

SEPTEMBER 26, 2022

PROJECT DIRECTORY

OWNER:
SIG VAN RAAN
90 MUSIC ST.
WEST TISBURY, MA
PHONE: 617-259-0846

CONTRACTOR:
IVORY LITTLEFIELD
WEST TISBURY, MA
PHONE: 508-560-8772

SURVEYOR:
REID SILVA
12 COURNOYER RD.
PO BOX 421
WEST TISBURY, MA 02575
PHONE: 508-693-3774

VAN RAAN/DICKLER RESIDENCE

GENERAL NOTES:

CODES: ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE OWNER IMMEDIATELY IF ANY CONFLICT EXISTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE OWNER OF ANY DISCREPANCIES.

VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATION.

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.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED

SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.

PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.

PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.

MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ OWNER.

USE CAST IRON WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS.

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.

CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.

THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT.

ZONING INFORMATION:

PROJECT ADDRESS:
90 MUSIC STREET
WEST TISBURY, MA 02575

JURISDICTION:
WEST TISBURY, MA

ASSESSOR'S MAP PARCEL NUMBER:
32-25.3

LAND-USE ZONE: VILLAGE RESIDENTIAL (VR)

LAND USE REQUIREMENTS:

	REQUIRED:	PROPOSED:
LOT SIZE:	3 AC.	2 AC.
FRONTAGE:	75'	+/- 104'
SET-BACKS:	40' FRONT YARD SETBACK 20' SIDE YARD SETBACK	MEETS SETBACK MIN. MEETS SETBACK MIN.

GROSS BUILDING AREA

ADDITION: 503 SQ.FT.
GARAGE: 528 SQ. FT.
GARAGE INTERIOR FINISH SPACE: 327 SQ. FT.

BUILDING CODE INFORMATION

BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ENERGY CODE: 2015 IECC (ADOPTED BY MASSACHUSETTS AUGUST 12, 2016)

DRAWING LIST:

A000 TITLE SHEET
A001 GENERAL NOTES & PROJECT DATE
A002 EXISTING PHOTOS
A003 SITE PLAN
A100 ADDITION FLOOR PLANS
A101 GARAGE FLOOR PLANS
A200 ADDITION ELEVATIONS
A201 GARAGE ELEVATIONS

DRAWINGS PROVIDED BY
OWNER
NOT FOR CONSTRUCTION

11/18/21 HISTORICAL APPLICATION

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GENERAL
NOTES &
PROJECT DATA

A001



EXISTING - SOUTH/EAST VIEW



EXISTING - NORTH VIEW



EXISTING - DRIVEWAY



EXISTING - MUSIC ST.

