



Town of Belmont  
Planning Board

COMMUNITY  
DEVELOPMENT  
2018 FEB -8 PM 3:47

## APPLICATION FOR A SPECIAL PERMIT

Date: 01/17/2018

Planning Board  
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-Law 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 97 Slade St. 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 \_\_\_\_\_  
Attic dormer & enclosing a portion of the first floor back porch to create a mudroom.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 Judith Petrie

Address 97 Slade St.

Belmont, MA 02478

Daytime Telephone Number (617) 538-7443



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

October 23, 2017

Ms. Judith Petri  
97 Slade Street  
Belmont, MA 02478

RE: Denial to Construct Dormer

Dear Ms. Petri:

The Office of Community Development is in receipt of your building permit application for the construction of a dormer on your home located in a General Residence (GR) Zoning District.

Your application has been denied since it does not comply with the Zoning By-Law. More specifically, your building is considered nonconforming because your lot size, lot frontage and number of stories of your home do not comply with the current requirements:

|                   | Allowed           | Existing          | Proposed          |
|-------------------|-------------------|-------------------|-------------------|
| Lot Size          | 7,000 square feet | 6,007 square feet | 6,007 square feet |
| Lot Frontage      | 70'               | 60'               | 60'               |
| Number of Stories | 2-1/2             | 3                 | 3-1/2             |

As a result, Section 1.5.4 A of the By-Law allows extensions or alterations to preexisting, non-confirming structures in the GR Zoning District only by Special Permit.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit from the Planning Board. If you choose this option, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with Jeffrey Wheeler, Senior Planner.

Sincerely,

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

# Proposal for Dormer & Mudroom at 97 Slade St.

Dear Planning Board,

My name is Judith Petri & I am a resident of Belmont. I live at 97 Slade Street, which is the upstairs unit of 95-97 Slade Street. This is not a rental property—it is my own home. Family is important to me. My daughter lives in the downstairs unit (#95), which I also own. She has special medical needs & I wish to remain close to her so that I may assist her as much as possible. In addition to providing assistance to her, I also simply want to be close to my family during my retired years.

I would describe my home as an attractive but modest two-family house. If the Planning Board sees fit to approve the modifications I am proposing, my house will remain attractive & modest, in keeping with the appearance of the rest of the neighborhood. All siding & roofing materials used will match what is already on the house because I do not wish to change the appearance of the house's exterior more than necessary. My house will remain the same height as the neighbors' houses. I should also point out that many houses in the neighborhood have dormers similar to what I am proposing. The proposed changes are simply aimed at making my home a more comfortable place for me to live.

The upstairs unit where I live consists of the finished second story & the mostly unfinished attic. I would like to add a dormer to the attic so that it has more comfortable, usable space. This proposed dormer was carefully designed so as not to exceed the half-story calculations set forth by the Town of Belmont. I am not proposing that the height of the house be increased. That being the case, I was surprised to learn that the Building Department had rejected my permit application. What I had always considered a two-story house is being defined as a three-story house. This is because the basement of my house meets the town's definition of a story. That is based on the amount of foundation that is exposed above grade, which is an accident of topography. I would like to point out to the Board that the basement is unfinished & is not being used for anything other than storage of items that can tolerate the dampness. The basement has always been used as a basement & will continue to be used as such.

I am not looking for anything extravagant. The renovations proposed will change 97 Slade St. from a two bed / one bath unit to a 3 bed / two bath unit. I am sure that most of my neighbors have more than one bathroom. I would like to have one bathroom per floor. I am also sure that there is nothing unusual about a three bedroom unit in my neighborhood. One bedroom will be for me, one for guests, & the third one will be used partly for storage & partly as a sitting room. The part of the attic that will have a low ceiling height—not under the dormer--will be used for additional storage. This will save me from having to walk all the way down to the basement to get to my stored items. I also don't care to keep more stuff in the basement than necessary since it is unfinished & we have had flooding problems in the past.

The mudroom I am proposing is also entirely within the footprint of the existing structure. I have been told by the Building Department that since part of the first floor back porch would be enclosed to create the mudroom, I must seek the Planning Board's approval. That is what I am doing today. Once again, it is not my goal to substantially change the appearance of the house. Enclosing a small portion of the first-floor back porch is only being proposed to increase my comfort. It will not even be visible from the street. The only change to the existing footprint of the house that I am proposing would be to relocate the small set of steps on the back porch. This will not encroach upon any of the required setbacks & will not increase the overall size of the building's footprint.

I respectfully ask that the Planning Board review the plans I am proposing today & approve my application since it is my sincere desire to remain close to my family while living in a comfortable house that does not change the character of the neighborhood that I love.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judith Petri".

Judith Petri  
97 Slade Street  
Belmont, MA 02478

# Zoning Compliance Check List

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

**Property Address:** 95 - 97 Slade Street

**Surveyor Signature and Stamp:** JOHN R. HAMEL

**Date:** June 23, 2017

| <u>Per §4.2 of the Zoning By-Law</u>           |                        |   |     |            |          |            |       |
|--|------------------------|---|-----|------------|----------|------------|-------|
|  |                        | REQUIRED  |     | EXISTING   |          | PROPOSED   |       |
| Lot Area (sq. ft.)                             |                        | 5,000 SF  |     | 6,007 SF   |          | 6,007 SF   |       |
| Lot Frontage (feet)                            |                        | 50'   |     | 60.00'     |          | 60.00'     |       |
| Lot Area/Unit (sq. ft./d.u.)                   |                        | 3,500 SF  |     | 3,003.5 SF |          | 3,003.5 SF |       |
| Lot Coverage (% of lot)                        |                        | 30% (Max)   |     | 31.3%      |          | 31.3%      |       |
| Open Space (% of lot)                          |                        | 40% (Min.)  |     | 50.0%      |          | 50.0%      |       |
| Setbacks:<br>(feet)                            | ➤ Front <sup>(a)</sup> | 20'   |     | 14.8'      |          | 33.7'      |       |
|  | ➤ 2nd Front Door (25%) | N/A   |     | N/A        |          | N/A        |       |
|  | ➤ Side/Side            | 10'   | 10' | 5.7'       | 17.6'    | 7.3'       | 25.7' |
|  | ➤ Rear                 | 20'   |     | 23.9'      |          | 21.0'      |       |
| Building Height:                               | ➤ Feet                 | 33' (Max)   |     | 26.83'     |          | 26.83'     |       |
|  | ➤ Stories              | 2.5   |     | 3*         |          | 3.5 *      |       |
| 1/2 Story<br>(feet)<br>(Per §1.4)              | ➤ Perimeter (50%)      | < 50%*  |     | 21%*       |          | 40%*       |       |
|  | ➤ Area (60%)           | < 60%*  |     | 31%*       |          | 48%*       |       |
|  | ➤ Length (75%)         | < 75%*  |     | N/A        |          | 63%*       |       |
| <u>Per §6D of the Zoning By-Law</u>            |                        |   |     |            |          |            |       |
| 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> |                        | N/A   |     |            | N/A      |            |       |

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- (c) 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

\*

LOT COVERAGE & OPEN SPACE

95-97 SLADE STREET

**BELMONT, MASSACHUSETTS**

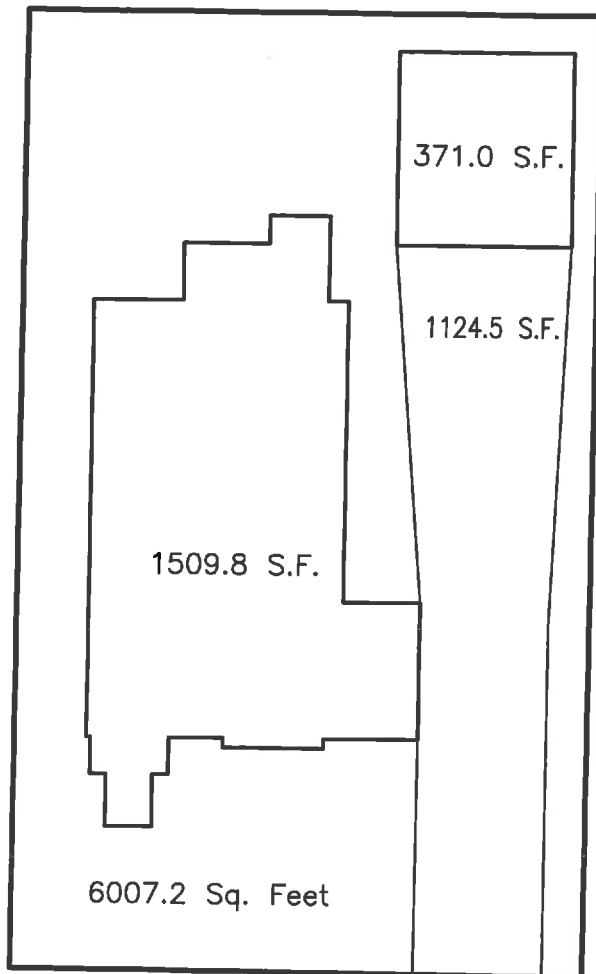
1 INCH = 20 FEET JUNE 23, 2017

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS

10 LEWIS STREET P.O. BOX 102

LINCOLN, MASSACHUSETTS 01773

(781) 259-0071



371.0 S.F.  
1124.5 S.F.  
1509.8 S.F.  

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3005.3 S.F.  
6007.2 S.F.  

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50.0% OPEN

371.0 S.F.  
1509.8 S.F.  

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1880.8 S.F.  
6007.2 S.F.  

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31.3% COVERED

EXPOSED FOUNDATION CALCULATION

95-97 SLADE STREET

**BELMONT, MASSACHUSETTS**

1 INCH = 10 FEET NOVEMBER 7, 2016

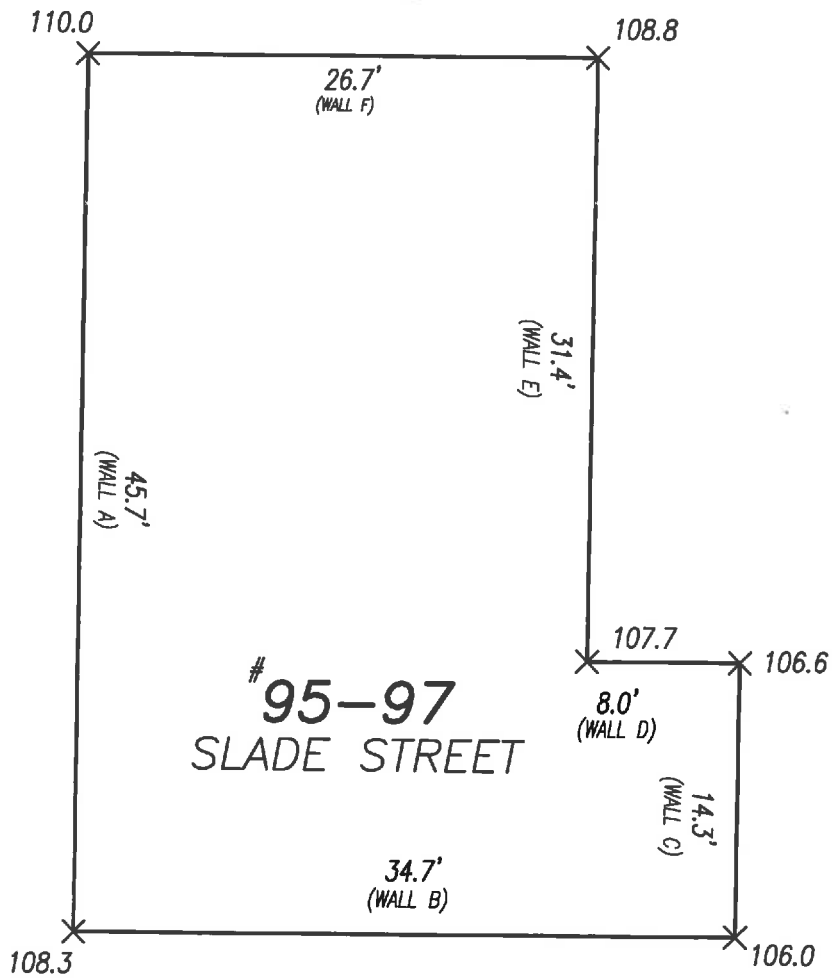
SNELLING & HAMEL ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS & ENGINEERS

10 LEWIS STREET P.O. BOX 102

LINCOLN, MASSACHUSETTS 01773

(781) 259-0071



# ABUTTER NOTIFICATION

Judith Petri  
97 Slade St.  
Belmont, MA 02478  
(617) 538-7443

January 3, 2017

Dear Abutting Property Owner,

I am applying to the Planning Board for a Special Permit to construct a dormer on the roof of my house, 97 Slade St. The proposed dormer will be on the driveway side of the house. I also wish to enclose a portion of the existing back porch to use as a mudroom. The dormer requires the Planning Board's approval since the amount of the house's foundation exposed above grade has led the Building Department to classify the basement as a story. This means that 97 Slade St. is currently classified as a three-story house while the zoning by-laws allow for nothing larger than two-and-a-half stories. The mudroom also requires approval since any addition in a General Residence area must be approved by the Board. This is the case even though the footprint of the existing building will remain essentially unchanged. (The only change of the building's footprint will be relocating a small set of steps at the back porch. The overall size of the buildings footprint will not be increased.)

Please note that the current appearance of the property is in keeping with the rest of the neighborhood. The dormer I am proposing will not increase the height of the house or exceed the half-story calculations defined by the Town of Belmont Office of Community Development. It is my intention that the appearance of our home remain in keeping with the overall character of the neighborhood. These changes are not being proposed for tenants, rather, they are for my own comfort as I wish to remain close to my family. (This is a two-family house. My daughter lives on the first floor unit & I wish to remain in the 2<sup>nd</sup> floor/attic unit. The basement will remain unoccupied space.)

Once my application is submitted to the Planning Board, the Board will notify all abutters of the time & place of the hearing. You are invited to attend & speak at the hearing. I am asking for your support on this matter. Please feel free to contact me at the above address & phone number if you have any questions regarding my application.

Thank you.

Respectfully,

  
Judith Petri



| abutters_id | abutters_owner1                                     | abutters_owner2                                    | abutters_address            | abutters_town | abutters_location                   |
|-------------|---|--|-----------------------------|---------------|-------------------------------------|
| 12-63       | ASHJIAN ARLET                                       |  | 77 GILBERT RD               | BELMONT       | MA 02478 77-79 GILBERT RD           |
| 12-94       | BOYAJIAN TRS SONIA V & PETER BOYAJIAN               | GILBERT ROAD REALTY TRUST                          | 459 COMMON ST               | BELMONT       | MA 02478 78-80 GILBERT RD           |
| 12-95       | HASSOL TE ANDREA                                    | MICHAEL FALLER                                     | 73-75 SLADE ST              | BELMONT       | MA 02478 73-75 SLADE ST             |
| 12-96       | JENSEN TRS EGGON P AND EVELYN V JENSEN REALTY TRUST | C/O EVELYN WONSON                                  | 42 WOODLAND RD              | WESTWOOD      | MA 02090 69-71 SLADE ST             |
| 14-13       | CICALIS CHARLES J                                   |  | 50 CRESCENT LANE            | SUDBURY       | MA 01776 58-60 SLADE ST             |
| 14-14       | CARLSON TRS WILLIAM E & ANNE APPLETON RIPLEY        | APPLE BARN REALTY TRUST                            | 30 REVERE BEACH PRKWAY #810 | MEDFORD       | MA 02155 64-66 SLADE ST             |
| 14-15       | AYER TC FRANCIS N R                                 |  | 37 DALTON RD                | BELMONT       | MA 02478 77-79 CREELEY RD           |
| 14-16       | ABDALLIAN RANJU                                     |  | 73 CREELEY RD               | BELMONT       | MA 02478 73-75 CREELEY RD           |
| 14-17       | HOU TE YING   | LIQIANG SHEN                                       | 69 CREELEY RD               | BELMONT       | MA 02478 69 CREELEY RD              |
| 14-18       | SINGLETON TE CHRISTOPHER ALLEN                      | LU GAN   | 63 CREELEY ROAD             | BELMONT       | MA 02478 63 CREELEY RD              |
| 14-19       | KRMZIAN TE ARMEN                                    | SUZANNA KRMZIAN                                    | 57 CREELEY RD               | BELMONT       | MA 02478 57 CREELEY RD              |
| 14-21       | FALLON KARLEEN G                                    |  | 55 CREELEY RD               | BELMONT       | MA 02478 53-55 CREELEY RD           |
| 14-23-61    | KIM TE WOO JE                                       | YOUNG SOOK LEE                                     | 61 FLETT RD                 | BELMONT       | MA 02478 61 FLETT RD, UNIT 61       |
| 14-23-63    | CARRIER TR CRAIG                                    | CARRIER FLETT REVOCABLE TRUST                      | 350 MASSACHUSETTS AVE #198  | ARLINGTON     | MA 02474 63 FLETT RD, UNIT 63       |
| 14-24       | OSHAUGHNESSY JAMES P & MARY P                       | OSHAUGHNESSY FAMILY 2015 REVOCABLE TRUST           | 57 FLETT RD                 | BELMONT       | MA 02478 57-59 FLETT RD             |
| 14-25       | LIU TE WEI  | GONG ZEJUN   | 4 ASHWOOD RD                | ACTON         | MA 01720 53-55 FLETT RD             |
| 16-21       | RAIDL JITKA M                                       |  | 76 BAY STATE RD             | BELMONT       | MA 02478 76 BAY STATE RD            |
| 16-22       | ROBERTELLI TE GLENN                                 | NITHY A DESIKAN-ROBERTELLI                         | 82 BAY STATE ROAD           | BELMONT       | MA 02478 82 BAY STATE RD            |
| 16-23       | FINE TE HOWARD                                      | MARY ANN GILMORE                                   | 88 BAY STATE RD             | BELMONT       | MA 02478 88 BAY STATE RD            |
| 16-24       | STEINERT TE HEIDI L                                 | ERIC C STEINERT                                    | 123 GILBERT RD              | BELMONT       | MA 02478 123 GILBERT RD             |
| 16-25       | INSTITUTE FOR BYZANTINE AND MODERN GREEK STUDIES    |  | 115 GILBERT RD              | BELMONT       | MA 02478 115 GILBERT RD             |
| 16-26       | KRAUSS JT KEVIN E                                   | JANET K MUZZIOLI                                   | 40 ALBERT AVE               | BELMONT       | MA 02478 103 GILBERT RD             |
| 16-27       | SULLIVAN JR TE JEREMIAH J                           | MARY JANE SULLIVAN                                 | 171 HAMMOND RD              | BELMONT       | MA 02478 121-123 HAMMOND RD         |
| 16-28       | GIANINO LE ETAL ISOLINA                             |  | 117 HAMMOND RD              | BELMONT       | MA 02478 117-119 HAMMOND RD         |
| 16-29       | GI CONSTRUCTION INC                                 |  | 17 COUNTY ROAD              | BELMONT       | MA 02478 113-115 HAMMOND RD         |
| 16-55       | KREISMANIS TE VINIS G                               | IVETA KREISMANIS                                   | 19 FIELOMONT RD             | ANDOVER       | MA 01810 112 HAMMOND RD             |
| 16-56       | HORGAN LE ANNE M                                    |  | 99 GILBERT RD               | BELMONT       | MA 02478 99 GILBERT RD              |
| 16-57       | MCLEAN JT GEORGE H                                  | JOAN F MCLEAN                                      | 100-102 CREELEY RD          | BELMONT       | MA 02478 100-102 CREELEY RD         |
| 16-58       | DUNCAN NINA L                                       |  | 104 CREELEY RD              | BELMONT       | MA 02478 104-106 CREELEY RD         |
| 16-59       | SALTZMAN TE ADAM & RACHEL ANNE BRINKMAN             | KENNEDY TE BRIAN & KANDALL LUDITH HELBOCK TC       | 341 HURLEY ST UNIT 3        | CAMBRIDGE     | MA 02141 92-94 CREELEY RD           |
| 16-60-94    | CHEN XIU  |  | PO BOX 51209                | BOSTON        | MA 02205 94 GILBERT RD, UNIT 94     |
| 16-61-1     | KOBAYASHI TE TATSUYA                                | NORIKO KOBAYASHI                                   | 96 GILBERT RD               | BELMONT       | MA 02478 96 GILBERT RD, UNIT 96     |
| 16-61-2     | ZAROOKIAN SHAHEN & AIDA                             | AIDA ZAROOKIAN                                     | 100-102 GILBERT RD U1       | BELMONT       | MA 02478 100-102 GILBERT RD, UNIT 1 |
| 16-62       | FRANCK TE TRAVIS R                                  | MARCELLA FRANCK                                    | 100-102 GILBERT RD U2       | BELMONT       | MA 02478 100-102 GILBERT RD, UNIT 2 |
| 16-63       | SAFER TRS ROSE D                                    | SAFER NOM TRUST MRS LYNNE LEACH                    | 81 GRANITE ST               | MEDFIELD      | MA 02052 104-106 GILBERT RD         |
| 16-64-1     | TORTOLA ETAL TC JOYCE J                             | CAROLYN BUNYON                                     | 50 ALBERT AVE               | BELMONT       | MA 02478 108-110 GILBERT RD         |
| 16-64-2     | ANDERSEN TRACY E                                    |  | 114 GILBERT RD              | BELMONT       | MA 02478 114 GILBERT RD, UNIT 1     |
| 16-65       | CONO TE JASON A                                     | ALETHEA OLSEN CONO                                 | 116 GILBERT RD              | BELMONT       | MA 02478 116 GILBERT RD, UNIT 2     |
| 16-66       | BROWNSBERGER TE WILLIAM N                           | CAROLYN JT BROWNSBERGER                            | 118 GILBERT RD              | BELMONT       | MA 02478 118-120 GILBERT RD         |
| 16-67       | PUGLIESE TC TE DANIEL M & DIANE L                   | THOMAS M & MARIANNE KELLY TE                       | 122 GILBERT RD              | BELMONT       | MA 02178 122-124 GILBERT RD         |
| 16-79-115   | WIDMER TE MICHAEL                                   | JEANNE L WIDMER                                    | 126 GILBERT RD              | BELMONT       | MA 02478 126 GILBERT RD             |
| 16-79-117   | GREGORIAN ALIN                                      |  | 115 SLADE STREET            | BELMONT       | MA 02478 115 SLADE ST, UNIT 115     |
| 16-80       | MILTON TE LAOIE MCGAUGHEY                           | MICHAEL K MILTON                                   | 117 SLADE ST                | BELMONT       | MA 02478 117 SLADE ST, UNIT 117     |
| 16-81-1     | LONG TRS JANIE ANN AND LAWRENCE E LONG              | LAWRENCE E LONG & JANE ANN LONG TRUST              | 6 BALSAM AVE                | BELMONT       | MA 02478 111-113 SLADE ST           |
| 16-81-2     | STEVENS LORI P                                      |  | 107 SLADE ST                | BRUNSWICK     | ME 04011 107 SLADE ST, UNIT 1       |
| 16-82       | LORETTI TE PHILIP A                                 | SHELLEY A BERTOLINO                                | 109 SLADE ST                | BELMONT       | MA 02478 109 SLADE ST, UNIT 2       |
| 16-83       | DOLAN TE GAYLE MAGAZZU                              | PATRICK J DOLAN                                    | 4 PAYSON TERR               | BELMONT       | MA 02478 103-105 SLADE ST           |
| 16-84       | OROURKE DEBORAH M                                   |  | 31 MONTROSE ST              | NEWTON        | MA 02458 99-101 SLADE ST            |
| 16-85       | PETRI TR JUDITH L                                   | JLP NOMINEE TRUST                                  | P O BOX 79228               | BELMONT       | MA 02479 95-97 SLADE ST             |
| 16-86       | MCMAHON TE MICHAEL                                  | JOCELYN MAY MCMAHON                                | 91-93 SLADE ST              | BELMONT       | MA 02478 91-93 SLADE ST             |
| 16-87       | RITTER TE KIMBERLY & RAYMOND RITTER                 | SUZANNE RITTER JT                                  | 88-86 CREELEY RD            | BELMONT       | MA 02478 88-86 CREELEY RD           |
| 16-88       | KULMAN TE JOHN D AND MO TAMANAH                     | TAMANAH TE MORRIS AND EMIKO                        | 88 CREELEY ROAD             | BELMONT       | MA 02478 88-90 CREELEY RD           |
| 16-120      | MORROW TRS CLAIRE AND JAMES P VIGUOLO               | WILEY ROAD REALTY TRUST                            | 17 WILEY RD                 | BELMONT       | MA 02478 17-19 WILEY RD             |
| 16-121      | ARSENALUT JOSEPH R TRUST                            | BARBARA E ARSENALUT TRUST                          | 13-15 WILEY RD              | BELMONT       | MA 02478 13-15 WILEY RD             |
| 16-122      | HAMILL TE THOMAS A                                  | TAMAR A LEWIS                                      | 9-11 WILEY ROAD             | BELMONT       | MA 02478 9-11 WILEY RD              |
| 16-123      | RESTUCCIA TRS NICHOLAS A JR                         | NICHOLAS A RESTUCCIA JR TRUST                      | 4 BARNSLEY RD               | LYNNFIELD     | MA 01940 102-104 SLADE ST           |
| 16-124-110  | FENG LEI  |  | 110 SLADE ST                | BELMONT       | MA 02478 110 SLADE ST, UNIT 110     |
| 16-124-112  | JAIN TRS ROSHAN DUVALL & REBECCA SARAH ROSEN        | ROSHAN D JAIN & REBECCA S ROSEN JOINT LIVING TRUST | 112 SLADE ST                | BELMONT       | MA 02478 112 SLADE ST, UNIT 112     |
| 16-139      | GINIVISIAN TRS GEORGE P AND JANET L GINIVISIAN      | LEMAR TRUST  | 55 BOW STREET               | LEXINGTON     | MA 02420 44-46 CREELEY RD           |
| 16-140      | GUAN RUI  |  | 48 CREELEY RD               | BELMONT       | MA 02478 48-50 CREELEY RD           |
| 16-141      | BAI TE XIANG  | CHAO SHI   | 52 CREELEY RD               | BELMONT       | MA 02478 52 CREELEY RD              |
| 16-142      | LEFEVRE WILLIAM L                                   |  | 56 CREELEY RD               | BELMONT       | MA 02478 56-58 CREELEY RD           |
| 16-143-1    | PUMPTON-MAGEE TE ROBIN                              | ERIN A PUMPTON                                     | 60 CREELEY RD               | BELMONT       | MA 02478 60 CREELEY RD, UNIT 1      |
| 16-143-2    | YU JULIANA S  |  | 62 CREELEY RD               | BELMONT       | MA 02478 62 CREELEY RD, UNIT 2      |
| 16-144-1    | WHITE TIMOTHY D                                     |  | 64 CREELEY ROAD UNIT 1      | BELMONT       | MA 02478 64 CREELEY RD, UNIT 1      |
| 16-144-2    | MONAGHAN MICHAEL                                    |  | 106 ROSE HILL WAY           | BELMONT       | MA 02478 64 CREELEY RD, UNIT 2      |
| 16-144-3    | WAKABAYASHI TC DANIEL                               | NAHIR TORRES                                       | 64 CREELEY RD UNIT 3        | BELMONT       | MA 02478 64 CREELEY RD, UNIT 3      |
| 16-145      | OLSON TE ERIC                                       | ELIZABETH OLSON                                    | 74 CREELEY RD               | BELMONT       | MA 02478 74 CREELEY RD              |
| 16-147      | KELLEY TC GEORGE                                    | PAUL KELLY   | 90 SLADE ST                 | BELMONT       | MA 02478 88-90 SLADE ST             |
| 16-148      | MACINNIS LE URSULA A                                | CHARLES D MACINNIS TRUST                           | 65 SCHOOL STREET            | LEXINGTON     | MA 02421 6-8 WILEY RD               |
| 16-149      | DAVISON TRS KAREN F & EDWARD A                      | KAREN F DAVISON REVOCABLE TRUST                    | 10-12 WILEY RD              | BELMONT       | MA 02478 10-12 WILEY RD             |
| 16-150      | CLARK TRS FREDERICK & STEPHANIE                     | DANCING WILEY REALTY TRUST                         | 14 WILEY RD                 | BELMONT       | MA 02478 14-16 WILEY RD             |
| 16-151      | WU TRS KUBIN & WEI LI                               | KUBIN WU AND WEI LI LIVING TRUST                   | 10 ELEANOR DR               | BELMONT       | MA 01887 18-20 WILEY RD             |
| 16-152-22   | PAINTE JR TR ROSWELL B & PAULA J PAINTE             | THE PAINTE FAMILY TRUST                            | 22 WILEY RD                 | BELMONT       | MA 02478 22 WILEY RD, UNIT 22       |
| 16-152-24   | HISERMAN TE CHRISTOPHER                             | SARAH ALBRIGHT                                     | 24 WILEY RD                 | BELMONT       | MA 02478 24 WILEY RD, UNIT 24       |



**97 Slade St.** – Proposed dormer will be toward rear of house on driveway side. We are also proposing to enclose a small portion of the rear porch for a mudroom. This will not be visible from street. Neighboring houses of similar height.



**99 Slade St.** – Next door neighbor. Note 97 Slade St. in background, to right. Height appears similar.





135 Slade St. – Dormer.



**38 Slade St.** – Dormer. Large portion of foundation exposed.



**29 Slade St.** – Dormer. Large portion of foundation exposed. Two-story enclosed front porch.





**159 Slade St. –Dormer & enclosed front porch.**



**48 Slade St. – Dormer.** Large portion of foundation is exposed.





**49 Flett Rd.** – Dormer that extends above ridge of existing house. Large amount of exposed foundation. Two-story enclosed front porch.



23 Holden Rd. – Dormer. Large portion of foundation is exposed.



46 Benjamin Rd. – Dormer.





26 Wiley Rd. – Dormer & enclosed front porch. Large portion of foundation is exposed.



**180 Beech St.** – Dormers on both sides of ridge.



17 Holden Rd. – Dormer. Large portion of foundation is exposed.



27 Holden Rd. – Dormer. Large portion of foundation is exposed.





**42 Creeley Rd.** – Dormer & enclosed two-story front porch.





**5 Holden Rd. – Dormer.**



47 Winslow Rd. – Multiple dormers. (photo 1)





47 Winslow Rd. – Multiple dormers. (photo 2)



**19 Leslie Rd.** - Two large dormers.



**29 Francis St.** – Rear porch enclosed, both stories. We are only proposing to enclose a portion of first story rear porch.

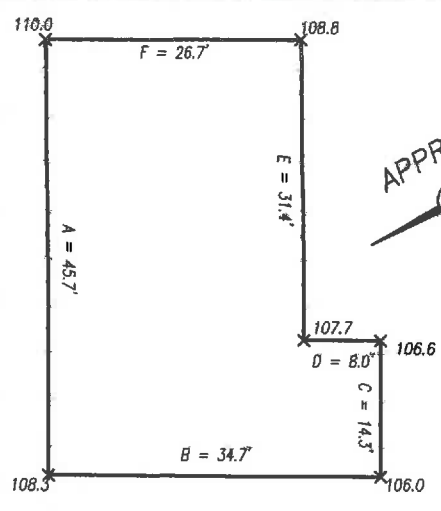
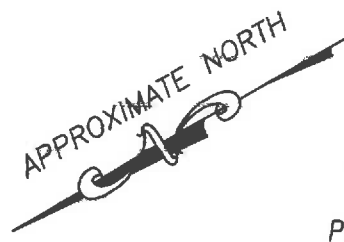


16072.DWG  
JUNE 23, 2017

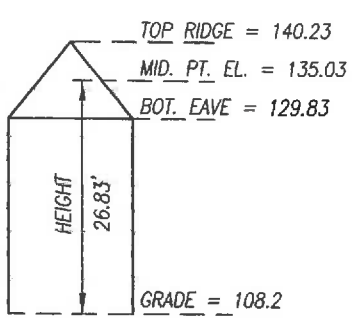
**SITE PLAN**  
**95-97 SLADE STREET**  
**BELMONT, MASSACHUSETTS**

1 INCH = 20 FEET JUNE 23, 2017

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071



WALL A =  $(110.0 + 108.3)/2 \times 45.7 = 4,988.2$   
 WALL B =  $(108.3 + 106.0)/2 \times 34.7 = 3,718.1$   
 WALL C =  $(106.0 + 106.6)/2 \times 14.3 = 1,520.1$   
 WALL D =  $(106.6 + 107.7)/2 \times 8.0 = 857.2$   
 WALL E =  $(107.7 + 108.8)/2 \times 31.4 = 3,399.1$   
 WALL F =  $(108.8 + 110.0)/2 \times 26.7 = 2,921.0$   
**TOTAL = 17,403.7**  
**BUILDING PERIMETER = 160.8**  
**GRADE = 108.2**

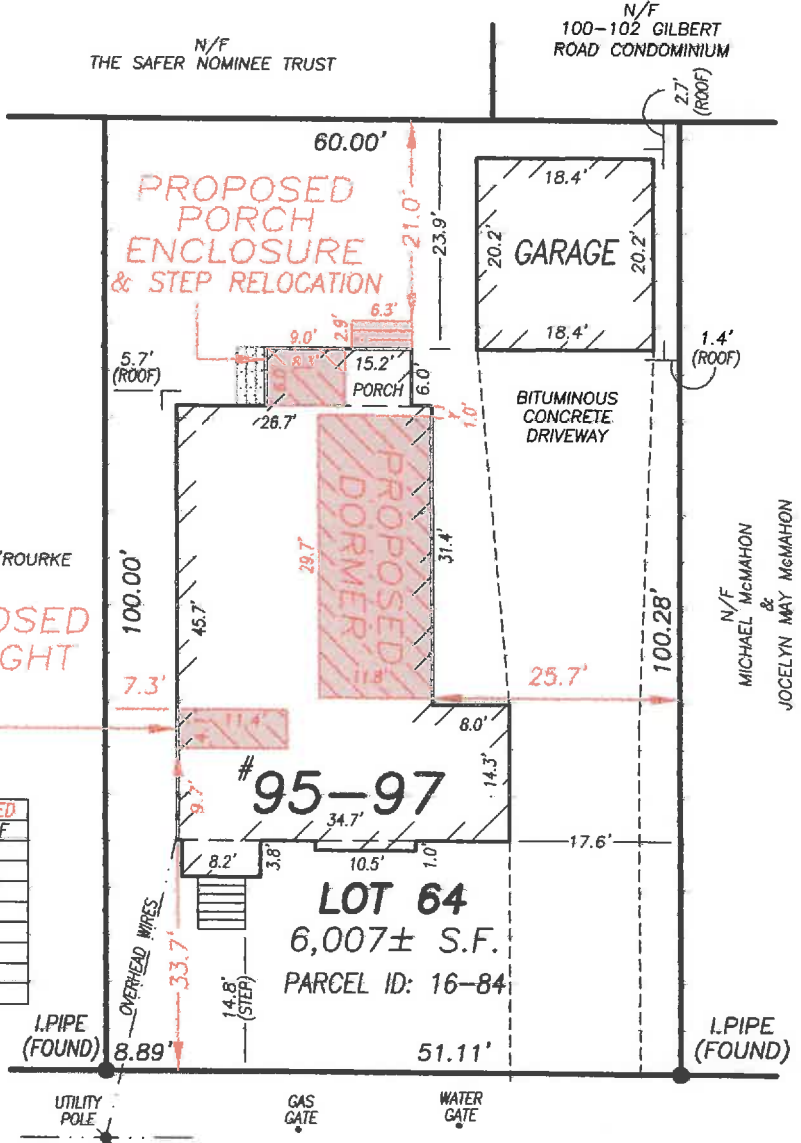


N/F  
DEBORAH M. O'ROURKE

**PROPOSED SKYLIGHT**

"GR" DIMENSIONAL TABLE

|                 | REQUIRED   | EXISTING | PROPOSED |
|-----------------|------------|----------|----------|
| LOT AREA        | 5,000 SF   | 6,007 SF | 6,007 SF |
| FRONTAGE        | 50'        | 60.00'   | 60.00'   |
| LOT COVERAGE    | 30% (MAX.) | 31.3%    | 31.3%    |
| OPEN SPACE      | 40% (MIN.) | 50.0%    | 50.0%    |
| FRONT YARD      | 20'        | 14.8'    | 33.7'    |
| RIGHT SIDE YARD | 10'        | 17.6'    | 25.7'    |
| LEFT SIDE YARD  | 10'        | 5.7'     | 7.3'     |
| REAR YARD       | 20'        | 23.9'    | 21.0'    |
| BUILDING HEIGHT | 33' (MAX.) | 26.83'   | 26.83'   |



N/F  
THE SAFER NOMINEE TRUST

N/F  
100-102 GILBERT ROAD CONDOMINIUM

N/F  
MICHAEL McMAHON &  
JOCELYN MAY McMAHON

**SLADE STREET**

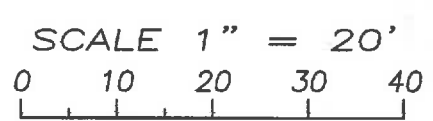
**NOTES:**

- ZONING DISTRICT: "GENERAL RESIDENCE"
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON THE FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
- THE LOT IS NOT LOCATED IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLAND MAP
- SEE EXPOSED FOUNDATION CALCULATION DATED NOVEMBER 2, 2016, BY SNELLING & HAMEL ASSOCIATES, INC.

**PLAN REFERENCE:**

- PLAN BOOK 324 PLAN 45

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF OCTOBER 25, 2016, WITH THE USE OF A TOPCON TOTAL STATION.

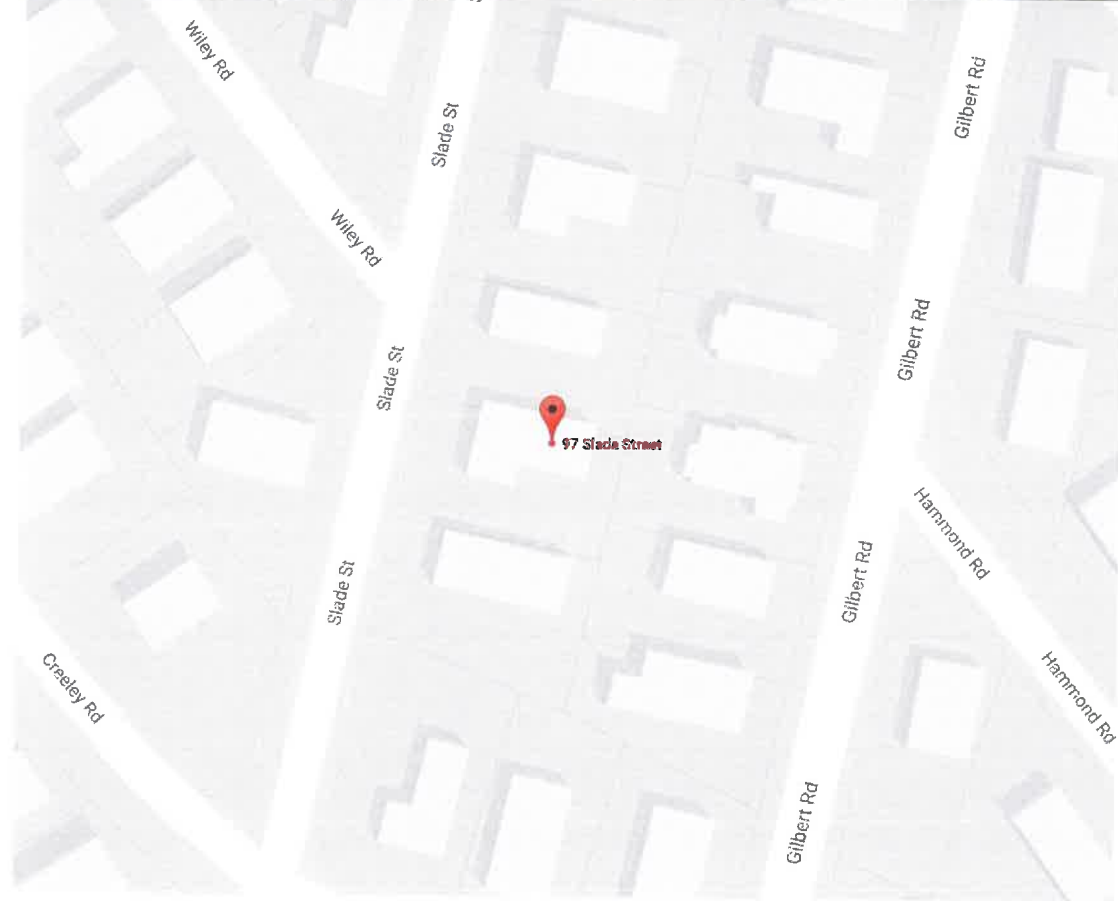


*John R. Hamel*  
**JOHN R. HAMEL**  
PROFESSIONAL  
LAND SURVEYOR



6-23-2017  
DATE:

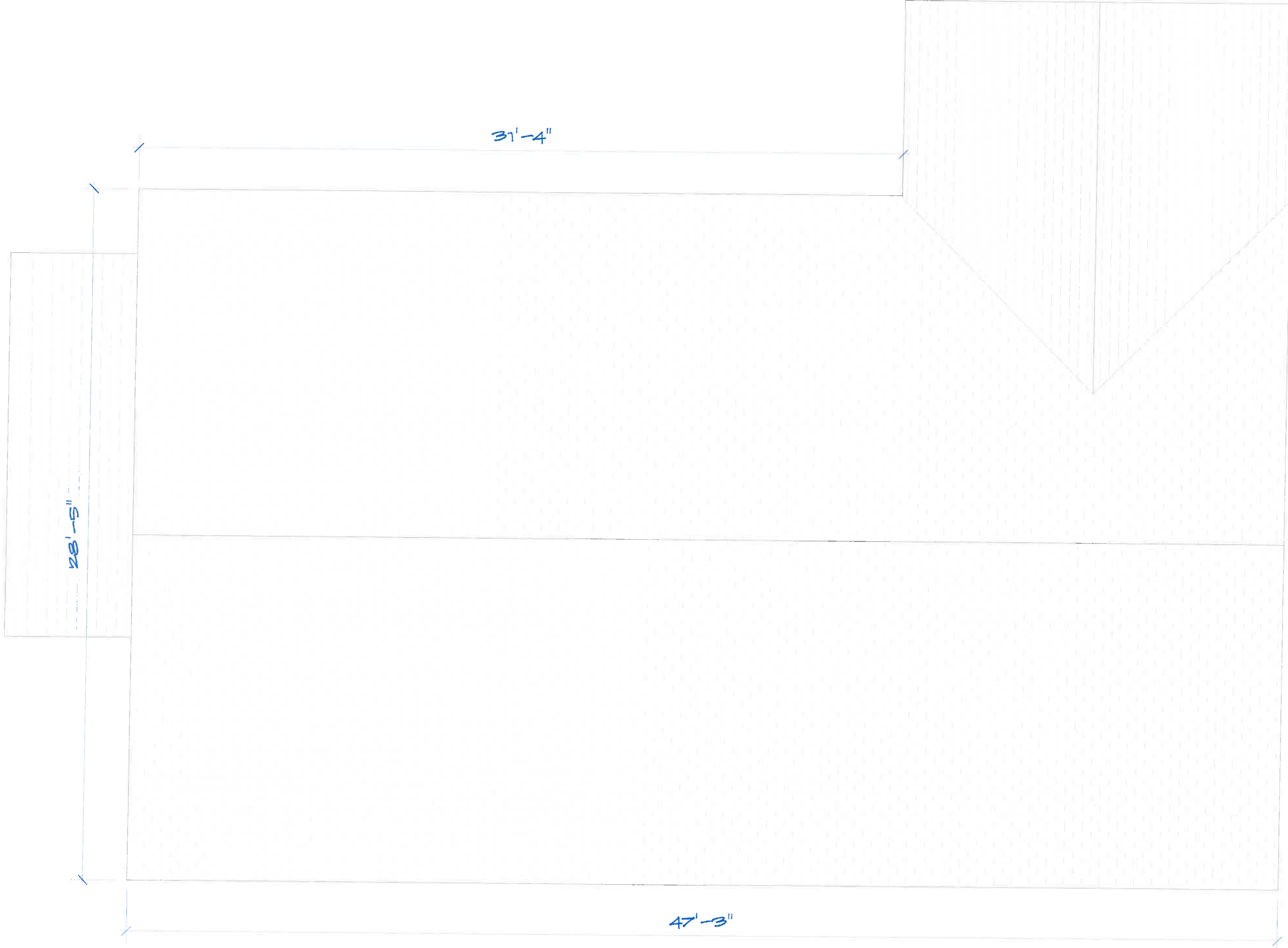
OWNER: JLP NOMINEE TRUST  
LOC. HOUSE NO. 95-97 SLADE STREET  
LOT NO. 64  
APP. NO. \_\_\_\_\_  
DATE JUNE 23, 2017  
SCALE 1 INCH = 20 FEET



## SHEET INDEX

- 1.G-1 Cover Sheet
- C-1 Half Story Calcs
- EX-1 Existing Roof
- EX-2 Existing Level 3 Plan
- EX-3 Existing Level 2 Plan (no changes)
- EX-4 Existing Level 1 & Basement (no changes)
- D-1 Roof Demo Plan
- D-2 3rd Floor Demo Plan
- D-3 Interior Finishes Demo Plan
- D-4 Porch Demo Plan
- A-1 Level 3 Proposed Plan
- A-2 Level 3 Proposed Sections
- A-3 Proposed Roof
- A-4 Level 3 Perspective Views
- A-5 Roof Orthogonal Views
- A-6 Bathroom Elevations
- A-7 Library Elevations
- A-9 Proposed Mudroom
- A-10 Mudroom Sections
- A-11 Proposed Elevations
- A-12 Existing Elevations
- A-13 Landscape Plan (no changes)
- S-1 Framing Details
- S-2 Framing Details
- S-3 Framing - Walls
- S-4 Structural Basement
- E-1 Electrical Plan
- E-2 Smoke & CO Plan





TITLE: Existing Roof Plan

DATE: 4/26/17

SCALE: 1/4" = 1'-0"

**Judith Petri**  
**3rd Floor Renovation & Mudroom**

97 Slade St Belmont MA

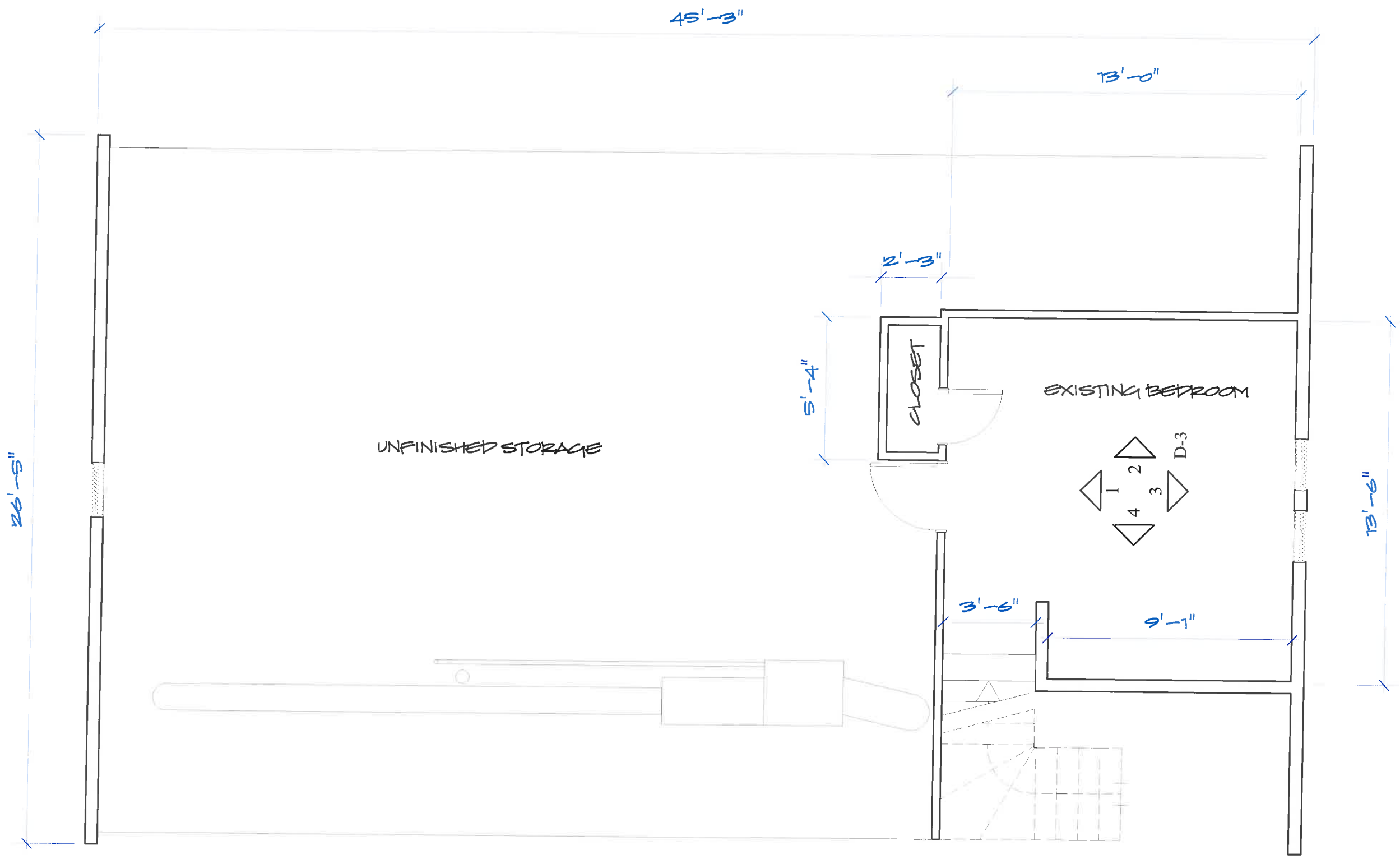


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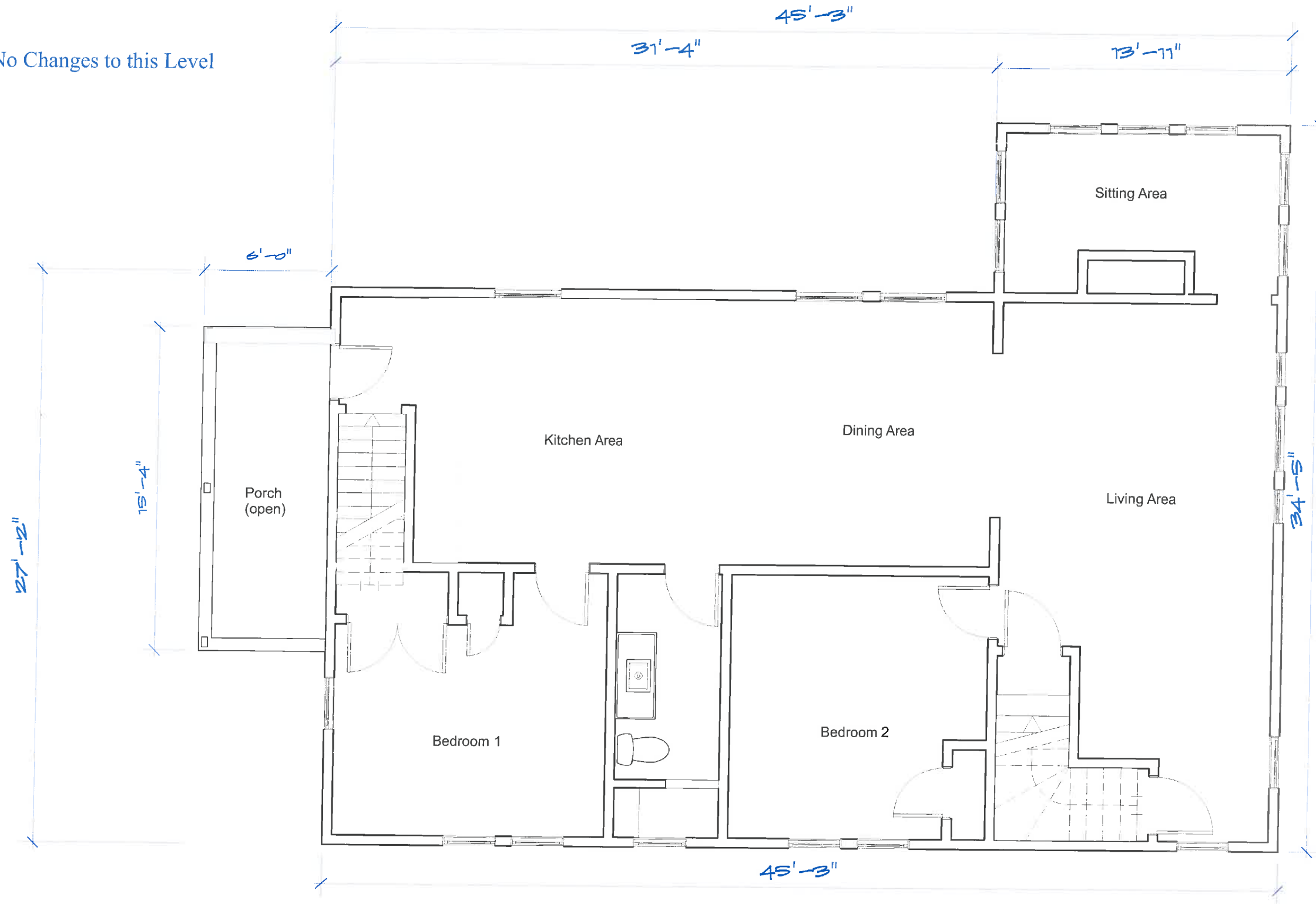
**EX-1**  
 Existing Roof Plan



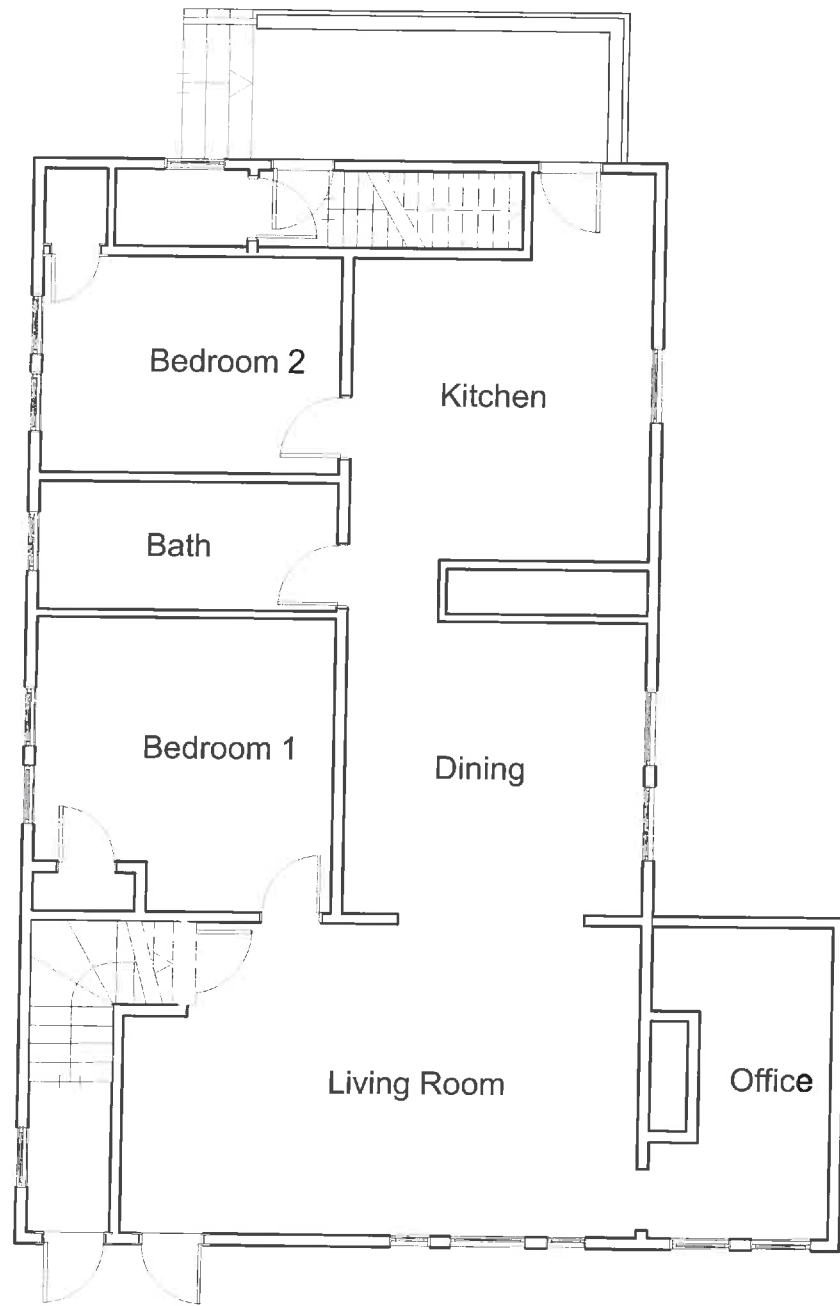


1 Top/Plan View - Existing  
Scale: 1/4" = 1'-0"

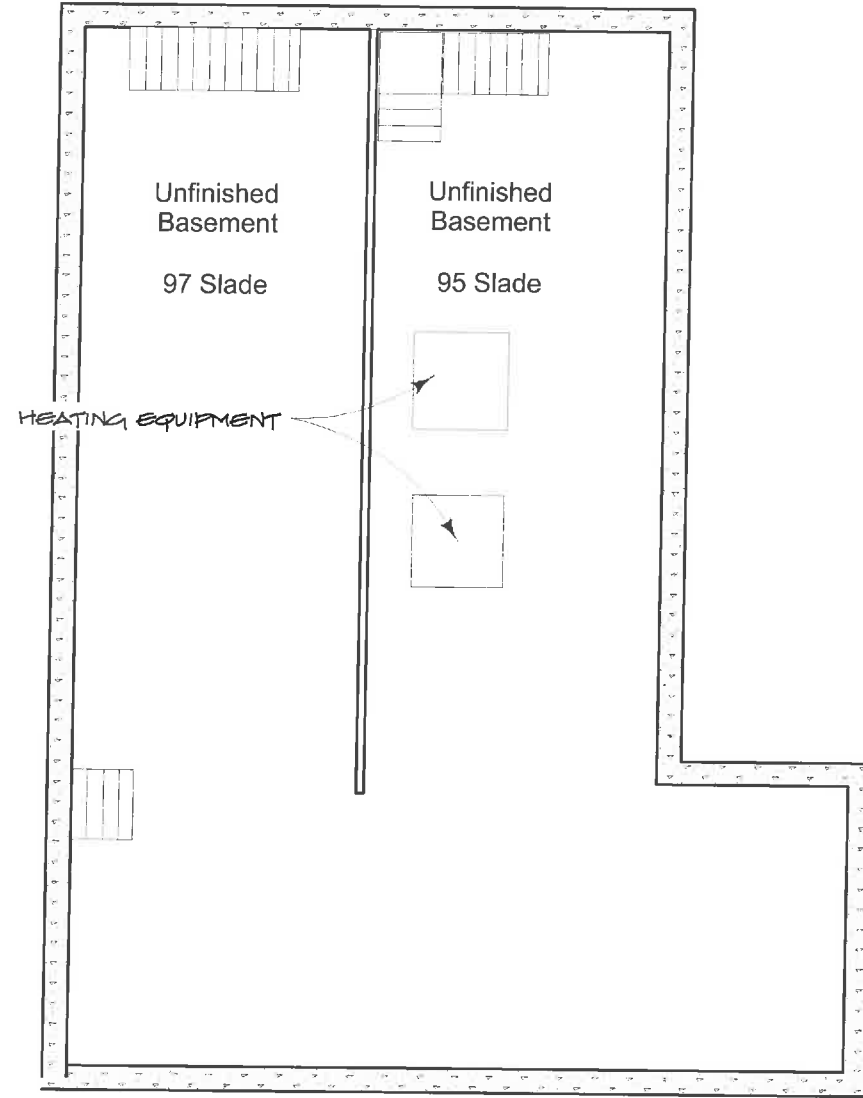
\*No Changes to this Level



2 Level 2 Smoke & CO  
Scale: 3/16" = 1'-0"



1 Level 1 Plan  
Scale: 1/8" = 1'-0"



2 Basement Plan  
Scale: 1/8" = 1'-0"

TITLE: Level 1 & Bsmt

DATE: 2/7/18

SCALE: 1/8" = 1'-0"

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 97 Slade St Belmont MA



634 Old Bedford Road Concord, MA 01742

**EX-4**

Level 1 & Bsmt

REMOVE EXISTING ROOFING MATERIALS AND ROOF FRAMING TO ACCOMMODATE DORMER

EXISTING EAVE STRUCTURE & FINISHES TO REMAIN

\* INSTALL TEMPORARY SUPPORT WALL UNDER RIDGE AS REQUIRED

REMOVE EXISTING ROOFING MATERIALS, ROOF FRAMING, AND INTERIOR FINISHES TO ACCOMMODATE LARGE SKYLIGHT UNIT OVER STAIRWELL

TITLE: Demo Roof

DATE: 4/26/17

SCALE: 1/4" = 1'-0"

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**D-1**

Demo Roof



DEMO EXISTING ATTIC SUBFLOOR IN  
BEDROOM, BATH, AND CLOSET  
LOCATIONS TO ALLOW DOUBLING OF  
EXISTING FLOOR JOISTS

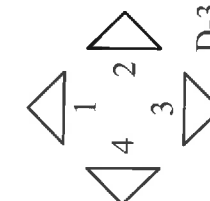
REMOVE ALL EXISTING WALL &  
CEILING PLASTER & LATH IN  
EXISTING LVL 3 BEDROOM TO  
ALLOW ACCESS FOR SPRAY FOAM  
INSULATION OF ENTIRE ROOF

REMOVE FRAMING FOR EXISTING  
KNEEWALL, PREP FOR BUILT-IN  
CEDAR STORAGE IN SAME LOCATION

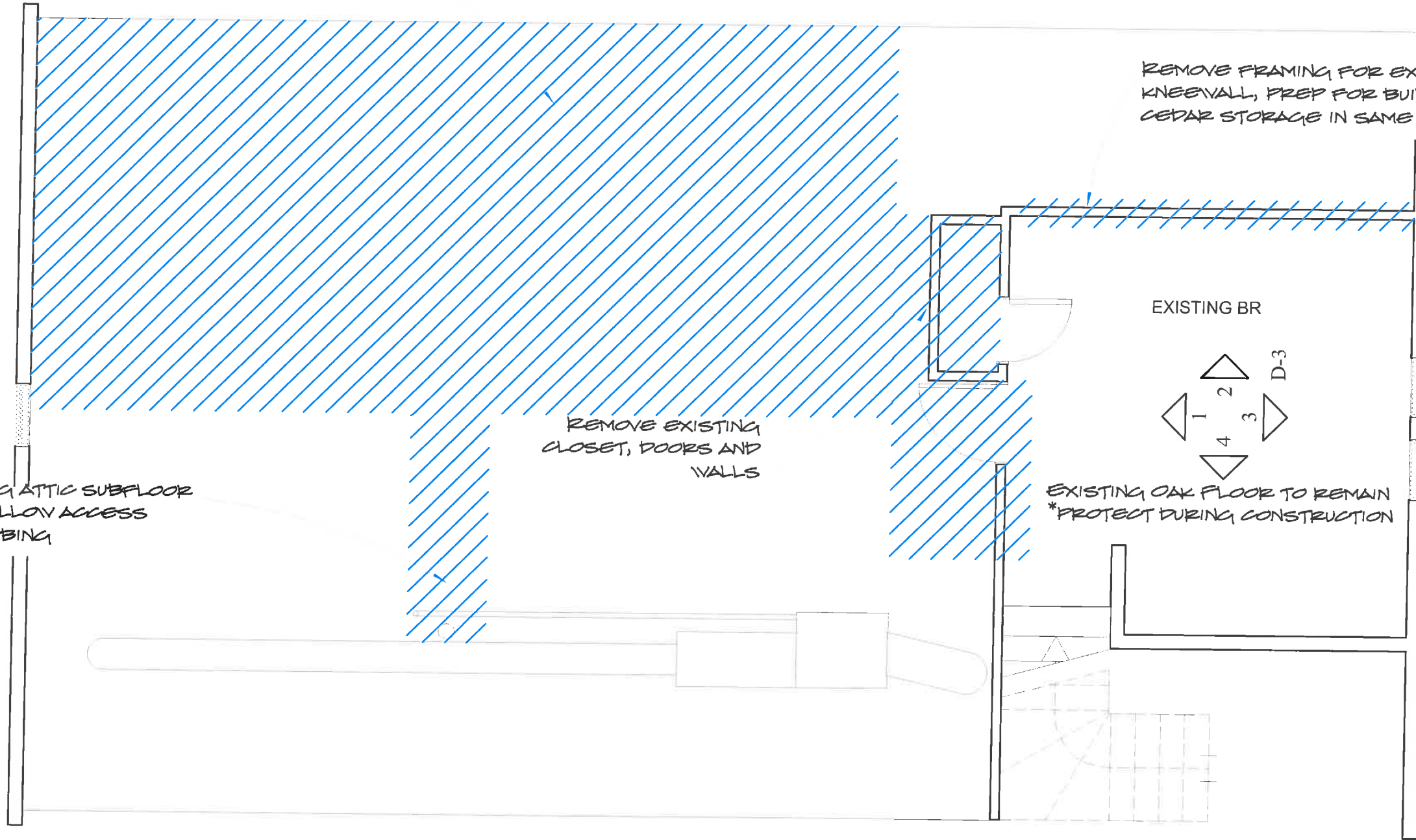
REMOVE EXISTING  
CLOSET, DOORS AND  
WALLS

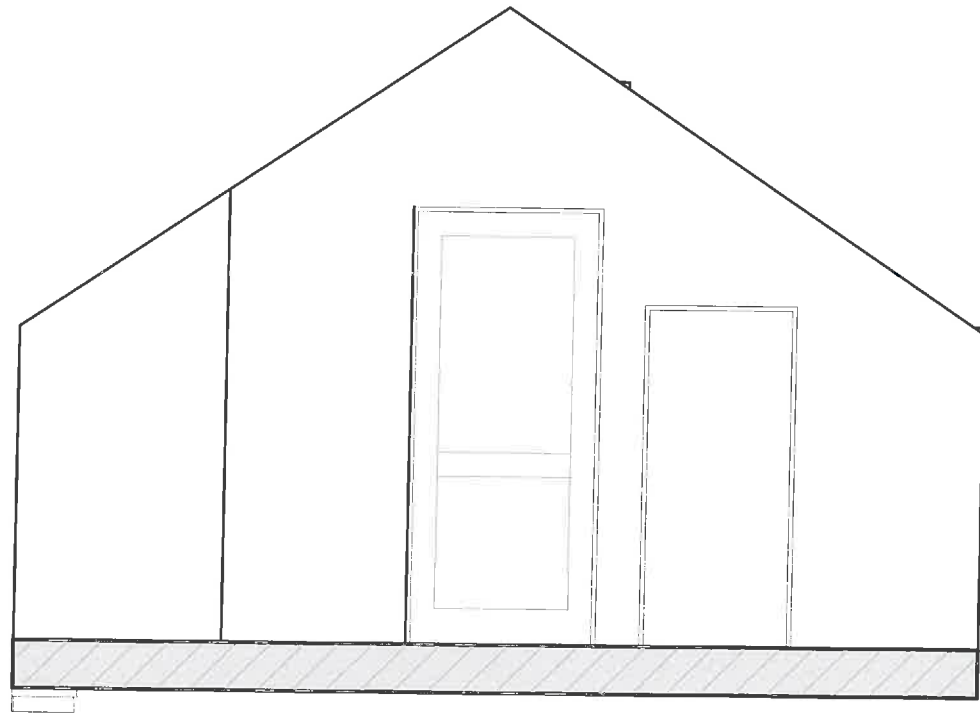
REMOVE EXISTING ATTIC SUBFLOOR  
AS NEEDED TO ALLOW ACCESS  
FOR ROUGH PLUMBING

EXISTING BR

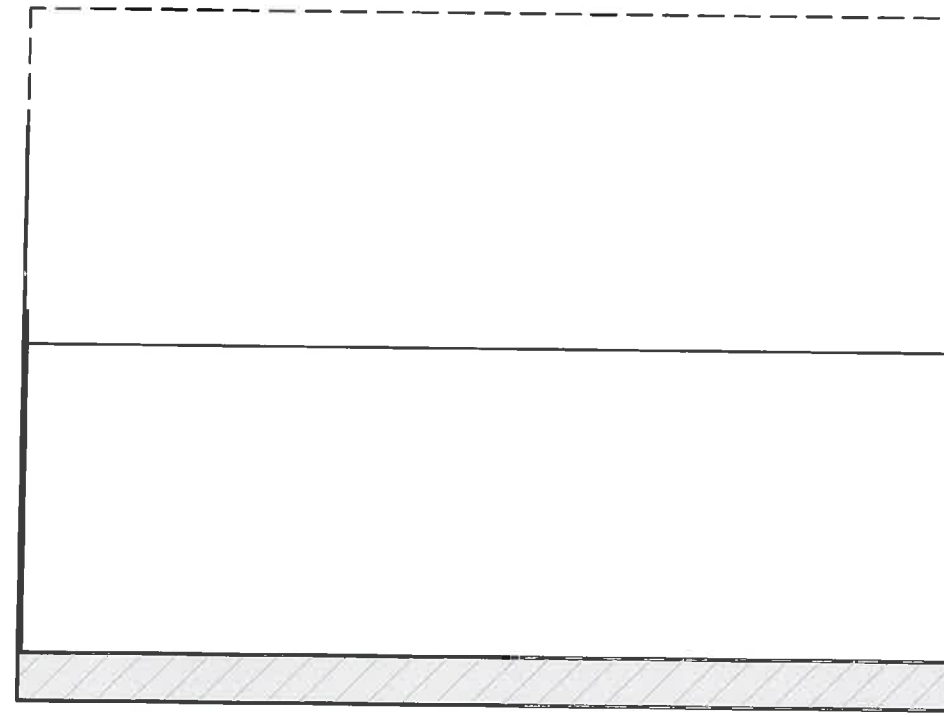


EXISTING OAK FLOOR TO REMAIN  
\*PROTECT DURING CONSTRUCTION

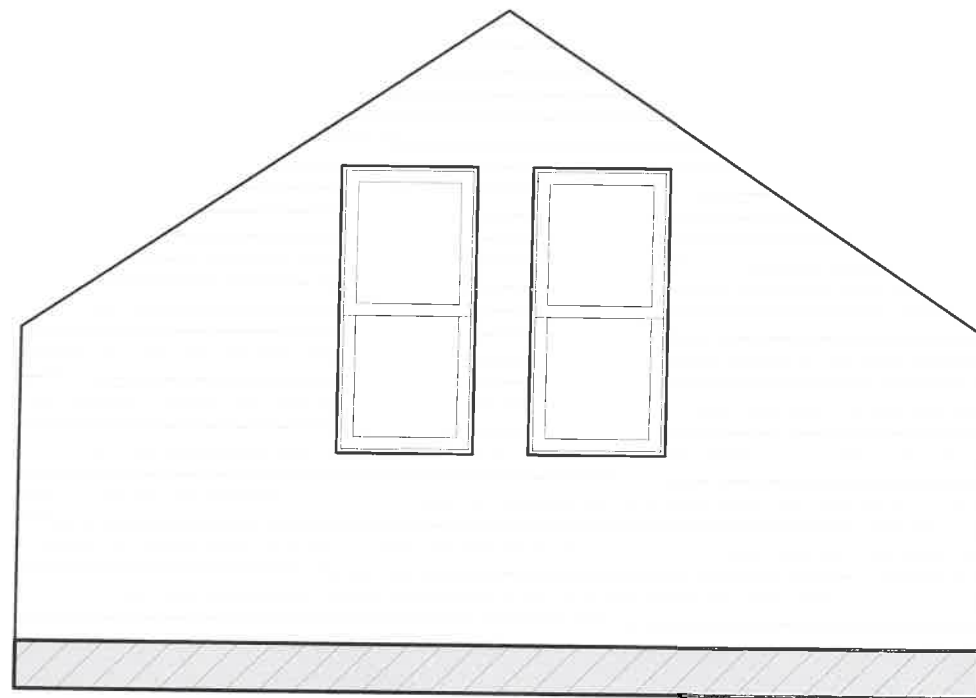




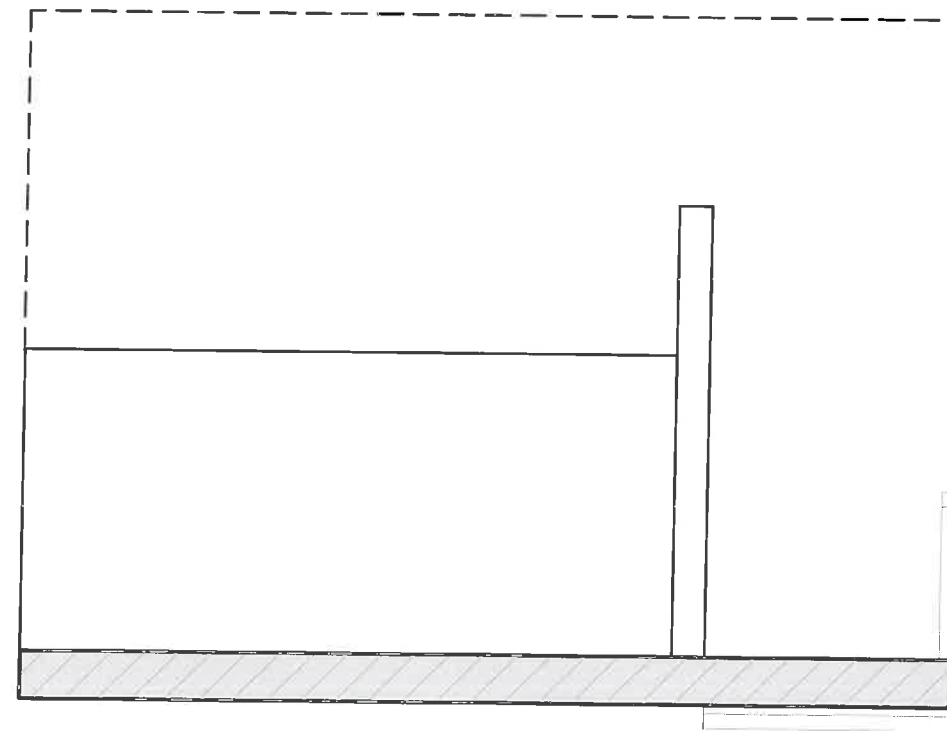
1 Existing BR, east  
Scale: 3/8" = 1'-0"



2 Existing BR, south  
Scale: 3/8" = 1'-0"



3 Existing BR, west  
Scale: 3/8" = 1'-0"



4 Existing BR, north  
Scale: 3/8" = 1'-0"

TITLE: Int Finishes Demo

DATE: 4/26/17

SCALE: 1/4" = 1'-0"

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**D-3**

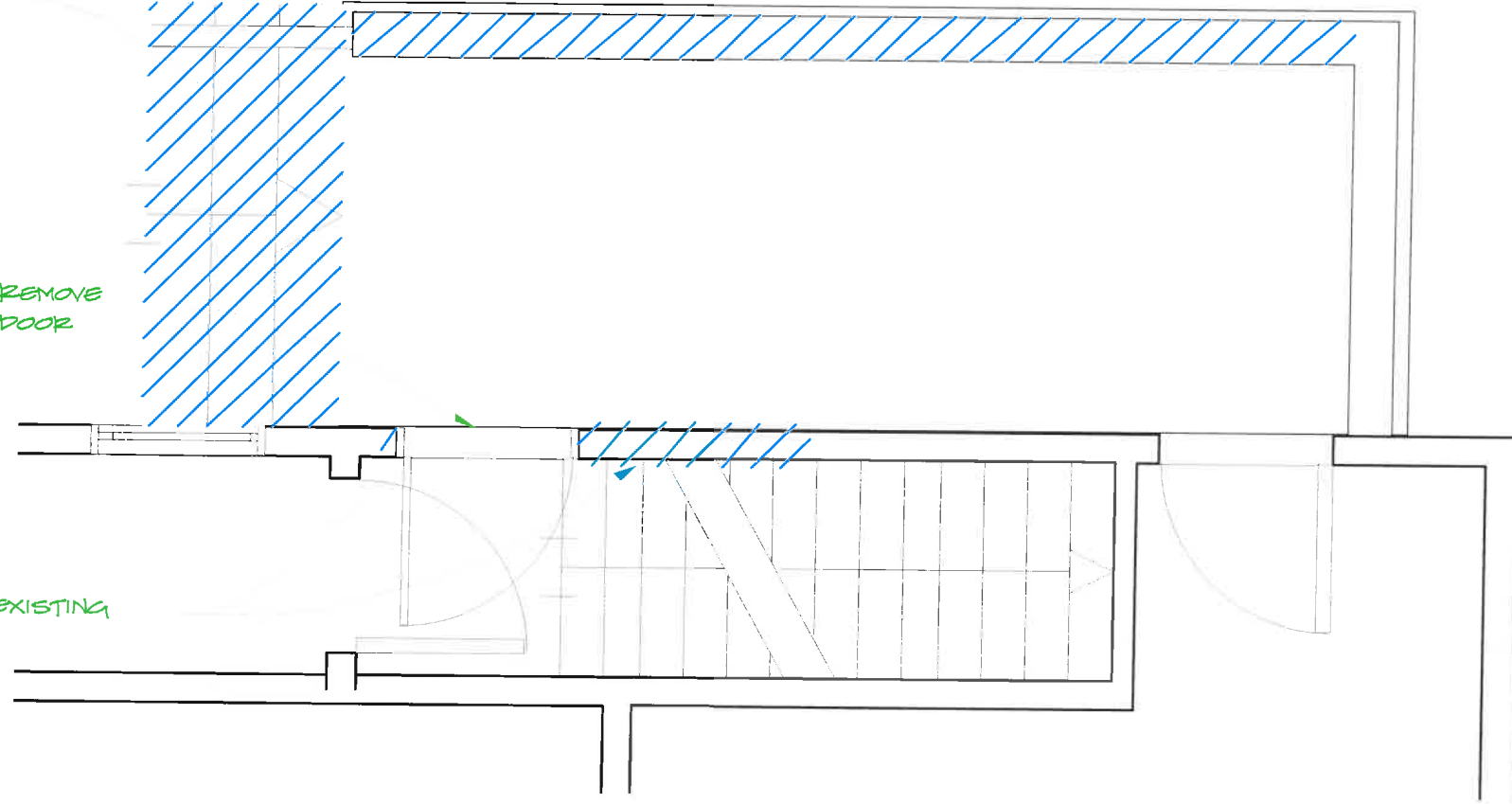
Int Finishes Demo

REMOVE EXISTING STAIRS TO PORCH

REMOVE DOOR

OPEN EXISTING WALL

REMOVE RAILING



TITLE: Porch/Mudroom Demo

DATE: 4/26/17

SCALE: 3/8" = 1'-0"

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**3rd Floor Renovation & Mudroom**

97 Slade St Belmont MA

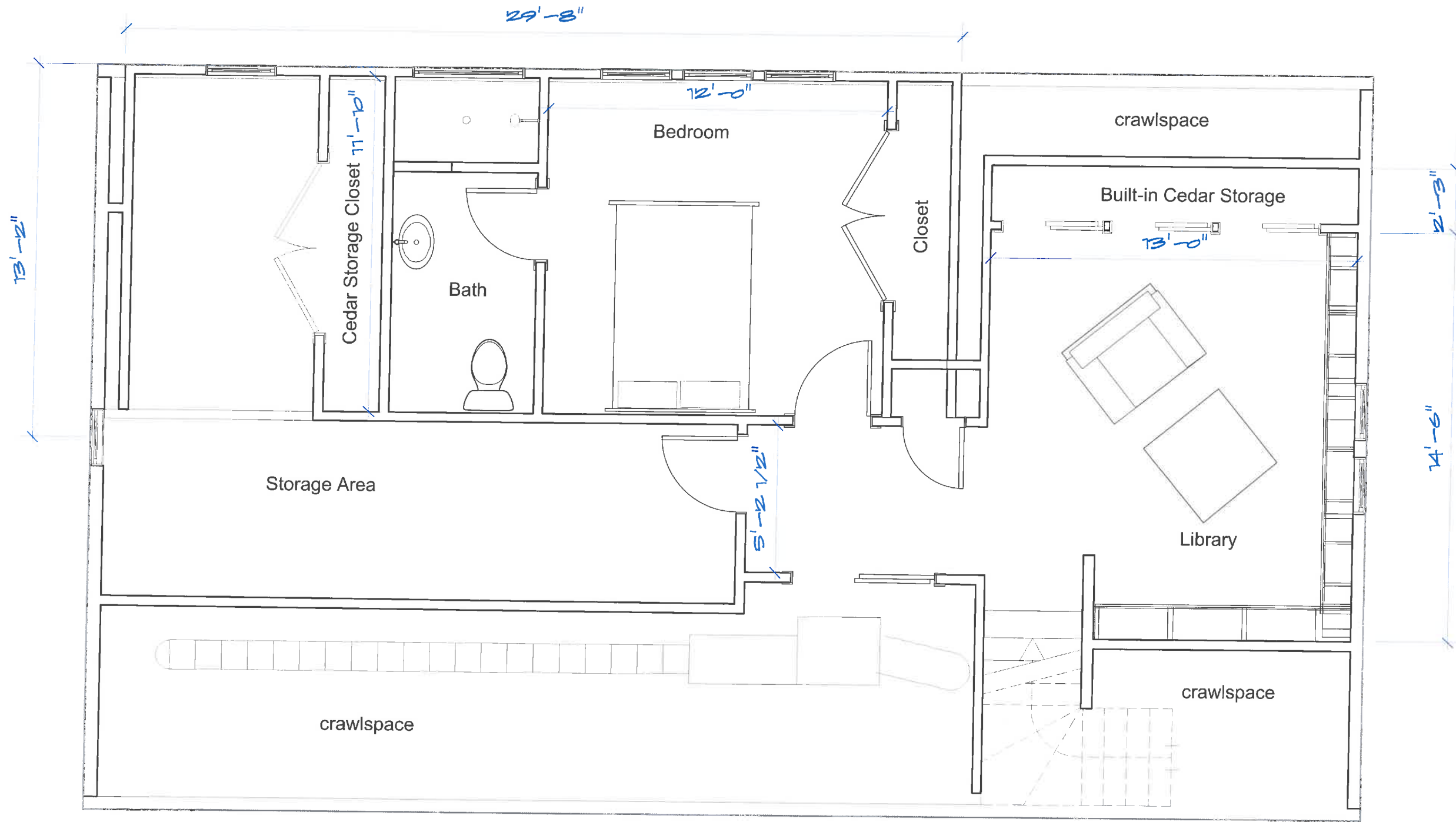


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**D-4**

Porch/Mudroom Demo



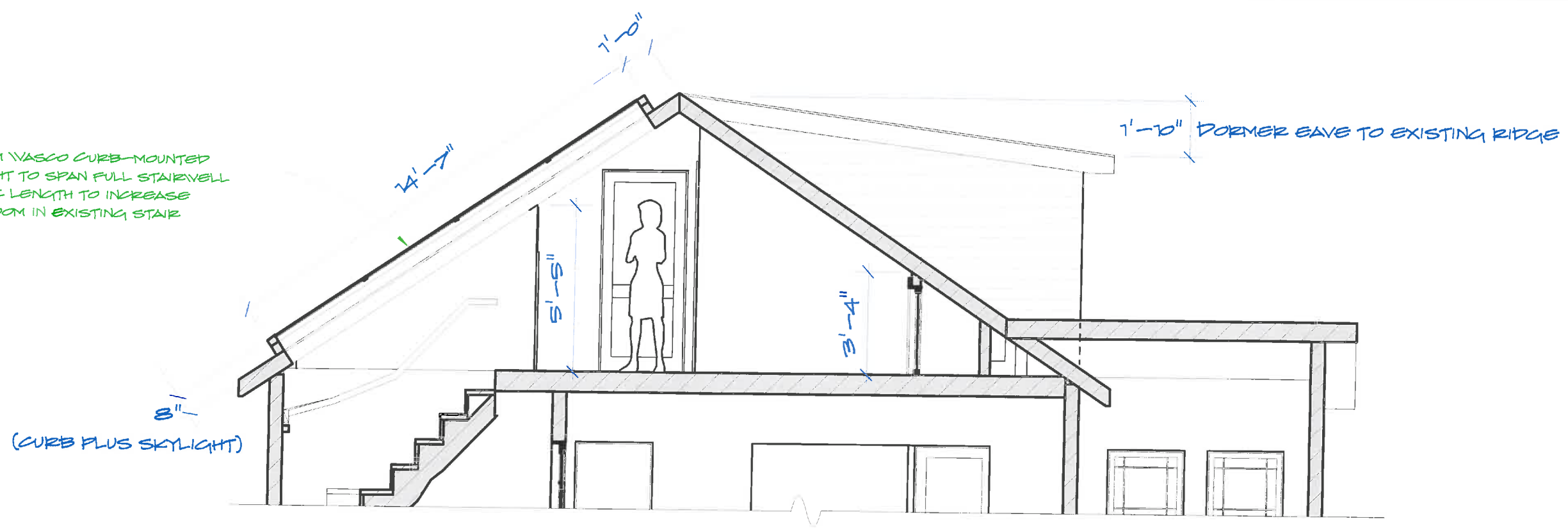
1 Top/Plan View  
Scale: 1/4" = 1'-0"

TITLE: LVL 3 Floor Plan  
DATE: 4/26/17  
SCALE: 1/4" = 1'-0"

