7 North Bog Road

GRAPHIC SYMBOLS

EARTH

GRAVEL/COMP. FILL

ROCK/LEDGE

CONCRETE

BRICK

CONCRETE BLOCK

STONE

STEEL
Large Scale
Small Scale

FINISHED WOOD

ROUGH WOOD
Dimensional Lumber Only

BLOCKING
Misc. sized wood

PLYWOOD
Large Scale
Small Scale

PARTICLE BOARD

GLASS
Large Scale
Small Scale

GYPSUM BOARD

ALUMINUM

DRAWING SYMBOLS

COLUMN GRID
A — Column Or Grid Number

DETAILS
2 / A9 — Detail Number; Drawing Shown On (Only If NOT Same Dwg.)

SECTION
D / A1 — Section Number; Drawing Shown On

WALL TYPES
3 — Detail Number

DOOR NUMBER
201 / A — Door Number; Letter Used If More Than One Door Into Space

WINDOW TYPE
C — Window Type

CEILING HEIGHTS
11'-6" — Finish Ceiling Elevations

NOTATIONS
1 — Notation Reference Number (Demolition Note)

DETAIL AREA
1 / A9 — Enlarged Detail Area; Detail Number; Drawing Shown On

EQUIPMENT
1 — Equipment Reference Number

NORTH ARROW
True North; Plan North (Project Reference)

REVISIONS
1 — Revision Location

ARCHITECTURAL ABBREVATIONS

SYMBOLS used as abbreviations:

angle	∠
centerline	℄
channel	⊏
round	Ø

ABBREVIATIONS:

AFF	above finished floor
AC	acoustical
ACT	acoustical tile
ADJ	adjacent
ADJT	adjustable
ALT	alternate
ALUM	aluminum
ANC	anchor, anchorage
AB	anchor bolt
ASPH	asphalt
BSMT	basement
BRG	bearing
BEL	below
BET	between
BIT	bituminous
BLKG	blocking
BD	board
BOT	bottom
BRK	brick
BLDG	building
CAB	cabinet
CPT	carpet (ed)
CB	catch basin
CLG	ceiling
CEM	cement
CER	ceramic
CT	ceramic tile
CIR	circle
CIRC	circumference
CO	cleanout
CLR	clear (ance)
COL	column
COMB	combination
COMP	compress (ed), (ion), (ible)
CONC	concrete
CMU	concrete masonry unit
CONST	construction
CONT	continuous
CJ	control joint
CTR	counter
CRS	course
DEP	depressed
DTL	detail
DIAG	diagonal
DIA	diameter
DIM	dimension
DR	door
DH	double hung
DWR	drawer
DWG	drawing
DW	dishwasher
EF	each face
ELEC	electric (al)
EWC	electric water cooler
EL	elevation
ELEV	elevator
ENCL	enclosure
EQ	equal
EXH	exhaust
EXG	existing
EXP	exposed
EXT	exterior
FOF	face of finish
FIN	finish (ed)
FF	finished floor
FA	fire alarm
FEC	fire extinguisher cabinet
FHC	fire hose cabinet
FP	fireproof
FLR	floor (ing)
FD	floor drain
FLUOR	fluorescent
FTG	footing
FND	foundation
FBO	furnished by others
FUR	furred (ing)
GA	gage, gauge
GALV	galvanized
GL	glass, glazing
GB	grab bar
GD	grade
GYP	gypsum
HDWD	hardwood
HDWR	hardware
HDR	header
HD	heavy duty
HT	height
HM	hollow metal
HOR	horizontal
INCL	include (d), (ing)
ID	inside diameter
INS	insulate (d), (ion)
INT	interior
INTM	intermediate
INV	invert
JT	joint
KO	knockout
LBL	label
LAB	laboratory
LAV	lavatory
LH	left hand
L	length
LT	light
LW	light weight
L.C.C.	lead coated copper
MH	manhole
MAS	masonry
MO	masonry opening
MAX	maximum
MECH	mechanical
MED	medium
MTL	metal
MIN	minimum
MIR	mirror
MISC	miscellaneous
MLD	molding
MTD	mount (ed)
NAT	natural
NOM	nominal
NIC	not in contract
NTS	not to scale
OC	on center (s)
OPG	opening
OPP	opposite
OD	outside diameter
OA	overall
OH	overhead
PNT	paint (ed)
PNL	panel
PTD	paper towel dispenser
PAR	parallel
PVMT	pavement
PERIM	perimeter
PLAS	plaster
PLAM	plastic laminate
PL	plate
PLWD	plywood
PT	pressure treated
QT	quarry tile
REF	reference
REFR	refridgerator
REIN	reinforce (d)
RES	resilient
RA	return air
REV	revision (s), revised
RH	right hand
R	riser
RD	roof drain
RFG	roofing
RM	room
RO	rough opening
SCH	schedule
SEC	section
SHT	sheet
SIM	similar
SC	solid core
SQ	square
SS	stainless steel
STL	steel
STR	structural
SUSP	suspended
SYM	symmetry (ical)
SYS	system
TEL	telephone
TV	television
THK	thick (ness)
TPD	toilet paper dispenser
T&G	tongue and groove
TOC	top of concrete
TOS	top of steel
TOW	top of wall
T	tread
	TRTD treated
TYP	typical
UC	undercut
UNO	unless noted otherwise
UR	urinal
VB	vapor barrier
VNR	veneer
VERT	vertical
VCT	vinyl composition tile
VIF	verify in field
WH	wall hung
WC	water closet
WP	waterproof (ing)
WWM	welded wire mesh
W	width, wide
WIN	window
WG	wire glass
WO	without

DRAWING INDEX

ARCHITECTURAL DRAWINGS:

STRUCTURAL DRAWINGS:

CODE COMPLIANCE

ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES, FEDERAL, STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.

