



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 3/28/22

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 16 Garfield Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for a two story rear addition and one story front 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 *John Perry*

Print Name John and Elisa Perry

Address 16 Garfield Road

Belmont, MA 02478

Daytime Telephone Number 617-272-5976



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

March 22, 2022

John and Elisa Perry  
16 Garfield Road  
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition and a Deck.

Dear Mr. and Mrs. Perry,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story addition and a deck at 19 Garfield Road located in a Single Residence B Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2.2 of the Zoning By-Laws Dimensional Regulations allow maximum lot coverage of 25%.

1. The existing lot coverage is 28.8% and the proposed is 28.1%.

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

**Belmont ZBA**

**Special Permit Narrative Statement**

**16 GARFIELD ROAD**

Elisa and John Perry of 16 Garfield Road seek a special permit in order to maintain a nonconforming lot coverage. The existing lot coverage is 28.8% and the proposed is a slightly reduced 28.1%. The difference in lot coverage is due to the removal of a detached two car garage and the subsequent addition of a rear expansion, resulting in a net improvement of the lot coverage.

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

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

The existing home is 3,414 sf (gross) and the proposed addition is 699 sf (gross). The main addition is on the rear of the home, preserving the character as seen from the street. The rear addition is intentionally designed to break up the massing as seen from the back yard. The second floor expansion is set in from the sides so as to minimize the impact as seen from the neighbors' backyards. The proposed peak of the rear addition is 5'-9" lower than the peak of the main house.

The scope also includes expanding the attached garage space forward by 1.8', accounting for 27 sf (gross) of the overall increase, in order to fit the Perry's vehicle. This expansion is underneath an existing roof overhang that will remain, thereby minimizing the effect on the facade.

Currently, the property has a nonconforming lot coverage and open space. This proposed remodel and the associated sitework actually improves both of those. By demolishing the garage and eliminating a significant amount of asphalt, the lot coverage will be slightly reduced, and the open space will be significantly improved – from a nonconforming 46.2% to a conforming 55.5%. The proposed scope is in conformance with all other zoning setback requirements.

The proposed TLA is 3,179 sf (first and second floor). The neighborhood has an eclectic mix of homes including several that are significantly larger than this. Comparative TLA numbers within the immediate neighborhood (from assessors database) include:

- 11,014 sf - 164 Prospect
- 10,853 sf - 42 Kenmore
- 8,435 sf - 143 Prospect
- 6,586 sf - 5 Fieldmont
- 6,404 sf - 85 Clifton
- 4,063 sf - 139 Clifton
- 3,525 sf - 8 Fieldmont
- 3,179 sf - *Proposed 16 Garfield*

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

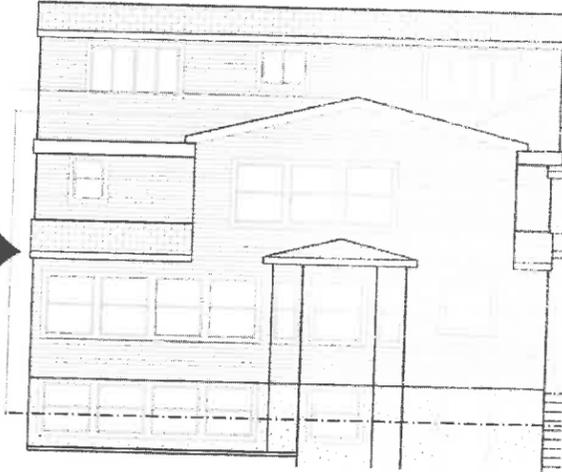
In summary, the overall effect will be in harmony with the architecture and scale of the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.

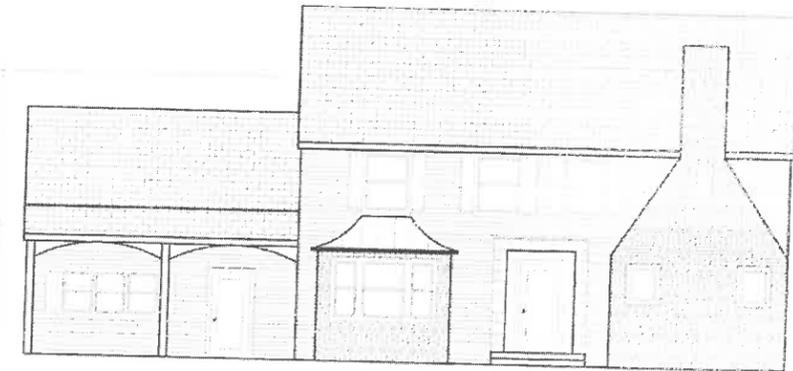
# 16 Garfield Rd



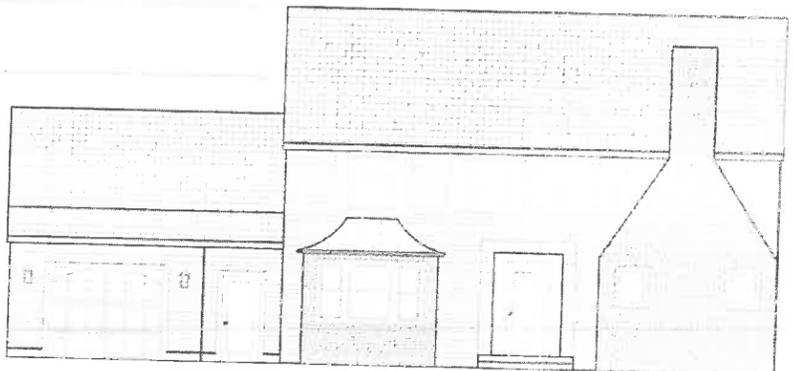
Existing flat facade will be made less harsh by rear addition. Also, average roofline will be lowered.



To be demolished: A large 2-car garage and driveway that covers the backyard.



The profile as seen from the front will not change



## 16 Garfield Road- Neighborhood

The Abutters on the addition-side of the house (22 Garfield Road) have both a large rear addition and 2-car garage on the rear of their property.



The front will be in harmony with the street, as there are many other side garages in the neighborhood.



16 Garfield Road- Neighborhood

Many Large homes in neighborhood, including 42 Kenmore Road, only 3 houses away, currently under construction



42 Kenmore Road



8 Fieldmont



164 Prospect



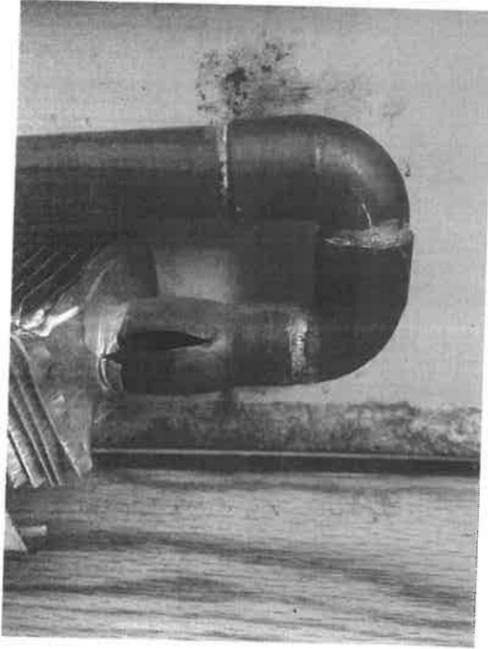
95 Clifton

16 Garfield Road

Much Needed Renovation

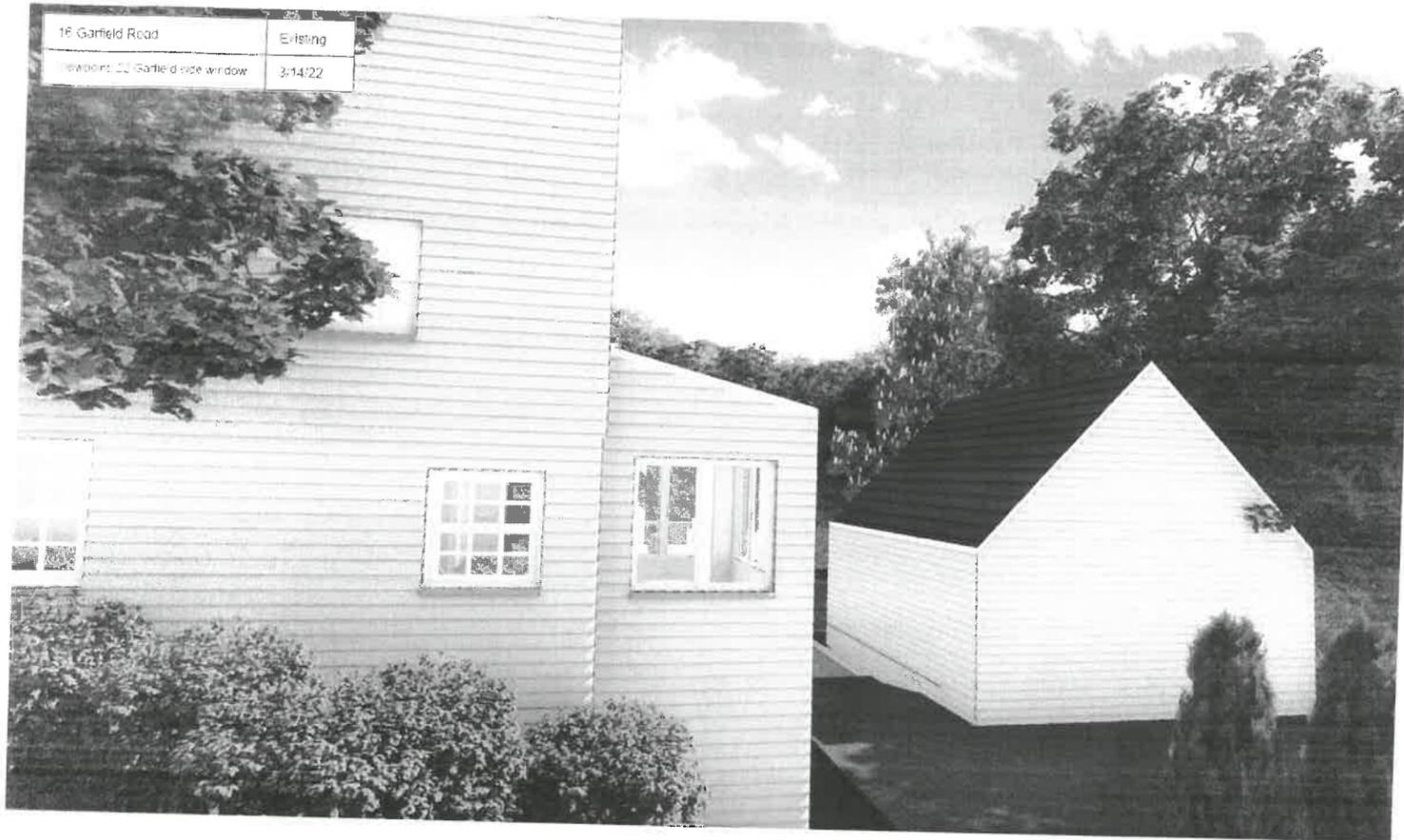
Existing Family Room is unable to maintain heat in the winter

