



Town of Belmont

RECEIVED
TOWN CLERK
BELMONT, MA

2016 DEC 20 AM 10:13

APPLICATION FOR A SPECIAL PERMIT

Date: 11/23/2016

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 67 HOITT 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 PARTIAL SECOND FLOOR 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

[Handwritten Signature]

Print Name

Ming Zhong

Address

67 Hoitt Road

Belmont MA 02478

Daytime Telephone Number

617 605 4618



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Horner 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

November 7, 2016

Ming Zhong
67 Hoitt Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition.

Dear Ms. Zhong:

The Office of Community Development is in receipt of your building permit application for the construction of a second story addition on your home at 67 Hoitt Road, located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically Sections 4.2.2 of the Zoning By-Law, which requires a minimum side setback of 10.0'. Your existing and proposed East side setbacks are 8.5'.

You may alter your plans to conform to the current Zoning By-Law requirements and resubmit for a building permit or you may request a Special Permit from the Zoning Board of Appeals. If you choose this option, please call the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Assistant Director, in order to begin this process.

Sincerely,



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

Request for Special Permit Re: Side yard setback

Submitted by
Ming Zhong & Airin Li

Owners of
67 Hoitt Road, Belmont MA 02478

We propose to add a second story complying as closely as possible with Belmont's zoning criteria. The new addition only covers a portion of the lower story leaving the garage and rear section of the house at a single story. A new roof provided for this addition complies with areas allowed for a half story structure with the highest point at only 6'-0" above the floor. The new second floor space will include three bedrooms, two bathrooms, closets, and a laundry area. We would like to note that we have spoken with and acquired signatures of support from our neighbors and have endeavored to create a design which minimizes the height of the new roof to minimize the impact of the non-conforming area. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

We have lived in our single story 3-bedroom home for thirteen years. The three small bedrooms and small bathrooms have provided insufficient space and privacy for our family and frequent houseguests and we are finally, after many years of waiting, in a position to move our sleeping areas to a second floor. Lastly, our home was built in 1955 when closets were built very small. Our family needs additional finished storage space as well.

The original building permit application was declined because the minimum required side setback in SRC is 10'0" under section 4.2.2. When the house was built in 1955 the east side was constructed 8'-6" from the property line. Our proposed addition raises the height of the roof from an average height above grade of 18.75' to 26.08' to the peak, which is almost ten feet under zoning height requirements. The area where the roof extends into the non-conforming side yard our project requires a special permit to extend the existing non-conforming side yard setback vertically by a foot and a half. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this small addition to the roof of our home.

43 Hoitt Road



73 Hoitt Road



79 Hoitt Road



35 Westlund Road



93 Sherman Street



87 Sherman Street



81 Sherman Street



54 Waterhouse Street



10. Srinivas SOMJA Plesset
(signature) (name)

58 Hoitt Road, Belmont, MA
(address)

11. huetang PUNEET GANGAL
(signature) (name)

61 HOITT RD, BELMONT, MA
(address) ?

12. G. Mehta GISELE MEHREZ
(signature) (name)

87 SHERMAN st
BELMONT. MA 02476
(address)

13. Julie Connolly Julie Connolly
(signature) (name)

105 Sherman st
(address)

14. Janet O'Malley Ethan O'malley
(signature) (name)

93 Sherman street
(address)

15. J J. Blawie
(signature) (name)

81 Shana St Belmont MA
(address)

16. ~~49 Hoitt Rd.~~ Juni Oh Jeong Oh
(signature) (name)

49 Hoitt Rd
(address)

17. _____
(signature) (name)

(address)

18. _____
(signature) (name)

(address)

5. Dane Helsing
(signature) (name)

64 Hoitt Rd
(address)

6. Kate Hawko Katherine Hawko
(signature) (name)

73 Hoitt Rd
(address)

7. [Signature] Yue Chen
(signature) (name)

79 Hoitt Rd.
(address)

8. Marin Soyacic MARIN SOYACIC
(signature) (name)

44 WESTLUND ROAD; BELMONT, MA
(address)

9. Elham [Signature] Elham Sahraei
(signature) (name)

76 Hoitt Rd, Belmont, MA 02478
(address)

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 67 Hoitt Road, BELMONT

Zone: SRC

Surveyor Signature and Stamp: _____

Date: 10/25/16

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	9,070 S.F.	9,070 S.F.
Lot Frontage	75'	70'	70'
Floor Area Ratio	SEE ARCHITECTS NOTES		
Lot Coverage	25%	20.2%	20.2%
Open Space	50%	73.9%	73.9%
Front Setback	29.8'	25'	25'
Side Setback	10'	8.1'	8.1'
Side Setback	10'	8.4'	8.4'
Rear Setback	30'	58.5'	58.5'
Building Height	30'	18.75'	26.08'
Stories	2 ½	1	2
½ Story Calculation			
SEE NOTES			

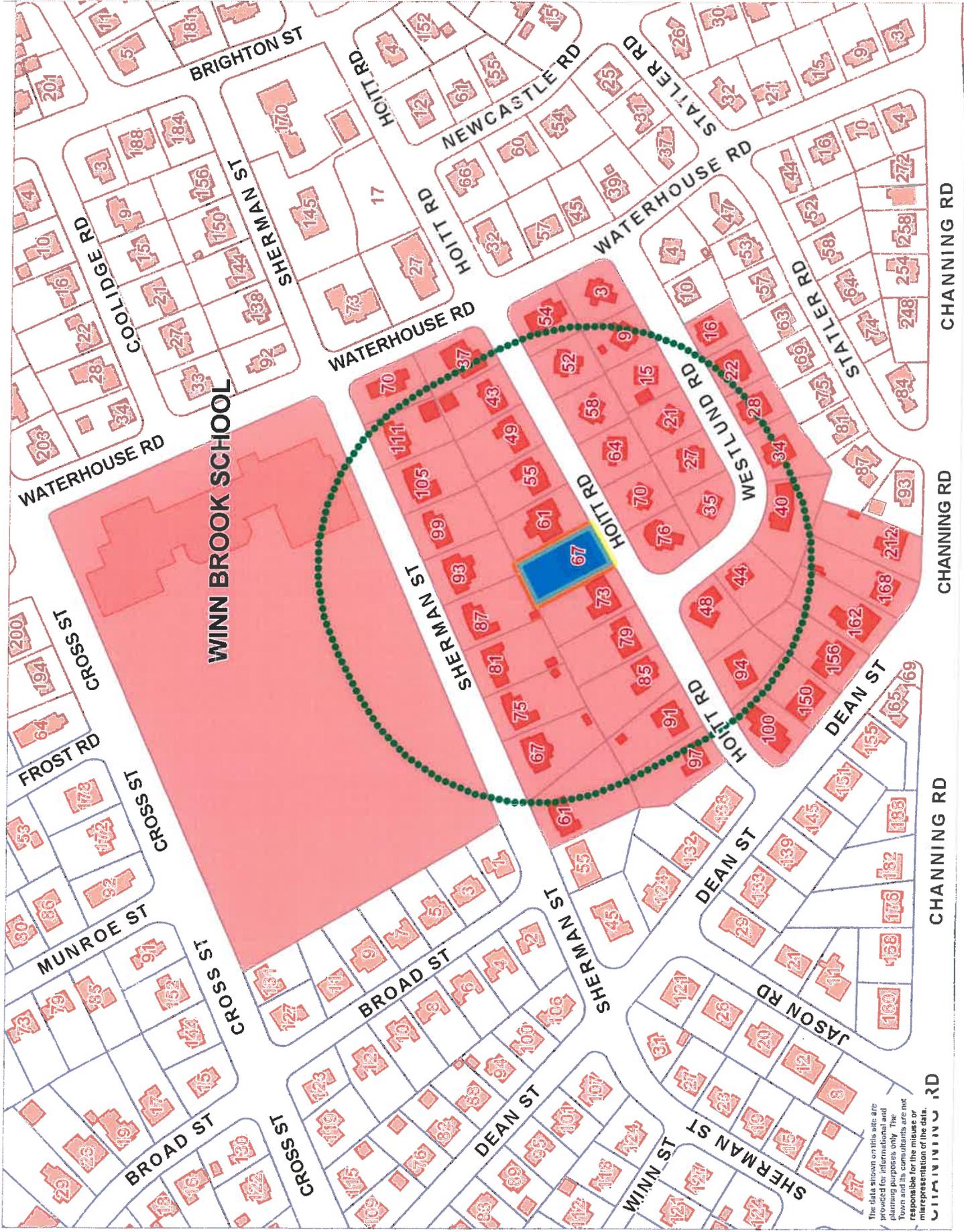
NOTES:



Douglas L. Johnston
10/25/16



- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial

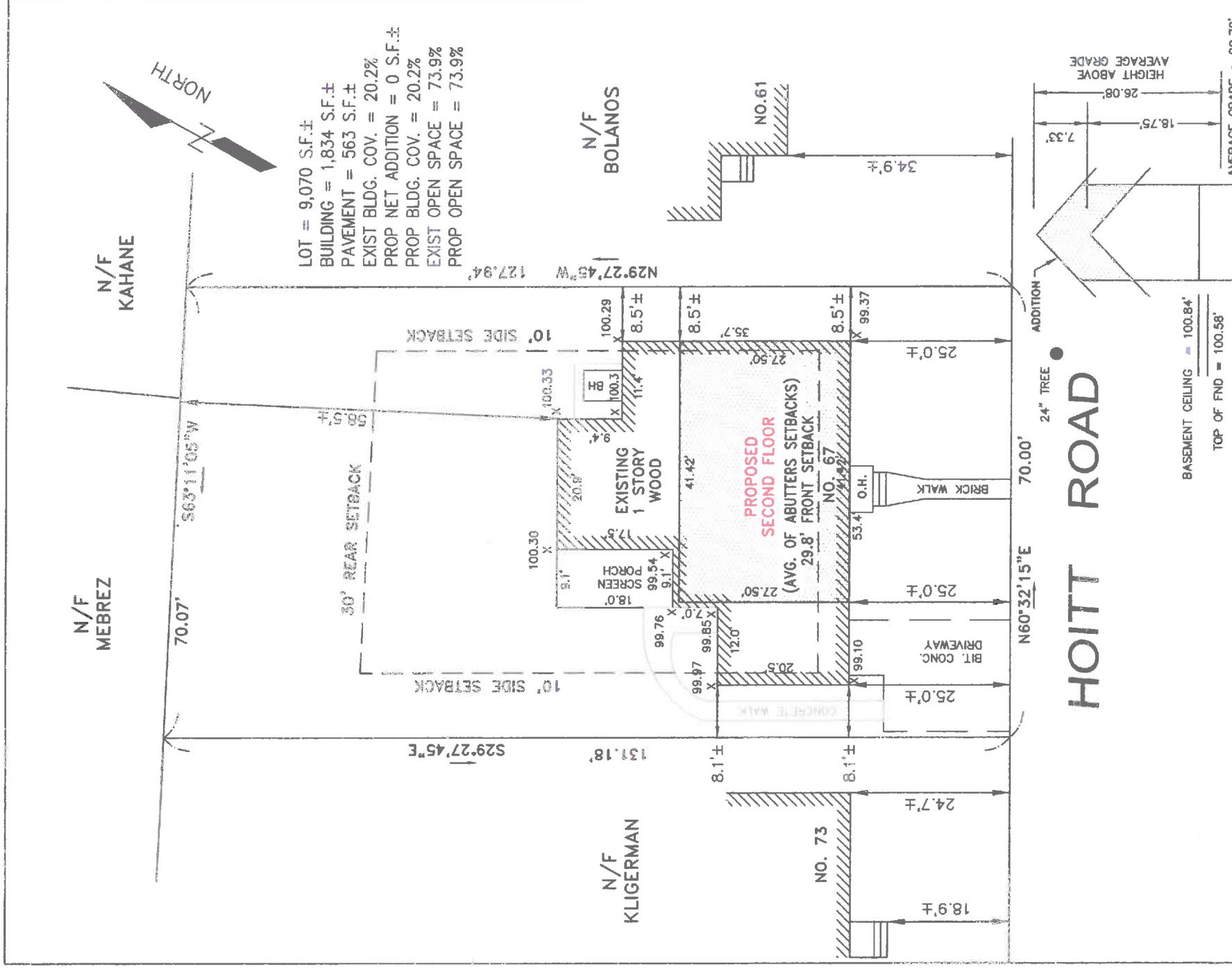


The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 12/12/2016 at 02:32 PM

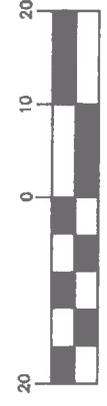
PARCEL	OWNER	ADDRESS	TOWN	STATE	ZIP	PROPERTY
37-100	HAWKO TE BRIAN C	73 HOITT RD	BELMONT	MA	02478	73 HOITT RD
37-101	LI TE AIMIN	67 HOITT RD	BELMONT	MA	02478	67 HOITT RD
37-102	GANGAL TE PUNEET	61 HOITT RD	BELMONT	MA	02478	61 HOITT RD
37-103	ADDUCI JOANNE M	55 HOITT RD	BELMONT	MA	02478	55 HOITT RD
37-104	KIM TE SEOKJIN	49 HOITT RD	BELMONT	MA	02478	49 HOITT RD
37-105	SMITH LE DOROTHY C	43 HOITT RD	BELMONT	MA	02478	43 HOITT RD
37-106	MACDONALD EVELYN C	37 HOITT RD	BELMONT	MA	02478	37 HOITT RD
37-107	ANTONELLIS BRIAN J	70 WATERHOUSE RD	BELMONT	MA	02478	70 WATERHOUSE RD
37-108	AURILIO TRS GIOVANNI T S	111 SHERMAN ST	BELMONT	MA	02478	111 SHERMAN ST
37-109	CONNOLLY TE DOUGLAS H	105 SHERMAN ST	BELMONT	MA	02478	105 SHERMAN ST
37-110	SAHAGIAN CHRISTINE R	99 SHERMAN ST	BELMONT	MA	02478	99 SHERMAN ST
37-111	OMALLEY TE ETHAN T	93 SHERMAN ST	BELMONT	MA	02478	93 SHERMAN ST
37-112	MEHREZ TC HENRI	87 SHERMAN ST	BELMONT	MA	02478	87 SHERMAN ST
37-113	TALAVIA TE ZUBIN	81 SHERMAN ST	BELMONT	MA	02478	81 SHERMAN ST
37-114	HACKETT TE JOHN D	75 SHERMAN ST	BELMONT	MA	02478	75 SHERMAN ST
37-115	ROCHA KIMBERLY	67 SHERMAN ST	BELMONT	MA	02478	67 SHERMAN ST
37-116	DOYLE TE JOSEPH	61 SHERMAN ST	BELMONT	MA	02478	61 SHERMAN ST
37-119	SOUDBAKSH TE DAMOON	76 HOITT RD	BELMONT	MA	02478	76 HOITT RD
37-120	GOODE TE THOMAS J	35 WESTLUND RD	BELMONT	MA	02478	35 WESTLUND RD
37-121	PURINTON ANNE D	94 COMMON ST	BELMONT	MA	02478	27 WESTLUND RD
37-122	JIN TE JEREMY	21 WESTLUND RD	BELMONT	MA	02478	21 WESTLUND RD
37-123	FERRANTE TE ANTHONY A	15 WESTLUND RD	BELMONT	MA	02478	15 WESTLUND RD
37-124	MAHDAVI TE ESMAEIL	9 WESTLUND RD	BELMONT	MA	02478	9 WESTLUND RD
37-125	YE TE HUA	3 WESTLUND RD	BELMONT	MA	02478	3 WESTLUND RD
37-126	BAUER TE STEVEN J	54 WATERHOUSE RD	BELMONT	MA	02478	54 WATERHOUSE RD
37-127	WARDEN TE GREGORY C	2205 BOSTON RD APT N135A	WILBRAHAM	MA	01095	52 HOITT RD
37-128	PLESSET TE SONJA	58 HOITT RD	BELMONT	MA	02478	58 HOITT RD
37-129	HELSING TE DANE	64 HOITT RD	BELMONT	MA	02478	64 HOITT RD
37-130	GETZ TE YAEL SCHOEN	70 HOITT RD	BELMONT	MA	02478	70 HOITT RD
37-40	MURPHY TE WILLIAM J	16 WESTLUND RD	BELMONT	MA	02478	16 WESTLUND RD
37-41	CHERTKOV TE HELEN	22 WESTLUND RD	BELMONT	MA	02478	22 WESTLUND RD
37-42	KIELY TE JAMES P	28 WESTLUND RD	BELMONT	MA	02478	28 WESTLUND RD
37-43	PRIGOZHIN TE GREGORY	34 WESTLUND RD	BELMONT	MA	02478	34 WESTLUND RD
37-44	GARABEDIAN DEBRA ANN	40 WESTLUND ROAD	BELMONT	MA	02478	40 WESTLUND RD
37-45	SOLJACIC MARIN	44 WESTLUND RD	BELMONT	MA	02478	44 WESTLUND RD
37-46	MEGALLOUDIS GEORGE	48 WESTLUND RD	BELMONT	MA	02478	48 WESTLUND RD
37-47	LEVINE TE MORTON A	94 HOITT RD	BELMONT	MA	02478	94 HOITT RD
37-48	KIM TE YOUNG TAE	100 HOITT RD	BELMONT	MA	02478	100 HOITT RD
37-49	CAMPBELL JENNIFER L	150 DEAN ST	BELMONT	MA	02478	150 DEAN ST
37-50	WOODLAND JR TE KENNETH M	156 DEAN ST	BELMONT	MA	02478	156 DEAN ST
37-51	TAYLOR TR CLAIRE ROSE	162 DEAN ST	BELMONT	MA	02478	162 DEAN ST
37-52	MINGACE MARIA	168 DEAN ST	BELMONT	MA	02478	168 DEAN ST
37-53	SOUL TE HARWOOD E	212 CHANNING RD	BELMONT	MA	02478	212 CHANNING RD
37-96	GUPTA TE VASUDEV	97 HOITT RD	BELMONT	MA	02478	97 HOITT RD
37-97	ABIDIAN PETER J	91 HOITT RD	BELMONT	MA	02478	91 HOITT RD
37-98	READ MARTHA R	85 HOITT RD	BELMONT	MA	02478	85 HOITT RD
37-99	CHEN TE YUE	79 HOITT RD	BELMONT	MA	02478	79 HOITT RD
42-68	BELMONT INHABITANTS OF	455 CONCORD AVE	BELMONT	MA	02478	97 WATERHOUSE RD



LOT = 9,070 S.F.±
 BUILDING = 1,834 S.F.±
 PAVEMENT = 563 S.F.±
 EXIST BLDG. COV. = 20.2%
 PROP NET ADDITION = 0 S.F.±
 PROP BLDG. COV. = 20.2%
 EXIST OPEN SPACE = 73.9%
 PROP OPEN SPACE = 73.9%

HOITT ROAD

BASEMENT CEILING = 100.84'
 TOP OF FND = 100.58'
 BASEMENT FLOOR = 94.37'



(IN FEET)
 1 inch = 20 ft.

- NOTES
- SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 14566, PAGE 6.
 - SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS N DEED BOOK 8480, PAGE 108.
 - SUBJECT PARCEL IS LOCATED IN ZONE SRC.
 - 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.
 - NO FRONT PORCHES ON ADJUTING PROPERTIES

CERTIFIED PLOT PLAN
 IN BELMONT, MA

SCALE: 1"=20' OCTOBER 25, 2016

PROFESSIONAL LAND SURVEYING

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



Douglas L. Johnston
 PROFESSIONAL LAND SURVEYOR

CONSTRUCTION DOCUMENTS OCTOBER 3, 2016

PROJECT DESCRIPTION:
ADD NEW (2ND) FLOOR TO EXISTING RANCH HOME AND REMODEL EXISTING KITCHEN AND PORTIONS OF 1ST FLOOR AND BASEMENT

EXPANDED AREA CALCULATION	
EXISTING FIRST FLOOR GROSS AREA	2010 SQFT
EXISTING SECOND FLOOR GROSS AREA OVER 6' HIGH	451 SQFT
EXISTING TOTAL GROSS AREA	2461 SQFT
ADDITIONAL SECOND FLOOR GROSS AREA	583 SQFT
NEW ATTIC ABOVE 6'-0" HIGH	0 SQFT
NEW TOTAL GROSS AREA	3044 SQFT
583 SQFT (NEW) / 2461 SQFT (EXISTING) = 24% ADDITIONAL GROSS AREA	

HALF STORY CALCULATION	
PROPOSED SECOND FLOOR AREA	1034 SQFT
ATTIC AREA OVER 5' HIGH	148 SQFT
1/2 HALF STORY CALCULATION	148 / 1034 = 14.3%
14.3% PROPOSED < 60% ALLOWED = COMPLIES	

DRAWING LIST

- T1 COVER SHEET
- A1 FOUNDATION DEMO PLAN
- A2 FIRST FLOOR DEMO PLAN
- A3 ROOF DEMO PLAN
- A4 ELEVATION DEMO PLAN
- A5 ELEVATION DEMO PLAN
- A6 FOUNDATION FLOOR LAYOUT
- A7 FIRST FLOOR LAYOUT
- A8 SECOND FLOOR LAYOUT
- A9 ROOF PLAN
- A10 NEW ELEVATIONS
- A11 NEW ELEVATIONS

SYMBOL LEGEND

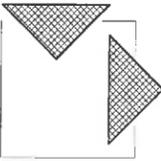
-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  SECTION
-  DOOR TAG
-  WINDOW TAG
-  RECESSED CAN LIGHT AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS
BELMONT ZONING DISTRICT SR-C:

FRONT YARD SETBACK: SEE SITE PLAN FOR AVERAGE MARKER
 REAR YARD SETBACK: 30'-0" (UNCHANGED)
 SIDE YARD SETBACK: 10'-0" (8'-2" - UNCHANGED & 8'-6" NONCONFORMING)
 FRONTAGE: 75'-0" (EXISTING 70'-0" NON COMPLIANT) - UNCHANGED
 LOT AREA: 9000 (9070SQFT CONFORMING (UNCHANGED))
 MAX HEIGHT: 35/2.5 STORIES (26'-1" CONFORMING +/- 3.5 STORIES NON CONFORMING)
 SEE SITE PLAN FOR BASEMENT CALC'S
 LOT COVERAGE (MAX): 25% - SEE SURVEY
 OPEN AREA (MIN): 50% - SEE SURVEY

SEE CHART SHEET A1 FOR GROSS AREA INCREASE (24%)

**MILLER
DESIGN LLC**

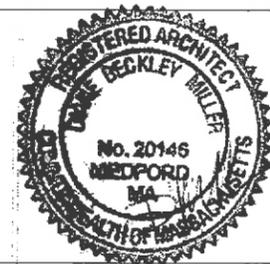


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/03/16	SPECIAL PERMIT SET
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION



ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

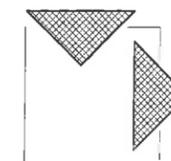
COVER SHEET

Sheet
Number:

T1



MILLER
DESIGN LLC

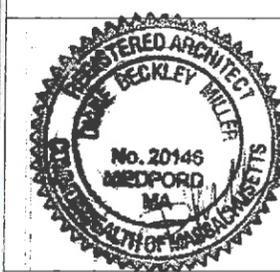


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION

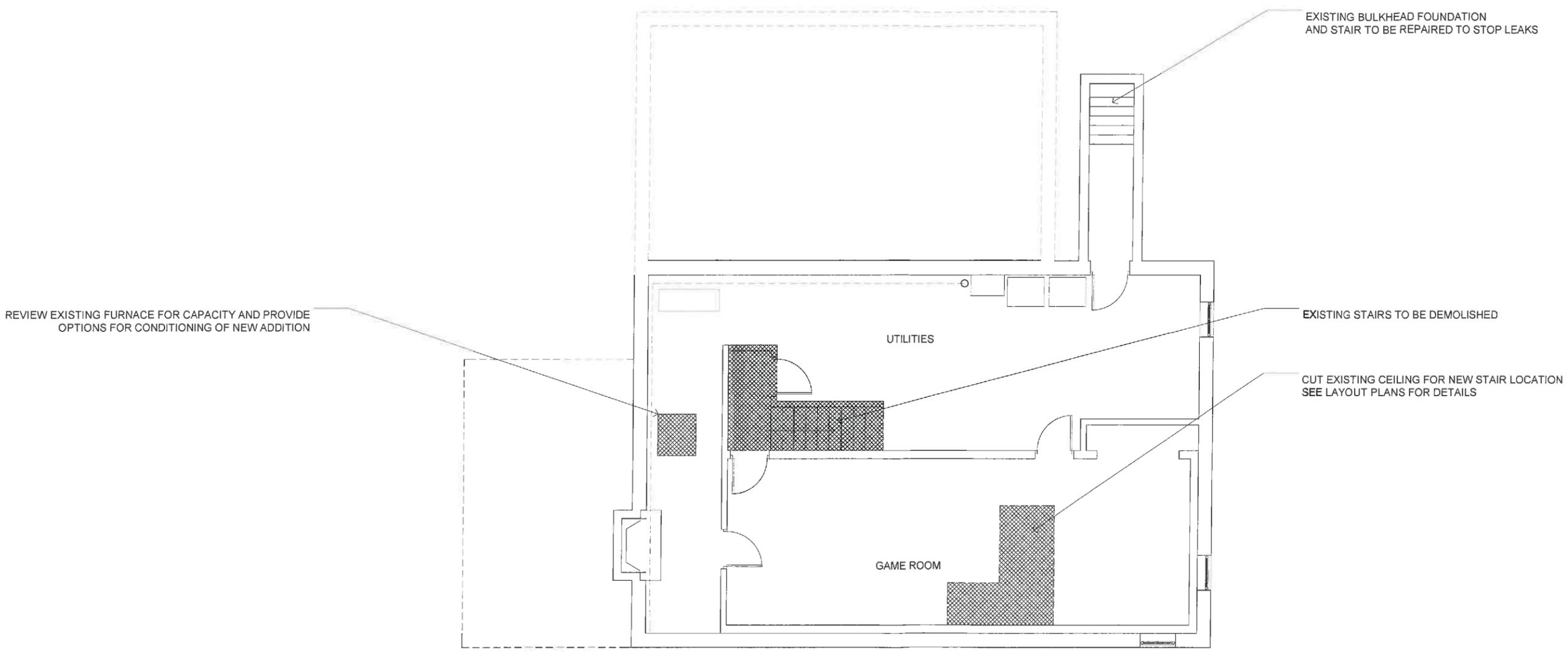


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

EXISTING
BASEMENT PLAN

Sheet
Number:

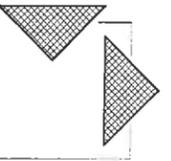
A1



EXISTING BASEMENT PLAN

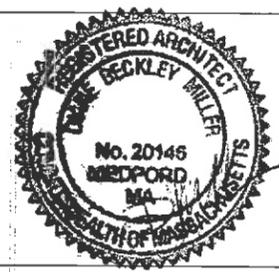
1 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'





Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
11/16/16	ZBA SUBMISSION

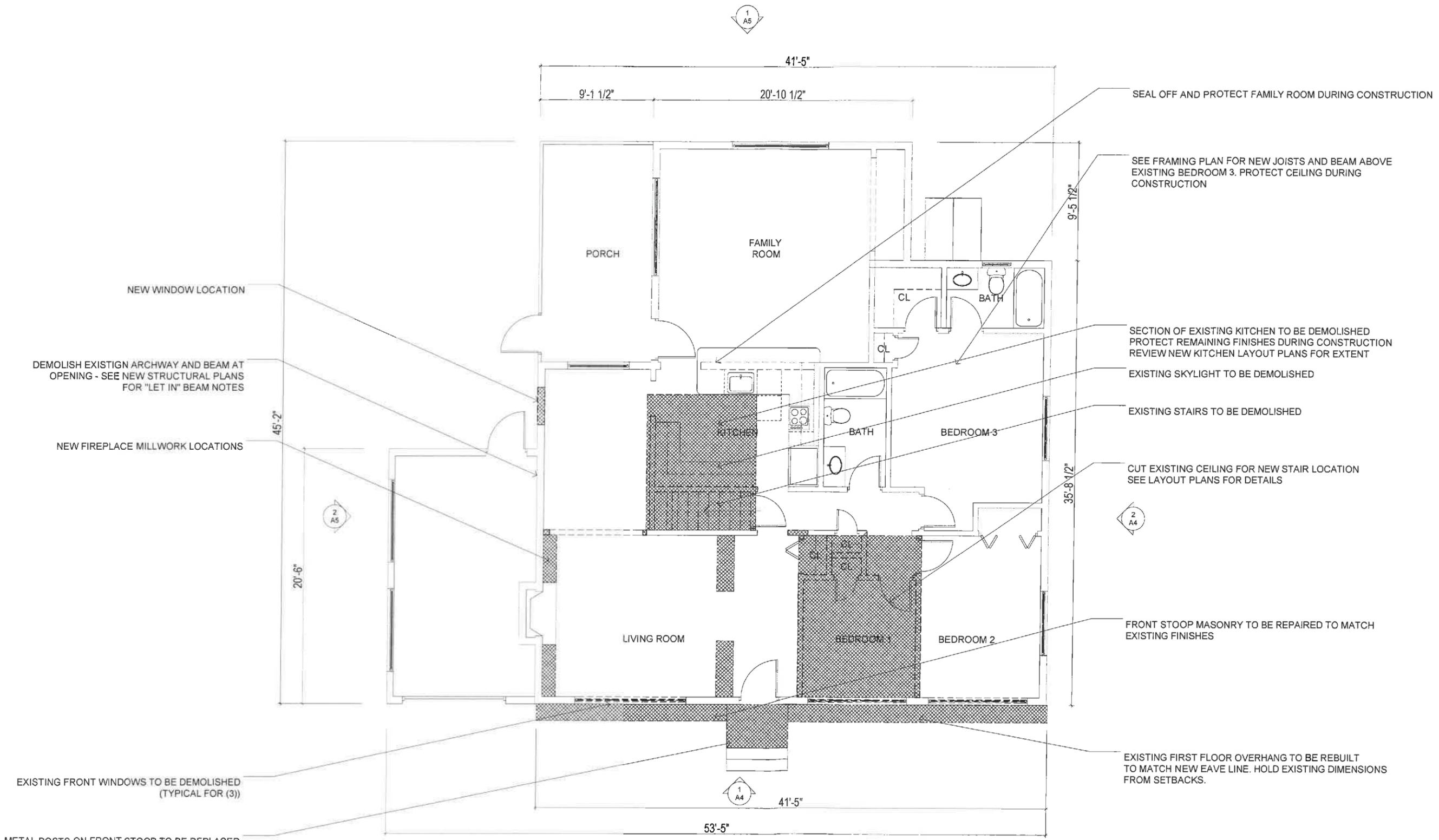


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A2

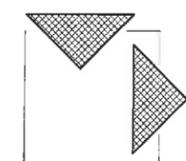


**EXISTING
FIRST FLOOR PLAN**

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC



52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
11/16/16	ZBA SUBMISSION



ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

EXISTING ROOF PLAN

Sheet
Number:

A3

1
A5

2
A5

2
A4

1
A4

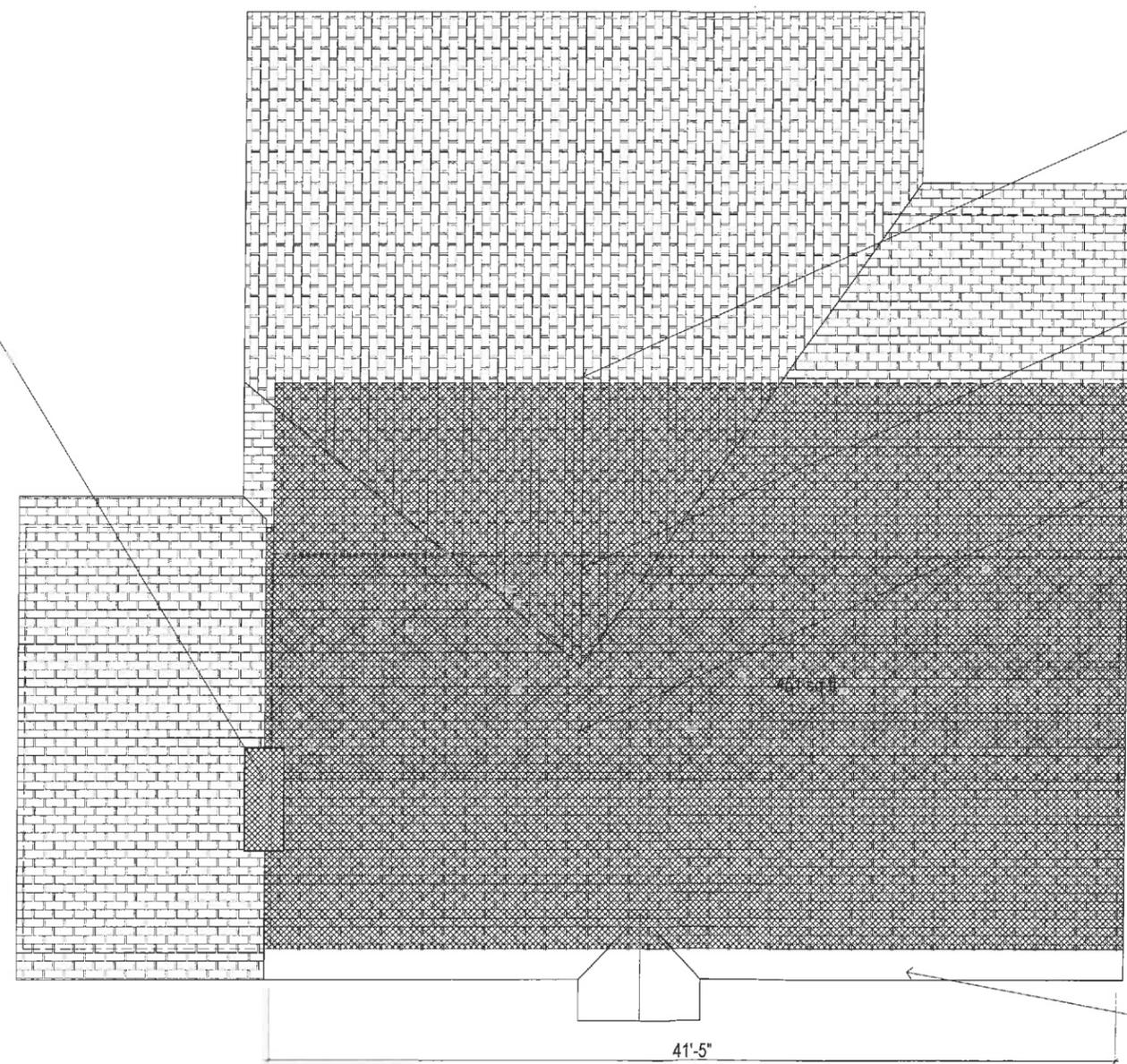
TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION

DEMOLISH AND SHORE SECTION OF EXISTING FAMILY
ROOM ADDITION ROOF. NOTIFY ARCHITECT OF POST DOWN LOCATIONS
FOR CATHEDRAL RIDGE BEAM

SECTION OF EXISTING ROOF TO BE DEMOLISHED AT NEW
SECOND FLOOR LOCATION. SHORE AND BRACE REMAINING
ROOF AS REQUIRED

HIGHLIGHTED AREA FOR GROSSING CALCULATIONS
ONLY

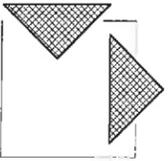
EXISTING FIRST FLOOR OVERHANG TO BE REBUILT
TO MATCH NEW EAVE LINE. HOLD EXISTING DIMENSIONS
FROM SETBACKS.



EXISTING ROOF PLAN

1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'

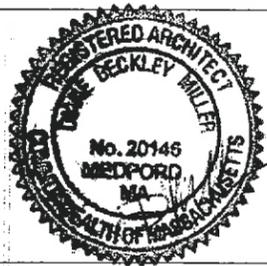




Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION

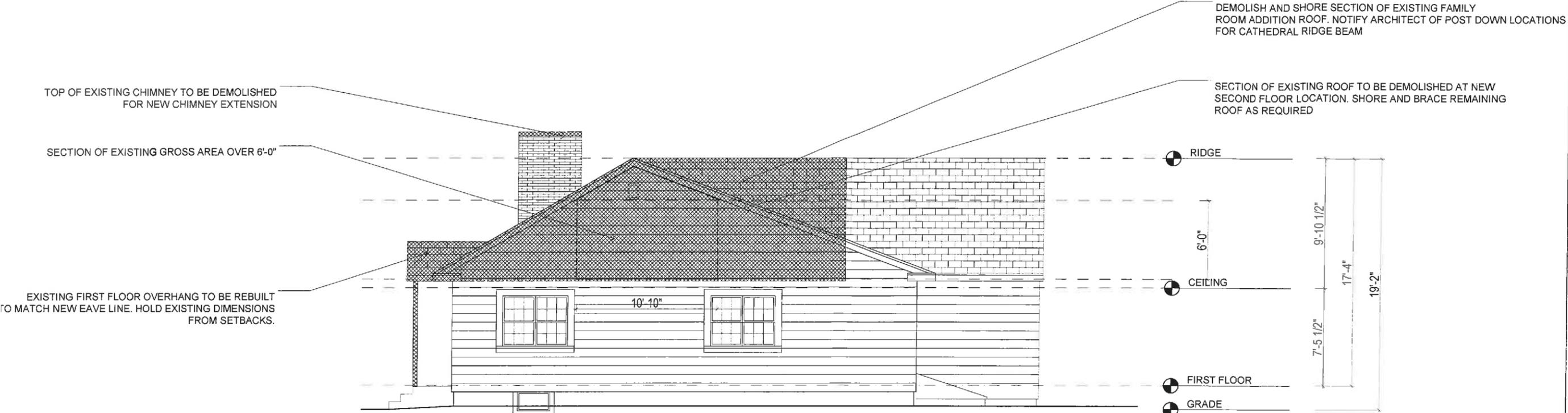


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

EXISTING ELEVATION:

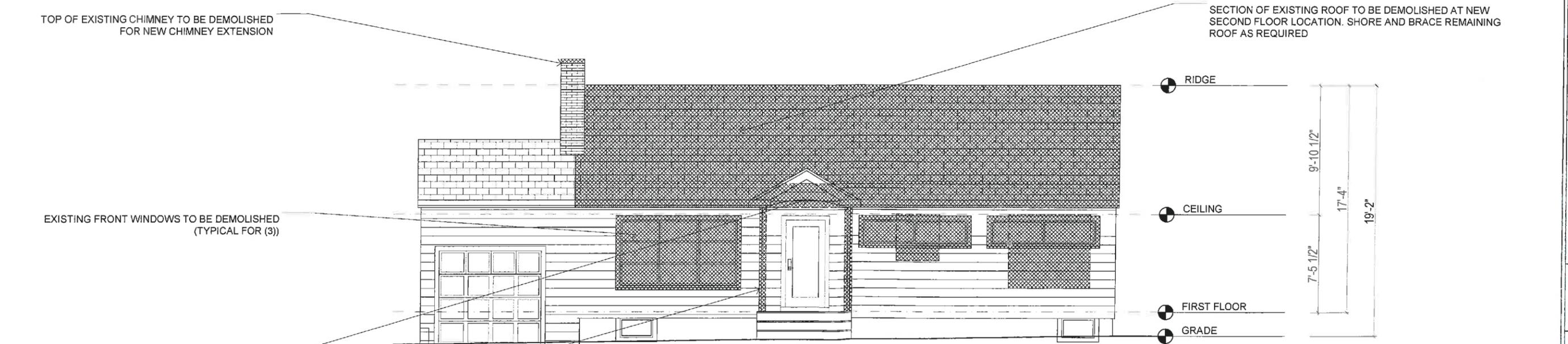
Sheet
Number:

A4



EXISTING SIDING TO REMAIN AND
BE REFINISHED

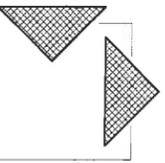
2 EAST ELEVATION
SCALE: 1/8" = 1'



**EXISTING
ELEVATIONS**

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

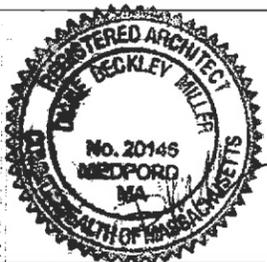




Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16 SCHEMATIC DESIGN
10/02/16 ZONING SUBMISSION
10/28/16 REVISION 1
11/16/16 ZBA SUBMISSION



ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

EXISTING ELEVATION

Sheet
Number:

A5

DEMOLISH AND SHORE SECTION OF EXISTING FAMILY ROOM ADDITION ROOF. NOTIFY ARCHITECT OF POST DOWN LOCATIONS FOR CATHEDRAL RIDGE BEAM

TOP OF EXISTING CHIMNEY TO BE DEMOLISHED FOR NEW CHIMNEY EXTENSION

SECTION OF EXISTING ROOF TO BE DEMOLISHED AT NEW SECOND FLOOR LOCATION. SHORE AND BRACE REMAINING ROOF AS REQUIRED

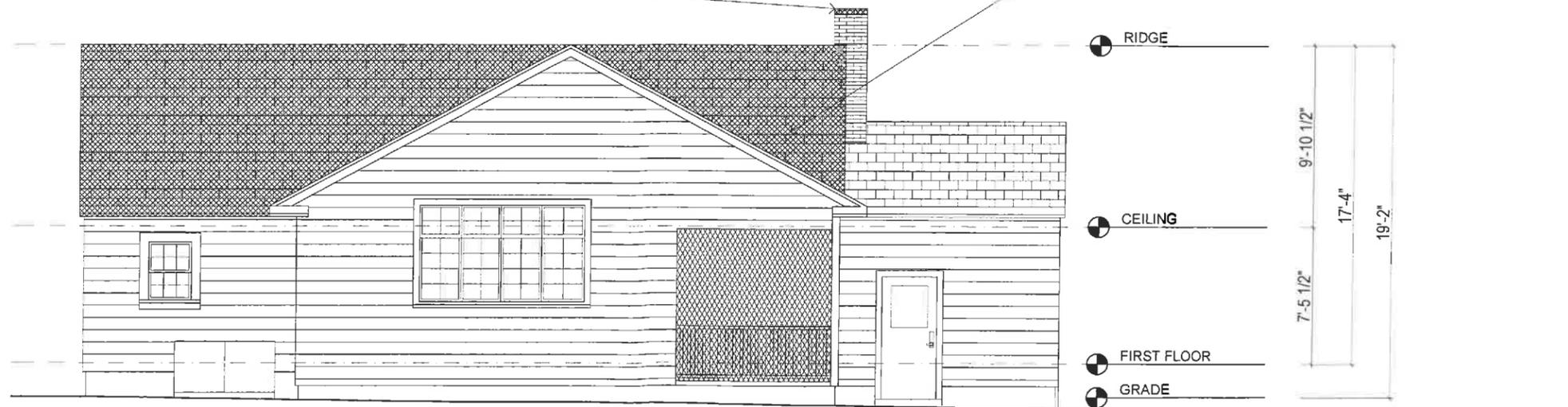


EXISTING SIDING TO REMAIN AND BE REFINISHED

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

TOP OF EXISTING CHIMNEY TO BE DEMOLISHED FOR NEW CHIMNEY EXTENSION

SECTION OF EXISTING ROOF TO BE DEMOLISHED AT NEW SECOND FLOOR LOCATION. SHORE AND BRACE REMAINING ROOF AS REQUIRED



**EXISTING
ELEVATIONS**

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



NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

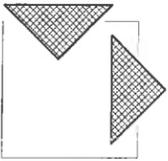
NOTE 2:
PAINT ALL INTERIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO MATCH EXISTING
IN RESPECT TO PROFILE, SIZE
AND FINISH

NOTE 4:
PROVIDE NEW HARDWOOD
FLOOR TME. FEATHER IN NEW
BOARDS WHERE REQUIRED.
SAND & REFINISH EXISTING.

NOTE 5:
PROVIDE SMOKE AND CARBON
DETECTORS AS REQUIRED BY
CODE THROUGHOUT

MILLER
DESIGN LLC

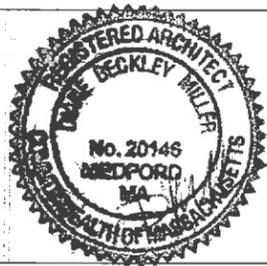


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION

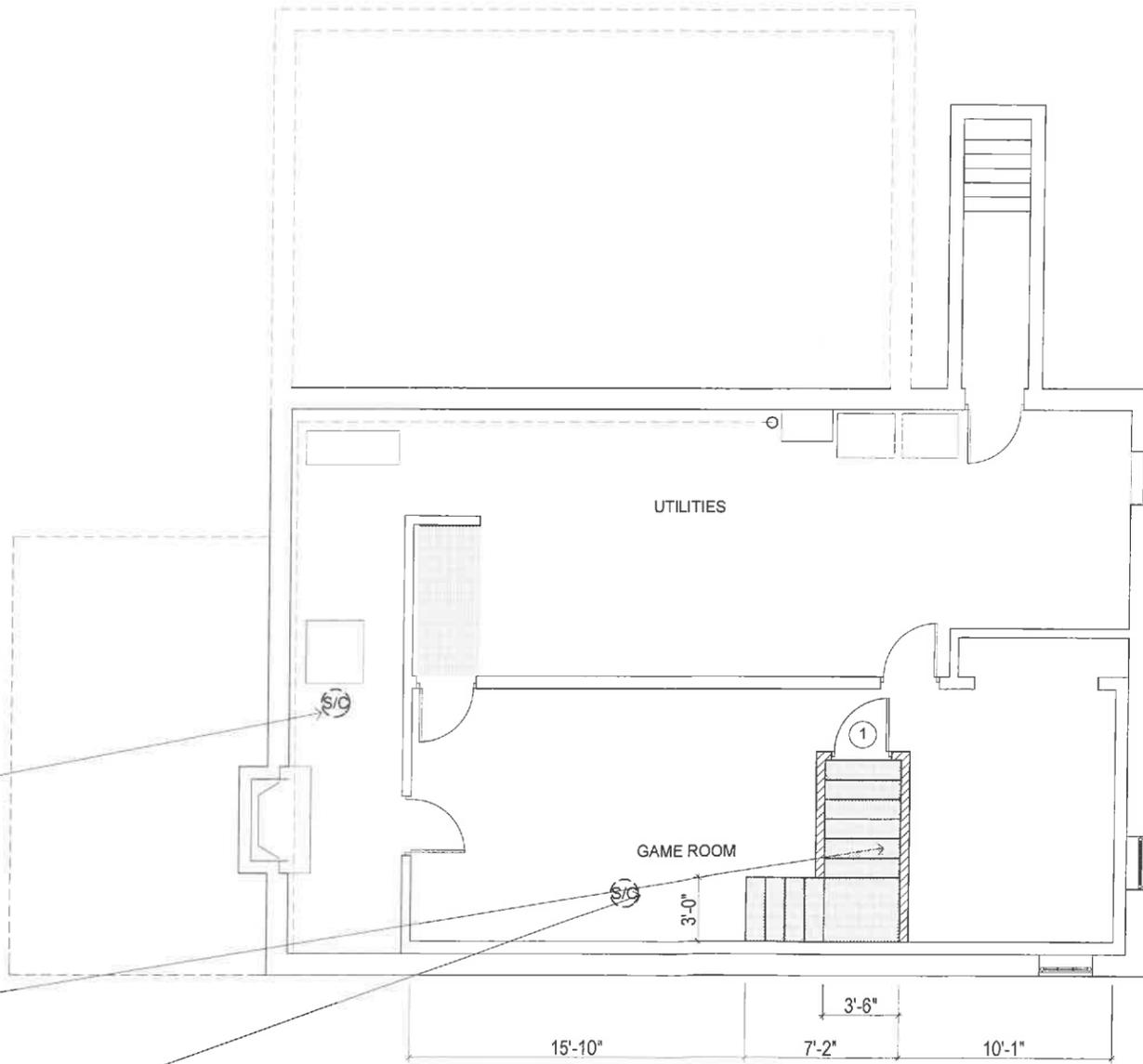


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW
BASEMENT PLAN

Sheet
Number:

A6



VERIFY OR PROVIDE NEW HARD WIRED SMOKE
/CARBON DETECTOR NEAR FURNACE
PER CODE REQUIREMENTS

NEW 3'-0" WIDE WOOD STAIRS:
W/RAILINGS PER CODE
PT 2X12 STRINGERS AT 2' OC
(11)9" TREADS W/1" NOSING, (13)7.75" RISERS (VIF
3' LANDING W/90 DEGREE TURN

NEW HARD WIRED SMOKE
/CARBON DETECTOR EACH FLOOR

PROPOSED BASEMENT

1 BASEMENT PLAN
SCALE: 1/8" = 1'



NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

NOTE 2:
PAINT ALL INTERIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

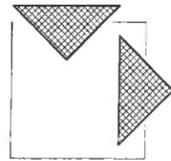
NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO MATCH EXISTING
IN RESPECT TO PROFILE, SIZE
AND FINISH

NOTE 4:
PROVIDE NEW HARDWOOD
FLOOR TME. FEATHER IN NEW
BOARDS WHERE REQUIRED.
SAND & REFINISH EXISTING.

NOTE 5:
PROVIDE SMOKE AND CARBON
DETECTORS AS REQUIRED BY
CODE THROUGHOUT

WINDOW SCHEDULE PELLA 450 SERIES		
KEY	SIZE	DISCRPTION
A	5'-0" X 4'-8"	(2)DOUBLE HUNG WINDOW W/24" SILL (MATCH ELEV)
B	2'-4" X 2'-4"	ARCHED FIXED TRANSOM (MATCH ELEV)
C	2'-6" X 4'-8"	DOUBLE HUNG WINDOW W/24" SILL (MATCH ELEV)
D	2'-5" X 4'-2"	DOUBLE HUNG WINDOW W/30" SILL (MATCH ELEV)
E	2'-6" X 2'-8"	AWNING STYLE WINDOW
F	2'-6" X 2'-0"	AWNING STYLE WINDOW
G	1'-6" X 2'-6"	DOUBLE HUNG WINDOW
H	9'-0" X 5'-0"	(3)DOUBLE HUNG WINDOW W/20" SILL (MATCH ELEV)
I	2'-6" X 2'-8"	AWNING STYLE WINDOW (VERIFY SILL AT STAIRS)
J	5'-0" X 5'-0"	(2)DOUBLE HUNG WINDOW W/20" SILL (MATCH ELEV)
K	3'-0" X 5'-0"	DOUBLE HUNG WINDOW
L	5'-0" X 4'-4"	(2)DOUBLE HUNG WINDOW W/28" SILL (MATCH ELEV)

MILLER
DESIGN LLC

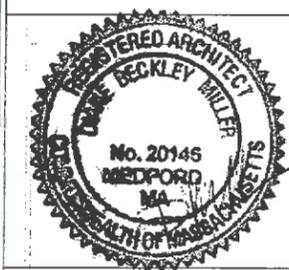


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION

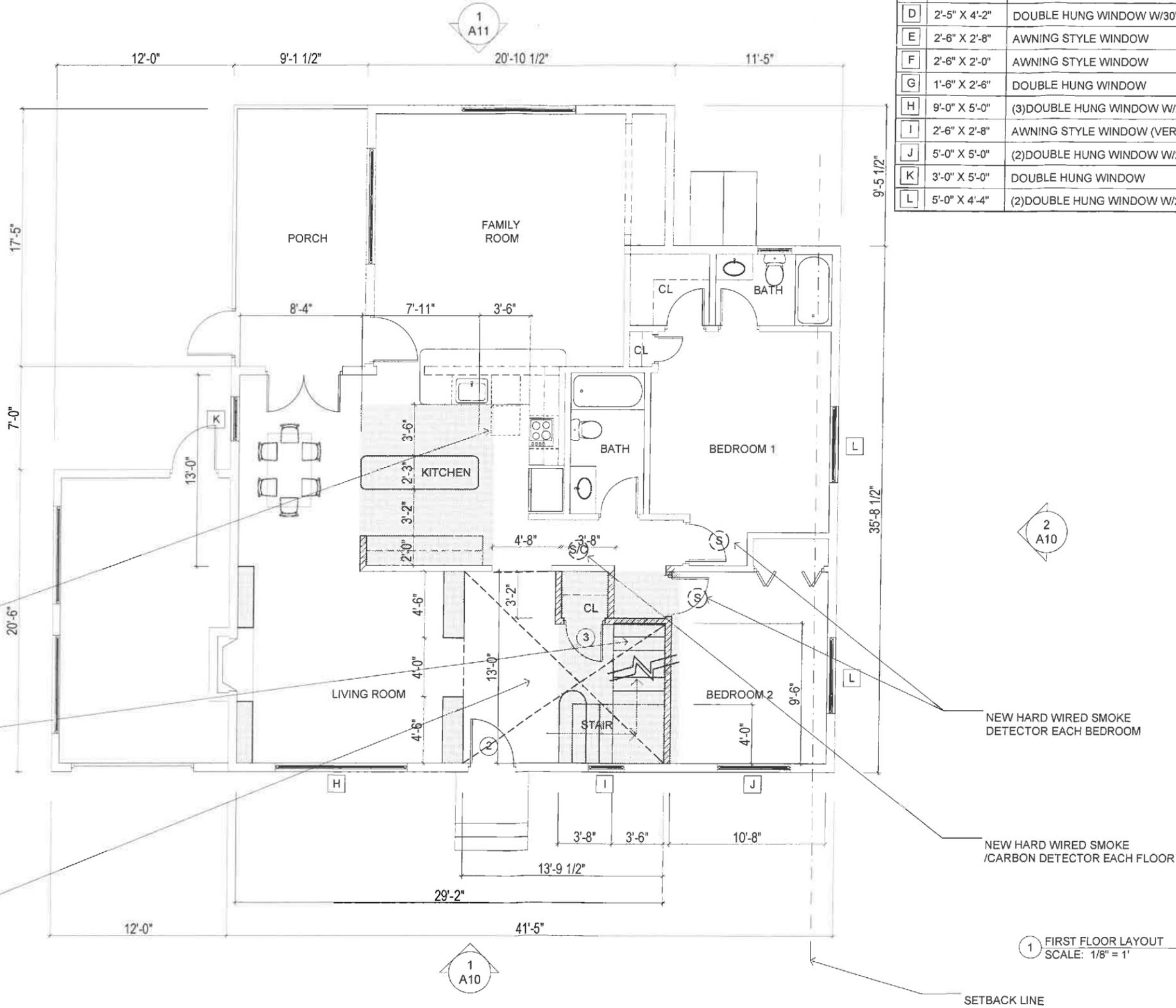


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW FIRST
FLOOR PLAN

Sheet
Number:

A7



INFILL FLOOR AT OLD STAIR LOCATION AND REVIEW
KITCHEN CONSULTANT DRAWINGS FOR FINAL LAYOUT

NEW 3'-6" WIDE FINISH HARDWOOD STAIRS:
W/ MATCHING HARDWOOD RAILINGS PER CODE
STYLE AND FINISH TO BE SELECTED BY OWNER
PT 2X12 STRINGERS AT 2' OC
(12)11" TREADS W/1" NOSING, (13)7.75" RISERS (VIF)
3'-6" x 4'-0" LANDING W/90 DEGREE TURN
LOWEST TREAD TO HAVE
11" RADIUS WRAP AROUND

NEW HARD WIRED SMOKE
DETECTOR EACH BEDROOM

NEW HARD WIRED SMOKE
/CARBON DETECTOR EACH FLOOR

1 FIRST FLOOR LAYOUT
SCALE: 1/8" = 1'

SETBACK LINE



PROPOSED FIRST FLOOR PLAN

NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

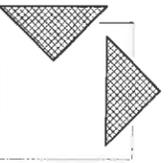
NOTE 2:
PAINT ALL INTERIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO MATCH EXISTING
IN RESPECT TO PROFILE, SIZE
AND FINISH

NOTE 4:
PROVIDE NEW HARDWOOD
FLOOR TME. FEATHER IN NEW
BOARDS WHERE REQUIRED.
SAND & REFINISH EXISTING.

NOTE 5:
PROVIDE SMOKE AND CARBON
DETECTORS AS REQUIRED BY
CODE THROUGHOUT

MILLER
DESIGN LLC

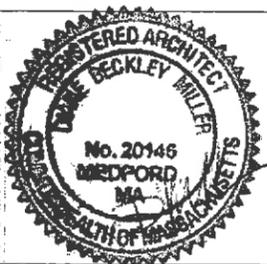


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16 SCHEMATIC DESIGN
10/02/16 ZONING SUBMISSION
10/28/16 REVISION 1
11/16/16 ZBA SUBMISSION

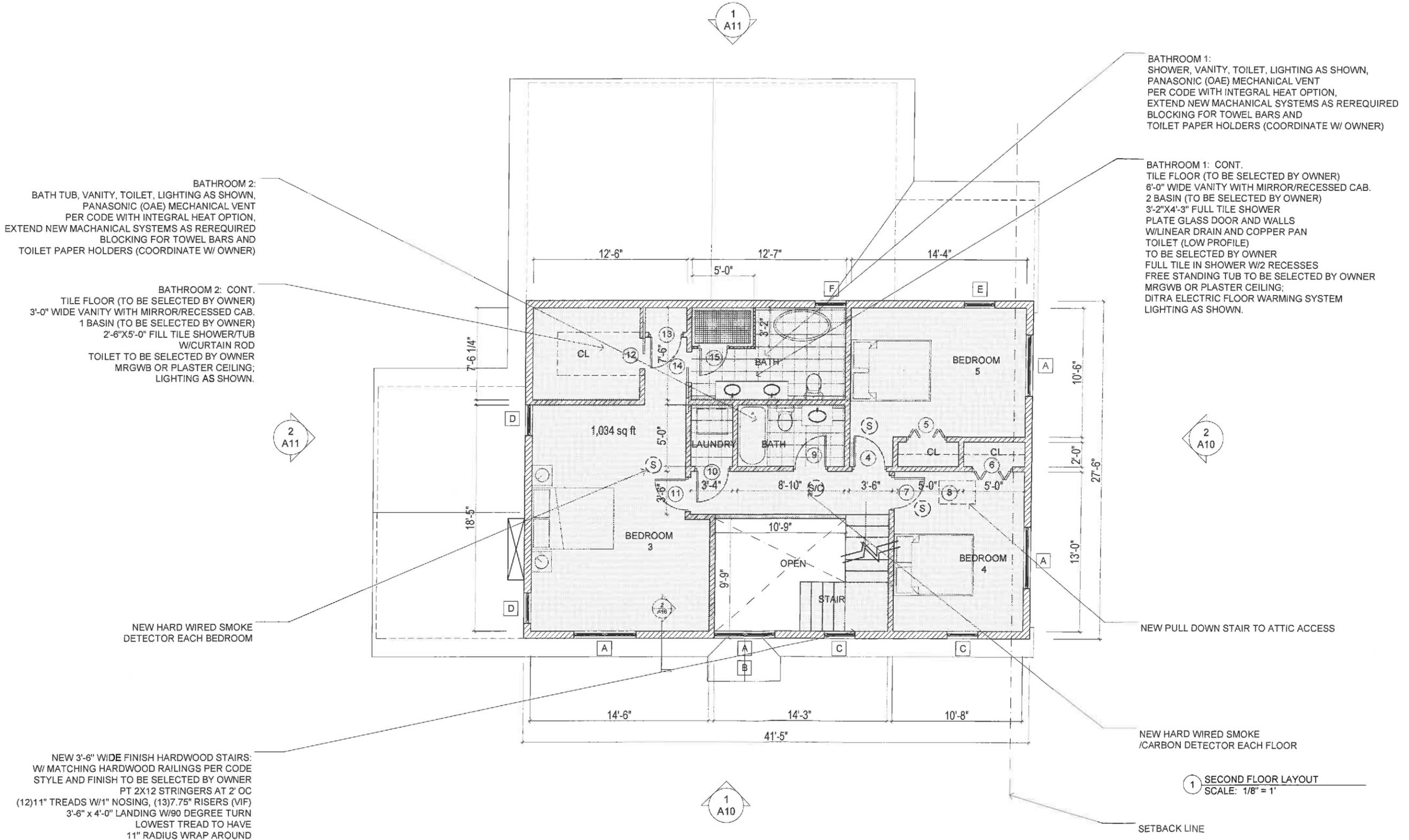


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW SECOND
FLOOR PLAN

Sheet
Number:

A8

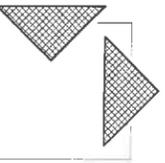


PROPOSED SECOND FLOOR PLAN

1 SECOND FLOOR LAYOUT
SCALE: 1/8" = 1'



MILLER
DESIGN LLC

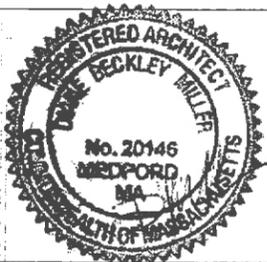


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16 SCHEMATIC DESIGN
10/02/16 ZONING SUBMISSION
10/28/16 REVISION 1
11/16/16 ZBA SUBMISSION



ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW ROOF PLAN

Sheet
Number:

A9

ROOF ASSEMBLY:
50 YEAR ARCHITECTURAL ASPHALT ROOF
SHINGLES TME TWO CONTINUOUS
ZINC STRIPS AT RIDGE (ONE ON EA. SIDE)
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFGR SPEC
SEE FRAMING PLAN FOR STRUCTURE
MIN R-38 ICYNENE INSULATION

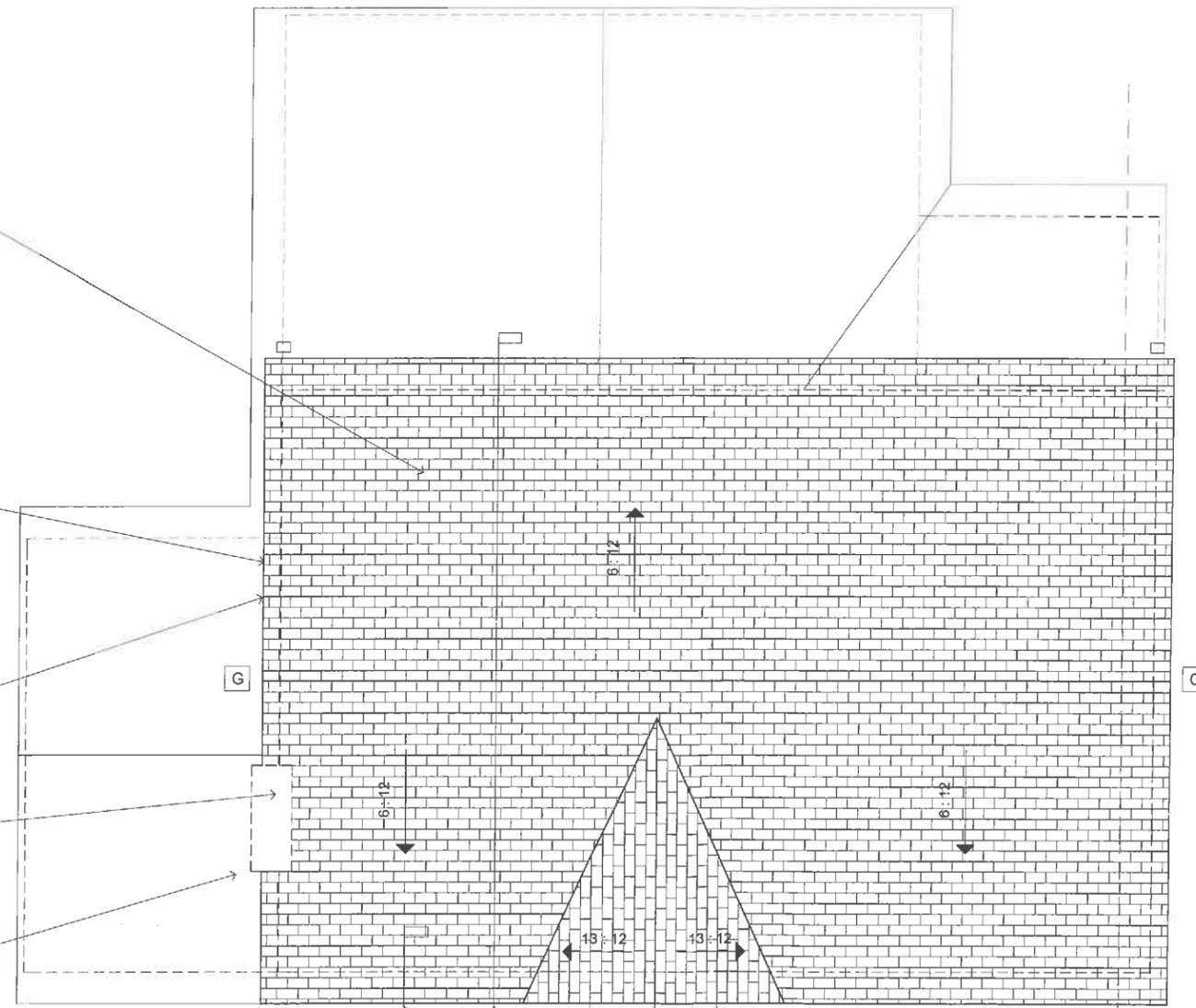
WOOD SOFFIT AND 8" FASCIA BOARDS -
PAINTED TME

