

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 18 DASH ST

Zone: GP

Surveyor Signature and Stamp: _____

Date: 1/16/23

	REQUIRED	EXISTING	PROPOSED
Lot Area	7000	6774	6774
Lot Frontage	70	62.37	62.37'
Floor Area Ratio			
Lot Coverage	30 %	16.4 %	23.6 %
Open Space	40 %	16 %	55.4 %
Front Setback	20'	64.5'	21.0'
Side Setback	10'	20.9'	16.0'
Side Setback	10'	9.5'	16.5'
Rear Setback	20'	7.0'	29'
Building Height	33'		29.1
Stories	2.5		2.5
½ Story Calculation			

NOTES:

June 4, 2013



New Duplex Construction

18 Ash Street, Belmont, MA

1/16/23 Revised

Builder:

Michael Collins

buildcollins@gmail.com

Collins Development
Stoneham, MA

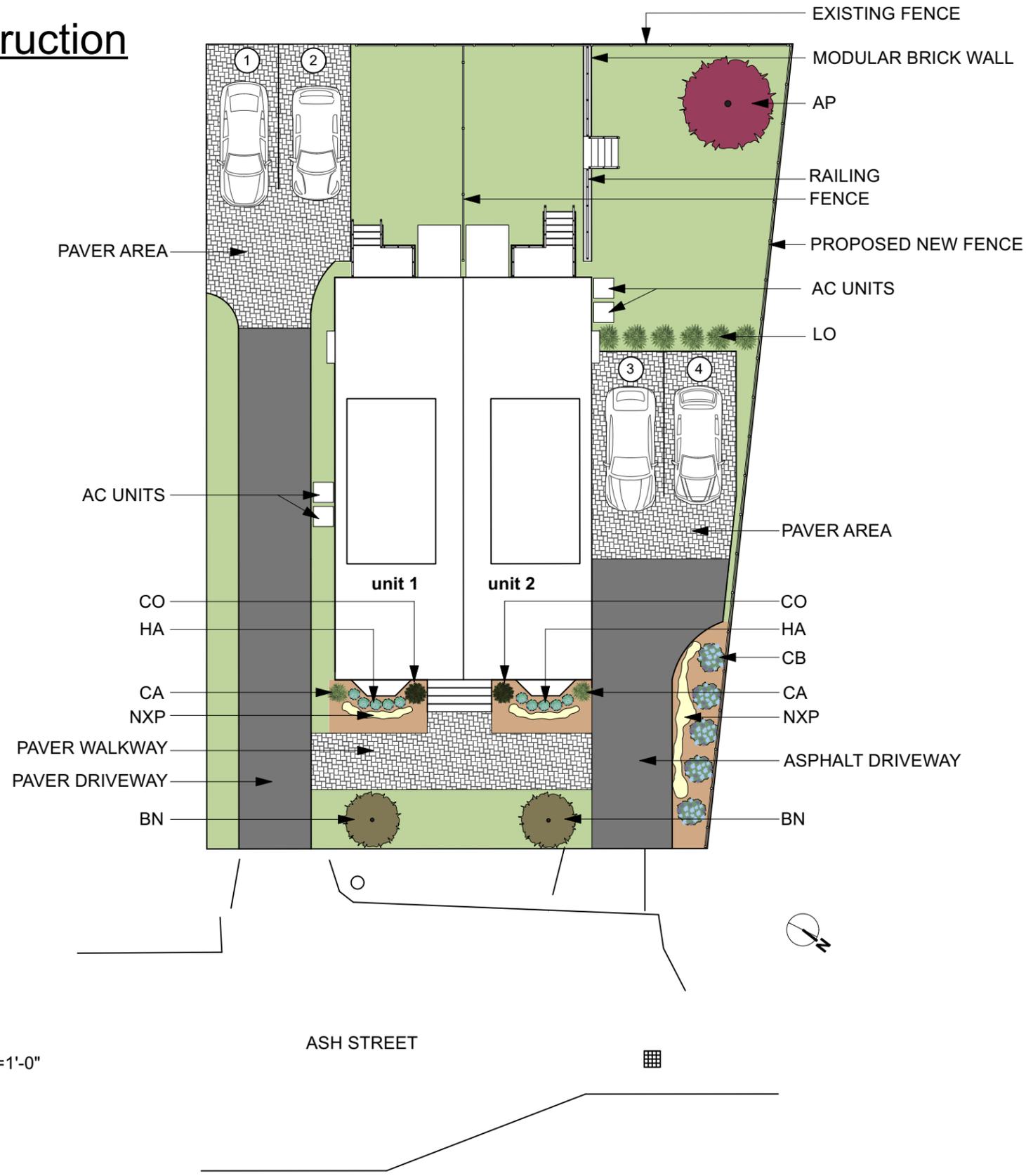
Architect:

