

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 19-40

2019 NOV 15 AM 9:32

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 2, 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 Nadja Linden at 81 Oliver Road located in a Single Residence C (SRC) Zoning District for One Special Permit under §1.5 of the Zoning Bylaw to construct a second story addition. Special Permit, 1.-§4.2.2 of the Zoning Bylaws requires a minimum side setback of 10.0', the existing and proposed side setback is 9.0'.

ZONING BOARD OF APPEALS

RECEIVED  
TOWN CLERK  
BELMONT, MA

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Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 10/29/19

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 81 Oliver 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 \_\_\_\_\_

MASTER BEDROOM ADDITION ABOVE GARAGE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Address

Daytime Telephone Number

[Signature]  
Nadja Linden  
81 Oliver Rd  
Belmont, MA 02478  
617-583-2875



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

September 30, 2019

Nadja Linden  
81 Oliver Road  
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Ms. Linden,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 81 Oliver Road 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 require a minimum side setback of 10.0'.

1. The existing and proposed side setback is 9.0'.

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 one (1) 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: Side yard setback**

Submitted by  
Nadja & Thomas Linden

Owners of  
81 Oliver Road, Belmont MA 02478

We propose to add a second floor expansion over the garage to home at 81 Oliver Road in Belmont. The new space will include a bedroom, bath, laundry area and closets. 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 is harmonious with the neighborhood and adjacent houses.

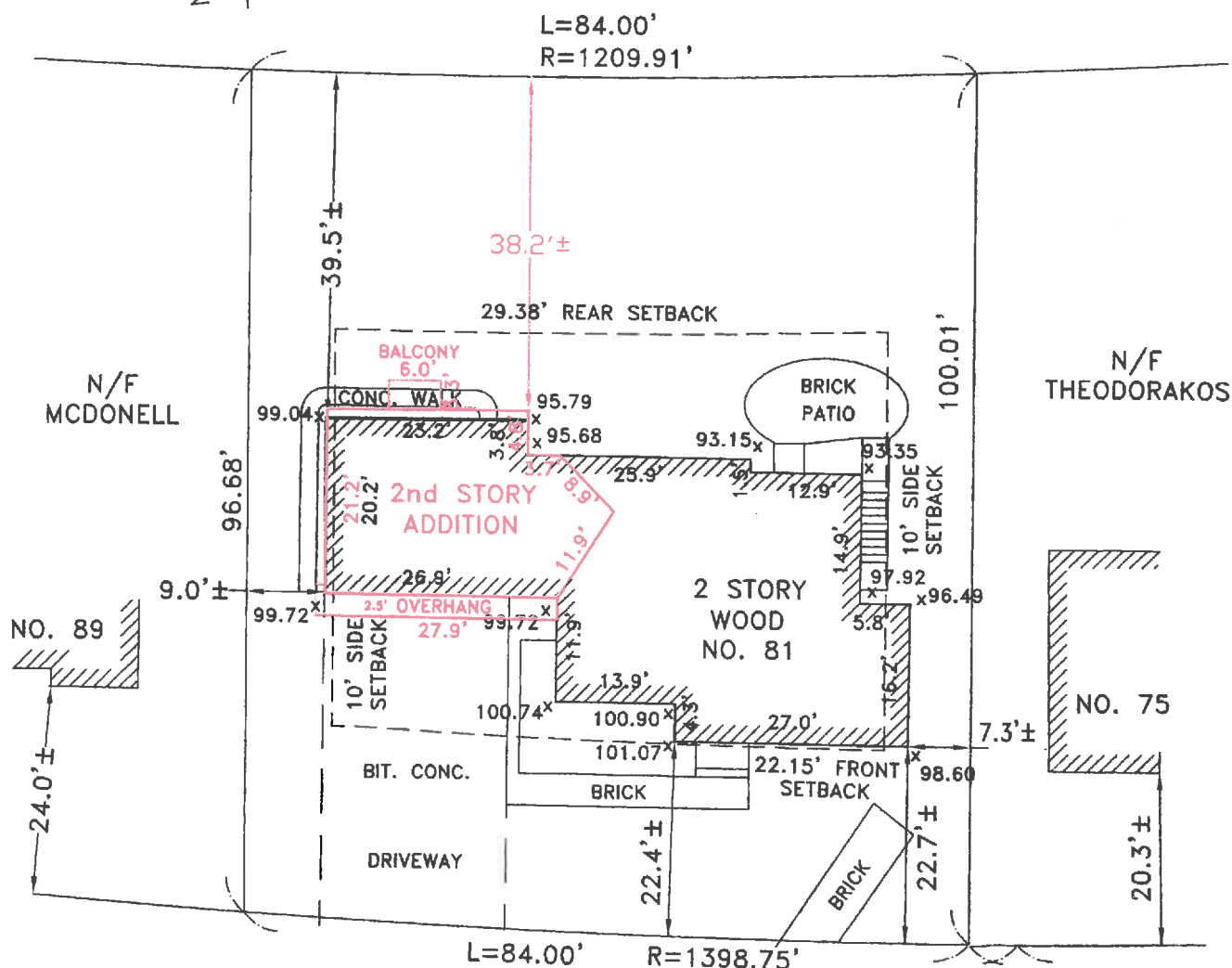
We have lived in our 4-bedroom home (one of which is a small office on the first floor next to the kitchen) for a little over a year. It has only a single bathroom on the second floor and a small bathroom on the first floor. In addition, there is very limited storage on the second floor and access to the basement laundry area is restrictive. We also have extended family living abroad who come and stay with us for long periods of time and need to accommodate them. Lastly, our home was built in 1948 when closets were built very small and bathroom space was limited. Our hope is to make our home comfortable for modern living. There is insufficient storage and bathroom space for our family of four.

We have worked with Keith Miller of Miller Design, a local Belmont architect to review options for creating the space we needed. We explored other options but felt that the addition over the garage is the best way to retain the look and massing of the existing homes on Oliver Road.

The original building permit application was declined because the minimum required side setback in the single residence C zoning district is 10'0" under section 4.2.2. When the house was built in 1948 the east side was constructed 9'-0" from the property line. Our proposed addition does not raise the height of the roof above its existing average height above grade of 27.8' feet, which conforms with zoning height requirements. The area where the addition extends into the non-conforming side yard requires a special permit to extend the existing non-conforming side yard setback vertically. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this bedroom addition to the second floor of our home. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.



N/F  
COMMONWEALTH OF MASSACHUSETTS



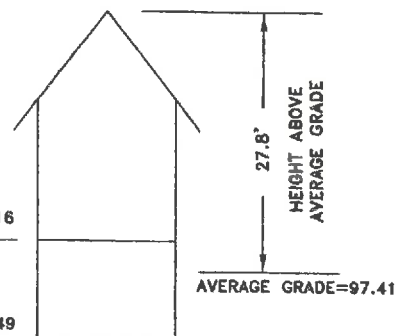
SETBACK CALCULATION  
 $20.3' + 24.0' = 44.3'$   
 $47.3' / 2 = 22.15'$  (AVERAGE SETBACK)

OLIVER ROAD

LOT = 8,252 S.F.±  
BUILDING = 1,690 S.F.±  
PAVEMENT = 820 S.F.±  
EXISTING BLDG. COV. = 20.5%  
PROPOSED NET ADDITION = 602 S.F.±  
PROP. BLDG. COV. = 20.5%  
EXISTING OPEN SPACE = 69.6%  
PROP. OPEN SPACE = 69.6%

