

- NOTES:**
1. FIELD SURVEY PERFORMED: MAY 6, 2020.
 2. 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.
 3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
 4. OWNERSHIP OF ADJUTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT
 5. ARCHITECTURAL DESIGN PROVIDED BY BRIAN A. LIBBY ARCHITECT.

OWNER/APPLICANT:
 ELEANORA, STEPHEN & JODI PACIULAN
 DEED BOOK 35794 PAGE 126
 ASSESSOR'S MAP 41 LOT 36

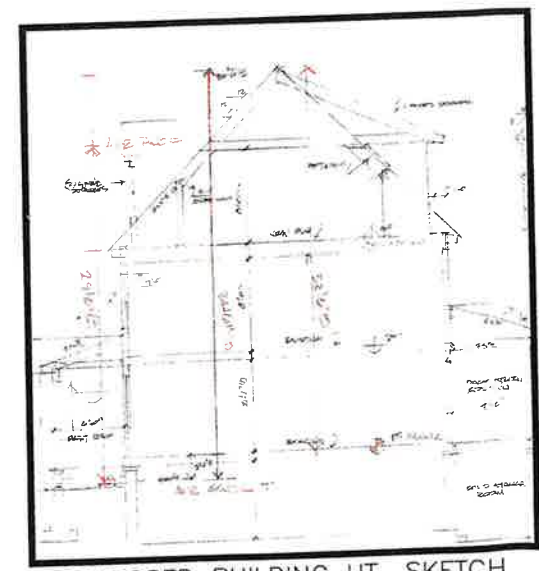
- REFERENCES:**
1. ESSEX COUNTY REGISTRY OF DEEDS
 BK 35794 PG 126 (DEED)
 - PLAN BK 13 PL 36
 - PLAN BK 373 PL 36
 - PLAN BK 418 PL 94

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.

[Signature]
 EDWARD DIXON
 No 34304
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 6.3.21

SYLVESTER STREET
 PUBLIC~40' WIDE

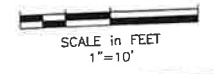


PROPOSED BUILDING HT. SKETCH

NOT TO SCALE

ZONING:
 RESIDENTIAL 2 (R2)

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA=10,000 sf	12,800 SF±	12,800 SF±(NC)
FRONTAGE=90'	160'	160'(NC)
MIN. FRONT SETBACK=25'	4.9'	9.5'
MIN. SIDE SETBACK=10'	(L)52.2' / (R)76.9'	(L)16.0' / (R)76.9'(NC) (R)11.5' (POOL HOUSE)
MIN. REAR SETBACK=25'	36.1'	27.9' (DWELLING)
BUILDING HEIGHT=35' MAX	18.3'±	29.0'±
LOT COVERAGE=25% (BLDGS ONLY)	11.83%	18.31%
OPEN SPACE=40%	80.82%	74.25%



SCALE in FEET
 1"=10'

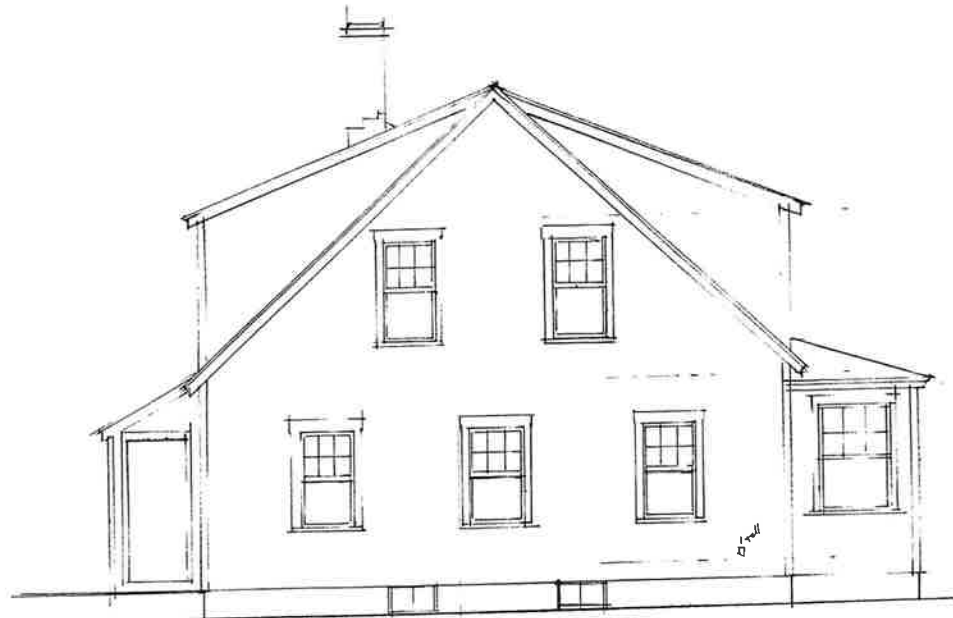
PROPOSED PLOT PLAN
10 SYLVESTER STREET
 IN
 NEWBURYPORT, MASSACHUSETTS
 ESSEX COUNTY

PREPARED FOR:
 ELEANORA, STEPHEN & JODI PACIULAN

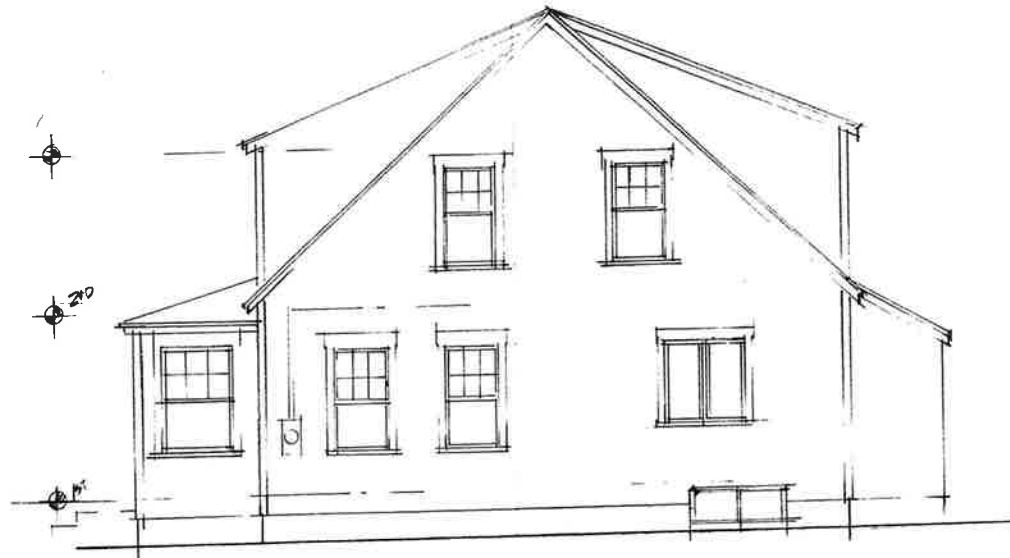
PREPARED BY:
HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists

ONE HARRIS STREET
 SUITE 3
 NEWBURYPORT, MA 01950
 TEL: 978-465-9992
 www.hancockassociates.com

RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: JUNE 3, 2021
JOB NO: 23502A
CRD FILE 23502EC.CRD
SHEET NO. 2 OF 2



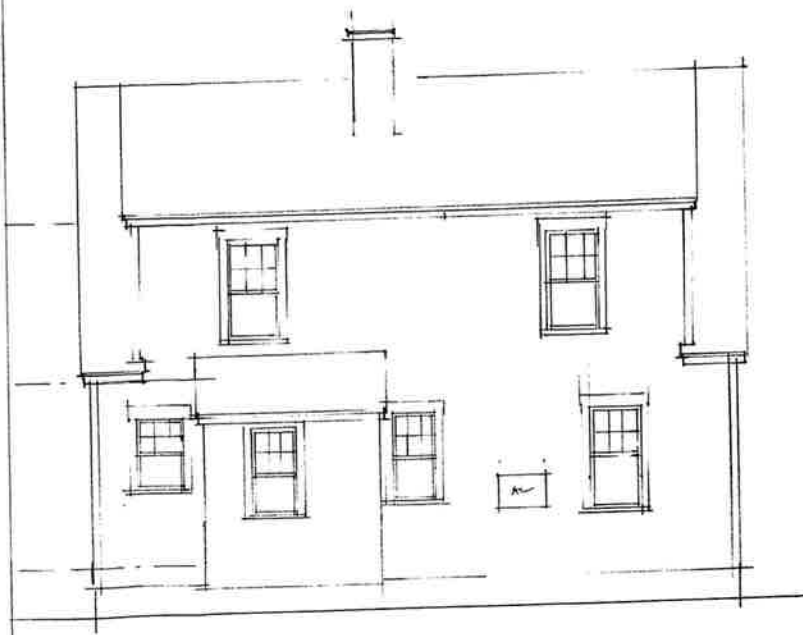
LEFT SIDE ELEVATION 1/4" = 16"



