

**MACLEAN HOLLOWAY
DOHERTY & SHEEHAN, P.C.**
ATTORNEYS AT LAW

8 ESSEX CENTER DRIVE, PEABODY, MA 01960
TEL: (978) 774-7123 FAX (978) 774-7164
www.mhdpc.com

RECEIVED

MAY 09 2018

Newburyport Planning Dept.

ALEX J. HARRINGTON
Direct Dial: (978) 762-5866
Email: aharrington@mhdpc.com

May 9, 2018

Planning Board of the City of Newburyport
Attn: Bonnie Sontag, Chair
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950

Re: Timeline of Events Concerning Lot 4B on Donahue Court

Dear Chair Sontag and Members of the Board:

This office is counsel to Stephen J. McConnell ("McConnell"), who is the owner in his capacity as Trustee of the Stephen J. McConnell Revocable Trust of Lot 4B on Donahue Court (the "Property"). Mr. McConnell hereby submits the following timeline of events concerning the Property for the Planning Board's consideration at its May 16, 2018 meeting:

April 15, 2015

Planning Board meeting, wherein the Property is proposed as a 36,000+/- square foot lot with a house footprint of 3,200-4,200 square feet, similar in style to the cottage style homes by James Bourque, and priced around \$1.5-2M

May 20, 2015

Approval of Special Permit to allow a private court for a two lot residential subdivision

May 20, 2015

Approval of Definitive Subdivision Plan for two lot residential subdivision

November 17, 2016

Approval by Building Department of building plans and site plan

November 17, 2016

Issuance by Building Department of Foundation-Only Permit for the Property

November 18, 2016

Mark A. DePiero and DePiero, LLC begin site work at the Property

December 1, 2016

Letter of Attorney Lisa Mead, counsel for neighbors Virginia and Thomas Eramo, requesting from the Building Commissioner “appropriate enforcement action(s)” with regard to the site work undertaken at the Property

December 8, 2016

Issuance by Building Commissioner to McConnell of “Stop Work Order”

December 20, 2016

Issuance by Department of Public Services to McConnell of “Stormwater Violation Notice”

February 7, 2017

Approval by Department of Public Services of McConnell’s Stormwater Application

March 28, 2017

Filing by the Eramos of a five-count Verified Complaint against McConnell and DePiero, LLC

March 28, 2017

Denial by Superior Court (Lang, J.) of the Eramos’ Ex Parte Application for Temporary Restraining Order against McConnell prohibiting the sale of the Property

April 25, 2017

Denial by Superior Court (Lang, J.) of the Eramos’ Motion for Real Estate Attachment on the Property

June 26 and 27, 2017

Gatchell & Sons Excavation Inc. performs excavation and remedial site work at the Property to address concerns raised by the Eramos

December 29, 2017

Dismissal by the Eramos of claims against DePiero, LLC for undisclosed sum

January 25, 2018

Soil testing performed at the Property by Alexander F. Parker, a Massachusetts Title V Certified Soil Evaluator

February 21, 2018

Submission by McConnell to Planning Board of “Modification of Approved Special Permit and Definitive Subdivision Plan at Donahue Court”

March 21, 2018

Planning Board hearing on McConnell's request for modification of special permit and definitive subdivision plan

March 28, 2018

Submission by McConnell to Planning Board of "Memorandum Addressing Special Permit Criteria for Modification of Approved Special Permit and Definitive Subdivision Plan at Donahue Court"

March 28, 2018

Filing by McConnell with Planning Board of "Application for Modification of Special Permit" (including reference to adjoining Lot 4A on Donahue Court)

April 9, 2018

Filing by McConnell with Planning Board of "Application for Modification of Definitive Subdivision Plan" (including reference to adjoining Lot 4A on Donahue Court)

April 9, 2018

Written request of McConnell to Planning Board for consolidation of matters and continuance to May 16, 2018 meeting

April 19, 2018

Dismissal by the Eramos of claims against McConnell for no consideration

May 9, 2018

Filing by McConnell of updated plans for consideration by the Planning Board at its May 16, 2018 hearing

Please do not hesitate to contact me with any questions. Thank you for your attention.

Very truly yours,

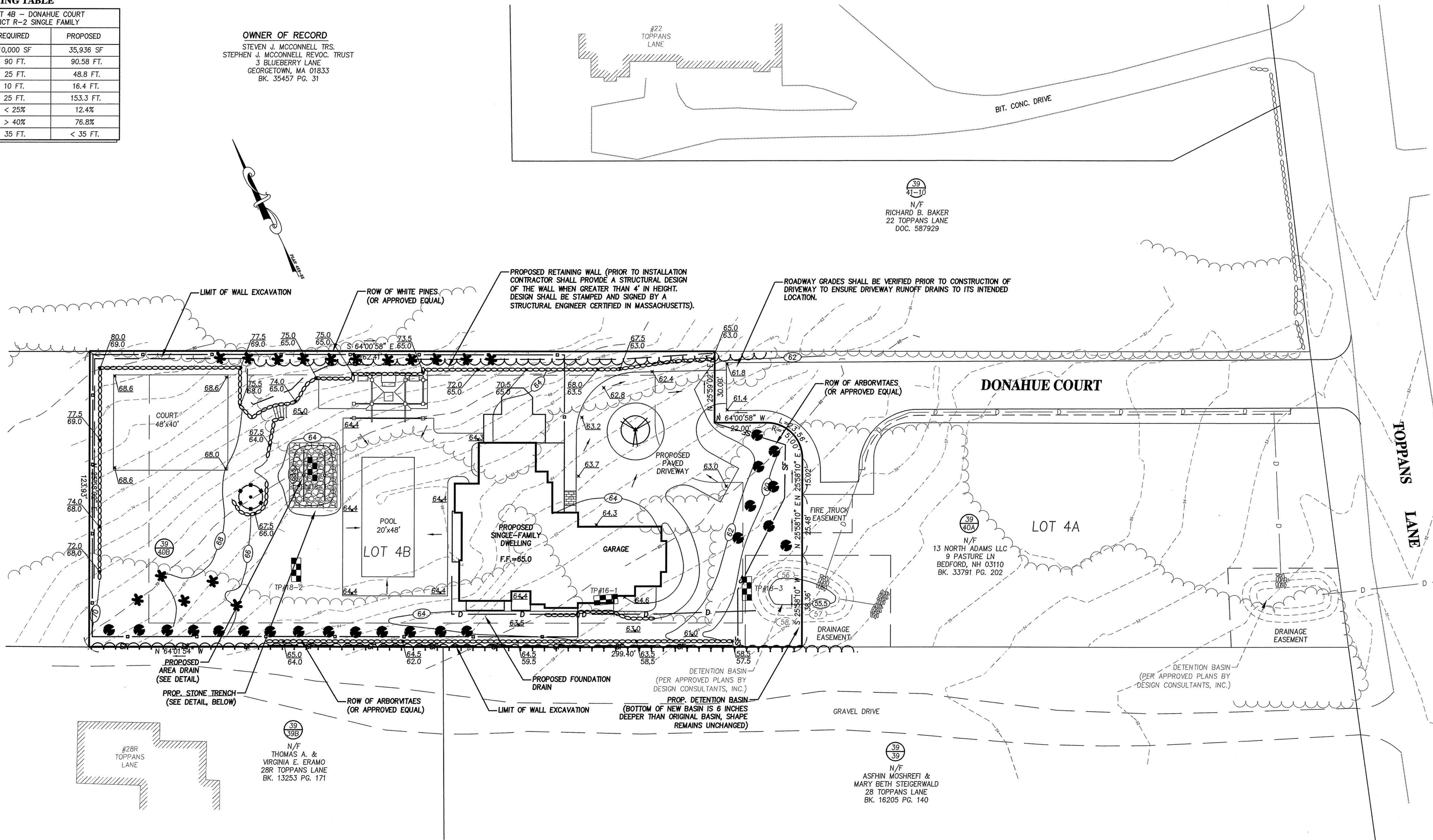


Alex J. Harrington

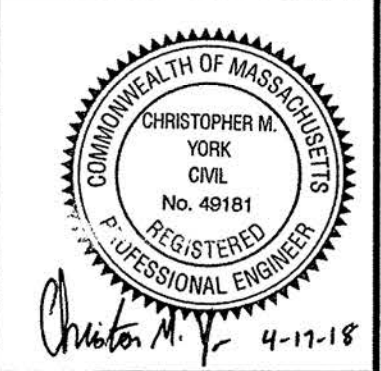
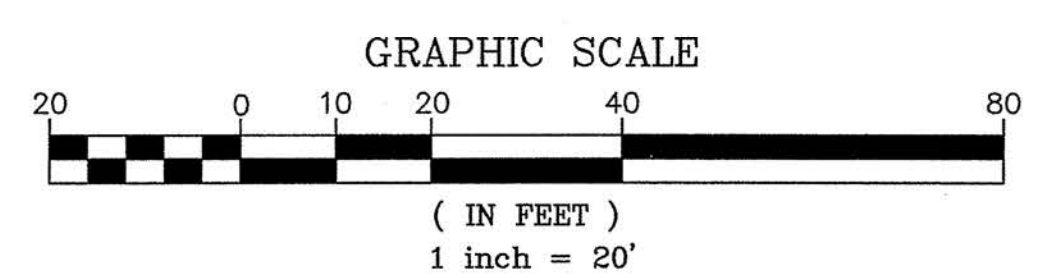
cc: Stephen J. McConnell
Gary Beaulieu
Andrew R. Port, Planning Director
Peter Binette, Building Commissioner
planning@cityofnewburyport.com

ZONING TABLE		
ADDRESS - LOT 4B - DONAHUE COURT ZONING DISTRICT R-2 SINGLE FAMILY		
	REQUIRED	PROPOSED
LOT AREA:	10,000 SF	35,936 SF
LOT FRONTAGE:	90 FT.	90.58 FT.
FRONT SETBACK:	25 FT.	48.8 FT.
SIDE SETBACK:	10 FT.	16.4 FT.
REAR SETBACK:	25 FT.	153.3 FT.
LOT COVERAGE:	< 25%	12.4%
OPEN SPACE:	> 40%	76.8%
MAX. BLDG. HGT:	35 FT.	< 35 FT.

OWNER OF RECORD
 STEVEN J. MCCONNELL TRS.
 STEPHEN J. MCCONNELL REVOC. TRUST
 3 BLUEBERRY LANE
 GEORGETOWN, MA 01833
 BK. 35457 PG. 31



LEGEND	
	EXIST. CONTOUR
	PROP. CONTOUR
	PROP. RETAINING WALL
	PROP. FENCE
	PROP. HAY BALES



PREPARED FOR
STEVE MCCONNELL
 3 BLUEBERRY LANE
 GEORGETOWN, MA 01833

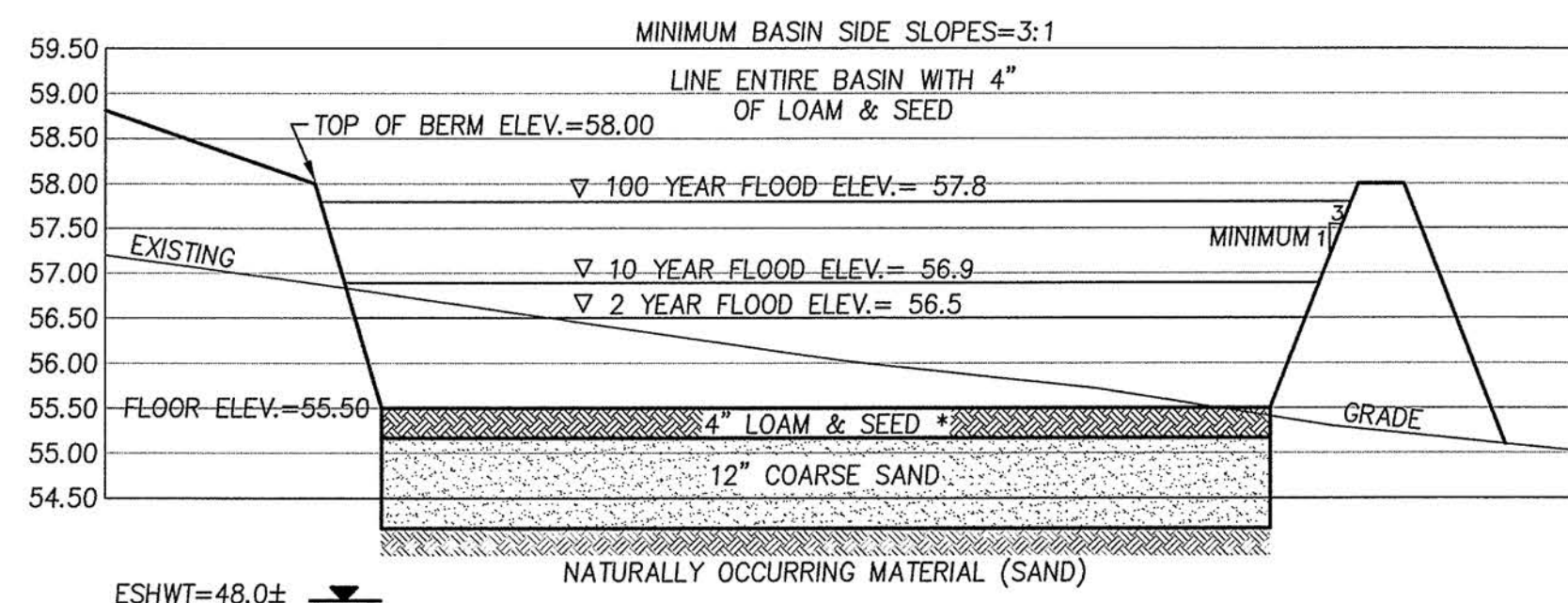
NO.	DATE	DESCRIPTION	BY
4	4/17/18	FINAL REVISIONS	C.M.Y.
3	3/29/18	REVISIONS PER PB MEETING	C.M.Y.
2	3/21/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	3/12/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

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: FEB. 6, 2018
 DESG. BY: C.M.Y.
 CHKD. BY: E.W.B.
 PROJECT: M173263

PLAN OF LAND
 IN
NEWBURYPORT, MA
 SHOWING
PROPOSED SINGLE-FAMILY DWELLING
 AT
LOT 4B DONAHUE COURT

SITE PLAN
 SHEET: 1 OF 2



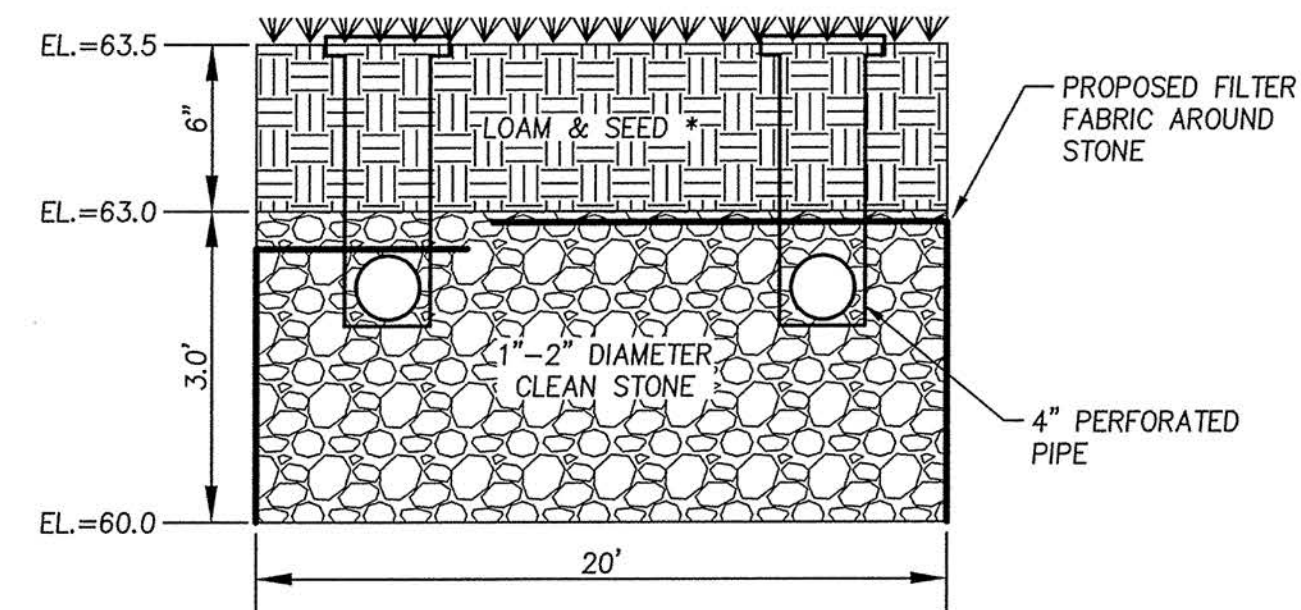
ESHWT=48.0±

* LOAM SHALL MEET THE FOLLOWING SPECIFICATIONS:
60% SAND, 30% SILT, AND 10% CLAY.

INFILTRATION BASIN HORIZ. SCALE: N.T.S.
TYP. CROSS-SECTION VERT. SCALE: 1"=2'

CONSTRUCTION SPECIFICATIONS

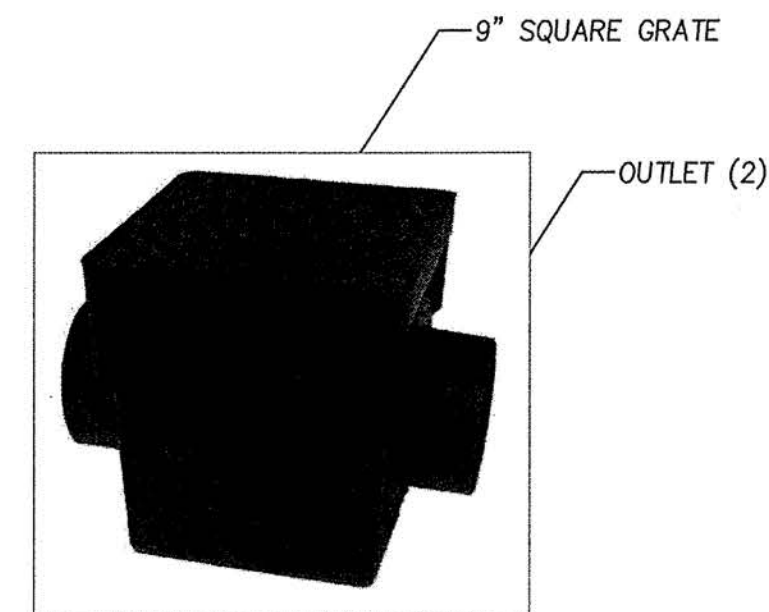
- BERMS SHALL BE CONSTRUCTED OF FILL MATERIAL FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE BERM SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND HAVE AT LEAST 30% PASSING THE #200 SIEVE. MATERIALS USED IN THE OUTER SHELL OF THE BERMS SHALL BE CAPABLE OF SUPPORTING THE VEGETATION SPECIFIED ON THE PLANS.
- FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED WITH A MINIMUM REQUIRED DENSITY OF NOT LESS THAN 95% OF MAXIMUM DRY DENSITY.
- PRIOR TO FILL MATERIAL INSTALLATION, ALL TOPSOIL, SUBSOIL, AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- AFTER THE INFILTRATION BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL OUTSIDE SLOPES OF STORMWATER BASINS. MATTING SHALL BE A WOVEN JUTE MESH MANUFACTURED BY MACCAFERRI COMPANY, OR APPROVED EQUAL.
- THE INFILTRATION BASIN BOTTOM SHALL BE CONSTRUCTED OF 4" LOAM & SEED OVER A 12" LAYER OF COARSE SAND.



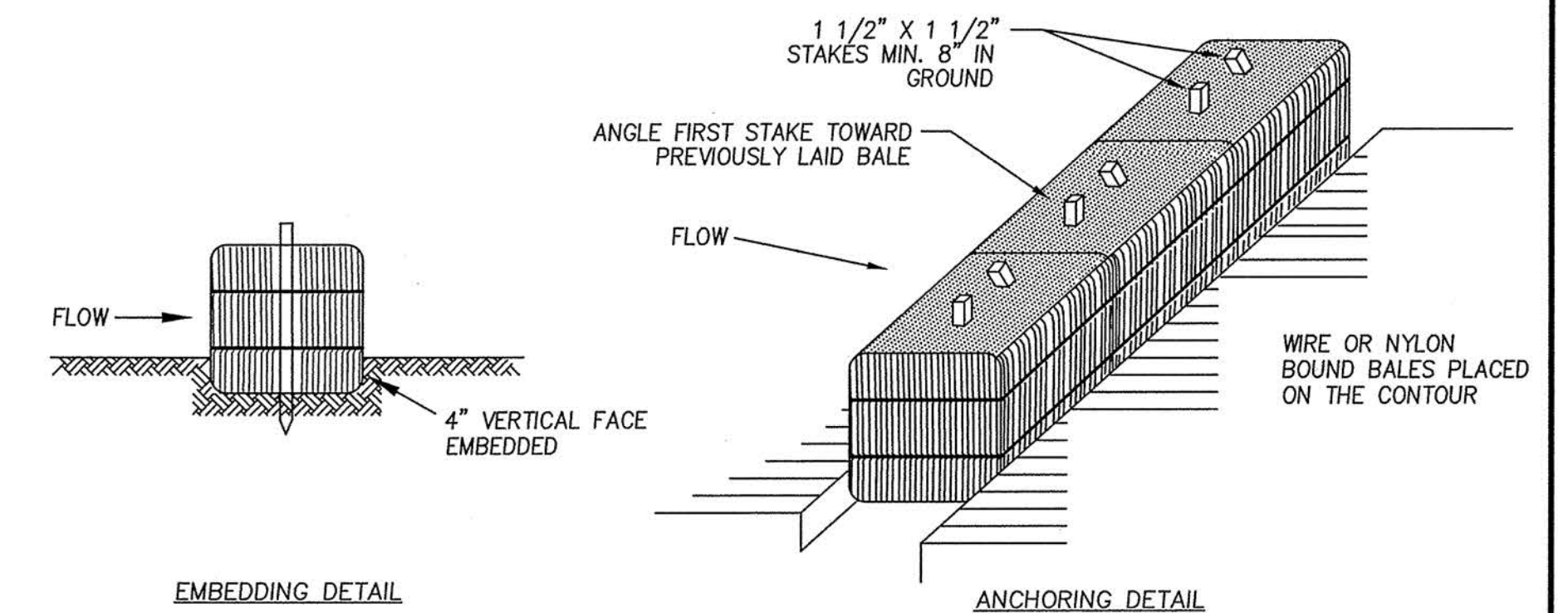
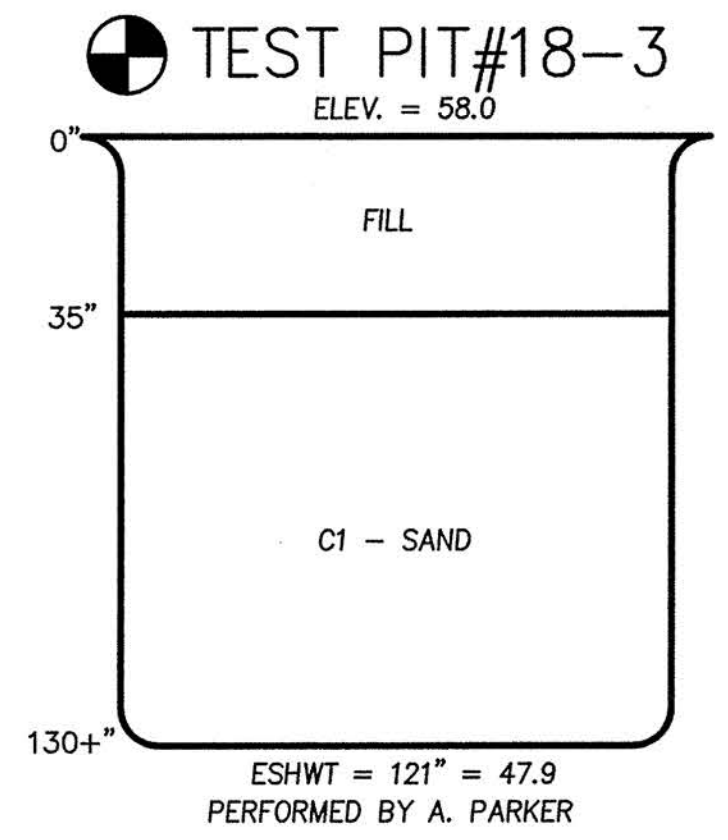
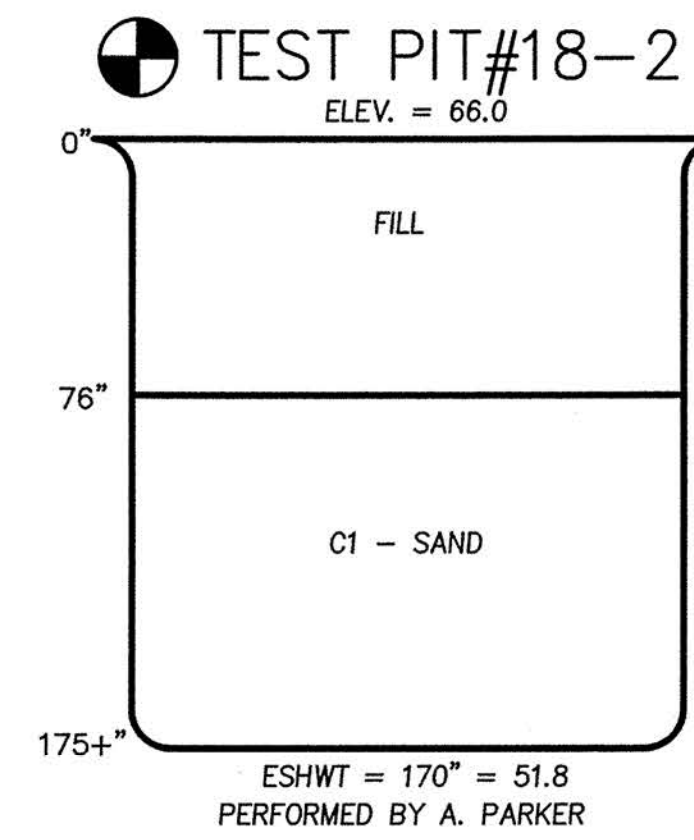
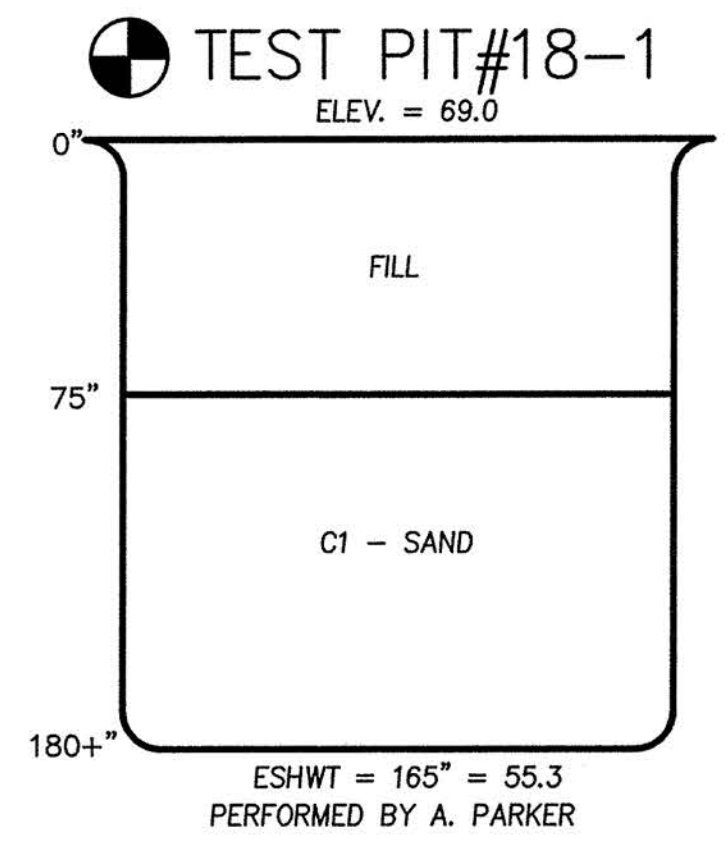
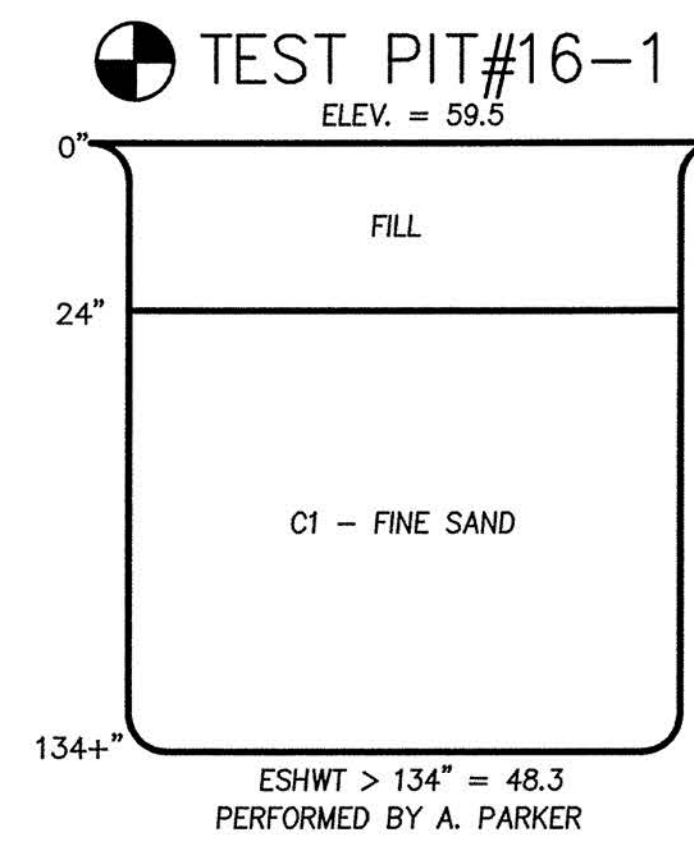
ESHWT=52.0-55.0±

* LOAM SHALL MEET THE FOLLOWING SPECIFICATIONS:
60% SAND, 30% SILT, AND 10% CLAY.
** ANY FILL ENCOUNTERED DURING CONSTRUCTION OF TRENCH SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL (i.e. SAND)

STONE TRENCH
DETAIL N.T.S.



AREA DRAIN
DETAIL N.T.S.



STRAW OR HAY BALE BARRIER
N.T.S.

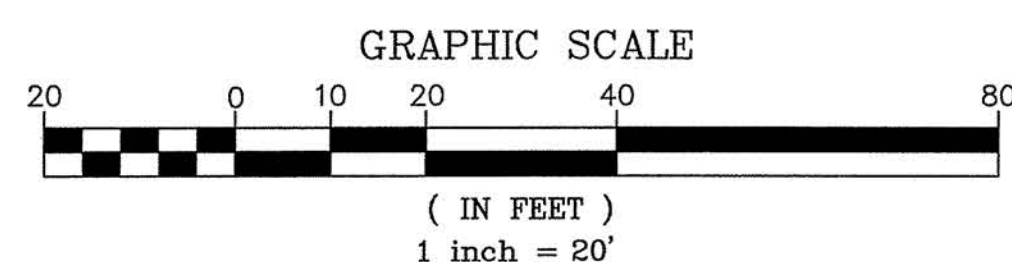
CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES.
- BALED HAY AND STRAW SHALL BE TYPICALLY EMBEDDED 4" TO 6" BELOW EXISTING GRADE OR FINISHED GRADE. ADDITIONALLY, PLACE 4" TO 6" OF LOOSE HAY BELOW ALL BALES.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAY BALE
INSTALLATION N.T.S.

