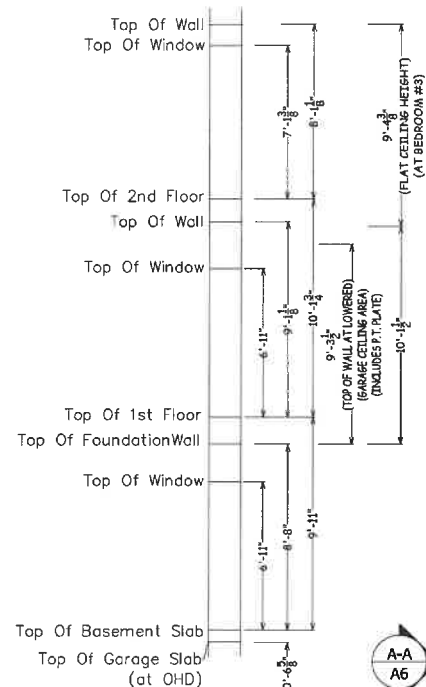


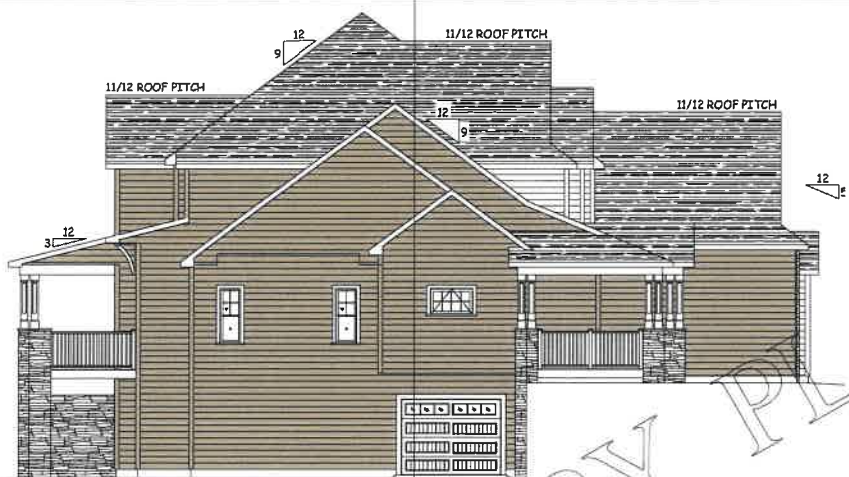


FRONT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$
ALL WINDOWS ARE VINYL BY ATRIUM
ALL PATIO DOORS ARE ALUMINUM-CLAD BY MARVIN

USE

- 7" Exposure LP SMARTLAP WOOD SIDING AND TRIM COMPONENTS
- LP SMARTSIDE WINDOW AND DOOR TRIMS
- FYPON DTLB4X4X4 DECORATIVE DENTIL BLOCK MOLDINGS
- FYPON BKT24X36 DECORATIVE BRACKETS
- CULTURED STONE AT POST BASES BY OTHERS
- VINYL RAILING AND COMPONENTS AT REAR PORCH



LEFT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



REAR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



RIGHT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

Design Code:
780 CMR 51.00: MA Residential Code, 9th Edition (2015 IRC) (2015 IECC)
Topsfield, MA - Essex County

Loads:
3 Second Gust Wind Speed: 115 MPH (Exposure B)
Roof: 50 PSF Ground Snow Load (6SL) Dead Load 10 PSF Bottom Chord, 10 PSF Top Chord

1st Floor: 40 PSF Live Load, 12 PSF Dead Load (L/460 Total Load Deflection)
2nd Floor: 40 PSF Live Load, 12 PSF Dead Load (L/460 Total Load Deflection)
Soil Pressure: 2000 PSF

Square Footage:
First floor: 2,265 S.F.
Second floor: 1,399 S.F.
Main Garage: 753 S.F.
Basement Garage: 379 S.F.
Total: 3,664 S.F.

