

ZONING

RESIDENTIAL (R-1)
SINGLE-FAMILY (101)

	REQUIRED (SF 101)	EXISTING (SF 101)	PROPOSED (SF 101)
MIN. LOT AREA	20,000 SF**	11,100 SF	11,100 SF
MIN. FRONTAGE	125' - 0" **	122.6'	122.6'
FRONT SETBACK	30' - 0" **	11' - 0"	16'-0"
SIDE SETBACK	20' - 0"	15.1' (L), 65.7' (R)	20' - 0"
REAR SETBACK	30' - 0"	46.7'	30' - 0"
MAX. LOT COVERAGE	20%	8.95%	20%
MAX. HEIGHT	30' - 0"	20' - 0"	30' - 0"
MIN. OPEN SPACE	50%	**	50%
MIN. PARKING	2	2+	2+

** PRE-EXISTING CONDITIONS

*** EXISTING PRIMARY STRUCTURE TO BE CONVERTED TO ACCESSORY STRUCTURE (GARAGE).

NEWBURYPORT ZONING ORDINANCE: <https://www.cityofnewburyport.com/planning-development>

NOTE: NOT FOR CONSTRUCTION PROJECT

Metcalf Residence

490 Merrimac St.
Newbury Port, MA

Adam Metcalf

ISSUE DATE

10/28/2020

SHEET INFORMATION

TITLE

SITE PLAN - EXISTING + DEMO

SHEET NUMBER

A01-01

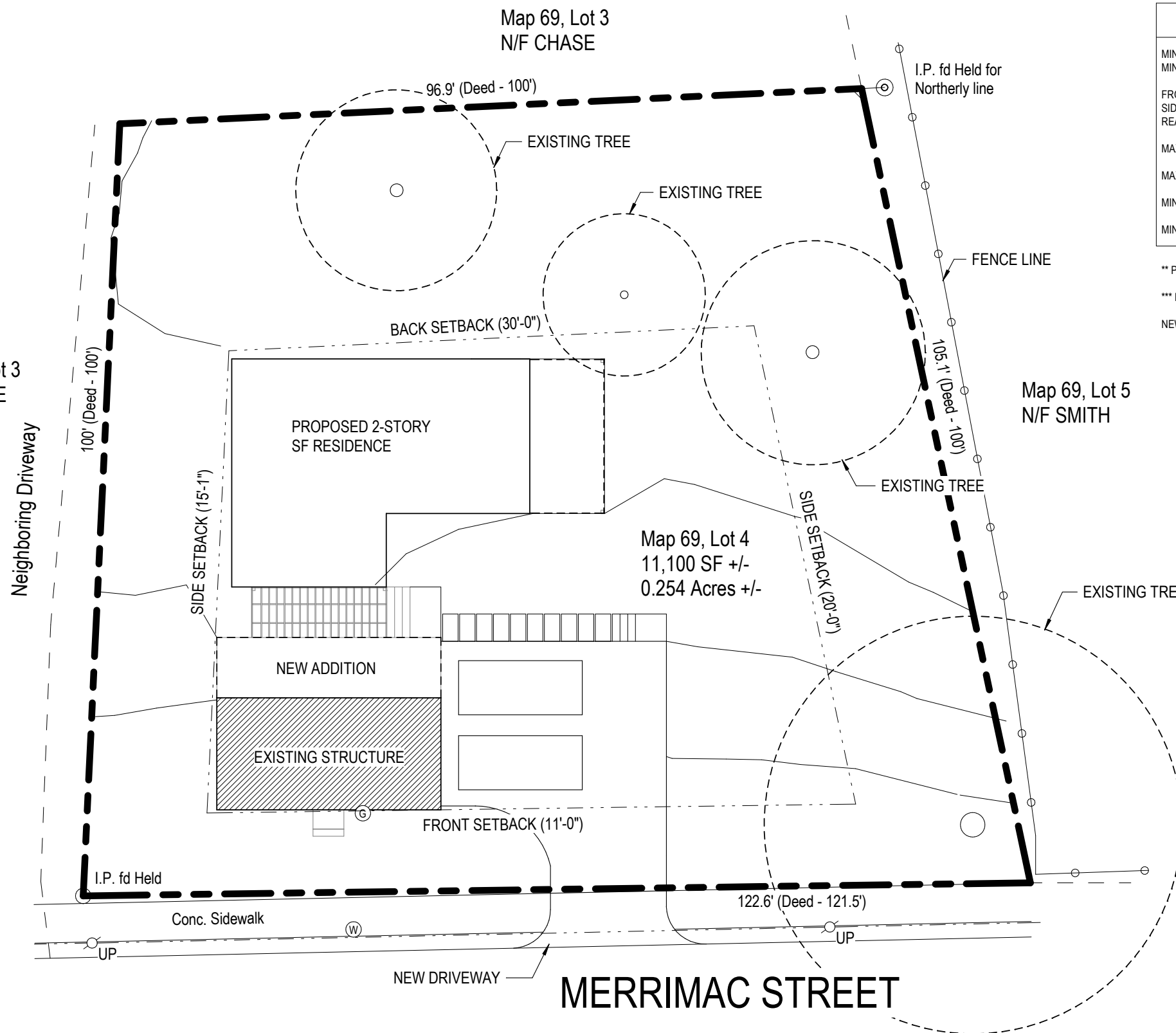
① SITE PLAN - EXISTING
1/16" = 1'-0"

Map 69, Lot 3
N/F CHASE

Map 69, Lot 3
N/F CHASE

Map 69, Lot 5
N/F SMITH

Map 69, Lot 4
11,100 SF +/-
0.254 Acres +/-



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**SITE PLAN -
PROPOSED**

SHEET NUMBER

A01-02

① Site Plan - NEW
1/16" = 1'-0"

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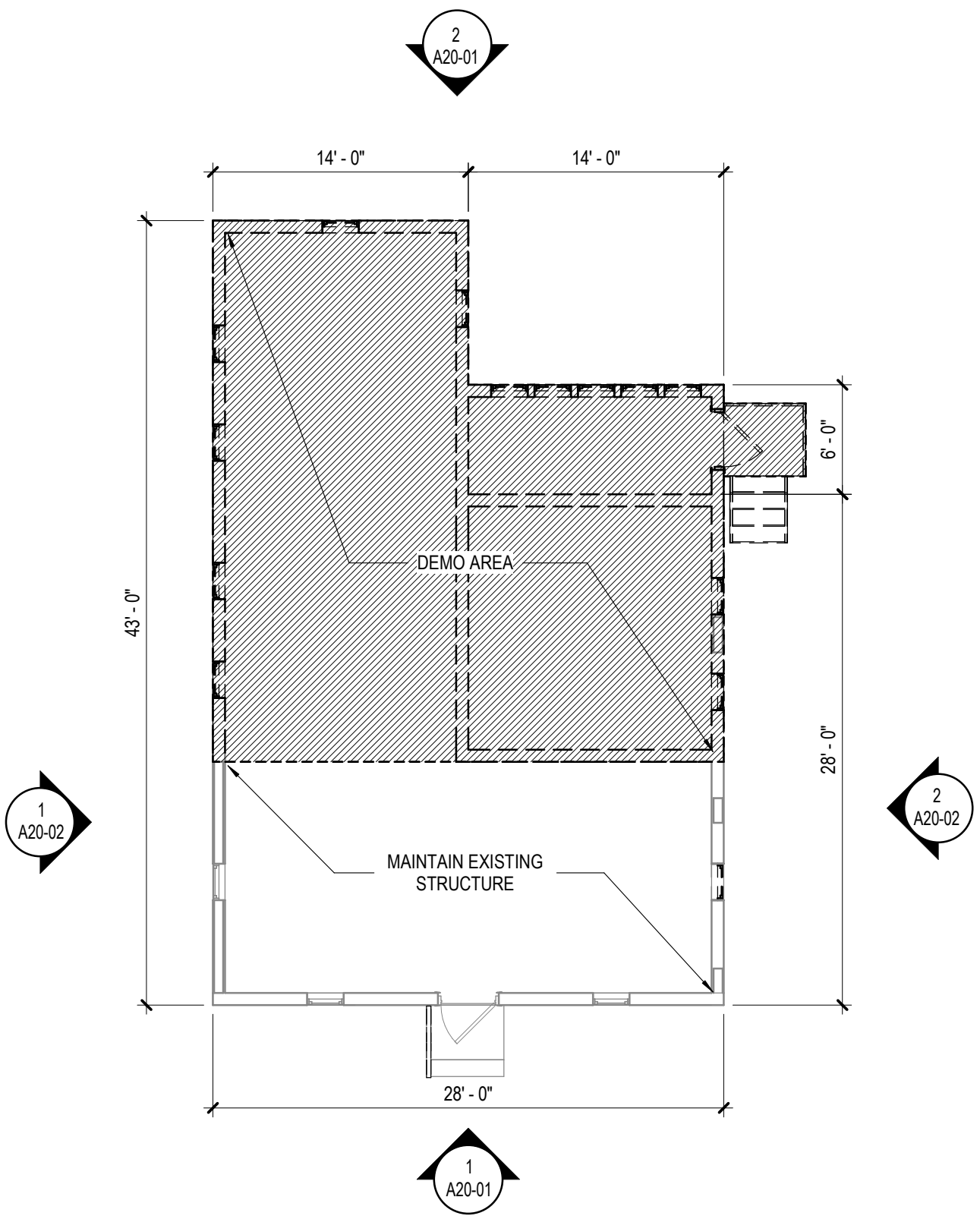
ISSUE DATE
10/28/2020

SHEET INFORMATION
TITLE

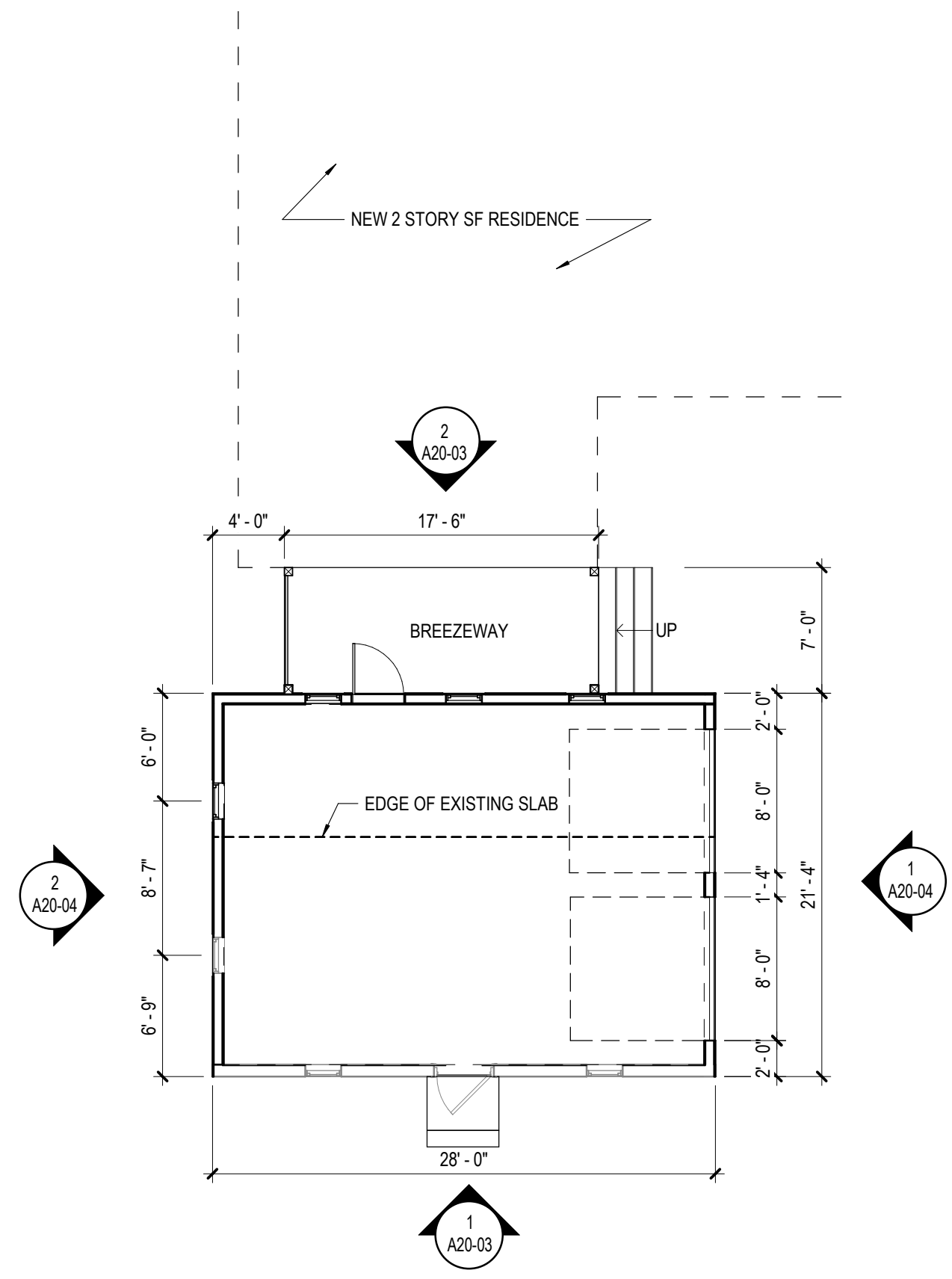
FLOOR PLANS

SHEET NUMBER

A10-00



1 DEMO FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
1/8" = 1'-0"

11/11/2020 9:05:13 AM C:\Users\adam\OneDrive - Peters and Will\Desktop\Personal\Metcalf\Existing Structure-SD\Metcalf_Existing Structure_10.28.20.rvt