Brigitte Steines

650-814-8542

brigitte@inkstonearchitects.com

InkStone Architects
18 Main Street #3B
Concord, MA 01742



PLANT LIST

SYMB.	QNTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
AP	1	Acer Palmatum "Bloodgood"	Blood Good Japanese Maple	7'-8"
BN	2	Betula Nigra Multi Stem	River Birch	7'-8"
CB	5	Rhododendron Catawbiense	Catawba Rhododendron	5 GAL
CO	2	Chamaecyparis Obtusa "Gracilis"	Hinoki Cypress	5'-6"
NXP	20	Nepeta X "Psfike" Little Turoy	Catmint	1 GAL
LO	6	Ligustrum Ovalifolium	California Privet	4'-5"
HA	10	Hydrangea Arborescens "Incrediball"	Incrediball Hydrangea	5 GAL
CA	2	Cornus Alba	Tatarian Dogwood	7 GAL

Half Story Calculation

Second Floor: 741 sq.ft. (per unit) x 2 = 1,482 sq.ft.

Third Floor: 384 sq.ft. (per unit) x 2 = 768 sq.ft.

Third Floor Percentage: 52 %

Total Living Area

First Floor: 734 sf.ft. (per unit) x 2 = 1,468 sq.ft.

Second Floor: 741 sq.ft. (per unit) x 2 = 1,482 sq.ft.

Third Floor: 268 sq.ft. (per unit) x 2 = 536 sq.ft.

Total Building: 3,486 sq.ft.
Each Unit : 1,743 sq.ft.

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1 **Landscape Plan**
Scale: 1/16" = 1'-0"

Neighborhood Calculations

18 Ash Street, Belmont, MA

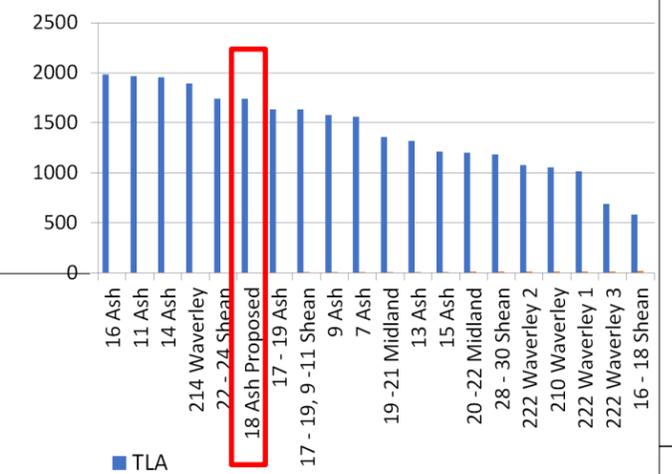
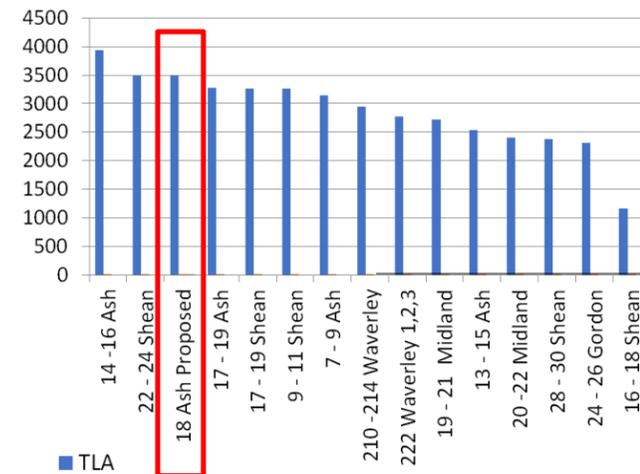
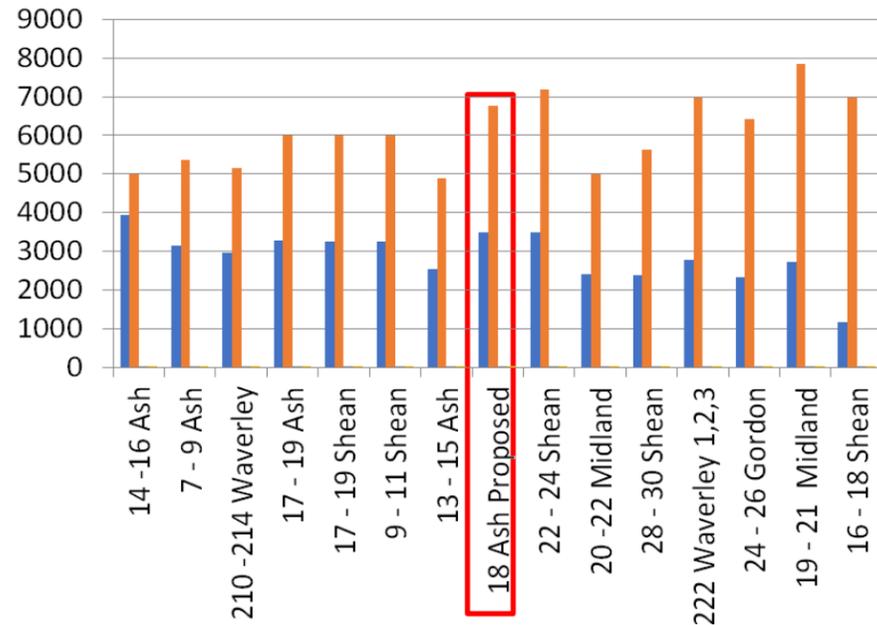
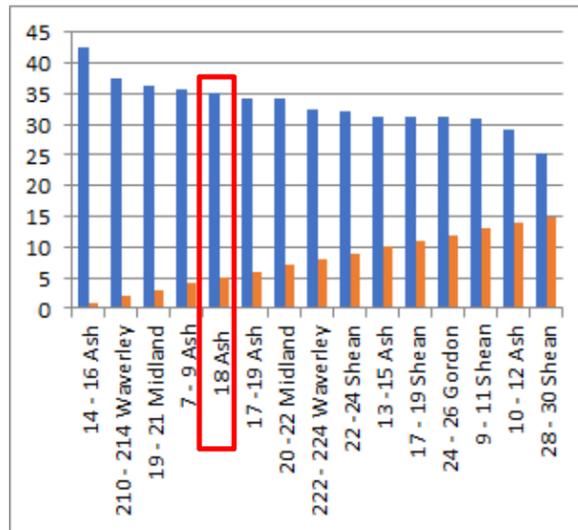
Neighborhood reference building list based on neighborhood determination by Planning Board.

Address	Height Sidewalk to Peak	Rank	Percentile
14 - 16 Ash	42.66	1	
210 - 214 Waverley	37.46	2	
19 - 21 Midland	36.23	3	
7 - 9 Ash	35.58	4	
18 Ash	35.2	5	73%
17 - 19 Ash Proposed	34.32	6	
20 - 22 Midland	34.09	7	
222 - 224 Waverley	32.37	8	
22 - 24 Shean	32.18	9	
13 - 15 Ash	31.32	10	
17 - 19 Shean	31.2	11	
24 - 26 Gordon	31.14	12	
9 - 11 Shean	30.8	13	
10 - 12 Ash	29.29	14	
28 - 30 Shean	25.43	15	

TLA to Lot Area Building Rank					
Address	TLA	Lot Area	TLA/Lot Area	Rank	Percentile
14 - 16 Ash	3939	5000	79%	1	
7 - 9 Ash	3141	5370	58%	2	
210 - 214 Waverley	2950	5145	57%	3	
17 - 19 Ash	3272	6000	55%	4	
17 - 19 Shean	3266	6000	54%	5	
9 - 11 Shean	3266	6000	54%	6	
13 - 15 Ash	2535	4882	52%	7	
18 Ash Proposed	3486	6774	51%	8	53%
22 - 24 Shean	3488	7174	49%	9	
20 - 22 Midland	2400	5000	48%	10	
28 - 30 Shean	2376	5630	42%	11	
222 Waverley 1,2,3	2780	6985	40%	12	
24 - 26 Gordon	2317	6411	36%	13	
19 - 21 Midland	2720	7848	35%	14	
16 - 18 Shean	1170	6972	17%	15	

TLA Building Rank			
Address	TLA	Rank	Percentile
14 - 16 Ash	3939	1	
22 - 24 Shean	3488	2	
18 Ash Proposed	3486	3	87%
17 - 19 Ash	3272	4	
17 - 19 Shean	3266	5	
9 - 11 Shean	3266	6	
7 - 9 Ash	3141	7	
210 - 214 Waverley	2950	8	
222 Waverley 1,2,3	2780	9	
19 - 21 Midland	2720	10	
13 - 15 Ash	2535	11	
20 - 22 Midland	2400	12	
28 - 30 Shean	2376	13	
24 - 26 Gordon	2317	14	
16 - 18 Shean	1170	15	

TLA Dwelling Unit Rank			
Address	TLA Unit	Rank	Percentile
16 Ash	1984	1	
11 Ash	1967	2	
14 Ash	1955	3	
214 Waverley	1895	4	
22 - 24 Shean	1744	5	
18 Ash Proposed	1743	6	76%
17 - 19 Ash	1636	7	
17 - 19, 9 - 11 Shean	1633	8	
9 Ash	1581	9	
7 Ash	1560	10	
19 - 21 Midland	1360	11	
13 Ash	1320	12	
15 Ash	1215	13	
20 - 22 Midland	1200	14	
28 - 30 Shean	1188	15	
222 Waverley 2	1076	16	
210 Waverley	1055	17	
222 Waverley 1	1014	18	
222 Waverley 3	690	19	
16 - 18 Shean	585	20	



■ Height Sidewalk to Peak
■ Rank

■ TLA
■ Lot Area

RANK #8

DRAWING TITLE:
Title Sheet and Site Plan

SUBMISSION/REVISION

DATE
12/13/22
12/30/22 rev.
1/16/23 rev.

18 Ash St.
Belmont, MA

T2

ELECTRICAL	SYMBOL
SMOKE DETECTOR	☉
CO DETECTOR	⬠
SMOKE / CO COMBINATION	☉⬠
HEAT DETECTOR	■

SMOKE DETECTOR REQUIRED LOCATIONS. R314.3

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

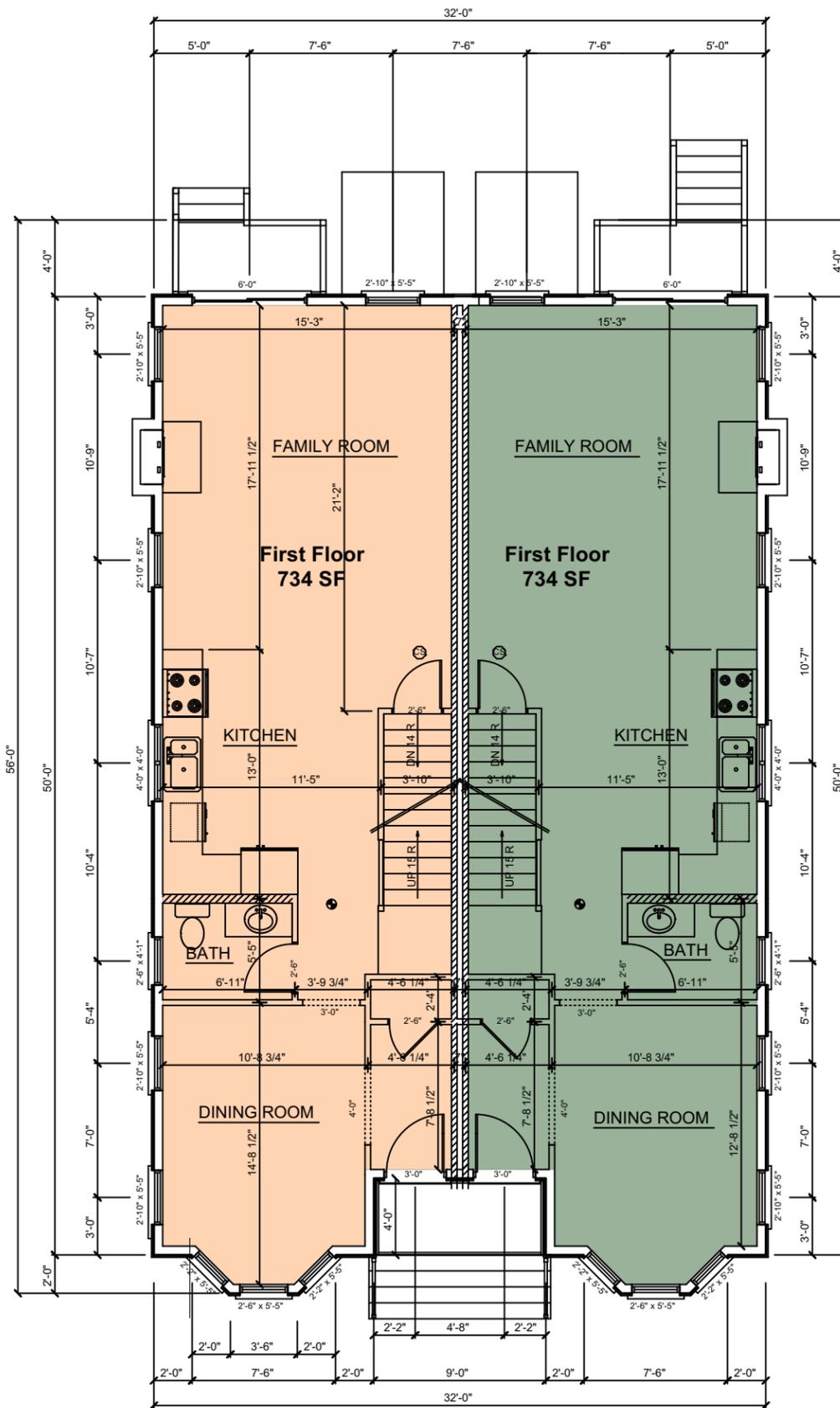
1. IN ALL BEDROOMS; AND
2. IN THE IMMEDIATE VICINITY OF BEDROOMS
3. IN EACH STORY OF A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
5. FIXED TEMPERATURE HEAT DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF R314.5