NO.	DATE	BY	DESCRIPTION
1	3/13/20	MTB	Initial Design
2	3/13/20	MTB	Revised Design
3	3/13/20	MTB	Revised Design
4	3/13/20	MTB	Revised Design
5	3/13/20	MTB	Revised Design
6	3/13/20	MTB	Revised Design

Hamilton Building Services
Cortland, NY 13845-1844

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR THE NEXT PHASE OF DESIGN AND PRODUCTION PER THE SIGNATURE OF THE DESIGNER AND THE CLIENT.

CLIENT: _____
DATE: _____

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PROJECT TITLE:
DAWSON-GIBBS

CLIENT:
HAMILTON BUILDING SERVICES

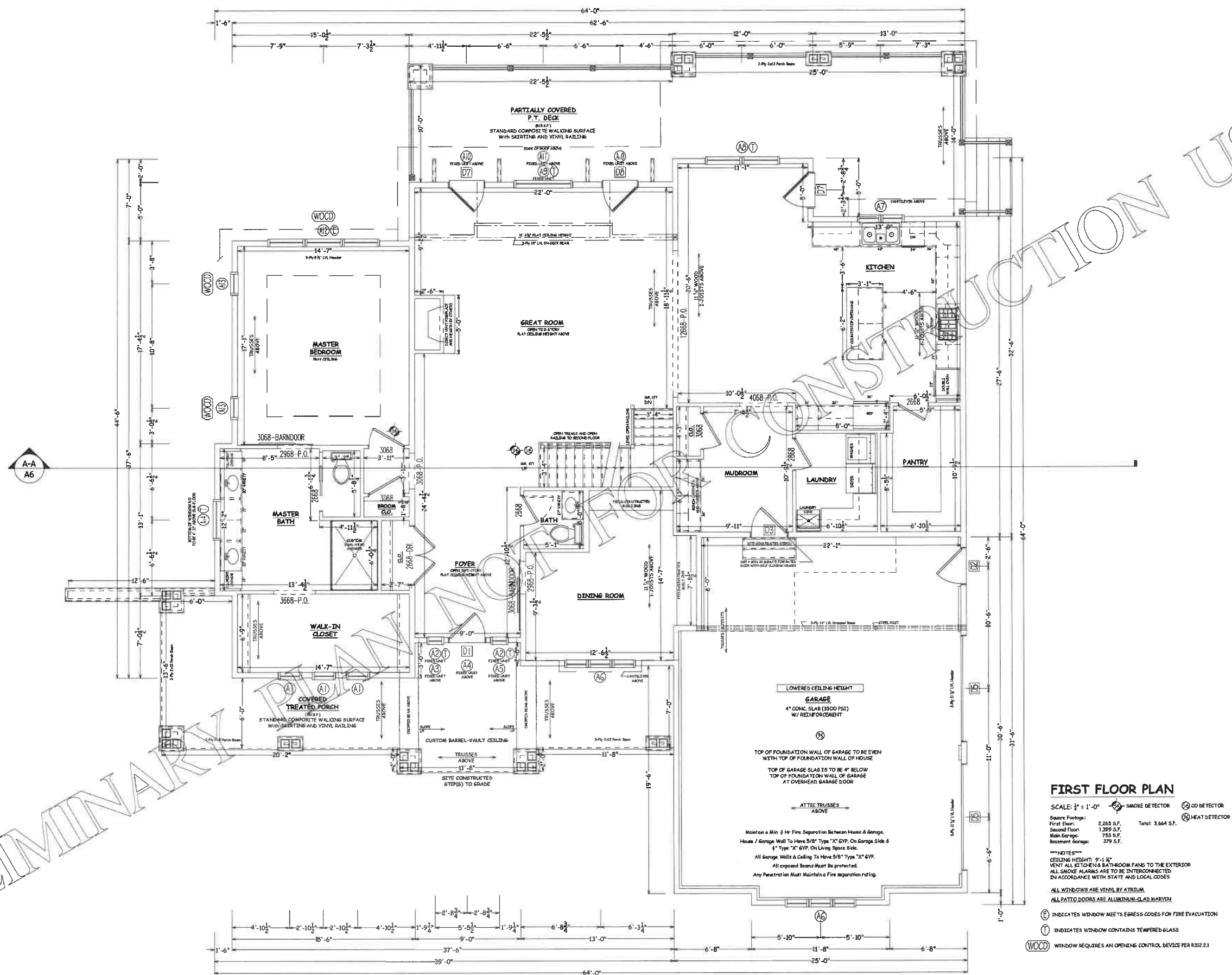
PROJECT LOCATION:
TOPSFIELD, MA

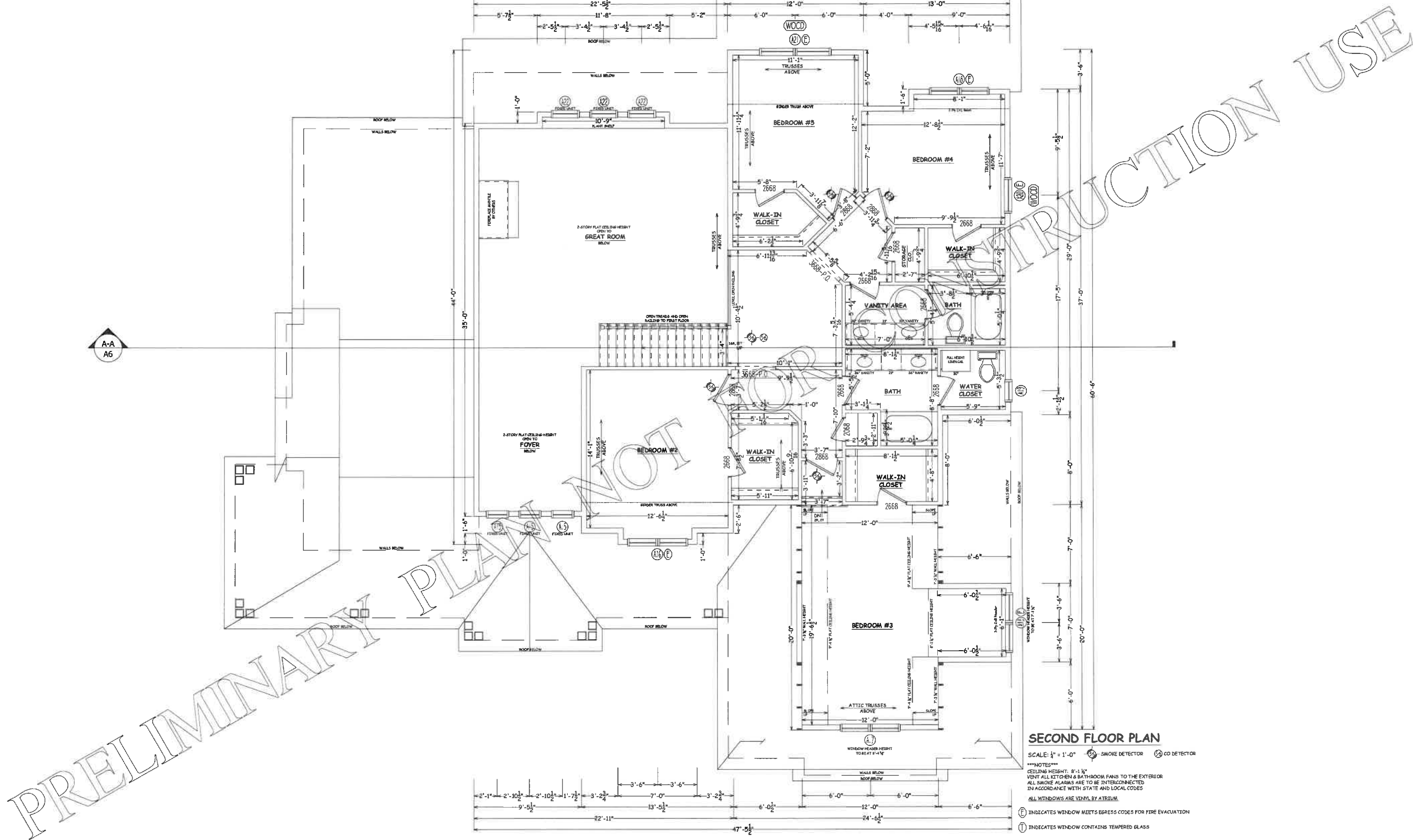
CONTENTS OF SHEET:
Elevations

DATE: 3/13/20 SCALE: AS NOTED
DRAWN BY: MTB CHK BY: _____

PROJECT NO:
200308

DWG NO :
A-1
SHEET 1 OF 7





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" SMOKE DETECTOR CO DETECTOR

- NOTES:
- CEILING HEIGHT: 8'-1 1/2"
 - VENT ALL KITCHEN & BATHROOM FANS TO THE EXTERIOR
 - ALL SMOKE ALARMS ARE TO BE INTERCONNECTED IN ACCORDANCE WITH STATE AND LOCAL CODES
 - ALL WINDOWS ARE VENTIL BY ATRIUM
 - INDICATES WINDOW MEETS EGRESS CODES FOR FIRE EVACUATION
 - INDICATES WINDOW CONTAINS TEMPERED GLASS



NO.	DESCRIPTION	DATE	BY
1	General Layout, Windows and Door Changes, Notes with all Window Changes, Misc. Windows	3/23/20	MTB
2	Window Types, 24" First Floor Window, Window Changes, Window Schedule, Misc. Windows	4/2/20	MTB
3	Window and Door Changes, Misc. Windows	4/2/20	MTB
6	Final	4/2/20	SH

Hamilton Building Services 1115 State Route 222 Concord, NY 13045-1944	CLIENT: DATE:
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PROJECT TITLE: DAWSON-GIBBS
CLIENT: HAMILTON BUILDING SERVICES
PROJECT LOCATION: TOPSFIELD, MA

CONTENTS OF SHEET:
Second Floor Plan

DATE: 1/28/20	SCALE: 1/4" = 1'
DRAWN BY: MTB	CHKD BY:
PROJECT NO: 200308	
DWG NO : A-3	
SHEET 3 of 7	

780 CMR 51.00:

R310.2.1 MINIMUM OPENING AREA
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 FT². THE NET CLEAR OPENING DIMENSIONS S REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 64 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.

EXCEPTIONS:

1. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN FIVE FT².
2. SINGLE-HUNG AND/OR DOUBLE-HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT². IN SUCH CASES, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.

R312.2.1 WINDOW SILLS
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIA. SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENING POSITION.
2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES (WOCD) THAT COMPLY WITH SECTION R312.2.2.

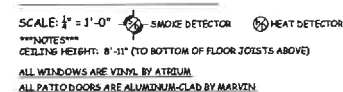
ALL PATIO DOORS ARE ALUMINUM CLAD BY MARVIN

PATIO DOOR CALL OUT LEGEND:

SPD - 6069 OX O-STATIONARY PANEL
X-OPERABLE PANEL

DOOR TYPE: SPD - SLIDING PATIO DOOR

DOOR SIZE: FEET - INCHES - 6'-0" WIDE x 6'-8" TALL



General Information:

- Design To Conform With The Latest Edition Of The State Residential Building Code.
- Contractor Shall Field Verify All Existing Site Conditions Prior To The Start Of Construction. Discrepancies Should Be Reported On To Hamilton Building Services Immediately.
- In All Cases, Noted Dimensions Shall Supersede Scaled Dimensions.
- Hamilton Building Services Assumes No Responsibility For Any Changes, Errors, Omissions, Or Deviations By The Owner Or Contractor, Either Intentional Or Accidental.
- Construction Shall Be Of The Highest Quality Of Workmanship. All Wall Panels Shall Be Plumb And True. All Connections Shall Be Made Secure According To Accepted Construction Methods Or As Specified Within The Provided Plan And/Or The Current Building Code.
- All Members Shall Be Framed, Anchored, Tied And Braced As To Achieve The Strength And Rigidity Necessary For The Purpose For Which They Are Used.
- Notching Of Exterior Bearing And Non-bearing Wall Shall Not Exceed 25% And 40% Respectively. Bored Holes To Be No More Than 40% Of The Stud Width In Bearing Walls, 50% In Non-bearing Walls.
- Fasteners Will Not Be Included By Hamilton Building Services and must be provided by the installer.
- It is the responsibility of the General Contractor to Ensure Proper Fasteners Are Used, in All Locations Including Hanger Manufacturer's Requirements.

