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BELMONT, MA

CASE NO. 26-04

2026 FEB -3 PM 2: 28

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, March 10, 2026 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Aihua Liu and Weizhi Tan for a special to construct a second story and attic addition at 16 Audrey Road located in a Single Residence C (SRC) zoning district. §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases in Single Residence C zoning district, that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 1276 square feet and the proposed addition is 2681 square feet or 110.1%. The expansion is allowed by a Special Permit granted by the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

December 31, 2025

Aihua Liu and Weizhi Tan
16 Audrey Road
Belmont, MA 02478

RE: Construct Second Story and Attic Addition.

Dear Aihua Liu and Weizhi Tan,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a second story and attic addition at 16 Audrey 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, 1.- §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 1276 square feet and the proposed addition is 2681 square feet or 110.1%. The expansion is allowed by a Special Permit granted by the Planning Board.

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

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings

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7.4.3 Special Permit Criteria

The following shall be the basis for decisions on Special Permits, except as may be more specifically provided elsewhere in this By-Law. Special Permits shall be granted only if the Special Permit Granting Authority determines that the proposal's benefits to the Town will outweigh any adverse effects for the Town or the vicinity, after consideration of the following preferred qualities, among other things:

- a) Location *acknowledged*
1. There shall be adequate provisions for water, sewerage, stormwater drainage for the proposed use and no additional adverse impacts should be created.
 2. The site should be able to accommodate the proposed use without substantial environmental impacts, impacts to valuable trees or other natural resources.
 3. The site should be able to accommodate the proposed use without substantial impacts on municipal infrastructure and with minimum traffic impacts on abutting residential neighborhoods.
- b) Activity Type and Mix *2nd floor addition proposed*
1. Residential proposals should serve housing needs of local residents, broaden the diversity of housing within the Town and/or provide affordable housing opportunities pursuant to Section 6.10 of this By-Law.

Note: §7.4.3 b) 1 was amended by Article 26 at the 2003 Annual Town Meeting.
 2. The use should complement the character and the scale of existing buildings/uses/activities in the neighborhood and not create undesirable impacts.
 3. The use shall be beneficial to the Town and fulfill a need.
- c) Visual Concerns *Remain as it is*
1. Views from public ways and developed properties should be considerately treated in the site arrangement.
 2. The visual impact of parking and service areas should be minimized and should be screened from abutting premises.
 3. Departure from the architectural scale of buildings on abutting and nearby premises should be minimized, except where the departure would serve a town purpose.
- d) Access *walk way left/unchanged.*
1. Vehicular and pedestrian access/egress should be safe and convenient and shall be designed to minimize impacts on the abutting public ways.
 2. Pedestrian and vehicular movement within the site should be safe and convenient, and arranged to minimize impacts on abutters.
- e) Process



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 01/07/2016

Planning Board
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-Law 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 16 Audrey 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 _____
Construct a 2nd floor addition

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 AIHUA LIU
Address 16 Audrey Rd
Belmont, MA 02478
Daytime Telephone Number 425-439-5770

August 20, 2014

Statement of Necessity for Proposed Second-Floor Addition

The planned second-floor addition to our residence at 16 Audrey Road, Belmont, MA02478 is essential to meet the evolving space requirements of our growing family and ensure the home remains functionally adequate. Our current dwelling, a Cape-style house, offers only 1,276 square feet of living space, comprising three bedrooms and two bathrooms. This limited area is no longer sufficient to comfortably accommodate our family of four, which includes my wife and our two growing daughters, currently aged 12 and 10. The proposed expansion is necessary to transition the house from its current cramped configuration to one that supports modern family life.

The core objective of this project is to create a multi-generational living space, increasing the total square footage to approximately 2,681 square feet, resulting in four bedrooms and four bathrooms. This significant increase in size is specifically designed to provide adequate individual space for our immediate family while also accommodating my parents during their extended visits. The addition is crucial for enhancing the quality of life, improving kids' privacy, and creating functional living areas that truly meet the needs of a larger household.

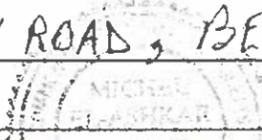
Furthermore, the proposed addition is architecturally appropriate and will integrate seamlessly with the existing neighborhood aesthetic. Most of the neighboring homes on our street already feature full two-story profiles, setting a clear precedent for this type of vertical expansion. By aligning the size and design of our home with that of the surrounding properties, the second-floor addition will not create any undesirable visual or structural impacts on the immediate community or streetscape. We are confident this necessary expansion will be a positive contribution to the neighborhood.

Aihua Liu
01/15/2026

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 16 AUDREY ROAD, BELMONT Zone: SR-C

Surveyor Signature and Stamp: _____ Date: OCT. 21, 2025


Michael J. Edwards

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000.0	7,048.0	
Lot Frontage	75.0	73.0	
Floor Area Ratio	—	—	—
Lot Coverage	25.0 (MAX)	19.96	19.96
Open Space	50.0 (MIN)	72.88	72.88
Front Setback	25.0	25.0	25.0
Side Setback	10.0	10.5	10.5
Side Setback	10.0	8.2	10.2
Rear Setback	30.0	42.6	42.6
Building Height	30.0 (MAX)	22.74	25.64
Stories	2 1/2	2	2 1/2
1/2 Story Calculation			

NOTES: « SEE ARCHITECT PLANS FOR DETAILS »

22 Audrey rd



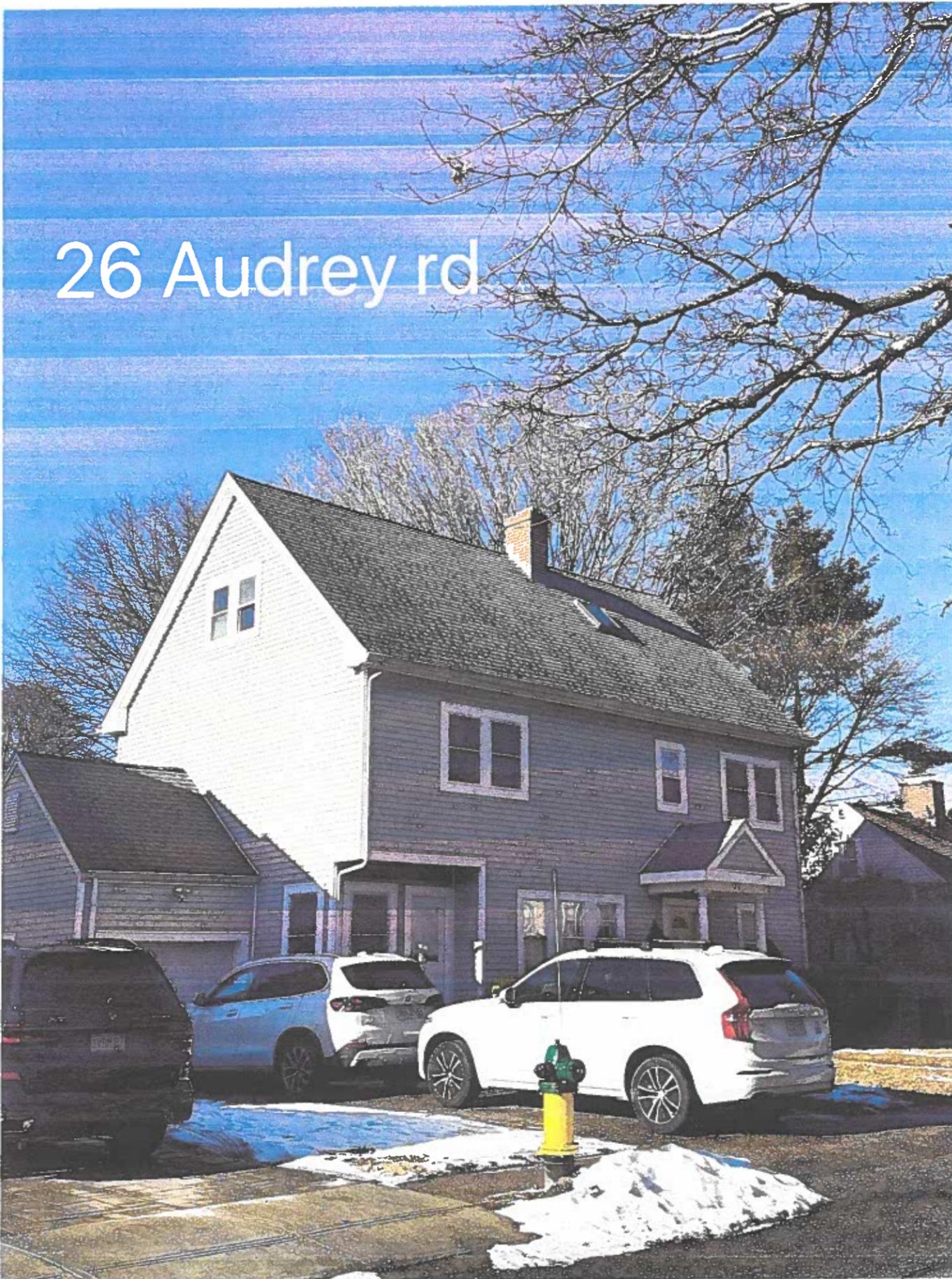


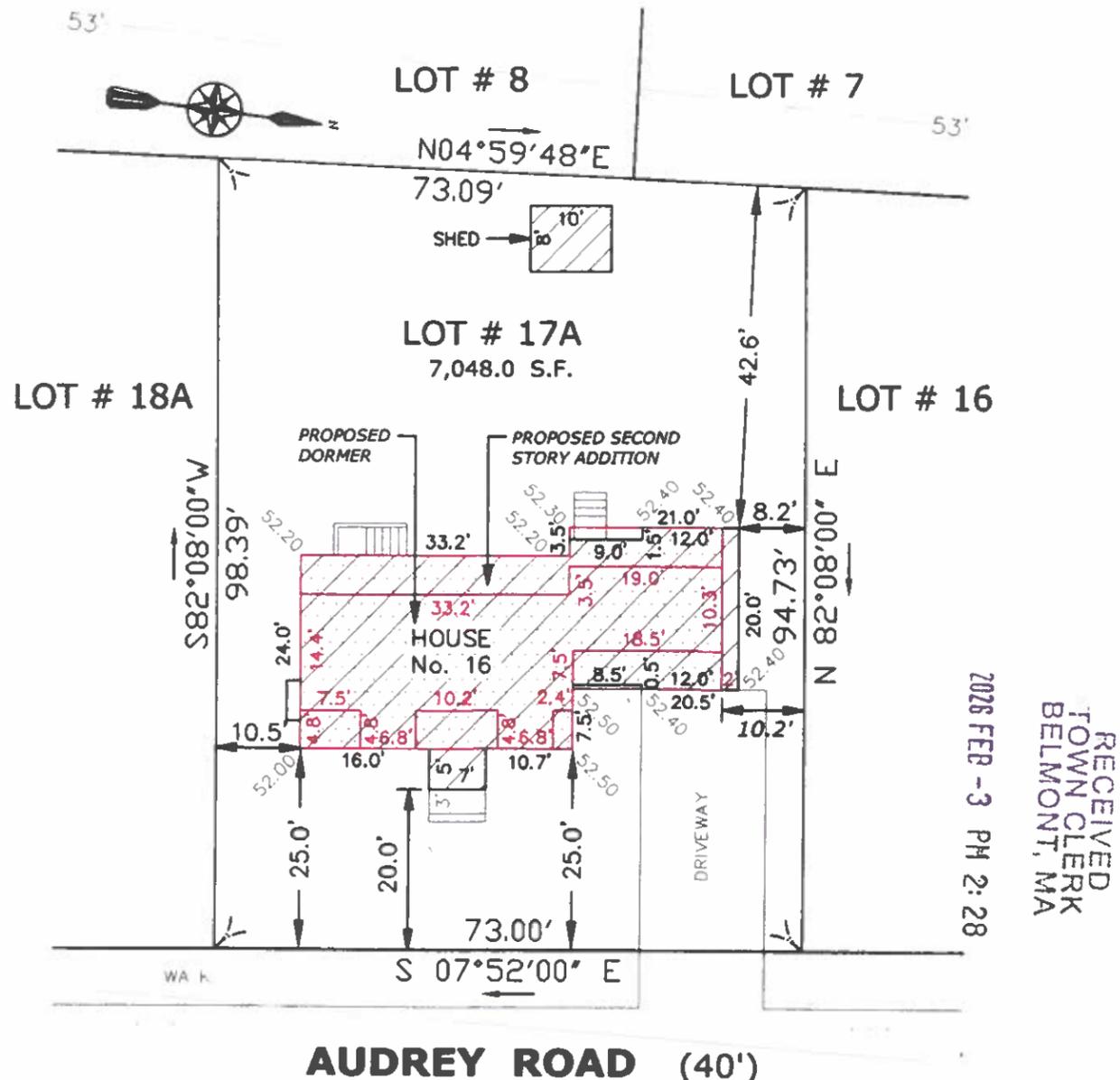
19 Audrey rd



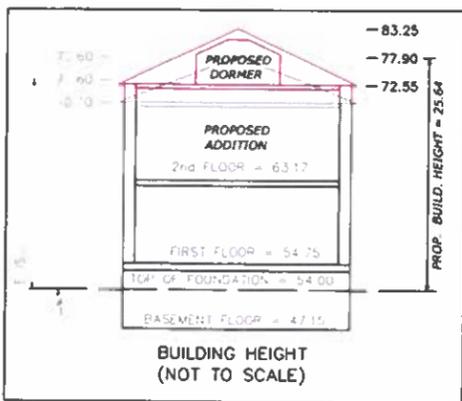
9 Audrey rd

26 Audrey rd





AUDREY ROAD (40')



TOTAL LOT AREA = 7,048.0 S.F.
 EXISTING DWELLING FOOTPRINT = 1,239.0 S.F.
 EXISTING LANDING & STAIRS AREA = 88.00 S.F.
 EXISTING SHED FOOTPRINTS = 80.0 S.F.
 EXISTING DRIVEWAY AREA = 504.0 S.F.
 EXISTING LOT COVERAGE = 19.96%
 EXISTING OPEN SPACE = 72.88%
 EXISTING BUILDING HEIGHT = 22.34

PROPOSED BUILDING HEIGHT = 25.64

ZONING DISTRICT: SRC			
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	25.0	25.0	25.0
SIDE SETBACK	10.0	10.5	10.5
SIDE SETBACK	10.0		10.2
REAR SETBACK	30.0	42.6	42.6
BUILDING HEIGHT	30.0 (MAX)	22.34	25.64
LOT COVERAGE	25.0 (MAX)	19.96 %	19.96 %
OPEN SPACE	50.0 (MIN)	72.88 %	72.88 %

The LOT is in flood zone (C) as shown on The Federal Flood Insurance Rate Map.

The LOT is not in a wetland area as shown on the town of Belmont Wetlands Plan.

No public shade trees are located within the limits of the property frontage of the subject property.

SITE PLAN

(Showing a proposed second floor addition)
 (Zoning: SR-C)

Applicant: Aihua Liu & Weizhi Tan

Surveyor: Michel El-Ashkar, P.L.S.

Scale: 1" = 20 ft.

Date: October 21, 2025

Location: 16 AUDREY ROAD, BELMONT, MA.

"References" { Deed Book: 77824 , Page: 244
 { Plan No. 811 Of 1956 (Lot # 17A)
 { Assessor's Map # 25, Lot # 3

Recorded at the Middlesex County South District Registry of Deeds.



ASHKAR ENGINEERING
 Tel: (508) 982-3071

70 Washington Street - Suite # 306, Haverhill, MA 01832
 E Mail: ashkarengineering@live.com

LIU RESIDENCE

SINGLE FAMILY ADDITION

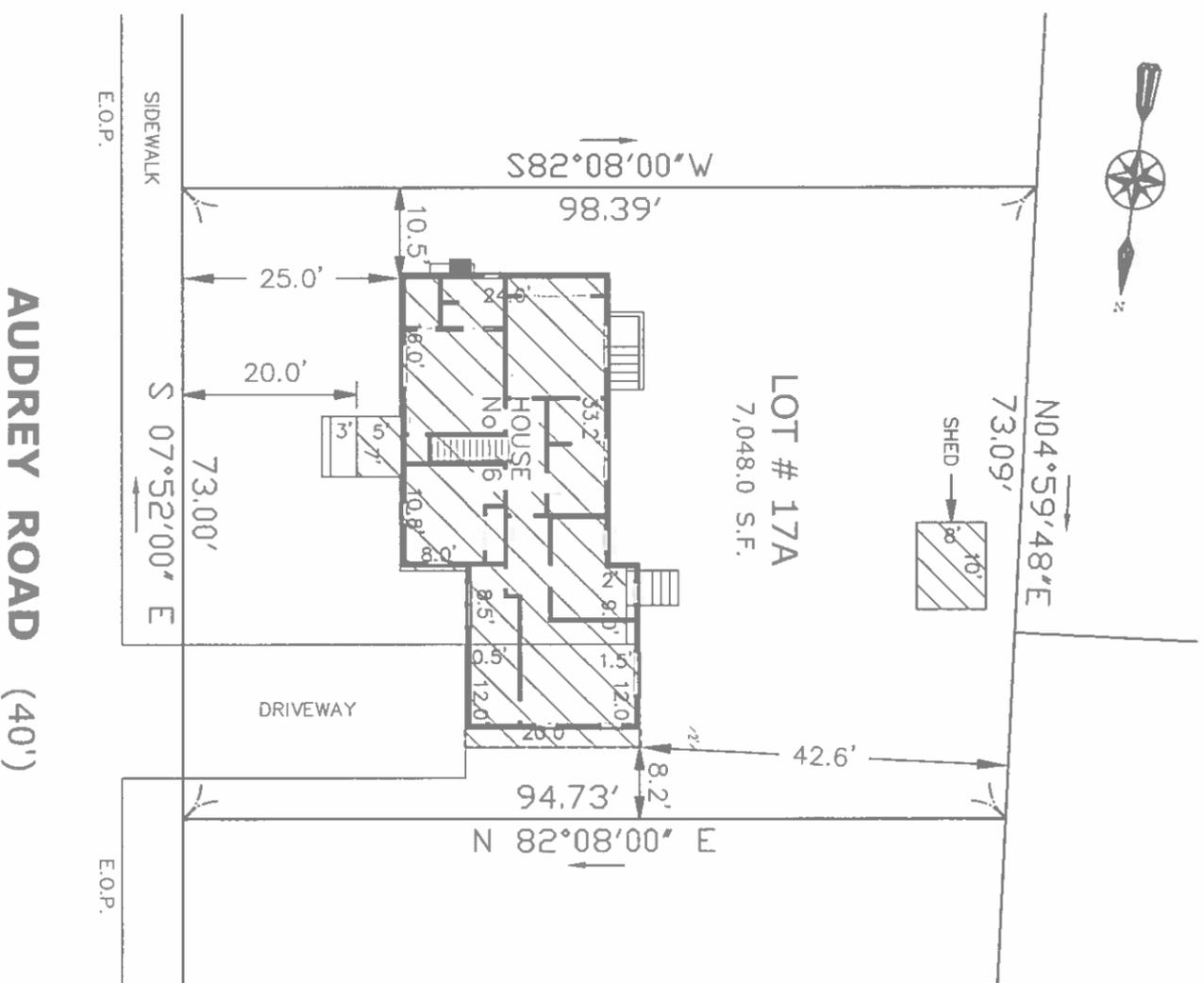
16 Audrey Road
Belmont, Massachusetts 02090

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PROJECT DESCRIPTION:

THIS PROJECT IS AN ADDITION ON THE EXISTING FOOTPRINT AND EXTEND ITS HEIGHT TO A 2-1/2 STORY STRUCTURE WITH (5) BEDROOMS & (4) FULL BATHROOMS.



NOTE:
THE NORTH SIDE WALL OF 2ND FLOOR PLAN OF THE ADDITION, AS SHOWN ON THE SITE PLAN, IS 2-FT RECESSED FROM THE 1ST FLOOR WALL LINE BELOW (DASHED LINE)

1 SITE PLAN
1/20"=1'-0"

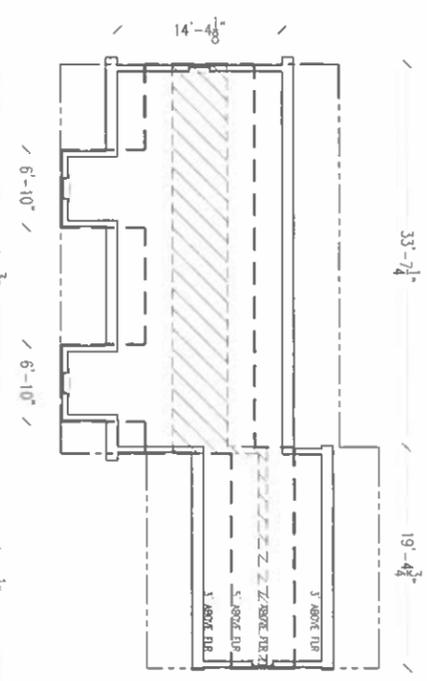
NOTE: DIMENSIONS OF THE SITE PER SURVEYOR.