COMPLIANCE WITH CURRENT VERSIONS OF THE FOLLOWING CODES AND AGENCIES ARE REQUIRED:

2015
IBRC - International Residential Building Code
IEBC - International Existing Building Code
IECC - International Energy Conservation Code
IMC - International Mechanical Code
IFC - International Fire Code

780 CMR - MA Amendments to the IBC
527 CMR - MA fire prevention and electrical regulations
521 CMR - MA accessibility regulations
248 CMR - MA plumbing regulations
524 CMR - MA elevator regulations

STATE OF MASSACHUSETTS BUILDING CODE 9th EDITION
DUKES COUNTY AND TOWN OF EDGARTOWN

LOCUS MAP

Project

7 North Bog Road

Edgartown, MA
02539

NOTES:

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GAKIDIS + STEWART

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Tel 508 . 295 . 2952

Issued For

REV.	ISSUE	DATE

DESIGN DEVELOPMENT

COVER SHEET, DRAWING INDEX, PROJECT DATA

Drawing Title:

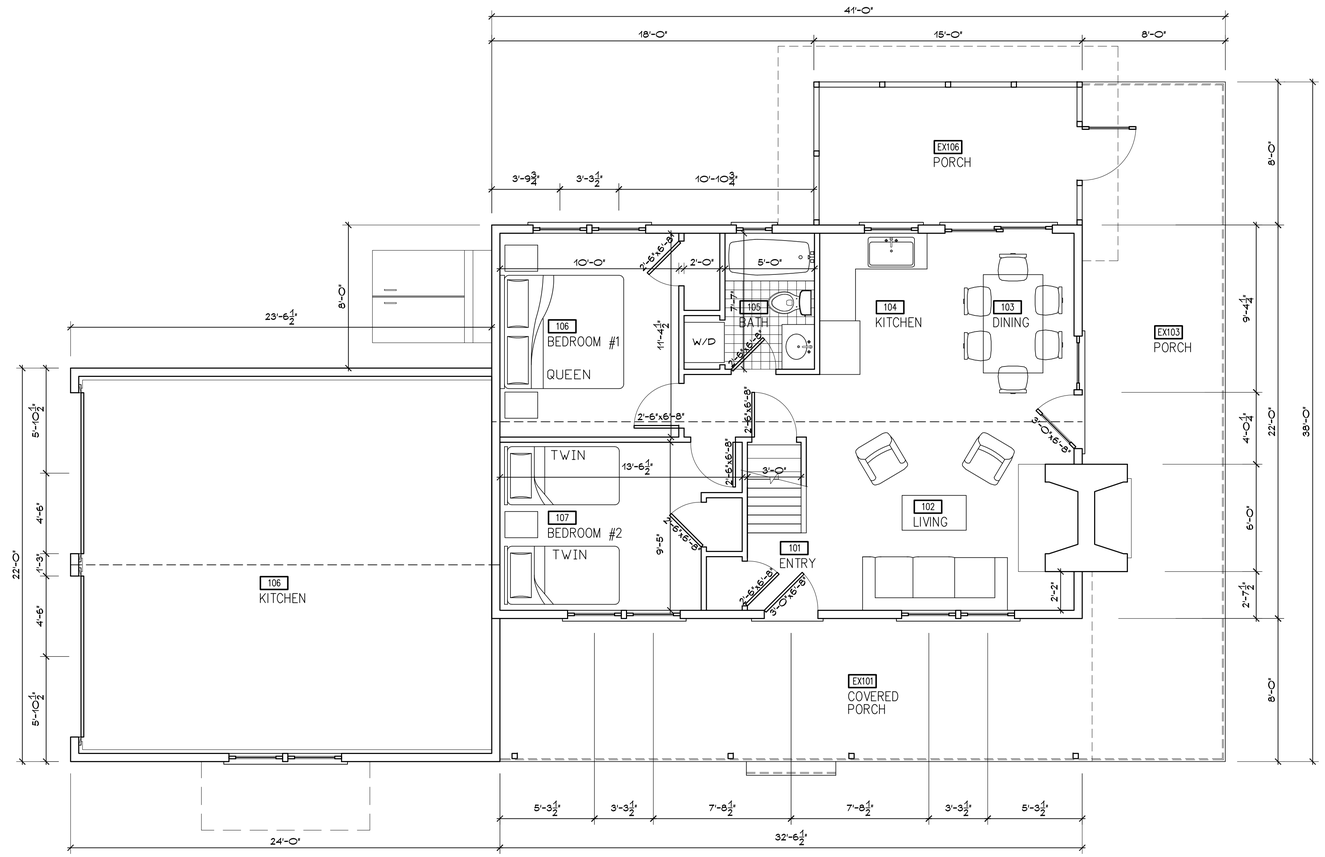
Drawn By: CT Checked By: GG

A0.0

Drawing Number:

File Name: Scale: **AS NOTED**

Date: 6/24/2021



① First Floor Plan
Scale: 1/4" = 1'- 0"

Project

7 North Bog Road

Edgartown, MA
02539

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FIRST FLOOR PLAN

Drawing Title:

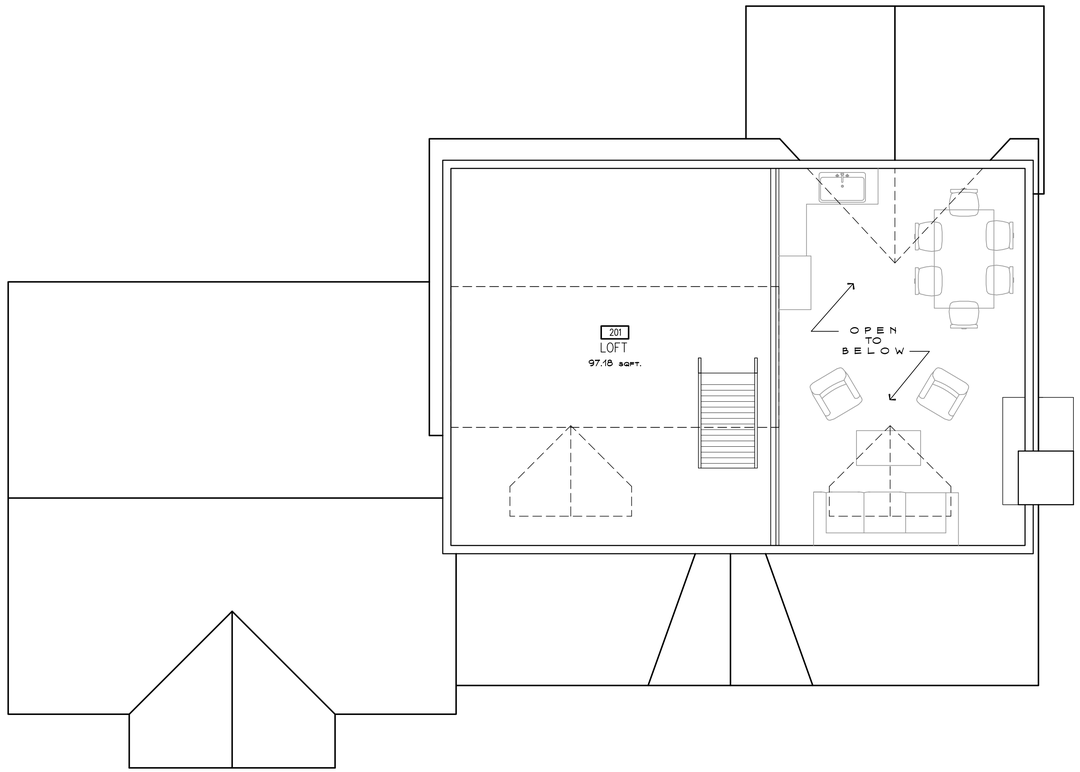
Drawn By: CG Checked By: GG

A1.0

Drawing Number:

File Name: Scale: **AS NOTED**

Date: 6/24/2021



1 **Loft Plan**
Scale: 1/4" = 1'- 0"

Project

7 North Bog Road

Edgartown, MA
02539

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LOFT PLAN

Drawing Title:

Drawn By: CG Checked By: GG

A1.2

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021

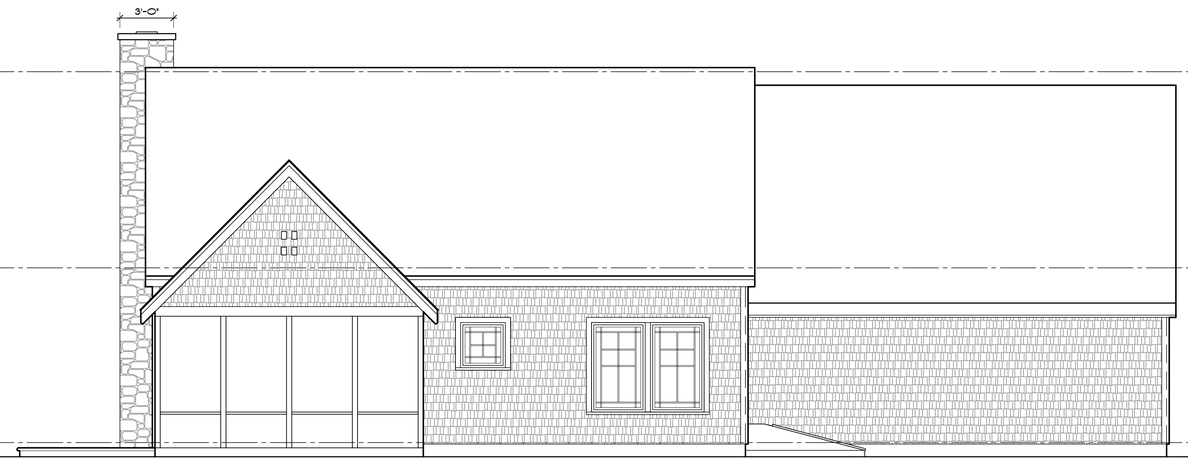
GENERAL NOTE:
ALL WINDOWS AND DOORS TO MATCH EXISTING. USE PELLA RESERVE SERIES SIZING FOR PRICING, CASING 1X4 W/ BAND MOLDING & APPLIED SUBSILL NON IMPACT GLASS AND CORRELATING NUMBERED PLYWD BARRIER PANELS

PLUMBING STACKS, BATHROOM EXHAUST, KITCHEN EXHAUST, ETC. LOCATIONS TO BE REVIEWED AND APPROVED BY GS DESIGN GROUP, INC. BEFORE INSTALLATION

NOTE:
ALL EXTERIOR TRIM, BRACKETS, MOLDINGS, ETC., SHALL BE KOMA
ALL EXPOSED SURFACE SHALL RECEIVE (1) COAT MFR. RECOMMENDED PRIMER AND (1) COAT SHERMAN WILLIAMS DURATION SERIES OR EQUAL LATEX PAINT. ALL JOINTS AND ADJOING PARALLEL SURFACES TOUCHING TO BE GLUED W/ MFR APPROVED 2 PART EPOXY GLUE/WELD ALL NAIL HOLES TO BE FILLED W/"BOND AND FILL" TRIM STICK PVC PUTTY OR EQUAL.

Front Elevation Scale: 1/4" = 1'- 0" | 1

Side Elevation Scale: 1/4" = 1'- 0" | 2



Front Elevation Scale: 1/4" = 1'- 0" | 3

Project

7 North Bog Road

Edgartown, MA
02539

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DESIGN DEVELOPMENT

ELEVATIONS

Drawing Title:

Drawn By: CT Checked By: GG

A2.0

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021

GENERAL NOTE:
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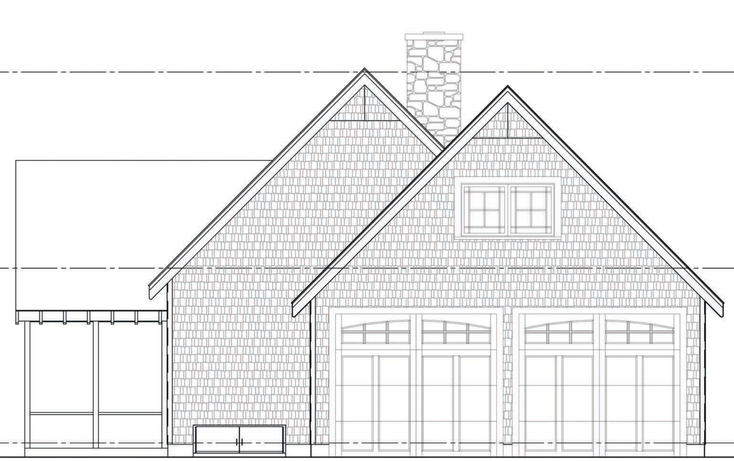
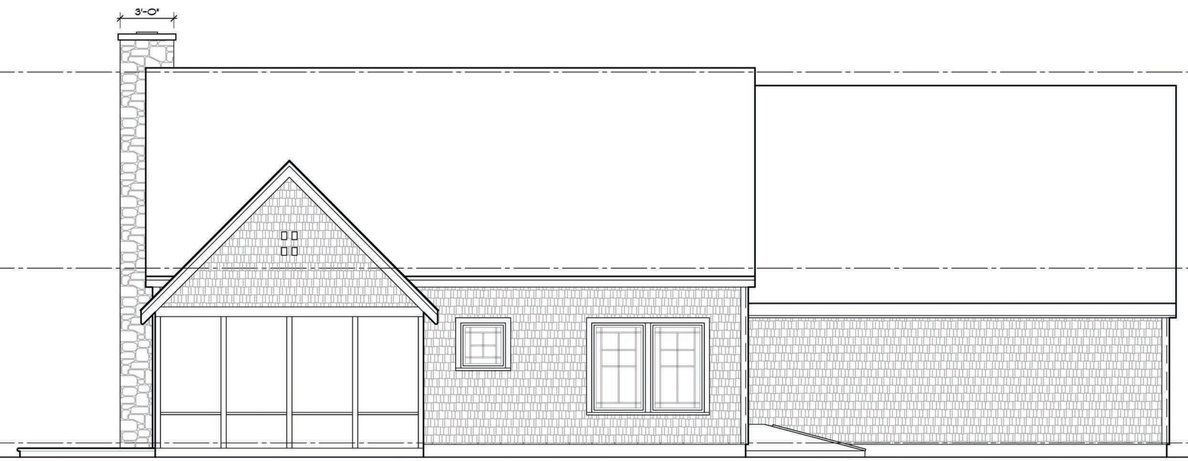
Front Elevation Scale: 1/4" = 1'- 0" | 1



Side Elevation Scale: 1/4" = 1'- 0" | 2



Front Elevation Scale: 1/4" = 1'- 0" | 3

Project

7 North Bog Road

Edgartown, MA
02539

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ELEVATIONS

Drawing Title:

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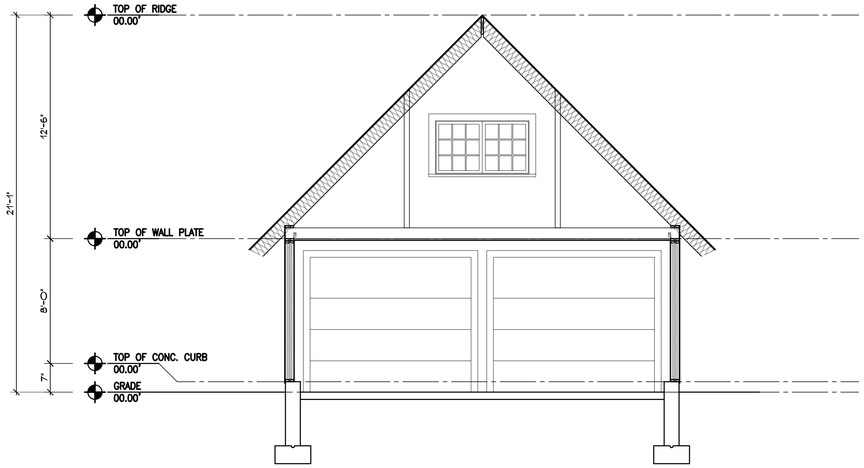
A2.0

Drawing Number:

File Name: Scale: AS NOTED

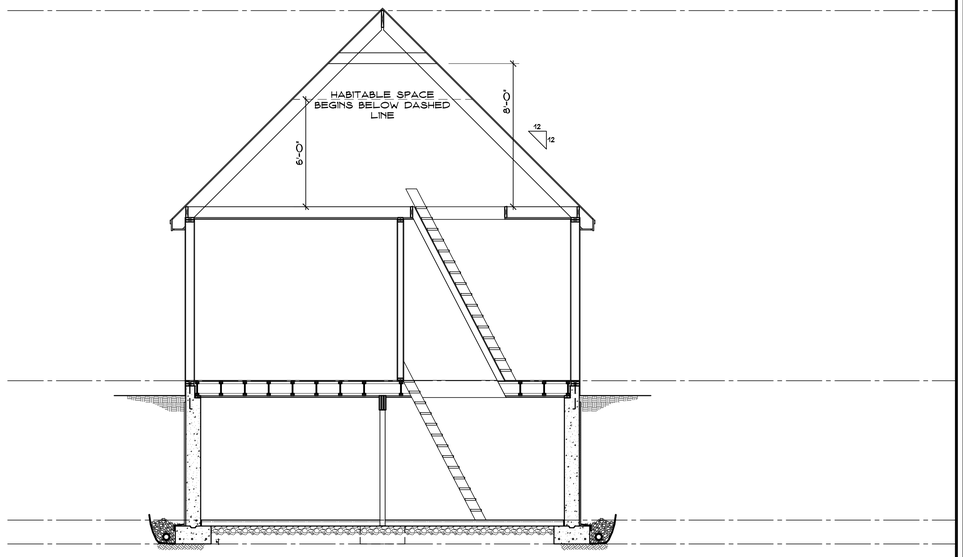
Date: 6/24/2021



Garage Section

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

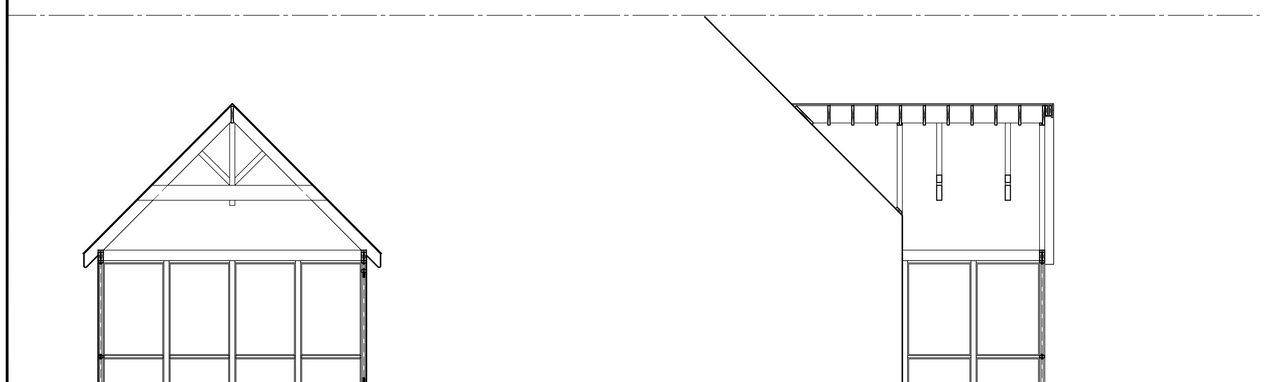
1



Building Section

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

2



Screened-in Porch Sections

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

3

Project

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02539

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DESIGN DEVELOPMENT

SECTIONS AND DETAIL

Drawing Title:

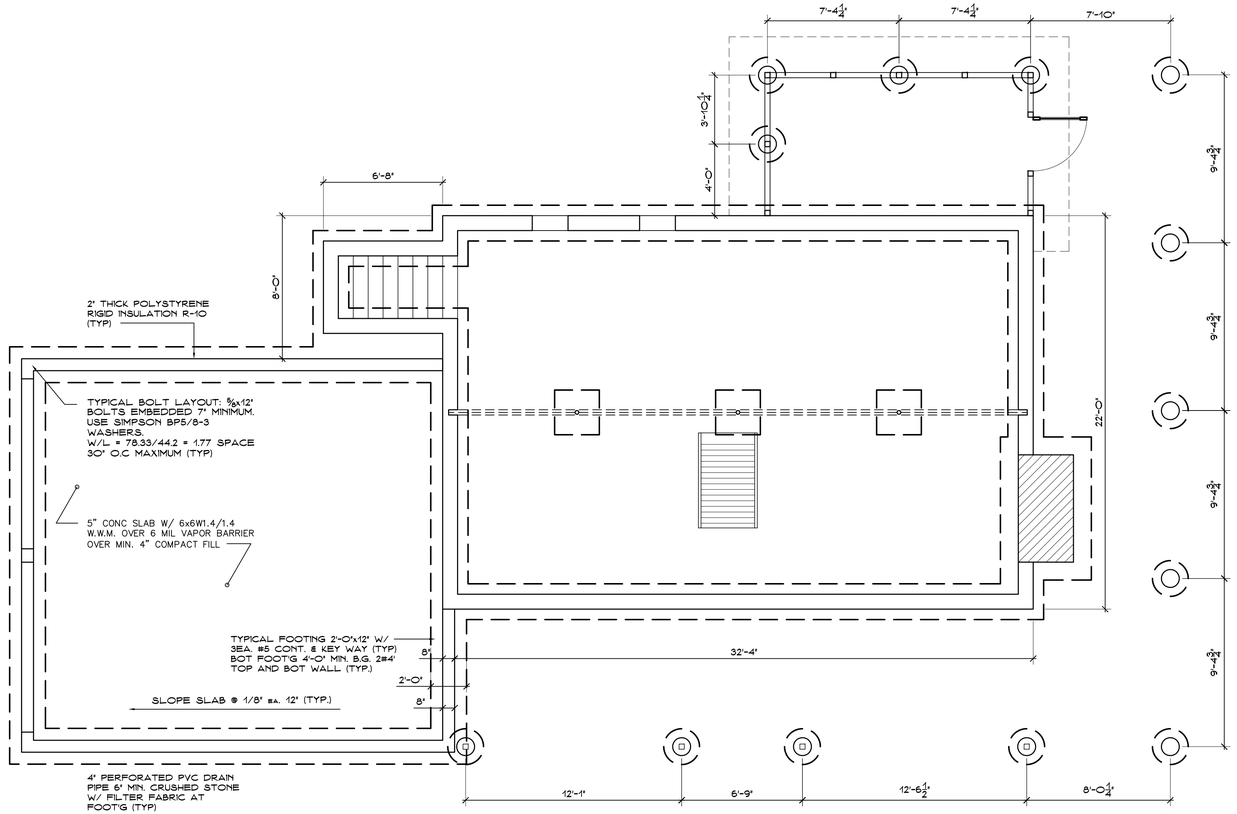
Drawn By: CT Checked By: GG

A3.0

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021



① Foundation Plan
Scale: 1/4" = 1'- 0"

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Newton,MA 02460
tel. 617.969.3539
e-mail dkirsztajnx@gmail.com

Issued For

REV.	ISSUE	DATE

DESIGN DEVELOPMENT

FOUNDATION PLAN

Drawing Title:

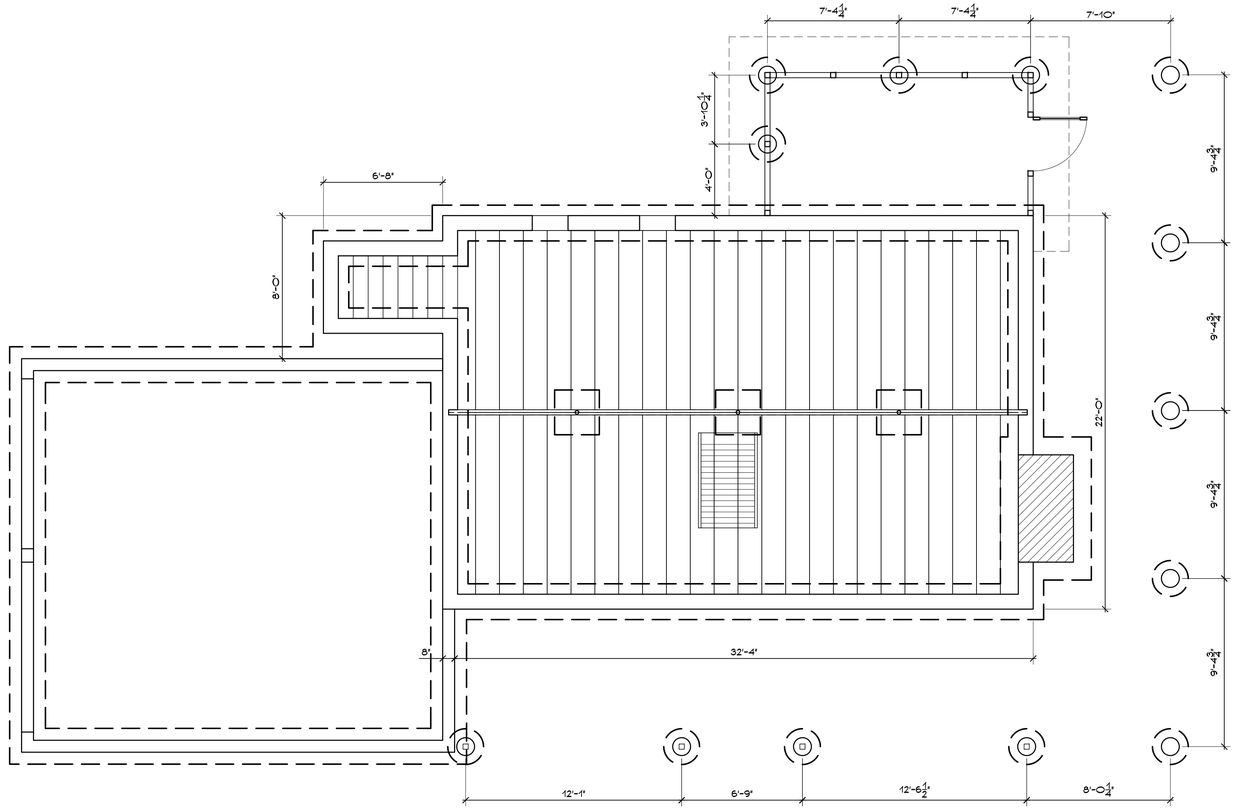
Drawn By: CT Checked By: GG

S0.1

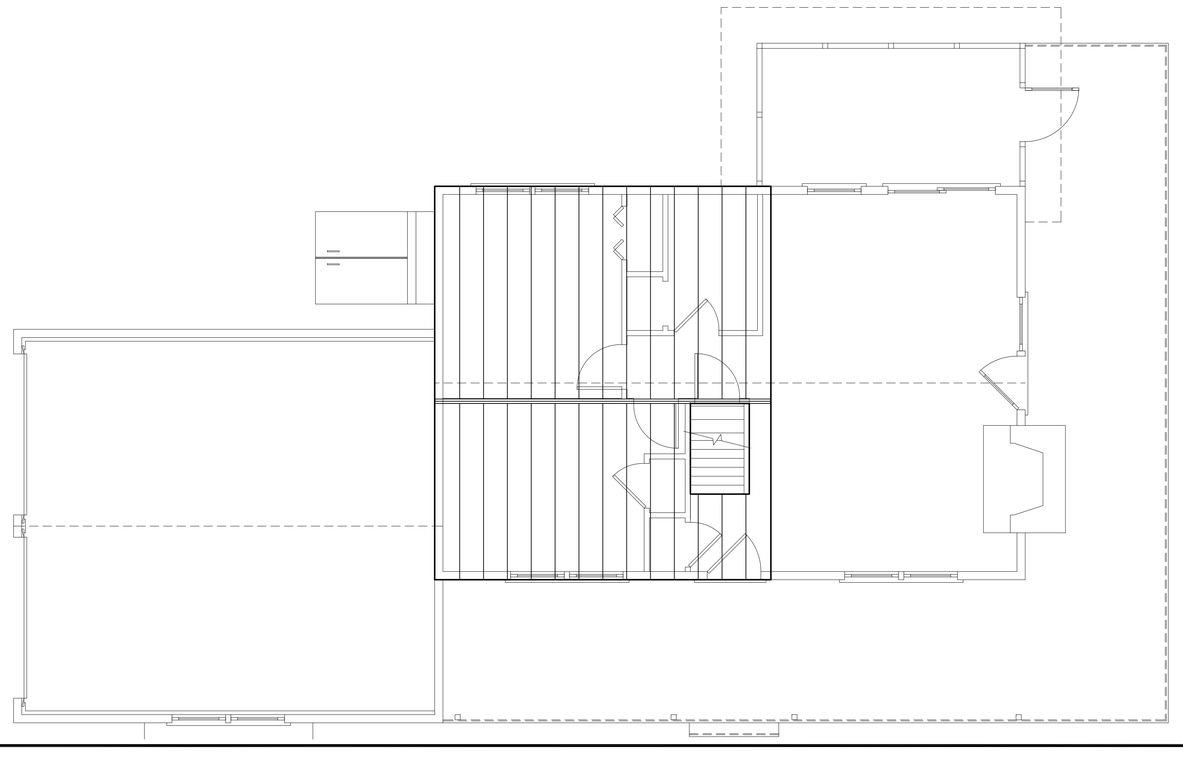
Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021



1 First Floor Structure Plan
Scale: 1/4" = 1'- 0"



1 Loft Structure Plan
Scale: 1/4" = 1'- 0"

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Edgartown, MA
02539

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DESIGN DEVELOPMENT

FIRST & SECOND FLOOR FRAMING PLAN

Drawing Title:

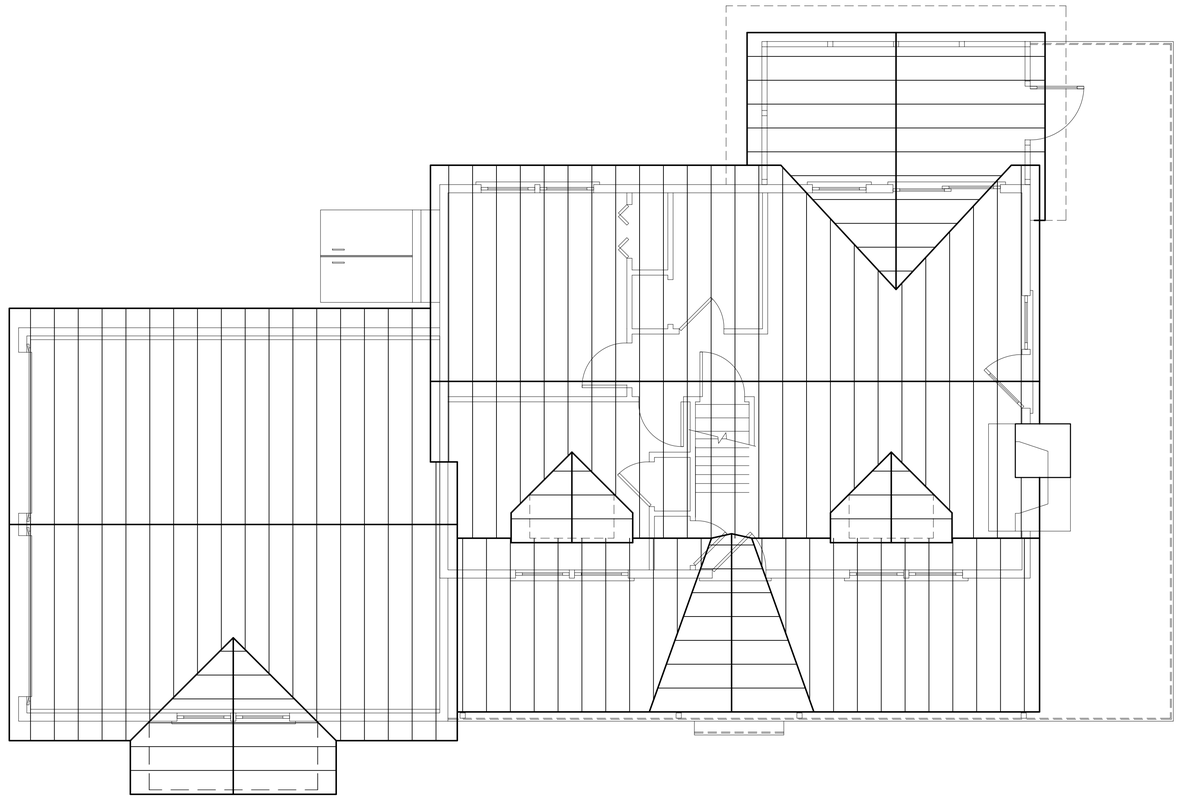
Drawn By: CT Checked By: GG

S1.0

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021



① **Roof Framing Plan**
Scale: 1/4" = 1'- 0"

Project

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Edgartown, MA
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DESIGN DEVELOPMENT

ROOF FRAMING PLAN

Drawing Title:

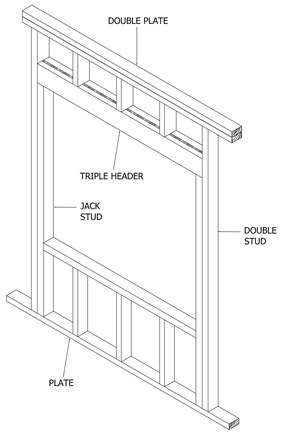
Drawn By: CT Checked By: GG

S2.0

Drawing Number:

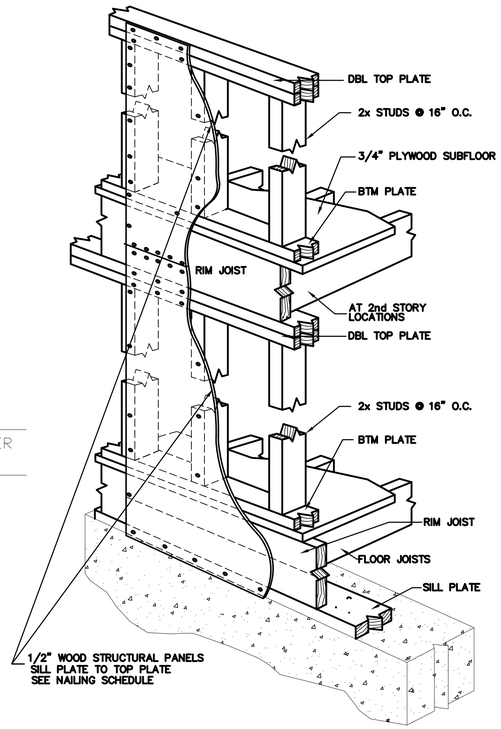
File Name: Scale: **AS NOTED**

Date: 6/24/2021



EXTERIOR WALL OPENINGS, HEADER DETAILS WITH JACK STUDS

NOT TO SCALE



SILL TO PLATE WITH WOOD STRUCTURAL PANELS

NOT TO SCALE

NAILING SCHEDULE

UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE SIZES. BOX AND PNEUMATIC NAILS OF EQUIVALENT DIAMETER AND EQUAL OR GREATER LENGTH TO THE SPECIFIED COMMON NAILS MAY BE SUBSTITUTED UNLESS OTHERWISE NOTED.