① SOUTH ELEVATION (FRONT)
1/8" = 1'-0"



② NORTH ELEVATION (BACK)
1/8" = 1'-0"

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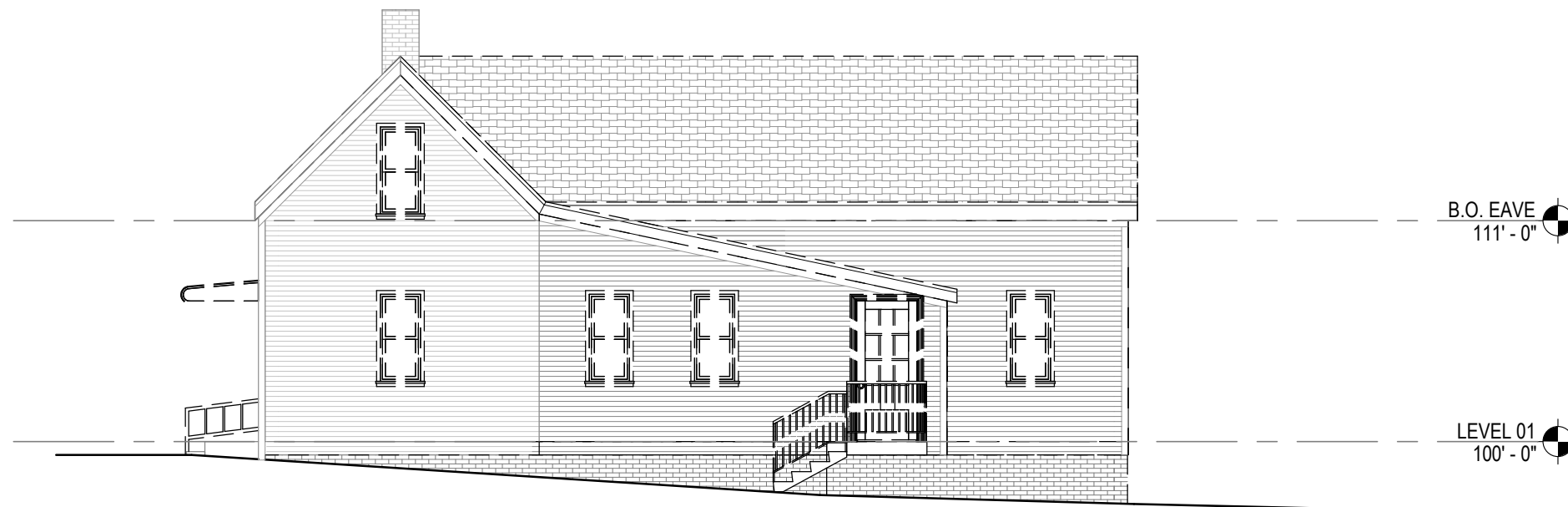
**EXISTING + DEMO
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A20-01



① WEST ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

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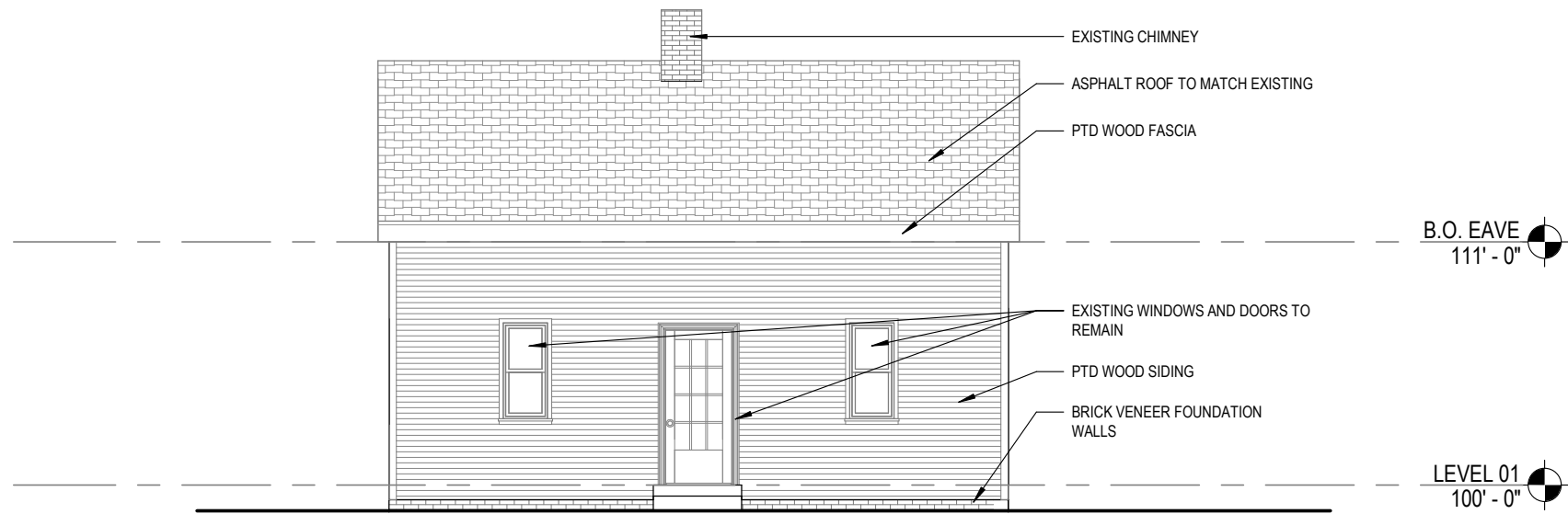
SHEET INFORMATION

TITLE

**EXISTING +DEMO
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A20-02



① SOUTH ELEVATION - NEW (FRONT)
1/8" = 1'-0"



② NORTH ELEVATION - NEW (BACK)
1/8" = 1'-0"

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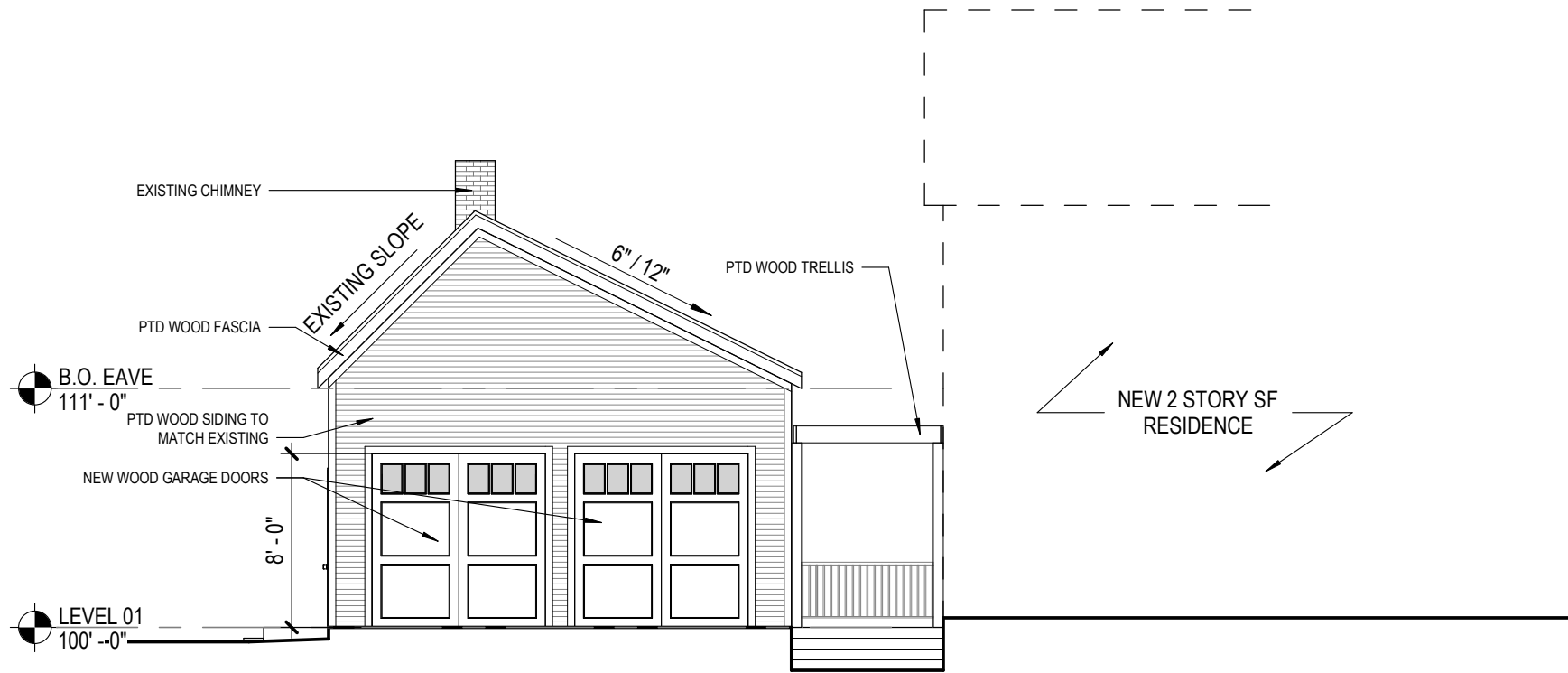
ISSUE DATE
10/28/2020

SHEET INFORMATION
TITLE

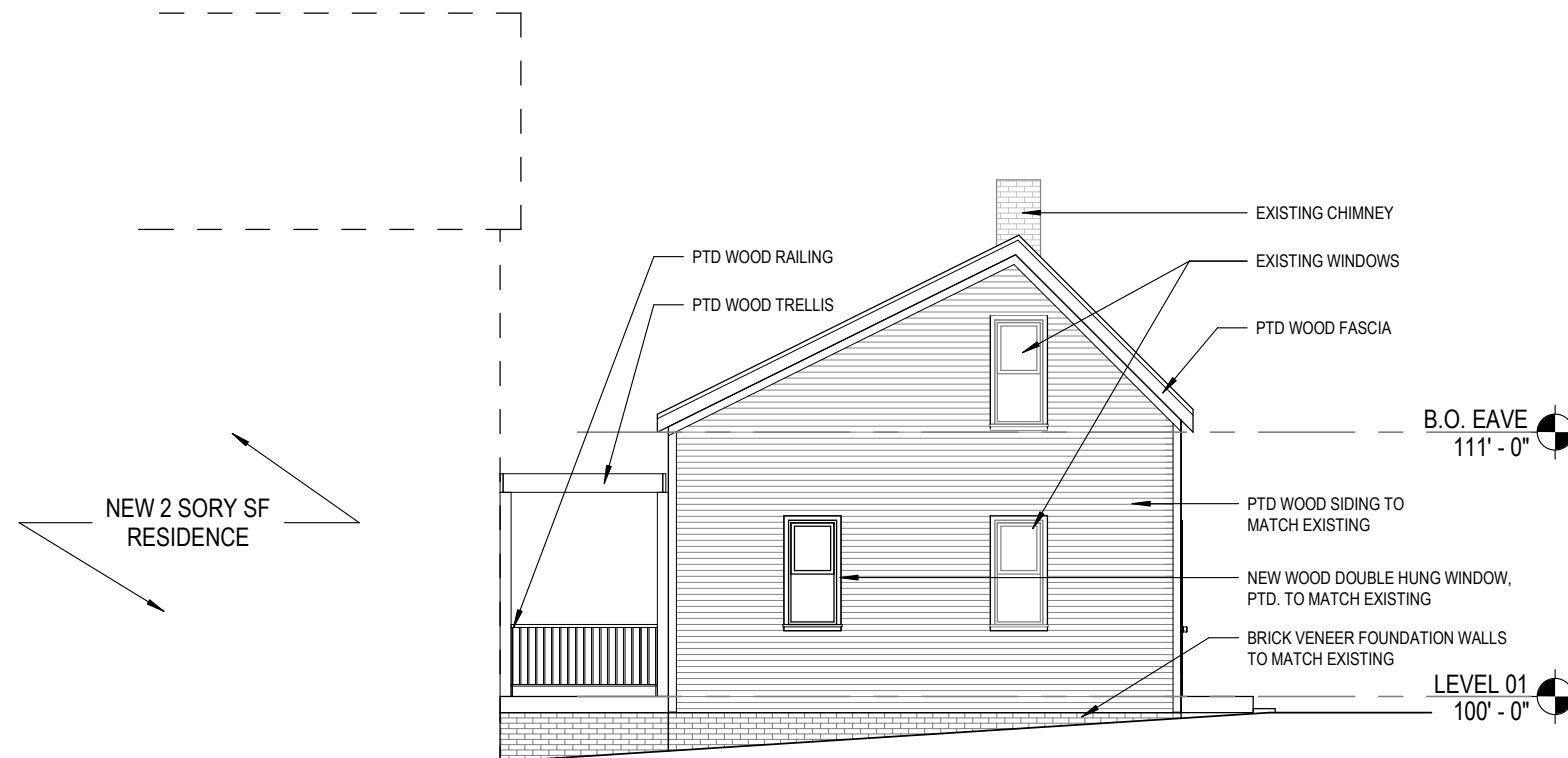
**PROPOSED EXTERIOR
ELEVATIONS**

SHEET NUMBER

A20-03



① EAST ELEVATION - NEW
1/8" = 1'-0"



② WEST ELEVATION - NEW
1/8" = 1'-0"

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**PROPOSED EXTERIOR
ELEVATIONS**

SHEET NUMBER

A20-04