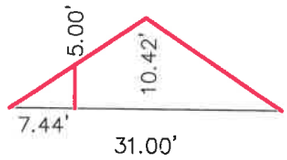
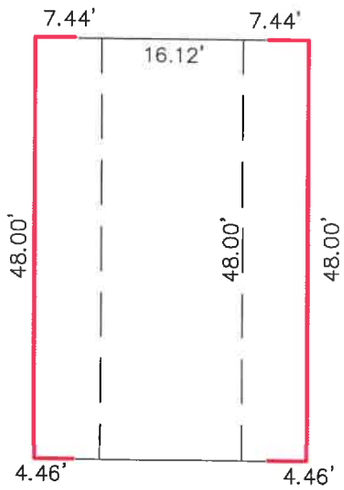
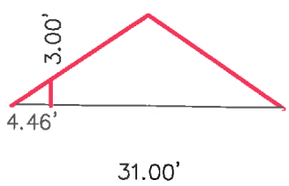




HALF STORY CALCULATION

a) 113.84/158.0= 72.0% (UNDER 3' MIN 50%)
b) 773.7/1,488= 52.0% (5' HEADROOM, MAX 60%)
c) 0.0/48.0= 0.0% (MAX 75%)



MICHAEL DeMARTINO
ASSESSORS MAP 25 – PARCEL 117

HALF STORY CALC
#13 BIRCH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 7/31/2015

0 20 40 60 ft

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 433101PP1.DWG

COMMONWEALTH OF MASSACHUSETTS
CLIFFORD
ROBER
NO. 33163
PROFESSIONAL
LAND SURVEYOR

7/31/15

CLIFFORD E. ROBER, PLS DATE

#13 BIRCH STREET

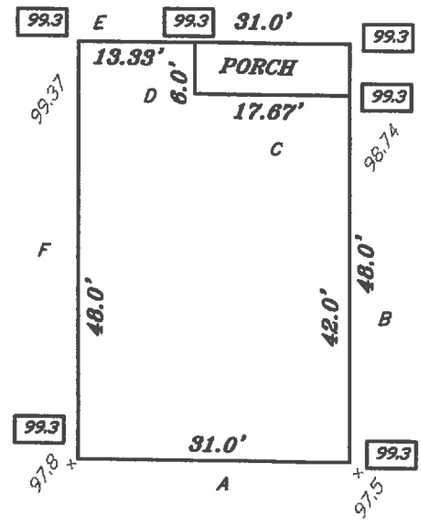
ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4331PP2.DWG

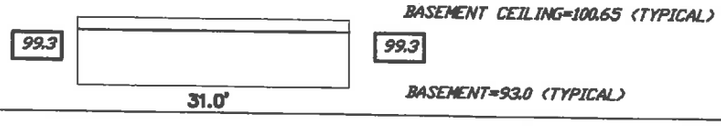
99.3 PROPOSED ELEVATION

CEILING = 100.65

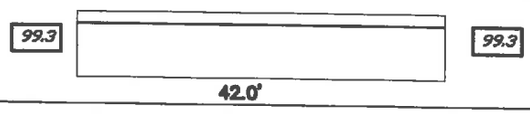
BASEMENT=93.0



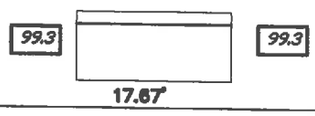
A
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 31.0 = 43.4



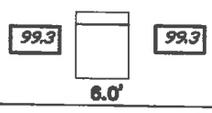
B
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 42.0 = 58.8



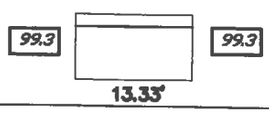
C
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 17.67 = 24.74



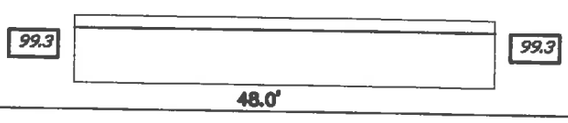
D
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 6.0 = 8.4



E
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 13.33 = 18.66



F
100.65 − 99.3 = 1.40
100.65 − 99.3 = 1.40
(1.40 + 1.40)/2 x 48.0 = 67.2



$$\frac{43.4 + 58.8 + 24.74 + 8.4 + 18.66 + 67.2}{(7.65 \times 158.0)} = \frac{221.2}{1208.7}$$

$\frac{221.2}{1208.7}$ = 18.3% OF FOUNDATION IS ABOVE GRADE

[(99.37+98.74)/2 x 31.0] + [(98.74+97.5)/2 x 48.0] + [(97.5+98.0)/2 x 31.0] + [(98.0+99.37)/2 x 48.0]

PERIMETER=158.0
EXISTING AVERAGE GRADE = 98.40

[(99.3+99.3)/2 x 31.0] + [(99.3+97.5)/2 x 48.0] + [(99.3+99.3)/2 x 31.0] + [(99.3+99.3)/2 x 48.0]

PERIMETER=158.0
PROPOSED AVERAGE GRADE = 99.3

LOT COVERAGE / OPEN SPACE

LOT AREA = 5,000 S.F.
HOUSE = 1,488 S.F.
DRIVEWAY − 215 S.F.

LOT COVERAGE = 1,488/5,000 = 29.76%

OPEN SPACE = 100%−(5,000−1,488−215)/5,000 = 65.9%

COMMONWEALTH OF MASSACHUSETTS
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7/31/15