

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 19-37

2019 OCT 23 AM 8:47

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 4, 2019 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Shauna Bernard at 71 Waverley Street located in a General Residence (GR) Zoning District for three Special Permits under §1.5 of the Zoning Bylaw to alter the roof structure to construct two dormers. Special Permits, 1.- §4.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (49.99% of the foundation walls are exposed) and is considered a story. The proposed alterations of the roof structure and the dormers are at 3-1/2 story. 2.-§4.2 requires a minimum side setback of 10.0', the existing side setback of the dwelling is 4.5' and the proposed alterations are at 6.3'. 3.- §1.5.4A of the By-Laws allow any alterations in the General Residence zoning district by Special Permit from the Board of Appeals, the proposed roof structure alterations are allowed by a Special Permit from the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2019 OCT 23 AM 8:47

**APPLICATION FOR A SPECIAL PERMIT**

Date: September 19, 2019

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 71 Waverley ~~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 \_\_\_\_\_

Altering roof structure & Construction  
of two dormers

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

Signature of Petitioner

Shauna Bernard

Print Name

Shauna Bernard

Address

71 Waverley St

Belmont, MA 02478

Daytime Telephone Number

857-829-0163



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 20, 2019

Shauna Bernard  
71 Waverley Street  
Belmont, MA 02478

RE: Denial to Alter Roof Structure and Construct 2 Dormers.

Dear Ms. Bernard,


The Office of Community Development is in receipt of your building permit application for your proposal to alter the roof structure and to construct 2 dormers at 71 Waverley Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories and requires a minimum side setback of 10.0'. In addition, §1.5.4A of the By-Laws allow any alterations in the General Residence zoning district by Special Permit from the Board of Appeals.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (49.99% of the foundation walls are exposed) and is considered a story. The proposed alterations of the roof structure and the dormers are at 3-1/2 story.
2. The existing side setback of the dwelling is 4.5' and the proposed alterations are at 6.3'.
3. The proposed roof structure alterations are allowed by a Special Permit from the Board of Appeals.

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 Three (3) Special Permits 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

**Belmont Special Permit Application Statement**  
**71 Waverley Street**

Shauna and Joe Bernard, of 71 Waverley Street, seek special permit relief for the number of stories and side setback in order to alter the roof structure and add two dormers on their two family home in the GR district.

Shauna and Joe are long-time Belmont residents and have lived at their Waverley Street home for 7 years with their two young sons (ages 7 and 4). Shauna's parents live in the home's first floor unit. Shauna was raised in Belmont and attended Belmont Public Schools. Joe is a current Town Meeting Member and has coached town soccer and T-Ball for the last few years. Their oldest son attends Butler elementary school. The family is very involved in the Belmont community and needs this additional space in order to comfortably house their growing boys and stay close to Shauna's parents. They would also like to have space to allow other family members to stay for overnight visits.

Their home is an existing non-conforming 3 1/2 story structure because the basement level is 50% below grade and is therefore classified as a story. The current roof is a hip structure with a dormer on the front facade. The intent is to eliminate the front dormer and replace the hips with gable ends (maintaining the same ridge elevation and roof pitch), introduce a subtle shed dormer on the east elevation in order to achieve the required head height at the stair, and add a shed dormer above the bay on the west side in order to allow for a new bedroom.

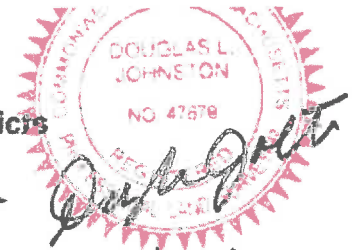
**East side:** The setback on the east side is 4.5' at the bump out and 6.3' at the main house volume. The dormer aligns above the main house, at the 6.3' distance. This dormer is really more of a roof alteration – the pitch changes from the existing 8.75:12 to a slightly less 6:12 in order to accommodate the head height. This results in a narrow 1'-6" high dormer wall. The dormer on this side is kept to a minimum, at 9' wide which is significantly less than the allowable dormer length of 34'-11".

**West side:** The setback on the west side is 12.7' at the bay and 17.7' at the main house volume. The dormer aligns above the bay, at the 17.7' distance. The dormer on this side is also kept to a modest size, at 16.8' wide which is significantly less than the allowable dormer length of 34'-11", therefore the dormer itself also meets the zoning guidelines.

There are several homes in the immediate vicinity that also have gable rooflines and third floor dormers at a comparable scale to what is proposed. In conclusion, the proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.

# Zoning Compliance Check List

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



Property Address: 71 WAVERLEY STREET

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

Date: 7/26/19

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,060 S.F.		6,387 S.F.		6,387 S.F.	
Lot Frontage (feet)		50'		50.31'		50.31'	
Lot Area/Unit (sq. ft./d.u.)		N/A		N/A		N/A	
Lot Coverage (% of lot)		30%		26.3%		26.3%	
Open Space (% of lot)		40%		49.8%		49.8%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	11.3'		13.2'		13.2'	
	➤ 2nd Front Door (25%)	N/A		N/A		N/A	
	➤ Side/Side	10'	10'	4.5'	12.7'	4.5'	12.7'
	➤ Rear	20'		63.8'		63.8'	
Building Height:	➤ Feet	33'		28.7'		28.7'	
	➤ Stories	2 1/2		3 1/2		3 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
Per §6D of the Zoning By-Law							
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>		/			/		

<sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.

<sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.

<sup>(c)</sup> 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

N/F  
56-58  
HAWTHORNE STREET  
CONDOMINIUM

N/F  
52 HAWTHORNE STREET  
CONDOMINIUM

N/F  
SHEPHERD

NORTH

N/F  
ESTEVEY

NO. 71

N/F  
LORDEN

NO. 75

NO. 4

WAVERLEY STREET

LOT AREA = 6,387 S.F.±  
EXISTING BUILDING & GARAGE = 1,680 S.F.±  
EXISTING PAVEMENT & WALK = 1,530 S.F.±  
PROPOSED ADDITION = 330 S.F.±  
EXISTING LOT COVERAGE = 26.3%  
PROPOSED LOT COVERAGE = 26.3%  
EXISTING OPEN SPACE = 49.8%  
PROPOSED OPEN SPACE = 49.8%

BASEMENT CEILING = 103.25'

BASEMENT FLOOR = 96.42'

PROP. MIDPOINT 28.7'

32.76'  
HEIGHT ABOVE

AVERAGE GRADE = 99.89'

#### NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERTIFICATE 251478.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 1053-A.
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 )

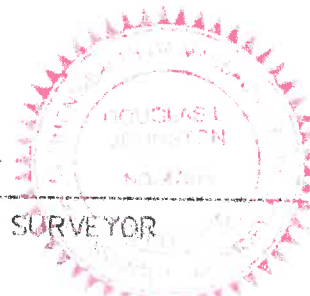
1 inch = 20 ft.

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  
71 WAVERLY ST BELMONT.dwg

*Douglas J. Johnston*  
PROFESSIONAL LAND SURVEYOR



7-26-19

DATE



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 MECHANICAL SYSTEM TO ACCOMMODATE NEW LAYOUT AND NEW ADDITION. CONTRACTOR TO PROVIDE COOLING SYSTEM OPTIONS.

10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO 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. NOT USED

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

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

16. BATT INSULATION TO BE PROVIDED FOR SOUND ATTENUATION IN ALL INTERIOR BEDROOM AND BATHROOM WALLS AND FLOORS.

17. 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.

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT. TEMPERED GLASS WHERE REQUIRED BY CODE.

WINDOW A: DOUBLE-HUNG - 2'-9"W X 4'-6"H, SILL AT 2'-2" AFF TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TME, SELECTED BY OWNER.

DOOR 1: BEDROOM 3 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 2: HALL TO BEDROOM 3 - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 3: HALL TO LAUNDRY CLOSET - PAIR OF 2'-6"W X 6'-8"H WOOD DOORS

DOOR 4: HALL TO CLOSET- 2'-2"W X 6'-8"H WOOD DOOR

DOOR 5: HALL TO BEDROOM 4- 2'-6"W X 6'-8"H WOOD DOOR

DOOR 6: BEDROOM 4 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 7: BEDROOM 4 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 8: HALL TO BATH - 2'-2"W X 6'-8"H WOOD DOOR

CONSTRUCTION DOCUMENTS  
JULY 22, 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 ADN 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

SEE SHEET A8-a FOR HALF STORY CALCS.

PROPOSED ADDITION IS 297 SF NEW GROSS  
FLOOR AREA.

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 FLOOR PLAN  
A8-a HALF STORY CALCS  
A9 NEW ROOF PLAN  
A10 NEW ELEVATIONS  
A11 WALL SECTION AND STRUCTURAL NOTES  
A12 ATTIC FRAMING PLAN  
A13 ROOF FRAMING PLAN

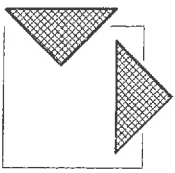
LIGHTING LEGEND

- 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 SMOKE 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
- 1  
A10  
○ INTERIOR ELEVATION
- 2  
A12  
○ SECTION
- 5  
○ DOOR TAG
- B  
○ WINDOW TAG

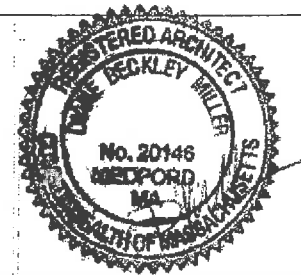
MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
3/5/19	SCHEMATIC DESIGN
3/21/19	DESIGN DEVELOPMENT
4/8/19	CONSTRUCTION DOCS
7/22/19	CONSTRUCTION DOCS

