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TOWN CLERK
BELMONT, MA

Town of Belmont
Zoning Board of Appeals

2022 JUN 22 PM 3: 02

APPLICATION FOR A SPECIAL PERMIT

Date: 5/11/2022

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 29 Stearns 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 3.5 rear story addition

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

Signature of Petitioner Tania Dunlap
Print Name Tania Dunlap
Address 29 Stearns Rd
Belmont, MA
Daytime Telephone Number 978-995-7187

December 6, 2005

2



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

April 12, 2022

Tania and Greg Dunlap
29 Stearns Road
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Mr. and Mrs. Dunlap,

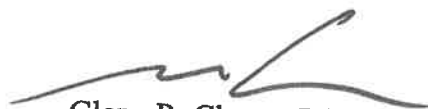
The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 29 Stearns Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law regulations. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations require a maximum height of 2.5 stories.

1. The existing building height is 3.5 stories including the basement and the proposed addition of a new bedroom increase the nonconforming nature of the structure.

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 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 Gabriel S. Distler, Staff Planner at (617) 993-2666 in order to begin the process.

Sincerely,


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

Belmont ZBA

Special Permit Narrative Statement

29 Stearns Road

Tania and Greg Dunlap of 29 Stearns Road seek a special permit in order to maintain a nonconforming story count of 3.5.

Tania and Greg have lived in Belmont for 7 years. From 2015 – 2019, they owned a condo on Waverley St., where they welcomed their oldest daughter, Ayla, who will turn five this August. She will attend Winn Brook next year. In 2019, they moved to Stearns Rd with plans to expand their family. They are happy (and surprised) to have welcomed two new babies instead of one – twins were born in March. They love their new neighborhood and neighbors, and would love to stay and raise their family on Stearns Rd but need a little more space for their family of five.

The Dunlaps would like to add a fourth bedroom to accommodate their growing family. In order to do so, we are proposing a 12'-1" x 16'-11" rear addition to replace the existing rear deck. The proposed addition would include a full basement, a new play room on the first floor, a new bedroom on the second floor, and no new attic space. Since it is just replacing the footprint of the deck, the proposed rear addition does not encroach on the yard and still maintains generous setbacks.

We are also proposing a small one story side addition to expand the hallway – this scope slightly increase the lot coverage from 19.4% to 20.2%, however it conforms to all zoning requirements and is therefore by-right.

The basement is 33.68 % below grade, therefore it counts as a story. However, the topography of the lot is such that the grade is high at the front of the home and slopes down toward the back, therefore the basement is largely below grade across the front. The height of the main house is 25'-8" to the midpoint and the height of the proposed addition would be 24'-2 ½" to the midpoint, both significantly below the required 30'.

The home is modestly sized with a TLA of 1,704 sf. The new addition will increase this too 2,160 sf which is a very reasonable and typical size for the Winn Brook neighborhood. The unfinished basement has a very low ceiling at only 6.5'. The unfinished attic also has a very low ceiling at 7.5' to the peak. Due to these existing ceiling heights, neither is feasible as finished space.

We have shared these plans with and received support from the 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: 29 Stearns Road Zone: SRC

Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,048 S.F.	6,048 S.F.
Lot Frontage	75'	63'	63'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	19.4%	20.2%
Open Space	50%	56.2%	55.4%
Front Setback	20.0'	20.7'	25.1'
Side Setback	10'	11.8'	10.4'
Side Setback	10'	12.6'	12.6'
Rear Setback	28.8'	44.7'	32.5'
Building Height	30'	25.8' to midpoint	24.3' to midpoint
Stories			
1/2 Story Calculation See basement calc. sheets.			

NOTES:



Douglas Johnston 5/11/22

June 4, 2013

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

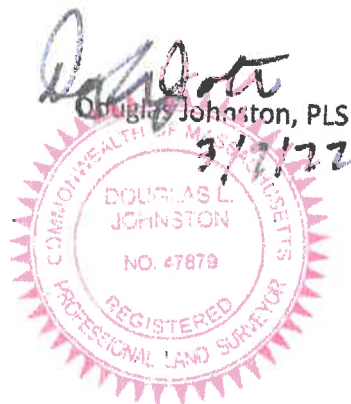
29 Stearns Road
Belmont, MA 02478

There are four segments of foundation walls. They are 6.50' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	37.4'	243.10 S.F.	141.00 S.F.
B	26.6'	172.90 S.F.	54.00 S.F.
C	38.2'	224.90 S.F.	18.34 S.F.
D	31.0'	201.50 S.F.	70.37 S.F.
TOTALS		842.40 S.F.	283.71 S.F.

$283.71/842.40 = .3368$

The foundation walls are 33.68% below grade.



BECHAUNT

"A"

$$\begin{array}{r} 37.4 \\ \times 6.5 \\ \hline 243.10 \end{array}$$

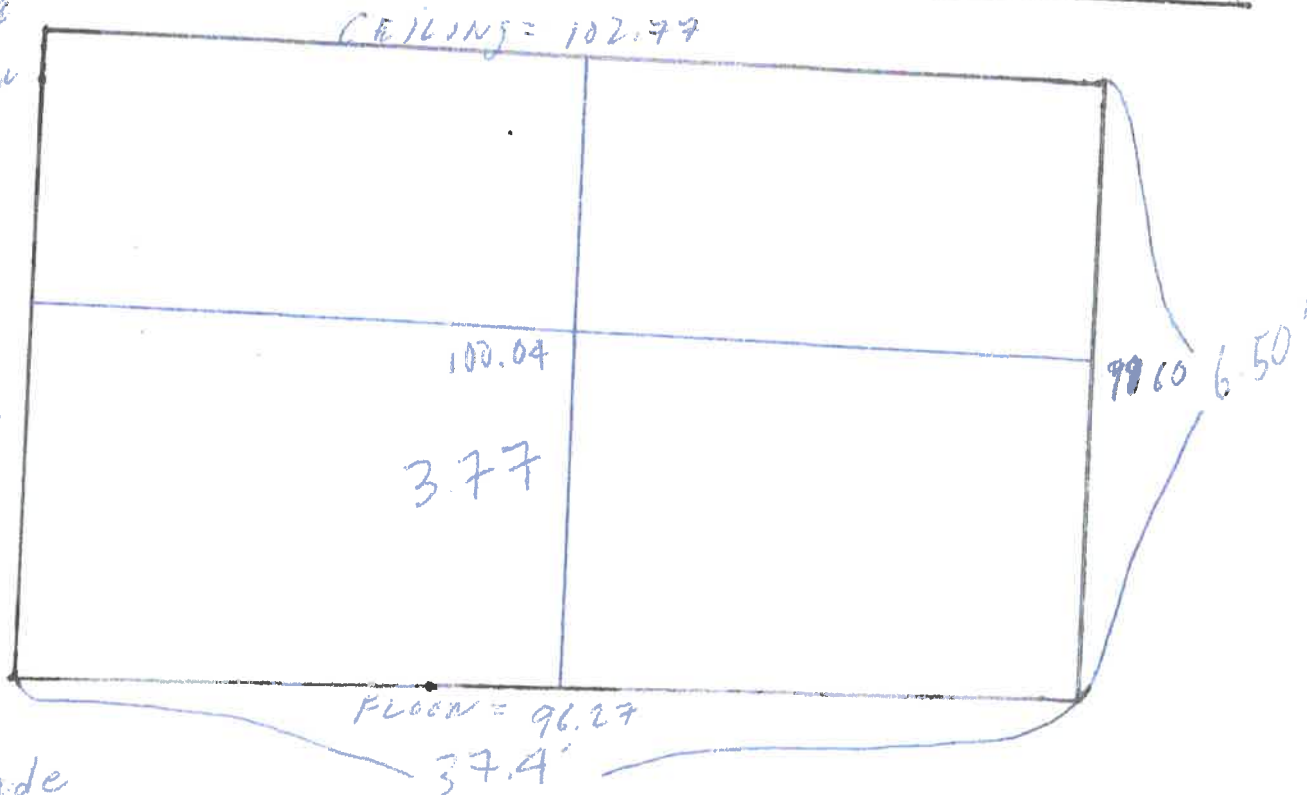
TOTAL
FACE
OF
WALL

$$\begin{array}{r} 100.48 \\ 7.4 \\ \times 3.77 \\ \hline 141.00 \end{array}$$

BELOW
GRADE

$$\begin{array}{r} 141.00 \\ 43.10 \\ \hline = 5800 \end{array}$$

58%
BELOW grade



"B"

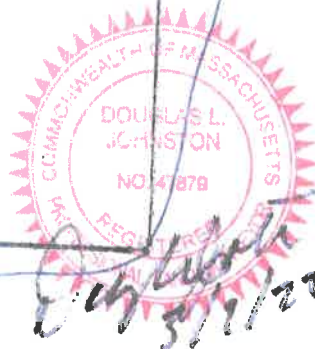
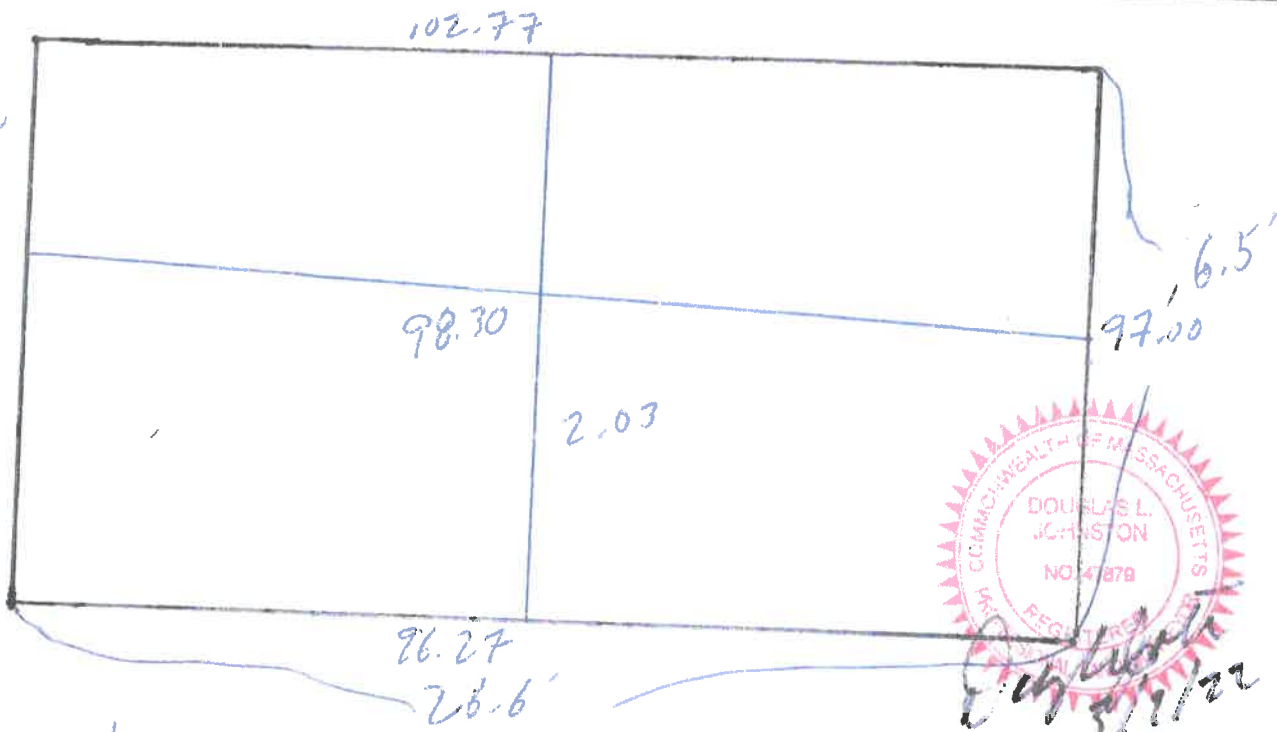
$$\begin{array}{r} 26.6 \\ 16.5 \\ \hline 172.90 \end{array}$$

TOTAL
FACE
OF
WALL

$$\begin{array}{r} 99.60 \\ 6.6 \\ \times 2.03 \\ \hline 59.00 \end{array}$$

$$\begin{array}{r} 59.00 \\ 72.90 \\ \hline = 3123 \end{array}$$

31.23%
BELOW grade



"C"

$$\begin{array}{r} 34.6 \\ \times 6.5 \\ \hline 224.90 \end{array}$$

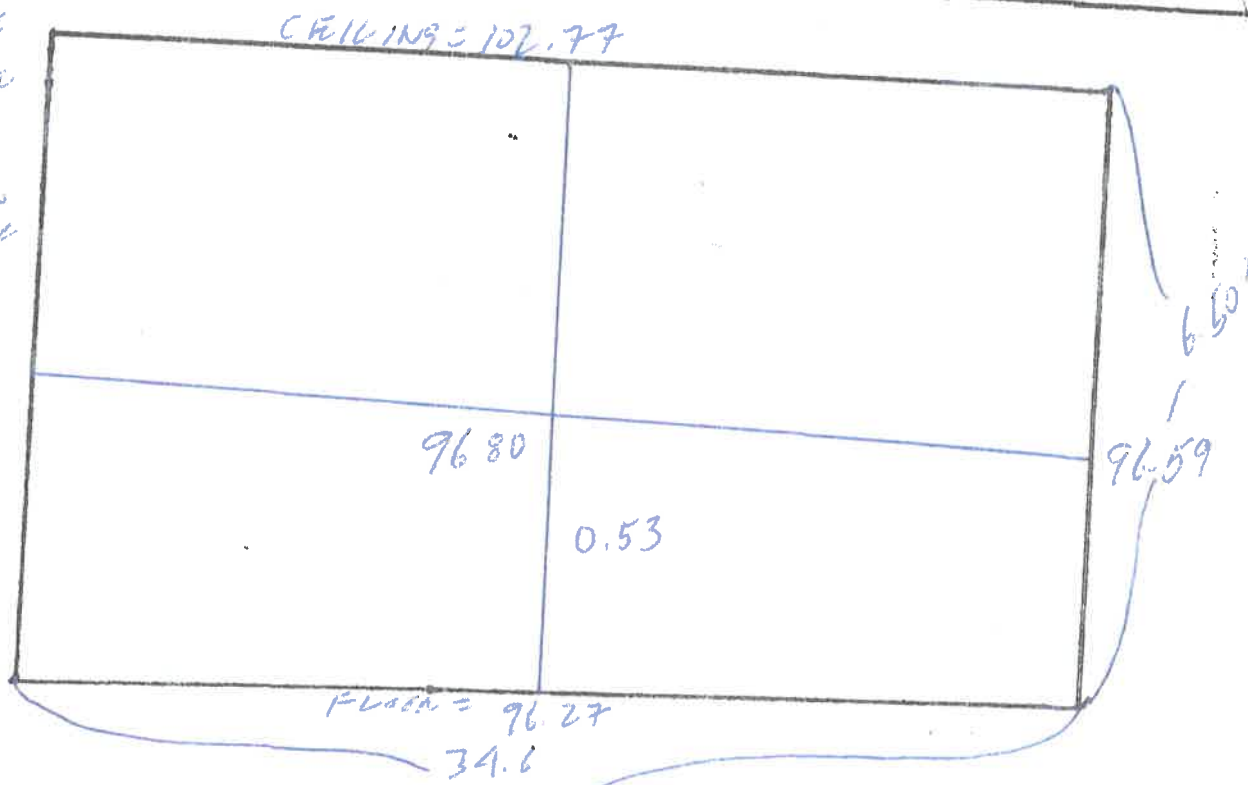
TOTAL
FACE
OF
WALL

$$\begin{array}{r} 34.6 \\ \times 0.53 \\ \hline 18.34 \end{array}$$

BELOW
GRADE

$$\frac{18.34}{224.90} = .0815$$

8.15%
BELOW
GRADE



"D"

$$\begin{array}{r} 1.0 \\ \times 6.50 \\ \hline 6.50 \end{array}$$

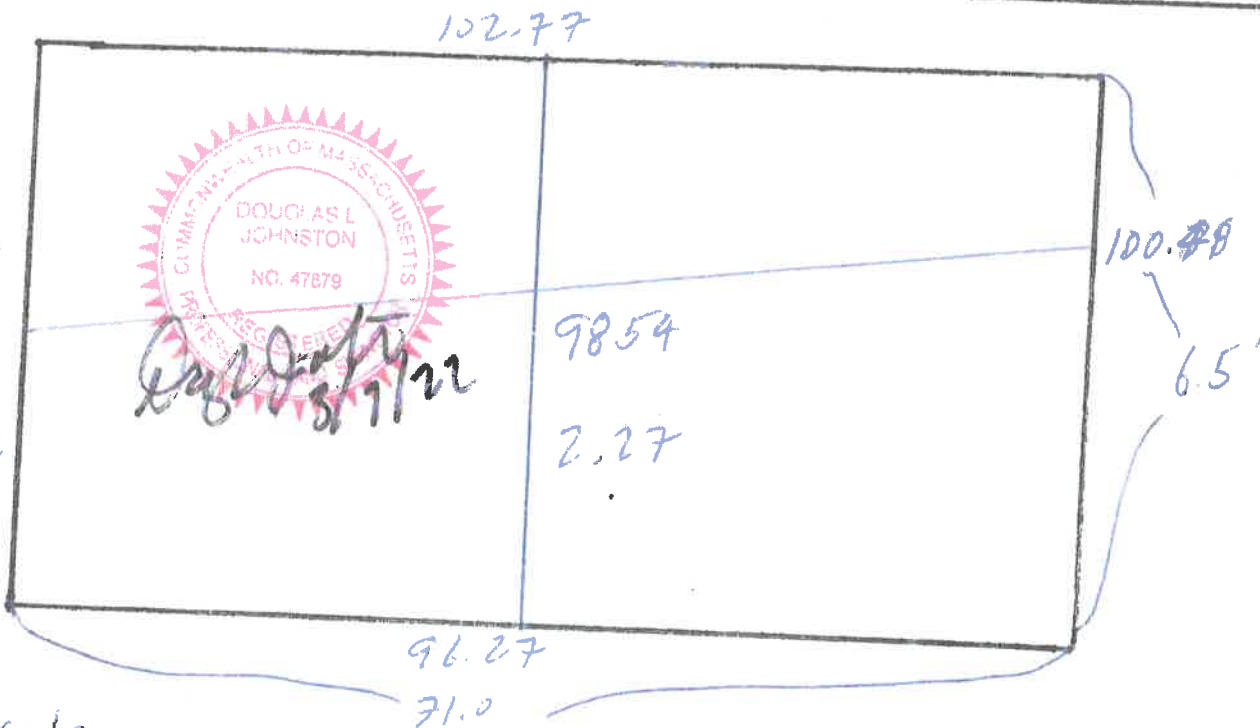
TOTAL
FACE
OF
WALL

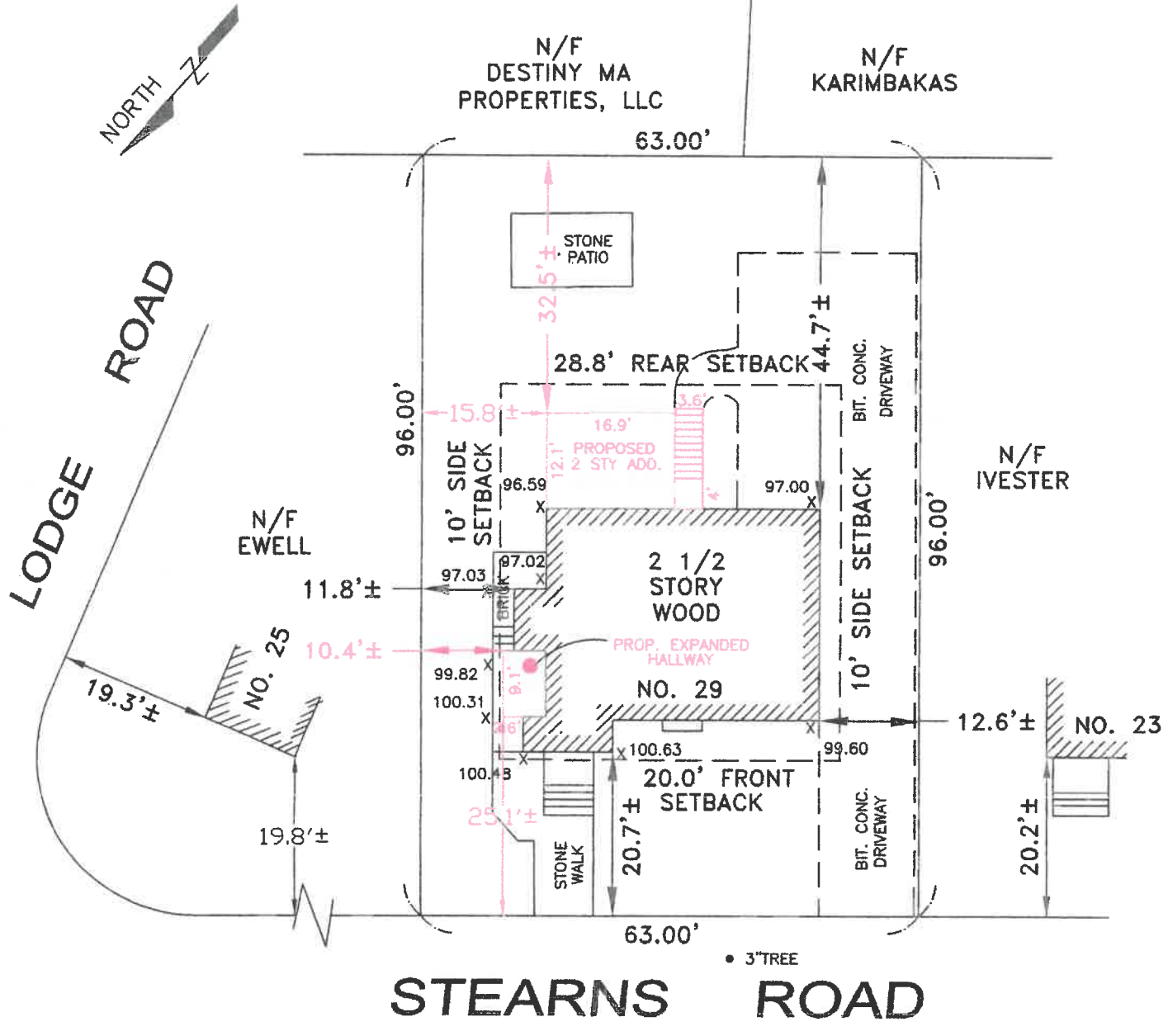
$$\begin{array}{r} 1.0 \\ \times 2.27 \\ \hline 2.27 \end{array}$$

BELOW
GRADE

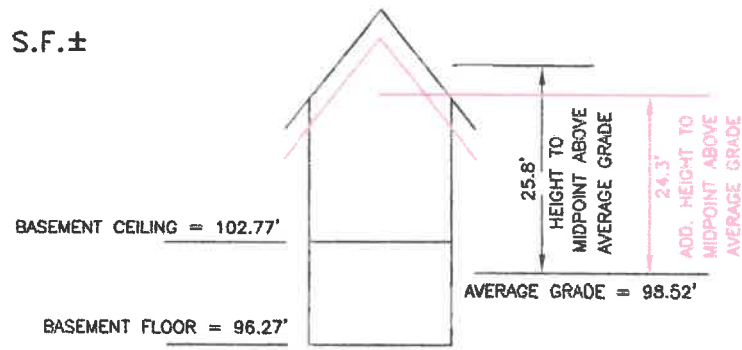
$$\frac{2.27}{6.50} = .3492$$

34.92%
BELOW
GRADE



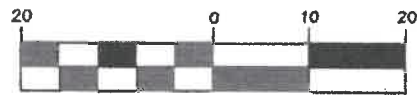


LOT AREA = 6,048 S.F.±
 EXISTING BUILDING = 1,171 S.F.±
 EXISTING PAVEMENT + CONCRETE = 1,475 S.F.±
 PROPOSED ADDITION = 49 S.F.±
 EXISTING LOT COVERAGE = 19.4%
 PROPOSED LOT COVERAGE = 20.2%
 EXISTING OPEN SPACE = 56.2%
 PROPOSED OPEN SPACE = 55.4%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 76022, PAGE 79.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 5353, PAGE 111.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
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=19.8+20.2=40.0;
40.0/2=20.0; FRONT SETBACK=20.0'.



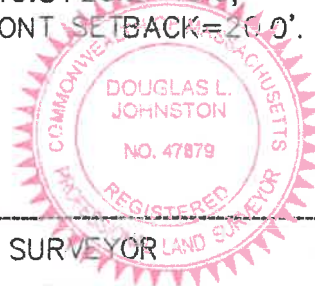
(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' APRIL 7, 2022

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

[Signature]
 PROFESSIONAL LAND SURVEYOR DATE 5-8-22



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.
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 WALLS TO BE 2X4 CONSTRUCTION AND EXTERIOR WALLS TO BE 2X6 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, ROOF INSULATION TO BE CLASS II VAPOR PERMEANCE TO MEET CODE. 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.
17. ALL MATERIALS, SYSTEMS AND ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND WITH MANUFACTURER SPECIFICATIONS.

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
970 SF BASEMENT
970 SF FIRST FLOOR
734 SF SECOND FLOOR
147 SF ATTIC (6' OR GREATER)
2821 SF TOTAL

30% OF 2821 SF = 846.3 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:
204 SF BASEMENT
252 SF FIRST FLOOR (SIDE + REAR)
204 SF SECOND FLOOR
660 SF TOTAL

660 SF < 846.3 SF THEREFORE DOES NOT REQUIRE PLANNING BOARD APPROVAL

ZBA REVIEW SET
FEBRUARY 14, 2022

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-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE





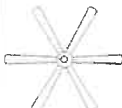





FRONT YARD SETBACK: 25'-0" OR AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

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








DRAWING LIST

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

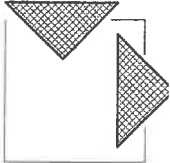
LIGHTING LEGEND

-  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

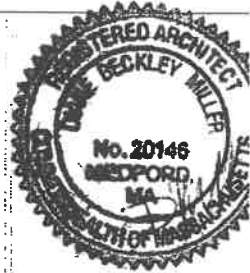


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

12/3/21	SCHEMATIC DESIG
12/27/21	DESIGN DEVELOP
2/14/22	REVIEW



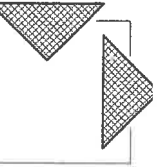
DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

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:

12/3/21 SCHEMATIC DESIGN

12/27/21 DESIGN DEVELOPMENT

2/14/22 REVIEW



DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

**EXIST'G B-MEN
FLOOR PLAN**

Sheet
Number:

A2

EXISTING DECK STRUCTURE TO BE REMOVED

DECK
ABOVE

4'-0 1/2"

34'-1 1/2"

TONE INDICATES EXTENT OF EXISTING GROSS
FLOOR AREA:

970 sq ft

10'-2"

7'-2"

EXISTING LANDING AND STEPS TO BE REMOVED

EXISTING WINDOW TO BE BLOCKED IN

8'-5"

4'-4"

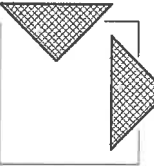
GARAGE

26'-0 1/2"

11'-2"

25'-10 1/2"

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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80 Clark Street
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Date: Issued for:

12/3/21 SCHEMATIC DESIGN

12/27/21 DESIGN DEVELOPMENT

2/14/22 REVIEW



DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

NEW BASEMENT FLOOR PLAN

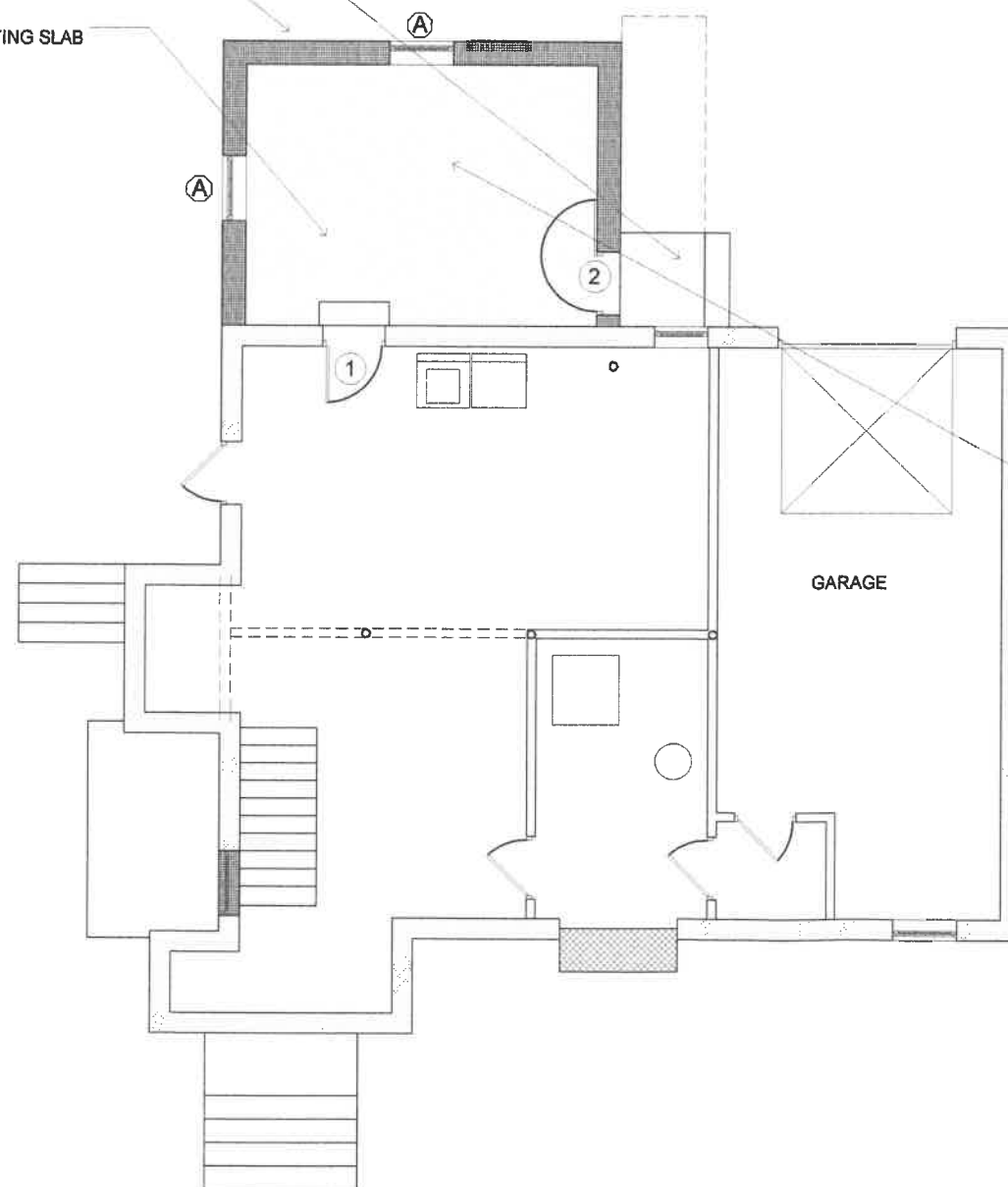
Sheet
Number:

A3

CONCRETE LANDING AT 4" BELOW SLAB, STEP UP TO GRADE, VIF

TOP OF CONCRETE AT 5' BELOW EXISTING TOP OF CONCRETE, VIF

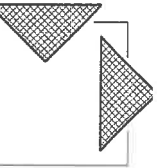
NEW SLAB AT 12" BELOW EXISTING SLAB



TONE INDICATES EXTENT OF NEW GROSS
FLOOR AREA:

204 sq ft

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:

12/3/21	SCHEMATIC DESIGN
12/27/21	DESIGN DEVELOPMENT
2/14/22	REVIEW



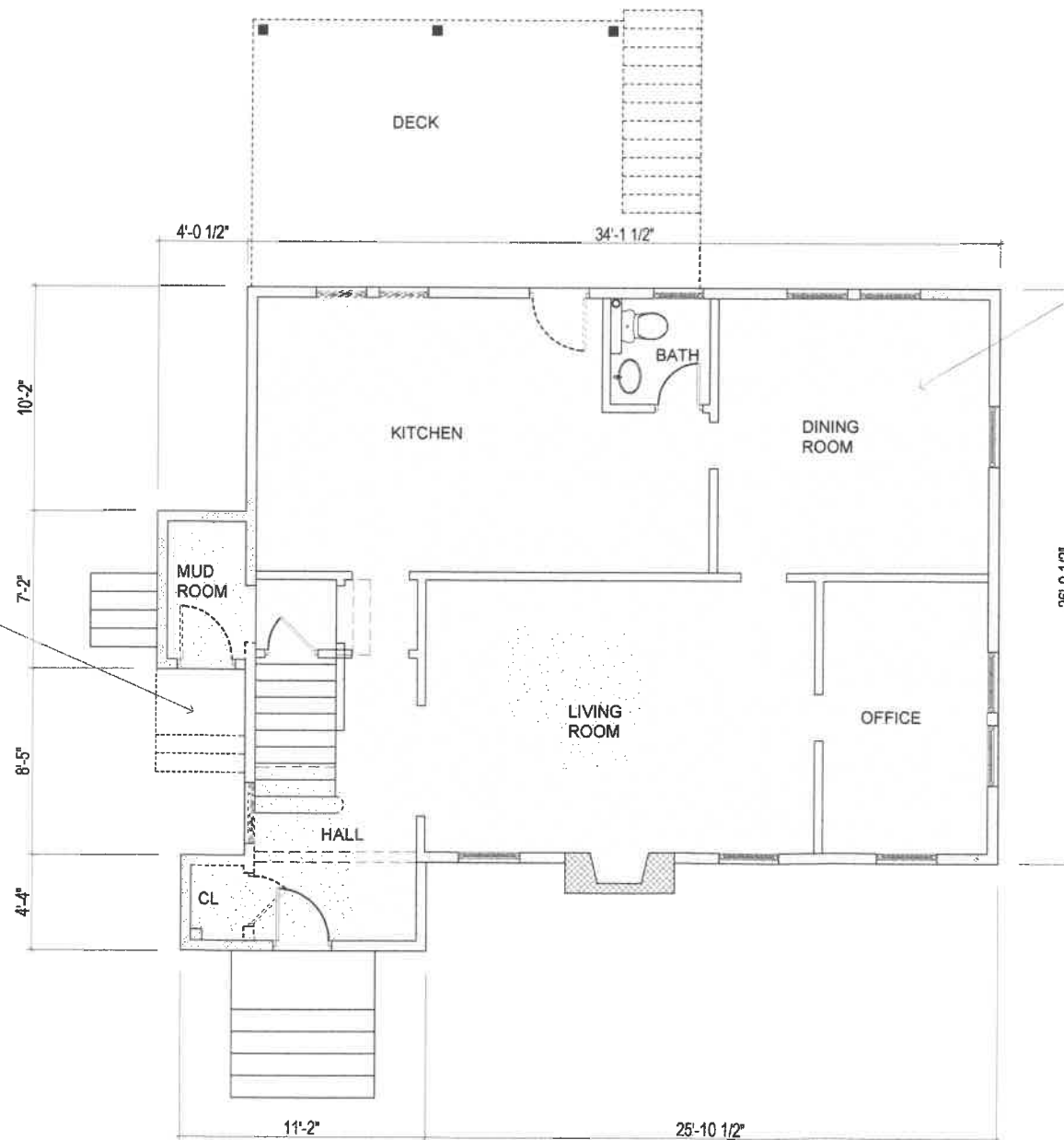
DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

**EXISTING FIRST
FLOOR PLAN**

Sheet
Number:

A4

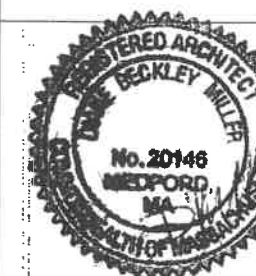
DASHED LINES INDICATE EXISTING WALLS,
WINDOWS, DOORS, FEATURES TO BE REMOVED.
CONTRACTOR TO BRACE AND SHORE PRIOR TO
REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP



TONE INDICATES EXTENT OF EXISTING GROSS
FLOOR AREA:

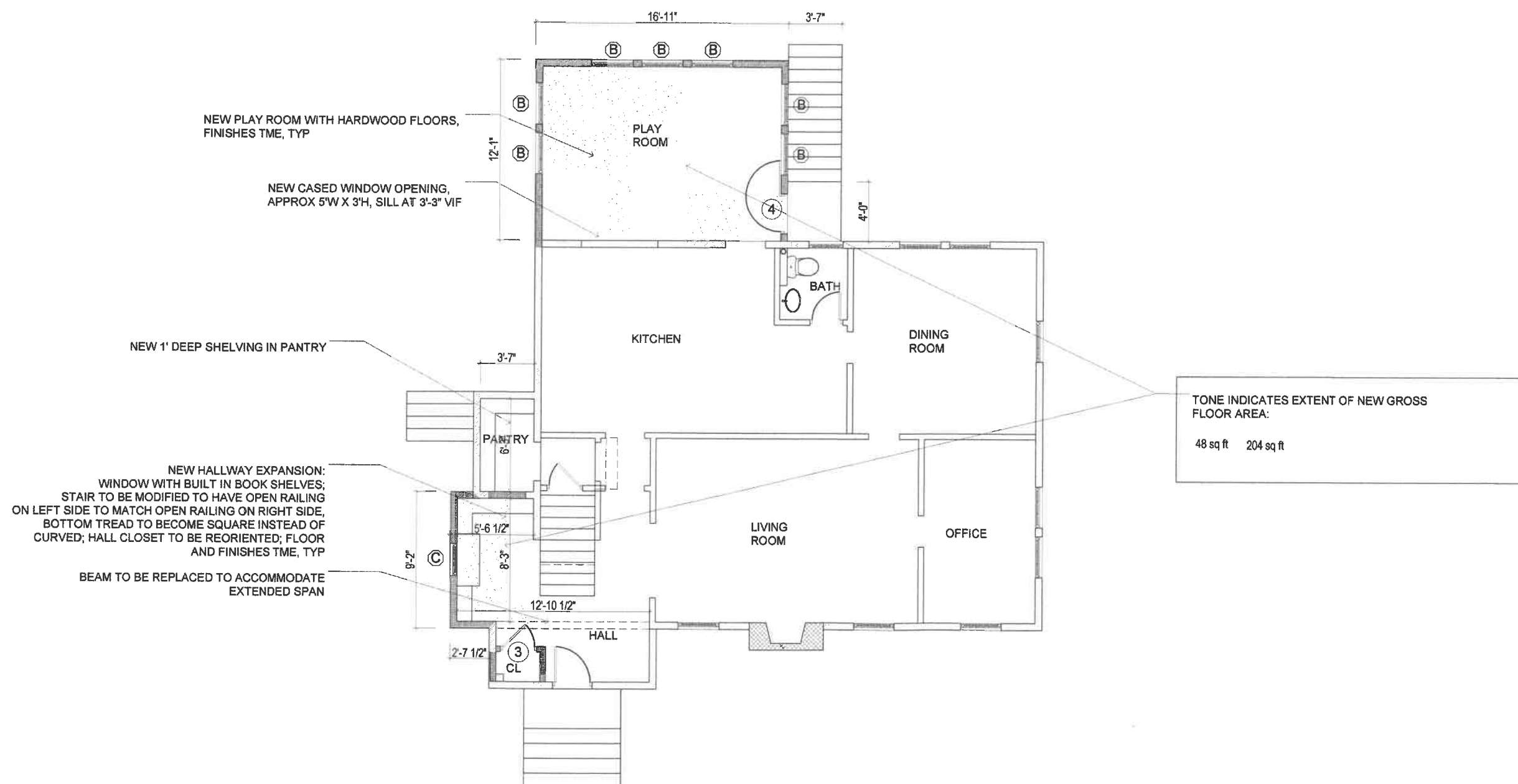
970 sq ft

Date:	Issued for:
12/3/21	SCHEMATIC DESIGN
12/27/21	DESIGN DEVELOPMENT
2/14/22	REVIEW

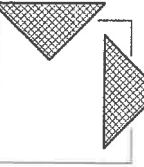


NEW FIRST FLOOR PLAN

A5



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:

12/3/21 SCHEMATIC DESIGN

12/27/21 DESIGN DEVELOPMENT

2/14/22 REVIEW

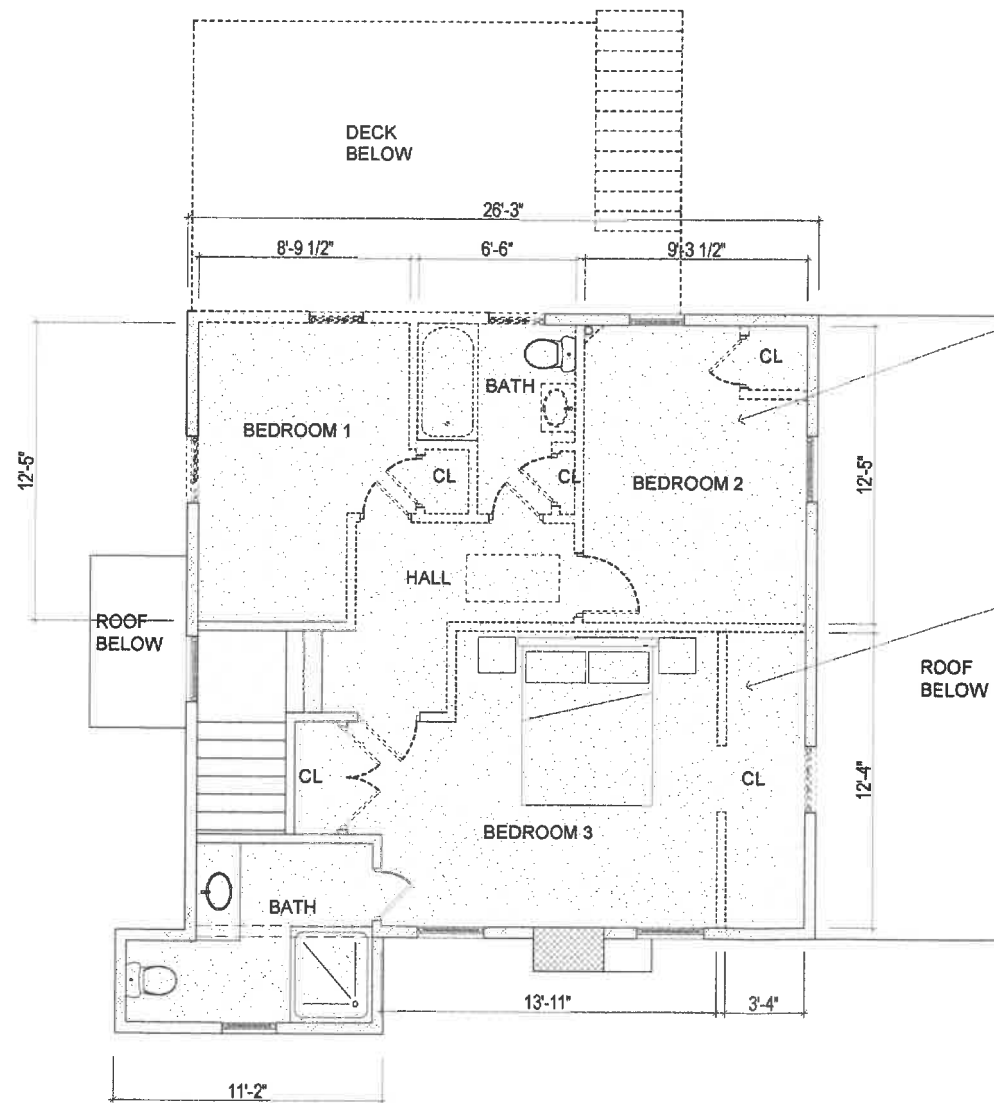


DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

EXISTING SECC FLOOR PLAN

Sheet
Number:

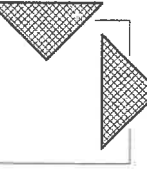
A6



TONE INDICATES EXTENT OF EXISTING GROSS
FLOOR AREA:

734 sq ft

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



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

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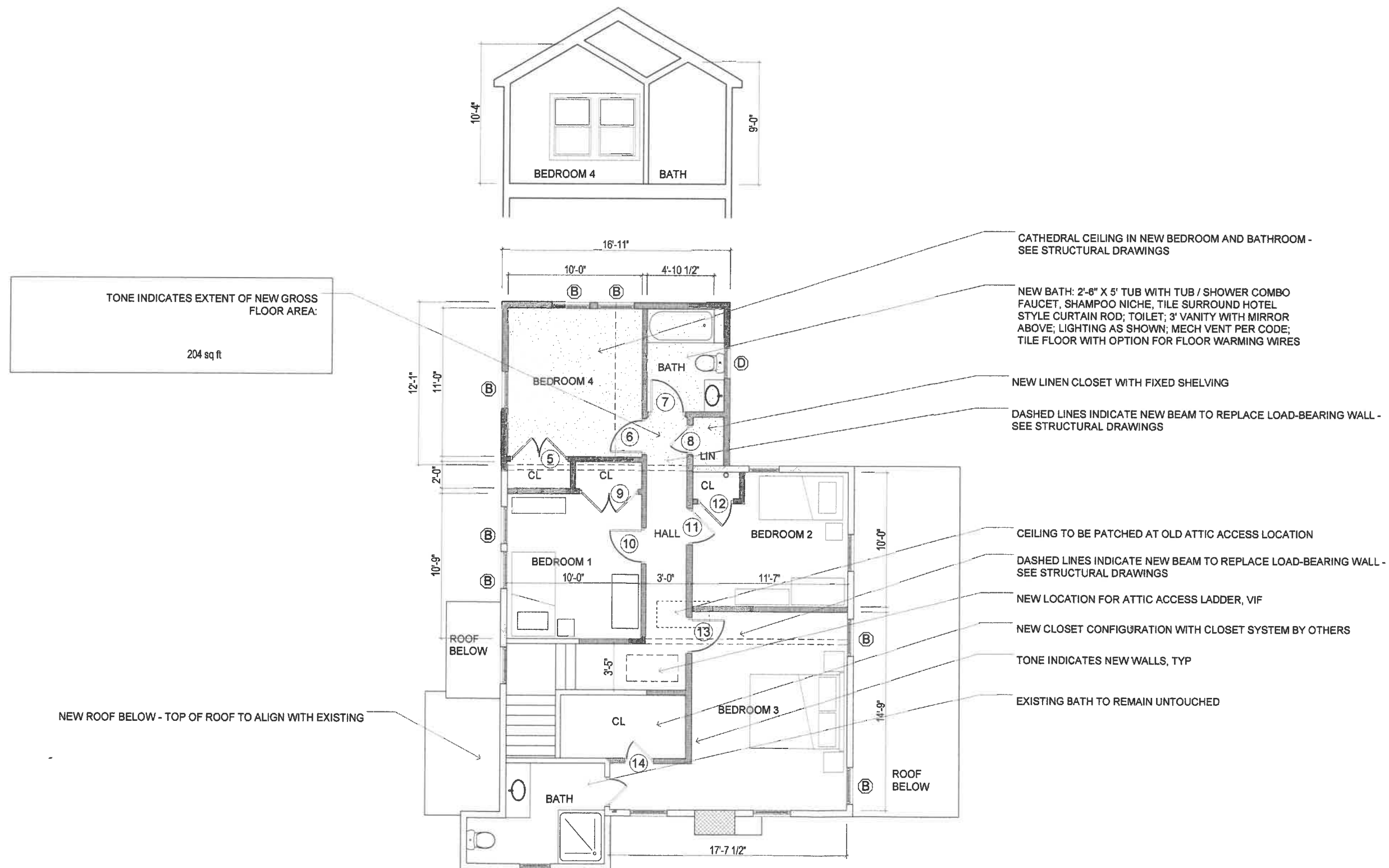


DUNLAP RESIDENCE
29 STEARNS ROAD
BELMONT MA 02478

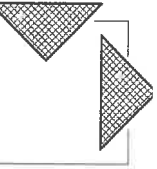
NEW SECOND FLOOR PLAN

Sheet
number:

A7



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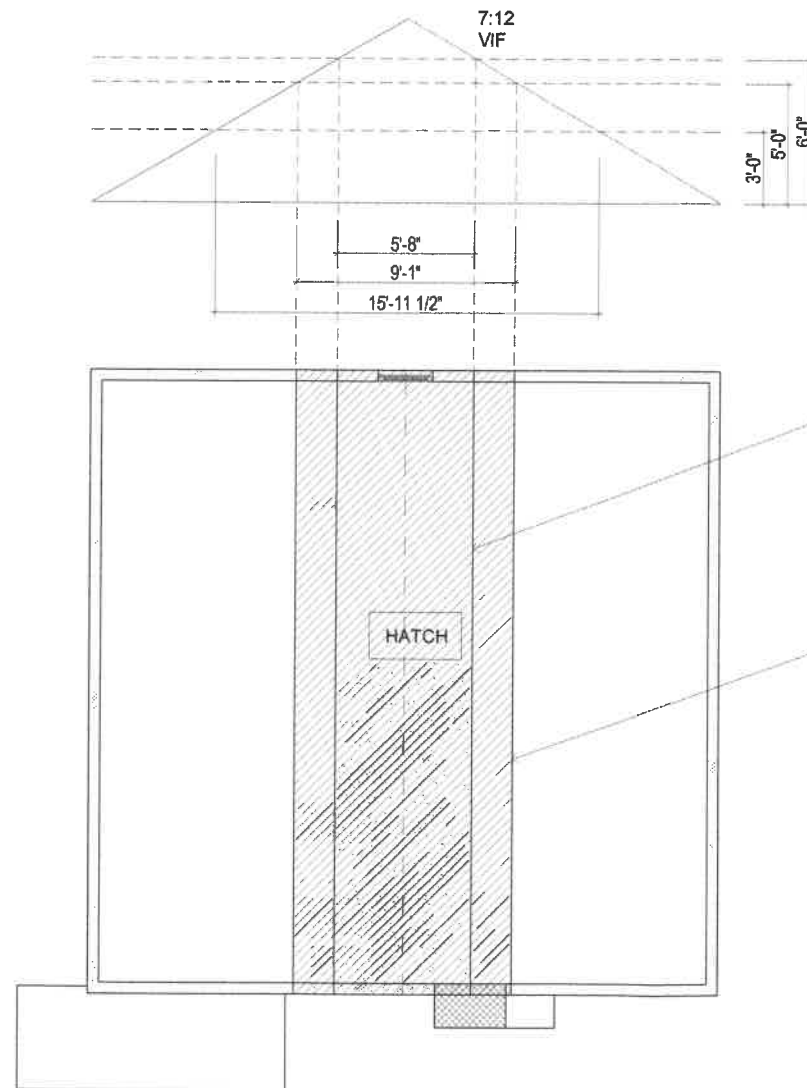


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EXISTING ATTIC FLOOR PLAN

Sheet
Number:

A8



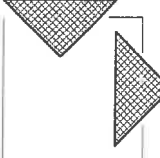
TONE INDICATES EXTENT OF EXISTING GROSS
FLOOR AREA WITH CEILING HEIGHT OF 6' OR GREATER
(SEE GFA CALCS ON COVERSHEET):

147 sq ft

HATCH INDICATES EXTENT OF EXISTING AREA WITH
CEILING HEIGHT OF 5' OR GREATER
(SEE HALF STORY CALCS ON THIS SHEET):

237 sq ft

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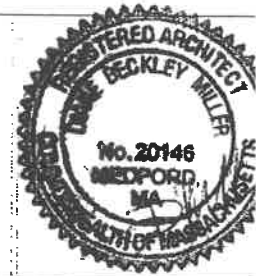


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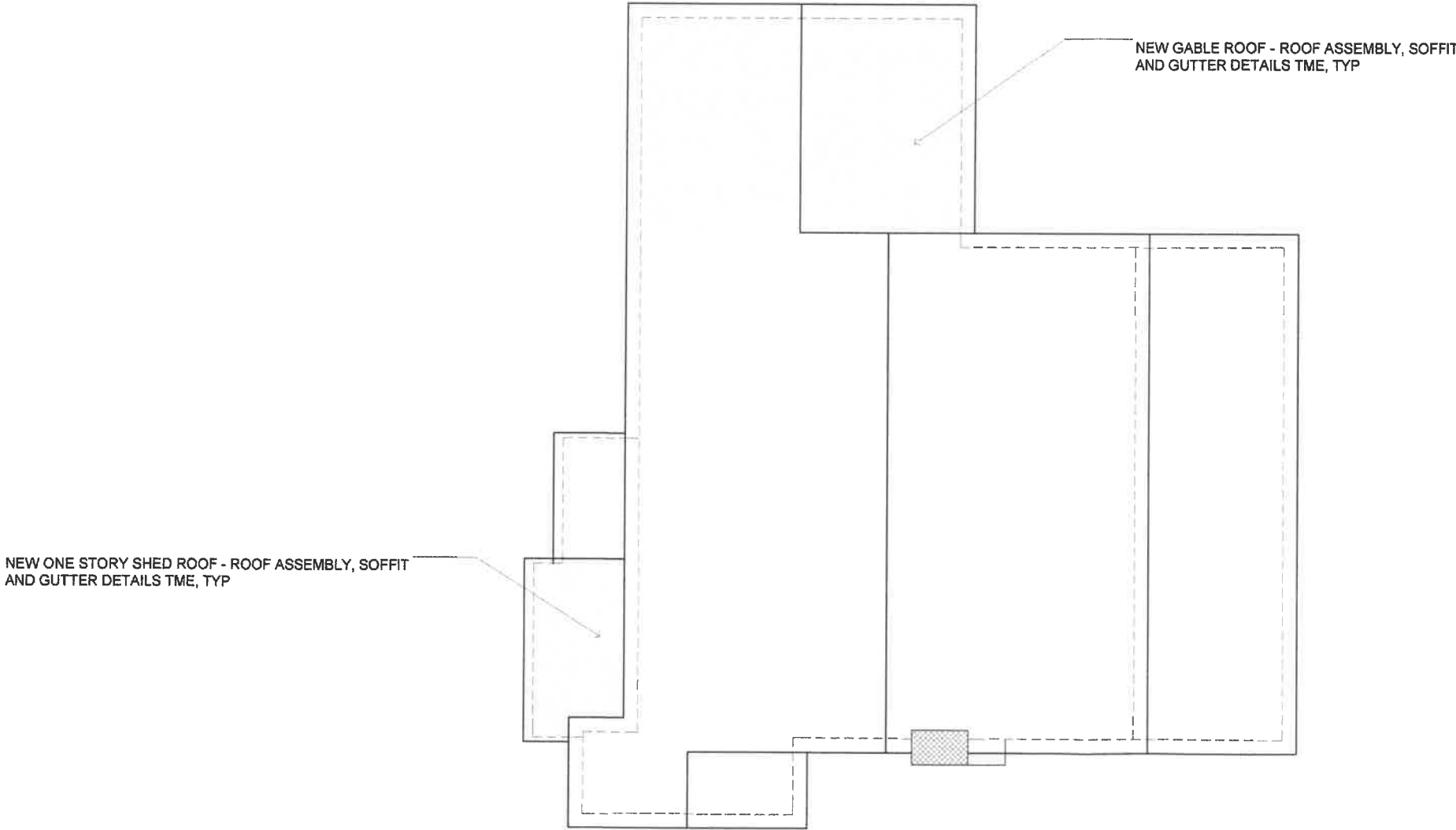


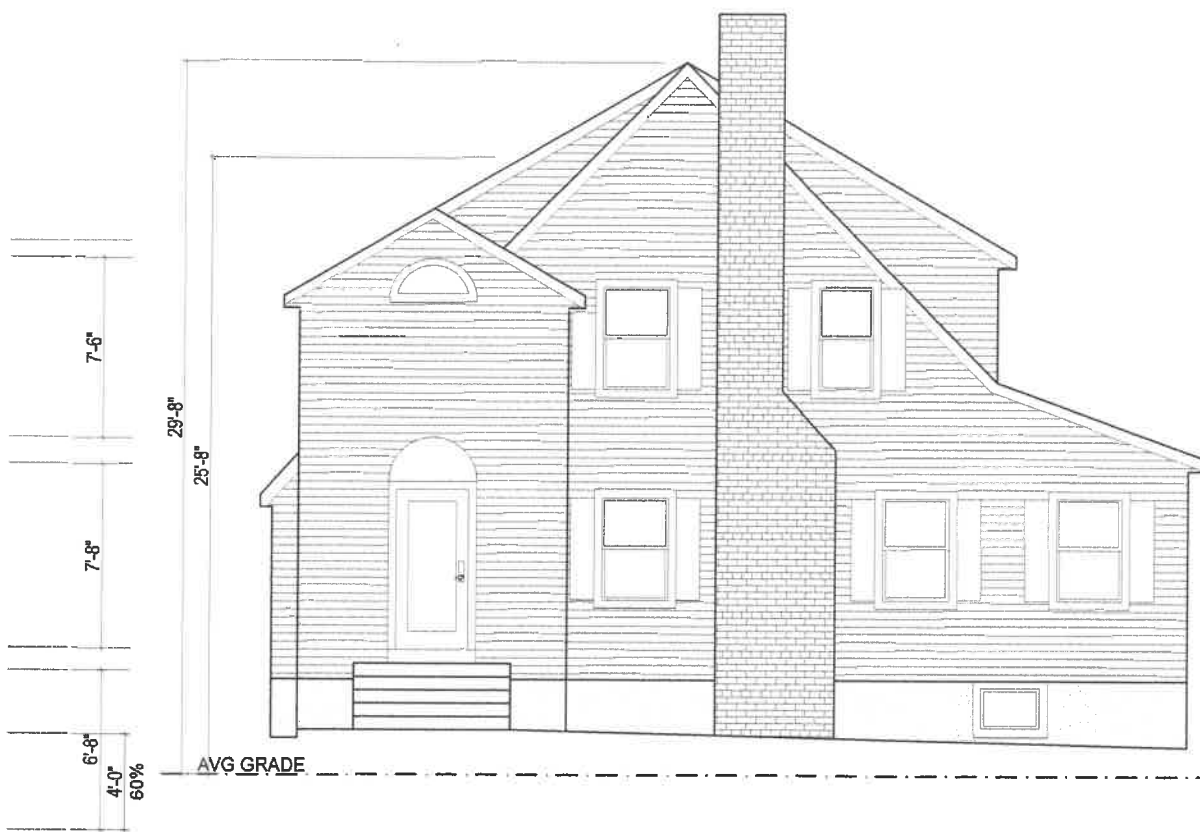
DUNLAP RESIDENCE
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NEW ROOF PLAN

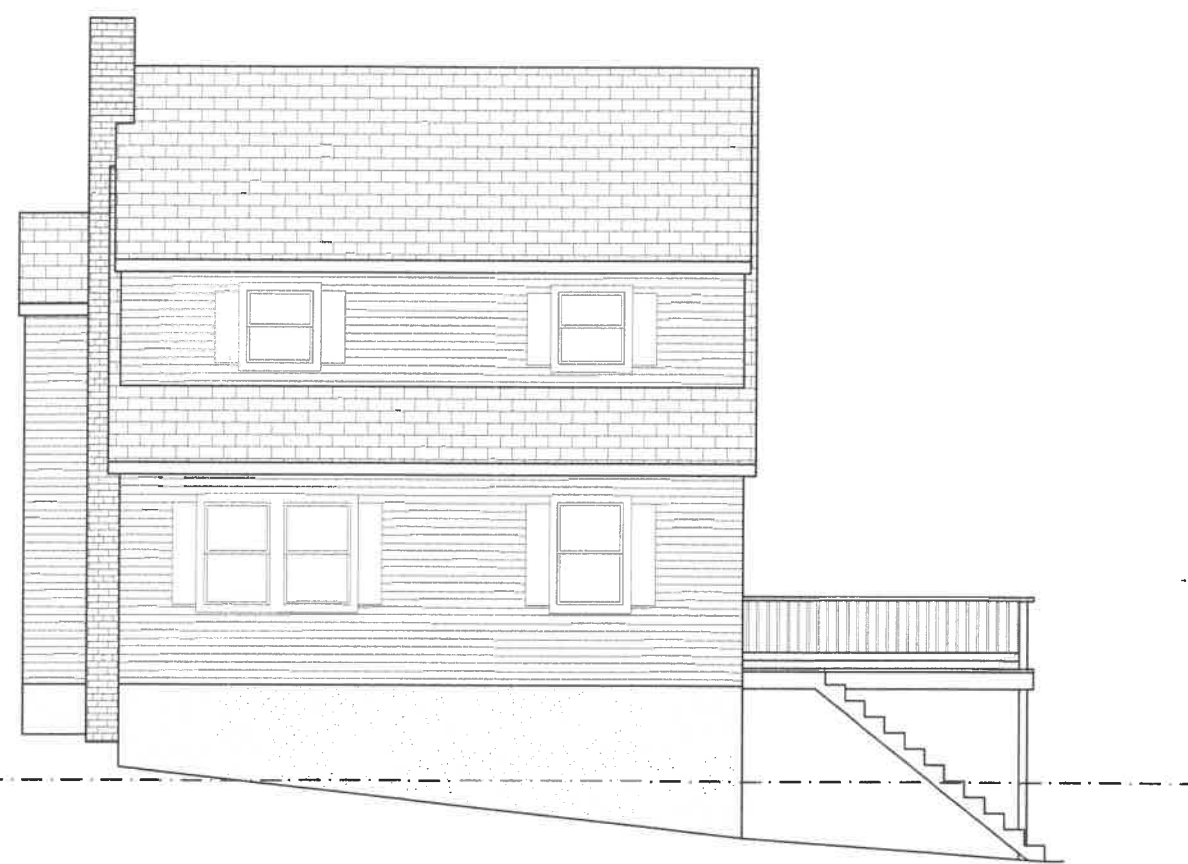
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Number:

A9

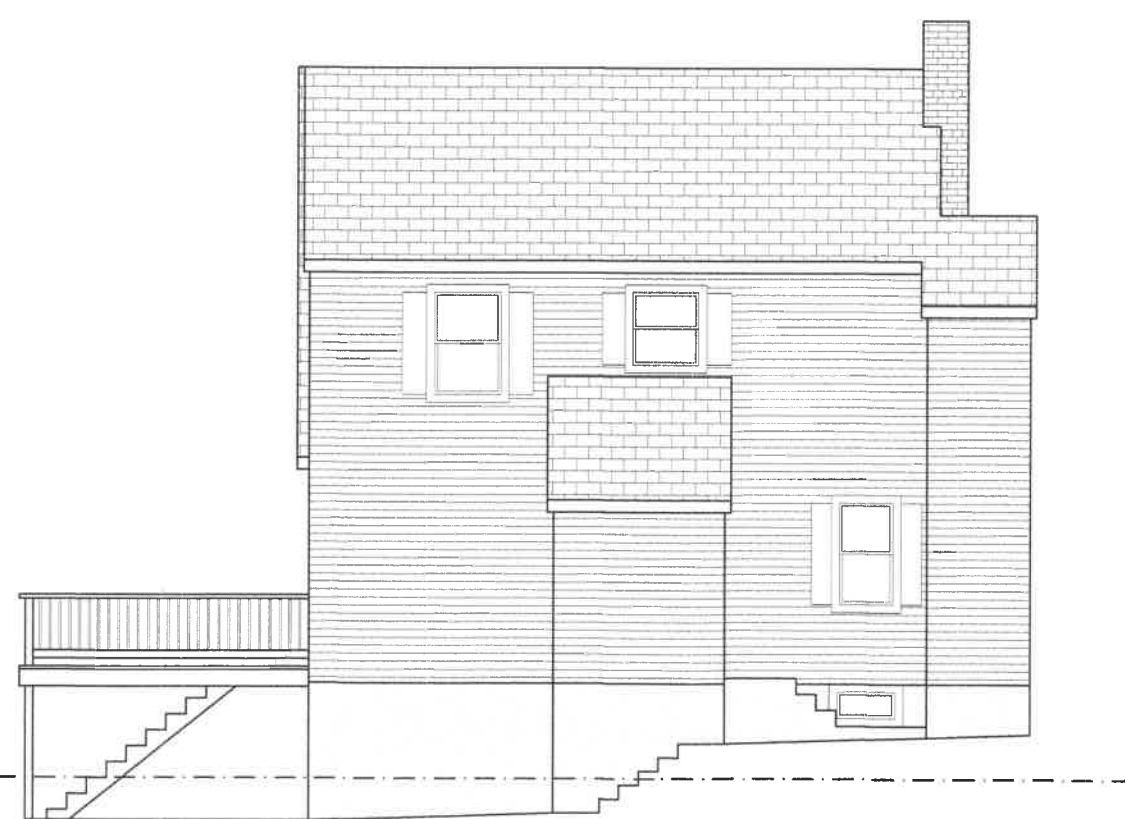




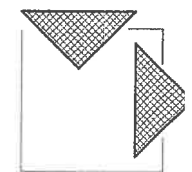
1 FRONT ELEVATION
1/8" = 1'-0"



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



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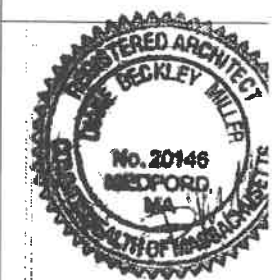
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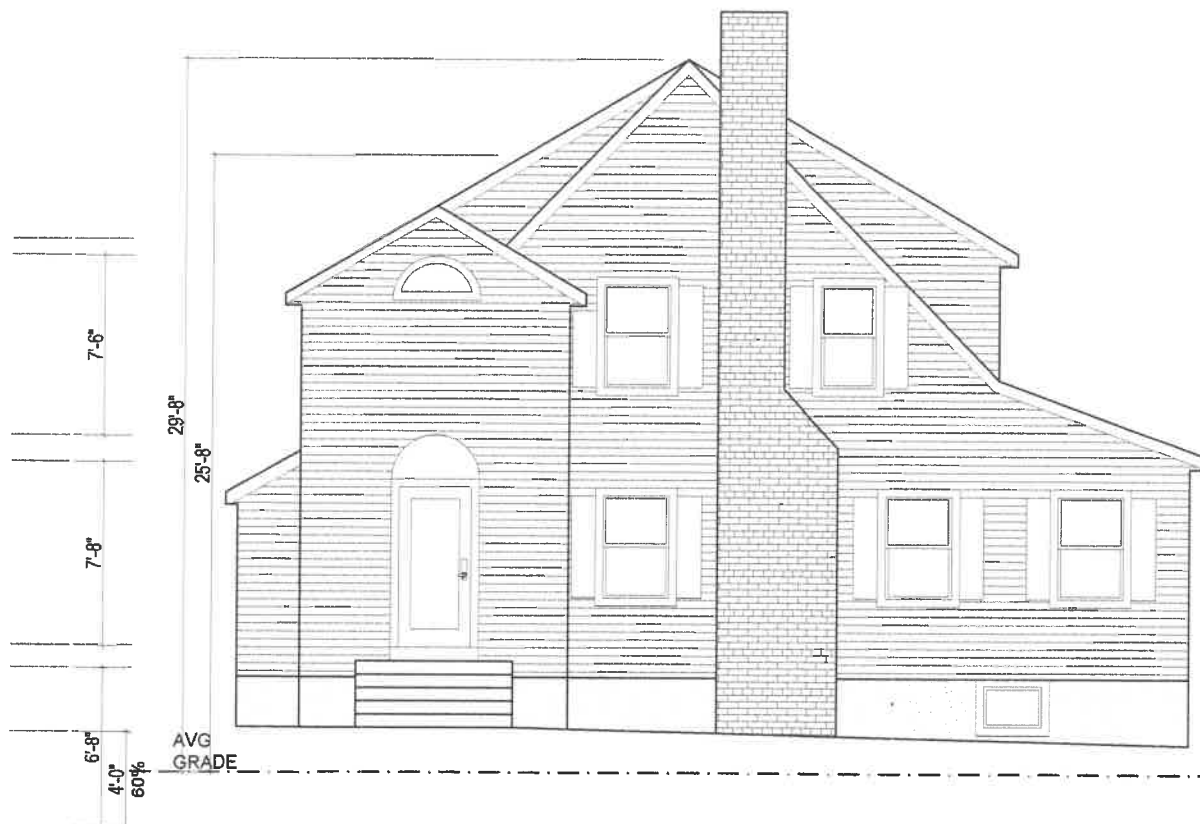


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**EXISTING
ELEVATIONS**

Sheet
Number:

A10



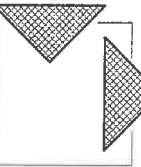
① FRONT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/8" = 1'-0"



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**NEW
ELEVATIONS**

Sheet
Number:

A11