Originally a garage-built on slab

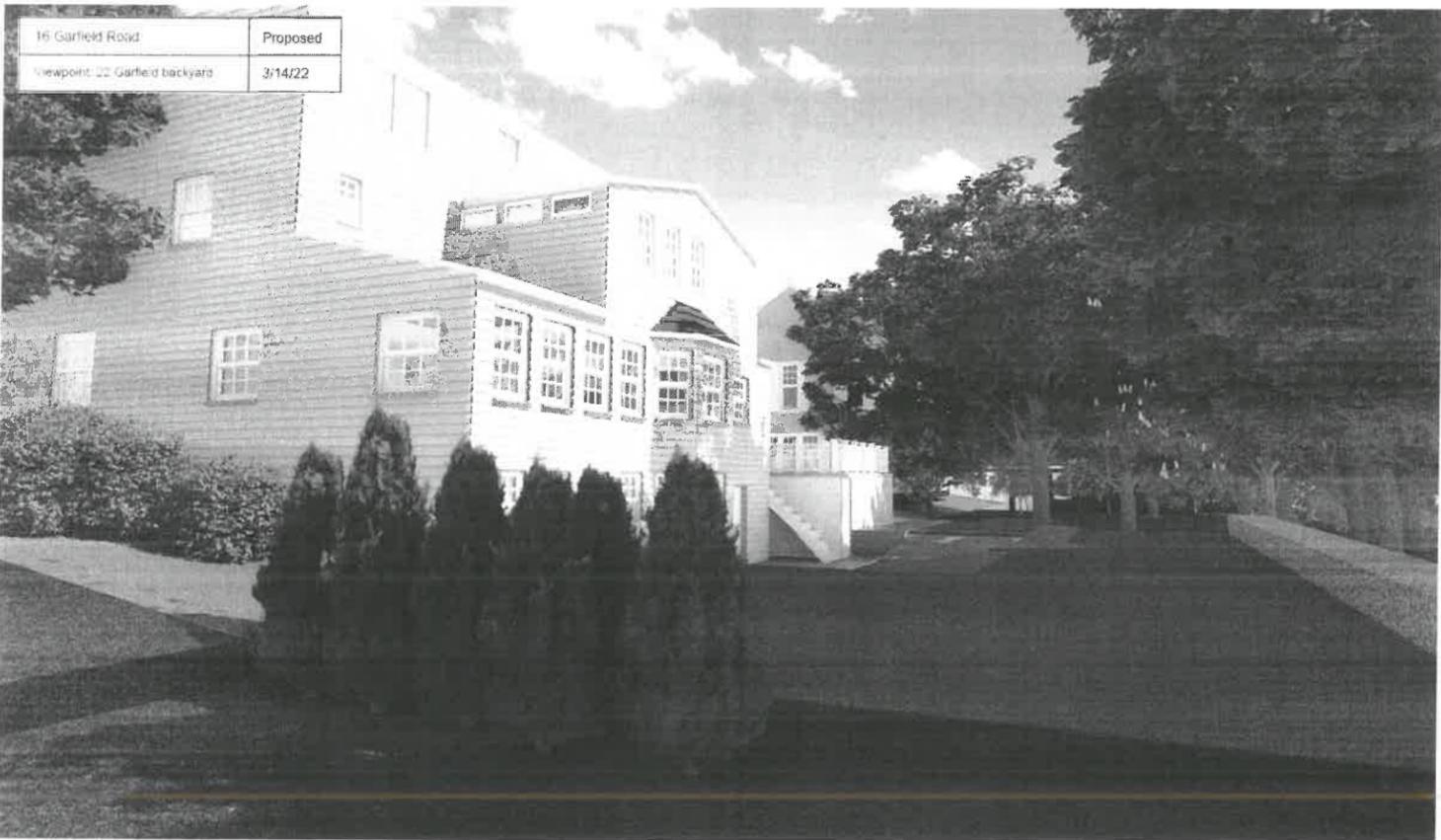


Ceiling transition is too low:  
Taller people bump head

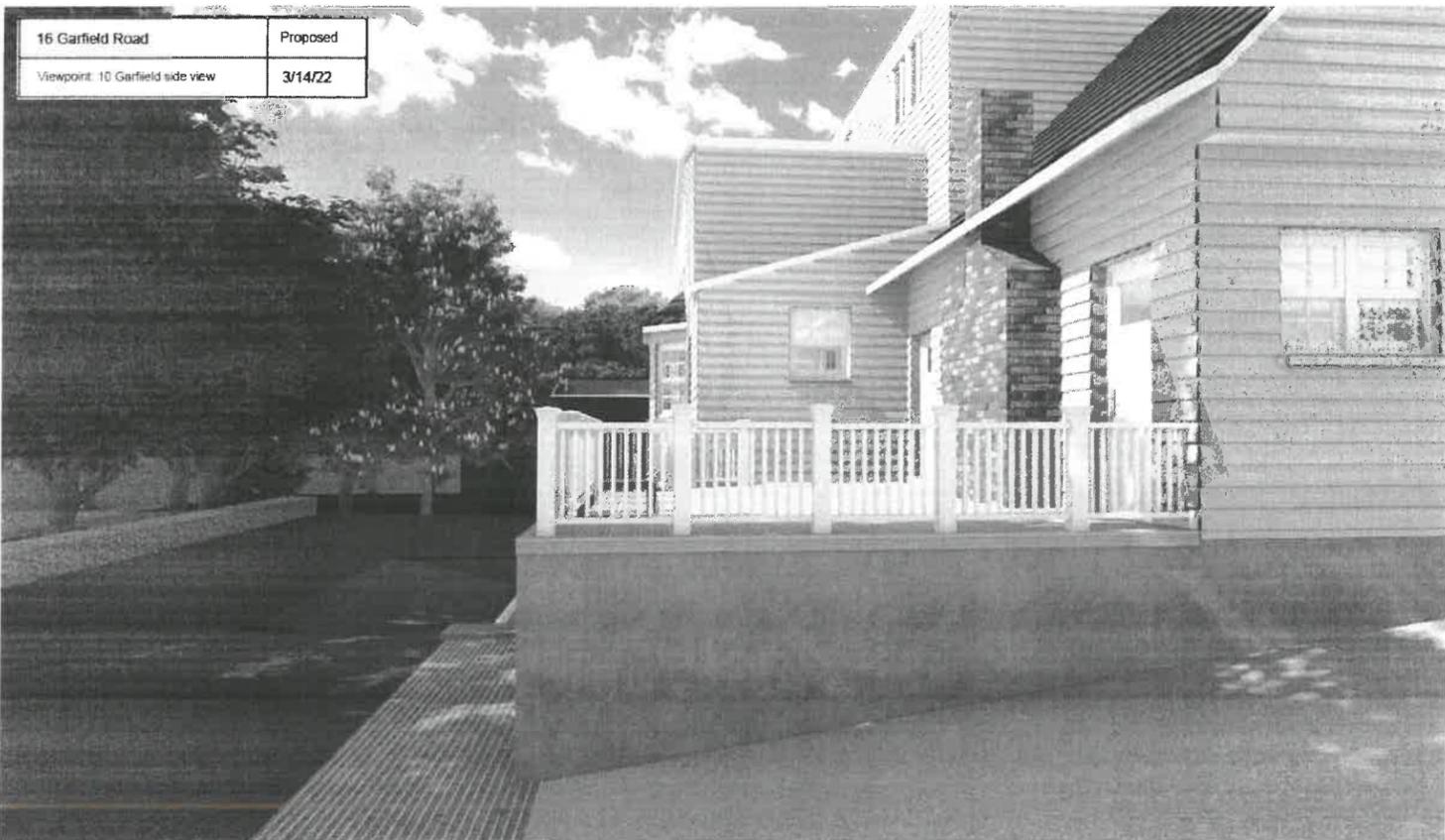
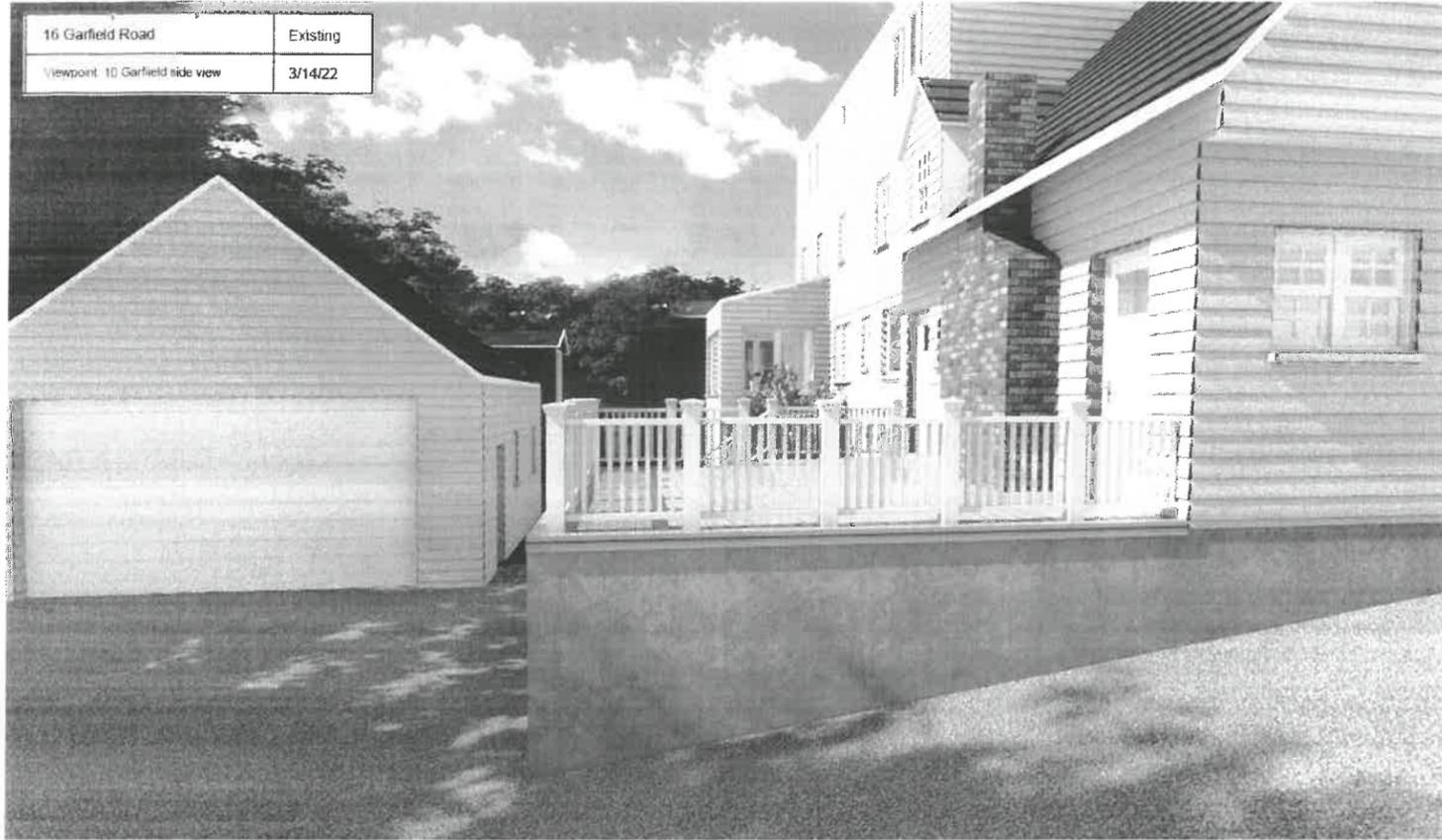
Viewpoint from side of 22 Garfield Road

