

2 Neptune Street - Updated Plans

Continuation of Application for Special Permit for Non-Conformities

July 27, 2021

2 Neptune Street - Updated Plans

***Reduction in overall size of
Proposed Dormer**

**2' inset on Water Street side and
3' inset on opposite wall, inner wall
(24' overall length may also be found on sheets
SG-2 or SG-4)**

**This proposal shall not be more detrimental to
the neighborhood, as there will be NO NEW
non-conformities added to the existing
non-conforming lot, and the structures footprint
and front elevation will remain the same**

Square Footage of Ell Roof at 2 Neptune St.

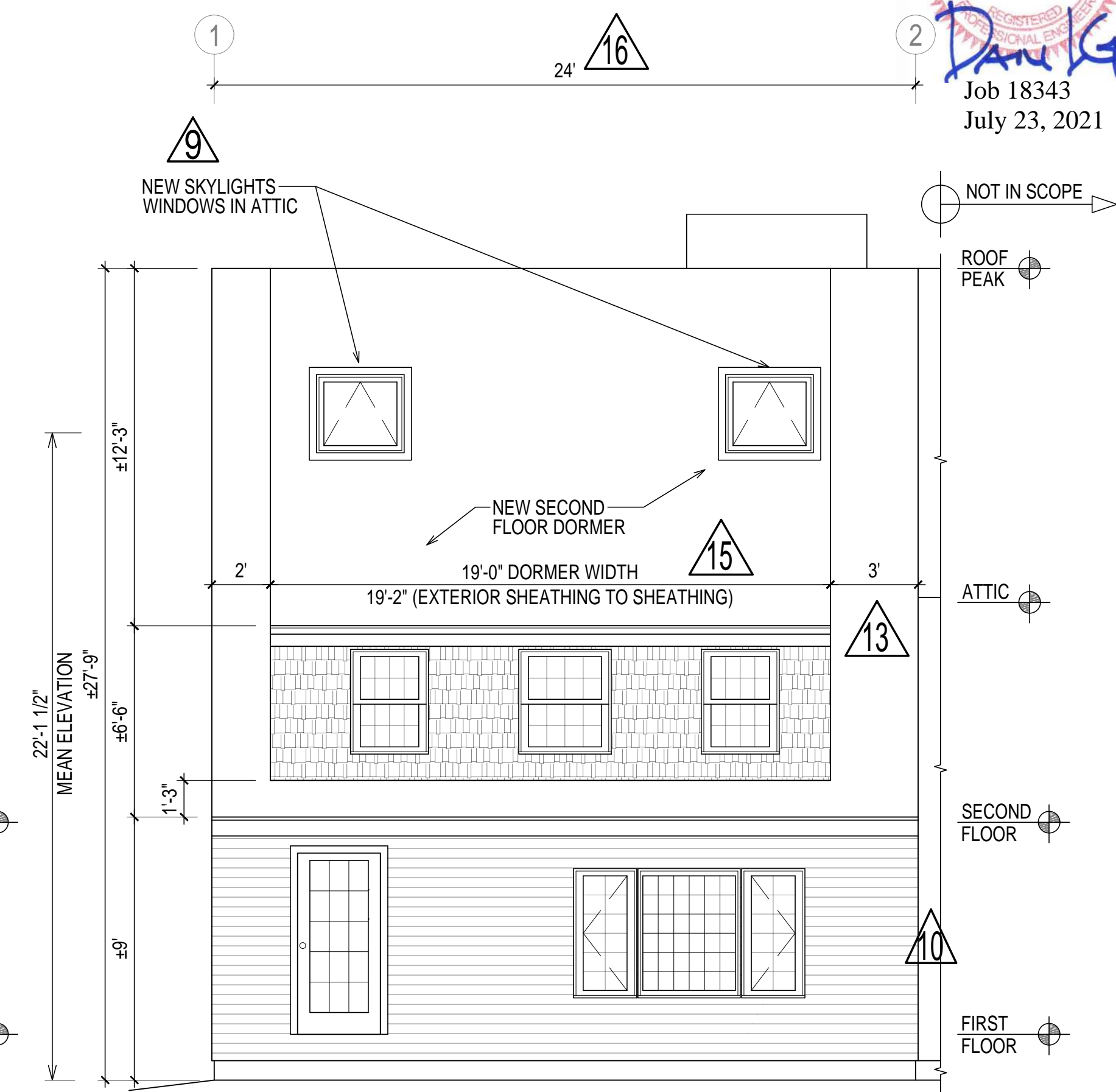
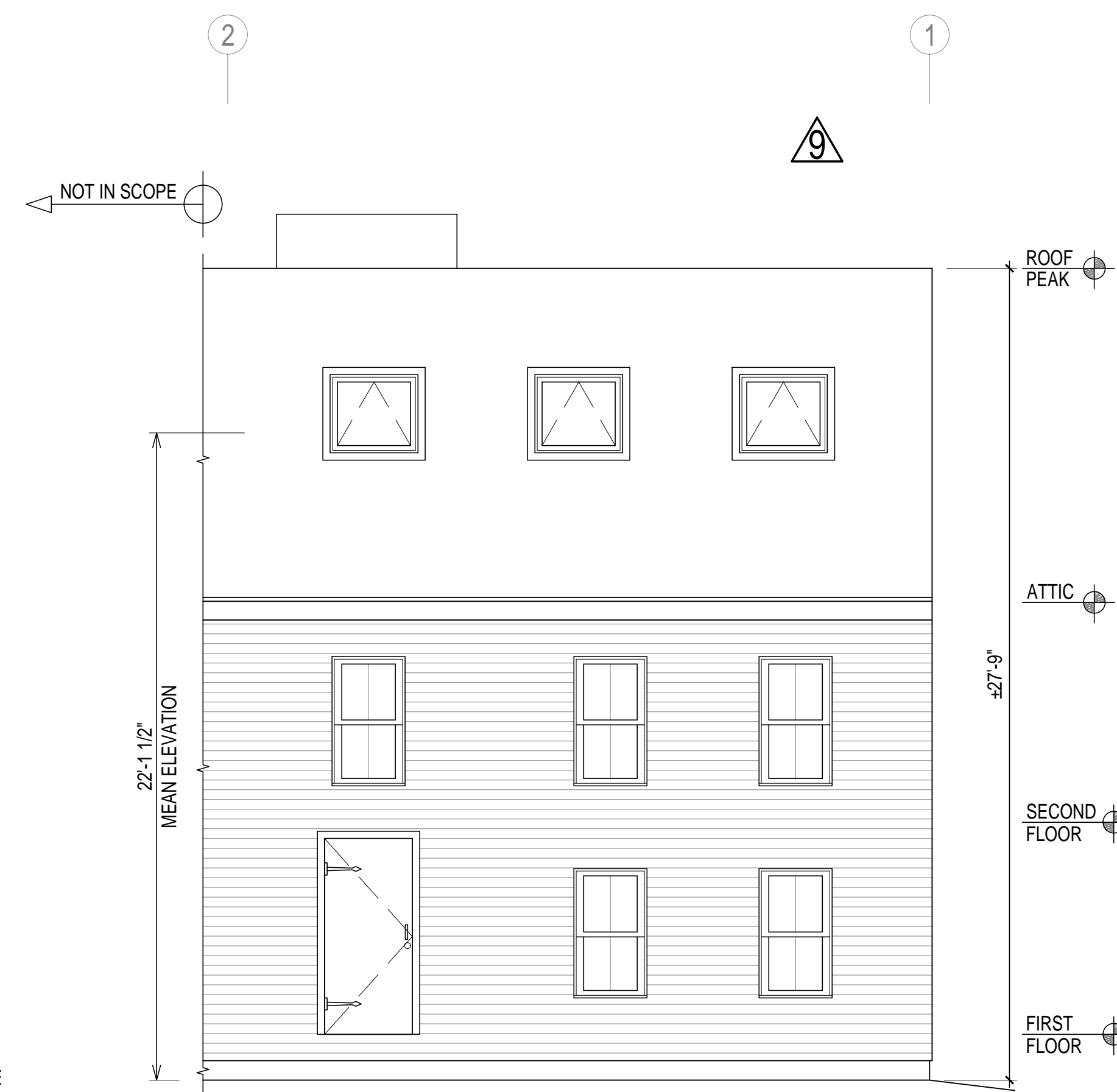
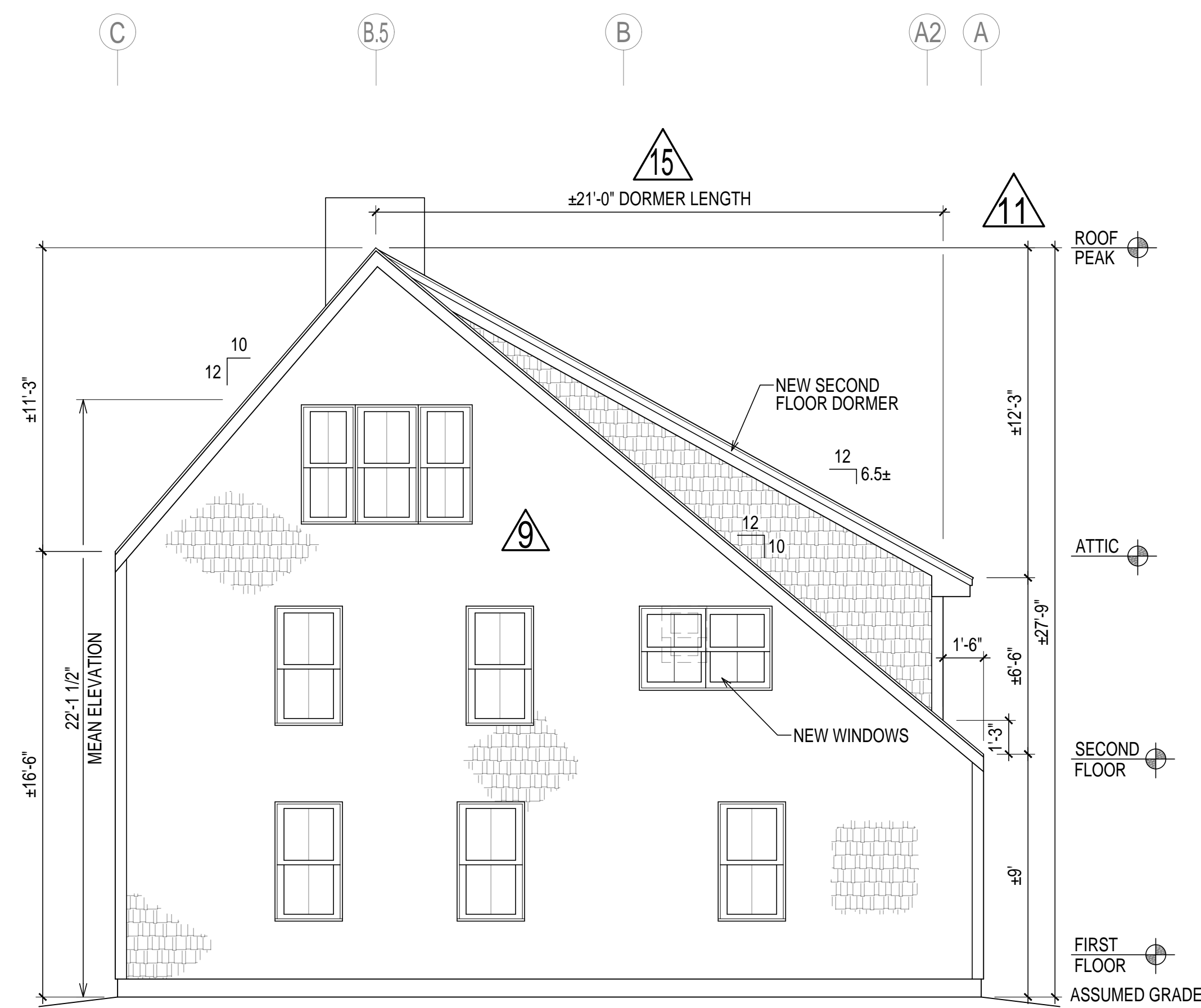
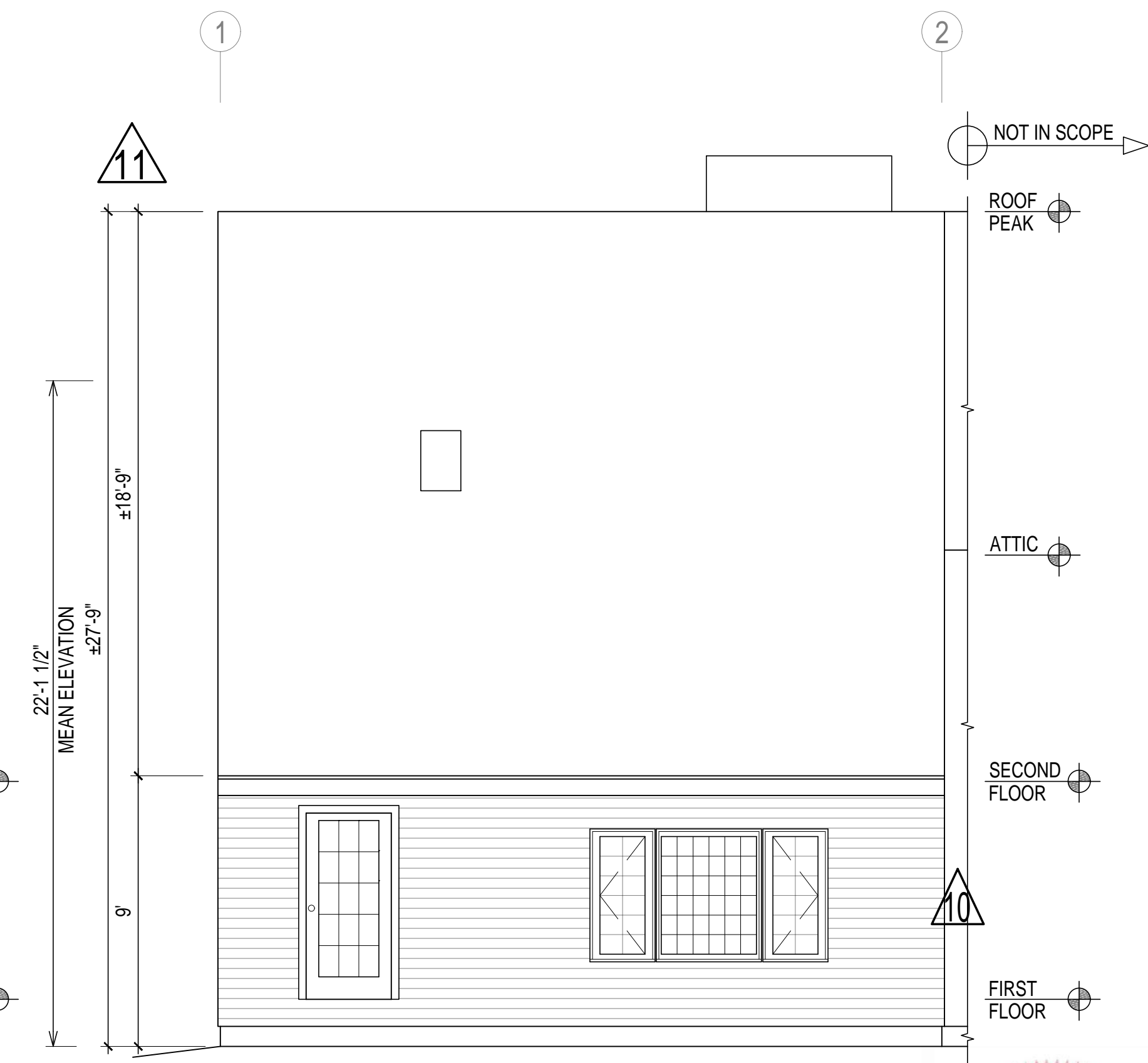
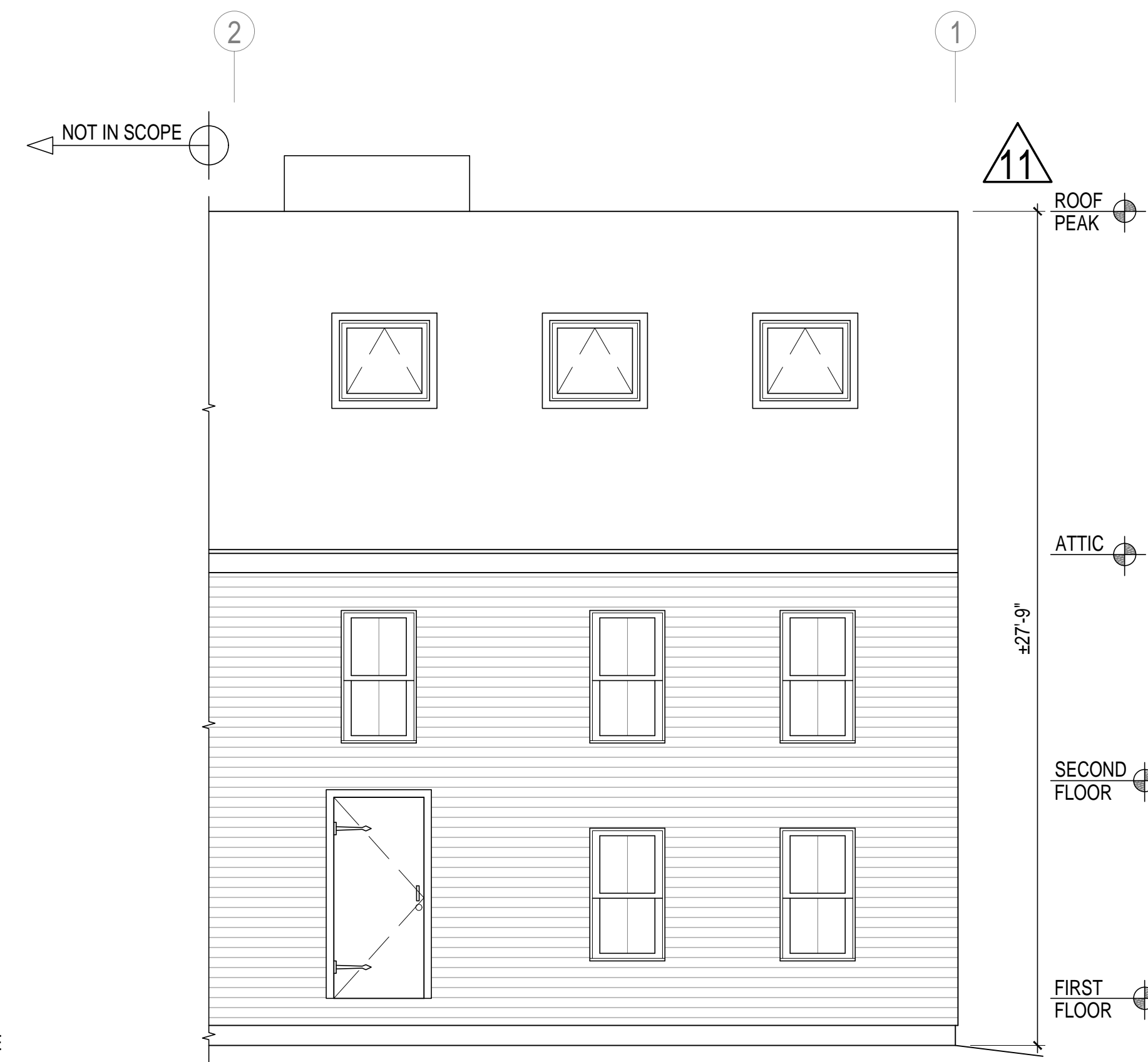
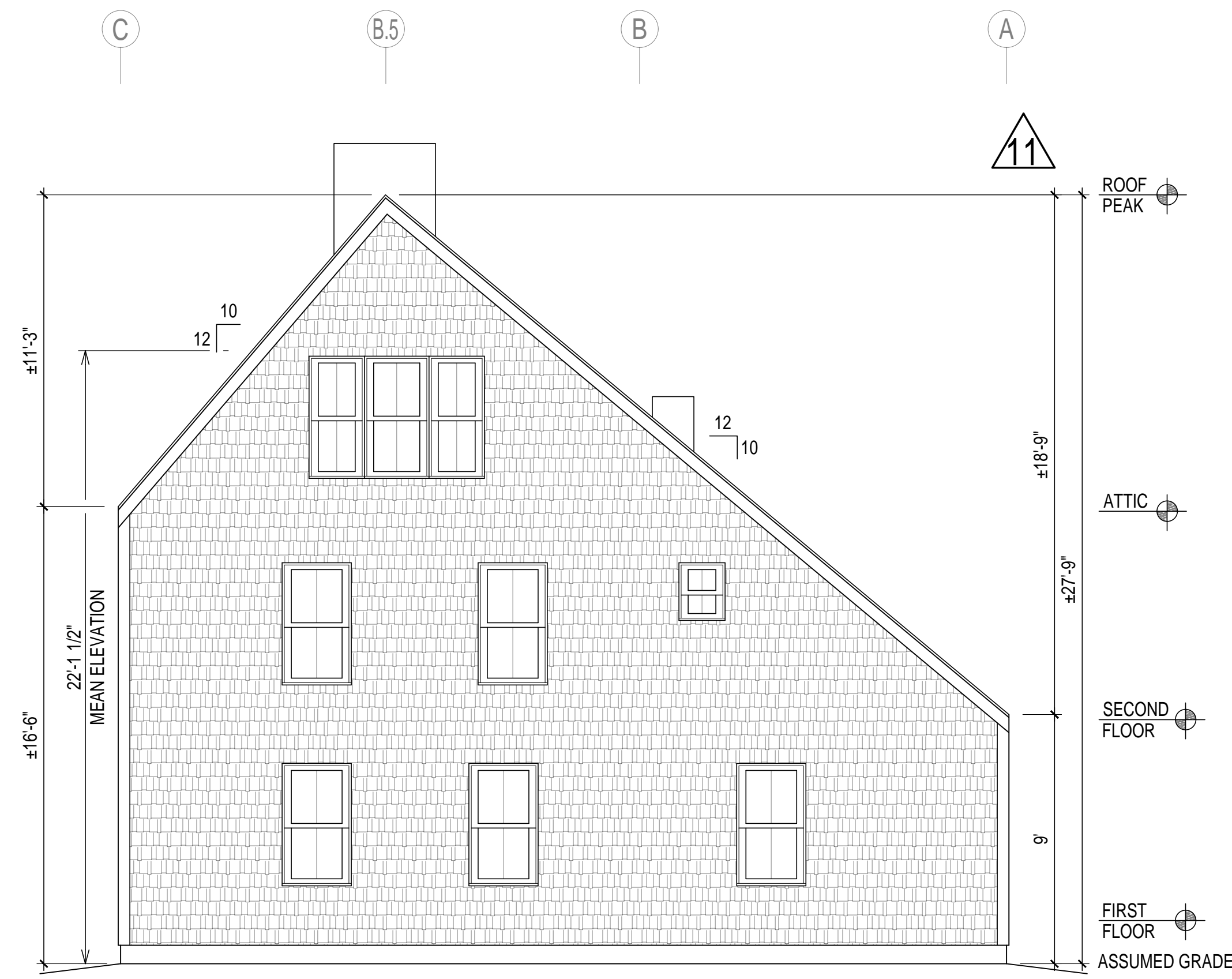
Base Sq. Ft. $22.5' \times 24' = 540$ sq. ft.