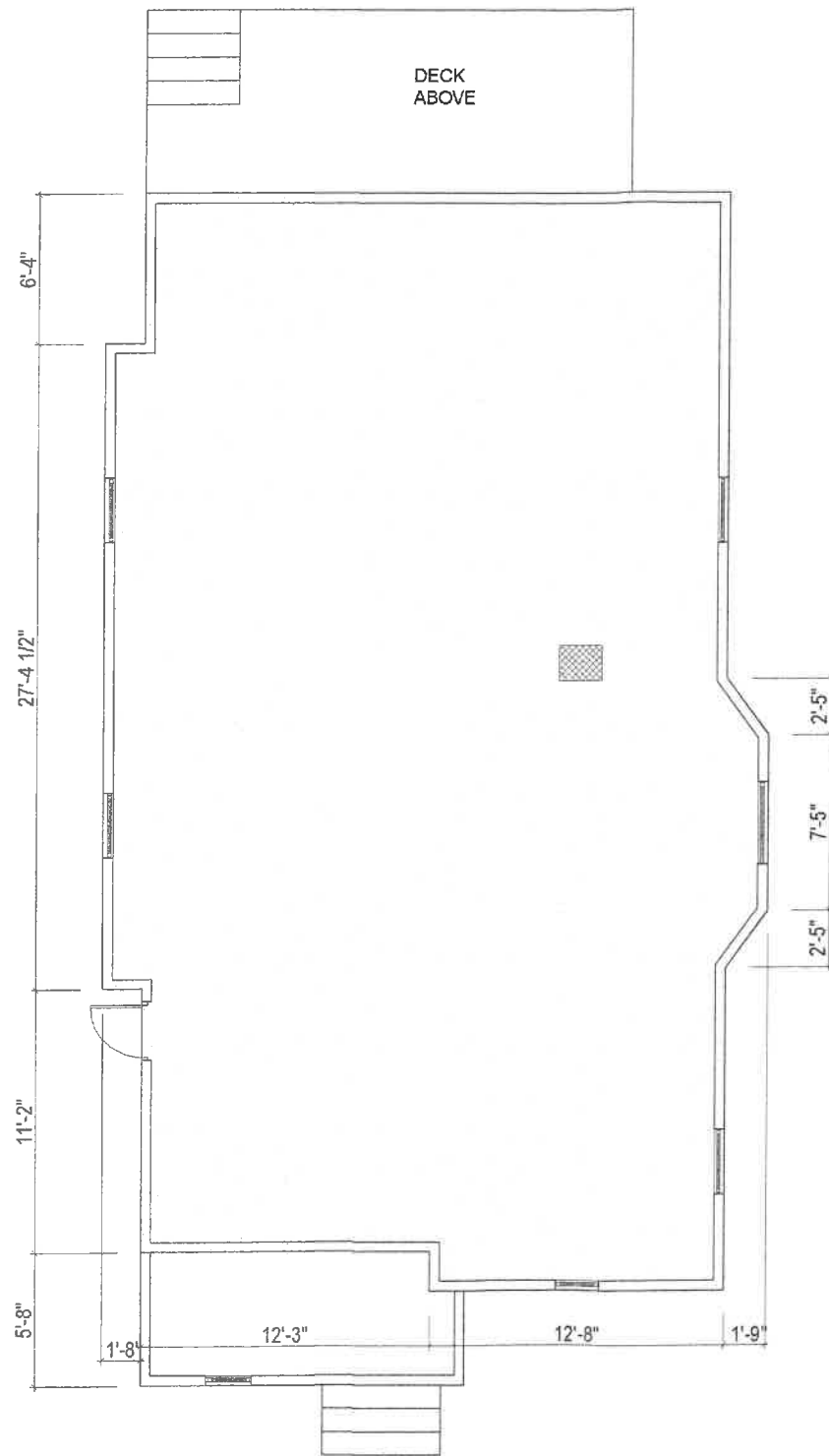


BERNARD RESIDENCE  
71 WAVERLEY STREET  
BELMONT MA 02478

COVER SHEET

Sheet  
Number:

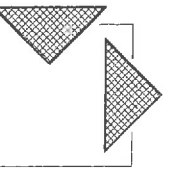
A1



1,202 sq ft

1 PLAN  
SCALE: 1/8" = 1'

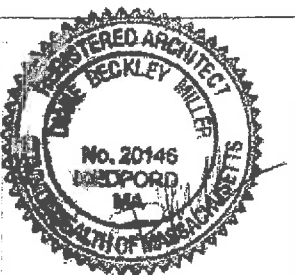
MILLER  
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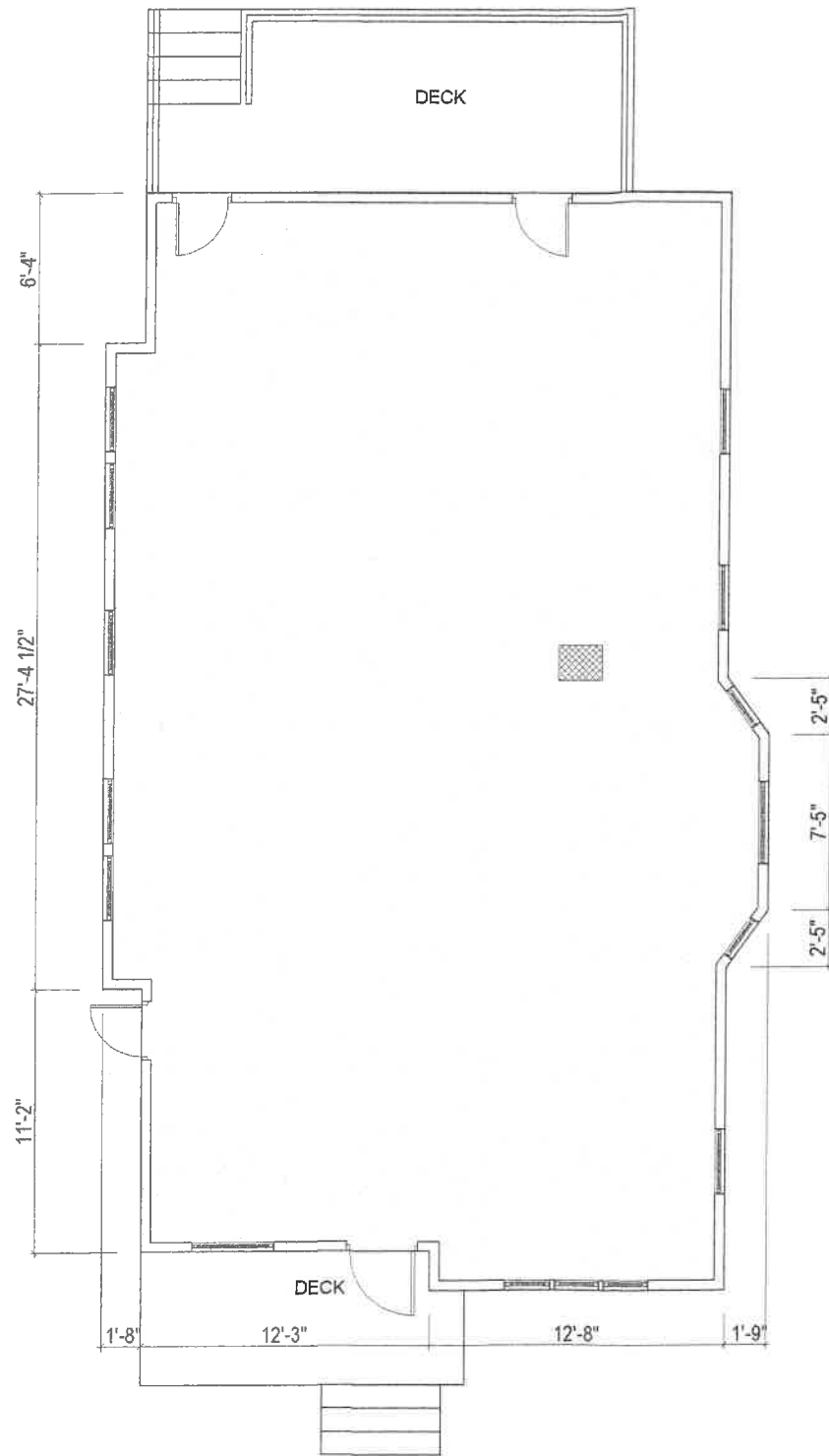
BERNARD RESIDENCE  
71 WAVERLEY STREET  
BELMONT MA 02478

EXISTING  
BASEMENT

Sheet  
Number:

A2



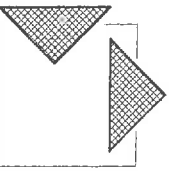


1,202 sq ft

1 PLAN  
SCALE: 1/8" = 1'



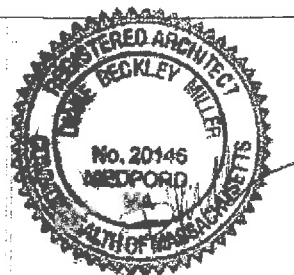
MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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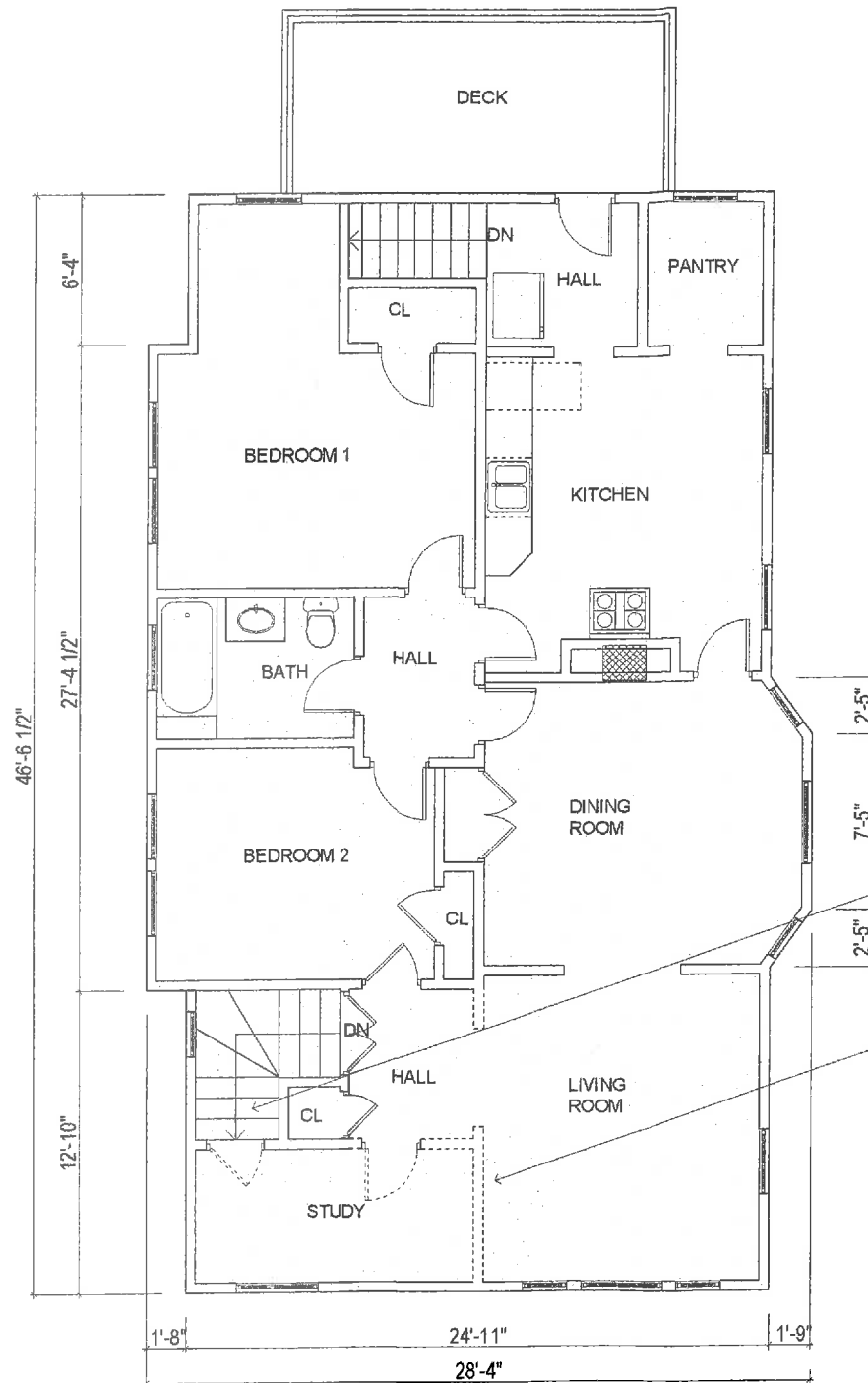


BERNARD RESIDENCE  
71 WAVERLEY STREET  
BELMONT MA 02478

EXISTING  
FIRST FLOOR

Sheet  
Number:

A3

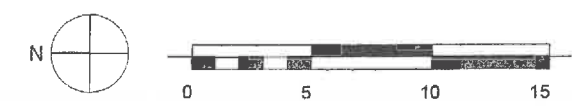


1,223 sq ft

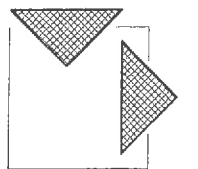
PORTION OF CEILING ASSEMBLY TO BE REMOVED TO ACCOMMODATE NEW ATTIC STAIR - SEE FRAMING DRAWINGS

