

MAP 43, LOT 8
N/F LANDS OF
RICHARD E. KAPLAN &
DAVID E. KAPLAN
TRUSTEES OF THE PORT PLAZA
REALTY TRUST
BK. 7258, PG. 588

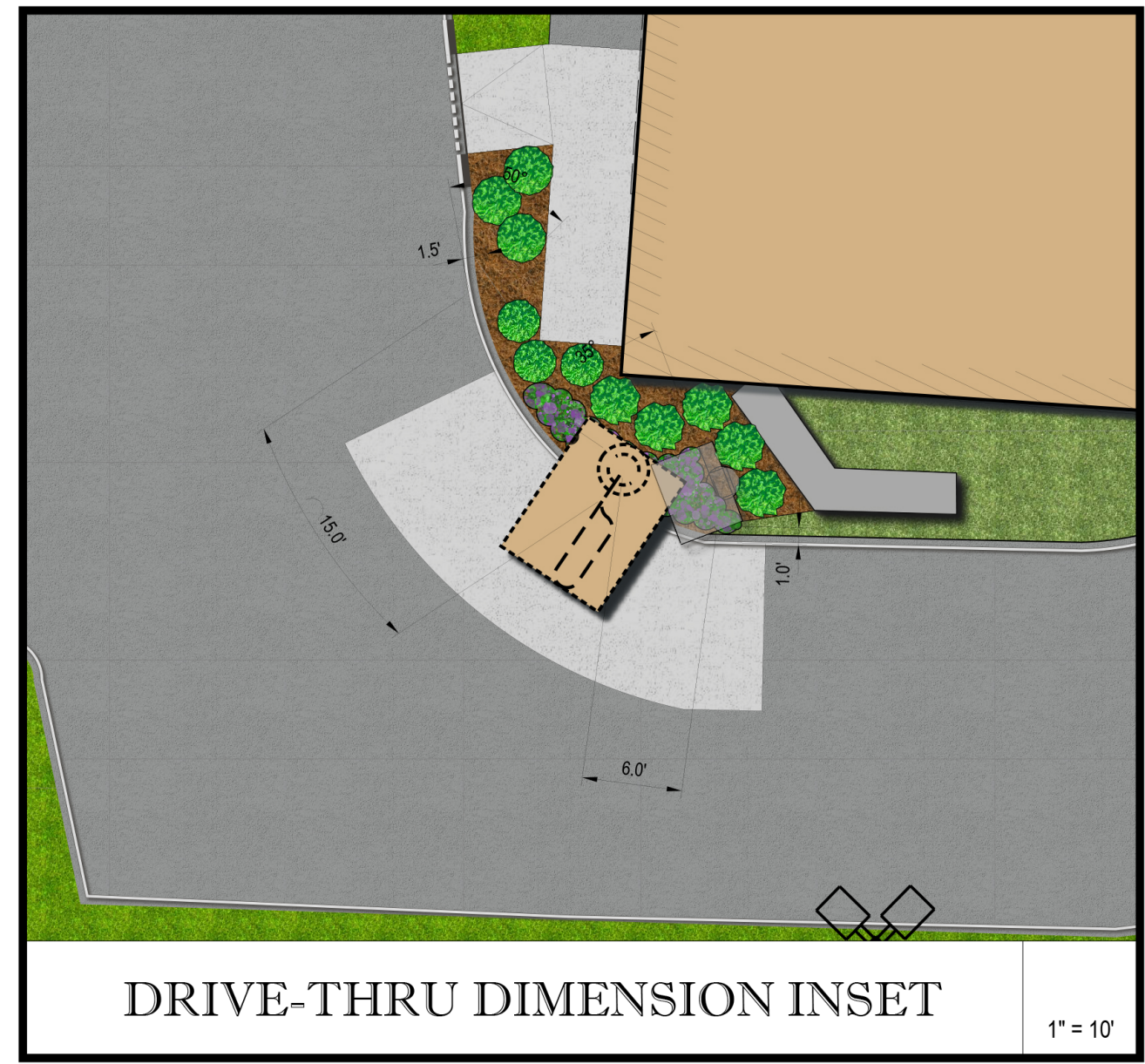
MAP 43, LOT 7
N/F LANDS OF
RICHARD E. &
DAVID E. KAPLAN TRUST
BK. 19276, PG. 446
#35 STOREY AVENUE

MAP 43, LOT 8C
N/F LANDS OF
PORT PLAZA
REALTY TRUST
BK. 7258, PG. 588
LEASED BY
MCDONALD'S CORP
BK. 27180, PG. 296

1 STORY
MASONRY BUILDING
"MCDONALD'S"
BLDG HT=18.2'
BFA=4,631± SF
(SEE DETAIL)

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N/F LANDS OF
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REALTY TRUST
BK. 7258, PG. 588

STOREY AVENUE
(AKA ROUTE 113)
(PUBLIC-VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



LAND USE / ZONING INFORMATION & NOTES

- APPLICANT / OWNER:
MCDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090
- PARCEL:
MAP 43, LOT 8C
37 STOREY AVENUE
CITY OF NEWBURYPORT
ESSEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS DISTRICT (B-1) - FAST FOOD, CARRY OUT (PERMITTED BY RIGHT)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	27,314 SF *	NO CHANGE
MIN. STREET FRONTAGE	120 FT.	125 FT. *	NO CHANGE
MAXIMUM LOT COVERAGE	30%	17.4% *	17.1% *
MIN. FRONT SETBACK	25 FT.	38.4 FT. *	NO CHANGE
MIN. SIDE SETBACK	25 FT.	27.2 FT. *	NO CHANGE
MIN. REAR SETBACK	25 FT.	19.5 FT. (E) *	20.9 FT. (E) *
MAX. BUILDING HEIGHT	30 FT.	1 STORY (< 30 FT.)	1 STORY (< 30 FT.)
PARKING SPACES	26	34	NO CHANGE
PARKING CRITERIA (9x18)	- FAST FOOD/CARRY OUT: 5.5 SPACES PER 1000 SF GROSS FLOOR AREA OR - PER 4 SEATS, WHICHEVER IS GREATER [4631 SF / 1000 SF] = 5.5 SPACES = 26 SPACES		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES = 1 / 6 SPACES		

(E)- EXISTING NON-COMFORMANCE
* - PER LEASE LINE/AREA

REV	DATE	DESCRIPTION
1	10/16/20	PER CLIENT COMMENTS
2	07/14/21	PER ADJACENT RETAIL FEATURES
3	08/24/21	PER LANDLORD COMMENTS

MARK.M. WIXTED
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41700

McDonald's
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION
BOSTON REGION
110 N. CARPENTER STREET
CHICAGO, IL 60607

PLAN APPROVALS
SIGNATURE
DATE
APPROVED MCDONALD'S AGENT

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN
PROGRAM MANAGEMENT PERMITTING SERVICES
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

◆ UPRSTATE NEW YORK
◆ NEW ENGLAND
◆ BOSTON, MA
◆ NEW YORK, NY
◆ NEW YORK METRO
◆ NORTHERN NEW JERSEY
◆ SOUTHERN NEW JERSEY
◆ PHILADELPHIA, PA
◆ PITTSBURGH, PA
◆ LEHIGH VALLEY, PA
◆ SOUTHEASTERN, PA
◆ REHOBOTH BEACH, DE
◆ BALTIMORE, MD
◆ SOUTHERN MARYLAND
◆ NORTHERN VIRGINIA
◆ LEHIGH VALLEY, PA
◆ RALEIGH, NC
◆ WASHINGTON, DC
◆ CHARLOTTE, NC
◆ ATLANTA, GA
◆ TAMPA, FL
◆ CENTRAL VIRGINIA
◆ SOUTH FLORIDA
◆ DALLAS, TX

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

COMPLIANCE CHECK _____ DATE _____

CONSTRUCTION CHECK _____ DATE _____

CONSTRUCTION CHECK _____ DATE _____

PROJECT No.: M182005

CAD I.D.#: M182005_ss0.dwg

PERMIT PLAN
STREET ADDRESS
37 STOREY AVENUE

CITY NEWBURYPORT STATE MASSACHUSETTS

COUNTY ESSEX

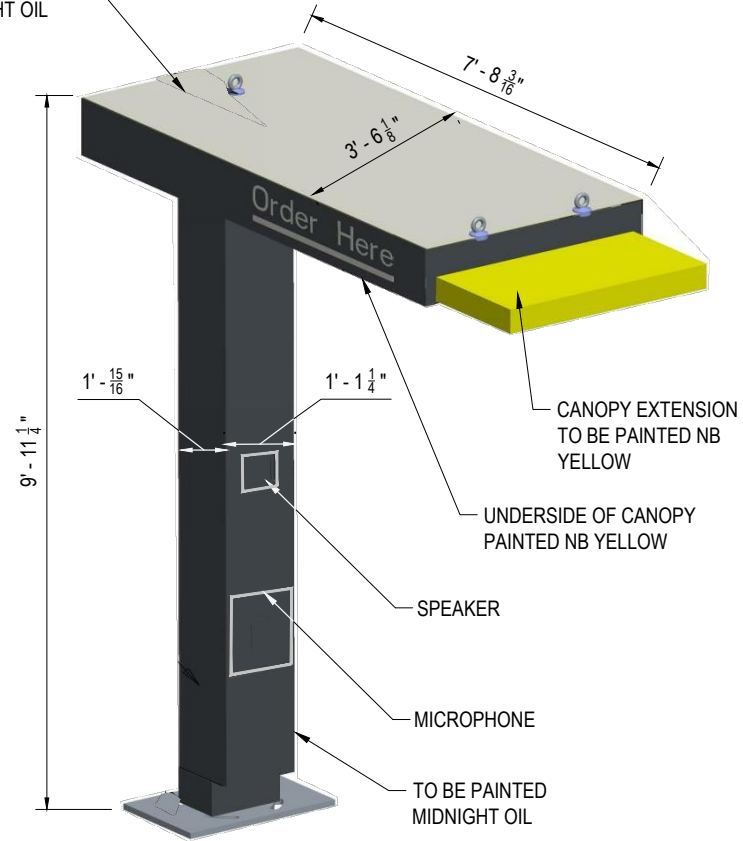
SITE I.D. 20-0305 PLAN DESCRIPTION SITE PLAN

STATUS	DATE	BY
DRAWN BY:	03/05/20	DJF
PLAN CHECKED	07/14/21	WL
AS-BUILT		
SHEET NO.	C-4 OF 8	

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TOP PORTION OF PLATE
TO BE PAINTED
MIDNIGHT OIL



(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR.
CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

CUSTOMER ORDER SPEAKER/CANOPY DETAIL

N.T.S.



Front Elevation



Rear Elevation



Non-Drive-Thru Side Elevation

Materials Legend	
	E.I.F.S. (Main Building) "Chelsea Gray" by Benjamin Moore
	E.I.F.S. (Brand Wall Accent) "Iron Mountain" by Benjamin Moore
	Brick Existing brick
	Aluminum Canopy (Prefinished Metal) White
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Aluminum Trellis (Prefinished)
	Metal (Coping)



Drive-Thru Side Elevation

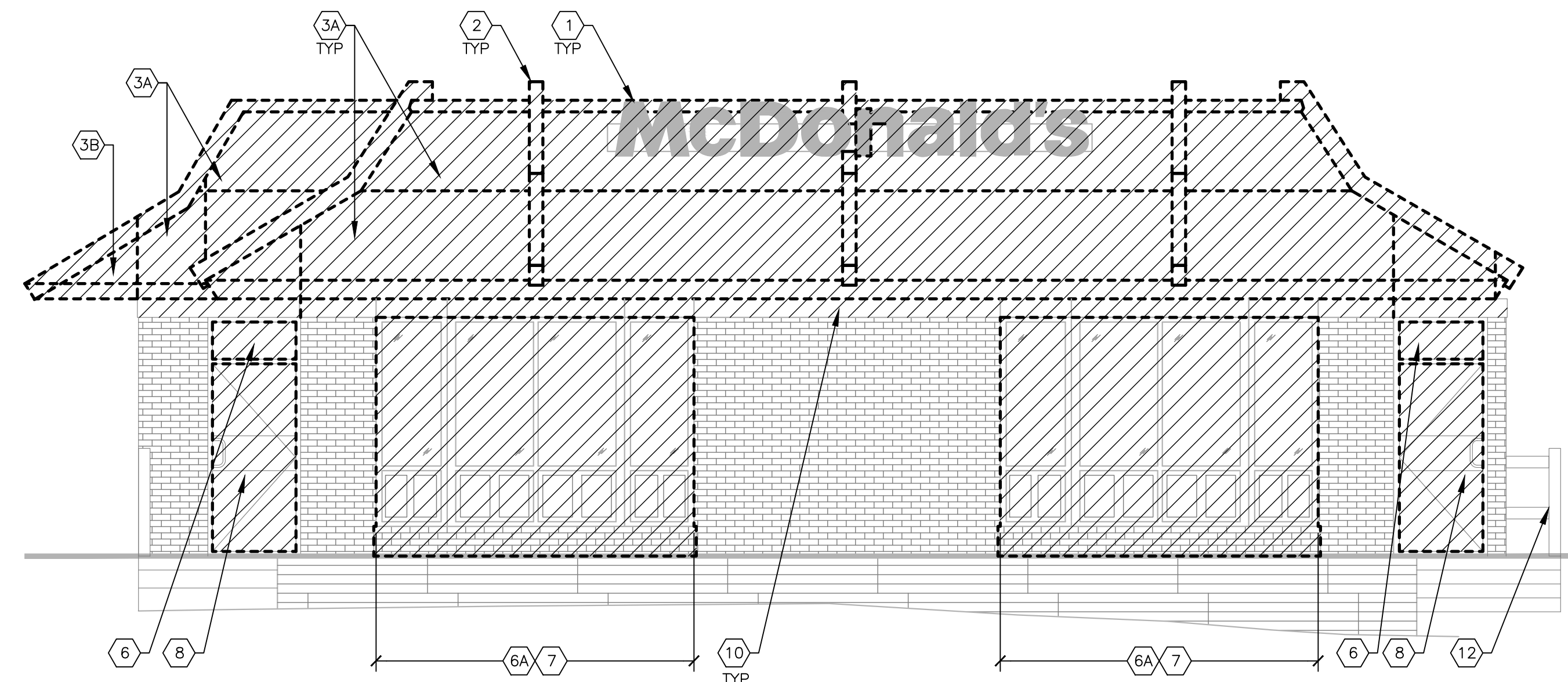
T/ EXIST. MANSARD
ELEV. +16'-4 1/2" (V.I.F.)

B/ EXIST. MANSARD
ELEV. +9'-3" (V.I.F.)

T/ EXIST. STOREFRONT
ELEV. +8'-7" (V.I.F.)

B/ EXIST. STOREFRONT
ELEV. +1'-1" (V.I.F.)

T/ FINISH FLOOR
ELEV. +0'-0"



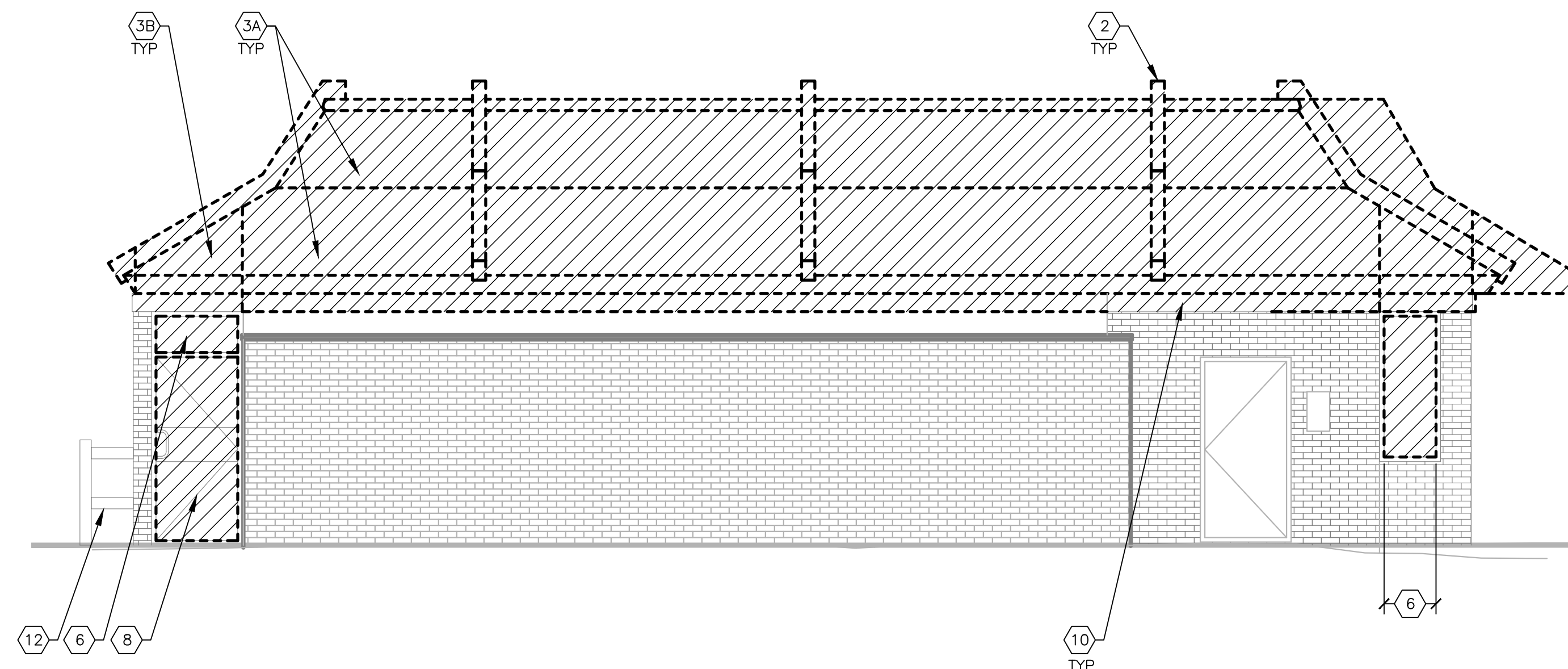
1 FRONT ELEVATION
D2.1 1/4" = 1'-0"

T/ EXIST. MANSARD
ELEV. +16'-4 1/2" (V.I.F.)

B/ EXIST. MANSARD
ELEV. +9'-3" (V.I.F.)

T/ EXISTING COOLER
ELEV. +7'-8 1/2" (V.I.F.)

T/ FINISH FLOOR
ELEV. +0'-0"



2 REAR ELEVATION
D2.1 1/4" = 1'-0"

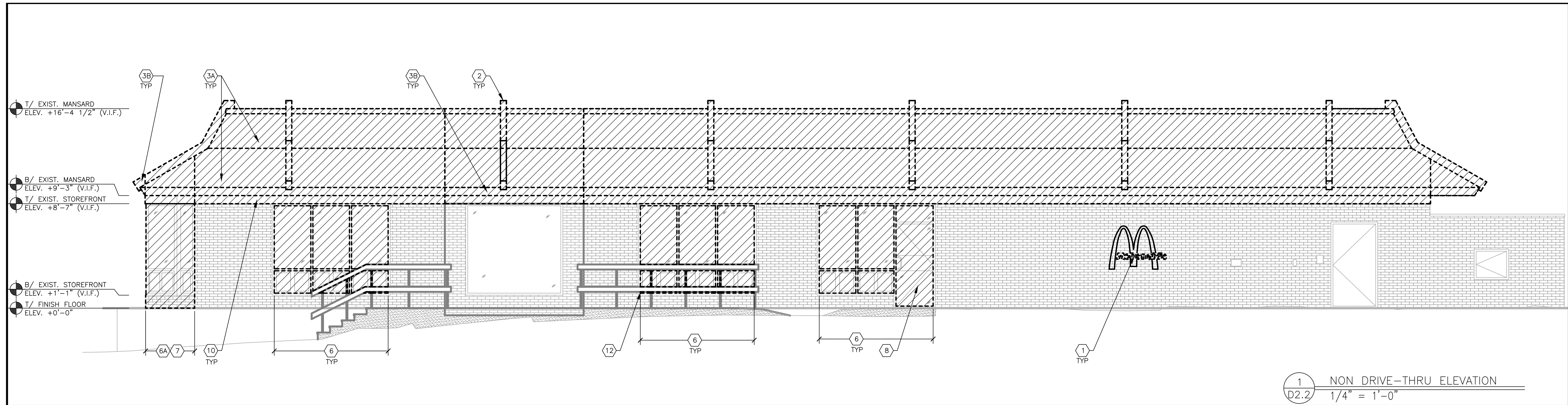
DEMOLITION KEYNOTES (NOT ALL KEY NOTES MAY BE USED)

- | | |
|--|---|
| 1 REMOVE EXISTING SIGNAGE AND ALL ASSOCIATED HARDWARE; PATCH/REPAIR EXTERIOR WALL IN KIND. | 7 REMOVE EXISTING WALL CONSTRUCTION DOWN TO 8" BELOW SLAB OR GRADE AS APPLICABLE. |
| 2 REMOVE EXISTING MANSARD LIGHT BEAMS | 8 REMOVE EXISTING DOOR AND ANY ASSOCIATED HARDWARE. EXISTING STOREFRONT FRAMING TO REMAIN |
| 3A REMOVE EXISTING ROOFING AT LOWER AND UPPER PORTION OF DOUBLE MANSARD ROOF | 9 NOT USED |
| 3B REMOVE PORTION OF EXISTING MANSARD PROJECTION. ALIGN REMOVAL WITH EXISTING WALL BELOW | 10 REMOVE EXISTING FRIZE BOARDS BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND |
| 4 REMOVE EXISTING DRIVE THRU WINDOW | 11 NOT USED |
| 5 REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOW, WALLS AND DOORS | 12 EXISTING GUARDRAIL TO REMAIN |
| 6 REMOVE EXISTING GLAZING, MUNTINS (WHERE APPLICABLE) AND/OR PANEL; EXISTING STOREFRONT FRAMING TO REMAIN. | |
| 6A REMOVE EXISTING GLAZING PANEL AND STOREFRONT FRAMING | |

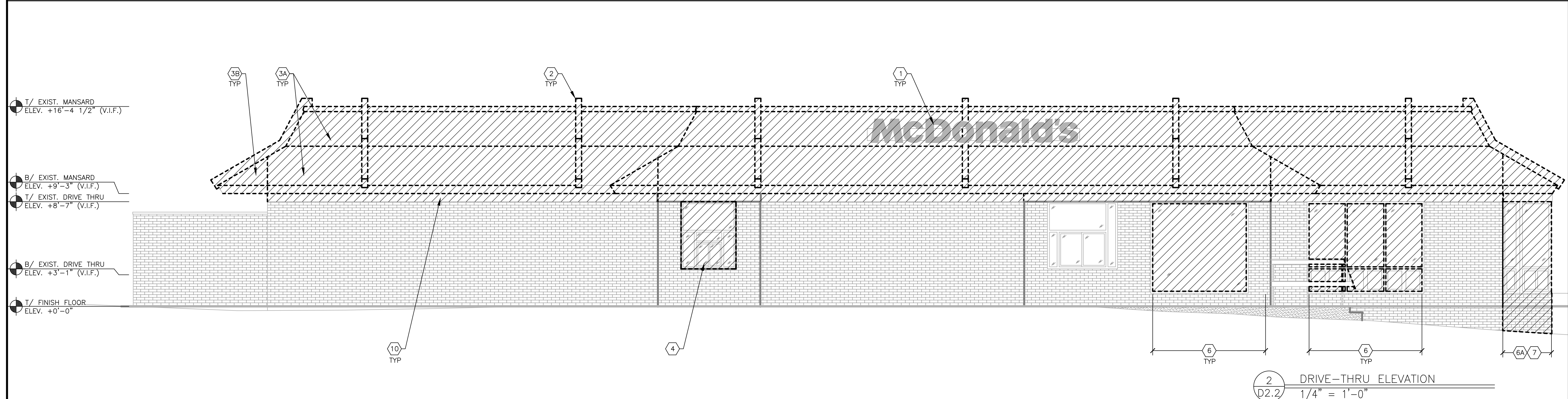
LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXTENT OF EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN

PREPARED BY:	CORE STATES GROUP	REV	DATE	DESCRIPTION
PREPARED FOR:	McDonald's USA, LLC			
DRAWN BY:	T. BALEONTIN			
STD ISSUE DATE:	AUGUST 2018			
REVIEWED BY:	J.VRCHOVA			
DATE ISSUED:	4/27/18			
S.S.G. PROJECT #	MCD.23868			
TITLE	MRP PROGRAM LOW VOLUME			
DESCRIPTION	EXISTING WOOD WALL CONSTRUCTION WITH BRICK VENER			
SITE ID	020-0305			
SITE ADDRESS	FRONT, ENTRY			
	37 STOREY AVE			
	NEWBURYPORT, MA 01950			
SHEET NO.	D2.1			
	DEM. ELEVATIONS			



1 NON DRIVE-THRU ELEVATION
 D2.2 1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
 D2.2 1/4" = 1'-0"

DEMOLITION KEYNOTES (NOT ALL KEY NOTES MAY BE USED)

- | | |
|--|--|
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LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXTENT OF EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN

PREPARED BY:	T. BALEONTIN	DATE:	AUGUST 2018
REVIEWED BY:	J.VRCHOJA	DATE ISSUED:	4/27/18
PROJECT #:	MCD.23568	C.S.G. PROJECT #:	MCD.23568
PREPARED FOR:	McDonald's USA, LLC	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.	
TITLE:	MRP PROGRAM LOW VOLUME	DESCRIPTION:	EXISTING WOOD WALL CONSTRUCTION WITH BRICK VENER
SHEET NO.:	D2.2	DEMOS. ELEVATIONS	
SITE ADDRESS:		NEWBURYPORT, MA 01950	

