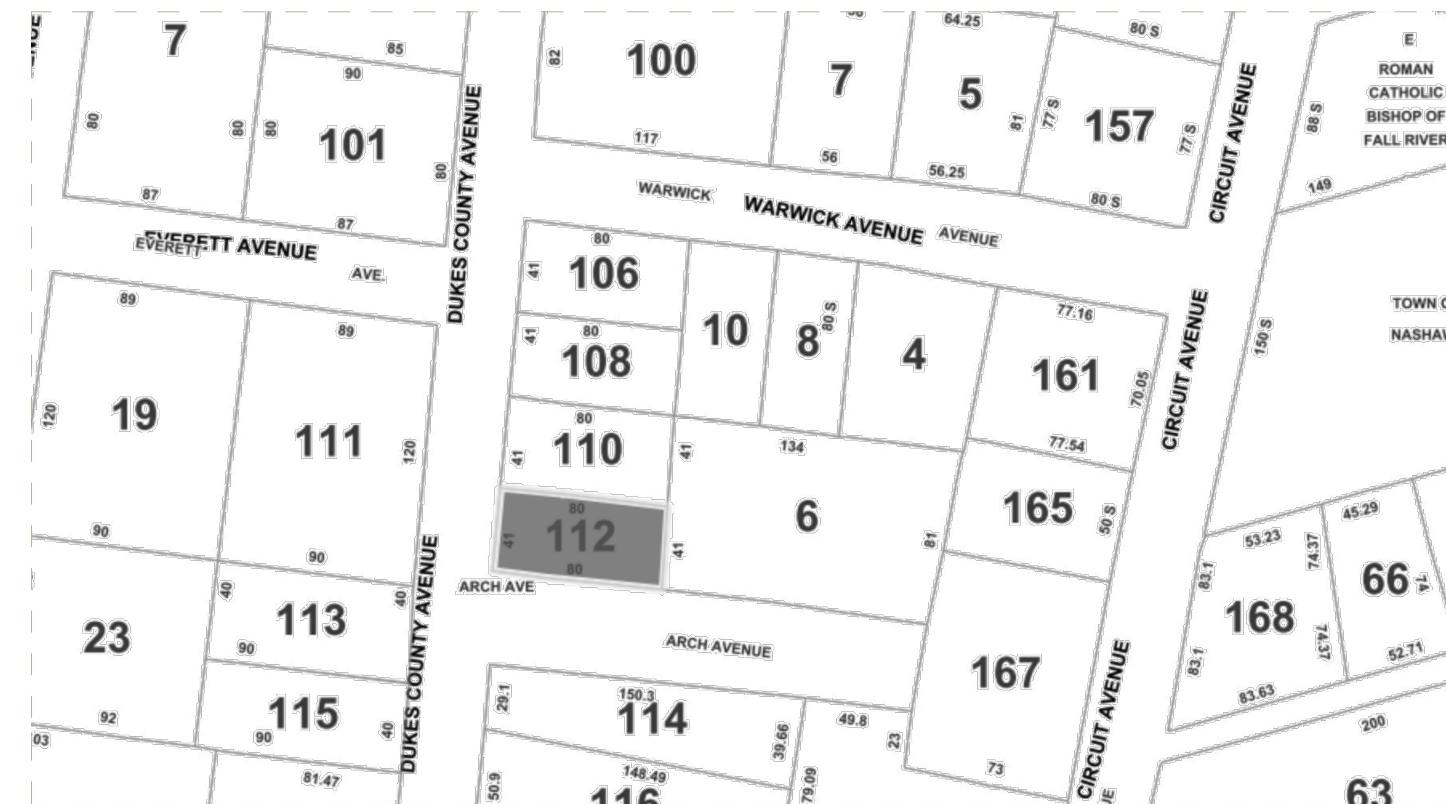


# DILLON RESIDENCE

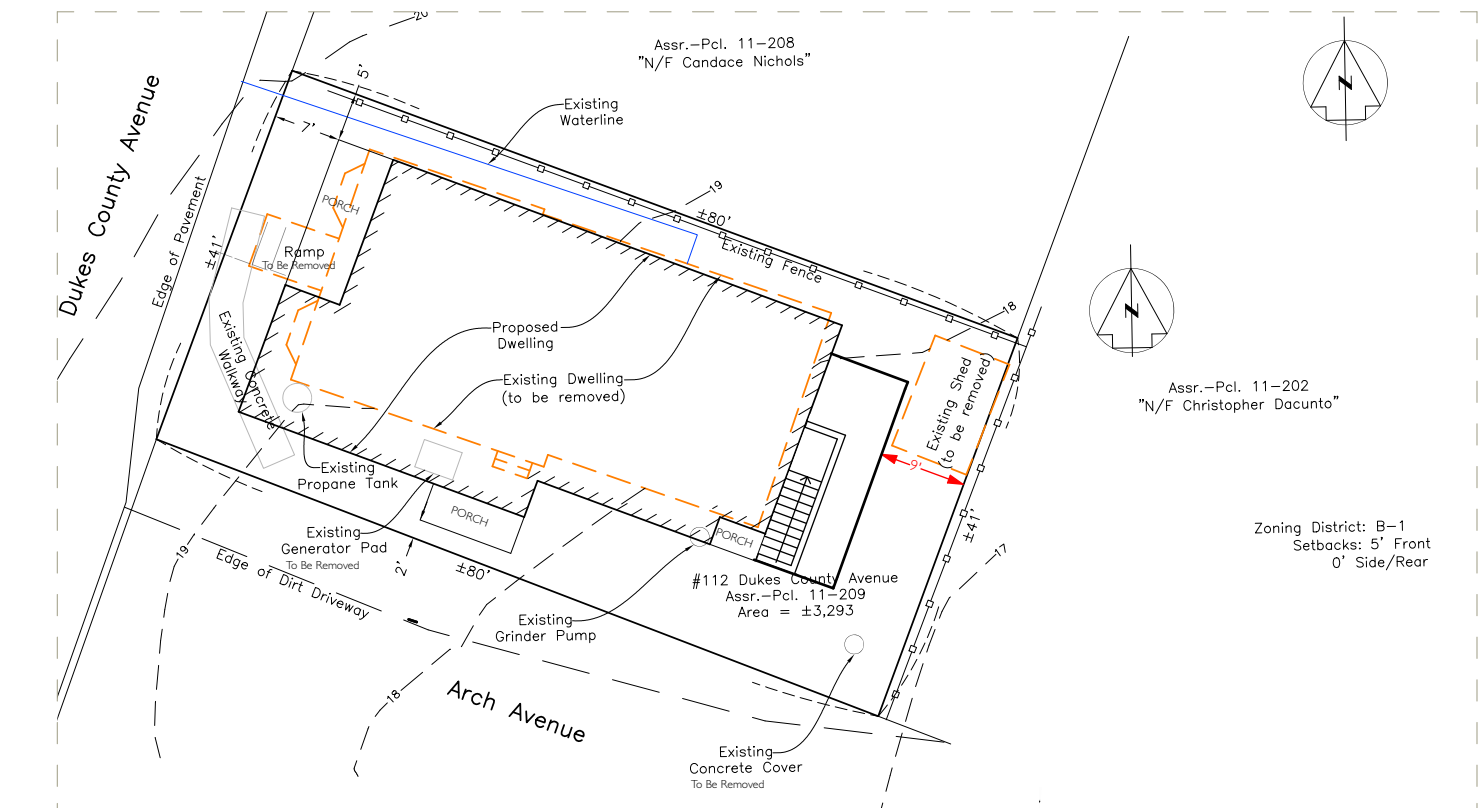
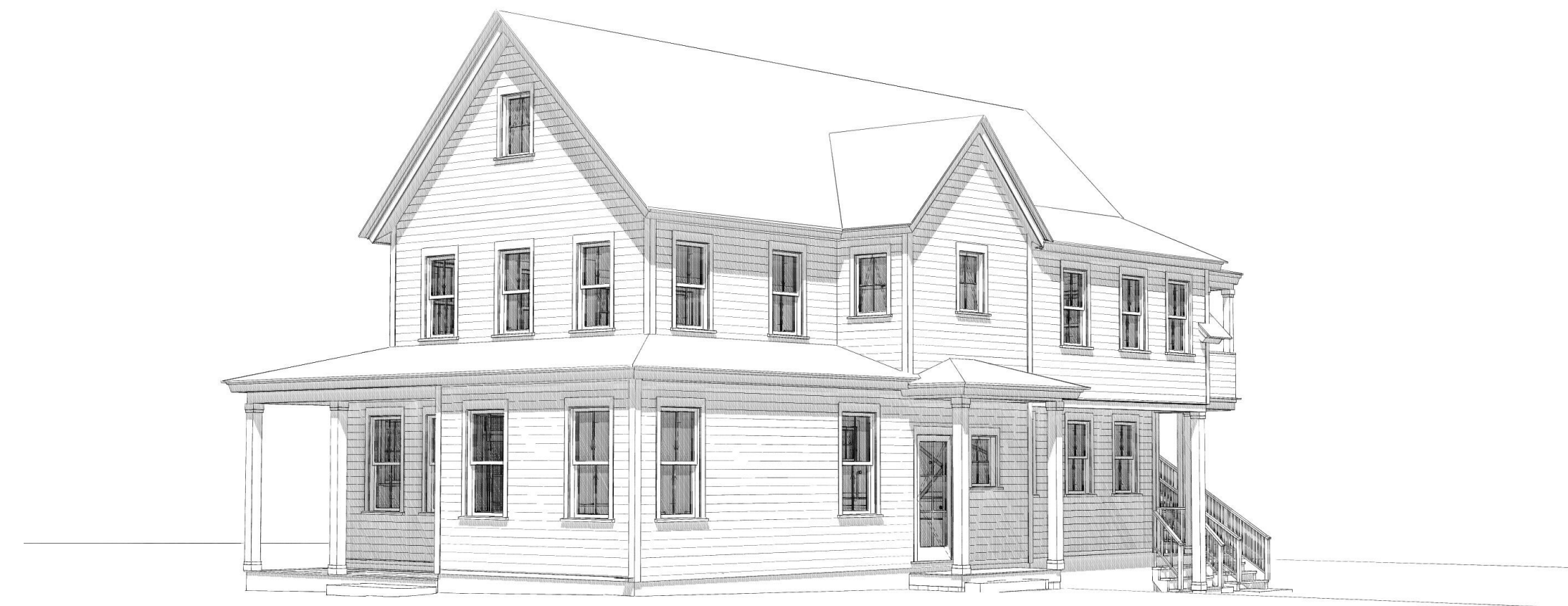
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557

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LOCUS MAP



SITE PLAN AS PROPOSED BY VLS

SCALE: 1" = 20'

CODE COMPLIANCE : TOWN OF OAK BLUFFS		
DILLON RESIDENCE		
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557		
DISTRICT = B-1		
	<b>REQUIRED</b>	<b>ACTUAL</b>
MINIMUM LOT SIZE	N/A	+/- 3,240 Sq.Ft
FRONT SETBACK	5' MINIMUM	6'
SIDEYARD SETBACK	0' MINIMUM	5.5'
REARYARD SETBACK	0' MINIMUM	14'
ROOF HEIGHT	35' MAX. PITCHED	33.9'
	* MAX FLAT	NA
NOTES:		

WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	7	DOUBLE-HUNG	TBD	TBD	2/2	2'-10"	5'-6"	EGREES
B	20	DOUBLE-HUNG	TBD	TBD	2/2	2'-6"	4'-8"	EGREES
Bt	2	DOUBLE-HUNG	TBD	TBD	2/2	2'-6"	4'-8"	TEMPERED
Ct	1	AWNING	TBD	TBD	4	2'-0"	2'-7 1/4"	TEMPERED
D3	1	AWNING	TBD	TBD	4	7'-0"	4'-0"	
E	4	AWNING	TBD	TBD	4	2'-4"	3'-6"	
E2	1	AWNING	TBD	TBD	4	4'-8"	3'-6"	
Et	1	AWNING	TBD	TBD	4	2'-4"	3'-6"	TEMPERED
Gt	1	AWNING	TBD	TBD	4	2'-4"	3'-0"	TEMPERED

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: \_\_\_\_\_

DOOR SCHEDULE- FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	1	FRENCH DOOR	TBD	TBD	6	3'-0"	6'-9 3/4"	W/ 14" H. TRANSOM
2	3	FRENCH DOOR	TBD	TBD	6	3'-0"	6'-9 3/4"	
2'	1	FRENCH DOOR	TBD	TBD	6	3'-0"	6'-9 3/4"	
6	1	FRENCH DOOR	TBD	TBD	6	3'-0"	6'-8"	BASEMENT DOOR

PROPOSED SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	1,458
PROPOSED SECOND FLOOR	1,090
	2,548 ft <sup>2</sup>

SHEET INDEX	
ID	NAME
A-001	SITE PLAN BY VLS
A-002	DRAINAGE/ PARKING PLAN
A-003	LIGHTING PLAN
A-101	FLOOR PLANS
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION
A-302	BUILDING SECTION
G1.0	WALL COVER SHEET
G1.1	STRUCTURAL DETAIL #1
G1.2	STRUCTURAL DETAIL #2
S-101	FOUNDATION PLAN
S-102	FRAMING PLANS
S-103	FRAMING PLANS

STRUCTURAL ENGINEERING  
 MCKENZIE ENGINEERING CONSULTANTS, INC.  
 1279 MILLSTONE ROAD  
 BREWSTER, MA 02631  
 (774) 353-2144

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

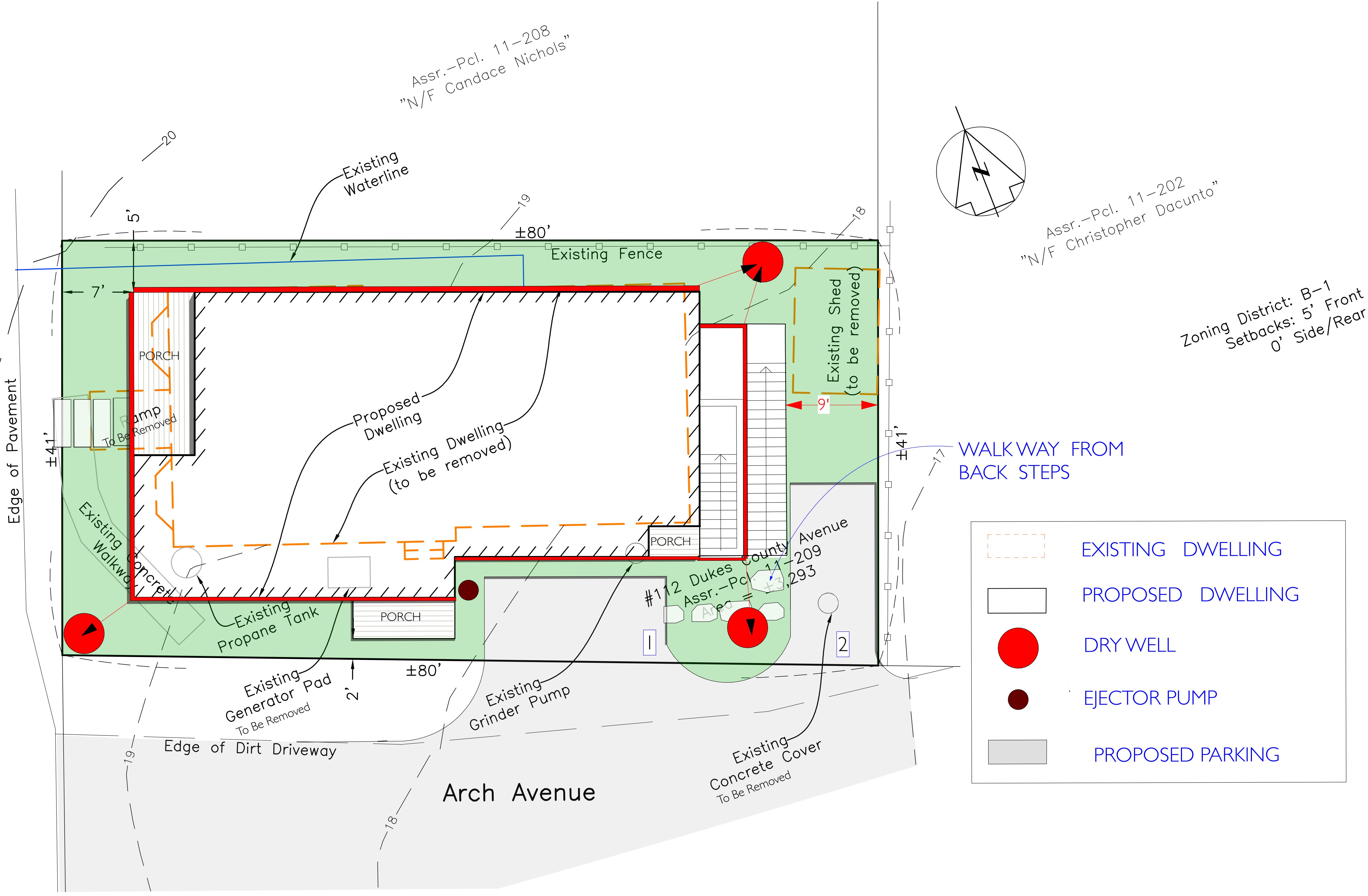
SEPTIC & SURVEYING ENGINEERING  
 VINEYARD LAND SURVEYING & ENGINEERING, INC  
 12 COURNOYER ROAD, PO. BOX 421  
 WEST TISBURY, MA 02575  
 (508) 693-3774

DATE OF ISSUE: 2021-11-04



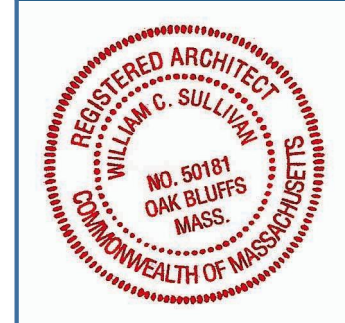


Dukes County Avenue



**DRAINAGE/ PARKING PLAN**

SCALE: 1" = 5'



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SET:	DATE:

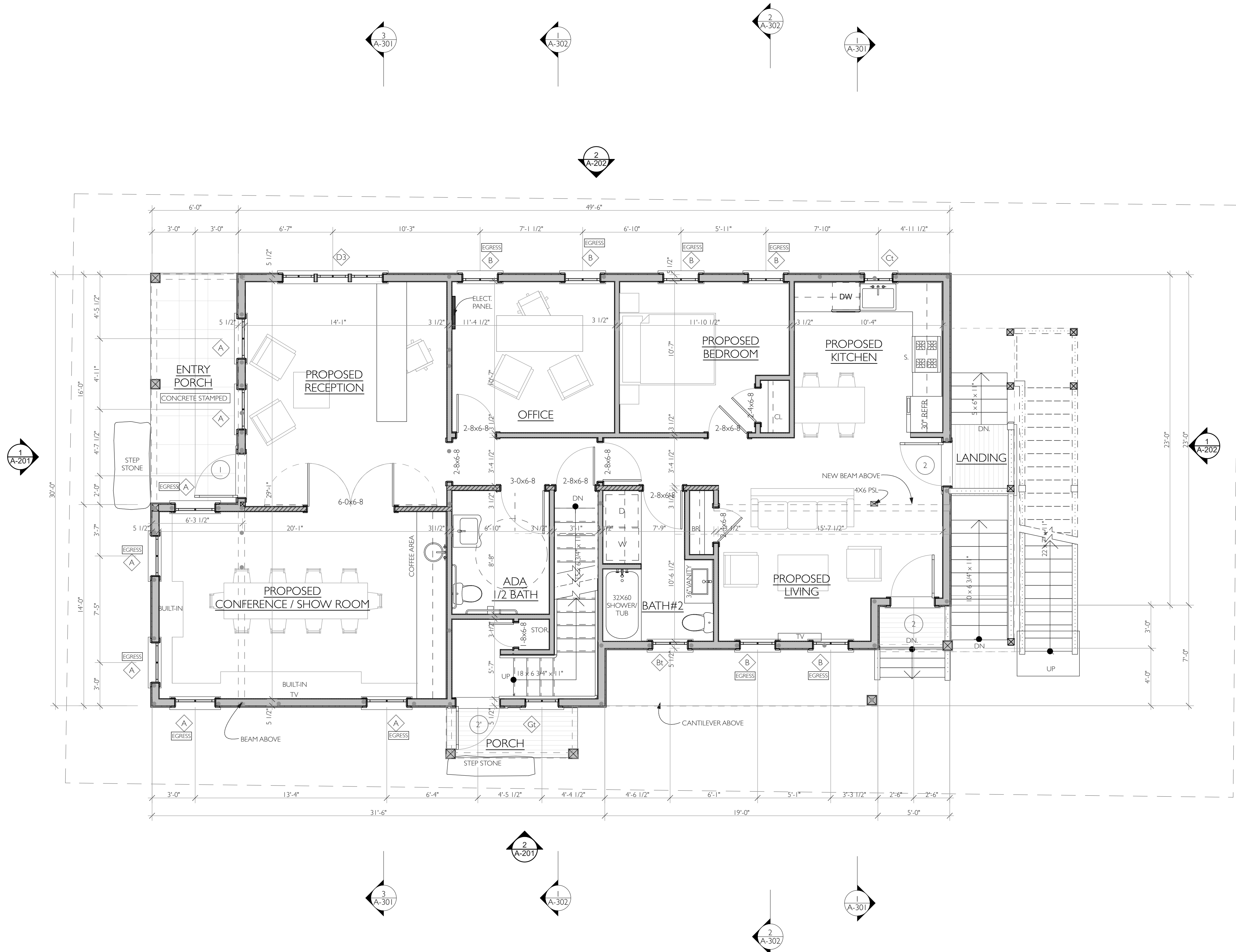
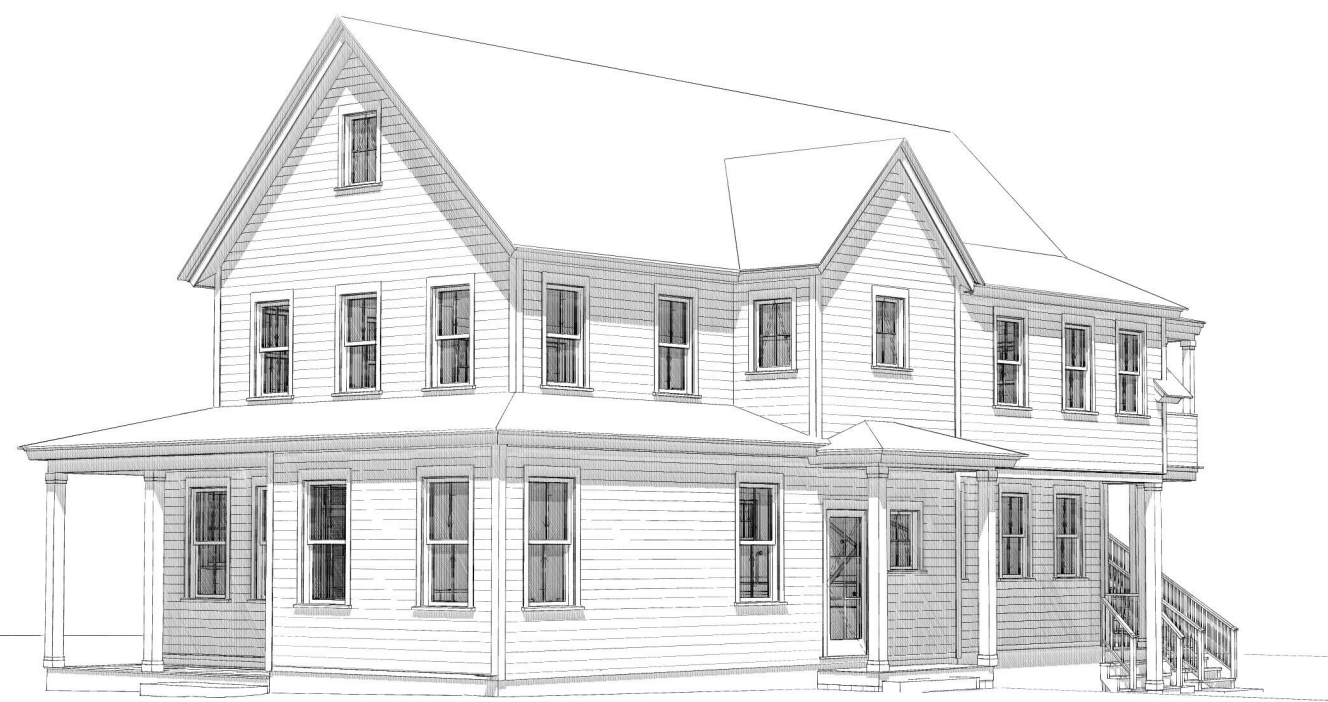
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 ADDRESS: **112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557**  
 SHEET TITLE: **DRAINAGE/ PARKING PLAN**

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DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
DRAWING #:	

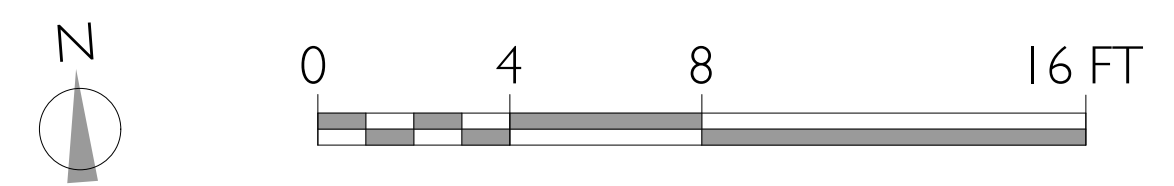
**A-002**







**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



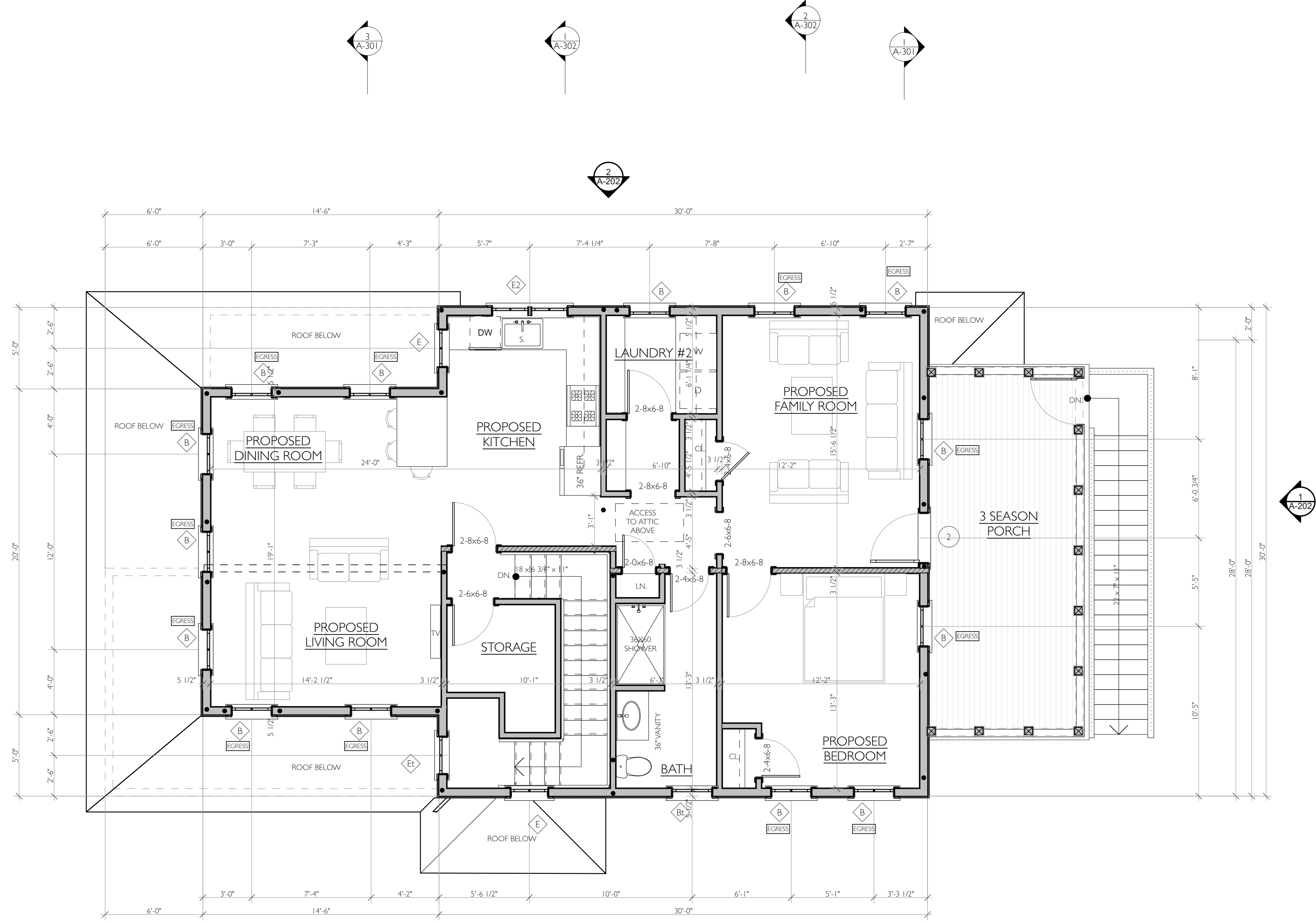
SET:	DATE:

**DILLON RESIDENCE**  
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557  
FLOOR PLANS

PROJECT NAME:	MT
DRAWN BY:	
DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
DRAWING #:	

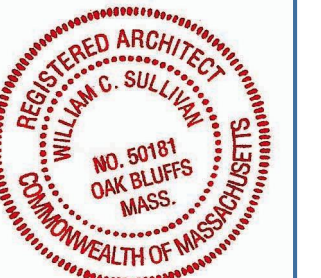
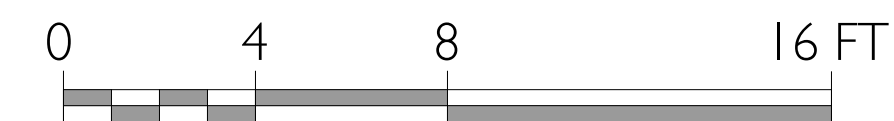
**A-101**





**SECOND FLOOR PLAN**

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



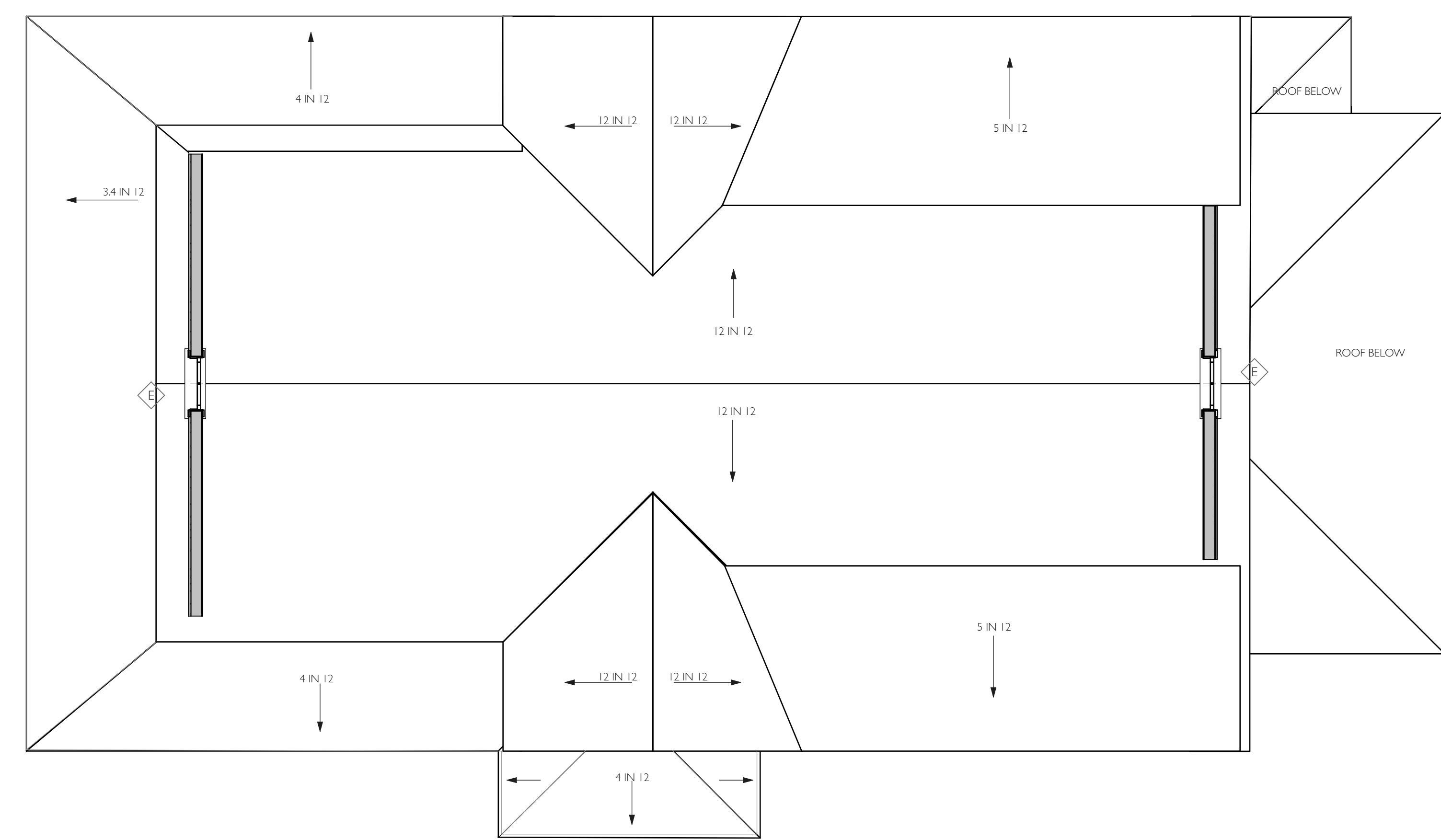
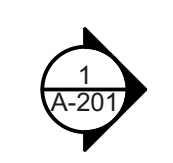
SET:	DATE:

**DILLON RESIDENCE**  
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557  
**SECOND FLOOR PLAN**

PROJECT NAME:	DILLON RESIDENCE
ADDRESS:	112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557
SHEET TITLE:	SECOND FLOOR PLAN
DRAWN BY:	MT
DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
DRAWING #:	

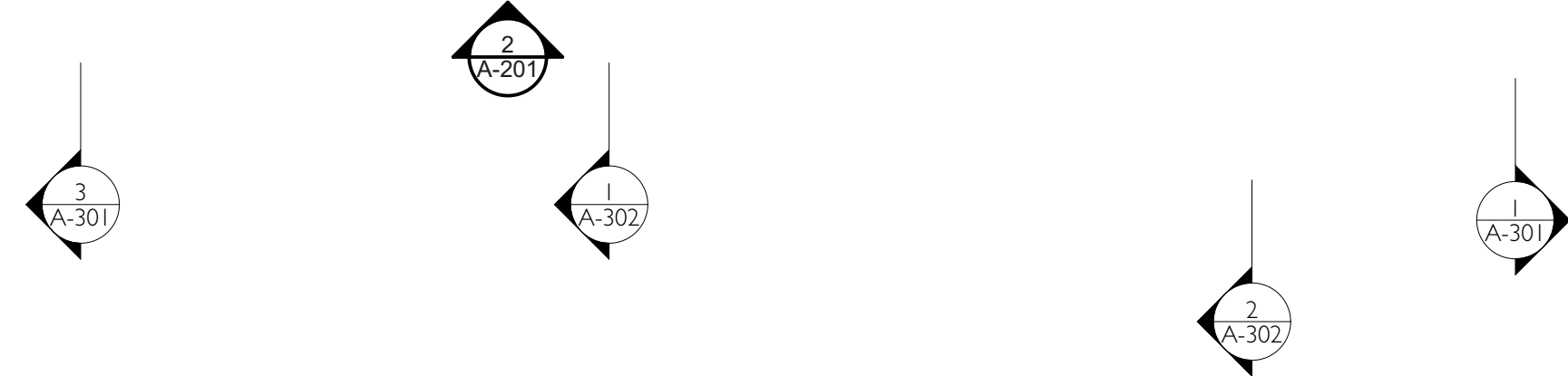
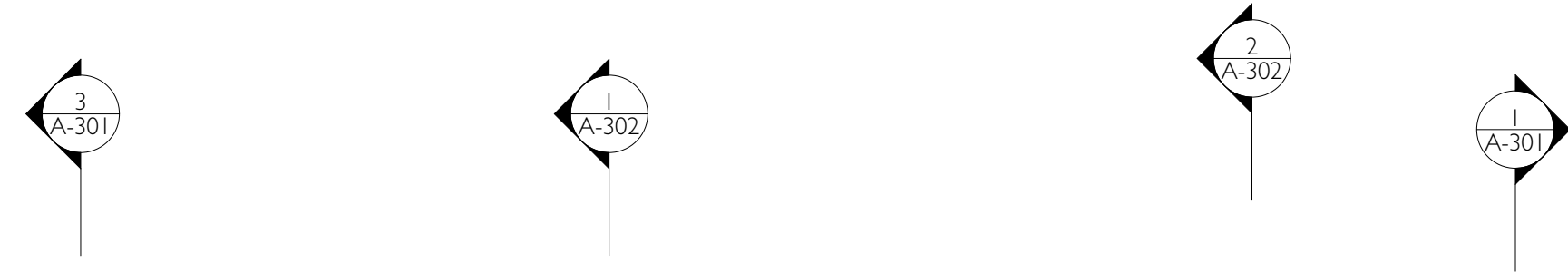
**A-102**





**ROOF PLAN**

SCALE 1/4" = 1'-0"



SET:	DATE:

PROJECT NAME:	<b>DILLON RESIDENCE</b>
ADDRESS:	112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557
SHEET TITLE:	<b>ROOF PLAN</b>

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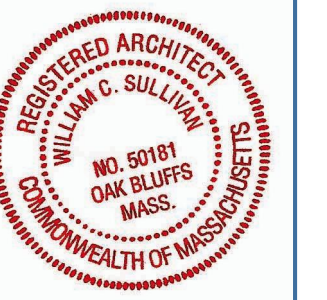
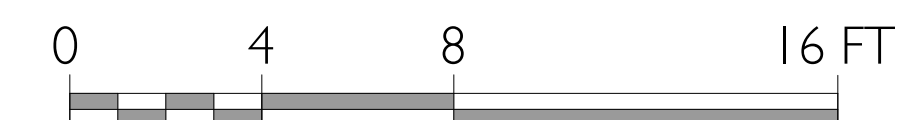
**A-103**



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



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



SET:	DATE:

**DILLON RESIDENCE**  
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557  
**EXTERIOR ELEVATIONS**

PROJECT NAME:	DILLON RESIDENCE
ADDRESS:	112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557
SHEET TITLE:	EXTERIOR ELEVATIONS
DRAWN BY:	MT
DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
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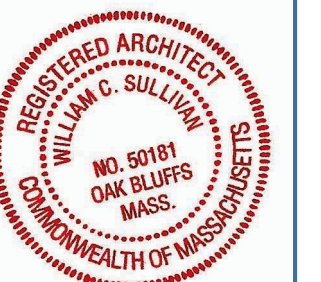




1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



SET:	DATE:

PROJECT NAME: **DILLON RESIDENCE**  
 ADDRESS: **112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557**  
 SHEET TITLE: **EXTERIOR ELEVATIONS**

