



# Historical Commission Meeting

Thursday, January 8, 2026 at 7:00 PM

Remote Participation Only

## Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

### **ACCESS INFORMATION:**

- A. This meeting will be held on January 8, 2026, at 7:00 pm. Location: Remote Participation Only
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3> on Comcast Channel 22 or RCN Channel 13
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 956 4811 7955
- E. Public may comment through email: [sjenness@watertown-ma.gov](mailto:sjenness@watertown-ma.gov)
- F. Please Visit the Historical Commission Website here: <https://www.watertown-ma.gov/214/Historical-Commission>

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1. Call to Order
  2. Roll Call
  3. Acceptance of Minutes
    - A. Review and acceptance of minutes from the November 13, 2025, Historical Commission meeting.
  4. Public Hearings
    - A. To determine if the house at 22 Stoneleigh Circle is preferably preserved and if a demolition delay will be imposed. Haigaz Markarian, Representative, Donna Smerlas, Owner
  5. CPC Update
  6. Agent Report
    - A. Preliminary Reviews — Check in with Commissioners on process
  7. Adjournment

**Historical Commission Members**

Joseph Panto

Elise Loukas  
Chair

Marilynne Roach

Richard Glenn

Matthew Walter  
Andrew Thompson

Jamie Gordon

22 Stoneleigh ~~Bl~~ Circle

Lot#12

#7581

November 26, 1924.

One Family Dwelling

Owner Joseph Coyle

Arch. Frank J. Gallagher

Builder " " "

Size 48' x 48' x 31'

Cost \$11,000.

Material Wood & Brick Veneer

22 Stoneleigh Circle

Permit# 336

September 27, 1990

Remove Side Porch & Rebuild REar/Side Porch Enclosed  
14'-6"x14'-4" One Floor

Owner Charles Smerlas

Builder Cliff Wright

Cost 4,000.

22 Stoneleigh ~~Road~~ <sup>Circle</sup> Lot #12 #7610

November 26, 1924.

Two Car Garage  
Owner Joseph Coyle, 301 Huron Ave., Camb.  
Arch. ----  
Builder Frank J. Gallagher & Co.  
Size 20' x 20' x 20'  
Cost \$1000.  
Material Wood & Brick Veneer

# STONELEIGH CIR ADDITION

22 STONELEIGH CIRCLE, WATERTOWN MA 02472

## SCHEMATIC

**Dr. No. Sheet Issue**

A.0	COVER
A.1	PERMIT
A.2	SECTION 1
A.3	SECTION 2
A.4	SECTION 3
A.5	SECTION 4
A.6	SECTION 5
A.7	SECTION 6
A.8	SECTION 7
A.9	SECTION 8
A.10	SECTION 9
A.11	SECTION 10
A.12	SECTION 11
A.13	SECTION 12
A.14	SECTION 13
A.15	SECTION 14
A.16	SECTION 15
A.17	SECTION 16
A.18	SECTION 17
A.19	SECTION 18
A.20	SECTION 19
A.21	SECTION 20
A.22	SECTION 21
A.23	SECTION 22
A.24	SECTION 23
A.25	SECTION 24
A.26	SECTION 25
A.27	SECTION 26
A.28	SECTION 27
A.29	SECTION 28
A.30	SECTION 29
A.31	SECTION 30
A.32	SECTION 31
A.33	SECTION 32
A.34	SECTION 33
A.35	SECTION 34
A.36	SECTION 35
A.37	SECTION 36
A.38	SECTION 37
A.39	SECTION 38
A.40	SECTION 39
A.41	SECTION 40
A.42	SECTION 41
A.43	SECTION 42
A.44	SECTION 43
A.45	SECTION 44
A.46	SECTION 45
A.47	SECTION 46
A.48	SECTION 47
A.49	SECTION 48
A.50	SECTION 49
A.51	SECTION 50
A.52	SECTION 51
A.53	SECTION 52
A.54	SECTION 53
A.55	SECTION 54
A.56	SECTION 55
A.57	SECTION 56
A.58	SECTION 57
A.59	SECTION 58
A.60	SECTION 59
A.61	SECTION 60
A.62	SECTION 61
A.63	SECTION 62
A.64	SECTION 63
A.65	SECTION 64
A.66	SECTION 65
A.67	SECTION 66
A.68	SECTION 67
A.69	SECTION 68
A.70	SECTION 69
A.71	SECTION 70
A.72	SECTION 71
A.73	SECTION 72
A.74	SECTION 73
A.75	SECTION 74
A.76	SECTION 75
A.77	SECTION 76
A.78	SECTION 77
A.79	SECTION 78
A.80	SECTION 79
A.81	SECTION 80
A.82	SECTION 81
A.83	SECTION 82
A.84	SECTION 83
A.85	SECTION 84
A.86	SECTION 85
A.87	SECTION 86
A.88	SECTION 87
A.89	SECTION 88
A.90	SECTION 89
A.91	SECTION 90
A.92	SECTION 91
A.93	SECTION 92
A.94	SECTION 93
A.95	SECTION 94
A.96	SECTION 95
A.97	SECTION 96
A.98	SECTION 97
A.99	SECTION 98
A.100	SECTION 99
A.101	SECTION 100

### SQUARE FOOTAGE SCHEDULE

1. FIRST FLOOR	2,126 SF
2. ATTACHED GARAGE	695 SF
3. 1ST FLOOR	2,488 SF
4. 2ND FLOOR	1,555 SF
5. COVERED PORCHES	62 SF
6. BASEMENT (NOT IN TOTAL UNFINISHED)	2,511 SF
7. OUTDOOR DECK (WOODEN, NOT IN FOOTPRINT)	223 SF
A. TOTAL GROSS FLOOR AREA (GAMA) OF 1-45	6,271 SF
B. LOT SIZE	13,975 SF

### BUILDING CODES

A. LOT SIZE	13,975 SF
B. COVERED ZONE (MAX)	2,795 SF (MAX ALLOWED)
C. PERMITTED FOOTPRINT	2,795 SF
D. PERMITTED COVERAGE	10.8%

### HALF FLOOR CALCULATION

GROSS FLOOR AREA OF ATTIC FLOOR PLATE = 2,154 SQUARE FEET TOTAL
AREA OVER 4'-0" PERCENTAGE OVER 4'-0" * 49.9%

### CALCULATIONS NOTE

EXISTING BASE FLOOR 2,075 SF  
 EXISTING GARAGE 390 SF  
 EXISTING PORCH 62 SF  
 EXISTING FOOTPRINT 2,527 SF  
 2,416 SQ. FT. OF EXISTING FOOTPRINT REMAINING

### AREAS TO DEMO

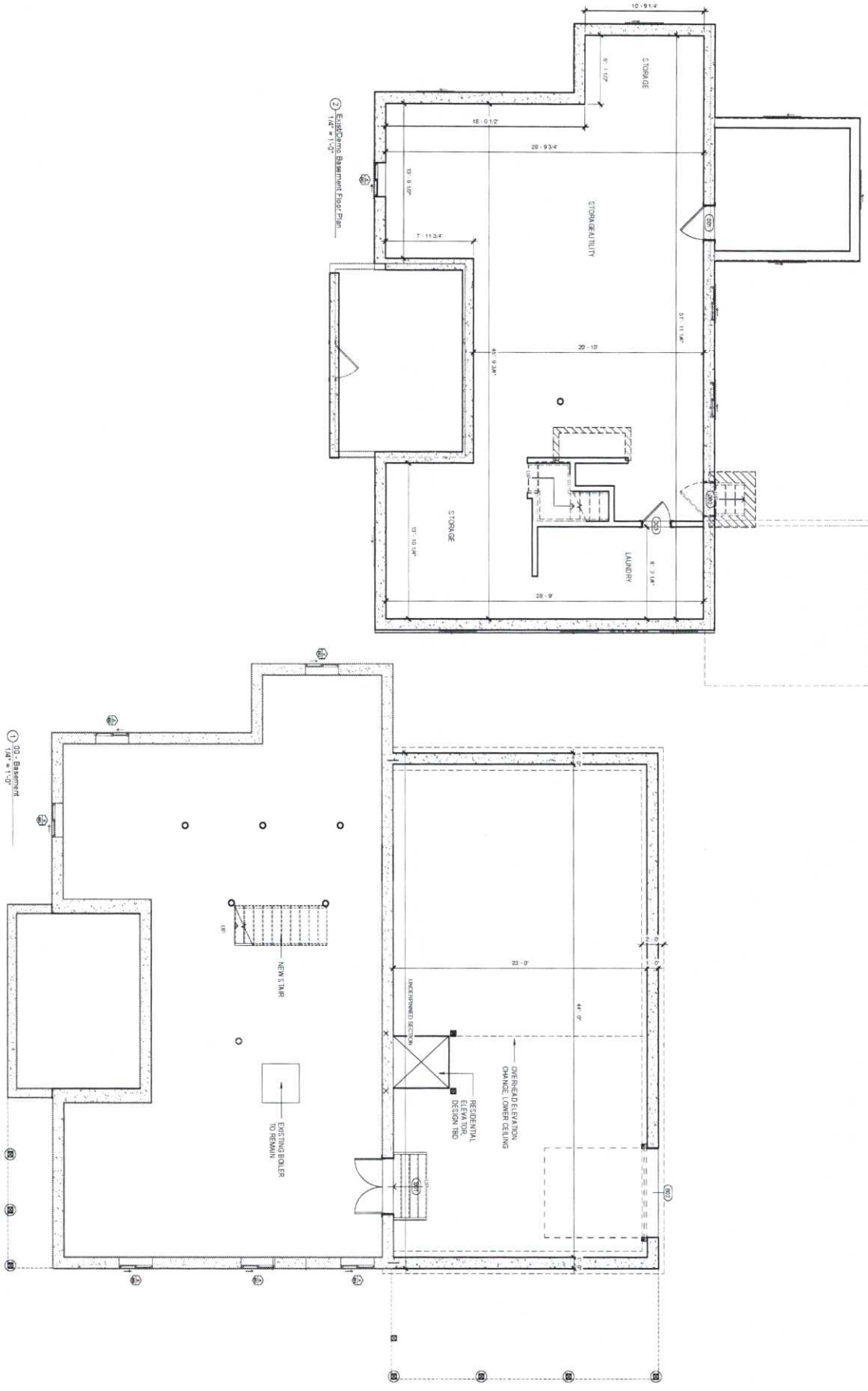
GRADE 300 SF  
 EXISTING GARAGE 390 SF  
 BACK PORCH 276 SF  
 BACK BEDROOM 195 SF  
**TOTAL TO DEMO OR EXISTING = 1,061 SF (40% OF GAMA)**

