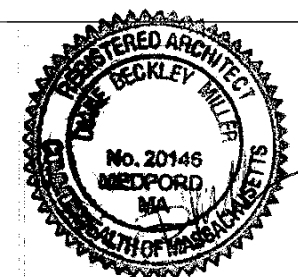


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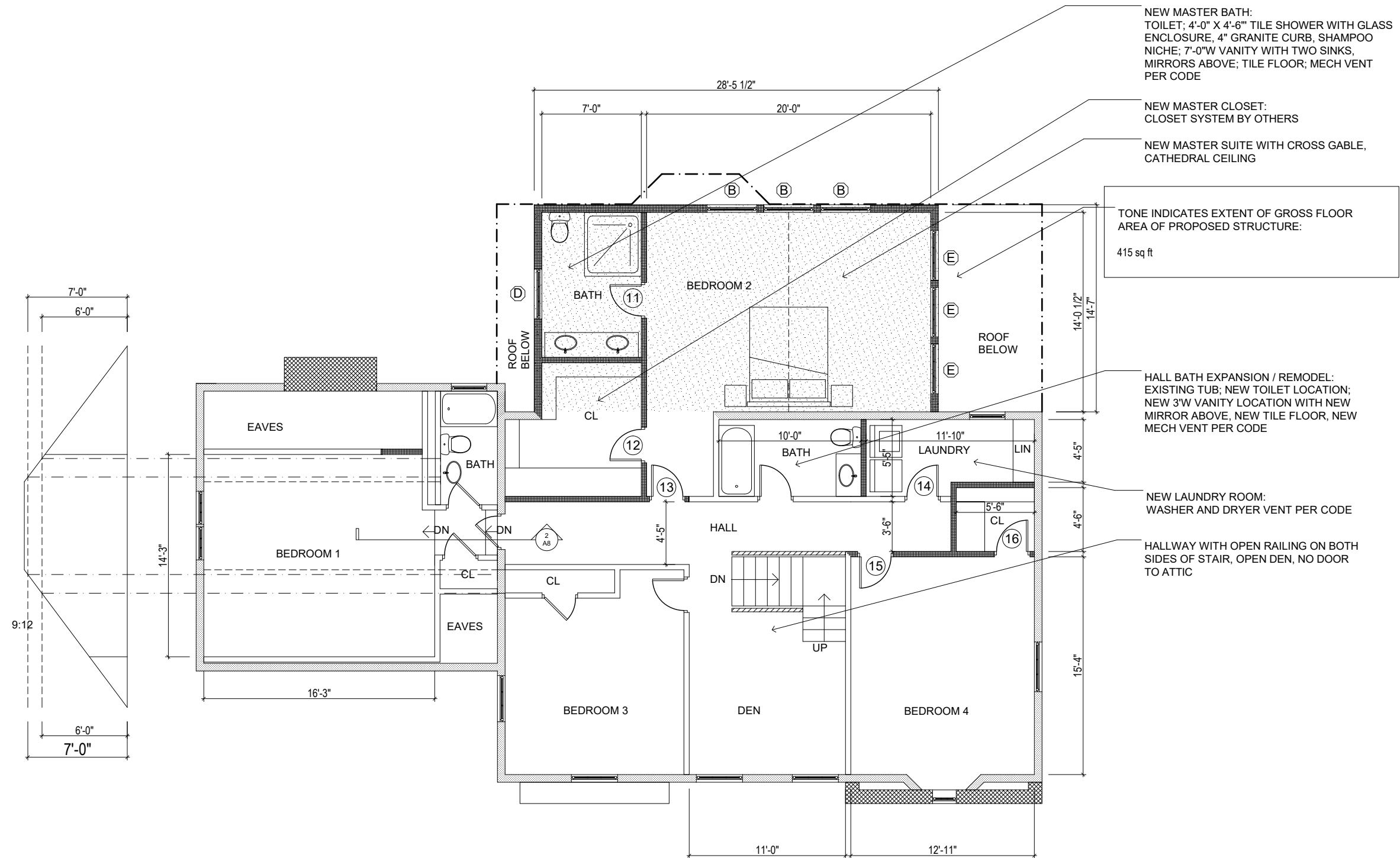


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NEW FIRST
FLOOR PLAN

Sheet
Number:

A8



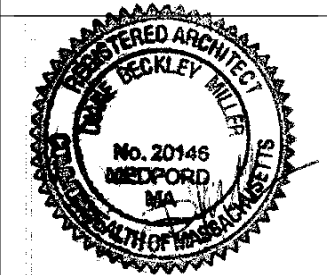
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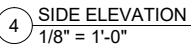
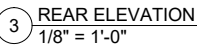
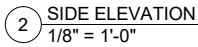
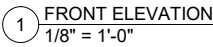
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**NEW SECOND
FLOOR PLAN**

Sheet
Number:
A9



A10