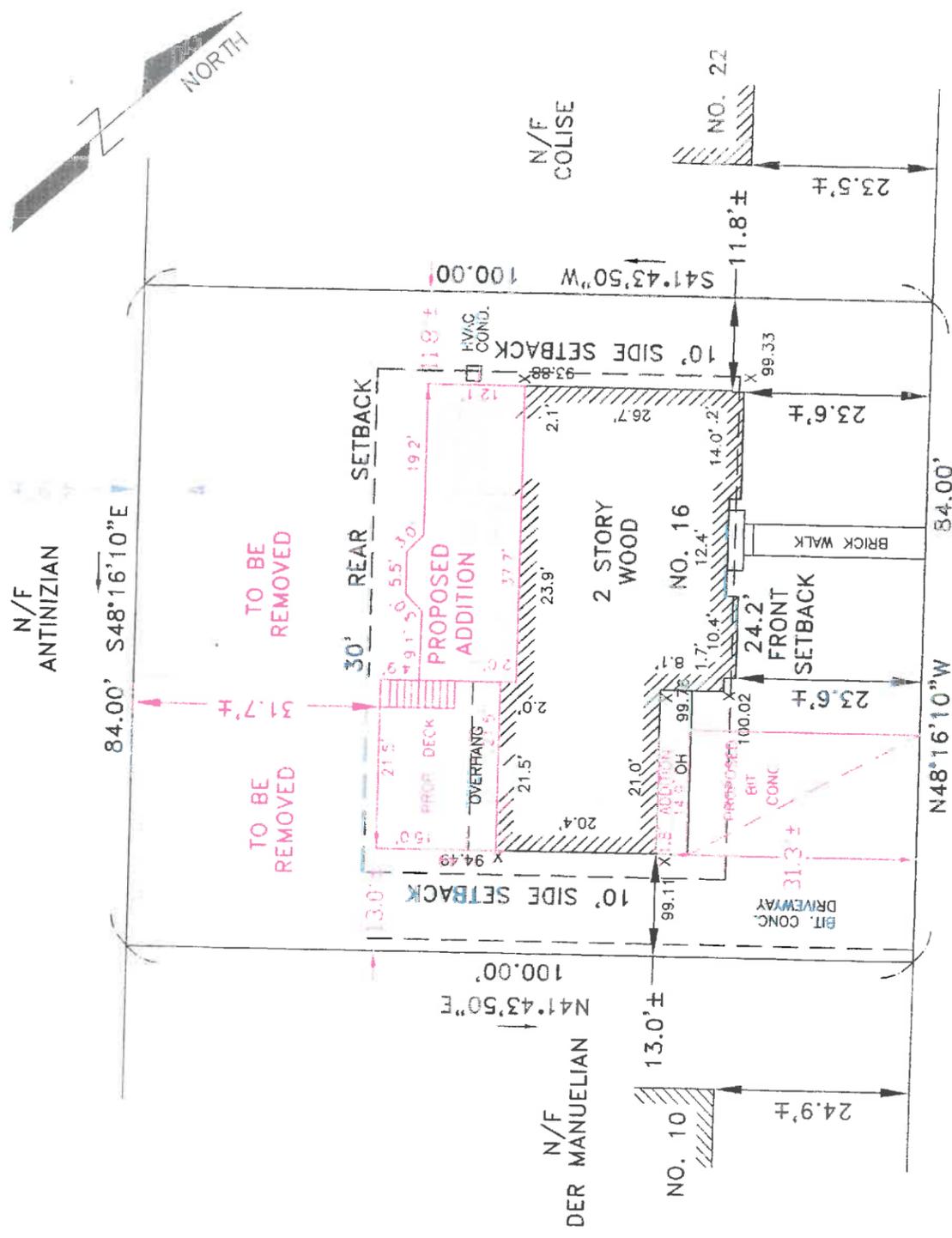


Viewpoint from backyard of 22 Garfield



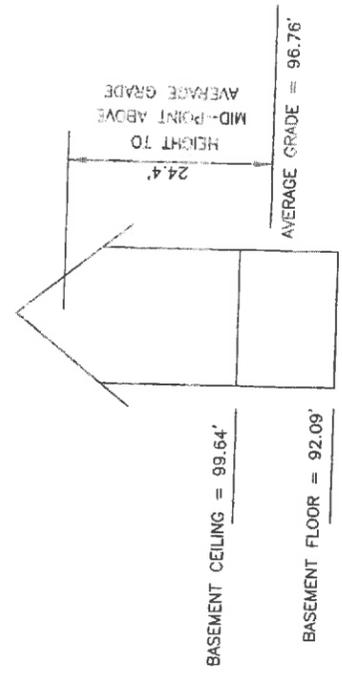
Viewpoint from side of 10 Garfield Road



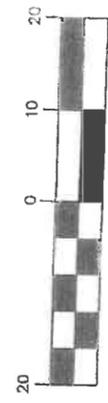


# GARFIELD • 5" TREE ROAD

LOT AREA = 8,400 S.F.±  
 EXISTING BUILDING = 1,912 S.F.±  
 EXISTING GARAGE = 510 S.F.±  
 EXISTING PAVEMENT = 2,095 S.F.±  
 PROPOSED PAVEMENT = 1,376 S.F.±  
 PROPOSED NET ADDITION = -97 S.F.±  
 EXISTING LOT COVERAGE = 28.8%  
 PROPOSED LOT COVERAGE = 28.1%  
 EXISTING OPEN SPACE = 46.2%  
 PROPOSED OPEN SPACE = 55.5%



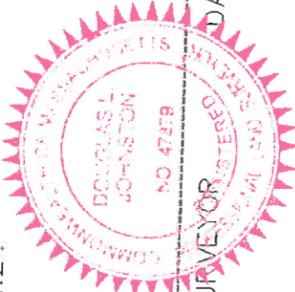
- NOTES
- SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. 257718
  - SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT PLAN 15528-B.
  - SUBJECT PARCEL IS LOCATED IN ZONE SRB.
  - SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
  - ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
  - FRONT SETBACK=24.9+23.5=48.4; 48.4/2=24.2;  
FRONT SETBACK=24.2'.



CERTIFIED PLOT PLAN  
 IN  
 BELMONT, MA

SCALE: 1" = 20' MARCH 25, 2022

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


  
 [Signature] 3/25/22 DATE  
 PROFESSIONAL LAND SURVEYOR

## Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 16 Garfield Road Zone: SRB

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 S.F.	8,400 S.F.	8,400 S.F.
Lot Frontage	90'	84'	84'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	28.8%	28.1%
Open Space	50%	46.2%	55.5%
Front Setback	24.2'	23.6'	31.3'
Side Setback	10'	11.8'	11.8'
Side Setback	10'	13.0'	13.0'
Rear Setback	30'	31.7'	31.7'
Building Height	30'	24.4'	24.4'
Stories		TO MID-POINT	TO MID-POINT
½ Story Calculation See basement calc. sheets.			

**NOTES:**

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

*D. Johnston* 3/25/22

DLJ Geomatics  
276 North Street  
Weymouth, MA 02191  
[landsurv23@gmail.com](mailto:landsurv23@gmail.com)  
781-812-0457

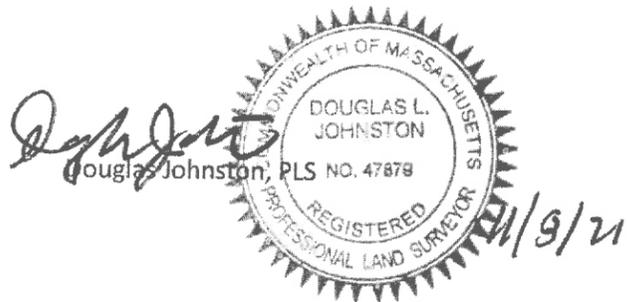
16 Garfield Road  
Belmont, MA 02478

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

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

$855.87/1,315.99 = .6504$

The foundation walls are 65.04% below grade.



SEG "A"

CEILING = 99.64

21.0  
+ 7.55  
-----  
158.55  
TOTAL  
FACE  
OF  
WALL

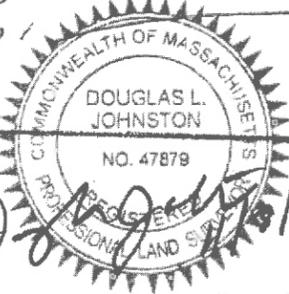
99.11  
- 1.0  
+ 7.35  
-----  
105.46  
BELOW  
GRADE

54.75  
- 38.55  
-----  
16.20  
= 97.35

97.35%  
BELOW  
GRADE

FLOOR = 92.09

21.0'



SEG "B"

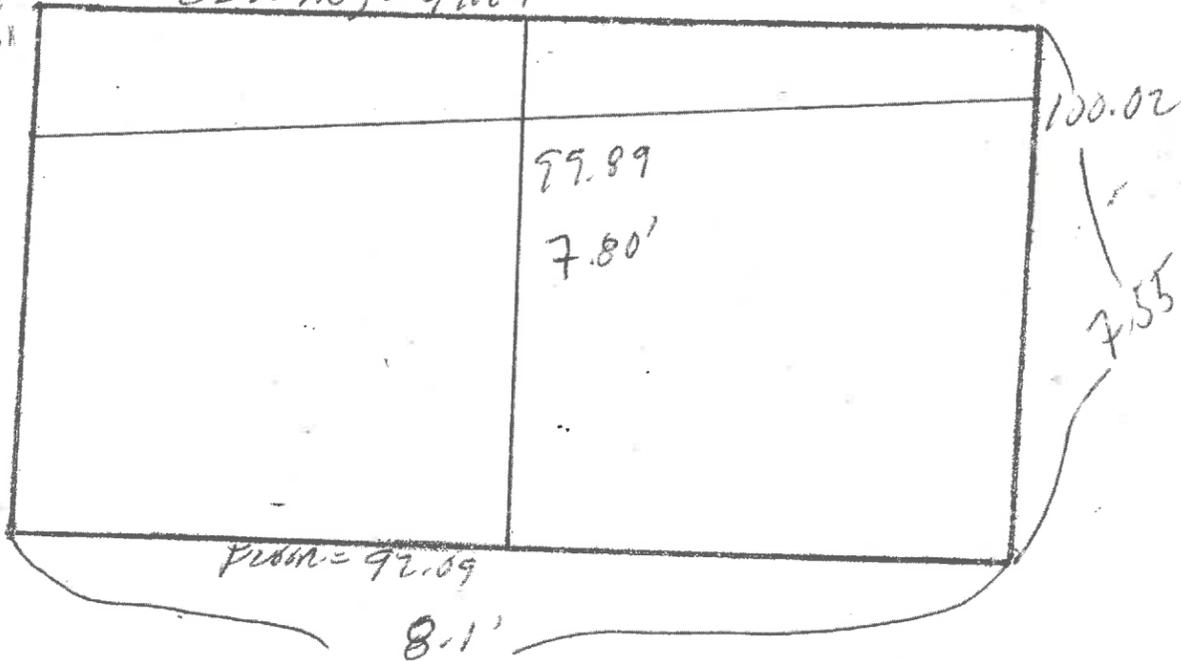
CEILING = 99.64

1.1  
+ 7.55  
-----  
8.65  
TOTAL  
FACE  
OF  
WALL

99.76  
- 20%  
BELOW  
GRADE

FLOOR = 92.09

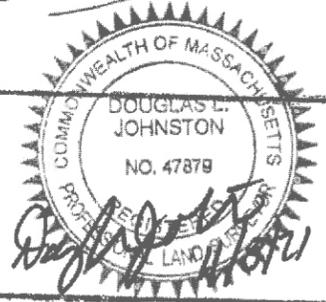
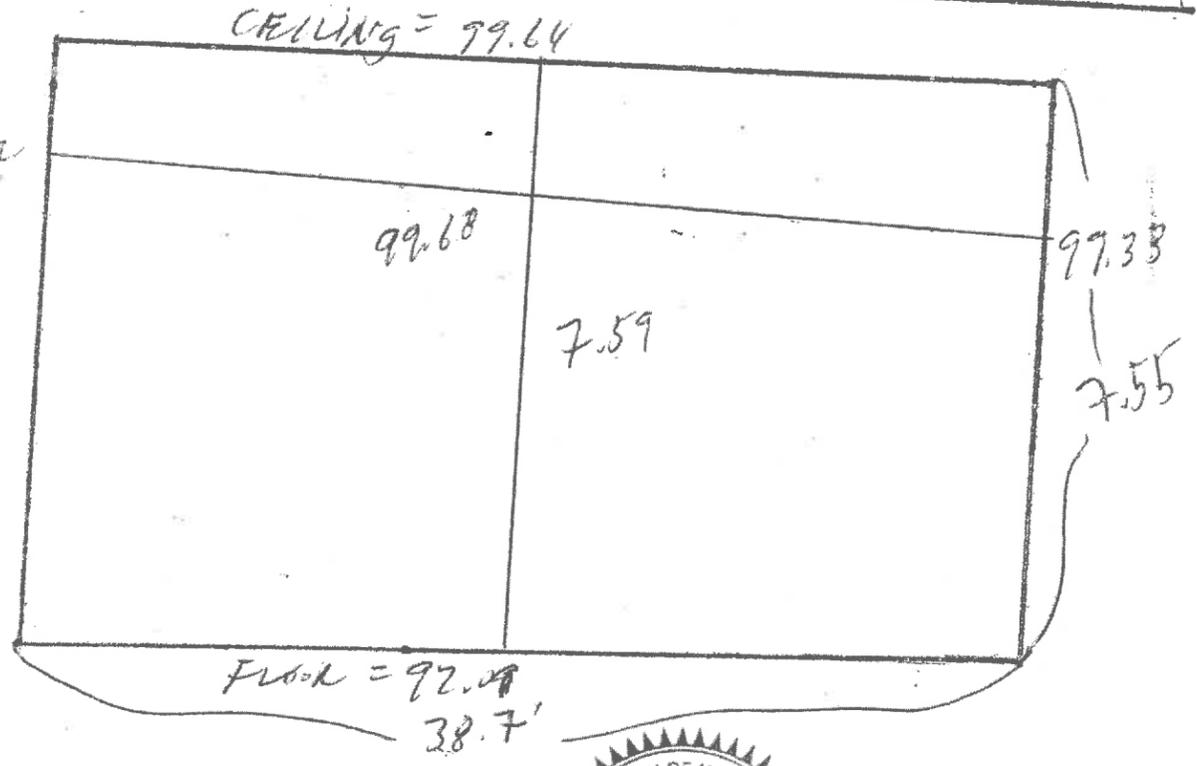
8.1'



$$\begin{array}{r} 38.7 \\ + 7.55 \\ \hline 292.19 \\ 108.02 \end{array}$$

100%  
BELOW  
GRADE

SEG "C"



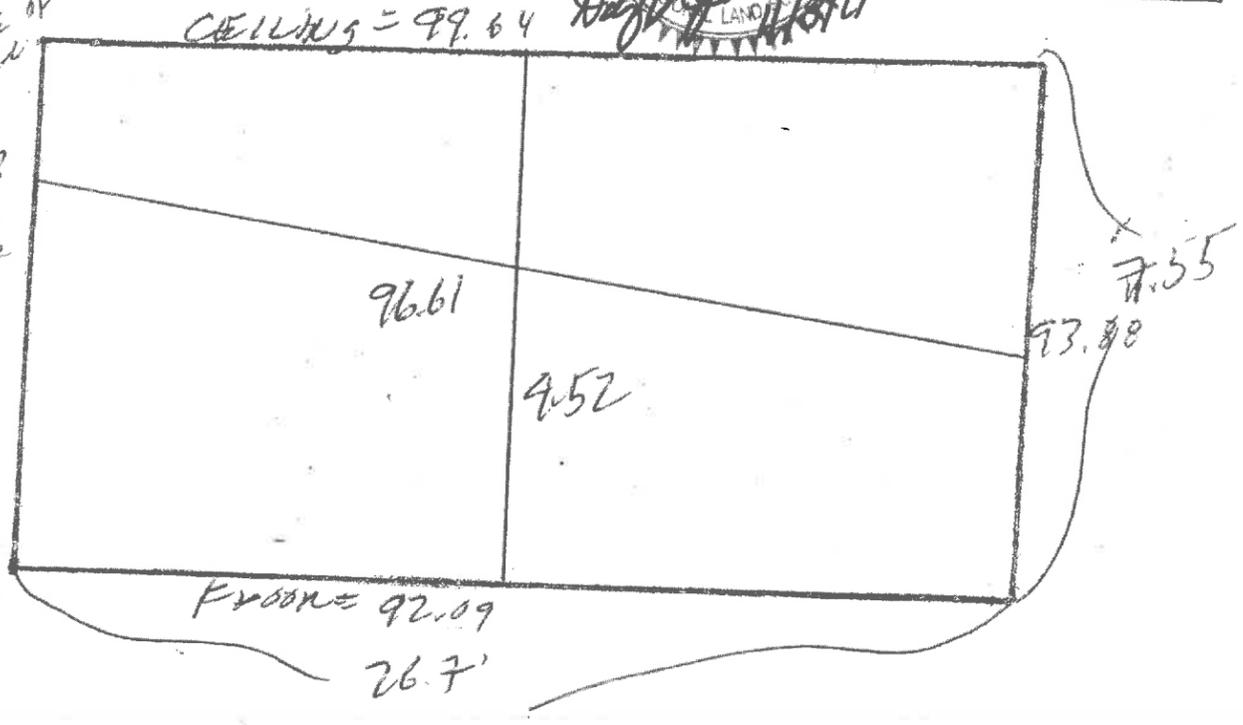
SEG "D"

$$\begin{array}{r} 6.7 \\ 7.55 \\ \hline 01.59 \end{array}$$
 TOTAL  
FACE OF  
WORK

$$\begin{array}{r} 7 \\ 0.52 \\ \hline 0.68 \end{array}$$
 BELOW  
GRADE

$$\frac{68}{39} = .5986$$

.86%  
BELOW  
GRADE



SEG E

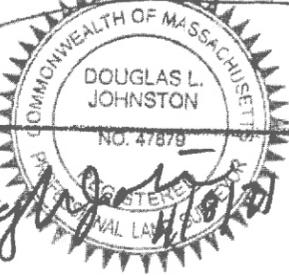
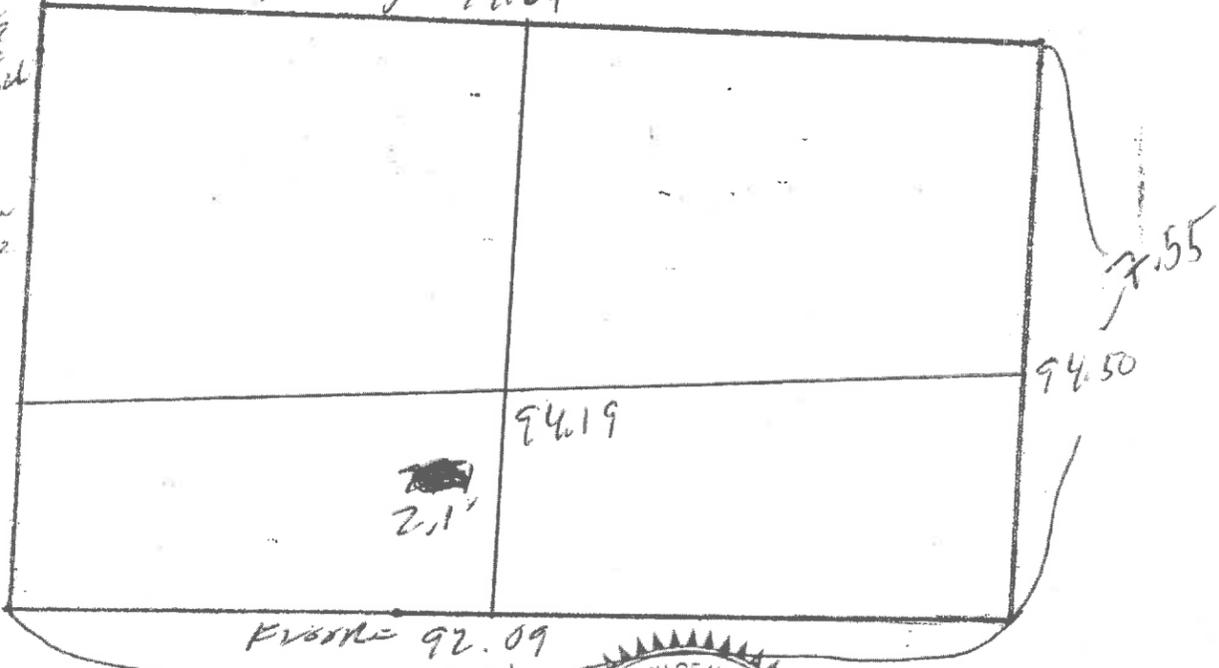
CEILING = 99.64

37.9  
17.55  
28.15  
TOTAL  
FACE  
OF  
WALL

77.9  
2.1  
79.59  
BELOW  
GRADE

19.59  
86.15  
93.98  
27.81

7.81%  
BELOW  
GRADE



SEG F

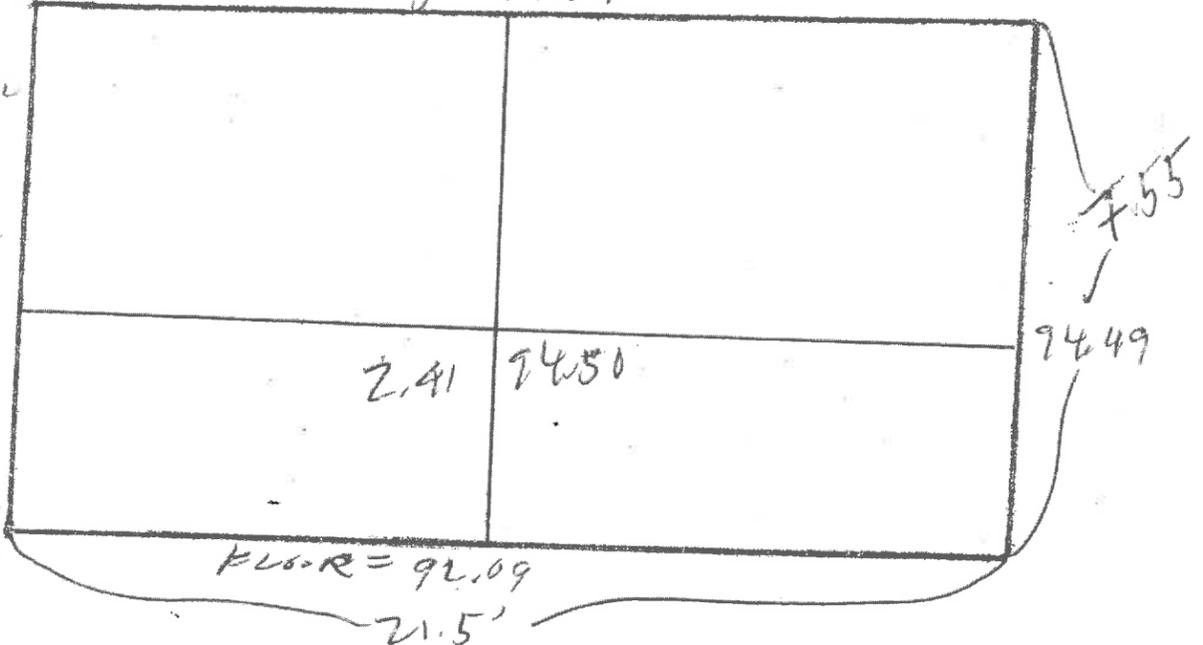
CEILING = 99.64

1.5  
7.35  
62.33  
TOTAL  
FACE  
OF  
WALL

5  
2.41  
82  
BELOW  
GRADE

82  
33  
7192

92%  
BELOW  
GRADE



SEG 'G'

CEILING = 99.64

TOTAL  
FACE OF  
WALL

20.4  
x 7.55  
154.02

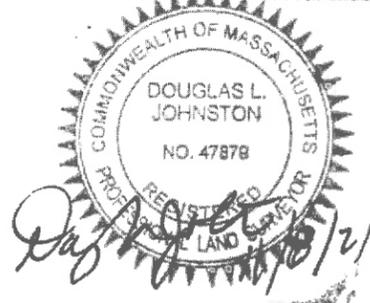
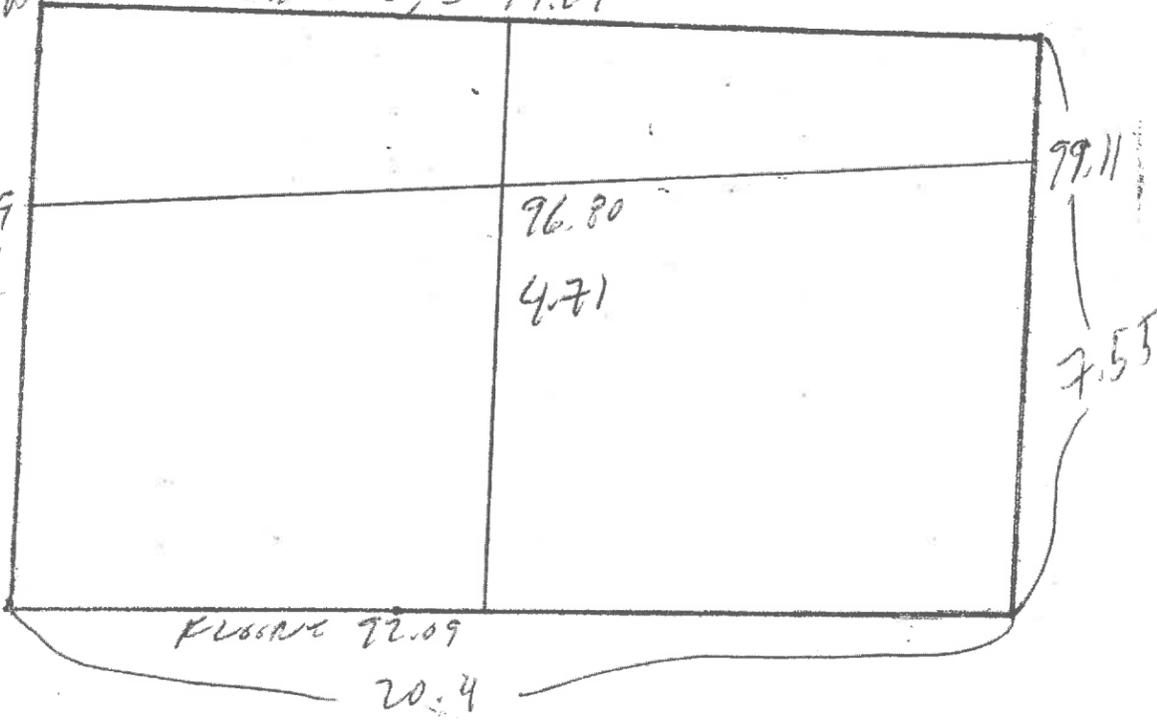
74.49

BELOW  
GRADE

20.4  
4.71  
76.58

6.08 = .6238  
4.02

2.38%  
BELOW  
GRADE



**GENERAL NOTES:**

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
9. HVAC CONTRACTOR TO MODIFY EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO CONVERT TO HEAT PUMPS.
10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.
11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.
13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
14. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.
15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.
16. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

**BELMONT GROSS FLOOR AREA CALCS:**

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

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

NEW ADDITION GROSS FLOOR AREA:  
 0 SF CELLAR  
 386 SF FIRST FLOOR  
 27 SF GARAGE EXPANSION  
 286 SF SECOND FLOOR  
 0 SF ATTIC (6' OR GREATER)  
 699 SF TOTAL

**CONSTRUCTION DOCS  
 OCTOBER 15, 2021  
 REVISED MARCH 7, 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-B:

**REQUIRED:**

MAX 25% LOT COVERAGE  
 MIN 50% OPEN SPACE

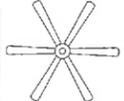
FRONT YARD SETBACK: AVERAGE  
 REAR YARD SETBACK: 30'-0"  
 SIDE YARD SETBACK: 10'-0"

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

**DRAWING LIST**

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

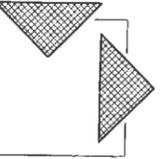
**LIGHTING LEGEND**

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

**SYMBOL LEGEND**

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

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 DESIGN LLC**



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 BELMONT, MA 02478

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

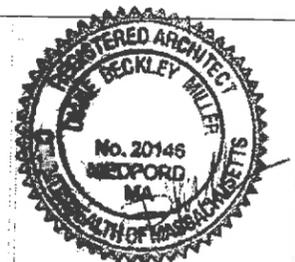
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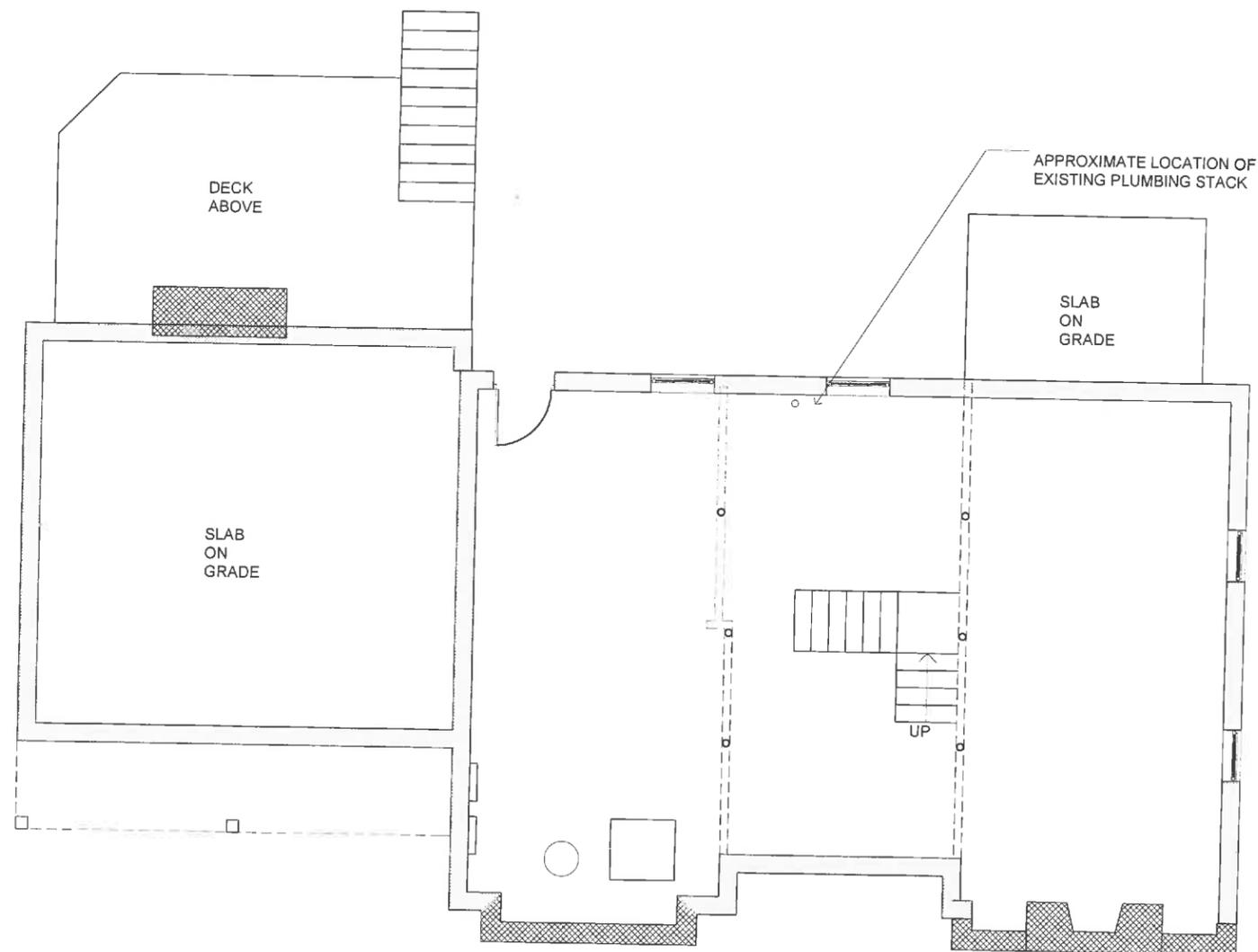


PERRY RESIDENCE  
 16 GARFIELD ROAD  
 BELMONT MA 02478

**COVER SHEET**

Sheet  
 Number:

**A1**



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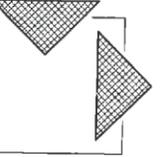
PERRY RESIDENCE  
16 GARFIELD ROAD  
BELMONT MA 02478

EXISTING  
CELLAR PLAN

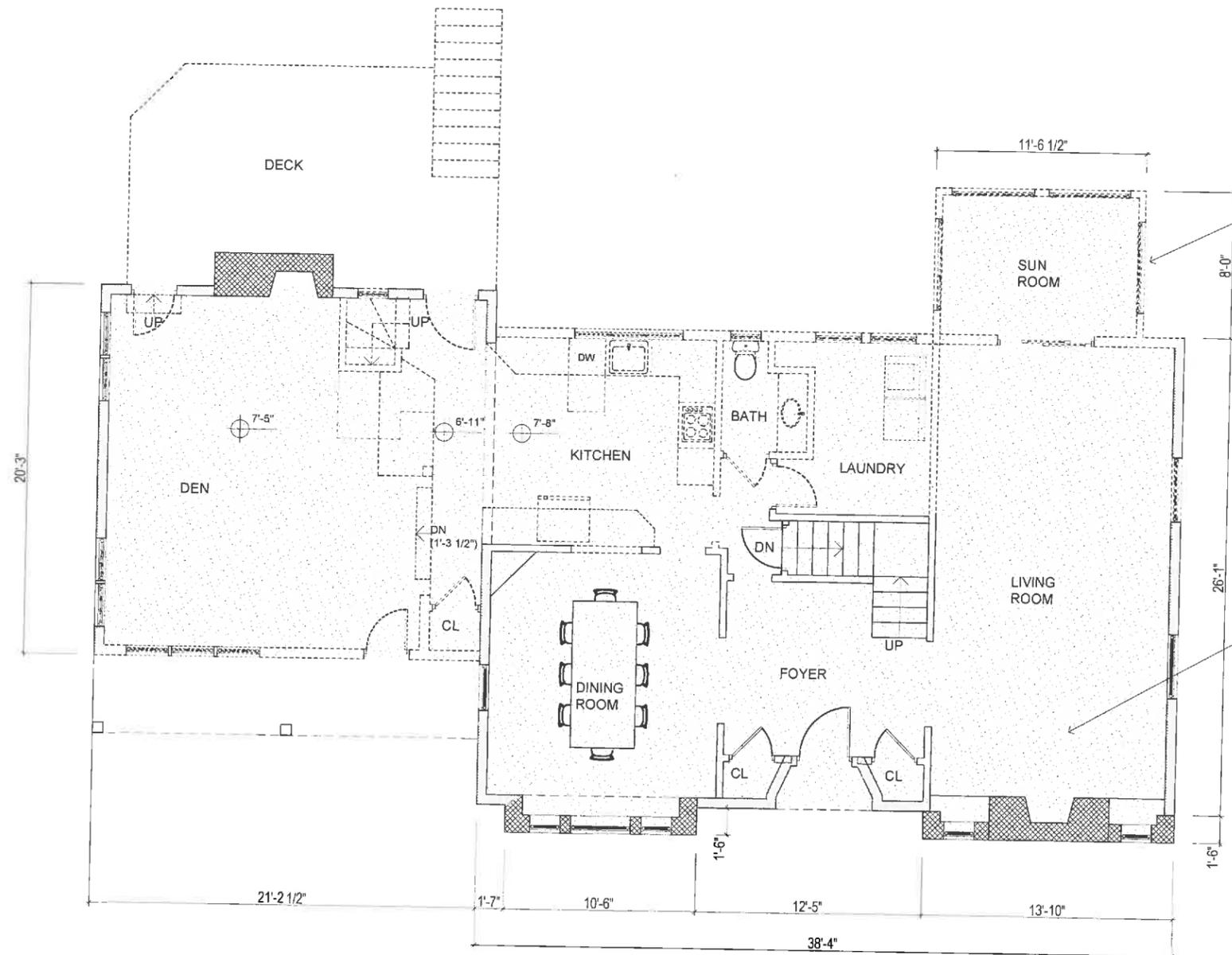
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Number:

**A2**

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DESIGN LLC



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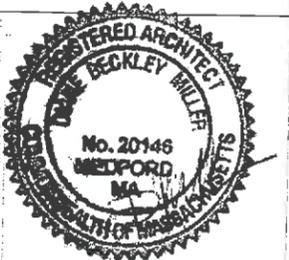
DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING STRUCTURE:  
1,559 sq ft

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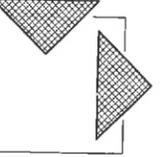
PERRY RESIDENCE  
16 GARFIELD ROAD  
BELMONT MA 02478

EXISTING FIRST  
FLOOR PLAN

Sheet  
Number:

A3

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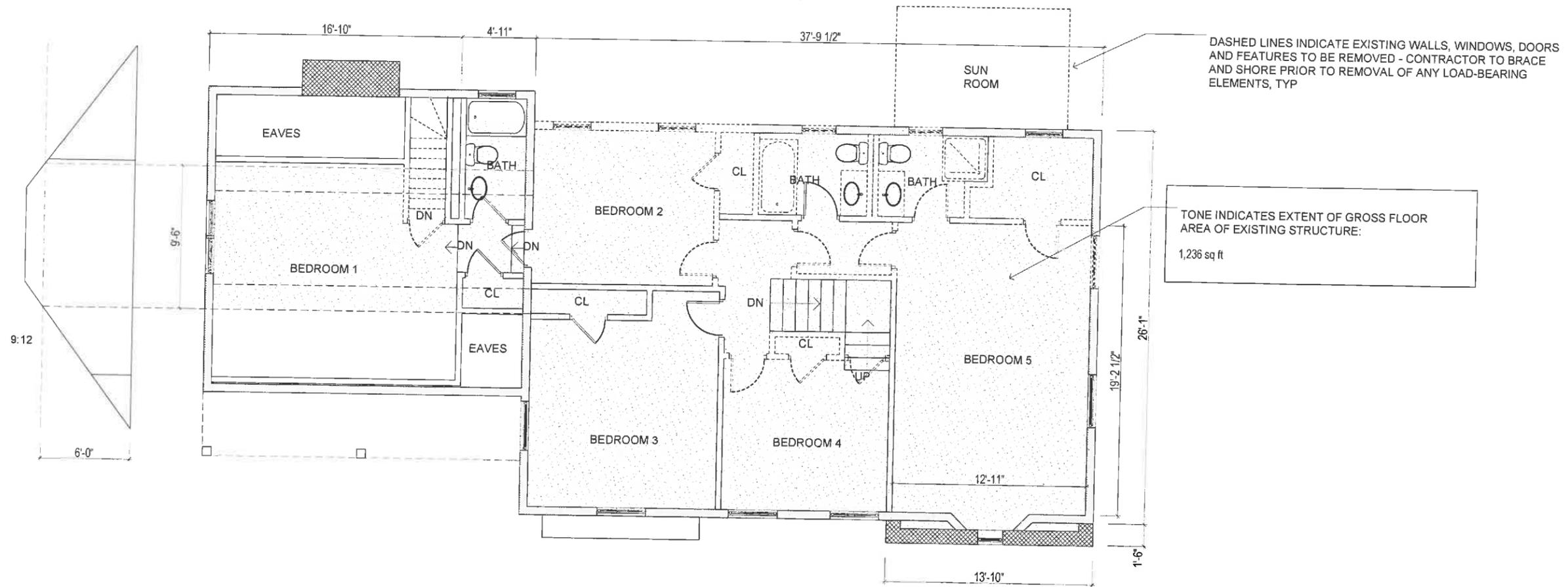


PERRY RESIDENCE  
16 GARFIELD ROAD  
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EXISTING SECOND  
FLOOR PLAN

Sheet  
Number:

A4



HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 1236 SF

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

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

NO NEW ATTIC AREA

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 178'-3"

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

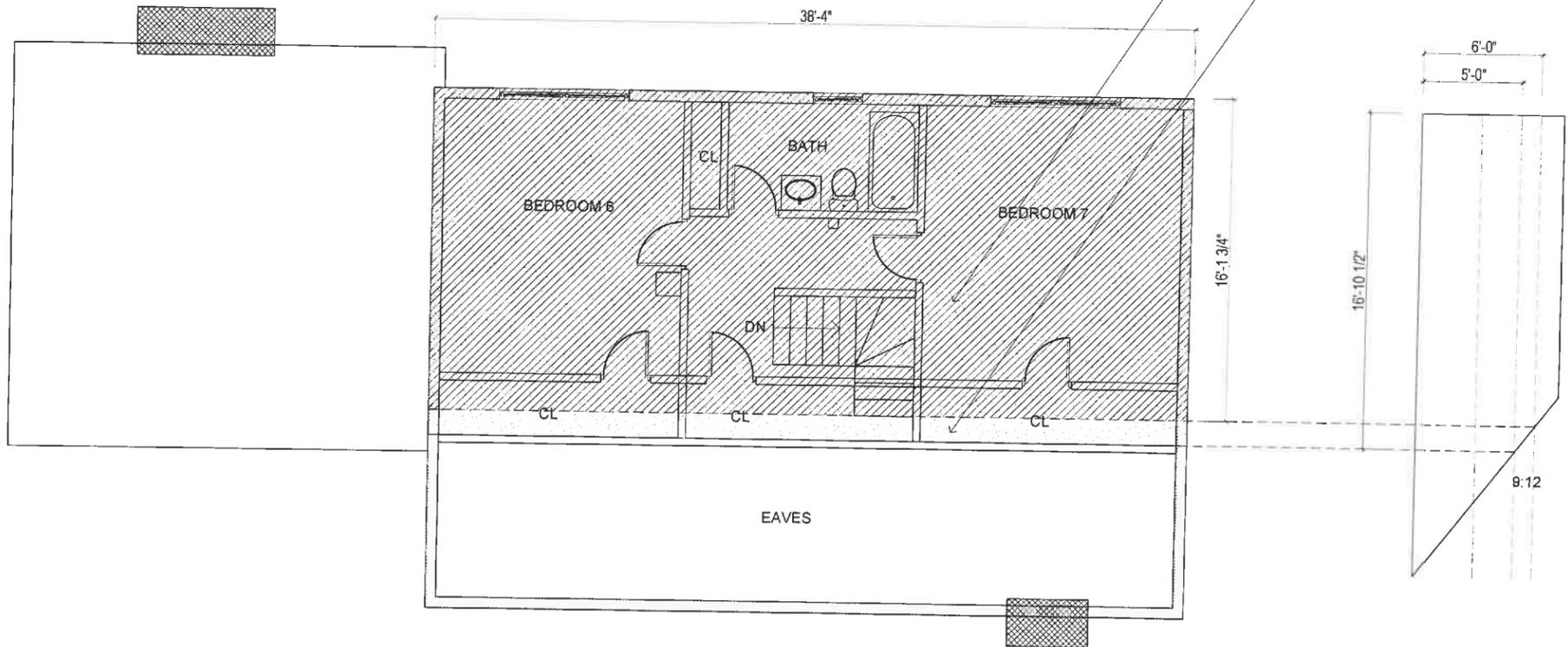
ACTUAL: 38'-4" + 16'-10 1/2" + 16'-10 1/2" = 68'-0" EXISTING

NO NEW ATTIC PERIMETER

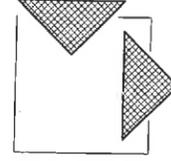
NO WORK ON THIS LEVEL.

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

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



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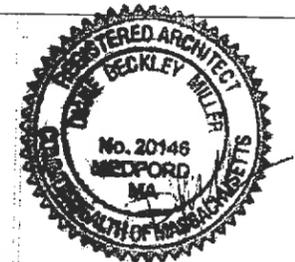


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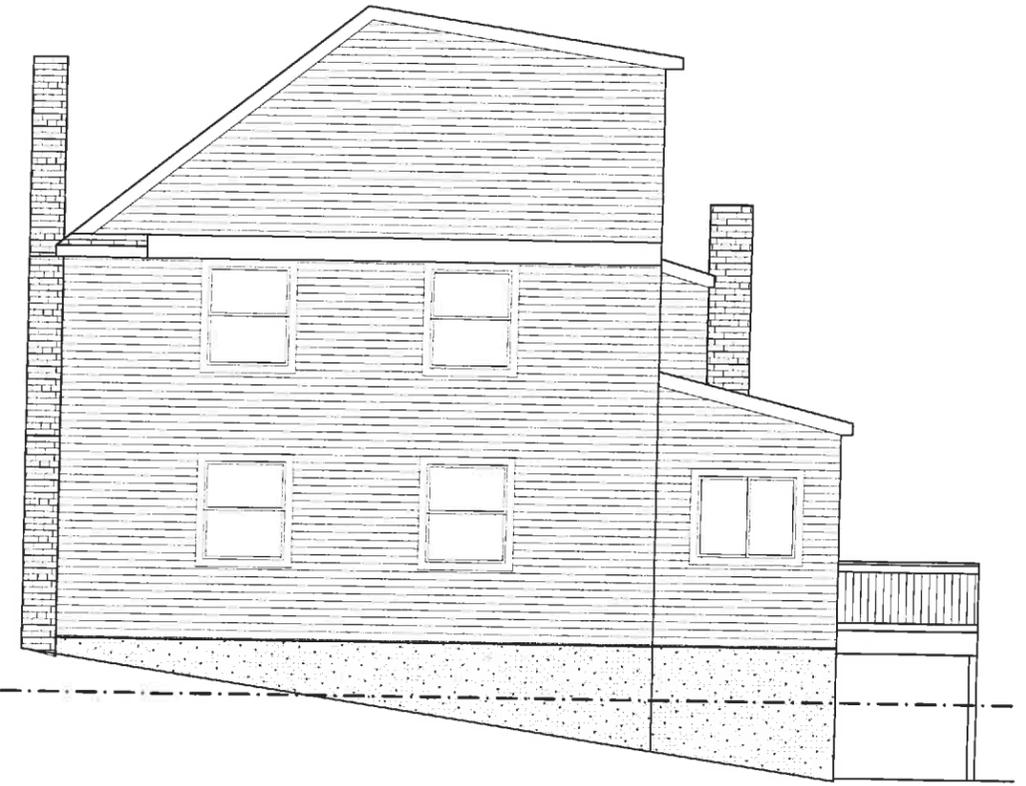
EXISTING ATTIC  
FLOOR PLAN

