

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

Petitioner: David Chaisson

Mailing Address: 197 Low Street, Newburyport, MA 1950

Phone: 310-251-1462 Email: dchaisson@mac.com

Property Address: 197 Low Street

Map and Lot(s): 98/8c Zoning District: R1

Book and Page(s): 36068 / 353

Owner(s) Name: David Chaisson

Mailing Address (if different): _____

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

- Special Permit for Use (V.D) – Use # _____
- 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:

To construct a 700 s.f in-law apartment addition to the eixsting house.

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):



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

APR# 2018-056

Name: Chris Crump

Address: 197 Low Street Zoning District(s): R1

Request: Add In-Law apartment and new powder room, hall and stair to existing home with 2 car garage below addition.

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 _____

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 _____

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- 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

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)



 Newburyport Zoning Administrator 7/24/2018
 Date

August 16, 2018

Memorandum in support of the application for a special permit by David Chaisson for the proposed in-law apartment addition at 197 Low Street in Newburyport, MA.

1. The current use of the existing land is Residential / One Family (Use No. 101). The proposed use will remain a Residential / One Family with an in-law apartment addition.
2. The requested use will remain desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion, or duly 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.
5. All special regulations for the use set forth in the special permit table are fulfilled. The addition adheres to all dimensional requirements and living square footage restrictions. The addition will be occupied by the owner's parents. There will be an additional parking space created for the occupants.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to health or welfare.
7. The requested use , by its addition to the neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
8. The proposed use is in harmony with the purpose and intent of this ordinance.
9. The proposed use shall not be conducted in a manner 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.

Property Location: 197 LOW ST

Vision ID: 6474

MAP ID: 98/ 8/C //

Bldg Name:

State Use: 1010

Account #

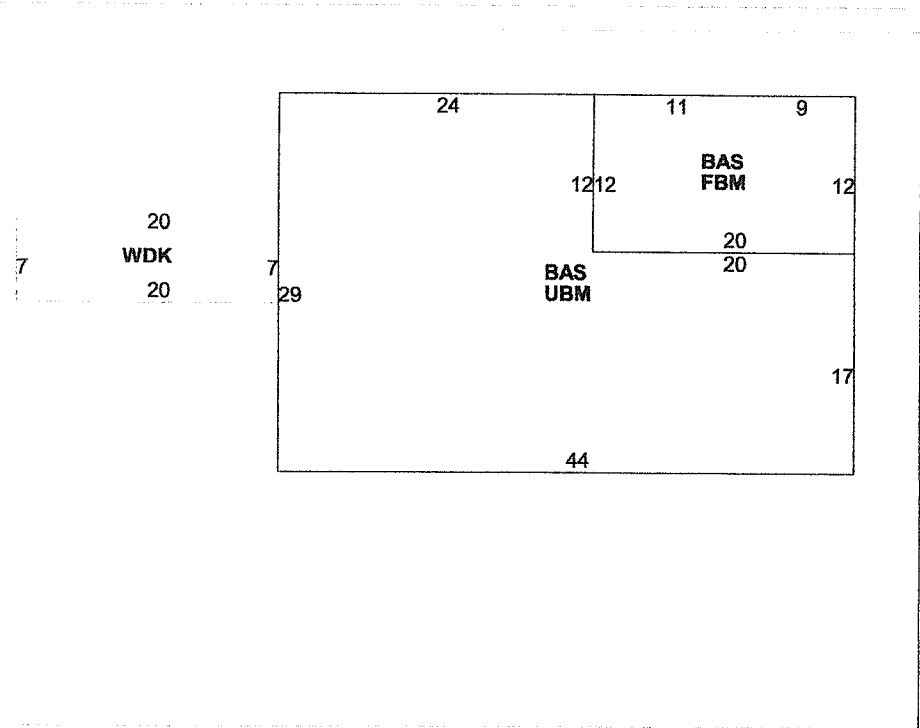
Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 01/04/2018 21:38

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | |
|---------------------|-----|-----|---------------------------------|------------------------------|--------------------|-----|-------------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 01 | | Ranch | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 03 | | Average | | | | |
| Stories | 1 | | 1 Story | Kitchen Grd | | | |
| Occupancy | 1 | | | MIXED USE | | | |
| Exterior Wall 1 | 14 | | Wood Shingle | Code | Description | | Percentage |
| Exterior Wall 2 | | | | 1010 | SINGLE FAM | | 100 |
| Roof Structure | 03 | | Gable/Hip | COST/MARKET VALUATION | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | Adj. Base Rate: | | | 107.45 |
| Interior Wall 1 | 05 | | Drywall/Sheet | Replace Cost | | | 172,452 |
| Interior Wall 2 | | | | AYB | | | 1983 |
| Interior Flr 1 | 14 | | Carpet | EYB | | | 2001 |
| Interior Flr 2 | 12 | | Hardwood | Dep Code | | | A |
| Heat Fuel | 03 | | Gas | Remodel Rating | | | |
| Heat Type | 05 | | Hot Water | Year Remodeled | | | |
| AC Type | 01 | | None | Dep % | | | 16 |
| Total Bedrooms | 03 | | 3 Bedrooms | Functional Obslnc | | | 0 |
| Total Bthrms | 2 | | | External Obslnc | | | 0 |
| Total Half Baths | 1 | | | Cost Trend Factor | | | 1 |
| Total Xtra Fixtrs | | | | Condition | | | |
| Total Rooms | 6 | | 6 Rooms | % Complete | | | |
| Bath Style | 02 | | Average | Overall % Cond | | | 84 |
| Kitchen Style | 02 | | Average | Apprais Val | | | 144,900 |
| | | | | Dep % Ovr | | | 0 |
| | | | | Dep Ovr Comment | | | |
| | | | | Misc Imp Ovr | | | 0 |
| | | | | Misc Imp Ovr Comment | | | |
| | | | | Cost to Cure Ovr | | | 0 |
| | | | | Cost to Cure Ovr Comment | | | |



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|------|-------------|-----|--------------|-----|-------|------------|----|-----|-------|-----|------|-----------|
| | | | | | | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|----------------------------------|----------------------|-------------|------------|-----------|-----------|-----------------|
| BAS | First Floor | 1,276 | 1,276 | 1,276 | 107.45 | 137,102 |
| FBM | Basement, Finished | 0 | 240 | 108 | 48.35 | 11,604 |
| UBM | Basement, Unfinished | 0 | 1,036 | 207 | 21.47 | 22,241 |
| WDK | Deck, Wood | 0 | 140 | 14 | 10.74 | 1,504 |
| Ttl Gross Liv/Lease Area: | | 1,276 | 2,692 | 1,605 | | 172,452 |



Property Location: 197 LOW ST
 Vision ID: 6474

MAP ID: 98/ 8/C //

Bldg Name:
 Account # Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010
 Print Date: 01/04/2018 21:38

| CURRENT OWNER | | TOPO. | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|-----------------------|--|-------------------------|------------|-----------|----------|------------------------|------|-----------------|----------------|
| CHAISSON DAVID P | | | | | | Description | Code | Appraised Value | Assessed Value |
| 197 LOW ST | | | | | | RESIDNTL | 1010 | 144,900 | 144,900 |
| NEWBURYPORT, MA 01950 | | | | | | RES LAND | 1010 | 249,100 | 249,100 |
| Additional Owners: | | SUPPLEMENTAL DATA | | | | Total: 394,000 394,000 | | | |
| | | Other ID: 98-8-C | CONDO CV: | | | | | | |
| | | SUB-DIV | INLAW Y/N: | | | | | | |
| | | PHOTO | LOT SPLIT: | | | | | | |
| | | WARD 5 | 40B HSNB: | | | | | | |
| | | TILE #: | ASSOC PID# | | | | | | |
| | | ATT 1/2 HSE: | | | | | | | |
| | | GIS ID: M 249121 951995 | | | | | | | |

123
 NEWBURYPORT, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|--------|------|----------------|--------|------|----------------|
| CHAISSON DAVID P | | 36068/0353 | 08/01/2017 | U | I | 300,000 | 1U | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| FERN PAULA | | 32494/0040 | 05/23/2013 | U | I | | 1A | 2018 | 1010 | 144,900 | 2017 | 1010 | 144,900 | 2016 | 1010 | 135,600 |
| FERN PATRICIA K | | 07200/0205 | 08/26/1983 | U | I | 78,000 | 1D | 2018 | 1010 | 249,100 | 2017 | 1010 | 237,300 | 2016 | 1010 | 226,000 |
| BROWN HAZEN C | | 06943/0134 | 06/07/1982 | | | 0 | | | | | 2016 | 1010 | | 2016 | 1010 | 2,000 |
| | | | | | | | | Total: | | 394,000 | Total: | | 382,200 | Total: | | 363,600 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year | Type | Description | Amount | Code | Description | Number | Amount |
| Total: | | | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|-------------------|---------|-------|
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
| 5/A | | | | |

| APPRAISED VALUE SUMMARY | |
|----------------------------------|---------|
| Appraised Bldg. Value (Card) | 144,900 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 249,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 394,000 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 394,000 |

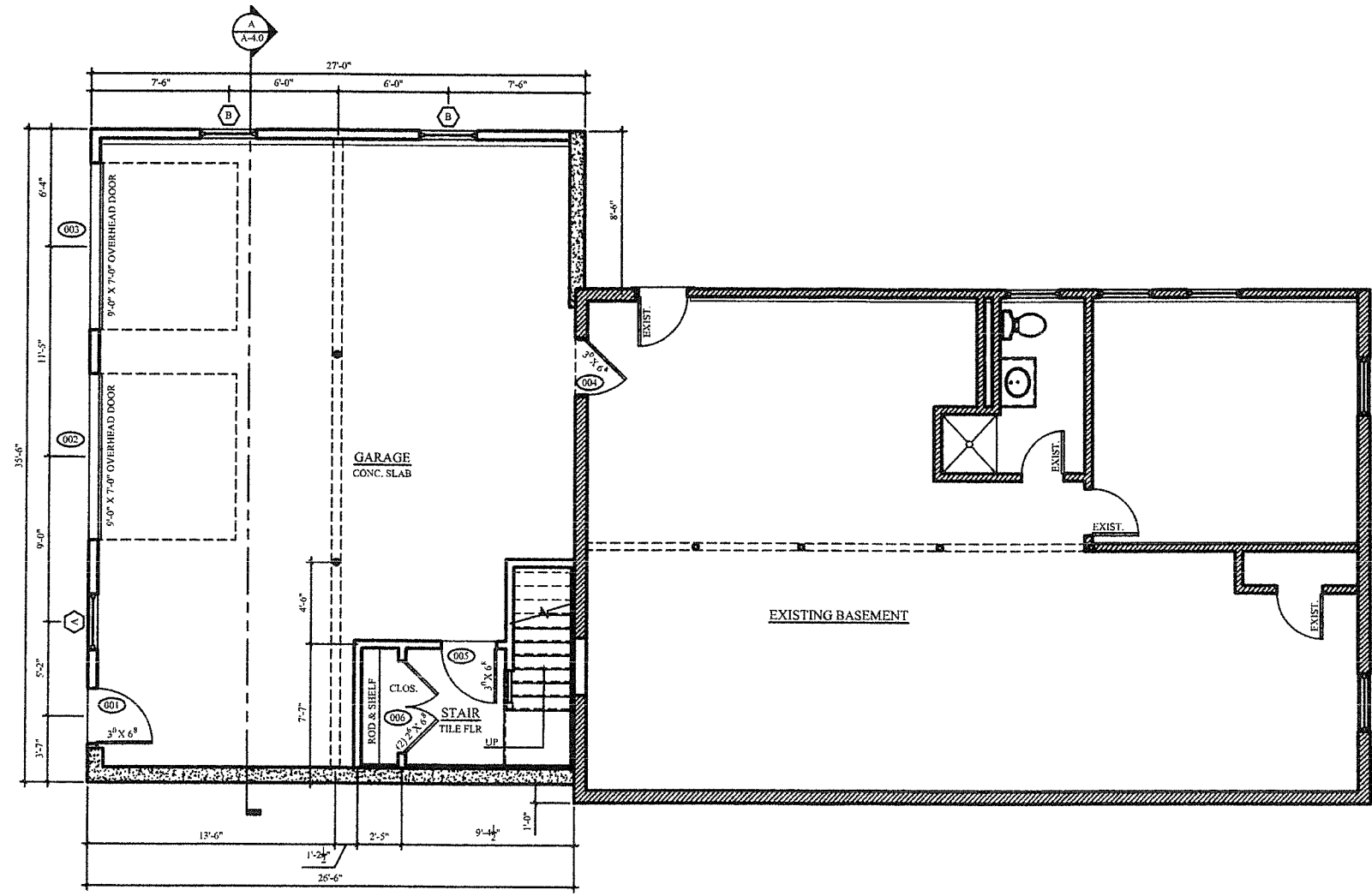
NOTES
 FY07=GREEN
 PLAN BOOK 172 PLAN 28 LOT 3
 12/15EXT=AVG;CONFIRMED INT INFO W/OWNER;
 1 SHED=NV=SIZE;1 SHED=NV=COND


| BUILDING PERMIT RECORD | | | | | | | | | | VISIT/ CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|-------------------|------------|-----------------------|----|-----|-----|--------------------------|--|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result | |
| M2017-0074 | 10/05/2017 | HA | HVAC | 8,600 | | 0 | | NEW 2 STAGE FORCE | 12/23/2015 | | | DAR | 07 | Measur/Inf/Dr Info taken | |
| A2017-0480 | 09/06/2017 | RE | Remodel | 22,943 | | 0 | | CREATE NEW MASTE | 09/26/2006 | | | CT | 02 | Measur+2Visits | |
| 247-9/96 | 09/05/1996 | | | 10,400 | | 100 | 08/07/1997 | DECK/HAND | 08/07/1997 | | | CN | 00 | Measur+Listed | |
| | | | | | | | | | 09/30/1996 | | | BB | 00 | Measur+Listed | |
| | | | | | | | | | 10/17/1988 | | | DM | 00 | Measur+Listed | |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|--|----------|-----------------|------|---|-------|-------|-----------|------------|----------|------|-----------|----------|---------|---------------------------|------------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | L Factor | S.A. | Acre Disc | C Factor | ST. Idx | Adj. | Notes- Adj |
| 1 | 1010 | SINGLE FAM | R1 | | | | 20,000 SF | 11.85 | 1.0000 | 5 | 1.0000 | 1.00 | | 0.00 | |
| 1 | 1010 | SINGLE FAM | R1 | | | | 0.83 AC | 14,600.00 | 1.0000 | 0 | 1.0000 | 1.00 | | 0.00 | |
| Total Card Land Units: 1.29 AC Parcel Total Land Area: 1.29 AC | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Total Land Value: 249,100 | |

The Chaisson Residence

197 Low Street
Newburyport, MA



 Proposed Lower Level Floor Plan
1/4" = 1'-0"

General Notes:
GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.
ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL AND PLUMBING CODES.
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DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

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Drawing Title:
Proposed
Lower Level
Floor Plan

March 6, 2018

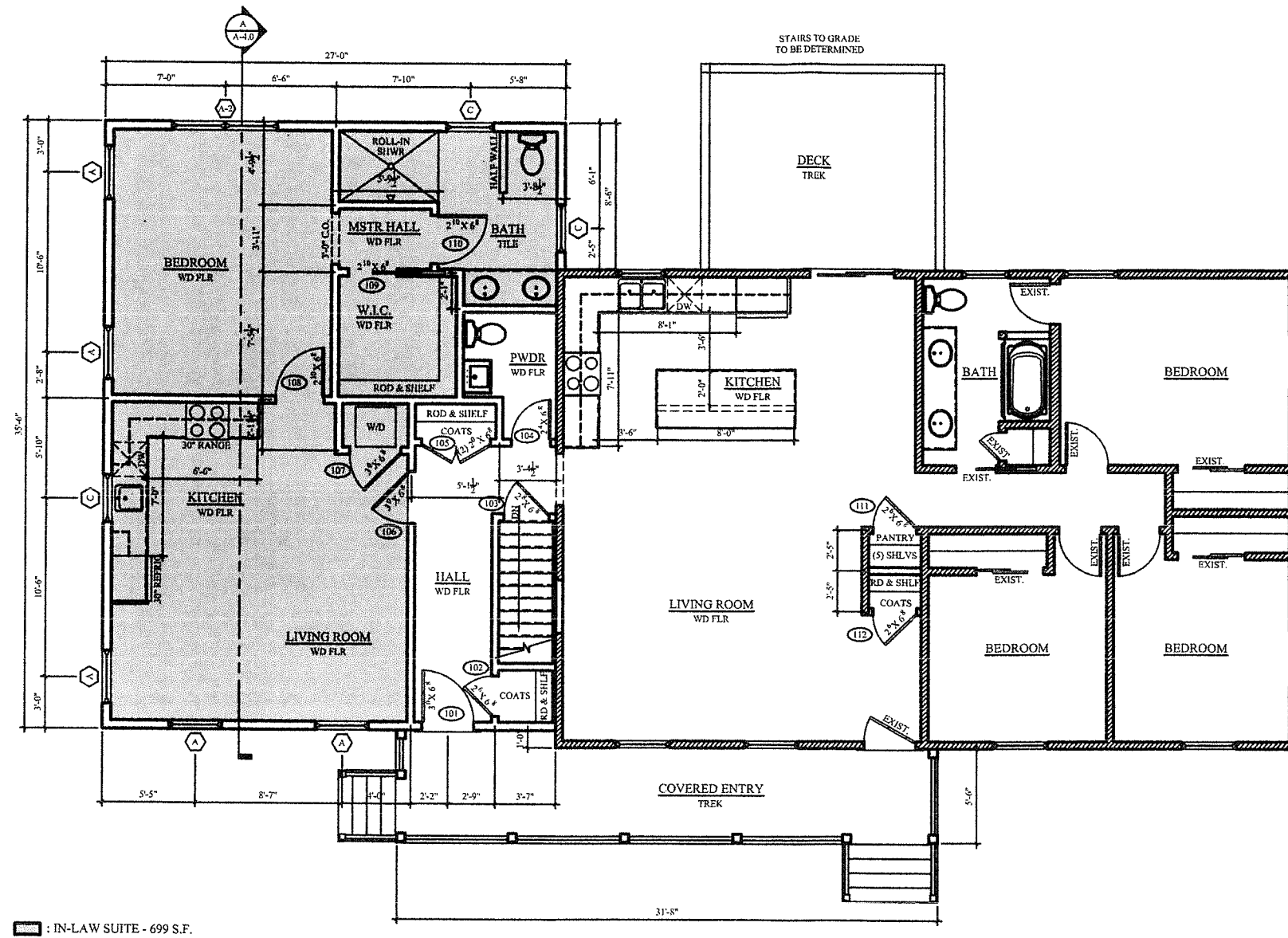
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Drawing Number
A-1.0

The Chaisson Residence

197 Low Street
Newburyport, MA



■ : IN-LAW SUITE - 699 S.F.

 Proposed First Floor Plan
1/4" = 1'-0"

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Drawing Title:
Proposed First Floor Plan

March 6, 2018

- ISSUE DATES:**
- BIDDING:
 - PERMIT:
 - CONSTRUCTION:

- REVISIONS:**
- DATE:
 - DATE:
 - DATE:
 - DATE:
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Drawing Number
A-1.1

The Chaisson Residence

197 Low Street
Newburyport, MA

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Drawing Title:
Proposed Elevations

March 6, 2018

ISSUE DATES:

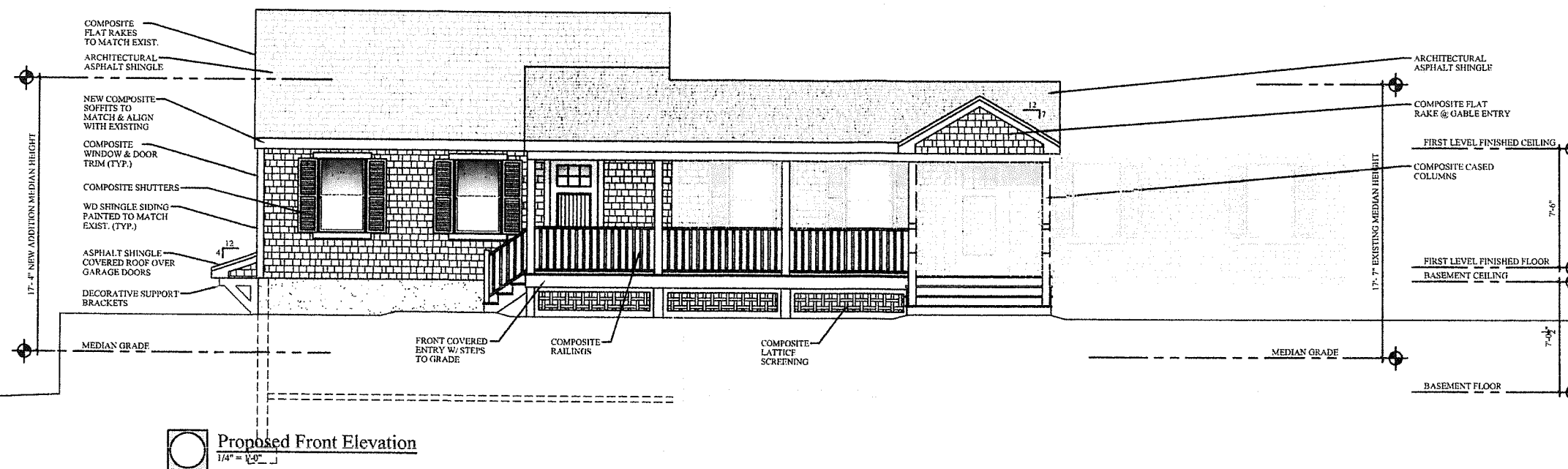
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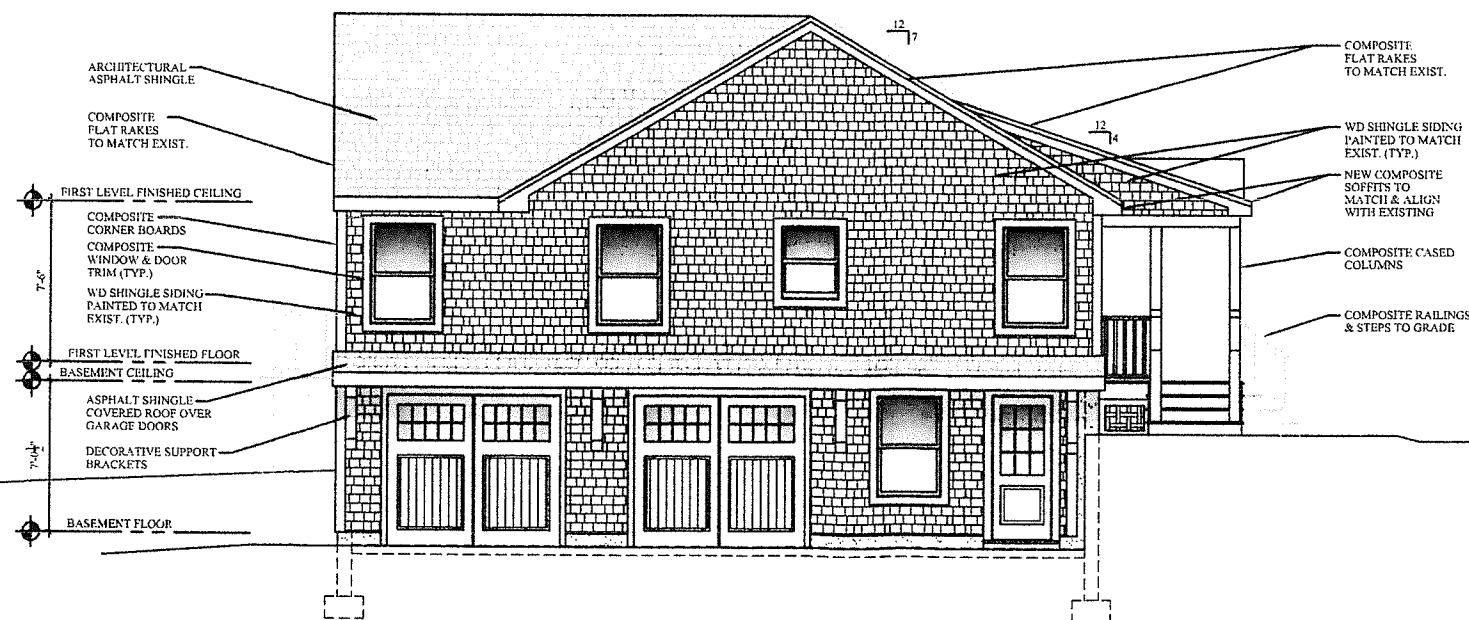
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Drawing Number

A-3.0



Proposed Front Elevation
1/4" = 1'-0"



Proposed Left Elevation
1/4" = 1'-0"

The Chaisson Residence

197 Low Street
Newburyport, MA

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Proposed Elevations

March 6, 2018

ISSUE DATES:

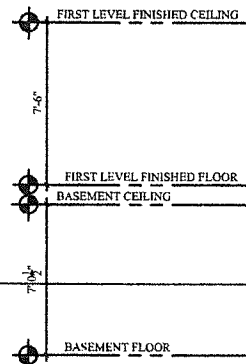
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REVISIONS:

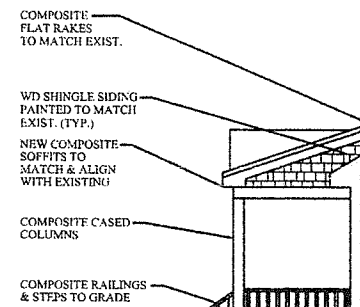
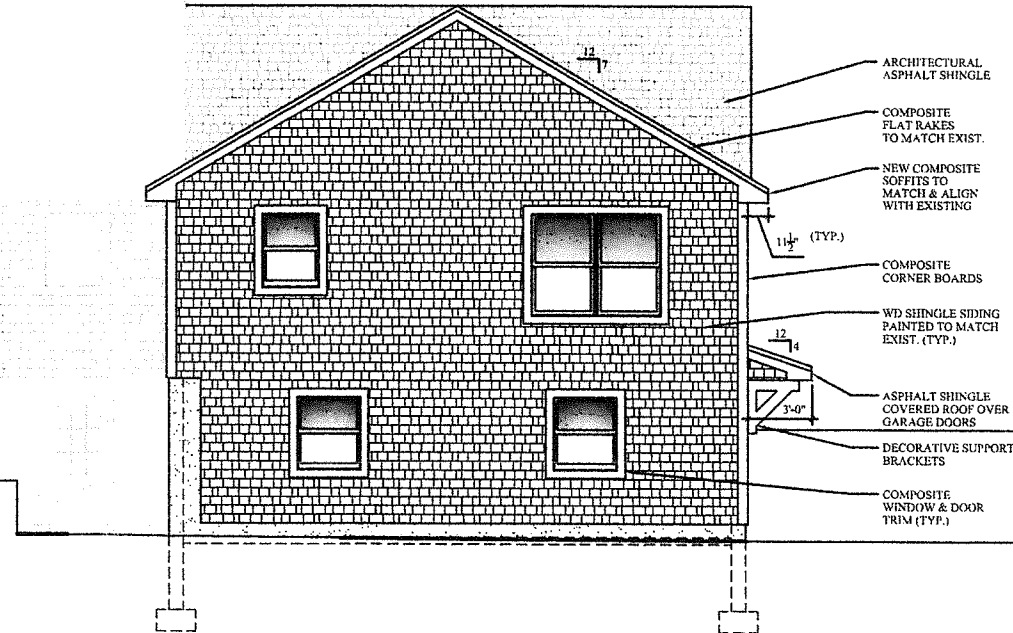
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Drawing Number

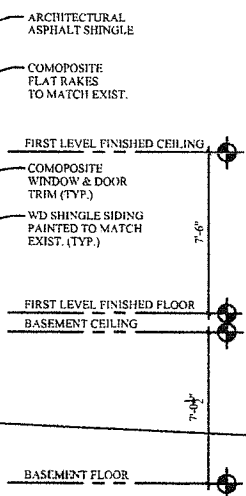
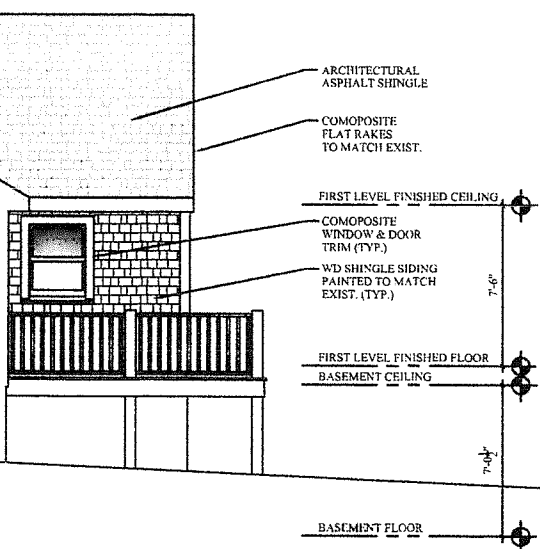
A-3.1



Proposed Rear Elevation
1/4" = 1'-0"

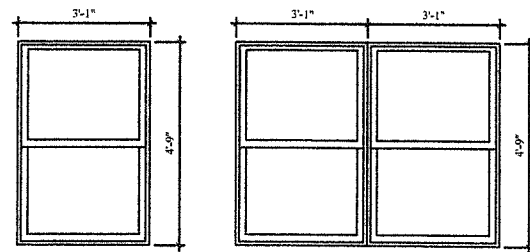


Proposed Right Elevation
1/4" = 1'-0"



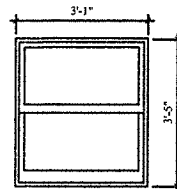
WINDOW SCHEDULE

1/2" = 1'-0"

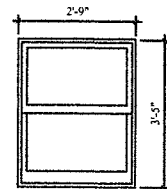


A
PELLA PROLINE SERIES
3757
DOUBLEHUNG
ONE OVER ONE
MEETS EGRESS CODE

A-2
PELLA PROLINE SERIES
(2) 3757
DOUBLEHUNG
ONE OVER ONE
MEETS EGRESS CODE



B
PELLA PROLINE SERIES
3747
DOUBLEHUNG
ONE OVER ONE



C
PELLA PROLINE SERIES
3347
DOUBLEHUNG
ONE OVER ONE

WINDOW NOTES:

- ALL WINDOWS TO BE PELLA PROLINE SERIES.
- ALL DOUBLE-HUNG TO BE TILT-WASH
- ALL WINDOWS TO HAVE FULL SCREENS.
- SASH LOCKS TO BE WHITE FINISH.
- NO SASH LIFTS.
- ALL GLASS TO BE LOW-E AND ARGON GAS.
- PROVIDE TEMPERED GLASS WHERE SILL IS LESS THAN 18" FROM FINISH FLOOR. IN STAIRWELL OR BATH TOP.
- DIMENSIONS SHOWN ARE UNIT DIMENSIONS.
- IF ALTERNATE WINDOW USED, ALL BEDROOM DOUBLEHUNG WINDOWS MUST MEET EGRESS REQUIREMENTS BY STATE.

DOOR SCHEDULE

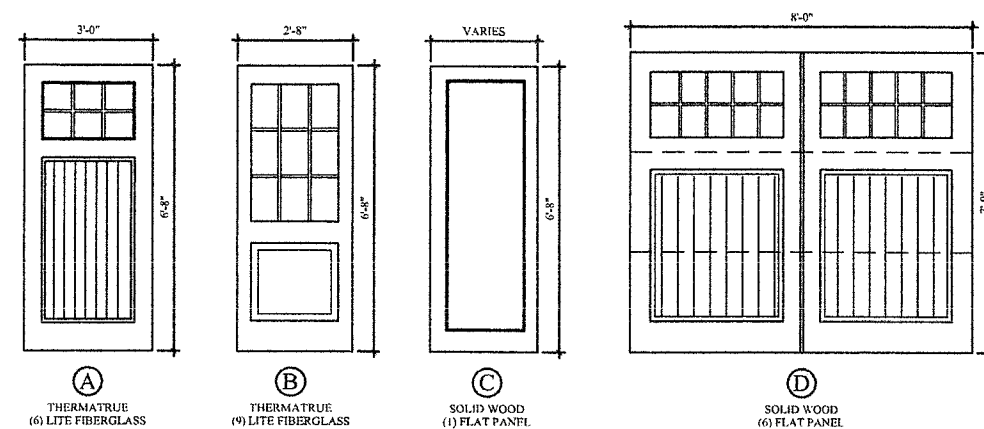
BASEMENT FLOOR

| DOOR NO. | FROM | TO | DOOR QTY. | DOOR SIZE | | | DOOR SWING | DOOR TYPE | DOOR MATL. | DOOR FINISH | FRAME MATL. | FRAME FINISH | THRESH. | HDW SET | NOTES | DOOR NO. |
|----------|----------|----------|-----------|-----------|-------|--------|------------|-----------|------------|-------------|-------------|--------------|---------|---------|-------|----------|
| | | | | W | H | T | | | | | | | | | | |
| 001 | EXTERIOR | GARAGE | SGL | 3'-0" | 6'-8" | 1 3/4" | RIGHT | B | MTL/GLASS | PAINTED | WD | PAINTED | MTL | 1 | | 101 |
| 002 | EXTERIOR | GARAGE | SGL | 2'-6" | 6'-8" | 1 3/8" | LEFT | C | WD | PAINTED | WD | PAINTED | STONE | 3 | | 102 |
| 003 | EXTERIOR | GARAGE | SGL | 9'-0" | 7'-0" | 2" | OVRHD | D | | PAINTED | MTL | | CONC | 6 | | 103 |
| 004 | GARAGE | BASEMENT | SGL | 3'-0" | 6'-8" | 1 3/4" | LEFT | B | WD | PAINTED | WD | PAINTED | MTL | 1 | | 104 |
| 005 | GARAGE | MUD ROOM | SGL | 3'-0" | 6'-8" | 1 3/4" | LEFT | B | WD | PAINTED | WD | PAINTED | MTL | 1 | | 105 |
| 006 | CLOSET | MUD ROOM | DBL | 2'-6" | 6'-8" | 1 3/8" | RIGHT/LEFT | B | WD | PAINTED | WD | PAINTED | WOOD | 5 | | 104 |

FIRST FLOOR

| DOOR NO. | FROM | TO | DOOR QTY. | DOOR SIZE | | | DOOR SWING | DOOR TYPE | DOOR MATL. | DOOR FINISH | FRAME MATL. | FRAME FINISH | THRESH. | HDW SET | NOTES | DOOR NO. |
|----------|-------------|-----------|-----------|-----------|-------|--------|------------|-----------|------------|-------------|-------------|--------------|---------|---------|-------|----------|
| | | | | W | H | T | | | | | | | | | | |
| 101 | FRONT PORCH | HALL | SGL | 3'-0" | 6'-8" | 1 3/4" | LEFT | A | WD | PAINTED | WD | PAINTED | WOOD | 1 | | 101 |
| 102 | CLOSET | HALL | SGL | 2'-6" | 6'-8" | 1 3/8" | LEFT | C | WD | PAINTED | WD | PAINTED | STONE | 3 | | 102 |
| 103 | STAIRS | HALL | SGL | 3'-4" | 6'-8" | 1 3/8" | RIGHT | C | WD | PAINTED | WD | PAINTED | WOOD | 2 | | 103 |
| 104 | HALL | PWR RM | SGL | 3'-4" | 6'-8" | 1 3/8" | RIGHT | C | WD | PAINTED | WD | PAINTED | WOOD | 2 | | 104 |
| 105 | CLOSET | HALL | DBL | 3'-0" | 6'-8" | 1 3/8" | RIGHT/LEFT | C | WD | PAINTED | WD | PAINTED | WOOD | 5 | | 105 |
| 106 | HALL | LIVING RM | SGL | 3'-0" | 6'-8" | 1 3/8" | RIGHT | C | WD | PAINTED | WD | PAINTED | WOOD | 1 | | 106 |
| 107 | PANTRY | LIVING RM | SGL | 2'-6" | 6'-8" | 1 3/8" | LEFT | C | WD | PAINTED | WD | PAINTED | WOOD | 3 | | 107 |
| 108 | LIVING RM | BEDRM | SGL | 2'-10" | 6'-8" | 1 3/8" | RIGHT | C | WD | PAINTED | WD | PAINTED | WOOD | 2 | | 108 |
| 109 | MSTR HALL | W.I.C. | SGL | 2'-10" | 6'-8" | 1 3/8" | POCKET | C | WD | PAINTED | WD | PAINTED | WOOD | 4 | | 109 |
| 110 | MSTR HALL | MSTR BATH | SGL | 2'-10" | 6'-8" | 1 3/8" | LEFT | C | WD | PAINTED | WD | PAINTED | WOOD | 2 | | 110 |
| 111 | PANTRY | KITCHEN | SGL | 2'-6" | 6'-8" | 1 3/8" | RIGHT | C | WD | PAINTED | WD | PAINTED | WOOD | 3 | | 111 |
| 112 | CLOSET | ENTRY | SGL | 2'-6" | 6'-8" | 1 3/8" | LEFT | C | WD | PAINTED | WD | PAINTED | WOOD | 3 | | 112 |

DOOR TYPES:



A THERMATRU (6) LITE FIBERGLASS
B THERMATRU (4) LITE FIBERGLASS
C SOLID WOOD (1) FLAT PANEL
D SOLID WOOD (6) FLAT PANEL

DOOR NOTES:

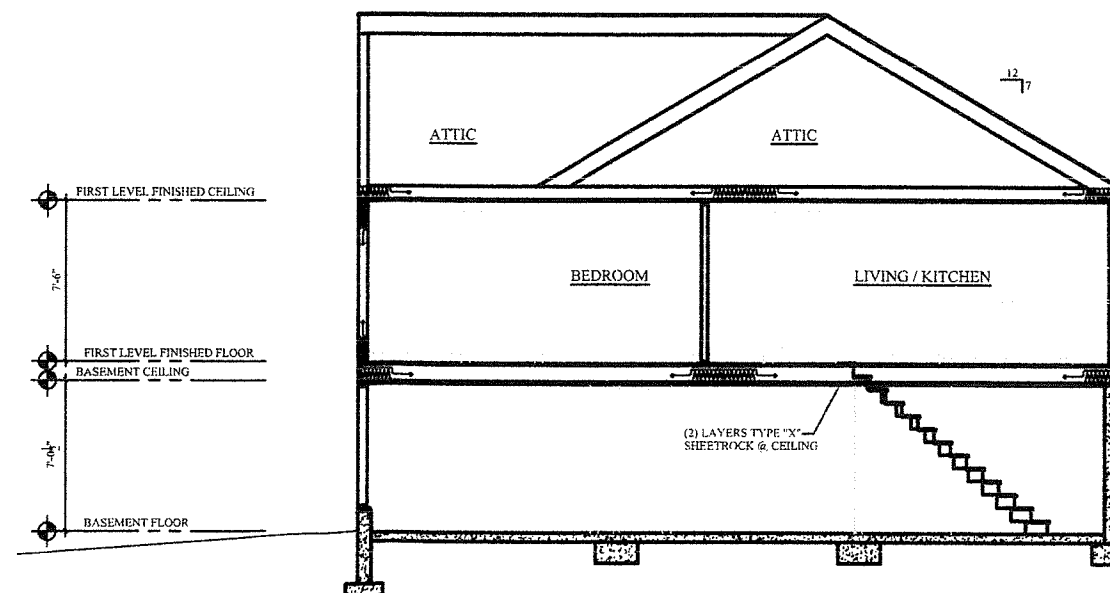
- ALL DOOR HARDWARE TO BE BALDWIN OR EQUIVALENT APPROVED BY OWNER.
- ALL INTERIOR DOORS TO BE SOLID MDO DOORS. NO HOLLOW CORE DOORS.

DOOR HARDWARE SETS

- EXTERIOR SINGLE DOOR HARDWARE SET**
DEFIANT LOCKSETS: CYLINDERS KEYS ALIKE, MORTISED STYLE WITH LATCH BOLT AND DEAD BOLT. US9 (SATIN NICKEL). CONTRACTOR SHALL INSTALL LOCKSETS.
HINGES: FULLY MORTISED 4 1/2" BY 4 1/2" THREE KNUCKLE. BALL BEARING WITH NONREMOVABLE PINS. US9 (SATIN NICKEL).
WEATHER STRIPPING: COMPRESSIBLE NEOPRENE WITH METAL RETAINER.
- INTERIOR SINGLE DOOR HARDWARE SET**
BALDWIN PRIVACY LOCKSETS: OILED BRONZE. HINGES (BLACK): FULLY MORTISED FIVE KNUCKLE. LOOSE PINS.
HANDLES AND ESCUTCHEONS TO BE SELECTED AND PURCHASED BY OWNER FROM BALDWIN CATALOGUE AND INSTALLED BY CONTRACTOR. ALL OTHER HARDWARE SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR.
- INTERIOR SINGLE DOOR HARDWARE SET**
BALDWIN PASSAGE LOCKSETS: OILED BRONZE. HINGES (BLACK): FULLY MORTISED FIVE KNUCKLE. LOOSE PINS.
HANDLES AND ESCUTCHEONS TO BE SELECTED AND PURCHASED BY OWNER FROM BALDWIN CATALOGUE AND INSTALLED BY CONTRACTOR. ALL OTHER HARDWARE SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR.
- INTERIOR SINGLE POCKET DOOR HARDWARE SET**
LOCKSETS, HANDLES AND ESCUTCHEONS TO BE SELECTED AND PURCHASED BY OWNER FROM RENOVATOR'S SUPPLY CATALOGUE AND INSTALLED BY CONTRACTOR. ALL OTHER HARDWARE SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR.
- INTERIOR PAIR DOOR HARDWARE SET**
BALDWIN PASSAGE LOCKSETS: OILED BRONZE. HINGES: FULLY MORTISED FIVE KNUCKLE. LOOSE PINS. OILED BRONZE.
HANDLES AND ESCUTCHEONS TO BE SELECTED AND PURCHASED BY OWNER FROM BALDWIN CATALOGUE AND INSTALLED BY CONTRACTOR. ALL OTHER HARDWARE SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR.
- EXTERIOR GARAGE DOOR HARDWARE SET**
ALL HARDWARE TO BE METAL.
CONTRACTOR TO PURCHASE AND INSTALL ELECTRIC OVERHEAD DOOR OPENER.
WEATHER STRIPPING: COMPRESSIBLE NEOPRENE WITH METAL RETAINER.
AUTOMATIC GARAGE DOOR OPENER (EACH DOOR)

INSULATION NOTES:

- MIN. ROOF INSUL. R-38
- MIN. EXTERIOR WALL INSUL. R-22
- MIN. FIRST FLOOR INSUL. R-30



Proposed Section "A"
1/4" = 1'-0"

The Chaisson Residence

197 Low Street
Newburyport, MA

General Notes:

GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AWARE OF THE REQUIREMENTS OF THESE NOTES.
ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL AND PLUMBING CODES.
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.
GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY DIMENSIONAL RELATIONSHIPS BEFORE CONSTRUCTING ANY PART, AND SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUB-CONTRACTORS.
ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.
REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUB-CONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID FOR WORK.
DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.
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Drawing Title:
Proposed Section & Schedules

March 6, 2018

ISSUE DATES:

- BIDDING:
- PERMIT:
- CONSTRUCTION:

REVISIONS:

- DATE:
- DATE:
- DATE:
- DATE:
- DATE:

Drawing Number

A-4.0