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

1 PLAN  
SCALE: 1/8" = 1'



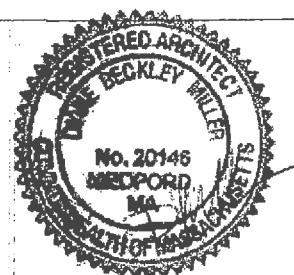
MILLER  
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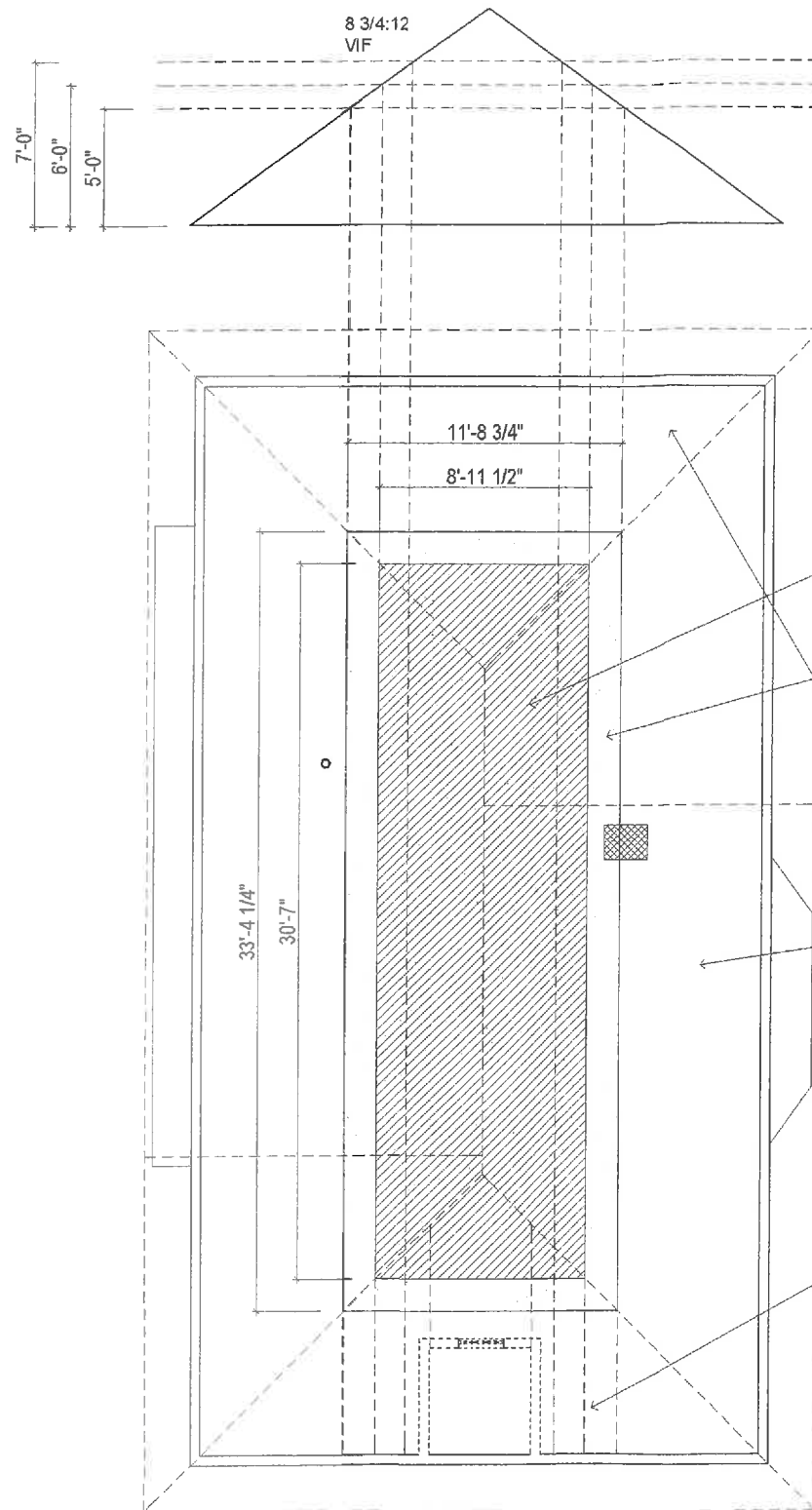


BERNARD RESIDENCE  
71 WAVERLEY STREET  
BELMONT MA 02478

EXISTING  
SECOND FLOOR

Sheet  
Number:

A4



HATCH INDICATES EXISTING GROSS FLOOR AREA  
OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH  
OR GREATER

274 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA  
OF ATTIC WITH CEILING OF 5'-0" HIGH  
OR GREATER (FOR HALF STORY CALC - SEE SHEET A-8A)

391 sq ft

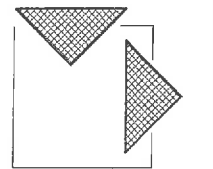
PORTIONS OF ATTIC ROOF ASSEMBLY TO BE REMOVED -  
SEE FRAMING DRAWINGS

FRONT HIP ROOF ASSEMBLY AND DORMER ASSEMBLY  
TO BE REMOVED - SEE FRAMING DRAWINGS

1 PLAN  
SCALE: 1/8" = 1'



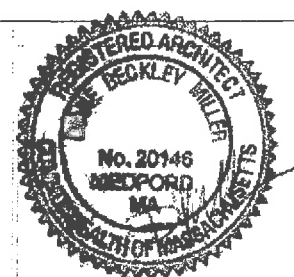
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DESIGN LLC



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BELMONT, MA 02478

Architect:  
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Belmont MA 02478  
617-993-3157

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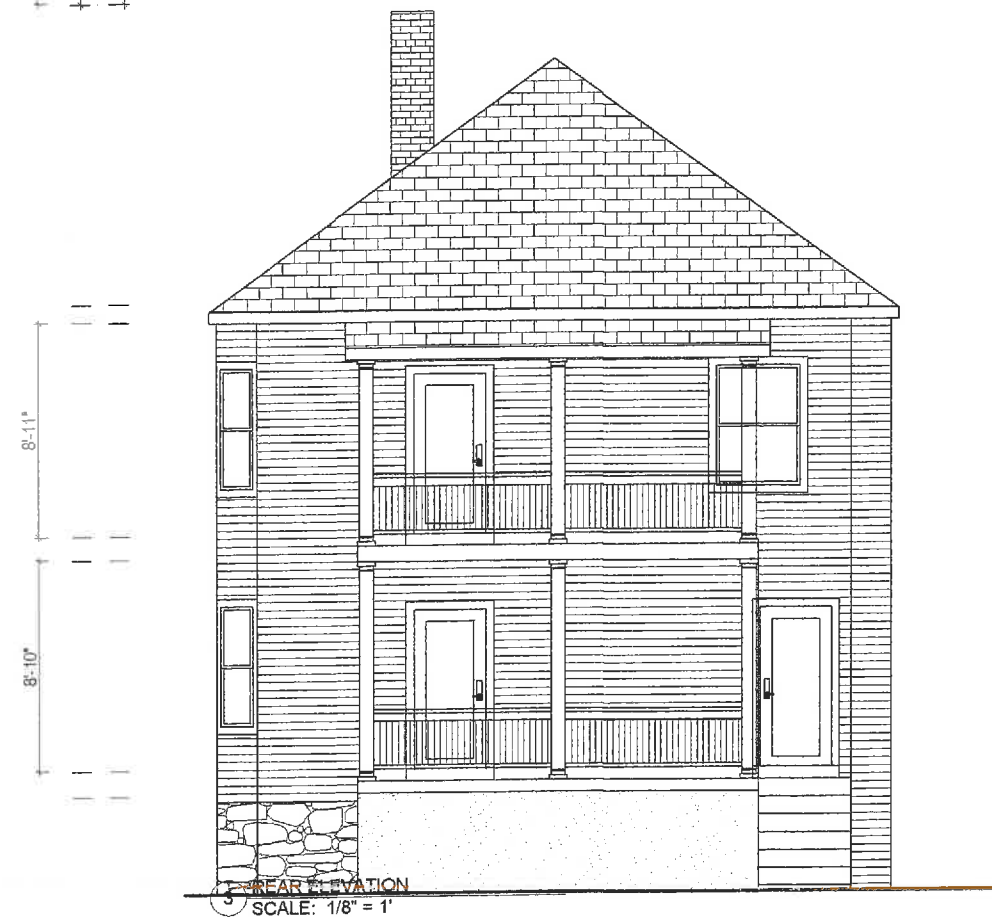