LEGEND

- 68 ——— EXIST. CONTOUR
- (67) ——— PROP. CONTOUR
- [] ——— PROP. RETAINING WALL
- SF ——— PROP. HAY BALES



PREPARED FOR
STEVE McCONNELL
3 BLUEBERRY LANE
GEORGETOWN, MA 01833

NO.	DATE	DESCRIPTION	BY
4	4/17/18	FINAL REVISIONS	C.M.Y.
3	3/29/18	REVISIONS PER PB MEETING	C.M.Y.
2	3/21/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	3/12/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

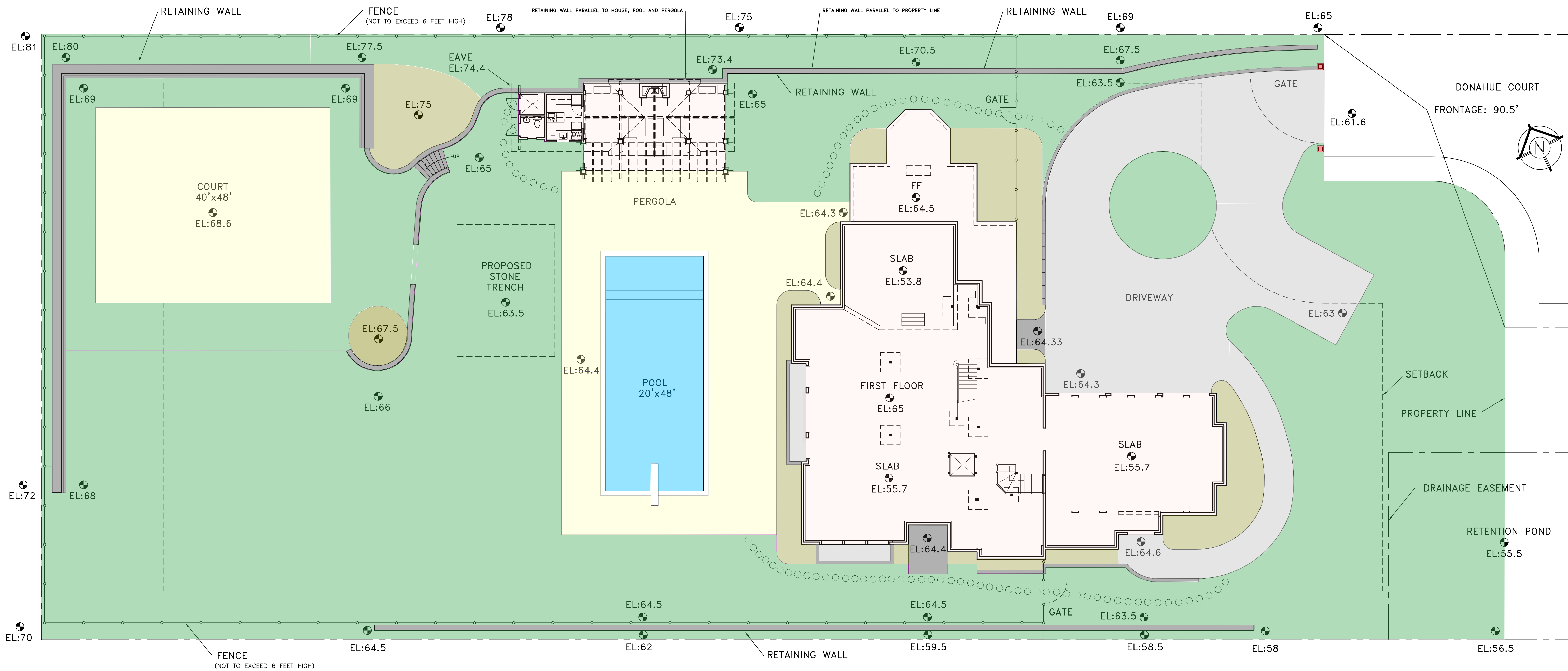
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20' DESG. BY: C.M.Y.
DATE: FEB. 6, 2018 CHKD. BY: E.W.B. PROJECT: M173263

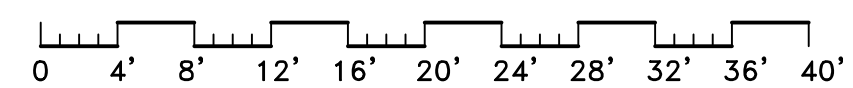
PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
PROPOSED SINGLE-FAMILY DWELLING
AT
LOT 4B DONAHUE COURT

DETAILS

SHEET: 2 OF 2



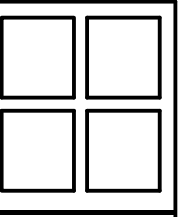
SITE PLAN PROPOSED FOOTPRINT
SCALE: 1"=10'



5 MAY 2018

PROPERTY LINES, SETBACKS, ELEVATIONS, DRAINAGE EASEMENT AND PROPOSED ROAD TAKEN FROM 'RESIDENTIAL DEVELOPMENT DEFINITIVE SUBDIVISION DONAHUE LANE' BY DESIGN CONSULTANTS, INC. DATED MARCH 18, 2015

NOTE: THIS PLAN IS A GRAPHIC REPRESENTATION OF THE REVISED FOOTPRINT LOCATION, BASEMENT SLAB ELEVATION, RETAINING WALLS, TARGETED GRADE ELEVATIONS, COURT, FENCING AND PATHWAYS ACCORDING TO 'PLAN OF LAND IN NEWBURYPORT, MA SHOWING PROPOSED SINGLE-FAMILY DWELLING AT LOT 4B DONAHUE COURT' BY MILLENNIUM ENGINEERING, INC.
62 ELM STREET, SALISBURY, MA 01952
13 HAMPTON ROAD, EXETER, NH 03833
DATED: 6 FEBRUARY 2018 – REVISED 17 APRIL 2018

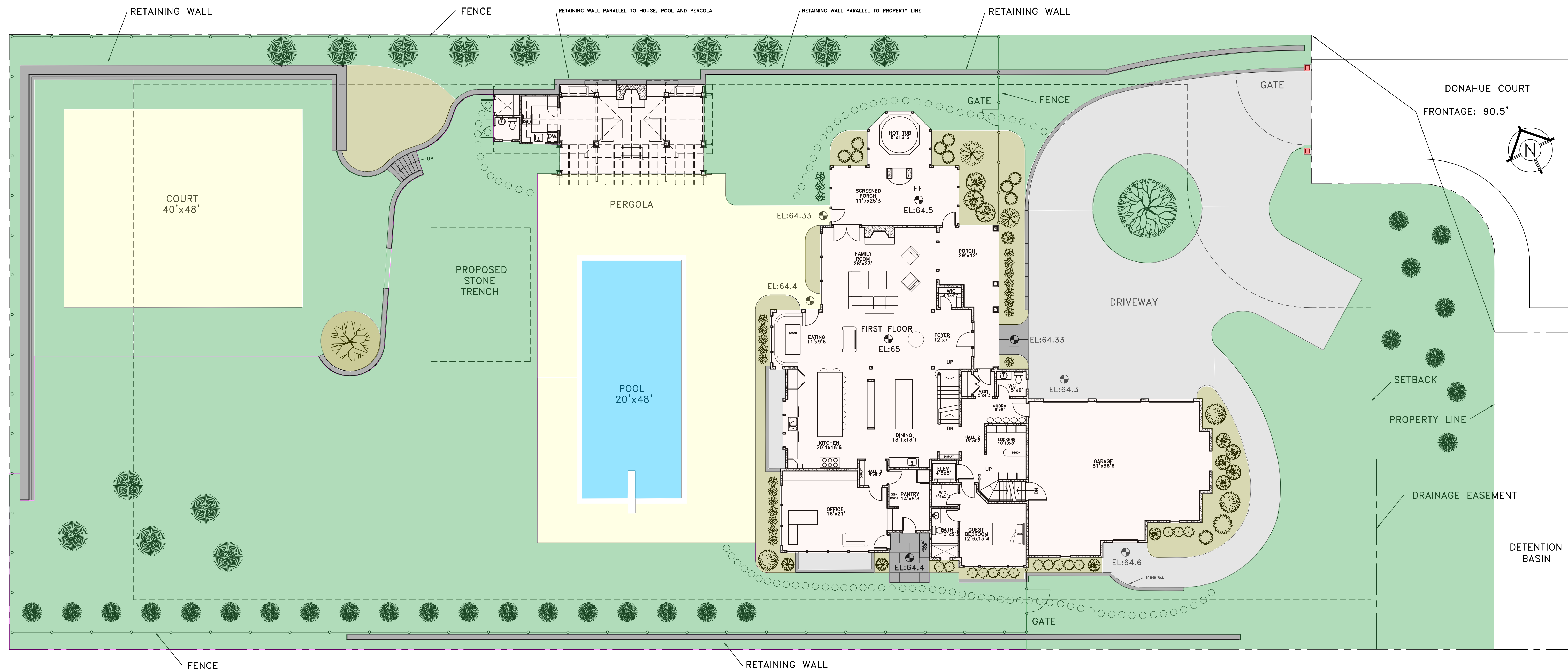


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

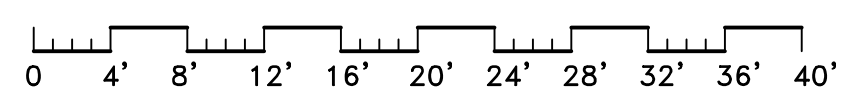
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

C1



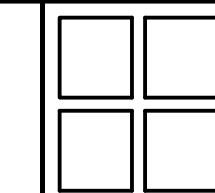
SITE PLAN PROPOSED LANDSCAPING
SCALE: 1"=10'



5 MAY 2018

PROPERTY LINES, SETBACKS, ELEVATIONS, DRAINAGE EASEMENT AND PROPOSED ROAD TAKEN FROM 'RESIDENTIAL DEVELOPMENT DEFINITIVE SUBDIVISION DONAHUE LANE' BY DESIGN CONSULTANTS, INC. DATED MARCH 18, 2015

NOTE: THIS PLAN IS A GRAPHIC REPRESENTATION OF THE REVISED FOOTPRINT LOCATION, BASEMENT SLAB ELEVATION, RETAINING WALLS, TARGETED GRADE ELEVATIONS, COURT, FENCING AND PATHWAYS ACCORDING TO 'PLAN OF LAND IN NEWBURYPORT, MA SHOWING PROPOSED SINGLE-FAMILY DWELLING AT LOT 4B DONAHUE COURT' BY MILLENNIUM ENGINEERING, INC.
62 ELM STREET, SALISBURY, MA 01952
13 HAMPTON ROAD, EXETER, NH 03833
DATED: 6 FEBRUARY 2018 – REVISED 17 APRIL 2018

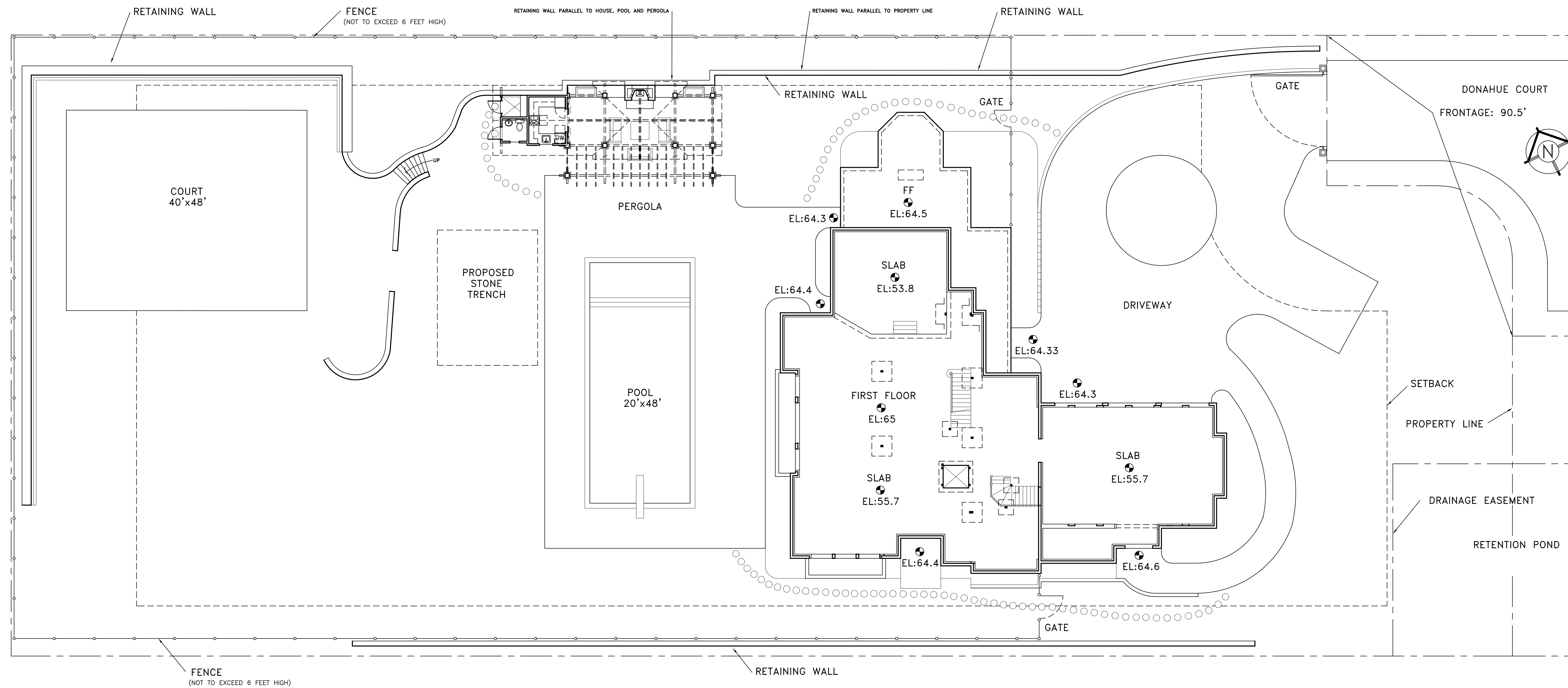


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

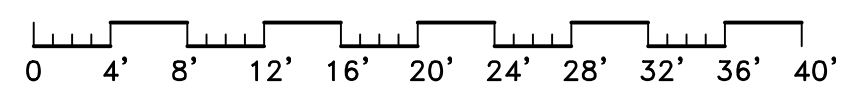
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

L1



SITE PLAN
SCALE: 1"=10'



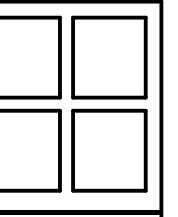
4 APRIL 2018

REVISED:

5 MAY 2018 UPDATED RETAINING WALLS, FENCING AND PATHWAYS

NOTE: THIS PLAN IS A GRAPHIC REPRESENTATION OF THE REVISED FOOTPRINT LOCATION, BASEMENT SLAB ELEVATION, RETAINING WALLS, TARGETED GRADE ELEVATIONS, COURT, FENCING AND PATHWAYS ACCORDING TO 'PLAN OF LAND IN NEWBURYPORT, MA SHOWING PROPOSED SINGLE-FAMILY DWELLING AT LOT 4B DONAHUE COURT' BY MILLENNIUM ENGINEERING, INC.
62 ELM STREET, SALISBURY, MA 01952
13 HAMPTON ROAD, EXETER, NH 03833
DATED: 6 FEBRUARY 2018 - REVISED 17 APRIL 2018

PROPERTY LINES, SETBACKS, ELEVATIONS, DRAINAGE EASEMENT AND PROPOSED ROAD TAKEN FROM 'RESIDENTIAL DEVELOPMENT DEFINITIVE SUBDIVISION DONAHUE LANE' BY DESIGN CONSULTANTS, INC. DATED MARCH 18, 2015

