

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

Petitioner: Christopher Dougherty and Lauren Wendel c/o Mark Griffin Esq.

Mailing Address: 30 Green Street, Newburyport, MA 01950

Phone: 978-462-1514 Email: mark@finnic.com

Property Address: 6 Everette Drive

Map and Lot(s): 103/58 Zoning District: R-1

Book and Page(s): 25435/240

Owner(s) Name: Same as above

Mailing Address (if different): Same as above

This request for a Special Permit for Non-Conformities is made under section(s):

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input checked="" type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking                                     | <input type="checkbox"/> Plum Island Overlay District (XI-G-3)        |
| <input type="checkbox"/> Upward Extension                            | <input type="checkbox"/> FAR  |
| <input type="checkbox"/> Open Space                                  | <input type="checkbox"/> Footprint Expansion                          |
| <input type="checkbox"/> Height                                      | <input type="checkbox"/> Height Increase                              |
| <input type="checkbox"/> Lot Area                                    | <input checked="" type="checkbox"/> Front Yard                        |
| <input type="checkbox"/> Rear Yard                                   |   |
| <input type="checkbox"/> Lot Coverage                                |   |
| <input type="checkbox"/> Side Yard                                   |   |
| <input type="checkbox"/> Lot Frontage                                |   |

(Refer to the Building Permit Denial as supplied by the Building Commissioner/Zoning Codes Administrator)

Description of request:

Construct an addition over 500sf to a home with nonconforming lot area and frontage. Addition will extend or alter a preexisting nonconforming front setback.

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**

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	10365	83.89	11.19	NA	20	100	2	27.6	36.5	18.7	22.3
Proposed	10365	82.86	13.74	NA	23.5	100	2	18	36.5	18.7	22.3
Required	20000	50	20	NA	30	125	2	30	20	20	30

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

**Existing Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
894	2	1488	101

**Proposed Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
828	2	1996	101

\*\*Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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.

Petitioner's and Owner's signature(s):

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Made on behalf of  
 Christopher Dugherly as  
 owner/holder

Property Location: 6 EVERETTE DR  
 Vision ID: 6760

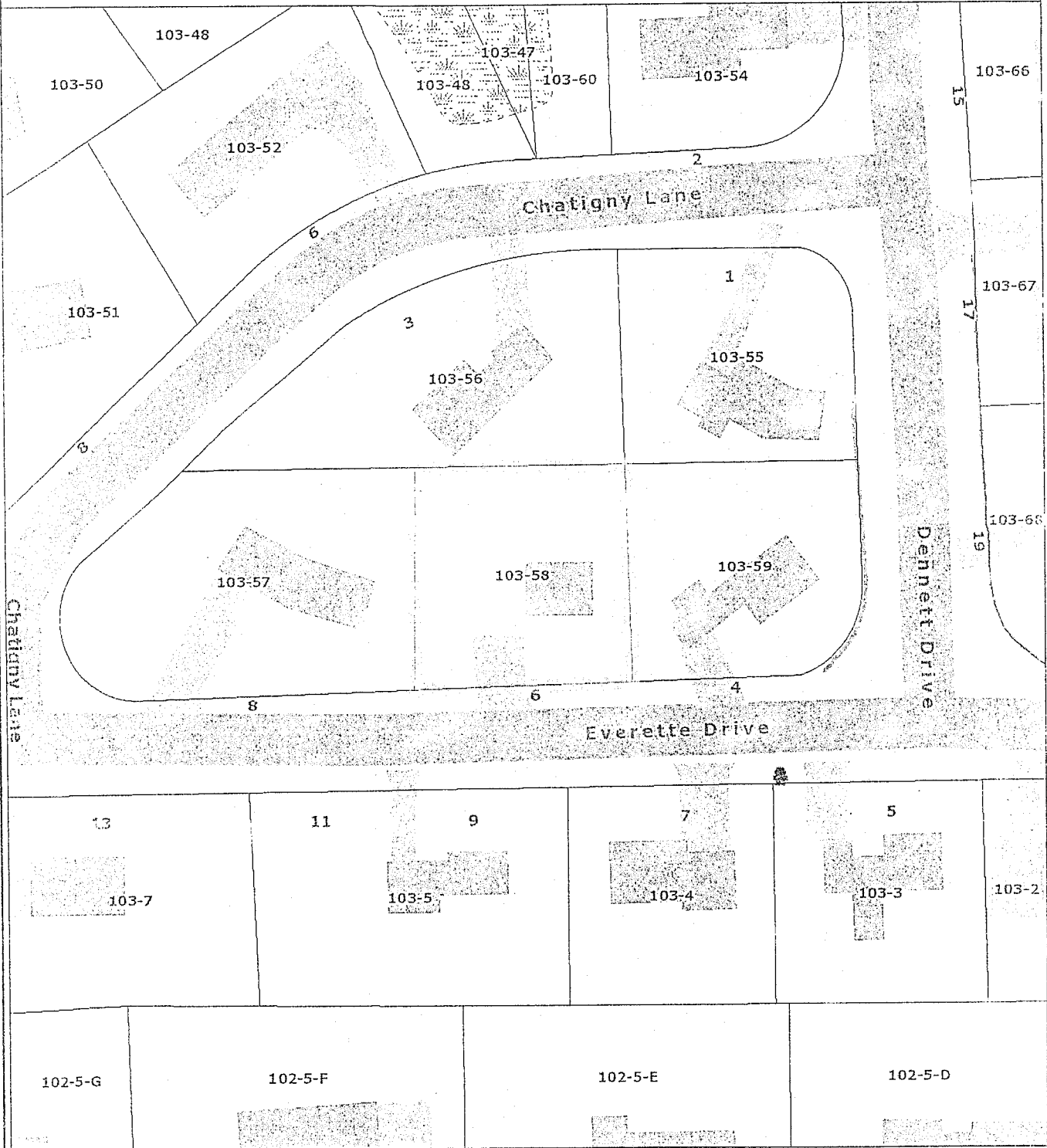
MAP ID: 103/ 58/ //

Bldg Name:  
 Account # Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010  
 Print Date: 01/12/2017 00:53

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				123 NEWBURYPORT, MA  <b>VISION</b>												
WENDEL LAUREN L CHRISTOPHER DOUGHERTY T/C 6 EVERETTE DR  NEWBURYPORT, MA 01950 Additional Owners:						Description	Code	Appraised Value	Assessed Value													
						RESIDNTL	1010	178,800	178,800													
						RES LAND	1010	249,000	249,000													
						RESIDNTL	1010	10,400	10,400													
<b>SUPPLEMENTAL DATA</b>						<b>Total</b>				438,200	438,200											
Other ID: 103-58 SUB-DIV PHOTO WARD 6 TILE #: ATT 1/2 HSE: GIS ID: M_247014_951361						CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNB:  ASSOC PID#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	y/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
WENDEL LAUREN L EISERMAN JOEL T &		25435/240 5696/377	03/06/2006 07/09/1970	Q	1	429,000 0	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
								2017	1010	178,800	2016	1010	173,400	2015	1010	173,400						
								2017	1010	249,000	2016	1010	226,800	2015	1010	226,800						
								2017	1010	10,400	2016	1010	8,200	2015	1010	8,200						
								<b>Total:</b>		438,200	<b>Total:</b>		408,400	<b>Total:</b>		408,400						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.														
<b>Total:</b>									APPRAISED VALUE SUMMARY													
									Appraised Bldg. Value (Card)				175,400									
									Appraised XF (B) Value (Bldg)				3,400									
									Appraised OB (L) Value (Bldg)				10,400									
									Appraised Land Value (Bldg)				249,000									
									Special Land Value				0									
									Total Appraised Parcel Value				438,200									
									Valuation Method:				C									
									Adjustment:				0									
									Net Total Appraised Parcel Value				438,200									
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result								
									01/20/2016			DAR	02	Measur+2Visits								
									10/26/2006			RL	02	Measur+2Visits								
									09/03/1996			BB	01	Measur+1Visit								
									10/24/1988			SR	02	Measur+2Visits								
LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value			
1	1010	SINGLE FAM	RI				10,400	SF	20.82	1.1500	6	1.0000	1.00	0.00		Spec Use	1.00	23.94	249,060			
														Total Card Land Units:		0.24 AC		Parcel Total Land Area: 0.24 AC		Total Land Value:		249,060





- MIVPC Bo
- Newburyport Boundary
- Trees
  - Immediate Action Needed
  - No Action Needed
  - Unknown
- Railroad
- Parcels
- Sidewalks
- Water System
  - Hydrant
- Trails
- Building Footprints
- Driveways
- Easements

- Road Right of Way
  - Paved
  - Unpaved
- Hydrographic Features
- Streams
  - Stream
  - Intermittent Stream
- Wetlands
  - City
  - City and State
  - State
- Exempt Lands
- Recreation Areas



1" = 65 ft

Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters. Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 71

Name: Lauren Wendel + Christopher Dougherty / Greene Const

Address: 10 EVERETTE DRIVE Zoning District: R-1

Request: CONSTRUCT APPROX 15X22 GARAGE / LIVING SPACE ADDITION REQ FRONT SETBACK, 500+ SF, RELIEF

ZONING BOARD

Dimensional Variance

- Dimensional Controls (VI), PIOD (XXI), Parking (VII), Lot Area, Lot Coverage, FAR, Lot Frontage, Open Space, 2 1/2 stories, Front Yard, Height, Side Yard, Lot Width, Rear Yard

Use Variance

- Not permitted use (V), Sign Location/Replacement (VIII)

Special Permit

- Special Permit for Use (V.D), Spacing (VI.D), In-Law Apartment (XIIA), Bonus Provisions for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII), Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2), Over 500 s.f. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3), Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Footprint Expansion, Height Increase

PLANNING BOARD

Special Permit

- One residential structure per lot (VI.C), Courts and Lanes (XXIII), Floodplain (XIII), Waterfront West Overlay District (XXIV), Open Space Residential Development (XIV), Towle Complex Redev. Overlay District (XXV), Water Resource Protection District (XIX), Downtown Overlay District (XXVII), Federal Street Overlay District (XXII)

Site Plan Review (XV)

- Major, Minor

CITY COUNCIL

- GACM (X.H.9), Other:

CONSERVATION COMMISSION

HISTORICAL COMMISSION - Demolition Delay

10/10/17 Date

[Signature] Building Commissioner/Zoning Code Enf. Officer

FINNERAN & NICHOLSON, P.C.

ATTORNEYS AND COUNSELORS AT LAW  
30 GREEN STREET  
NEWBURYPORT, MASSACHUSETTS 01950  
(978) 462-1514  
FACSIMILE (978) 465-2584  
E-MAIL: [CASES@FINNIC.COM](mailto:CASES@FINNIC.COM)  
WEBSITE: [WWW.FINNERANNICHOLSON.COM](http://WWW.FINNERANNICHOLSON.COM)

November 17, 2017

Newburyport Zoning Board of Appeals  
Attn: Edward Ramsdell, Chairman  
60 Pleasant Street  
Newburyport, MA 01950

Re: 6 Everette Drive; Letter in Support of Special Permit for Nonconformities  
For Lauren Wendel and Christopher Dougherty  
Our File 17-361

Dear Mr. Ramsdell:

I represent Lauren Wendel and Christopher Dougherty with respect to the proposed construction of a two-story addition with attached garage on their existing lot. This letter is provided in support of their application for a Special Permit for Nonconformities.

Existing Conditions

The Premises is located in the R-1 Zoning District. The lot is preexisting legally nonconforming with respect to lot area (10365), frontage (100) and front (27.6) and rear setbacks (22.3).

Proposed Construction

The applicant proposes to remove an existing addition and construct a two-story addition to the existing building containing an attached garage on the first floor. The addition is approximately 808sf in floor area<sup>1</sup>. However, the existing addition that is being removed is 300sf, so the net of additional floor area is only 508sf. The building commissioner has further required a special permit for nonconformities since the proposed addition exceeds 500sf and the lot is nonconforming for area and frontage.

The proposal will extend one new nonconformity – the preexisting nonconforming front setback – and the building commissioner has issued a permit denial requiring a special permit for nonconformities associated with the above requirement.

The proposed use is Use #101 which is allowed by right in the R-1 Zoning District.

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<sup>1</sup> In accordance with Section IXB3C(2) the applicants do not count the garage space as floor area.

Special Permit for Nonconformities

The Petitioner requires a Special Permit for Nonconformities under Section IXB3C for an addition in excess of 500 sf on a lot which is nonconforming for lot area or frontage. The criteria for such a permit is as follows:

*That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use....*

First, the addition to be constructed will be aesthetically pleasing and will be situated in such a manner as to minimize the amount of additional construction outside the footprint of the existing addition which will be removed. Approximately half of the proposed addition will be in the footprint of the existing addition.

Moreover, although the total square footage of floor area for this project will be 808sf the net additional floor area is only 508sf when the removal of the existing addition is accounted for. This serves to minimize the massing and density of the project.

Further, the proposal fits in with the neighborhood with respect to existing dimensions. All of the immediately abutting properties have less than the required 20,000sf lot area and many are larger in square footage than the existing structure – and the structure as proposed. Accordingly, the addition will not look out of place in the neighborhood. Moreover, many of the abutting properties have setbacks – including front setbacks – which do not conform with the dimensional requirements. Based on this the partial decrease in front setback distance proposed for the new addition should not make it look out of place in the neighborhood, nor will it adversely affect the streetscape. Finally, setbacks are generally required in order to provide light and air and to prevent crowding of adjacent properties. None of these considerations come into play with this proposal, where the home is located in a neighborhood where the lots and homes enjoy relatively spacious yards compared to the dense downtown residential neighborhoods.

Based on the foregoing, the proposed structure will not be substantially more detrimental to the neighborhood than the existing structure.

Sincerely,

  
Mark Griffin  
MG

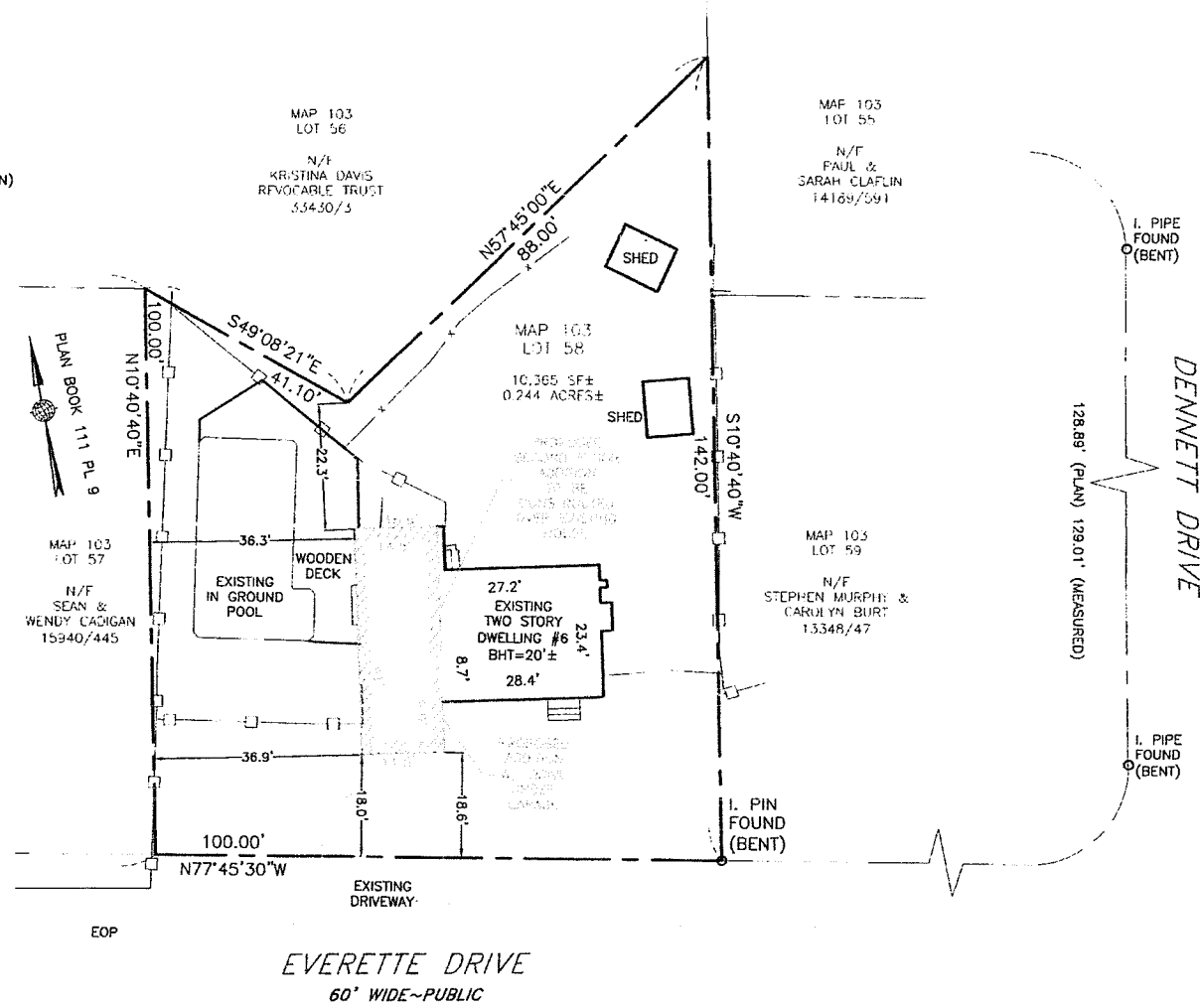


**ZONING**

RESIDENTIAL 1 (R1)

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	20,000 SF	*10,365± SF	10,365± SF (NC)
MINIMUM FRONTAGE	125 FEET	*100.00' FEET	100.00' FEET (NC)
FRONT	30 FEET	*27.6' FEET	18.0' FEET
SIDE	20 FEET	36.5 (L) *18.70 FEET (R)	36.3 (L) 18.70 FEET (NC)(R)
REAR	30 FEET	*22.3 FEET	22.3 FEET (NC)
% LOT COVERAGE	20%	11.19%	13.74%
MAX BLD HEIGHT (MEAN)	30 FEET	20 FEET±	23.5 FEET± (ADDITION)
% OPEN SPACE	50%	83.89%	82.86%

\*DENOTES PRE-EXISTING NON CONFORMANCE



**OWNER:**

LAUREN WENDEL &  
CHRISTOPHER DOUGHERTY  
DEED BOOK 25435 PAGE 240  
ASSESSOR'S MAP 103 LOT 58

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS  
BK 25435 PG 240 (DEED)  
BK 111 PL 9 (PLAN DATED 11/1967)

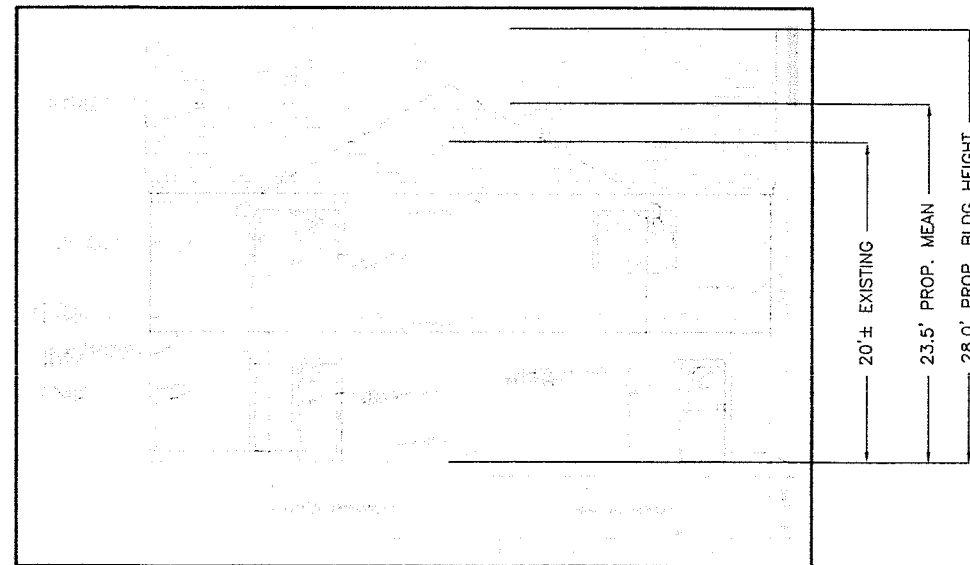
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO ACHIEVE ZONING BOARD APPROVAL FOR THE CONSTRUCTION OF AN ADDITION.
2. ABUTTER'S REFERENCES FROM CITY OF NEWBURYPORT ASSESSOR'S
3. 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.
4. SEE PLAN SET ENTITLED "PREPARED GARAGE ADDITION" PREPARED FOR LAUREN WENDEL AND CHRIS DOUGHERTY, PREPARED BY J C M ARCHITECTS. DATED SEPTEMBER 16, 2017 - LAST REVISED OCTOBER 12, 2017

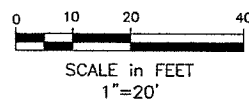
I HEREBY CERTIFY THAT:

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 SHOWN.

*Edward Dixon*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 11-16-2017



PROPOSED LEFT SIDE VIEW  
NOT TO SCALE



**LEGEND:**

- TMH TELEPHONE MANHOLE
- EM ELECTRIC METER
- GM GAS METER
- GG GAS GATE
- CB CATCH BASIN
- N/F NOW OR FORMERLY
- UP UTILITY POLE
- VGC VERTICAL GRANITE CURB
- WG WATER GATE
- 6132/242 DEED BOOK/PAGE
- STOCKADE FENCE
- SIGN
- 15/22 MAP LOT

BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		22017-ZBA.DWG	

**ZONING BOARD OF APPEALS  
PLAN OF LAND  
6 EVERETTE DRIVE  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY**

PREPARED FOR:  
**GREENE CONSTRUCTION SERVICES, LLC**

PREPARED BY:  
**HANCOCK ASSOCIATES**

18 CENTER STREET  
SUITE 1  
NEWBURYPORT, MA  
01950

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

RESEARCH: EDX/AM
FIELD: CA/AM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: NOVEMBER 16, 2017
HANCOCK JOB# 22017
CRD FILE 22017EXCON.CRD
SHEET NO. 1 OF 1

- EXISTING REMOVED LIVABLE SQUARE FOOTAGE = 300+- SF
- PROPOSED FIRST FLOOR LIVABLE SQUARE FOOTAGE = 234+- SF
- PROPOSED SECOND FLOOR LIVABLE SQUARE FOOTAGE = 565+- SF

TOTAL NEW LIVABLE SQUARE FOOTAGE = 808 +- SF

# PROPOSED GARAGE ADDITION

LAUREN WENDEL AND CHRIS DOUGHERTY  
 6 EVERETT DRIVE  
 NEWBURYPORT, MA. 01950

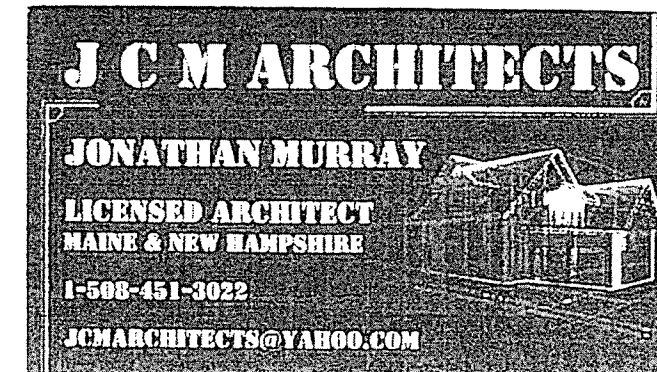
September 16, 2017

REVISED OCTOBER 12, 2017

All work shall meet State Building Codes. The G.C. shall field verify dimensions before construction. Notify immediately, the Architect of Discrepancies. The drawings are diagrammatic and form the approx. arrangement of wall, door, equipment etc. All work and construction shall be performed under the direct supervision of personnel licensed by the State and local authorities. The G.C. & Owner agree to hold harmless the Architect from all errors and omission, unless entering into an agreement for the Administration of the Construction Contract and, any claims against the Architect shall not exceed the amounts paid the Architect for the services rendered for the project.


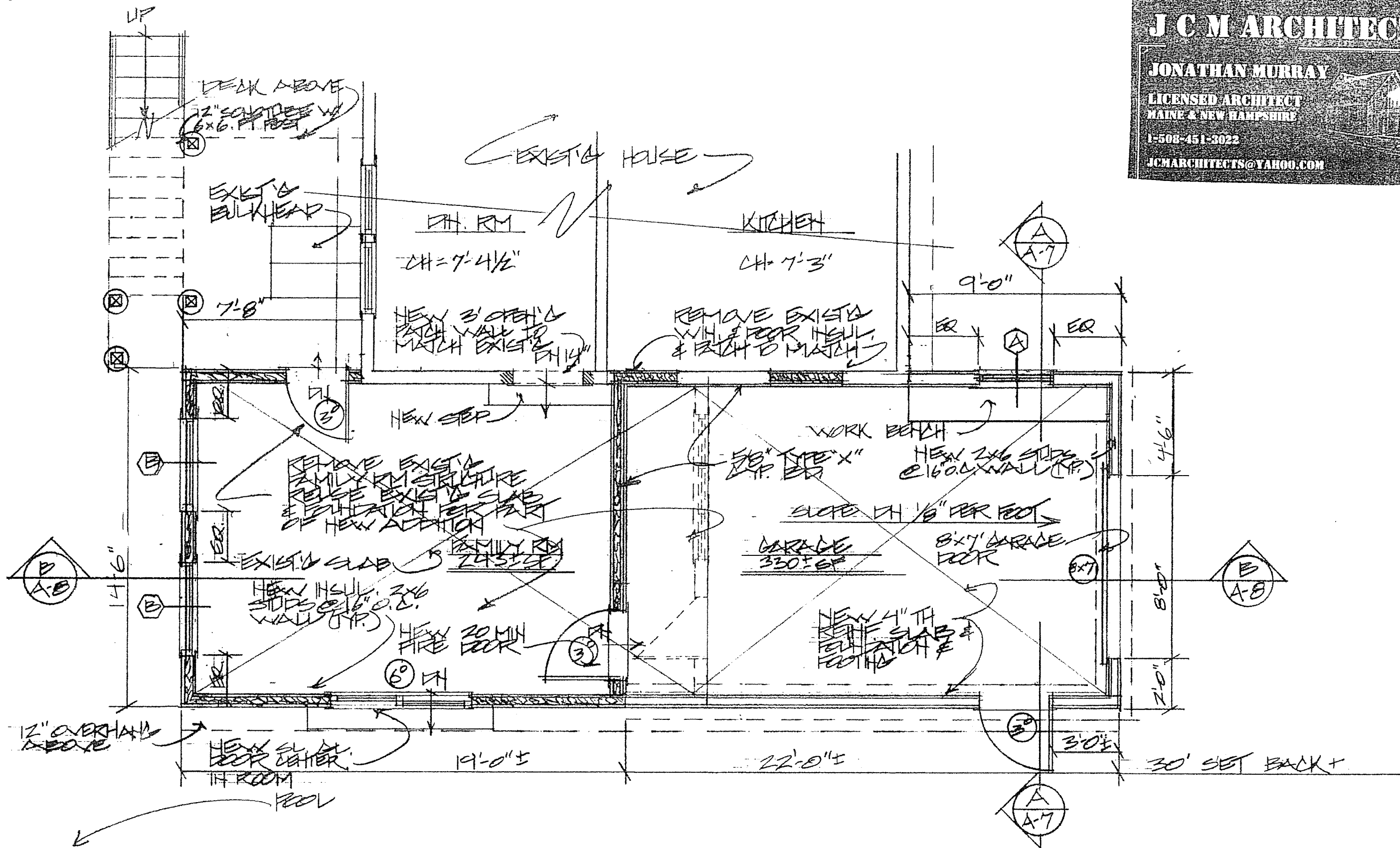
## LIST OF DRAWINGS

- T-1 TITLE SHEET
- C-1 CERTIFIED PLOT PLAN  
(PROPOSED ARCHITECTURAL SITE PLAN)
- A-1 PROPOSED FIRST FLOOR PLAN
- A-2 PROPOSED SECOND FLOOR PLAN
- A-3 PROPOSED FRONT ELEVATION
- A-4 PROPOSED LEFT-SIDE ELEVATION
- A-5 PROPOSED REAR ELEVATION
- A-6 PROPOSED RIGHT-SIDE ELEVATION
- A-7 PROPOSED SECTION A-A
- A-8 PROPOSED SECTION B-B
- EX-1 EXISTING FLOOR PLAN
- EX-2 EXISTING FRONT ELEVATION
- EX-3 EXISTING LEFT-SIDE ELEVATION
- EX-4 EXISTING REAR ELEVATION



T-1


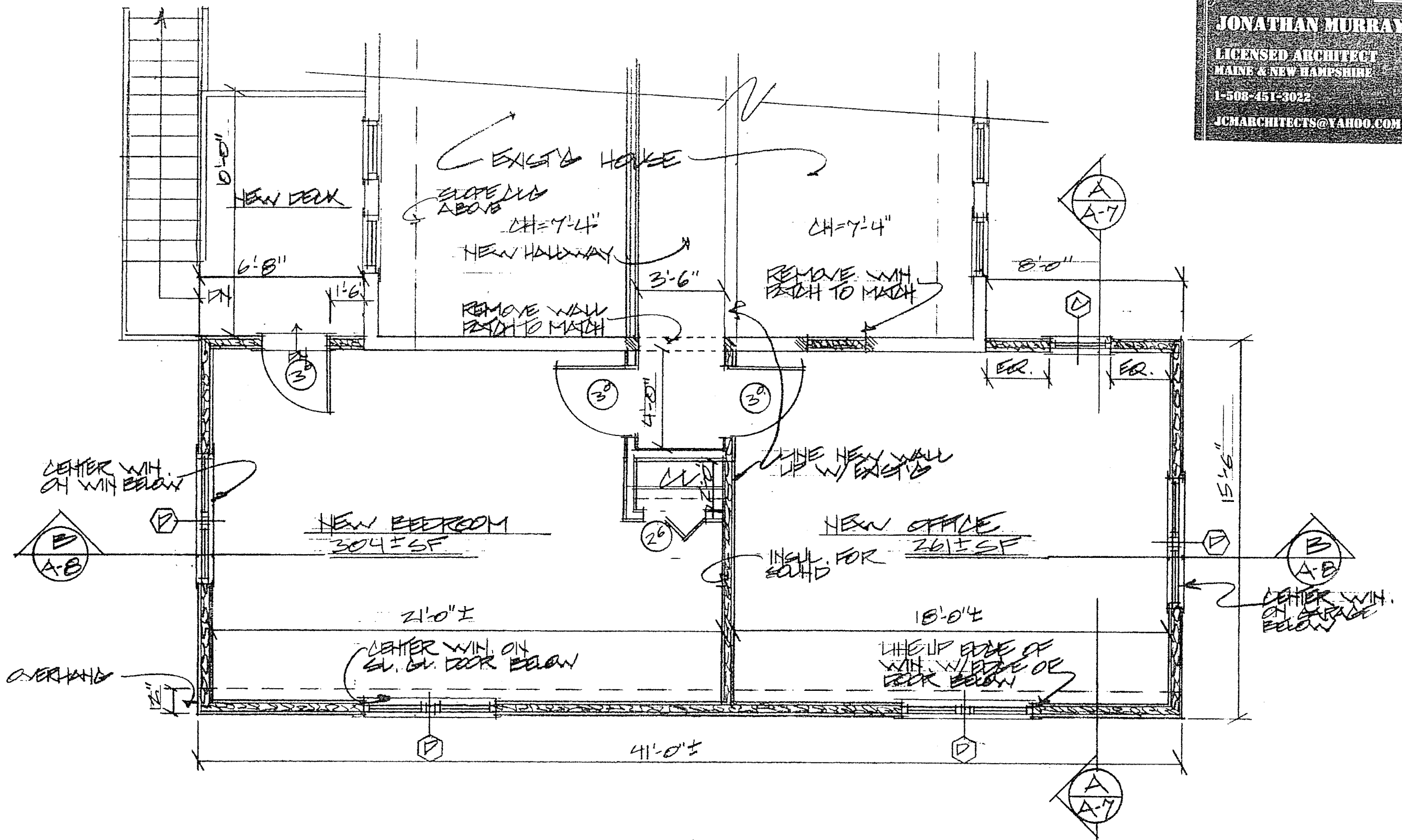
**J C M ARCHITECTS**  
**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 1-508-451-3022  
 JCMARCHITECTS@YAHOO.COM

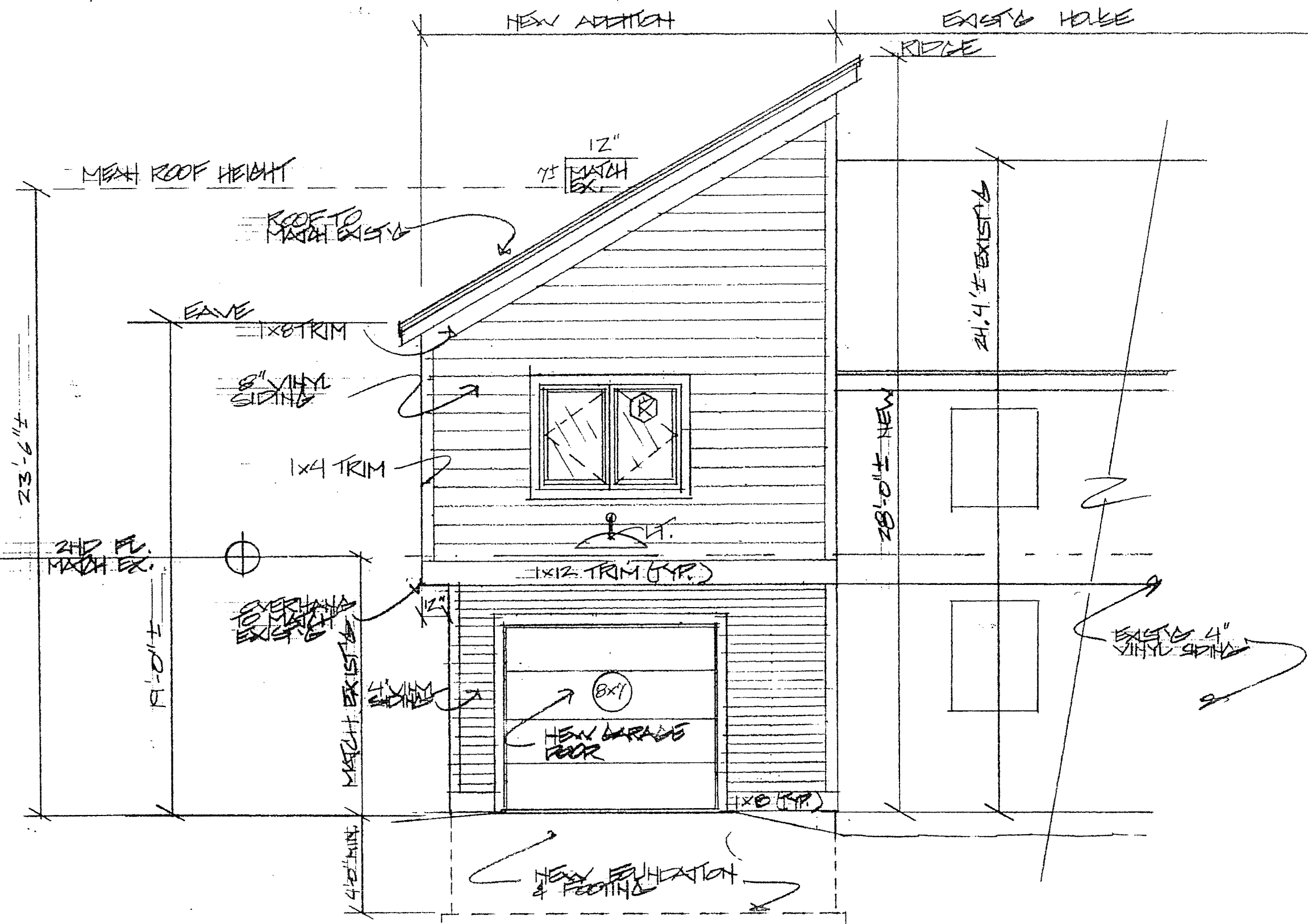
PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"

**J C M ARCHITECTS**

**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 1-508-451-3022  
 JCMARCHITECTS@YAHOO.COM

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




**J C M ARCHITECTS**

**JONATHAN MURRAY**

LICENSED ARCHITECT  
MAINE & NEW HAMPSHIRE

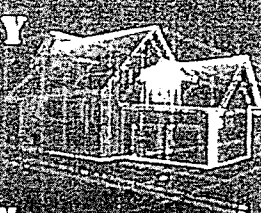
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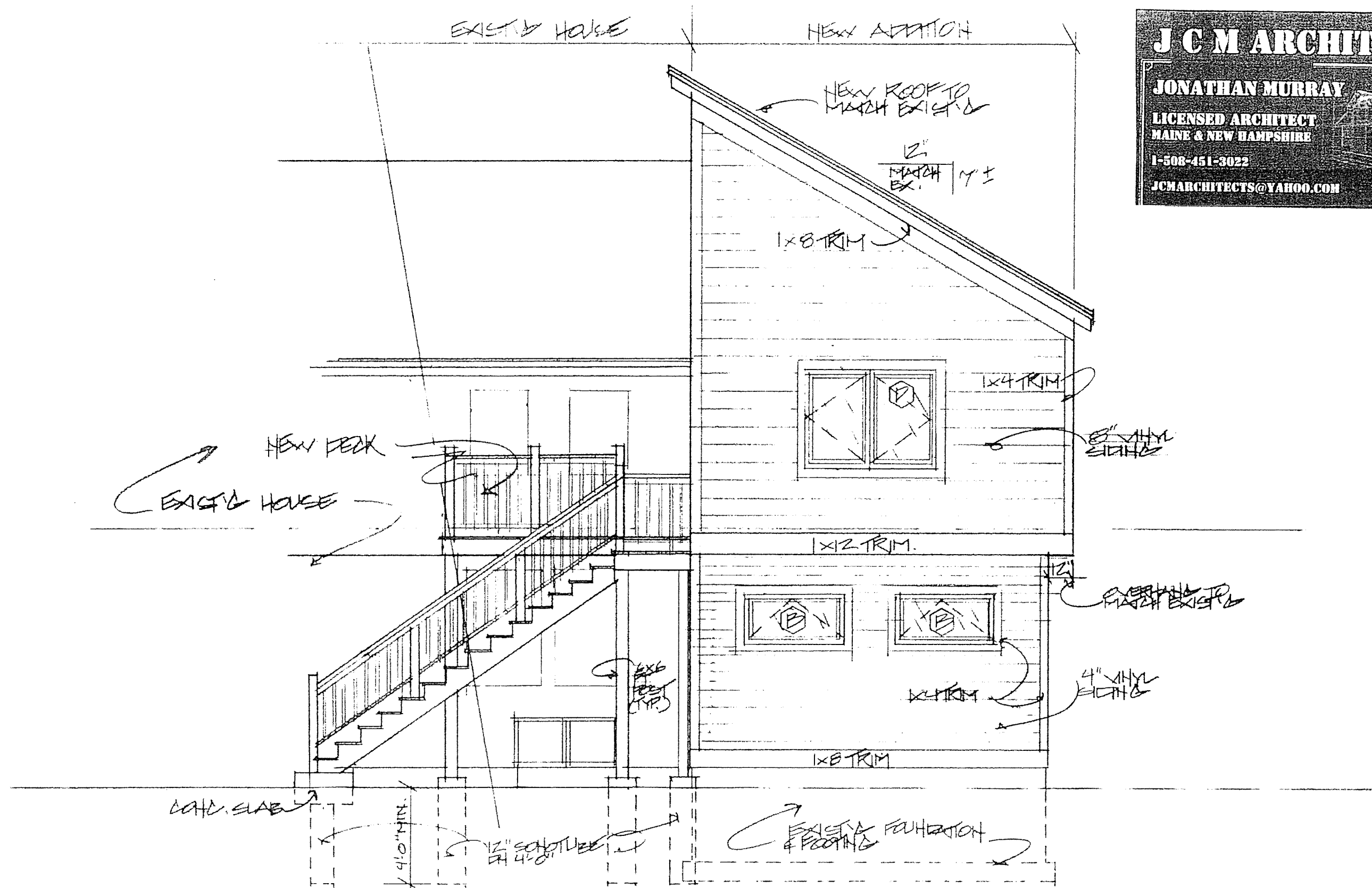
JCMARCHITECTS@YAHOO.COM



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

**JCM ARCHITECTS**  
**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 1-508-451-3022  
 JCMARCHITECTS@YAHOO.COM



**J C M ARCHITECTS**

**JONATHAN MURRAY**

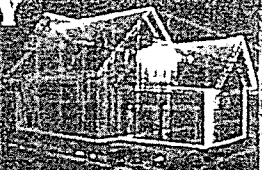
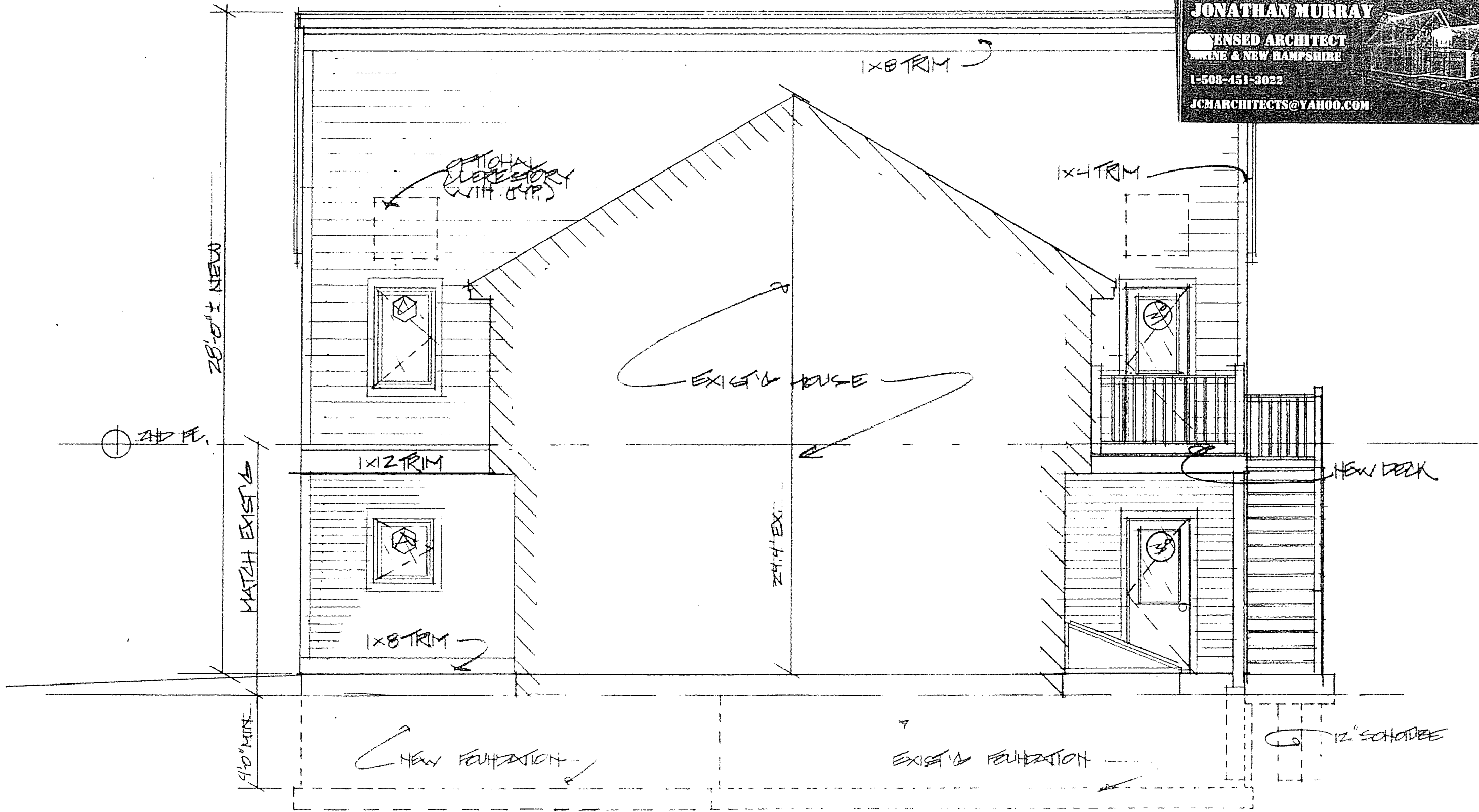
LICENSED ARCHITECT  
MAINE & NEW HAMPSHIRE

1-508-451-3022

JCMARCHITECTS@YAHOO.COM

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


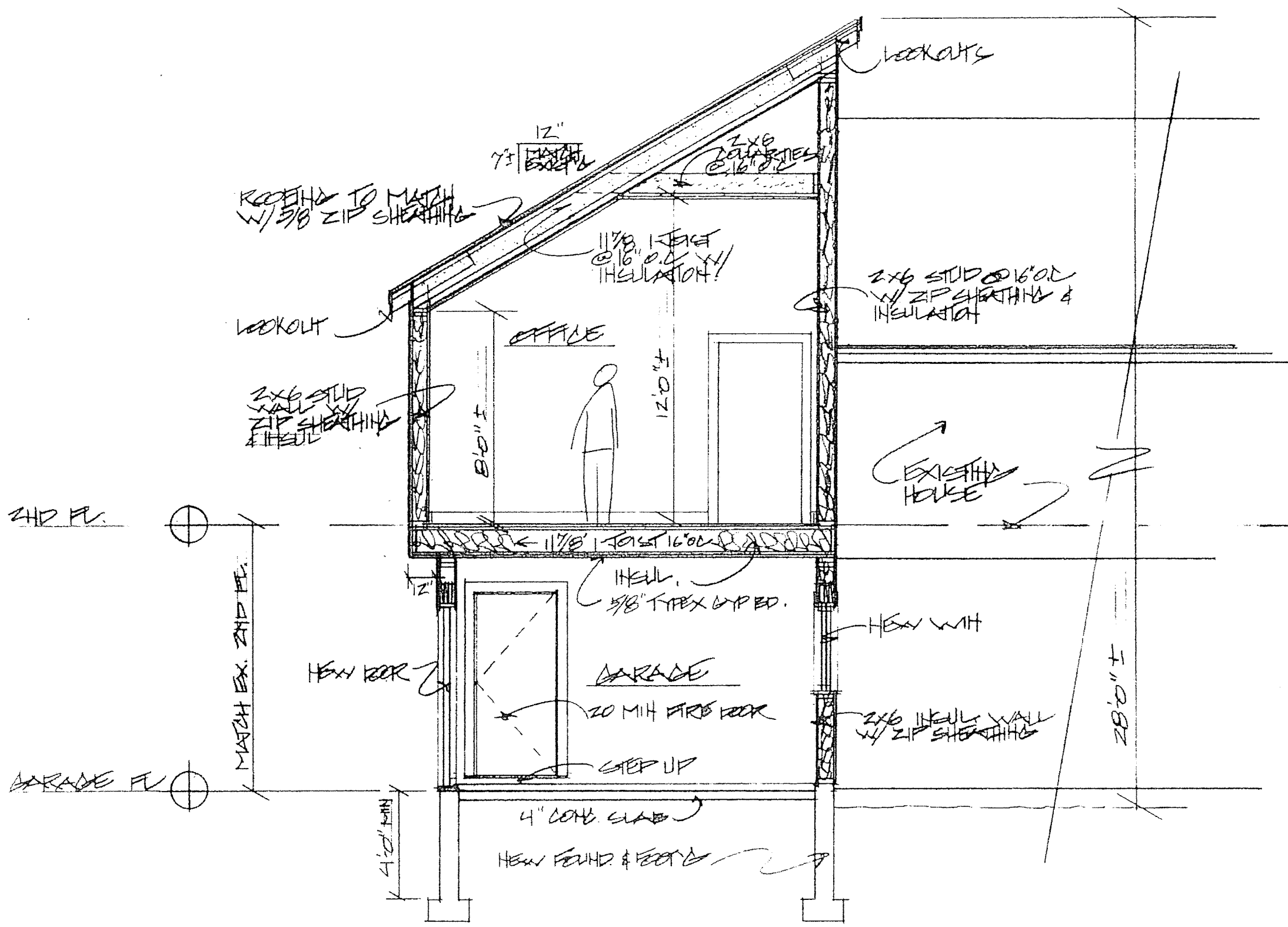
**J C M ARCHITECTS**  
**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 1-508-451-3022  
 JCMARCHITECTS@YAHOO.COM

PROPOSED RIGHT-SIDE ELEVATION 1/4" = 1'-0"



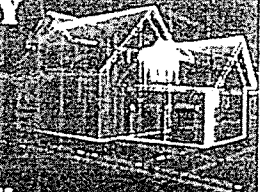
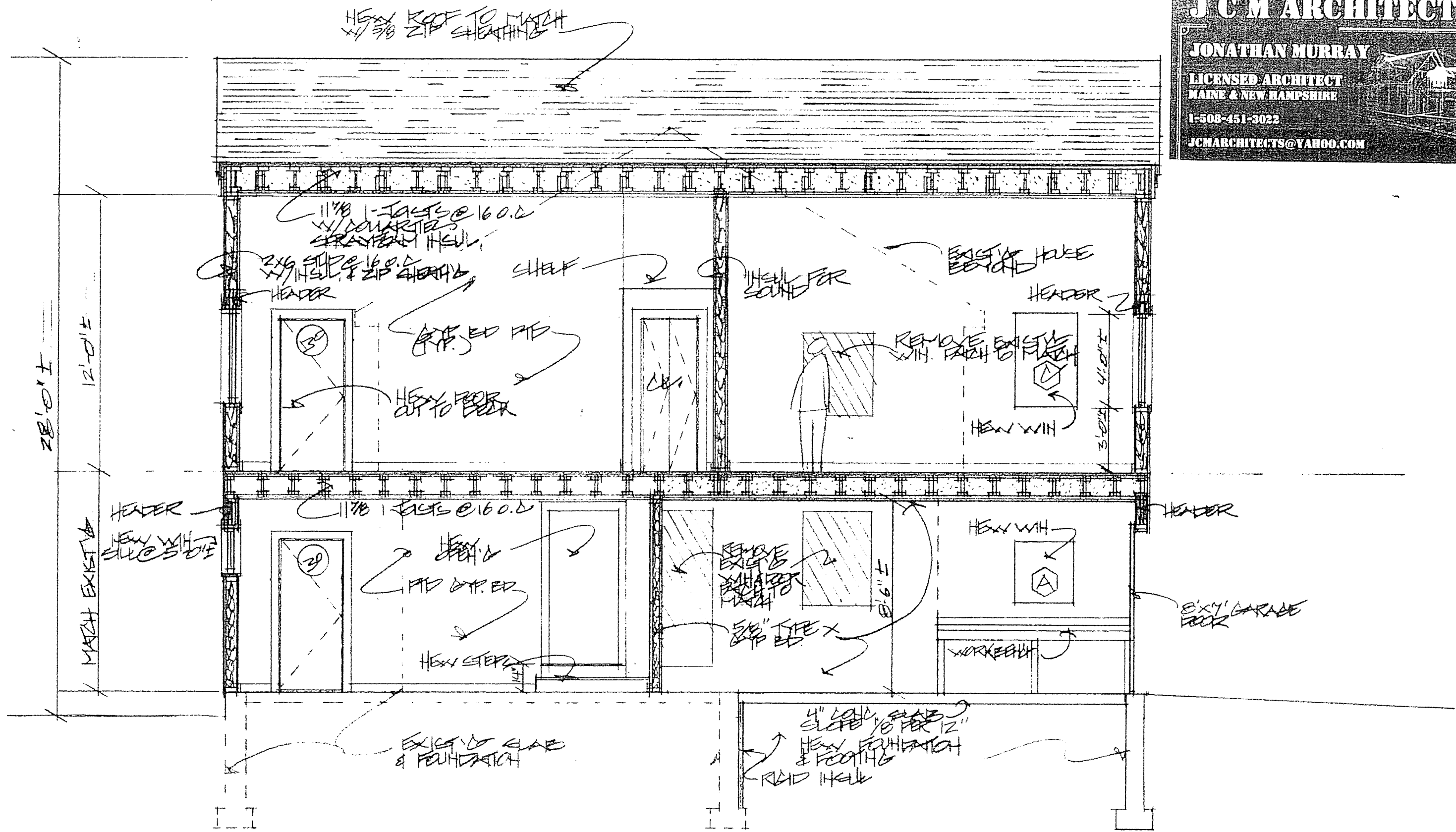
**J C M ARCHITECTS**  
**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 508-451-3022  
 JCMARCHITECTS@YAHOO.COM

SECTION A-A 1/4" = 1'-0"

A"

**J C M ARCHITECTS**  
**JONATHAN MURRAY**  
 LICENSED ARCHITECT  
 MAINE & NEW HAMPSHIRE  
 1-508-451-3022  
 JCMARCHITECTS@YAHOO.COM

HEAVY ROOF TO MATCH  
 1/2" ZIP SHEATHING

1 1/8" RAFTERS @ 16 O.C.  
 W/ POLYURETHANE SPRAYED INSUL.

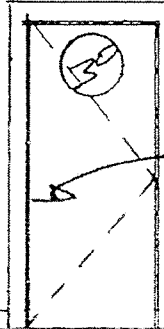
2x6 STUDS @ 16 O.C.  
 W/ INSUL. & ZIP SHEATHING

SHELF

INSUL. SHELF

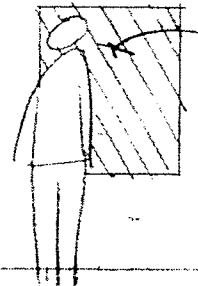
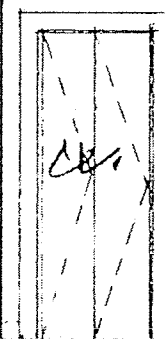
EXIST'G HOUSE  
 EXTERIOR

HEADER



REF. ED. PD.

HEAVY ROOF  
 CUT TO DECK



REMOVE EXIST'G  
 WIN. PATCH TO MATCH

NEW WIN

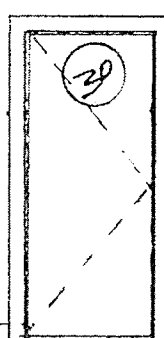
3'-0" H  
 4'-0" W

HEADER

1 1/8" RAFTERS @ 16 O.C.

HEADER

NEW WIN  
 5'-0" H @ 5'-0" W



HEAVY  
 PD. REF. ED.

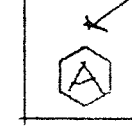
NEW STEPS



REMOVE EXIST'G  
 WINDOW  
 PATCH TO MATCH

5'-0" H @ 5'-0" W

NEW WIN



WORKER'S

EXIST'G GARAGE  
 FLOOR

EXIST'G SLAB  
 & FOUNDATION

4" CONC. SLAB @  
 1/8" PER 12"  
 NEW FOUNDATION  
 & FOOTING  
 RIGID INSUL.

SECTION B-B 1/4"=1'-0"

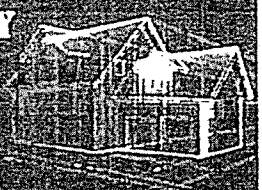
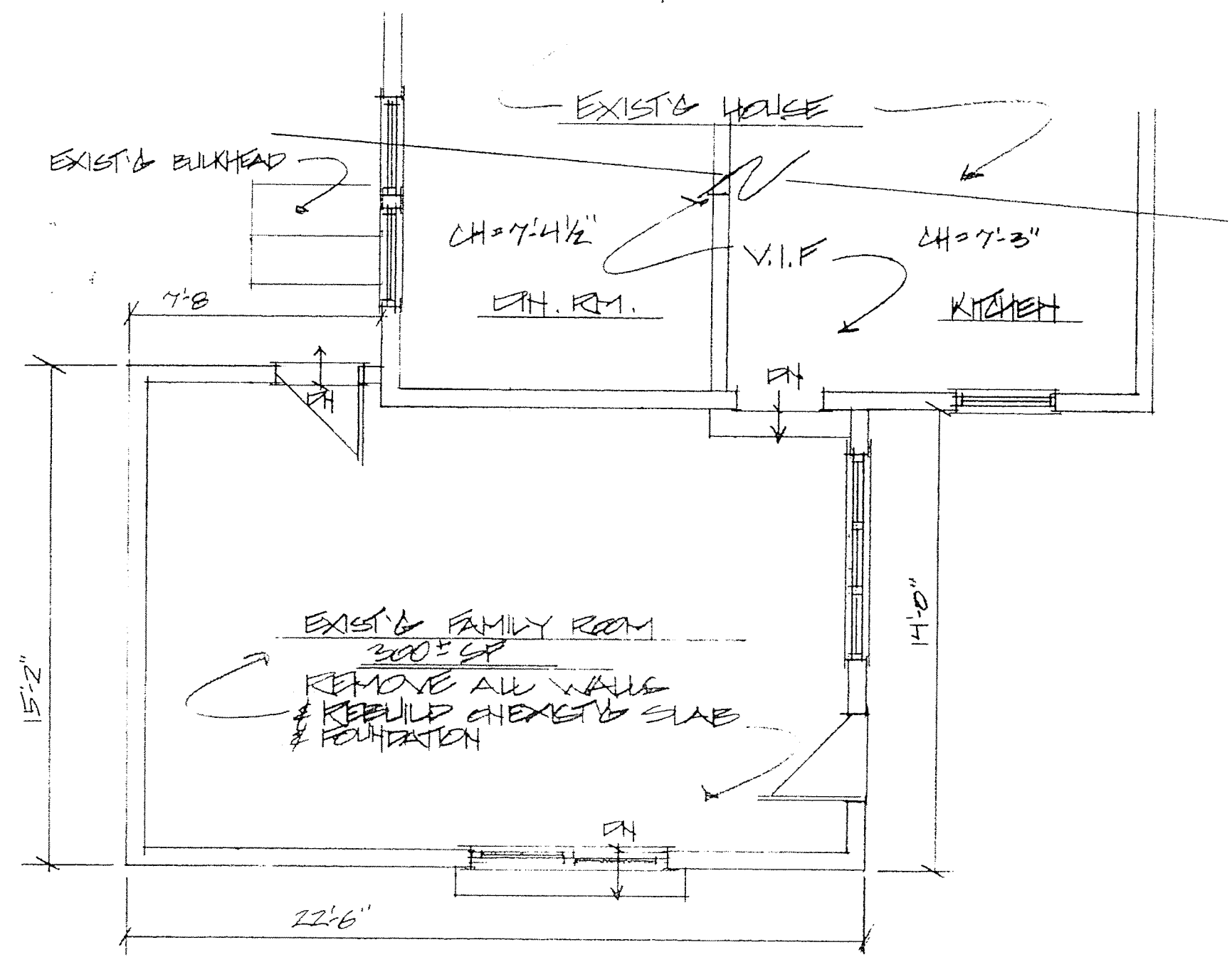
**J C M ARCHITECTS**

**JONATHAN MURRAY**

**LICENSED ARCHITECT**  
MAINE & NEW HAMPSHIRE

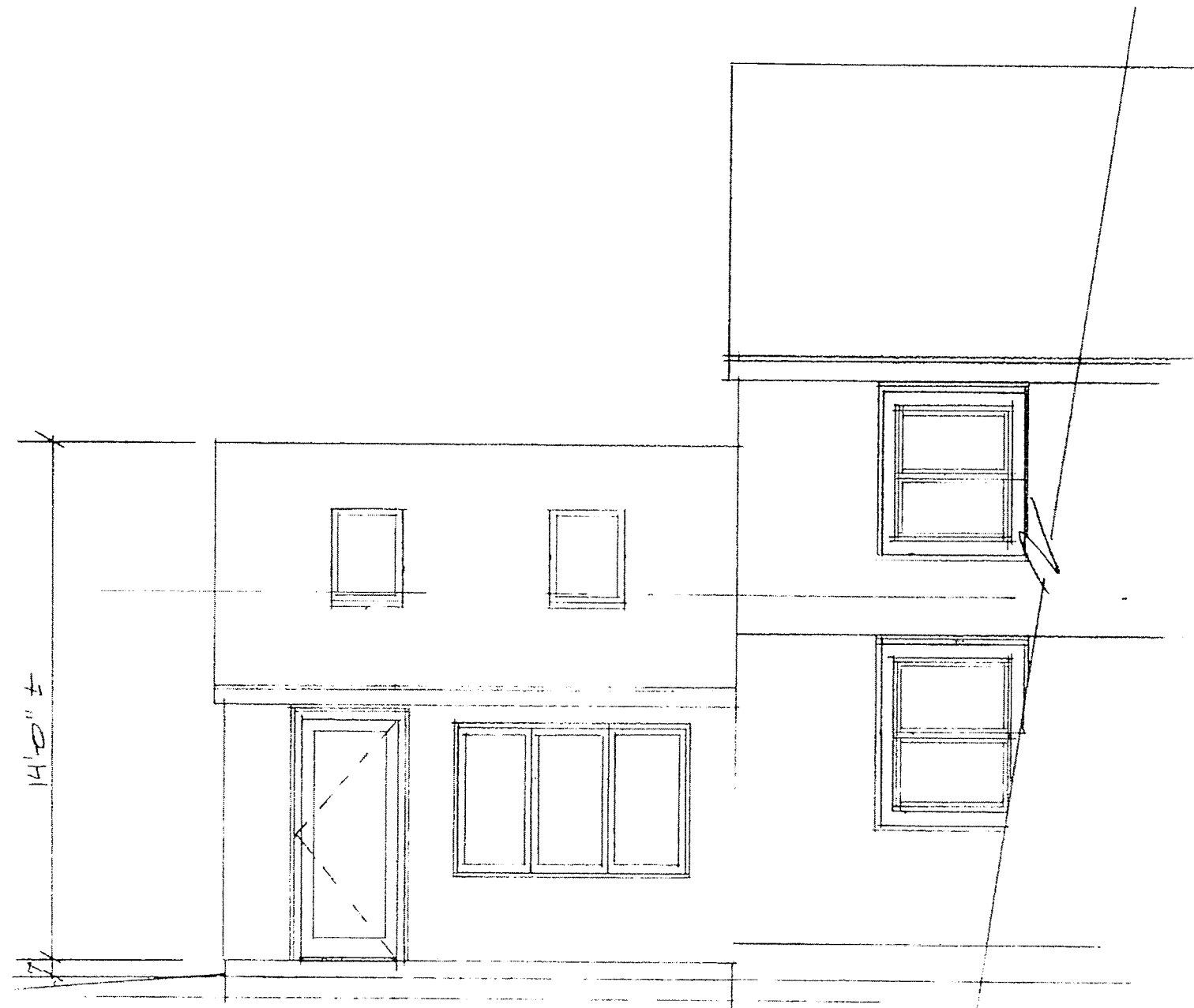

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EXISTING FLOOR PLAN 1/4"=1'-0"

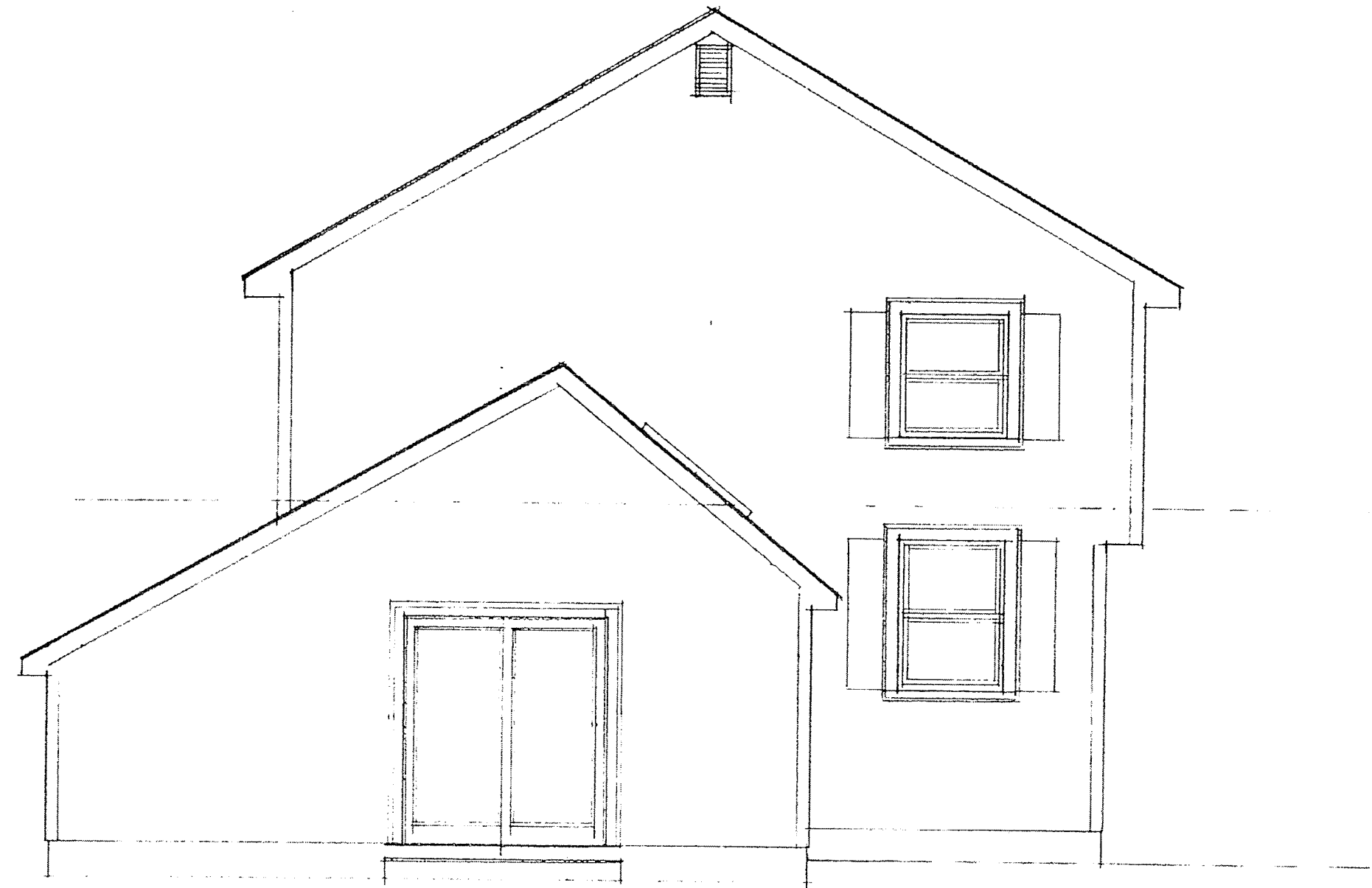

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EXIST'G FRONT ELEVATION 1/4" = 1'-0"

EX-2

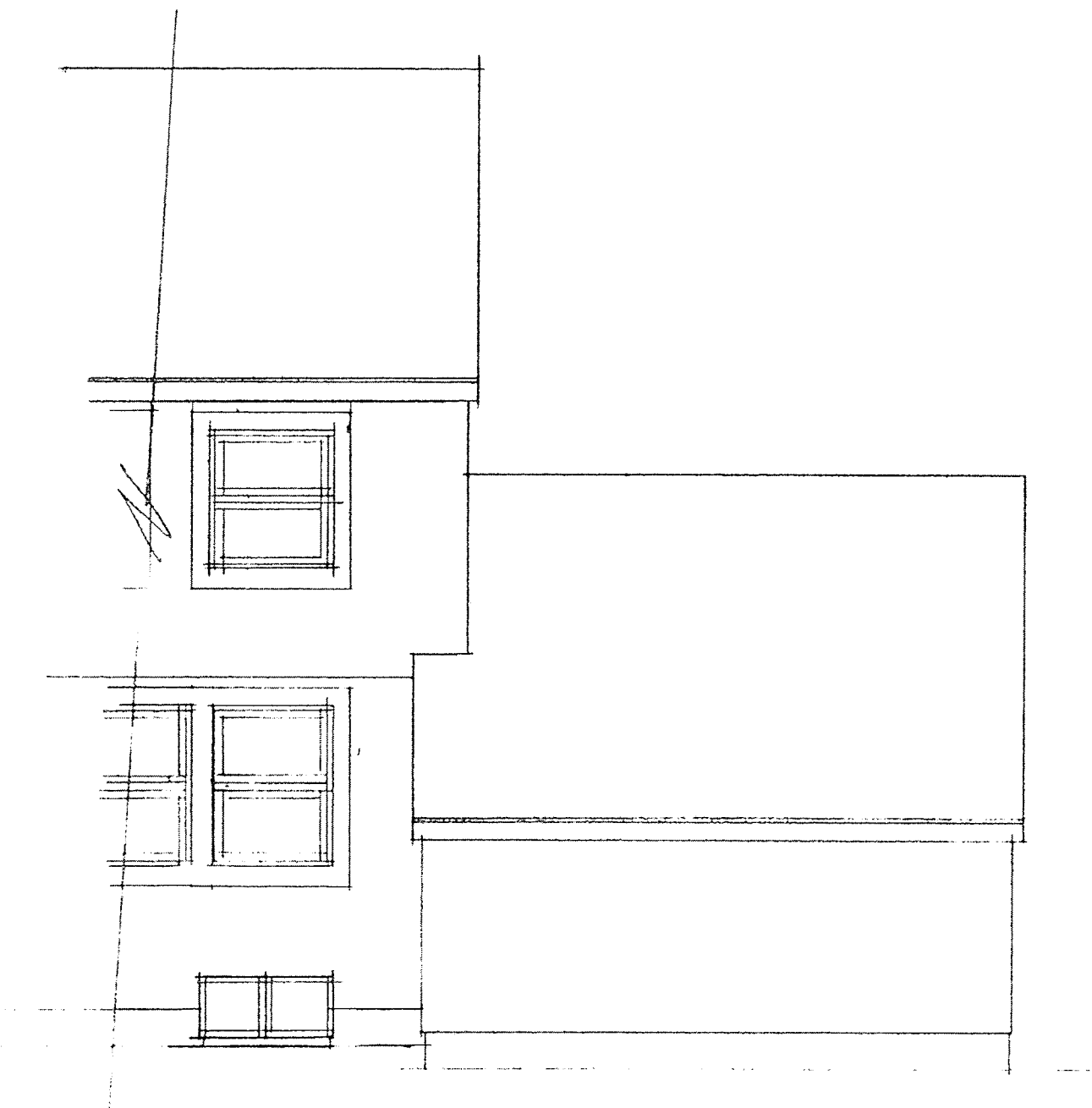

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EXIST'G LEFT SIDE ELEVATION 1/4"=1'-0"

Ex. 5

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EXIST'G REAR ELEVATION 1/4"=1'-0"