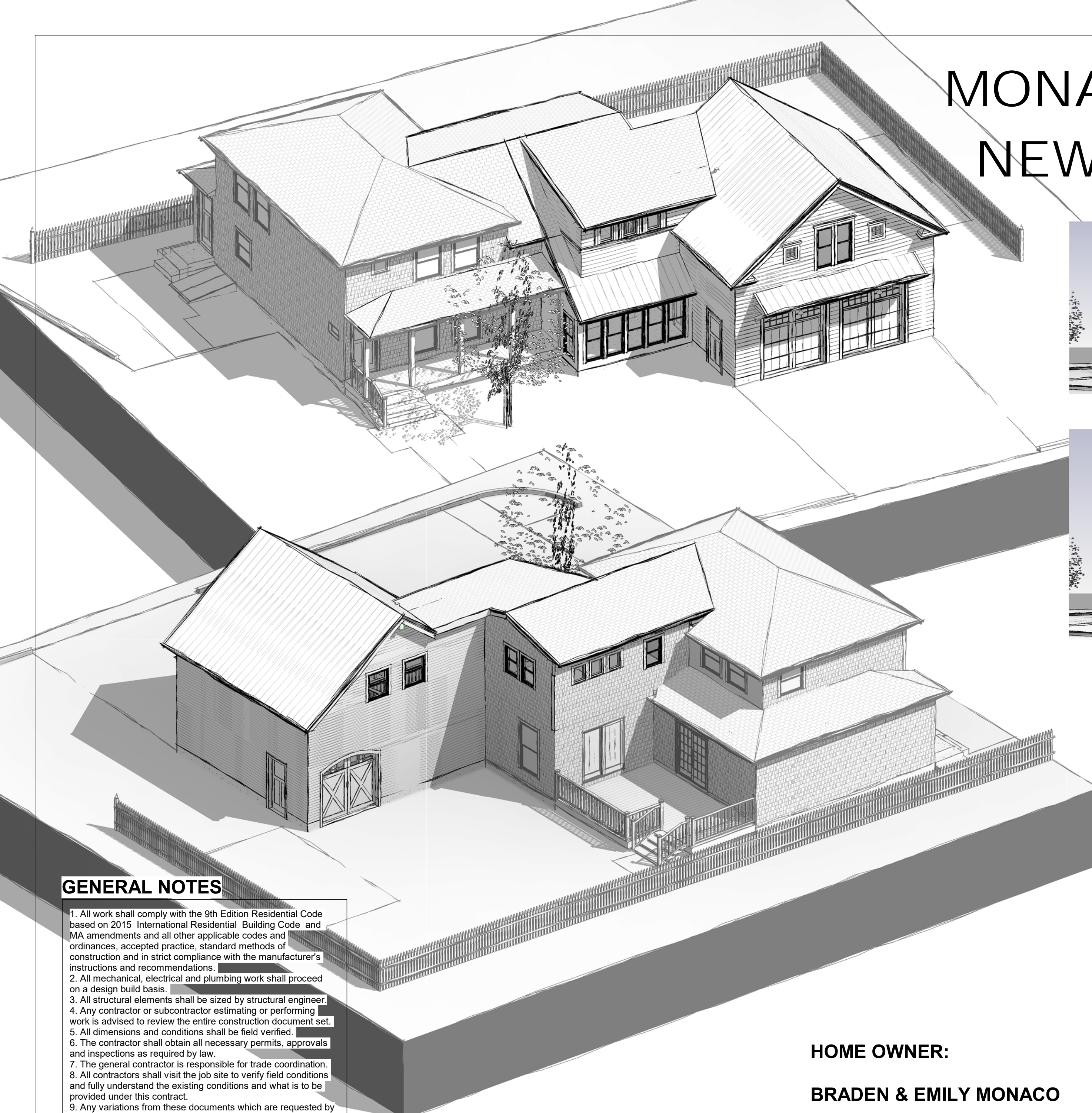


MONACO RESIDENCE NEWBURYPORT, MA

Annette Popp AIA, LEED AP
9 locust street
salem ma 01970
ph: 978.423.1199
www.annettopp.com



GENERAL NOTES

1. All work shall comply with the 9th Edition Residential Code based on 2015 International Residential Building Code and MA amendments and all other applicable codes and ordinances, accepted practice, standard methods of construction and in strict compliance with the manufacturer's instructions and recommendations.
2. All mechanical, electrical and plumbing work shall proceed on a design build basis.
3. All structural elements shall be sized by structural engineer.
4. Any contractor or subcontractor estimating or performing work is advised to review the entire construction document set.
5. All dimensions and conditions shall be field verified.
6. The contractor shall obtain all necessary permits, approvals and inspections as required by law.
7. The general contractor is responsible for trade coordination.
8. All contractors shall visit the job site to verify field conditions and fully understand the existing conditions and what is to be provided under this contract.
9. Any variations from these documents which are requested by the owner or other parties must be reviewed and approved by the architect prior to implementation of the work.
10. All indications and notations on the drawings applying to one area, component or condition, shall apply to all other similar areas, components and conditions, unless clearly indicated otherwise.
11. Care shall be taken not to damage any existing to remain construction.
12. Contractor shall provide true, plumb and level surfaces for installation of all casework and appliances.

DRAWING LIST

SHEET #	SHEET NAME
A0.0	COVER SHEET
A0.1	PERSPECTIVE
A0.1a	PERSPECTIVE
A0.2	SITE PLAN
A0.3	AREA PLANS
A0.7	DEMOLITION PLANS
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	REFLECTED CEILING PLANS
A3.0	FRONT ELEVATION
A3.1	SIDE ELEVATION - ENTRY
A3.2	REAR ELEVATION
A3.3	SIDE ELEVATION
A4.0	BUILDING SECTION A
A4.1	BUILDING SECTIONS B, C
A4.2	BUILDING SECTION D
A9.1	EXTERIOR DETAILS
ARCHITECTURAL: 18	
S1.0	STRUCTURAL FOUNDATION / FIRST FLOOR FRAMING PLAN
S1.1	STRUCTURAL FRAMING PLAN SECOND FLOOR
S1.2	ROOF FRAMING PLAN
STRUCTURAL: 3	
Grand total: 21	

HOME OWNER:

BRADEN & EMILY MONACO

**18 SYLVESTER STREET
NEWBURYPORT MA**

978-771-2177

**MONACO
RESIDENCE**

18 SYLVESTER STREET
NEWBURYPORT, MA

**SCHEMATIC
DESIGN**

10/21/2018

COVER SHEET

A0.0

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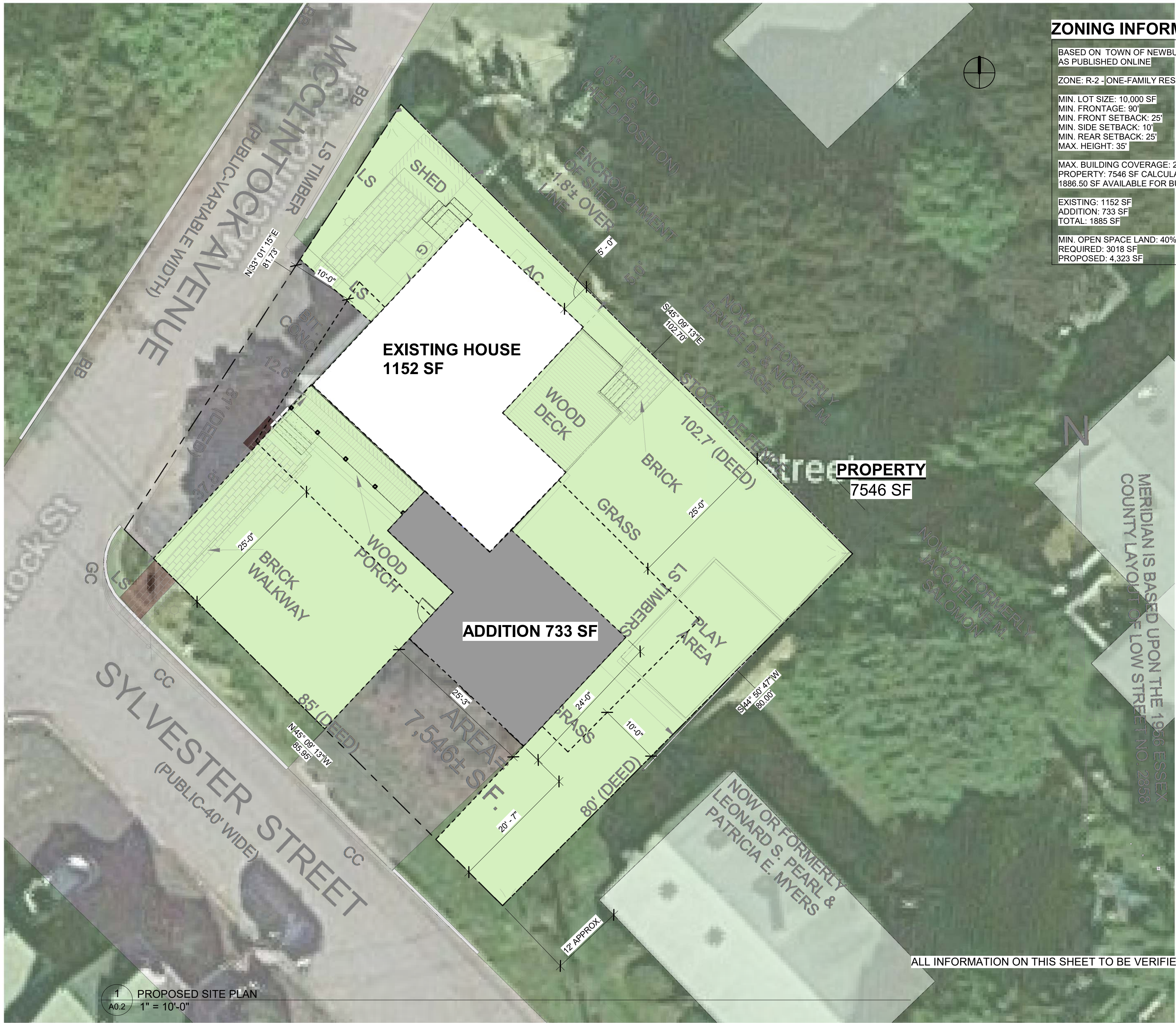
**MONACO
RESIDENCE**

18 SYLVESTER STREET
NEWBURYPORT, MA

**SCHEMATIC
DESIGN**

10/21/2018
PERSPECTIVE

10/21/2018 6:01:59 PM



ZONING INFORMATION

BASED ON TOWN OF NEWBURYPORT ZONING BY-LAWS AS PUBLISHED ONLINE

ZONE: R-2 - ONE-FAMILY RESIDENCE

MIN. LOT SIZE: 10,000 SF
 MIN. FRONTAGE: 90'
 MIN. FRONT SETBACK: 25'
 MIN. SIDE SETBACK: 10'
 MIN. REAR SETBACK: 25'
 MAX. HEIGHT: 35'

MAX. BUILDING COVERAGE: 25%
 PROPERTY: 7546 SF CALCULATES TO 1886.50 SF AVAILABLE FOR BUILDING

EXISTING: 1152 SF
 ADDITION: 733 SF
 TOTAL: 1885 SF

MIN. OPEN SPACE LAND: 40%
 REQUIRED: 3018 SF
 PROPOSED: 4,323 SF

Annette Popp AIA, LEED AP
 9 locust street
 salem ma 01970
 ph: 978.423.1199
 www.annettepopp.com

