

06/06/16

COMMUNITY  
DEVELOPMENT

2016 JUN 10 AM 9:02

Special Permit Application - Continuance  
96 Country Club Lane  
Belmont, MA

Re: revised documents for the June 20th ZBA Hearing

To the Zoning Board of Appeals,

We have revised our Special Permit Application drawings from the May 16<sup>th</sup> hearing, so as to not increase our existing lot coverage. The Lot Coverage will remain at 22.3%.

Please find attached:

Zoning Compliance Check List, dated 6/6/16  
Existing Conditions Plot Plan, dated 11/10/15  
Proposed Plot Plan, dated 6/6/16  
Architectural Drawings A1 – A4, dated 6/3/16

We hope you will approve our request.

Sincerely,

Beverly Buker & Dean Staley  
Homeowners – 96 Country Club Lane

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 96 Country Club Lane

Zone: Single Res. A

Surveyor Signature and Stamp: *[Signature]*

Date: 6/3/2016  
6/6/2016

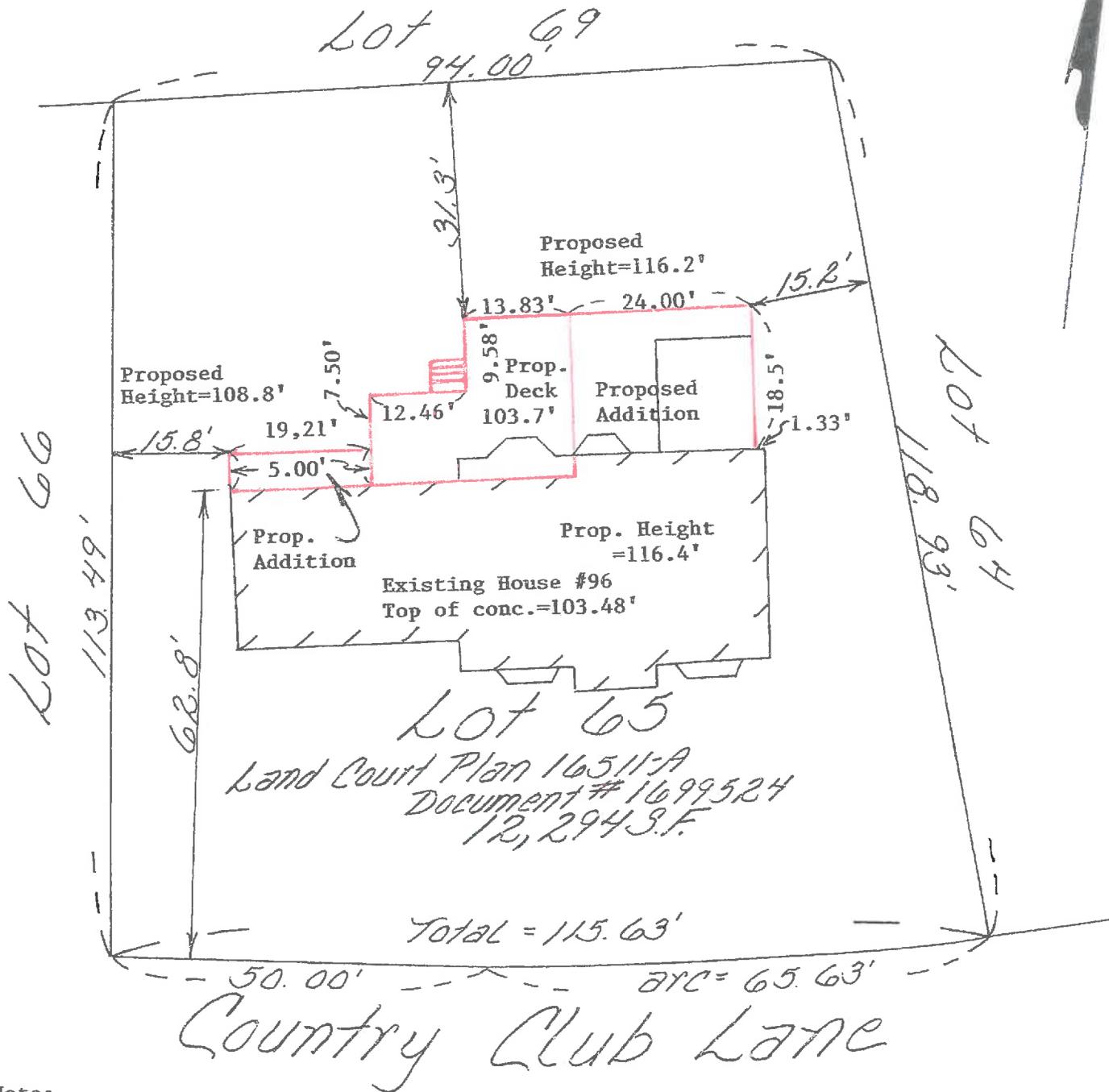
	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	12,294 S.F.	N/A
Lot Frontage	125 Feet	115.63'	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	22.3%	22.3%
Open Space	50%	71.1%	71.1%
Front Setback	30 Feet	36.3'	62.8'
Side Setback	15 Feet	9.0'	15.2'
Side Setback	15 Feet	15.8'	15.8'
Rear Setback	40 Feet	27.1'	31.3'
Building Height	36 Feet	26.5'±	14.66'±
Stories	2 ½	2 ½	1
½ Story Calculation			