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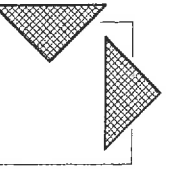
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ATTIC

Sheet  
Number:

A5



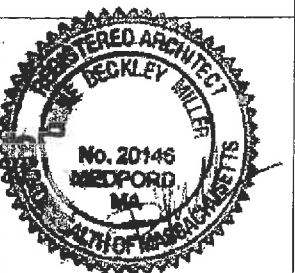
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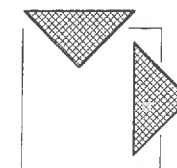


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EXISTING  
ELEVATIONS

Sheet  
Number:

A6



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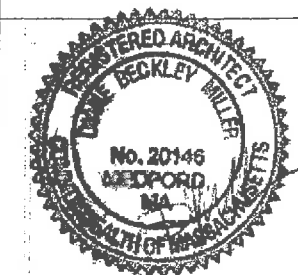
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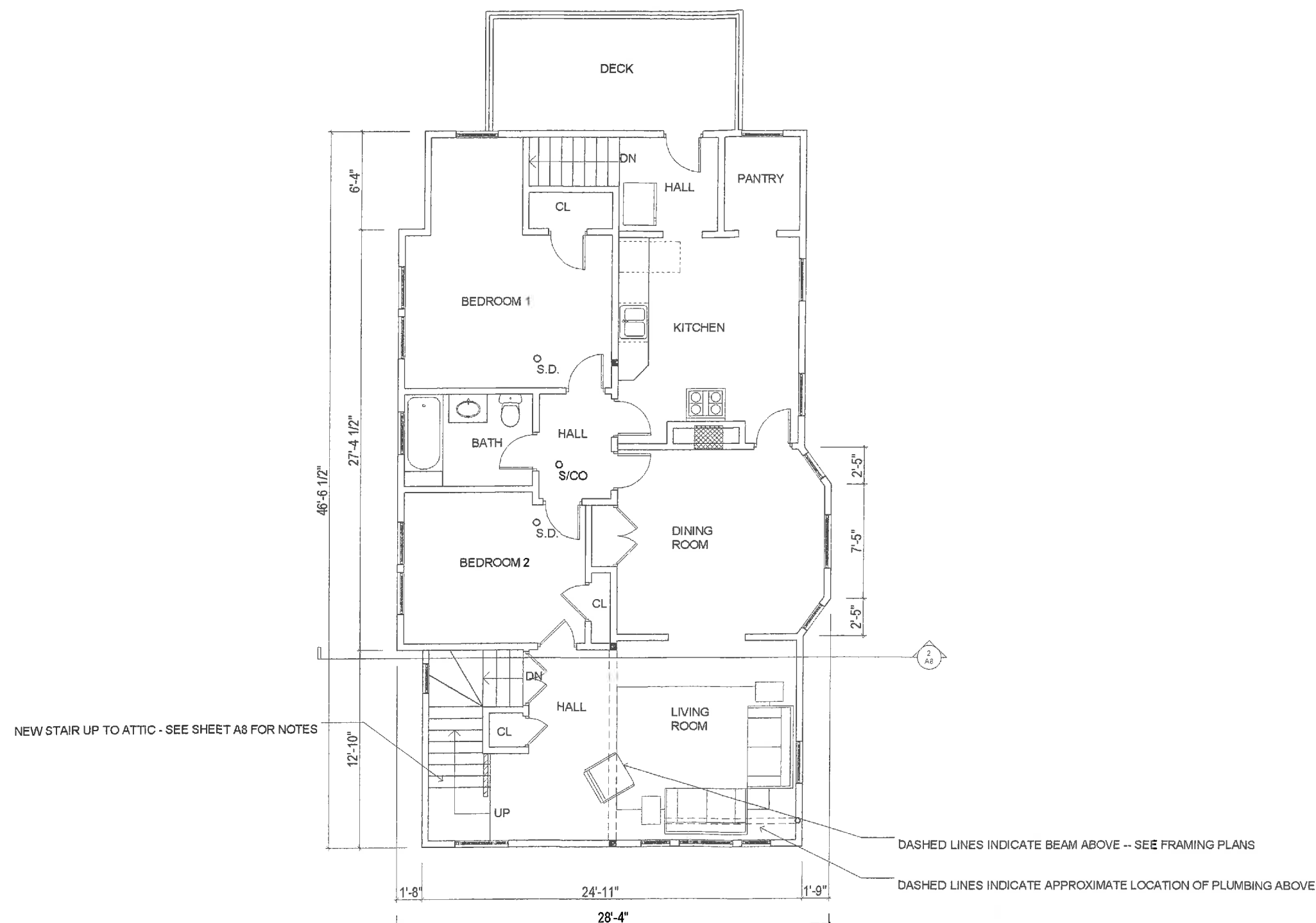


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NEW SECOND  
FLOOR PLAN

Sheet  
Number:

A7



1 PLAN  
SCALE: 1/8" = 1'





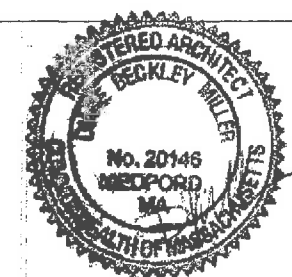
SEE SHEET A8-a FOR  
HALF STORY AND GROSS  
FLOOR AREA CALCS



Age Group	No opinion	Not a problem	Problem	Very serious problem
0-15	10.5	1.5	1.5	0.5
16-24	10.5	1.5	1.5	0.5
25-34	10.5	1.5	1.5	0.5
35-44	10.5	1.5	1.5	0.5
45-54	10.5	1.5	1.5	0.5
55-64	10.5	1.5	1.5	0.5
65-74	10.5	1.5	1.5	0.5
75+	10.5	1.5	1.5	0.5



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NEW ATTIC  
FLOOR PLAN

Sheet  
Number:

# A8

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 = 1223 SF  
60% OF 1223 = 733.8 SF MAX  
ACTUAL: 682 SF, CONFORMING (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 149'-9" LF

