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Additions and Alterations to:

106-108 HIGH STREET

Newburyport, MA 01950

MARK	DATE	REVISIONS
A	9/12/18	HISTORICAL COMMITTEE DOD ADVISORY HEARING

Print Date:

ZONING:

RESIDENTIAL 3 (R3)
DOWNTOWN OVERLAY DISTRICT
(DOD)

REQUIRED:

LOT AREA=20,000 sf
FRONTAGE=120'
MIN. FRONT SETBACK=20'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=20'
BUILDING HEIGHT=35' MAX

EXISTING:

10,975 SF±
87.58'
13.1' / (L)13.1' / (R)13.5'
71.8'
30'±



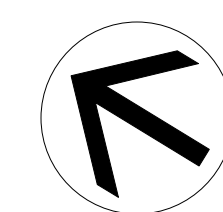
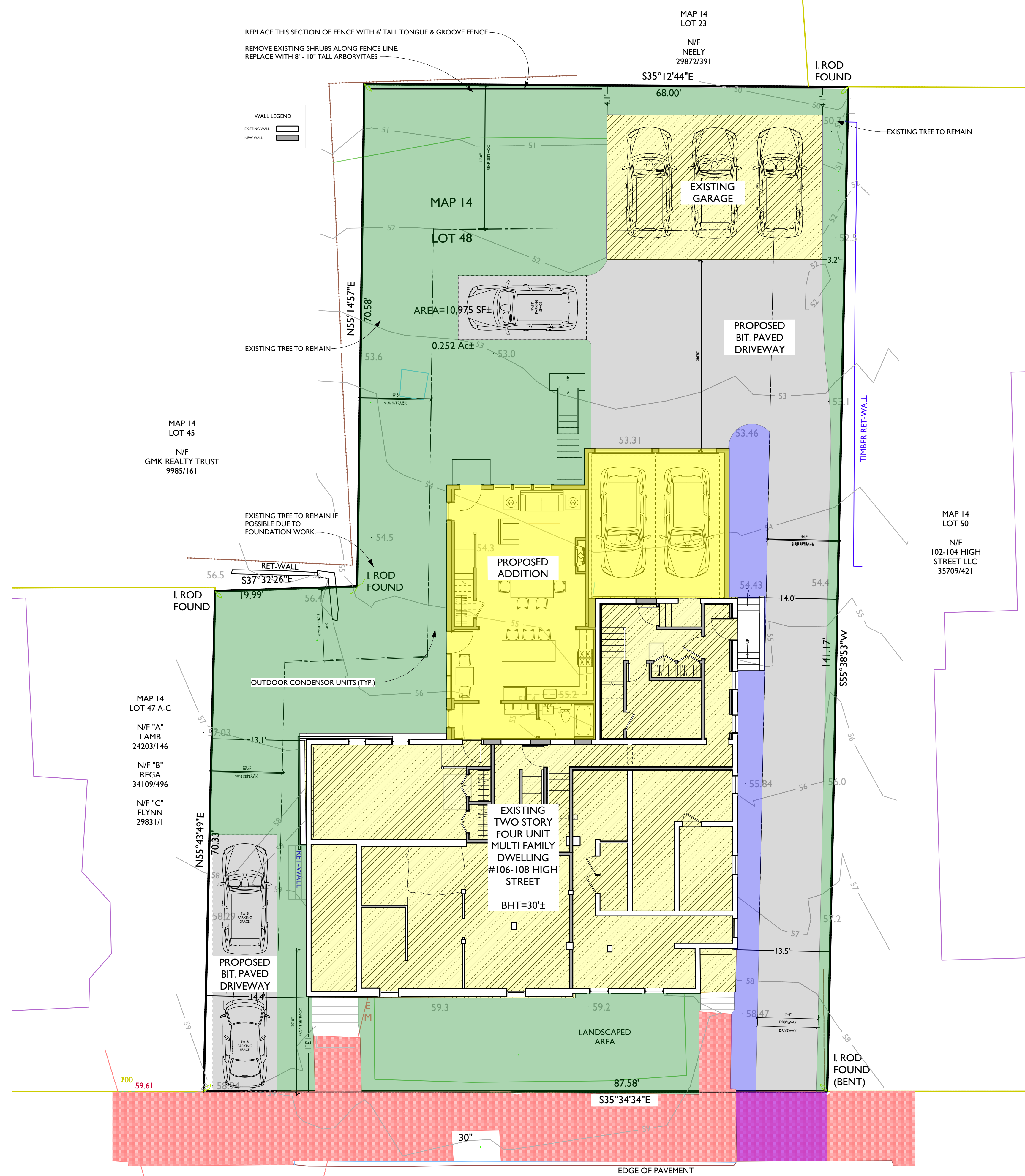
BRICK OR PAVER STONE ONLY. BLACK TOP IS NOT ALLOWED



BRICK, PAVER STONE OR GREEN SCAPES/GARDENS. BLACK TOP IS NOT ALLOWED



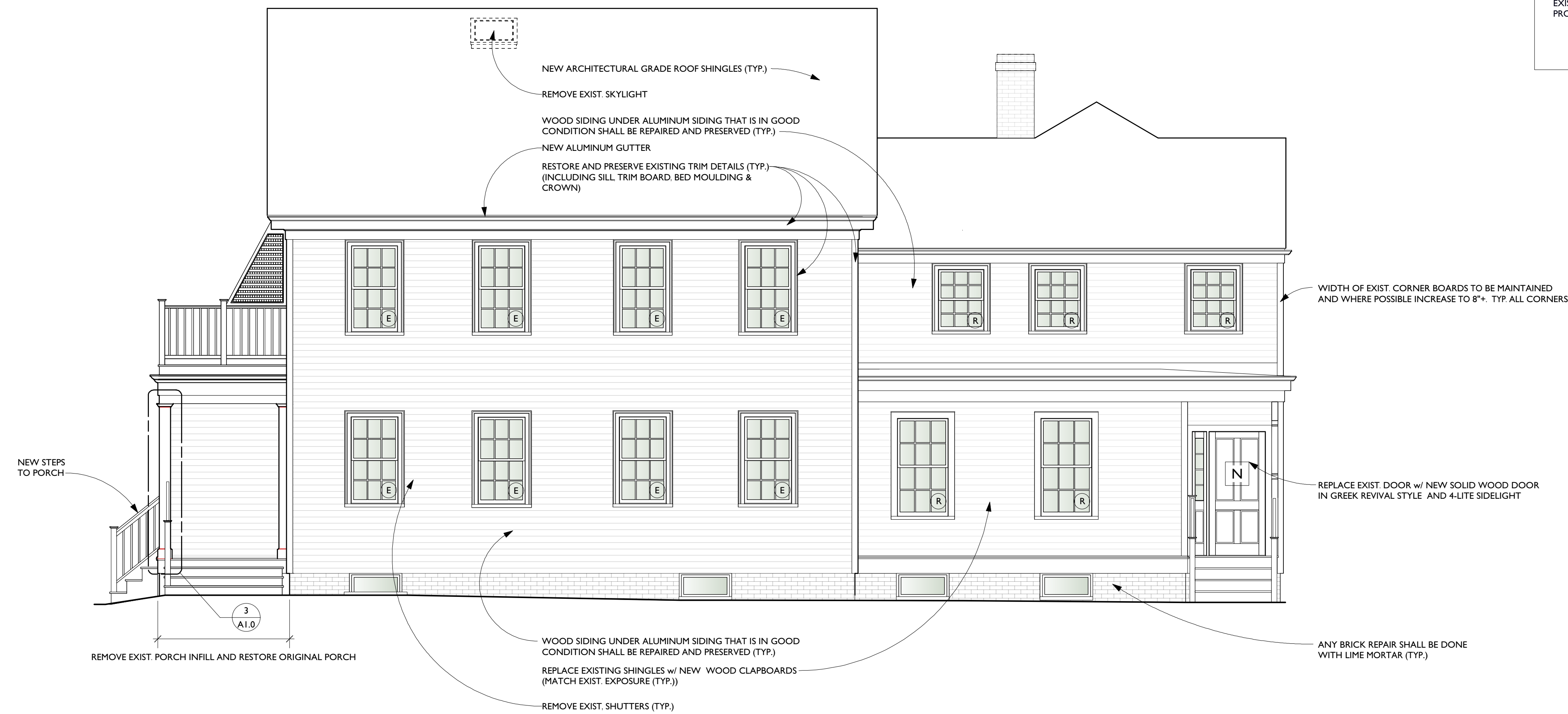
EXISTING SECTION OF SIDEWALK "CARRIAGE ENTRY" SHALL BE PRESERVED AND REPAIRED. BRICKS MAY BE REMOVED TO ALLOW FOR RESETTING. PATTERN DIMENSIONS SHALL BE RETAINED. ANY BRICK THAT NEEDS TO BE REPLACED SHALL BE REPLACED WITH SIMILAR AGED BRICK.





1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

EXISTING BUILDING HEIGHT 30' +/-



2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

WINDOW LEGEND

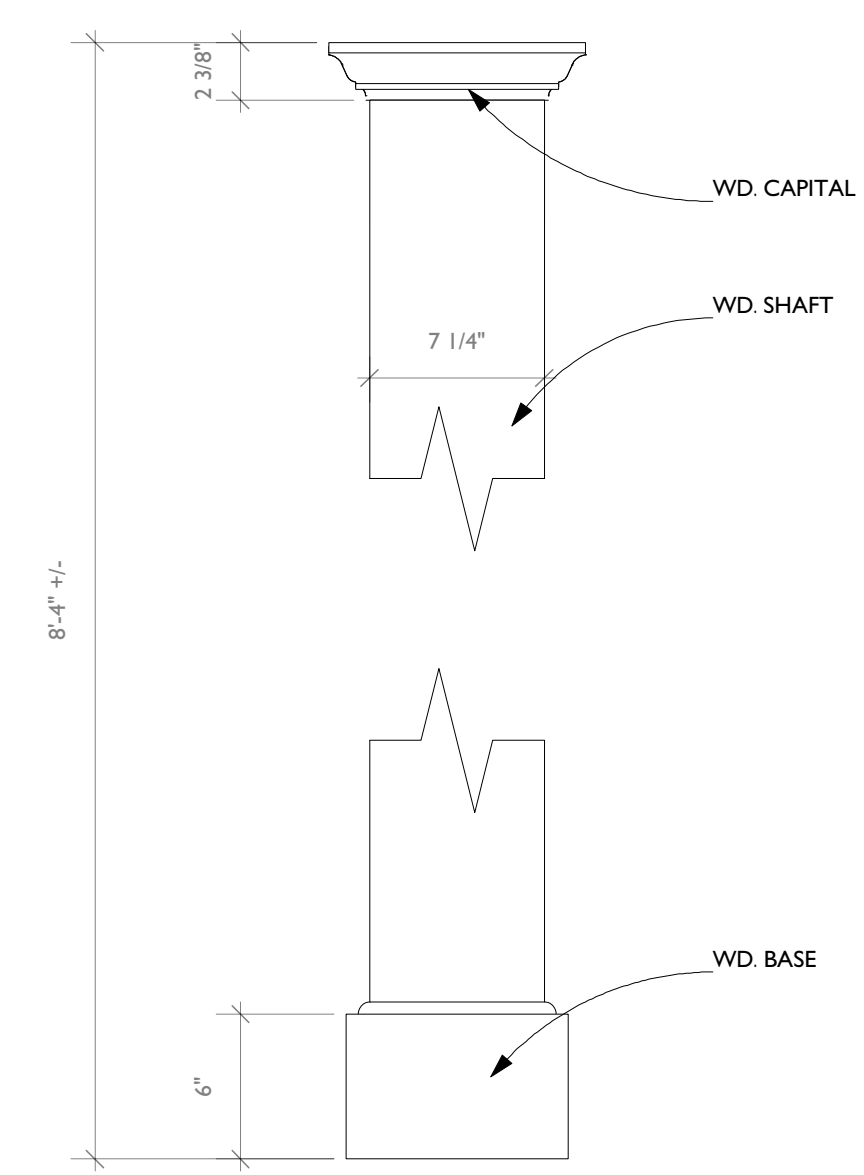
E	EXISTING WINDOW TO BE RESTORED
N	NEW MARVIN INTEGRITY DOUBLE-HUNG WINDOW OR EQUIVALENT
R	EXISTING WINDOW REPLACED WITH NEW MARVIN INTEGRITY DOUBLE-HUNG WINDOW OR EQUIVALENT

DOOR LEGEND

E	EXISTING DOOR TO REMAIN
N	NEW DOOR
R	REPLACE EXISTING DOOR

EXTERIOR FEATURES:

ROOF	
EXISTING ROOF SHINGLES	Architectural Grade Roof Shingles
PROPOSED ROOF SHINGLES	New Architectural Grade Roof Shingles
EXISTING EXTERIOR SIDEWALL:	Aluminum Siding
PROPOSED EXISTING EXTERIOR SIDEWALL	Wood Clapboard Siding, Painted, Match Existing Exposure
GUTTERS-DOWNSPOUTS	
EXISTING GUTTERS-DOWNSPOUTS	Aluminum, No Change
PROPOSED GUTTERS-DOWNSPOUTS	Aluminum to match existing
WINDOW-DOOR-FASCIA-CORNERBOARDS-COLUMNS-RAKEBOARDS-FRIEZEBOARDS	
EXISTING TRIM	Existing, No Change
PROPOSED TRIM	To Match Existing
WINDOWS	
EXISTING WINDOWS	Single Glazed ADL Double Hung Windows, to be restored Vinyl Casement, Single Lite (1) <i>(To be removed)</i> Vinyl Double-Hung SDL at various locations (4) Vinyl Sliding Glass Windows, Single Lite, with Transom above <i>(To be removed)</i>
PROPOSED WINDOWS	Marvin Integrity
DOORS	
EXISTING DOORS	Varies see Building Elevation drawings
PROPOSED DOORS	Varies see Building Elevation drawings
GARAGE DOORS	
EXISTING GARAGE DOORS	16 Panel, Aluminum (1) and 27 Panel, Aluminum (1)
PROPOSED GARAGE DOORS	See drawings



3 TYPICAL SQUARE PORCH COLUMN DETAIL
Scale: 1 1/2" = 1'-0"



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WINDOW LEGEND

- E** EXISTING WINDOW TO BE RESTORED
- N** NEW MARVIN INTEGRITY DOUBLE-HUNG WINDOW OR EQUIVALENT
- R** EXISTING WINDOW REPLACED WITH NEW MARVIN INTEGRITY DOUBLE-HUNG WINDOW OR EQUIVALENT

DOOR LEGEND

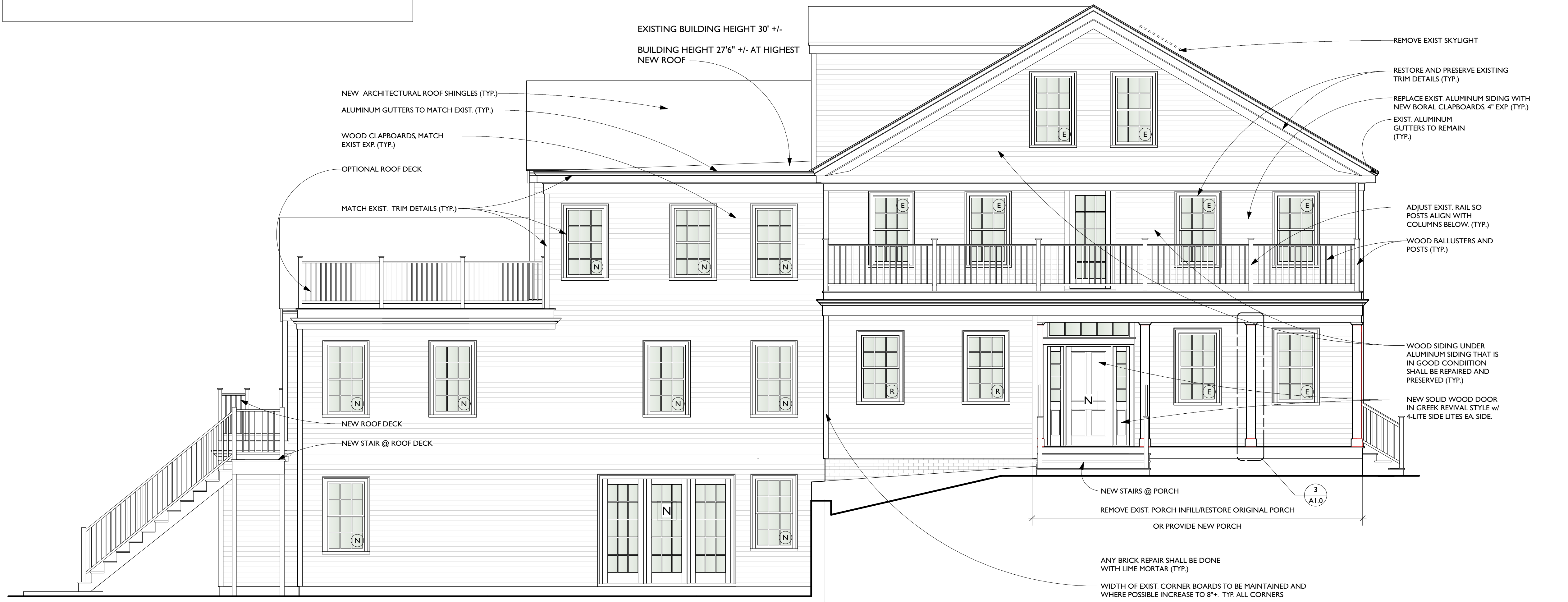
- E** EXISTING DOOR TO REMAIN
- N** NEW DOOR
- R** REPLACE EXISTING DOOR

EXTERIOR FEATURES:

- ROOF
EXISTING ROOF SHINGLES Architectural Grade Roof Shingles
PROPOSED ROOF SHINGLES New Architectural Grade Roof Shingles
- EXISTING EXTERIOR SIDEWALL: Aluminum Siding
PROPOSED EXISTING EXTERIOR SIDEWALL: Wood Clapboard Siding Painted Match Existing Exposure
- GUTTERS-DOWNSPOUTS Aluminum No Change
EXISTING GUTTERS-DOWNSPOUTS Aluminum to match existing
PROPOSED GUTTERS-DOWNSPOUTS Aluminum to match existing
- WINDOW-DOOR-FASCIA-CORNERBOARDS-COLUMNS-RAKEBOARDS-FRIEZEBOARDS
EXISTING TRIM Existing No Change
PROPOSED TRIM To Match Existing
- WINDOWS
EXISTING WINDOWS Single Glazed ADL Double Hung Windows to be restored
Vinyl Casement Single Lite (1) *(To be removed)*
Vinyl Double Hung SDL at various locations (4)
Vinyl Sliding Glass Windows Single Lite with Transom above *(To be removed)*
- PROPOSED WINDOWS Marvin Integrity
- DOORS
EXISTING DOORS Varies see Building Elevation drawings
PROPOSED DOORS Varies see Building Elevation drawings
- GARAGE DOORS
EXISTING GARAGE DOORS 16 Panel Aluminum (?) and 27 Panel Aluminum (?)
PROPOSED GARAGE DOORS See drawings



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
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DOOR LEGEND

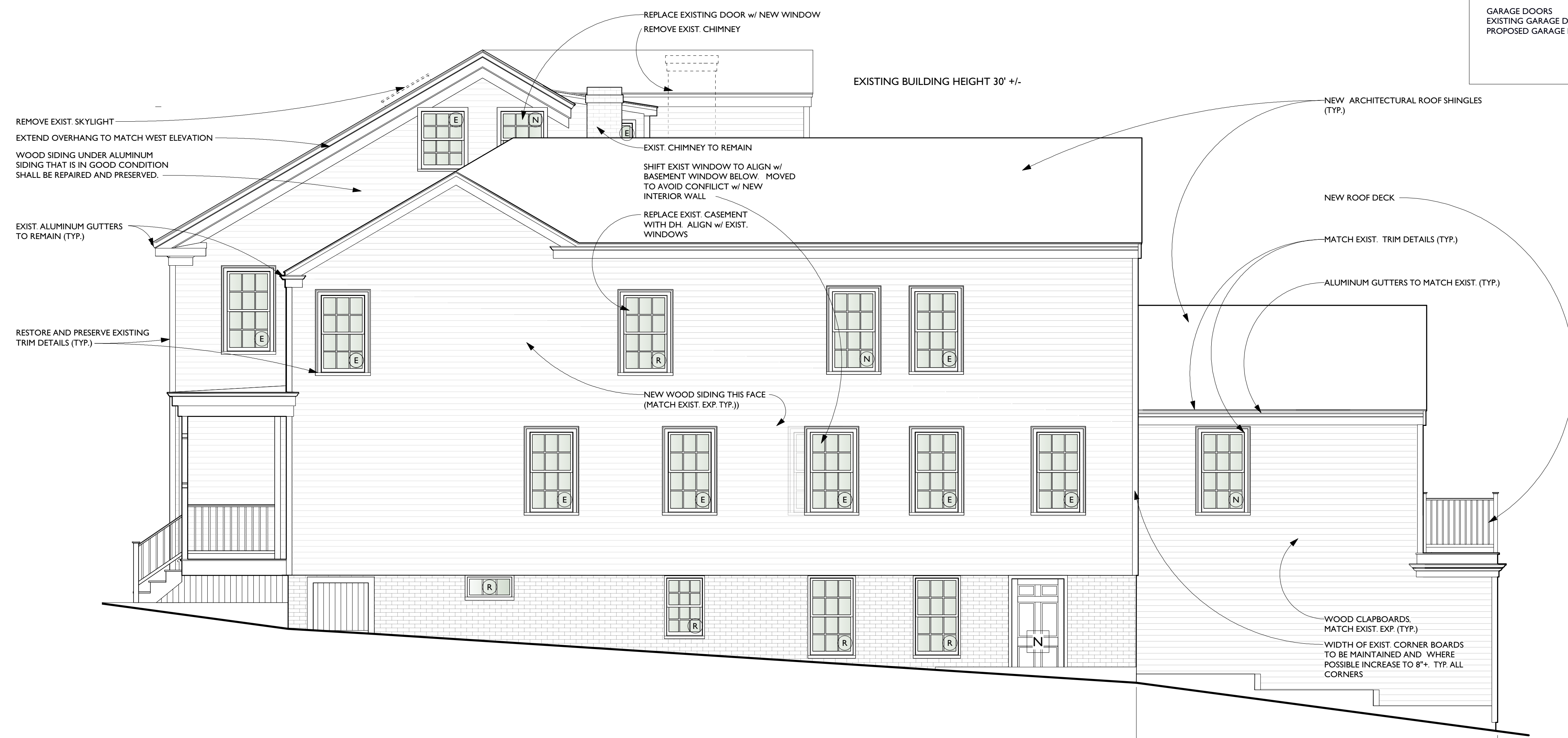
E	EXISTING DOOR TO REMAIN
N	NEW DOOR
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EXTERIOR FEATURES:

ROOF	
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PROPOSED ROOF SHINGLES	New Architectural Grade Roof Shingles
EXISTING EXTERIOR SIDEWALL:	Aluminum Siding
PROPOSED EXISTING EXTERIOR SIDEWALL	Wood Clapboard Siding, Painted Match Existing Exposure
GUTTERS-DOWNSPOUTS	
EXISTING GUTTERS-DOWNSPOUTS	Aluminum, No Change
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WINDOW-DOOR-FASCIA-CORNERBOARDS-COLUMNS-RAKEBOARDS-FRIEZEBOARDS	
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PROPOSED WINDOWS	Marvin Integrity
DOORS	
EXISTING DOORS	Varies see Building Elevation drawings
PROPOSED DOORS	Varies see Building Elevation drawings
GARAGE DOORS	
EXISTING GARAGE DOORS	16 Panel Aluminum (2) and 27 Panel Aluminum (2)
PROPOSED GARAGE DOORS	See drawings



1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED ADDITION

REMOVE EXIST SKYLIGHT
EXTEND OVERHANG TO MATCH WEST ELEVATION
WOOD SIDING UNDER ALUMINUM SIDING THAT IS IN GOOD CONDITION SHALL BE REPAIRED AND PRESERVED.
EXIST ALUMINUM GUTTERS TO REMAIN (TYP.)
RESTORE AND PRESERVE EXISTING TRIM DETAILS (TYP.)

REPLACE EXISTING DOOR w/ NEW WINDOW
REMOVE EXIST CHIMNEY
EXIST CHIMNEY TO REMAIN
SHIFT EXIST WINDOW TO ALIGN w/ BASEMENT WINDOW BELOW. MOVED TO AVOID CONFLICT w/ NEW INTERIOR WALL
REPLACE EXIST CASEMENT WITH DH. ALIGN w/ EXIST. WINDOWS

EXISTING BUILDING HEIGHT 30' +/-

NEW ARCHITECTURAL ROOF SHINGLES (TYP.)
NEW ROOF DECK
MATCH EXIST. TRIM DETAILS (TYP.)
ALUMINUM GUTTERS TO MATCH EXIST. (TYP.)

WOOD CLAPBOARDS, MATCH EXIST. EXP. (TYP.)
WIDTH OF EXIST. CORNER BOARDS TO BE MAINTAINED AND WHERE POSSIBLE INCREASE TO 8"*. TYP. ALL CORNERS

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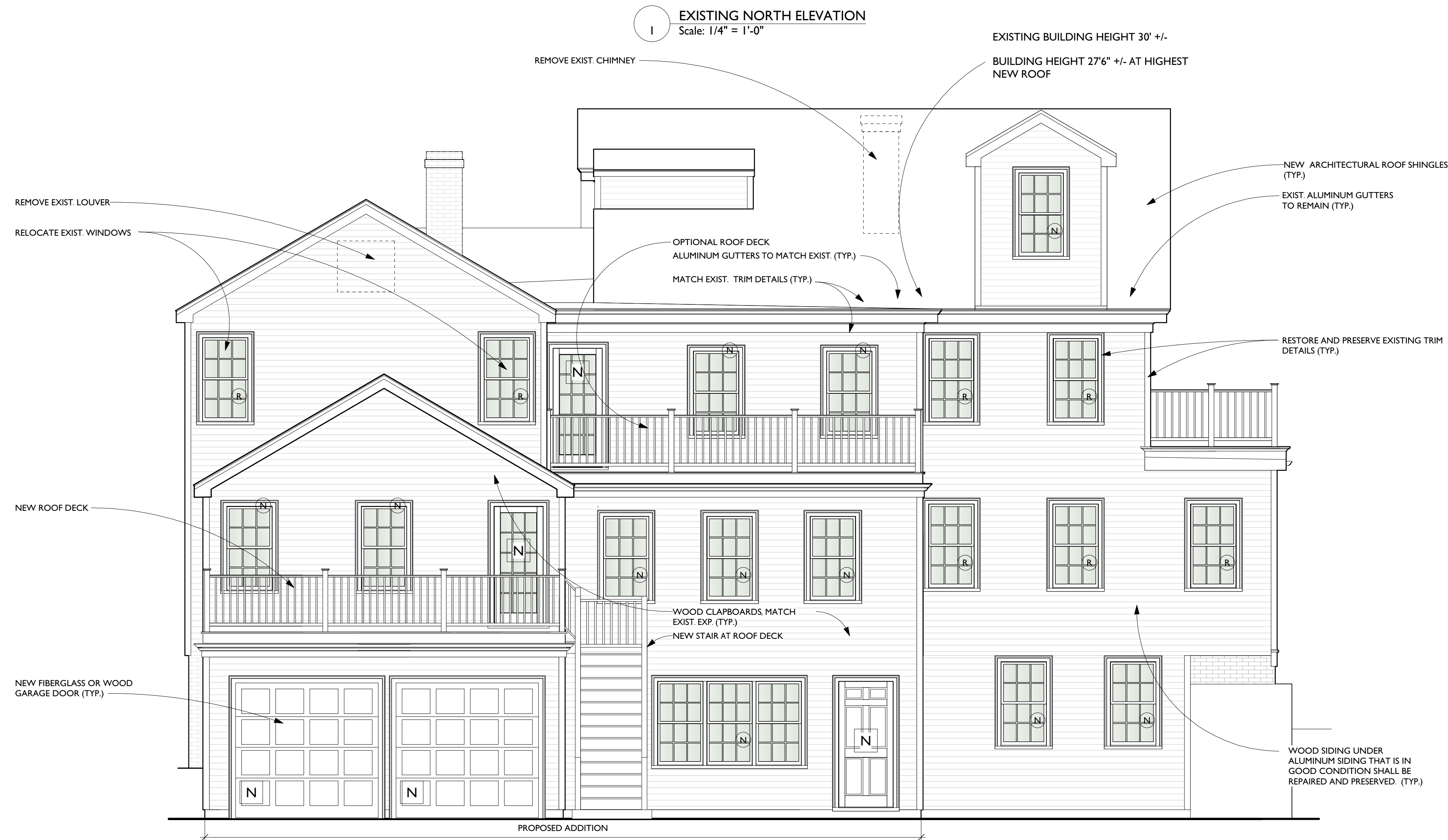
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1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXISTING BUILDING HEIGHT 30' +/-
BUILDING HEIGHT 27'6" +/- AT HIGHEST NEW ROOF



2 PROPOSED NORTH ELEVATION
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