

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, September 14, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Michael and Judith Hanley to enclose and expand a porch at 12 Little Pond Road located in Single Residence C (SRC) Zoning District, for One Special Permit under Section 1.5 of the Zoning By-Law. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback is 9.5'.

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 2, 2020

Michael and Judith Hanley
12 Little Pond Road
Belmont, MA 02478

RE: Denial to Enclose and Expand Porch

Dear Mr. Martin,

The Office of Community Development is in receipt of your building permit application for your proposal to enclose and expand an existing one story porch at 12 Little Pond Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, 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 9.5'.

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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 6/7/20

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 12 Little Pond Rd, Belmont Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

a one story rear expansion of the side porch

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

Signature of Petitioner *Michael J. Hanley*
Print Name Michael and Justice Hanley
Address 12 Little Pond Road
Belmont, MA 02478
Daytime Telephone Number 617-489-7130

December 6, 2005

Belmont Special Permit Application Statement
12 Little Pond Road

Judi and Mike Hanley, of 12 Little Pond Road, seek special permit relief for the side yard setback in order to expand their one story side screened porch and convert it into a den.

Mike and I have lived in Belmont for 24 years and at our current residence for 19 years. We live here with our two child ages 18 years old and 14 years old. Since my childhood, I have been an active member of my church located in Belmont. While our children attended Belmont public schools, we both chaperoned various school field trips. Both of our children played multiple town sports and both were soccer referees. Mike has been an assistant coach for various town sports for close to ten years. The entire family helped with the Joey's Park rebuild in 2013. During our time at this house, we have enjoyed using the porch during the summer. As a result of the Covid-19 pandemic, our needs have changed. With the uncertainty of the schools starting up in the fall and a continued working from home schedule, we would like to better utilize this space.

The proposed addition is only 29 sf (4'-3" x 6'-11"). The screened porch is currently 6'-11" wide (outside dimension) which creates a narrow interior space of 6'-5" wide and a side setback of 9.5' (10' required). We intend to maintain these dimensions, however we would like to extend the room back to align with the rear of the main house so that the length of the room will increase from 12'-8" to 16'-11" (outside dimensions). The proposed work does not increase the height or story count and it only changes the lot coverage from 17.4% to 17.8% (25% required). The proposed work also involves removing the clunky awnings that extend another 2' on all sides of the structure, so in this regard, the proposed addition actually represents *an improvement* in terms of the perceived bulk of the structure and perceived distance from the side property line. Also, the proposed addition is on the rear of the structure so it has minimal impact on the massing and aesthetics as seen from the street, and the massing is simply an extension of the shed roof line for a seamless transition. Lastly, most of the homes on the street are also central entrance colonials with a one story side sun room, and many of those are enclosed spaces virtually identical to what we are proposing (see attached photos).

In conclusion, the proposed home is comparable in scale and style to many other homes in the neighborhood. The proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.



Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 12 Little Pond Road
 Surveyor Signature and Stamp: _____

Zone: SRC Date: 5/10/20

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,210 S.F.	6,210 S.F.
Lot Frontage	75'	69'	69'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	17.4%	17.8%
Open Space	50%	76.3%	75.8%
Front Setback	25.8'	27.6'	27.6'
Side Setback	10'	13.6'	13.6'
Side Setback	10'	9.5'	9.5'
Rear Setback	27'	26.4'	26.4'
Building Height	30'	26.7'	26.7'
Stories	2-1/2	2	2
1/2 Story Calculation See basement calc. sheets.			

NOTES:

DLJ Geomatics
 276 North Street
 Weymouth, MA 02191
landsurv@comcast.net
 781-812-0457

12 Little Pond Road
 Belmont, MA 02478
 Basement Calculations:

The foundation walls are 7.05' high. There are four segments.

Segment:	Length:	Area:	Area Below Grade:
A	28.2'	198.81 S.F.	119.29 S.F.
B	24.1'	169.91 S.F.	99.29 S.F.
C	28.2'	198.81 S.F.	144.67 S.F.
D	24.1'	169.91 S.F.	126.28 S.F.
Total:		737.44 S.F.	489.53 S.F.

$489.53/737.44 = .6638$

66.38% of the foundation wall is below grade

Douglas Johnston 5-8-20

12 LITIC ROAD NY
BELMONT

SEG "A"

7.82
+ 7.05

14.87

TOTAL
FACE

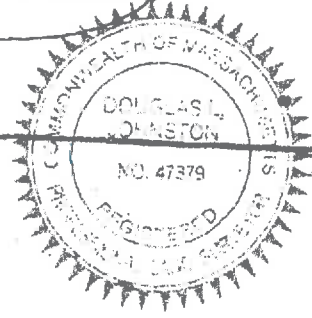
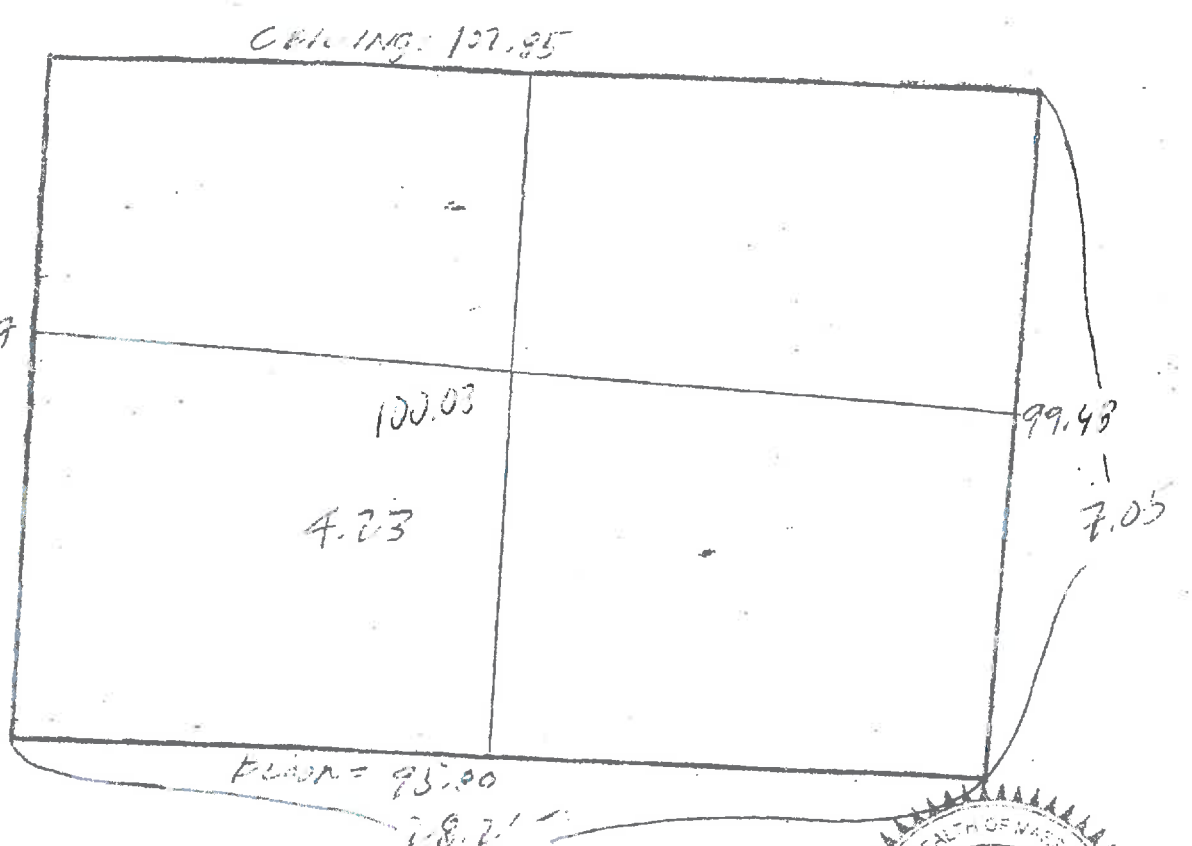
28.2
x 4.23

119.29

BELOW
GRADE
100.87

119.29 = 6000
19881

60% BELOW
GRADE



SEG "B"

24.1
+ 7.05

31.15

TOTAL
FACE

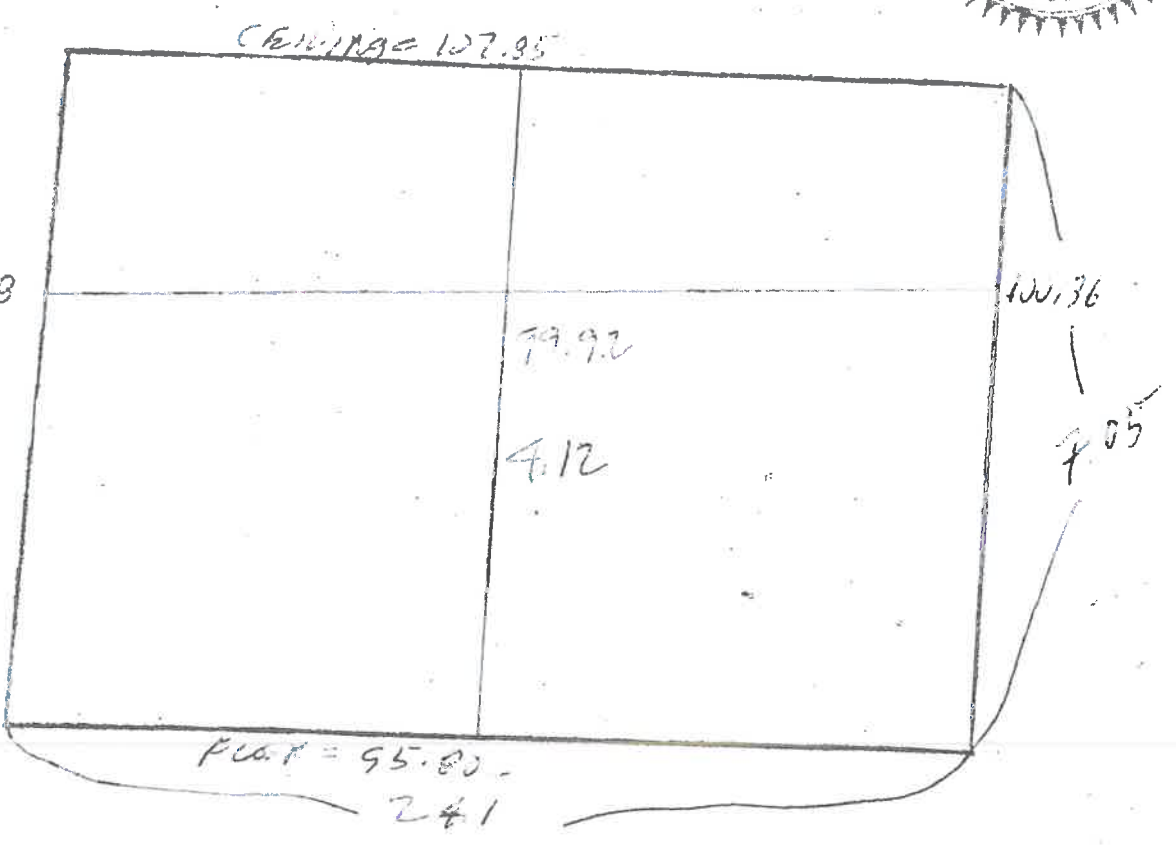
24.1
x 4.12

99.29

BELOW
GRADE
5344

99.29 = 5344

3.44%
BELOW GRADE



16 LITTLE Pond ROAD
 BELMONT, MA

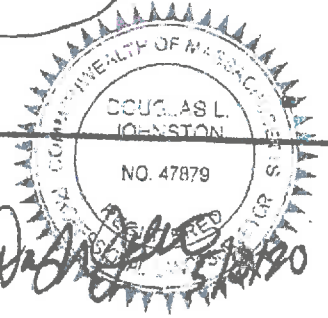
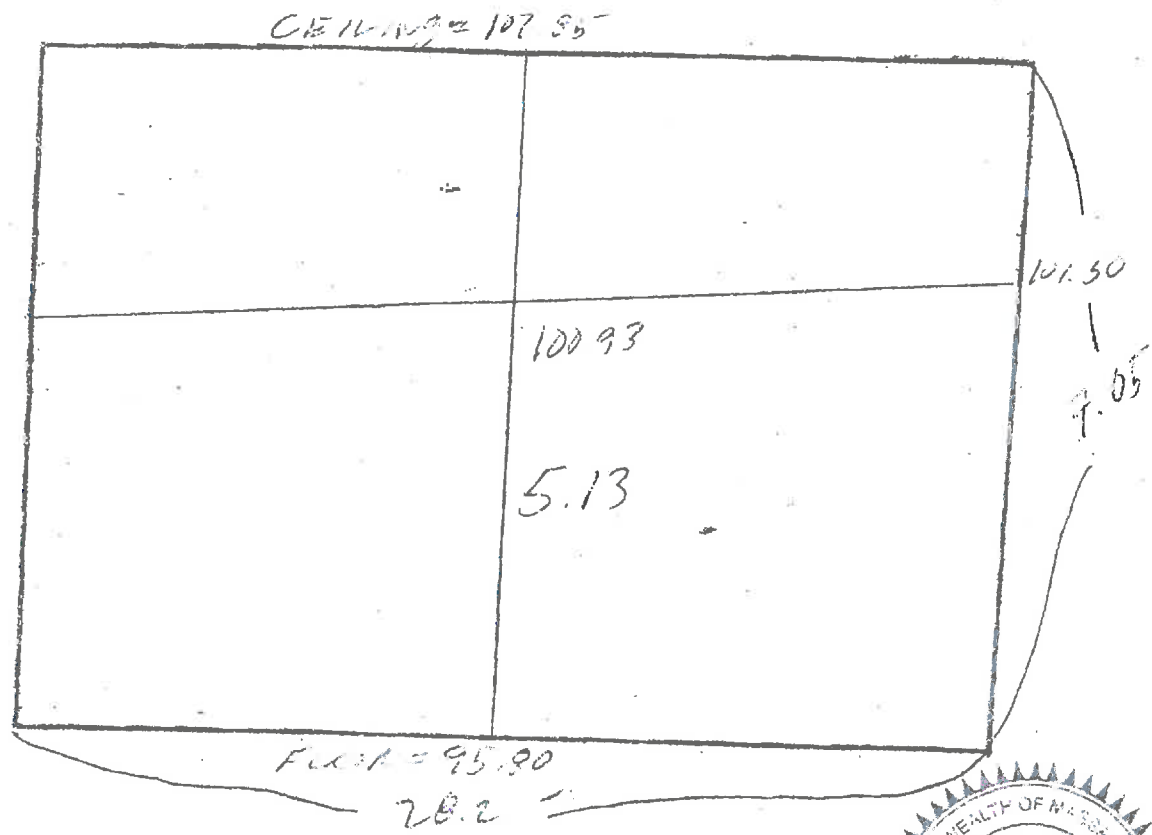
SEG "C"

