

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-23

2025 AUG -5 PM 3: 13

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR FOUR SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 8, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Te Jas Kumar Pathak for Four (4) Special Permits under Section 1.5 of the Zoning By-Law to alter the ridge height and construct a dormer at 183-185 Beech Street located in a General Residence (GR) zoning district. Special Permits: 1.- §1.5.4 of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals, the proposed alteration to the roof is allowed by a Special Permit. 2.- §4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 story structures, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (47.07% of the foundation walls are exposed) and is considered a story, the proposed addition is a third (3rd) level addition. 3.- §4.2 require minimum side setback of 10.0', the existing and proposed North side setback is 6.8'. 4.- §4.2 require minimum side setback of 10.0', the existing and proposed South side setback is 7.4'.

ZONING BOARD OF APPEALS



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

Building Division
(617) 993-2663
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

~~April 10, 2025~~ June 23, 2025

Te Jas Kumar Pathak
183-185 Beech Street
Belmont, MA 02478

RE: Denial to Alter the Ridge Height and Construct a Dormer

Dear Mr. Pathak,

The Office of Planning and Building is in receipt of your building permit application for your proposal to Alter the ridge height and construct a dormer at 183-185 Beech Street located in a General Residence (GR) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A of the By-Law allows alterations and expansions in the General Residence district by a Special Permit granted by the Board of Appeals, §4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories and require minimum side setback of 10.0'.

1. The proposed alteration to the roof is allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (47.07% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) level addition.
3. The existing and proposed North side setback is 6.8'
4. The existing and proposed South side setback is 7.4'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request four (4) Special Permits from the Board of Appeals. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings
Office of Planning and Building



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 6/25/25

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 183-185 BEECH 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 _____

CREATION OF A NEW PORCHERED ROOF FOR
NEW BEDROOM AND BATHROOM

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

Signature of Petitioner T.P. Pathak
Print Name TEJASKUMAR PATHAK
Address 185 BEECH STREET
BELMONT, MA 02478
Daytime Telephone Number 801.350.1092

August 20, 2014

Request for Special Permit Re: 3 ½ Story Structure W/setbacks

Submitted by
Tejas and Munmun Pathak
Owners of
200 Beech Street, Belmont MA 02478

We propose adding a new dormered roof expansions to our home at 185 Beech Street in Belmont. The new space will include, two bedrooms, a bathroom, closets and mechanical space along with a new stair. 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 existing house, neighborhood and adjacent houses.

We have lived in our two family 2-bedroom home for a few years with our growing family. Since moving in we have managed ongoing work/life changes and found that we need more space in the house. We felt that dormering our home would allow us the space needed. In addition the last renovation of our home left a very low hip roof which would need to be replaced to achieve allowable head heights. Our hope is to make our home comfortable for modern "work from home" living.

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 schemes but felt that the addition of a side facing dormer was the best way to retain the look and massing of the homes on Beech Street. We would also like to note that we included images of other similar structures with added top story or side facing dormers in our neighborhood.

The original building permit application was declined because our basement in the GR zoning district is 47.07% exposed and thus considered a story (though from the Beech Street elevation our home appears to be only two and a half stories). This makes the existing house a non-conforming 3 ½ story structure exceeding the 2 ½ story limit set forth in the Belmont Zoning By-law section 4.2.2. for any expansion of the top story. In addition, our existing home sits 6.8' from the north property line and 7.4' from the south property line. Our proposed addition raises the ridge above its existing height above grade from 24.8' to 25.7', which conforms with zoning height requirements but increases the non-conformity in each setback. The design of the level is in full compliance with the guidelines set forth for half stories/dormers in Belmont. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this dormer addition to the top 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.

We, the neighbors of Tejas and Munmun Pathak of 185 Beech Street, Belmont MA have reviewed their plans to add a new domered roof at the above mentioned address. Furthermore, we support their petition for a special permit allowing them to proceed with this addition.

1. XUEFEI WANG
(signature) (name)
183 Beech St Belmont MA 02478
(address)

2. MING CHUEN A LAM
(signature) (name)
185 Beech St Belmont MA 02478
(address)

3. David Morris
(signature) (name)
147 B Beauvais
(address)

4. [Signature]
(signature) (name)

(address)

5. Marion Ngoucevic
(signature) (name)
189 Beech St Belmont, MA 02478
(address)

6. _____
(signature) (name)

(address)

