DILLON RESIDENCE

112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557

sullivan + associates
ARCHITECTS

508 693 0500
sullivancharlesarchitects.com

NOTES:

- ROOF HEIGHT
- REAR YARD SETBACK
- SIDEYARD SETBACK
- FRONT SETBACK
- MINIMUM LOT SIZE

DISTRICT = B-1

112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557

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CODE COMPLIANCE : TOWN OF OAK BLUFFS

WINDOW SCHEDULE - FOR PRICING ONLY

- Color:
- Hardware:

Contractor to submit Manufacturer's Design Pressures ratings for sign-off approval on all windows and doors before placing order.

Windows and Doors to meet required Design Pressures ratings for Roof Height listed on these drawings, and Wood structural panels constructed to meet code, shall be provided for all exterior glazed openings, and any existing openings as indicated on architectural plans (See detail W-02).

Garage door glazed opening protection for windborne debris shall meet the requirements of an impact resisting standard or ANSI/DASMA 115.

Windows and Doors glazing are required to meet Large Missile Test of ASTM E 1996 and of ASTM E 1886.

Window Manufacturer/Contractor to obtain sign-off from Architect on which units require tempered glass before placing order.

Notes:

- MARK
- QUANT.
- TYPE
- MODEL #
- MANUF.
- FRAME SIZE (NOT R.O.)
- WIDTH
- HEIGHT

Scale: 1" = 20'

D2-103
D2-102
D2-101
G1.2
G1.1
G1.0
A-303
A-302
A-301
A-202
A-201
A-103
A-102
A-101
A-003
A-002
A-001

DEPARTMENT: ARCHITECTS

PLANNING DEPARTMENT: TOWN OF OAK BLUFFS

ARCHITECTS:

SULLIVAN AND ASSOCIATES

52 NARRAGANSETT AVENUE

OAK BLUFFS, MA, 02557

(508) 693-0500

SEPTIC & SURVEYING ENGINEERING

VINEYARD LAND SURVEYING & ENGINEERING INC

12 COURNOYER ROAD, P.O. BOX 421

WEST Tisbury, MA 02575

(508) 693-3774

DATE OF ISSUE: 2021-11-04
PROJECT NAME: DILLON RESIDENCE
ADDRESS: 112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557
MAP/PARCEL: 20D08
JOB #: MT 2021-11-04
SITE PLAN BY VLS
SHEET TITLE: SITE PLAN AS PROPOSED BY VLS
DRAWING #: 2021-11-04
DRAWN BY: 
SET: 
DATE: 

SCALE: 1" = 5'

Zoning District: B-1
Setbacks: 5' Front
0' Side/Rear

Existing Waterline
Existing Fence
Existing Porch
Existing Generator Pad
Existing Propane Tank
Existing Gravel Pad
Existing Grind Pump

Proposed Dwelling

To Be Removed

Arch Avenue
Dukes County Avenue

To Be Removed

To Be Removed

For site plan and dimensions, refer to the drawing.
LIGHTING PLAN

- PARKING LIGHTING
- PATH LIGHTING
- WALL MOUNT LIGHTING

Scale: 1" = 5'
FIRST FLOOR PLAN
EXTERIOR ELEVATIONS

SIDEWALL CONSTRUCTION: 1 HOUR UL329 ASSEMBLY

5/16" HARDIE SHINGLES OR EQUAL ON FURRING ON 5/8" GYPSUM SHEATING, ON SHEATING ON 2X6'S @ 16" O.C.

IBC 2015 - Table 705.8 – MAX. AREA OF EXTERIOR WALL OPENINGS BY SEPARATION DISTANCE

5' TO LESS THAN 10' W/ SPRINKLERS — 25% OPENINGS PER STORY

SCALE: 1/4" = 1'-0"
PROJECT NAME: DILLON RESIDENCE
ADDRESS: 112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557

MAP/PARCEL: 20D08

BUILDING SECTION

SHEET TITLE: DRAWING #:

DATE: DRAWN BY:

SET: DATE:

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

FULL FOUNDATION

9 1/2" TJI 230 @ 16" O.C.

BEDROOM #2

SECOND FLOOR CONSTRUCTION

HARDWOOD FINISH FLOOR
ADVANTECH SUB-FLOOR (GLUED AND NAILED)
ON 2X10 JOIST @16"O.C.
INSULATE ALL BAY @ RIM W/ SPRAY FOAM

FIRST FLOOR CONSTRUCTION:

HARDWOOD FINISH FLOOR
ON 3/4" T&G ADVANTECH SUB-FLOOR (GLUED AND NAILED)
ON 11 7/8" TJI @ 16" O.C. INSULATE W/ 2" FOIL-FACED POLYISO. RIGID BOARD AND 4" CLOSED-CELL SPRAY-FOAM (R-30)

THIRD FLOOR CONSTRUCTION

HARDWOOD FINISH FLOOR
ADVANTECH SUB-FLOOR (GLUED AND NAILED)
ON 2X10 JOIST @16"O.C.
INSULATE ALL BAY @ RIM W/ SPRAY FOAM

T.O. RIDGE ROOF
T.O. PLATE
T.O. SUB-FLOOR
T.O. SUB-FLOOR
T.O. SUB-FLOOR
T.O. FOOTING
B.O. FOOTING

AVERAGE MEAN GRADE
EL: 20.50'

T.O. FOUNDATION

9 1/2" TJI 230 @ 16" O.C.

2X10 RAFTER @ 16" O.C.
DILLON RESIDENCE

ROOF CONSTRUCTION:
ARCHITECTURAL ASPHALT SHINGLES
ON 30 LB ASPHALT FELT PAPER
ON 5/8" CDX PLYWOOD SHEATHING
ON 2 X 10 RAFTERS @ 16" O.C.
INSULATE W/ 8" CLOSED-CELL SPRAY-FOAM (R49)
WHITE CEDAR SHINGLES (W/ 5" EXPOSURE)
HOUSEWRAP
1/2" WALL SHEATHING
2X4/ 2X6 WALL FRAMING
MIN. R-22 CLOSED CELL INSULATION
1/2" G.W.B
SECOND FLOOR CONSTRUCTION
HARDWOOD FINISH FLOOR
ADVANTECH (GLUED AND NAILED)
ON 2X10 JOIST @16" O.C.
INSULATE ALL BAY @ RIMM W/ SPRAY FOAM

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HARDWOOD FINISH FLOOR
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ATTIC

AVERAGE MEAN GRADE

SCALE: 1/4" = 1'-0"
GENERAL STRUCTURAL NOTES

1. All construction is to be in accordance with the Massachusetts State Building Code for one- and two-family dwellings, New Edition (2019), and all amendments, which are based on the 2020 International Building Code, as issued.

2. The wind design criteria for that building are in accordance with American Institute of Architects, Wood Frame Construction Manual for One- and Two-Family Dwellings, Section 13. Three stress concentrations are: (1) the basic wind speed for the location of this structure: 110 mph (with ultimate design exposure category C).

3. The contractor is responsible for contacting the local, state, and federal agencies for the structure, framing, and roof inspectors. It is the responsibility of the contractor to ensure that all structural members and connections are specified for the proper wind loadings as required by the building code. The structural design is deemed not visible or is inaccessible for inspection. Final approval of the entire structure will not be given until this connection is correctly specified and its expense included in the contract price.

4. All wood construction connections as specified on these construction documents to be in accordance with the Massachusetts State Building Code for one- and two-family dwellings, New Edition (2019), and all amendments, which are based on the 2020 International Building Code, as issued. It is the responsibility of the contractor to install all connections in accordance with manufacturer's specifications.

5. All engineered lumber products to be installed in accordance with manufacturer's specifications.

ROOF FRAMING CONNECTIONS

1. Attach opposing members at the ridge over the top of the ridge with (1) 16d common rusted galvanized nail at 12" O.C. Strips to be installed over sheathing nailed into rafters with (8) 8d common nails to rafters.

2. Attach the end of each header/raft to the double top plate of the wall at the height of the rafter. Strip to be installed over sheathing nailed into rafters with (8) 8d common nails to rafters. **Note: This connection is not required in the case of a double top plate wall.**

3. Attaching the end plate to the end plate of the exterior wall at the height of the roof sheathing nailed to the A. or T member. **Note: This connection is not required in the case of a double top plate wall.**

4. Provide (2) 3" wide x 4" 4# wood screws per 16" o.c. for each plate.

FLOOR FRAMING CONNECTIONS

1. Provide (2) 3" wide x 1" 4# wood screws per 16" o.c. for each plate.

2. Provide (2) 3" wide x 4" 4# wood screws per 16" o.c. for each plate.

3. Attach the double top plate of the exterior end wall to the rim of the floor above with (1) 8# interior connector at 14" O.C. **Note: This connector is not necessary.**

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2. Attach the end of each header/raft to the double top plate of the wall at the height of the rafter. Strip to be installed over sheathing nailed into rafters with (8) 8d common nails to rafters. **Note: This connection is not required in the case of a double top plate wall.**

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1. Provide (2) 3" wide x 1" 4# wood screws per 16" o.c. for each plate.

2. Provide (2) 3" wide x 4" 4# wood screws per 16" o.c. for each plate.

3. Attach the double top plate of the exterior end wall to the rim of the floor above with (1) 8# interior connector at 14" O.C. **Note: This connector is not necessary.**
2.1 APA PORTAL WALL

1) Weld base plates to vertical tube steel posts. Posts to be attached to concrete foundation with (4) 5/8" threaded rods with Simpson set epoxy with 10" min. embedment.

2) Columns to be split at beam locations and welded to flitch plates to provide moment connection.

3) Contractor to verify all dimensions prior to construction.

2.2 STEEL MOMENT FRAME: EXTERIOR WALLS

1) Weld base plate to vertical tube steel posts. Posts to be attached to concrete foundation with (4) 5/8" threaded rods with Simpson set epoxy with 10" min. embedment.

2) Columns to be split at beam locations and welded to flitch plates to provide moment connection.

3) Contractor to verify all dimensions prior to construction.

2.3 FRAMING AT WINDOW AND DOOR OPENINGS

1) Fasten top plate to header with (2) 8d nails at 3" o.c. in all framing (stud, blocking and sheathing) typical.

2) Connectors specified above shall be attached directly to 2x framing members.

3) Alternate

2.4 MOMENT FRAME BASE PLATES

1) Base plate and anchor bolts as per plans.

2) Anchor bolts as per plans. Use set construction epoxy from concrete bearing (3/8" embedment). 2.25" from edge of concrete (min).

3) Use set construction epoxy from concrete bearing (3/8" embedment).
SOLID BLOCK UNDER ALL SET BACK DORMER WALLS;  
USE (2) LVLS WHERE HOLDDOWN STRAPS ARE LOCATED (SEE WIND DESIGN)

FLOOR ROFT = 2X10 @ 16" O.C. UNLESS OTHERWISE NOTED
FLOOR HEADERS= (3) 2X6 UNLESS OTHERWISE NOTED

(2) 1 3/4" X 18" LVL RIDGE BEAM
(3) 1 3/4" X 5 1/2" LVL HEADER
(3) 1 3/4" X 9 1/4" LVL HEADER
(2) 1 3/4" X 18" LVL RIDGE BEAM

22" x 7" x 11"
5" x 6" x 11"
18" x 6 3/4" x 11"

NOTES: