

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Address: _____

Map and Lot(s): _____ Zoning District: _____

Book and Page(s): _____

Owner(s) Name: _____

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|---|---|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| ___ Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G) |
| ___ Upward Extension | ___ FAR |
| ___ Open Space | ___ Footprint Expansion |
| ___ Height | ___ Height Increase |
| ___ Lot Area | |
| ___ Use | |

Description of request:

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT for NON-CONFORMITIES

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area			
Frontage			
Height*			
Lot Coverage (%)**			
Open Space (%)***			
Front Setback			
Side A Setback			
Side B Setback			
Rear Setback			
Parking Spaces			
FAR****			

*Height is measured to median roof line.

**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

 Owner (if different)

To whom it may concern,

I Martin Derek Salka as the current owner of 4 Hart Rd. Newburyport, MA approve MFG Ventures LLC filing a Zoning Application for special permit of non-conformities.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Derek Salka", with a long horizontal flourish extending to the right.

Martin Derek Salka

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# _____

Name: _____

Address: _____ Zoning District(s): _____

Request: _____

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width
- Front Yard
- Side Yard
- Rear Yard

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Newburyport Zoning Administrator

Date

4 HART RD

Location 4 HART RD

MBLU 110/ 16/ //

Owner SALKA M DEREK

Assessment \$389,000

PID 7168

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$109,500	\$279,500	\$389,000

Owner of Record

Owner	SALKA M DEREK	Sale Price	\$185,000
Co-Owner	KATRINA L ARMENTROUT J/T	Certificate	
Address	4 HART RD NEWBURYPORT, MA 01950	Book & Page	15645/0395
		Sale Date	04/30/1999
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SALKA M DEREK	\$185,000		15645/0395	00	04/30/1999
BRIDGES BRUCE E. JR.	\$128,000		12147 0581	1A	09/30/1993
BRIDGES BRUCE E	\$0		6268/ 372		08/12/1976

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 912

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle

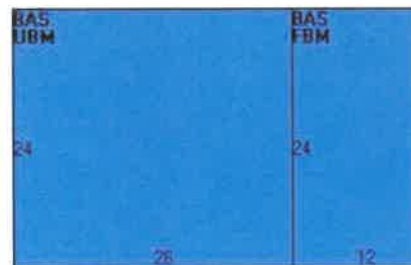
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/0100\83/01.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/7168_7357.jpg)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FBM	Basement, Finished	288	0
UBM	Basement, Unfinished	624	0
		1,824	912

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1019
 Description SINGLE FAM

Depth 0
 Assessed Value \$279,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			180 S.F.	\$1,200	1
SHD1	SHED FRAME			160 S.F.	\$1,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$96,800	\$279,500	\$376,300

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4 Hart Road, Newburyport MA 01950

Written Memo addressing Special Permit for Non-Conformities.

1. The existing use of the land is a single-family residence, the proposed use is also a single-family residence.
2. The existing property does not conform to the front yard set-back. The current home sits 21 feet from the property line and roughly 34 feet from the street. All other set-backs are conforming.
3. The proposed extension does bring the front yard set back closer to the street. Current set back is 21 feet, proposed cantilevered second floor and first floor window bumps outs will be set 18.9 feet.
4. The proposed set back at 18.9 feet still falls at the average of the neighborhood (see included neighborhood plot plan). Thus, not being detrimental to the neighborhood. The upward extension does increase the size of the property, but still roughly at same height as 2 Hart Road. Roughly 2 feet give or take higher than neighboring home (see included image). Thus, not creating any detrimental height to the neighborhood.

NOTES:

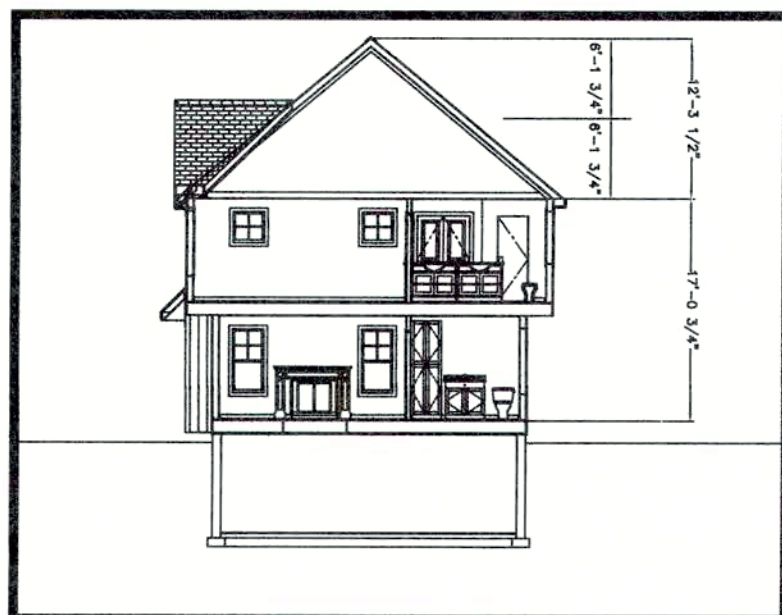
1. FIELD SURVEY PERFORMED: JUNE 18, 2020.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0108F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. ALL MEASUREMENTS TO BUILDINGS ARE MEASURED TO EXTERIOR SIDING.
6. ARCHITECTURAL DESIGN PROVIDED BY RESIDENTIAL DESIGN SOLUTIONS BY LISA MELVIN LLC

OWNER/APPLICANT:

DEREK SALKA (OWNER)
 MFC VENTURES LLC (APPLICANT)
 DEED BOOK 15645 PAGE 395
 ASSESSOR'S MAP 110 LOT 16

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS
 BK 15645 PG 395 (DEED)
- PLAN BK 95 PL 82
 PLAN BK 204 PL 30

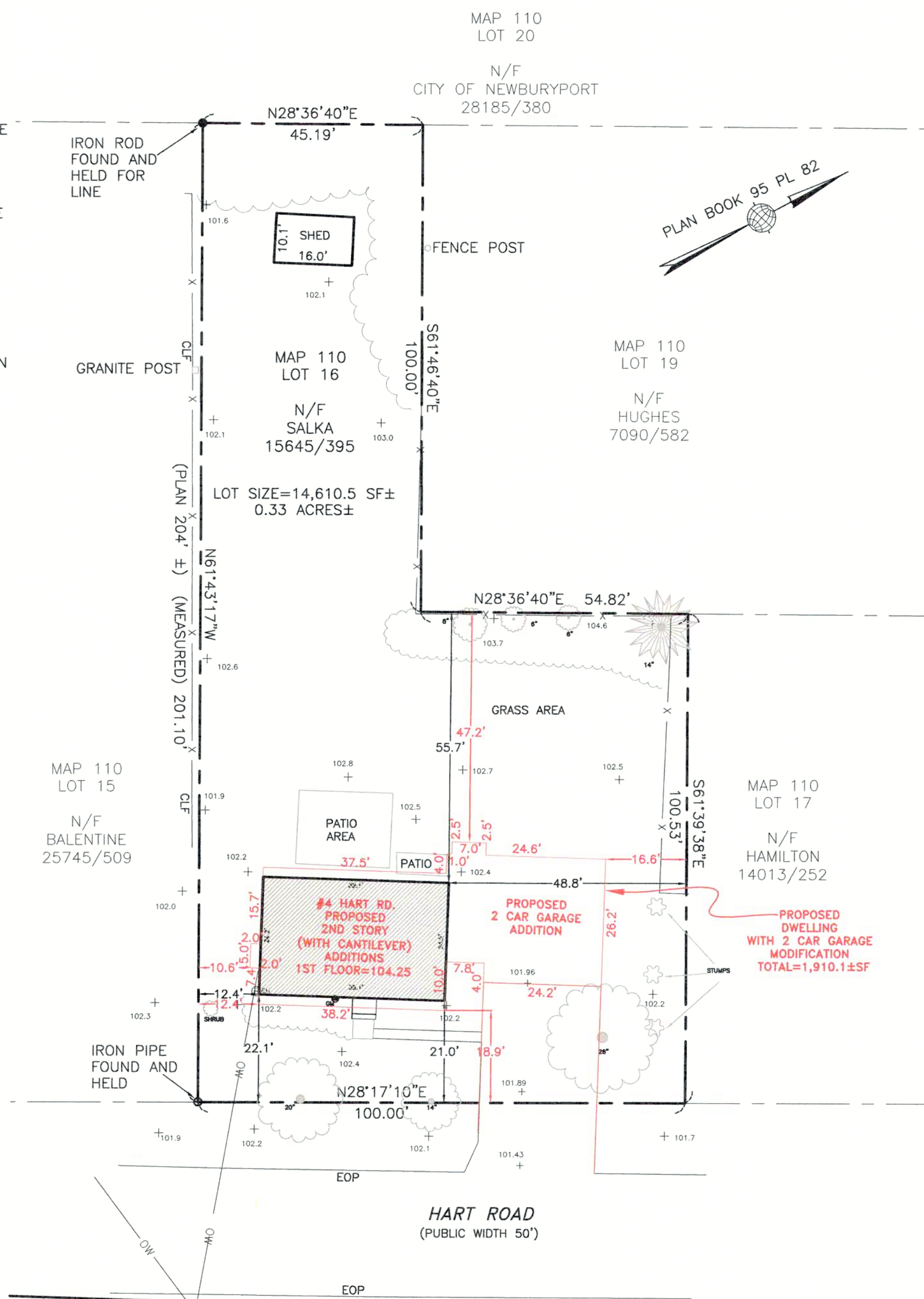
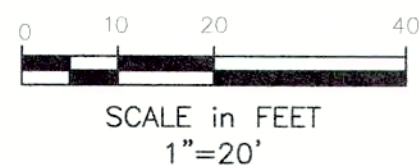


ELEVATION VIEW N.T.S.

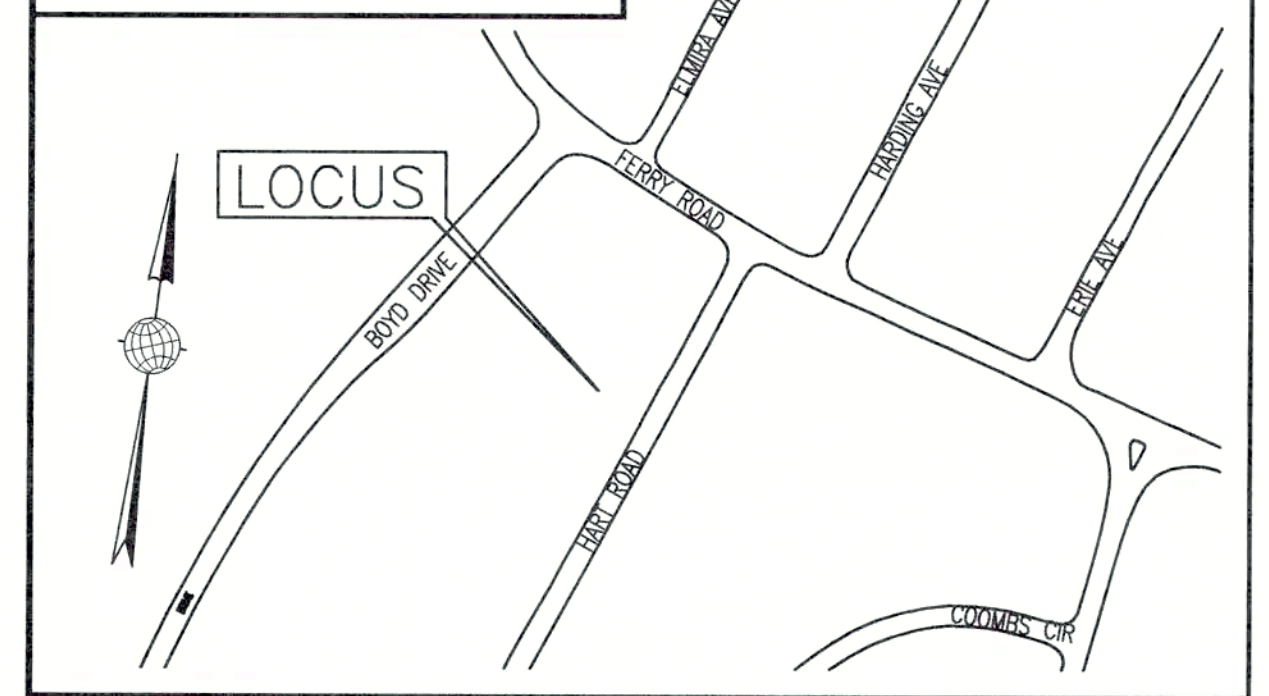
ZONING:

RESIDENTIAL 2 (R2)

REQUIRED:	EXISTING:	PROPOSED
LOT AREA=10,000 sf	14,610.5 SF±	14,610.5 SF±
FRONTAGE=90'	100.0'	100.0'
MIN. FRONT SETBACK=25'	21.0'	18.9'
MIN. SIDE SETBACK=10'	(L)12.4' / (R)48.8'	(L)10.6' / (R)16.6'
MIN. REAR SETBACK=25'	55.7'	47.2'
BUILDING HEIGHT=35' MAX	12.0'±	23'-2 1/2"± (23.2'±)
LOT COVERAGE=25% (BLDG ONLY)	7.41%	14.2%
OPEN SPACE=40%	87.46%	81.81%



NEWBURYPORT



LOCUS MAP N.T.S.

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY.

Edward Dixon
 EDWARD DIXON
 No. 34304
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 6-30-2020

**PROPOSED PLOT PLAN
 4 HART ROAD
 IN
 NEWBURYPORT, MASSACHUSETTS
 ESSEX COUNTY**

PREPARED FOR:
 MFC VENTURES LLC

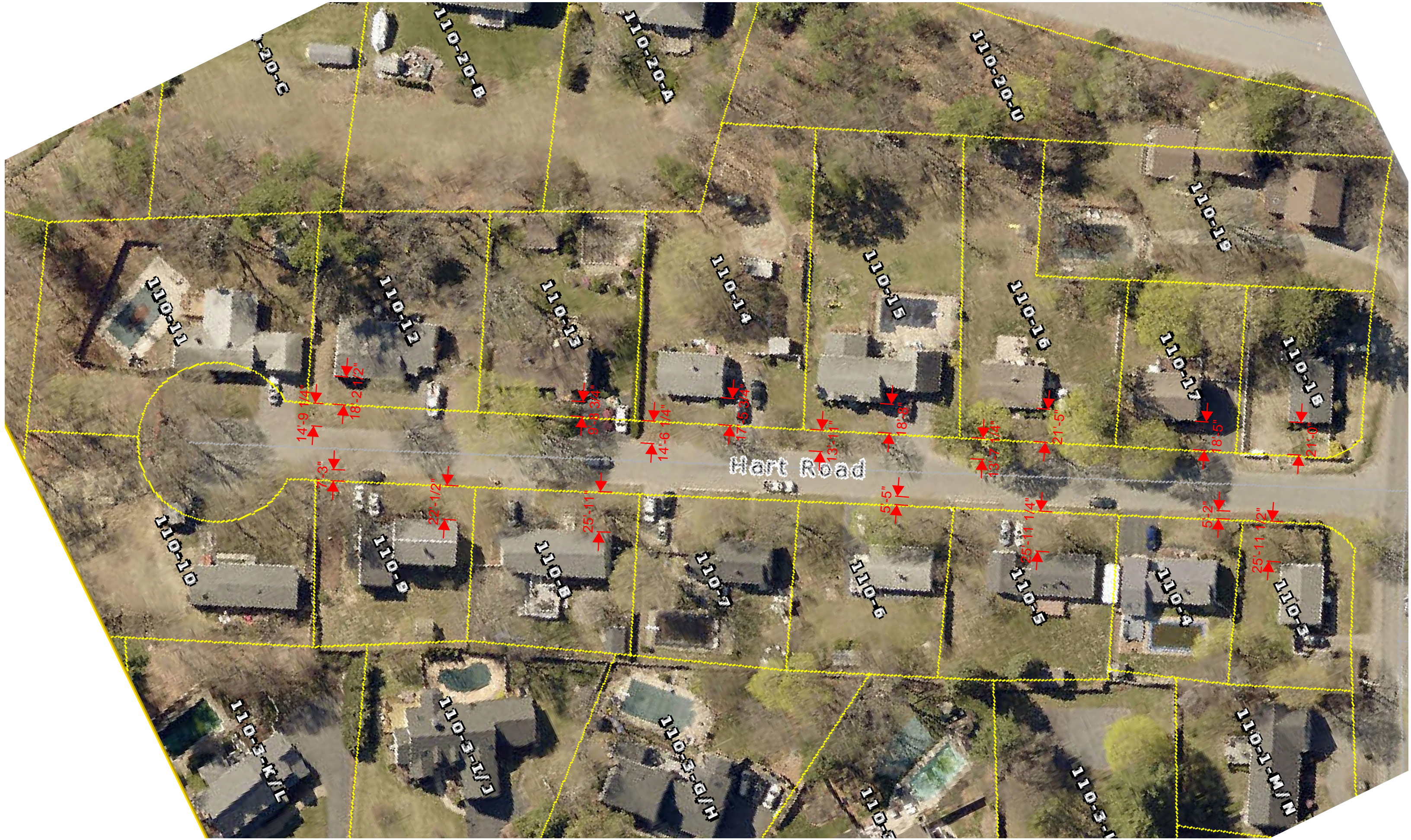
PREPARED BY:
HANCOCK ASSOCIATES

ONE HARRIS STREET
 SUITE 3
 NEWBURYPORT, MA
 01950

Civil Engineers
 Land Surveyors
 Wetland Scientists
 TEL: 978-465-9992
 www.hancockassociates.com

RESEARCH: CHA
FIELD: CHA/AAM
CALCULATION: CHA
DRAFTING: CHA
CHECK: EDX
PROJ. MANAGER: EDX
DATE: JUNE 23, 2020
HANCOCK JOB# 23699
CRD FILE 23699CPP.CRD
SHEET NO. 1 OF 1

BY:	DESCRIPTION:	DATE:	REV: 1
			REV: 0
DRAWING NO.:			23699CPP.dwg





35'-6 3/4"

2'-7"

8'-0"

28'-10 3/4"

6'-8 1/2"

0'-10"

0'-10"

8'-0"

0'-10"



TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

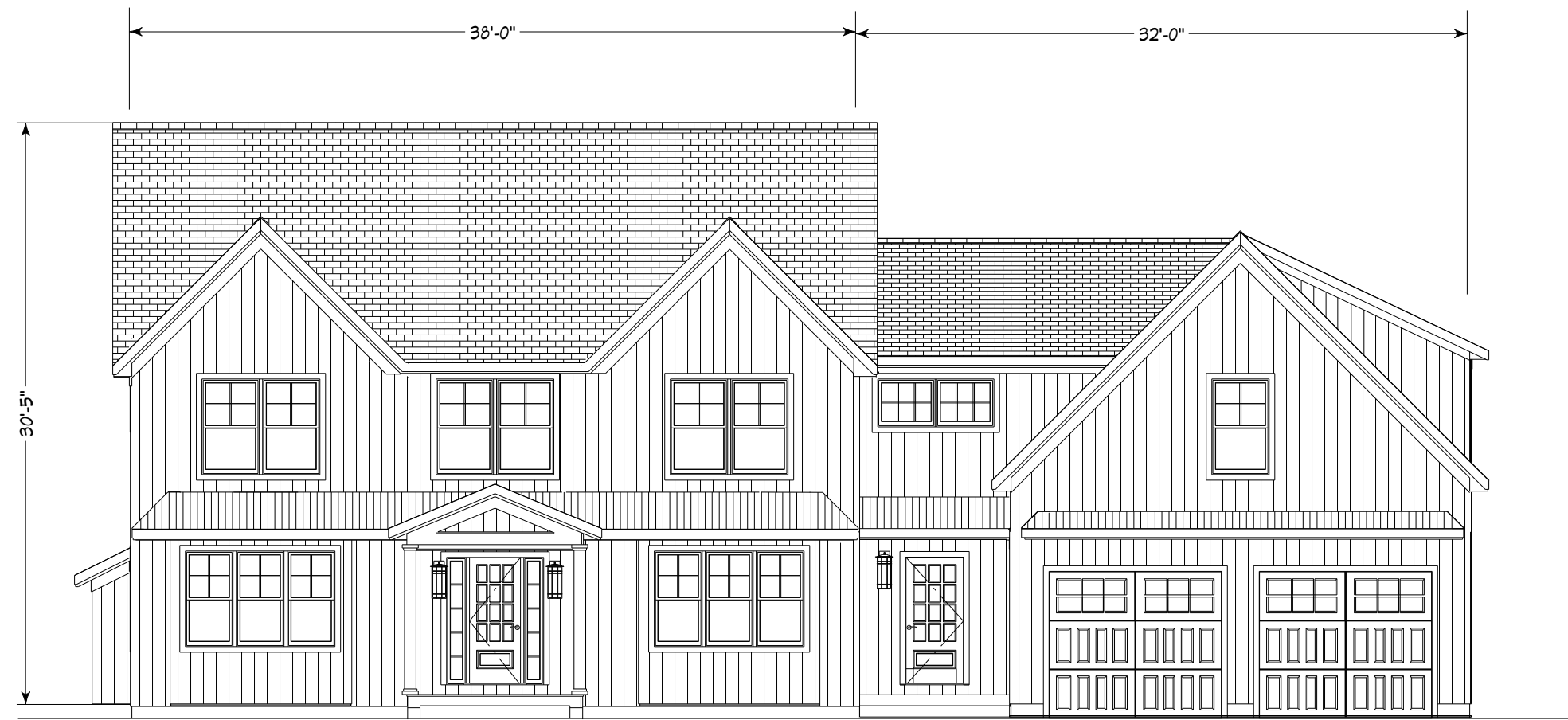
RESIDENTIAL DESIGN SOLUTIONS

BY LISA MELVIN, LLC
 PO BOX 548 MONT VERNON, NH 03057
 603-235-4246
 LMELVIN548@GMAIL.COM

PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA

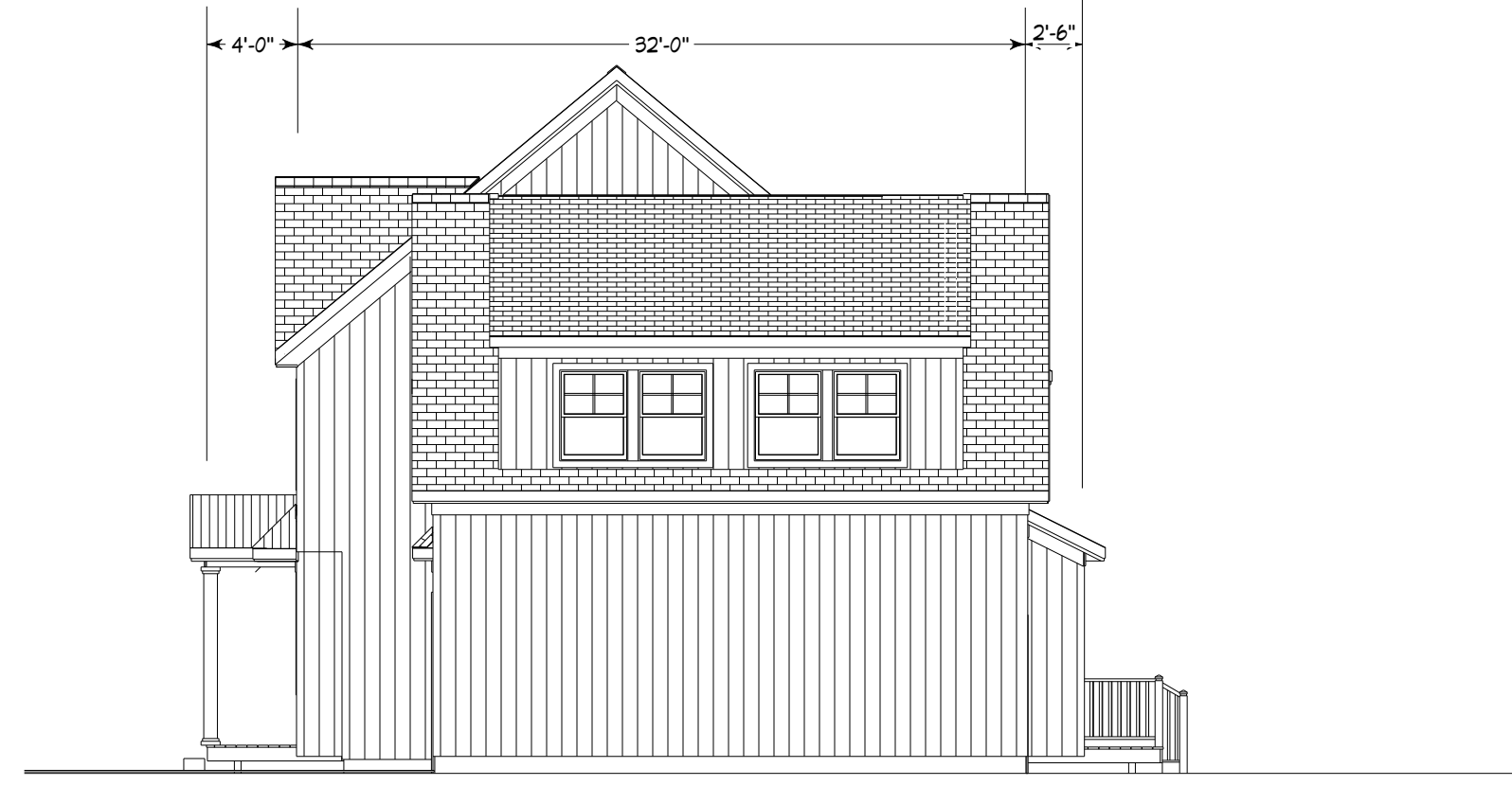
REVISIONS

DATE: 6-27-2020
 SCALE: AS NOTED
 DESIGN BY: L. MELVIN
 JOB NO.: MON-1075



FRONT ELEVATION

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



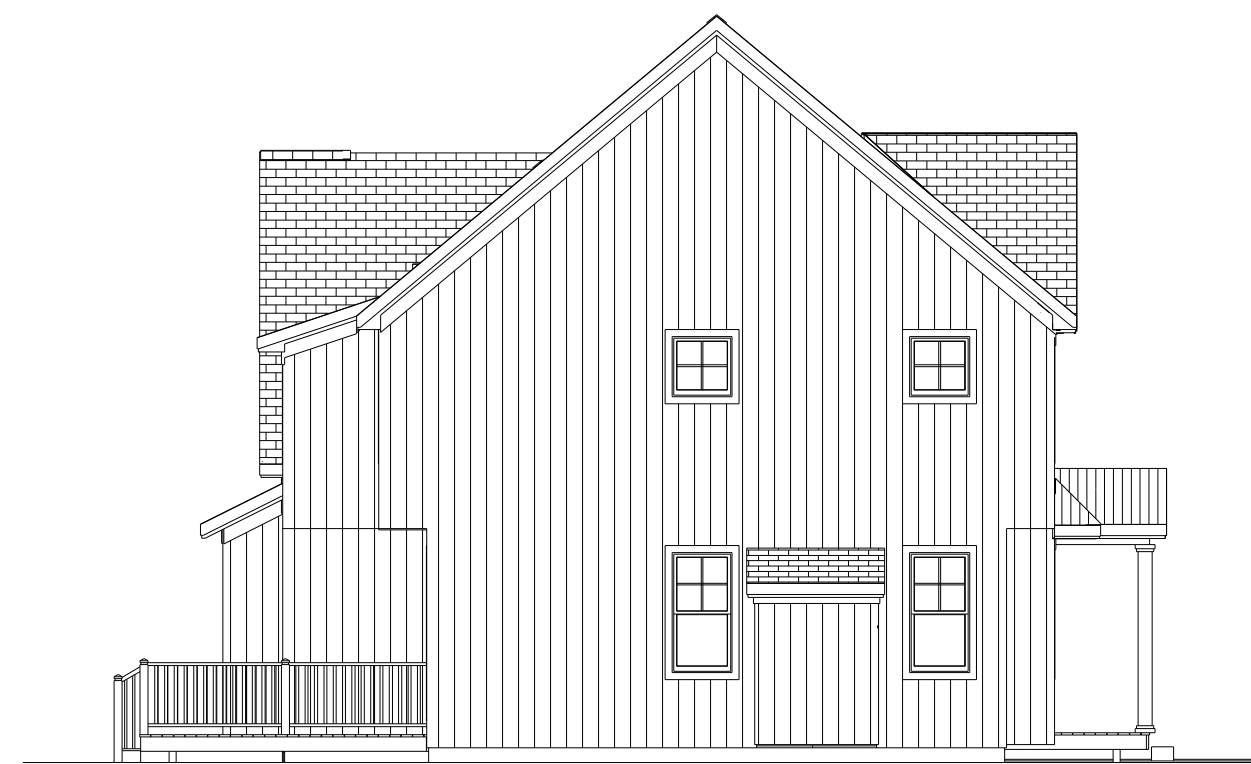
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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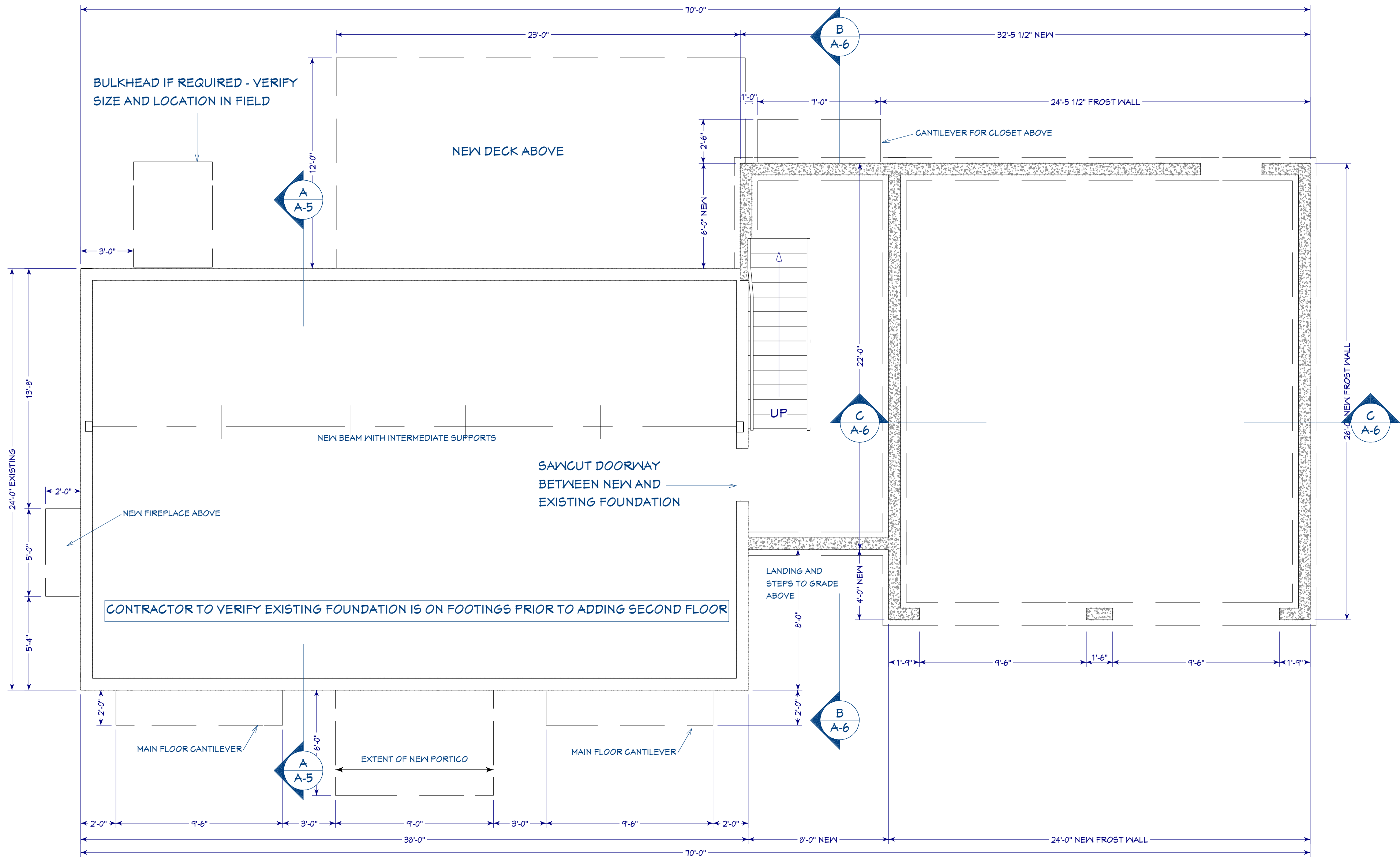
RESIDENTIAL DESIGN SOLUTIONS
 BY LISA MELVIN, LLC
 PO BOX 548 MONT VERNON, NH 03057
 603-235-4246
 LMELVIN548@GMAIL.COM

PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA
PROPOSED ELEVATIONS

REVISIONS

DATE: 7-20-2020
 SCALE: AS NOTED
 DESIGN BY: L. MELVIN
 JOB NO.: MON-1075

A-1



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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 603-235-4246
 LMELVIN548@GMAIL.COM

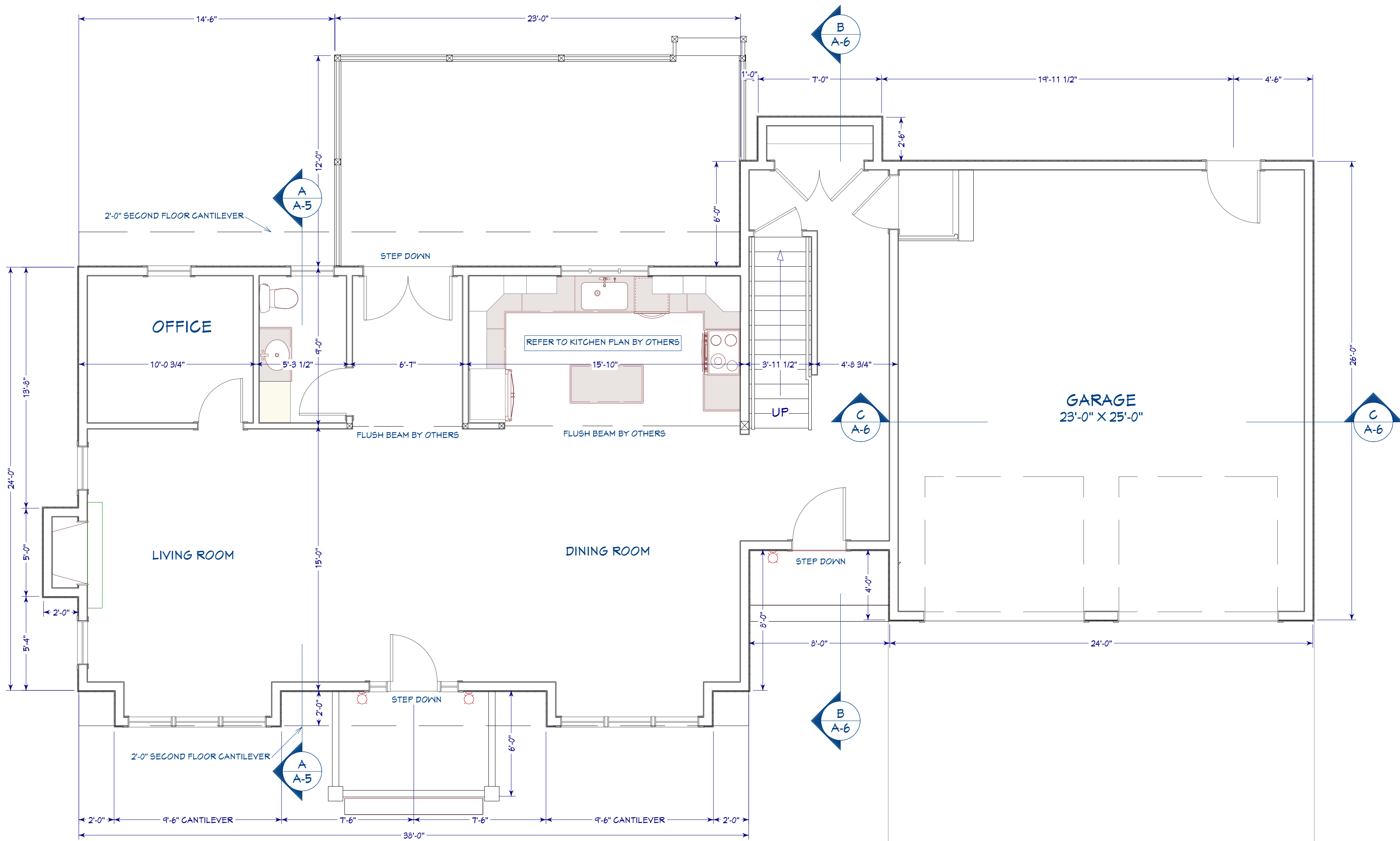
PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA
PROPOSED FOUNDATION PLAN

REVISIONS

DATE:	6-27-2020
SCALE:	AS NOTED
DESIGN BY:	L. MELVIN
JOB NO.:	MON-1075

A-2

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 RESIDENTIAL DESIGN
 SOLUTIONS BY L.L.A.



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

1,146 SQUARE FEET CONDITIONED LIVING SPACE

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

RESIDENTIAL DESIGN SOLUTIONS
 BY LISA MELVIN, LLC
 PO BOX 548 MONT VERNON, NH 03057
 603-235-4246
 LMELVIN548@GMAIL.COM

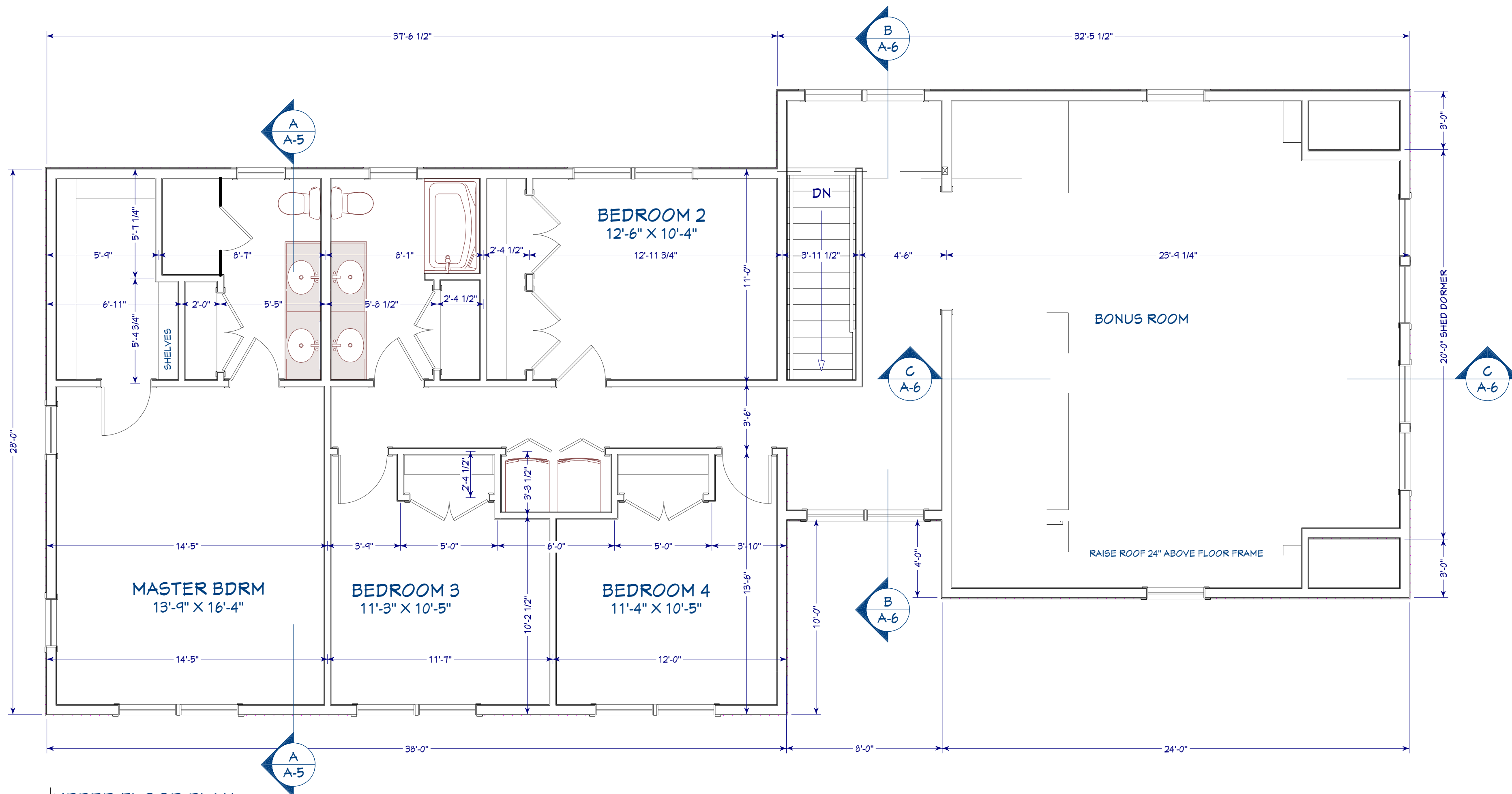
PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA
PROPOSED MAIN FLOOR PLAN

REVISIONS

DATE: 6-27-2020
 SCALE: AS NOTED
 DESIGN BY: L. MELVIN
 JOB NO.: MON-1075

A-3

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UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"
 1,796 SQUARE FEET CONDITIONED LIVING SPACE

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

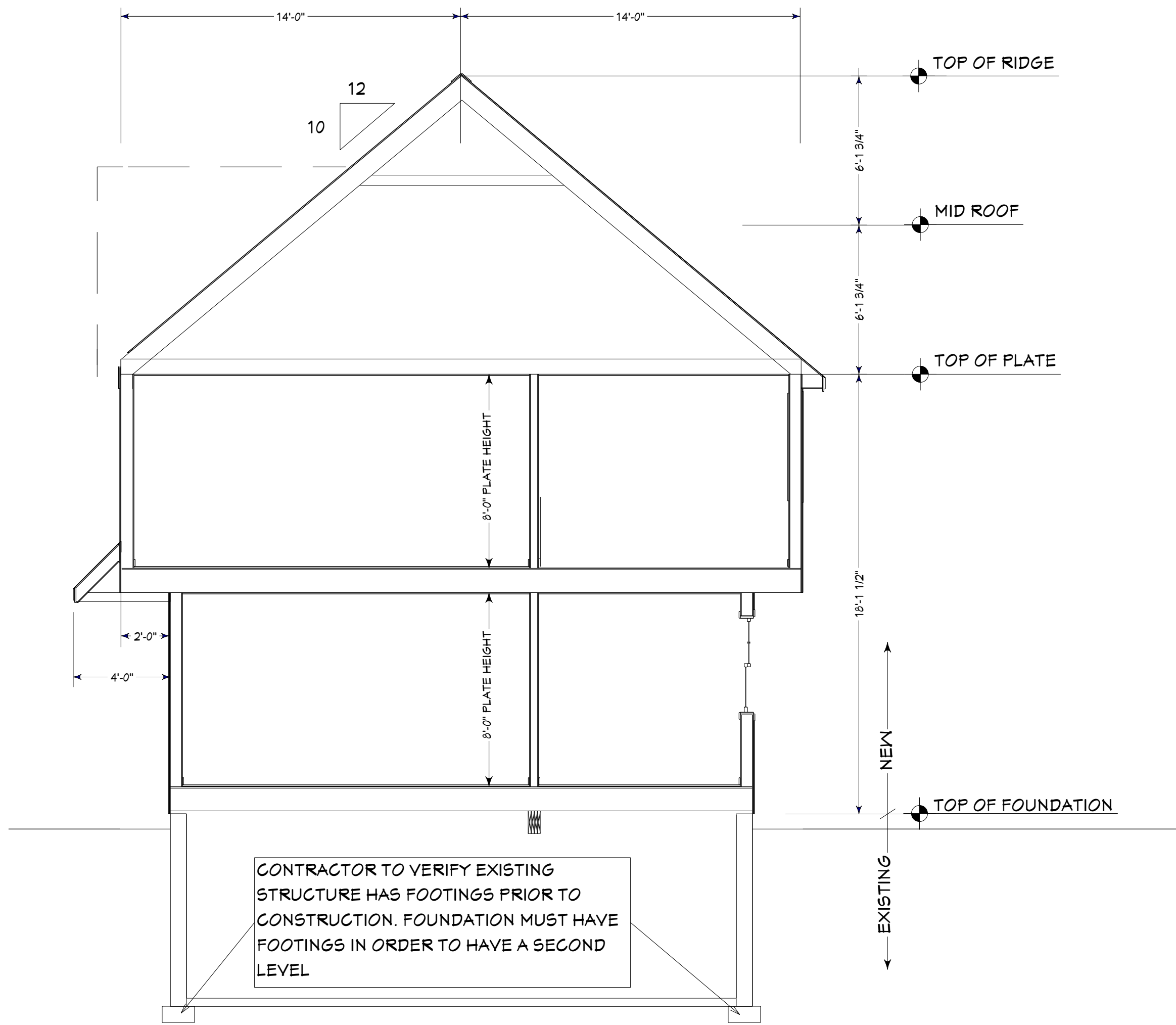
RESIDENTIAL DESIGN SOLUTIONS
 BY LISA MELVIN, LLC
 PO BOX 548 MONT VERNON, NH 03057
 603-235-4246
 LMELVIN548@GMAIL.COM

PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA
PROPOSED UPPER FLOOR PLAN

REVISIONS

DATE:	6-27-2020
SCALE:	AS NOTED
DESIGN BY:	L. MELVIN
JOB NO.:	MON-1075

A-4
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CROSS SECTION "A"
SCALE: 1/4"=1'-0"

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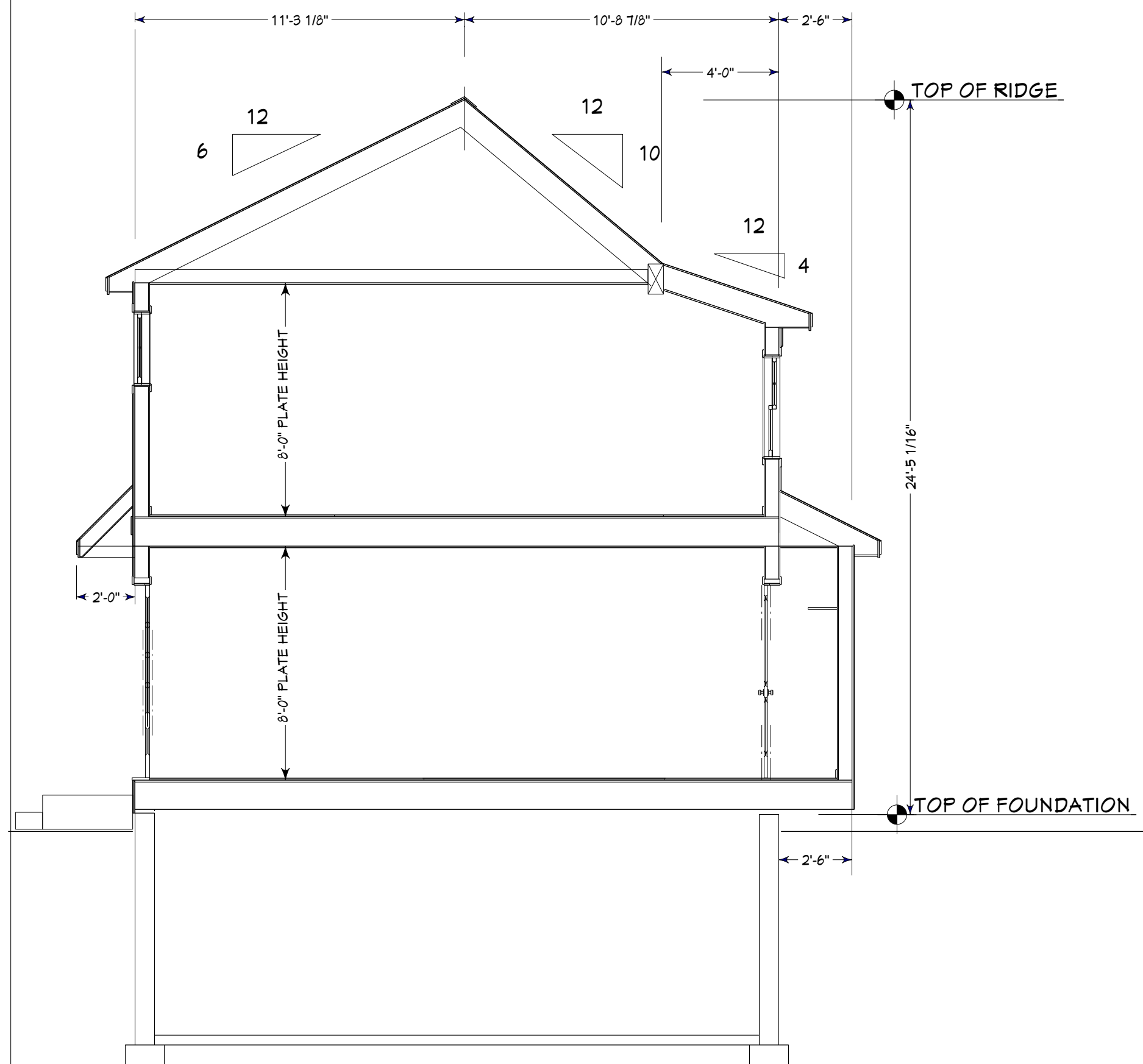
RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 548 MONT VERNON, NH 03057
603-235-4246
LMELVIN548@GMAIL.COM

PREPARED FOR:
4 HART RD
NEWBURYPORT, MA
PROPOSED CROSS SECTION "A"

REVISIONS

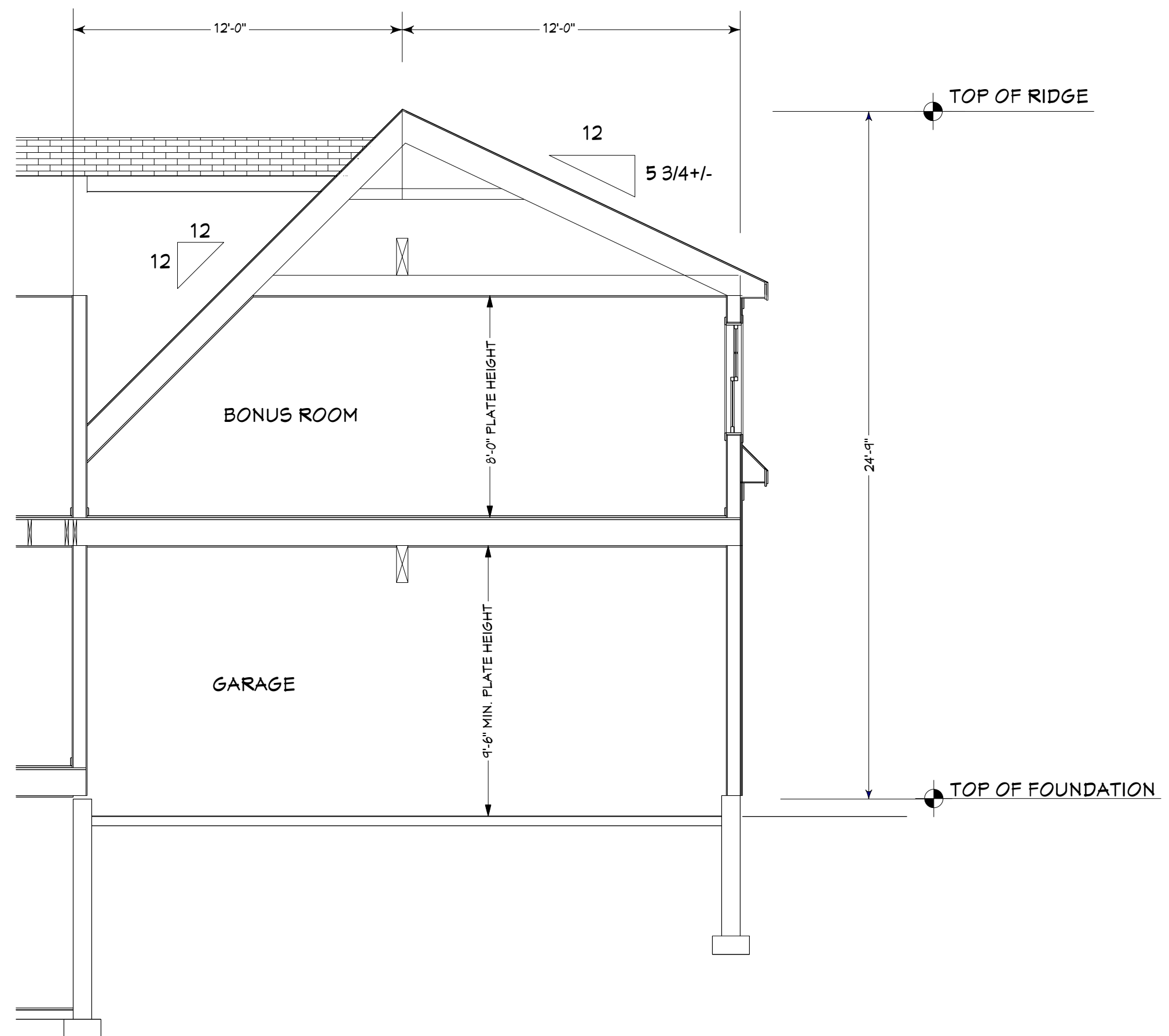
DATE: 6-27-2020
SCALE: AS NOTED
DESIGN BY: L. MELVIN
JOB NO.: MON-1075

A-5



CROSS SECTION "B"

SCALE: 1/4"=1'-0"



CROSS SECTION "C"

SCALE: 1/4"=1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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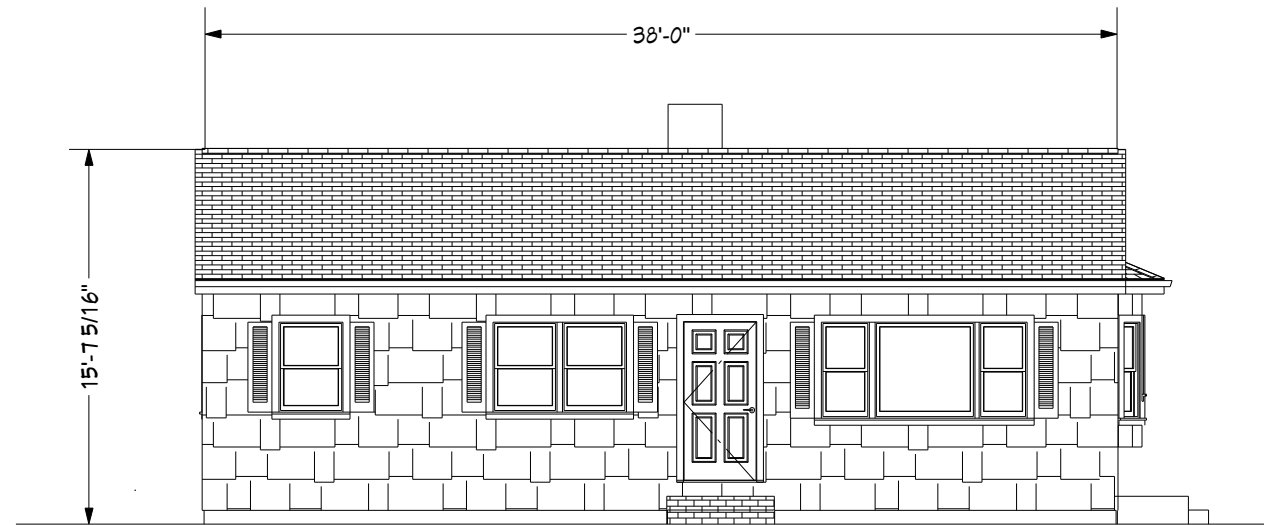
PREPARED FOR:
 4 HART RD
 NEWBURYPORT, MA
 PROPOSED CROSS SECTION "B" & "C"

REVISIONS

DATE: 6-27-2020
 SCALE: AS NOTED
 DESIGN BY: L. MELVIN
 JOB NO.: MON-1075

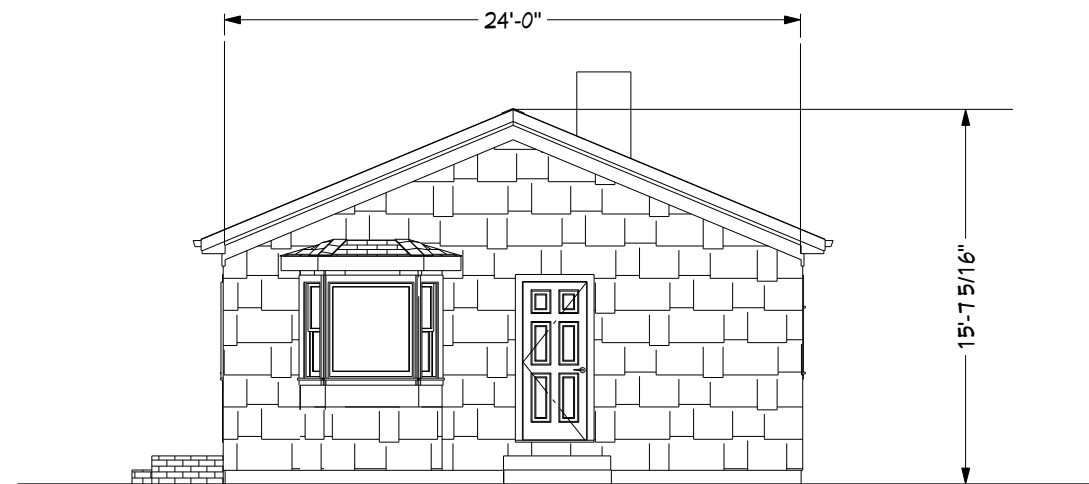
A-6

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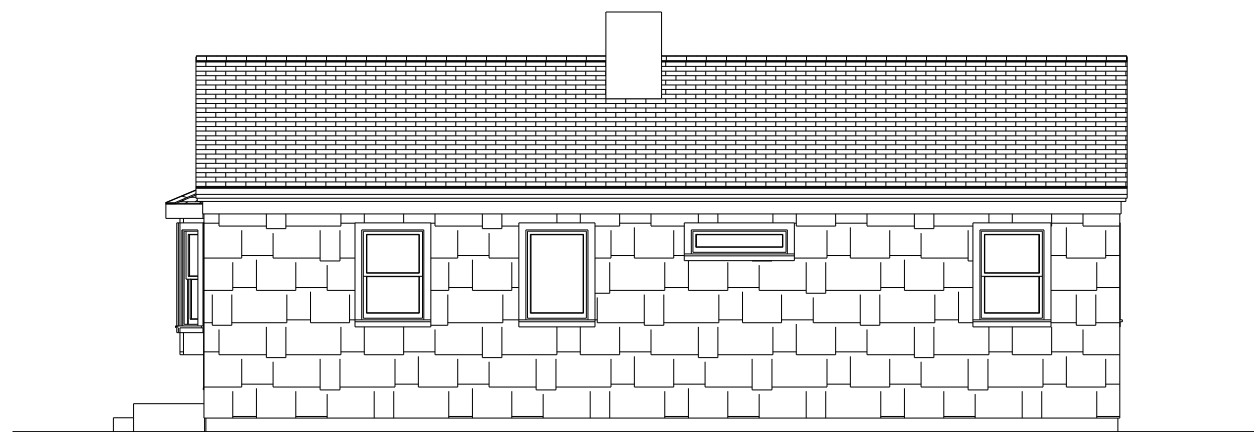
EXISTING FRONT ELEVATION

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



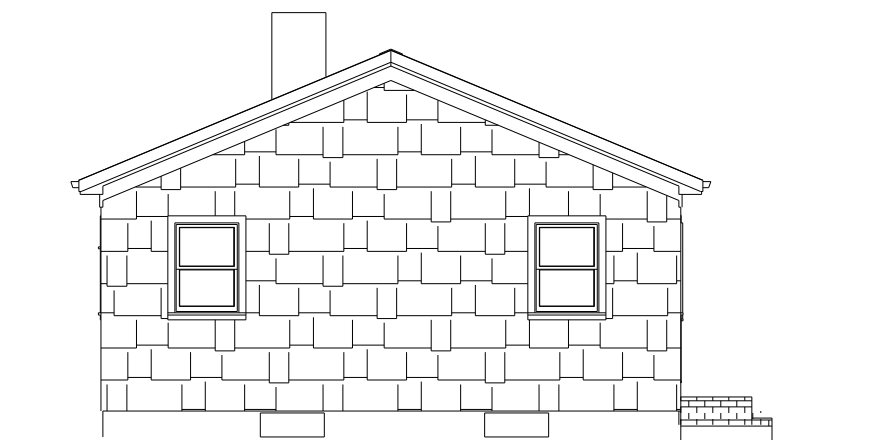
**EXISTING RIGHT SIDE
ELEVATION**

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



EXISTING REAR ELEVATION

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



**EXISTING LEFT SIDE
ELEVATION**

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

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

RESIDENTIAL DESIGN SOLUTIONS

BY LISA MELVIN, LLC

PO BOX 548 MONT VERNON, NH 03057

603-235-4246

LMELVIN548@GMAIL.COM

PREPARED FOR:

4 HART RD
NEWBURYPORT, MA

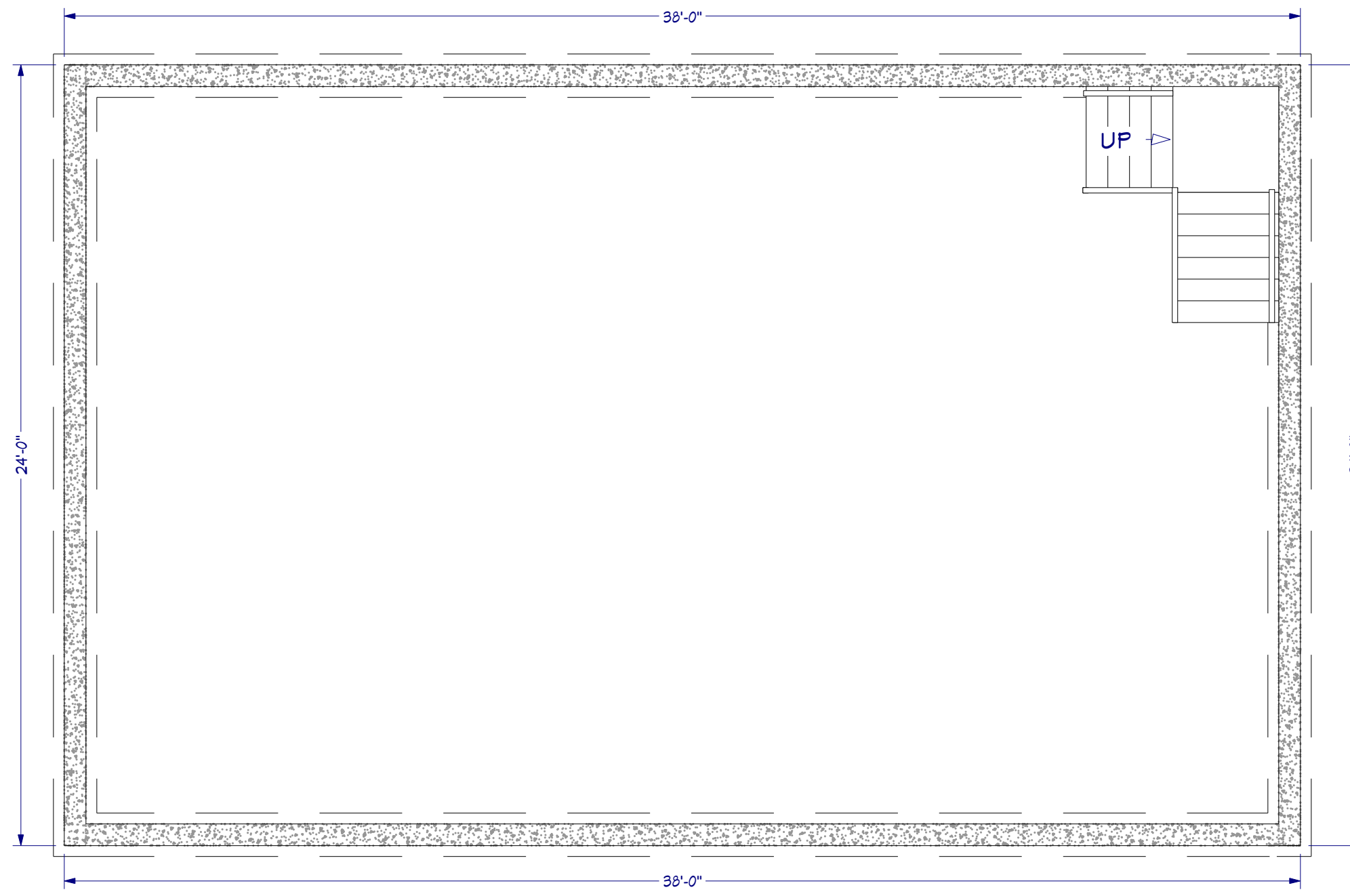
EXISTING ELEVATIONS

REVISIONS

DATE: 7-20-2020
SCALE: AS NOTED
DESIGN BY: L. MELVIN
JOB NO.: MON-1075

A-7

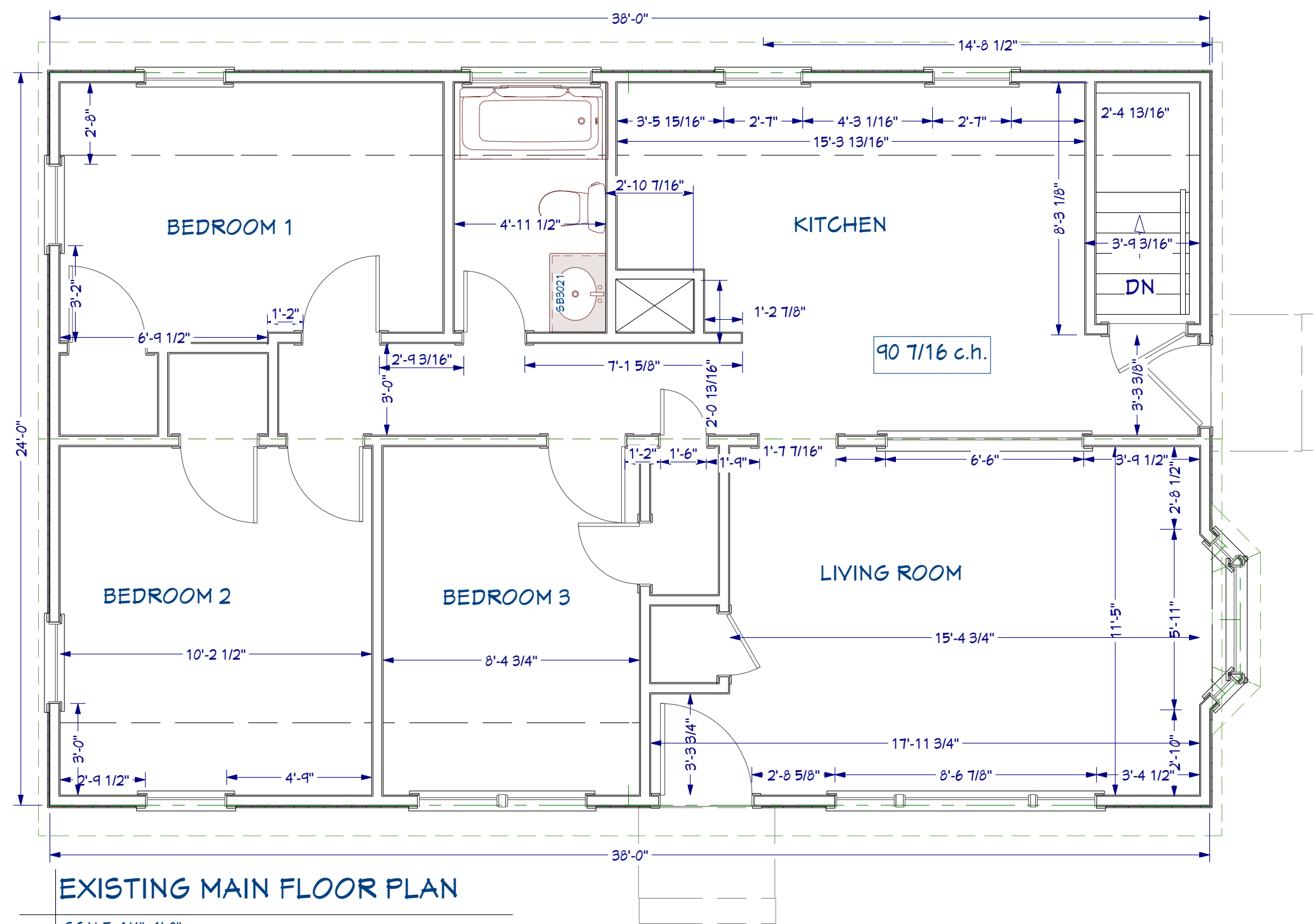
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EXISTING FOUNDATION PLAN

SCALE: 1/4"=1'-0"

EXISTING PATIO



EXISTING MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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NEWBURYPORT, MA

EXISTING FLOOR PLANS

REVISIONS

DATE: 6-27-2020

SCALE: AS NOTED

DESIGN BY: L. MELVIN

JOB NO.: MON-1075

A-8

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