



ARCHITECTURE

124 Atlantic Avenue
Hull MA 02045

617.943.2520

STERLING COTTAGE

1092 Nantasket Avenue
Hull MA 02045

March 18, 2024

LIST OF DRAWINGS

SITE / CIVIL

1 EXISTING AND PROPOSED PLANS

ARCHITECTURAL

A0 OUTLINE SPECIFICATIONS
 A1 PIER PLAN
 A2 FIRST FLOOR PLAN
 A3 SECOND FLOOR PLAN
 A4 ROOF PLAN
 A5 EXTERIOR ELEVATIONS, WINDOW AND DOOR TYPES
 A6 EXTERIOR ELEVATIONS
 A7 EXTERIOR ELEVATIONS
 A8 EXTERIOR ELEVATIONS
 A9 GARAGE ELEVATIONS
 A10 BUILDING SECTIONS
 A11 BUILDING SECTIONS
 A12 BUILDING SECTIONS
 A13 BUILDING SECTIONS
 A14 WINDOW AND DOOR TYPES

STRUCTURAL

S0 GENERAL NOTES
 S1 FIRST FLOOR FRAMING PLAN
 S2 SECOND FLOOR FRAMING PLAN
 S3 ROOF FRAMING PLAN

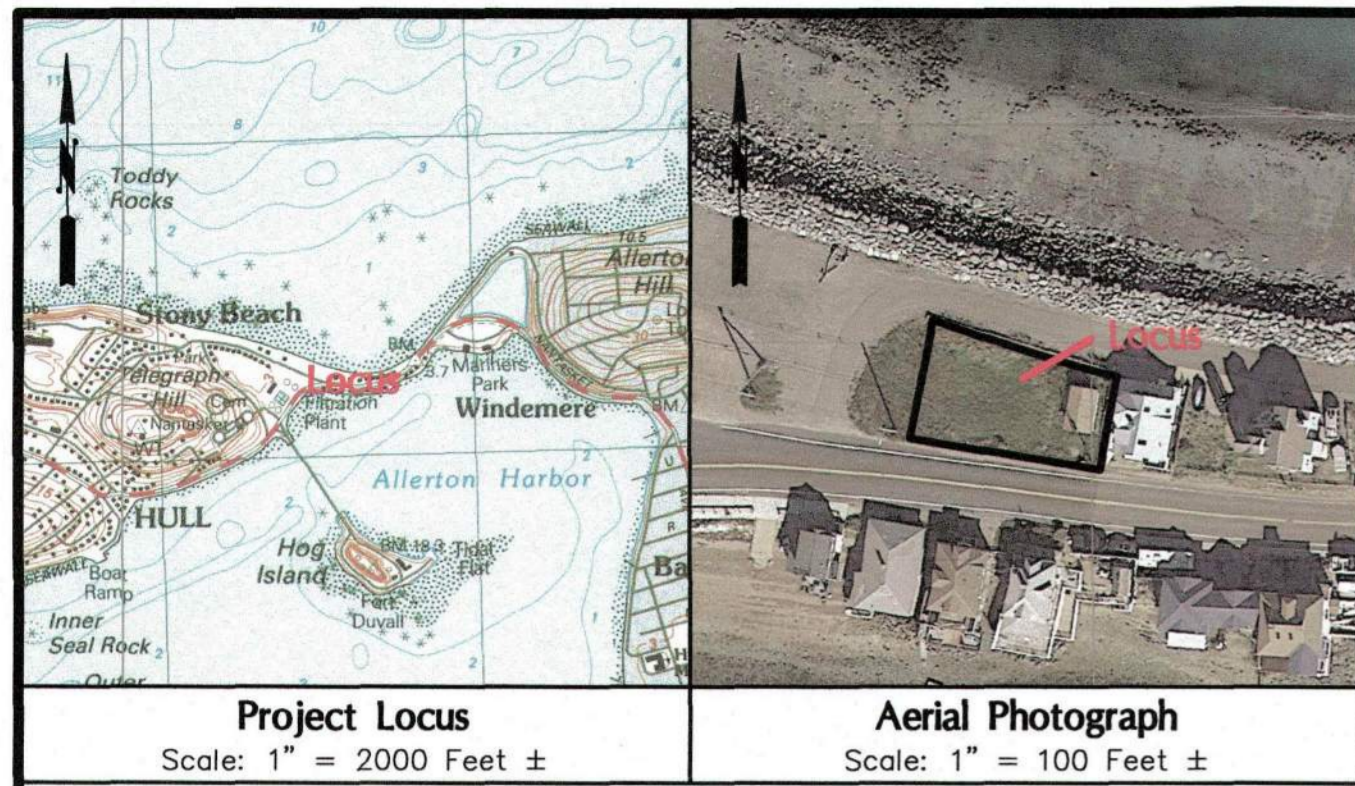
SYMBOLS:

	ACOUSTICAL TILE		MASONRY BLOCK		SMOKE PARTITION		INTERIOR ELEVATION: ELEVATION IDENTIFICATION (UNFOLD ELEV. CLOCKWISE NO NUMBER MEANS ELEVATION NOT SHOWN.) SHEET WHERE ELEV. IS DRAWN
	ALUMINUM		METAL LATH & PLASTER		1 HR FIRE SEPARATION WALL		EXTERIOR ELEVATION: ELEVATION IDENTIFICATION
	BLUESTONE / SLATE / SOAPSTONE / FLAGGING		METAL STUD PARTITION		2 HR FIRE SEPARATION WALL		EXTERIOR ELEVATION: ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
	BRASS / BRONZE		NEW CONC SLAB PATCH		CAULKING		KEYED NOTE
	BRICK (ELEVATION INDICATION)		PLASTIC		COMPRESSIBLE FILLER		DEMO - KEYED NOTE
	CARPET & PAD		PLYWOOD		BACKER ROD		MILLWORK TYPE
	CERAMIC TILE		RIGID INSULATION		SEALANT		DOOR TAG
	CERAMIC TILE (ELEVATION INDICATION)		FINISHED HARDWOOD		PARTITION TYPE		THRESHOLD TAG
	CONCRETE		ROUGH LUMBER		CENTER LINE OF COLUMN GRIDS COLUMN NAME		NEW DOOR
	CONCRETE / GWB (ELEVATION INDICATION)		SHEET METAL (ELEVATION INDICATION)		CENTER LINE OF EXISTING COLUMN		EXISTING DOOR
	CORK TACKBOARD (SECTION)		SHINGLE / SIDING (ELEVATION INDICATION)		DETAIL: DETAIL IDENTIFICATION CUT ON ONE SHEET, SHOWN ON ANOTHER		
	EARTH / COMPACT FILL		STEEL / OTHER METALS		WALL SECTION: SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN		
	FACE BRICK		NEW CARPET TILES		BUILDING SECTION: SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN		
	GLASS (ELEVATION INDICATION)		NEW ROLLED CARPET		ROOM IDENTIFICATION: ROOM NAME ROOM NO.		
	GLAZED BRICK		WOOD STUD PARTITION				
	GYPSUM BOARD GYPSUM LATH, & MASONITE		VERTICAL ELEVATION: FLOOR/LEVEL IDENTIFICATION ELEVATION IDENTIFICATION				
	INSULATION (BATT / LOOSE FILL)		PROPERTY LINES, MATCH LINES (USE WITH: PART-'X')				

ARCHITECT
 42° North Architecture LLC
 124 Atlantic Avenue
 Hull MA 02045
 617.943.2520

SURVEY/CIVIL
 Nantasket Survey Engineering LLC
 47 Edgewater Street
 Hull MA 02045
 781.773.1701

STRUCTURAL ENGINEER
 Rivermoor Engineering
 146 Front Street - Suite 211
 Scituate MA 02066
 781.5452848



LEGEND

- RB/CAP REBAR W/ CAP
- N/F NOW OR FORMERLY
- GAS LINE
- OVERHEAD WIRES
- CONTOUR
- SPOT GRADE
- UTILITY POLE
- WATER GATE
- RETAINING WALL
- GAS GATE
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION

GENERAL NOTES

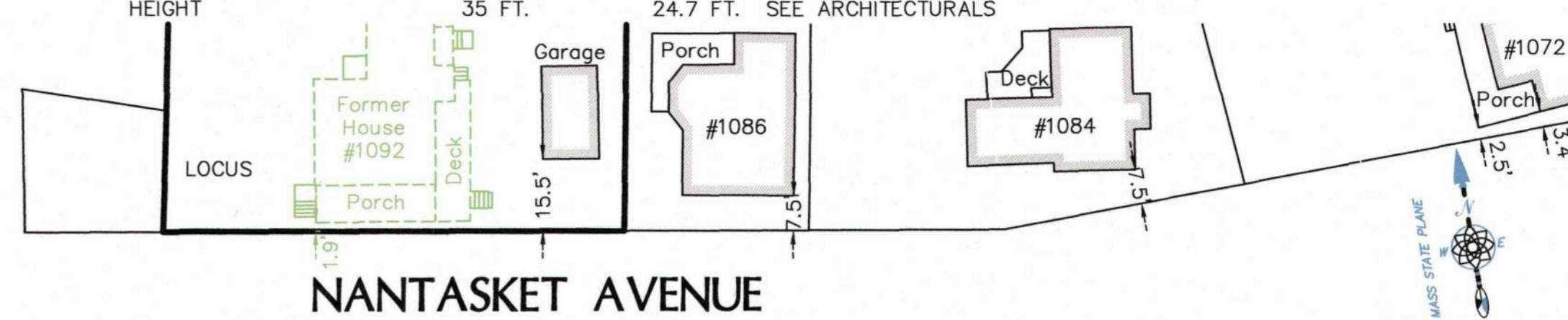
1. Record Property Owner: Daniel R. & Colleen H. Quaille Trustees of The Cyrtonyx Realty Trust
2. Property Location: 1092 Nantasket Avenue, Hull MA
3. Hull Assessors Parcel ID 08-002, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 57829, Page 142.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zones AE (Elev.=13') & VE (Elev.=12'). Panel 17 of 650: 250269 0017 J January 24, 2018.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade of the former house is 11.3'.
9. All buildings locations are to the outside edge of the exterior walls.

ZONING AND LOT STATISTICS

	ZONING BYLAW	EXISTING	PROPOSED
SITE IS ZONED SINGLE FAMILY A	6,500 SQ.FT.	5,495 SQ.FT.	5,495 SQ.FT.
MIN LOT AREA:	75 FT.	100.00 FT.	100.00 FT.
MIN FRONTAGE:	25 FT.	1.9 FT.	3.0 FT.
FRONT SETBACK:	10 FT.	5.6 FT. (GAR.)	5.6 FT. (GAR.)
RIGHT SIDE SETBACK:	10 FT.	31.8 FT.	10.9 FT.
LEFT SIDE SETBACK:	20 FT.	8.7 FT.	9.4 FT.
REAR SETBACK:	N/A	1,265 SQ.FT.	2,150 SQ.FT.
FOOTPRINT	30%	24.7 FT.	SEE ARCHITECTURALS
MAX. % LOT COVERAGE:	35 FT.		
HEIGHT			

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON MARCH 21, 2014 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY 42° NORTH ARCHITECTURE, LLC.



Project Address
1092 Nantasket Avenue
Hull Massachusetts

Drawing Title
EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For
 Daniel Quaille
 124 Atlantic Avenue
 Hull, MA 02045

David G. Ray #35412

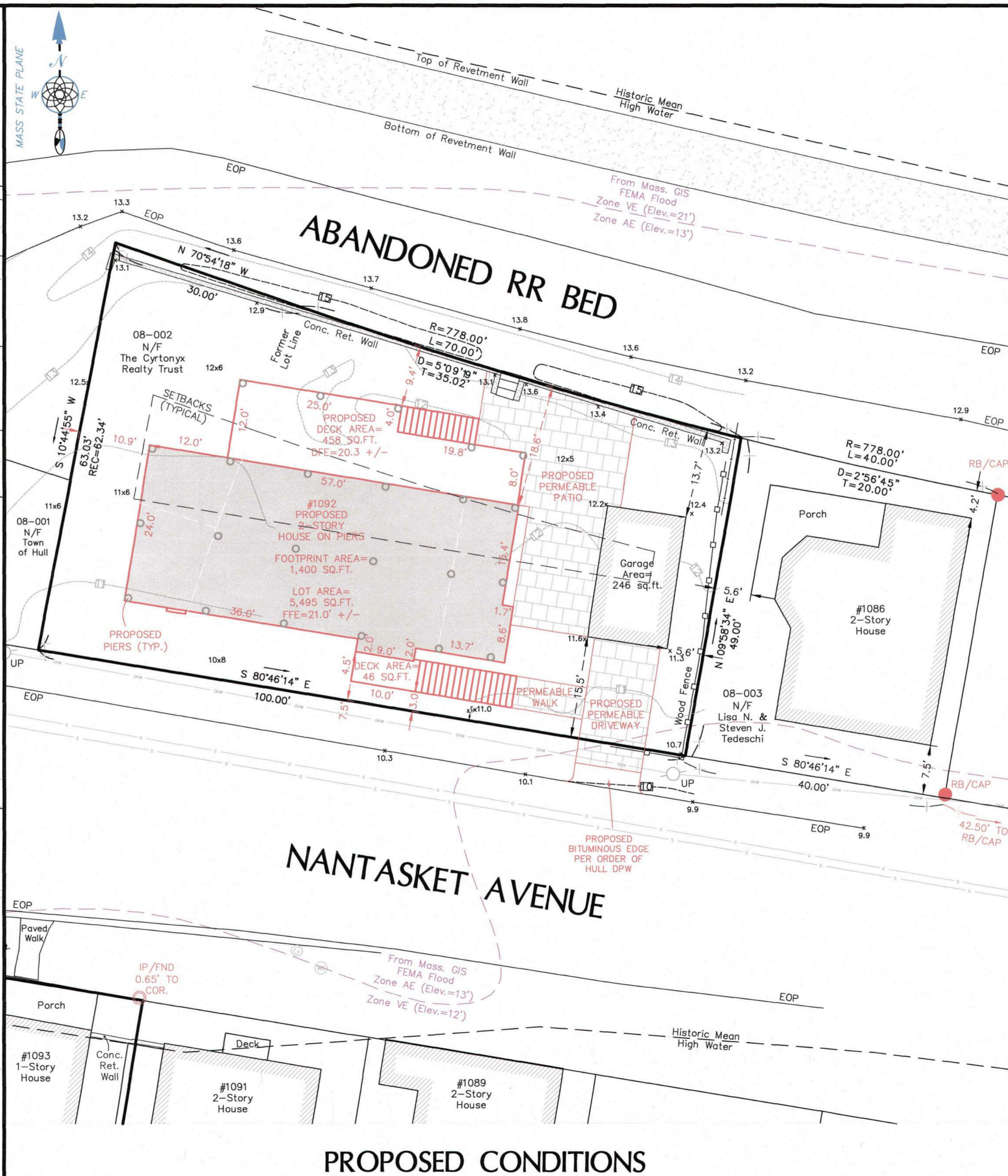
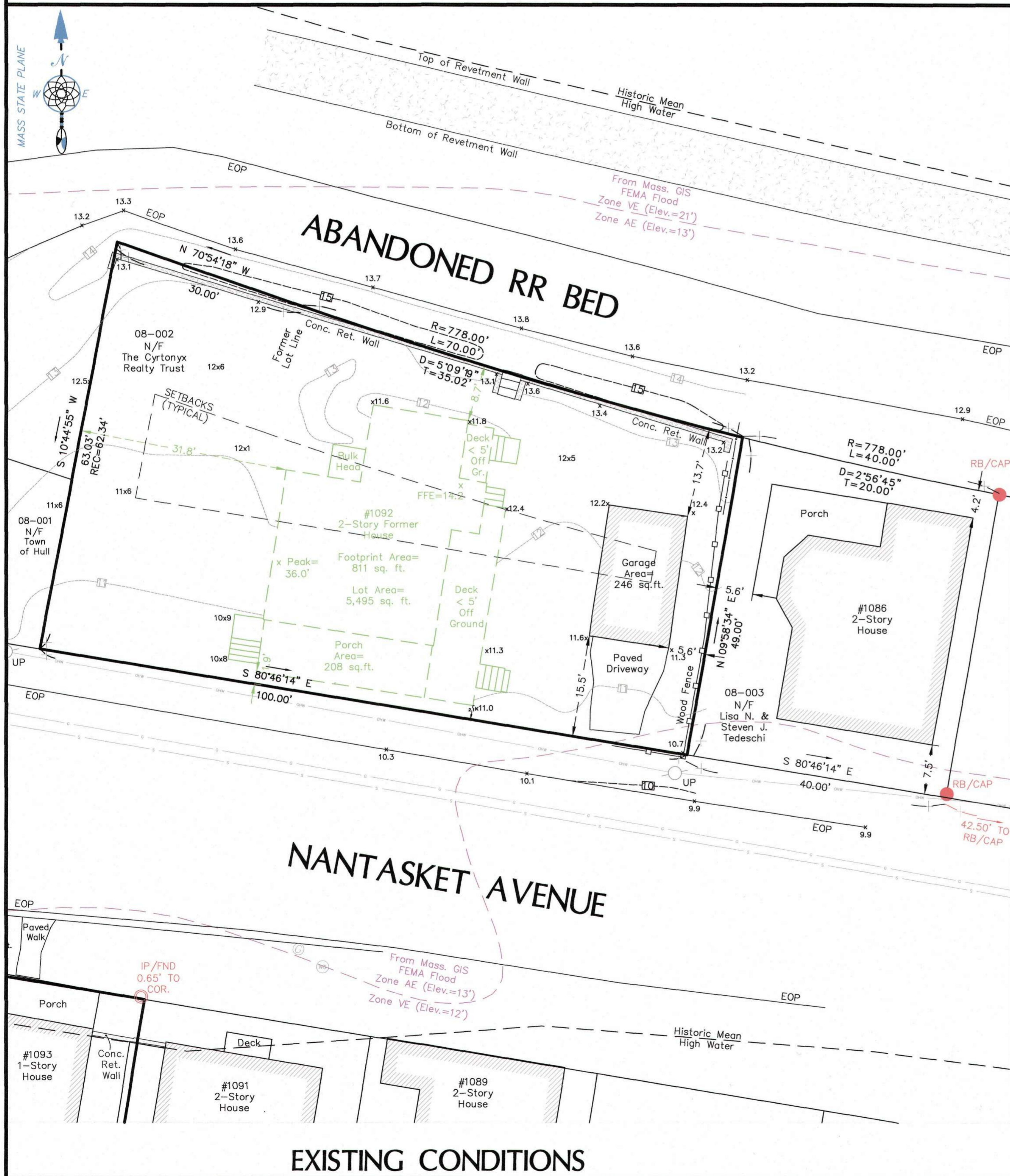
Nantasket Survey Engineering, LLC

46 Edgewater Road, Hull, MA 02045
 (781) 773-1701 (781) 773-1702 (fax)
 www.nantasketsurvey.com

Scale: 1"=10'
 0 5 10 20 25 FEET

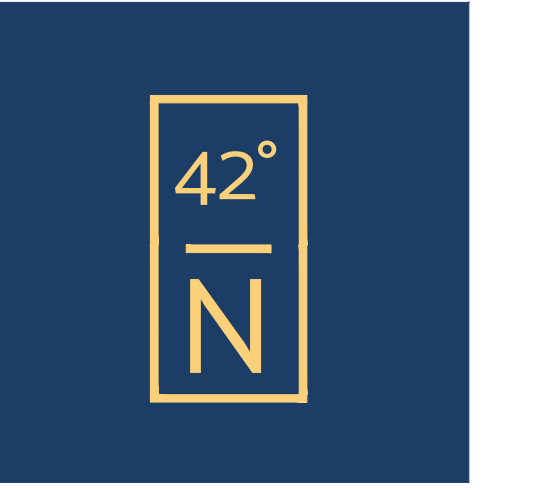
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Date	12-18-2023
Proj. Mgr.	DGR
Design	N/A
Check	DGR
Drawn	AMS/DGR
Job #	1-2993

Drawing	1
of 1	



EXISTING CONDITIONS

PROPOSED CONDITIONS



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Revisions

Revisions

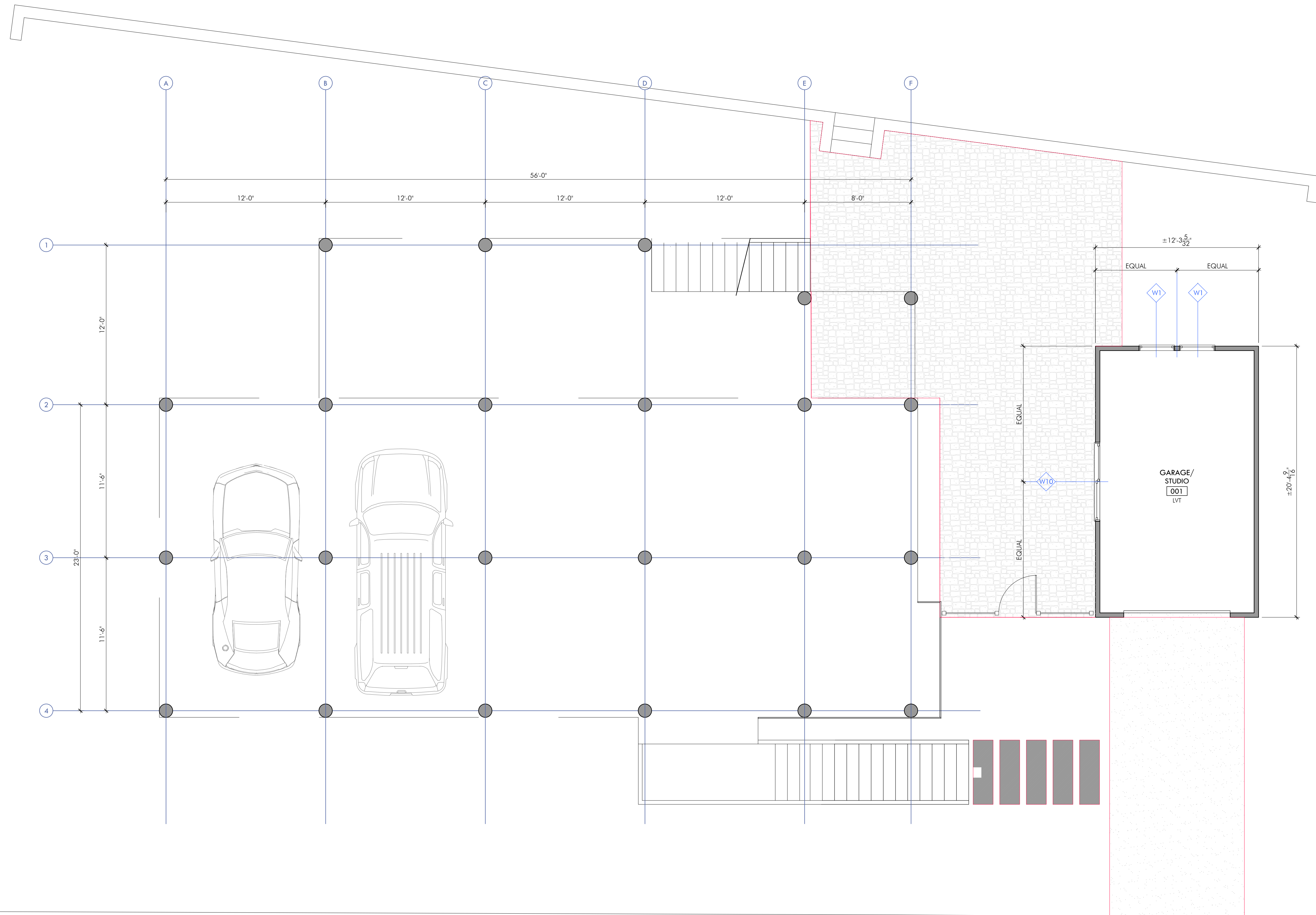
STERLING COTTAGE
1092 Nantasket Avenue
Hull MA 02045

PIER PLAN

Project Number
2023.3
Drawing Scale
1/4"=1'-0"
Drawn By
DRQ
Checked By

Date Issued
3/18/2024

A1





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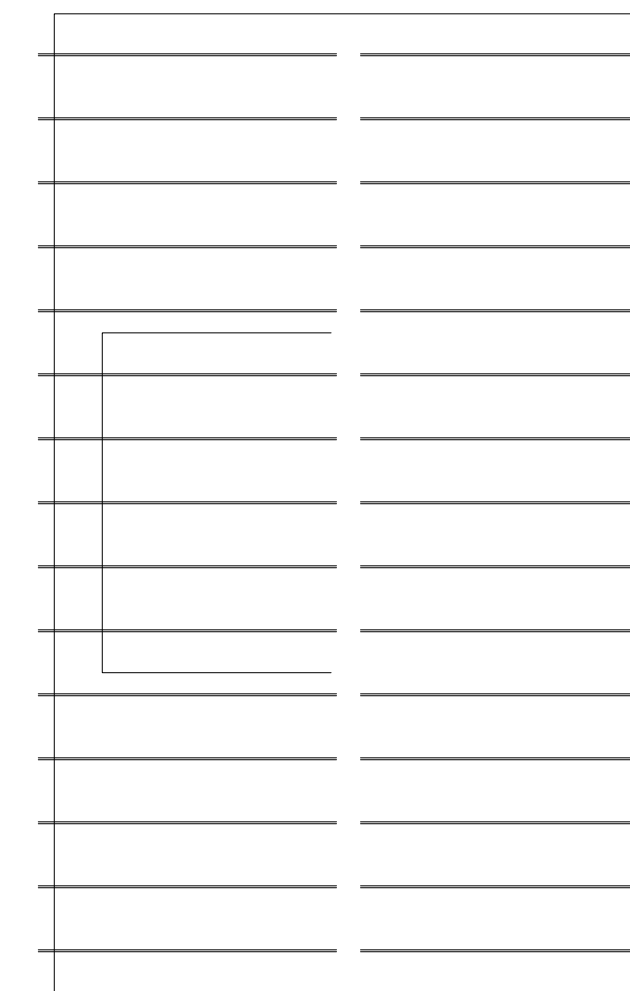
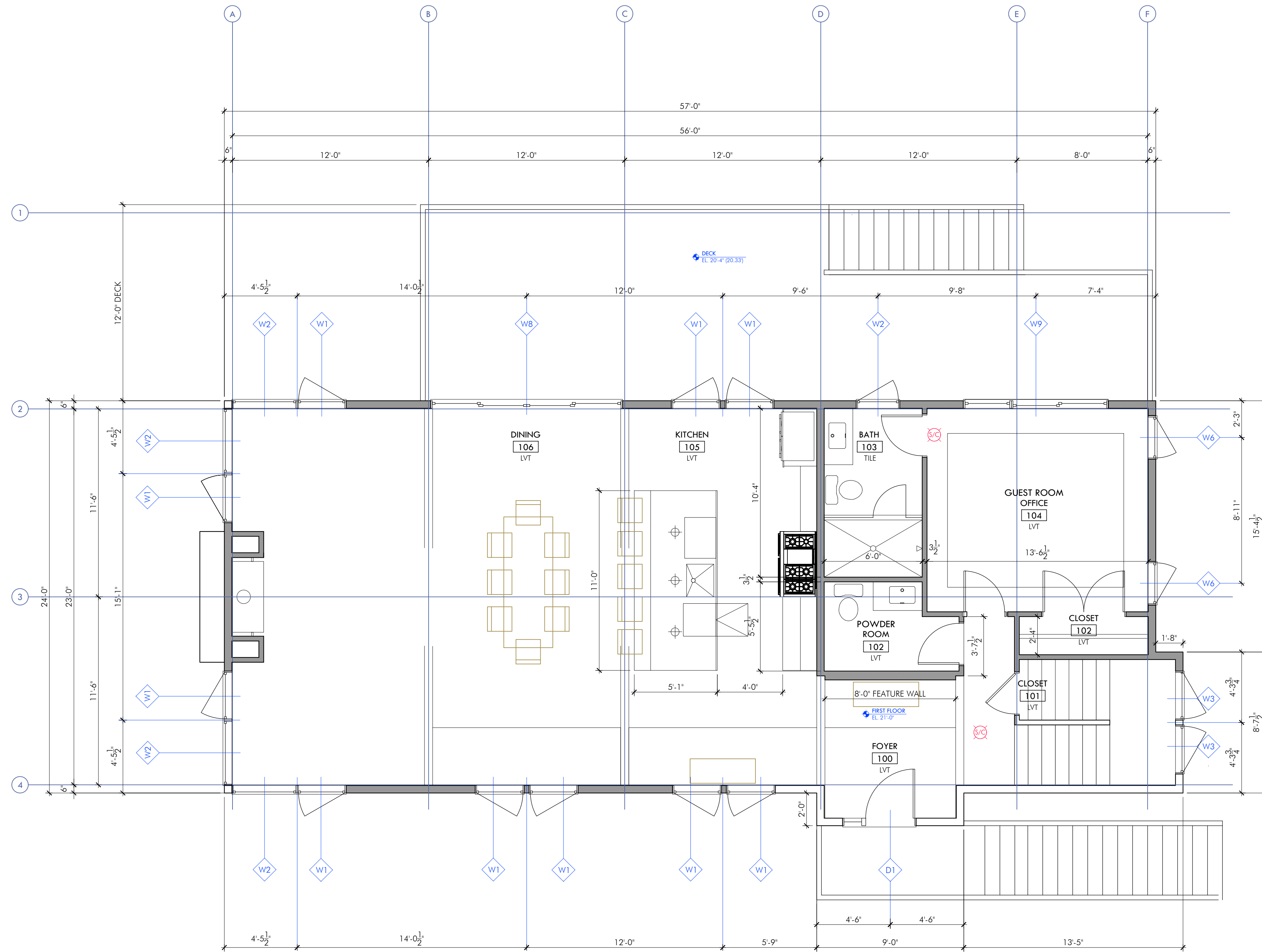
STERLING COTTAGE
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Hull MA 02045

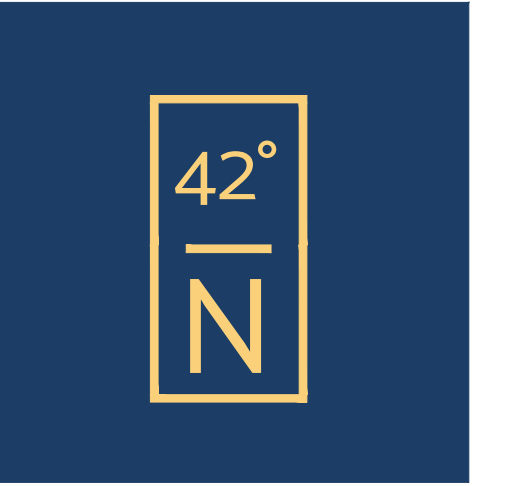
FIRST FLOOR PLAN

Project Number
2023.3
Drawing Scale
1/4"=1'-0"
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Date Issued
3/18/2024

A2





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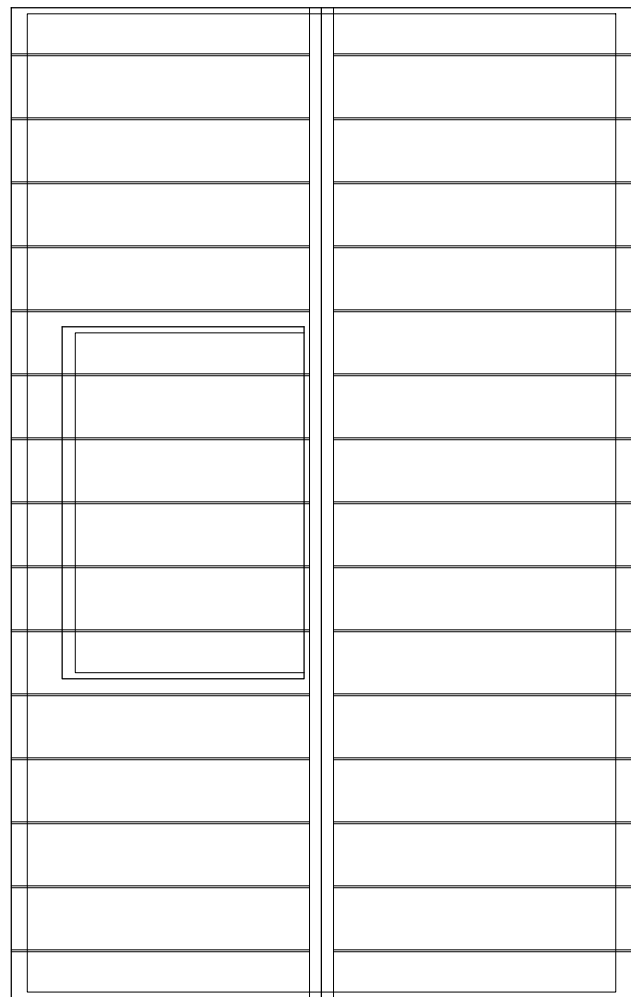
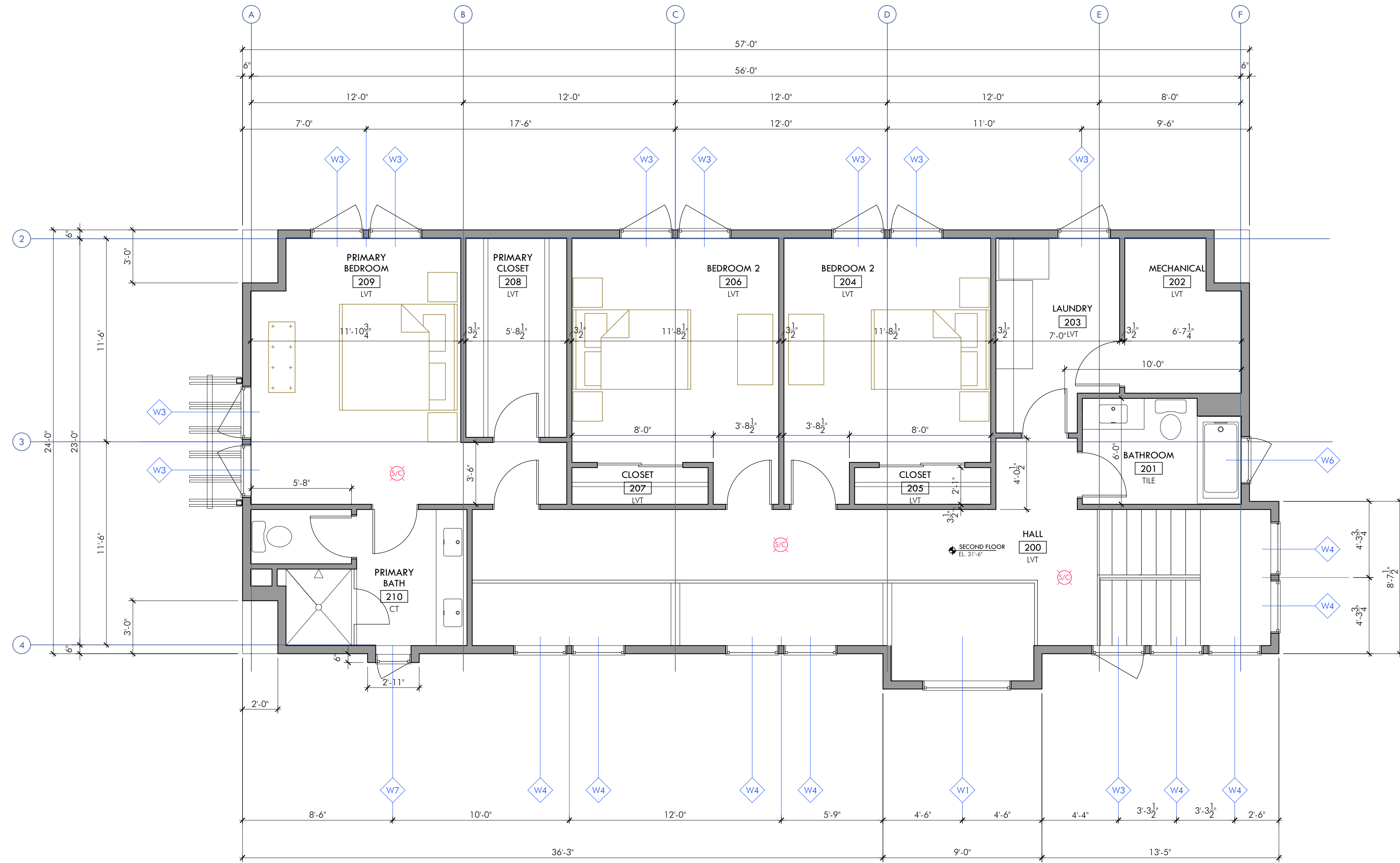
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NO.	DESCRIPTION

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Hull MA 02045



SECOND FLOOR PLAN

Project Number
Drawing Scale
1/4"=1'-0"
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3/18/2024

A3



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Revisions

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ROOF PLAN

Project Number
2023.3

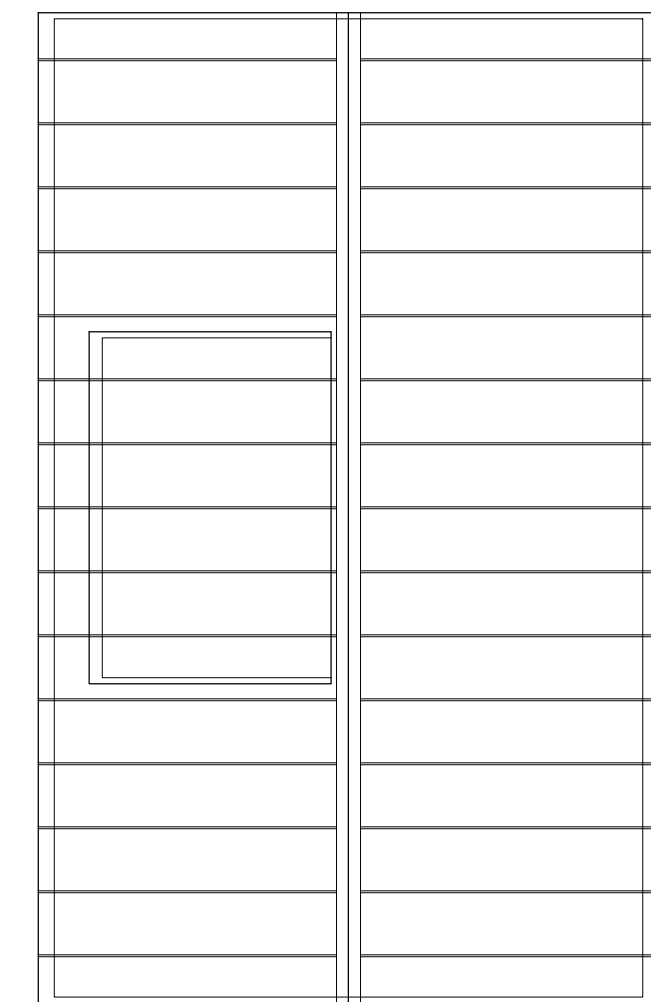
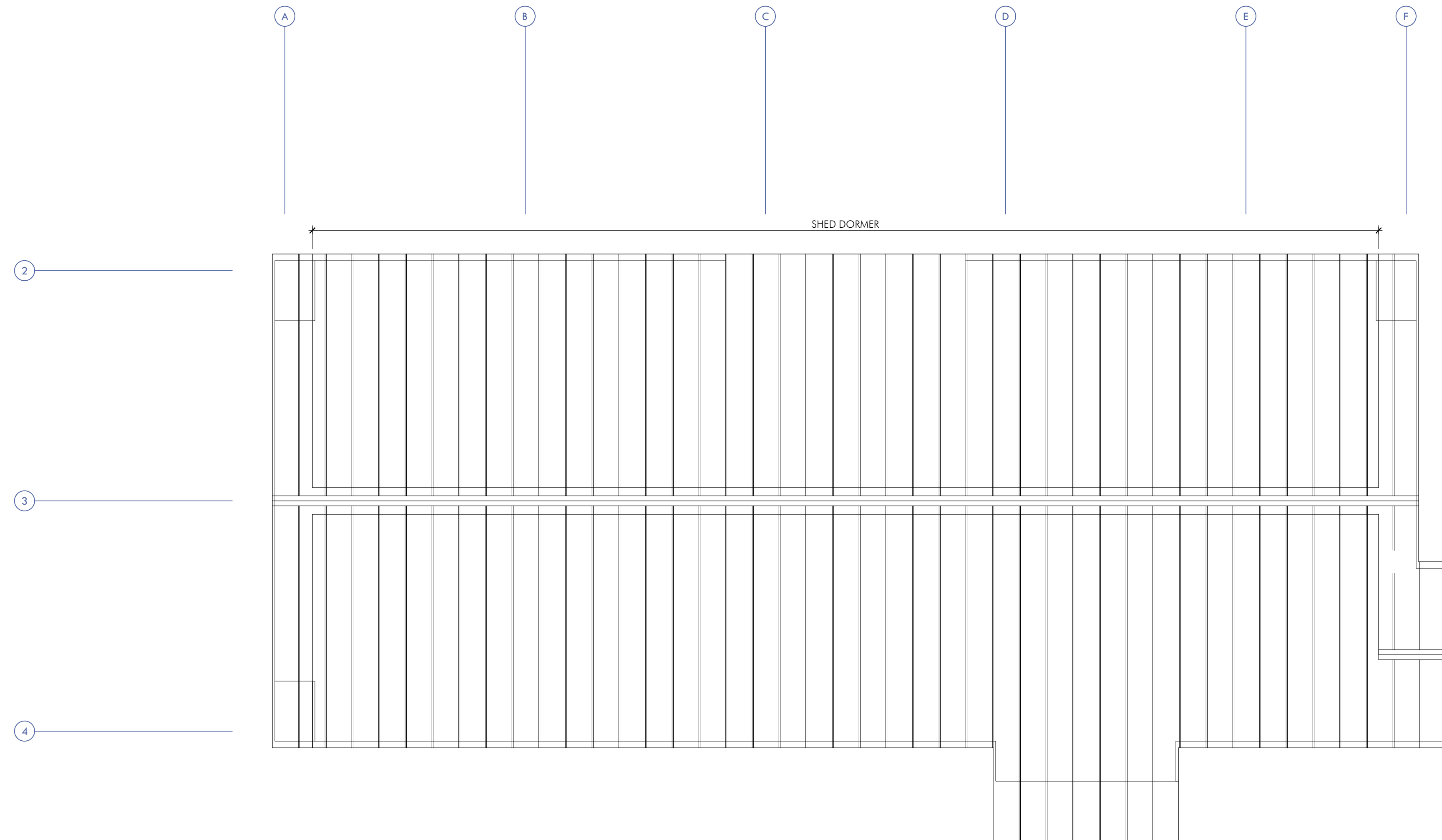
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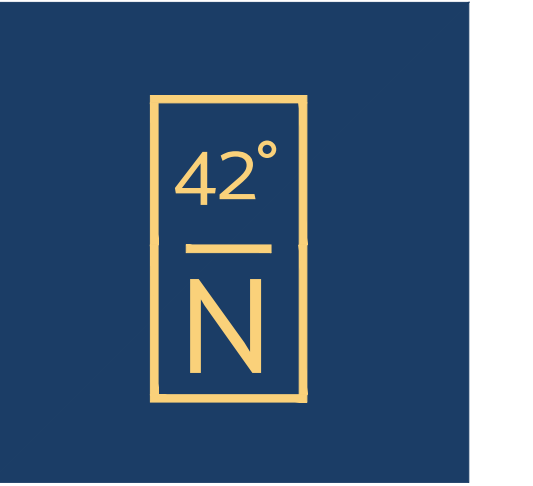
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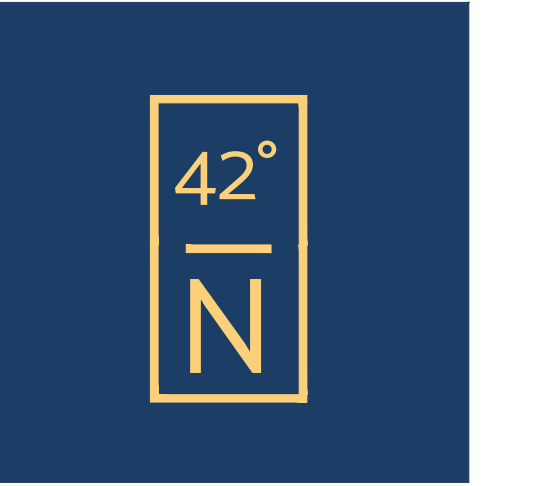
1 NORTH ELEVATION
A5 SCALE: 1/4"=1'-0"

EXTEIOR ELEVATIONS

Project Number
2023.3
Drawing Scale
1/4"=1'-0"
Drawn By
DRQ
Checked By

Date Issued
3/18/2024

A5



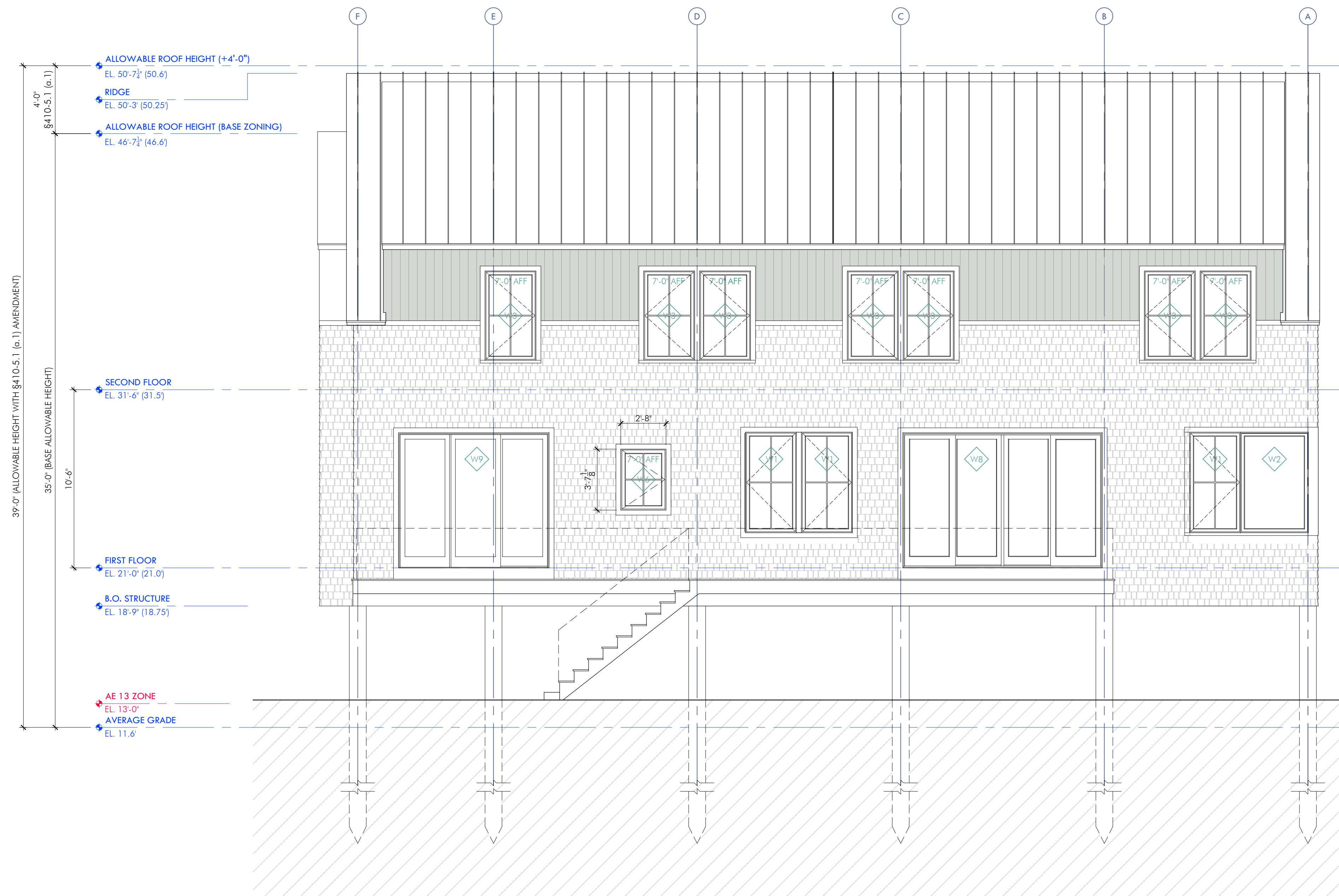
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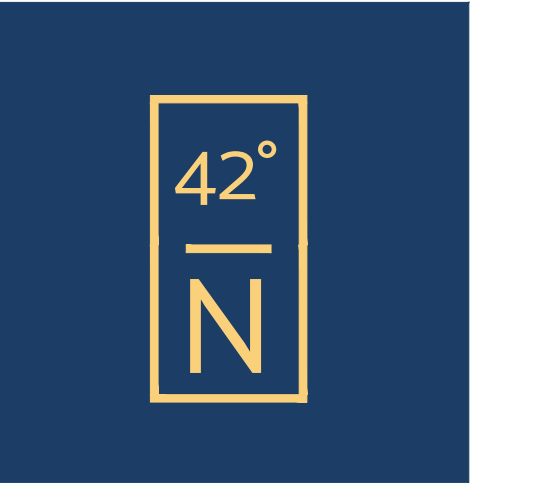


1 SOUTH ELEVATION
A6 SCALE: 1/4"=1'-0"

EXTEIOR ELEVATIONS

Project Number
2023.3
Drawing Scale
1/4"=1'-0"
Drawn By
DRQ
Checked By
Date Issued
3/18/2024

A6



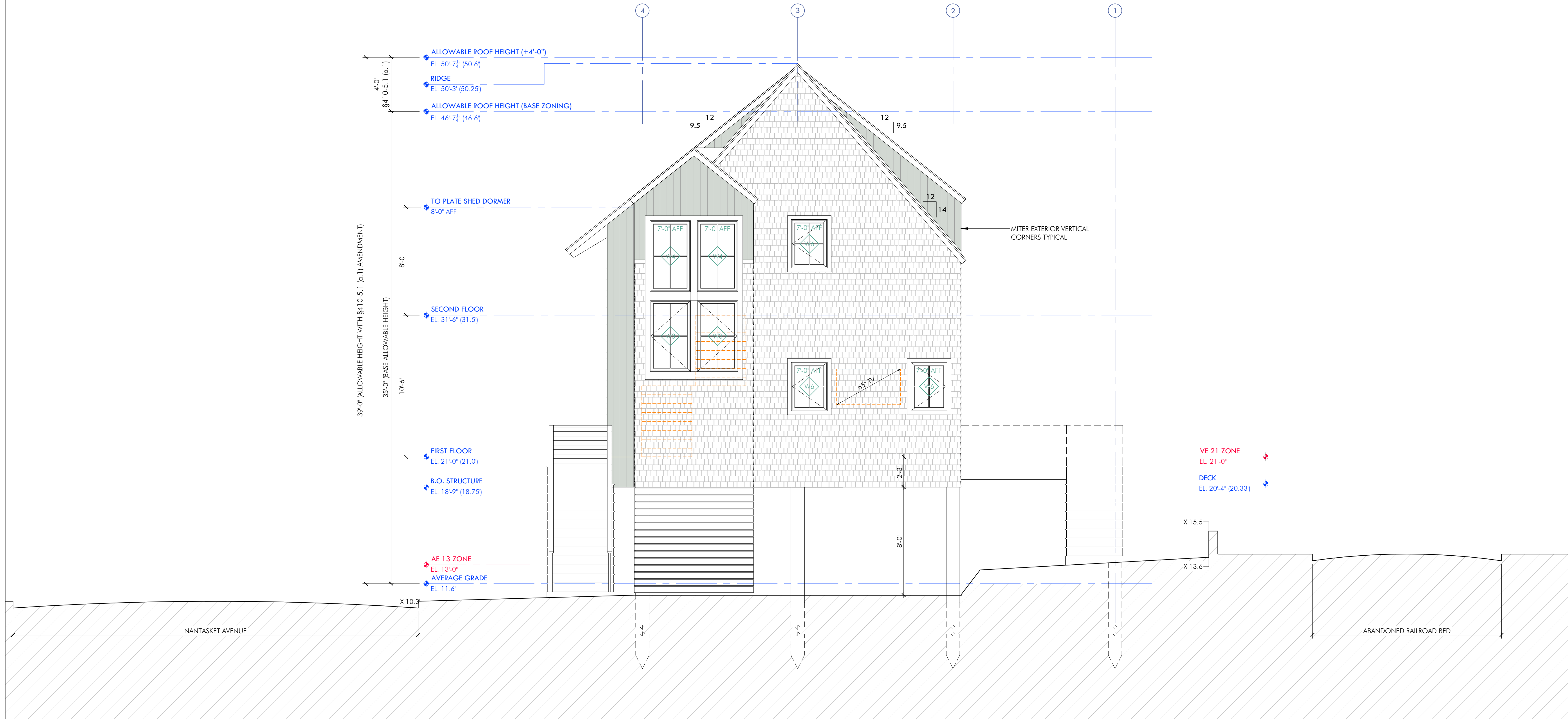
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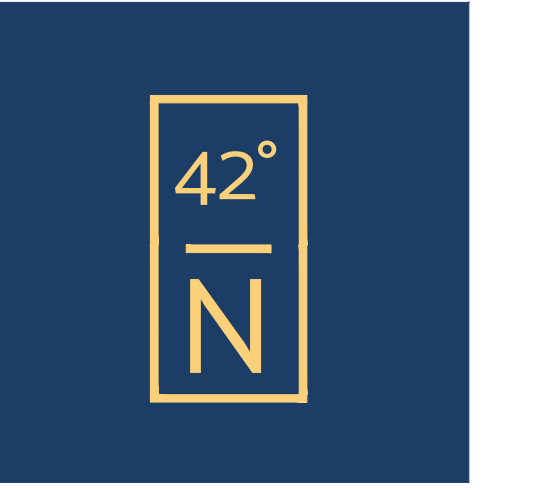


1 EAST ELEVATION
A7 SCALE: 1/4"=1'-0"

EXTEIOR ELEVATIONS

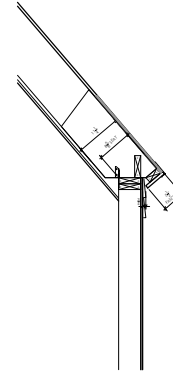
Project Number
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Drawing Scale
1/4"=1'-0"
Drawn By
DRQ
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Date Issued
3/18/2024

A7



ARCHITECTURE

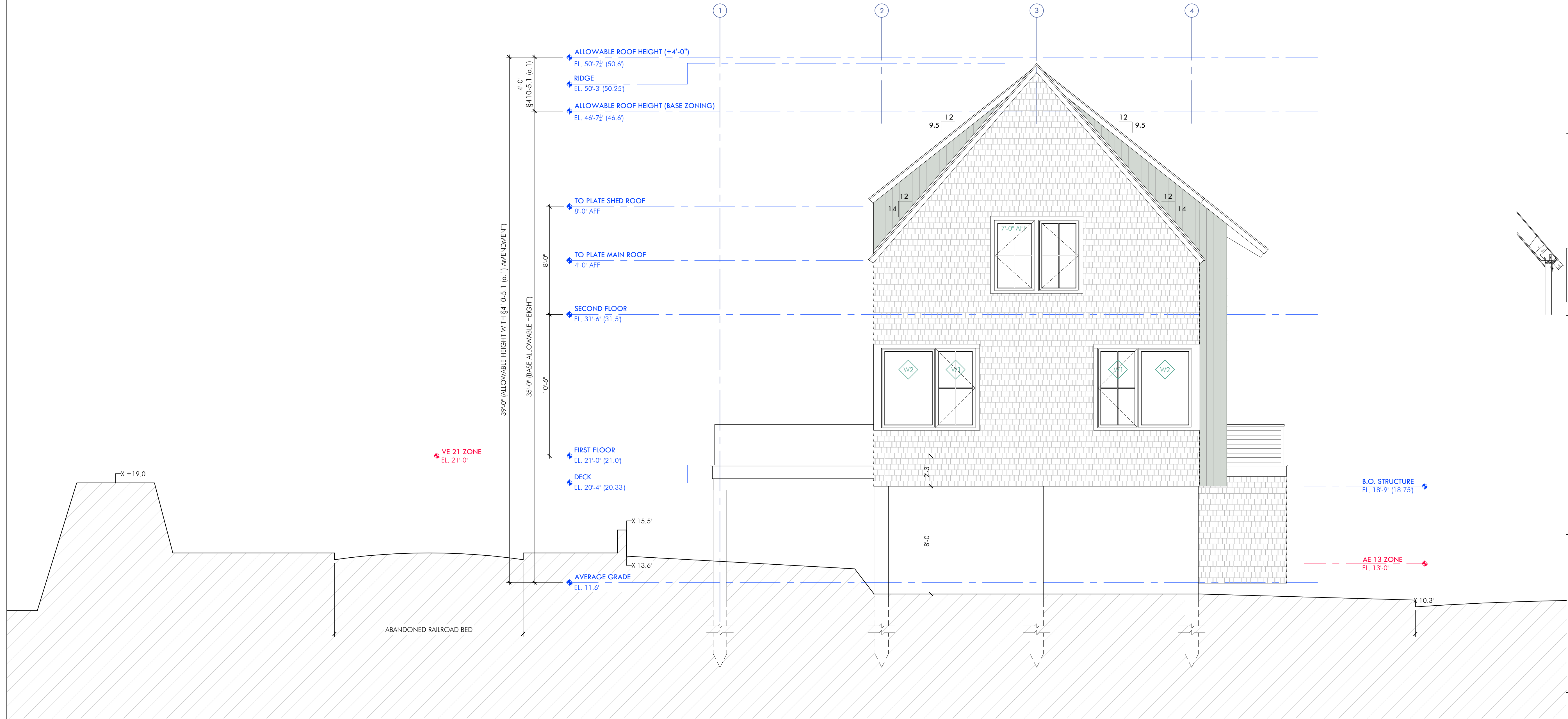
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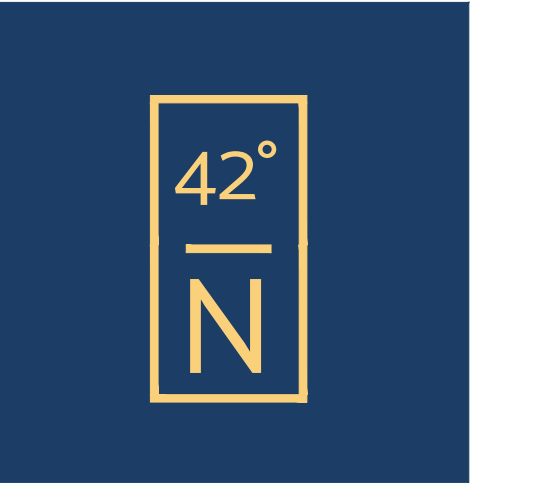


1 WEST ELEVATION
A8 SCALE: 1/4"=1'-0"

EXTEIOR ELEVATIONS

Project Number
2023.3
Drawing Scale
1/4"=1'-0"
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A8



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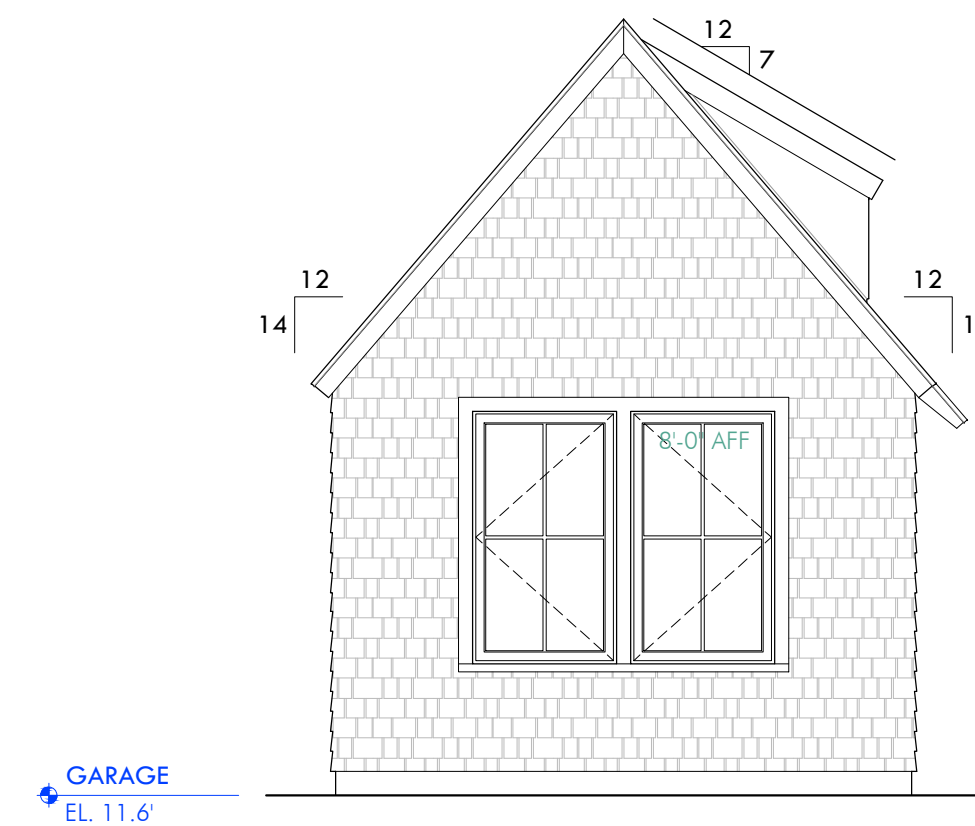
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1092 Nantasket Avenue
Hull MA 02045

EXTEIOR ELEVATIONS
GARAGE

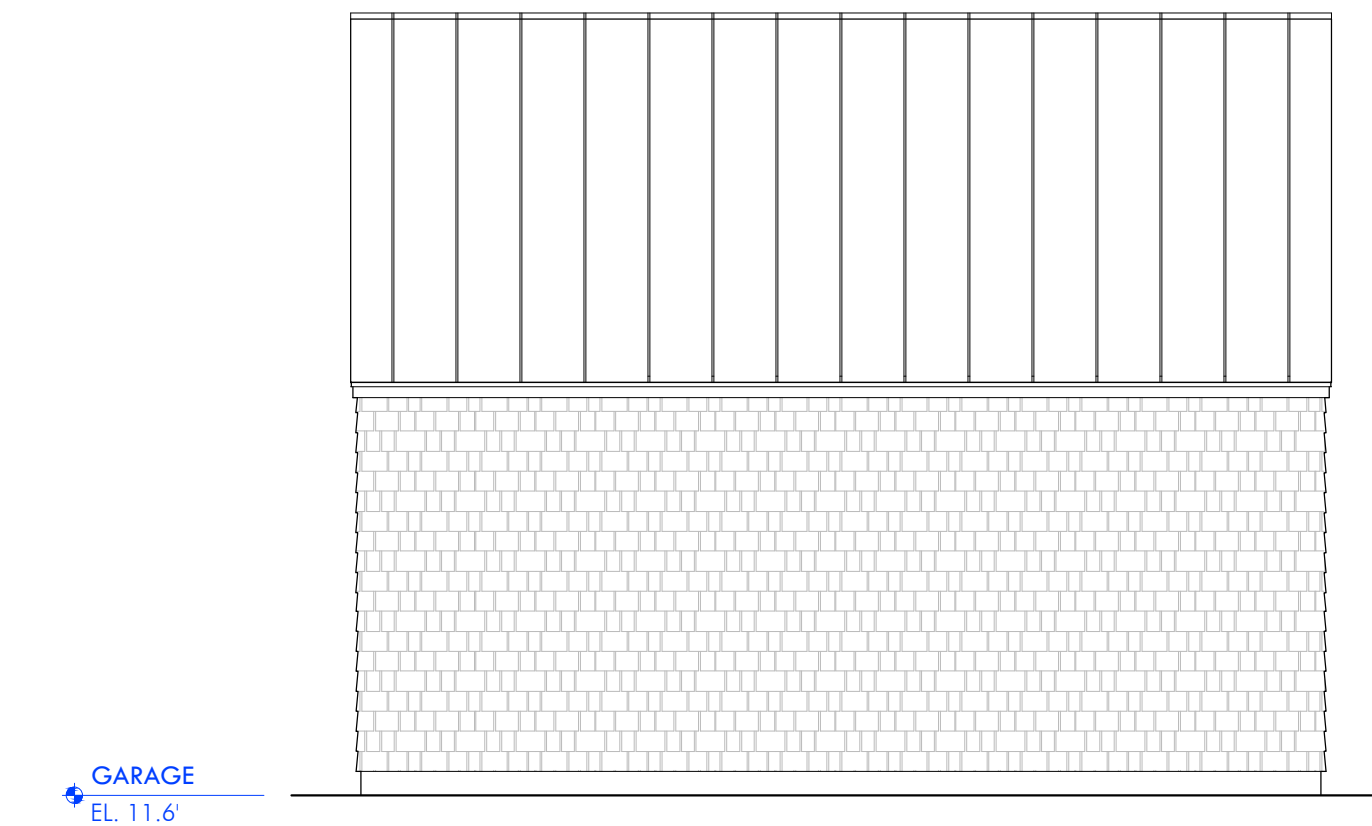
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DRQ
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Date Issued
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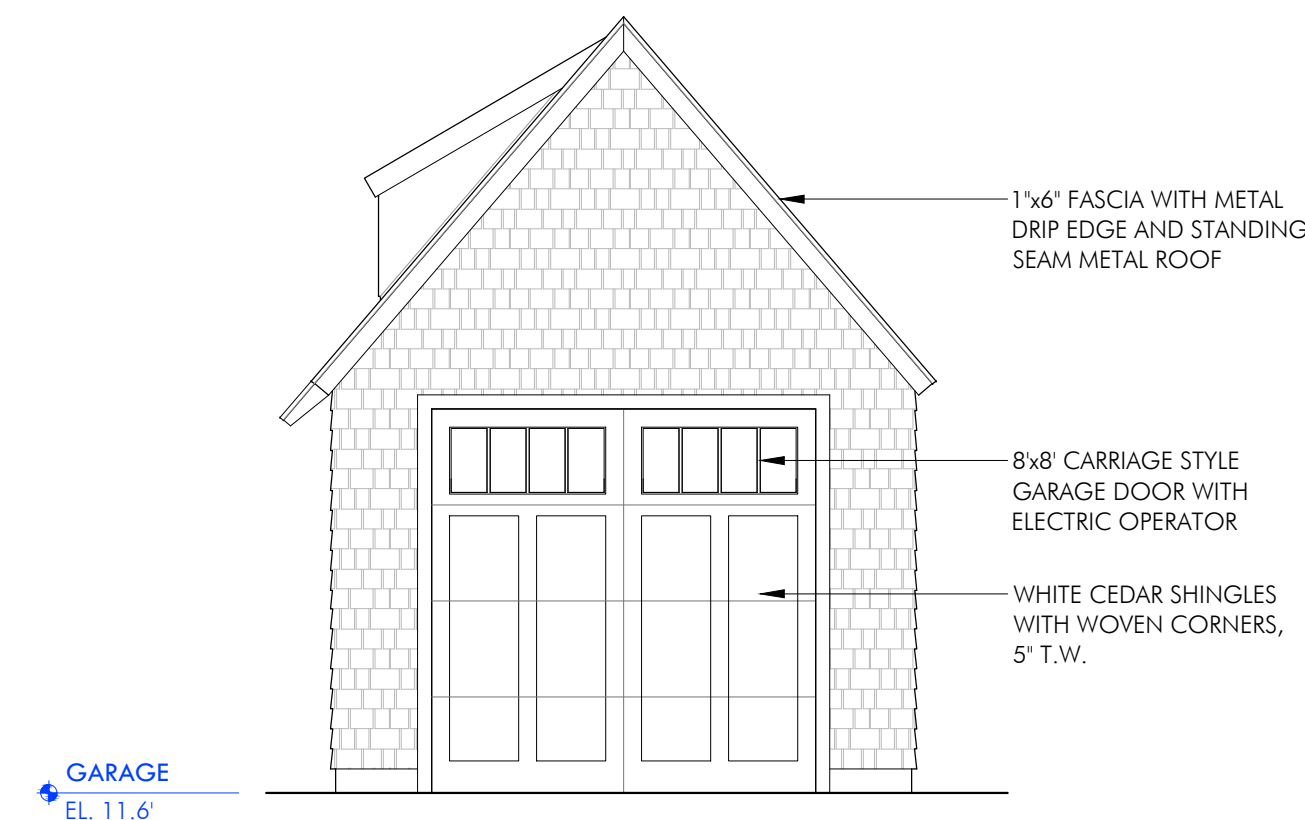
A9



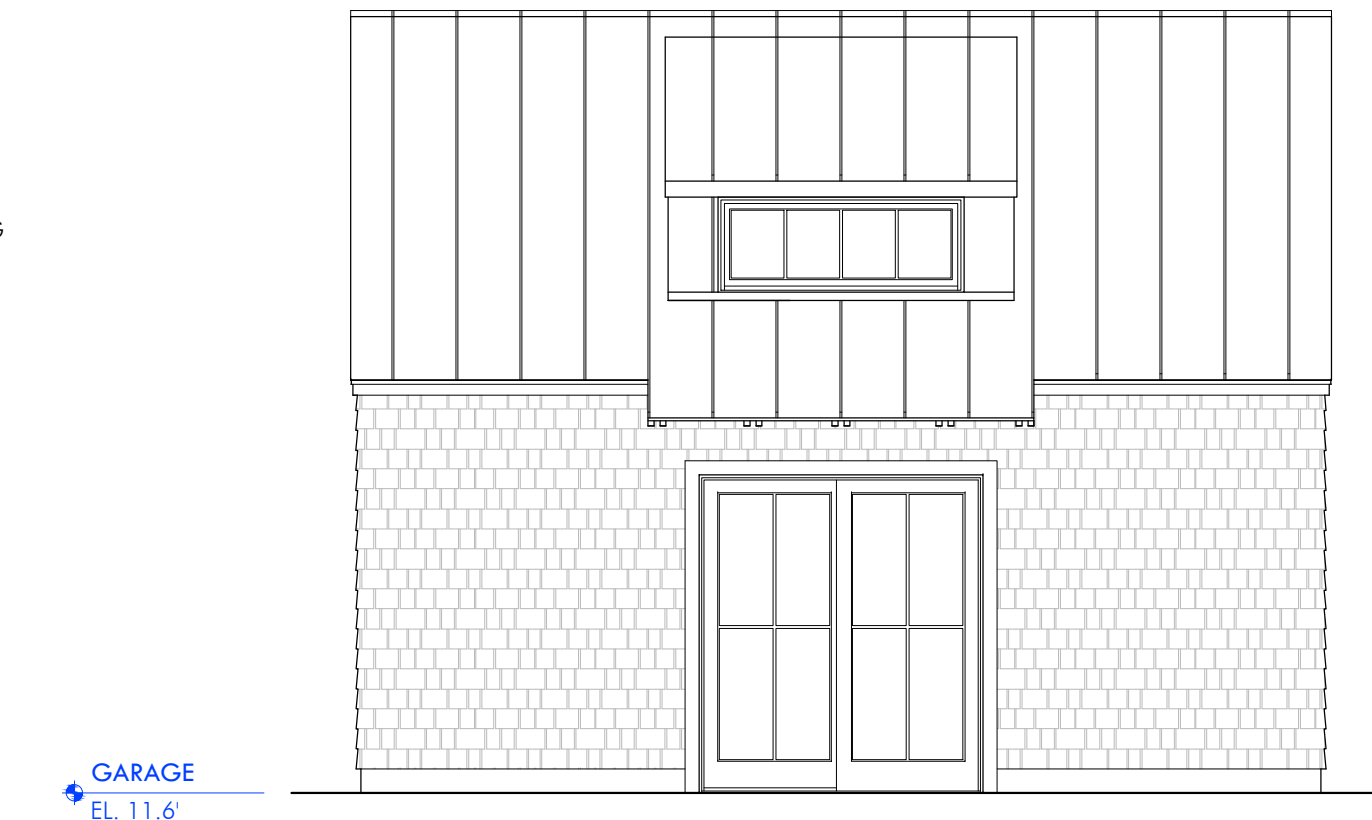
1 NORTH ELEVATION
A9 SCALE: 1/4"=1'-0"



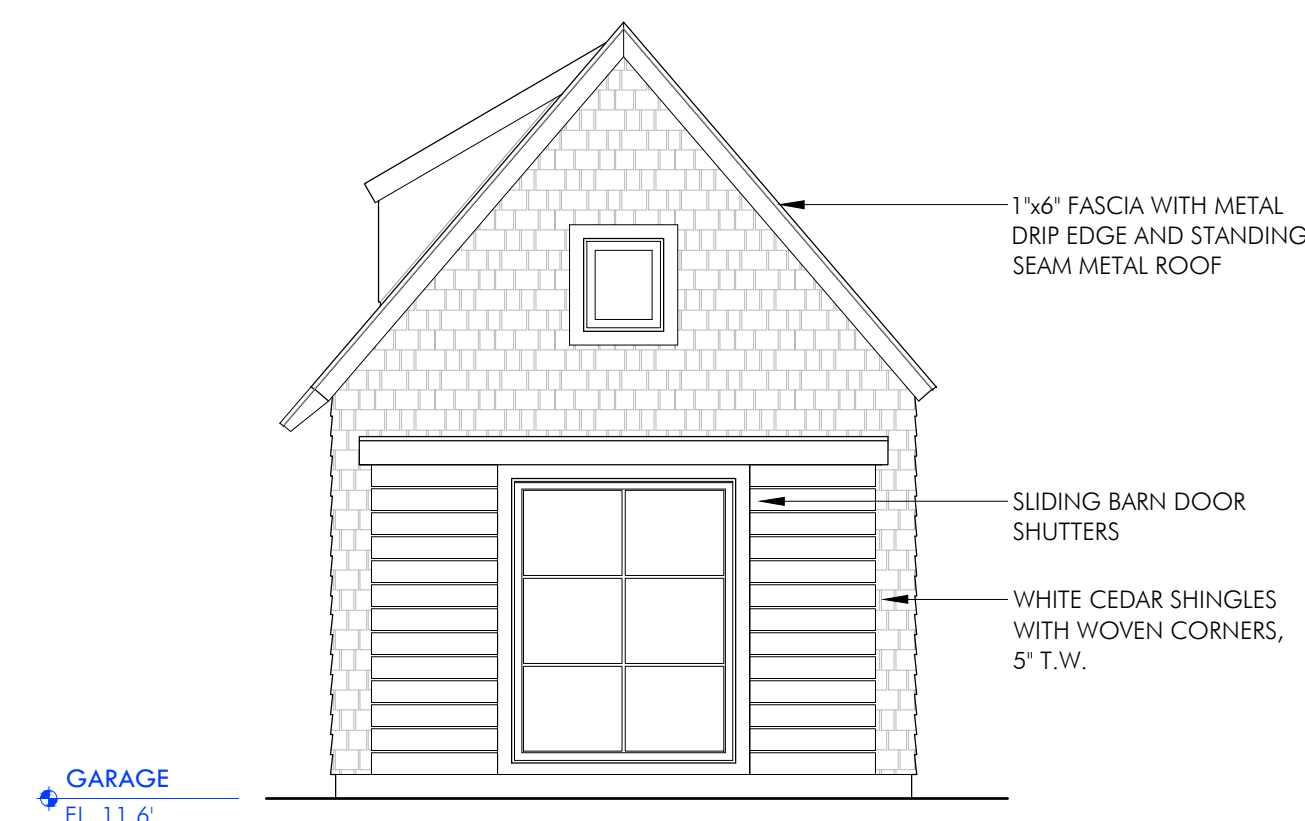
2 EAST ELEVATION
A9 SCALE: 1/4"=1'-0"



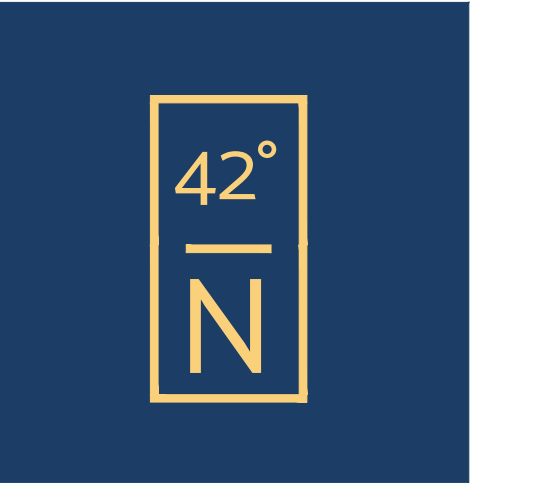
3 SOUTH ELEVATION
A9 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A9 SCALE: 1/4"=1'-0"



5 SOUTH ELEVATION - ALTERNATE
A9 SCALE: 1/4"=1'-0"



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BUILDING SECTIONS

Project Number

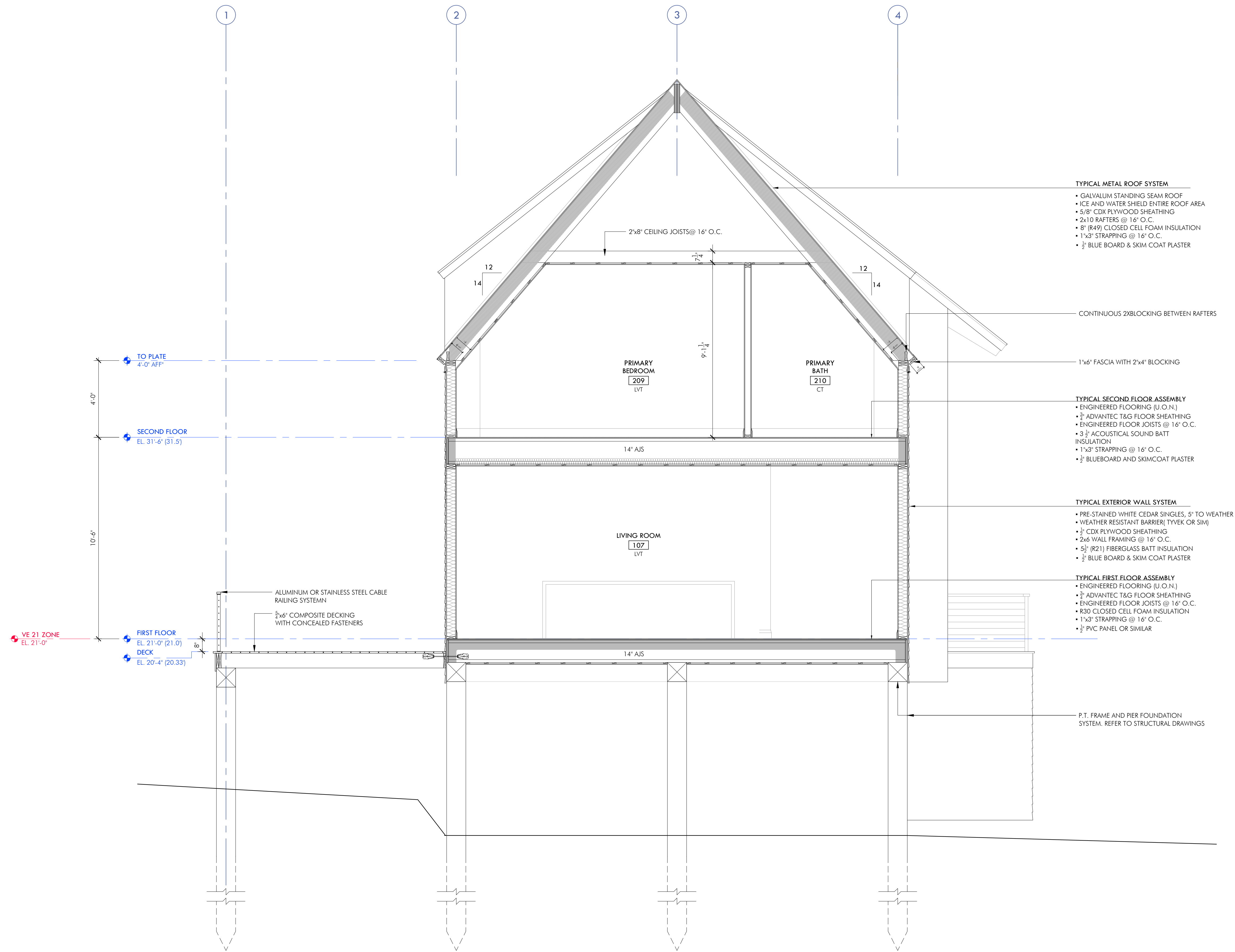
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Drawn By
DRQ

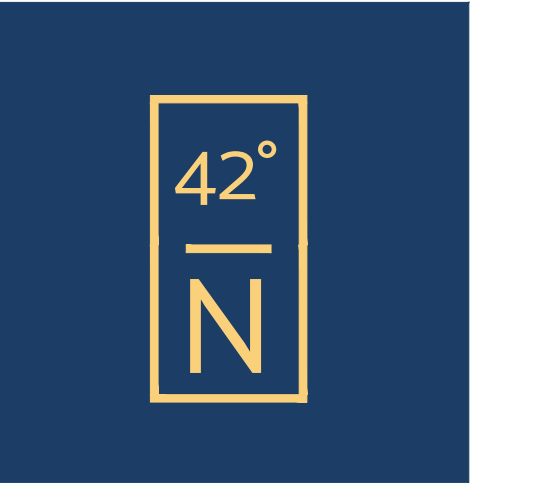
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A10



1 BUILDING SECTION A
A10 SCALE: 1/4"=1'-0"



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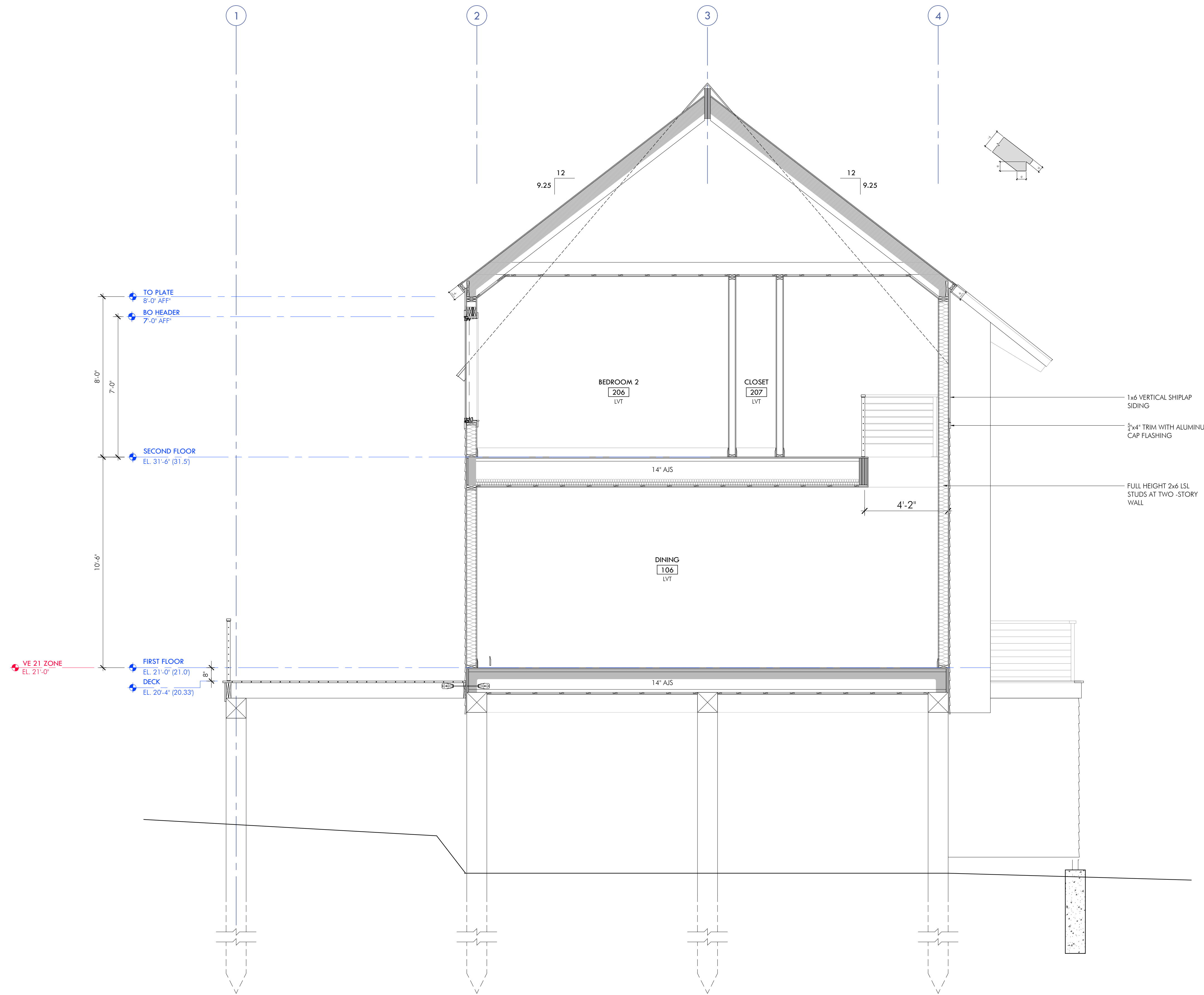
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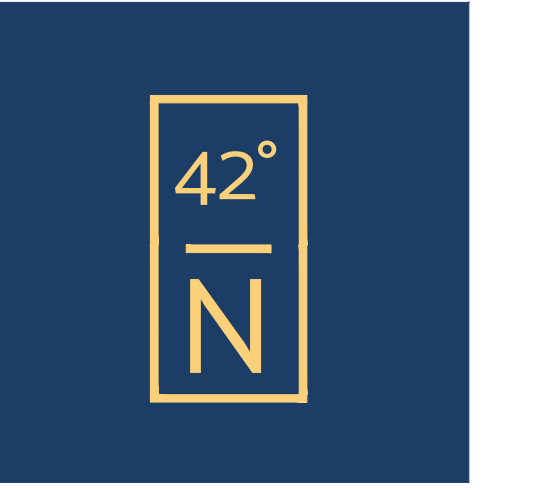
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3/18/2024

A11



1 BUILDING SECTION B
A11 SCALE: 3/8"=1'-0"



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BUILDING SECTIONS

Project Number

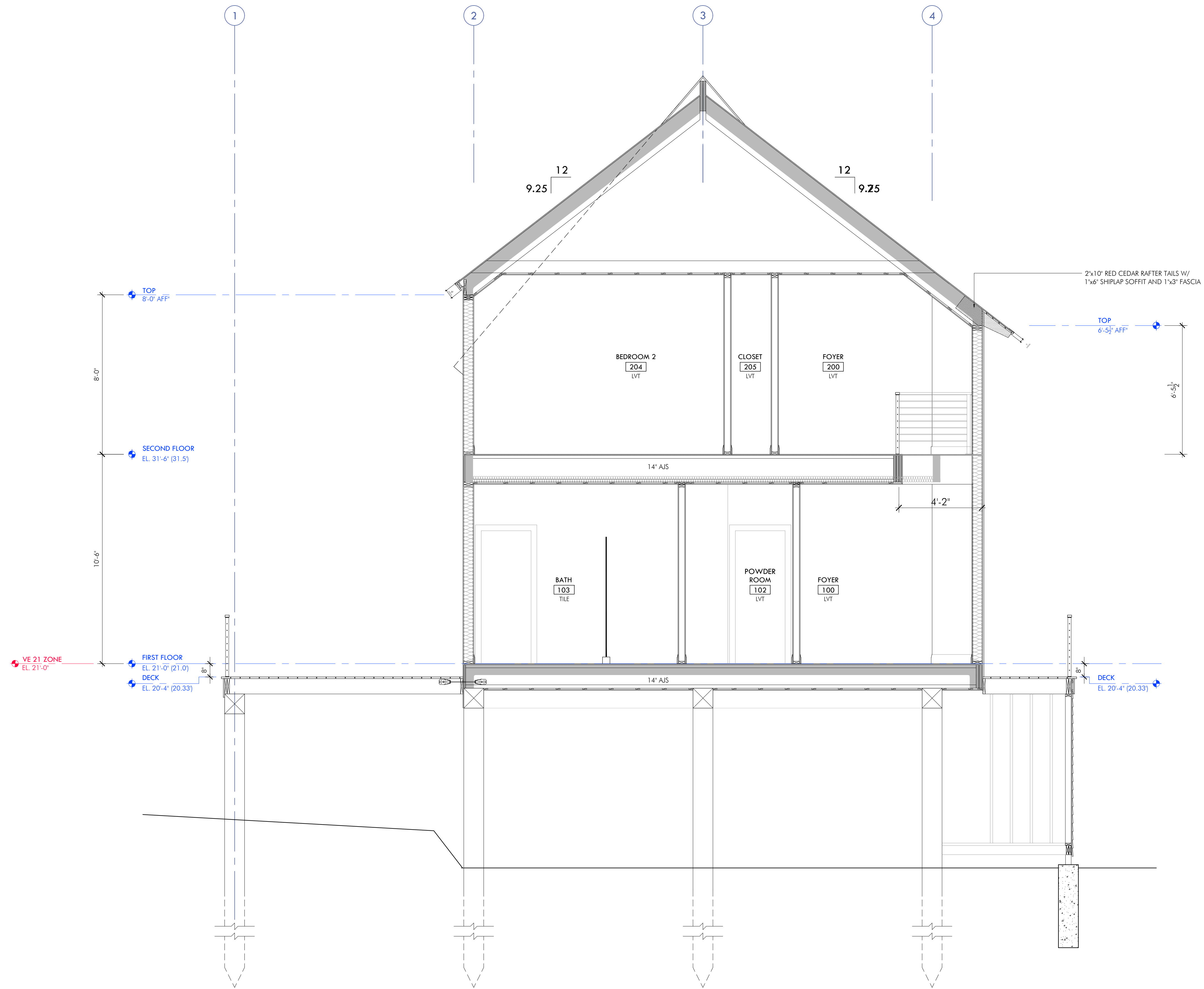
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Drawn By
DRQ

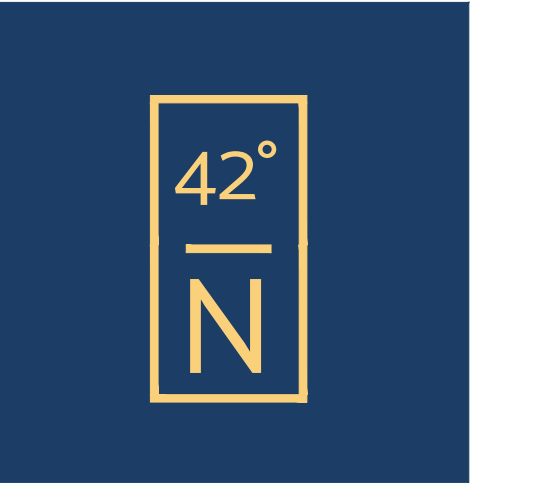
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A12



1 BUILDING SECTION C
A12 SCALE: 3/8"=1'-0"



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BUILDING SECTIONS

Project Number

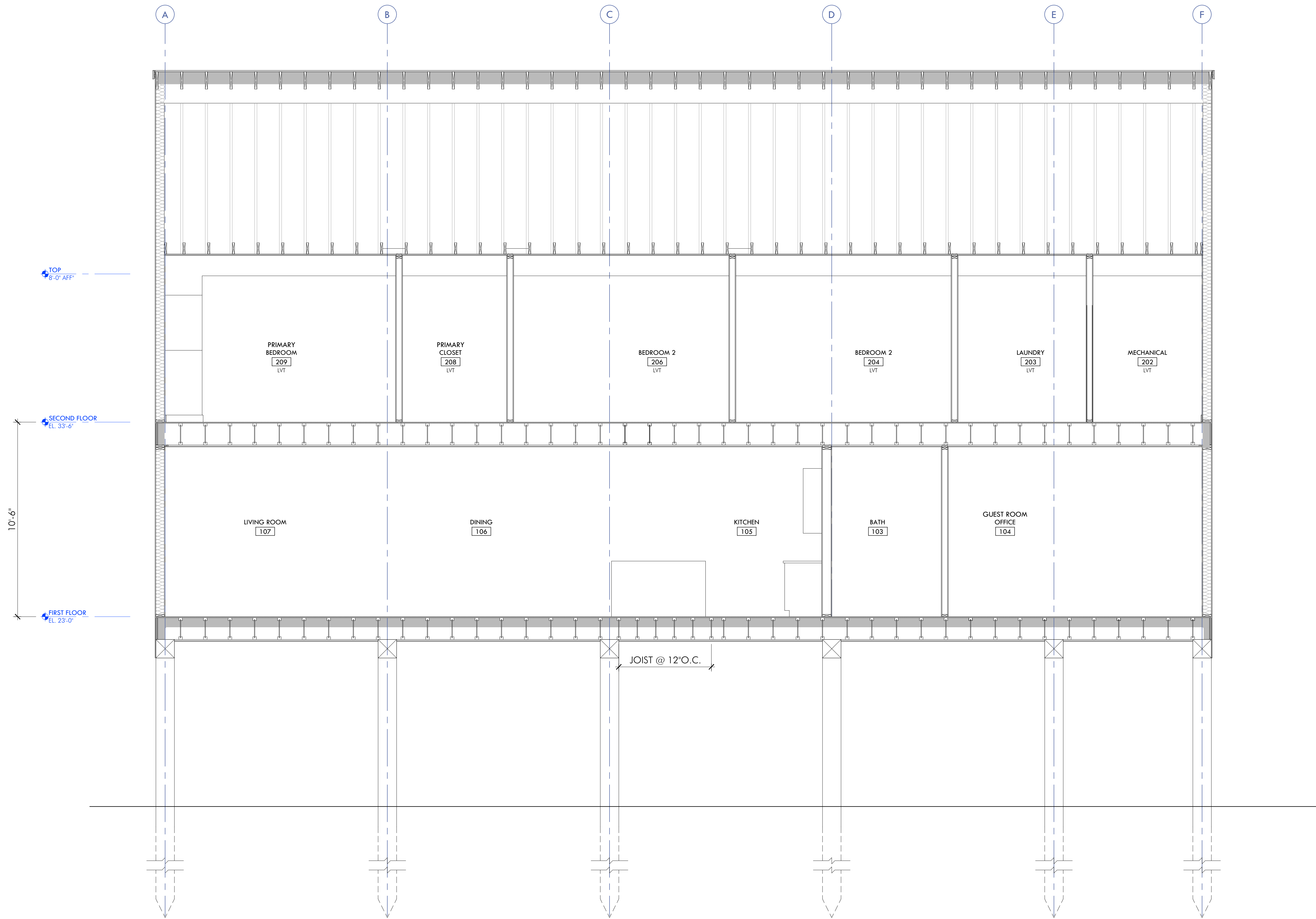
Drawing Scale
3/8"=1'-0"

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A13



TOP
8'-0" AFF

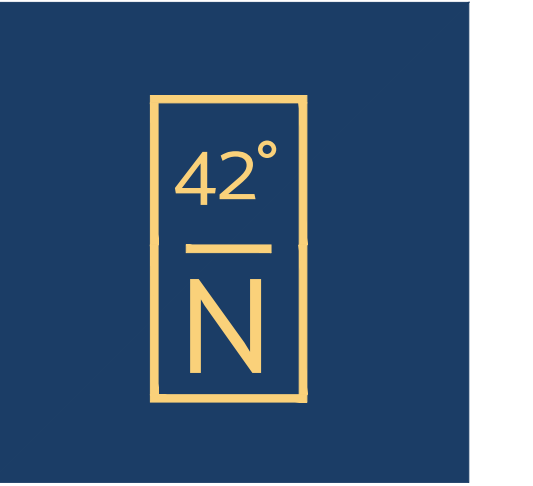
SECOND FLOOR
EL. 33'-6"

10'-6"

FIRST FLOOR
EL. 23'-0"

1 BUILDING SECTION D
A13 SCALE: 3/8"=1'-0"

WINDOW AND DOOR TYPES

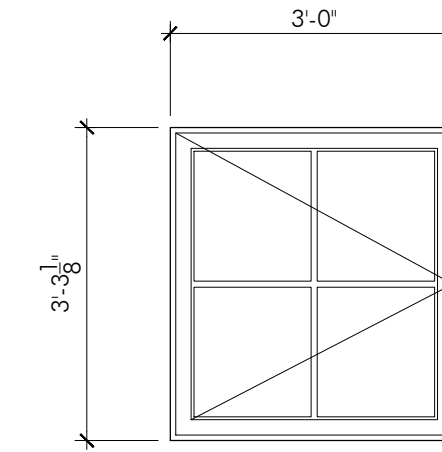
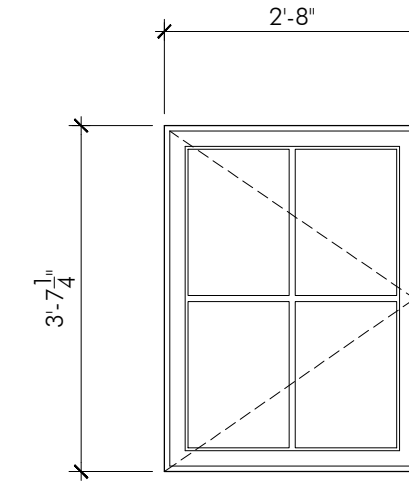
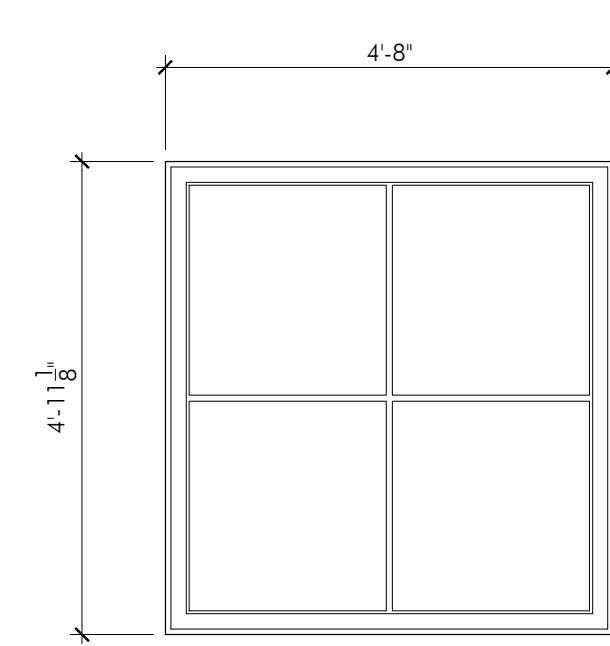
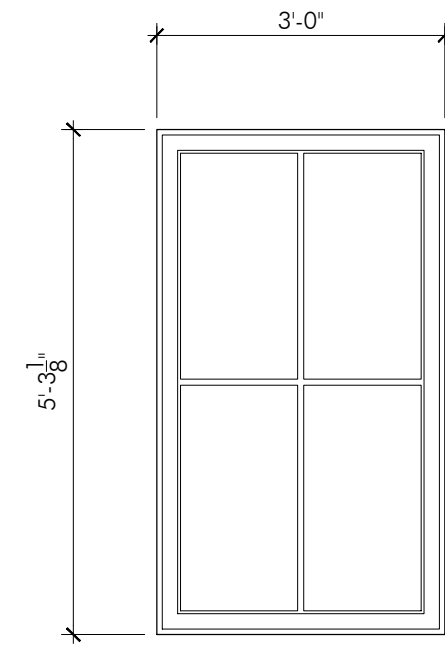
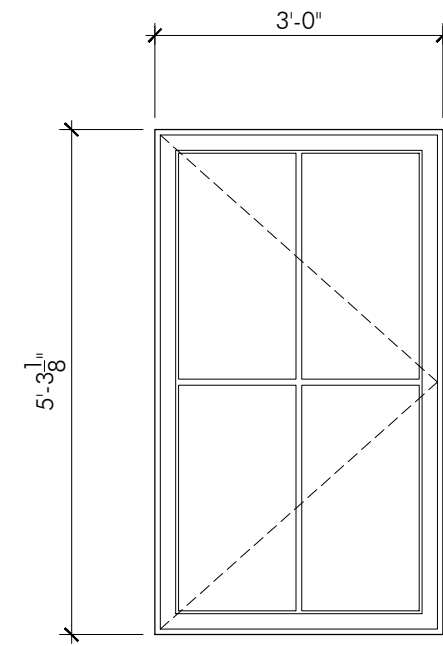
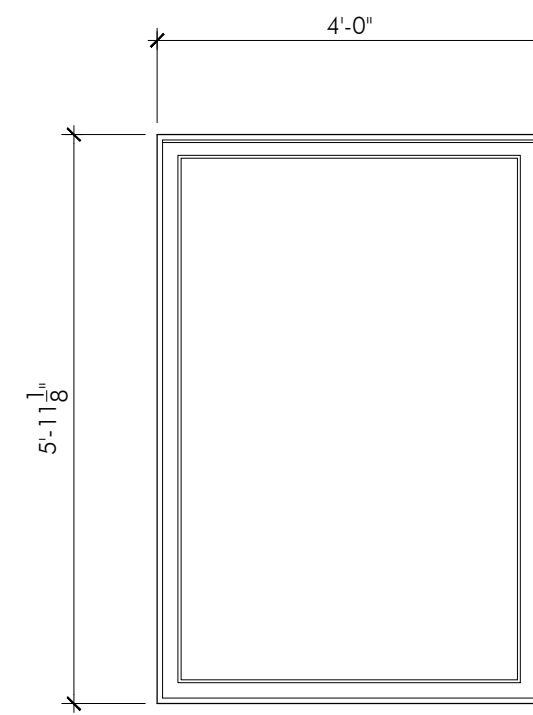
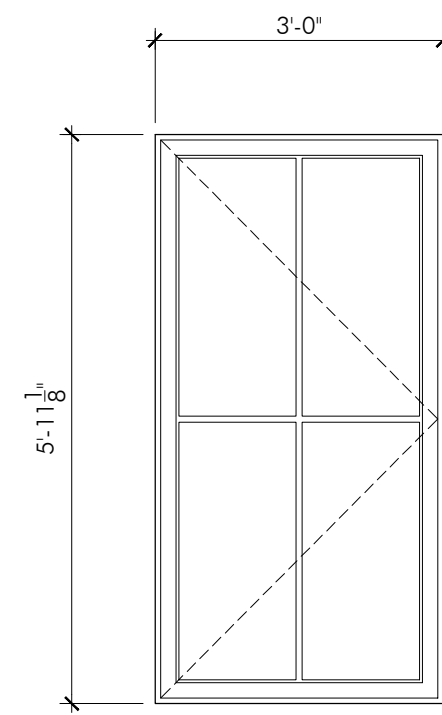


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Revisions



W1 CASEMENT (ELCA3771)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30
REFER TO PLAN FOR SWING DIRECTION

W2 CASEMENT PICTURE (ELCAP4971)
MARVIN ELEVATE SERIES
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30
REFER TO PLAN FOR SWING DIRECTION

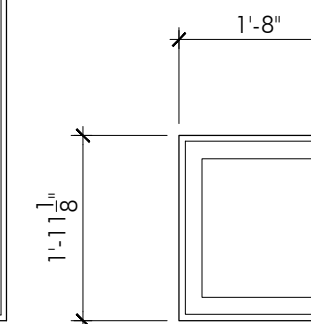
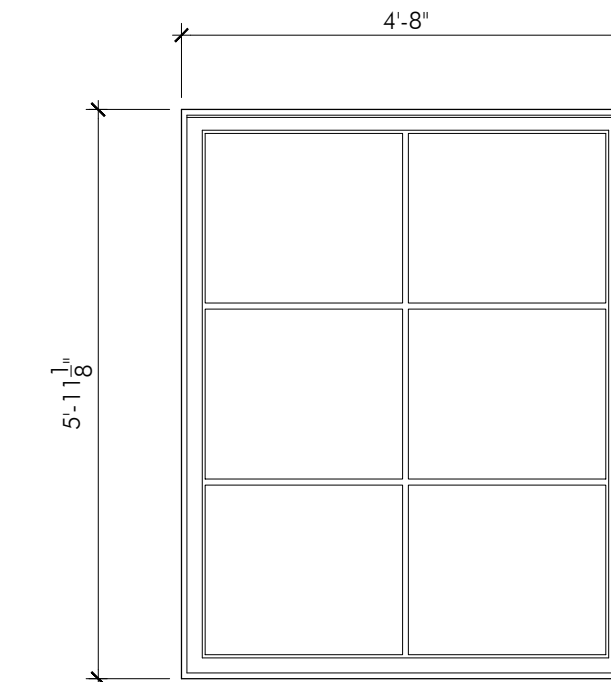
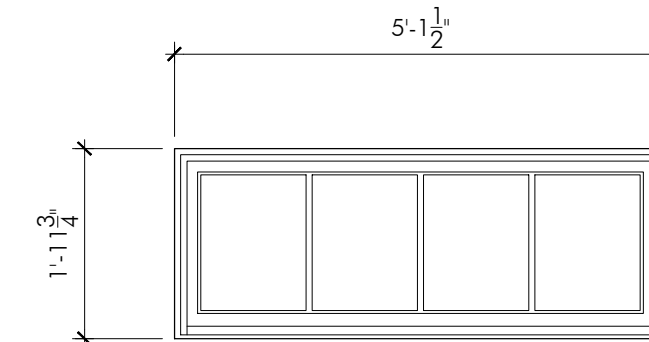
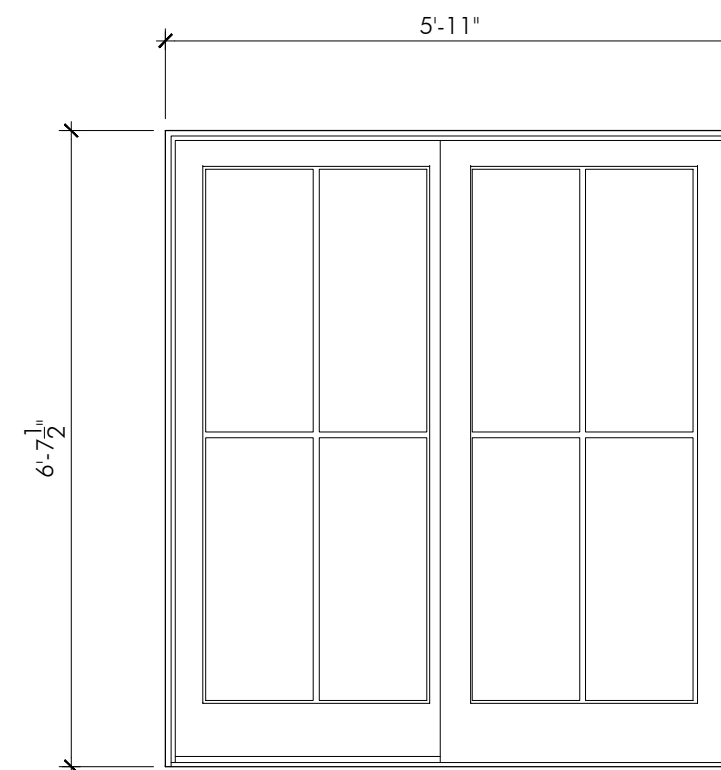
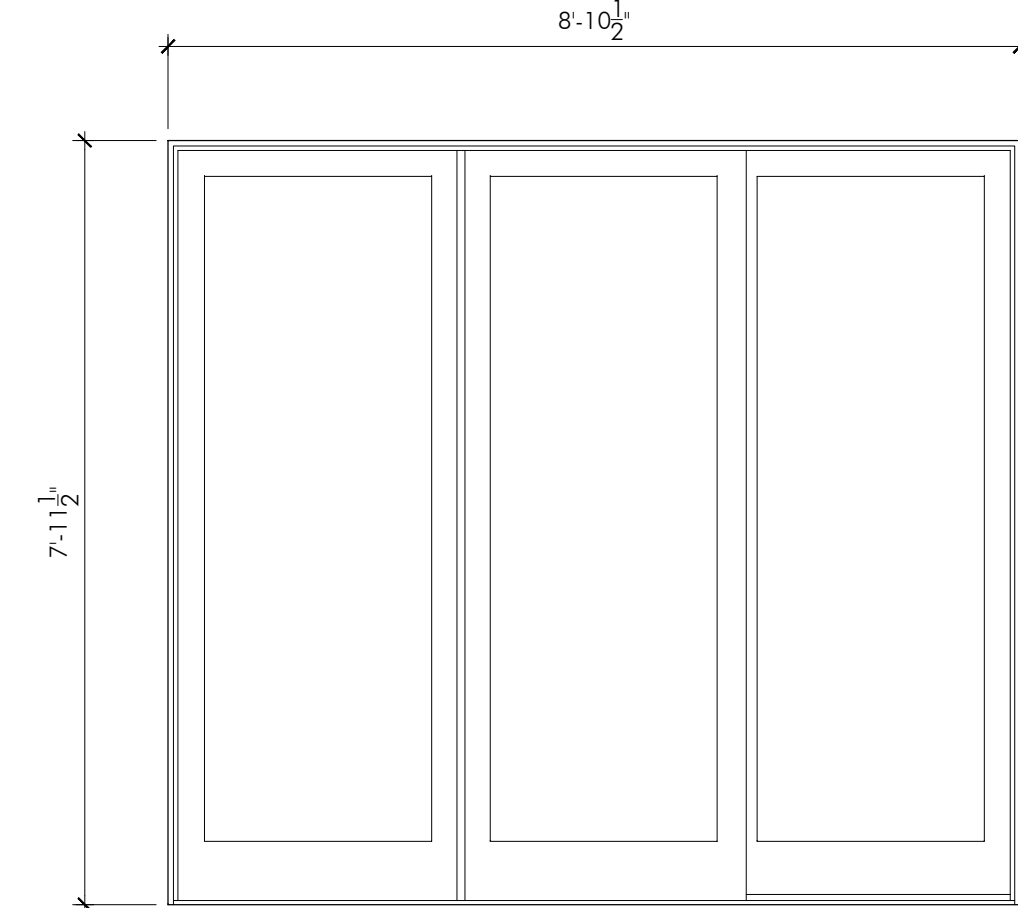
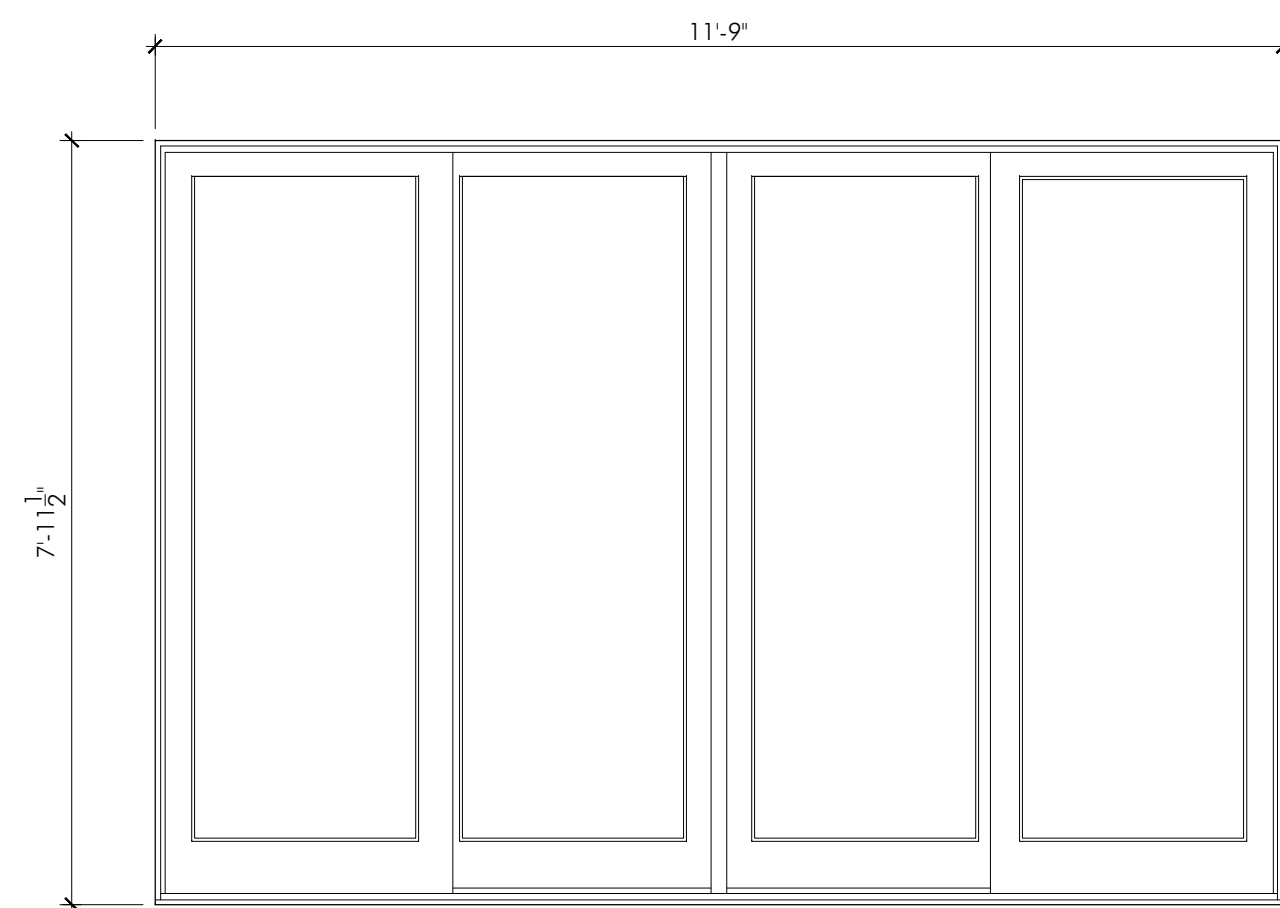
W3 CASEMENT (ELCA3763)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30
REFER TO PLAN FOR SWING DIRECTION

W4 CASEMENT PICTURE (ELCAP3763)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W5 CASEMENT PICTURE (ELCAP5759)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W6 CASEMENT (ELCA3343)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30
REFER TO PLAN FOR SWING DIRECTION

W7 CASEMENT (ELCA3739)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30
REFER TO PLAN FOR SWING DIRECTION



W8 SLIDING FRENCH DOOR (ELSF12080)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
NORTHFIELD KEYED SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W9 SLIDING FRENCH DOOR (ELSF9080)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
NORTHFIELD KEYED SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W10 SLIDING FRENCH DOOR (ELSF6065)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
FULL SCREEN, COASTAL HARDWARE
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
NORTHFIELD KEYED SATIN NICKEL HARDWARE
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

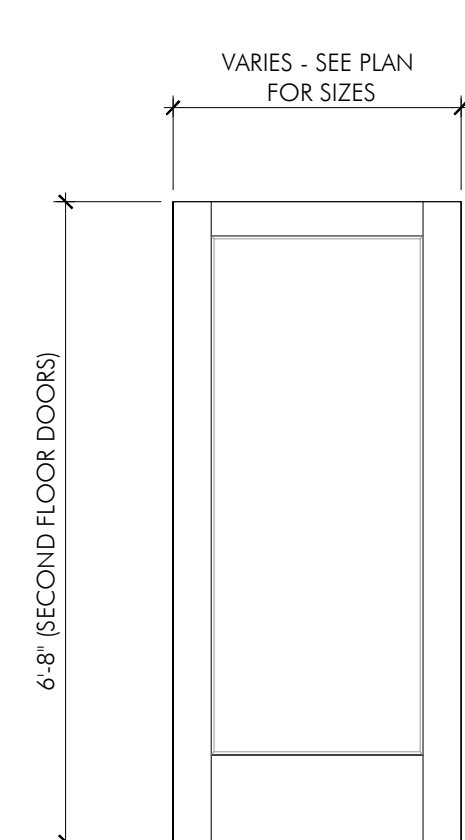
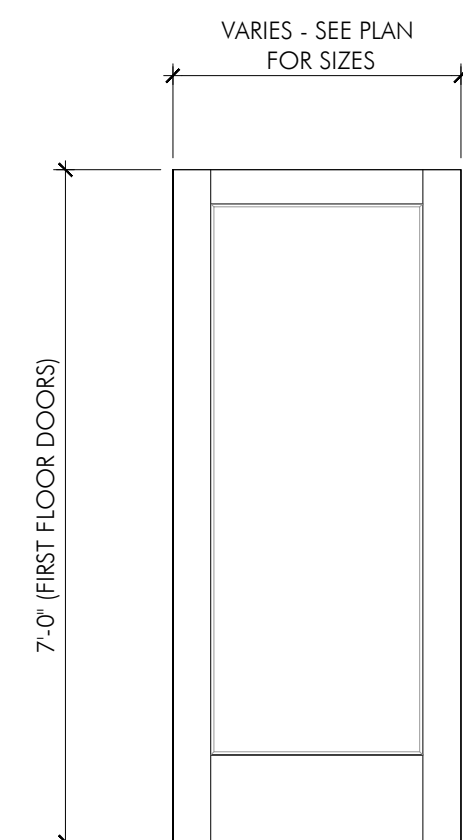
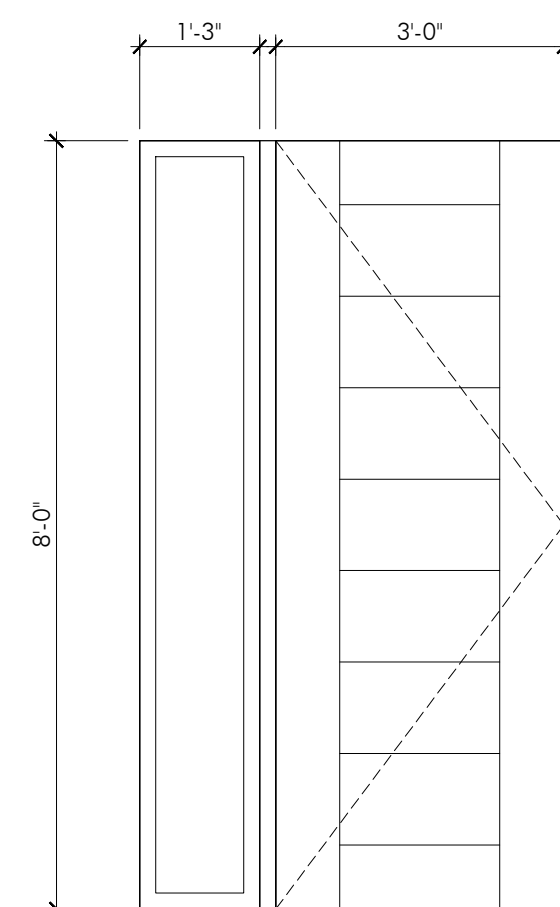
W11 DH PICTURE (ELDHP6224)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W12 CASEMENT PICTURE (ELCAP5771)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

W13 CASEMENT PICTURE (ELCAP2123)
MARVIN ELEVATE SERIES
7/8" SIMULATED DIVIDED LITE (SDI),
GUNMETAL EXTERIOR COLOR
WHITE INTERIOR,
GLAZING:
• 1/2" LOW-E2
• U-FACTOR: 0.27
• SGHC: 0.30

EXTERIOR DOOR TYPES

INTERIOR DOOR TYPES



D1 THERMATRU(S85710)
ESTUARY COLOR
TRUGARD REINFORCED MULLION
LOW-E TRANSLUCENT GLASS

D2 MASONITE LINCOLN PARK
WHITE COLOR
SOLID CORE MDF

D3 MASONITE LINCOLN PARK
WHITE COLOR
SOLID CORE MDF

WINDOW AND DOOR TYPES

Project Number

Drawing Scale
1/2"=1'-0"

Drawn By
DRQ

Checked By

Date Issued
3/18/2024

A14