By Right Dormer
3.5' inset both sides $21' \times 17' = 357$ sq.ft. = 66% roof
coverage

Dwgs for 7/27/21 ZBA $21' \times 19' = 399$ sq.ft. = 74% roof
2' and 3' inset coverage

Dwgs for 6/22/21 ZBA $21' \times 20' = 420$ sq. ft. = 78% roof
2' inset both sides coverage

Dwgs for 5/25/21 ZBA $20.5' \times 22 = 451$ sq. ft. = 84% roof
1' inset both sides coverage



COMMERCIAL STATE OF MASSACHUSETTS
 DANIEL L. GELINAS
 STRUCTURAL
 No. 33994
 REGISTERED PROFESSIONAL ENGINEER
 Daniel L. Gelinas
 Job 18343
 July 23, 2021

Gelinas Structural ENGINEERING LLC
 579A North End Blvd. | Salisbury, MA 01952-1738 | 978-465-6436
 www.gelinasstructural.com | daniel@gelinasstructural.com

PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
 NEWBURYPORT MA

REV	DATE	DESCRIPTION
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-11, SG-11.1, A1
12	5.27.21	ROOF LINE AND 2FLR WINDOW CHANGES
13	6.30.21	2FLR DORMER AND BATHRM CHANGES
14	7.7.21	2FLR DORMER AND BATHRM CHANGES
15	7.21.21	ADDED DIMENSIONS TO SG-11
16	7.23.21	ADDED DIMENSION TO SG-11, REMOVED SHEET SKS-4

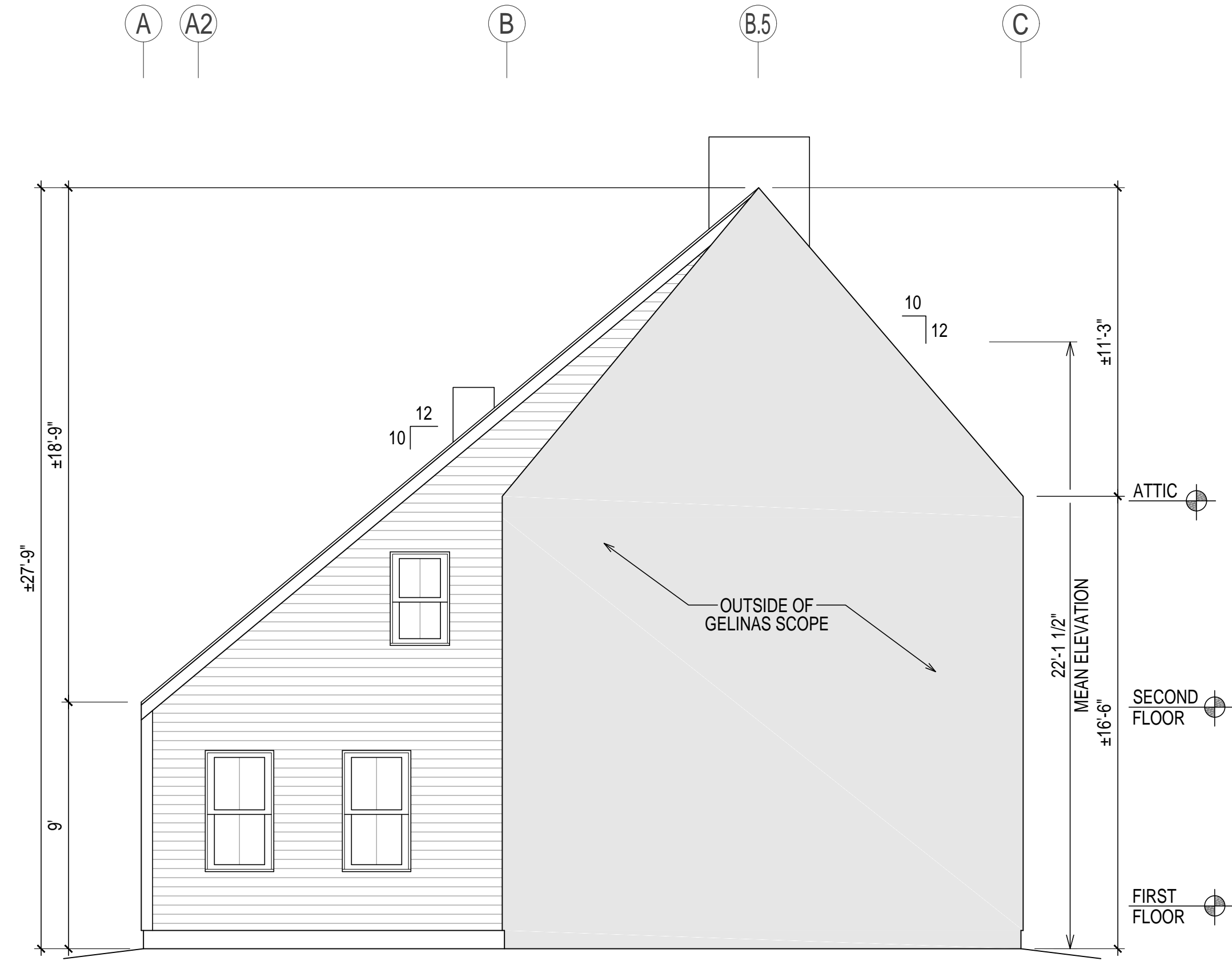
JOB NO. 18343

SHEET NO. **SG-11**

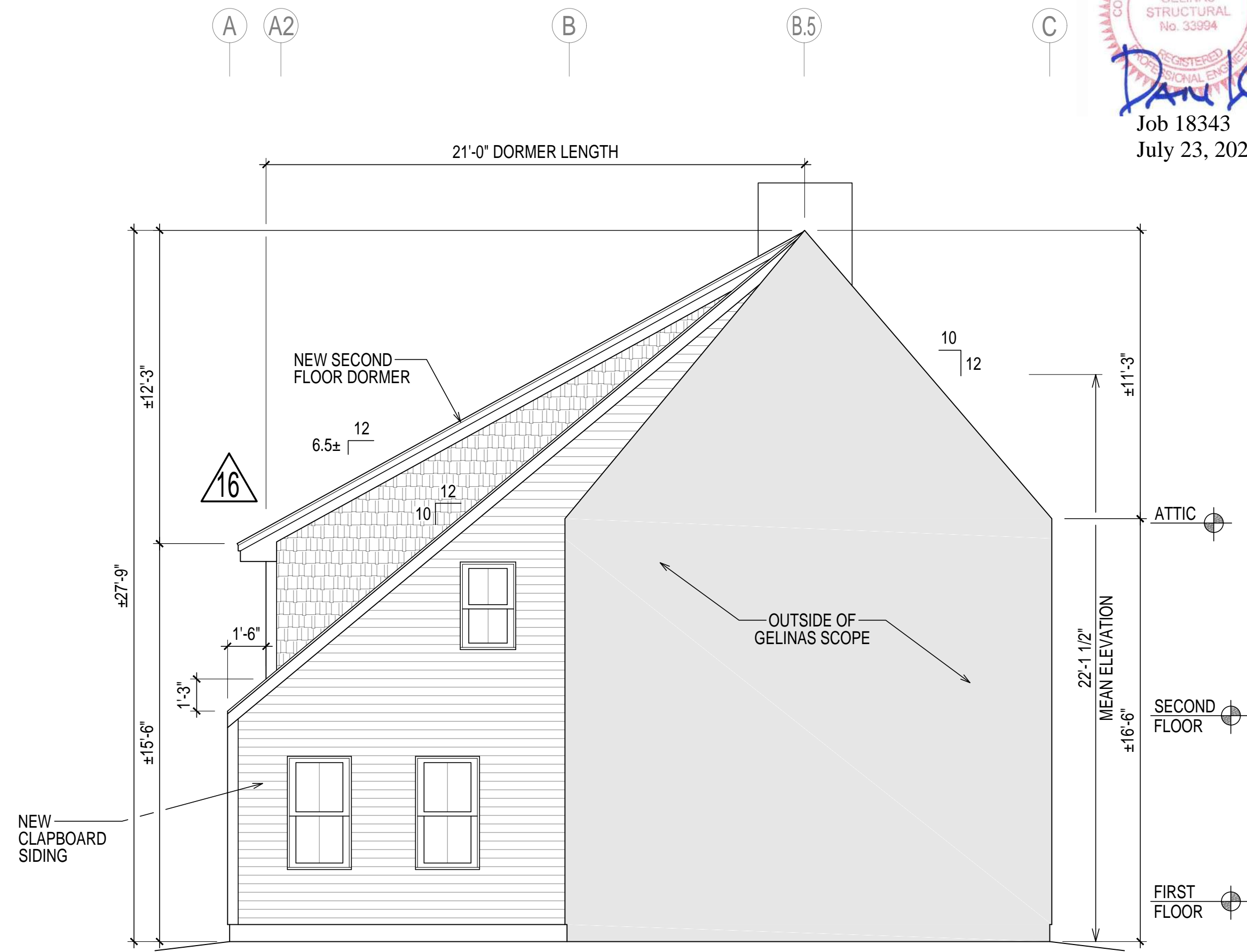
16

Z:\18_LLC\18343 PATTI ANN 2 NEPTUNE ST NEWBURYPORT MA\3_DWG_STR\REV 16 - 7.21.2021\REV 16 - 18343 - 7.22.21

Z:\18_LLC\18343 PATTI ANNI 2 NEPTUNE ST NEWBURYPORT MA\3_DWG_STR\REV 16 - 7.21.2021\REV 16 - 18343 - 7.22.21



EXISTING LEFT ELEVATION 11 SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION 15 SCALE: 1/4"=1'-0"

Daniel L. Gelinas
 Job 18343
 July 23, 2021

Gelinas Structural
 ENGINEERING LLC
579A North End Blvd. | Salisbury, MA 01952-1738 | 978-465-6436
 www.gelinasstructural.com | dan@gelinasstructural.com

PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA

REV	DATE	DESCRIPTION
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-11, SG-11.1
12	5.27.21	ROOF LINE AND 2FLR WINDOW CHANGES
13	6.30.21	2FLR DORMER AND BATHRM CHANGES
14	7.7.21	2FLR DORMER AND BATHRM CHANGES
15	7.21.21	ADDED DIMENSIONS TO SG-11
16	7.23.21	ADDED DIMENSION TO SG-11, REMOVED SHEET SKS-4


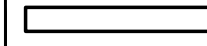

JOB NO. 18343

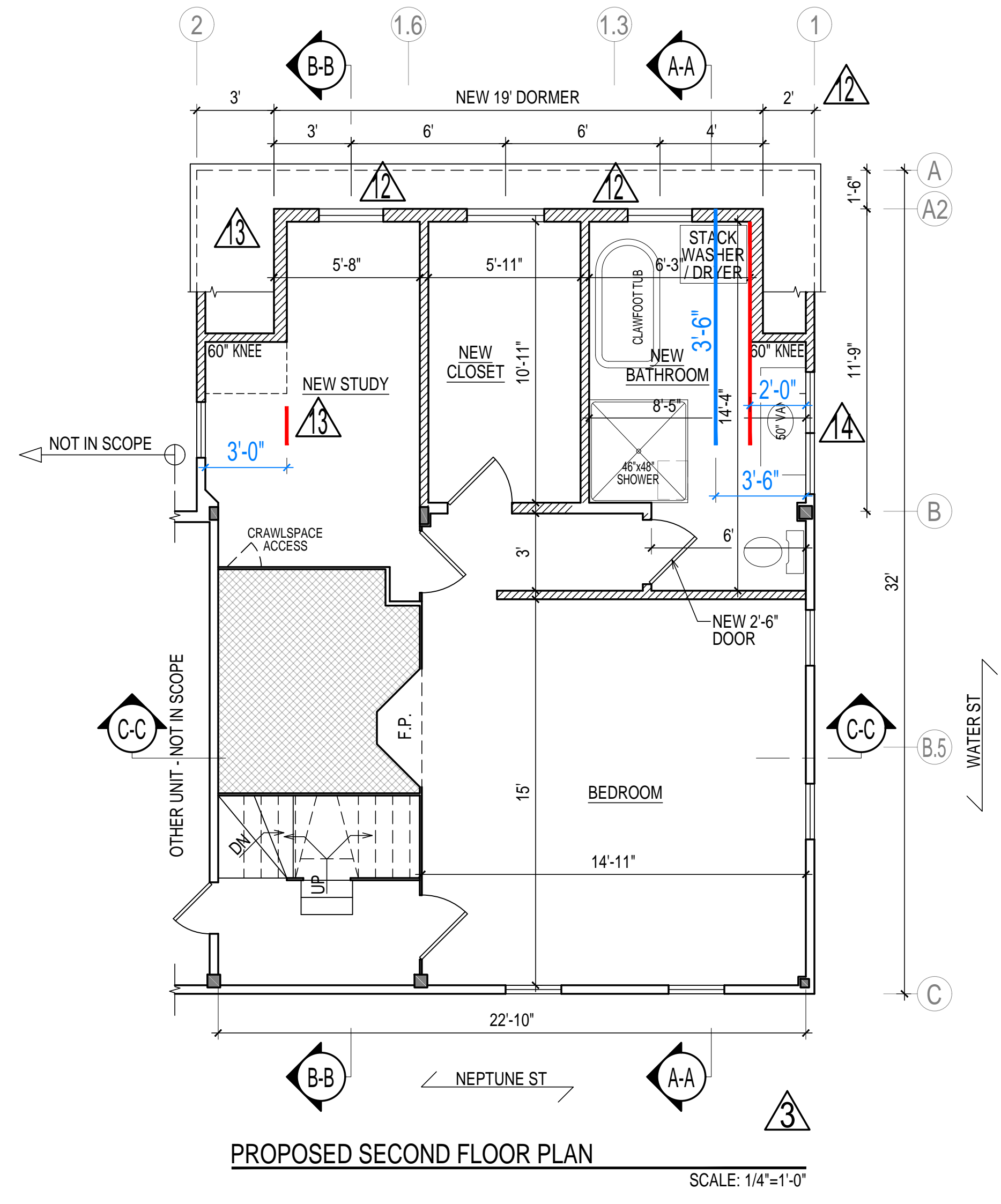
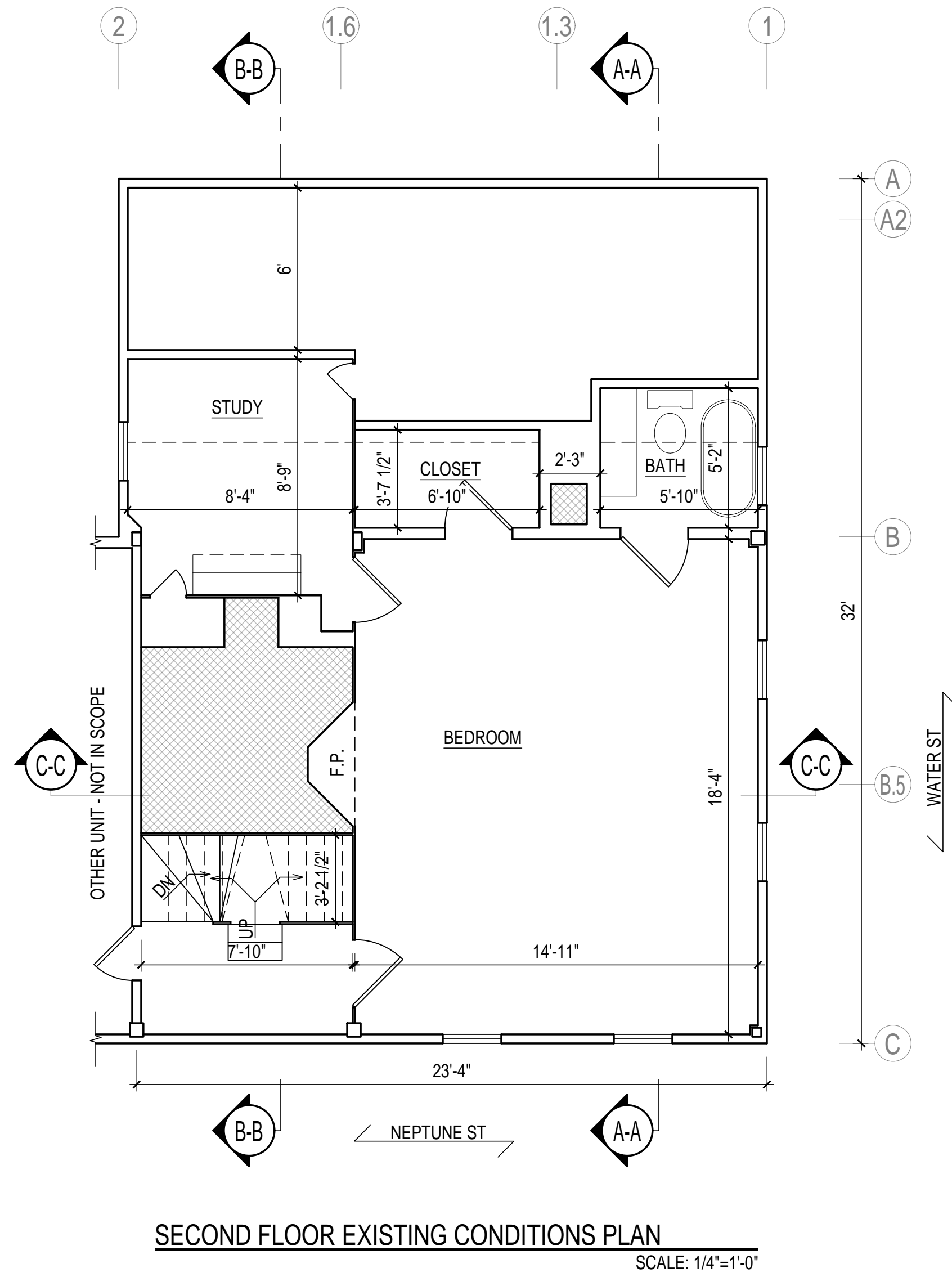
SHEET NO.

SG-11.1

16

Z:\18_LLC\18343 PATTI ANN 2 NEPTUNE ST NEWBURYPORT MA\3_DWG_STRIREV 14 - 7.7.2021\REV 14 - 18343 - 7.7.21

COMPONENTS	
	NEW WALLS
	EXISTING WALLS
	DEMOLISHED WALLS



Dan LG
 Job 18343
 July 7, 2021

PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
 NEWBURYPORT MA

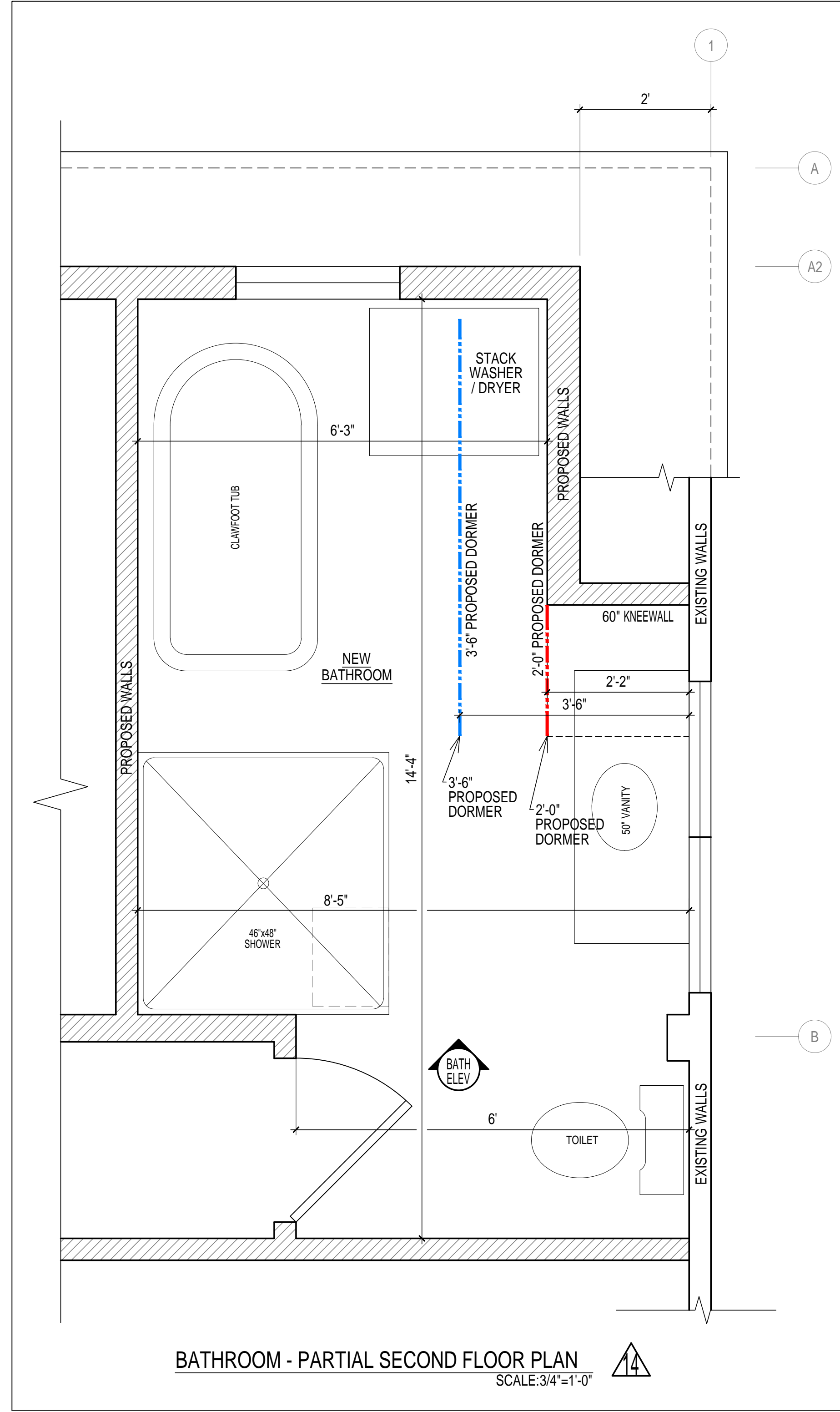
REV	DATE	DESCRIPTION
9	7.8.20	DBLE WINDOWS ON SG-3
10	7.29.20	UPDATED ELEVATIONS ON SG-11, SG-11.1
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-11, SG-11.1
12	5.27.21	ROOF LINE AND 2FLR WINDOW CHANGES
13	6.30.21	2FLR DORMER AND BATHRM CHANGES
14	7.7.21	2FLR DORMER AND BATHRM CHANGES

JOB NO. 18343

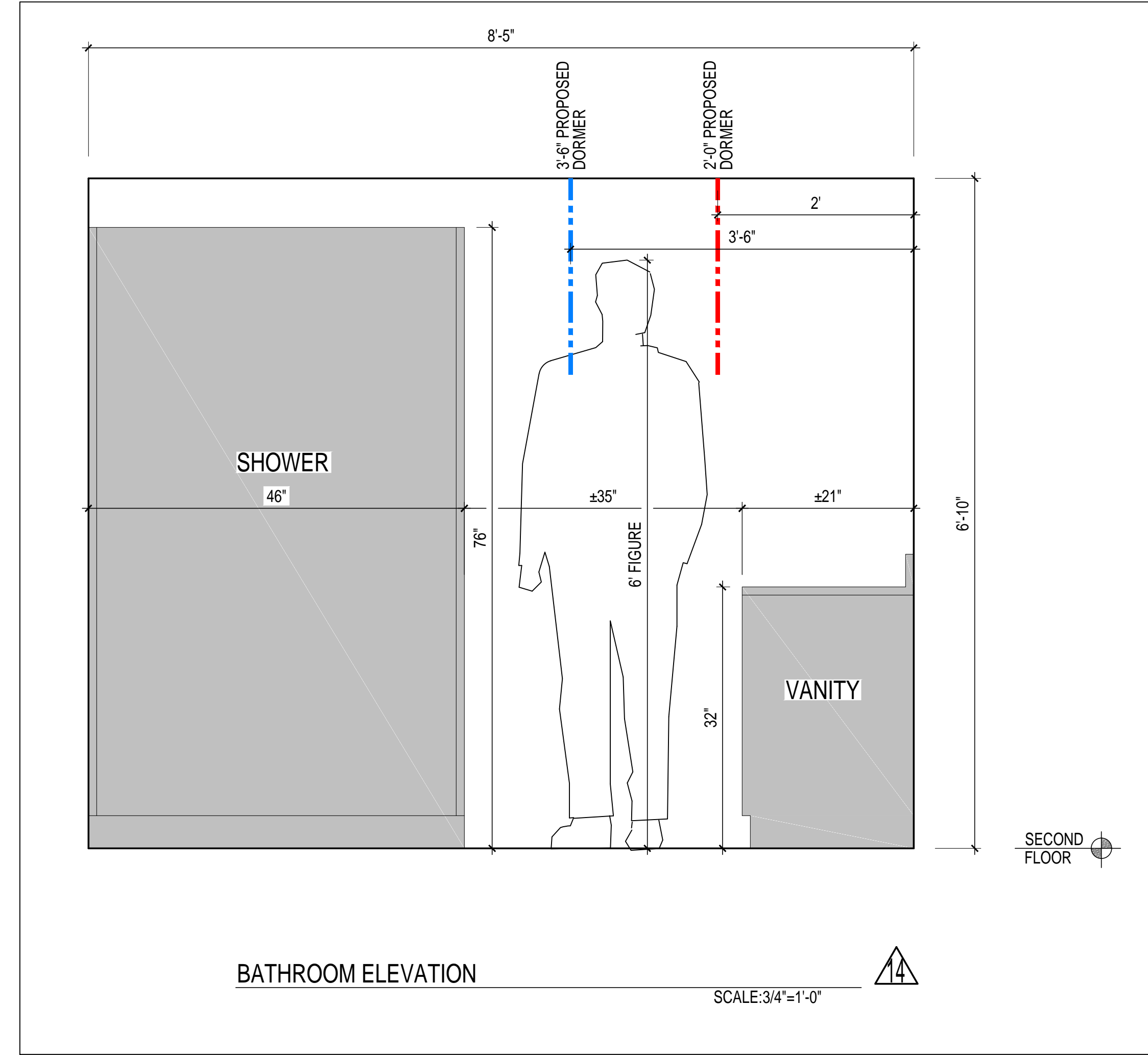
SHEET NO.

SG-3

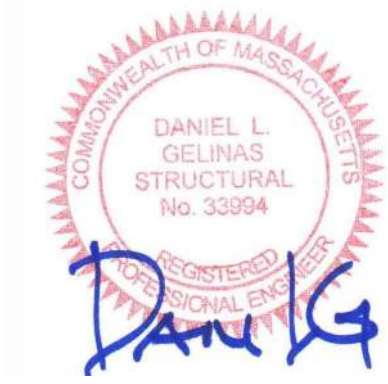
Z:\18_LLC\18343 PATTI ANNI 2 NEPTUNE ST NEWBURYPORT MA\3_DWG_STR\REV 14 - 7.7.2021\REV 14 - 18343 - 7.7.21



BATHROOM - PARTIAL SECOND FLOOR PLAN
SCALE: 3/4"=1'-0"



BATHROOM ELEVATION
SCALE: 3/4"=1'-0"



Job 18343
July 7, 2021

REV	DATE	DESCRIPTION
9	7.8.20	DBLE WINDOWS ON SG-3
10	7.29.20	UPDATED ELEVATIONS ON SG-11, SG-11.1
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-1, SG-11.1
12	5.27.21	ROOF LINE AND 2FLR WINDOW CHANGES
13	6.30.21	2FLR DORMER AND BATHRM CHANGES
14	7.7.21	2FLR DORMER AND BATHRM CHANGES

SHEET NO.

SG-3.1

PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA

Exception: Kitchens.

R304.3 Height effect on room area.

Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not contribute to the minimum required habitable area for that room.

**SECTION R305
CEILING HEIGHT**

R305.1 Minimum height.

Habitable space, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area with a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.

R305.1.1 Basements.

Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.

**SECTION R306
SANITATION**

R306.1 Toilet facilities.



SECTION R307 TOILET, BATH AND SHOWER SPACES

Required.

shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