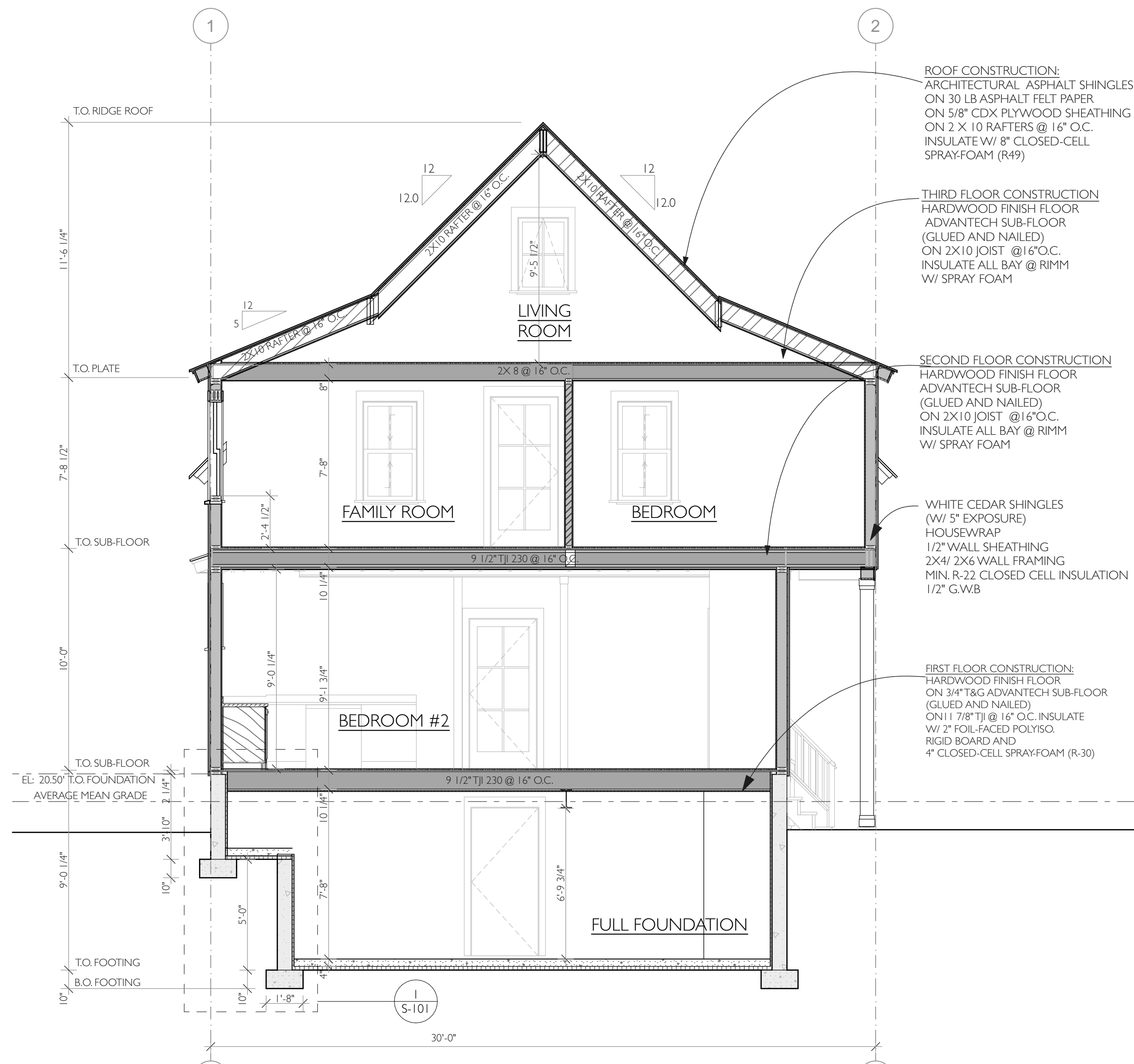
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SET:	DATE:

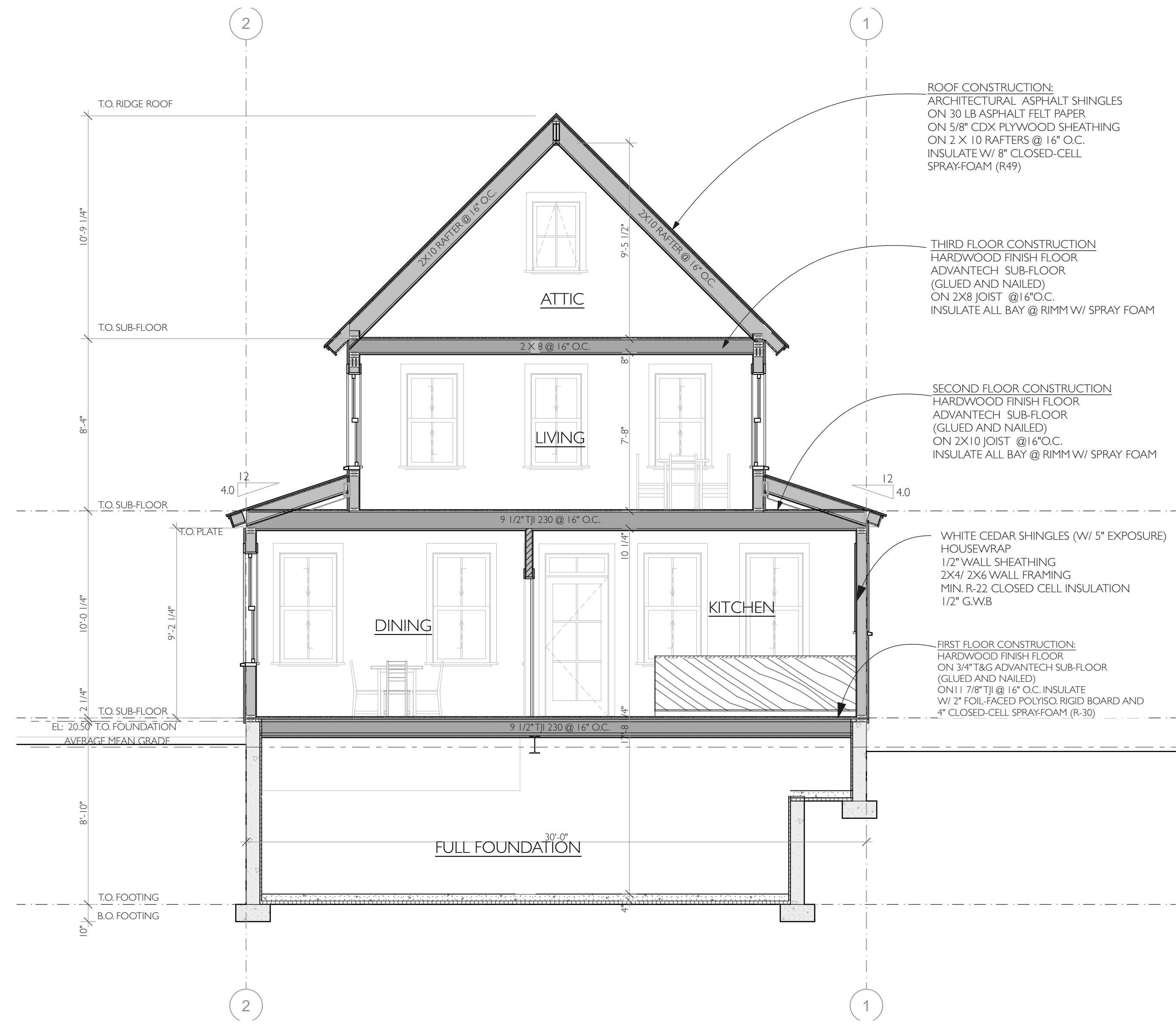
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ADDRESS: **112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557**  
SHEET TITLE: **BUILDING SECTION**

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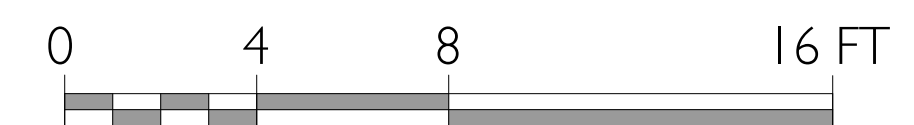
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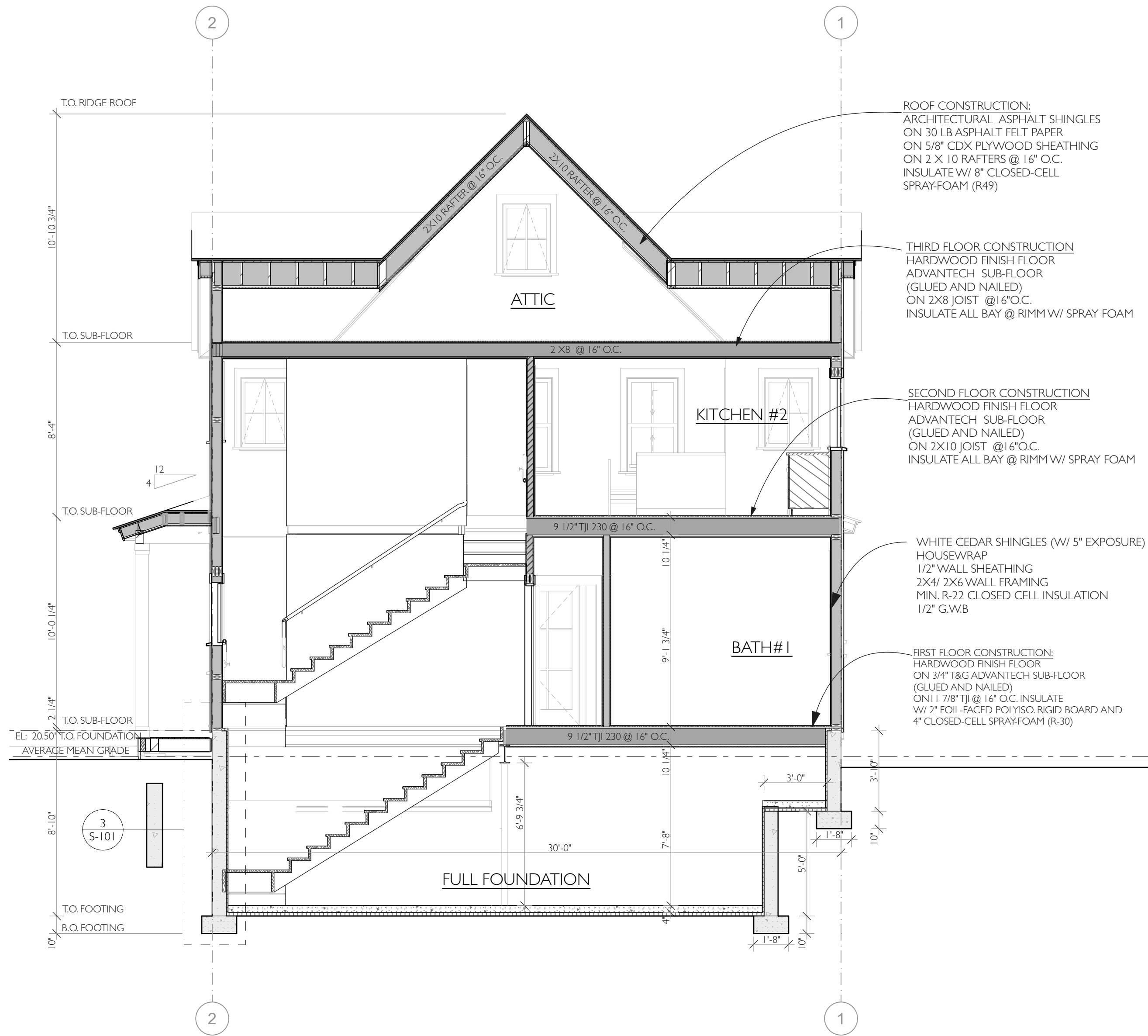
**1** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



**3** LIVING/ KITCHEN SECTION  
SCALE: 1/4" = 1'-0"



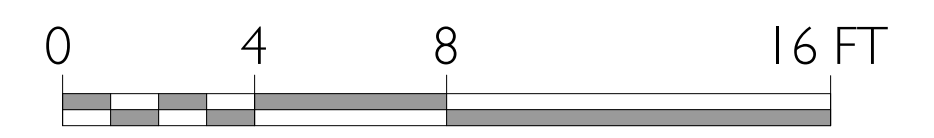




**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



SET:	DATE:

PROJECT NAME:	<b>DILLON RESIDENCE</b>
ADDRESS:	<b>112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557</b>
SHEET TITLE:	<b>BUILDING SECTION</b>
DRAWN BY:	MT
DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
DRAWING #:	

**A-302**

# DILLON RESIDENCE

112 DUKES COUNTY AVE.  
OAK BLUFFS, MA

## GENERAL STRUCTURAL NOTES

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE FOR ONE- AND TWO- FAMILY DWELLINGS, NINTH EDITION (780 CMR), AND ALL AMENDMENTS, WHICH IS BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE.

2. THE WIND DESIGN CRITERIA FOR THIS BUILDING IS IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO- FAMILY DWELLINGS (WFCM)," AND THE "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE7-10)." THE BASIC WIND SPEED FOR THE DESIGN OF THIS STRUCTURE IS 140 MPHS PER HOUR (ULTIMATE) WITH EXPOSURE CATEGORY 'C'.

3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIAL FOR THE STRUCTURAL FRAMING INSPECTION(S). IF THE BUILDING OFFICIAL REQUIRES THAT THE INSPECTION(S) BE COMPLETED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD 72 HOURS PRIOR TO THE TIME WHEN THE INSPECTION(S) IS TO BE PERFORMED. THE CONTRACTOR SHALL INSURE THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS ARE VISIBLE FOR INSPECTION. IF DURING THE INSPECTION, ANY PORTION OF THE STRUCTURE IS DEEMED NOT VISIBLE OR IS INACCESSIBLE FOR INSPECTION, FINAL APPROVAL OF THE ENTIRE STRUCTURE WILL NOT BE GIVEN UNTIL THIS CONDITION IS CORRECTED AT THE CONTRACTOR'S EXPENSE.

4. ALL WOOD CONSTRUCTION CONNECTORS AS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS TO BE SIMPSON STRONG-TIE IN ACCORDANCE WITH CATALOG C-2014. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. ALL ENGINEERED LUMBER PRODUCTS TO BE I-LEVEL TRUS JOIST (OR EQUAL) INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## ROOF FRAMING CONNECTIONS

1. ATTACH OPPOSING RAFTERS AT THE RIDGE OVER THE TOP OF THE RIDGE WITH (1) LSTA 18 TENSION STRAP AT 16" O.C. STRAP TO BE INSTALLED OVER ROOF SHEATHING INTO RAFTERS W/ 10d COMMON NAILS TO RAFTERS.

2. ATTACH THE END OF EACH RAFTER/TRUSS TO THE DOUBLE TOP PLATE OF THE EXTERIOR WALL WITH (1) H2.5A CONNECTOR. CONNECTOR TO BE APPLIED DIRECTLY TO 2X TOP PLATES ON OUTSIDE FACE OF WALL. ALTERNATE: USE (1) H2A FROM EVERY RAFTER TO WALL STUD BELOW. TSP CONNECTOR PER NOTE "1", "WALL FRAMING UPLIFT CONNECTIONS", IS NOT REQUIRED WHEN USING (1) H2A AT EVERY RAFTER.

3. BLOCKING TO BE PROVIDED ABOVE THE DOUBLE TOP PLATE OF THE EXTERIOR WALL AT THE ROOF WITH ROOF SHEATHING NAILED TO THE BLOCKING AT 6" O.C. PROVIDE 'V' NOTCH IN BLOCKING TO PROVIDE ADEQUATE VENTILATION AS REQUIRED. BLOCKING TO BE ATTACHED DIRECTLY TO DOUBLE TOP PLATE OF THE EXTERIOR WALL W/ (1) RBC CONNECTOR.

## FLOOR FRAMING CONNECTIONS

1. PROVIDE (2) 1 3/4" WIDE LVLS UNDER INTERIOR SHEARWALLS WHEN PARALLEL TO THE FLOOR FRAMING DIRECTION. IF CS 16 COIL STRAPS ARE SPECIFIED AS HOLDDOWNS AT THE END OF THE SHEARWALL, WRAP THE STRAP(S) AROUND THE (2) 1 3/4" WIDE LVLS AS SPECIFIED, WRAPPING THE STRAPS AROUND THE LVLS. IF HOLDDOWN AT END OF SHEARWALL IS A HDU TYPE, SUBSTITUTE (2) 1 3/4" WIDE LVLS WITH 3 1/2" WIDE PARALLAM (MIN). SEE DETAIL (L-3) ALL BEAMS HERE UNLESS OTHERWISE SHOWN ON PLANS.

2. PROVIDE 3 1/2" WIDE PARALLAM PSL BLOCKING OR (2) 1 3/4" WIDE LVL BLOCKING UNDER INTERIOR SHEARWALLS WHEN JOISTS BELOW ARE PERPENDICULAR TO SHEARWALL. PAD WEB OF TJI JOISTS AS NECESSARY.

3. ATTACH THE DOUBLE TOP PLATE OF THE EACH EXTERIOR WALL TO THE RIM BOARD OF THE FLOOR ABOVE WITH (1) LTP5 CONNECTOR AT 24" O.C. OR W/ (2) 10d TOE NAILS PER 12".

## GENERAL STRUCTURAL NOTES

### WALL FRAMING CONNECTIONS

1. ATTACH EXTERIOR WALL STUDS TO THE DOUBLE TOP PLATE AT THE ROOF WITH (1) TSP CONNECTOR AT 32" O.C. PROVIDE (9) 10d x 1 1/2" NAILS TO THE STUD AND (6) 10d NAILS TO THE DOUBLE TOP PLATE. CONNECTOR TO BE APPLIED DIRECTLY TO 2X FRAMING.  
**NOTE:** NOT REQUIRED WHEN USING H2A CONNECTOR PER NOTE ON (L-3)

2. EXTERIOR WALL STUDS OF UPPER FLOORS TO BE ATTACHED TO STUDS ON THE FLOOR BELOW ACROSS THE RIM BOARD WITH (1) CS16 COIL STRAP AND (7) 10d NAILS AT EACH END OF STRAP, W/ A STRAP CUT LENGTH OF 18" + THE CLEAR SPAN ACROSS RIM BOARD. STRAPS TO BE SPACED AT 32" O.C. (EVERY OTHER STUD). STRAP IS NOT REQUIRED AT SHEARWALL HOLDDOWN LOCATIONS. CS16 COIL STRAPS MAY BE APPLIED OVER PLYWOOD SHEATHING.

3. EXTERIOR WALL STUDS THAT ARE ABOVE BEAMS IN THE FLOOR FRAMING SHALL BE ATTACHED TO THE BEAM WITH (1) LTS12 TWIST STRAP AT 16" O.C. (CUT SMALL SLOT IN FLOOR SHEATHING FOR STRAP). STRAP IS APPLIED DIRECTLY TO 2X FRAMING.

4. ATTACH FIRST FLOOR STUD TO RIM BOARD WITH (1) CS16 STRAP AT 32" O.C. PROVIDE (6) 10d NAILS TO STUD AND (6) 10d NAILS TO RIM BOARD. ATTACH RIM BOARD TO FOUNDATION SILL PLATE WITH (1) DSP CLIP AT 32" O.C.

CONNECTIONS FOR WALL OPENING ELEMENTS (REFER TO DETAIL (L-3))	HEADER SIZE	HEADER TO JACK STUD	JACK STUD TO SOLE PLATE
	L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4 *
	L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4 *
	L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4 *
	L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SP4 *

\*ALTERNATE : THE CONNECTOR SHOWN FOR THE JACK STUD TO SOLE PLATE CAN BE SUBSTITUTED WITH THE SAME CONNECTOR SHOWN FOR THE JACK STUD TO HEADER. ATTACH CONNECTOR WITH HALF OF THE REQUIRED NAILS TO THE JACK STUD AND HALF OF THE REQUIRED NAILS TO THE FOUNDATION RIMBOARD. CONNECTOR TO BE ATTACHED DIRECTLY TO 2X FRAMING AND RIMBOARD. ALTERNATE CAN NOT BE USED WHEN SOLE PLATE IS ATTACHED DIRECTLY TO FOUNDATION STEM WALL OR CONCRETE SLAB.

### NOTE :

1. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER (EXCEPT HERE NOTED).

2. PROVIDE (1) SSP FROM EACH KING STUD TO DOUBLE TOP PLATE OF THE WALL, WITH (3) 10d NAILS TO DOUBLE TOP PLATE AND (4)-10d NAILS TO KING STUD. FOR SECOND FLOOR (OR ANY LEVEL WITH TIMBER FRAMED WALLS BELOW) HEADERS, PROVIDE (1) CS 16 FROM EACH KING STUD ACROSS THE RIM BOARD TO A STUD IN THE WALL BELOW. FOR CS 16 STRAP SIZE REFER TO NOTE "2" ABOVE. FOR LOWEST LEVEL HEADERS PROVIDE (1) SSP CONNECTOR FROM EACH KING STUD TO THE SILL PLATE.

3. KING STUD TO RIMBOARD CONNECTION SPECIFIED IN NOTE "D" AND ABOVE IS NOT REQUIRED WHERE A SHEARWALL HOLDDOWN IS ADJACENT TO THE OPENING.

## SHEARWALL SCHEDULE

### WALL TYPE SCHEDULE

1 1 3/2" PLYWOOD - (EDGES BLOCKED)  
8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD.

2 1 3/2" PLYWOOD - (EDGES BLOCKED)  
8d COMMON OR GALVANIZED BOX NAILS @ 3" O.C. EDGES AND 12" O.C. FIELD.

3 1 3/2" PLYWOOD - (EDGES BLOCKED)  
8d COMMON OR GALVANIZED BOX NAILS @ 2" O.C. EDGES AND 12" O.C. FIELD. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

**NOTE :** FOR PLYWOOD SHEAR WALL TYPES 1, 2, AND 3 LISTED ABOVE, 8d COMMON OR GALVANIZED BOX NAILS = (0.131 x 2 1/2"). GUN NAILS MATCHING THE NAIL DIAMETER AND LENGTH MAY BE USED AS A SUBSTITUTE.

## SOLE PLATE CONNECTION SCHEDULE

### CONNECTION TO FLOOR RIM BOARD

WALL TYPE	SOLE PLATE CONNECTION TO RIM BOARD
1	(3) - 16d COMMON WIRE NAILS PER 16"
2	(4) - 16d COMMON WIRE NAILS PER 16"
3	(3) - SIMPSON SDS25312 (3/4" x 3 1/2") WOOD SCREWS PER 16"

### CONNECTION TO CONCRETE FOUNDATION

#### FOUNDATION SILL PLATE CONNECTION TO CONCRETE

5/8" dia. ANCHOR BOLTS AT 32" o.c.

**NOTE :** ANCHOR BOLTS REFERENCED ABOVE TO BE 5/8" DIAMETER A307 STEEL ANCHOR BOLTS WITH 3"x 3"x 1/4" PLATEWASHER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE.

ALTERNATE : TITEN HD BOLTS WITH 3"x 3"x 1/4" PLATEWASHER

## SHEARWALL CONSTRUCTION

1. ALL SHEARWALLS TO HAVE DOUBLE TOP PLATES AND DOUBLE 2X STUDS AT EACH END OF THE WALL.

2. FACE NAIL DOUBLE TOP PLATES W/ 16d NAILS AT 16" O.C. USE (12) - 16d NAILS AT EACH SIDE OF LAP SPLICES IN TOP PLATES. SPLICE LENGTH TO BE A MINIMUM OF 4'-0" LONG.

3. NAILING FOR PERFORATED SHEARWALLS TO BE CONTINUED ABOVE AND BELOW ALL OPENINGS IN SHEARWALL.

4. ATTACH DOUBLE 2X STUDS AND BUILT-UP CORNER STUDS AT SHEARWALL ENDS WITH (2) 16d NAILS AT 4" O.C.

5. REFER TO HOLDDOWN SCHEDULE FOR TIE DOWNS AT SHEARWALL ENDS.

## SHEARWALL HOLDOWN SCHEDULE

### STRAP HOLDDOWNS

1 (1) - CS 16 COIL STRAP W/ (26) 10d (0.148" x 3" LONG) NAILS WHEN STRAP IS APPLIED OVER PLYWOOD SHEATHING. SAME NUMBER OF 8d (0.131 x 2 1/2" LONG) NAILS MAY BE USED WHEN APPLIED DIRECTLY TO 2X FRAMING. APPLY HALF THE NUMBER OF NAILS (13) TO EACH END OF STRAP \*.

2 (2) - CS 16 COIL STRAPS W/ (26) 10d (0.148" x 3" LONG) NAILS WHEN STRAP IS APPLIED OVER PLYWOOD SHEATHING. SAME NUMBER OF 8d (0.131 x 2 1/2" LONG) NAILS MAY BE USED WHEN APPLIED DIRECTLY TO 2X FRAMING. APPLY HALF THE NUMBER OF NAILS (13) TO EACH END OF STRAPS. APPLY EACH STRAP TO INDIVIDUAL STUD (UNLESS STRAPS ARE APPLIED TO 4x OR LARGER POST) \*.

## FOUNDATION & HDU HOLDDOWNS

5 HDU5-SDS2.5 W/ SSTB24 ANCHOR BOLT\*\*. ATTACH HDU TO 3" (MIN) OF 2X OR GREATER FRAMING MATERIAL AND 5/8" THREADED ROD. CONNECT THREADED ROD TO ANCHOR BOLT WITH CNW5/8 COUPLER NUT.

5B HDU5-SDS2.5 ATTACHED TO 3 1/2" (MIN) OF 2X FRAMING MATERIAL AND A 3/8" THREADED ROD. EXTEND THREADED ROD THROUGH PSL BEAM BELOW AND BOLT WITH 3X3X1/4" PLATE AND NUT

8 HDU8-SDS2.5 W/ SSTB28 ANCHOR BOLT\*\*. ATTACH HDU TO 4 1/2" (MIN) OF 2X OR GREATER FRAMING MATERIAL AND 7/8" THREADED ROD. CONNECT THREADED ROD TO ANCHOR BOLT WITH CNW7/8 COUPLER

8B HDU8-SDS2.5 ATTACHED TO 5 1/2" (MIN) OF 2X FRAMING MATERIAL AND A 7/8" THREADED ROD. EXTEND THREADED ROD THROUGH PSL BEAM BELOW AND BOLT WITH 4X4X1/4" PLATE AND NUT

14 STHD14 HOLDOWN STRAP\*\* FOR APA PORTAL WALLS. SEE TT-100F FROM THE ENGINEERED WOOD ASSOCIATION. ATTACH TO FOUNDATION FORMWORK WITH APPLICABLE ANCHORMATE PRIOR TO CONCRETE POUR.

\* ATTACH END OF SHEARWALL TO HSS COLUMN WITH SELF TAPPING SCREWS (TEK OR EQUAL) 2 PER 6" O/C ALONG THE LENGTH OF THE END STUDS OF THE SHEARWALL.

\*\* ALL HDU HOLDDOWN ANCHOR BOLTS TO BE ATTACHED TO FORMWORK PRIOR TO CONCRETE POUR. USE APPROPRIATE ANCHORMATE DEVICE.

## LEGEND

	SHEARWALL TYPE
	SHEARWALL HOLDDOWN TYPE
	SHEARWALL HOLDDOWN
	SHEARWALL
	PERFORATE SHEARWALL. CONTINUE PLYWOOD ABOVE AND BELOW OPENING WITH NAILING ACCORDING TO SPECIFIED SHEARWALL TYPE.
	# OF KING AND JACK STUDS AT OPENINGS

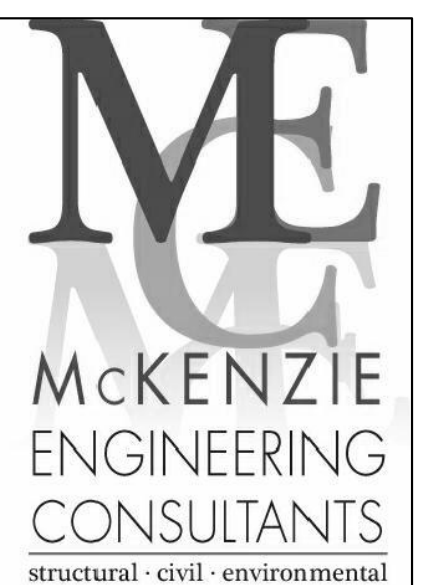
SHEARWALL COVER SHEET

PROJECT: DILLON RESIDENCE

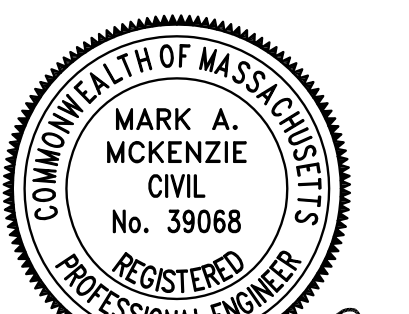
NO.	REVISION/ISSUE	DATE

### PROJECT ADDRESS :

112 DUKES COUNTY AVE.  
OAK BLUFFS, MA



P.O. BOX 1879  
44 UNDERPASS RD UNIT 2  
BREWSTER, MA 02631  
(774) 353-2144

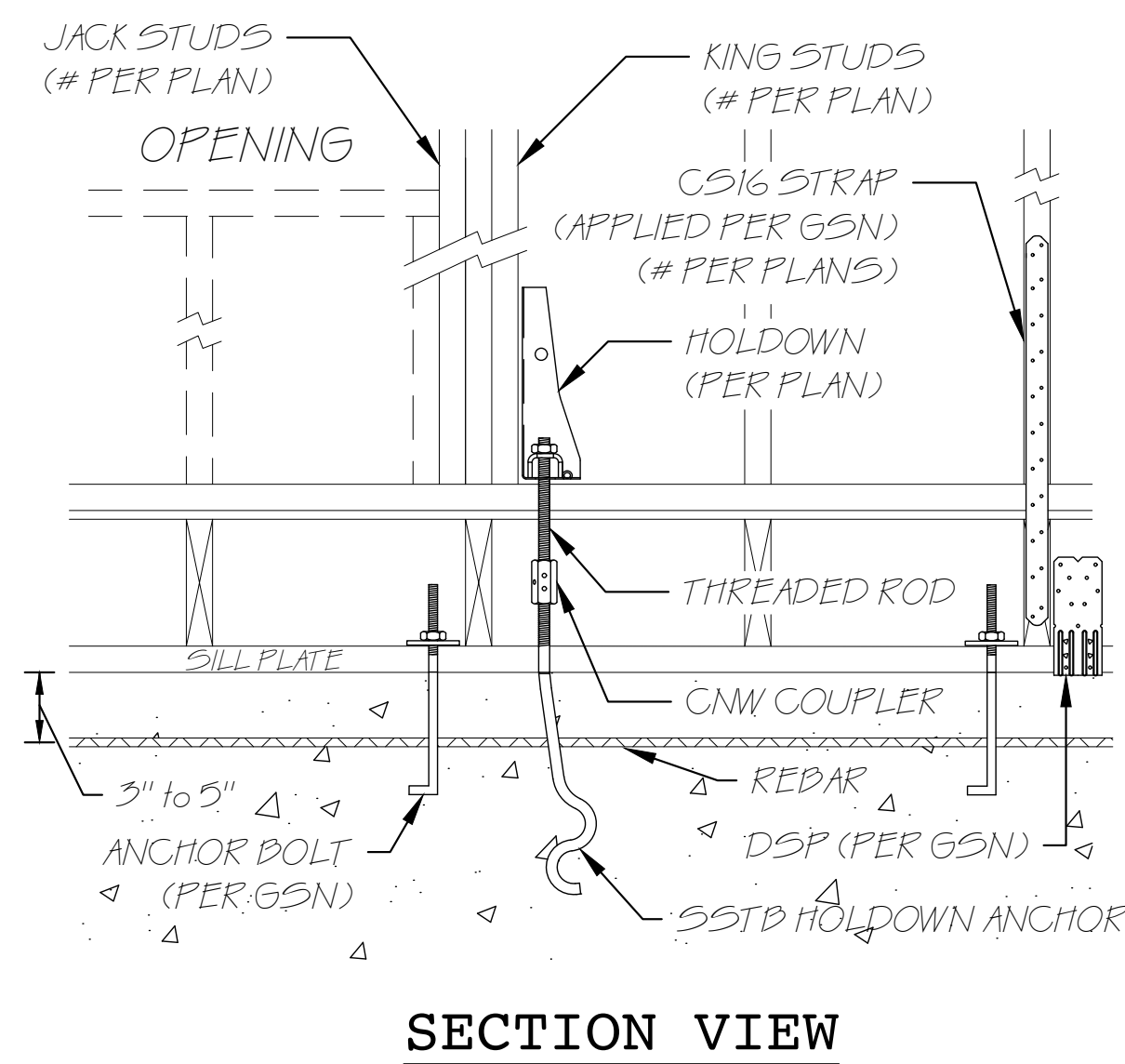


*Mark A. McKenzie*

4-01-21

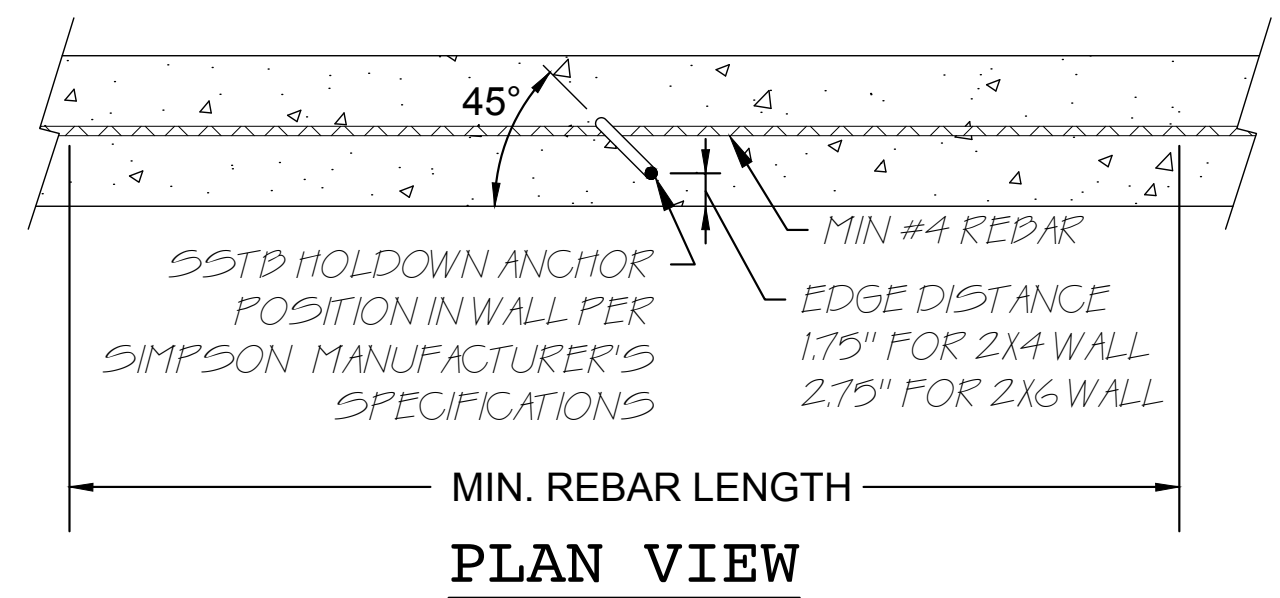
JOB#:	21-060	SHEET
DATE:	03-22-2021	G1.0
SCALE:	NONE	





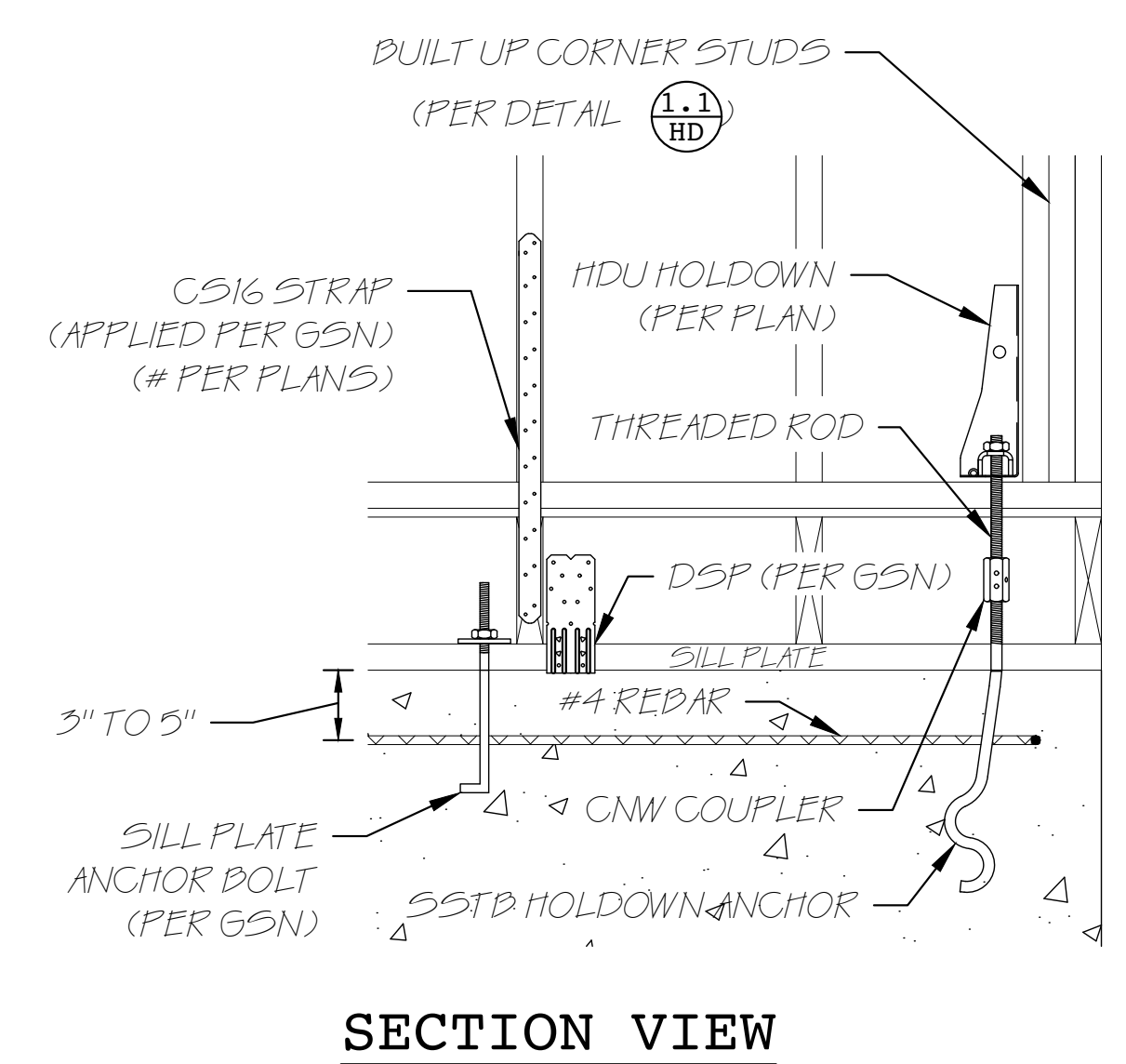
MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 1/8"	74"
SSTB34	7/8	28 1/8"	82"
SB1x30	1	24"	96"

**NOTE :** #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



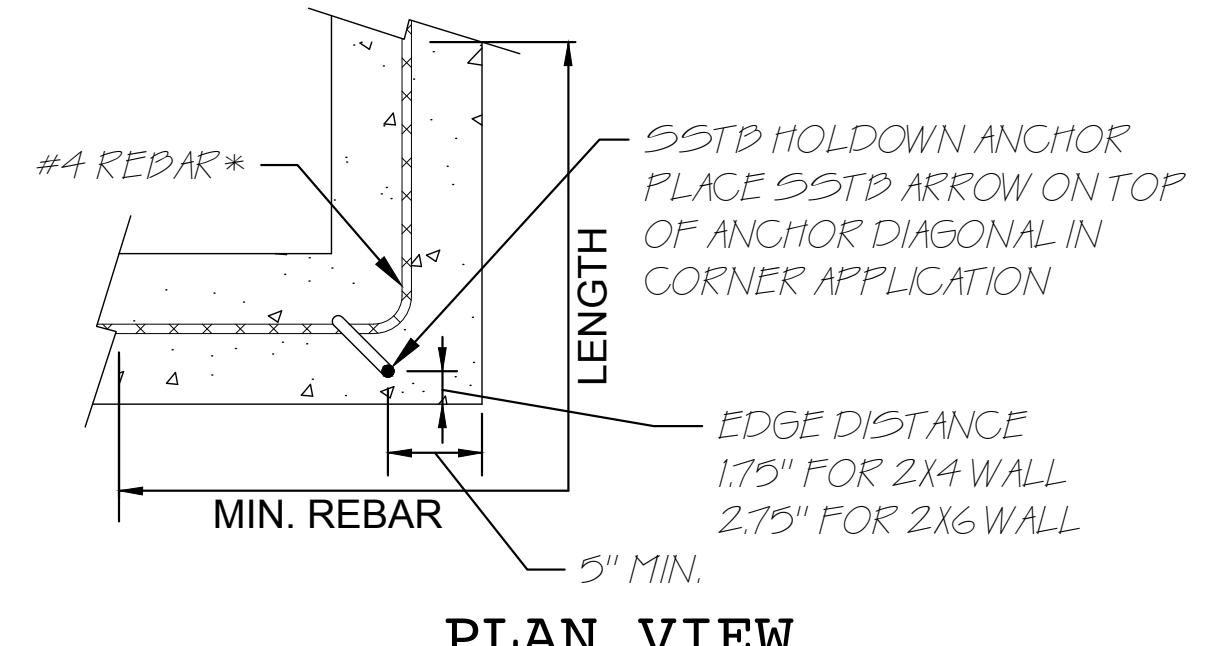
SECTION VIEW

PLAN VIEW



MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 1/8"	74"
SSTB34	7/8	28 1/8"	82"
SB1x30	1	24"	96"

