



Town of Belmont
Zoning Board of Appeals

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TOWN CLERK
BELMONT, MA

2018 FEB 22 AM 9:18

APPLICATION FOR A SPECIAL PERMIT

Date: January 26, 2018

Zoning Board of Appeals
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-Laws 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 33 Pinehurst ~~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 _____
to expand an existing detached 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 Paul and Susan Shaw

Address 33 Pinehurst Road

Belmont, MA 02478

Daytime Telephone Number (617) 274-2860

By their attorneys,

Joseph M. Noone
Joseph M. Noone, Esquire
AVERY, DOOLEY & NOONE, LLP
5 Brighton Street
Belmont, MA 02478
(617) 489-5300

December 6, 2005



**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**

February 2, 2018

**Paul and Susan Shaw
33 Pinehurst Road
Belmont, MA 02478**

RE: Denial to Expand and Existing Detached Garage

Dear Mr. and Mrs. Shaw,

The Office of Community Development is in receipt of your building permit application for your proposal to expand a detached garage at 33 Pinehurst Road located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.3.5 c-2 of the Zoning Bylaws Accessory Buildings regulations which reads "If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located".

1. The required side setback of the garage is 15.0'. Your existing garage side setback is 4.3' and the proposed is 5.0'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

**STATEMENT OF APPLICANTS, PAUL AND SUSAN SHAW,
33 PINEHURST ROAD, BELMONT, MA, FOR A SPECIAL PERMIT TO
RENOVATE AN ACCESSORY GARAGE**

Paul and Susan Shaw are the owners of 33 Pinehurst Road, Belmont, MA and seek a special permit to renovate an accessory garage. A special permit is needed because the lot is located between Pinehurst Road and Day School Lane, resulting in no rear lot line, which makes compliance with Section 4.3.5(c)(2) an impossibility. The front of the house and driveway are located on Pinehurst Road (easterly lot line). The lot extends through to Day School Lane. The westerly (rear) lot line is situated on Day School Lane.

The Shaws seek to renovate the existing detached garage located adjacent to the northerly lot line. The existing single car garage will be enlarged to a double long garage with dimensions of 14' x 40', which is 560 square feet. (See Plan filed herewith.)

The existing garage is in disrepair and needs to be replaced. Furthermore, the garage is nonfunctional as it is too narrow for a vehicle to be conveniently stored therein. The new garage will be a pre-fabricated structure made by The Barn Yard.

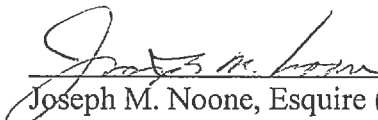
The proposed new accessory garage is supported by the abutting neighbors. The garage will be in conformity with the structural design of the house and the neighborhood. The granting of the special permit will not negatively impact the abutters and surrounding neighborhood.

The Shaws are long-time Belmont residents having lived in Belmont since 1978.

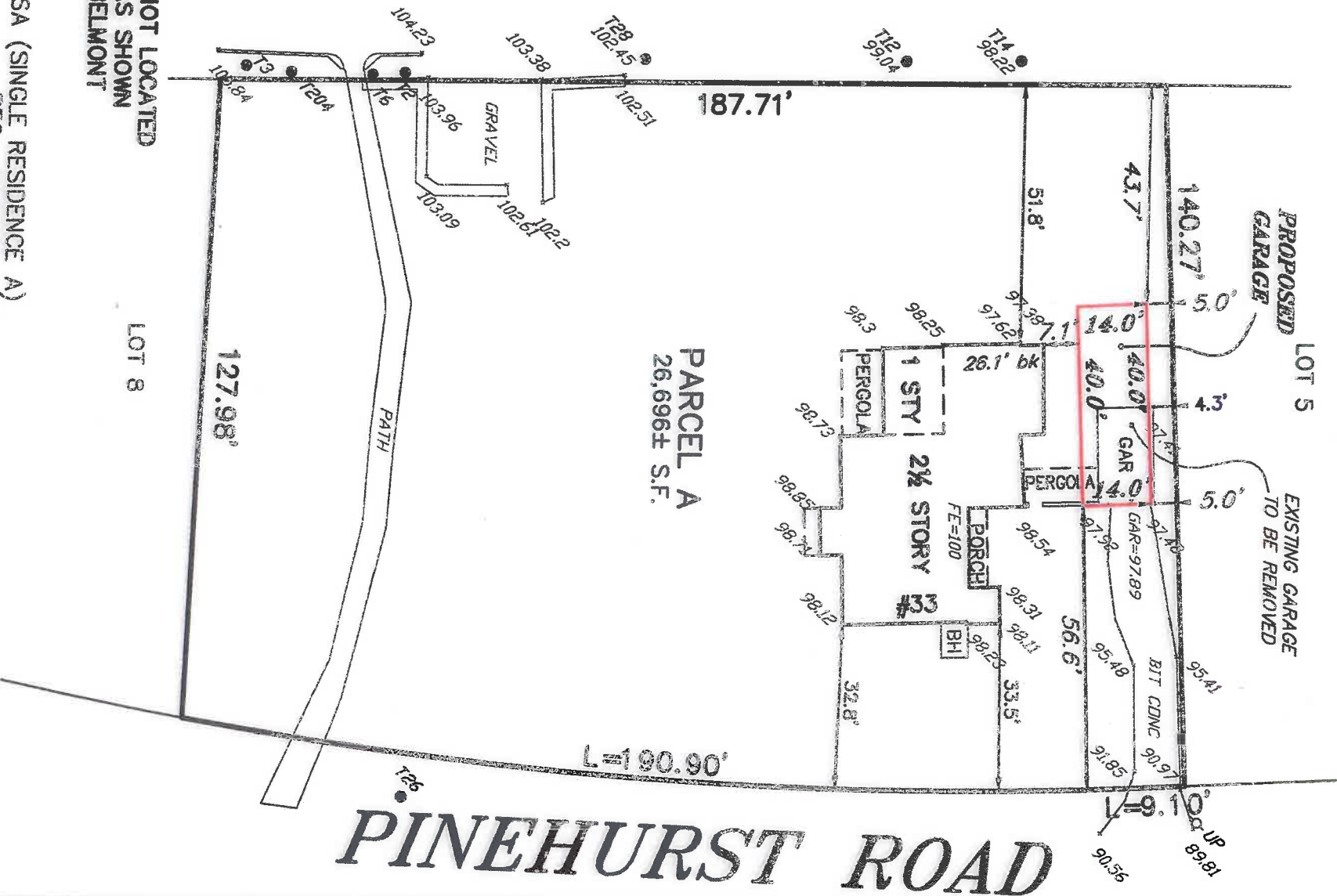
The Shaws respectfully request the Zoning Board of Appeals grant the special permit to renovate and construct the accessory garage in accordance with the plans submitted herewith.