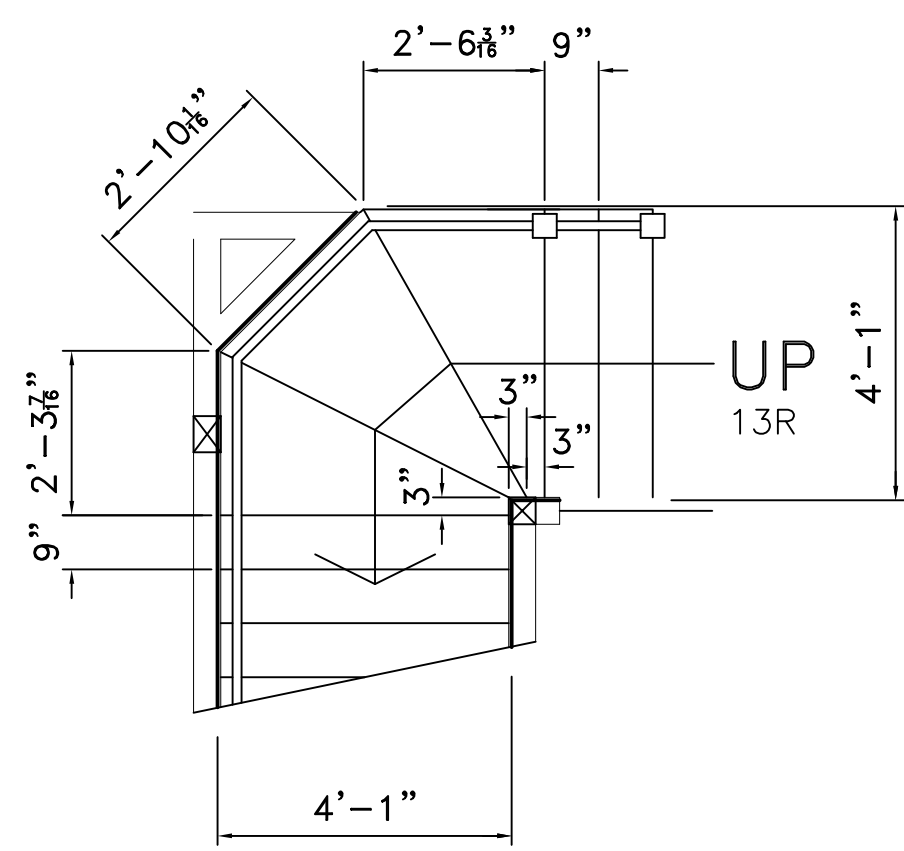


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913
978 388 1551

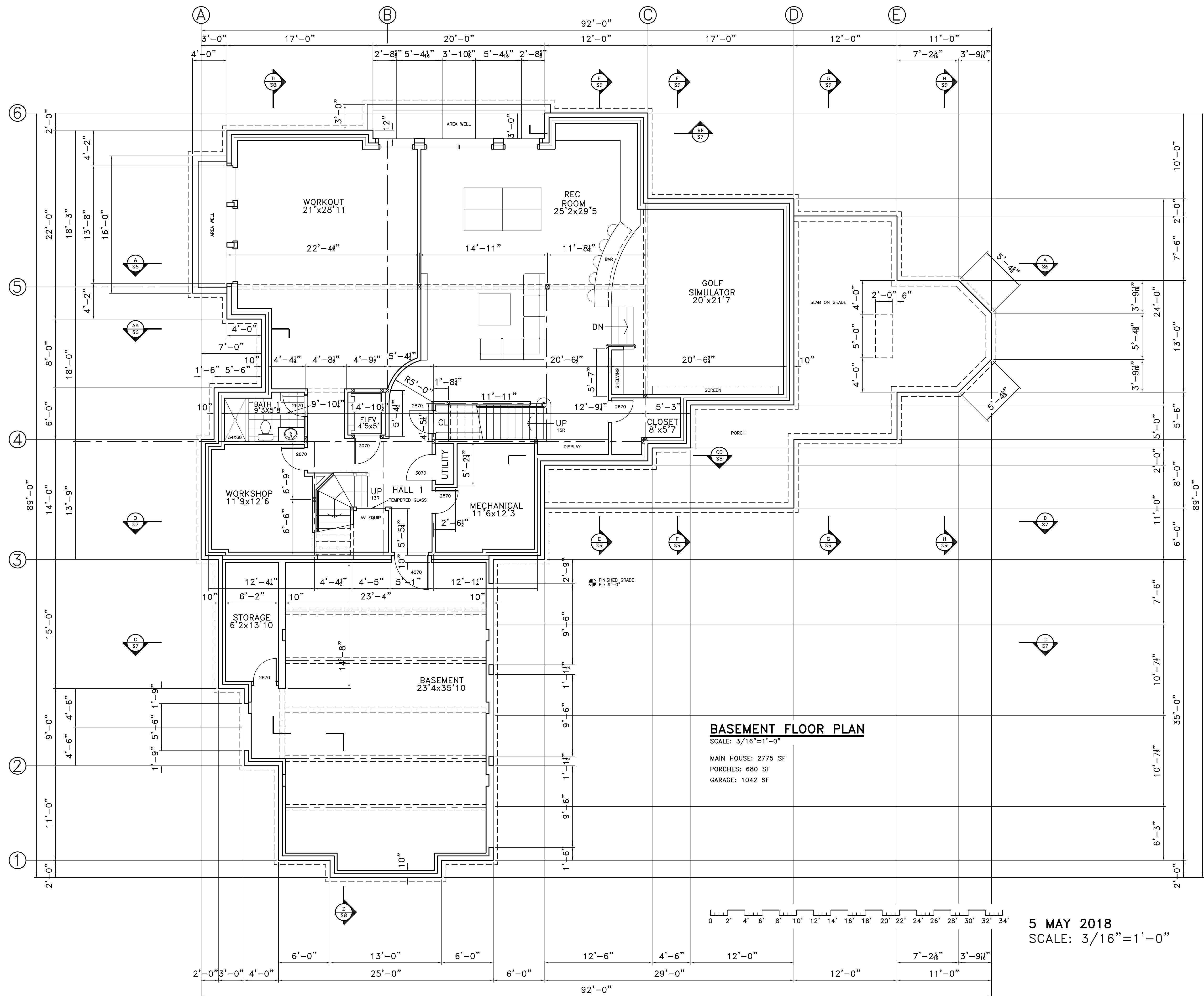
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

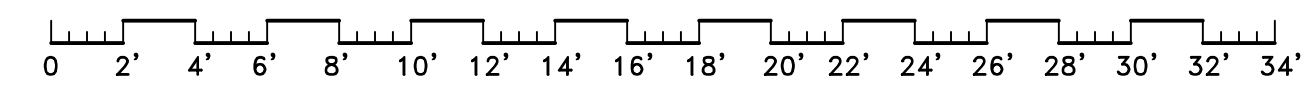
X1



BASEMENT WINDERS
SCALE: 3/8"=1'-0"

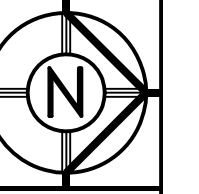


BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"
MAIN HOUSE: 2775 SF
PORCHES: 680 SF
GARAGE: 1042 SF



5 MAY 2018
SCALE: 3/16"=1'-0"

REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DESIGN



ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913
978 388 1551

McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

A1

CONSTRUCTION NOTES

- ROOF CONSTRUCTION**
- 40 YEAR ARCHITECTURAL ASPHALT SHINGLES
 - 15 LB UNDERLAYMENT
 - 5/8" APA CDX PLYWOOD SHEATHING
 - NAIL @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 2X10 RAFTERS AT 16" ON CENTER
 - 2X12 RAFTERS AT 16" ON CENTER
 - WATER AND ICE SHIELD AT ALL ROOF TO ROOF INTERSECTIONS
 - WATER AND ICE SHIELD AT ALL ROOF TO WALL INTERSECTIONS UP 18" MIN.
 - R-38 INSULATION
 - SIMPSON - 13 TIES AT 16" OC
 - 2X8 CEILING JOISTS AT 16" ON CENTER
 - SPRAY FOAM INSUL. (INCLUDING EAVES)

- EAVE CONSTRUCTION**
- W.R. GRACE WATERPROOF STARTER STRIP FOR ICE DAM PROTECTION
 - ALUMINUM DRIP EDGE
 - 1X6 EDGE AND CENTER T&G PINE BEADBOARD SOFFIT
 - 1X6 PINE FASCIA (#2 OR BETTER)
 - CROWN MOULDING
 - 1X8 SHIPLAP PINE SOFFIT
 - RED MOULDING
 - 1X8 FRIEZE BOARD

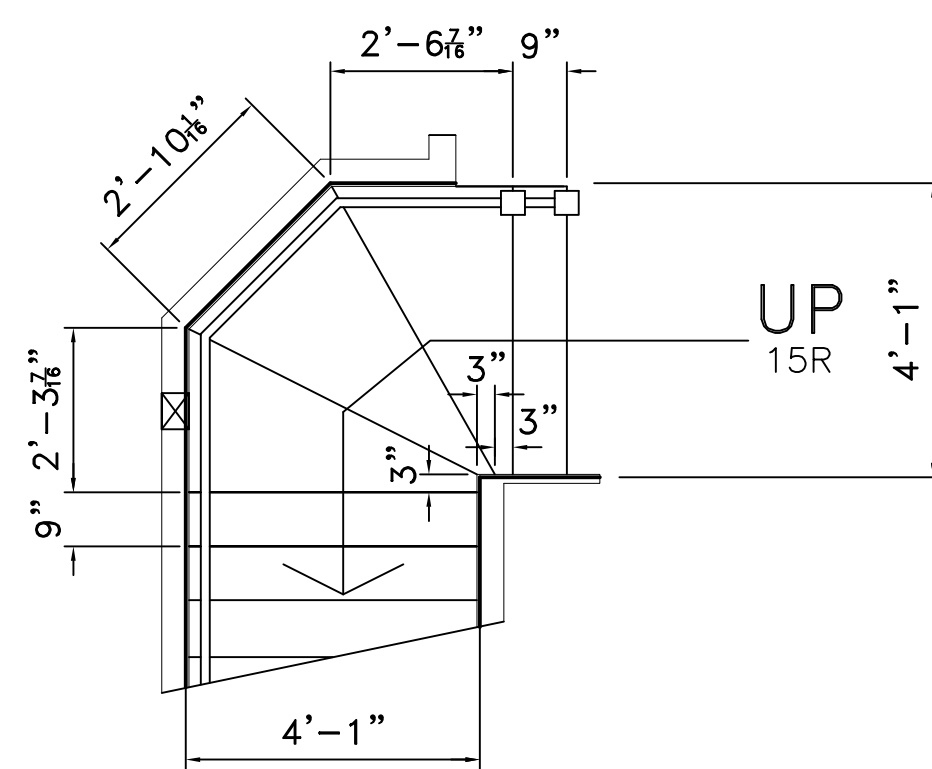
- EXTERIOR WALL CONSTRUCTION**
- WHITE CEDAR SHINGLES - 8" TW WITH WOODEN CORNERS GLED WITH CONSTRUCTION ADHESIVE
 - "TYVEK" FILTRATION BARRIER WRAPPED INTO THE ROUGH OPENINGS WITH TAPED SEAMS
 - 1/2" HI-R ZIP SHEATHING
 - 1" RIGID FOAM W/1/2" ADVANTEC SHEATHING W/24/16 STRUCTURAL PANEL SPAN RATING HAS 124 @ 4" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 2X6 STUDS AT 16" ON CENTER
 - 4 MIL VAPOR BARRIER SEALED AROUND ALL PENETRATIONS
 - 1/2" GYPSUM BOARD
 - SPRAY FOAM INSUL.

- ATTIC FLOOR CONSTRUCTION**
- 2X10 JOISTS AT 16" OC
 - 5/8" CDX PLYWOOD
 - NAIL @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 1X3 STRAPPING AT 16" O.C.
 - 1/2" GYPSUM BOARD

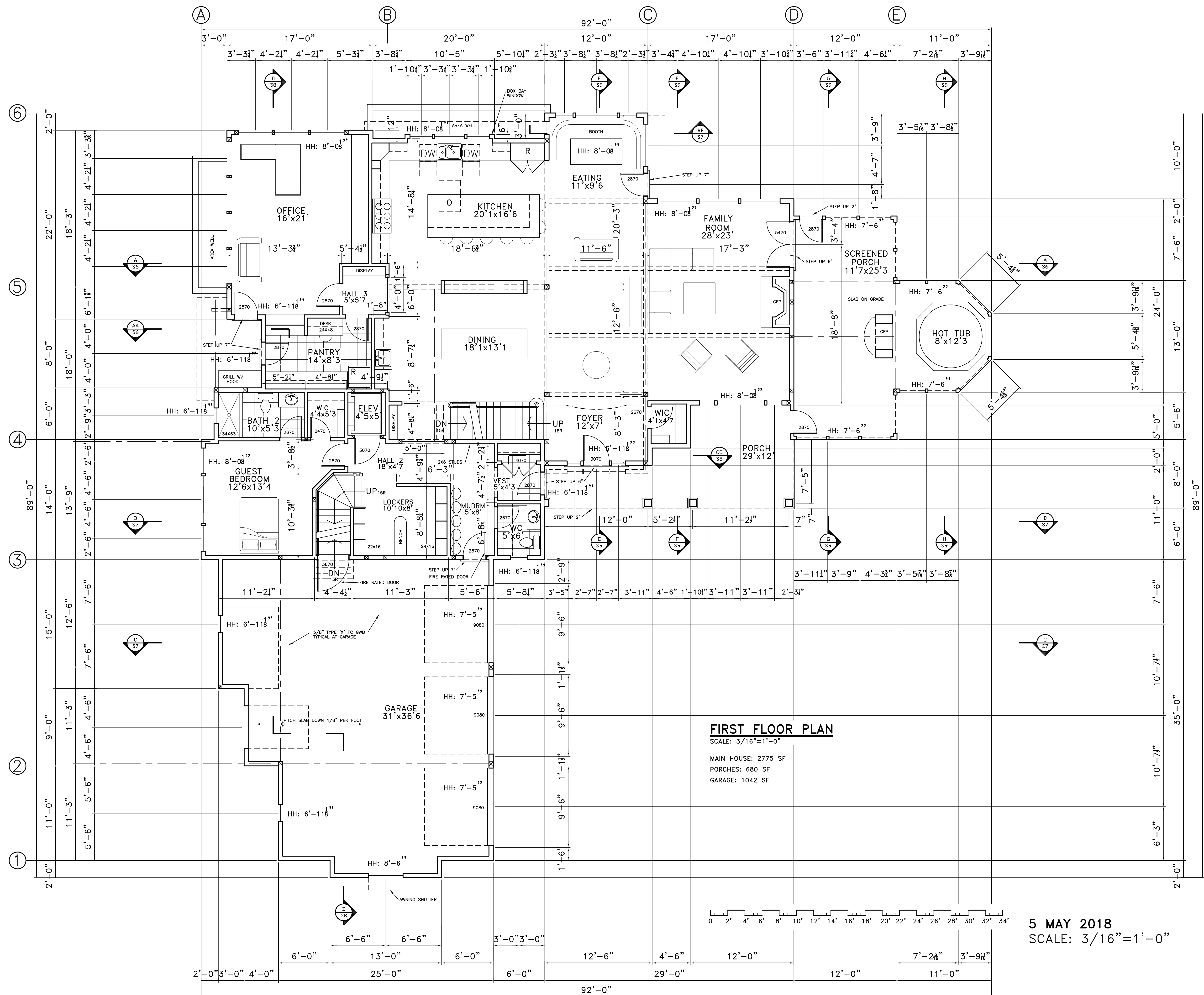
- 2ND FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD UNDERLAYMENT
 - CLUE & NAIL W/ 8d @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 12" NOM. X 1.75" LVL RM JOIST
 - 12" WOOD 1" JOISTS AT 16" O.C.
 - 1X3 STRAPPING AT 16" O.C.
 - 1/2" GYPSUM BOARD

- FIRST FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD UNDERLAYMENT
 - CLUE & NAIL W/ 8d @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 12" NOM. X 1.75" LVL RM JOIST
 - 12" WOOD 1" JOISTS AT 16" O.C.
 - SPRAY FOAM INSUL.
 - SOLID BLOCK AT MID-SPAN, END NAIL & NAIL FROM ABOVE 12d @ 4" OC

- PORCH CONSTRUCTION**
- 4X4 P.T. SYP POSTS
 - W/ SIMPSON ABA44 POST BASE
 - F.T. 2X8 JOISTS AT 16" O.C.
 - FLASHED LEDGER W/ 2 ROWS
 - 1/2" DIA. THRU-BOLTS @ 1'-4" OC
 - GALV. JOIST HANGERS
 - 1X4 MANGONATY DECKING
 - LOOSE BROCK PAVERS
 - PROTECTIVE MAT
 - RUBBER ROOFING
 - 2X12 JOISTS @ 16" OC
 - 2X4 RAILING WITH BEVELLED TOP
 - 1/2" DIA. SS BALLUSTERS @ 4 1/2" OC
 - T&G BEADBOARD CEILING



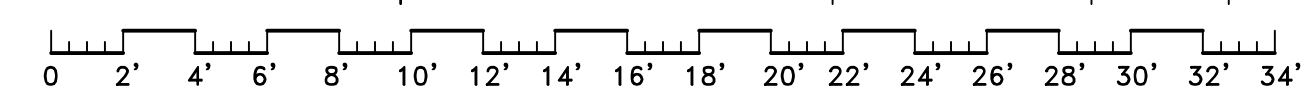
FIRST FLOOR WINDERS
SCALE: 3/8"=1'-0"



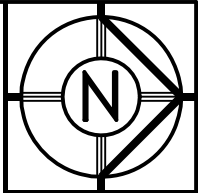
FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

MAIN HOUSE: 2775 SF
PORCHES: 680 SF
GARAGE: 1042 SF



5 MAY 2018
SCALE: 3/16"=1'-0"



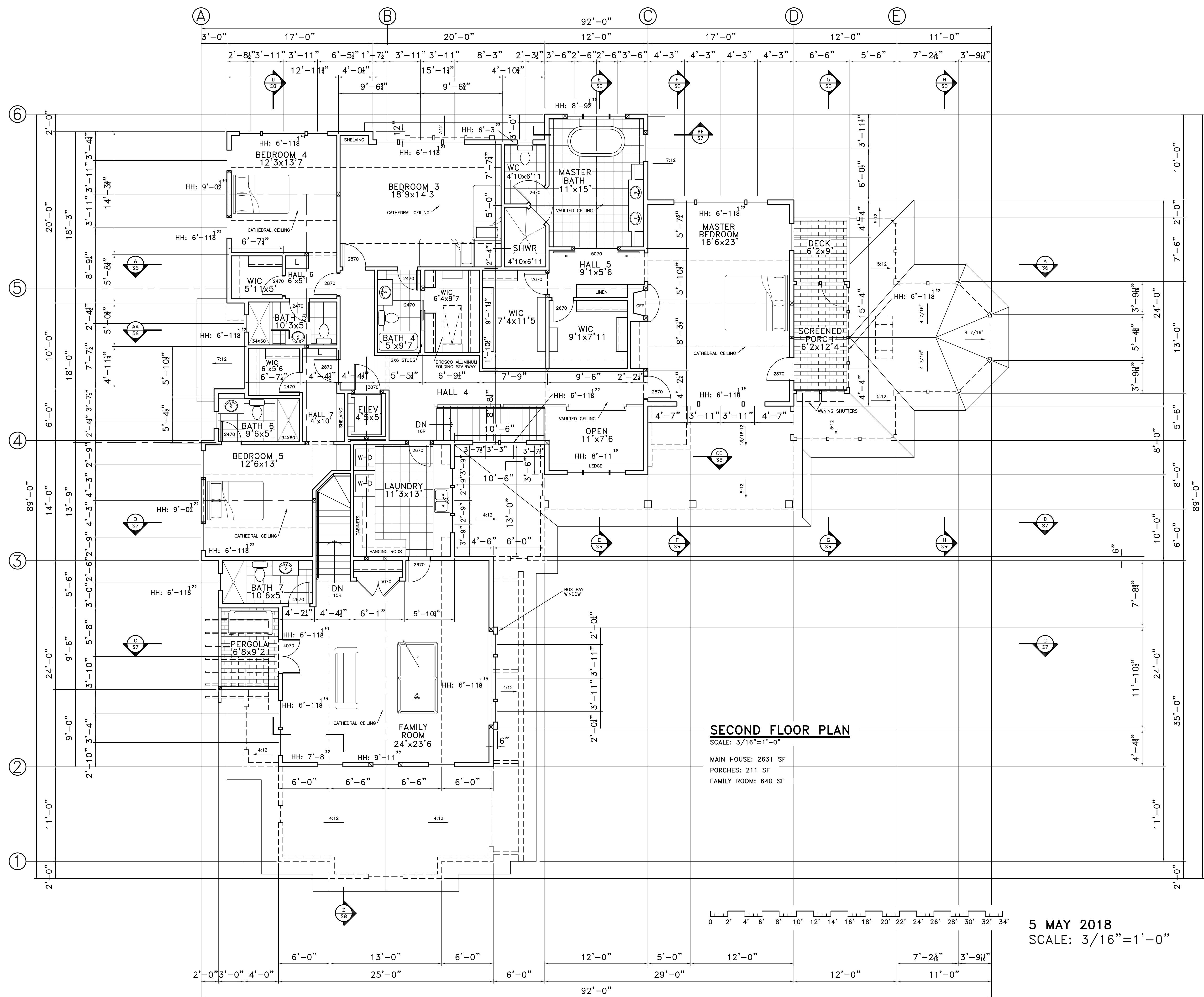
ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913
978 388 1551

McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D



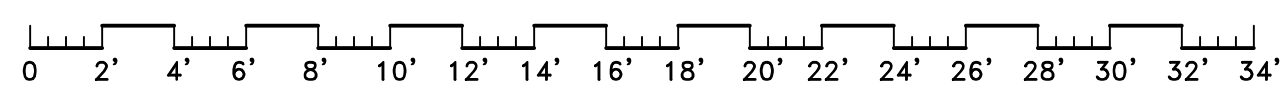
REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DESIGN



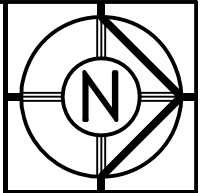
SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

MAIN HOUSE: 2631 SF
 PORCHES: 211 SF
 FAMILY ROOM: 640 SF



5 MAY 2018
 SCALE: 3/16"=1'-0"



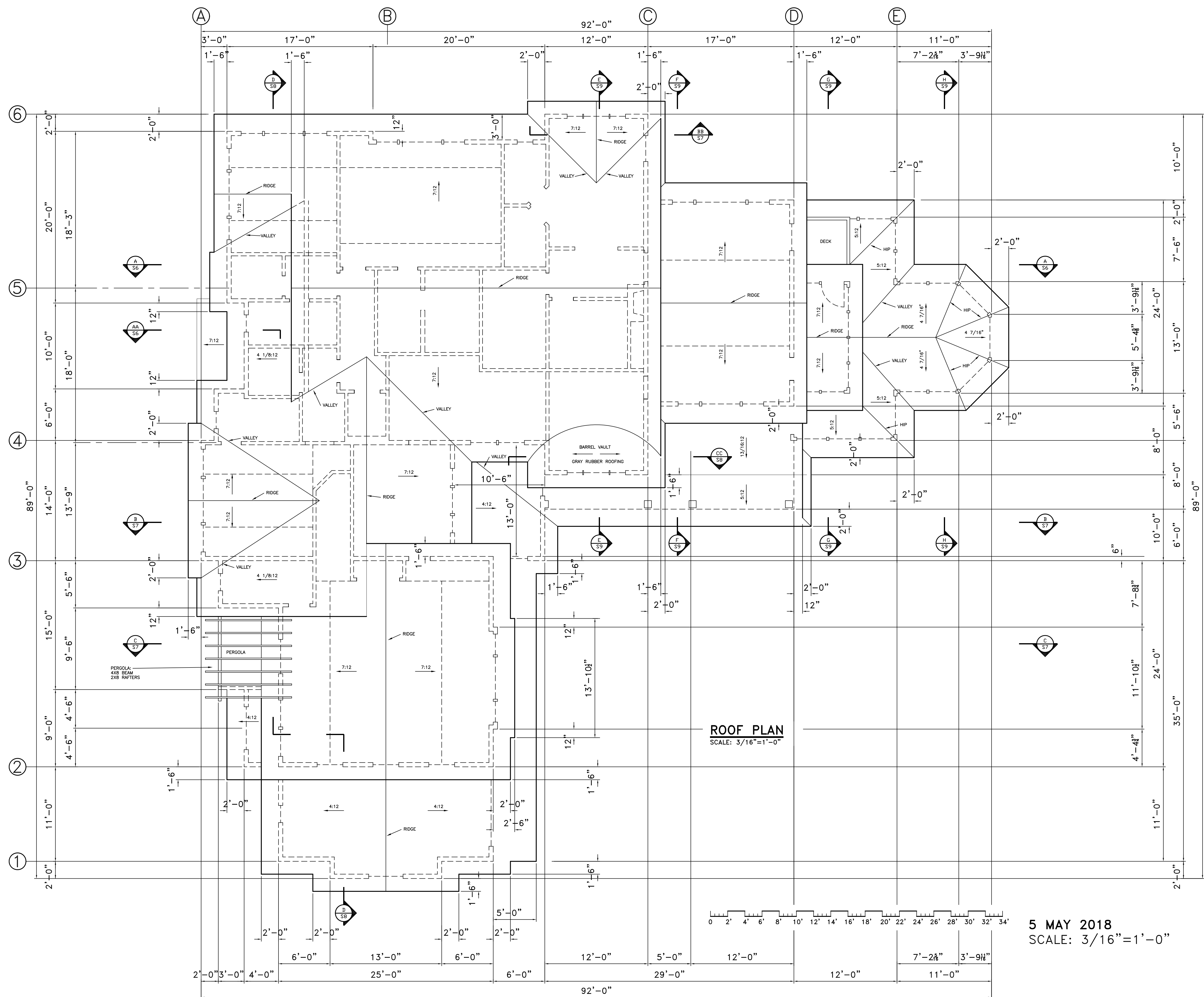
ALFRED J. DIBIASO, ARCHITECT
 25 CEDAR STREET #9, AMESBURY, MA 01913
 978 388 1551

McCONNELL RESIDENCE
 LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
 M1608D

A3

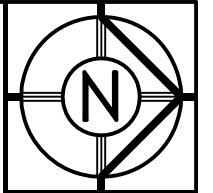
REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DESIGN



ROOF PLAN
SCALE: 3/16"=1'-0"

5 MAY 2018
SCALE: 3/16"=1'-0"

REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DESIGN

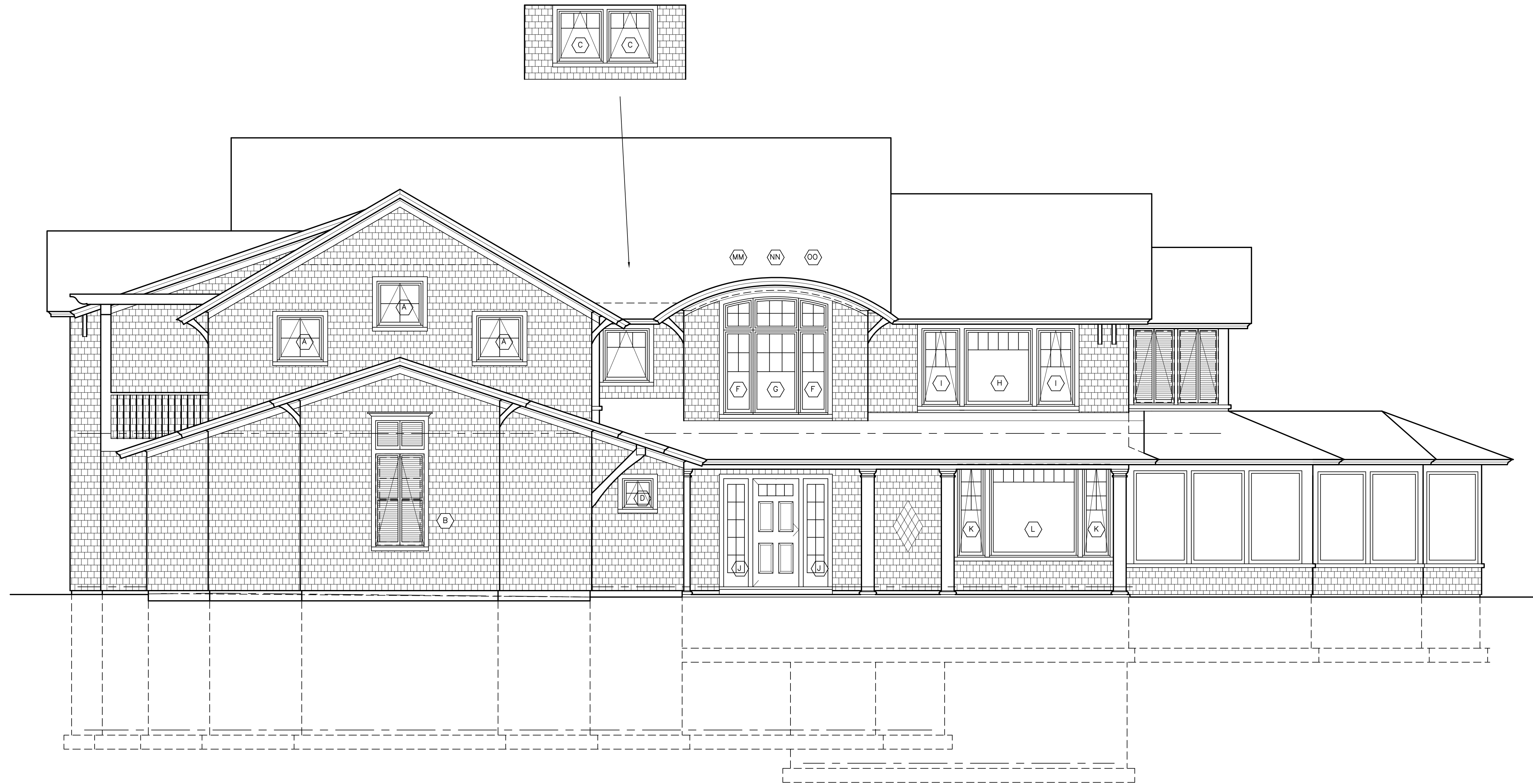


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913
978 388 1551

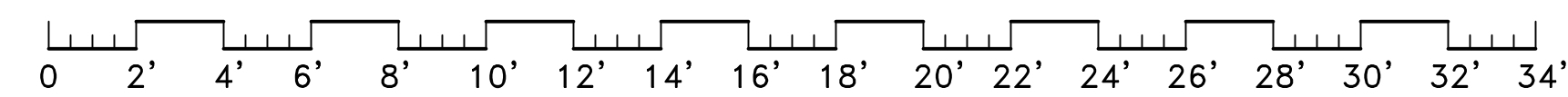
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

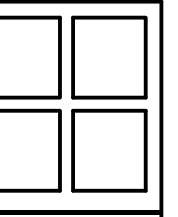
A4



EAST ELEVATION
SCALE: 1/4"=1'-0"



5 MAY 2018
SCALE: 1/4"=1'-0"

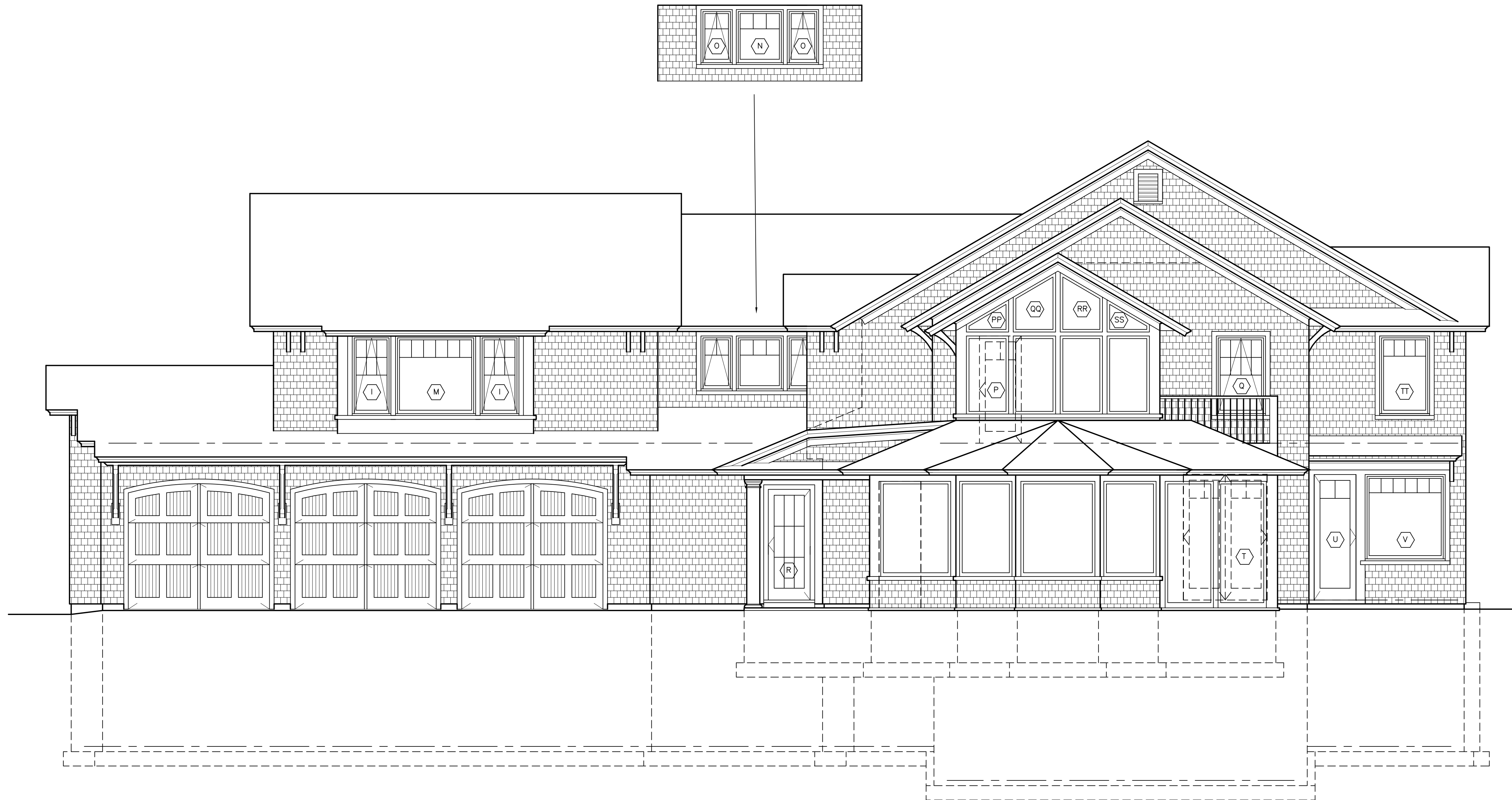


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

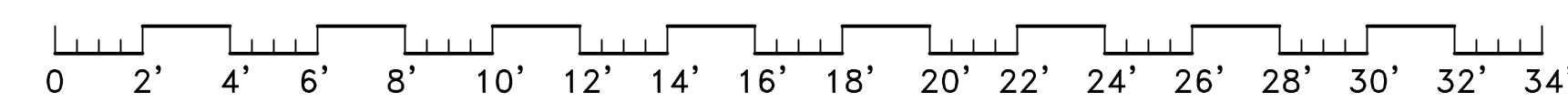
JOB NUMBER
M1608D

A5



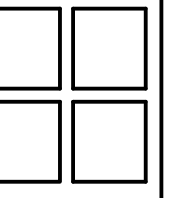
NORTH ELEVATION

SCALE: 1/4"=1'-0"



5 MAY 2018

SCALE: 1/4"=1'-0"



ALFRED J. DIBIASO, ARCHITECT
 25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

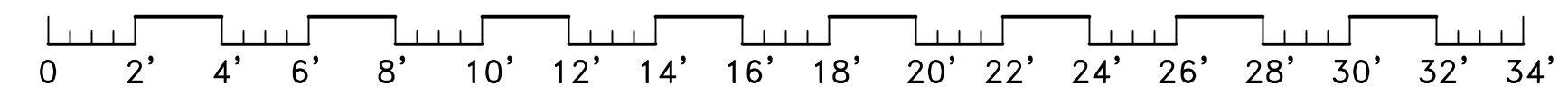
McCONNELL RESIDENCE
 LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
 M1608D

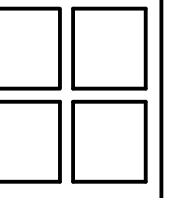
A6



WEST ELEVATION
 SCALE: 1/4"=1'-0"



5 MAY 2018
 SCALE: 1/4"=1'-0"



ALFRED J. DIBIASO, ARCHITECT
 25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

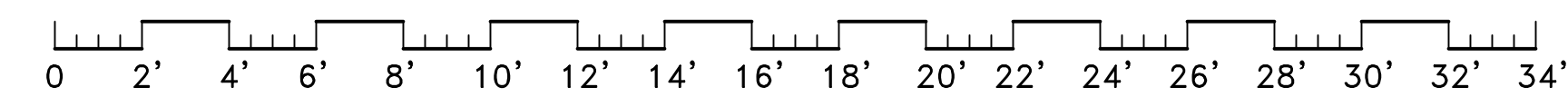
McCONNELL RESIDENCE
 LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
 M1608D

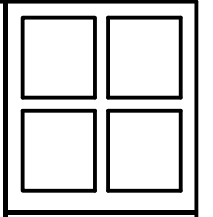
A7



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



5 MAY 2018
SCALE: 1/4"=1'-0"

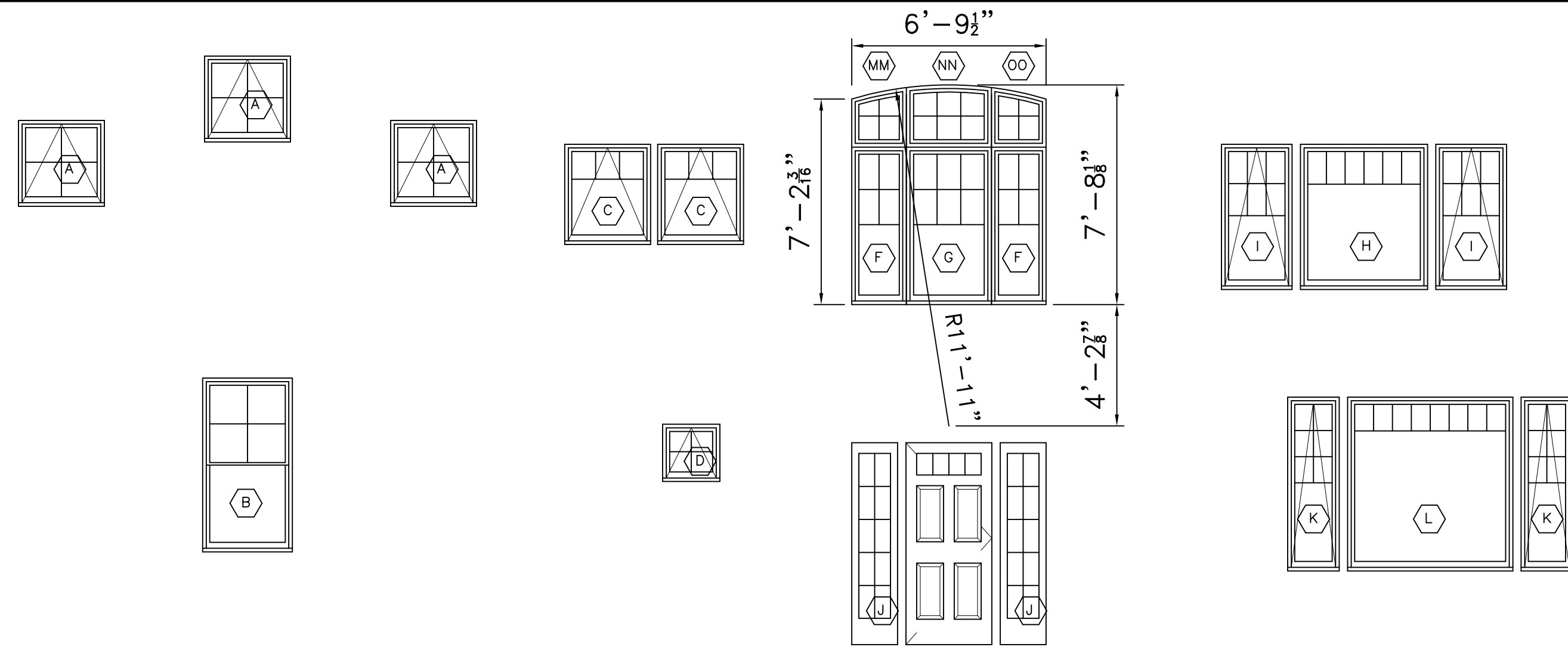


ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

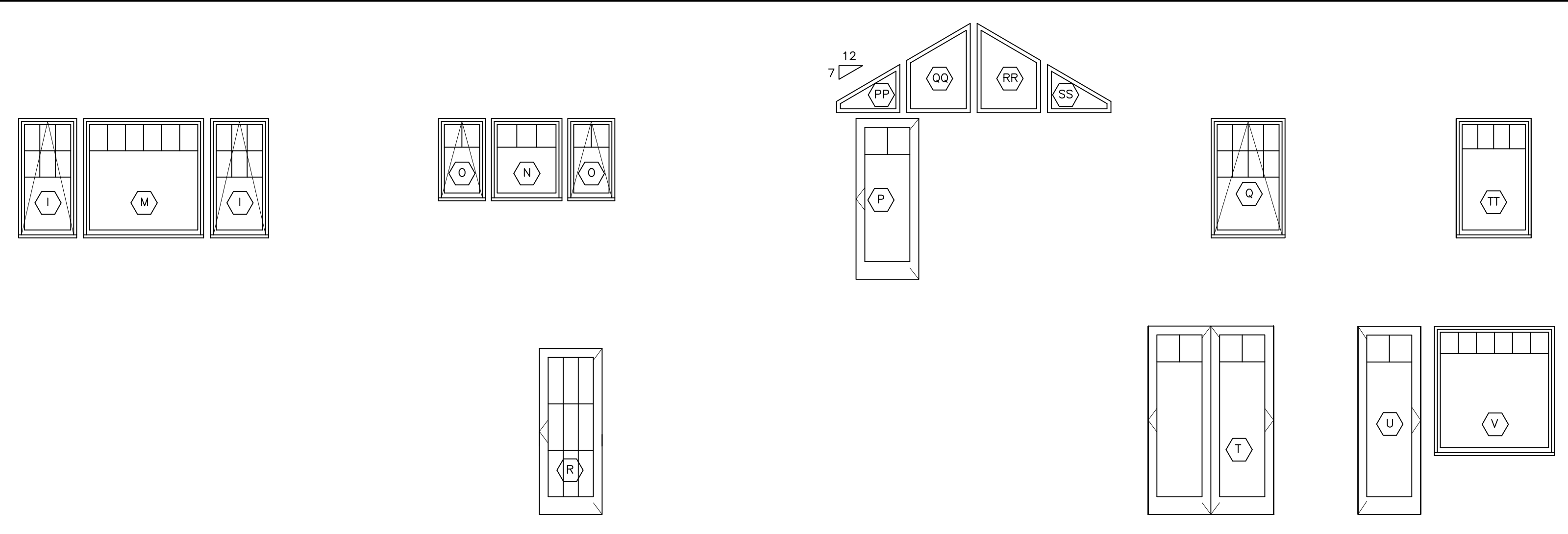
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

A8



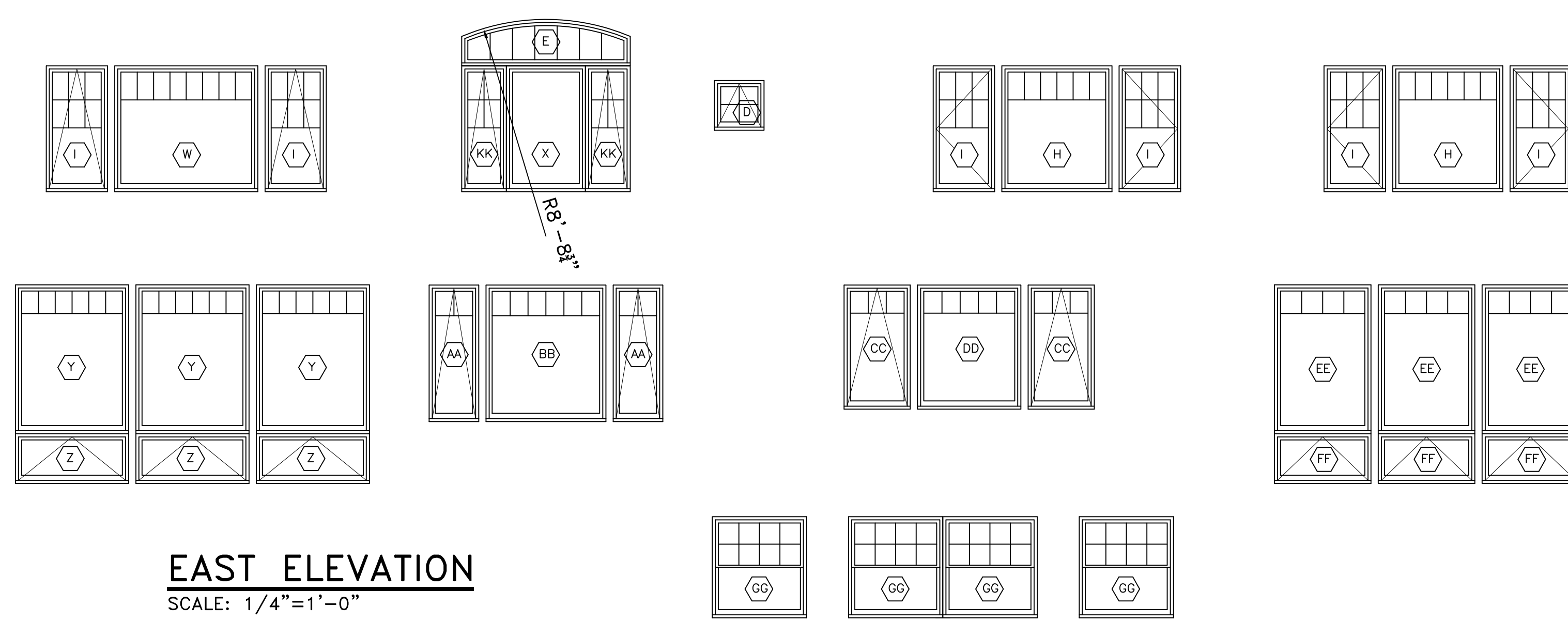
WEST ELEVATION
SCALE: 1/4"=1'-0"



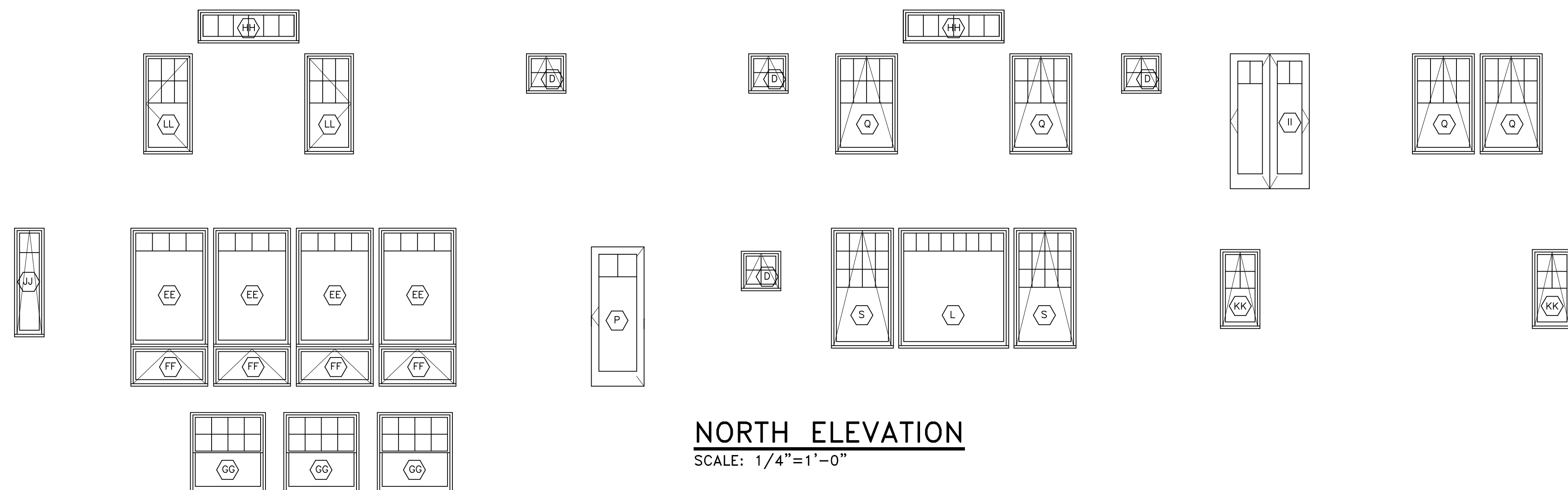
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GLAZING SCHEDULE		LEPAGE				
UNIT	TYPE	UNIT	ROUGH OPENING	UNIT SIZE	LIGHTS	REMARKS
A	AWNING	3030	37" x 36 1/2"	-	4	-
B	DOUBLE HUNG	3232	38 5/8" x 73 3/8"	-	4/1	-
C	AWNING	3034	37" x 40 1/2"	-	3/1	SEE ELEV
D	AWNING	1818	25" x 24 1/2"	-	4	-
E	EXT. SEGMENTAL	7819	82 1/2" WIDE	81 1/2" x 22"	7	NOTE 1
F	FIXED	-	-	22" x 66"	4/1	SEE ELEV
G	FIXED	-	-	37 1/2" x 66"	6/1	NOTES 1 & 3
H	PICTURE	5254	59" x 60 1/2"	58" x 60"	6/1	SEE ELEV
I	AWNING	2254	29" x 60 1/2"	28" x 60"	6/1	-
J	SIDELIGHT	1679	19 5/8" x 83 1/8"	-	10	TEMP. GL.
K	AWNING	1466	21" x 72 1/2"	20" x 72"	6/1	-
L	PICTURE	6066	67" x 72 1/2"	66" x 72"	8/1	SEE ELEV
M	PICTURE	5254	59" x 60 1/2"	58" x 60"	6/1	NOTE 2
N	FIXED	3034	37" x 40 1/2"	-	3/1	SEE ELEV
O	AWNING	1834	25" x 40 1/2"	-	2/1	SEE ELEV
P	FRENCH DOOR	3279	35 5/8" x 83 1/8"	-	2/1	SEE ELEV
Q	AWNING	3054	37" x 60 1/2"	36" x 60"	8/1	-
R	FRENCH DOOR	3279	35 5/8" x 83 1/8"	-	9	SEE ELEV
S	AWNING	3066	37" x 72 1/2"	36" x 72"	12/1	-
T	FRENCH DOOR	3092	64 1/2" x 96 1/8"	-	PR 2/1	SEE ELEV
U	FRENCH DOOR	3292	35 5/8" x 96 1/8"	-	2/1	SEE ELEV
V	PICTURE	5260	59" x 66 1/2"	58" x 66"	6/1	TEMP. GL.
W	PICTURE	6054	67" x 60 1/2"	66" x 60"	8/1	SEE ELEV
X	PICTURE	-	-	37 1/2" x 60"	1	NOTES 1,2 & 3
Y	PICTURE	-	-	54 3/4" x 72"	6/1	SEE ELEV
Z	AWNING	-	-	54 3/4" x 24"	1	SEE ELEV
AA	AWNING	1860	25" x 66 1/2"	24" x 66"	2/1	SEE ELEV
BB	PICTURE	5260	59" x 66 1/2"	58" x 66"	6/1	SEE ELEV
CC	AWNING	2654	33" x 60 1/2"	32" x 60"	3/1	SEE ELEV
DD	PICTURE	4454	51" x 60 1/2"	50" x 60"	5/1	SEE ELEV
EE	PICTURE	-	-	46 3/4" x 72"	4/1	-
FF	AWNING	-	-	46 3/4" x 24"	1	-
GG	DOUBLE HUNG	4020	46 5/8" x 49 3/8"	-	8/1	-
HH	CSMT TRANSOM	5214	59" x 20 1/2"	58" x 20"	6	-
II	FRENCH DOOR	2279	48 1/2" x 83 1/8"	-	PR 2/1	SEE ELEV
JJ	AWNING	1260	19" x 66 1/2"	18" x 66"	1/1	SEE ELEV
KK	AWNING	-	-	22" x 60"	4/1	NOTES 1,2 & 3
LL	CASEMENT	2254	29" x 60 1/2"	28" x 60"	6/1	JL & 3R (EGRESS)
MM	FIXED TRANSOM	RADIUS TOP	-	22" x 25"	4	SEE ELEV
NN	FIXED TRANSOM	RADIUS TOP	-	37 1/2" x 26"	6	SEE ELEV
OO	FIXED TRANSOM	RADIUS TOP	-	22" x 25"	4	SEE ELEV
PP	FIXED TRANSOM	TRAPEZOID	FIELD VERIFY	32 3/8" x 24 5/8"	1	SEE ELEV
QQ	FIXED TRANSOM	TRAPEZOID	FIELD VERIFY	32 3/8" x 45 1/2"	1	SEE ELEV
RR	FIXED TRANSOM	TRAPEZOID	FIELD VERIFY	32 3/8" x 45 1/2"	1	SEE ELEV
SS	FIXED TRANSOM	TRAPEZOID	FIELD VERIFY	32 3/8" x 24 5/8"	1	SEE ELEV
TT	PICTURE	-	-	37 1/2" x 60"	4/1	SEE ELEV

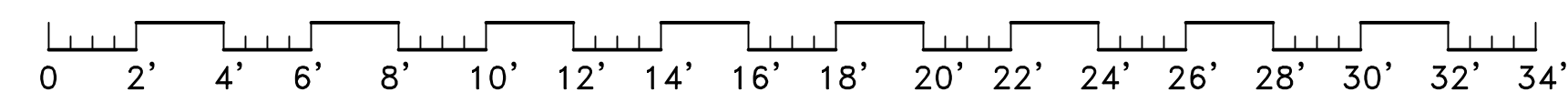
- NOTES:
- 1- CEILING/ROOF RADIUS @ FOYER & MASTER BEDROOM PROJECTED FROM 11'-11" WINDOW RADIUS. VERIFY TOTAL UNIT SIZE AND RADIUS.
 - 2- TEMPERED GLASS AT MASTER BATHROOM
 - 3- TYPICAL: 3" VERTICAL STRUCTURAL MULLION BETWEEN WINDOWS EXCEPT AT EXTENDED SEGMENTAL (WINDOWS 'E', 'F' & 'G')
 - 4- HEADER HEIGHTS SHOWN ON FLOOR PLANS AND CROSS SECTIONS FROM TOP OF SUBFLOOR. VERIFY UNIT MANUFACTURER'S DIMENSION FOR DOOR R.O.'S



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



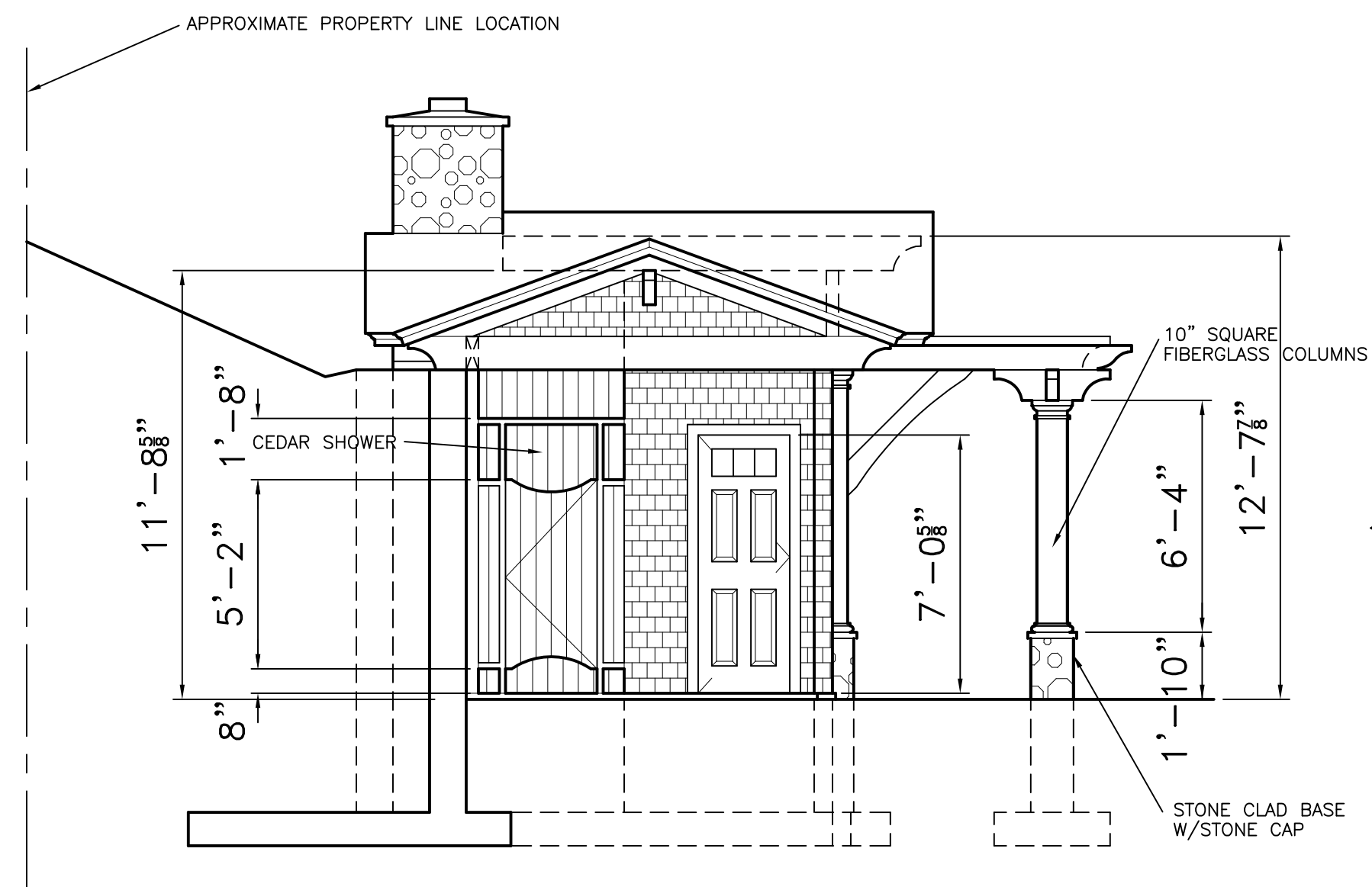
5 MAY 2018
SCALE: 1/4"=1'-0"

ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913
978 388 1551

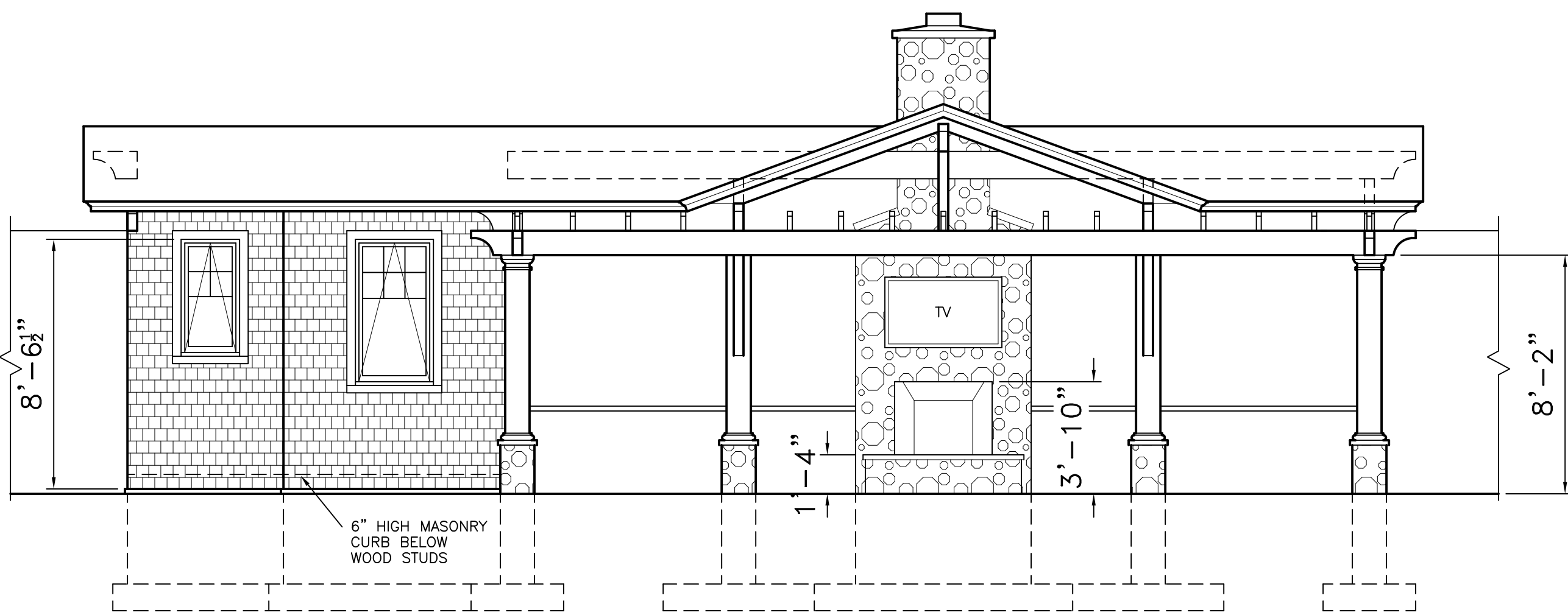
McCONNELL RESIDENCE
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M16080

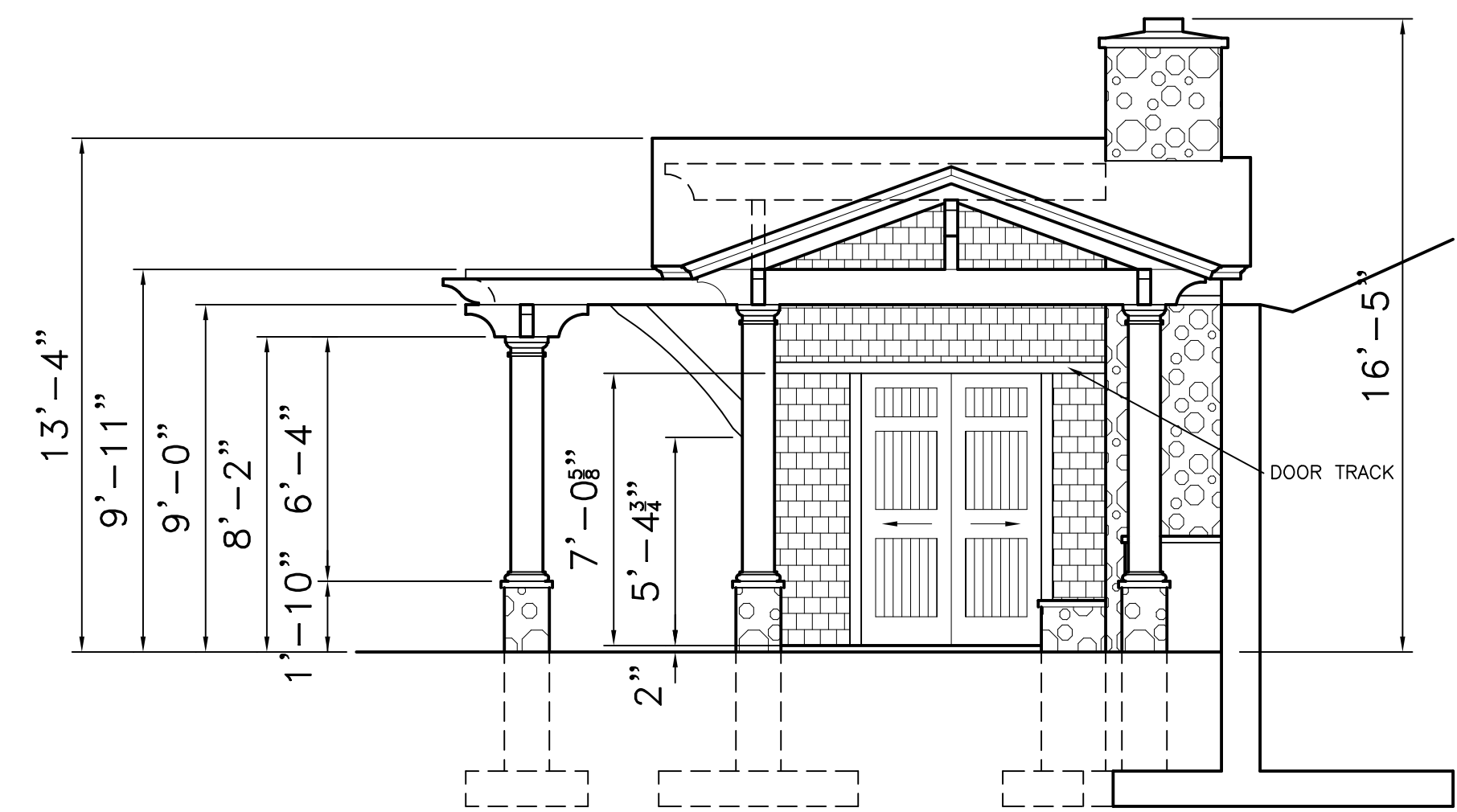
A9



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES

ROOF CONSTRUCTION

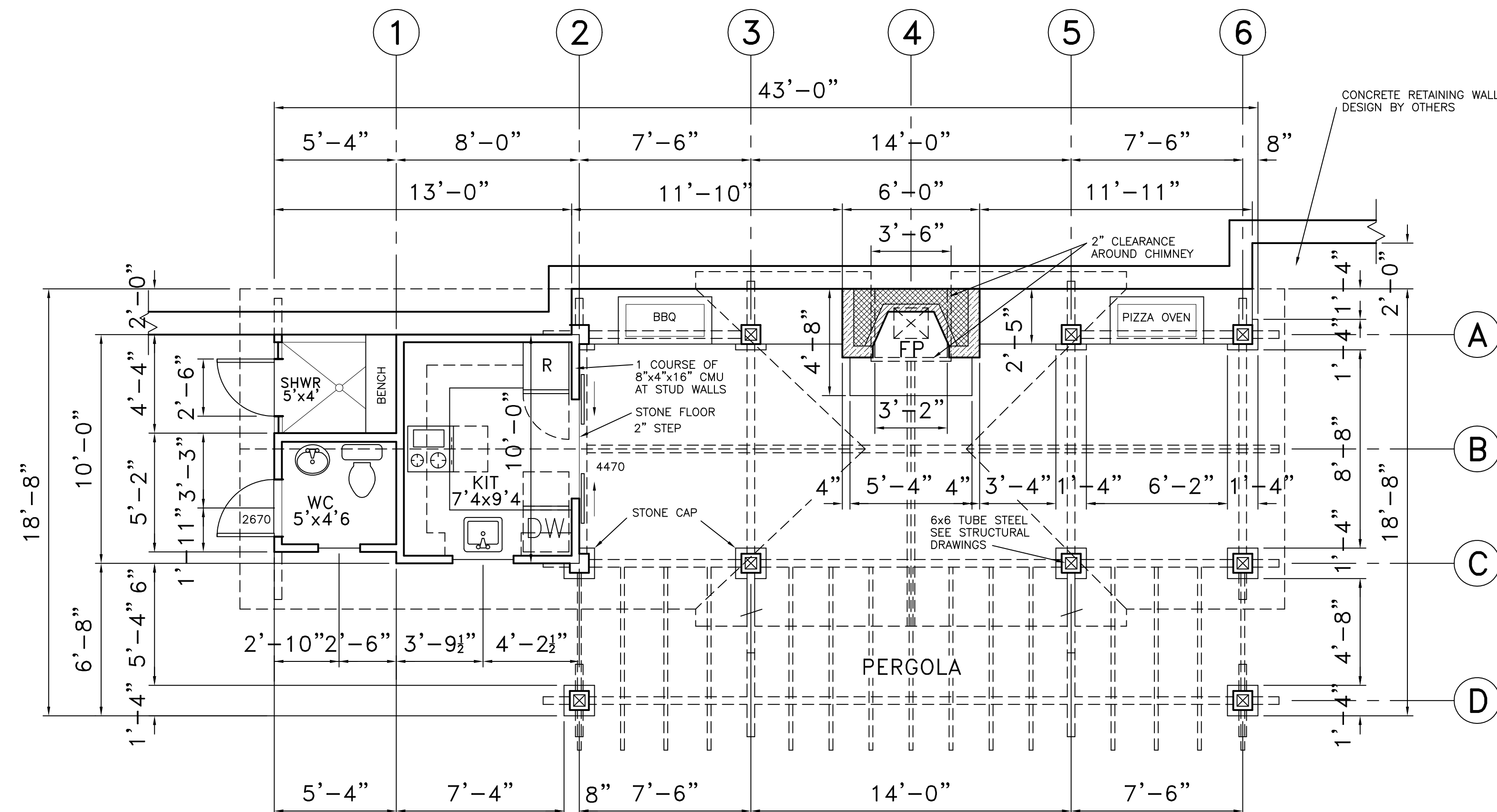
- 40 YEAR ARCHITECTURAL ASPHALT SHINGLES
- 15 LB UNDERLAYMENT
- 5/8" APA CDX PLYWOOD SHEATHING
- NAIL 8d @ 6" OC PERIMETER
- 12" OC INTERMEDIATE
- 2X10 RAFTERS AT 16" ON CENTER
- WATER AND ICE SHIELD AT ALL ROOF TO ROOF AND WALL TO ROOF INTERSECTIONS
- R-40 INSULATION
- 2X8 CEILING JOISTS AT 16" ON CENTER
- SPRAY FOAM INSUL (INCLUDING EAVES)

EAVE CONSTRUCTION

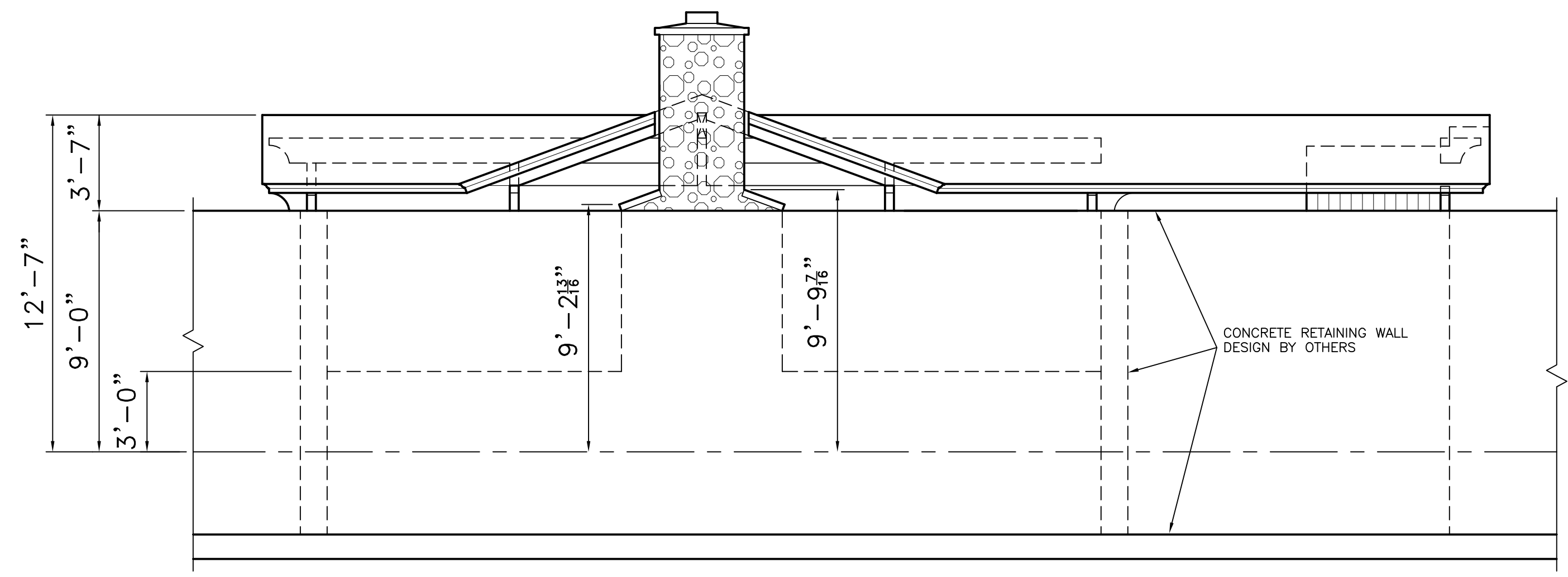
- W.R. GRACE WINTERGUARD STARTER STRIP FOR ICE DAM PROTECTION
- ALUMINUM DRIP EDGE
- 1X6 PINE FASCIA (#2 OR BETTER)
- CROWN MOULDING
- 1X8 SHIPLAP PINE SOFFIT
- BEZEL MOULDING
- 1X8 FRIEZE BOARD

EXTERIOR WALL CONSTRUCTION

- WHITE CEDAR SHINGLES - 6" TW WITH WOODEN CORNERS GLUED WITH CONSTRUCTION ADHESIVE
- 1 1/2" H-R ZIP SHEATHING
- 1" R6 RIGID FOAM W/1/2" ADVANTEC SHEATHING
- W/24/16 STRUCTURAL PANEL SPAN RATING
- NAIL 12d @ 6" OC PERIMETER
- 12" OC INTERMEDIATE
- 2X4 STUDS AT 16" ON CENTER
- 4 MIL VAPOR BARRIER SEALED AROUND ALL PENETRATIONS
- 1/2" GYPSUM BOARD
- SPRAY FOAM INSUL.



FLOOR PLAN
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

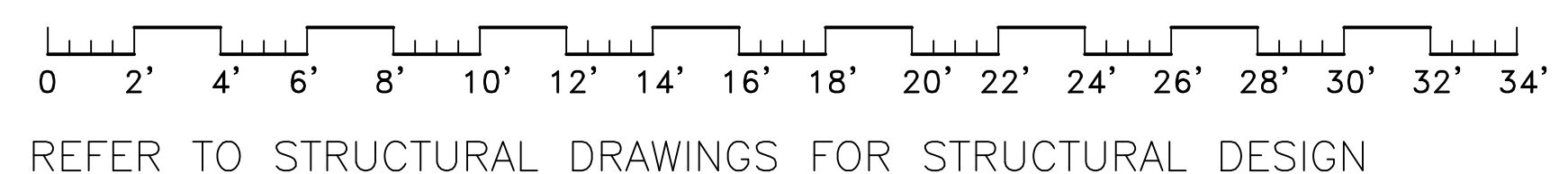
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE CODES AND ACCORDING TO THE BEST PRACTICES OF THE TRADE, IRC 2009 AS AMENDED BY MASSACHUSETTS RESIDENTIAL CODE 8TH EDITION ADDENDUM.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR PROJECT MANAGER FOR CLARIFICATION BEFORE PROCEEDING.
3. ALL DIMENSIONS ARE FROM THE FACE OF FRAMING, FACE OF FOUNDATION, OR CENTERLINE OF COLUMNS, PARTITIONS AND ROUGH OPENINGS UNLESS OTHERWISE NOTED.
4. ALL WOOD FRAMING SHALL BE SPF NO. 2 AND BETTER E = 1,400,000 Fb = 875. MOISTURE CONTENT SHALL NOT EXCEED 19%. LVL FRAMING SHALL BE: E=2,000,000 AND Fb=3,100 PSI
5. ALL EXTERIOR NAILING SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
6. PROVIDE CONTINUOUS NAILING STRIPS AND BLOCKING AS REQUIRED FOR SECURING FINISH CARPENTRY.
7. OBSERVATIONS BY THE ARCHITECT, PROJECT MANAGER OR OWNER SHALL IN NO WAY RELIEVE THE CONTRACTORS FROM FURNISHING SATISFACTORY MATERIALS AND WORKMANSHIP OR FROM COMPLETING ALL WORK DESCRIBED OR INFERRED BY THESE DRAWINGS.

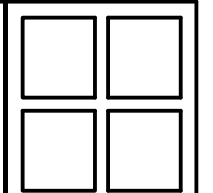
FRAMING NOTES

1. ALL LUMBER TO BE NO. 2 OR BETTER KD SPF NO.2 [E=1,400,000 PSI] OR HEM-FIR NO.2 UNLESS OTHERWISE NOTED. MOISTURE CONTENT SHALL NOT EXCEED 19%. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO.2 LVL: E=3,100 PSI, F= 2,000,000 PSI.
2. SILL PLATES ON FOUNDATION WALLS SHALL BE APPROVED PRESSURE TREATED LUMBER.
3. PROVIDE FIRESTOPPING PER CODE.
4. ALL CEILING FINISH TO BE INSTALLED ON STRAPPING PER DETAILS AND AS OTHERWISE REQUIRED, 16" O.C. MAXIMUM SPACING.
5. PROVIDE DOUBLE JOISTS BENEATH ALL PARTITIONS.
6. ALL PLYWOOD TO BE APA GRADE STAMP, MILL CERTIFIED PLYWOOD IS NOT ACCEPTABLE.
7. ALL JOIST HANGERS AND OTHER FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. ALL FRAMING LUMBER MUST BE SORTED TO ELIMINATE EXCESSIVELY TWISTED, CURVED, WARPED, OR OTHERWISE DISTORTED MEMBERS. NO LOOSE KNOTS OR KNOTS AT BOTTOMS OF BEAMS AND JOISTS.
9. PLYWOOD SUBFLOOR TO BE GLUED TO FLOOR JOISTS WITH APA APPROVED ADHESIVE AND NAILED WITH 8d GALVANIZED NAILS 12" O.C. - FIELD AND 6" O.C. - EDGES

10. ALL FRAMING SHALL BE STRAIGHT, PLUMB, TRUE, FLAT AND ACCURATE TO DIMENSION. ON FOUNDATIONS, SHIM SILLS UP LEVEL AND FIRM UNDER ALL JOISTS AND STUDS. CHECK FLOOR FRAMING FOR FLATNESS AND CORRECT JOISTS AS NECESSARY BEFORE APPLYING SUBFLOOR.
11. ALL FASTENERS IN DAMP OR POTENTIALLY DAMP LOCATIONS SHALL BE CORROSION RESISTANT.
12. THE SCOPE OF WORK INCLUDES ALL MISCELLANEOUS NECESSARY ITEMS, INCLUDING BLOCKING, GROUNDS, FURRING, WALLERS, ETC. REQUIRED FOR ALL TRADES.
13. HOLES FOR FASTENERS MUST BE PREDRILLED IF POTENTIAL FOR SPLITTING EXISTS. MEMBERS SPLIT BY FASTENERS MUST BE REMOVED AND REPLACED.
14. ALL FASTENING AND SIZING OF MEMBERS MUST MEET OR EXCEED REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.
15. WALL SHEATHING SHALL BE MIN. 7/16" W/24/16 STRUCTURAL PANEL SPAN RATING. NAIL 8d @ 6" OC PERIMETER, 12" OC FIELD.
16. POSITIVE FRAMING CONNECTIONS ARE REQUIRED FOR ALL REMODELS SUCH AS JOIST HANGERS, POST TOP CAP CONNECTIONS, ETC.



5 MAY 2018
SCALE: 1/4"=1'-0"



ALFRED J. DIBIASO, ARCHITECT
25 CEDAR STREET #9, AMESBURY, MA 01913 978 388 1551

McCONNELL POOL HOUSE/PERGOLA
LOT 4B DONAHUE COURT, NEWBURYPORT, MA 01950

JOB NUMBER
M1608D

A10