

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 18-44

2018 OCT 16 PM 2:48

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 5, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Silvia Limm Brown at 69 Bartlett Ave. located in a General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer. Special Permits – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories. (2). Minimum allowed side setback is 10.0'. The existing and proposed side setback is 8.5'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2018 OCT 16 PM 2:48

APPLICATION FOR A SPECIAL PERMIT

Date: 8/9/2018

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 69 BARTLETT AVE ~~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 _____

CONSTRUCTION OF (2) DORMERS

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

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

[Signature]
Eric Brown
69 Bartlett Ave
Belmont MA 02478
310-500-8422



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

July 19, 2018

Silvia Limm Brown
69 Bartlett Avenue
Belmont, MA 02478

RE: Denial to Construct Two Dormers

Dear Ms. Brown,

The Office of Community Development is in receipt of your building permit application for your proposal to construct Two Dormers at 69 Bartlett Avenue 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 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (64.31% of the foundation walls are exposed) and is considered a story. The proposed dormers are at a three and a half (3-1/2) story.
2. The existing and proposed side setbacks are 8.5'.

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 Two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Request for Special Permit Re: Side yard setback

Submitted by
Sylvia & Eric Brown

Owners of
69 Bartlett Avenue, Belmont MA 02478

We propose to add dormers complying with the Belmont zoning criteria for half story additions. The existing roof height and front elevation of the house will remain unchanged. The new space will include a renovated bedroom and family room, new three quarter bath, half bath, laundry, and a closets. We would like to note that we have spoken with and acquired signatures of support from our neighbors and have endeavored to create a design which moves the dormer as far as possible from Bartlett Avenue. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

We have lived in our 3-bedroom home for five years. It has no bathroom on the upper floor, and only a small bath on the 2nd floor. In addition the upper floor bedroom does not comply with current building code requirements for head height. This is insufficient bedroom and bathroom space for our family of four. Lastly, our home was built in 1925 when closets were built very small and the only upper floor closets are in the eaves. Our family needs additional finished storage space as well.

We have worked with Keith Miller of Miller Design, a local Belmont architect to review options for creating the space we needed. We understood that we could add a dormer to the front of the house by but wanted to retain the look and massing of the existing home from Bartlett Avenue. We didn't want to add dormer to the front of the house because it detracts from the streetscape and would not add to the neighborhood. We also wanted to keep the roof line as low as possible so the new dormers and roof maintain the existing roof height and do not increase it. We believe that adding dormer at the rear is a better design since it is more sensitive to the neighborhood as it retains the front view. As such we feel that the design is not detrimental to the community.

The original building permit application was declined because the existing foundation was set 64.31% above grade when it was built in 1925 thus making the lower level of the house count as a basement and thus a story. Per section 4.2.2. of the zoning by-law the allowable number of stories is 2.5. Because the basement counts as a story the existing top floor already counts as 3.5 stories creating an existing non-conforming condition. We are asking the Planning Board of Appeals to grant us a special permit allowing us to build this small dormer addition to the roof of our home.

We, the neighbors of Sylvia & Eric Brown of 69 Bartlett Avenue, Belmont MA have reviewed their plans to add a half story dormer at the above mentioned address. Furthermore, we support their petition for a special permit allowing them to proceed with this addition.

1. [Signature]
(signature)

Sue Marula
(name)

50 Bartlett Avenue Belmont MA 02478
(address)

2. [Signature] Nicole Grubelli Belmont MA 02478
(signature) (name)

44 Bartlett Ave
(address)

3. [Signature]
(signature)

(name)

42 Bartlett Ave
(address)

4. [Signature]
(signature)

Gail Endos
(name)

46 Bartlett Ave
(address)

5. [Signature]
(signature)

Kathryn Whittemore
(name)

83 Bartlett Ave.
(address)

6. Mar Jo

(signature)

(name)

65 Bartlett Ave

(address)

7. Ann M. Gue

(signature)

Brian Guereffe

(name)

71 Bartlett Ave

(address)

8. _____

(signature)

(name)

(address)

9. _____

(signature)

(name)

(address)

10. _____

(signature)

(name)

(address)

11. _____

(signature)

(name)

(address)

(address)

13. George C Kennick
(signature)

(name)

George C Kennick
81 BARTLETT

David L Gosselin
(address)

DAVID L Gosselin
87 BARTLETT

14. Audrey Broner
(signature)

(name)

Audrey Broner

52 Bartlett Ave

(address)

15. [Signature]
(signature)

75 BARTLETT AVE

(address)

JAMES ANDREWS
(name)

[Signature]

16.

(signature)

[Signature]
(address)

MARIO DE CINE
(name) 6 JEANETTE AVE

4 JEANETTE AVE

17. [Signature]
(signature)

(address)

DEBORAH ABELMAN
(name) 3 JEANETTE AVE

18. Jinlong Xu
(signature)

(name)

85 Bartlett
(address)

107 Bartlett Avenue



END OF STREET NEIGHBOR

43 Bartlett Avenue



NEIGHBORHOOD HOUSE

87 Bartlett Avenue



NEIGHBORHOOD HOUSE

87 Bartlett Avenue



NEIGHBORHOOD HOUSE

2 Vincent Avenue



NEIGHBORHOOD HOUSE

2 Vincent avenue



NEIGHBORHOOD HOUSE

14 Vincent Avenue



NEIGHBORHOOD HOME

17 Alma avenue



NEIGHBORHOOD HOME

18 Alma Avenue



NEIGHBORHOOD HOME

Zoning Compliance Check List

(Registered Land Surveyor)

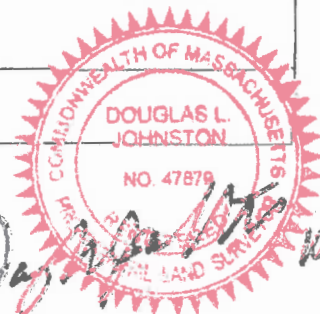
Property Address: 69-71 Bartlett Avenue Zone: GR

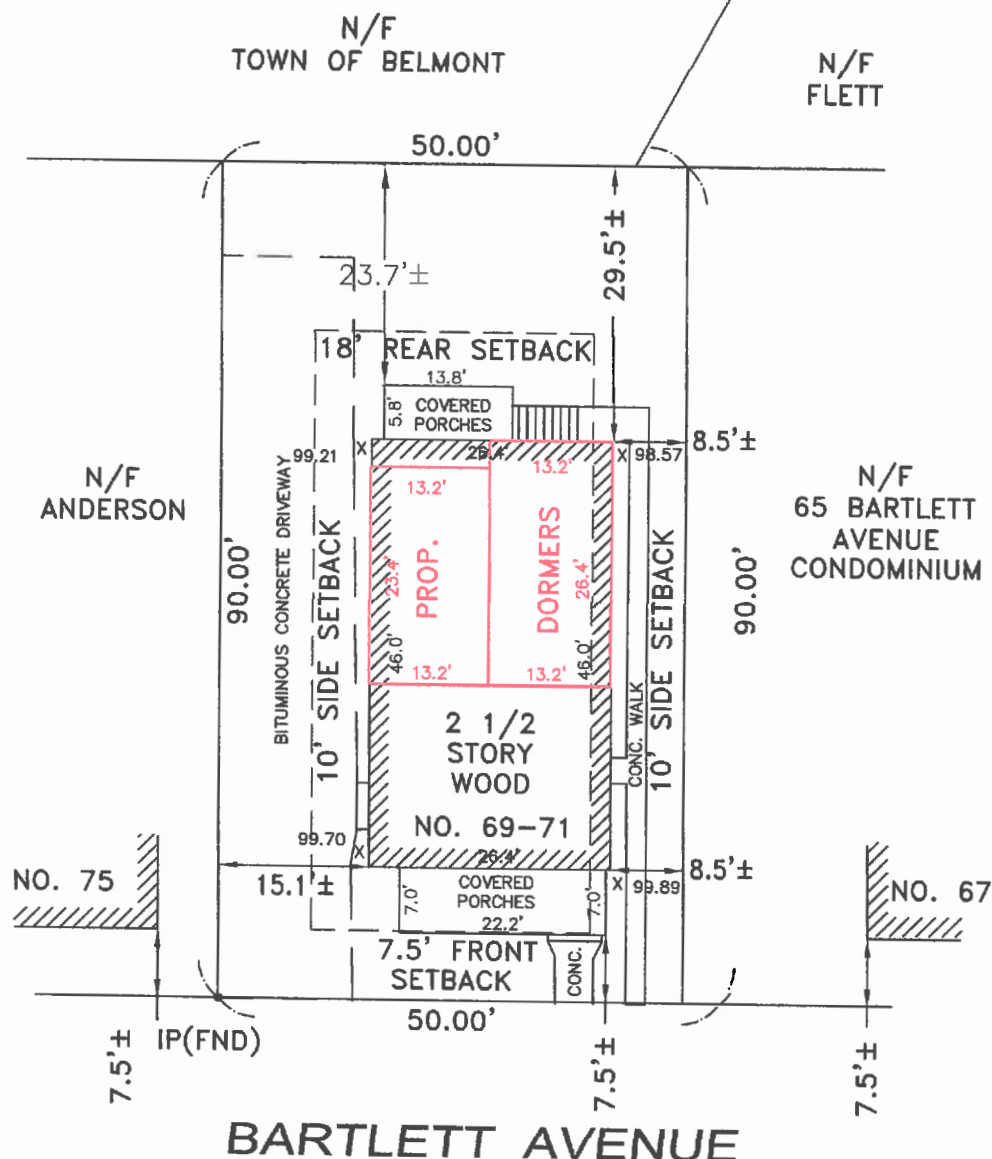
Surveyor Signature and Stamp: _____ Date: _____