**NOTES:**

See existing conditions and proposed addition plan owned by Dean Staley & Beverly Buker dated November, 2015 by David E. Ross Associates, Inc. - Plan No. S-14228



# Certified Plot Plan



**Note:**  
 See Architectural Design plans by Dickinson Architects, LLC dated June 3, 2016.

**ZONING CLASSIFICATION:**  
 SINGLE RESIDENCE A

I CERTIFY THAT THE EXISTING HOUSE AND PROPOSED ADDITION ARE LOCATED ON THE LOT AS SHOWN.

I FURTHER CERTIFY THAT THE STRUCTURES ARE LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) PER FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF BELMONT, COMMUNITY PANEL NO. 250182 0412 E DATED JUNE 4, 2010.

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	12,294 S.F.	N/A
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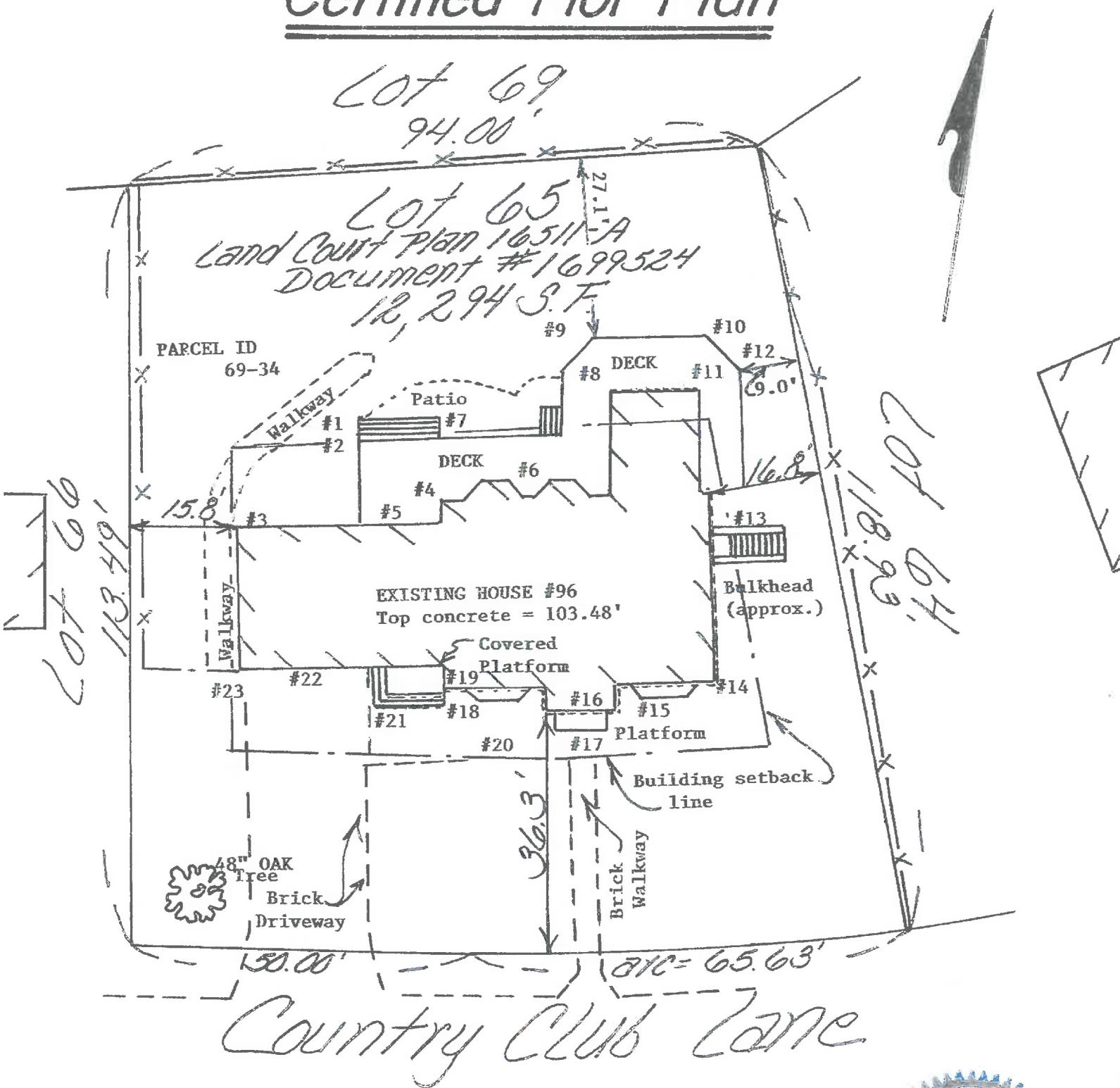
**NOTE:**  
 THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES OR LANDSCAPING.