NEW ADDED 1,104 SF  
 NEW FRONT ADDED 62 SF  
**TOTAL NEW ADDED 1,166 SF**

### ZONING INFORMATION

Minimum Lot Size (sq ft)	Required	Existing	Proposed
10,000	R-100	R-100	No Change
5,000	R-50	R-50	No Change
2,500	R-25	R-25	No Change
1,000	R-10	R-10	No Change
500	R-5	R-5	No Change
250	R-2.5	R-2.5	No Change
100	R-1	R-1	No Change
50	R-0.5	R-0.5	No Change
25	R-0.25	R-0.25	No Change
10	R-0.1	R-0.1	No Change
5	R-0.05	R-0.05	No Change
2.5	R-0.025	R-0.025	No Change
1	R-0.01	R-0.01	No Change
0.5	R-0.005	R-0.005	No Change
0.25	R-0.0025	R-0.0025	No Change
0.1	R-0.001	R-0.001	No Change
0.05	R-0.0005	R-0.0005	No Change
0.025	R-0.00025	R-0.00025	No Change
0.01	R-0.0001	R-0.0001	No Change
0.005	R-0.00005	R-0.00005	No Change
0.0025	R-0.000025	R-0.000025	No Change
0.001	R-0.00001	R-0.00001	No Change
0.0005	R-0.000005	R-0.000005	No Change
0.00025	R-0.0000025	R-0.0000025	No Change
0.0001	R-0.000001	R-0.000001	No Change
0.00005	R-0.0000005	R-0.0000005	No Change
0.000025	R-0.00000025	R-0.00000025	No Change
0.00001	R-0.0000001	R-0.0000001	No Change
0.000005	R-0.00000005	R-0.00000005	No Change
0.0000025	R-0.000000025	R-0.000000025	No Change
0.000001	R-0.00000001	R-0.00000001	No Change
0.0000005	R-0.000000005	R-0.000000005	No Change
0.00000025	R-0.0000000025	R-0.0000000025	No Change
0.0000001	R-0.000000001	R-0.000000001	No Change
0.00000005	R-0.0000000005	R-0.0000000005	No Change
0.000000025	R-0.00000000025	R-0.00000000025	No Change
0.00000001	R-0.0000000001	R-0.0000000001	No Change
0.000000005	R-0.00000000005	R-0.00000000005	No Change
0.0000000025	R-0.000000000025	R-0.000000000025	No Change
0.000000001	R-0.00000000001	R-0.00000000001	No Change
0.0000000005	R-0.000000000005	R-0.000000000005	No Change
0.00000000025	R-0.0000000000025	R-0.0000000000025	No Change
0.0000000001	R-0.000000000001	R-0.000000000001	No Change
0.00000000005	R-0.0000000000005	R-0.0000000000005	No Change
0.000000000025	R-0.00000000000025	R-0.00000000000025	No Change
0.00000000001	R-0.0000000000001	R-0.0000000000001	No Change
0.000000000005	R-0.00000000000005	R-0.00000000000005	No Change
0.0000000000025	R-0.000000000000025	R-0.000000000000025	No Change
0.000000000001	R-0.00000000000001	R-0.00000000000001	No Change
0.0000000000005	R-0.000000000000005	R-0.000000000000005	No Change
0.00000000000025	R-0.0000000000000025	R-0.0000000000000025	No Change
0.0000000000001	R-0.000000000000001	R-0.000000000000001	No Change
0.00000000000005	R-0.0000000000000005	R-0.0000000000000005	No Change
0.000000000000025	R-0.00000000000000025	R-0.00000000000000025	No Change
0.00000000000001	R-0.0000000000000001	R-0.0000000000000001	No Change
0.000000000000005	R-0.00000000000000005	R-0.00000000000000005	No Change
0.0000000000000025	R-0.000000000000000025	R-0.000000000000000025	No Change
0.000000000000001	R-0.00000000000000001	R-0.00000000000000001	No Change
0.0000000000000005	R-0.000000000000000005	R-0.000000000000000005	No Change
0.00000000000000025	R-0.0000000000000000025	R-0.0000000000000000025	No Change
0.0000000000000001	R-0.000000000000000001	R-0.000000000000000001	No Change
0.00000000000000005	R-0.0000000000000000005	R-0.0000000000000000005	No Change
0.000000000000000025	R-0.00000000000000000025	R-0.00000000000000000025	No Change
0.00000000000000001	R-0.0000000000000000001	R-0.0000000000000000001	No Change
0.000000000000000005	R-0.00000000000000000005	R-0.00000000000000000005	No Change
0.0000000000000000025	R-0.000000000000000000025	R-0.000000000000000000025	No Change
0.000000000000000001	R-0.00000000000000000001	R-0.00000000000000000001	No Change
0.0000000000000000005	R-0.000000000000000000005	R-0.000000000000000000005	No Change
0.00000000000000000025	R-0.0000000000000000000025	R-0.0000000000000000000025	No Change
0.0000000000000000001	R-0.000000000000000000001	R-0.000000000000000000001	No Change
0.00000000000000000005	R-0.0000000000000000000005	R-0.0000000000000000000005	No Change
0.000000000000000000025	R-0.00000000000000000000025	R-0.00000000000000000000025	No Change
0.00000000000000000001	R-0.0000000000000000000001	R-0.0000000000000000000001	No Change
0.000000000000000000005	R-0.00000000000000000000005	R-0.00000000000000000000005	No Change
0.0000000000000000000025	R-0.000000000000000000000025	R-0.000000000000000000000025	No Change
0.000000000000000000001	R-0.00000000000000000000001	R-0.00000000000000000000001	No Change
0.0000000000000000000005	R-0.000000000000000000000005	R-0.000000000000000000000005	No Change
0.00000000000000000000025	R-0.0000000000000000000000025	R-0.0000000000000000000000025	No Change
0.0000000000000000000001	R-0.000000000000000000000001	R-0.000000000000000000000001	No Change
0.00000000000000000000005	R-0.0000000000000000000000005	R-0.0000000000000000000000005	No Change
0.000000000000000000000025	R-0.00000000000000000000000025	R-0.00000000000000000000000025	No Change
0.00000000000000000000001	R-0.0000000000000000000000001	R-0.0000000000000000000000001	No Change
0.000000000000000000000005	R-0.00000000000000000000000005	R-0.00000000000000000000000005	No Change
0.0000000000000000000000025	R-0.000000000000000000000000025	R-0.000000000000000000000000025	No Change
0.000000000000000000000001	R-0.00000000000000000000000001	R-0.00000000000000000000000001	No Change
0.0000000000000000000000005	R-0.000000000000000000000000005	R-0.000000000000000000000000005	No Change
0.00000000000000000000000025	R-0.0000000000000000000000000025	R-0.0000000000000000000000000025	No Change
0.0000000000000000000000001	R-0.000000000000000000000000001	R-0.000000000000000000000000001	No Change
0.00000000000000000000000005	R-0.0000000000000000000000000005	R-0.0000000000000000000000000005	No Change
0.000000000000000000000000025	R-0.00000000000000000000000000025	R-0.00000000000000000000000000025	No Change
0.00000000000000000000000001	R-0.0000000000000000000000000001	R-0.0000000000000000000000000001	No Change
0.000000000000000000000000005	R-0.00000000000000000000000000005	R-0.00000000000000000000000000005	No Change
0.0000000000000000000000000025	R-0.000000000000000000000000000025	R-0.000000000000000000000000000025	No Change
0.000000000000000000000000001	R-0.00000000000000000000000000001	R-0.00000000000000000000000000001	No Change
0.0000000000000000000000000005	R-0.000000000000000000000000000005	R-0.000000000000000000000000000005	No Change
0.00000000000000000000000000025	R-0.0000000000000000000000000000025	R-0.0000000000000000000000000000025	No Change
0.0000000000000000000000000001	R-0.000000000000000000000000000001	R-0.000000000000000000000000000001	No Change
0.00000000000000000000000000005	R-0.0000000000000000000000000000005	R-0.0000000000000000000000000000005	No Change
0.000000000000000000000000000025	R-0.00000000000000000000000000000025	R-0.00000000000000000000000000000025	No Change
0.00000000000000000000000000001	R-0.0000000000000000000000000000001	R-0.0000000000000000000000000000001	No Change
0.000000000000000000000000000005	R-0.00000000000000000000000000000005	R-0.00000000000000000000000000000005	No Change
0.0000000000000000000000000000025	R-0.000000000000000000000000000000025	R-0.000000000000000000000000000000025	No Change
0.000000000000000000000000000001	R-0.00000000000000000000000000000001	R-0.00000000000000000000000000000001	No Change
0.0000000000000000000000000000005	R-0.000000000000000000000000000000005	R-0.000000000000000000000000000000005	No Change
0.00000000000000000000000000000025	R-0.0000000000000000000000000000000025	R-0.0000000000000000000000000000000025	No Change
0.0000000000000000000000000000001	R-0.000000000000000000000000000000001	R-0.000000000000000000000000000000001	No Change
0.00000000000000000000000000000005	R-0.0000000000000000000000000000000005	R-0.0000000000000000000000000000000005	No Change
0.000000000000000000000000000000025	R-0.00000000000000000000000000000000025		

**CONSTRUCTION BASIS KEY**  
 DASHED LINE TO REMAIN  
 REMOVED ELEMENT  
 NEW WALL



**PROGRESS SET**

Sheet  
**A1.1**  
 1/2" = 1'-0"

**STONELEIGH CIR ADDITION**  
 22 STONELEIGH CIRCLE, WATERTOWN MA 02472

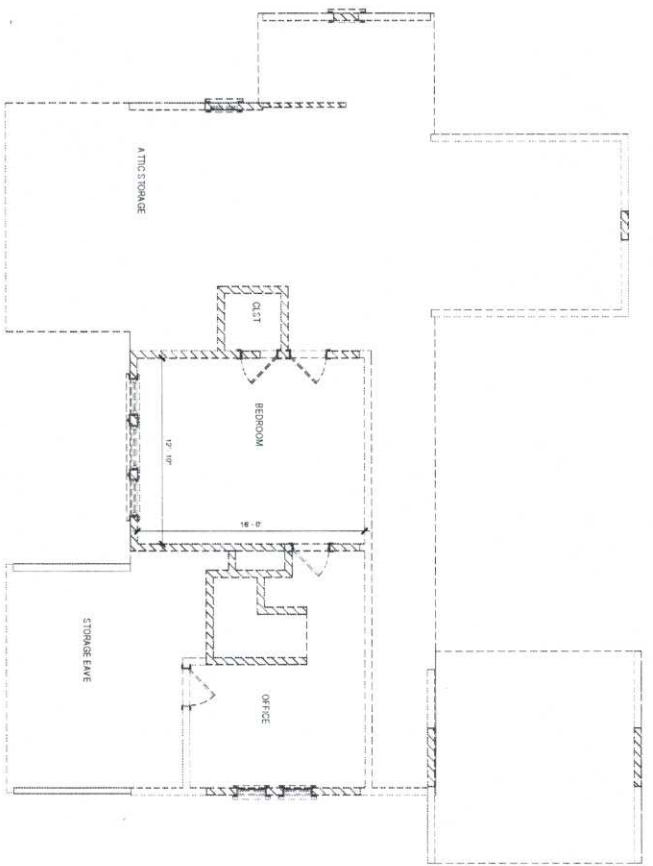
**BASEMENT**

No.	Date	Description

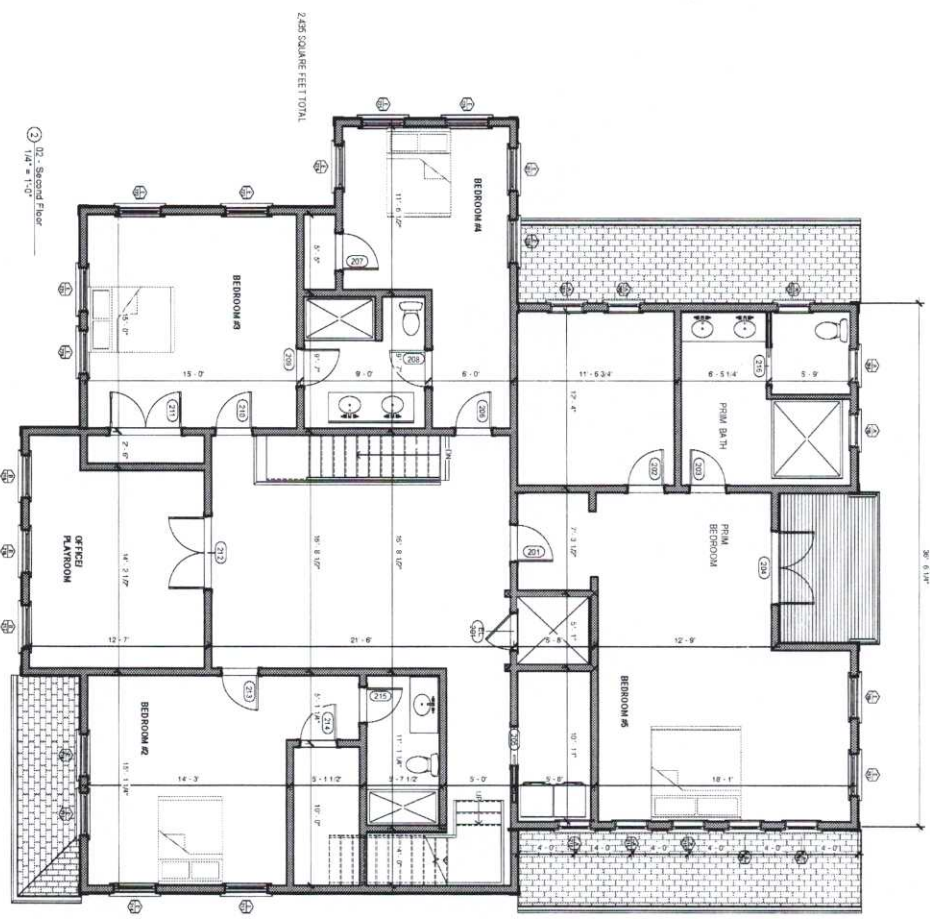
**kontseptual**  
 interior architecture

685 Main Street  
 Watertown, MA 02472  
 617.209.8596  
 www.kontseptual.com





① Existing Second Floor  
1/4" = 1'-0"



② Second Floor  
1/4" = 1'-0"

2,455 SQUARE FEET TOTAL

PROGRESS SET

**A1.3**

STONELEIGH CIR ADDITION  
22 STONELEIGH CIRCLE, WATERTOWN MA 02472

**SECOND FLOOR**

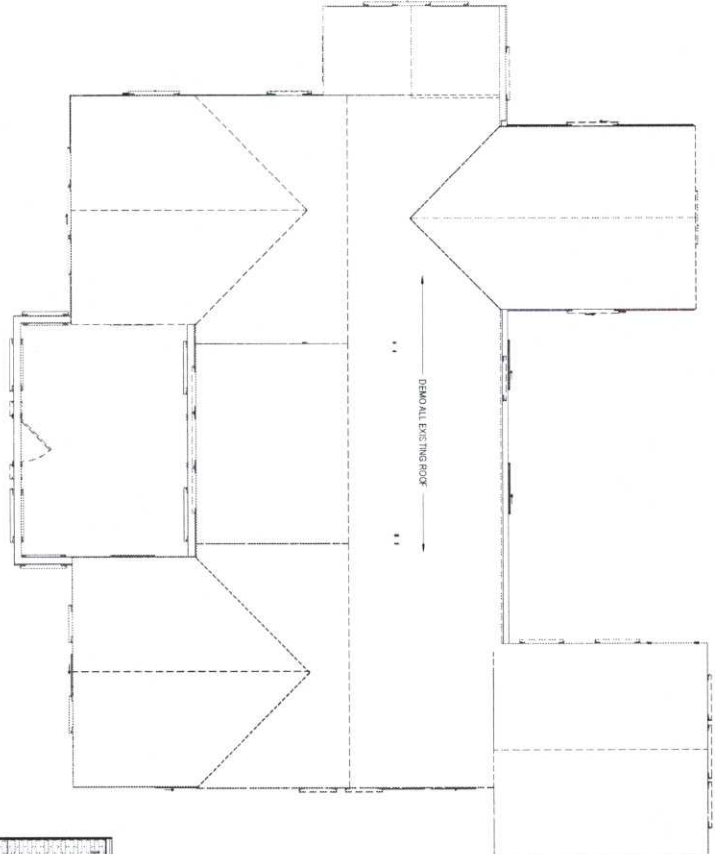
11/16/2025 3:59:58 PM

No.	Date	Description

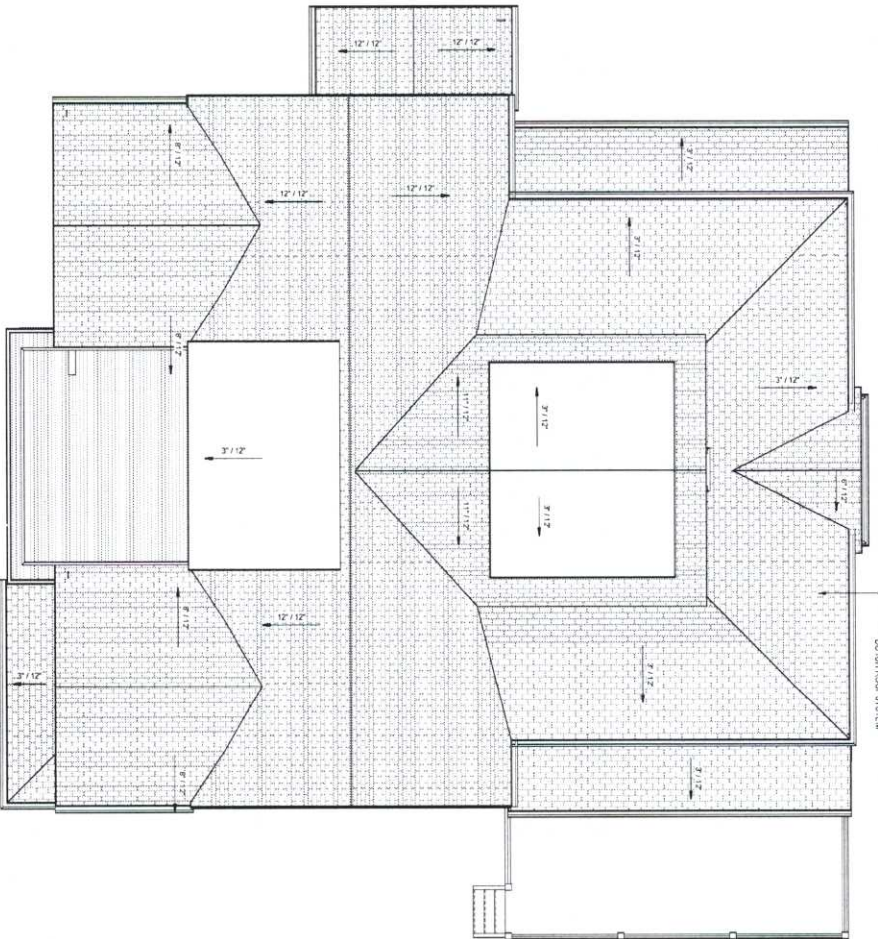
**kontseptual**  
Interior Architecture

665 Haze Street  
Grove, MA 02153  
617.208.8686  
www.kontseptual.com





1 Existing Roof Plan  
1/4" = 1'-0"



2 Roof Plan  
1/4" = 1'-0"

PROGRESS SET

Project #	2518
Date	1/18/2025
Drawn by	AVP
Checked by	WLP
Scale	1/4" = 1'-0"
<b>A1.5</b>	
1/18/2025 4:00:53 PM	

**STONELEIGH CIR ADDITION**  
22 STONELEIGH CIRCLE, WATERTOWN MA 02472

**ROOF PLANS**

No.	Date	Description

655 Hale Street  
Beverly, MA 01915  
857.309.8596  
www.kontseptual.com







DOOR SCHEDULE

Door Number	Type	Count	Door Type	Width	Height	Comments
101	A	1	64" x 80"	64"	80"	
102	B	1	37" x 77"	37"	77"	
103	C	1	36" x 80"	37"	80"	
104	C	1	36" x 80"	37"	80"	
105	D	1	18" x 81"	18"	81"	
106	E	1	37" x 80"	37"	80"	
107	F	1	37" x 80"	37"	80"	
108	F	1	37" x 80"	37"	80"	
109	G	1	37" x 80"	37"	80"	
110	G	1	37" x 80"	37"	80"	
111	E	1	37" x 80"	37"	80"	
200	E	1	37" x 80"	37"	80"	
201	E	1	37" x 80"	37"	80"	
202	E	1	37" x 80"	37"	80"	
203	E	1	37" x 80"	37"	80"	
204	H	1	64" x 80"	64"	80"	
205	E	1	37" x 80"	37"	80"	
206	E	1	37" x 80"	37"	80"	
207	E	1	37" x 80"	37"	80"	
208	E	1	37" x 80"	37"	80"	
209	E	1	37" x 80"	37"	80"	
210	E	1	37" x 80"	37"	80"	
211	H	1	64" x 80"	64"	80"	
212	H	1	64" x 80"	64"	80"	
213	E	1	37" x 80"	37"	80"	
214	E	1	37" x 80"	37"	80"	
215	E	1	37" x 80"	37"	80"	
216	E	1	37" x 80"	37"	80"	
217	E	1	37" x 80"	37"	80"	
218	E	1	37" x 80"	37"	80"	
219	B	3	37" x 80"	37"	80"	
220	E	3	37" x 80"	37"	80"	
221	E	3	37" x 80"	37"	80"	
222	E	3	37" x 80"	37"	80"	
223	E	3	37" x 80"	37"	80"	
224	E	3	37" x 80"	37"	80"	
225	E	3	37" x 80"	37"	80"	
226	E	3	37" x 80"	37"	80"	
227	E	3	37" x 80"	37"	80"	
228	E	3	37" x 80"	37"	80"	
229	E	3	37" x 80"	37"	80"	
230	A	1	37" x 80"	37"	80"	
231	A	1	37" x 80"	37"	80"	
232	A	1	37" x 80"	37"	80"	
233	A	1	37" x 80"	37"	80"	
234	A	1	37" x 80"	37"	80"	
235	A	1	37" x 80"	37"	80"	
236	A	1	37" x 80"	37"	80"	
237	A	1	37" x 80"	37"	80"	
238	A	1	37" x 80"	37"	80"	
239	A	1	37" x 80"	37"	80"	
240	A	1	37" x 80"	37"	80"	
241	A	1	37" x 80"	37"	80"	
242	A	1	37" x 80"	37"	80"	
243	A	1	37" x 80"	37"	80"	
244	A	1	37" x 80"	37"	80"	
245	A	1	37" x 80"	37"	80"	
246	A	1	37" x 80"	37"	80"	
247	A	1	37" x 80"	37"	80"	
248	A	1	37" x 80"	37"	80"	
249	A	1	37" x 80"	37"	80"	
250	A	1	37" x 80"	37"	80"	
251	A	1	37" x 80"	37"	80"	
252	A	1	37" x 80"	37"	80"	
253	A	1	37" x 80"	37"	80"	
254	A	1	37" x 80"	37"	80"	
255	A	1	37" x 80"	37"	80"	
256	A	1	37" x 80"	37"	80"	
257	A	1	37" x 80"	37"	80"	
258	A	1	37" x 80"	37"	80"	
259	A	1	37" x 80"	37"	80"	
260	A	1	37" x 80"	37"	80"	
261	A	1	37" x 80"	37"	80"	
262	A	1	37" x 80"	37"	80"	
263	A	1	37" x 80"	37"	80"	
264	A	1	37" x 80"	37"	80"	
265	A	1	37" x 80"	37"	80"	
266	A	1	37" x 80"	37"	80"	
267	A	1	37" x 80"	37"	80"	
268	A	1	37" x 80"	37"	80"	
269	A	1	37" x 80"	37"	80"	
270	A	1	37" x 80"	37"	80"	
271	A	1	37" x 80"	37"	80"	
272	A	1	37" x 80"	37"	80"	
273	A	1	37" x 80"	37"	80"	
274	A	1	37" x 80"	37"	80"	
275	A	1	37" x 80"	37"	80"	
276	A	1	37" x 80"	37"	80"	
277	A	1	37" x 80"	37"	80"	
278	A	1	37" x 80"	37"	80"	
279	A	1	37" x 80"	37"	80"	
280	A	1	37" x 80"	37"	80"	
281	A	1	37" x 80"	37"	80"	
282	A	1	37" x 80"	37"	80"	
283	A	1	37" x 80"	37"	80"	
284	A	1	37" x 80"	37"	80"	
285	A	1	37" x 80"	37"	80"	
286	A	1	37" x 80"	37"	80"	
287	A	1	37" x 80"	37"	80"	
288	A	1	37" x 80"	37"	80"	
289	A	1	37" x 80"	37"	80"	
290	A	1	37" x 80"	37"	80"	
291	A	1	37" x 80"	37"	80"	
292	A	1	37" x 80"	37"	80"	
293	A	1	37" x 80"	37"	80"	
294	A	1	37" x 80"	37"	80"	
295	A	1	37" x 80"	37"	80"	
296	A	1	37" x 80"	37"	80"	
297	A	1	37" x 80"	37"	80"	
298	A	1	37" x 80"	37"	80"	
299	A	1	37" x 80"	37"	80"	
300	A	1	37" x 80"	37"	80"	
301	A	1	37" x 80"	37"	80"	
302	A	1	37" x 80"	37"	80"	
303	A	1	37" x 80"	37"	80"	
304	A	1	37" x 80"	37"	80"	
305	A	1	37" x 80"	37"	80"	
306	A	1	37" x 80"	37"	80"	
307	A	1	37" x 80"	37"	80"	
308	A	1	37" x 80"	37"	80"	
309	A	1	37" x 80"	37"	80"	
310	A	1	37" x 80"	37"	80"	
311	A	1	37" x 80"	37"	80"	
312	A	1	37" x 80"	37"	80"	
313	A	1	37" x 80"	37"	80"	
314	A	1	37" x 80"	37"	80"	
315	A	1	37" x 80"	37"	80"	
316	A	1	37" x 80"	37"	80"	
317	A	1	37" x 80"	37"	80"	
318	A	1	37" x 80"	37"	80"	
319	A	1	37" x 80"	37"	80"	
320	A	1	37" x 80"	37"	80"	
321	A	1	37" x 80"	37"	80"	
322	A	1	37" x 80"	37"	80"	
323	A	1	37" x 80"	37"	80"	
324	A	1	37" x 80"	37"	80"	
325	A	1	37" x 80"	37"	80"	
326	A	1	37" x 80"	37"	80"	
327	A	1	37" x 80"	37"	80"	
328	A	1	37" x 80"	37"	80"	
329	A	1	37" x 80"	37"	80"	
330	A	1	37" x 80"	37"	80"	

WINDOW SCHEDULE

Window Mark	Type	Rough Opening Width	Rough Opening Height	Quantity	Count	Type	Comments
A	2'-0"	4'-0"	8'-0"	13		Double Hung	
B	2'-0"	4'-0"	8'-0"	5		Double Hung	
C	2'-0"	4'-0"	8'-0"	5		Double Hung	
D	2'-0"	4'-0"	8'-0"	3		Double Hung	
E	2'-0"	4'-0"	8'-0"	16		Double Hung	

**WINDOW AND DOOR SCHEDULE NOTE:**  
 DESIGNER NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS. TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO ORDERING. WINDOW AND DOOR TO BE ORDERED FROM MANUFACTURER'S CATALOG WITH AN APPROVED CABINET MILLER FOR FINAL APPROVAL BEFORE ORDER.

WINDOW SCHEDULE 2

Window Mark	Type	Rough Opening Width	Rough Opening Height	Quantity	Count	Type	Comments
104	C	2'-0"	4'-0"	1		Double Hung	
105	C	2'-0"	4'-0"	1		Double Hung	
106	C	2'-0"	4'-0"	1		Double Hung	
107	C	2'-0"	4'-0"	1		Double Hung	
108	C	2'-0"	4'-0"	1		Double Hung	
109	C	2'-0"	4'-0"	1		Double Hung	
110	D	2'-0"	4'-0"	1		Double Hung	
111	D	2'-0"	4'-0"	1		Double Hung	
112	D	2'-0"	4'-0"	1		Double Hung	
113	D	2'-0"	4'-0"	1		Double Hung	
114	D	2'-0"	4'-0"	1		Double Hung	
115	D	2'-0"	4'-0"	1		Double Hung	
116	D	2'-0"	4'-0"	1		Double Hung	
117	D	2'-0"	4'-0"	1		Double Hung	
118	D	2'-0"	4'-0"	1		Double Hung	
119	D	2'-0"	4'-0"	1		Double Hung	
120	D	2'-0"	4'-0"	1		Double Hung	
121	D	2'-0"	4'-0"	1		Double Hung	
122	D	2'-0"	4'-0"	1		Double Hung	
123	D	2'-0"	4'-0"	1		Double Hung	
124	D	2'-0"	4'-0"	1		Double Hung	
125	D	2'-0"	4'-0"	1		Double Hung	
126	D	2'-0"	4'-0"	1		Double Hung	
127	D	2'-0"	4'-0"	1		Double Hung	
128	D	2'-0"	4'-0"	1		Double Hung	
129	D	2'-0"	4'-0"	1		Double Hung	
130	D	2'-0"	4'-0"	1		Double Hung	
131	D	2'-0"	4'-0"	1		Double Hung	
132	D	2'-0"	4'-0"	1		Double Hung	
133	D	2'-0"	4'-0"	1		Double Hung	
134	D	2'-0"	4'-0"	1		Double Hung	
135	D	2'-0"	4'-0"	1		Double Hung	
136	D	2'-0"	4'-0"	1		Double Hung	
137	D	2'-0"	4'-0"	1		Double Hung	
138	D	2'-0"	4'-0"	1		Double Hung	
139	D	2'-0"	4'-0"	1		Double Hung	
140	D	2'-0"	4'-0"	1		Double Hung	
141	D	2'-0"	4'-0"	1		Double Hung	
142	D	2'-0"	4'-0"	1		Double Hung	
143	D	2'-0"	4'-0"	1		Double Hung	
144	D	2'-0"	4'-0"	1		Double Hung	
145	D	2'-0"	4'-0"	1		Double Hung	
146	D	2'-0"	4'-0"	1		Double Hung	
147	D	2'-0"	4'-0"	1		Double Hung	
148	D	2'-0"	4'-0"	1		Double Hung	
149	D	2'-0"	4'-0"	1		Double Hung	
150	D	2'-0"	4'-0"	1		Double Hung	
151	D	2'-0"	4'-0"	1		Double Hung	
152	D	2'-0"	4'-0"	1		Double Hung	
153	D	2'-0"	4'-0"	1		Double Hung	
154	D	2'-0"	4'-0"	1		Double Hung	
155	D	2'-0"	4'-0"	1		Double Hung	
156	D	2'-0"	4'-0"	1		Double Hung	
157	D	2'-0"	4'-0"	1		Double Hung	
158	D	2'-0"	4'-0"	1		Double Hung	
159	D	2'-0"	4'-0"	1		Double Hung	
160	D	2'-0"	4'-0"	1		Double Hung	
161	D	2'-0"	4'-0"	1		Double Hung	
162	D	2'-0"	4'-0"	1		Double Hung	
163	D	2'-0"	4'-0"	1		Double Hung	
164	D	2'-0"	4'-0"	1		Double Hung	
165	D	2'-0"	4'-0"	1		Double Hung	
166	D	2'-0"	4'-0"	1		Double Hung	
167	D	2'-0"	4'-0"	1		Double Hung	
168	D	2'-0"	4'-0"	1		Double Hung	
169	D	2'-0"	4'-0"	1		Double Hung	
170	D	2'-0"	4'-0"	1		Double Hung	
171	D	2'-0"	4'-0"	1		Double Hung	
172	D	2'-0"	4'-0"	1		Double Hung	
173	D	2'-0"	4'-0"	1		Double Hung	





14 Stoneleigh Cir



22 Stoneleigh Cir



22 Stoneleigh Cir



30 Stoneleigh Cir

N/F  
42 ARDEN ROAD  
PARCEL ID: 1121-21-6

N/F  
36 ARDEN ROAD  
PARCEL ID: 1121-20-7



EXISTING GARAGE  
TO BE DEMOLISHED

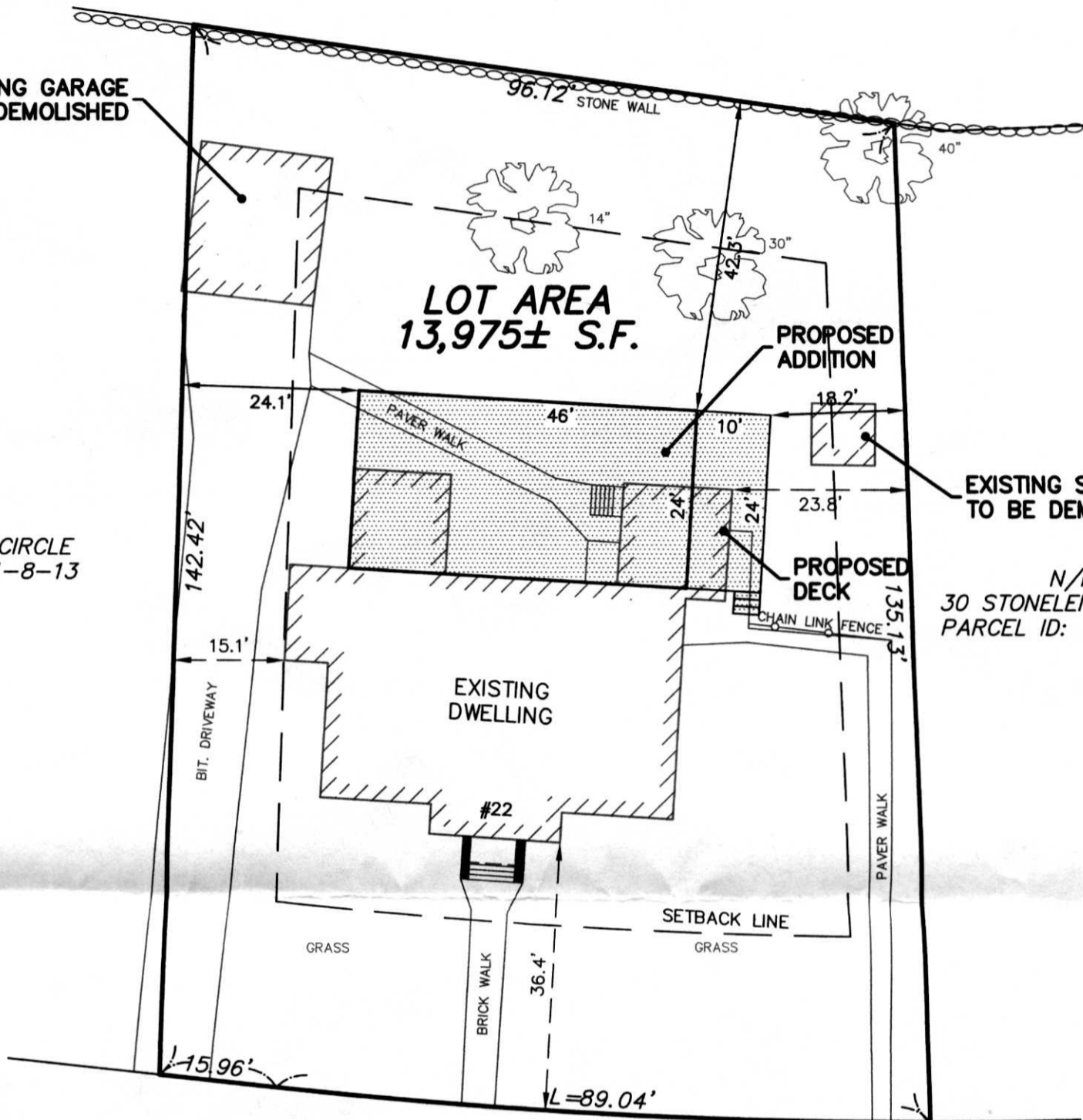
LOT AREA  
13,975± S.F.

PROPOSED  
ADDITION

EXISTING SHED  
TO BE DEMOLISHED

N/F  
14 STONELEIGH CIRCLE  
PARCEL ID: 1121-8-13

N/F  
30 STONELEIGH CIRCLE  
PARCEL ID: 1121-6-11



# STONELEIGH CIRCLE

(PUBLIC - 40' WIDE)

**ZONING SETBACKS: S-10**

FRONT YARD 25'  
SIDE YARD 10'/15'  
REAR YARD 20'

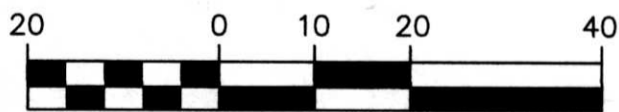
**RECORD OWNER:**

HAIGAZ MARKARIAN  
CERT.#409201

**PLAN REFERENCE:**

LOT 12 ON L.C. PLAN No. 818A

**GRAPHIC SCALE**



1" = 20'



**PLOT PLAN**  
22 STONELEIGH CIRCLE  
WATERTOWN, MASSACHUSETTS  
PARCEL ID: 1121-7-12

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN OCTOBER 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

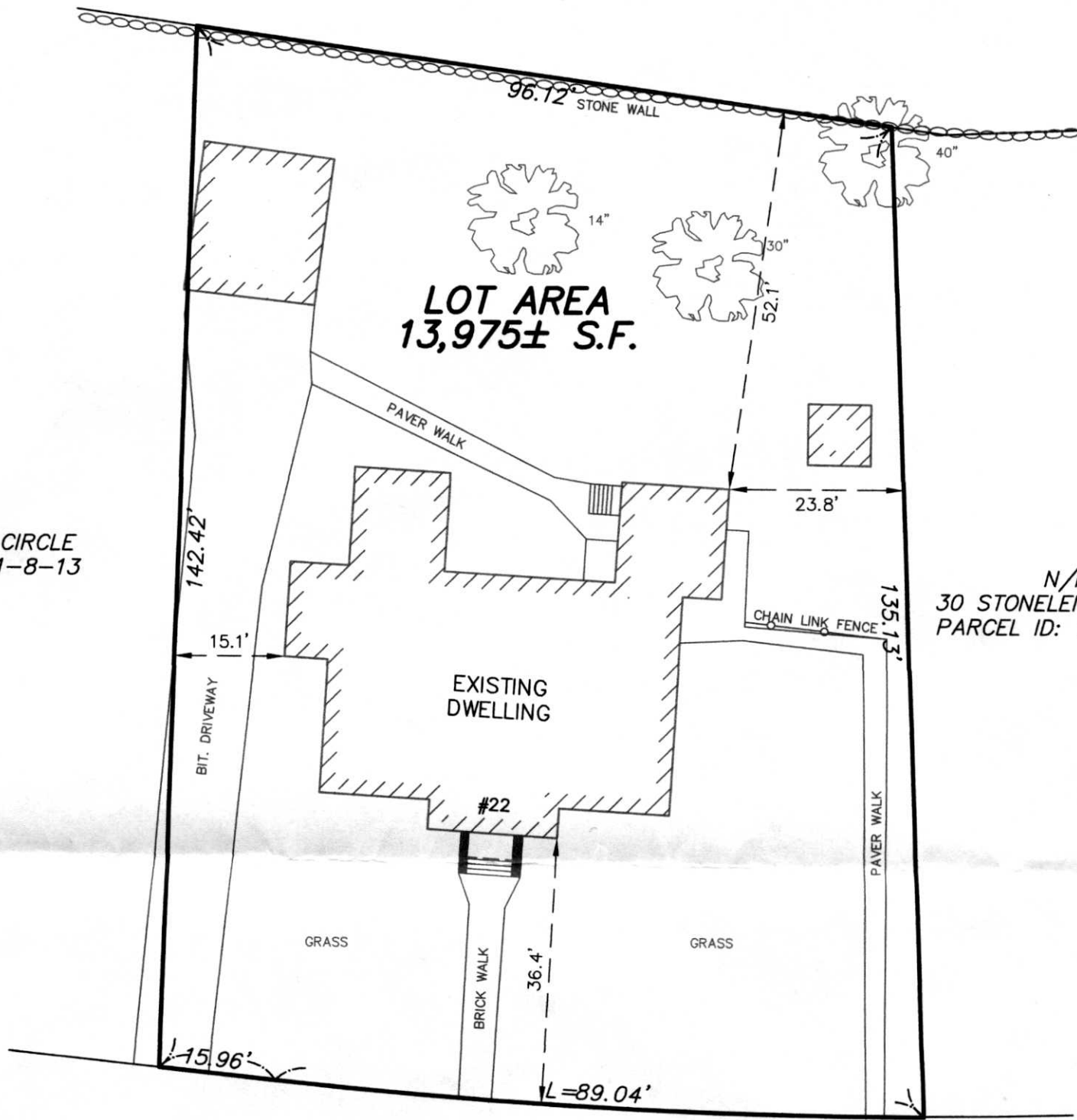
DATE: 12/18/25 SIGNATURE: [Handwritten Signature]

SCOTT CERRATO, PLS  
51 WAREHAM STREET  
MEDFORD, MA. 02155

DECEMBER 18, 2025  
PHONE: (781) 775-3724  
www.cerrato-survey.com

N/F  
42 ARDEN ROAD  
PARCEL ID: 1121-21-6

N/F  
36 ARDEN ROAD  
PARCEL ID: 1121-20-7



N/F  
14 STONELEIGH CIRCLE  
PARCEL ID: 1121-8-13

N/F  
30 STONELEIGH CIRCLE  
PARCEL ID: 1121-6-11

# STONELEIGH CIRCLE

(PUBLIC - 40' WIDE)

**ZONING SETBACKS: S-10**

FRONT YARD 25'  
SIDE YARD 10'/15'  
REAR YARD 20'

**RECORD OWNER:**

HAIGAZ MARKARIAN  
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**PLAN REFERENCE:**

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**GRAPHIC SCALE**



1" = 20'



**PLOT PLAN**  
22 STONELEIGH CIRCLE  
WATERTOWN, MASSACHUSETTS  
PARCEL ID: 1121-7-12

SCOTT CERRATO, PLS  
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12/18/25 DATE SIGNATURE