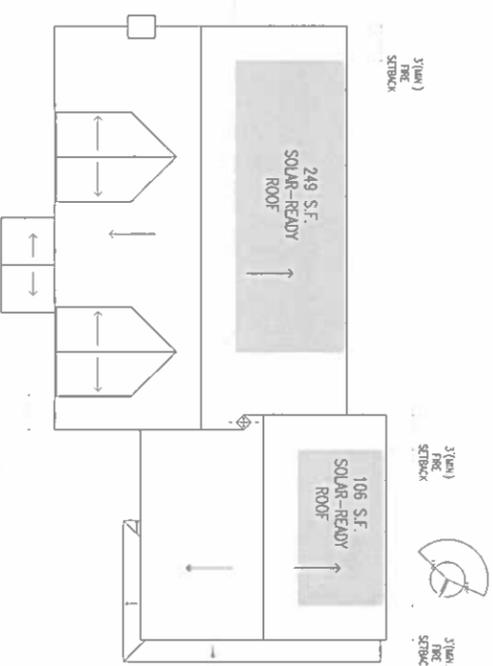
"HALF-STORY" CALCULATION:

1. THE LINE OF INTERSECTION OF THE RAFTER BOTTOMS AND THE INTERIOR WALL SURFACE IS NOT MORE THAN THREE FEET ABOVE FLOOR LEVEL" (DASHED).
 $14'4" + 6'10" + 6'10" + 10'8" = 38'-4"$
 P2: THE PERIMETER OF THE SECOND FLOOR = 161'-4"
 $(38'-4") / (161'-4") = 23.7%$ (50% MAX.)
2. THE POTENTIAL SPACE HAVING HEADROOM OF FIVE FEET OR MORE" = 532 SQ-FT
 $532 \text{ SQ-FT} = 43.9%$ OF A2. (60% MAX.)
 A2 = THE AREA OF THE SECOND FLOOR: 1,211 SQ-FT
 FLOOR-TO-CEILING HEIGHT" = 177 S.F.
3. ATTIC FLOOR AREA, "NOT INCLUDING... AREA HAVING LESS THAN SEVEN FEET FLOOR-TO-CEILING HEIGHT" = 177 S.F.

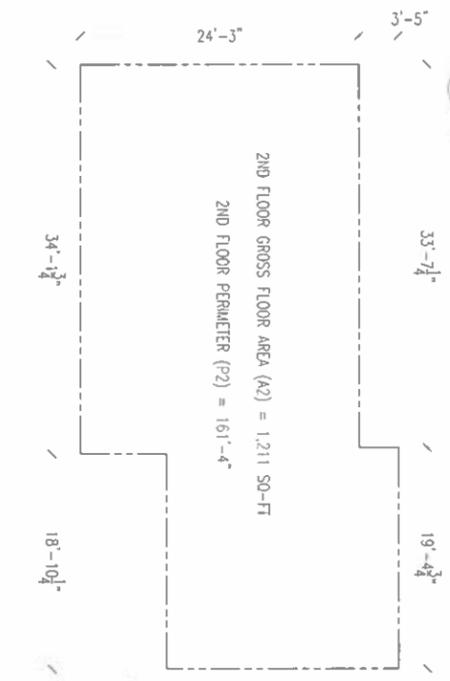
5' FROM FLOOR
7' FROM FLOOR
PERIMETER OF 2ND FLOOR



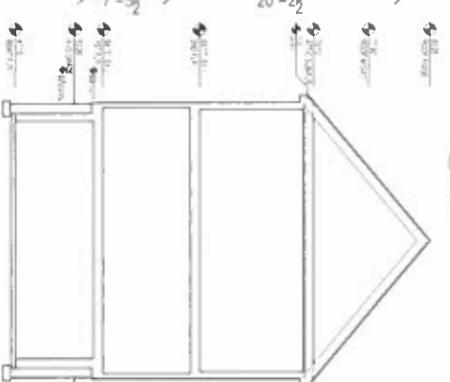
2C ATTIC DIAGRAM
1/16"=1'-0"



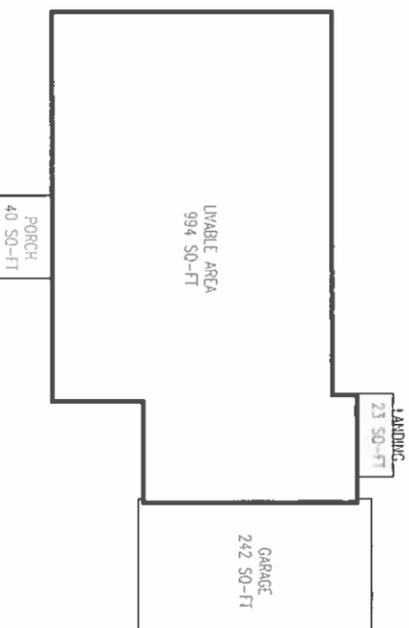
2D ROOF DIAGRAM
1/16"=1'-0"



2B SECOND FLOOR DIAGRAM
1/16"=1'-0"



3 SECTION DIAGRAM
1/16"=1'-0"



2A FIRST FLOOR DIAGRAM
1/16"=1'-0"



ARCHITECT
ODDD Architects | United Family Company
P O Box 66001 | Newton Massachusetts 02466
Ph 617 553 9428 | Fax 0603 674 6744
www.oddod.com

LIU RESIDENCE
SINGLE FAMILY ADDITION
16 Audrey Road
Belmont, Massachusetts 02478

DRAWING GENERAL NOTES:
1. THIS DRAWING SHALL BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHER PROJECTS EXCEPT BY ARCHITECT'S AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
2. ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTORS WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIMENSIONAL. DO NOT SCALE.

Date | Notes
9/12/2025 | PERMIT SET
1/12/2026 | REVISION
1/12/2026 | ZONING REVIEW SET



OH-JUN-LEE, ARCHITECT
SITE PLAN & FLOOR AREA
CALCULATION

SCALE AS NOTED
DATE JANUARY 12, 2026
DRAWN BY STAFF, CL
CHECKED BY CL

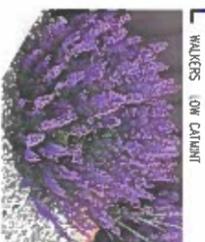
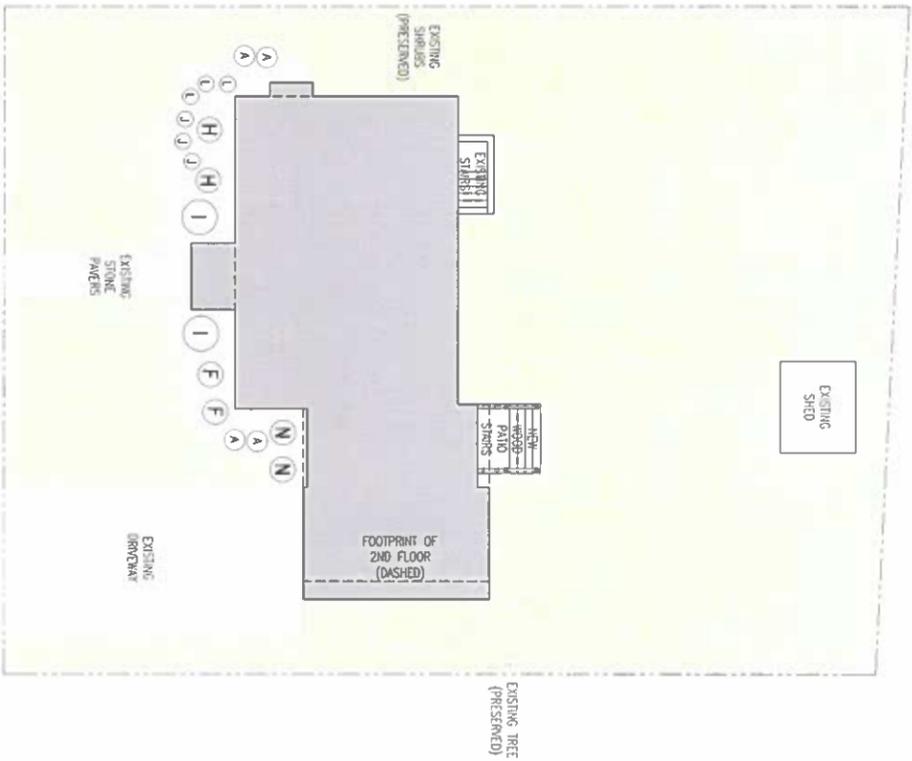


A0.1

ARCHITECT
OODD Architects Limited Liability Company
P. O. Box 690011 Newton, Massachusetts 02466
Tel. 617.953.9428 Email: OODDAA@gmail.com

PLANTS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A 4	Bursera macrophylla 'Jack Frost'	Jack Frost Bugloss	#1
F 2	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	#3
H 2	Ilex crenata 'Compacta'	Compacta Japanese Holly	#5
I 2	Ilex crenata 'Steeds'	Steeds Japanese Holly	#7
J 3	Leonarda angustiloba 'Hidcote'	Hidcote Tree Lavender	#1
L 3	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1
M 2	Rhododendron calawbense 'English Roseum'	English Roseum Rhododendron	#5



DATE | NOTES
9/2/2025 | PERMIT SET
11/12/2024 | REVISION
1/12/2026 | ZONING REVIEW SET

ARCHITECT
CHI-JUNG TEE, ARCHITECT

LANDSCAPE PLAN

SCALE: 1/20"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF
CHECKED BY: CL

LANDSCAPE PLAN
1/20"=1'-0"
NOTES: REVISION OF THE SITE PER SURVEY

L.1

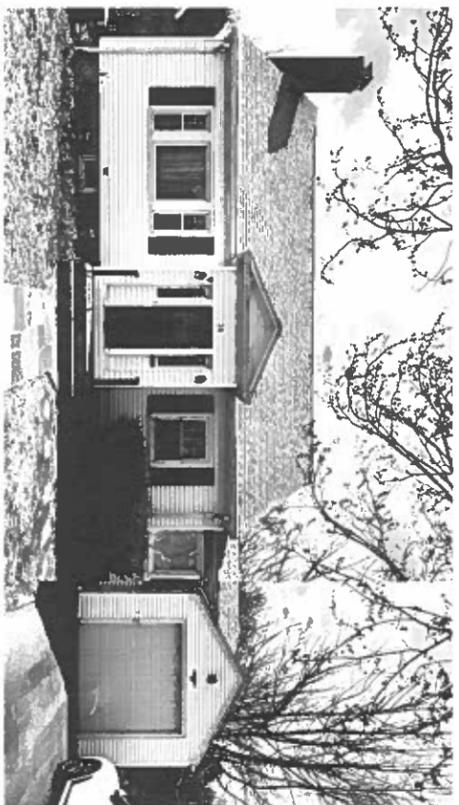
ZONING REVIEW SET

ARCHITECT

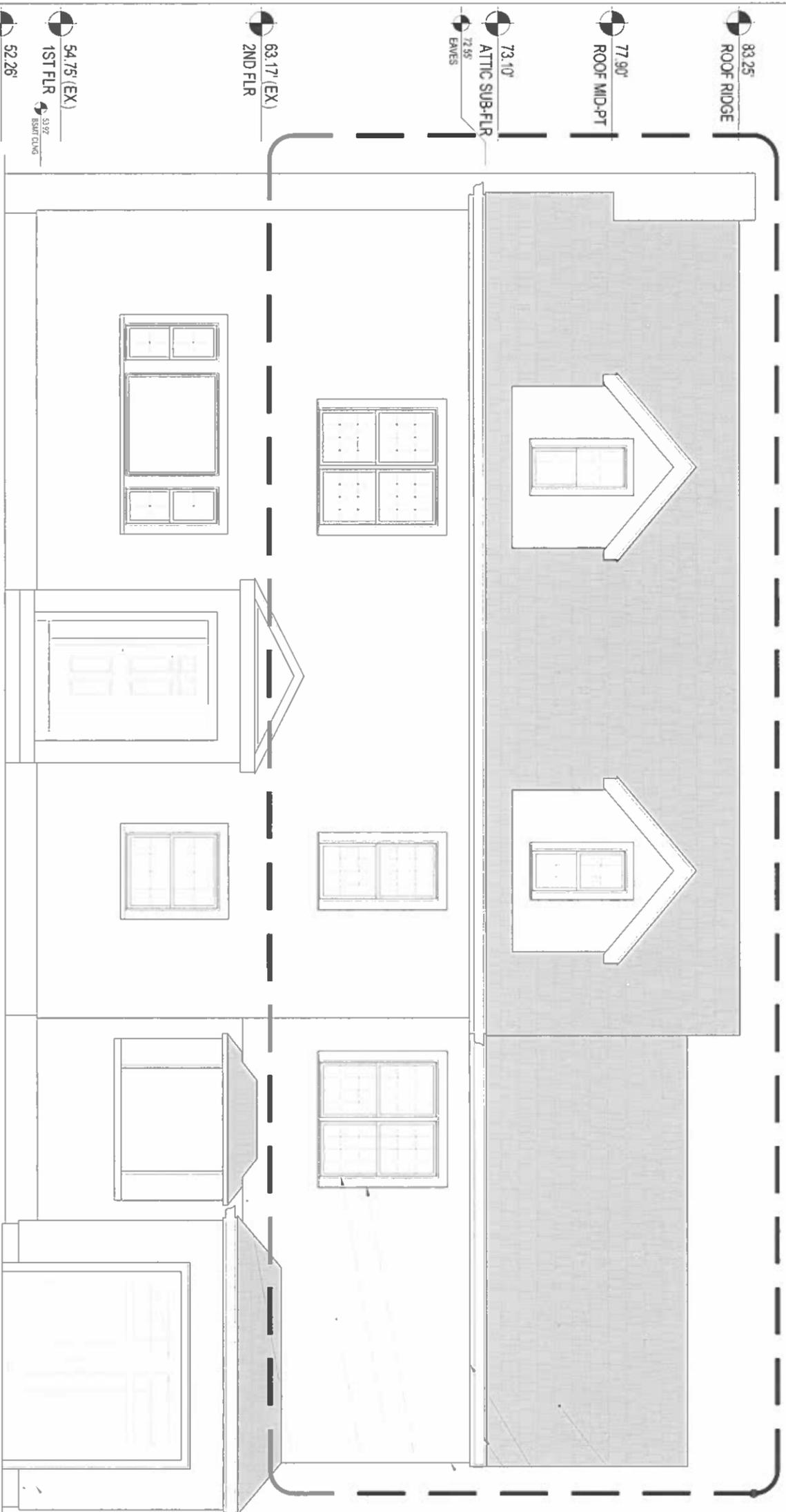
O'CONNOR Architects Limited Liability Company

P O Box 66801 Newell Massachusetts 02468

PH 617 553 5413 FAX 0800466@gmail.com



STREET VIEW OF THE EXISTING CAPE-STYLE HOUSE



ADDITION: FULL 2ND FLOOR W/ DORMERS ON TOP OF EXISTING CAPE-STYLE HOUSE

30-YR ARCH ASPHALT SHINGLE ROOF ON 30# ROOF'G FELT W/ ICE-N-SHIELD @ ALL EAVES & VALLEYS ON 3/4" ZIP ROOF SHEATHING, TYP. PVC 1X8 FACIA ALUM CUTTER, WHI.

5 1/2" PVC CORNER TRIM

4 1/2" WINDOW TRIM WOOD WINDOW W/ VINYL CLAD

'HARDIE' PLANK SIDING W/ 4" (TBD) EXPOSURE & SMOOTH or 'CEDARWALL' (TBD) TEXTURE PVC 1X8 FACIA @ EDGE OF PROJECTING WALL

PVC DRIP CAP PVC WATER TABLE

1 PROPOSED EAST ELEVATION

3/16"=1'-0"



DRAWING GENERAL NOTES THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS EXCEPT BY ARCHITECT'S AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTORS WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGNOSTIC DO NOT SCALE.

Date: 9/12/2025 | PERMIT SET 11/12/2025 | REVISION 1/12/2026 | ZONING REVIEW SET



BUILDING ELEVATION

SCALE: 3/16"=1'-0" DATE: JANUARY 12, 2026 DRAWN BY: STAFF, CL CHECKED BY: CL

A1.1

ARCHITECT
O'DDD Architects Limited Liability Company
P. O. Box 66301 Haverhill, Massachusetts 01846
Ph: 617.933.9478 Email: ODDDA@fpmad.com

L16 RESIDENCE
SINGLE FAMILY ADDITION
16 Audrey Road
Belmont, Massachusetts 02478

DRAWING GENERAL NOTES
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ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR TO START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date	Notes
9/12/2025	PERMIT SET
11/12/2024	REVISION
1/12/2026	ZONING REVIEW SET



DATE: 12/12/2025
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CHECKED BY: CL

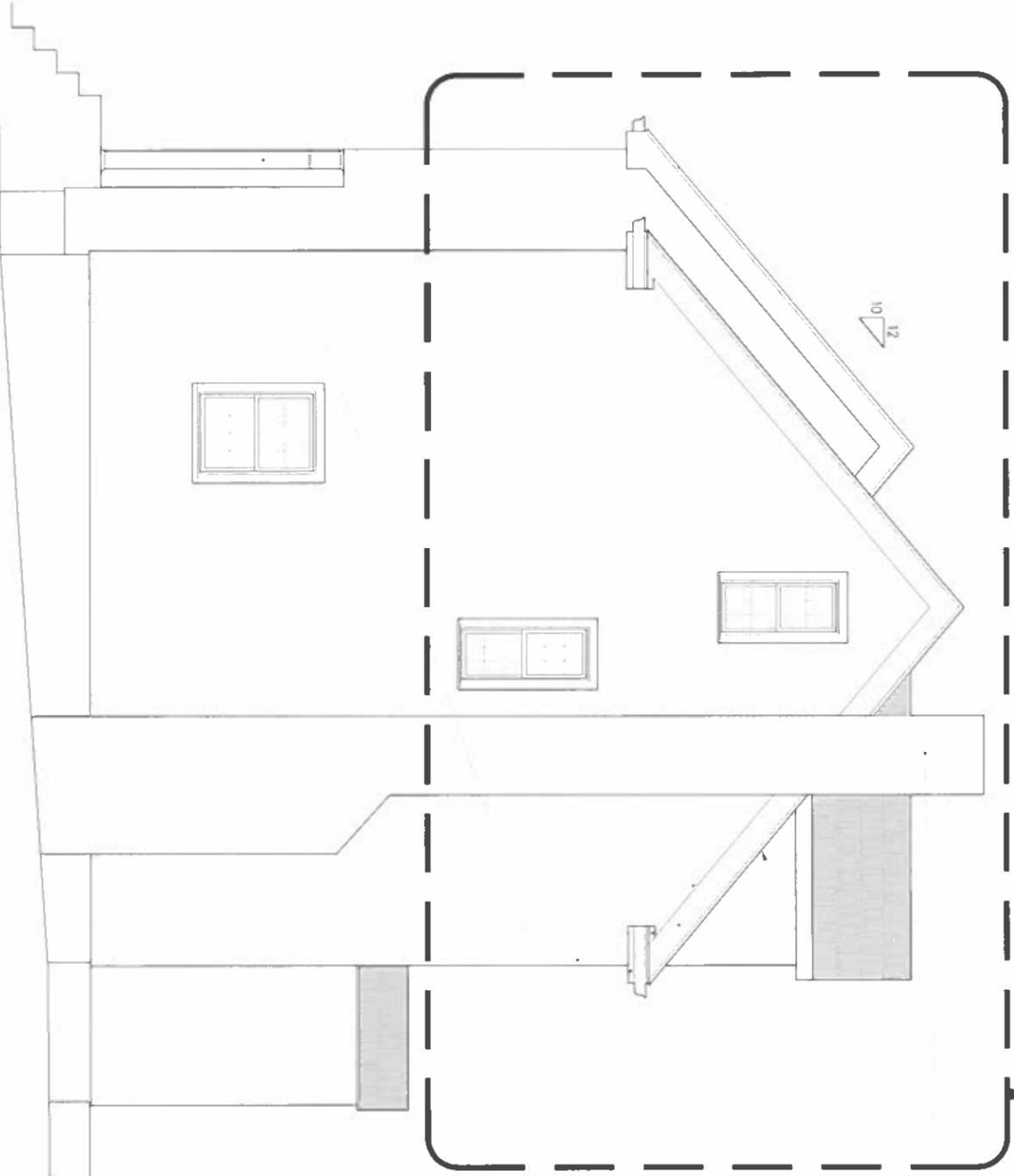
SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL



A1.2

ADDITION: FULL 2ND FLOOR W/ DORMERS
ON TOP OF EXISTING CAPE-STYLE HOUSE

- EXST BRICK CHIMNEY TO BE EXTENDED W/ NEW SSTL. CHIMNEY LINER
- 30-YR ARCH ASPHALT SHINGLE ROOF ON 30# ROOF'G FELT W/ ICE-N-SHIELD @ ALL EAVES & VALLEYS ON 3/4" ZIP ROOF SHEATHING, TYP.
- 2 1/2" PVC MOLDING
- PVC 1X10 RAKE BOARD
- ASPHALT SHINGLE ROOF
- PVC 1X8 FACIA
- 5/2" PVC CORNER TRIM
- NEW P.T.6X6 POST W/ VINYL COLUMN WRAP ON NEW CONC. SONOTUBE/FOUNDATION



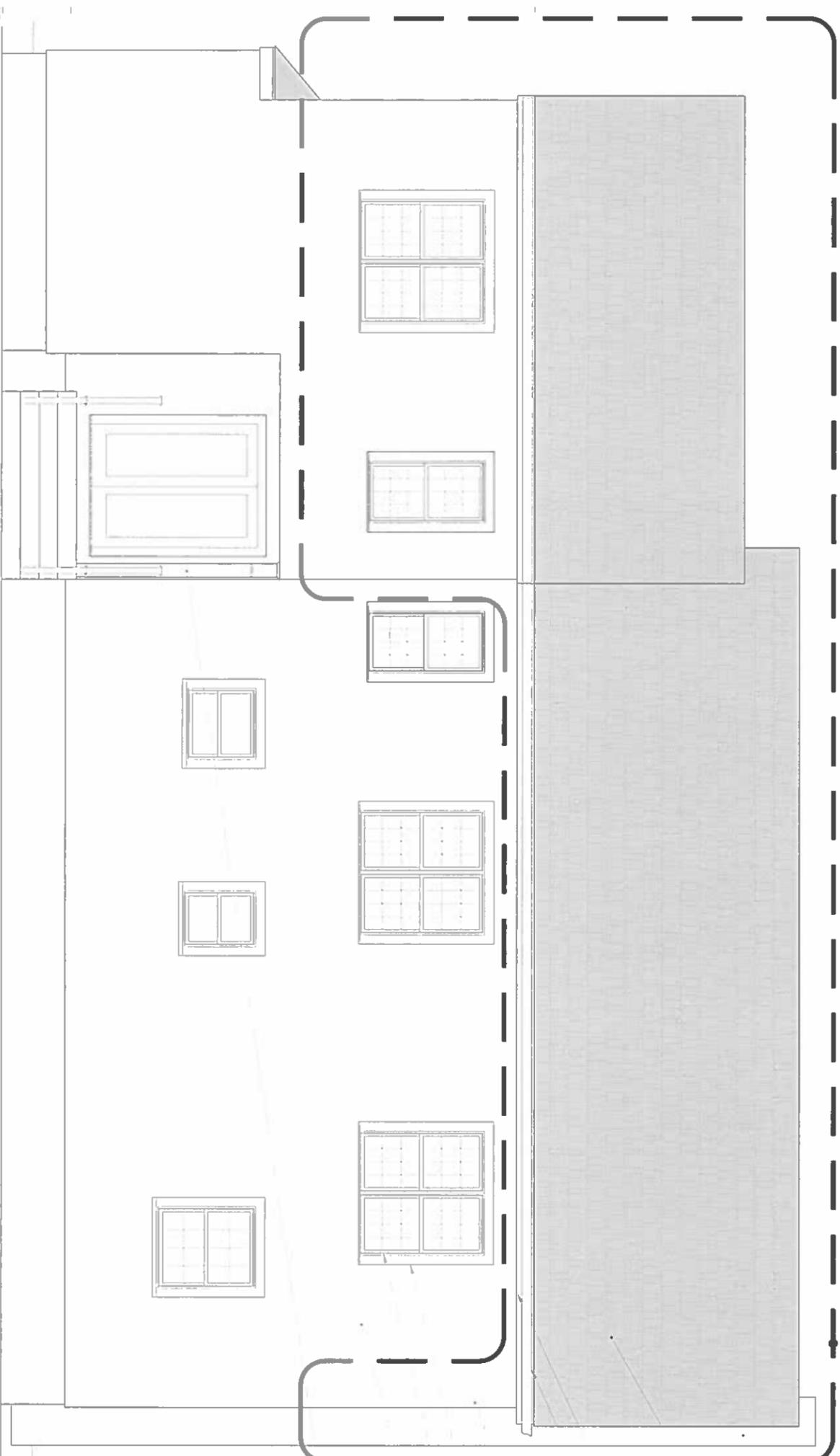
PROPOSED SOUTH ELEVATION

2 3/16"=1'-0"





REAR VIEW OF THE
EXISTING CAPE-STYLE HOUSE



PROPOSED WEST ELEVATION

3

3/16"=1'-0"



ADDITION: FULL 2ND FLOOR
W/ DORMERS ON TOP OF
EXISTING CAPE-STYLE HOUSE

EXST BRICK CHIMNEY TO BE EXTENDED
W/ NEW SSTL CHIMNEY LINER

30-YR ARCH ASPHALT SHINGLE ROOF ON
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ICE-N-SHIELD @ ALL EAVES & VALLEYS ON
3/4" ZIP ROOF SHEATHING, TYP.
PVC 1X8 FACIA
ALUM GUTTER, WHIT.

5 1/2" PVC CORNER TRIM

4 1/2" WINDOW TRIM
WOOD WINDOW W/ VINYL CLAD

'HARDIE' PLANK SIDING W/
4" (TBD) EXPOSURE &
SMOOTH or 'CEDARMILL' (TBD) TEXTURE

NEW P.I.6X6 POST W/ VINYL COLUMN WRAP ON
NEW CONC. SONOTUBE/FOUNDATION

ARCHITECT
O'DOD Architects Limited Liability Company
P O Box 690001 Newton Massachusetts 02468
PH 617.952.9418 FAX 0800.ODOD@gmail.com

L1U RESIDENCE
SINGLE FAMILY ADDITION
16 Audrey Road
Belmont, Massachusetts 02478

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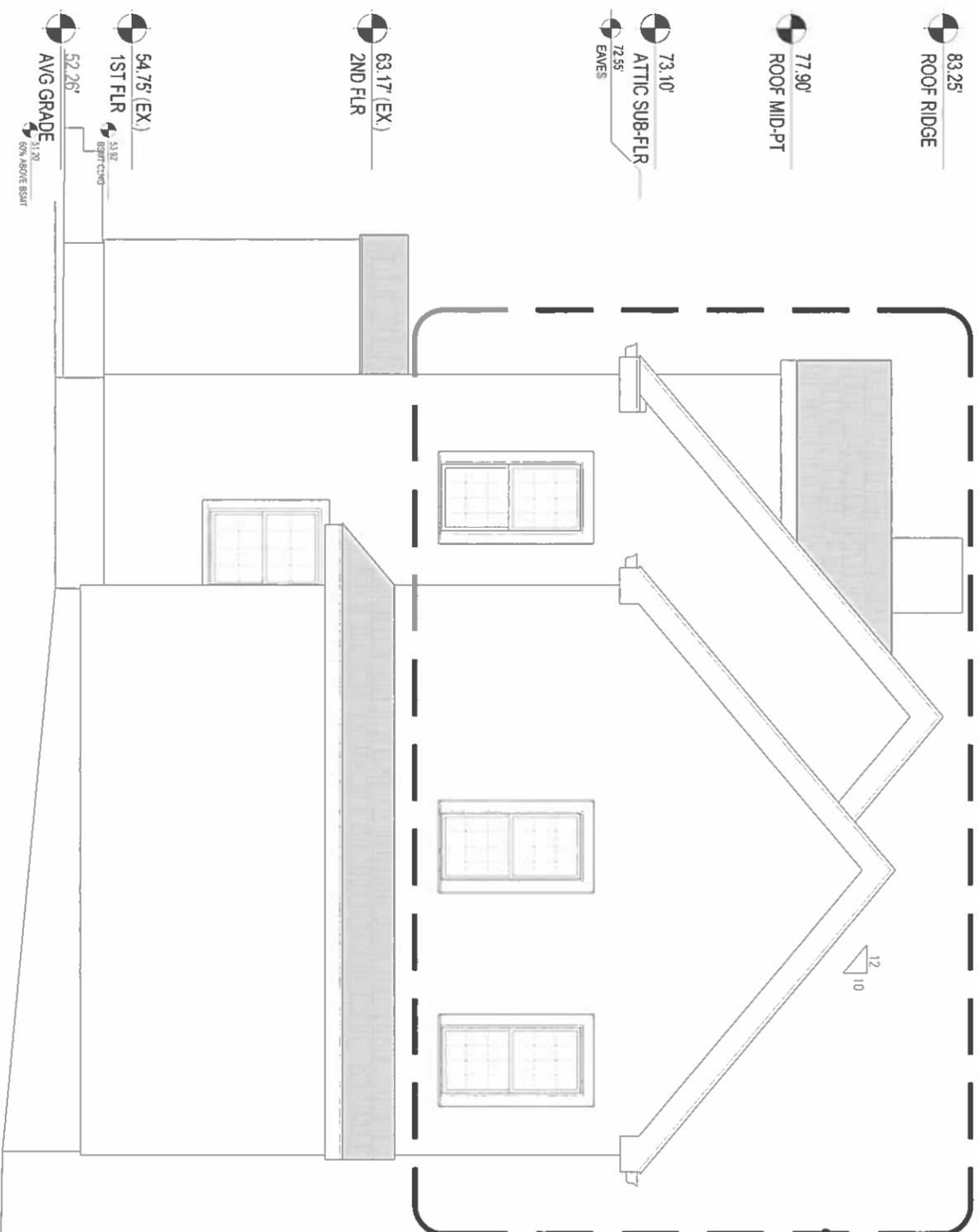
CHIH-HUNG LEE, ARCHITECT
BUILDING ELEVATION

