

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-23

2019 JUN 10 AM 8:48 NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday June 17, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Paul Peng at 6 Spinney Terrace located in a Single Residence C (SRC) Zoning District for One Special Permit under Section 1.5 of the Zoning Bylaw to Construct a Three Story Addition. Special Permit 1.- The By-Law allows 2-1/2 Story structures, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (63.2% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2019 JUN 10 AM 8:40

APPLICATION FOR A SPECIAL PERMIT

Date: 5/7/2019

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 6 SPINNEY TERRACE 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 _____

CREATION OF A 3 STORY ADDITION TO
THE NORTH (REAR) OF OUR EXISTING 2.5
STORY HOME

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

PAUL PENG

Address

6 Spinney Ter
Belmont

Daytime Telephone Number

617-901-7286



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

April 18, 2019

Paul Peng
6 Spinney Terrace
Belmont, MA 02478

RE: Denial to Construct a Three Story Addition

Dear Mr. Peng

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three story addition located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (63.2% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition.

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

Sincerely,

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

Request for Special Permit Re: Story Count

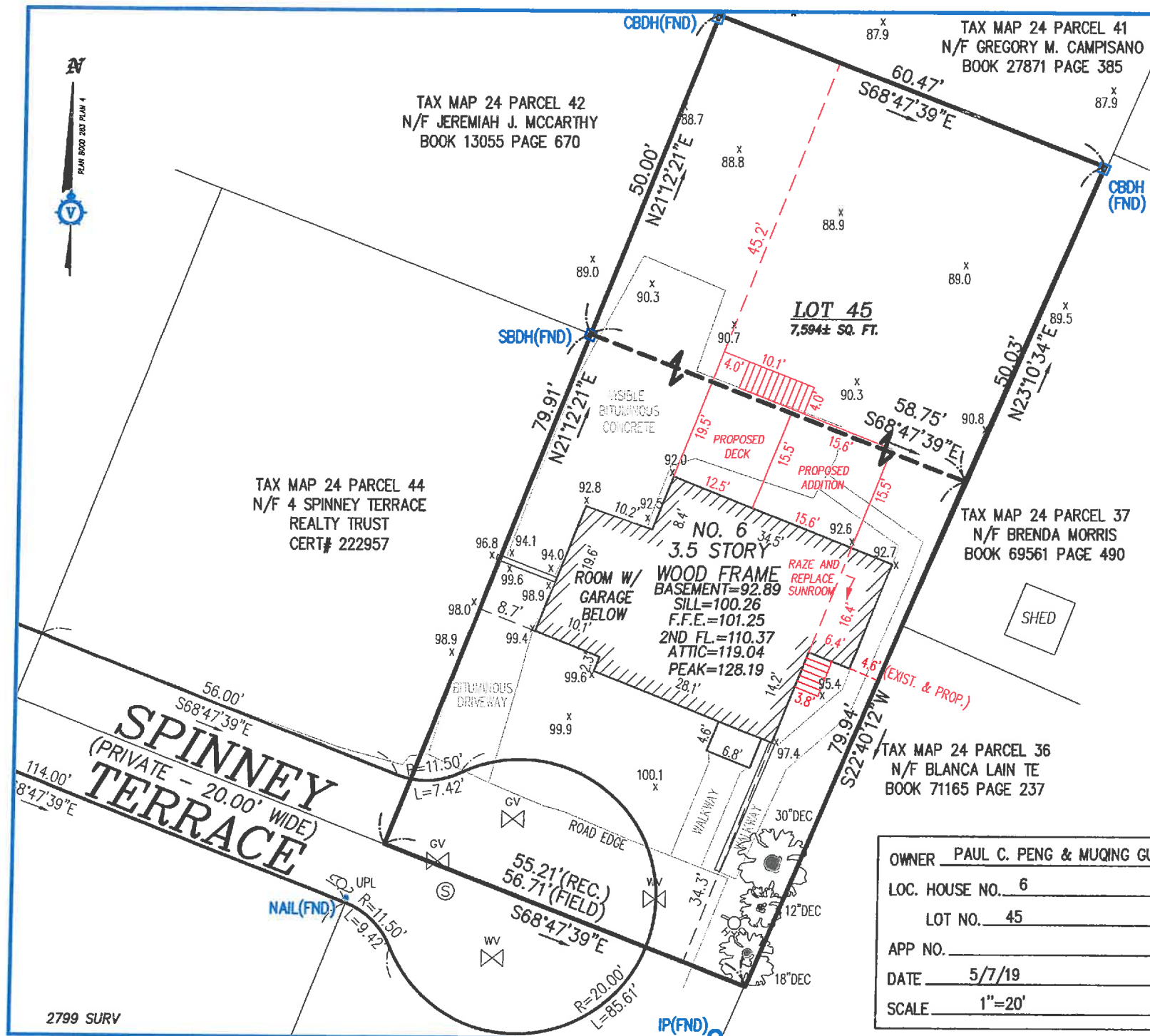
Submitted by: Paul Peng & Muqing Gu
Owners of 6 Spinney Terrace, Belmont MA 02478

We recently purchased our house in Belmont and are looking forward to raising our family in the spinney Terrace neighborhood. After a long search we decided to purchase a house that needed renovations to make our own. We need additional bedrooms as our daughter and son would like their own separate spaces and we have extended family that visits us often. My wife's mother will also be living with us and requires a first-floor bedroom as she ages so we can accommodate her medical conditions. In addition we would like to expand the existing small kitchen and dining area to create a more modern open concept for the main living space. The proposed renovation will also include bathrooms, second floor laundry and associated storage. For these reasons we are asking the town to approve our special permit for story count.

In order to achieve these goals, we would like to add an addition to the rear of our home to expand the space on the main two floors. This will allow us to create a bedroom, bathroom, laundry and associated storage to the second floor of the house. In addition, the home expansion will allow us to create a first-floor bedroom from the existing sunroom, add a full bath and then expand the kitchen and dining room areas along with adding a deck which connects the first floor to the back yard.

We have worked with Keith Miller of Miller Design, a local Belmont architect to review options for creating the space we need. We looked at various addition options that would help us achieve our goals and minimize the impact on Spinney terrace and our neighborhood. The solution we have developed proposes adding 243sqft of gross area to each floor of the existing house. This space is comprised of basement storage area, a kitchen on the first floor and a new bedroom on the second floor. This additional will comply with all setback, lot coverage and height requirements (proposed 26') coming in 1'-8" below the existing roof (27.8') and 2'-6" (30.5') below the existing ridge (32.95'), well under the maximum allowed height of 30 and ridge of 34' feet. The placement of the addition was determined by the existing layout of the house and stair location along with space needs and structural considerations. The addition is located on the rear (north) side of the house to help minimize street level changes in the neighborhood.

The original building permit application was declined because the existing foundation was set at 63.2% exposed when it was built on a slope in 1930 thus the topographical feature makes the lower level of the house count as a basement and thus a story. Per section 4.2.2. of the zoning by-law the allowable number of stories is 2.5. Because the basement counts as a story the existing top floor already counts as 3.5 stories creating an existing non-conforming condition. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this addition to the back of our home. 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 fits the fabric of the Spinney Terrace neighborhood and not detrimental to the community.



ZONING TABLE			
SR-C	REQUIRED	EXISTING	PROPOSED
LOT SIZE	9,000 SQ. FT.	7,594± SQ. FT.	7,594± SQ. FT.
FRONTAGE	75.00'	56.71'	56.71'
MINIMUM FRONT SETBACK	25.0'	34.3'	34.3'
MINIMUM SIDE SETBACK	10.0'	4.6'	4.6'
MINIMUM REAR SETBACK	30.0'	64.8'	45.2'
HEIGHT	30'	MID PT. - 27.8' RIDGE - 32.95'	MID PT. - 27.8' RIDGE - 32.95'
MINIMUM OPEN SPACE	50%	59.6%	56.0%
MAXIMUM LOT COVERAGE	25%	15.7%	22.5%

OWNER OF RECORD

PAUL C. PENG &
MUQING GU
DEED BOOK 71939 PAGE 484
CERT. # 269303

ZONING DISTRICT

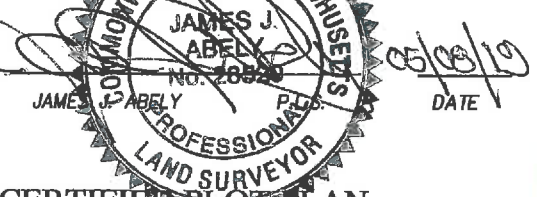
TAX MAP 24 PARCEL 45
SR-C

PLAN REFERENCES

PLAN BOOK 283 PLAN 4
LC PLAN # 4698B

I HEREBY CERTIFY THAT THIS DWELLING IS LOCATED IN FLOOD ZONE X. AREA OF MINIMAL FLOODING. FLOOD HAZARD BOUNDARY MAP 25017C0418E PANEL 418E EFFECTIVE JUNE 4, 2010.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



CERTIFIED PLOT PLAN
SHOWING PROPOSED IMPROVEMENTS
LOCATED IN
6 SPINNEY TERRACE
BELMONT, MA

SCALE 1"=20' MAY 7, 2019
PREPARED BY

VINEYARD ENGINEERING
& ENVIRONMENTAL SERVICES INC.
LAND SURVEY, CIVIL ENGINEERING & ENVIRONMENTAL SERVICES
319 MAIN STREET, UNIT 2R
STONEHAM, MA 02180
TEL. 781-572-3272 FAX. 781-572-3135
Vineyardeng.com



OWNER	PAUL C. PENG & MUQING GU
LOC. HOUSE NO.	6
LOT NO.	45
APP NO.	
DATE	5/7/19
SCALE	1"=20'

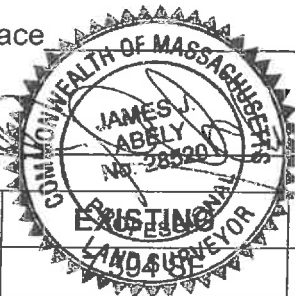
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: Six Spinney Terrace

Zone: SR-C

Surveyor Signature and Stamp: 

Date: 4/30/19



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	7,494 SF	7,594 SF
Lot Frontage	75.00	56.71 Feet	56.71 Feet
Floor Area Ratio	--	--	--
Lot Coverage	25%	15.7%	22.5%
Open Space	50%	59.6%	56.0%
Front Setback	25 Feet	34.3 Feet	34.3 Feet
Side Setback	10 Feet	4.6 Feet	4.6 Feet
Side Setback	10 Feet	8.7 Feet	8.7 Feet
Rear Setback	30 Feet	64.8 Feet	45.2 Feet
Building Height	30 Feet	27.8 Feet	27.8 Feet
Stories	2.5 Stories	3.5 Stories	3 Stories
½ Story Calculation			
Refer to architect's calculations and drawings.			