RIGHT SIDE ELEVATION 1/4" = 16"



FRONT ELEVATION 1/4" = 16"



REAR ELEVATION 1/4" = 16"



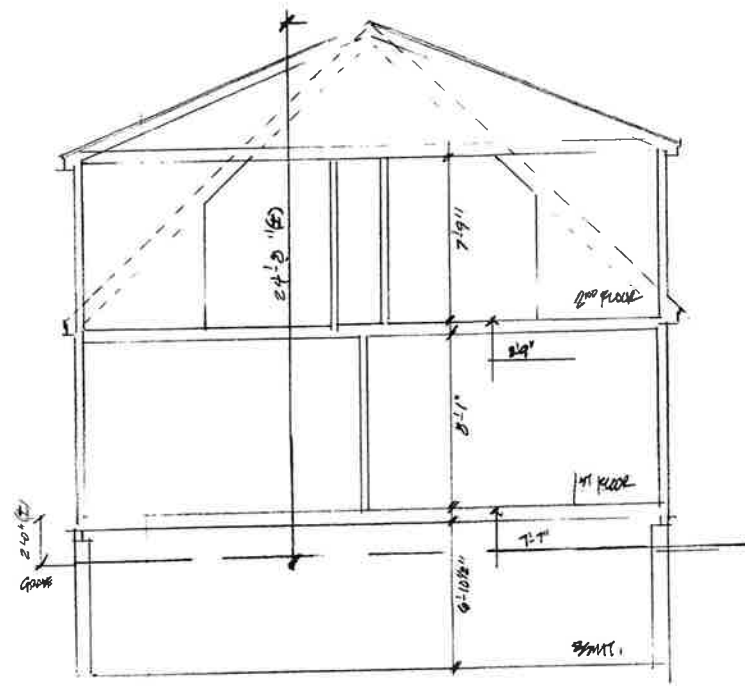
EXISTING ELEVATIONS

All work shall meet State Building Code. The C.C. shall be held responsible for the accuracy of all drawings and specifications. The drawings are prepared and shown the approval of all state, county, and city officials. The C.C. shall be held responsible for the accuracy of all drawings and specifications. The C.C. shall be held responsible for the accuracy of all drawings and specifications. The C.C. shall be held responsible for the accuracy of all drawings and specifications.

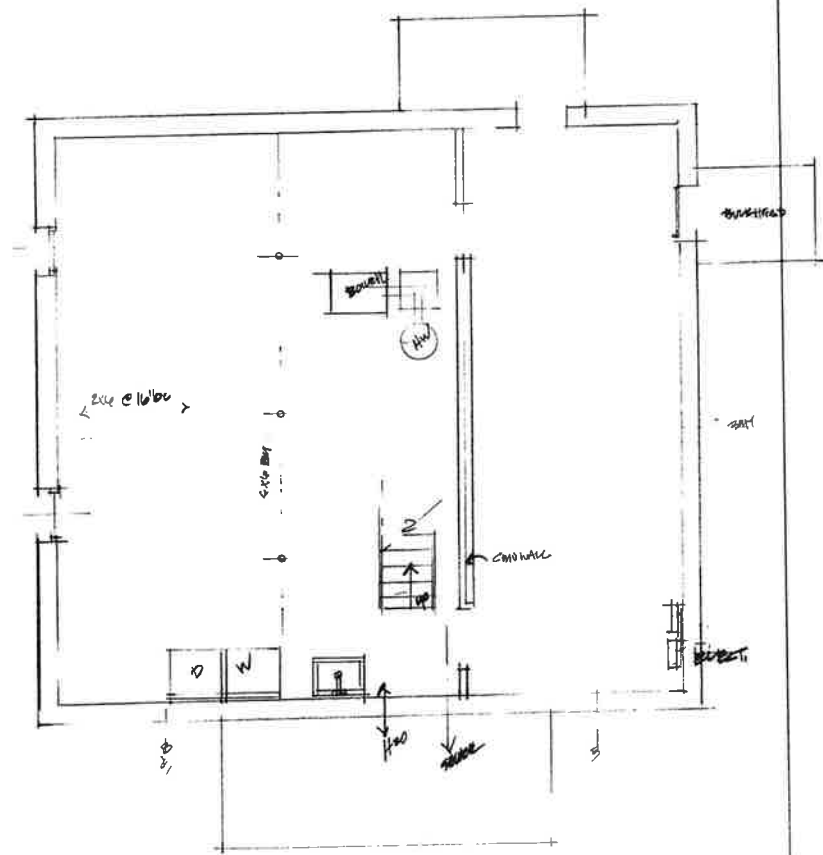
Paciulan Residence 10 Sylvester Street, Newburyport, MA
 Brian A. Libby Architect Northeast Office
 1251 Linda Vista Blvd. One Little Lane, Newbury MA
 One Valley, AZ 85704-5607 (520) 468-2172 (978) 462-0405

