

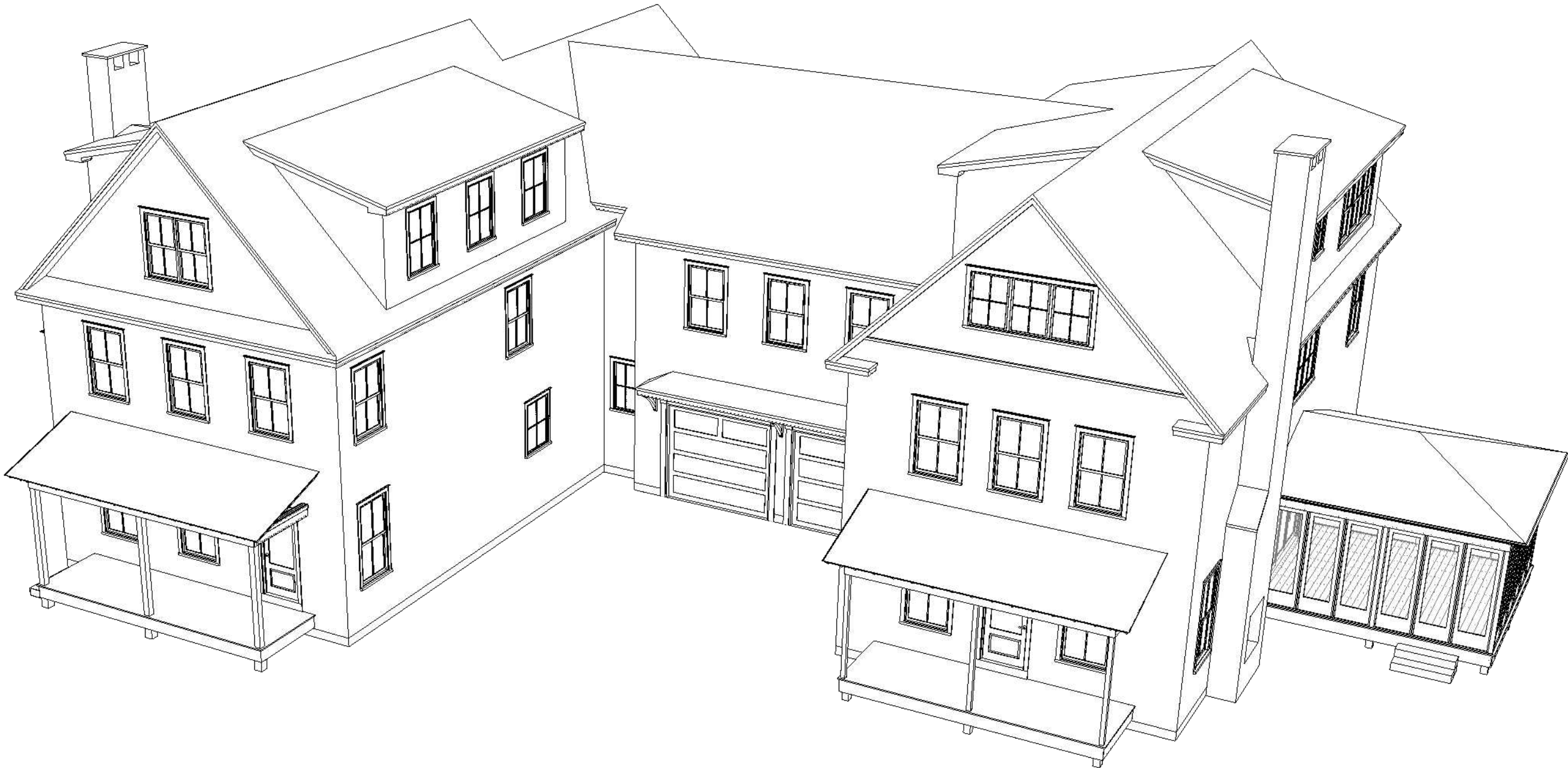
4807 SQ. FT. COVERAGE - INCLUDES
BOTH UNITS, COUNTING PORCHES &
CHIMNEYS

UNIT A = 3669 SQ. FT.
UNIT B = 3775 SQ. FT.



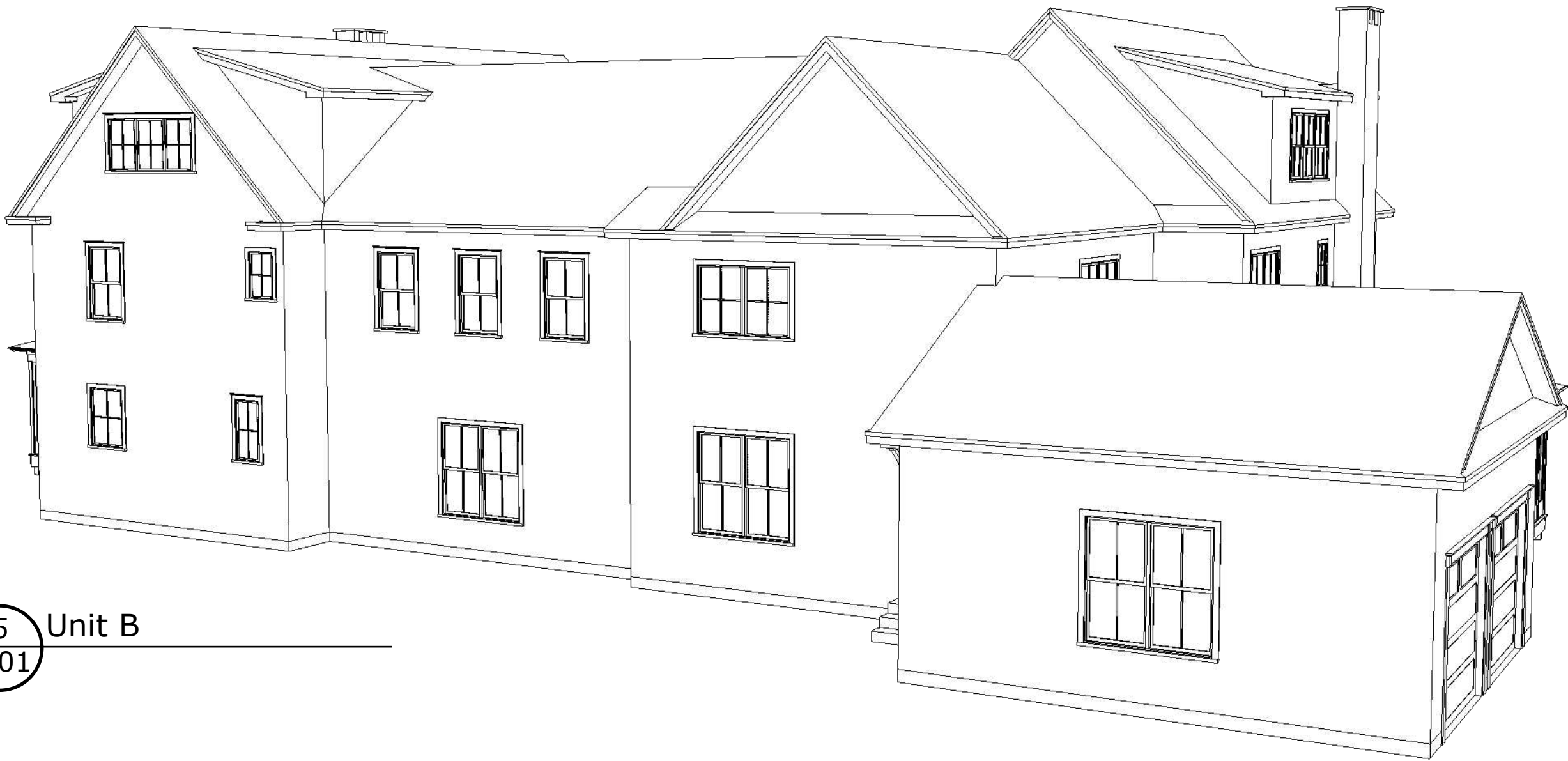
1 Unit A
A.01 Total SQ. FT. = 3669

2 Unit B
A.01 Total SQ. FT. = 3775



3 Unit A
A.01

4 Unit B
A.01



5 Unit B
A.01

6 Unit A
A.01



Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

PROJECT:
Proposed New Construction
2-Unit Duplex

DESCRIPTION:
Elevation Views

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

DATE:
3.31.2025

DRAWN BY:
DG

A.02



1 Unit A - Front
A.02 1/4" = 1'-0"

2 Unit B - Front
A.02 1/4" = 1'-0"



3 Unit B - Right
A.02 1/4" = 1'-0"



Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

PROJECT:
Proposed New Construction
2-Unit Duplex



1 Unit B - Back
A.03 1/4" = 1'-0"

2 Unit A - Back
A.03 1/4" = 1'-0"



36'-7 1/4" RIDGE HEIGHT
FROM AVG. GRADE

29'-6 1/2" MEDIAN ROOF
