

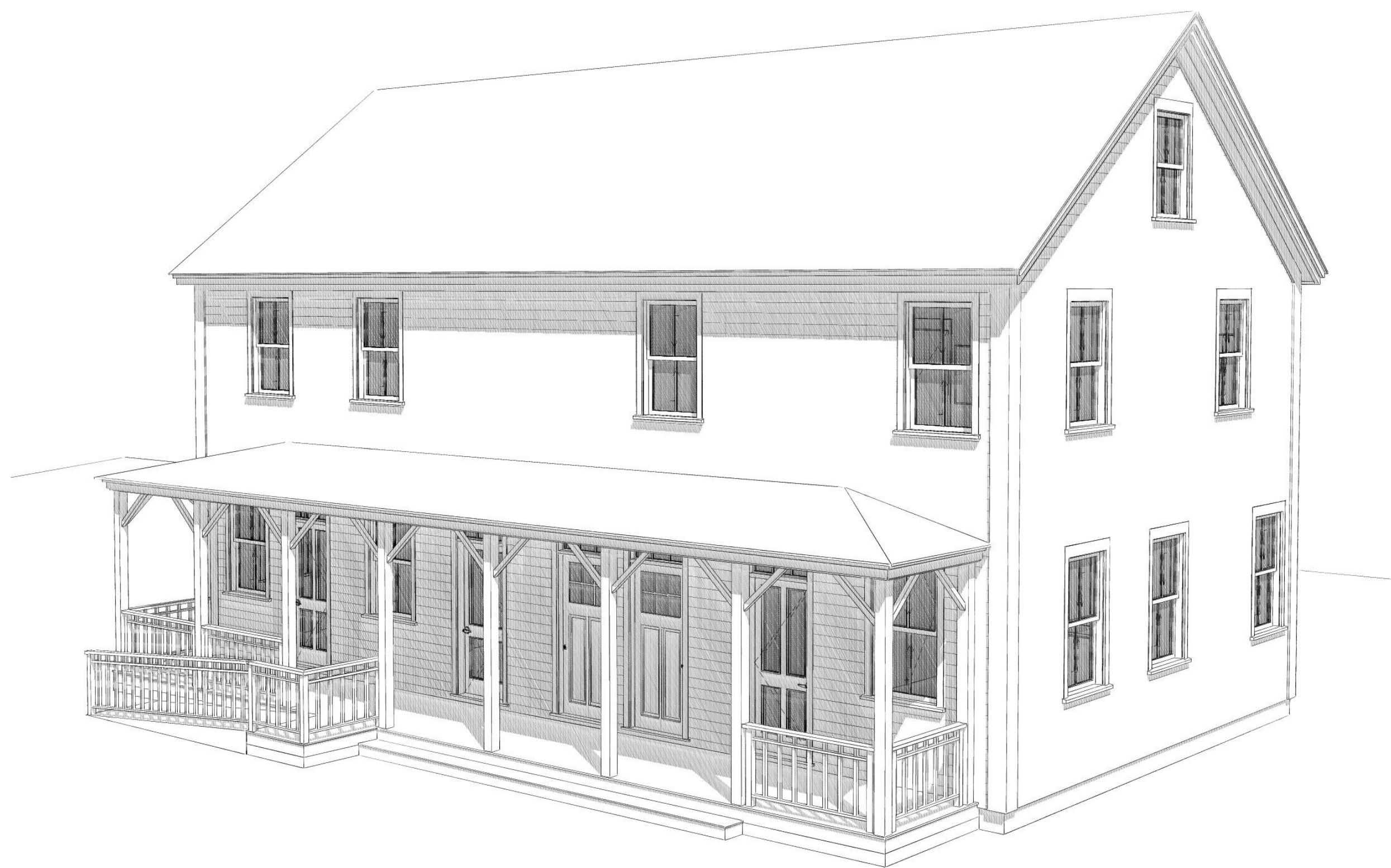
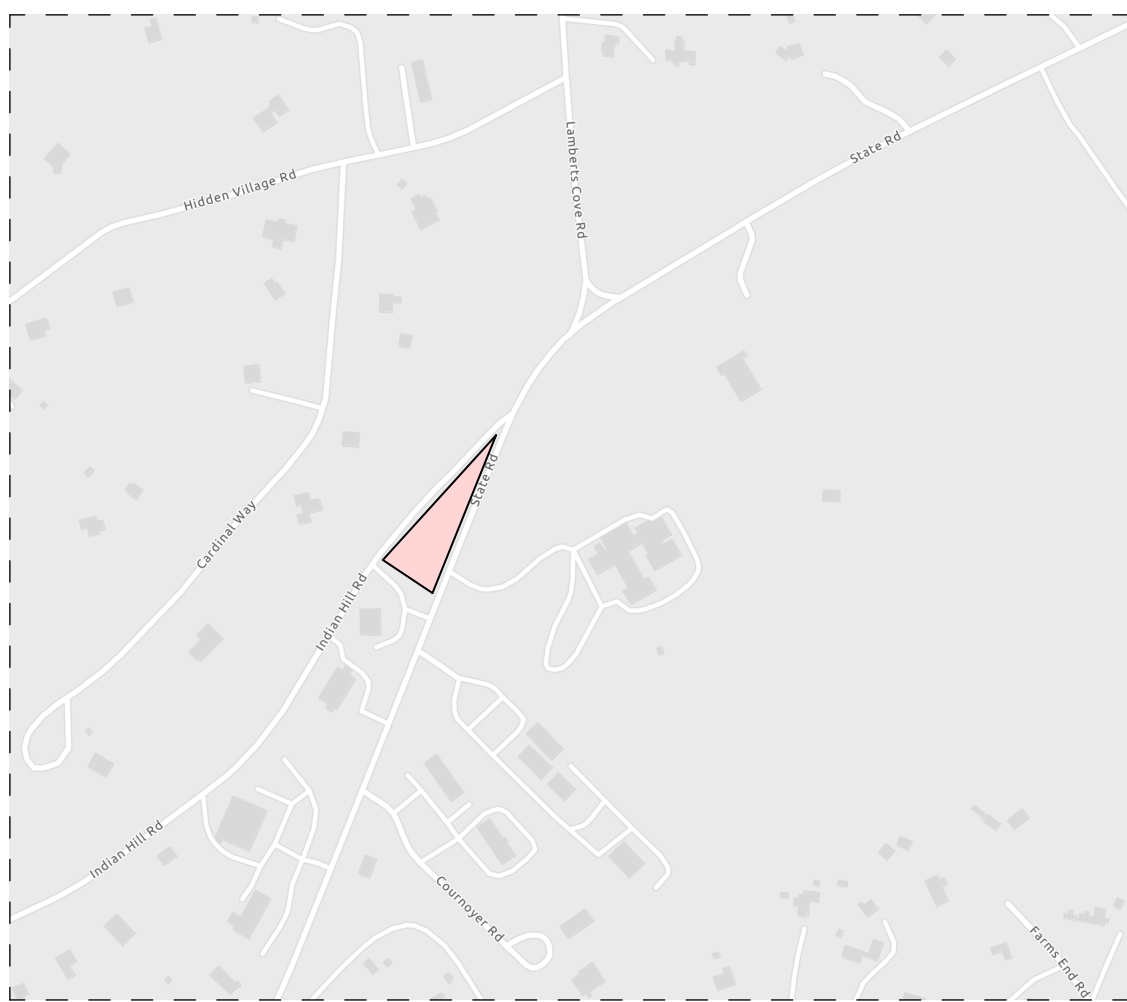