200 and 202 Beech

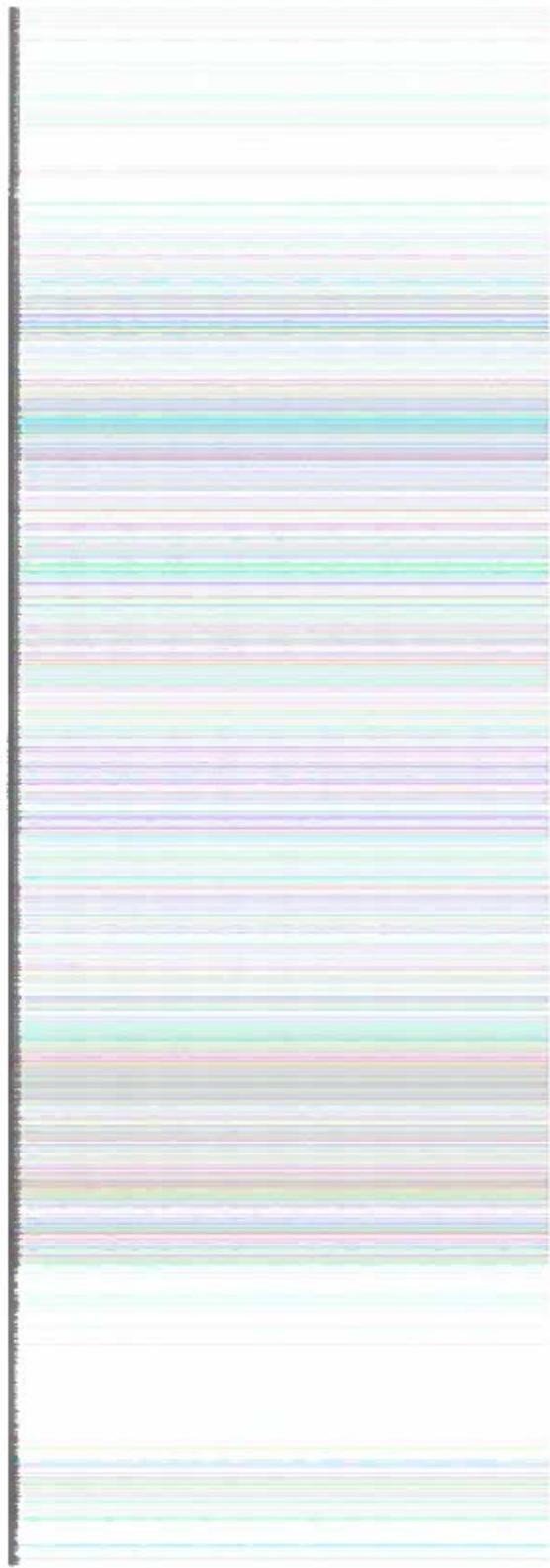


NEIGHBORHOOD HOUSES - DORMERED

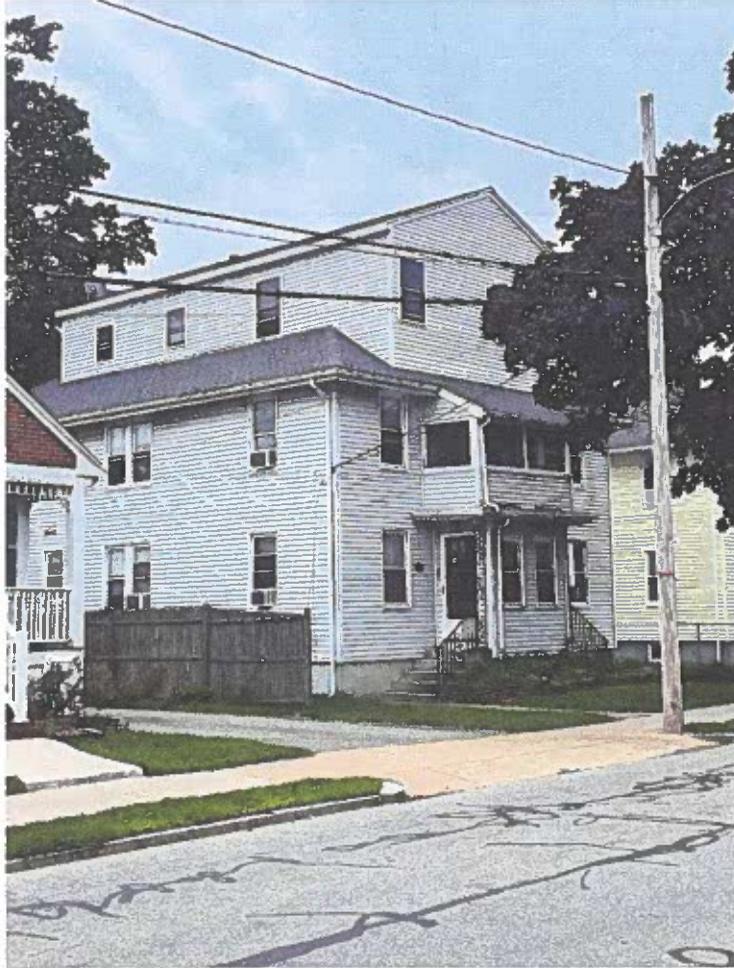
219 Beech



NEIGHBORHOOD HOUSE - DORMER

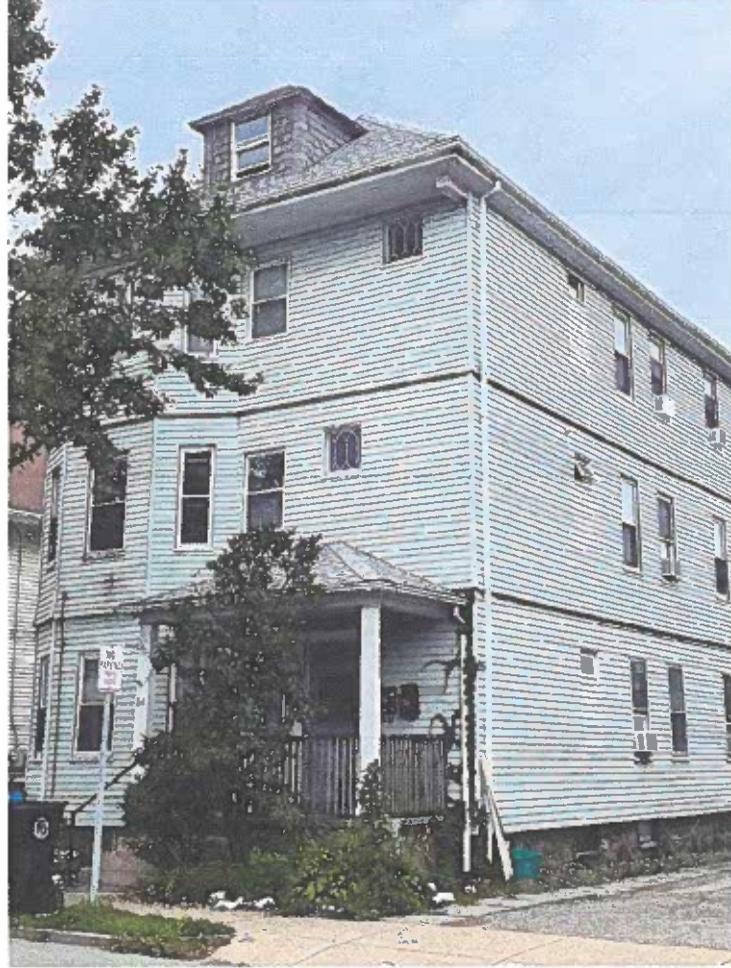


237 Beech

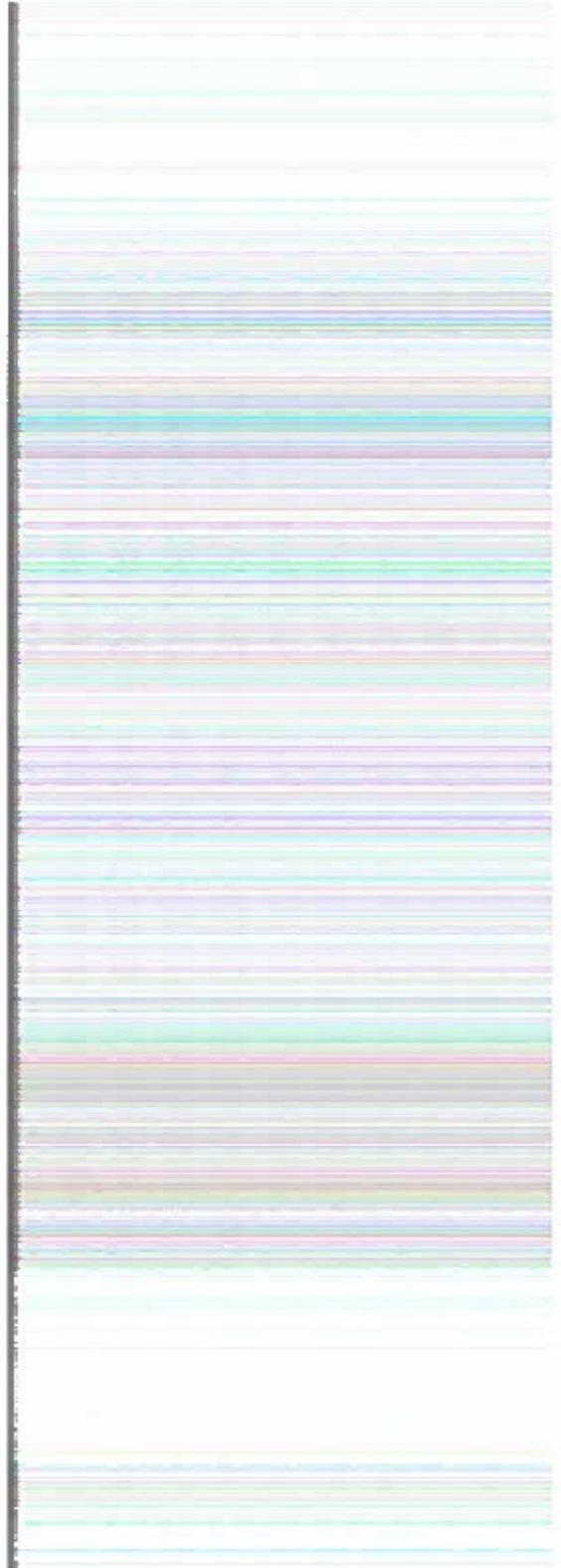


NEIGHBORHOOD HOUSE - 3 STORY

163 Beech



NEIGHBORHOOD HOUSE - 3 STORY



182 Beech



NEIGHBORHOOD HOUSE - DORMER

172 Beech



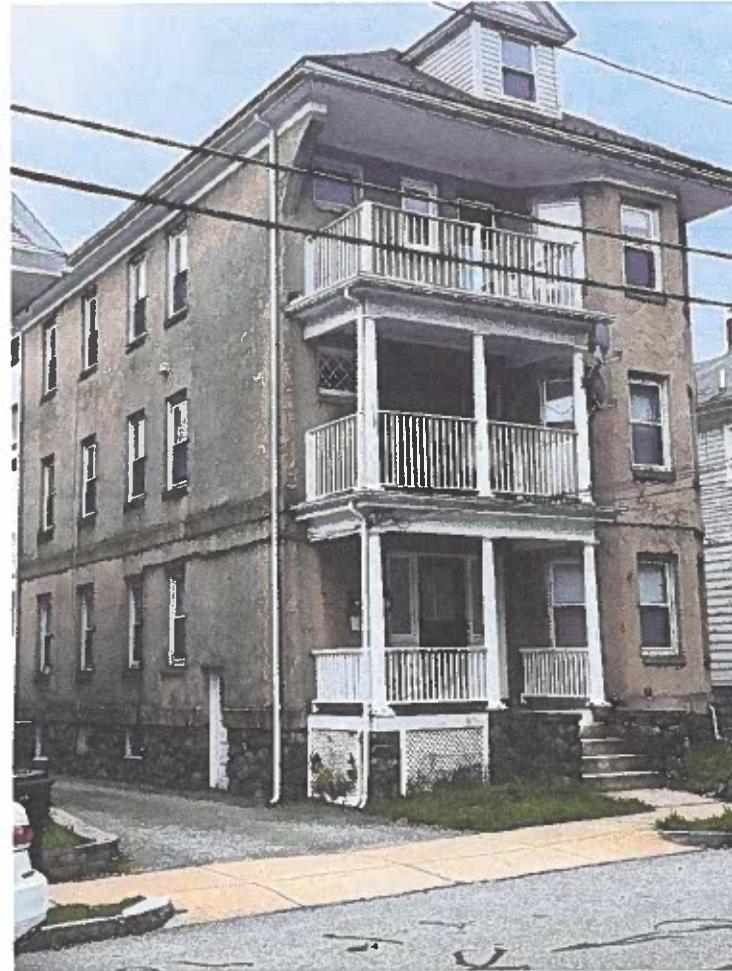
NEIGHBORHOOD HOUSE - 3 1/2 STORY

161 Beech



NEIGHBORHOOD HOUSE - DORMER

171 Beech



NEIGHBORHOOD HOUSE - 3 1/2 STORY

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

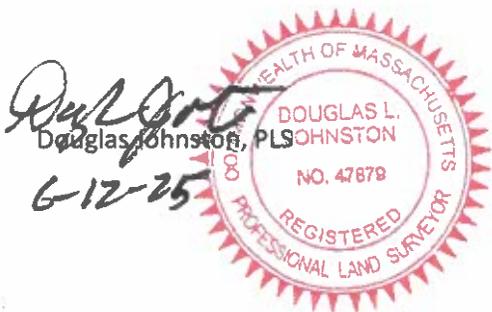
183-185 Beech Street
Belmont, MA 02478

There are six segments of foundation walls. They are 6.9' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.8'	178.02 S.F.	99.59 S.F.
B	45.2'	311.88 S.F.	178.99 S.F.
C	12.0'	82.80 S.F.	43.20 S.F.
D	19.0'	131.10 S.F.	64.79 S.F.
E	12.0'	82.80 S.F.	40.32 S.F.
F	45.2'	311.88 S.F.	154.58 S.F.
TOTALS		1,098.48 S.F.	581.47 S.F.

$$581.47/1,098.48=.5293$$

The foundation walls are 52.93% below grade.



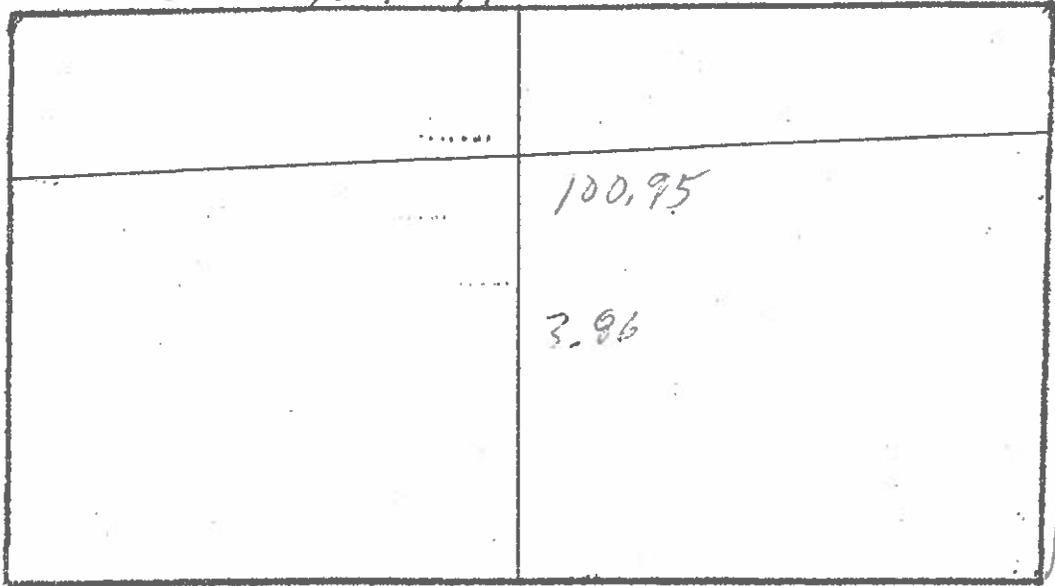
BELMONT

SEG "A"