Progress Print - Not for construction 5/10/2024

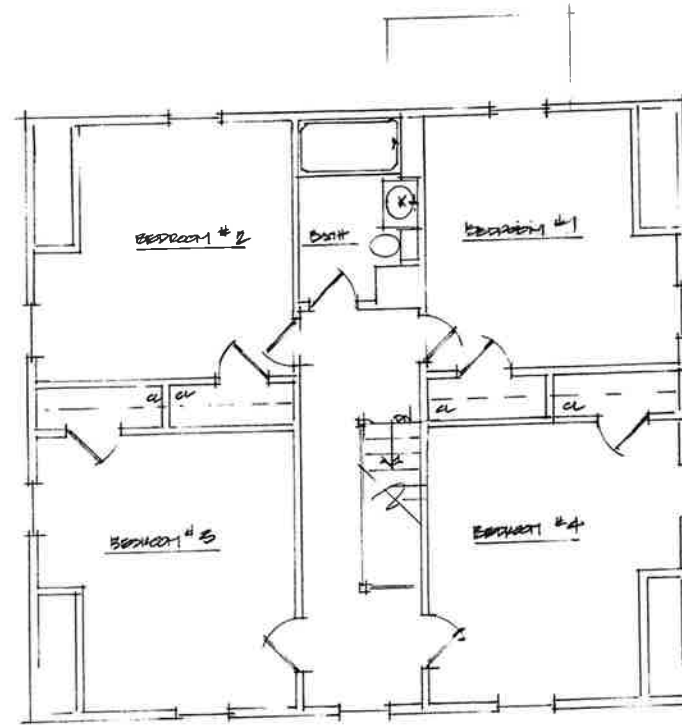
EX-2



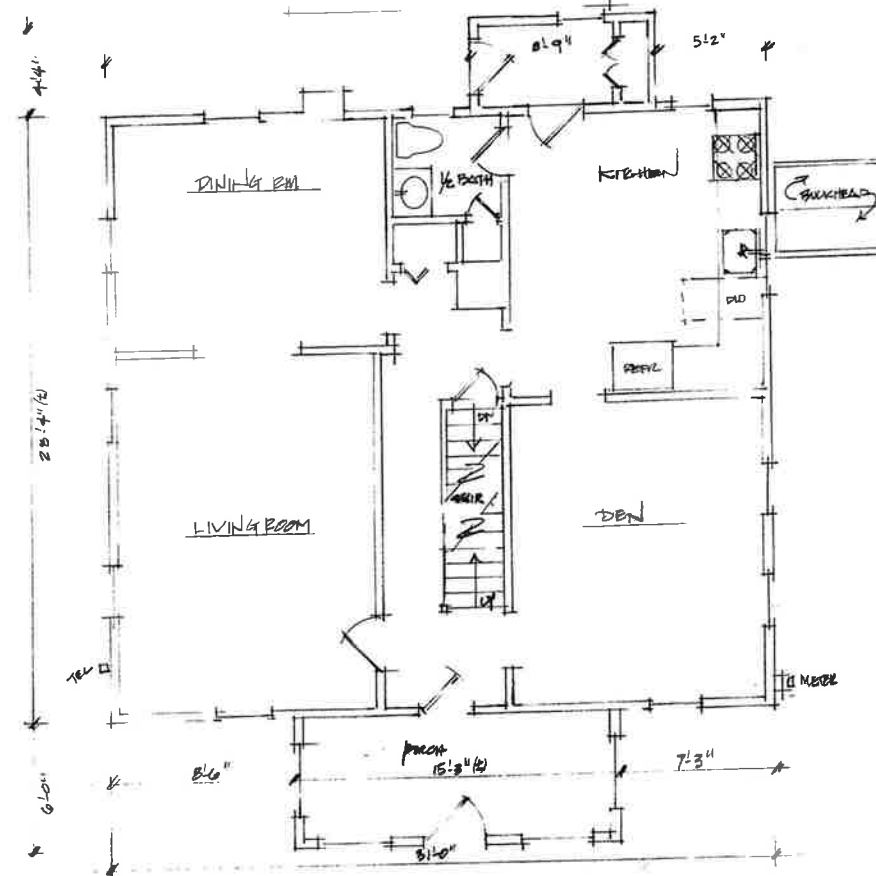
SECTION 1/4" = 1'-0"



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



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



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

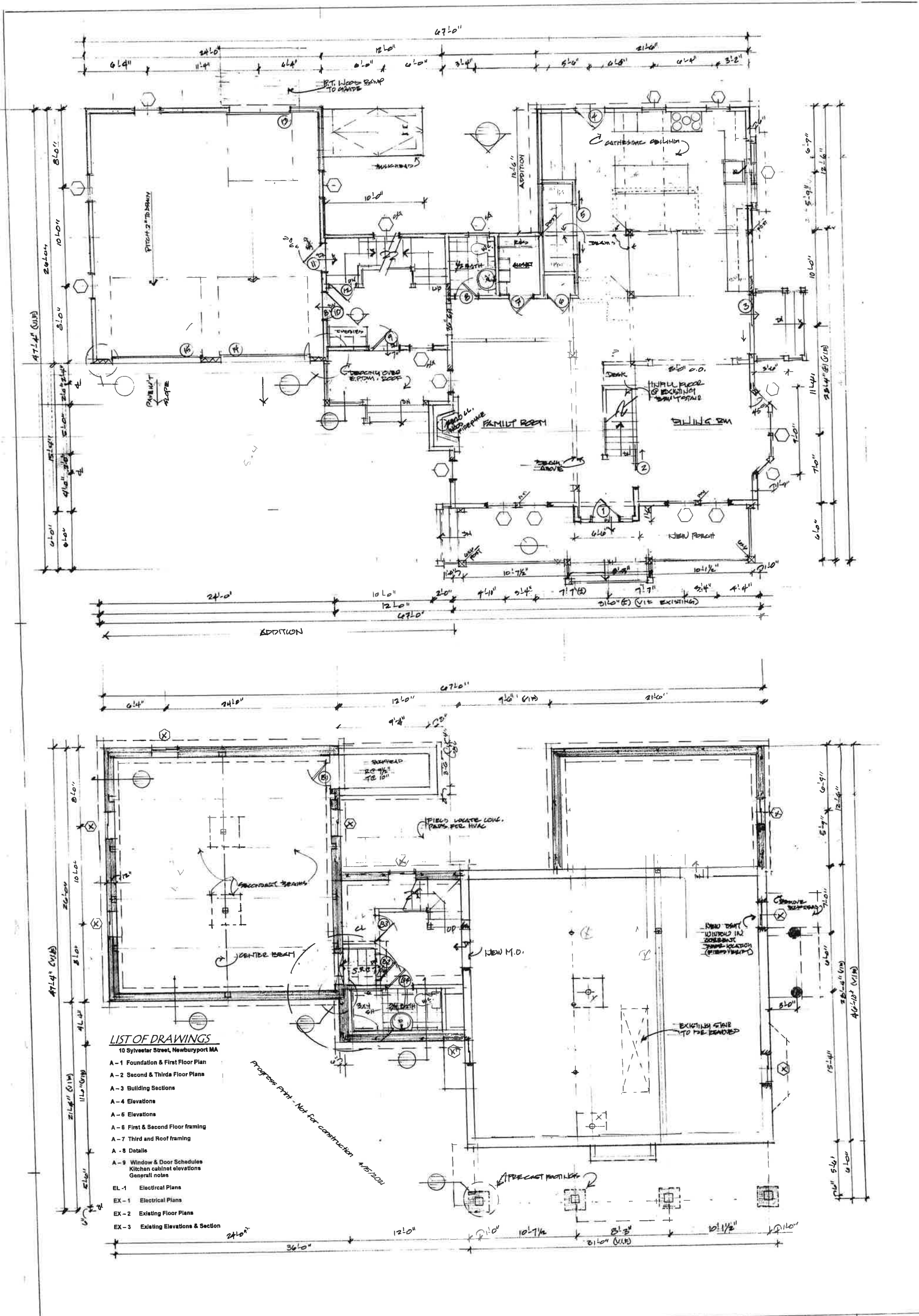
Progress Print - Not for construction 5/10/2001

EXISTING FLOOR PLANS & SECTION

March 2001 and 2002. Brian A. Libby, Architect, Inc. is the U.S. Architect of Record for this project. All dimensions shown are approximate and should not be used for construction. All work and construction shall be performed under the strict supervision of the U.S. Architect of Record. The U.S. Architect of Record is not responsible for the construction of the project. All work and construction shall be performed under the strict supervision of the U.S. Architect of Record. The U.S. Architect of Record is not responsible for the construction of the project.

Paciulan Residence 10 Sylvester Street, Newburyport, MA
 Northeast office
 Brian A. Libby, Architect
 1251 South Vista Blvd
 Choctawhatchee, AL 35974-5607 (520) 498-2172 (781) 482-2405

EX-1



A.1

Paculian Residence
 10 Sylvester Street, Newburyport, MA
 Brian A. Libby Architect
 1251 Linda Vista Blvd.
 Oro Valley, AZ 85704-3609

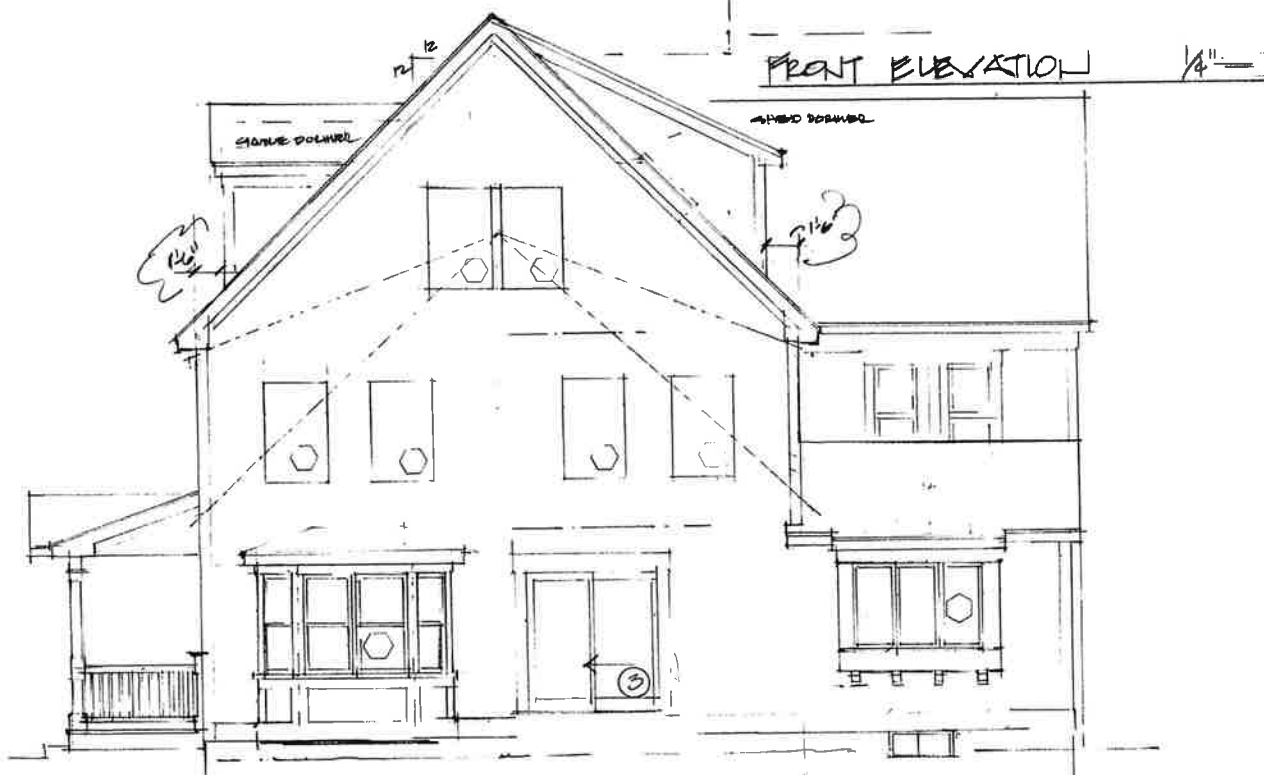
Northeast office
 (520) 906-2321 (cell)
 Web: BrianALibby.com

All work shall meet State Building Code. The E.C. shall have used measures to ensure that construction is in accordance with the approved drawings. The drawings are prepared and for the approval of the State Building Code. The E.C. shall be responsible for the construction of the building and shall be responsible for the safety of the building. The E.C. shall be responsible for the safety of the building. The E.C. shall be responsible for the safety of the building.

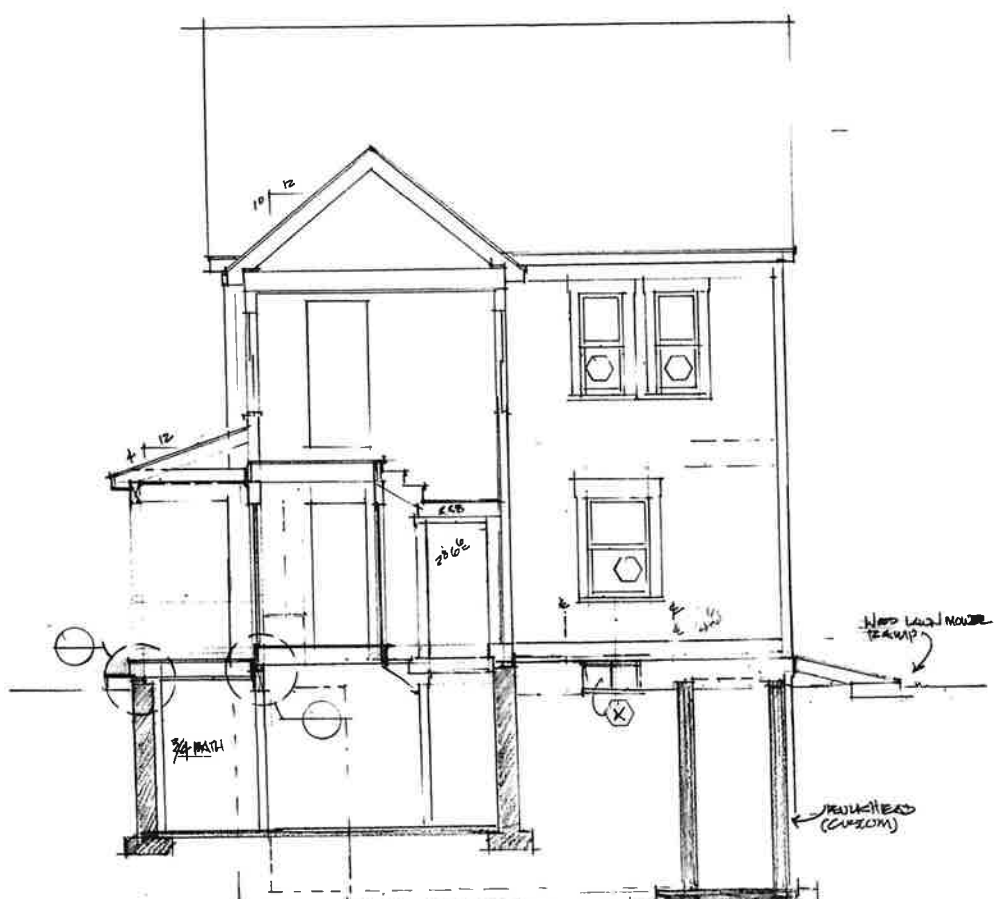
FOUNDATION & FIRST FLOOR PLAN



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



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



SECTION/ELEVATION @ CORNER 1/4" = 1'-0"

Progress Only - Not for construction 1/15/2021
 Revised 5/1/22

A 4

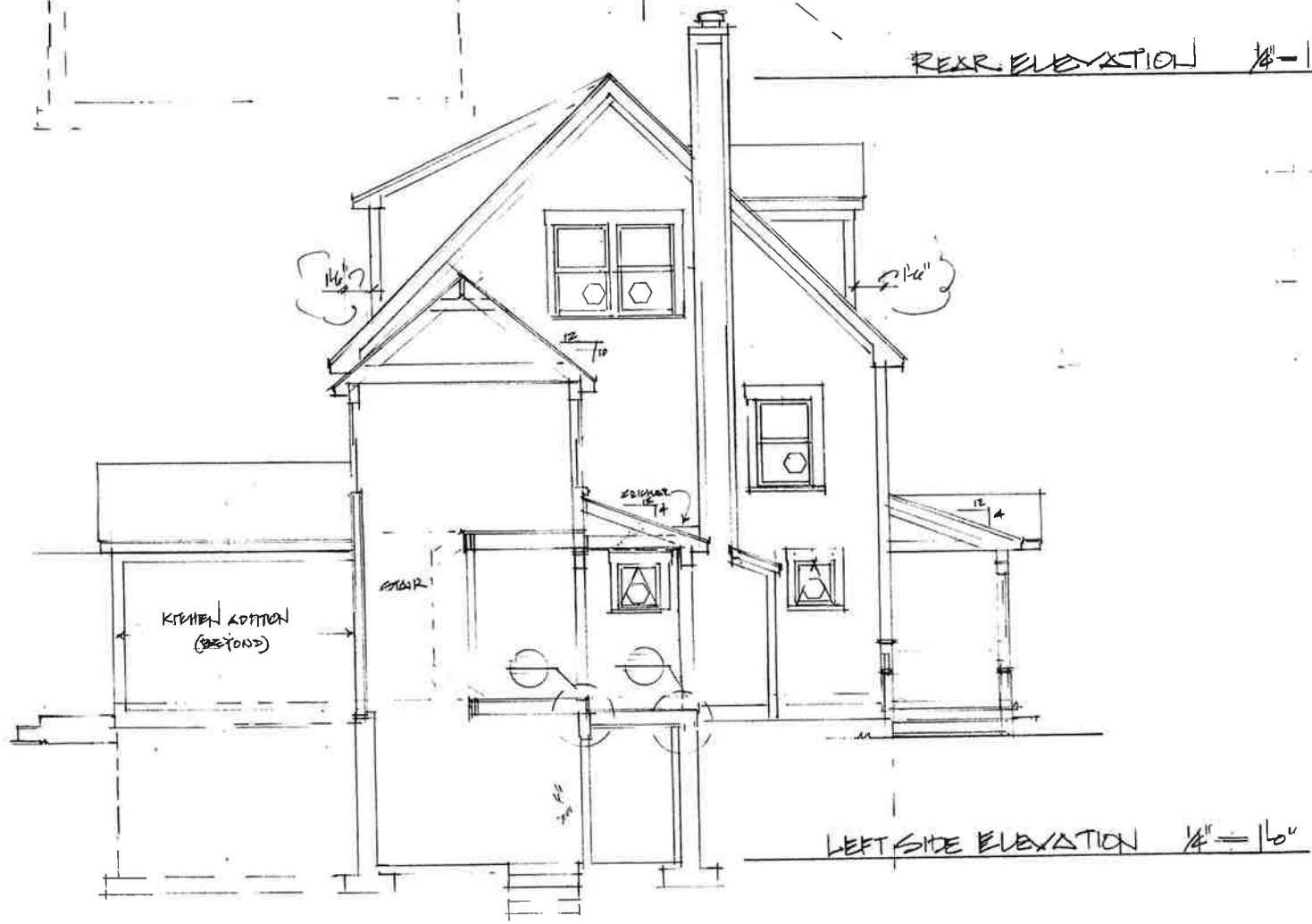
Pacilian Residence
 10 Sylvester Street, Newburyport, MA
 Brian A. Libby Architect Northeast office
 1251 Linda Vista Blvd. (520) 906-2521 (cell)
 Oro Valley, AZ 85704-3609 Web: BrianALibby.com

All work shall meet State Building Codes. The S.C. shall have valid dimensions before construction. In any instance, the Architect or Engineer's drawings are diagrammatic and show the approximate arrangement of walls, doors, windows, etc. All work and construction shall be performed under the direct supervision of personnel licensed by the State and local authorities. The S.C. is clear upon his/her signature the Architect from all errors and omissions, unless entering into an agreement for the reimbursement of the Underwritten Contract and any claim against the Architects shall not exceed the amount paid the Architect for the services rendered for the project.

ELEVATIONS - SECTION



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



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

Progress Print - Not for construction 4/15/2011
 DWG# 01/1/2011

A:5

Paciulian Residence
 10 Sylvester Street, Newburyport, MA
 Brian A. Libby Architect Northeast office
 1251 Linda Vista Blvd. (520) 906-2321 (cell)
 Oro Valley, AZ 85704-3609 Web: BrianALibby.com

All work shall meet State Building Codes. The D.C. shall have ready compliance before construction. Notify immediately the Architect of any changes. The drawings are diagrams and not the actual arrangement of work. Work equipment and all work and construction shall be performed under the direct supervision of personnel licensed by the State and local authorities. The D.C. & Owner agree to hold harmless the Architect from all notices and demands, claims, actions and any claims against the Architect shall be based on the drawings and the documents for the services rendered for the project.

ELEVATIONS