

2020 JUN 22 PM 12: 56



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

**RECORD OF PROCEEDINGS AND
SPECIAL PERMIT FOR NON-CONFORMITIES DECISION**

APPLICANT: Michael J. Gray
12 Harrison Street
Newburyport, MA 01950

PROPERTY OWNER: Michael and Tracy Gray

FILE NO.: 2020-037

PROPERTY ADDRESS: **12 Harrison Street**

DECISION DATE: 05/26/20

MAP/PARCEL(S): 26-35 and 26-37

BOOK/PAGE: 15062-0203

ZONING DISTRICT: R2

PROCEDURAL HISTORY

An application for a Special Permit for Non-Conformities pursuant to Section IX.B.2 Extension or Alteration of the City of Newburyport's Zoning Ordinance was made by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on 03/20/20 for the following request: *renovations and alterations to include reverting pre-existing non-conforming two-family to single-family and replacing the gambrel roof line and ell at rear at a higher elevation*

Notice of the public hearing was published on 04/27/20 and 05/04/20 in the Newburyport Daily News. A public hearing on the application was held at Newburyport City Hall on 05/12/20 and continued to 5/26/20.

Upon a motion to approve, made by Ed Cameron and seconded by Mark Moore, the Board voted as follows:

Robert Ciampitti, Chair	<u>Yes</u>	Edward Cameron	<u>Yes</u>	Mark Moore	<u>Yes</u>
Stephen DeLisle	<u>Yes</u>	Rachel Webb	<u>Yes</u>	Ken Swanton, Assoc.	<u>Not Voting</u>
Walter Chagnon, Assoc.	<u>Not Voting</u>				

Having received the necessary two-thirds super majority vote of the Zoning Board of Appeals, in accordance with M.G.L. Chapter 40A Section 9, as amended, the petition was therefore **APPROVED**.

PLANS AND DOCUMENTS

This Special Permit for Non-Conformities application was accompanied and augmented by the following plans, drawings, documents, and submittals, which are hereby incorporated into this decision:

- “Proposed Site Plan, 12-14 Harrison Street, Newburyport, MA” prepared by GA Consultants, Inc. and dated March 6, 2020; and
- “12 Harrison Street, Newburyport, MA” prepared by Ganek Architects, Inc. dated May 6, 2020 and consisting of pages A.01- A.02, A1.1-A1.7 and S-0, S-2, S-3 and S-4 all dated April 28, 2020.

Throughout its deliberations, the Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, as made at the public hearing.

FINDINGS

In order to grant a Special Permit for Non-Conformities, the Board must first determine that the applicant’s project meets specific criteria, as provided in Section IX-B of the NZO. These criteria and the Board’s project specific findings for each are enumerated here:

1. There will be no addition of a new nonconformity. The applicant proposes renovations and alterations to include reverting pre-existing non-conforming two-family to a single-family structure and replacing the gambrel roof line and ell at rear at a higher elevation.
2. The proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use. This structure is an important contributor to the overall impression on a visitor to Newburyport’s South End. The proposal will result in improvements to the existing condition and not be substantially more detrimental to the neighborhood than the pre-existing nonconforming structure or use.

STANDARD CONDITIONS

In view of the foregoing findings, the Zoning Board of Appeals hereby grants a Special Permit for Non-Conformities subject to the terms and conditions stated below:

1. Recording of Decision and Approved Plans: The applicant shall file this decision with the Southern Essex County Registry of Deeds (or Land Court if registered land) and a copy of the decision stamped with the recording information (Book/Page or Land Court document number) shall be included with the application for any related Building Permits. To ensure compliance with this decision, site/construction plans issued to any contractors shall make clear reference to this written decision and conditions of approval contained herein.
2. Permit Lapse: This permit will lapse after two years from the date of granting and shall no longer be valid if a substantial use has not commenced except for good cause or, in the case of a permit for construction, if construction has not commenced except for good cause, within this period. Excluded from any lapse period is the time required to pursue or await the determination of any appeal taken pursuant to MGL Chapter 40A Section 17.
3. Provision of Construction Documents: The applicant shall provide documentation to the Building Commissioner and Zoning Administrator with the application for any related Building Permits illustrating that the proposed work has been reviewed and approved by the Water, Sewer, and Engineering Divisions of the City’s Department of Public Services (DPS).

4. Curb Cuts: Any new driveway curb cuts that have egress to the public right of way must be approved by the Director of Public Services or Designee in advance of construction.
5. Fire Department Review and Approval: The applicant, owner, successors, or assigns shall be responsible for designing the utilities to meet City standards and ensuring compliance with fire codes prior to commencing work under this approval. The applicant shall provide documentation to the Building Commissioner and Zoning Administrator with the application for any related Building Permits illustrating that the proposed work has been reviewed and approved by the Newburyport Fire Department (NFD).
6. Stormwater Management Permit: If the project involves more than 10,000 square feet of land disturbance, the applicant, owner, his successors or assigns, shall obtain a Stormwater Management Permit under the City of Newburyport Stormwater Management Ordinance (Code of Ordinances, Chapter XVII) from the Department of Public Services prior to beginning any site work, including tree clearing and/or regrading. The applicant shall provide a copy of said permit to the Building Commissioner and Zoning Administrator with the application for any related Building Permits.
7. Modifications to Approved Plans: The applicant, property owner, and their successors or assigns, shall adhere to the above referenced and approved plans which are incorporated herein by reference. Should the applicant and/or property owner determine that a plan(s) needs to be modified, they shall notify the ZBA and Office of Planning and Development (OPD) of the proposed modifications in writing and obtain approval from the ZBA (or OPD as specified herein) for such modifications prior to making any changes in the field. The OPD shall determine whether such modifications are minor or major (material) in nature. The ZBA shall schedule a public hearing for review and approval of any changes deemed major or material in nature to the permit originally issued. Any major or material alterations or changes to the above referenced plans shall require prior approval by the ZBA. Minor changes may be approved in writing by the OPD without further review by the ZBA. The determination as to whether an alteration or change in plans is material and therefore subject to ZBA review shall be made at the discretion of the OPD.
8. Site Lighting: All lighting fixtures, including but not limited to, signage, building, parking lot, site, decorative, and security, shall feature cut off fixtures so that the lights are pointed downward reducing light pollution and glare onto abutting properties.
9. Hours of Construction: The developer shall take reasonable care not to disturb surrounding properties and property owners during construction. Construction work shall be limited to the hours between 7 a.m. and 5 p.m. Monday through Friday and 8 a.m. and 4 p.m. on Saturday.
10. Permit Compliance Contact Form: No site work or construction related to this permit shall begin until a Permit Compliance Contact Form is completed and submitted to the Office of Planning and Development.
11. Trees and Sidewalks: The applicant shall be responsible for compliance with the applicable provisions of Sections II-B.46a, X-H.6.Q, and X-H.7.B.10 of the Newburyport Zoning Ordinance. If the cost of the project exceeds more than 50% of the physical value of the entire property, the applicant shall obtain the written approval from the Newburyport Tree Warden and Department of Public Services with respect to plans and specifications for (1) the reconstruction, repair, and/or replacement, where appropriate, of all city-owned sidewalks actually adjoining the project Property, in accordance with Sections 12-54 and 12-55 of the Newburyport Code of Ordinances; and (2) the planting, preservation, and/or replacement, where appropriate, of

street trees along all public rights-of-ways actually adjoining the project Property, in accordance with article VI of chapter 12 of the Newburyport Code of Ordinances. Said improvements shall be completed prior to project closeout and final signoff from the Zoning Administrator for related building permits.

12. **Submission of As-Built Plans:** One hard copy and one .pdf copy of foundation as-built plan shall be provided to the Office of Planning and Development and Building Department upon foundation completion. One hard copy and one .pdf copy of as-built site plan stamped by a professional engineer shall be submitted to the Office of Planning and Development at the completion of the construction.

SPECIAL CONDITIONS

In addition to the foregoing standard conditions, the Zoning Board of Appeals hereby grants approval subject to the special conditions stated below:

1. The applicant shall submit to the Planning Office prior to the issuance of a building permit, revised plans that show the side roof deck has been omitted from the structure.

