# Dwinell Homestead of 1761

## VANCE RESIDENCE

*Guest Suite / Exterior Renovations*

123 Salem Road
Topsfield, MA


C A R P E N T E R & M A C N E I L L E

ARCHITECTS AND BUILDERS, INC.

**106 Western Avenue Essex, MA 01929**
**445 Washington Street Wellesley, MA 02481**

**978.768.7900**

**carpentermacneille.com**


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CONSULTANTS :

| STRUCTURAL ENGINEER | BUILDING CONSTRUCTION | INTERIOR DESIGN |
|---|---|---|
| Fix Engineering<br>2 Silver Ledge Road<br>Newbury, MA 01951<br><br>Joseph P Fix<br>978-462-4331 | Howell Custom Building Group<br>The Riverwalk Complex<br>370 Merrimack Street, Suite 405<br>Lawrence, MA 01843<br><br>Scott Graham<br>978-989-9440 x108 | Amanda Greaves & Co, LLC<br>163 Cabot Street<br>Beverly MA 01915<br><br>Regan Myrick<br>978-518-2610 |

08/18/2021
Structural Revisions

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BIMcloud Files=553 - BIMcloud Basic for ARCHICAD 23\TOB VANCE
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| | |
|---|---|
| AC | Air Conditioning |
| ADD'L | Additional |
| ADH | Adhesive |
| ADJ | Adjacent, Adjust |
| AFF | Above Finish Floor |
| ALT | Alternate, Alternative |
| ANOD | Anodized |
| APPROX | Approximate |
| ASF | Above Subfloor |
| AUTH | Authorization, Authorized |
| AUTO | Automatic |
| AVG | Average |
| BD | Board |
| BLDG | Building |
| BLKG | Blocking |
| BLT-IN | Built-in |
| BM | Beam, Benchmark |
| BP | Base Plate |
| BPL | Bearing Plate |
| BS | Both Sides |
| BSMT | Basement |
| BTM | Bottom |
| BTW | Between |
| C/C | Center to Center |
| CAB | Cabinet |
| CB | Catch Basin |
| CCW | Counter Clockwise |
| CJ | Control Joint |
| C | Center Line |
| CL | Clearance / Closet |
| CLG | Ceiling |
| CLKG | Caulk, Caulking |
| CLR | Clear |
| CMU | Concrete Masonry Unit |
| C.O. | Cased Opening |
| COL | Column |
| COM | Common |
| CONC | Concrete |
| COND | Condenser |
| CONN | Connection |
| CONT | Continuous |
| CPT | Carpet |
| CSG | Casing |
| CSMT | Casement |
| CW | Clockwise |
| D | Depth |
| DBL | Double |
| DEG | Degree |
| DEMO | Demolish |
| DH | Double-Hung |
| DIA | Diameter |
| DIAG | Diagonal |
| DIM | Dimension |
| DN | Down |
| DP | Dampproofing |
| DTL | Detail |
| E | East |
| EA | Each |
| EJ | Expansion Joint |
| EL | Elevation |
| ELEC | Electrical |
| ENCL | Enclosure |
| ENTR | Entrance |
| EQ | Equal |
| EST | Estimate |
| EXG | Existing |
| EXP | Expansion |
| EXT | Exterior |
| FAR | Floor Area Ratio |
| FDTN | Foundation |
| FF | Finish Floor |
| FF&E | Furniture, Fixtures, and Equipment |
| FIXT | Fixture |
| FLR | Floor |
| FLUOR | Fluorescent |
| FO | Face of |
| FP | Fireplace |
| F-F | Finish to Finish |
| FTG | Footing |
| FT | Foot, Feet |
| FURN | Furnish, Furniture |
| GA | Gauge |
| GALV | Galvanized |
| GC | General Contractor |
| GFCI | Ground Fault Circuit Interrupted |
| GWB | Gypsum Wall Board |
| HB | Hose Bib |
| HDR | Header |
| HDWD | Hardwood |
| HDWR | Hardware |
| HORIZ | Horizontal |
| HSS | Hollow Steel Section |
| HT | Height |
| HW | Hot Water |
| HYDRO | Hydrostatic |
| IBC | International Building Code |
| ID | Inside Diameter |
| IE | Interior Elevation |
| IN | Inch |
| INCL | Include |
| INSP | Inspect |
| INSUL | Insulation, Insulate |
| INT | Interior |
| INV | Invert Elevation |
| IRC | International Residential Code |
| J-BOX | Junction Box |
| JCT | Junction |
| JT | Joint |
| KD | Kiln Dried; Knockdown |
| KIT | Kitchen |
| KO | Knock Out |

| | |
|---|---|
| L | Length, Steel Angle |
| LAM | Laminated |
| LBL | Label |
| LCC | Lead-Coated Copper |
| LH | Left Hand |
| LINO | Linoleum |
| LL | Live Load |
| LOC | Locate |
| LP | Low Point |
| LTG | Lighting |
| LT WT | Lightweight |
| LV | Low Voltage |
| MAINT | Maintain, Maintenance |
| MANUF | Manufacturer |
| MAS | Masonry |
| MAX | Maximum |
| MECH | Mechanical |
| MED | Medium |
| MFG | Manufacturing |
| MH | Manhole |
| MIN | Minimum |
| MISC | Miscellaneous |
| MLDG | Molding |
| MO | Masonry Opening |
| MNT | Mount, Mounted |
| MTL | Material |
| MULL | Mullion |
| N | North |
| NEC | National Electrical Code |
| NIC | Not in Contract |
| NOM | Nominal |
| NTS | Not to Scale |
| OC | On Center |
| OD | Outside Diameter |
| OH | Overhead |
| OHW | Overhead Wire |
| OPNG | Opening |
| OPP | Opposite |
| P. LAM | Plastic Laminate |
| PC | Pull Chain |
| PERF | Perforate |
| PERIM | Perimeter |
| PERP | Perpendicular |
| P | Property Line, Plate |
| PLBG | Plumbing |
| PLYWD | Plywood |
| PNT | Paint |
| PREFAB | Prefabricated |
| PT | Pressure Treated |
| PTD | Painted |
| QUAL | Quality |
| QTR | Quarter |
| QTY | Quantity |
| S | South |
| S4S | Surfaced on Four Sides |
| S3S | Surfaced on Three Sides |
| S&S | Stained & Sealed |
| S&V | Stained & Varnished |
| SCH | Schedule |
| SEAL | Sealant |
| SECT | Section |
| SF | Square Foot |
| SHWR | Shower |
| SIM | Similar |
| SJS | Silicone Joint Sealant |
| SPKLR | Sprinkler |
| SPKR | Speaker |
| SPLY | Supply |
| SQ | Square |
| SQ FT | Square Foot (Footage) |
| SS | Stainless Steel |
| STD | Standard |
| STL | Steel |
| STOR | Storage |
| STRUCT | Structural |
| SUPP | Supplementary, Supplement |
| SURF | Surface |
| SUSP | Suspend, Suspended |
| SYM | Symmetrical |
| SYS | System |
| T | Tread |
| T&B | Top & Bottom |
| T&G | Tongue & Groove |
| TAN | Tangent |
| TD | Trench Drain |
| TEL | Telephone |
| TEMP | Temporary |
| TERR | Terrace |
| THK | Thick |
| THRU | Through |
| TO | Top of |
| TOF | Top of Footing |
| TOL | Tolerance |
| TOS | Top of Slab |
| TOW | Top of Wall |
| TYP | Typical |
| UC | Undercounter |
| UON | Unless Otherwise Noted |
| UNPTD | Unpainted |
| V | Vertical |
| VAC | Vacuum |
| VIF | Verify in Field |
| VEN | Veneer |
| VTR | Vent Through Roof |
| VWC | Vinyl Wall Covering |
| W | West, Width |
| W/ | With |
| W/O | Without |
| WAINS | Wainscot |
| WC | Water Closet |
| WD | Wood |
| WNDW | Window |
| WP | Waterproof |
| WR | Water Resistant |
| WT | Weight |
| WWF | Welded Wire Fabric |
| WWM | Welded Wire Mesh |
| YD | Yard |

## EXECUTION / CORRELATION OF DOCUMENTS

Contractor shall review plans and the area of construction carefully to ensure a full understanding of the scope of work.

Contractor shall notify Carpenter & MacNeille Architects immediately if he/she cannot comply with all notes called for in these documents.

All required exits, ways of approach thereto and the way of travel from the exit to outside shall be continuously maintained free from all obstructions and impediments for unobstructed egress in the case of fire or other emergency.

During the entire time of demolition and construction, any and all existing exit lighting, fire protection devices and alarms shall be continuously maintained. Fire extinguishers are required to be on site at all times, one at each level of the building, close to stairs stored in a safe and visible manner.

During the entire time of demolition and construction, the telephone numbers of the closest available ambulances, hospitals and physicians shall be conspicuously posted.

Before starting any work, the contractor shall notify Carpenter & MacNeille Architects of any discrepancies between the drawings, the construction notes and the field conditions.

All drawings and construction notes are complimentary, and what either calls for will be binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown or referred to on all drawings.

The contractor shall maintain a current and complete set of Construction Drawings on a floor during all phases of construction for use by all trades and field visits by Carpenter & MacNeille Architects.

If the contractor violates any building department code laws, ordinances or regulations in performing the work, he shall at his own expense, bear all penalties and costs and shall indemnify and hold harmless the owner and Carpenter & MacNeille Architects against any damages which may result from such violations.

Contractor shall pick up all required building department permits, process as required all inspection reports and secure final sign-offs.

Contractor shall handle any and all Historic Review applications, Procedures and attend any required meetings, etc. related to approval from any local Historic Commission.

## SUPERVISION

The contractor shall provide all necessary supervision by a person especially qualified and experienced in handling the work. This individual and his qualifications shall be satisfactory and approved by Carpenter & MacNeille Architects.

The general contractor shall examine all drawings, specifications and other information given to it by Carpenter & MacNeille, Architects as to materials and methods of installation and shall promptly notify owner of any defects, errors, inconsistencies or ambiguities in such drawings and specifications. The contractor shall consult with Carpenter & MacNeille, Architects should any error or inconsistency develop in the drawings and specifications, or should any work not be sufficiently detailed and explained on the drawings and in specifications. In no case shall the contractor proceed with the work after becoming aware of any such inconsistency or lack of sufficient details, without having consulted Carpenter & MacNeille, Architects.

The contractor shall be entirely responsible for the proper laying out of the work and for any damages that may occur because of errors or inaccuracies.

## GENERAL NOTES

Contractor shall verify all dimensions and conditions in field.
Drawings are not to be scaled

Contractor shall bear responsibility for proper construction means and methods.

All work performed by the contractor/sub-contractor shall conform to the requirements of municipal, local or federal and state laws as well as but not limited to any other governing agencies whether or not specified in the drawings.

If the contractor violates any Building Dept. codes, laws, ordinances or regulations in performing the work, he shall, at his own expense, bear all penalties and costs and shall indemnify and hold harmless the owner and Carpenter & MacNeille Architects against any damages which may result from such violations.

Architect bears no responsibility for construction methods - construction administration not included in design contract.

## ENERGY NOTES

1. New work shall conform to the 2018 IECC, Chapter 4.

Climate Zone: 5A

| | |
|---|---|
| 0.30 | Fenestration U-Factor (max.) |
| R-49 | Ceiling R-Value (min.) |
| R-20 or 13+5 | Wood Frame Wall R-Value (min.) |
| R-30 | Floor R-Value (min.) |
| R-10, 2ft. | Slab R-Value and Depth |
| R-15 / 19 | Crawl Space Wall R-Value |

2. RECESSED LIGHTING: Recessed Luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm when tested in accordance with ASTM E 283 at a 1.57 psf pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the finished surface.

3. LIGHTING EQUIPMENT (MANDATORY): Not less than 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.
Exception: Low-voltage lighting.

## MECHANICAL NOTES

Contractor to be responsible for HVAC System integration, selection and installation. Contractor to coordinate directly with owner.

Architect bears no responsibility for HVAC System Design, Installation and performance.

Contractor to be responsible for Plumbing Fixture selection and installation. Contractor to coordinate directly with owner.

## Notes

1. Drawings are not to be scaled.
2. All new walls finish face to align with existing walls.
3. Arrows indicate dimensions to finish face →|; ticks indicate dimensions to face of stud →+

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Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

| | |
|---|---|
| Job (Code): | 17038 |
| Permit Set | 07/12/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
NOTES AND ABBREVIATIONS

A-0.00

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2 LOCUS MAP

SCALE: 1" =100'

0 50' 100' 200'

**EXISTING** ZONING INFORMATION
Zoning District - ORA
Parcel ID 70-2
Minimum Lot Area: 87,120 SF - Existing = 383,328 SF
Minimum Frontage: 200 Feet - Existing = 650 Feet
Minimum Lot Width: 200 Feet - Existing = 390 Feet
Front Setback: 20 Feet - Existing = 170 Feet
Side Setback: 20 Feet - Existing = 115 Feet
Rear Setback: 40 Feet - Existing = 220 Feet
Maximum Building Height: 35 Feet
Maximum Stories: 2 1/2
Minimum Open Space: 50%
Maximum Lot Coverage by Structures: 15% - Maximum Allowable = 54,499 SF
Existing Lot Coverage by Structures - 1.9% (6,940 SF)

**PROPOSED** ZONING INFORMATION
Zoning District - ORA
Parcel ID 70-2
Minimum Lot Area: 87,120 SF - Proposed = 383,328 SF (NO CHANGE)
Minimum Frontage: 200 Feet - Proposed = 650 Feet (NO CHANGE)
Minimum Lot Width: 200 Feet - Proposed = 390 Feet (NO CHANGE)
Front Setback: 20 Feet - Proposed = 170 Feet (NO CHANGE)
Side Setback: 20 Feet - Proposed = 105 +/- Feet (-10 Feet)
Rear Setback: 40 Feet - Proposed = 220 Feet (NO CHANGE)
Maximum Building Height: 35 Feet
Maximum Stories: 2 1/2
Minimum Open Space: 50%
Maximum Lot Coverage by Structures: 15% - Maximum Allowable = 54,499 SF
Proposed Lot Coverage by Structures - 1.95% (7,020 SF) (+60 SF)

1 SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

## Notes

1. Drawings are not to be scaled.
2. All new walls finish face to align with existing walls.
3. Arrows indicate dimensions to finish face →|; ticks indicate dimensions to face of stud —⊮

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| Job (Code): | 17038 |
| Pricing Set | 08/17/2020 |
| Pricing Set Revisions | 09/02/2020 |
| Permit Set | 07/12/2021 |
| Drawn By: | |
| Checked By: | |

N

Proposed Conditions
PROPOSED SITE PLAN

SP-1.00

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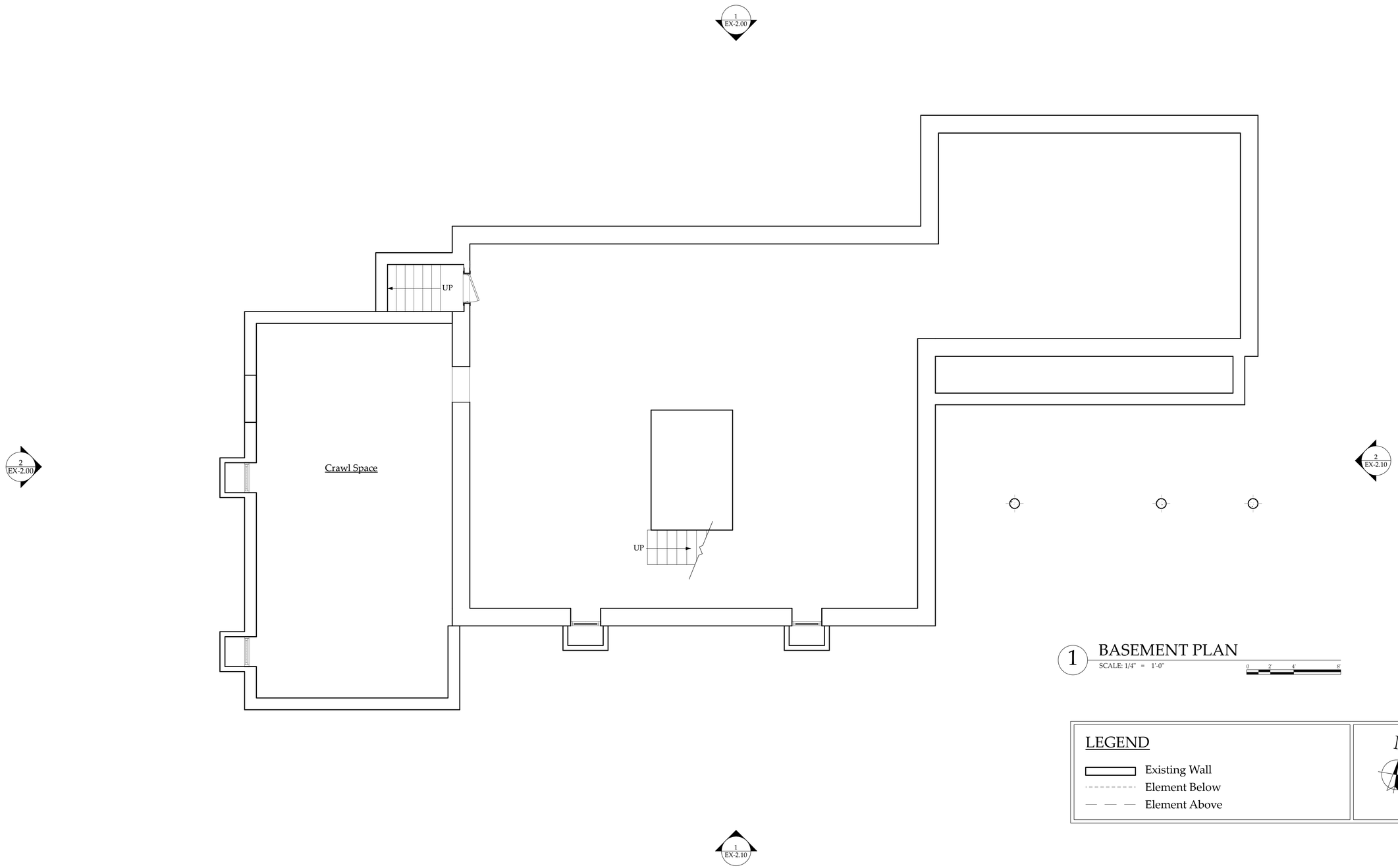


1 BASEMENT PLAN

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

0 2' 4' 8'

## LEGEND

- Existing Wall
- Element Below
- Element Above

N


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| Permit Set | 07/12/2021 |
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| Checked By: | |

Existing Conditions
EXISTING BASEMENT PLAN

EX-1.00

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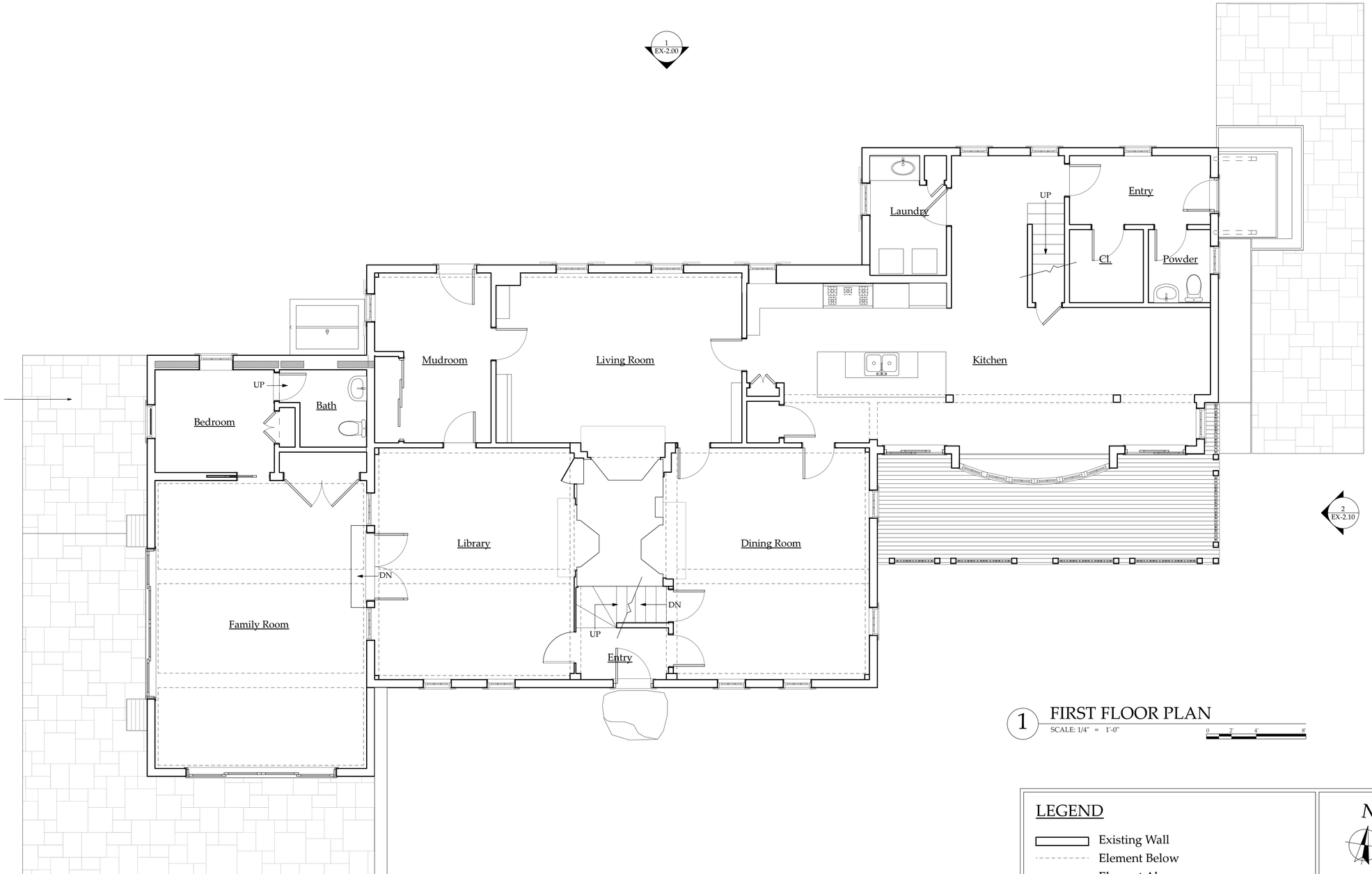


## 1 FIRST FLOOR PLAN

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

0 2' 4' 8'

### LEGEND

- Existing Wall
- Element Below
- Element Above

N


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| Checked By: | |

Existing Conditions
EXISTING FIRST FLOOR PLAN

EX-1.10

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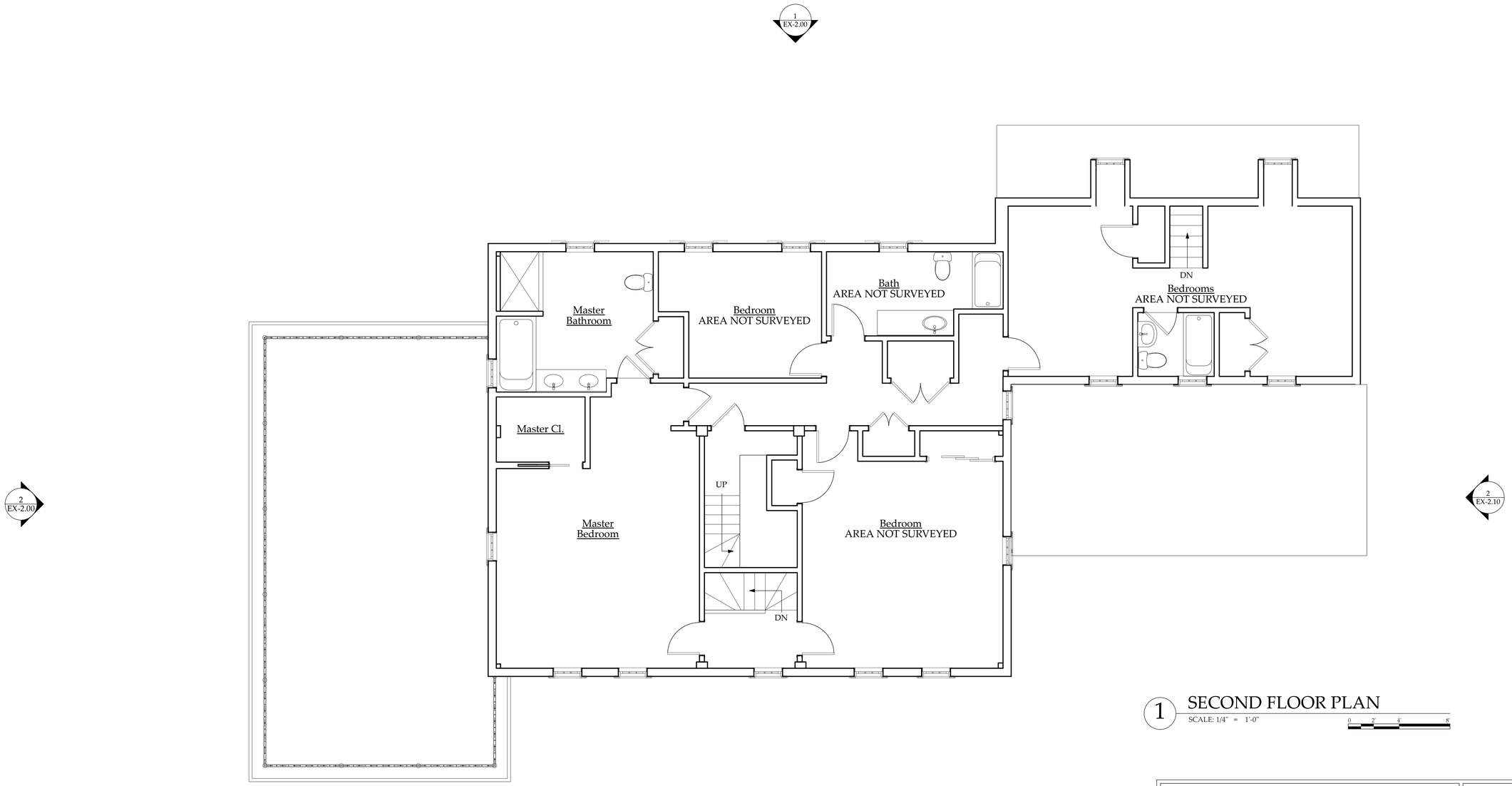


1 SECOND FLOOR PLAN

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

0 2' 4' 8'

## LEGEND

- Existing Wall
- Element Below
- Element Above

N


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Existing Conditions
EXISTING SECOND FLOOR PLAN

EX-1.20

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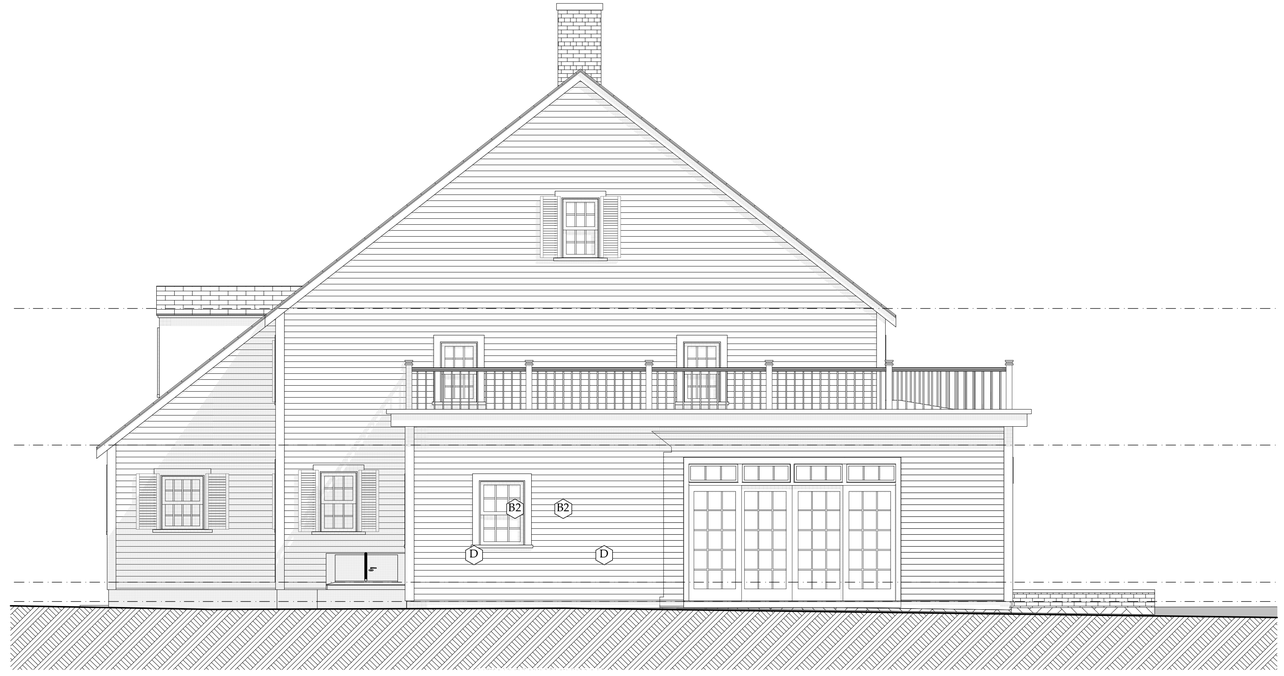
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'




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

0 2' 4' 8'

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Drawn By:

Checked By:

Existing Conditions
EXISTING EXTERIOR ELEVATIONS

EX-2.00

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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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Drawn By:

Checked By:

Existing Conditions
EXISTING EXTERIOR ELEVATIONS

EX-2.10

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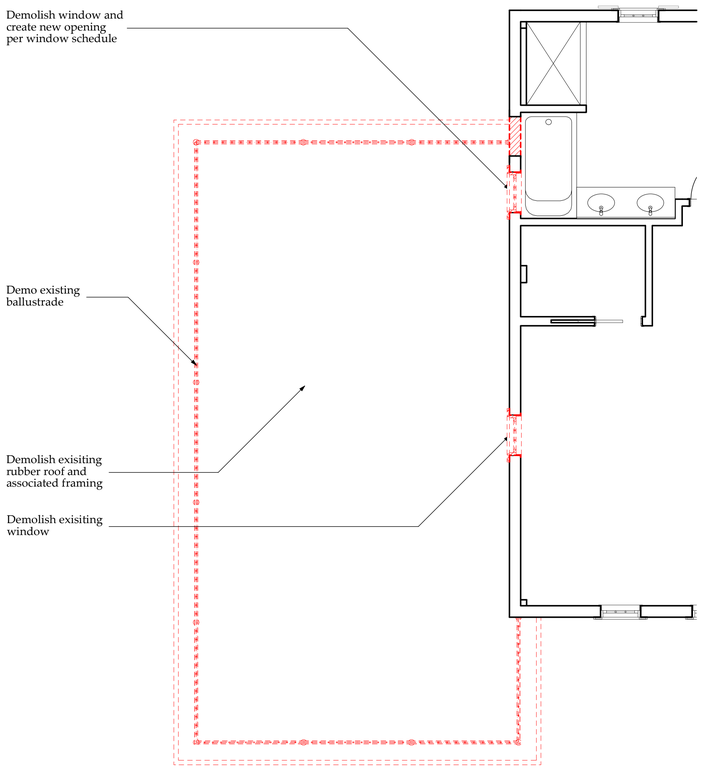
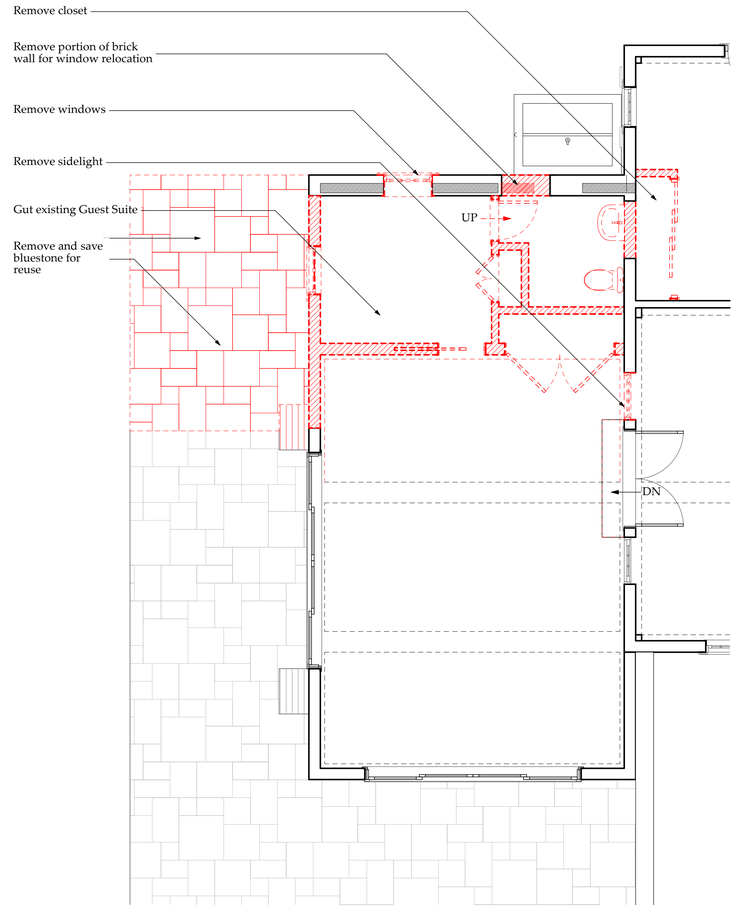
**GENERAL STRUCTURAL NOTE:**
**WHERE ANY BEARING PARTITION IS REMOVED, PROPER REINFORCEMENT THROUGH TEMPORARY SUPPORT DURING CONSTRUCTION AND PERMANANT LOAD DISTRIBUTION THROUGH HEADER BEAMS IS REQUIRED**

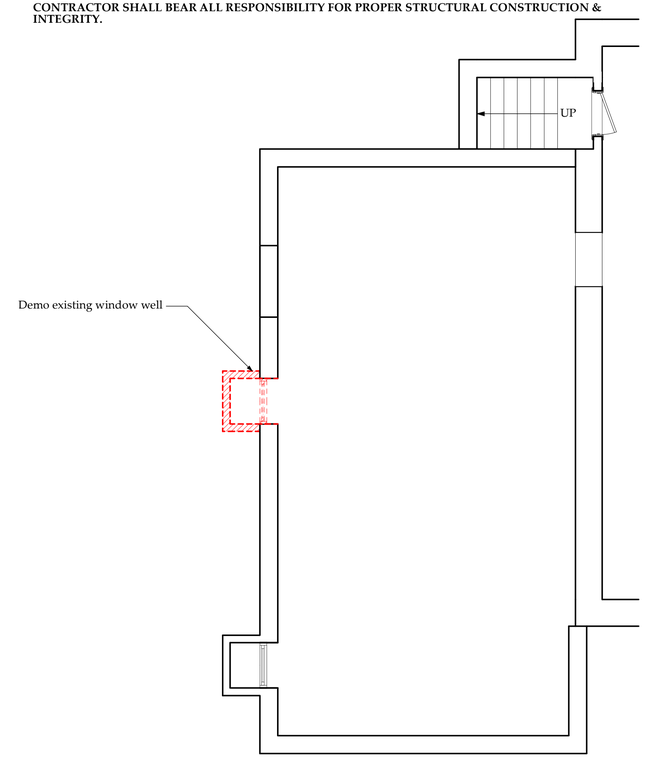
**NOTE**
**CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR PROPER STRUCTURAL CONSTRUCTION & INTEGRITY.**



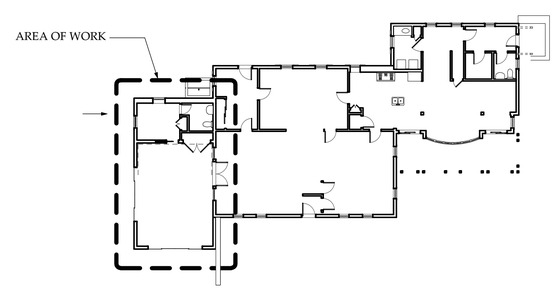

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'




1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'




0 BASEMENT PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'




## LEGEND

- Existing Wall
- Existing Element to be Demolished
- Element Below
- Element Above

N

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# Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

| | |
|---|---|
| Job (Code): | 17038 |
| Progress Set: | 2018.12.06 |
| Pricing Set | 08/17/2020 |
| Pricing Set Revisions | 09/02/2020 |
| Progress Set | 06/11/2021 |
| Permit Set | 07/12/2021 |
| Drawn By: | |
| Checked By: | |

Demolition
DEMO PLANS

D-1.00

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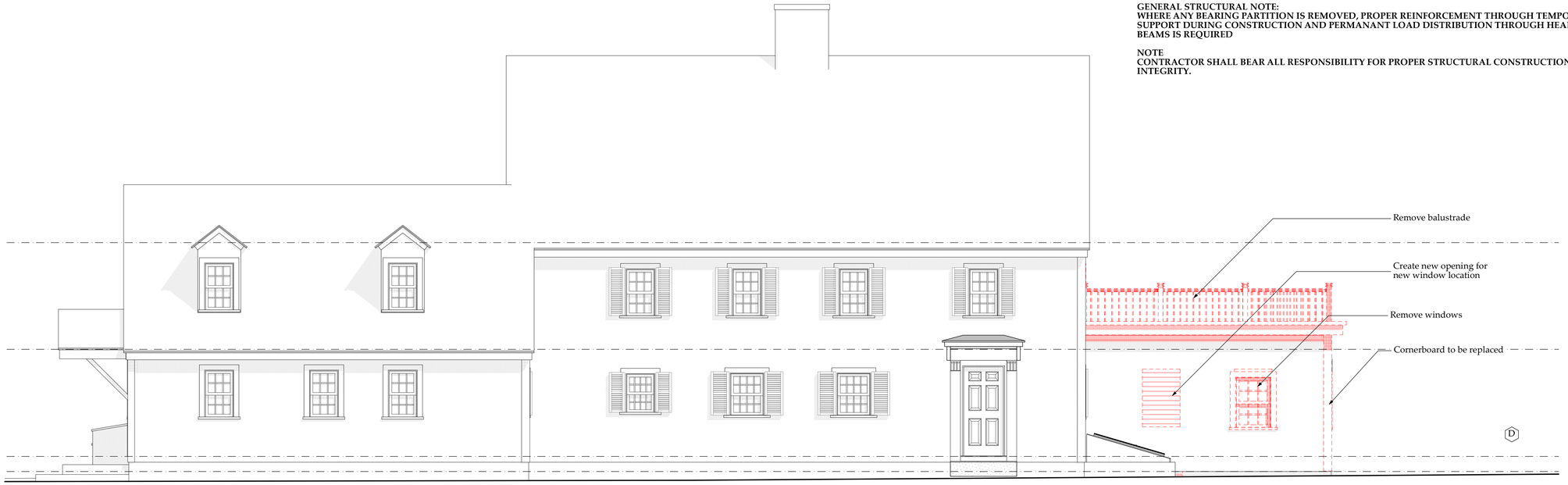
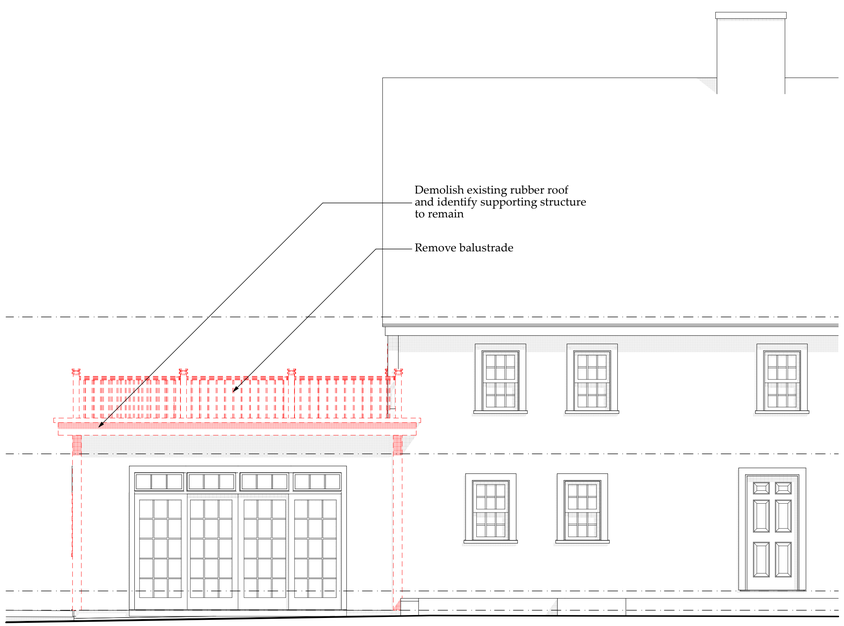
**GENERAL STRUCTURAL NOTE:**
**WHERE ANY BEARING PARTITION IS REMOVED, PROPER REINFORCEMENT THROUGH TEMPORARY SUPPORT DURING CONSTRUCTION AND PERMANANT LOAD DISTRIBUTION THROUGH HEADER BEAMS IS REQUIRED**

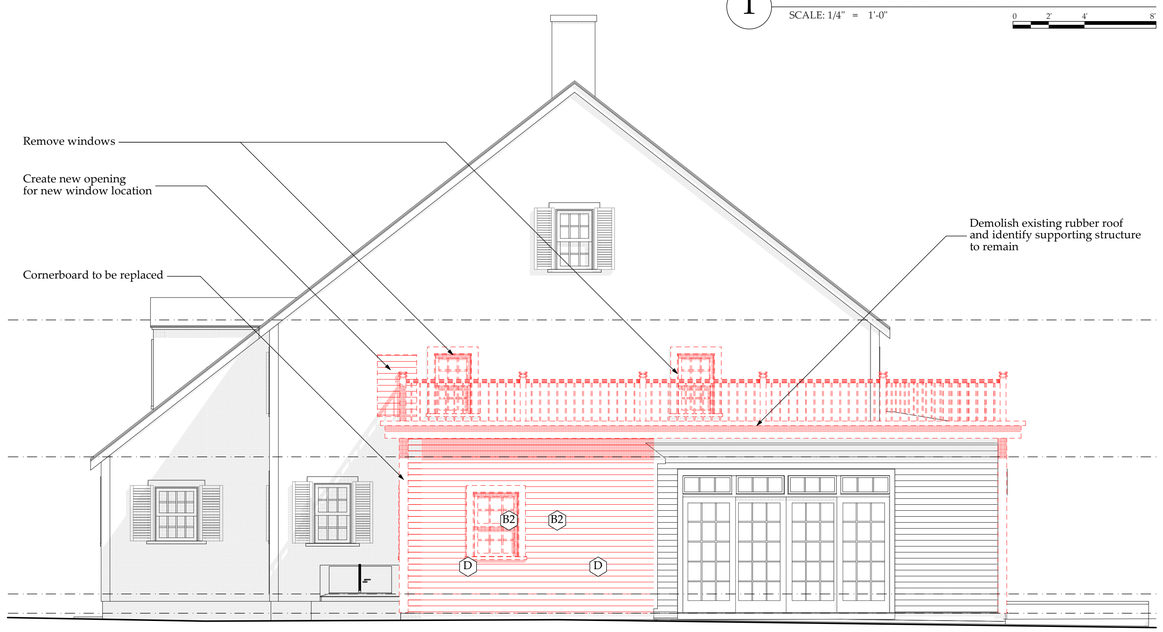
**NOTE**
**CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR PROPER STRUCTURAL CONSTRUCTION & INTEGRITY.**




1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'




3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'




2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'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| Drawn By: | |
| Checked By: | |

Demolition
DEMO EXTERIOR ELEVATIONS

D-2.00

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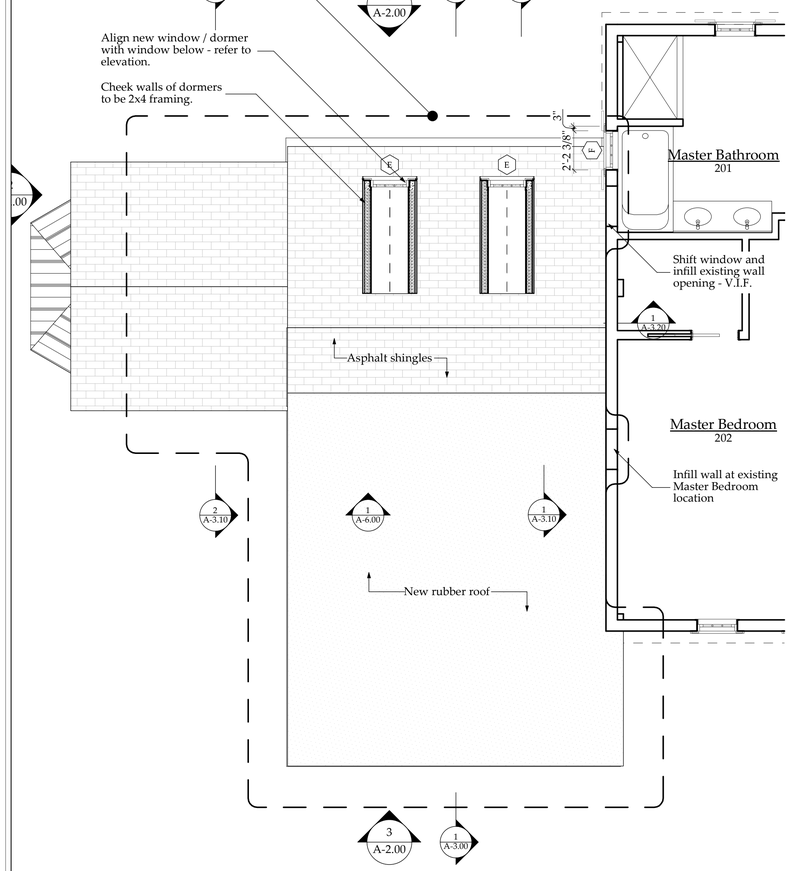
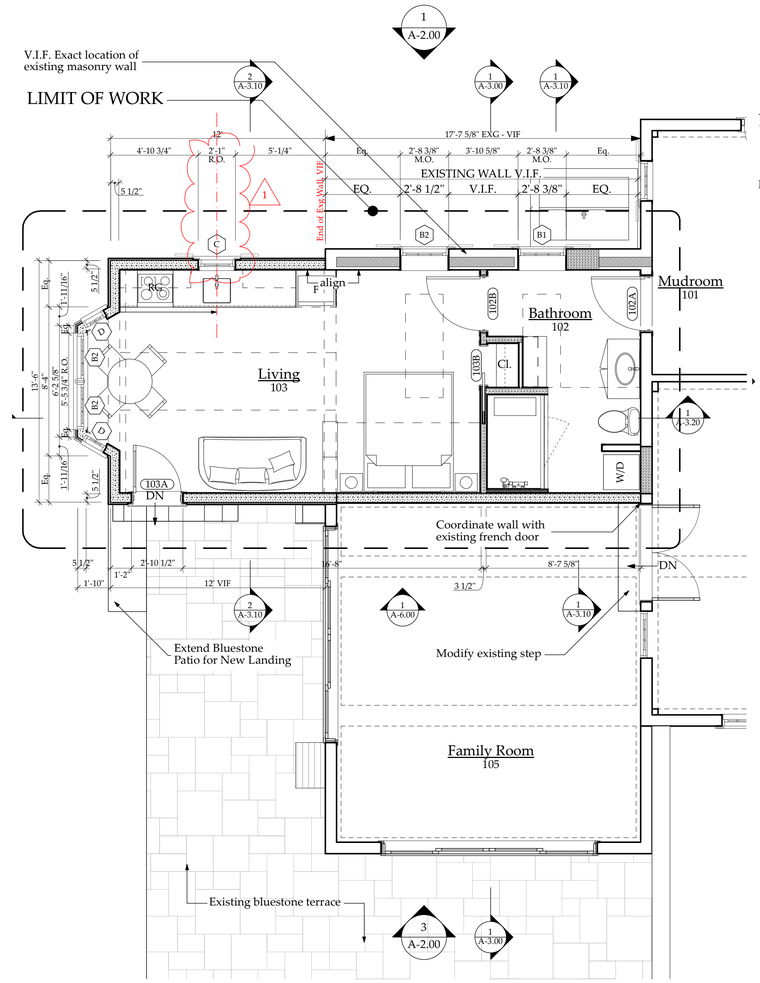


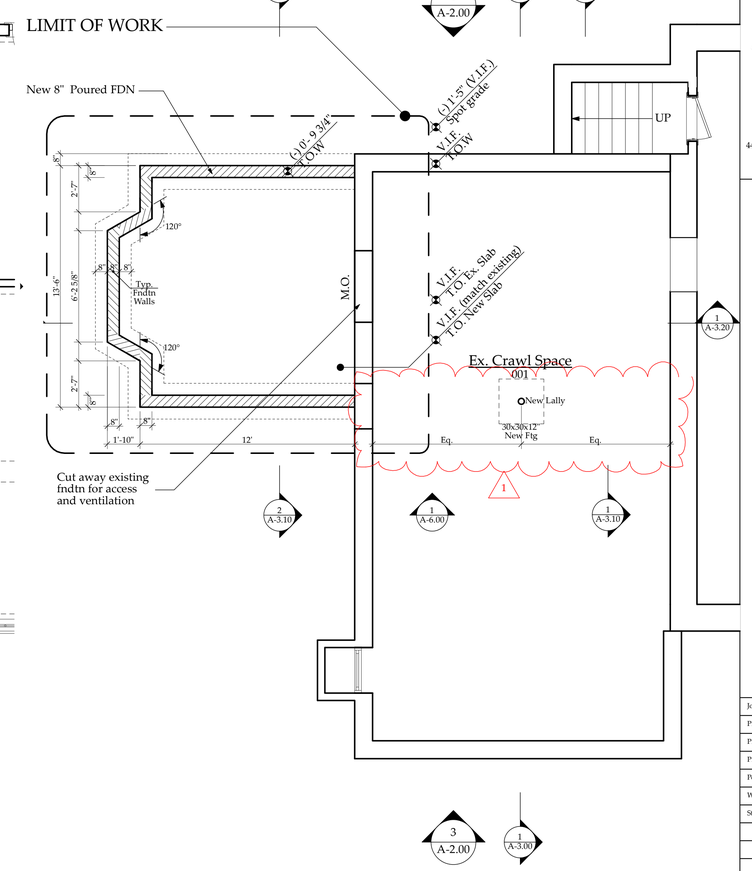

## 2 SECOND FLOOR PLAN

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



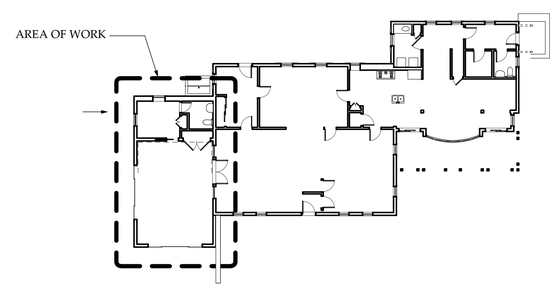

## 1 FIRST FLOOR PLAN

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




## 0 BASEMENT PLAN

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




## LEGEND

- Existing Wall
- New Wood Wall w/ Insulation
- New Wood Wall w/o Insulation
- New Low Wall
- New Concrete Wall
- Element Below
- Element Above

N

## Notes

1. Drawings are not to be scaled.
2. All new walls finish face to align with existing walls.
3. Arrows indicate dimensions to finish face ⟶|; ticks indicate dimensions to face of stud ⟶|

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# Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

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|---|---|
| Job (Code): | 17038 |
| Pricing Set | 08/17/2020 |
| Pricing Set Revisions | 09/02/2020 |
| Progress Set | 06/11/2021 |
| Permit Set | 07/12/2021 |
| Window Package | 07/19/2021 |
| Structural Revisions | 08/16/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED FLOOR PLANS

A-1.00

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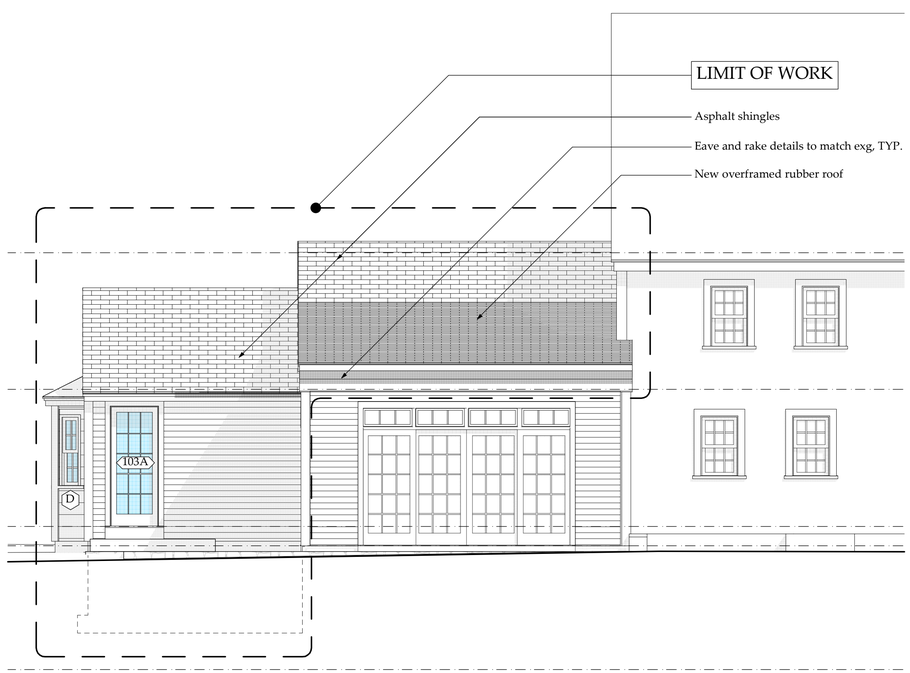
1 NORTH ELEVATION

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

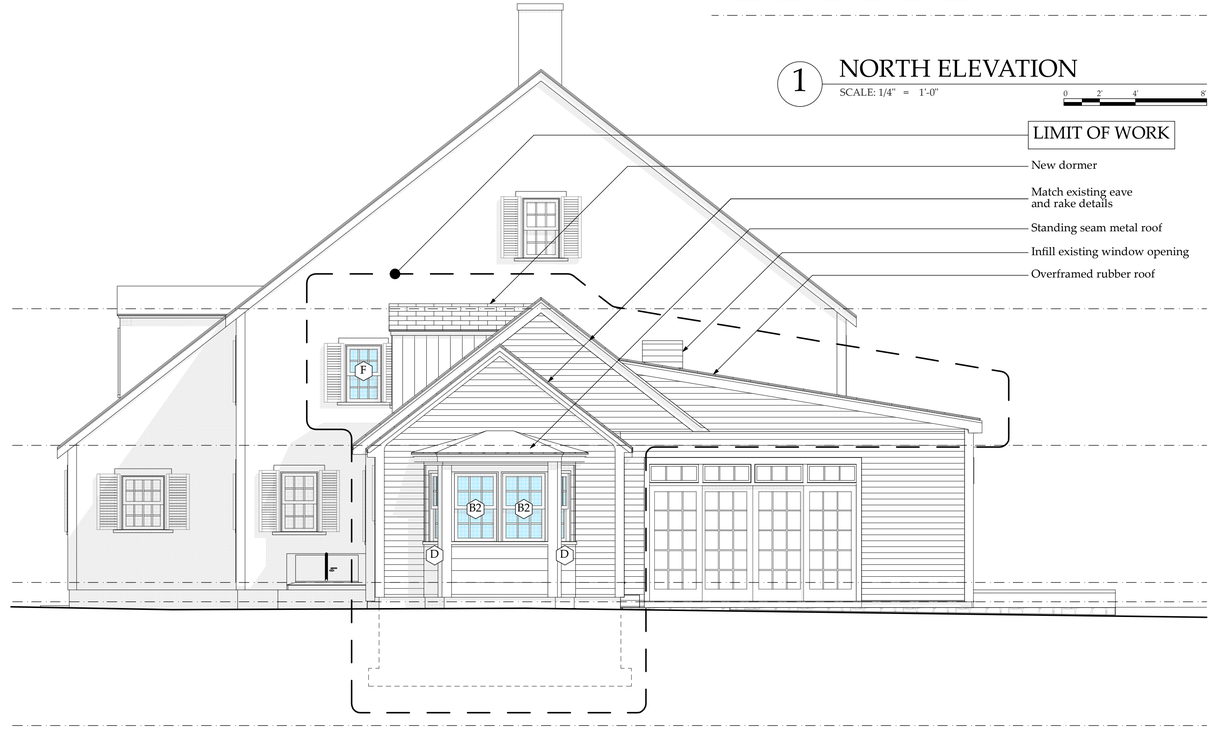
0 2' 4' 8'




3 SOUTH ELEVATION

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

0 2' 4' 8'




2 WEST ELEVATION

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

0 2' 4' 8'

## Notes

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| Revisions 1 | 08/16/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED EXTERIOR ELEVATIONS

A-2.00

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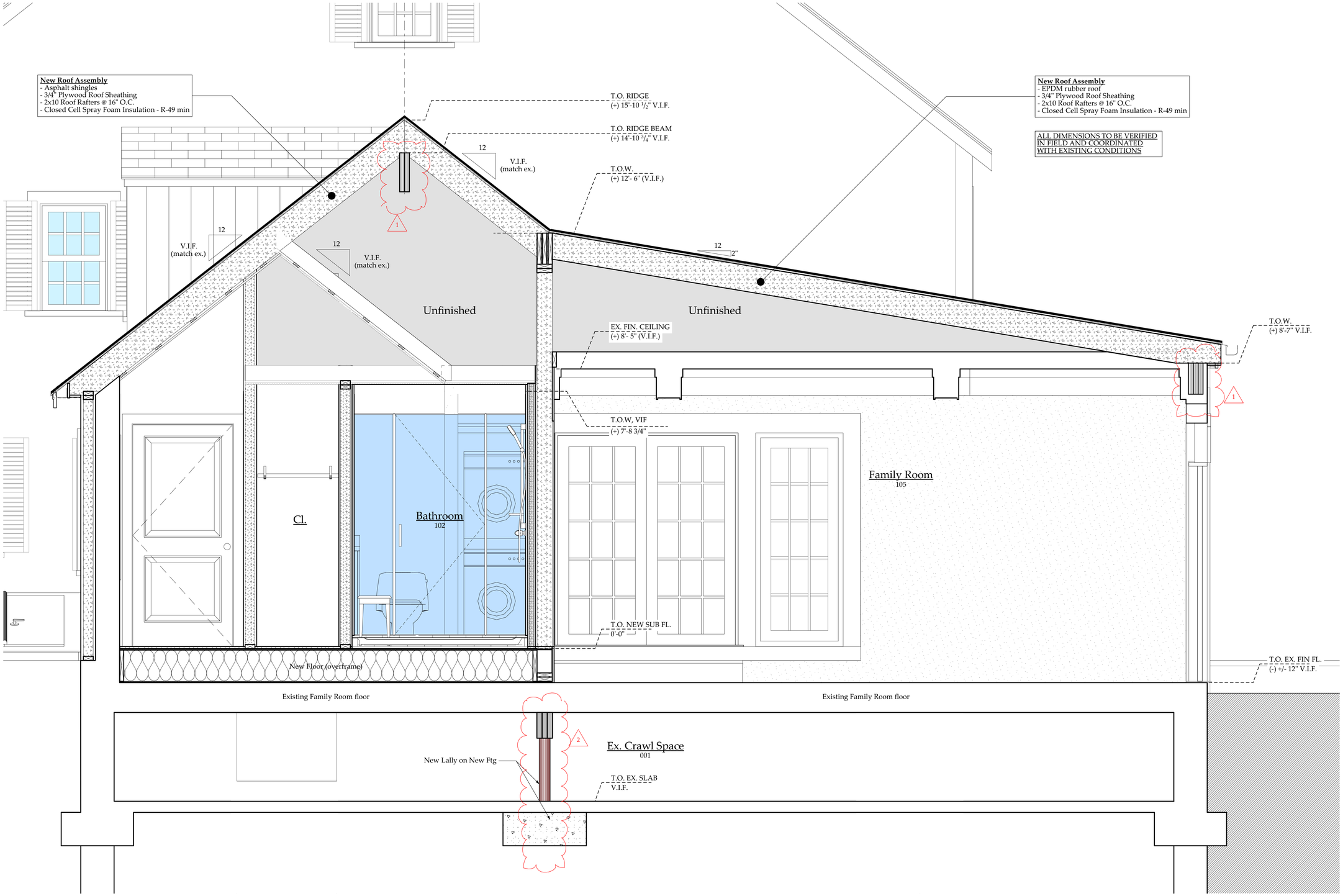


1 BUILDING SECTION

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

## Notes

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2. All new walls finish face to align with existing walls.
3. Arrows indicate dimensions to finish face →|; ticks indicate dimensions to face of stud —+

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| Window Package | 07/19/2021 |
| Structural Revisions 1 | 08/16/2021 |
| Structural Revisions 2 | 08/18/2021 |
| | |
| | |
| | |
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| | |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED BUILDING SECTIONS

A-3.00

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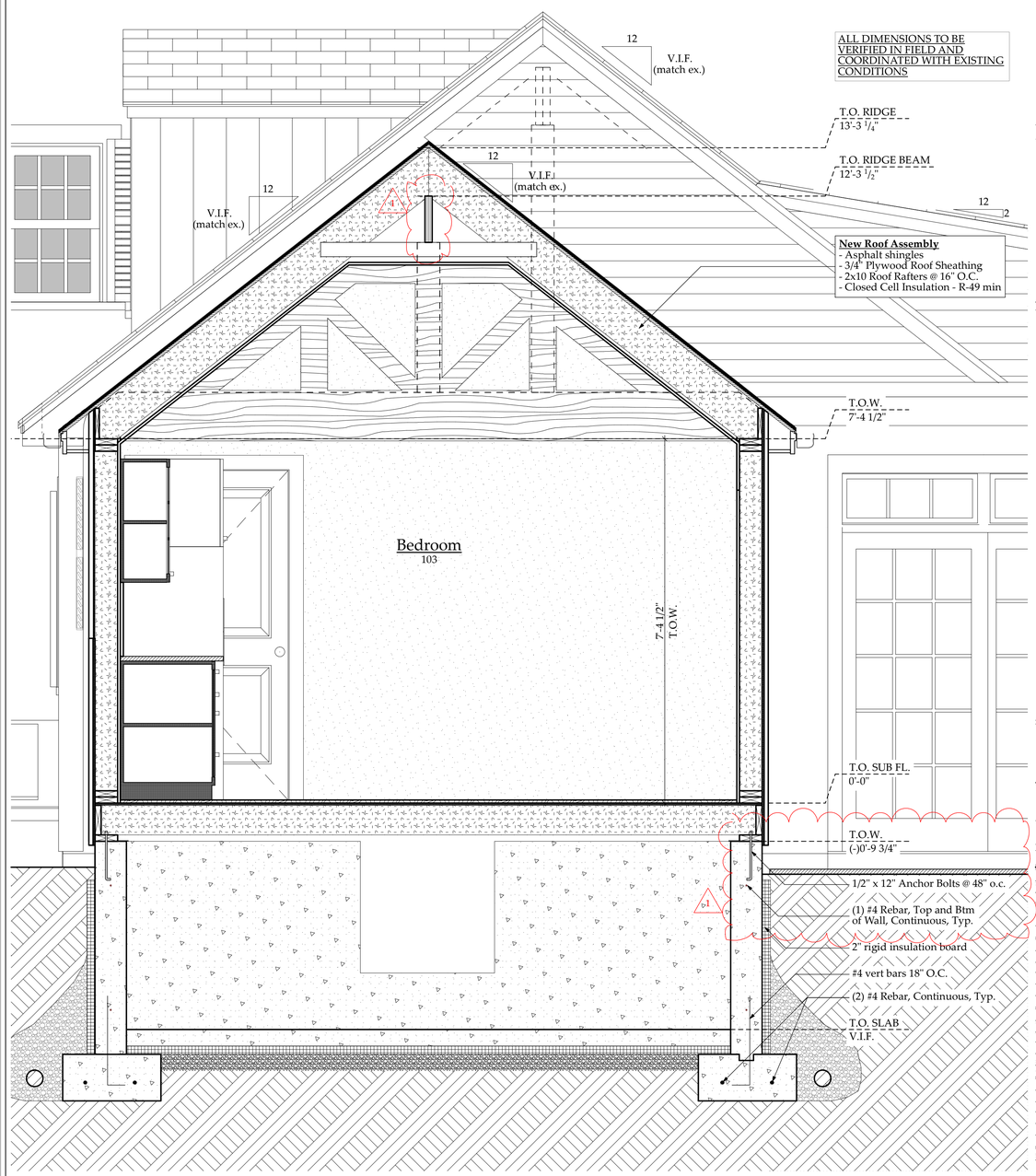
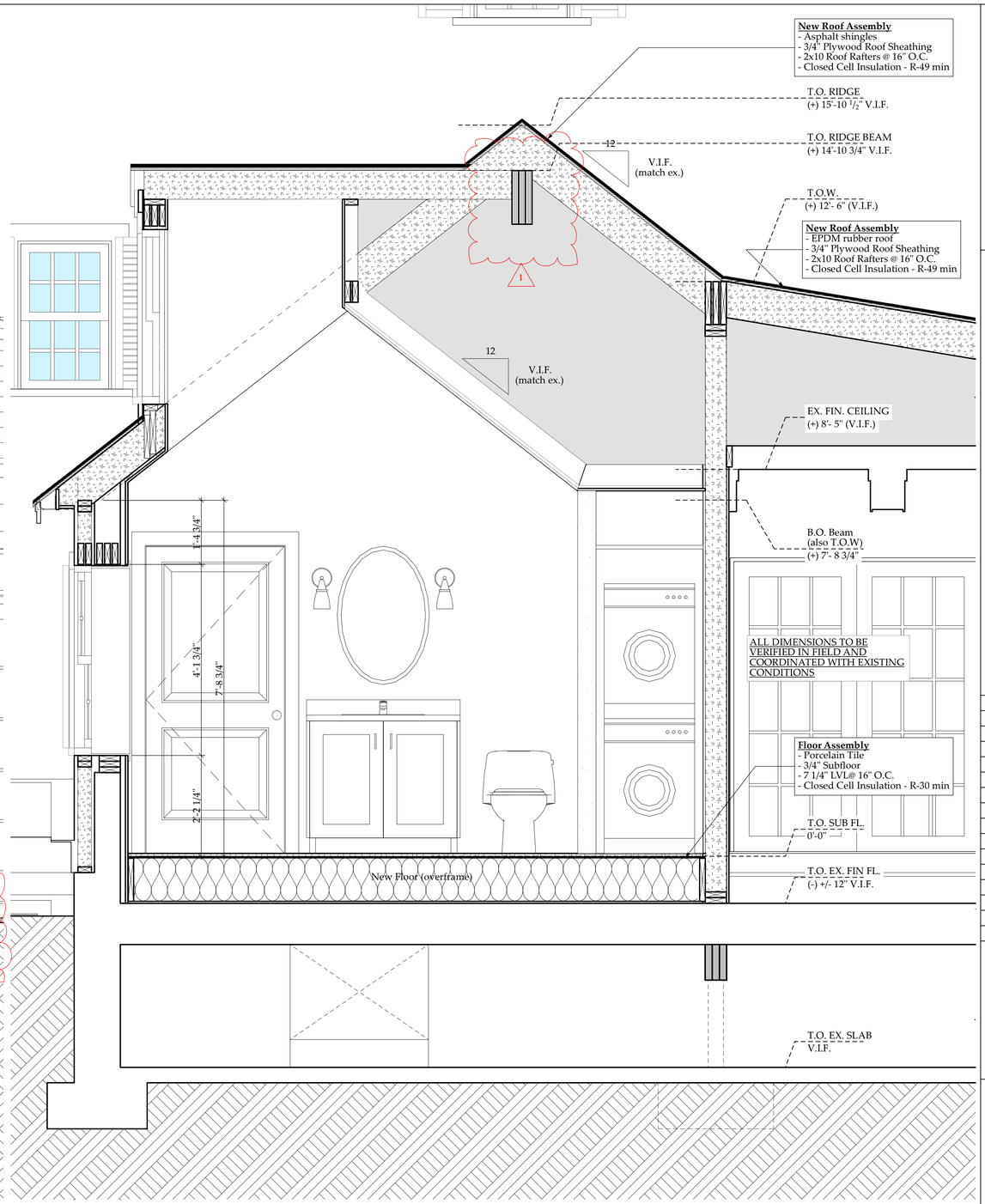



2 BUILDING SECTION

SCALE: 3/4" = 1'-0"




1 BUILDING SECTION

SCALE: 3/4" = 1'-0"

## Notes

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| Window Package | 07/19/2021 |
| Structural Revisions 1 | 08/16/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED BUILDING SECTIONS

A-3.10

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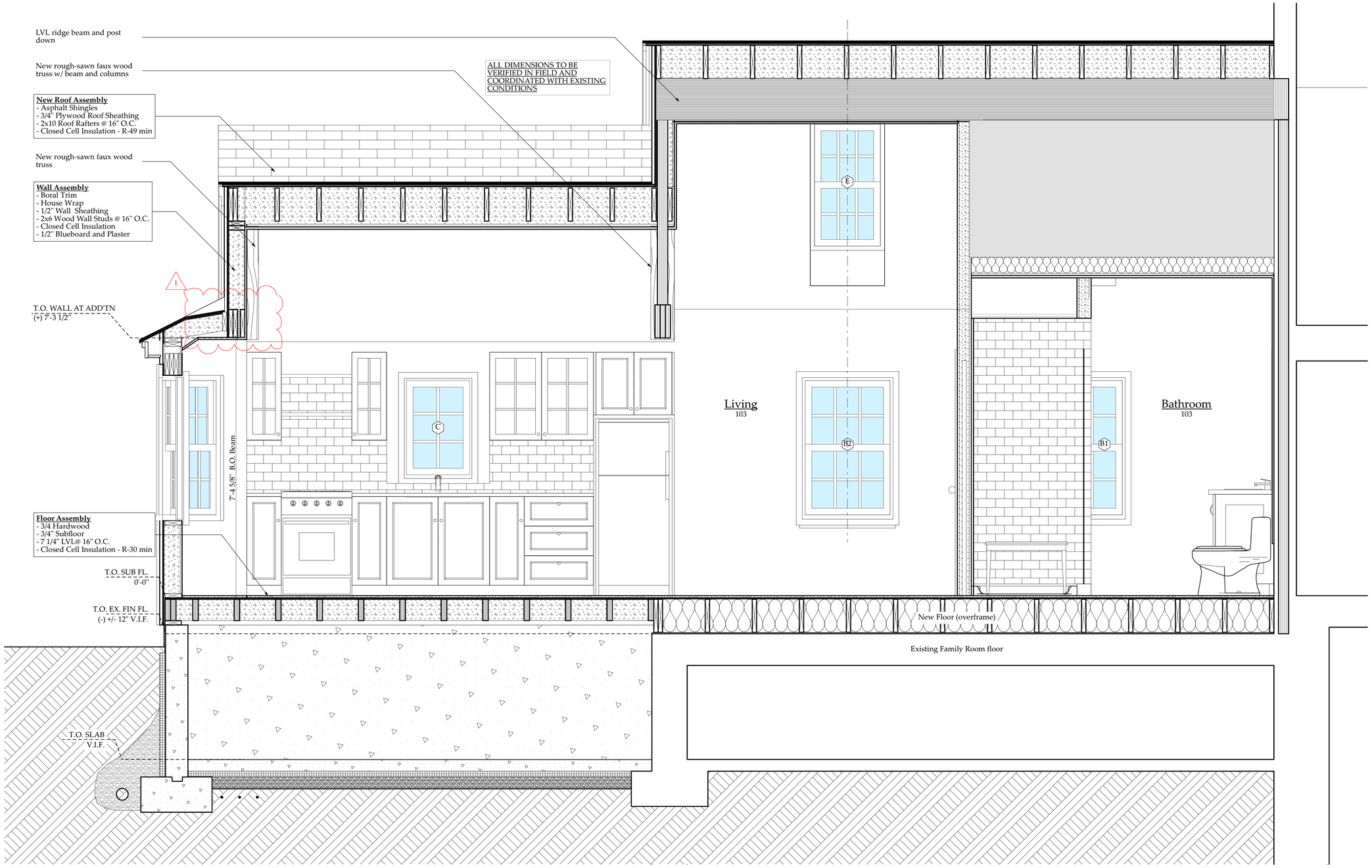


1 BUILDING SECTION

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

## Notes

1. Drawings are not to be scaled.
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3. Arrows indicate dimensions to finish face →|; ticks indicate dimensions to face of stud —|

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# Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

| | |
|---|---|
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| Permit Set | 07/12/2021 |
| Window Package | 07/19/2021 |
| Structural Revisions 1 | 08/16/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED BUILDING SECTIONS

A-3.20

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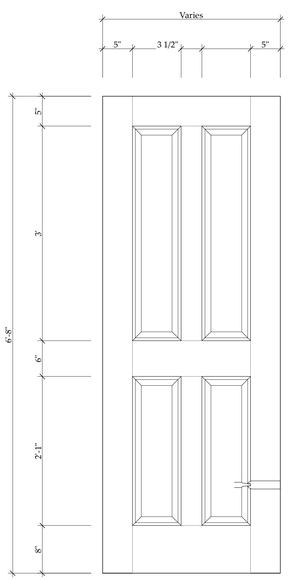
**WINDOW SCHEDULE**

| STORY | KEY | QTY | TYPE | R.O. SIZE | | JAMB | MAN. | CALL | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| | | | | W | H | | | | |
| 1st FLOOR | B1 | 1 | DBL Hung | 2'-8 3/8" | 4'-1 1/2" | | Marvin Ultimate | UWDH2620 | VIF Jamb - Exg Wall - Site-Built? Tempered. |
| 1st FLOOR | B2 | 3 | DBL Hung | 2'-8 3/8" | 4'-1 1/2" | | Marvin Ultimate | UWDH2620 | VIF Jamb - Exg Wall - Site-Built? |
| 1st FLOOR | C | 1 | Casement | 2'-1" | 2'-11 5/8" | 6 9/16" | Marvin Ultimate | UCA2436 | |
| 1st FLOOR | D | 2 | DBL Hung | 1'-4 1/8" | 4'-1 1/2" | 6 9/16" | Marvin Ultimate | Custom | |
| 2nd FLOOR | E | 2 | DBL Hung | 2'-2 3/8" | 3'-9 1/2" | 4 9/16" | Marvin Ultimate | UWDH2018 | |
| 2nd FLOOR | F | 1 | DBL Hung | 2'-2 3/8" | 3'-5 1/2" | 4 9/16" | Marvin Ultimate | UWDH2018 | VIF Jamb - Exg Wall. Tempered. |

1

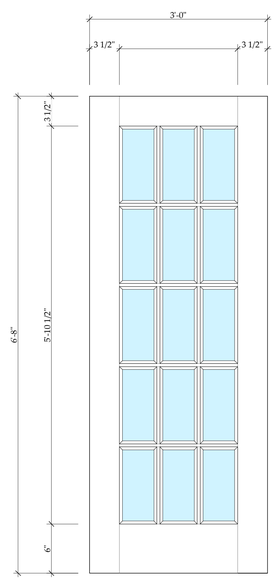
## Window Schedule

SCALE: 1" = 1'-0"



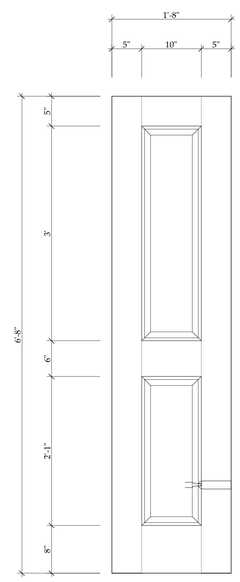

1 Typ. Interior Door

SCALE: 1" = 1'-0"




2 Patio Door

SCALE: 1" = 1'-0"




3 Closet Door

SCALE: 1" = 1'-0"

**DOOR SCHEDULE**

| STORY | KEY | INT / EXT | TYPE | R.O. SIZE | | | LEAF DIM. | JAMB | MAN. | STYLE | PANEL | STICKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | W | HT | THK | | | | | | |
| 1st FLOOR | 102A | INT | Single swing | 3'-2 1/2" | 6'-10 1/2" | 1 3/8" | 3'×6'-8" | Dbl. Rab. | Trustile | TS4000 | A | QR |
| 1st FLOOR | 102B | INT | Single swing | 3'-2 1/2" | 6'-10 1/2" | 1 3/8" | 3'×6'-8" | Dbl. Rab. | Trustile | TS4000 | A | QR |
| 1st FLOOR | 103A | EXT | Single swing | 2'-10 1/2" | 6'-10 1/2" | 1 3/4" | 2'-8"×6'-9 1/4" | | Marvin Ultimate | UWIFD2868 | | |
| 1st FLOOR | 103B | | | 2'-2" | 6'-8" | 1 3/8" | 2'-9 7/16" x 6'-10" | | | | | |

## Door Schedule

### Notes

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# Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

| | |
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| Job (Code): | 17038 |
| Pricing Set | 08/17/2020 |
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| Permit Set | 07/12/2021 |
| Window Package | 07/19/2021 |
| Revisions 1 | 08/16/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
SCHEDULES

A-5.00

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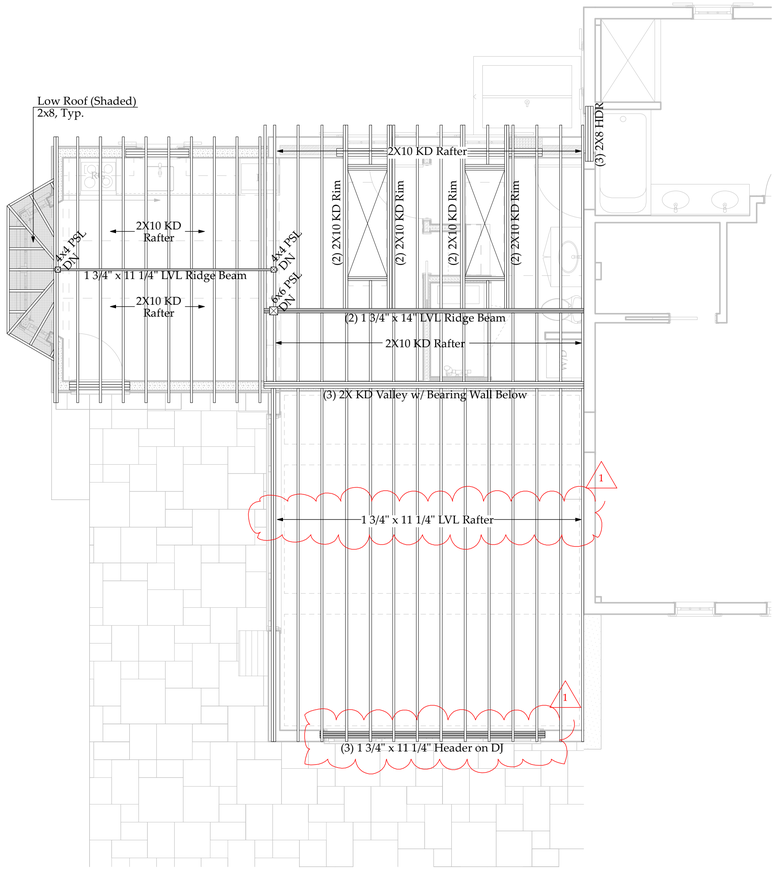
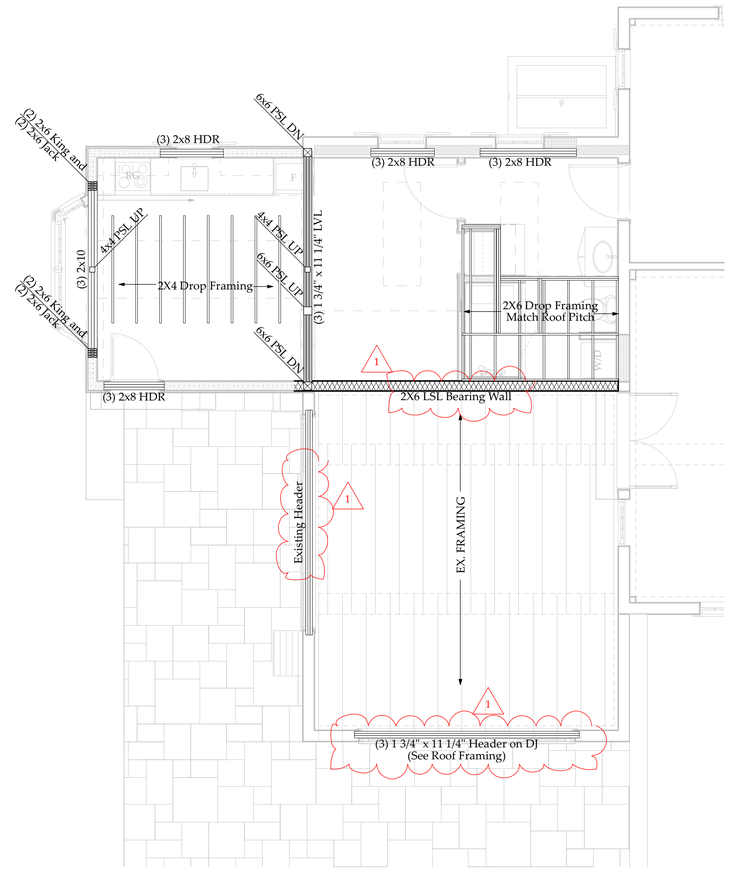
## GENERAL STRUCTURAL NOTES

**Where any Bearing Partition is removed, proper reinforcement through temporary support during construction and permanent load distribution through header beams is required.**

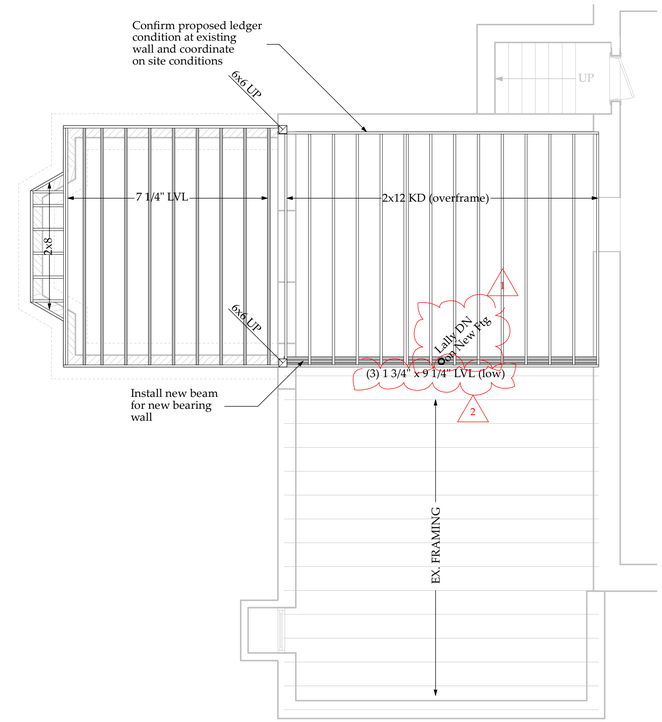
**CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR PROPER STRUCTURAL CONSTRUCTION & INTEGRITY.**



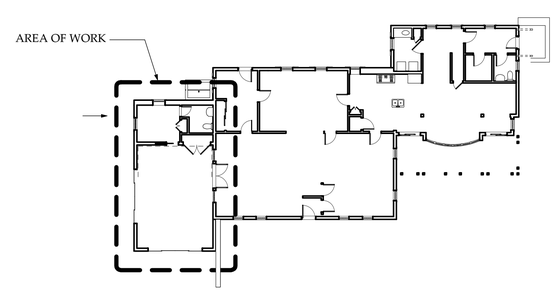

3 ROOF FRAMING
SCALE: 1/4" = 1'-0"




2 CEILING FRAMING
SCALE: 1/4" = 1'-0"




1 FIRST FLOOR FRAMING
SCALE: 1/4" = 1'-0"




## LEGEND

- 2x Frame
- LVL Frame
- Steel Frame
- Bearing Wall
- Post Down
- Post Up
- Post Up / Down
- Concrete Shelf
- Beam Pocket

N

## Notes

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| Structural Revisions 2 | 08/18/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED FRAMING PLANS

S-1.00

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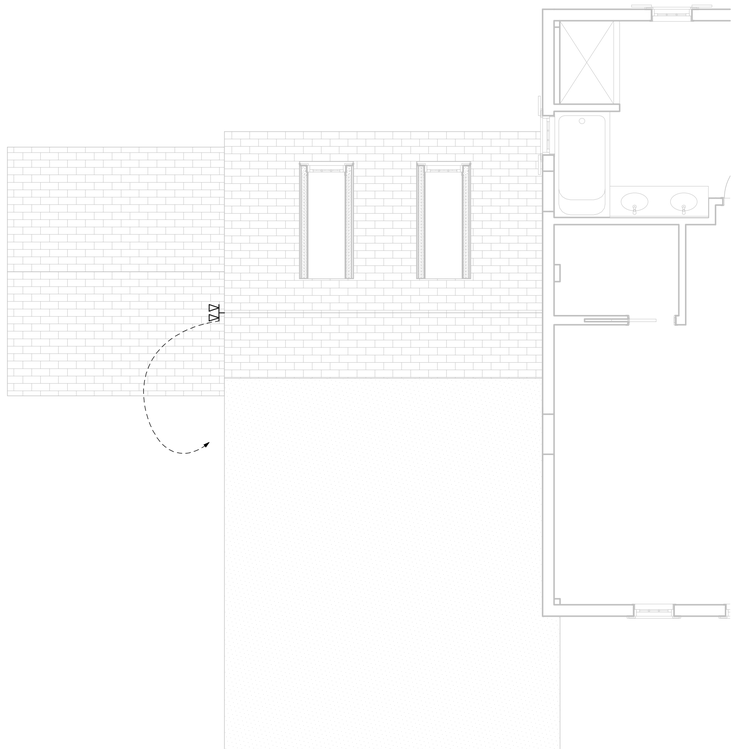
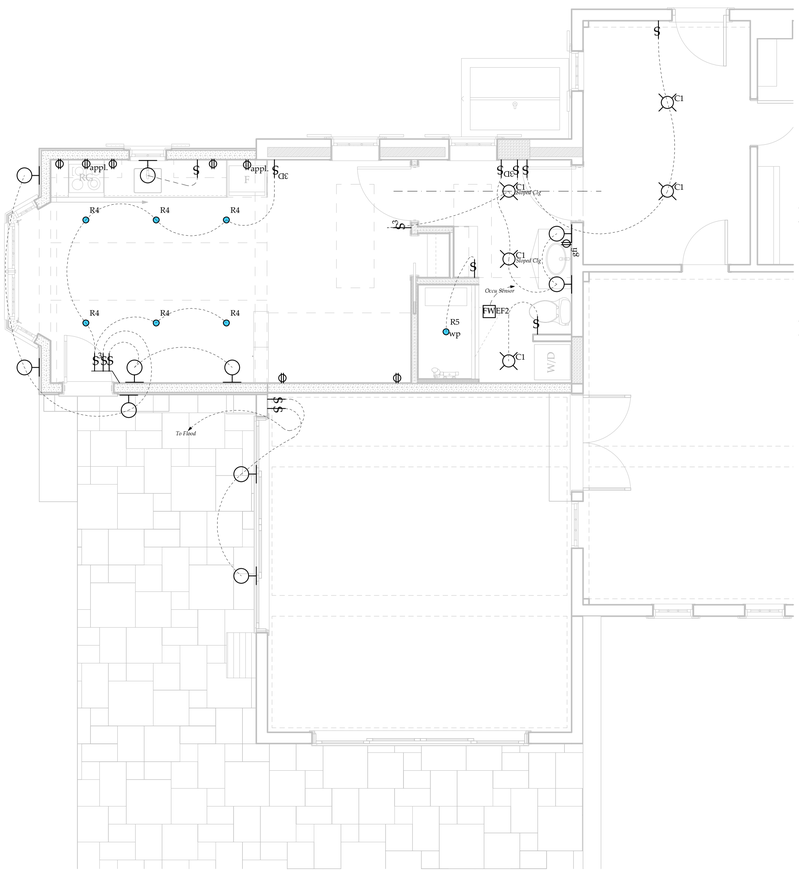


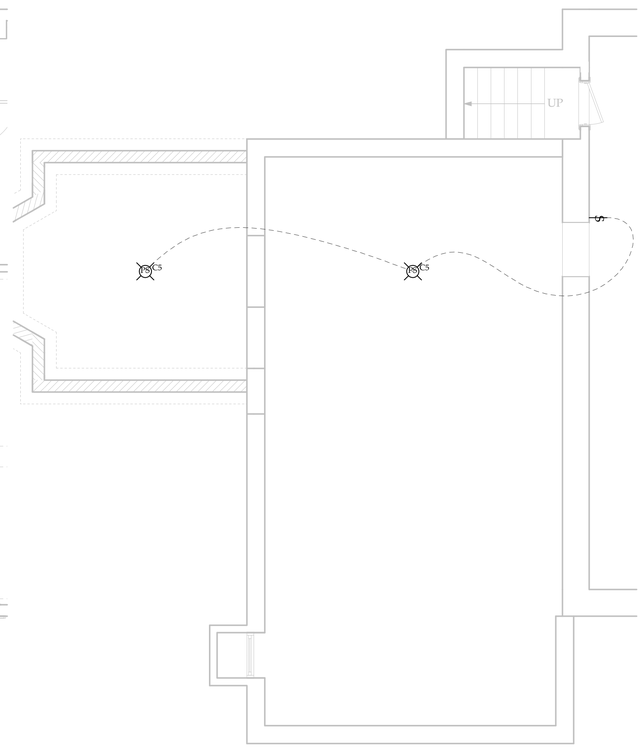

## 3 2nd ELECTRICAL

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




## 2 1st ELECTRICAL

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




## 1 BASEMENT ELECTRICAL

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

## ELECTRICAL KEY

### CEILING FIXTURES

- C1 Ceiling Fixture
- C2 Ceiling Fixture Pendant
- C3 pc Ceiling Fixture w/ pull chain
- C4 wp Ceiling Fixture (water proof)
- C5 Ceiling Fixture Porcelain Socket
- C6 Ceiling Fixture w/ Fan
- UC1 Under Cabinet Fixture
- EF1 Exhaust Fan (ceiling)
- F1 Fluorescent Fixture
- C7 Ceiling Speaker
- L1 Table Lamp
- T1 Track Light Fixture
- R1 4" Recessed Fixture Juno IC91LWDG4
- R2 4" Recessed Fixture - IC Juno IC1LWDG4N
- R3 4" Recessed Fixture - Wall Washer Juno IC522L
- R4 4" Recessed Fixture - Sloped Ceiling Juno IC104AL LED
- R5 wp 4" Recessed Fixture - Water Proof Juno IC91LWDG4
- R6 1" Recessed Fixture - IC WAC Lighting HR-LED211E
- R7 1" Recessed Fixture - Wall Washer WAC Lighting HR-LED212E

### WALL FIXTURES

- FWEF2 Exhaust Fan (Wall)
- W1 Wall Fixture
- W2 pc Wall Fixture w/ pull chain
- Exterior Floodlight Assembly
- Wall Speaker

### COMMUNICATIONS

- D AV1 Data Jack
- T AV2 Telephone Jack
- C AV3 Cable Jack
- B AV4 Bundled System
- AP AV5 Access Point (P.O.E.-see note 2)

### SIGNAL/CONTROL

- S S1 Smoke Detector
- S2 T TS S3 Thermostat / Temp. Sensor
- DB S4 Door Bell
- CM S5 Door Bell Chime
- CO S6 Carbon Monoxide Detector
- S/CO S7 Combo Smoke / CO Detector

### POWER SUPPLY

- O1 Wall Outlet - Duplex
- O2 gfi Wall Outlet - Duplex GFI
- O3 Wall Outlet - Quad
- O4 wp Wall Outlet - Duplex Waterproof
- O5 Wall Outlet - Switched
- O6 Clock Outlet
- CLGO7 Ceiling Outlet Duplex
- CLGO8 gfi Ceiling Outlet Duplex (GFI)
- CLGO9 gfi Ceiling Outlet Quad (GFI)
- CLG O10 Ceiling Outlet Quad
- O11 Floor Outlet Duplex
- O12 gfi Floor Outlet Duplex (GFI)

### FIXTURE TAGS

- O1 Existing Location, Old Fixture
- O2 Existing Location, New Fixture
- O3 New Location, Old Fixture
- O4 New Location, New Fixture

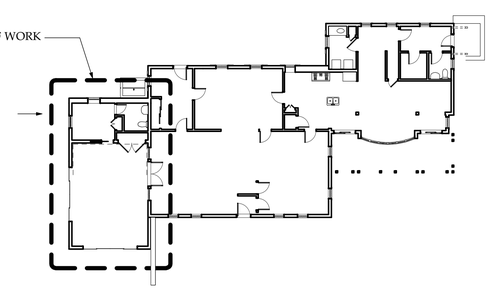
### SWITCHING

- S Switch (Single Pole)
- S3 Switch (3-Way)
- S4 Switch (4-Way)
- SD3 Switch (3-Way Dimmer)
- SD Switch (Single Pole Dimmer)
- K Keypad (lighting systems)
- S Dimmer (lighting systems)
- GD Garbage Disposal

### MISCELLANEOUS

- M1 Security Camera

AREA OF WORK



## ELECTRICAL NOTES

Contractor to be responsible for non-decorative Electrical Fixture selection and installation. Contractor to coordinate directly with owner. Switching & Controls to be specified by owner

Contractor to bear responsibility for proper installation means and methods in accordance with Electrical Code.
Provide outlets and switches as required by code with the addition to those noted on the drawings. Outlets to be run horizontally in baseboards (typ.) Reference Electrical Codes as required by the State of Massachusetts and Local City Codes.

Provide smoke detectors and carbon monoxide detectors as required per code.

A/V Subcontractor to be responsible for AV system integration. Coordinate with architect as needed.

Architect bears no responsibility for A/V & Electrical Fixture Selection, Design, Installation and Performance.

### Notes

1. Exact location of Wi-Fi boosters to be determined in field to provide the best coverage.
2. Exact location of thermostat to be determined in field.

### Notes

1. Drawings are not to be scaled.
2. All new walls finish face to align with existing walls.
3. Arrows indicate dimensions to finish face →|; ticks indicate dimensions to face of stud —|+

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# Dwinell Homestead of 1761

VANCE RESIDENCE
123 Salem Road
Topsfield, MA

| | |
|---|---|
| Job (Code): | 17038 |
| Pricing Set | 08/17/2020 |
| Pricing Set Revisions | 09/02/2020 |
| Permit Set | 07/12/2021 |
| Drawn By: | |
| Checked By: | |

Proposed Conditions
PROPOSED ELECTRICAL PLANS

E-1.00

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