28.2 TIDL
 x 7.05 FACE
 198.91

28.2 BELOW
 x 5.13 grade
 144.67 100.93

144.67
 193.91 = 72.77

72.77%
 BELOW grade



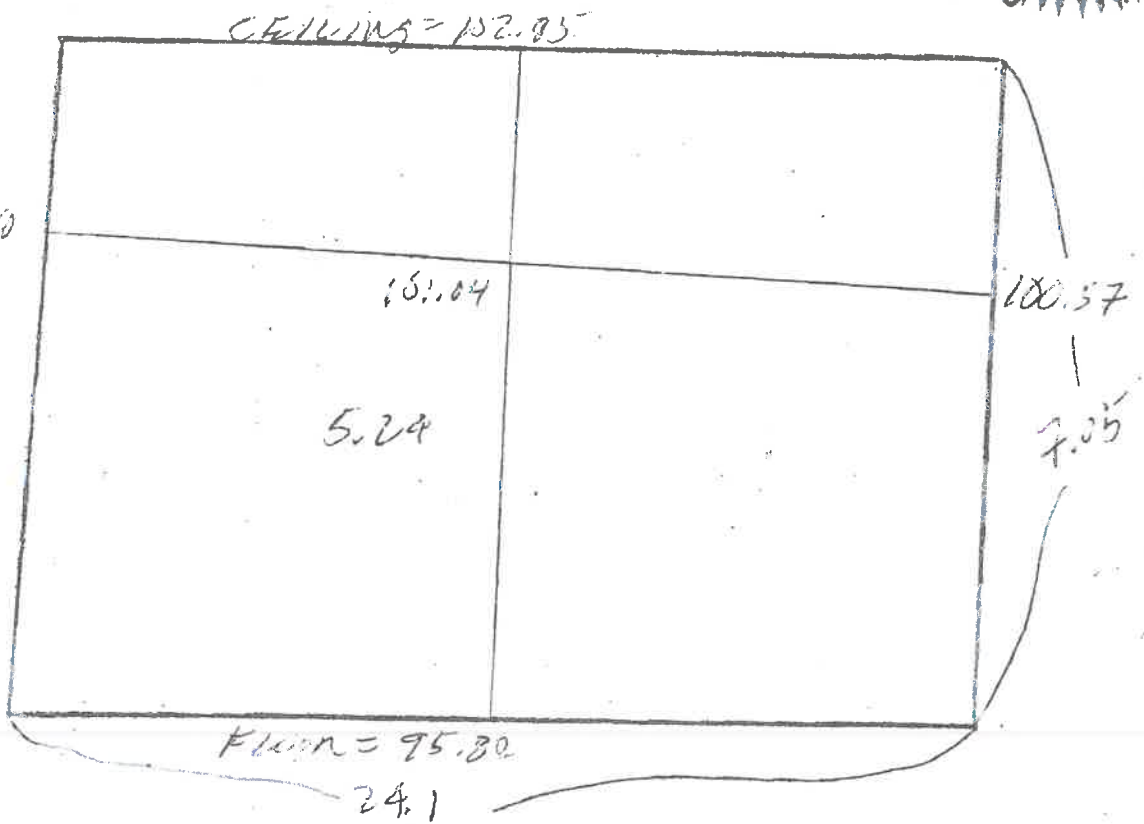
SEG "D"

24.1 TIDL
 x 7.05 FACE
 169.91

24.1 BELOW
 x 5.24 grade
 126.28 101.53

28.29 = 74.32
 9.91

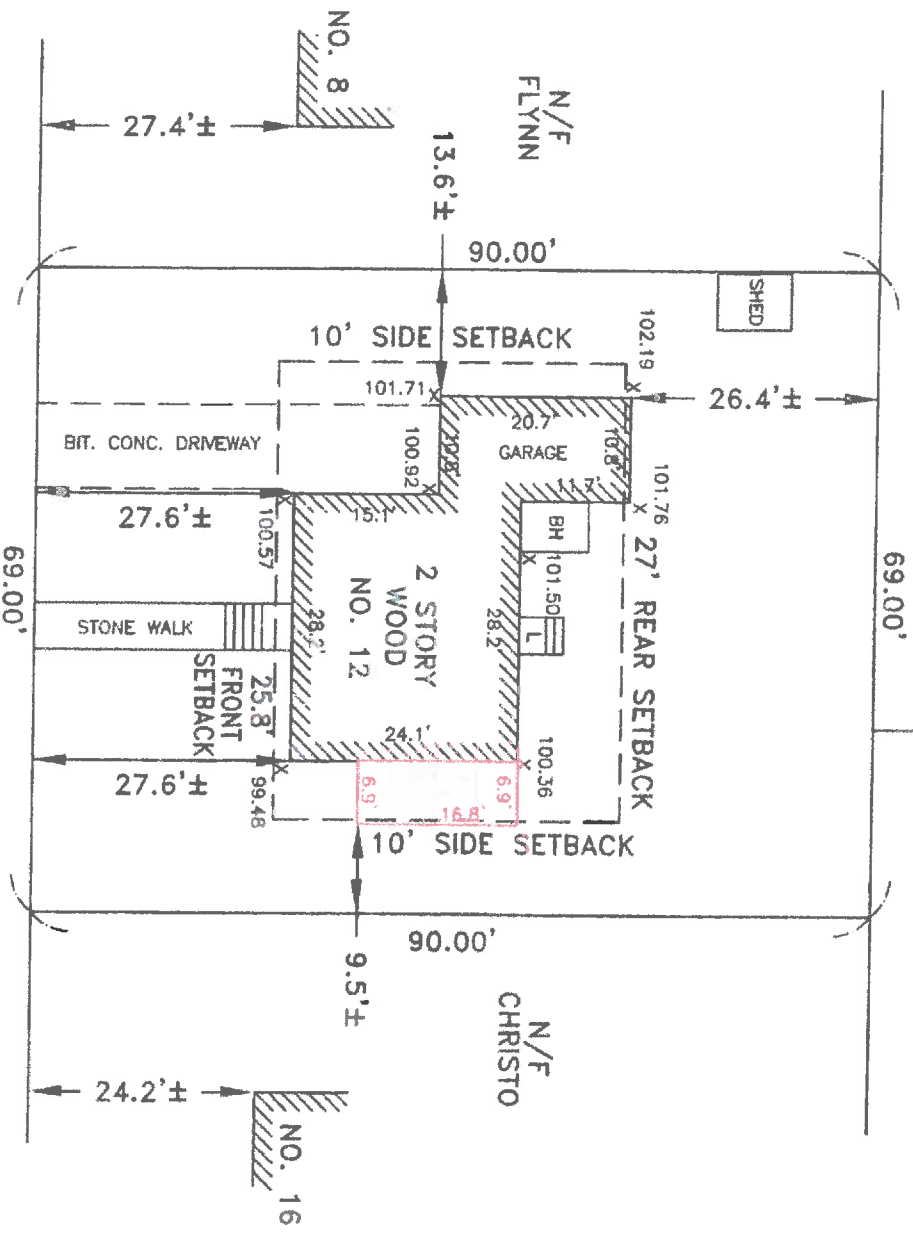
74.32%
 BELOW grade





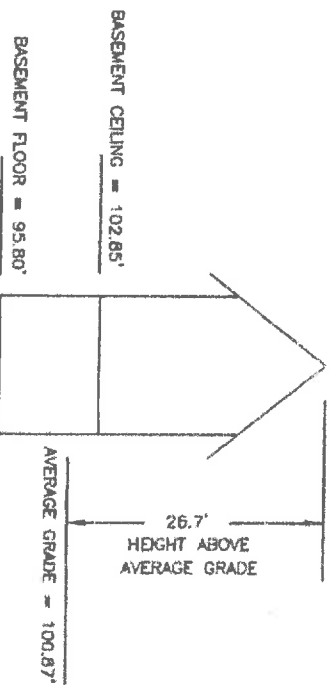
N/F
NATOLI

N/F
LOONEY FAMILY TRUST 2000



LITTLE POND ROAD

LOT AREA = 6,210 S.F.±
 EXISTING BUILDING & SHED = 1,079 S.F.±
 EXISTING PAVEMENT = 395 S.F.±
 PROPOSED ADDITION = 29 S.F.±
 EXISTING LOT COVERAGE = 17.4%
 PROPOSED LOT COVERAGE = 17.8%
 EXISTING OPEN SPACE = 76.3%
 PROPOSED OPEN SPACE = 75.8%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 24946, PAGE 288.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6319, PAGE 511.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E 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.
6. FRONT SETBACK: 24.2+27.4=51.6; 51.6/2=25.8; FRONT SETBACK=25.8'.



CERTIFIED PLOT PLAN
IN

BELMONT, MA

SCALE: 1" = 20' MAY 1, 2020

DLJ GEOMATICS

PROFESSIONAL LAND SURVEYING

276 NORTH STREET

WYMOUTH, MA 02191

(781) 812-0457

12 LITTLE POND RD BELMONT.dwg

PROFESSIONAL LAND SURVEYOR DATE 5-8-20



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 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 IF NEEDED, 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: DOUBLE HUNG - 2'-11"W X 4'-4"H, SILL AT 2'-5" AFF, 6 OVER 6, TO MATCH EXISTING FRONT WINDOW SIZE AND STYLE

DOOR SCHEDULE:

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

DOOR 1: LIVING ROOM TO DEN - 2'-6"W X 6'-8"H (VIF) INTERIOR WOOD DOOR TO MATCH EXISTING

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
 0 SF CELLAR
 997 SF FIRST FLOOR
 680 SF SECOND FLOOR
 116 SF ATTIC (6' OR GREATER)
 1,793 SF TOTAL

30% OF 1,793 SF = 537.9 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:
 0 SF CELLAR
 29 SF FIRST FLOOR
 0 SF SECOND FLOOR
 0 SF ATTIC (6' OR GREATER)
 29 SF TOTAL

29 SF < 537.9 SF THEREFORE DOES NOT REQUIRE PLANNING BOARD APPROVAL

CONSTRUCTION DOCUMENTS

APRIL 15, 2020

REVISED 4/22/20

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





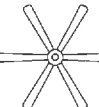




FRONT YARD SETBACK: 25'-0" OR AVERAGE
 REAR YARD SETBACK: 30'-0"
 SIDE YARD SETBACK: 10'-0"

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








DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC FLOOR PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW FIRST FLOOR PLAN
- A8 NEW ELEVATIONS
- A9 STRUCTURAL NOTES AND SECTION
- A10 FOUNDATION PLAN
- A11 FIRST FLOOR FRAMING PLAN
- A12 ROOF / CEILING FRAMING PLAN

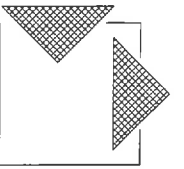
LIGHTING LEGEND

-  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
-  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

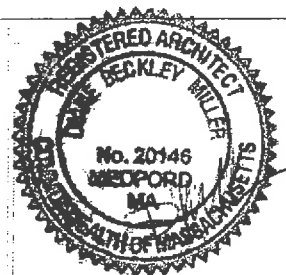


80 CLARK STREET
 BELMONT, MA 02478

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

Date: Issued for:

4/2/20 SCHEMATIC DESIGN
 4/15/20 CONSTRUCTION DOCS
 4/22/20 REVISIONS



HANLEY RESIDENCE
 12 LITTLE POND ROAD
 BELMONT MA 02478

COVER SHEET

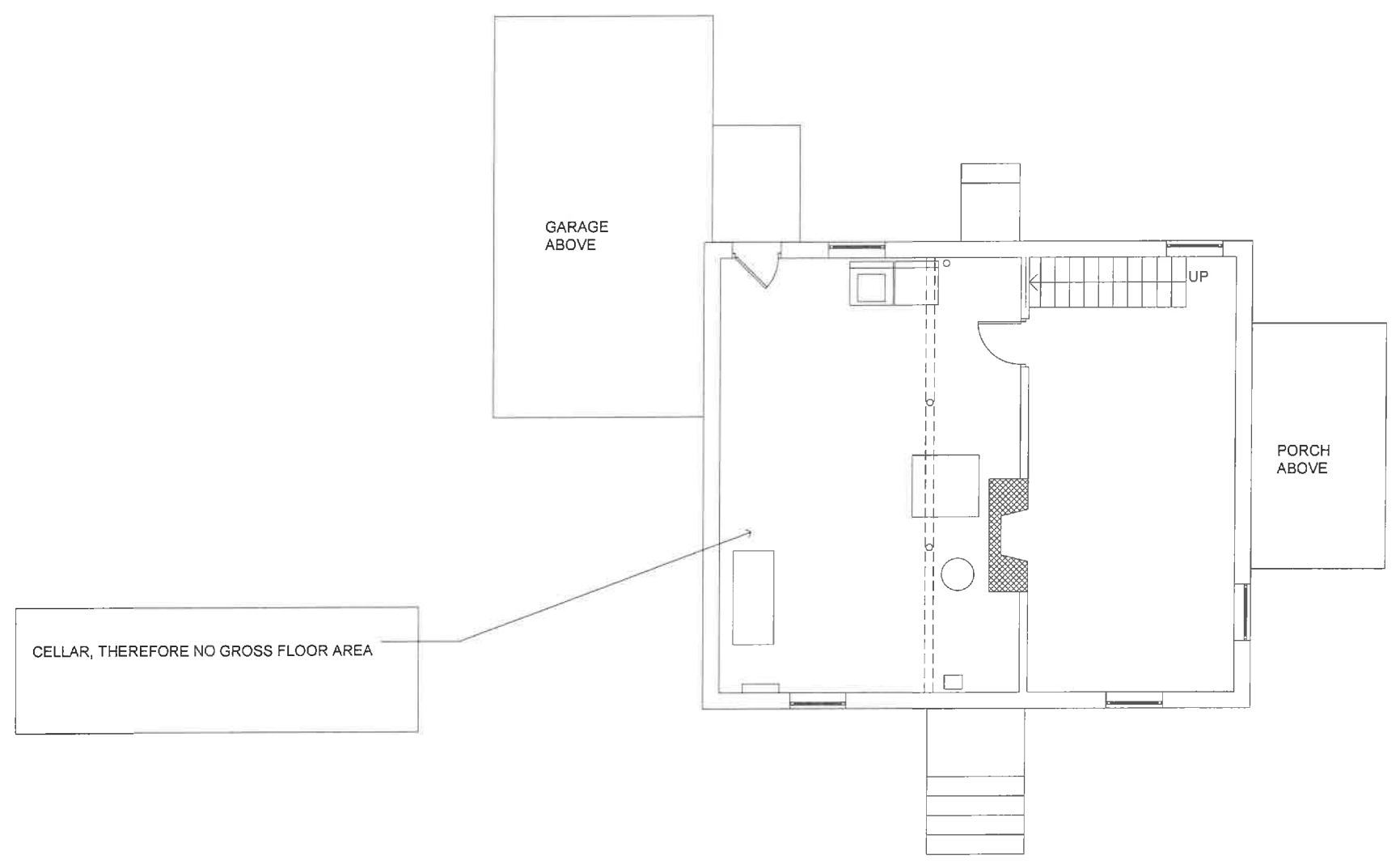
Sheet
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A1

**MILLER
DESIGN LLC**



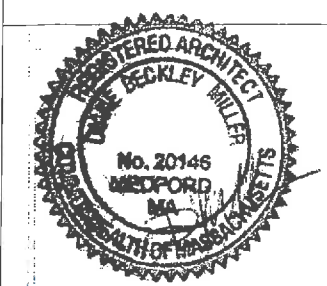
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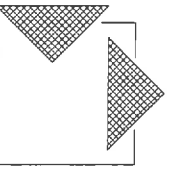
HANLEY RESIDENCE
12 LITTLE POND ROAD
BELMONT MA 02478

EXISTING
CELLAR PLAN

Sheet
Number:

A2

MILLER
DESIGN LLC

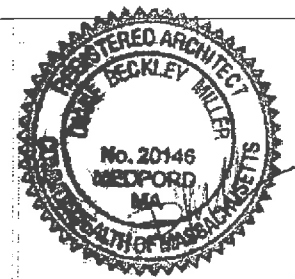


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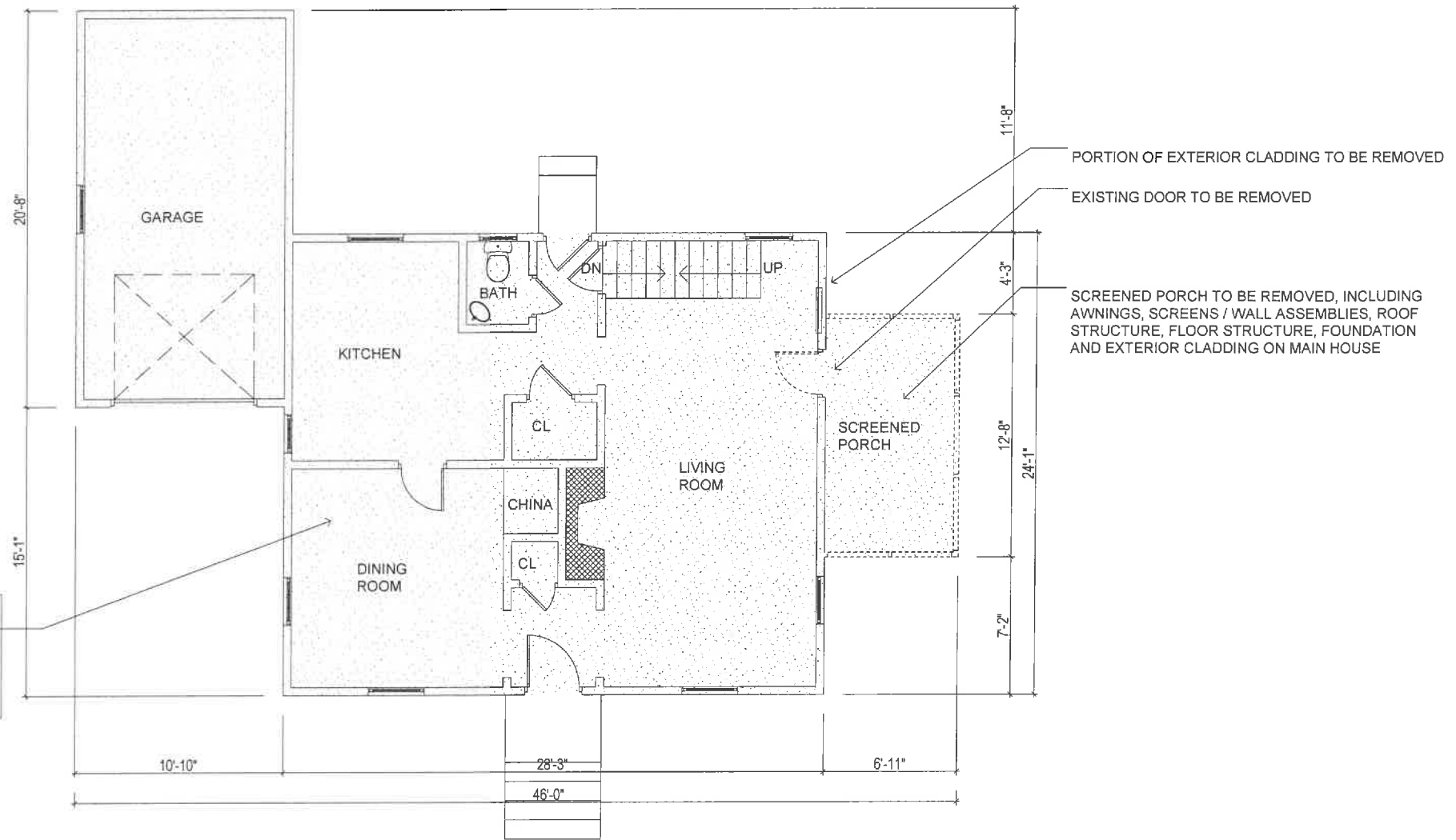