BASEMENT CEILING=100.16

BASEMENT FLOOR=92.49



#### NOTES

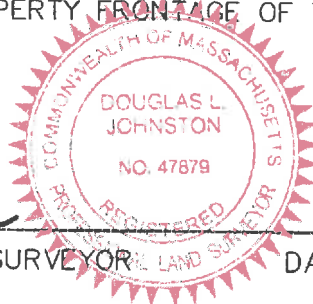
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 30835, PAGE 31.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6483 / 8 AND 7661 / 445.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X FLOOD ZONE HAZZARD AS SHOWN ON PANEL 25017C0418E WITH AND EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREES ARE 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' AUGUST 23, 2019  
DLJ GEOMATICS  
PROFESSIONAL LAND SURVEYING  
276 NORTH STREET  
WEYMOUTH, MA 02191  
(781) 812-0457  
81 OLIVER RD BELMONT.dwg

*Douglas L. Johnston*  
PROFESSIONAL LAND SURVEYOR



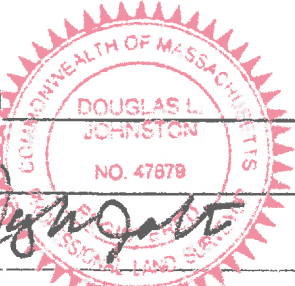
8/26/19  
DATE

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 81 Oliver Road Zone: SRC

Surveyor Signature and Stamp:  Date: 8-23-19



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,252 S.F.	8,252 S.F.
Lot Frontage	75'	84'	84'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	20.5%	20.5%
Open Space	50%	69.6%	69.6%
Front Setback	22.15'	22.4'	22.4'
Side Setback	10'	9.0'	9.0'
Side Setback	10'	7.3'	7.3'
Rear Setback	29.38'	39.5'	39.5'
Building Height	30'	27.8'	27.8'
Stories	2-1/2	2	2
1/2 Story Calculation See Calc Sheets.			

<b>NOTES:</b>

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

[LANDSURV@COMCAST.NET](mailto:LANDSURV@COMCAST.NET)  
[WWW.DLJGEO.COM](http://WWW.DLJGEO.COM)

AUGUST 23, 2019

81 OLIVER ROAD  
BELMONT, MA 02478

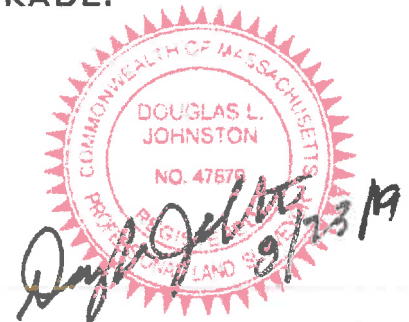
**BASEMENT CALCULATIONS:**

THE FOUNDATION WALLS ARE 7.67' HIGH. THERE ARE SEVEN SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	13.9'	106.61 S.F.	106.61 S.F.
B	27.0'	207.09 S.F.	198.45 S.F.
C	16.2'	124.25 S.F.	81.97 S.F.
D	14.9'	114.28 S.F.	46.94 S.F.
E	12.9'	98.94 S.F.	9.80 S.F.
F	25.9'	198.65 S.F.	49.99 S.F.
G	26.8'	205.56 S.F.	153.30 S.F.
TOTAL:		1,055.38 S.F.	647.06 S.F.

$$647.06/1,055.38=.6131$$

61.31% OF THE FOUNDATION WALL IS BELOW GRADE.





75 Oliver Road



EAST NEIGHBOR'S HOUSE

89 Oliver Road



WEST NEIGHBOR'S HOUSE



88 Oliver Road



NEIGHBOR ACROSS STREET

89 Oliver Road



NEIGHBOR ACROSS STREET

17 Oliver Road



NEIGHBOR – SPECIAL PERMIT

23 Oliver Road

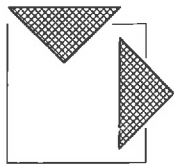


NEIGHBOR – SPECIAL PERMIT

BELMONT ZBA  
SUBMISSION  
AUGUST 19, 2019

PROJECT DISCRIPTION:  
ADD NEW MASTER SUITE ADDITION ABOVE EXISTING GARAGE.

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 617.993.3157

DRAWING LIST

- A1 COVER SHEET
- A2 FOUNDATION DEMO PLAN
- A3 FIRST FLOOR DEMO PLAN
- A4 SECOND FLOOR DEMO PLAN
- A5 ELEVATION DEMO PLAN
- A6 ELEVATION DEMO PLAN
- A7 FOUNDATION FLOOR LAYOUT
- A8 FIRST FLOOR LAYOUT
- A9 SECOND FLOOR LAYOUT
- A10 ROOF PLAN
- A11 NEW ELEVATIONS/SECTION
- A12 NEW ELEVATIONS/SECTION
- A13 NEW ELEVATIONS
- A14 STRUCTURAL/SECTION
- A15
- A16

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 11/13/2018  
BELMONT ZONING DISTRICT SR-C:

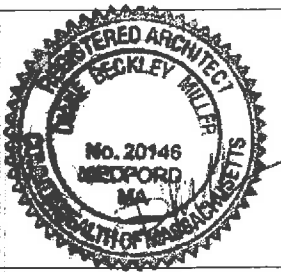
FRONT YARD SETBACK: 22'-2" (32'-4" UNCHANGED CONFORMING)  
REAR YARD SETBACK: 29'-4" (39'-6" EXISTING 38'-0" PROPOSED CONFORMING)  
SIDE YARD SETBACK: 7'-4" (UNCHANGED - NON CONFORMING)  
SIDE YARD SETBACK: 9'-0" (9'-0" EXPANDED ABOVE - NON CONFORMING)  
FRONTAGE: 75'-0" (EXISTING 84'-0" COMPLIANT) - UNCHANGED  
LOT AREA: 9000 (8252 SQFT NON CONFORMING (UNCHANGED))  
MAX HEIGHT: 34/2.5 STORIES (2 STORIES 27'-9" CONFORMING)  
SEE SITE PLAN FOR CELLAR CALC'S  
LOT COVERAGE (MAX): 25% - 20.5% - CONFORMING  
OPEN AREA (MIN): 50% - 69.6% EXISTING CONFORMING

GROSS AREA CALCULATIONS		
CELLAR FLOOR AREA	SEE A2	0 SQFT
FIRST FLOOR AREA	SEE A3	1693 SQFT
SECOND FLOOR AREA	SEE A4	924 SQFT
TOTAL EXISTING FLOOR GROSS AREA=		2617 SQFT
ADDITIONAL GROSS AREA =	SEE A9	556 SQFT
EXISTING GROSS AREA (MEASURED) 2,617 SQFT		
556 SQFT / 2,617 SQFT = 21% INCREASE (COMPLIES)		

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

Date: Issued for:

7/24/19 SCHEMATIC DESIGN  
7/30/19 DESIGN DEVELOPEMNT  
8/19/19 ZBA SUBMISSION



LINDEN RESIDENCE  
81 OLIVER ROAD  
BELMONT, MA

COVER SHEET

Sheet  
Number:

