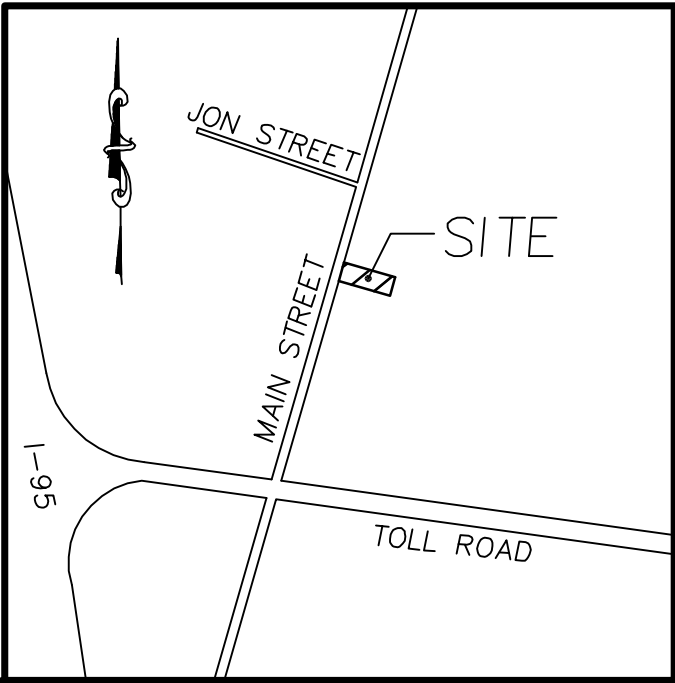




ZONING DISTRICT – C (COMMERCIAL)

REQUIRED AREA – 21,780 S.F.
REQUIRED FRONTAGE – 100 FT.
REQUIRED SETBACKS
FRONT 50 FT.
SIDE 20/30 FT.
REAR 20 FT.

VERTICAL DATUM

NAVD 1988

BASIS OF BEARINGS

1932 STATE HIGHWAY LAYOUT – MAIN STREET

OWNER OF RECORD

G & G MAIN STREET LLC
117 MAIN STREET – BYFIELD, MA 01922
BOOK 37390 PAGE 317

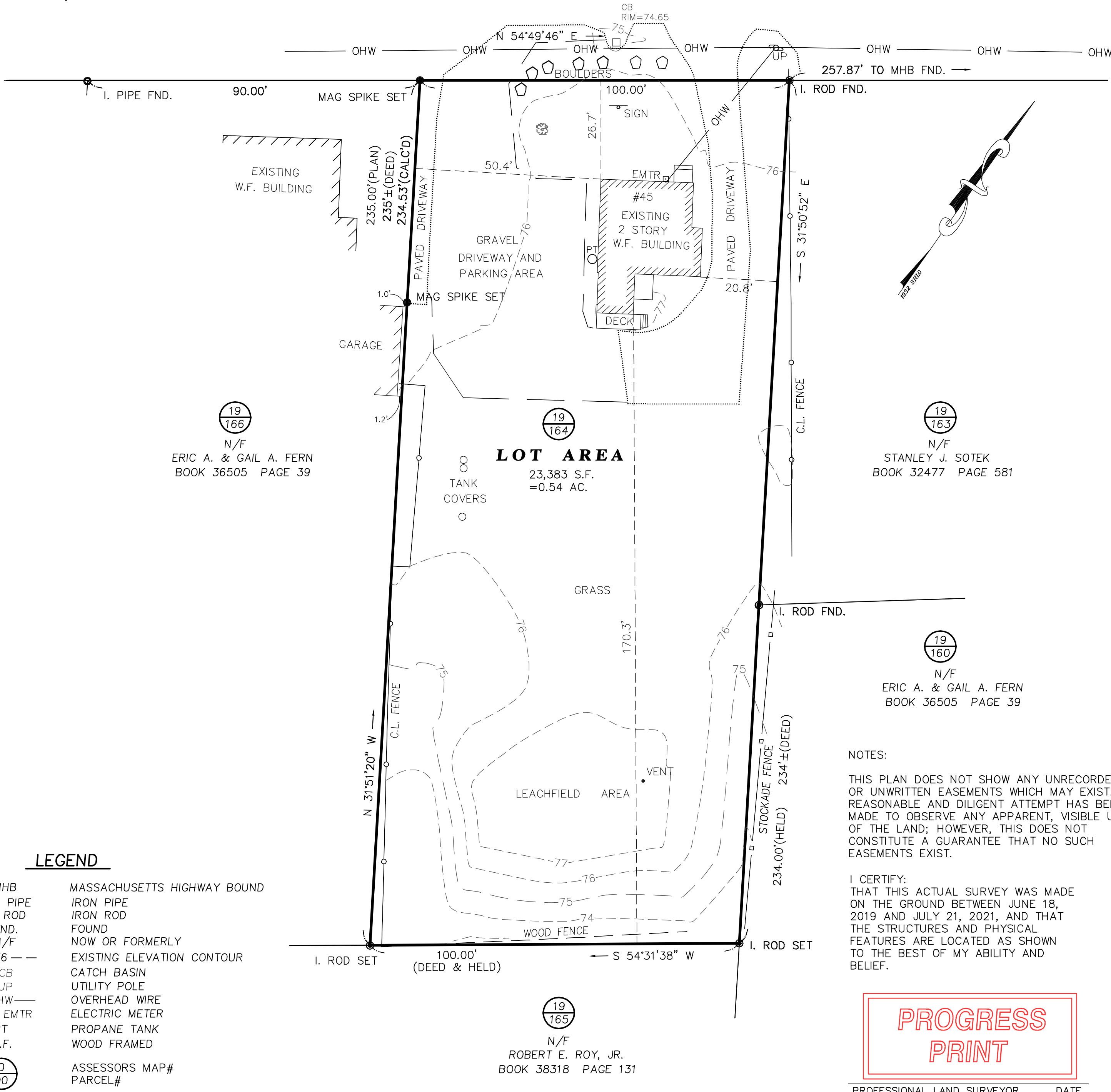
PLAN REFERENCES

1932 STATE HIGHWAY LAYOUT – MAIN STREET
PLAN 492 OF 1950
PLAN 268 OF 1966
PLAN BOOK 151 PLAN 56

IMPERVIOUS AREA SUMMARY

BUILDING – 895 S.F. = 3.83%
PAVEMENT – 1,712 S.F. = 7.32%
TOTAL – 2,607 S.F. = 11.15%

MAIN STREET
(1932 S.H.L.O. – 65' WIDE)



LEGEND

- MHB MASSACHUSETTS HIGHWAY BOUND
- I. PIPE IRON PIPE
- I. ROD IRON ROD
- FND. FOUND
- N/F NOW OR FORMERLY
- 76 — EXISTING ELEVATION CONTOUR
- CB CATCH BASIN
- UP UTILITY POLE
- OHW — OVERHEAD WIRE
- EMTR ELECTRIC METER
- PT PROPANE TANK
- W.F. WOOD FRAMED
- 00 ASSESSORS MAP# PARCEL#

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

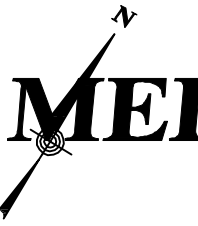
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JUNE 18, 2019 AND JULY 21, 2021, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

PROGRESS
PRINT

PROFESSIONAL LAND SURVEYOR DATE

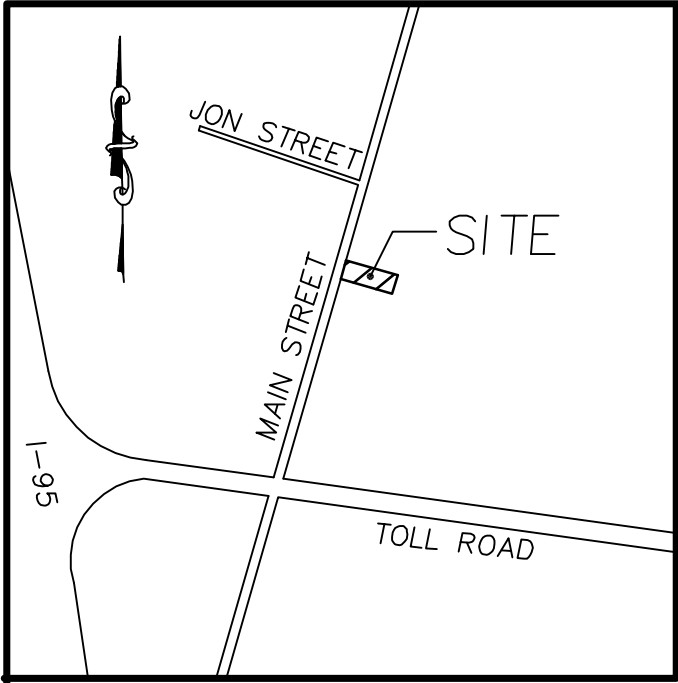
PREPARED FOR
PORT GUTTERS, LLC
45 MAIN STREET
SALISBURY, MA 01952
(MAP 19 – LOT 164)

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
EXISTING CONDITIONS
AT
45 MAIN STREET



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'
DATE: JULY 23, 2021
CALC. BY: J.S.H.
CHKD. BY: J.S.H.
PROJECT: M193567
SHEET: 1 OF 1



LOCUS MAP
N.T.S.

ZONING DISTRICT – C (COMMERCIAL)

REQUIRED AREA – 21,780 S.F.
REQUIRED FRONTAGE – 100 FT.
REQUIRED SETBACKS
FRONT 50 FT.
SIDE 20/30 FT.
REAR 20 FT.

VERTICAL DATUM

NAVD 1988

BASIS OF BEARINGS

1932 STATE HIGHWAY LAYOUT – MAIN STREET

OWNER OF RECORD

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BOOK 37390 PAGE 317

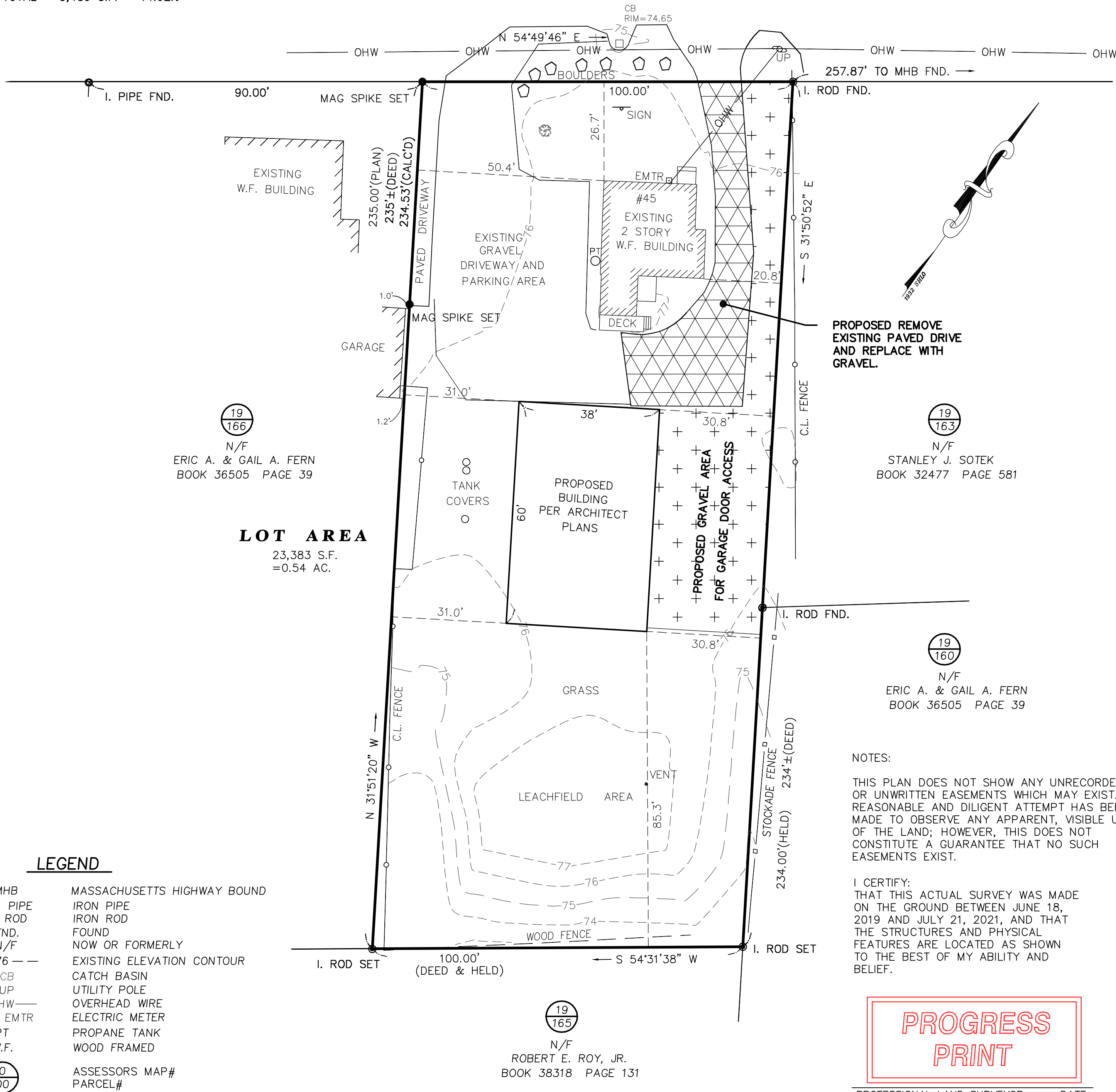
PLAN REFERENCES

1932 STATE HIGHWAY LAYOUT – MAIN STREET
PLAN 492 OF 1950
PLAN 268 OF 1966
PLAN BOOK 151 PLAN 56

PROPOSED IMPERVIOUS AREA SUMMARY

BUILDINGS – 3,175 S.F. = 13.58%
PAVEMENT – 314 S.F. = 1.34%
TOTAL – 3,489 S.F. = 14.92%

MAIN STREET
(1932 S.H.L.O. – 65' WIDE)



LEGEND

- | | |
|-----------|-----------------------------|
| MHB | MASSACHUSETTS HIGHWAY BOUND |
| ● I. PIPE | IRON PIPE |
| ● I. ROD | IRON ROD |
| FND. | FOUND |
| N/F | NOW OR FORMERLY |
| — 76 — | EXISTING ELEVATION CONTOUR |
| □ CB | CATCH BASIN |
| ⊙ UP | UTILITY POLE |
| — OHW — | OVERHEAD WIRE |
| □ EMTR | ELECTRIC METER |
| PT | PROPANE TANK |
| W.F. | WOOD FRAMED |
| 0/00 | ASSESSORS MAP#
PARCEL# |

NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

I CERTIFY:
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**PROGRESS
PRINT**

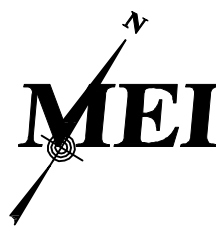
PROFESSIONAL LAND SURVEYOR DATE

PREPARED FOR

PORT GUTTERS, LLC
45 MAIN STREET
SALISBURY, MA 01952
(MAP 19 – LOT 164)

PLAN OF LAND
IN
SALISBURY, MA

SHOWING
PROPOSED CONDITIONS
AT
45 MAIN STREET



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	CALC. BY: J.S.H.	PROJECT: M193567
DATE: AUGUST 4, 2021	CHKD. BY: J.S.H.	SHEET: 1 OF 1

PORT GUTTERS, LLC
45 MAIN STREET, SALISBURY MA

REVISION & REISSUE NOTES		
No.	Date	Notes
A	03/03/2020	CD PROGRESS
B	9/21/20	PERMIT SET
C	3/25/21	CONSTRUCTION DOCUMENTS
D	4/30/21	REV. CONSTRUCTION DOCUMENTS
E	8/4/21	REV. CONSTRUCTION DOCUMENTS

Project #	Project Manager	Date
2020-07	DL	08-04-2021

Scale: AS NOTED

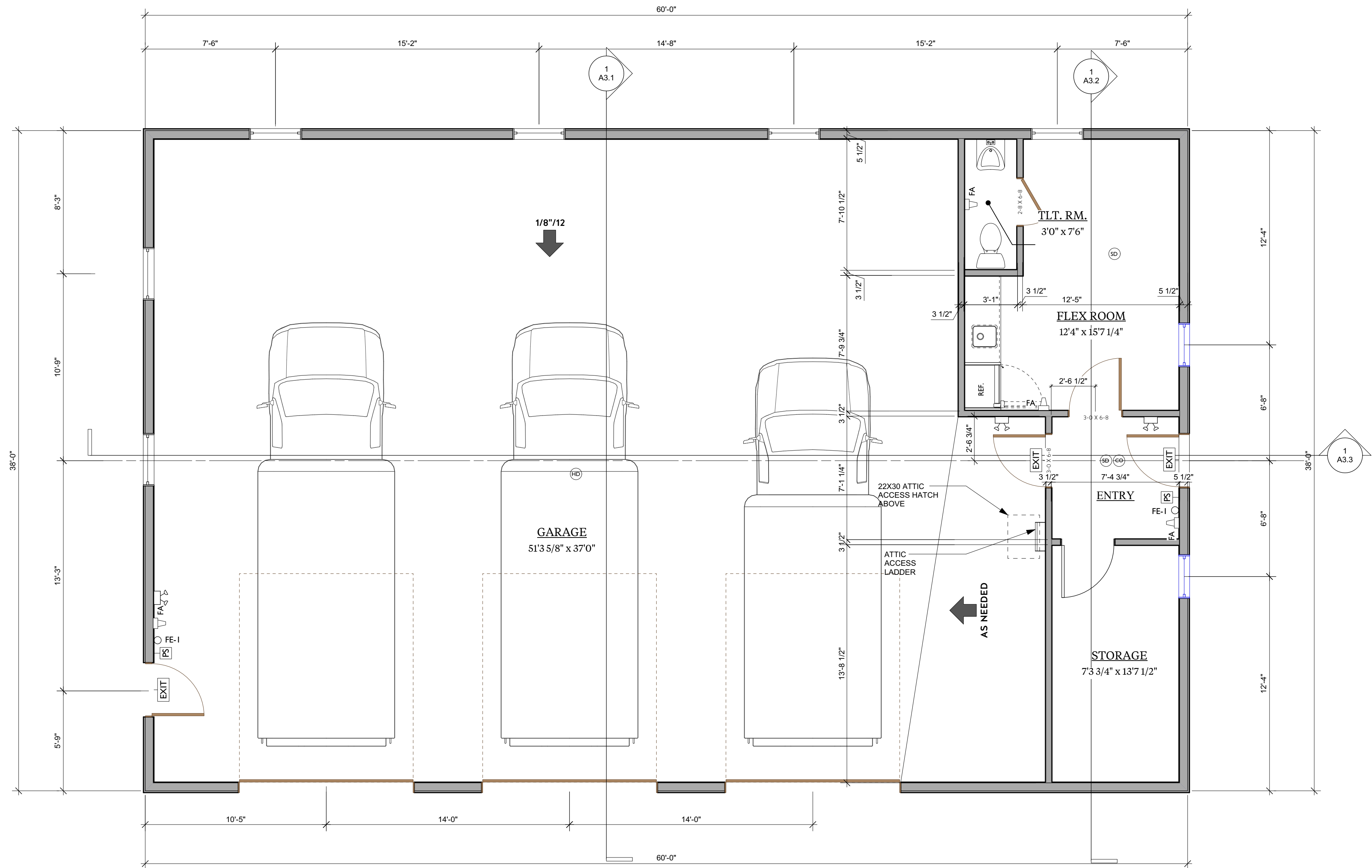
FIRST FLOOR PLAN

A1.1

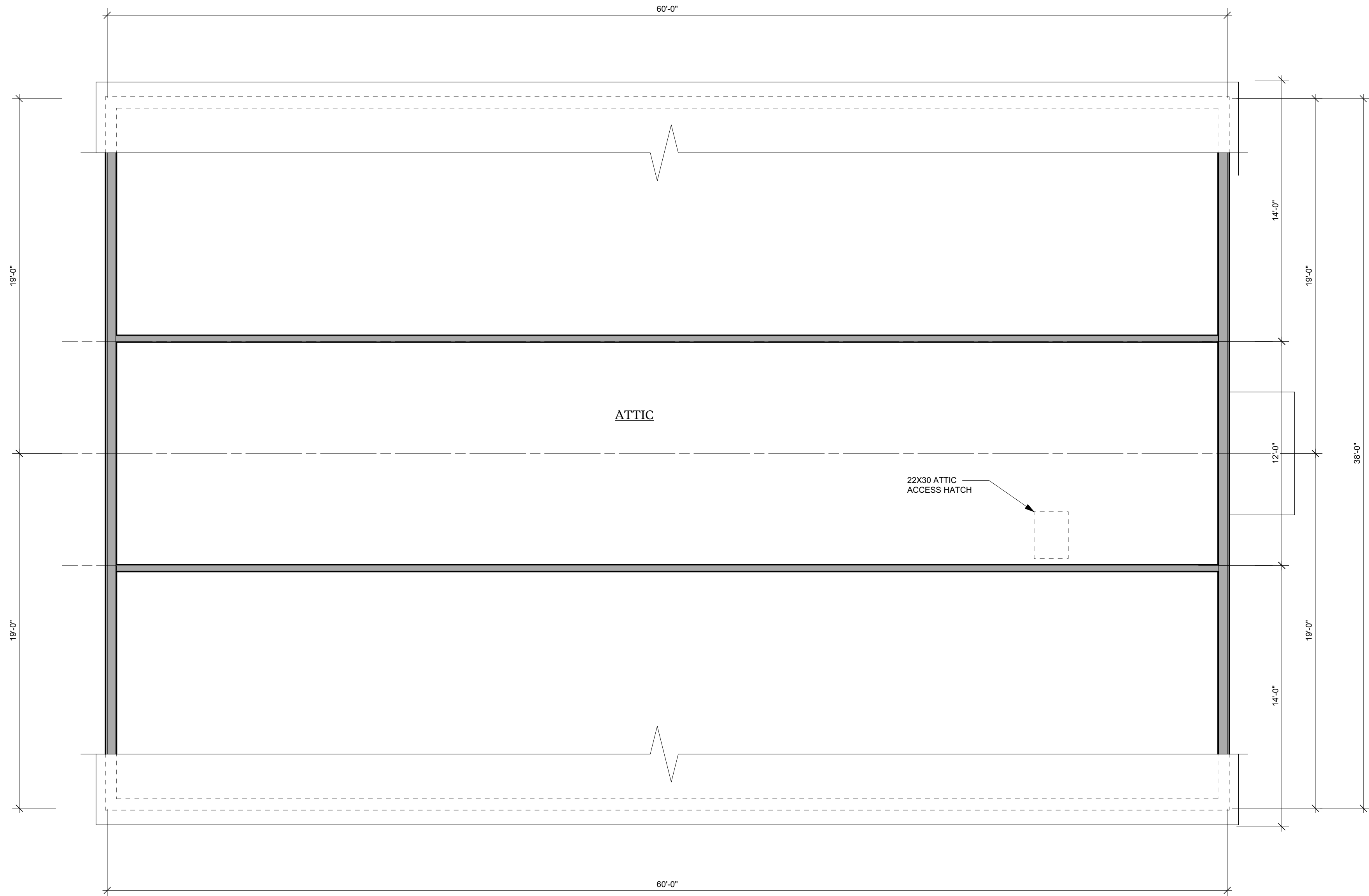
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GENERAL NOTES:

- 1] ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 2] ALL DIMENSIONS TO EXTERIOR DOOR/ WINDOW OPENINGS ARE TO THE CENTERLINE OF THE ROUGH OPENING U.N.O.
- 3] CENTER ALL DOOR AND WINDOW ROUGH OPENINGS ON WIDTH OF WALL U.N.O.
- 4] LOCATE ALL DOOR ROUGH OPENINGS 5 1/2" (MIN) FROM THE ADJACENT CORNER U.N.O.
- 5] UNLESS NOTED OTHERWISE ALL CASED OPENINGS ARE TO BE 3'-0" CLEAR.
- 6] ALL INTERIOR DOORS ARE DIMENSIONED TO ROUGH OPENINGS U.N.O.
- 7] ALL INTERIOR PARTITION WALLS ARE 2 X 4 STUD WALLS AT 16" O.C. U.N.O.



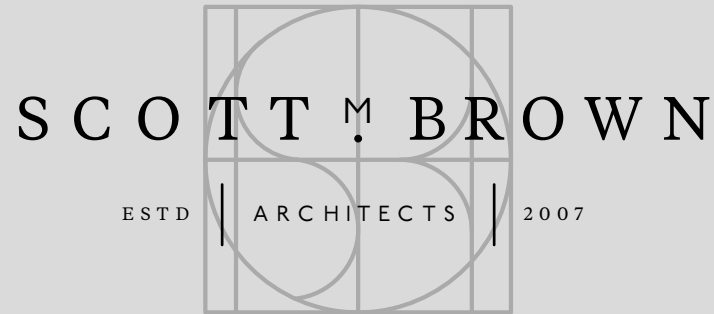
1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES:

- 1) ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 2) ALL DIMENSIONS TO EXTERIOR DOOR/ WINDOW OPENINGS ARE TO THE CENTERLINE OF THE ROUGH OPENING. U.N.O.
- 3) CENTER ALL DOOR AND WINDOW ROUGH OPENINGS ON WIDTH OF WALL U.N.O.
- 4) LOCATE ALL DOOR ROUGH OPENINGS 5 1/2" (MIN.) FROM THE ADJACENT CORNER. U.N.O.
- 5) UNLESS NOTED OTHERWISE ALL CASED OPENINGS ARE TO BE 3'-0" CLEAR.
- 6) ALL INTERIOR DOORS ARE DIMENSIONED TO ROUGH OPENINGS U.N.O.
- 7) ALL INTERIOR PARTITION WALLS ARE 2 X 4 STUD WALLS AT 16" O.C. U.N.O.



48 MARKET STREET
NEWBURYPORT, MA 01950
T. 978.465.3535
WWW.SCOTTBROWNNARCHITECT.COM

PORT GUTTERS, LLC
45 MAIN STREET, SALISBURY MA

REVISION & REISSUE NOTES

No.	Date	Notes
A	03/03/2020	CD PROGRESS
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Project #	Project Manager	Date
2020-07	DL	08-04-2021

Scale: AS NOTED

SECOND FLOOR
PLAN

A1.2

PORT GUTTERS, LLC
45 MAIN STREET, SALISBURY MA

REVISION & REISSUE NOTES		
No.	Date	Notes
A	03/03/2020	CD PROGRESS
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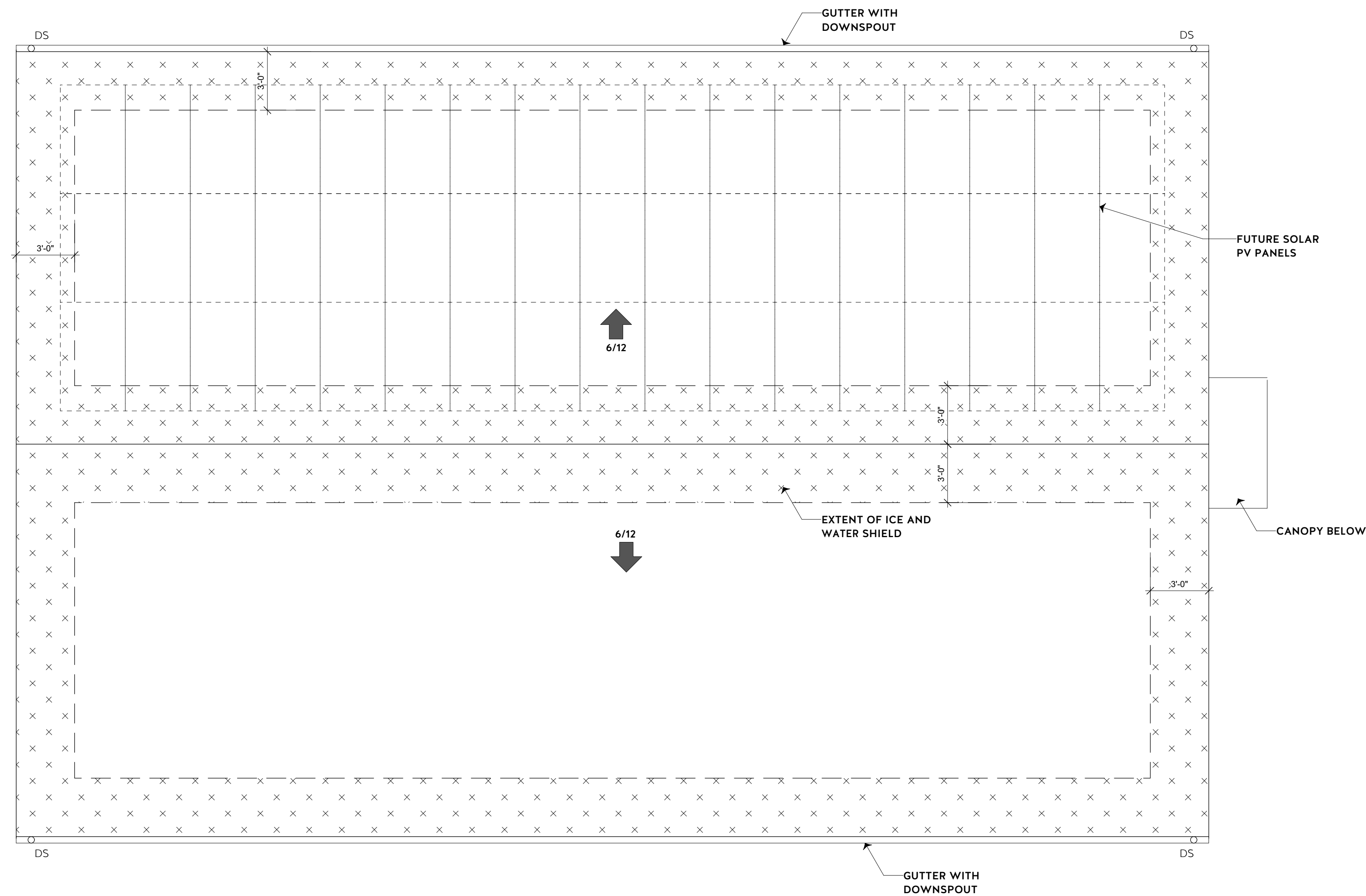
Project #	Project Manager	Date
2020-07	DL	08-04-2021

Scale: AS NOTED

ROOF PLAN

A1.3

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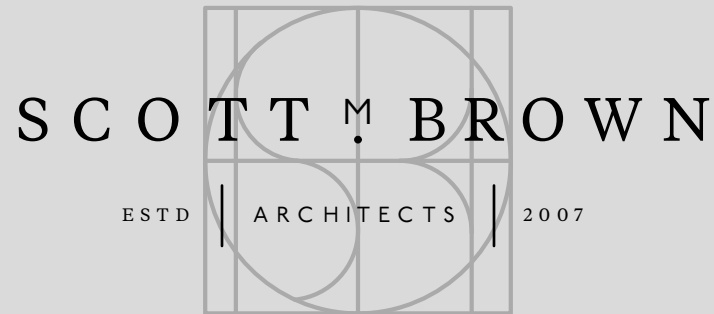
1 ROOF PLAN
Scale: 1/4" = 1'-0"



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



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



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NEWBURYPORT, MA 01950
T. 978.465.3535
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45 MAIN STREET, SALISBURY MA

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Project #	Project Manager	Date
2020-07	DL	08-04-2021

Scale: AS NOTED

ELEVATIONS

A2.1

PORT GUTTERS, LLC
45 MAIN STREET, SALISBURY MA

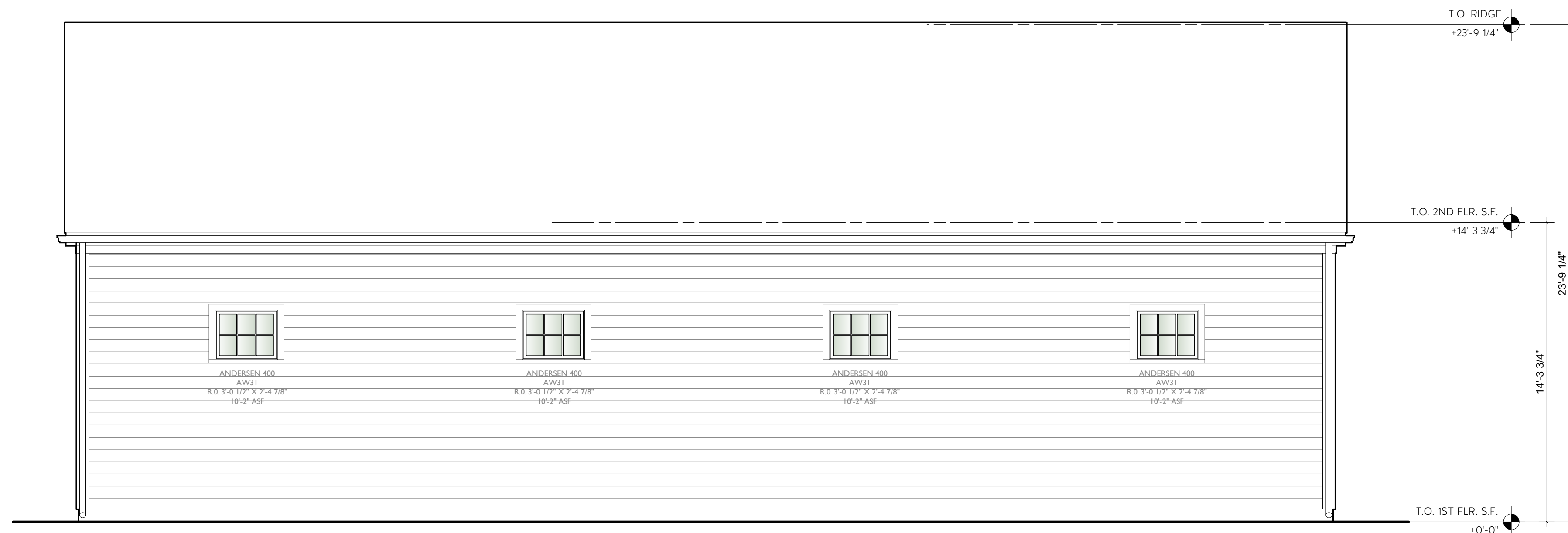
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No.	Date	Notes
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Project #	Project Manager	Date
2020-07	DL	08-04-2021

Scale: AS NOTED

ELEVATIONS

A2.2



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



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