



MASTER BEDROOM AND GARAGE ADDITION

65 CURZON MILL ROAD,
NEWBURYPORT, MA

ARCHITECT

Tedesco Architecture

Architect & Certified Passive House Consultant
P.O. Box 760861, Melrose, MA 02176
781-315-6221

CONSULTANT

STAMP



PROJECT PHASE

ISSUED FOR ZONING BOARD REVIEW
10/13/2020

KEY PLAN

MARK	DATE	DESCRIPTION
	10/13/2020	

DATE: 10/13/2020

SHEET TITLE

GENERAL PROJECT INFO & SITE PLAN

G-001

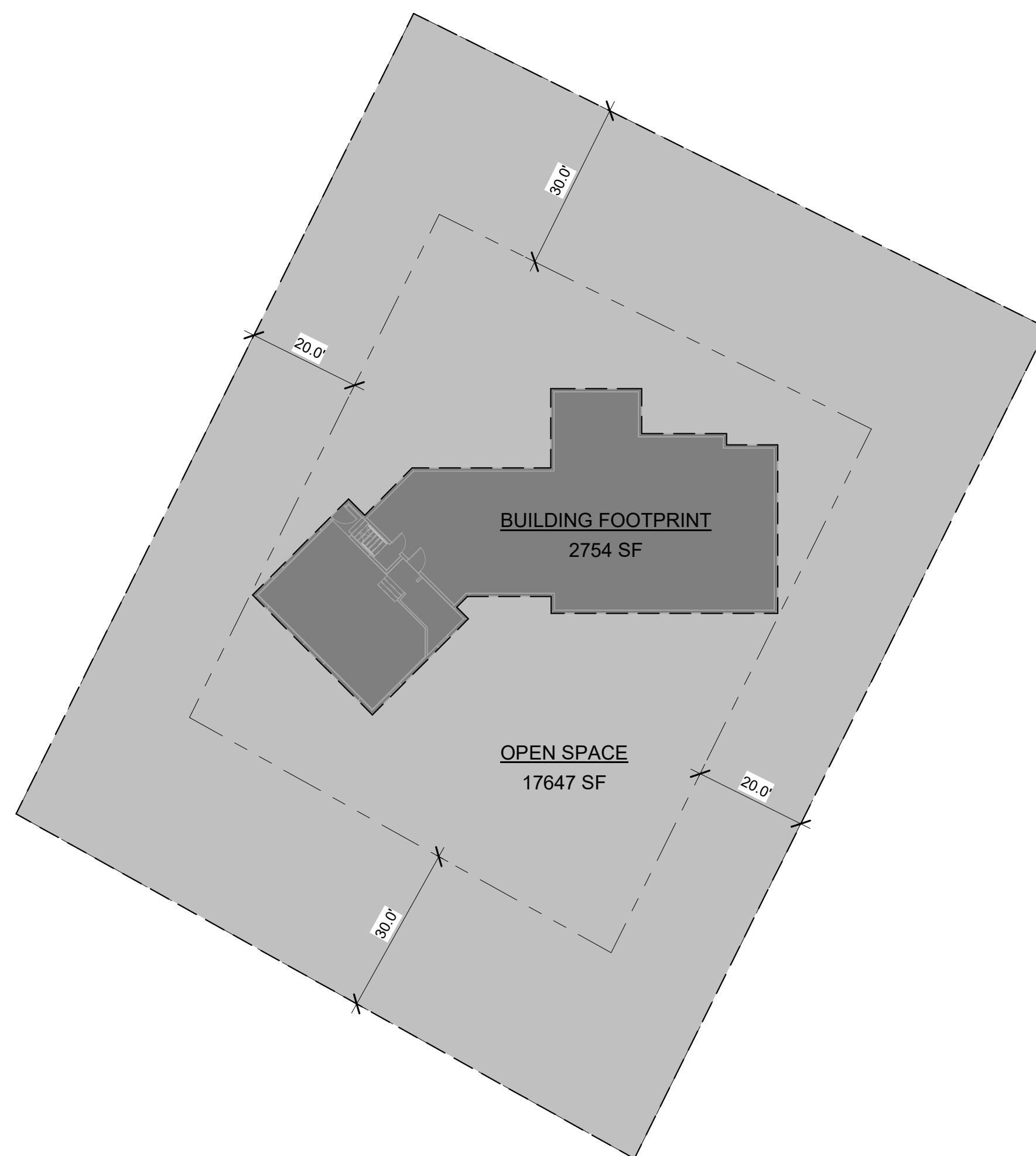
SHEET LIST	
GENERAL	
G-001	GENERAL PROJECT INFO & SITE PLAN
G-002	SURVEY PLOT PLANS
EXISTING CONDITIONS / DEMOLITION	
D-101	EXISTING CONDITIONS LEVEL 1 FLOOR PLAN
D-102	EXISTING CONDITIONS LEVEL 2 FLOOR PLAN
D-901	EXISTING CONDITIONS IMAGES
ARCHITECTURAL	
A-101	PROPOSED LEVEL 1 FLOOR PLANS
A-102	PROPOSED LEVEL 2 FLOOR PLAN
A-201	PROPOSED NORTHEAST & NORTHWEST ELEVATIONS
A-202	PROPOSED EAST & SOUTH ELEVATION
A-901	PROPOSED PERSPECTIVE VIEWS

PROJECT DESCRIPTION
Add a new addition to the existing garage/master bedroom wing by extending the space out 12'-0". New added 2nd floor interior space to be used as a master bedroom and walk-in closets.

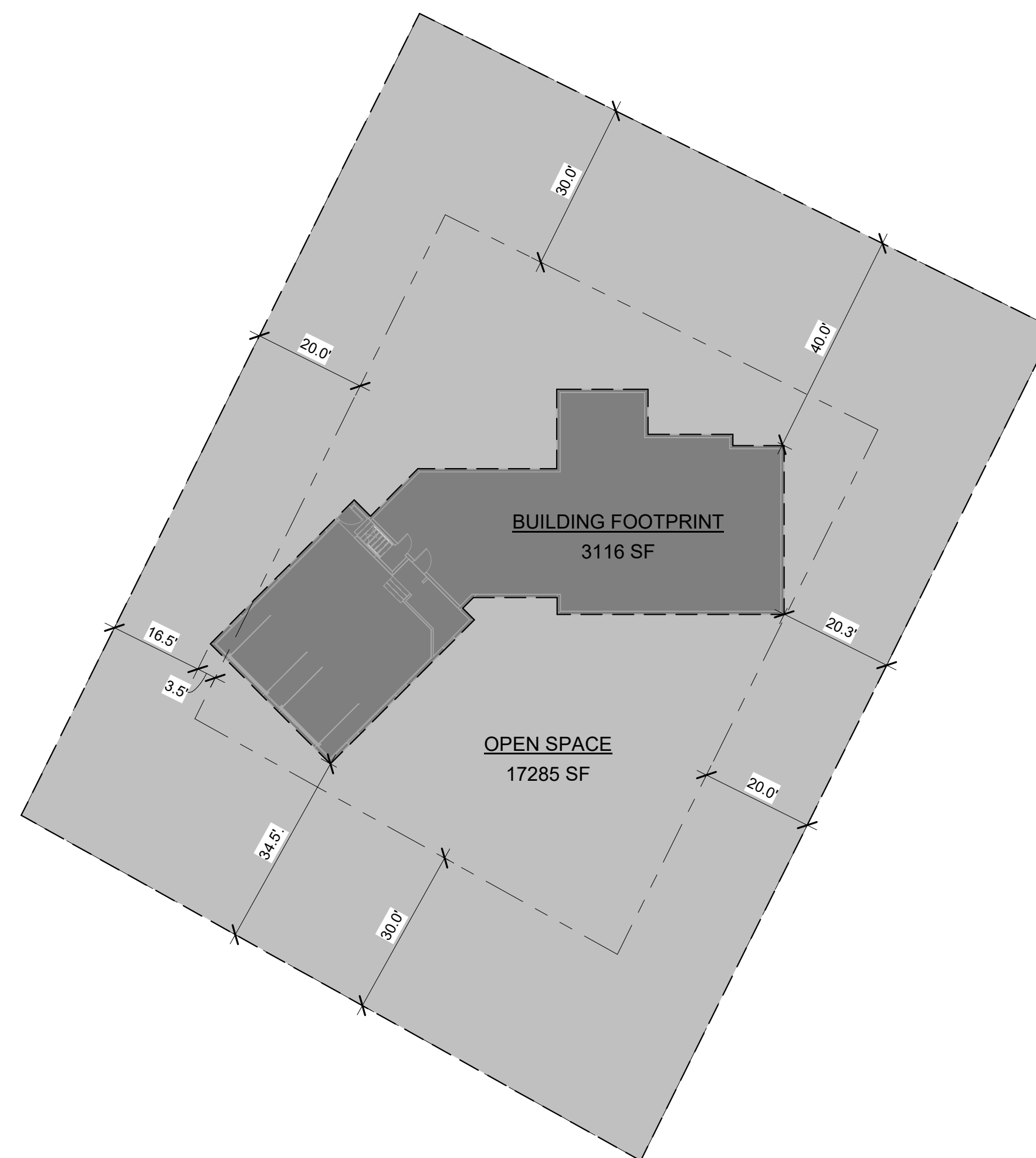
APPLICABLE CODE & REGULATIONS
Zoning Code: City of Newburyport, Massachusetts - Zoning Code - Updated April 16, 2020
Building Code: 9th Edition of the Massachusetts State Building Code 2015 International Residential Code (IRC) 780 CMR 51.00 Residential MA Amendments
Mechanical Code: 2015 International Mechanical Code (IMC) with amendments
Energy Code: 2015 International Energy Conservation Code and Stretch Energy Code (IECC)
Plumbing Code: 248 CMR: MA Board of State Examiners of Plumbers and Gas Fitters

BUILDING DATA (NEW CONSTRUCTION)
Use Group: R-2 (Residential)
Construction Type: VB - Wood Frame - Unprotected

ZONING DATA: TABLE OF INTENSITY REGULATIONS				
SECTION VI. - DIMENSIONAL REQUIREMENTS, VI-A - LOT AREAS				
	REQUIRED	EXISTING	PROPOSED	PROPOSED COMPLIANCE
MIN. LOT AREA:	20,000 SF	20,401 SF	20,401 SF	YES, NO CHANGE
MIN. STREET FRONTAGE:	125'	126'	126'	YES, NO CHANGE
MAX. HEIGHT:	30'	26'	26'	YES, NO CHANGE
MAX. PERCENTAGE LOT COVERAGE:	20%	13.6%	15.3%	YES, COMPLIES
MIN. OPEN SPACE:	50%	86.4%	84.7%	YES, COMPLIES
MIN. FRONT YARD SETBACK:	30'	46.1'	34.5'	YES, COMPLIES
MIN. SIDE YARD SETBACK:	20'	20.3'	16.5'	NO, REQUESTING VARIANCE
MIN. REAR YARD SETBACK:	30'	40'	40'	YES, NO CHANGE



2 LOT COVERAGE DIAGRAM - EXISTING
1" = 20'-0"



1 LOT COVERAGE DIAGRAM - PROPOSED
1" = 20'-0"

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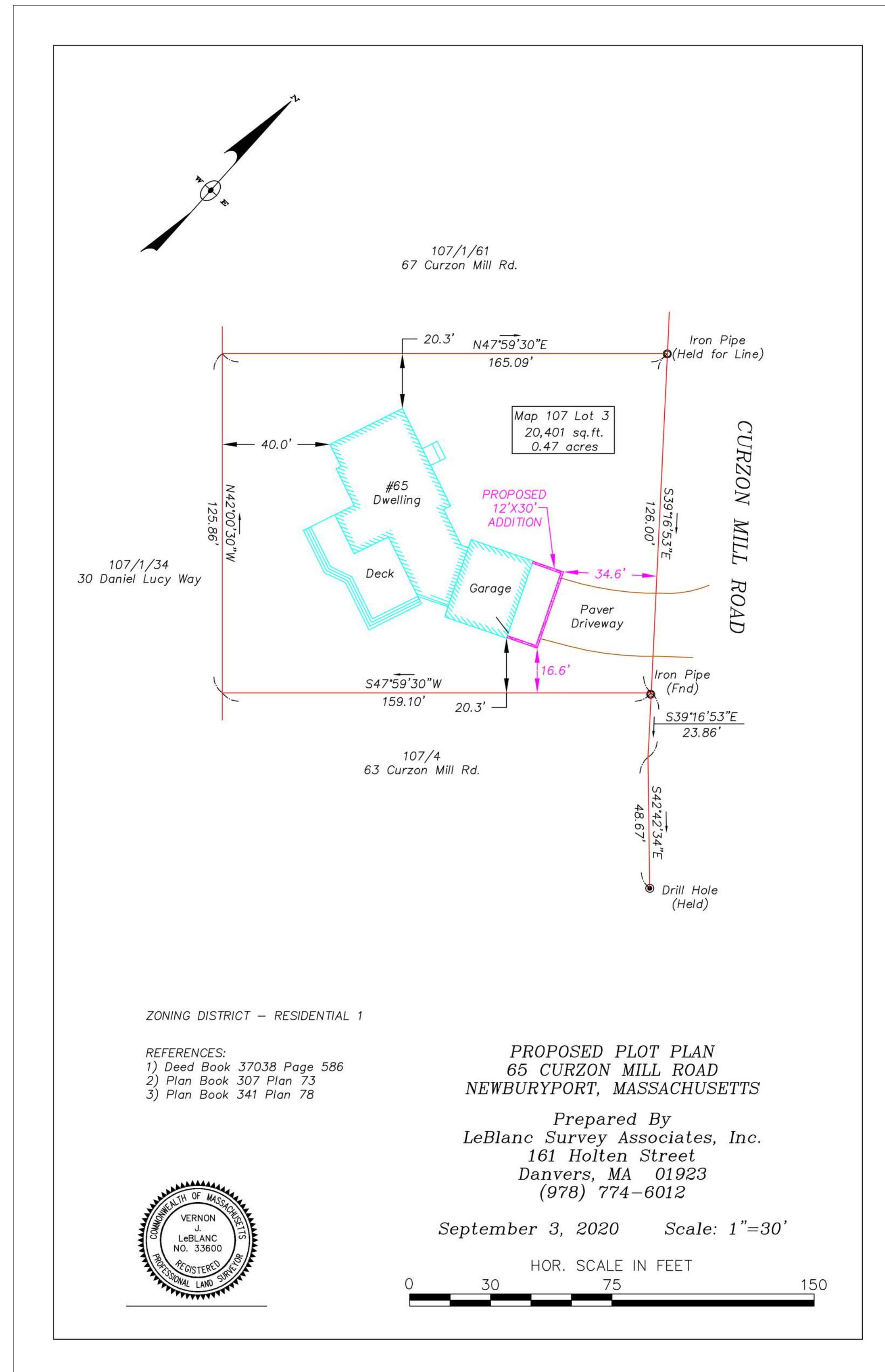
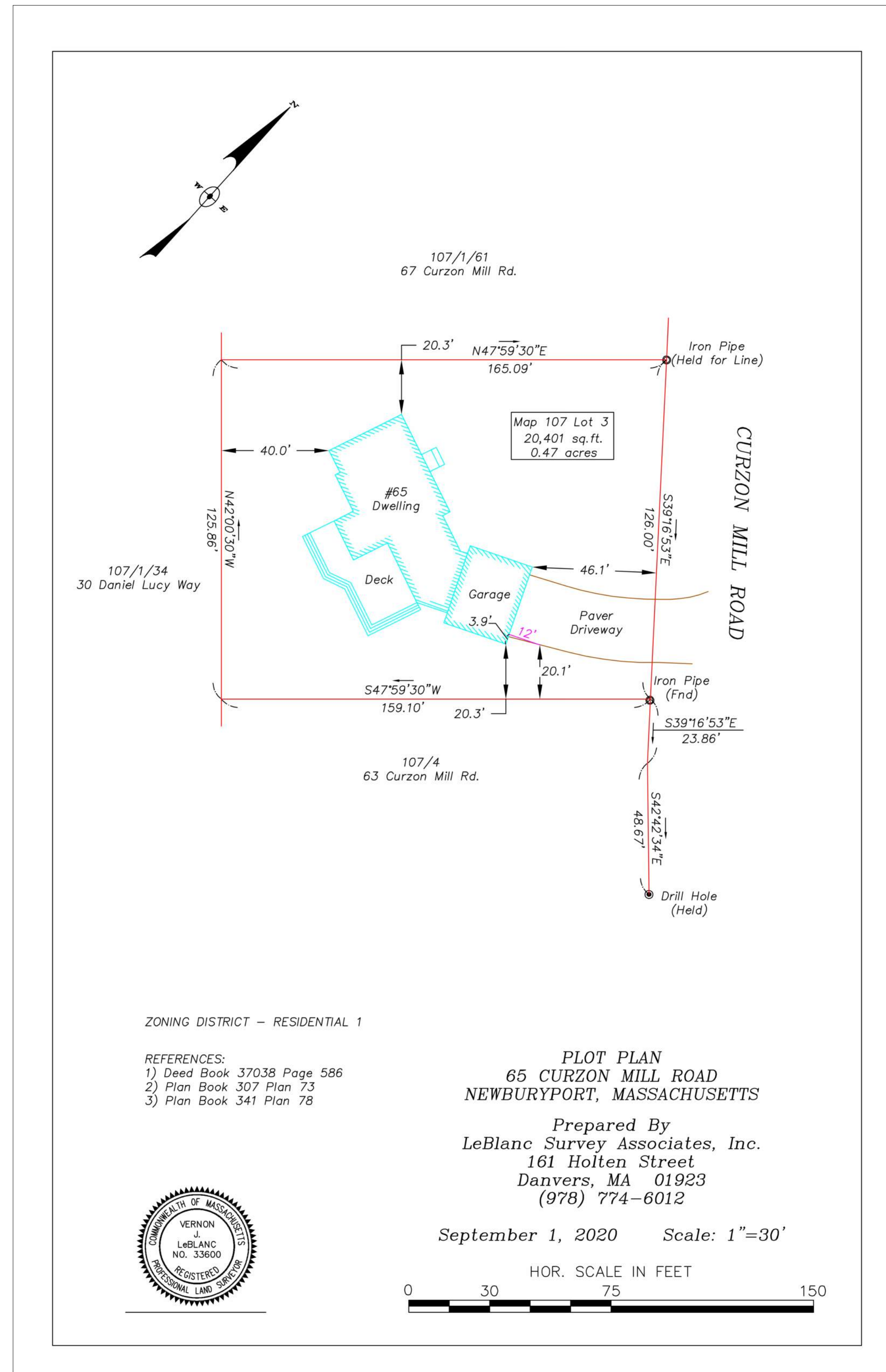
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SURVEY PLOT PLANS

G-002



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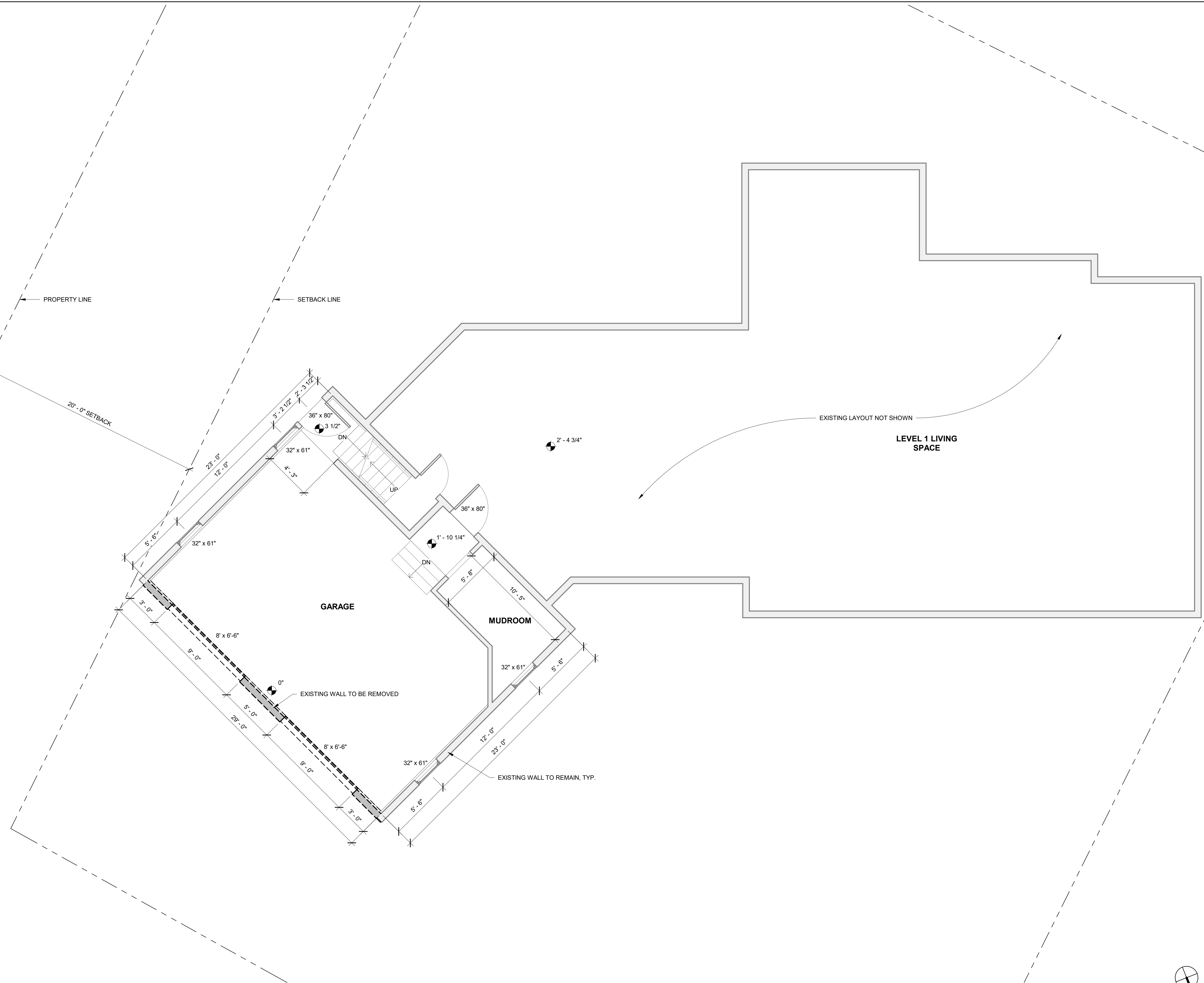
KEY PLAN

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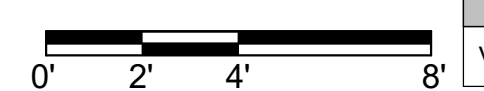
EXISTING CONDITIONS
LEVEL 1 FLOOR PLAN

D-101



1 LEVEL 1 FLOOR PLAN - EXISTING CONDITIONS & DEMOLITION
1/4" = 1'-0"

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GENERAL NOTE
VERIFY ALL DIMENSIONS IN FIELD

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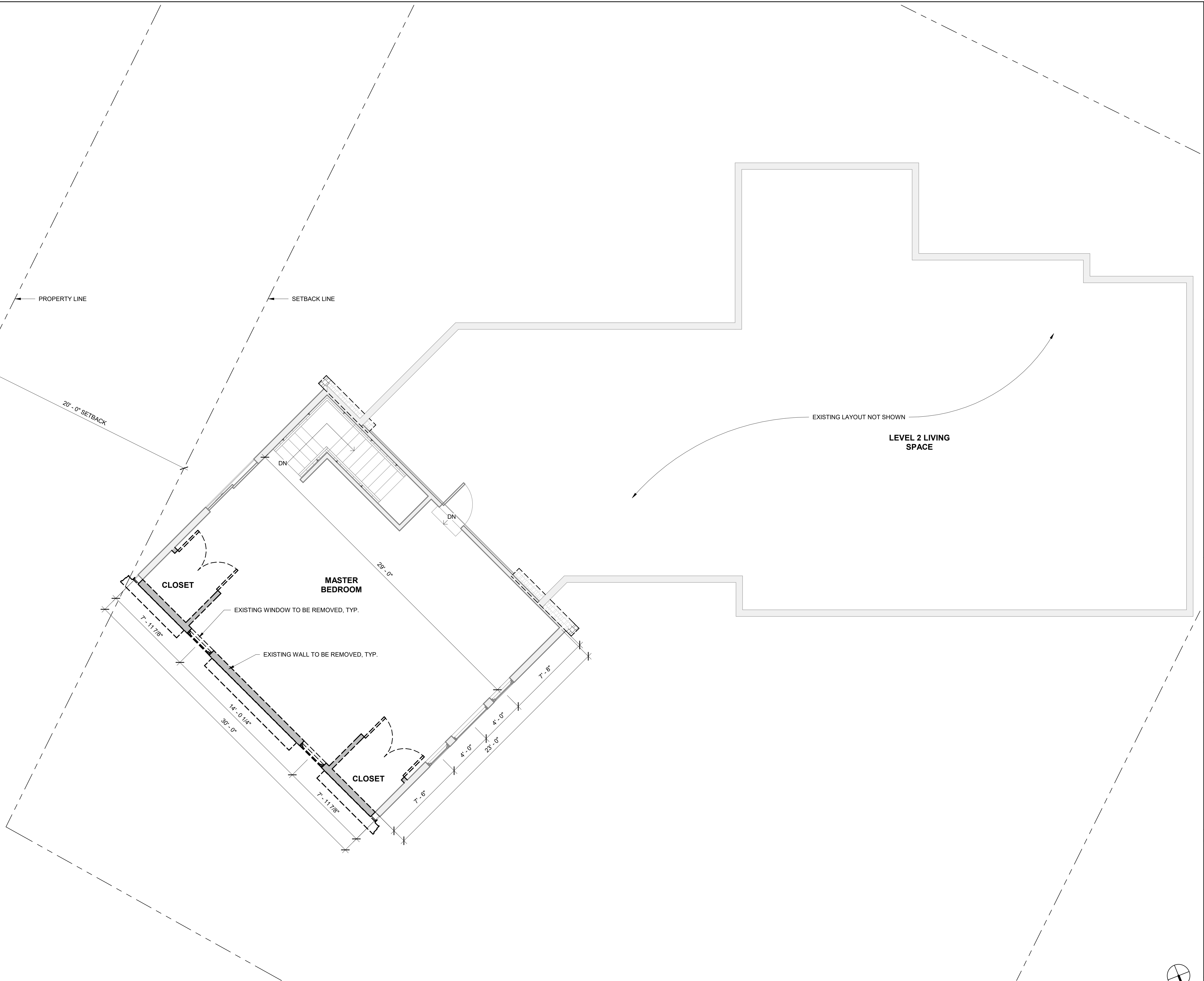
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DATE: 10/13/2020

SHEET TITLE

EXISTING CONDITIONS
LEVEL 2 FLOOR PLAN

D-102



2 LEVEL 2 FLOOR PLAN - EXISTING CONDITIONS & DEMOLITION
1/4" = 1'-0"



GENERAL NOTE
VERIFY ALL DIMENSIONS IN FIELD



4 EXISTING CONDITIONS IMAGE OF SOUTHEASTERN FACADE



3 EXISTING CONDITIONS IMAGE OF SOUTH CORNER
1/2" = 1'-0"



2 EXISTING CONDITIONS IMAGE OF EAST CORNER



1 EXISTING CONDITIONS IMAGE OF NORTHEAST FACADE

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SHEET TITLE

EXISTING CONDITIONS IMAGES

D-901

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PRELIMINARY
NOT FOR CONSTRUCTION

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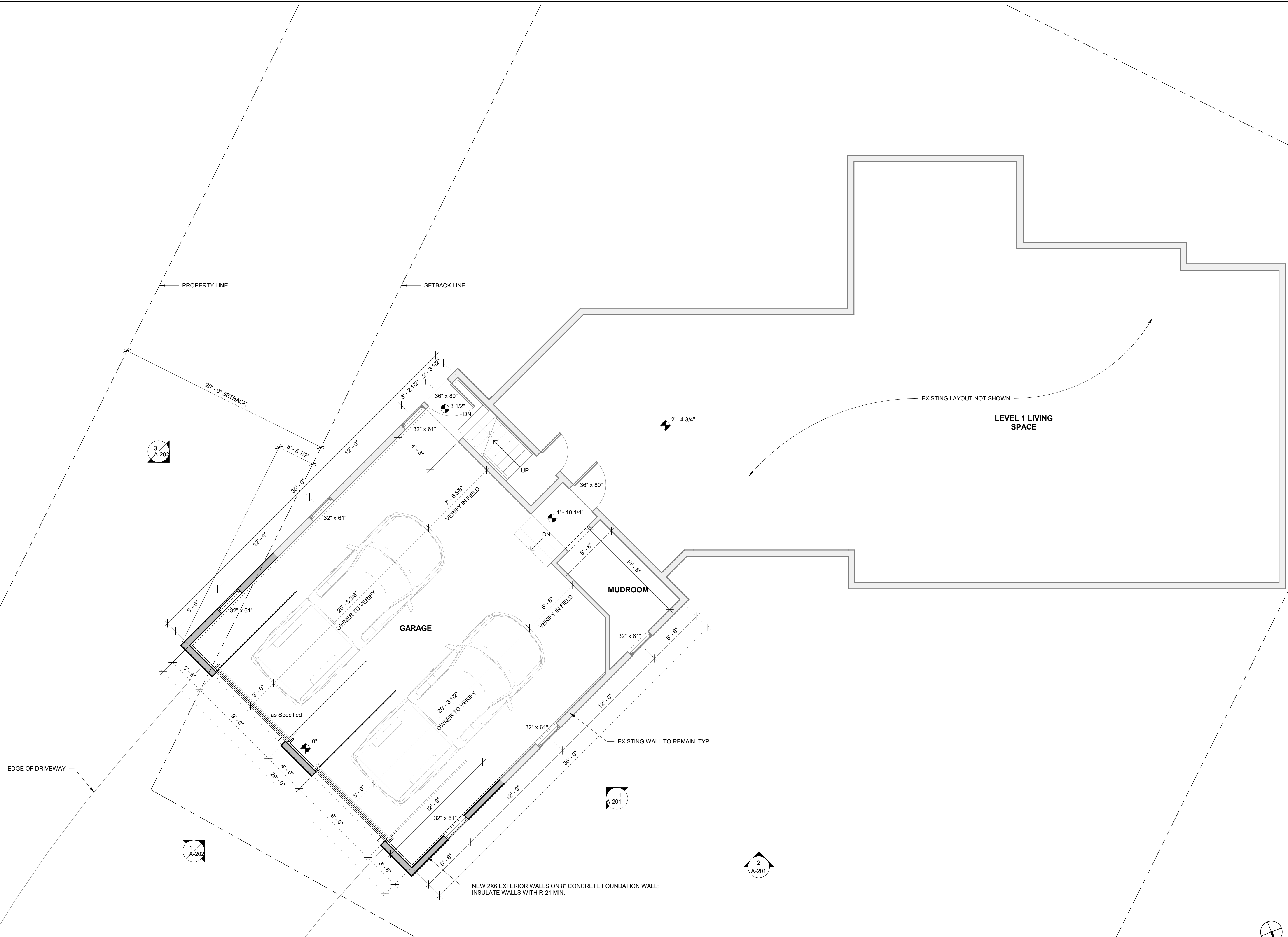
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1	10/13/2020	DATE: 10/13/2020

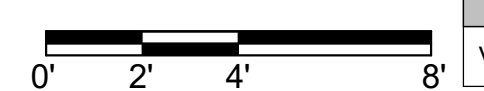
SHEET TITLE

PROPOSED LEVEL 1 FLOOR PLANS

A-101



1 LEVEL 1 FLOOR PLAN - PROPOSED
1/4" = 1'-0"



GENERAL NOTE
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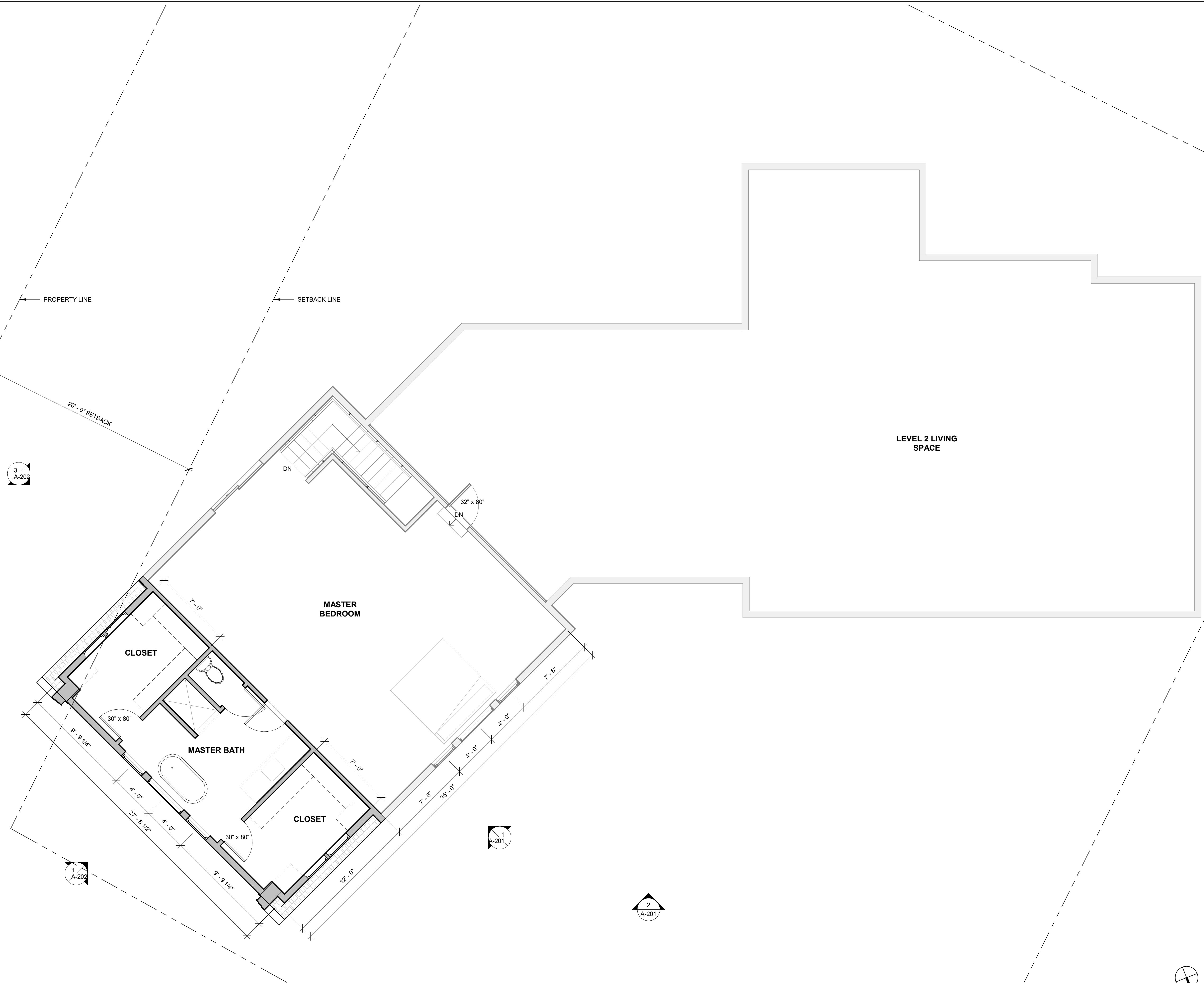
KEY PLAN

MARK	DATE	DESCRIPTION
1	10/13/2020	A-201

SHEET TITLE

PROPOSED LEVEL 2 FLOOR PLAN

A-102

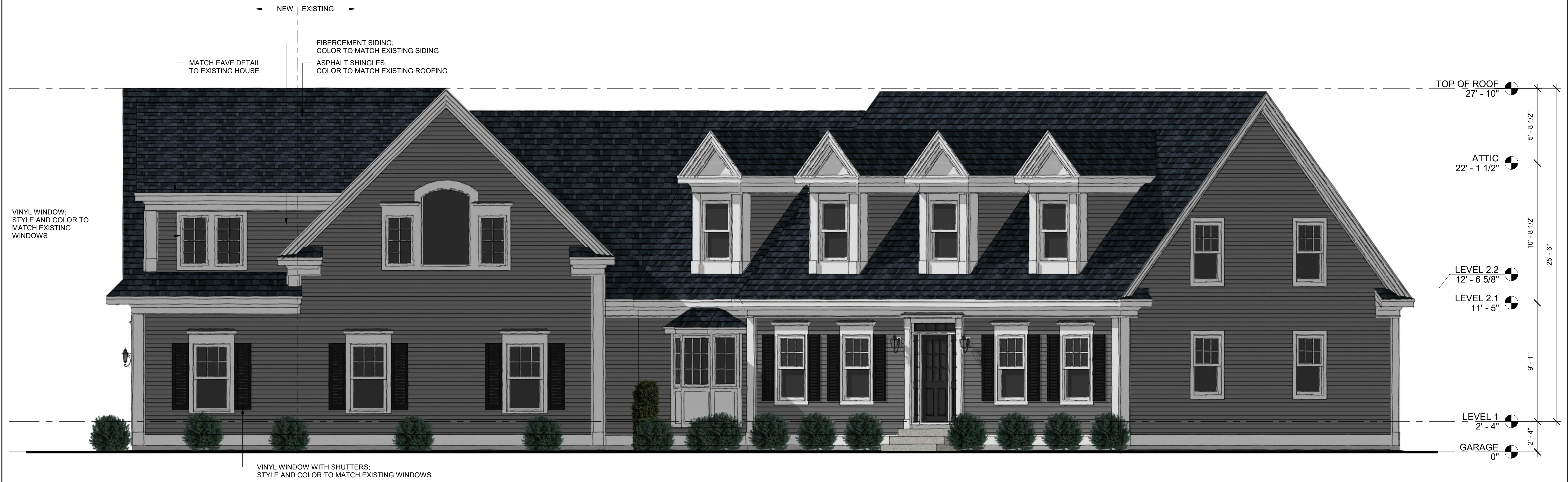


2 LEVEL 2 FLOOR PLAN - PROPOSED
1/4" = 1'-0"

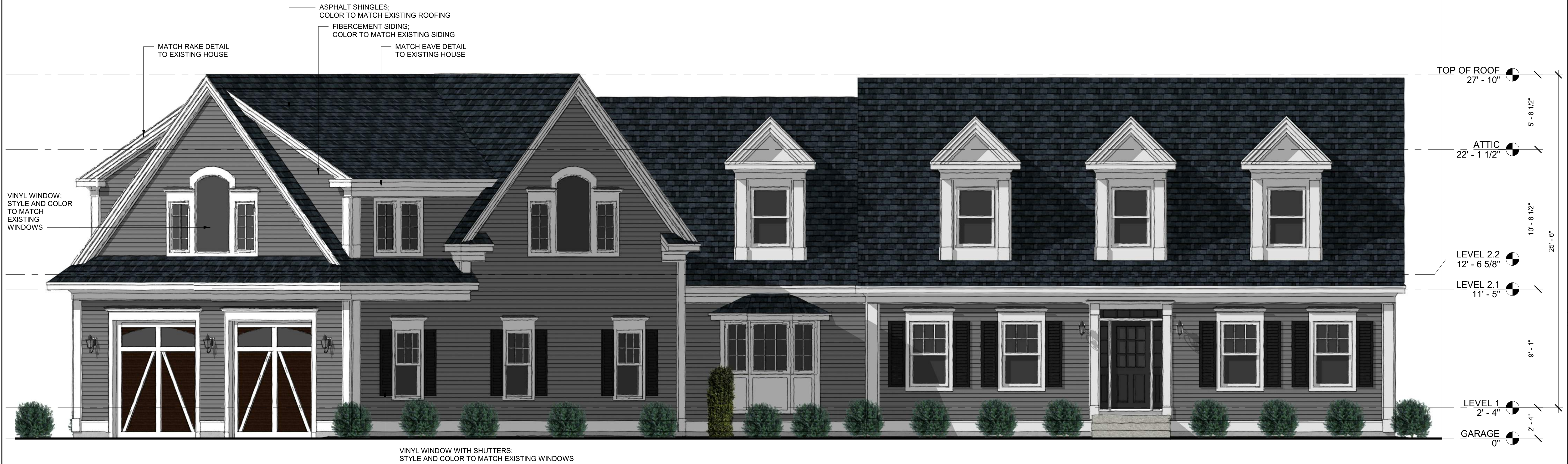
GENERAL NOTE
VERIFY ALL DIMENSIONS IN FIELD

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1 NORTHWEST ELEVATION - PROPOSED
1/4" = 1'-0"



2 NORTHEAST ELEVATION - PROPOSED
1/4" = 1'-0"

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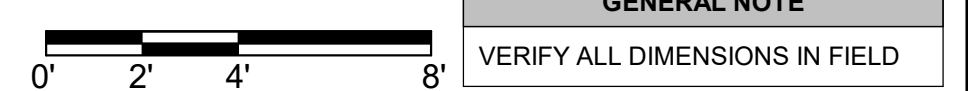
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SHEET TITLE

PROPOSED
NORTHEAST &
NORTHWEST
ELEVATIONS

A-201



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PROPOSED EAST & SOUTH ELEVATION

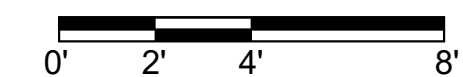
A-202



3 PARTIAL SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

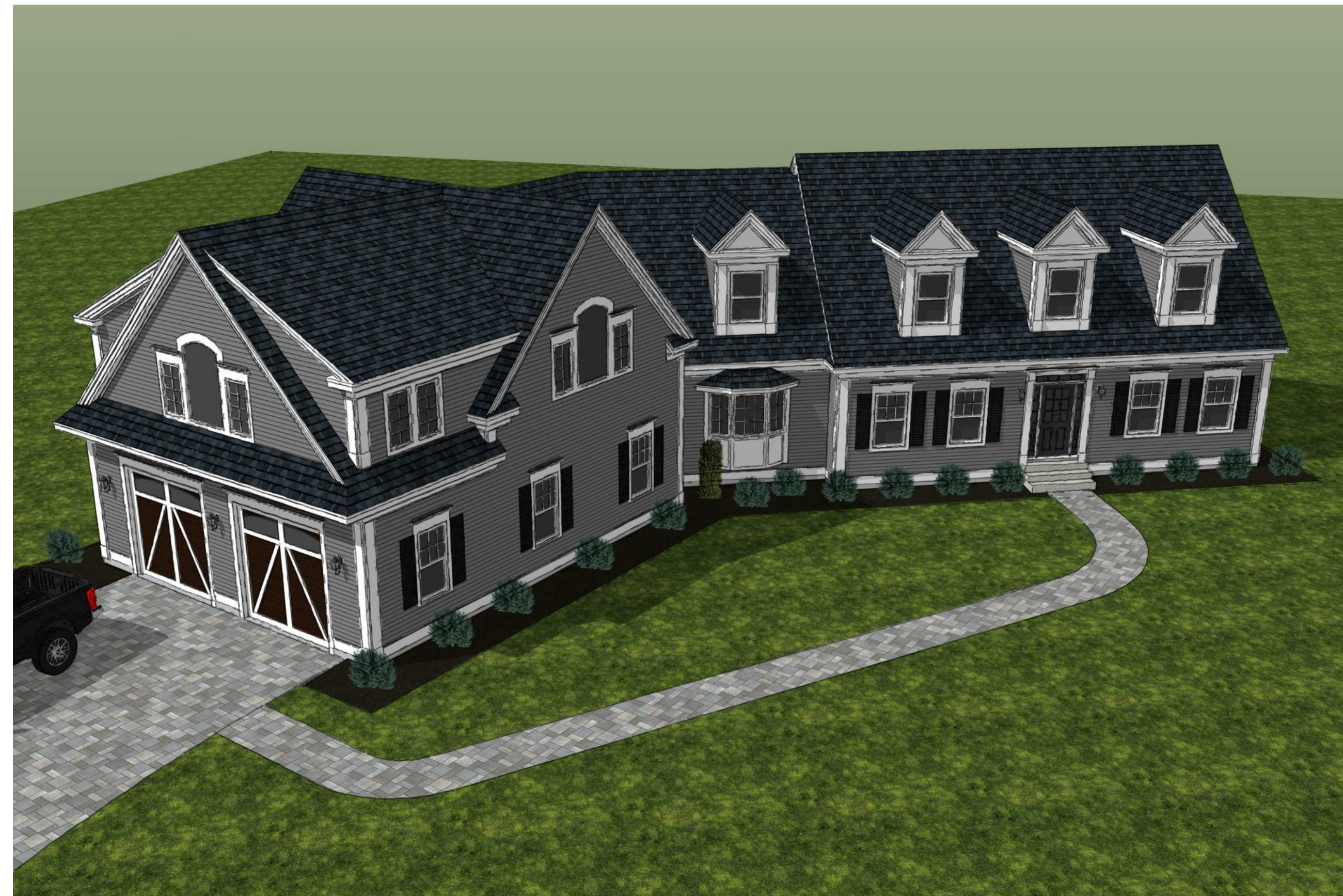


GENERAL NOTE

VERIFY ALL DIMENSIONS IN FIELD



4 PERSPECTIVE VIEW OF EAST FACADE - NIGHT RENDERING
12" = 1'-0"



2 AERIAL VIEW OF NORTHEAST FACADE
12" = 1'-0"



3 PERSPECTIVE VIEW OF EAST FACADE
12" = 1'-0"



1 PERSPECTIVE VIEW OF NORTHEAST FACADE

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PROPOSED PERSPECTIVE VIEWS

A-901