Paul and Susan Shaw

By their attorneys,



Joseph M. Noone, Esquire (BBO #559644)
AVERY DOOLEY & NOONE, LLP
3 Brighton Street
Belmont, MA 02478
(617) 489-5300
jnoone@averydooley.com



PINEHURST ROAD

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REQ.	EXISTING	PROP.
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	NEW.	EXISTING	PROJ.
FRONT SETBACK:	30'	32.8'	56.6'
FRONT (GARAGE):	30'	56.7'	
SIDE SETBACK:	15'	26.1'	
SIDE (GARAGE):	5'	4.3'	5.0'
REAR SETBACK:	40'	51.8'	
REAR (GARAGE):	5'	64.2'	
MAXIMUM LOT COVERAGE:	20%	7.6%	43.7'
MINIMUM OPEN SPACE:	50%	90.2%	8.8%
LOT FRONTAGE:	200.00'		89.0%

TOTAL LOT AREA: 26,969± S.F.



OWNERS: PAUL & SUSAN SHAW
30985/21
ASSESSORS MAP 62 -- PARCEL 20

PROPOSED PLOT PLAN #33 PINEHURST ROAD

BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30'

DATE: 5/27/2016



ROBERT SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

CLIFFORD E. ROBER, PLS

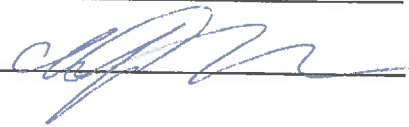
DATE _____

Zoning Compliance Check List

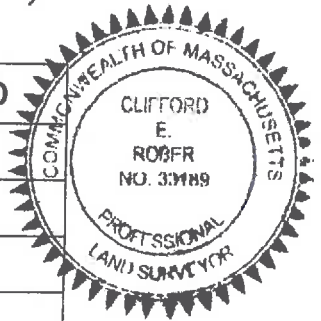
(Registered Land Surveyor)

Property Address: 33 PINEHURST RD

Zone: SA

Surveyor Signature and Stamp: 

Date: 1/29/2018

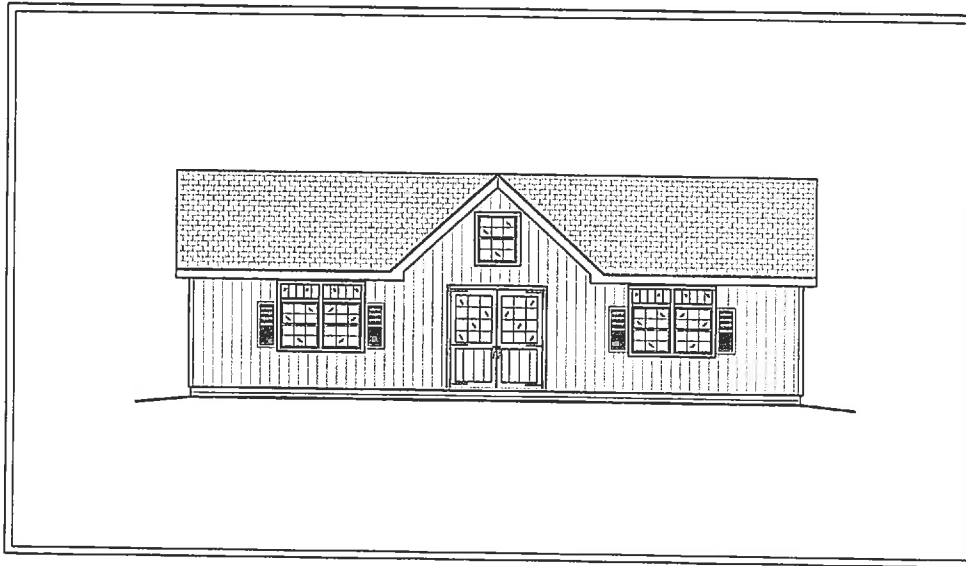


	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000	26,696	—
Lot Frontage	125'	200'	—
Floor Area Ratio			
Lot Coverage	20%	7.6	8.8
Open Space	50%	90.2	89.0
Front Setback	30'	32.8	56.6
Side Setback	15'		
Side Setback	15'	26.5	GAR 5.0
Rear Setback	40'	51.8	GAR 43.7
Building Height	36 / 15' GAR		GAR 11.5'
Stories	2 1/2		
1/2 Story Calculation			

NOTES:

GRAND VICTORIAN FOR:
PAUL AND SUSAN SHAW

33 PINEHURST RD.
BELMONT, MA 02478



14'X40' CAPE STYLE GRAND VICTORIAN GARAGE

DESIGN DATA:

ROOF SNOW LOAD:	40 PSF
STORAGE LOFT LIVE LOAD:	30 PSF
BASIC WIND SPEED:	100 MPH (3-SEC. GUST)
BUILDING CODE REFERENCE:	THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 780 CMR - NINTH EDITION

DESIGNED & FABRICATED BY:



DRAWING LIST

COVER	TITLE SHEET & DESIGN DATA
SHEET 1	FRONT & LEFT ELEVATIONS
SHEET 2	REAR & RIGHT ELEVATIONS
SHEET 3	FLOOR PLAN
SHEET 4	FLOOR FRAMING PLAN
SHEET 5	ROOF FRAMING PLAN & NOTES
SHEET 6	BUILDING SECTION A-A & DETAILS

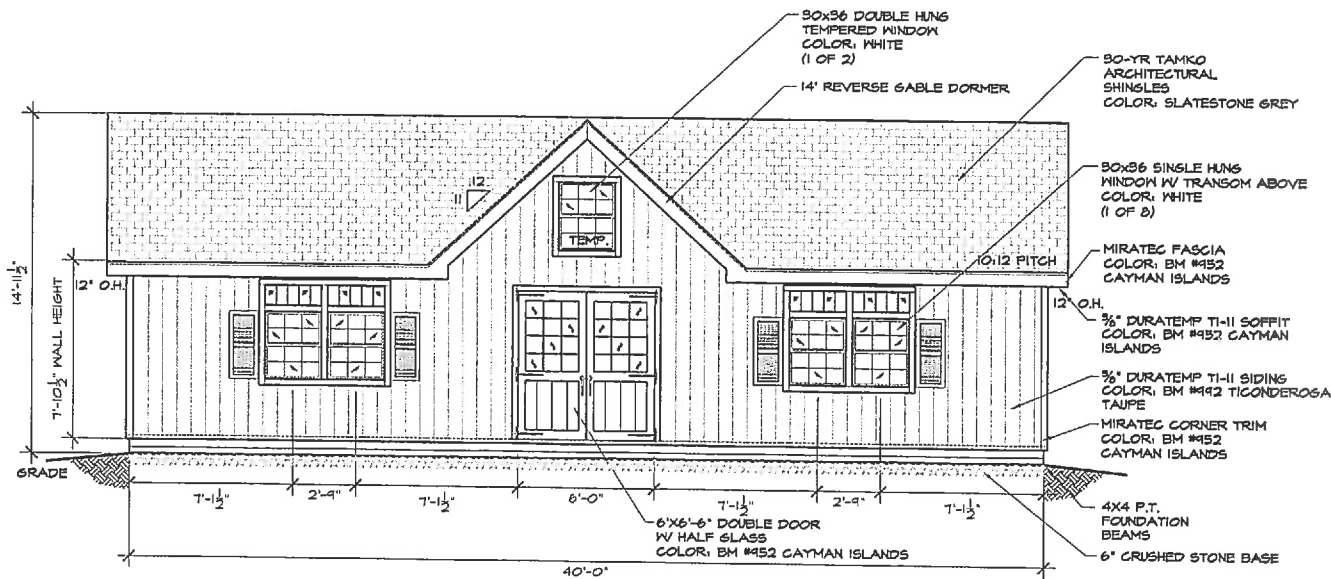
THE BARN YARD

HEADQUARTERS RTE. 75 WINDSOR LOCKS, CT RTE. 6 BETHEL, CT
RTE. 85 120 Neal Road 860-629-4644 203-740-7493
P.O. BOX 84
Ellington, CT
860-896-0656 CT LICENSE # 536916 MA LICENSE # 127550
www.barn-yard.com

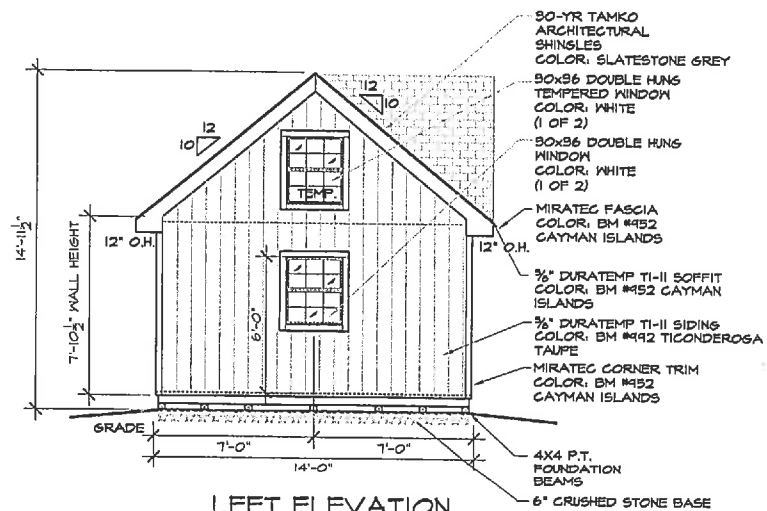
SEALED BY:

PROJECT No. 54758

PRINT DATE: 01-22-2018



FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

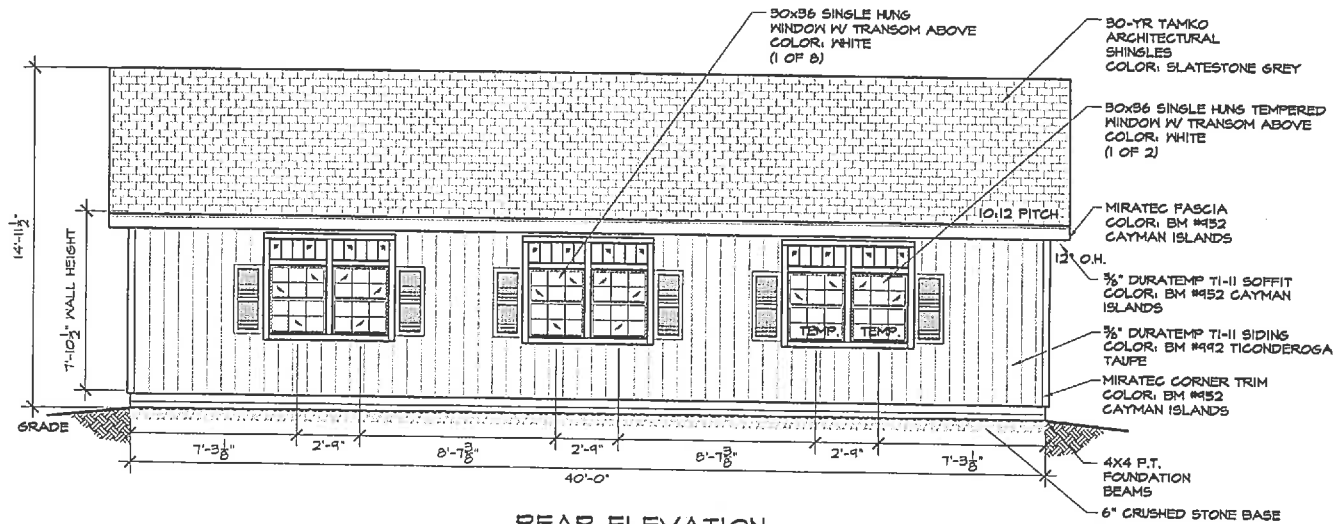
THE BARN YARD
HEADQUARTERS
RTE. 75 WINDSOR
LOCKES, CT
860-853-1644
84 STONY HILL RD
BETHEL, CT
860-894-0636
WWW.BARN-YARD.COM
203-450-1133
CT LICENSE # 02850

FABRICATED BY
The Barn Yard
GRAND VICTORIAN
GARAGES

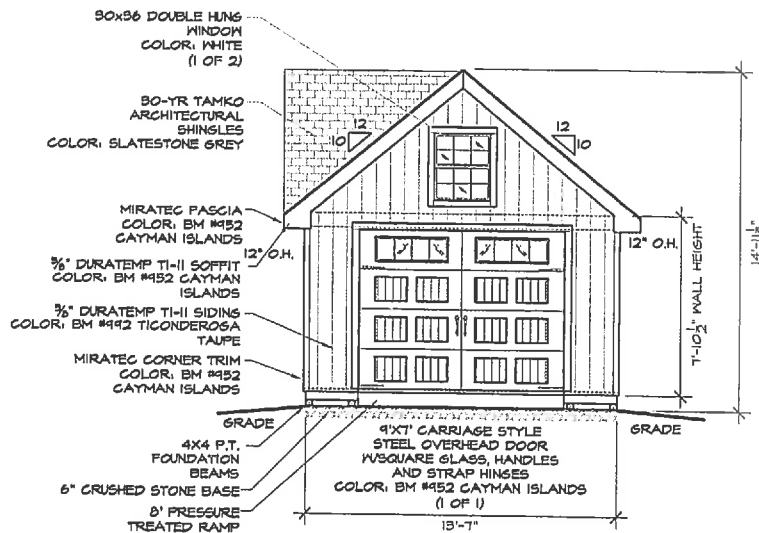
GRAND VICTORIAN
PROJECT FOR:
PAUL AND SUEAN SHAW
33 PINEHURST RD.
BELMONT, MA 02478

STYLE:
GRAND VICTORIAN

JOB NO: 54758
DATE: 01-22-2018
SCALE: 3/16"=1'-0"
DRAWN BY: TSN
CHECKED BY: JRO



REAR ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"

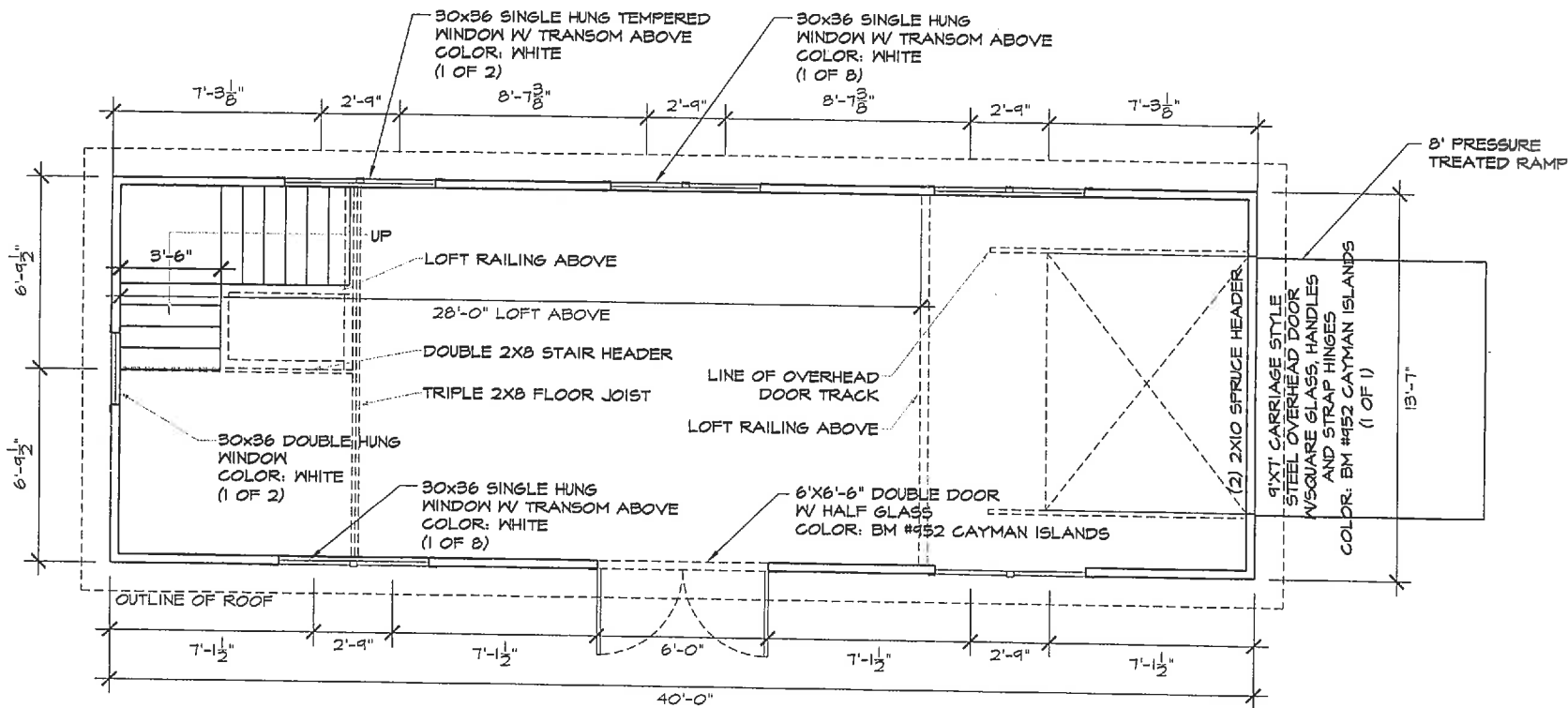
THE BARN YARD
RTE. 75 WINDSOR
LOOKS, CT
860-425-4644
84 STONY HILL RD
BETHEL, CT
860-576-9636
WWW.BARN-YARD.COM
203-449-4433
CT LICENSE # 127350



**GRAND VICTORIAN
PROJECT FOR:**
PAUL AND SUSAN SHAW
55 FINESTREET RD.
BELMONT, MA 02416

**RIGHT & REAR
ELEVATIONS**
STYLE:
GRAND VICTORIAN

JOB NO: 54750
DATE: 01-22-2018
SCALE: 3/16"=1'-0"
DRAWN BY: TSN
CHECKED BY: JRO



THE BARN YARD
 HEADQUARTERS
 RTE. 75 WINDSOR
 P.O. BOX 100
 860-032-6244
 ELLENCTON, CT
 860-006-0036
 WWW.BARNYARD.COM
 CT LICENSE # 127950

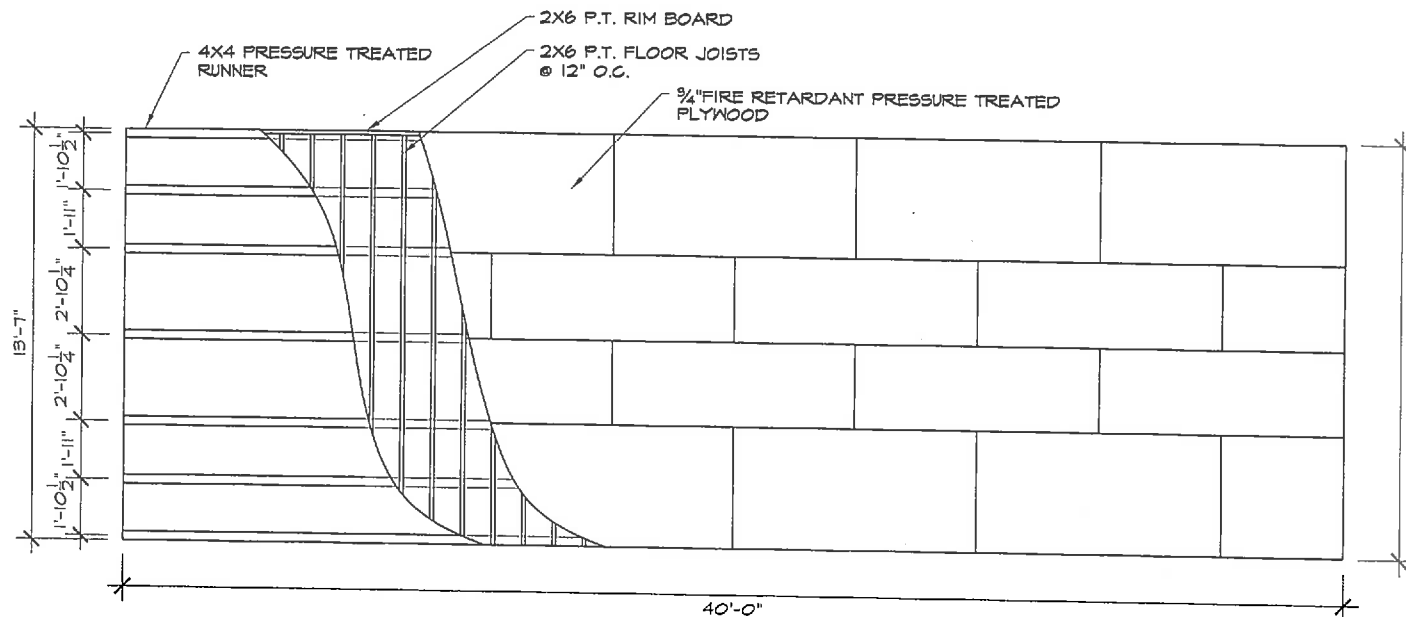
FABRICATED BY
THE BARN YARD
 GREAT COUNTRY GARAGES

GRAND VICTORIAN PROJECT FOR:
 PAUL AND SUEAN SHAW
 33 FINEST RD
 BELMONT, MA 02478

FLOOR PLAN & SCHEDULES
 JOB NO: 54758
 DATE: 01-22-2018
 SCALE: 1/4" = 1'-0"
 DRAWN BY: TSN
 CHECKED BY: JRO

STYLE:
 GRAND VICTORIAN

3



FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

THE BARN YARD
HEADQUARTERS
RTE. 75 WINDSOR
ELLENDALE, CT 06033
P.O. BOX 89
860-432-6444
86 STRAY HILL RD
STURBRIDGE, CT 06262
WWW.BARN-YARD.COM
203-762-7433
CT LICENSE # 5559816 MA LICENSE # 122550



FABRICATED BY

**GRAND VICTORIAN
PROJECT FOR:**
PAUL AND SUSAN SHAW
33 PINEHURST RD.
BELMONT, MA 02418

FLOOR FRAMING PLAN

STYLE:
GRAND VICTORIAN

JOB NO: 54758
DATE: 01-22-2018
SCALE: 1/4"=1'-0"
DRAWN BY: TSN
CHECKED BY: JRO

GENERAL NOTES

STRUCTURAL NOTES

ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE TWO OUR NINTH EDITION. DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST EXISTING DRAWINGS. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, REVEALS AND WINDOW BOLTS AS REQUIRED BY ALL TRADES. OPENINGS NOT SPECIFICALLY SHOWN SHALL BE APPROVED BY THE ENGINEER. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS, AND THE OWNERS OR DESIGNATED CONTRACTORS SHALL SECURE APPROPRIATE PERMITS REQUIRED BEFORE COMMENCEMENT OF ACTUAL CONSTRUCTION.

FOUNDATIONS

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR GRANULAR FILL. ELEVATIONS OF BOTTOM OF FOOTING SHOWN ON PLANS ARE FOR BRIDGING PURPOSES AND SHALL BE LOWERED IF NECESSARY TO THE REQUIRED BEARING MATERIAL AS FOUND UPON EXCAVATION. IF THE REQUIRED BEARING MATERIAL IS NOT ENCOUNTERED AT ELEVATIONS SHOWN, NOTIFY ENGINEER IMMEDIATELY. CONTROLLED BACK FILL AND COMPACTION IS REQUIRED.

A. SCOPE: WHERE UNACCEPTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH PROPER MATERIAL. A CONTROLLED PROCEDURE MUST BE FOLLOWED TO ENSURE PROPER REMOVAL FOR THE REMOVED B. FILLING AND GRADING: BEFORE BACK FILLING, REMOVE CONSTRUCTION DEBRIS, STUMP, LIMBS, AND HEAVY GRASS. DECAYED VEGETABLE MATTER AND OTHER UNDESIRABLE MATERIALS. FILL MATERIAL SHALL BE AS APPROVED BY ENGINEER.

C. CONSTRUCTION METHODS: AFTER COMPLETING FILL OR BACK FILL IN 3 FOOT LIFTS, WELL COMPACT IN COMPACT TO THE FOLLOWING PERCENT OF OPTIMUM DENSITY. THE DRY DENSITY OF THE FILL SHALL NOT BE LESS THAN 95% OF THE DRY DENSITY FOR THAT SIZE WHEN TESTED IN ACCORDANCE WITH ASTM D1557, METHOD C. IN THIS TEST, MATERIALS RETAINED ON THE NO. 40 SIEVE SHALL BE REPLACED WITH MATERIAL RETAINED ON THE NO. 4 SIEVE, AS NOTED AS AN OPTION IN THE SPECIFICATIONS FOR THIS TEST. D. FIELD TESTS: PERFORM ONE FIELD DENSITY TEST FOR EACH SOURCE OF FILL MATERIAL PERFORMED IN ACCORDANCE WITH ASTM D1557. PERFORM STANDARD FIELD DENSITY TESTS EACH OF AN ACCURACY OF PLUS OR MINUS ONE PERCENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND TESTING LABORATORY WHEN EACH LAYER OF FILL IS TO BE IN PLACE AND READY FOR TESTING. THE CONTRACTOR SHALL ALLOW AMPLE TIME FOR TESTING. IF ANY FILL PLACES IN EXCESS OF SIXTEEN (16) INCHES WITHOUT TESTING, IT SHALL BE SUBJECT TO REMOVAL. SOIL ANALYSIS SHALL BE THE CONTRACTOR'S EXPENSE. E. OBSERVATION: ALL EXCAVATION OF UNACCEPTABLE MATERIAL, INSTALLATION OF CONTROLLED FILL, COMPACTION, FIELD TESTING AND LABORATORY TESTING SHALL BE DONE UNDER THE SUPERVISION OF A TESTING LABORATORY WHO SHALL PROVIDE WRITTEN REPORTS OF ALL PHASES OF THE WORK TO THE ENGINEER.

REINFORCEMENT CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318-05). CONCRETE SHALL BE 3000 P.S.I. NORMAL WEIGHT. ALL REINFORCEMENT SHALL BE HIGH STRENGTH DEFORMED BARS ASTM A615-GR60. DETAIL ALL BARS IN ACCORDANCE WITH "ACI DETAILING MANUAL - 1988" SHOWN ON THE PLACING DRAWINGS THE NUMBER AND LOCATION OF ALL BAR SUPPORTS AND ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN POSITIONS INDICATED. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT WHEN NOT OTHERWISE INDICATED SHALL BE: 3" FOR CONCRETE POURED AGAINST EARTH 2" FOR CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH OR WEATHER 1 1/2" FOR BARS AS AND SMALLER 2" FOR BARS LARGER THAN #5 1 1/2" FOR PIECE 3/4" FOR SLAB AND WALLS NOT EXPOSED TO EARTH OR WEATHER NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 36 BAR DIAMETERS UNLESS SHOWN OTHERWISE. MAKE ALL BARS CONTINUOUS AROUND CORNERS. PROVIDE 2-#5 (1 EACH FACE) WITH 2'-0" PROTECTION AROUND ALL OPENINGS IN CONCRETE UNLESS SHOWN OTHERWISE. SLAB, BEAMS AND WALLS SHALL HAVE NO JOINTS IN A HORIZONTAL PLANE. JOINT STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULBOUSNESS. HORIZONTAL JOINTS AND SUPPORTS CONTINUING THROUGH. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.

GRADE AND SPECIES OF WOOD

ALL LUMBER USED FOR STRUCTURAL JOISTS, RAFTERS AND COLUMNS SHALL BE OF EITHER ONE OF THE TWO SPECIES OR REDWOOD. SPECIES WHICH SHALL BE NOT LESS THAN NO. 1 GRADE AND SHALL HAVE A MINIMUM MODULUS OF ELASTICITY (E) OF 1,400,000 PSI AND A MINIMUM FIBER STRESS IN BENDING (Fb) OF 1,100 PSI. MOISTURE CONTENT AT DELIVERY SHALL NOT EXCEED 19%.

JOIST FRAMING LUMBER USED FOR STUDS IN WALLS AND PARTITIONS SHALL NOT BE LESS THAN STUD OR STANDARD GRADE OR BETTER AND SHALL HAVE A COMPRESSION STRESS PARALLEL TO GRAIN (Fc) OF NOT LESS THAN 400 PSI.

ALL SHEATHING MATERIAL SHALL BE SOFTWOOD PLYWOOD MEETING THE REQUIREMENTS OF PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD CONSTRUCTION AND INDUSTRIAL, AS USED BY THE AMERICAN PLYWOOD ASSOCIATION OR APPROVED EQUAL. FOR ROOF SHEATHING, USE STANDARD C-D WITH EXTERIOR GLUE, 1/2" & PLY 32/16 OR GROUP 1.

LUMBER FOR SLAT PLAYS SHALL BE TREATED AGAINST TERMITES DAMAGE AND DEBRAY USING BORON PRESURE TREATMENT, CHLORINATED COPPER ARSENATE PRESURE TREATMENT, PENTACHLOROPHENOL PRESURE TREATMENT, OR APPROVED EQUAL.

WOOD TRUSSES

ALL WOOD TRUSSES SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH "CODE OF STANDARD PRACTICE FOR THE METAL PLATE CONNECTED WOOD TRUSS INDUSTRY."

TRUSSES SHALL BE BRACED DURING ERECTION IN ACCORDANCE WITH "COMPLEMENTARY AND RECOMMENDATION FOR BRACING WOOD TRUSSES" PUBLISHED BY TRUSS PLATE INSTITUTE.

TEMPORARY TRUSS BRACING SHALL NOT BE REMOVED UNTIL PERMANENT LATERAL TRUSS BRACING IS INSTALLED AND ALL OTHER IMPROVEMENTS ARE COMPLETE.

PERMANENT TRUSS BRACING SHALL BE ANCHORED TO SOLID END WALLS OR CROSS-BRACED AT BRACING ENDS.

PERMANENT TRUSS BRACING SHALL BE PROVIDED IN THE PLANE OF THE TRUSS BOTTOM CHORDS AND SHALL CONSIST OF BOTH LATERAL BRACING SPACED AT NO MORE THAN 10 FEET ON CENTER AND DIAGONAL BRACED SATS AT BUILDING ENDS AND INTERMEDIATE INTERVALS OF NOT GREATER THAN 20 FEET ON CENTER.

PERMANENT TRUSS BRACING SHALL BE AT LEAST A MINIMUM 2X4.

NO SPLICES, CUTS OR OTHER MODIFICATIONS SHALL BE MADE TO TRUSS MEMBERS UNLESS APPROVED BY THE ENGINEER OR SHOWN ON THE SHOP DRAWINGS.

BASIC ROOF SNOW - SHALL CONFORM TO LOCAL BUILDING CODE REQUIREMENT, CONSIDERING SLOPE, STANDING AND SLUING SNOW.

THE ALLOWABLE WOOD STRESSES MAY BE INCREASED 15% WHEN USED UNDER SNOW LOADING.

WOOD TRUSSES ARE TO BE DESIGNED FOR ANY REACTIONS RESULTING FROM ADDITIONAL MEMBERS SUPPORTED BY WOOD TRUSSES.

BOTTOM CHORD TO BE DESIGNED FOR A MINIMUM LOADING OF 10 PSF.

ALL TRUSS DESIGNS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MASSACHUSETTS. ALL SUBMITTALS SHALL BEAR REGISTRATION SEAL OF DESIGN ENGINEER.

ALL TRUSS SUBMITTALS SHALL INCLUDE THE FOLLOWING:

A. ALL TRUSS LOCATIONS, SPACING, BEARING DETAILS, MEMBERS SIZES, PITCH, SPANS AND CHORDS/ENDS.

B. SIZE, SPECIES AND STRESS OF GRADE LUMBER.

C. LOADING CONDITIONS AND STRESS INCORPORATED.

D. MINIMUM SIZES AND LOCATIONS OF CONNECTION PLATES AT ALL JOINTS.

E. ACTUAL AXIAL LOADS IN EACH MEMBER.

F. CAMBER REQUIREMENTS.

G. LOCATION OF PERMANENT LATERAL BRACING.

H. MANUFACTURER'S DATA OR FABRICATOR'S SHOP DRAWING FOR METAL TRUSS HANDERS AND THEIR LOCATIONS.

PROVIDE MULTIPLE TRUSSES AS REQUIRED FOR LOADING AND BEARING.

TRUSS SUPPLIER SHALL PROVIDE ALL REQUIRED HANGERS, ANCHORS, AND CLIPS RATED FOR ANTICIPATED TRUSS OR BEAM END REACTIONS, FRAMING INTO AND/OR SUPPORTED BY ALL FRAMES. HURRICANE RESISTANT ANCHORS SHALL BE SUPPLIED AT ALL SUPPORT AND BEARING LOCATIONS OF ALL ROOF TRUSSES.

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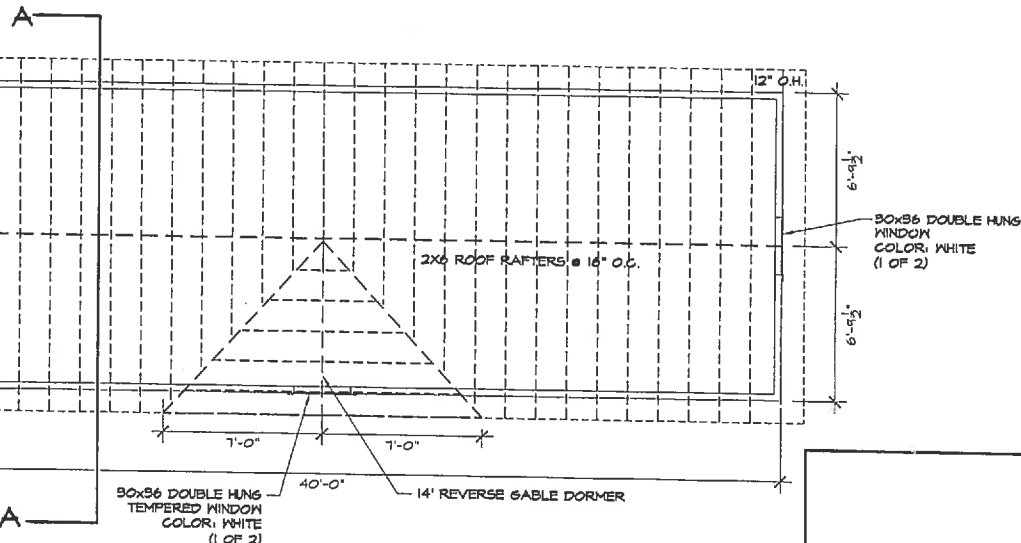
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ROOF FRAMING PLAN

SCALE: 3/16"=1'-0"

THE BARN YARD
HEADQUARTERS
100 BARN YARD RD
P.O. BOX 89
ELWORTH, CT
860-576-0536
WWW.BARN-YARD.COM
203-740-7423
CT LICENSE # 558916



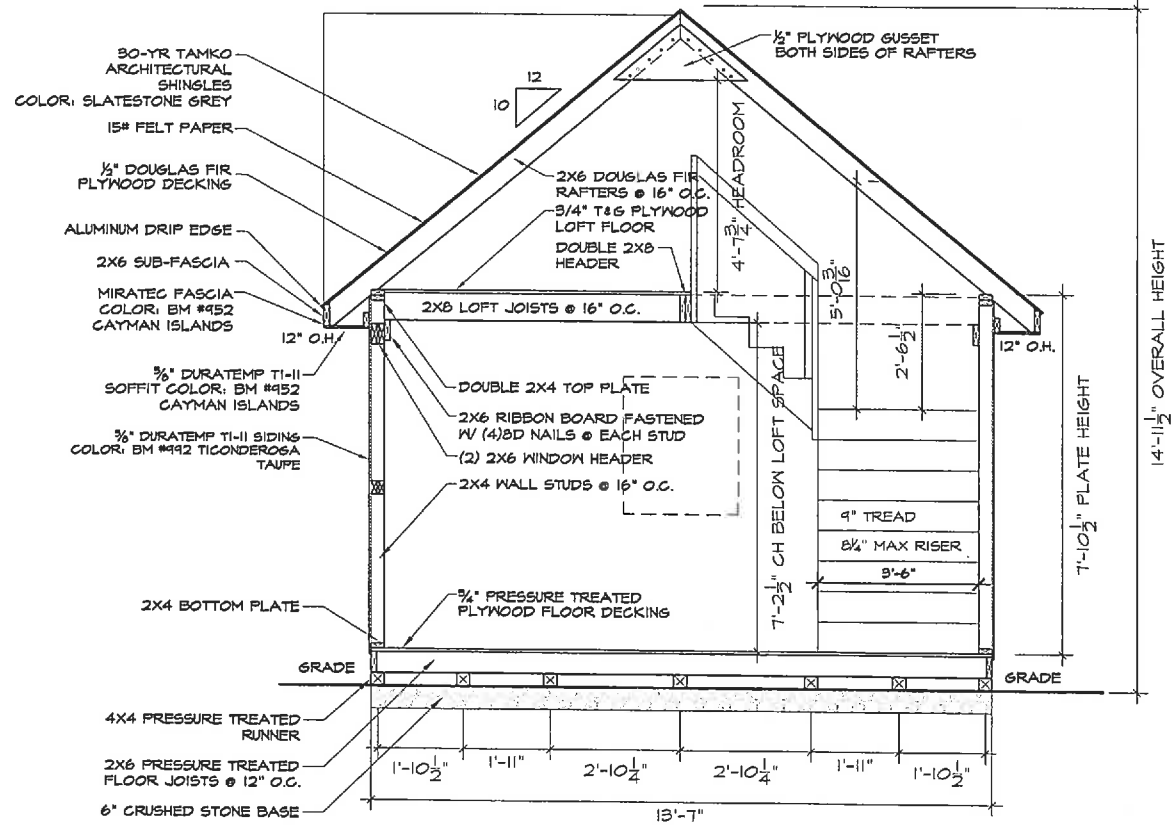
FABRICATED BY

GRAND VICTORIAN
PROJECT FOR:
PAUL AND SUSAN SHAW
33 PINEHURST RD.
BELMONT, MA 02478

ROOF FRAMING
PLAN
STYLE:
GRAND VICTORIAN

JOB NO: 54758
DATE: 01-22-2018
SCALE: 3/16"=1'-0"
DRAWN BY: TSN
CHECKED BY: JRO

5



BUILDING SECTION A-A
SCALE: 3/8"=1'-0"

THE BARN YARD
HEADQUARTERS
RTE. 75 WINDSOR
COMMONS ROAD
P.O. BOX 11
ELLENHURST, CT
06033-0011
WWW.BARNYARD.COM
CT LICENSE # 58816



FABRICATED BY
GRAND VICTORIAN
PROJECT FOR:
PAUL AND SUSAN SHAW
38 PINEHURST RD.
BELMONT, MA 02418

BUILDING SECTION A-A & DETAILS	JOE NO: 54758
	DATE: 01-22-2018
	SCALE: 3/8"=1'-0"
	DRAWN BY: TSN
STYLE: GRAND VICTORIAN	CHECKED BY: JRO





