

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 23-15

2023 MAY -2 PM 1:10

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS AND DESIGN AND SITE PLAN
REVIEW APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, June 6, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Daniel Da Fonesca, for Two Special Permits and Design and Site plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct two single family dwellings at 76 White Street Located in a General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 4-3-23

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 76 White Street Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

Demolish the existing single family,
divide the lot into two lots and
construct a single family on each
lot.

Proposed lot 263B

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

[Signature]
Daniel Da Fonesca
33 Rumford Ave.
Naltham, MA
617-212-6407

76 White St., Belmont
Project Statement

76 White St. is presently an older single family house situated on a 9,288 SF lot with 108 feet of frontage, located in the GR District.

The applicant seeks to demolish the existing structure, divide the lot in two and construct a single family on each. A Subdivision Plan has been prepared and will be recorded at the Registry of Deeds upon approval of the project by the Town. Application has been made for new street addresses, pending approval of the project. The proposed new addresses are 74 and 76 White St. and are noted on the attached plans.

Each house will consist of 3 bedrooms and 3 ½ baths in 74 and 4 ½ baths in 76, a study, a family, and exercise rooms. Both houses will have two parking spaces, one in a garage and the other in the driveway. The houses will be colonial style and include professional landscaping.

We believe these homes will fit nicely with the existing neighborhood in terms of mass, scale, and style.

Attached are pictures of the immediate abutters as well as information on the building heights and living area.

We look forward to working with the town on this exciting project.

1



70 White St
(Left side),
Ht. 33.8'



17 Sycamore St
(Right side),
Ht. 37.4'



Proposed Lot 263A
Ht. 35.3'



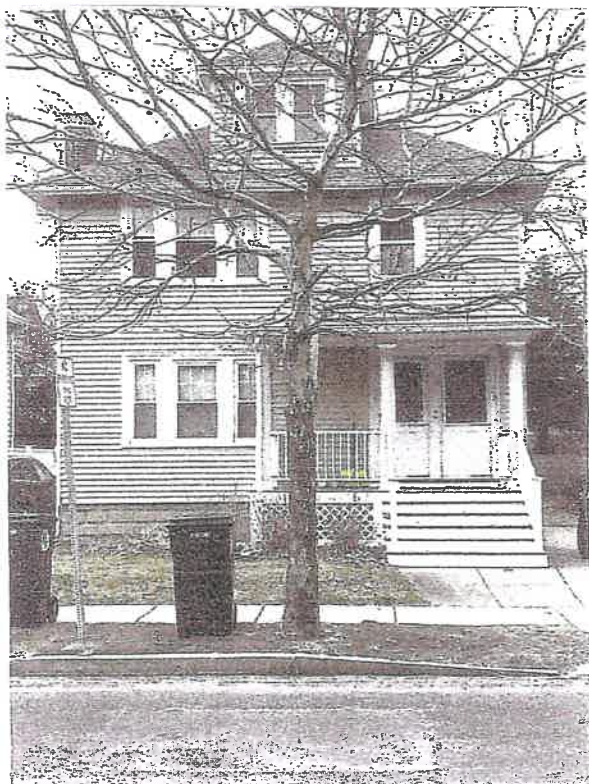
Proposed Lot 263B
Ht. 35.2'



79-81 White St.
Ht. 29.3'



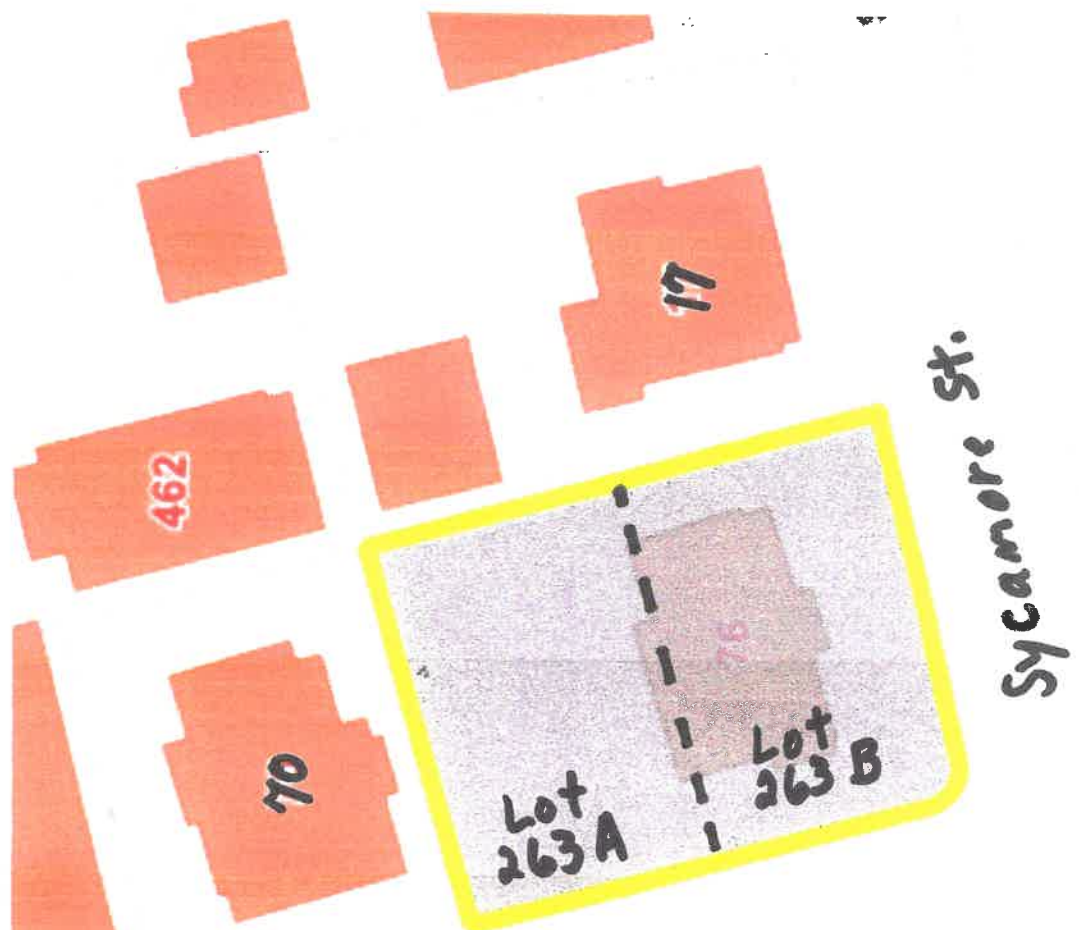
75-77 White St.
Ht. 29.9'



71-73 White St.
Ht. 30.6'



67-69 White St.
Ht. 35.8'



WHITE ST

Sycamore St.

67-69

71-73

75-77

79-81

76 White St. Belmont					
Total Living Area (TLA) - Comparison to Abbuters in			300' Radius		
<u>Address</u>	<u>Style</u>	<u>TLA</u>	<u>Percentile</u>		
56-58 White St.	2 Condos	4,420			
67-69 White St.	2 Family	2,183			
70 White St.	2 Condos	3,608			
71-73 White St.	2 Family	2,340			
75-77 White St.	2 Family	2,900			
79-81 White St.	2 Family	2,348			
91-93 White St.	Single	1,614			
95-97 White St.	2 Family	3,423			
99-101 White St.	2 Family	2,795			
103-105 White St.	2 Family	2,580			
2-4 Sycamore St.	2 Condos	4,048		2 Family	21
5-7 Sycamore St.	2 Condos	5,739		2 Condos	8
17 Sycamore St.	2 Family	2,951		3 Family	2
36 Sycamore St.	2 Family	2,885		Apt	1
37-39 Sycamore St.	2 Family	2,430		Single	4
41-43 Sycamore St.	2 Family	2,654			
42 Sycamore St.	Single	2,012		Total Properties	36
45-47 Sycamore St.	2 Condos	3,204			
50-52 Sycamore St.	2 Family	3,075			
54-56 Sycamore St.	2 Condos	3,187			
2-4 Thayer St.	2 Family	2,680			
6-8-Thayer St.	2 Family	2,735			
10 Thayer St.	Single	1,152			
9-11 Thayer St.	Apt.	3,120			
15-17 Thayer St.	2 Family	1,862			
21-23 Thayer St.	2 Family	2,122			
430 Trapelo Rd.	2 Condos	2,479			
439 Trapelo Rd.	3 Family	2,348			
441-443 Trapelo Rd.	3 Family	1,978			
462 Trapelo Rd.	2 Family	3,278			
2-4 Waverly St.	2 Condos	4,474			
10 Waverly St.	2 Family	2,140			
12-14 Waverly St.	2 Family	2,460			
16-18 Waverly St.	2 Family	2,444			
22 Waverly St.	Single	2,020			
23 Waverly St.	2 Family	2,856			
36 Properties	Average	2,717			
Lot 263A - Proposed	Single	3,192	77th		
Lot 263B - Proposed	Single	2,971	69th		

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 76 Whit. St. Lot 263A

#74

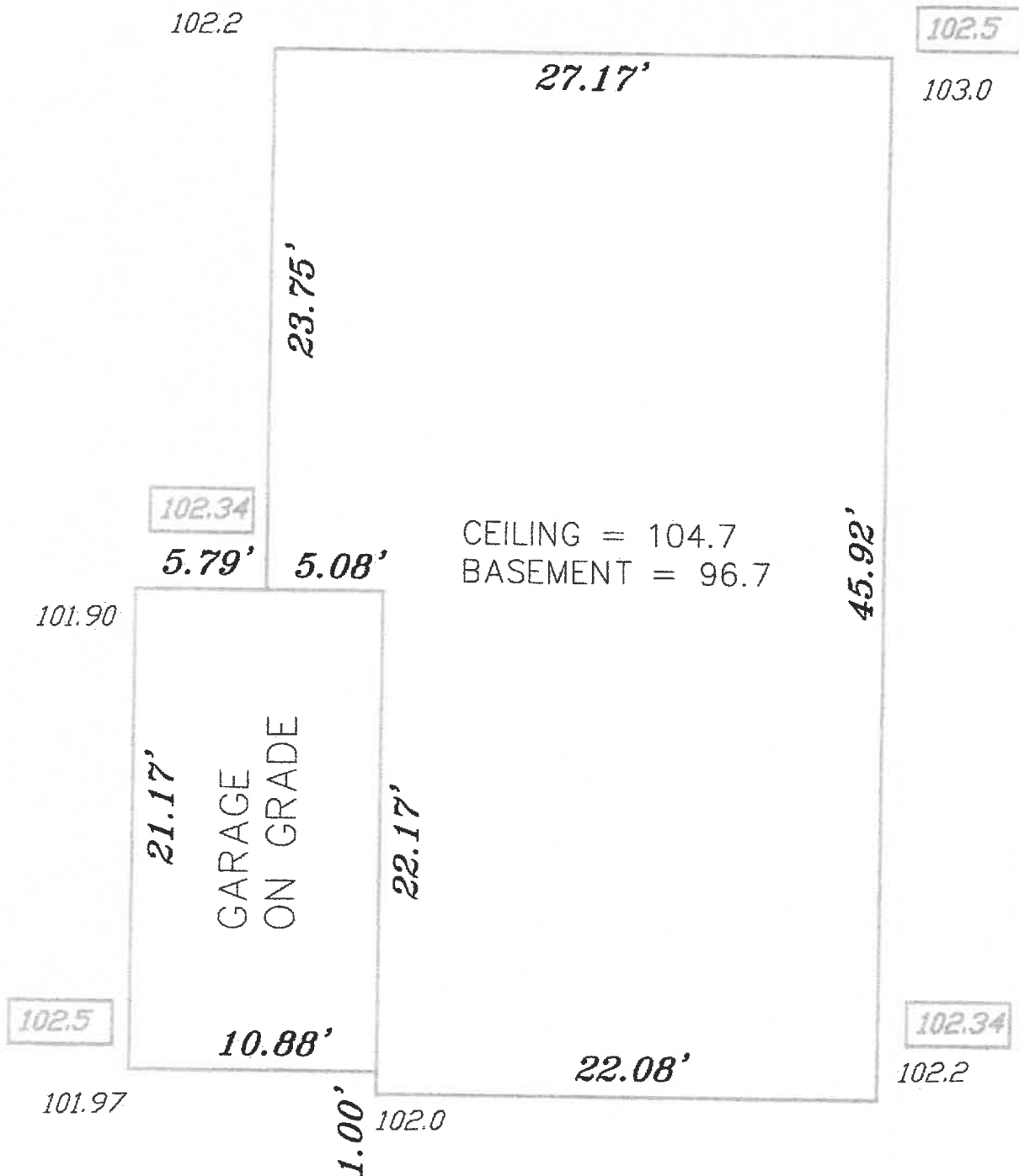
Surveyor Signature and Stamp: Scott L. [Signature]

Date: 2/27/2023

Per §4.2 of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		4,000				4586	
Lot Frontage (feet)		45.00				53.33	
Lot Area/Unit (sq. ft./d.u.)							
Lot Coverage (% of lot)		30%				29.7%	
Open Space (% of lot)		45%				66.4%	
Setbacks: (feet)	> Front	17.1				17.1	
	> Side/Side	10	10			10.1	10.2
	> Rear	17.2				22.9	
Building Height:	> Feet	32				29.58	
	> Stories	2 1/2				2 1/2	
1/2 Story (feet) (Per §1.4)	> Perimeter					See A-4	
	> Area						
	> Length						
Per §6D of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	> Face Street	✓				✓	
	> Setback	17.1'				17.1'	
Curb Cut							
HVAC:	> Front Yard						
	> Side/Rear Setbacks					Rear/18'	

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

R7219
WHITE STREET
LOT 263A



Percent of Foundation Below Grade (NIC Garage)

Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	104.7	102.5	102.34	22.08	8	176.64	50.34	71.50%
D	104.7	102.34	102.5	45.92	8	367.36	104.6976	71.50%
D	104.7	102.5	102.2	27.17	8	217.36	63.85	70.63%
D	104.7	102.2	102.34	23.75	8	190	57.7125	69.63%
D	104.7	104.7	104.7	5.08	8	40.64	0.00	100.00%
D	104.7	104.7	104.7	22.17	8	177.36	0	100.00%
	104.7			146.17	8	1169.36	276.60	76.35%

Ceiling Height:	8	<- enter
Basement Floor Elevation	96.7	<- enter
Ceiling Elevation	104.7	
Perimeter Total Length	146.17	
Total Perimeter Square Foot	1169.36	
Exposed Square Footage	276.60	
% Covered	76.35%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
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#REF!	#REF!	#REF!	#REF!
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Percent of Foundation Below Grade (Including Garage)

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
E	102	102.5	102.2	102.34	22.08	2254.368	2261.434	7.07
J	102.2	102.34	103	102.5	45.92	4711.392	4703.126	-8.27
K	103	102.5	102.2	102.2	27.17	2787.642	2780.85	-6.7925
L	102.2	102.2	101.9	102.34	23.75	2423.688	2428.913	5.225
L	101.9	102.34	101.9	102.34	5.79	590.001	592.5486	2.5476
L	101.9	102.34	101.97	102.5	21.17	2157.964	2168.231	10.26745
L	101.97	102.5	102	102.5	10.88	1109.597	1115.2	5.6032
L	102	102.5	102	102.5	1	102	102.5	0.5
					157.76	16136.65	16152.8	16.15075

Ceiling Height:	8
Basement Floor Elevation	96.7
Ceiling Elevation	104.7
Perimeter Total Length	157.76
Total Perimeter Square Foot	1262.08
Average Existing Grade	102.29
New Average Grade	102.39
Difference in Grade in feet	0.10

% Covered using Avg Grade 71.11%

Scanned
2/27/2023

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 76 White St. lot 263B

#76

Surveyor Signature and Stamp: [Signature]

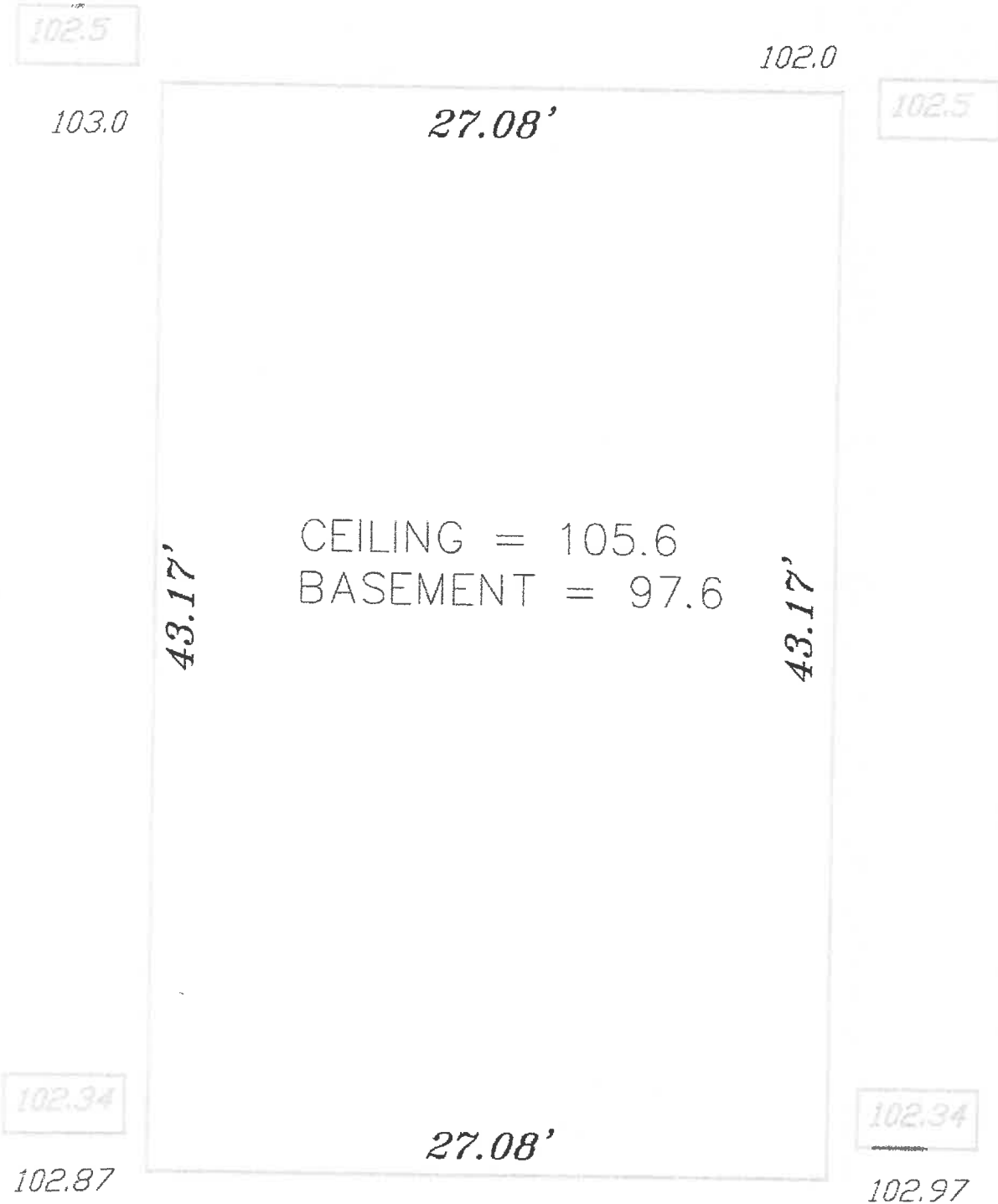
Date: 2/27/2023

<u>Per §4.2 of the Zoning By-Laws</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		4000		4701
Lot Frontage (feet)		45.00		54.67
Lot Area/Unit (sq. ft./d.u.)				
Lot Coverage (% of lot)		30%		27.98%
Open Space (% of lot)		45%		66.49%
Setbacks: (feet)	➤ Front	18.55		18.55
	➤ Side/Side	10 10		10.2 -
	➤ Rear	17.2		24.2
Building Height:	➤ Feet	32		28.38
	➤ Stories	2 1/2		2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			See
	➤ Length			A-4
<u>Per §6D of the Zoning By-Laws</u>				
		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street	✓		✓
	➤ Setback	18.55'		18.55'
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			Rear/20'

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

R7219PL3
WHITE STREET
LOT 263B

102.50 - PROPOSED ELEVATION



Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
E	102.87	102.34	102.97	102.34	27.08	2787.074	2771.367	-15.71
J	102.97	102.34	102	102.5	43.17	4424.277	4421.471	-2.81
K	102	102.5	103	102.5	27.08	2775.7	2775.7	0
L	103	102.5	102.87	102.34	43.17	4443.704	4421.471	-22.23255
					140.5	14430.76	14390.01	-40.745

Ceiling Height:	8
Basement Floor Elevation	97.6
Ceiling Elevation	105.6
Perimeter Total Length	140.50
Total Perimeter Square Foot	1124.00
Average Existing Grade	102.71
New Average Grade	102.42
Difference in Grade in feet	-0.29

% Covered using Avg Grade 60.25%

Good
2/27/2023

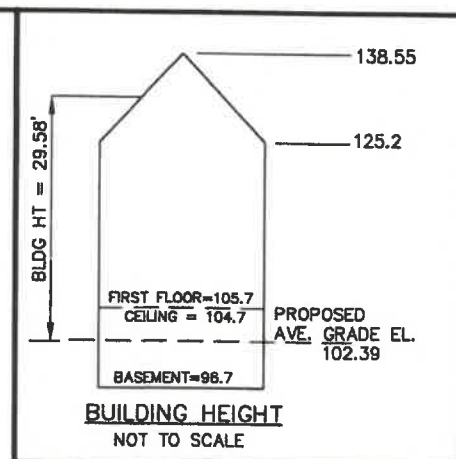
Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	105.6	102.34	102.34	27.08	8	216.64	88.28	59.25%
D	105.6	102.34	102.5	43.17	8	345.36	137.2806	60.25%
D	105.6	102.5	102.5	27.08	8	216.64	83.95	61.25%
D	105.6	102.5	102.34	43.17	8	345.36	137.2806	60.25%
	105.6			140.50	8	1124.00	446.79	60.25%

Ceiling Height:	8	<- enter
Basement Floor Elevation	97.6	<- enter
Ceiling Elevation	105.6	
Perimeter Total Length	140.50	
Total Perimeter Square Foot	1124.00	
Exposed Square Footage	446.79	
% Covered	60.25%	<- result

North	South	East	West
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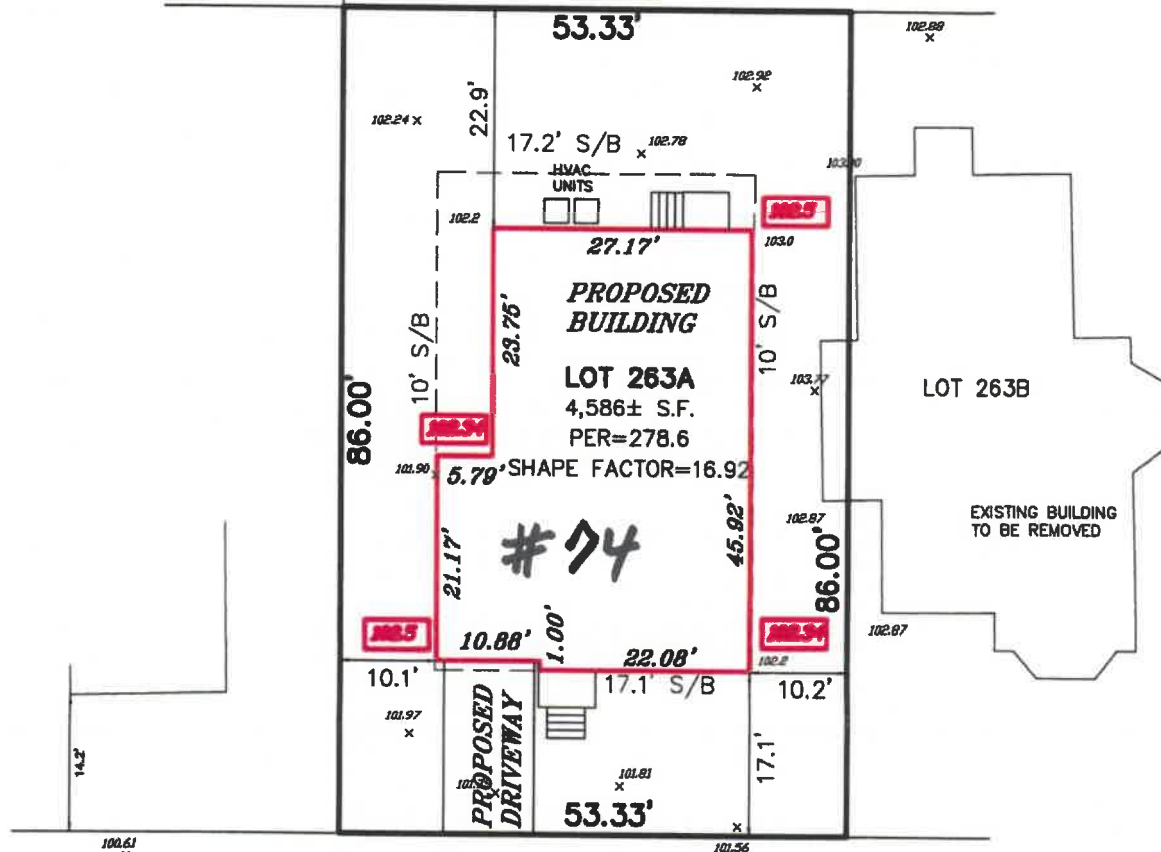


 2/27/2023



LOT 264

71.1% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



THERE ARE NO STREET TREES.

WHITE STREET

..(PUBLIC - 40' WIDE)

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

102.5 - PROPOSED ELEVATION

ZONING DISTRICT: GR (GENERAL RESIDENCE)
REQ. PROPOSED

FRONT SETBACK:	17.1'	17.1'
SIDE SETBACK:	10'	10.1'
REAR SETBACK:	17.2'	22.9'
MAXIMUM LOT COVERAGE:	30%	29.7%
MINIMUM OPEN SPACE:	45%	66.4%
LOT FRONTAGE:		53.33'

TOTAL LOT AREA: 4,586± S.F.

OWNER: DANIEL DA FONCESCA
78800/434

ASSESSORS MAP 3 - PARCEL 203

PROPOSED PLOT PLAN
#76 WHITE STREET (LOT 263A)
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 2/27/2023



ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 7219PL1A.DWG



SCOTT LYNCH, PLS

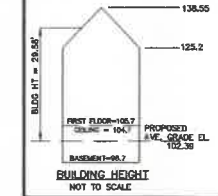
DATE _____



PROPOSED ELEVATION

ZONING DISTRICT: GR (GENERAL RESIDENCE)
REQ. PROPOSED
FRONT SETBACK: 17.1' { 17.1'
SIDE SETBACK: 10' { 10.1'
REAR SETBACK: 17.2' { 22.9'
MAXIMUM LOT COVERAGE: 30% { 29.7%
MINIMUM OPEN SPACE: 45% { 66.4%
LOT FRONTAGE: 53.33'
TOTAL LOT AREA: 4,586± S.F.

LOT 264
N/F
SARAH WHEATON & JULIAN FRIGO,
CAROLINE WHEATON
31888/578



I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SCOTT LYNCH

DATE 2/27/2023



N/F
70 WHITE STREET CONDOMINIUM
54346/353

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
DEED BOOK 78800 PAGE 434 (LOCUS DEED)
PLAN BOOK 6 PLAN 36 (LOCUS PLAN)
PLAN 132 OF 2010

NOTES

LOT 263 IS TO BE DIVIDED INTO TWO LOTS.

LOTS 263A & 263B ARE TO BE CONSIDERED BUILDING LOTS.

THERE ARE NO STREET TREES.

OWNER: DANIEL DA FONCESCA
78800/434

PLAN OF LAND
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: FEBRUARY 27, 2023



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7219PL1.DWG

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

WHITE STREET

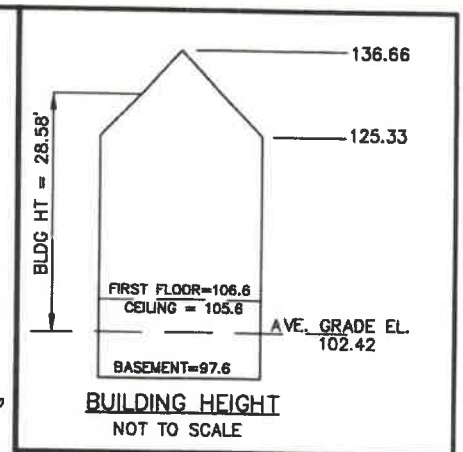
(PUBLIC - 40' WIDE)

SYCAMORE STREET

(PUBLIC - 40' WIDE)

WATER
8" SEWER
R=101.0
I=50.0

10" DRAIN



14.7'

LOT 264

54.67'

18.4'

21.0' PROPOSED GARAGE 21.0'

11.67' 5.2' 11.67'

PROPOSED DRIVEWAY

102.98 x

24.2'

102.96

102.90

103.02

17.2' S/B

102.0

102.5

10.2'

EXISTING BUILDING TO BE REMOVED

LOT 263A

103.77 x

10' S/B

27.08'

LOT 263B

4,701± S.F.

PER=281.3

SHAPE FACTOR=16.83

#76

PROPOSED BUILDING

102.91

103.14

102.87

17.35' S/B

43.17'

43.17'

27.08'

102.97

18.55' S/B

102.78

17.3'

101.78

724

18.55'

54.67'

101.56

x 100.43

WHITE STREET

(PUBLIC - 40' WIDE)

WATER

102.50 - PROPOSED ELEVATION

DWG. NO. 7219PL3A.DWG



DATE _____

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SCOTT LYNCH

DATE

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
DEED BOOK 78800 PAGE 434 (LOCUS DEED)
PLAN BOOK 6 PLAN 36 (LOCUS PLAN)
PLAN 132 OF 2010

NOTES

LOT 263 IS TO BE DIVIDED INTO TWO LOTS.

LOTS 263A & 263B ARE TO BE CONSIDERED BUILDING LOTS.

OWNER: DANIEL DA FONCESCA
78800/434

PLAN OF LAND
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: FEBRUARY 27, 2023



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7219PL3.DWG

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT: GR (GENERAL RESIDENCE)
REQ. PROPOSED
FRONT S/B (WHITE): 18.55' 18.55'
FRONT S/B (SYCAMORE): 17.35' 17.35'
SIDE SETBACK: 10' 10.2'
REAR SETBACK: 17.2' 24.2'
MAXIMUM LOT COVERAGE: 30% 29.98%
MINIMUM OPEN SPACE: 45% 66.4%
LOT FRONTAGE: 54.67'
TOTAL LOT AREA: 4,701± S.F.

WHITE STREET

(PUBLIC - 40' WIDE)

WATER

8" SEWER

10" DRAIN

R=101.0
I=94.0

R=101.0

LOT 264
N/F
SARAH WHEATON & JULIAN FRIGO,
CAROLINE WHEATON
31888/578

LOT 263A
4,586± S.F.
PER=278.6
SHAPE FACTOR=16.92

LOT 263B
4,701± S.F.
PER=281.3
SHAPE FACTOR=16.83

#76

EXISTING BUILDING
TO BE REMOVED
PROPOSED
BUILDING

PROPOSED
GARAGE

PROPOSED
DRIVEWAY

SYCAMORE STREET

(PUBLIC - 40' WIDE)

WATER

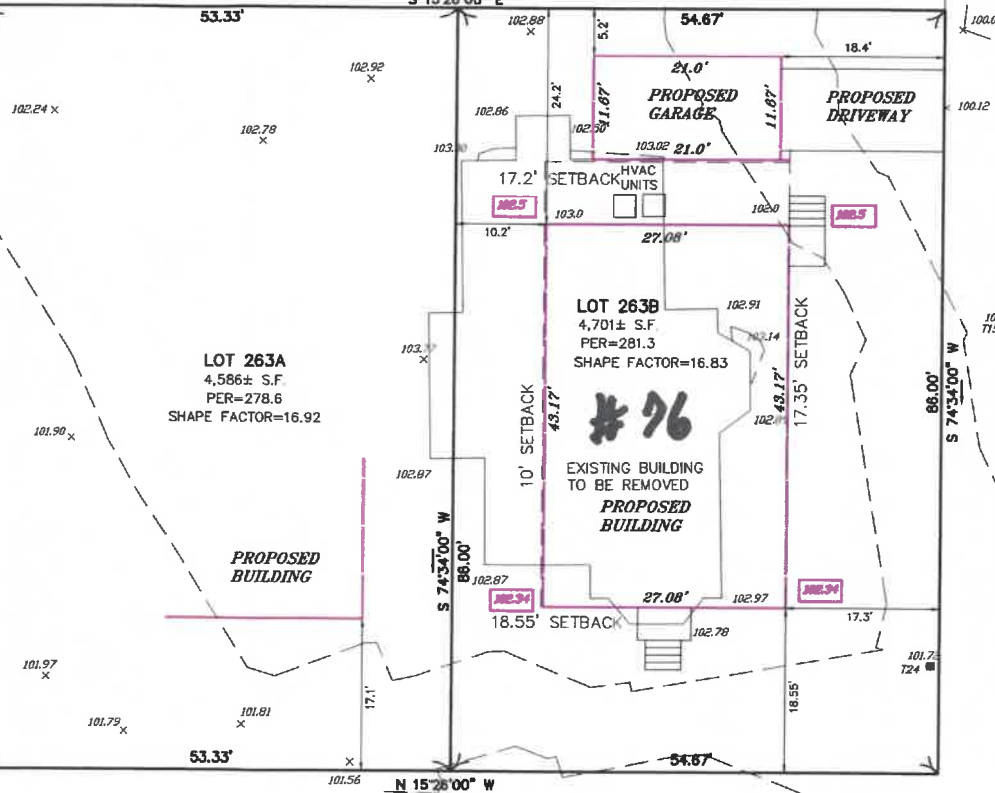
8" SEWER

60.25% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



PLAN 132 OF 2010

N/F
70 WHITE STREET CONDOMINIUM
54346/353



#76

76 WHITE STREET
BELMONT MA,
LOT 263B

3/3/23

NORDESIGN & BUILD LLC
ARCHITECTS

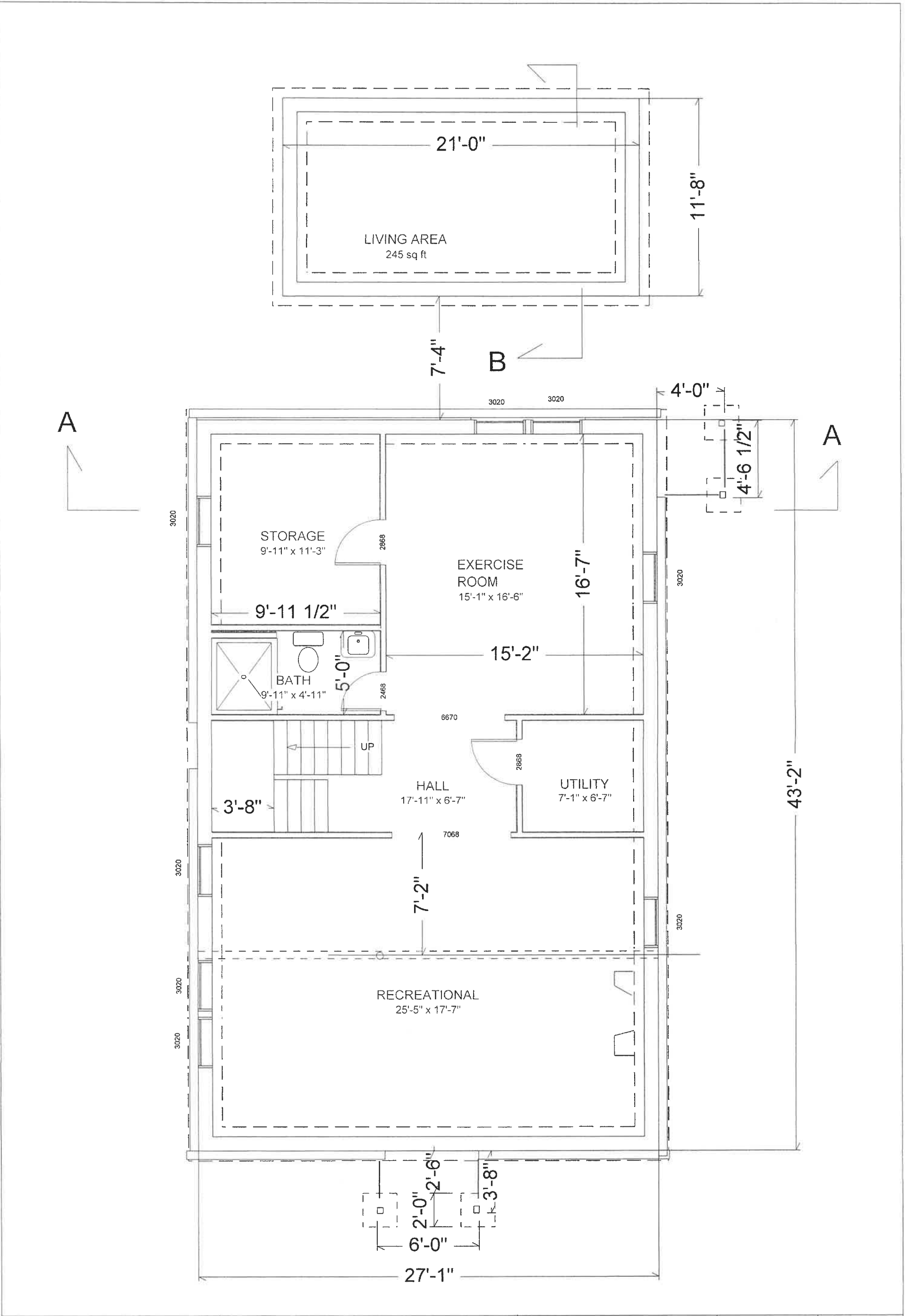
21 HOUGH ROAD BELMONT MA 02478 617-283-5299



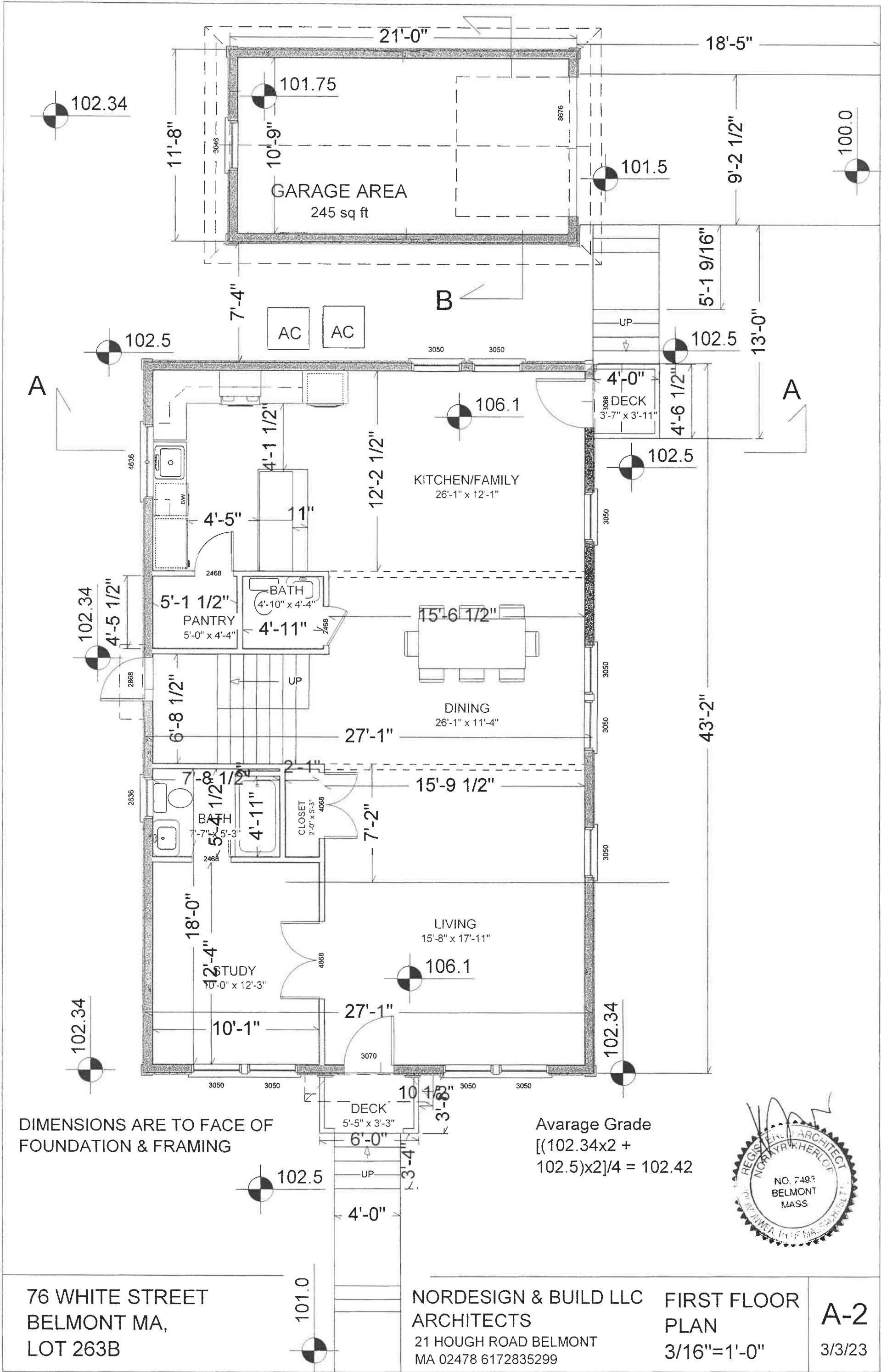
LOT 263B

LIST OF DRAWINGS

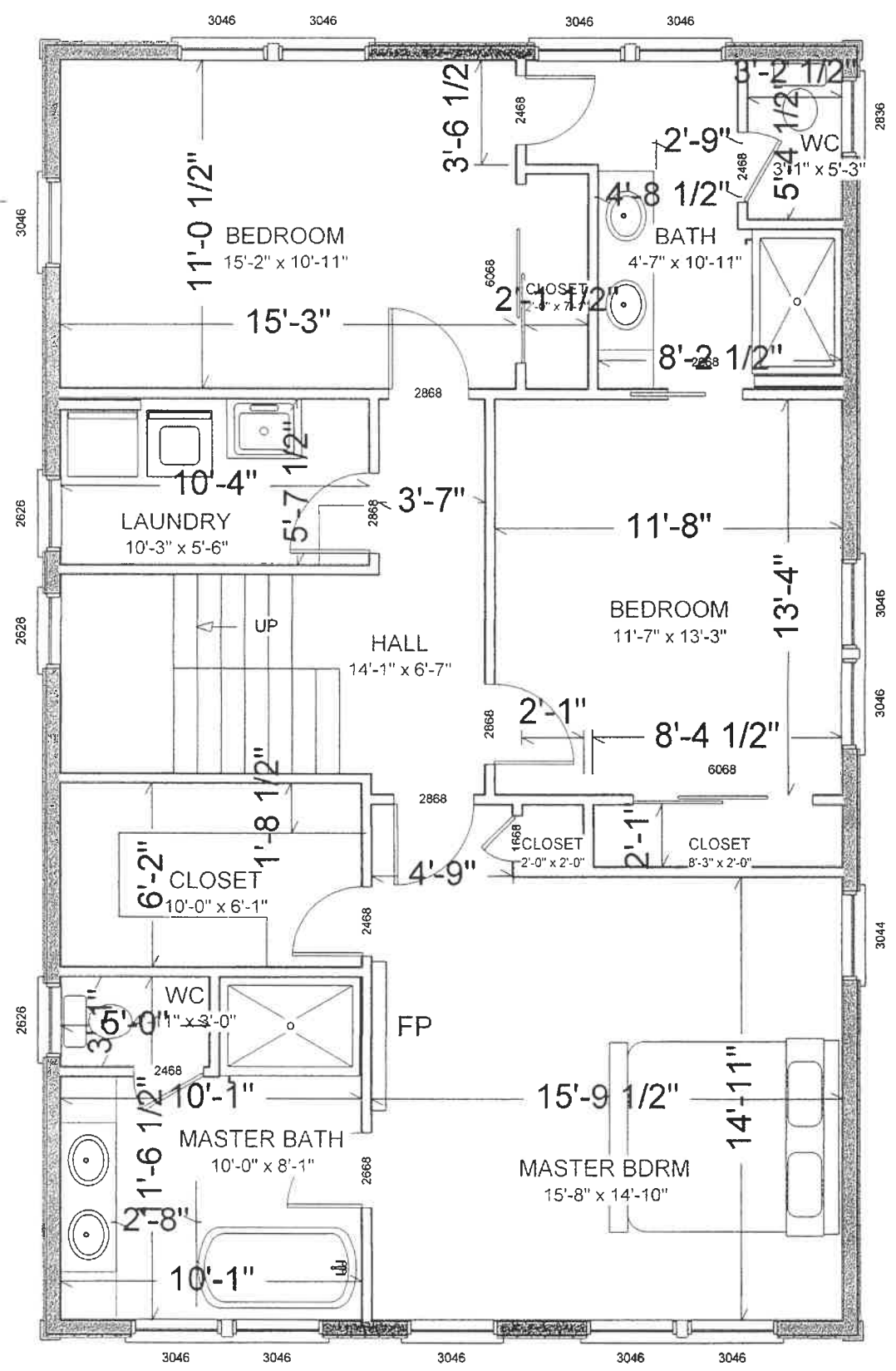
- L-1 LANDSCAPING PLAN
- A-1 BASEMENT FLOOR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 HALF STORY CALCULATIONS
- A-5 DOOR & WINDOW SCHEDULE
- A-6 WEST ELEVATION (FRONT ON WHITE STREET)
- A-7 SOUTH ELEVATION
- A-8 WEST ELEVATION
- A-9 NORTH ELEVATION
- A-10 SECTIONS A-A & B-B



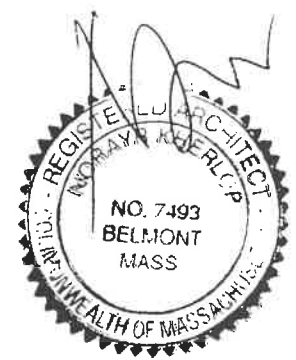
76 WHITE STREET BELMONT MA, LOT 263B	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	BASEMENT FLOOR PLAN 3/16"=1'-0"	3/3/23	A-1
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A



A



76 WHITE STREET
BELMONT MA,
LOT 263B

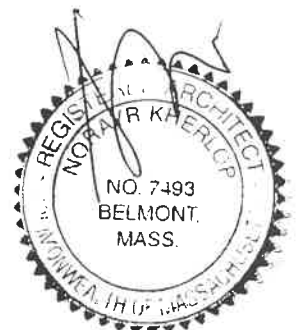
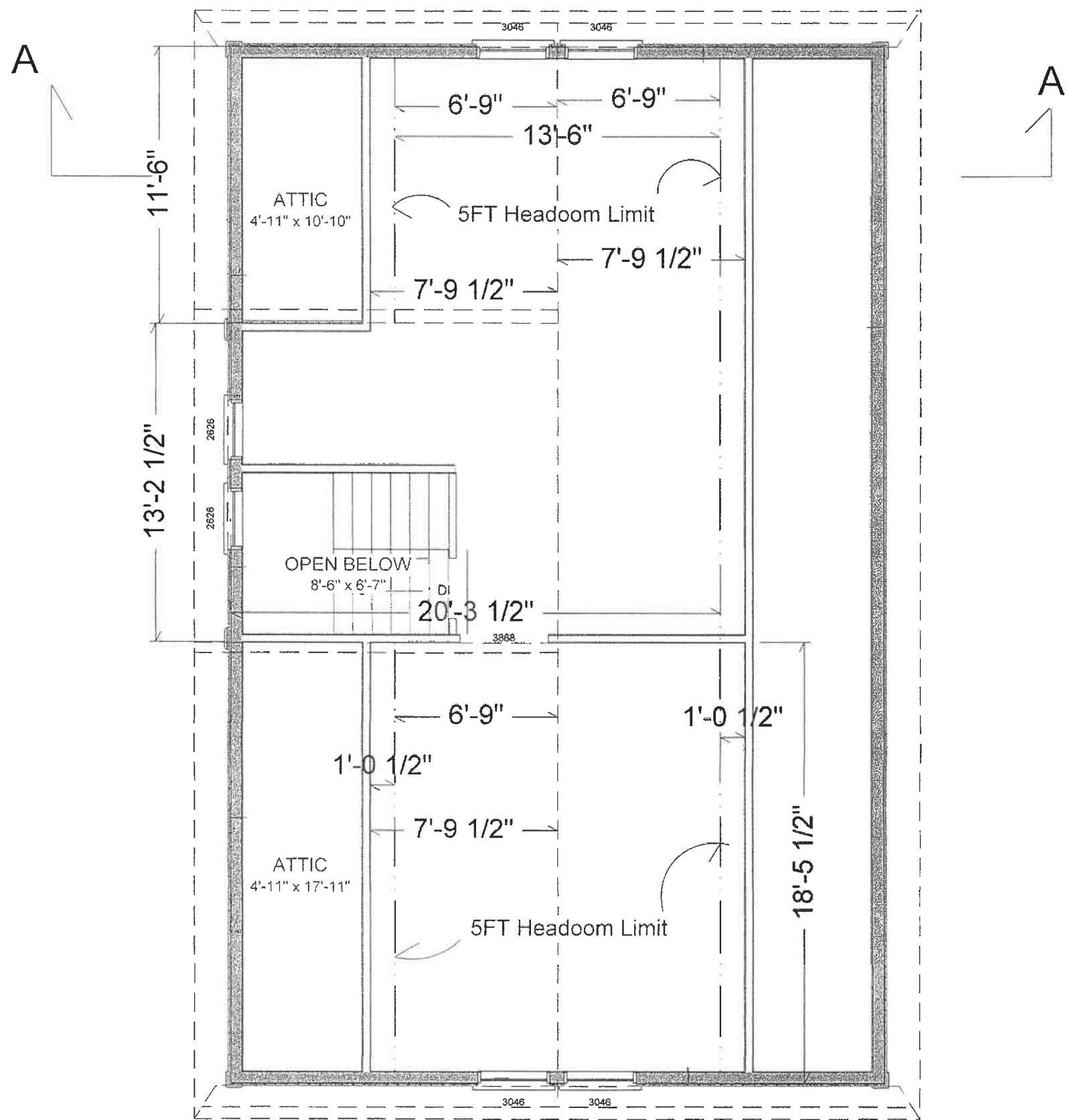
NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478
617-283-5299

SECOND
FLOOR PLAN
3/16"=1'-0"

3/3/23

A-3

5ft Headroom area =
11.5x13.5+13.2x20.29+13.5x18.54=
155.25+267.83+250.29 = 673.37sf
673.37/1168.77 = 57.61% < 60%



76 WHITE STREET BELMONT MA, LOT 263B	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	1/2 STORY CALCS 3/16"=1'-0"	3/3/23	A-4
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WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION
W01	8	0	36"X24"	AWNING
W02	10	1	36"X60"	DOUBLE HUNG
W03	1	1	30"X42"	DOUBLE HUNG
W04	1	1	54"X42"	DBL CASEMENT-LHL/RHR
W05	1	1	36"X54"	DOUBLE HUNG
W06	12	2	36"X54"	DOUBLE HUNG
W07	3	2	30"X30"	AWNING
W08	1	2	32"X42"	DOUBLE HUNG
W09	1	2	36"X52"	DOUBLE HUNG
W010	2	3	30"X30"	AWNING
W11	4	3	36"X54"	DOUBLE HUNG

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	THICKNESS
D01	1	0	28X80X1 3/8"		1 3/8
D02	2	0	32X80X1 3/8"		1 3/8
D03	1	1	36X80X1 3/4"	EXT.	1 3/4
D04	1	1	32X80X1 3/4"	EXT.	1 3/4
D05	1	1	36X84X1 3/4"	EXT.	1 3/4
D06	4	1	28X80X1 3/8"		1 3/8
D07	1	1	24X80X1 3/8"		1 3/8
D08	1	1	102X90"	GARAGE	1 3/4
D09	4	2	32X80X1 3/8"		1 3/8
D010	2	2	72X80"	SLIDER	1 3/8
D11	1	2	30X80X1 3/8"	POCKET	1 3/8
D12	4	2	28X80X1 3/8"		1 3/8
D13	1	2	30X80X1 3/8"	HINGED-GLASS	1 3/8
D14	1	2	18X80X1 3/8"		1 3/8
D15	1	3	28X78X1 3/8"		1 3/8
D16	1	3	32X80X1 3/8"		1 3/8
D17	1	3	28X80X1 3/8"		1 3/8

ALL BATHROOM, STAIR, BASEMENT WINDOWS & GLAZED DOORS SHALL BE IN TEMPERED GLASS

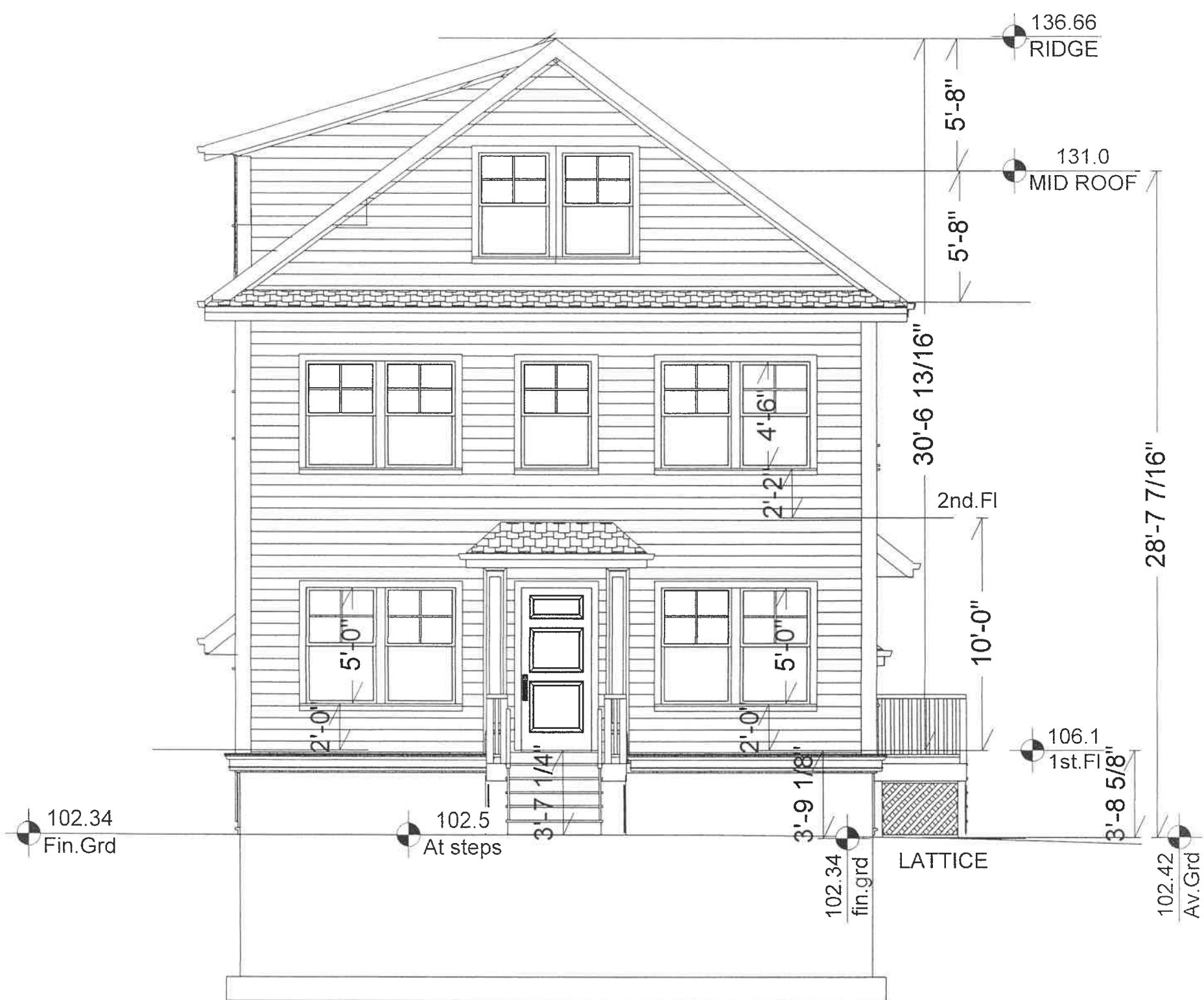
ALL WINDOWS & GLAZED DOORS SHALL MEET THE STATE ENERGY CODE

BEDROOM WINDOW SHALL MEET THE EGRESS CODE

WINDOW SILL SHALL BE MINIMUM 24" ABOVE FINISHED FLOORS



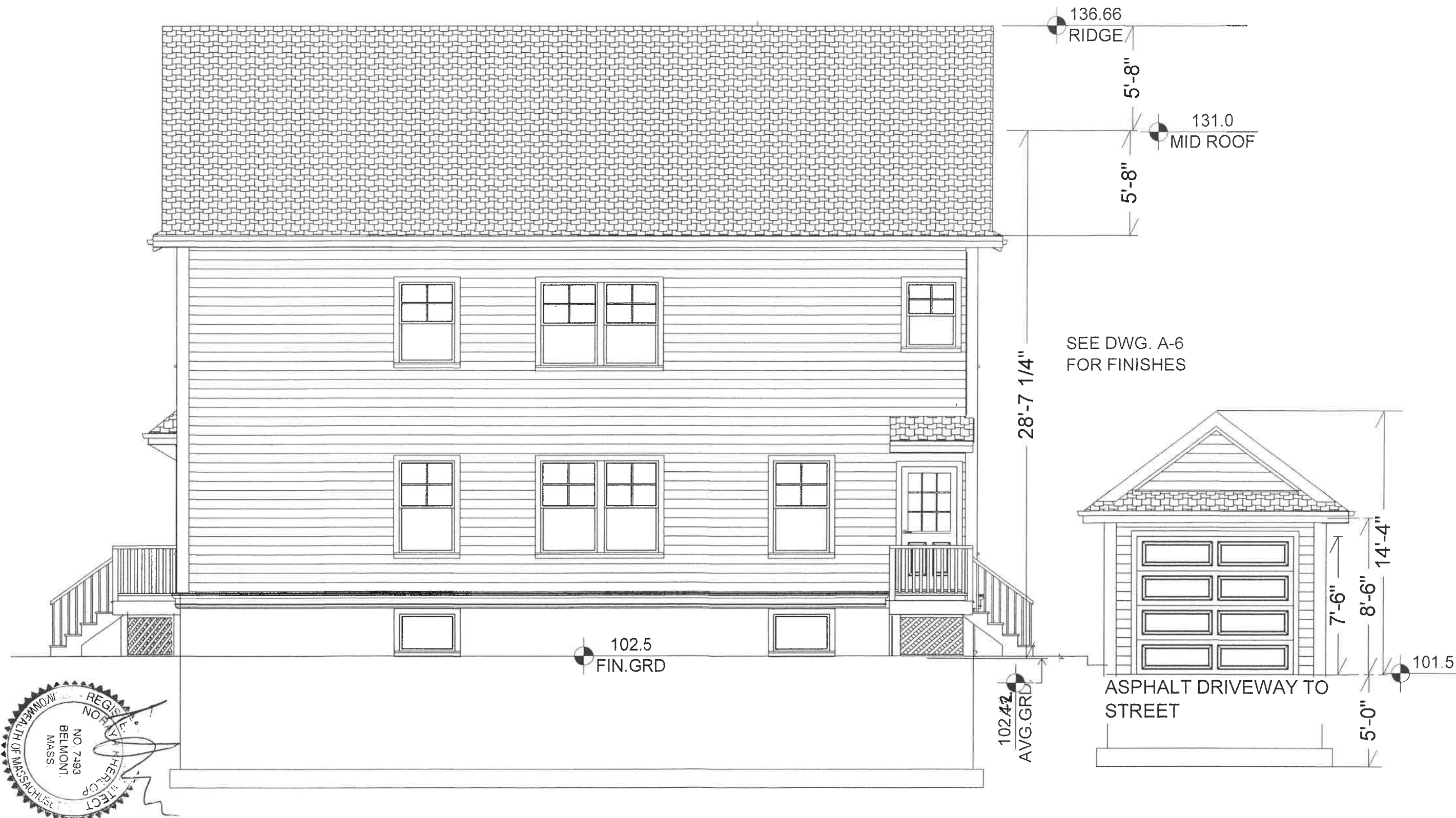
76 WHITE STREET BELMONT MA, LOT 263B	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	DOOR & WINDOW SCHEDULE	3/3/23	A-5
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FINISHES:
CEMENT BOARD SIDING 5" TO THE WEATHER
5/4X4 DOOR & WINDOW TRIMS
10" PILASTERS, 8" WATERTABLE
8X8 MONOLITHIC CORNER BOARDS, 1X10 RAKES, 1X12 FASCIA
BORDS, AZAK SOFFIT, ALUM GUTTERS & DOWNSPOUTS
ASPHALT ROOF SHINGLES, SLATE STYLE
CONCRETE FOUNDATION PAINTED BLACK



76 WHITE STREET BELMONT MA LOT 263B	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	FRONT (WEST) ELEVATION 3/16"=1'-0"	3/3/23	A-6
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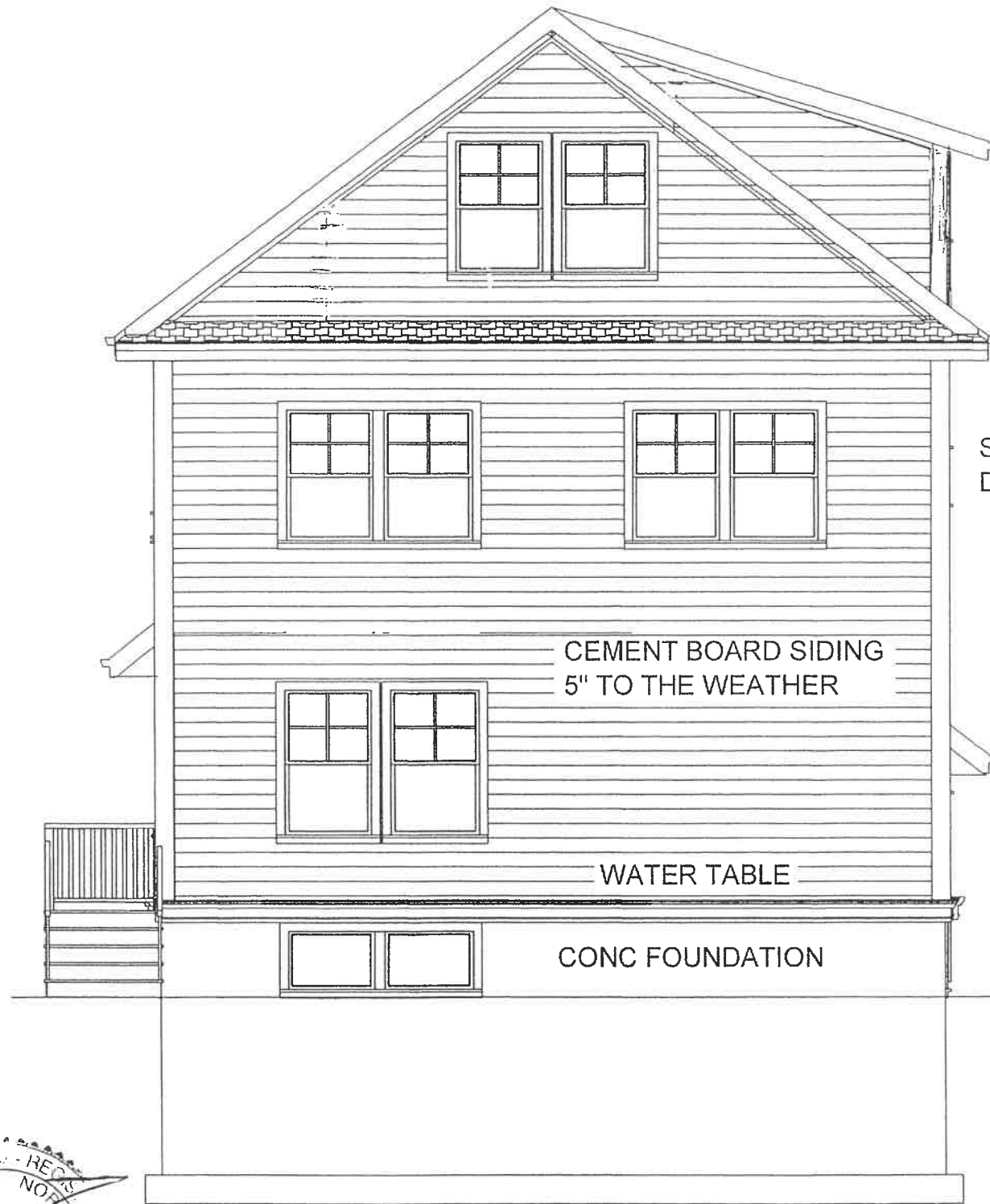
76 WHITE STRET, BELMONT MA
LOT 263B

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

SOUTH ELEVATION
3/16"=1'-0"

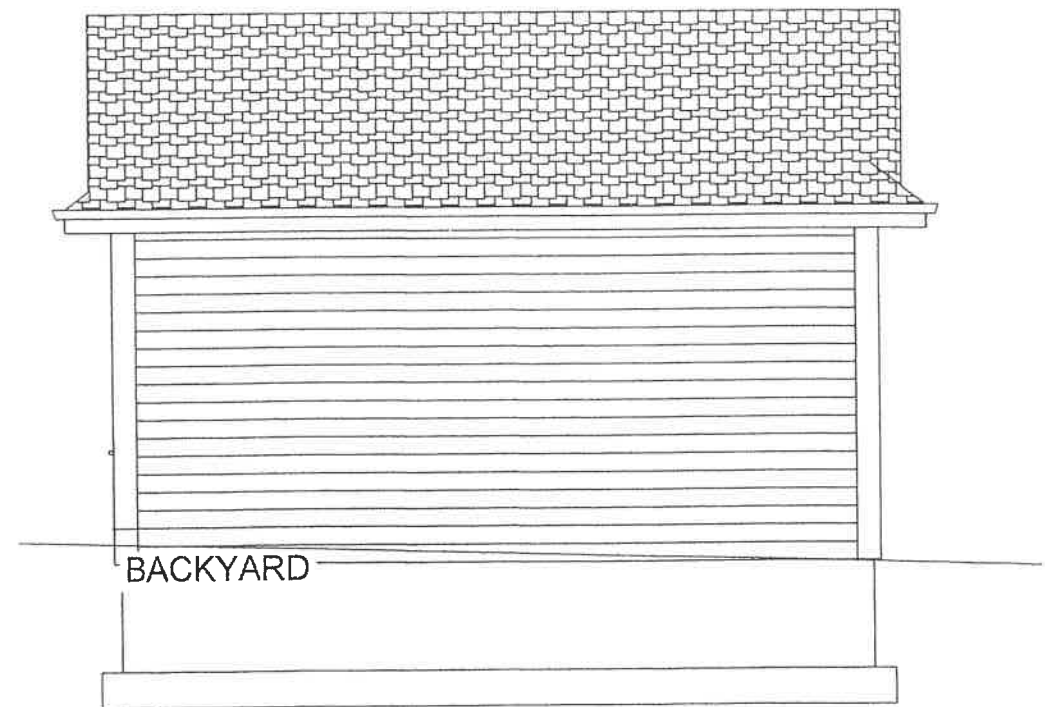
3/3/23

A-7

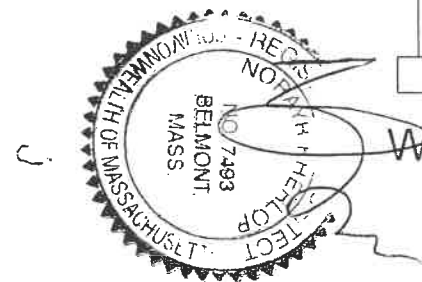


SEE ALSO
DRAWING A-6

WEST ELEVATION OF HOUSE



SIDE (WEST) ELEVATION OF GARAGE
(EAST ELEVATION IS OPPOSITE HANDED)



76 WHITE STREET BELMONT MA
LOT 263 b

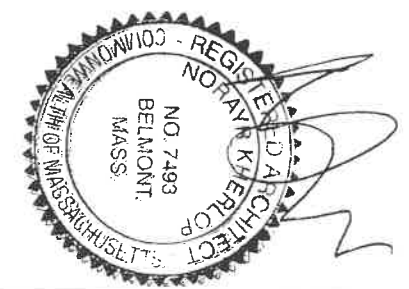
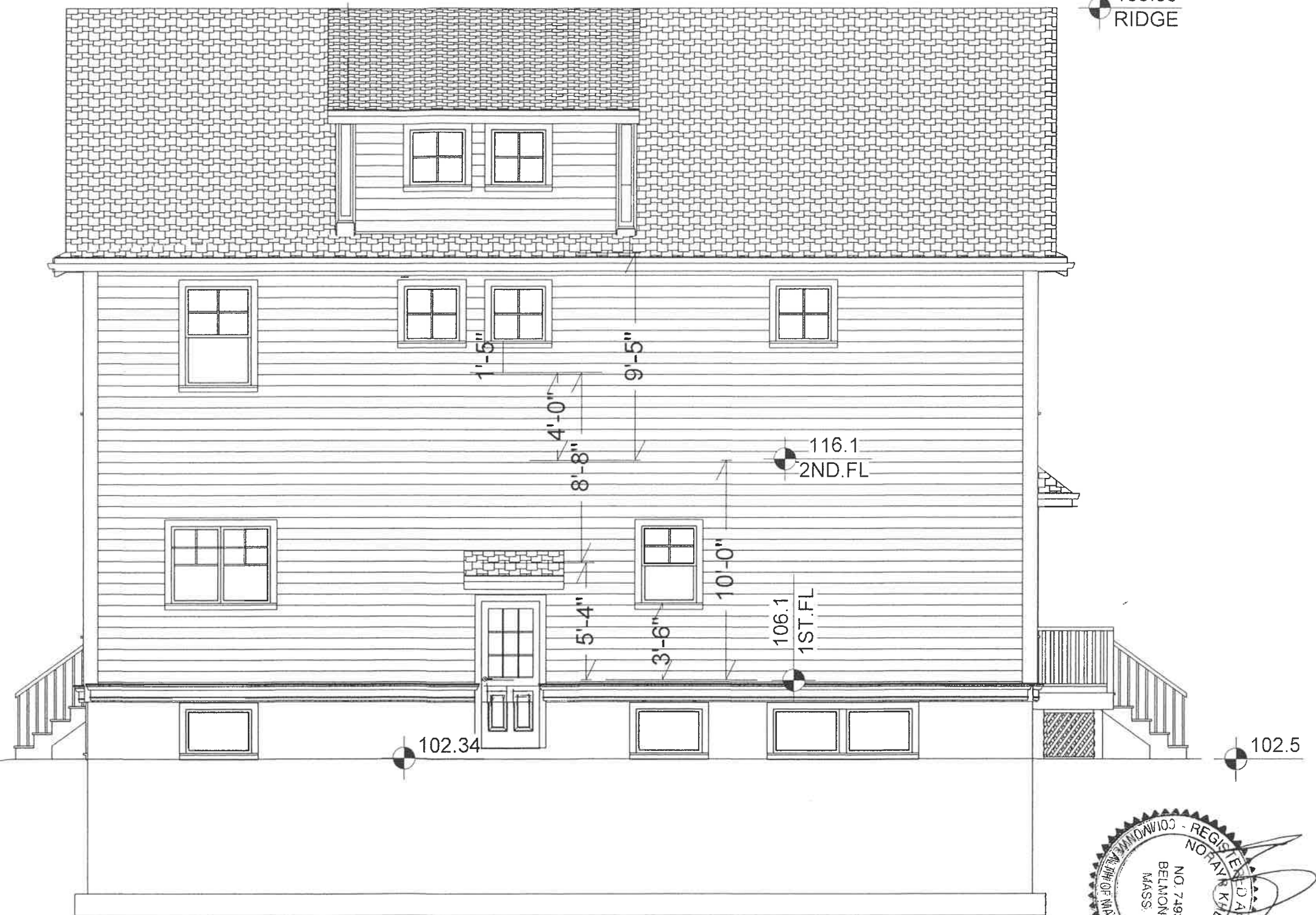
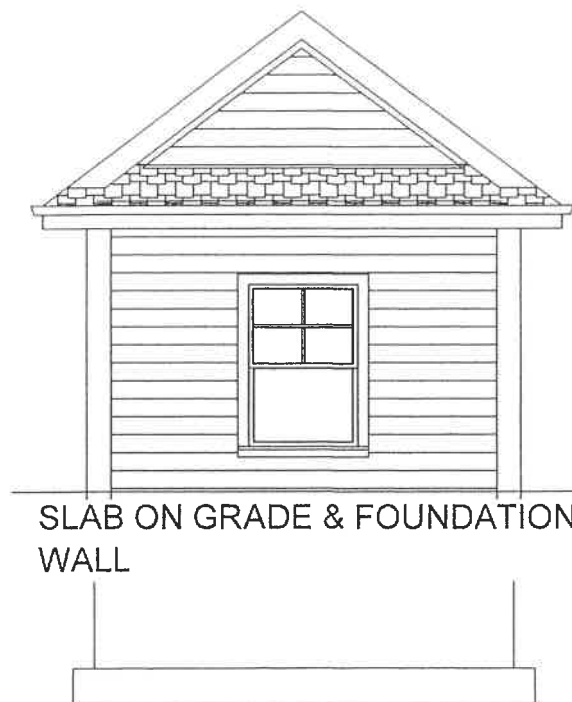
NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

WEST ELEVATION OF HOUSE, SIDE
ELEVATION OF GARAGE 3/16"=1'-0"

3/3/23

A-8

136.66
RIDGE



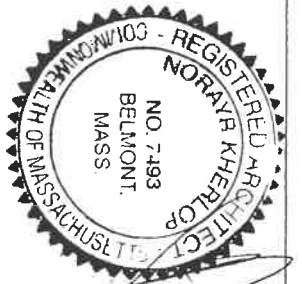
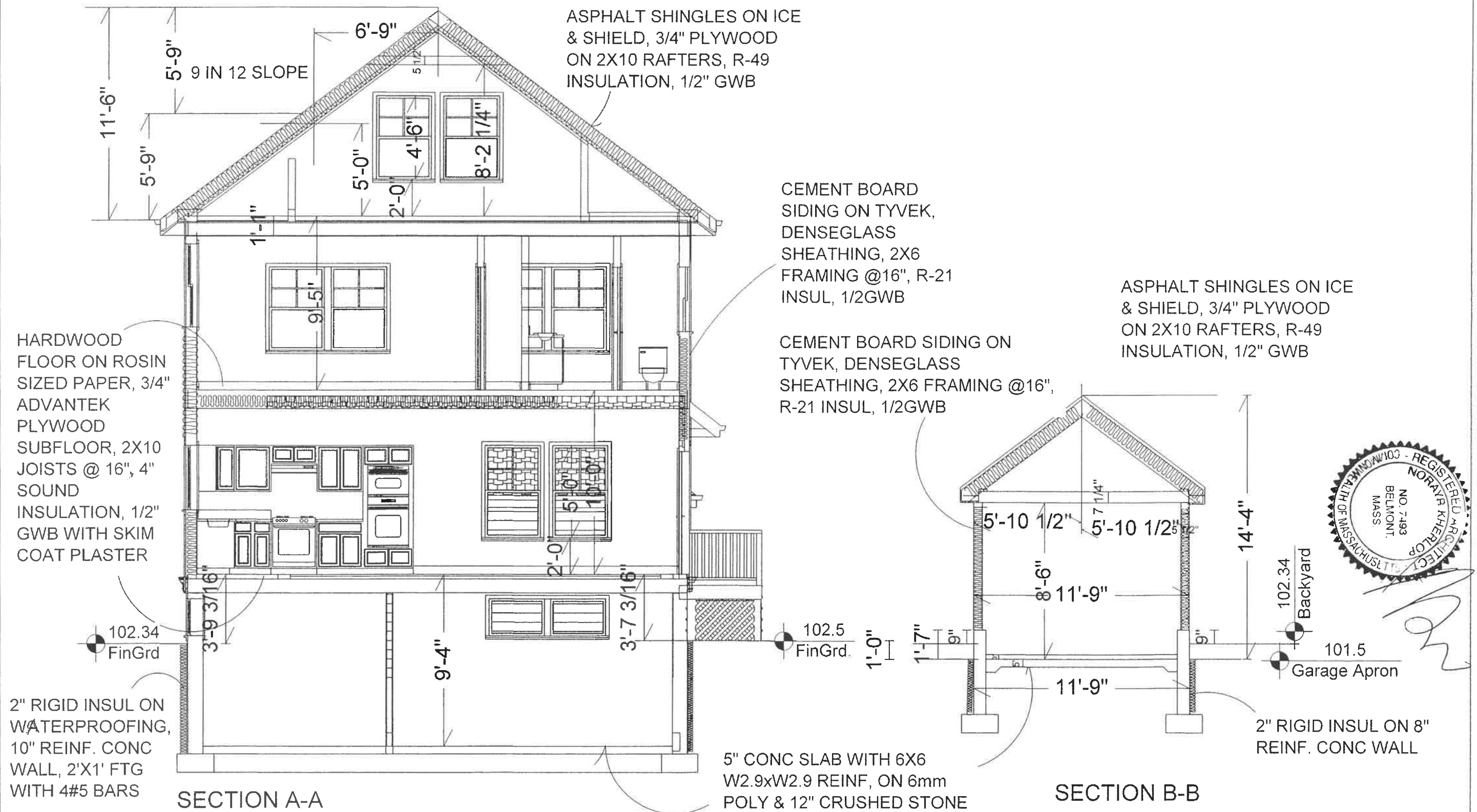
76 WHITE STREET
BELMONT MA, LOT 263B

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

NORTH ELEVATION
3/16"=1'-0"

3/3/23

A-9



76 WHITE STREET BELMONT MA LOT 263B	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	SECTION A-A & B-B 3/16"=1'-0"	3/3/23	A-10
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