



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 3, 2023

Sue and Alon Manela
50 Bartlett Avenue
Belmont, MA 02478

RE: Denial of proposed alteration to building ridge line

Dear Mr. and Mrs. Manela,

The Office of Community Development is in receipt of your building permit application for your proposed alteration of building ridge line at 50 Bartlett Avenue located in a General Residence Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4A allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals. In addition, §4.2 of the Zoning By-Law Dimensional Regulations requires a minimum building height of two and a half (2-1/2) stories, a maximum lot coverage of 30%, and minimum open space 40%, and 10.0'.

1. The proposed changes to the structure are allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (52.34% of the foundation walls are below grade) and is considered a story. The existing structure and proposed alteration to buildings ridge line are at a three and a half (3-1/2) story level.
3. The existing and proposed lot coverage is 34.0%
4. The existing and proposed open space is 36.9%
5. The existing and proposed left side setback is 7.9'.
6. The existing and proposed right side setback is 6.9'.

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 Six (6) 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 Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 1/11/23

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 50 Bartlett Ave ~~Street/Road~~; hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

a proposed alteration to building
ridge line

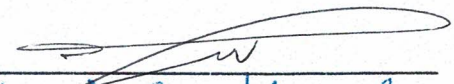
on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number


Alon & Sue Manela
50 Bartlett Ave
Belmont MA 02478
(443) 414 1772

Belmont Special Permit Application Statement 50 Bartlett Ave

Alon and Sue Manela of 50 Bartlett Ave seek six special permits to alter an existing non-conforming structure in the GR district. The proposed alterations maintain existing non-conforming conditions including: story count, lot coverage, open space, left and right side setbacks.

The proposed alteration involves replacing the existing 8:12 pitch roof with a new 9:12 pitch roof and adding two gable dormers. The new pitch increases the height of the structure from 30.1' to 31.7' (still below the allowed 33') in order to raise the peak of the ceiling to 8'-4" and allow for a 3' wide portion of the hallway with ceiling height that meets the code requirements. The roof alterations increase the gross SF of the attic (>6'H) by 297 sf.

The proposed alteration does not impact the footprint of the house, therefore the existing 34% lot coverage and 36.9% open space remain unchanged. The basement is 52.34% below grade and therefore considered a story, triggering a need for the special permit for story count to make changes to the existing attic space.

The proposed 8' wide left side dormer is necessary to achieve head height above the stair in order to meet building code requirements. It aligns directly above the existing wall which is at 7.9' from the left side property line. The 14'-2" wide right side dormer allows the homeowners to add another room as well as additional light. It aligns directly above the existing wall which is at 6.9' from the right side property line.

Many of the two family homes on Bartlett, including the immediate abutters on both sides and directly across the street, already have roof lines and dormers similar to what is proposed. Therefore, 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.

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

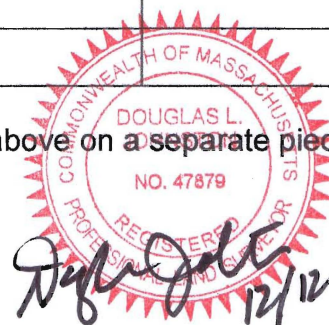
Property Address: 50-52 BARTLETT AVE.

Surveyor Signature and Stamp: _____

Date: 12/12/22

Per §4.2 of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 SF.		3,877 SF.		3,877 SF.	
Lot Frontage (feet)		50'		40'		40'	
Lot Area/Unit (sq. ft./d.u.)		3,560 SF.		1,750 SF.		1,750 SF.	
Lot Coverage (% of lot)		30%		34%		34%	
Open Space (% of lot)		40%		36.9%		36.9%	
Setbacks: (feet)	➤ Front	13.75'		11.6'		18.6'	
	➤ Side/Side	10'	10'	7.9'	7.9'	6.9'	6.9'
	➤ Rear	19.79'		26.5'		30.8'	
Building Height:	➤ Feet	33'		30.1'		31.7'	
	➤ Stories	2 1/2		3 1/2		3 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter						
	➤ Area						
	➤ Length						
Per §6D of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street	1		1		1	
	➤ Setback						
Curb Cut		1		1		1	
HVAC:	➤ Front Yard						
	➤ Side/Rear Setbacks						

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



DLJ Geomatics

276 North Street

8Weymouth, MA 02191

landsurv23@gmail.com

781-812-0457

50-52 Bartlett Avenue

Belmont, MA 02478

There are four segments of foundation walls. They are 6.70' tall.

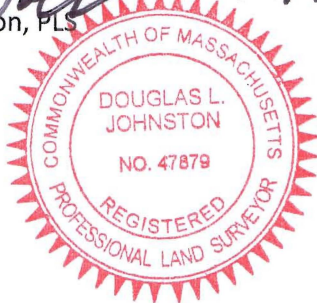
SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.2'	168.84 S.F.	85.43 S.F.
B	42.6'	285.42 S.F.	135.04 S.F.
C	25.2'	168.84 S.F.	91.22 S.F.
D	42.6'	265.42 S.F.	164.01 S.F.
TOTALS		908.52 S.F.	475.70 S.F.

$475.70/908.52=.5234$

The foundation walls are 52.34% below grade.


Douglas Johnston, PLS

12/12/22



50-32 BARKLEY RD
BELMONT, MA

SEG "A"

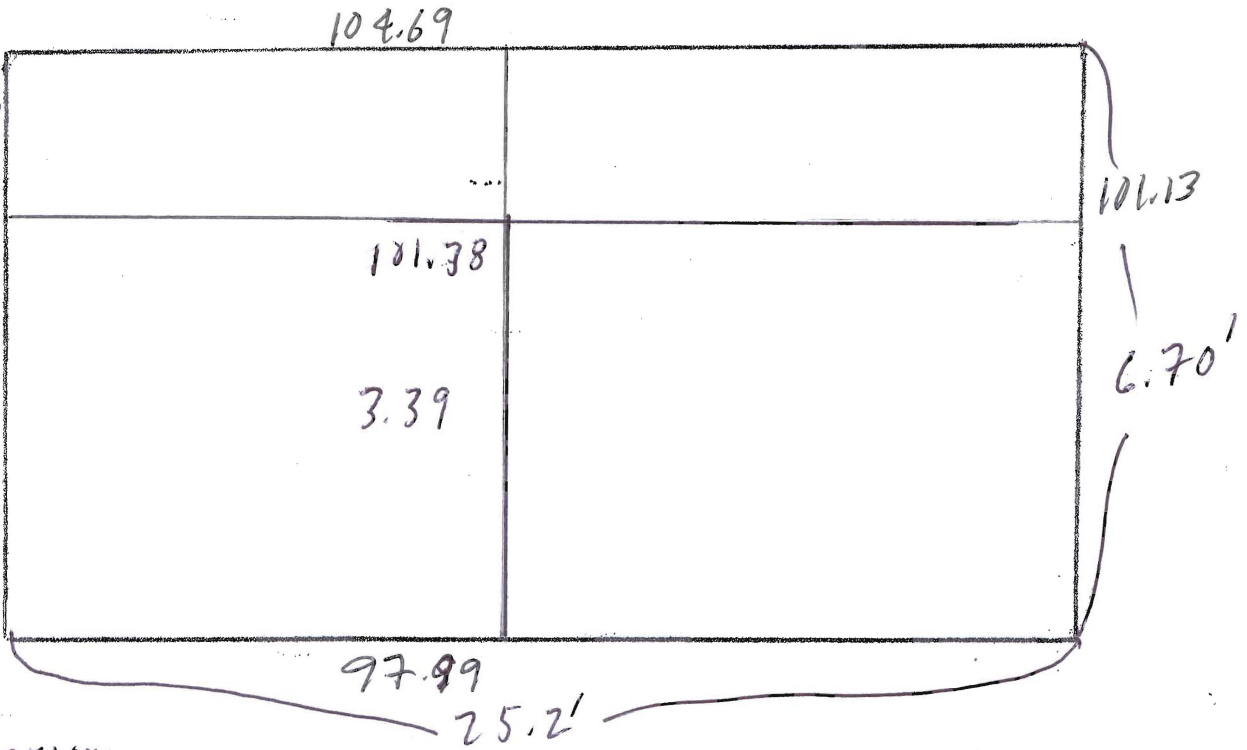
$$\begin{array}{r} 25.2 \text{ TOTAL} \\ \times 6.70 \text{ FACE} \\ \hline 168.84 \end{array}$$

101.63

$$\begin{array}{r} 25.2 \text{ BELOW} \\ \times 3.39 \text{ GRADE} \\ \hline 85.43 \end{array}$$

$$\frac{85.43}{168.84} = .5060$$

50.60%
BELOW
GRADE



SEG "B"

