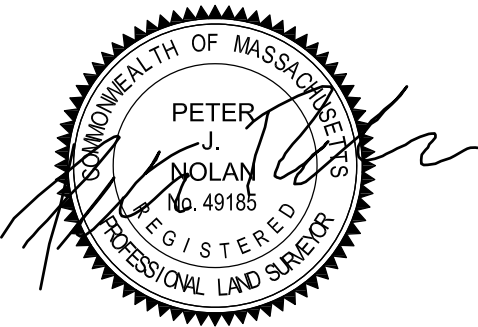


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ZONING LEGEND			
ZONING DISTRICT: G.R. GENERAL RESIDENCE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	5,167± S.F.	—
MIN. LOT AREA PER DWELLING UNIT	3,500 S.F.	5,167± S.F.	—
MIN. YARD FRONT	20'	12.9'	—
SIDE (RIGHT)	10'	7.6'	11.2'
SIDE (LEFT)	10'	20.3'	29.9'
REAR	20'	34.5'	29.2'
MIN. LOT FRONTAGE	50'	60.0'	—
MAX. LOT COVERAGE	30%	27.2% ±	29.9% ±
MIN. OPEN SPACE	40%	60.5% ±	57.7% ±
MAX BUILDING HEIGHT	33'	28.8'±	—
MAX BUILDING STORIES	2.5	2.0	—

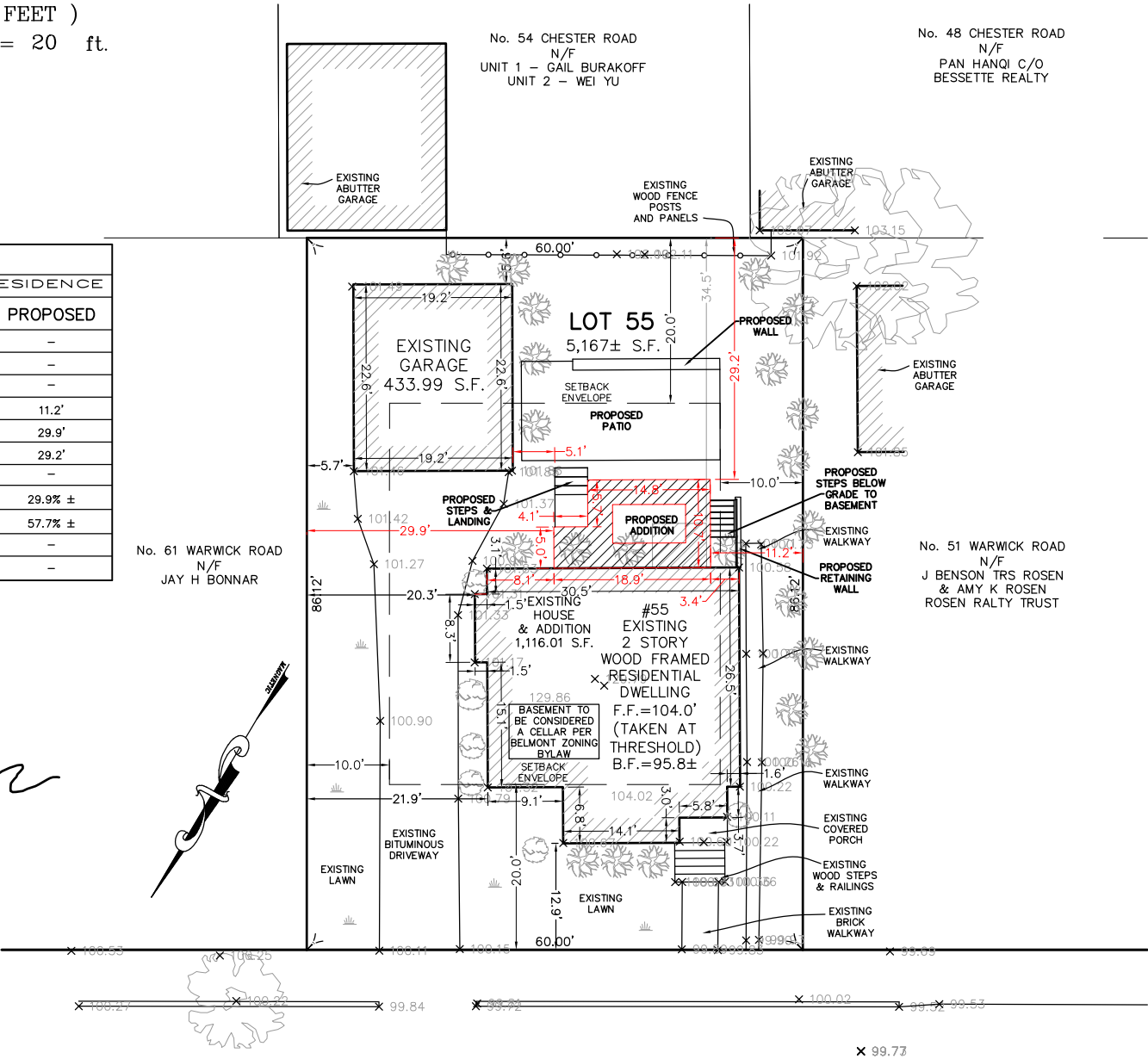


No. 61 WARWICK ROAD
N/F
JAY H BONNAR

No. 54 CHESTER ROAD
N/F
UNIT 1 — GAIL BURAKOFF
UNIT 2 — WEI YU

No. 48 CHESTER ROAD
N/F
PAN HANQI C/O
BESSETTE REALTY

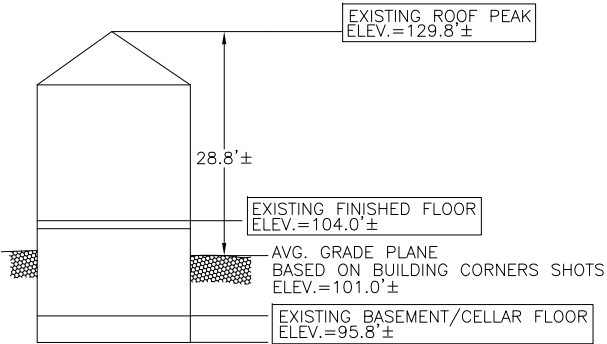
No. 51 WARWICK ROAD
N/F
J BENSON TRS ROSEN
& AMY K ROSEN
ROSEN RALTY TRUST



WARWICK ROAD
(PUBLIC WAY — 40' WIDE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02/27/2022.
2. DEED REFERENCE BOOK 34892 PAGE 043, PLAN REFERENCE BOOK 248 PLAN 36 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0418E, PANEL NUMBER 0418E, COMMUNITY NUMBER: 250182, DATED JUNE 04, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = GENERAL RESIDENCE



EXISTING PROFILE
NOT TO SCALE


BASEMENT/CELLAR CALCULATIONS:

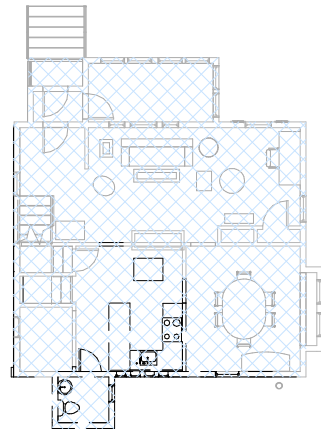
FIRST FLOOR = 104.0'±
BASEMENT FLOOR = 95.8'±
AVERAGE GRADE = 101.0'±
HEIGHT FROM BASEMENT TO FIRST FLOOR = 8.2'±

PERCENTAGE OF BASEMENT BELOW AVERAGE GRADE:

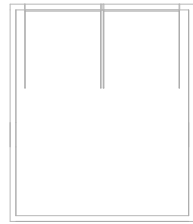
101.0 - 95.8 = 5.2'

(HEIGHT BELOW GRADE / OVERALL HEIGHT) X 100
5.2' / 8.2' = 0.634
0.634 X 100 = 63.4%± OF CELLAR BELOW GRADE

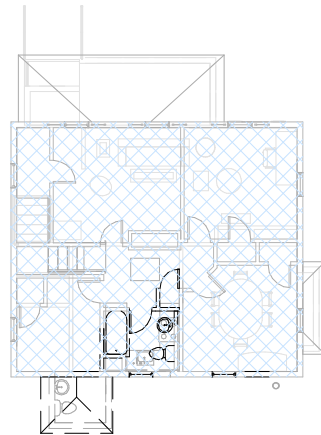
SCALE 1"=20'				
DATE 10/07/2022	REV	DATE	REVISION	BY
SHEET 1	55 WARWICK ROAD BELMONT MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	PROPOSED PLOT PLAN OF LAND			
DRAWN BY				
CHKD BY PJN		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
APPD BY PJN		697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
				SHEET NO. 1



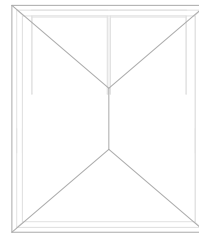
972 SF



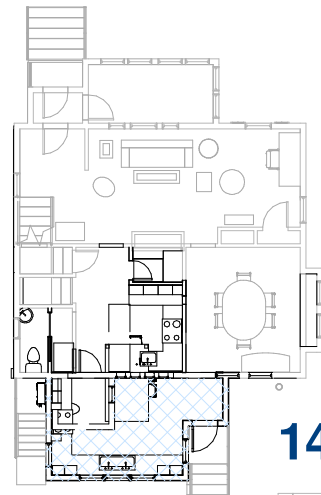
① 1st Floor GFA
1" = 20'-0"



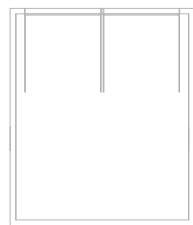
807 SF



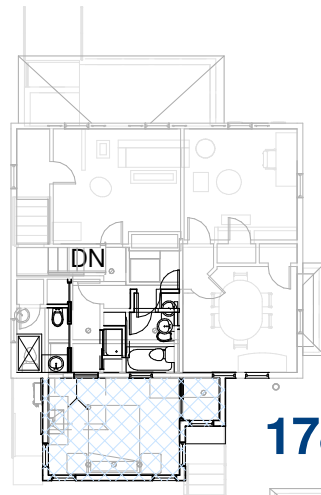
③ 2nd Floor GFA
1" = 20'-0"



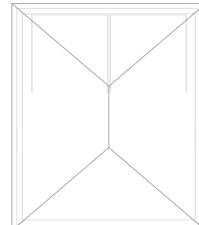
144 GFA



④ 1st Floor GFA PROPOSED
1" = 20'-0"



178 GFA



⑤ 2nd Floor GFA PROPOSED
1" = 20'-0"

**GR DISTRICT REQUIRES
ZBA FOR 0-300 SF
AND PLANNING BOARD
APPROVALS FOR AREAS
ABOVE 300SF**

**144 + 178= 322:
REQUIRES PLANNING
BOARD APPROVAL**

**TOTAL GFA EXISTING:
1,779
PROPOSED TOTAL GFA =
2,101 SF**

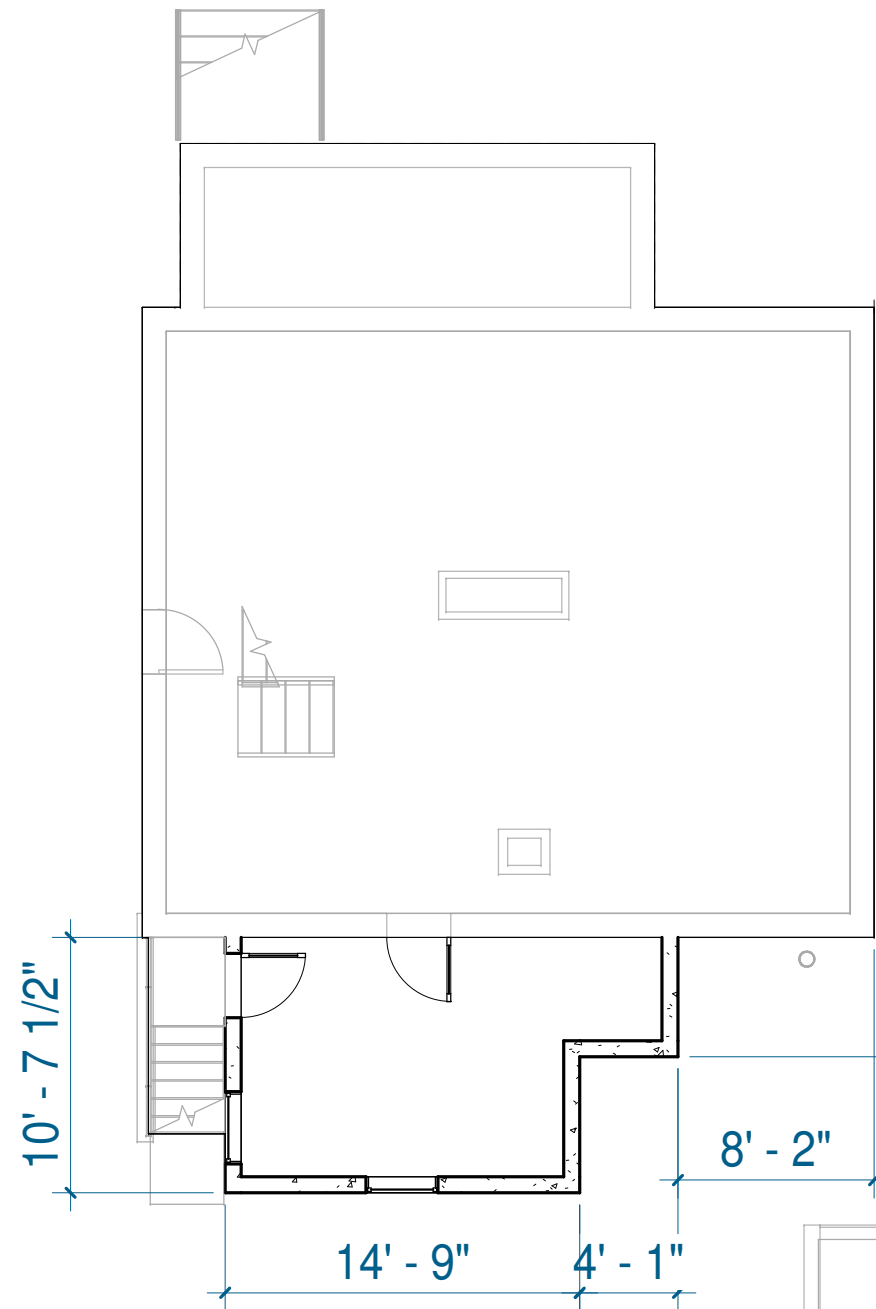
**SYNOPSIS: THE LONG TERM OWNERS WOULD LIKE TO ADD A
SMALL ADDITION AT THE BACK OF THEIR EXISTING ONE FAMILY
HOME IN THE GR DISTRICT TO ENLARGE A KITCHEN ON THE
MAIN FLOOR AND CREATE A MODEST PRIME SUITE ABOVE.
THEIR EXISTING HOME IS A 4 BEDROOM, 1 1/2 BATH HOME AND
THEIR PROPOSED HOME IS A 4 BEDROOM, 2 1/2 BATH HOME.**

WARWICK ROAD

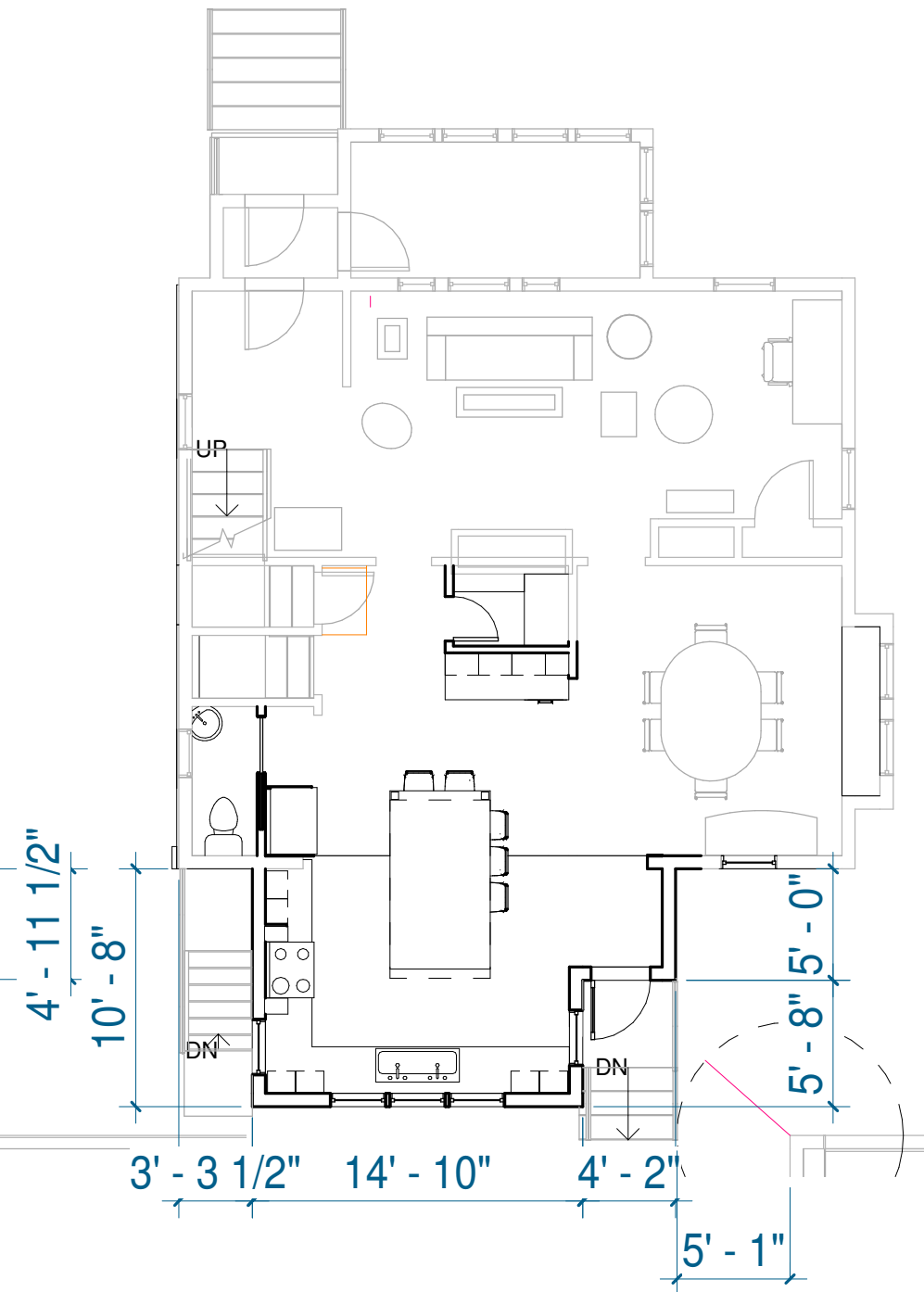


**NEW
ADDITION**

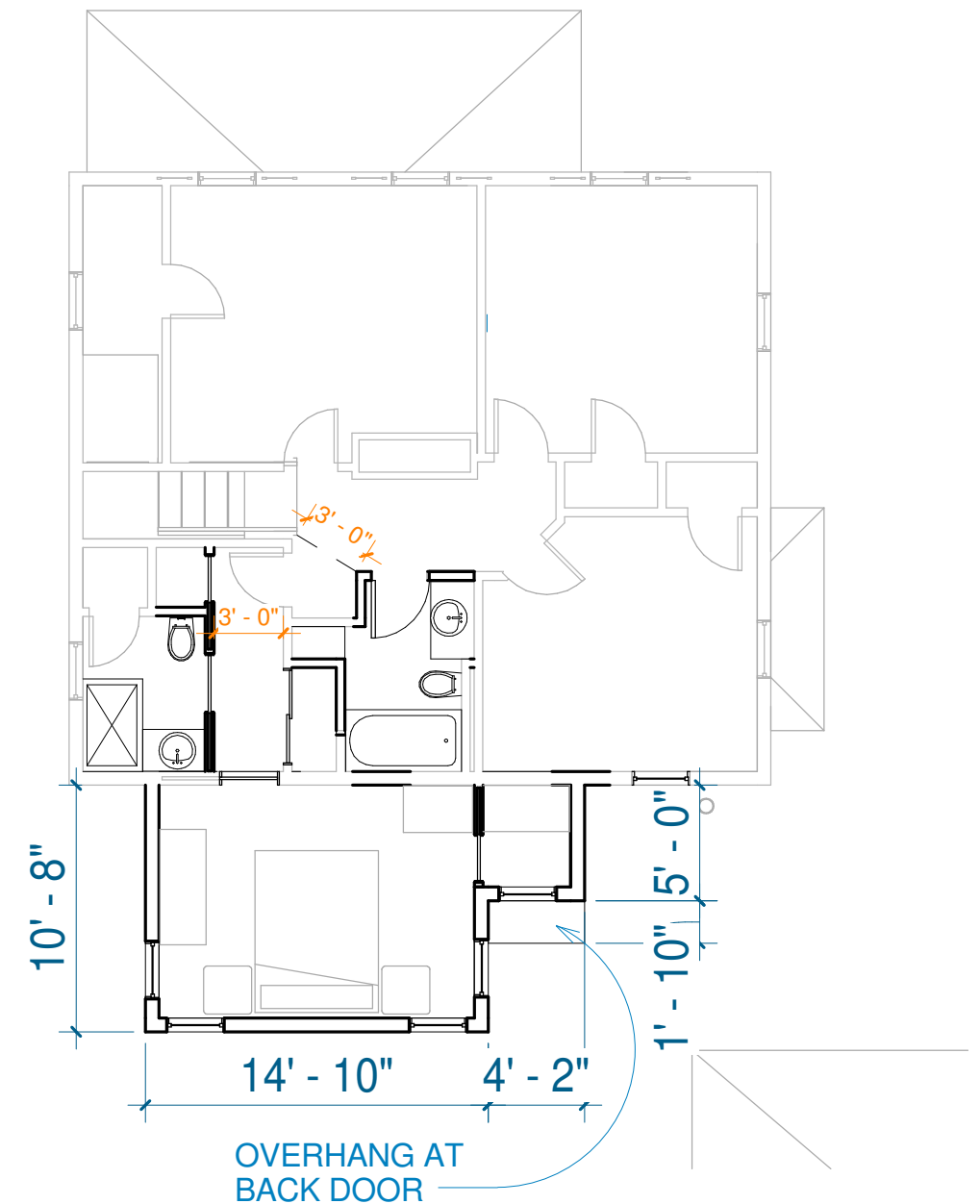
② 1st Floor PLAN WITH SITE
1" = 20'-0"



① BASEMENT
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"



① WEST ELEVATION1
1/8" = 1'-0"

STAIR TO BASEMENT



② SOUTH ELEVATION1
1/8" = 1'-0"



③ NORTH ELEVATION1
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"



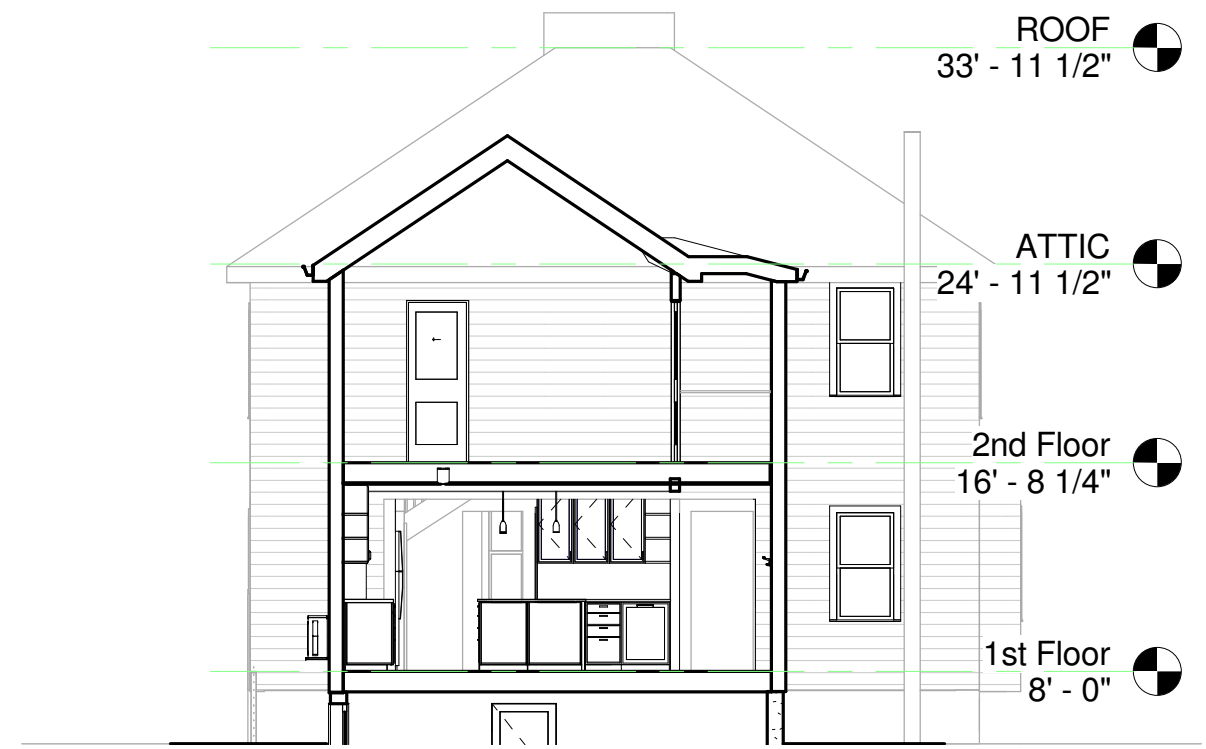
CA DESIGN STUDIO LLC
ARCHITECTURE PLANNING DESIGN
CHRISTINEARTHUR@GMAIL.COM

A3 PROPOSED ELEVATIONS

2.15.2023 RUSHFORTH PULAK
55 WARWICK RD
BELMONT MA 02478



① NORTH-SOUTH SECTION
1/8" = 1'-0"



② WEST EAST SECTION
1/8" = 1'-0"

55 Warwick Road, Belmont, MA