CARBON MONOXIDE DETECTOR SPECIFIC INSTALLATION PROVISIONS R315.2

EVERY RESIDENTIAL STRUCTURE THAT PRESENTLY OR IN THE FUTURE CONTAINS FOSSIL FUEL BURNING EQUIPMENT OR HAS ENCLOSED PARKING SHALL BE EQUIPPED, BY THE OWNER, LANDLORD OR SUPERINTENDENT, WITH WORKING AND LISTED CARBON MONOXIDE ALARM PROTECTION.

(A) CARBON MONOXIDE ALARM PROTECTION SHALL BE LOCATED IN EACH LEVEL OF EACH DWELLING UNIT INCLUDING HABITABLE PORTIONS OF BASEMENTS, CELLARS AND ATTICS, BUT NOT INCLUDING CRAWL SPACES.

(B) WHEN MOUNTING CARBON MONOXIDE ALARM PROTECTION ON A LEVEL OF A DWELLING UNIT WITH A SLEEPING AREA, THE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, NOT TO EXCEED 10 FEET AS MEASURED IN ANY DIRECTION FROM ANY BEDROOM DOOR.



First Floor Plan
Scale: 1/8" = 1'-0"



DRAWING TITLE:

First Floor Plan

SCALE : 1/8"=1'-0"

SUBMISSION/REVISION

DATE

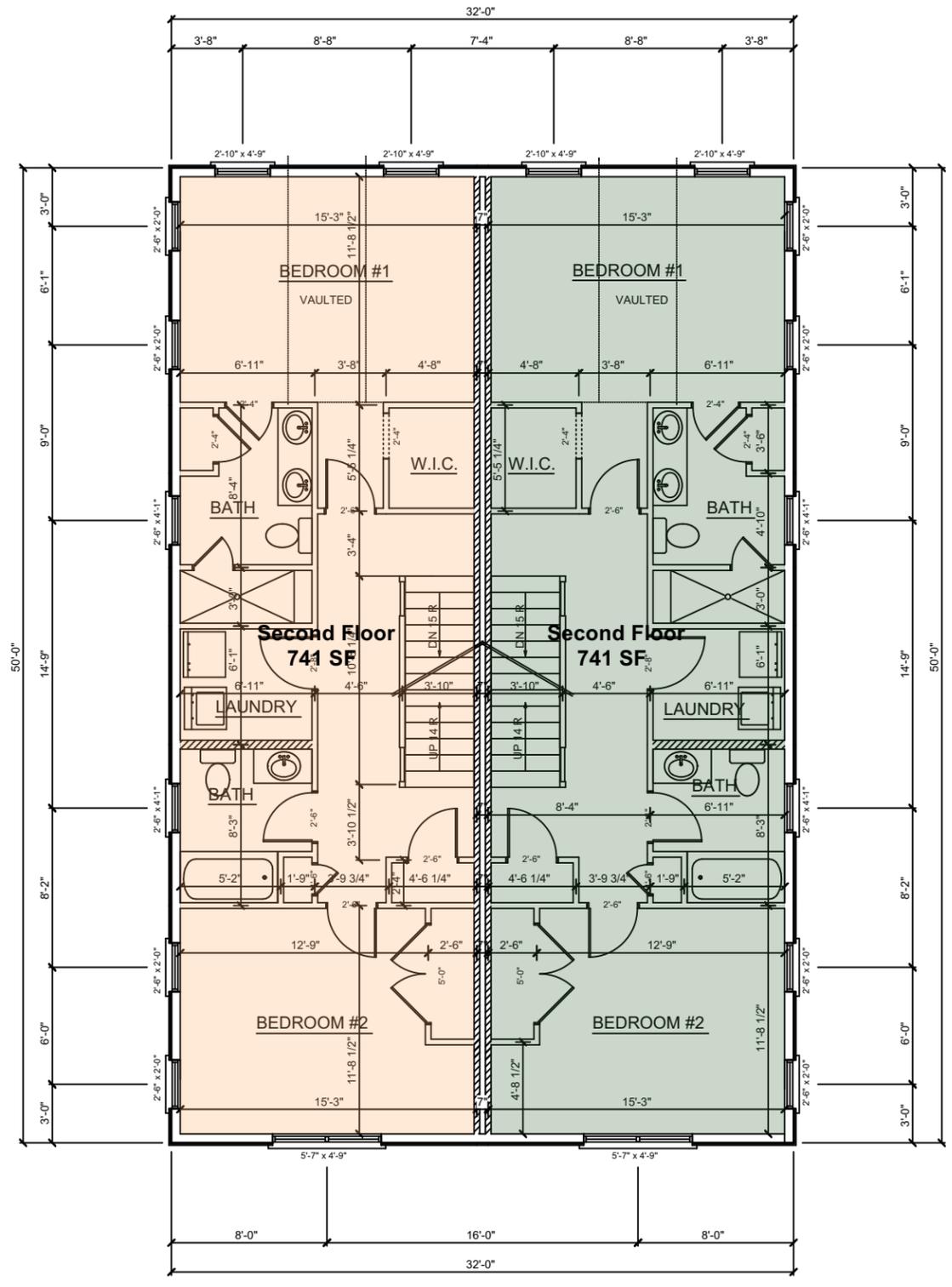
12/13/22
12/30/22 rev.
1/16/23 rev.

18 Ash St.
Belmont, MA

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ARCHITECTS

18 Main Street #3B, Concord, MA
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A1



Second Floor Plan
Scale: 1/8" = 1'-0"



18 Ash St.
Belmont, MA

A2

DATE

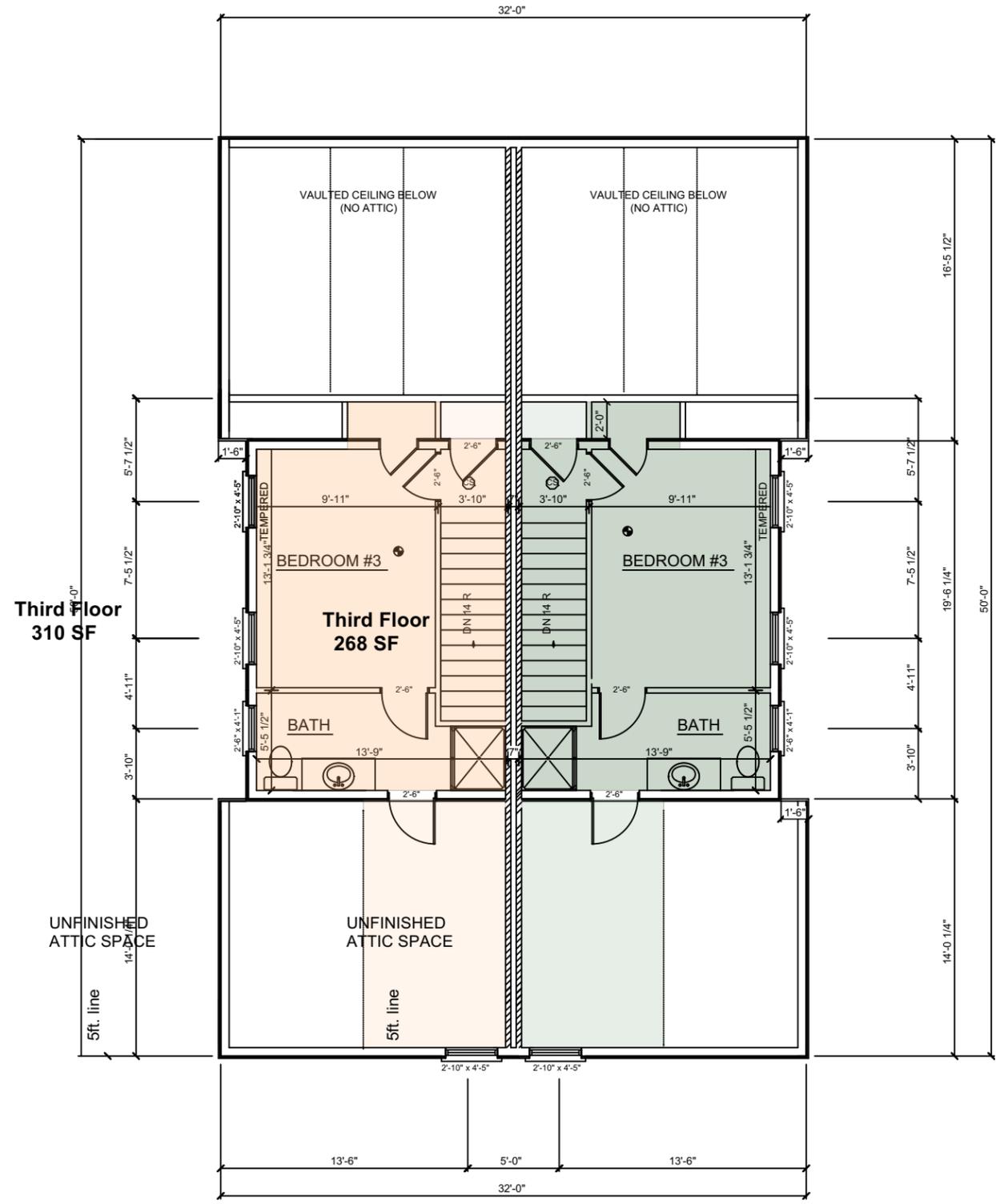
12/13/22
12/30/22 rev.
1/16/23 rev.

SUBMISSION/REVISION

DRAWING TITLE:
Second Floor Plan
SCALE : 1/8"=1'-0"

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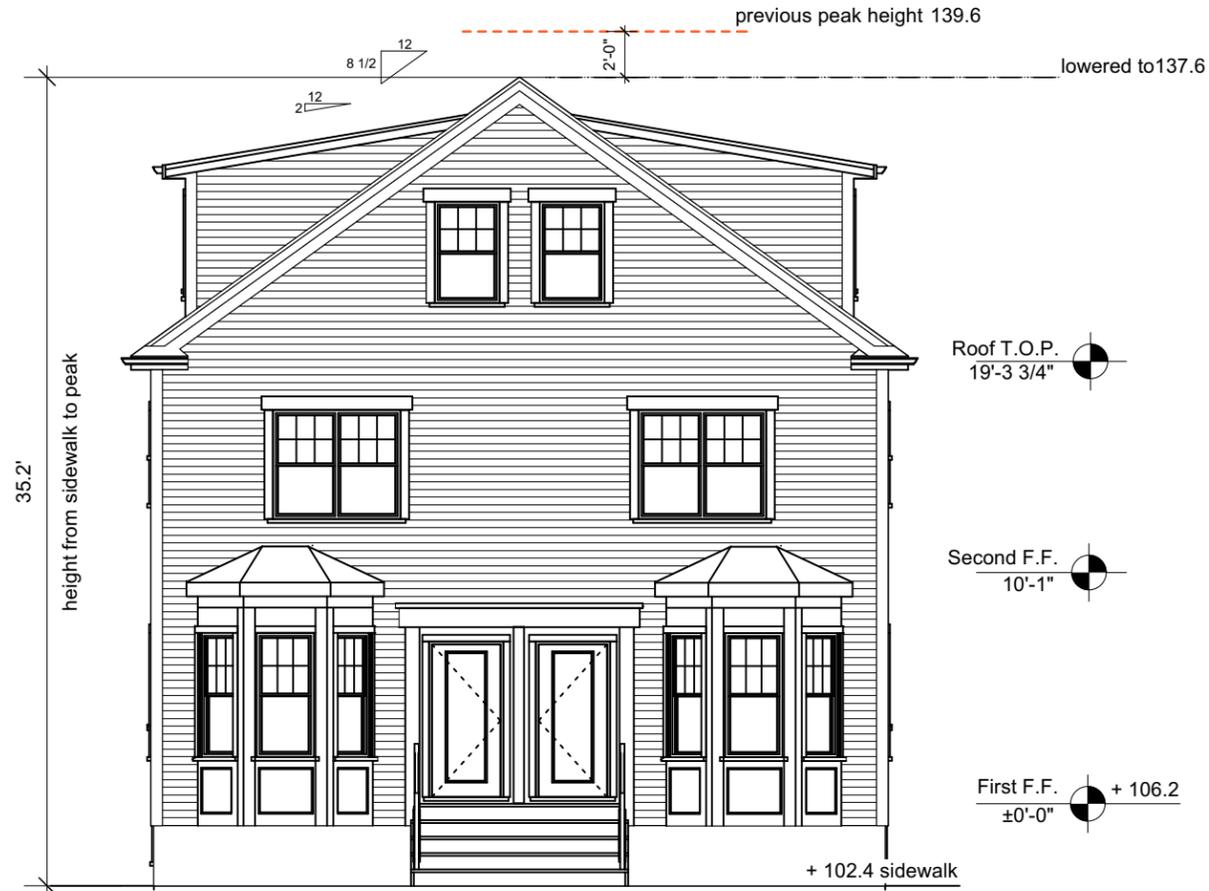


Third Floor Plan
 Scale: 1/8" = 1'-0"



<p>INKSTONE ARCHITECTS</p> <p>18 Main Street #3B, Concord, MA 650-814-8542 brigjtte@inkstonearchitects.com</p>	<p>DRAWING TITLE: Third Floor Plan</p> <p>SCALE : 1/8"=1'-0"</p>	<p>SUBMISSION/REVISION</p>	<p>DATE</p> <p>12/13/22 12/30/22 rev. 1/16/23 rev.</p>	<p>18 Ash St. Belmont, MA</p>	<p>A3</p>
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14 - 16 +143.8 in relationship to benchmark
42.7 ft. sidewalk to peak



FRONT ELEVATION

Front and Left Elevation
Scale: 1/8" = 1'-0"



LEFT ELEVATION

DRAWING TITLE: Front and Left
Side Elevation

SCALE : 1/8"=1'-0"

DATE SUBMISSION/REVISION

12/13/22
12/30/22 rev.
1/16/23 rev.

18 Ash St.
Belmont, MA

A4

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REAR ELEVATION



RIGHT ELEVATION

Rear and Right Elevation

Scale: 1/8" = 1'-0"

INKSTONE <small>ARCHITECTS</small> 18 Main Street #3B, Concord, MA 650-814-8542 brigitte@inkstonearchitects.com	
DRAWING TITLE: Rear and Right Side Elevation	
SCALE : 1/8"=1'-0"	
DATE 12/13/22 12/30/22 rev. 1/16/23 rev.	SUBMISSION/REVISION
18 Ash St. Belmont, MA	
A5	



Front View



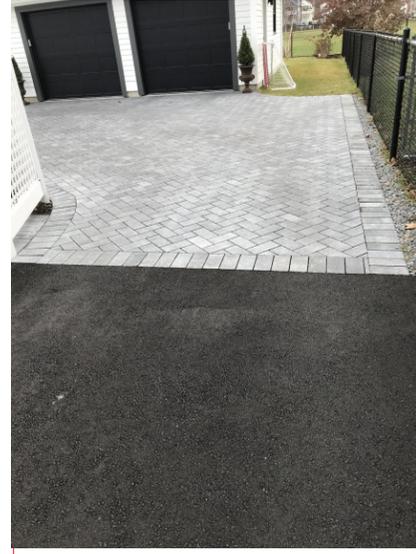
Front View



Rear View



Rear View



A7	18 Ash St. Belmont, MA	DATE 12/13/22 12/30/22 rev.	SUBMISSION/REVISION	DRAWING TITLE: 3D Model Views SCALE : 1/8"=1'-0"	INKSTONE ARCHITECTS 18 Main Street #3B, Concord, MA 650-814-8542 brigitte@inkstonearchitects.com
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