

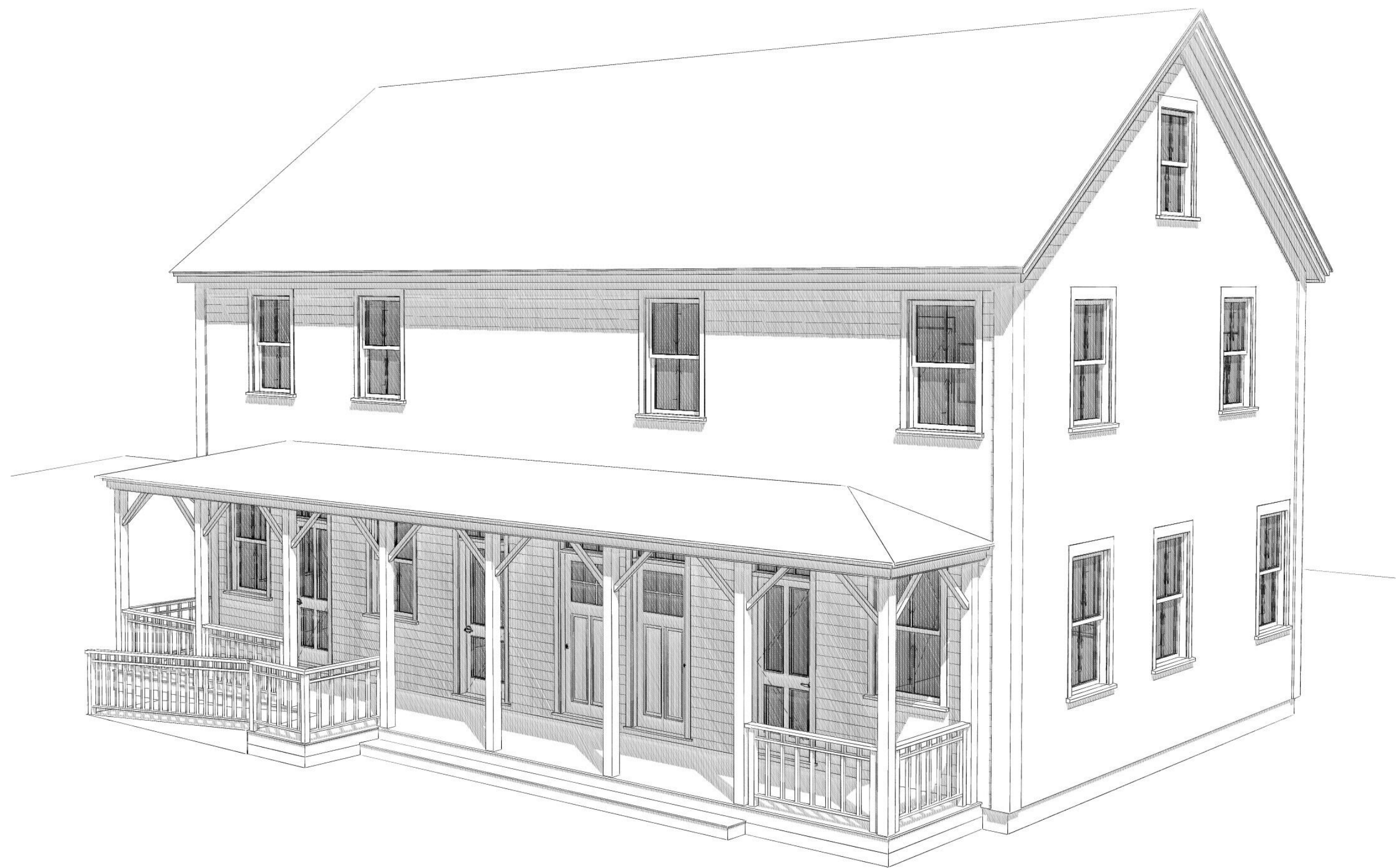
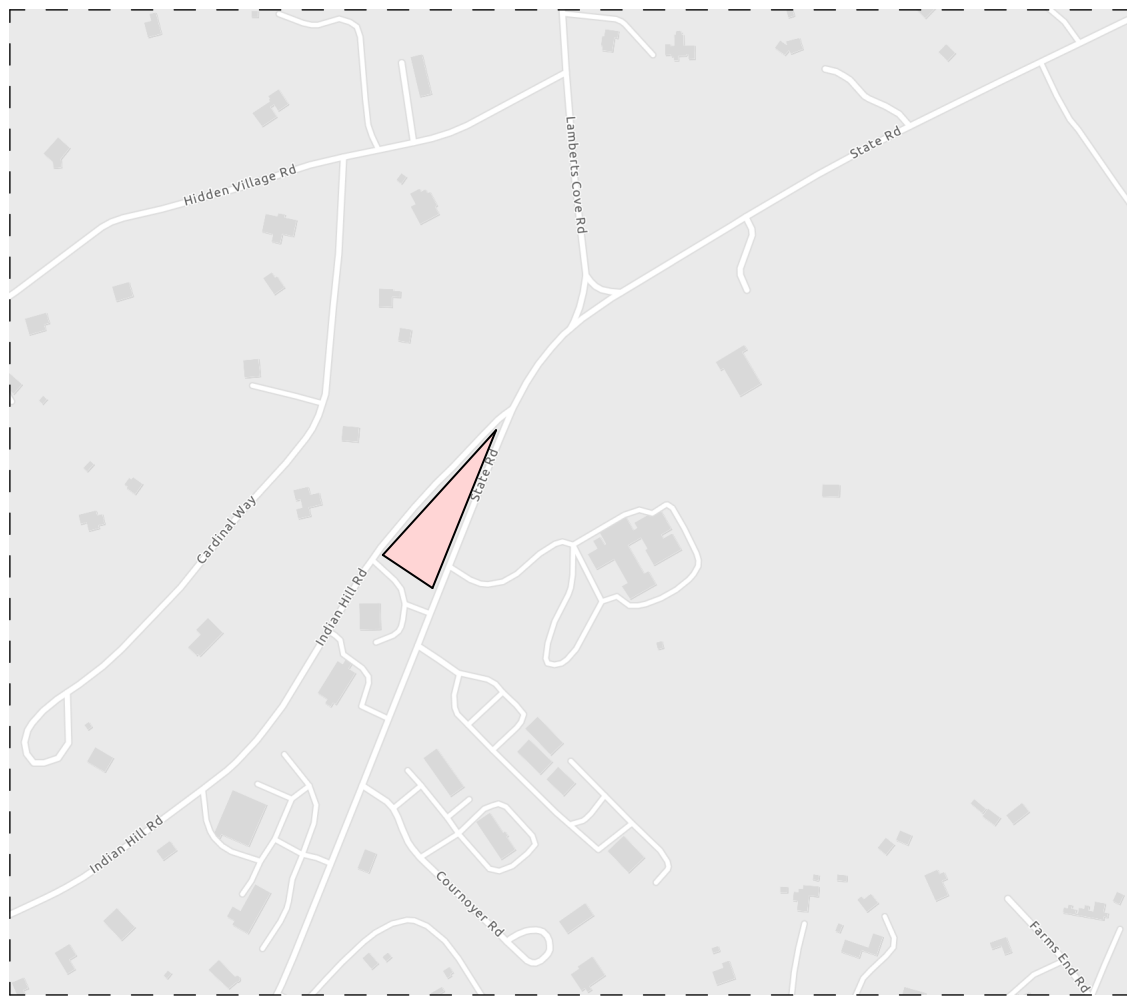
