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BELMONT, MA

2019 AUG 21 PM 1:35

CASE NO. 19-29

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

1. Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 9, 2019 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Richard and Patricia Doro at 40 Hammond Road located in a Single Residence C (SRC) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to construct a three and a half (3.5) story addition. Special Permits 1.- The existing and proposed structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (56.57% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half story addition. 2.- The existing side setback to the principal structure is 7.5' and the proposed side setback to the addition and the deck is 8.4'.

ZONING BOARD OF APPEALS



## 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

June 12, 2019

Richard and Patricia Diorio  
40 Hammond Road  
Belmont, MA 02478

RE: Denial to Construct Three and a half Story Addition and Deck at 40 Hammond Road

Dear Mr. and Mrs. Diorio:

The Office of Community Development is in receipt of your building permit application for the construction of a three and a half story addition and a deck at the rear of your home at 40 Hammond Road located in the Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, § 4.2 of the Zoning By-Law Dimensional Regulation allows a maximum of 2-1/2 story structures and requires a side setback of 10'.

1. The existing and proposed structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (56.57% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half story addition.
2. The existing side setback to the principal structure is 7.5' and the proposed side setback to the addition and the deck is 8.4'.

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 (2) Special Permits 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

2019 AUG 21 PM 1:35



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: July 8, 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 40 Hammond 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 \_\_\_\_\_

Construction of a 3 1/2 story addition, and a  
deck.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Richard DiOnio & Patricia DiOnio

Print Name

Richard DiOnio & Patricia DiOnio

Address

40 Hammond Road

Belmont, MA 02478

Daytime Telephone Number

(617) 256-6256

July 10, 2019

Dear members of the Zoning Board of Appeals,

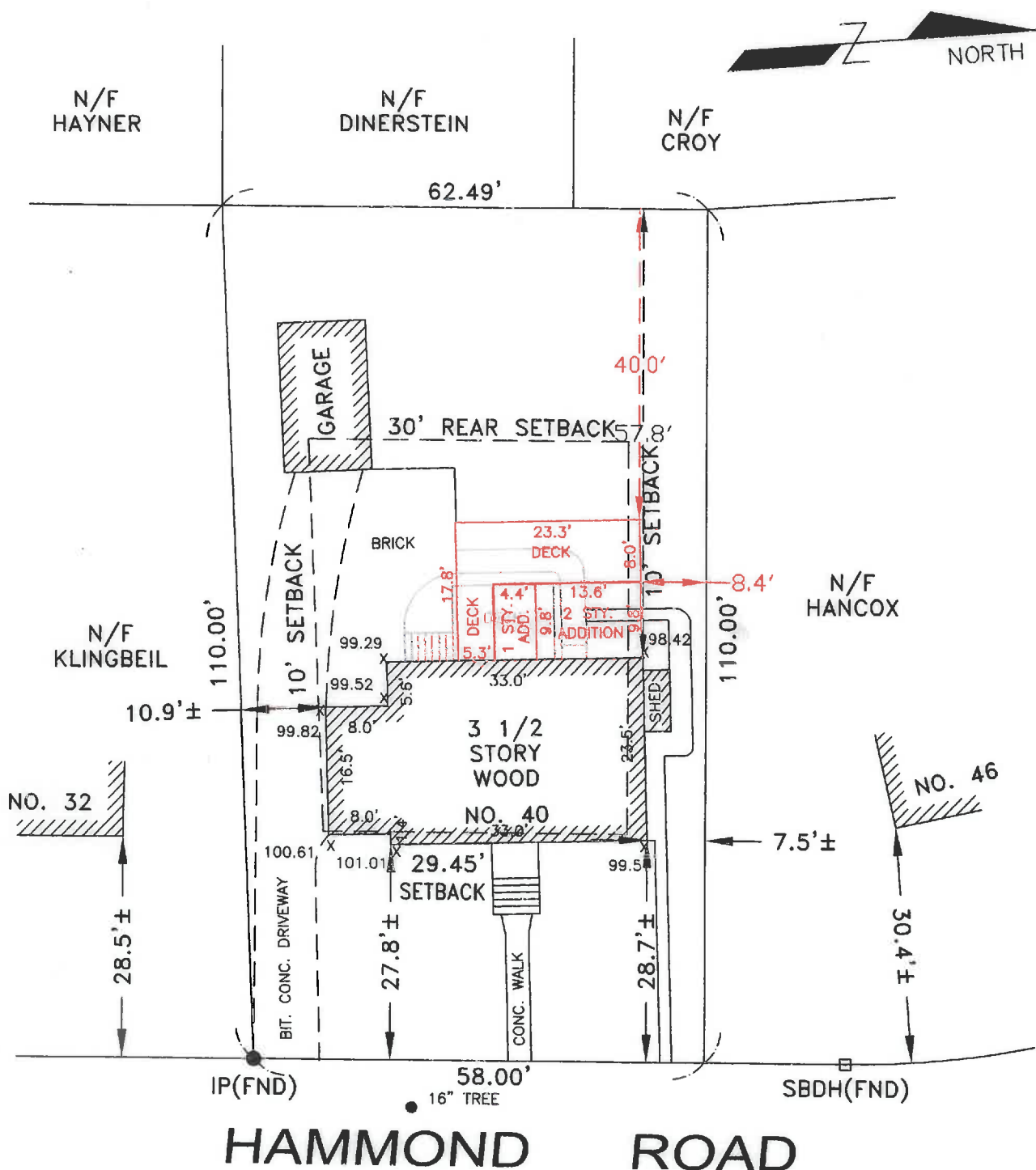
We have been blessed to live, for the past 18+ years, in our home at 40 Hammond Road. We love the town and the neighborhood. It holds memories for us and has been an ideal place for raising our two school-aged children. We seek a special permit so that we can make our home more functional for accommodating our aging parents (who currently live out of town), who will be staying with us more frequently and for more extended periods. Our proposed addition includes both a larger and more private guest room and closet (current third bedroom is small at ~100sf), and a second-floor laundry room for safer access (laundry is currently in the basement). On the first floor, the larger kitchen space will accommodate more adults with the added circulation space and will allow safer access to pantry items that are currently stored in the basement.