Sheet  
Number:

A5



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



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



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



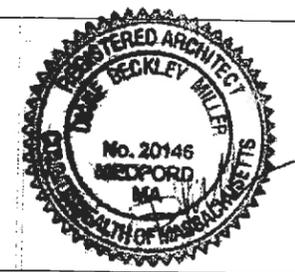
4 SIDE ELEVATION  
1/8" = 1'-0"

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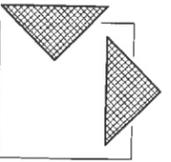
PERRY RESIDENCE  
16 GARFIELD ROAD  
BELMONT MA 02478

EXISTING  
ELEVATIONS

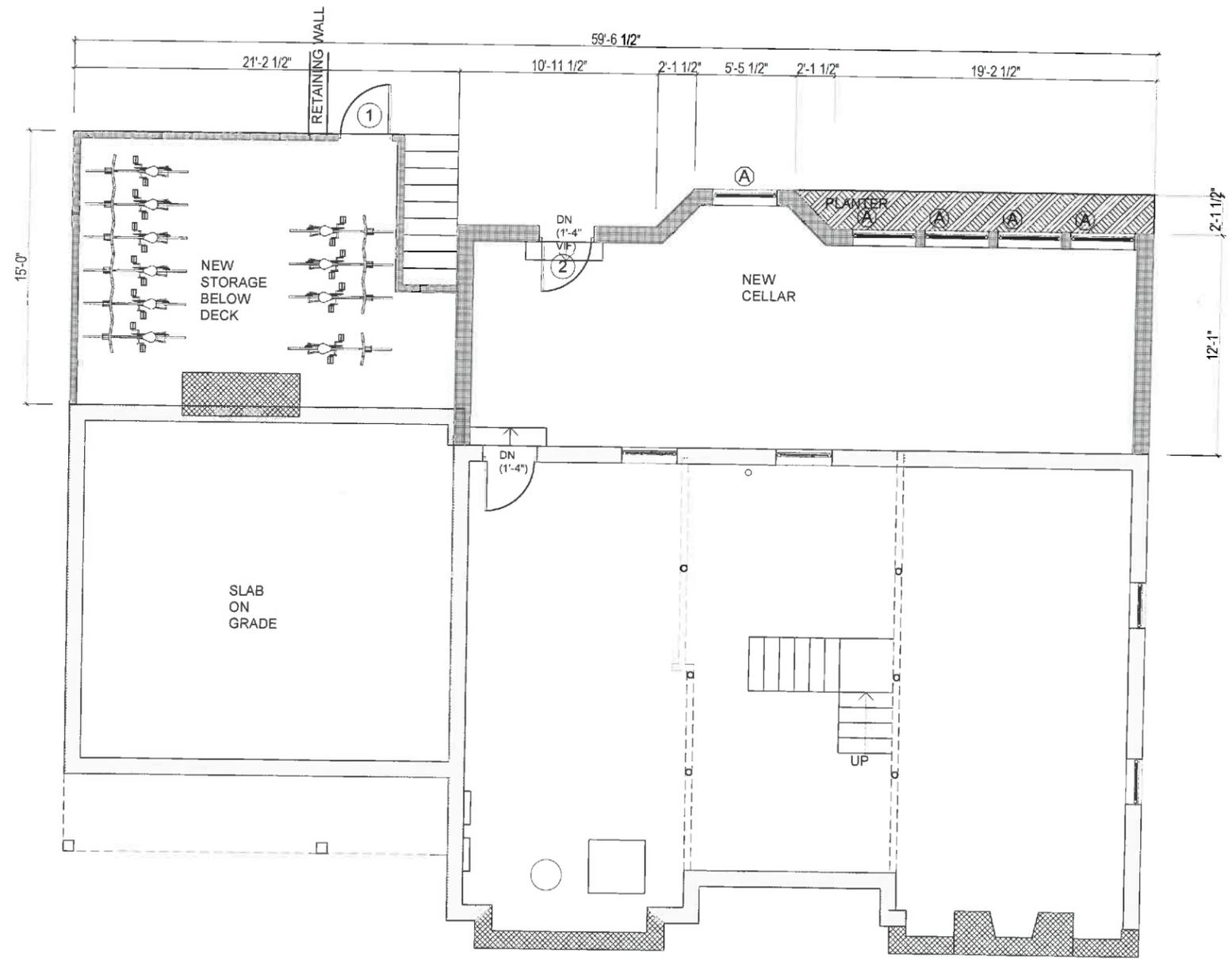
Sheet  
Number:

**A6**

WALLER  
DESIGN LLC



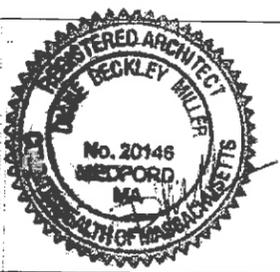
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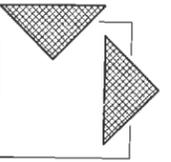
PERRY RESIDENCE  
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NEW  
CELLAR PLAN

Sheet  
Number:

A7

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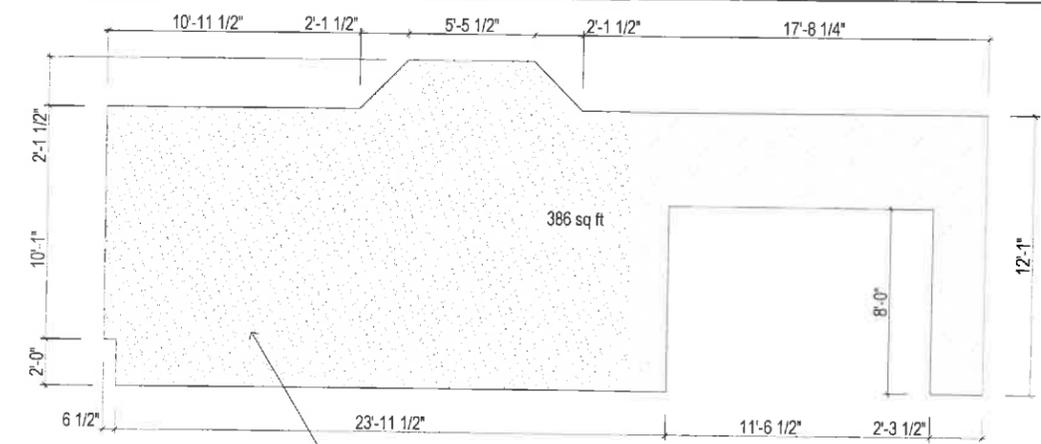


PERRY RESIDENCE  
16 GARFIELD ROAD  
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**NEW FIRST  
FLOOR PLAN**

Sheet  
Number:

**A8**



TONE INDICATES EXTENT OF GROSS FLOOR  
AREA OF PROPOSED STRUCTURE:  
386 sq ft

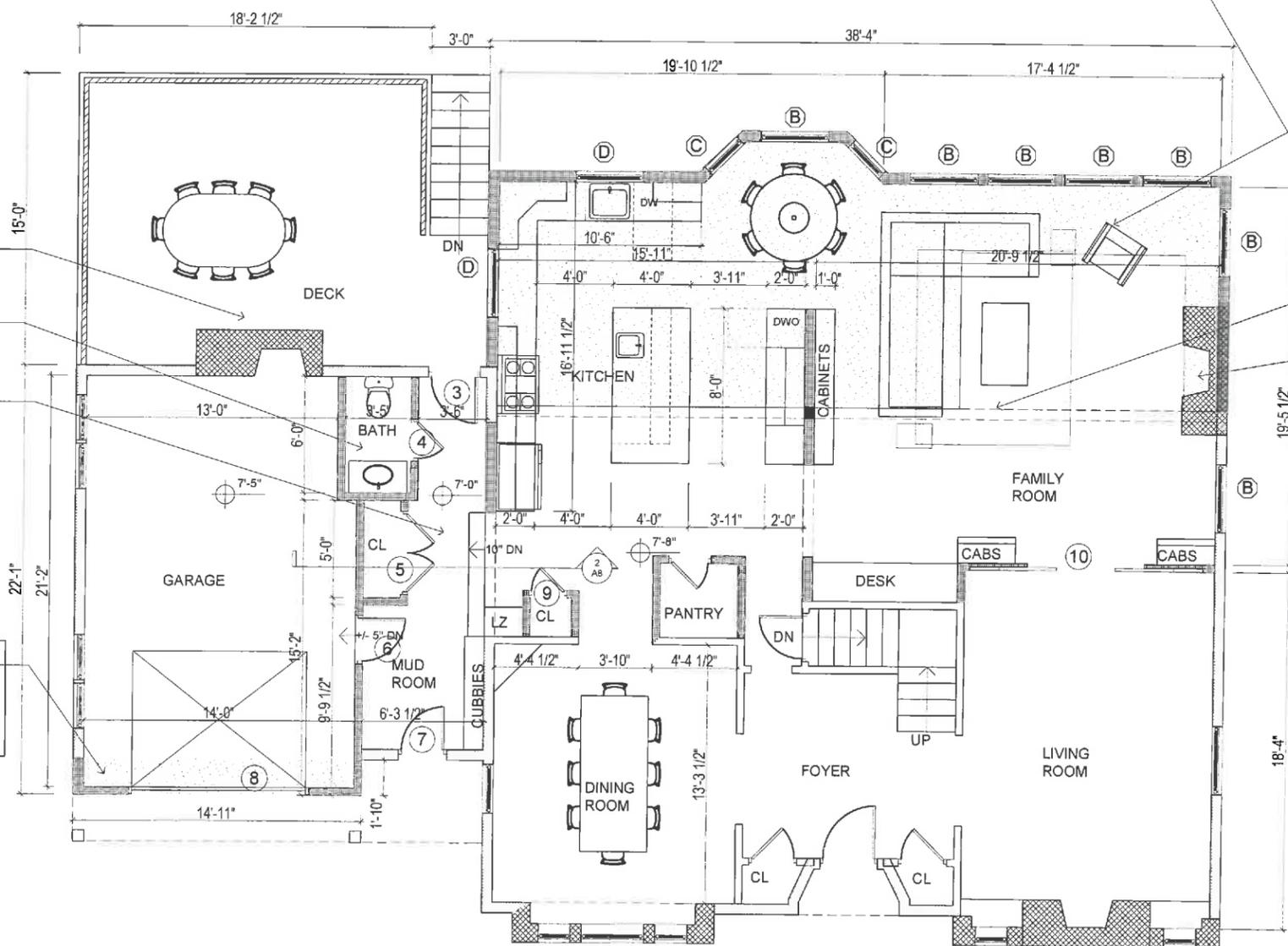
DASHED LINES INDICATE STRUCTURAL BEAMS IN  
CEILING ABOVE, STRUCTURAL POST IN WALL BETWEEN  
KITCHEN AND FAMILY ROOM  
DIRECT VENT GAS FIREPLACE

TONE INDICATES EXTENT OF GROSS FLOOR  
AREA OF PROPOSED STRUCTURE:  
27 sq ft

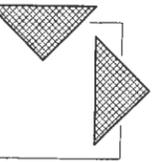
NEW DECK AT 5" BELOW  
MUD ROOM FLOOR

NEW HALF BATH;  
MECH VENT PER CODE

MUD ROOM FLOOR AT 10"  
BELOW KITCHEN FLOOR



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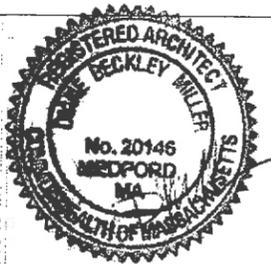


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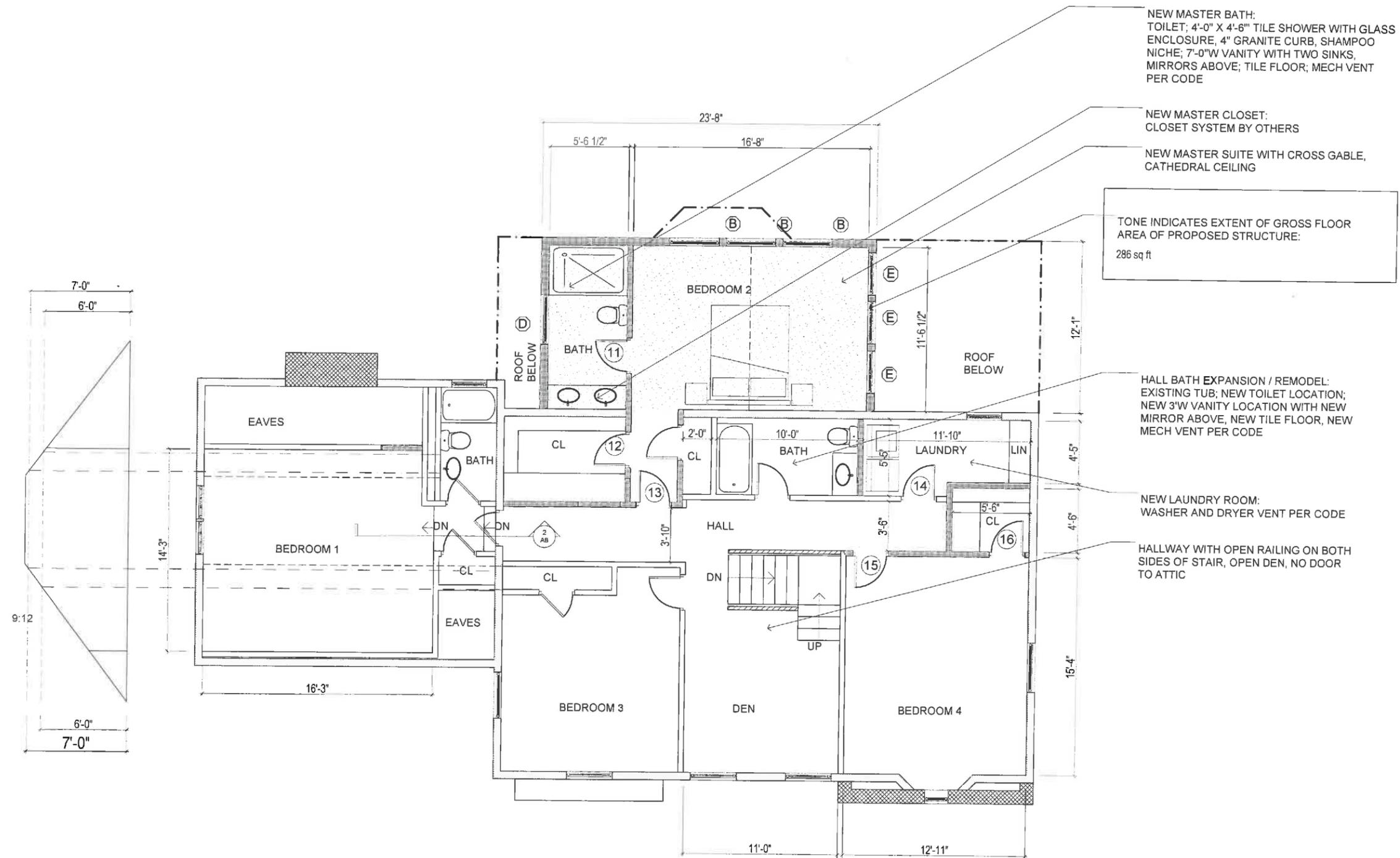


PERRY RESIDENCE  
16 GARFIELD ROAD  
BELMONT MA 02478

**NEW SECOND  
FLOOR PLAN**

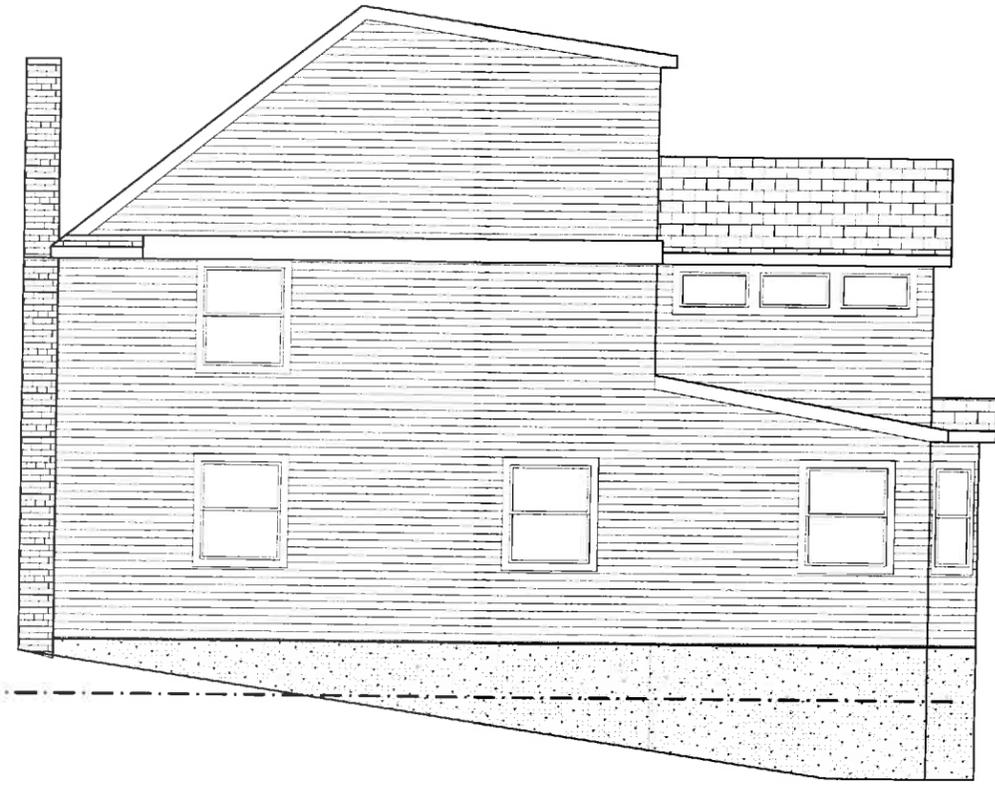
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Number:

**A9**





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



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

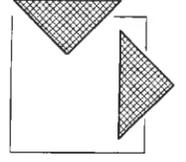


REAR ELEVATION  
1/8" = 1'-0"



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

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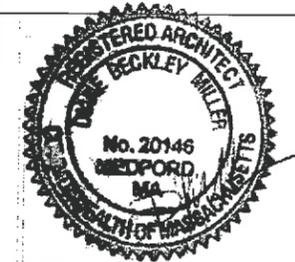


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PERRY RESIDENCE  
16 GARFIELD ROAD  
BELMONT MA 02478

NEW  
ELEVATIONS

Sheet  
Number:

A10

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47-56	JOHNSON TE MARK W	36 KENMORE RD	BELMONT	MA	02478	36 KENMORE RD
47-58	ATINIZIAN KEVORK D	91 CRESTVIEW RD	BELMONT	MA	02478	54 KENMORE RD
47-66	HIGGINS TE JOHN	11 GARFIELD RD	BELMONT	MA	02478	9 GARFIELD RD
47-71	CARTER TE GREGORY J	140 PROSPECT ST	BELMONT	MA	02478	140 PROSPECT ST
47-72	DUSTIN TE ELIZABETH	150 PROSPECT ST	BELMONT	MA	02478	150 PROSPECT ST
47-53	HOWLAND TR PRISCILLA B AND JOHN M HOWLAND	12 KENMORE RD	BELMONT	MA	02478	12 KENMORE RD
47-62	PERRY TE JOHN	16 GARFIELD RD	BELMONT	MA	02478	16 GARFIELD RD
47-67	ABDALLAH HAZEM	21 KENMORE RD	BELMONT	MA	02478	21 KENMORE RD
47-76	DOLAN TE THOMAS H	105 CLIFTON STREET	BELMONT	MA	02478	105 CLIFTON ST
47-55	WOODWARD EUDOXIA	400 ATLANTIC AVE	BOSTON	MA	02110	24 KENMORE RD
47-64	KURZ TE SARAH E	21 GARFIELD RD	BELMONT	MA	02478	21 GARFIELD RD
47-54	BALDI TE JONATHAN	18 KENMORE RD	BELMONT	MA	02478	18 KENMORE RD
47-74	PALMER PETER F	164 PROSPECT ST	BELMONT	MA	02478	164 PROSPECT ST
47-70	PEPE TR JAMES T & ROSEMARY A JENSETH	126 PROSPECT ST	BELMONT	MA	02478	126 PROSPECT ST
47-69	STARZEC TE EDMUND R	118 PROSPECT ST	BELMONT	MA	02478	118 PROSPECT ST
47-60	JAMESON ETUX JT WILLIAM D	33 KENMORE RD	BELMONT	MA	02478	33 KENMORE RD
47-63	COLICE TE CHRISTOPHER M	22 GARFIELD RD	BELMONT	MA	02478	22 GARFIELD RD
49-10	WANG TR SAN YOU & WANG SHEN-HUEY	8 FIELDMONT RD	BELMONT	MA	02478	8 FIELDMONT RD
47-68	CHRISTOFORI TE LAWRENCE F	11 KENMORE RD	BELMONT	MA	02478	11 KENMORE RD
47-77	DOW TR JAMES D & JACQUELINE S DOW	95 CLIFTON STREET	BELMONT	MA	02478	95 CLIFTON ST
47-78	DOW JR TE JAMES	95 CLIFTON ST	BELMONT	MA	02478	93 CLIFTON ST
49-19	TULI TR SUSHIL K	143 PROSPECT ST	BELMONT	MA	02478	143 PROSPECT ST
47-59	ATINIZIAN KEVORK	91 CRESTVIEW RD	BELMONT	MA	02478	39 KENMORE RD
47-79	ATINIZIAN KEVORK	91 CRESTVIEW RD	BELMONT	MA	02478	89 CLIFTON ST
47-80	IORE JOSEPH E	85 CLIFTON ST	BELMONT	MA	02478	85 CLIFTON ST
47-57	ATINIZIAN KEVORK	91 CRESTVIEW RD	BELMONT	MA	02478	42 KENMORE RD
47-61	DER MANUELIAN LUCY	558 9TH ST	BROOKLYN	NY	11215	10 GARFIELD RD
47-65	MAULIK TE DAVESH	17 GARFIELD RD	BELMONT	MA	02478	17 GARFIELD RD