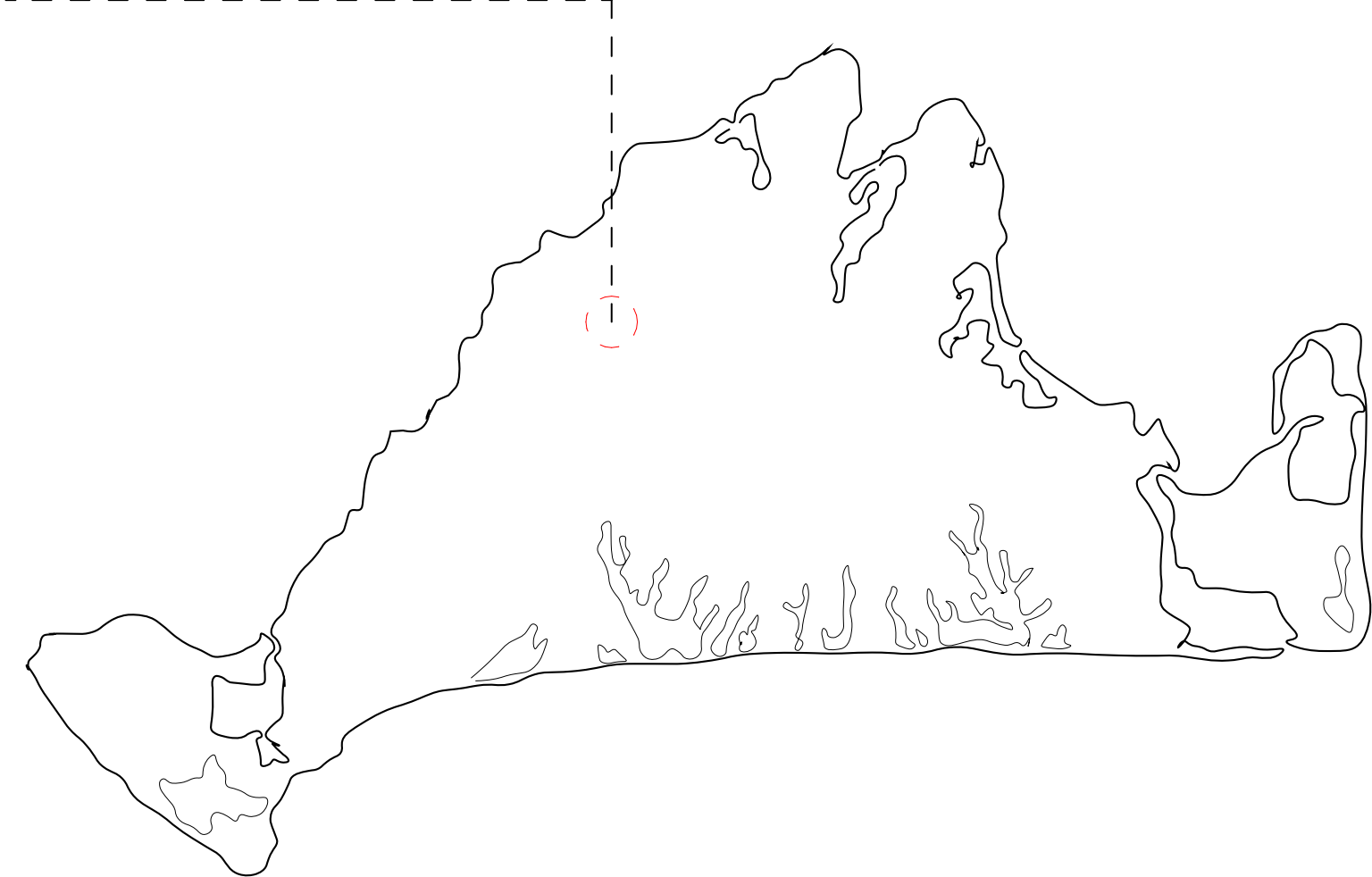
8 INDIAN HILL ROAD REALTY TRUST