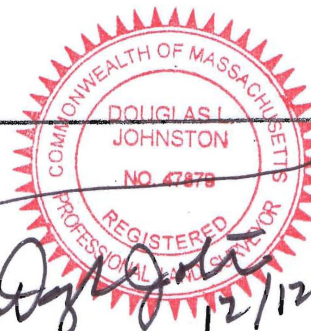
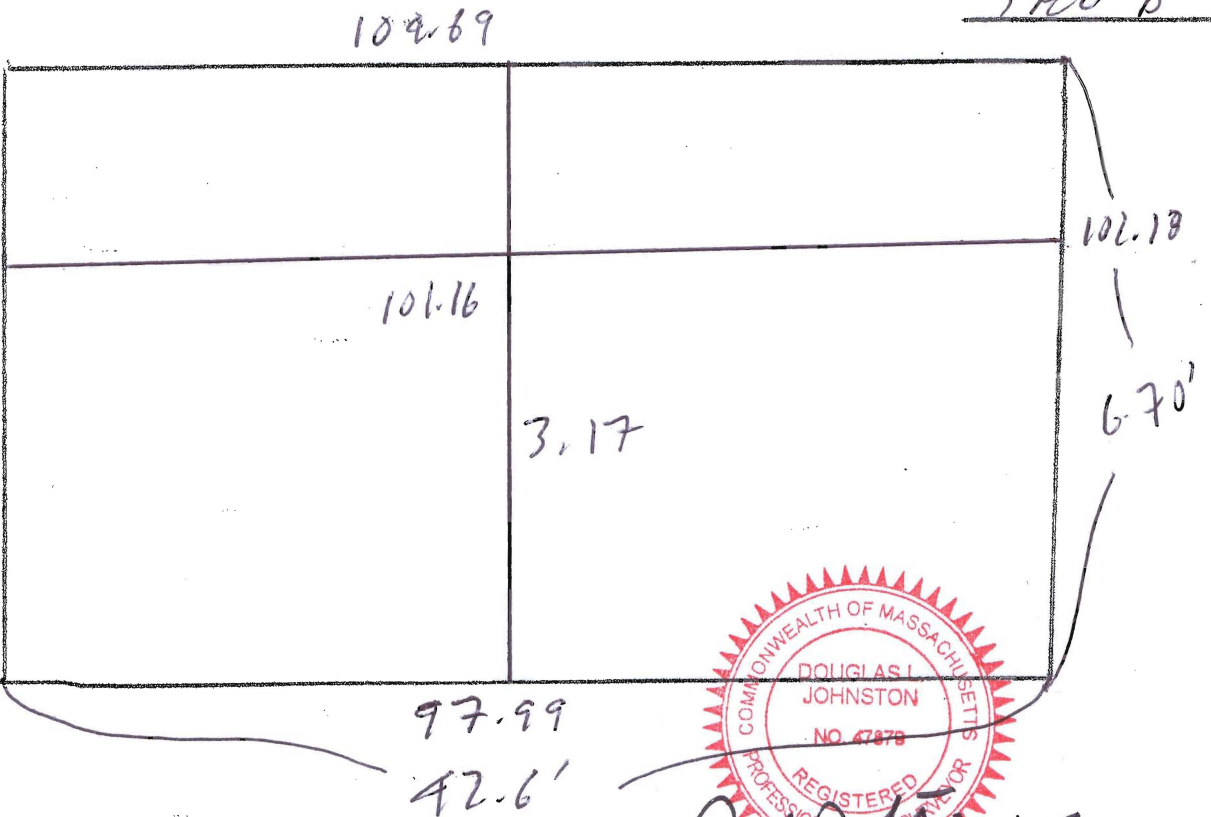
$$\begin{array}{r} 42.6 \text{ TOTAL} \\ \times 6.70 \text{ FACE} \\ \hline 285.42 \end{array}$$

101.13

$$\begin{array}{r} 42.6 \text{ BELOW} \\ \times 3.17 \text{ GRADE} \\ \hline 135.04 \end{array}$$

$$\frac{135.04}{285.42} = .4731$$

47.31%
BELOW
GRADE



Douglas I. Johnston
12/12/22

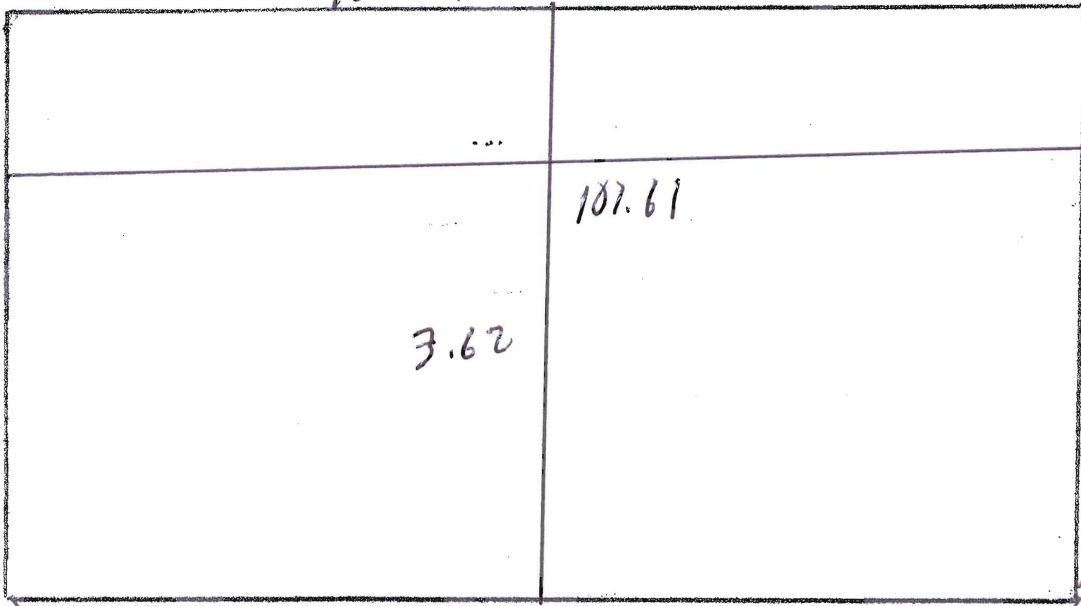
50-52 PARVANT NUR
BELMONT, MA

SEG "C"

$$\begin{array}{r} 25.2 \\ \times 6.70 \\ \hline 168.84 \end{array}$$

TOTAL
FOUR

101.18



102.04

6.70'

$$\begin{array}{r} 25.2 \\ \times 3.62 \\ \hline 91.22 \end{array}$$

BELOW
GRADE

$$\frac{91.22}{168.84} = .5403$$

54.03%

BELOW grade

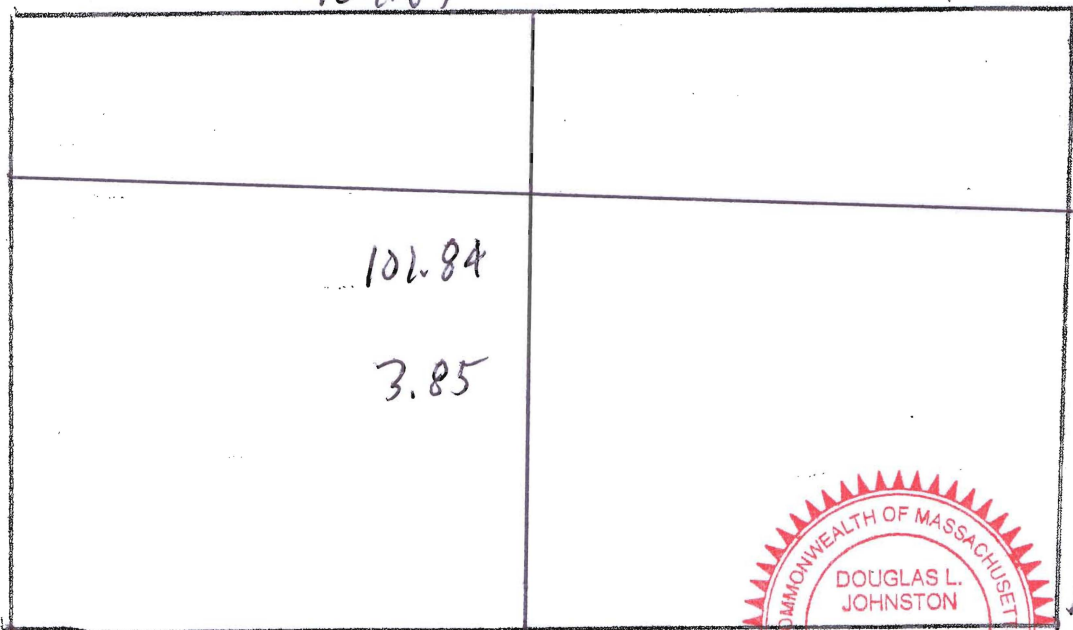
25.2'

SEG "D"

$$\begin{array}{r} 42.6 \\ \times 6.70 \\ \hline 285.42 \end{array}$$

TOTAL
FOUR
IF
NONE

102.04



102.63

6.70'

