



Mead, Talerman & Costa, LLC
Attorneys at Law

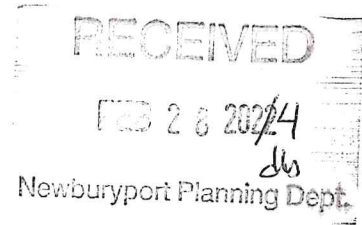
30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

February 28, 2024

By Hand

Glenn Richards, Chair
Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950



Re: Request for Advisory Review - Demolition Control Overlay District;
311 Merrimac Street, Newburyport, MA (the "Property")
Assessor's Map: 64 Lot: 17

Dear Mr. Richards and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Timothy Swierzbin and Alexandra Rada (the "Applicant") and owner of the property relative to proposed renovations of the residential structure (the "Structure") on the Property. The Applicant requests that the Commission submit a written report to the Zoning Board regarding: (a) the significance of the Structure; and (b) the relative importance of the Structure in the context of the block where it is located.

The Property is located in the R2 Zoning District and Demolition Control Overlay District ("DCOD") under the Ordinance and is improved with the Structure which is a pre-existing nonconforming two-family use but the Applicants propose to convert it to a single family home¹, as originally intended, and a free standing accessory structure. As to the Structure, the Applicant proposes to remove several areas of the exterior walls as well as construct small additions on the rear westerly side of the Structure. No work is proposed on the accessory buildings on the Property. The non-conformities will not be impacted.

The Property contains 26,600 ± square feet, where a minimum of 10,000 square feet is required for single-family use. The Property has 76.8 feet of frontage on Merrimac Street, and 54.82 feet of frontage on Howard Street. The Property has frontage on both Merrimac Street and Howard Street. The Property's frontage is pre-existing nonconforming, as the R2 district requires a minimum frontage of 90 feet for single-family use. The Structure is pre-existing nonconforming for side yard setback, as it encroaches into the side yard setback. This nonconformity existed at least as early as 1914, before zoning was adopted in 1940.² The setback for the right side of the Structure is 4.3 feet. Single-family use in the R2 district requires 10-foot side yard setbacks. The Property meets

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

¹ The Structure has not been converted. Currently, only the Applicant's family is living at the Property.

² As shown in **Exhibit A**, which includes the 1914 Sanborn Map, the first Sanborn Map to include the Property.

all other Zoning requirements but for the setback of the accessory garage which is at 2.4 feet but which is not impacted by the proposed renovations.

The Applicant proposes to remove 29.5% of the exterior walls, as defined under the DCOD, as shown on sheets D-1.1-D-1.4³. By in large, the demolition is a result of partially removing and rebuilding a poorly later added two story screened porch on the rear of the Structure as shown on the plans. The Applicant is adding 328 sf of living space.

History and Condition

The Federalist style Structure was constructed in or around 1807 and is listed as contributory on the District Data Sheets.⁴ According to a title search and the Form B, the Property was purchased from Moses Moody by Stephen Coffin Dutton, a ship builder, in 1804. The Form B suggests that Dutton subsequently built the Structure on the land. In 1806, however, Dutton sold the Property to Captain Thomas Follansbee and the deed from Dutton to Captain Follansbee does not mention a building. The first mention of a dwelling house and buildings appears in an 1812 deed from Captain Follansbee to John Brown. Dutton came to own the Property again in 1820, when he purchased the Property from John Brown. The deed from Brown to Dutton again references the dwelling house and buildings. According to the Form B, Dutton then sold the Property to Samuel Noyes in 1839, who owned the house, followed by his heirs into the nineteenth century. The Applicant purchased the Property in November of 2021.

As for the history of the owners of the Property, in regard to Dutton, a book titled *History of Newbury, Massachusetts 1635-1902* by John James Currier provides that Dutton built ships in the area near Moggaridge's point. One ship Dutton built, a brig named *Calisto*, was "one of the best built vessels that ever sailed from this [Merrimack] river." Dutton also built the ship *Jacob Jones*, a ship registering 545 tons with 20 guns. See **Exhibit D**. A *Municipal History of Essex County in Massachusetts*, by Benjamin F. Arrington, lists Stephen Dutton as a ship builder after the close of the Revolutionary era. See **Exhibit E**.

Captain Follansbee, the owner of the Property for a period of time after Dutton, mastered a number of ships in Newburyport and was a member of the Marine Society. A history of the Marine Society of Newburyport lists Captain Follansbee as a merchant engaged in privateering during the Revolutionary War; Captain Follansbee was master of the schooner *Flora* during this time. See **Exhibit F**. At some point prior to September 2, 1794, he was captured while commanding *Flora*. During the same war he was again captured by a French privateer on January 8, 1799 while commanding the ship *Two Sisters*. See **Exhibit G**. A newspaper article in the December 17, 1873 *Newburyport Herald* about a bequest from one of Captain Follansbee's youngest daughters to the Marine Society mentions that Captain Follansbee was "highly esteemed and prominent as a shipmaster, and whose name for many years was connected with the prosperous commerce of Newburyport, and with the Marine Society, of which he was a member." See **Exhibit H**.

It is unclear at what point the house was converted to a two-family use. The oldest Assessor's card available through the Assessor's office for the Property, dated March 13, 1969⁵, designates the occupancy as "Two Family." The Applicant purchased the Property in November of 2021 and now intends to convert the use back to the single-family use as part of this project.

³ Attached hereto in **Exhibit K**.

⁴ The District Data Sheets, excerpt attached as **Exhibit B** lists 1800-1810 and the Form B, attached as **Exhibit C** lists 1807.

⁵ Attached hereto as **Exhibit I**.

The first Sanborn map showing the Structure (1914) and the 1924 Assessor's map⁶ show the Structure in its current form, except that those maps show a subsequently removed portion of the Structure extending back from the rear, what is now the porch, of the current form.

The Applicant contends that, as indicated in the letter⁷ from the Gelinis Structural Engineering LLC and as shown in photographs attached at **Exhibit M**, the porch is unsafe and must be rebuilt. As indicated in the letter, "the porch foundation and structural must be removed and replaced in their entirety. There is insufficient structural integrity here to accommodate any change. The existing foundation / structural [are] not adequate or code compliant as is for the current loadings as well." You can see from the photographs that there is not a proper foundation under the two story porch, even if it were left as a porch. Indeed, as can be seen from the photographs the porch is sloping and pulling away from the house. If indeed there was another addition which was later removed, that could lend some reasoning to why the porch is in the condition that it is in, and it too may have been added after the original addition/extension off the back was removed. Nonetheless, the Applicants find that the porch is unsafe, not safely usable in its current condition and is in need of significant repairs, all of which would require the permit which is being sought. The proposed modifications to this portion of the structure will keep the same shape, form and dimensions as the existing, but for the shape of the roof which will be more in keeping with the style of the remainder of the structure.

It should be noted that the proposed plans respect the current trim and rake board of the existing house, the new wood corner matches the existing, the double hung simulated windows match the existing windows, the painted cedar clapboard match the existing clapboards, all existing windows will remain and the plans do not change the roof line.

Requested Advisory Determination

As a result, the Applicant requests that the Commission submit a written report to the Zoning Board regarding: (a) the significance of the Structure; and (b) the relative importance of the Structure in the context of the block where it is located.

A copy of the site plan and architectural plans for the proposed renovations are attached hereto as **Exhibit K**. The project will be completed in accordance with all other requirements of the Ordinance.

Respectfully submitted,
Timothy Swierzbis and Alexandra Rada
By their Attorney,

LLM by BJR

Lisa L. Mead
Benjamin J. Roberts

Attachment
cc: client

⁶ Maps attached hereto as **Exhibit A**.

⁷ Attached hereto as **Exhibit L**.

Exhibit A

311 Merrimac

02/28/2024



1:960

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

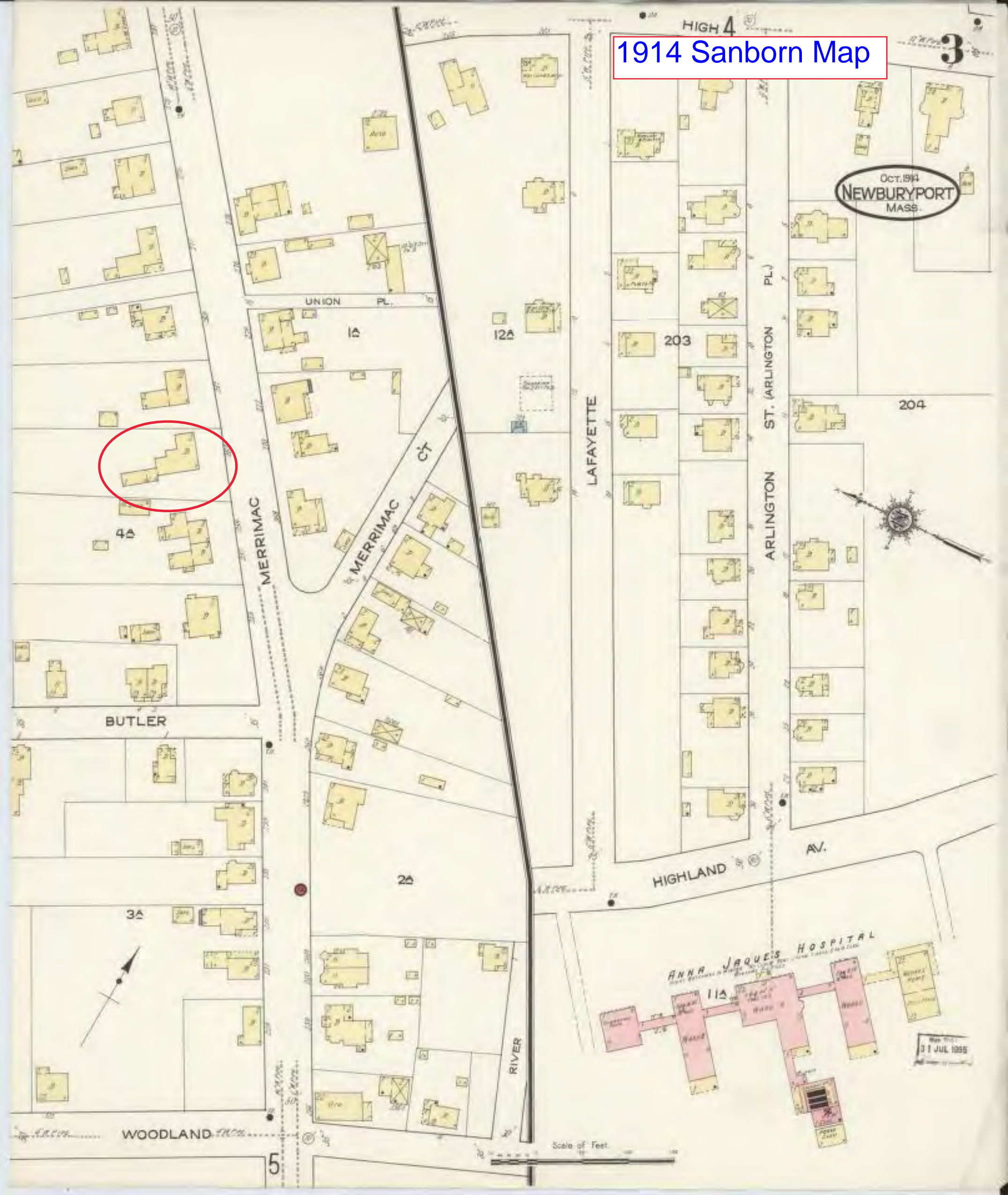


Legend

Municipal Boundary	Roads	Interstate	Major Road	Local Road	Railroad
Parcels					

1914 Sanborn Map

OCT. 1914
NEWBURYPORT
MASS.

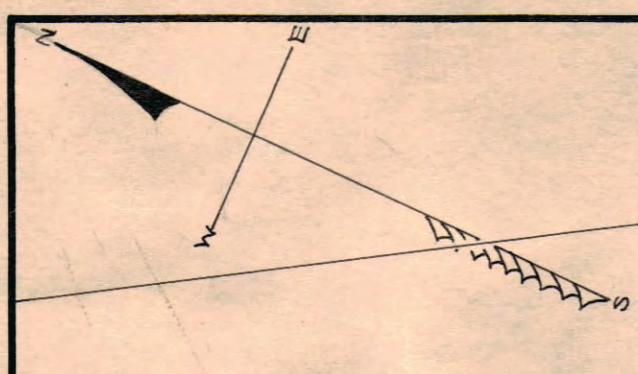


ANNA JACQUES HOSPITAL

Map No. 1
31 JUL 1955

Scale of Feet

1924 Assessor's Map



Scale 40ft = 1in.

Exhibit B

NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1793 297 I	63-60		ca 1875	sidehall Italianate	C
✓ 305 #260	63-61		ca 1870	Italianate	C
✓ 307-309 #261	63-26	Double House	ca 1800; ca 1845	Federalist; Greek Revival entries	C
✓ 311 #263	64-17		ca 1800-1810	Federalist	C
✓ 313 #264	64-18		ca 1775-1800	late Georgian (end-chimney gambrel)	C
✓ 315 #265	64-19	Kenniston House	1849	sidehall Greek Revival	C
no #	64-20	vacant lot			
✓ 317 #266	64-22		ca 1750-1800; ca 1845	center-chimney timber frame; Greek Revival entry	C
✓ 319-321 #267	64-23 64-24		ca 1800	Federalist	C
1794 323 I	64-25		ca 1750-1800; ca 1875	central-chimney half house; Victorian entry	C
✓ 325-327 #269	64-26		ca 1800	Federalist	C
1795 329 I	64-27		ca 1940-1950	contemporary	INT

Exhibit C

FORM B - BUILDING

NWB. 263

Area	Form no.
I+L	263

MASSACHUSETTS HISTORICAL COMMISSION

USGS - Newburyport



Newburyport

Address 311 Merrimac Street

Historic Name _____

Original Residence

Present Residence

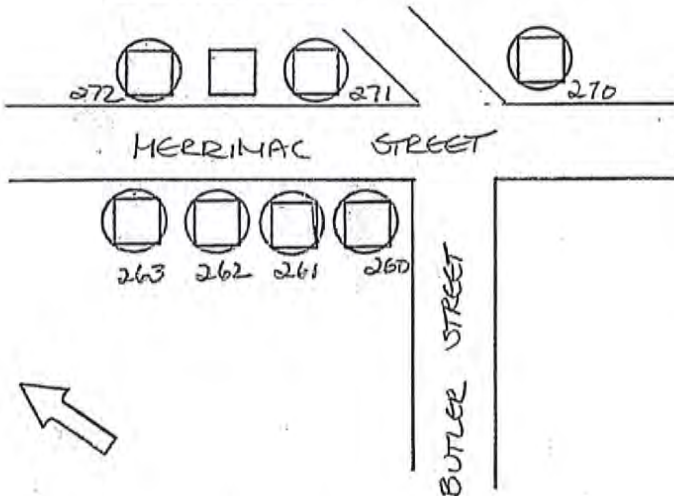
Ownership: Private individual
 Private organization _____

Public _____

Original owner Stephen Coffin
Dutton

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date 1807

Source Essex County Registry of

Style Federal

Deeds

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings Garage and shed

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage 26,680 sq. ft.

Setting in residential area along
the banks of the Merrimack River.

Recorded by Mary Jane Stirgwort

Organization Office of Community
Development

Date 12-15-80

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This two story house with hipped roof and symmetrical five bay facade is an excellent example of the Federal style as interpreted in the vernacular. This house is extremely simple with architectural details limited to a nice cornice moulding and the front entrance. The door is flanked by classical pilasters which support a classical entablature above.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This land was purchased from Moses Moody by Stephen Coffin Dutton in 1804. Dutton then built this house. Dutton owned the house until 1839 when it was sold to Samuel Noyes. Noyes and later his heirs owned this house well into the nineteenth century.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980
1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
Deed research compiled by Mrs. Nancy Flynn and Mrs. Kathy Horden,
Essex County Registry of Deeds.



NWB. 263

	U	(411) 263
--	---	-----------

SSION
oston
ant to:
n
ith the
de):
ry
ation

2. Town Newburyport
 Street address 311 Merrimac
 Name _____
 Original use Residence
 Present use _____
 Present owner Curtis Parker
 Open to public No
 Date 1815 Style Federal
 Source of date _____
 Architect _____

- Education
- Government
- Literature
- Music
- Military affairs
- Religion/philosophy
- Indians
- Development of town/city

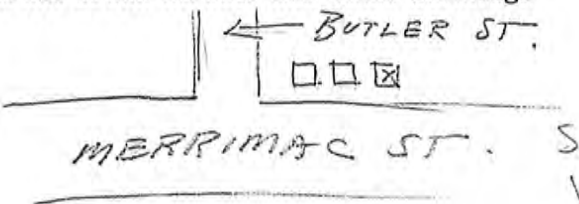
3. CONDITION: Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: Brick
 WALL COVER: Wood Clephona Brick Stone Other _____
 ROOF: Ridge Gambrel Flat Hip Mansard _____
 Tower Cupola Dormer windows Balustrade Grillwork _____
 CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate
 STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed _____
 PORCHES: 1 2 3 4 PORTICO _____ Balcony _____
 FACADE: Gable end: Front/Side Ornament: _____
 Entrance: Side Front: Center/Side Details: _____
 Windows: Spacing: Regular/Irregular Identical/Varied _____
 Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of structure in relation to nearest cross streets and other buildings

6. Footage of structure from street 20
 Property has 60 feet frontage on street



Recorder Marion L. Jones
 For City of Newburyport
 Photo Gen. Date 1 Feb 70, 1970

SEE REVERSE SIDE

NWB.263

RELATION OF SURROUNDING TO STRUCTURE

1. Outbuildings _____

2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal

Predominant features _____

Landscape architect _____

3. Neighboring Structures

Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on
theme circled on front of form)

BIBLIOGRAPHY AND/OR REFERENCE

RESTRICTIONS _____

Original Owner: _____
Deed Information: Book Number _____ Page _____, _____ Registry of Deeds

Exhibit D

months' wages, to be distributed among the heirs of the officers and men who were on board the "Wasp" when she was lost.

In the "Newburyport Herald and Country Gazette," published Friday, November 5, 1813, "a vessel, about 115 tons burthen, now on the stocks in John B. Coffin's yard" was advertised for sale. At the same date, Stephen Dutton was engaged in ship-building at or near Moggaridge's point. The brig "Calisto," "one of the best built vessels that ever sailed from this [Merrimack] river," and the ship "Jacob Jones," "545 tons register and pierced for 20 guns," both built by Mr. Dutton, were reported as having arrived at Boston, December 7, 1813.*

The brig "Olive," built for Capt. Micajah Lunt and others in Newbury during the summer of 1815, was engaged for many years in the foreign carrying trade. She made many long voyages without meeting with serious disaster, although she was only 157 tons burthen. In the half-tone print on the next page, taken from a water color sketch painted in 1819, the shape of her bow, the cut of her sails, and the style of her rig can be seen and conveniently studied by those who are interested in the history and development of ship-building on the Merrimack river.

February 16, 1814, Elias Cook sold to Joseph Coffin several acres of land in Newbury, "extending to a great rock in Merrimack river"; † and October 16, 1821, Thomas Cook sold "to the said Joseph Coffin" land on Coffin's lane "with a dwelling house thereon." ‡ Subsequently, Joseph Coffin bought of Thomas Merrill † and Moses Brown § additional land on Coffin's lane, now Jefferson street, Newburyport, and built several vessels there. A part of this old building-yard was afterwards owned and occupied by Joseph Coffin, jr., who purchased, December 1, 1845, from the estate of Moses Brown, merchant, "one equal and undivided third part of Coffin's ship yard, so called, at or near the foot of Coffin's lane formerly so called." ||

* Newburyport Herald and Country Gazette.

† Essex Deeds, book cxxix., leaf 123. ‡ Ibid., leaf 124. § Ibid., book ccliii., leaf 275.
 || Ibid., book cclxxii., leaf 126.

Exhibit E

Major Cross, under direction of William Hacket, built in seventy-five days, at a cost of \$46,170, what was known as the "Merrimack," which had a 350 ton burden capacity. It was loaned to the government and made many trips; during five years it captured a number of French vessels, as well as recaptured many English prizes. She was sold for \$21,000 after five years' service, and her name changed to "Monticello," but was soon thereafter wrecked on Cape Cod.

At the Webster ship-yards at Salisbury, in 1799, was built the "Warren," eighteen guns, for the United States government. In 1810, the year after the embargo, so disastrous to shipping interests, was repealed, there were built on the Merrimac river, twenty-one ships, thirteen brigs, one schooner and seven small craft, with a combined tonnage of 12,000 tons. In 1813, (during the War of 1812), the United States sloop-of-war "Wasp" was built by Orlando B. Merrill, and about the same date two gun-boats were built by Stephen Coffin, in Newbury.

Among later builders were Joseph Coffin, Elisha Briggs, Stephen Dutton, Jonathan and Thomas Merrill, Joseph Jackman, William Currier, James L. Townsend, George E. Currier, Charles H. Currier, John Currier, John W. S. Colby, Enoch P. Lunt, Stephen Jackman, Jr., George W. Jackman, Jr., Eben Manson, Fillmore & McQuillen, Atkinson & Filmore, Donald McKay, Joseph Pickett, W. B. Coffin and Cyrus Burnham. In all, there were constructed in Newburyport ship-yards, after the close of the Revolution, four hundred and ninety-two vessels of various sizes and tonnage capacities. The "Mary L. Cushing", built in 1883 was the last real ship built in Massachusetts.

In 1851 the class of boats was materially changed at this point, as well as generally throughout the country. There then came a demand for larger vessels, especially on account of the discovery of gold in California, and then the annexation of Newburyport, in April, 1851, of a part of Newbury containing the ship-yards, in which vessels of larger tonnage had previously been built.

During the war of 1812, privateers sailed from Newburyport as follows: First the "Manhattan", followed by the "Yankee", and the "Decatur" and the "Bunker Hill". Before the summer of 1812 had passed, the U. S. sloop-of-war "Wasp", after capturing the "Frolic", was herself taken. Another U. S. sloop bearing the same name was built by Orlando B. Merrill of Newburyport ship-yards in September. The "Argus" and the "Antelope" were constructed and soon put out to sea, helping to thin out the enemy's merchant ships.

In the summer of 1817, President Monroe visited Newburyport and was given a grand reception, at which Ebenezer Mosely was chairman. At Ipswich, the President was received by a number of military officers, and at the lower Green in Newbury, a company of cavalry, under Colonel Jeremiah Coleman, with the county's sheriff and a goodly number of citizens, escorted him into Newburyport. After the "meeting" and re-

Exhibit F

Furthermore, the said William Bartlet, William Coombs,, Nicholas Johnson, Ebenezer Stocker and Abraham Wheelwright doth agree to furnish all the iron and iron work, copper and copper work, joiners' work, pitch, tar, oakum and nails, when called for, and to the true performance of which we bind ourselves in the sum of two thousand dollars.

Signed, sealed and delivered in presence of

GREENLEAF CLARK,
RICHARD BARTLET, JR.,
WILLIAM BARTLET,
WILLIAM COOMBS,
NICHOLAS JOHNSON,
EBENEZER STOCKER,
ABRAHAM WHEELWRIGHT.

PRIVATEERING.

During the Revolutionary war privateering was very extensively engaged in by merchants of Newburyport, and the most brave and daring deeds were performed, striking terror to the hearts of the British seamen, by men whose names are recorded upon the roll of the Marine Society, they acting under the act of the Provincial Legislature, "an act for encouraging the fitting out of armed vessels to defend the sea coast of America,, passed November, 1775."

Among the list we find:

Capt. William Russell	of the General Ward,
" John O'Brien	" " Hibernia,
" William Knapp	" " Palos,
" Eleazer Johnson	" " Dalton,
" Moses Brown	" " General Arnold,
" Moses Brown	" " Merrimac,
" Andrew Giddings	" " Civil Usage,
" W. P. Johnson	" " Independence,
" Peter Roberts	" " Ranger,
" Joseph Rowe	" " Washington,
" Israel Young	" " ship Russell,
" Israel Young	" " brig Beaver,
" John Wiley	" " " Betsey,
" Enoch Knapp	" " " Dolphin,
" Jonathan Dalton	" " " Margaret,
" John Holland	" " " Stork,

which the sea made, continued to tear her in pieces, until nothing but the skeleton of what was once a noble vessel, remained.

When she came into the bay, and whether those on board knew her position during the gale, whether the majority of them were swept off together, or one by one, being overpowered by the intensity of the cold and violence of the sea,—will never be known—as not one of the 12 or 13 souls on board is left to tell the sad tale. It is heart-rending, indeed, that the toil worn mariner, after beating about on a stormy coast for many days, should be wrecked and perish within sight of the smoke ascending from his own hearth.

The Pocahontas sailed from Cadiz in September, was run into by a Spanish ship and compelled to put back, discharge and repair. She sailed again in the latter part of October. As most, if not all, of the original crew left her during this time, and no list of the crew is found among the papers which have come on shore, the names only of the captain, James G. Cook, and chief mate, Albert Cook, son of Mr. Elias Cook of this town, are known. She had at least nine hands before the mast. She was 271 tons burthen, built in 1830, was owned by Capt. John N. Cushing, and the vessel was insured in Boston. The cargo was not insured.

The disasters by this gale were tremendous from all our coast as far north as the Penobscot to south of New York.

FRENCH WAR.

Previous to Sept. 2, 1794, the following named vessels, commanded by members of the Marine Society, were captured and a large amount of valuable property confiscated:

Ship Russell,	Capt. Jonathan Young.
Brig Betsey,	Capt. John Wiley.
Brig Margaret,	Capt. Jonathan Dalton.
Brig Stark,	Capt. John Holland.
Schooner Fox,	Capt. Thomas Adams.
Schooner Flora,	Capt. Thomas Follansbee.
Schooner Hope,	Capt. Daniel Farley.

Exhibit G

CAPT. ISAAC RAND.

Joined the Marine Society Nov. 26, 1807.
Died at Andover, July 14, 1818, aged 34 years.

CAPT. JOSEPH TYLER,

Joined the Marine Society Nov. 26, 1807.
Died July 12, 1814, aged 42 years.

CAPT. DAVID STICKNEY,

Joined the Marine Society Nov. 26, 1807.
Died Nov. 9, 1820.

Capt. Stickney commanded ships *Minerva*, *Fortune*, *Newburyport*. July 24, 1812, Capt. David Stickney arrived home, late of ship *Fortune*; was taken by the frigate *Belvidere* on Georges Bank in 25 fathoms of water, a prize crew put on board and taken to Halifax.

CAPT. PAUL SIMPSON,

Joined the Marine Society Nov. 26, 1807.
Died Feb. 11, 1854, aged 80 years.
Treasurer from Nov. 26, 1829 to Nov. 24, 1831.
Vice President from Nov. 24, 1831 to Nov. 30, 1837.

CAPT. THOMAS M. FOLLANSBEE,

Joined the Marine Society Nov. 26, 1807.
Died Jan. 9, 1821.

Jan. 8, 1799, Capt. Follansbee while in command of ship *Two Sisters*, five days out from St. Bartholomew, was captured by a French privateer. Capt. Follansbee was taken out and the ship sent, he knows not where, and that day fell in with a cartel bound to Cape Francois, and Capt. Follansbee was transferred to her.

CAPT. JOSEPH PATCH,

Joined the Marine Society Nov. 26, 1807.
Died Aug. 31, 1857, aged 88 years.

Exhibit H

Exhibit I

Exhibit J

EXISTING



PROPOSED



Tim & Alex Swierzbin 311 Merrimac St. Newburyport, MA



EXISTING



PROPOSED



Tim & Alex Swierzbin 311 Merrimac St. Newburyport, MA



EXISTING



PROPOSED



Tim & Alex Swierzbin 311 Merrimac St. Newburyport, MA



EXISTING



PROPOSED



Tim & Alex Swierzbin 311 Merrimac St. Newburyport, MA



EXISTING



PROPOSED



Tim & Alex Swierzbin 311 Merrimac St. Newburyport, MA



Exhibit K



EXISTING CONDITIONS MERRIMAC STREET EXTERIOR
SCALE: 1'-0" = NTS



PROPOSED SOUTH (BACK) EXTERIOR ELEVATION
SCALE: 1'-0" = NTS

Drawing List

- 0.0 Cover
- ECS 1.0 Existing Survey Site Plan
- EC 1.1 Existing First Floor Plan
- EC1.2 Existing Second Floor Plan
- EC 1.3 Existing Roof Plan
- EC 2.1 Existing South (Back) Facing Exterior Elevation
- EC 2.2 Existing West (Left) Facing Exterior Elevation
- EC 2.3 Existing East (Right) Facing Exterior Elevation
- EC 2.4 Existing North (Front) Facing Exterior Elevation
- S1.0 Proposed Survey Site Plan
- A1.0 Existing Floor Plans with Proposed Additions
- A1.1 Proposed First Floor Plan
- A1.2 Proposed Second Floor Plan
- A1.3 Proposed Roof Plan
- A2.1 Proposed South (Back) Facing Exterior Elevation
- A2.2 Proposed West (Left) Facing Exterior Elevation
- A2.3 Proposed East (Right) Facing Exterior Elevation
- A2.4 Proposed North (Front) Facing Exterior Elevation
- A2.5 Existing & Proposed South Exterior Elevation Comparison
- A2.6 Existing & Proposed West Exterior Elevation Comparison
- A2.7 Existing & Proposed East Exterior Elevation Comparison
- D1.1 South (Back) Facing Exterior Elevation DCOD
- D1.2 West (Left) Facing Exterior Elevation DCOD
- D1.3 East (Right) Facing Exterior Elevation DCOD
- D1.4 North (Front) Facing Exterior Elevation DCOD

**Alex Rada & Tim Swierzbin
Additions & Renovation
to Existing Home at
311 Merrimac Street, Newburyport, MA 01950
SCHEMATIC DESIGN SET
For Zoning
(Not for Construction)
Issued December 13, 2023**



SITE MAP
SCALE: 1'-0" = NTS



MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950
t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

**Alexandra Rada
& Tim Swierzbin**
311 Merrimac St,
Newburyport MA 01950

SCHEMATIC DESIGN
INTENT ONLY
(NOT FOR CONSTRUCTION)

REVISION NOTES

Issue	Date
EC	3-01-2022
SD- REV4	10-27-2023
ZONING	12-13-2023

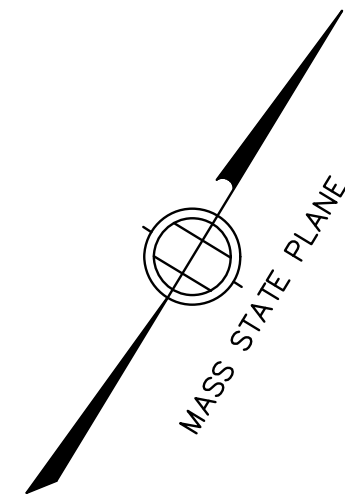
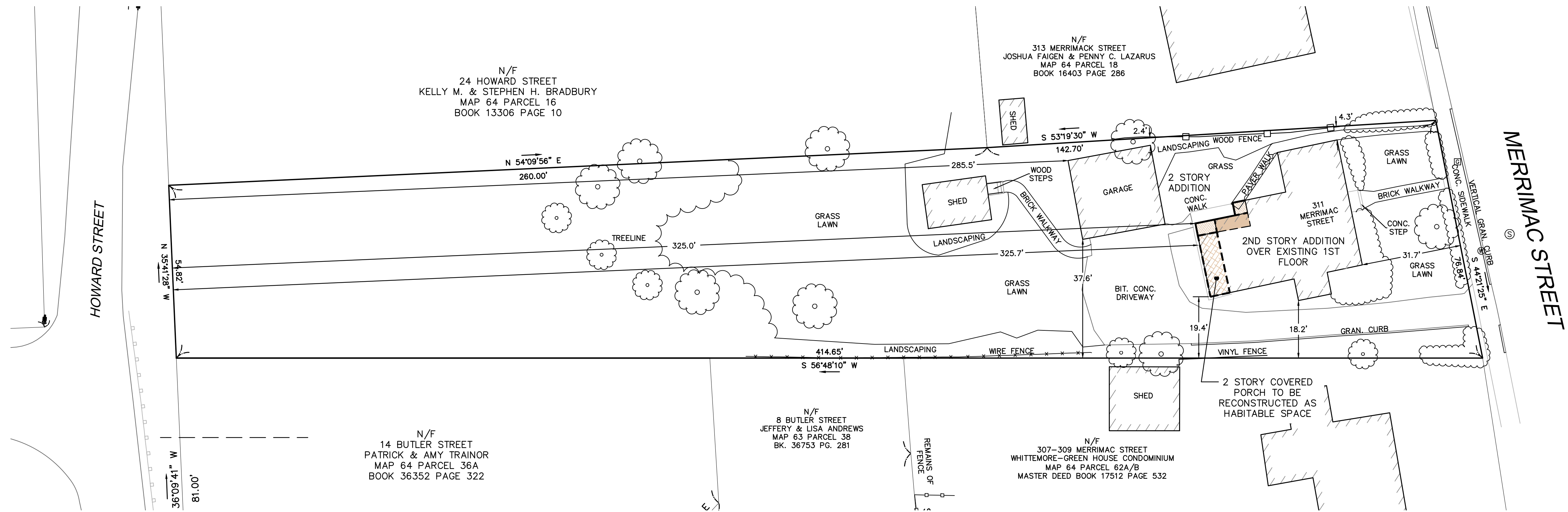
Drawn by: MPG
Project No: 0313
February 20, 2021

Scale: 1'-0" = NTS

COVER

0.0

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS -
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



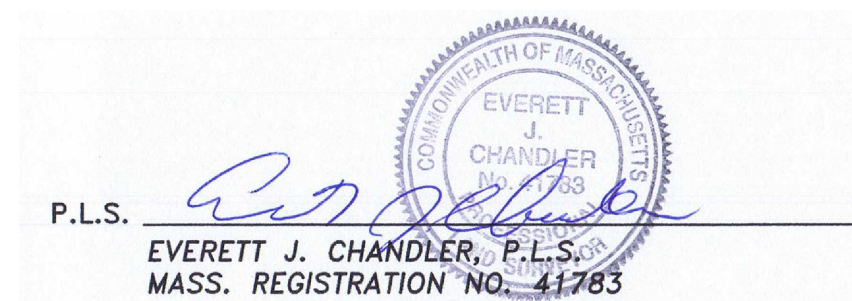
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON AUGUST 2 & 3, 2022.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT'S ARCHITECT.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



ZONING

RESIDENTIAL (R-2)
SINGLE FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	26,395 SQUARE FEET	26,395 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	76.8 FEET	76.8 FEET
FRONT SETBACK	25 FEET	31.7 FEET	31.7 FEET
SIDE SETBACK (R)	10 FEET	4.3 FEET	4.3 FEET
SIDE SETBACK (L)	10 FEET	18.2 FEET	18.2 FEET
REAR SETBACK	25 FEET	325.7 FEET	325.0 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	9.7%	9.8%
MAXIMUM HEIGHT	35 FEET	21.6 FEET	21.6 FEET
MINIMUM OPEN SPACE	40.0%	83.1%	83.0%
MINIMUM PARKING REQUIRED	2	2+	2+

LOCUS TITLE INFORMATION

311 MERRIMAC STREET

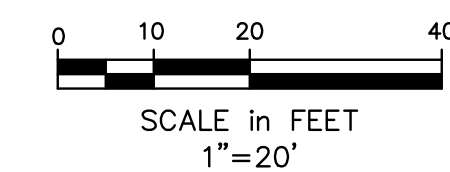
OWNER: TIMOTHY M SWIERZBIN, AND ALEXANDRA N RADA

DEED REFERENCE: CERTIFICATE OF TITLE 95190

ASSESSORS: MAP 64 PARCEL 17

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.



SCALE:			
HORIZ: 1"= 20'			
VERT: N.A.			
NO.	DATE	BY	REVISIONS

FIELD: CO
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

311 MERRIMAC STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
TIMOTHY M SWIERZBIN, AND
ALEXANDRA N RADA

PROJECT NO.
2022-311MERRIMAC

DATE: JAN 22, 2024

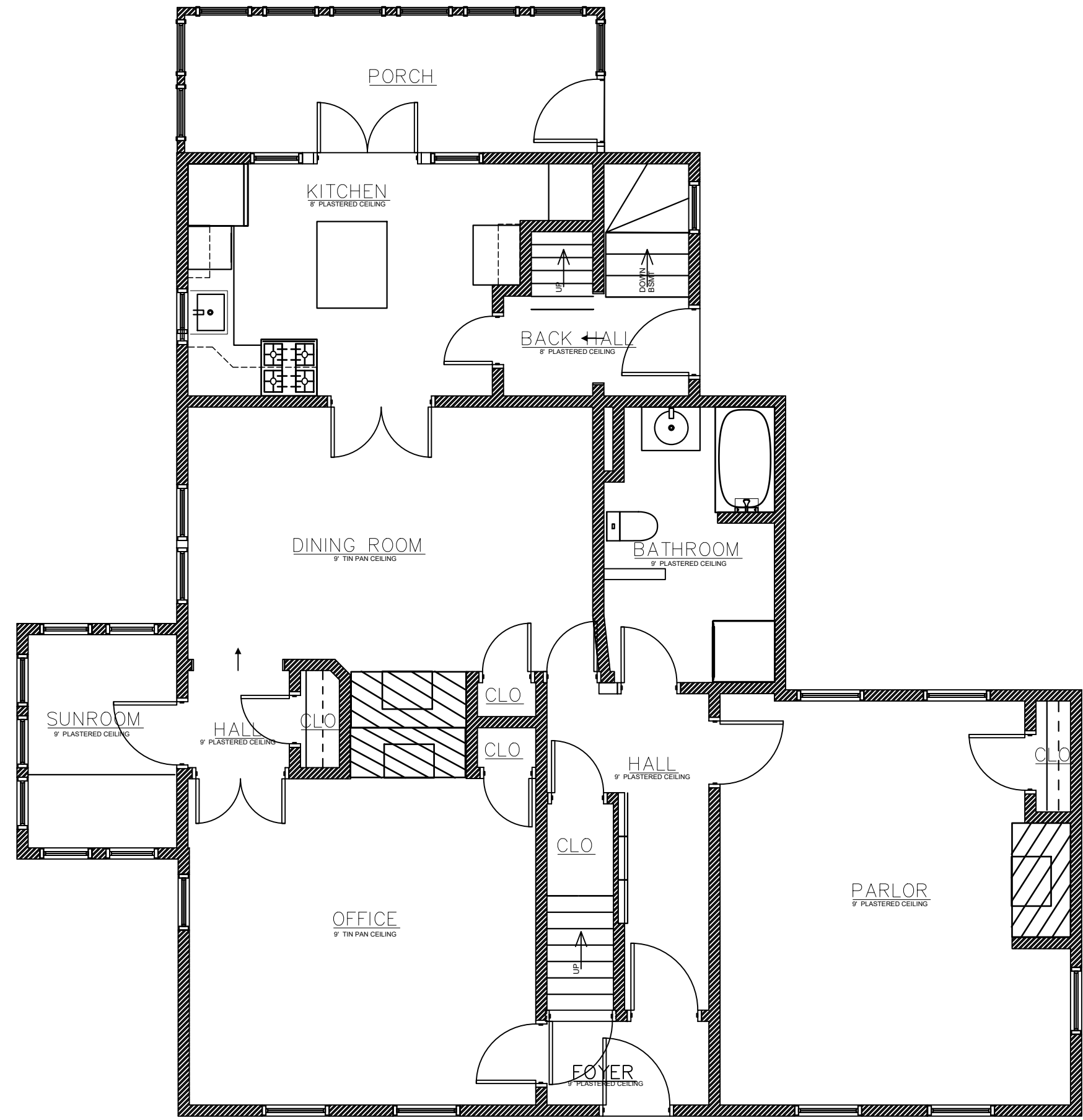
SHEET NO.

1 OF 1



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING CONDITONS FIRST FLOOR PLAN
 SCALE: 1'-0" = 3/16"

REVISION NOTES	
Issue	Date
EC	2-1-2022

Drawn by: MPG
 Project No: 0313
 January, 21, 2021

Scale: 1'-0" = 3/16"

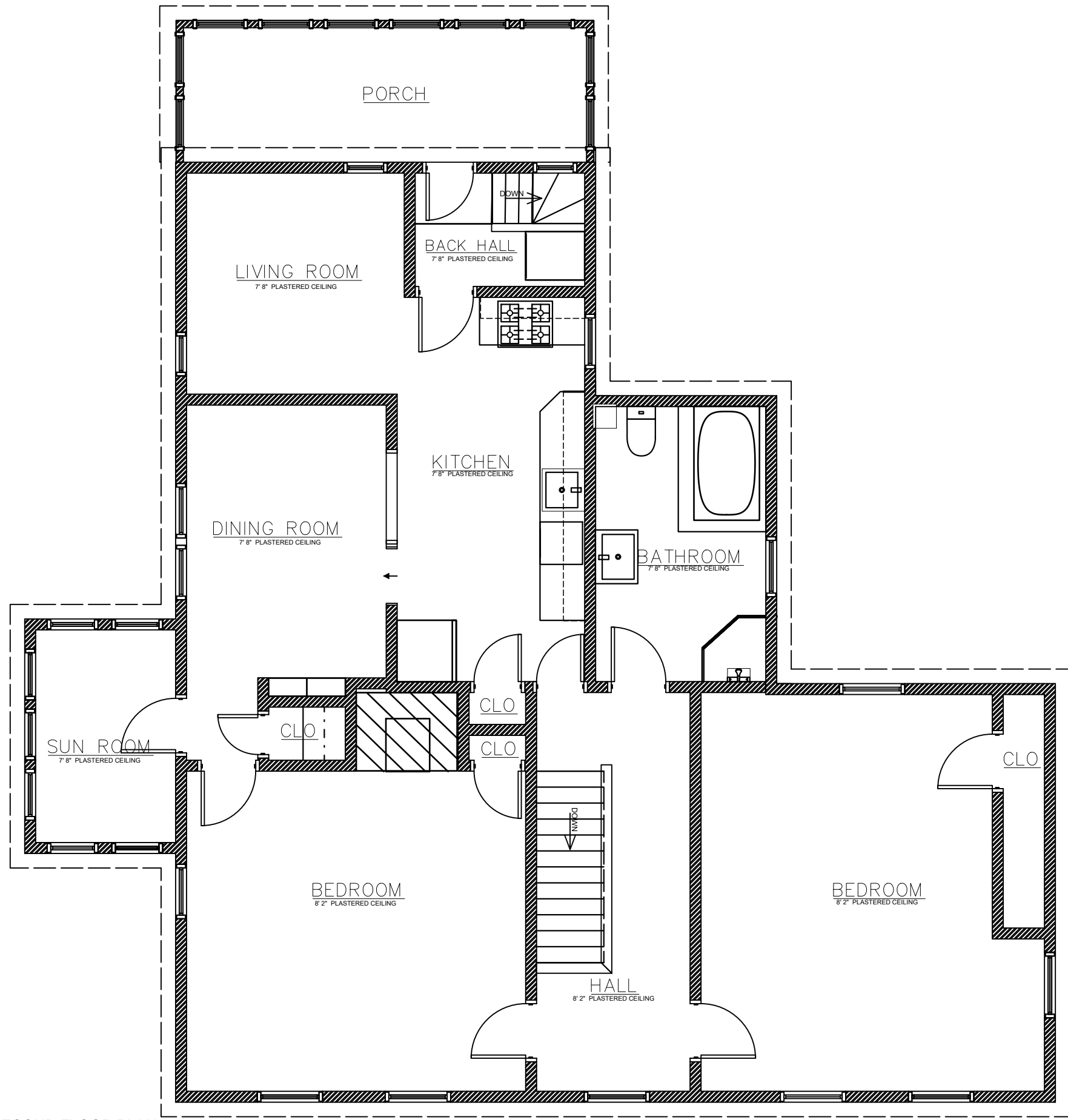
**EXISTING
 FIRST FLOOR
 PLAN**

EC-1.1



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbinski**
 311 Merrimac St,
 Newburyport MA 01950



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTORS TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING CONDITONS SECOND FLOOR PLAN
 SCALE: 1'-0" = 3/16"

REVISION NOTES	
Issue	Date
EC	2-1-2022

Drawn by: MPG
 Project No: 0313
 January, 21, 2021

Scale: 1'-0" = 3/16"

**EXISTING
 SECOND
 FLOOR
 PLAN**

EC-1.2



MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950

t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

Alexandra Rada
& Tim Swierzbins
311 Merrimac St,
Newburyport MA 01950

REVISION NOTES

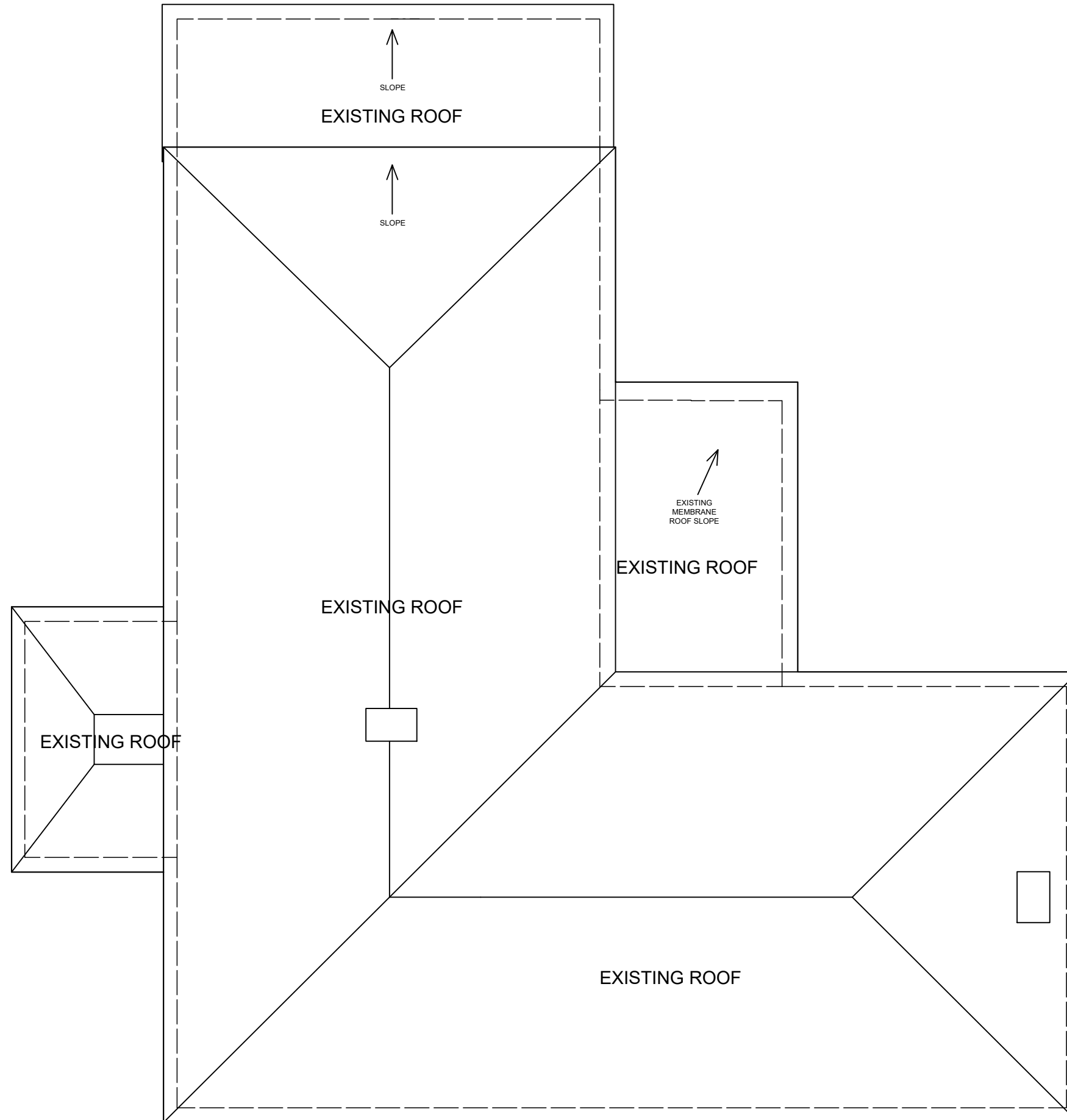
Issue	Date
EC	2-1-2022

Drawn by: MPG
Project No: 0313
January, 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

EXISTING
ROOF PLAN

EC-1.3



1

EXISTING CONDITONS ROOF PLAN

SCALE: 1'-0" = 3/16"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS -
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

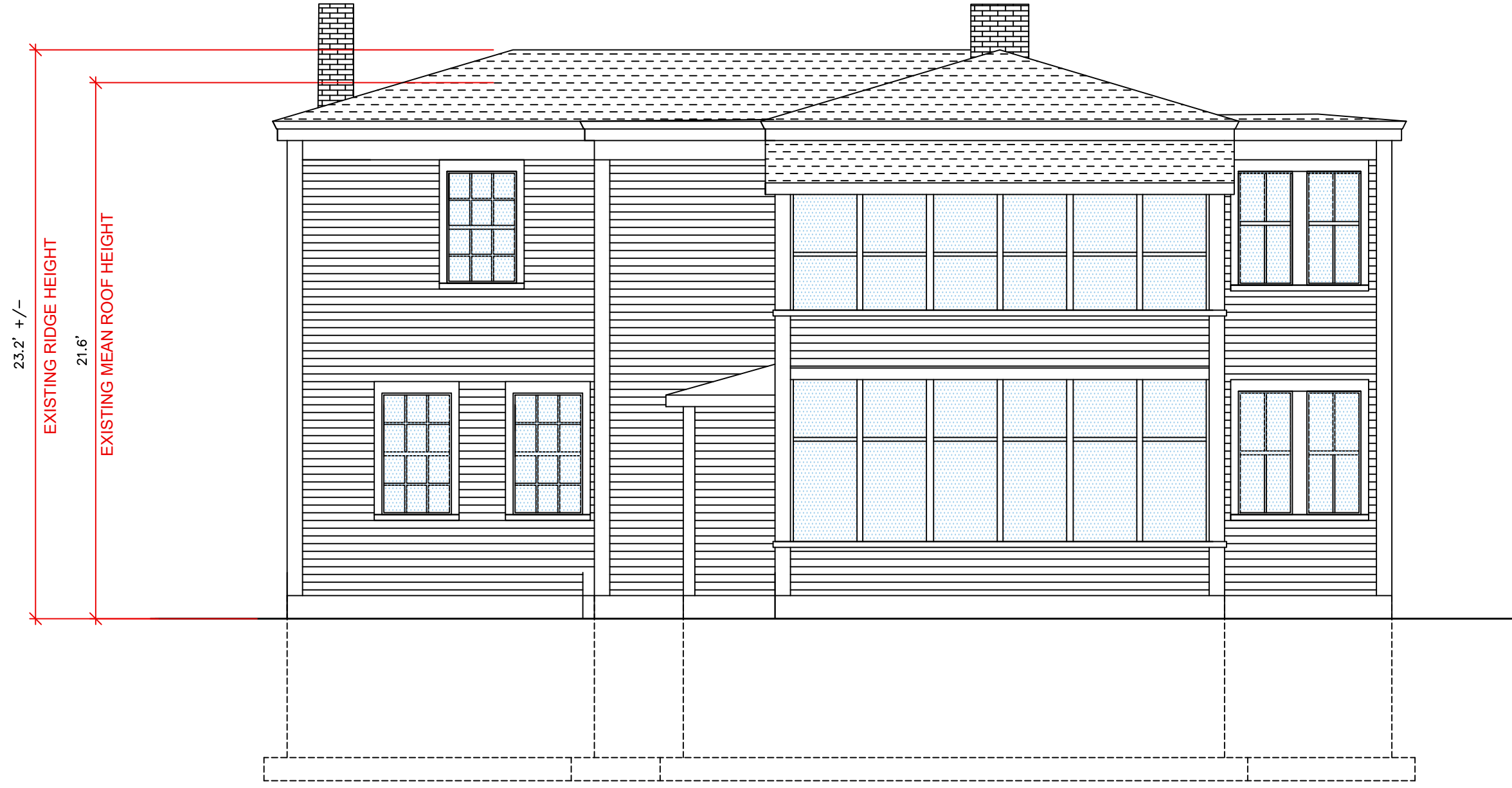
REVISION NOTES	
Issue	Date
EC	2-1-2022

Drawn by: MPG
 Project No: 0313
 January, 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**EXISTING
 SOUTH (BACK)
 FACING
 ELEVATION**

EC-2.1



1 EXISTING SOUTH (BACK) FACING ELEVATION
 SCALE: 1'-0" = 3/16"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS -
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950

t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

Alexandra Rada
& Tim Swierzbinski
311 Merrimac St,
Newburyport MA 01950

REVISION NOTES

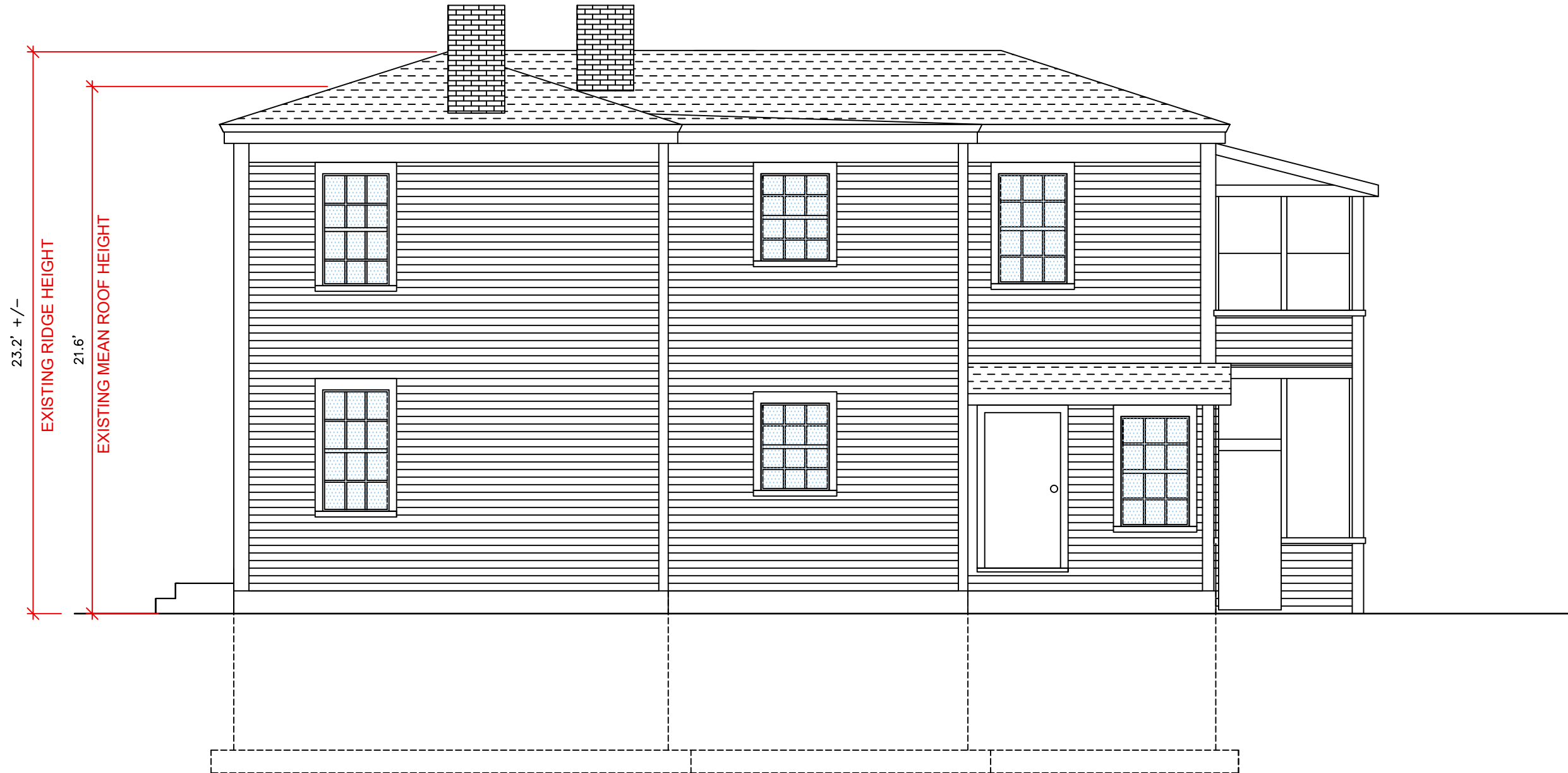
Issue	Date
EC	2-1-2022

Drawn by: MPG
Project No: 0313
January, 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

EXISTING
WEST(LEFT)
FACING
ELEVATION

EC-2.2



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
VERIFY ALL DIMENSIONS IN THE FIELD.
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING WEST (LEFT) FACING ELEVATION
SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbins**
 311 Merrimac St,
 Newburyport MA 01950



REVISION NOTES	
Issue	Date
EC	2-1-2022

Drawn by: MPG
 Project No: 0313
 January, 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**EXISTING
 EAST (RIGHT)
 FACING
 ELEVATION**

EC-2.3

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS -
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING EAST (RIGHT) FACING ELEVATION
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950



REVISION NOTES	
Issue	Date
EC	2-1-2022

Drawn by: MPG
 Project No: 0313
 January, 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**EXISTING
 NORTH (FRONT)
 FACING
 ELEVATION**

EC-2.4

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 CONSULT WITH THE ARCHITECT OR CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING NORTH (FRONT) FACING ELEVATION
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

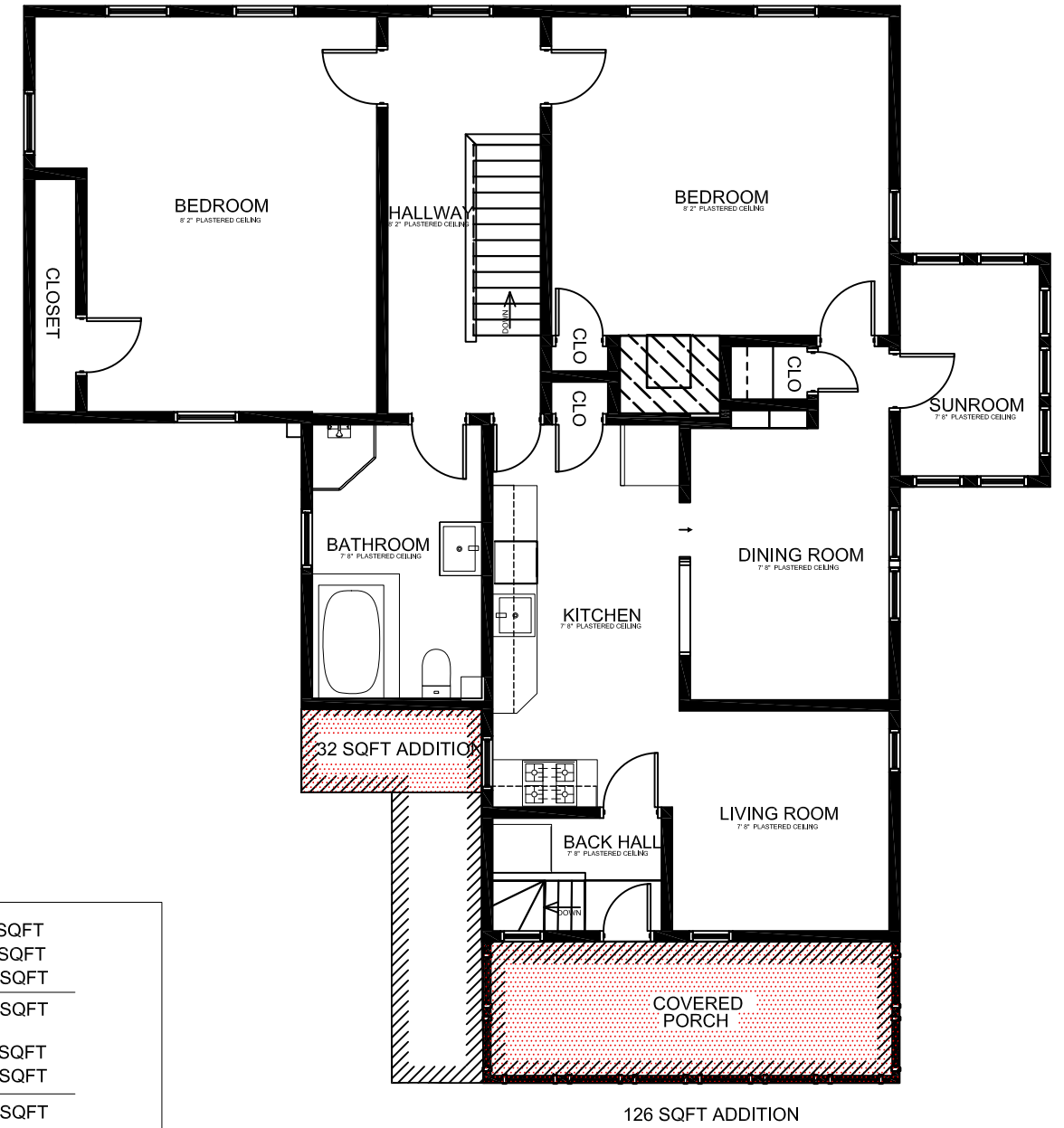
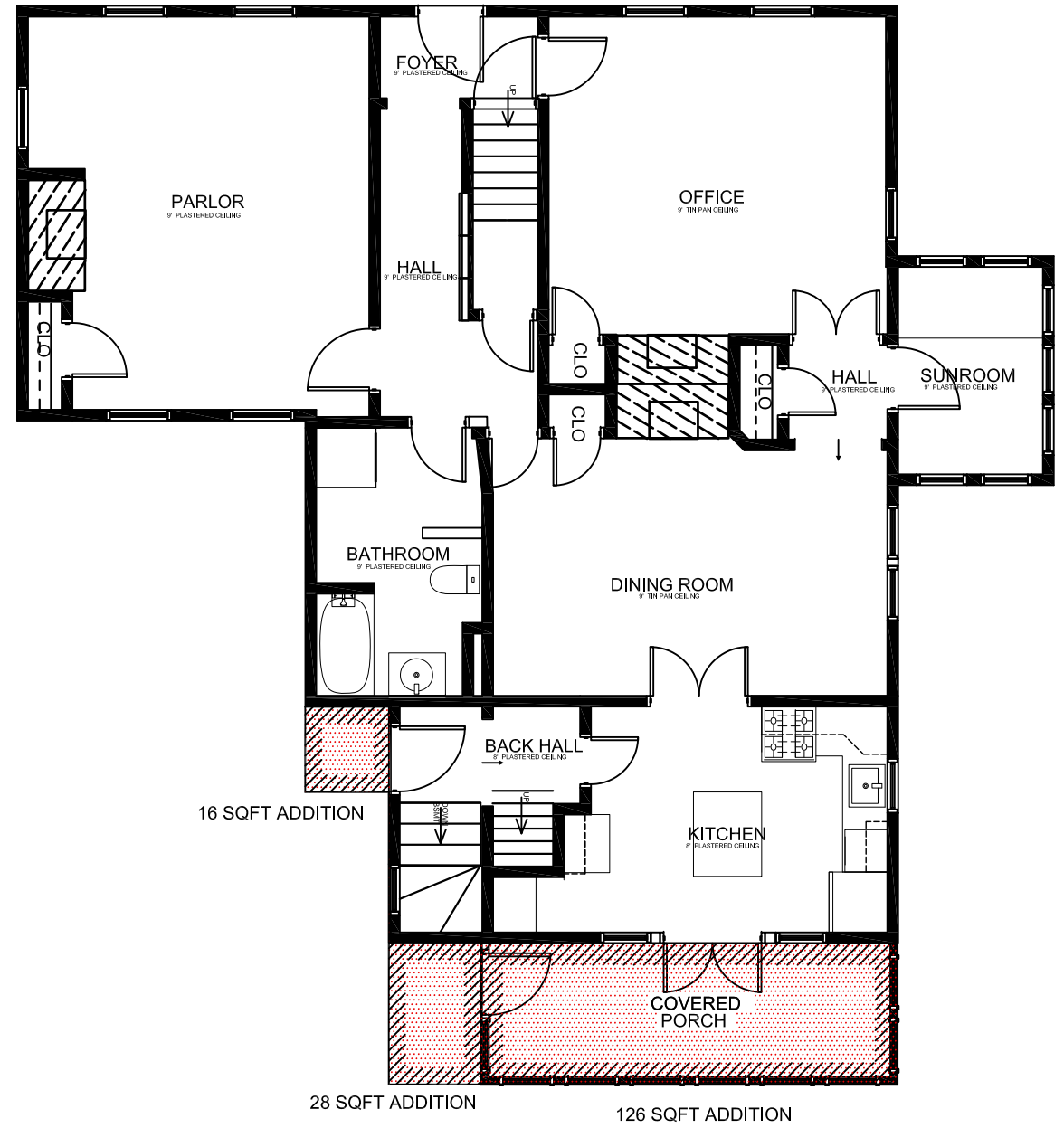
SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

REVISION NOTES	
Issue	Date
EC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
CALCS	9-7-2022
REVISION 2	4-20-2023
ZONING	12-13-2023
ZONING REV	2-6-2024

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = 1/8"

EXISTING
 FLOOR PLANS
 W/ PROPOSED
 ADDITIONS
A-1.0



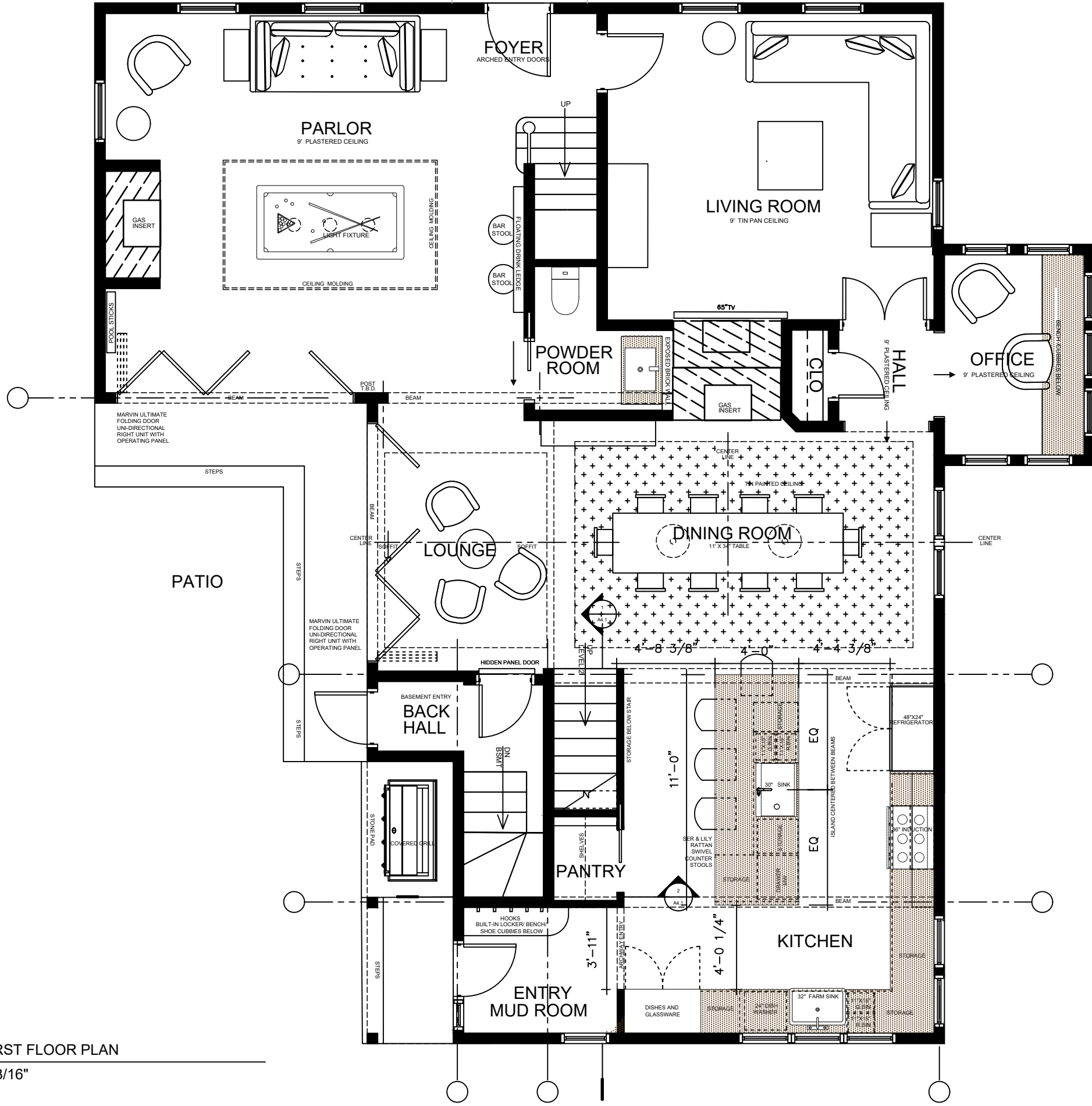
FIRST FLOOR	16 SQFT
	28 SQFT
	126 SQFT
	170 SQFT
SECOND FLOOR	32 SQFT
	126 SQFT
	158 SQFT
TOTAL	328 SQFT
	(PROPOSED LIVING SPACE)

1 EXISTING FIRST FLOOR PLAN SHOWING PROPOSED LIVING SPACE
 SCALE: 1'-0" = 1/8"

2 EXISTING SECOND FLOOR PLAN SHOWING PROPOSED LIVING SPACE
 SCALE: 1'-0" = 1/8"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

Alexandra Rada
 & Tim Swierzbis
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
ZONING	12-13-2023

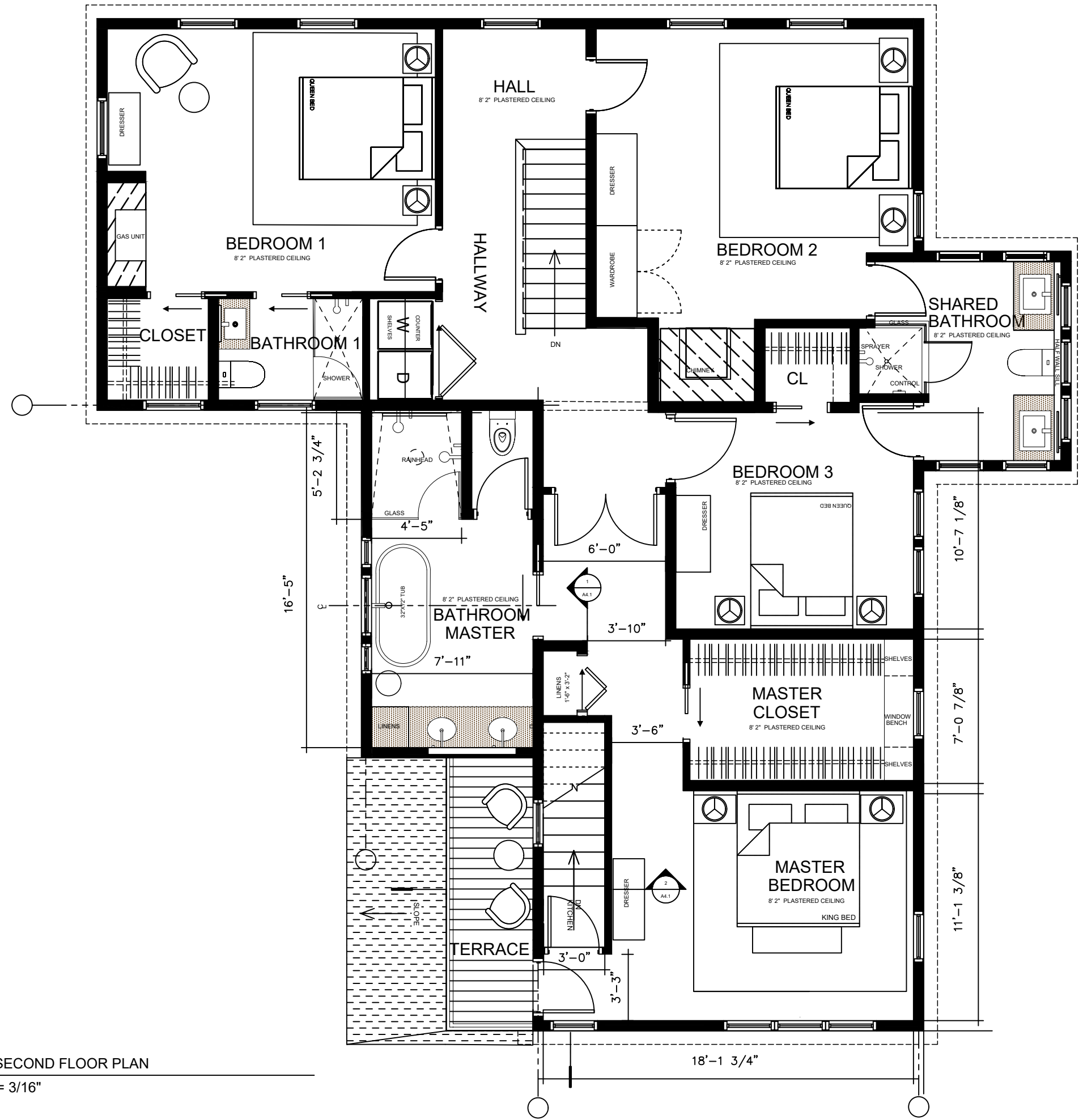
Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = 3/16"

PROPOSED
 FIRST FLOOR
 PLAN

A-1.1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

**SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)**

REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
ZONING	12-13-2023

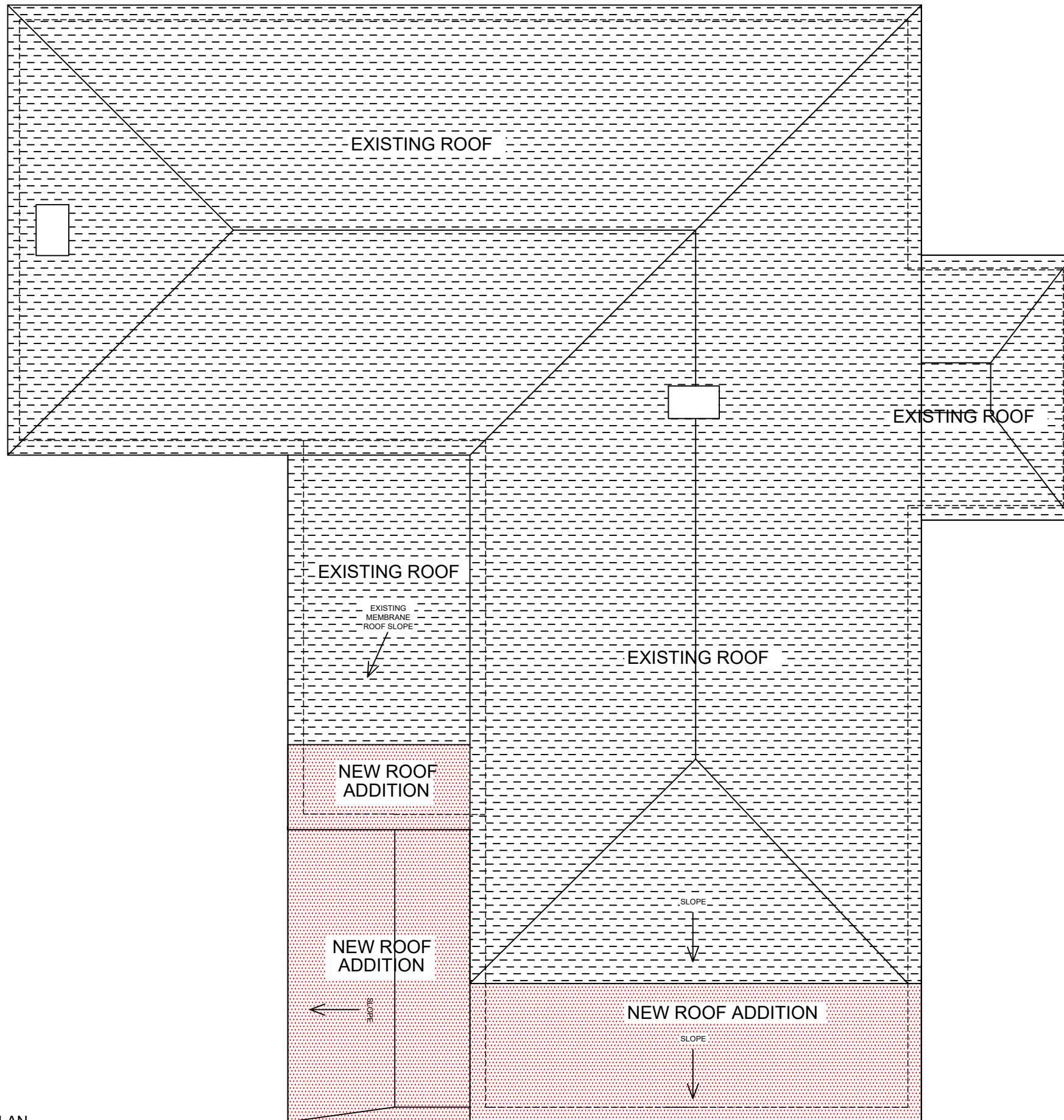
Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = 3/16"

**PROPOSED
 SECOND
 FLOOR PLAN**

A-1.2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



1 PROPOSED ROOF PLAN
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

Alexandra Rada
 & Tim Swierzbis
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 3/16"

PROPOSED
 ROOF PLAN

A-1.3



MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950

t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

**Alexandra Rada
& Tim Swierzbis**
311 Merrimac St,
Newburyport MA 01950

SCHEMATIC DESIGN
INTENT ONLY
(NOT FOR CONSTRUCTION)

REVISION NOTES

Issue	Date
EC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

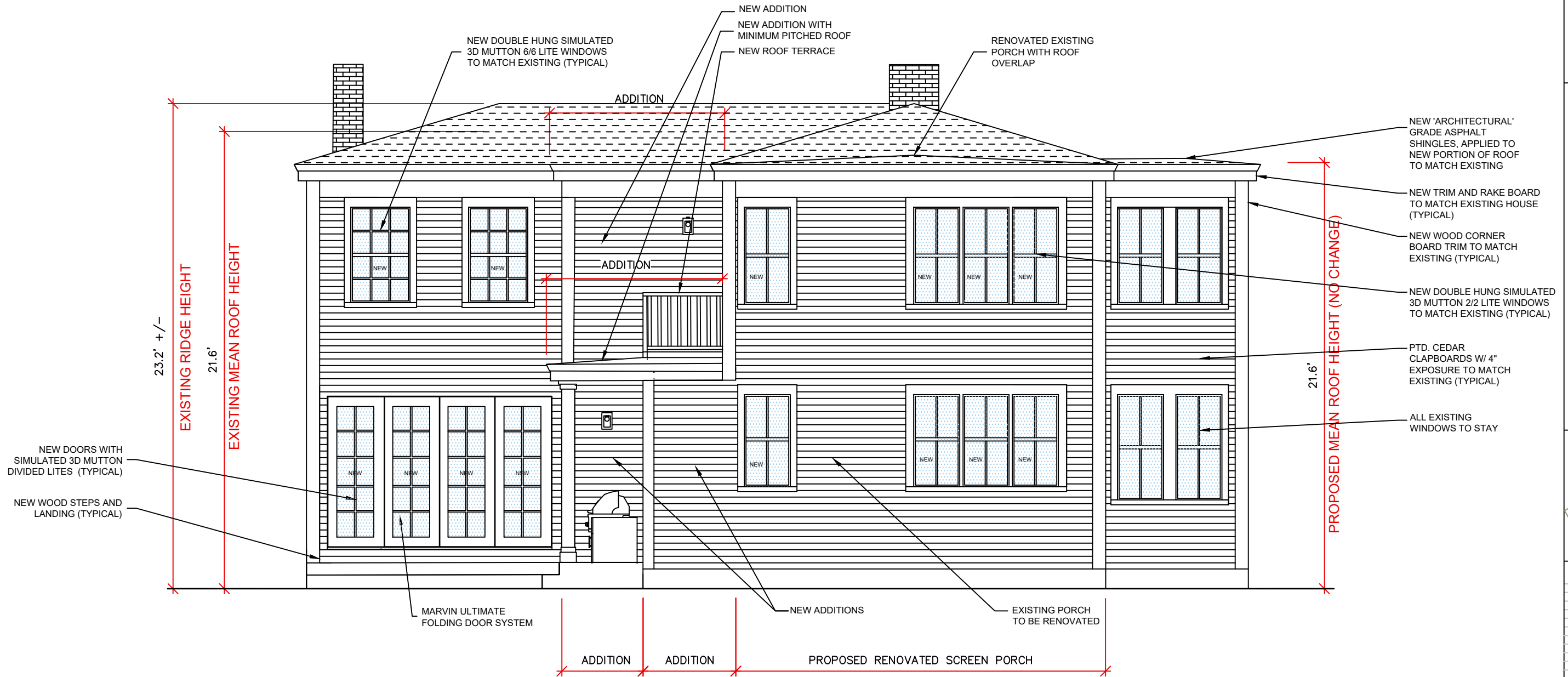
Drawn by: MPG
Project No: 0313
January 21, 2021

Scale: 1'-0" = 3/16"

PROPOSED
SOUTH
EXTERIOR
ELEVATION

A-2.1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



1 PROPOSED BACK (SOUTH) FACING EXTERIOR ELEVATION
SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950

t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

Alexandra Rada
& Tim Swierzbis
311 Merrimac St,
Newburyport MA 01950

SCHEMATIC DESIGN
INTENT ONLY
(NOT FOR CONSTRUCTION)

REVISION NOTES

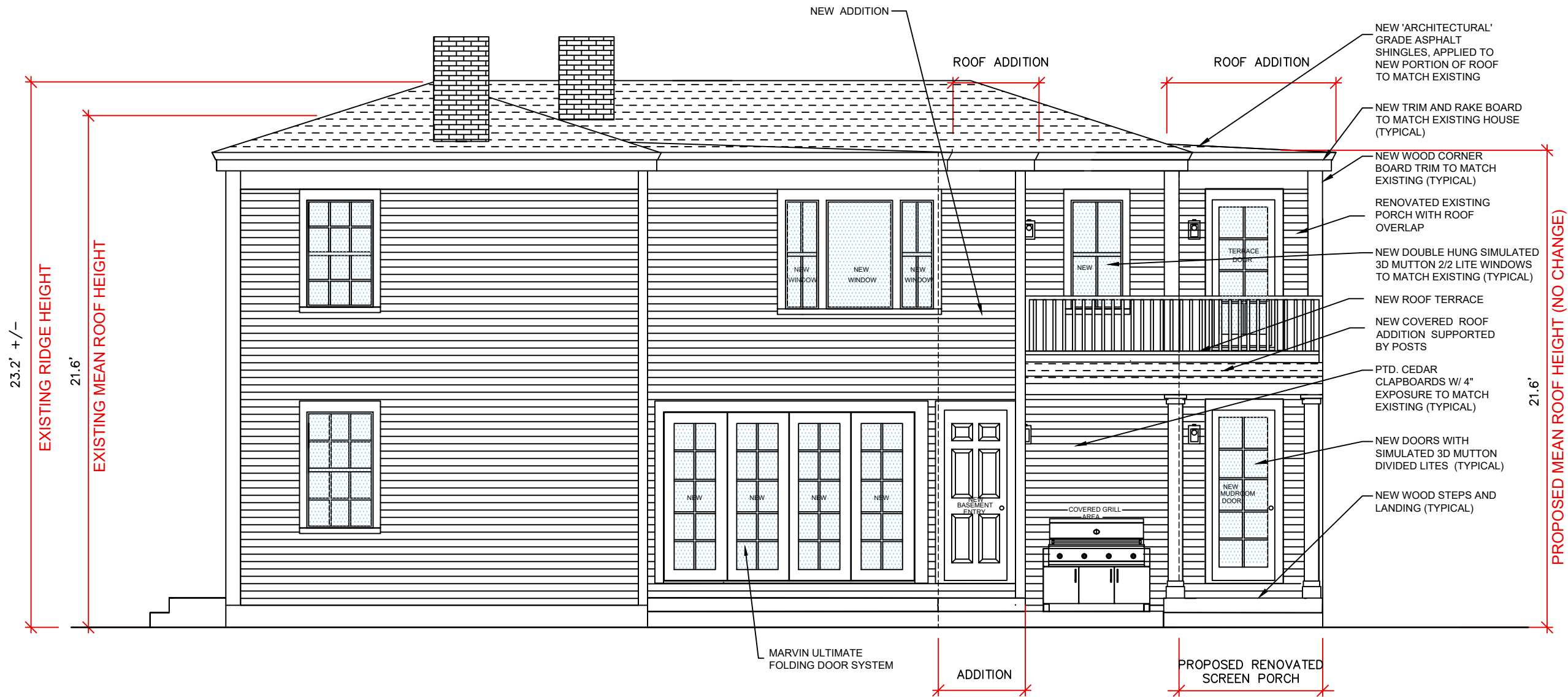
Issue	Date
EC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
Project No: 0313
January 21, 2021

Scale: 1'-0" = 3/16"

PROPOSED
WEST
EXTERIOR
ELEVATION

A-2.2



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 PROPOSED BACK LEFT (WEST) FACING EXTERIOR ELEVATION
SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

REVISION NOTES	
Issue	Date
EC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = 3/16"

PROPOSED
 EAST
 EXTERIOR
 ELEVATION

A-2.3



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS. CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 PROPOSED BACK RIGHT (EAST) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

**SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)**

REVISION NOTES

Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**PROPOSED
 NORTH
 EXTERIOR
 ELEVATION**

A-2.4



ALL EXISTING
 WINDOWS TO STAY

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 PROPOSED FRONT (NORTH) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

Alexandra Rada
 & Tim Swierzbis
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

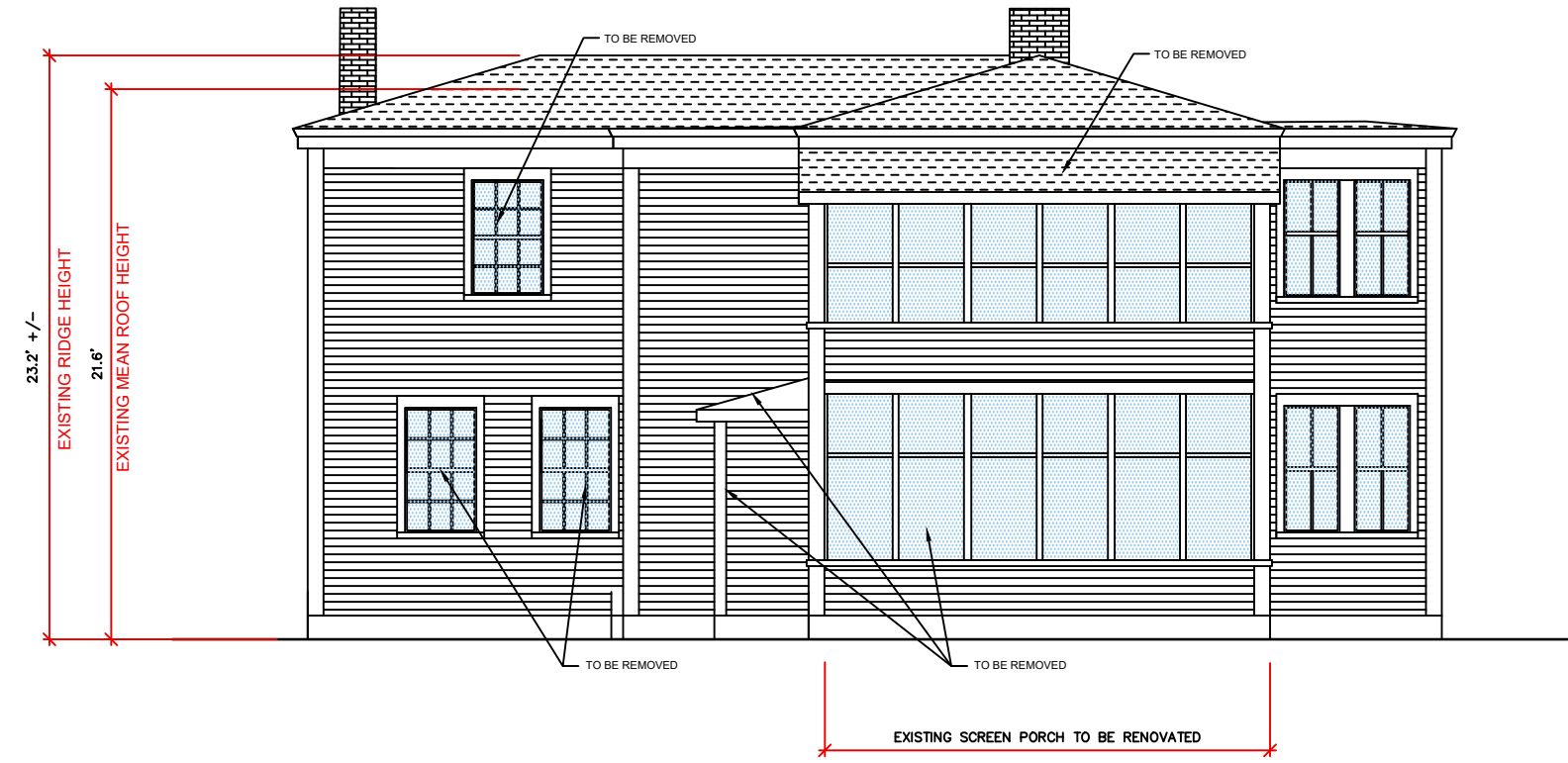
REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

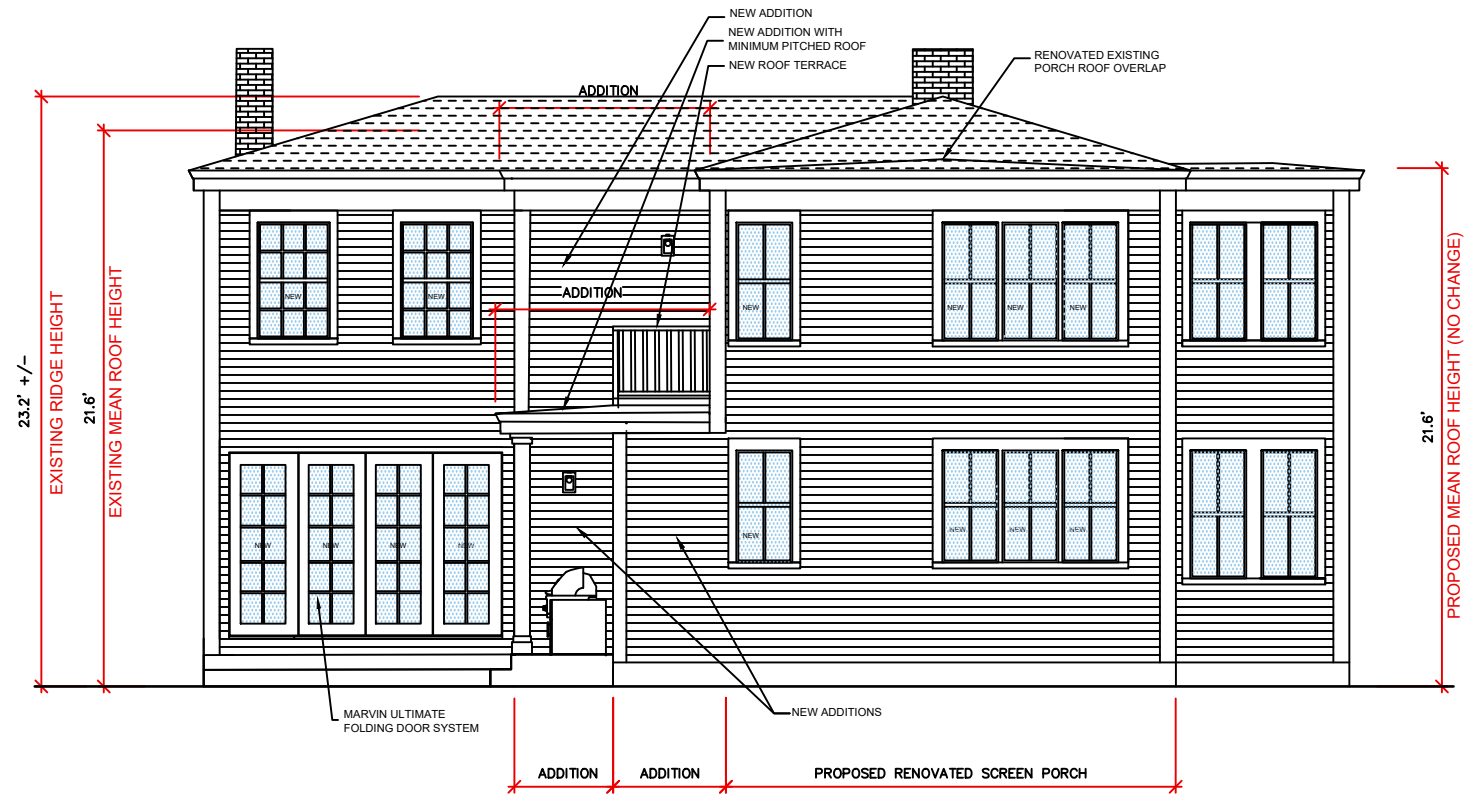
Scale: 1'-0" = 1/8"

SOUTH
 EXTERIOR
 ELEVATION
 COMPARISON

A-2.5



1 EXISTING SOUTH (BACK) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"



2 PROPOSED SOUTH (BACK) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

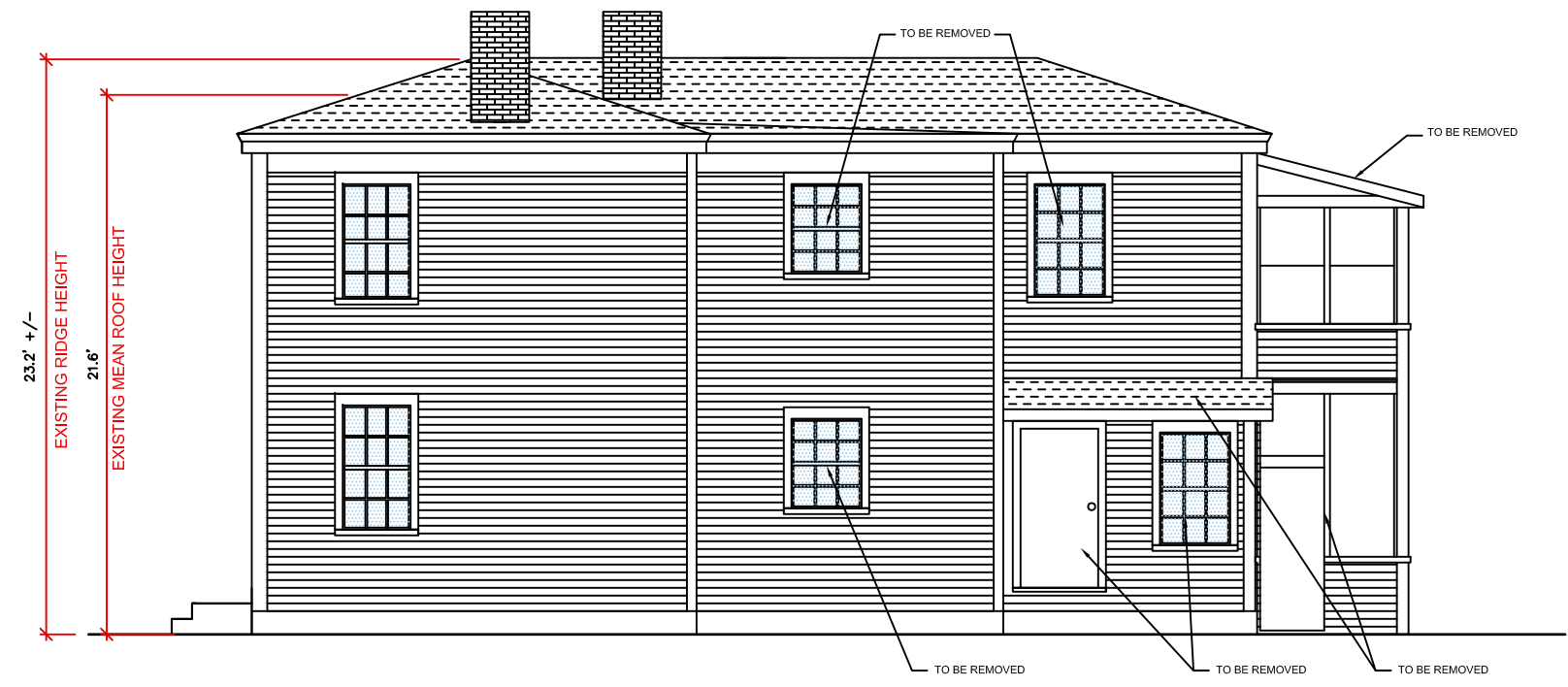
REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

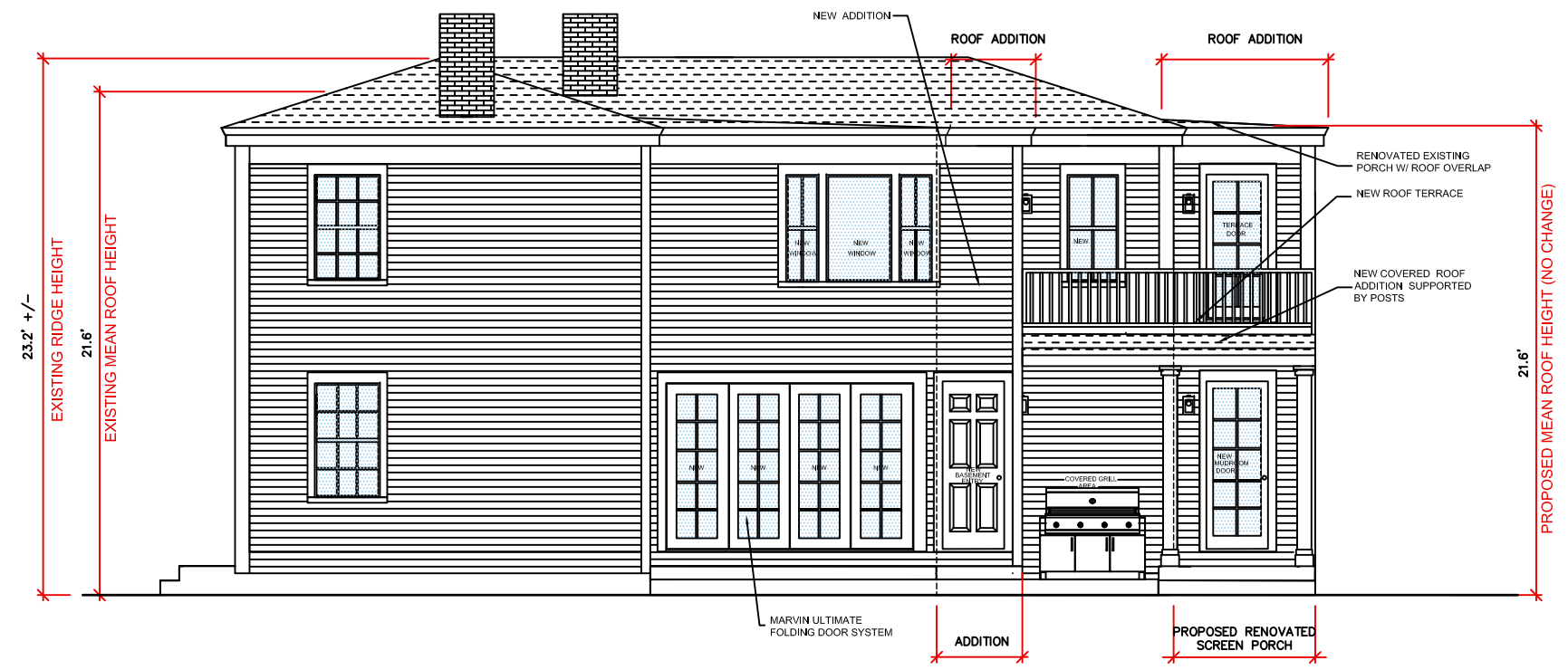
Scale: 1'-0" = $\frac{3}{32}$ "

WEST
 EXTERIOR
 ELEVATION
 COMPARISON

A-2.6



1 EXISTING WEST (LEFT) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"



2 PROPOSED WEST (LEFT) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

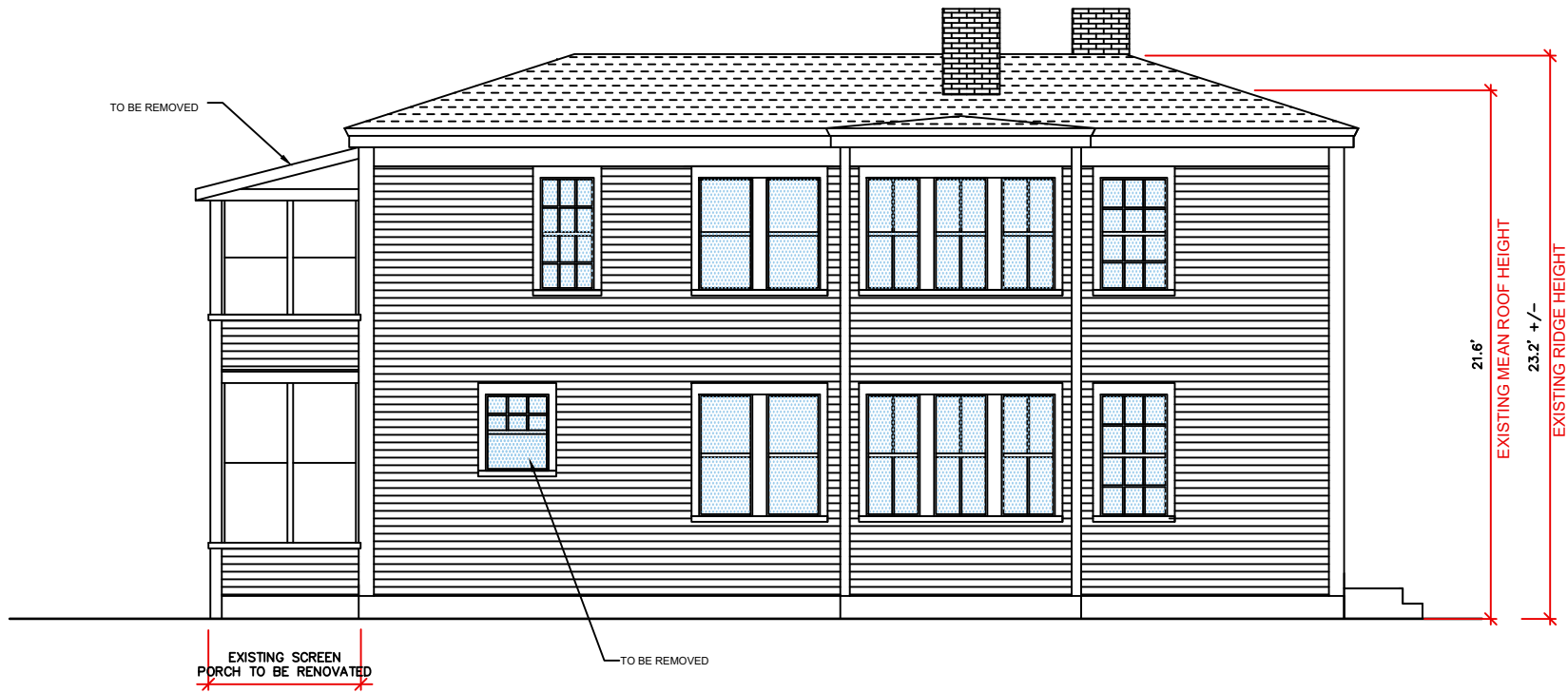
REVISION NOTES	
Issue	Date
FC	2-1-2022
S. DESIGN	4-15-2022
S. DESIGN	4-29-2022
S. DESIGN	5-17-2022
REVISION	5-25-2022
REVISION 2	4-20-2023
FINAL	4-24-2023
REVISION	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = $\frac{3}{32}$ "

**EAST
 EXTERIOR
 ELEVATION
 COMPARISON**

A-2.7



1 EXISTING EAST (RIGHT) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"



2 PROPOSED EAST (RIGHT) FACING EXTERIOR ELEVATION
 SCALE: 1'-0" = 1/8"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

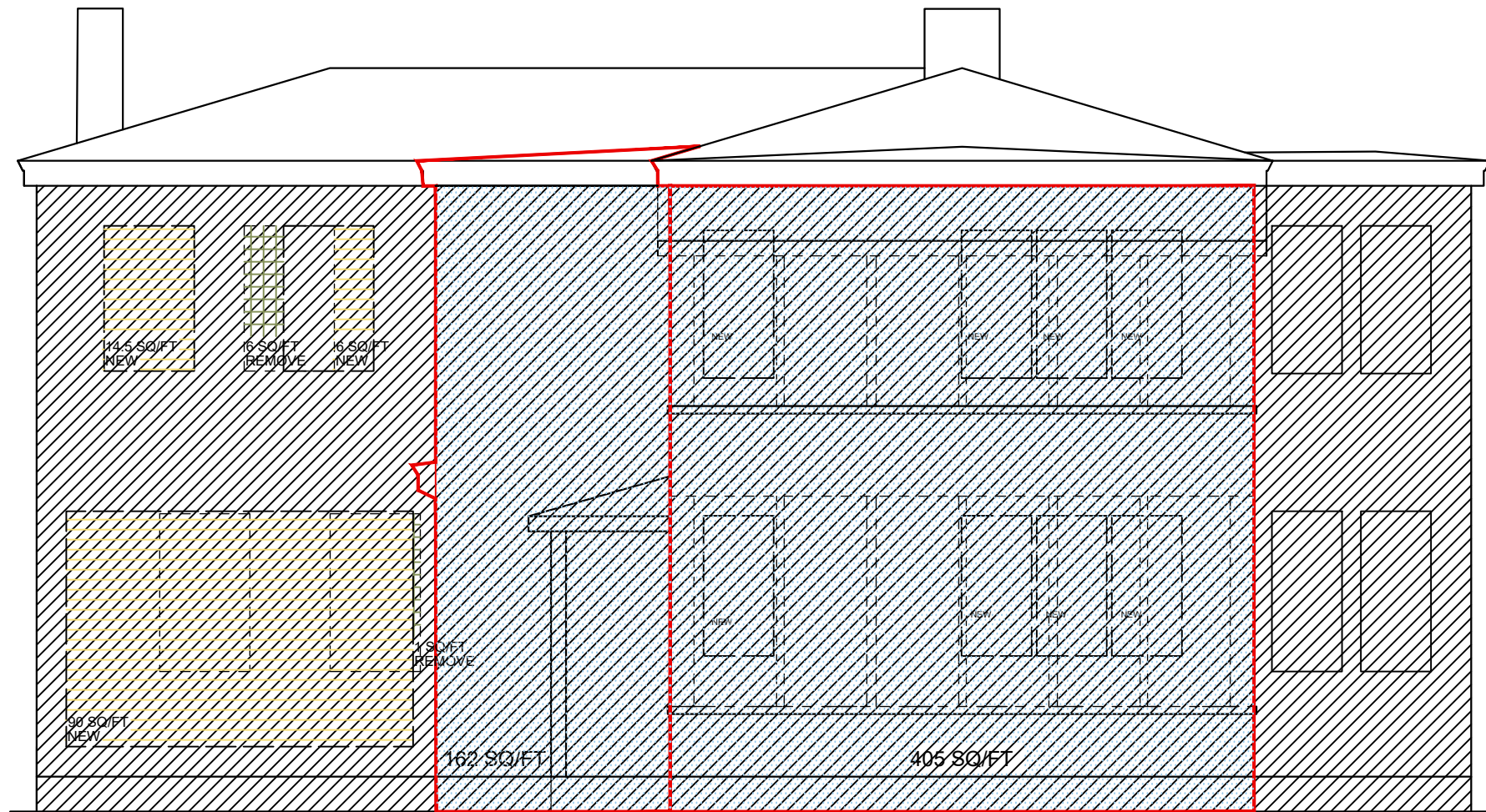


MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950
t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

**Alexandra Rada
& Tim Swierzbis**
311 Merrimac St,
Newburyport MA 01950



EXISTING WALL DEMO AREA



EXISTING WALL AREA

995 SQ/FT

EXISTING WALL AREA
MAIN HOUSE AND FOUNDATION - 995 sq/ft
TOTAL - 995 sq/ft

EXISTING WALL DEMO AREA
DEMO SCREEN PORCH - 405 sq/ft
WALL BEHIND NEW 2 STORY ADDITION - 162 sq/ft
REPLACE 2 WINDOWS WITH DOORS - 91 sq/ft
NEW WINDOW - 14.5 sq/ft
NEW WINDOW & EXISTING WINDOW REMOVED - 12 sq/ft
TOTAL - 684.5 sq/ft

DCOD LEGEND

- EXISTING WALL AREA
- SURFACE AREA OF FORMER EXTERIOR WALL BEHIND ADDITION COUNTED FOR DEMOLITION
- NEW OR ENLARGED OPENING AREAS IN THE EXTERNAL WALL COUNTED FOR DEMOLITION
- EXISTING OPENING TO BE INFILLED WITH WALL AREA COUNT AS DEMOLITION AS THEY ARE NOT BEING REPLACED IN KIND

DCOD CALCULATIONS

AREA	EXISTING	DEMO
FRONT	987	0
LEFT SIDE	1018	135
RIGHT SIDE	1018	368
BACK	995	684.5
TOTAL	4018	1187.5

= 29.5%

SCHEMATIC DESIGN
INTENT ONLY
(NOT FOR CONSTRUCTION)

REVISION NOTES

Issue	Date
DCOD	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
Project No: 0313
January 21, 2021

Scale: 1'-0" = 3/16"

SOUTH EXTERIOR ELEVATION DCOD CALC.
D-1.1

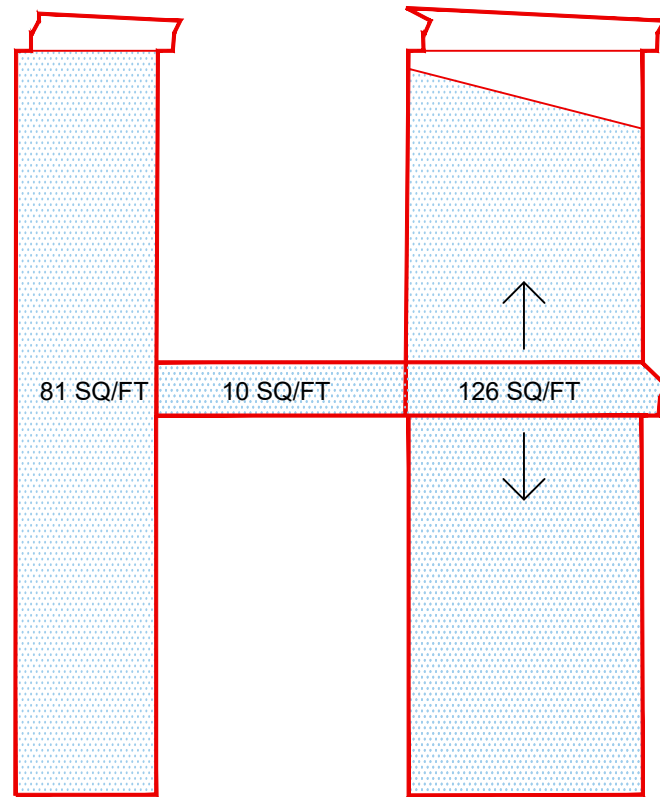
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS. CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING SOUTH (BACK) FACING EXTERIOR ELEVATION DCOD CALCULATION
SCALE: 1'-0" = 3/16"

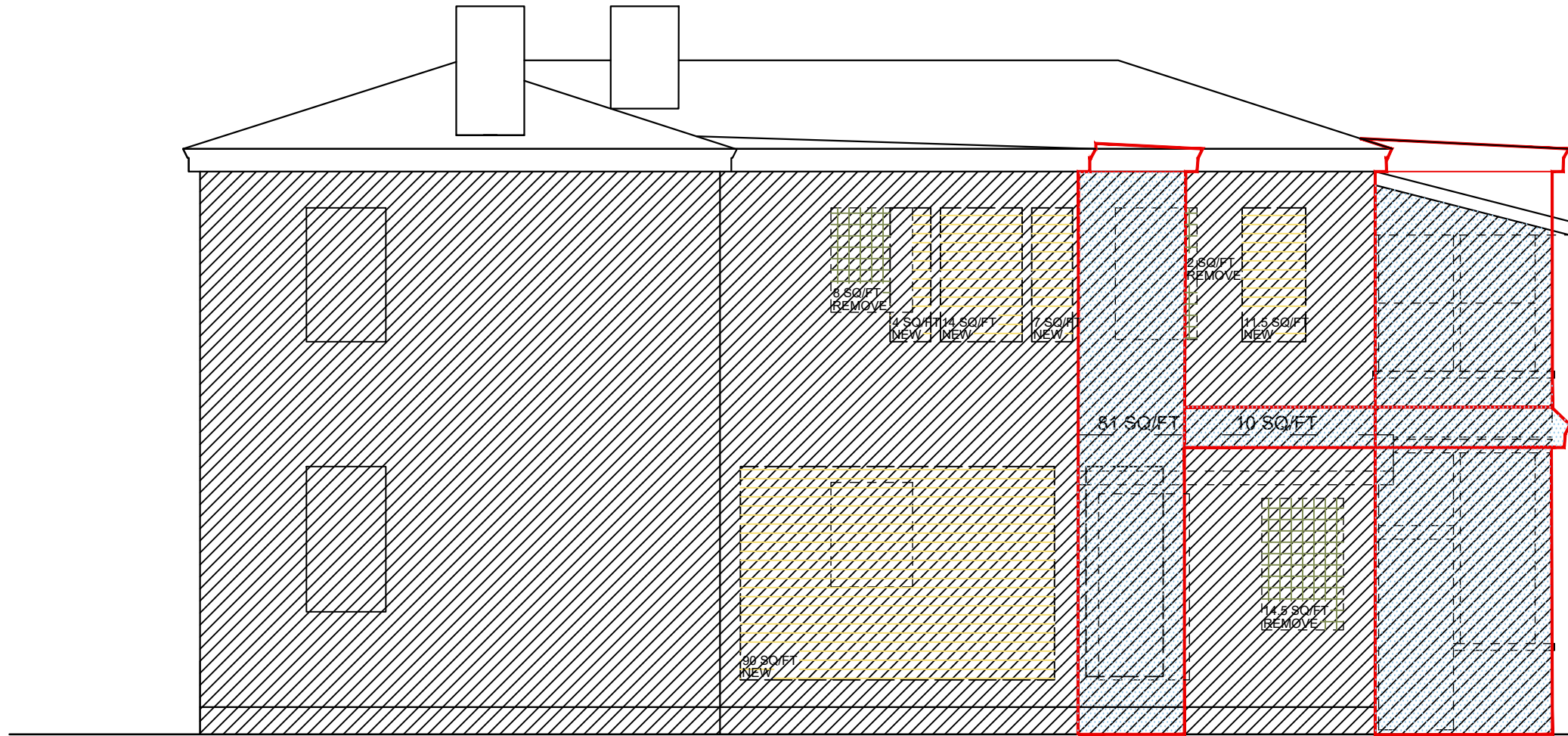


MPG homedesign, LLC.
10 Railroad Street
Newburyport, MA 01950
t- (978)255-1515
e- phin@mpghomedesign.com
w- www.mpghomedesign.com

**Alexandra Rada
& Tim Swierzbis**
311 Merrimac St,
Newburyport MA 01950



EXISTING WALL DEMO AREA



EXISTING WALL AREA

EXISTING WALL AREA

MAIN HOUSE AND FOUNDATION - 892 sq/ft
SCREEN PORCH - 126 sq/ft

TOTAL - 1018 sq/ft

EXISTING WALL DEMO AREA

- DEMO SCREEN PORCH - 126 sq/ft
- WALL BEHIND NEW 2 STORY & TERRACE ADDITION - 91 sq/ft
- REPLACE WINDOW WITH DOORS - 90 sq/ft
- REMOVE WINDOW - 14 sq/ft
- REMOVE WINDOW - 2 sq/ft
- NEW WINDOW - 11.5 sq/ft
- NEW WINDOW - 7 sq/ft
- NEW WINDOW - 14.75 sq/ft
- NEW WINDOW & EXISTING WINDOW REMOVED - 12 sq/ft

TOTAL - 368 sq/ft

DCOD LEGEND

- EXISTING WALL AREA
- SURFACE AREA OF FORMER EXTERIOR WALL BEHIND ADDITION COUNTED FOR DEMOLITION
- NEW OR ENLARGED OPENING AREAS IN THE EXTERNAL WALL COUNTED FOR DEMOLITION
- EXISTING OPENING TO BE INFILLED WITH WALL AREA COUNT AS DEMOLITION AS THEY ARE NOT BEING REPLACED IN KIND

SCHEMATIC DESIGN
INTENT ONLY
(NOT FOR CONSTRUCTION)

REVISION NOTES	
Issue	Date
DCOD	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
Project No: 0313
January 21, 2021

Scale: 1'-0" = 3/16"

WEST EXTERIOR ELEVATION DCOD CALC.

D-1.2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS. CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING WEST (LEFT) FACING EXTERIOR ELEVATION DCOD CALCULATION
SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

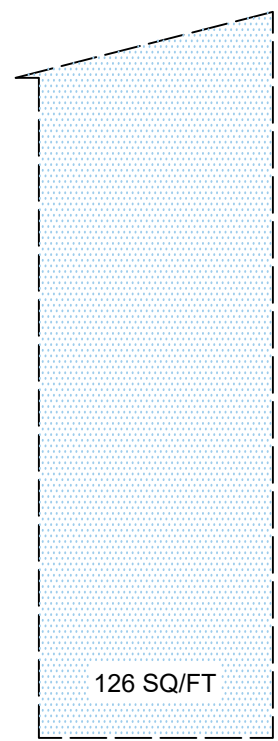
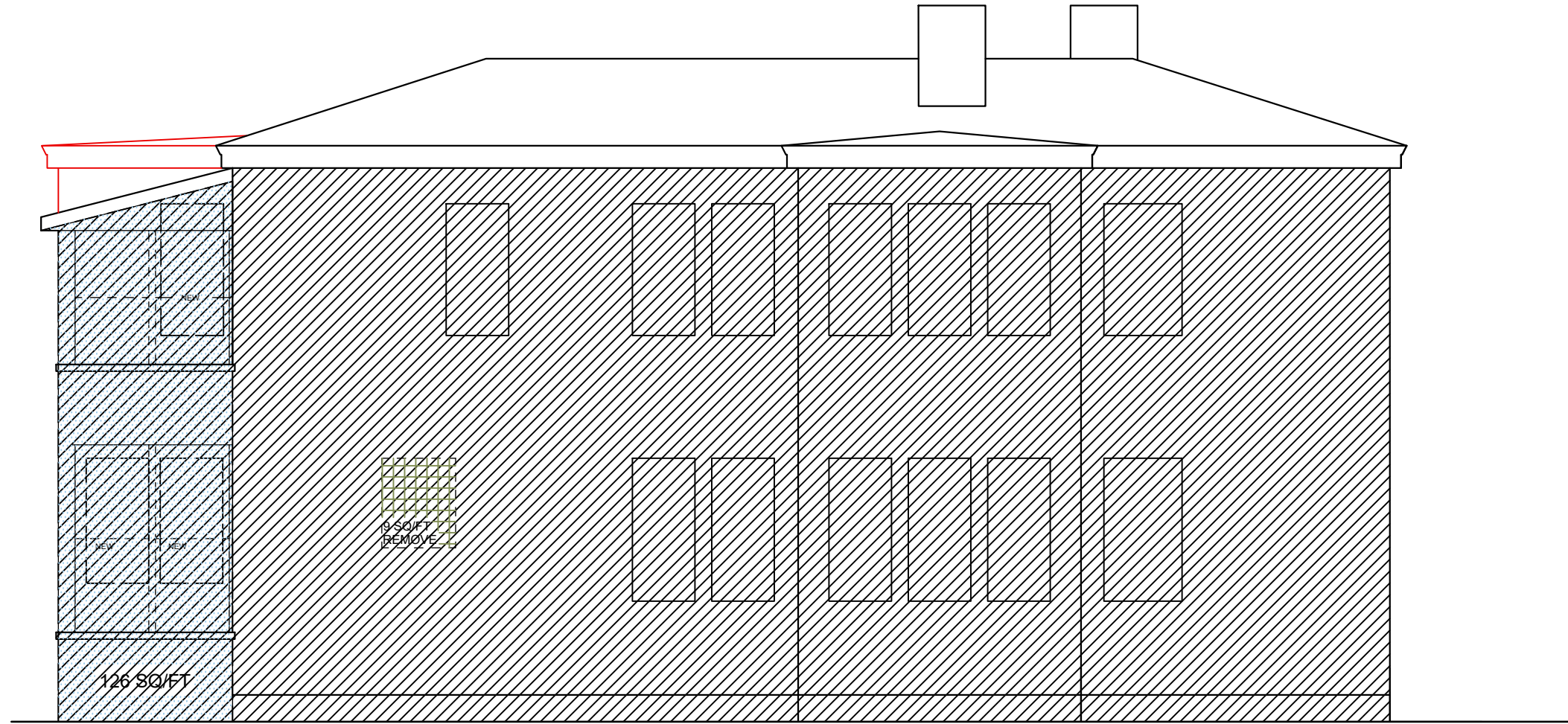
REVISION NOTES	
Issue	Date
DCOD	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**EAST
 EXTERIOR
 ELEVATION
 DCOD CALC.**

D-1.3



EXISTING WALL DEMO AREA

EXISTING WALL AREA

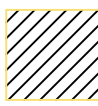


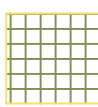
EXISTING WALL AREA
 MAIN HOUSE AND FOUNDATION - 892 sq/ft
 SCREEN PORCH - 126 sq/ft

 TOTAL - 1018 sq/ft

EXISTING WALL DEMO AREA
 REMOVE WINDOW - 9 sq/ft
 DEMO SCREEN PORCH - 126 sq/ft

 TOTAL - 135 sq/ft

DCOD LEGEND

-  EXISTING WALL AREA
-  SURFACE AREA OF FORMER EXTERIOR WALL BEHIND ADDITION COUNTED FOR DEMOLITION
-  NEW OR ENLARGED OPENING AREAS IN THE EXTERNAL WALL COUNTED FOR DEMOLITION
-  EXISTING OPENING TO BE INFILLED WITH WALL AREA COUNT AS DEMOLITION AS THEY ARE NOT BEING REPLACED IN KIND

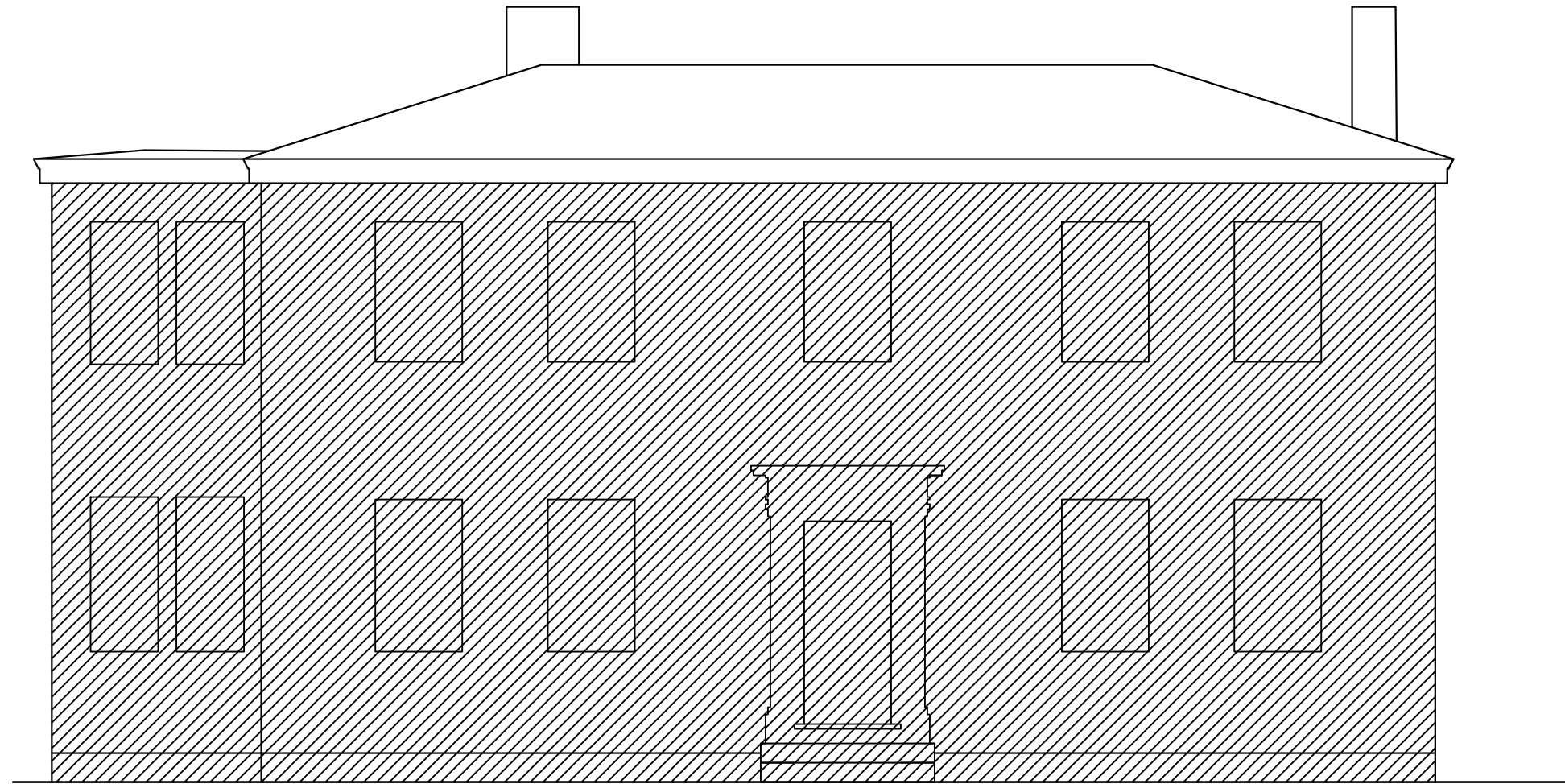
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

1 EXISTING EAST (RIGHT) FACING EXTERIOR ELEVATION DCOD CALCULATION
 SCALE: 1'-0" = 3/16"



MPG homedesign, LLC.
 10 Railroad Street
 Newburyport, MA 01950
 t- (978)255-1515
 e- phin@mpghomedesign.com
 w- www.mpghomedesign.com

**Alexandra Rada
 & Tim Swierzbis**
 311 Merrimac St,
 Newburyport MA 01950

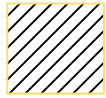


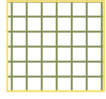


EXISTING WALL AREA 987 SQ/FT

EXISTING WALL AREA
 MAIN HOUSE AND FOUNDATION - 987 sq/ft
 TOTAL - 987 sq/ft

EXISTING WALL DEMO AREA
 NO DEMO - 0
 TOTAL - 0 sq/ft

DCOD LEGEND

-  EXISTING WALL AREA
-  SURFACE AREA OF FORMER EXTERIOR WALL BEHIND ADDITION COUNTED FOR DEMOLITION
-  NEW OR ENLARGED OPENING AREAS IN THE EXTERNAL WALL COUNTED FOR DEMOLITION
-  EXISTING OPENING TO BE INFILLED WITH WALL AREA COUNT AS DEMOLITION AS THEY ARE NOT BEING REPLACED IN KIND

SCHEMATIC DESIGN
 INTENT ONLY
 (NOT FOR CONSTRUCTION)

REVISION NOTES

Issue	Date
DCOD	10-24-2023
ZONING	12-13-2023

Drawn by: MPG
 Project No: 0313
 January 21, 2021

Scale: 1'-0" = $\frac{3}{16}$ "

**NORTH
 EXTERIOR
 ELEVATION
 DCOD CALC.**

D-1.4

1

EXISTING NORTH (FRONT) FACING EXTERIOR ELEVATION DCOD CALCULATION

SCALE: 1'-0" = 3/16"

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
 CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

Exhibit L



Daniel L. Gelinas, MS, PE, SECB

Phone: 978-465-6436

Email: danlg@gelinasstructural.com

579A North End Blvd. | Salisbury, MA 01952-1738 | www.gelinasstructural.com

January 2, 2024

TO:
Alexandra Rada & Tim Swierzbis
311 Merrimac St
Newburyport MA

Copy:
KDJ Contracting
25 Green St, Suite 203
Newburyport, MA 01950

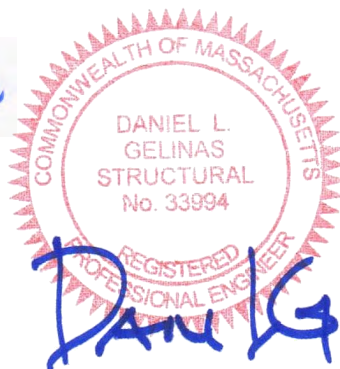
SUBJECT: Existing Porch and Foundation not adequate

Dear Sir / Madam:

After site observations and office analysis, it is Gelinas Structural's opinion that the porch foundation and structural must be removed and replaced in their entirety. There is insufficient structural integrity here to accommodate any change. The existing foundation / structural are not adequate or code compliant as is for the current loadings as well

Very truly yours;

A handwritten signature in blue ink that reads 'Daniel L. Gelinas'.



Job No. 22227

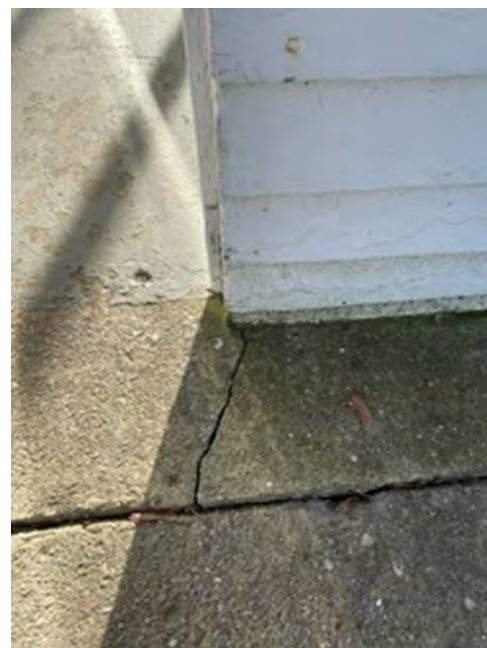
2 Jan, 2024

Daniel L. Gelinas, P.E.

K9a Gelinas Letter Foundation and Framing not adequate Jan 2-2024 job 22227

Exhibit M









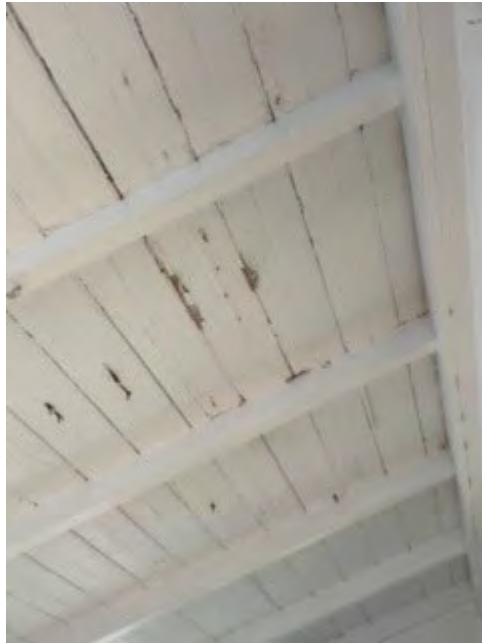




Exhibit N

311 Merrimac St.
View from Street



East (Right) Facing



East (Right) Facing



East (Right) Facing



South (Back) Facing



View from Back



South (Back) Facing

East (Right) Facing



West (Left) Facing



West (Left) Facing



West (Left) Facing



View of West (Left)
from Back



View from Back



View from Back



313 Merrimac



313 Merrimac

315 Merrimac



307 - 309 Merrimac
(From Google Maps)



307 - 309 Merrimac



307 - 309 Merrimac
(View from 311 Merrimac Backyard)



342 Merrimac



346 Merrimac

342 Merrimac

344 Merrimac



346 Merrimac

344 Merrimac



342 Merrimac

340 Merrimac



338 Merrimac

