

ZONING SUMMARY TABLE: PURSUANT TO THE TOWN OF BELMONT ZONING BY-LAW

LOCAL BUSINESS III ZONING DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	0 S.F.	8,119 S.F.	8,119 S.F.
MINIMUM FRONTAGE	20'	77.5'	77.5'
MINIMUM FRONT YARD	10'	45.0'	10'
MINIMUM SIDE YARD	0'	9.5'	7.5'
MINIMUM REAR YARD	20'(1)	19.6'	25'
MAXIMUM BUILDING HEIGHT	28' ALLOWED	SEE ARCHITECTURAL DRAWINGS	25'
MAXIMUM BUILDING STORIES	2 STORIES	1	2
MAXIMUM FLOOR RATIO	1.05	UNKNOWN	TBD
MAXIMUM LOT COVERAGE	35%	23%	34%
MINIMUM OPEN SPACE	N/A%	N/A%	N/A%

1. PURSUANT TO THE TOWN OF BELMONT ZONING BY-LAW SECTION 4. INTENSITY REGULATIONS § 4.2.3 (A)(3): ADJACENT TO RESIDENTIAL DISTRICT, THE SIDE AND/OR REAR SETBACK SHALL BE NO LESS THAN THE BUILDING HEIGHT OR 20 FEET, WHICHEVER IS GREATER.

PARKING SUMMARY TABLE: PURSUANT TO THE TOWN OF BELMONT ZONING BY-LAW SECTION 5

LOCAL BUSINESS III ZONING DISTRICT		
USE TYPE	TOTAL REQUIRED SPACES (2)	TOTAL SPACES PROVIDED
OFFICE	12	12 TOTAL (1 ADA ACCESSIBLE SPACE)

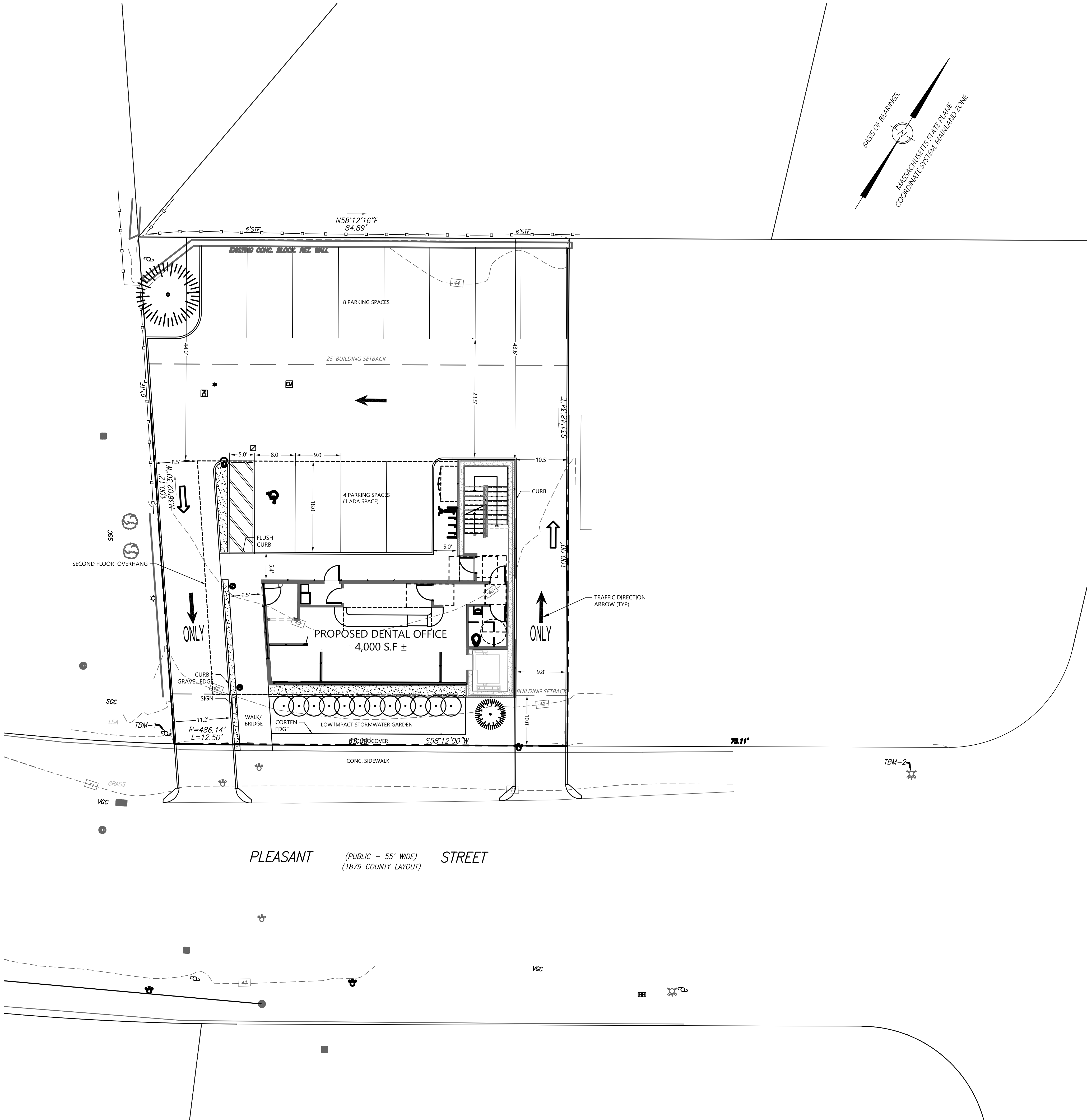
2. 1 SPACE PER 250 S.F. OF GROUND FLOOR GROSS FLOOR AREA
GROUND FLOOR = 1,247 ± S.F.
1,247/250 = 5 ±