$$\begin{array}{r} 42.6 \\ \times 3.85 \\ \hline 164.01 \end{array}$$

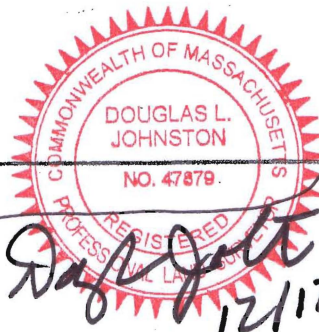
BELOW
GRADE

$$\frac{164.01}{285.42} = .5746$$

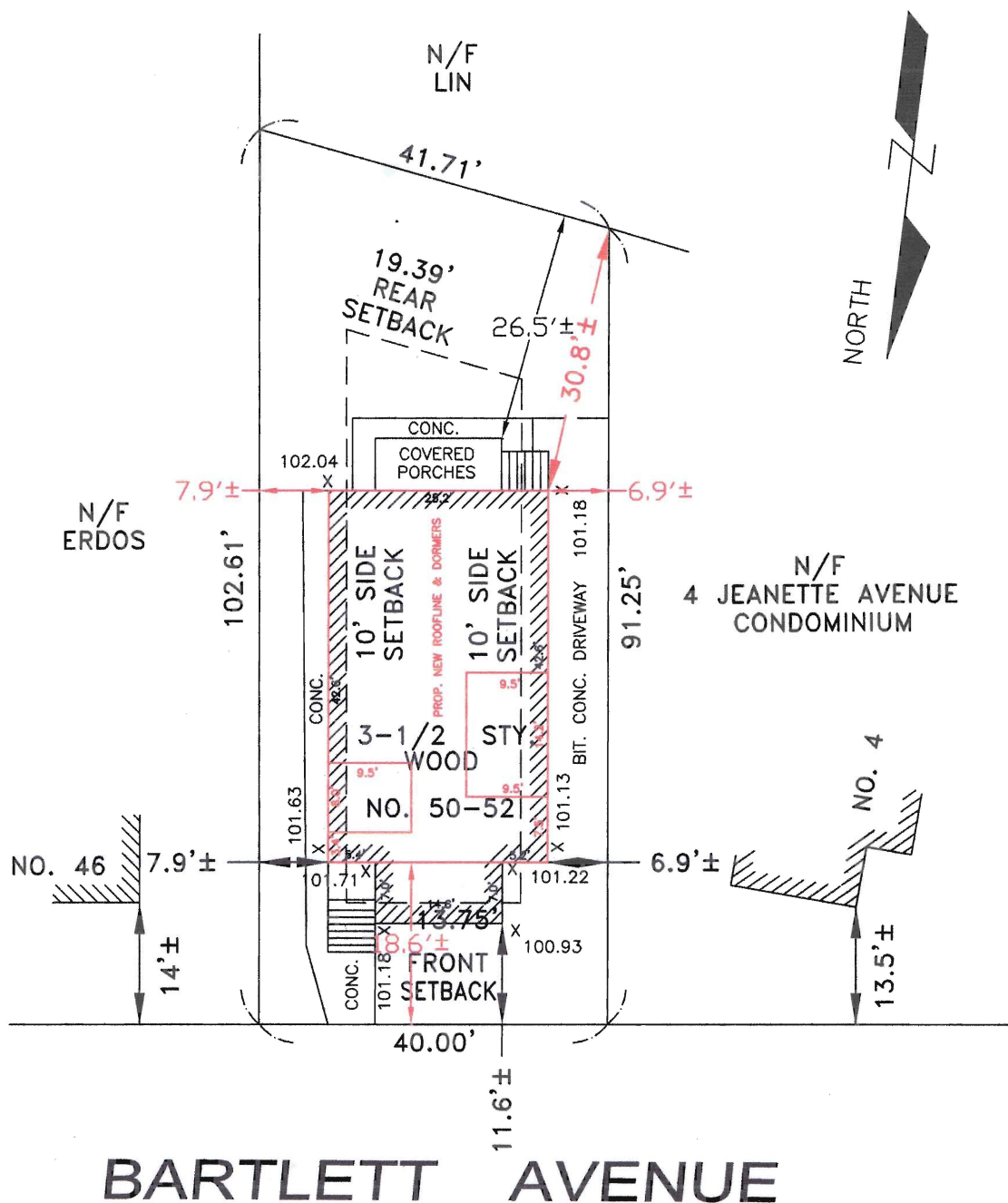
57.46%

BELOW grade

42.6



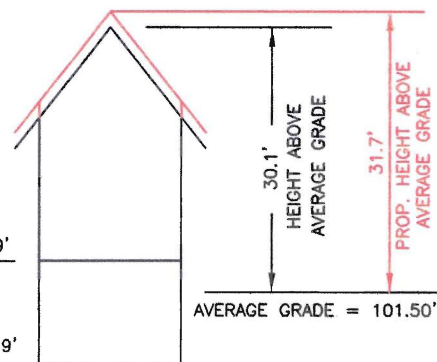
12/12/22



LOT AREA = 3,877 S.F.±
 EXISTING BUILDING = 1,318 S.F.±
 EXISTING PAVEMENT + WALK = 1,128 S.F.±
 PROPOSED ADDITION = 211 S.F.±
 EXISTING LOT COVERAGE = 34.0%
 PROPOSED LOT COVERAGE = 34.0%
 EXISTING OPEN SPACE = 36.9%
 PROPOSED OPEN SPACE = 36.9%

BASEMENT CEILING = 104.69'

BASEMENT FLOOR = 97.99'



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERTIFICATE 231829
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 467-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.
6. FRONT SETBACK: $14.0 + 13.5 = 27.5$; $27.5 / 2 = 13.75$;
FRONT SETBACK = 13.75'



(IN FEET)
 1 inch = 20 ft.

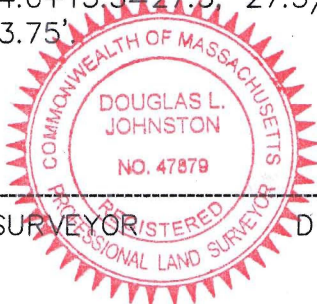
CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' DECEMBER 7, 2022

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

50-52 BARTLETT AV BELMONT.dwg

Douglas L. Johnston



12/12/22

PROFESSIONAL LAND SURVEYOR 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 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.

DESIGN DEVELOPMENT NOVEMBER 10, 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, 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

EXISTING ATTIC GROSS SF (>6'H) = 175 SF
PROPOSED ATTIC GROSS SF (>6'H) = 472 SF
NEW GROSS SF = 472-175=297 SF
297 SF < 300 SF THEREFORE NO PB APPROVAL
NEEDED








DRAWING LIST

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

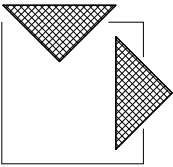
LIGHTING LEGEND

- | | |
|---|--|
|  | 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 |

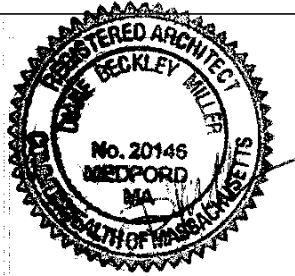
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
8/2/21	SCHEMATIC DESIGN
6/30/22	PROGRESS
11/10/22	DESIGN DEVELOPMENT

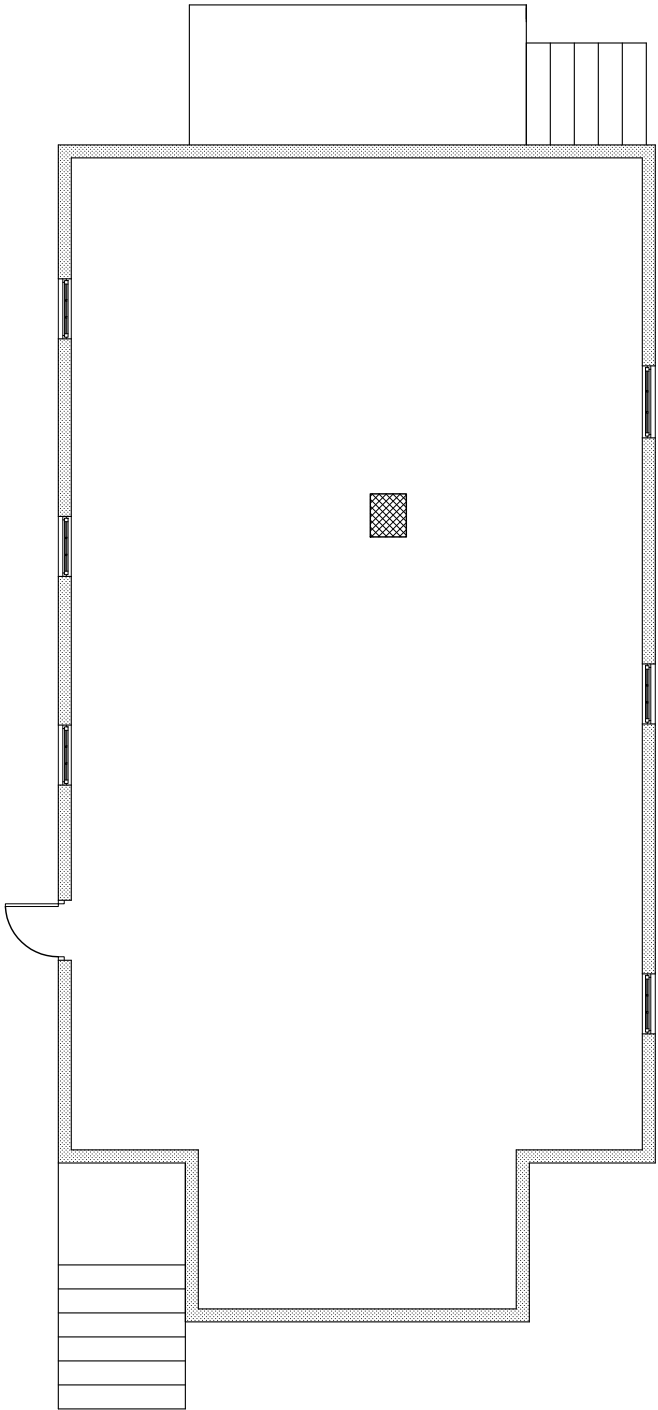


MANELA RESIDENCE
50 BARTLETT AVE
BELMONT MA 02478

COVER SHEET

Sheet
Number:

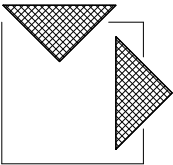
A1



1 PLAN
SCALE: 1/8" = 1'



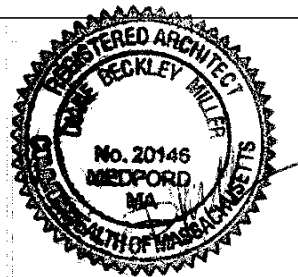
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
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6/30/22	PROGRESS
11/10/22	DESIGN DEVELOPMENT