CONCLUSION AND DECISION

For all of the reasons stated herein, the petition for a Special Permit for Non-Conformities is therefore **APPROVED**.

APPEALS

Appeals shall be made within twenty (20) days after the date of filing of this decision in the Office of the City Clerk directly to a court of competent jurisdiction in accordance with the provision of M.G.L. Chapter 40A Section 17.

SIGNATURE OF THE BOARD

Electronic signatures appearing on this decision are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.


Rob Ciampitti, Jr. Chair

Date

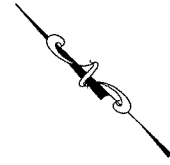
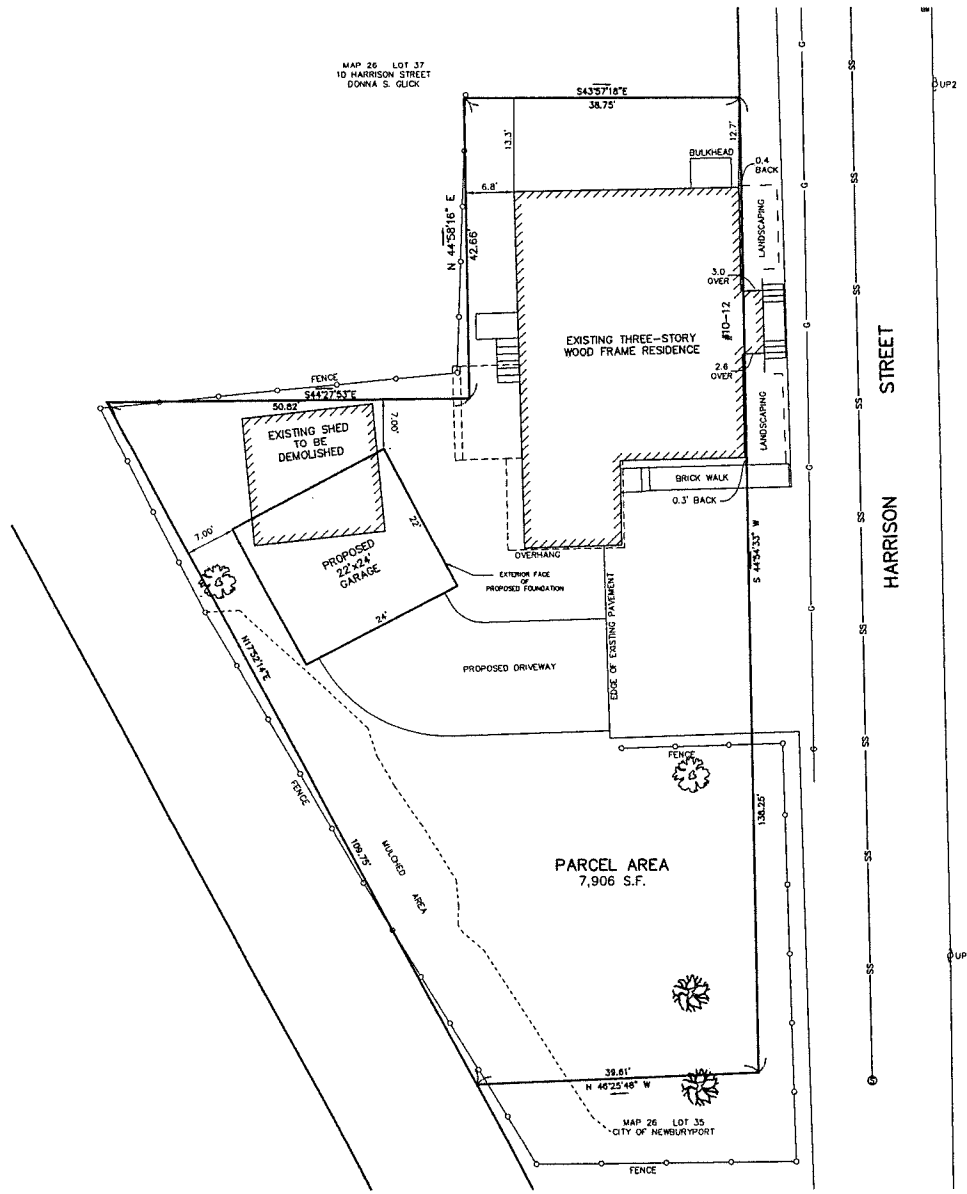
CITY CLERK CERTIFICATION

I, _____, City Clerk of the City of Newburyport, hereby certify pursuant to M.G.L. Chapter 40A Section 17, that the Special Permit for Non-Conformities decision for the property known as 12 Harrison Street was filed in the Office of the City Clerk on _____.
Twenty (20) days have elapsed since the decision was filed and no appeal has been filed.

City Clerk

Date

MAP 26 LOT 37
10 HARRISON STREET
DONNA S. GUCK

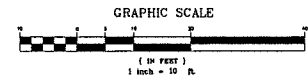
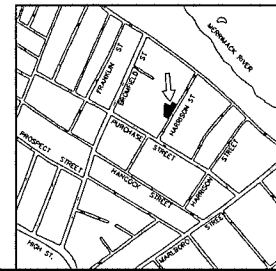


**TABLE OF ZONING REQUIREMENTS
SINGLE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT**

ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	7,906 S.F.	7,906 S.F.
STREET FRONTAGE	90 FT	138 FT	138 FT
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET
LOT COVERAGE	25 %	22%	24%
OPEN SPACE	40 %	68%	58%
FRONT SETBACK	25 FEET	-3 ±	-3 ±
SIDE SETBACK	20 FEET	12.7 FEET	12.7 FEET±
REAR SETBACK	25 FEET	6.8 FEET±	6.8 FEET

**ACCESSORY STRUCTURES
TABLE OF ZONING REQUIREMENTS
SINGLE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT**

ZONING PARAMETER	REQUIRED	PROPOSED
FRONT SETBACK	20 FEET	> 20 FEET
SIDE SETBACK	8 FEET	7 FEET ±
REAR SETBACK	6 FEET	7 FEET ±
MAX. BUILDING HEIGHT	15 FEET	< 35 FEET



<p>PROPOSED SITE PLAN ASSESSOR'S MAP 26, LOT 36 12-14 HARRISON ST., NEWBURYPORT, MA</p>		PROFESSIONAL ENGINEER
<p>OWNER & APPLICANT: MICHAEL J. & TRACY R. GRAY 12 HARRISON STREET NEWBURYPORT, MA 01950</p>		JOHN W. HARGREAVES, JR., P.E.
<p>SHEET 1 OF 1</p>		DATE: 3.6.2020
<p>GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS 10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197</p>		

HARRISON ST

12 Harrison St
Newburyport, MA



ganek
architects inc
One River Road
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DRAWING TITLE
Locus Map & Schedules

Revision Schedule
Number | Date | Revision Description

No

SCALE

DATE
5-6-2020

DRAWN BY
Author

CHECKED BY
Checker

PROJECT NUMBER
Project Number

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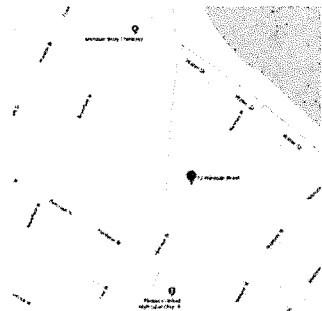
A0.1

Window Schedule		
Family and Type	Rough Height	Rough Width

Fixed: 16" x 24" 2		
Fixed: 16" x 24" 3		
Fixed: 16" x 24" 4		
Fixed: 16" x 24" 5		
Fixed: 16" x 24" 6		
Window-Double-Hung black front large: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black front large: 24" x 42" 8	4' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black front large: 24" x 42" 9	4' - 6 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" 8	4' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" 9	4' - 6 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" FRONT WINDOW	5' - 8 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42" 2	5' - 0 1/2"	2' - 0 1/2"
Window-Double-Hung: 24" x 42" 4	2' - 2 1/2"	3' - 2 1/2"
Window-Double-Hung: 24" x 42" 5	4' - 1 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42" 6	3' - 0 1/2"	2' - 3 1/2"
Window-Double-Hung: 24" x 42" 8	4' - 0 1/2"	2' - 7 1/2"