1 SPACE PER 400 S.F. OF GROSS FLOOR AREA FOR OTHER FLOORS = 2,779 ± S.F.
OTHER FLOORS = 2,779 ± S.F.
2,779 S.F./400 = 7 ±

TOTAL = 12

PLAN NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY 347 PLEASANT STREET, BELMONT, MASS." PREPARED BY FELDMAN LAND SURVEYORS, DATED NOVEMBER 5, 2019.
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WAS COMPILED FROM A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY 347 PLEASANT STREET, BELMONT, MASS." PREPARED BY FELDMAN LAND SURVEYORS, DATED NOVEMBER 5, 2019. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- LOT DENSITY AND CONFIGURATIONS BASED ON LOCAL ZONING AND ARE CONCEPTUAL ONLY. FINAL LOT DENSITY AND CONFIGURATIONS ARE SUBJECT TO PERMITTING WITH ALL APPLICABLE LOCAL BOARDS AND COMMISSIONS INCLUDING BUT NOT LIMITED TO THE PLANNING BOARD, ZONING BOARD OF APPEALS, CONSERVATION COMMISSION, AND THE BOARD OF HEALTH.
- FULL SITE PLANS AND STORMWATER AND EROSION CONTROL MEASURES CONFORMING TO THE TOWN OF BELMONT ZONING REQUIREMENTS TO THE MAXIMUM EXTENT POSSIBLE WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.



LOCUS MAP
N.T.S.

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INITIAL ISSUE
DESCRIPTION
INIT.

FOR DISCUSSION
ONLY

PREPARED BY:

WDA
DESIGN
GROUP

31 EAST MAIN STREET WESTBOROUGH, MA |
508.366.6552
WDA-DG.COM

OWNER:

ROBERT J. WEBB

347 Pleasant Street
Belmont, MA

PREPARED FOR:

STUDIO TROIKA

15 Channel Center Street, Suite #104
Boston, MA

TITLE:
PRELIMINARY LAYOUT &
MATERIALS PLAN

347 PLEASANT STREET
Belmont, MA
(Middlesex County)

INITIAL DISCUSSION

SCALE: 1" = 10'

0 10 20 30

JOB NO.: 1383 DATE: 02/03/2021

DWN. BY: CMP SHEET:

CHK'D. BY: JRW C2.00



Dark American Arborvitae



Japanese White Pine



Slender Hinoki Cypress



Cape Breeze Dwarf Switchgrass



Red Sprite Holly



Periwinkle



Blue Flag Iris



Shadblow - Fall



Shadblow- Spring



Witchazel



Slender European Hornbeam- Fall

PLANT IMAGERY



31 EAST MAIN STREET WESTBOROUGH MA
WDA-DG.COM PH. 508.366.6552



Rain Garden with granite edge, steel grate bridge, red sprite holly and switchgrass



Rain Garden with corten steel edge, switch grass and blue flag iris

RAIN GARDEN IMAGERY



31 EAST MAIN STREET WESTBOROUGH MA
WDA-DG.COM PH. 508.366.6552

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
**PLEASANT STREET
DENTAL**
347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

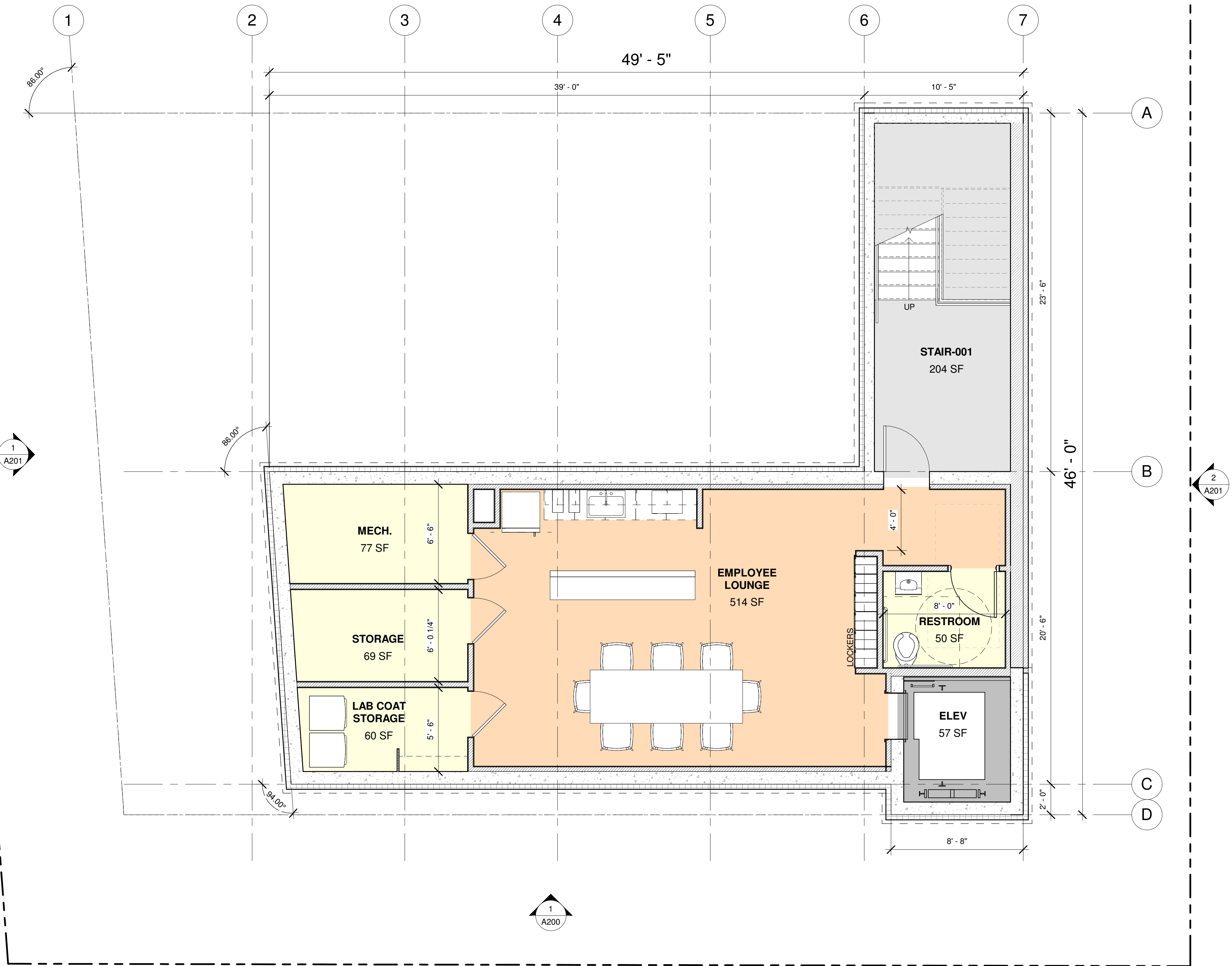
DRAWING TITLE
LOWER LEVEL

PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

Scale 1/4" = 1'-0"

Area Schedule (Gross Building)

BASEMENT - GROSS	1241 SF
LEVEL 1 - GROSS	1246 SF
LEVEL 2 - GROSS	2786 SF
	5273 SF



3 LOWER LEVEL
1/4" = 1'-0"

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
**PLEASANT STREET
DENTAL**
347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
FIRST FLOOR PLAN

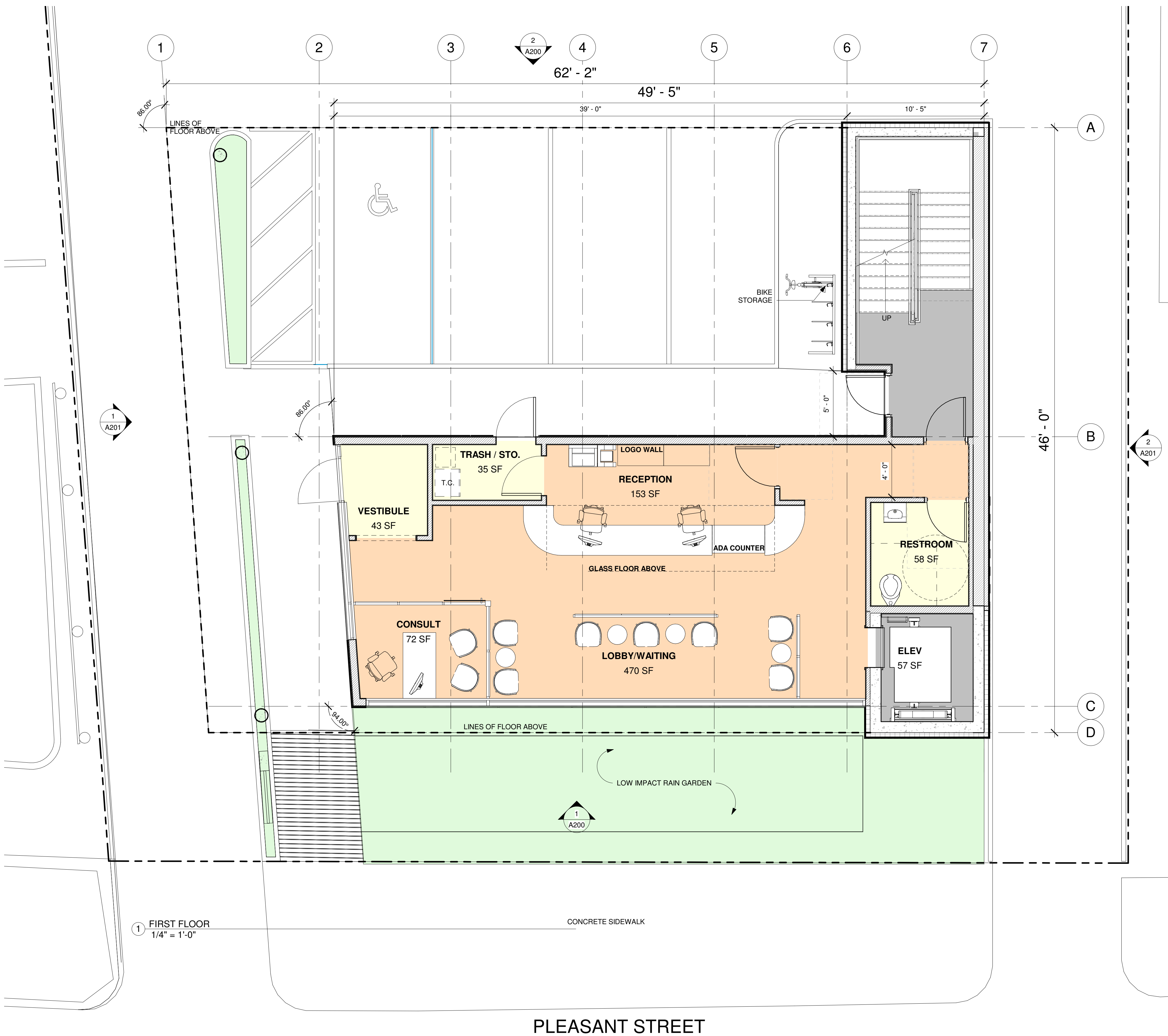
PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

A101

Scale 1/4" = 1'-0"

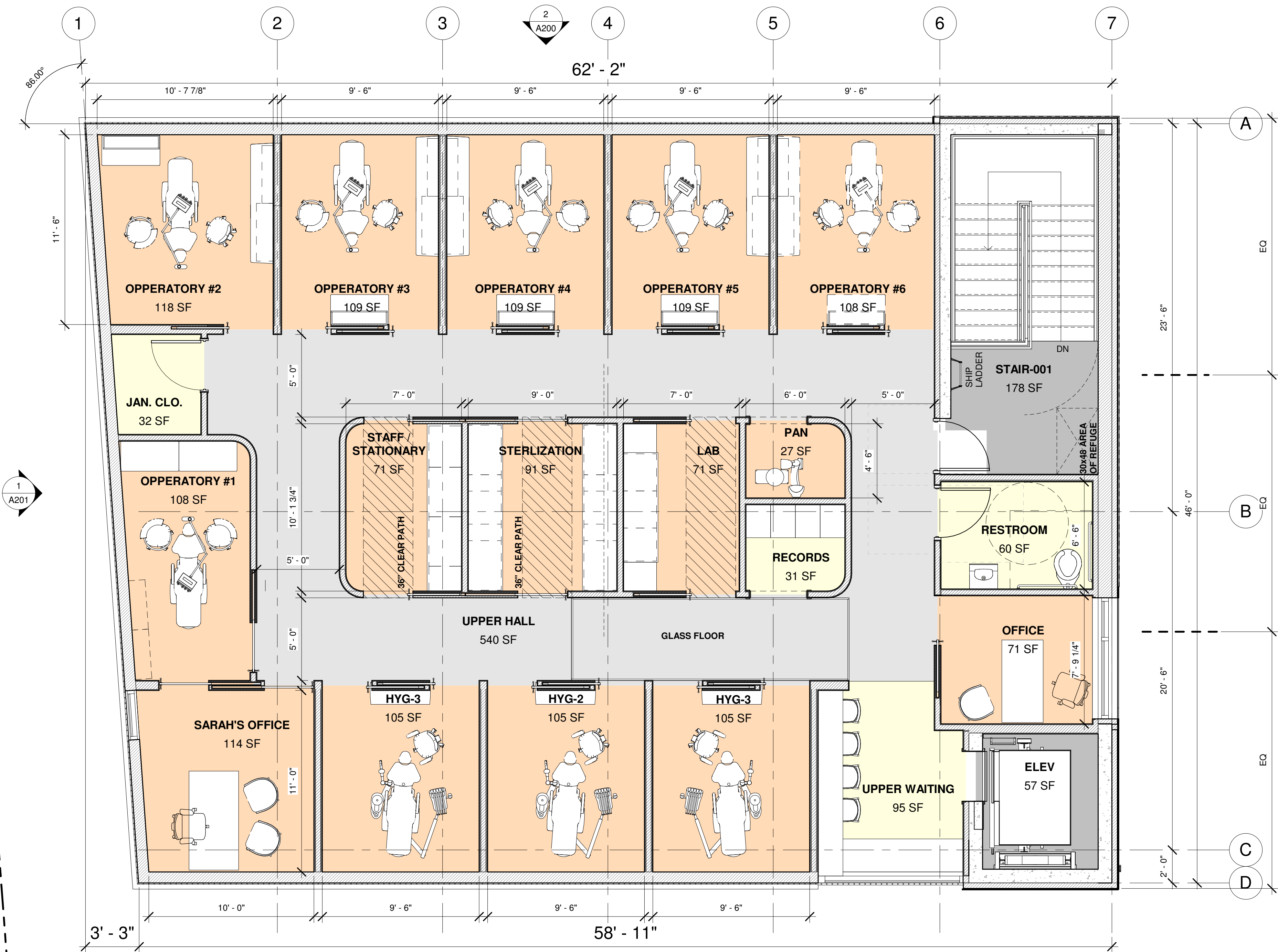
Area Schedule (Gross Building)

BASEMENT - GROSS	1241 SF
LEVEL 1 - GROSS	1246 SF
LEVEL 2 - GROSS	2786 SF
	5273 SF



Area Schedule (Gross Building)

