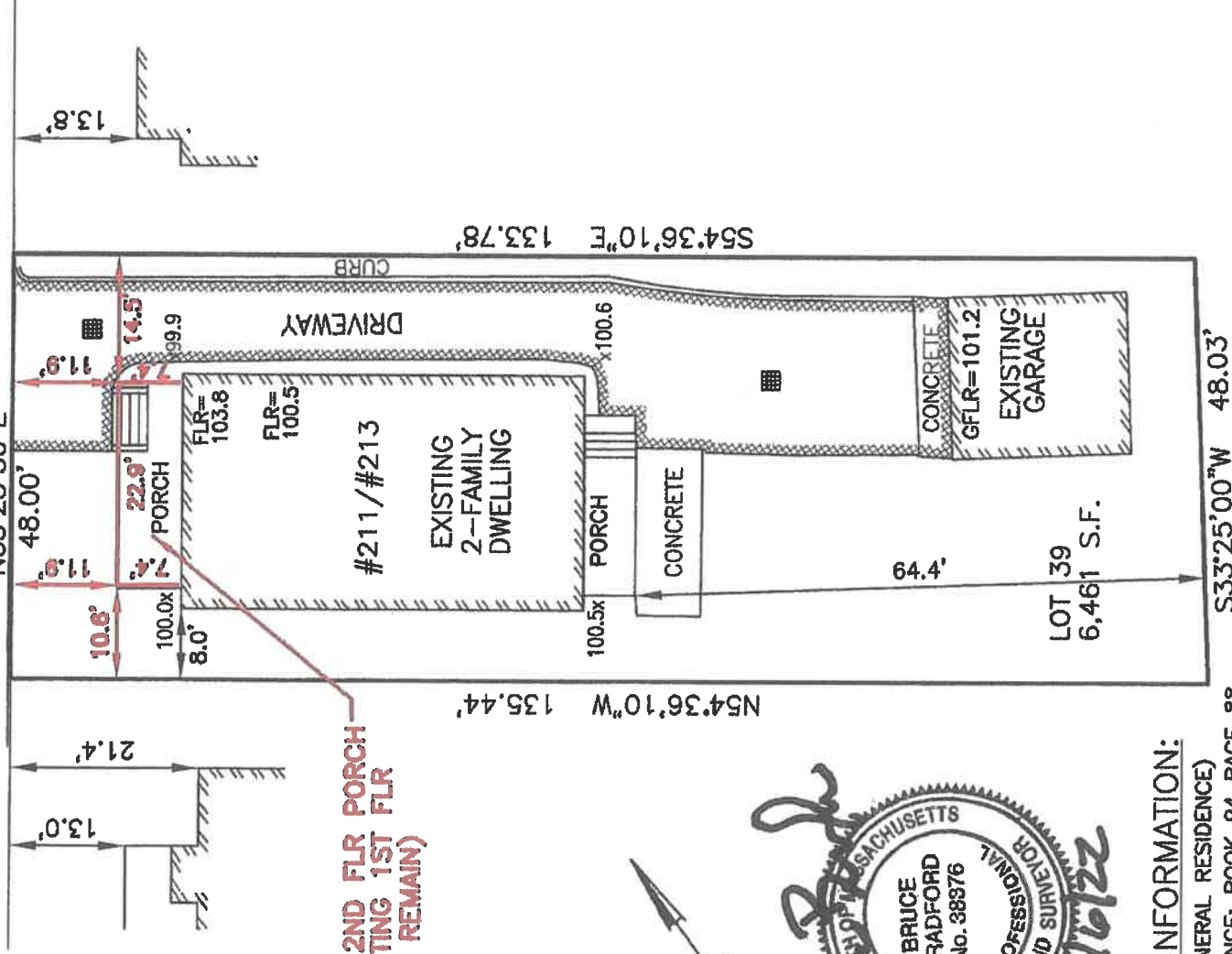
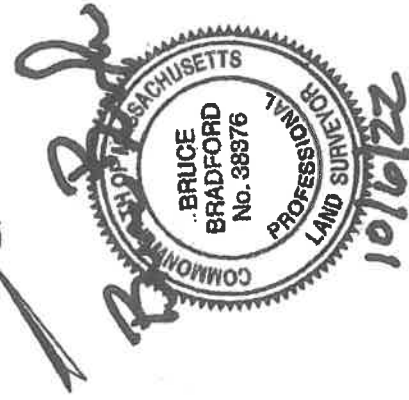


BEECH STREET

N35°23'50"E



PROPOSED 2ND FLR PORCH
ABOVE EXISTING 1ST FLR
PORCH (TO REMAIN)



ZONING INFORMATION:

ZONE: R (GENERAL RESIDENCE)
DEED REFERENCE: BOOK 94 PAGE 88
PLAN REFERENCE: LCC 24422 BOOK 163 PAGE 473

	EXISTING		PROPOSED		REQUIRED/ PERMITTED	
	LOT AREA	6,461 S.F.	6,461 S.F.	5,000 S.F. MIN.		
LOT FRONTAGE	48.00'	48.00'	48.00'	50' MIN.		
SETBACK						
FRONT	11.9'	11.9'	11.9'	13.4' MIN. *AVG		
SIDE	8.0'	8.0'	8.0'	10' MIN.		
REAR	64.4'	64.4'	64.4'	30' MIN.		
*AVERAGED FRONT SETBACK $(13.0+13.8)/2=13.4'$						
LOT COVERAGE	28.0%	28.4%	28.4%	30% MAX.		
OPEN SPACE	50%	50%	50%	40% MIN.		
BUILDING HGT	25.7'	25.7'	25.7'	33' MAX.		
# OF STORIES	X	X	X	2.5 MAX.		

THIS PROPERTY DOES NOT LIE WITHIN THE
WETLANDS OR WETLANDS BUFFER ZONE.
THIS PROPERTY IS LOCATED IN ZONE X
FIRM MAP DATED JUNE 4, 2010
COMMUNITY PANEL NUMBER 25017C 0418E

Owner PAUL & PAULA ALOISIO
House No. 213
Loc. Lot 26-78-213
App. No.
Date OCTOBER 6, 2022
Scale: 1 in. = 20 Ft.

ESTABLISHED 1916



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

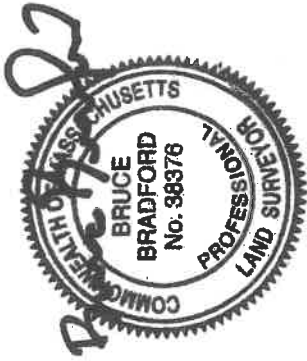
(617) 527-8750
embrooks@embrooks.com

PLAN OF LAND IN
BELMONT, MA

213 BEECH STREET
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 6, 2022
DRAWN: LNS
CHECK: BB

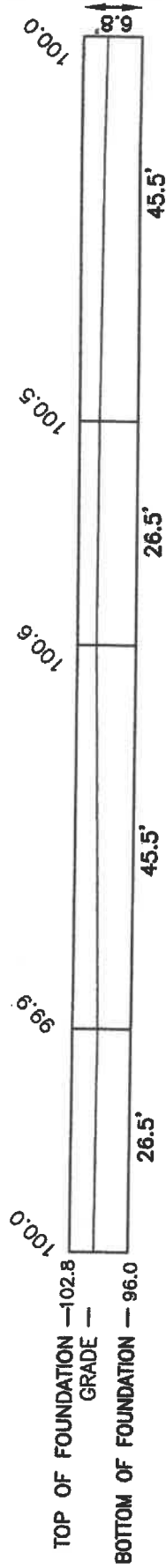
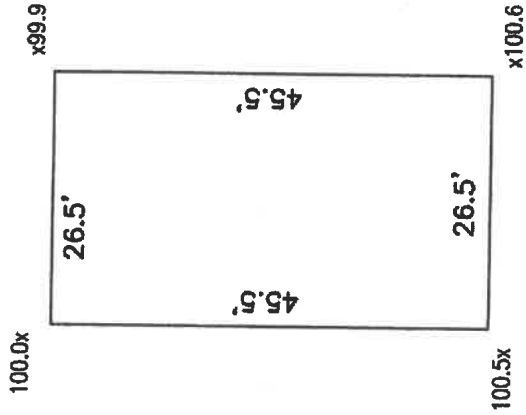
PROJECT NO. 26284



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
INFO@EVERETTBROOKS.COM

213 BEECH STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: APRIL 13, 2022
PROJECT NO. 26284



TOP FOUNDATION	102.8
BOT. FOUNDATION	96
HEIGHT OF FOUND WALL	6.8

SEGMENT:	LENGTH (FEET)	GRADE AT START OF SEGMENT	GRADE AT END OF SEGMENT	AREA OF EXPOSED FOUND. WALL	TOTAL AREA OF FOUND. WALL
A	26.5	100.0	99.9	75.525	180.2
B	45.5	99.9	100.6	116.025	309.4
C	26.5	100.6	100.5	59.625	180.2
D	45.5	100.5	100.0	116.025	309.4
E	0.0	100.0	0.0	0	0

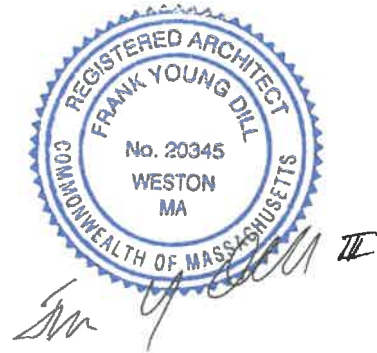
SUMS:	367.2	979.2
-------	-------	-------

[1-(SUM OF EXPOSED AREA)/(SUM OF SEGMENT AREA)] x 100

[1-(367.20/979.20)] x 100

62.5% THEREFORE THIS SPACE IS A CELLAR AS DEFINED IN THE ZONING BY-LAW

Cellar - A portion of a building partially underground, having 60% or more of its clear height below grade.
(see basement)



PROJECT INFORMATION

PROJECT DESCRIPTION:

DEMOLISH EXISTING SECOND STORY
OPEN FRONT PORCH AND ROOF. RETAIN
EXISTING FIRST FLOOR FRONT PORCH,
BRICK PIERS, AND GUARDRAILS.

CONSTRUCT NEW ENCLOSED AND
CONDITIONED SPACE ON SECOND FLOOR
OF APPROXIMATELY 168 GROSS SQ FT.

RENOVATE EXISTING INTERIOR SPACE
INCLUDING A NEW POWDER ROOM.

SCOPE OF WORK INCLUDES
STRUCTURAL, MECHANICAL, ELECTRICAL
AND PLUMBING WORK AS REQUIRED TO
SUPPORT ADDITION AND RENOVATION.

NO CHANGES TO THE SITE ARE
PROPOSED.

TAX ASSESSOR'S PARCEL NUMBERS:

211 BEECH (FIRST FLOOR):
26-78--211

213 BEECH (SECOND FLOOR):
26-78--213

211/213 BEECH STREET IS A
TWO-FAMILY CONDOMINIUM.
PAUL AND PAULA ALOISIO CURRENTLY
OWN BOTH DWELLING UNITS.

DRAWING INDEX

ARCHITECTURAL		ISSUE DATE	CURRENT REVISION	EXISTING CONDITIONS		
A0.1	DRAWING INDEX	10.10.2022	11.30.2022	X2.2	SECOND FLOOR PLAN EXISTING CONDITIONS	10.10.2022 -
A0.2	EXISTING CONDITIONS PHOTOGRAPHS	11.30.2022	-	X3.1	NORTH EXTERIOR ELEVATION EXISTING CONDITIONS	10.10.2022 -
A0.3	TYPICAL NEIGHBORHOOD ENCLOSED FRONT PORCHES	11.30.2022	-	X3.2	WEST EXTERIOR ELEVATION EXISTING CONDITIONS	10.10.2022 -
A2.2	SECOND FLOOR PLAN PROPOSED	10.10.2022	-	X3.3	SOUTH EXTERIOR ELEVATION EXISTING CONDITIONS	10.10.2022 -
A3.1	NORTH EXTERIOR ELEVATION PROPOSED	10.10.2022	-	PLOT PLAN		
A3.2	WEST EXTERIOR ELEVATION PROPOSED	10.10.2022	-	BASEMENT/CELLAR CALCULATION		
A3.3	SOUTH EXTERIOR ELEVATION PROPOSED	10.10.2022	-			



1. EXISTING HOUSE LOOKING SOUTHEAST FROM BEECH STREET. FIRST FLOOR BRICK GUARDRAILS AND PIERS ARE TO REMAIN. SECOND FLOOR FRONT PORCH TO BE RECONSTRUCTED AND ENCLOSED.



2. EXISTING HOUSE LOOKING EAST FROM BEECH STREET



3. NEIGHBORHOOD PRECEDENT 15-17 LESLIE ROAD
(SAME BLOCK AS SUBJECT PROPERTY)



4. NEIGHBORHOOD PRECEDENT 35-37 LESLIE ROAD
(SAME BLOCK AS SUBJECT PROPERTY)



5. NEIGHBORHOOD PRECEDENT 265-267 BEECH
STREET (CLOSE TO SUBJECT PROPERTY)



6. NEIGHBORHOOD PRECEDENT 20-22 CREELEY ROAD
(CLOSE TO SUBJECT PROPERTY)



7. NEIGHBORHOOD PRECEDENT 227-229 BEECH
STREET (SAME BLOCK AS SUBJECT PROPERTY)



8. NEIGHBORHOOD PRECEDENT 285-287 BEECH
STREET (CLOSE TO SUBJECT PROPERTY)



9. NEIGHBORHOOD PRECEDENT 281-283 BEECH
STREET (CLOSE TO SUBJECT PROPERTY)



10. NEIGHBORHOOD PRECEDENT 219-221 BEECH
STREET (SAME BLOCK AS SUBJECT PROPERTY)



Frank Young Dill

X 2.2

AREA OF PROPOSED
DEMOLITION

±45'-6 3/4" (EXTERIOR FACE OF FINISH, 2ND FLOOR)

EXISTING PORCH
ROOF TO BE
REMOVED

SLOPE DN
3:12 PITCH

EXISTING WINDOWS
TO BE REMOVED

UNIT #2
BEDRM THREE
222

CLOSET

CLOSET

UNIT #2
BEDRM TWO
202

UNIT #2
BATH
206

UNIT #2
BEDRM ONE
208

UNIT #2
ENTRY
200

UNIT #2
HALL
204

UNIT #2
ATTIC
300

UNIT #2
FRONT PORCH
220

EXISTING SECOND
FLOOR FRONT
PORCH TO BE
REMOVED

EXISTING DOOR
TO REMAIN

UNIT #2
LIVING RM
218

EXISTING WINDOWS
TO REMAIN

UNIT #2
DINING RM
216

UNIT #2
PANTRY
214

UNIT #2
KITCHEN
212

UNIT #2
BACK PORCH
210

PLAN
NORTH



TRUE
NORTH



2' 4' 6' 8'

213 BEECH STREET BELMONT MA
SECOND FLOOR PLAN
EXISTING CONDITIONS

Revised

Project ALOISIO RESIDENCE

Scale 1/4" = 1'-0"

Reference

Issued 10.10.2022

Drawn By FYD

FRANK DILL
ARCHITECTS

27 Leslie Road

Belmont, MA 02478

857.998.7414

frank@frankdillarchitects.com

±26'-5" (EXTERIOR FACE OF FINISH, 2ND FLOOR)

