

SITE DESCRIPTION

The project is located on the site of the Patton Homestead in Hamilton, MA in the Zoning District RA (Residence - Agriculture District).
 The project is an open air, wood-framed pavilion with concrete slab flooring and an asphalt shingle roof to serve as an event space for public and private gatherings.
 The precise location of the pavilion is to be verified in the field. For estimating purposes, include 1,500 cf of dirt fill to provide a level base at the area of the pavilion.

	Req.	Existing	Proposed
Min Lot Area	80,000 sf	604,613 sf (13.88 acres)	
Frontage	175 ft	652.72 ft	
Min. Lot width and depth	100 ft	646/494 ft	
Max. Building Height	35 ft	-- sf	20.6 ft
Max. Building Lot Coverage	25 %	19.6 %	22.3 %
Gross Building Area		11,854 sf	13,473 sf
New Structure			1,619 sf

Setbacks

Min. Front Yard	25/50 ft
Min. Side and Rear Yard	15 ft

Note: All existing site and dimensional information taken from Assessor's Map No. 19 and No. 27 via HamiltonMA.Gov and Town of Hamilton AxisGIS.

PARKING

Total Parking	
Standard Spaces	47
Accessible Spaces	5
Total Parking Spaces	52

Asphalt Lot (House Lot): 7 standard + 1 accessible parking space
Gravel Parking Area: 40 standard + 4 accessible parking spaces

LEGEND

	PROJECT BOUNDARY
	PROPERTY LINES
	SETBACK
	CONTOUR LINES - FINISH GRADE
	CONTOUR LINES - EXISTING GRADE
	BUILDING AND SITE STRUCTURES

EPSTEIN JOSLIN + PICARDY
 ARCHITECTS
 121 LIBERTY STREET
 DANVERS, MASSACHUSETTS 01923
 T: 617.868.1766

NOT FOR CONSTRUCTION

Patton Homestead Pavilion
 650 Asbury St, South Hamilton, MA 01982

No.	Description	Date

A-002
 SITE PLAN

Drawn By: AD	Checked By: RP
Date	1/28/2024
As indicated	

1 SITE PLAN - FULL
 SCALE: 1" = 60'-0"

SITE PLAN - LOCATION MAP

PROJECT DESCRIPTION

EPSTEIN JOSLIN + PICARDY
ARCHITECTS
121 LIBERTY STREET
DANVERS, MASSACHUSETTS 01923
T: 617.868.1786

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OVERLAY

DISTRICT

LOCATION OF FORMER SWIMMING POOL

EXISTING TREE TO REMAIN

EXISTING BRUSH TO REMAIN

SP

LINE OF CONDUIT

CUT

FILL

EXISTING TREE TO REMAIN

n/f
TOWN OF HAMILTON
650 ASBURY ST.
ASSESSORS MAP 27
PARCEL 1

C.L.F.

1 SITE PLAN
SCALE: 1"=10'-0"

LEGEND

- SP ELECTRICAL SUBPANEL
- PROJECT BOUNDARY
- PROPERTY LINES
- - - SETBACK
- 00 CONTOUR LINES - FINISH GRADE
- CONTOUR LINES - EXISTING GRADE
- BUILDING AND SITE STRUCTURES

No.	Description	Date

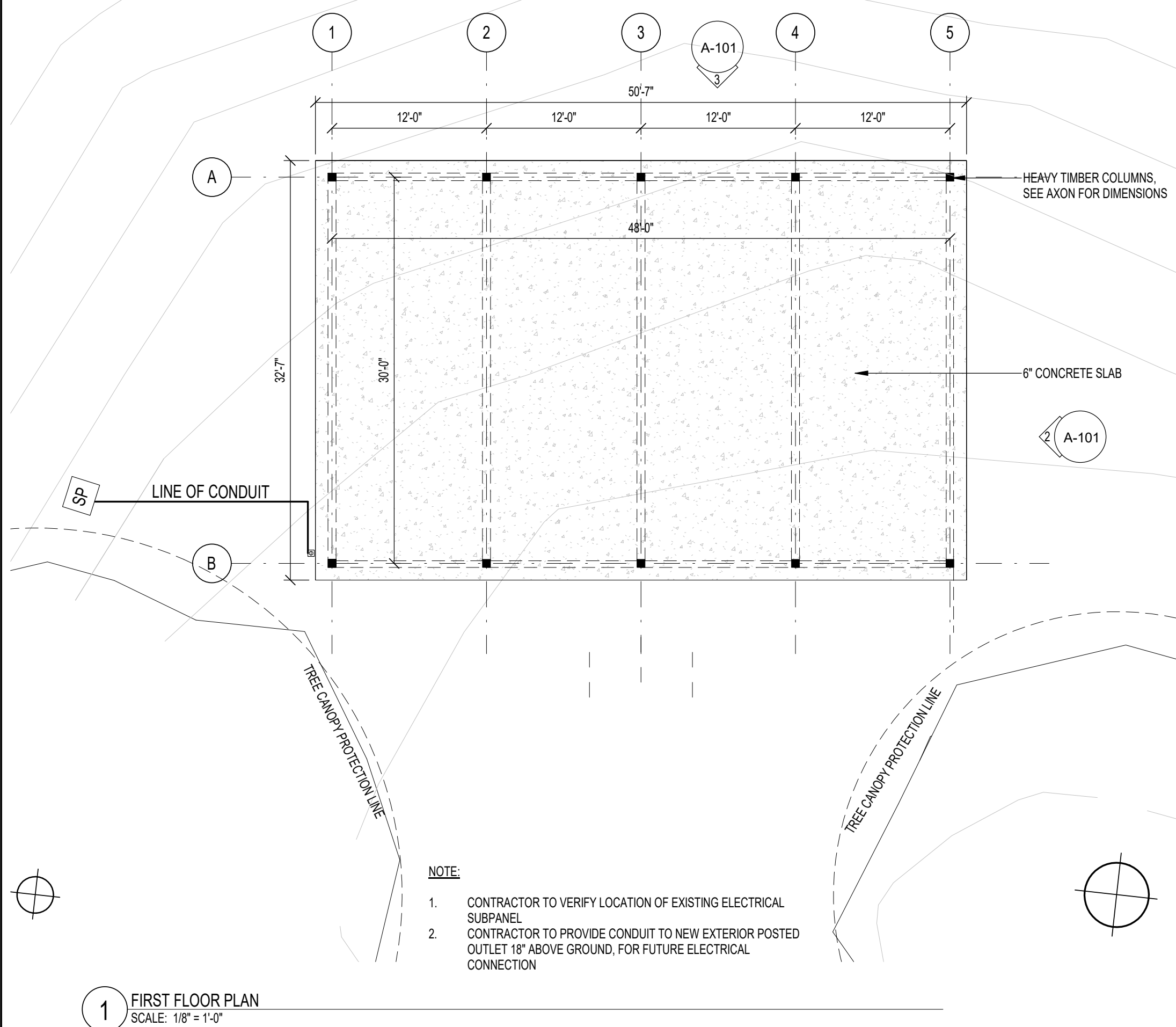
A-003

ENLARGED SITE PLAN

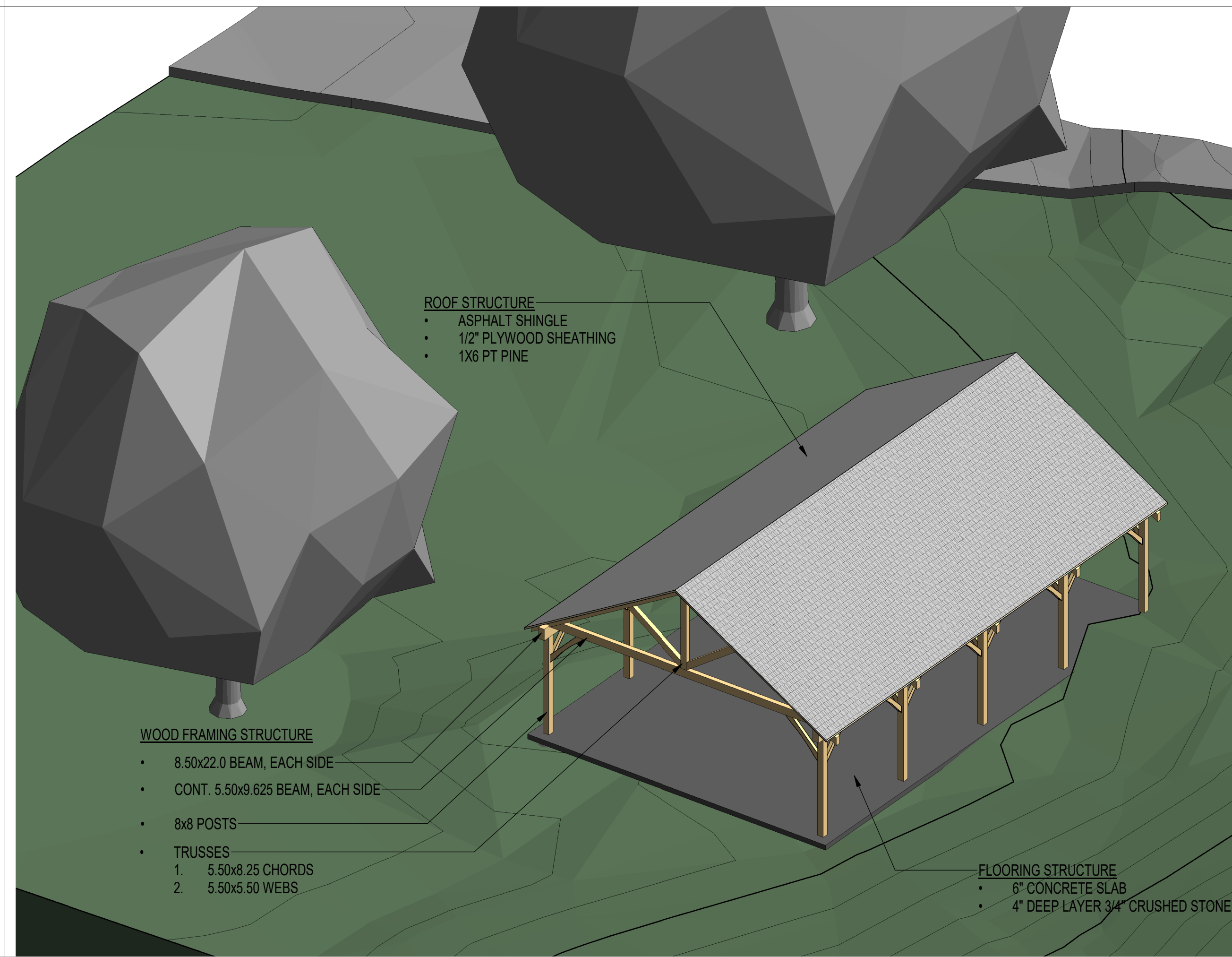
Drawn By: Author	Checked By: Checker
Date	1/28/2024

As indicated

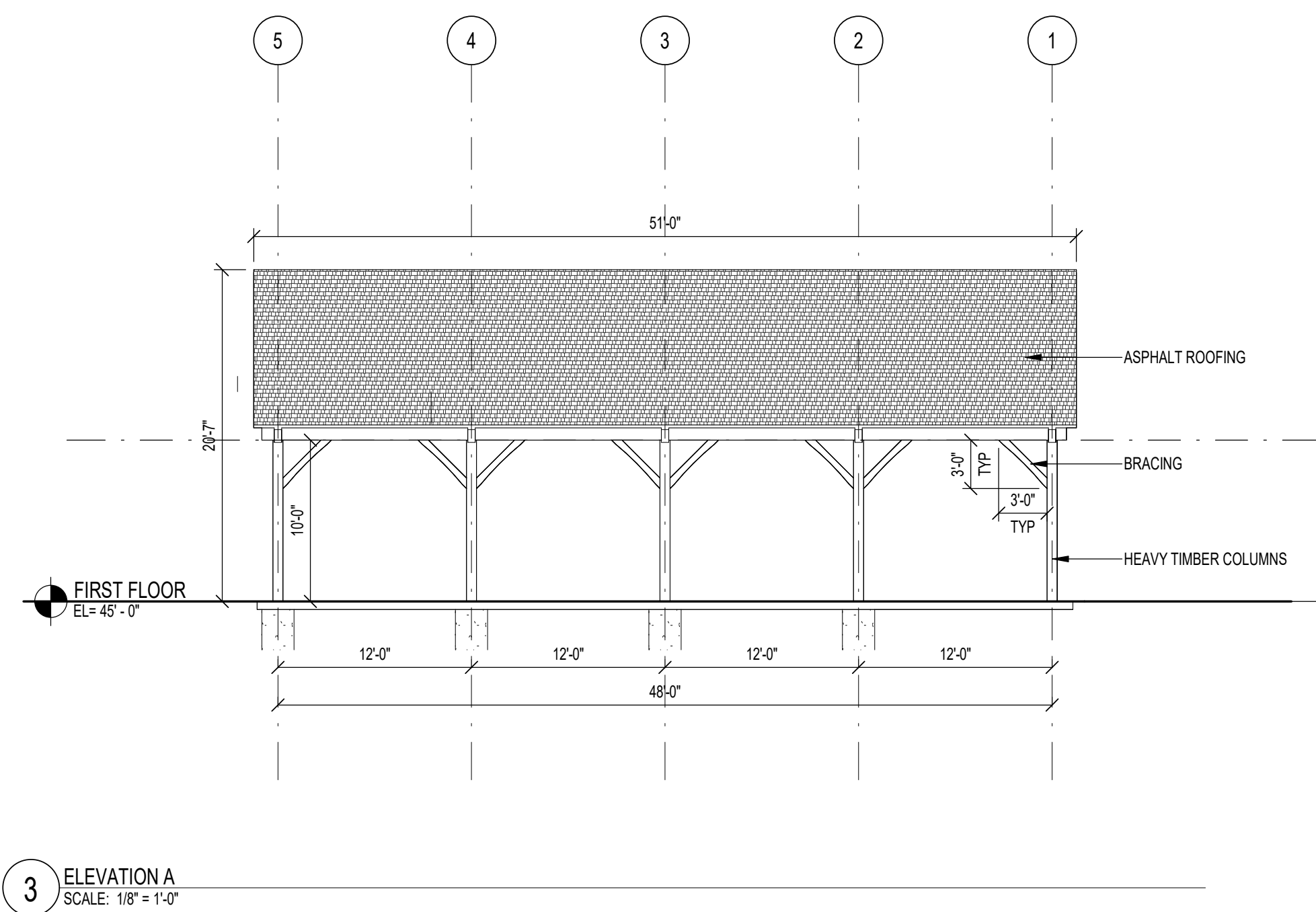
FLOOR PLAN



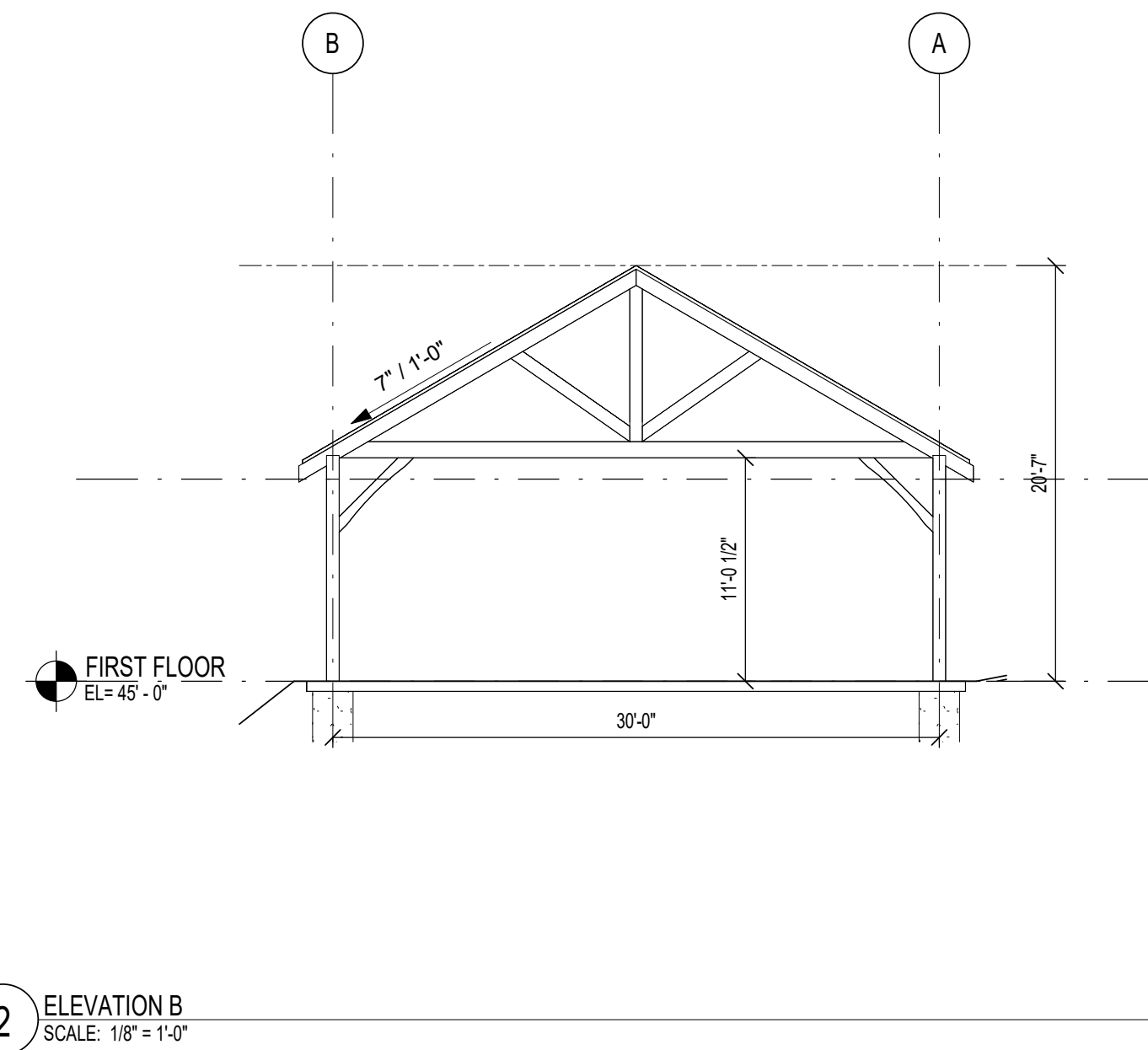
AXON



ELEVATION



ELEVATION



PROJECT DESCRIPTION

NOTE: All wood columns should be preservative treated lumber or glulam. Sizes are based on the following wood species and grades:

- Solid sawn lumber - Southern Pine, Select Structural (True sizes shown)

STRUCTURAL NOTES

- All wood framing should be pressure treated lumber
- All beam-to-column and beam-to-beam connections should be made using concealed timber connectors manufactured by Simpson Strong-Tie (or equal).
- At beam-to-beam connections where the beam bears on top of the supporting beam include toe nail type connections, 1/4" x 6" long SDS screws.
- All sandwich type connections should be made using 5/8"Ø galvanized thru-bolts with galvanized washers; two thru-bolts minimum at each connection for 5.5" members and three for deeper members.
- The truss connections should be made using the standard Simpson Strong-tie truss connectors (or equal).

STRUCTURE INCLUDES:

- (8) PERIMETER COLUMNS, 10'-0" TALL
- (5) TRUSSES
- (26) KNEE BRACES

EPSTEIN JOSLIN + PICARDY ARCHITECTS
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A-101

PLAN, ELEVATIONS, AXON

Drawn By: AD Checked By: RP
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1/8" = 1'-0"

DESIGN STYLE REFERENCE



PROJECT DESCRIPTION

The post and beam structure of the proposed pavilion is a Kingston Timber Frame style pavilion. The overall dimensions are shown at 30'x50' and will be finalized following the cost estimate review.

Final detailing will be completed following approval of the design direction. For pricing purposes we plan to carry the following:

Roofing Material

- Asphalt Shingle (Match Existing House)
- Pine Board (Interior Finish)

Post and Beam Material

- Southern Yellow Pine

Flooring Material

- Concrete Pad

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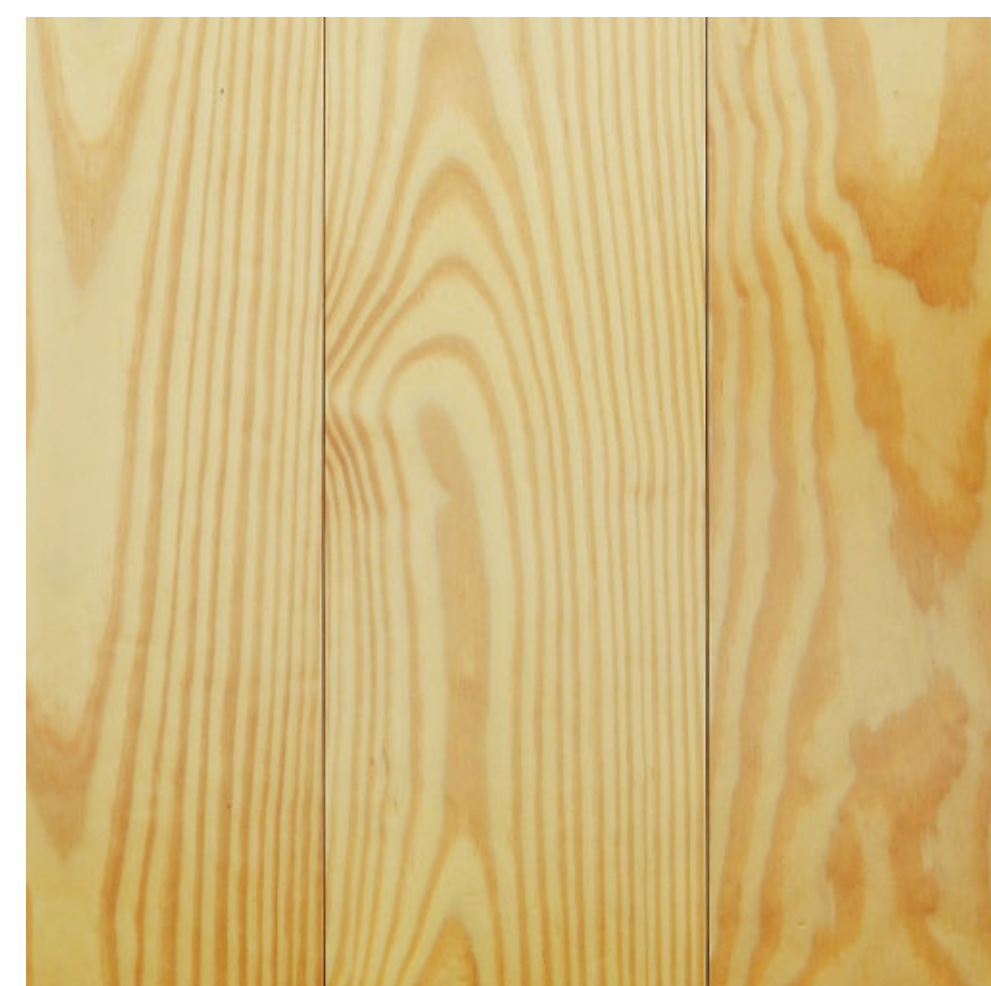
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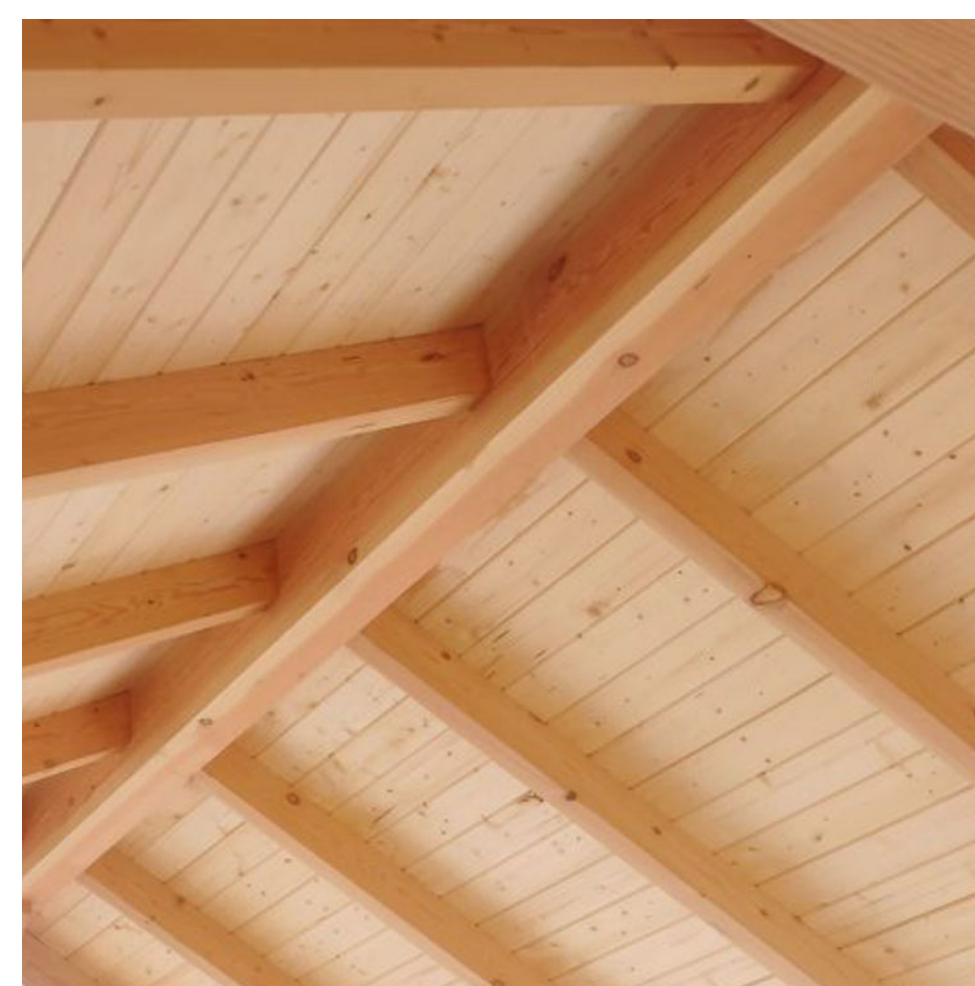
WOOD STAIN



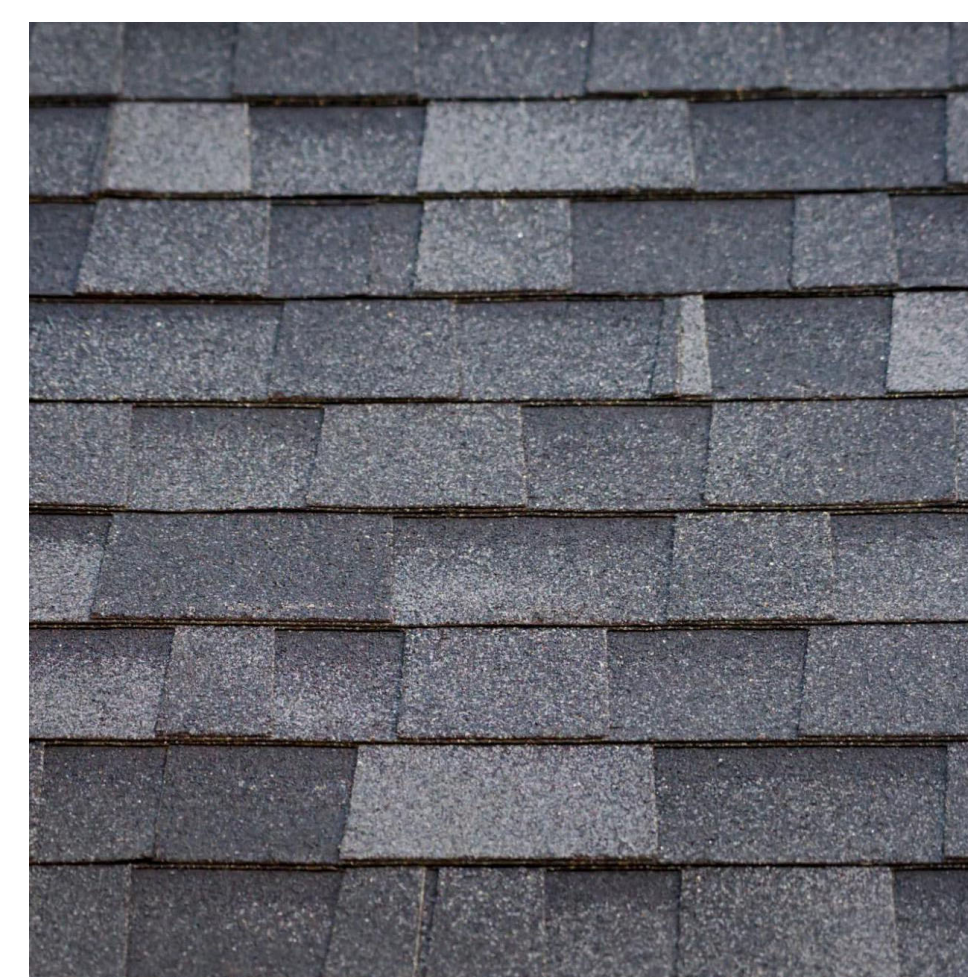
SOUTHERN YELLOW PINE TIMBERS



PINE BOARD INTERIOR CEILING



ASHPALT ROOFING



CONCRETE PAD FLOORING



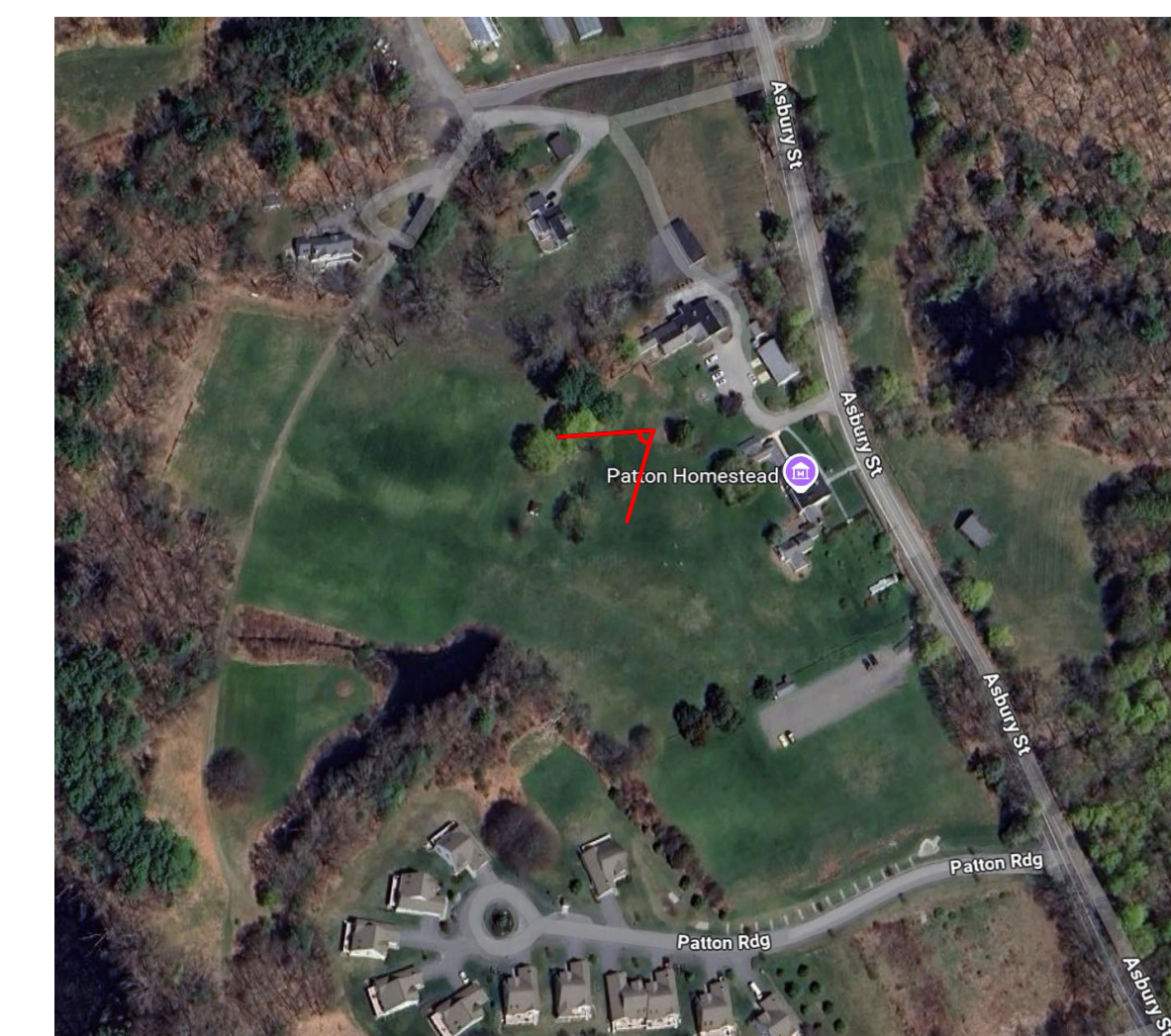
A-201

MATERIALS

Drawn By: Author	Checked By: Checker
Date	1/28/2024



VIEW FROM HILL AT ASBURY STREET TOWARDS SOUTHWEST



Patton Homestead Pavilion
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No.	Description	Date

A-202

RENDERINGS

Drawn By: _____
 Author
 Checked By: _____
 Checker
 Date: 1/28/2024

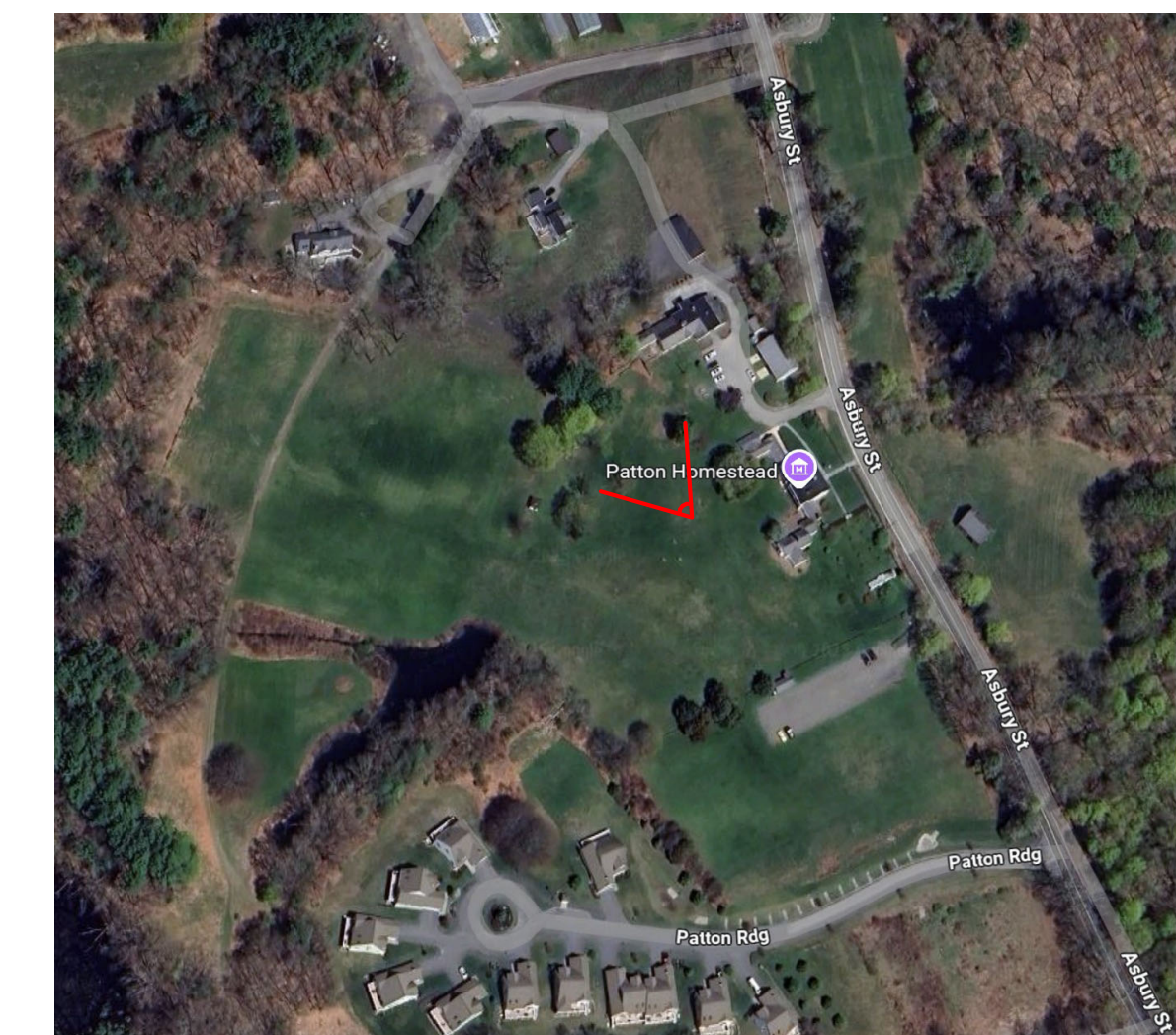


EXISTING TREE TO REMAIN

PATTON HOMESTEAD BARN

VIEW FROM THE FIELD TOWARDS NORTHWEST

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No.	Description	Date

A-203

RENDERINGS

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