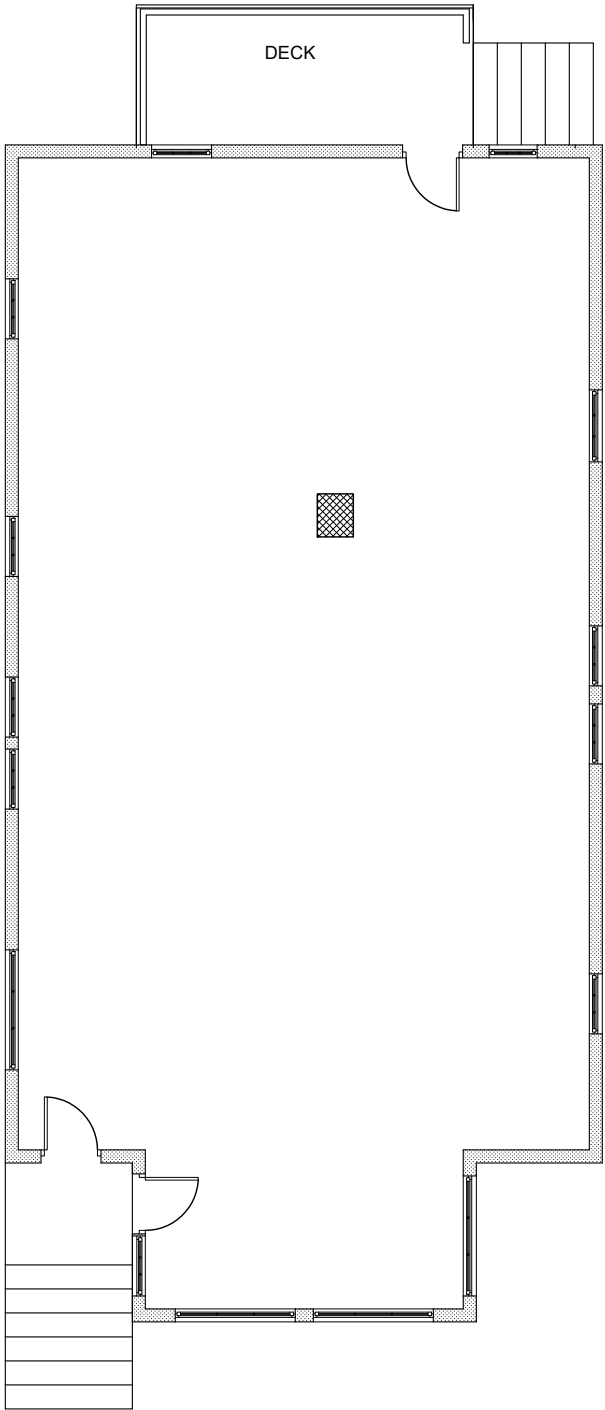


MANELA RESIDENCE
50 BARTLETT AVE
BELMONT MA 02478

EXISTING
BASEMENT

Sheet
Number:

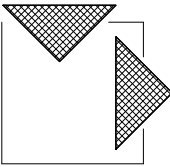
A2



1 PLAN
SCALE: 1/8" = 1'



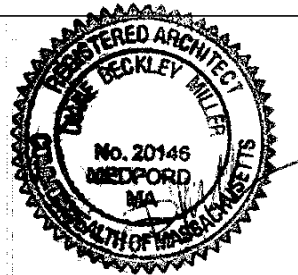
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
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6/30/22	PROGRESS
11/10/22	DESIGN DEVELOPMENT



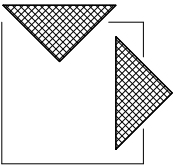
MANELA RESIDENCE
50 BARTLETT AVE
BELMONT MA 02478

EXISTING
FIRST FLOOR

Sheet
Number:

A3

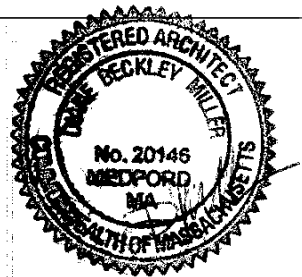
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
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Date:	Issued for:
8/2/21	SCHEMATIC DESIGN
6/30/22	PROGRESS
11/10/22	DESIGN DEVELOPMENT

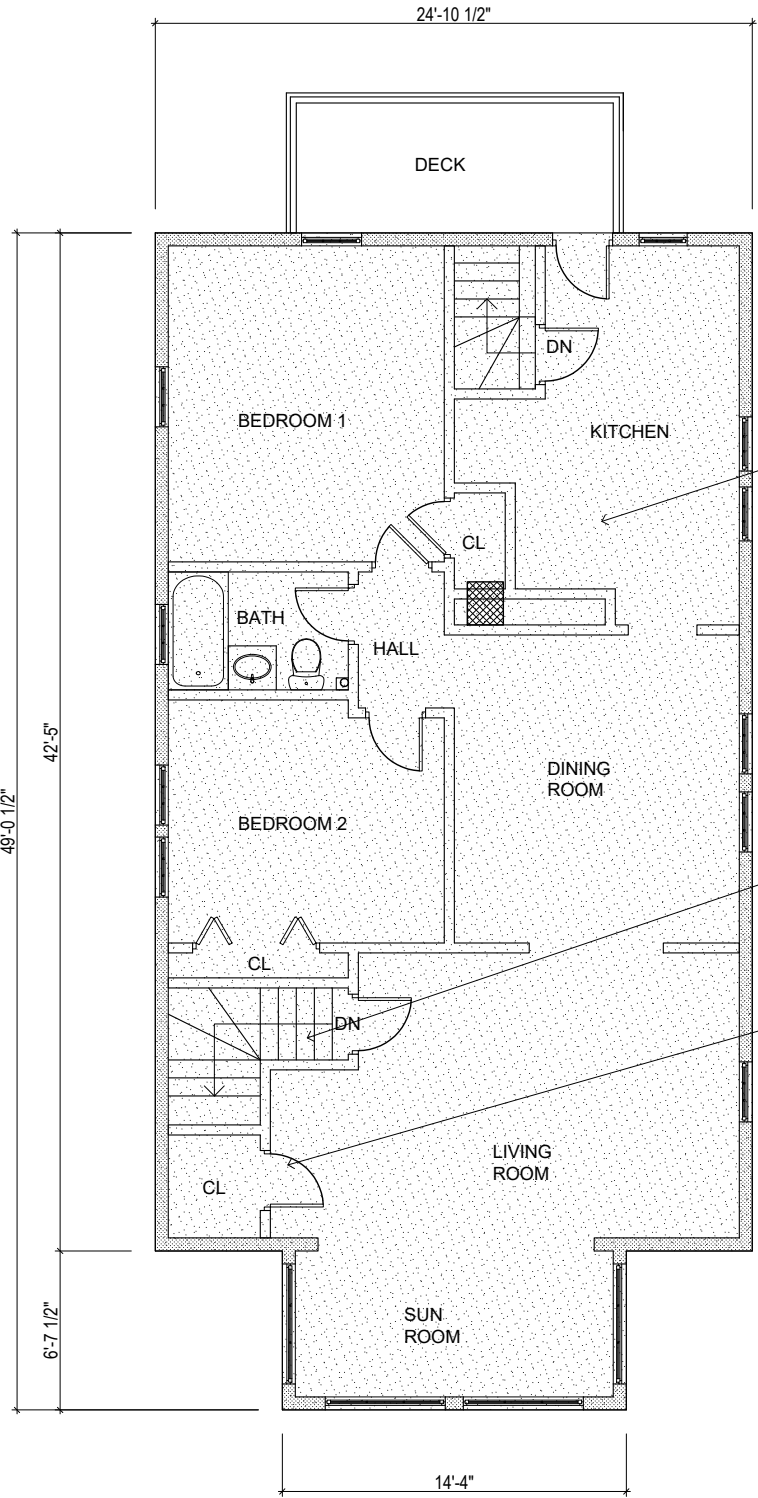


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EXISTING
SECOND FLOOR

Sheet
Number:

A4



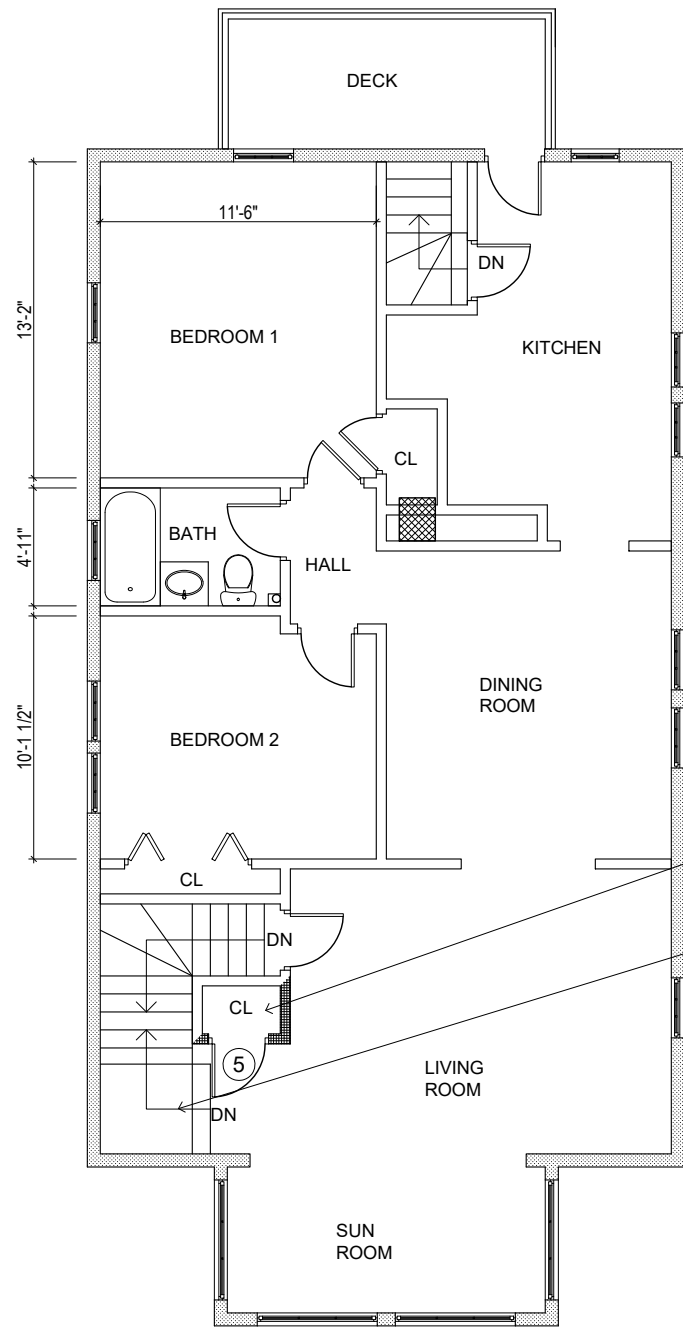
TONE INDICATES GROSS FLOOR AREA
1,150 sq ft

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'

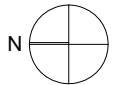




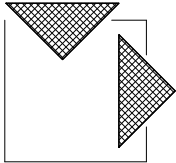
NEW COAT CLOSET

NEW STAIR UP TO ATTIC:
FLOOR TO FLOOR = 105" (BASED ON 2X6 JOISTS)
13 RISERS AT 8" EA;
2 LANDINGS AND 10 TREADS AT 9" EA

1 PLAN
SCALE: 1/8" = 1'



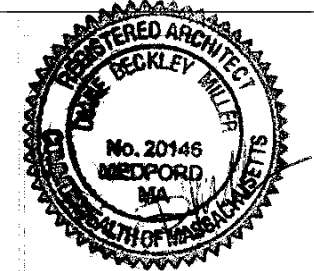
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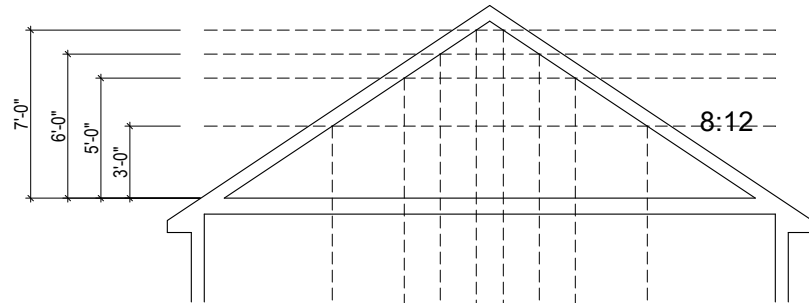


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NEW
SECOND FLOOR

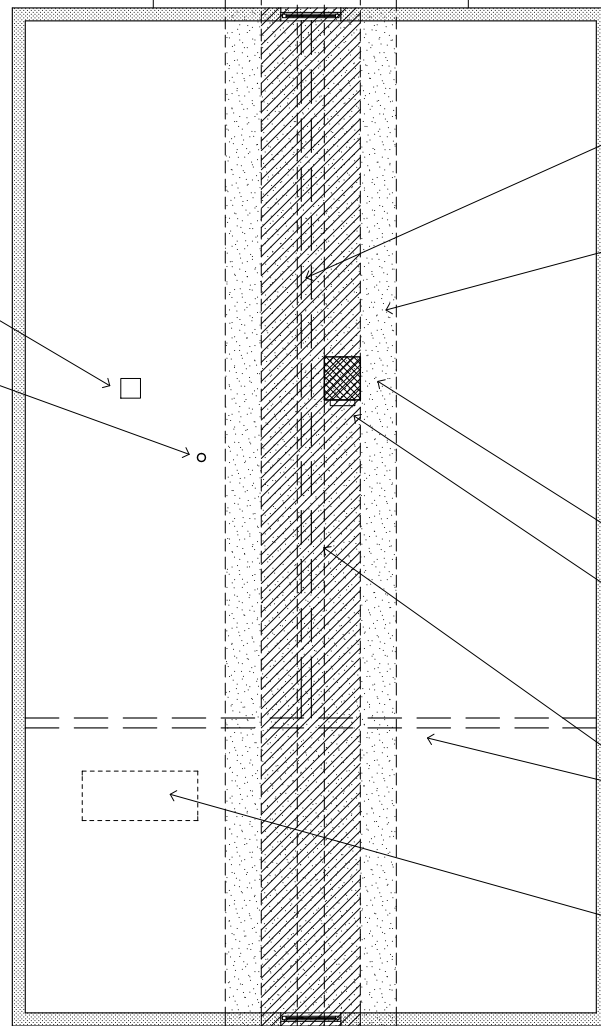
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Number:

A5



EXISTING MECHANICAL VENT FOR BATHROOM BELOW -
VENT TO BE REDIRECTED TO ACCOMMODATE NEW LAYOUT

EXISTING STACK / VENT TO REMAIN



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

175 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)

302 sq ft

EXISTING CHIMNEY TO REMAIN, CHIMNEY TO BE EXTENDED ABOVE
ROOF AS NEEDED TO ACCOMMODATE NEW ROOF AND TO MEET CODE

EXISTING ELECTRICAL SUB PANEL

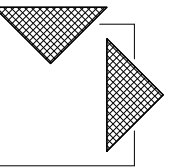
LOAD BEARING LINES BELOW

EXISTING ACCESS HATCH TO BE REMOVED

1 PLAN
SCALE: 1/8" = 1'



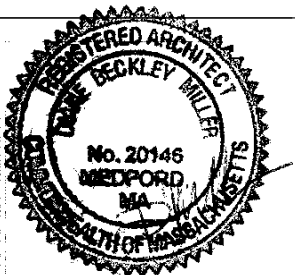
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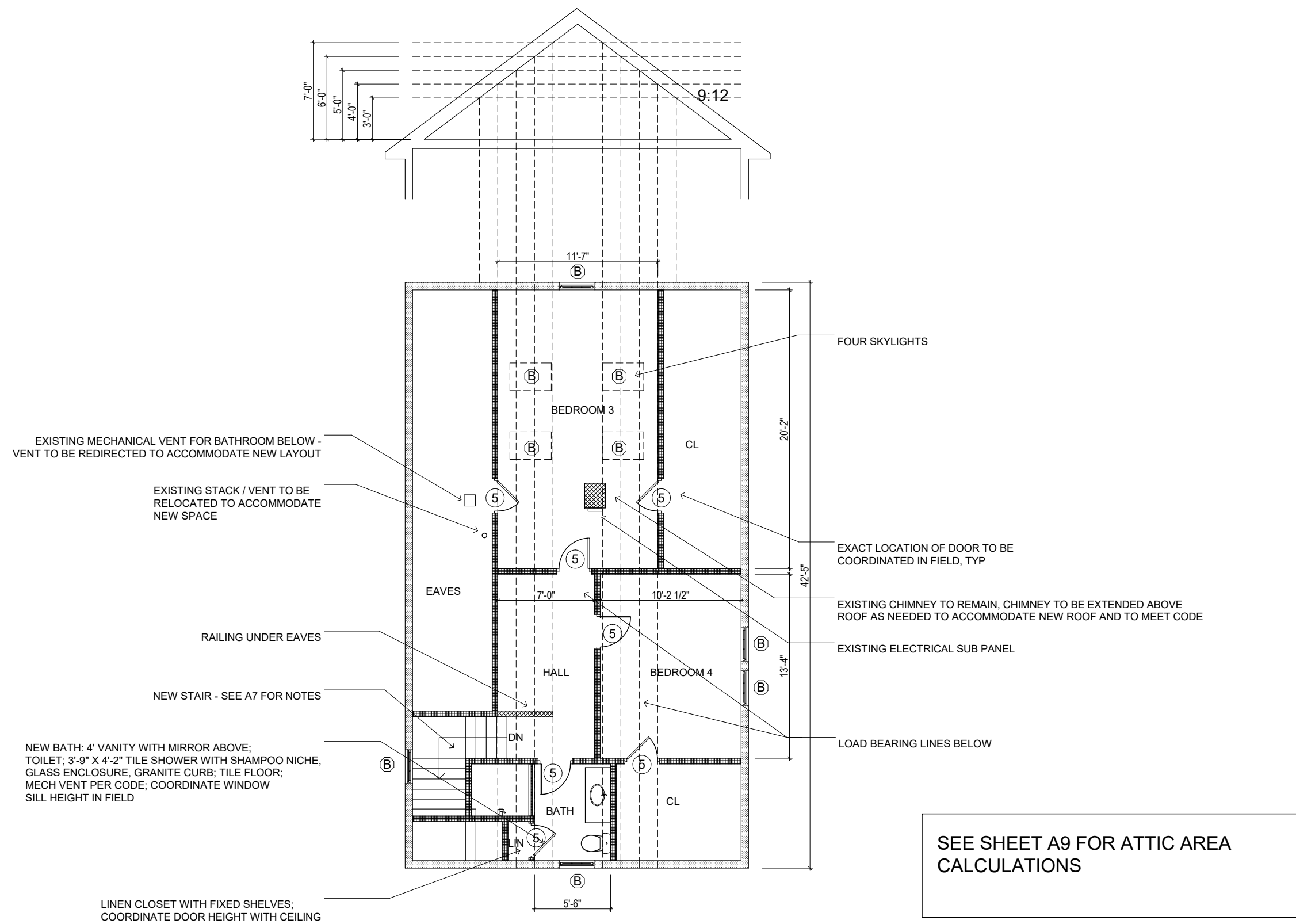


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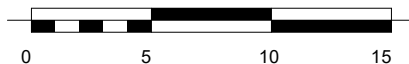
EXISTING
ATTIC

Sheet
Number:

A6



1 PLAN
SCALE: 1/8" = 1'



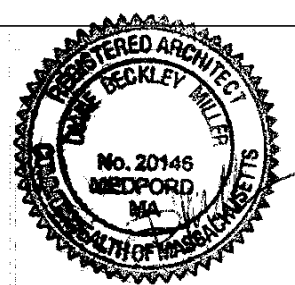
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NEW
ATTIC

Sheet
Number:

A7

HALF STORY AREA CALCULATIONS:

ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA

SECOND FLOOR AREA = 1150 SF
60% OF 1150 = 690 SF MAX
ACTUAL: 555 SF, CONFORMING (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 147'-10" LF

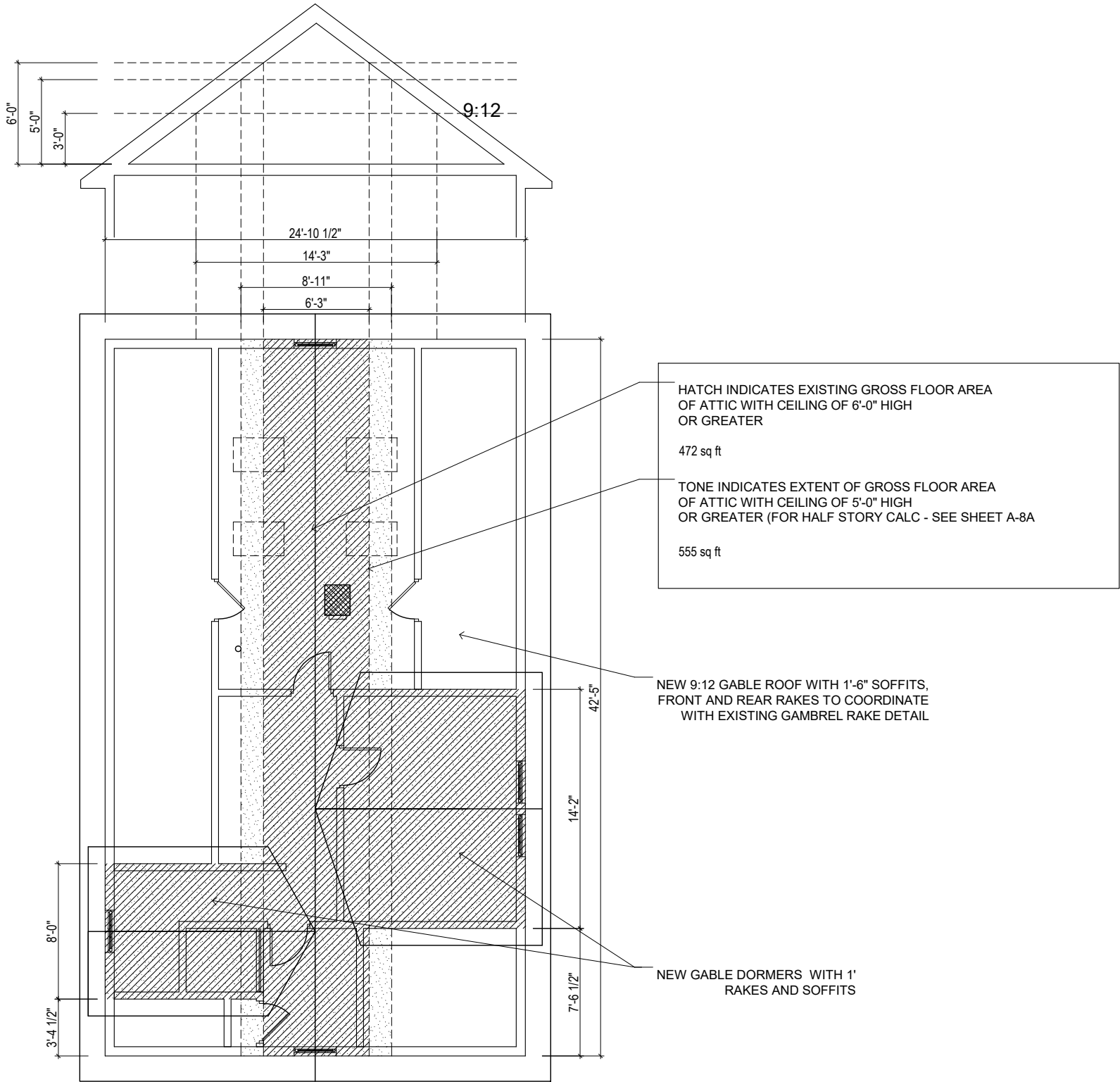
ALLOWABLE: MAX 73'-11" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 147'-10" PERIMETER).

ACTUAL: 14'-3" + 14'-3" + 8'-0" + 14'-2" = 50'-8", CONFORMING

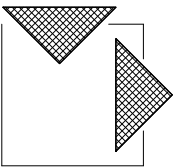
DORMER LENGTH CALCULATIONS:

ALLOWABLE: 31'-9 1/2" MAX PER ROOF SIDE (75% OF 42'-5")

ACTUAL: 18'-0" AND 14'-2", CONFORMING



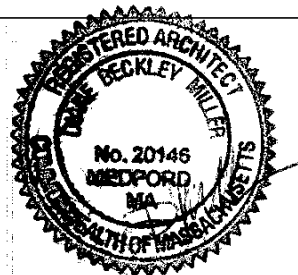
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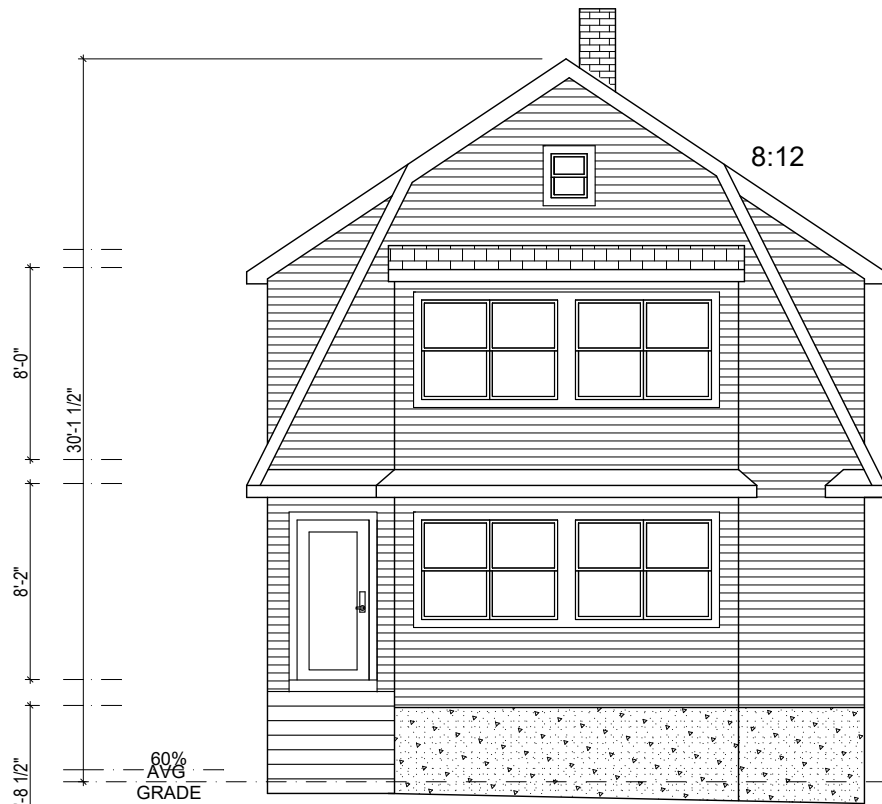