**NOTE :** #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.

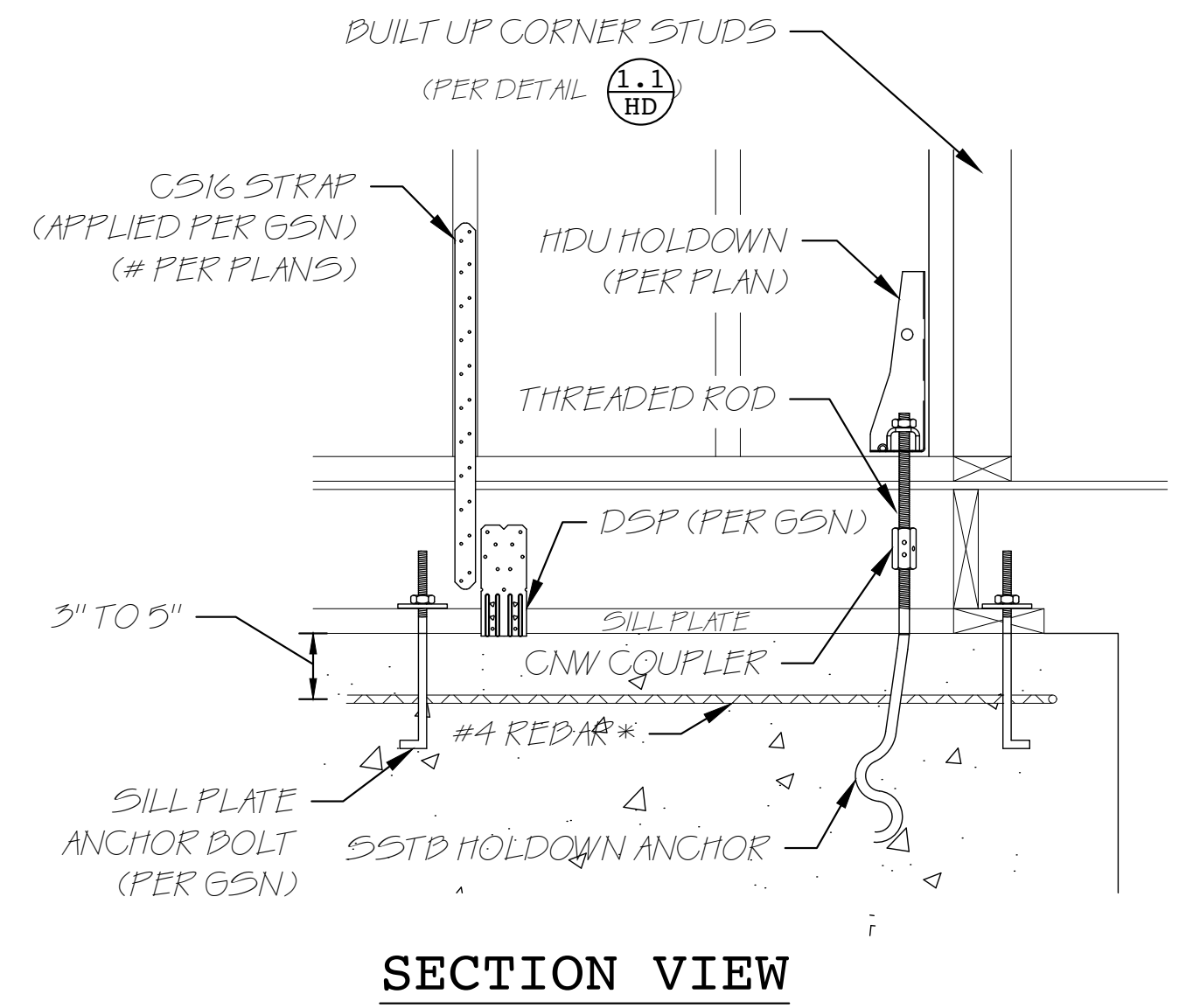


SECTION VIEW

PLAN VIEW

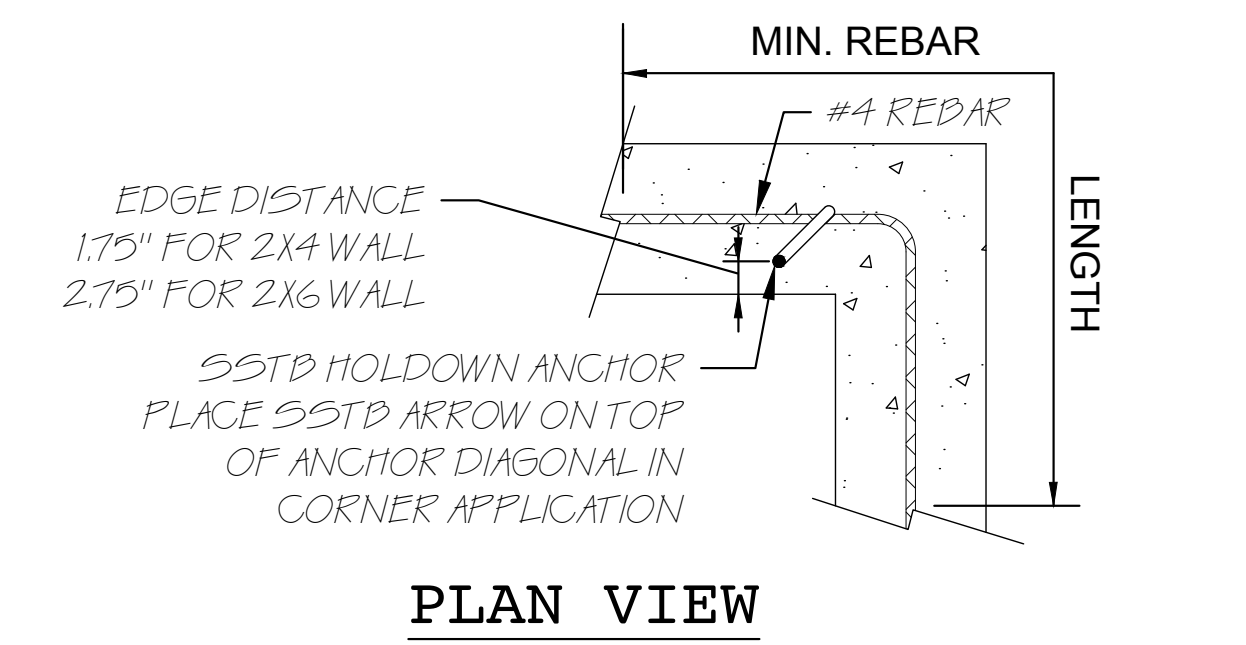
**1.1 HD HOLD DOWN AT WINDOW OR DOOR OPENING**

**1.2 HD HOLD DOWN AT EXTERIOR BUILDING CORNER**



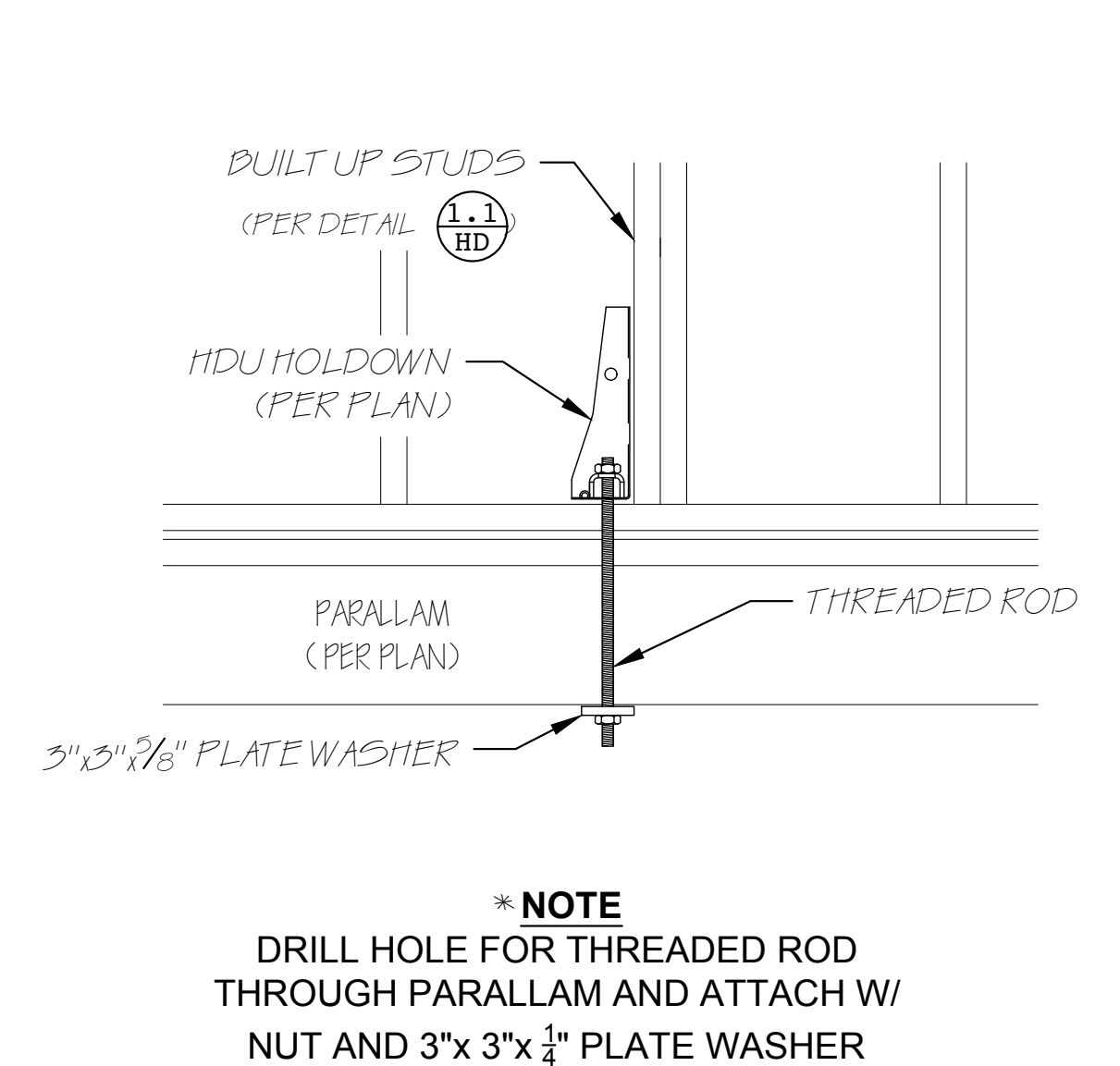
MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 1/8"	74"
SSTB34	7/8	28 1/8"	82"
SB1x30	1	24"	96"

**NOTE :** #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.

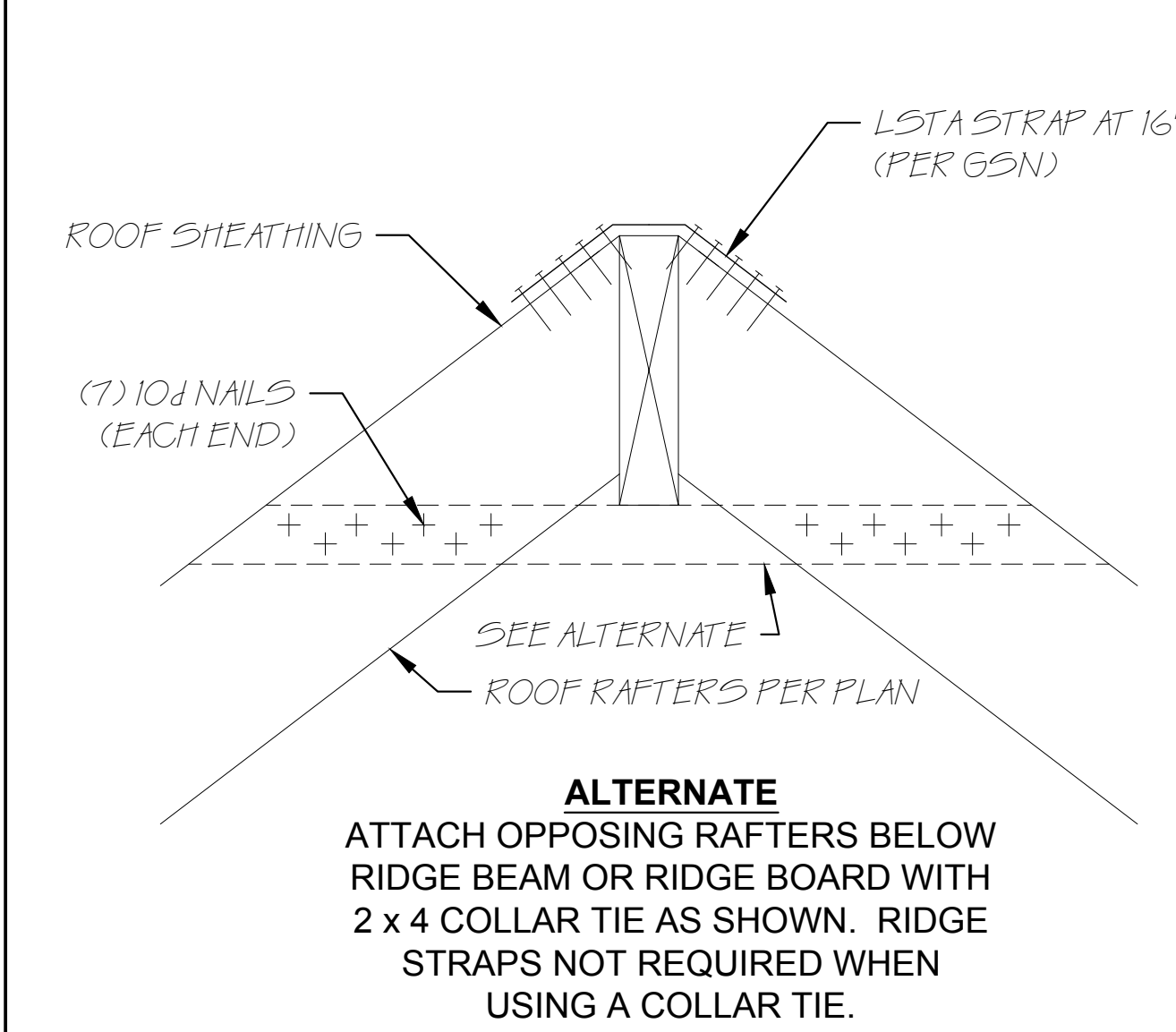


SECTION VIEW

PLAN VIEW



**\* NOTE**  
DRILL HOLE FOR THREADED ROD THROUGH PARALLAM AND ATTACH W/ NUT AND 3"x 3"x 1/8" PLATE WASHER

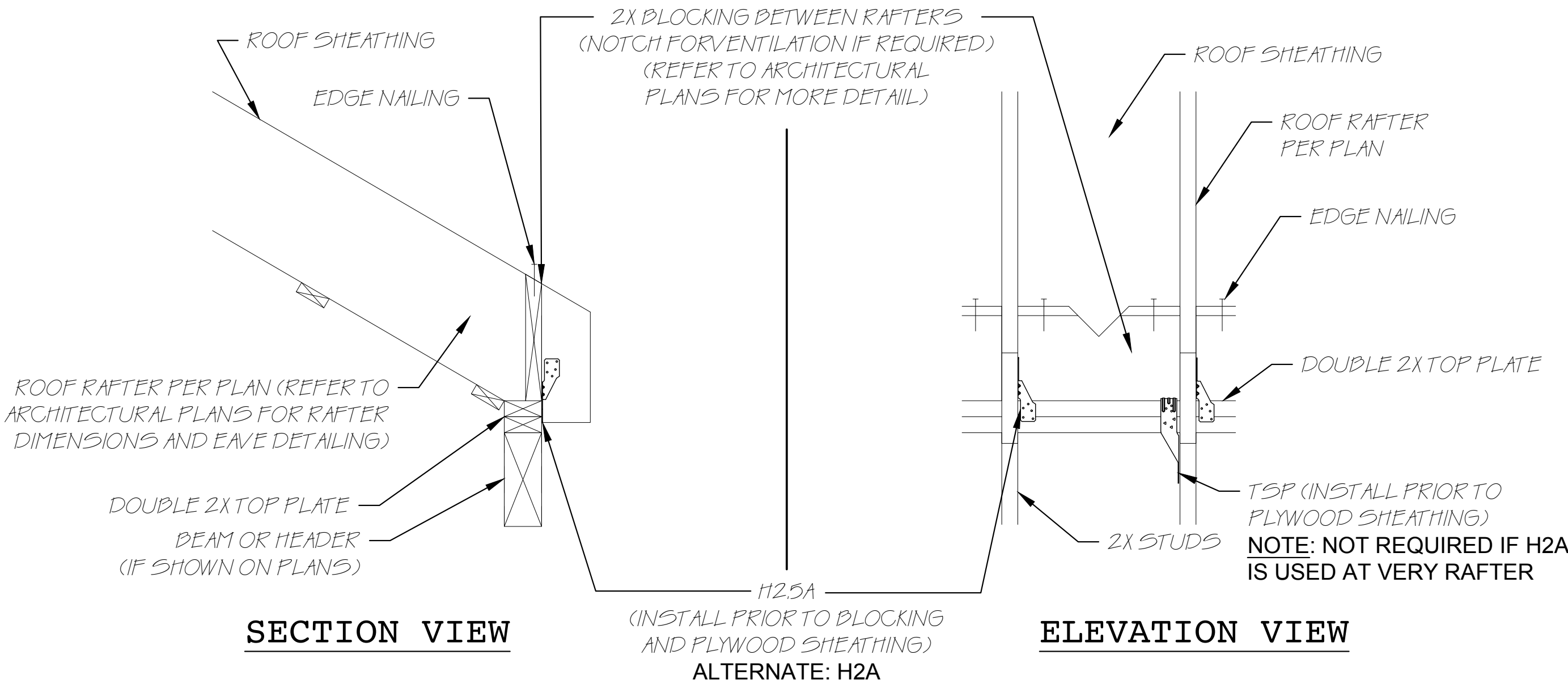


**ALTERNATE**  
ATTACH OPPOSING RAFTERS BELOW RIDGE BEAM OR RIDGE BOARD WITH 2 x 4 COLLAR TIE AS SHOWN. RIDGE STRAPS NOT REQUIRED WHEN USING A COLLAR TIE.

**1.3 HD HOLD DOWN AT INTERIOR BUILDING CORNER**

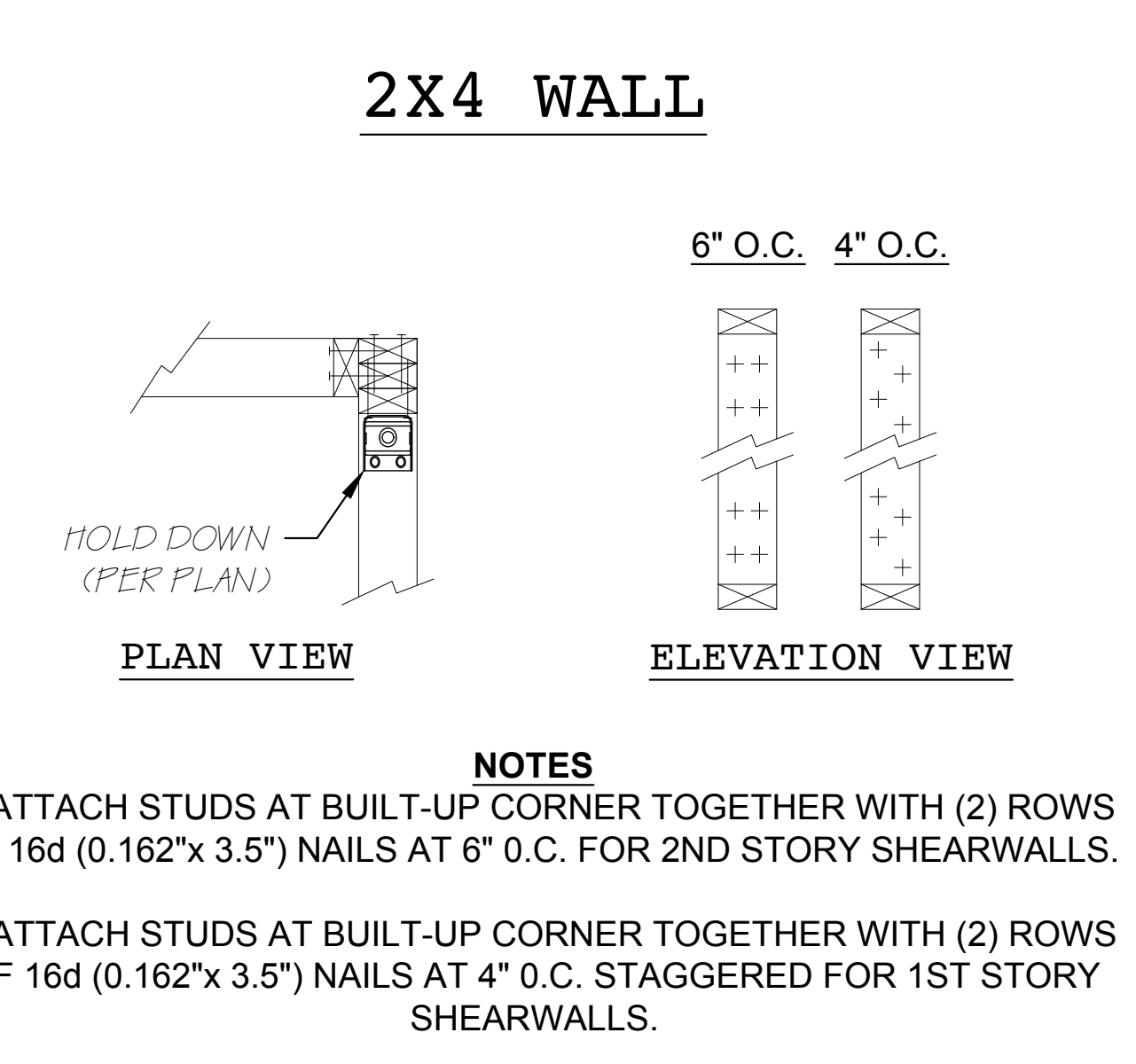
**1.4 HD INTERIOR HOLD DOWN INTO BEAM IN FLOOR FRAMING**

**1.5 RF STRUCTURAL RIDGE BEAM**

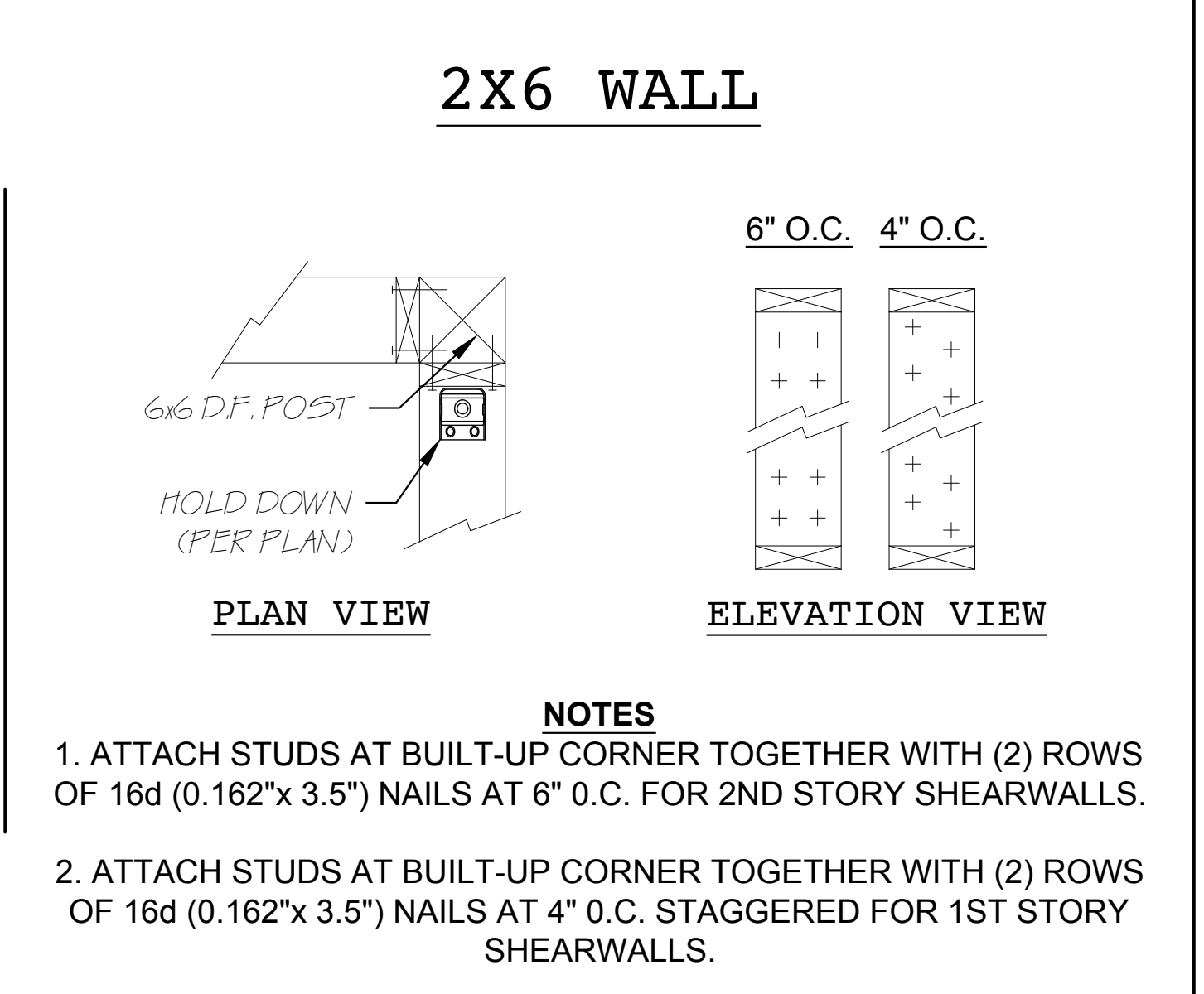


SECTION VIEW

ELEVATION VIEW



**NOTES**  
1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.  
2. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.



**NOTES**  
1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.  
2. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.

**1.6 RF RAFTER TO TOP PLATE**

**1.7 WF BUILT-UP CORNER AT END OF SHEARWALL**

**STRUCTURAL DETAILS 1**

PROJECT: **DILLON RESIDENCE**

NO.	REVISION/ISSUE	DATE

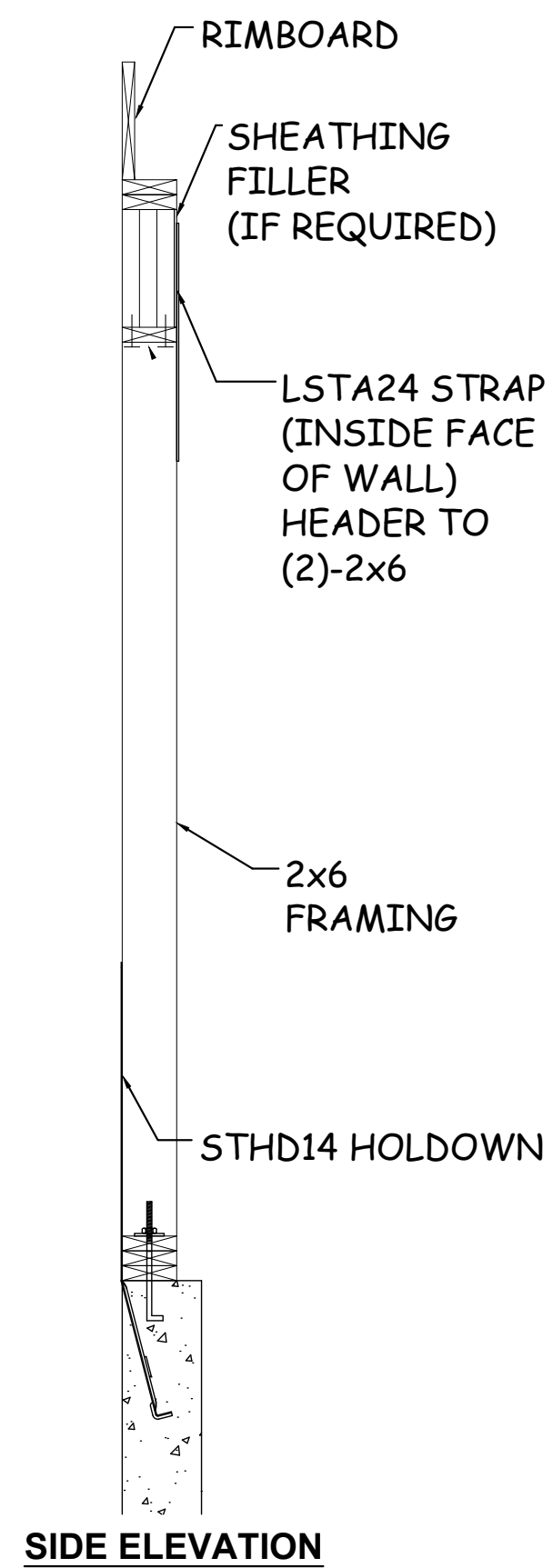
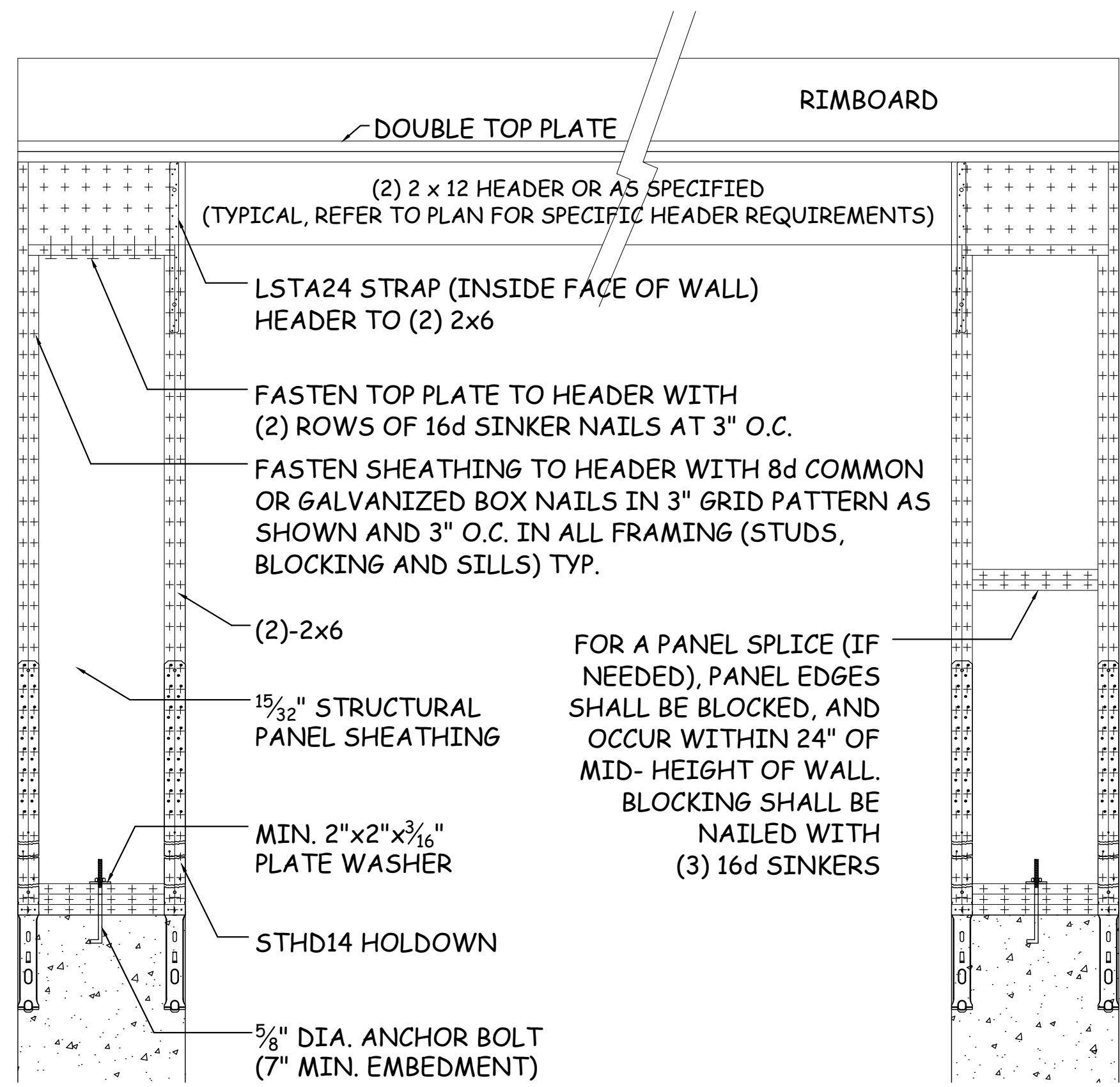
**PROJECT ADDRESS:**  
112 DUKES COUNTY AVE.  
OAK BLUFFS, MA



P.O. BOX 1879  
44 UNDERPASS RD UNIT 2  
BREWSTER, MA 02631  
(774) 353-2144

4-01-21

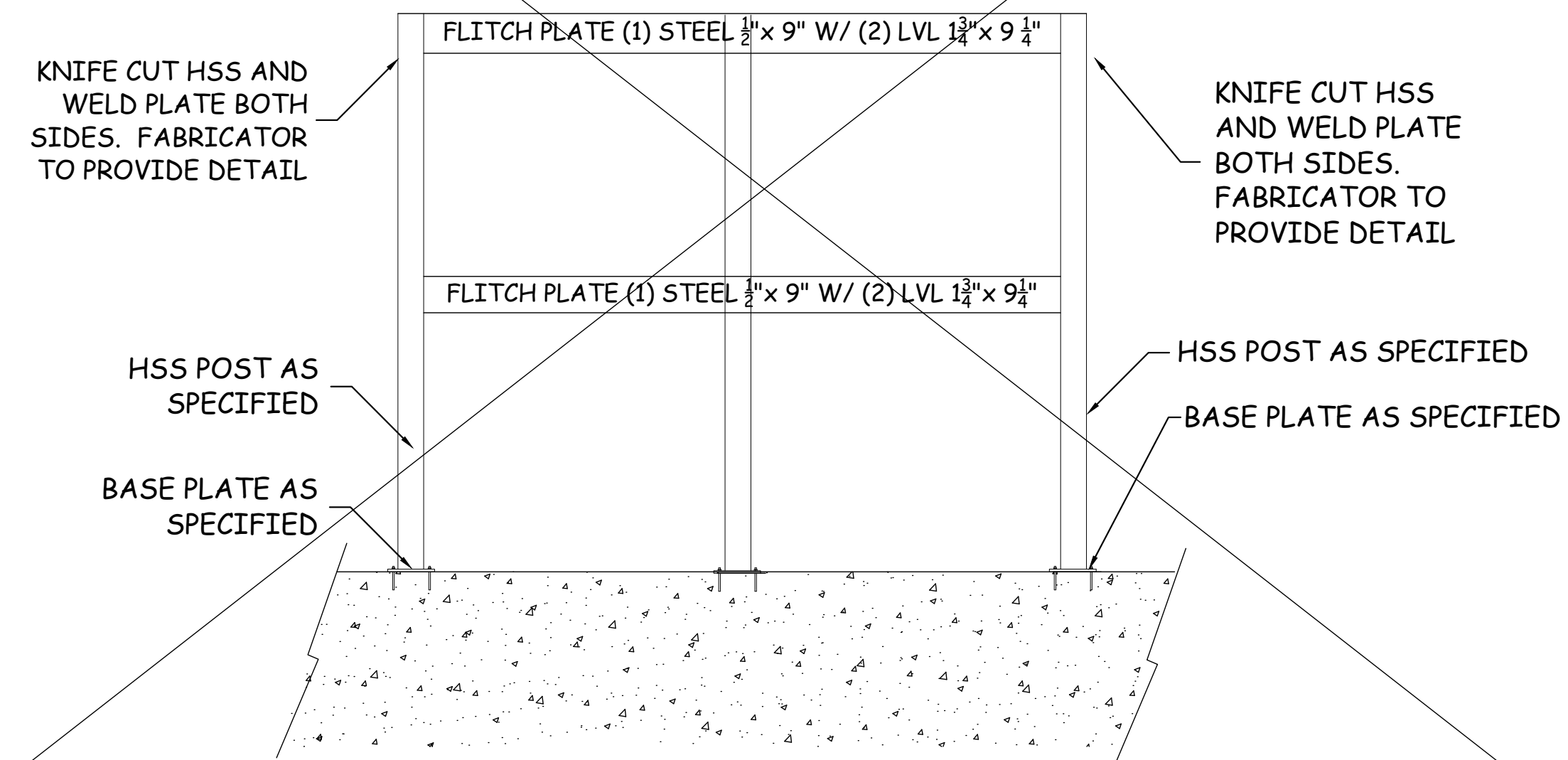
JOB#:	21-060	SHEET
DATE:	03-22-2021	G1.1
SCALE:	NONE	



FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED, AND OCCUR WITHIN 24" OF MID- HEIGHT OF WALL. BLOCKING SHALL BE NAILED WITH (3) 16d SINKERS

**CONSTRUCTION NOTES:**

- 1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4)  $\frac{1}{2}$ " 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.



2.1  
PW

**APA PORTAL WALL**

(NOT TO SCALE, FOR EXAMPLE ONLY! SUBSERVATE TO TT-100F)

2.2  
MF

**STEEL MOMENT FRAME : EXTERIOR WALLS**

(NOT TO SCALE, FOR EXAMPLE ONLY!)

**OPTION #1**

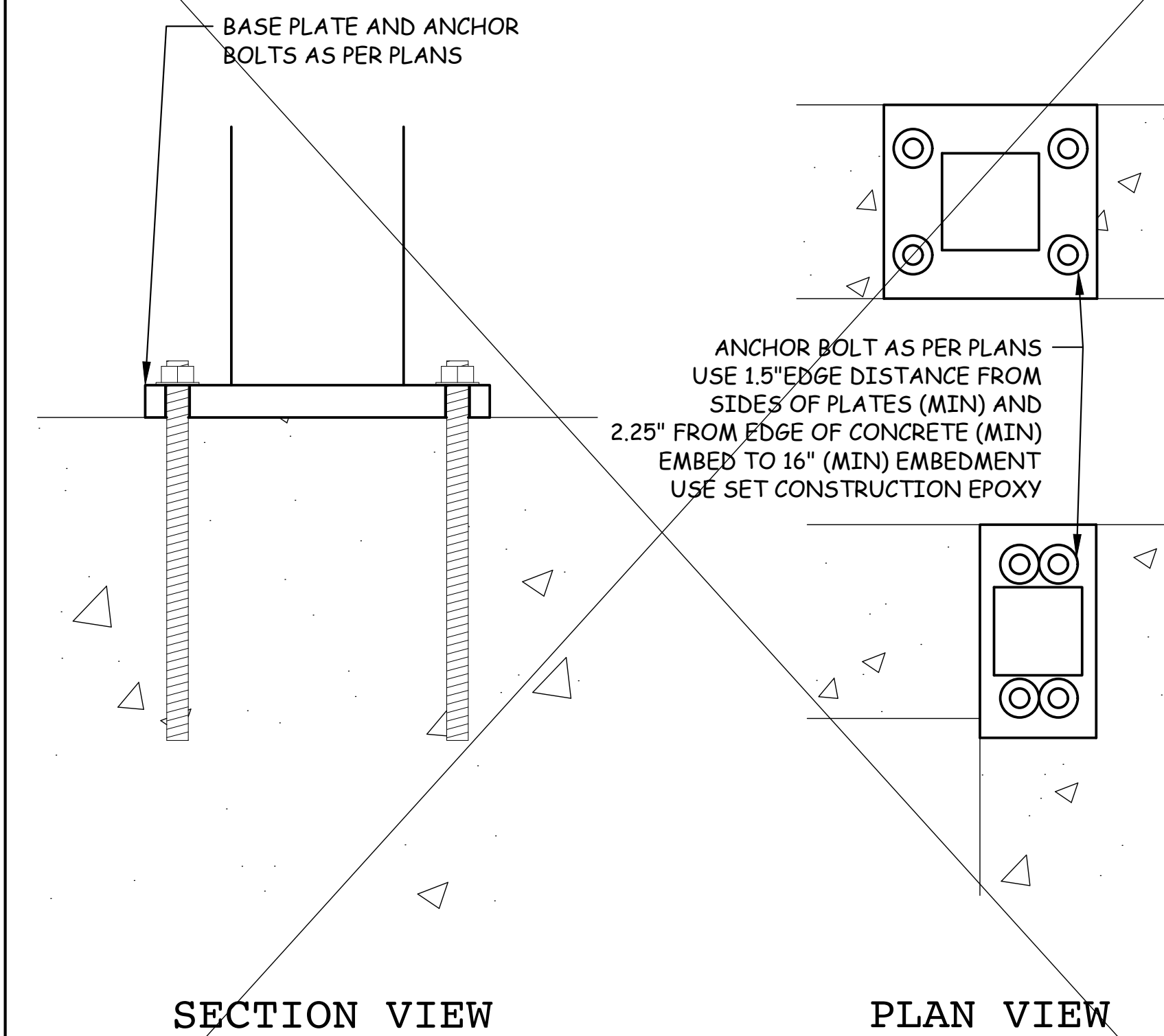
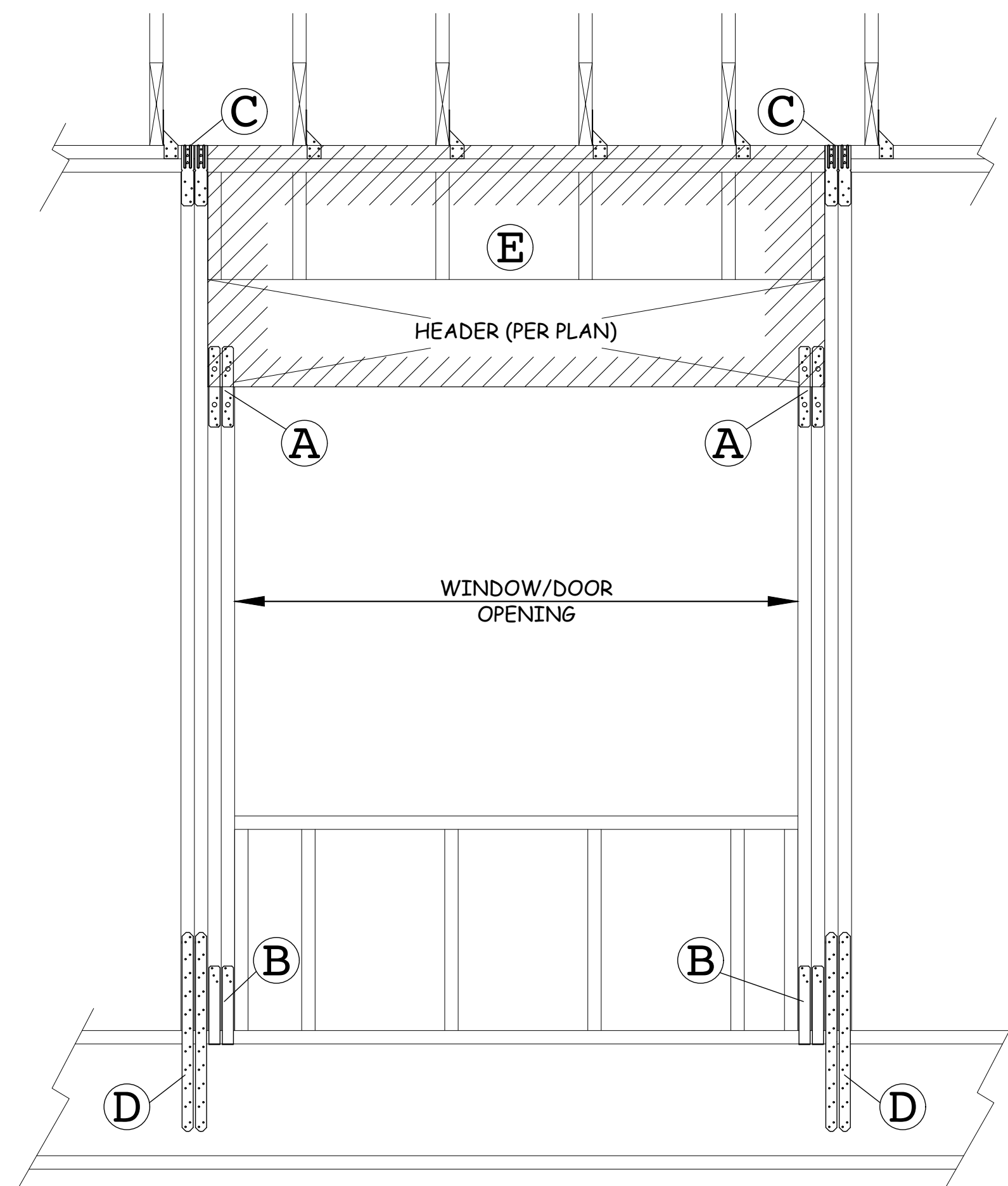
HEADER SIZE	A	B	C	D	E
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4	(1) SSP PER KING	(1) CS 16 - (6) 8d NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" o.c. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4	(1) SSP PER KING		
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4	(1) SSP PER KING	ALTERNATE SEE NOTE 6	
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6	(1) SSP PER KING		
L= 10'-1" TO 16'-0"	(2) ST2122	(2) SPH6	(1) SSP PER KING		

**OPTION #2**

HEADER SIZE	A	B	C	D	E
L= 1'-0" TO 4'-0"	(1) - CS 16 W/ (5) 8d EACH END	SEE NOTE '3'	(1) SSP PER KING	(1) CS 16 - (6) 8d NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" o.c. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER
L= 4'-1" TO 6'-0"	(2) - CS 16 W/ (5) 8d EACH END		(1) SSP PER KING		
L= 6'-1" TO 8'-0"	(2) - CS 16 W/ (6) 8d EACH END	SEE NOTE '3'	(1) SSP PER KING	ALTERNATE SEE NOTE 6	
L= 8'-1" TO 10'-0"	(2) - CS 16 W/ (8) 8d EACH END		(1) SSP PER KING		
L= 10'-1" TO 16'-0"	(2) ST2122		(1) SSP PER KING		

**\* NOTES :**

1. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.
2. CONNECTORS SPECIFIED ABOVE SHALL BE ATTACHED DIRECTLY TO 2X FRAMING MEMBERS.
3. NAIL FULL HEIGHT JACK STUDS TO KING STUDS WITH (2)-16D NAILS PER 6" O.C. (CLIP FOR JACK STUD TO SOLE PLATE CONNECTION NOT REQUIRED)
4. STRAP NOT REQUIRED WHERE SHEARWALL HOLDDOWN IS ADJACENT TO OPENING.
5. DETAIL FOR WINDOW AND DOOR FRAMING ONLY. OTHER STRAPS AND TIES NOT SHOWN FOR CLARITY.
6. IF WALL SITS ON FOUNDATION WITH NO RIM JOIST, USE SSP CONNECTORS PER KING STUD ATTACHED TO BOTH PLATES.



2.3  
WF

**FRAMING AT WINDOW AND DOOR OPENINGS**

2.4  
MF

**MOMENT FRAME BASE PLATES**

(NOT TO SCALE, FOR EXAMPLE ONLY!)

**STRUCTURAL DETAILS 2**

PROJECT:

**DILLON RESIDENCE**

NO.	REVISION/ISSUE	DATE

**PROJECT ADDRESS:**

112 DUKES COUNTY AVE.  
OAK BLUFFS, MA



P.O. BOX 1879  
44 UNDERPASS RD UNIT 2  
BREWSTER, MA 02631  
(774) 353-2144



*Mark A. McKenzie*

4-01-21

JOB#: 21-060	SHEET
DATE: 03-22-2021	G1.2
SCALE: NONE	

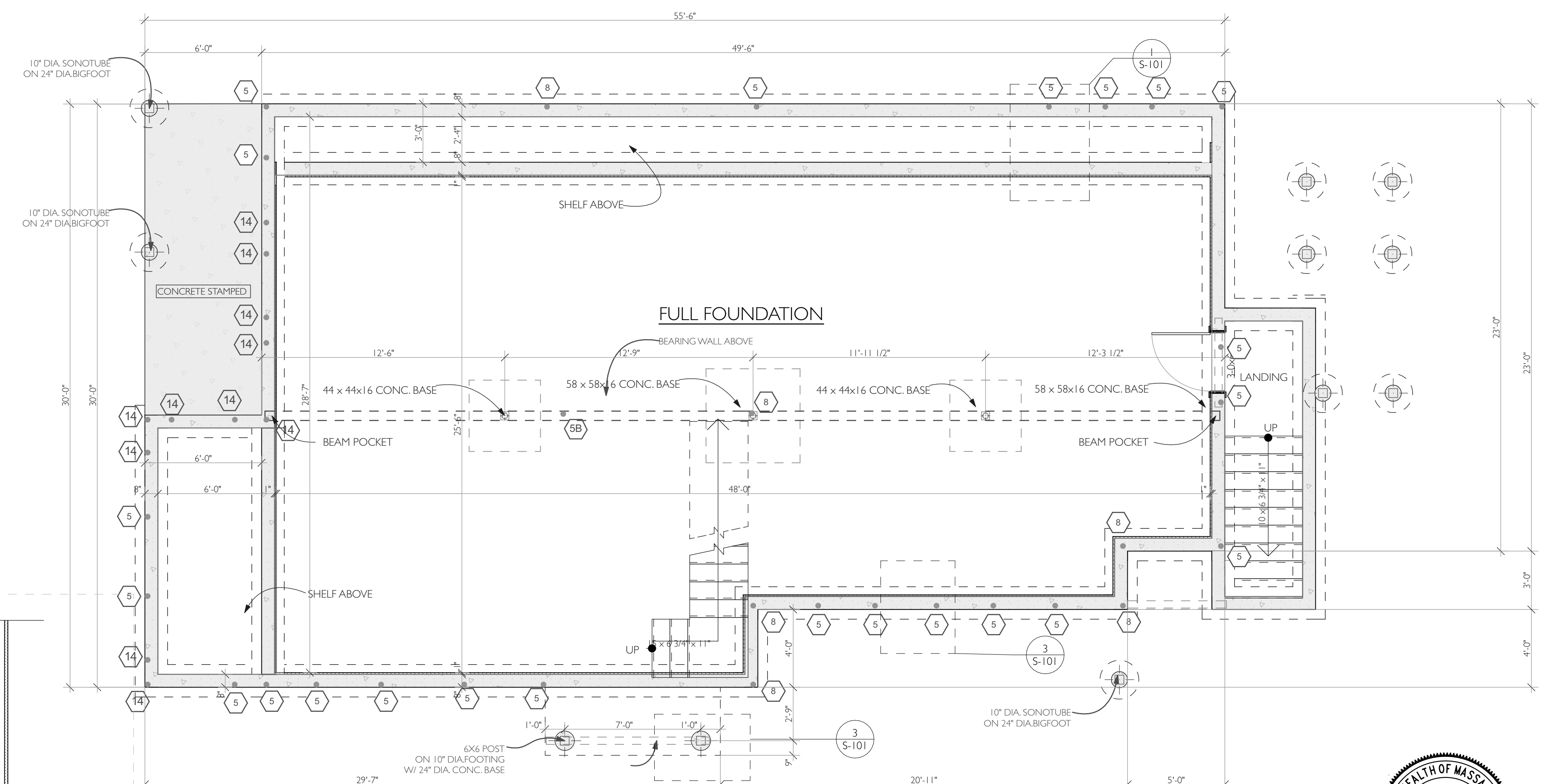


SET:	DATE:

**DILLON RESIDENCE**  
112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557  
**FOUNDATION PLAN**

PROJECT NAME:	MT
ADDRESS:	2021-11-04
DRAWN BY:	11-209-0
DATE:	JOB #:
MAP/PARCEL:	20D08
JOB #:	DRAWING #:
20D08	S-101

**S-101**



**STRUCTURAL**  
4-01-21

**FOUNDATION NOTES:**

**CONCRETE:**

- THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF THE OPENINGS FOR UNDERGROUND UTILITIES PRIOR TO ERECTION OF THE FORMS AND POURING OF THE CONCRETE.
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI WITH MAXIMUM 1" AGGREGATE AND MAXIMUM 6% AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.

**FOUNDATIONS:**

- THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 2000 PSF, WHICH IS TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.

**DESIGN CRITERIA:**

**FOUNDATIONS:**

- FOOTINGS TO BE 3000 PSI CONCRETE W/ REINFORCING
- FOUNDATION WALLS TO BE 3000 PSI CONCRETE
- FLOORS AND SLABS TO BE 2500 PSI CONCRETE

**COMPACTED FILL:**

- FOOTINGS TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL 95% OF MAXIMUM DRY DENSITY.

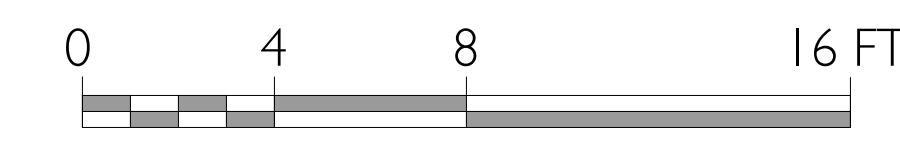
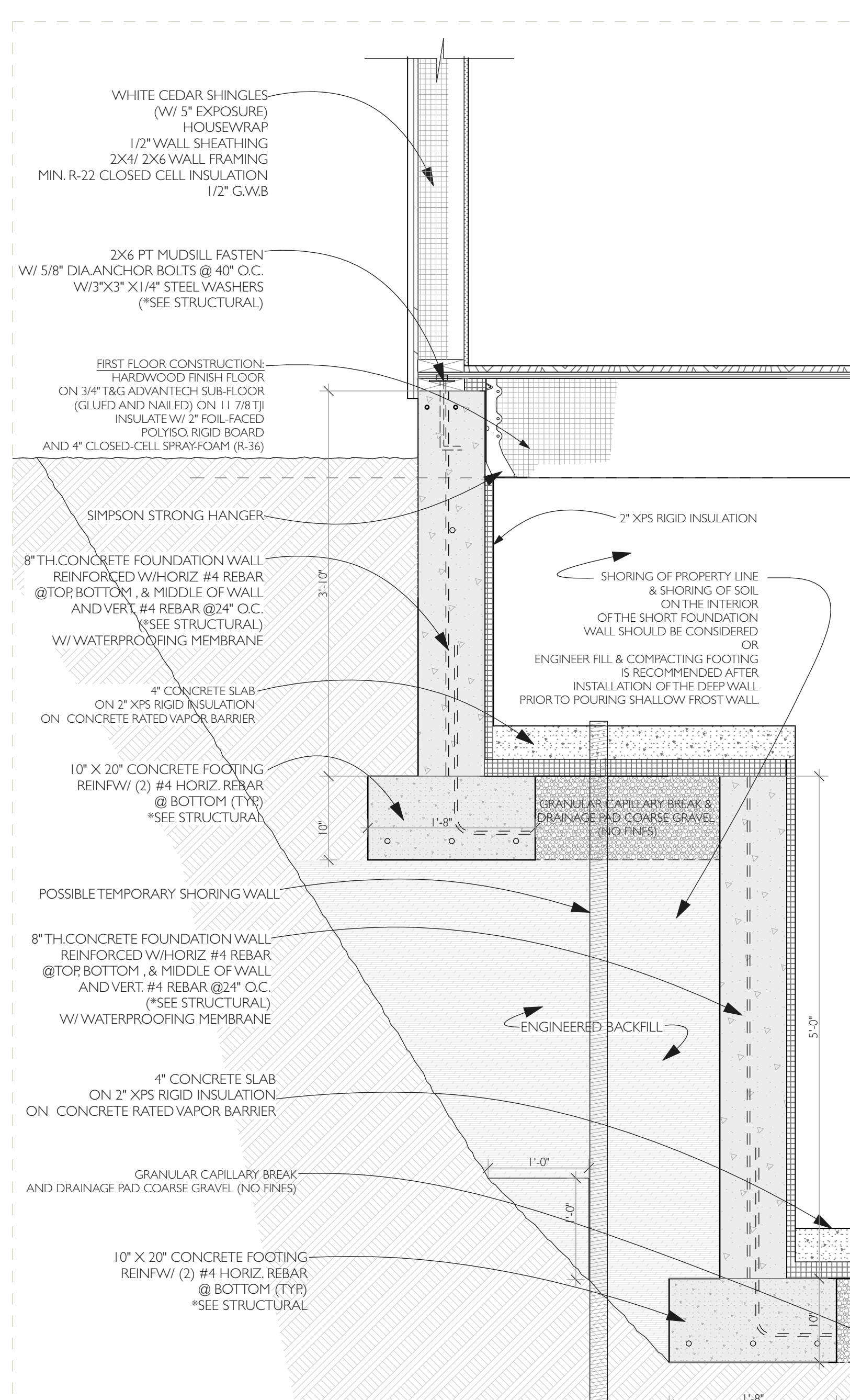
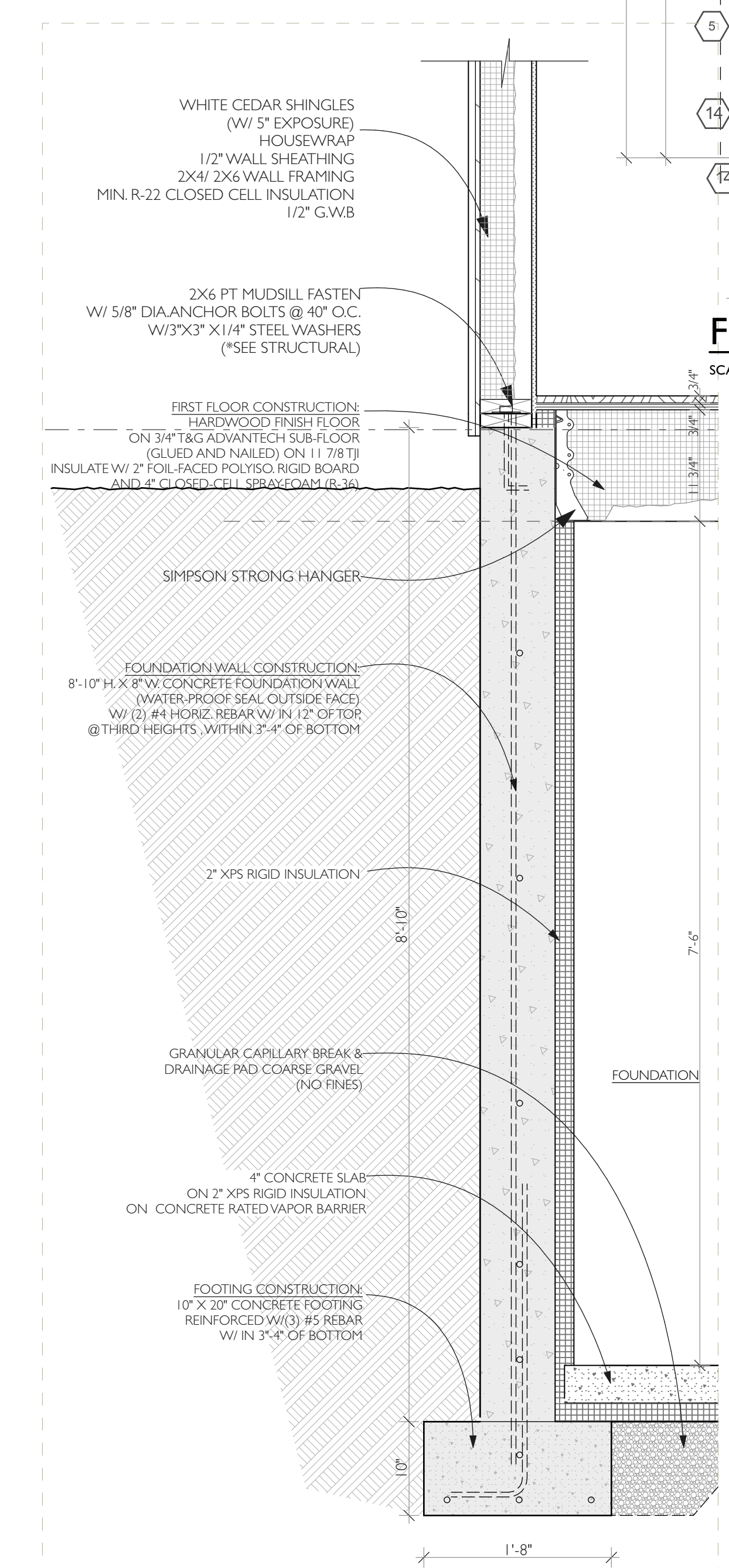
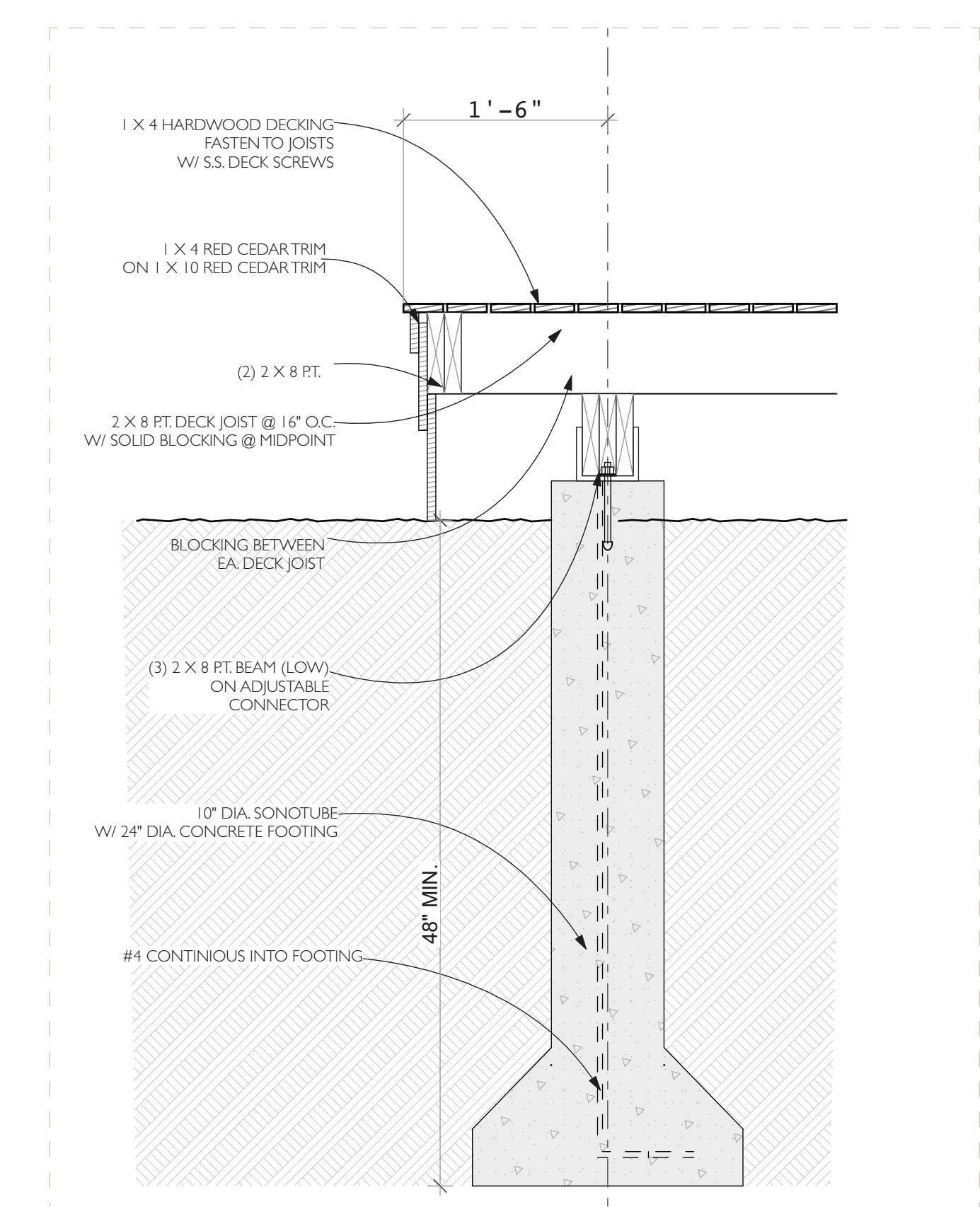
**DESIGN CRITERIA:**

**SOIL CONDITIONS:**

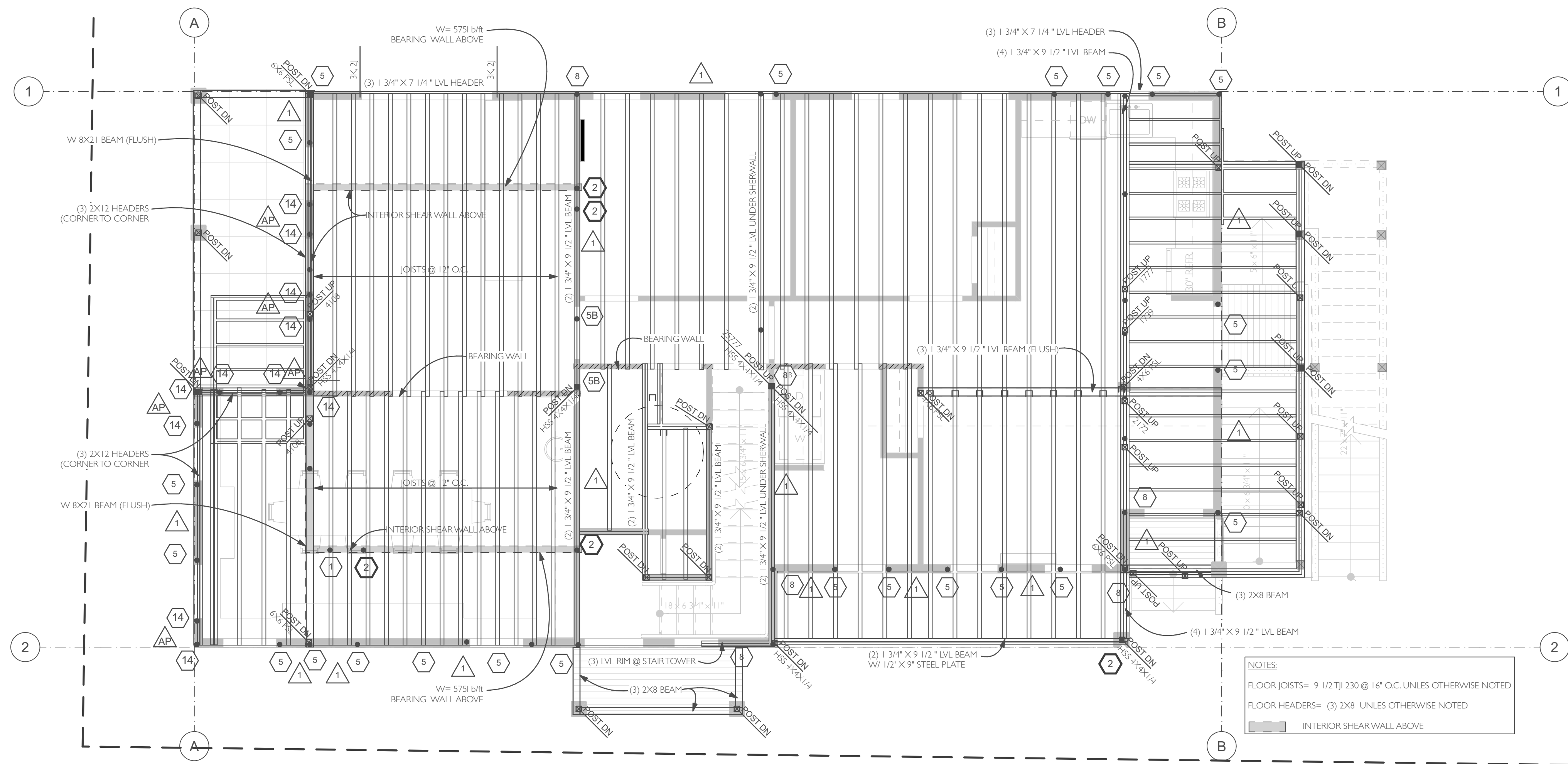
- ASSUMED SOIL BEARING 2000 PSF MIN.
- CONTRACTOR TO VERIFY CONDITIONS

**PERIMETER FOUNDATION:**

- CONTRACTOR TO PROVIDE AND INSTALL PERIMETER DRAINAGE SYSTEM (AS REQUIRED PER SITE CONDITIONS)

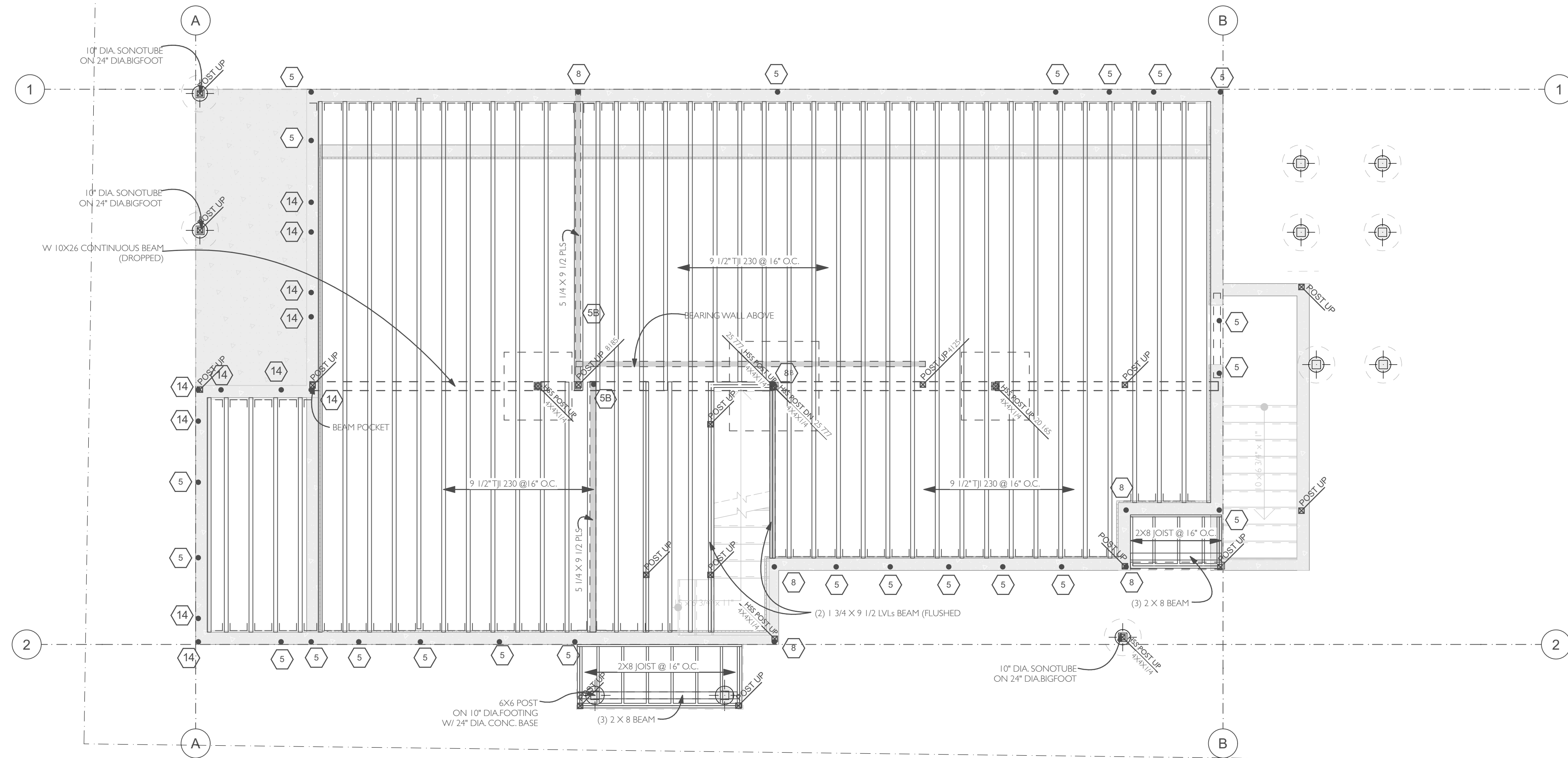






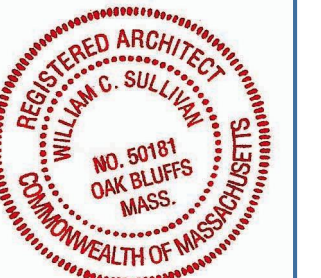
**SECOND FLOOR FRAMING**

SCALE 1/4" = 1'-0"



**FIRST FLOOR FRAMING PLAN**

SCALE 1/4" = 1'-0"

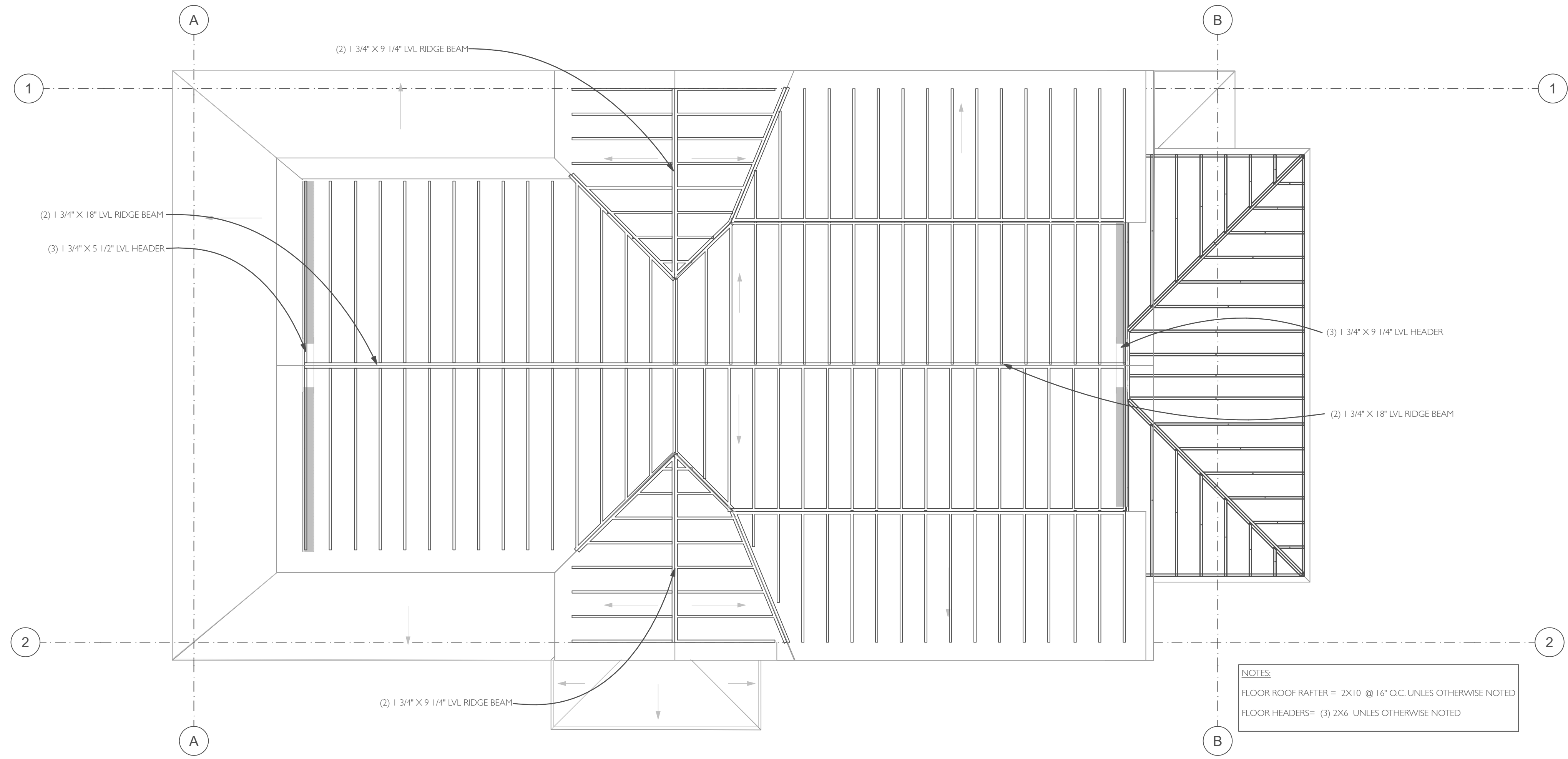


SET: DATE:

PROJECT NAME: **DILLON RESIDENCE**  
 ADDRESS: **112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557**  
 SHEET TITLE: **FRAMING PLANS**

DRAWN BY: **MT**  
 DATE: **2021-11-04**  
 MAP/PARCEL: **11-209-0**  
 JOB #: **20D08**  
 DRAWING #:

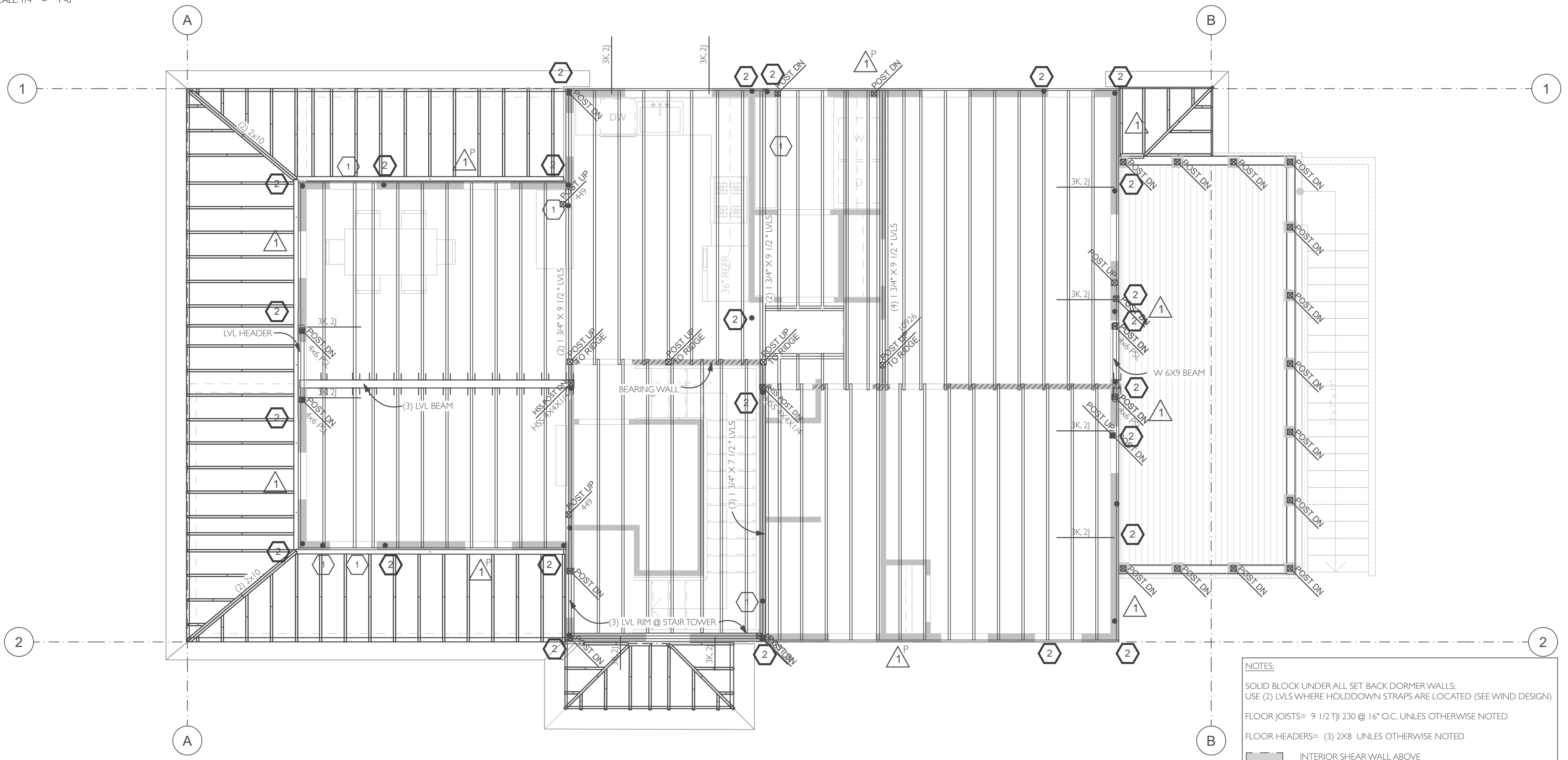




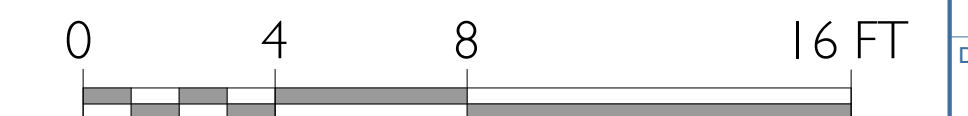
NOTES:  
 FLOOR ROOF RAFTER = 2X10 @ 16\"/>

**ROOF FRAMING PLAN**

SCALE: 1/4\"/>



NOTES:  
 SOLID BLOCK UNDER ALL SET BACK DORMER WALLS.  
 USE (2) LVLS WHERE HOLDDOWN STRAPS ARE LOCATED (SEE WIND DESIGN)  
 FLOOR JOISTS = 9 1/2\"/>



**ATTIC FLOOR FRAMING**

SCALE: 1/4\"/>

SET:	DATE:

**DILLON RESIDENCE**  
 112 DUKES COUNTY AVENUE OAK BLUFFS, MA 02557  
**FRAMING PLANS**

PROJECT NAME:	MT
DRAWN BY:	
DATE:	2021-11-04
MAP/PARCEL:	11-209-0
JOB #:	20D08
DRAWING #:	