**Judith Petri**  
**3rd Floor Renovation & Mudroom**  
97 Slade St Belmont MA

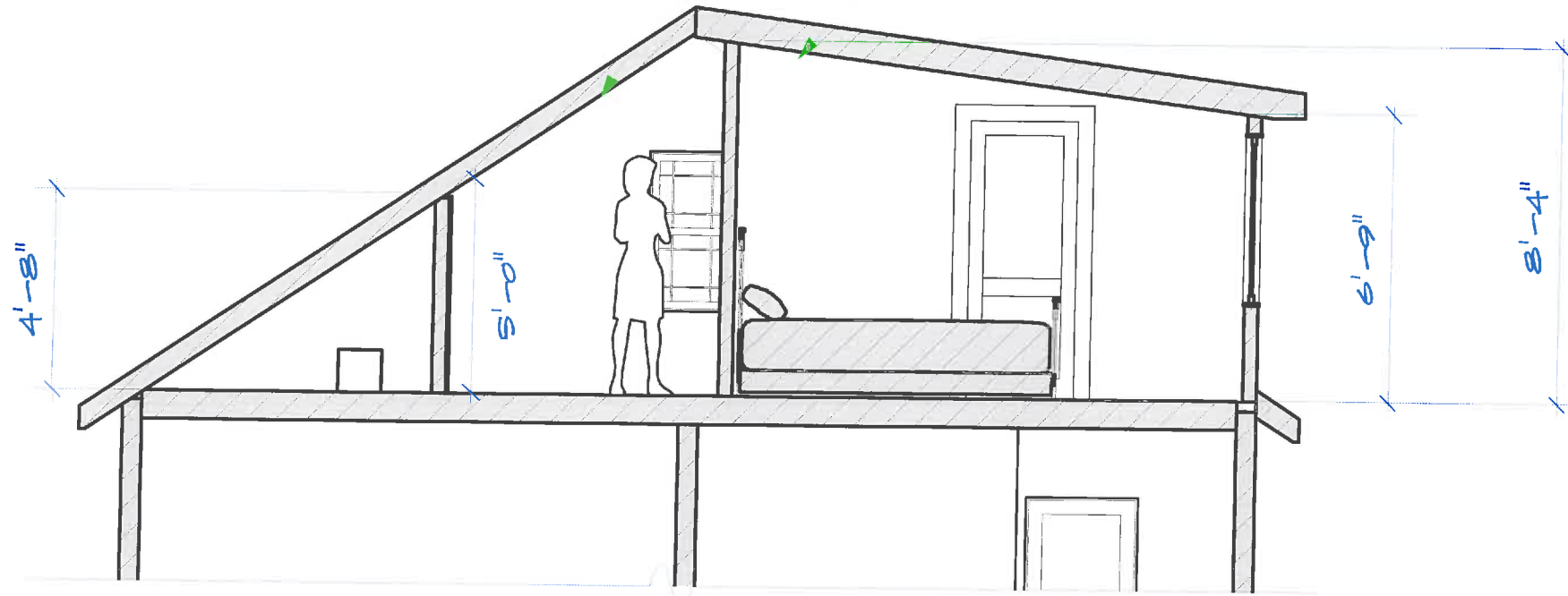


CUSTOM VASCO CURB-MOUNTED SKYLIGHT TO SPAN FULL STAIRWELL WIDTH & LENGTH TO INCREASE HEADROOM IN EXISTING STAIR

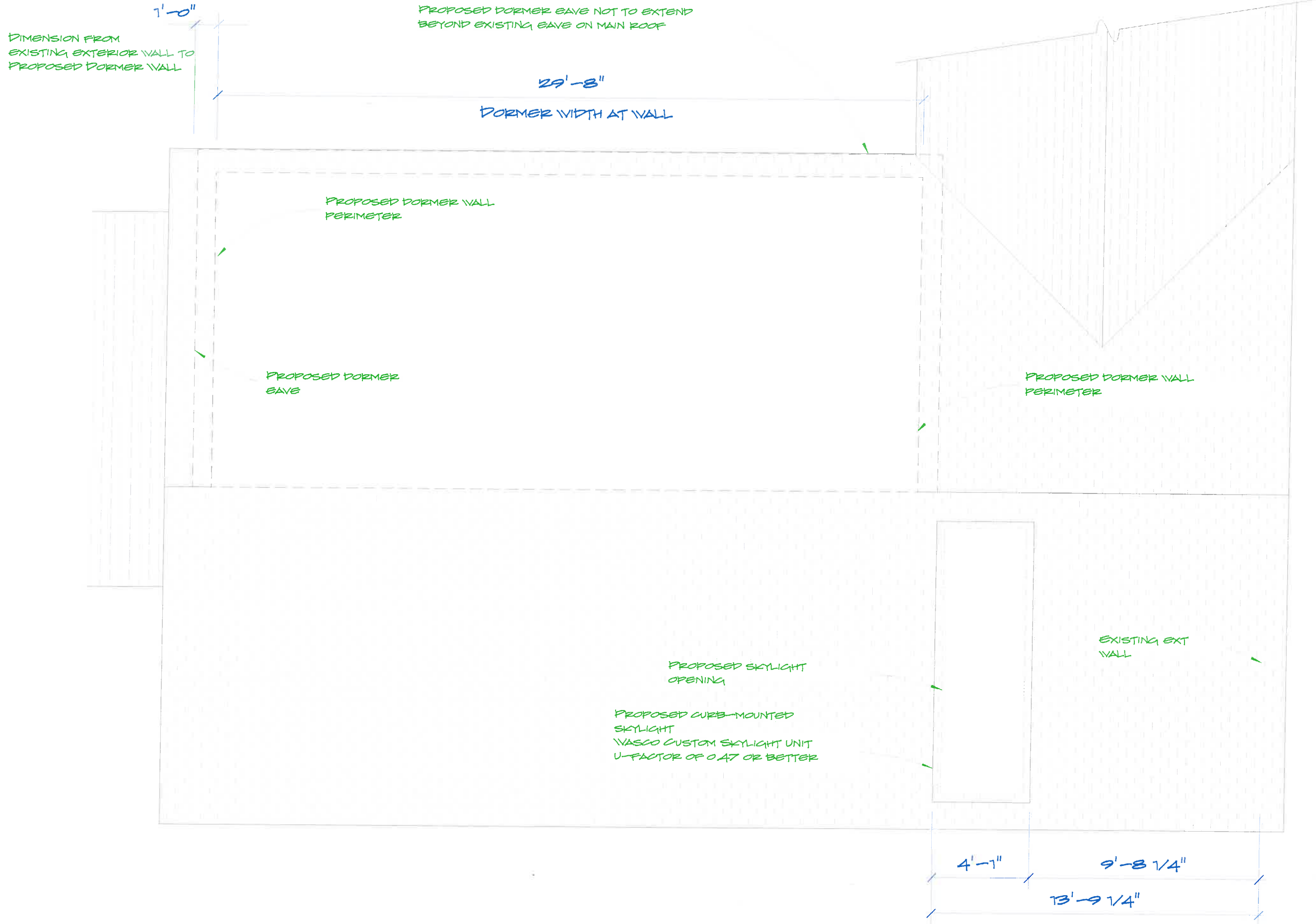


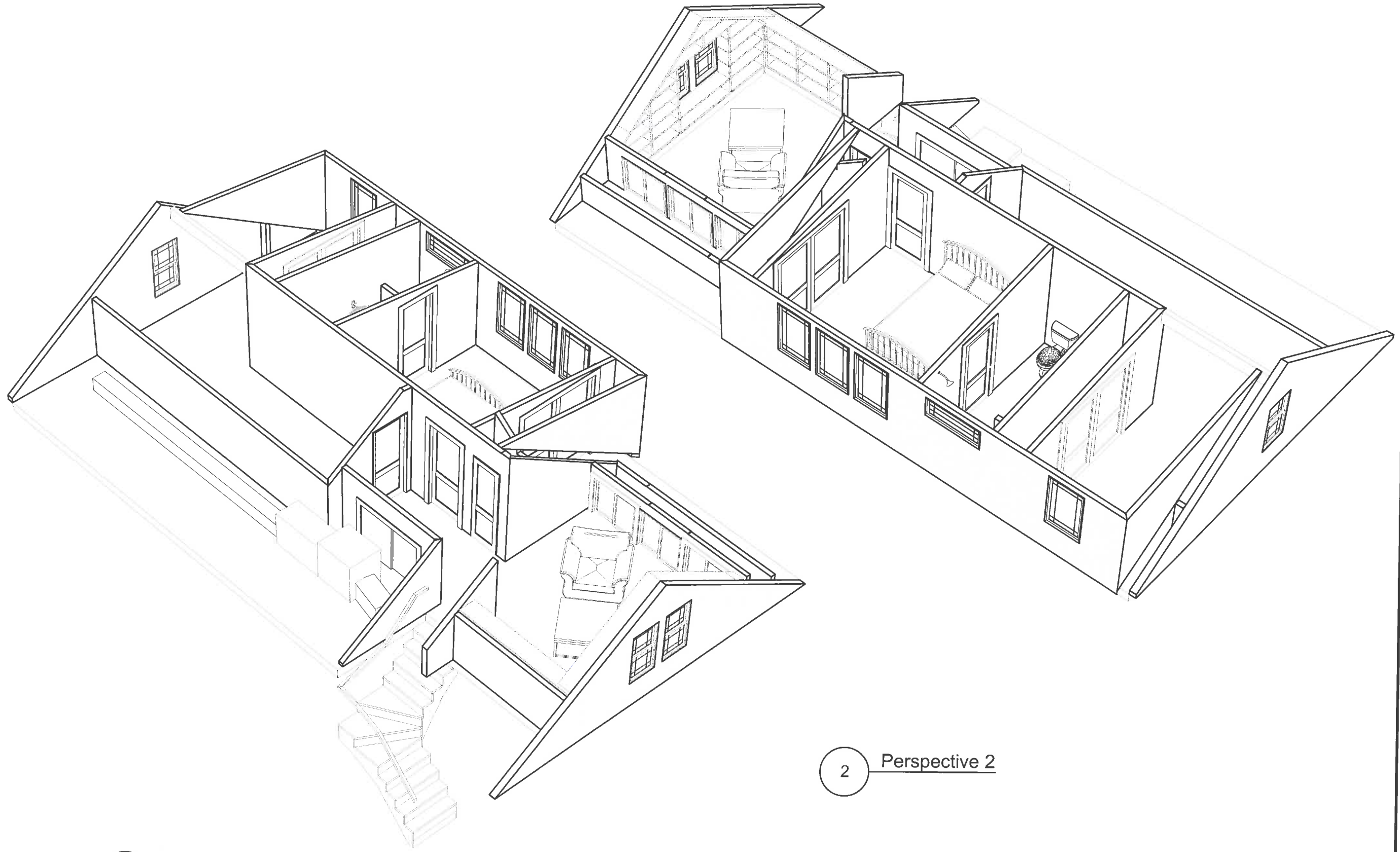
2 Section 1 - Library at Stairwell  
Scale: 1/4" = 1'-0"

ALL CEILINGS TO BE VAULTED



3 Section 2 - BR & Storage Area  
Scale: 1/4" = 1'-0"





1 Perspective 1

2 Perspective 2

TITLE: L3 Orthogonal Views

DATE: 4/26/17

SCALE: Not to Scale

Judith Petri

3rd Floor Renovation & Mudroom

97 Slade St Belmont MA

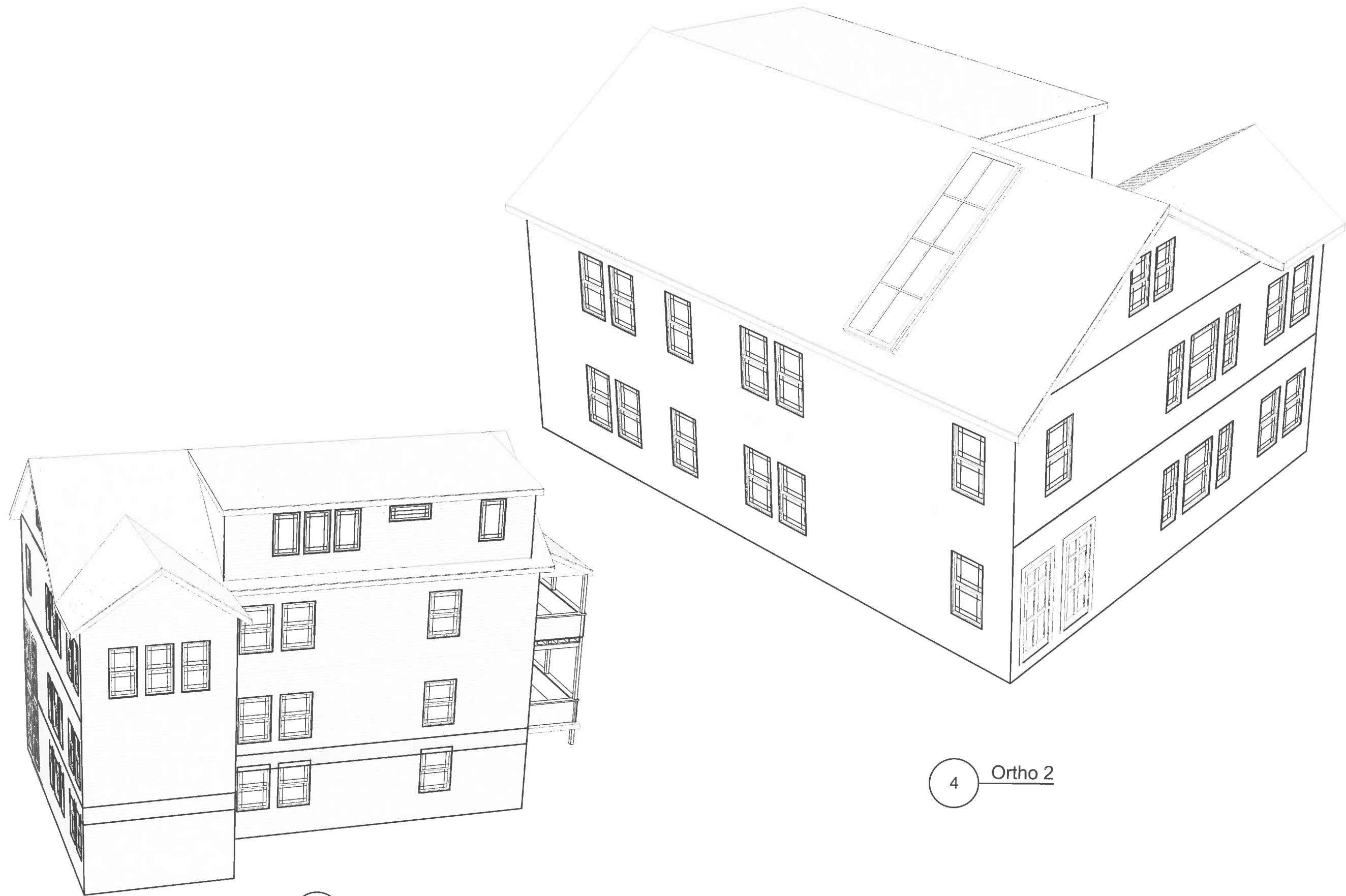


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**A-4**

L3 Orthogonal Views



4 Ortho 3

4 Ortho 2

TITLE: L3 Orthogonal Views

DATE: 4/26/17

SCALE: Not to Scale

**Judith Petri**  
**3rd Floor Renovation & Mudroom**

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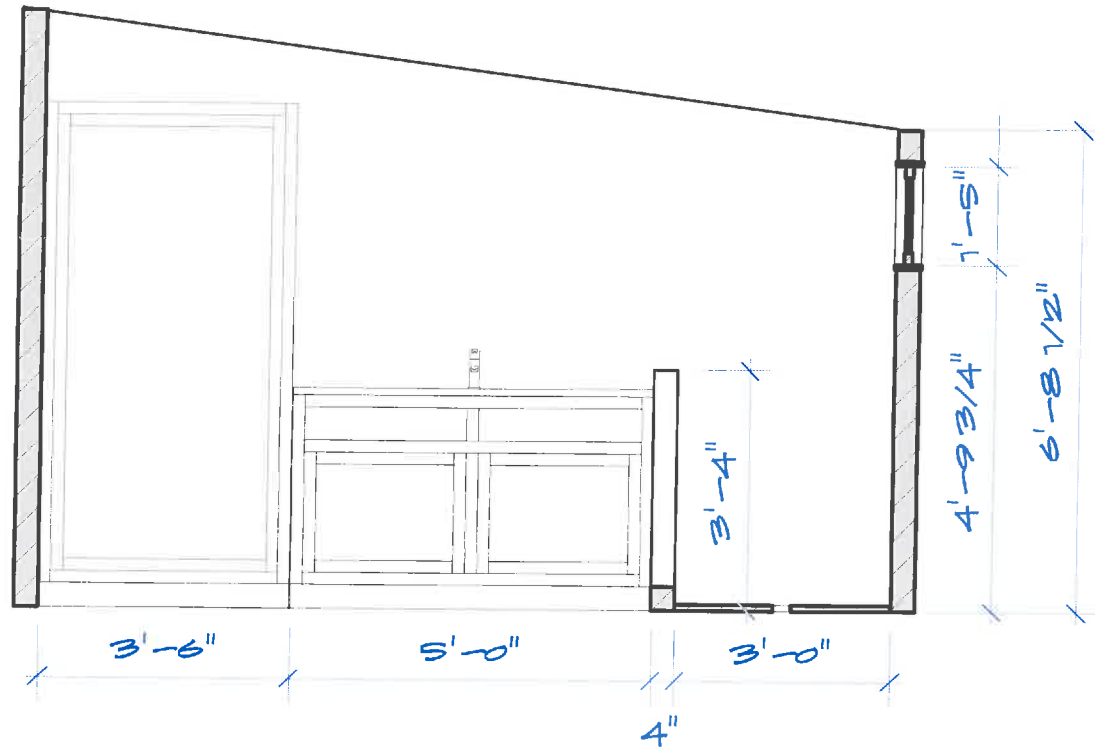


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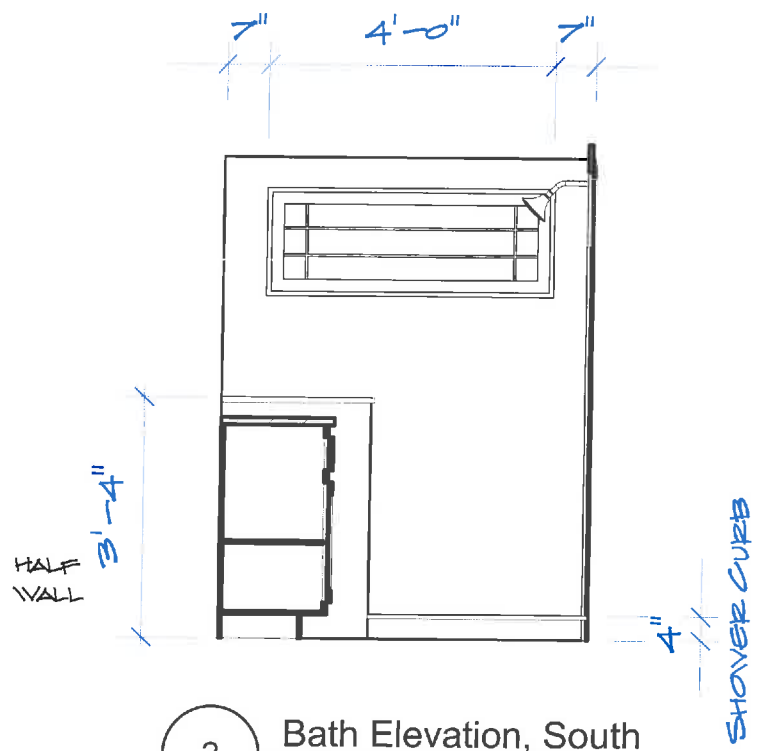
**A-5**

L3 Orthogonal Views

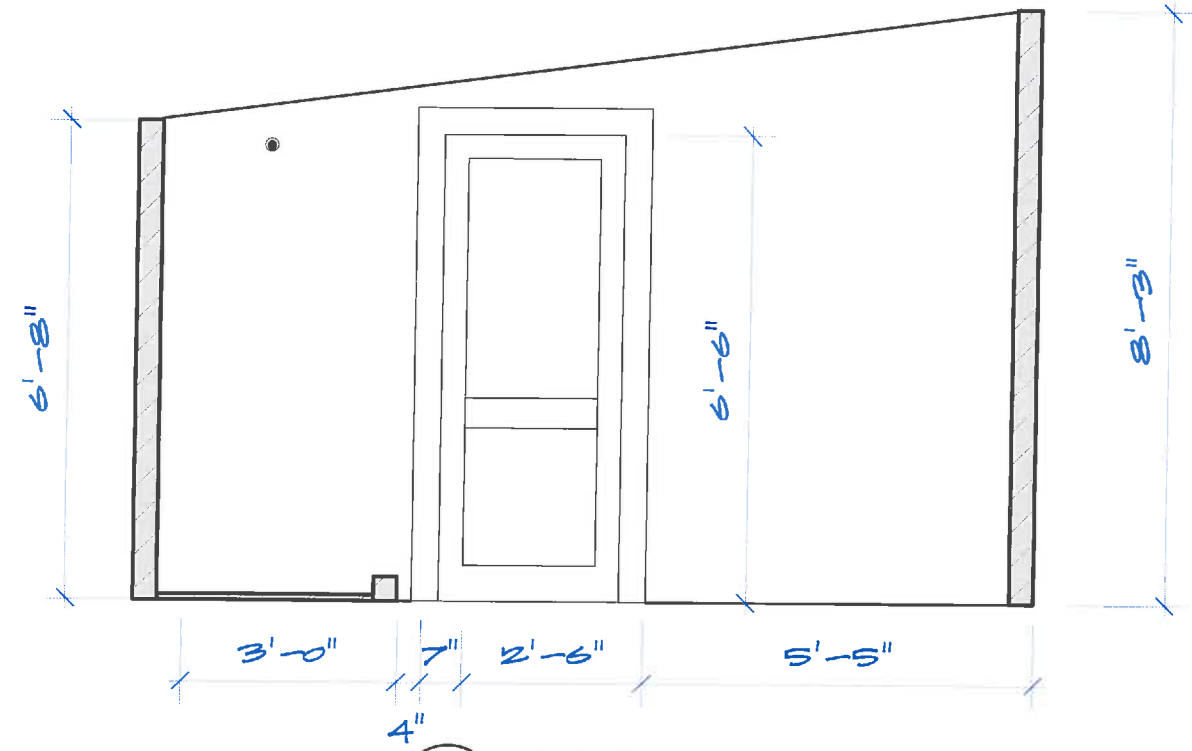




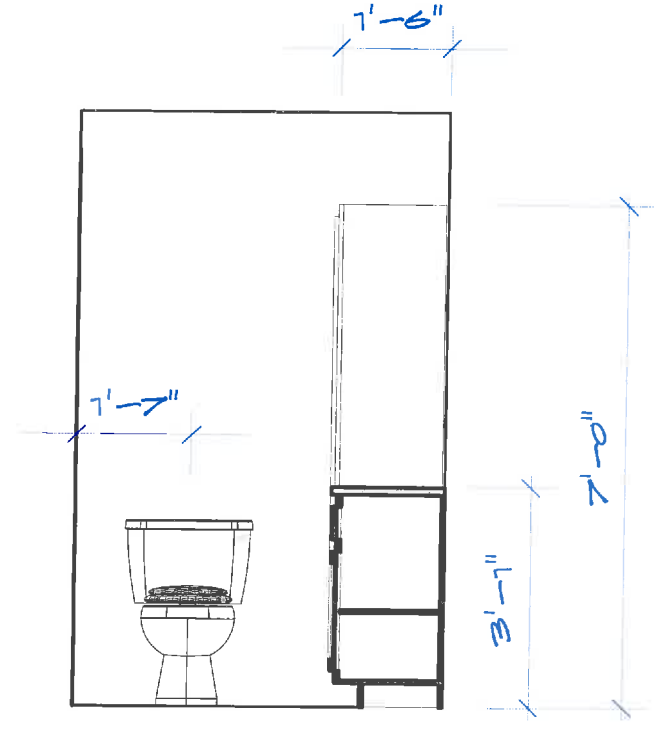
1 Bath Elevation, East  
Scale: 3/8" = 1'-0"