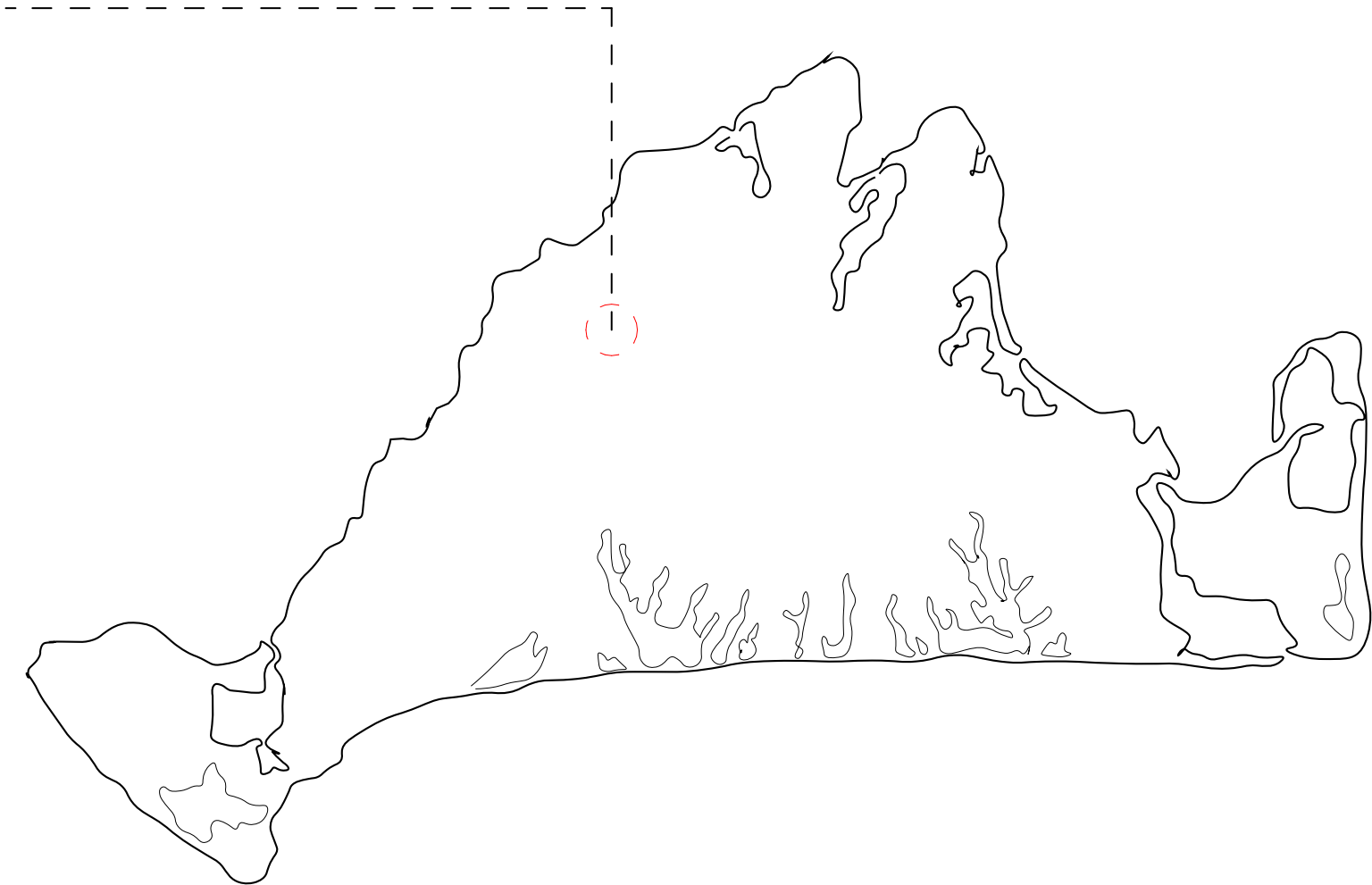
8 INDIAN HILL ROAD REALTY TRUST

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

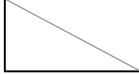
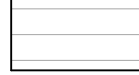
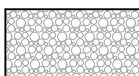
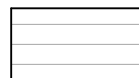
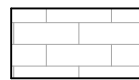
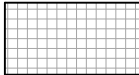
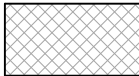
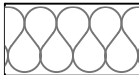
GLOSSARY

Ø - AT	EST - ESTIMATE	MAS - MASONRY	S - SOUTH
CL - CENTERLINE	EXIST - EXISTING	MAX - MAXIMUM	S.A.F. - SELF-ADHERED FLASHING
PL - PROPERTY LINE	EXPO - EXPOSED / EXPOSURE	M.B. - MACHINE BOLT	S.B. SELF-ADHERED MEMBRANE
ø - DIAMETER	EXT - EXTERIOR	M.C. - MEDICINE CABINET	S.C. - SOLID CORE
# - POUND OR NUMBER	FD.FLOOR DRAIN	MDF - MEDIUM DENSITY FIBERBOARD	S.D - SMOKE DETECTOR
(E) - EXISTING	FE FIRE EXTINGUISHER	MDG - MEDIUM DENSITY OVERLAY	SCHED - SCHEDULE
(N) - NEW	FF - FIRST FLOOR	MECH - MECHANICAL	SECT - SECTION
ABV - ABOVE	FF - FINISH FLOOR TO FINISH FLOOR	MLAM - MICROLAM	S.G. - SAFETY GLASS
ACC - ACCESS	FIN - FINISH	MEMB - MEMBRANE	SH - SHELF
ACOUS - ACOUSTICAL	FDN - FOUNDATION	MTL - METAL	SIP - STRUCTURAL INSULATED PANEL
AD - AREA DRAIN	FLASH - FLASHING	MTR - MANUFACTURER	SHR - SHOWER
ADJ. - ADJUSTABLE	FL FLOOR / FLOORING	MIN - MINIMUM	SH - SHEET
AFF. - ABOVE FINISHED FLOOR	FLUOR - FLUORESCENT	MISC. - MISCELLANEOUS	SH-T.MTL - SHEET METAL
AIB - AIR INFLTRATION BARRIOR	FO - FACE OF	MTD - MOUNTED	SHG - SHEATHING
ATL - ALTERNATING	FOC - FACE OF CONCRETE	MAT - MATERIAL	SH - SIMLAR
APPROX - APPROXIMATE	FOLC - FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	MUL - MULLION	SL - SLAB
ARCH - ARCHITECT	FOM - FACE OF MASONRY	N - NORTH	S.O.G. - SLAB ON GRADE
BD - BOARD	FOS - FACE OF STUDS	N/A - NOT APPLICABLE	SPEC - SPECIFICATION
BLDG - BUILDING	FOF - FACE OF FINISH	NLIC - NOT IN CONTRACT	SF - SECOND FLOOR
BLKG - BLOCKING	FOS - FACE OF STUDS	NO - NUMBER	SIF SUBFLOOR
BM - BEAM	FR - FRAME	NAT - NATURAL	SQIN - SQUARE INCH(ES)
B.O. - BOTTOM OF	FRF - FIREPROOF	OA - OVERALL	S5 - STAINLESS STEEL
B/- BOTTOM	FRPL - FIREPLACE	O/C - ON CENTER	STA - STATION
B/W - BOTH-WAYS	FTG - FOOTING	ODIA - OUTSIDE DIAMETER	STD - STANDARD
BP - BASE PLATE	FT - FOOT OR FEET	OD - OVERFLOW DRAIN	STL - STEEL
CAB - CABINET	FURR - FURLING	OFF - OFFICE	STOR - STORAGE
C.B.CATCH BASIN	FUT - FUTURE	OH - OVERHEAD	STAGG - STANGGERED
CEM - CEMENT	FW - FULL WIDTH	OPNG - OPENING	STR - STRUCTURAL
CER. - CERAMIC	FG - FINISH GRADE	OPP - OPPOSITE	SUSP - SIPENDED
CLIP - CAST-IN-PLACE	FND - FOUNDATION	OPHD - OPPOSITE HAND	SYM - SYMMETRICAL
CJ - CONTROL JOINT	GA - GAUGE	PERF - PERFORATED	
CLG - CEILING	GALV - GALVANIZED	PERP - PERPENDICULAR	T - TREAD
CLKG - CAULKING	G.C. - GENERAL CONTRACTOR	PL - PLATE	T.B - TOWEL BAR
CL - CENTER LINE	GL - GLASS	PLAM - PLASTIC LAMINATE	T.C. - TOP OF CURB
CLO - CLOSET	GLAM - GLUE-LAMINATED	P/P - PLASTER	TEL - TELEPHONE
CLR - CLEAR	GR - GRADE	PWD - PLYWOOD	TER - TERRAZZO
CMU - CONCRETE MASONRY UNIT	G.W.B. - GYPSUM WALL BOARD	PNL - PANEL	T & G - TONGUE AND GROOZE
CNTR. COUNTER	H.B. - HORSE BIB	PR - PAR	T.G. - TEMPERED GLASS
COL - COLUMN	H.C. - HOLLOW CORE	PRCST - PRE-CAST	TH-K - THINK
CONC. - CONCRETE	H.D.O - HIGH DENSITY OVERLAY	PT - POINT	T.O - TOP OF
CONN - CONNECTION	HDR - HEADER	PTD - PAINTED	T.O.S - TOP OF SLAB / TOP OF STEEL
CONT. - CONTINUOUS	HDWD - HARDWOOD	PTN - PARTITION	
CORR. - CORRIDOR	HDWE - HARDWARE	P.L.Y. - PLYWOOD	T.O.W - TOP OF WALL
C.T.CERAMIC TILE	HDM - HEMLOCK	PSF - POUND PER SQUARE FOOT	T.P.H - TOILET PAPER HOLDER
CPT - CARPET / CARPETED	H.M.HOLLOW METAL	PSI - POUND PER SQUARE INCH	TI - TOP
CTR - CENTER	HORIZ - HORIZONTAL		T/B - TOP AND BOTTOM
DBL - DOUBLE	H.P. - HIGH POINT	PSL - PARALLEL STRAND LUMBER	TBD - TO BE DETERMINED
DEMO - DEMOLITION	HR - HOUR	PT - PRESSURE TREATED	TBR - TO BE REMOVED
DTL - DETAIL	HT - HEIGHT	PTD - PAINTED	TJ - ENGINEER JOIST
DEV - DEVELOPMENT	H/WAC - HEATING / VENTILATING / AIR CONDITIONING	R - RAISER	TP - TOP PLATE
DI - ø - DIAMETER	H.W. - HOT WATER	R.A. - RETURN AIR	TP - TYPICAL
DM - DIMENSION	ID. - INSIDE DIAMETER	RAD - RADIUS	UNO - UNLESS OTHERWISE NOTED
DIR - DIRECTION	IN - INCH	R.B. - RUBBER BASE	VCT - VONYL COMPOSITION TILE
DN - DOWN	INSUL - INSULATION	R.D. - ROOF DRAIN	VEN - VENEER
DO - DOOR OPENING	INT - INTERIOR	RET - RETAINING	VERT - VERTICAL
DR - DISHWASHER	J.B. - JUNCTION BOX	REF - REFERENCE	VEST - VESTIBULE
DW - DISHWASHER	J.F - JOINT FILLER	REF - REFRIGERATOR	VF - VERY IN FIELD
DWG - DRAWING	JT - JOINT	REFN - REINFORCED	W - WITH
E - EAST	LSL - LAMINATED STRAND LUMBER	REM - REMAINDER	W - WEST
EA - EACH	LVL - LAMINATED VENEER LUMBER	REQ - REQUIRED	WRC - WESTERN RED CEDAR
EA/W - EACH WAY	LAM - LAMINATE / LAMINATED	REV - REVISION / REVISIONS / REVISED	W.C. - WATER CLOSET
ECT - ETCETERA	LAV - LAVATORY	RGTR - REGISTER	WO - WOOD
ELEV - ELEVATION	LF - LINEAL FEET	R.H. RIGHT HAND	W.F. - WIDE FLANGE
ELEC. ELECTRICAL	LOC - LOCATION	RM - ROOM	WH - WATER HEATER
EMBED - EMBEDDED	LP - LOW POINT	RO - ROUGH OPENING	WO - WITHOUT
ENCL - ENCLOSURE	LT - LIGHT	R/V.P - RADON VENT PIPE	WIN - WINDOW
ENG - ENGINEER		R.W/L - RAIN WATER LEADER	WP - WATERPROOF
EQ - EQUALLY			WR - WATER RESISTANT
EQUIP - EQUIPMENT			WT - WEIGHT
			Z.C.C. - ZINC COATED COPPER

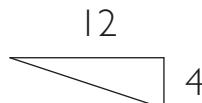
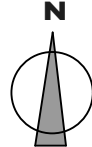
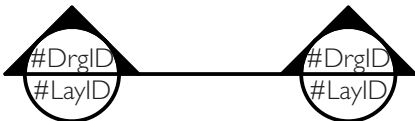
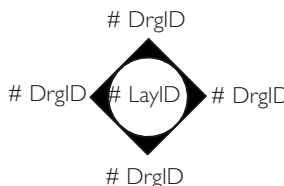
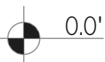
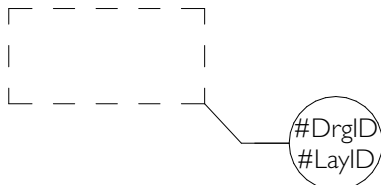
GENERAL NOTES

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 UN-HEATED 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 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		NORTH ARROW
	MARK SECTION		REVISION INDICATOR
	MARK ELEVATION		SECTION BREAK LINE
	ROOM ELEVATION		FLOOR PLAN ELEVATION
	DETAIL MARKER		

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 115.~~

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

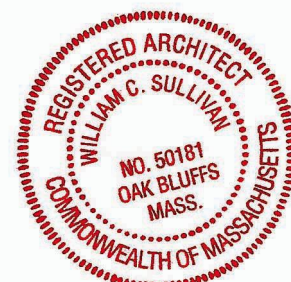
Contractor to obtain rough openings from manufacturer for framing.