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT
O'DDD Architects Limited Liability Company
P O Box 65001 Newton Massachusetts 02468
Tel: 617 933 9478 Email: ODDDA@piff.com

ADDITION: FULL 2ND FLOOR W/ DORMERS
ON TOP OF EXISTING CAPE-STYLE HOUSE



4 PROPOSED NORTH ELEVATION
3/16"=1'-0"



L16 RESIDENCE
SINGLE FAMILY ADDITION

16 Audrey Road
Belmont, Massachusetts 02478

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Date	Notes
9/12/2025	PERMIT SET
11/12/2024	REVISION
1/12/2026	ZONING REVIEW SET



CHANG IEE, ARCHITECT
BUILDING ELEVATION

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL

A1.4

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Ph: 617.533.9479 Email: ODDA@fmail.com

LIV RESIDENCE
SINGLE FAMILY ADDITION

16 Audrey Road
Belmont, Massachusetts 02478

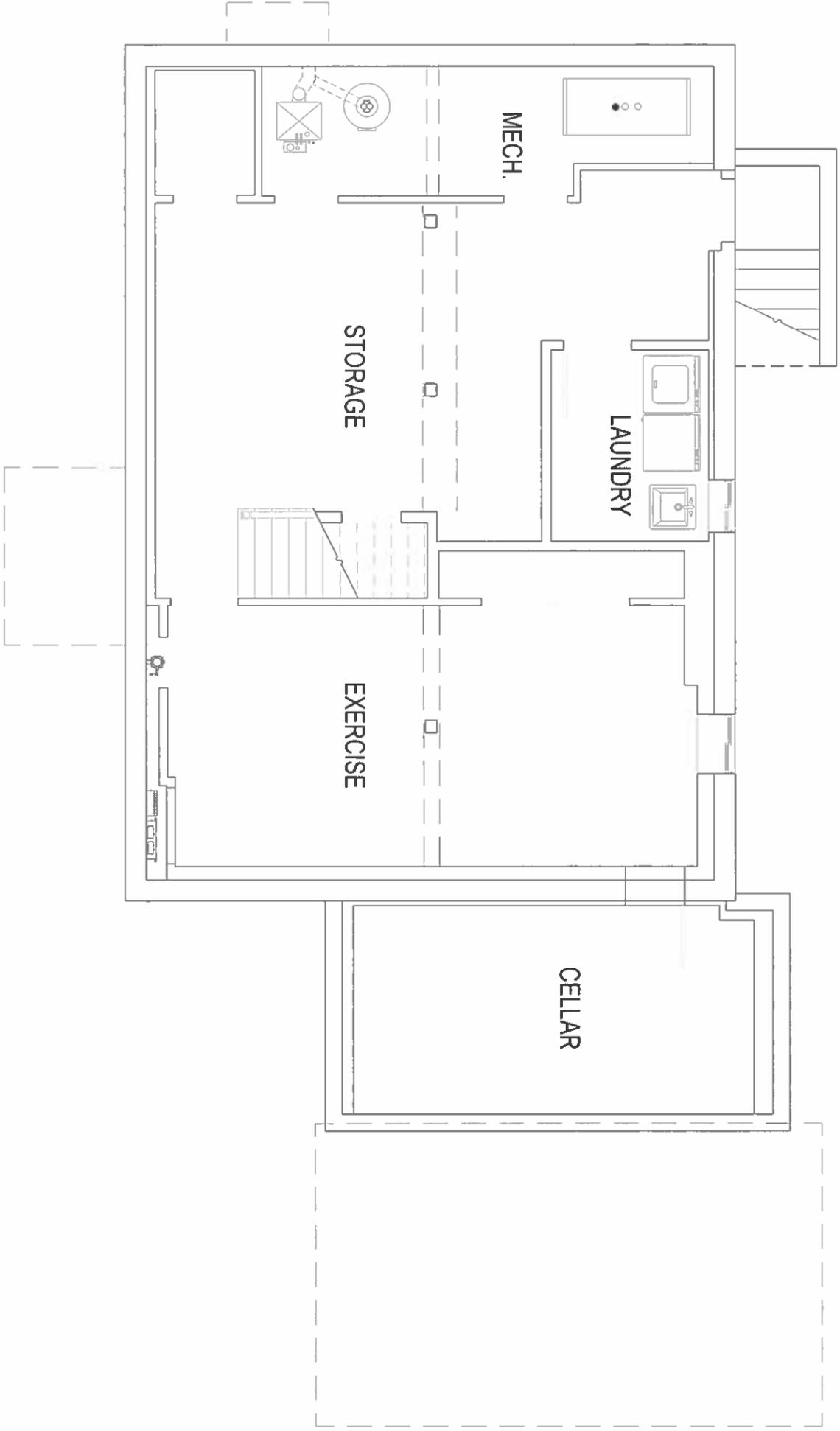
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Date	Notes
9/12/2025	PERMIT SET
11/12/2024	REVISION
1/12/2026	ZONING REVIEW SET



PROPOSED BASEMENT PLAN

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL



1
3/16"=1'-0"
PROPOSED BASEMENT PLAN



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Belmont, Massachusetts 02478

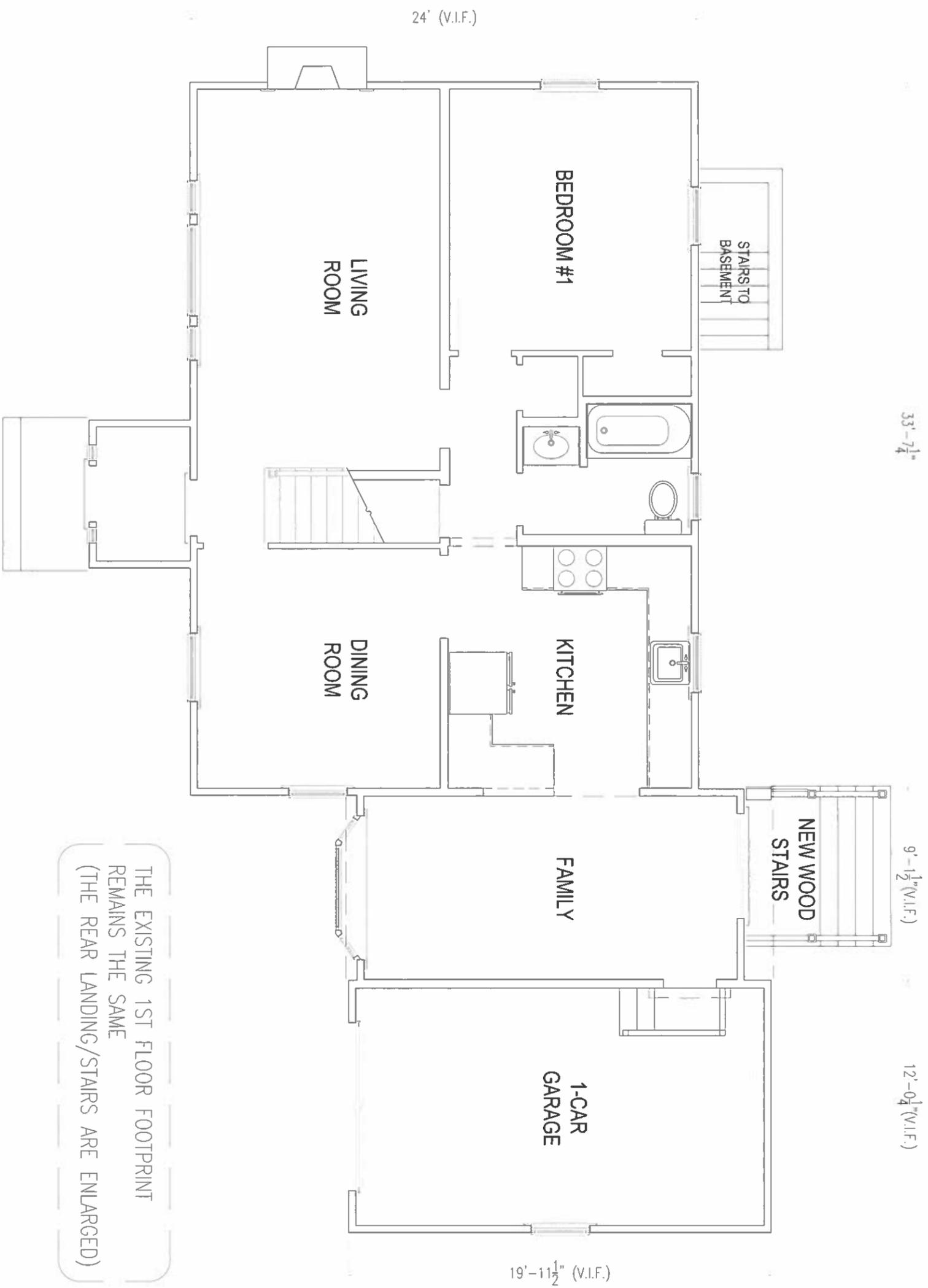
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Date	Notes
9/12/2015	PERMIT SET
11/12/2025	REVISION
1/12/2026	ZONING REVIEW SET



DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL
A2.2

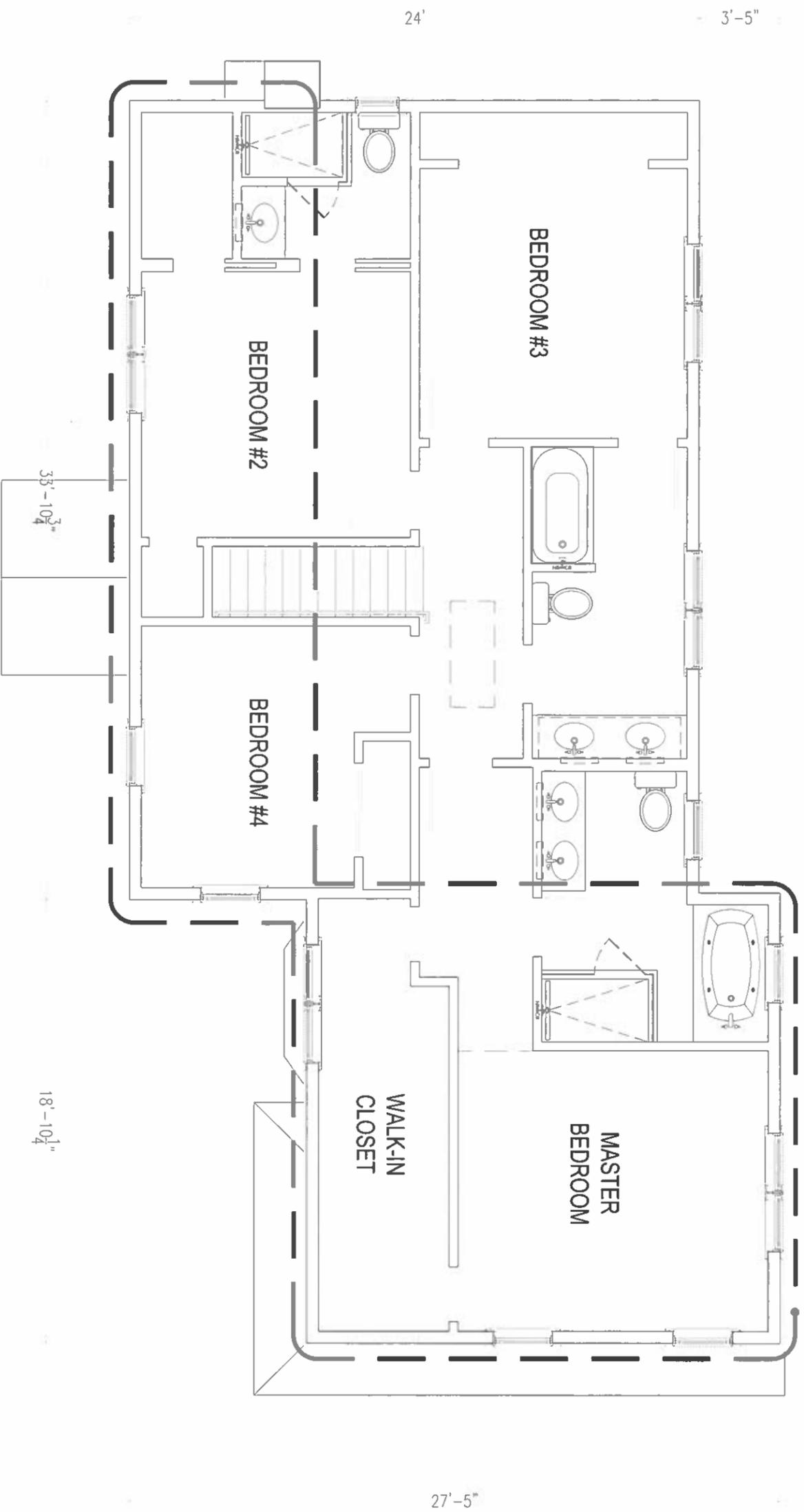


THE EXISTING 1ST FLOOR FOOTPRINT
REMAINS THE SAME
(THE REAR LANDING/STAIRS ARE ENLARGED)

2
3/16"=1'-0"
PROPOSED FIRST FLOOR PLAN



ADDED AREA OF THE FULL
2ND FLOOR TO THE EXISTING
CAPE-STYLE HOUSE



3
3/16"=1'-0"
PROPOSED SECOND FLOOR PLAN



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Date	Notes
9/12/2025	FINAL SET
11/12/2024	REVISION
11/12/2024	ZONING REVIEW SET



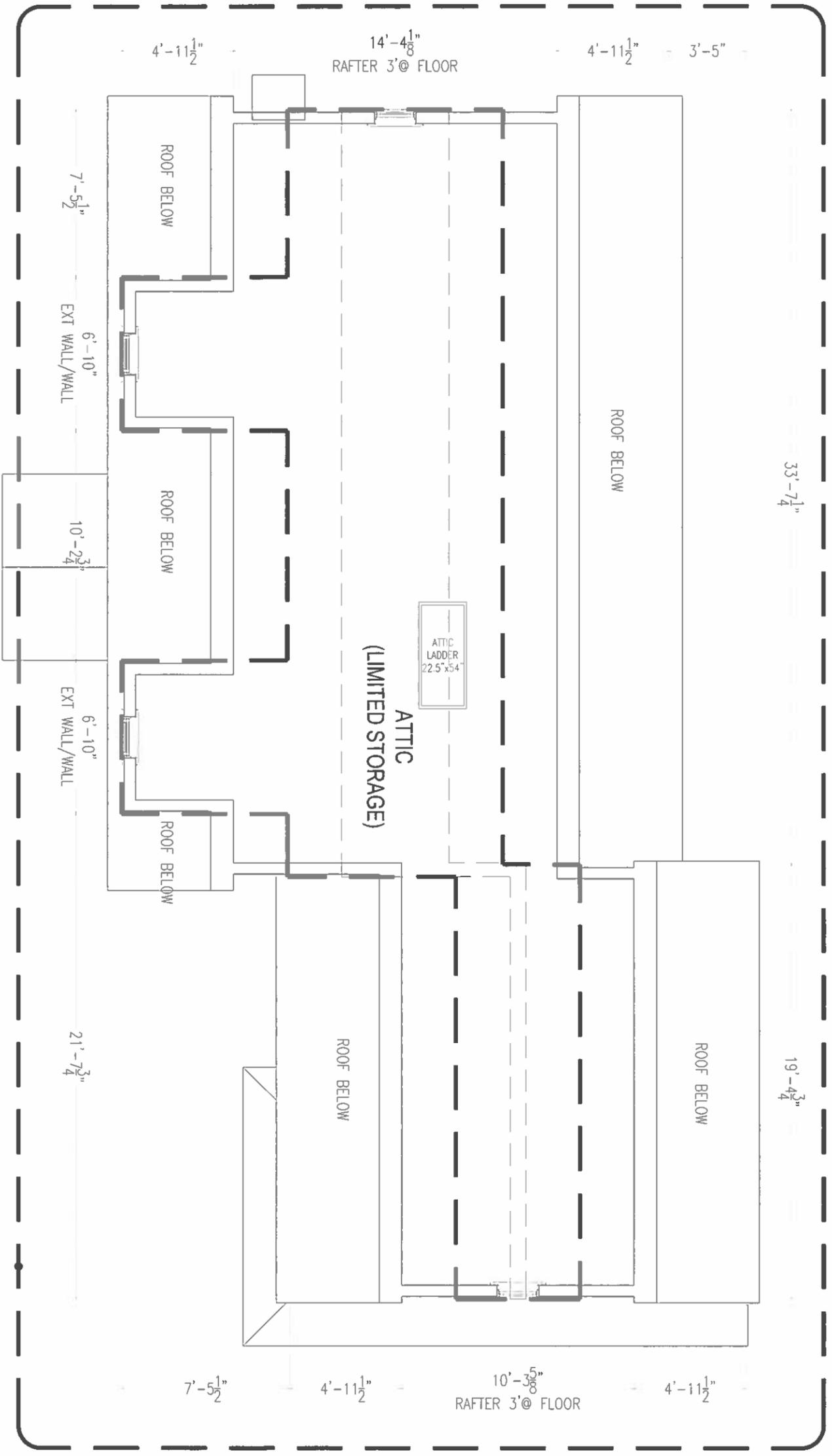
CHRISTOPHER LEE, ARCHITECT
PROPOSED SECOND FLOOR
PLAN

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL

A2.3

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AREA OF HEADROOM 7'±: 177 S.F.
AREA OF HEADROOM 5'±: 532 S.F.
NOTE: SEE A0.1 FOR HALF-STORY CALCULATION



4 PROPOSED ATTIC PLAN
3/16"=1'-0"



THE ENTIRE ATTIC IS ADDED
TO THE EXISTING CAPE-STYLE
HOUSE

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Date	Notes
9/12/2025	PERMIT SET
11/12/2024	REVISION A
1/12/2024	ZONING REVIEW SET



OH-SHC-ITE ARCHITECT
PROPOSED ATTIC PLAN

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2028
DRAWN BY: STAFF, CL
CHECKED BY: CL



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Belmont, Massachusetts 02478

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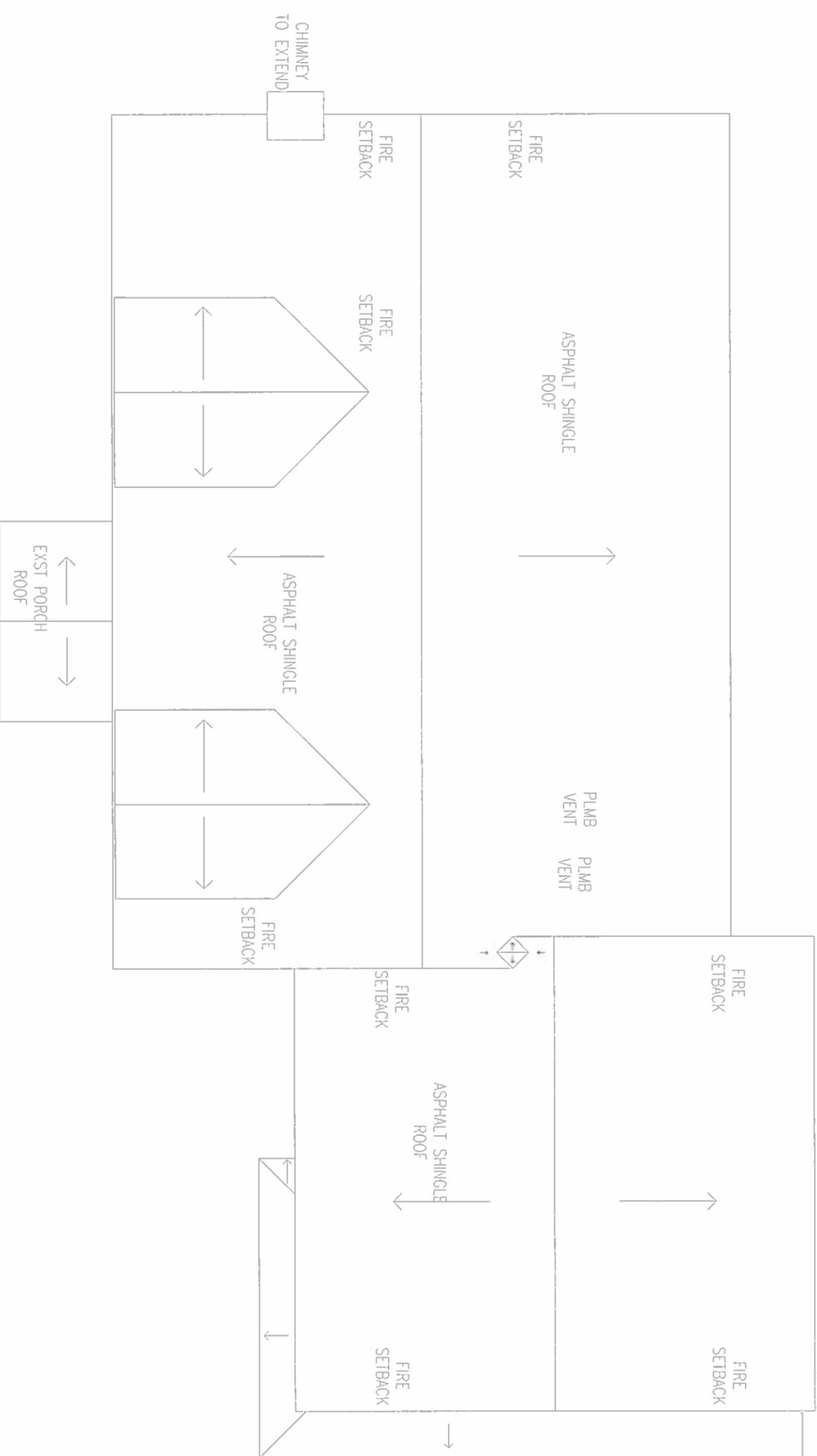
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Date	Notes
9/12/2025	PERMIT SET
11/12/2024	REVISION
1/12/2026	ZONING REVIEW SET



CHARLES LEE, ARCHITECT
PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL



5 PROPOSED ROOF PLAN
3/16"=1'-0"

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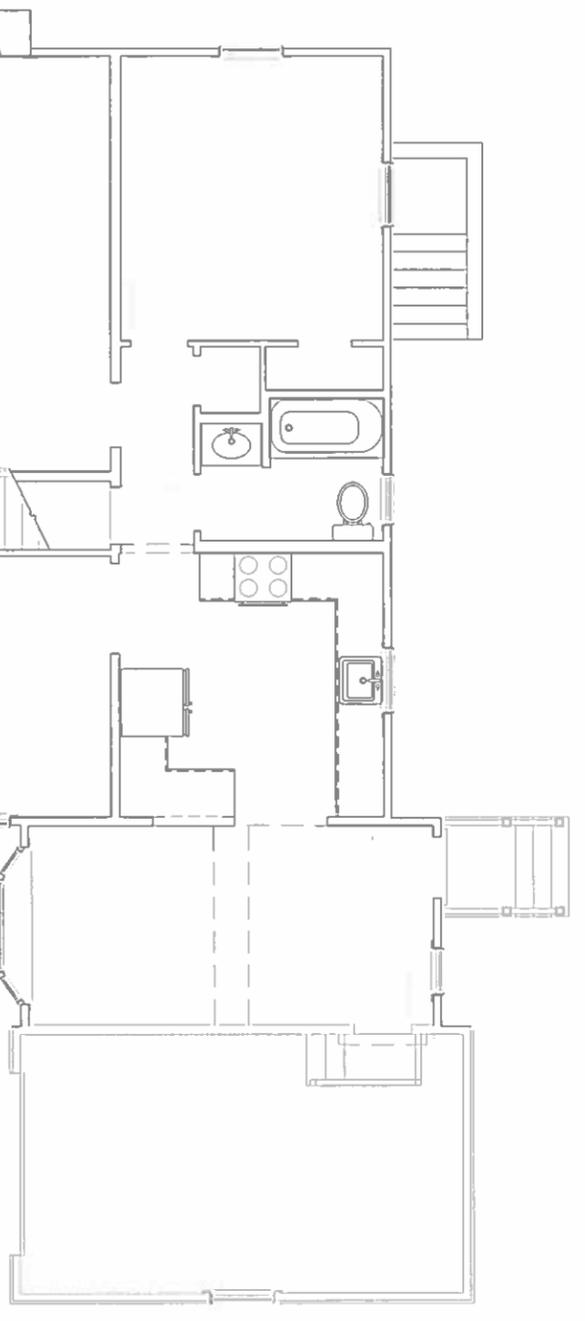
Date	Notes
9/12/2025	1 PERMIT SET
11/12/2024	REVISION A
1/12/2026	ZONING REVIEW SET



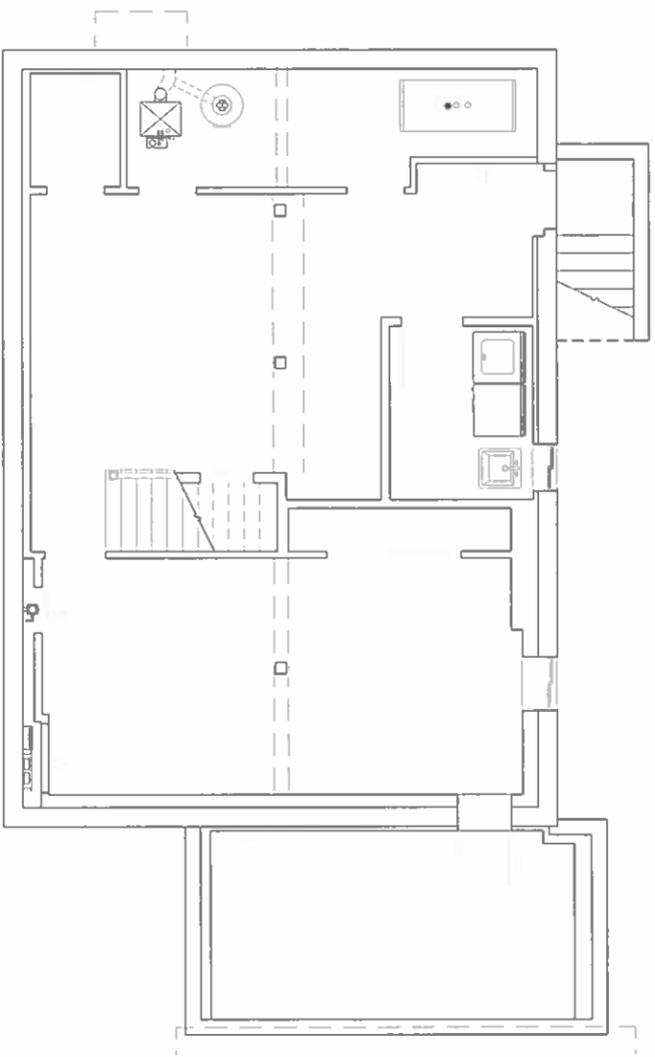
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL

SCALE: 1/8"=1'-0"
DATE: JANUARY 12, 2026
DRAWN BY: STAFF, CL
CHECKED BY: CL

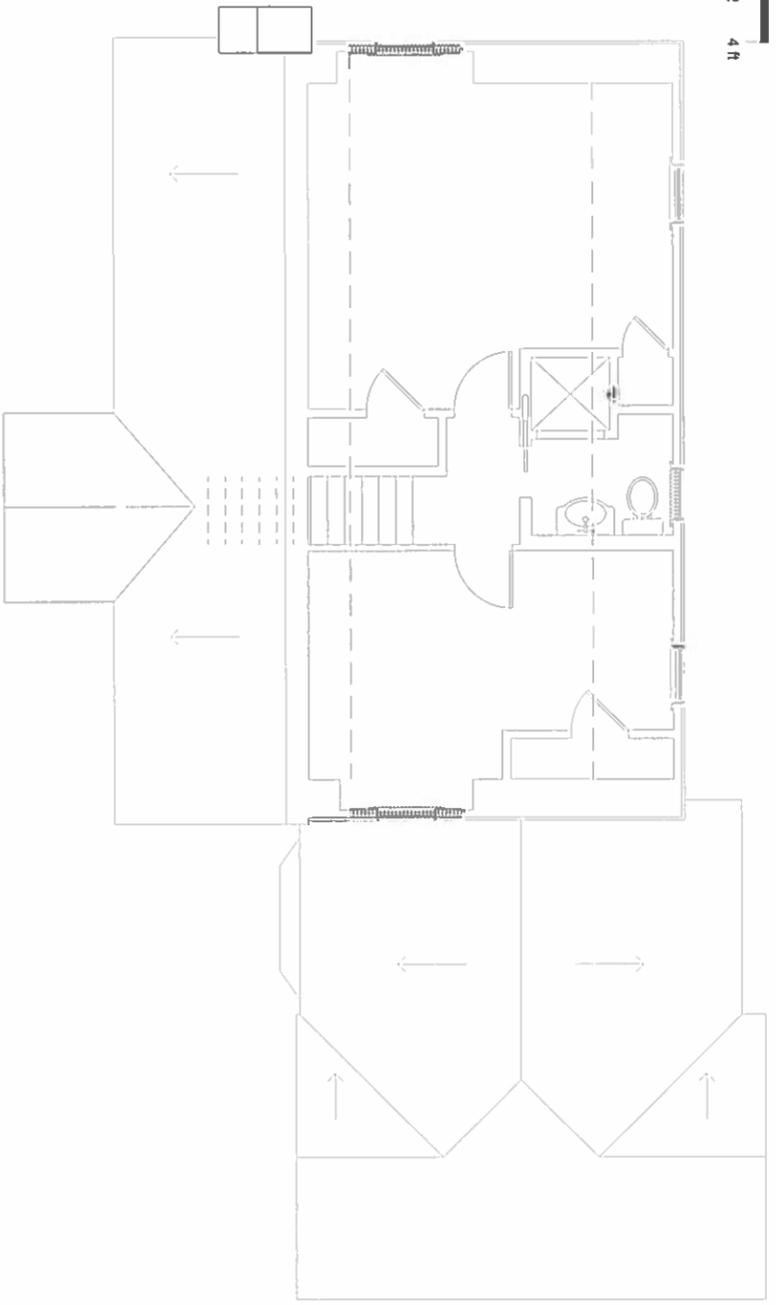
EX.1



2 EXISTING FIRST FLOOR DEMOLITION PLAN
1/8"=1'-0"



1 EXISTING BASEMENT DEMOLITION PLAN
1/8"=1'-0"



3 EXISTING SECOND FLOOR DEMOLITION PLAN
1/8"=1'-0"