$$\begin{array}{r} 25.8 \\ \times 6.9 \\ \hline 178.02 \end{array}$$

TOTAL
FACE OF
WALL

CEILING = 103.99



$$\begin{array}{r} 25.8 \dots 100.54 \\ \times 7.86 \dots \text{BELOW} \\ \hline 99.59 \dots \text{GRADE} \end{array}$$

$$\frac{99.59}{178.02} = .5594$$

55.94%
BELOW GRADE

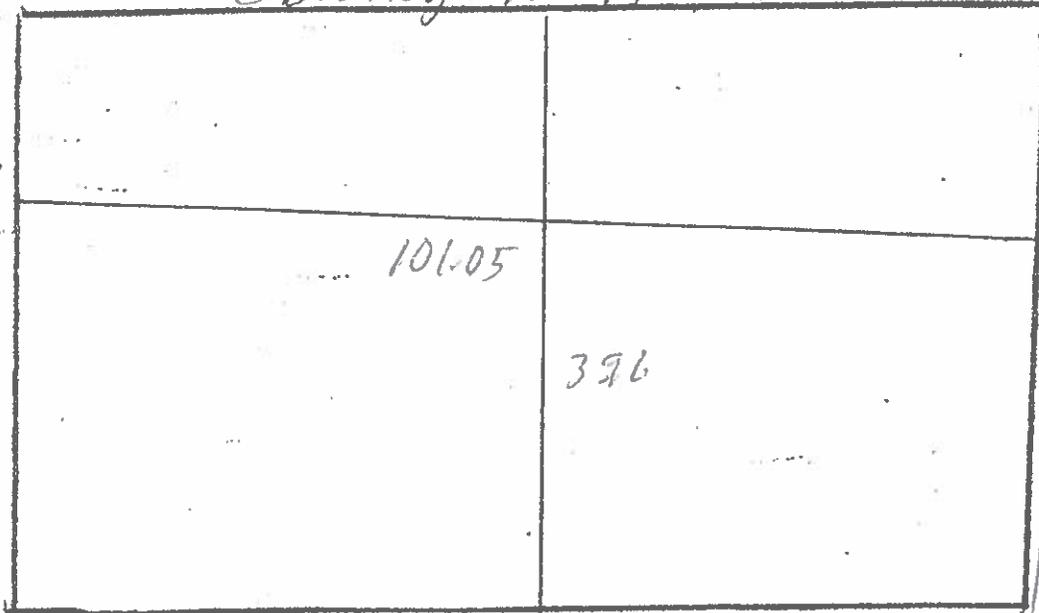
FLOOR = 97.09

25.8

$$\begin{array}{r} 45.2 \\ \times 6.9 \\ \hline 311.98 \end{array}$$

TOTAL
FACE OF
WALL

CEILING = 103.99



$$\begin{array}{r} 45.2 \dots 101.36 \\ \times 7.86 \dots \text{BELOW} \\ \hline 78.99 \dots \text{GRADE} \end{array}$$

$$\frac{78.99}{11.99} = .5739$$

57.39%
BELOW GRADE

FLOOR = 97.09

45.2

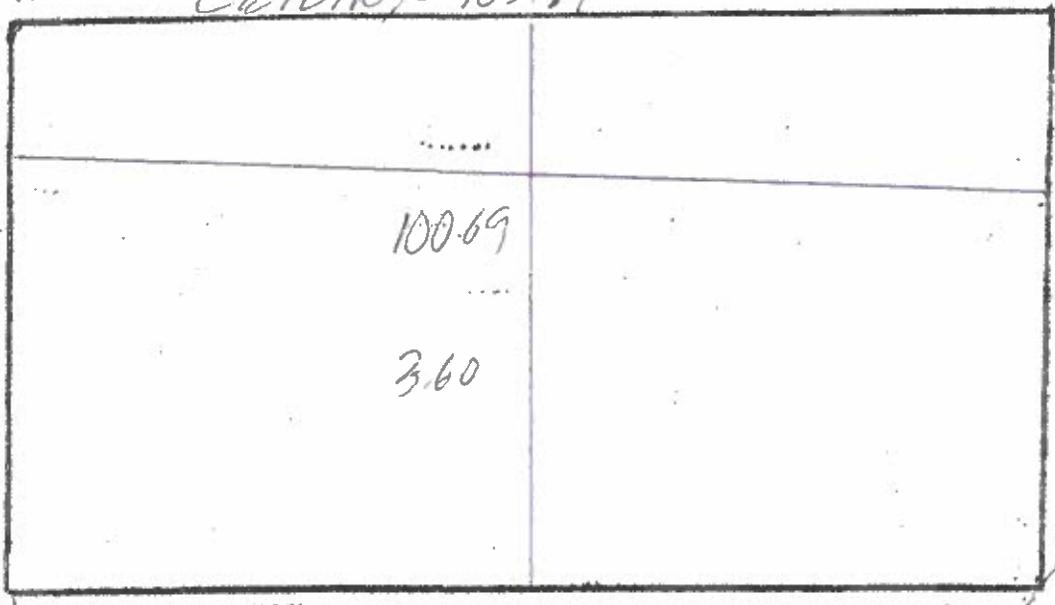
SEG "B"

DECK SHEET
BELMONT

SEG "C"

12.0 TOTAL
FACE OF
16.9
32.90 WALL

CEILING = 103.99



12.0 BELOW
43.60 GRADE

43.60 = 52.17
32.90

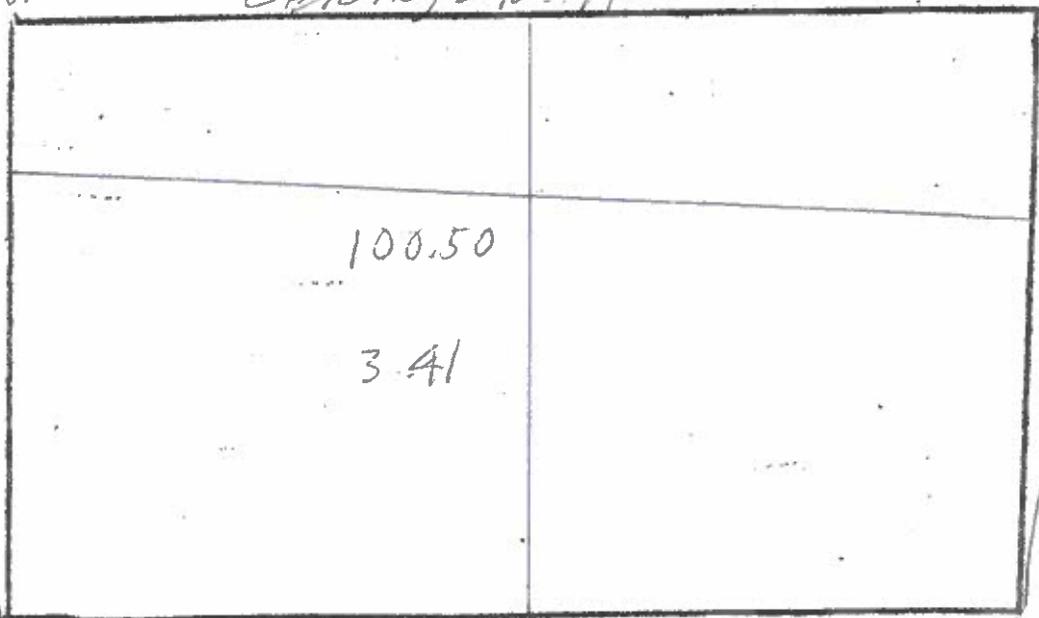
52.17%
BELOW GRADE

FLOOR = 97.09
12.0

SEG "D"

19.0 TOTAL
FACE OF
X 6.9
131.10 WALL

CEILING = 103.99



9.0 BELOW
3.41 GRADE

4.79 = 49.42
9.69

49.42%
BELOW GRADE

FLOOR = 97.09
19.0

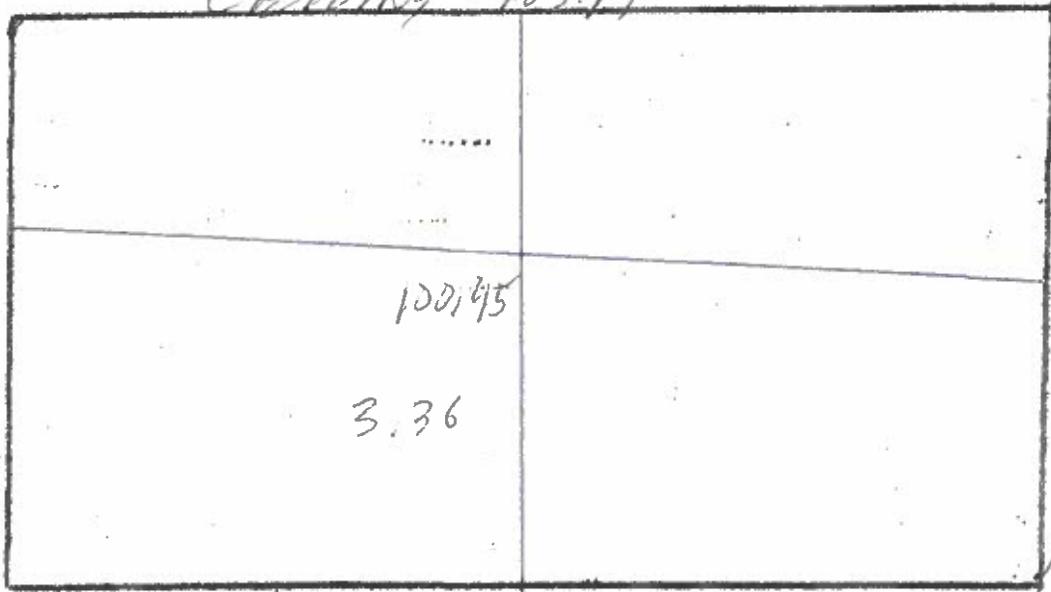
1.00 100 PERCENT INITIAL
 BELMONT

SEG "E"