LINE FROM MEAN GRADE

37'-0" AVG. GRADE
AT BUILDING PERIMETER

DESCRIPTION:
Elevation Views

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

DATE:
3.31.2025

DRAWN BY:
DG

3 Unit A - Left
A.03 1/4" = 1'-0"





Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

PROJECT:
Proposed New Construction
2-Unit Duplex

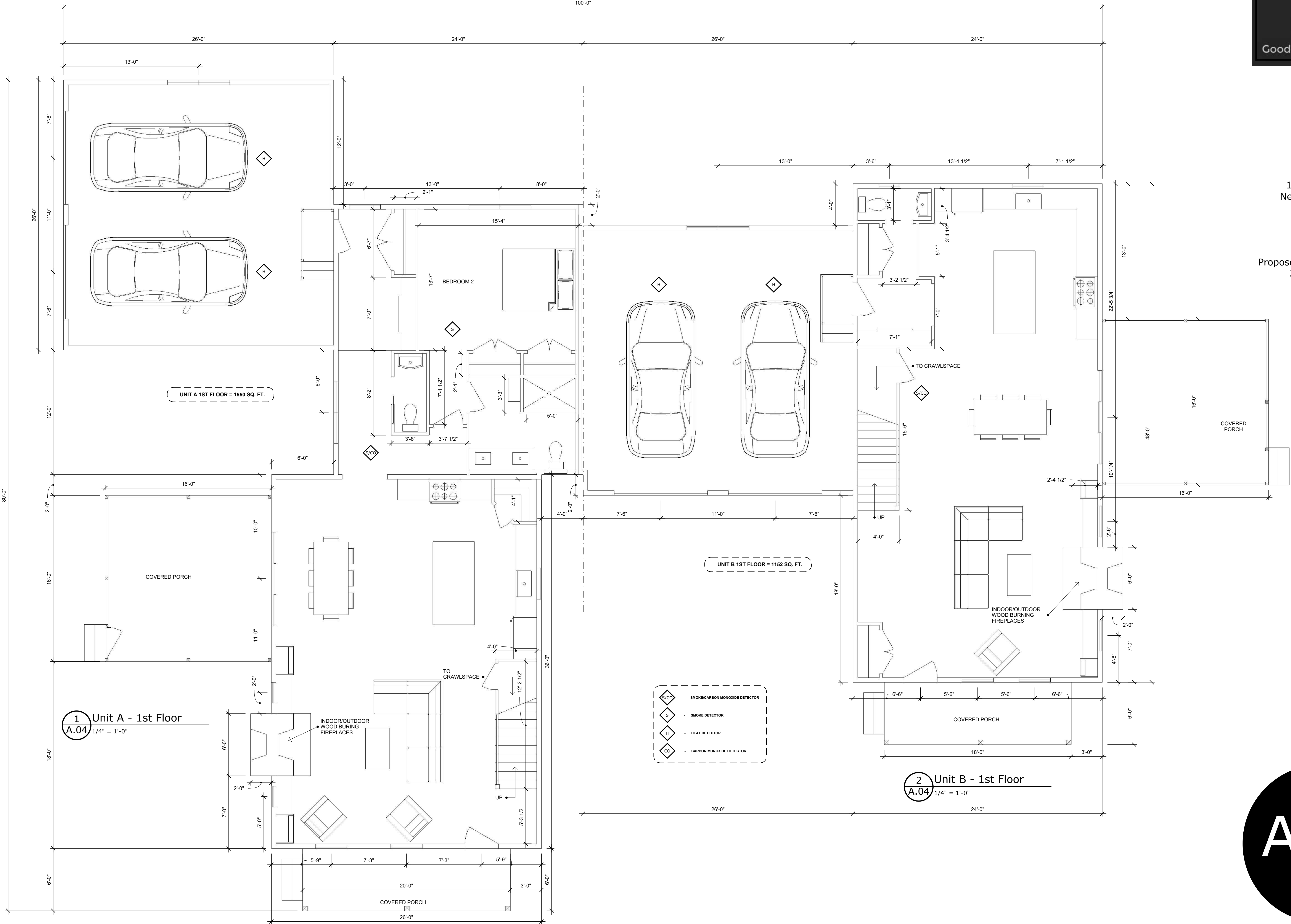
DESCRIPTION:
1st Floor Plan

SCALE:
1/4" = 1'0"

DATE:
3.31.2025

DRAWN BY:
DG

A.04





Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

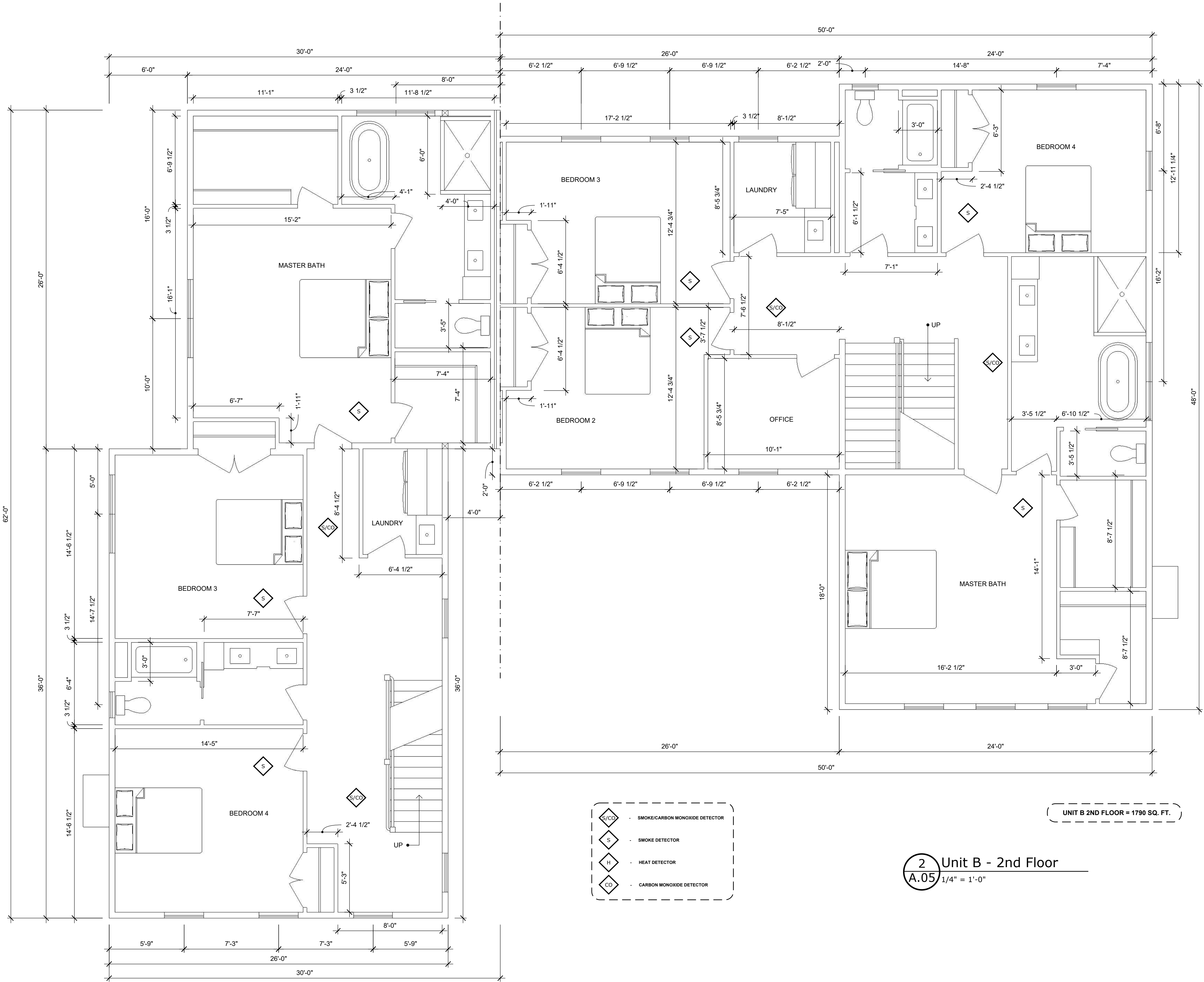
PROJECT:
Proposed New Construction
2-Unit Duplex

DESCRIPTION:
2nd Floor Plan

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

DATE:
3.31.2025

DRAWN BY:
DG



UNIT A 2ND FLOOR = 1488 SQ. FT.

UNIT B 2ND FLOOR = 1790 SQ. FT.

1 Unit A - 2nd Floor
A.05 1/4" = 1'-0"

2 Unit B - 2nd Floor
A.05 1/4" = 1'-0"

- S/CO - SMOKE/CARBON MONOXIDE DETECTOR
- S - SMOKE DETECTOR
- H - HEAT DETECTOR
- CO - CARBON MONOXIDE DETECTOR

A.05



Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

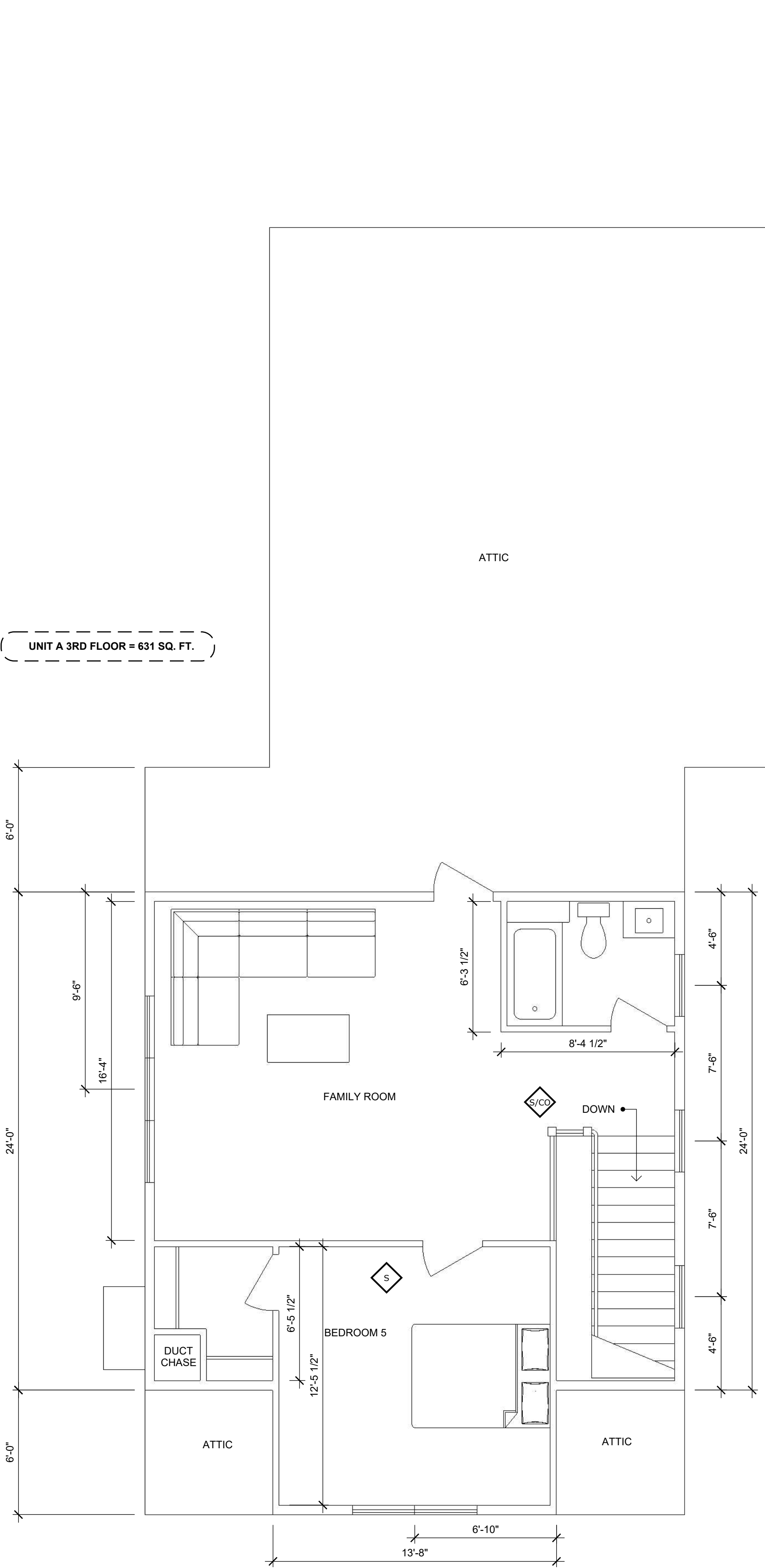
PROJECT:
Proposed New Construction
2-Unit Duplex

DESCRIPTION:
3rd Floor Plan

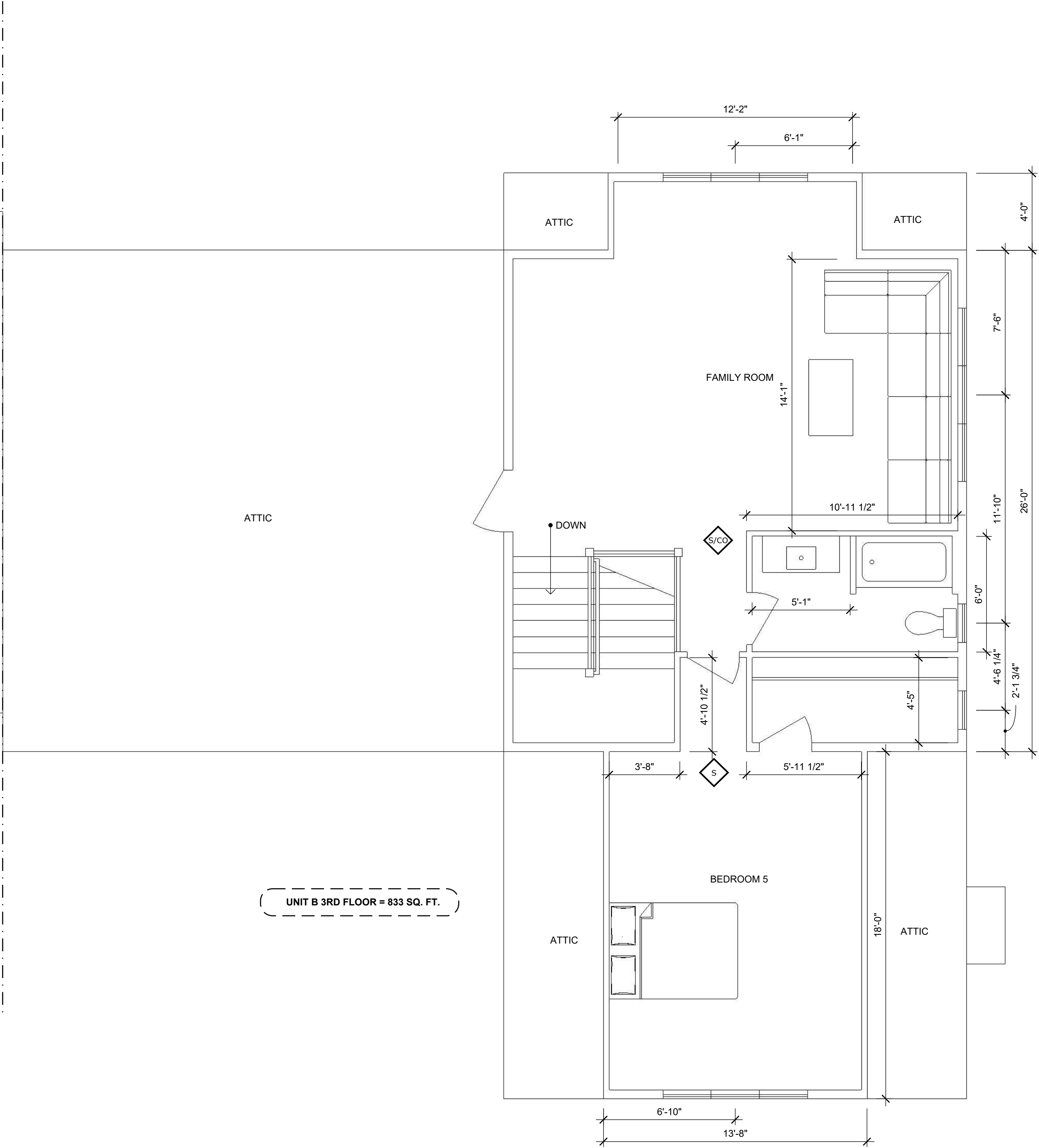
SCALE:
1/4" = 1'0"

DATE:
3.31.2025

DRAWN BY:
DG



1 Unit A - 3rd Floor
A.06 1/4" = 1'-0"



- S/CO - SMOKE/CARBON MONOXIDE DETECTOR
- S - SMOKE DETECTOR
- H - HEAT DETECTOR
- CO - CARBON MONOXIDE DETECTOR

2 Unit B - 3rd Floor
A.06 1/4" = 1'-0"

A.06



Derek Goodson
912.346.6160

CLIENT:
Adam True
14 Dexter Lane
Newburyport, MA

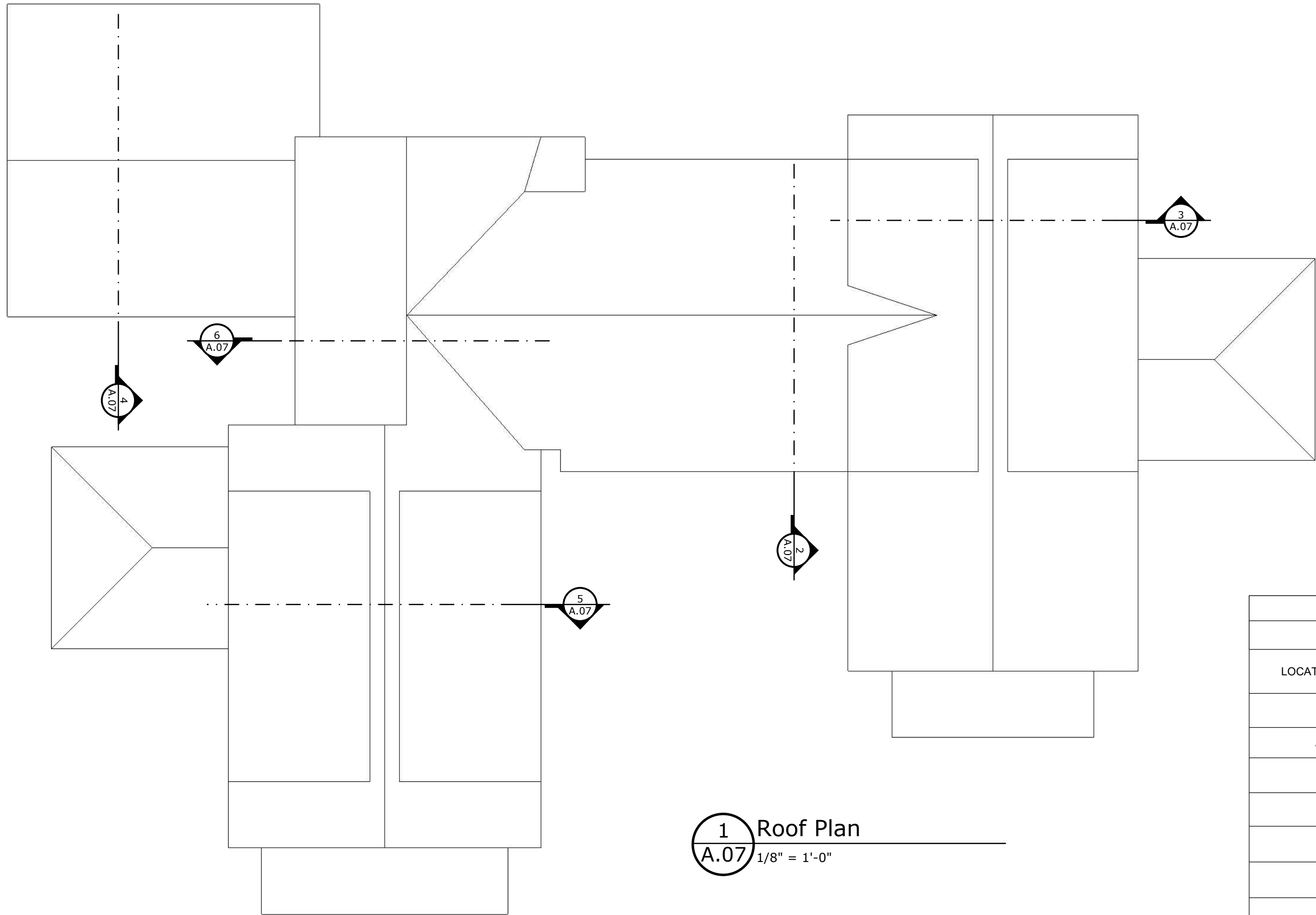
PROJECT:
Proposed New Construction
2-Unit Duplex

DESCRIPTION:
Roof - Sections -Footprint

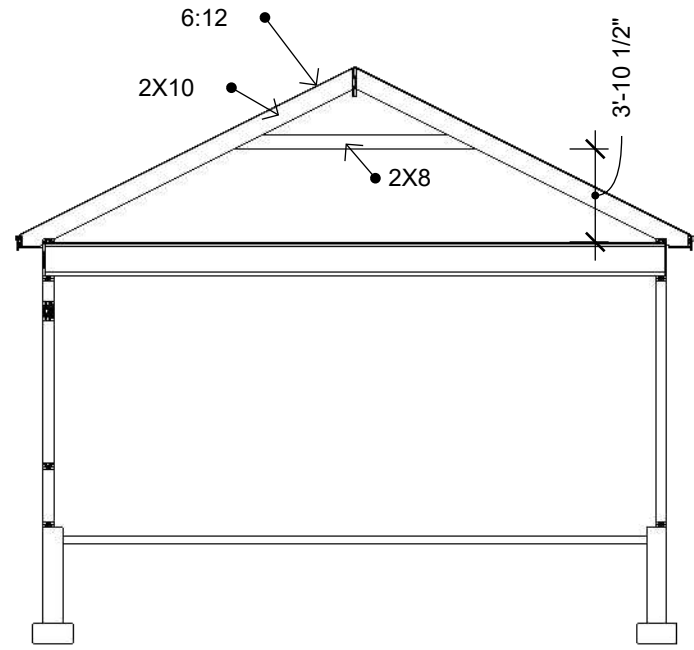
SCALE:
1/4" = 1'0"

DATE:
3.31.2025

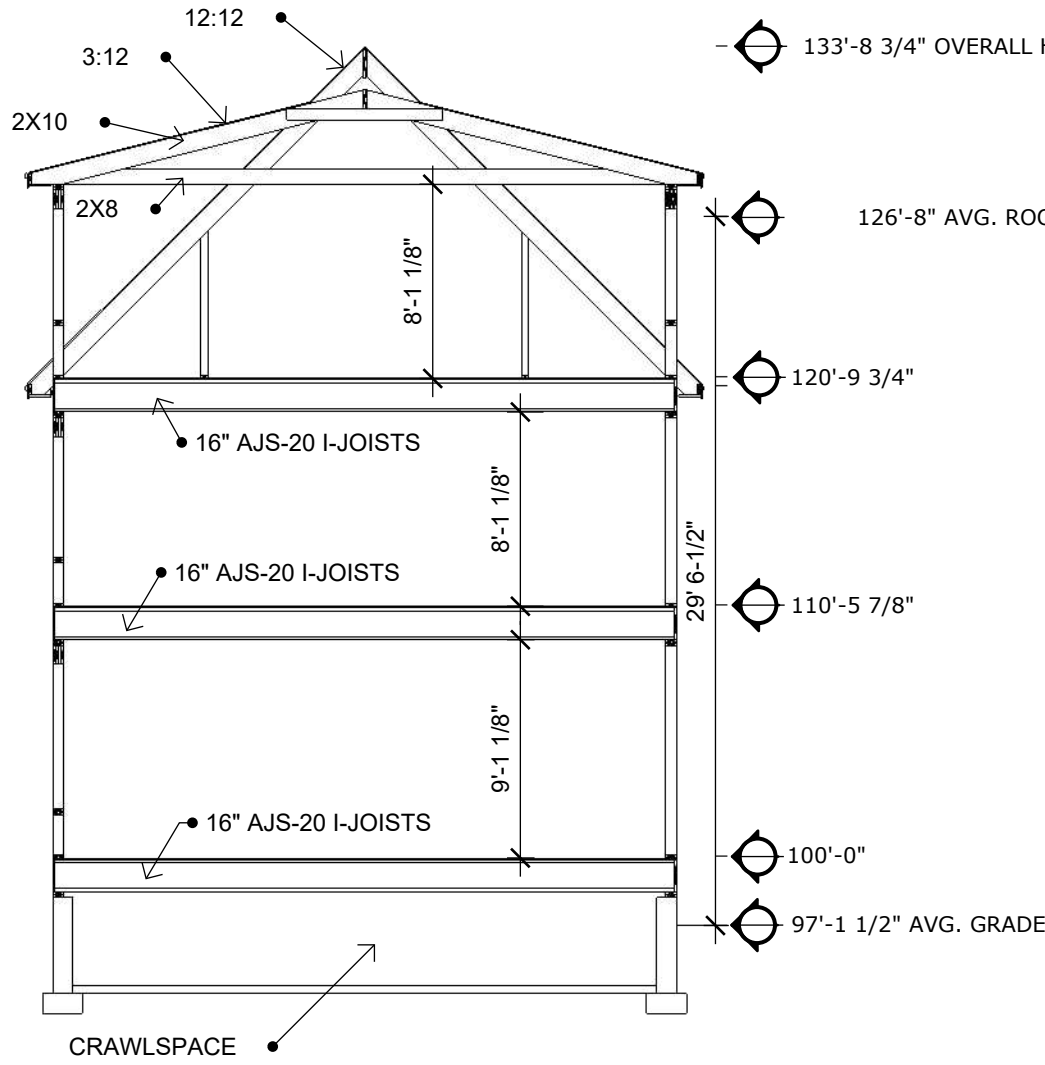
DRAWN BY:
DG



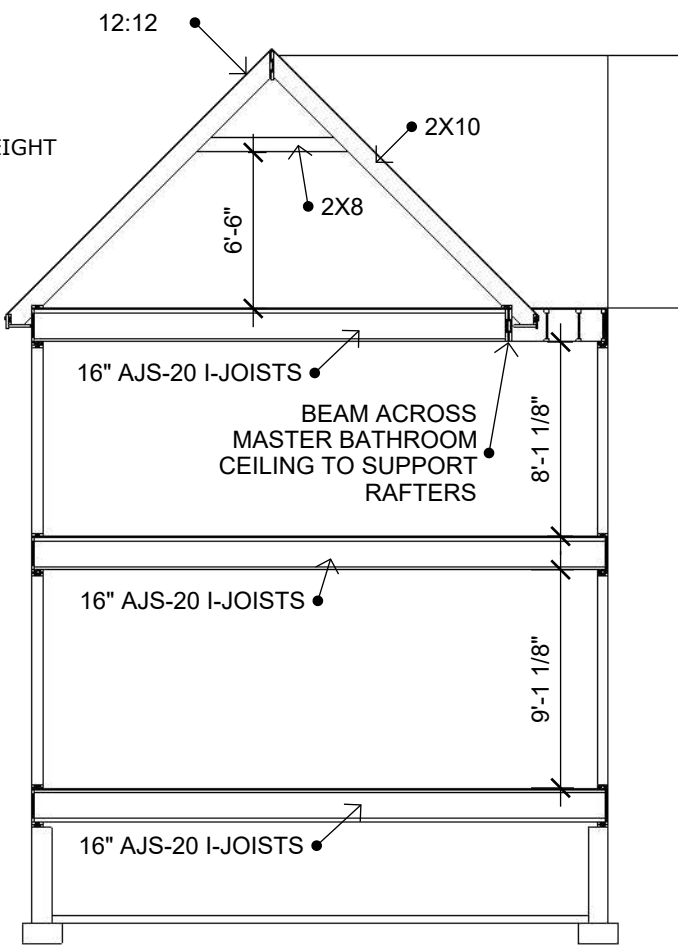
1
A.07
Roof Plan
1/8" = 1'-0"



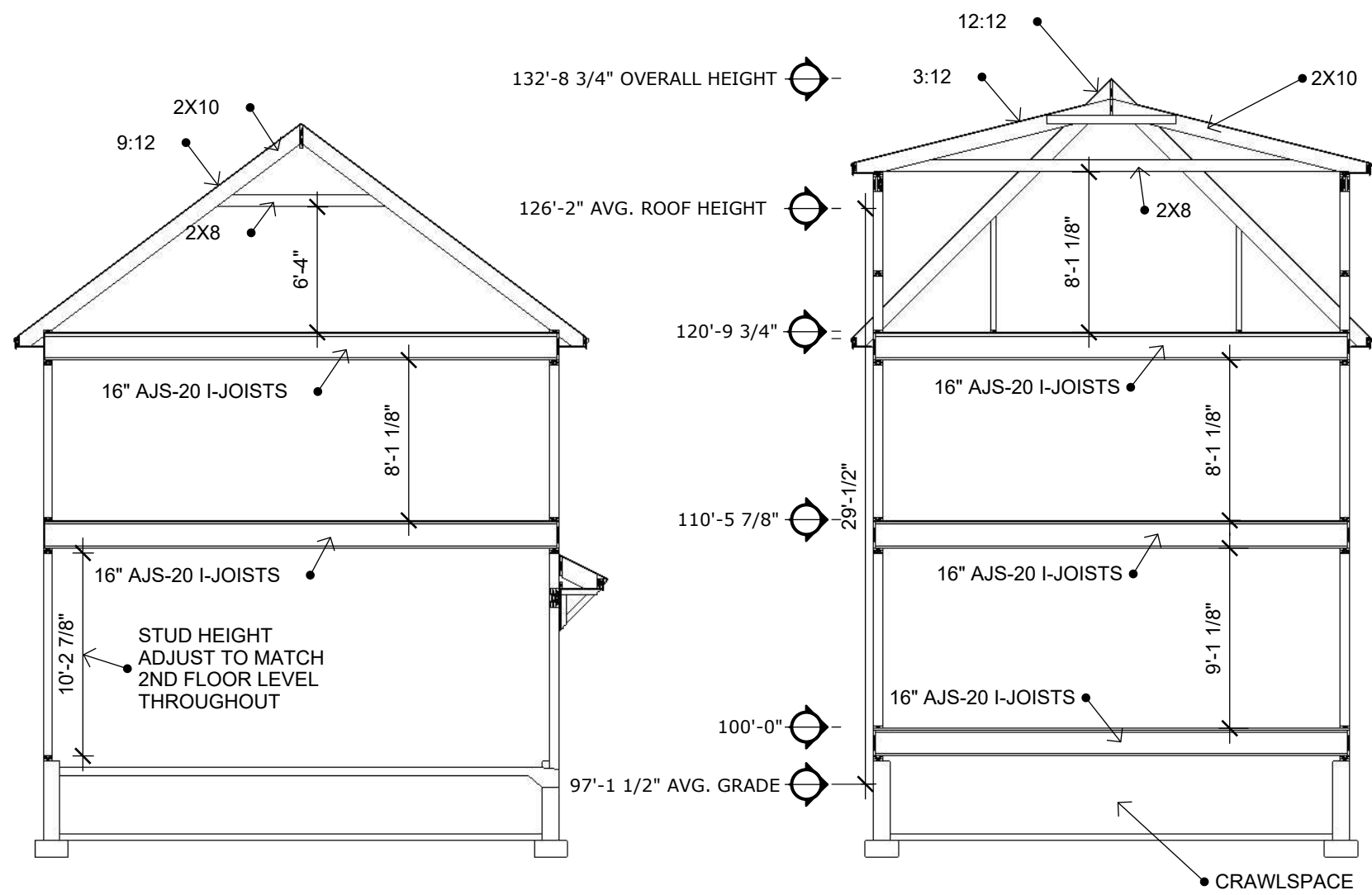
4
A.07
Unit A Building Section
1/8" = 1'-0"



5
A.07
Unit A Building Section
1/8" = 1'-0"



6
A.07
Unit A Building Section
1/8" = 1'-0"



2
A.07
Unit B Building Section
1/8" = 1'-0"

3
A.07
Unit B Building Section
1/8" = 1'-0"

WINDOW AND DOOR SCHEDULE (UNIT A)						
MARVIN ELEVATE COLLECTION						
LOCATION TAG	MODEL	RO	SILL HGHT.	QTY.	TYPE	NOTES
A	ELDH3672	36-1/2" X 72-1/4"	2X10 HEADER UNDER TOP PLATE	3	DOUBLE HUNG	
A1	ELDH3672 2W	72" X 72-1/4"	2X10 HEADER UNDER TOP PLATE	3	DOUBLE HUNG	
B	ELDH2672	26-1/2" X 72-1/4"	2X10 HEADER UNDER TOP PLATE	2	DOUBLE HUNG	
C	ELDH2648	26-1/2" X 48-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	TEMPERED
D	ELAWN3747	37" X 47-5/8"	2X10 HEADER UNDER TOP PLATE	1	AWNING	
E	ELDH3660	36-1/2" X 60-1/4"	2X10 HEADER UNDER TOP PLATE	5	DOUBLE HUNG	
E1	ELDH3660 2W	72" X 60-1/4"	2X10 HEADER UNDER TOP PLATE	2	DOUBLE HUNG	
F	ELDH2636	26-1/2" X 36-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	TEMPERED
G	ELDH3652	36-1/2" X 52-1/4"	2X10 HEADER UNDER TOP PLATE	3	DOUBLE HUNG	1 TEMPERED
G2	ELDH3652 3W	107-1/2" X 52-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	
H1	ELCA2955 2W	57" X 55-5/8"	MATCH HEADER HEIGHTS	1	CASEMENT	
I2	ELDH3648 2W	72" X 48-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	TEMPERED
1	3-0 X 7-0 ENTRY	38-1/2" X 86-1/2"	-	1	FRONT ENTRY	3/4 GLASS IN-SWING RIGHT HAND
4	9070 OXO RH	107-1/2" X 86-1/2"	-	1	3-PANEL SLIDING DOOR	

WINDOW AND DOOR SCHEDULE (UNIT B)						
MARVIN ELEVATE COLLECTION						
LOCATION TAG	MODEL	RO	SILL HGHT.	QTY.	TYPE	NOTES
A	ELDH3672	36-1/2" X 72-1/4"	2X10 HEADER UNDER TOP PLATE	4	DOUBLE HUNG	
A1	ELDH3672 2W	72" X 72-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	
C	ELDH2648	26-1/2" X 48-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	TEMPERED
D	ELAWN3747	37" X 47-5/8"	2X10 HEADER UNDER TOP PLATE	1	AWNING	
E	ELDH3660	36-1/2" X 60-1/4"	2X10 HEADER UNDER TOP PLATE	11	DOUBLE HUNG	
F	ELDH2636	26-1/2" X 36-1/4"	2X10 HEADER UNDER TOP PLATE	3	DOUBLE HUNG	2 TEMPERED
G2	ELDH3652 3W	107-1/2" X 52-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	
I2	ELDH3648 2W	72" X 48-1/4"	2X10 HEADER UNDER TOP PLATE	1	DOUBLE HUNG	TEMPERED
J2	ELCA2943 3W	85" X 43-3/4"	MATCH HEADER HEIGHTS	2	CASEMENT	
1	3-0 X 7-0 ENTRY	38-1/2" X 86-1/2"	-	1	FRONT ENTRY	3/4 GLASS IN-SWING RIGHT HAND
4	9070 OXO RH	107-1/2" X 86-1/2"	-	1	3-PANEL SLIDING DOOR	