| | REQUIRED | EXISTING | PROPOSED |
|--|------------|------------|------------|
| Lot Area | 5,000 S.F. | 4,500 S.F. | 4,500 S.F. |
| Lot Frontage | 50' | 50' | 50' |
| Floor Area Ratio | N/A | N/A | N/A |
| Lot Coverage | 30% | 32.2% | 32.2% |
| Open Space | 40% | 49.8% | 49.8% |
| Front Setback | 7.5' | 7.5' | 7.5' |
| Side Setback | 10' | 15.1' | 15.1' |
| Side Setback | 10' | 8.5' | 8.5' |
| Rear Setback | 18' | 23.7' | 23.7' |
| Building Height | 33' | 32.62' | 32.62' |
| Stories | 2-1/2 | 2-1/2 | 2-1/2 |
| 1/2 Story Calculation See cellar calc sheets | | | |
| | | | |
| | | | |

NOTES:

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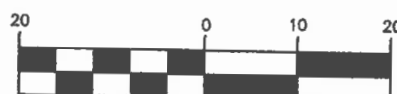
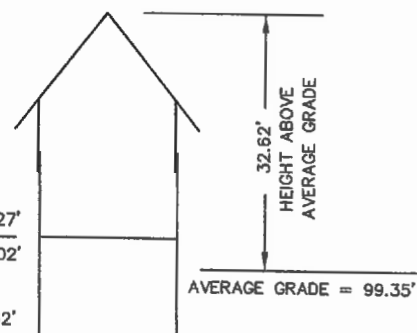


LOT = 4,500 S.F.±
BUILDING = 1,449 S.F.±
DRIVEWAY/PAVE. = 808 S.F.±
EXISTING BLDG. COV. = 32.2%
PROPOSED NET ADDITION = 0 S.F.±
PROP. BLDG. COV. = 32.2%
EXISTING OPEN SPACE = 49.8%
PROP. OPEN SPACE = 49.8%

NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED LAND COURT BOOK C-32, PAGE 10.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 467-A.
3. SUBJECT PARCEL IS LOCATED IN ZONE GR.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

TOP OF CEILING = 104.27'
TOP OF FOUNDATION = 104.02'
BASEMENT FLOOR = 96.62'



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN BELMONT, MA

SCALE: 1"=20' OCTOBER 5, 2018

DLJ GEOMATICS

PROFESSIONAL LAND SURVEYING

276 NORTH STREET

WEYMOUTH, MA 02191

(781) 812-0457

PROFESSIONAL LAND SURVEYOR

DATE

69-71 BARTLETT AVE BELMONT.dwg

GENERAL NOTES:

1. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
2. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
3. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
4. 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.
5. 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.
6. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
8. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.
9. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
10. ALL PLUMBING AND LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
11. CONTRACTOR TO INSTALL AND COORDINATE ALL HVAC EXTENSIONS AND RENOVATIONS INTO NEW SPACE AS REQUIRED.
12. ALL HVAC, PLUMBING, ELECTRICAL, AND FIRE PROTECTION TO BE DESIGN BUILD PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE INSPECTOR.

GENERAL CONDITIONS

1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON FRAMING PLANS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.



ADDITION LOCATION

SPECIAL PERMIT
SUBMISSION
MARCH 6, 2018

NEW 1/2 STORY DORMER ADDITION

DRAWING LIST

- A1 COVER SHEET
A2 EXISTING PLANS / AREA DIMENSIONS\
A3 EXISTING ROOF & ATTIC PLANS
A4 EXISTING ELEVATIONS
A5 EXISTING ELEVATIONS
A6 NEW LAYOUT PLANS
A7 NEW ROOF PLANS
A8 NEW LAYOUT ELEVATIONS
A9 NEW LAYOUT ELEVATIONS

SYMBOL LEGEND

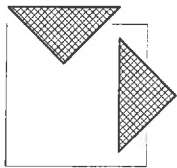
- WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN
- ===== NEW WALL
- 2
A12
SECTION
- 5 DOOR TAG
- B WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 11/26/2012
BELMONT ZONING DISTRICT GR:

FRONT YARD SETBACK: 7.5' (BARTLETT UNCHANGED) - 7.5' CONFORMING
REAR YARD SETBACK: 18' (UNCHANGED) - 29.5' CONFORMING
SIDE YARD SETBACK: 10' (UNCHANGED) - 12.3' & 11.7' CONFORMING
FRONTAGE: 50'-0" (EXISTING 50' COMPLIES)
LOT AREA: 5000SQFT (UNCHANGED) 4500SQFT EXISTING NON CONFORMING
MAX HEIGHT: 33/2.5 STORIES (32.62/3.5STORIES UNCHANGED NONCONFORMING)

SEE A4 FOR DORMER CALCS

MILLER
DESIGN LLC

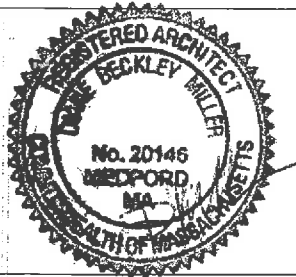


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

02/21/18 SCHEMATIC DESIGN
05/04/18 DESIGN DEVELOPMENT
07/17/18 REVISION 1

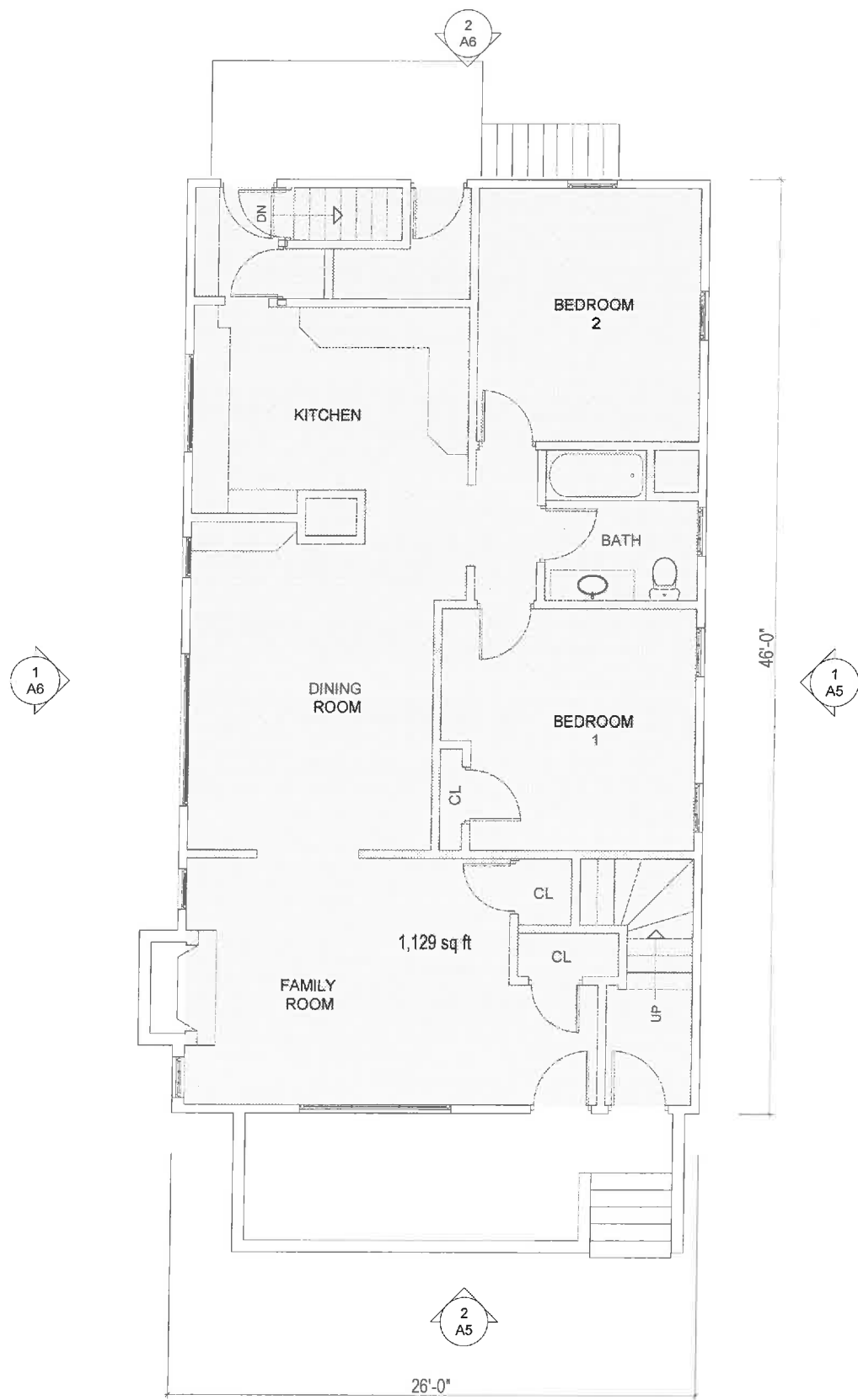


LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

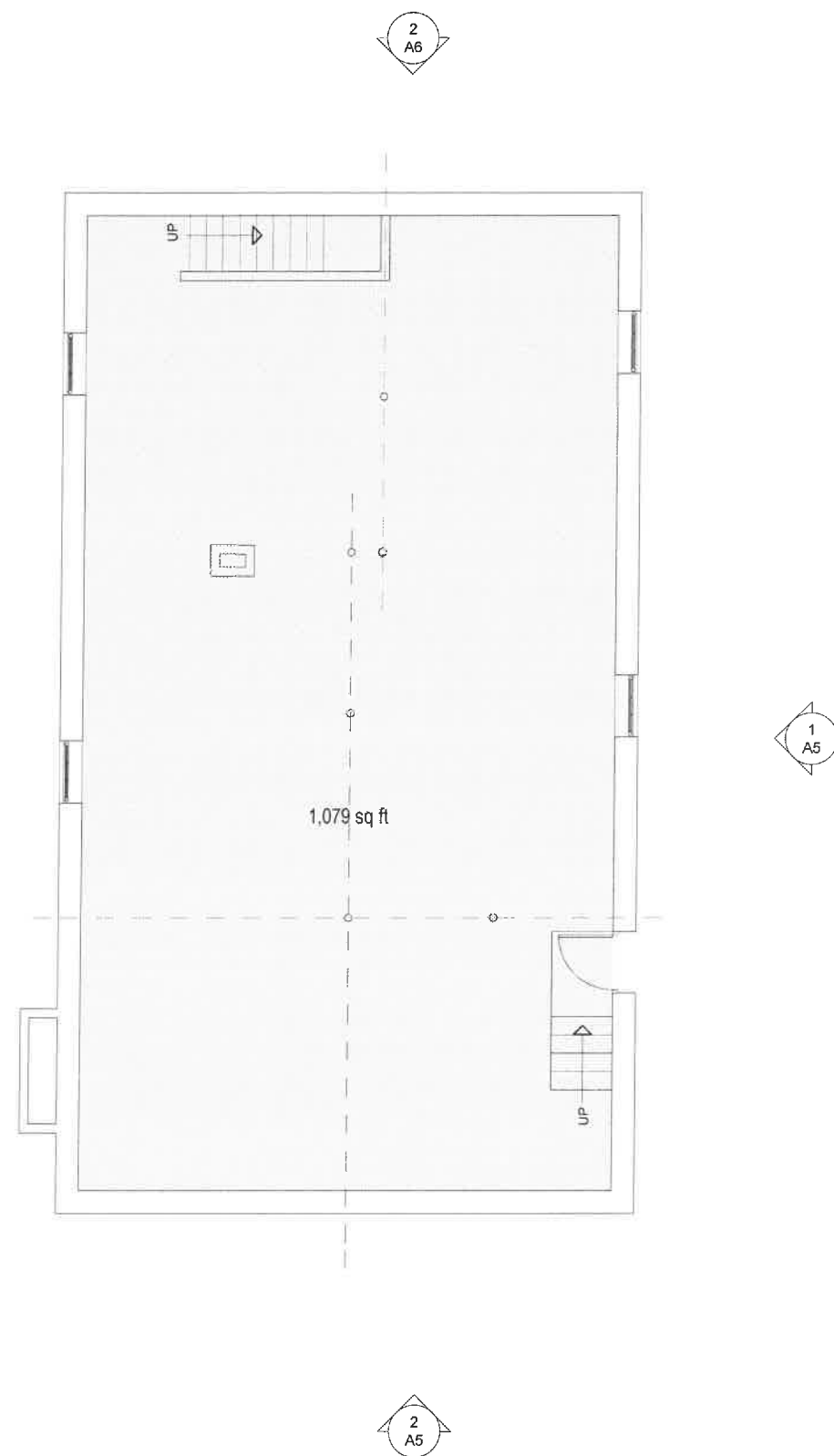
COVER SHEET

Sheet
Number:

A1



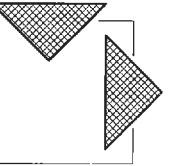
2 FIRST FLOOR
SCALE: 1/8" = 1'



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



MILLER
DESIGN LLC

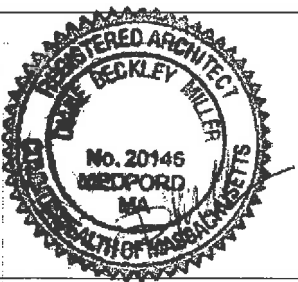


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BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
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617-993-3157

Date: Issued for:

| | |
|----------|--------------------|
| 02/21/18 | SCHEMATIC DESIGN |
| 05/04/18 | DESIGN DEVELOPMENT |
| 07/17/18 | REVISION 1 |

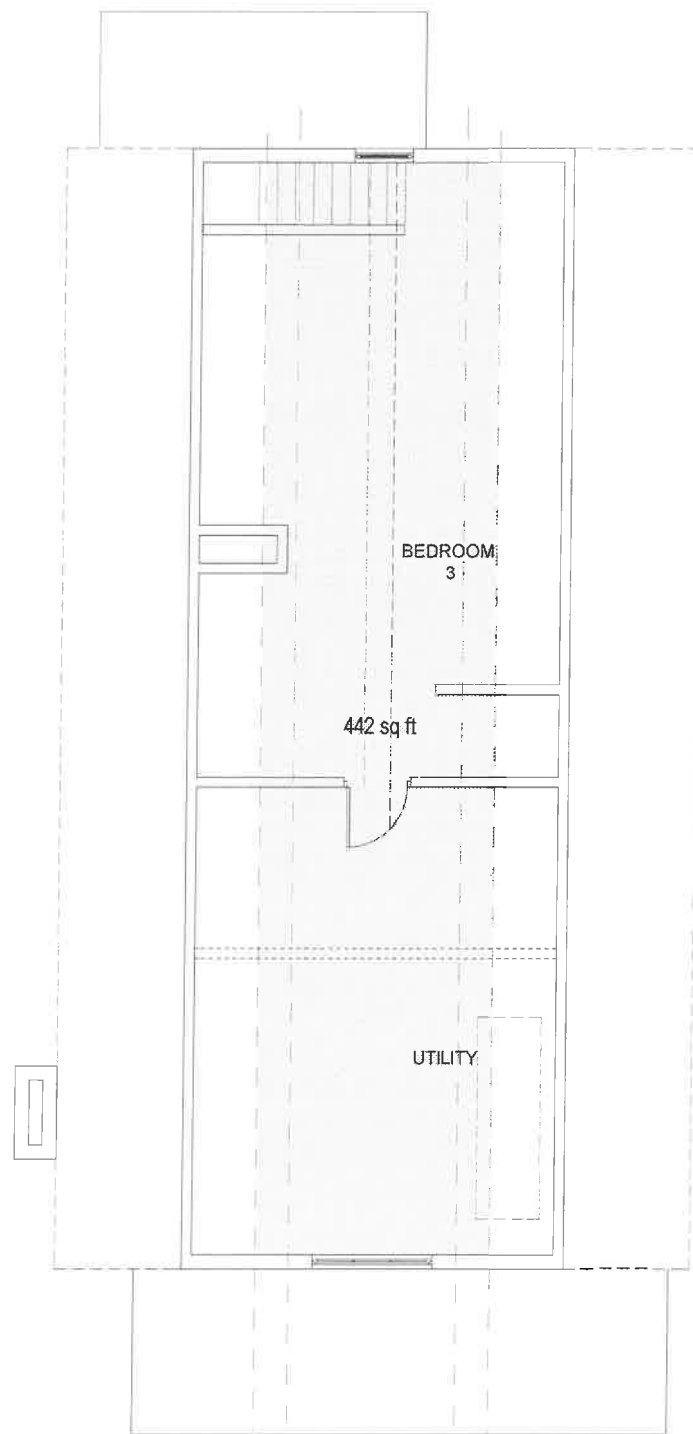


LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

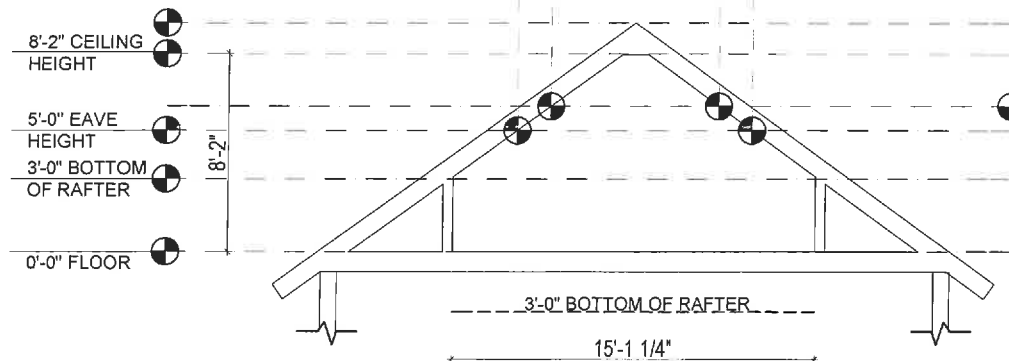
EXISTING
FLOOR PLANS

Sheet
Number:

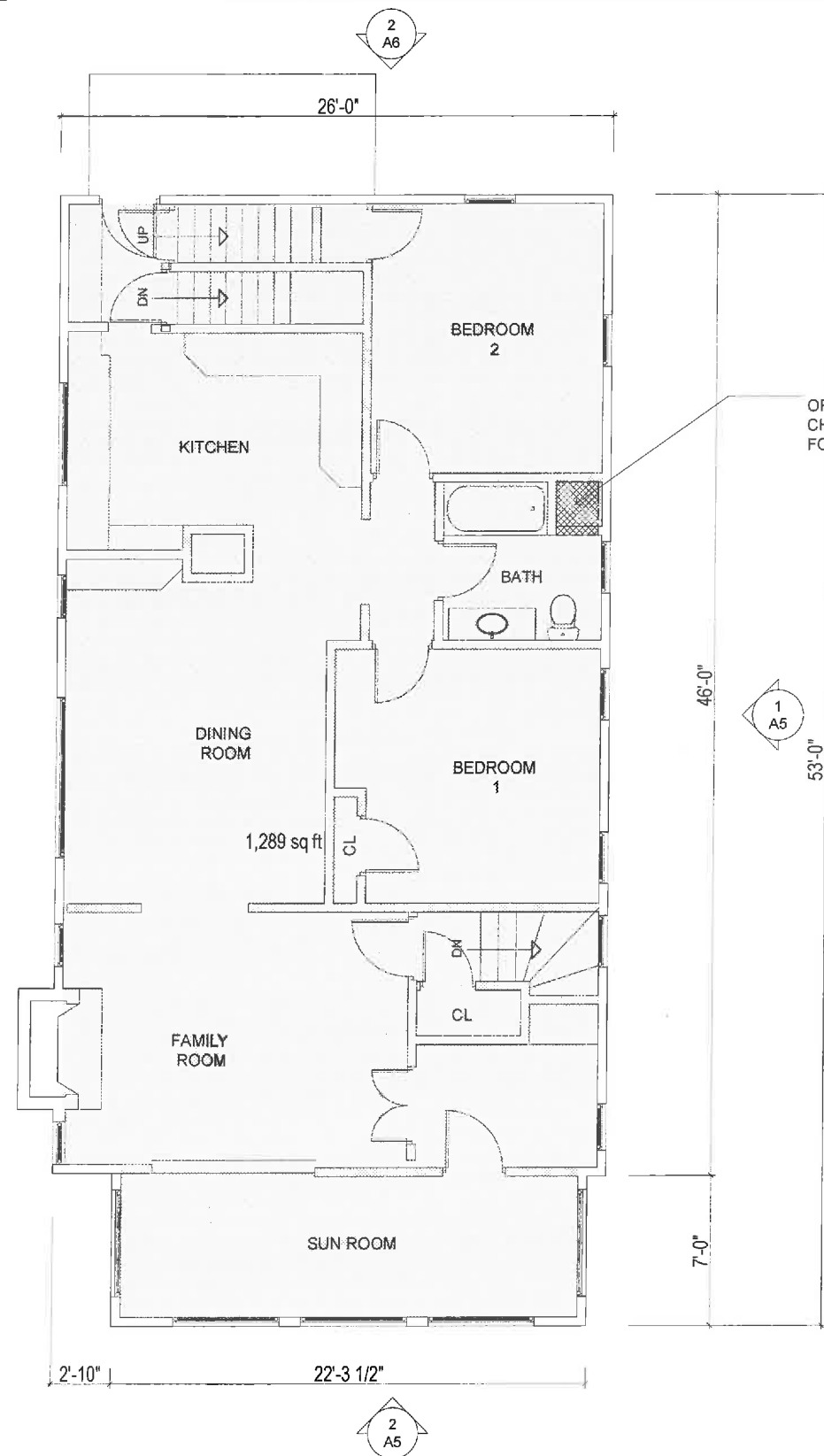
A2



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



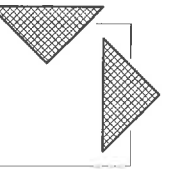
3 HALF STORY - ZONING SECTION
SCALE: 1/8" = 1'



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



MILLER
DESIGN LLC



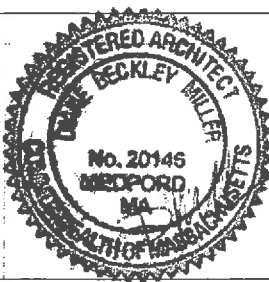
52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

OPEN EXISTING PLUMBING
CHASE AND REVIEW OPTION
FOR NEW CLOSET W/OWNER

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

02/21/18 SCHEMATIC DESIGN
05/04/18 DESIGN DEVELOPMENT
07/17/18 REVISION 1

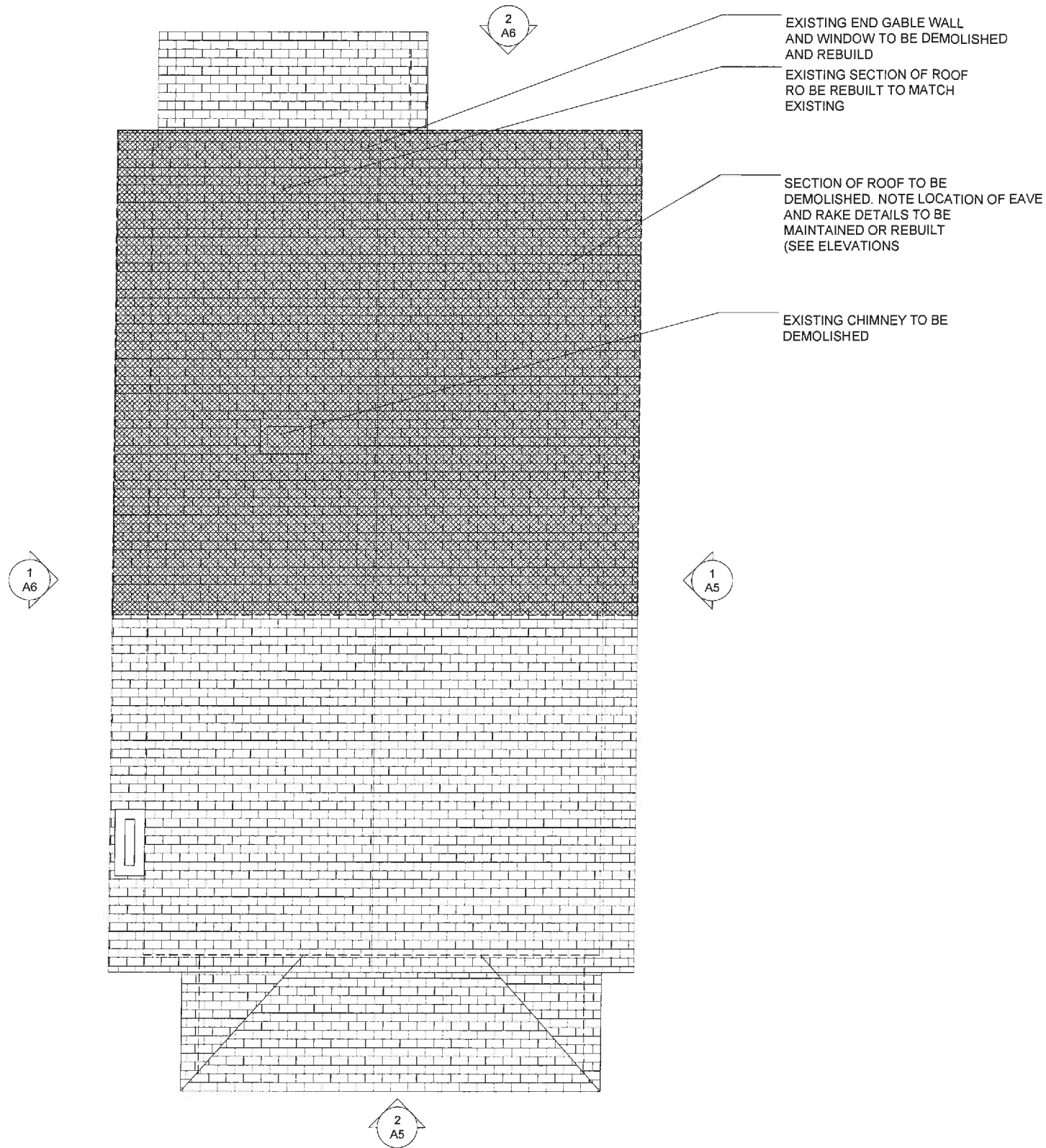


LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

EXISTING
FLOOR PLANS

Sheet
Number:

A3



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

| HALF STORY/DORMER CALCULATION | |
|---|-------------|
| SECOND FLOOR | 1289 SQFT |
| EXISTING HALF STORY OVER 5'-0" | 442SQFT |
| NEW HALF STORY OVER 5'-0" | 330SQFT |
| 1289SQFT X 60% = 772SQFT ALLOWED = 772SQFT PROPOSED THEREFOR COMPLIES. | |
| PERIMETER DORMER CALCULATION | |
| SECOND FLOOR | 180'-3" |
| DISTANCE WITH RAFTERS AT 3' OF GREATER | 77'-5" SQFT |
| ALLOWABLE LENGTH OF WALLS WITH RAFTER BOTTOMS AT 3'-0" OR GREATER = 180'-3" X 50% = 90' ALLOWED > 77'-5" PROPOSED | |
| DORMER LENGTH CALCULATION | |
| EXISTING ROOF LINE | 46'-0" |
| WEST DORMER | 26'-0" |
| EAST DORMER | 23'-0" |
| ALLOWABLE LENGTH OF DORMER = 46'-0" X 75% = 34'-6" MAXIMUM | |

| GROSS AREA CALCUATIONS | |
|--|-----------|
| BASEMENT FLOOR AREA | 1079 SQFT |
| FIRST FLOOR AREA | 1129 SQFT |
| SECOND FLOOR AREA | 1289 SQFT |
| THIRD FLOOR AREA (ABOVE 6'-0") | 442 SQFT |
| ADDITIONAL GROSS AREA (714SQFT - 96SQFT) = | 330 SQFT |
| EXISTING GROSS AREA (MEASURED) 3,939 SQFT | |
| 330 SQFT / 3,939 SQFT = 8% INCREASE (COMPLIES) | |

| HALF STORY NET AREA INCREASE | |
|---|----------|
| 3RD FLOOR NET AREA EXISTING | 442 SQFT |
| 3RD FLOOR PROPOSED NET AREA | 772 SQFT |
| TOTAL ADDITIONAL NET AREA = 772SQFT - 442SQFT = 330SQFT | |

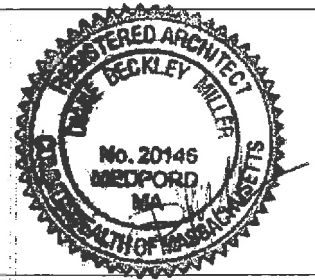


MILLER
DESIGN LLC

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| | |
|----------|--------------------|
| Date: | Issued for: |
| 02/21/18 | SCHEMATIC DESIGN |
| 05/04/18 | DESIGN DEVELOPMENT |
| 07/17/18 | REVISION 1 |

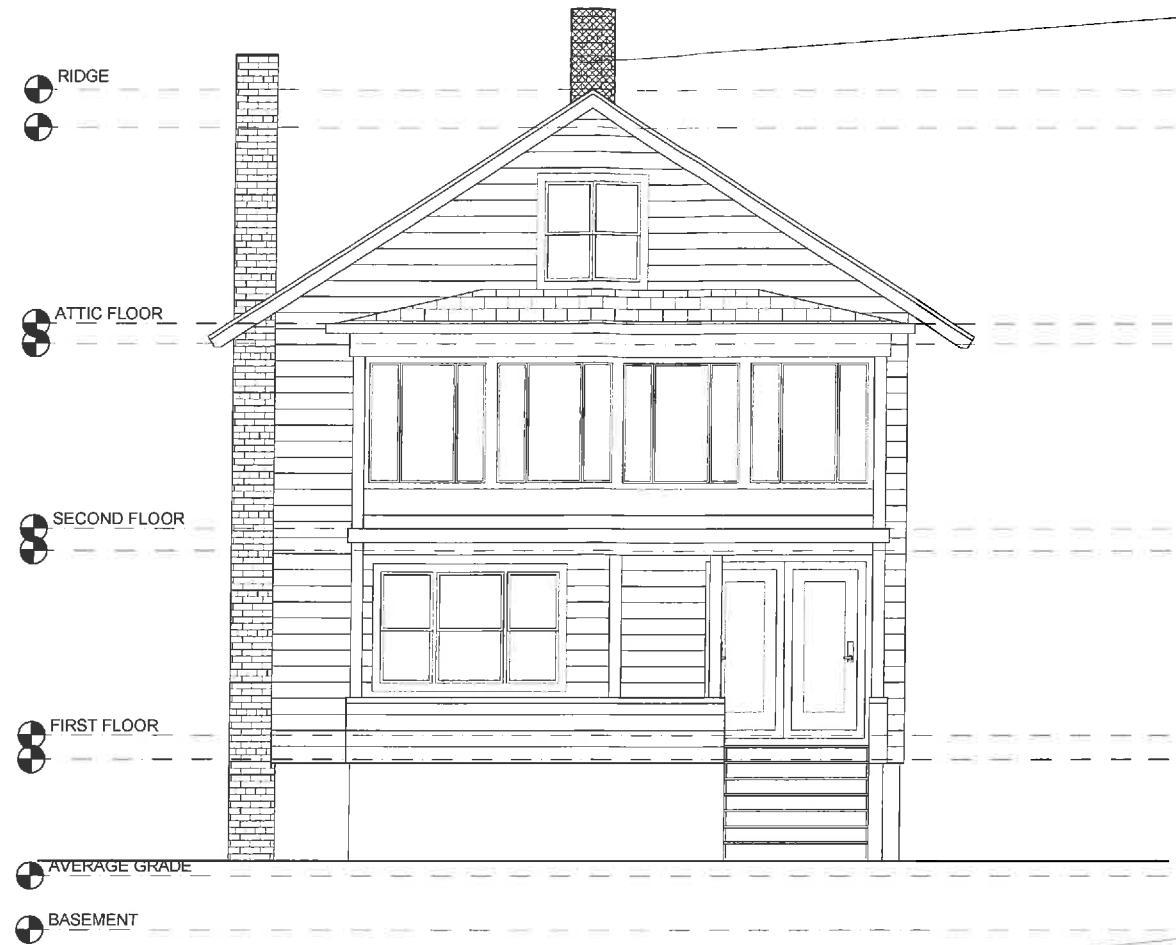


LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

EXISTING
FLOOR PLANS

Sheet
Number:

A4



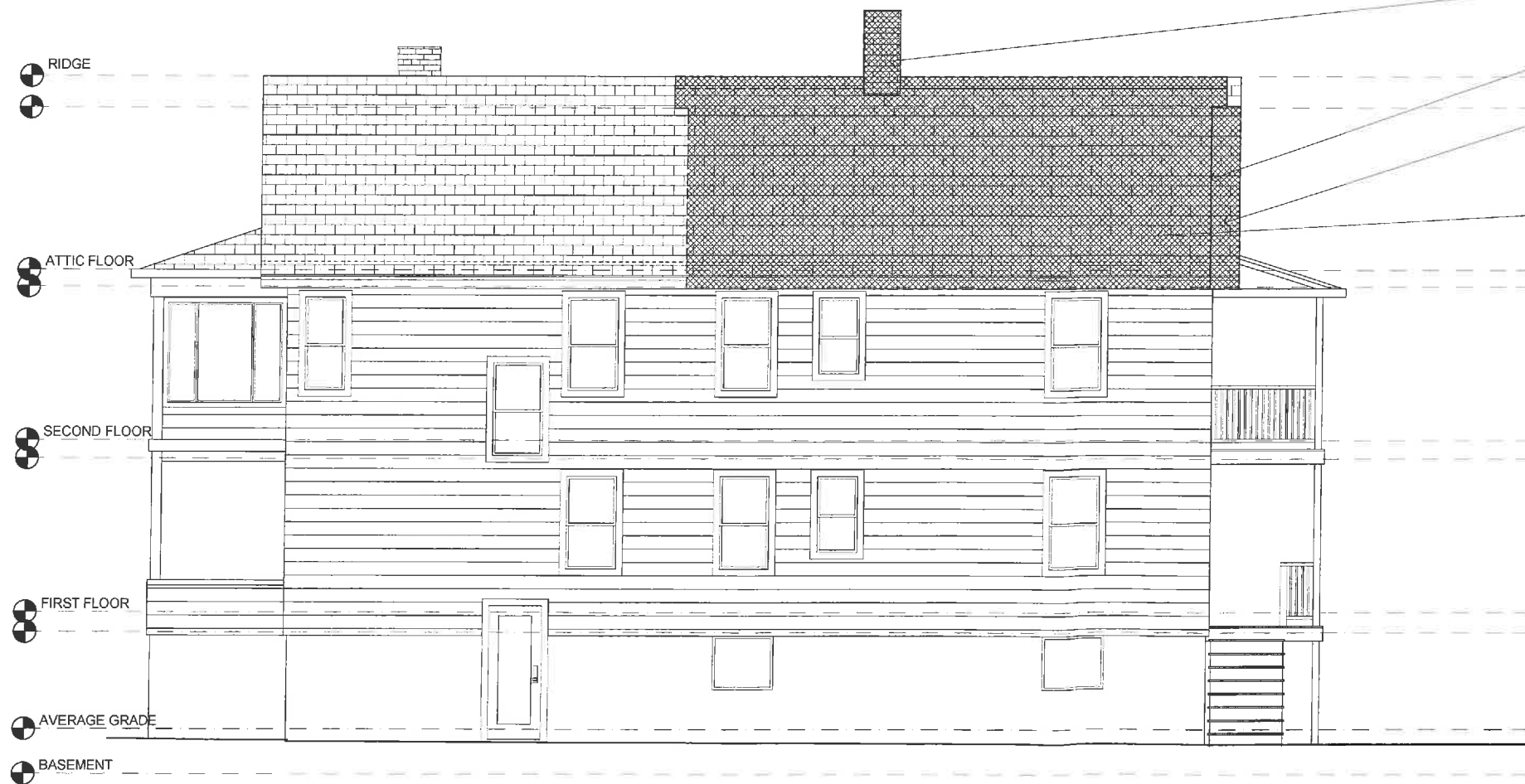
2 SOUTH ELEVATION
SCALE: 1/8" = 1'