8 INDIAN HILL, WEST TISBURY, MA 02575

sullivan + associates
ARCHITECTS

508 693 0500
sullivanassociatesarchitects.com

8 INDIAN HILL, WEST TISBURY, MA 02575



ISSUED FOR REVIEW

2024-07-30

STRUCTURAL ENGINEERING

ARCHITECTS
SULLIVAN AND ASSOCIATES ARCHITECTS
52 NARRAGANSETT AVENUE
OAK BLUFFS MA, 02557
(508) 693-0500

CONTRACTOR

SEPTIC & SURVEYING ENGINEERS
SOURATI ENGINEERING GROUP
107 BEACH ROAD
VINEYARD HAVEN MA 02568
(508) 693-9933

BUILDING CODE INFORMATION :

BUILDING CODE:
MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
ENERGY CODE:
2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

CODE COMPLIANCE : WEST TISBURY

8 INDIAN HILL ROAD REALTY TRUST
8 INDIAN HILL, WEST TISBURY, MA 02575
MAP-PARCEL: 16-233
DISTRICT = MB

	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	0.7 ACRES
FRONT SETBACK	35' MINIMUM	'
SIDEYARD SETBACK	30' MINIMUM	35'
REARYARD SETBACK	20' MINIMUM	30'
ROOF HEIGHT	35' MAX. PITCHED	30'-0"
	' MAX FLAT	N/A

NOTES:

SQUARE FOOTAGE

NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	1,175
PROPOSED FOUNDATION	1,154
PROPOSED SECOND FLOOR	1,065
	3,394 ft ²

DECK & PORCH SQUARE FOOTAGE

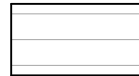
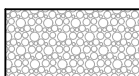
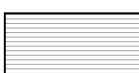
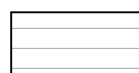
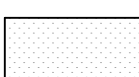
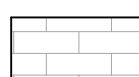
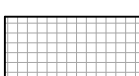
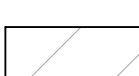
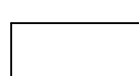
NAME	AREA (SQFT)
PROPOSED DECK AND PORCH	392
	392 ft ²

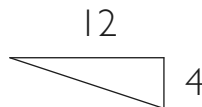
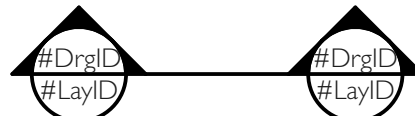
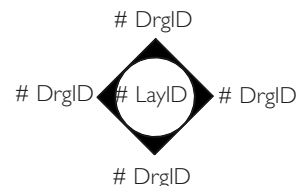
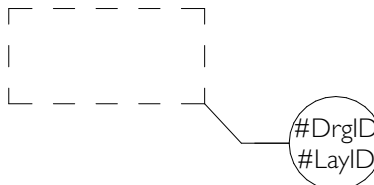
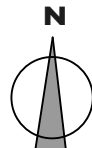
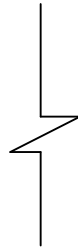
SHEET INDEX

ID	NAME
A-001	GENERAL NOTES PROJECT DATA
A-002	SITE PLAN
A-100	BASEMENT & FIRST FLOOR PLAN
A-101	SECOND FLOOR & ROOF PLAN
A-201	EXTERIOR ELEVATIONS

GLOSSARY			
Ⓐ - AT CL - CENTERLINE PL - PROPERTY LINE ⌀ - DIAMETER # - POUND OR NUMBER (B) - EXISTING (N) - NEW ABV - ABOVE ACC - ACCESS ACOUS-ACOUSTICAL A.D. - AREA DRAIN ADJ. - ADJUSTABLE A.F.F. - ABOVE FINISHED FLOOR A.B. - AIR INFILTRATION BARRIER ATL- ALTERNATING APPROX - APPROXIMATE ARCH- ARCHITECT BD - BOARD BLDG - BUILDING BLKG - BLOCKING BM- BEAM B.O. - BOTTOM OF B/- BOTTOM BW - BOTH WAYS BP- BASE PLATE CAB - CABINET C.B. CATCH BASIN CEM - CEMENT CER - CERAMIC C.I.P. - CAST-IN-PLACE C.J. - CONTROL JOINT CLG - CEILING CLKG - CAULKING CL - CENTER LINE CLO - CLOSET CLR - CLEAR CMU - CONCRETE MASONRY UNIT CNTR. COUNTER COL - COLUMN CONC. - CONCRETE CONN - CONNECTION CONT - CONTINUOUS CORR - CORRIDOR C.T. CERAMIC TILE CPT - CARPET / CARPETED CTR - CENTER DBL - DOUBLE DEMO - DEMOLITION DTL - DETAIL DEV - DEVELOPMENT DIA - ⌀ - DIAMETER DIM - DIMENSION DIR- DIRECTION DN - DOWN D.O. - DOOR OPENING DR - DISHWASHER DW - DISHWASHER DWG - DRAWING E- EAST EA - EACH E/V/W - EACH/WAY ECT - ETCETERA ELEV - ELEVATION ELEC. ELECTRICAL EMBED - EMBEDDED ENCL - ENCLOSURE ENG - ENGINEER EQ - EQUALLY EQUIP - EQUIPMENT	EST - ESTIMATE EXIST - EXISTING EXPO - EXPOSED / EXPOSURE EXT - EXTERIOR FD FLOOR DRAIN FE FIRE EXTINGUISHER FF - FIRST FLOOR FF - FINISH FLOOR TO FINISH FLOOR FIN - FINISH FDN - FOUNDATION FLASH - FLASHING FL FLOOR / FLOORING FLUOR - FLUORESCENT FO - FACE OF FOC - FACE OF CONCRETE FOIC - FURNISHED BY OWNER - INSTALLED BY CONTRACTOR FOM - FACE OF MASONRY FOS - FACE OF STUDS FOF - FACE OF FINISH FOS. - FACE OF STUDS FR - FRAME FRPF - FIREPROOF FRPL - FIREPLACE FTG - FOOTING FT - FOOT OR FEET FURR - FURRING FUT - FUTURE FW - FULL WIDTH FG - FINISH GRADE FND - FOUNDATION GA - GAUGE GALV - GALVANIZED G.C. - GENERAL CONTRACTOR GL - GLASS GLAM- GLUE- LAMINATED GR - GRADE G.W.B. - GYPSUM WALL BOARD H.B. - HORSE BIB H.C. - HOLLOW CORE H.D.O - HIGH DENSITY OVERLAY HDR - HEADER HWDW - HARDWOOD HDWE - HARDWARE HEM - HEMLOCK H.M. HOLLOW METAL HORIZ - HORIZONTAL H.P. - HIGH POINT HR - HOUR HT - HEIGHT HVAC - HEATING / VENTILATING / AIR CONDITIONING H.W. - HOT WATER ID - INSIDE DIAMETER IN - INCH INSUL - INSULATION INT - INTERIOR JB - JUNCTION BOX J.F. - JOINT FILLER JT - JOINT LVL - LAMINATED STRAND LUMBER LVL - LAMINATED VENEER LUMBER LAM - LAMINATE / LAMINATED LAV - LAVATORY L.F. - LINEAL FEET LOC - LOCATION LP - LOW POINT LT - LIGHT	MAS - MASONRY MAX - MAXIMUM MB - MACHINE BOLT M.C. - MEDICINE CABINET MDI - MEDIUM DENSITY FIBERBOARD MDO - MEDIUM DENSITY OVERLAY MECH - MECHANICAL MIAM - MICROLAM MEMB - MEMBRANE MTL - METAL MFR - MANUFACTURER MIN - MINIMUM MISC. - MISCELLANEOUS MTD - MOUNTED MAT - MATERIAL MUL - MULLION N - NORTH N/A - NOT APPLICABLE NLIC - NOT IN CONTRACT NO - NUMBER NAT - NATURAL QA - OVERALL O/C - ON CENTER ODIA - OUTSIDE DIAMETER O.D. - OVERFLOW DRAIN OFF - OFFICE OH - OVERHEAD OPNG - OPENING OPP - OPPOSITE OPHD - OPPOSITE HAND PERF - PERFORATED PERP - PERPENDICULAR PL - PLATE PLAM - PLASTIC LAMINATE PLAS - PLASTER PWD - PLYWOOD PNL - PANEL PR - PAIR PRCST - PRE-CAST PT - POINT PTD - PAINTED PTN - PARTITION PLY - PLYWOOD PSF - POUND PER SQUARE FOOT PSI - POUND PER SQUARE INCH PSL - PARALLEL STRAND LUMBER PT - PRESSURE TREATED PTD - PAINTED R - RAISER R.A. - RETURN AIR RAD - RADIUS RB - RUBBER BASE R.D. - ROOF DRAIN RET - RETAINING REF - REFERENCE REFR - REFRIGERATOR REIN - REINFORCED REM - REMAINDER REQ - REQUIRED REV - REVISION / REVISIONS / REVISED RGTR - REGISTER R.H. RIGHT HAND RM - ROOM RO - ROUGH OPENING R.V.P. - RADON VENT PIPE RWL - RAIN WATER LEADER	S - SOUTH S.A.F. - SELF-ADHERED FLASHING S.A.M. SELF-ADHERED MEMBRANE S.C. - SOLID CORE S.D. - SPOKE DETECTOR SCHED - SCHEDULE SECT - SECTION S.G. - SAFETY GLASS SH - SHELF SIP - STRUCTURAL INSULATED PANEL SHR - SHOWER SHT - SHEET SHT.MTL - SHEET METAL SHTG - SHEATHING SIM - SIMILAR SL - SLAB S.O.G. - SLAB ON GRADE SPEC - SPECIFICATION SF - SECOND FLOOR SIF SUBFLOOR SQIN - SQUARE INCHES SS - STAINLESS STEEL STA - STATION STD - STANDARD STL - STEEL STOR - STORAGE STAGG - STANGGERED STR - STRUCTURAL SUSP - SUSPENDED SYM - SYMMETRICAL T - TREAD TB - TOWEL BAR T.C. - TOP OF CURB TEL - TELEPHONE TER - TERRAZZO T & G - TONGUE AND GROOZE T.G. - TEMPERED GLASS THK - THINK T.O. - TOP OF T.O.S - TOP OF SLAB / TOP OF STEEL T/W - TOP AND BOTTOM TBD - TO BE DETERMINED TBR - TO BE REMOVED TJ - ENGINEER JOIST TP - TOP PLATE TYP - TYPICAL U.N.O - UNLESS OTHERWISE NOTED VCT - VONYL COMPOSITION TILE VEN - VENEER VERT - VERTICAL VEST - VESTIBULE VF - VERIFY IN FIELD W - WITH W - WEST WRC - WESTERN RED CEDAR WC - WATER CLOSET WD - WOOD WF - WIDE FLANGE WH - WATER HEATER W/O - WITHOUT WIN - WINDOW WP - WATERPROOF WR - WATER RESISTANT WT - WEIGHT Z.C.C. - ZINC COATED COPPER