Sheet List	
Sheet Number	Sheet Name

A0.0	Cover
A0.1	Locus Map & Schedules
A1.5	Details
A1.1	Existing W/ Demolition Plans
A1.2	Proposed Floor Plans & Roof Plan
A1.3	Proposed Elevations
A0.2	Existing Elevations
A1.4	Sections & Framing Plan
A1.7	Renderings
A1.6	Roof Details



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DRAWING TITLE
Existing Elevations

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/4" = 1'-0"

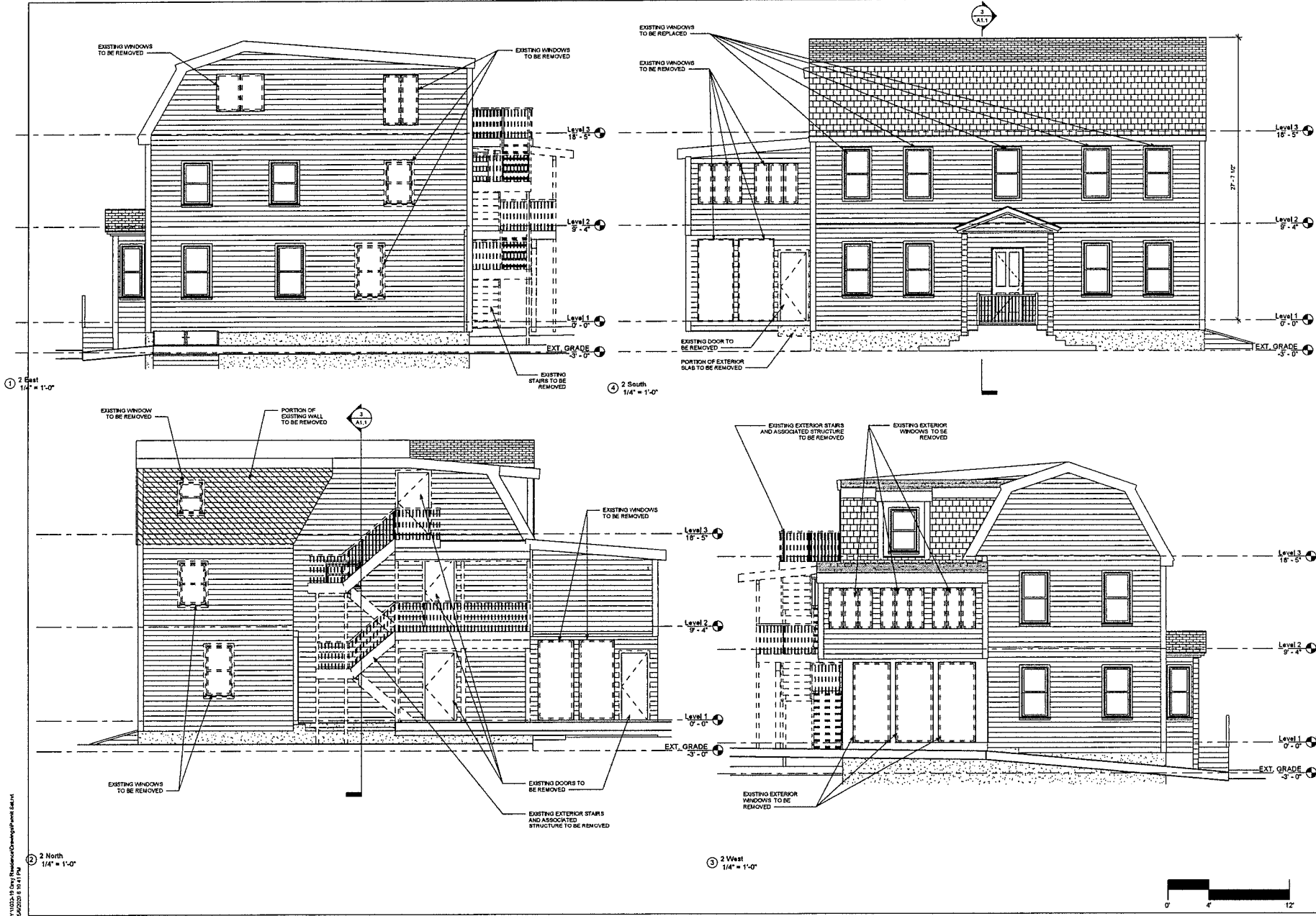
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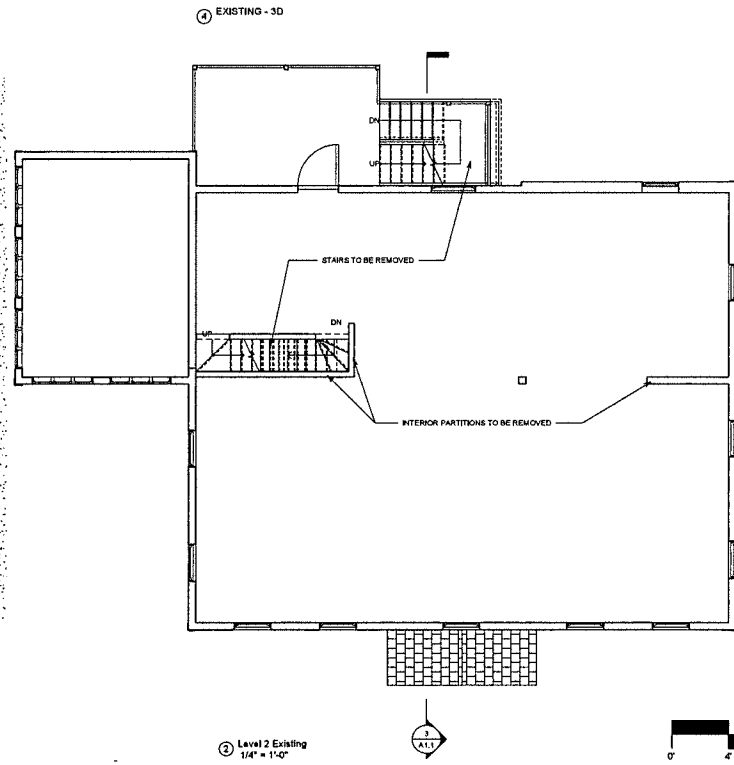
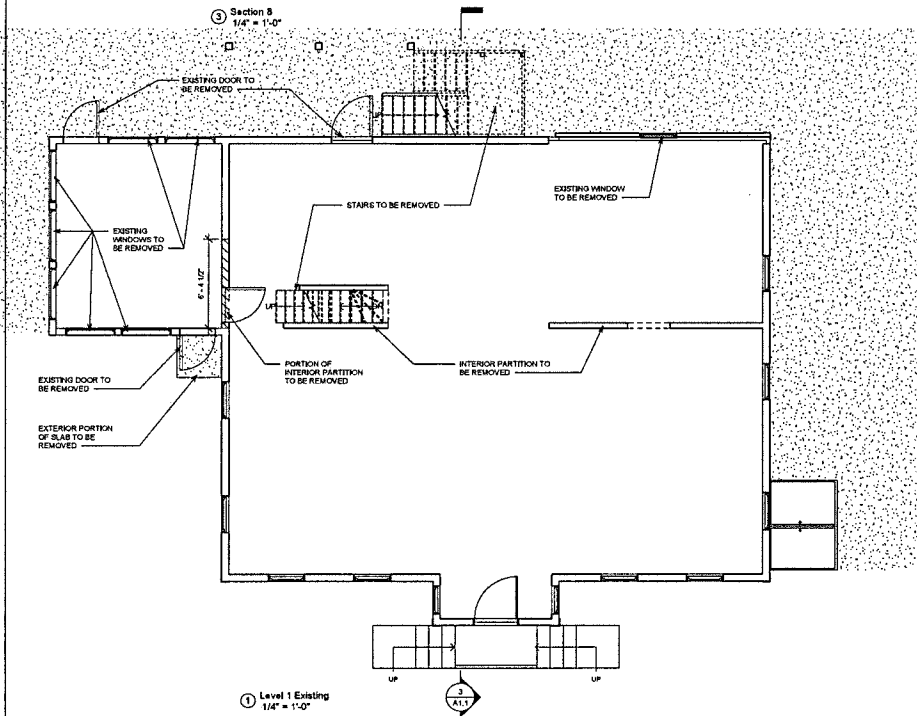
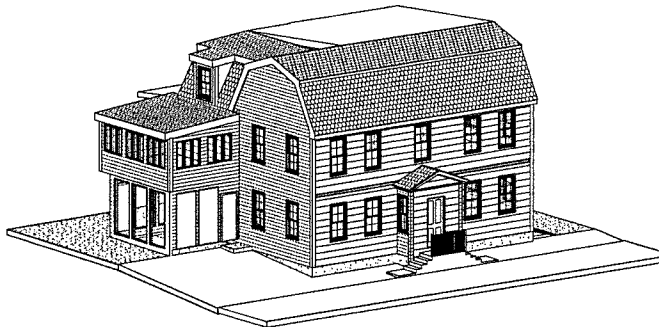
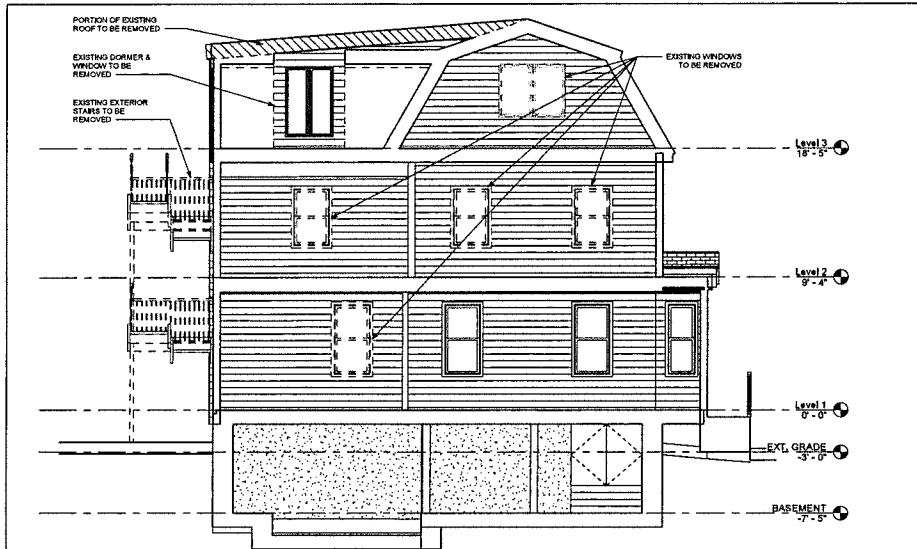
1 East
1/4" = 1'-0"

2 South
1/4" = 1'-0"

2 North
1/4" = 1'-0"

3 West
1/4" = 1'-0"

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Existing W/ Demolition Plans

Revision Schedule	
Number	Date

SCALE
1/4" = 1'-0"

DATE
5-6-2020

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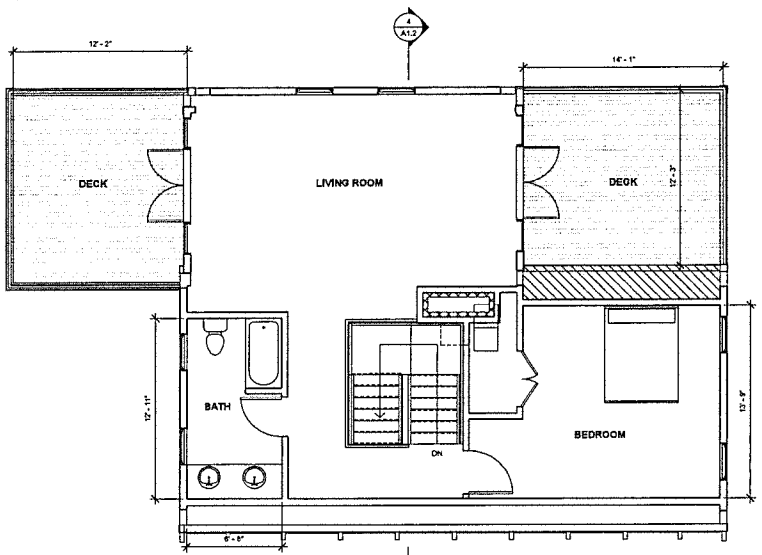
PROJECT
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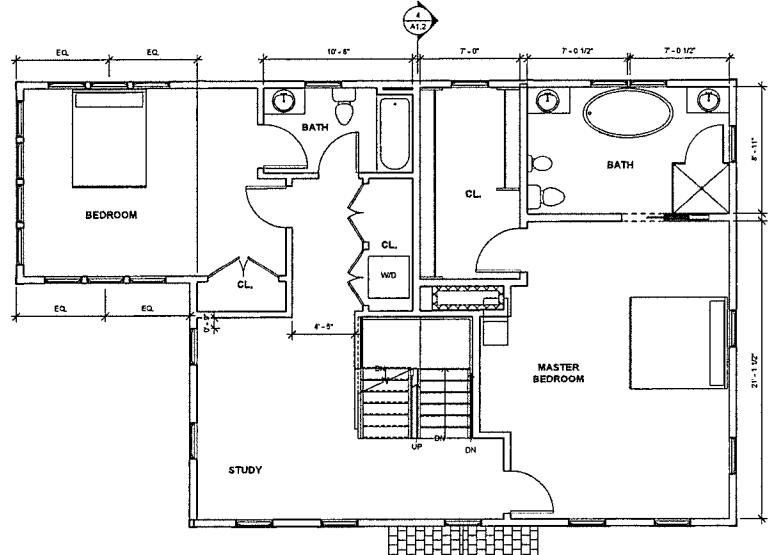
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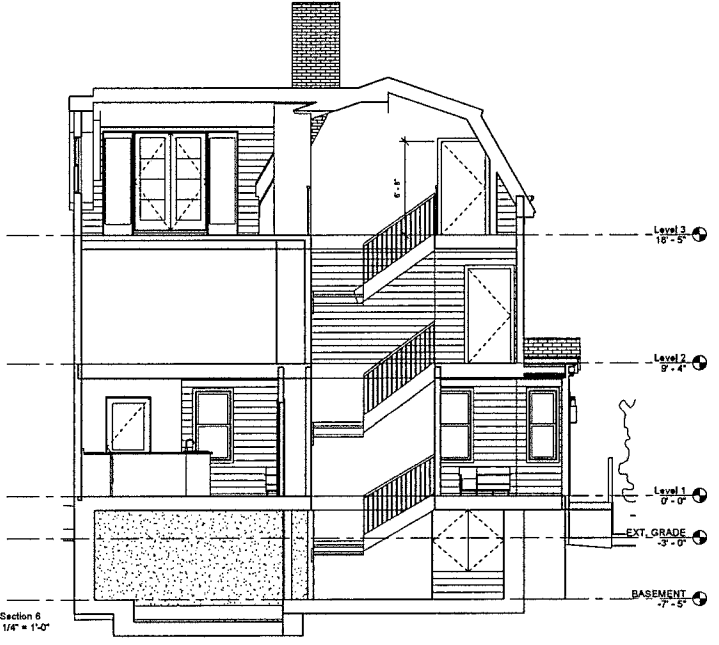
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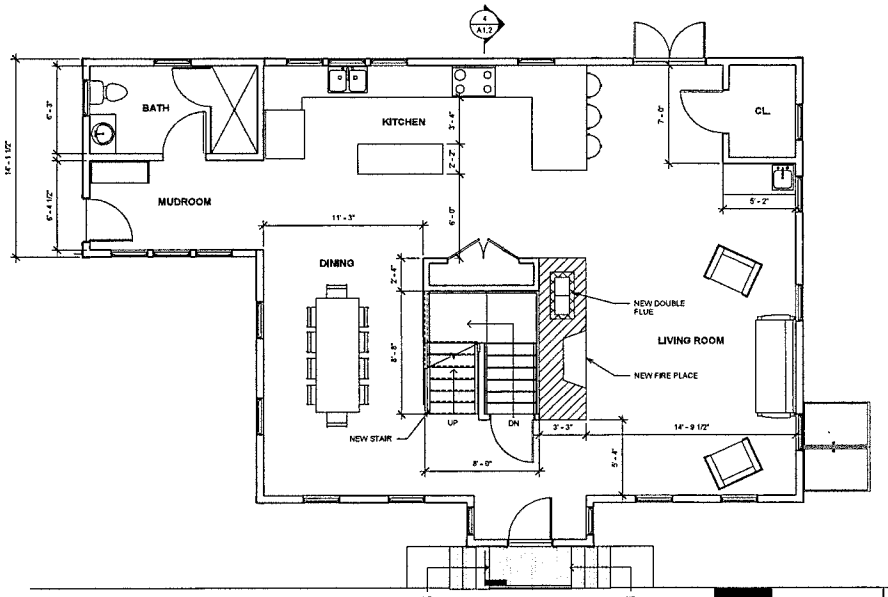
③ Level 3 Proposed
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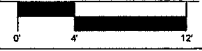
② Level 2 Proposed
1/4" = 1'-0"