HANLEY RESIDENCE
12 LITTLE POND ROAD
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

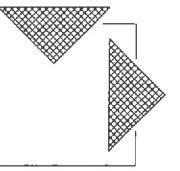
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Number:

A3



STONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE.
997 sq ft

MILLER
DESIGN LLC

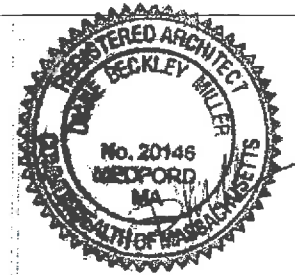


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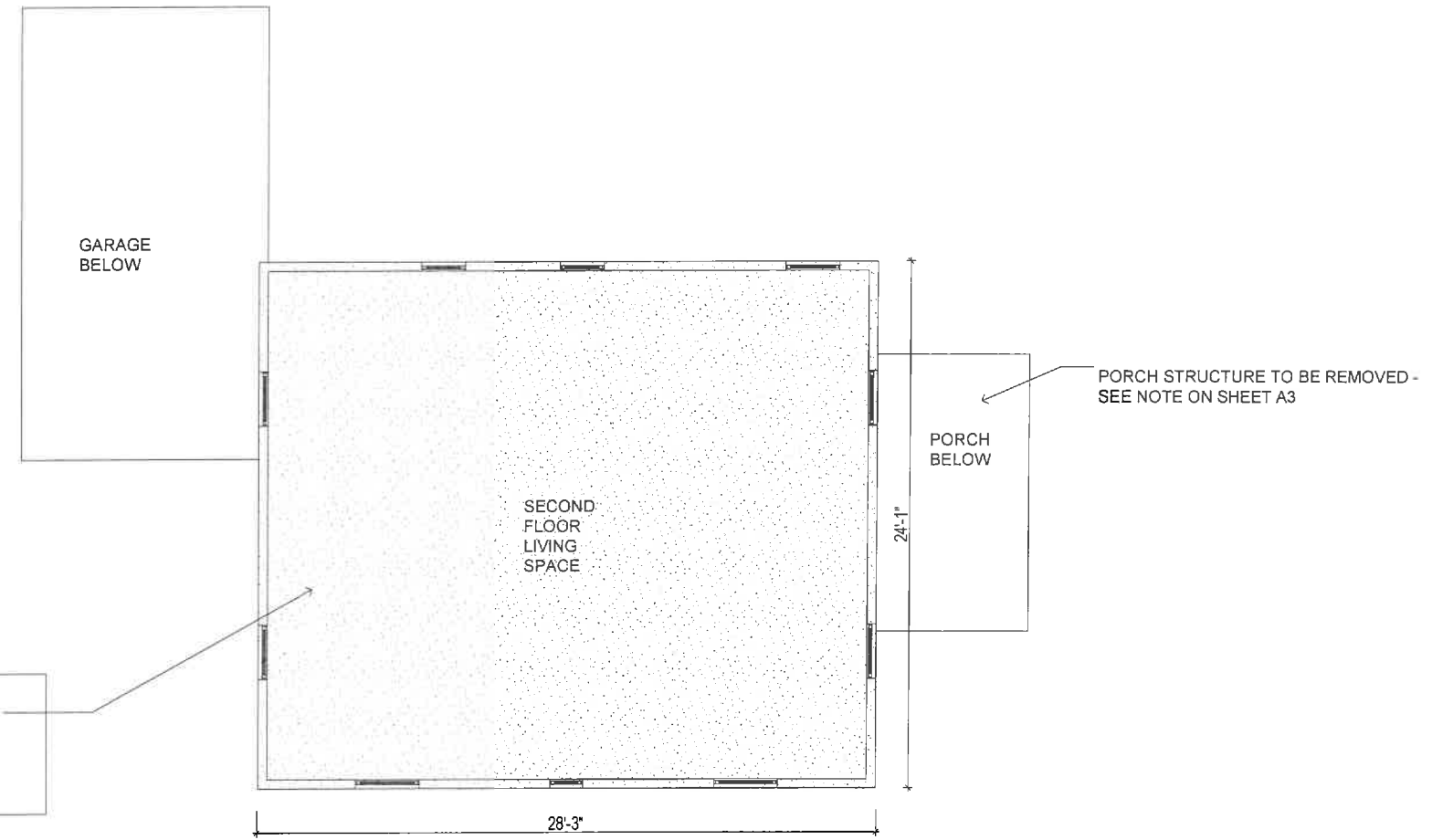


HANLEY RESIDENCE
12 LITTLE POND ROAD
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:
680 sq ft

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 680 SF

ALLOWABLE: MAX 408 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 680 SF SECOND FLOOR).

ACTUAL: 202 SF EXISTING
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

NO NEW ATTIC AREA

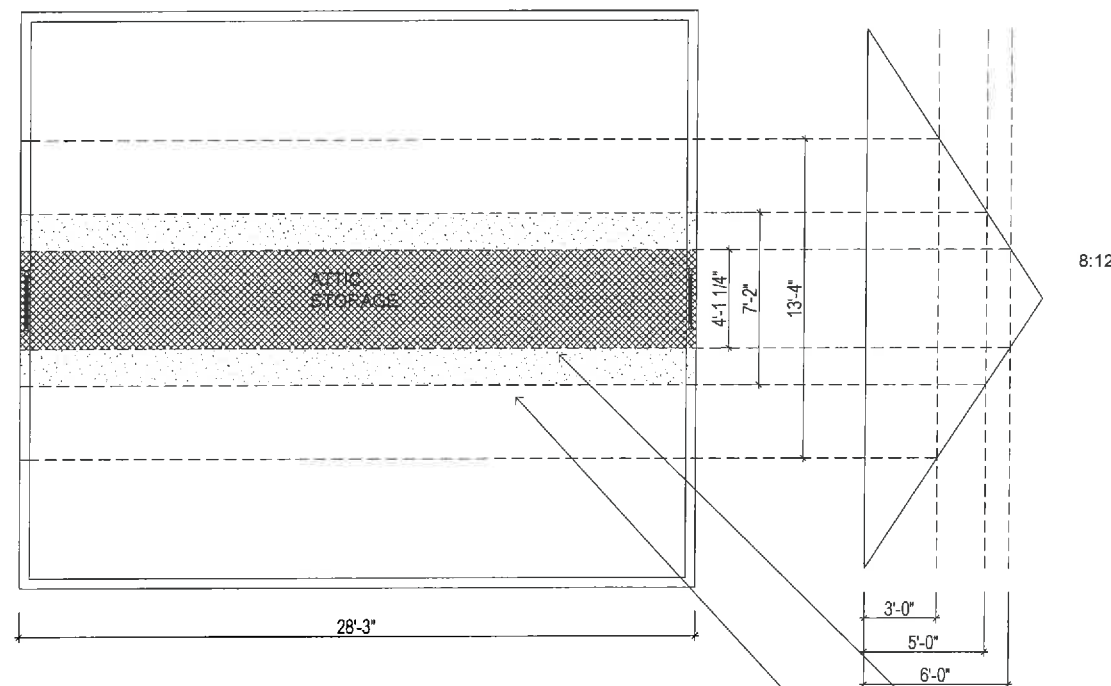
HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 104'-8"

ALLOWABLE: MAX 52'-4" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 104'-8" PERIMETER).

ACTUAL: 13'-4" + 13'-4" = 26'-8" EXISTING

NO NEW ATTIC PERIMETER



HATCH INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET) 116 sq ft

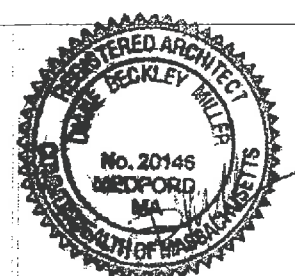
TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET): 202 sq ft

MILLER DESIGN LLC

80 CLARK STREET
BELMONT, MA 02478

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

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4/2/20	SCHEMATIC DESIGN
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HANLEY RESIDENCE
12 LITTLE POND ROAD
BELMONT MA 02478

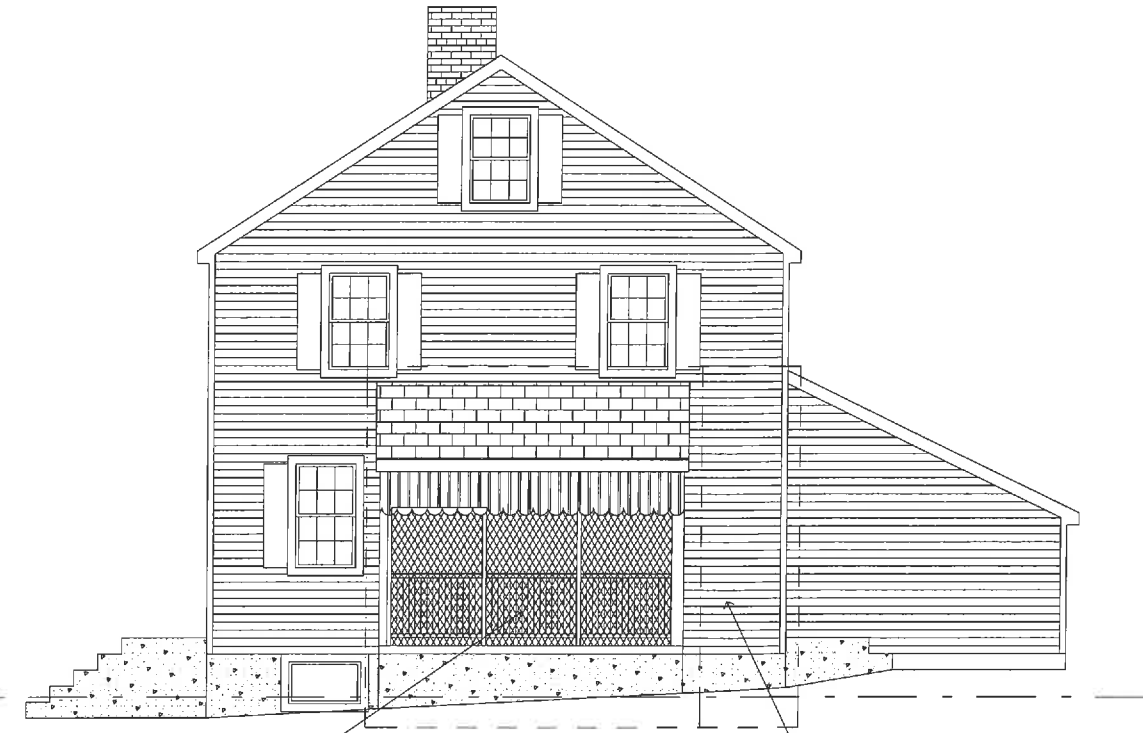
EXISTING ATTIC FLOOR PLAN

Sheet Number:

A5



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



EXISTING PORCH STRUCTURE
TO BE REMOVED - SEE NOTE
ON SHEET A3

PORTION OF EXTERIOR CLADDING
TO BE REMOVED

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

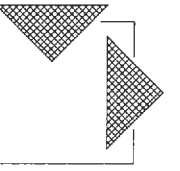


3 REAR ELEVATION
1/8" = 1'-0"



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

MILLER
DESIGN LLC

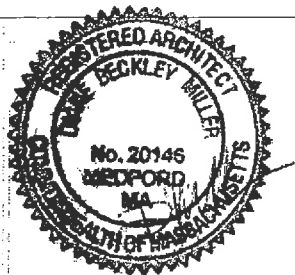


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

4/2/20 SCHEMATIC DESIGN
4/15/20 CONSTRUCTION DOCS



HANLEY RESIDENCE
12 LITTLE POND ROAD
BELMONT MA 02478

EXISTING
ELEVATIONS

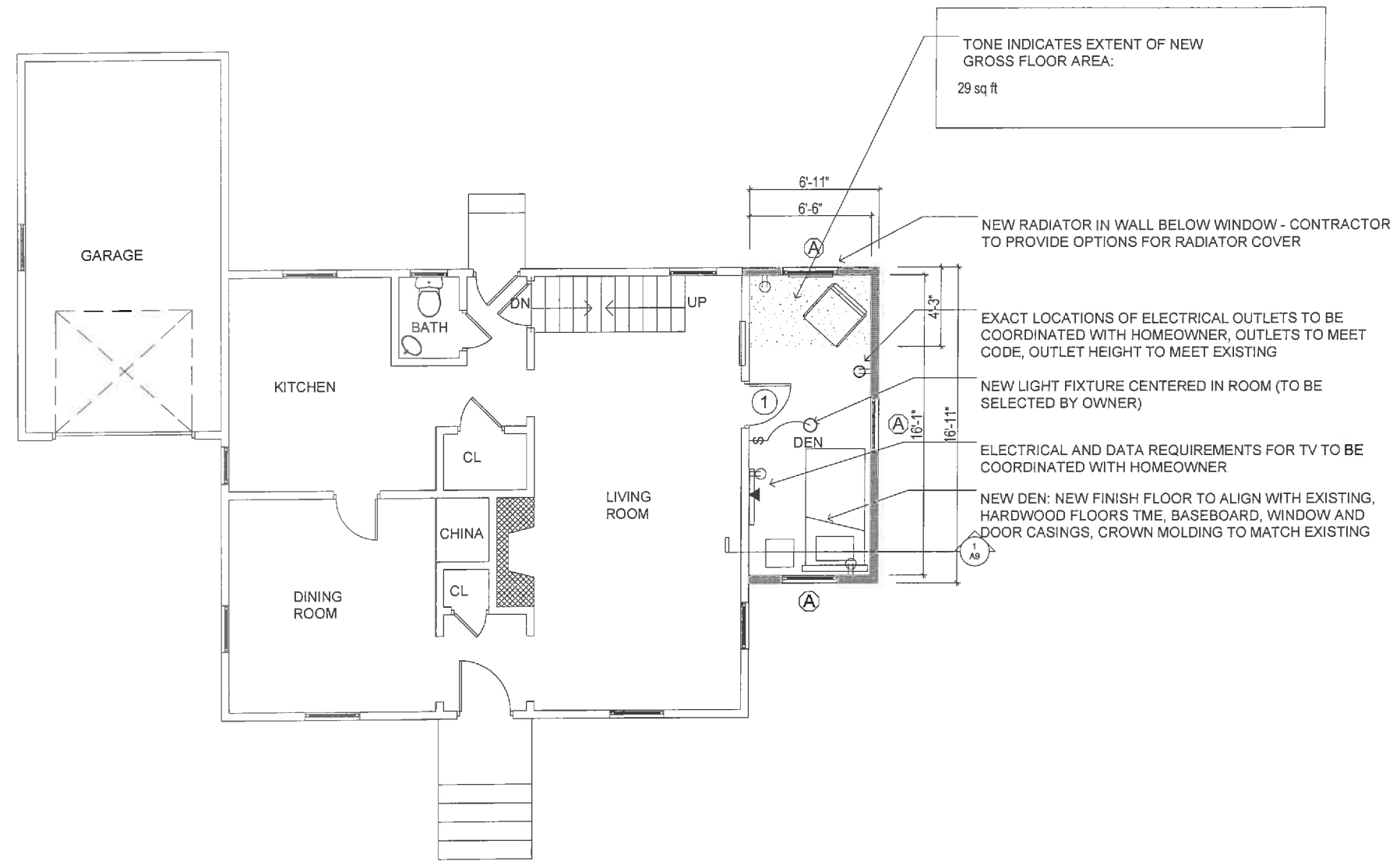
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A6

