

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 local ordinances, rules and regulations, accepted practice, standard methods of construction and in strict compliance with the manufacturer's instructions and recommendations.
- 2 The contractor is solely responsible for all means and methods of construction, techniques, sequences and procedures.
- 3 All mechanical, electrical and plumbing work shall proceed on a design build basis.
- 4 All structural elements shall be sized by structural engineer.
- 5 Any contractor or subcontractor estimating or performing work is advised to review the entire construction document set.
- 6 All dimensions and conditions shall be field verified. Advise Owner and Architect / Designer of any discrepancies prior to commencing work.
- 7 The contractor shall obtain all necessary permits, approvals and inspections as required by law.
- 8 The general contractor is responsible for trade coordination.
- 9 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.
- 10 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.
- 11 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.
- 12 Care shall be taken not to damage any existing or remain construction.
- 13 Contractor shall provide true, plumb and level surfaces for installation of all casework and appliances.
- 14 All wiring, lighting and grounding devices shall be U.L. rated and listed and shall comply with NEC requirements including ground fault protection for all bathroom and exterior outlets. Recessed lighting installed in vaulted areas or insulated floor cavities shall be IC rated.
- 15 Drawings shall not be scaled for field work purposes.

COPYRIGHT NOTICE

These drawings and any related Construction Specifications are the proprietary work product and property of Annette Popp Architect, the Interior Designer and Structural Engineer, the "Design Team". These documents have been prepared and developed for the exclusive use by the Design Team in conjunction with the contract between the Design Team and the Owner.

Use of these drawings and the concepts contained therein without the written permission of the Design Team is prohibited and may be subject to a claim for damages from the Design Team.

Until these plans are approved by the Owner, construction cannot be scheduled and material cannot be ordered. These plans as prepared by the Design Team, and once finally approved and agreed upon by both the Owner and the Design Team, will constitute the scope of work to be performed and any items not included in these plans is not included in the Contract.

Layout Page Table

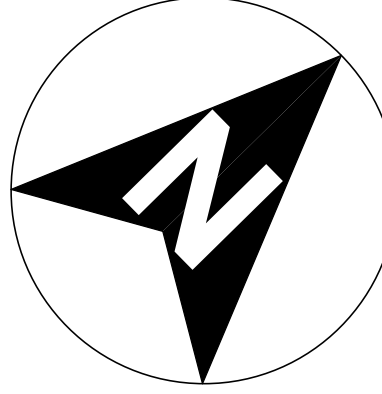
Label	Title
A0.0	COVER PAGE
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A0.2	SITE ISOMETRIC
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	FIRST FLOOR ISOMETRIC
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PROPOSED STREET PERSPECTIVE OPTION B



EXISTING STREET PERSPECTIVE



Plan of Land in MASS. HAMILTON,

Hoyes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Woburnfield, MA 01880

Scale: 1" = 10'
0' 5' 10' 20' 30'
November 21, 2023

CURRENT RECORD INFORMATION
DAVID C. FORSTER & ASHLEY G. FORSTER
DEED REFERENCE: BOOK 41894 PAGE 68
PLAN REFERENCE: PART LOT 1 ON PLAN BOOK 9 PLAN 42
(LOT AREA = 4,507 S.F.)
ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
ASSESSOR PARCEL ID: 55-213
#68 UNION STREET, HAMILTON, MA

Telephone: 781.246.2800
www.hoyeseng.com

FORSTER RESIDENCE
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RESIDENTIAL RENOVATION

2/11/2024
SITE PLAN

A0.1

Draft copy
for review only

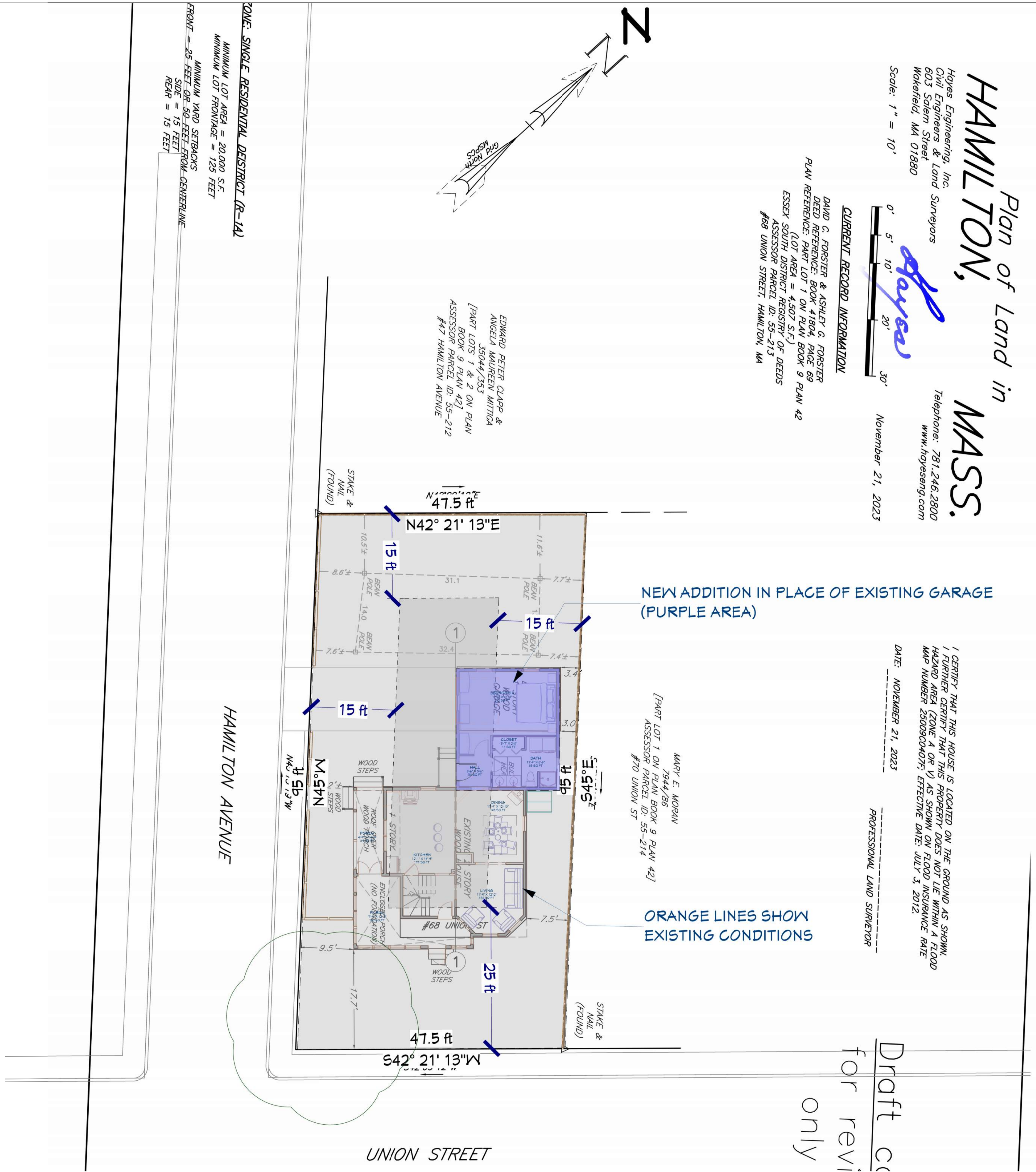
0 ARCHITECTURAL SITE PLAN

1 in = 10 ft

ZONE: SINGLE RESIDENTIAL DISTRICT (R-1A)
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 120 FEET
MINIMUM YARD SETBACKS
FRONT = 25 FEET OR 50 FEET FROM CENTERLINE
SIDE = 15 FEET
REAR = 15 FEET

EDWARD PETER CLAPP &
ANGELA MAUREEN MITCHELL
35044/353
[PART LOTS 1 & 2 ON PLAN
BOOK 9 PLAN 42]
ASSESSOR PARCEL ID: 55-212
#47 HAMILTON AVENUE

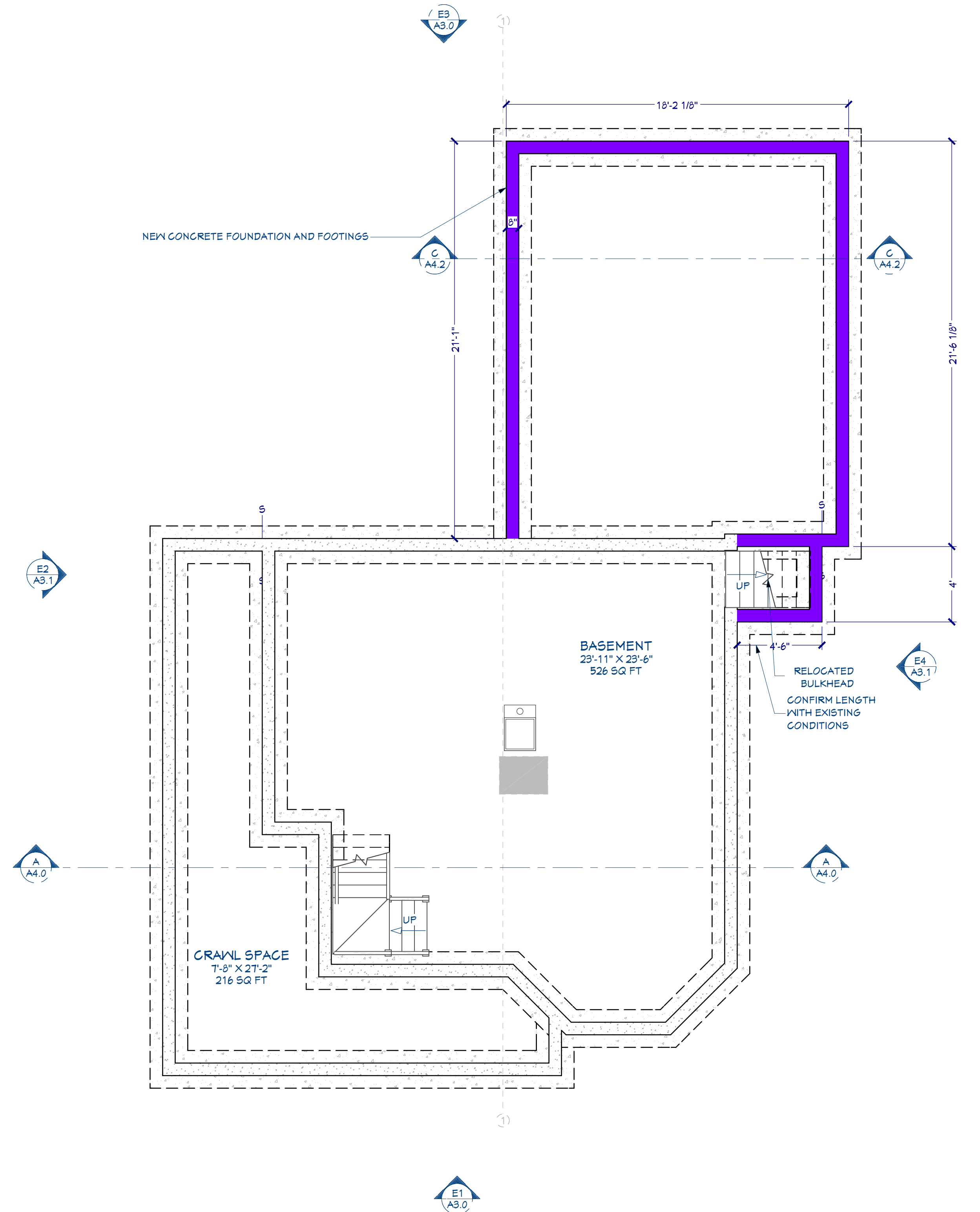
MARY E. MORAN
7944/786
[PART LOT 1 ON PLAN BOOK 9 PLAN 42]
ASSESSOR PARCEL ID: 55-214
#70 UNION ST



I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.
I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD
HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE
MAP NUMBER 25009C0407; EFFECTIVE DATE: JULY 3, 2012.
DATE: NOVEMBER 21, 2023
PROFESSIONAL LAND SURVEYOR



SITE ISOMETRIC
1/4 in = 1 ft

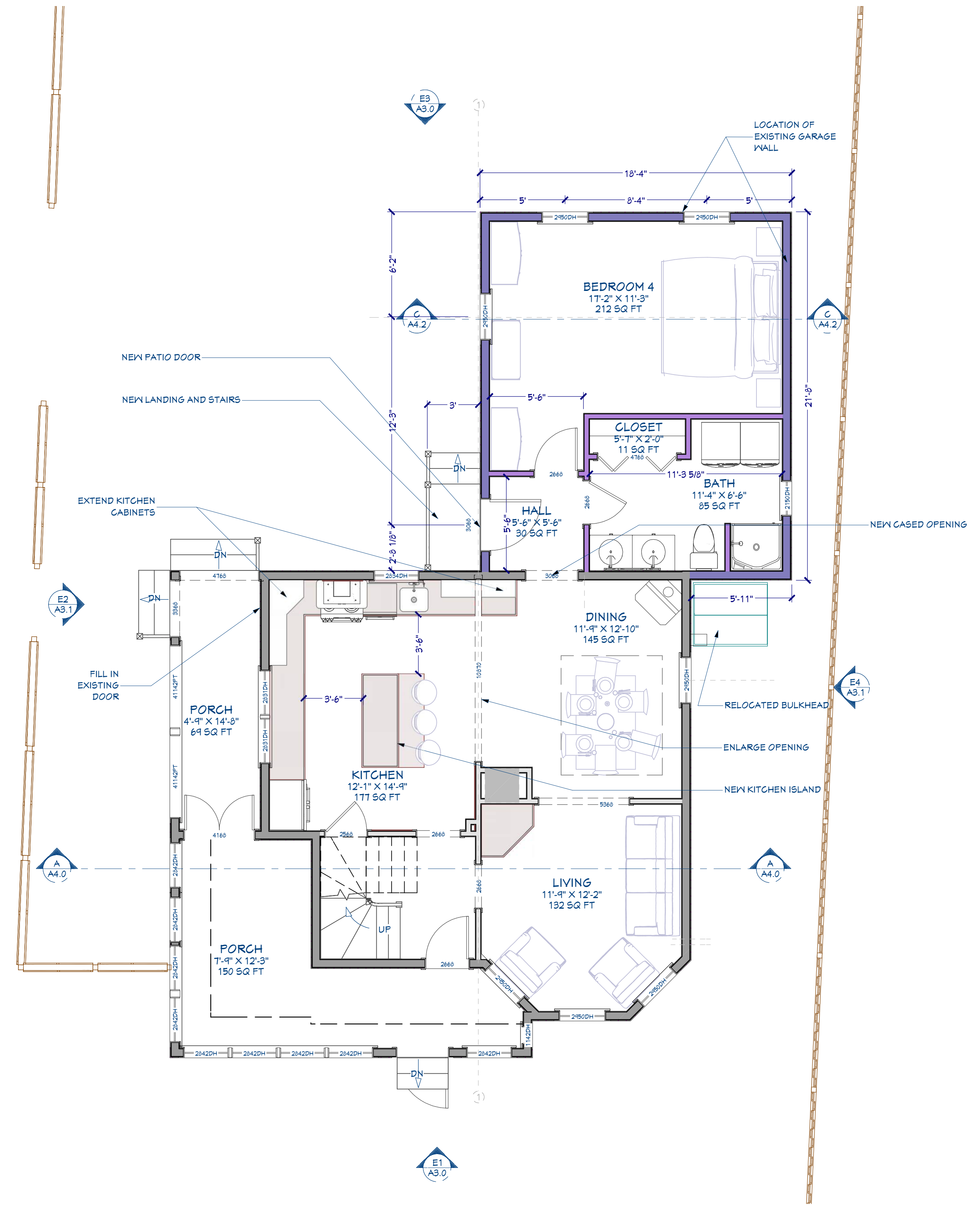


0 BASEMENT FLOOR PLAN
 1/4 in = 1 ft

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BASEMENT PLAN



1 FIRST FLOOR PLAN
1/4 in = 1 ft

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FIRST FLOOR
PLAN

A1.1



annette popp
AIA, LEED AP
4 Locust Street
Salem, MA 01970
978-423-1191
www.annettopp.com

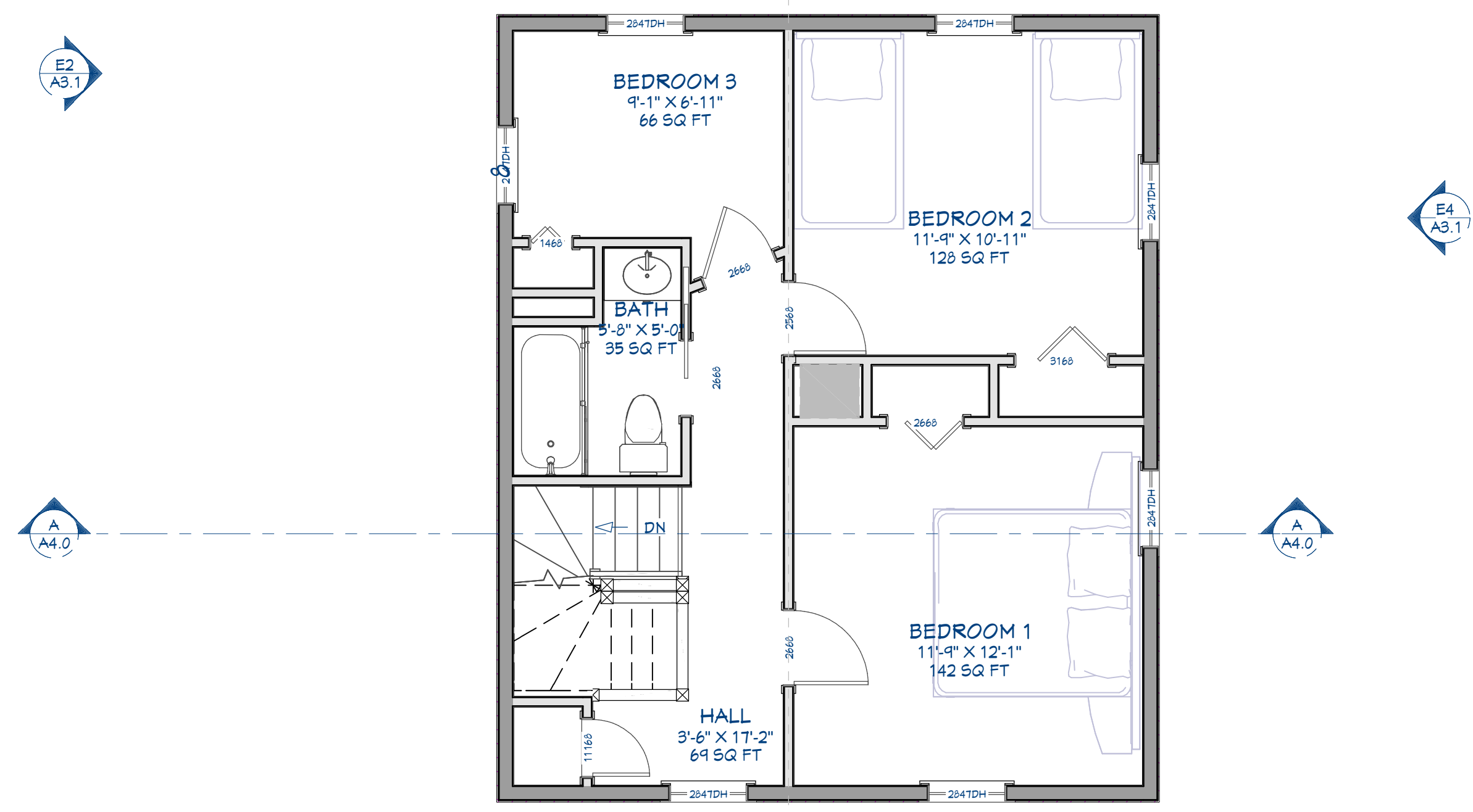
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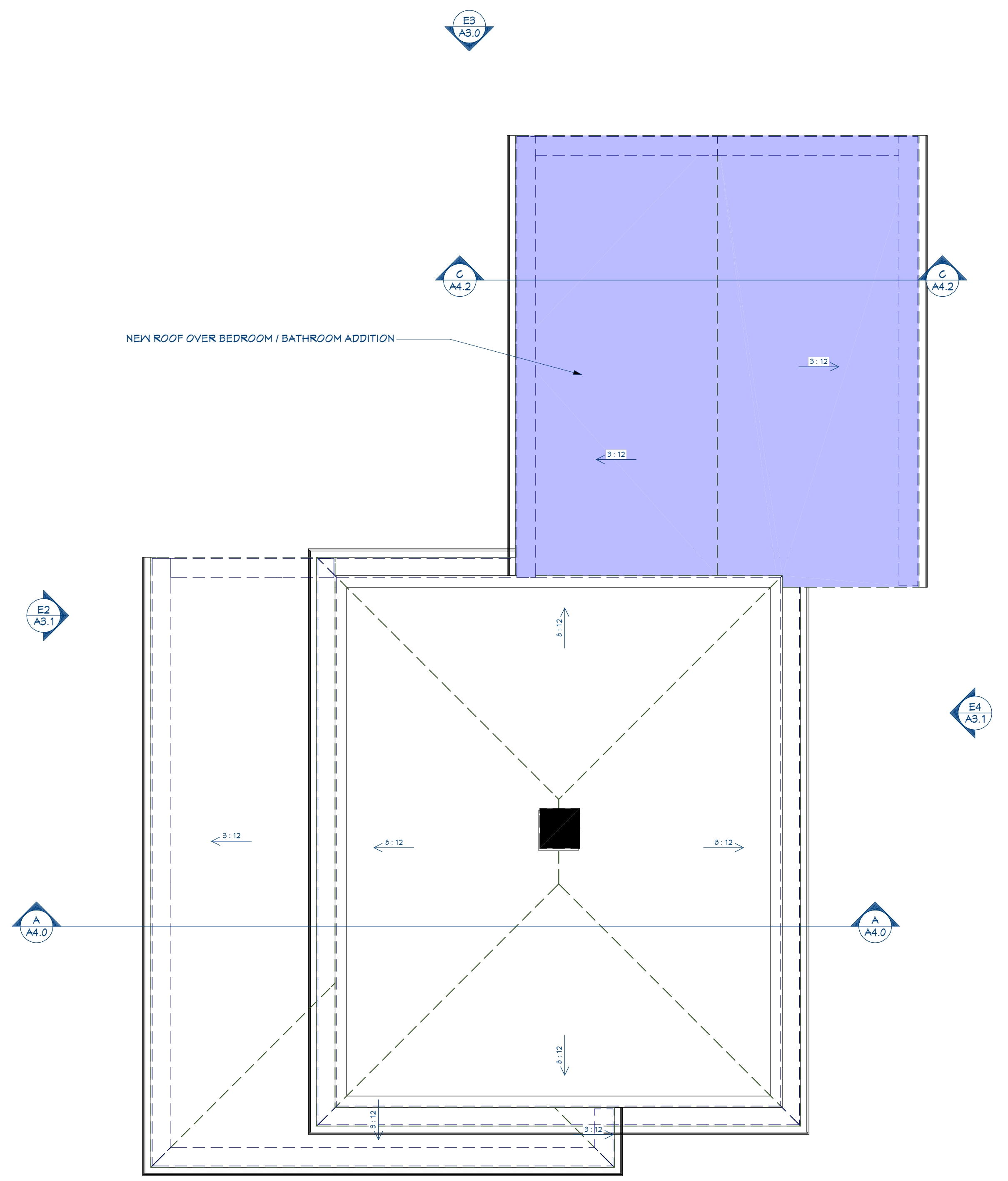
FIRST FLOOR
ISOMETRIC

ISOMETRIC VIEW FIRST FLOOR
1/2 in = 1 ft

A1.2



2 SECOND FLOOR PLAN
1/4 in = 1 ft



ROOF PLAN
1/4 in = 1 ft




Exterior Elevation Back
 1/4 in = 1 ft




Exterior Elevation Front
 1/4 in = 1 ft



Exterior Elevation Left
1/4 in = 1 ft

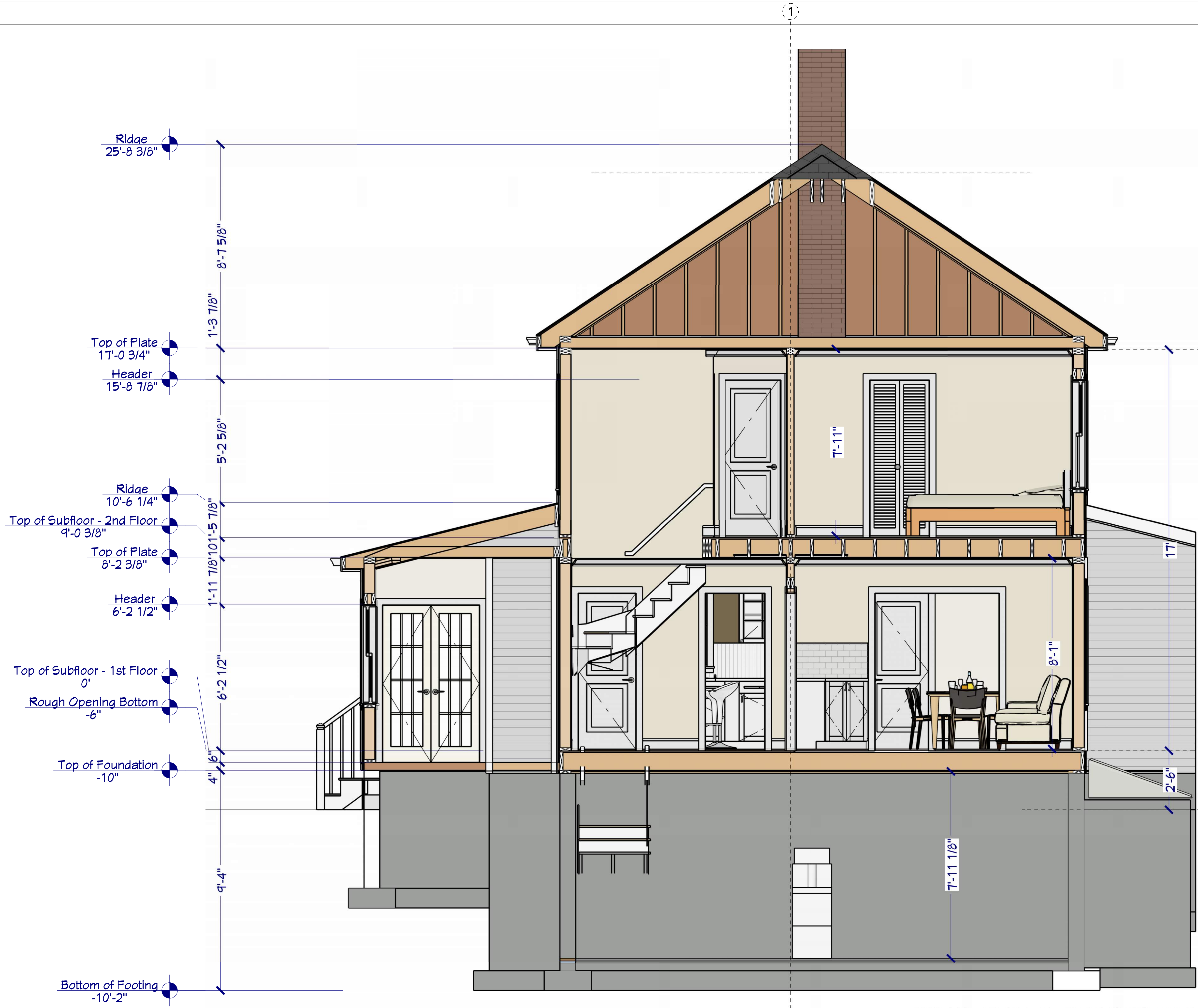


Exterior Elevation Right
1/4 in = 1 ft

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EXTERIOR
ELEVATIONS



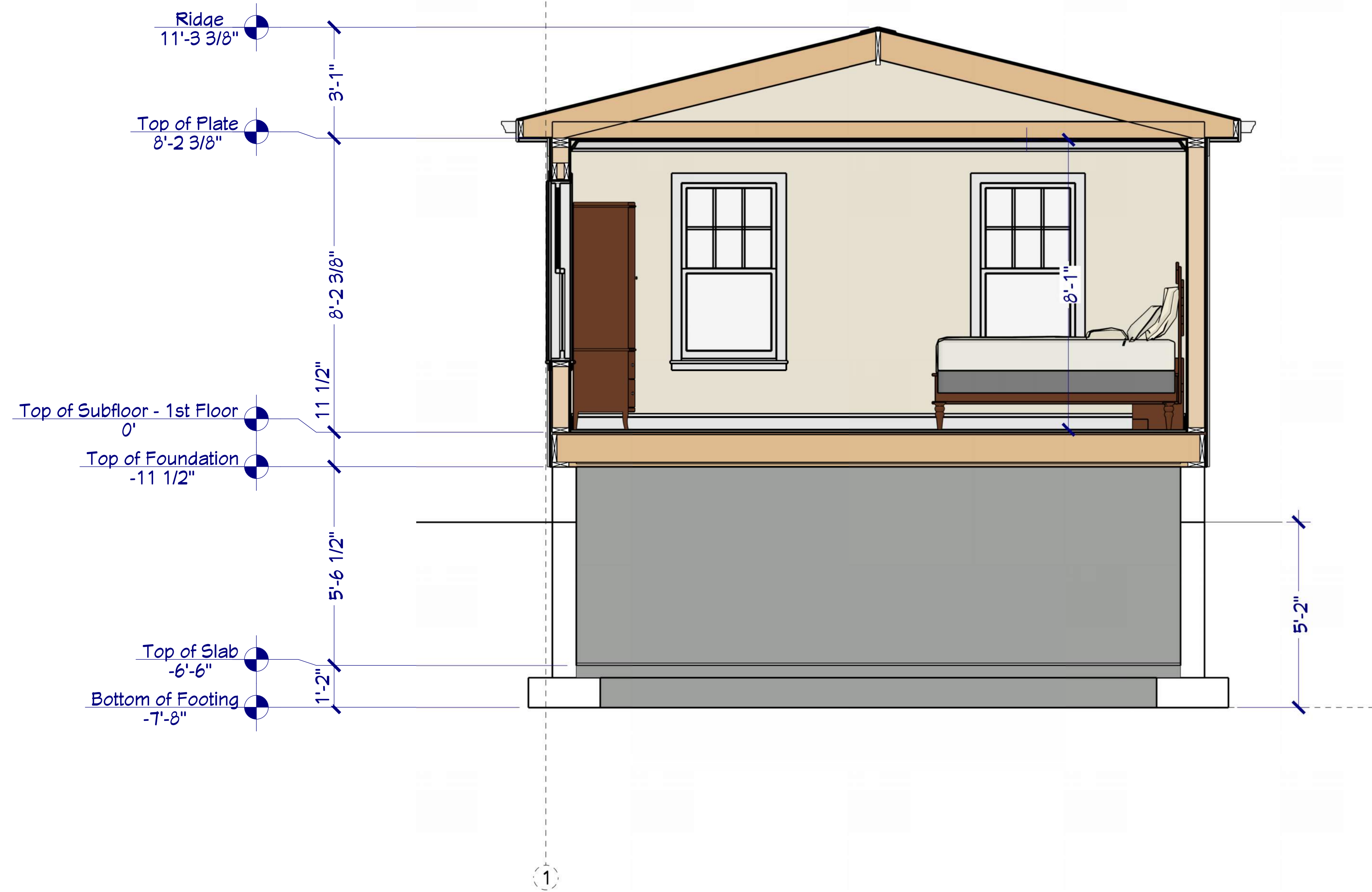
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BUILDING SECTION A
1/2 in = 1 ft

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BUILDING SECTION A

A4.0

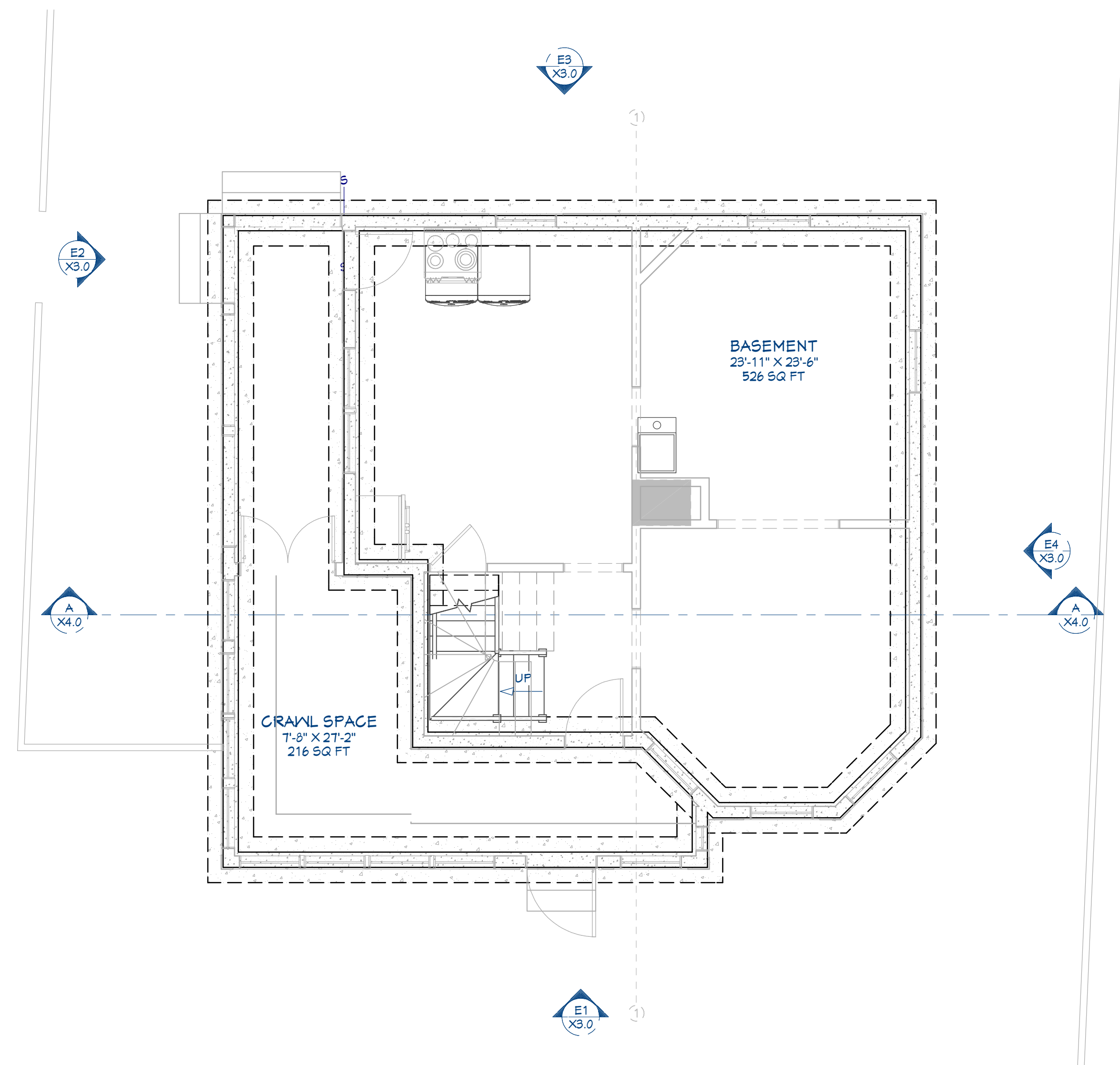


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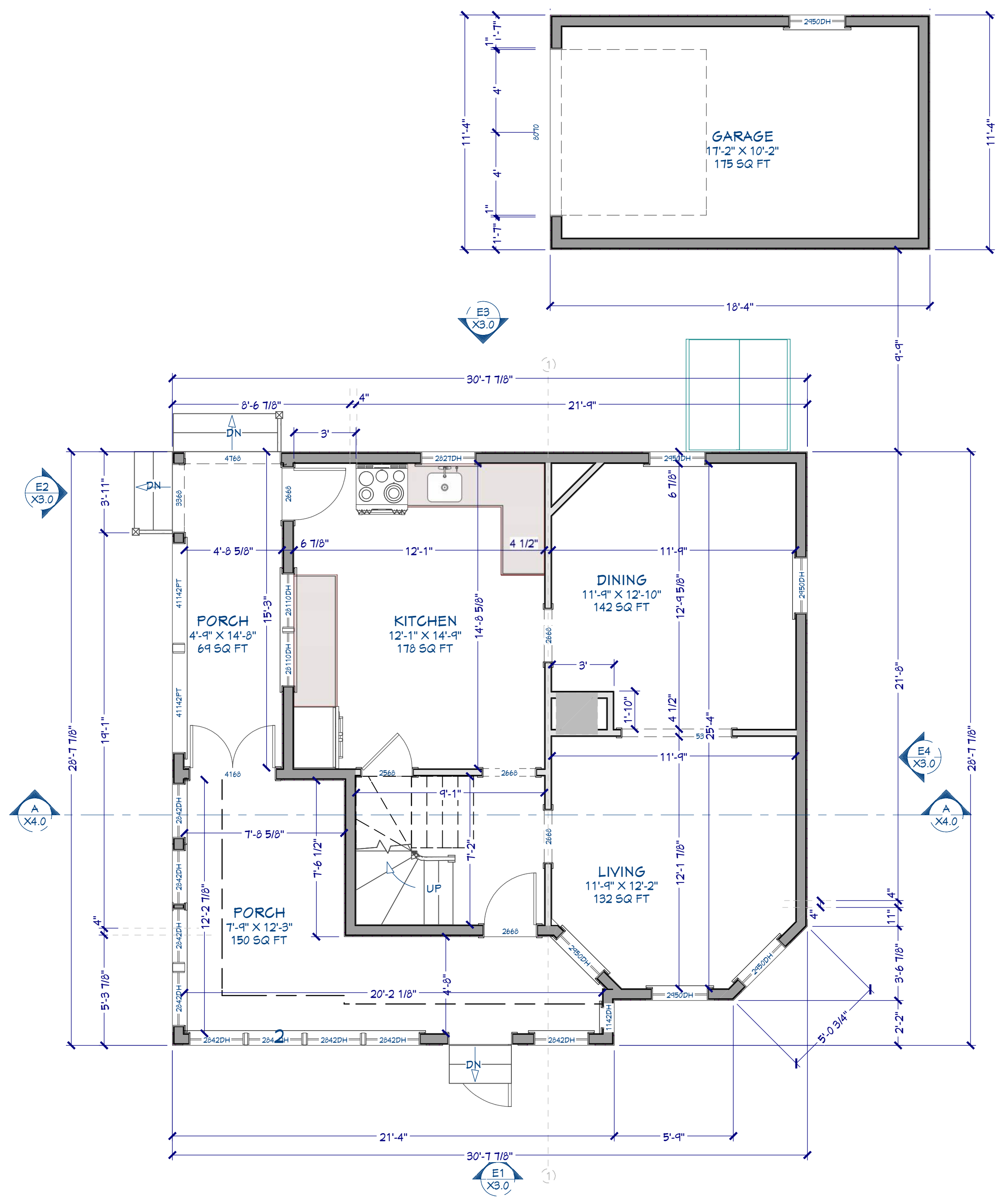
BUILDING SECTION C AT NEW BEDROOM ADDITION
1/2 in = 1 ft

2/11/2024

BUILDING
SECTION C

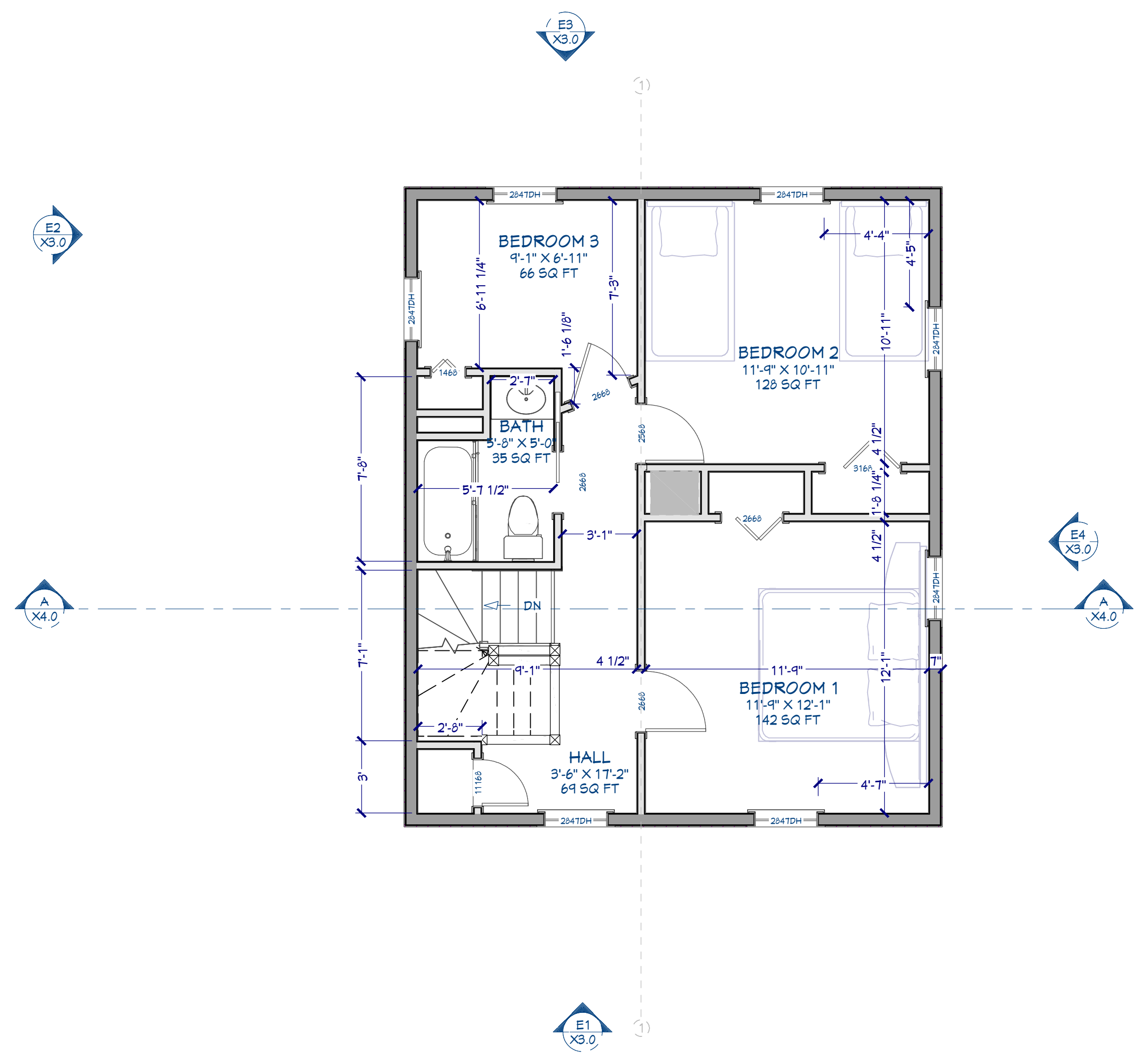


0 BASEMENT FLOOR PLAN
1/4 in = 1 ft

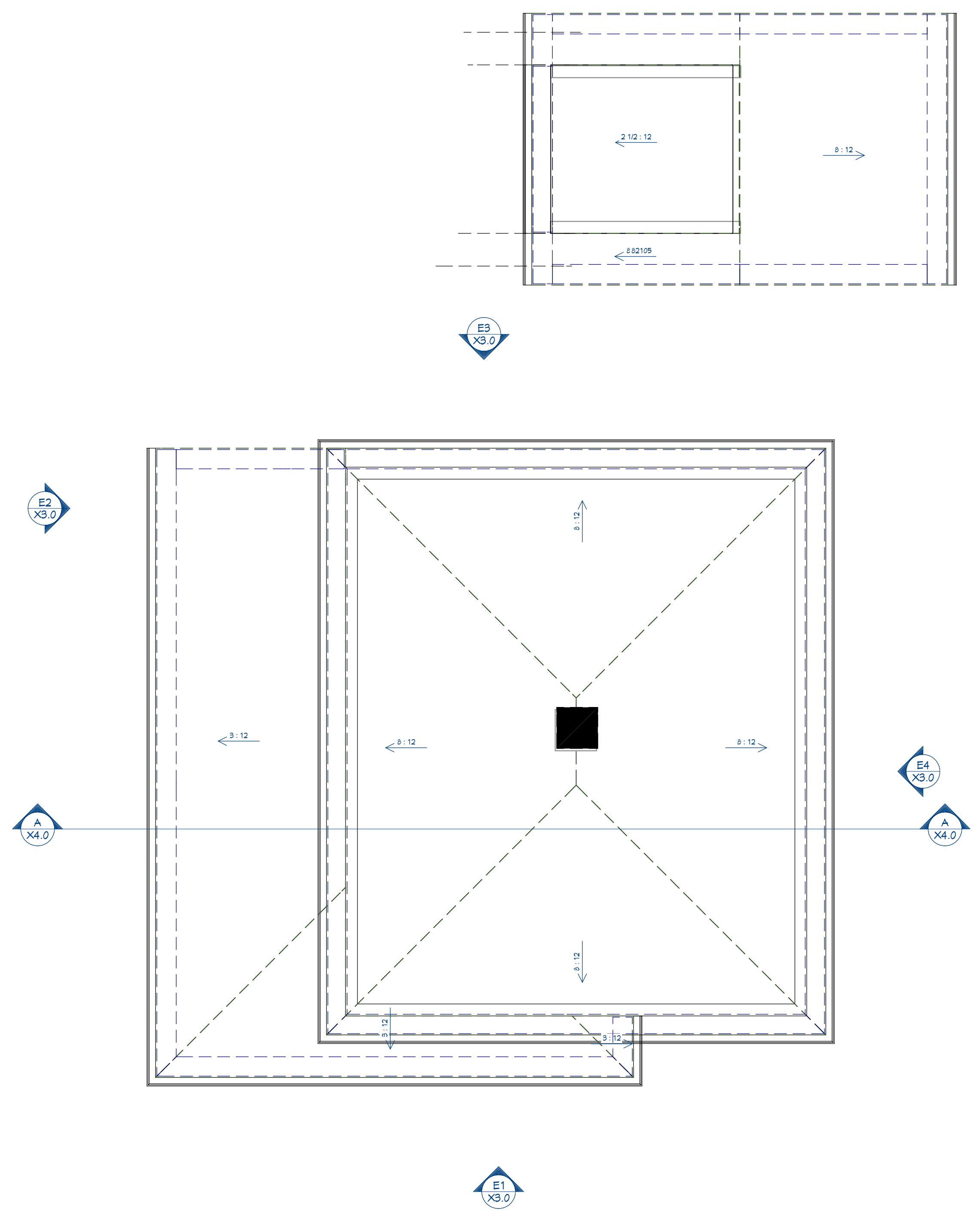


1 FIRST FLOOR PLAN
1/4 in = 1 ft

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2 SECOND FLOOR PLAN
1/4 in = 1 ft

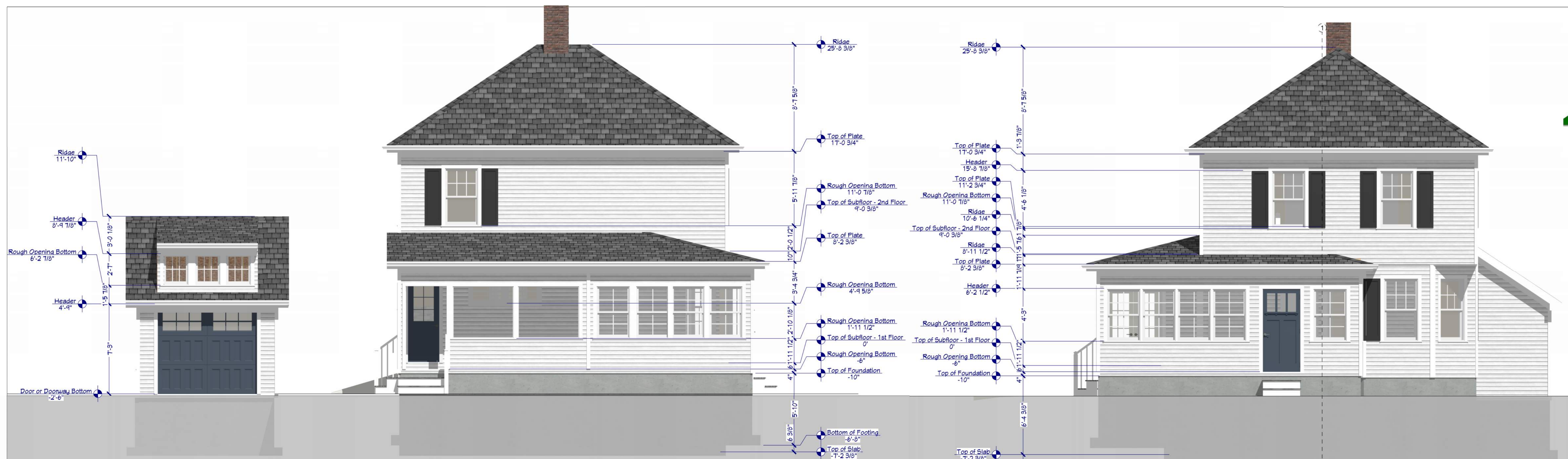


ROOF PLAN
1/4 in = 1 ft

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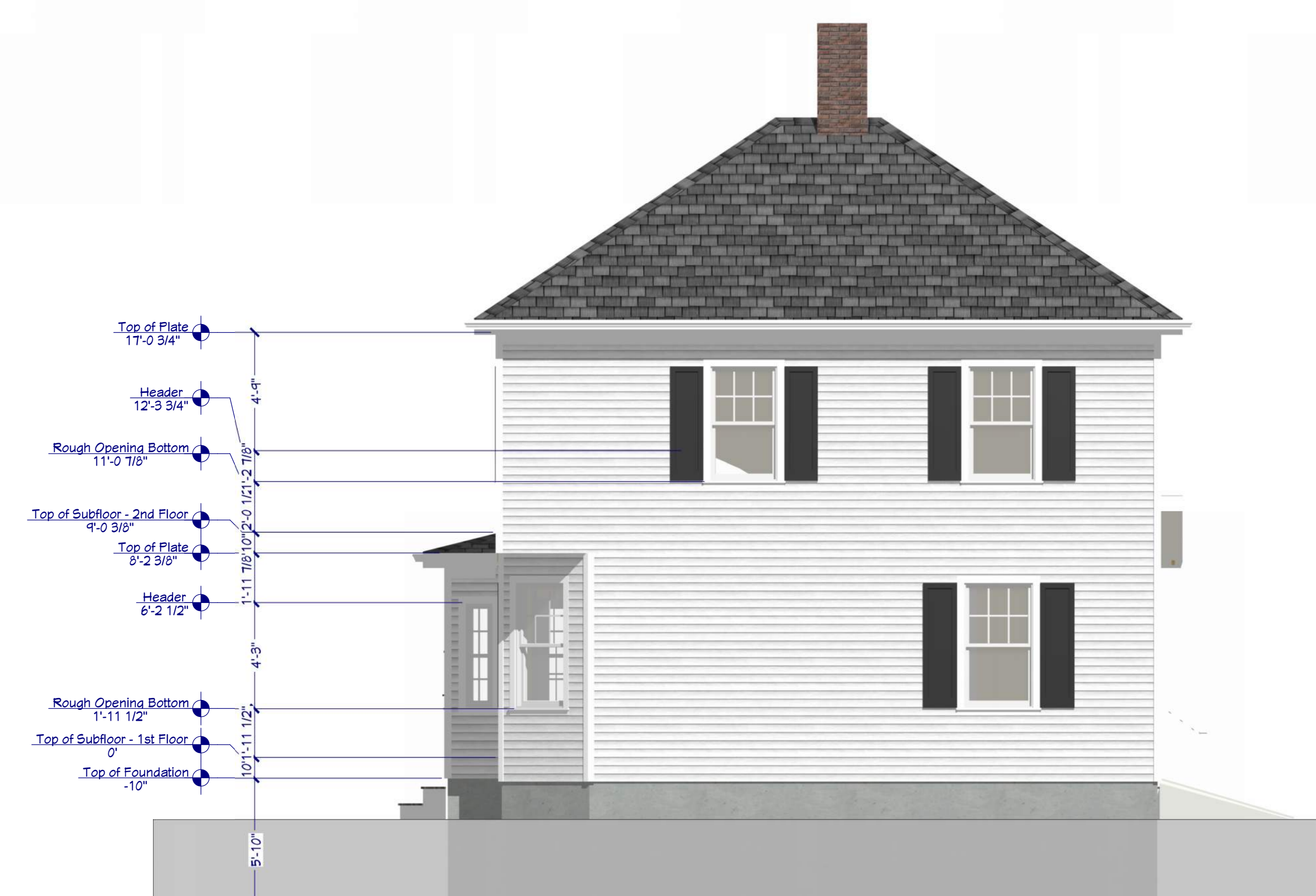
2/11/2024
EXISTING
CONDITIONS
SECOND FLOOR
AND ROOF
PLAN

X1.1

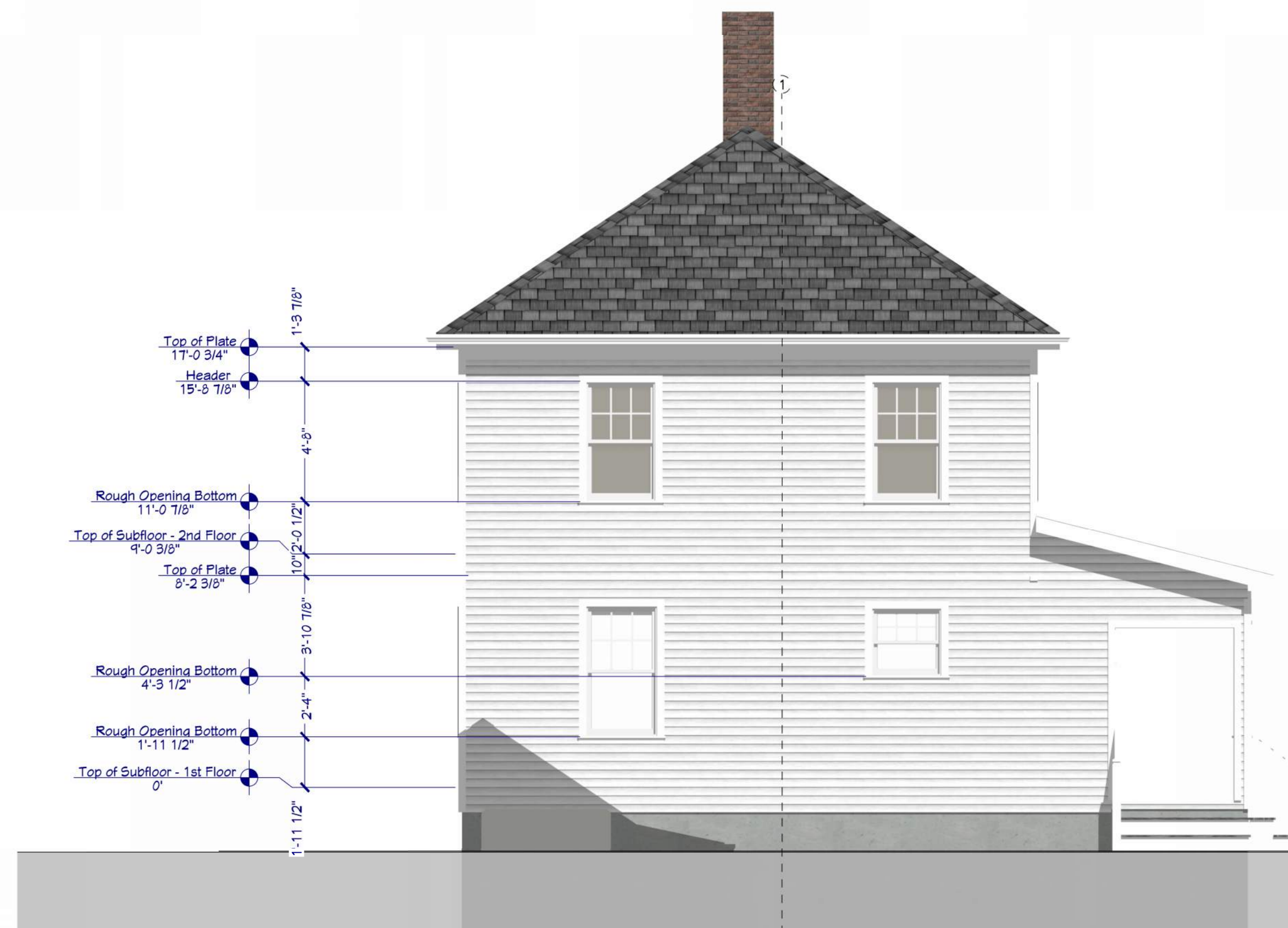


Exterior Elevation Left
1/4 in = 1 ft

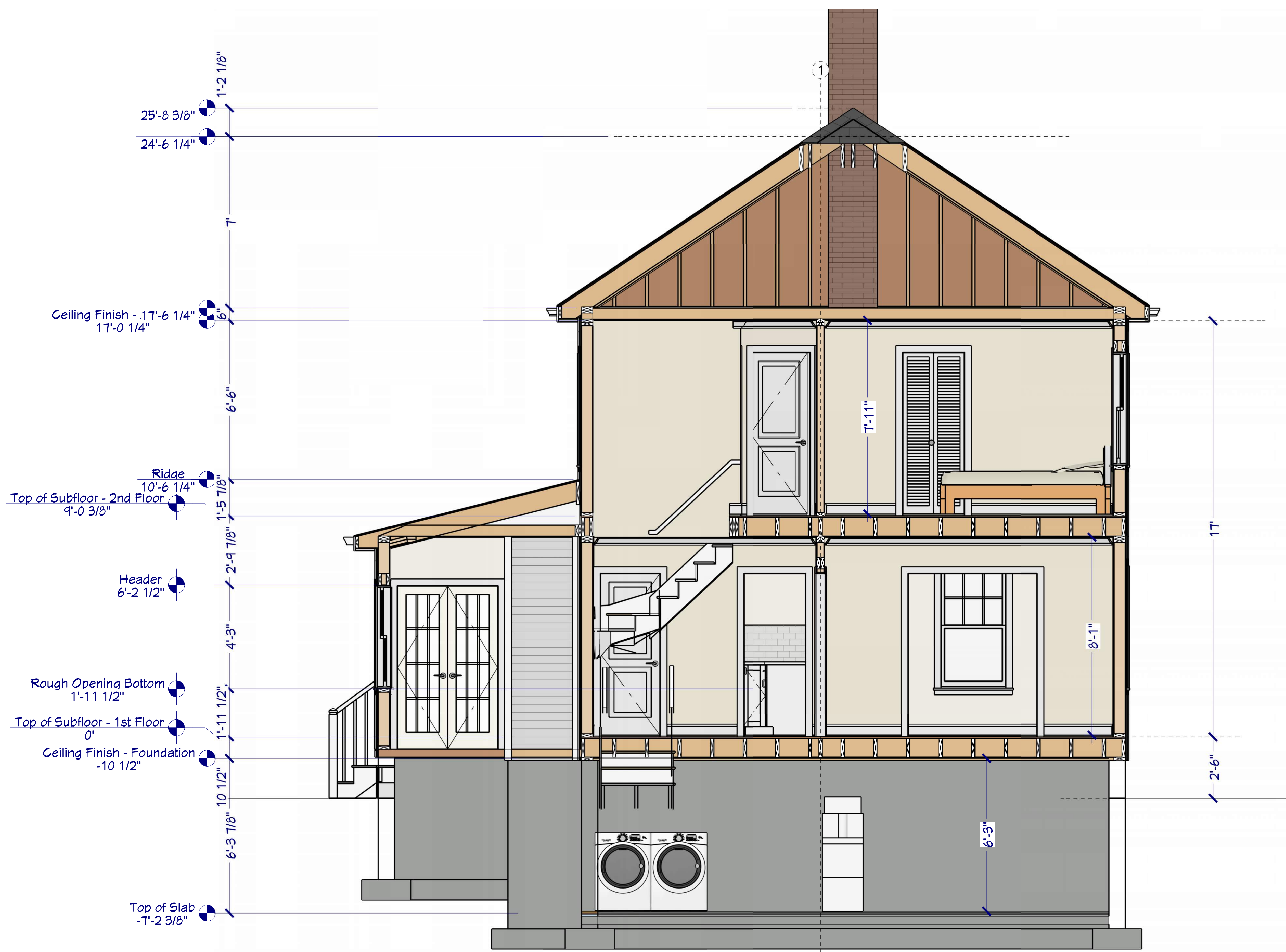
Exterior Elevation Front
1/4 in = 1 ft



Exterior Elevation Right
1/4 in = 1 ft



Exterior Elevation Back
1/4 in = 1 ft



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2/11/2024

EXISTING
BUILDING
SECTION

1 **EXISTING BUILDING SECTION A**
1/2 in = 1 ft

X4.0