****Proper Fastening Of All Connections Is The Responsibility Of The Field Contractor. Hamilton Building Services Is Not Responsible Or Liable For Failure To Apply Correct Installation Requirements ****

National Design Specifications (NDS)

Species	Grade	F _b	F _t	F _v	F _c	F _e	E x 10 ⁶
LSL Material	I-Level	2325	1070	310	800	2050	1.95
LVL Material	I-Level	2600	1555	285	750	2510	1.9
Spruce-Pine-Fir	No.1/No.2	875	450	135	425	1150	1.4
Spruce-Pine-Fir	Stud	675	350	135	425	725	1.2

Framing Notes:

- Wall Panel Tie Plates Will Be Supplied As Loose Material And Will Require Field Application
- Field Framing Of All Raked (Angled) Is Required, Material To Be Supplied
- Leave Space For Expansion / Contraction Between All Panel Edges

Floor Framing:

- Floor Sheathing:
 - Standard T&G APA Rated OSB Glue & Nailed To Framing With 8d coated 4" OC Edge Nailing And 12" OC Intermediate Support Unless Otherwise Noted.
- Stagger All End Joints And Run Sheets Perpendicular To The Floor Joist Framing.
- Detail Provided Parallel Partition Blocking As Shown On Provided Deck Layout.
- Detail Provided Continuous Blocking Over/Under All Bearing Walls, Beams, & Headers As Shown On Provided Deck Layout.

Roof Framing:

- Roof Sheathing:
 - Standard APA Rated OSB Nailed To Framing With 8d coated 6" OC Edge Nailing And 12" OC Intermediate Support Unless Otherwise Noted.
- Stagger All End Joints And Run Sheets Perpendicular To The Roof Framing.
- Provide 1 Square Foot Net Free Venting Area For Every 150 Square Feet Of Attic Floor. Per IRC Section R408.1 & R408.2.
- Provide 12" x 30" Minimum Attic Access Per IRC Section R807.1.
- If Heating Equipment Is In The Attic Space Provide 30" x 30" Minimum Attic Access With 30" Minimum Clear Above The Opening.

Carpentry:

General Notes:

- All Dimensions Are To Framing.
- All Exterior Door Exits Presumed To Be At Grade.
- Vent All Kitchen And Bath Fans To Exterior
- All Smoke Detectors Are To Be Interconnected In Accordance To State And Local Codes

Garage:

- Top Of Garage Foundation To Be Even With Top Of House Foundation Wall
- Top Of Garage Slab Is To Be 4" Below Top Of Garage Foundation Wall at 0' On Garage Walls and Ceiling To Be Cover With 5/8" Type X GYP To Maintain 1 Hr Fire Separation.
- House To Garage Service Door To Be 1 Hr Fire Rated With Self-Closing Hinges.

Floors:

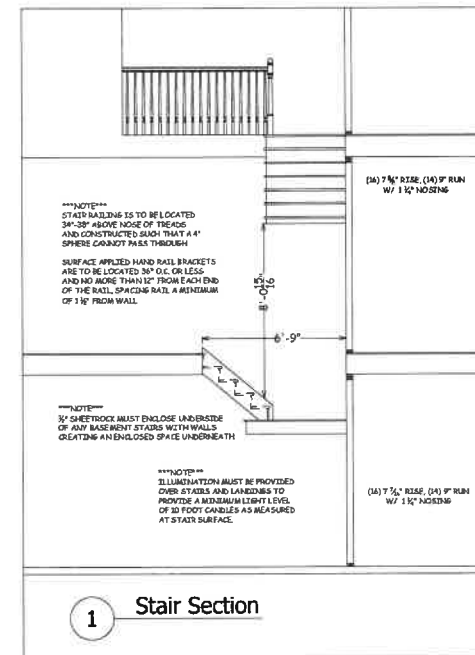
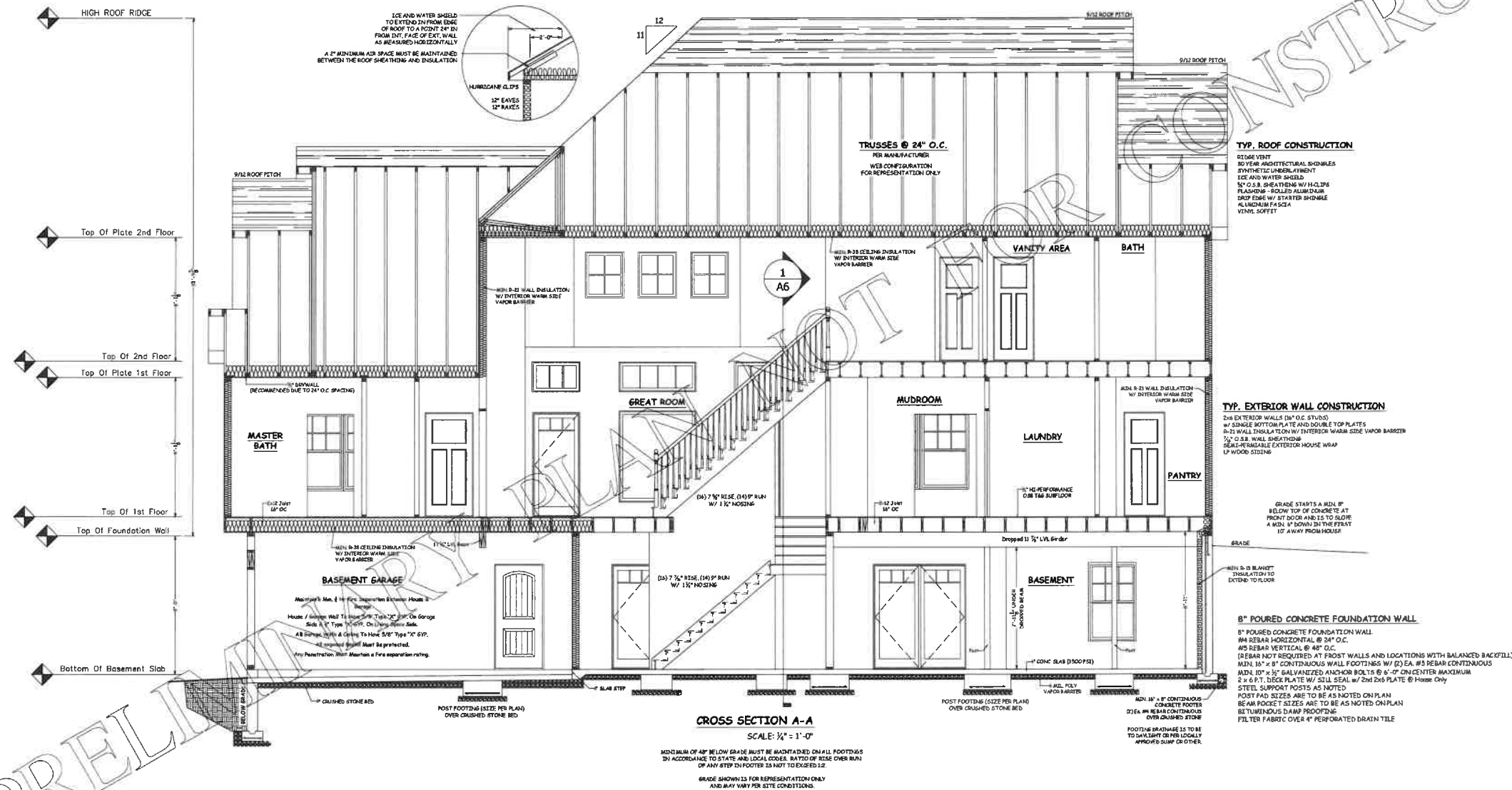
- First Floor: 2x10 Spruce-Pine-Fir No.2 With 3/4" T&G OSB Sub-Flooring Glued & Nailed
- Second Floor: 11-1/2" Wood I-Joists With 3/4" T&G OSB Sub-Flooring Glued & Nailed

Walls:

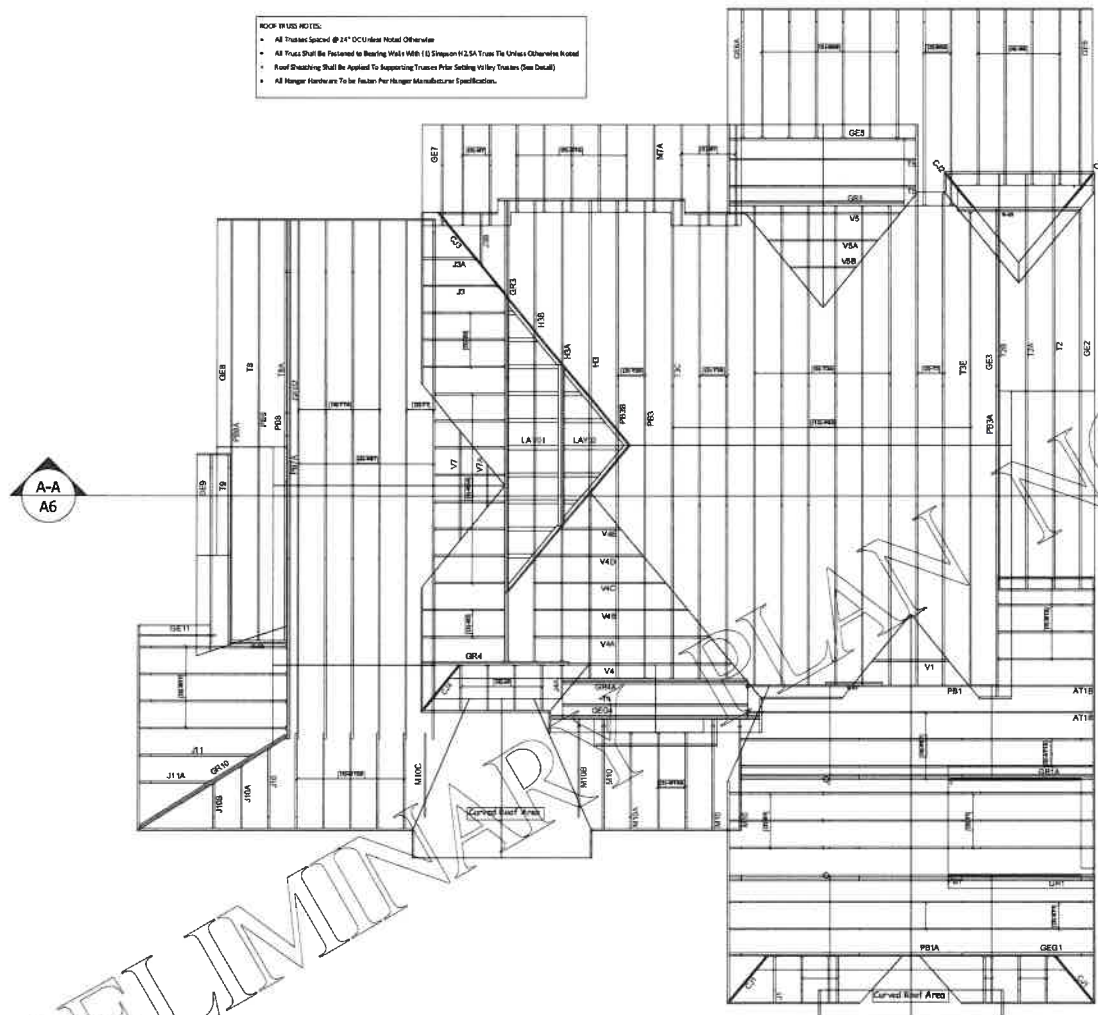
- 2x6 Ext. Walls 16" OC Studs W/ 7/16" OSB Sheathing (Minimum 2x8 Headers)
- 2x4 Int. Walls 16" OC Studs

Roof:

- 24" OC Spaced Trusses - 12" Overhang - 12" Rakes - 12" Raised Energy Heel



Refer to Truse Plate Institute's guidelines for handling, installation and bracing metal plate connected wood trusses.



Truss List			Truss	Qty	Span
	AT1	2	25-00-00		
	AT1A	2	25-00-00		
	AT1B	2	24-06-00		
	CJ1	2	2-09-12		
	CJ2	2	1-08-14		
	CJ3	1	1-05-00		
	CJ4	1	2-09-12		
	GE11	1	1-08-00		
	GE2	1	27-00-00		
	GE3	1	35-04-00		
	GE5	1	12-00-00		
	GE6	1	12-01-07		
	GE6A	1	9-07-07		
	GE7	1	4-06-00		
	GE8	1	30-02-00		
	GE9	1	12-04-00		
	GE61	2	25-00-00		
	GE64	2	13-05-00		
	GE67	2	27-06-00		
	GR1	3	25-00-00		
	GR10	2	10-11-43		
	GR1A	3	25-00-00		
	GR3	2	32-02-00		
	GR4	2	9-11-00		
	GR4A	3	13-06-00		
	GR5	3	12-00-00		
	H3	1	34-06-00		
	H3A	1	33-02-10		
	H3B	1	33-02-10		
	J1	8	2-06-00		

True List			
Truss	Qty	Size	Notes
J35	1	5-00-00	
J104	1	3-08-1	
J108		5-05-11	
J21	1	7-02-12	
J11A	1	4-00-13	
J3	1	4-00-07	
J3A	1	2-10-15	
J3B	1	2-06-0	
J4	4	2-06-0	
J4A	1	2-06-0	
LA101	1	22-00-0	
LA102	1	11-11-00	
M1	3	6-00-0	
M1D	3	6-09-0	
M1DA	3	6-02-13	
M1DB	1	6-09-0	
M1DC	1	6-02-04	
M1DD	5	6-02-0	
M11	4	9-10-00	
M1A	4	6-00-0	
M3	5	5-02-0	
M3A	8	5-02-0	
M6	4	12-01-0	
M6A	2	13-07-0	
M6B	6	8-07-0	
M7	5	4-06-0	
M7A	6	3-06-0	
PB1	8	7-07-0	
PB1A	1	7-07-0	
PB3	13	8-10-0	

Truss List			Truss	Qty	Sp
	P83A	1	8-10		
	P83B	1	8-10		
	P87	6	10-10		
	P87A	1	10-10		
	P88	2	5-01		
	P88A	1	5-01		
	T1	3	18-11		
	T2	1	29-0		
	T2A	1	29-0		
	T2B	1	29-0		
	T3	2	35-0		
	T3A	6	35-0		
	T3B	2	33-0		
	T3C	1	33-0		
	T3D	2	34-0		
	T3E	1	35-0		
	T4	1	13-01		
	T5	2	12-01		
	T7	2	37-0		
	T7A	4	37-0		
	T8	1	30-0		
	T8A	1	30-0		
	T9	1	13-0		
	V1	1	5-0		
	V4	1	11-0		
	V4A	1	12-0		
	V4B	1	12-0		
	V4C	1	9-0		
	V4D	1	7-0		
	V4E	1	4-0		

Truss List			
	Truss	Qty	Sq.
	V5	1	11-0
	V5A	1	8-0
	V5B	1	4-0
	V7	1	7-0
	V7A	1	2-0

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Hamilton Building Services
1115 State Route 222
Corland, NY 13045-1844

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PROJECT TITLE:

DAWSON-GIBBS

CLIENT: HAMILTON
BUILDING SERVICES

PROJECT LOCATION:
TOPSFIELD, MA

CONTENTS OF SHEET:

**Roof Truss
Layout**

DATE: 4/20/20	SCALE: NT5
DRAWN BY: SRH	CKD BY:

PROJECT NO:
200308

DWG NO :
A-7
SHEET 7 OF 7