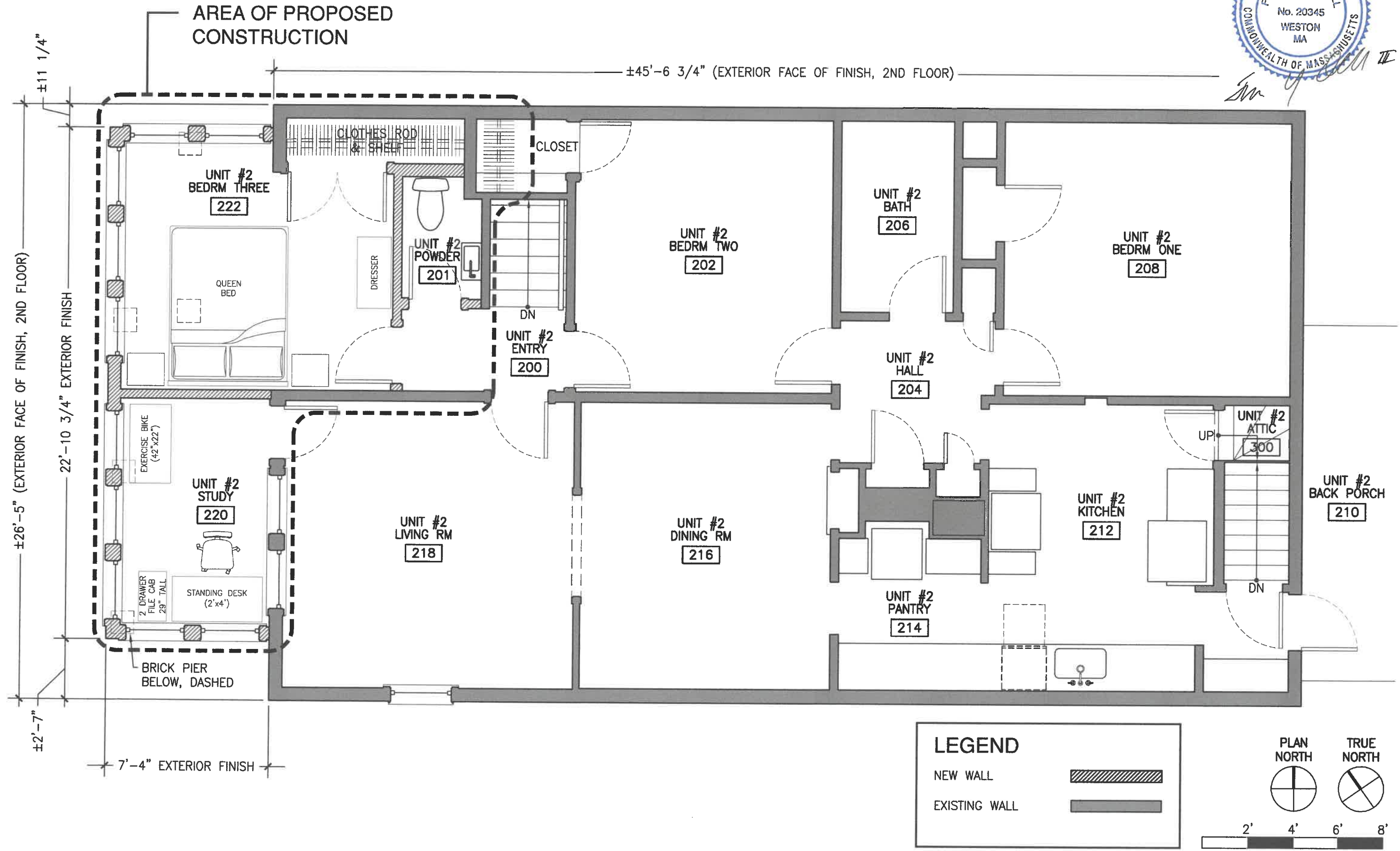


A 2.2

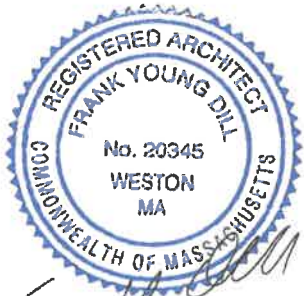
213 BEECH STREET BELMONT MA
SECOND FLOOR PLAN
PROPOSED

Project ALOISIO RESIDENCE
Scale 1/4" = 1'-0"
Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com



T.O. ROOF RIDGE
+131'-3 1/2"



ATTIC SUBFLOOR
+121'-5 1/2"
2ND FINISH CEILING
+120'-9 1/2"

2ND FINISH FLOOR
+112'-9 1/2"
1ST FINISH CEILING
+111'-10 1/2"

1ST FINISH FLOOR
+103'-9 1/2"
CELLAR FIN CLG
+102'-9 1/2"

CELLAR T.O. SLAB
+96'-0"

±9'-10"
8'-0"
11"
8'-1"
1'-0"
±6'-9 1/2"

EXISTING ALUMINUM
GUTTER, TYP

EXISTING ALUMINUM
SIDING, 8" EXPOSURE,
TYP

EXISTING VINYL
WINDOW, TYP

EXISTING CMU
FOUNDATION, TYP

EXISTING COMPOSITION SHINGLE
ROOF

AREA OF PROPOSED
DEMOLITION

EXISTING SECOND FLOOR OPEN
PORCH TO BE REMOVED

EXISTING PORCH ROOF
TO BE REMOVED

EXISTING BRICK PIER, TYP OF 5

EXISTING FRONT STEPS AND
HANDRAILS

EXISTING GRADE



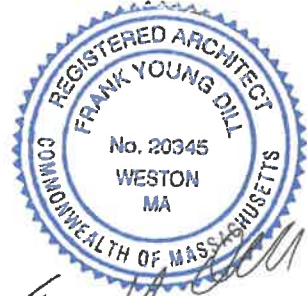
X
3.1

213 BEECH STREET BELMONT MA
NORTH EXTERIOR ELEVATION
EXISTING CONDITIONS

Project ALOSIO RESIDENCE
Scale 1/4" = 1'-0"
Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com

T.O. ROOF RIDGE
+131'-3 1/2"



ATTIC SUBFLOOR
+121'-5 1/2"
2ND FINISH CEILING
+120'-9 1/2"

2ND FINISH FLOOR
+112'-9 1/2"
1ST FINISH CEILING
+111'-10 1/2"

1ST FINISH FLOOR
+103'-9 1/2"
CELLAR FIN CLG
+102'-9 1/2"

CELLAR T.O. SLAB
+96'-0"

±9'-10"

8'-0"

11"

8'-1"

1'-0"

±6'-9 1/2"

EXISTING ALUMINUM
GUTTER, TYP

EXISTING ALUMINUM
SIDING, 8" EXPOSURE,
TYP

EXISTING VINYL
WINDOW, TYP

EXISTING CMU
FOUNDATION, TYP

EXISTING COMPOSITION SHINGLE
ROOF

AREA OF PROPOSED
CONSTRUCTION

NEW COMPOSITION SHINGLE ROOF
SIM TO EXISTING, TYP

NEW EAVE, FASCIA AND GUTTER
SIM TO EXISTING, TYP

NEW 5.5" PAINTED FIBER CEMENT
CORNER TRIM, TYP

NEW DOUBLE HUNG VINYL
WINDOW, TYP

NEW PAINTED FIBER CEMENT
SIDING, 8" EXPOSURE TO MATCH
EXISTING, TYP

EXISTING BRICK PIER TO REMAIN,
TYP OF 5

NEW ALUMINUM DOWNSPOUT
SIMILAR TO EXISTING

EXISTING FRONT STEPS AND
HANDRAILS TO REMAIN

EXISTING & PROPOSED GRADE



A
3.1

213 BEECH STREET BELMONT MA
NORTH EXTERIOR ELEVATION
PROPOSED

Revised

Project ALOSIO RESIDENCE
Scale 1/4" = 1'-0"

Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL
ARCHITECTS

27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com

T.O. ROOF RIDGE
+131'-3 1/2"

ATTIC SUBFLOOR
+121'-5 1/2"
2ND FINISH CEILING
+120'-9 1/2"

2ND FINISH FLOOR
+112'-9 1/2"
1ST FINISH CEILING
+111'-10 1/2"

1ST FINISH FLOOR
+103'-9 1/2"
CELLAR FIN CLG
+102'-9 1/2"

CELLAR T.O. SLAB
+96'-0"



±9'-10"

8'-0"

11"

8'-1"

1'-0"

±6'-9 1/2"

EXISTING COMPOSITION SHINGLE ROOF

EXISTING WINDOWS TO BE REMOVED

EXISTING PORCH ROOF TO BE REMOVED

EXISTING ALUMINUM DOWNSPOUT, TYP

EXISTING FRONT STEPS AND HANDRAILS

EXISTING GRADE



EXISTING VINYL WINDOW, TYP

EXISTING ALUMINUM SIDING, 8" EXPOSURE, TYP

AREA OF PROPOSED DEMOLITION

EXISTING SECOND FLOOR OPEN PORCH TO BE REMOVED

EXISTING BRICK PIER, TYP OF 5

EXISTING VINYL WINDOW, TYP

EXISTING CONCRETE BLOCK GUARDRAIL

EXISTING ALUMINUM DOWNSPOUT, TYP

EXISTING GRADE



T.O. ROOF RIDGE
+131'-3 1/2"



ATTIC SUBFLOOR
+121'-5 1/2"
2ND FINISH CEILING
+120'-9 1/2"

2ND FINISH FLOOR
+112'-9 1/2"
1ST FINISH CEILING
+111'-10 1/2"

1ST FINISH FLOOR
+103'-9 1/2"
CELLAR FIN CLG
+102'-9 1/2"

CELLAR T.O. SLAB
+96'-0"

±9'-10"
8'-0"
8'-1"
1'-0"
±6'-9 1/2"