All Windows to be _____; Color: _____ Hardware: _____

All Terrace Doors to be _____; Color: _____ Hardware: _____

Terrace Door Interior to be _____; Color: _____

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ARCHITECTS
508 693 0500
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SET:

DATA

8 INDIAN HILL ROAD REALTY TRUST

8 INDIAN HILL, WEST TISBURY, MA, 02575

GENERAL NOTES PROJECT DATA

PROJECT NAME:

ADDRESS:

SHEET TITLE:

DRAWN BY:

QF

DATE _____

2024-07-30

MAP/PARCEL:

16-233

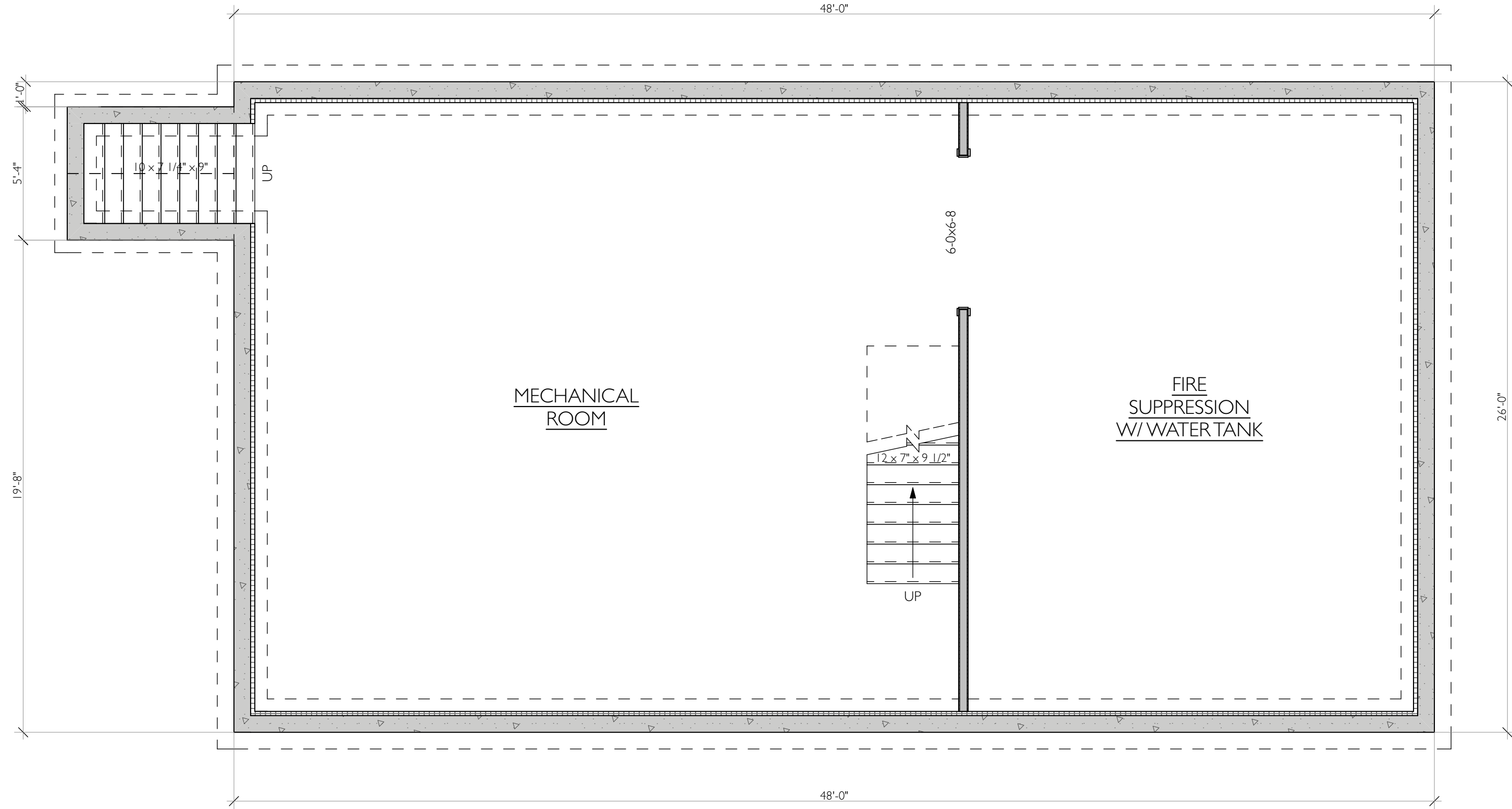
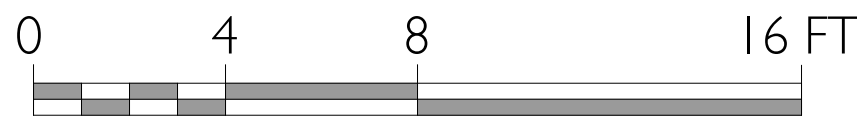
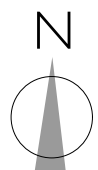
JOB #:

22P06

DRAWING #:

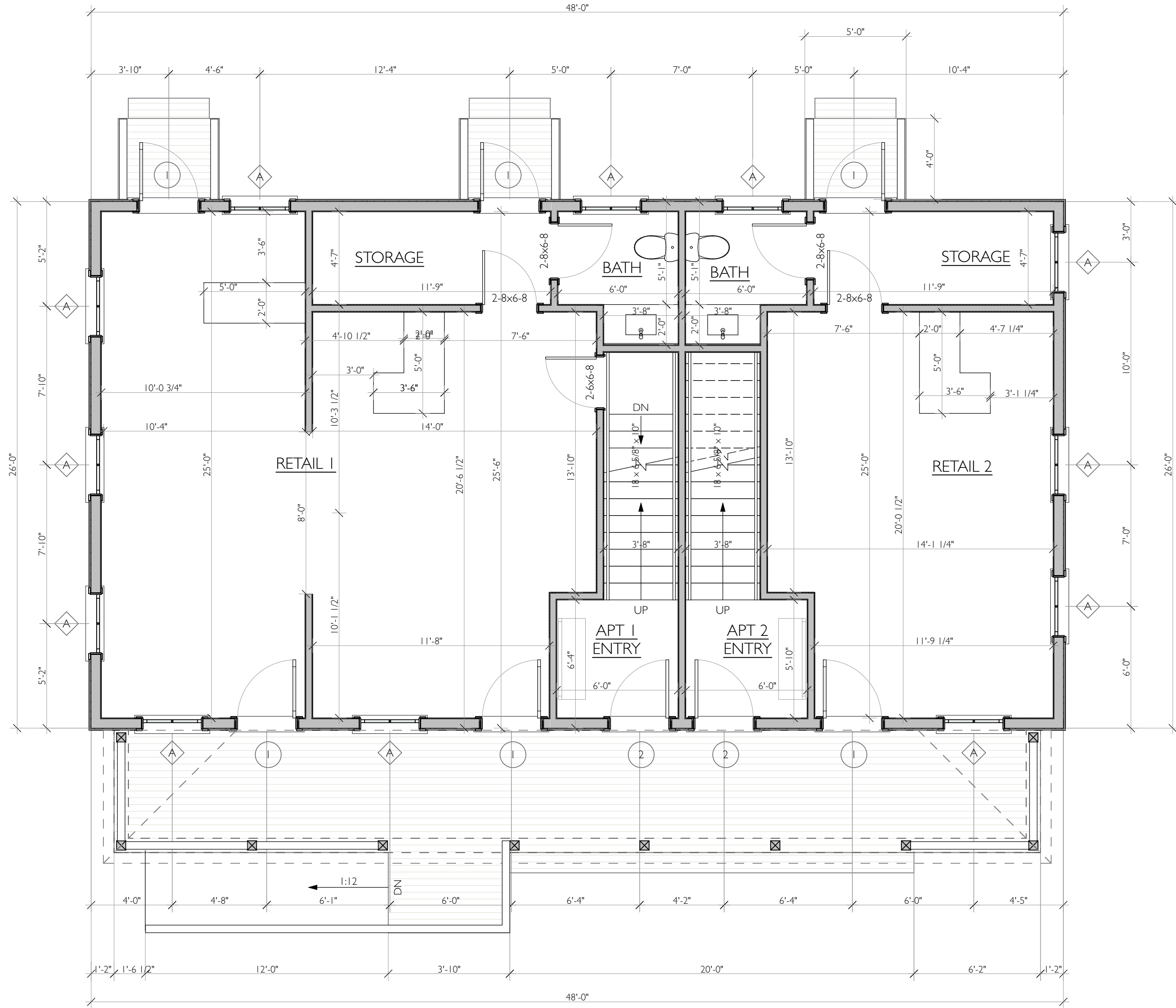
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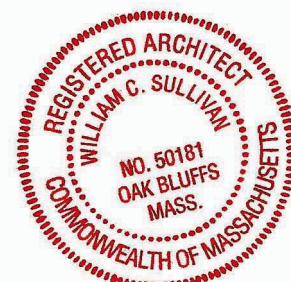
BASEMENT PLAN

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



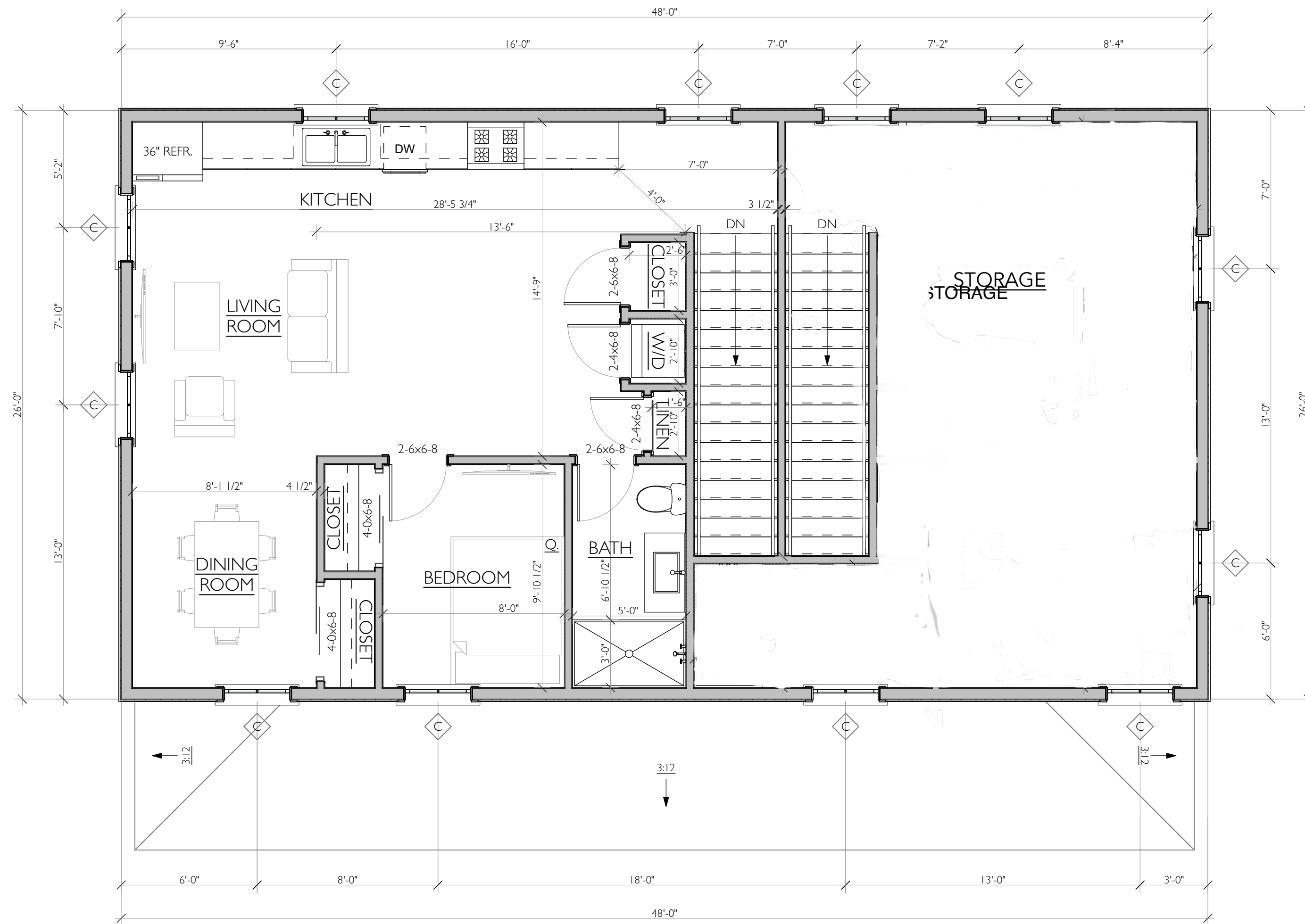
FIRST FLOOR PLAN

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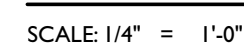


SET:	DATE:

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 #:	



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





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



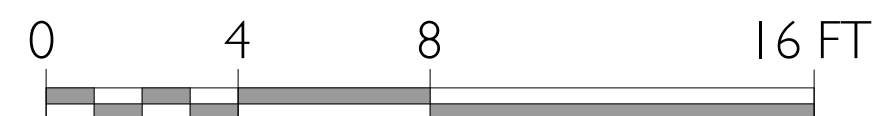
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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