

RECEIVED
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NEWBURYPORT, MA

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

2018 OCT -5 AM 11:02

Petitioner: Elizabeth Gemba

Mailing Address: 11 65th St Newburyport, MA 01950

Phone: 5087245-9749 Email: lgemba@yahoo.com

Property Address: 11 69th St Newburyport, MA 01950

Map and Lot(s): 76 - 205 Zoning District: R3

Book and Page(s): _____

Owner(s) Name: Elizabeth Gemba

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking | <input checked="" type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| <input checked="" type="checkbox"/> Upward Extension | <input checked="" type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

(Refer to the Zoning Review form as supplied by the Zoning Administrator)

Description of request:

The proposed modification is expand an existing second story room to increase living space of the existing home. the proposed modification is designed as to not increase the overall footprint of the home.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	6256	78.2	21.8%	20%	15.3'	70'	4	18.75	15	30	31.25
Proposed	6256	78.2	21.8%	24.1%	23.5'	70'	4	18.75	15	30	31.25
Required	12000	90%	20%	25%	35'	120		20	20	20	20

*FAR is only applicable within the Plum Island Overlay District (PIOD).

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>982</u>	<u>2</u>	<u>1253</u>	<u>101</u>

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>982</u>	<u>2</u>	<u>1511.5</u>	<u>101</u>

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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):

J. J. O'Connell, PARC

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-050

Name: ELIZABETH GEMBA

Address: 11 69TH ST Zoning District(s): P100/R3

Request: SECOND FLOOR ADDITION RESULTING IN AN UPWARD EXTENSION OF A NON CONFORMING SIDE YARD SETBACK.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
 - ___ Lot Area ___ Open Space ___ Front Yard
 - ___ Lot Frontage ___ Height ___ Side Yard
 - ___ Lot Coverage ___ Lot Width ___ Rear Yard

Parking (VII)

Sign Variance

- Signs (VIII)
 - ___ Type ___ Size
 - ___ Lighting ___ Location

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
 - ___ Lot Coverage Setbacks
 - ___ Open Space

Special Permit

- Table of Use Regulations (V.D) #: _____
- 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)
- Other _____

SUBMITTED MATERIAL APPEARS TO BE < 500 SF ADDITIONAL.

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

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)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

BUILT 1948

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

Janet Blumhert
Newburyport Zoning Administrator

7/10/18
Date

Memo addressing points required by the Special Permit for Non-Conformities

Submitted by: Elizabeth Gemba (home owner) 10/1/19

From Application:

1. c.

a. The particular use of the structure is a single family home. This requested modification will not change that purpose.

b. The existing structure is in the Plum Island Overlay District requiring all modifications to present an application for special permit for non-conformities.

c. The proposed alteration would not intensify the existing non-conformities specifically because the proposed alterations would not increase the foot print of the existing structure.

d. The facts relied on to make the claim above include the detailed stamped building plans contained in this application. Also, the dimensions of the proposed modification do not exceed the building requirements of the Town of Newburyport for a remodel of this type.

11 69TH ST

Location 11 69TH ST

Mblu 76/ 205/ / /

Owner GEMBA ELIZABETH

Assessment \$370,100

PID 5383

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$93,200	\$276,900	\$370,100

Owner of Record

Owner GEMBA ELIZABETH
Co-Owner
Address 11 69TH ST
 NEWBURYPORT, MA 01950

Sale Price \$350,000
Certificate
Book & Page 33851/0486
Sale Date 02/13/2015
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GEMBA ELIZABETH	\$350,000		33851/0486	10	02/13/2015
HANNASEA LLC	\$0		30370/0063	1F	04/26/2011
KOEPEL A JOSEPH+SHIRLEY A TRS	\$165,000		14485/0369	1G	12/16/1997
BROOKS JAMES S	\$1		09044/0172	1A	06/24/1987
BROOKS JAMES S	\$121,394		08113/0090	00	02/07/1986

Building Information

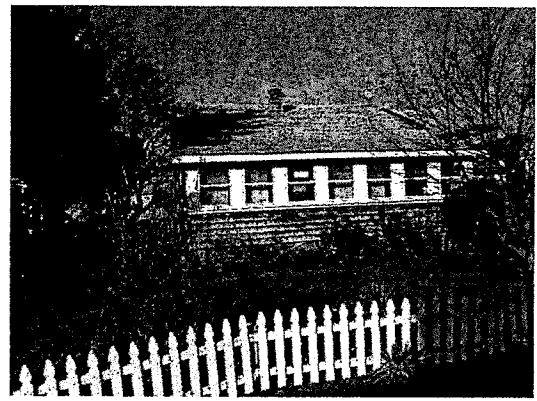
Building 1 : Section 1

Year Built: 1948
Living Area: 1,074

Building Photo

Building Attributes	
Field	Description
Style	Bungalow
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Board & Batten

Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Old Style



(http://images.vgsi.com/photos/NewburyportMAPphotos/\01\00\76\47.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	954	954	
FAT	Attic	600	120	
FEP	Porch, Enclosed	54	0	
UBM	Basement, Unfinished	600	0	
WDK	Deck, Wood	480	0	
		2,688	1,074	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 1010
Description SINGLE FAM
Zone R3

Land Line Valuation

Size (Acres) 0.14
Depth 0
Assessed Value \$276,900

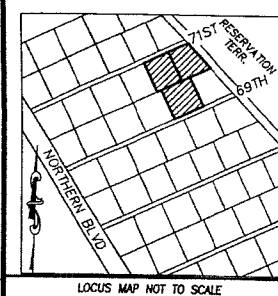
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			288 S.F.	\$4,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$93,200	\$263,700	\$356,900

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LEGEND:

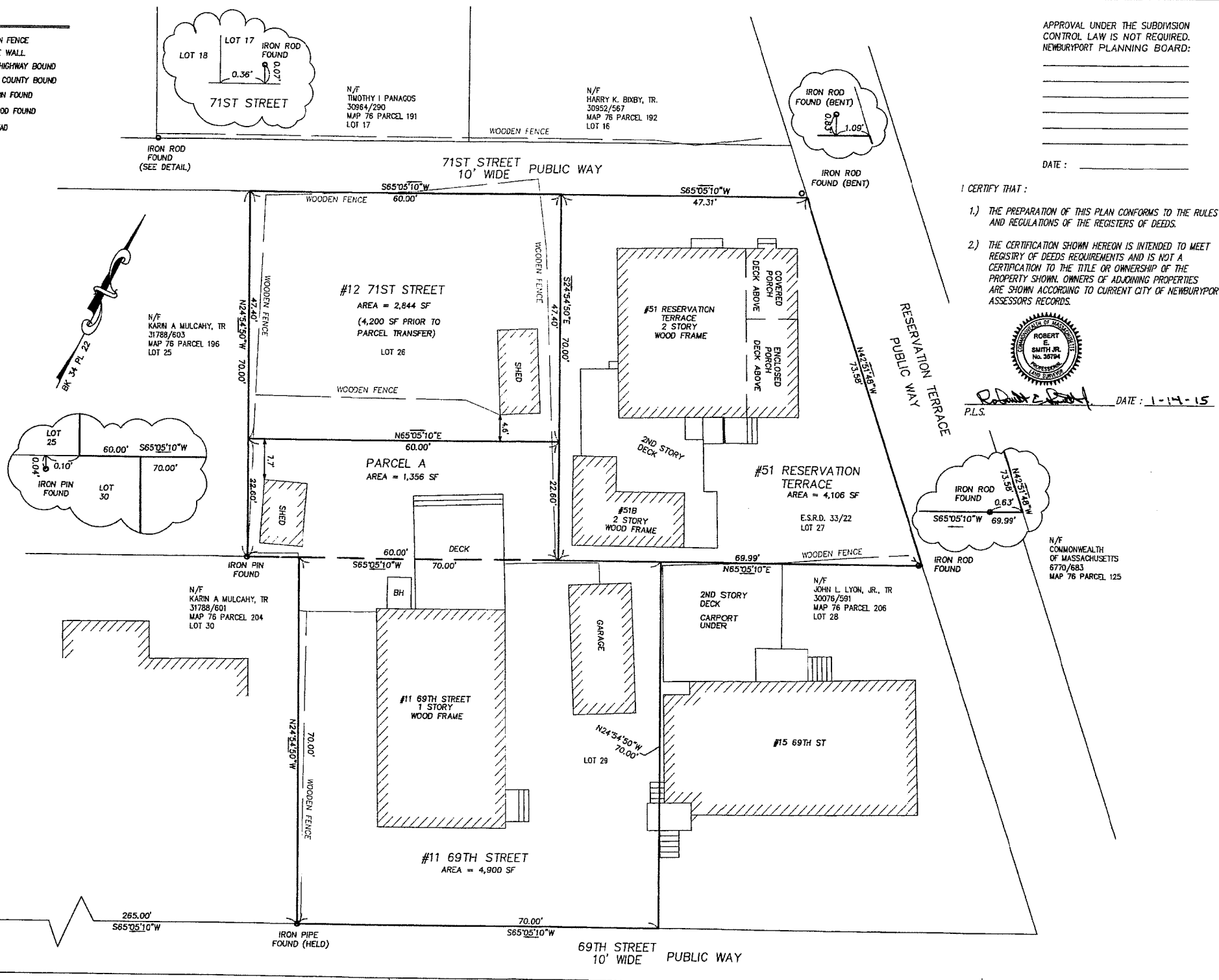
- MHB
 - ECB
 - IP
 - IR
 - BH
- WOODEN FENCE
STONE WALL
MASS HIGHWAY BOUND
ESSEX COUNTY BOUND
IRON PIN FOUND
IRON ROD FOUND
BULKHEAD

PLAN REFERENCES:

- 1.) PLAN OF SECTIONS 1 & 2 OF LAND OF PLUM ISLAND BEACH CO. IN NEWBURY & NEWBURYPORT SCALE: 1" = 100' DATED: MAY 1920 PREPARED BY ROWLAND H. BARNES & HENRY F. BEAL E.S.R.D. PLAN BOOK 34 PLAN 22.
- 2.) PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SCALE: 1" = 10' DATED: NOVEMBER 12, 1999 PREPARED BY PEMBROKE LAND SURVEY CO. E.S.R.D. PLAN BOOK 341 PLAN 26.
- 3.) PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SCALE: 1" = 10' DATED: AUGUST 17, 2005 PREPARED BY OAK ENGINEERS E.S.R.D. PLAN BOOK 392 PLAN 91.

DEED REFERENCES:

- 1.) 51 RESERVATION TERRACE
TO: RESERVATION TERRACE, LLC
FROM: DAYNA A. BROOKS
DEED BOOK 30370 PAGE 65
DATED: APRIL 11, 2011
MAP 76 PARCEL 194
- 2.) 12 71ST STREET
TO: HANNASEA, LLC
FROM: DAYNA A. BROOKS
DEED BOOK 30370 PAGE 63
DATED: APRIL 11, 2011
MAP 76 PARCEL 195
- 3.) 11 69TH STREET
TO: HANNASEA, LLC
FROM: DAYNA A. BROOKS
DEED BOOK 30370 PAGE 63
DATED: APRIL 11, 2011
MAP 76 PARCEL 205

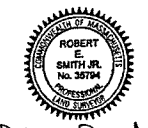


APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.
NEWBURYPORT PLANNING BOARD:

DATE: _____

I CERTIFY THAT:

- 1.) THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
- 2.) THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.



DATE: 1-14-15
P.L.S.

FOR REGISTRY USE ONLY
CAMMETT ENGINEERING
297 ELM STREET, AMESBURY, MA
Phone: (978) 388-2157 Fax: (978) 388-0428
CONSULTING ENGINEERS & LAND SURVEYORS SINCE 1975
Visit us on the WEB at www.cammett.com

PLAN OF LAND
Parcel Transfer
Plan of Land
#12 71ST STREET AND
#11 69TH STREET
NEWBURYPORT, MA
ESSEX COUNTY

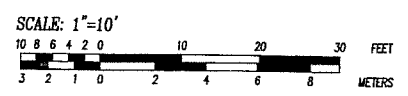
Applicant:
DAYNA BROOKS
51 RESERVATION TERR.
NEWBURYPORT, MA

Owner:
HANNASEA, LLC
10 WEST BROOKFIELD RD
NORTH BROOKFIELD, MA

REVISION		
NO.	DATE	DESCRIPTION

ZONING REQUIREMENTS:

DISTRICT	P.I.O.D.
MIN LOT AREA	12,000 SF.
MIN LOT FRONTAGE	120 FT.
MIN YARDS	
FRONT	20 FT.
SIDE	20 FT.
REAR	20 FT.
MAX. BLDG. COV.	20%
MAX. FLOOR AREA RATIO	0.25



NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO REMOVE THE LAND SHOWN AS PARCEL A FROM 12 71ST STREET AND ADD IT TO AND COMBINE IT WITH LAND AT 11 69TH STREET. PARCEL A IS NOT TO BE CONSIDERED A BUILDABLE LOT.
- 2.) SEE ZONING BOARD OF APPEALS DECISION AT 1-12-15 HEARING FOR SPECIAL PERMIT FOR NON-CONFORMITIES.

Date: _____

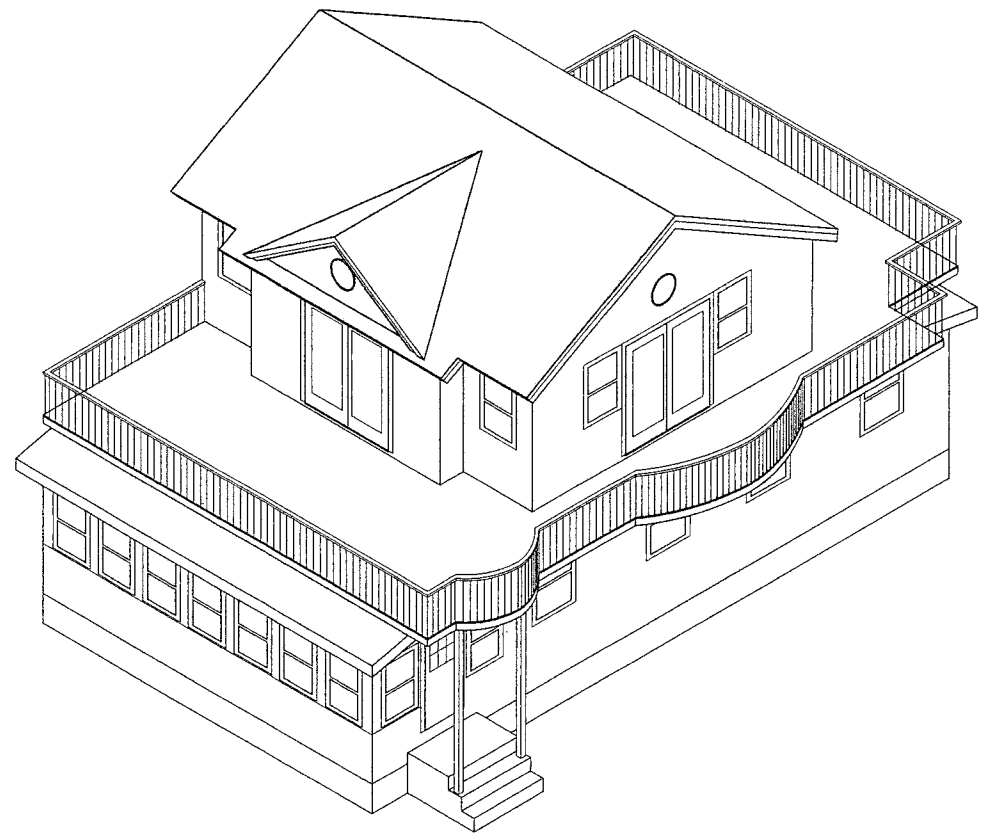
PROJ. MGR.: J. BABBIN
FIELD: R. BROWN / J. BABBIN
DESIGN: J. BABBIN
DRAWN: J. BABBIN
CHECKED: R. SMITH / W. CAMMETT
DATE: 12/01/14
FILE: K:\14094\14094FL.dwg
FBK: 669
JOB #: 14094

- A. General Notes:**
- Coordinate these General Notes with General Notes on all drawings. In cases of discrepancy, General Notes on this sheet govern for Structural issues.
 - General Notes are part of this design document. The General Contractor (GC) and Owner shall review and coordinate appropriately.
 - "Methods and Means of Construction" is the responsibility of the General Contractor (GC). Temporary shoring, if required, is the responsibility of the GC.
 - The governing building code for this design is the IRC 2009 as amended by the Massachusetts Residential State Building Code 8th Edition [MSBC] Addendum
 - The General Contractor (GC) shall:
 - Verify in Field (V.I.F) all dimensions and conditions, underground utilities, "DIG-SAFE" coordination, etc.
 - Perform all work per the governing building code above and Local Codes
 - Coordinate Structural Drawings with all drawing, all trades reinforced concrete steel shop drawings (required), steel shop drawings (required).
 - If Discrepancies are encountered (In Dimensional or Physical Conditions) notify the Engineer Prior to proceeding with that Portion of the work
 - Consider all items as "New" (N) unless notes otherwise (U.N.O.) as existing (E).
 - The General Contractor shall provide a continuous load path from upper level posts/columns/framing to the foundation. If platform framing is utilized, block as required between floor levels, etc. Do not use "Platform Framing" at Great Rooms with no ceiling at wall plates, that is, open to above, here use full height continuous wall studs
 - Soils, Owner and General Contractor to Verify in Field existing soil strata is suitable for shallow spread footings and shallow strip footings capable to support 4,000 psf soil bearing pressure. If concerns hire and coordinate with a Geo-technical Engineer
 - Civil/Survey/Site issues such as lot line set backs/zoning issues, septic issues, etc... Environmental / Conservation Commission issues such as Notice of Intents/Requests for Determination, etc... are by others, not Gelinus.
- B. Timber/Wood:**
- All hardware, fasteners, connectors, nails, screws, etc. used with Pressure Treated Lumber (P.T.) shall be, as recommended by the Pressure Treated Wood Industry for use with treated wood:
 - Hot-dipped galvanized (HDG) or Stainless Steel Types 304 or 316 (SS).
 - Do not mix and match SS and with HDG fasteners, they are considered dis-similar materials
 - Electroplated / electro galvanized and mechanically galvanized coatings should not be considered to be hot-dip galvanized (HDG) unless mechanically galvanized per ASTM B695, Class 55 or greater. Note however HDG or SS is preferred
 - All framing lumber to be minimum, Unless Noted Otherwise (U.N.O.) on drawings:
 - Sawn Lumber, [SPF] Spruce Pine Fir No. 2, E = 1,400,000 psi
 - Pressure Treated Lumber [PT] Southern Pine No. 2, E = 1,600,000 psi
 - LVL's (Laminated Veneer Lumber) E= 2,000,000 psi; Fb=3,100 psi; Fv=285 psi
 - Parallam (Beams) and PSL (Posts) [Parallel Strand Lumber] or [Versa Lam by Boise Cascade] :
 - Wolmanized (pressure treated):
 - PSL Columns/Posts (PSL [Parallel Strand Lumber]):
 - E = 1,566,000 psi; Fb = 1,728 psi; Fc|| = 1,450 psi
 - Beams (Parallams, Service Level 2 Wolmanized):w
 - E = 1,740,000 psi; Fb = 2,090 psi; Fv = 175 psi
 - Floor Sheathing U.N.O. 3/4" [23/32] sheathing nailed with 8d [penny] at 6" o.c. perimeter of sheet and 12" o.c. field/intermediate
 - Wall Sheathing U.N.O. 1/2" [15/32] sheathing nailed with 8d [penny] at 6" o.c. perimeter of sheet and 12" o.c. field/intermediate
 - Roof Sheathing U.N.O. 5/8" [20/32] sheathing nailed with 8d [penny] at 6" o.c. perimeter of sheet and 12" o.c. field/intermediate
 - Decks
 - All lumber pressure treated Southern Pine No. 2; All connections galvanized or stainless steel, provide positive connection at all framing members example joist hangers or Simpson H2.5A or
 - Handrails by Owner and Contractor
 - The General Contractors shall provide a continuous load path from upper level posts/columns/ framing to the foundation. If platform framing is utilized, block as required
- C. Concrete:**
- All Concrete, [Foundation Walls and Footings, Slabs, Piers, Big Foots, Etc.] Minimum 4,000 psi f'c at 28 days
 - All reinforcing steel shall be deformed bars conforming to ASTM A615 Grade 60, fy = 60,000 psi
 - 2A. Reinforcing Continuity:

All Horizontal Reinforcing Bars in the foundation walls and footings Shall be Continuous At Corners/Skewed Angles/Terminal Ends with Matching Corner Dowels Lap splice length 50 bar diameters U. N. O., Bend/Hook Down or Up at Terminal Ends
 - Slab 4" thick Minimum Concrete 4,000 psi f' c at 28 days with 1.5 # / cubic yard fiber mesh in mix over 6 mil Polyeth. Vapor Barrier, Typical
 - Slab provide Control Joints 25 ft. o.c. and at re-entrant corners within 8 hours of pour
 - Anchor Bolt Placement U.N.O. on Plans: 1' off corners, 4' o.c. Remainder : 1/2" Diameter 12" long 8" embedment 4" projection with nut and washer at top and bottom
 - DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL THE FIRST FLOOR FRAMING IS IN PLACE WITH SHEATHING AND ANCHOR BOLTS AND BASE SLAB IS IN PLACE OR UNTIL WALLS ARE BRACED TO WITHSTAND THE PRESSURES OF BACKFILLING OPERATIONS.
 - Submit reinforced concrete steel shop drawings for review prior to pouring/placing concrete
- D. Foundations / Soil Bearing Additional Notes:**
- Owner / Contractor shall Verify in Field Soils capable to support 4,000 psf soil bearing

- pressure on shallow spread foundations on free draining soil
- If concerns suggest a Geo-technical Engineer be Consulted
 - Stepped foundations shall be one vertical to three horizontal with additional reinforcing see detail
 - Foundations shall bear on all Soil or all Ledge and not a mix of each. If Ledge encountered remove for minimum one foot of compacted granular fill above ledge in 8" lifts
 - Optionally, Remove soil down to ledge, thus all ledge bearing and backfill with 100 psi Lean Concrete mix above Ledge
 - Placing footings / foundation walls partially on Ledge and partially on Soil will cause cracking and is not recommended
- E. Design Criteria :**
- Building Code IRC 2009 with Massachusetts Residential Code 8th Edition Addendum
 Wind 100 mph Exposure C
 Pg 50 psf Ground Snow,
 Soil Conditions assumed free draining soil capable to support 4,000 psf shallow foundation system, Contractor & Owner to Verify in Field, if there are concerns consult with a Geo-technical Engineer for direction & Contact Engineering to notify
- F. Structural Steel (U.N.O. on drawings):**
- It is recommended the General Contractor (GC) and steel supplier shall field verify dimensions and conditions after foundations, walls, etc. are placed but before steel is cut to length, punched, coped, drilled, etc. That is, steel supplier and steel detailing professional to verify in field site dimensions, conditions, etc. Field dimensional changes may affect beam fit ups/bolting alignments, etc. Beam details such as over the top framing, side framing, etc. affect fit up and fabrication dimensions.
 - Steel Shop Drawings submittal for review prior to steel fabrication is required
 - Steel materials shall conform to the following (minimum):

Structural W Shapes	ASTM A992	(Fy 50 ksi)
Plates, Channels, Angles	ASTM A36	(Fy 36 ksi)
Structural Tubing (Tube Steel = TS or HSS)	ASTM A500 Grade C	(Fy 46 ksi)
 - Bolts:
 - (steel to steel connections) A325N :: ii. (anchor bolts) (A307 or A36) ::
 - (expansion bolts) UNO, @ solid concrete, provide drilled 2 part epoxy resin, Hilti HY-200 : @ CMU walls (hollow block) or into masonry brick walls with cavities, provide drilled 2 part epoxy resin, Hilti Hit HY-70 with screen tube if into CMU/masonry wall cavities
 - All shop connections shall be bolted or welded. All field connections shall be bolted to the extent practical unless noted otherwise (U.O.N.) on the design drawings.
 - Coordination of shop drilled holes is required in the webs and/or flanges due to wood framing details, steel to steel clip angles, etc. Coordinate with details and field verify/coordinate.
 - All structural steel work shall conform to the specifications for the design, fabrication, and erection of structural steel for building of the AISC.
 - All welding shall:
 - conform to the code for welding in building construction of the AWS.
 - be performed by certified welders



ISO ELEVATION
SCALE: N.T.S.

AREA TABLE	
DESCRIPTION	SQUARE FOOTAGE
EXISTING FIRST FLOOR	904
PROPOSED FIRST FLOOR	904
EXISTING SECOND FLOOR	0
PROPOSED SECOND FLOOR	415

NOTE: AREAS ABOVE ARE FINISHED FLOOR AREA ONLY

Gelinus Structural
ENGINEERING LLC
579a North End Blvd. | Salisbury, MA 01952-1739 | 978-465-6486
www.gelinusstructural.com | info@gelinusstructural.com

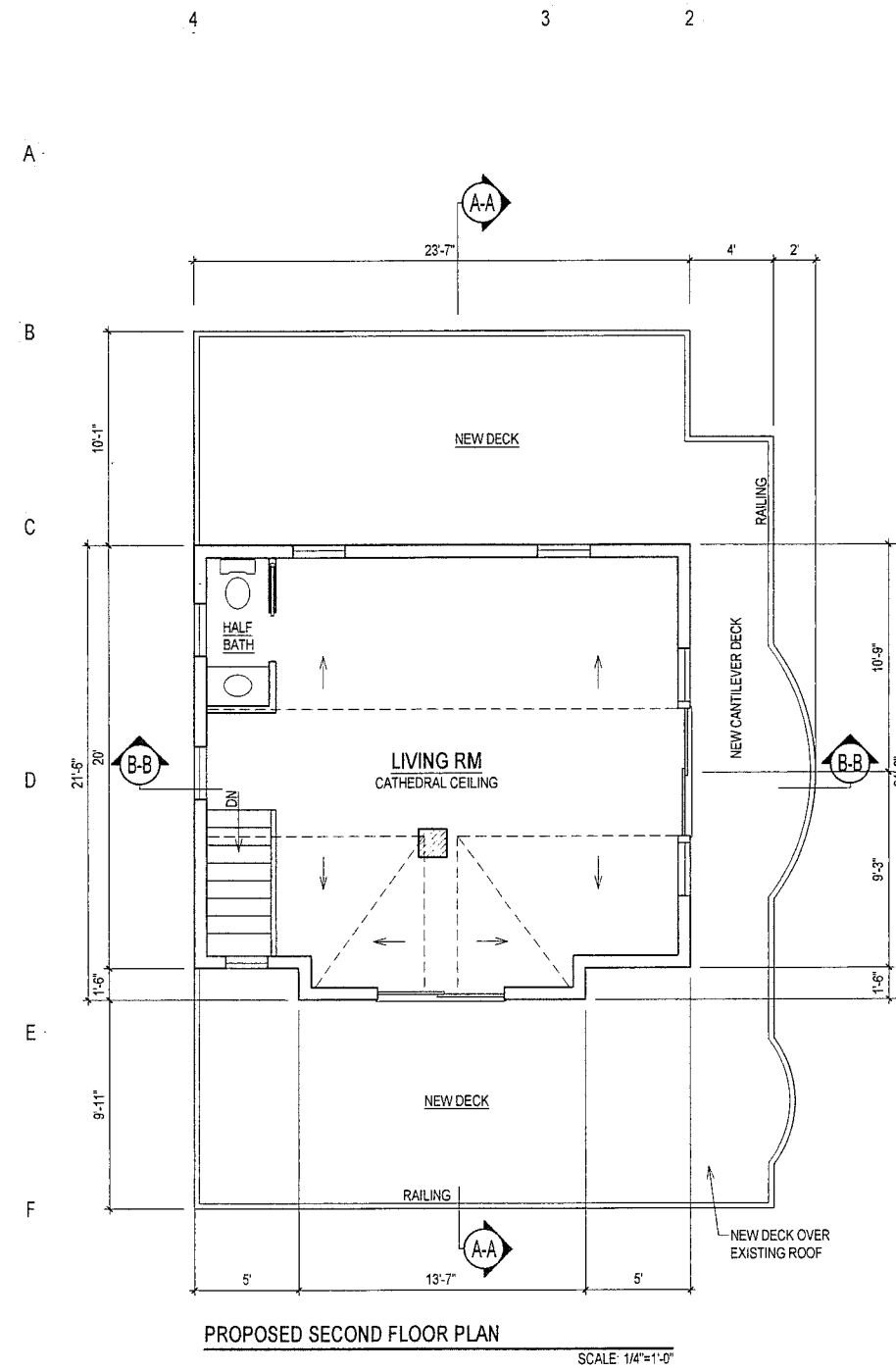
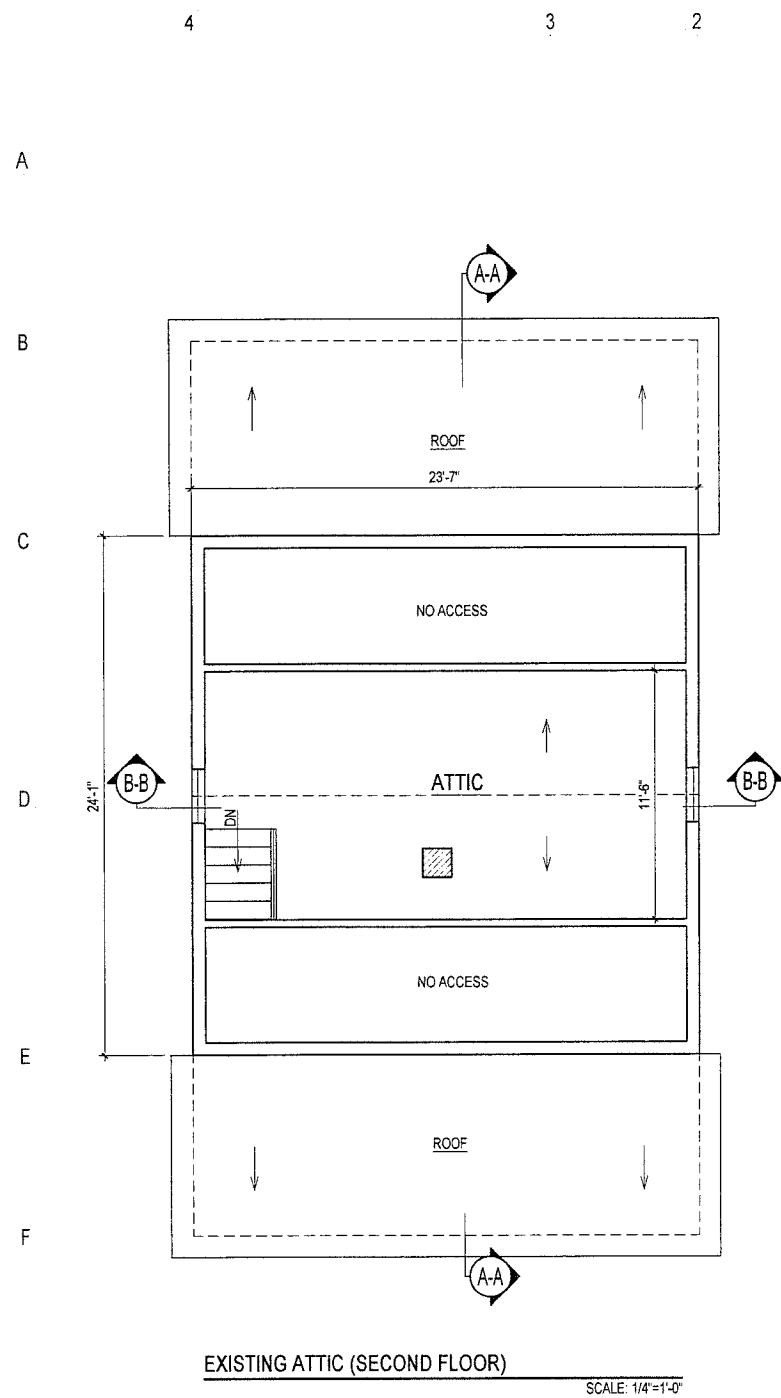
PREPARED FOR:
TODD SILVESTRI
10 BRIDGEMANS DR
HAWERTHILL, MA 01880

PROJECT NAME:
GEMBA RESIDENCE
71st ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
0	6.9.17	ISSUED FOR REVIEW
0.1	7.7.17	ISSUED FOR REVIEW
0.2	10.12.17	ISSUED FOR REVIEW
0.3	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO: 17100
SHEET NO:

SG-0



PREPARED FOR:
TODD SILVESTRI
30 BRADFIELDS DR
HAVERHILL, MA 01830

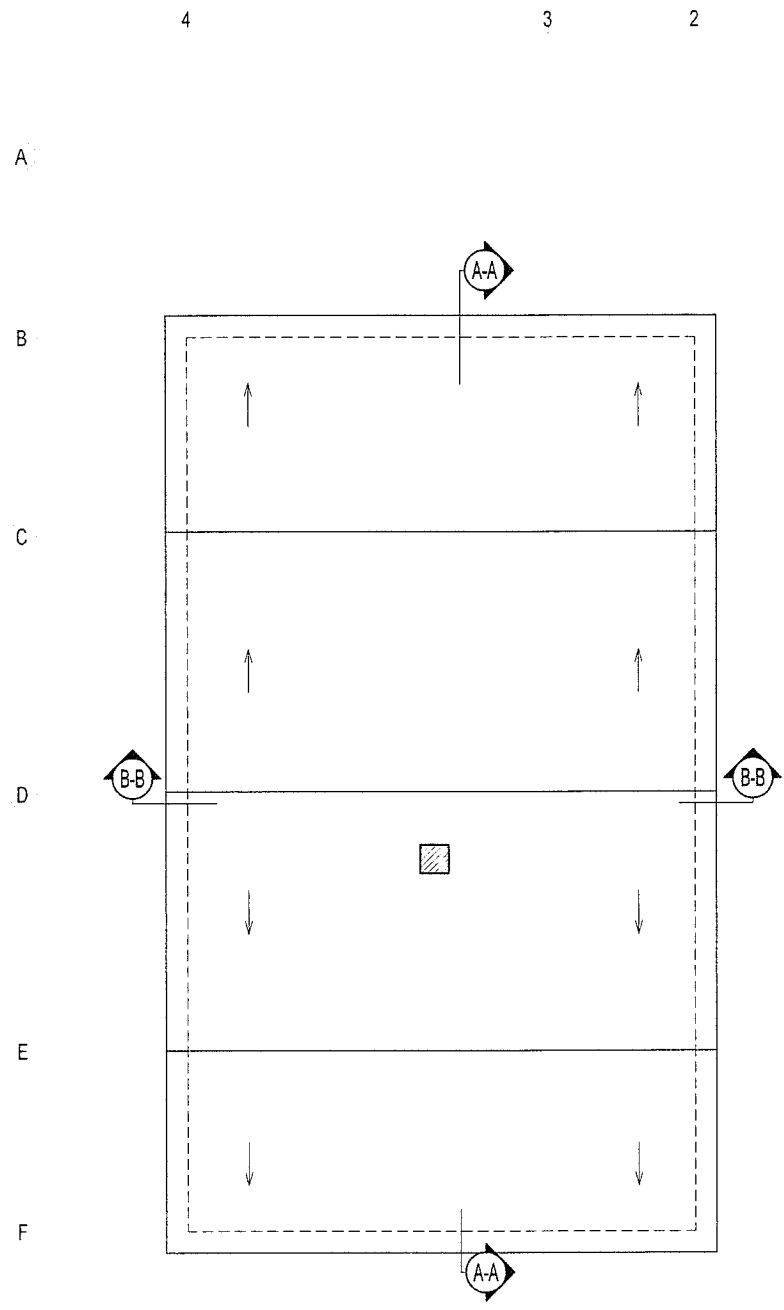
PROJECT NAME:
GEMBA RESIDENCE
748 ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
0	6.9.17	ISSUED FOR REVIEW
0.1	7.7.17	ISSUED FOR REVIEW
0.0	10.12.17	ISSUED FOR REVIEW
0.E	2.13.18	ISSUED FOR OFFICE REVIEW

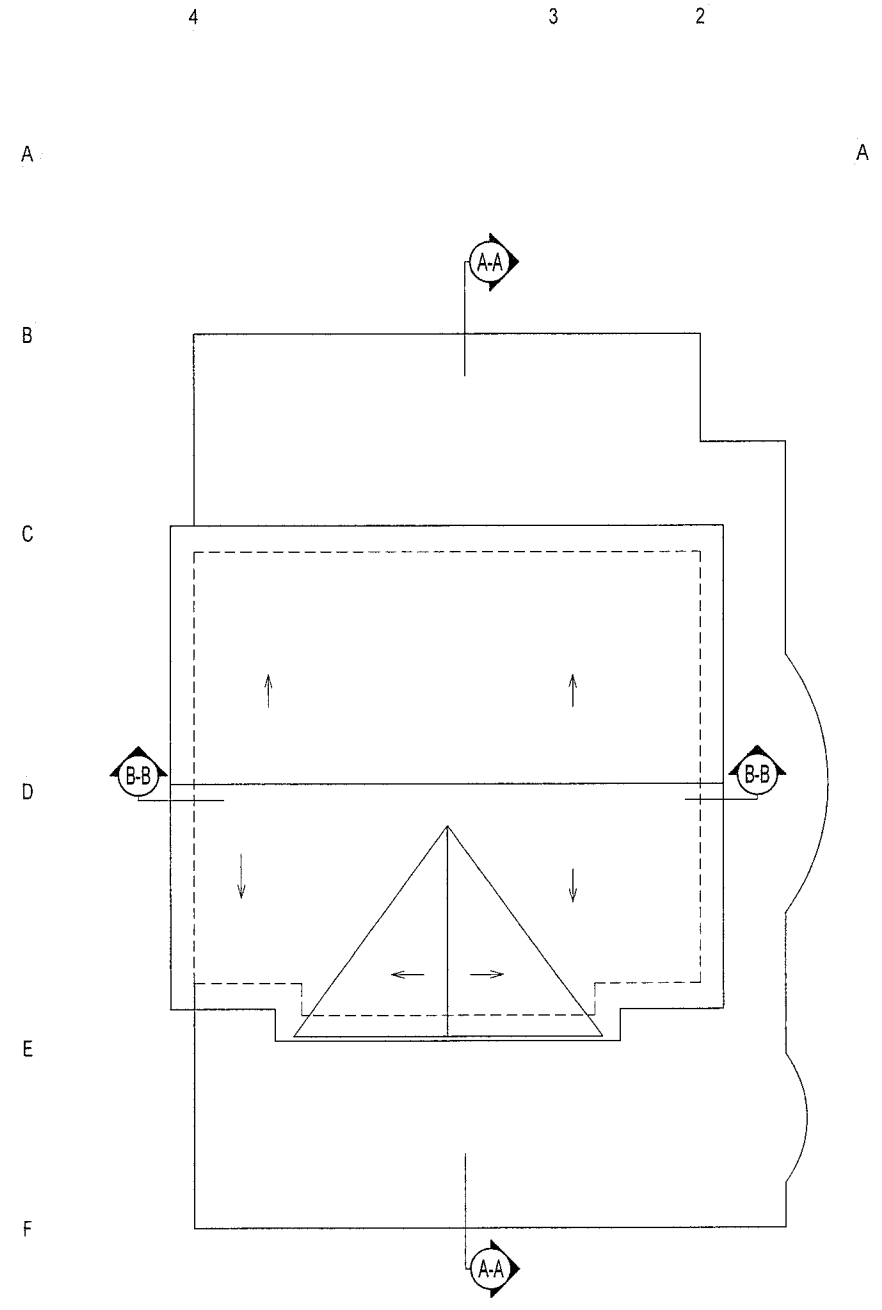
JOB NO: 17100

SHEET NO:

SG-3



EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

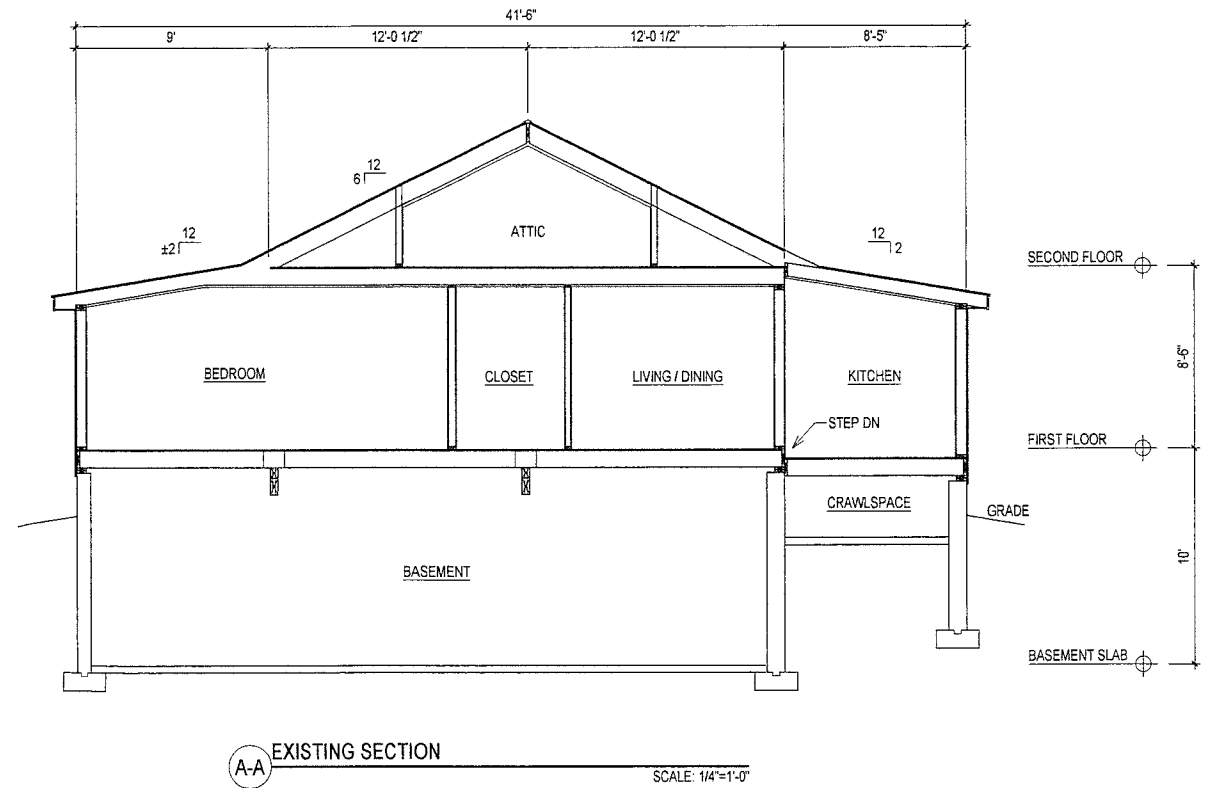
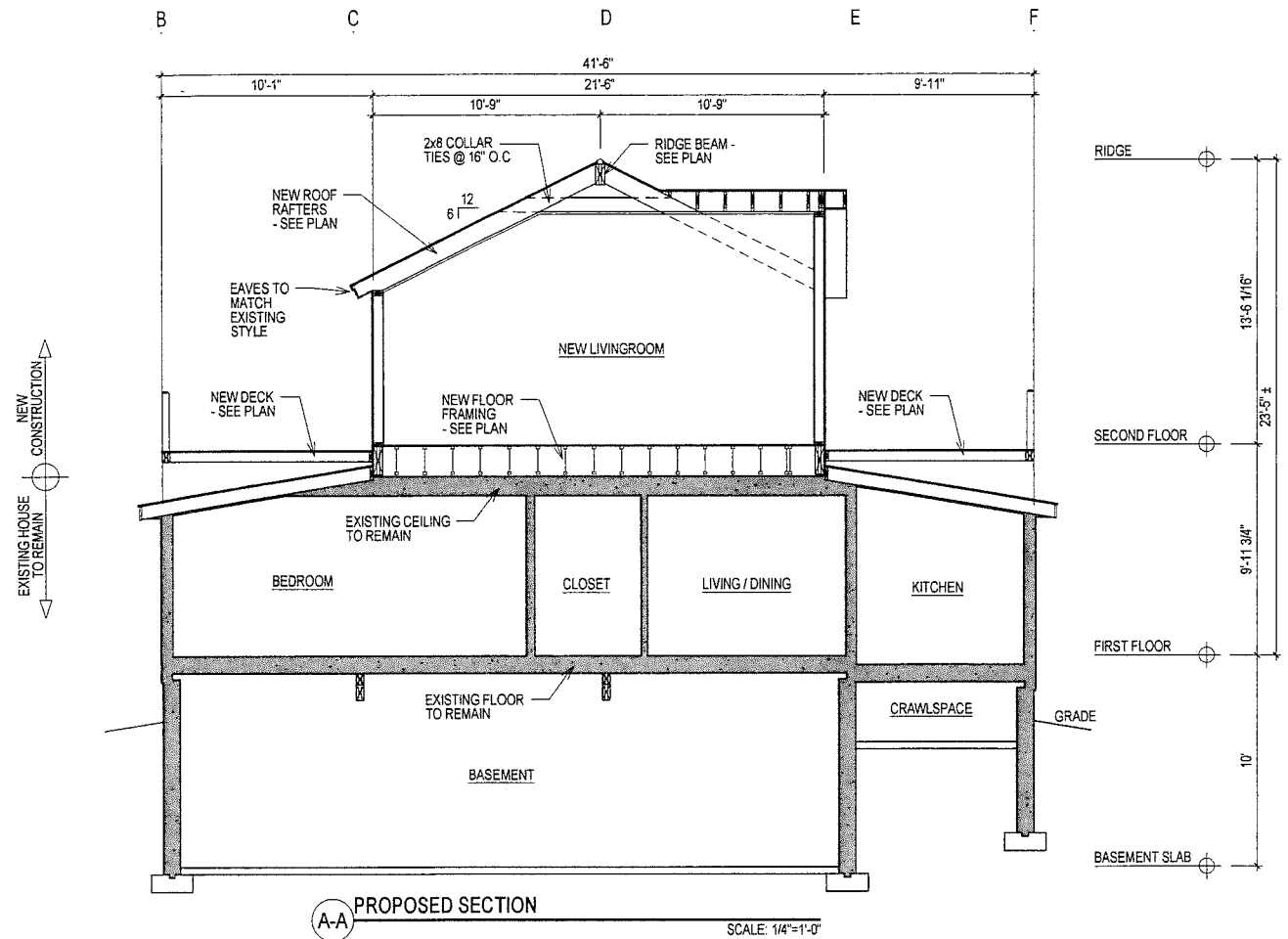
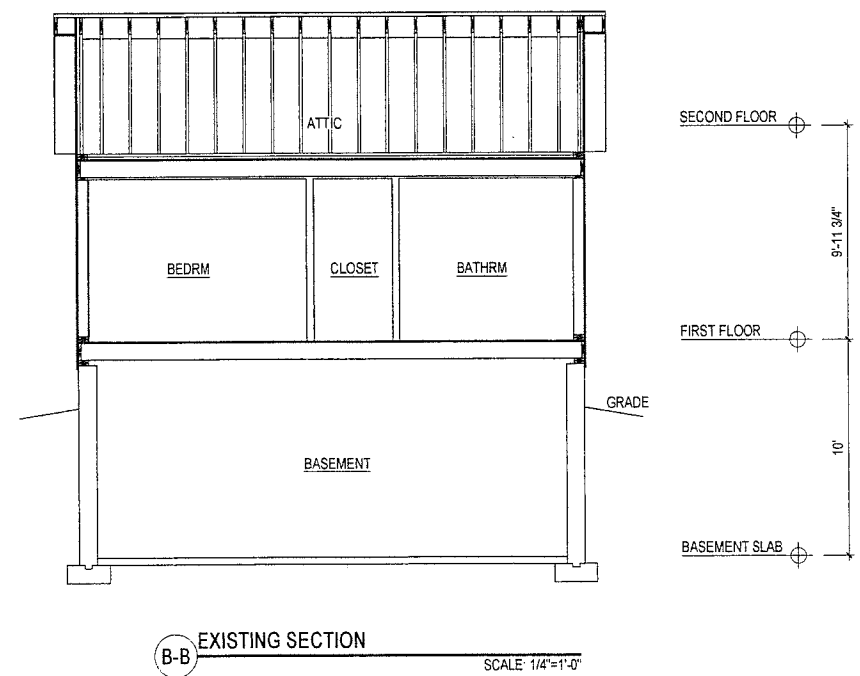
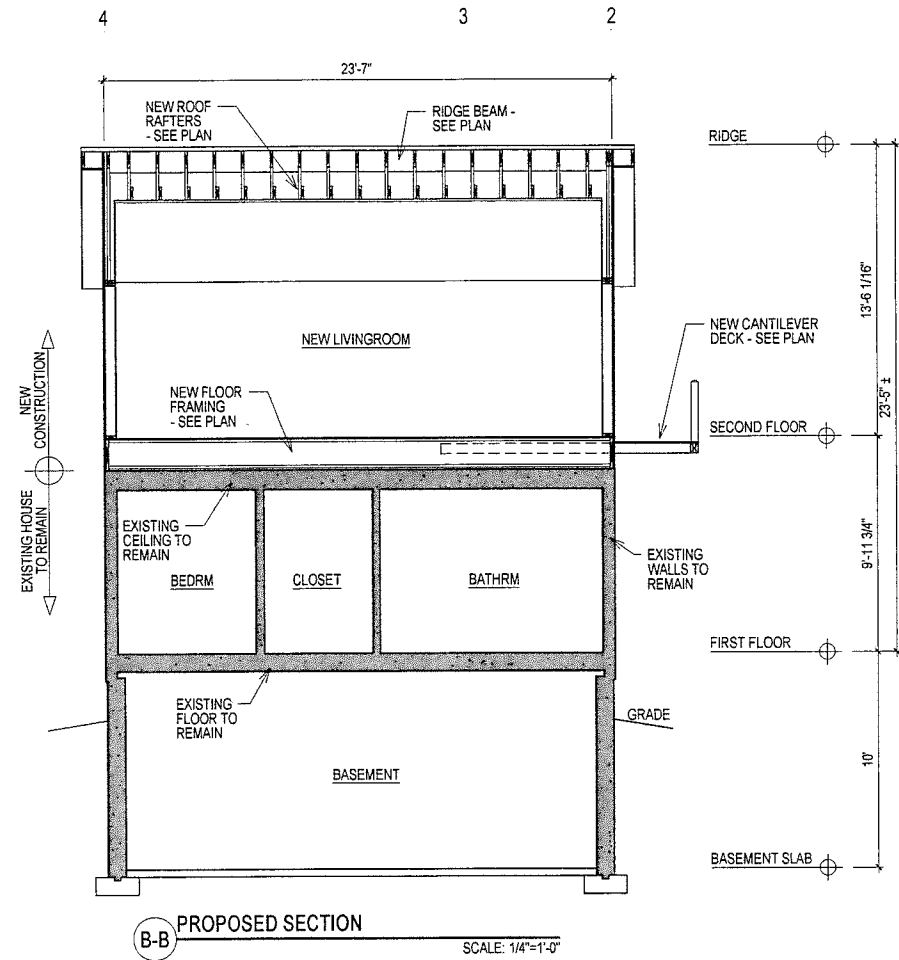
PREPARED FOR:
TODD SILVESTRI
30 BRADFIELDS DR.
HAVERHILL, MA 01830

PROJECT NAME:
GEMBA RESIDENCE
7141 ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
0	6.9.17	ISSUED FOR REVIEW
0.1	7.7.17	ISSUED FOR REVIEW
0.2	10.12.17	ISSUED FOR REVIEW
0.3	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO: 17100
SHEET NO:

SG-4

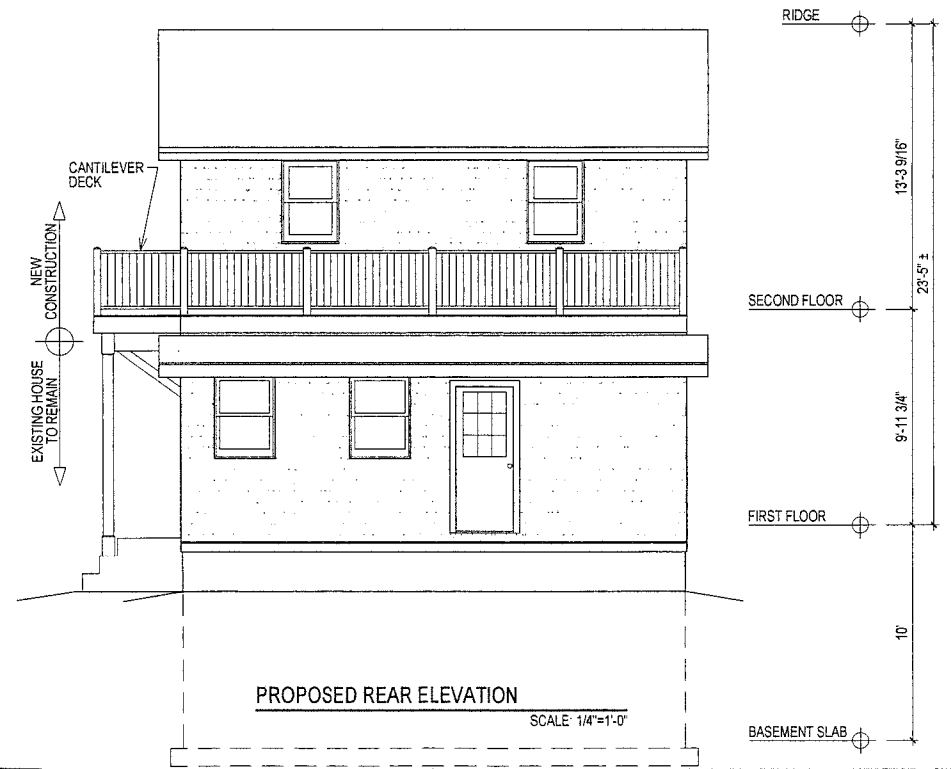
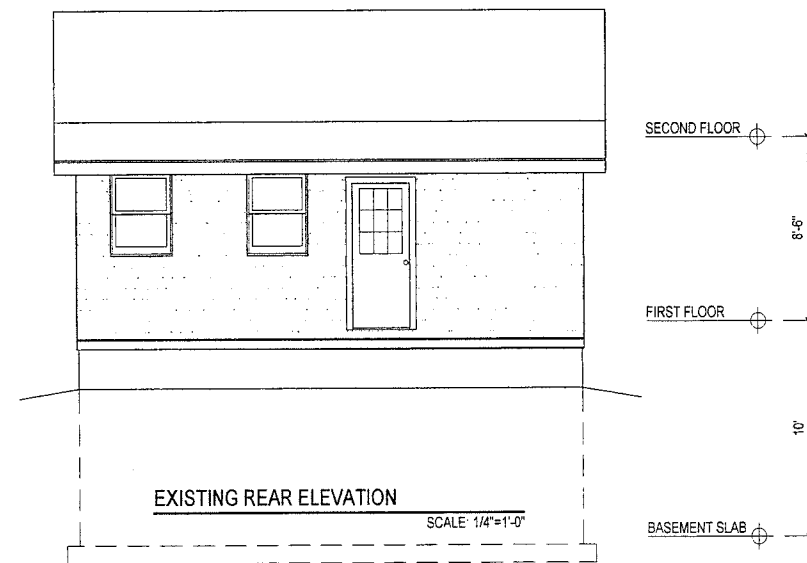
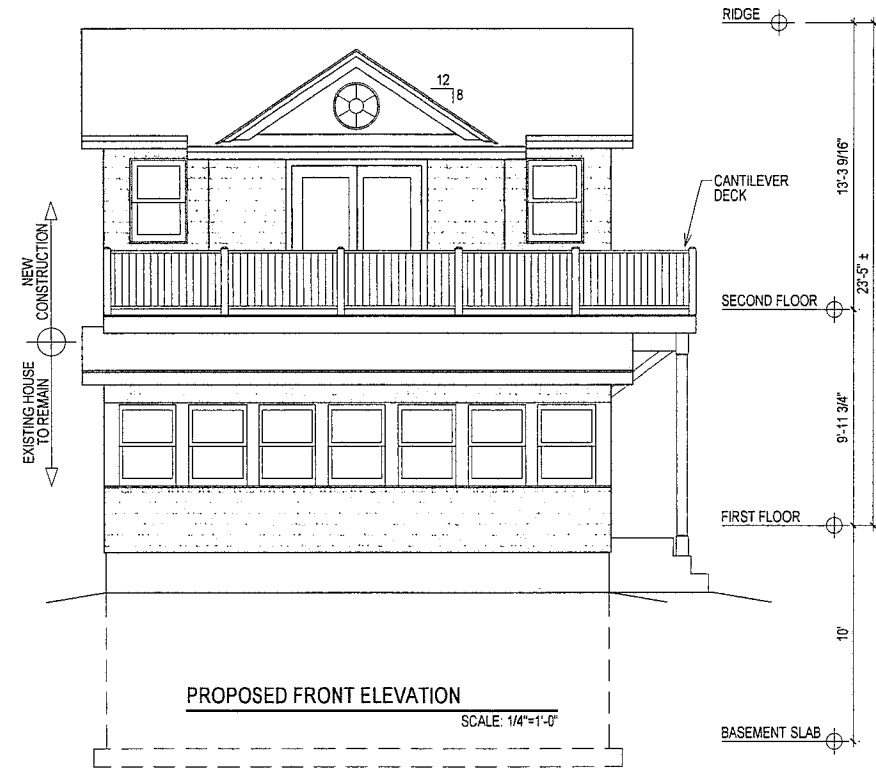
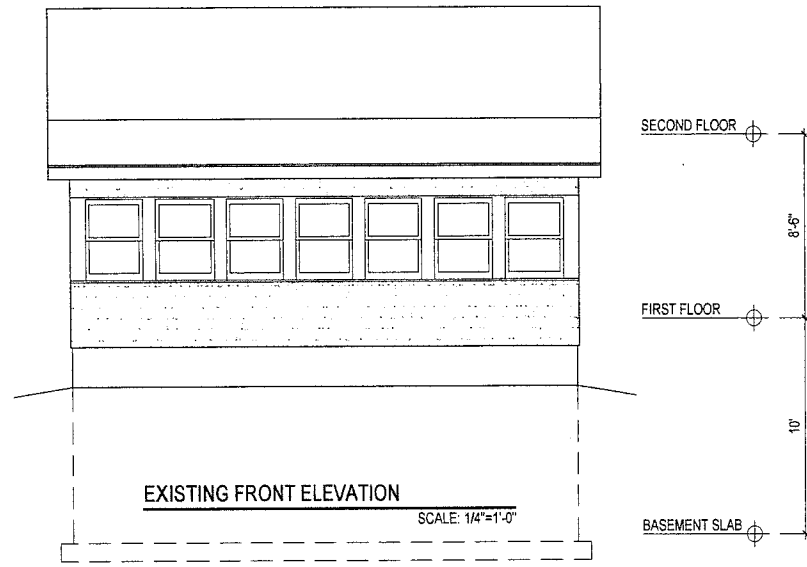


REV	DATE	DESCRIPTION
0	6.9.17	ISSUED FOR REVIEW
0.1	7.7.17	ISSUED FOR REVIEW
0.2	10.12.17	ISSUED FOR REVIEW
0.3	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO. 17100

SHEET NO.

SG-5



PREPARED FOR:
TODD SILVESTRI
30 BRADFIELDS DR
HAVERHILL, MA 01830

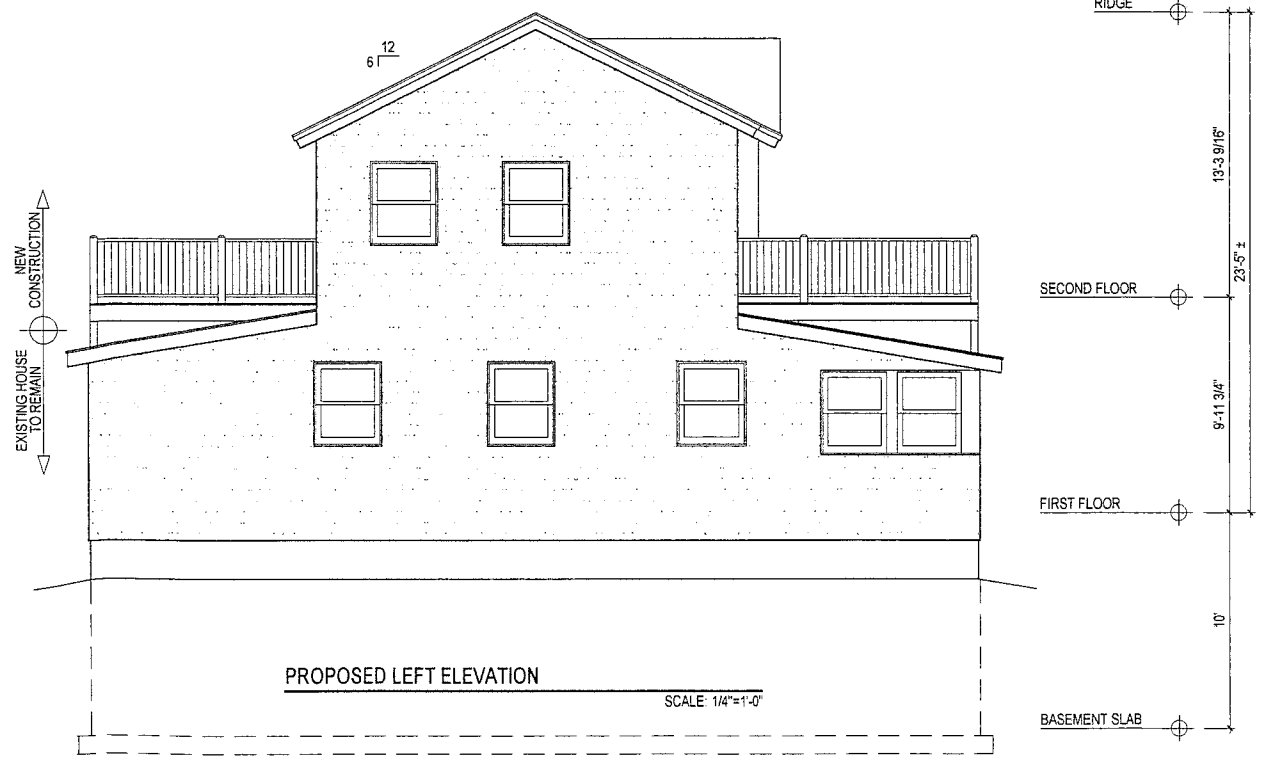
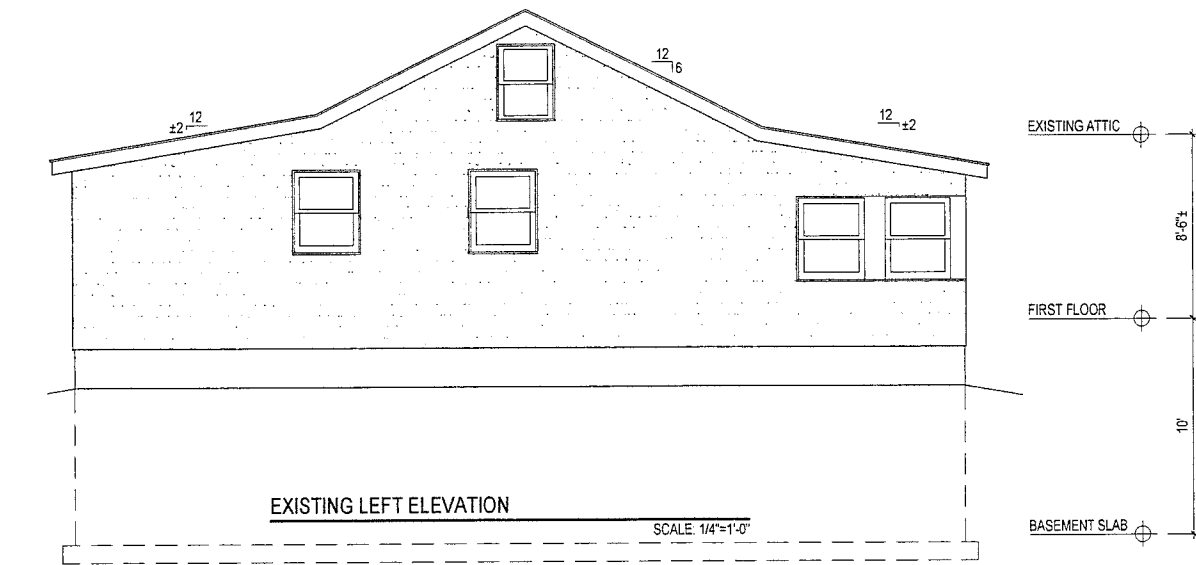
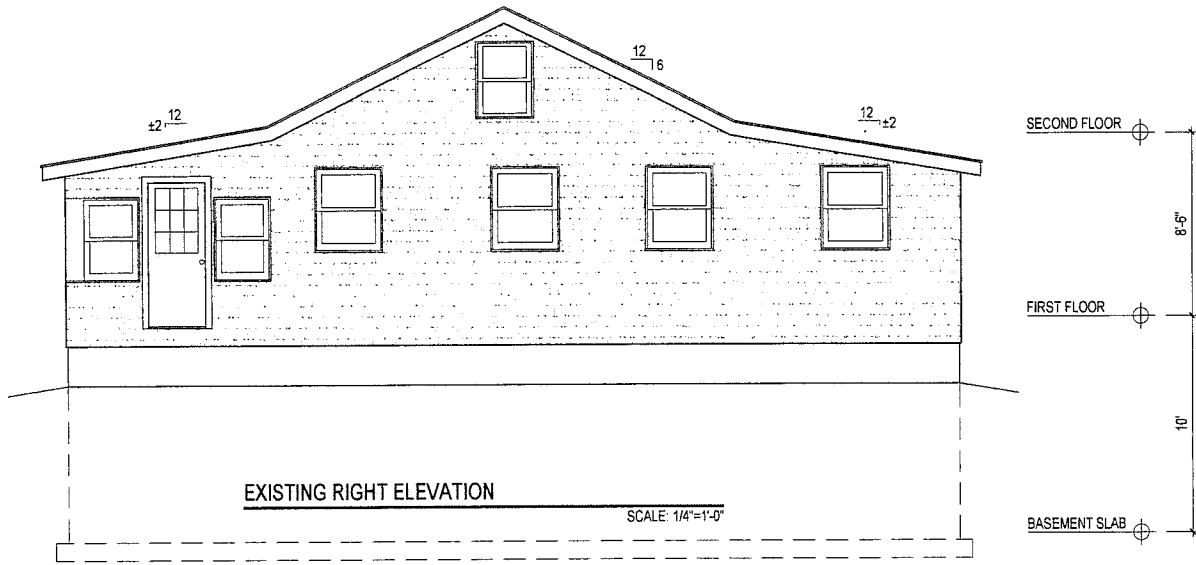
PROJECT NAME:
GEMBA RESIDENCE
714 ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
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0.1	7.7.17	ISSUED FOR REVIEW
0.2	10.12.17	ISSUED FOR REVIEW
0.E	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO
17100

SHEET NO

SG-6.1



PREPARED FOR
TODD SILVESTRI
30 BRADFIELD DR.
HAVERHILL, MA 01830

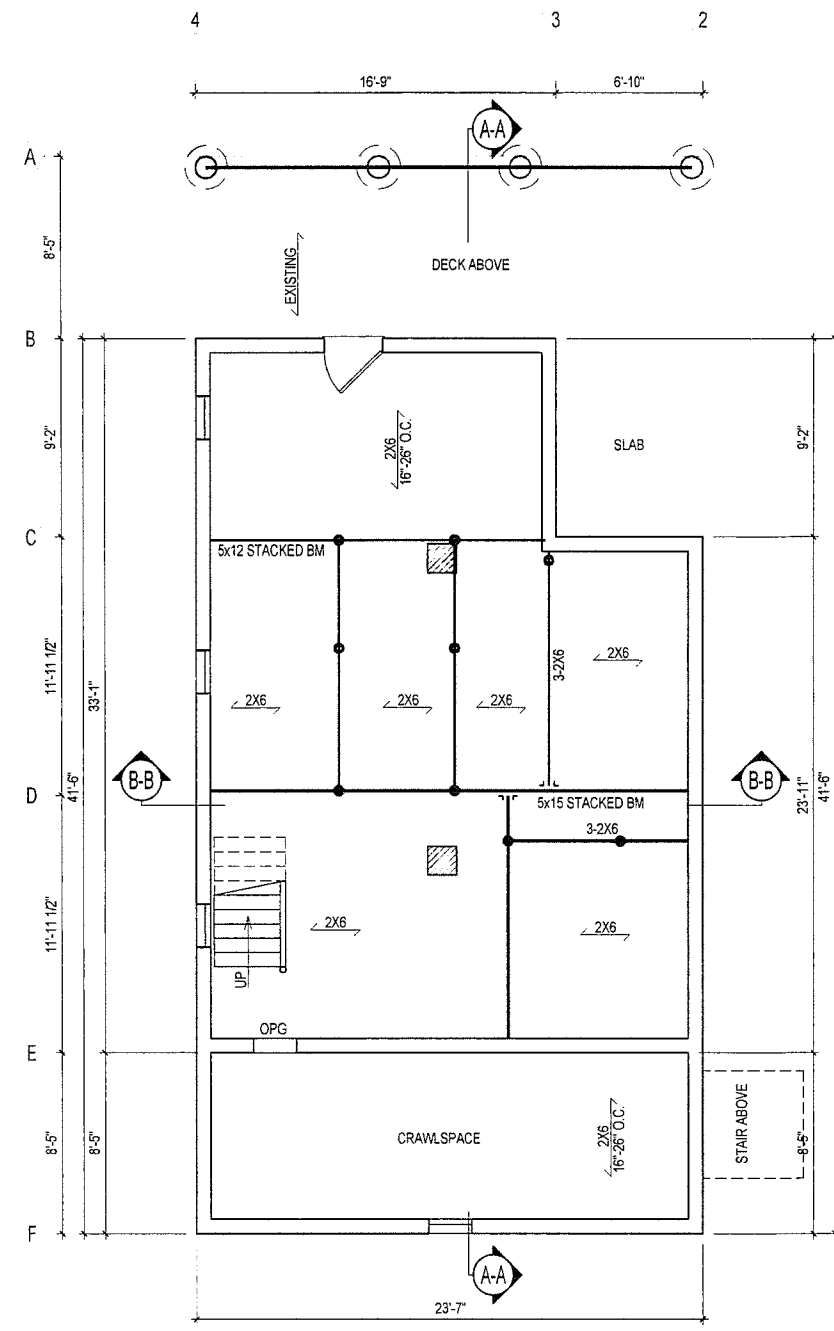
PROJECT NAME
GEMBA RESIDENCE
708 ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
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0.1	7.7.17	ISSUED FOR REVIEW
0.2	10.12.17	ISSUED FOR REVIEW
0.E	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO 17100

SHEET NO

SG-6.2



PROPOSED FOUNDATION PLAN AND FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

PREPARED FOR:
TODD SILVESTRI
30 BRADFELDS DR
HAVERHILL, MA 01830

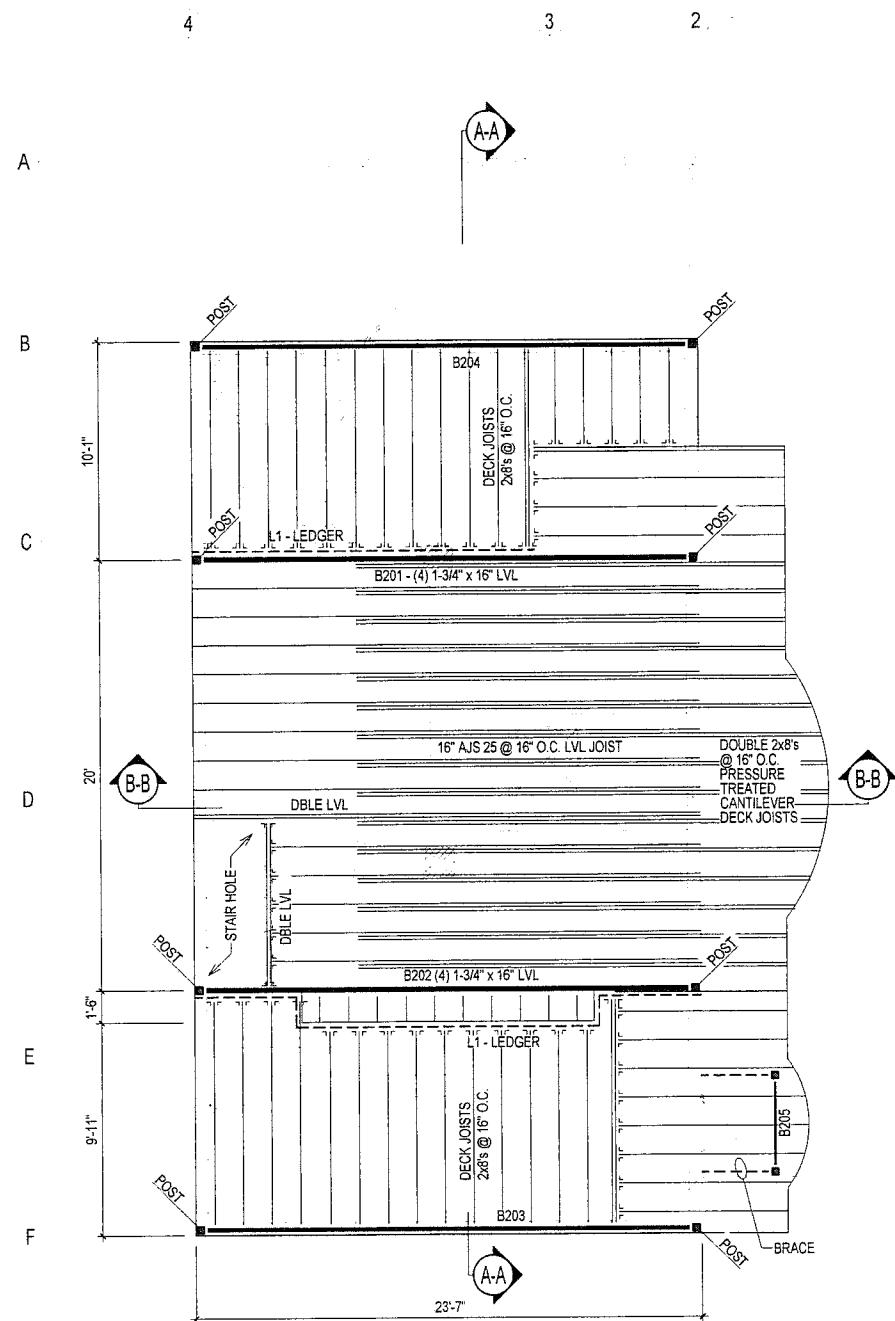
PROJECT NAME
GEMBA RESIDENCE
748 ST
NEWBURY PORT, MA

REV	DATE	DESCRIPTION
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0.1	7.7.17	ISSUED FOR REVIEW
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0.E	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO. 17100

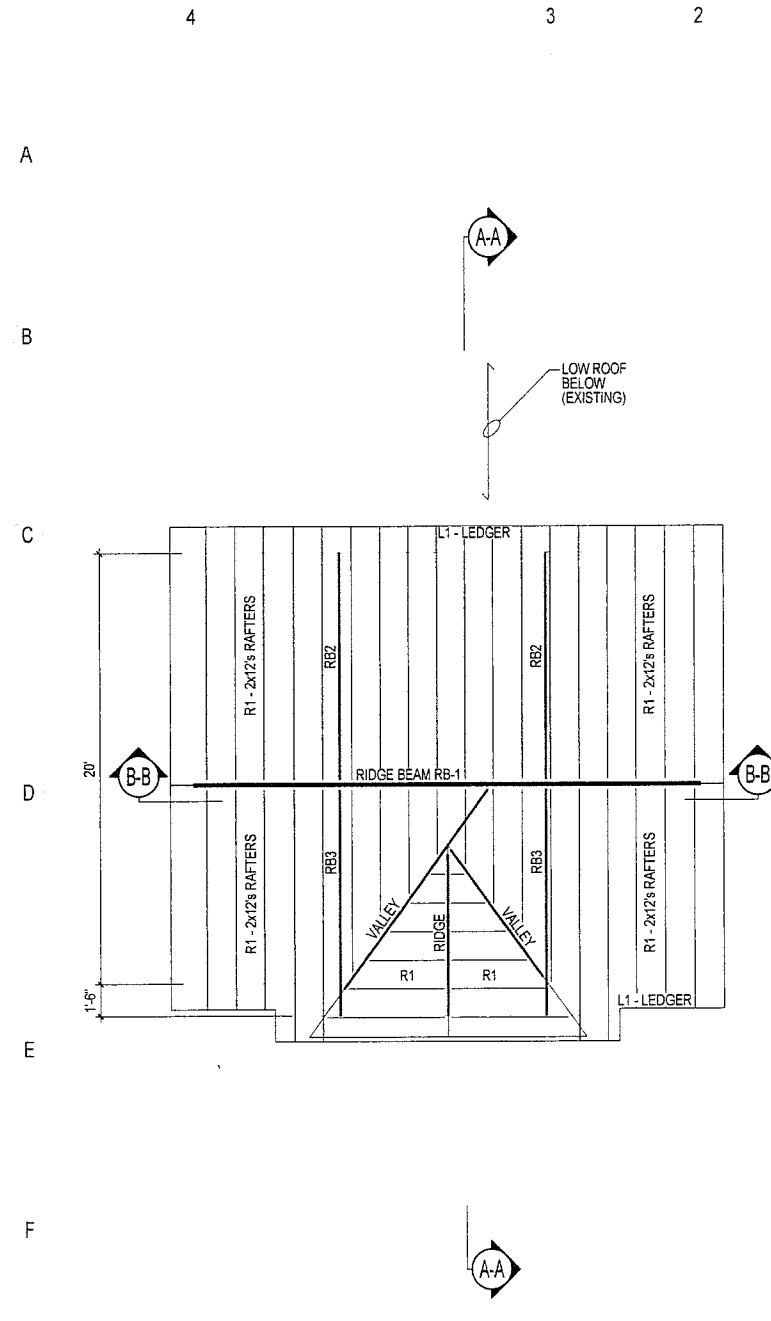
SHEET NO.

SG-7



PROPOSED SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"



PROPOSED ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

REV	DATE	DESCRIPTION
0	6.9.17	ISSUED FOR REVIEW
0.1	7.7.17	ISSUED FOR REVIEW
0.0	10.12.17	ISSUED FOR REVIEW
0.E	2.13.18	ISSUED FOR OFFICE REVIEW

JOB NO. 17100