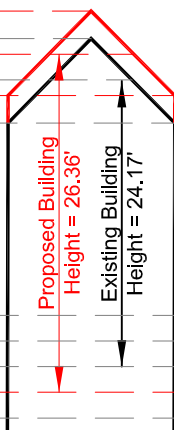


Proposed Roof Ridge El.(RRE) =127.96'
Existing Roof Ridge El.(RRE) =125.55'
Proposed Roof Midpoint El.=122.44'
Existing Roof Midpoint El.=120.54'
Proposed Roof Eave El.(REE)= 116.92'
Existing Roof Eave El.(REE)= 115.54'

First Floor El. (FFE)=100.00'
Basement Ceiling El.(BCE) =99.25'
Existing Average Grade El.=96.37'
Proposed Average Grade El.=96.08'
Basement Floor El.(BFE) =92.05'

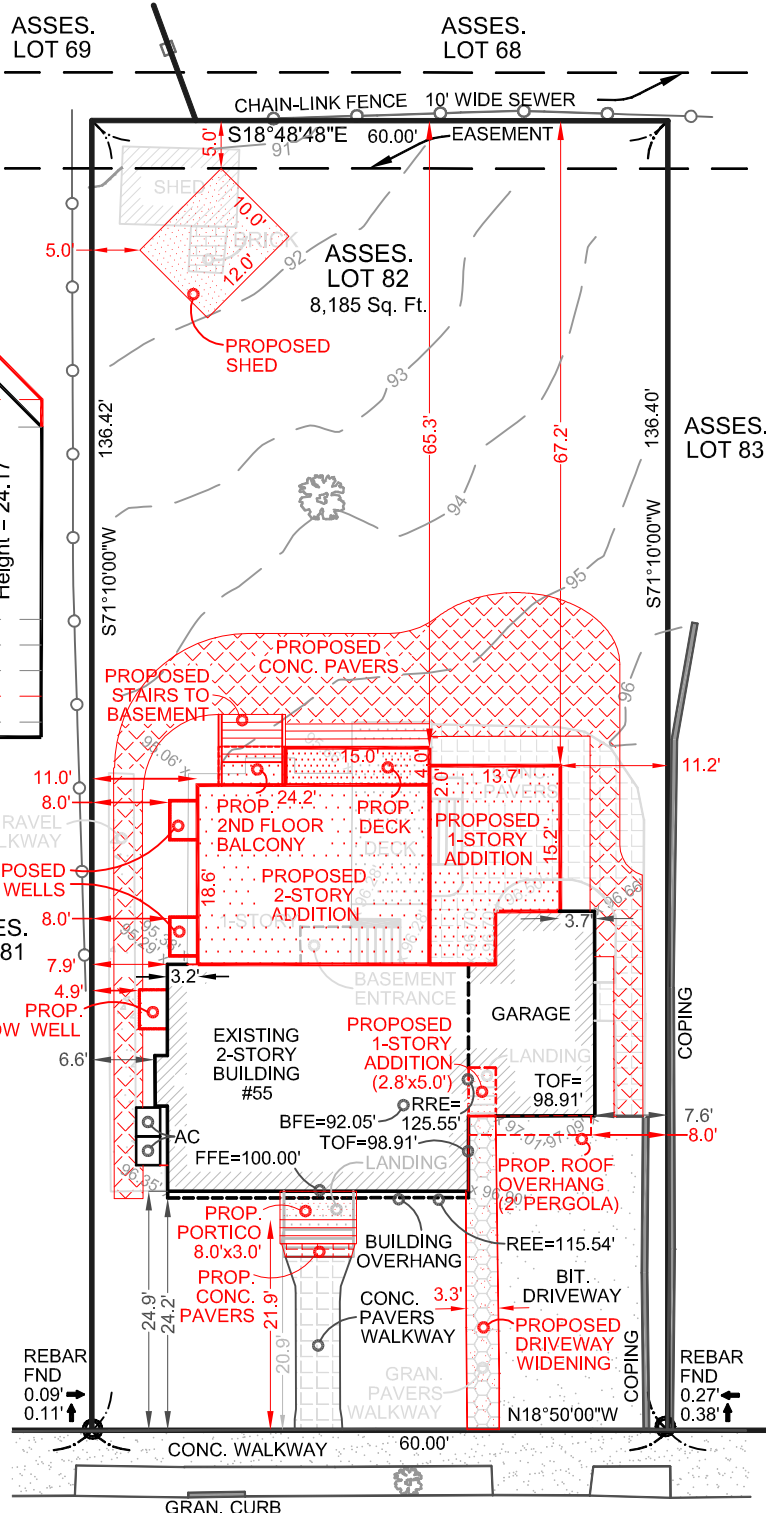
**BUILDING HEIGHT CALCULATION
(NTS)**



NOTES:

- * Assessors Ref.: Map 43, Lot 22
- * Deed Ref.: Book 62701, Page 417
- * Plan Ref.: Plan #312 of 1933
Plan #287 of 1937
Plan #34 of 1941
LC Plan #11736C
LC Plan #14602A
- * Zone: Single Residence C
- * Existing Building Coverage = 20.2% (1,651 S.F.)
- * Existing Open Space = 73.1% (5,985 S.F.)
- * Proposed Building Coverage = 24.7% (2,018 S.F.)
- * Proposed Open Space = 68.0% (5,569 S.F.)
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No other public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations based on assumed datum.

