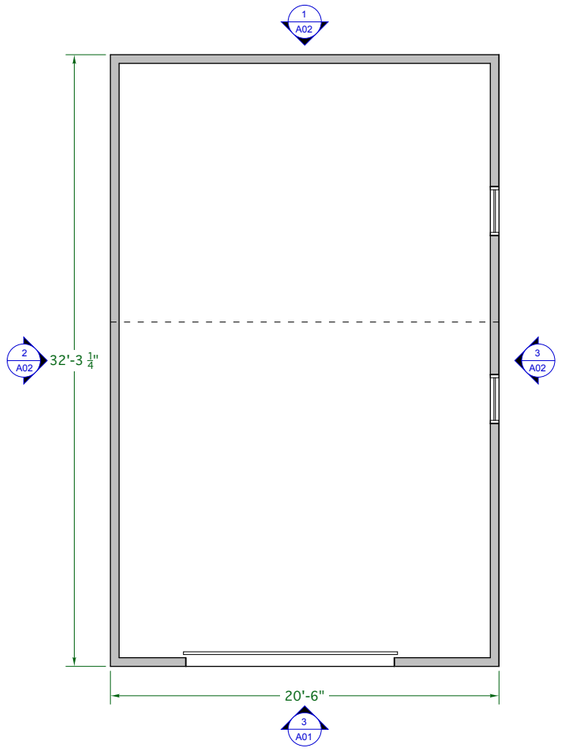
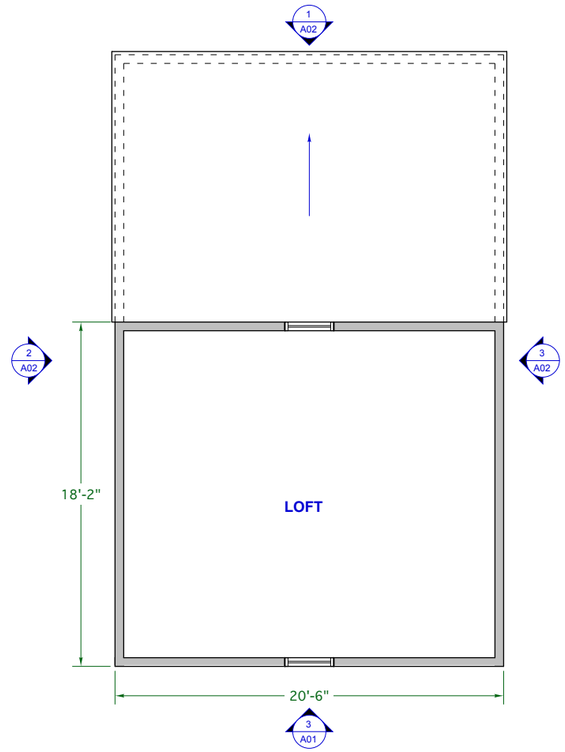
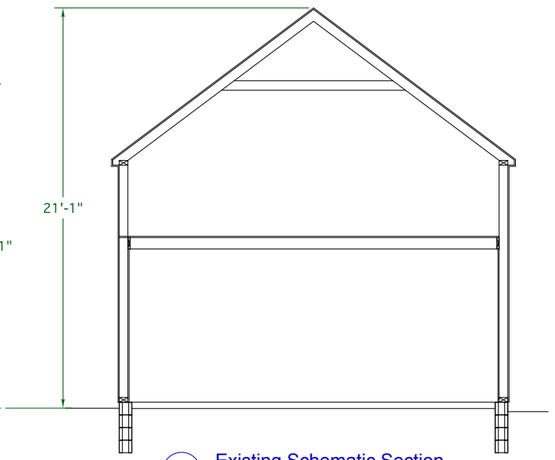


1 Existing First Floor Plan
Scale: 1/8"= 1'-0"

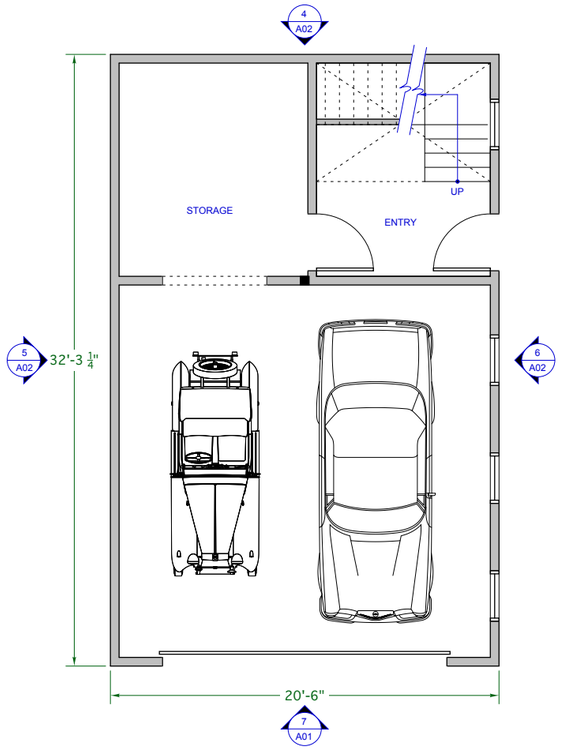


2 Existing Second Floor Plan
Scale: 1/8"= 1'-0"

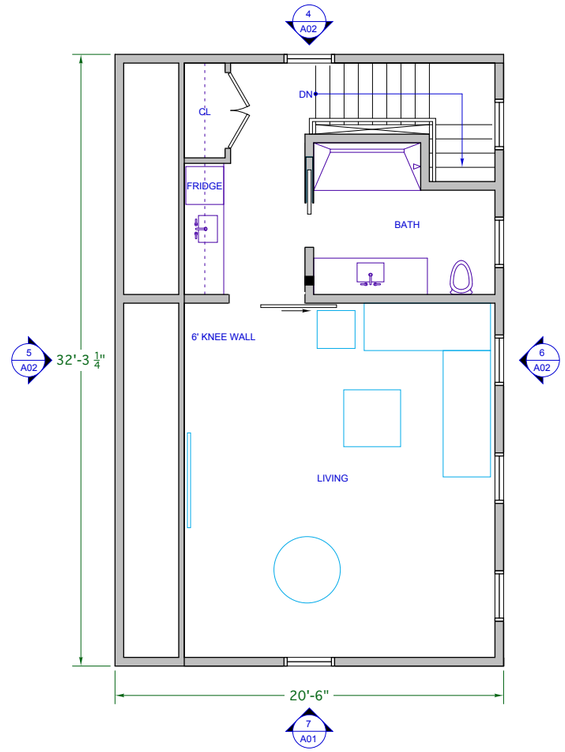
3 Existing North Elevation
Scale: 1/8"= 1'-0"



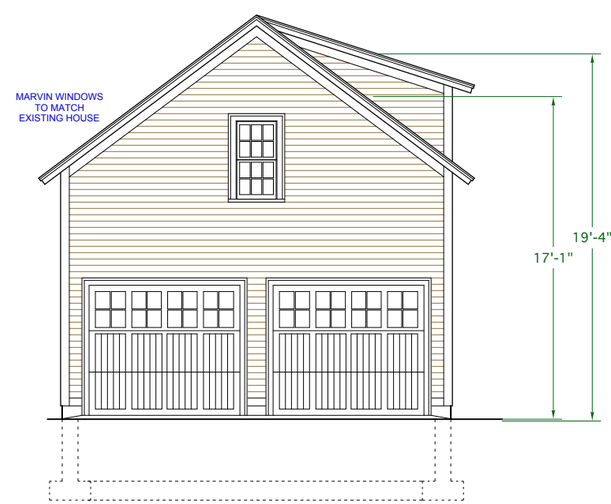
4 Existing Schematic Section
Scale: 1/8"= 1'-0"



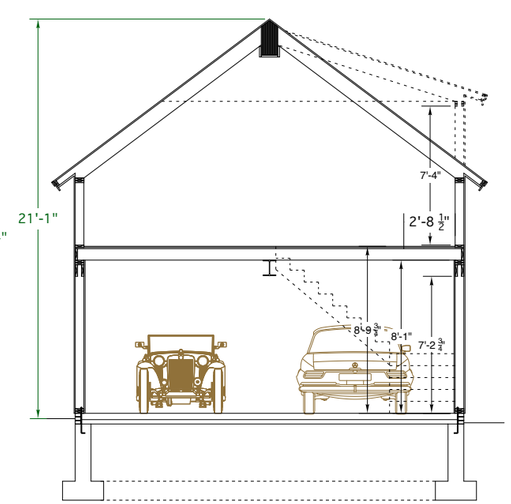
5 Proposed First Floor Plan
Scale: 1/8"= 1'-0"



6 Proposed Second Floor Plan
Scale: 1/8"= 1'-0"



7 Proposed North Elevation
Scale: 1/8"= 1'-0"



8 Proposed Schematic Section
Scale: 1/8"= 1'-0"

PROJECT DATA

ZONING DISTRICT: R2 | 78 MIDDLE STREET | USE CODE: 101

DIMENSIONAL CONTROL	EXISTING	PROPOSED	REQUIRED
LOT AREA	5,429 S.F.	5,429 S.F.	10,000 S.F.
LOT STREET FRONTAGE	51.91'	51.91'	90'
BUILDING HEIGHT	17'-1"	19'-4"	20'
LOT COVERAGE	36.4 %	36.4 %	25 %
OPEN SPACE	49.0 %	49.0 %	40 %
FRONT SETBACK	8.8'	8.8'	25'
SIDE A SETBACK	3.9'	3.9'	10'
SIDE B SETBACK	1.3'	1.3'	10'
REAR SETBACK	5.1'	5.1'	25'
PARKING SPACES	2+	2+	2
NUMBER OF BEDROOMS	NO CHANGE		
ADDITIONAL LIVING AREA	639 S.F.		

REGISTERED ARCHITECT
MICHAEL P. GRAF
NO. 951447
NEWBURYPORT
MA.
COMMONWEALTH OF MASSACHUSETTS

ZONING APPLICATION SET

10 February 2020

PROPERTY OWNER

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CONTRACTOR

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REVISIONS

Existing & Proposed Plans & Elevations

10 February, 2020

Scale: As Noted

Project No.: 2532

A01