**MILLER
DESIGN LLC**

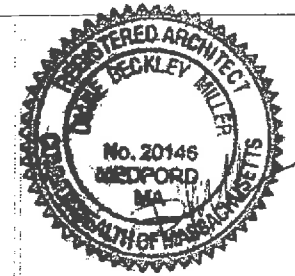


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4/15/20	CONSTRUCTION DOCS



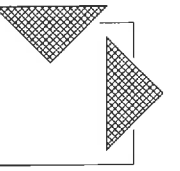
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**NEW FIRST
FLOOR PLAN**

Sheet
Number:

A7

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DESIGN LLC

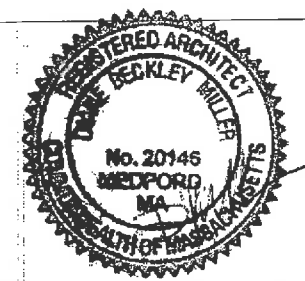


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4/15/20	CONSTRUCTION DOCS
4/22/20	REVISIONS



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NEW
ELEVATIONS

Sheet
Number:

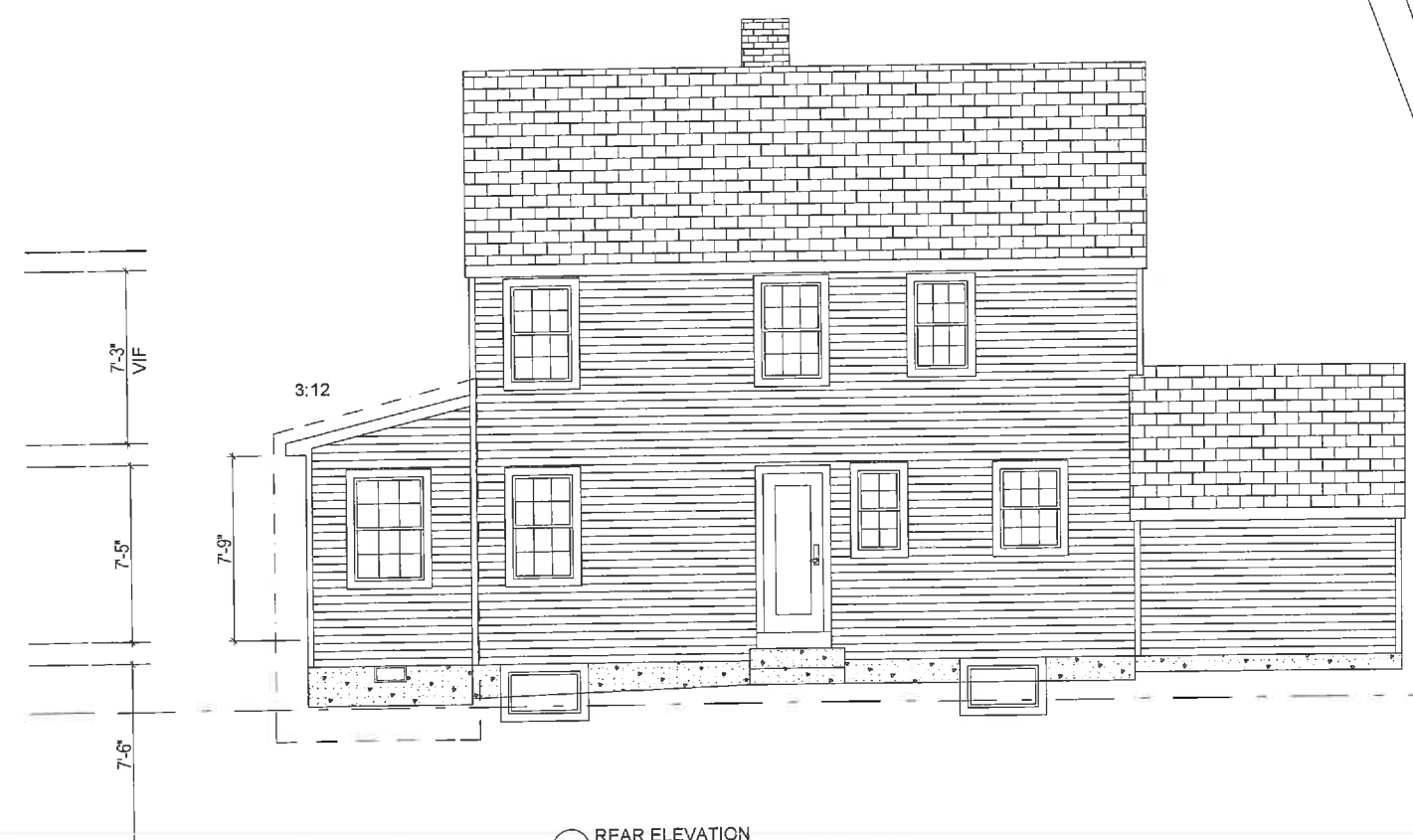
A8



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



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



3 REAR ELEVATION
1/8" = 1'-0"



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

- INTERSECTION OF SHED ROOF AND WALL OF MAIN HOUSE TO REMAIN AT THE SAME ELEVATION AS CURRENT CONDITION WITH SCREEN PORCH ROOF
- NEW ASPHALT ROOF SHINGLES TME
- SOFFIT DETAIL, GUTTERS AND DOWNSPOUTS TME
- TRIM BOARDS TME, TYP
- WINDOWS WITH SHUTTERS TME
- VINYL SIDING TME (ALTERNATE PRICE FOR 4" HARDIE SIDING, PAINTED TO MATCH EXISTING VINYL)
- NEW FOUNDATION WITH STUCCO FINISH