GENERAL NOTES
1. CODES: ALL WORK SHALL CONFORM TO THE CURRENT MASSACHUSETTS STATE BUILDING CODES LISTED IN BUILDING CODE INFORMATION TABLE ON TITLE PAGE.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXISTS.
3. ALL FRAMING SHALL BE LEVEL, PLUMB, AND TRUE TO LINES SHOWN.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BAKING, AND JACKS REQUIRED FOR INSTALLATION.
6. VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING: CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
7. NOTIFY OWNER 10 DAYS IN ADVANCE OF DEMOLITION.
8. SET ALL TILES WITH JOINTS AS DIRECTED BY OWNER OR ARCHITECT. ALL TILES SHALL BE ACCURATELY ALIGNED AND TRUE TO PLANE.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
10. ALL PLUMBING AND VENTING SHALL BE ACCORDING TO LOCAL CODES.
11. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
12. INSULATION IS TO BE PROVIDED AT ALL BATHROOMS AND AHU CLOSETS.
13. PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
14. PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
15. MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ ARCHITECT.
16. USE PVC WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS.
17. ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE-DEVELOPED RATING NOT TO EXCEED 450, PER MASSACHUSETTS STATE BUILDING CODE.
18. CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
19. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AS WELL AS THE NATIONAL ELECTRIC CODE, MOST RECENT ADDITION.
20. THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF THE CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT.

MATERIALS LEGEND					
	GRADE		BLOCKING		DECK BOARD
	GRAVEL		STRUCTURAL FRAMING MEMBER		WOOD TRIM
	FOUNDATION WALLS		LVL		WOOD FLOORING
	CMU BLOCK		PLYWOOD SHEATHING/ SUB-FLOOR		CEDAR SHINGLES
	BRICK		GYPSUM BOARD		BRICK RUNNING BOND
	STONE		RIGID INSULATION		PROPOSED WALLS
	STEEL		SPRAY FOAM INSULATION		EXISTING WALLS
			BATT INSULATION		

SYMBOLS LEGEND	
	SLOPE SYMBOL
	MARK SECTION
	MARK ELEVATION
	ROOM ELEVATION
	DETAIL MARKER
	NORTH ARROW
	REVISION INDICATOR
	SECTION BREAK LINE
	FLOOR PLAN ELEVATION

WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	12	DOUBLE HUNG	ANDERSEN	ADH 2848	2 OVER 2	3'-0"	5'-6"	
B	8	FIXED TRANSOM			3	3'-1 1/2"	1'-4"	
C	12	DOUBLE HUNG	ANDERSEN	ADH 2848	2 OVER 2	3'-0"	5'-0"	
D	2	DOUBLE HUNG	ANDERSEN	ADH 2848	2 OVER 2	3'-0"	4'-6"	

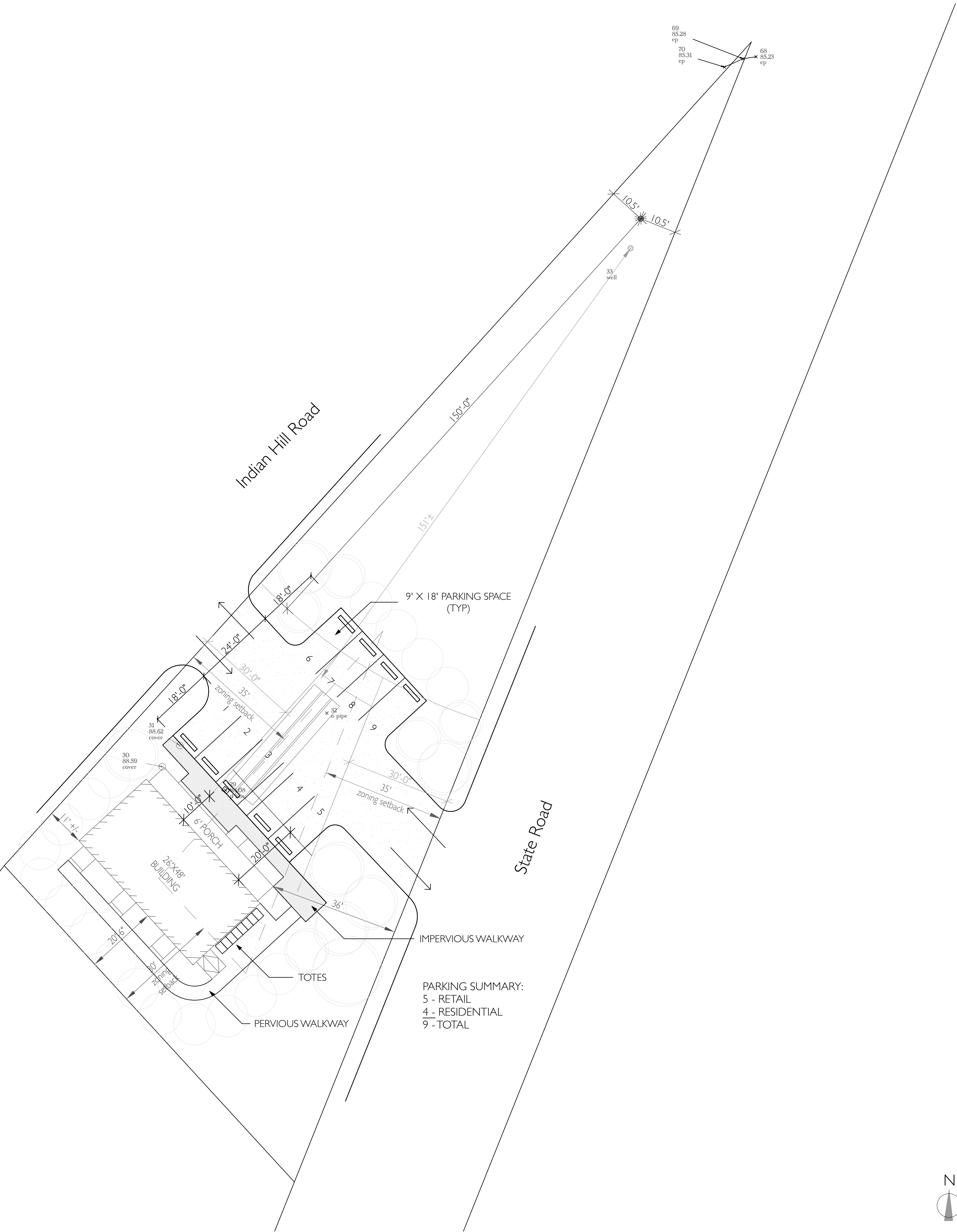
DOOR SCHEDULE- FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	6	ENTRANCE			4	3'-0"	7'-2"	WITH 3 LITE TRANSOM
2	2	ENTRANCE			6	3'-0"	7'-2"	WITH 3 LITE TRANSOM

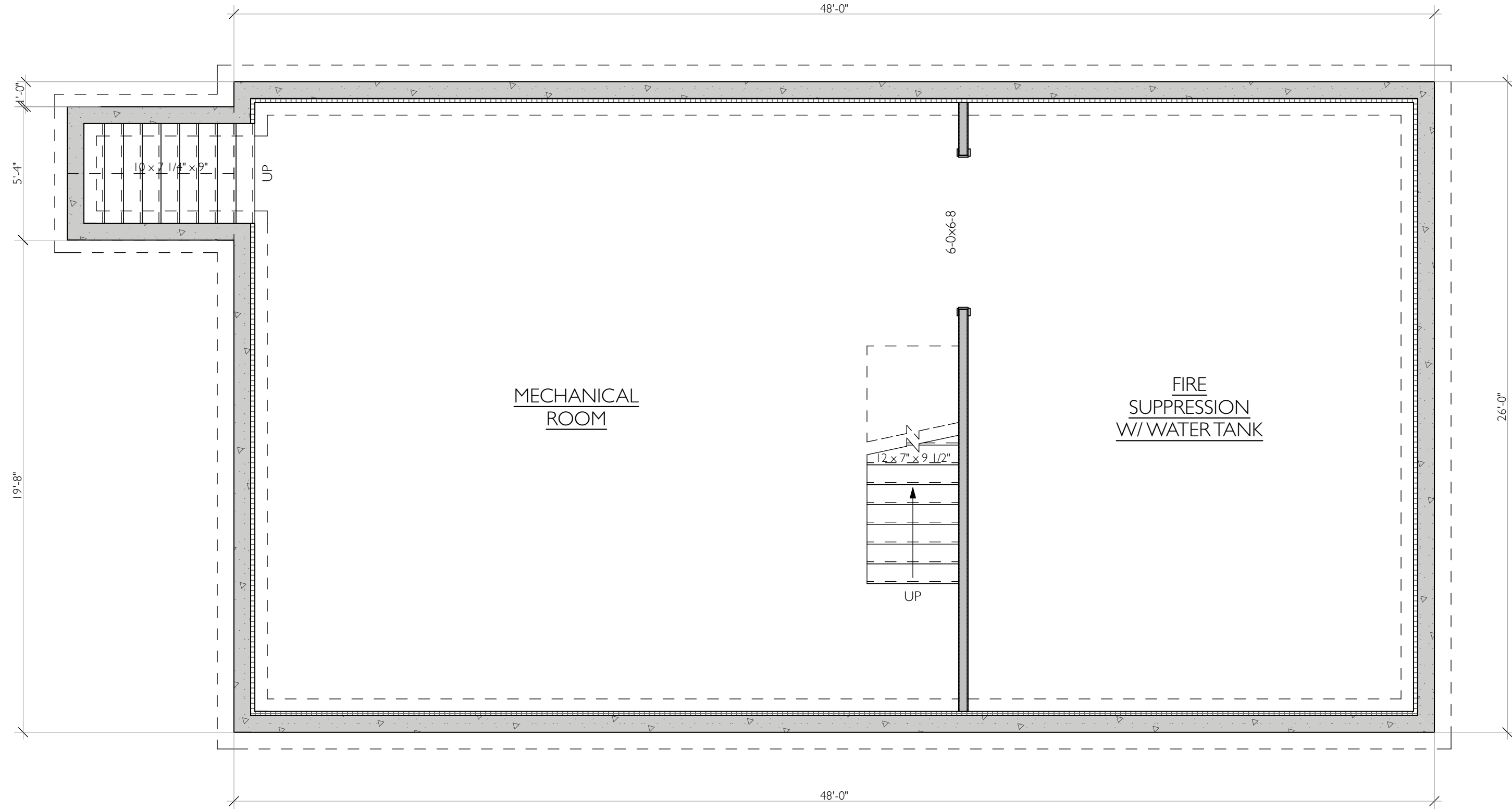
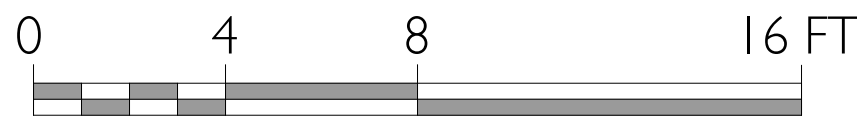
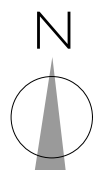
Notes:
Windows and Doors to be insulated Low-E argon-filled double-pane glass to meet or exceed energy performance U-Factor of 0.32.
Window Manufacturer/Contractor to obtain sign-off from Architect on which units require tempered glass before placing order.
Windows and Doors glazing are required to meet Wind Borne Debris Region requirements for Large Missile Test of ASTM E 1996 and of ASTM E 1886.
Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact resisting standard or ANSI/DASMA 1.15.
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)
Windows and Doors to meet required Design Pressures ratings for *Wind Speed, Exposure Zone, and Roof Height* listed on these drawings.
Contractor to submit Manufacturer's Design Pressures ratings for sign-off approval on all windows and doors before placing order.
Contractor to verify quantities before placing order.
Contractor to obtain rough openings from manufacturer for framing.
All Windows to be _____; Color: _____ Hardware: _____
All Terrace Doors to be _____; Color: _____ Hardware: _____
Terrace Door Interior to be _____; Color: _____

sullivan + associates ARCHITECTS 508 693 0500 sullivanassociatesarchitects.com				
PROJECT NAME:	8 INDIAN HILL ROAD REALTY TRUST	PROJECT NAME:	8 INDIAN HILL ROAD REALTY TRUST	PROJECT NAME:
ADDRESS:	8 INDIAN HILL, WEST TISBURY, MA, 02575	ADDRESS:	8 INDIAN HILL, WEST TISBURY, MA, 02575	ADDRESS:
SHEET TITLE:	GENERAL NOTES PROJECT DATA	SHEET TITLE:	GENERAL NOTES PROJECT DATA	SHEET TITLE:
DRAWN BY:	JP	DRAWN BY:	JP	DRAWN BY:
DATE:	2024-07-30	DATE:	2024-07-30	DATE:
MAP/PARCEL:	16-233	MAP/PARCEL:	16-233	MAP/PARCEL:
JOB #:	22P06	JOB #:	22P06	JOB #:
DRAWING #:	A-001	DRAWING #:	A-001	DRAWING #:

SITE PLAN

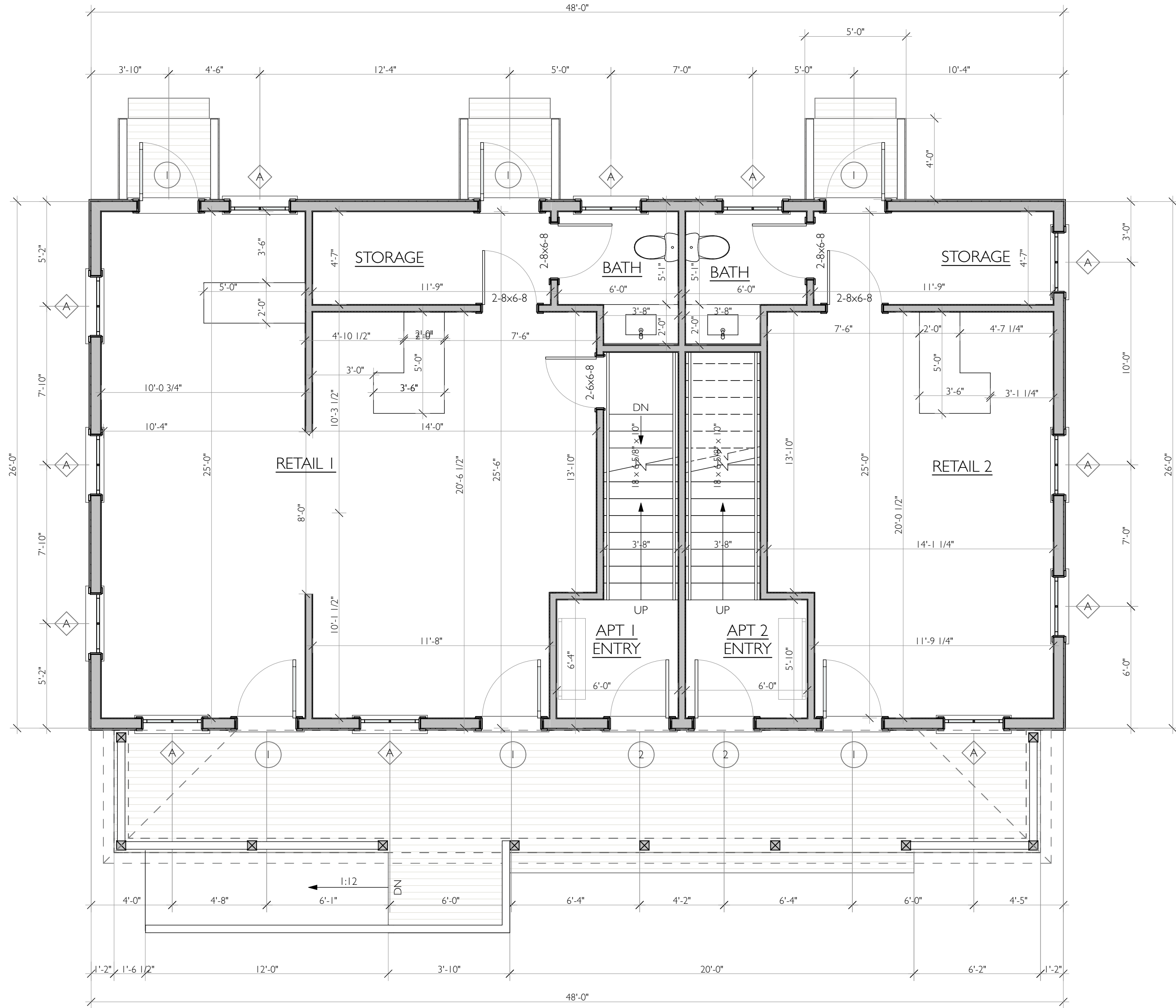
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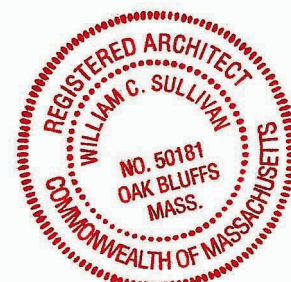
BASEMENT PLAN

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



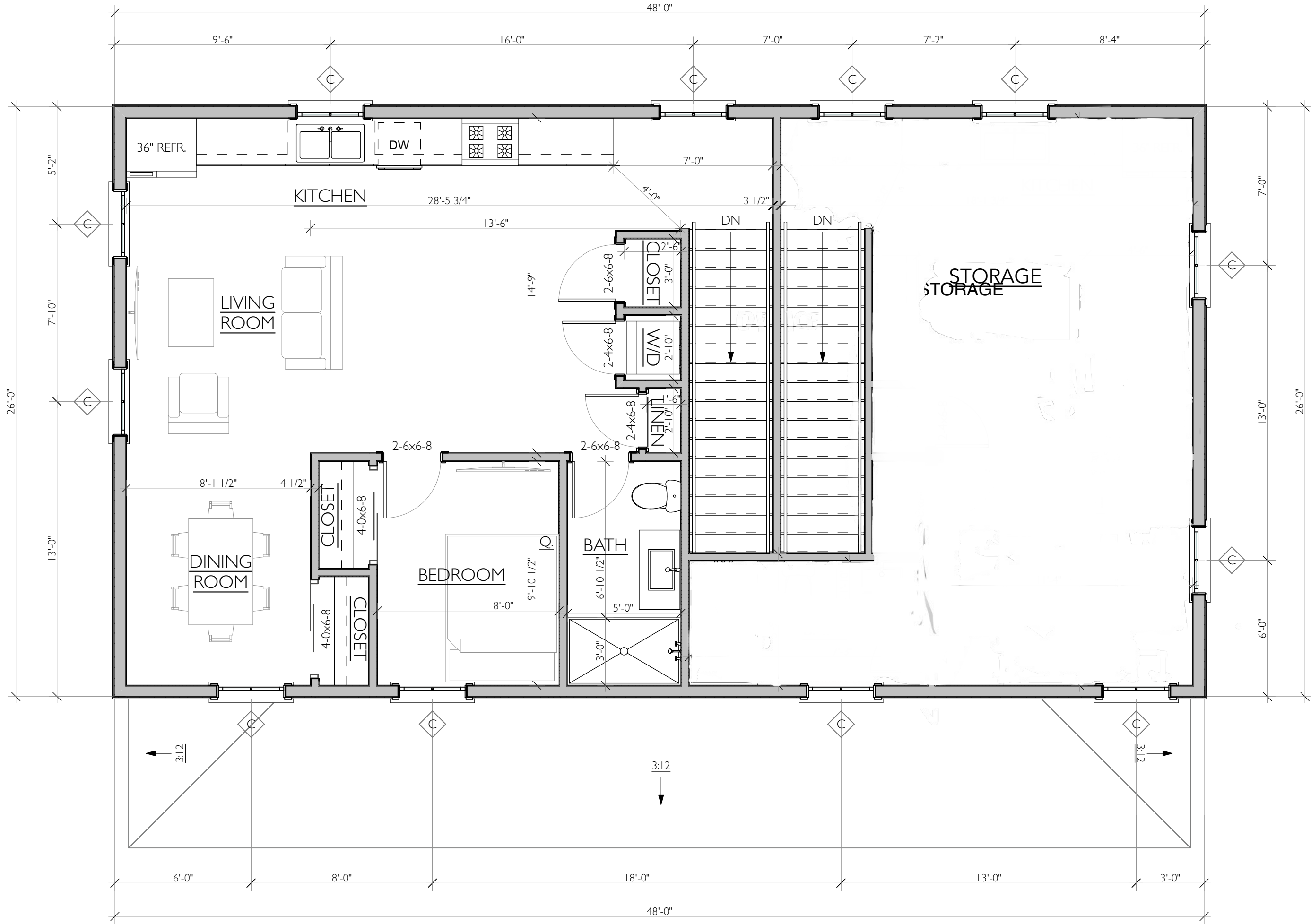
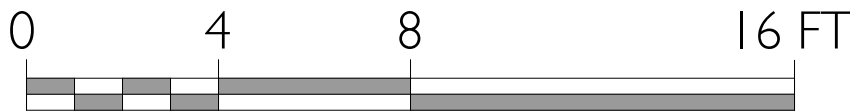
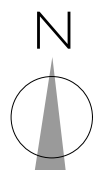
FIRST FLOOR PLAN