EXISTING CHIMNEY TO BE
DEMOLISHED

EXISTING END GABLE WALL
AND WINDOW TO BE DEMOLISHED
AND REBUILD

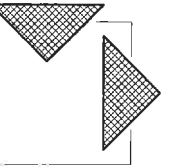
EXISTING SECTION OF ROOF
TO BE REBUILT TO MATCH
EXISTING

SECTION OF ROOF TO BE
DEMOLISHED. NOTE LOCATION OF EAVE
AND RAKE DETAILS TO BE
MAINTAINED OR REBUILT
(SEE ELEVATIONS)



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

MILLER
DESIGN LLC

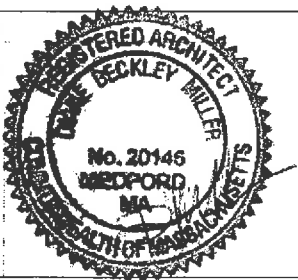


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| 02/21/18 | SCHEMATIC DESIGN |
| 05/04/18 | DESIGN DEVELOPMENT |



LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

ELEVATIONS

Sheet
Number:

A5



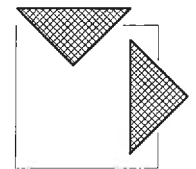
2 NORTH ELEVATION
SCALE: 1/8" = 1'



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



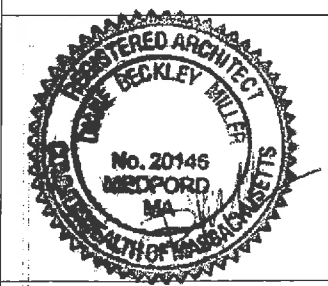
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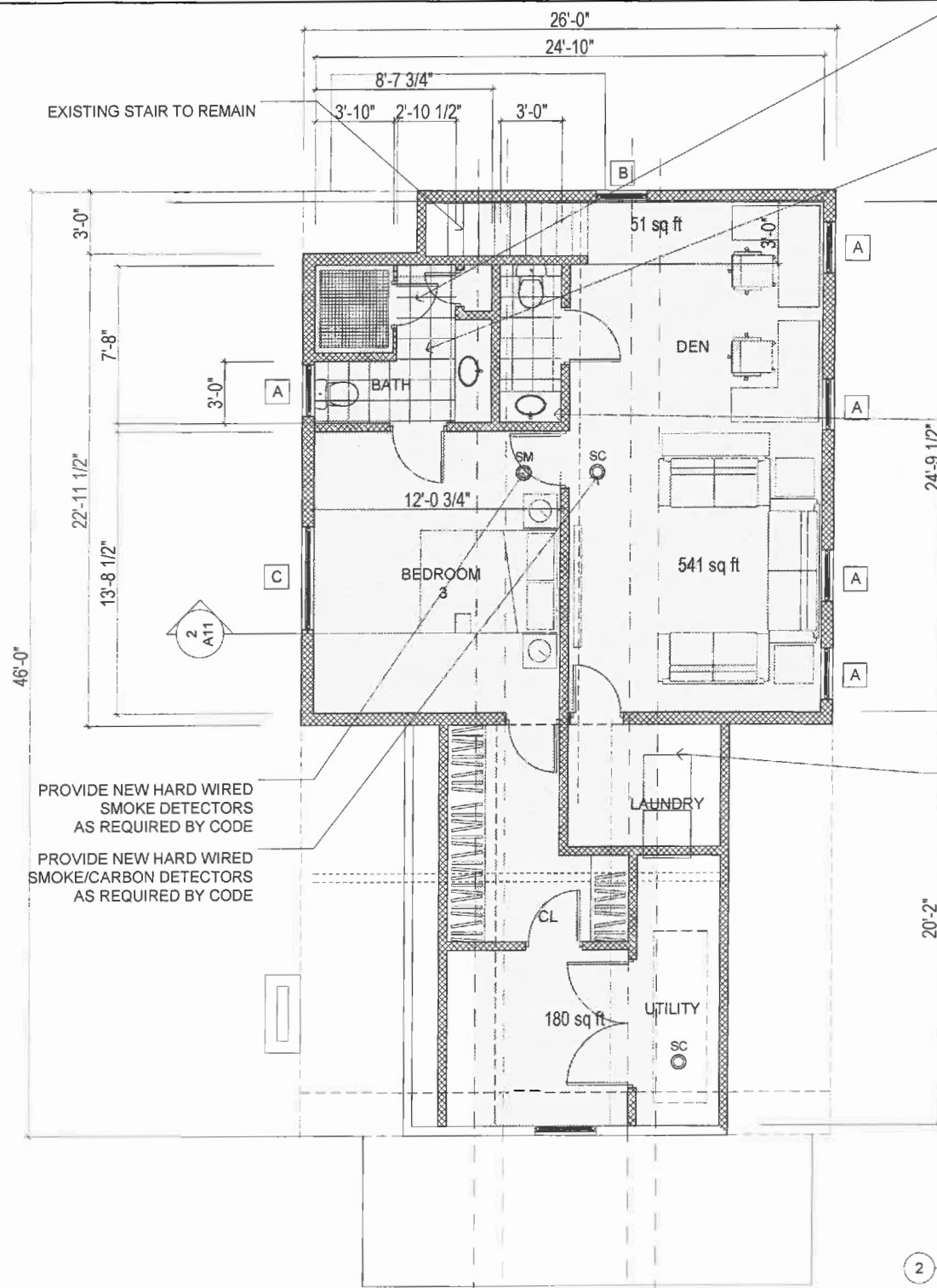


LIMM RESIDENCE
69 BARTLETT AVENUE
BELMONT MA

ELEVATIONS

Sheet
Number:

A6



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

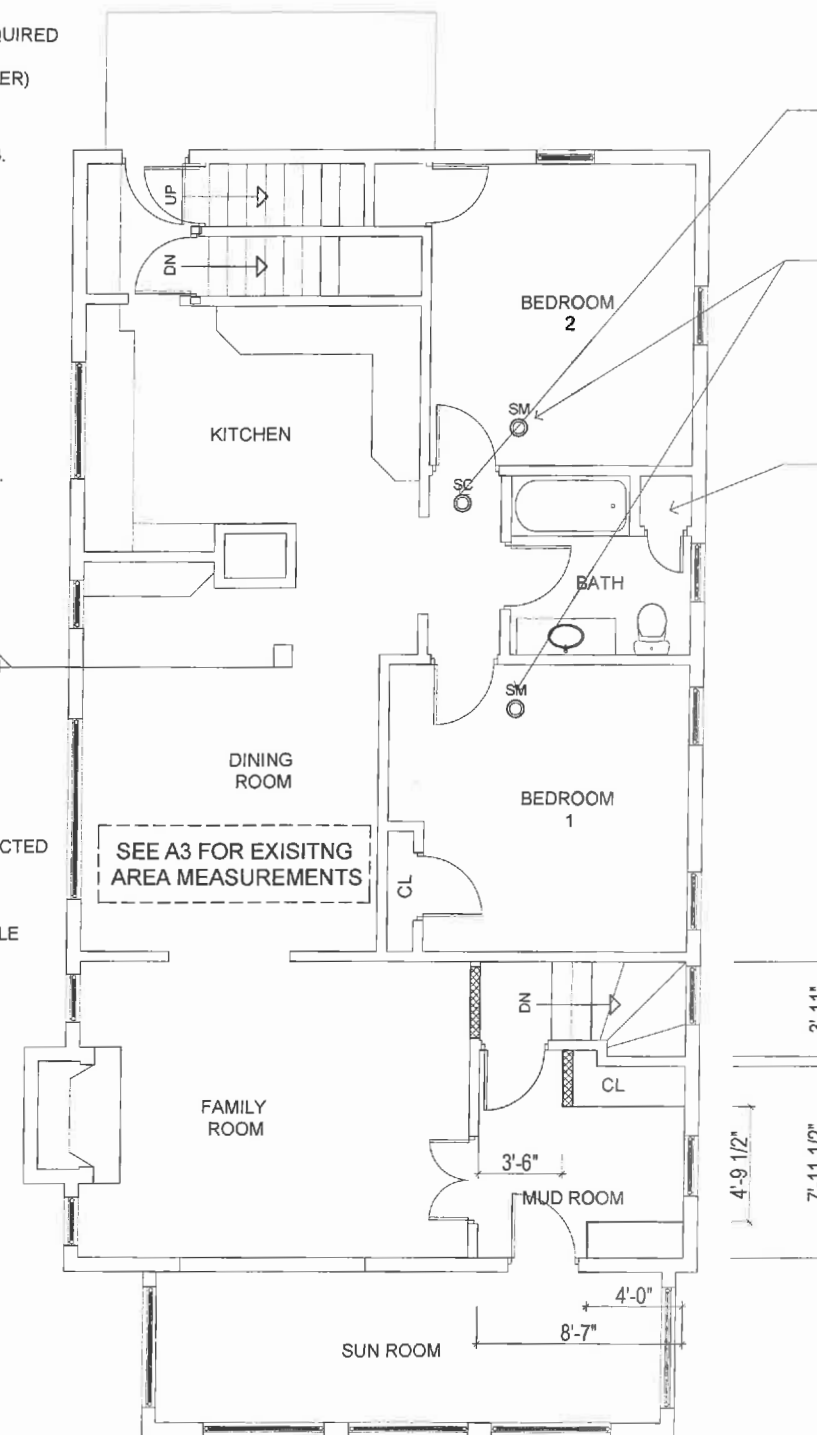
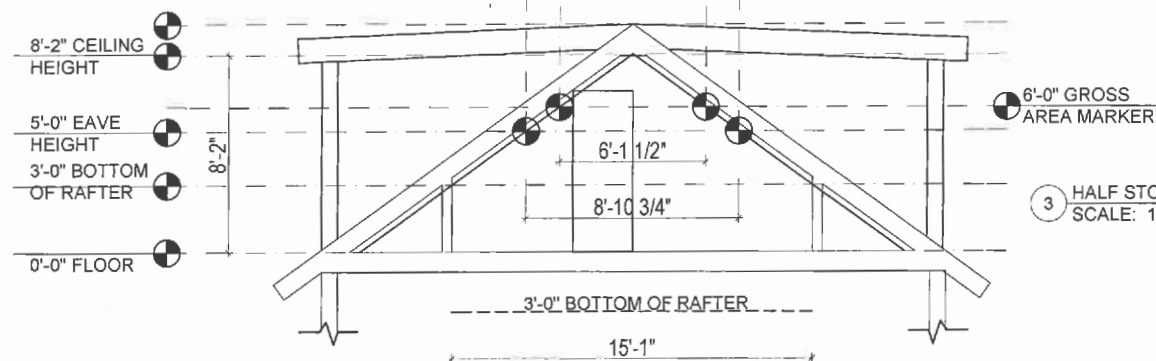
BATHROOM 1: CONT.
TILE FLOOR (TO BE SELECTED BY OWNER)
5'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
2 BASIN (TO BE SELECTED BY OWNER)
4'-6"x4'-0" FULL TILE SHOWER
PLATE GLASS DOOR AND WALL W/FILM
W/STANDARD DRAIN AND COPPER PAN
TOILET (LOW PROFILE)
TO BE SELECTED BY OWNER
FULL TILE IN SHOWER
MRGWB OR PLASTER CEILING;
DITRA ELECTRIC FLOOR WARMING SYSTEM
LIGHTING AS SHOWN.

BATHROOM 2:
TILE FLOOR (TO BE SELECTED BY OWNER)
3'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
1 BASIN (TO BE SELECTED BY OWNER)
TOILET TO BE SELECTED BY OWNER
MRGWB OR PLASTER CEILING;
LIGHTING AS SHOWN.
PROVIDE LIGHTED VENT FAN

NEW LAUNDRY ROOM WITH TILE FLOOR AS SELECTED
BY OWNER. ADD FLOOR DRAIN
NEW WATER, VENTING, AND POWER
LOCATIONS TO BE FINALIZED WITH OWNER.
PROVIDE 1 SOLID 16" DEEP SHELF ON ADJUSTABLE
BRACKETS ABOVE LAUNDRY

2 HALF STORY OPTION "C1"
SCALE: 1/8" = 1'

3 HALF STORY -ZONING SECTION
SCALE: 1/8" = 1'



PROVIDE NEW HARD WIRED
SMOKE/CARBON DETECTORS
AS REQUIRED BY CODE

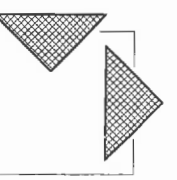
PROVIDE NEW HARD WIRED
SMOKE DETECTORS
AS REQUIRED BY CODE

NEW LINEN CLOSET
REVIEW STORAGE SHELIVING
OPTIONS WITH OWNER

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



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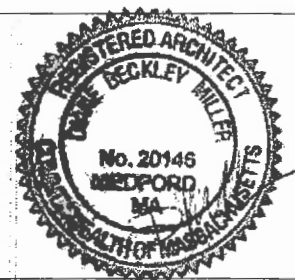


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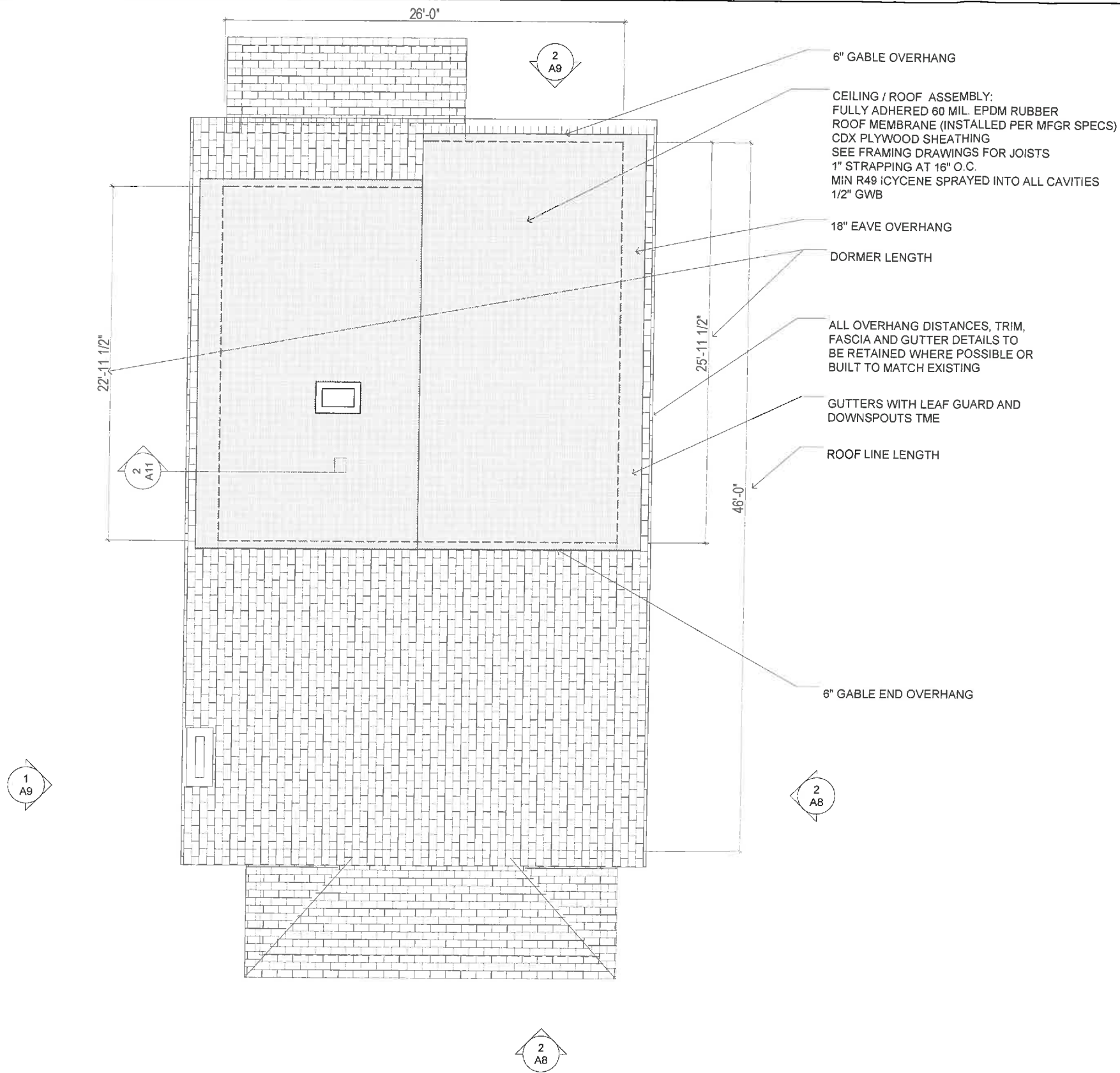


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69 BARTLETT AVENUE
BELMONT MA

FLOOR PLANS

Sheet
Number:

A7

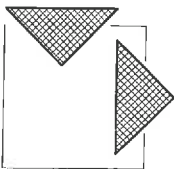


1 ROOF PLAN
SCALE: 1/8" = 1'

| WINDOW SCHEDULE | | | PELLA 450 OR APPROVED EQUAL |
|-----------------|---------------|---|-----------------------------|
| KEY | SIZE | DISCRIPTION | |
| A | 2'-6" X 4'-0" | DOUBLE HUNG WINDOW W/2'-8" SILL | |
| B | 2'-8" X 3'-8" | DOUBLE HUNG WINDOW (ALIGN) VERIFY CLEARANCE | |
| C | 5'-4" X 4'-8" | (2)DOUBLE HUNG WINDOW W/2'-0" SILL | |



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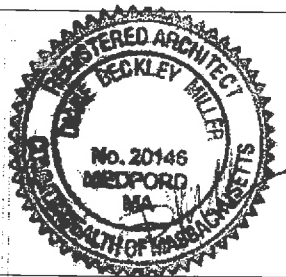
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ROOF
PLANS

Sheet
Number:

A8

CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFRG SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
MIN R38 ICYCENE SPRAYED INTO ALL CAVITIES
1/2" GWB

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME
18" OVERHANG AT EAVES

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X4 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

PROVIDE NEW RAKE BOARD AND PARTIAL
ROOF TRIM DETAIL TO MATCH EXISTING

CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFRG SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
MIN R38 ICYCENE SPRAYED INTO ALL CAVITIES
1/2" GWB

18" OVERHANG AT GABLE

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME

NEW 8" FRIEZE BOARD

WINDOW TRIM TO MATCH EXISTING

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X4 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

PROVIDE NEW RAKE BOARD AND PARTIAL
ROOF TRIM DETAIL TO MATCH EXISTING

RIDGE

ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR

AVERAGE GRADE

BASEMENT

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

RIDGE

ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR

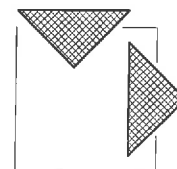
AVERAGE GRADE

BASEMENT

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

0 5 10 15

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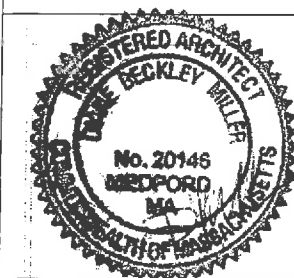


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CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFGR SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
MIN R38 ICYCENE SPRAYED INTO ALL CAVITIES
1/2" GWB

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME
18" OVERHANG AT EAVES

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X4 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

PROVIDE NEW RAKE BOARD AND PARTIAL
ROOF TRIM DETAIL TO MATCH EXISTING

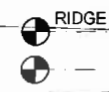
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FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFGR SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
MIN R38 ICYCENE SPRAYED INTO ALL CAVITIES
1/2" GWB

GUTTERS WITH LEAF GUARD AND
DOWNSPOUTS TME
NEW 8" FRIEZE BOARD

WINDOW TRIM TO MATCH EXISTING

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
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TAPED GREENBOARD SHEATHING
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SPRAYED IN ALL CAVITIES (R20)
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PROVIDE NEW RAKE BOARD AND PARTIAL
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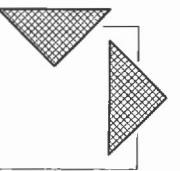


2 SOUTH ELEVATION
SCALE: 1/8" = 1'

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



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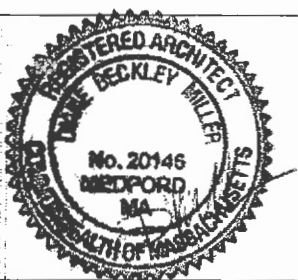
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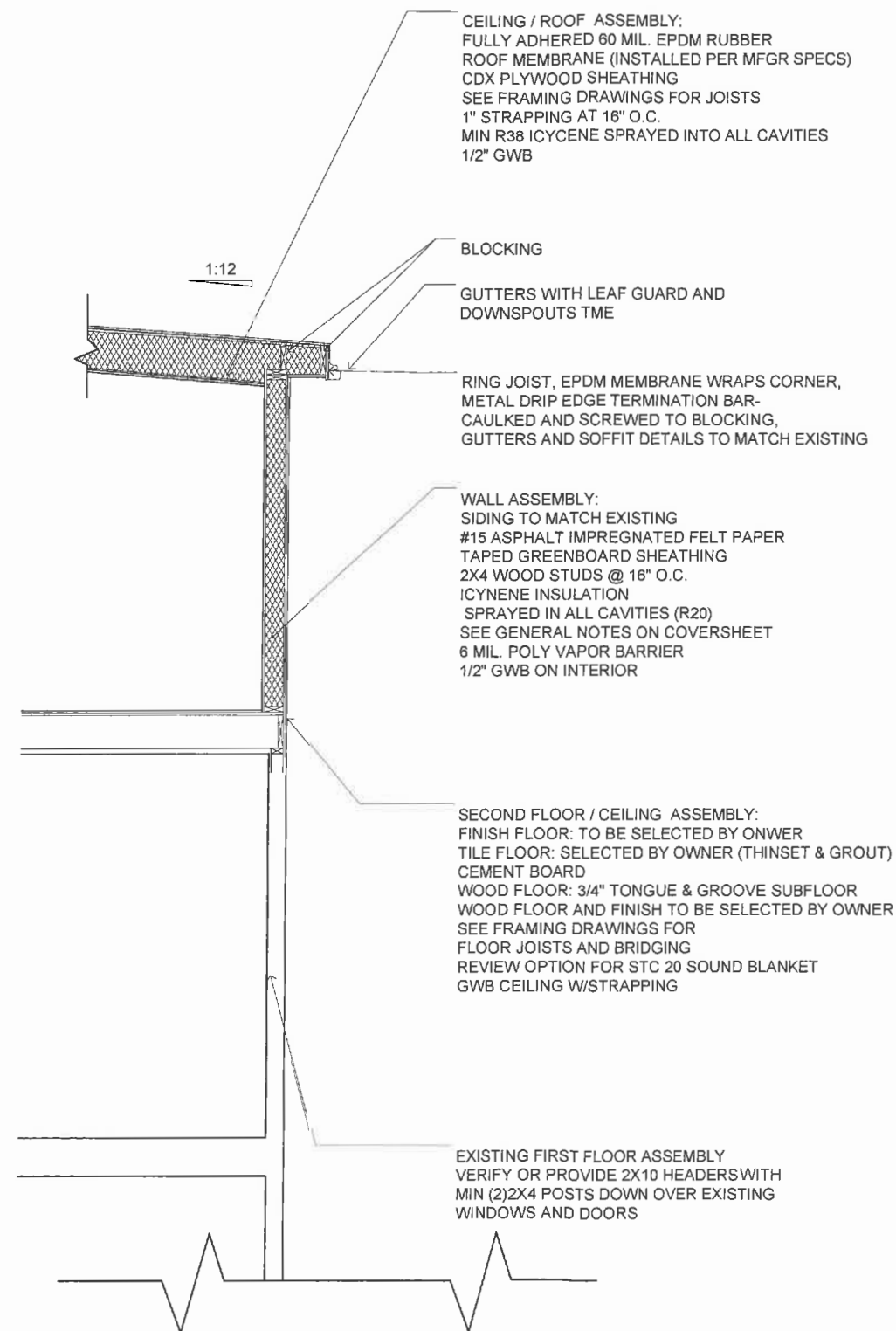


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BELMONT MA

ELEVATIONS

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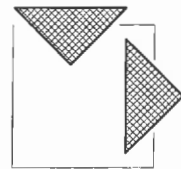
A10



1 SECTION
SCALE: 1/8" = 1'



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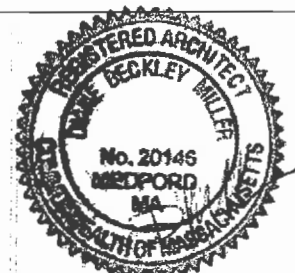
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ELEVATIONS

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