



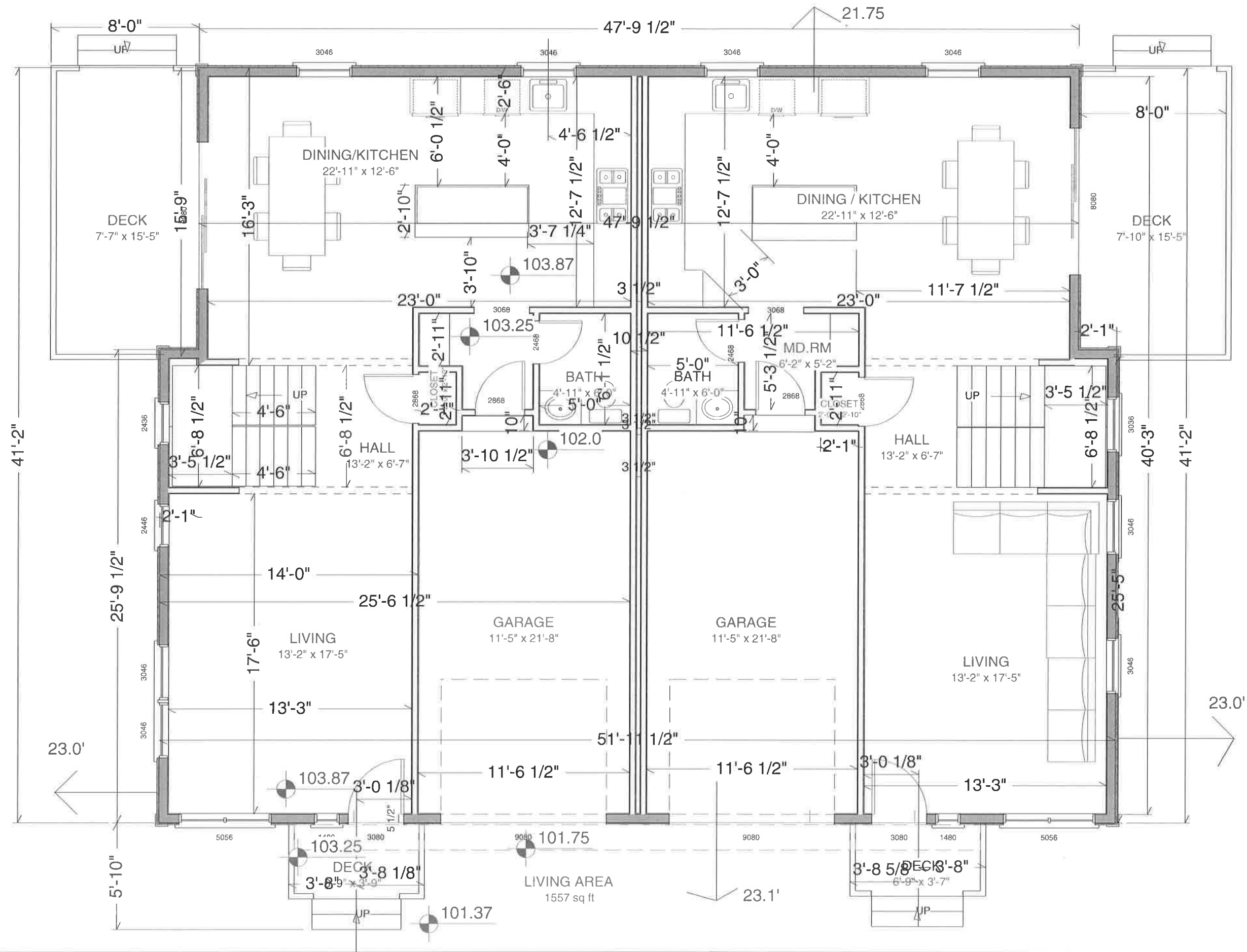
A-4

6/15/22

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

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
01478 617-283-5299

76 WHITE STREET
BELMONT MA



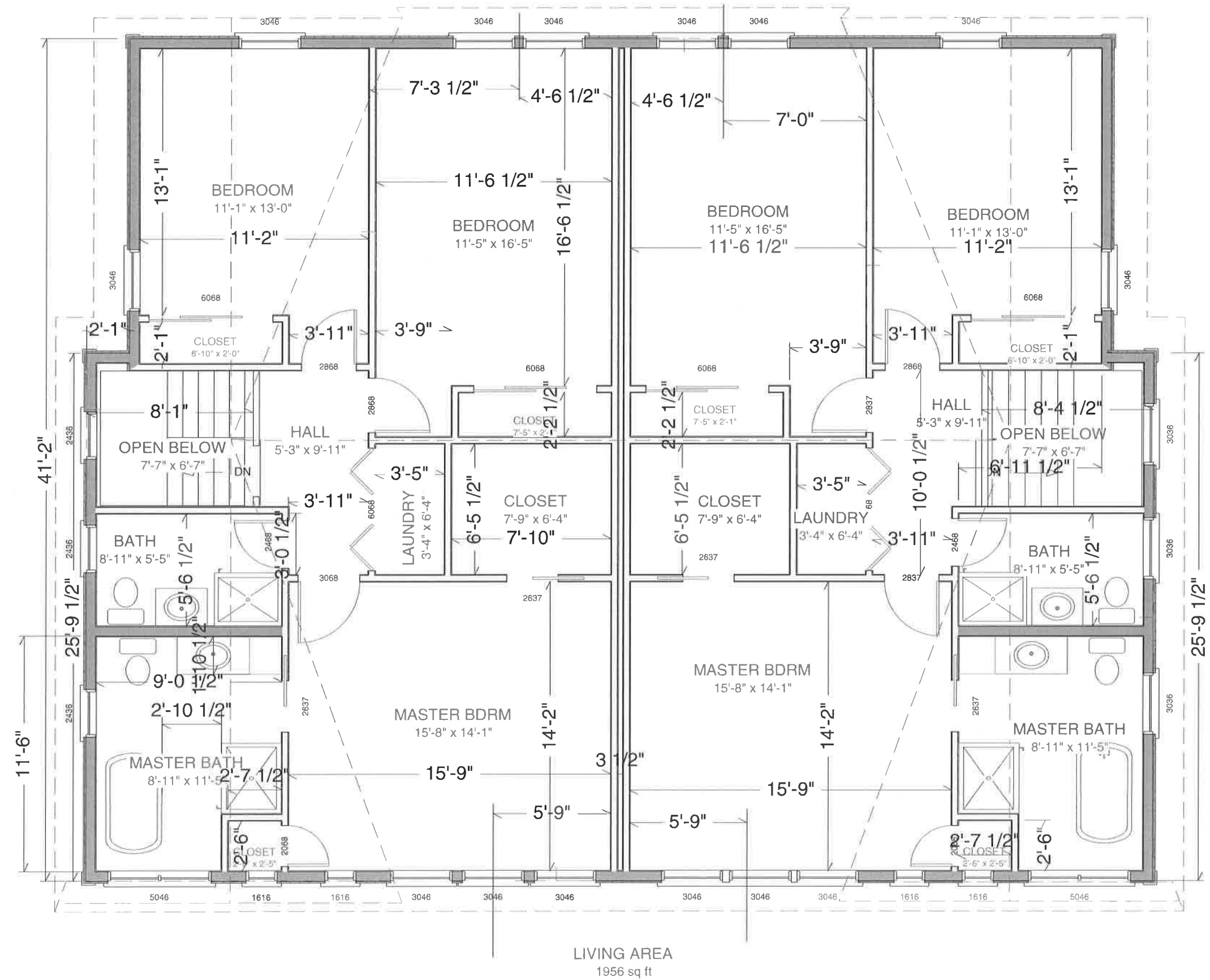
A-2

6/15/22

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

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

76 WHITE STREET
BELMONT MA

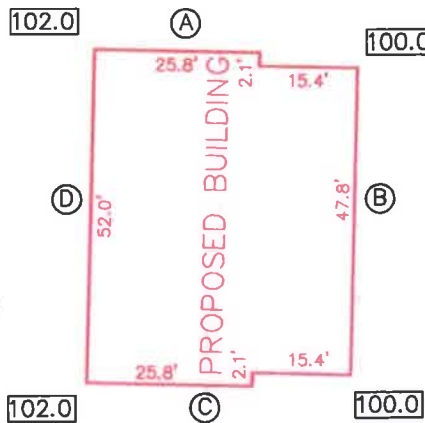
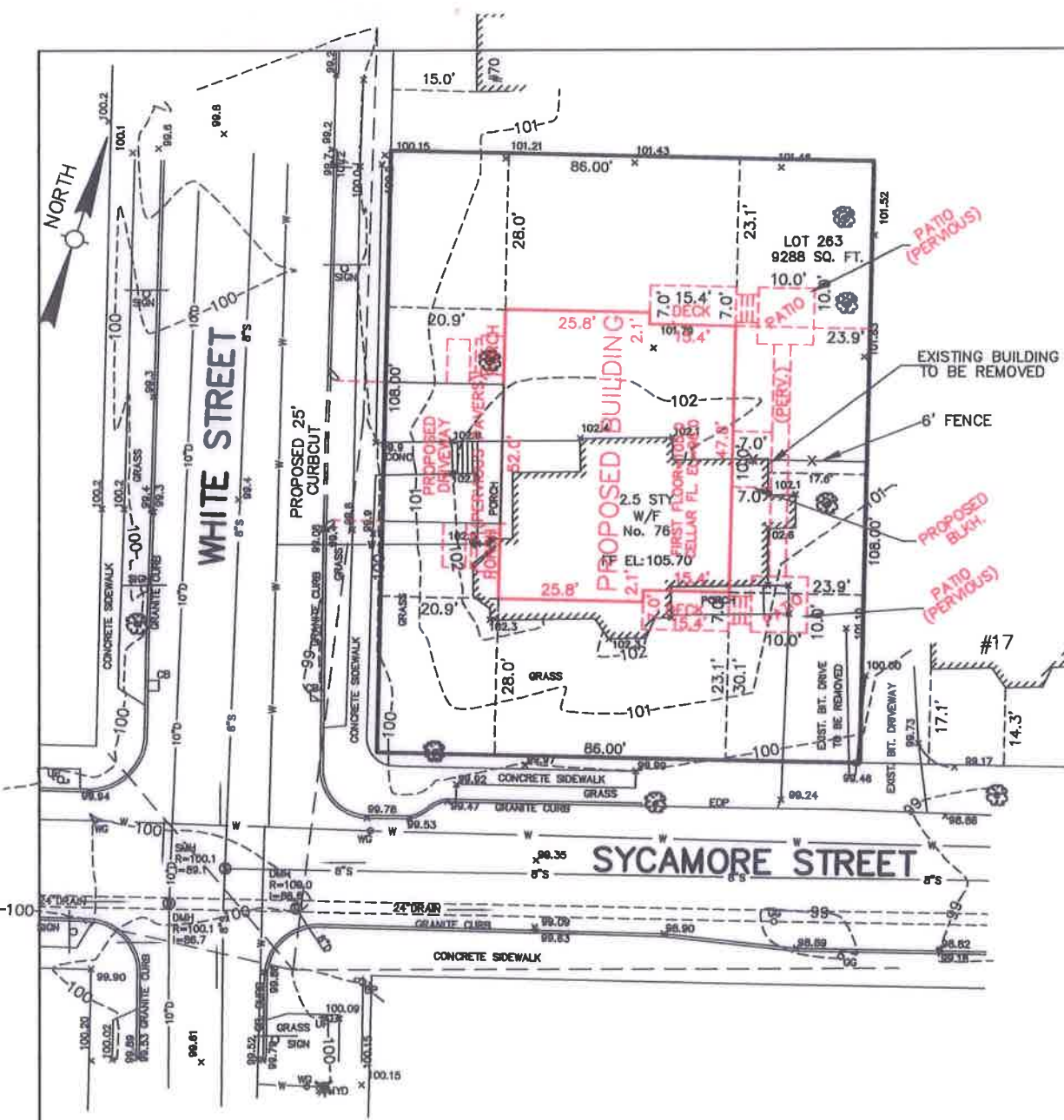


A-3
6/15/22

2ND FLOOR PLAN
3/16"=1'-0"

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BELMONT MA



AVERAGED GRADE CALCULATION

SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
A	41.2	102.0	100.0	101.0	4161.2
B	47.8	100.0	100.0	100.0	4780.0
C	41.2	100.0	102.0	101.0	4161.2
D	52.0	102.0	102.0	102.0	5304.0
SUM=	182.2				18406.4

$$\frac{18406.4}{182.2} = 101.0 = \text{AVERAGED GRADE}$$

ZONING DISTRICT GR

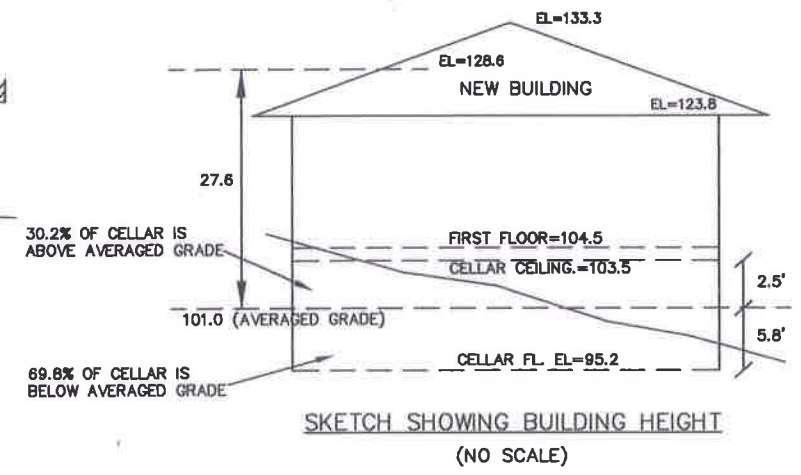
	REQUIRED	EXISTING	PROPOSED
LOT AREA	7000 S.F.	9288 S.F.	9288 S.F.
LOT FRONTAGE	70'	108.0'	108.0'
FRONT SETBACK	17.5', 17.2' *	16.5', 14.3'	20.9'
SIDE SETBACK	10'	17.6'	23.1'
REAR SETBACK	20'		23.9'
LOT COVERAGE	30%	17.7%	22.3%
OPEN SPACE	40%	73.6%	69.0%
BUILDING HEIGHT	33'(2.5 STY.)	30.0'	27.6'

EXISTING BUILDINGS AVERAGED FRONT SETBACK CALCULATION:

$\frac{15.0+20.0}{2} = 17.5 = \text{AVERAGED FRONT SETBACK (WHITE ST.)}$

$\frac{14.3+20.0}{2} = 17.2 = \text{AVERAGED FRONT SETBACK (SYCAMORE ST.)}$

(SEE PLAN)



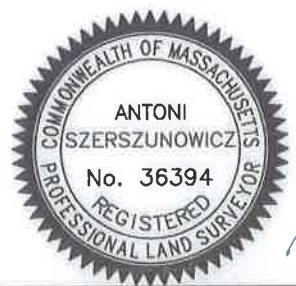
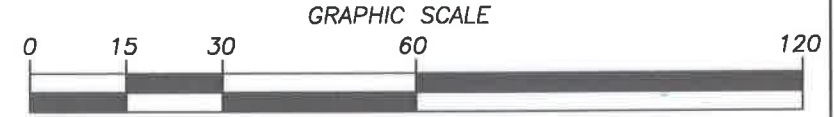
**PLOT PLAN
SHEET 1 OF 2
76 WHITE STREET
BELMONT, MASS.**

SCALE : 1" = 30' OCTOBER 12, 2022

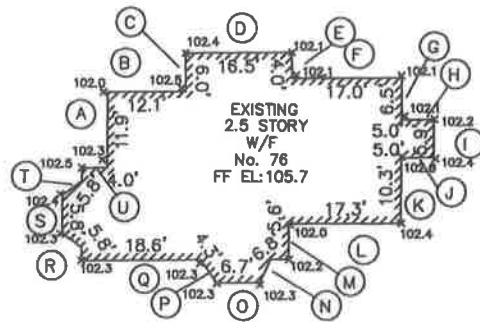
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386



Antoni Szerszunowicz



EXISTING CONDITIONS AVERAGED GRADE CALCULATION

SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGHT
A	11.9	102.3	100.0	101.2	1204.3
B	12.1	102.0	102.5	102.5	1240.3
C	6.0	102.5	102.4	102.4	614.4
D	16.5	102.4	102.1	102.3	1688.0
E	4.0	102.1	102.1	102.1	408.4
F	17.0	102.1	102.1	102.1	1735.7
G	6.5	102.1	102.1	102.1	663.7
H	5.0	102.1	102.2	102.1	510.5
I	5.9	102.2	102.4	102.3	603.6
J	5.0	102.4	102.6	102.5	512.5
K	10.3	102.6	102.4	102.5	1055.8
L	17.3	102.4	102.0	102.2	1768.1
M	5.6	102.0	102.2	102.1	571.8
N	6.8	102.2	102.3	102.2	695.0
O	6.7	102.3	102.3	102.0	683.4
P	4.3	102.3	102.3	102.3	439.9
Q	18.6	102.3	102.3	102.3	1902.8
R	5.8	102.3	102.3	102.3	593.3
S	5.8	102.3	102.4	102.3	593.3
T	5.8	102.4	102.5	102.4	593.9
U	4.0	102.5	102.3	102.4	409.6
SUM=	180.9				18487.9

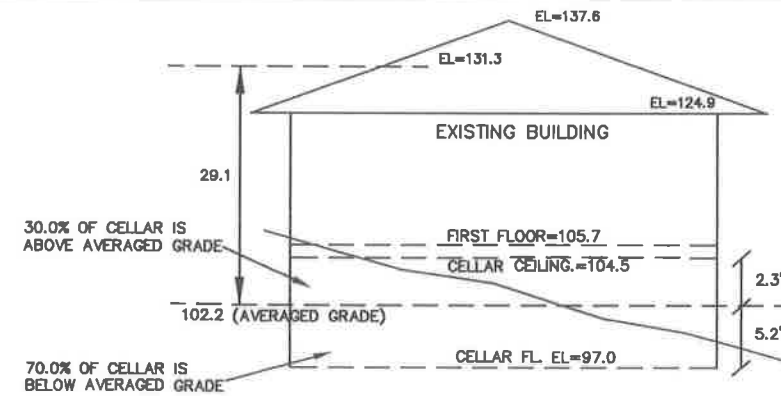
$$\frac{18487.9}{180.9} = 102.2 = \text{AVERAGED GRADE}$$

NOTES:

- ASSESSORS MAP/LOT: 27-129
- OWNER/APPLICANT: DANIEL FONSECA
86 BEACON ST. #10
LAWRENCE MA 01843
- PARCEL SHOWN HEREON IS IN ZONE X (AREA OUTSIDE OF 0.2% FLOODING)
AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25017C-0414E
EFFECTIVE DATE JULY 4, 2010.
- NO WETLANDS LOCATED ON LOCUS PARCEL.



Antoni Szerszunowicz



SKETCH SHOWING EXISTING BUILDING HEIGHT
(NO SCALE)

PLOT PLAN
SHEET 2 OF 2
76 WHITE STREET
BELMONT, MASS.

SCALE : 1"= 30' OCTOBER 12, 2022

AGH ENGINEERING

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PHONE: (781)344-2386

GRAPHIC SCALE