2 Bath Elevation, South  
Scale: 3/8" = 1'-0"

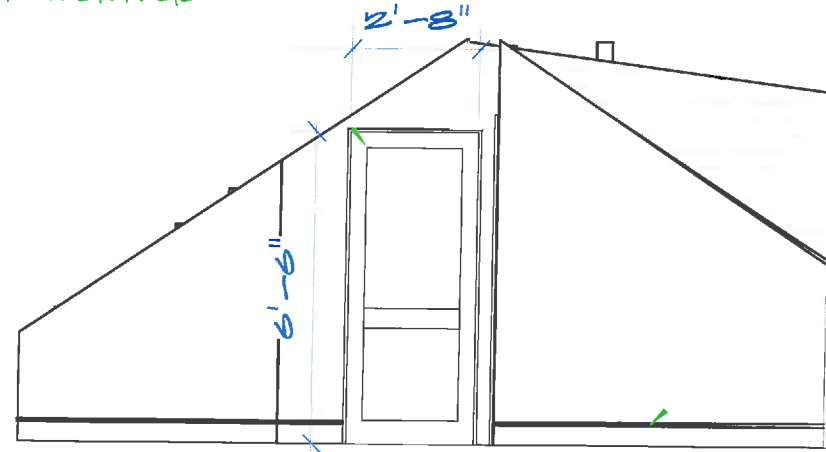


3 Bath Elevation, West  
Scale: 3/8" = 1'-0"



4 Bath Elevation, North  
Scale: 3/8" = 1'-0"

DOOR TO WALK-IN STORAGE AREA



1 Library Elevation, East  
Scale: 1/4" = 1'-0"

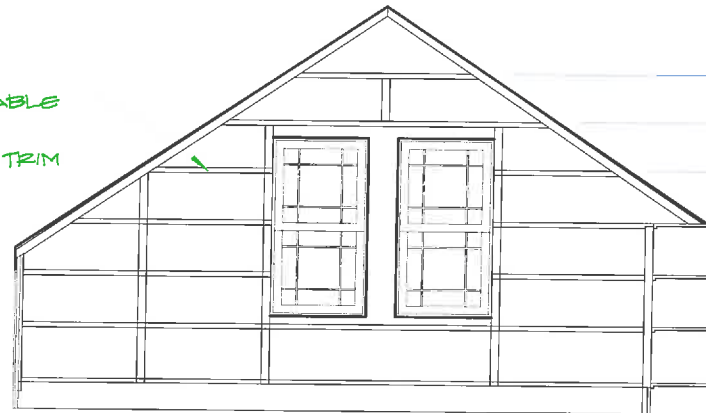
STAIN GRADE SLIDING CABINET DOORS IN SOUTH KNEEWALL FOR CEDAR LINED STORAGE AREA

STAIN GRADE BASE & CAP TO MATCH EXISTING



2 Library Elevation, South  
Scale: 1/4" = 1'-0"

STAIN-GRADE BUILT IN BOOKCASES ON WEST GABLE WALL TO MATCH EXISTING STAIN-GRADE GUMWOOD TRIM

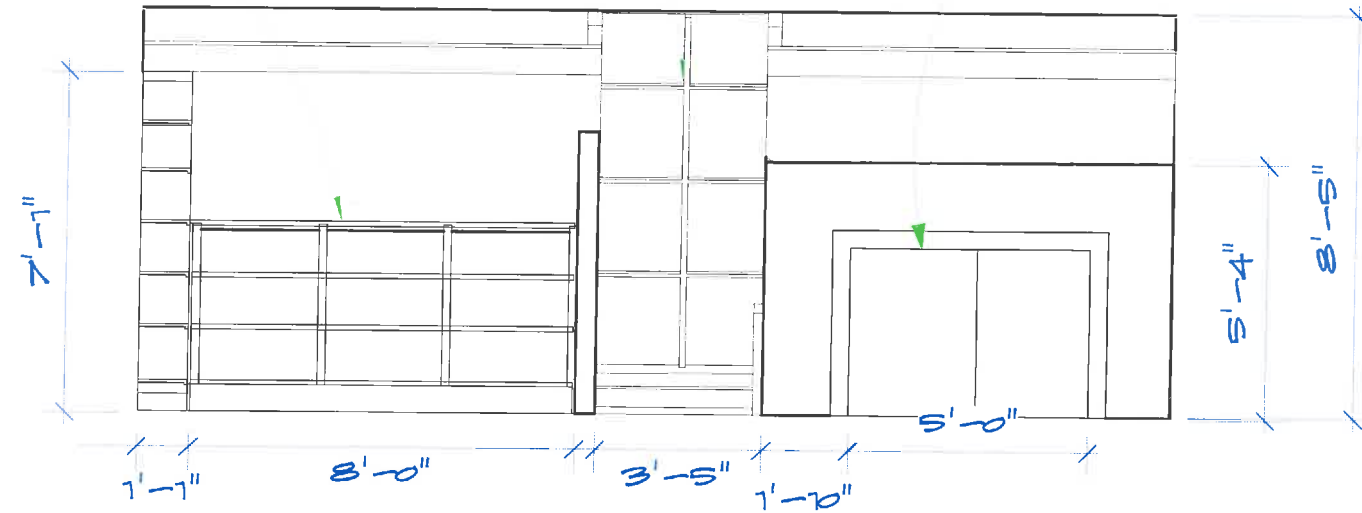


3 Library Elevation, West  
Scale: 1/4" = 1'-0"

STAIN-GRADE BUILT IN BOOKCASES ON NORTH KNEEWALL TO MATCH EXISTING STAIN-GRADE GUMWOOD TRIM

CUSTOM VASCO SKYLIGHT OVER EXISTING STAIRWELL

SLIDING DOOR TO PROVIDE SERVICE ACCESS TO HVAC EQUIPMENT

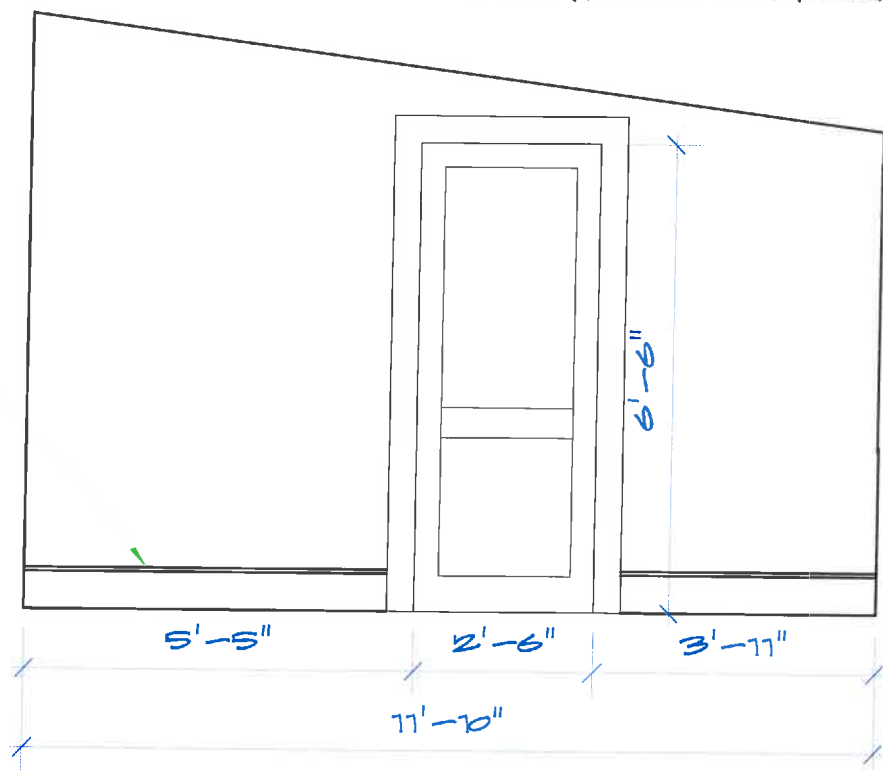


4 Library & Hall Elevation, North  
Scale: 1/4" = 1'-0"

ALL TRIM IN BEDROOM IS PAINT GRADE

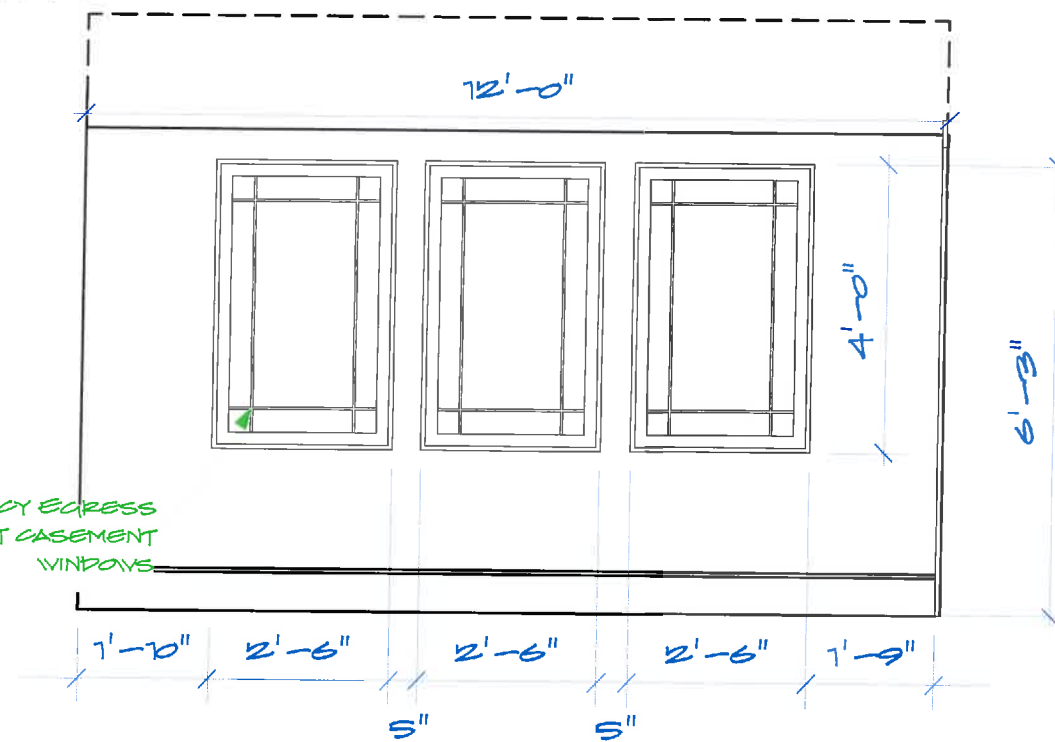
ALL NEW WINDOWS U VALUE 0.30 OR BETTER

MATCH EXISTING  
BASEBOARD

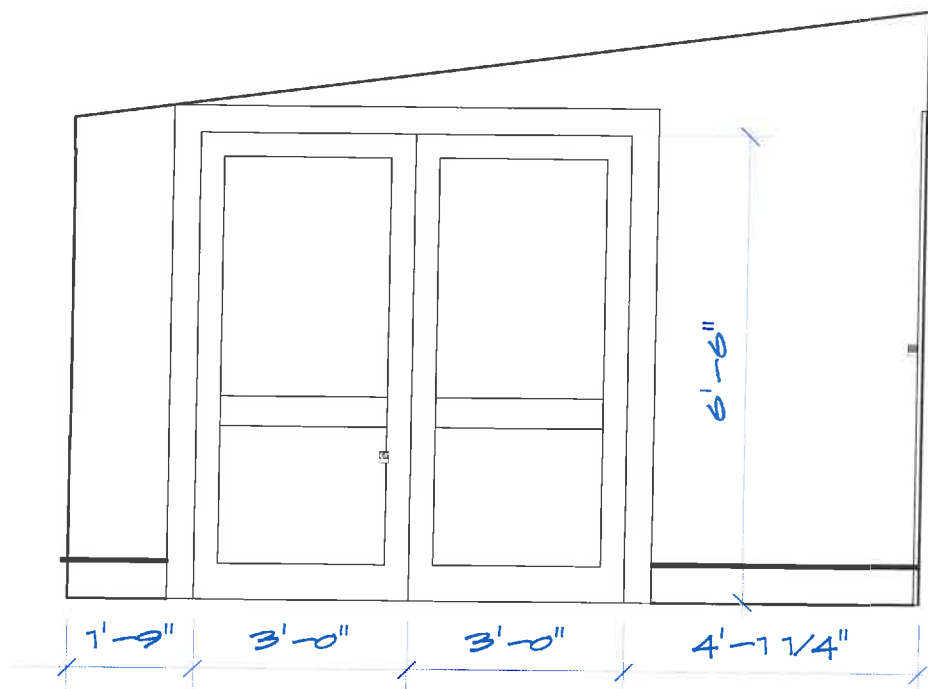


1 Bedroom Elev, East  
Scale: 3/8" = 1'-0"

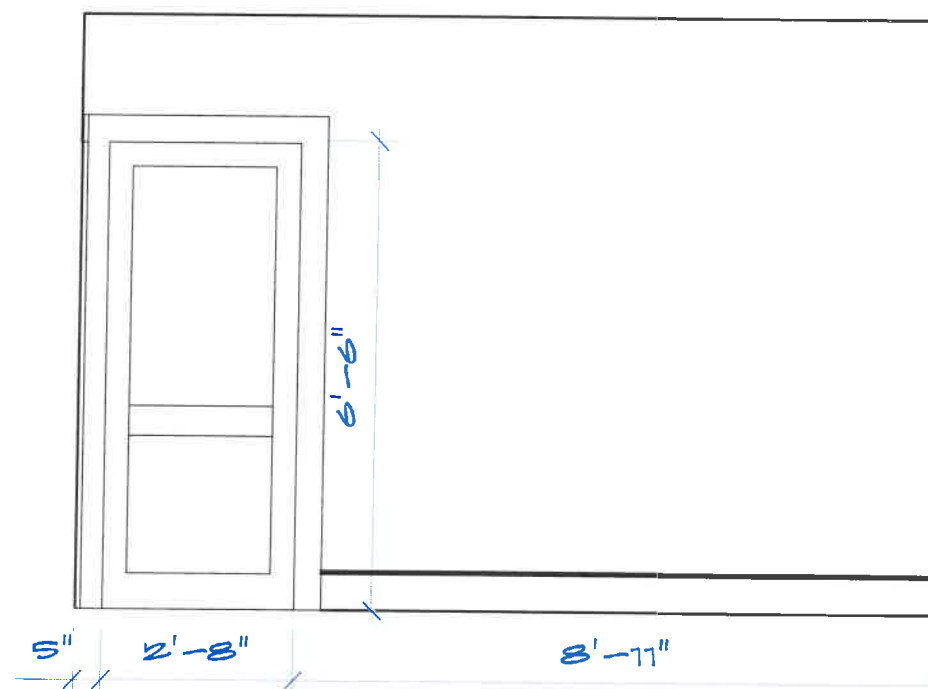
EMERGENCY EGRESS  
COMPLIANT CASEMENT  
WINDOWS



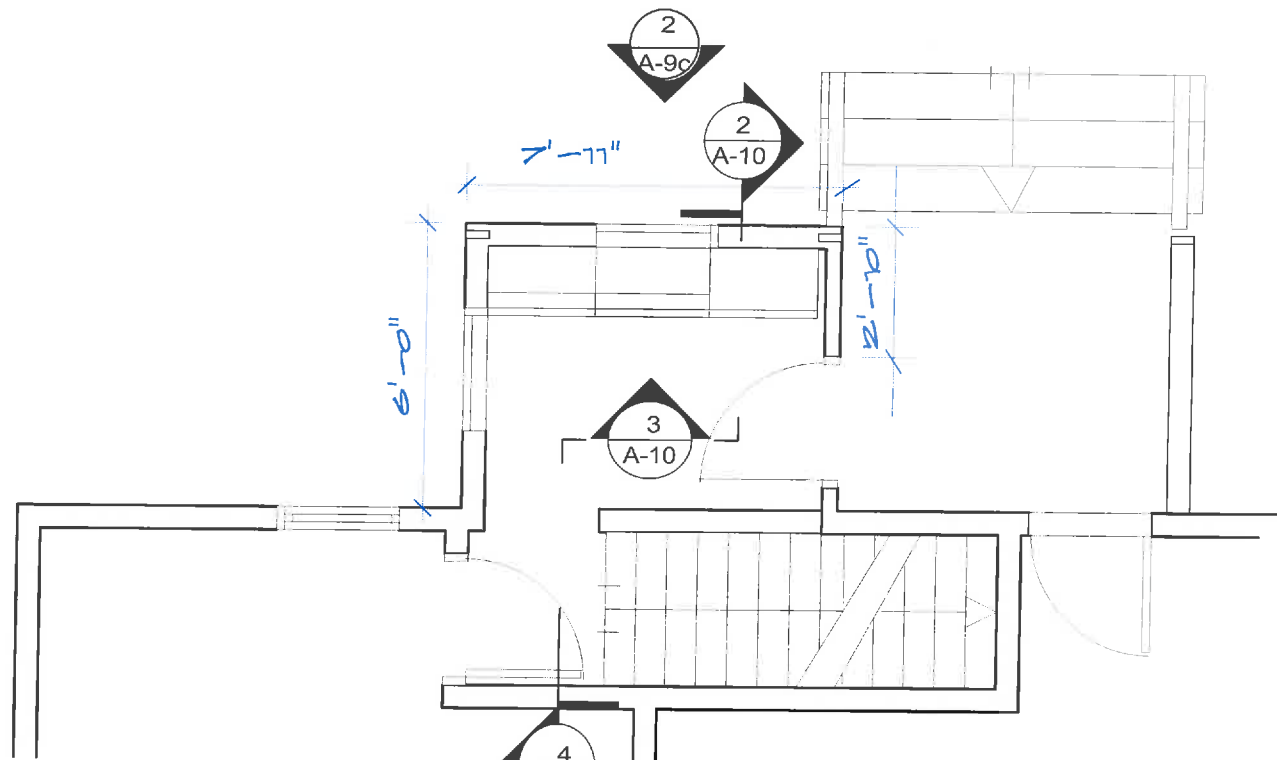
2 Bedroom Elev, South  
Scale: 3/8" = 1'-0"



3 Bedroom Elev, West  
Scale: 3/8" = 1'-0"



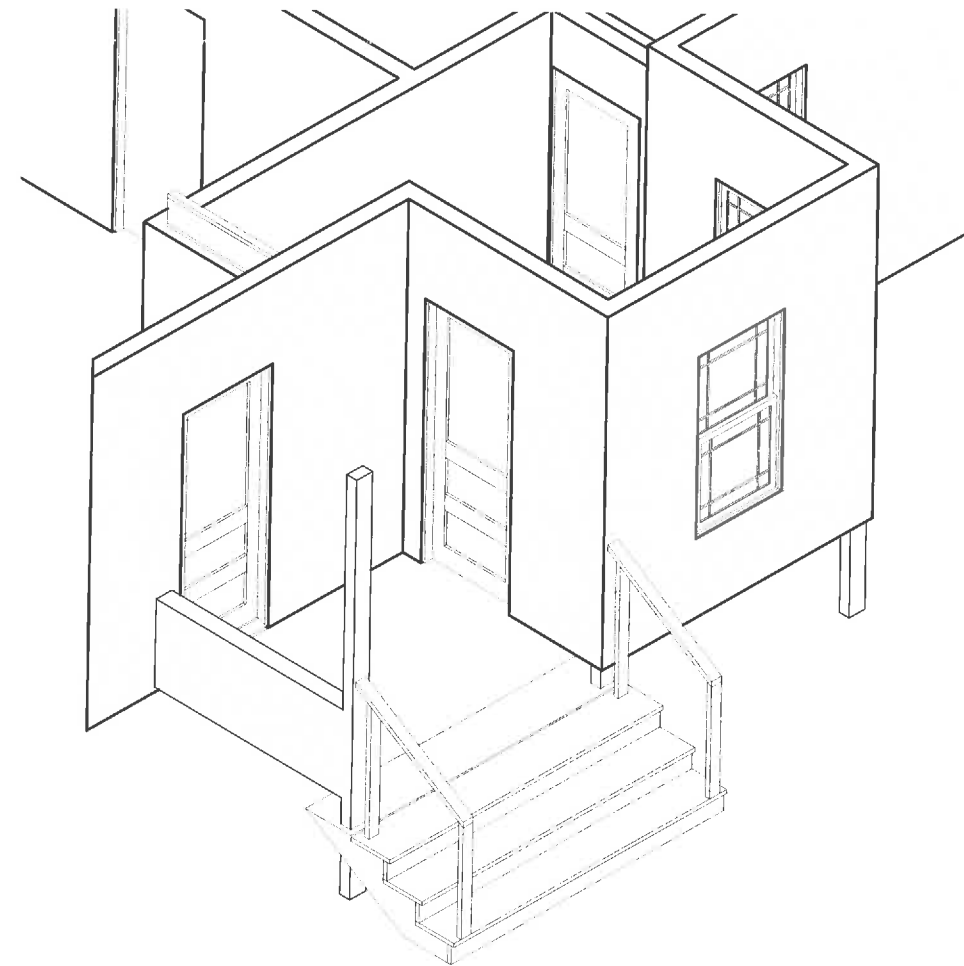
4 Bedroom Elev, North  
Scale: 3/8" = 1'-0"



1 Plan  
Scale: 1/4" = 1'-0"



2 Exterior Elevation  
Scale: 1/4" = 1'-0"



3 Isometric View

TITLE: Proposed Mudroom

DATE: 4/26/17

SCALE: 1/4" = 1'-0"

Judith Petri

3rd Floor Renovation & Mudroom

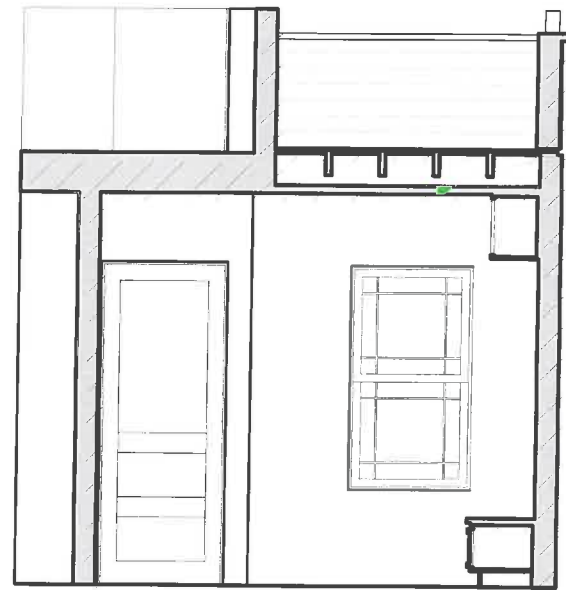
97 Slade StBelmont MA

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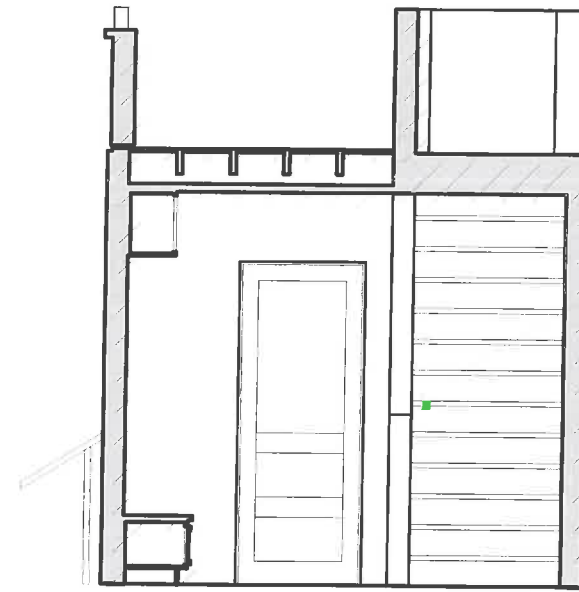
**A-9**  
Proposed Mudroom





MUDROOM CEILING LEVEL TO MATCH EXISTING INTERIOR CEILING

4 Interior Elevation  
Scale: 1/4" = 1'-0"



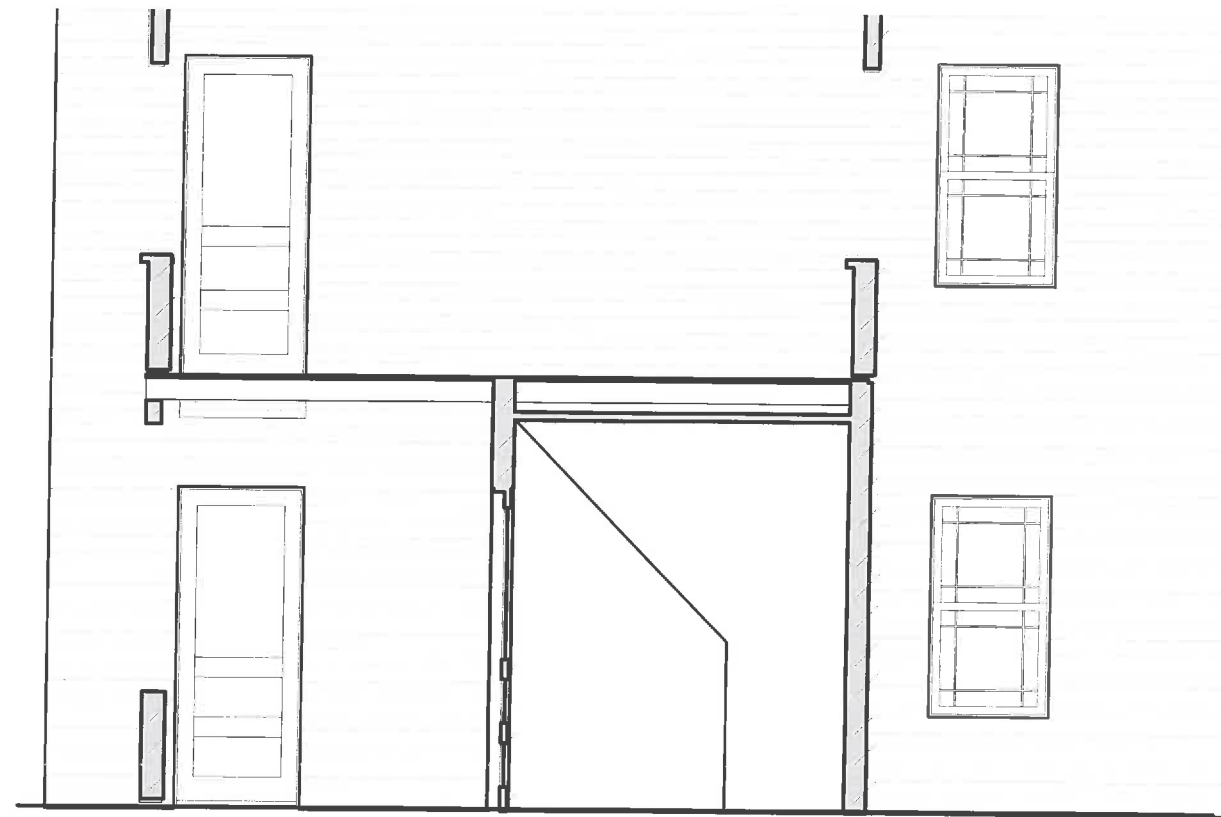
EXISTING EXTERIOR WALL WILL BE MODIFIED TO CREATE A CAPPED 1/2 WALL AT STAIR.

2 Interior Elevation  
Scale: 1/4" = 1'-0"



PORTION OF EXISTING 2ND FLOOR PORCH FLOOR TO BE DISASSEMBLED TO PROVIDE FULL ACCESS FOR MUDROOM ROOF CONSTRUCTION, AND REBUILT AFTER PROPOSED MUDROOM FRAMING AND ROOFING IS COMPLETE

3 Section  
Scale: 1/4" = 1'-0"



1 Section  
Scale: 1/4" = 1'-0"



\*all new work to match existing materials & finishes

1 Proposed Elevation, North Side



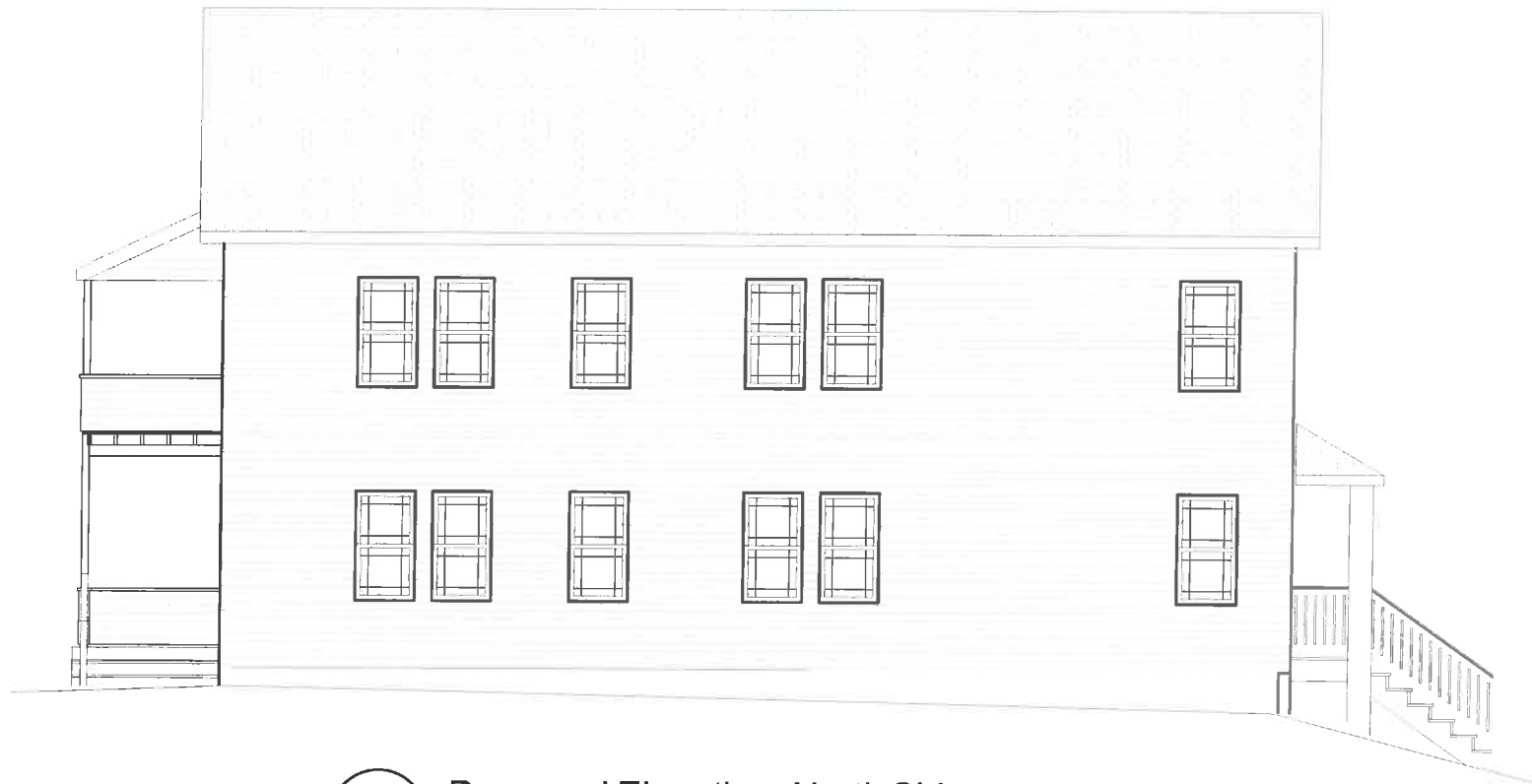
2 Proposed Elevation, Front



3 Proposed Elevation, South Side



4 Proposed Elevation, Rear



5 Proposed Elevation, North Side



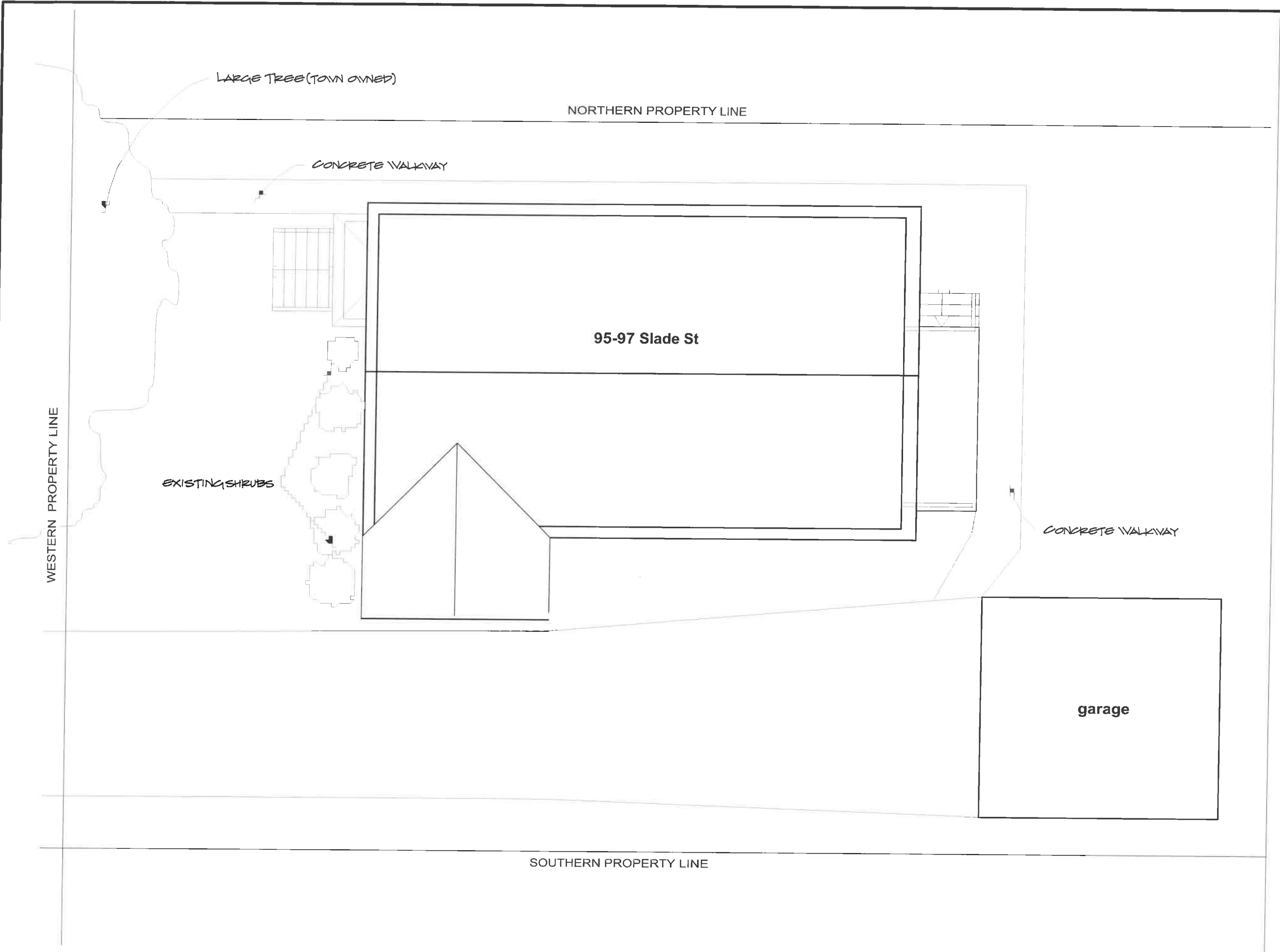
5 Proposed Elevation, Front



5 Proposed Elevation, South Side



5 Proposed Elevation, Rear



TITLE: Existing Landscape

DATE: 2/8/18

SCALE: 1/8" = 1'-0"

**Judith Petri**  
**3rd Floor Renovation & Mudroom**

97 Slade St Belmont MA



634 Old Bedford Road Concord, MA 01742

**A-13**  
 Existing Landscape



OFFSET ADJACENT TIMBER  
LOCK SCREWS TO CENTER ON  
FRAMING MEMBERS BELOW

SECURE ALL EXISTING AND  
NEW RAFTERS TO EXISTING  
RIDGE WITH SIMPSON  
L1926Z RAFTER/RIDGE  
HANGERS

DOUBLE FRAMING MEMBER  
AT TOP, BOTTOM, AND DOUBLE  
RAFTERS AT SIDES OF  
LARGE SKYLIGHT OPENING

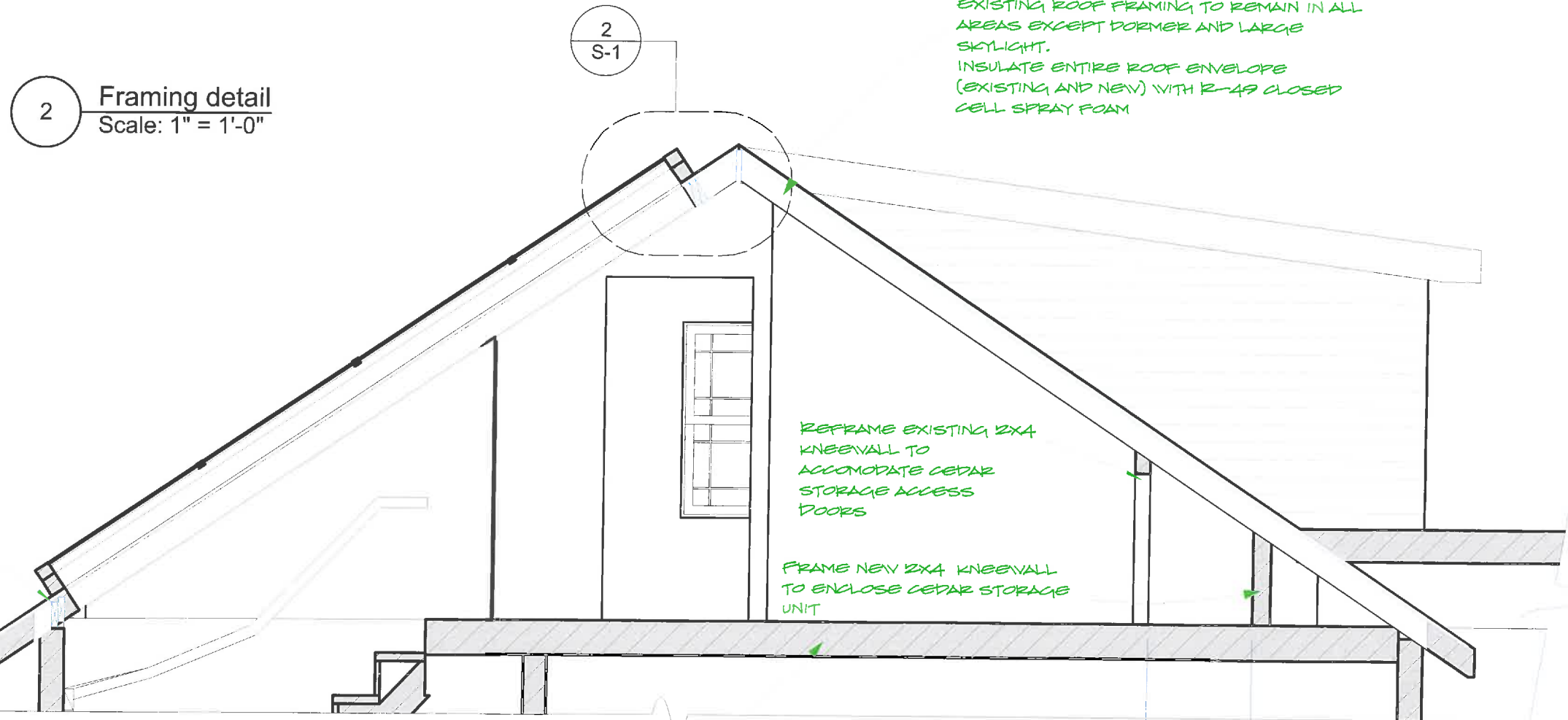
INSULATION:  
ENTIRE L3 ENVELOPE (NEW AND  
EXISTING WALLS AND ROOF) TO BE  
INSULATED WITH CLOSED CELL SPRAY  
FOAM  
ROOF: R-49 -OR BETTER IN ALL  
NEWLY CONSTRUCTED ROOF AREAS;  
MAXIMUM ACHIEVABLE R-VALUE IN  
EXISTING ROOF STRUCTURE  
WALLS: R-21 OR BETTER

EXISTING ROOF FRAMING TO REMAIN IN ALL  
AREAS EXCEPT DORMER AND LARGE  
SKYLIGHT.  
INSULATE ENTIRE ROOF ENVELOPE  
(EXISTING AND NEW) WITH R-49 CLOSED  
CELL SPRAY FOAM

REFRAME EXISTING 2X4  
KNEEWALL TO  
ACCOMMODATE CEDAR  
STORAGE ACCESS  
DOORS

FRAME NEW 2X4 KNEEWALL  
TO ENCLOSE CEDAR STORAGE  
UNIT

FLOOR FRAMING UNDER  
EXISTING FINISHED SPACE TO  
REMAIN



2 Framing detail  
Scale: 1" = 1'-0"

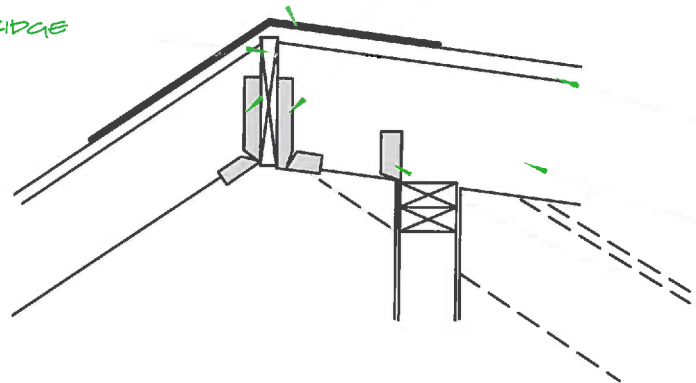
1 Section 1- Framing Details - Library  
Scale: 3/8" = 1'-0"

SKYLIGHT  
CURB

DOUBLE FRAMING MEMBER  
AT TOP, BOTTOM & SIDES OF  
LARGE SKYLIGHT OPENING

SIMPSON LST24 24" GALV STRAP TIE, ATTACH ACROSS EVERY THIRD RAFTER PAIR AT DORMER

2X10 RIDGE BEAM



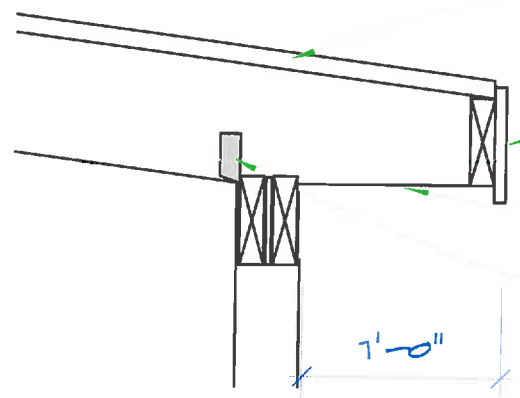
4 Ridge Detail at Dormer  
Scale: 1" = 1'-0"

SECURE ALL EXISTING AND NEW RAFTERS TO EXISTING RIDGE WITH SIMPSON LRU26Z RAFTER/RIDGE HANGERS

5/8 ZIP SYSTEM SHEATHING, TAPE ALL SEAMS WITH ZIP TAPE PER MANUFACTURER'S RECOMMENDATIONS

2X8 RAFTERS, 16" OC FOR DORMER

SIMPSON H3 HURRICANE TIE AT EVERY RAFTER



4 Eave Detail at Dormer  
Scale: 1" = 1'-0"

LOW SLOPE ASPHALT ROOFING OVER CRACE ICE & WATER SHEILD (FULL COVERAGE)

WRAP FASCIA WITH ALUMINUM TO MATCH EXISTING

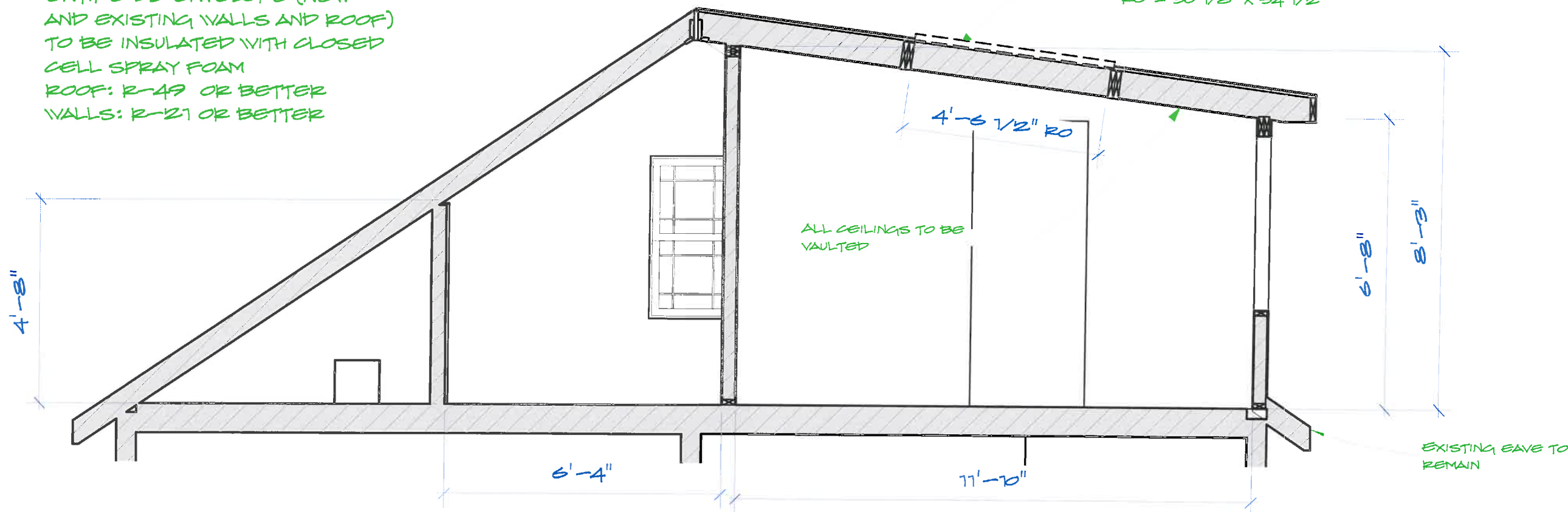
VINYL SOFFIT TO MATCH EXISTING

SIMPSON H3 HURRICANE TIE AT EVERY RAFTER

INSULATION:  
ENTIRE L3 ENVELOPE (NEW AND EXISTING WALLS AND ROOF) TO BE INSULATED WITH CLOSED CELL SPRAY FOAM  
ROOF: R-49 OR BETTER  
WALLS: R-21 OR BETTER

VELUX M08 FIXED SKYLIGHT, DECK MOUNT CENTERED IN CEILING IN BEDROOM AND BATH  
U FACTOR = 0.45

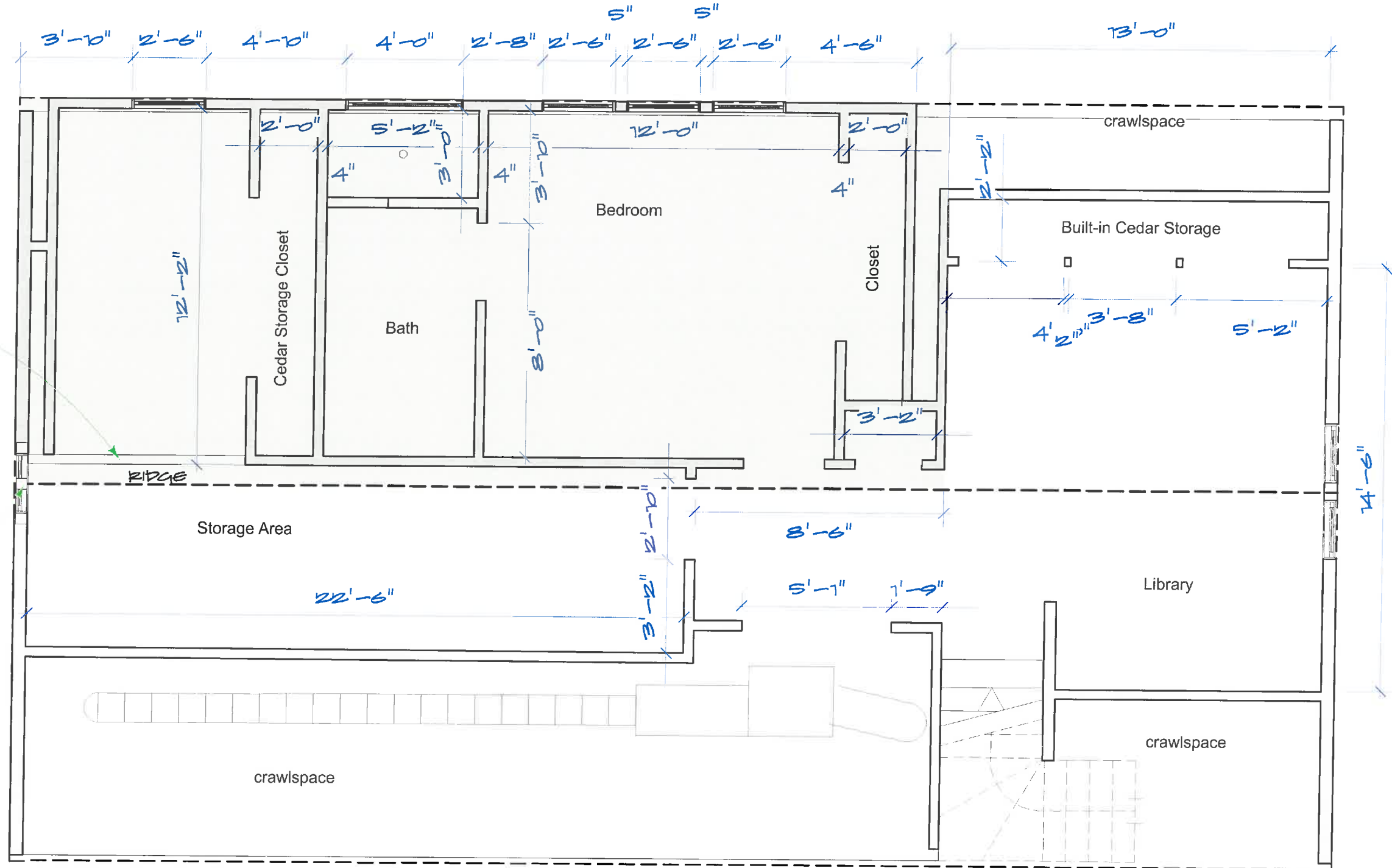
RO = 30 1/8" X 54 1/2"



4 Section 2 - BR & Storage Area  
Scale: 3/8" = 1'-0"

GREEN SHADED AREA INDICATES EXISTING 2X6 ATTIC FLOOR JOIST SPACING TO BE DECREASED TO 6-5/8" O.C. FOR ADDITIONAL FLOOR STIFFNESS

ALL NEW WINDOWS U VALUE 0.30 OR BETTER



DOUBLE 2X10 HEADER SUPPORTING DORMER RAFTERS AT STORAGE AREA

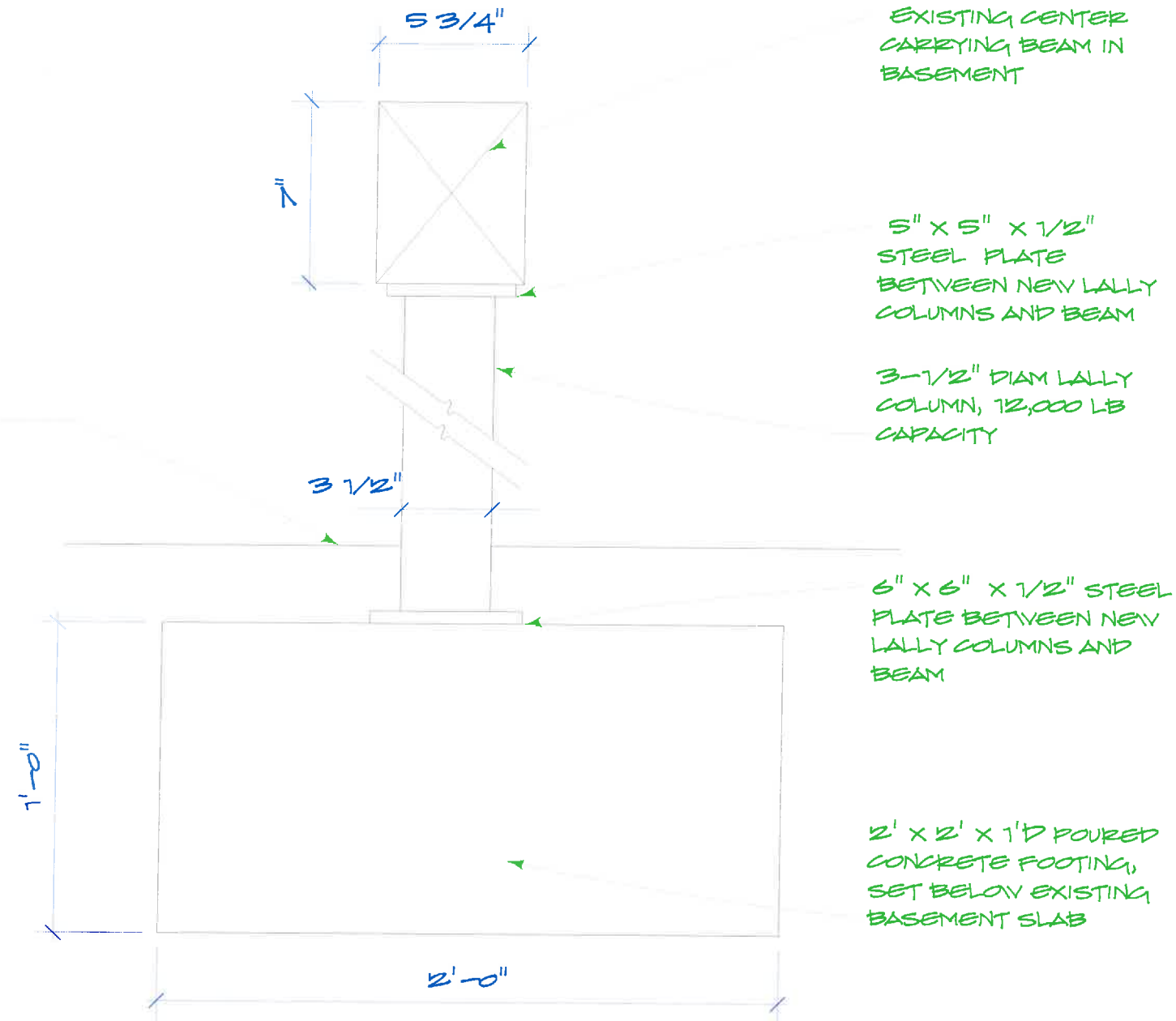
SUPPORT WINDOW HEADER WITH 4X4 POSTS, AND ADD 4X4 POST BETWEEN RIDGE AND WINDOW HEADER

2 Top/Plan View  
Scale: 1/4" = 1'-0"

INSTALL (5) ADDITIONAL SUPPORT COLUMNS AND FOOTINGS IN BASEMENT

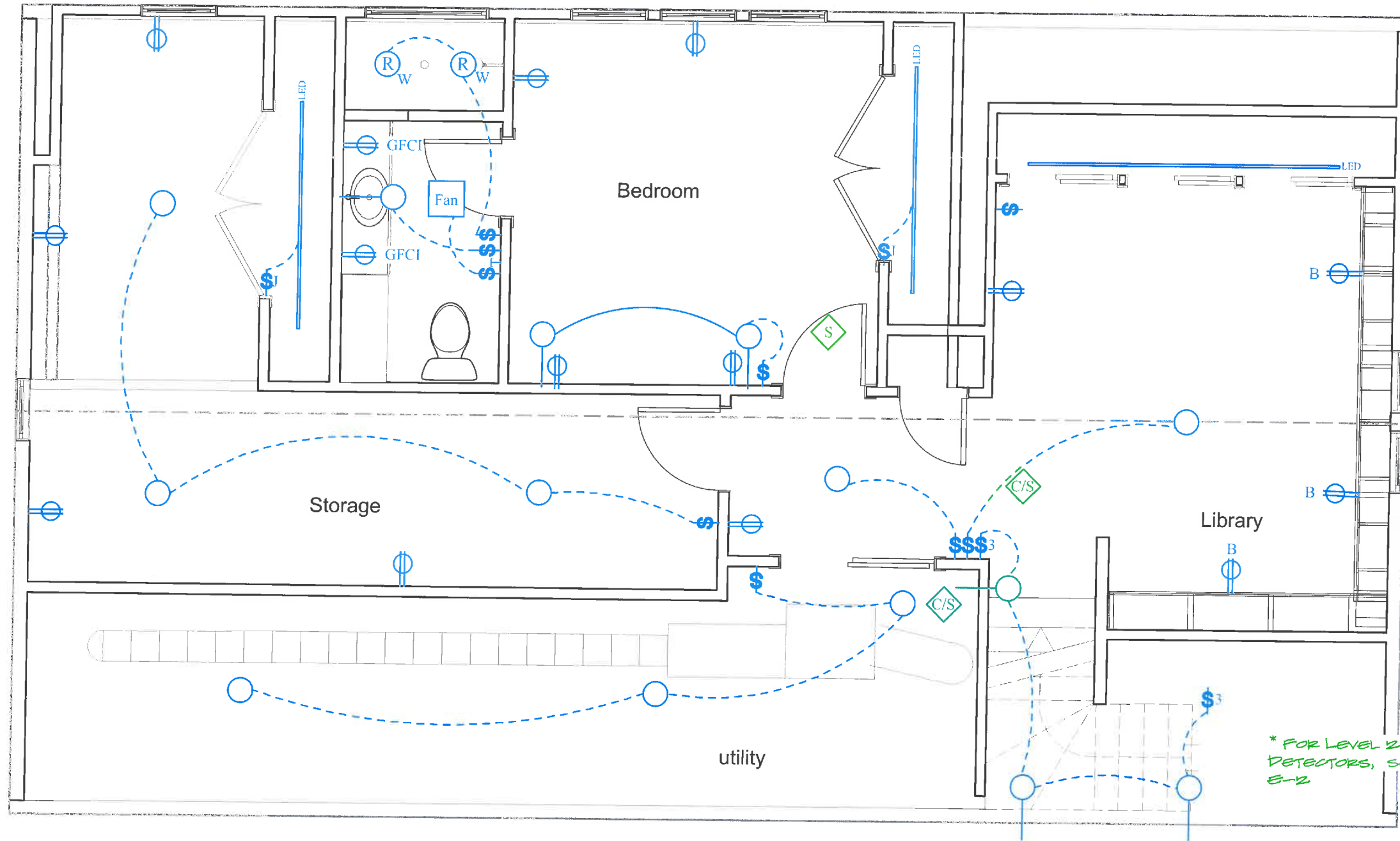
NEW COLUMNS TO BE CENTERED BETWEEN EXISTING COLUMNS AND BETWEEN EXISTING COLUMNS AND FOUNDATION.

CUT EXISTING SLAB TO ALLOW INSTALLATION OF CONCRETE FOOTINGS AND PATCH SLAB AFTER INSTALLATION OF LALLY COLUMNS



1 Support Column Detail  
Scale: 2" = 1'-0"



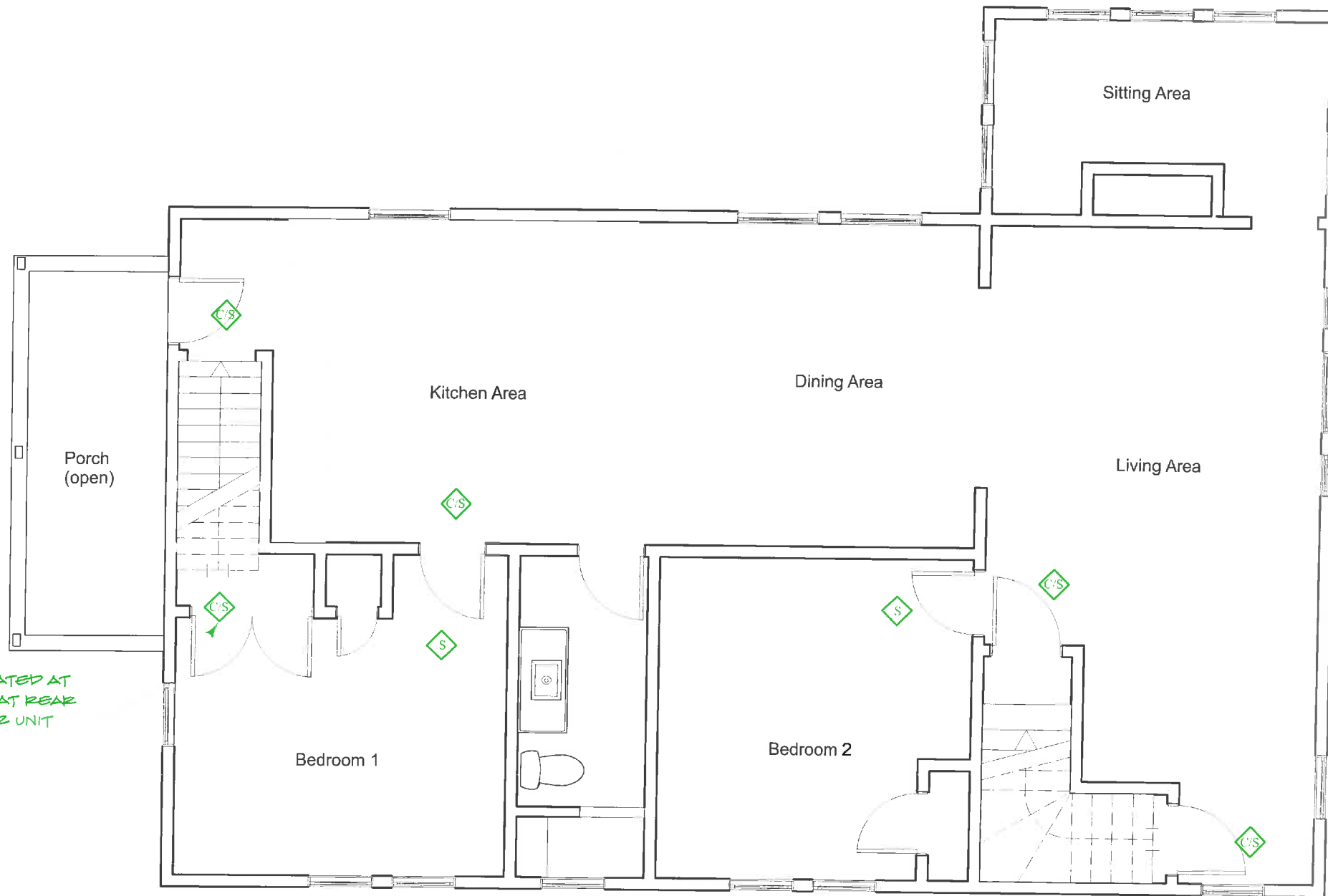


**LEGEND**

- |       |                               |        |                                     |
|-------|-------------------------------|--------|-------------------------------------|
| (R) W | Recessed Wet Location Rated   | ⊖      | Standard Duplex Receptacle          |
| ○     | Surface Mount Ceiling Fixture | B ⊖    | Baseboard Mounted Duplex Receptacle |
| ○     | Surface Mounted Wall Fixture  | GFCI ⊖ | GFCI Protected Receptacle           |
| \$ J  | Jamb Switch                   | — LED  | LED Strip Light                     |
| \$ D  | Dimmer Switch                 | ◇ S    | Smoke Detector                      |
| \$ D  | Timer Switch                  | ◇ C/S  | Carbon Monoxide/Smoke Detector      |

\* SMOKE AND /OR CO DETECTORS TO BE HARD WIRED PER CODE

CO DETECTOR LOCATED AT  
BOTTOM OF STAIRS AT REAR  
ENTRY FOR LEVEL 12 UNIT



1 Level 2 Smoke & CO  
Scale: 3/16" = 1'-0"

 Smoke Detector  
 Carbon Monoxide/Smoke Detector

TITLE: L2 Smoke & CO Plan

DATE: 4/26/17

SCALE: 1/4" = 1'-0"

**Judith Petri**  
**3rd Floor Renovation & Mudroom**

97 Slade St Belmont MA



**NORTH RIVER**  
BUILDERS, INC  
634 Old Bedford Road Concord, MA 01742

**E-2**  
L2 Smoke & CO Plan