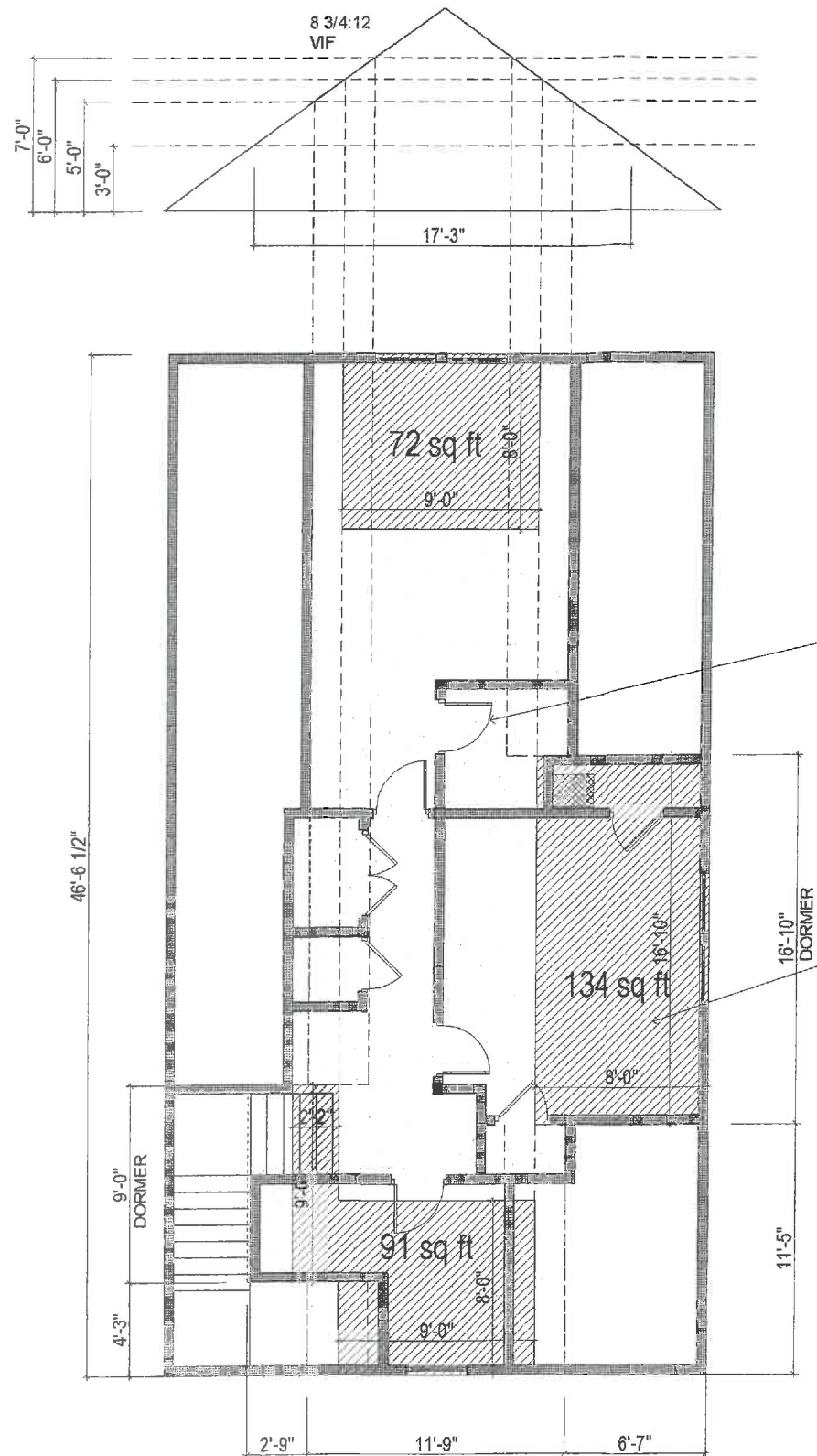
ALLOWABLE: MAX 74'-10 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 149'-9" PERIMETER).

ACTUAL: 17'-3" + 17'-3" + 16'-10" = 51'-4", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 34'-11" MAX PER ROOF SIDE (75% OF 46'-6 1/2")

ACTUAL: 16'-10" AND 9'-0", CONFORMING



DIMENSIONED POLYGON REPRESENTS AREA OF ATTIC WITH CEILING HEIGHT OF 5' OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET)

682 sq ft

HATCHED AREAS REPRESENT PROPOSED INCREASE IN GROSS FLOOR AREA (CEILING OF 6' OR GREATER):

72 + 134 + 91 = 297 SF PROPOSED

1 PLAN  
SCALE: 1/8" = 1'



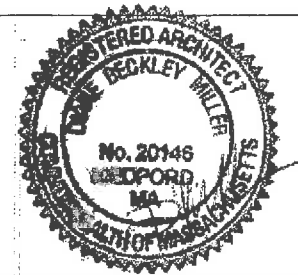
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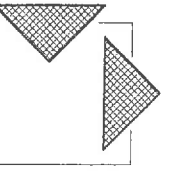
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HALF STORY CALCS

Sheet  
Number:

A8-a

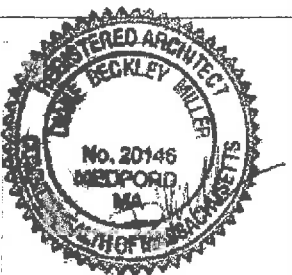
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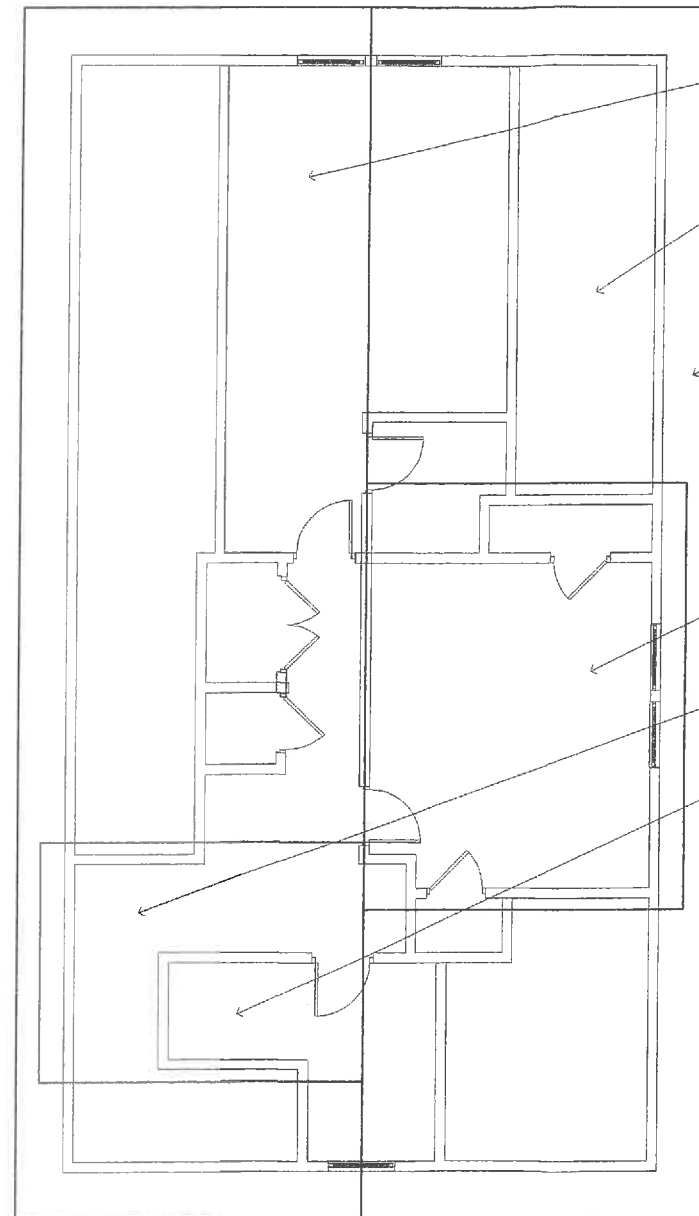


