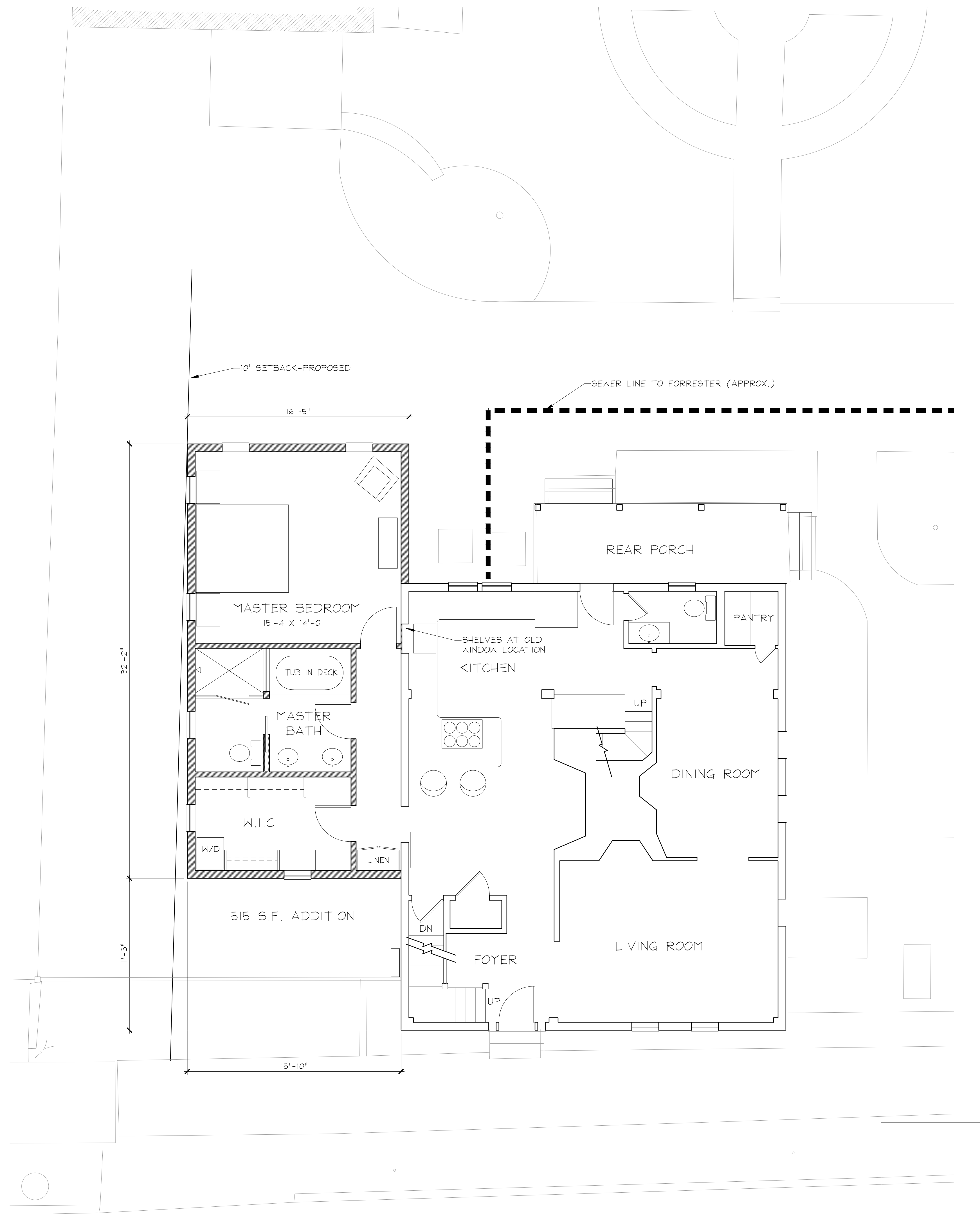


143 S.F. ADDITION
(ATTIC STORAGE)

SECOND FLOOR PLAN



FIRST FLOOR PLAN

BENJAMIN NUTTER ARCHITECTS, LLC
POST OFFICE BOX 254
TOPSFIELD, MASSACHUSETTS 01963
T: 978.887.9836 BENJAMINNUTTER.COM

DRAWN BY:
DS

PRINTS MADE:
APRIL 29, 2021

CONCEPT 2.0 PLANS
SCALE: 1/4" = 1'-0"

ALTERATIONS & ADDITIONS FOR
RUSSO RESIDENCE
316 HIGH ST
NEWBURYPORT, MA

C2.0



EXISTING
-NO CHANGES

PROPOSED

REAR ELEVATION



EXISTING
-NO CHANGES

PROPOSED

NO CHANGE AT
EXISTING PORCH

FRONT ELEVATION (FORRESTER STREET)



MEAN ROOF HEIGHT-EXISTING

MEAN ROOF HEIGHT-PROPOSED ADDITION

23'-4"

15'-1"

PROPOSED
SECOND FLOOR PLAN

EXISTING
-NO CHANGES

LEFT SIDE ELEVATION



PROPOSED

EXISTING
-NO CHANGES

FRONT ELEVATION (HIGH STREET)

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CONCEPT 2.0 ELEVATIONS
SCALE: 1/4" = 1'-0"

ALTERATIONS & ADDITIONS FOR
RUSSO RESIDENCE
316 HIGH ST
NEWBURYPORT, MA

C2.1



REAR ELEVATION EXISTING
WALL AREA: 484 S.F.
OUTLINED IN RED

REAR ELEVATION



RIGHT SIDE EXISTING
WALL AREA: 753 S.F.
OUTLINED IN RED

FRONT ELEVATION (FORRESTER STREET)



LEFT SIDE EXISTING
WALL AREA: 753 S.F.
OUTLINED IN RED

LEFT SIDE ELEVATION



FRONT ELEVATION EXISTING
WALL AREA: 484 S.F.
OUTLINED IN RED

FRONT ELEVATION (HIGH STREET)

EXTERIOR WALL AREA CALCULATION:

- EXISTING EXTERIOR WALL AREA: 2,474 S.F.
- EXTERIOR WALL PROPOSED DEMO: 332 S.F.
- % OF PROPOSED DEMO: 13.4%