



GROSS AREA CALCULATION SEE AREA TAKE OFF ON EACH PLAN

CELLAR	0 SQFT
FIRST FLOOR	790 SQFT
SECOND FLOOR	588 SQFT
ATTIC	126 SQFT
TOTAL EXISTING GROSS AREA	1504 SQFT
PROPOSED NEW 2ND FLOOR EXPANSION	160 SQFT
160 SQFT < 300 SQFT IN GR DISTRICT THEREFOR COMPLIES.	

DESIGN DEVELOPMENT OCTOBER 18, 2022

1ST FLOOR KITCHEN, BATHROOM AND
EXPANDED LIVING ROOM, NEW 2ND FLOOR
BEDROOM AND BATH W/NEW ROOF

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR/FIRST FLOOR
- A3 PROPOSED CELLAR/FIRST FLOOR
- A4 EXISTING SECOND FLOOR/ROOF
- A5 PROPOSED SECOND FLOOR/ROOF
- A6 EXISTING ELEVATIONS
- A7 PROPOSED ELEVATIONS
- A8 EXISTING ELEVATIONS
- A9 PROPOSED ELEVATIONS

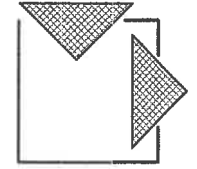
SYMBOL LEGEND

- 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

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 11/13/2018
BELMONT ZONING DISTRICT GR:

FRONT YARD SETBACK: 10.3' EXISTING 12.85' REQUIRED - NON-CONFORMING
 REAR YARD SETBACK: 30' (PROPOSED) - 17.94' PROPOSED - CONFORMING
 SIDE YARD SETBACK: 7.3' (EXISTING/PROPOSED) NON-CONFORMING
 SIDE YARD SETBACK 7.0' (EXISTING/PROPOSED) NON-CONFORMING
 FRONTAGE: 32.85 EXISTING NON-CONFORMING
 LOT AREA: 2899 SQFT EXISTING NON-CONFORMING
 MAX HEIGHT: 35'/2.5 STORIES (29.8'/2.0 STORIES) UNCHANGED CONFORMING)

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

RECEIVED
TOWN CLERK
DEPT. OF PERMITS
2022 MAR 10 AM 10:39

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

Date: Issued for:

09/29/22 SCHEMATIC DRAWINGS
10/18/22 DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

COVER SHEET

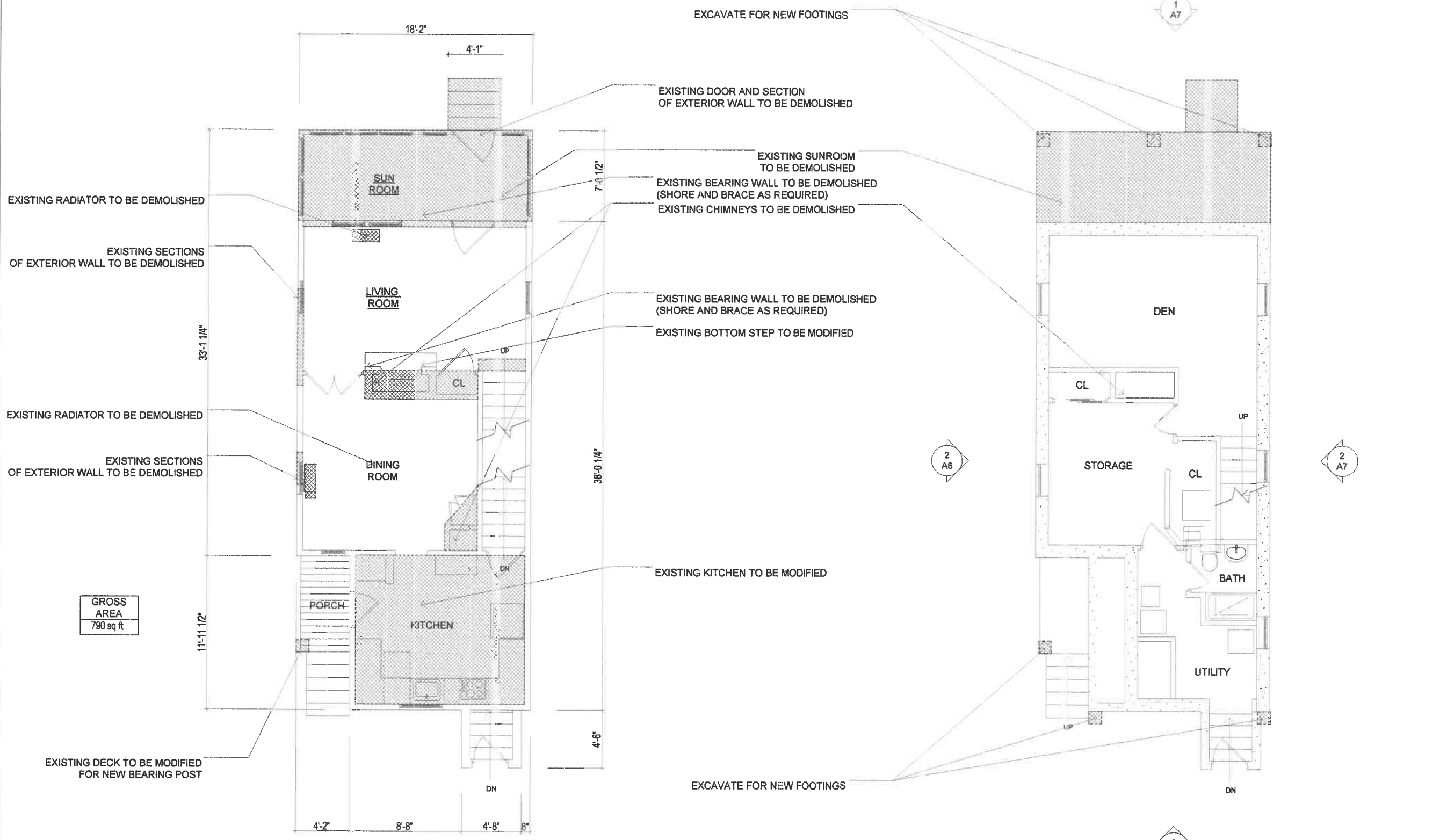
Sheet
Number:

A1

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.983.3157



GROSS
AREA
790 sq ft

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

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



Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-983-3157

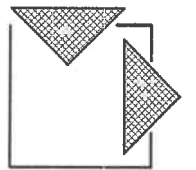
Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/13/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

EXISTING PLANS

Sheet
Number:

A2



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

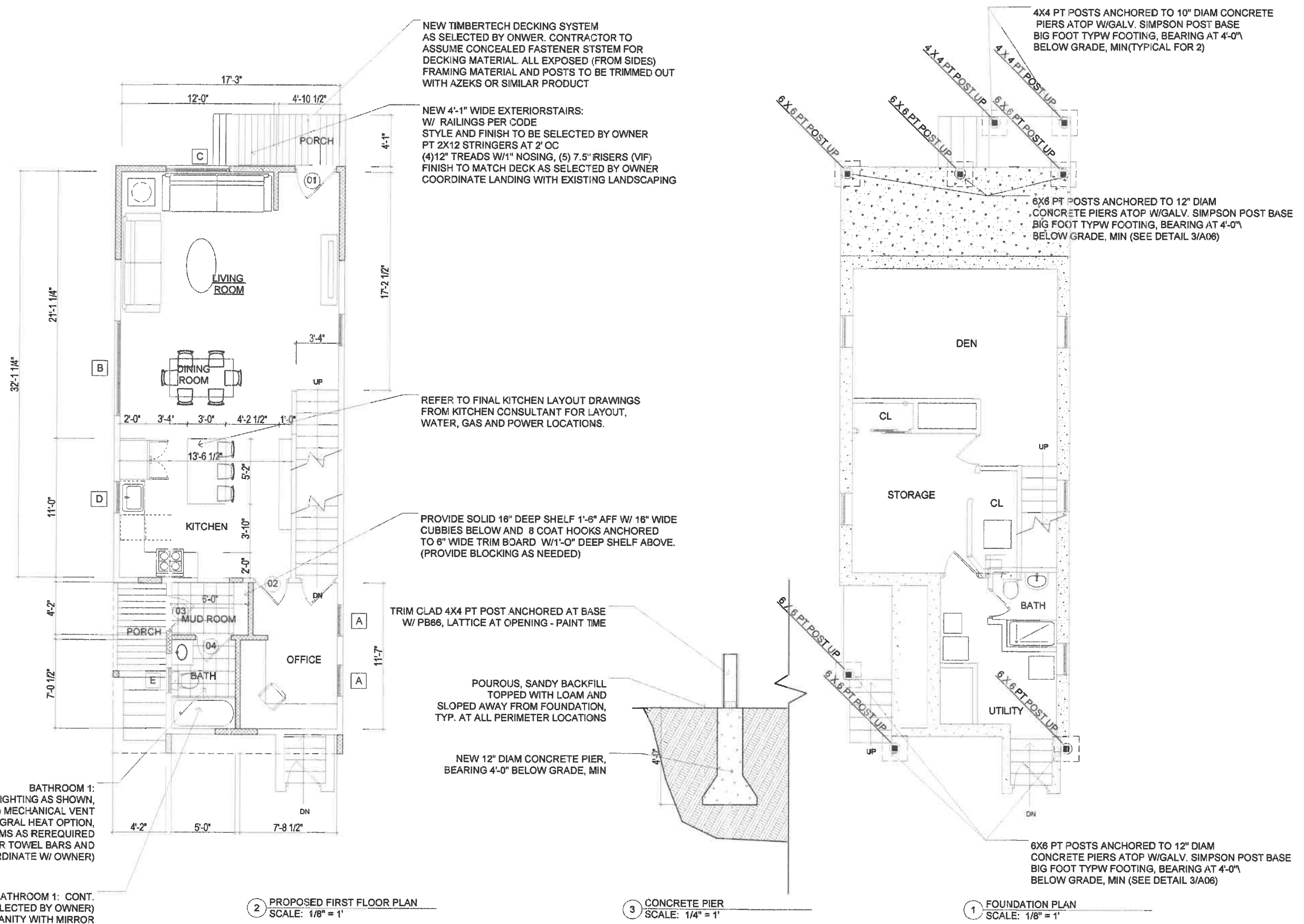
Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/18/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

**PROPOSED
PLANS**

Sheet
Number:

A3



**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

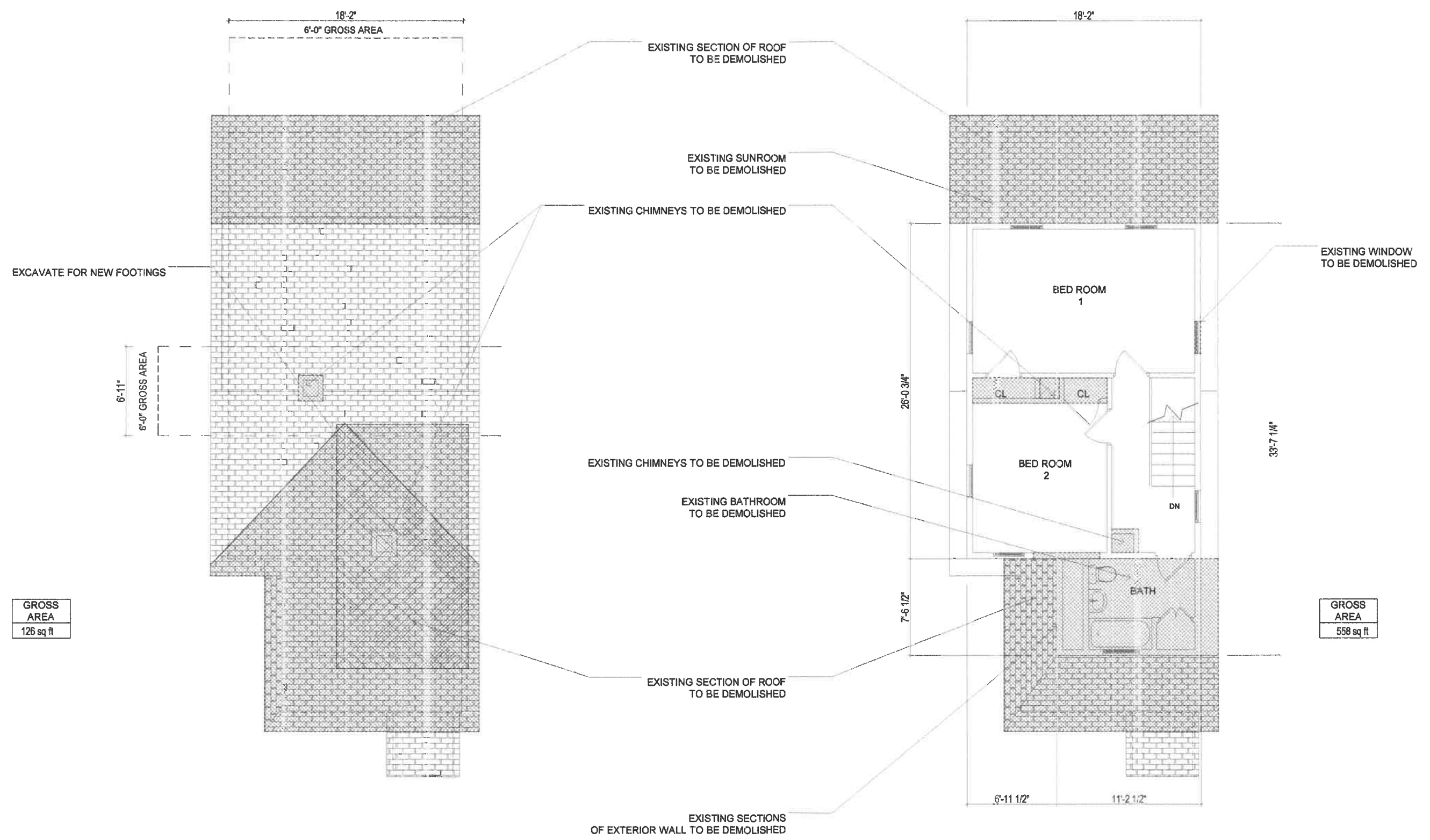
Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/18/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

EXISTING PLANS

Sheet
Number:

A4

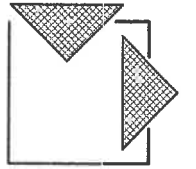


2 ROOF PLAN
SCALE: 1/8" = 1'

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



**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:
09/29/22 SCHEMATIC DRAWINGS
10/18/22 DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

**PROPOSED
PLANS**

Sheet
Number:

A5

PROVIDE GUTTERS
AND DOWNSPOUTS AS REQUIRED

ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R49 ICYNENE INSULATION

PROVIDE 4' WIDE BAND OF ICE AND WATER
SHIELD AROUND ROOF PERIMETER
AND IN ALL VALLEYS

ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R49 ICYNENE INSULATION

PROVIDE GUTTERS
AND DOWNSPOUTS AS REQUIRED

CATHEDRAL CEILING
NO GROSS AREA

PROVIDE 4' WIDE BAND OF ICE AND WATER
SHIELD AROUND ROOF PERIMETER
AND IN ALL VALLEYS

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

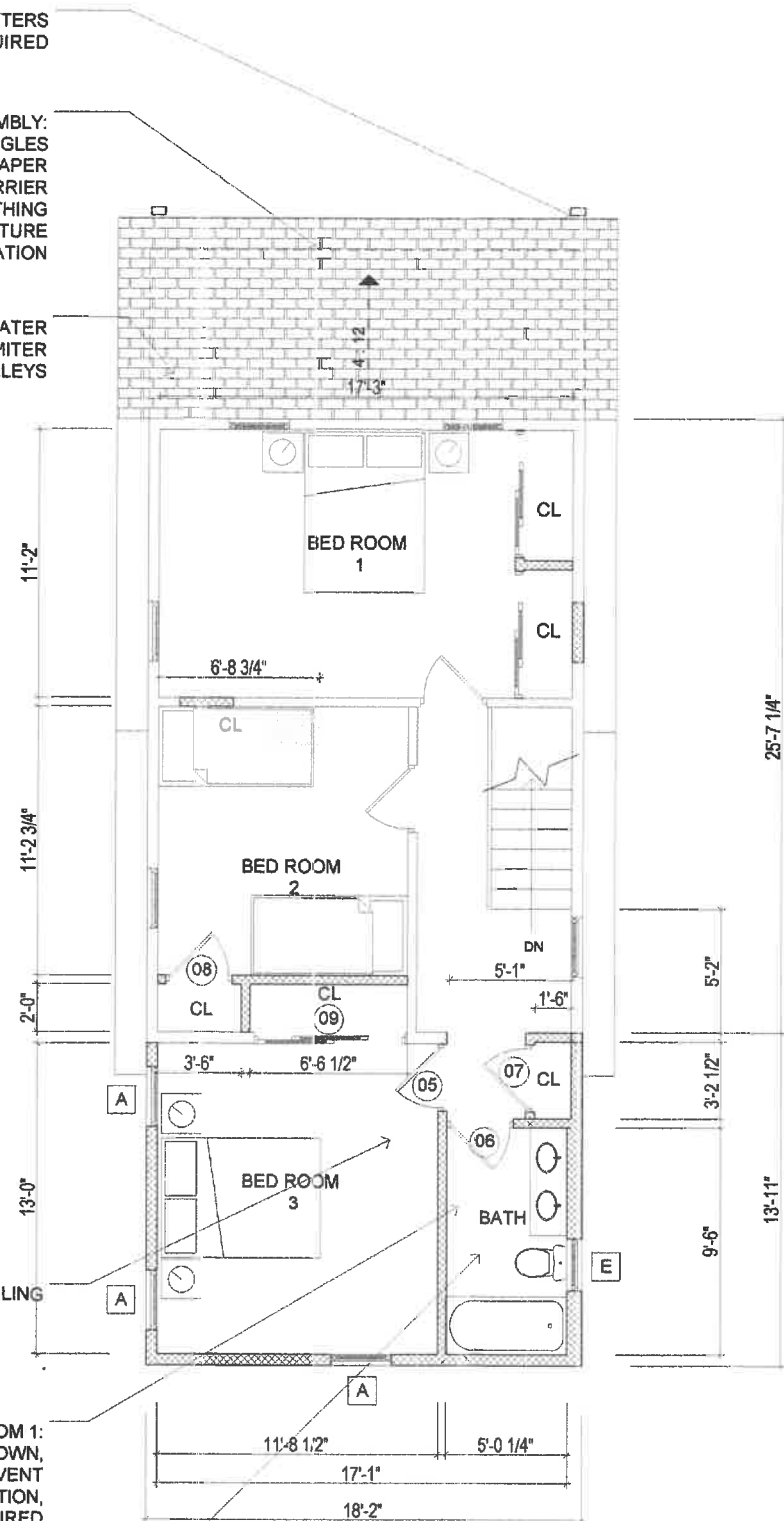
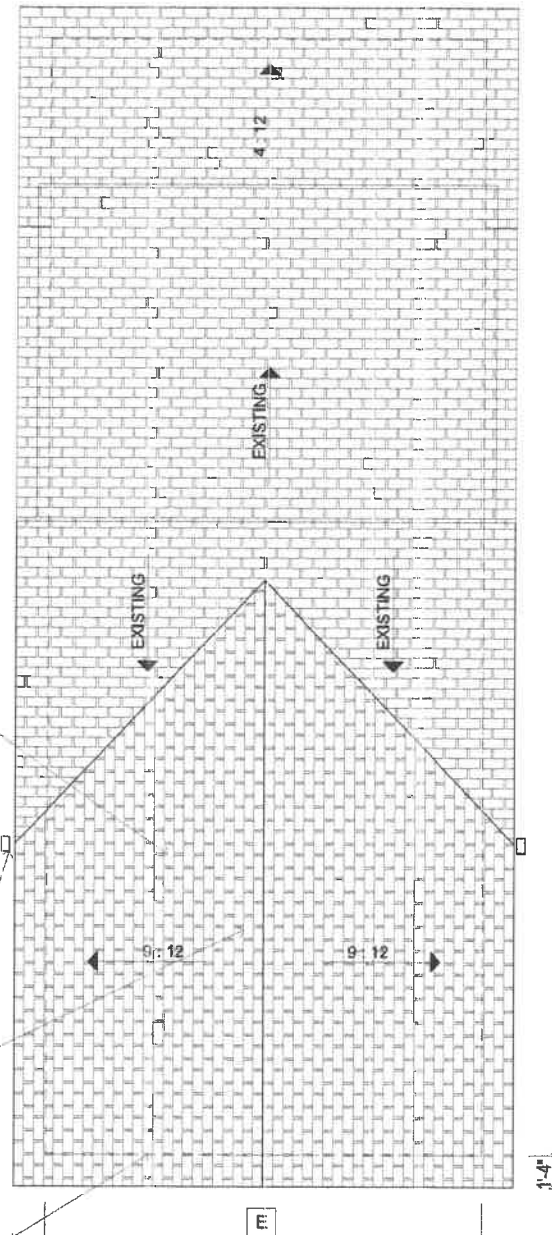
GROSS
AREA
160 sq ft

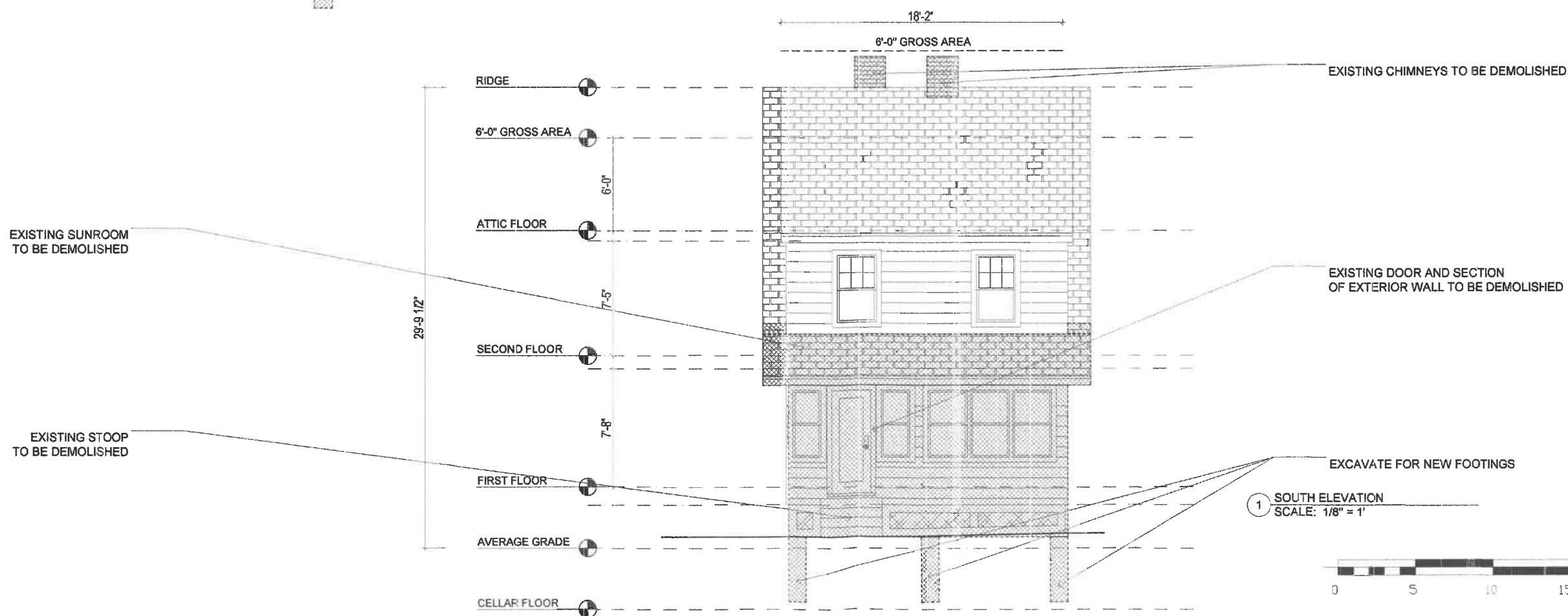
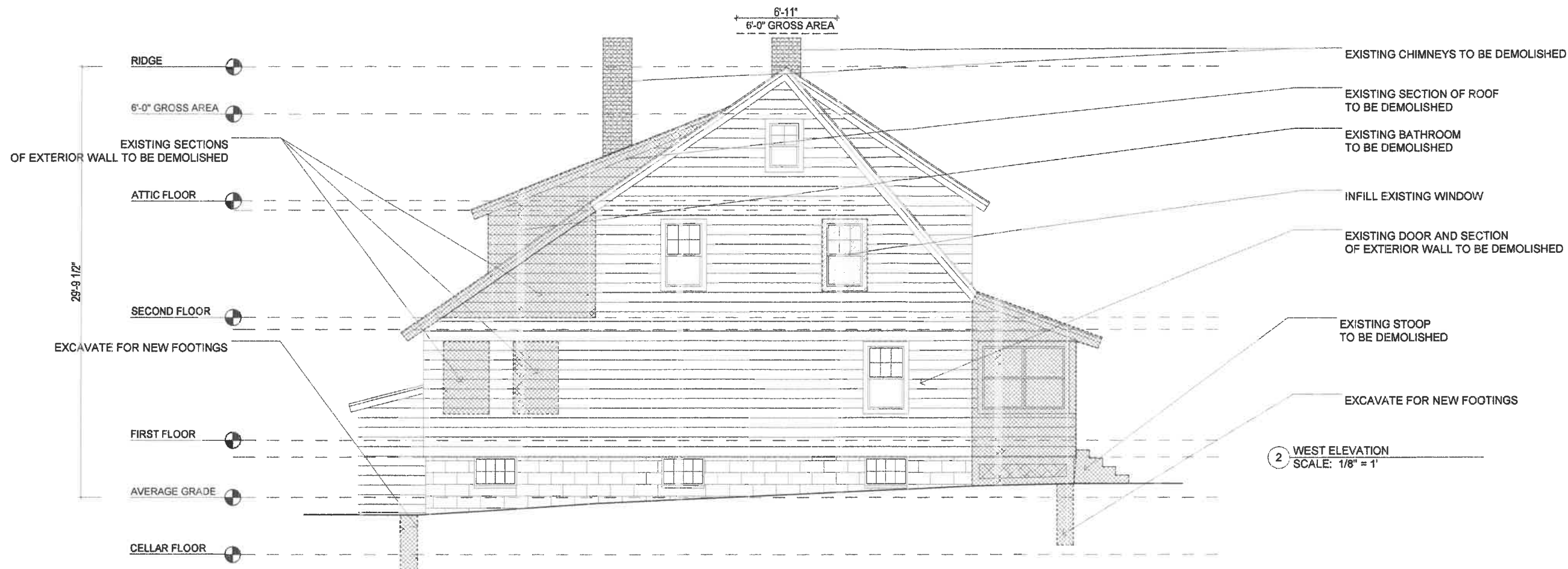
CATHEDRAL CEILING

BATHROOM 1:
BATHTUB, 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
2 BASIN (TO BE SELECTED BY OWNER)
TOILET (LOW PROFILE - SILL AT 2'-6")
TO BE SELECTED BY OWNER
TILE/ACCENT FOR TUB AS SELECTED BY OWNER
PROVIDE 1 NICHE (TILED)
MRGWB OR PLASTER CEILING
LIGHTING AS SHOWN.

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





**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

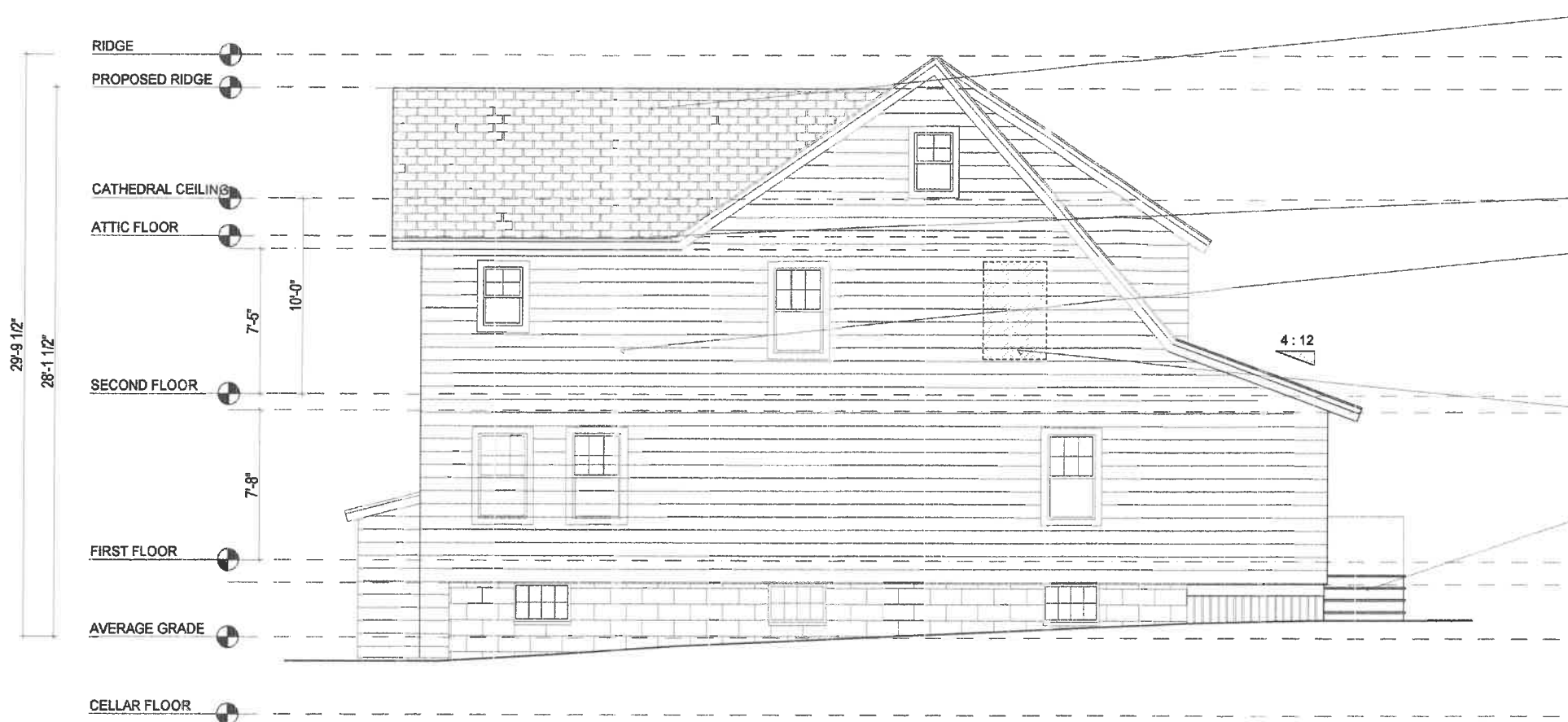
Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/18/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

**EXISTING
ELEVATIONS**

Sheet
Number:

A6



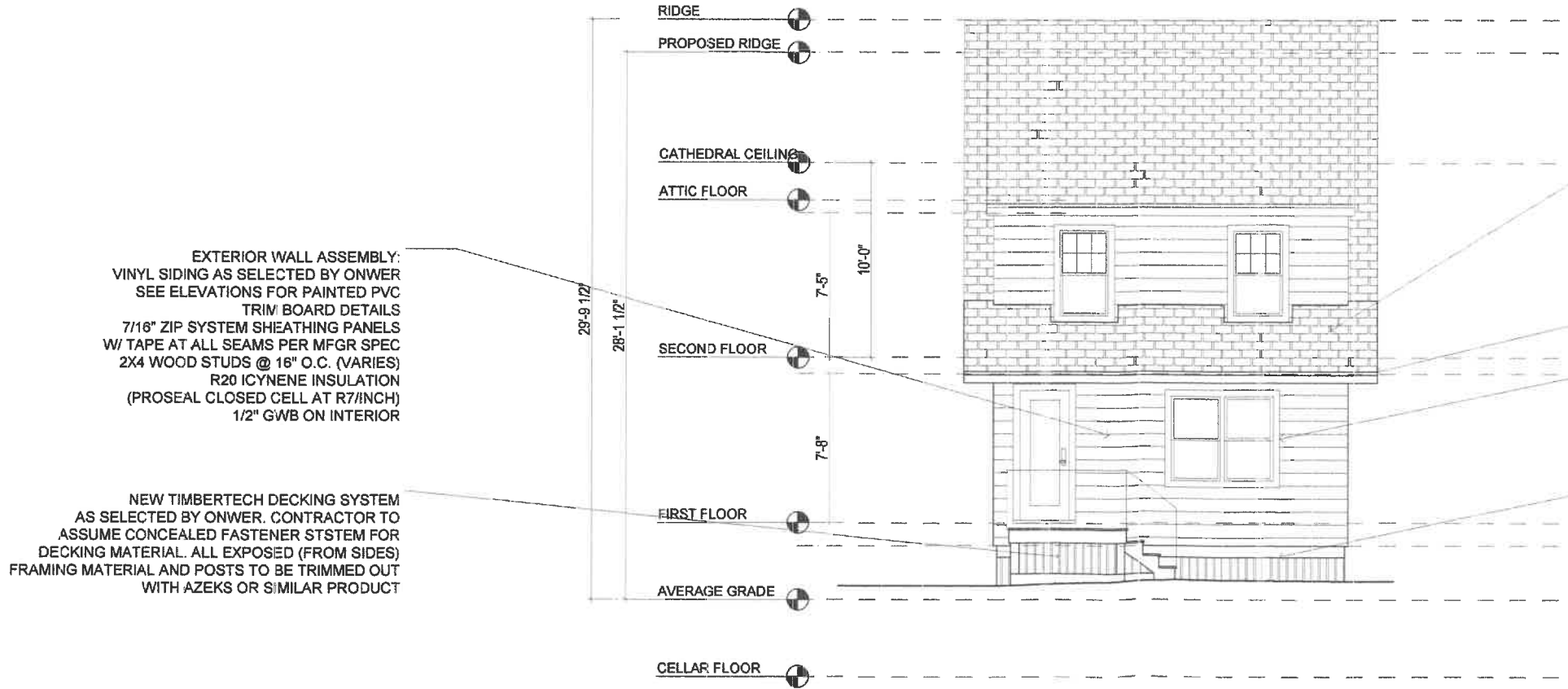
ROOF ASSEMBLY:
 50 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES TME TWO CONTINUOUS ZINC STRIPS AT RIDGE (ONE ON EA. SIDE)
 NO. 15 BUILDING PAPER
 BITUTHENE ICE AND WATER BARRIER
 OVER ENTIRE NEW ROOF
 PLYWOOD SHEATHING
 SEE FRAMING PLAN FOR STRUCTURE
 MIN R-49 CLOSED CELL ICYNENE INSULATION

NEW 6" PVC FASCIA BOARDS W/DRIP EDGE GUTTERS AND DOWNSPOUTS

EXTERIOR WALL ASSEMBLY:
 VINYL SIDING AS SELECTED BY ONWER
 SEE ELEVATIONS FOR PAINTED PVC TRIM BOARD DETAILS
 7/16" ZIP SYSTEM SHEATHING PANELS W/ TAPE AT ALL SEAMS PER MFGR SPEC
 2X4 WOOD STUDS @ 16" O.C. (VARIES)
 R20 ICYNENE INSULATION
 (PROSEAL CLOSED CELL AT R7/INCH)
 1/2" GWB ON INTERIOR

INFILL EXISTING WINDOW
 NEW TIMBERTECH DECKING SYSTEM AS SELECTED BY ONWER. CONTRACTOR TO ASSUME CONCEALED FASTENER STSTEM FOR DECKING MATERIAL. ALL EXPOSED (FROM SIDES) FRAMING MATERIAL AND POSTS TO BE TRIMMED OUT WITH AZEKS OR SIMILAR PRODUCT

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



ROOF ASSEMBLY:
 50 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES TME TWO CONTINUOUS ZINC STRIPS AT RIDGE (ONE ON EA. SIDE)
 NO. 15 BUILDING PAPER
 BITUTHENE ICE AND WATER BARRIER
 OVER ENTIRE NEW ROOF
 PLYWOOD SHEATHING
 SEE FRAMING PLAN FOR STRUCTURE
 MIN R-49 CLOSED CELL ICYNENE INSULATION

NEW 6" PVC FASCIA BOARDS W/DRIP EDGE GUTTERS AND DOWNSPOUTS

VINYL CORNER, WINDOW AND DOOR TRIM TO MATCH SIDING (AS SELECTED BY OWNER)

NEW PANEL AND VINYL PLANK UNDER DECK VERTICAL SCREENING

EXTERIOR WALL ASSEMBLY:
 VINYL SIDING AS SELECTED BY ONWER
 SEE ELEVATIONS FOR PAINTED PVC TRIM BOARD DETAILS
 7/16" ZIP SYSTEM SHEATHING PANELS W/ TAPE AT ALL SEAMS PER MFGR SPEC
 2X4 WOOD STUDS @ 16" O.C. (VARIES)
 R20 ICYNENE INSULATION
 (PROSEAL CLOSED CELL AT R7/INCH)
 1/2" GWB ON INTERIOR

NEW TIMBERTECH DECKING SYSTEM AS SELECTED BY ONWER. CONTRACTOR TO ASSUME CONCEALED FASTENER STSTEM FOR DECKING MATERIAL. ALL EXPOSED (FROM SIDES) FRAMING MATERIAL AND POSTS TO BE TRIMMED OUT WITH AZEKS OR SIMILAR PRODUCT

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

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:
09/29/22	SCHEMATIC DRAWINGS
10/13/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
 RESIDENCE
 39 BARTLETT AVENUE
 BELMONT, MA 02487

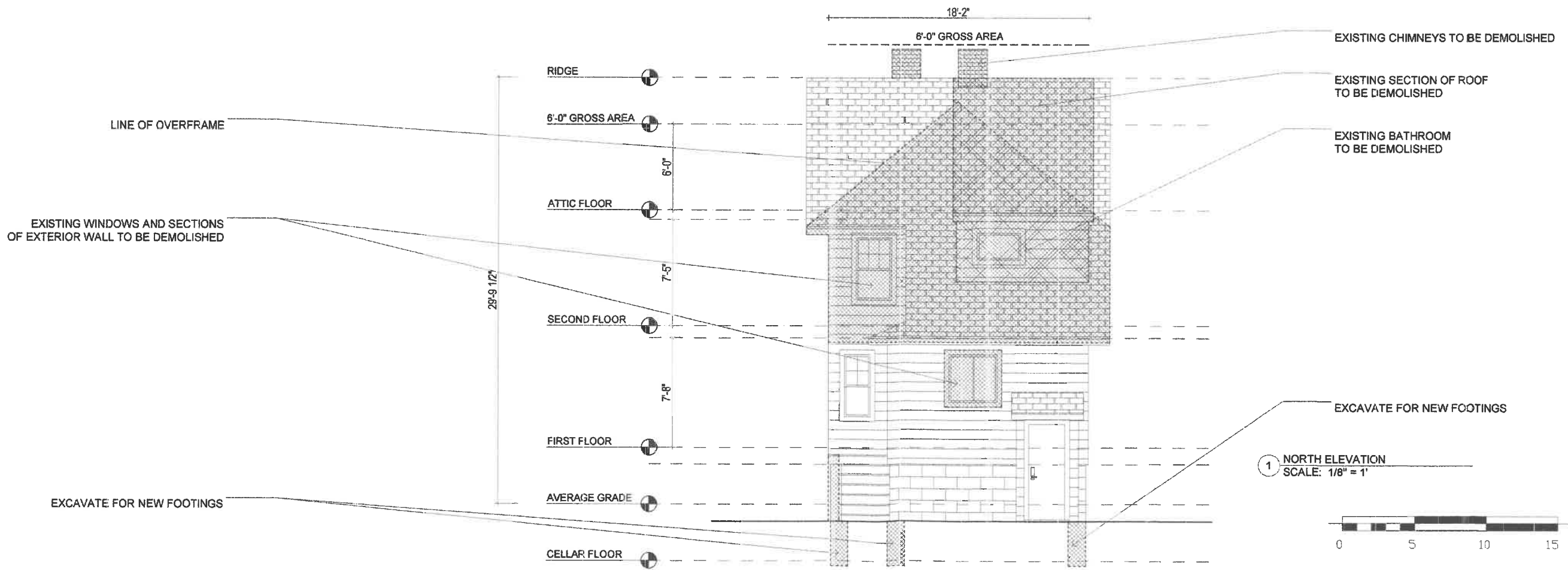
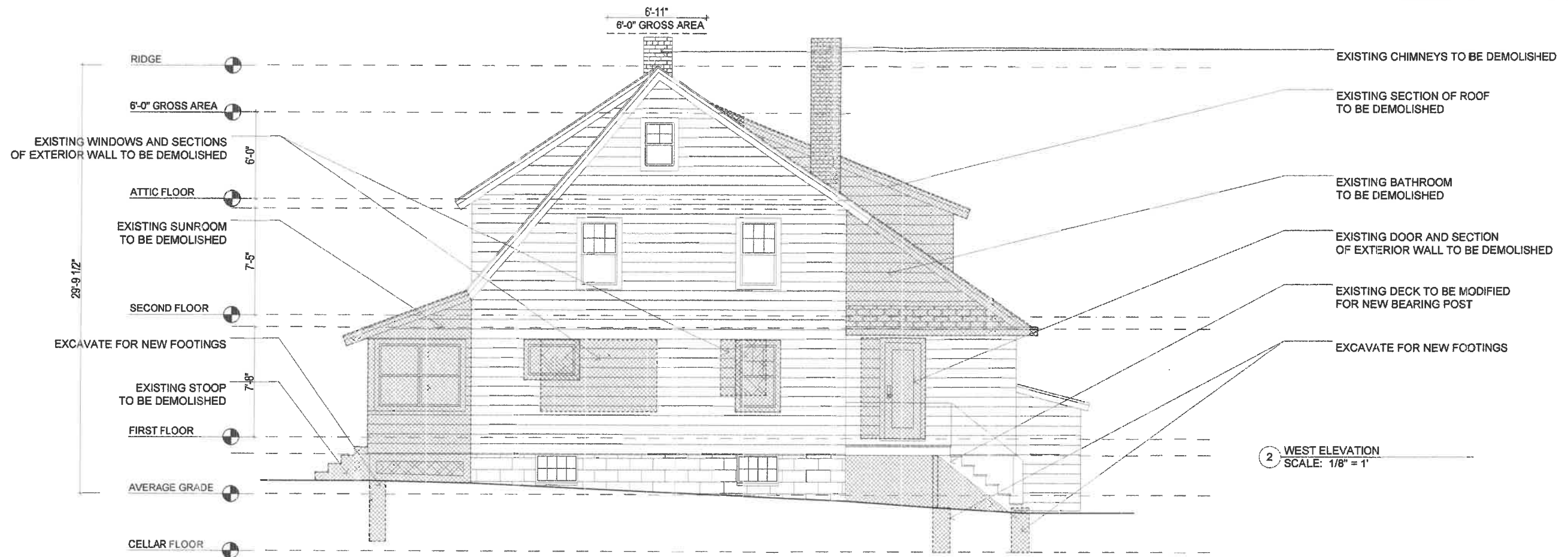
PROPOSED ELEVATIONS

Sheet Number:

A7

**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

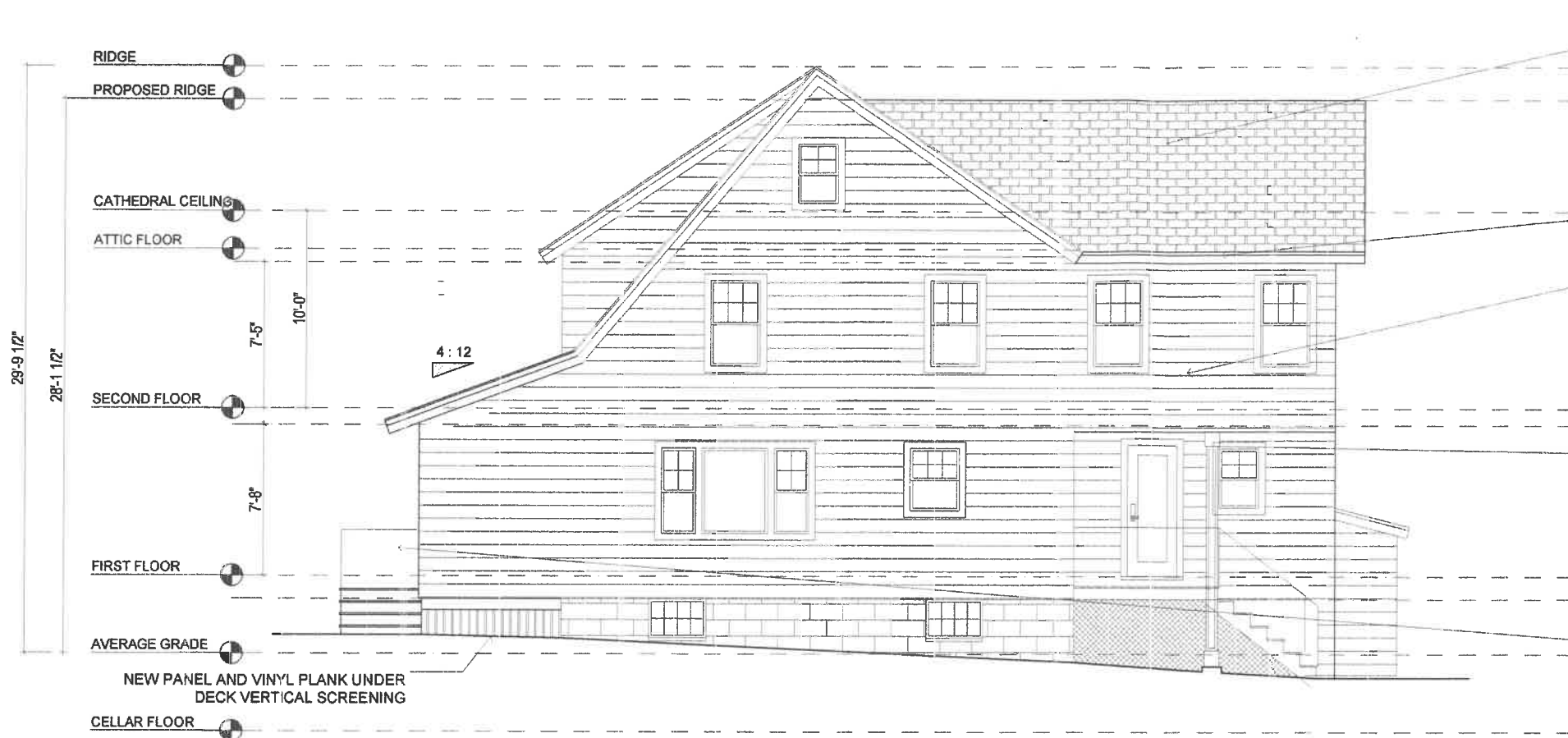
Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/18/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS
RESIDENCE
39 BARTLETT AVENUE
BELMONT, MA 02487

**EXISTING
ELEVATIONS**

Sheet
Number:

A8



ROOF ASSEMBLY:
 50 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES TME TWO CONTINUOUS ZINC STRIPS AT RIDGE (ONE ON EA. SIDE)
 NO. 15 BUILDING PAPER
 BITUTHENE ICE AND WATER BARRIER OVER ENTIRE NEW ROOF
 PLYWOOD SHEATHING
 SEE FRAMING PLAN FOR STRUCTURE
 MIN R-49 CLOSED CELL ICYNENE INSULATION

NEW 6" PVC FASCIA BOARDS W/DRIP EDGE GUTTERS AND DOWNSPOUTS

EXTERIOR WALL ASSEMBLY:
 VINYL SIDING AS SELECTED BY ONWER
 SEE ELEVATIONS FOR PAINTED PVC TRIM BOARD DETAILS
 7/16" ZIP SYSTEM SHEATHING PANELS W/ TAPE AT ALL SEAMS PER MFGR SPEC
 2X4 WOOD STUDS @ 16" O.C. (VARIES)
 R20 ICYNENE INSULATION (PROSEAL CLOSED CELL AT R7/INCH)
 1/2" GWB ON INTERIOR

NEW POST AND COVER (PHYPON OR SIM.) AS SELECTED BY ONWER.

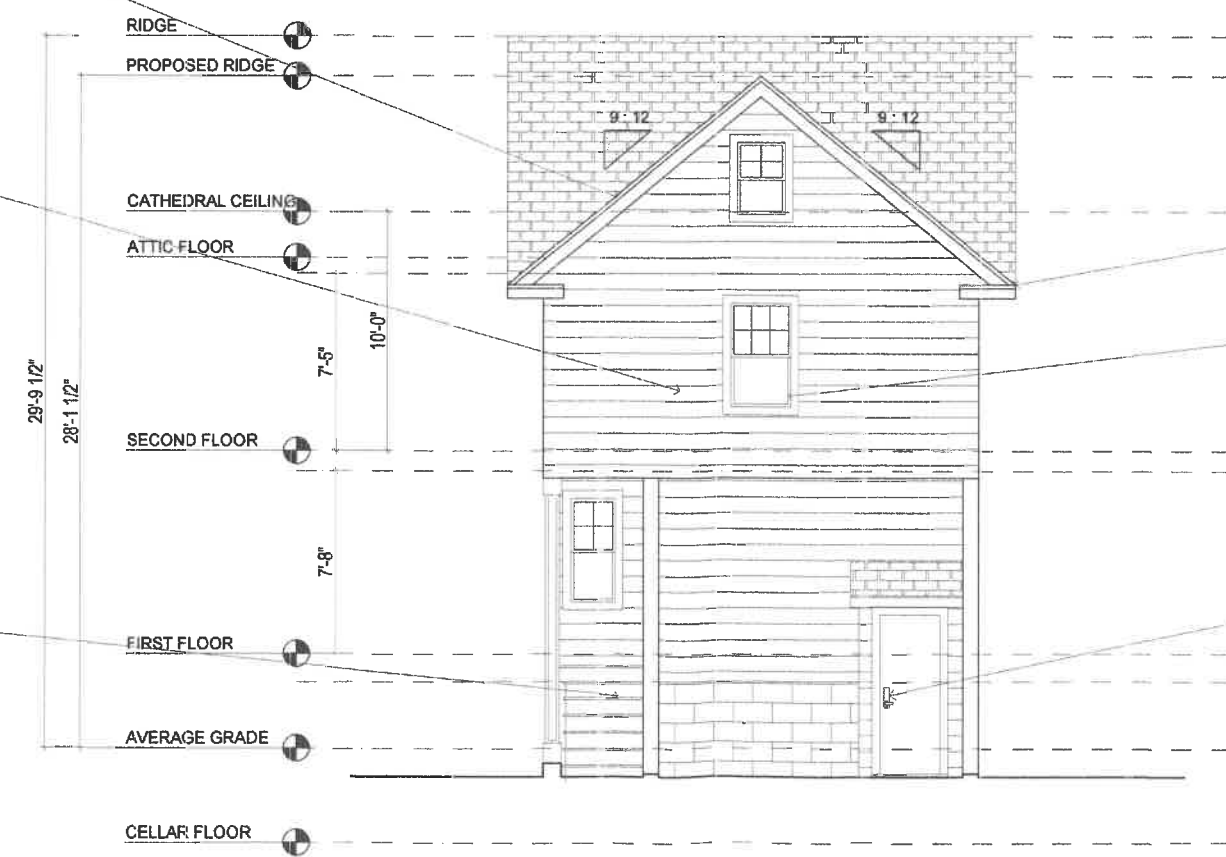
2 EAST ELEVATION
 SCALE: 1/8" = 1'

NEW TIMBERTECH DECKING SYSTEM AS SELECTED BY ONWER. CONTRACTOR TO ASSUME CONCEALED FASTENER STSTEM FOR DECKING MATERIAL. ALL EXPOSED (FROM SIDES) FRAMING MATERIAL AND POSTS TO BE TRIMMED OUT WITH AZEKS OR SIMILAR PRODUCT

ROOF ASSEMBLY:
 50 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES TME TWO CONTINUOUS ZINC STRIPS AT RIDGE (ONE ON EA. SIDE)
 NO. 15 BUILDING PAPER
 BITUTHENE ICE AND WATER BARRIER OVER ENTIRE NEW ROOF
 PLYWOOD SHEATHING
 SEE FRAMING PLAN FOR STRUCTURE
 MIN R-49 CLOSED CELL ICYNENE INSULATION

EXTERIOR WALL ASSEMBLY:
 VINYL SIDING AS SELECTED BY ONWER
 SEE ELEVATIONS FOR PAINTED PVC TRIM BOARD DETAILS
 7/16" ZIP SYSTEM SHEATHING PANELS W/ TAPE AT ALL SEAMS PER MFGR SPEC
 2X4 WOOD STUDS @ 16" O.C. (VARIES)
 R20 ICYNENE INSULATION (PROSEAL CLOSED CELL AT R7/INCH)
 1/2" GWB ON INTERIOR

NEW TIMBERTECH DECKING SYSTEM AS SELECTED BY ONWER. CONTRACTOR TO ASSUME CONCEALED FASTENER STSTEM FOR DECKING MATERIAL. ALL EXPOSED (FROM SIDES) FRAMING MATERIAL AND POSTS TO BE TRIMMED OUT WITH AZEKS OR SIMILAR PRODUCT



NEW 6" PVC FASCIA BOARDS W/DRIP EDGE GUTTERS AND DOWNSPOUTS

VINYL CORNER, WINDOW AND DOOR TRIM TO MATCH SIDING (AS SELECTED BY OWNER)

NEW PANEL AND VINYL PLANK UNDER DECK VERTICAL SCREENING

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

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

Date:	Issued for:
09/29/22	SCHEMATIC DRAWINGS
10/18/22	DESIGN DEVELOPEMNT

LOUREIRO / PITTS RESIDENCE
 39 BARTLETT AVENUE
 BELMONT, MA 02487

PROPOSED ELEVATIONS

Sheet Number:

A9