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## NEW ROOF PLAN

Sheet  
Number:

A9



SEE SHEET A11 FOR ROOF ASSEMBLY DETAIL

EXISTING 8 3/4 :12 PITCH ROOF  
(HIPS REMOVED TO BECOME GABLE)

EXISTING OVERHANG / SOFFIT  
DETAIL TO REMAIN

NEW 2:12 PITCH SHED DORMER

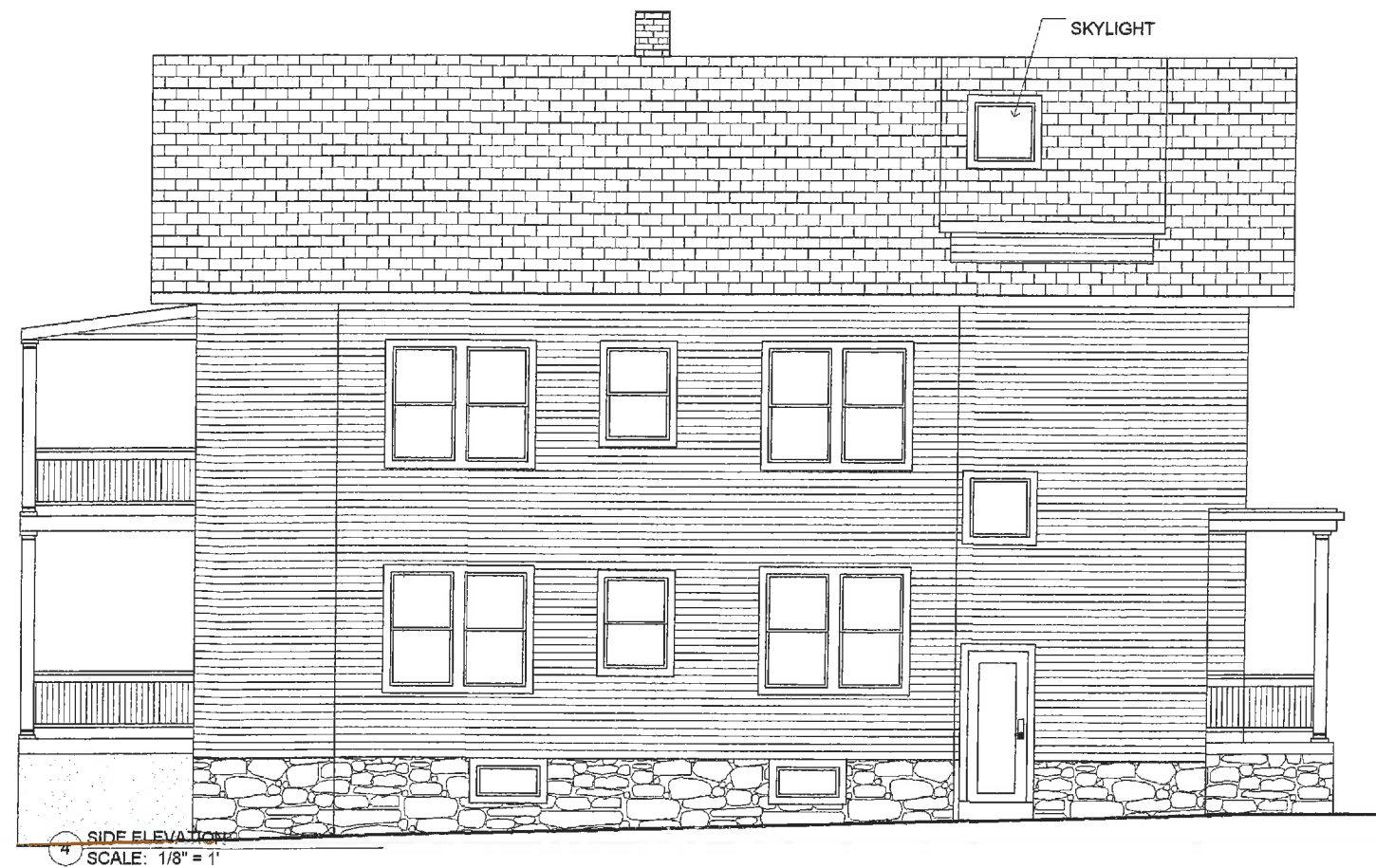
SKYLIGHT

NEW 6:12 PITCH SHED DORMER

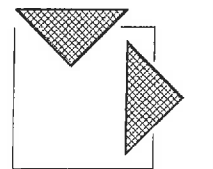
1 PLAN  
SCALE: 1/8" = 1'







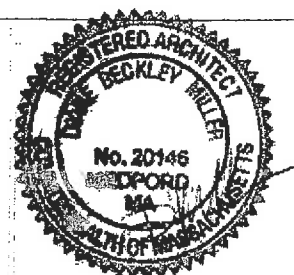
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NEW  
ELEVATIONS

Sheet  
Number:

A10