Patrick Roseingrave Licence # 35790
Professional Land Surveyor



MUNROE (PUBLIC - 40' WIDE) STREET

	Setbacks			Lot Coverage	Open Space	Building Height	Stories
	Front	Side	Rear				
Required	min. 24.0'	min. 10'	min. 30'	max. 25%	min. 50%	max. 30'	max. 2.5
Existing	20.9'	7.9' ; 7.6'	68.0'	20.2%	73.1%	24.17'	2.5
Proposed	21.9'	11.0' ; 8.0'	65.3'	24.7%	68.0%	26.36'	2.5

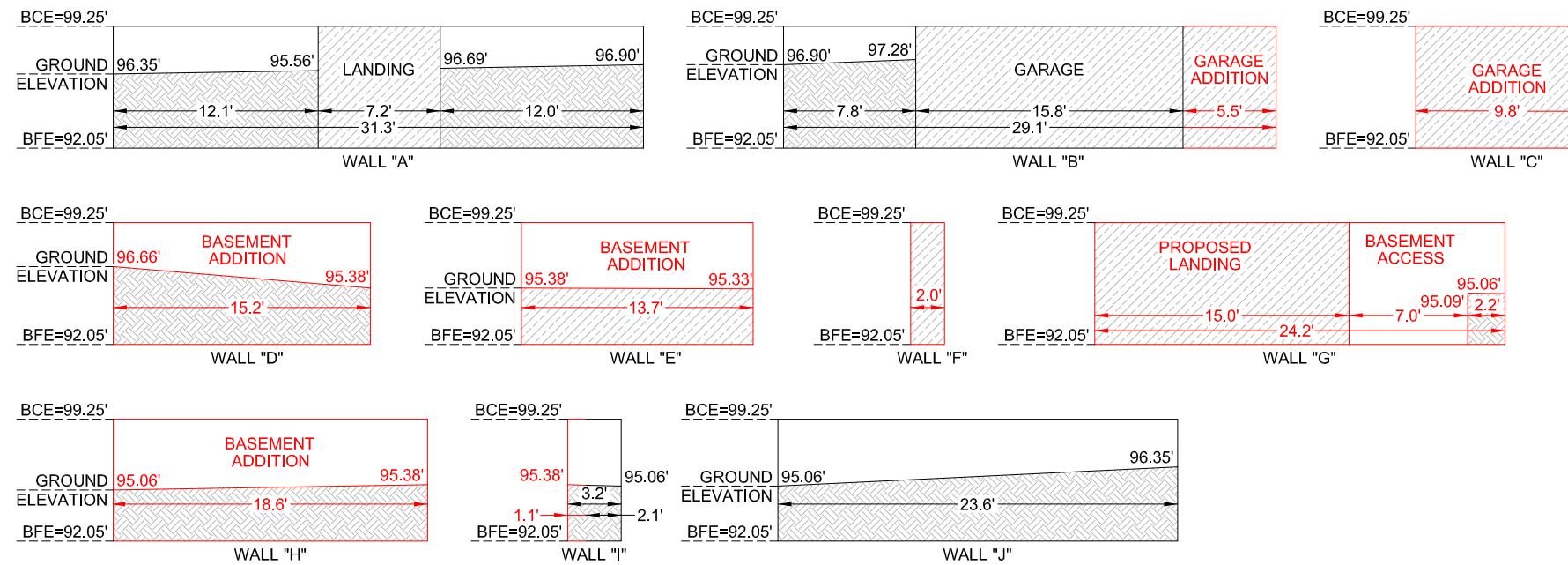
**Proposed Addition
55 Munroe Street
Belmont, MA 02478**

Owner: Mohit Dilawari
& Katherine Leblanc Dilawari
House No. 55
Lot No. 82
App. No. n/a
Date May 12, 2023
Scale 1 inch = 20 feet

Plan Prepared By:

**LAND
MAPPING
INC.**
10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

FOUNDATION WALLS SKETCH scale 1"=10'



EXPOSED FOUNDATION WALLS AREA CALCULATIONS:

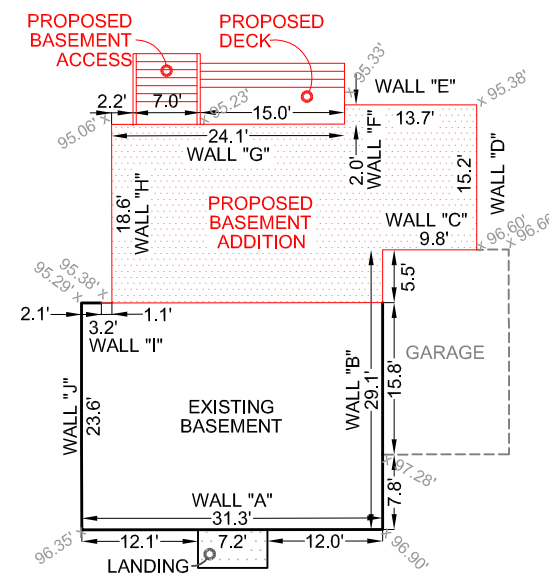
Wall A = $((99.25'-96.35')+(99.25'-95.56'))/2 \times 12.1' + ((99.25'-96.69')+(99.25'-96.90'))/2 \times 12.0' = 69.33$ Sq. Ft.
 Wall B = $((99.25'-96.90')+(99.25'-97.28'))/2 \times 7.8' = 16.85$ Sq. Ft.
 Wall D = $((99.25'-96.60')+(99.25'-95.38'))/2 \times 15.2' = 49.55$ Sq. Ft.
 Wall E = $((99.25'-95.38')+(99.25'-95.33'))/2 \times 14.7' = 57.26$ Sq. Ft.
 Wall G = $(99.25'-92.05') \times 7.0' + ((99.25'-95.09')+(99.25'-95.06'))/2 \times 2.2' = 59.59$ Sq. Ft.
 Wall H = $((99.25'-95.06')+(99.25'-95.38'))/2 \times 18.6' = 74.96$ Sq. Ft.
 Wall I = $((99.25'-95.38')+(99.25'-95.06'))/2 \times 3.2' = 12.90$ Sq. Ft.
 Wall J = $((99.25'-95.06')+(99.25'-96.35'))/2 \times 23.6' = 83.66$ Sq. Ft.

Total Area of exposed foundation wall =
 69.33 Sq.Ft. + 16.85 Sq.Ft. + 49.55 Sq.Ft. + 57.26 Sq.Ft. + 59.59 Sq. Ft.
 + 74.96 Sq. Ft. + 12.90 Sq. Ft. + 83.66 Sq. Ft. = **424.10 Sq.Ft.**

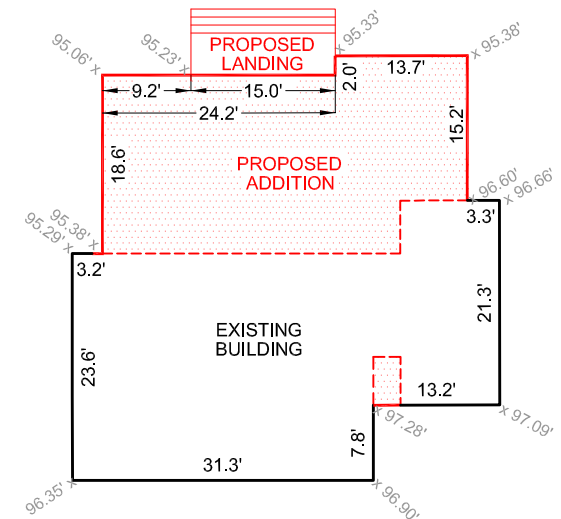
Total Area of foundation wall =
 $(99.25'-92.05') \times (31.3' + 29.1' + 9.8' + 15.2' + 13.7' + 2.0' + 24.2' + 18.6' + 3.2' + 23.6') = 1229.04$ Sq. Ft.

Exposed Foundation Walls Area/ Total Foundation Walls Area = 34.5%

BASEMENT SKETCH scale 1"=20'



BUILDING SKETCH scale 1"=20'



$$31.3' + 7.8' + 13.2' + 21.3' + 3.3' + 15.2' + 13.7' + 2.0' + 24.2' + 18.6' + 3.2' + 23.6' = 177.4'$$

AVERAGE GRADE =

$$\begin{aligned}
 & [(96.35' + 96.90')/2 \times 31.3' + (96.90' + 97.28')/2 \times 7.8' + (97.28' + 97.09')/2 \times 13.2' + \\
 & (97.09' + 96.66')/2 \times 21.3' + (96.66' + 96.60')/2 \times 3.3' + (96.60' + 95.38')/2 \times 15.2' + \\
 & (95.38' + 95.33')/2 \times 13.7' + (95.33' + 95.23')/2 \times (2.0' + 15.0') + (95.23' + 95.06')/2 \times 9.2' + \\
 & (95.06' + 95.38')/2 \times 18.6' + (95.38' + 95.29')/2 \times 3.2' + (95.29' + 96.35')/2 \times 23.6'] / 177.4' = \underline{\underline{96.08'}}
 \end{aligned}$$

Proposed Calculations
 55 Munroe Street
 Belmont, MA 02478

Plan Prepared By:



10 Andrew Square,
 South Boston, MA 02127
 Tel. 857-544-3061

Date: May 12, 2023

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 55 Munroe St., Belmont

Zone: SR-C

Surveyor Signature and Stamp: _____

Date: 05/12/2023

	REQUIRED	EXISTING	PROPOSED
Lot Area	min. 9,000 Sq. Ft.	8,185 Sq. Ft.	n/a
Lot Frontage	min. 75.0'	60.0'	n/a
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	max. 25%	20.2% (1,651 S.F.)	24.7% (2,018 S.F.)
Open Space	min. 50%	73.1% (5,985 S.F.)	68.0% (5,569 S.F.)
Front Setback	min. 24.0'	24.2'	21.9'
Side Setback	min. 10'	7.9'	11.0'
Side Setback	min. 10'	7.6'	8.0'
Rear Setback	min. 30'	68.0'	65.3'
Building Height	max. 30'	24.17'	26.36'
Stories	2.5	2.5	2.5
$\frac{1}{2}$ Story Calculation			

NOTES:



ALT1



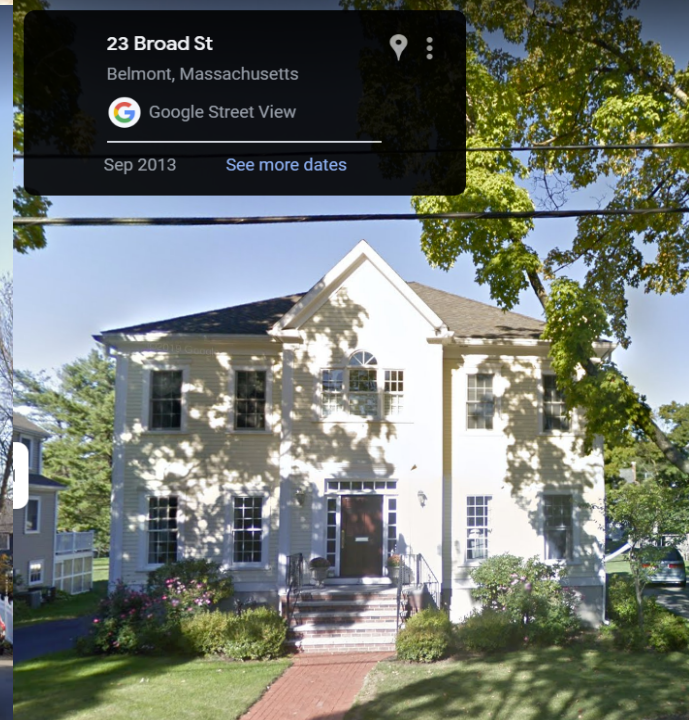
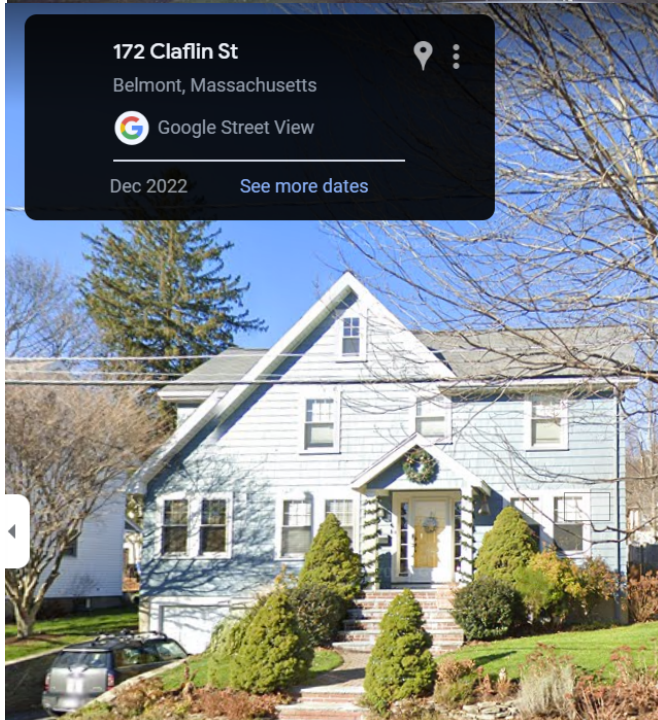
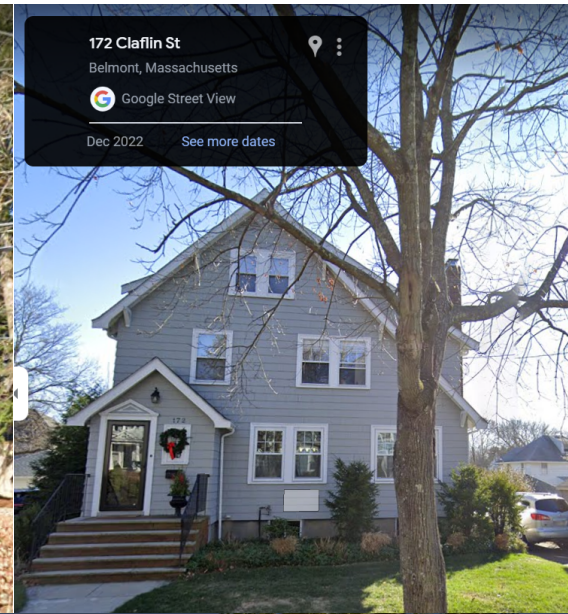
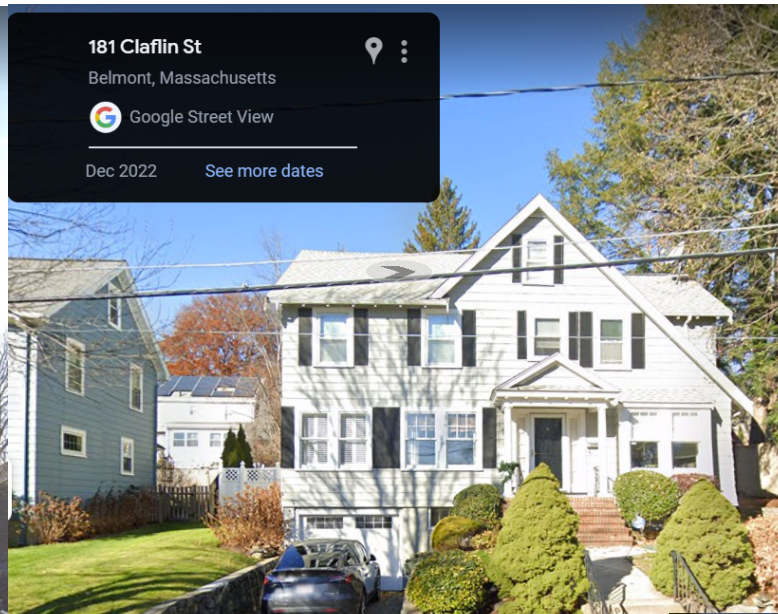
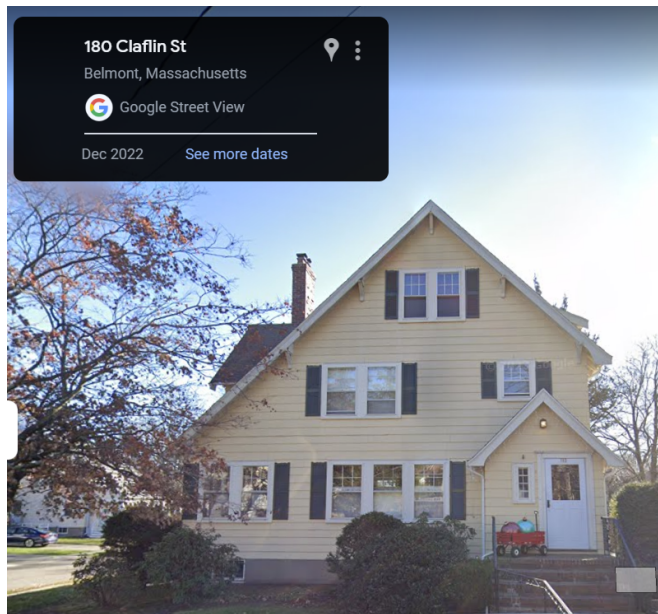
ALT2



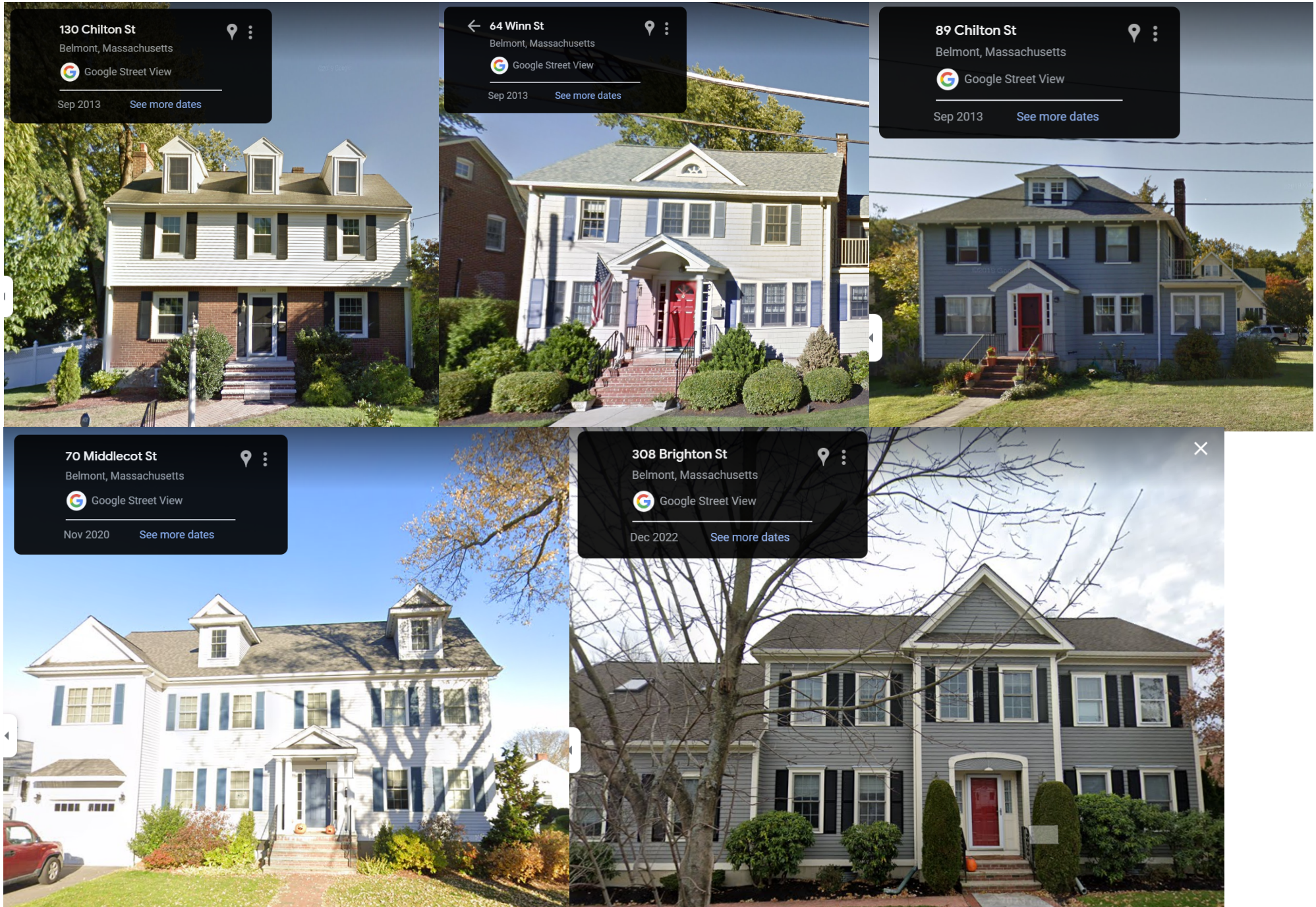
ALT3



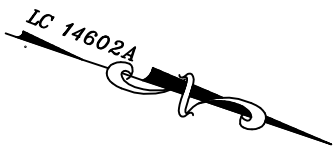
ALT4



Nearby homes with front dormers



Nearby homes with front dormers



Proposed Roof Ridge El.(RRE) =127.96'
Existing Roof Ridge El.(RRE) =125.55'
Proposed Roof Midpoint El.=122.44'
Existing Roof Midpoint El.=120.54'
Proposed Roof Eave El.(REE)= 116.92'
Existing Roof Eave El.(REE)= 115.54'

First Floor El. (FFE)=100.00'
Basement Ceiling El.(BCE) =99.25'
Existing Average Grade El.=96.37'
Proposed Average Grade El.=96.08'
Basement Floor El.(BFE) =92.05'

**BUILDING HEIGHT CALCULATION
(NTS)**

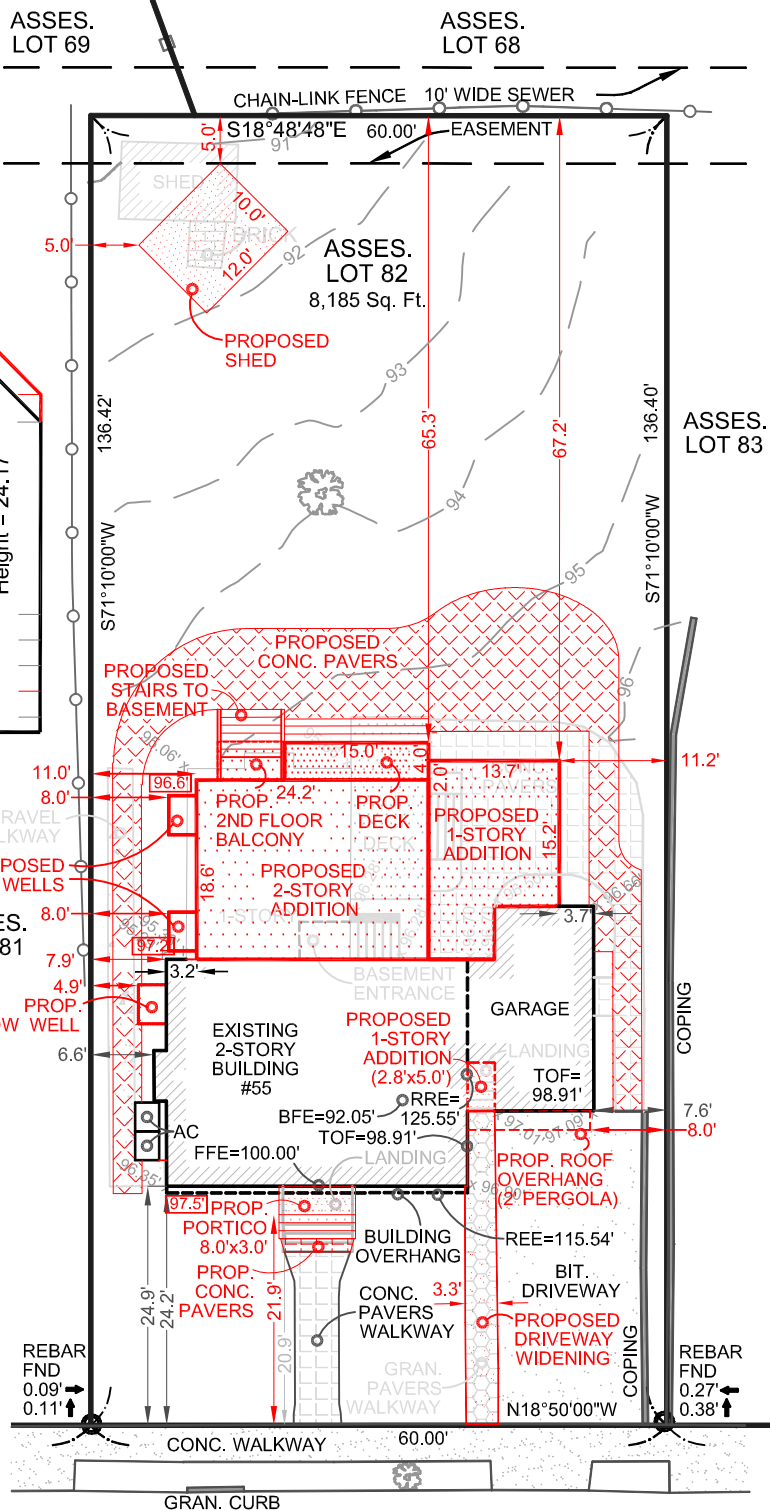


NOTES:

- * Assessors Ref.: Map 43, Lot 82
- * Deed Ref.: Book 62701, Page 417
- * Plan Ref.: Plan #312 of 1933
Plan #287 of 1937
Plan #34 of 1941
LC Plan #11736C
LC Plan #14602A
- * Zone: Single Residence C
- * Existing Building Coverage = 20.8% (1,702 S.F.)
- * Existing Open Space = 73.2% (5,992 S.F.)
- * Proposed Building Coverage = 24.2% (1,983 S.F.)
- * Proposed Open Space = 68.5% (5,604 S.F.)
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No other public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations based on assumed datum.



Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor



MUNROE (PUBLIC - 40' WIDE) STREET

	Setbacks			Lot Coverage	Open Space	Building Height	Stories
	Front	Side	Rear				
Required	min. 24.0'	min. 10'	min. 30'	max. 25%	min. 50%	max. 30'	max. 2.5
Existing	20.9'	7.9' ; 7.6'	68.0'	20.8%	73.2%	24.17'	2.5
Proposed	21.9'	11.0' ; 8.0'	65.3'	24.2%	68.5%	26.36'	2.5

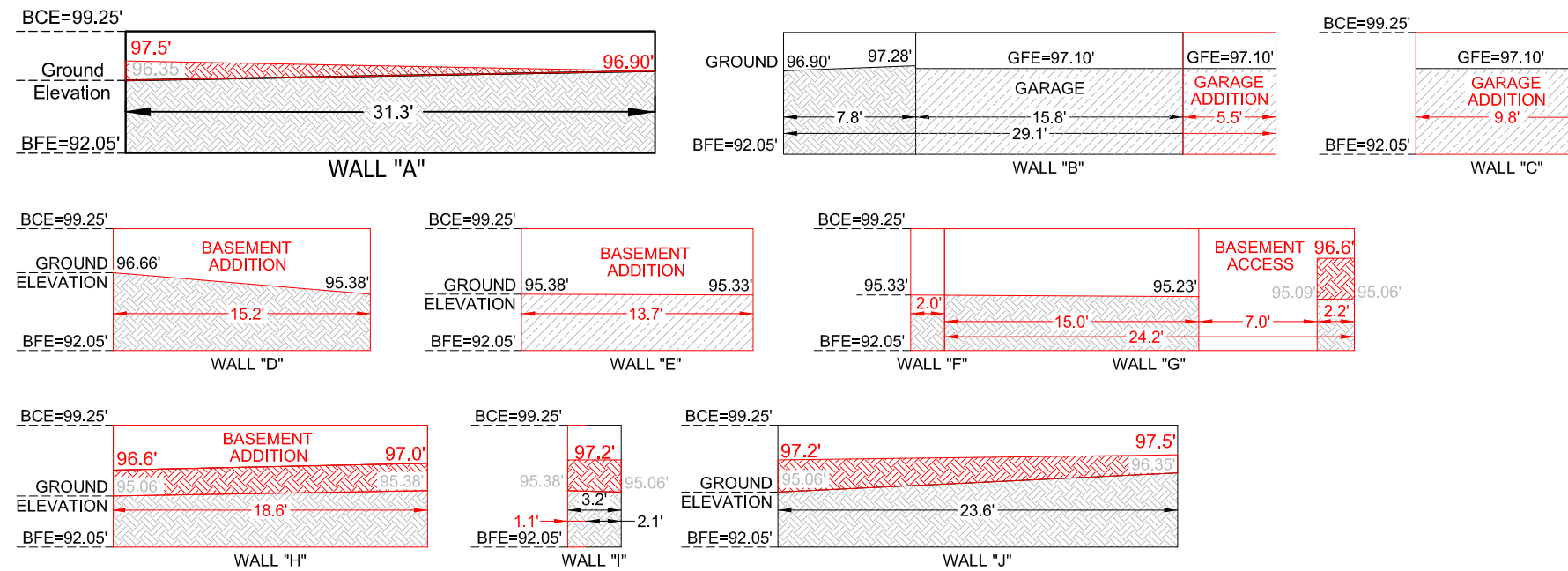
**Proposed Addition
55 Munroe Street
Belmont, MA 02478**

Owner: Mohit Dilawari
& Katherine Leblanc Dilawari
House No. 55
Lot No. 82
App. No. n/a
Date May 16, 2023
Scale 1 inch = 20 feet

Plan Prepared By:

**LAND
MAPPING**
INC.
10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

FOUNDATION WALLS SKETCH scale 1"=10'



EXPOSED FOUNDATION WALLS AREA CALCULATIONS:

Wall A = $[(99.25'-97.5')+(99.25'-98.0')]/2 \times 31.3' = 82.16$ Sq. Ft.

Wall B = $((99.25'-96.90')+(99.25'-97.28'))/2 \times 7.8' + ((99.25'-97.10') \times (15.8'+5.5')) = 62.65$ Sq. Ft.

Wall C = $(99.25'-97.10') \times 9.8' = 21.07$ Sq. Ft.

Wall D = $((99.25'-96.60')+(99.25'-95.38'))/2 \times 15.2' = 49.55$ Sq. Ft.

Wall E = $((99.25'-95.38')+(99.25'-95.33'))/2 \times 14.7' = 57.26$ Sq. Ft.

Wall F + Wall G = $((99.25'-95.33')+(99.25'-95.23'))/2 \times (2.0'+15.0') + ((99.25'-92.05') \times 7.0' + (99.25'-96.6') \times 2.2') = 121.87$ Sq. Ft.

Wall H = $((99.25'-96.6')+(99.25'-97.2'))/2 \times 18.6' = 43.71$ Sq. Ft.

Wall I = $(99.25'-97.2') \times 3.2' = 6.56$ Sq. Ft.

Wall J = $((99.25'-97.2')+(99.25'-97.5'))/2 \times 23.6' = 44.84$ Sq. Ft.

Total Area of exposed foundation wall =

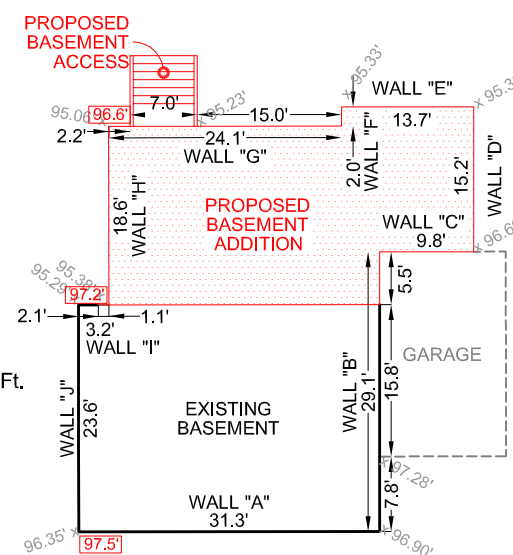
82.16 Sq. Ft. + 62.65 Sq. Ft. + 21.07 Sq. Ft. + 49.55 Sq. Ft. + 57.26 Sq. Ft. + 121.87 Sq. Ft. + 43.71 Sq. Ft. + 6.56 Sq. Ft. + 44.84 Sq. Ft. = 489.67 Sq. Ft.

Total Area of foundation wall =

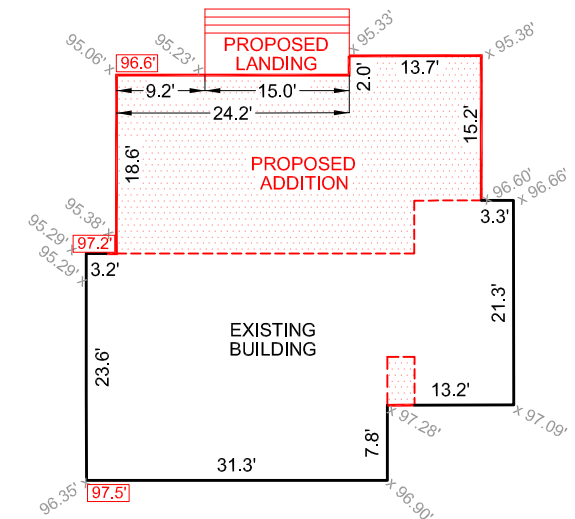
$(99.25'-92.05') \times (31.3'+29.1'+9.8' + 15.2'+13.7'+2.0'+24.2'+18.6'+3.2'+23.6') = 1229.04$ Sq. Ft.

Exposed Foundation Walls Area/ Total Foundation Walls Area = 39.8%

BASEMENT SKETCH scale 1"=20'



BUILDING SKETCH scale 1"=20'



$31.3'+7.8'+13.2'+21.3'+3.3'+15.2'+13.7'+2.0'+24.2'+18.6'+3.2'+23.6' = 177.4'$

PROPOSED AVERAGE GRADE =

$[(97.5'+96.90')/2 \times 31.3' + (96.90'+97.28')/2 \times 7.8' + (97.28'+97.09')/2 \times 13.2' + (97.09'+96.66')/2 \times 21.3' + (96.66'+96.60')/2 \times 3.3' + (96.60'+95.38')/2 \times 15.2' + (95.38'+95.33')/2 \times 13.7' + (95.33'+95.23')/2 \times (2.0'+15.0') + (95.23'+96.6')/2 \times 9.2' + (96.6'+97.2')/2 \times 18.6' + 97.2' \times 3.2' + (97.2'+97.5')/2 \times 23.6'] / 177.4' = \underline{96.64'}$

Proposed Calculations
55 Munroe Street
Belmont, MA 02478

Plan Prepared By:



10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

Date: May 16, 2023

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 55 Munroe St., Belmont

Zone: SR-C

Surveyor Signature and Stamp: _____

Date: 05/16/2023

	REQUIRED	EXISTING	PROPOSED
Lot Area	min. 9,000 Sq. Ft.	8,185 Sq. Ft.	n/a
Lot Frontage	min. 75.0'	60.0'	n/a
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	max. 25%	20.8% (1,702 S.F.)	24.2% (1,983 S.F.)
Open Space	min. 50%	73.2% (5,992 S.F.)	68.5% (5,604 S.F.)
Front Setback	min. 24.0'	24.2'	21.9'
Side Setback	min. 10'	7.9'	11.0'
Side Setback	min. 10'	7.6'	8.0'
Rear Setback	min. 30'	68.0'	65.3'
Building Height	max. 30'	24.17'	25.8'
Stories	2.5	2.5	2.5
$\frac{1}{2}$ Story Calculation			

NOTES: