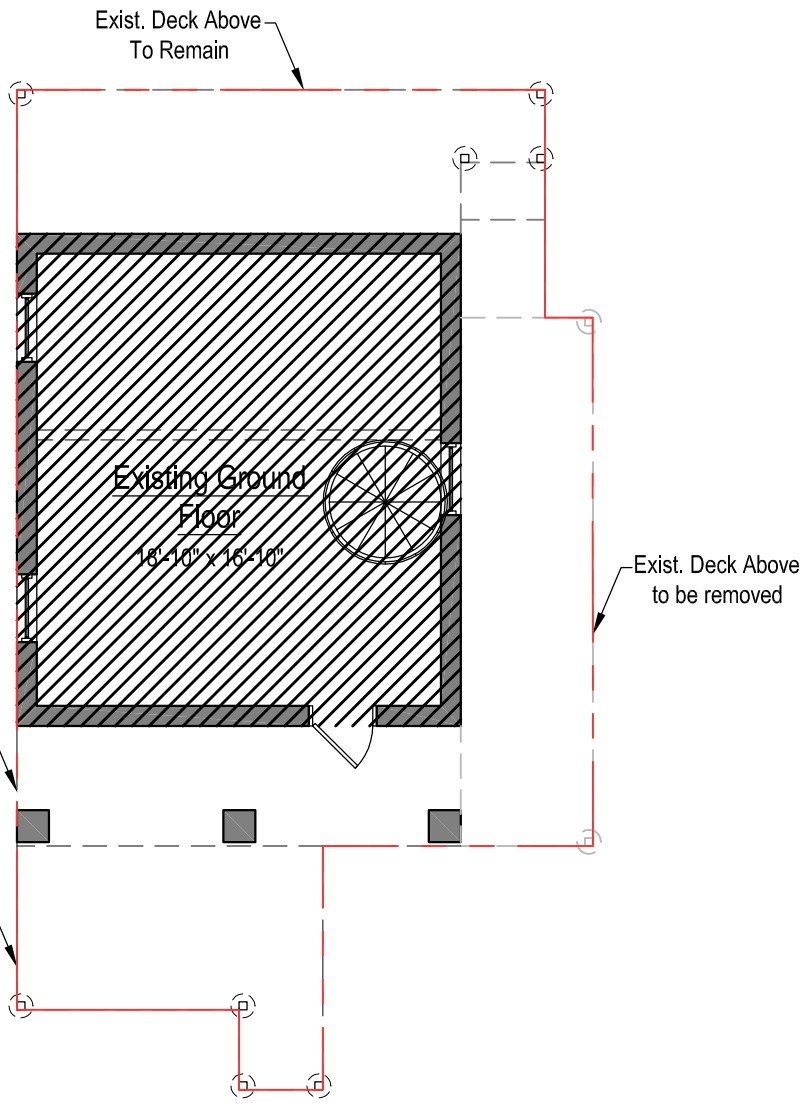





Garage  
Slab on Grade

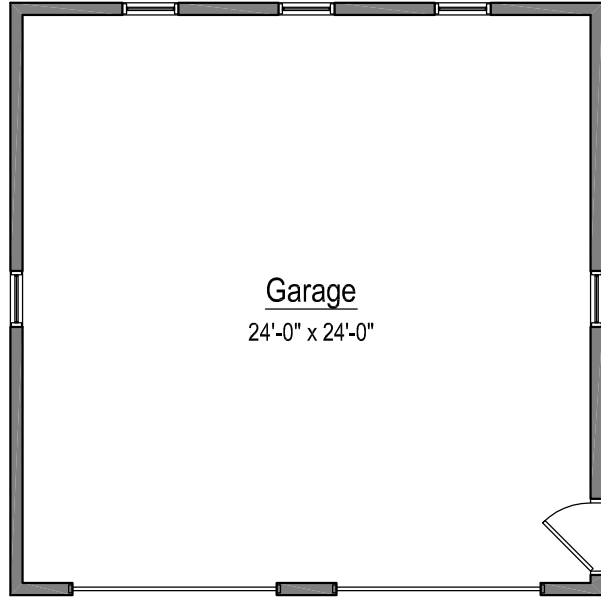


**FLOOR PLAN LEGEND**

-  Addition/Remodel
-  Ground Level Habitable Living Space = 379 GSF
-  Existing Building Footprint = 1445 GSF





**1 Existing Ground Floor Plan**  
Scale 1/8" = 1'-0"



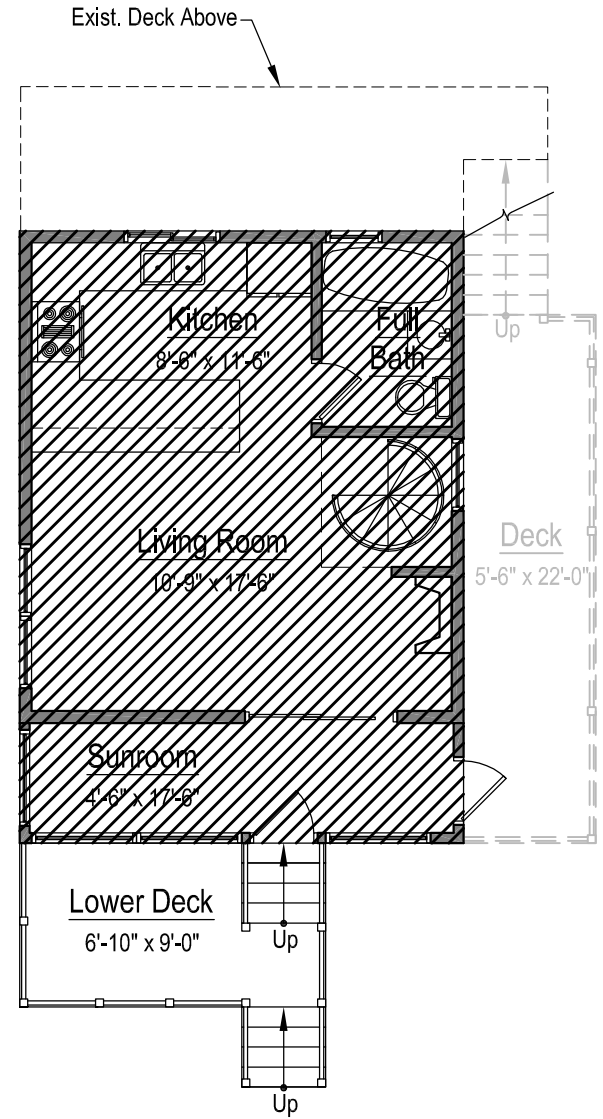
Garage  
24'-0" x 24'-0"

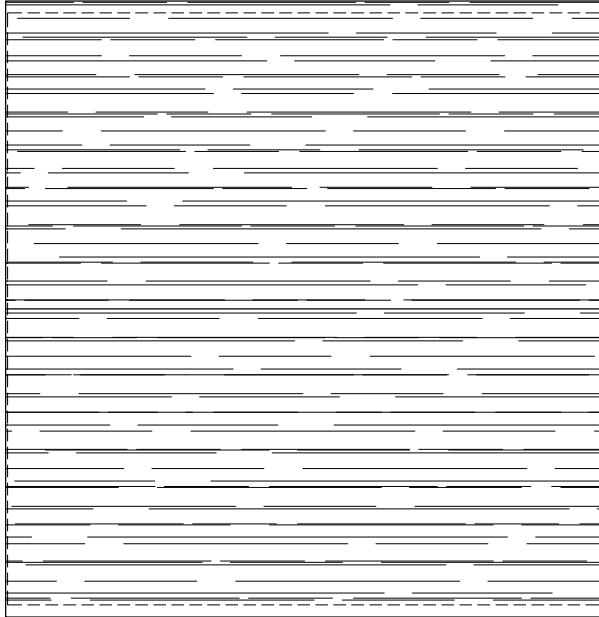
**FLOOR PLAN LEGEND**

-  Addition/Remodel
-  First Floor Habitable Living Space = 472 GSF



**1** Existing First Floor Plan  
Scale 1/8" = 1'-0"





**FLOOR PLAN LEGEND**



Addition/Remodel



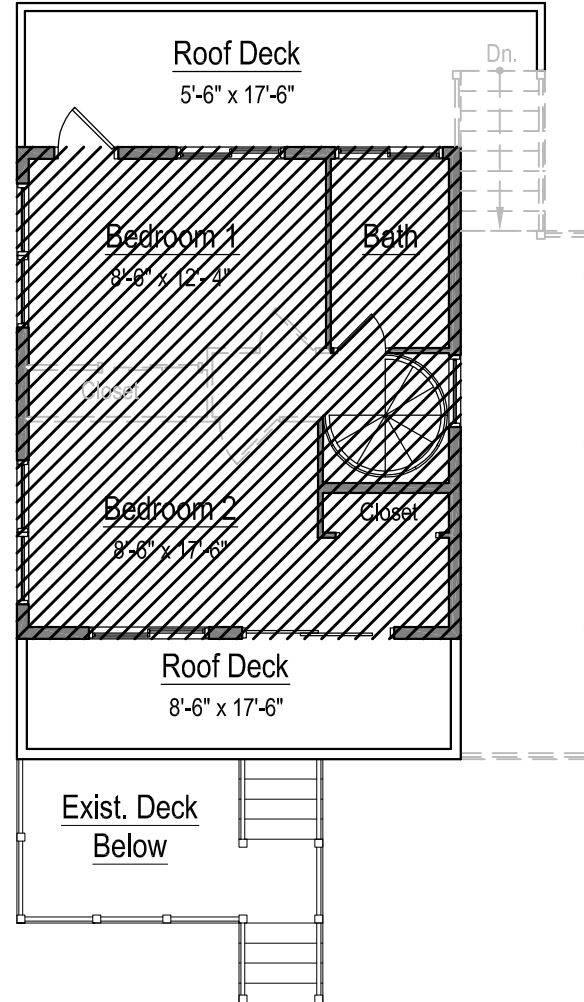
Second Floor Habitable Living Space = 379 GSF

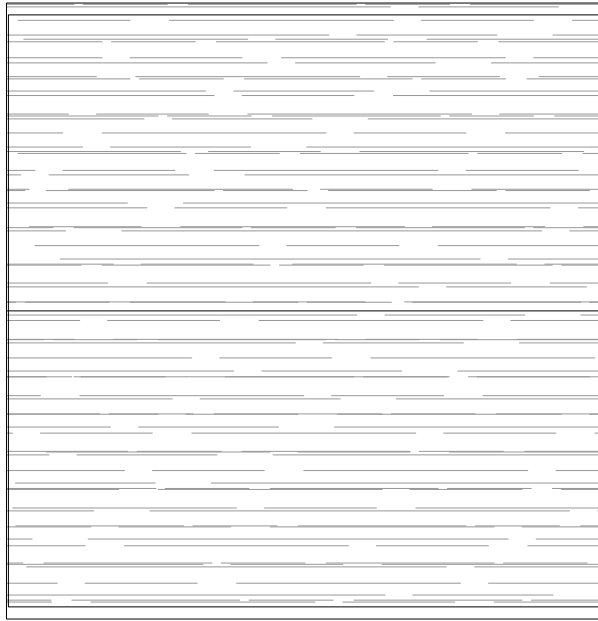


1



**Existing Second Floor Plan**


Scale 1/8" = 1'-0"

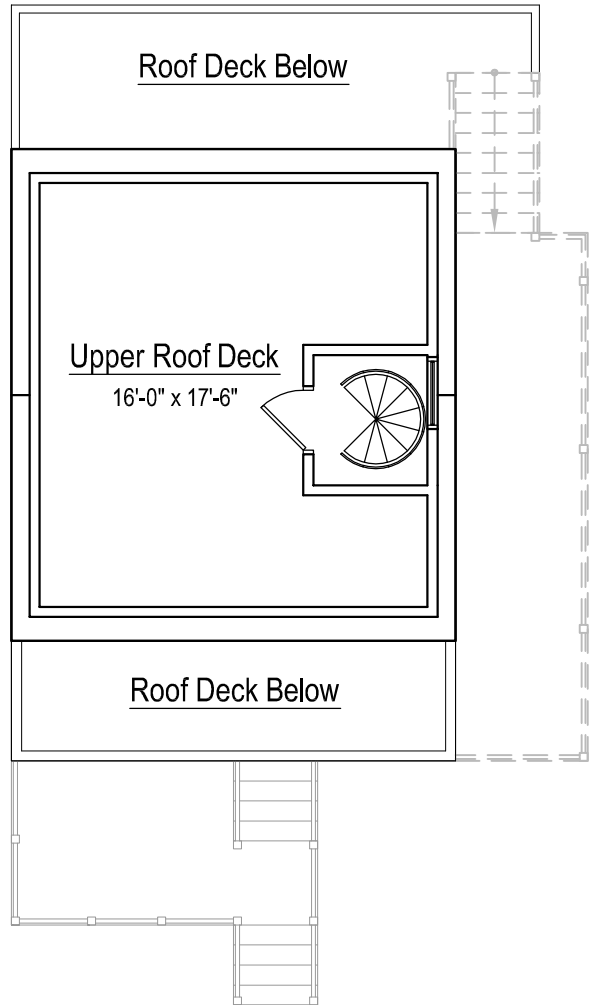


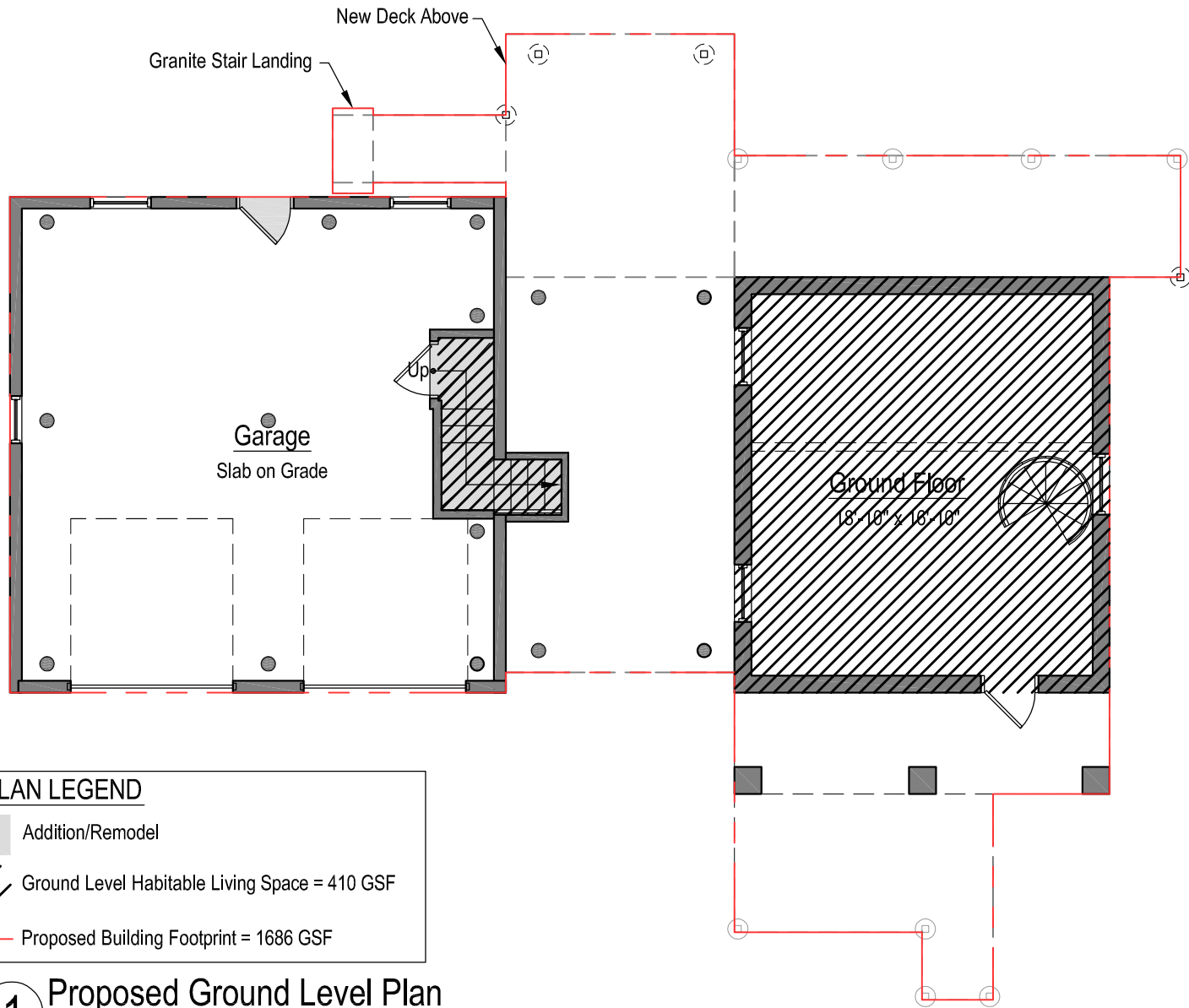





**FLOOR PLAN LEGEND**


-  Addition/Remodel
-  Roof Level Habitable Living Space = 0 GSF

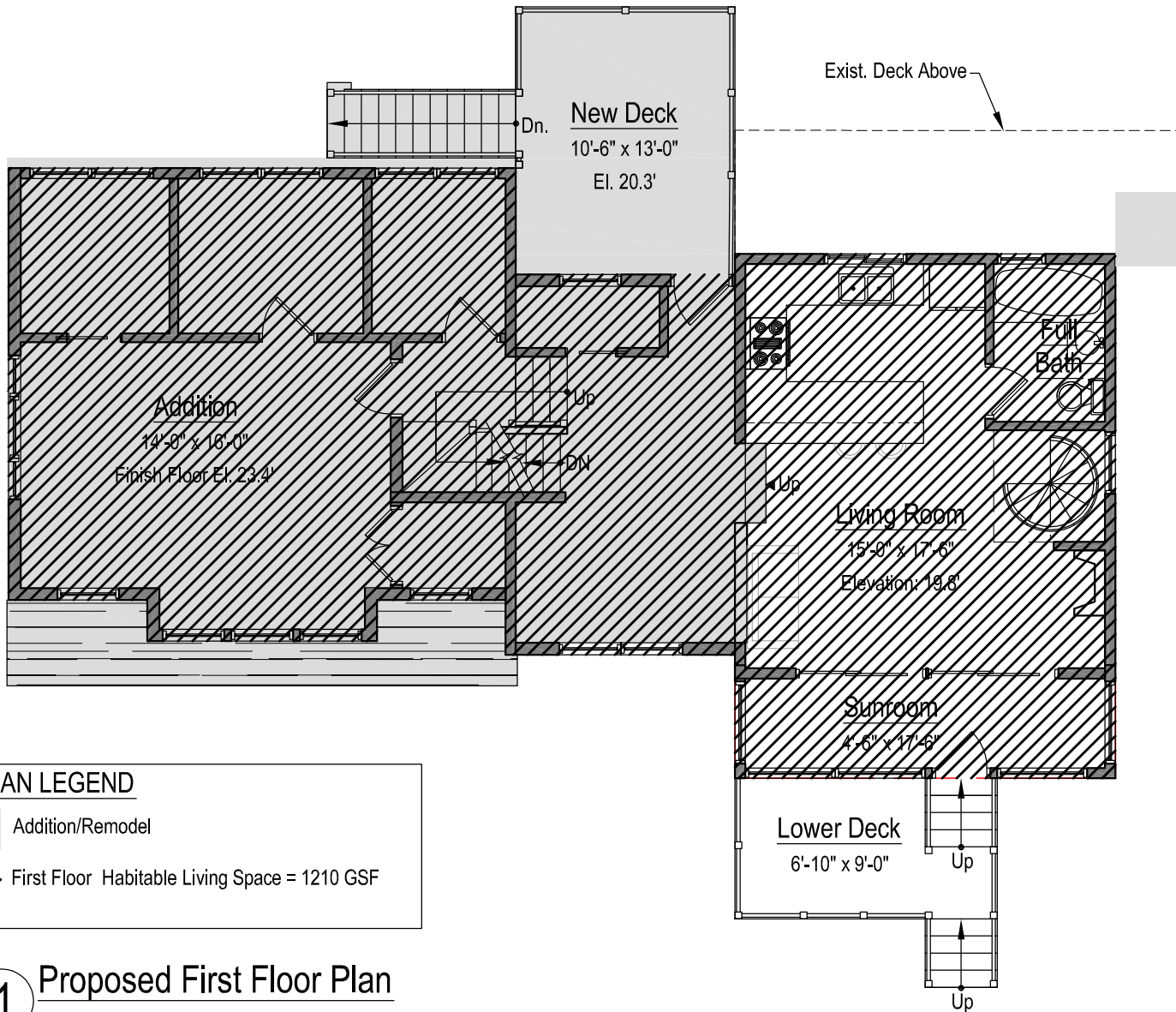
 **1 Existing Roof Deck Plan**  
Scale 1/8" = 1'-0"






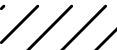
FLOOR PLAN LEGEND	
	Addition/Remodel
	Ground Level Habitable Living Space = 410 GSF
	Proposed Building Footprint = 1686 GSF

 **1** Proposed Ground Level Plan  
Scale 1/8" = 1'-0"



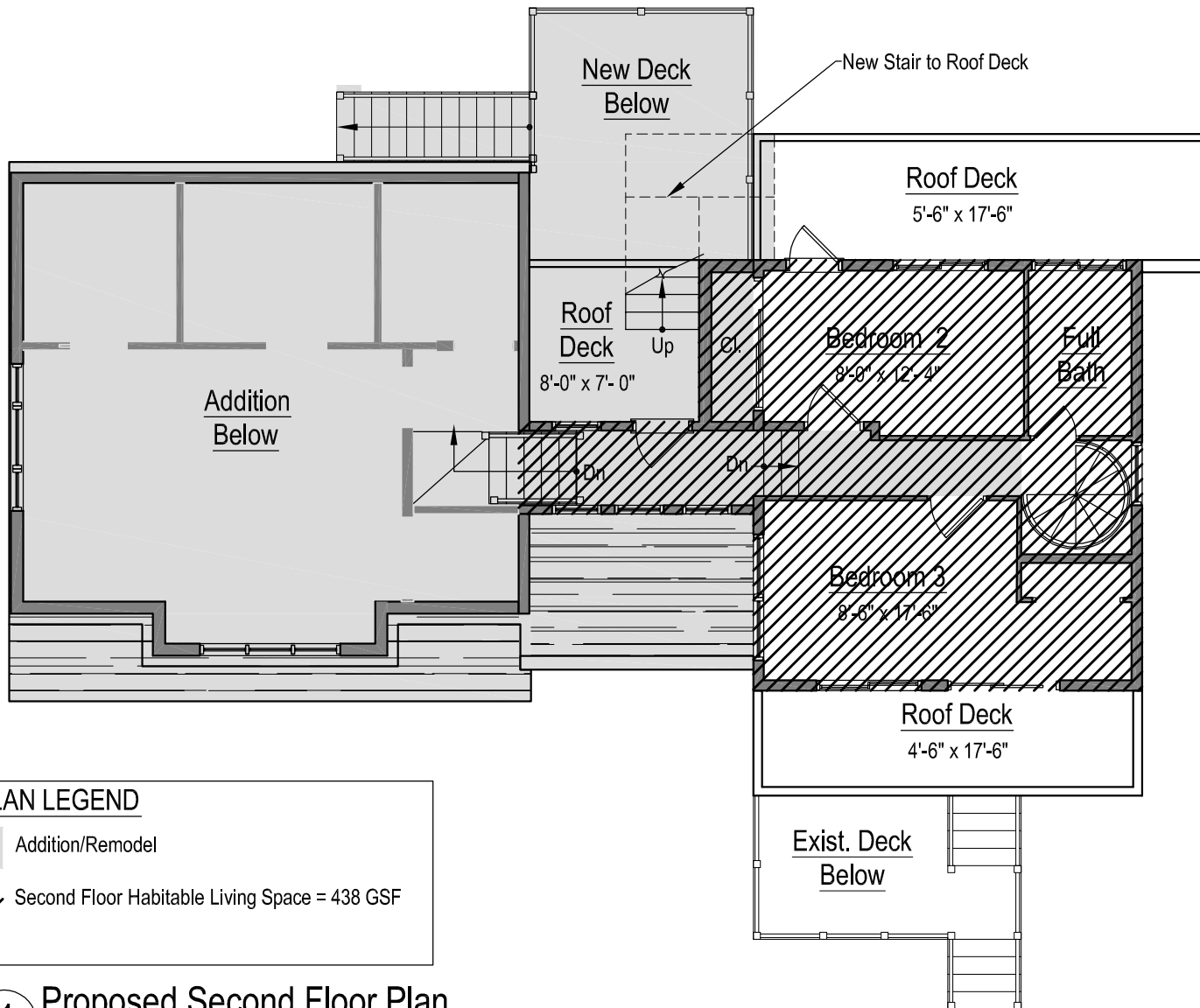
**FLOOR PLAN LEGEND**

 Addition/Remodel

 First Floor Habitable Living Space = 1210 GSF



**1** Proposed First Floor Plan  
Scale 1/8" = 1'-0"



**FLOOR PLAN LEGEND**



Addition/Remodel



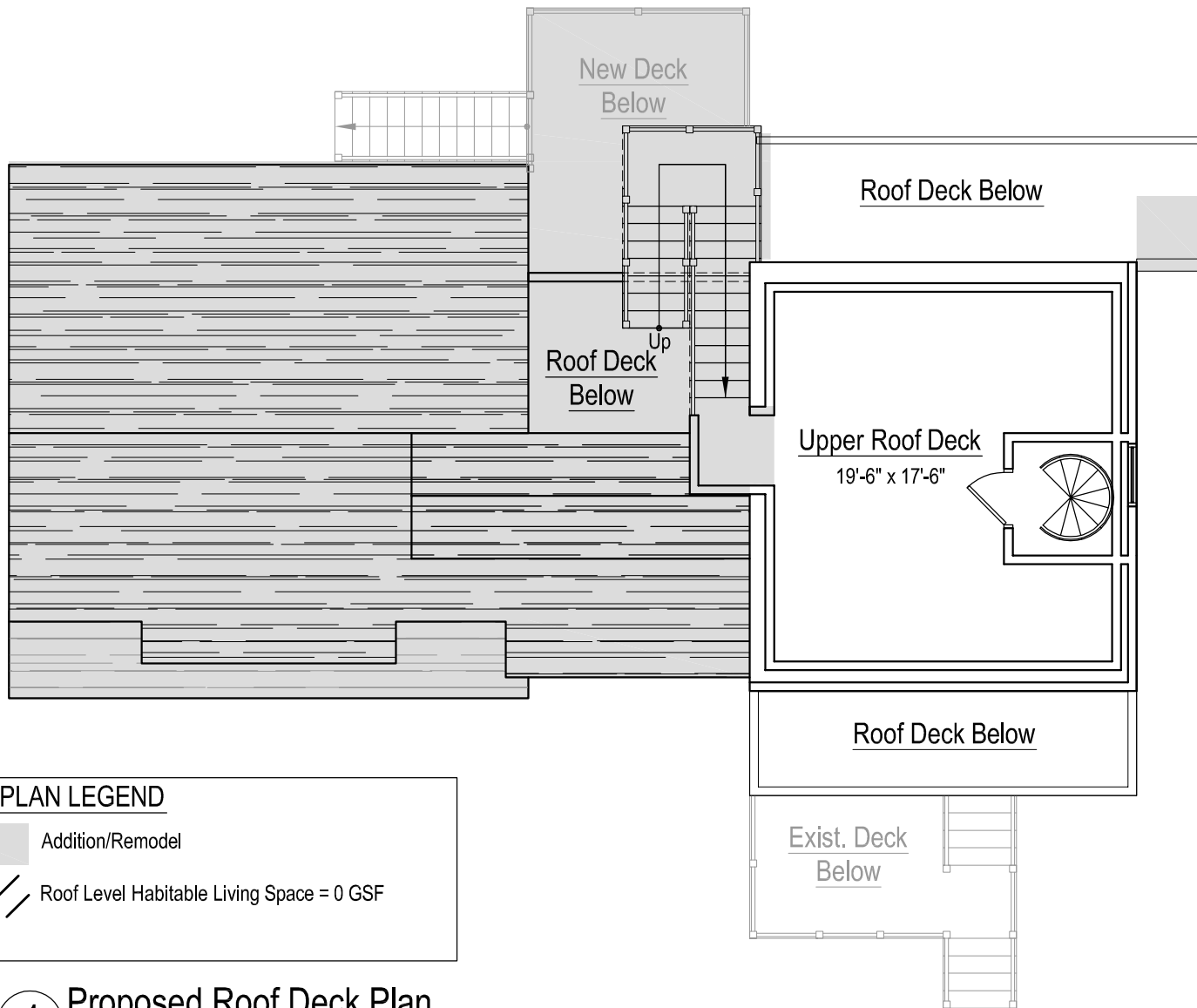
Second Floor Habitable Living Space = 438 GSF





1


**Proposed Second Floor Plan**

Scale 1/8" = 1'-0"



**FLOOR PLAN LEGEND**

-  Addition/Remodel
-  Roof Level Habitable Living Space = 0 GSF

 **1** Proposed Roof Deck Plan  
Scale 1/8" = 1'-0"



Conservation Table			
	Definition of Development/ Re-development 6-5-28, 36	Substantial Improvement	Substantial Improvement
Required/ Allowable	Increase of < 20% (*Bldg. Footprint )	Construction Cost < 50% Assessed Market Value	SF increase of *Habitable Living Space > 25%, in accordance with Section 6B of the Newburyport Wetlands Ordinance
Existing	1445 GSF (Bldg. Footprint)	\$242,000.00	1230 GSF Habitable Living Space
Allowed	≤ 20% Increase; ≤ 1734 SF	< \$121,000.00 Construction Cost	See 6B of the Newburyport wetlands ordinance
Proposed	1686 GSF (Building Footprint) =17% Increase	< \$120,488.00 Construction Cost	2058 GSF = 67% Increase

Footprint : the total square feet within the outermost dimensions of a building including decks, porches and staircases without deduction for hallways, stairs, closets, thickness of walls, columns, or other features. -Wetlands Ordinance

Habitable Living Space does not include porches (even if screened), garages, sheds, basements, attics but does include kitchens, bathrooms, hallways and three-season porches with ceiling heights of at least seven feet. For example, if an existing house with a solid foundation currently has 2,000 square feet of living space and the applicant proposes to build an addition on the side of her house that will add 500 or more square feet of living space, then the entire structure must be raised on pilings. *\* However, if a Licensed Engineer certifies that the existing portion of the foundation will not require modifications to support the proposed building then the foundation may remain ; however, the addition must be raised on pilings...* - Wetlands Regulations

\* Calculations for Habitable living space are done using gross square footage and do include the ground level as well as the front sunroom.