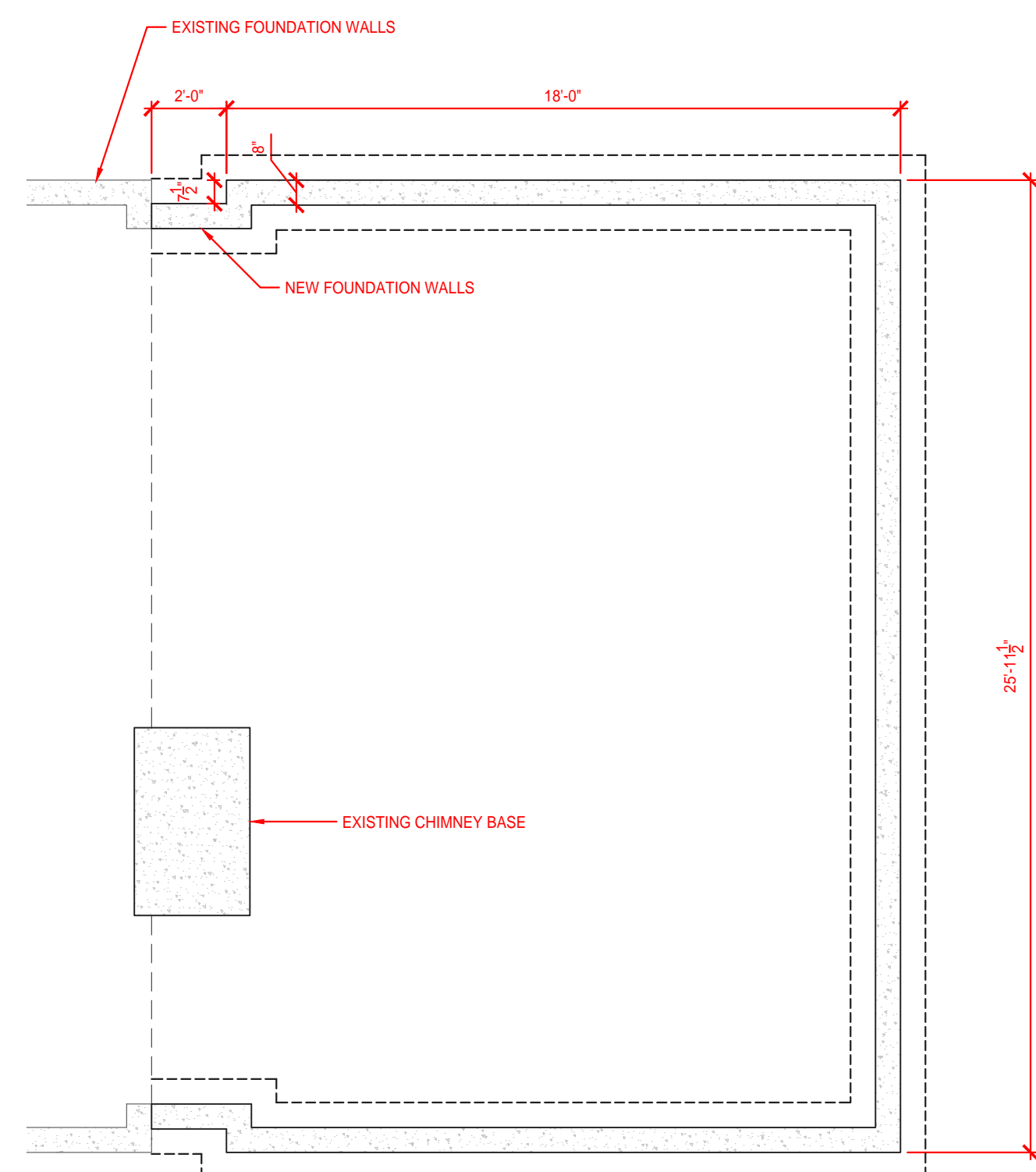
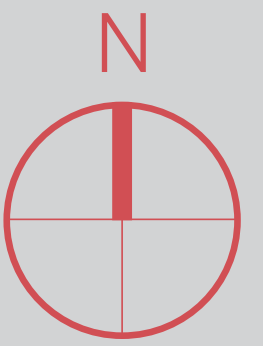
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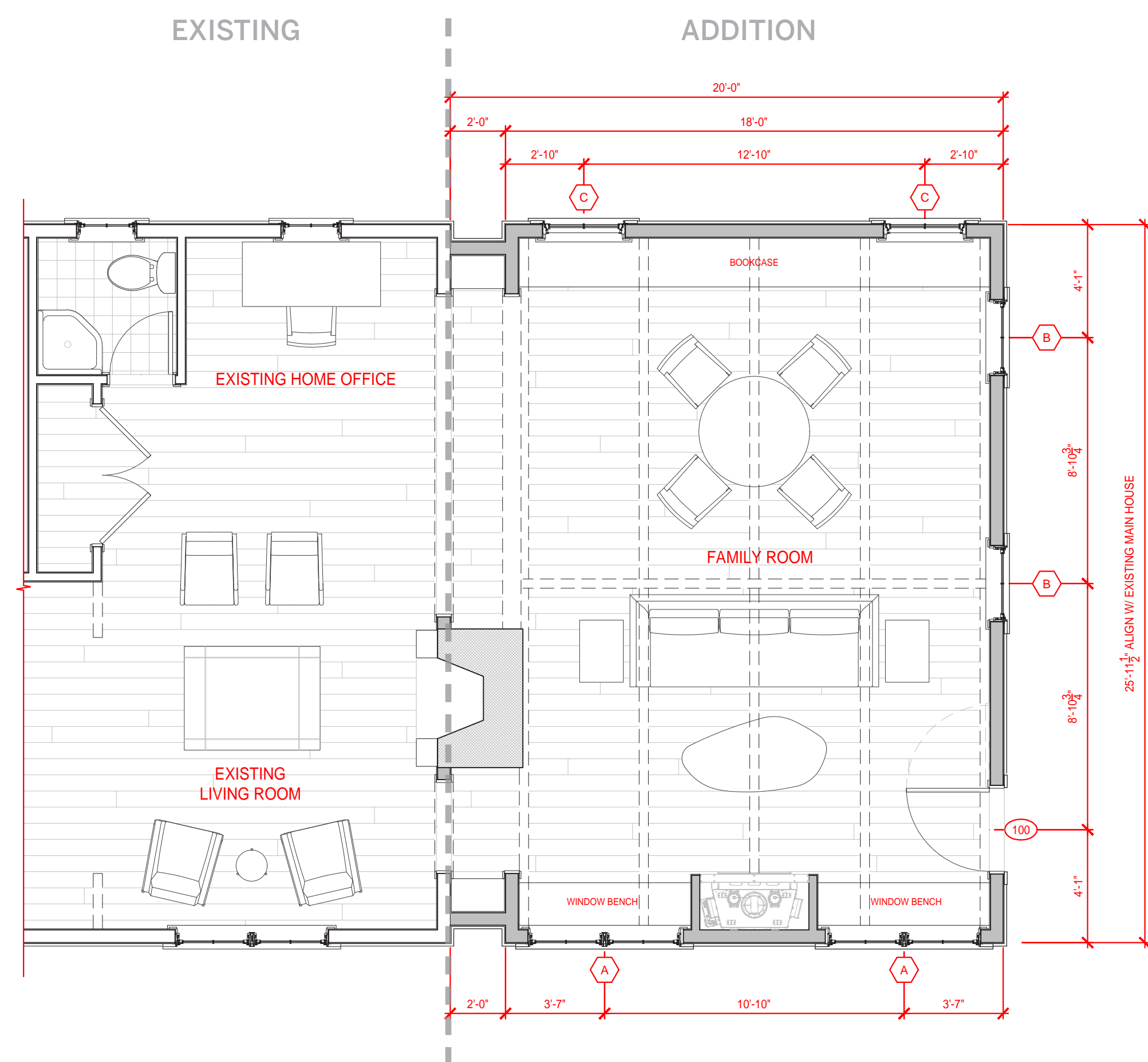
EXISTING
PHOTOS