12.0 TOTAL FACE
 x 6.9 OF THE

 82.80 WALL

CEILING = 103.99



69
 /
 100.53

+ 82.36
 12.0
 x 7.76 BELOW

 48.32 grade

10.32 = .4370
 32.80

FLOOR = 97.09

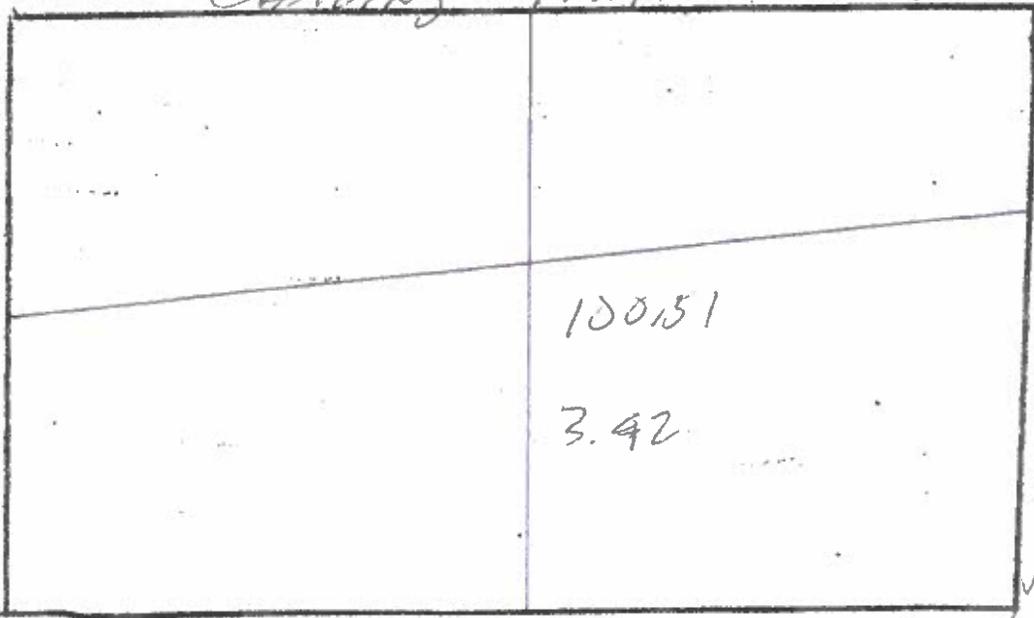
48.70%
 BELOW GRADE

45.2 TOTAL
 x 6.9 FACE

 311.88 WALL

SEG "F"

CEILING = 103.99



100.54
 /
 69

75.2 103.48
 3.42 BELOW

 79.58 grade

4.58 = .4956
 11.88

FLOOR = 97.09

45.2

49.56%
 BELOW GRADE

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 183-185 BEECH STREET

Surveyor Signature and Stamp: _____ Date: _____

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000 S.F.	4,100 S.F.	4,000 S.F.
Lot Frontage (feet)		50'	40'	40'
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.	2,000 S.F.	2,000 S.F.
Lot Coverage (% of lot)		30%	35.7%	35.7%
Open Space (% of lot)		40%	38.3%	38.3%
Setbacks: (feet)	➤ Front ^(a)	11.7'	11.6'	15.6'
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10' 10'	7.4' 6.8'	7.4' 6.8'
	➤ Rear	20'	27.2'	39.2'
Building Height:	➤ Feet	33'	24.8'*	26.7'*
	➤ Stories	2 1/2	3 1/2	3 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
<u>Per §6D of the Zoning By-Law</u>				
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks			
Front Doors:	Both Must Face Street ^(b)			
	STANDARD	PROPOSED		
Curb Cut (One per 70' Frontage) ^(c)	/	/		

* TO MIDPOINT

- ^(a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- ^(b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- ^(c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

August 20, 2014


 Douglas Johnston
 6/12/25

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

Date:	Issued for:
04/07/25	SCHEMATIC DESIG
05/12/25	DESIGN DEVELOPM



PATHAK RESIDENCE
185 BEECH STREET
BELMONT, MA

**PROPOSED
PLANS**

Sheet
Number:

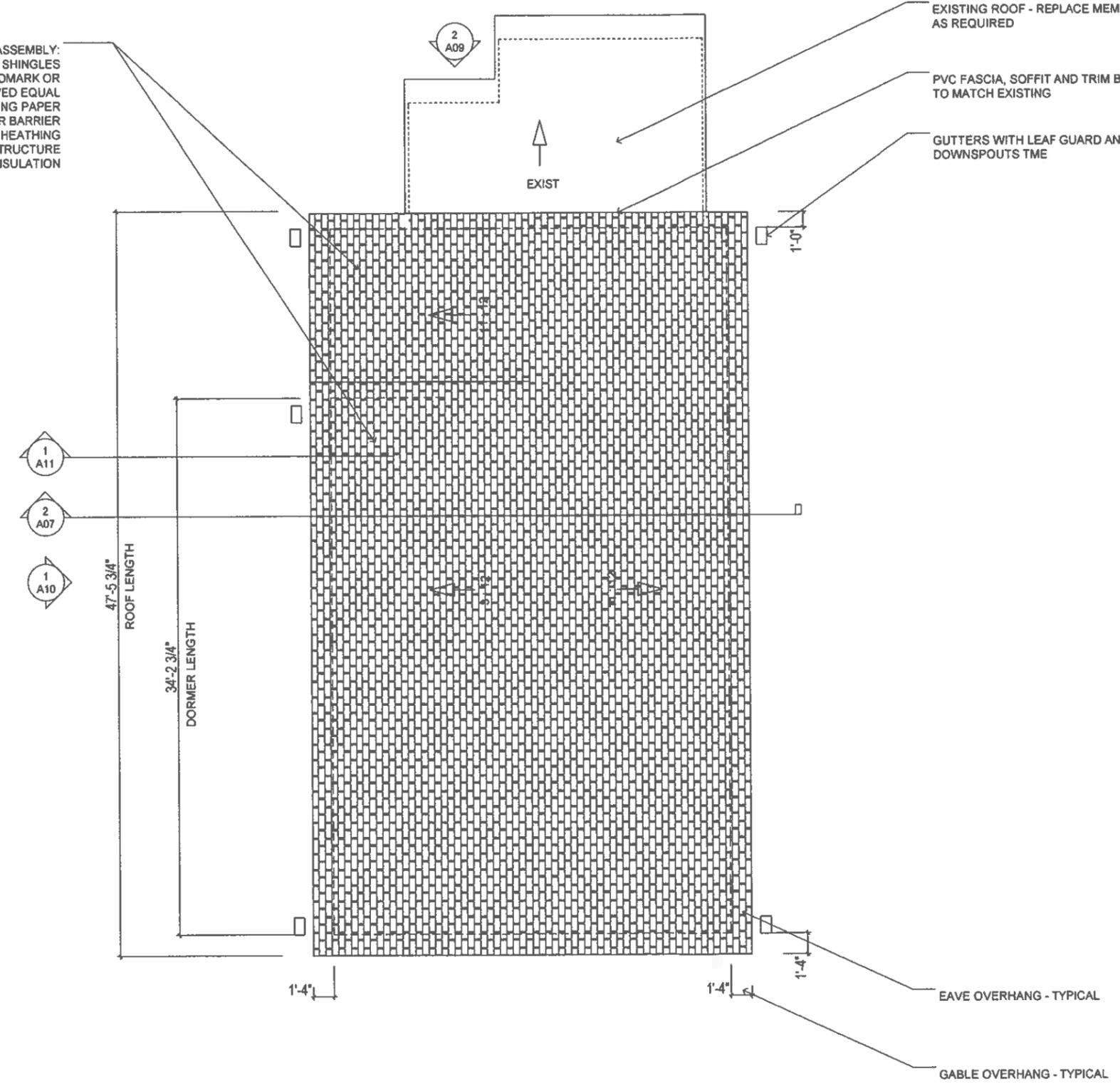
A8

ROOF ASSEMBLY:
30 YEAR ASPHALT ROOF SHINGLES
CERTAINTED LANDMARK OR
APPROVED EQUAL
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R60 CLOSED CELL ICYNENE INSULATION

EXISTING ROOF - REPLACE MEMBRANE
AS REQUIRED

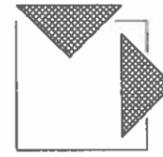
PVC FASCIA, SOFFIT AND TRIM BOARDS
TO MATCH EXISTING

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME



1 PROPOSED HALF STORY
SCALE: 1/8" = 1'





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

Date:	Issued for:
04/07/25	SCHEMATIC DESIG
05/12/25	DESIGN DEVELOP



PATHAK RESIDENCE
185 BEECH STREET
BELMONT, MA

**PROPOSED
ELEVATIONS**

Sheet
Number:

A9

ROOF ASSEMBLY:
30 YEAR ASPHALT ROOF SHINGLES
CERTAINTED LANDMARK OR APPROVED EQUAL
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R60 ICYNENE INSULATION