EXISTING COMPOSITION SHINGLE ROOF

NEW PAINTED PVC WINDOW CASING AND BACK BAND, TYP

NEW PAINTED PVC WINDOW SILL AND APRON, TYP

NEW 7.25" PAINTED FIBER CEMENT SKIRT BOARD, TYP

EXISTING ALUMINUM DOWNSPOUT, TYP

NEW ALUMINUM DOWNSPOUT SIMILAR TO EXISTING

EXISTING FRONT STEPS AND HANDRAILS TO REMAIN

EXISTING & PROPOSED GRADE

±8 1/2
12
3

EXISTING VINYL WINDOW, TYP
EXISTING ALUMINUM SIDING, 8" EXPOSURE, TYP

AREA OF PROPOSED CONSTRUCTION

NEW COMPOSITION SHINGLE ROOF SIM TO EXISTING, TYP

NEW EAVE, FASCIA AND GUTTER SIM TO EXISTING, TYP

NEW 5.5" PAINTED FIBER CEMENT CORNER TRIM, TYP

NEW DOUBLE HUNG VINYL WINDOW, TYP

NEW PAINTED FIBER CEMENT SIDING, 8" EXPOSURE TO MATCH EXISTING, TYP

EXISTING BRICK PIER TO REMAIN, TYP OF 5

EXISTING VINYL WINDOW, TYP

NEW ALUMINUM DOWNSPOUT SIMILAR TO EXISTING

EXISTING ALUMINUM DOWNSPOUT, TYP

EXISTING & PROPOSED GRADE



213 BEECH STREET BELMONT MA
WEST EXTERIOR ELEVATION
PROPOSED

Project ALOSIO RESIDENCE
Scale 1/4" = 1'-0"
Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com

A
3.2

T.O. ROOF RIDGE
+131'-3 1/2"



ATTIC SUBFLOOR
+121'-5 1/2"
2ND FINISH CEILING
+120'-9 1/2"

2ND FINISH FLOOR
+112'-9 1/2"
1ST FINISH CEILING
+111'-10 1/2"

1ST FINISH FLOOR
+103'-9 1/2"
CELLAR FIN CLG
+102'-9 1/2"

CELLAR T.O. SLAB
+96'-0"

EXISTING COMPOSITION SHINGLE
ROOF

AREA OF PROPOSED
DEMOLITION

EXISTING SECOND FLOOR OPEN
PORCH TO BE REMOVED

EXISTING BRICK PIER, TYP OF 5

EXISTING CONCRETE BLOCK
GUARDRAIL

EXISTING GRADE

EXISTING ALUMINUM
GUTTER, TYP

EXISTING ALUMINUM
SIDING, 8" EXPOSURE,
TYP

EXISTING VINYL
WINDOW, TYP

EXISTING CMU
FOUNDATION, TYP



213 BEECH STREET BELMONT MA
SOUTH EXTERIOR ELEVATION
EXISTING CONDITIONS

Revised

Project ALOSIO RESIDENCE
Scale 1/4" = 1'-0"

Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com

T.O. ROOF RIDGE
+131'-3 1/2"



ATTIC SUBFLOOR

+121'-5 1/2"
2ND FINISH CEILING

+120'-9 1/2"

2ND FINISH FLOOR

+112'-9 1/2"

1ST FINISH CEILING

+111'-10 1/2"

1ST FINISH FLOOR

+103'-9 1/2"

CELLAR FIN CLG

+102'-9 1/2"

CELLAR T.O. SLAB

+96'-0"

EXISTING COMPOSITION SHINGLE
ROOF

AREA OF PROPOSED
CONSTRUCTION

NEW COMPOSITION SHINGLE ROOF
SIM TO EXISTING, TYP

NEW EAVE, FASCIA AND GUTTER
SIM TO EXISTING, TYP

NEW DOUBLE HUNG VINYL
WINDOW, TYP

NEW PAINTED FIBER CEMENT
SIDING, 8" EXPOSURE TO MATCH
EXISTING, TYP

NEW ALUMINUM DOWNSPOUT
SIMILAR TO EXISTING

EXISTING BRICK PIER TO REMAIN,
TYP OF 5

EXISTING CONCRETE BLOCK
GUARDRAIL TO REMAIN

EXISTING & PROPOSED GRADE

EXISTING ALUMINUM
GUTTER, TYP

EXISTING ALUMINUM
SIDING, 8" EXPOSURE,
TYP

EXISTING VINYL
WINDOW, TYP

EXISTING CMU
FOUNDATION, TYP



A
3.3

213 BEECH STREET BELMONT MA
SOUTH EXTERIOR ELEVATION
PROPOSED

Revised

Project ALOSIO RESIDENCE
Scale 1/4" = 1'-0"

Reference
Issued 10.10.2022
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com