BASEMENT - GROSS	1241 SF
LEVEL 1 - GROSS	1246 SF
LEVEL 2 - GROSS	2786 SF
	5273 SF



1 SECOND FLOOR
1/4" = 1'-0"

CONSULTANTS

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10.12

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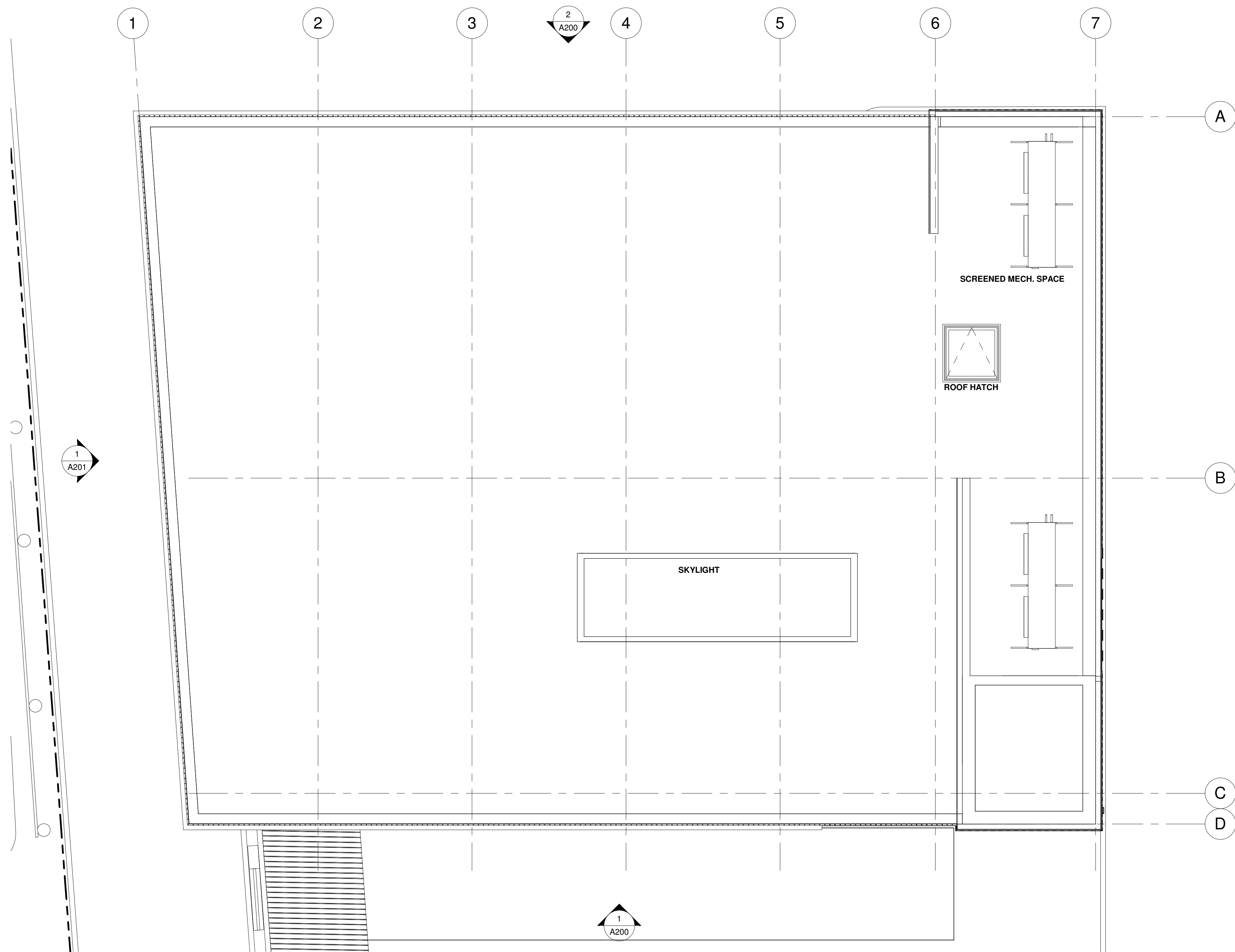
PROJECT TITLE
**PLEASANT STREET
DENTAL**
347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
ROOF PLAN

PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

Scale
A103
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
**PLEASANT STREET
DENTAL**
347 PLEASANT ST, BELMONT, MA

