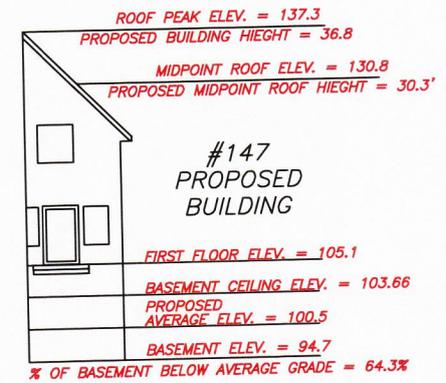
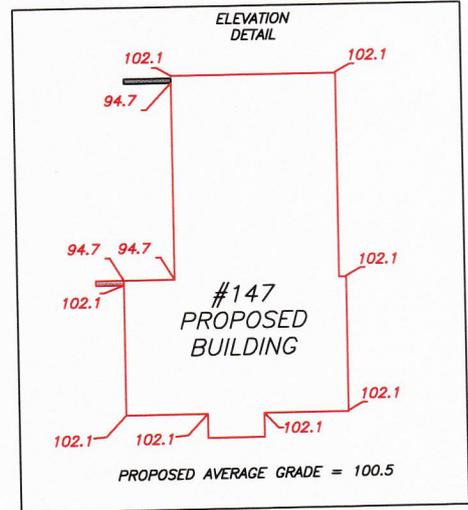


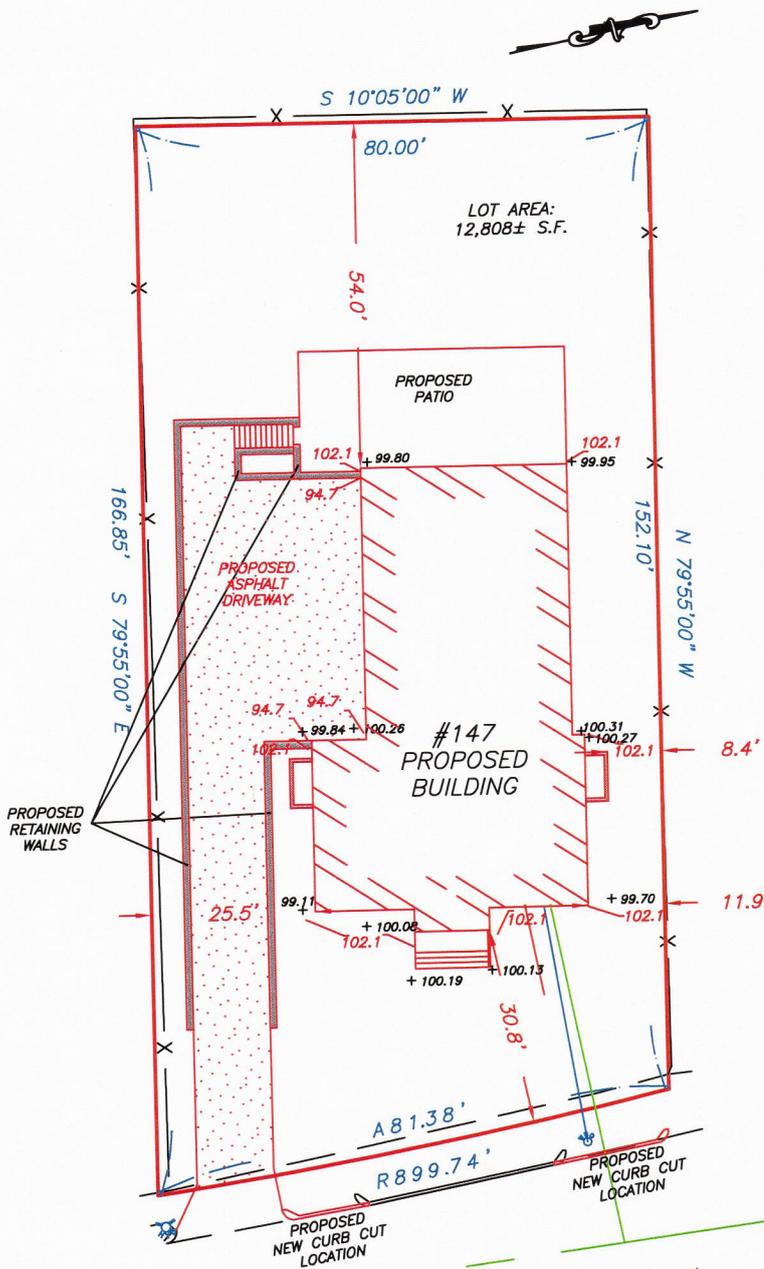
NOTES:
 ALL OFFSETS & DIMENSIONS
 ARE TO THE SIDING UNLESS
 OTHERWISE NOTED.
 ALL ELEVATIONS ARE ON
 NAVD-88 DATUM.

| ZONED - GR | REQUIRED | EXISTING | PROPOSED |
|-------------------|----------|--------------|--------------|
| MINIMUM AREA | 5,000 SF | 12,808 SF | 12,808 SF |
| MINIMUM FRONTAGE | 50' | 81.38' | 81.38' |
| FRONT SETBACK | 20' | 25.0' | 30.8' |
| SIDE SETBACK | 10' | 12.0', 21.5' | 11.9', 25.5' |
| REAR SETBACK | 31.9' | 67.0' | 54.0' |
| MAX. LOT COVERAGE | 30% | 19.5% | 19.8% |
| MIN. OPEN SPACE | 40% | 45.3% | 60.3% |



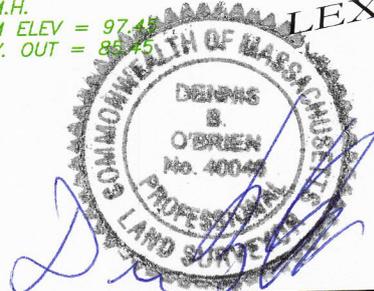
EXISTING LOT COVERAGE: 2,499.5 SQ FT (19.5%)
 PROPOSED LOT COVERAGE: 2,540.7 SQ FT (19.8%)
 EXISTING OPEN SPACE: 5,796.5 SQ FT (45.3%)
 PROPOSED OPEN SPACE: 7,722.9 SQ FT (60.3%)

+ 99.70 EXISTING SPOT GRADE
 102.1 PROPOSED GRADE

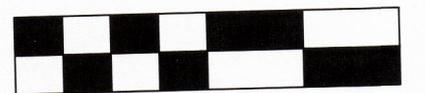


225.9' SMH TO SMH
 S.M.H.
 RIM ELEV = 97.45
 INV. OUT = 85.45

S.M.H.
 RIM ELEV = 98.34
 INV. IN = 84.29



Dennis O'Brien P.L.S.



30 15 0 30

PLAN SHOWING PROPOSED BUILDING
 147 LEXINGTON STREET
 BELMONT, MA MIDDLESEX COUNTY



D. O'BRIEN
 LAND SURVEYING
 EST. 1996
 480 WEST CENTRAL ST.
 FRANKLIN, MA 02038 508-541-0048

SCALE:
 1"=20'

DATE:
 7/11/2022

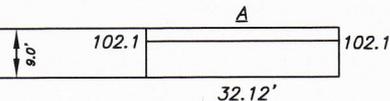
REVISED:
 6/29/2023

DRAWN BY:
 M.F.W.

CHECKED BY:
 D.O.

BASEMENT CEILING 103.67 (TYP)

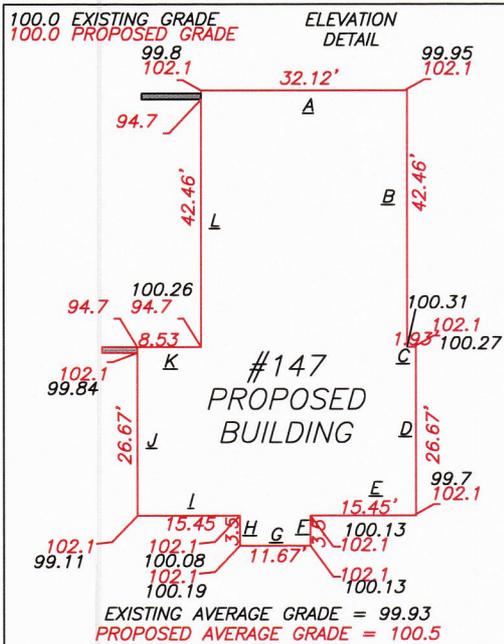
BASEMENT FLOOR 94.67 (TYP)



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

$$(1.57 + 1.57) / 2 \times 32.12 = 50.43$$



EXISTING AVERAGE GRADE = 99.93
 PROPOSED AVERAGE GRADE = 100.5

FOUNDATION ABOVE GRADE CALCULATION

$$\frac{50.43 + 66.66 + 3.03 + 41.87 + 24.26 + 5.50 + 18.32 + 5.50 + 24.26 + 41.87 + 26.77 + 382.05}{9.0(230.41)} = \frac{740.53}{2,073.69}$$

$$\frac{740.53}{2,073.69} = 35.7\% \text{ OF FOUNDATION ABOVE GRADE}$$

PROPOSED AVERAGE GRADE CALCULATION

- A $(102.1 + 102.1) / 2 \times 32.12 = 3,279.45$
- B $(102.1 + 102.1) / 2 \times 42.46 = 4,335.16$
- C $(102.1 + 102.1) / 2 \times 1.93 = 197.05$
- D $(102.1 + 102.1) / 2 \times 26.67 = 2,723.01$
- E $(102.1 + 102.1) / 2 \times 15.45 = 1,577.45$
- F $(102.1 + 102.1) / 2 \times 3.5 = 357.35$
- G $(102.1 + 102.1) / 2 \times 11.67 = 1,191.51$
- H $(102.1 + 102.1) / 2 \times 3.5 = 357.35$
- I $(102.1 + 102.1) / 2 \times 15.45 = 1,577.45$
- J $(102.1 + 102.1) / 2 \times 26.67 = 2,723.01$
- K $(94.67 + 94.67) / 2 \times 8.53 = 807.79$
- L $(94.67 + 94.67) / 2 \times 42.46 = 4,020.02$

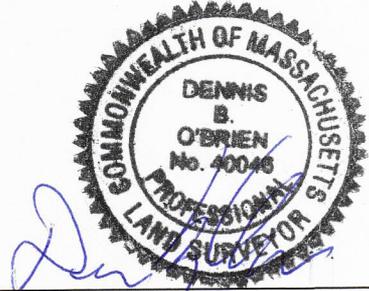
$$\frac{23,147.61}{230.41} = 100.5 \text{ AVERAGE GRADE}$$

EXISTING AVERAGE GRADE CALCULATION

- A $(99.8 + 99.95) / 2 \times 34.25 = 3,420.72$
- B $(99.95 + 100.31) / 2 \times 42.75 = 4,280.56$
- C $(100.31 + 100.27) / 2 \times 1.5 = 150.44$
- D $(100.27 + 99.7) / 2 \times 28.17 = 2,816.58$
- E $(99.7 + 100.13) / 2 \times 17.58 = 1,756.51$
- F $(100.13 + 100.13) / 2 \times 5.0 = 500.65$
- G $(100.13 + 100.19) / 2 \times 11.67 = 1,168.87$
- H $(100.19 + 100.08) / 2 \times 5.0 = 50.68$
- I $(100.08 + 99.11) / 2 \times 17.0 = 1,693.12$
- J $(99.11 + 99.84) / 2 \times 28.17 = 2,802.21$
- K $(99.84 + 100.26) / 2 \times 10.5 = 1,050.53$
- L $(100.26 + 99.8) / 2 \times 42.75 = 4,276.28$

$$\frac{24,417.12}{244.34} = 99.93 \text{ AVERAGE GRADE}$$

| | |
|--|--|
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 42.46 = 66.66$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 1.93 = 3.03$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 26.67 = 41.87$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 15.45 = 24.26$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 3.5 = 5.50$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 11.67 = 18.32$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 3.5 = 5.50$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 15.45 = 24.26$ |
| | $103.67 - 102.1 = 1.57$ $103.67 - 102.1 = 1.57$ $(1.57 + 1.57) / 2 \times 26.67 = 41.87$ |
| | $103.67 - 94.67 = 9.0$ $103.67 - 94.67 = 9.0$ $(9.0 + 9.0) / 2 \times 8.53 = 76.77$ |
| | $103.67 - 94.67 = 9.0$ $103.67 - 94.67 = 9.0$ $(9.0 + 9.0) / 2 \times 42.46 = 382.05$ |



Dennis O'Brien P.L.S.

D. O'BRIEN
 LAND SURVEYING
 EST 1996
 480 WEST CENTRAL ST.
 FRANKLIN, MA 02038 508-341-0048

GRADE CALCULATIONS
 147 LEXINGTON STREET
 BELMONT, MA MIDDLESEX COUNTY

| | | | | |
|------------------|--------------------|----------|---------------------|---------------------|
| SCALE: N.T.S. | DATE: 6/29/2023 | REVISED: | DRAWN BY: M.F.W. | CHECKED BY: D.O. |
|------------------|--------------------|----------|---------------------|---------------------|

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 147 LEXINGTON ST

Zone: GR

Surveyor Signature and Stamp: Dennis B. O'Brien

Date: 7/6/23

| | REQUIRED | EXISTING | PROPOSED |
|-----------------------|----------|-------------|-------------|
| Lot Area | 5000 SF | 12808 SF | 12808 SF |
| Lot Frontage | 50' | 81.38' | 81.38' |
| Floor Area Ratio | | | |
| Lot Coverage | 30% | 19.5% | 19.8% |
| Open Space | 40% | 45.3% | 60.3% |
| Front Setback | 20' | 25' | 30.8' |
| Side Setback | 10' | 12.0'/21.5' | 11.9'/25.5' |
| Side Setback | 10' | 12.0'/21.5' | 11.9'/25.5' |
| Rear Setback | 20' | 67' | 54' |
| Building Height | 33' | | 30.9' |
| Stories | 2.5 | 2 | 2 |
| 1/2 Story Calculation | | | |
| | | | |
| | | | |

NOTES:

| PLANTING LEGEND | |
|-----------------|-------------------|
| HL | HOLLY |
| CD | CREEK DOGWOOD |
| SP | STANDARD PHOTINIA |
| OP | ORNAMENTAL PEAR |
| RD | RHODODENDRON |
| AB | ARBORVITAE |
| DL | DAYLILY |
| HA | HOSTA |



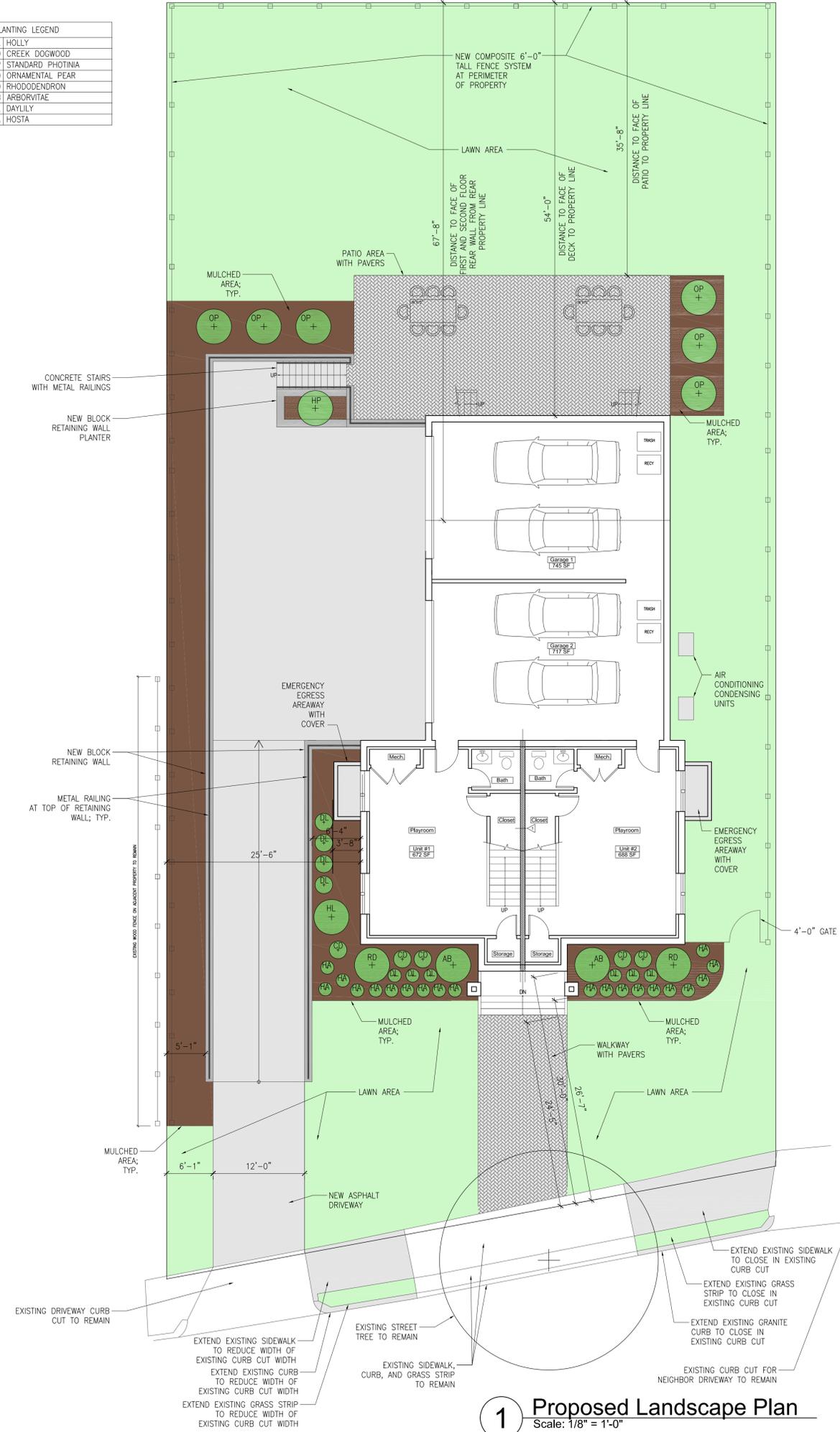
4 Metal Guard Railings
Scale: N.T.S.



3 Block Retaining Wall
Scale: N.T.S.



2 Perimeter Fencing
Scale: N.T.S.



1 Proposed Landscape Plan
Scale: 1/8" = 1'-0"

PROJECT:
**147 Lexington Street -
Front Porch Modification
Belmont, MA**

PREPARED FOR:
Nazar Vincent

RP Architectural Studio

78 Highland Circle
Wayland, MA 01778
Tel. 617-794-7759

Project Team:

Keyplan

| Date: | Revisions: |
|-------|------------|
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Drawing Title:
Landscape Plan

| Scale: | Noted | Drawing No. : |
|----------|--------|---------------|
| | | |
| Job No.: | 474 | L1.0 |
| Date: | 7/6/23 | |

PROJECT:
**147 Lexington Street -
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|-------|------------|
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Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 474
 Date: 7/6/23

A1.1

GROSS SQUARE FOOT AREA LEGEND:

UNIT 1

BASEMENT:

BASEMENT LIVING AREA: 581 GSF
 GARAGE: 686 GSF
 TOTAL UNIT 1 BASEMENT AREA: 1,267 GSF

FIRST FLOOR:

FIRST FLOOR LIVING AREA: 1,057 GSF

SECOND FLOOR:

SECOND FLOOR LIVING AREA: 1,057 GSF

TOTAL UNIT 1 GROSS SQUARE FEET: 3,381

UNIT 2

BASEMENT:

BASEMENT LIVING AREA: 577 GSF
 GARAGE: 695 GSF
 TOTAL UNIT 2 BASEMENT AREA: 1,272 GSF

FIRST FLOOR:

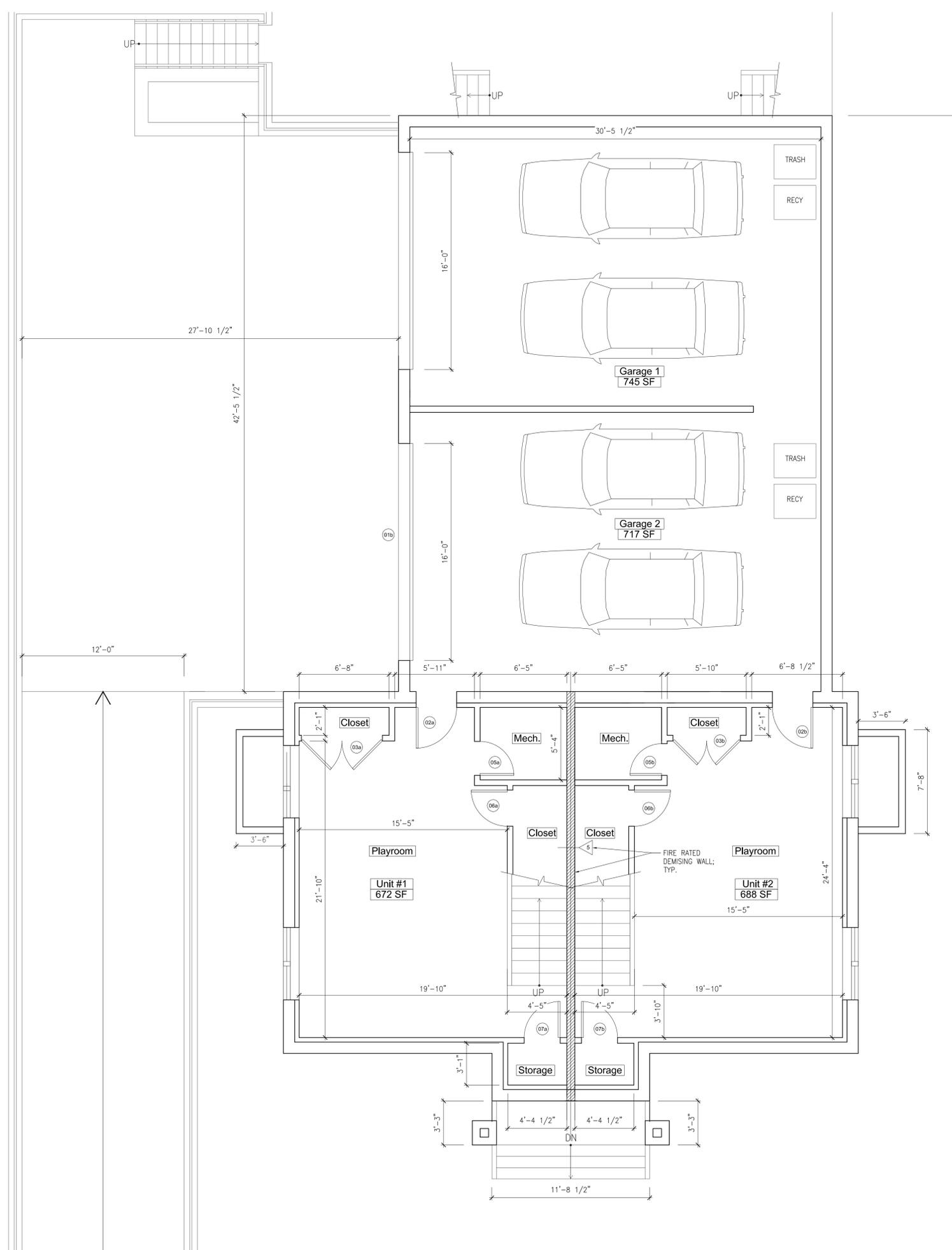
FIRST FLOOR LIVING AREA: 1,042 GSF

SECOND FLOOR:

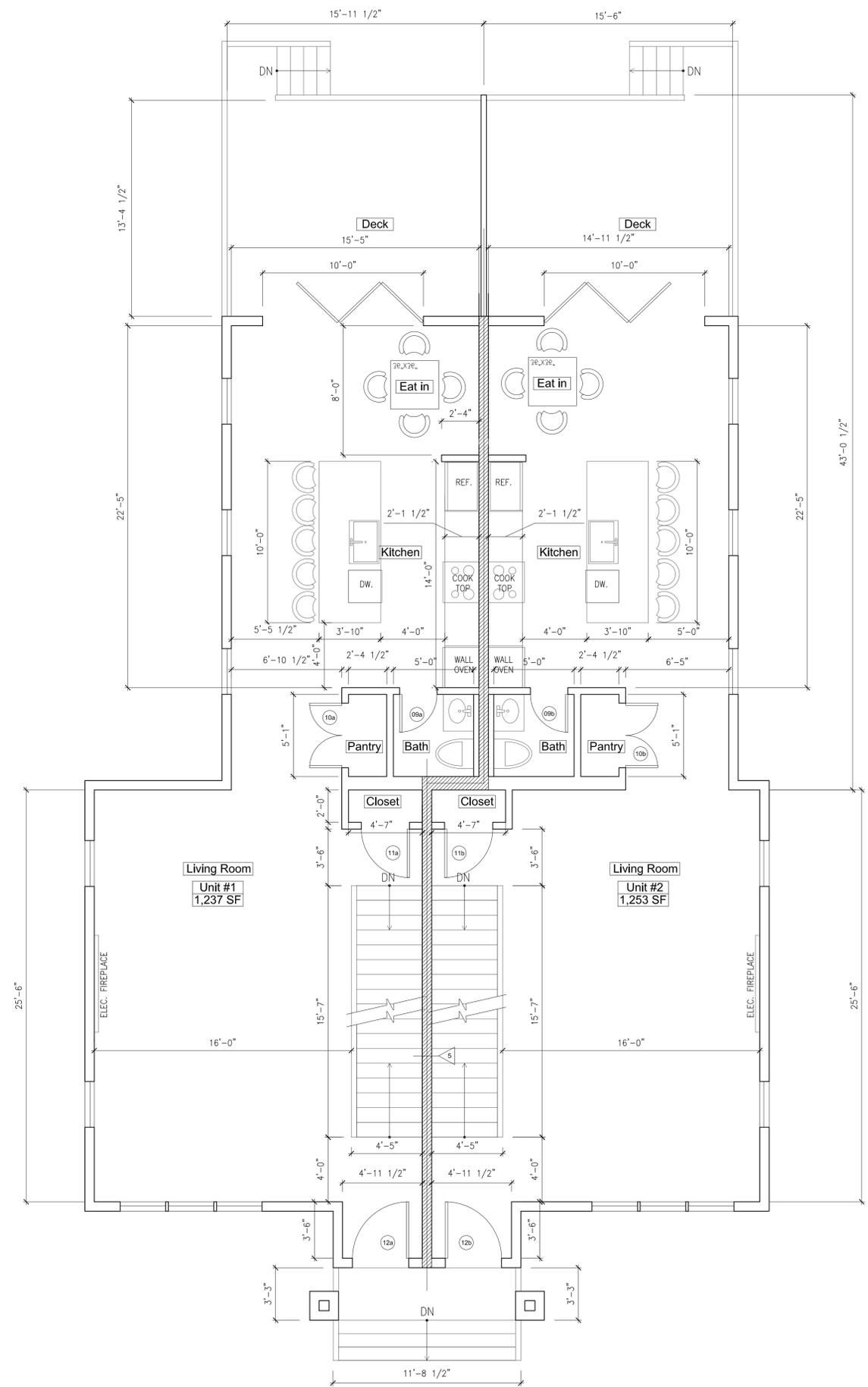
SECOND FLOOR LIVING AREA: 1,042 GSF

TOTAL UNIT 2 GROSS SQUARE FEET: 3,356

TOTAL BUILDING GROSS 6,737



1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"



1 First Floor Proposed plan
 Scale: 1/4" = 1'-0"

PROJECT:
**147 Lexington Street -
 Front Porch Modification
 Belmont, MA**

PREPARED FOR:
Nazar Vincent

RP Architectural Studio

78 Highland Circle
 Wayland, MA 01778
 Tel. 617-794-7759

Project Team:

Keyplan

| Date: | Revisions: |
|-------|------------|
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Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 474
 Date: 7/6/23 **A1.2**

PROJECT:
**147 Lexington Street -
 Front Porch Modification
 Belmont, MA**

PREPARED FOR:
Nazar Vincent

RP Architectural Studio

78 Highland Circle
 Wayland, MA 01778
 Tel. 617-794-7759

Project Team:

Keyplan

| Date: | Revisions: |
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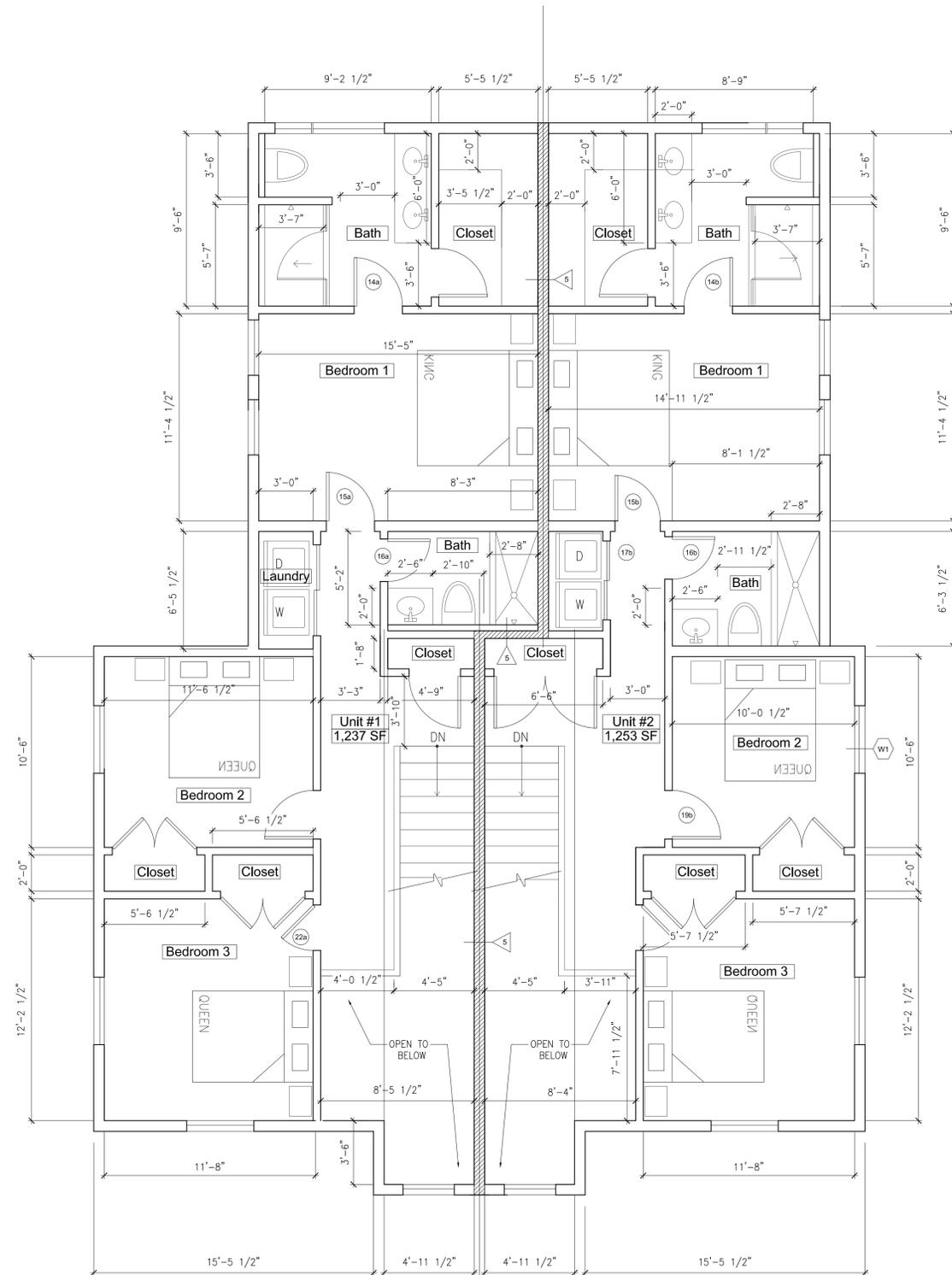
Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:

Job No.: 474

Date: 7/6/23

A1.3



1 Second Floor Proposed plan
 Scale: 1/4" = 1'-0"

