



Site Plan based on Certified Plot Plan prepared on June 26, 2016 by Civil Construction Management 8 Merrimac Road, Box 475 Newton, NH 03858

Flood Zone Designation AE Floor Elevation 9'-0"

Assessor's Map 32, Lot 32-350 Lot Size = 6,556 SF

Zoning Analysis - 40 Brissette Ave

Lot Area = ±6,556 SF

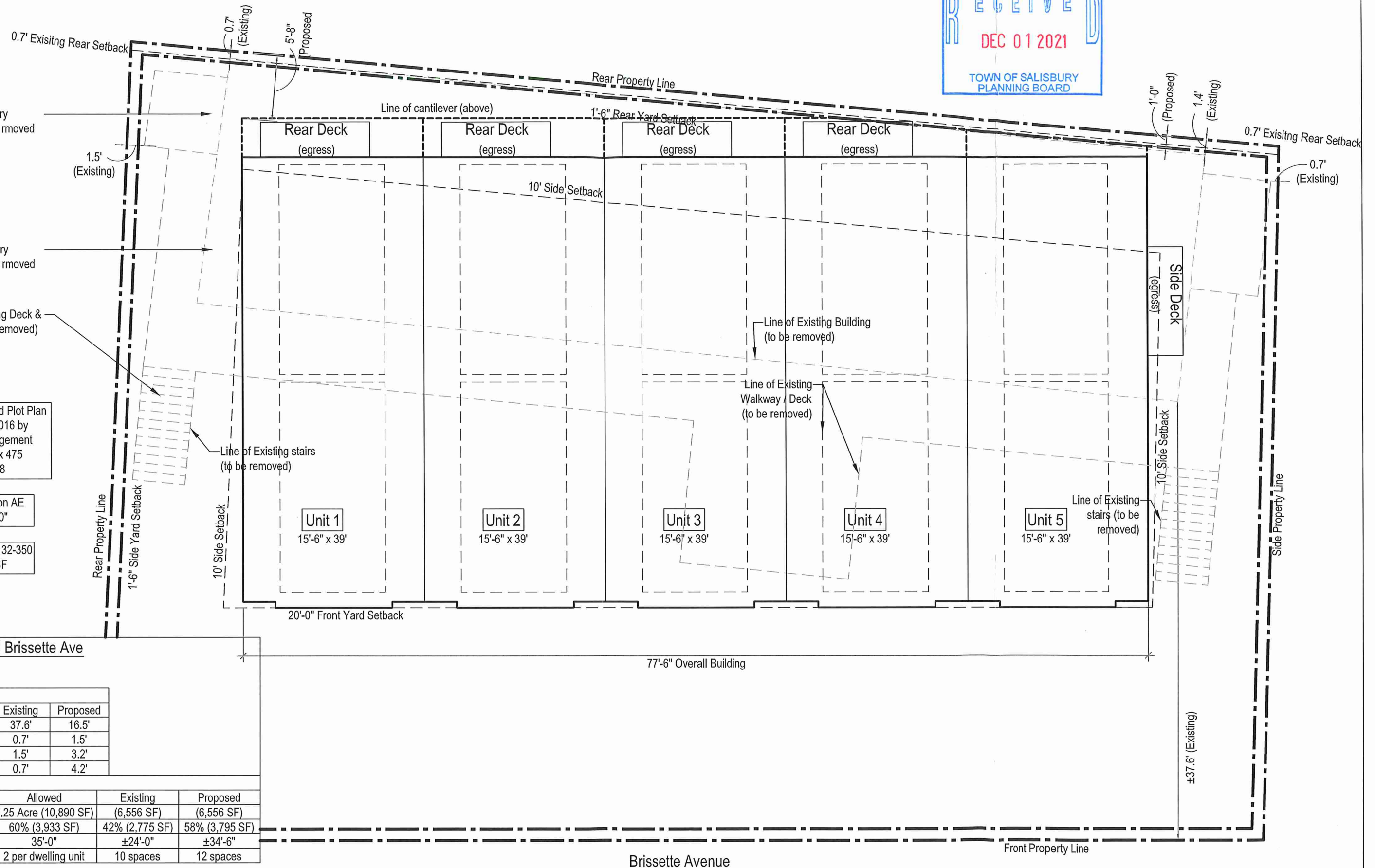
Zoning District = R3

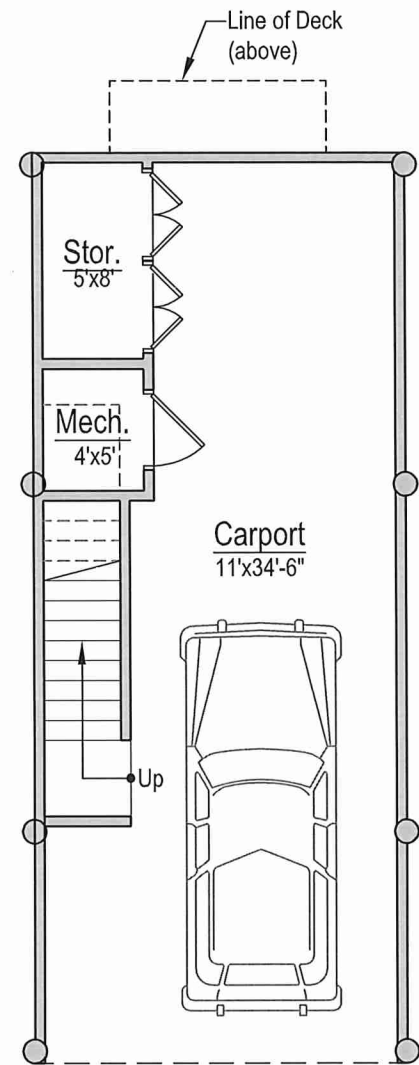
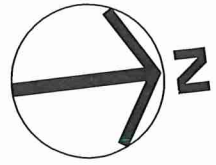
Setbacks

	Allowed	Existing	Proposed
Front	20'	37.6'	16.5'
Right Side	10'	0.7'	1.5'
Left Side	10'	1.5'	3.2'
Rear	10'	0.7'	4.2'

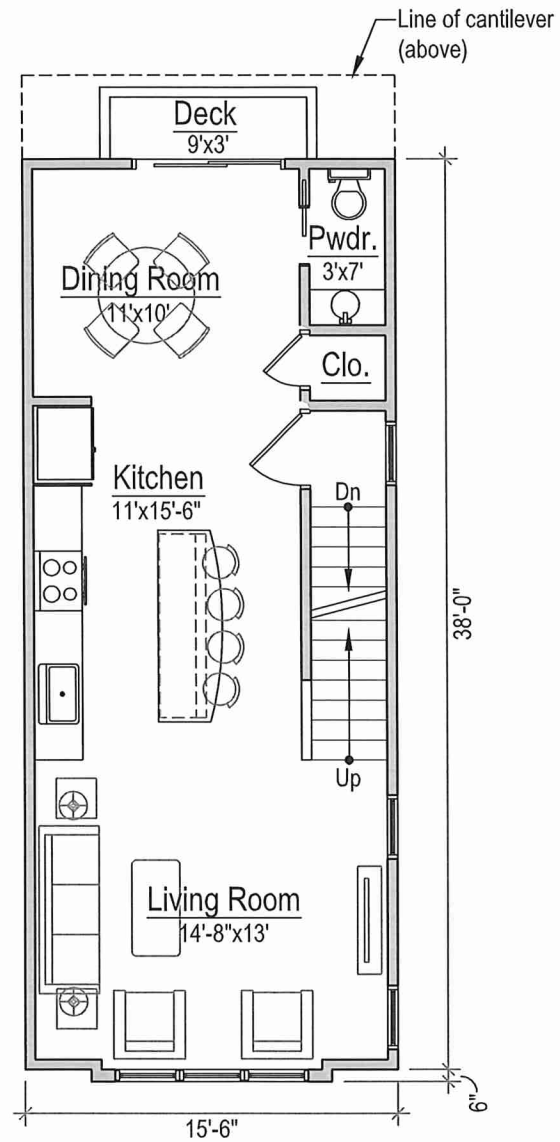
Lot Calculations

	Allowed	Existing	Proposed
Minimum Lot Size	0.25 Acre (10,890 SF)	(6,556 SF)	(6,556 SF)
Maximum Lot Coverage	60% (3,933 SF)	42% (2,775 SF)	58% (3,795 SF)
Maximum Height	35'-0"	±24'-0"	±34'-6"
Minimum Parking	2 per dwelling unit	10 spaces	12 spaces

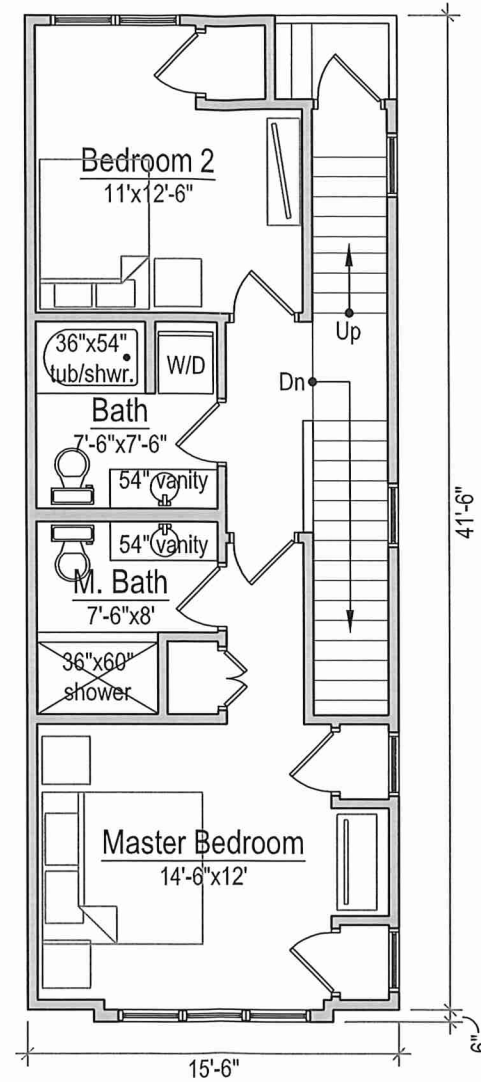




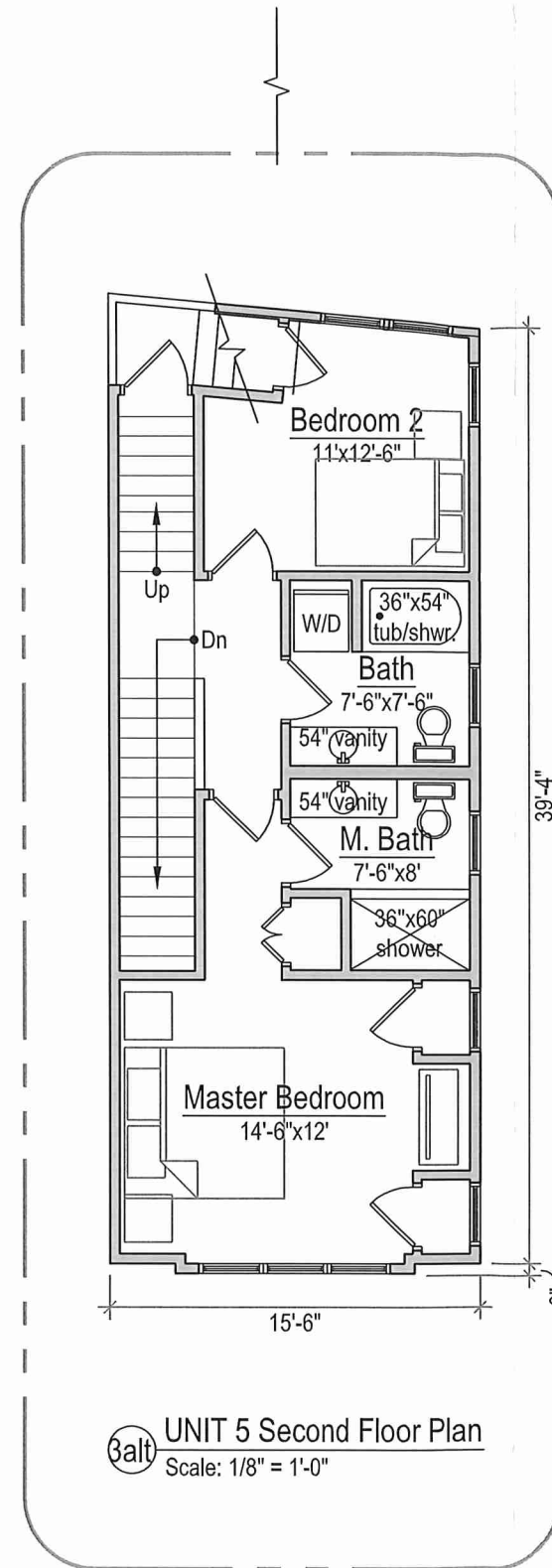
1 Carport Plan
Scale: 1/8" = 1'-0"



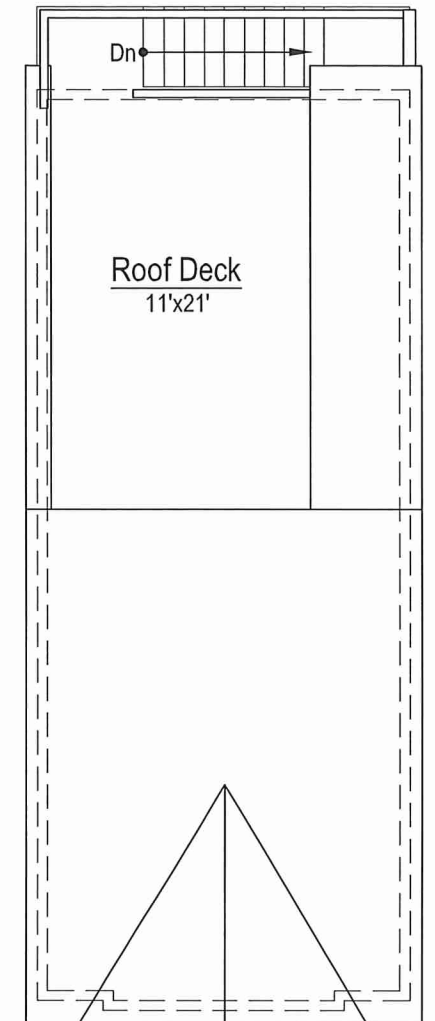
2 First Floor Plan
Scale: 1/8" = 1'-0"



3 Second Floor Plan
Scale: 1/8" = 1'-0"



3alt UNIT 5 Second Floor Plan
Scale: 1/8" = 1'-0"



4 Roof Deck Plan
Scale: 1/8" = 1'-0"





Front Elevation



Brissette Ave Condos

40 Brissette Ave, Salisbury, MA
 April 16, 2021

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