NOTES:

The residence is a 2 ½ story wood frame dwelling with a basement according to average grade calculations and height measurements submitted to the Town of Belmont.

Our Neighbors

#1 Spinney Terr: ROBERT O PHILLIPS & CHERYL A PHILLIPS

#3 Spinney Terr: JOSEPH (Joe) P SHANNON & KATE C FOSTER

#4 Spinney Terr: HOSHANG P SHROFF & DILNAVAZ SHROFF; Trust

#5 Spinney Terr: MATTHEW J SWEENEY & MARTHA E GUIMOND

#3 Mytle Street: JOHN DOHERTY & TRACI DOHERTY

#11 Mytle Street: SULLIVAN EVELYN C

#17 Mytle Street: BRENDA MORRIS & EVE C ALPERN

#23 Mytle Street: BLANCA LAIN & CHEE LOW (Simon)

#29 Mytle Street: JASON MILTON WHALEY & MEREDITH MOSS QUINN

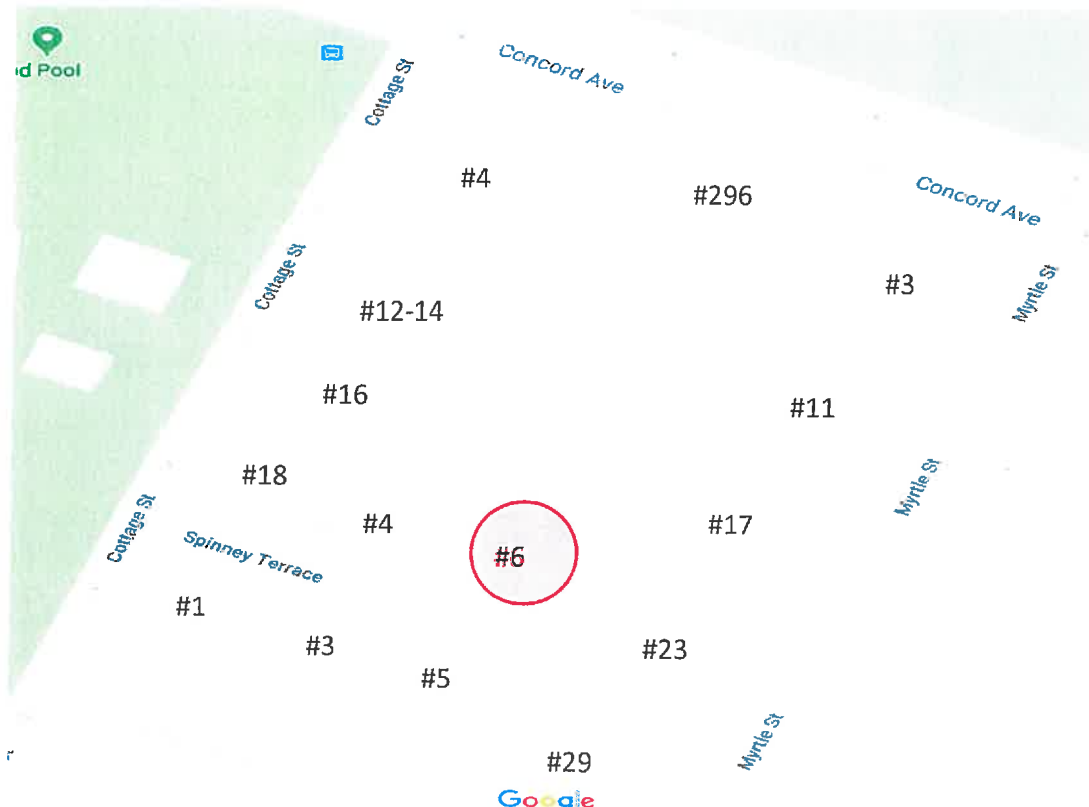
#18 Cottage Street: MALLORY TR RALPH & SHARON ATKINSON-MALLORY; Trust

#16 Cottage Street: JEREMIAH (Jerry) J MCCARTHY JT & JEANNE M MCCARTHY

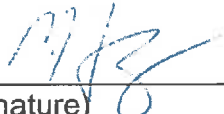


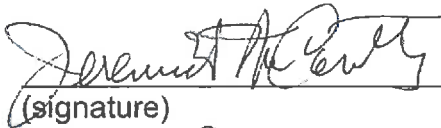
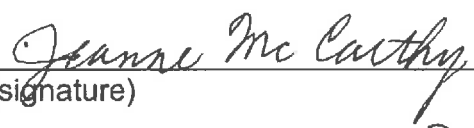

#12-14 Cottage Street: GREGORY M CAMPISANO & JULIE V PERKINS CAMPISANO

#4 Cottage Street: ROMAN M CHICZ & GISELA G CHIANG; Trust

#296 Concord Ave.: ADAM KIEZUN & MALGORZATA E SKLODOWSKA

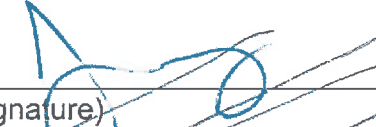


We, the neighbors of Paul Peng of 6 Spinney Terrace, Belmont MA have reviewed their plans to add a backyard addition at the above mentioned address. Furthermore, we support their petition for a special permit allowing them to proceed with this addition.

1.  Matthew T Sweeney
(signature) (name)
5 Spinney Terrace, Belmont, MA
(address)
2.  KATE FOSTER
(signature) (name)
3 SPINNEY TER
(address)
3.  HOSHANG P SHIROFF
(signature) (name)
4 SPINNEY TER.
(address)
4.  JEREMIAH MCCARTHY
(signature) (name)
16 Cottage St (Belmont)
(address)
5.  Jeanne McCarthy
(signature) (name)
16 Cottage St. Belmont
(address)
6.  EVE ALDERN
(signature) (name)
17 MYRTLE ST, BELMONT MA 02978
(address)

7. Blanca Lain BLANCA LAIN
(signature) (name)

23 MYRTLE ST., BELMONT
(address)

8.  JASON WHALEY
(signature) (name)

29 MYRTLE ST. BELMONT
(address)

9.  JASON WHALEY
(signature) (name)


29 MYRTLE ST BELMONT
(address)

10.  TYLER PHILLIPS
(signature) (name)


1 Spinnery Terrace
(address)

11.  ADAM KIEZIN
(signature) (name)

296 Concord Ave
(address)

12.  Roman Chicz
(signature) (name)

4 Cottage St
(address)

13.  Gisela Chiang
(signature) (name)

4 Cottage St.
(address)

18 Cottage Street



NEIGHBORHOOD HOUSE

17 Myrtle Street



BACKYARD NEIGHBOR

37 Goden Street



NEIGHBORHOOD HOUSE

64 School Street



NEIGHBORHOOD HOUSE



GROSS AREA CALCULATIONS - SEE PLANS	
BASEMENT FLOOR AREA	1053 SQFT
FIRST FLOOR AREA	1153 SQFT
SECOND FLOOR AREA	827 SQFT
HALF STORY GROSS (ABOVE 6'-0")	216 SQFT
TOTAL EXISTING FLOOR GROSS AREA=	3249 SQFT
ADDITIONAL GROSS AREA =	729 SQFT
EXISTING GROSS AREA (MEASURED) 3,267 SQFT	
729 SQFT / 3,249 SQFT = 22% INCREASE (COMPLIES)	

SPECIAL PERMIT SET
MARCH 22, 2019

PROJECT DISCRIPTION:
REAR ADDITION AND INTERIOR REMODEL

DRAWING LIST

- A1 COVER SHEET
- A2 FOUNDATION DEMO PLAN
- A3 FIRST FLOOR DEMO PLAN
- A4 SECOND FLOOR DEMO PLAN
- A5 ROOF DEMO PLAN
- A6 ELEVATION DEMO
- A7 ELEVATION DEMO
- A8 FOUNDATION FLOOR LAYOUT
- A9 FIRST FLOOR LAYOUT
- A10 SECOND FLOOR LAYOUT
- A11 ROOF PLAN
- A12 NEW ELEVATIONS
- A13 NEW ELEVATIONS
- A14 NEW ELEVATIONS
- A15 STRUCTURAL/SECTION

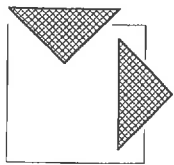
SYMBOL LEGEND

- 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 DATED 11/26/2012
BELMONT ZONING DISTRICT SR-C:

FRONT YARD SETBACK: 25'-0" (34'-3" UNCHANGED CONFORMING)
REAR YARD SETBACK: 30'-0" (64'-9" EXISTING CHANGES)
SIDE YARD SETBACK: 10'-0" (4'-7" - UNCHANGED - NON CONFORMING)
SIDE YARD SETBACK: 10'-0" (8'-6 1/2" - UNCHANGED - NON CONFORMING)
FRONTAGE: 75'-0" (EXISTING 56'-7" NON COMPLIANT) - UNCHANGED
LOT AREA: 9000 (7594SQFT NON CONFORMING (UNCHANGED))
MAX HEIGHT: 34 1/2.5 STORIES (TBD STORIES EXISTING NON CONFORMING)
SEE SITE PLAN FOR BASEMENT CALC'S
LOT COVERAGE (MAX): 25% - 22.5% - CONFORMING
OPEN AREA (MIN): 50% - 56.0% EXISTING CONFORMING)

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:

01/27/19 SCHEMATIC DESIGN

02/28/19 DESIGN DEVELOPMENT

03/20/19 SPECIAL PERMIT

04/08/19 OWNER UPDATE



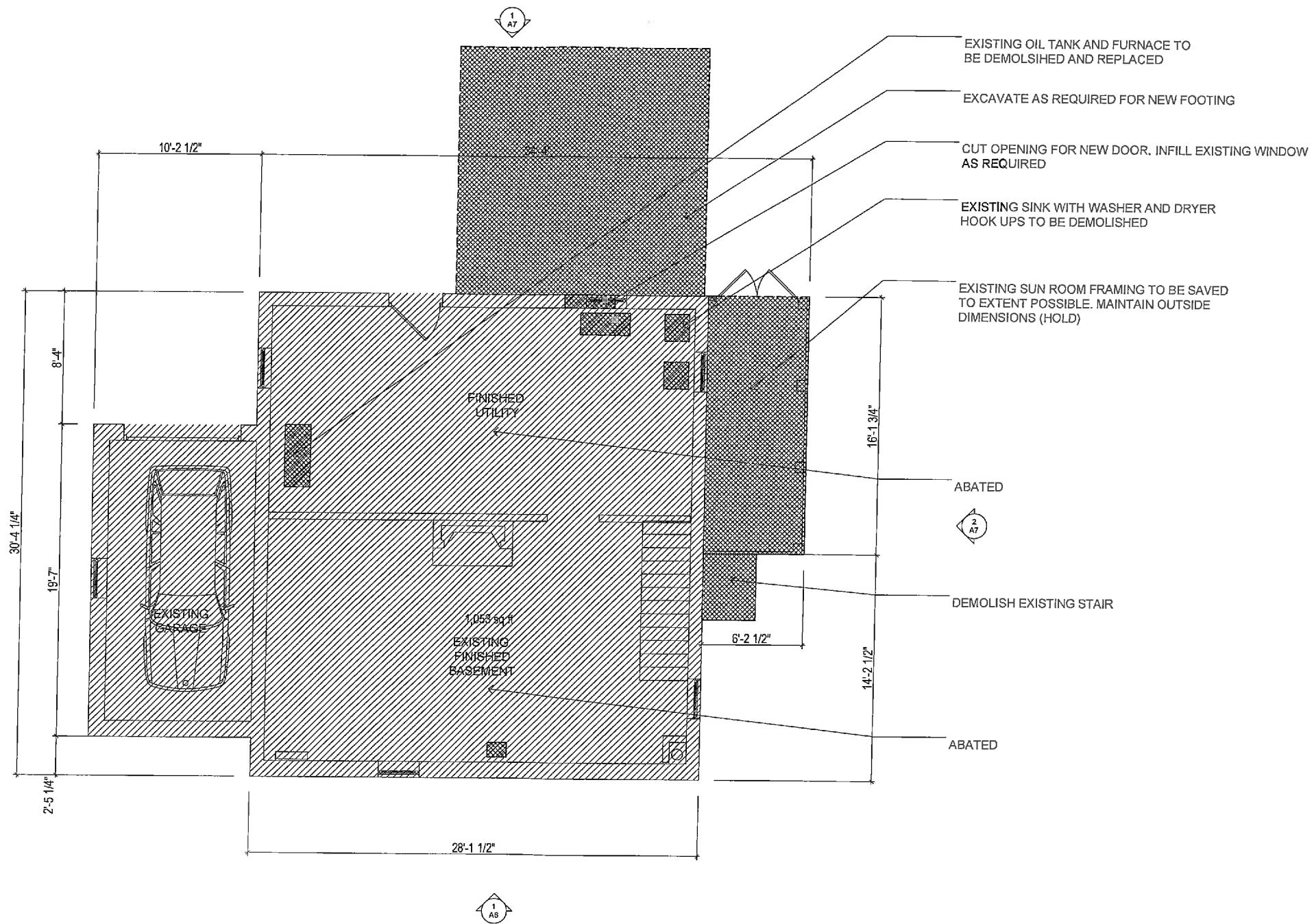
PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

COVER SHEET

Sheet
Number:

A1



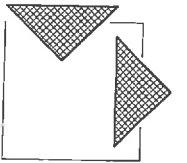


GROSS AREA
 $(28'-1 \frac{1}{2}" \times 30'-4 \frac{1}{4}") + (10'-2 \frac{1}{2}" \times 19'-7") = 1053 \text{sqft}$

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



MILLER
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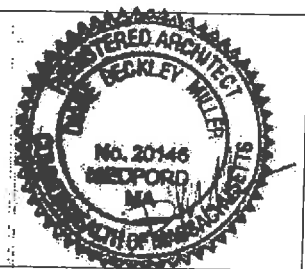
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03/20/19 SPECIAL PERMIT

03/26/19 SPECIAL PERMIT



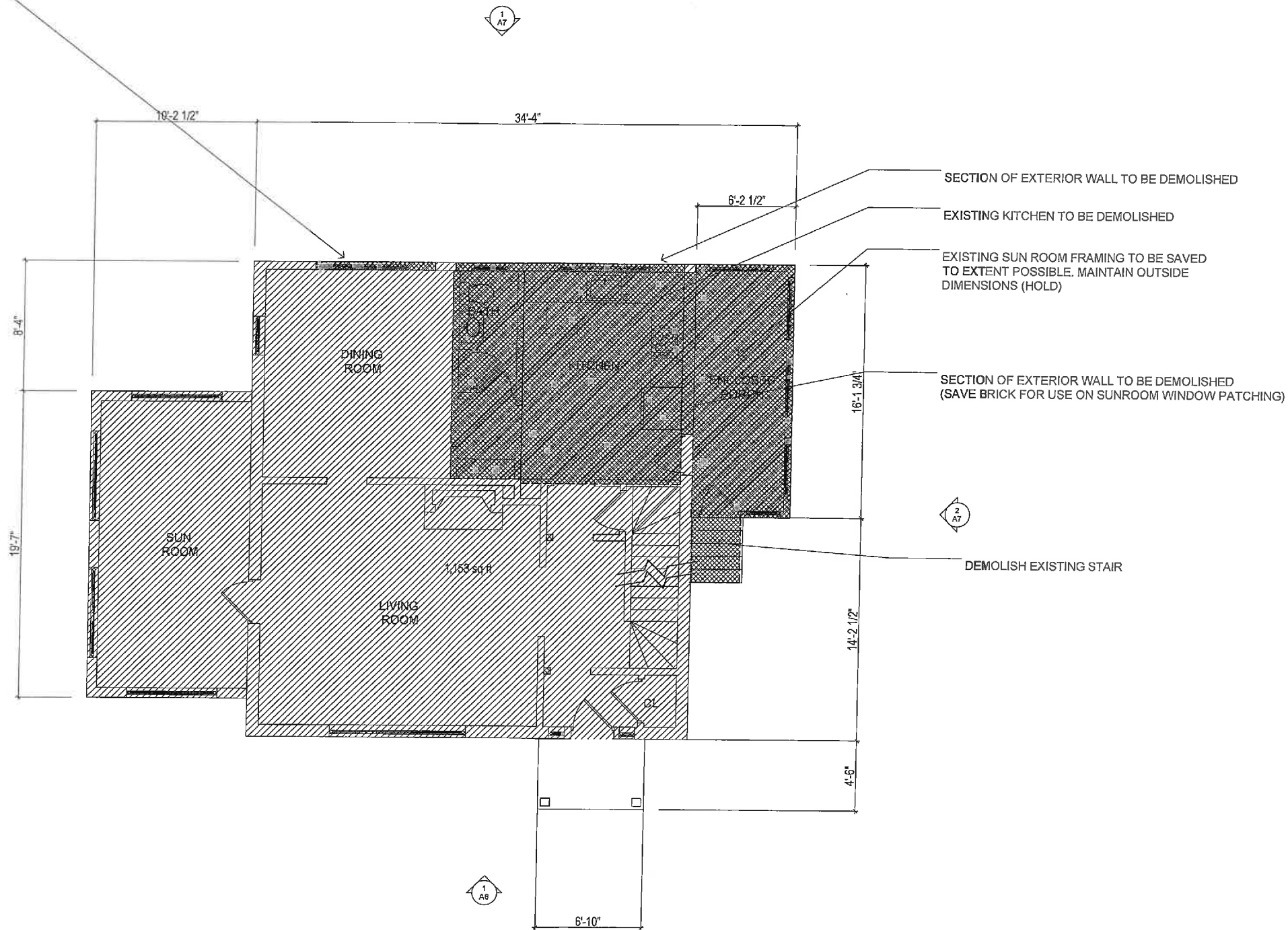
PENG RESIDENCE
 6 SPINNEY TERRACE
 BELMONT, MA

FLOOR PLANS

Sheet
 Number:

A2

CUT OPENING FOR NEW DOOR. INFILL EXISTING WINDOW
AS REQUIRED



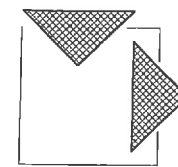
GROSS AREA

$(28'-1 \frac{1}{2}" \times 30'-4 \frac{1}{4}") + (10'-2 \frac{1}{2}" \times 19'-7") + (6'-2 \frac{1}{2}" \times 16'-1 \frac{3}{4}") = 1153 \text{sqft}$

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



**MILLER
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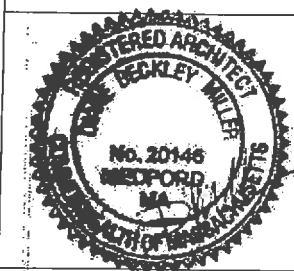
Date: Issued for:

01/27/19 SCHEMATIC DESIGN

02/28/19 DESIGN DEVELOPMENT

03/20/19 SPECIAL PERMIT

04/08/19 OWNER UPDATE



PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

FLOOR PLANS

Sheet
Number:

A3

CUT OPENING FOR NEW WINDOW. INFILL EXISTING WINDOW
AS REQUIRED

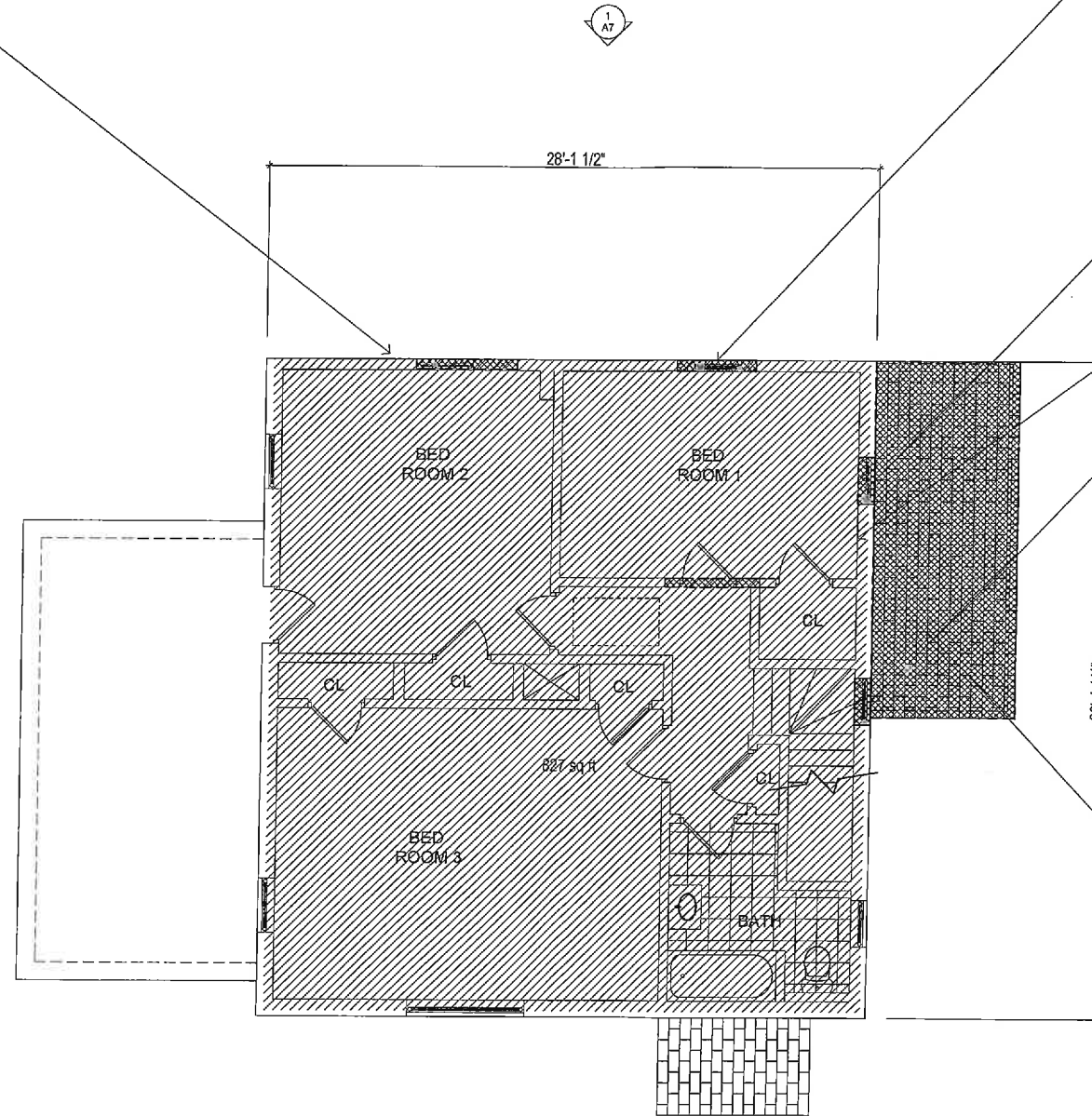
CUT OPENING FOR NEW WINDOW. INFILL EXISTING WINDOW
AS REQUIRED

CUT OPENING FOR NEW WINDOW. INFILL EXISTING WINDOW
AS REQUIRED

SEE NEW LAYOUT PLANS FOR NEW BATHROOM FIXTURE
LOCATIONS

CUT OPENING FOR NEW WINDOW. INFILL EXISTING WINDOW
AS REQUIRED

ROOF OVER EXISTING SUNROOM TO BE DEMOLISHED



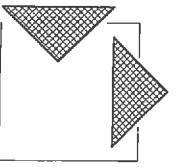
GROSS AREA

(28'-1 1/2" x 30'-4 1/4") = 827sqft

1 SECOND FLOOR DEMO PLAN
SCALE: 1/8" = 1'



**MILLER
DESIGN LLC**



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BELMONT, MA 02478
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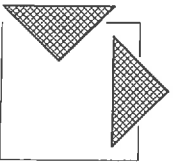
PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

FLOOR PLANS

Sheet
Number:

A4

MILLER
DESIGN LLC



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BELMONT, MA 02478
TEL: 617.993.3157

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

Date: Issued for:

01/27/19 SCHEMATIC DESIGN

02/28/19 DESIGN DEVELOPMENT

03/20/19 SPECIAL PERMIT

03/28/19 SPECIAL PERMIT

04/08/19 OWNER UPDATE



PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

ROOF PLANS

Sheet
Number:

A5

SECTIONS OF FALSE GABLE TO BE DEMOLISHED

SECTIONS OF FALSE GABLE TO BE DEMOLISHED

REVIEW OPTION WITH OWNER TO REPOINT CHIMNEY

GROSS AREA

7'-1" x 30'-4 1/4" = 216sqft

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

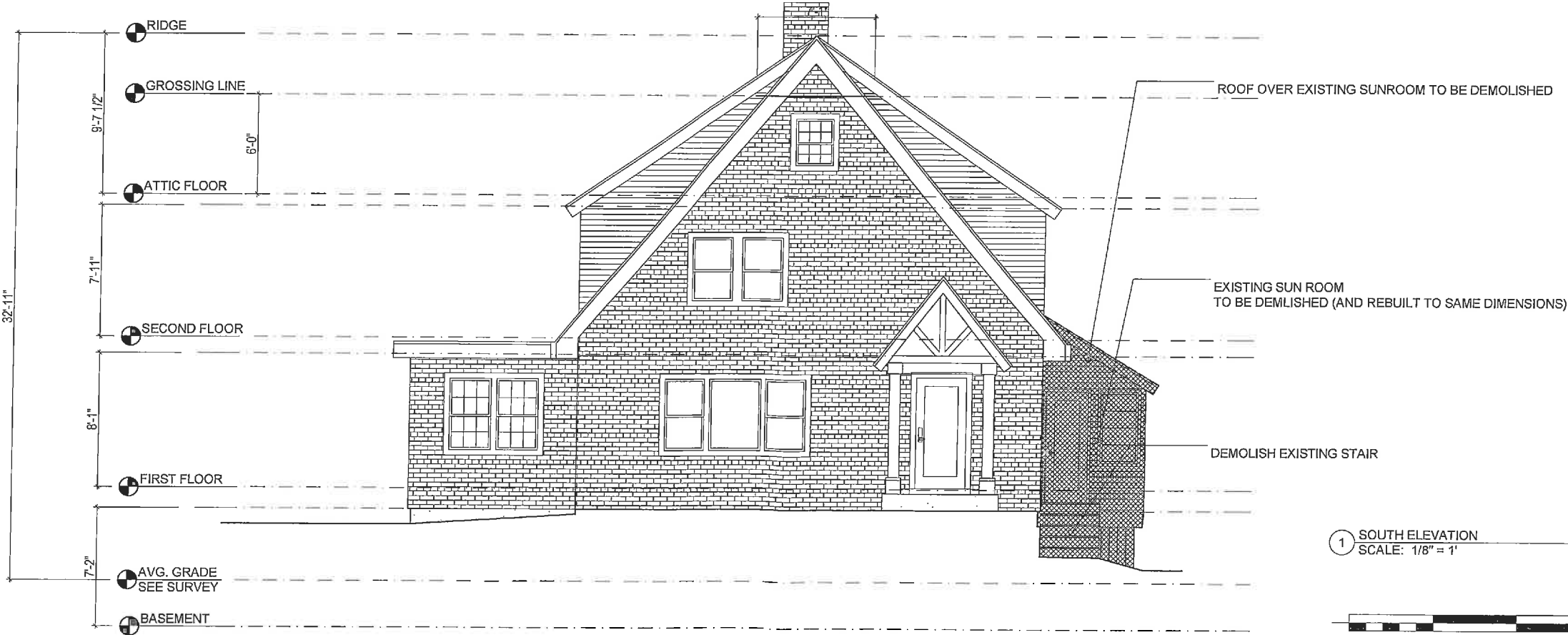


REVIEW OPTION WITH OWNER TO REPOINT CHIMNEY

SECTIONS OF FALSE GABLE TO BE DEMOLISHED



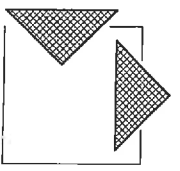
2 WEST ELEVATION
SCALE: 1/8" = 1'



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



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DESIGN LLC



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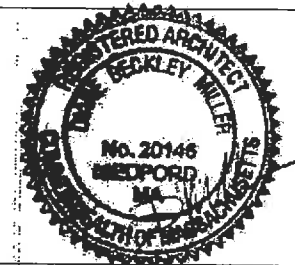
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04/08/19 OWNER UPDATE

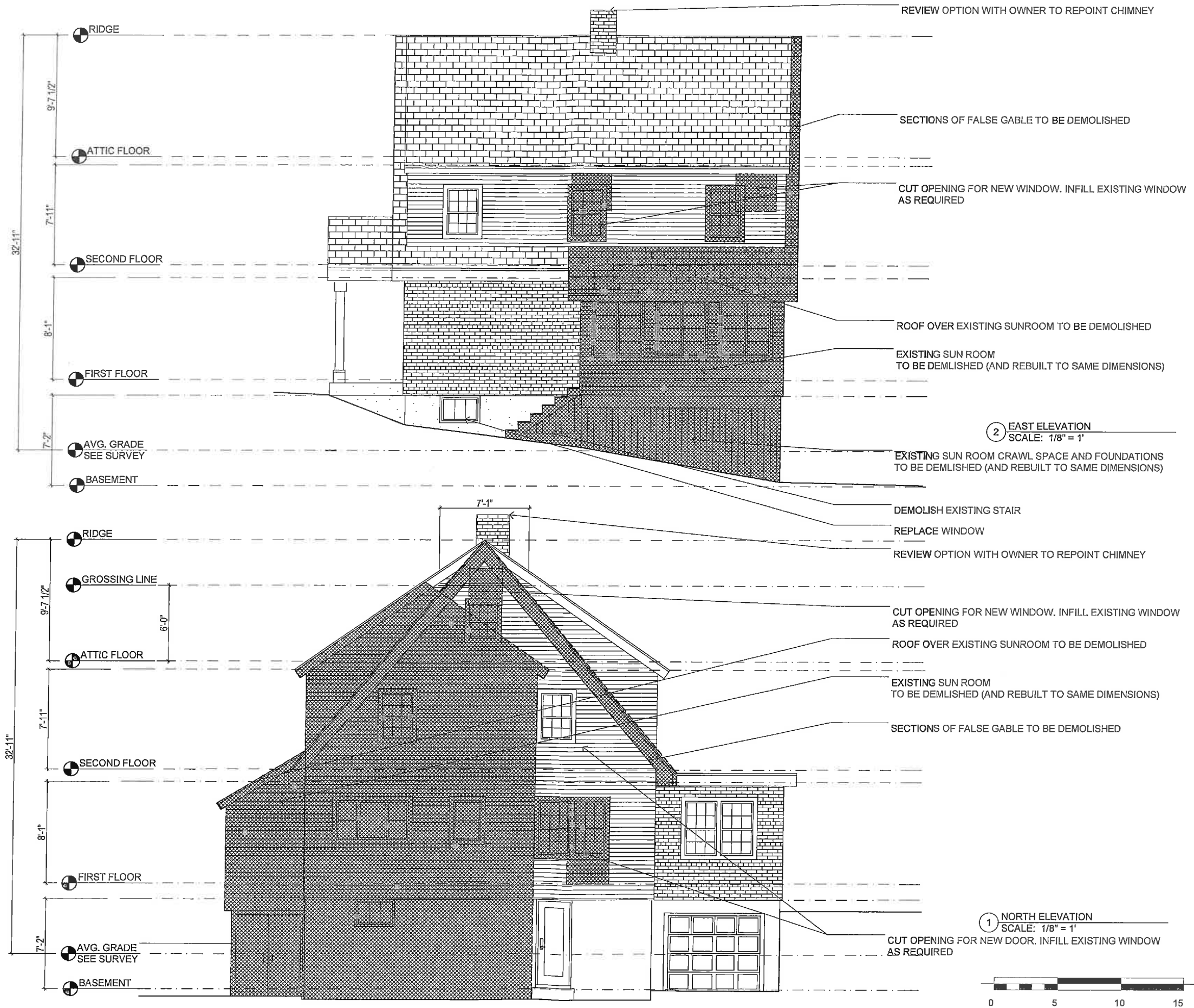


PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

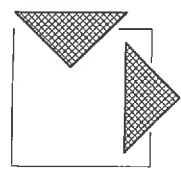
EXISTING
ELEVATIONS

Sheet
Number:

A6



**MILLER
DESIGN LLC**



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02/28/19	DESIGN DEVELOPMENT
03/20/19	SPECIAL PERMIT
03/26/19	SPECIAL PERMIT
04/08/19	OWNER UPDATE

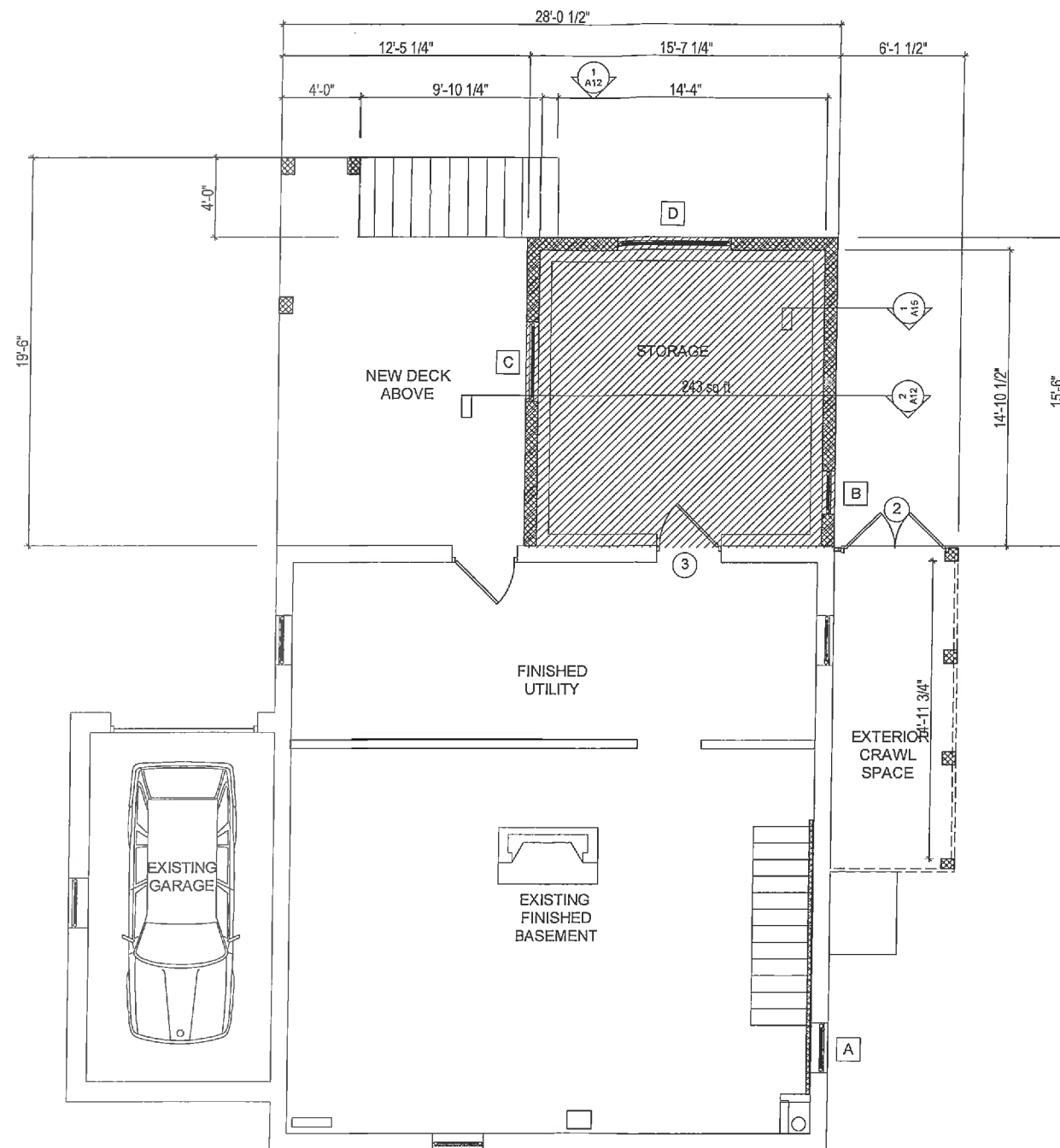


PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

EXISTING
ELEVATIONS

Sheet
Number:

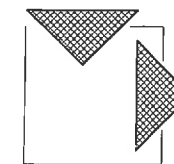
A7



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



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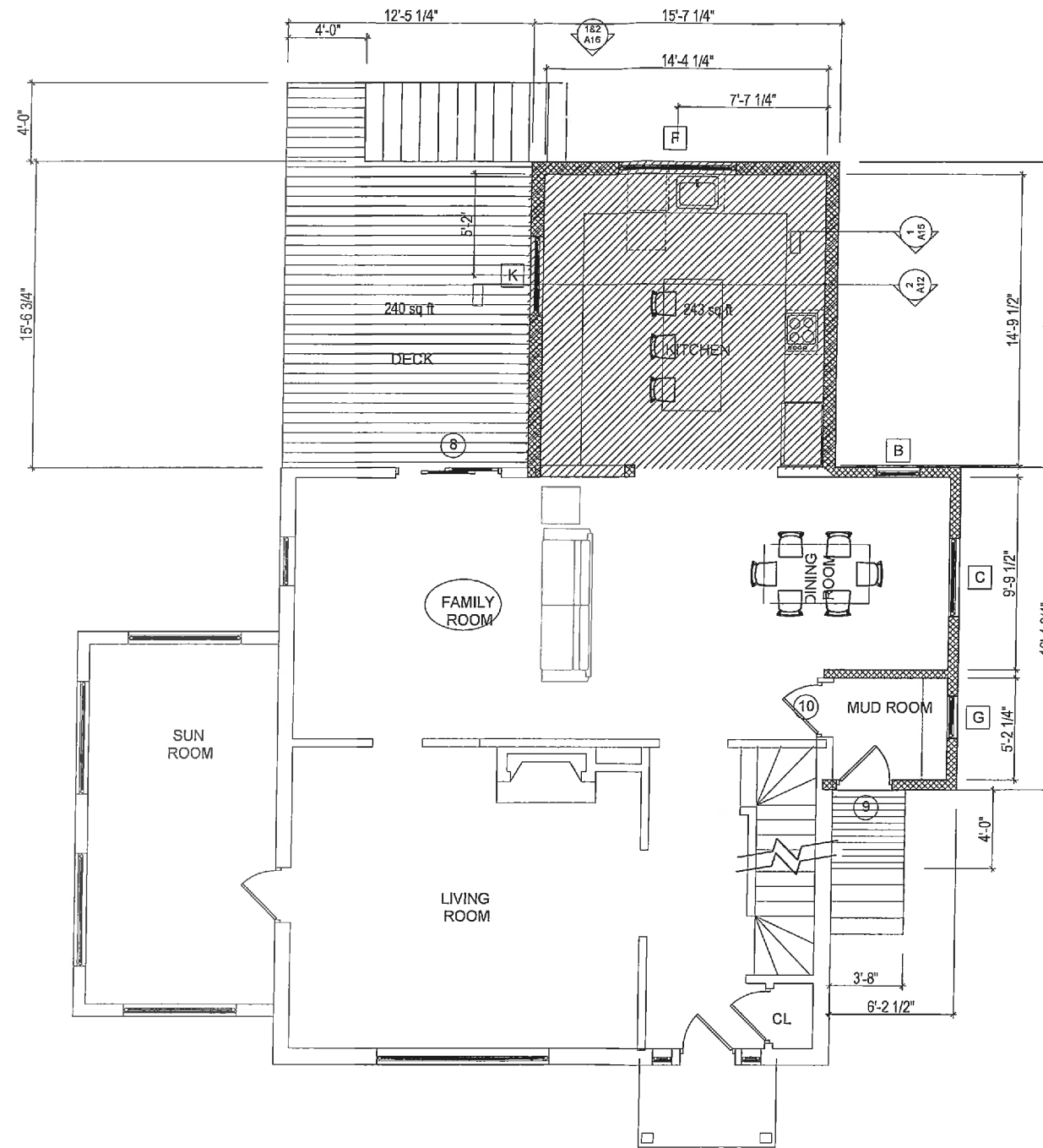
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02/06/19	OPTION "D"
02/28/19	DESIGN DEVELOPMENT
03/20/19	SPECIAL PERMIT
03/26/19	SPECIAL PERMIT
04/08/19	OWNER UPDATE

PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

NEW FLOOR PLANS

Sheet
Number:

A8



GROSS AREA - ADDITION
 (15'-7 1/4" x 15'- 6") = 243sqft

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

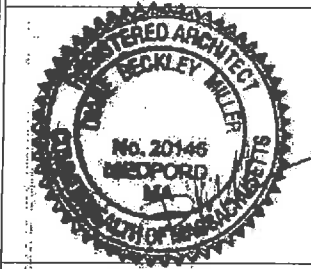


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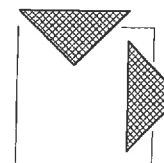


PENG RESIDENCE
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 BELMONT, MA

NEW FLOOR PLANS

Sheet
 Number:

A9



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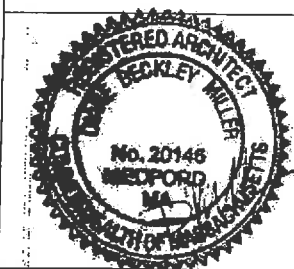
01/27/19 SCHEMATIC DESIGN

02/06/19	OPTION "D"
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02/28/19	DESIGN DEVELOPMENT
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03/20/19 SPECIAL PERMIT

04/08/19 OWNER UPDATE

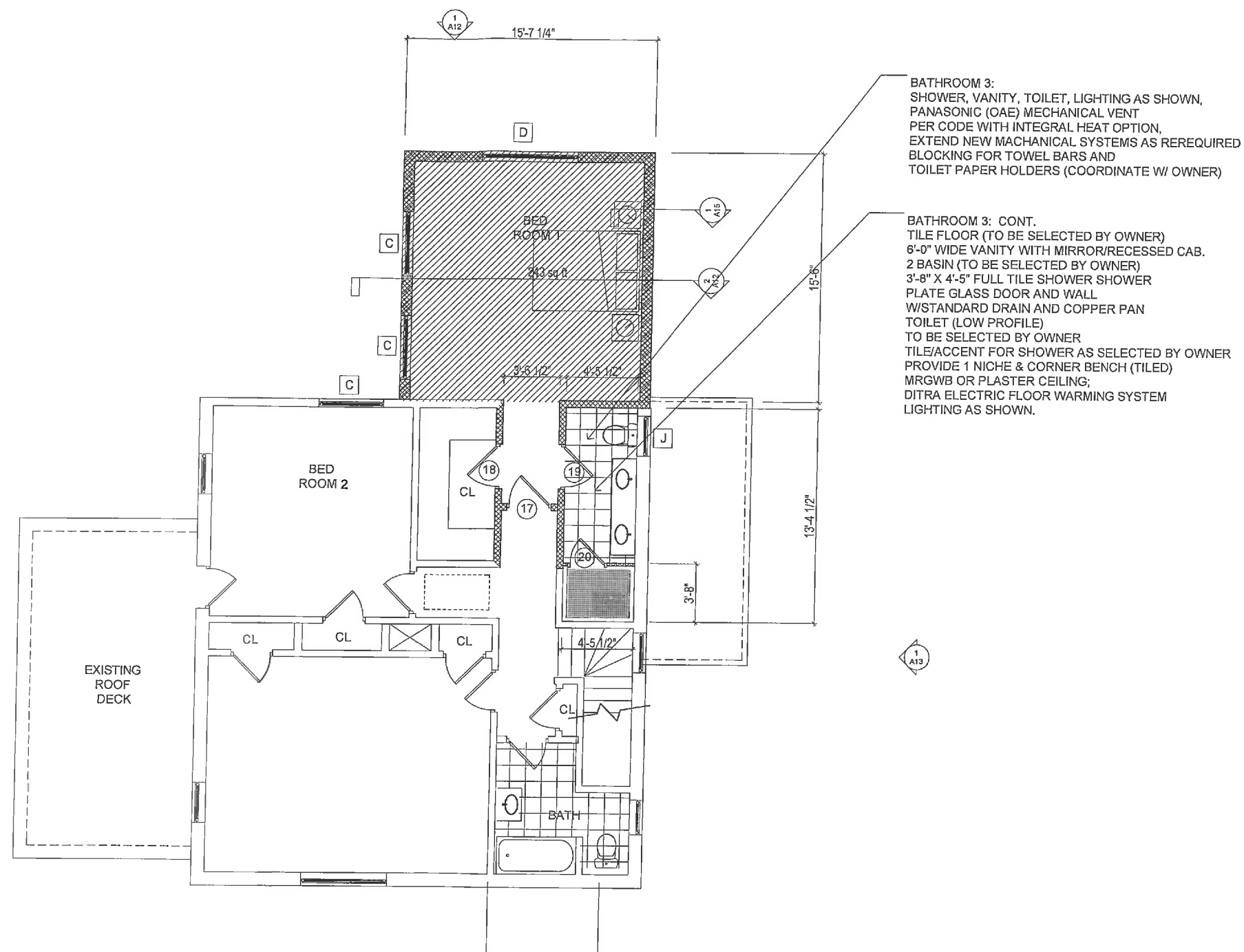


PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

NEW FLOOR PLANS

Sheet
Number:

A10

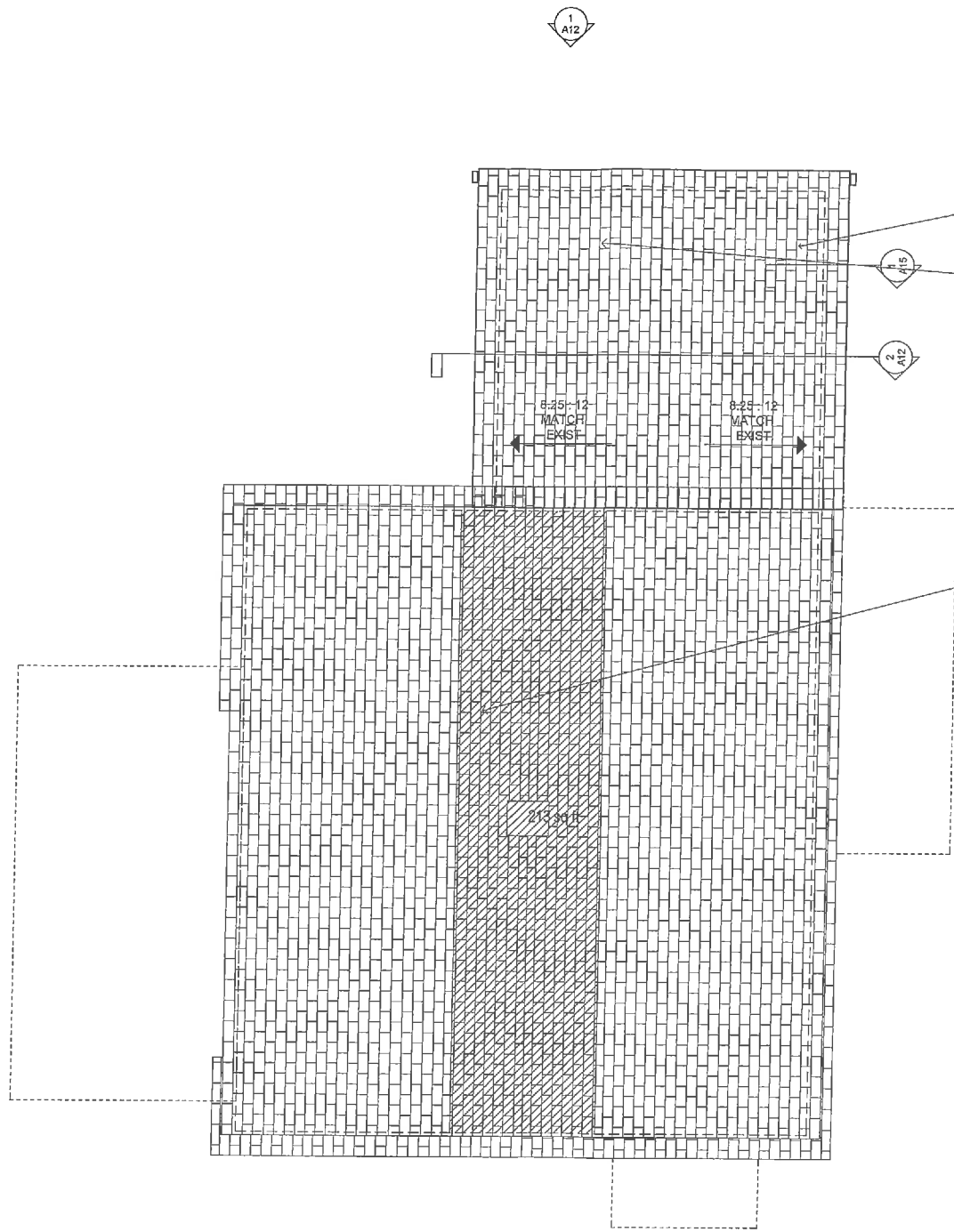


GROSS AREA - ADDITION

$$(15'-7 \frac{1}{4}" \times 15'-6") = 243 \text{sqft}$$

1 SECOND FLOOR PLAN OPTION
SCALE: 1/8" = 1'





ALL OVERHANG DISTANCES, TRIM,
FASCIA AND GUTTER DETAILS TO
BE RETAINED WHERE POSSIBLE OR
BUILT TO MATCH EXISTING

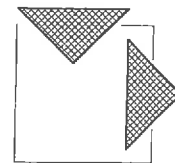
GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME

ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R49 ICYNENE INSULATION
(PROSEAL CLOSED CELL)

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



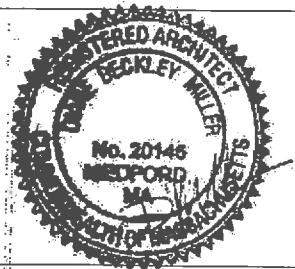
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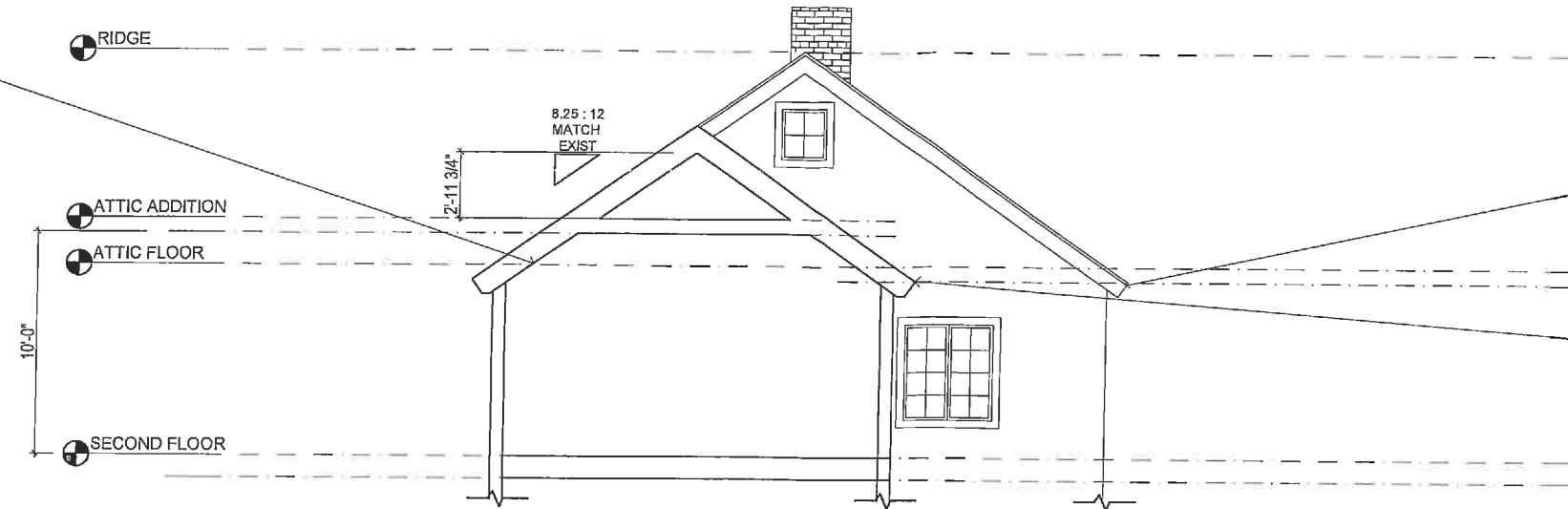
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6 SPINNEY TERRACE
BELMONT, MA

ROOF PLANS

Sheet
Number:

A11

CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE
(INSTALLED PER MFRG SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
MIN R49 ICYNENE
SPRAYED INTO ALL CAVITIES
1/2" GWB



ALL OVERHANG DISTANCES, TRIM,
FASCIA AND GUTTER DETAILS TO
BE RETAINED WHERE POSSIBLE OR
BUILT TO MATCH EXISTING

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME

2 NORTH SECTION
SCALE: 1/8" = 1'



ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R49 ICYNENE INSULATION
(PROSEAL CLOSED CELL)

ALL TRIM DETAILS FOR WINDOWS AND
ROOF TO MATCH EXISTING
WITH PVC TRIM BOARDS
PAINT AS DIRECTED BY OWNER

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X6 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

INFILL W/EXISTING BRICK
AS REQUIRED

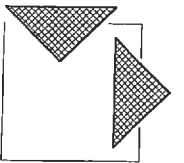
NEW 3'-0" HIGH WOOD (MAHOGONY OR
ALTERNATE SELECTED BY OWNER) POSTS
TOP AND BOTTOM RAILS.
MAHOGONY WOOD CAP OR ALTERNATE
SELECTED BY OWNER
PICKETS TO BE SPACED 3" O.C.

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

AVG. GRADE
SEE SURVEY



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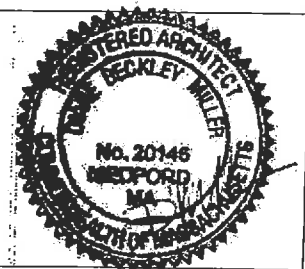


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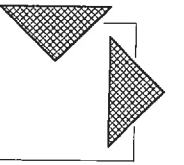
PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

PROPOSED
ELEVATIONS

Sheet
Number:

A12

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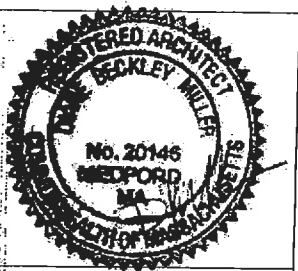


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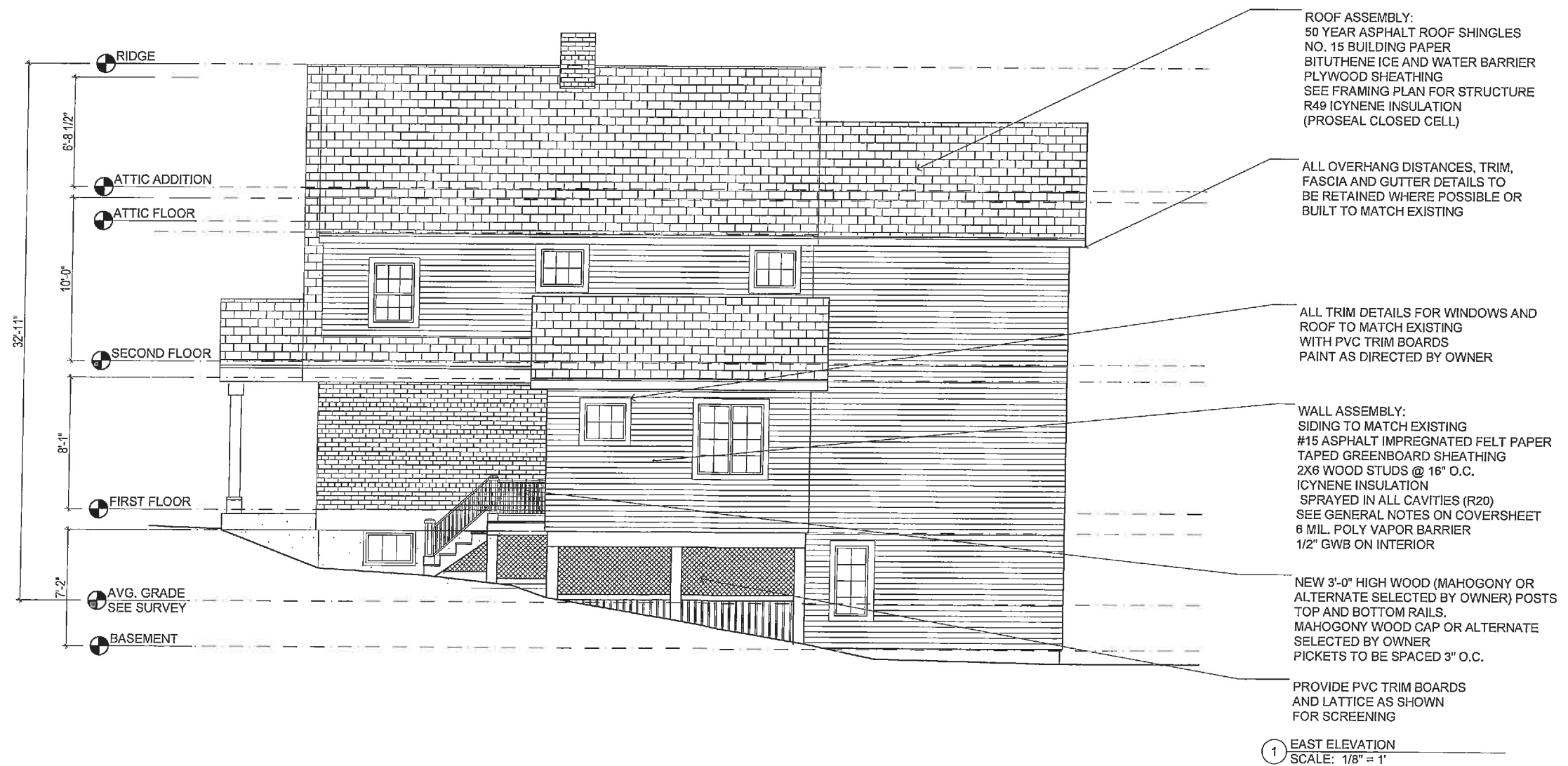


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6 SPINNEY TERRACE
BELMONT, MA

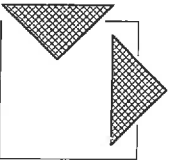
PROPOSED
ELEVATIONS

Sheet
Number:

A13



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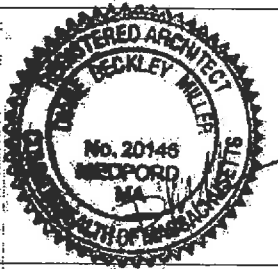


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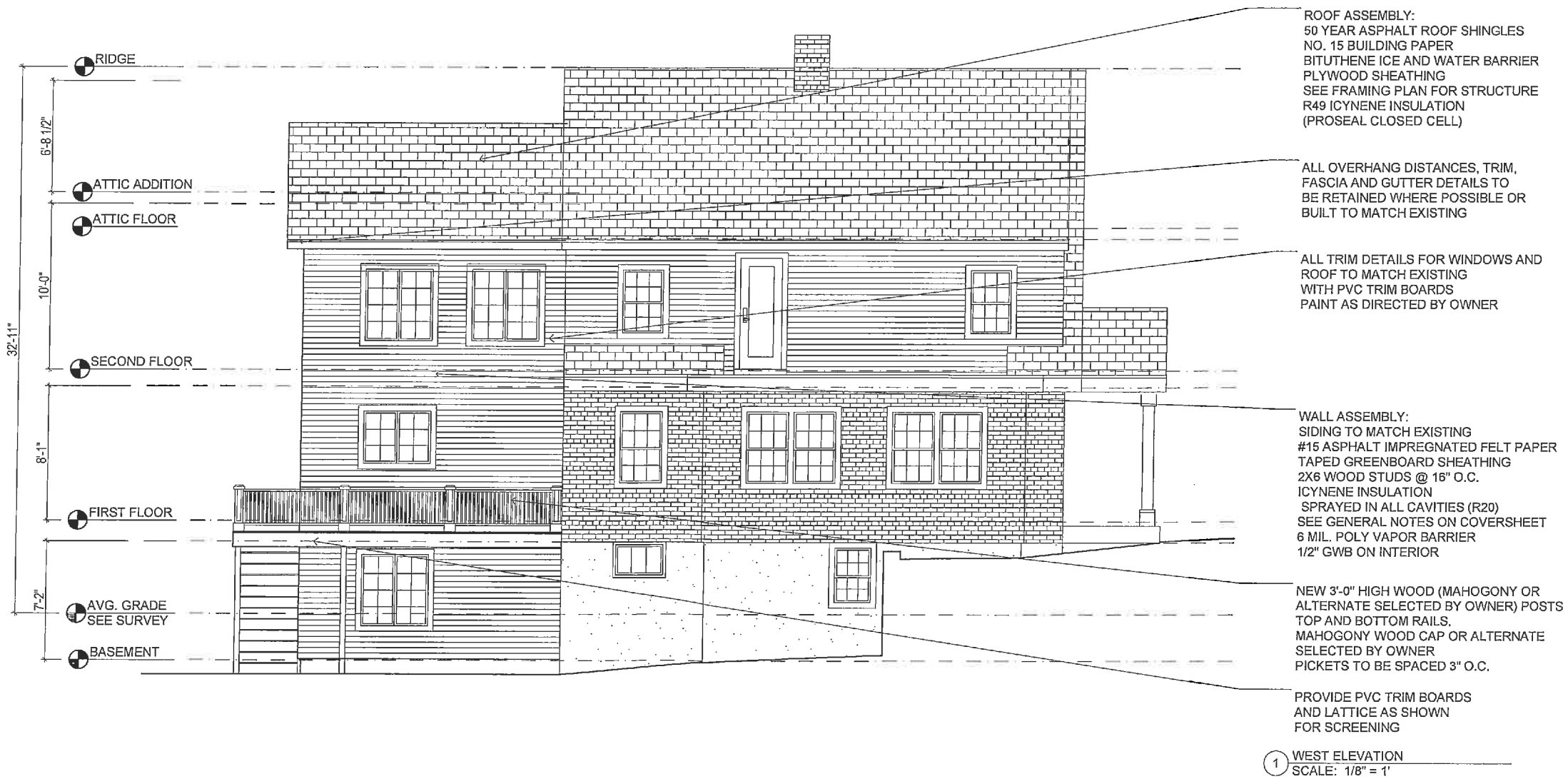


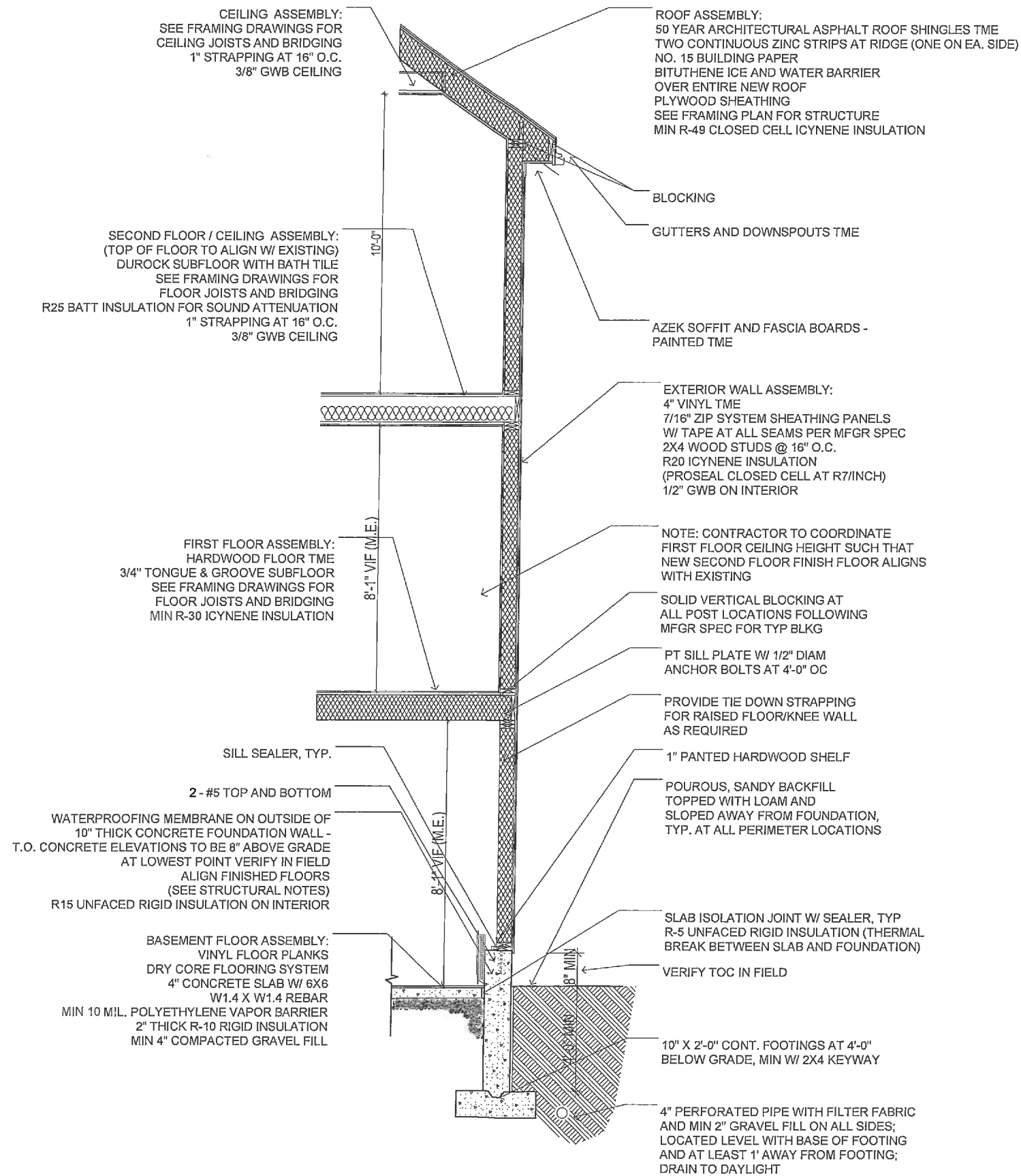
PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

PROPOSED
ELEVATIONS

Sheet
Number:

A14

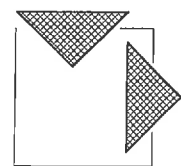




SEE NOTE 17 ON SHEET A1 FOR ICYNENE NOTES, TYP

1 BUILDING SECTION
SCALE: NTS

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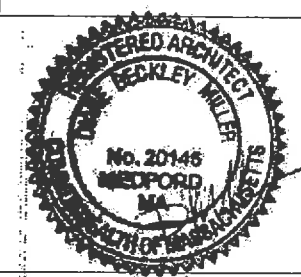


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PENG RESIDENCE
6 SPINNEY TERRACE
BELMONT, MA

WALL SECTION

Sheet
Number:

A15