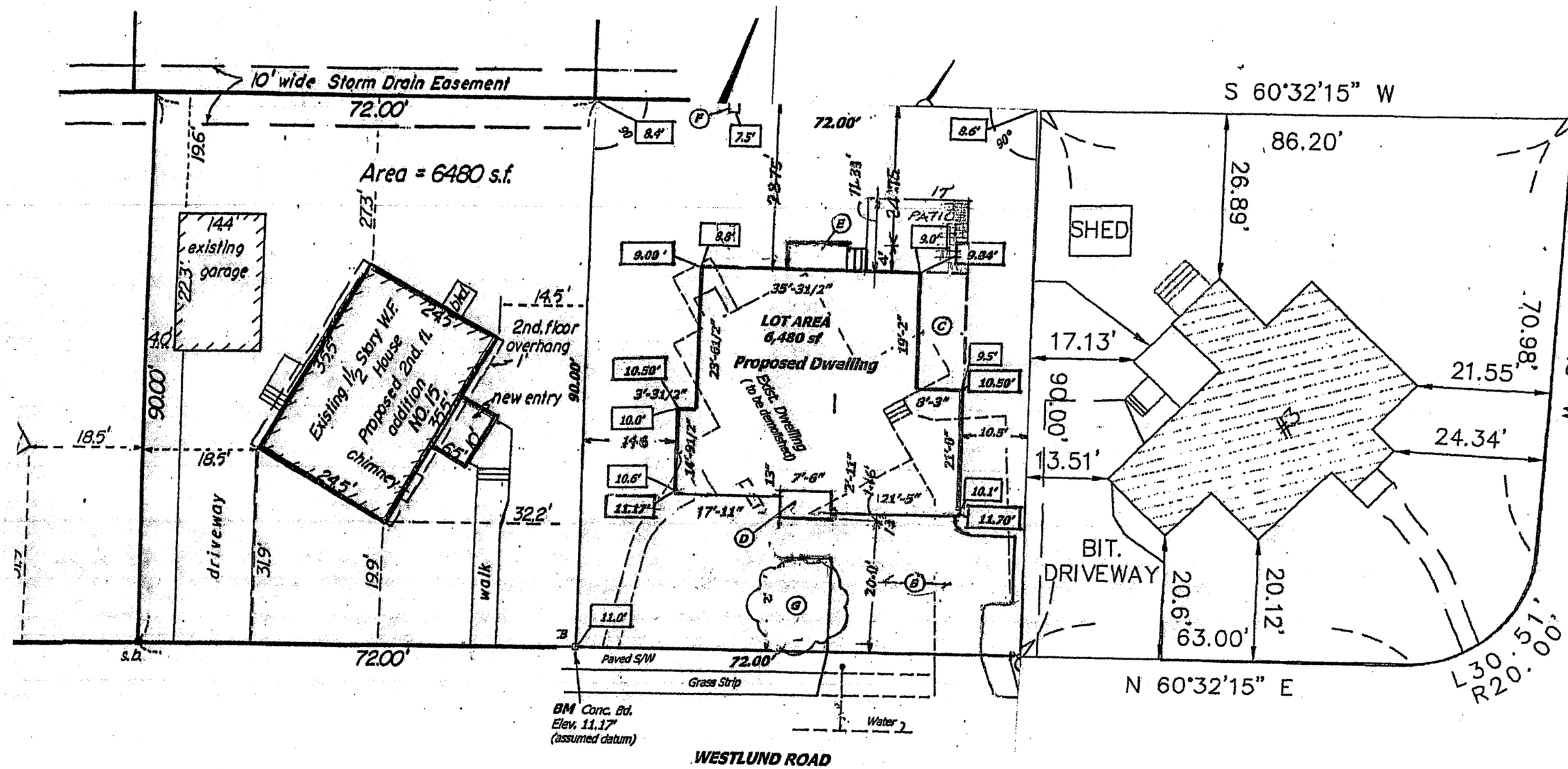
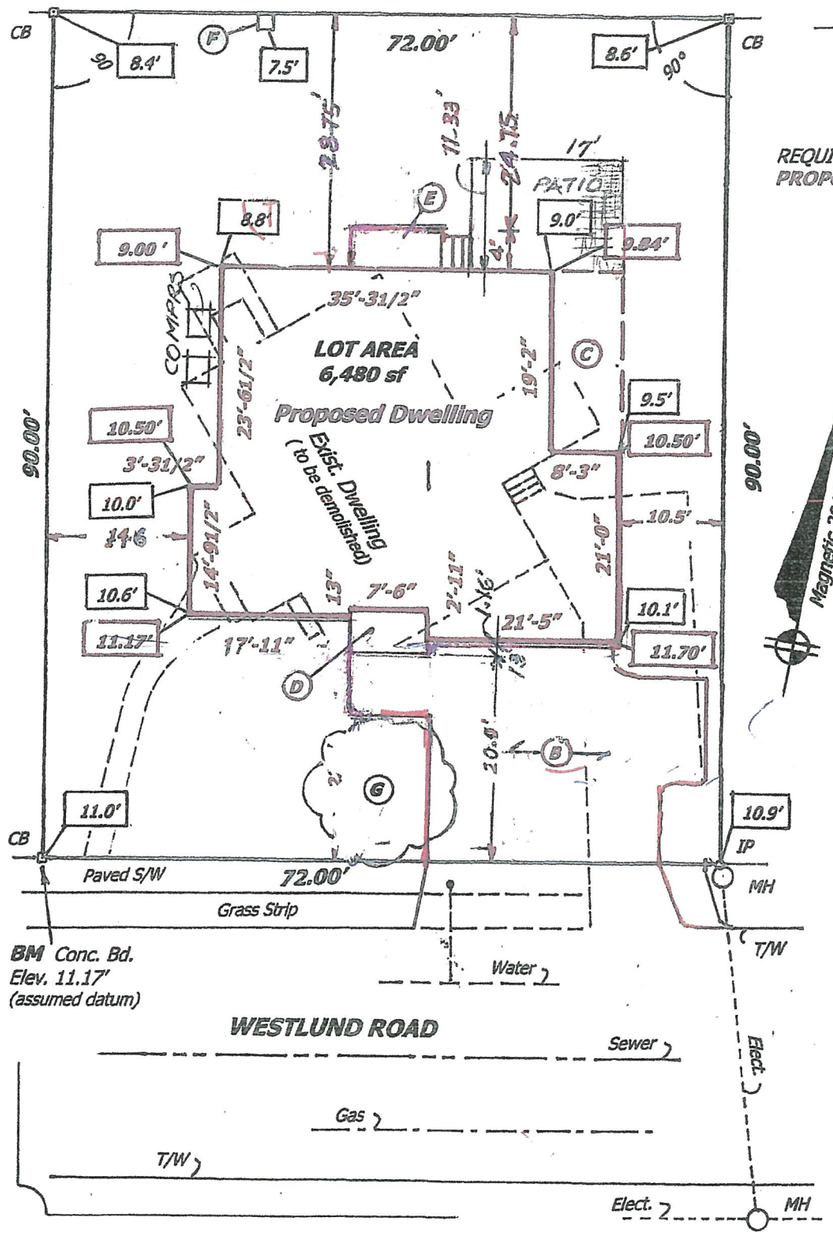
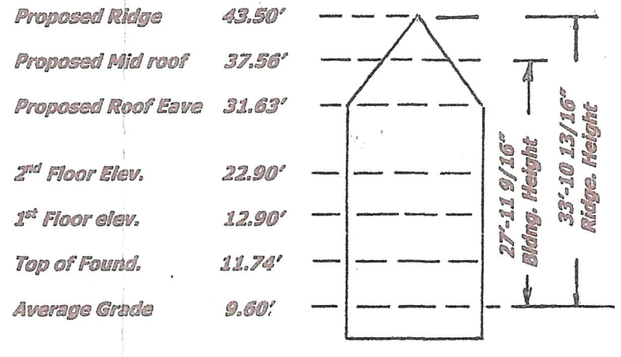


10' wide Storm Drain Easement
72.00'
Area = 6480 s.f.
14.4' existing garage
22.3'
27.3'
90.00'
18.5'
18.5'
driveway
31.9'
19.9'
walk
32.2'
14.5'
2nd. floor overhang
new entry
Existing 1½ Story W.F. House
Proposed 2nd. fl. addition NO. 15
chimney
24.5'
65.10'
35.5'
24.5'
LOT AREA 6,480 sf
Proposed Dwelling
Exist. Dwelling (to be demolished)
35'-31/2"
23'-61/2"
3'-31/2"
14'-91/2"
17'-11"
7'-6"
21'-5"
19'-2"
8'-3"
21'-0"
20'-0"
PATIO
17'
9.00'
8.8'
8.4'
7.5'
8.6'
9.0'
9.84'
10.50'
10.0'
10.6'
11.17'
11.0'
9.5'
10.50'
10.5'
10.1'
11.70'
Paved S/W
Grass Strip
Water
BM Conc. Bd. Elev. 11.17' (assumed datum)
WESTLUND ROAD
S 60°32'15" W
86.20'
26.89'
SHED
17.13'
90.00'
13.51'
BIT. DRIVEWAY
20.6'
63.00'
20.12'
21.55'
24.34'
70.98'
N 26°51'45" W
N 60°32'15" E
L30.51'
R20.00'



- ZONING REQUIREMTS TABLE -

	MINIMUM SETBACKS FRONT	SIDE	REAR	MAX. LOT COVERAGE	OPEN SPACE	MAX. BLDNG. HEIGHT
REQUIRED	22.5'	10.0	27.0'	25.00%	50.0%	36.00'
PROPOSED	22.7'	10.5'	28.1'	24.85%	65.0%	27.88'



Building Height Calculations
(not to scale)

- LEGEND -

- B / C — Proposed Paved drive; Proposed Sunken Patio (7'10" x 18'-9" with Stone Retaining Wall
- 9.00' / 8.80' — Existing Ground Elevation; Proposed Finish Ground Elevation
- D / E — Proposed Porch (7'-3" x 3'-7"; Proposed Deck (7'-9" x 3'-7")
- F / G — Existing Leaching Basin; Existing 28" Maple Tree

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. JUNIOR
No. 18921
REGISTERED PROFESSIONAL LAND SURVEYOR

MEMO

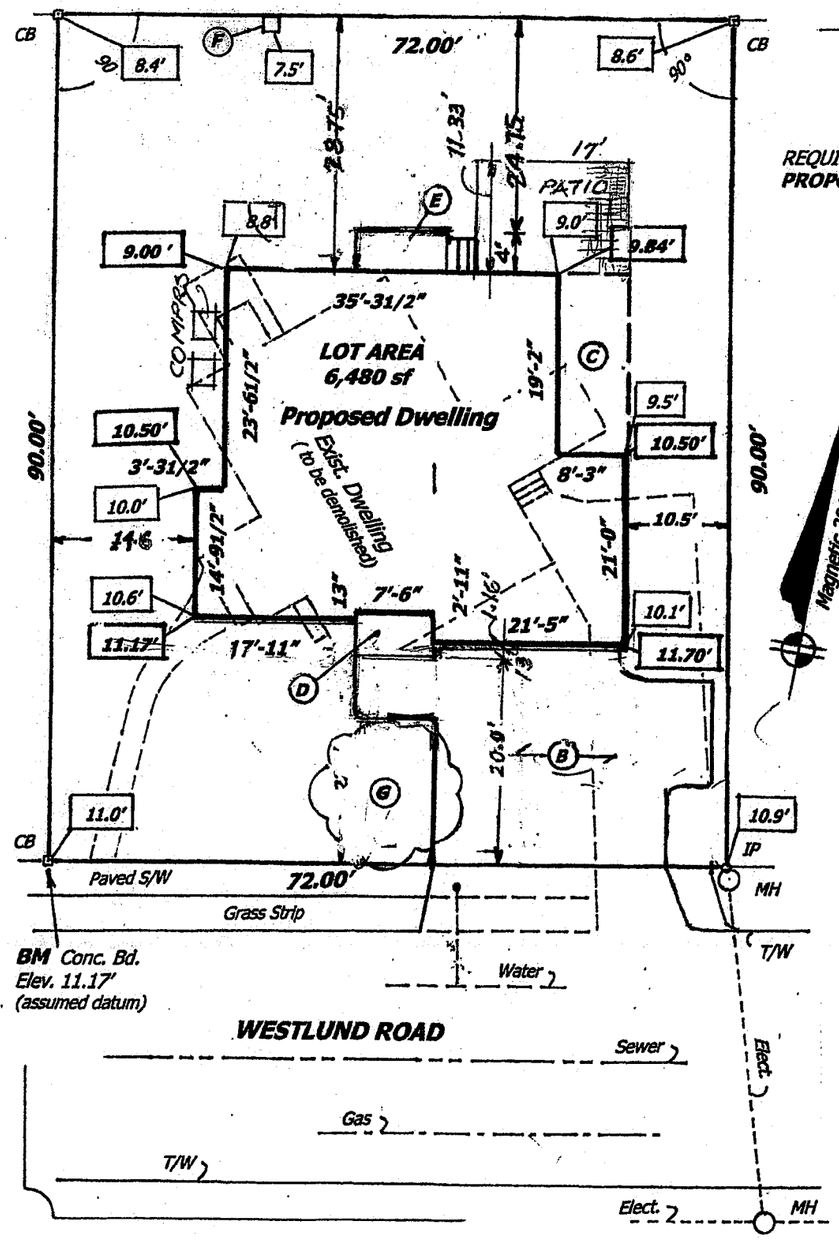
This plan is to accompany application for a permit to demolish the existing dwelling and construct a 4 bedroom dwelling with attached garage as depicted in more detail on architectural drawings by **Nordesign & Build LLC** of 29 Hough Road, Belmont, MA 02478 TEL (617) 283-5299.

- GENERAL NOTES -

(1) Building dimensions & setbacks pertain to outer edge of foundation edge and do not include 11/2" finish projection.
(2) Proposed building is situated parallel with rectangular lot lines.
(3) Elevations are based on assumed datum.
(4) No public shade trees are located within limits of property frontage.
(5) Property is situated outside of the Special flood Hazard Area as depicted on the most recent FEMA Maps.
(6) Locus is not located within a bordering vegetated wetland nor wetland buffer zone.
(7) Adjacent dwellings (2) are set back 20.0' from street line.

Site Plan
9 Westlund Road
Belmont, Massachusetts
Assessor Pcl I.D. 37-124
Zoning District SC
Scale 1" = 8' Nov. 11, 2015
from the office of
Westgate Land Survey
60 Summer St. Kingston, MA 02364
(781) 582-8200

0 8 16 24 32



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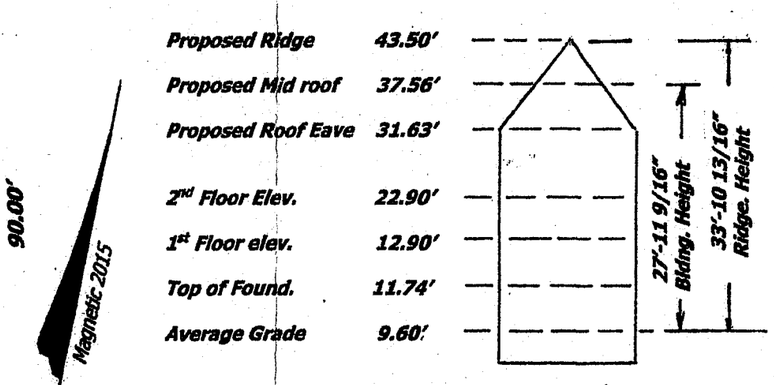

Building Height Calculations
(not to scale)

- LEGEND -

- (B) (C) Proposed Paved drive; Proposed Sunken Patio (7'10" x 18'-9" with Stone Retaining Wall
- 9.00' / 8.80' Existing Ground Elevation; Proposed Finish Ground Elevation
- (D) (E) Proposed Porch (7'-3" x 3'-9"; Proposed Deck (7'-9" x 3'-9")
- (F) (G) Existing Leaching Basin; Existing 28" Maple Tree

MEMO

This plan is to accompany application for a permit to demolish the existing dwelling and construct a 4 bedroom dwelling with attached garage as depicted in more detail on architectural drawings by ***Nordesign & Build LLC*** *of 29 Hough Road, Belmont, MA 02478 TEL (617) 283-5299.*

- GENERAL NOTES -

(1) Building dimensions & setbacks pertain to outer edge of foundation edge and do not include 11/2" finish projection.
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0 8 16 24 32