As shown on the attached drawings, the addition we are proposing is compliant with lot coverage and open space requirements. Our home, as it exists today, sits partially within the side setback and the new addition would also sit partially within the setback (no worse than the existing house). Our existing home is considered three-and-one-half stories, as would the proposed addition, owing to the topography of the property. Because of our property's slope, we are also proposing a new rear deck so that we can enjoy the back yard.

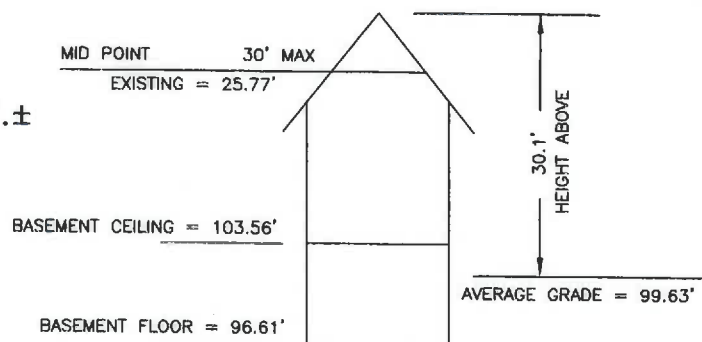
We have discussed our plans with the two immediately side-abutting neighbors who would be most affected by the addition. They have indicated that they do not consider our proposed addition more detrimental to the neighborhood than what currently exists. As shown in the attached neighborhood photographs, an addition such as the one proposed is consistent with the rear additions our immediate neighbors have also built. We look forward to discussing our plans with you and we thank you very much for your consideration of our request for a special permit.

Sincerely,

Rick & Patty DiOrio  
40 Hammond Road  
Belmont, MA 02478



LOT AREA = 6,622 S.F.±  
 EXISTING BUILDING AND GARAGE = 1,128 S.F.±  
 EXISTING PAVEMENT + WALK = 860 S.F.±  
 PROPOSED ADDITION = 176 S.F.±  
 EXISTING LOT COVERAGE = 17.0%  
 PROPOSED LOT COVERAGE = 19.7%  
 EXISTING OPEN SPACE = 70.0%  
 PROPOSED OPEN SPACE = 67.3%



#### NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 31943, PAGE 50.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 291, PAGE 35.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, AS SHOWN ON PANEL 25017C0413E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.



( IN FEET )  
 1 inch = 20 ft.

CERTIFIED PLOT PLAN  
 IN  
 BELMONT, MA

SCALE: 1" = 20' MAY 20, 2019

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

PROFESSIONAL LAND SURVEYOR

DATE



6/1/19

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 40 Hammond Road

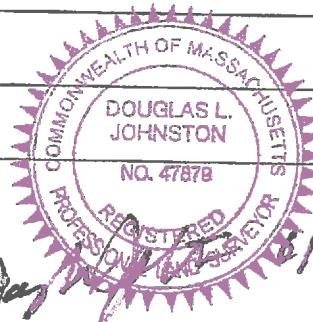
Zone: SRC

Surveyor Signature and Stamp: \_\_\_\_\_

Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,622 S.F.	6,622 S.F.
Lot Frontage	75'	58'	58'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	17.0%	19.7%
Open Space	50%	70.0%	67.3%
Front Setback	29.45'	27.8'	27.8'
Side Setback	10.0'	10.9'	10.9'
Side Setback	10.0'	7.5'	7.5'
Rear Setback	30.0'	57.8'	40.0'
Building Height	30.0'	25.77'	25.77'
Stories	2 1/2	3 1/2	3 1/2
½ Story Calculation			
See Notes			

### NOTES:



**DLJ GEOMATICS**  
276 NORTH STREET  
WEYMOUTH, MA 02191

LANDSURV@COMCAST.NET  
WWW.DLJGEO.COM

MAY 21, 2019

40 HAMMOND ROAD  
BELMONT, MA 02478

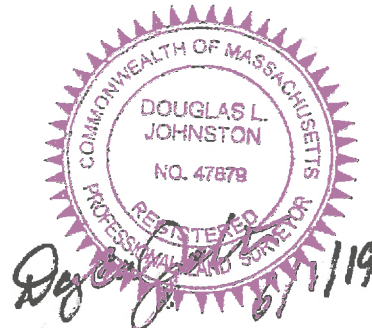
**CELLAR CALCULATIONS:**

THE CELLAR WALLS ARE 6.95' HIGH. THERE ARE 7 SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	8.0'	55.60 S.F.	33.60 S.F.
B	33.0'	229.35 S.F.	121.44 S.F.
C	23.5'	163.33 S.F.	56.17 S.F.
D	33.0'	229.35 S.F.	74.25 S.F.
E	5.6'	38.92 S.F.	15.68 S.F.
F	8.0'	55.60 S.F.	24.48 S.F.
G	16.5'	114.68 S.F.	59.57 S.F.
TOTAL:		886.83 S.F.	385.19 S.F.

$$385.19/886.83=.4343$$

43.43% OF THE FOUNDATION WALL IS BELOW GRADE.







Above: View of our back yard topography (sloping).



Above: View of our (most affected) side-abutting neighbor @ 46 Hammond. Their rear addition's major measurements are  $\sim 12' \times 20'$ .





Above: View of our side-abutting neighbor @ 32 Hammond. Their rear 2-story addition's major measurements are ~ 8'x17'.



Above: Also visible from our lot is the rear addition (2-stories) @ 30 Hammond ~18'x21'.

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.

10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

14. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.

15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.

16. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT. ALL WINDOWS TO INCLUDE SCREENS. TEMPERED GLASS WHERE REQUIRED BY CODE.

WINDOW A: BASEMENT WINDOW - 2'-6"W X 1'-8"H

WINDOW B: DOUBLE HUNG - 2'-6"W X 3'-3"H, SILL AT 3'-6" AFF

WINDOW C: DOUBLE HUNG - 2'-6"W X 4'-3"H, SILL AT 2'-2" AFF - TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

WINDOW D: DOUBLE HUNG - 2'-2"W X 4'-7"H, SILL AT 2'-1" AFF

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS. DOORS AND HARDWARE TO BE SELECTED BY OWNER.

DOOR 1: BASEMENT TO EXTERIOR- 3'-0"W X 6'-8"H EXTERIOR DOOR

DOOR 2: KITCHEN TO PANTRY- PAIR OF 2'-0"W X 6'-8"H WOOD DOORS

DOOR 3: MUD ROOM TO EXTERIOR- 2'-10"W X 6'-8"H EXTERIOR DOOR

DOOR 4: MUD ROOM TO CLOSET- PAIR OF 2'-0"W X 6'-8"H WOOD DOORS

DOOR 5: HALL TO LAUNDRY - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 6: HALL TO BEDROOM 2 - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 7: BEDROOM 2 TO CLOSET - 2'-6"W X 6'-8"H WOOD DOOR

GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:  
881 SF BASEMENT  
926 SF FIRST FLOOR  
215 SF GARAGE  
881 SF SECOND FLOOR  
22 SF ATTIC (6' OR GREATER)  
2905 SF TOTAL

30% OF 2905 SF = 871.5 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:  
185 SF BASEMENT  
185 SF FIRST FLOOR  
132 SF SECOND FLOOR  
0 SF ATTIC (6' OR GREATER)  
502 SF TOTAL  
502 SF < 871.5 SF THEREFORE CONFORMS

# CONSTRUCTION DOCUMENTS

## APRIL 30, 2019

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE  
MIN 50% OPEN SPACE





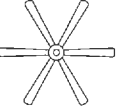





FRONT YARD SETBACK: 25'-0" OR AVERAGE  
REAR YARD SETBACK: 30'-0"  
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,  
30' TO MIDPOINT AND 34' TO RIDGE








DRAWING LIST

- |     |                               |
|-----|-------------------------------|
| A1  | COVER SHEET                   |
| A2  | EXISTING BASEMENT FLOOR PLAN  |
| A3  | NEW BASEMENT FLOOR PLAN       |
| A4  | EXISTING FIRST FLOOR PLAN NEW |
| A5  | FIRST FLOOR PLAN              |
| A6  | EXISTING SECOND FLOOR PLAN    |
| A7  | NEW SECOND FLOOR PLAN         |
| A8  | EXISTING ATTIC FLOOR PLAN     |
| A9  | NEW ATTIC PLAN                |
| A10 | NEW ROOF PLAN                 |
| A11 | NEW ELEVATIONS                |

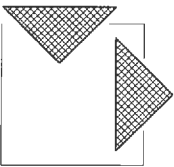
LIGHTING LEGEND

- |   |  |
|---|--|
|  | RECESSED LED CAN LIGHT - AS SELECTED BY OWNER  |
|  | CEILING MOUNTED PENDANT - AS SELECTED BY OWNER   |
|  | CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER  |
|  | WALL MOUNTED SCONCES AS SELECTED BY OWNER  |
|  | CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER   |
|  | S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE                   |
|  | S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR   |
|  | DATA CONNECTION  |
|  | TELEPHONE / DATA CONNECTION  |
|  | ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS) |

SYMBOL LEGEND

- |   |                         |
|---|-------------------------|
|  | WALL TO BE DEMOLISHED   |
|  | EXISTING WALL TO REMAIN |
|  | NEW WALL                |
|  | INTERIOR ELEVATION      |
|  | SECTION                 |
|  | DOOR TAG                |
|  | WINDOW TAG              |

MILLER  
DESIGN LLC

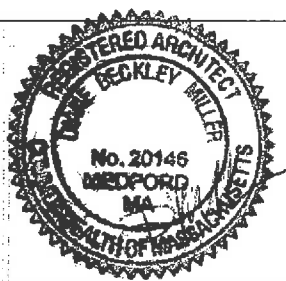


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date: Issued for:

3/26/19	SCHEMATIC DESIGN
4/15/19	DESIGN DEVELOPMENT
4/30/19	CONSTRUCTION DOCS



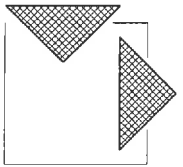
DIORIO RESIDENCE  
40 HAMMOND ROAD  
BELMONT MA 02478

COVER SHEET

Sheet  
Number:

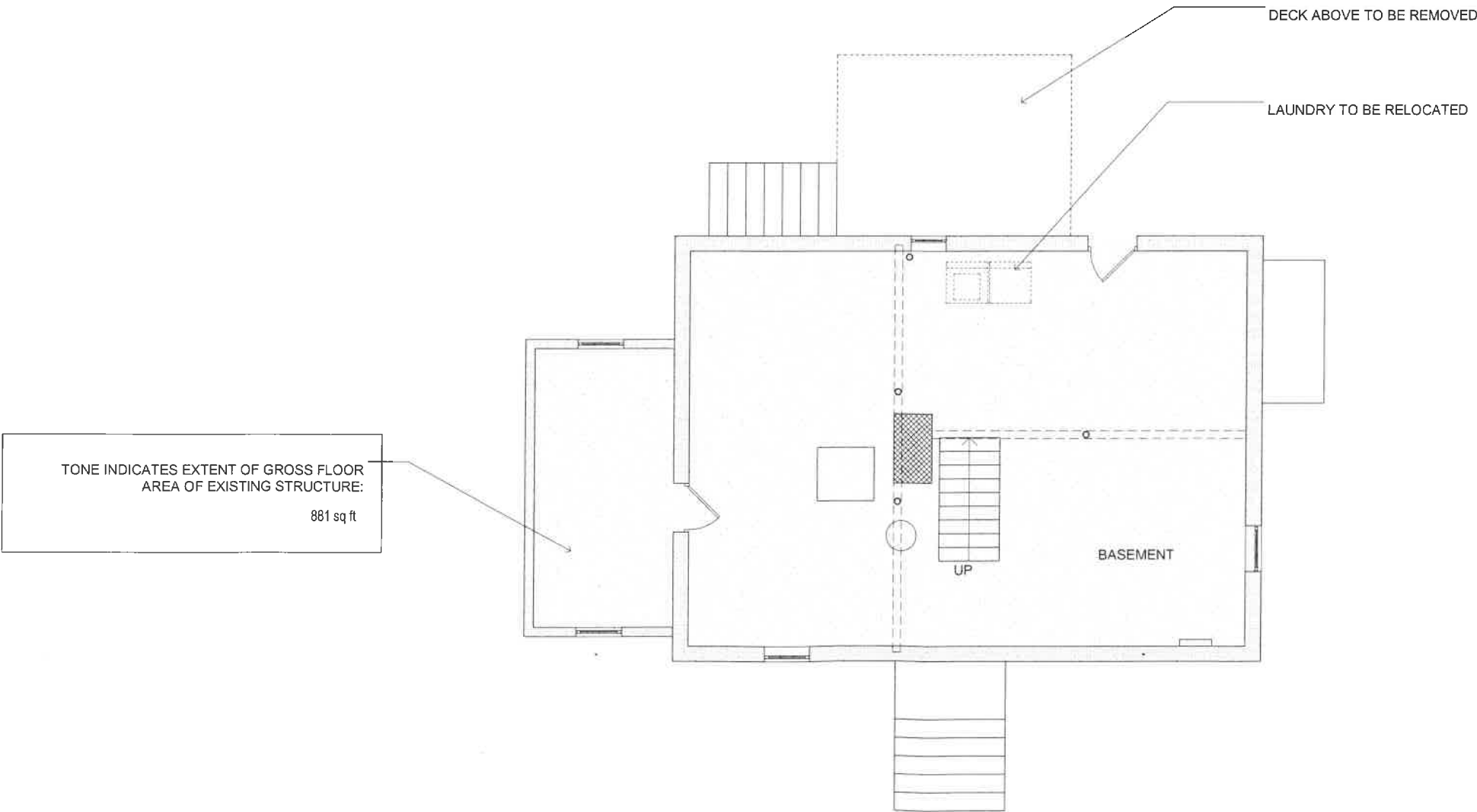
A1

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

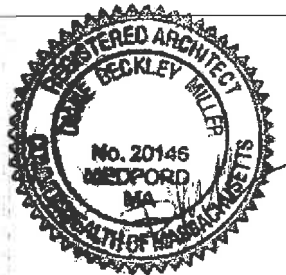
EXISTING BASEMENT



Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
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DIORIO RESIDENCE  
40 HAMMOND ROAD  
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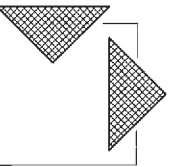
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BASEMENT PLAN

Sheet  
Number:

A2



MILLER  
DESIGN LLC

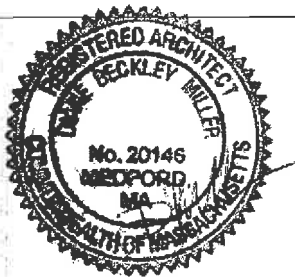


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3/26/19	SCHEMATIC DESIGN
4/15/19	DESIGN DEVELOPMENT
4/30/19	CONSTRUCTION DOCS



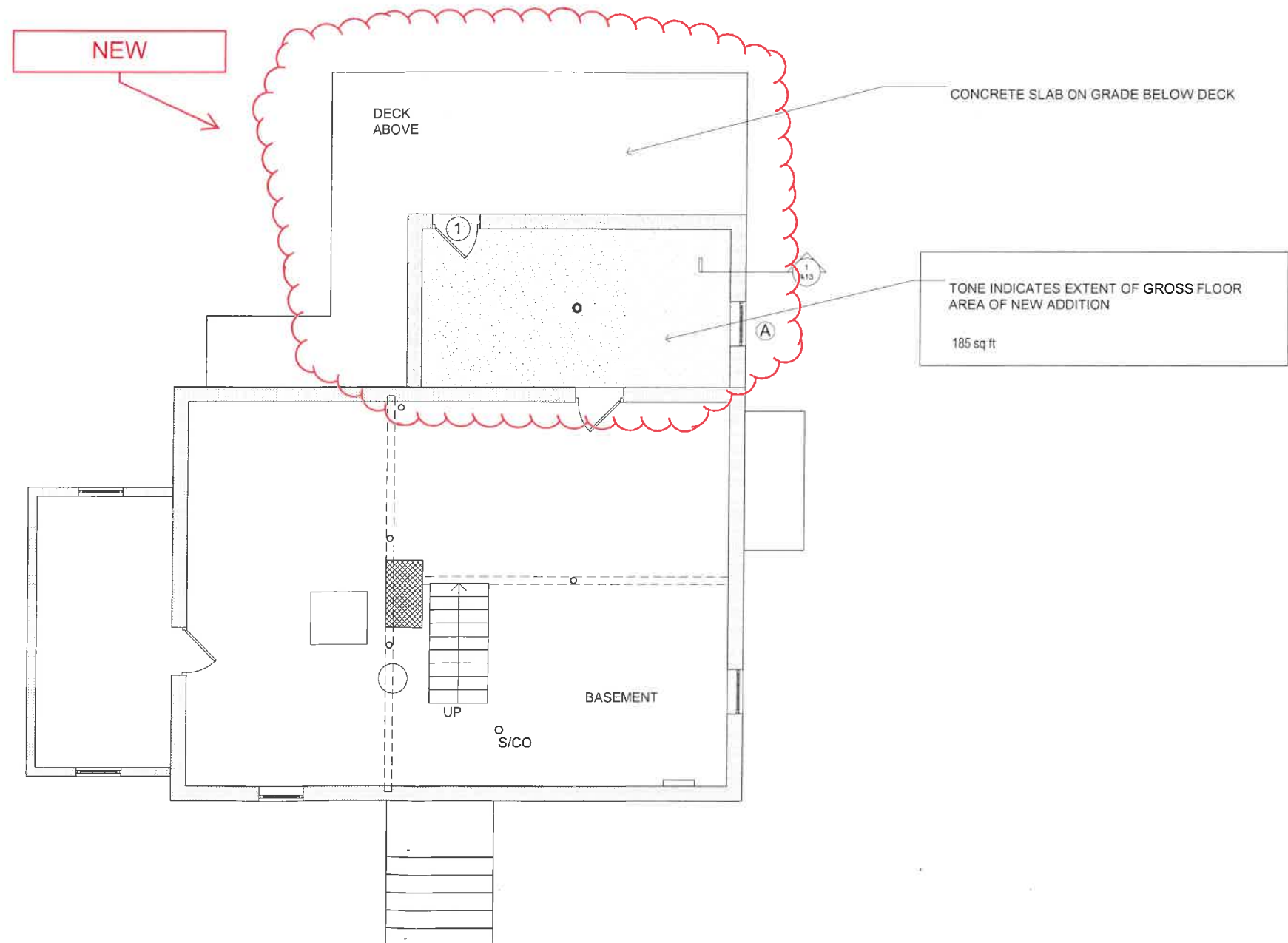
DIORIO RESIDENCE  
40 HAMMOND ROAD  
BELMONT MA 02478

NEW  
BASEMENT PLAN

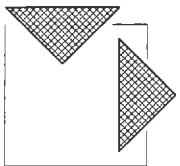
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A3

## NEW BASEMENT

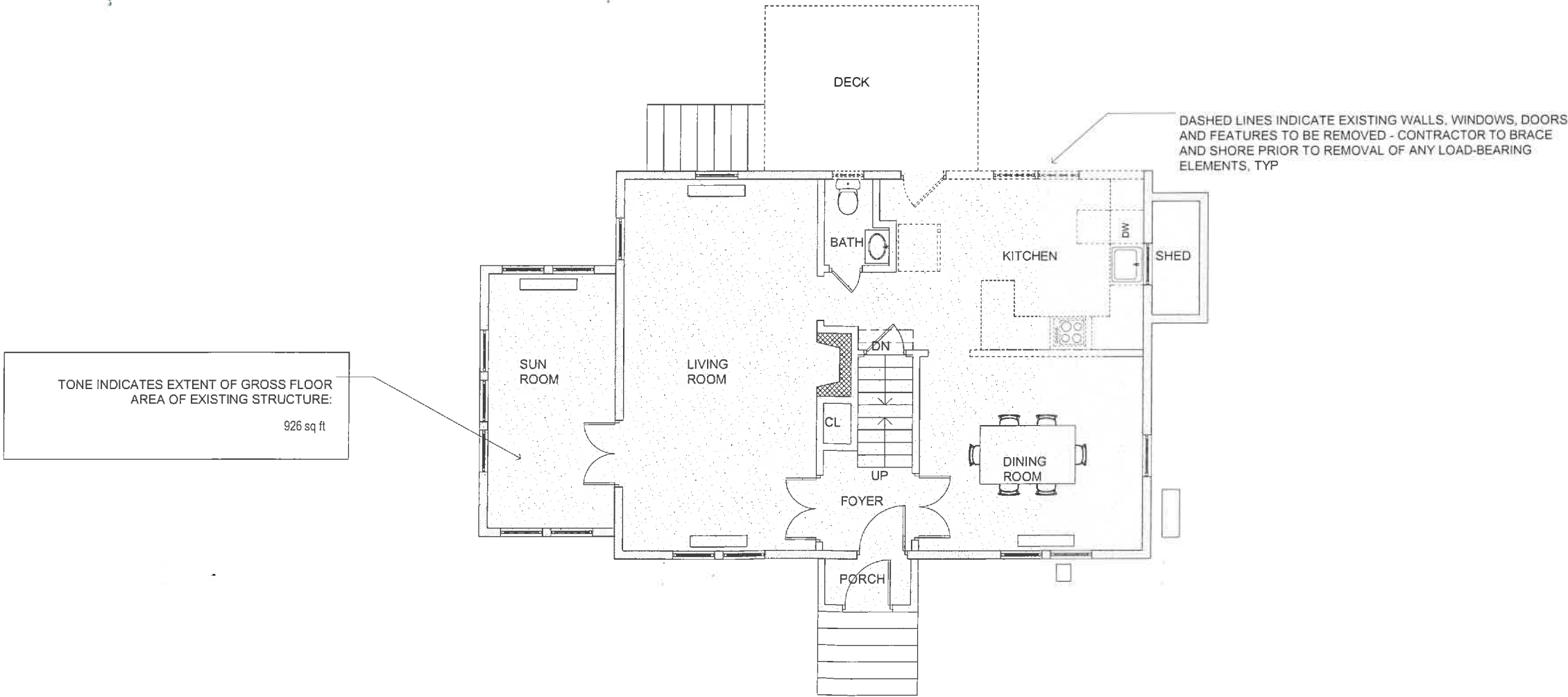


MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

EXISTING FIRST FLOOR



Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
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3/26/19	SCHEMATIC DESIGN
4/15/19	DESIGN DEVELOPMENT
4/30/19	CONSTRUCTION DOCS



DIORIO RESIDENCE  
40 HAMMOND ROAD  
BELMONT MA 02478

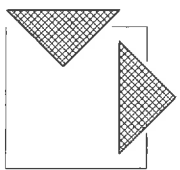
EXISTING FIRST  
FLOOR PLAN

Sheet  
Number:

A4



MILLER  
DESIGN LLC

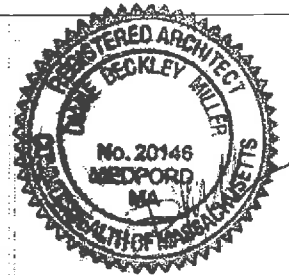


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Architect:  
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Date: Issued for:

3/26/19	SCHEMATIC DESIGN
4/15/19	DESIGN DEVELOPMENT
4/30/19	CONSTRUCTION DOCS



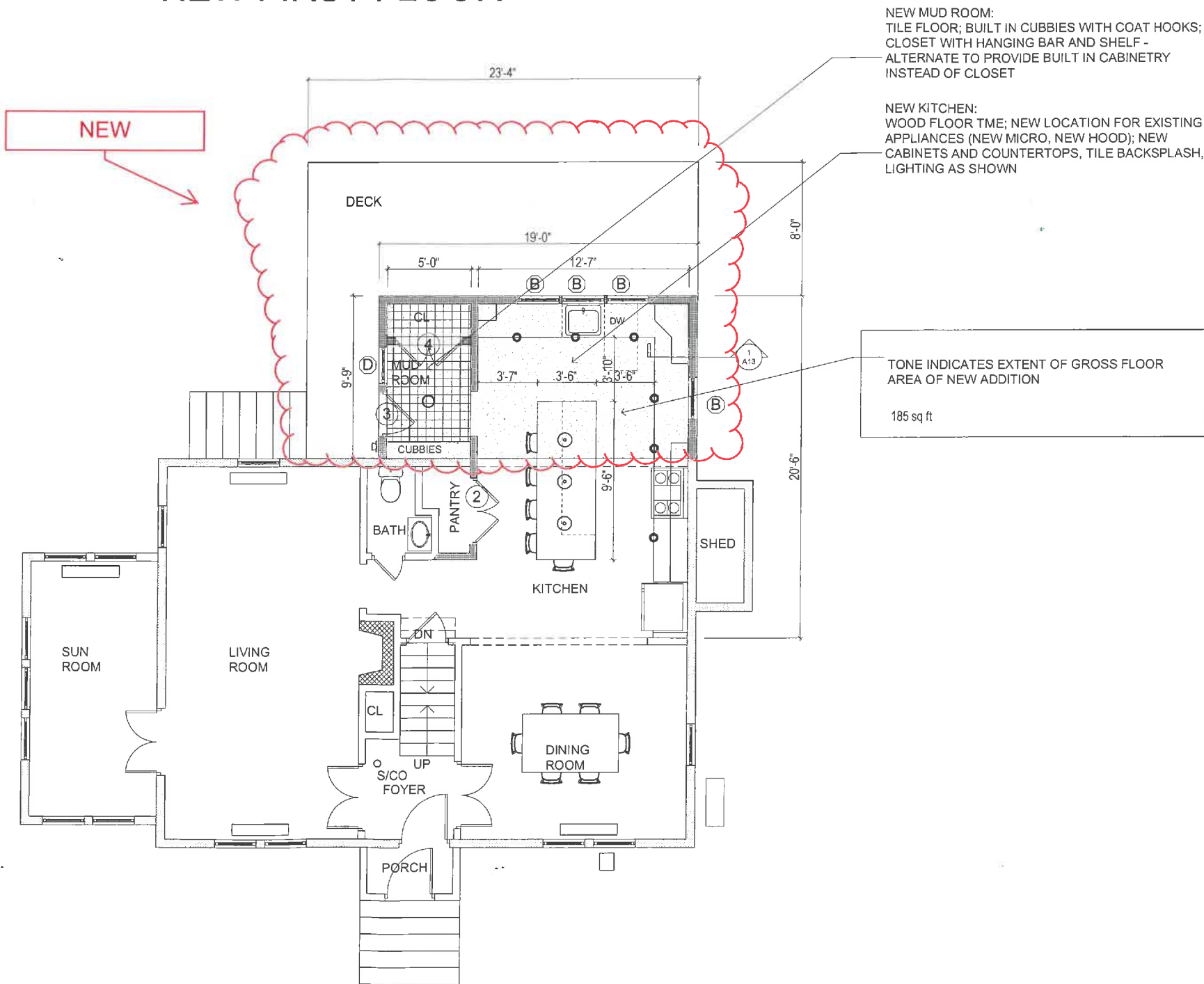
DIORIO RESIDENCE  
40 HAMMOND ROAD  
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NEW FIRST  
FLOOR PLAN

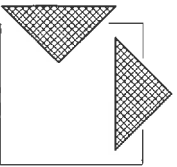
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A5

## NEW FIRST FLOOR



MILLER  
DESIGN LLC

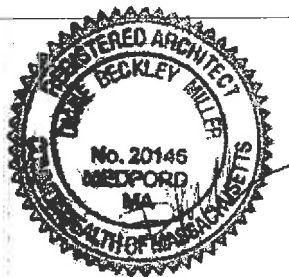


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Belmont MA 02478  
617-993-3157

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4/15/19	DESIGN DEVELOPMENT
4/30/19	CONSTRUCTION DOCS



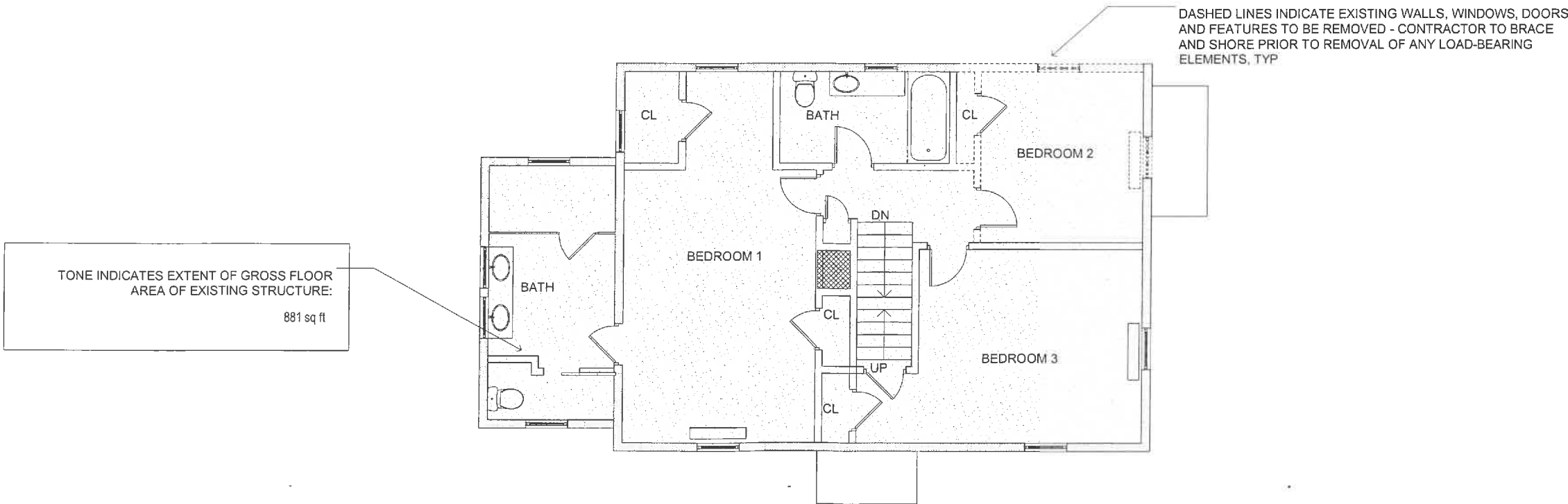
DIORIO RESIDENCE  
40 HAMMOND ROAD  
BELMONT MA 02478

EXISTING SECOND  
FLOOR PLAN

Sheet  
Number:

A6

## EXISTING SECOND FLOOR



**NEW**

13'-7"

9'-9"

12'-7"

9'-3"

11'-8"

ROOF BELOW

BEDROOM 2

CL

BATH

S/CO

S.D.

6

3'-0"

3'-5"

7

CL

2'-0"

5'-6"

5

LAUNDRY

7'-10"

S.D.