A002



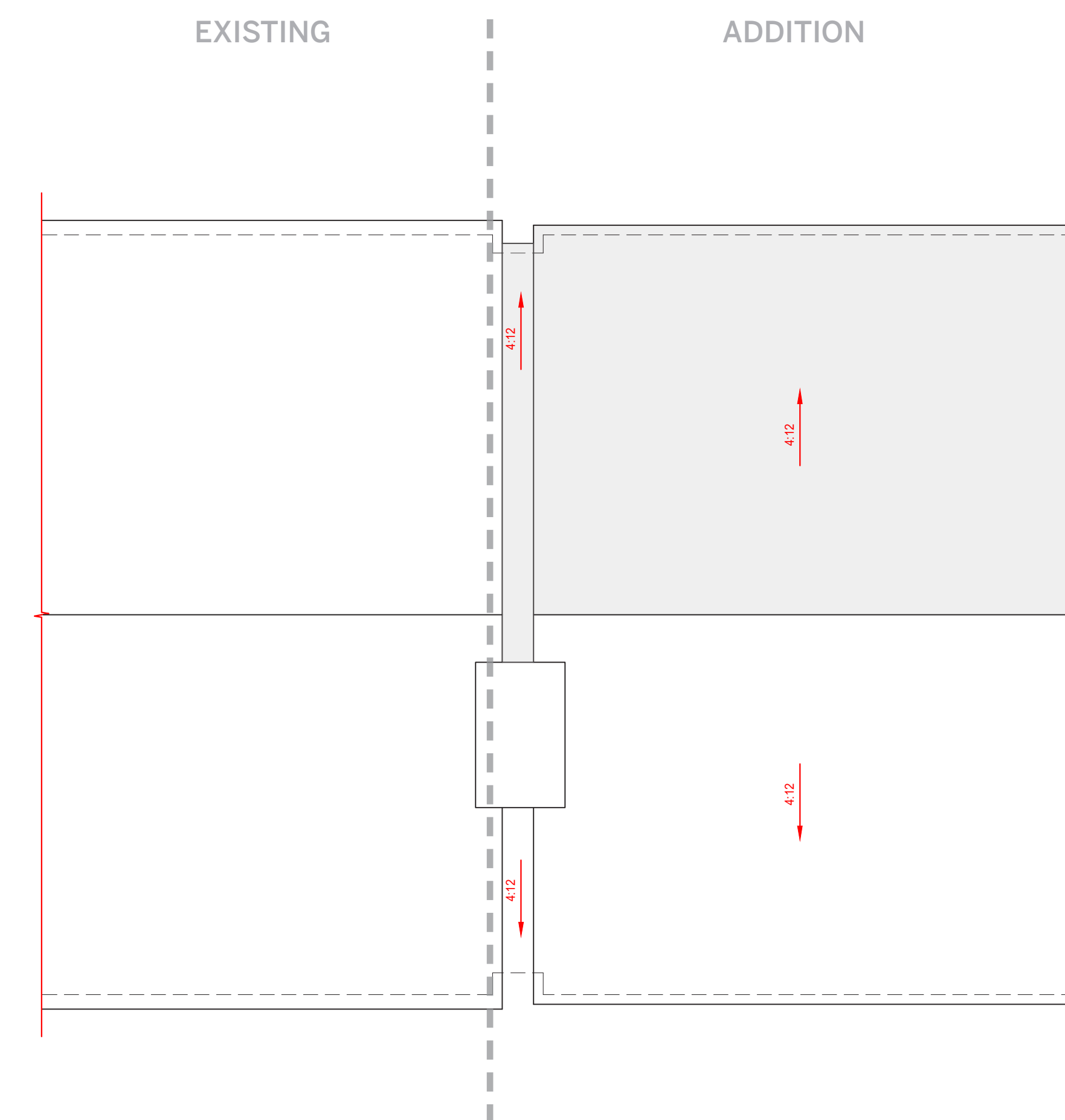
BASEMENT PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"