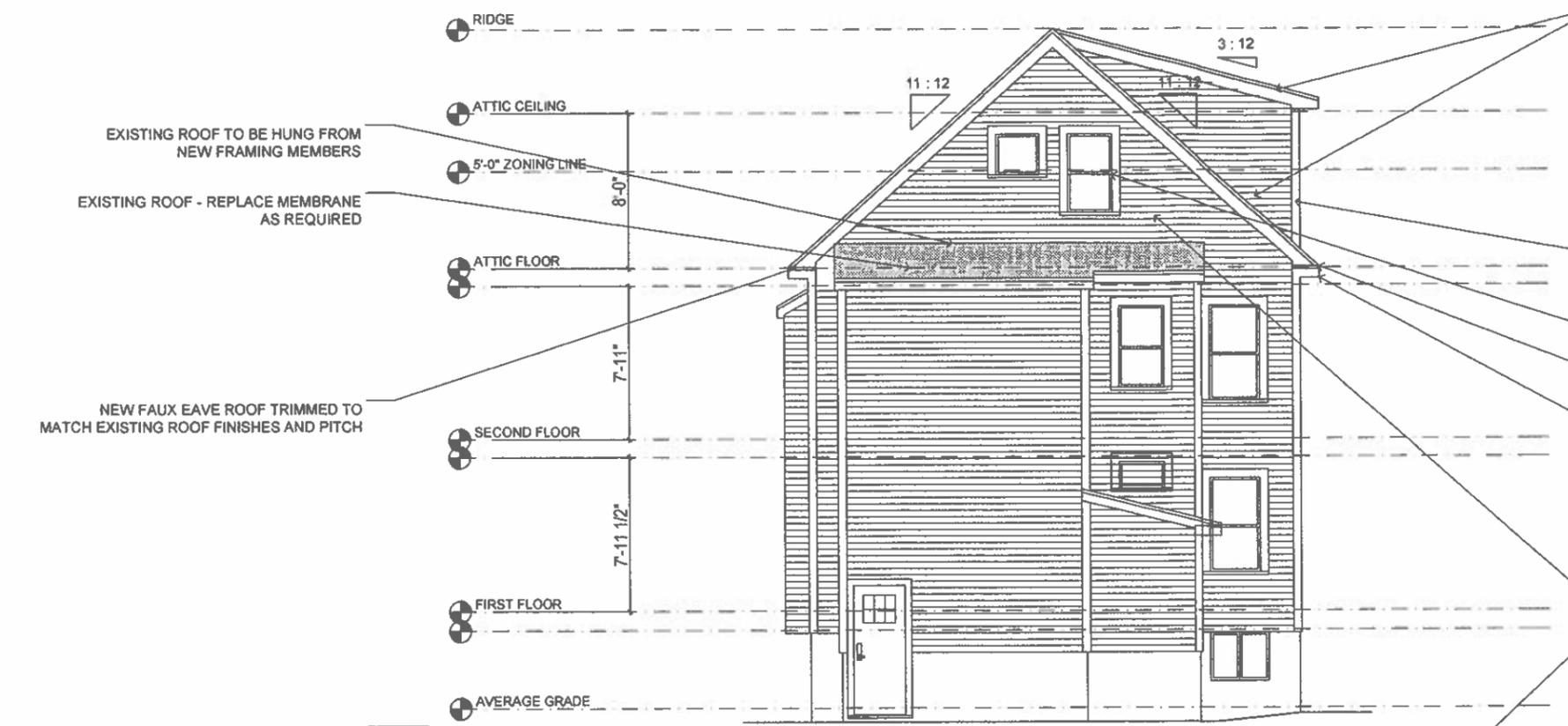
PAINTED PVC CORNER BOARDS TO MATCH EXISTING
WINDOW TRIM TO MATCH EXISTING
GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME
PVC FASCIA, SOFFIT AND TRIM BOARDS
TO MATCH EXISTING

2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'

EXTERIOR WALL ASSEMBLY:
SIDING TO MATCH EXISTING
1 1/2" ZIP SYSTEM SHEATHING PANELS (R6)
W/ TAPE AT ALL SEAMS PER MFRG SPEC
2X4 WOOD STUDS @ 16" O.C.
R20 ICYNENE INSULATION
(CLOSED CELL ICYNENE AT R7/INCH)
1/2" GWB ON INTERIOR
W/PLASTER AND BM PAINT

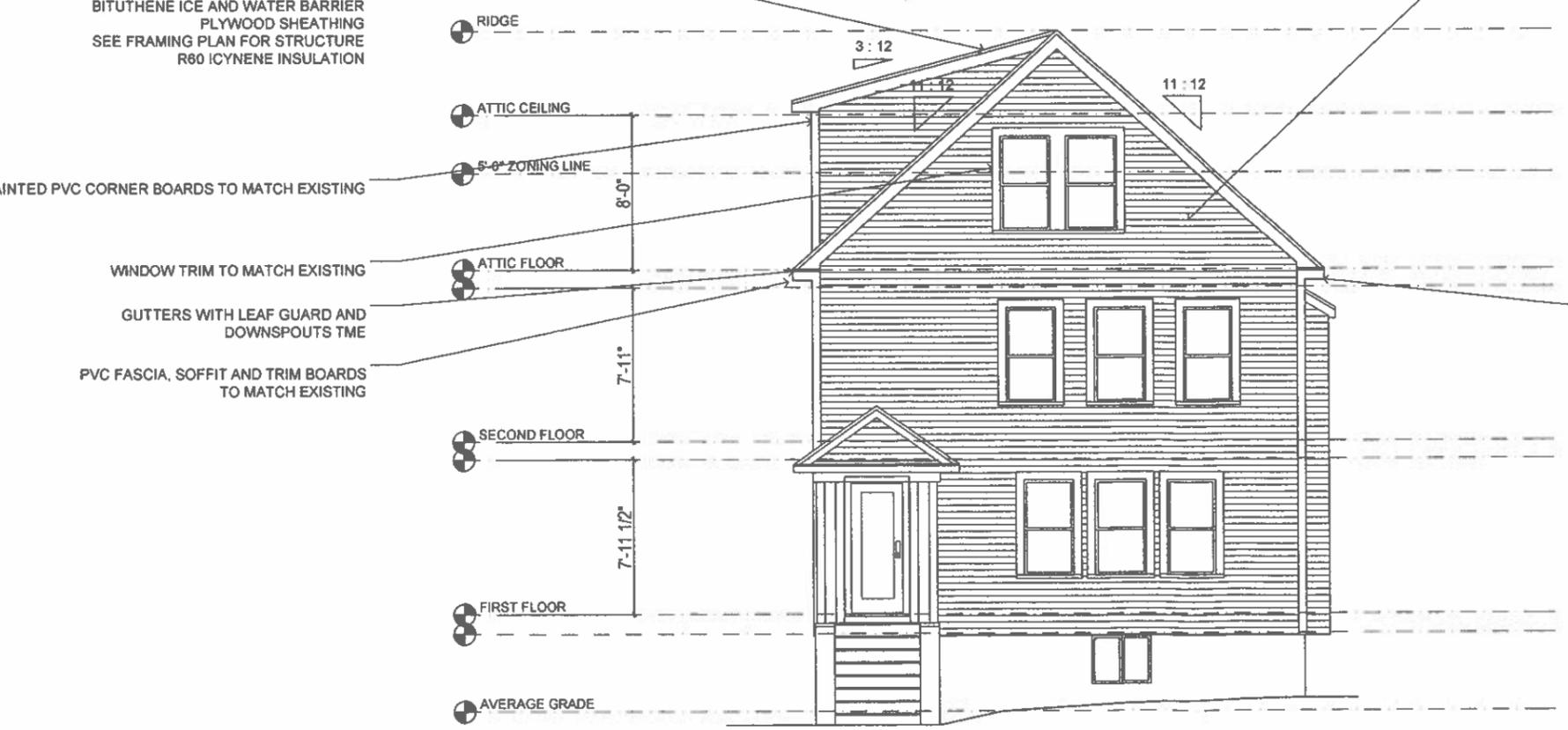
NEW FAUX EAVE ROOF TRIMMED TO
MATCH EXISTING ROOF FINISHES AND PITCH

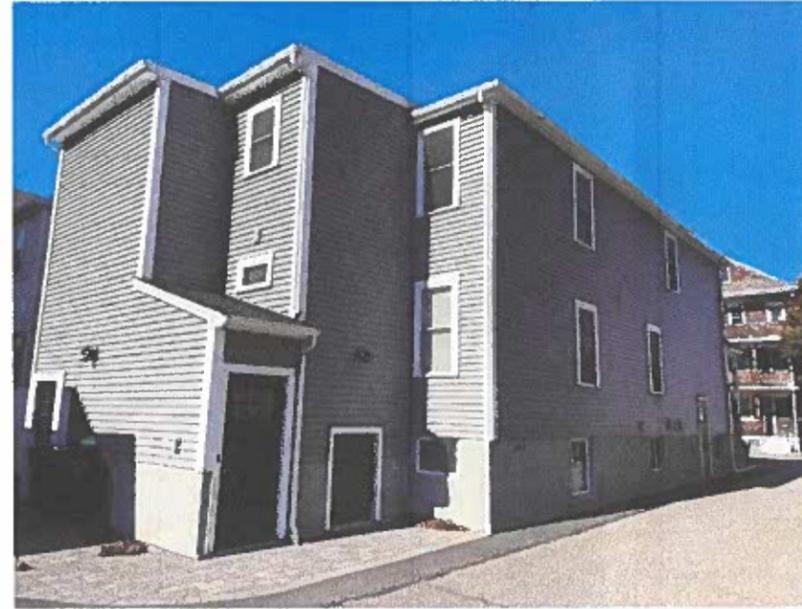
1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'



ROOF ASSEMBLY:
30 YEAR ASPHALT ROOF SHINGLES
CERTAINTED LANDMARK OR APPROVED EQUAL
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R60 ICYNENE INSULATION

PAINTED PVC CORNER BOARDS TO MATCH EXISTING
WINDOW TRIM TO MATCH EXISTING
GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME
PVC FASCIA, SOFFIT AND TRIM BOARDS
TO MATCH EXISTING

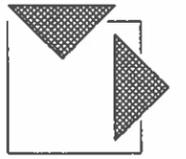




DESIGN DEVELOPMENT MAY 12, 2025

NEW 1/2 STORY DORMER ADDITION
W/STAIR FROM 2ND FLOOR

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL 617.993.3157



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

Date: Issued for:

04/07/25 SCHEMATIC DESIGN
05/12/25 DESIGN DEVELOPMENT



PATHAK RESIDENCE
185 BEECH STREET
BELMONT, MA

**COVER
SHEET**

Sheet
Number:

A1

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING SECOND FLOOR & ATTIC PLANS
- A3 EXISTING ROOF PLAN
- A4 EXISTING ELEVATIONS
- A5 EXISTING ELEVATIONS
- A6 PROPOSED 2ND FLOOR
- A7 PROPOSED ROOF PLAN
- A8 PROPOSED HALF STORY
- A9 PROPOSED ELEVATIONS
- A10 PROPOSED ELEVATIONS
- A11 PROPOSED SECTION

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

HALF STORY/DORMER CALCULATION

SECOND FLOOR	1356 SQFT
EXISTING HALF STORY OVER 5'-0"	347SQFT
NEW HALF STORY OVER 5'-0"	807 SQFT
1356 SQFT X 60% = 813 SQFT ALLOWED >807SQFT PROPOSED THEREFOR COMPLIES.	

PERIMETER DORMER CALCULATION

SECOND FLOOR	141'-0"
DISTANCE WITH RAFTERS AT 3' OF GREATER	69' SQFT
ALLOWABLE LENGTH OF WALLS WITH RAFTER BOTTOMS AT 3'-0" OR GREATER = 141'-0" X 50% = 70'-6" ALLOWED > 69'-0" PROPOSED	

DORMER LENGTH CALCULATION

EXISTING ROOF LINE	47'-2"
NORTH DORMER	24'-3"

ALLOWABLE LENGTH OF DORMER = 47'-2" X 75% = 35'-3" MAXIMUM

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 01/07/2021
BELMONT ZONING DISTRICT GR:

FRONT YARD SETBACK: 15' (BEECH UNCHANGED) - 15.7' CONFORMING
 REAR YARD SETBACK: 20' (UNCHANGED) - 27.8' CONFORMING
 SIDE YARD SETBACK L: 10' (CHANGED) - 7.61' NON-CONFORMING
 SIDE YARD SETBACK R: 10' (CHANGED) - 5.0' NON-CONFORMING
 FRONTAGE: 50'-0" (EXISTING 40' NON-CONFORMING)
 LOT AREA: 5000SQFT (UNCHANGED) 4000SQFT EXISTING NON CONFORMING
 MAX HEIGHT: 33 1/2 STORIES (28'-10" / 3.5 STORIES CHANGED NONCONFORMING)
 NEW GROSS AREA ON NONCONFORMING PROPERTY >3000SQFT

SEE A1 FOR GROSS AREA CALCS
SEE A1 FOR DORMER CALCS

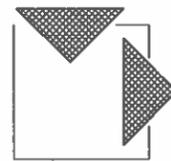
ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2021 W/ MASSACHUSETTS AMENDMENTS SECTION N1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R60 ROOF R-VALUE, R20+5 WALL R-VALUE, R30 FLOOR R-VALUE, R10 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 W/ .30 U FACTOR. SKYLIGHTS .55
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

MILLER DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478
TEL 617 993 3157

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

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04/07/25	SCHEMATIC DESIGN
05/12/25	DESIGN DEVELOPMENT

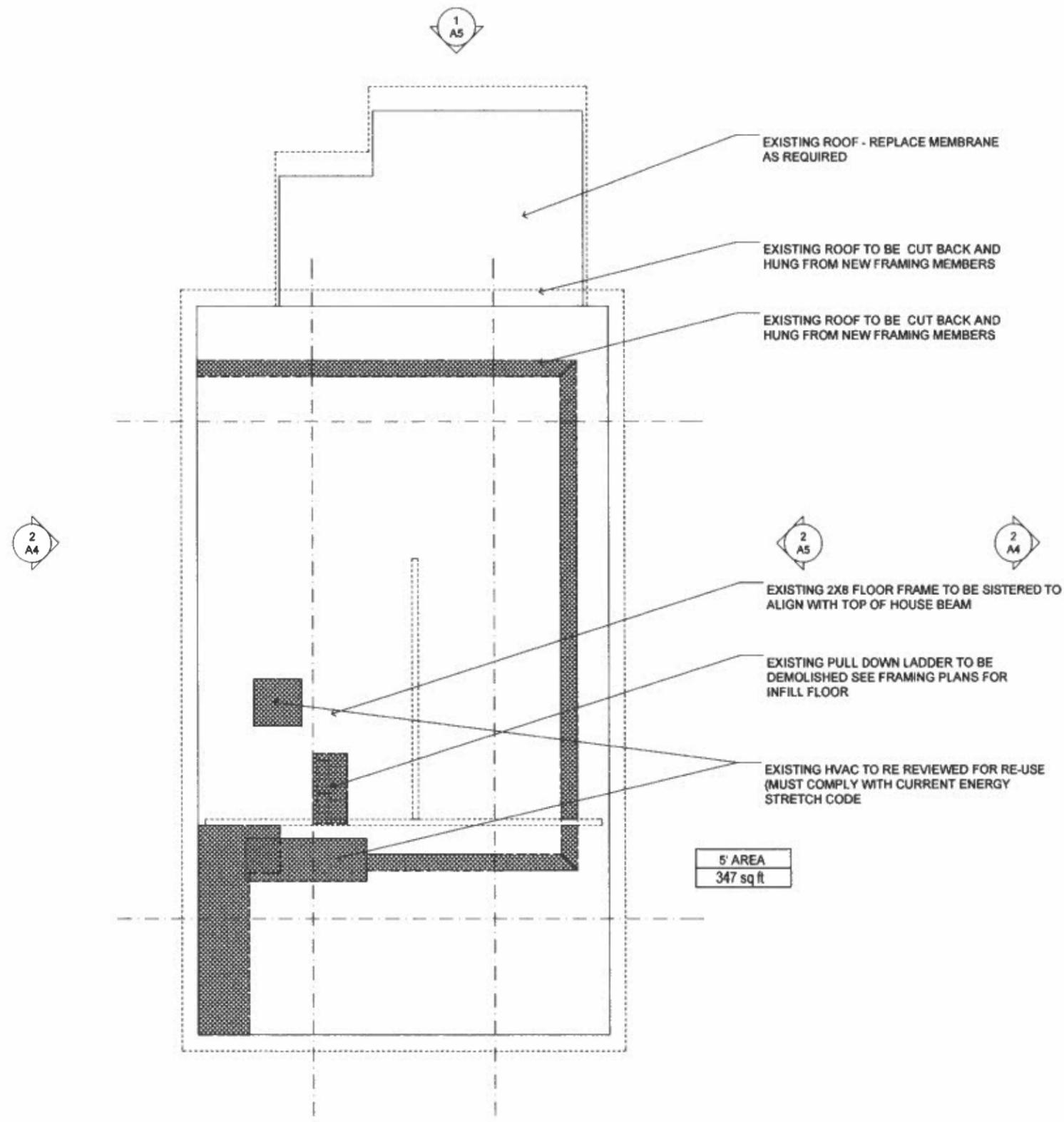


PATHAK RESIDENCE
185 BEECH STREET
BELMONT, MA

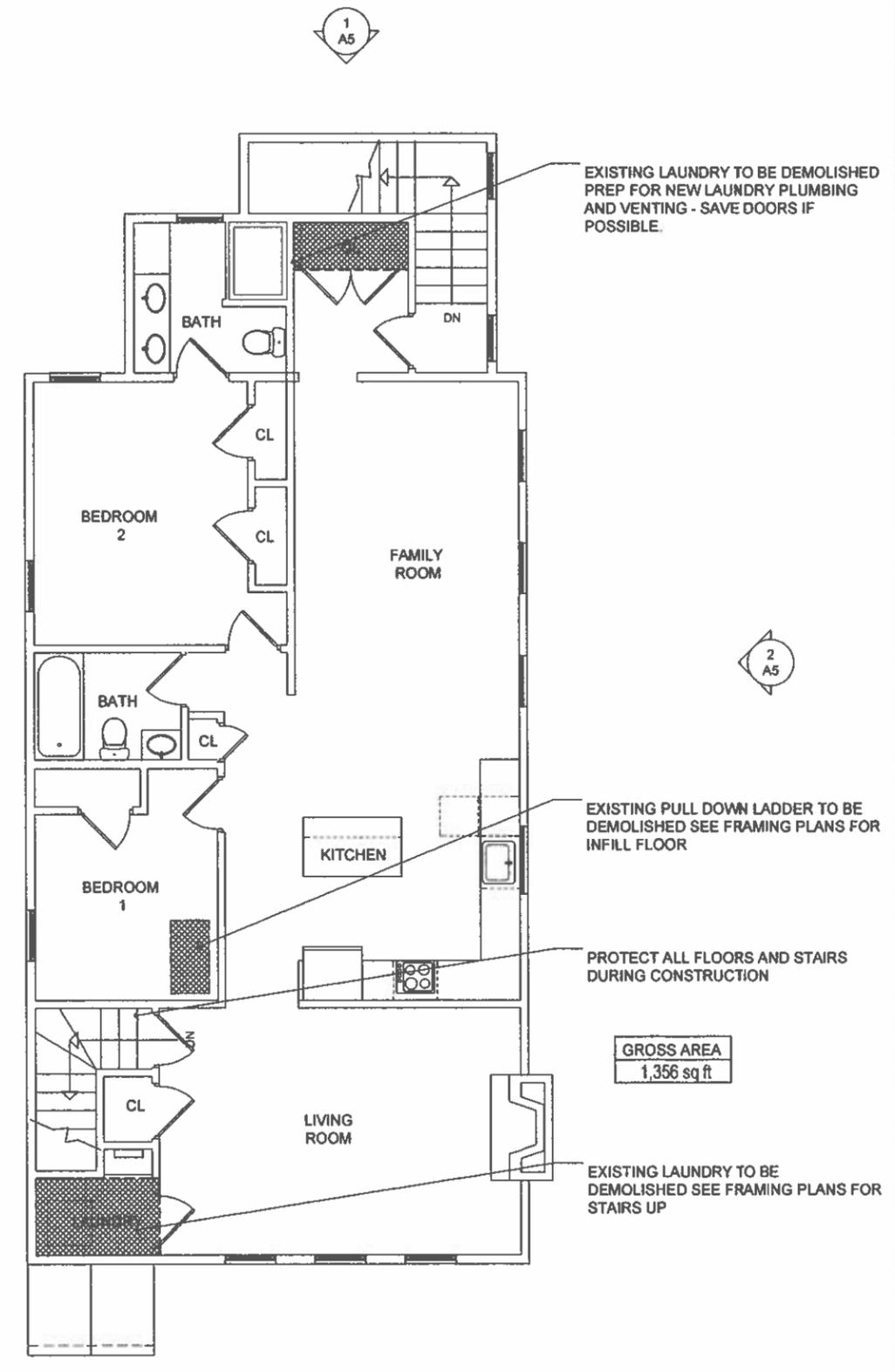
EXISTING PLANS

Sheet Number:

A2



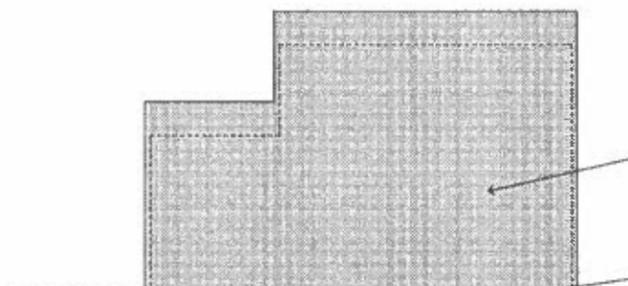
3 HALF STORY - EXISTING PLAN
SCALE: 1/8" = 1'



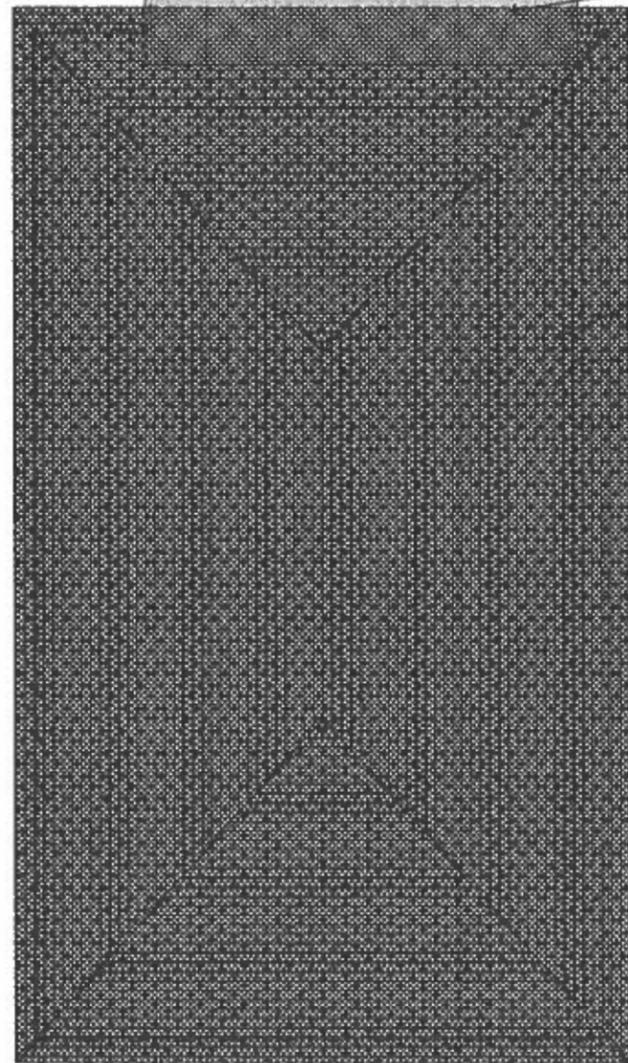
1 SECOND FLOOR
SCALE: 1/8" = 1'



1
A5



EXISTING ROOF - REPLACE MEMBRANE AS REQUIRED



EXISTING ROOF TO BE CUT BACK AND HUNG FROM NEW FRAMING MEMBERS

EXISTING HIP ROOF TO BE DEMOLISHED

44'-10 3/4"

47'-2"

25'-7"

2
AA

2
A5

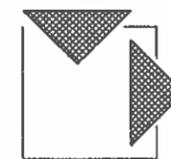
1
AA

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

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



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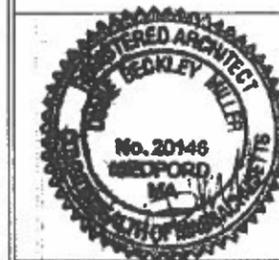
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TEL 617.993.3157

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

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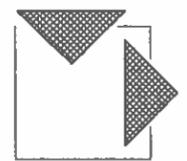
PATHAK RESIDENCE
185 BEECH STREET
BELMONT, MA

EXISTING
PLANS

Sheet
Number:

A3

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**EXISTING
ELEVATIONS**

Sheet
Number:
A4



② NORTH ELEVATION
SCALE: 1/8" = 1'



① EAST ELEVATION
SCALE: 1/8" = 1'





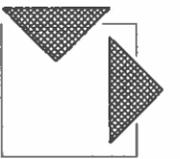
2 SOUTH ELEVATION
SCALE: 1/8" = 1'



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



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**EXISTING
ELEVATIONS**

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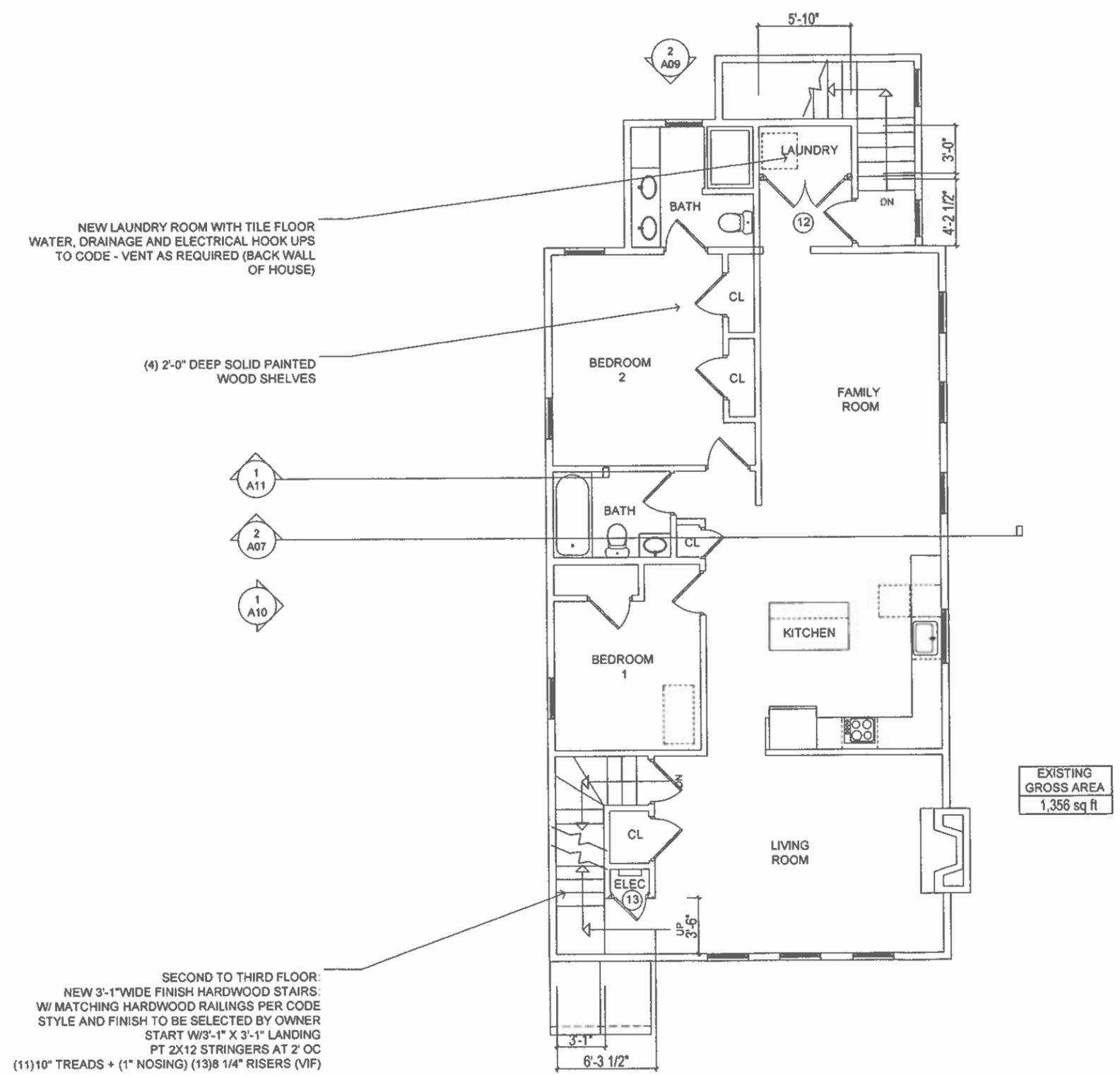


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PROPOSED PLANS

Sheet Number:

A6



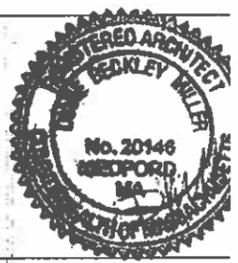
1 PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'





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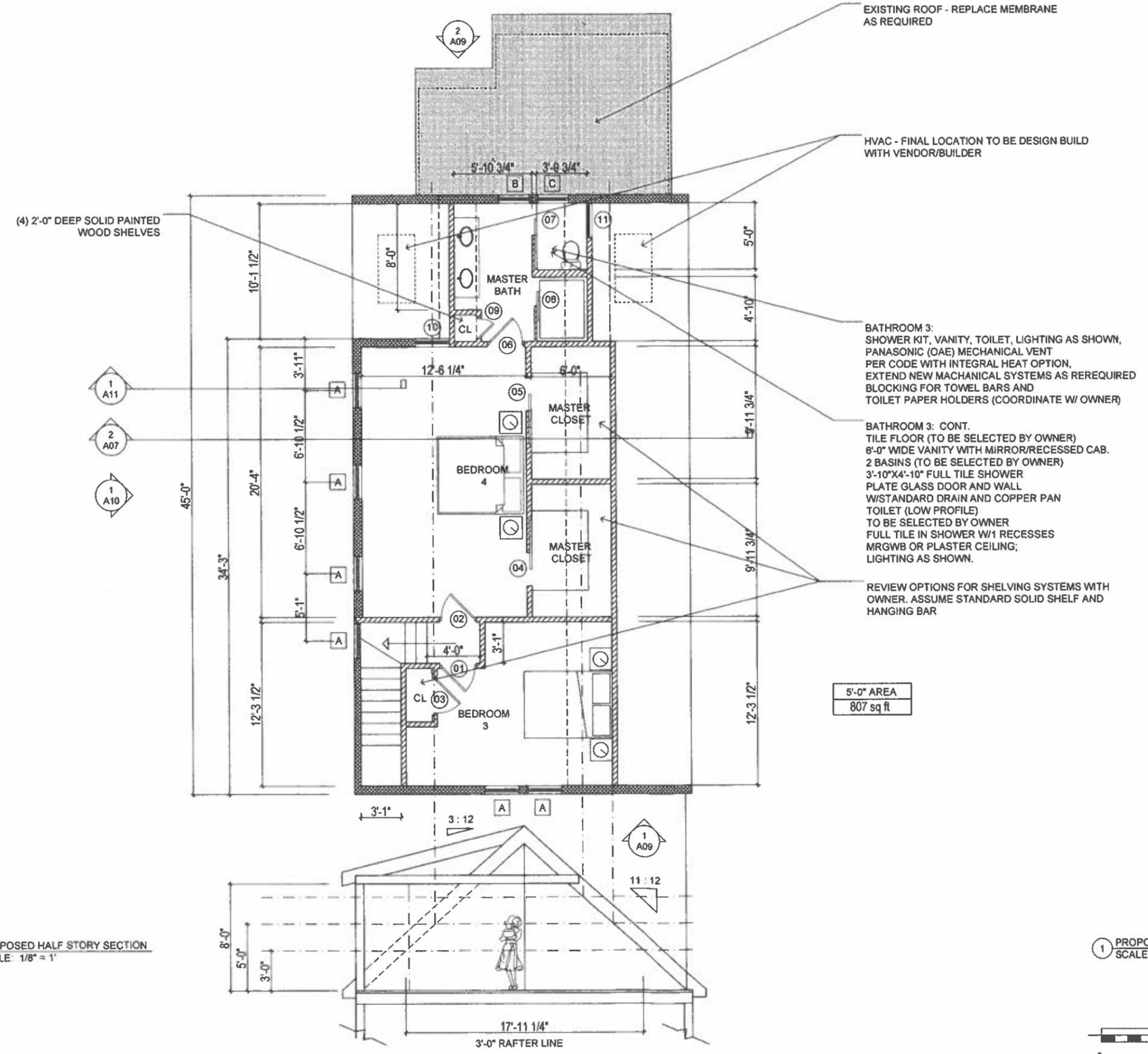


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BELMONT, MA

**PROPOSED
PLANS**

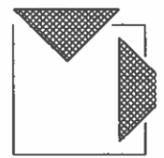
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Number:

A7



2 PROPOSED HALF STORY SECTION
SCALE: 1/8" = 1'

1 PROPOSED HALF STORY
SCALE: 1/8" = 1'



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PROPOSE PLANS

Sheet Number:

A8

ROOF ASSEMBLY:
30 YEAR ASPHALT ROOF SHINGLES
CERTAINTED LANDMARK OR
APPROVED EQUAL
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R80 CLOSED CELL ICYNENE INSULATION

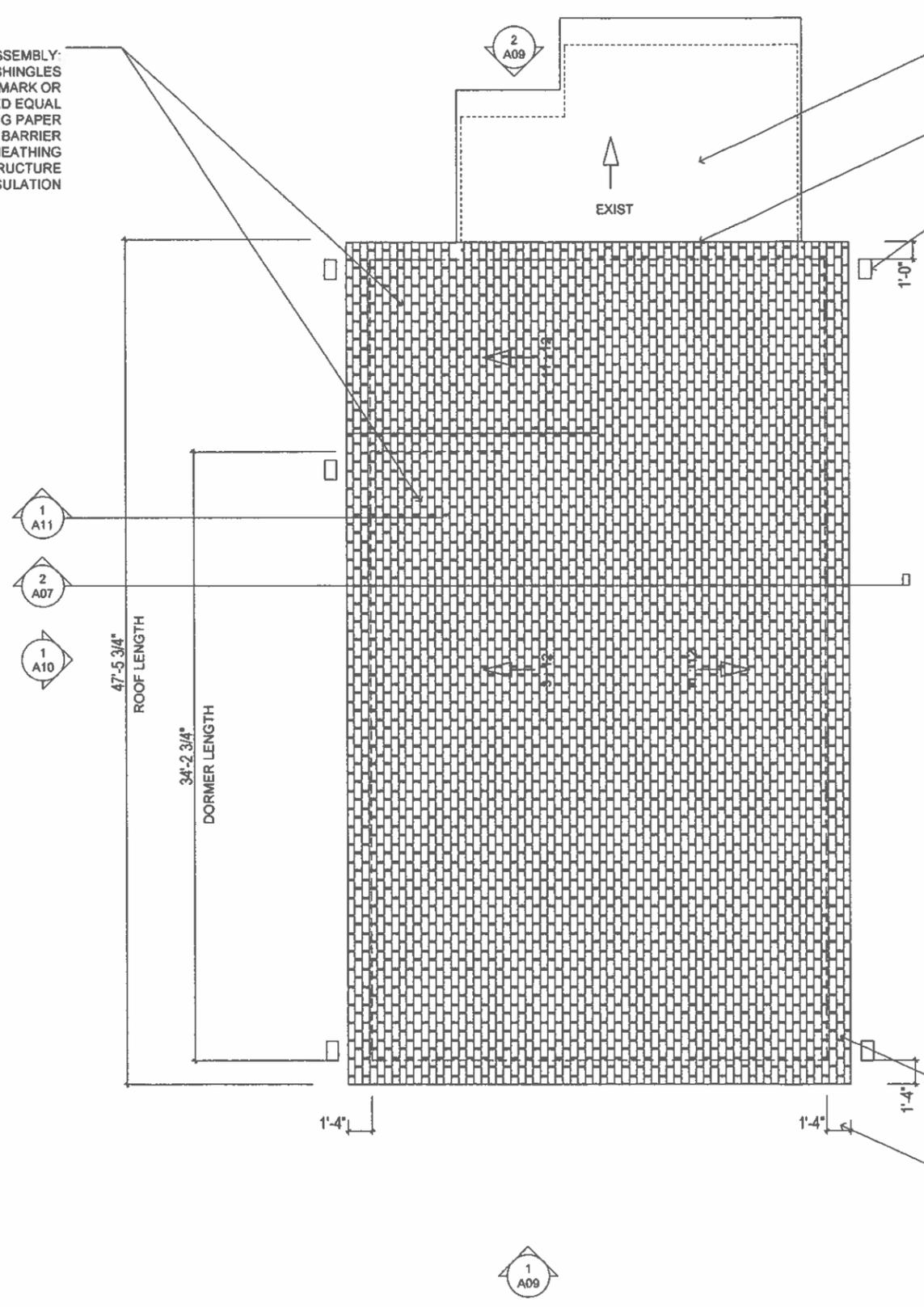
EXISTING ROOF - REPLACE MEMBRANE
AS REQUIRED

PVC FASCIA, SOFFIT AND TRIM BOARDS
TO MATCH EXISTING

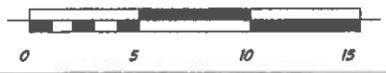
GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME

EAVE OVERHANG - TYPICAL

GABLE OVERHANG - TYPICAL



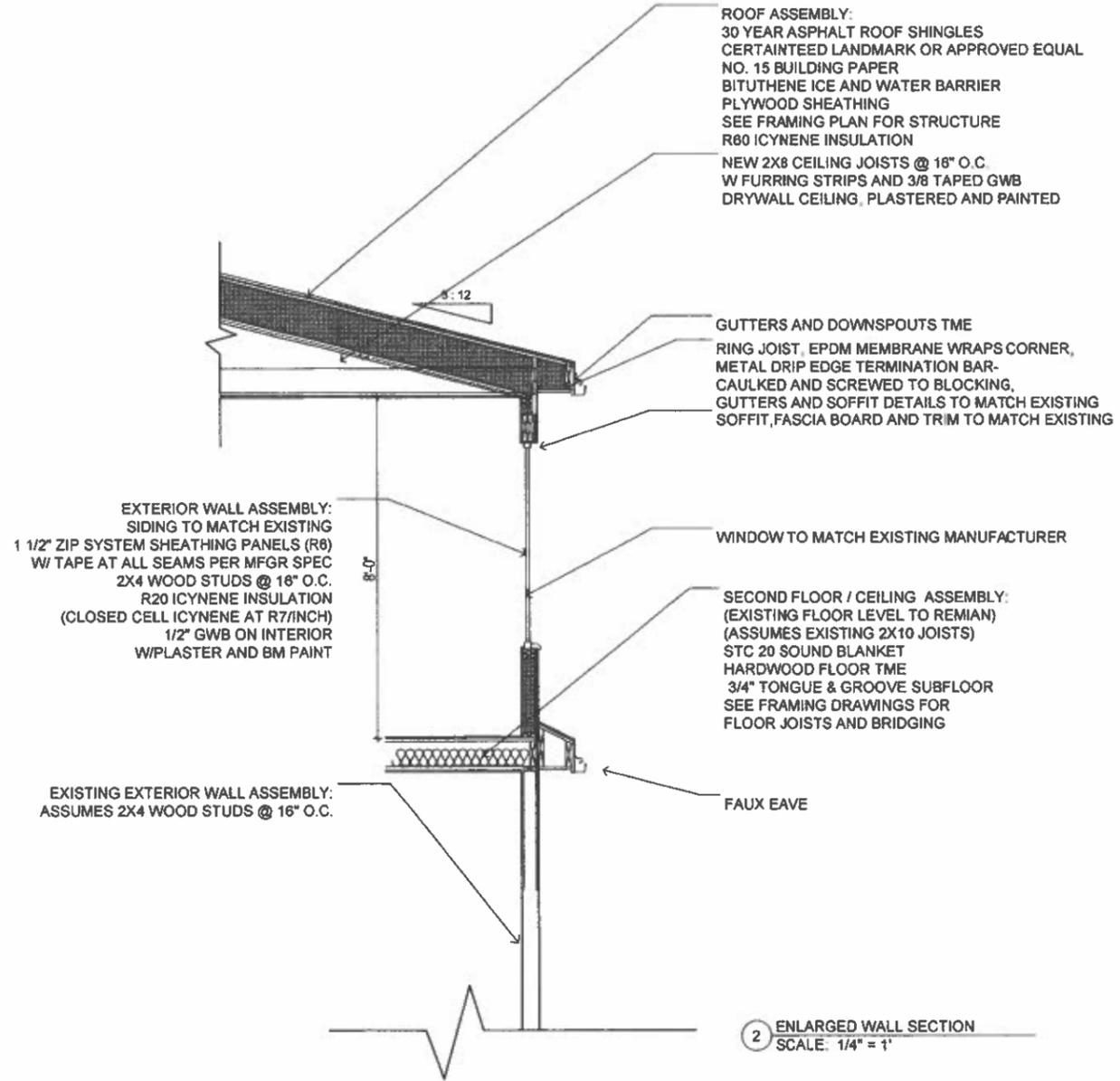
1 PROPOSED HALF STORY
SCALE: 1/8" = 1'



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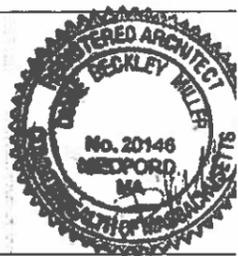
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**PROPOSED
ELEVATIONS**

Sheet
Number:

A11