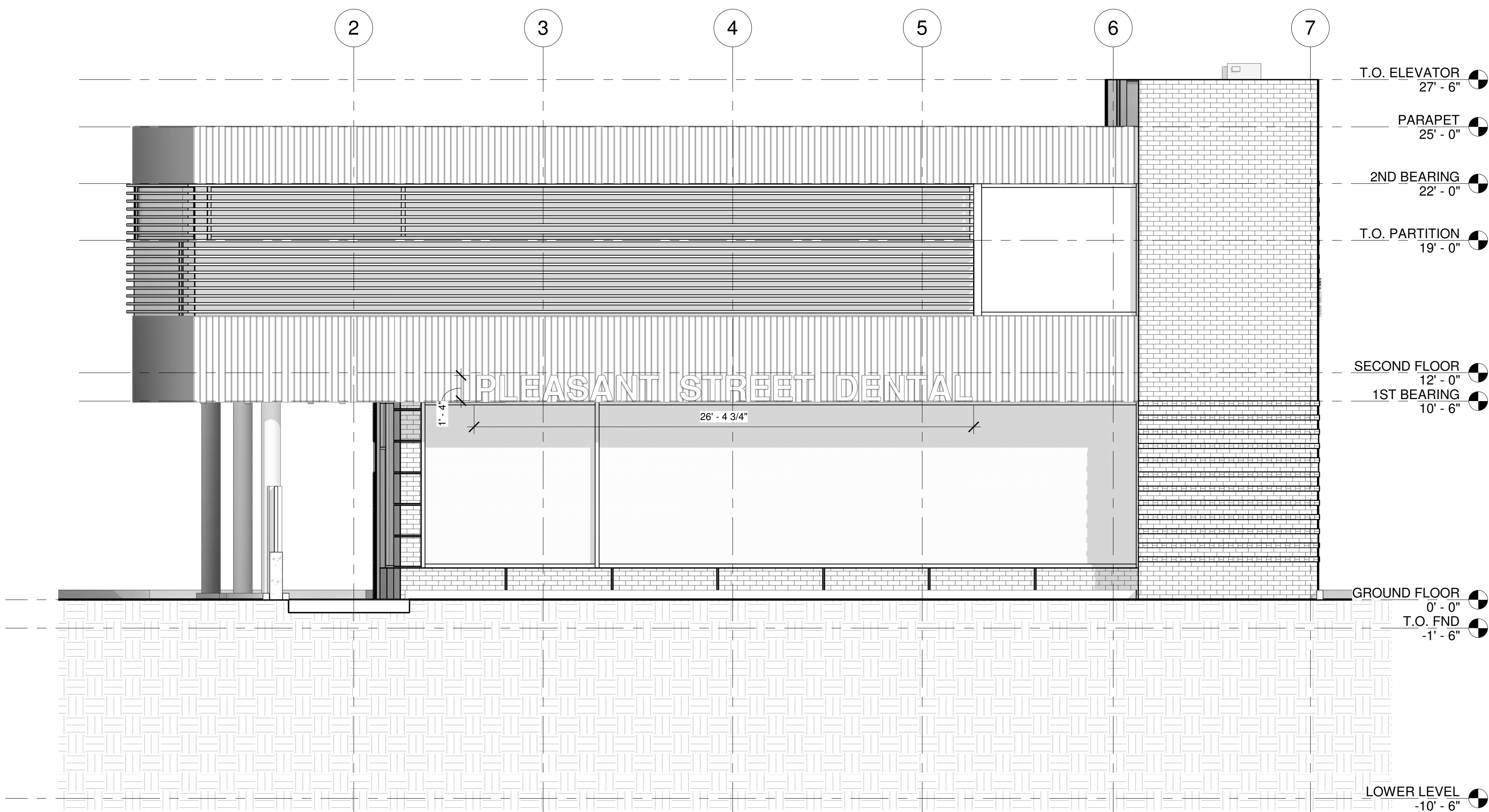
PHASE
Project Status

DRAWING TITLE
**FRONT & REAR
ELEVATION**

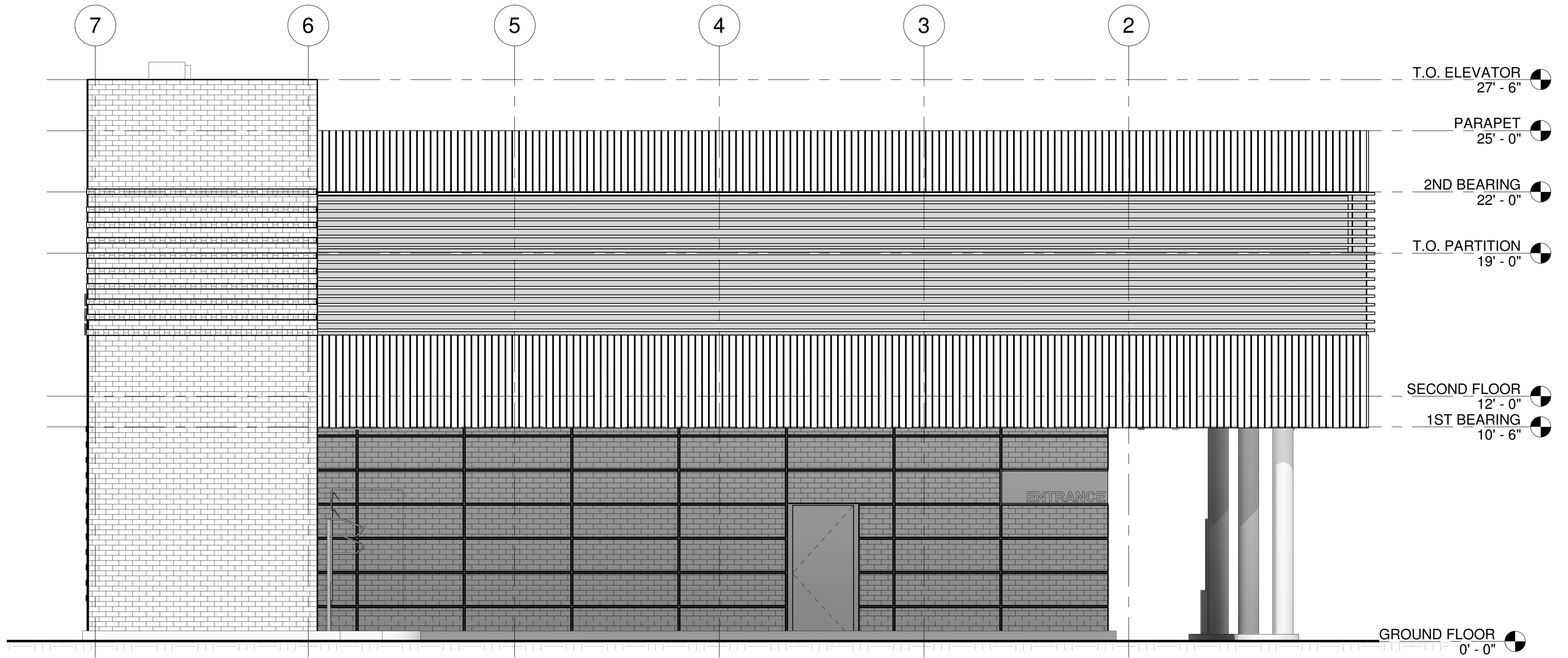
PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

Scale 1/4" = 1'-0"

A200



1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



2 REAR (SOUTH) ELEVATION
1/4" = 1'-0"

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1	PLANNING SUBMISSION	2020-10.12

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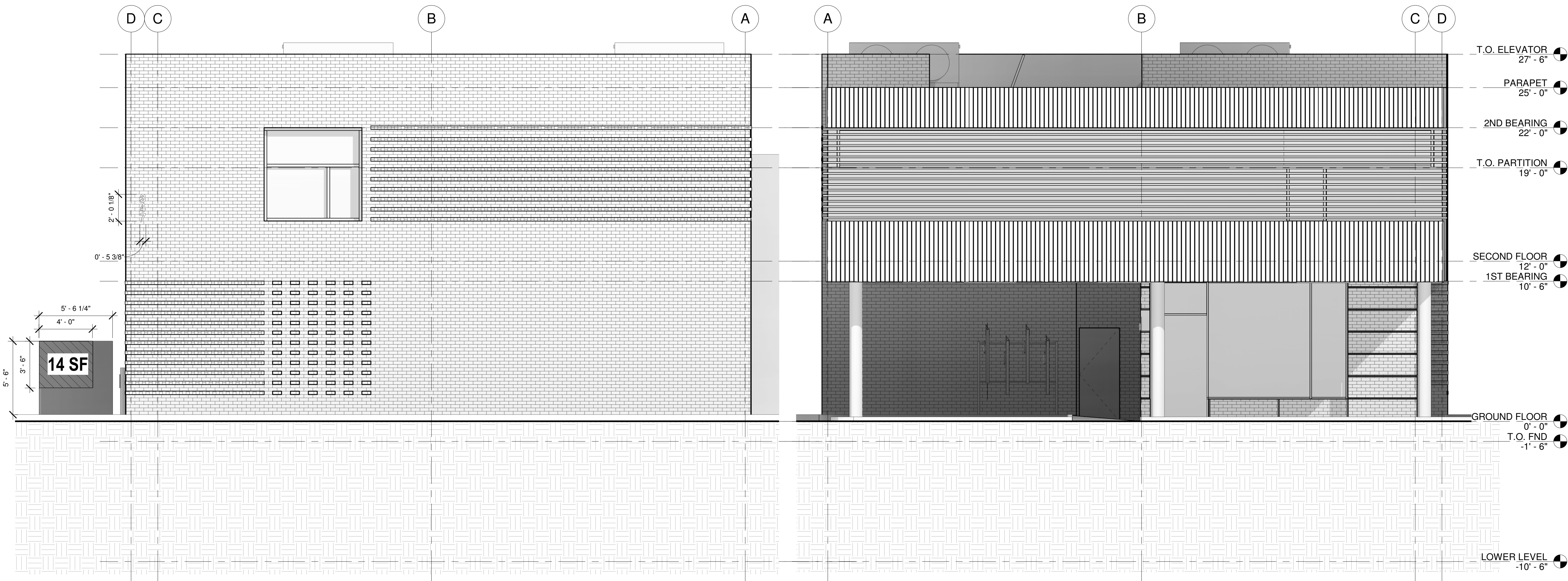
PROJECT TITLE
**PLEASANT STREET
DENTAL**
347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
SIDE ELEVATIONS

PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

Scale
A201
1/4" = 1'-0"



2 RIGHT (EAST) ELEVATION
1/4" = 1'-0"

1 LEFT (WEST) ELEVATION
1/4" = 1'-0"