



NORTH

Design Consultants Inc. Somerville - Quincy - Newburyport www.dd-ma.com

OWNER: KARELIS GARY TRUST & GMK REALTY TRUST PO BOX 3092 LA JOLLA, CA 92037

PROJECT TEAM

86-88 PROSPECT ST 5-UNIT 2-STORY RESIDENTIAL ADDITION NEWBURYPORT, MA

PROJECT INFO

REV DESCRIPTION DATE



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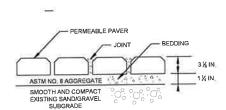
CIVIL SITE PLAN

SHEET NAM

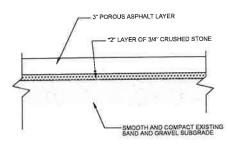
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SHT NO

DR BY: MCH
CHK BY: SBS
PROJ NO: 21-035
DATE: 6-9-21
SCALE: 1*=10'



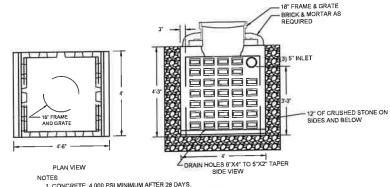




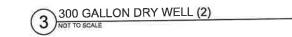
NOTES

1. "IF DETEMINED BY ENGINEER PAVMENT MAY BE SET ON CLEAN SAND/GRAVEL SUBGRADE
2. SEE OPERATION AND MAINTENANCE PLAN FOR MAINTENANCE REQUIREMENTS OF POROUS PAVEMENT AREAS.





2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 3 FT COVER



EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE TOWN OF NEWBURYRPORT, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
- 2. CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION, NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PLIKE IC RIGHT-OF-WAY.
- 3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 4. CONTRACTOR SHALL INSTALL SILT SACKS IN ALL CATCH BASINS DOWNGRADE OF SITE PRIOR TO COMMENCEMENT OF WORK
- 5. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL,
- 6. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE, MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
- 7. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
- 8. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
- 9. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
- 10. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
- 11. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
- 12. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES ½ TO ½ THE HEIGHT OF THE EROSION CONTROL DEVICE, SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN ½ TO ½ THE HEIGHT.
- 13. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
- 14. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD, MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
- 15. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY, STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1, ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
- 16. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
- 17. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
- 18. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDROSEEDING OR JUTE MATTING,
- 9. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULICIPING AND WATERING.
- 20. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
- 21. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION, DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- 23. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
- 24. DUST SHALL BE CONTROLLED AT THE SITE.
- 5. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
- 26. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUNDCOVER PRACTICES.

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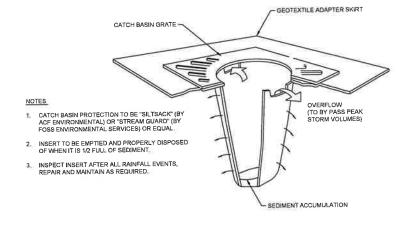
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CIVIL DETAILS

REET NAME

C2

DR BY: MCH
CHK BY: SBS
PROJ NO: 21-035
DATE: 6-9-21
SCALE: NOT TO SCALE









2 LEFT ELEVATION Scale: 1/4" = 1'-0"

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



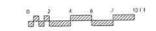
SCOTT MBROWN ESTD ARCHITECTS 1007 48 MARKET STREET NEWBURYPORT, MA 01950 T 978 465 3535 WWW SCOTTBROWNARCHITECT COM 01950 RENOVATIONS/ALTERATIONS STREET, NEWBURYPORT, MA, 86-88 PROSPECT REVISION & REISSUE NOTES No. Date Notes Project Manager Project # 2021-03 M.L. Scale: AS NOTED **ELEVATIONS**

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2 RIGHT ELEVATION Scale: 1/4" = 1'-0" REAR ELEVATION
Scale: 1/4" = 1'-0"

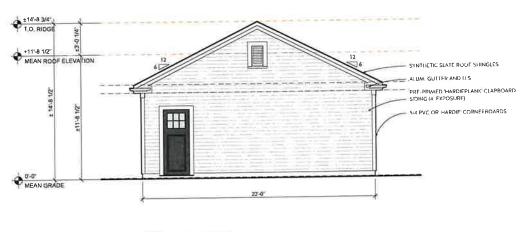


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RENOVATIONS/ALTERATIONS	TO:	86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950	
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No. Date	Notes		
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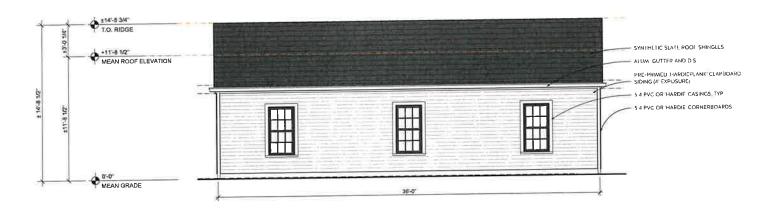
SCOTTMBROWN



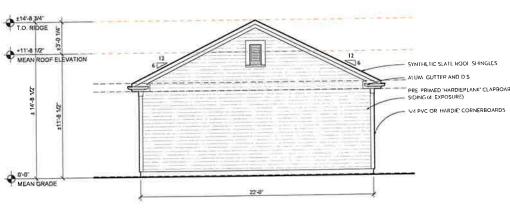
1 FRONT ELEVATION Scale: 1/4" = 1'-0"



2 LEFT ELEVATION Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



A RIGHT ELEVATION
Scale: 1/4" = 1'-0"

RENOVATIONS/ALTERATIONS

SCOTT MBROWN

48 MARKET STREET
NEWBURYPORT, MA 01950
T. 978 465 3535
WWW SCOTTBROWNARCHITECT, COM

STREET, NEWBURYPORT, MA, 01950

86-88 PROSPECT

REVISION & REISSUE NOTES

No. Date Notes

Project # Project Manager 2021-03 M.L. 6/9/21

Scale: AS NOTED

GARAGE ELEVATIONS

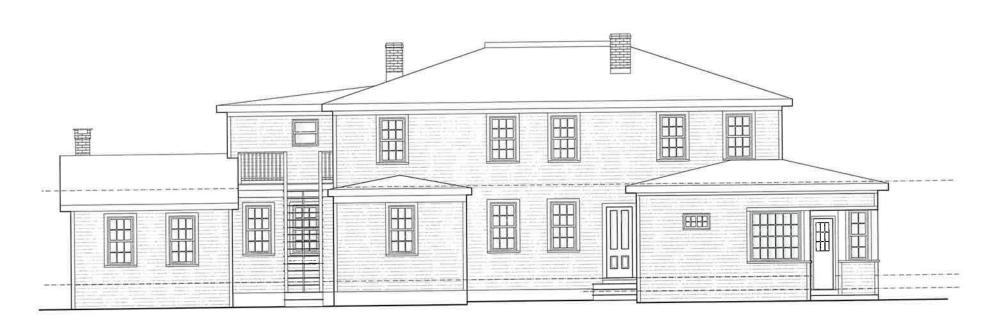
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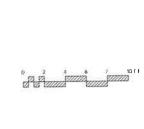
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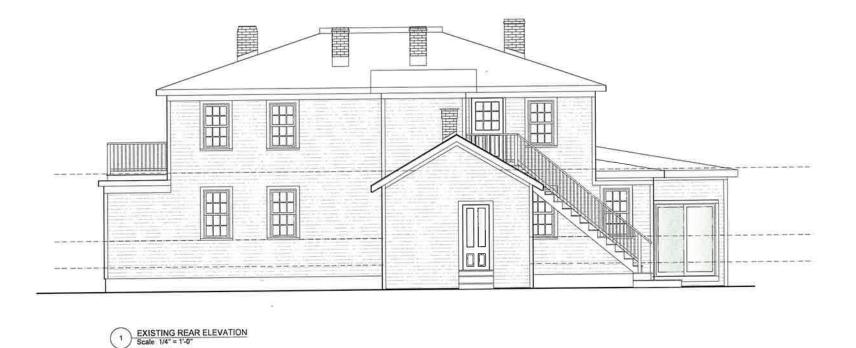
1 EXISTING FRONT ELEVATION Scale 1/4" = 1'-0"

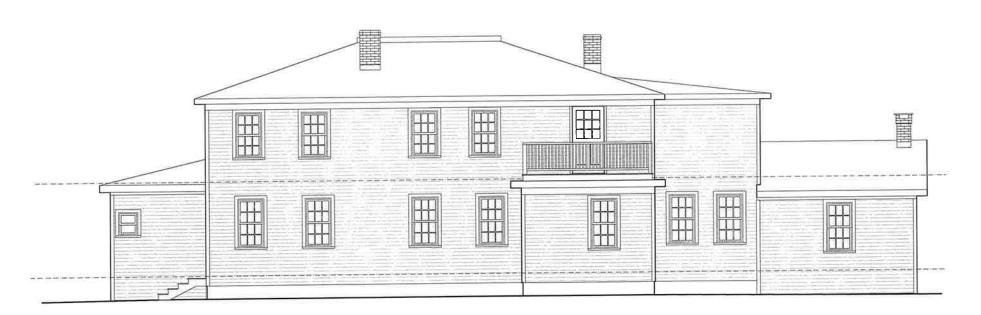


EXISTING LEFT ELEVATION
Scale: 1/4" = 1'-0"



SCOTTMBROWN ESTD ARCHITECTS 3007 48 MARKET STREET NEWBURYPORT, MA 01950 1 978 465 3535 WWW SCOTTBROWNARCHITECT COM
RENOVATIONS/ALTERATIONS TO: 86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950
REVISION & REISSUE NOTES No. Date Notes
Project # Project Manager Date 2021-03 M.L. 6/9/21 Scale: AS NOTED
EXISTING ELEVATIONS
EC4



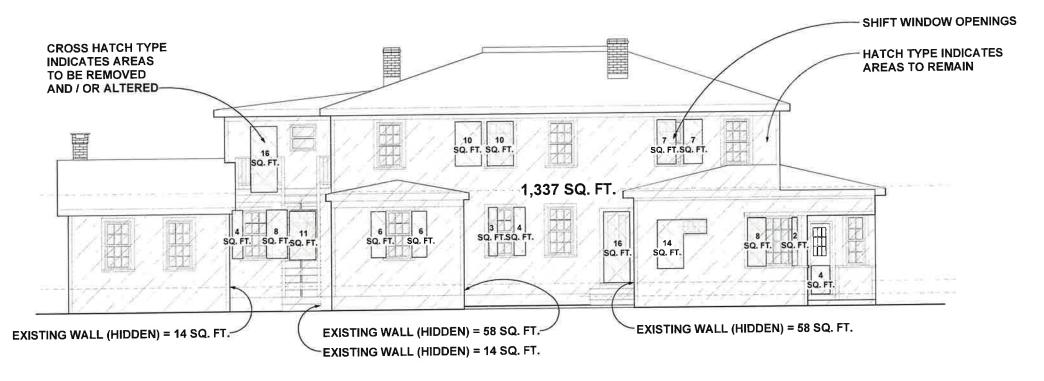


2 EXISTING RIGHT ELEVATION Scale: 1/4" = 1'-0"



SCOTT M BROWN 1970 ARCHITECTS 2007 48 MARKET STREET NEWBURYPORT, MA 01950 T 978 465 7535 WWW SCOTTBROWNARCHITECT COM
RENOVATIONS/ALTERATIONS TO: 86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950
REVISION & REISSUE NOTES No. Date Notes
Project # Project Manager Date 2021-03 M.L. 6/9/21
EXISTING ELEVATIONS
EC5





2 EXISTING LEFT ELEVATION Scale: 1/4" = 1'-0"

WALLS TO BE REMOVED
FRONT: 32
LEFT: 136
REAR: 490
RIGHT: 442

= 1,100 SQ. FT.

WALLS TO REMAIN

FRONT: 906 LEFT: 1,201 REAR: 444 RIGHT: 754 = 3,305 SQ. FT.

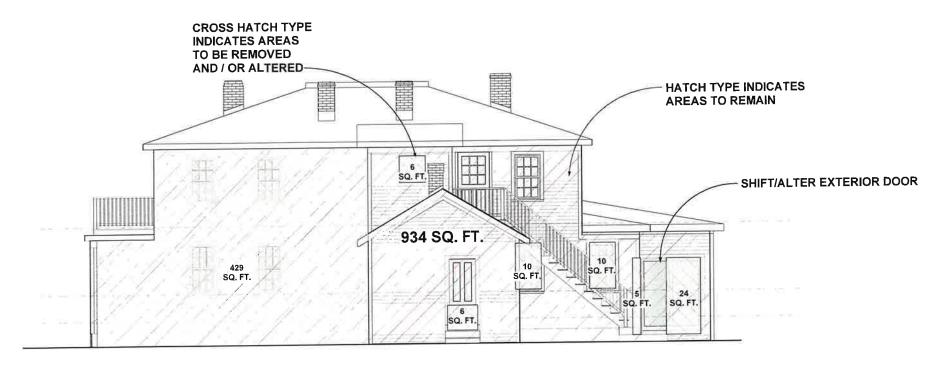
TOTAL WALL AREA

% OF WALL TO BE REMOVED

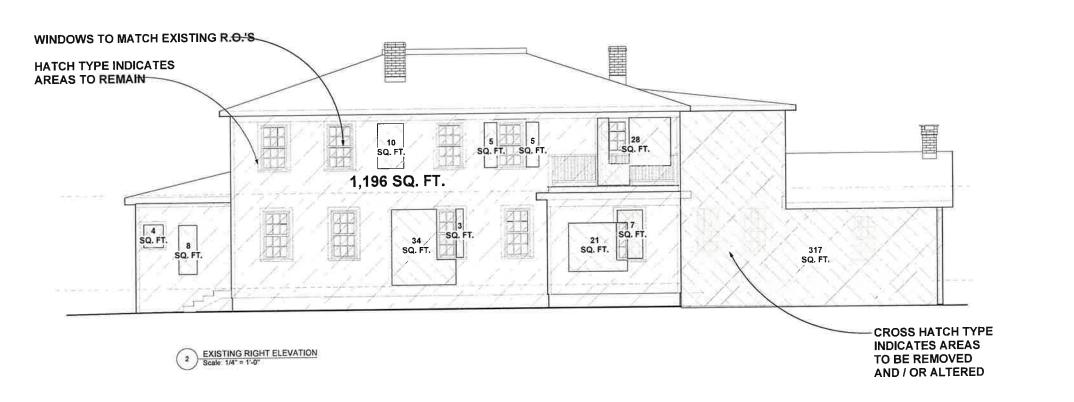
1,100 + 3,305 = 4,405 SQ. FT.

1,100 / 4,405 SQ. FT. = 24.97%





1 EXISTING REAR ELEVATION
Scale 1/4" = 1'-0"



WALLS TO BE REMOVED

FRONT: 32 LEFT: 136 REAR: 490 <u>RIGHT: 442</u> = 1,100 SQ. FT. WALLS TO REMAIN

FRONT: 906 LEFT: 1,201 REAR: 444 RIGHT: 754 = 3,305 SQ. FT.

TOTAL WALL AREA

% OF WALL TO BE REMOVED

1,100 + 3,305 = 4,405 SQ. FT.

1,100 / 4,405 SQ. FT. = 24.97%