A1



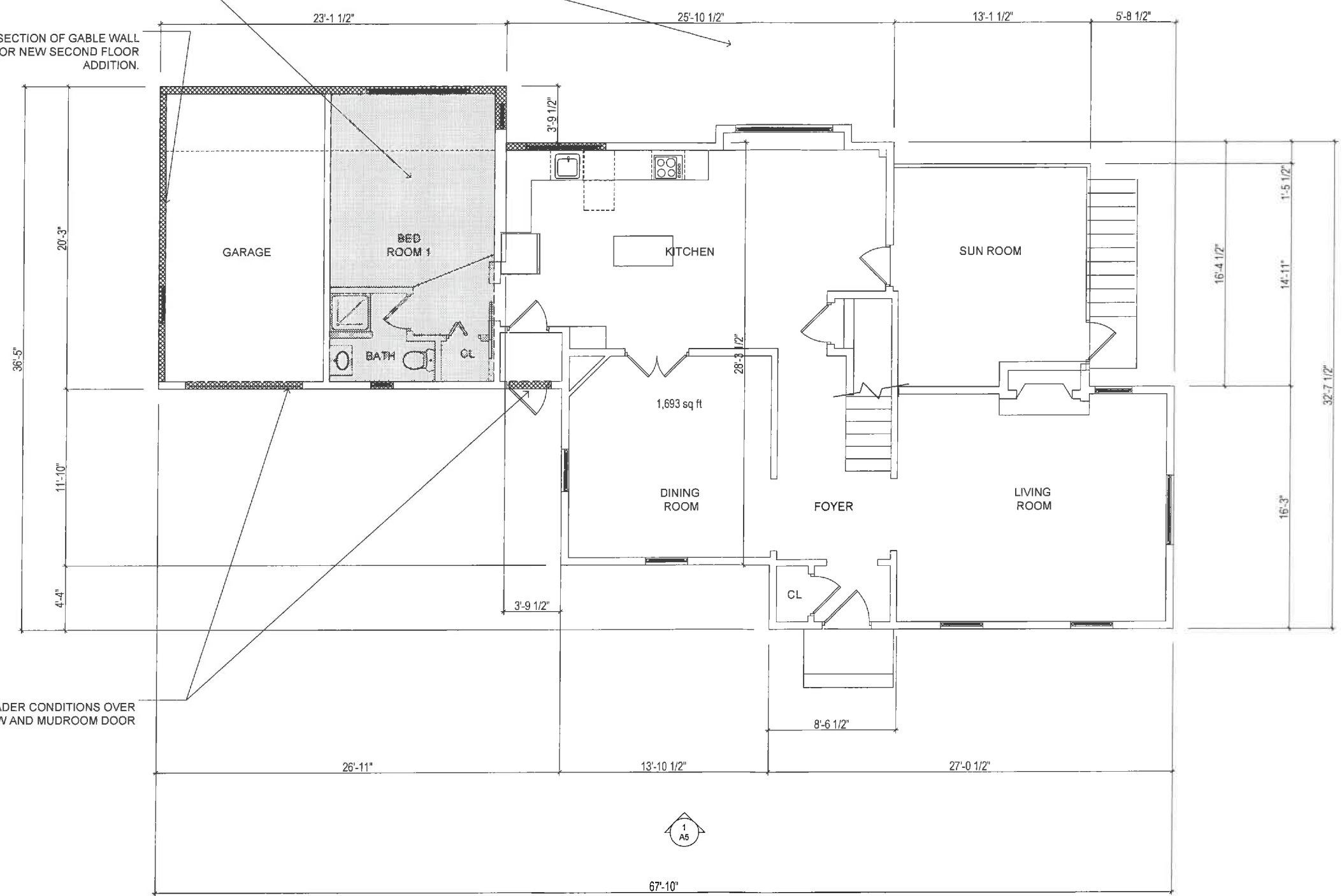


EXISTING WINDOW AND SECTIONS OF EXTERIOR BEARING WALL AND ROOF TO BE DEMOLISHED FOR NEW SECOND FLOOR ADDITION

REVIEW EXISTING CEILING OPTION W/OWNER

EXISTING SECTION OF GABLE WALL TO BE DEMOLISHED FOR NEW SECOND FLOOR ADDITION.

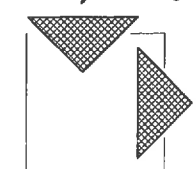
REVIEW HEADER CONDITIONS OVER GARGAE DOOR, WINDOW AND MUDROOM DOOR



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



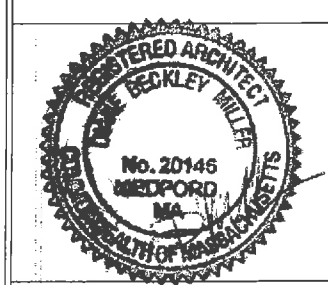
MILLER  
DESIGN LLC



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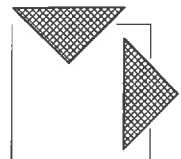
LINDEN RESIDENCE  
81 OLIVER ROAD  
BELMONT, MA

FLOOR PLANS

Sheet  
Number:

A3

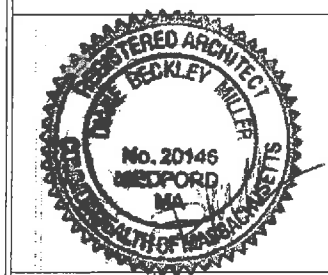
**MILLER  
DESIGN LLC**



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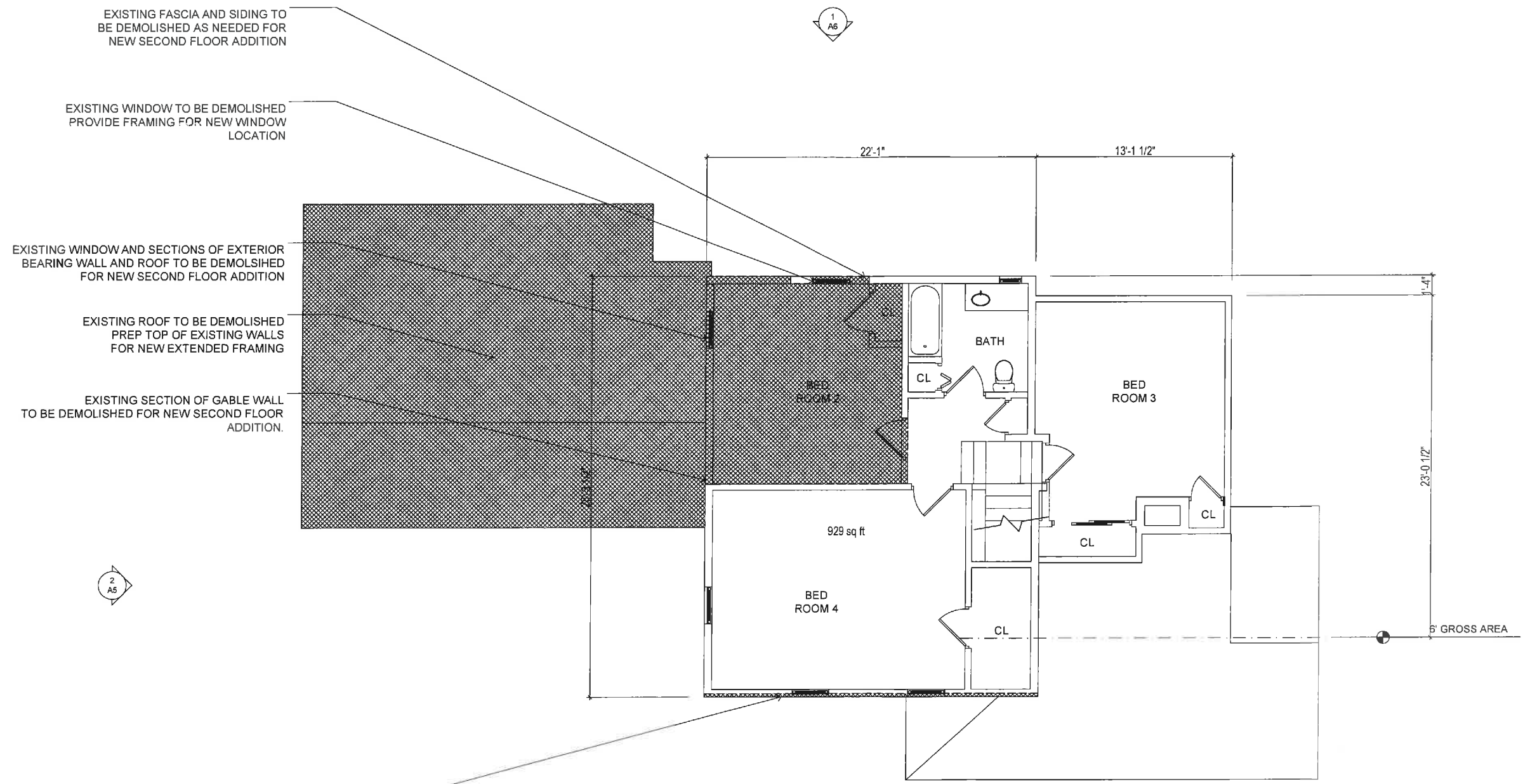
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LINDEN RESIDENCE  
81 OLIVER ROAD  
BELMONT, MA