Surveyor:  
6/3/2016  
 Date:  
6/6/2016

Owner: Dean Staley and Beverly Buker  
 Loc. House No. 96  
 App. No.  
 Date: June, 2016.  
 Scale: 1"=20'

Proposed Addition Plan  
 Job No. 30717 Plan No. S-14228-A

# Certified Plot Plan



#1	GROUND = 100.5'	#14	GROUND = 103.0'
#2	GROUND = 100.5'	#15	ROOF OVERHANG = 120.60'
#3	GROUND = 100.6'	#16	GROUND = 103.1'
#4	ROOF OVERHANG = 112.3'	#17	THRESHOLD = 104.54'
#5	GROUND = 100.9'	#18	WALK ELEV. = 103.4'
#6	ROOF OVERHANG = 120.5'	#19	GROUND = 102.9'
#7	GROUND = 100.9'	#20	ROOF OVERHANG = 111.8'
#8	DECK ELEV. = 103.67'	#21	OVERHANG = 120.5
#9	PATIO ELEV. = 100.6'	#22	GROUND = 103.1'
#10	HOUSE CORNER = 108.03'	#23	OVERHANG = 111.8'
#11	ROOF OVERHANG = 111.1'		DRIVEWAY AT DOOR = 101.74'
#12	GROUND = 100.0'		GROUND = 100.8'
#13	GROUND = 100.4'		ROOF OVERHANG = 112.3'
	HOUSE CORNER = 108.9'		
	ROOF OVERHANG = 111.1'		
	GROUND = 101.1'		
	GROUND = 102.4'		
	ROOF OVERHANG = 120.4'		



  
**SURVEYOR**  
 11/10/2015  
 DATE:

**NOTE:**

THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES OR LANDSCAPING.

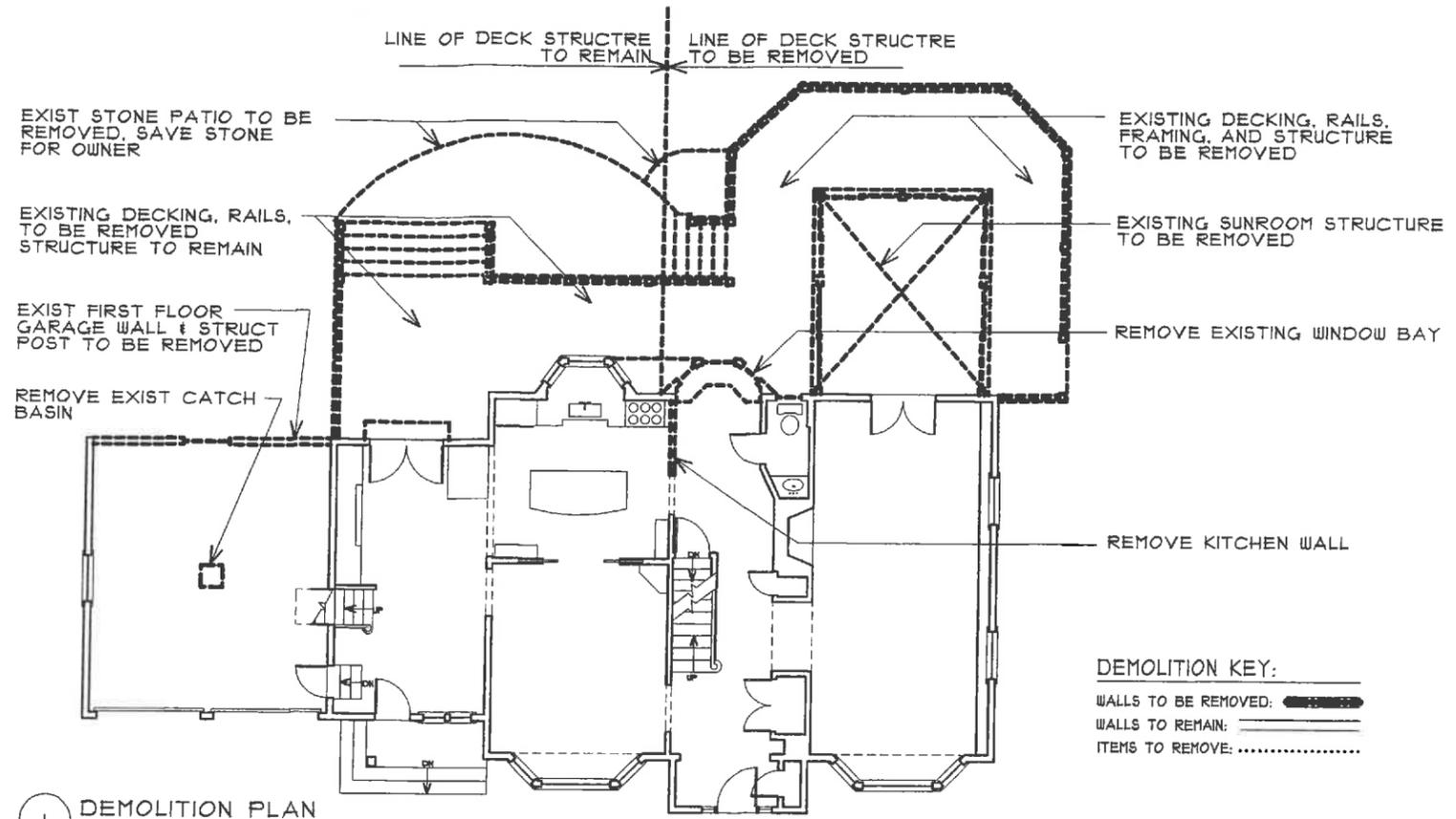
Plan of land in: BELMONT, MASS.  
 Prepared for: DEAN STALEY & BEVERLY BUKER  
 By: DAVID E. ROSS ASSOCIATES, INC.  
 111 Fitchburg Road - P.O. Box 368  
 Ayer, Mass. 01432 Tel. 978-772-6232

Owner: Dean Staley & Beverly  
 Loc. House No. 96 Buker  
 App. No.  
 Date: November, 2015  
 Scale: 1"=20'

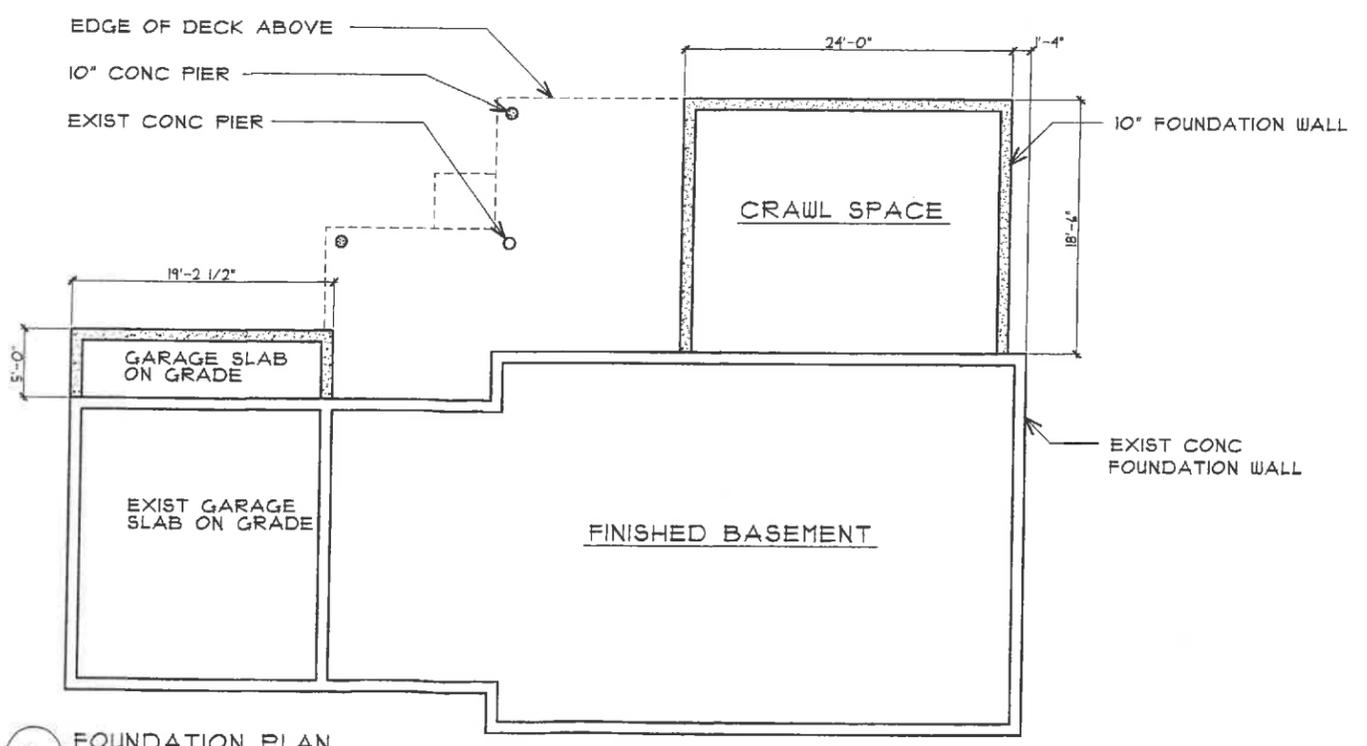
**"Existing Conditions Plan"**

Job No. 30717 Plan No. S-14228

Sheet  
1 of 2



1 DEMOLITION PLAN  
NTS



2 FOUNDATION PLAN  
NTS

BUKER/STALEY  
96 COUNTRY CLUB LANE  
BELMONT, MASSACHUSETTS

revisions:

△	XX/XX/XX

DICKINSON  
ARCHITECTS, LLC  
18 MAIN STREET  
P.O. BOX 704  
CONCORD, MA 01742  
(978) 341-8267

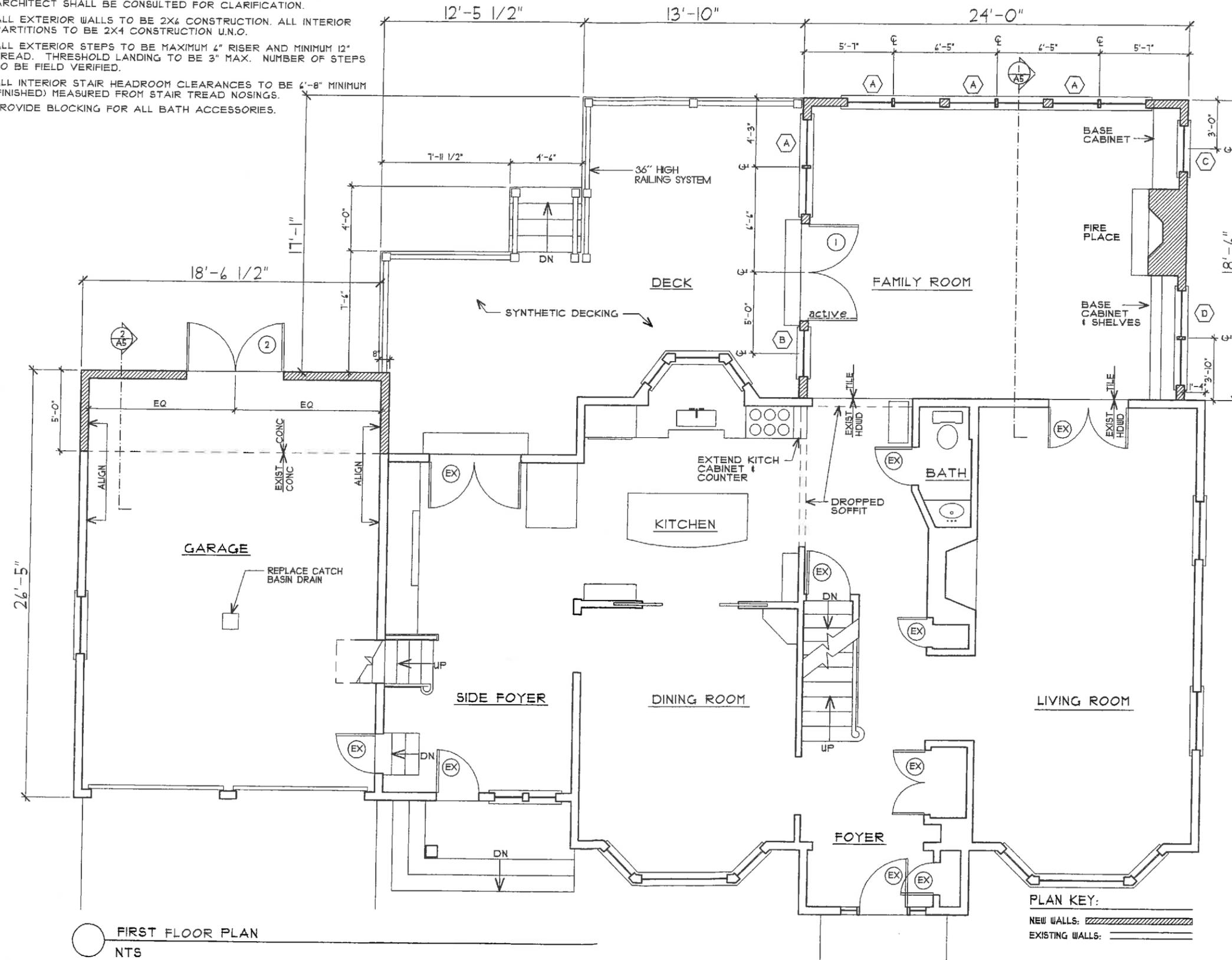
DEMOLITION  
PLAN  
AND  
FOUNDATION  
PLAN

scale:  
date: 06/3/16  
drawn by: BD  
checked by: BD



**FLOOR PLAN NOTES:**

1. DO NOT SCALE FROM DRAWINGS.
2. ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE (U.N.O.).
3. ALL DIMENSIONS SHALL BE FIELD VERIFIED. WHERE DIMENSIONS ARE UNCLEAR OR INCOMPATIBLE WITH FOUND CONDITIONS, THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION.
4. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION. ALL INTERIOR PARTITIONS TO BE 2X4 CONSTRUCTION U.N.O.
5. ALL EXTERIOR STEPS TO BE MAXIMUM 4" RISER AND MINIMUM 12" TREAD. THRESHOLD LANDING TO BE 3" MAX. NUMBER OF STEPS TO BE FIELD VERIFIED.
6. ALL INTERIOR STAIR HEADROOM CLEARANCES TO BE 4'-8" MINIMUM (FINISHED) MEASURED FROM STAIR TREAD NOSINGS.
7. PROVIDE BLOCKING FOR ALL BATH ACCESSORIES.



○ FIRST FLOOR PLAN  
NTS

**PLAN KEY:**  
NEW WALLS:   
EXISTING WALLS:

**BUKER/STALEY**  
**96 COUNTRY CLUB LANE**  
**BELMONT, MASSACHUSETTS**

revisions:

△	XX/XX/XX

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FIRST FLOOR  
PLAN

scale:  
date: 06/3/16

drawn by: BD  
checked by: BD

A2

**DOOR SCHEDULE**

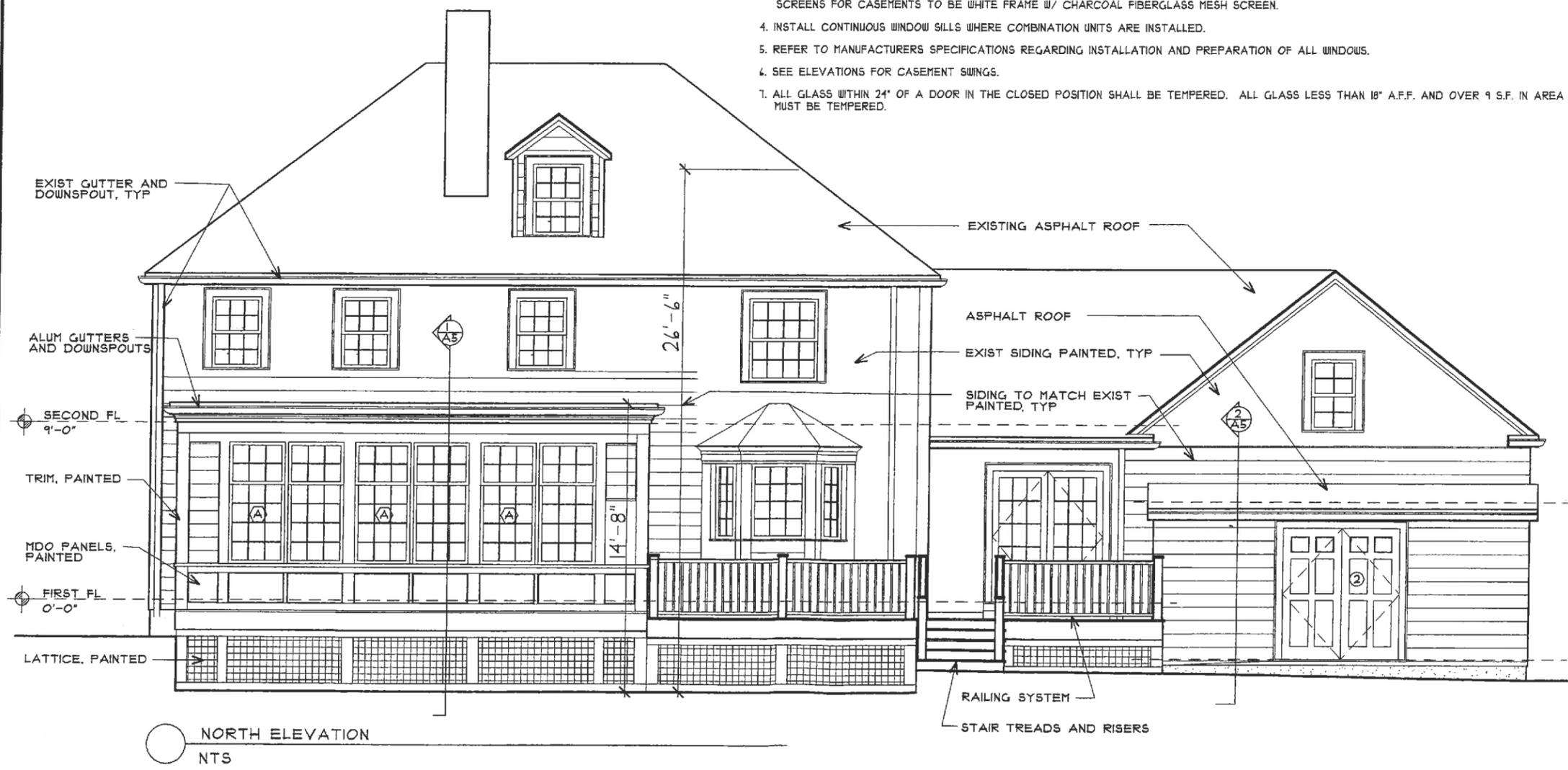
SYM	TYPE	WD.	HT.	THK.	MANUFACTURER	# MODEL	HOWE.	FINISH	THR.	WALL THICKNESS	REMARKS
1	FRENCH	4'-0"	8'-0"								
2	(2) 6 PANEL	4'-0"	4'-8"								

- NOTES:
1. EXTERIOR FRENCH DOORS TO BE PELLA "ARCHITECT" SERIES, WHITE CLAD EXTERIOR AND WOOD INTERIOR W/ SIMULATED DIVIDED LITES. DOOR LITE PATTERN TO BE "COLONIAL STYLE". GLASS TO BE 5/8" "LOW E" INSULATING GLASS. FRENCH/PATIO DOORS TO HAVE MULTI-POINT LOCKING HARDWARE. HARDWARE TO BE POLISHED BRASS. SCREEN DOORS TO BE WHITE W/ CHARCOAL FIBERGLASS MESH SCREENS.
  2. INSTALL CONTINUOUS SILLS WHERE COMBINATION UNITS ARE INSTALLED.
  3. REFER TO MANUFACTURERS SPECIFICATIONS REGARDING INSTALLATION AND PREPARATION OF ALL DOORS.
  4. ALL GLASS IN DOORS AND SIDELITES SHALL BE TEMPERED.

**WINDOW SCHEDULE**

SYM	TYPE	WD.	R.O. X HT.	MANUF.	# MODEL	QTY.	FINISHED HEAD HT.	LITE BREAK-UP	WALL THICKNESS	REMARKS
A	DOUBLE HUNG	5'-8"	4'-3/4"			4	8'-0"		2X4	2 UNITS GANGED
B	DOUBLE HUNG	2'-10"	4'-3/4"			1	8'-0"		2X4	
C	CASEMENT	2'-10"	2'-2 3/4"			1	8'-0"		2X4	
D	CASEMENT	5'-8"	2'-2 3/4"			1	8'-0"		2X4	2 UNITS GANGED

- NOTES:
1. WINDOWS TO BE SELECTED. WHITE CLAD EXTERIOR AND PRIME PAINTED INTERIOR WITH 3/4" SIMULATED DIVIDED LITES. LOW "E" INSULATING GLASS.
  2. HARDWARE TO BE WHITE. NO SASH LIFTS TO BE INSTALLED.
  3. SCREENS FOR DOUBLE HUNG WINDOWS TO BE HALF SCREENS W/ WHITE FRAME AND CHARCOAL FIBERGLASS MESH SCREEN. SCREENS FOR CASEMENTS TO BE WHITE FRAME W/ CHARCOAL FIBERGLASS MESH SCREEN.
  4. INSTALL CONTINUOUS WINDOW SILLS WHERE COMBINATION UNITS ARE INSTALLED.
  5. REFER TO MANUFACTURERS SPECIFICATIONS REGARDING INSTALLATION AND PREPARATION OF ALL WINDOWS.
  6. SEE ELEVATIONS FOR CASEMENT SWINGS.
  7. ALL GLASS WITHIN 24" OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED. ALL GLASS LESS THAN 18" A.F.F. AND OVER 9 S.F. IN AREA MUST BE TEMPERED.



**BUKER/STALEY**  
**96 COUNTRY CLUB LANE**  
**BELMONT, MASSACHUSETTS**

revisions:

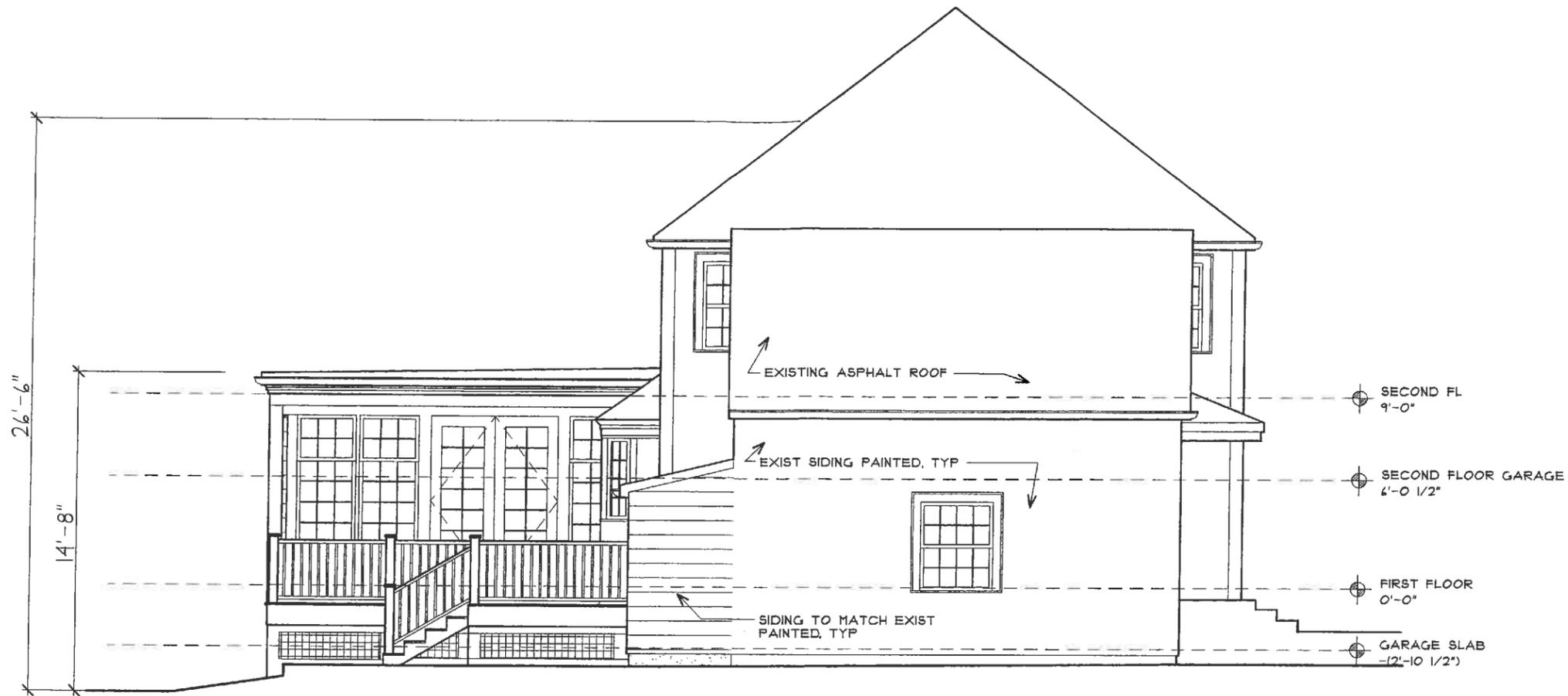
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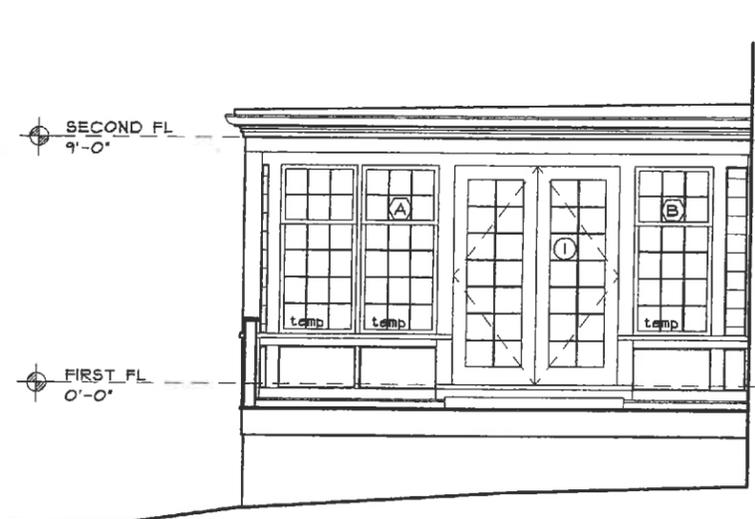
**NORTH ELEVATION AND SCHEDULES**

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 checked by: BD

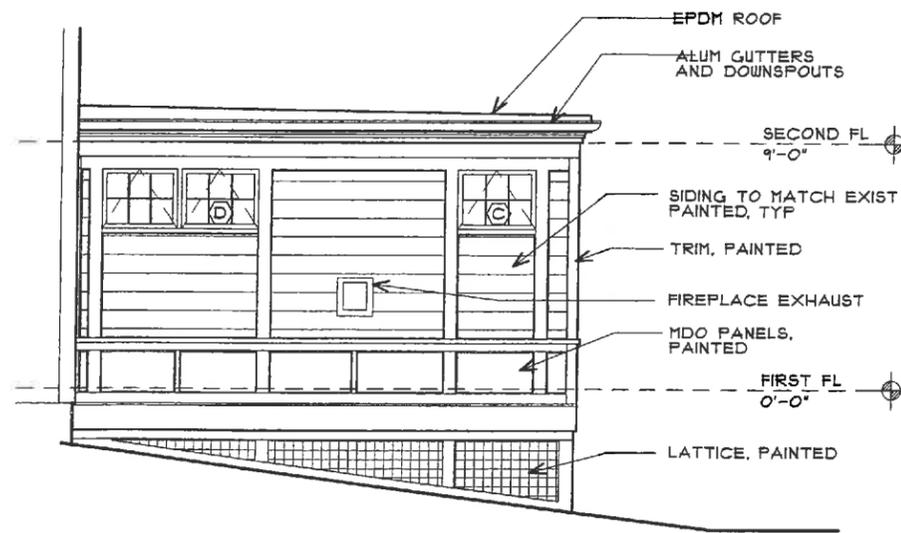
**A3**



○ WEST ELEVATION @ GARAGE  
NTS



○ WEST ELEVATION @ FAMILY ROOM  
NTS



○ EAST ELEVATION  
NTS

BUKER/STALEY  
96 COUNTRY CLUB LANE  
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revisions:

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EAST & WEST  
ELEVATIONS

scale: 1/4"=1'-0"  
date: 06/3/16  
drawn by: BD  
checked by: BD

