

2018-008

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NEWBURYPORT, MA

2018 JAN 18 PM 12:04

Rev. 7/25/16

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT

Petitioner: Port Valley LLC , c/o Lisa L. Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 978 463 7700 Email: Lisa@MTClawyers.com

Property Address: 10 Ashland Street

Map and Lot(s): Map 68 Lot 156 Zoning District: R-2

Book and Page(s): Book 36106 Page 536

Owner(s) Name: _____

Mailing Address (if different): _____

The applicant is requesting a Special Permit under section(s):

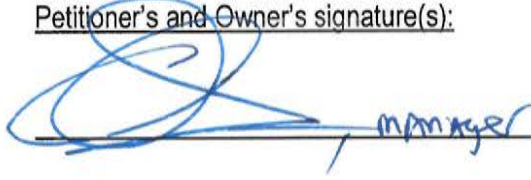
- Special Permit for Use (V.D) – Use # 102
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus Provisions for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Description of request:

Permit a two family use on the property.

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):

 _____
manager



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 18, 2018

By Hand

Ed Ramsdel, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Special Permit for Use; 10 Ashland Street, Newburyport, MA
(the "Property"), Assessor's Map: 68 Lot 156

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Port Valley LLC, the Owner of 10 Ashland Street (the "Petitioner"), relative to the Petitioner's request to convert the existing single-family home to a two-family use. As you are aware, the Property is located in the R-2 Zoning District of the Newburyport Zoning Ordinance ("NZO") where a two family use is permitted by a Special Permit.

The Property consists of 15,768 square feet of land with 249.50 feet of frontage on Ashland Street and Ashland Court. There are two front yards given the corner lot, where one front yard setback is non-conforming at 24.1 where 25 is required. As a single family dwelling it is non-conforming due to front yard setback. As a 2-Family dwelling, the same non-conformity exists, otherwise, the property fully conforms to the dimensional requirements for a two-family dwelling in the R-2.

The Petitioner will be modifying the structure merely by changing the windows to be 6 over 6 more in keeping with the style of the home, adding a couple of doors, expanding the existing deck on the rear of the property, and changing the garage door from one large door to two smaller doors. Currently the structure consists of 3,600 square feet of living space (Gross square footage is 6,786 sq ft) the renovated structure will include 3,885 square feet of living space. The current structure includes five (5) bedrooms, the renovated structure will include six (6) bedrooms, three (3) in each unit.

The Applicant will require a **Special Permit for use** as a two-family under section **X-H(7)** of the NZO.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

Special Permit for Use

The existing use of the Property is as a single-family use. The Applicant seeks to convert the structure to a two-family use. A two-family use is allowed in accordance with section V-D of the Ordinance with a Special Permit from the Board. Referencing Section X-H(7) of the NZO, I note the following, required “general conditions” for the issuance of a special permit for a two-family use together with an explanation of the Petitioner’s compliance with each such requirement:

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.

As noted above, the Property is located in an R-2 zoning distraction where a two-family use is allowed by special permit.

2. The requested use is essential and/or desirable to the public convenience or welfare.

Again, the use as a two family is allowed by special permit in the R-2 district and therefore, by its very nature, has been determined by the City to be desirable. The R-2 district is a modestly dense district in the city, requiring more lot area for single and two family uses. The City includes the two-family use in the R-2 which recognizes that it is appropriate to allow more dense developments in various appropriate properties. The proposed modification to a two family certainly keeps with in the intent of the ordinance. Here the lot area and frontage are more than sufficient for a two-family use, something that is unusual – even in the Ashland Street neighborhood.

Further, the City Council has recently amended the zoning ordinance expanding the R-2 district, such an action is an indication of the “City’s” desire to continue to allow two-family uses on the appropriate sized lots in the district. Therefore, it is appropriate and desirable, where there is sufficient area and frontage to allow a two-family use to provide a diversity of housing in the City.

Finally, the City recently amended and updated their Master Plan. Goal LU-4 is titled Preserve the character of the City’s neighborhood while encouraging a diverse housing stock. The Goal goes on to indicate that it is desirable to maintain the existing character of the neighborhood as it pertains to the architectural style regarding scale and character. In this instance, from a scale and character point of view, the changes to the structure bring the structure more true to its architectural period of colonial with its type of double hungs (6/6 versus 1/1) and the proportions and type of window operation (double hungs versus casements at the Ashland Court single story gable) and lastly 2 smaller garage doors versus one large garage door. Reinforcing its period aspect helps support the neighborhood by blending in with its historic character.

Further, the historic character with regard to use in the neighborhood is also met as the neighborhood has for over one hundred years been a mixed residential neighborhood. The housing uses have always included single, two and multifamily housing. It was not until more recently, that several of the two family uses were converted to singles. Indeed, the neighborhood continues to include a mix of residential uses, namely: 11-13 Ashland Court is a 2 family, 5-7 Ashland Court is a 3 family, 19-21 Ashland Street includes 2 single family homes on one lot, 22-24 Ashland Street is a 2 family, 26 Ashland Street is a multifamily, 43-45 Ashland Street is a 2 family, 37 Ashland Street is a 2 family and the corner of Ashland Street and Stanley is a set of deeded half houses. This neighborhood is the quintessential R-2 neighborhood with a mix of housing types. The mix of housing types represent the historic fabric of the R-2 zoning

district and that mix is what provides a diversity of housing for the city's housing stock in line with the Master Plan Goal LU-4.

Goal 2 of the Master Plan further provides that the City should ensure economic stability. Objective 2 under that goal is to ensure the housing supply meets the needs of the residents and the employers. The very first action item provides: "Explore zoning districts or geographic areas in which the City may modify current zoning regulations to allow for appropriate development and redevelopment of properties to create a variety of housing types to meet the housing needs of the entire community." Here the R-2 already permits a two family use. Given the conversion of a number of two family uses in this neighborhood over the recent past, it is important to maintain a diverse housing stock. Allowing the conversion of this single to a two family use without changing the structure meets all of the goals of this objective.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The creation of a second unit on the Property will not create undue traffic congestion or unduly impair pedestrian safety. The proposal includes the required parking on the property. Both units will have more than sufficient parking. The Petitioner will be re-exposing and recreating the sidewalk along the property line on Ashland Street and continue it along Ashland Court. The proposed addition of sidewalks will improve pedestrian safety in the neighborhood.

The ITE trip generation handbook provides that a single family home will generate 0.8 trips during the a.m. peak hours and 1 trip during the p.m. peak hours and a total of 10 trips per day. The addition of one unit will not "create undue traffic congestion" nor will it "unduly impair pedestrian safety".

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

The existing house contains five (5) bedrooms thereby impacting the city water and sewer system with approximately 550 gpd of water and sewer usage. Each of the proposed units will include three bedrooms which is an overall increase of one bedroom, or 110 gpd impact on the water and sewer system. The additional possible 110 gpd use of the water and sewer system will not "overload" the public water or sewer system.¹ Further, given that there is no change to the structure and driveway there is no discernable change to stormwater runoff and therefore the impact to the public infrastructure is negligible. As a result, the public systems will not be overloaded and nothing about the increased use on site will pose a hazard to the public health of safety.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for a two-family use exist in the Ordinance.

¹ Newburyport treats approximately 2.1 million gpd of water and treats 2.4 million gpd for sewer. Therefore, the impact on water is .00005238 and the impact on the sewer system is .00004583 of the current usage of the system.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The creation of a two-family use is consistent with the zoning district and the integrity and character of the neighborhood. As noted previously, Ashland Court is replete with a mix of housing types. As one moves from Ashland Court up Ashland Street toward High Street, the neighborhood includes the quintessential mix of housing types in Newburyport's R-2 district. There are single family homes, two family homes and multifamily homes. The conversion of this single family home to a two family home is entirely consistent with the integrity and character of the district.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, the two-family use is consistent in the varied housing types in neighborhood and in the vicinity generally. As noted in 6 above, the addition of a two family to the neighborhood will be entirely consistent with the surrounding uses in the area and will not cause an excess of this particular use or be detrimental to the neighborhood. Indeed, over the past several years the neighborhood has lost some of its diversity of housing, contrary to the new goals of the Master Plan. The conversion of this home on this property will help maintain the historic character of the neighborhood as one which provides the city with a diverse housing stock.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the two-family use is allowed by special permit in the R-2 District. The property has sufficient area and frontage to meet the dimensional requirements for a two family use, a rarity in the district. The R-2 district is the second most dense residential districts in the City and therefore allowing the two-family use is consistent with the purpose of the district. The Zoning Ordinance provides as an overall purpose, among others, "To conserve the value of property, with due consideration for the character of the zones and their peculiar suitability for particular uses." Here the use is consistent with the neighborhood and given the size of this particular property it is entirely suitable for the particular use proposed. Therefore, it is entirely reasonable and consistent for the Board to find that the proposed use is in harmony with the purpose and intent of the Ordinance.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

The construction and thereafter use of a two family will not itself create hazardous materials and transmissions. Proposed construction will be completed in a manner that is not dangerous, noxious or injurious, and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution

Finally, under section X-H.7.B.10, the Board can find that it is “appropriate” to add sidewalks in front of this home on both Ashland Street and on Ashland Court.

As a result, the applicant requests that the Board grant a special permit to allow the two-family use on the Property.

Respectfully submitted,
Port Valley LLC
By Its Attorney



Lisa L. Mead

CITY OF NEWBURYPORT, MA
BUILDING PERMIT DENIAL

City BPD#: 2018-001

Name: PORT VALLEY LLC / LISA MEAD

Address: 10 Ashland Street Zoning District(s): R-2

Map and Lot: 68 Lot 156

ZONING BOARD REVIEW REQUIRED

Dimensional Variance

Dimensional Controls (VI)

- Lot Area Open Space Front Yard
- Lot Frontage Height Side Yard
- Lot Coverage Lot Width Rear Yard

PIOD (XXI)

- 2 story limit

Parking (VII)

Use Variance

- Not permitted use (V)

Sign Variance

Signs (VIII)

- Type Size
- Lighting Location

Special Permit

- Special Permit for Use (V.D) Use #: 102
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - FAR Height Increase
 - Lot Coverage Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Medical/Recreational Marijuana
- _____

Courts and Lanes (XXIII)

- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Special Permit for Non-Conformities (DOD)

Site Plan Review (XV)

- Major Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

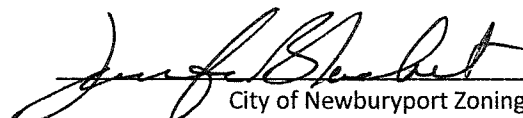
- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQ.

- GACM (X.H.9)

1/11/2018
Date


City of Newburyport Zoning Administrator



lead, Talerma & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

RECEIVED

JAN 10 2018

January 11, 2018

By Hand

Newburyport Planning Dept.

Jennifer Blanchet
Building Code Enforcement Officer
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Permit Denial; 10 Ashland Street, Newburyport, MA (the "Property"), Assessor's Map: 68 Lot 156

Dear Jennifer;

Reference is made to the above-captioned matter. In that connection, this firm represents the owner of the property, Port Valley LLC ("Petitioner"). The Petitioner seeks to convert the existing single family structure to a two-family use. The existing structure is pre-existing non-conforming for front yard setback on Ashland Court (24.1' where 25' is required). Otherwise, the structure and lot are fully conforming with the dimensional requirements of the Newburyport Zoning Ordinance ("NZO") for a one or two family use in the R-2 zoning district having 15,768 square feet of area and 249.50 feet of frontage.

As you can see on the attached plans, the Applicant is modifying several windows and doors and adding a small deck in the rear. Otherwise there is no exterior work being undertaken on the structure.

The Applicant will require a **Special Permit for use** as a two-family under section X-H(7) of the NZO.

Should you have any questions or concerns, please contact me at (978) 463-7700.

Sincerely,

Lisa L. Mead

Attachment
cc: Client

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

10 ASHLAND ST

Location 10 ASHLAND ST

Mblu 68/ 156/ //

Owner PORT VALLEY LLC

Assessment \$622,100

PID 4574

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$389,400 | \$232,700 | \$622,100 |

Owner of Record

Owner PORT VALLEY LLC
Co-Owner C/O HORAN
Address 11 LUNT ST
 BYFIELD, MA 01922

Sale Price \$625,000
Certificate
Book & Page 36106/0536
Sale Date 08/16/2017
Instrument 00

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| PORT VALLEY LLC | \$625,000 | | 36106/0536 | 00 | 08/16/2017 |
| INSALACO MADELINE A | \$255,000 | | 12676/0464 | 00 | 07/26/1994 |
| MCGIBBNEY JOHN W | \$307,500 | | 09602/0245 | 00 | 07/08/1988 |
| WOOD THOMAS W | \$50,000 | | 08687/0482 | 00 | 12/18/1986 |
| HALL CHARLES H | \$0 | | 3425/ 340 | | |

Building Information

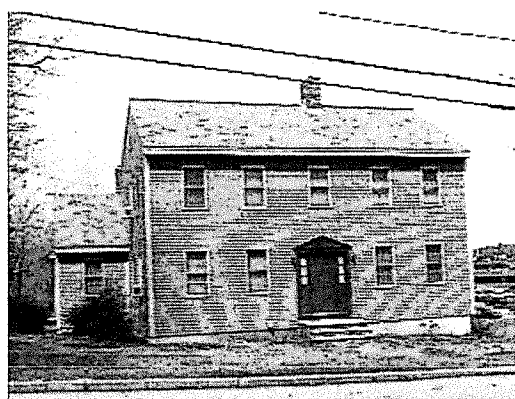
Building 1 : Section 1

Year Built: 1987
Living Area: 3,026

Building Photo

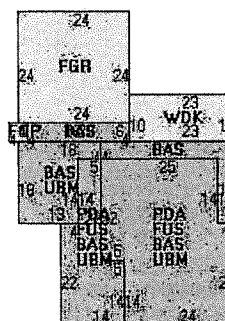
| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | Colonial |
| Model | Residential |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall 2 | |

| | |
|--------------------|----------------|
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F GlS/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Fir 1 | Hardwood |
| Interior Fir 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 8 |
| Bath Style: | Average |
| Kitchen Style: | Average |



(http://images.vgsi.com/photos/NewburyportMAPhotos//\00\00\04\12.jpg)

Building Layout



| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|-----------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 1,770 | 1,770 | |
| FUS | Upper Story, Finished | 1,256 | 1,256 | |
| FGR | Garage, Attached | 576 | 0 | |
| FOP | Porch, Open | 16 | 0 | |
| PDA | Pull Down Attic | 1,256 | 0 | |
| UBM | Basement, Unfinished | 1,682 | 0 | |
| WDK | Deck, Wood | 230 | 0 | |
| | | 6,786 | 3,026 | |

Extra Features

| Extra Features | | | | Legend |
|----------------|----------------|---------|---------|--------|
| Code | Description | Size | Value | Bldg # |
| FPL3 | FIREPLACE 2 ST | 1 UNITS | \$3,800 | 1 |

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.36

Description SINGLE FAM
Zone R2

Depth 0
Assessed Value \$232,700

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$396,400 | \$221,700 | \$618,100 |

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N/F
GANTON LLC
MAP 68 LOT 155
E.S.D.R.D. BK. 22957 PG. 100

N 48°15'40" E
100.50'



ZONING
RESIDENTIAL
(R-2)

| | REQUIRED (USE 101) SINGLE FAMILY | EXISTING | PROPOSED (USE 102) 2-FAMILY | PROPOSED |
|---------------------------|-------------------------------------|-----------|--------------------------------|-----------|
| MINIMUM LOT SIZE: | 10,000 SF | 15,768 SF | 15,000 SF | 15,768 SF |
| MINIMUM FRONTAGE: | 90 FT | 249.50 FT | 120 FT | 249.50 FT |
| MINIMUM FRONT SETBACK: | 25 FT | 24.1 FT | 25 FT | 24.1 FT |
| MINIMUM SIDE SETBACK (R): | 25 FT* | 28.0 FT | 25 FT* | 28.0 FT |
| MINIMUM SIDE SETBACK (L): | 10 FT | 57.2 FT | 20 FT | 57.2 FT |
| MINIMUM REAR SETBACK: | 25 FT | 32.0 FT | 25 FT | 32.0 FT |
| MAX LOT COVERAGE: | 25% | 14.1% | 25% | 14.1% |
| MAX BUILDING HEIGHT: | 35 FT | 27.5 FT | 35 FT | 27.5 FT |
| MINIMUM OPEN SPACE: | 40% | 82.2% | 40% | 82.2% |

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.
* RIGHT SETBACK IS TREATED AS A FRONT PER ZONING ORDINANCE.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT ALONG WITH THE PROPOSED ADDITION AND SITE IMPROVEMENTS. EXISTING INFORMATION IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JUNE 23, 2017. PROPOSED INFORMATION IS AS PROVIDED BY THE CLIENT AND THE CLIENT'S ARCHITECT.

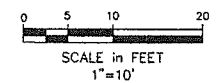
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

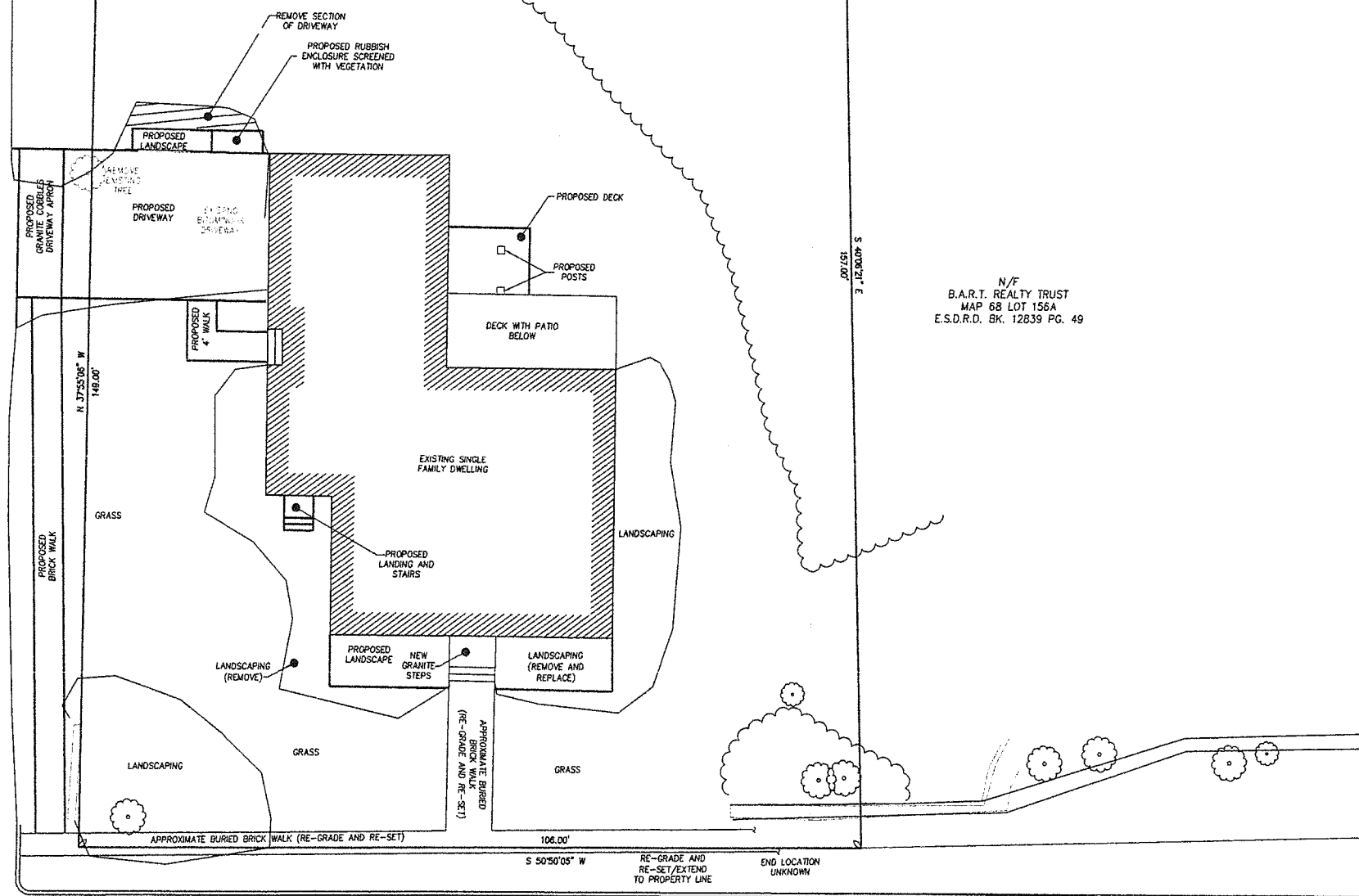
P.L.S. Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
DATE 7/18

LOCUS TITLE INFORMATION

10 ASHLAND STREET
OWNER: MADELINE INSALACO
DEED REFERENCE: BOOK 12676 PAGE 464
ASSESSORS: MAP 68 PARCEL 156



ASHLAND COURT



N/F
B.A.T. REALTY TRUST
MAP 68 LOT 156A
E.S.D.R.D. BK. 12839 PG. 49

ASHLAND STREET

Copyright 2018 Winter GEC, LLC

Winter GEC, LLC

34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8628

SCALE:
HORIZ: 1" = 10'
VERT: N.A.

| NO. | DATE | BY | REVISIONS |
|-----|---------|-----|--|
| 5 | 1/10/18 | EJC | REMOVED PATIOS / REVISED DECK |
| 4 | 1/2/18 | EJC | ALTERED PATIOS/WALKWAYS/TRASH ENCLOSURE AREA |
| 3 | 9/29/17 | EJC | REMOVED DRIVEWAYS / ADDED LANDSCAPE DETAILS |
| 2 | 9/5/17 | EJC | UPDATED DRIVEWAYS / ADDED LANDSCAPE DETAILS |
| 1 | 8/7/17 | EJC | UPDATED DRIVEWAYS / CORRECTED SCALE NOTATION |

FIELD: T.P.T.
CALCS: T.P.T.
CHECKED: EJC
APPROVED: EJC

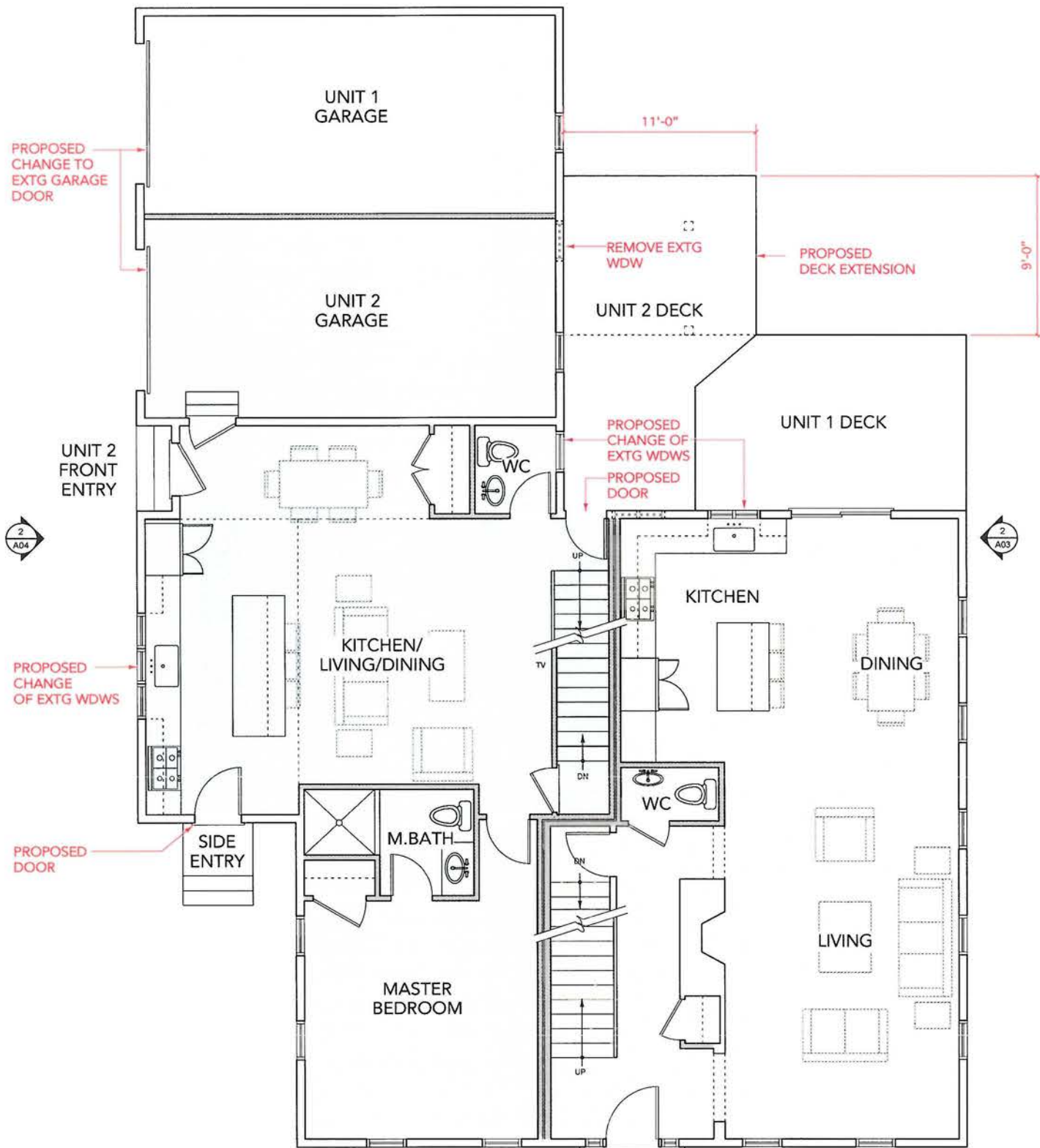
ZONING BOARD OF APPEALS
PLAN

10 ASHLAND STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
BALMORAL DEVELOPMENT, LLC

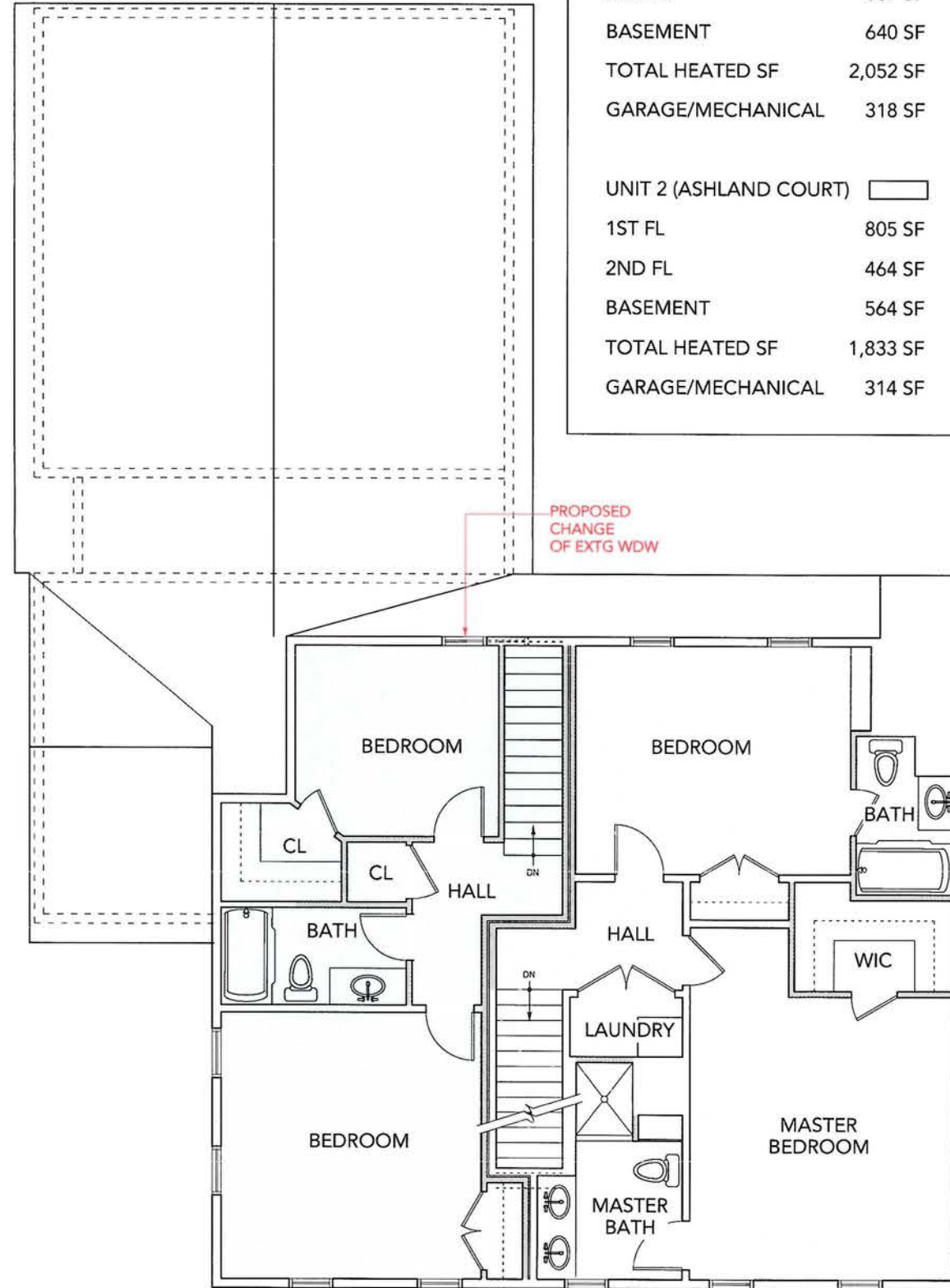
PROJECT NO.
2017-10ASHLAND
DATE: JUNE 30, 2017

SHEET NO.
1 OF 1



1 First Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

UNIT 1 FRONT ENTRY



2 Second Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

PROPOSED SF CALCULATIONS

| | |
|------------------------|----------|
| UNIT 1 (ASHLAND ST) | |
| 1ST FL | 755 SF |
| 2ND FL | 657 SF |
| BASEMENT | 640 SF |
| TOTAL HEATED SF | 2,052 SF |
| GARAGE/MECHANICAL | 318 SF |
| UNIT 2 (ASHLAND COURT) | |
| 1ST FL | 805 SF |
| 2ND FL | 464 SF |
| BASEMENT | 564 SF |
| TOTAL HEATED SF | 1,833 SF |
| GARAGE/MECHANICAL | 314 SF |

project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

PROPOSED
First + Second
Floor Plans

SCALE: 1/8" = 1'-0"

10 january 2018

A01

project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

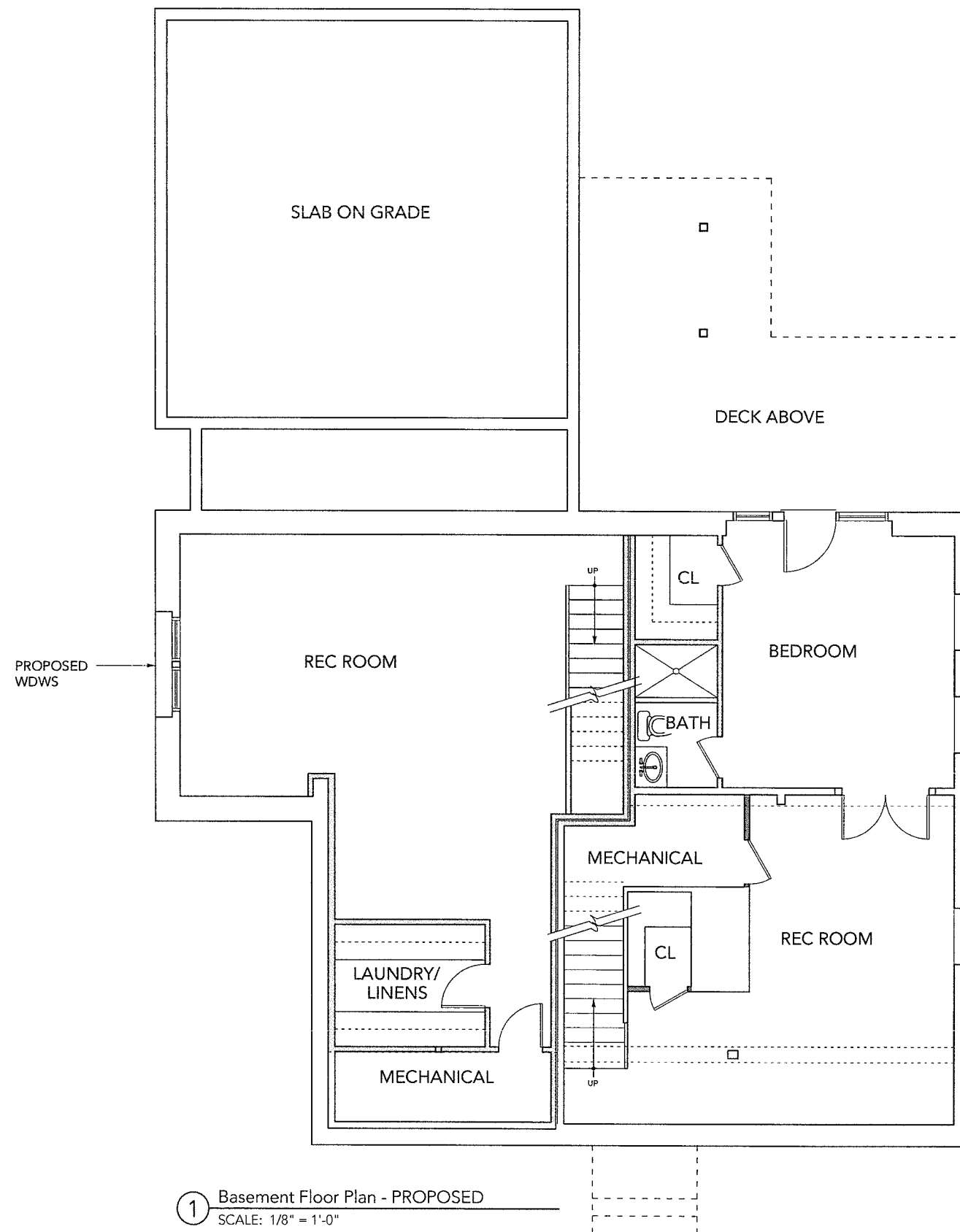
title:

PROPOSED Basement Floor Plan

SCALE: 1/8" = 1'-0"

10 january 2018

A02



1 Basement Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

project:
10 ASHLAND STREET
 Newburyport, MA
 01950

architect:
GRAF ARCHITECTS
 2 Liberty Street
 Newburyport, MA
 01950
 T. 978 499 9442
 www.grafarch.com

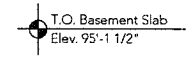
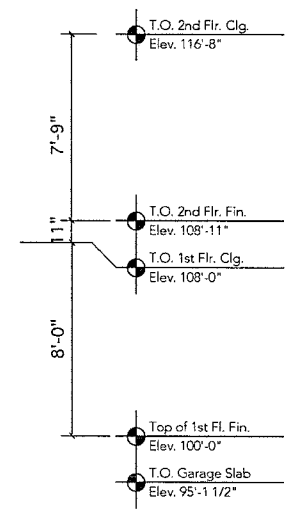
title:
PROPOSED Exterior Elevations

SCALE: 1/8" = 1'-0"
 10 january 2018

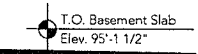
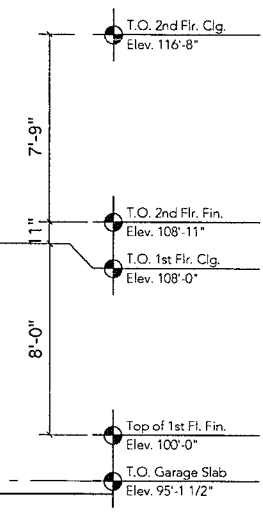
A03



① Front Exterior Elevation - PROPOSED
 SCALE: 1/8" = 1'-0"



② Side Exterior Elevation - PROPOSED
 SCALE: 1/8" = 1'-0"



project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
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title:

PROPOSED Exterior Elevations

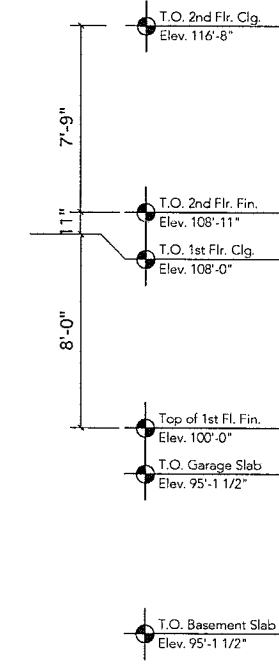
SCALE: 1/8" = 1'-0"

10 january 2018

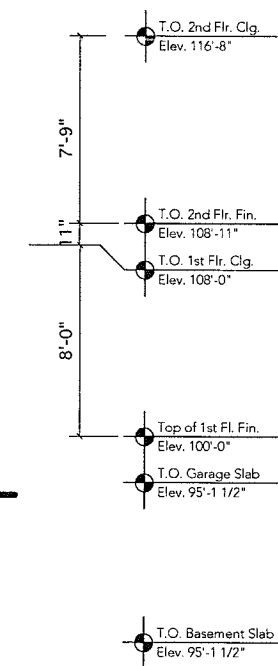
A04



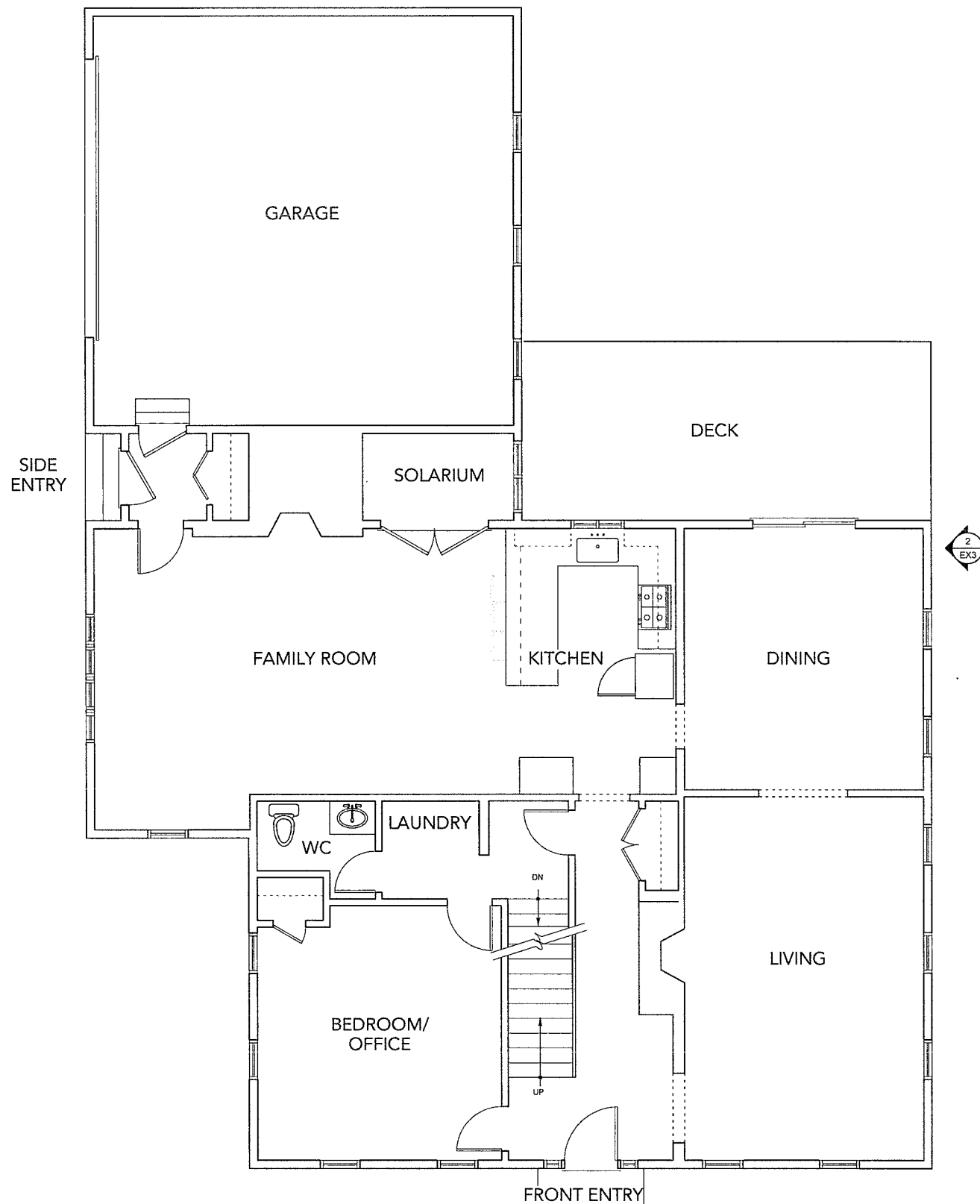
① Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



② Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



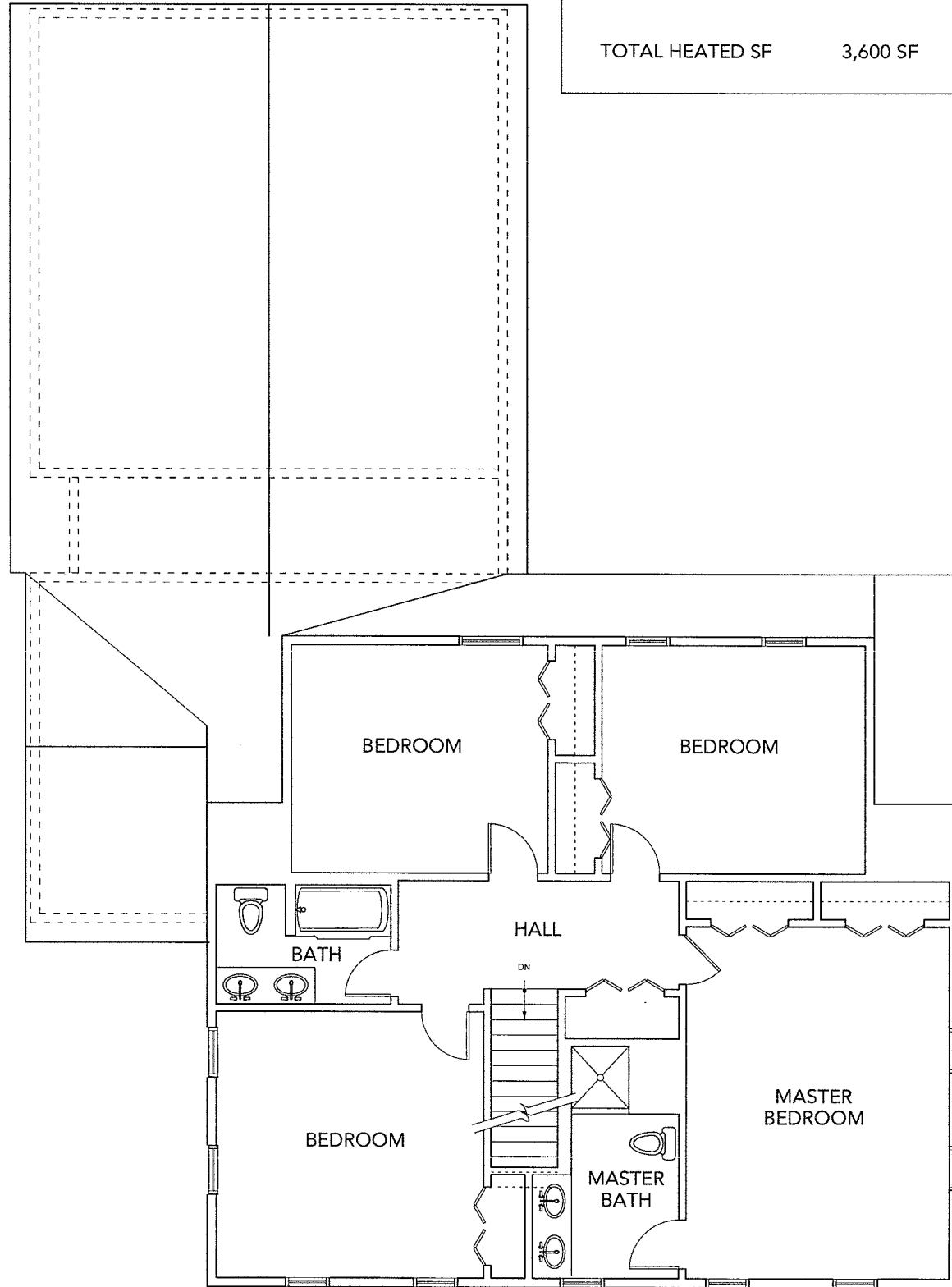
1
EX4



1 First Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"

1
EX3

| EXISTING SF CALCULATIONS | |
|--------------------------|-----------------|
| 1ST FL | 1,584 SF |
| 2ND FL | 1,169 SF |
| BASEMENT | 847 SF |
| TOTAL HEATED SF | 3,600 SF |



2 Second Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"

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title:

EXISTING First + Second Floor Plans

SCALE: 1/8" = 1'-0"

6 july 2017

EX1

project:

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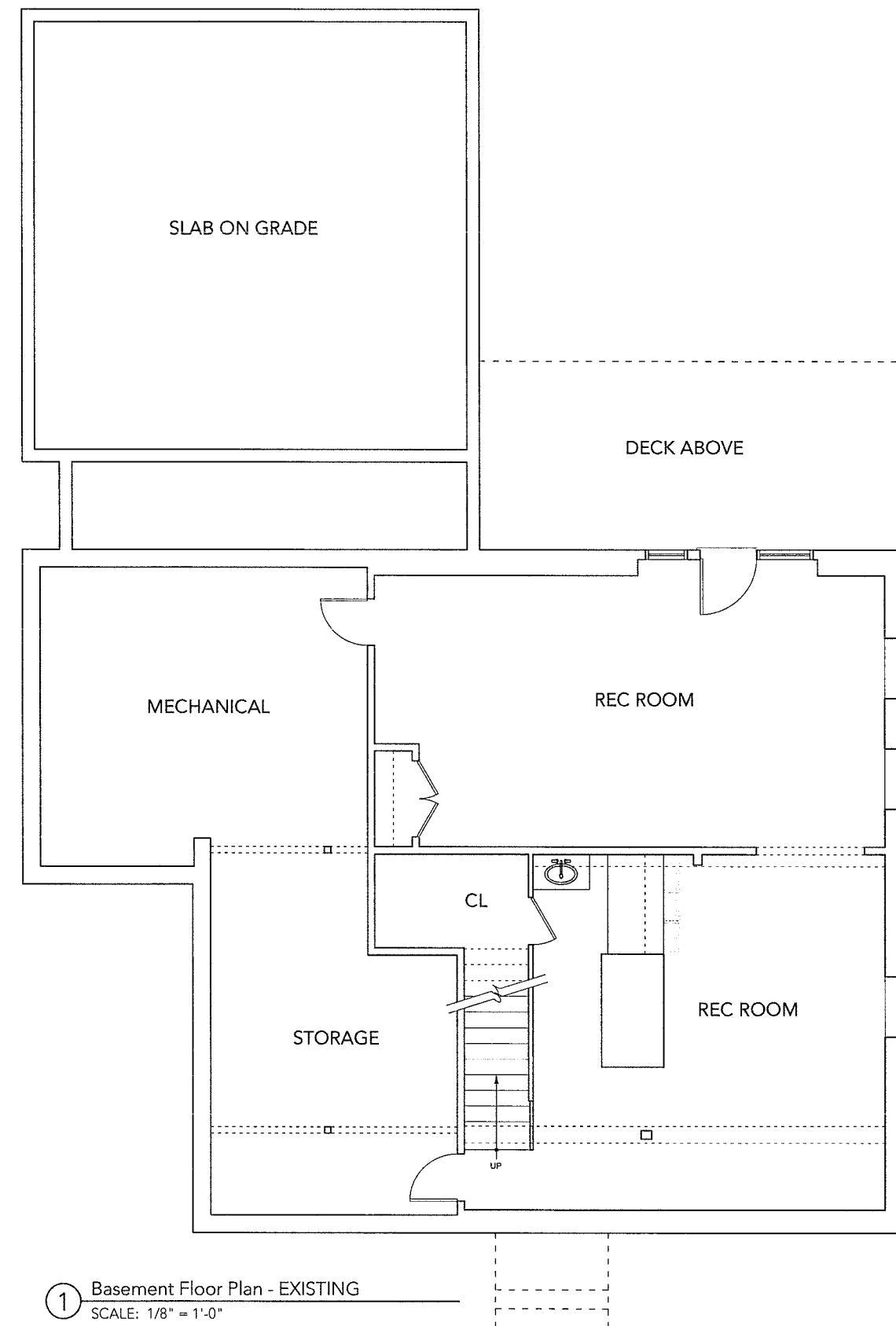
title:

EXISTING Basement Floor Plan

SCALE: 1/8" = 1'-0"

6 july 2017

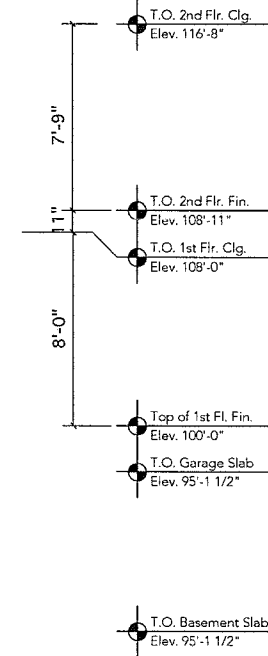
EX2



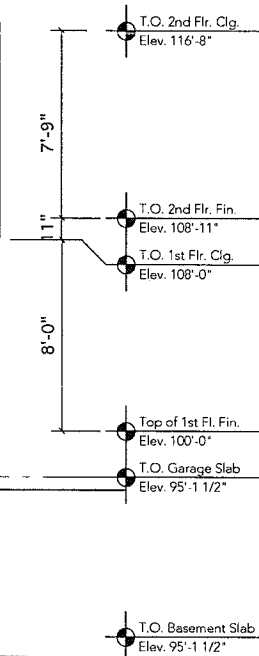
1 Basement Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"



1 Front Exterior Elevation - EXISTING
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - EXISTING
SCALE: 1/8" = 1'-0"



project:
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title:
**EXISTING
Exterior Elevations**

SCALE: 1/8" = 1'-0"
6 july 2017

EX3

project:
10 ASHLAND STREET
 Newburyport, MA
 01950

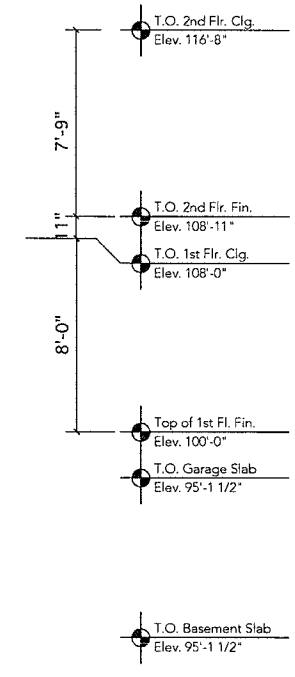
architect:
GRAF ARCHITECTS
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 T. 978 499 9442
 www.grafarch.com

title:
EXISTING Exterior Elevations

SCALE: 1/8" = 1'-0"
 6 july 2017

EX4

① Rear Exterior Elevation - EXISTING
 SCALE: 1/8" = 1'-0"



② Side Exterior Elevation - EXISTING
 SCALE: 1/8" = 1'-0"