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



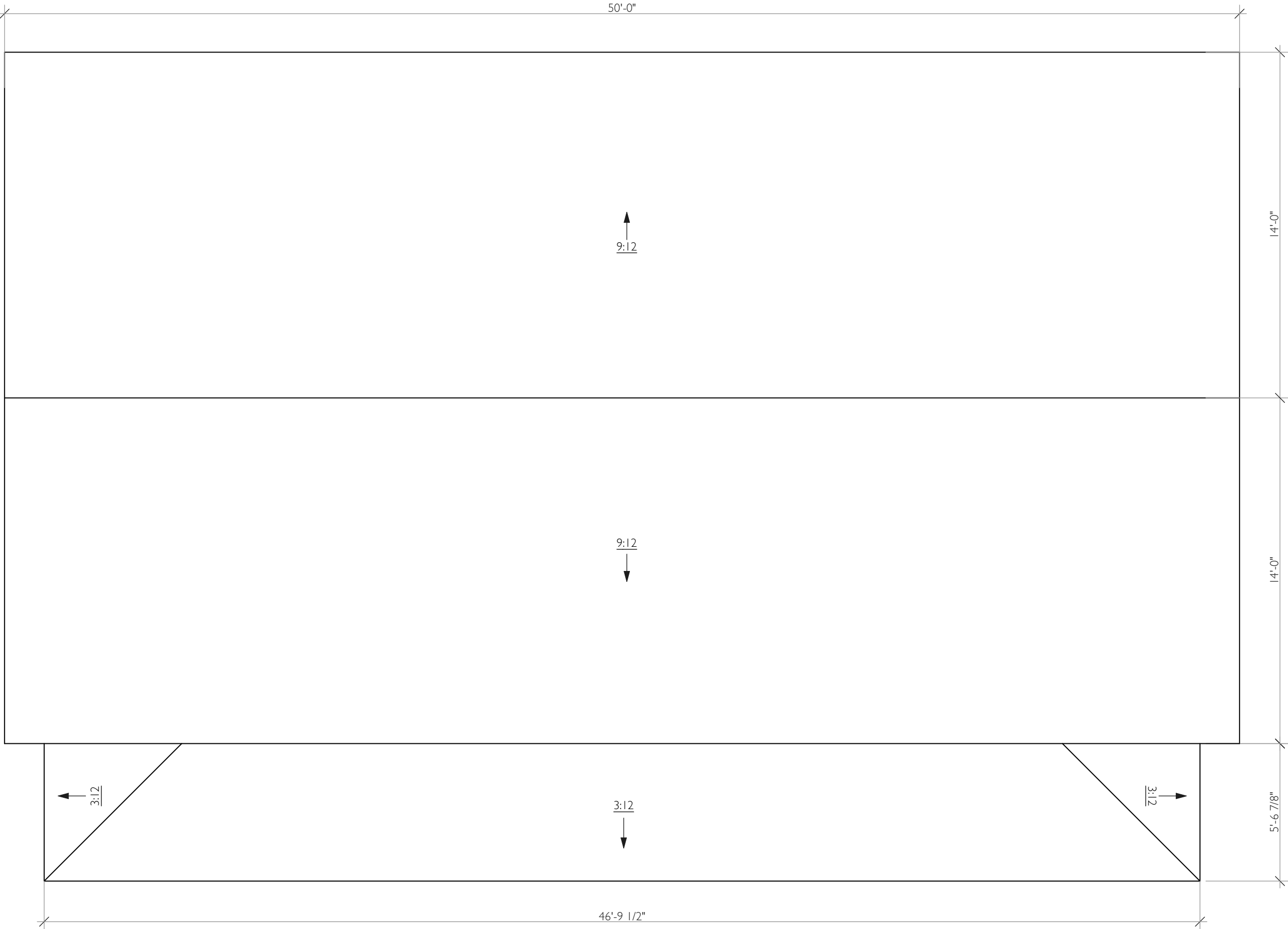
SET:	DATE:

PROJECT NAME:	8 INDIAN HILL ROAD REALTY TRUST
ADDRESS:	8 INDIAN HILL, WEST TISBURY, MA, 02575
SHEET TITLE:	BASEMENT & FIRST FLOOR PLAN
DRAWN BY:	QP
DATE:	2024-07-30
MAP/PARCEL:	16-233
JOB #:	22P06
DRAWING #:	



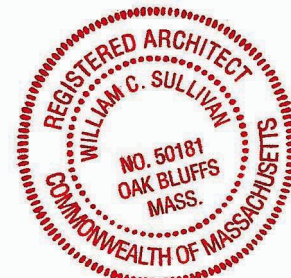
SECOND FLOOR PLAN

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



ROOF PLAN

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



SET:	DATE:

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SHEET TITLE:	SECOND FLOOR & ROOF PLAN

DRAWN BY:	QP
DATE:	2024-07-30
MAP/PARCEL:	16-233
JOB #:	22P06

DRAWING #:



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



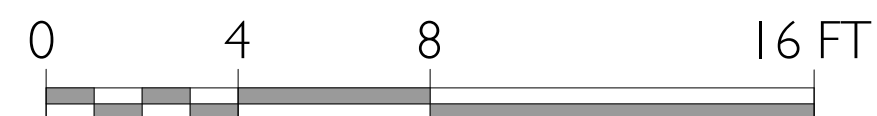
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



SET: DATE:

PROJECT NAME: 8 INDIAN HILL ROAD REALTY TRUST
ADDRESS: 8 INDIAN HILL, WEST TISBURY, MA, 02575
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: QP

DATE: 2024-07-30

MAP/PARCEL: 16-233

JOB #: 22P06

DRAWING #:

A-201