PROPERTY
 7546 SF

EXISTING HOUSE
 1152 SF

ADDITION
 733 SF

AREA
 7,546± SF

MONACO RESIDENCE

18 SYLVESTER STREET
 NEWBURYPORT, MA

SCHEMATIC DESIGN

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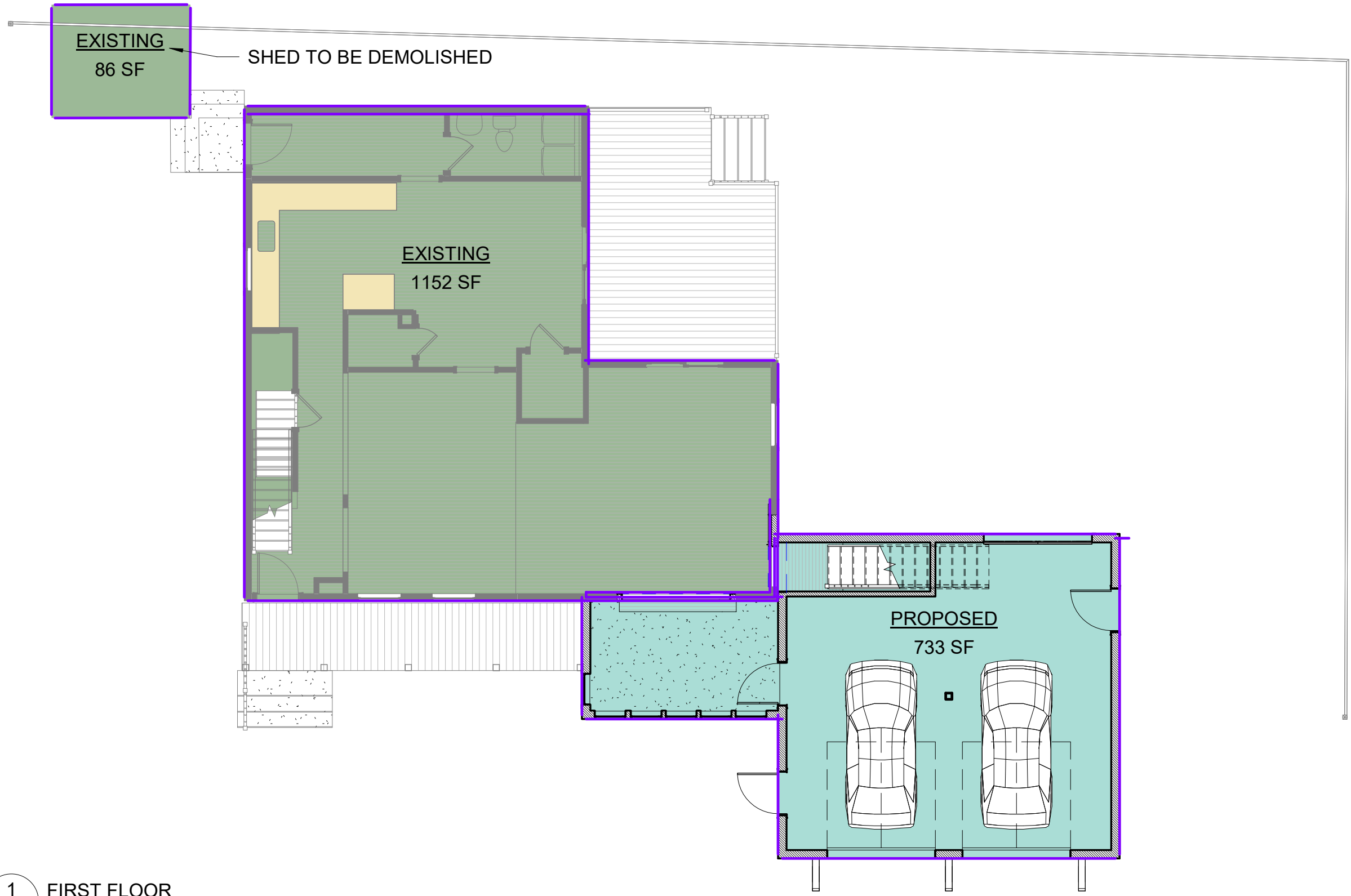
SITE PLAN

A0.2

ALL INFORMATION ON THIS SHEET TO BE VERIFIED BY SURVEYOR.

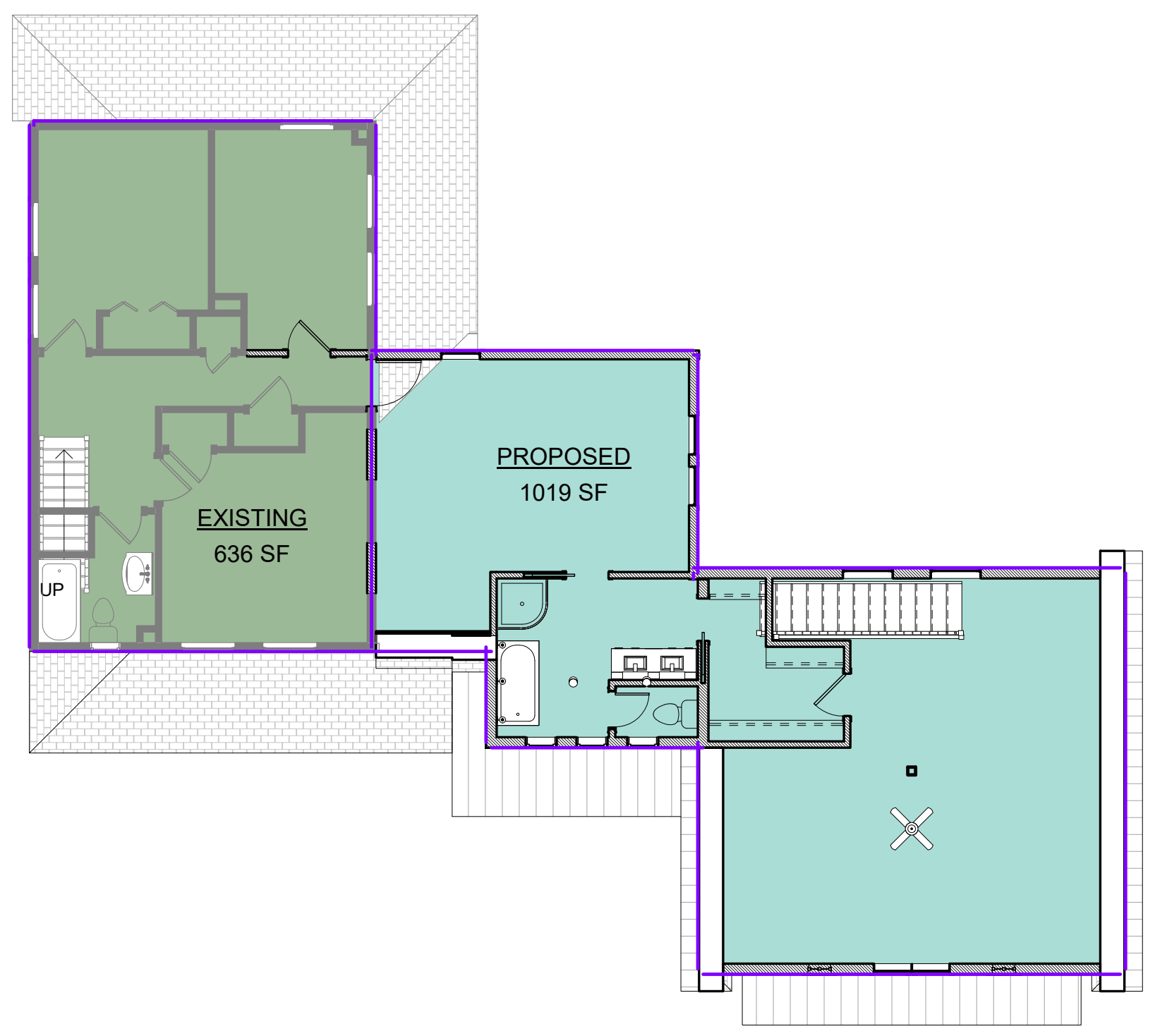
1 PROPOSED SITE PLAN
 A0.2 1" = 10'-0"

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Area Schedule (Gross Building)		
Level	Name	Area
FIRST FLOOR	EXISTING	86 SF
FIRST FLOOR	EXISTING	1152 SF
SECOND FLOOR	EXISTING	636 SF
EXISTING: 3		1874 SF
FIRST FLOOR	PROPOSED	733 SF
SECOND FLOOR	PROPOSED	1019 SF
PROPOSED: 2		1752 SF
Grand total: 5		3627 SF

1 FIRST FLOOR
 A0.3 1/8" = 1'-0"



2 SECOND FLOOR
 A0.3 1/8" = 1'-0"

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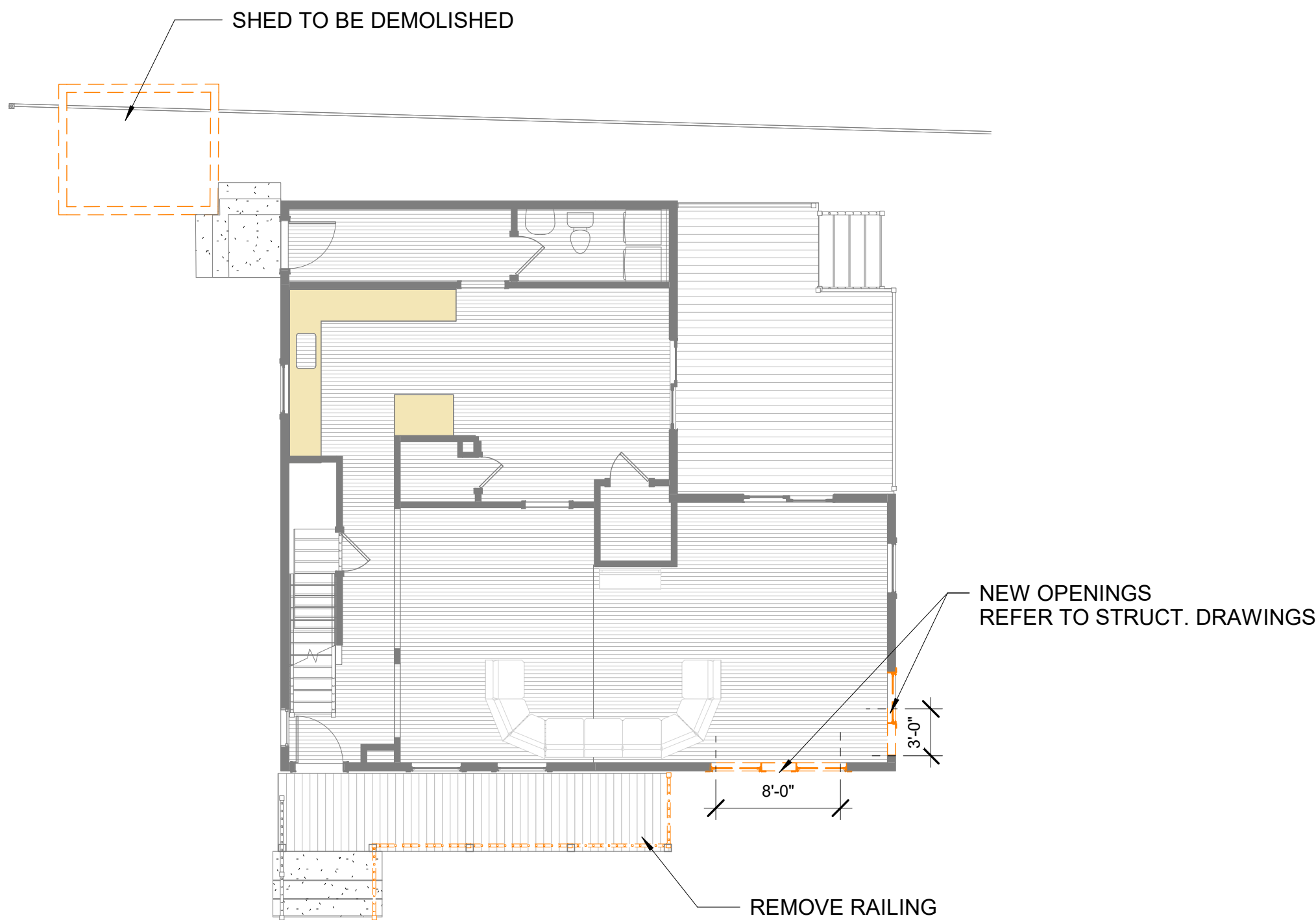
18 SYLVESTER STREET
 NEWBURYPORT, MA

SCHEMATIC
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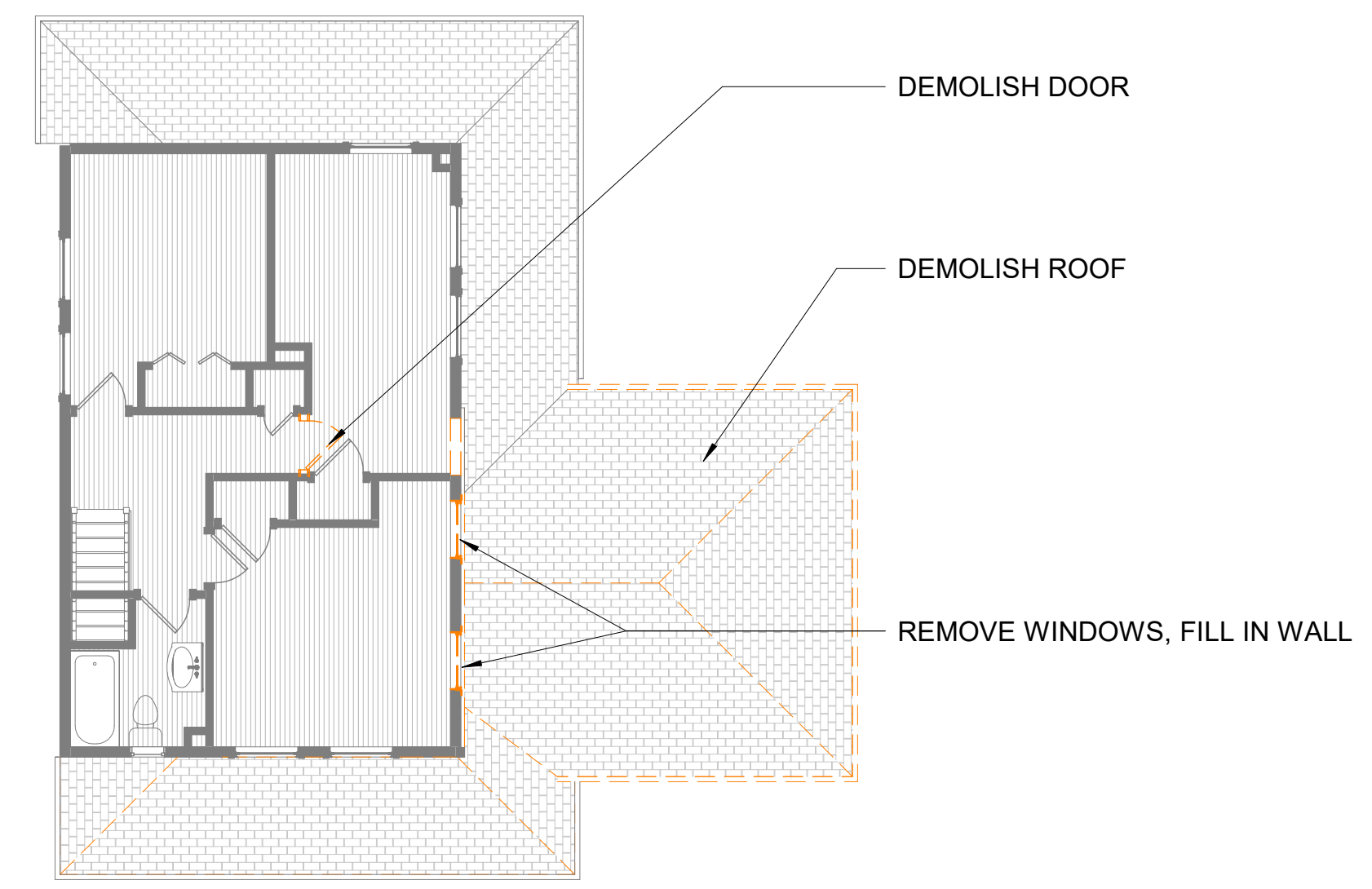
10/21/2018
 AREA PLANS

A0.3

10/21/2018 6:01:18 PM



1 DEMOLITION FIRST FLOOR PLAN
 A0.7 1/8" = 1'-0"



2 DEMOLITION SECOND FLOOR
 A0.7 1/8" = 1'-0"

DEMOLITION NOTES

ALL ELEMENTS SHOWN DASHED ARE SCHEDULED FOR DEMOLITION.

SUPPORT CONSTRUCTION WHERE REQUIRED DURING DEMOLITION. REFER TO STRUCTURAL DRAWINGS.

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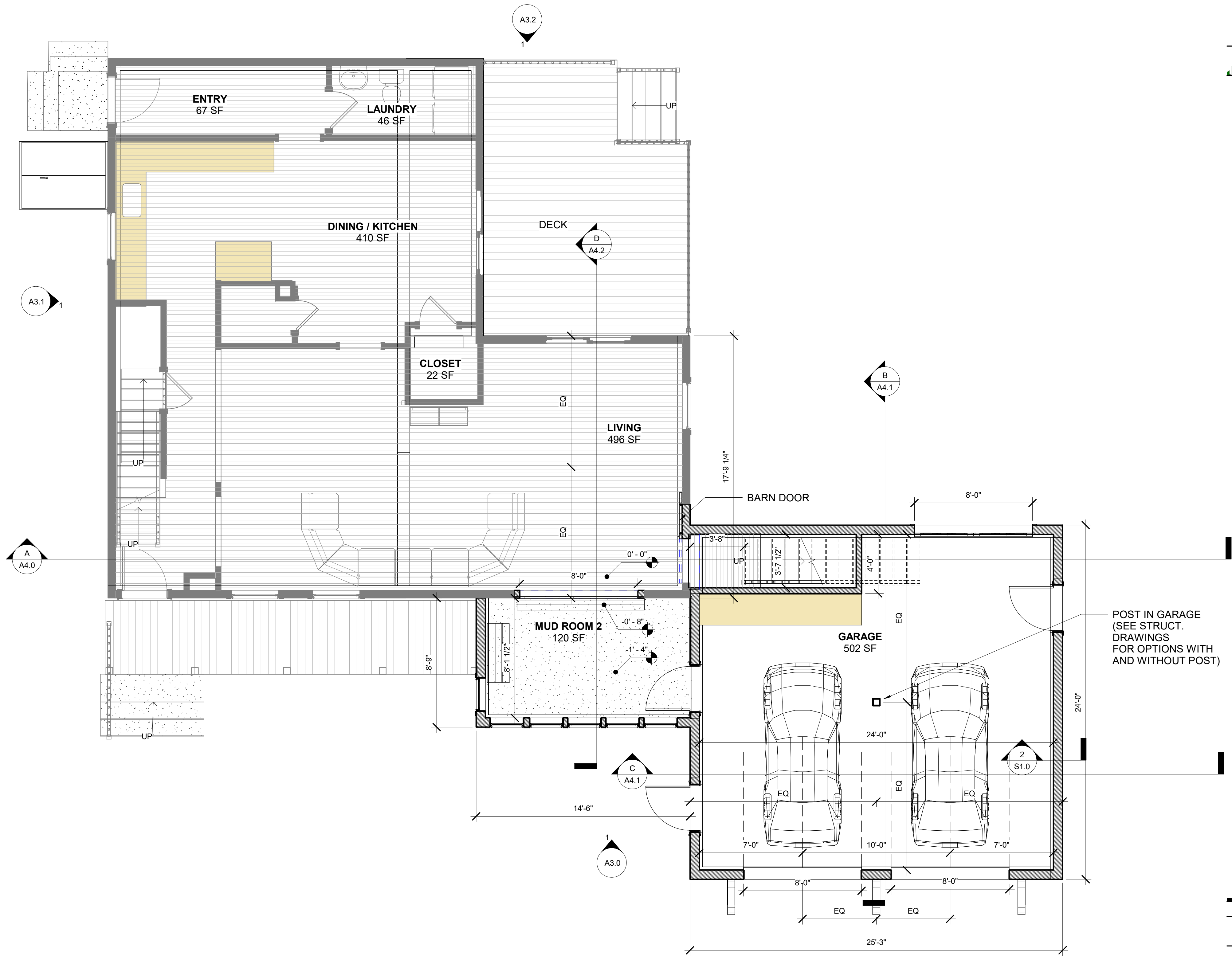
SCHEMATIC DESIGN

10/21/2018

DEMOLITION PLANS

A0.7

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MONACO RESIDENCE

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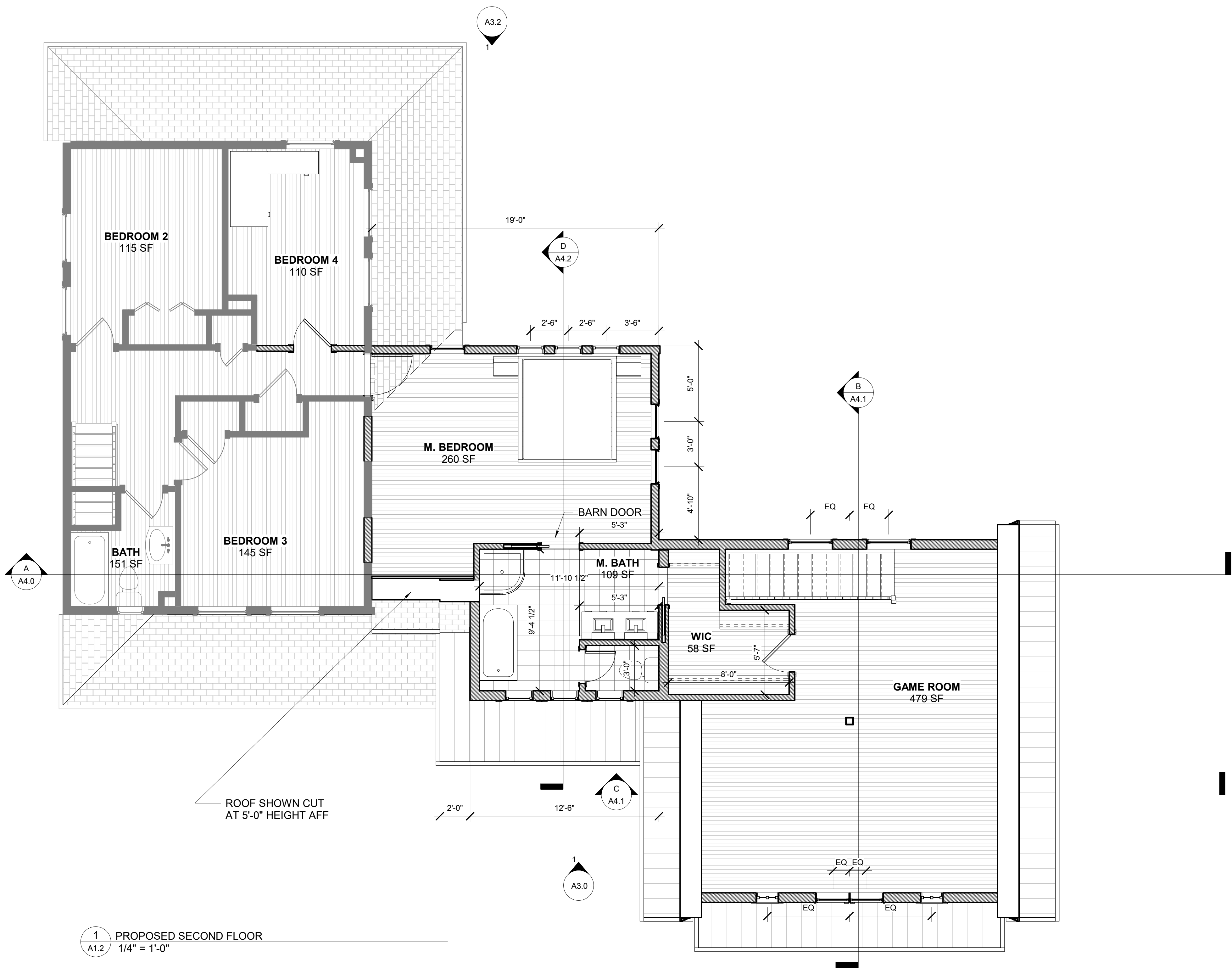
SCHEMATIC DESIGN

10/21/2018
 FIRST FLOOR PLAN

A1.1

1 PROPOSED FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"

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1 PROPOSED SECOND FLOOR
 A1.2 1/4" = 1'-0"

MONACO RESIDENCE

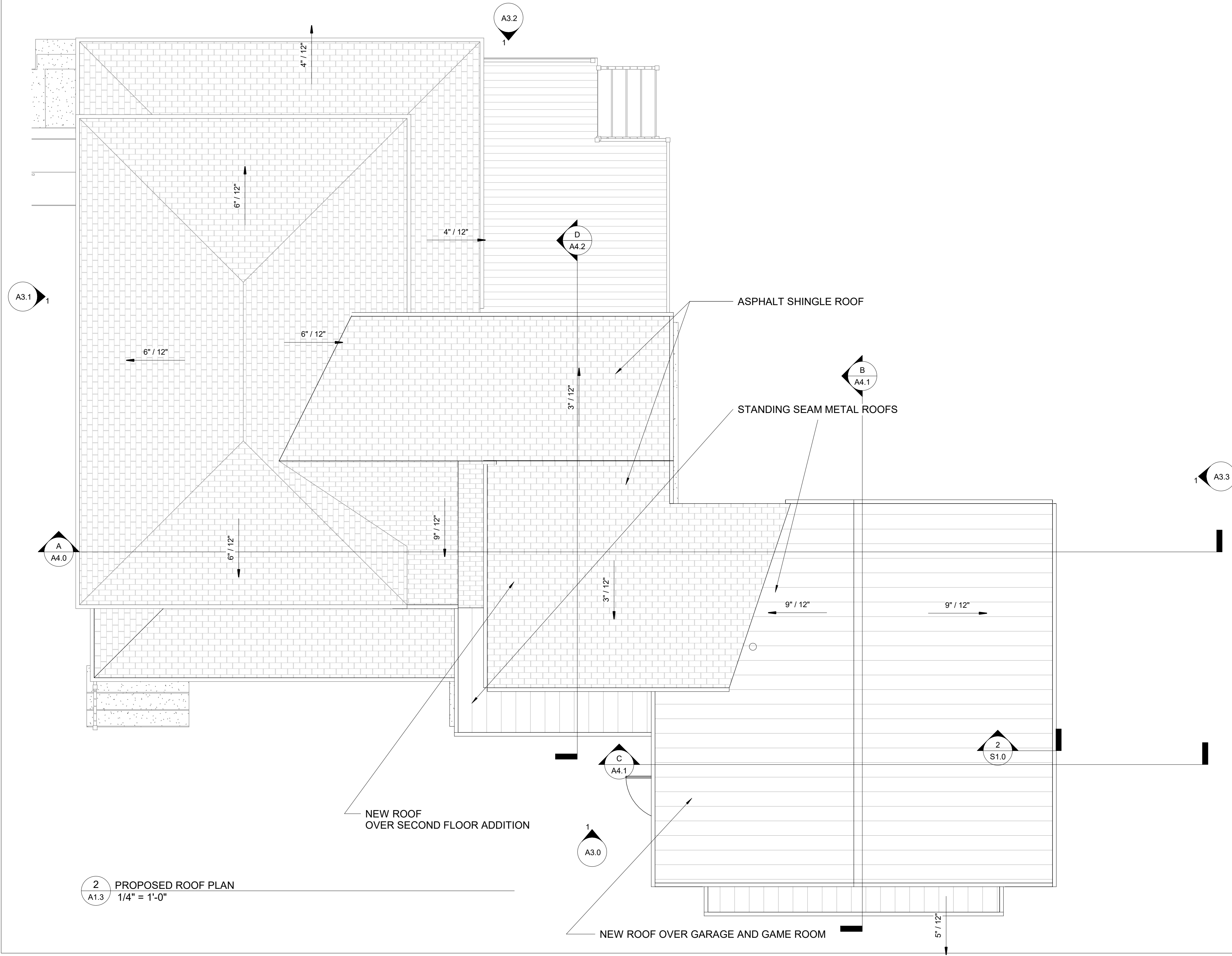
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 NEWBURYPORT, MA

SCHEMATIC DESIGN

10/21/2018
 SECOND FLOOR PLAN

A1.2

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2 PROPOSED ROOF PLAN
 A1.3 1/4" = 1'-0"

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 NEWBURYPORT, MA

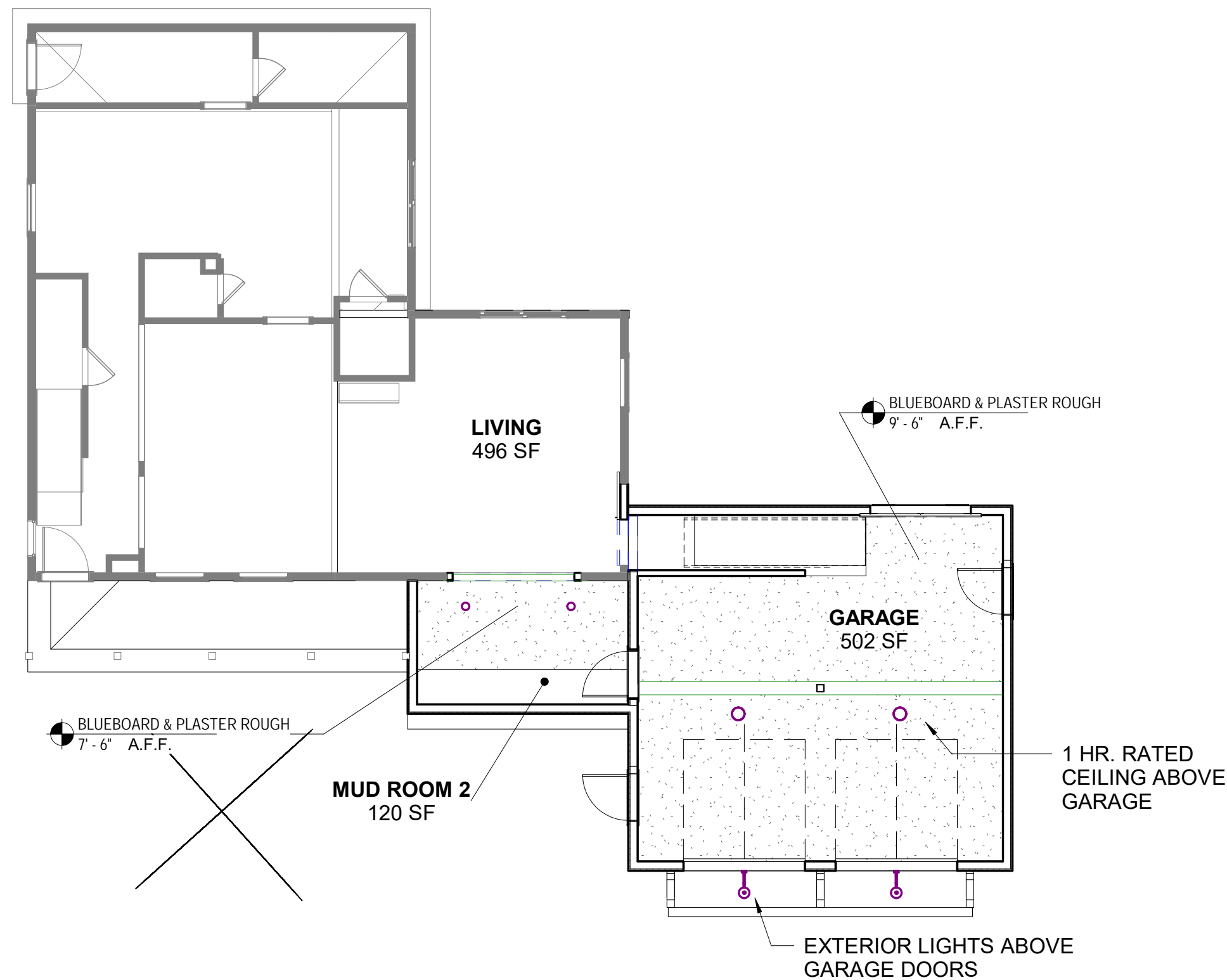
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10/21/2018

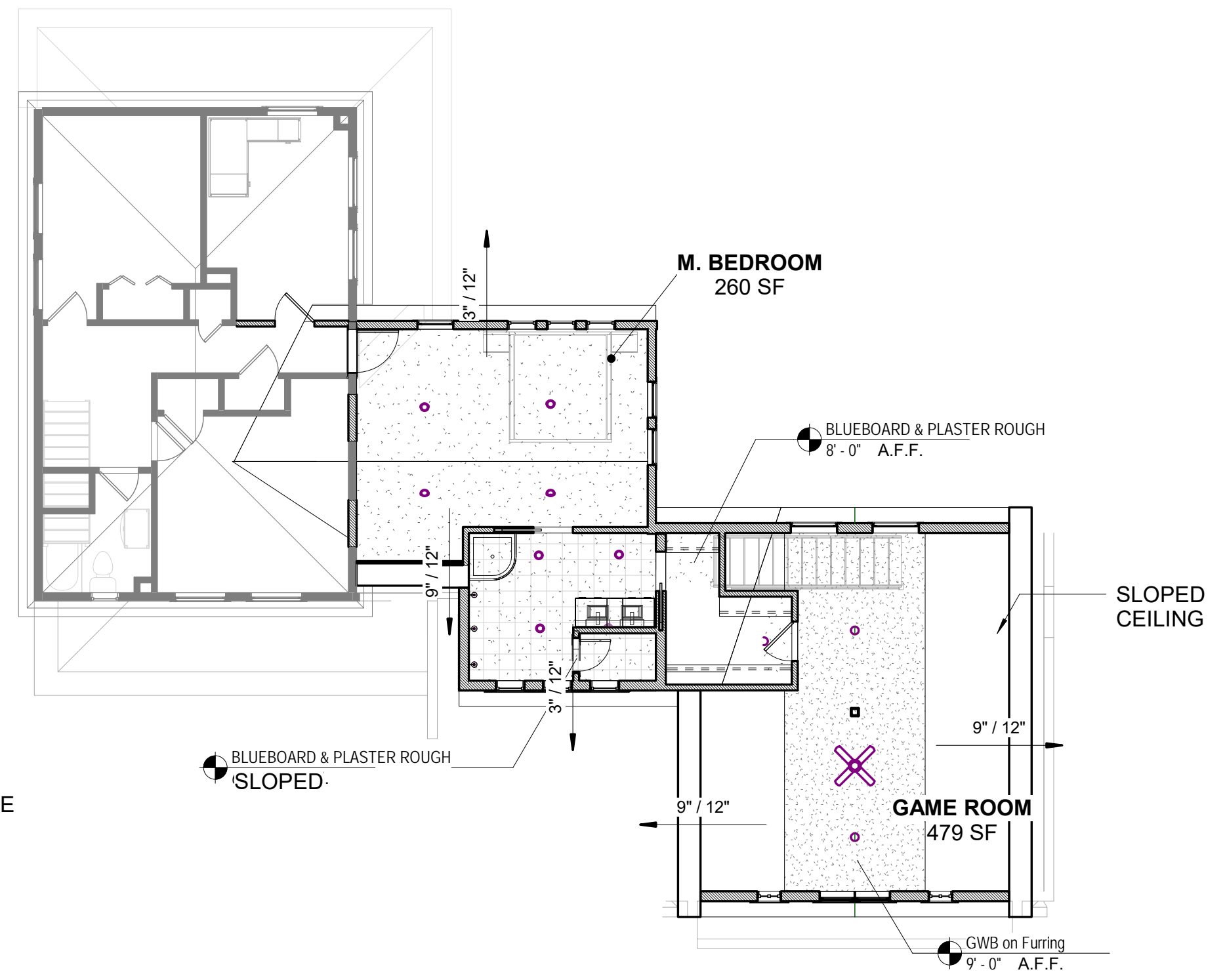
ROOF PLAN

A1.3

10/21/2018 6:01:25 PM



1 FIRST FLOOR RCP
 A2.0 1/8" = 1'-0"



2 SECOND FLOOR RCP
 A2.0 1/8" = 1'-0"

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RESIDENCE**

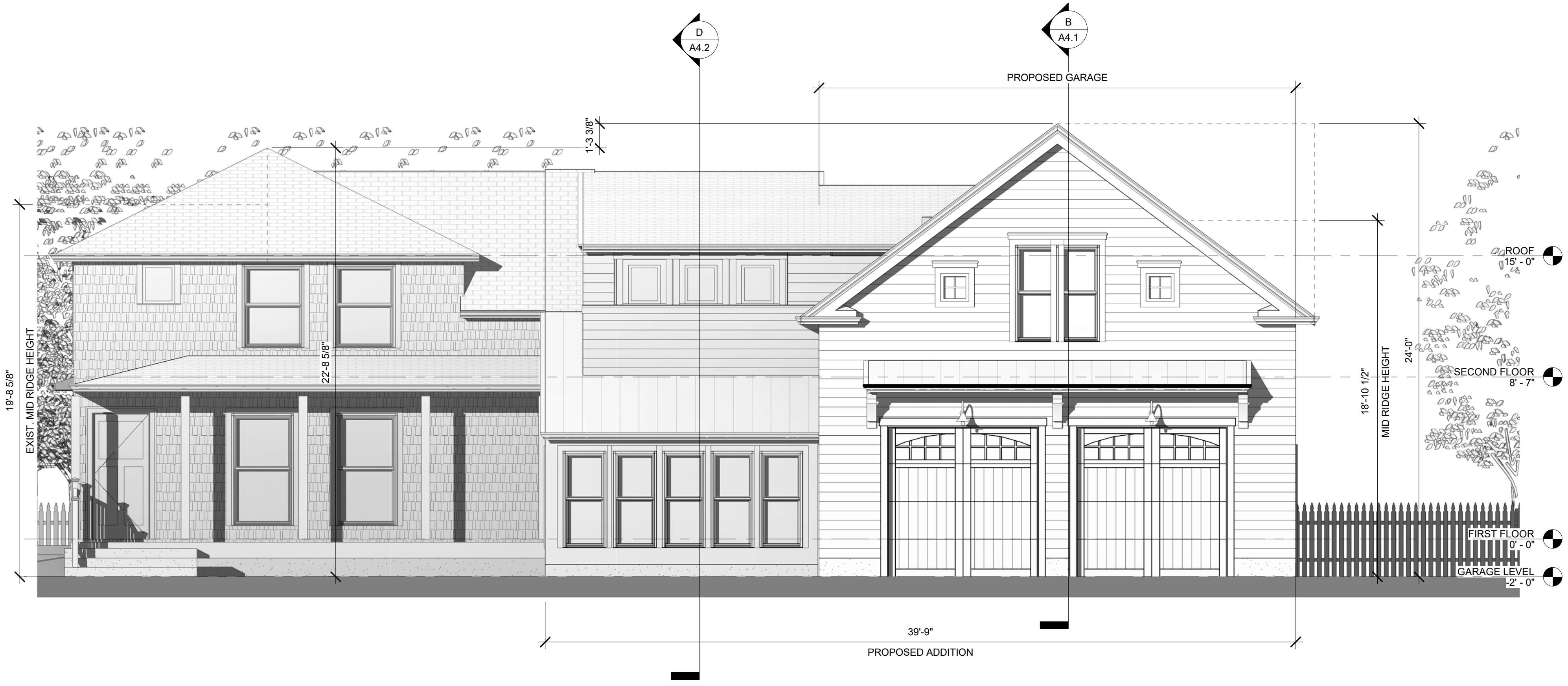
18 SYLVESTER STREET
 NEWBURYPORT, MA

**SCHEMATIC
DESIGN**

10/21/2018
 REFLECTED
 CEILING PLANS

A2.0

10/21/2018 6:01:27 PM



1 PROPOSED FRONT ELEVATION
 A3.0 1/4" = 1'-0"

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 RESIDENCE**

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 NEWBURYPORT, MA

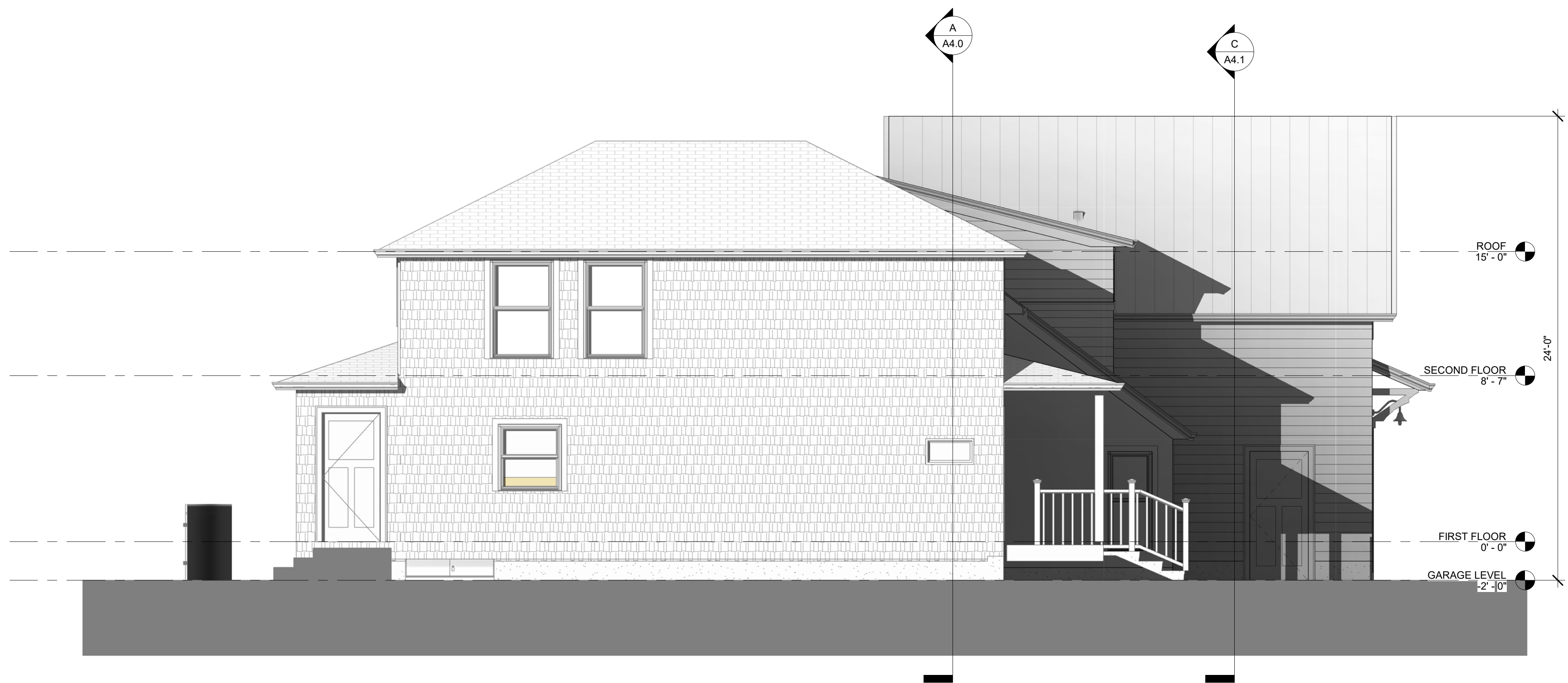
**SCHEMATIC
 DESIGN**

10/21/2018

FRONT
 ELEVATION

A3.0

10/21/2018 6:01:45 PM



1 PROPOSED SIDE ELEVATION
 A3.1 1/4" = 1'-0"

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**SCHEMATIC
 DESIGN**

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 SIDE ELEVATION
 - ENTRY

10/21/2018 6:01:52 PM



1 PROPOSED REAR ELEVATION
A3.2 1/4" = 1'-0"

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NEWBURYPORT, MA

**SCHEMATIC
DESIGN**

10/21/2018
REAR
ELEVATION

A3.2

10/21/2018 6:01:59 PM



1 PROPOSED SIDE ELEVATION.
 A3.3 1/4" = 1'-0"

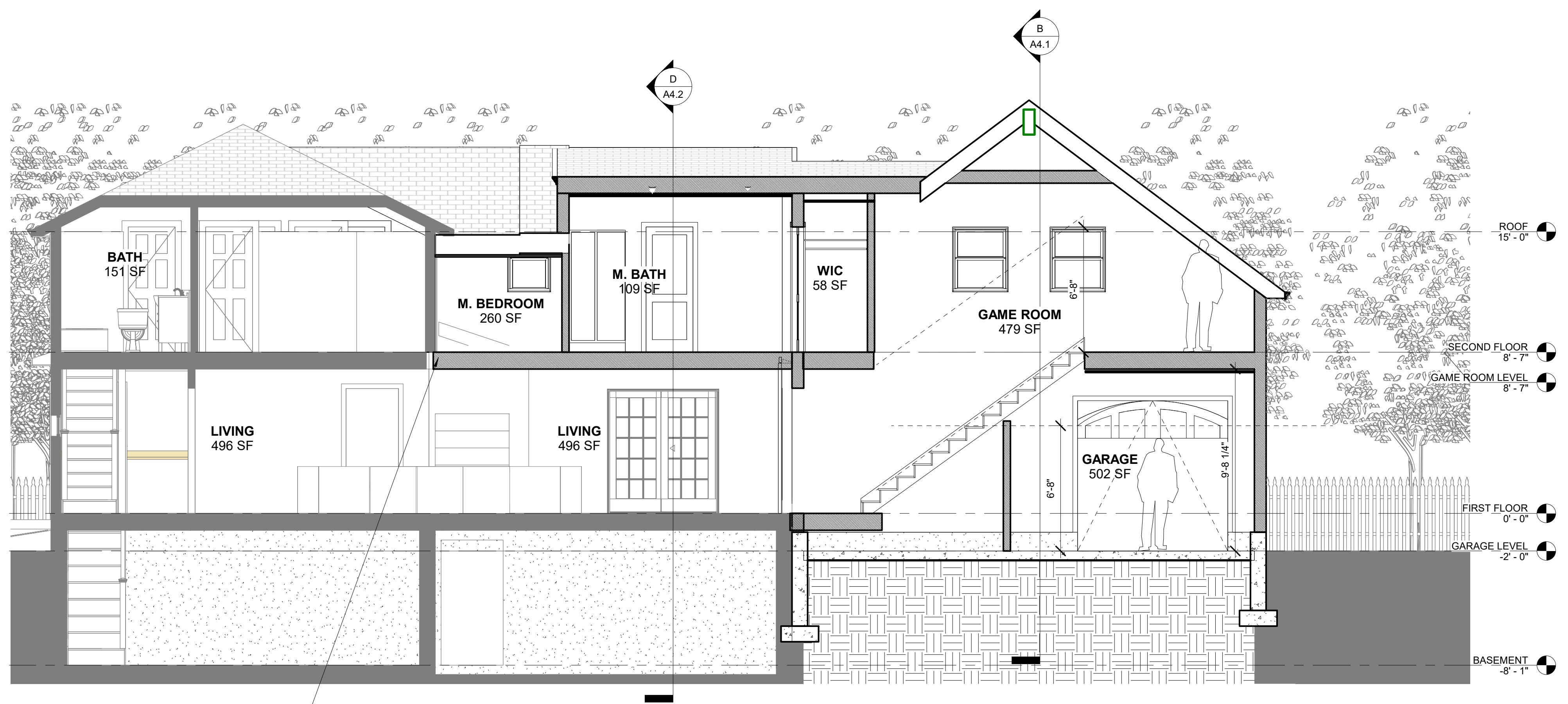
**MONACO
 RESIDENCE**

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**SCHEMATIC
 DESIGN**

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 SIDE ELEVATION

10/21/2018 6:02:09 PM



NEW FLOOR - SEE STRUCTURAL DRAWINGS

A BUILDING SECTION A
 A4.0 1/4" = 1'-0"

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SCHEMATIC DESIGN

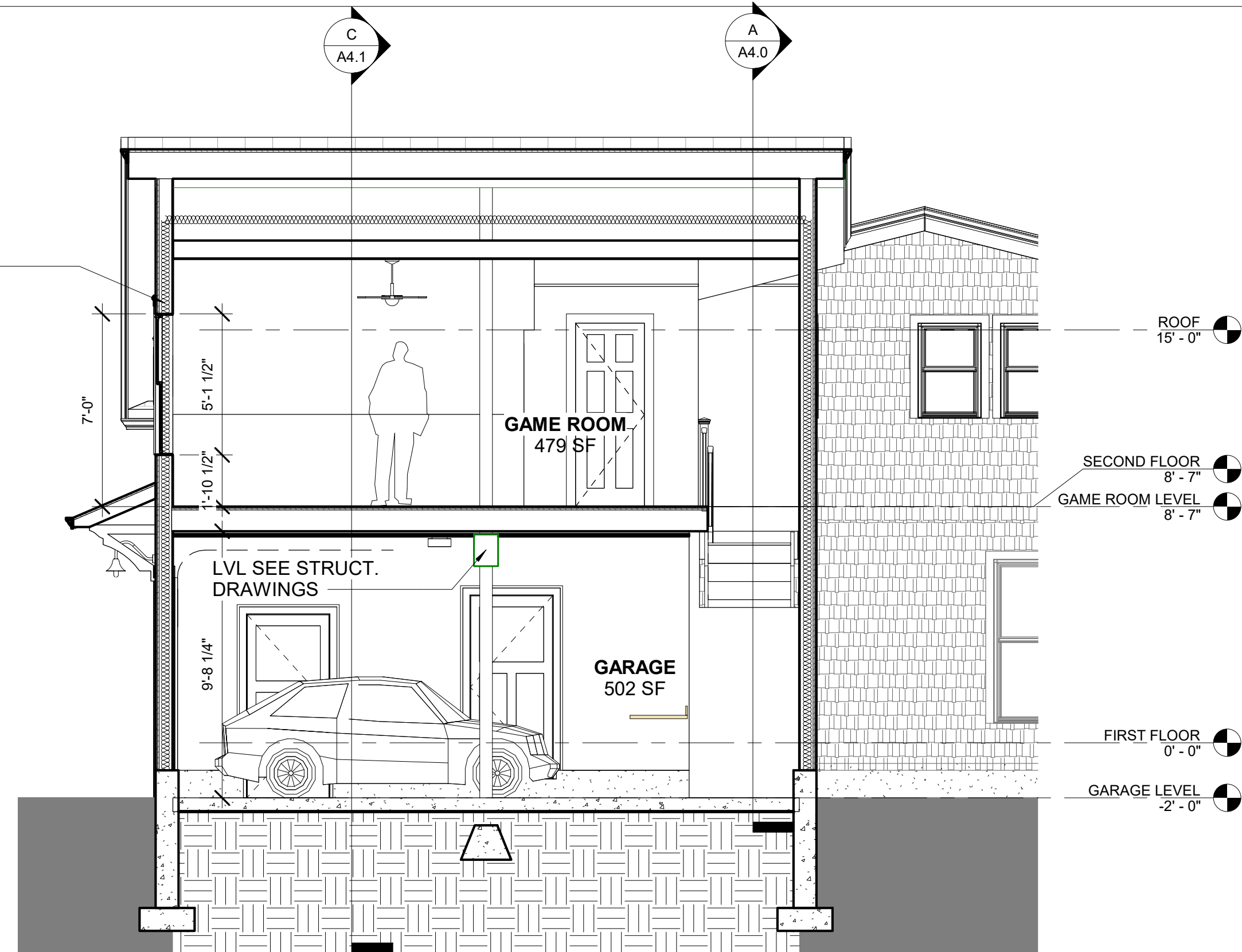
10/21/2018

BUILDING SECTION A

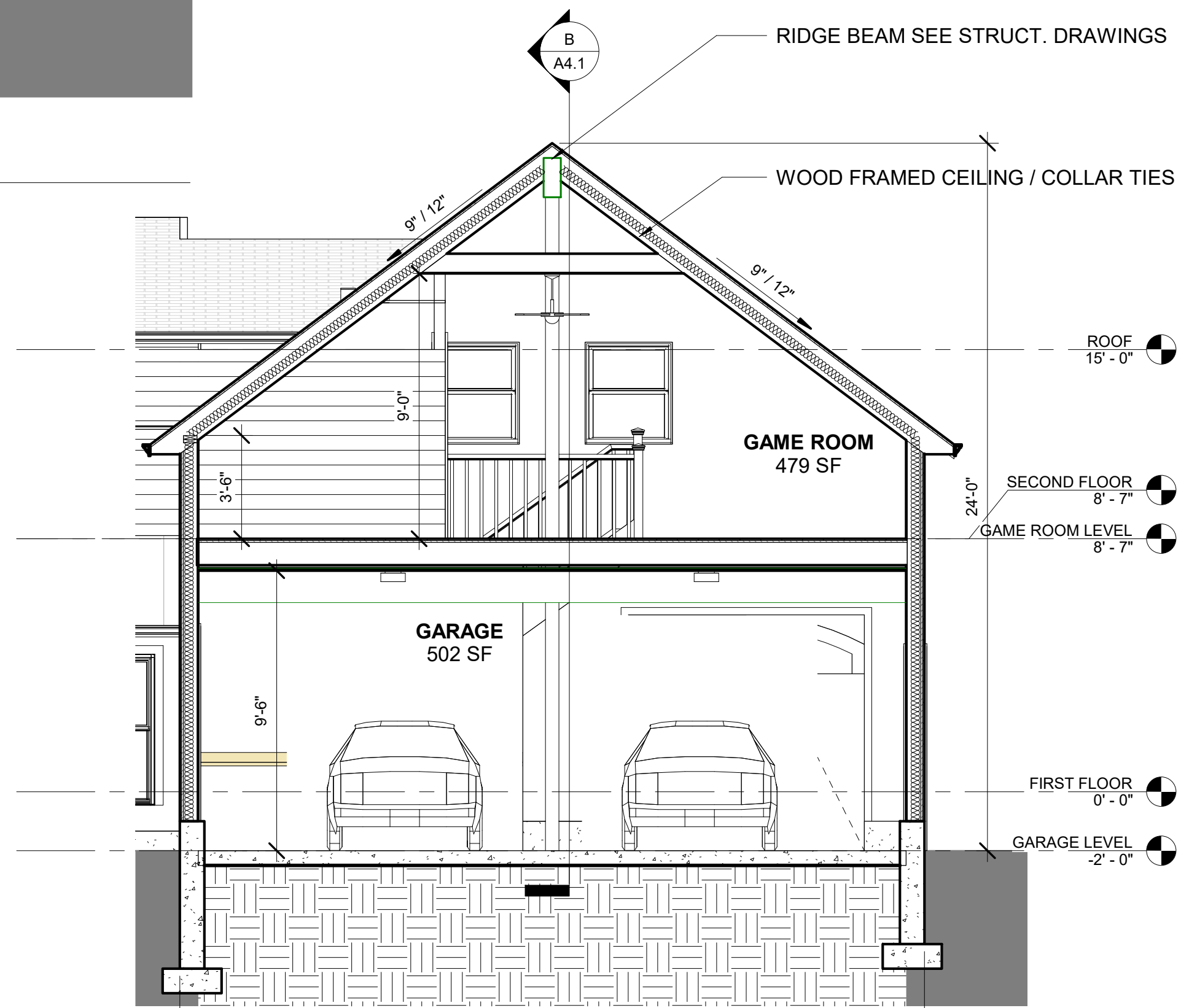
A4.0

10/21/2018 6:02:14 PM

2X6 WALL FRAMING
 BATT INSULATION
 PLYWOOD SHEATHING
 AIR BARRIER ON EXTERIOR
 WOOD SIDING (REFER TO
 EXTERIOR ELEVATIONS)



B BUILDING SECTION B
 A4.1 1/4" = 1'-0"



C BUILDING SECTION C
 A4.1 1/4" = 1'-0"

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 RESIDENCE**

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 NEWBURYPORT, MA

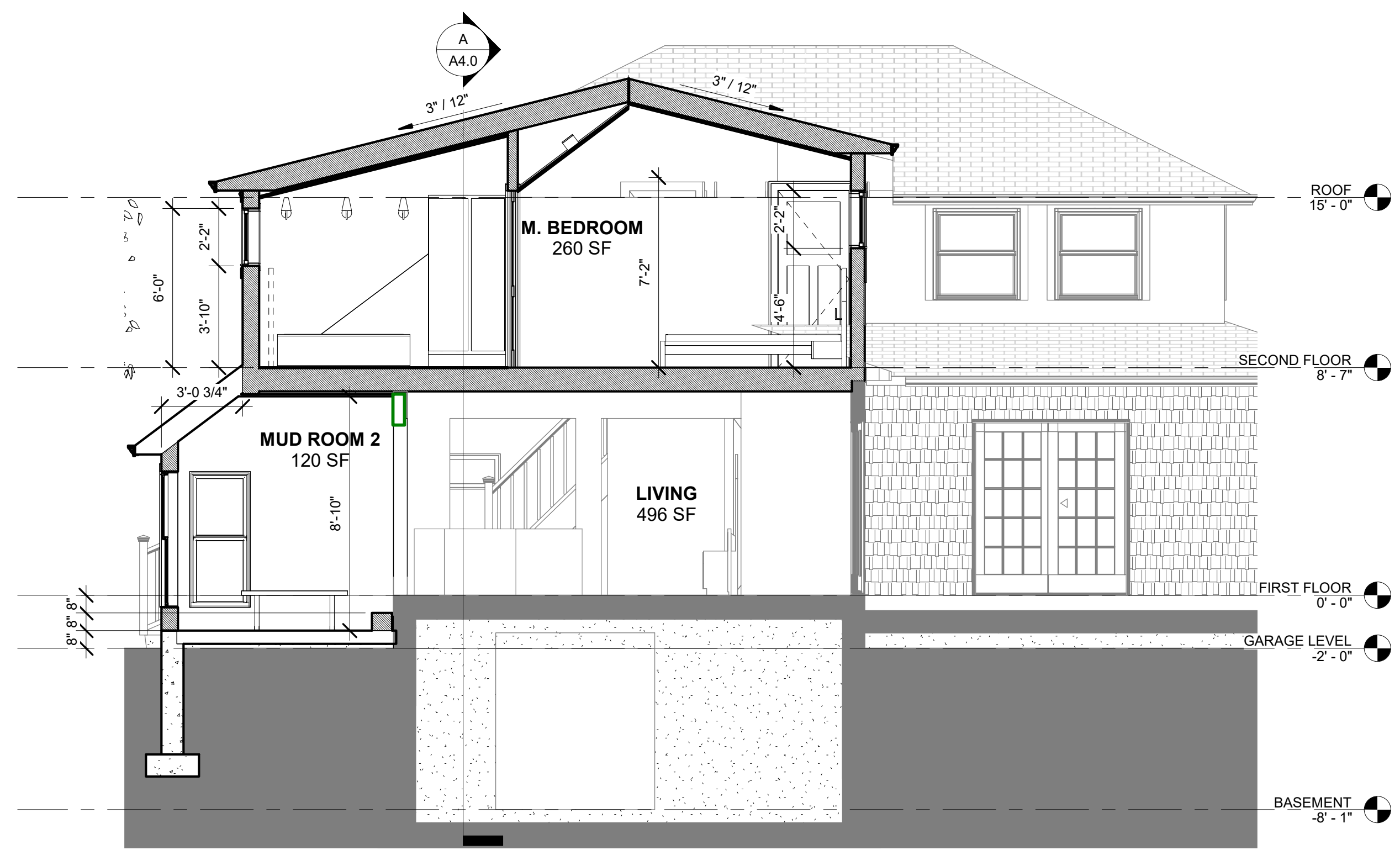
**SCHEMATIC
 DESIGN**

10/21/2018

BUILDING
 SECTIONS B, C

A4.1

10/21/2018 6:02:17 PM



D BUILDING SECTION D
 A4.2 1/4" = 1'-0"

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 RESIDENCE**

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 NEWBURYPORT, MA

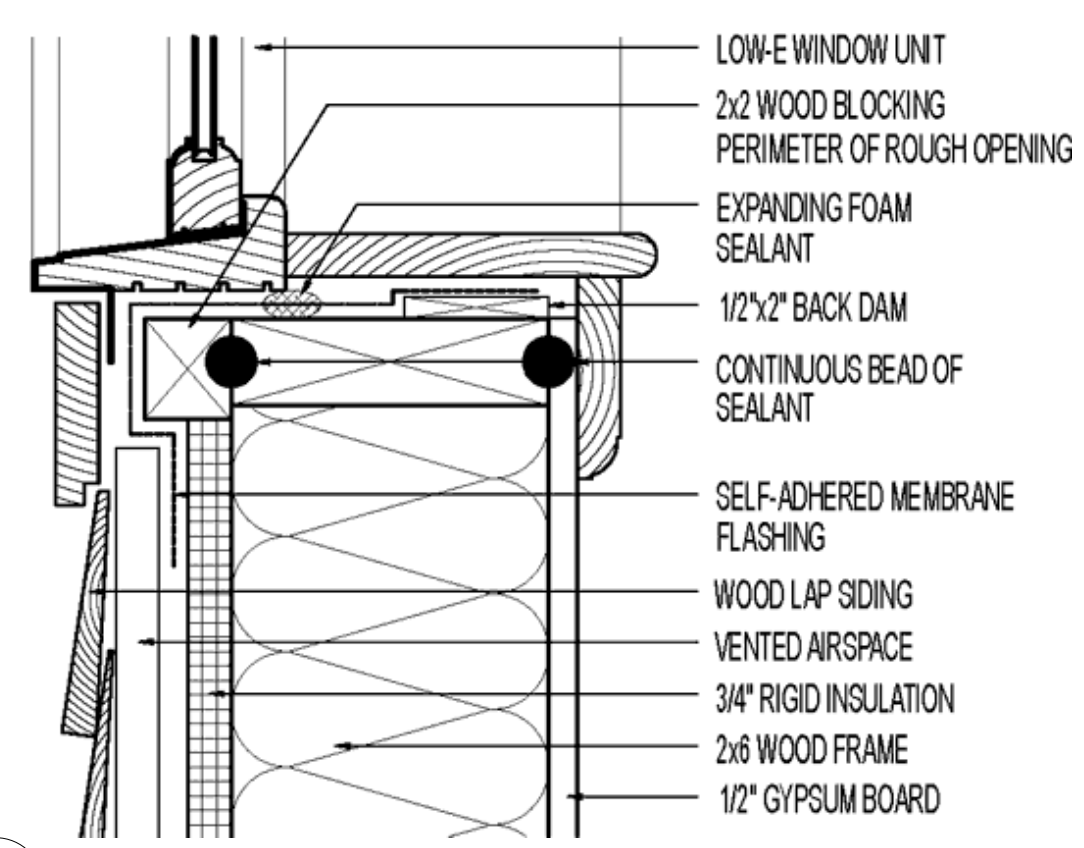
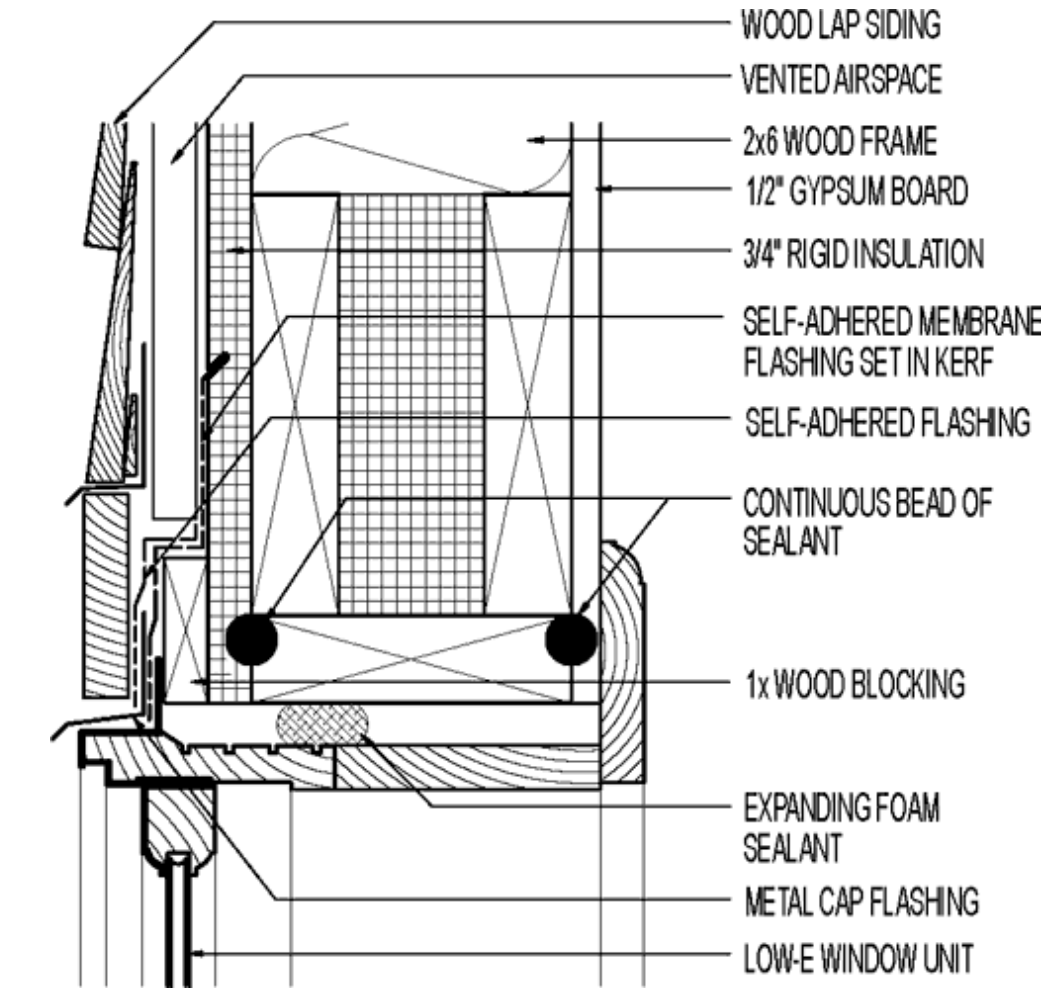
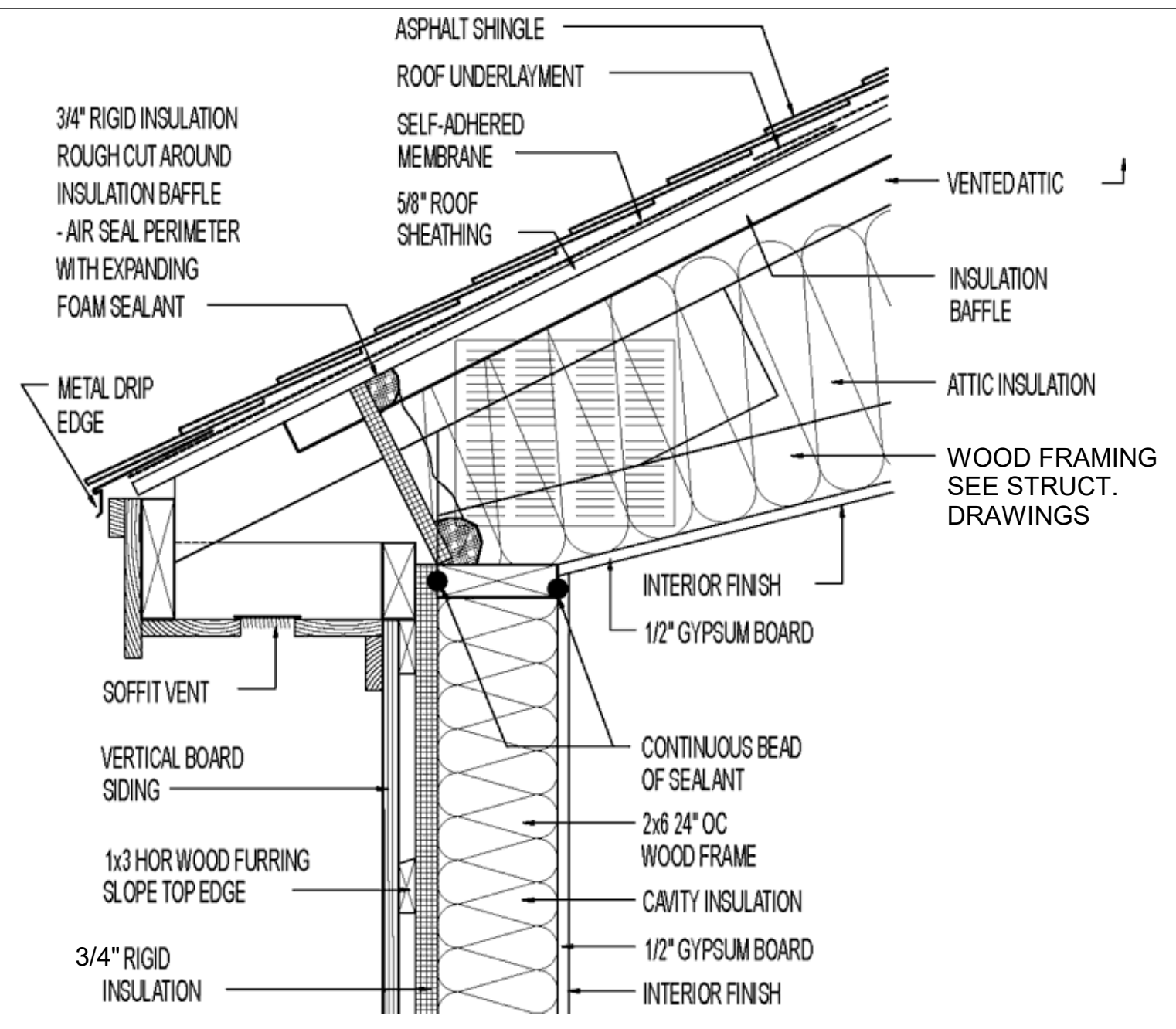
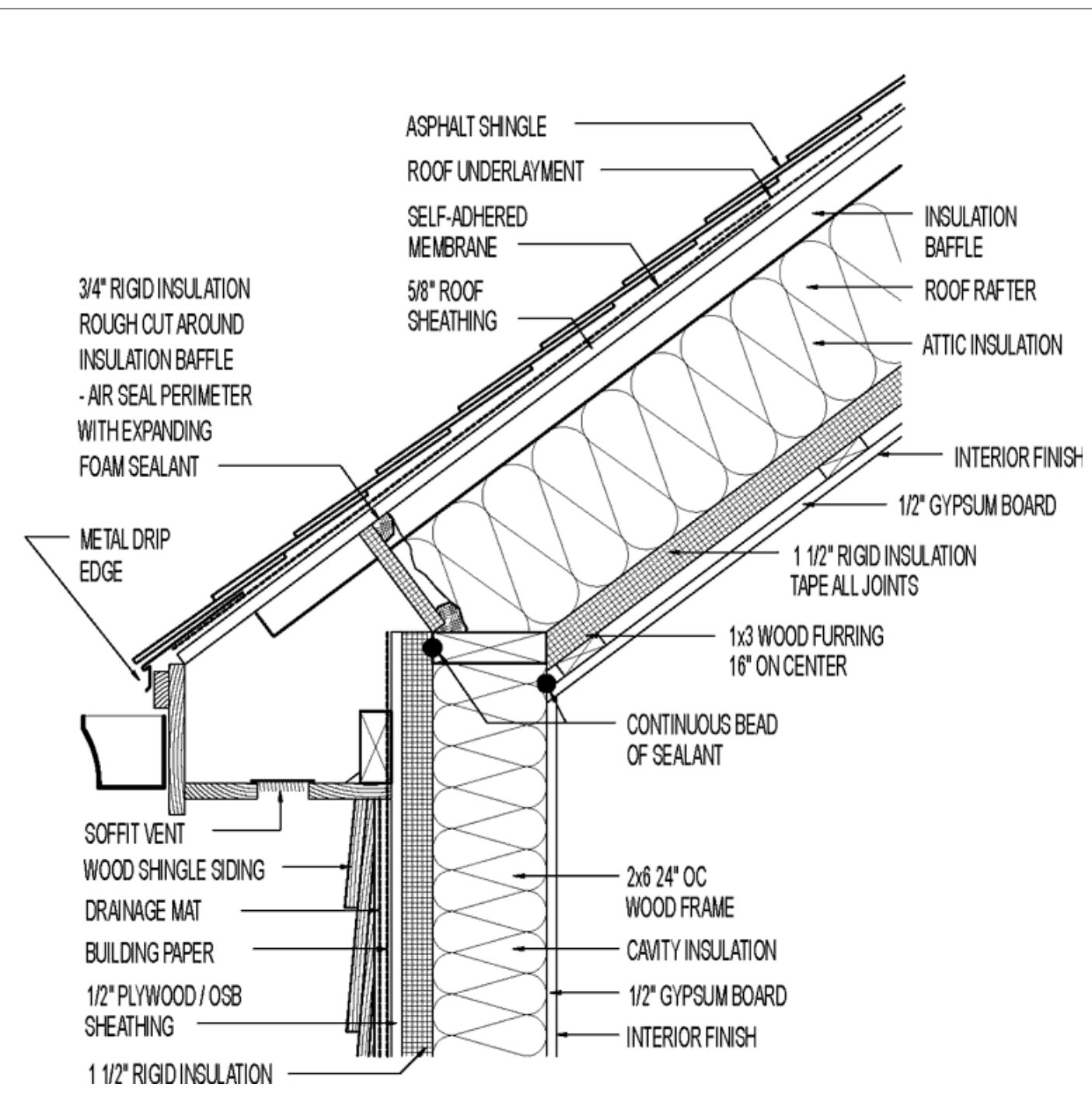
**SCHEMATIC
 DESIGN**

10/21/2018

BUILDING
 SECTION D

A4.2

10/21/2018 6:02:19 PM



1 EXTERIOR DETAILS
 A9.1 1 1/2" = 1'-0"

MONACO RESIDENCE

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 NEWBURYPORT, MA

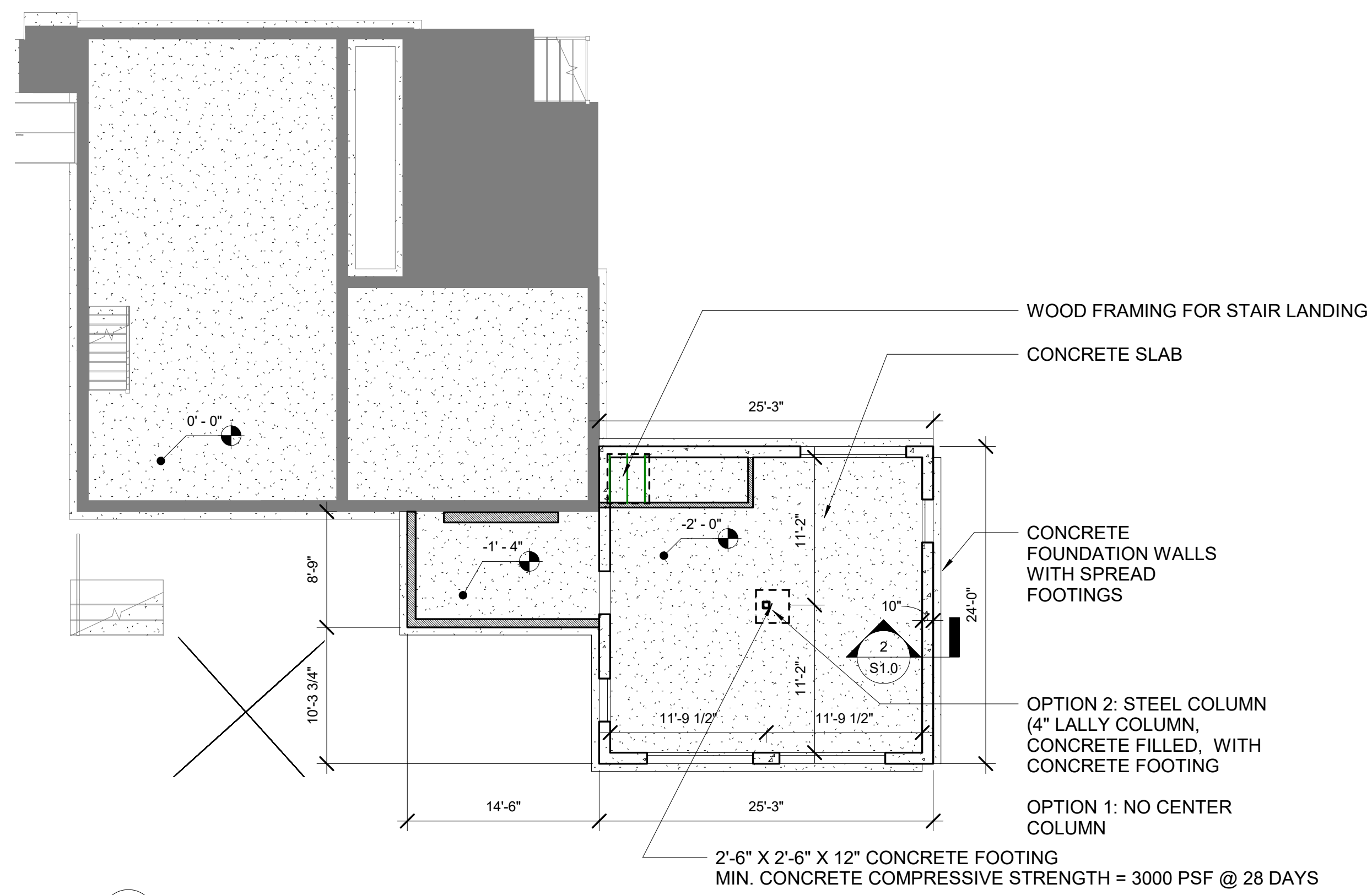
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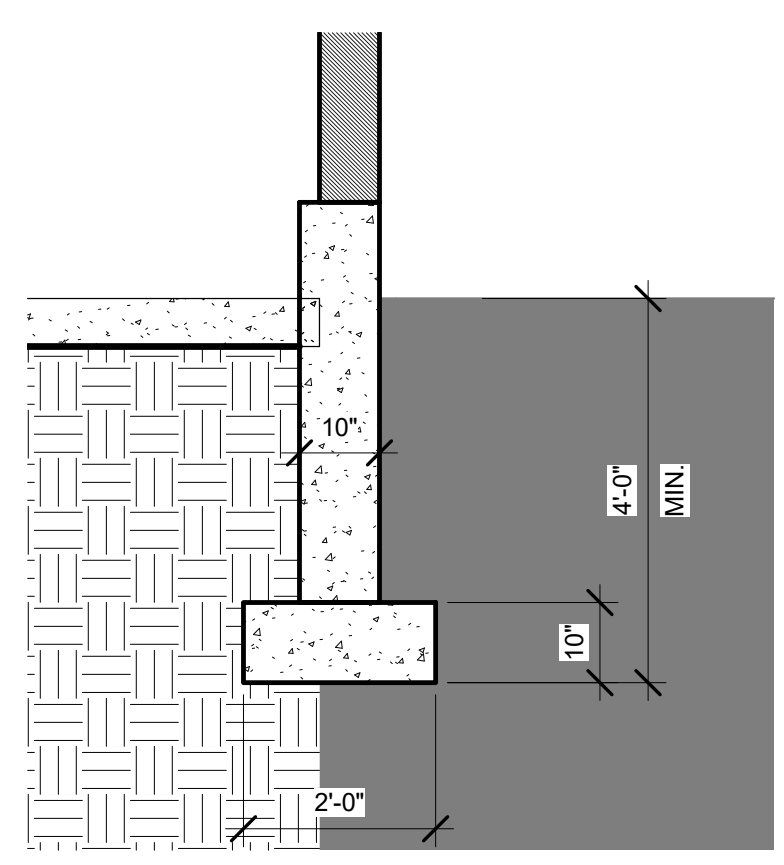
EXTERIOR DETAILS

A9.1

10/21/2018 6:02:19 PM



1 FOUNDATION PLAN
 S1.0 1/8" = 1'-0"



2 FOUNDATION SECTION
 S1.0 1/2" = 1'-0"

MONACO RESIDENCE

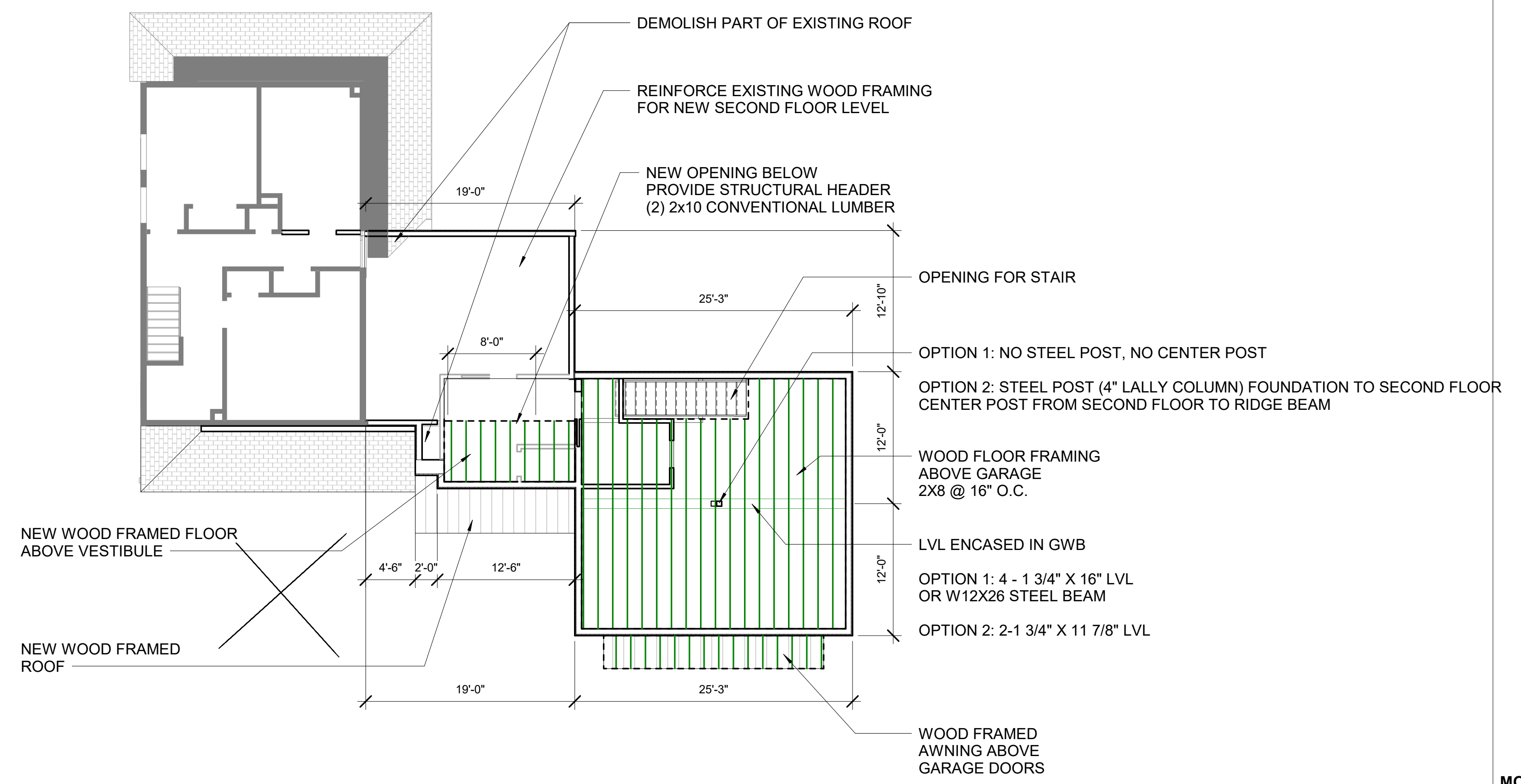
18 SYLVESTER STREET
 NEWBURYPORT, MA

SCHEMATIC DESIGN

10/21/2018
 STRUCTURAL FOUNDATION / FIRST FLOOR FRAMING PLAN

S1.0

10/21/2018 6:02:20 PM



1 SECOND FLOOR FRAMING PLAN
 S1.1 1/8" = 1'-0"

MONACO
 RESIDENCE

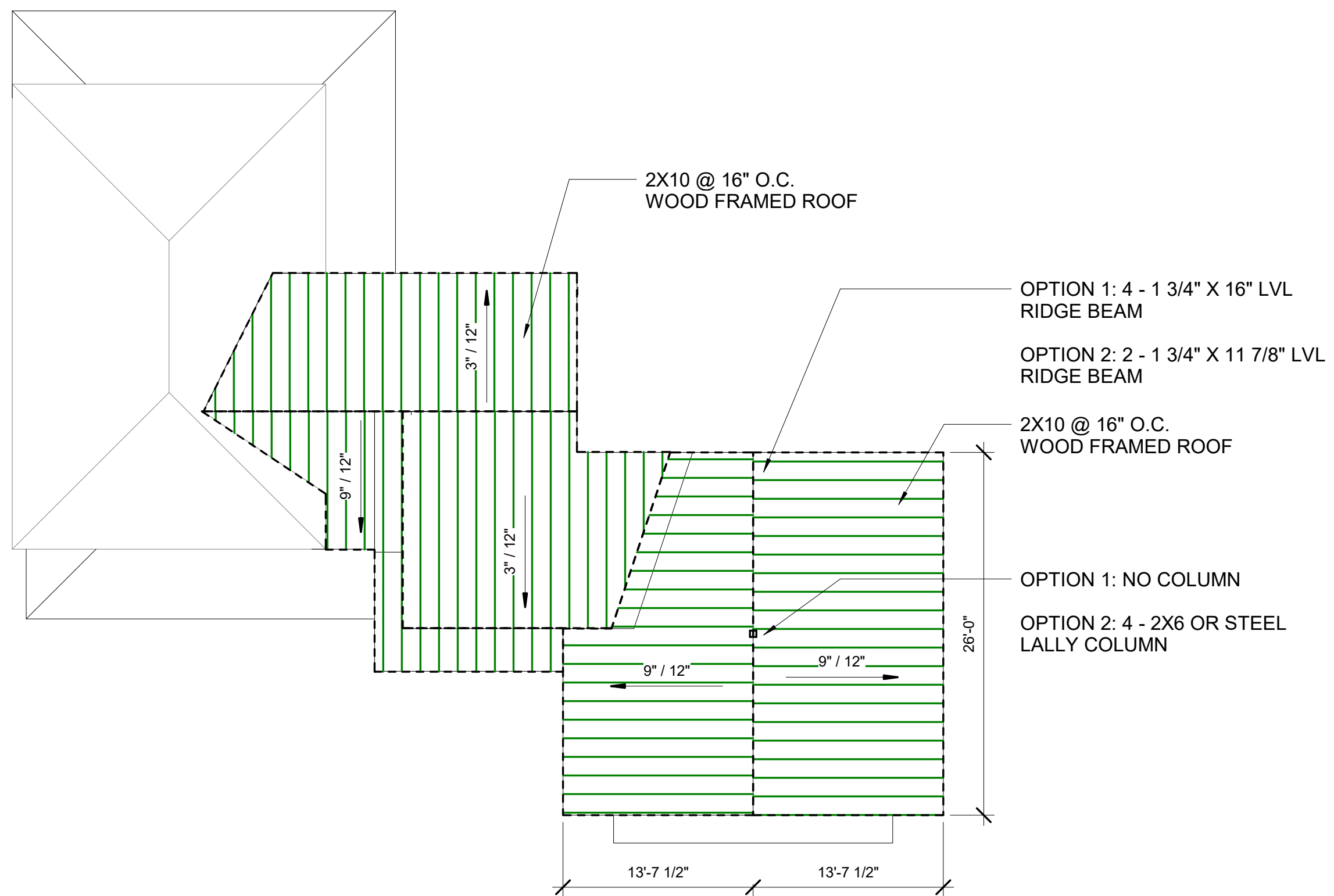
18 SYLVESTER STREET
 NEWBURYPORT, MA

SCHEMATIC
 DESIGN

10/21/2018
 STRUCTURAL
 FRAMING PLAN
 SECOND FLOOR

S1.1

10/21/2018 6:02:20 PM



1 ROOF FRAMING PLAN
 S1.2 1/8" = 1'-0"

MONACO
 RESIDENCE

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 NEWBURYPORT, MA

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SCHEMATIC
 DESIGN

10/21/2018

ROOF FRAMING
 PLAN

S1.2