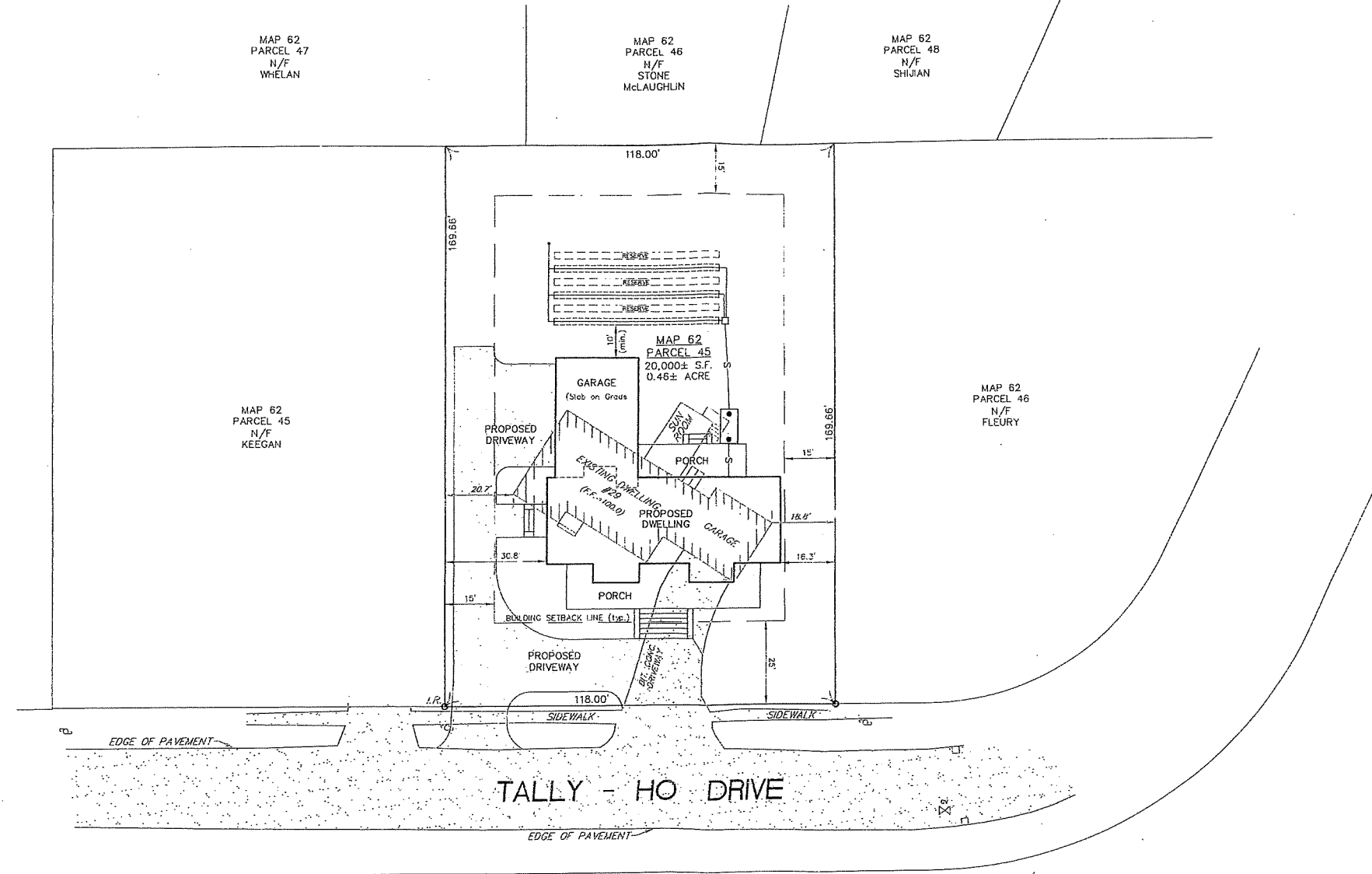


**LOCUS PLAN**  
NOT TO SCALE



MAP 62  
PARCEL 47  
N/F  
WHELAN

MAP 62  
PARCEL 46  
N/F  
STONE  
McLAUGHLIN

MAP 62  
PARCEL 48  
N/F  
SHIJIAN

MAP 62  
PARCEL 45  
N/F  
KEEGAN

MAP 62  
PARCEL 46  
N/F  
FLEURY

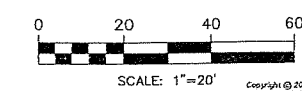
MAP 62  
PARCEL 45  
20,000± S.F.  
0.46± ACRE

**LOT COVERAGE**  
EXISTING BUILDING FOOTPRINT = 2,114 S.F. (11%)  
PROPOSED BUILDING FOOTPRINT = 4,153 S.F. (21%)

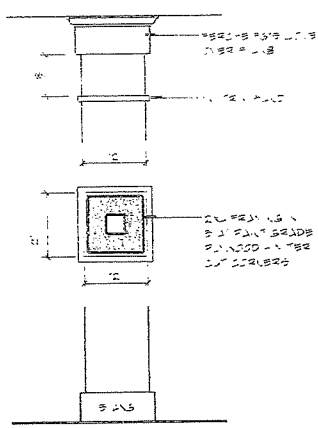
**PLAN REFERENCES**  
1.) "SEWAGE DISPOSAL SYSTEM PLAN" BY GATEWAY CONSULTANTS, INC. DATED, 8/9/22

**ZONING**  
SITE IS LOCATED WITHIN THE R1A ZONING DISTRICT  
BUILDING SETBACKS:  
FRONT YARD: 25 FT.  
SIDE YARD: 15 FT.  
REAR YARD: 15 FT.  
MAX. BUILDING HEIGHT: 35 FT.  
MAX. ALLOWABLE LOT COVERAGE: 25%

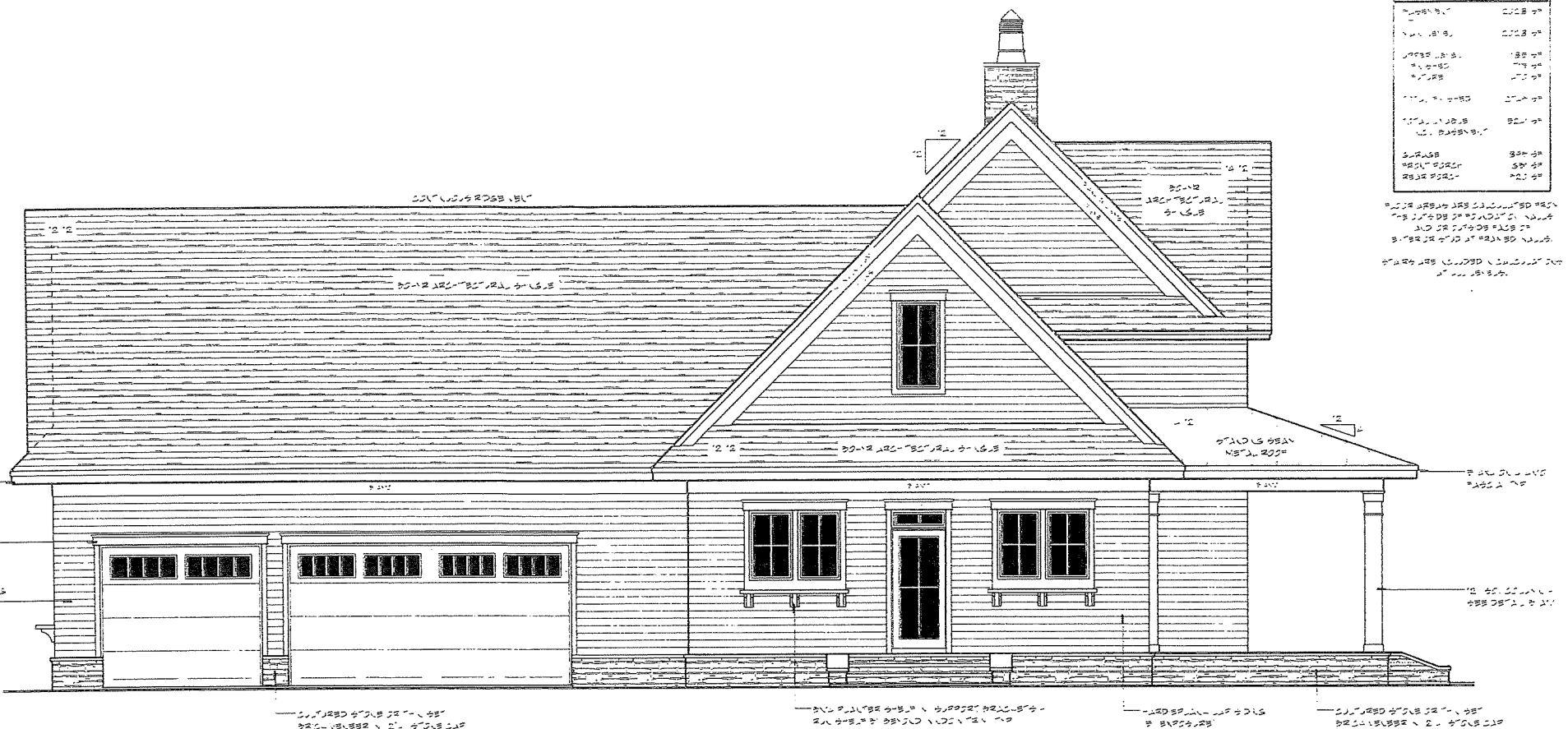
		<p><b>ZONING BOARD OF APPEALS PLAN</b></p> <p><b>MAP 62, PARCEL 45</b></p> <p><b>29 TALLY HO DRIVE</b></p> <p><b>HAMILTON, MA</b></p>																	
				<p>PREPARED FOR:</p> <p>SCOTT BURNHAM</p> <p>3A POND RD.</p> <p>GLOUCESTER, MA 01930</p>															
<p>REVISIONS TO PLAN</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		DESCRIPTION	DATE															<p><b>GATEWAY CONSULTANTS, INC.</b></p> <p>CIVIL ENGINEERING &amp; PROJECT MANAGEMENT</p> <p>P.O. BOX 8085</p> <p>GLOUCESTER, MA 01930</p> <p>OFFICE: (978) 281-6824</p>	
DESCRIPTION	DATE																		
Draft/Check SAR/JPJ	Drawing Scale 1"=20'	Date 9/8/22	Project No. 5152	Drawing No. 5785															



AREA TABULATION	
Roof	2,100 sq ft
1st Flr	2,100 sq ft
2nd Flr	1,700 sq ft
3rd Flr	1,700 sq ft
4th Flr	1,700 sq ft
5th Flr	1,700 sq ft
6th Flr	1,700 sq ft
7th Flr	1,700 sq ft
8th Flr	1,700 sq ft
9th Flr	1,700 sq ft
10th Flr	1,700 sq ft
11th Flr	1,700 sq ft
12th Flr	1,700 sq ft
13th Flr	1,700 sq ft
14th Flr	1,700 sq ft
15th Flr	1,700 sq ft
16th Flr	1,700 sq ft
17th Flr	1,700 sq ft
18th Flr	1,700 sq ft
19th Flr	1,700 sq ft
20th Flr	1,700 sq ft

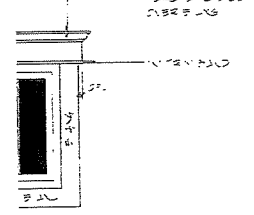


**3 COLUMN**  
A1.1 SCALE: 3/4" = 1'-0"



**2 LEFT ELEVATION**  
A1.1 SCALE: 3/4" = 1'-0"

**4 OPENING TRIM**  
A1.1 SCALE: 3/4" = 1'-0"



**1 FRONT ELEVATION**  
A1.1 SCALE: 3/4" = 1'-0"

**GENERAL NOTES**

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 10. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 14. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 15. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 18. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**WINDOWS**

- 1. ALL WINDOWS SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. ALL WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE NOTED.
- 3. ALL WINDOWS SHALL BE INSTALLED WITH PROPER FLASHING AND WEATHERING.
- 4. ALL WINDOWS SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 5. ALL WINDOWS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- 6. ALL WINDOWS SHALL BE INSTALLED WITH PROPER FLASHING AND WEATHERING.
- 7. ALL WINDOWS SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 8. ALL WINDOWS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

**EXTERIOR FINISHES**

- 1. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. ALL EXTERIOR FINISHES SHALL BE INSTALLED WITH PROPER TECHNIQUE.
- 3. ALL EXTERIOR FINISHES SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 4. ALL EXTERIOR FINISHES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- 5. ALL EXTERIOR FINISHES SHALL BE INSTALLED WITH PROPER TECHNIQUE.
- 6. ALL EXTERIOR FINISHES SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 7. ALL EXTERIOR FINISHES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

**STRUCTURAL NOTES**

- 1. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE INSTALLED WITH PROPER TECHNIQUE.
- 3. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 4. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- 5. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE INSTALLED WITH PROPER TECHNIQUE.
- 6. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE MAINTAINED IN GOOD WORKING ORDER.
- 7. ALL STRUCTURAL BEAMS AND JOISTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

32'-9"

29 Tally Ho Drive



5595 655 01 167  
1111102508-000001001  
10 000 000 00 00 00 00  
10 000 000 000 000 000

Document Date:  
7/22/2022

Document Phase:  
Drawn by: DJJ

ISSUE DATE REMARK  
7/22/2022 0001 0001 0001 0001 0001

EXTERIOR ELEVATIONS  
COLUMN DETAIL  
OPENING TRIM DETAIL

A1.1 9

**CL-19-004**  
THE SILVER BELL RANCH  
BASEMENT  
STD. 3 CAR SIDE



11111 1928 084-0000 01 01 01 01  
TO 000 11018 00 011 0 010 01  
TO 000101 11010 000101

Document Date:  
7/22/2022

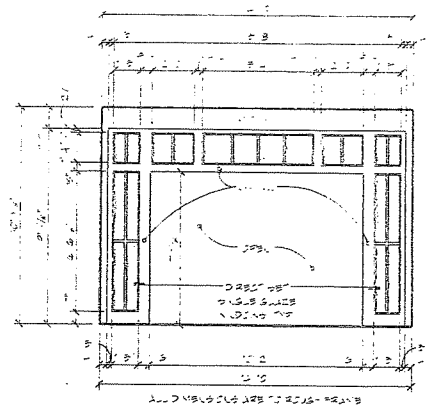
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Drawn by: BJJ

ISSUE DATE REVISION  
01/21/2022 01/21/2022

MAIN LEVEL FLOOR PLAN

**A2.2**



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

**GENERAL NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
- CONCRETE SHALL BE 3000 PSI STRENGTH.
- FOUNDATION SHALL BE 12" THICK CONCRETE ON 4" COMPACTED GRAVEL.
- ROOFING SHALL BE 1/2" OSB OVER 2" RIGID INSULATION OVER 2x12 RAFTERS.
- ALL INTERIORS SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 STUDS.
- ALL EXTERIORS SHALL BE 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS.
- ALL FLOORS SHALL BE 3/4" OSB OVER 2x10 JOISTS.
- ALL WALLS SHALL BE 2x4 STUDS OVER 16" O.C. ON TOP OF FOUNDATION.
- ALL CEILING SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.
- ALL DOORS SHALL BE 1 3/4" THICK SOLID CORE.
- ALL WINDOWS SHALL BE 2 1/4" THICK ALUMINUM OR WOOD FRAME WITH DOUBLE GLAZING.
- ALL STAIRS SHALL BE 3/4" OSB OVER 2x10 JOISTS.
- ALL STAIRS SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.
- ALL STAIRS SHALL BE 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS.
- ALL STAIRS SHALL BE 1/2" TYPE X GYPSUM BOARD OVER 2x4 JOISTS.
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**NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
- CONCRETE SHALL BE 3000 PSI STRENGTH.
- FOUNDATION SHALL BE 12" THICK CONCRETE ON 4" COMPACTED GRAVEL.
- ROOFING SHALL BE 1/2" OSB OVER 2" RIGID INSULATION OVER 2x12 RAFTERS.
- ALL INTERIORS SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 STUDS.
- ALL EXTERIORS SHALL BE 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS.
- ALL FLOORS SHALL BE 3/4" OSB OVER 2x10 JOISTS.
- ALL WALLS SHALL BE 2x4 STUDS OVER 16" O.C. ON TOP OF FOUNDATION.
- ALL CEILING SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.
- ALL DOORS SHALL BE 1 3/4" THICK SOLID CORE.
- ALL WINDOWS SHALL BE 2 1/4" THICK ALUMINUM OR WOOD FRAME WITH DOUBLE GLAZING.
- ALL STAIRS SHALL BE 3/4" OSB OVER 2x10 JOISTS.
- ALL STAIRS SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.
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**FRAMING**

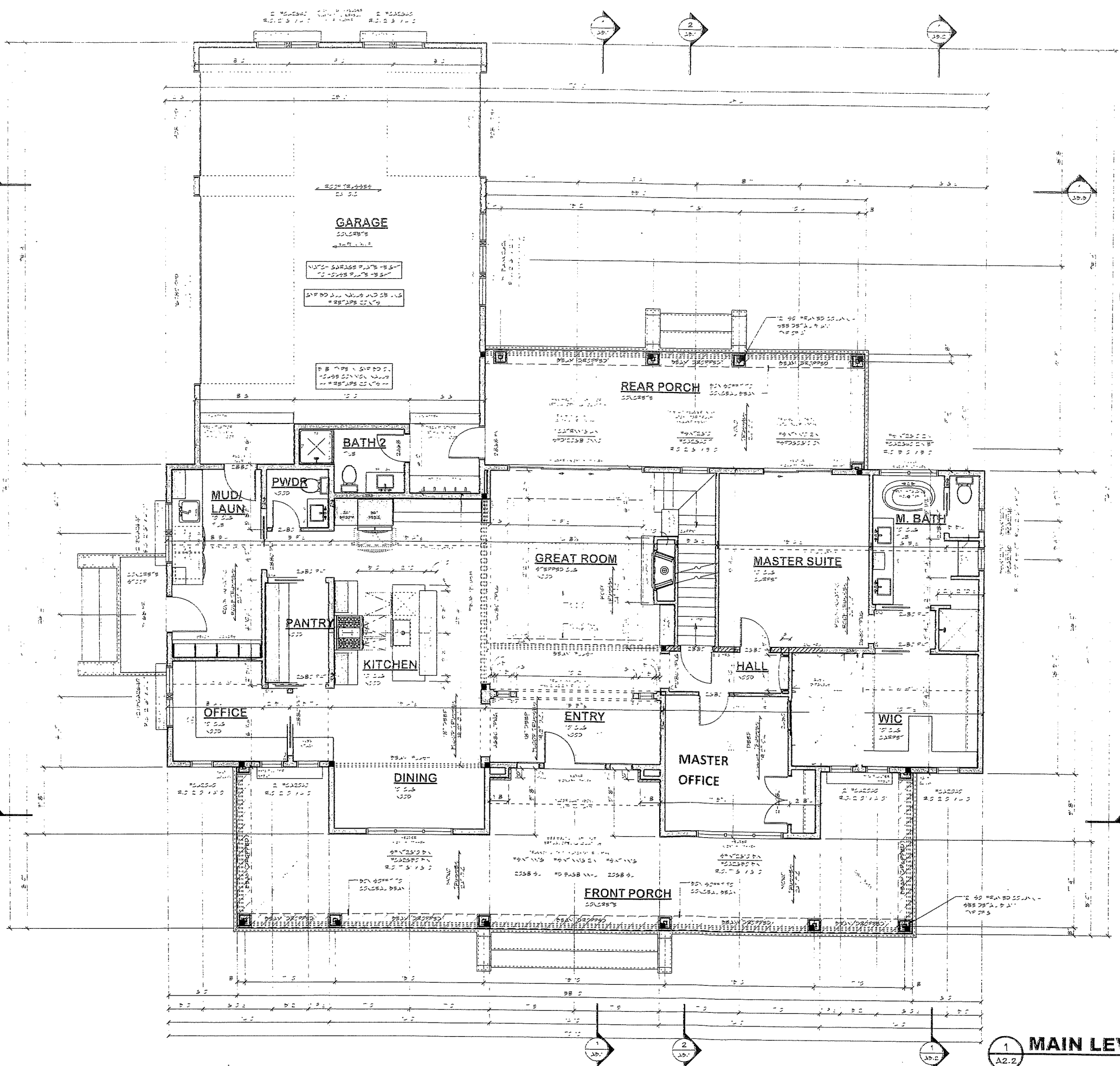
- ALL WALLS SHALL BE 2x4 STUDS OVER 16" O.C. ON TOP OF FOUNDATION.
- ALL CEILING SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.
- ALL DOORS SHALL BE 1 3/4" THICK SOLID CORE.
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- ALL STAIRS SHALL BE 3/4" OSB OVER 2x10 JOISTS.
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**STRUCTURAL NOTICE**

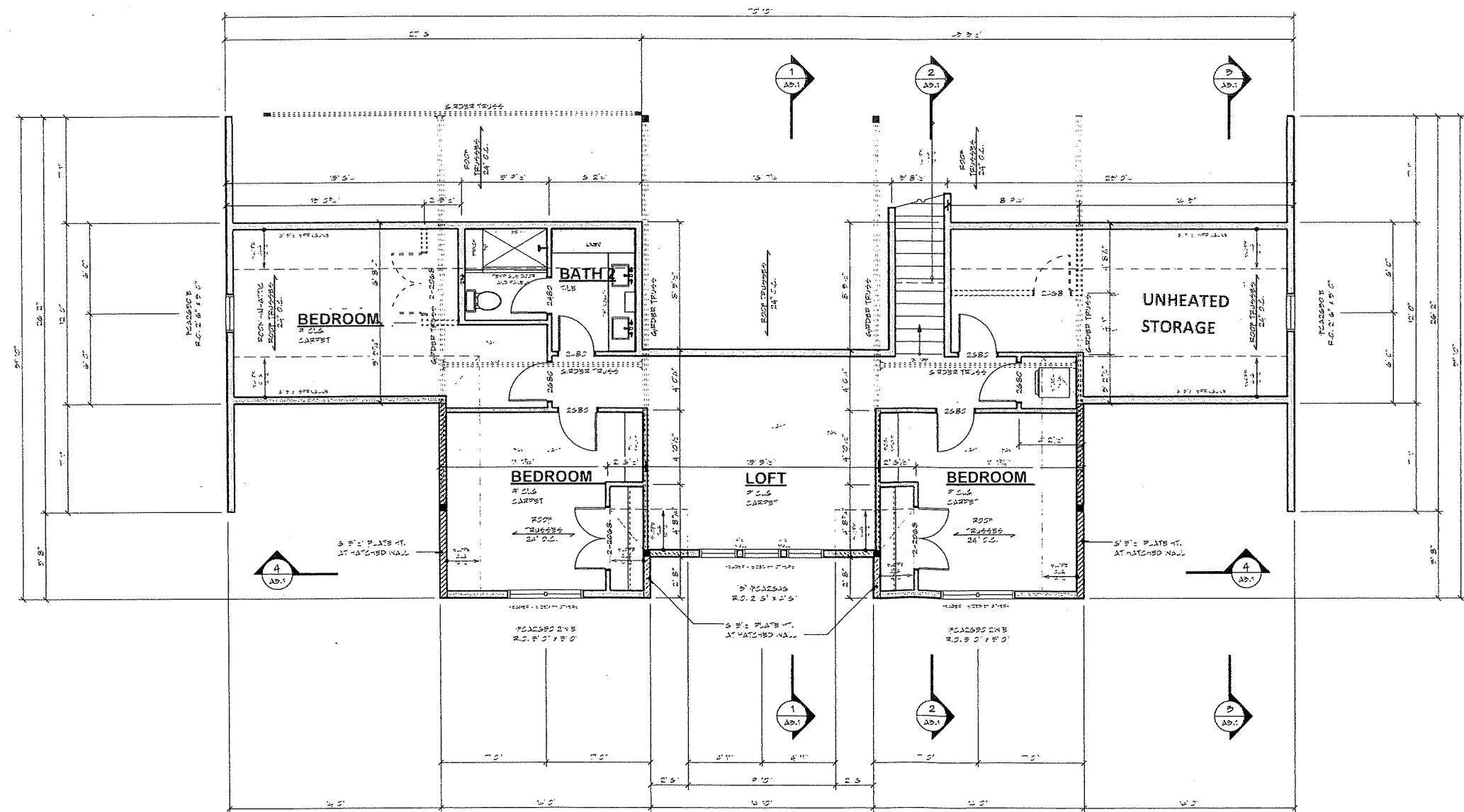
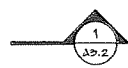
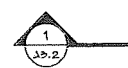
ALL STRUCTURAL BEAM AND BRACE SHALL BE 2x12 OR 2x10 UNLESS NOTED OTHERWISE. ALL BRACES SHALL BE 2x4 UNLESS NOTED OTHERWISE. ALL BEAMS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE.

**FOUNDATION ENGINEERING**

ALL FOUNDATION SHALL BE 12" THICK CONCRETE ON 4" COMPACTED GRAVEL. ALL WALLS SHALL BE 16" O.C. ON TOP OF FOUNDATION. ALL CEILING SHALL BE 5/8" CDX GYPSUM BOARD OVER 2x4 JOISTS.



**1 MAIN LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**GENERAL NOTES**

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
- ALL EFFORT HAS BEEN MADE TO ASSURE THESE PLANS ARE ACCURATE AND COMPLETE. THE OWNER SHALL VERIFY ALL DIMENSIONS, CONDITIONS, MATERIALS, METHODS AND APPROPRIATE AND BE RESPONSIBLE FOR SAME.
- ALL LOCATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS POSTS, FOUNDATION SIZES, ROOF, BRACKS JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND RECORD PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS UNLESS IN THIS STRUCTURE.

**WINDOWS**

- MARK UP WINDOW ALL ULTRA SERIES
- SIZES AND SIZES AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TAMPERS GLASS
- WINDOWS DESIGNATED WITH "S" HAVE SHOCK RESISTANT GLASS
- WINDOW HEADS HEIGHTS ARE TO "FINISH" WALL.
- SHOULD VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

**FLOOR SYSTEM**

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MEET L-80 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE TAGS FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR FOOT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATION OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS AND FLOOR PROBE FRAMES, AS NOTED

**FRAMING**

- 2" X 6" PLATE HEIGHT (MIN.)
- 2X WALLS AT ALL CORNER DOORS
- PROVIDE HOLD BOLTS AT ALL POINT LOADS

- - INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS HOLD BOLTS TO FOUNDATION BELOW - VERIFY LOADS
- LOCAL STRUCTURAL ENGINEER

TRUSS SUPPLIER TO VERIFY ALL SPANS, FITS, HEAD HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.

ANY STRUCTURAL COMPONENTS THAT ARE LISTED ON THESE PLANS ARE INTRODUCED FOR DESIGN/RECORD PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN SUBMITTALS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

**+++ STRUCTURAL NOTICE +++**

ALL STRUCTURAL BEAM AND HEADER SIZES, BEAMS, JOISTS AND ALL OTHER REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER SHALL BE RESPONSIBLE TO ASSURE ALL REQUIREMENTS FOR ALL STRUCTURES.

**++ FOUNDATION ENGINEERING ++**

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.



ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR AN ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY ERRORS OR OMISSIONS IN THE CONTRACT AND OWNER SHALL BE RESPONSIBLE FOR THE SAME. ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND ALL OTHER INFORMATION SHALL BE MADE AVAILABLE TO THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

**CL-19-004**  
**THE SILVER BELL RANCH**  
**BASEMENT**  
**STD. 3 CAR SIDE**



Please call or visit [www.royalokdesign.com](http://www.royalokdesign.com) to see more of our plans or to request modifications.

Document Date:  
7/22/2022

Document Phase:

Drawn by: BJJ

ISSUE DATE REMARK  
 21 07 28 01 48 51 00 10 25 - JRC

UPPER LEVEL FLOOR PLAN

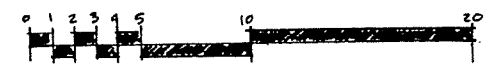
**1 UPPER LEVEL FLOOR PLAN**

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

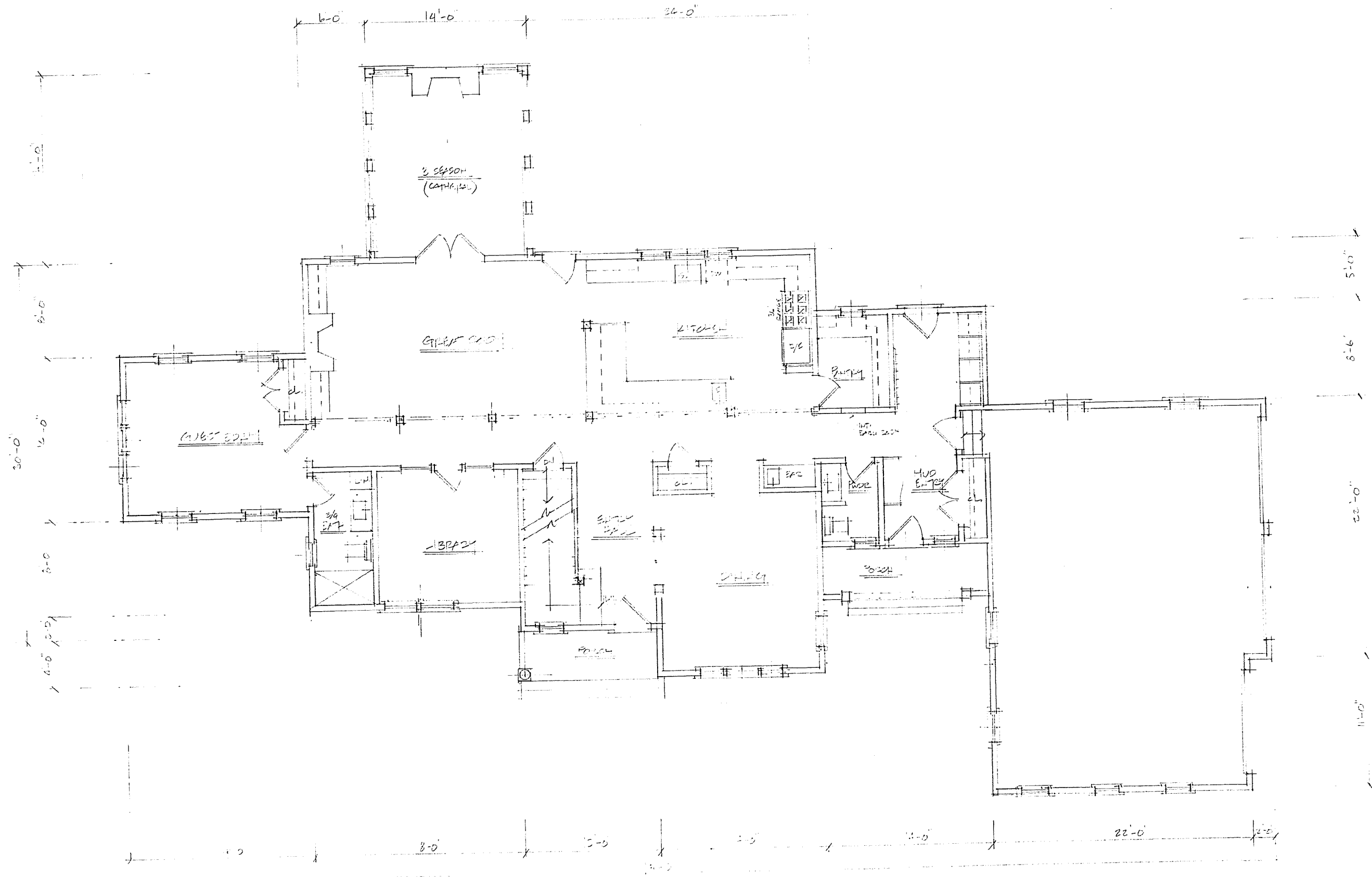
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550 Bay Rd

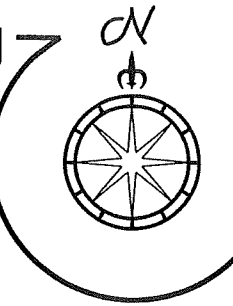


FRONT ELEVATION  
1/4"=1'-0"



FIRST FLOOR PLAN  
1/4" = 1'-0"

Northpoint Survey  
 Services, Inc.  
 PO BOX 1226  
 NEWBURYPORT, MA. 01950  
 (978)-372-0835



TOWN OF HAMILTON  
 BOARD OF APPEALS

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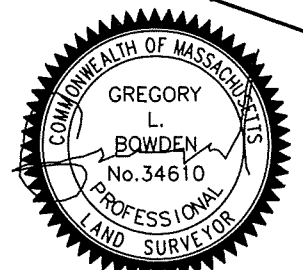
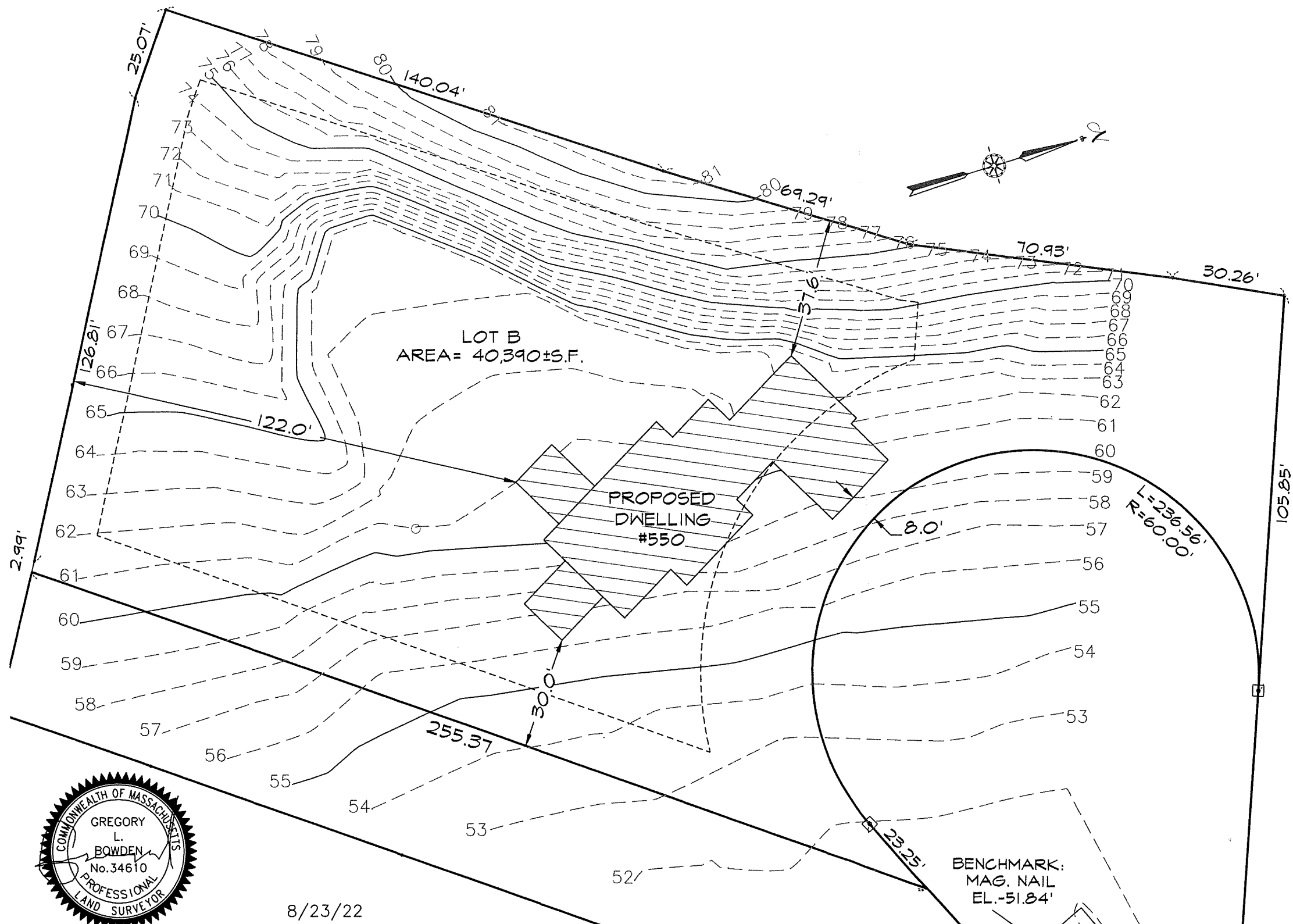


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DATE \_\_\_\_\_

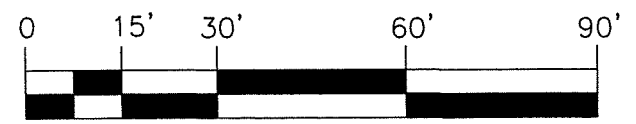
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APPLICANT \_\_\_\_\_



8/23/22

GREGORY L. BOWDEN P.L.S. DATE



SCALE IN FEET  
 1" = 30'

**SITE PLAN**

FORD PROPERTIES, INC.  
 550 BAY ROAD  
 HAMILTON, MA.

DATE: AUGUST 23, 2022

SCALE: 1" = 30' JOB NO: 4481.00

**RECORD OWNER**

MATTHEW & ERIN CURTIN  
 7 SETTLERS LANE  
 WENHAM, MA.  
 DEED BOOK 41069 PG. 44 S.E.R.D.

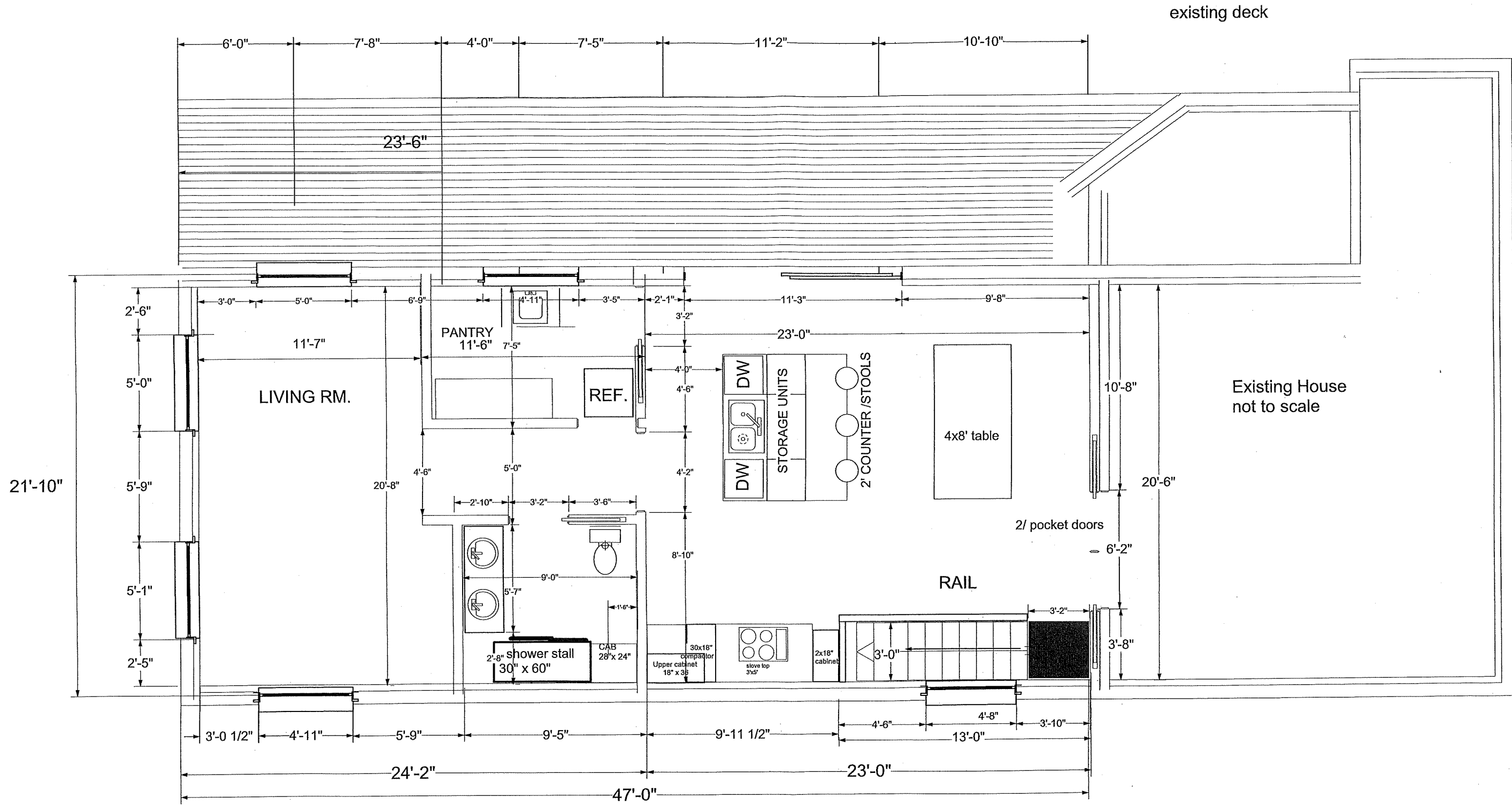
**PLAN REFERENCE**

PLAN BOOK 463 PLAN 14 S.E.R.D.

**ASSESSORS INFORMATION**

44-0063

# FLOOR PLAN 1



ERIC MIMMO : RESIDENCE  
 3 BEECH STREET HAMILTON, MA. 01980

Dwgs. by Doug Greenfield Lic.# CS-067320  
 ONE-STORY ADDITION WITH BASEMENT  
 FIRST FLOOR PLAN  
 SCALE: 1:96      DATE: 08 / 2021