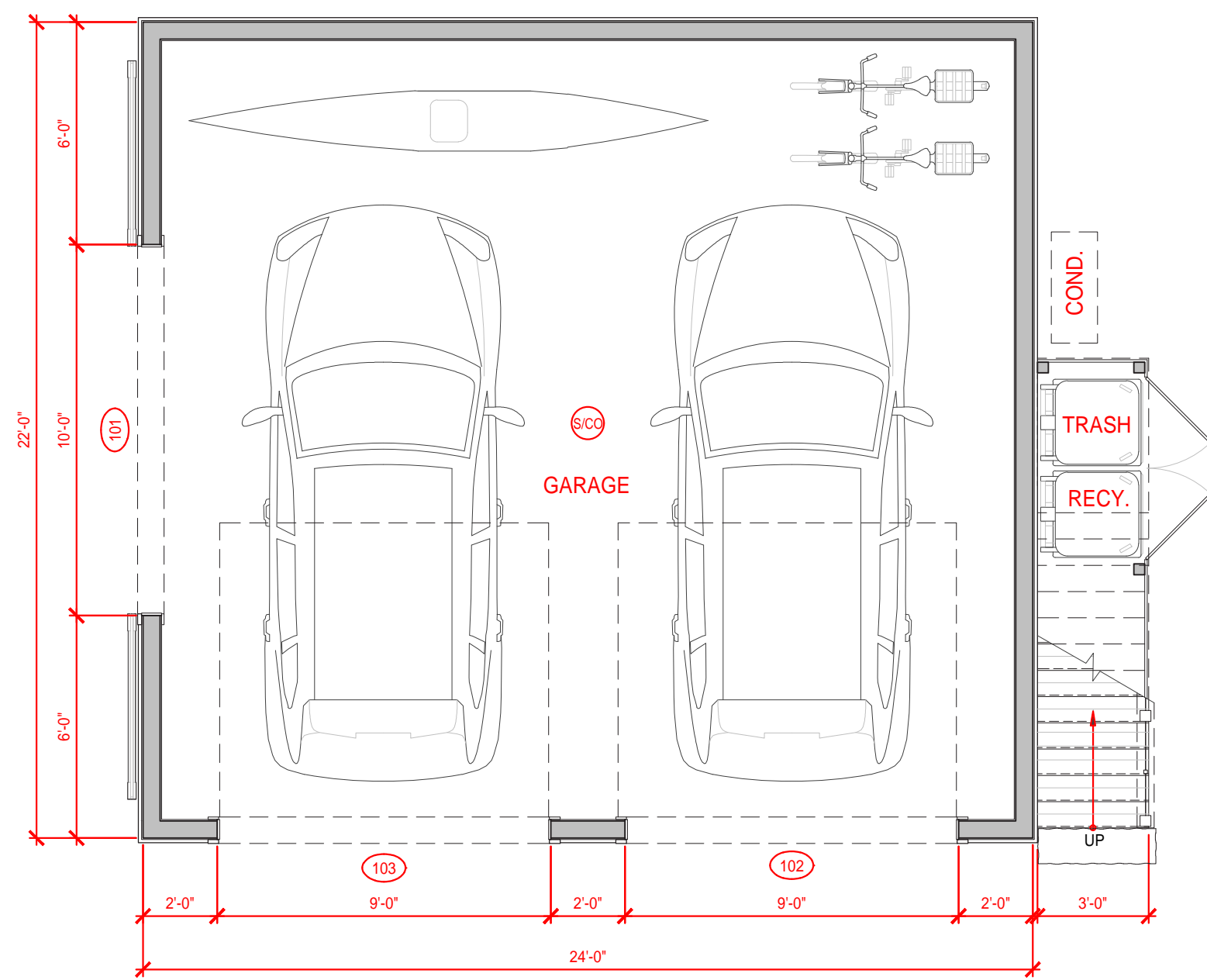
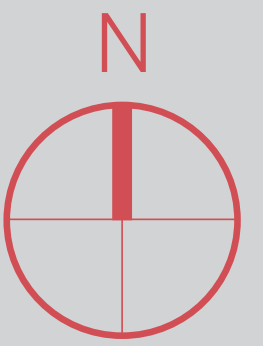
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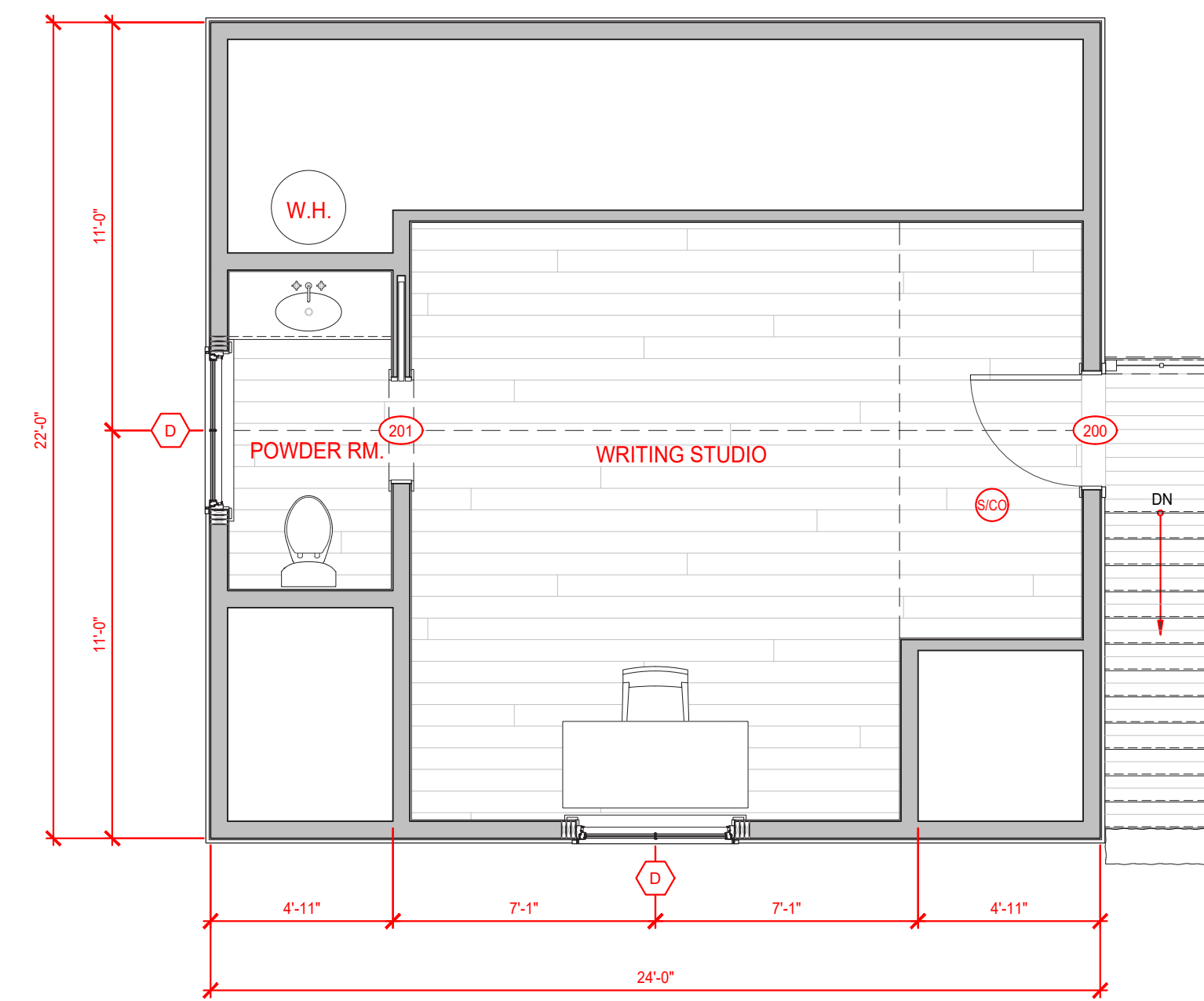
**ADDITION
FLOOR PLANS**

A100



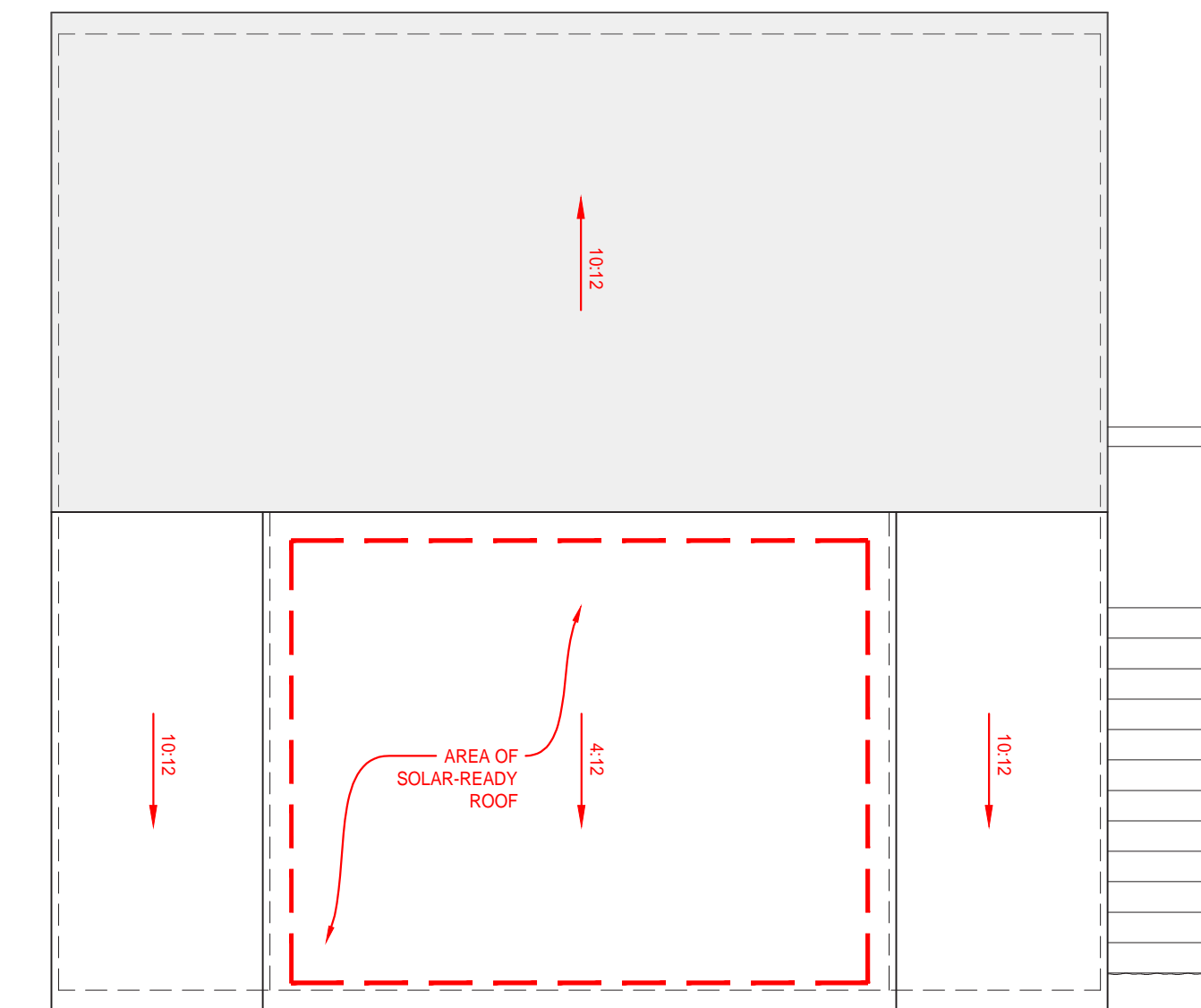
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"

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GARAGE
FLOOR PLANS

A101



EAST ELEVATION

SCALE 1/4" = 1'-0"

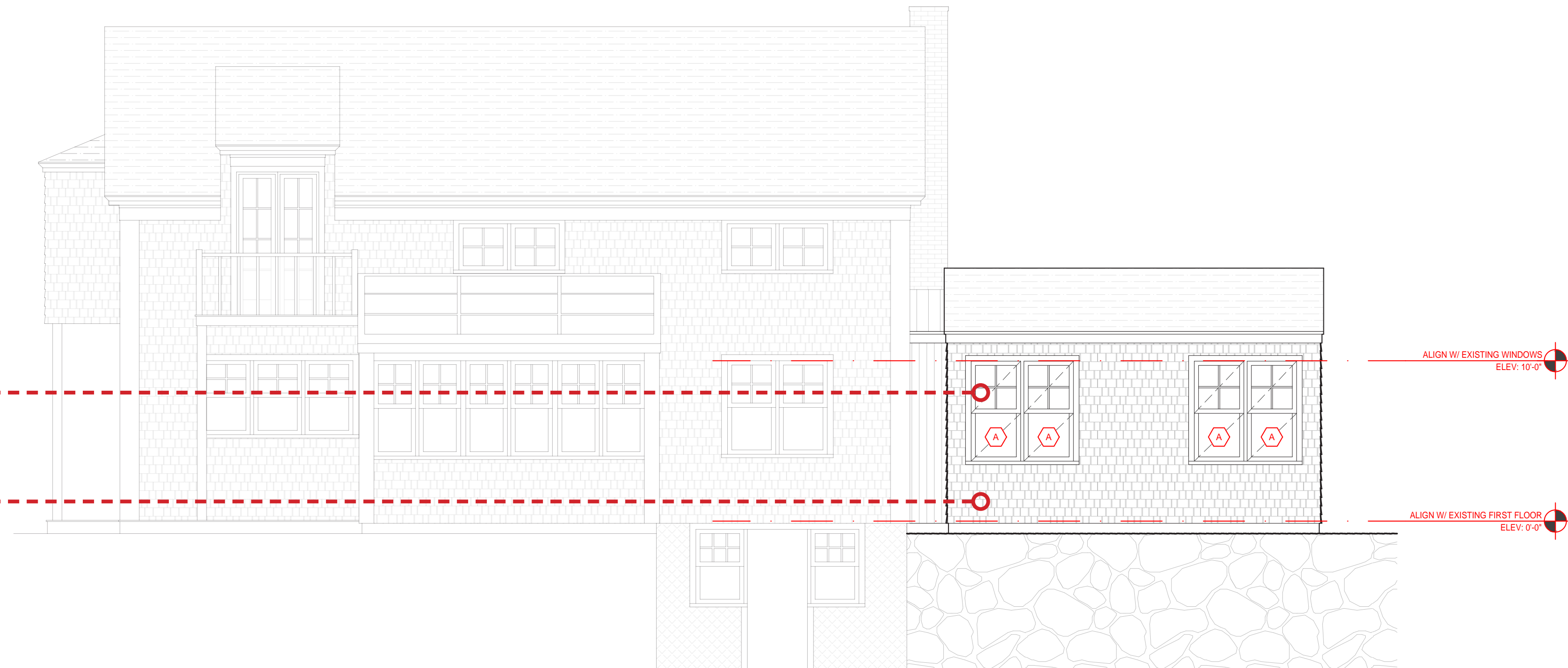


NORTH ELEVATION

SCALE 1/4" = 1'-0"



NEW WINDOWS TO MATCH STYLE AND COLOR OF EXISTING WINDOWS.
CEDAR EXTERIOR SHINGLES TO MATCH EXISTING.



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

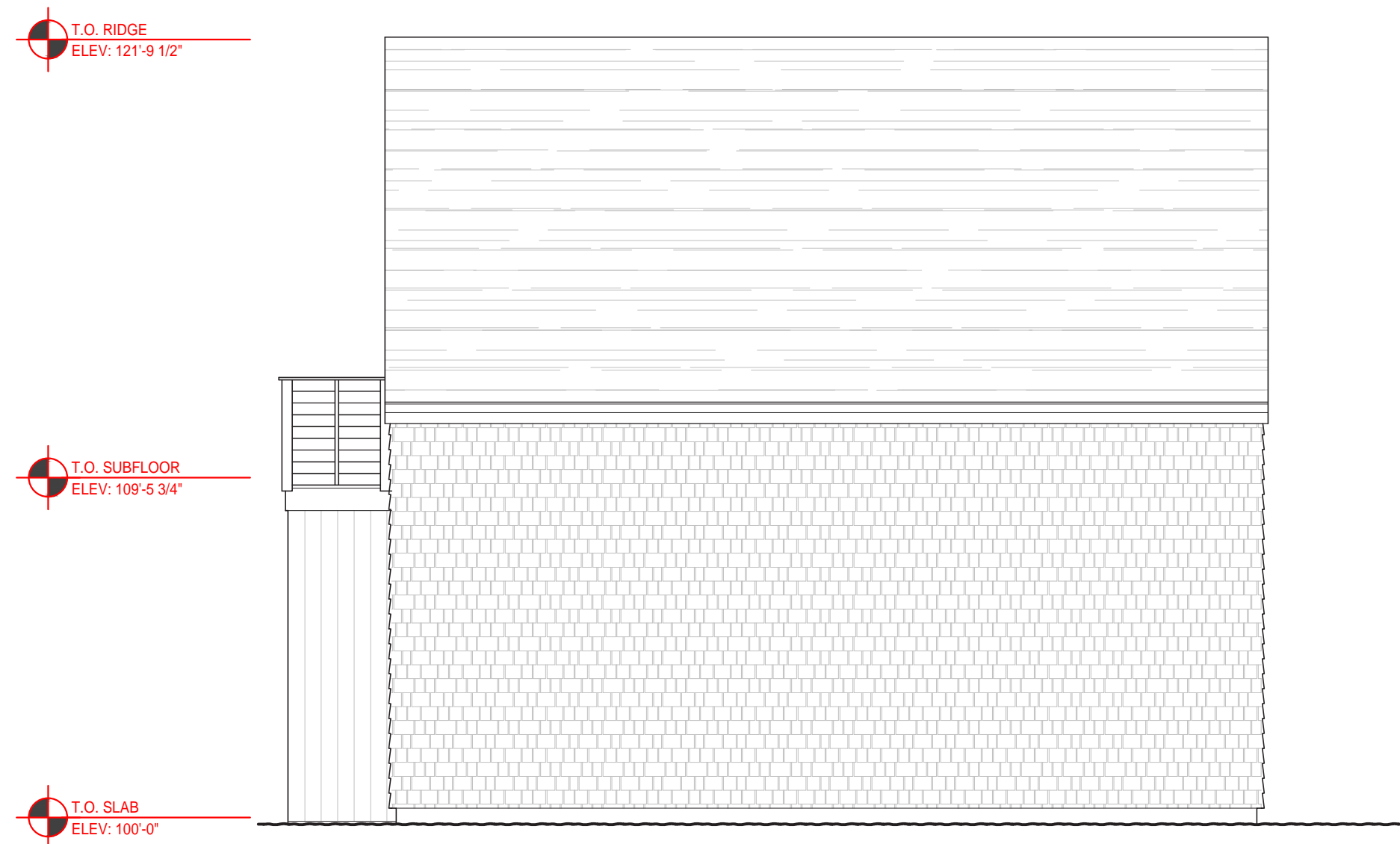
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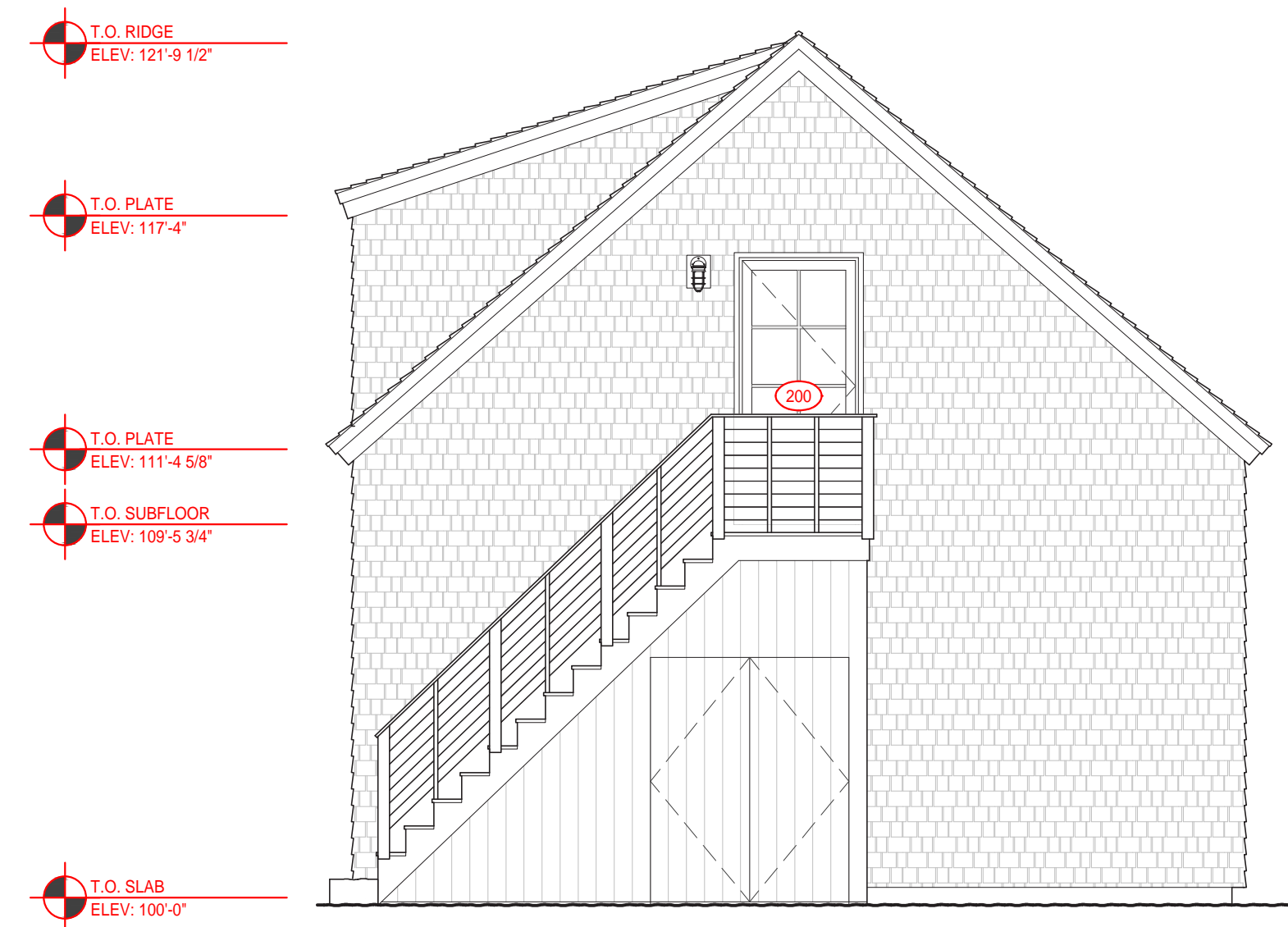
ADDITION
ELEVATIONS

A200



NORTH ELEVATION

SCALE 1/4" = 1'-0"



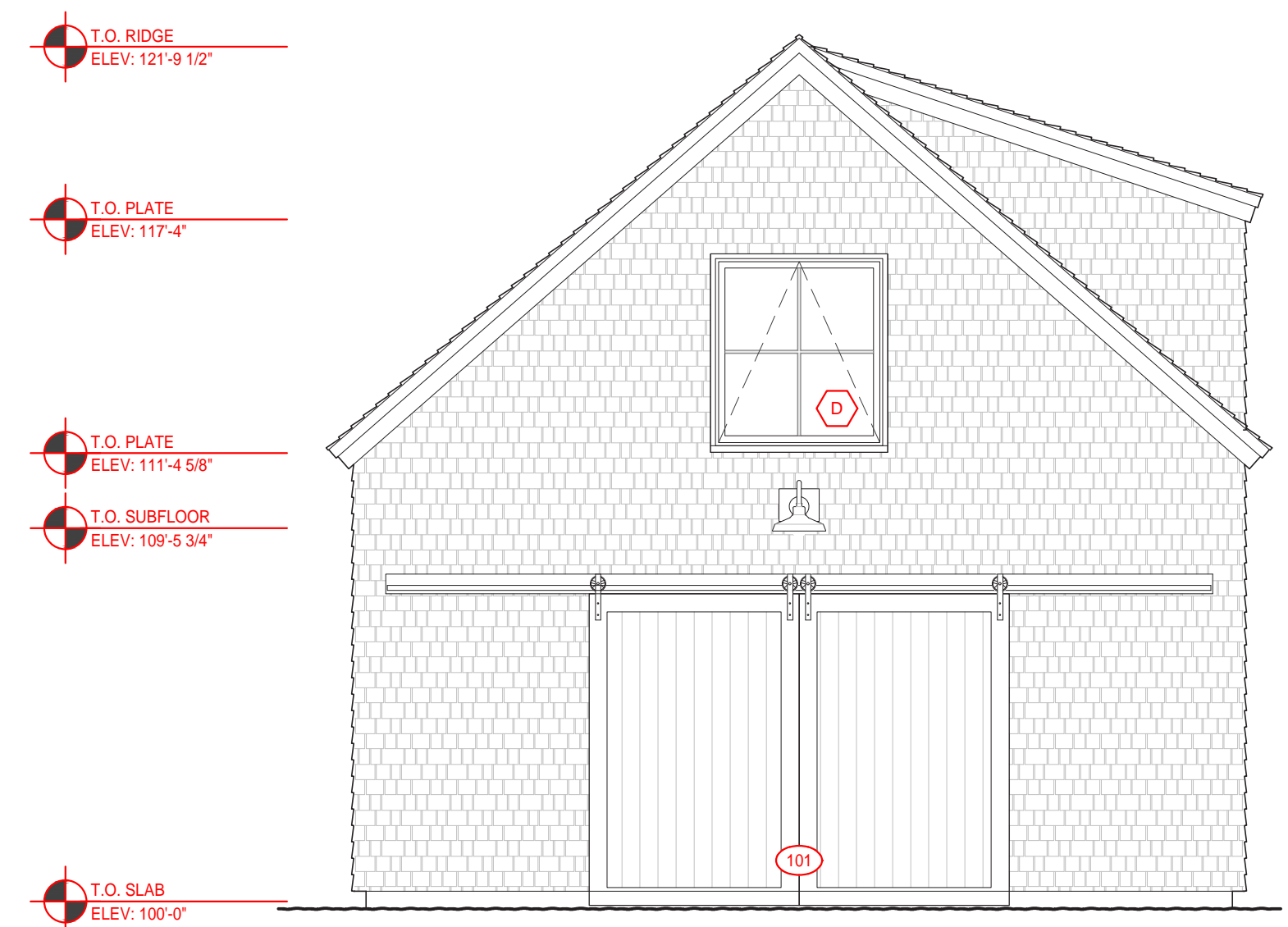
EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

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**GARAGE
ELEVATIONS**

A201