FLOOR PLANS

Sheet  
Number:  
**A4**



**GROSS AREA SECOND FLOOR**  
(22'-1"x28'-3 1/2")+(13'-1 1/2"x23'-0 1/2") = 924sqft

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



EXISTING FASCIA AND SIDING TO  
BE DEMOLISHED AS NEEDED TO EXTEND  
GABLE END OVERHANG

EXISTING WINDOW AND SECTIONS OF EXTERIOR  
BEARING WALL AND ROOF TO BE DEMOLISHED  
FOR NEW SECOND FLOOR ADDITION

EXISTING ROOF TO BE DEMOLISHED  
PREP TOP OF EXISTING WALLS  
FOR NEW EXTENDED FRAMING

EXISTING SECTION OF GABLE WALL  
TO BE DEMOLISHED FOR NEW SECOND FLOOR  
ADDITION.

EXISTING FASCIA AND SIDING TO  
BE DEMOLISHED AS NEEDED TO EXTEND  
GABLE END OVERHANG

EXISTING ROOF TO BE DEMOLISHED  
PREP TOP OF EXISTING WALLS  
FOR NEW EXTENDED FRAMING

REVIEW HEADER CONDITIONS OVER  
GARGAE DOOR, WINDOW AND MUDROOM DOOR

13'-9"

7'-11"

GARAGE RIDGE

GARAGE CEILING

GARAGE FLOOR

RIDGE

ATTIC

6' GROSS AREA

SECOND FLOOR

FIRST FLOOR

AVERAGE GRADE

BASEMENT FLOOR

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

RIDGE

ATTIC

6' GROSS AREA

SECOND FLOOR

FIRST FLOOR

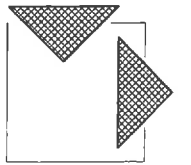
AVERAGE GRADE

BASEMENT FLOOR

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



MILLER  
DESIGN LLC

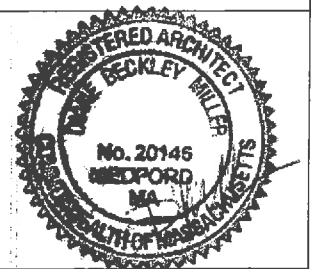


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LINDEN RESIDENCE  
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BELMONT, MA

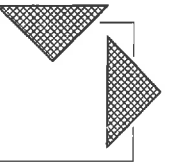
ELEVATIONS

Sheet  
Number:

A5



MILLER  
DESIGN LLC

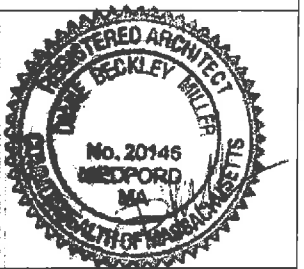


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LINDEN RESIDENCE  
81 OLIVER ROAD  
BELMONT, MA

ELEVATIONS

Sheet  
Number:

A6



EXISTING FASCIA AND SIDING TO  
BE DEMOLISHED AS NEEDED FOR  
NEW SECOND FLOOR ADDITION

EXISTING ROOF TO BE DEMOLISHED  
PREP TOP OF EXISTING WALLS  
FOR NEW EXTENDED FRAMING

EXISTING WINDOW TO BE DEMOLISHED  
PROVIDE FRAMING FOR NEW WINDOW  
LOCATION

EXISTING HVAC UNIT AND FRAMING  
TO BE REMOVED

GARAGE RIDGE

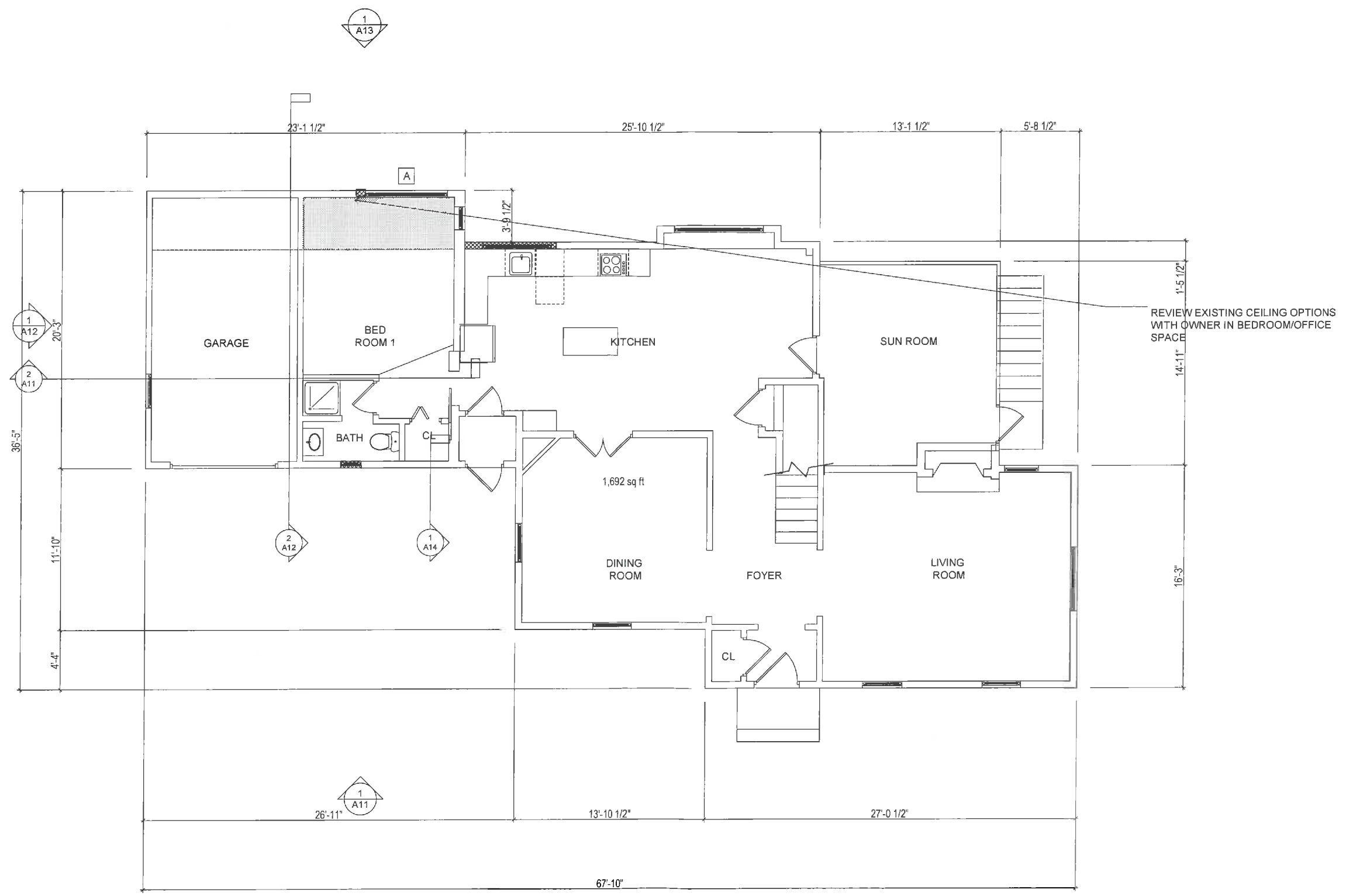
GARAGE CEILING

GARAGE FLOOR

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







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

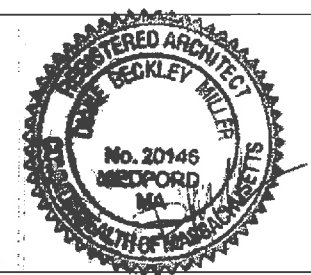


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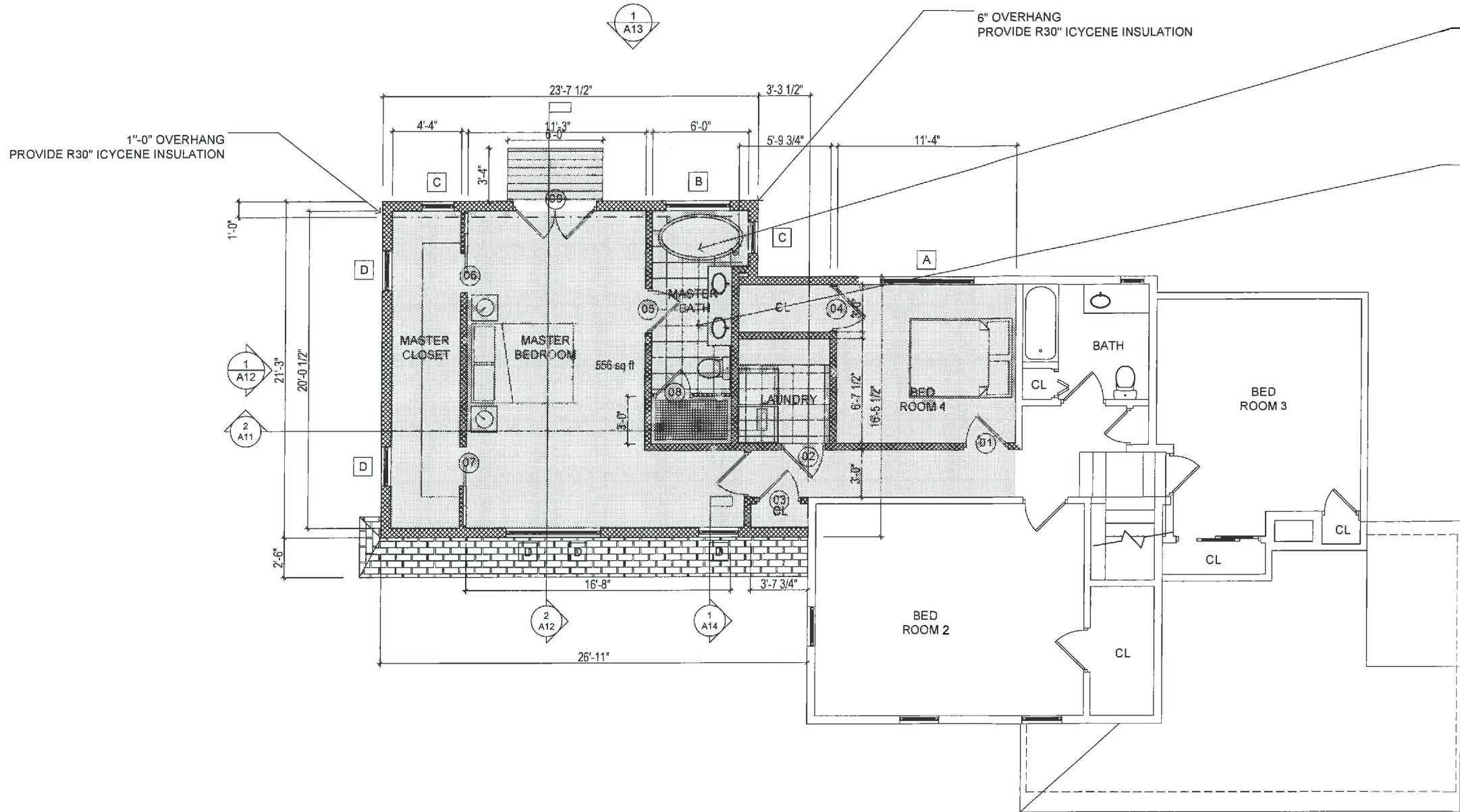


LINDEN RESIDENCE  
81 OLIVER ROAD  
BELMONT, MA

FLOOR PLANS

Sheet  
Number:

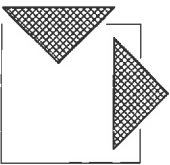
**A8**



BATHROOM 1:  
SHOWER, VANITY, TOILET, LIGHTING AS SHOWN,  
PANASONIC (OAE) MECHANICAL VENT  
PER CODE WITH INTEGRAL HEAT OPTION,  
EXTEND NEW MACHANICAL SYSTEMS AS REREQUIRED  
BLOCKING FOR TOWEL BARS AND  
TOILET PAPER HOLDERS (COORDINATE W/ OWNER)

BATHROOM 1: CONT.  
TILE FLOOR (TO BE SELECTED BY OWNER)  
5'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.  
2 SINKS W/FACITS (TO BE SELECTED BY OWNER)  
3'-0"x5'-0" FULL TILE SHOWER  
PLATE GLASS DOOR AND WALL  
W/LINEAR DRAIN AND COPPER PAN  
TOILET (LOW PROFILE)  
TO BE SELECTED BY OWNER  
FULL TILE IN SHOWER W/2 RECESSES  
FREE STANDING TUB TO BE SELECTED BY OWNER  
MRGWB OR PLASTER CEILING;  
DITRA ELECTRIC FLOOR WARMING SYSTEM  
LIGHTING AS SHOWN.

MILLER  
DESIGN LLC

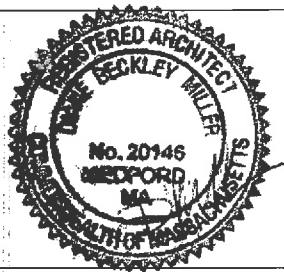


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LINDEN RESIDENCE  
81 OLIVER ROAD  
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FLOOR PLANS

Sheet  
Number:

A9

WINDOW SCHEDULE PELLA 350 SERIES		
KEY	SIZE	DISCRIPTION
A	6'-0" X 4'-2"	TRIPLE CASEMENT AS SELECTED BY OWNER
B	4'-0" X 4'-2"	DOUBLE CASEMENT AS SELECTED BY OWNER
C	2'-0" X 4'-2"	SINGLE CASEMENT AS SELECTED BY OWNER
D	2'-6" X 4'-2"	DOUBLE HUNG W/MUTTONS AS SELECTED BY OWNER

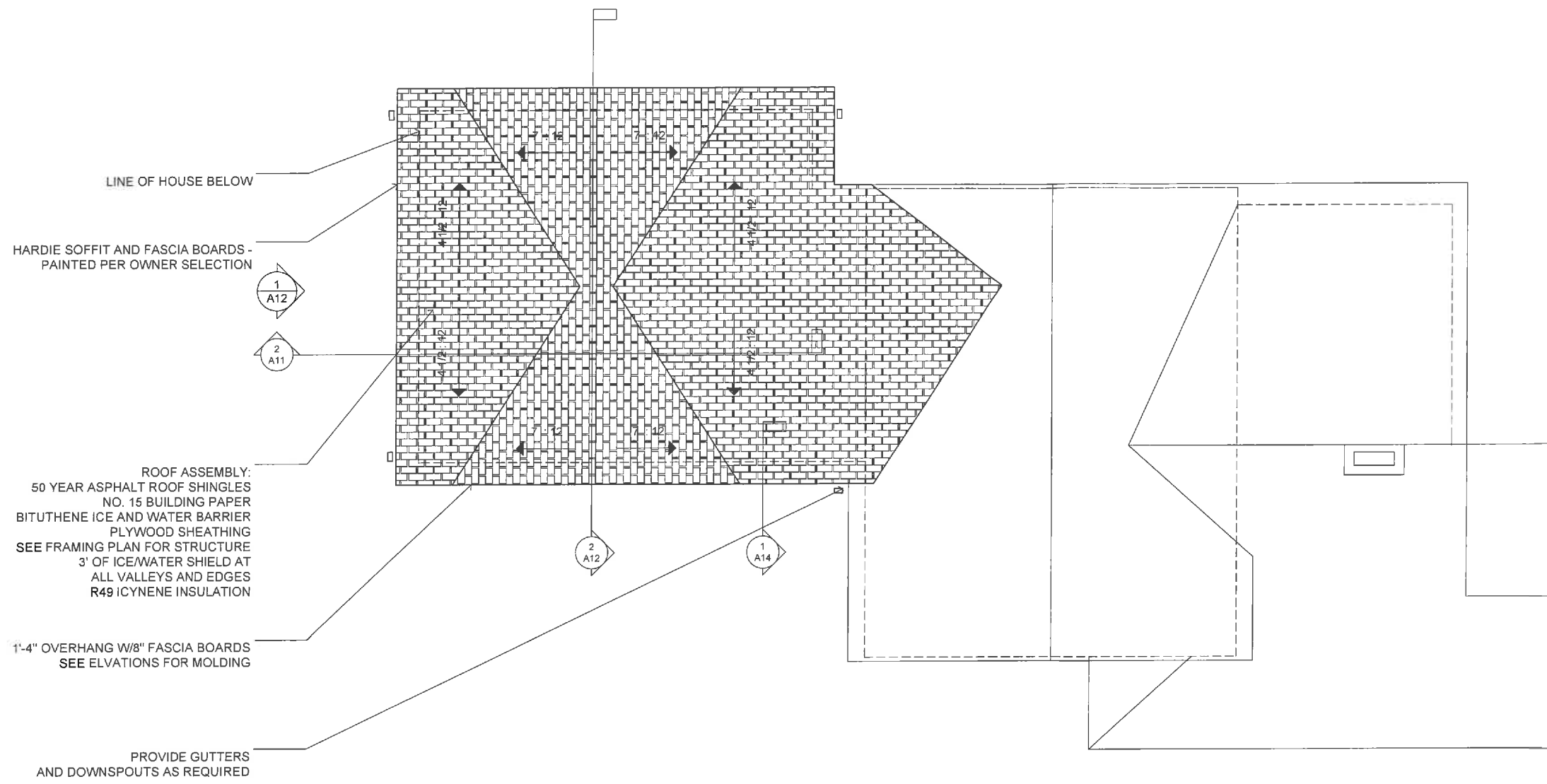
#### GROSS AREA - ADDITION

(23'-7 1/2"x21'-3")+(3'-3 1/2"x16' 5 1/2")=556sqft

PROPOSED  
PLAN

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

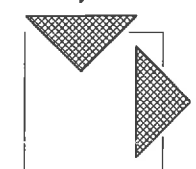




1 ROOF PLAN  
SCALE: 1/8" = 1'



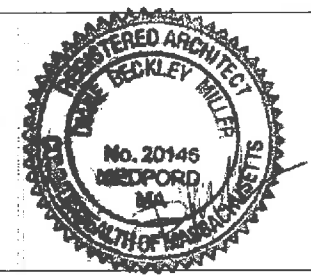
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8/19/19	ZBA SUBMISSION



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81 OLIVER ROAD  
BELMONT, MA

FLOOR PLANS

Sheet  
Number:

A10

1'-4" ROOF OVERHANG  
(TYPICAL ON ALL GABLES AND FASCIA)

EXTERIOR WALL ASSEMBLY:  
WOOD SHAKES TO MATCH EXISTING  
(SHAKES TO BE BACK PRIMED)  
AS SELECTED BY OWNER  
7/16" ZIP SYSTEM SHEATHING PANELS  
W/ TAPE AT ALL SEAMS PER MFGR SPEC  
2X6 WOOD STUDS @ 16" O.C.  
R20 ICYNENE INSULATION  
(OPEN CELL ICYNENE AT R3.7/INCH)  
1/2" GWB ON INTERIOR

GARAGE CEILING  
7'-11"  
1'-0" OVERHANG  
PROVIDE R30" ICYNENE INSULATION  
GARAGE FLOOR

SEE SECTION FOR ROOF STRUCTURE

1'-4" ROOF OVERHANG  
(TYPICAL ON ALL GABLES AND FASCIA)

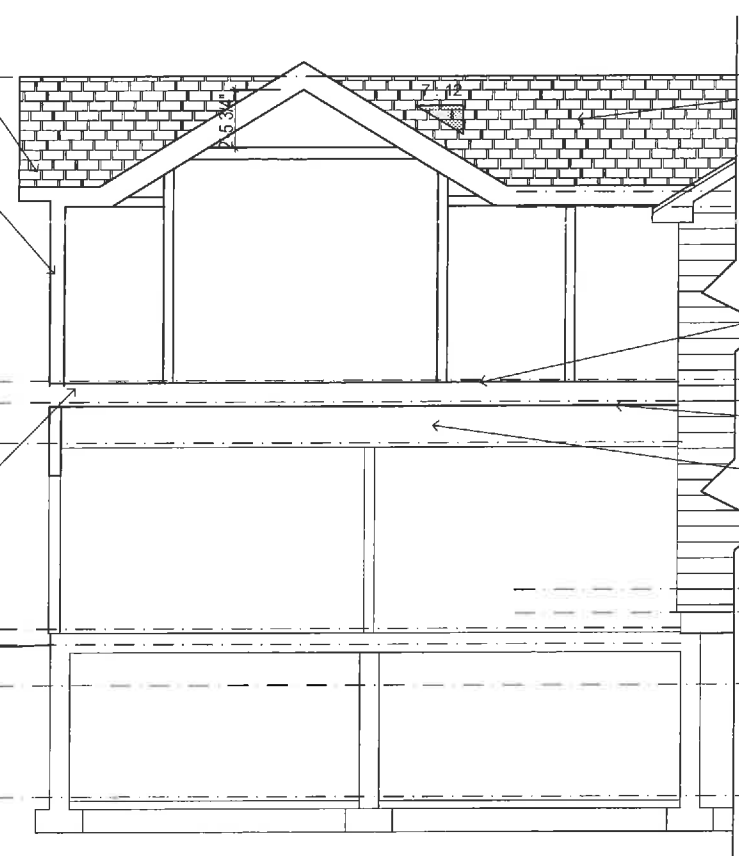
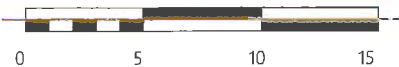
ROOF ASSEMBLY:  
50 YEAR ASPHALT ROOF SHINGLES  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER  
PLYWOOD SHEATHING  
SEE FRAMING PLAN FOR STRUCTURE  
3" OF ICE/WATER SHIELD AT  
ALL VALLEYS AND EDGES  
R49 ICYNENE INSULATION

EXTERIOR WALL ASSEMBLY:  
WOOD SHAKES TO MATCH EXISTING  
(SHAKES TO BE BACK PRIMED)  
AS SELECTED BY OWNER  
7/16" ZIP SYSTEM SHEATHING PANELS  
W/ TAPE AT ALL SEAMS PER MFGR SPEC  
2X6 WOOD STUDS @ 16" O.C.  
R20 ICYNENE INSULATION  
(OPEN CELL ICYNENE AT R3.7/INCH)  
1/2" GWB ON INTERIOR

GARAGE CEILING  
7'-11"  
GARAGE FLOOR

NEW 2'-6" ROOF OVERHANG TO MATCH  
EXISTING ROOF DETAILS W/GUTTER  
W/1'-0" WRAP AROUND CORNER

TYPICAL WINDOW TRIM  
TO MATCH EXISTING  
SIZE AND PROFILE



ROOF ASSEMBLY:  
EXTEND EXISTING ROOF 1'-4" TO  
MATCH NEW GABLE ENDS OF  
ADDITION

SECOND FLOOR / CEILING ASSEMBLY:  
(EXISTING FLOOR LEVEL TO REMAIN)  
(ASSUMES EXISTING 2X10 JOISTS)  
STC 20 SOUND BLANKET  
HARDWOOD FLOOR TME  
3/4" TONGUE & GROOVE SUBFLOOR  
BATHROOMS"  
1/4" CEMENT BACKER BOARD  
GROUT & TILE AS SELECTED BY OWNER  
(REVIEW OPTIONS FOR RADIANT  
HEAT WITH OWNER)  
SEE FRAMING DRAWINGS FOR  
FLOOR JOISTS AND BRIDGING

NEW 1'-0" SECOND FLOOR OVERHANG  
(SEE WALL SECTION FOR DETAIL)  
NEW ROOF OVERHANG TO MATCH  
EXISTING ROOF DETAILS W/GUTTER

REVIEW EXISTING CEILING OPTIONS  
WITH OWNER IN BEDROOM/OFFICE  
SPACE

ROOF ASSEMBLY:  
EXTEND EXISTING ROOF 1'-4" TO  
MATCH NEW GABLE ENDS OF  
ADDITION

2 EAST/WEST SECTION  
SCALE: 1/8" = 1'

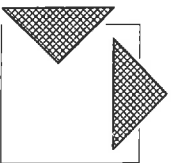


EXISTING RIDGE  
RIDGE  
ATTIC  
SECOND FLOOR  
FIRST FLOOR  
BASEMENT FLOOR  
DASHED LINE INDICATES EXTENT OF WORK  
AVERAGE GRADE

PROPOSED  
ELEVATION

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

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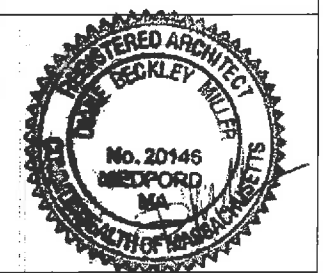


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81 OLIVER ROAD  
BELMONT, MA

ELEVATIONS

Sheet  
Number:

A11



1'-4" ROOF OVERHANG  
(TYPICAL ON ALL GABLES AND FASCIA)

NEW 3'-0" HIGH WOOD (MAHOGONY OR  
ALTERNATE SELECTED BY OWNER) POSTS  
TOP AND BOTTOM RAILS  
MATCHING CAPS - PICKETS TO BE WOOD  
OR VINYL 3" O.C. (TO BE SELECTED)  
AZEK OR SIM SLATE GRAY COMP. DECKING  
W/CONCEALED FASTENERS  
1" X 10" HARDIE TRIM BOARDS WITH  
MITERED CONNECTIONS FOR DECK

GARAGE CEILING  
SEE STRUCTURAL FOR REQUIRED  
DECK BRACING

1'-0" OVERHANG  
PROVIDE R30" ICYNENE INSULATION

GARAGE FLOOR

VENT AS REQUIRED. TO BE SELECTED  
BY OWNER

SEE SECTION FOR ROOF STRUCTURE

1'-4" ROOF OVERHANG  
(TYPICAL ON ALL GABLES AND FASCIA)

NEW 3'-0" HIGH WOOD (MAHOGONY OR  
ALTERNATE SELECTED BY OWNER) POSTS  
TOP AND BOTTOM RAILS  
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W/CONCEALED FASTENERS  
1" X 10" HARDIE TRIM BOARDS WITH  
MITERED CONNECTIONS FOR DECK

GARAGE CEILING  
SEE STRUCTURAL FOR REQUIRED  
DECK BRACING

1'-0" OVERHANG  
PROVIDE R30" ICYNENE INSULATION

GARAGE FLOOR

TYPICAL WINDOW TRIM  
TO MATCH EXISTING  
SIZE AND PROFILE

RIDGE

ATTIC

SECOND FLOOR

FIRST FLOOR

AVERAGE GRADE

BASEMENT FLOOR

ROOF ASSEMBLY:  
EXTEND EXISTING ROOF 1'-4" TO  
MATCH NEW GABLE ENDS OF  
ADDITION

EXTERIOR WALL ASSEMBLY:  
WOOD SHAKES TO MATCH EXISTING  
(SHAKES TO BE BACK PRIMED)  
AS SELECTED BY OWNER  
7/16" ZIP SYSTEM SHEATHING PANELS  
W/ TAPE AT ALL SEAMS PER MFGR SPEC  
2X6 WOOD STUDS @ 16" O.C.  
R20 ICYNENE INSULATION  
(OPEN CELL ICYNENE AT R3.7/INCH)  
1/2" GWB ON INTERIOR

NEW 1'-0" SECOND FLOOR OVERHANG  
(SEE WALL SECTION FOR DETAIL)  
NEW ROOD OVERHANG TO MATCH  
EXISTING ROOD DETAILS W/GUTTER

REVIEW EXISTING CEILING OPTIONS  
WITH OWNER IN BEDROOM/OFFICE  
SPACE

ROOF ASSEMBLY:  
EXTEND EXISTING ROOF 1'-4" TO  
MATCH NEW GABLE ENDS OF  
ADDITION

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

RIDGE

ATTIC

SECOND FLOOR

FIRST FLOOR

AVERAGE GRADE

BASEMENT FLOOR

ROOF ASSEMBLY:  
50 YEAR ASPHALT ROOF SHINGLES  
NO. 15 BUILDING PAPER  
BITUTHENE ICE AND WATER BARRIER  
PLYWOOD SHEATHING  
SEE FRAMING PLAN FOR STRUCTURE  
3' OF ICE/WATER SHIELD AT  
ALL VALLEYS AND EDGES  
R49 ICYNENE INSULATION

EXTERIOR WALL ASSEMBLY:  
WOOD SHAKES TO MATCH EXISTING  
(SHAKES TO BE BACK PRIMED)  
AS SELECTED BY OWNER  
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W/ TAPE AT ALL SEAMS PER MFGR SPEC  
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1/2" GWB ON INTERIOR

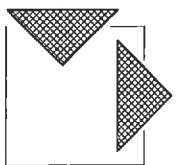
NEW 2'-6" ROOF OVERHANG TO MATCH  
EXISTING ROOF DETAILS W/GUTTER  
W/1'-0" WRAP AROUND CORNER

DASHED LINE INDICATES EXTENT OF WORK

PROPOSED  
ELEVATION

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

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DESIGN LLC

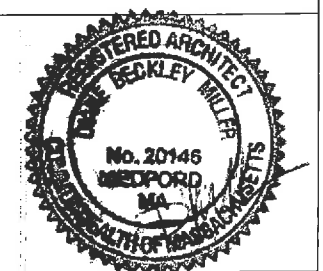


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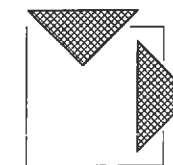
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BELMONT, MA

ELEVATIONS

Sheet  
Number:

A12

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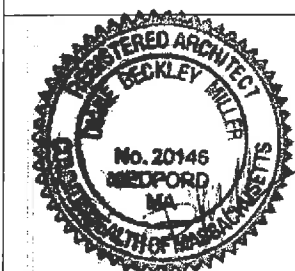


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81 OLIVER ROAD  
BELMONT, MA

ELEVATIONS

Sheet  
Number:

A13

DASHED LINE INDICATES EXTENT OF WORK

SEE SECTION FOR ROOF STRUCTURE

NEW 3'-0" HIGH WOOD (MAHOGONY OR  
ALTERNATE SELECTED BY OWNER) POSTS  
TOP AND BOTTOM RAILS  
MATCHING CAPS - PICKETS TO BE WOOD  
OR VINYL 3" O.C. (TO BE SELECTED)  
AZEK OR SIM SLATE GRAY COMP. DECKING  
W/CONCEALED FASTENERS

1" X 10" HARDIE TRIM BOARDS WITH  
MITERED CONNECTIONS FOR DECK

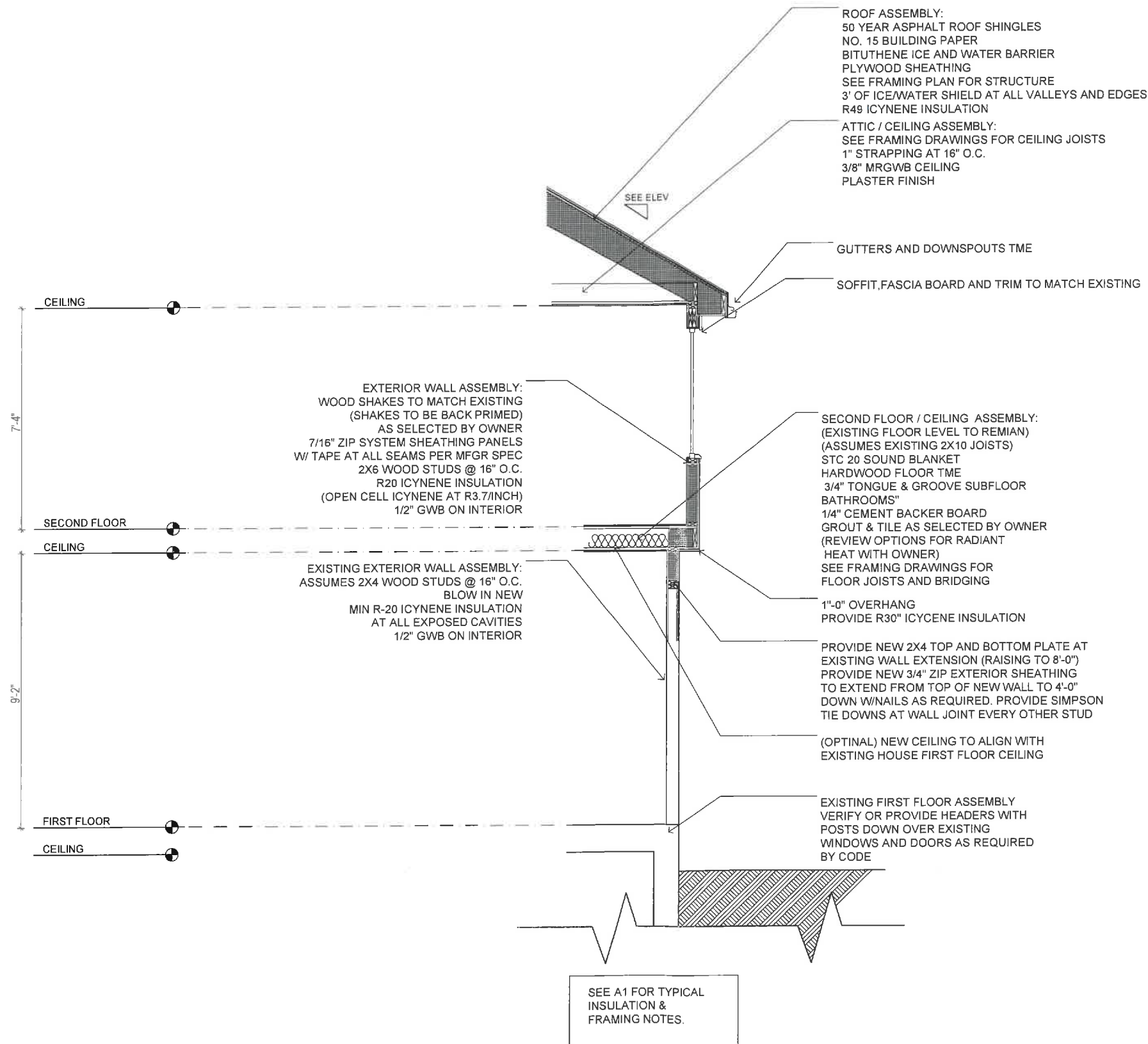
TYPICAL WINDOW TRIM  
TO MATCH EXISTING  
SIZE AND PROFILE

1'-4" ROOF OVERHANG  
(TYPICAL ON ALL GABLES AND FASCIA)

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NO. 15 BUILDING PAPER  
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PLYWOOD SHEATHING  
SEE FRAMING PLAN FOR STRUCTURE  
3' OF ICE/WATER SHIELD AT  
ALL VALLEYS AND EDGES  
R49 ICYNENE INSULATION

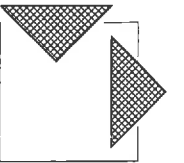
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W/ TAPE AT ALL SEAMS PER MFGR SPEC  
2X6 WOOD STUDS @ 16" O.C.  
R20 ICYNENE INSULATION  
(OPEN CELL ICYNENE AT R3.7/INCH)  
1/2" GWB ON INTERIOR





1 WALL SECTION  
 SCALE: NTS

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 DESIGN LLC

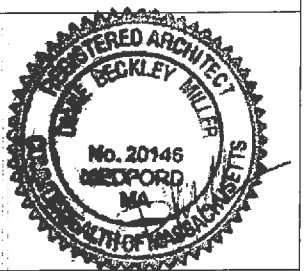


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WALL SECTION

Sheet  
 Number:

A14