④ Section 8
1/4" = 1'-0"



① Level 1 Proposed
1/4" = 1'-0"



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DRAWING TITLE
Proposed Floor Plans & Roof
Plan

Revision Schedule		
Number	Date	Revised Description

NO	
SCALE	1/4" = 1'-0"
DATE	5-6-2020
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Author	Checker
PROJECT NUMBER	Project Number
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A1.2

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DRAWING TITLE
Proposed Elevations

Revision Schedule		
Number	Date	Revision Description

SCALE
1/4" = 1'-0"

DATE
5-6-2020

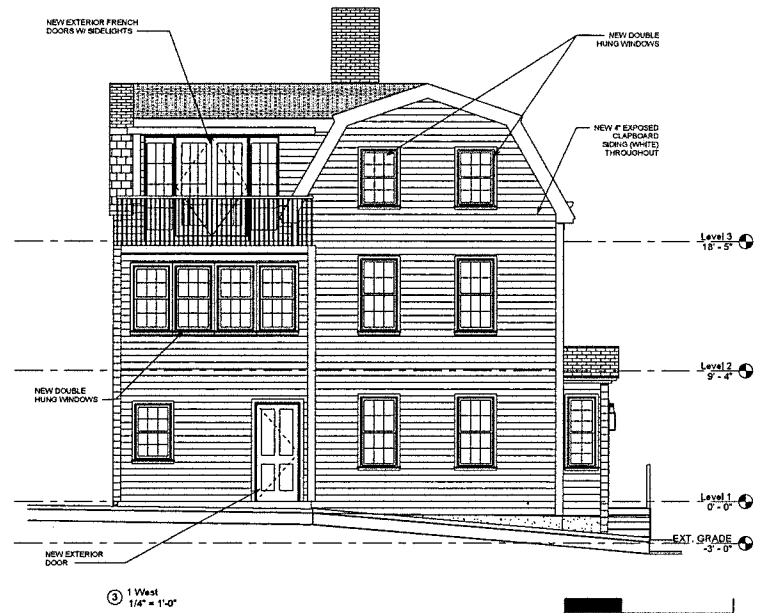
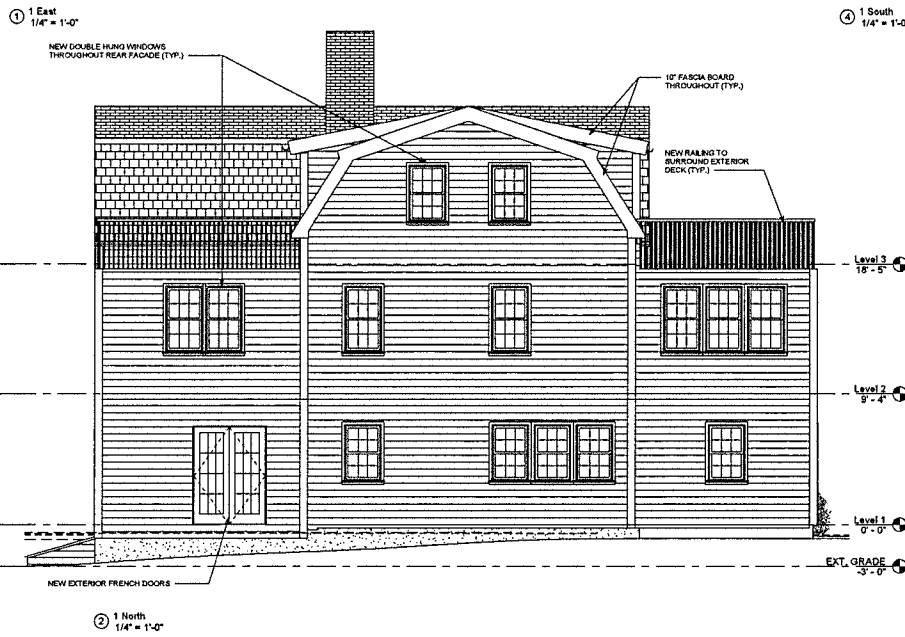
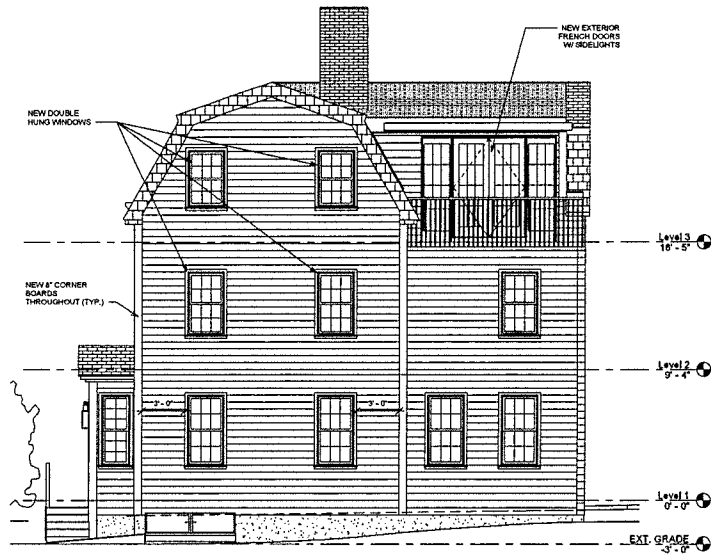
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DRAWING TITLE
Sections & Framing Plan

Revision Schedule	
Number	Revision Description

No

SCALE 1/4" = 1'-0"

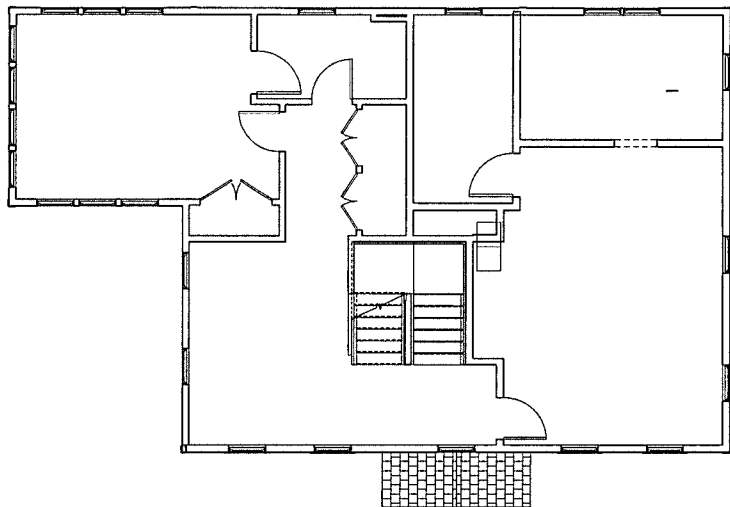
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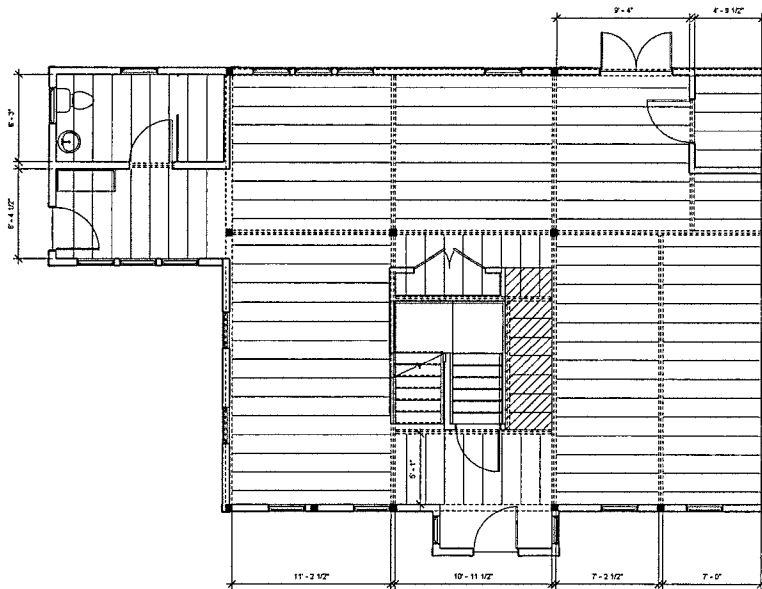
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② Level 2 Floor Framing Plan
1/4" = 1'-0"



① Level 1 Floor Framing Plan
1/4" = 1'-0"



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DRAWING TITLE

Details

Revision Schedule

Number	Date	Revision Description
No		

No

SCALE

DATE

5-6-2020

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DRAWING TITLE
Roof Details

Revision Schedule

Number	Date	Revision Description
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No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

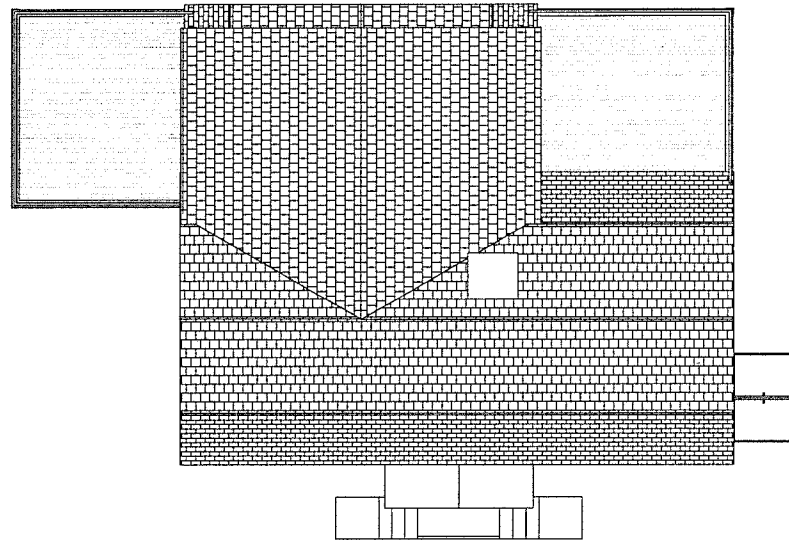
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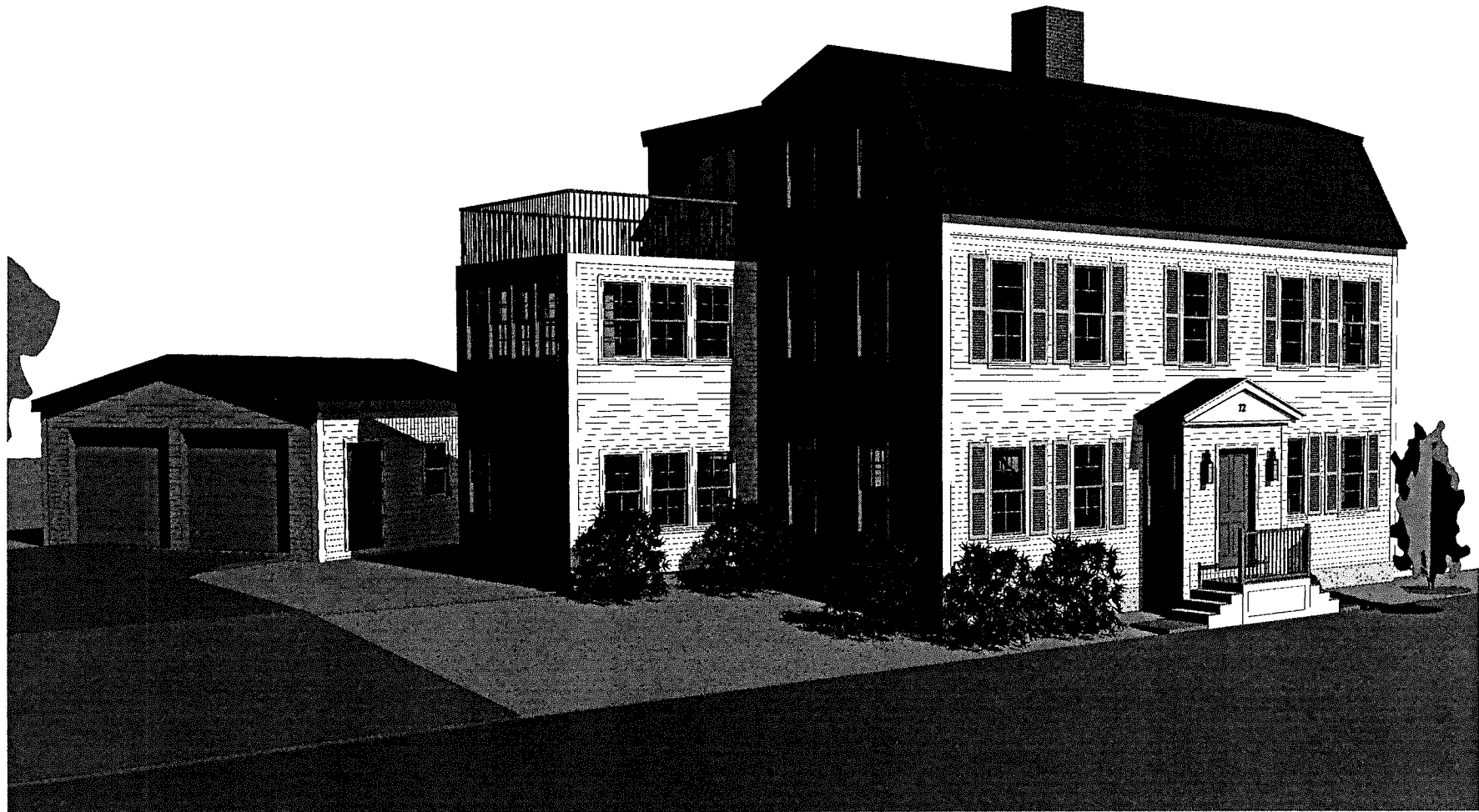
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① Site Plan
1/4" = 1'-0"





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DRAWING TITLE

Renderings

Revision Schedule

Number | Date | Revision Description

No

SCALE

DATE 5-8-2020

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A1.7



① Exterior Perspective

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DRAWING TITLE
GENERAL NOTES

Revision Schedule

Number | Day | Review Description

No

SCALE 1/4" = 1'-0"

DATE 04-28-2020

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PROJECT NUMBER S20088

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DRAWING NUMBER

S-0



GENERAL CONDITIONS

- 1. ALL CONSTRUCTION SHALL BE EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEVIATIONS FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONCRETE ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
4. FOR RENOVATION WORK STRUCTURAL DRAWINGS PROVIDED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTRACTOR ENGINEER IMMEDIATELY ADVISES TO THE STRUCTURAL FRAMING TO BE REDESIGNED. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- 1. WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
2. EXCAVATE TO UNDESIRABLE AND UNDESIRABLE TO PROPERLY INSTALL THE FOUNDATIONS ON UNDESIRABLE UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
3. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET OR AS INDICATED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
4. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
5. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 4" LAYERS. LAYERS SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D1557.
6. BACKFILLING ADJACENT WALLS OR FERS MAY ONLY BE DONE AFTER WALLS OR FERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
7. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- 1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 308, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS FOOTINGS, WALLS, INTERIOR SLABS-CONCRETE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
3. SLUMP AT THE POINT OF DISCHARGE FROM THE READY MIX TRUCK SHALL BE 3-4".
4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

- 1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 142) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 142).
2. REFER TO THE MBC 142 AND IRC 142 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER IF ANY COMPONENT NOT COVERED IN EITHER THE MBC 142 AND IRC 142 OR IN THESE DRAWINGS.
3. REFER TO THE IRC 142 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
4. ENGINEER MARKS NO CLAIMS TOWARDS EXISTING CONDITIONS.
5. UNLESS NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLB SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fv = 475 PSF (SINGLE LIPS) AND Fv = 1000 PSF (REPEITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
6. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
7. LVL BEAMS AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fv = 3100 PSF, E = 2,000,000 PSI, AND Fv = 280 PSF. LVL BEAMS SHALL BE "HYBRID" BY ROSS CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
8. WOOD T BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REDUP/GRIND, CUTS, CANTILEVERS, FASTENING, ETC. SHALL BE STRICTLY ADHERED TO.
9. ENGINEER WOOD POSTS (VERSUS COLUMNS) AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2850.
10. FL WOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
11. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOODS WITHIN 4" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESURE TREATED.
12. ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
13. UNLESS DETAIL OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE JOIST STUD.
14. FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
15. OVERLAP WALL STUDS IN CATHEDRAL, PARIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDER SIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. MEMBERS WITH BALZUR BEAMS WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPACED OVER SUPPORTS.
17. PROVIDE SIMPSON H-1 OR H-2 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
18. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
19. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER FLUSH WITH LOWER SUPPORT, BLOCKING TO MATCH UPPER POST SIZE.
20. SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/4" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE, WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS. SPILL GAP WITH 2X4 FL WOOD FOR SOLID BEARING.
21. BEAMS COMPOSED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 1/2" ON CENTER OR 3-1/4" DIAMETER SELF TAPPING LAG SCREWS AT 1/2" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWINGS.
22. IN ADDITION TO THE FLOOR, JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
23. MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
2. STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 58 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 48 KSI.
3. ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A307 BOLTS.
4. STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYD PRIMER UNLESS OTHERWISE NOTED.
5. NO CUTTING OR OPENING THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL.

LATERAL FRAMING NOTES

- 1. THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY FOR SECTIONS 901.3 ALTERNATIVE PROVISIONS AND 901.3 ENGINEERED DESIGN.
2. FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
3. ALL EXTERIOR WALLS TO FOLLOW SHEARWALL SHEATHING CRITERIA. SHEARWALLS CONSTRUCTION SHEATHING TO BE 5/8" APA RATED SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8x16S @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
4. HOLDINGS TO BE NUDS BY SIMPSON AND SHALL BE ATTACHED TO A MIN OF 2-2x STUDS.
5. THE LARGED ROD TO BE 5/8" AND EPOXY SHALL BE SIMPSON SET-UP.
6. ALL FL WOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
7. REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
8. CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS NOT TO OVER DRIVE NAILS INTO FL WOOD. NAIL HEADS SHOULD BE FLUSH WITH FL WOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
9. FOR FRAMING SEES REFER TO FRAMING PLANS.

DEMN LOADS PER MASSACHUSETTS STATE BUILDING CODE

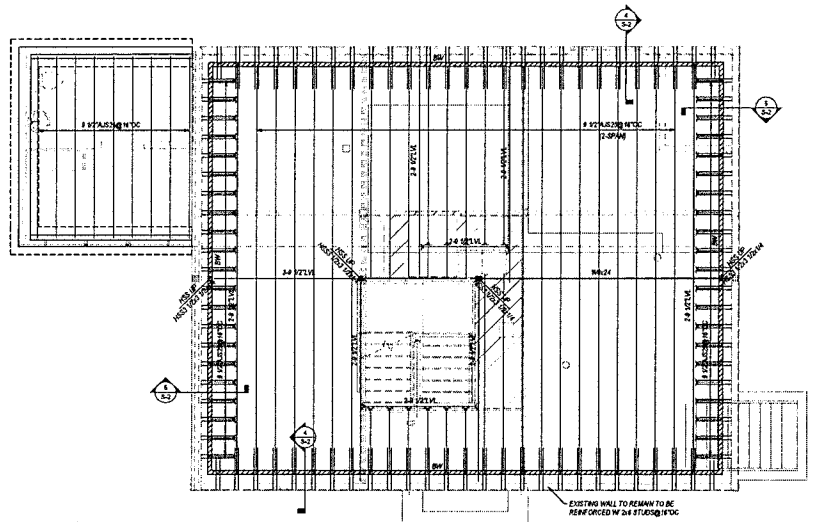
- GROUND SNOW LOAD 40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
ALL OTHER AREAS 40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 100 MPH, EXPOSURE B

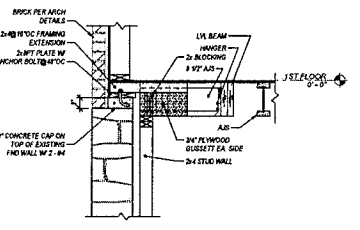
DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

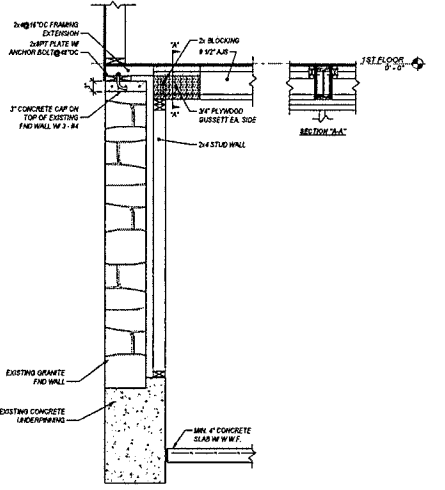


1 FIRST FLOOR
1/4" = 1'-0"

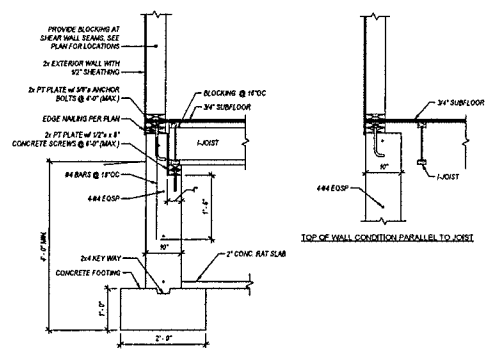
- FLOOR FRAMING NOTES**
1. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) 1/2" DIA BOLTS AT 18" OC ON (2) 3/4" R/LF (TYPICAL) LAG SCREWS @ 18" OC. ALTERNATIVE INSERTION SIZES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE.
 - 3.



5 FOUNDATION SECTION
3/4" = 1'-0"



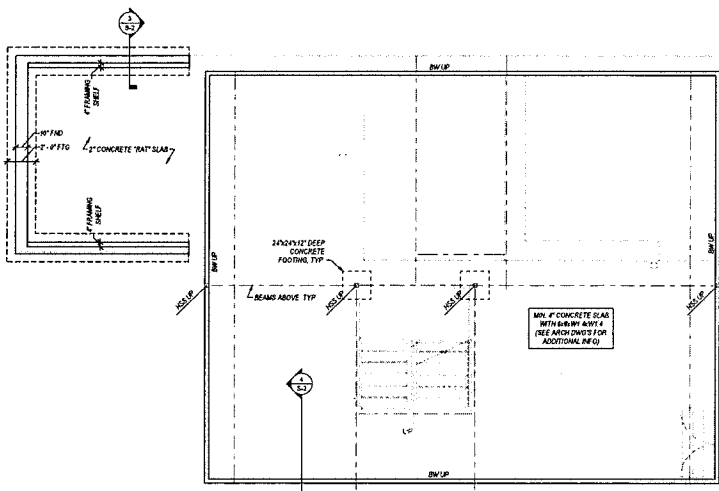
4 FOUNDATION SECTION
3/4" = 1'-0"



3 FDN WALL WITH FRAMING SHELF
3/4" = 1'-0"

POST LEGEND

BW = BEARING WALL	PVP = FLAT VALLEY PLATE
EX = EXISTING	(*) SPAN = JOIST OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS
IF YOU WISH TO ADD OR REMOVE FRAMING LEVEL	
NUMBER OF STUDS IF APPLICABLE	
SIZE OF STUD OR DIMENSION OF SOLID POST	
TYPE OF POST: P = POST, J = JACK, VC = VERTICAL COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION	



2 FOUNDATION PLAN
1/4" = 1'-0"

- FOUNDATION NOTES**
1. DOWEL IRON FOUNDATION TO EXISTING WITH #4 BARS @ 24" OC, LENGTH = 18".
 2. EXISTING STONE FOUNDATION UNDER POST TO BE EVALUATED FOR ADEQUACY AFTER EXCAVATION. LOCALIZED REBUILDING OF WALL MAY BE REQUIRED.
 3. CLEAN EXISTING STONE REMOVING MORTAR AND LOOSE MATERIAL FOR TOUCHING UP WITH CONCRETE.
 4. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.



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DRAWING TITLE
**FIRST FLOOR FRAMING PLAN,
FOUNDATION PLAN, DETAILS,
AND NOTES**

Revision Schedule
Number | Date | Revision Description

No
SCALE
As Indicated

DATE
04-28-2020

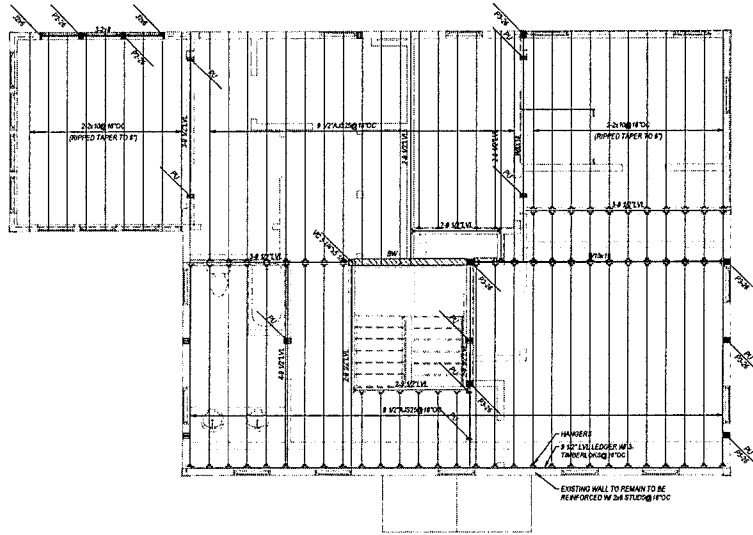
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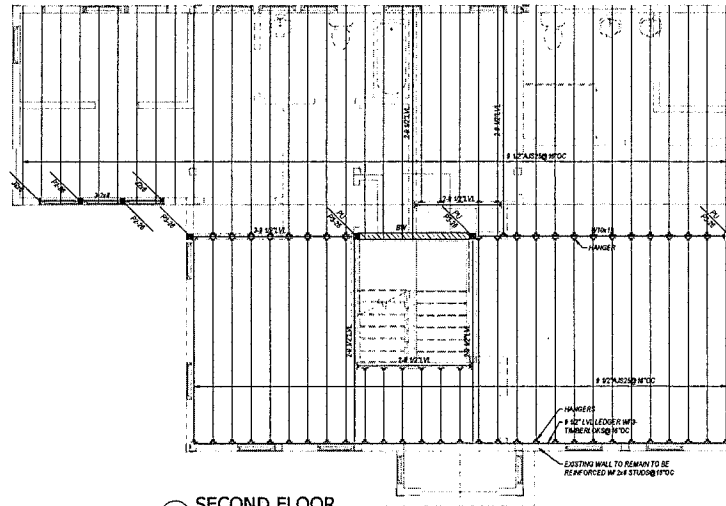
PROJECT NUMBER
S20088

DRAWING NUMBER

S-2



① ATTIC FLOOR
1/4" = 1'-0"



② SECOND FLOOR
1/4" = 1'-0"

- FLOOR FRAMING NOTES**
1. ALL INDIVIDUAL LEVELS ARE 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. BEAMS COMPRISED OF 3 LVL'S OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2x10 2# BOLTS @ 16" OC OR 2x10x4 SELF TAPPING LAG SCREWS @ 16" OC. ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 3. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE.



POST LEGEND

BVW = BEARING WALL
 PVP = PLAT VALLEY PLATE
 (E) = EXISTING
 (S) = SPAN + JOIST OR BEAM RUNS CONTIGUOUS OVER SUPPORTS FOR (T) SPANS
 (T) = STUDS ABOVE
 (S) = STUDS BELOW
 (H) = HOLLOW STRUCTURAL SECTION

— NUMBER OF STUDS IF APPLICABLE

— SIZE OF STUD OR DIMENSION OF SOLID POST

— TYPE OF POST: P = POST, J = JACK, VC = VERSER COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION

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DRAWING TITLE
 ATTIC & SECOND FLOOR
 FRAMING PLANS

Revision Schedule
 Number | Date | Revision Description

NO

SCALE As indicated

DATE 04-28-2020

DRAWN BY Author CHECKED BY Checker

PROJECT NUMBER S20088

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DRAWING NUMBER

S-3



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DRAWING TITLE
ROOF FRAMING PLAN

Revision / Desc.	Revision Description
No.	
SCALE	As indicated
DATE	04-28-2020
DRAWN BY	CHECKED BY
AVT	DWVW
PROJECT NUMBER	S20085
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DRAWING NUMBER	

S-4

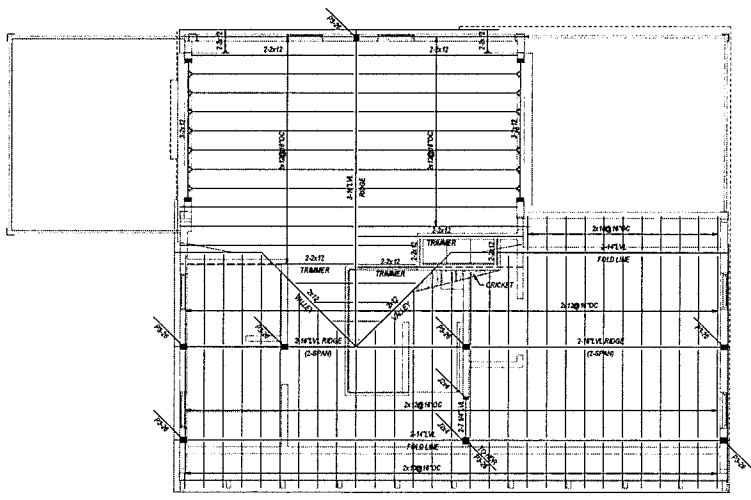
POST LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(1) SPAN = JOIST OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (1) SPANS

□ NUMBER OF STUDS IF APPLICABLE

□ SIZE OF STUD OR DIMENSION OF SOLED POST

□ TYPE OF POST P = POST, J = JACK, VC = VERSA COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION



1 ROOF FRAMING
1/4" = 1'-0"

- ROOF FRAMING NOTES**
- ALL INDIVIDUAL LVL'S ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - ALL RAFTER TO HIP OR VALLEY CONNECTION TO BE MADE WITH A MINIMUM OF 6-12d NAILS.
 - ALL CEILING TO RAFTER CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS.
 - ALL RAFTER TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EOSP AND A SINGLE SNIPSON A34 FRAMING ANGLE UNLESS DETAILED OTHERWISE.
 - ALL VALLEYS AND HIP'S TO BE CONNECTED TO RIDGES WITH A MINIMUM OF 12 EOSP 16d NAILS AND A L380 FRAMING ANGLE.
 - PROVIDE SNIPSON H3.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
 - EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER FRAMED AREA.
 - BEAMS COMPRISED OF 2 LVL'S OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) - 1/2" DIA BOLTS AT 16" OC OR (3) - 3/4" SELF TAPPING LAG SCREWS @ 16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE.