1"-0" OVERHANG
PROVIDE WOOD BOARD PANLES
AND TRIM ON UNDERSIDE

EXTEND EXISING CHIMNEY
AS REQUIRED

1'-6" OVERHANG W/8" FASCIA BOARDS
SEE ELVATIONS FOR MOLDING

PROVIDE GUTTERS
AND DOWNSPOUTS AS REQUIRED



1 ROOF PLAN
SCALE: 1/8" = 1'

SETBACK LINE



PROPOSED ROOF PLAN

EXTEND EXISTING CHIMNEY 2'-0" ABOVE PEAK AS REQUIRED BY CODE

SEE SECTION FOR ROOF STRUCTURE

1"-0" OVERHANG
PROVIDE WOOD BOARD PANELS AND TRIM ON UNDERSIDE

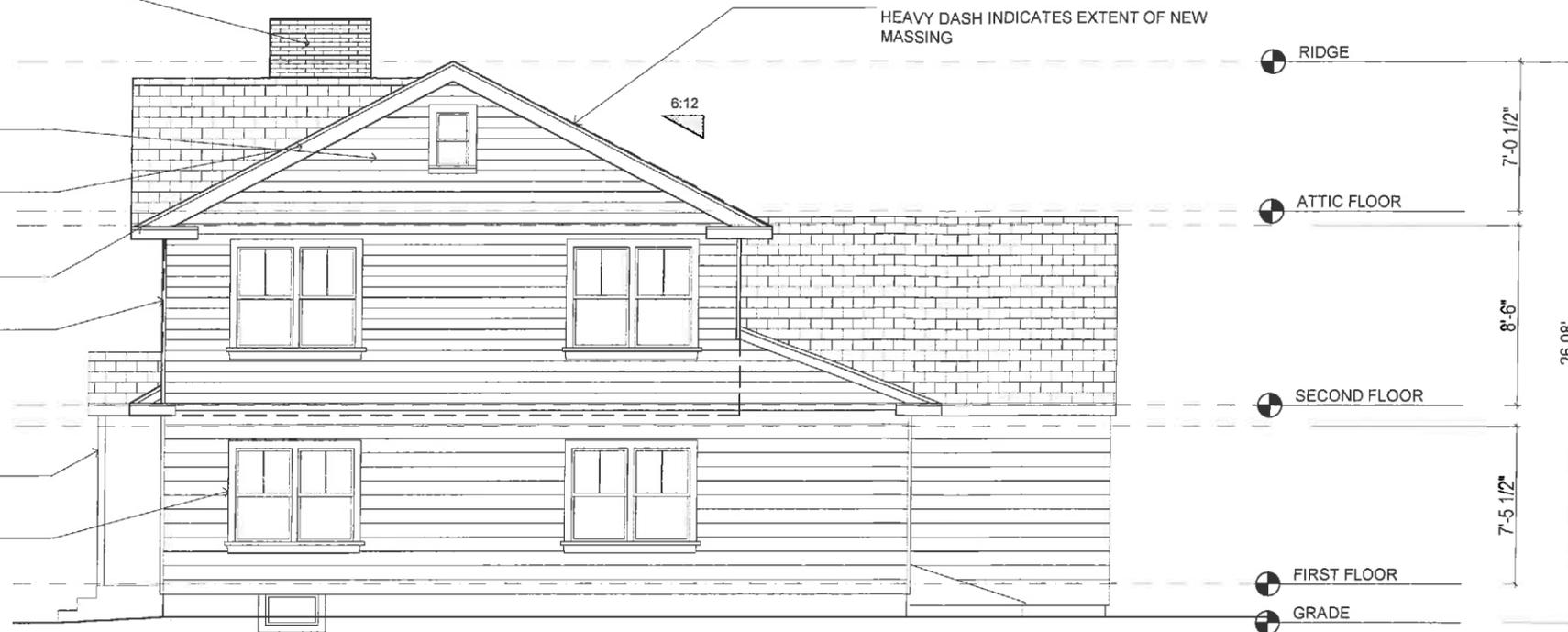
WOOD SOFFIT AND 8" FASCIA BOARDS - PAINTED TME

2" WOOD CORNER BEAD TRIM TO MATCH EXISTING

NEW 5" SQUARE FLUTED WOOD POSTS WITH CAPITAL AND BASE (TBS BY OWNER)

TYPICAL WINDOW TRIM W/WOOD BOARDS (PROFILE TME)
6" SIDE AND HEAD CASING W/MITRED CORNERS
4" DEEP STOOL
4" APRON

HEAVY DASH INDICATES EXTENT OF NEW MASSING



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

EXTEND EXISTING CHIMNEY 2'-0" ABOVE PEAK AS REQUIRED BY CODE

SEE SECTION FOR ROOF STRUCTURE

WOOD SOFFIT AND 8" FASCIA BOARDS - PAINTED TME

2" WOOD CORNER BEAD TRIM TO MATCH EXISTING

1"-0" OVERHANG
PROVIDE WOOD BOARD PANELS AND TRIM ON UNDERSIDE

TYPICAL WINDOW TRIM W/WOOD BOARDS (PROFILE TME)
6" SIDE AND HEAD CASING W/MITRED CORNERS
4" DEEP STOOL
4" APRON

PATCH ROOF TO MATCH NEW/EXISTING AS REQUIRED

NEW 5" SQUARE FLUTED WOOD POSTS WITH CAPITAL AND BASE (TBS BY OWNER)

EXISTING WROUGHT IRON RAILINGS TO REMAIN (SCRAPE AND PAINT AS REQUIRED)

HEAVY DASH INDICATES EXTENT OF NEW MASSING

SETBACK LINE

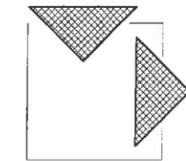


1 SOUTH ELEVATION
SCALE: 1/8" = 1'

PROPOSED ELEVATIONS



MILLER DESIGN LLC

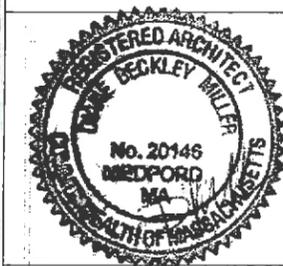


52 STATLER ROAD
BELMONT, MA 02478
TEL. 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION

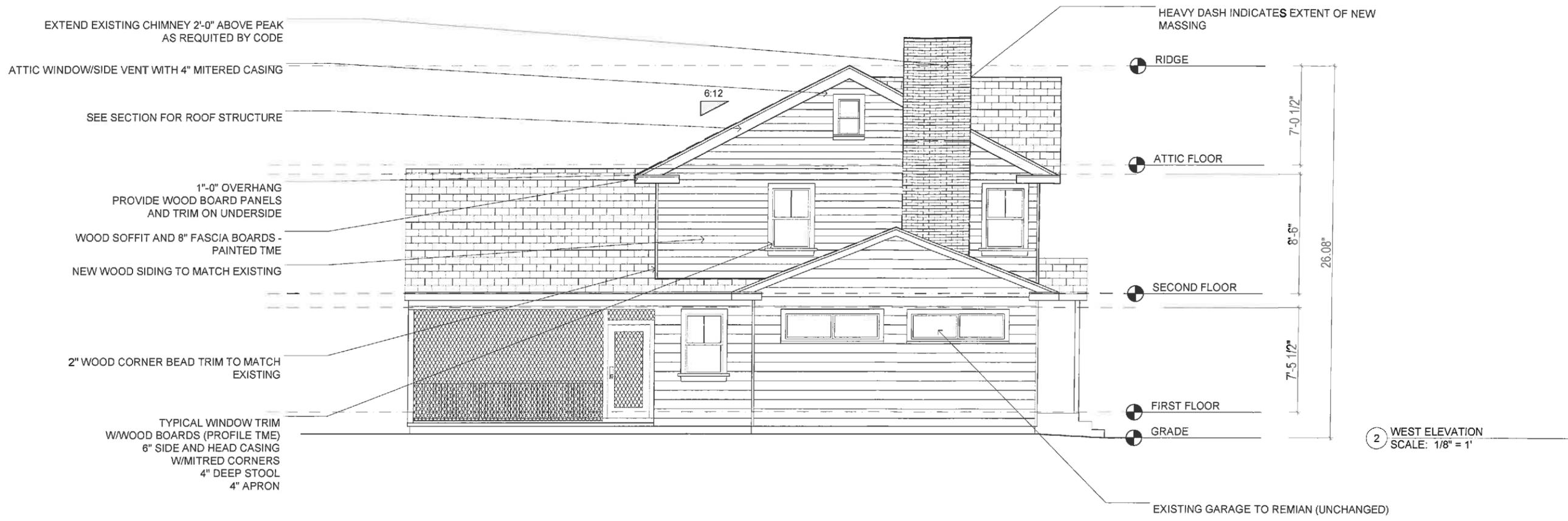


ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW ELEVATIONS

Sheet Number:

A10



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



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

PROPOSED ELEVATIONS



MILLER DESIGN LLC

52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
08/29/16	SCHEMATIC DESIGN
10/02/16	ZONING SUBMISSION
10/28/16	REVISION 1
11/16/16	ZBA SUBMISSION



ZHONG RESIDENCE
67 HOITT ROAD
BELMONT MA

NEW ELEVATIONS

Sheet Number:

A11