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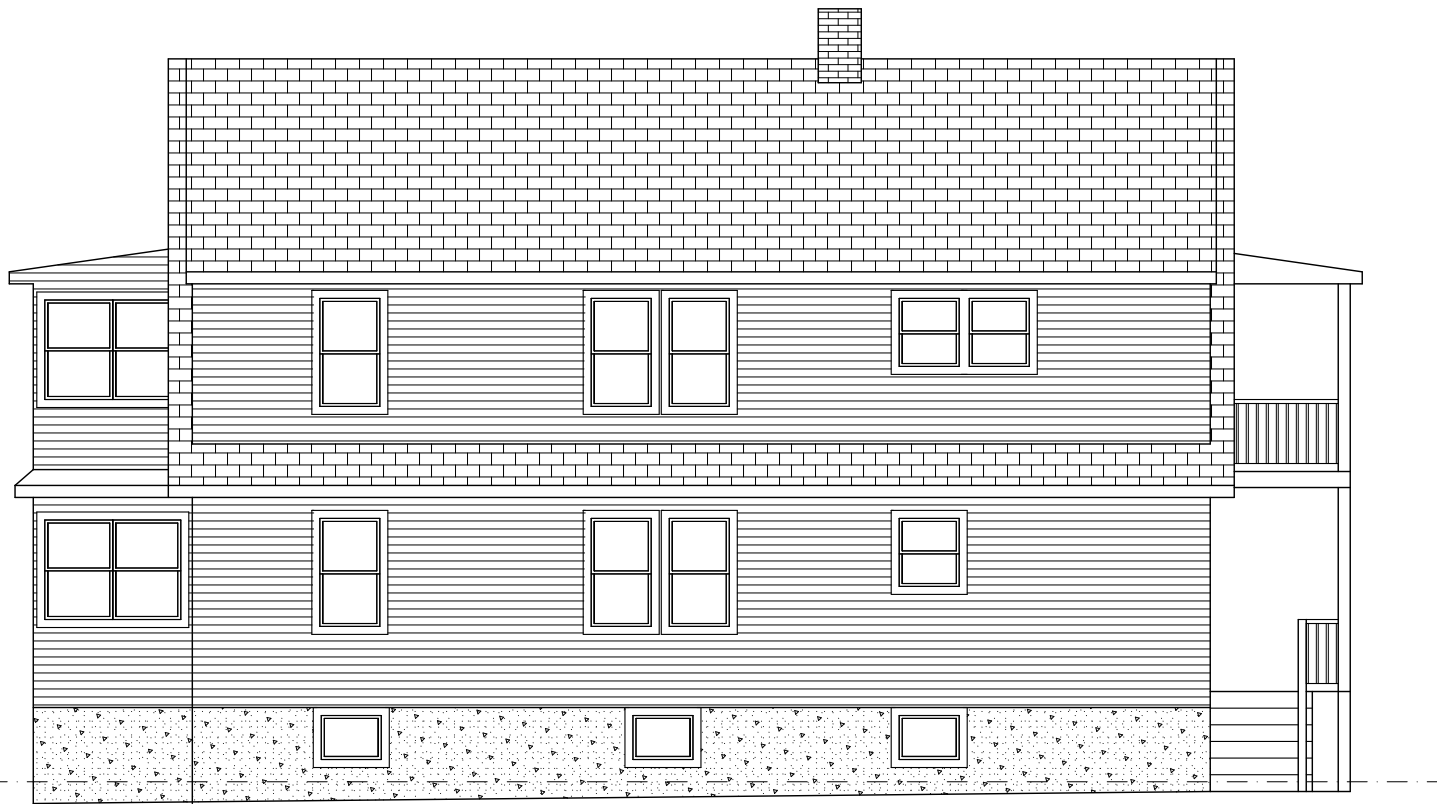
ATTIC CALCS AND
ROOF PLAN

Sheet
Number:

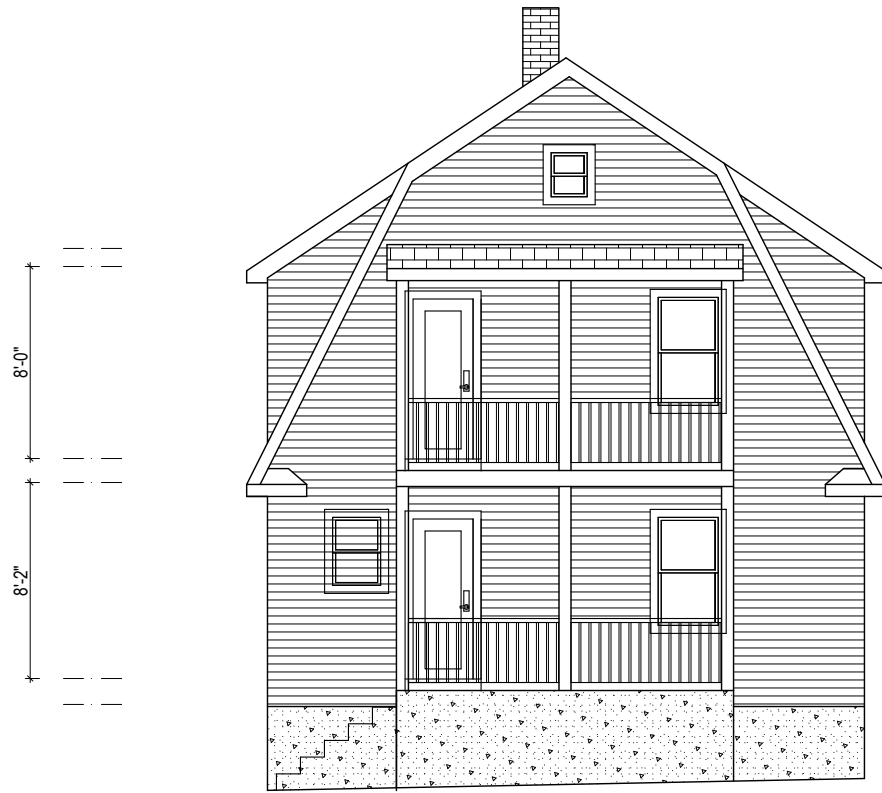
A8



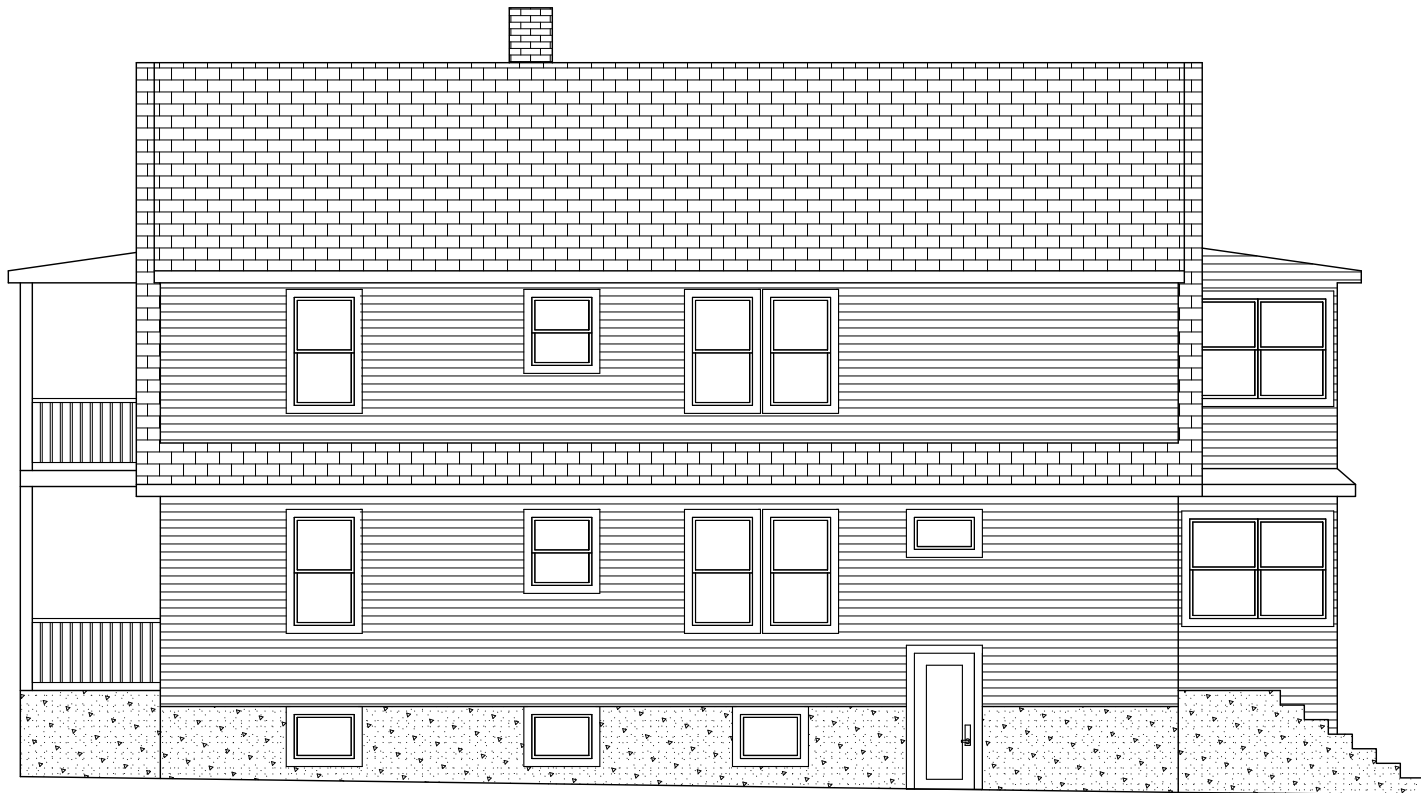
1 FRONT ELEVATION
SCALE: 1/8" = 1'



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

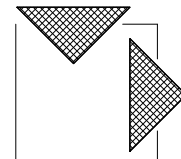


3 REAR ELEVATION
SCALE: 1/8" = 1'



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

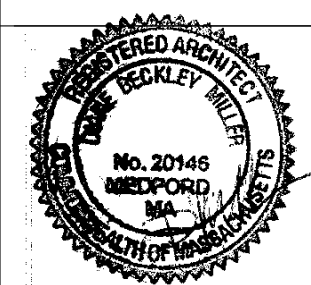
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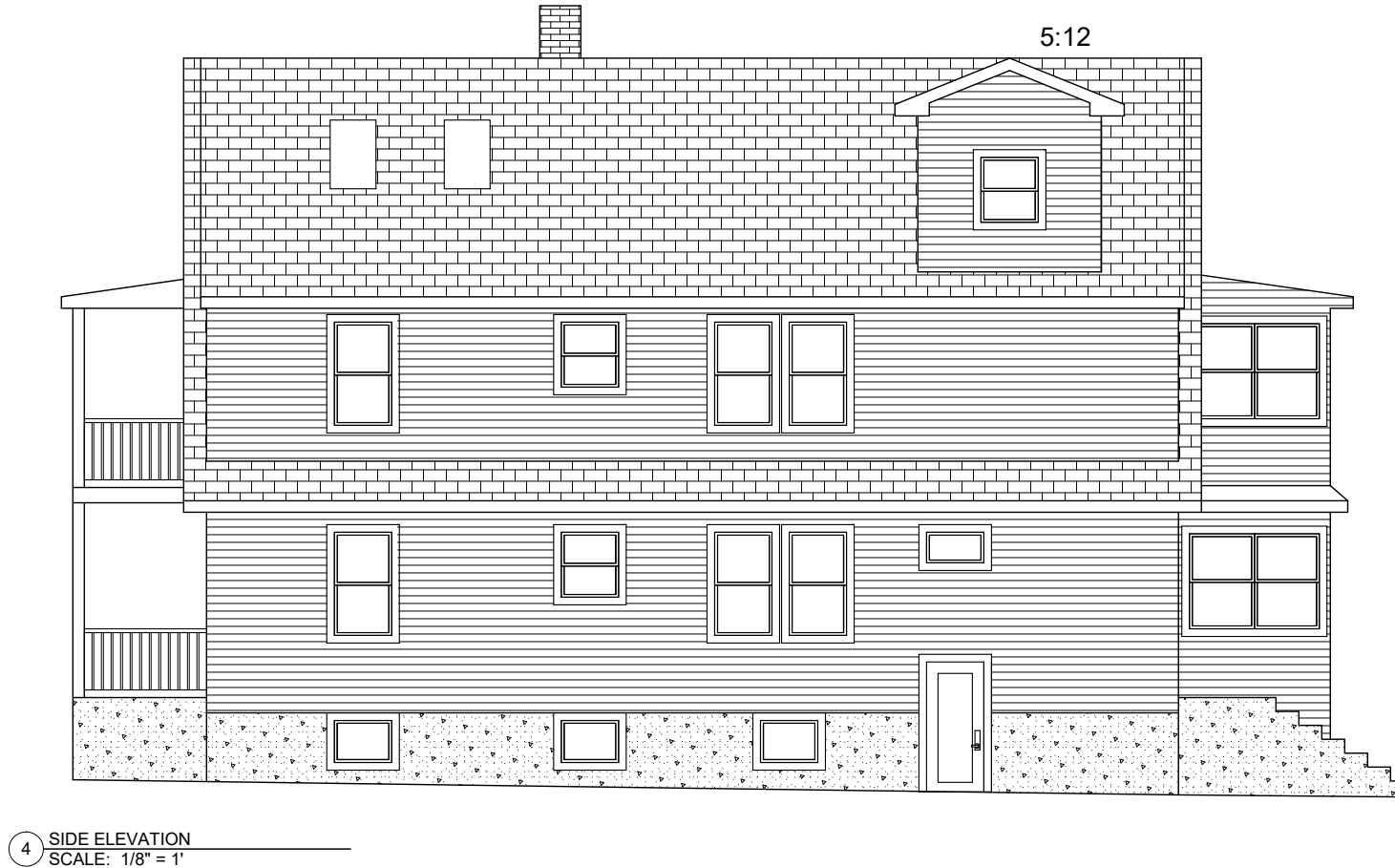
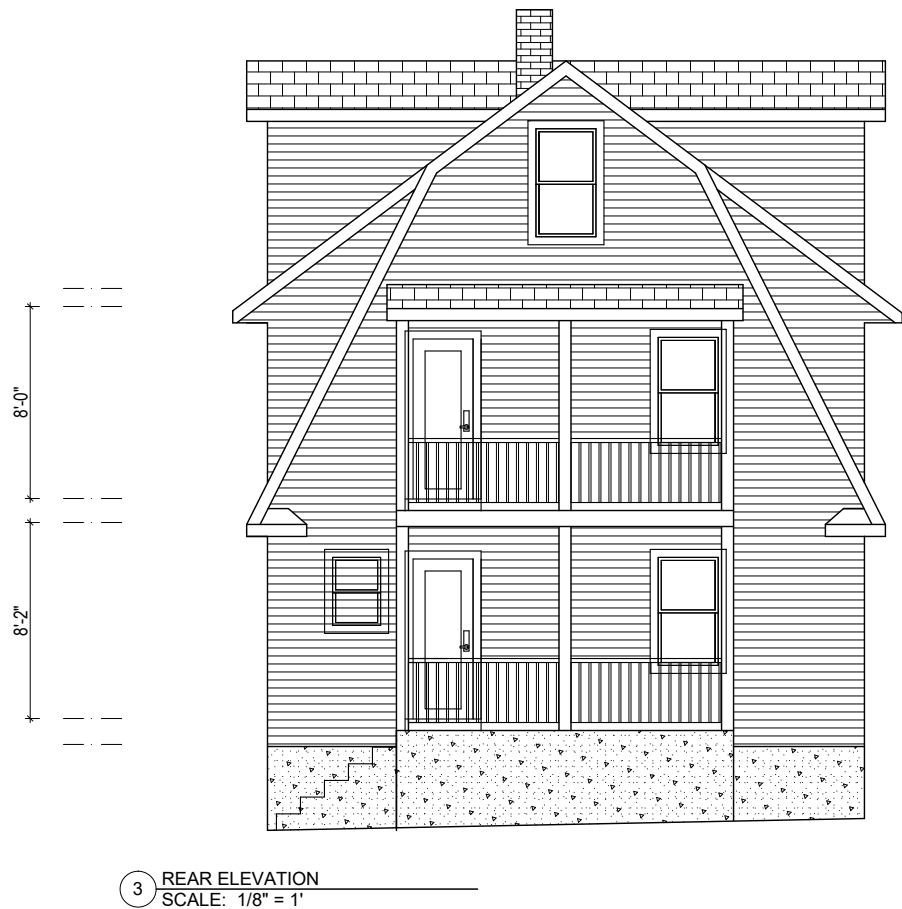
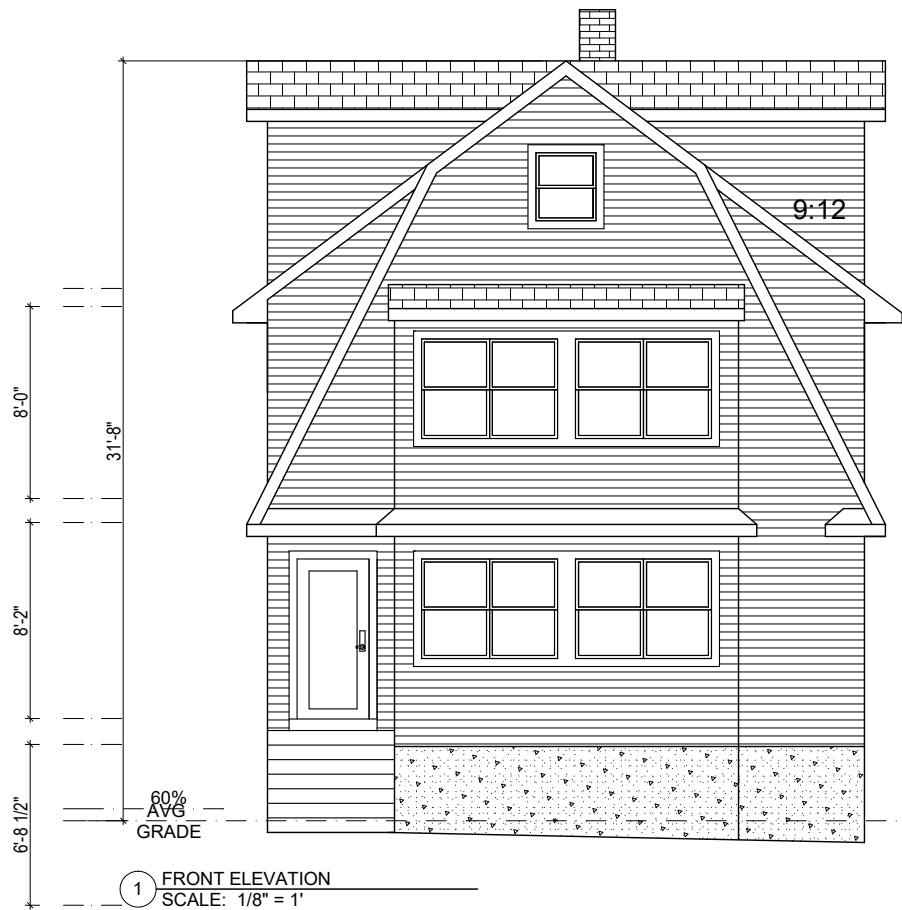


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EXISTING
ELEVATIONS

Sheet
Number:

A9

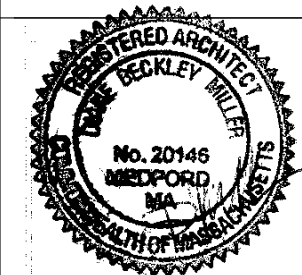


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NEW
ELEVATIONS

Sheet
Number:

A10