BEDROOM 1

BATH

CL

UP

CL

BEDROOM 3

1 A13

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF NEW ADDITION

132 sq ft

NEW LAUNDRY ROOM WITH WASHER / DRYER WITH TRAY AND WATER SENSOR. VENT PER CODE; BUILT IN COUNTER AND OPEN SHELF ABOVE WASHER / DRYER - COORDINATE WITH OWNER

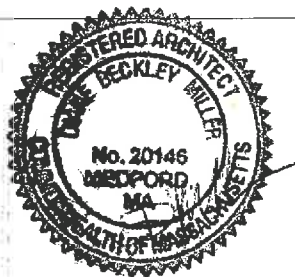
CATHEDRAL CEILING IN NEW BEDROOM -

80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
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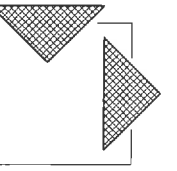


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NEW SECOND  
FLOOR PLANSheet  
Number:

## A7

MILLER  
DESIGN LLC

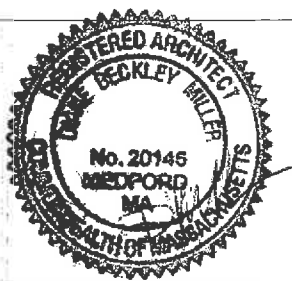


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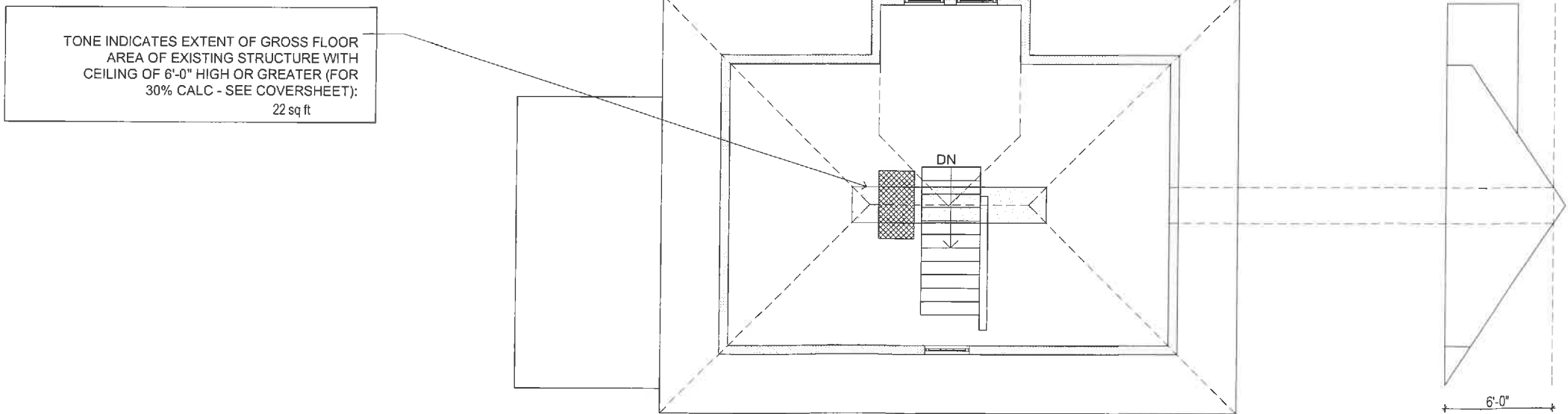
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EXISTING ATTIC  
FLOOR PLAN

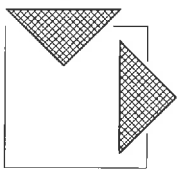
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## EXISTING ATTIC



MILLER  
DESIGN LLC

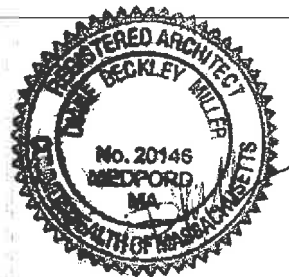


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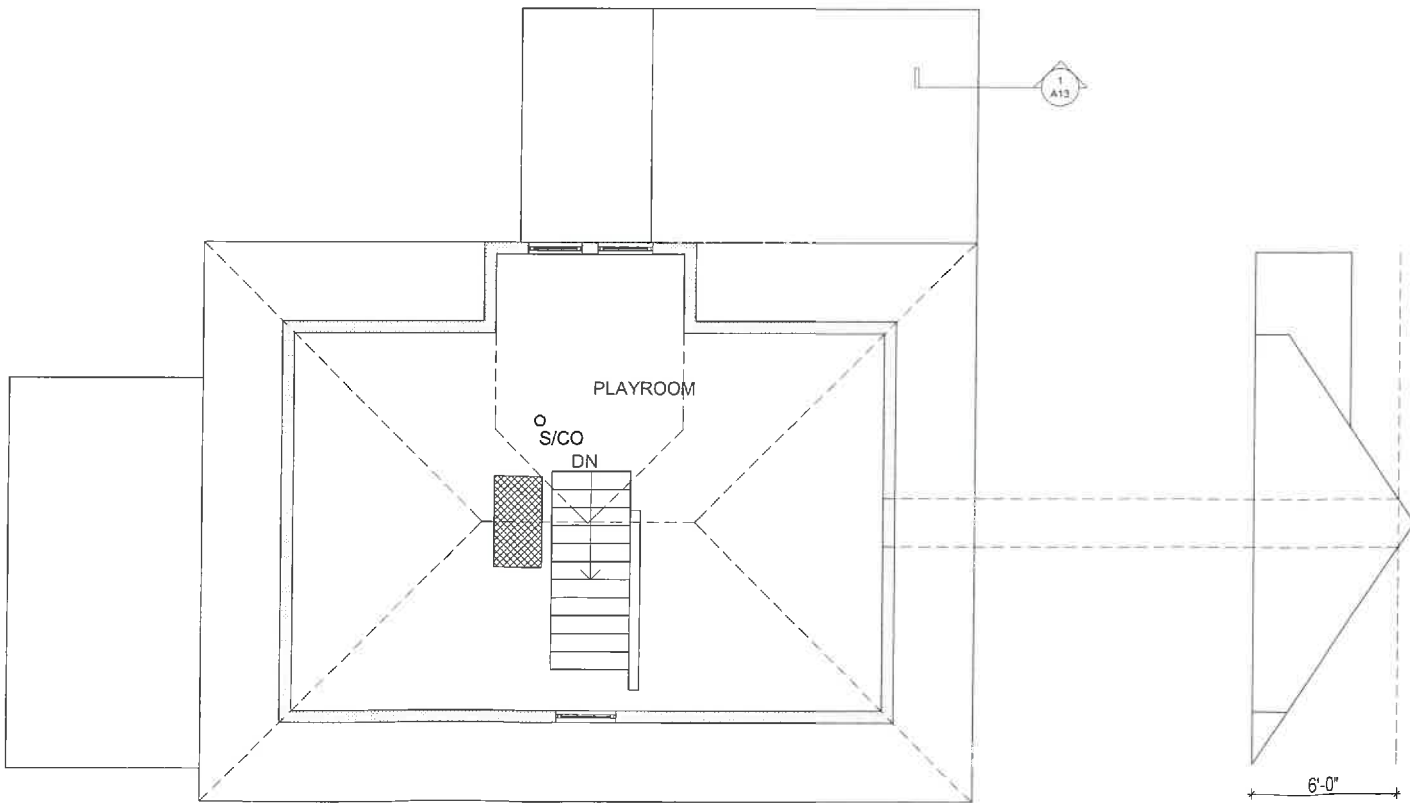
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BELMONT MA 02478

NEW ATTIC  
FLOOR PLAN

Sheet  
Number:

A9

NO NEW ATTIC SPACE





NEW ROOF PLAN

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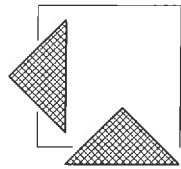


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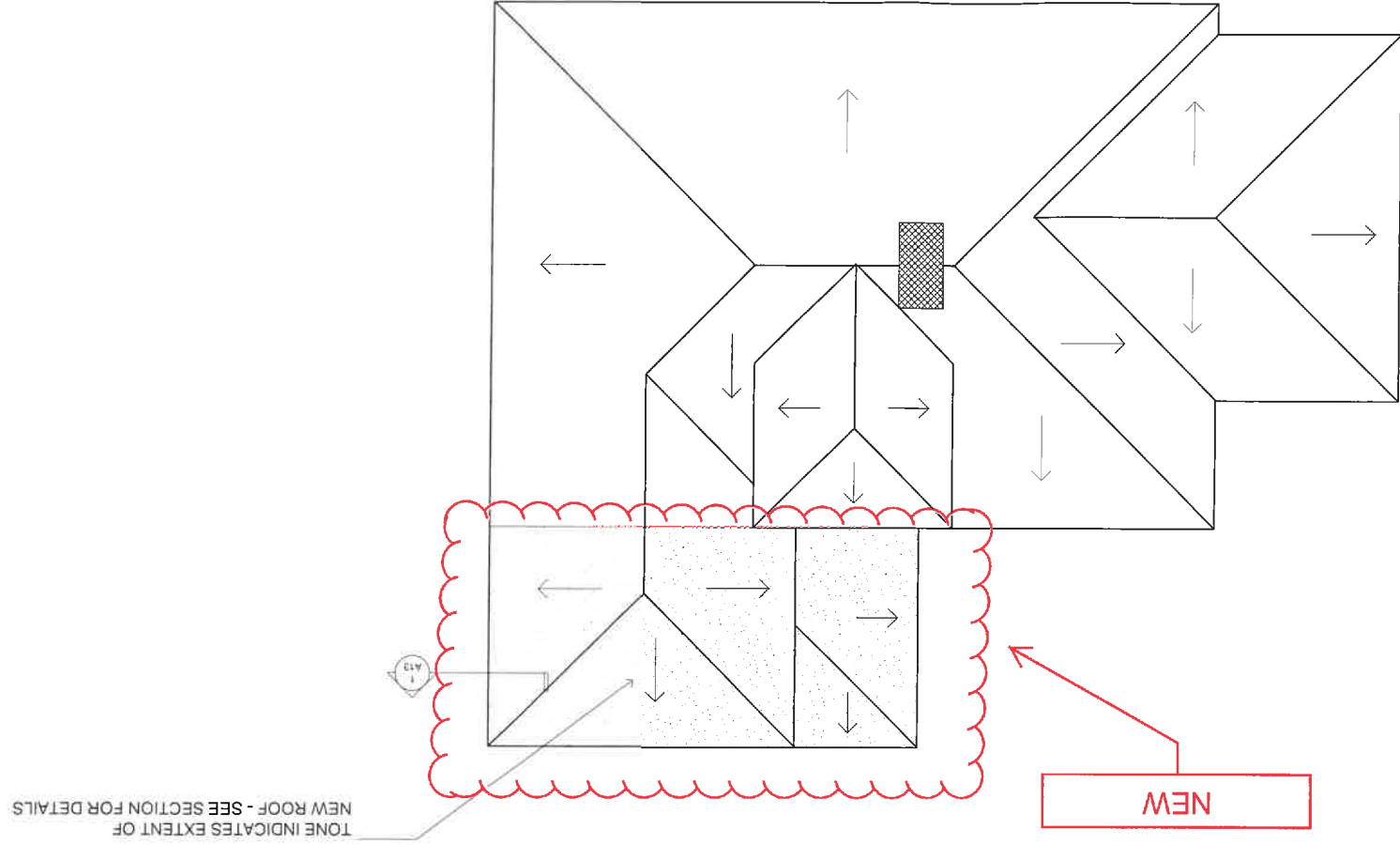
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80 CLARK STREET  
BELMONT, MA 02478



MILLER  
DESIGN LLC

NEW ROOF PLAN





1 FRONT ELEVATION  
1/8" = 1'-0"



2 SIDE ELEVATION  
1/8" = 1'-0"

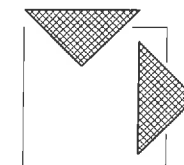


1 FRONT ELEVATION  
1/8" = 1'-0"



2 SIDE ELEVATION  
1/8" = 1'-0"

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

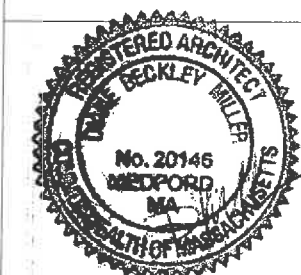
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NEW  
ELEVATIONS

Sheet  
Number:

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