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	(2) 8d	(2) 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	(2) 16d	(3) 16d	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	(4) 16d	(5) 16d	AT JOINTS
STUD TO STUD (FACE-NAILED)	(2) 16d	(2) 16d	24" o/c
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o/c ALONG EDGES
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	(4) 8d	(4) 10d	PER JOIST
BLOCKING TO JOIST (TOE-NAILED)	(2) 8d	(2) 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	(3) 16d	(4) 16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	(3) 16d	(4) 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	(3) 8d	(3) 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	(3) 16d	(4) 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	(2) 16d	(3) 16d	PER FOOT
ROOF SHEATHING (WOOD STRUCTURAL PANELS)			
RAFTERS OR TRUSSES SPACED UP TO 16" o/c	8d	10d	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" o/c	8d	10d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITHOUT GABLE OVERHANG	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITH STRUCTRUAL OUTLOOKERS	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/LOOKOUT BLOCKS	8d	10d	4" EDGE / 4" FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	---	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STUCTURAL PANELS - STUDS SPACED UP TO 24" o/c	8d	10d	6" EDGE / 12" FIELD
½" AND $^{23}/_{32}$" FIBERBOARD PANELS	8d[1]	---	3" EDGE / 6" FIELD
½" GYPSUM WALLBOARD	5d COOLERS	---	7" EDGE / 10" FIELD
FLOOR SHEATHING (WOOD STRUCTURAL PANELS)			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD

[1] CORROSION REISISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

RESIDENTIAL BUILDNG DESIGN CRITERIA

780 CMR
THE STATE OF MASSACHUSETTS STATE BUILDING CODE
STATE BOARD OF BUILDING REGULATIONS & STANDARDS
Ninth Edition of the Massachusetts State Building Code
(One and Two Family Dwelling Code)

WOOD FRAME CONSTRUCTION MANUAL - WFCM
120 MPH EXPOSURE B
Guide to Wood Construction in High Wind Areas
for One and Two Family Dwellings.

NOTE:
IT IS THE INTENT TO PROVIDE A CONTINUOUS LOAD PATH, THE INTERCONNECTION OF ALL FRAMING ELEMENTS IS CRITICAL TO A WIND- RESISTIVE BUILDING. A CONTINUOUS LOAD PATH OF INTERCONNECTED FRAMING ELEMENTS FROM FOOTINGS AND FOUNDATION WALLS TO FLOORS, WALLS, AND ROOF FRAMING SHALL BE PROVIDED.

1.1 SCOPE

Table 5301.2(4) Massachusetts Basic Wind Speeds
Town : Edgartown, Basic Wind Speed 140 mph

5301.2.1.4 Exposure Category
1 Exposure A: City
2 Exposure B: Urban, Suburban
3 Exposure C: Open Terrain
4 Exposure D: Flat Unobstructed

Exposure B: Edgartown

Table R301.2(5) Massachusetts Ground Snow Loads
Town: Edgartown, Snow Load; 25 psf

R301.2.1.2 Protection of Openings
Windows in wind borne debris regions shall have Glazed openings protected from wind borne debris In accordance with Large Missile Test of ASTM E 1996 and of ASTM E 1886.
Exception: Wood structural panels, 7/16" by 8'-0", Shall be permitted for opening protection in one And two story buildings in accordance with Table 5301.2.1.2 and the IBC. Contractor to provide labeled, numbered, pre-screwed wood structural panels; to be utilized in the case of a hurricane.

FEMA 543 Definitions
Wind-Borne debris regions. Areas within Hurricane- prone regions located:
1. Within 1 mile of the coastal mean high water Line where the basic wind speed Is equal to or greater than 120 mph and in Hawaii.
2. In areas where the basic wind speed is equal to or greater than 120 mph.

1.2 APPLICABILITY

Two Story, 768 SF
Roof Pitch; 8₫/12
Mean Roof Height; 24'-0" ±
Building Length x Width; 32'-0" by 24'-0"
Aspect Ratio (L/W); 1.33
Nominal Height of Tallest Opening; 6'-8"

1.3 FRAMING

General framing connections shall be in Accordance with 780CMR 9th Edition unless noted.
Provide framing connections per General Nailing Schedule.

R301.5 Live Load
Minimum uniformly distributed live loads, Table R301.5:
Attics without storage; 10 psf
Attics with Storage; 20 psf
Decks; 40 psf
Exterior Balconies; 40 psf
Fire Escapes; 40 psf
Guardrails, Handrails 200 psf.
Guardrails in fill components; 50 psf
Passenger vehicle garage; 50 psf
Rooms other than sleeping; 40 psf
Sleeping Rooms; 30 psf
Stairs; 40 psf

R301.7 Deflection
The allowable deflection shall not exceed Table R301.7
Rafters greater than 3/12; L/180
Interior Walls; H/180
Floors/ Ceilings; L/360
Exterior Walls, stucco; H/360
Exterior Walls, brittle; L/240
Exterior Walls, flexible; L/120

2.1 FOUNDATION
Concrete shall be a minimum 3,000 PSI at 28 days.

2.2 FOUNDATION ANCHORAGE
Provide 5/8" diameter by 12" long by 3" hook Anchor bolts @ 42" O.C. with 3" X 3" X 1/4" plates. Provide an anchor bolt 6" to 12" from corner.

3.1 FLOORS
The clear span of floor joist shall meet or exceed the values set forth in 780CMR 9th Edition.

Floor openings shall not exceed the lesser of 12'-0" or 50% of the building dimension, L/2 or W/2.

3.6 FLOOR BRACING
Blocking and connections shall be provided at panel edges perpendicular to floor framing members in the first two truss or joist spaces and shall be 48" O.C. see Floor Bracing Detail.

4.1 WALLS
Loadbearing walls shall not exceed 10'-10" in height.
Non-loadbearing wall shall not exceed 20'-0" in height.

4.2 EXTERIOR WALLS
Maximum Loadbearing Stud Length
2 by 4 #2 at 16" O.C; 9'-9"
2 by 6 #2 at 16" O.C; 9'-9"
Maximum Non-loadbearing Stud Length
2 by 4 #2 at 16" O.C; 11'-5"
2 by 6 #2 at 16" O.C; 18'-5"

Gable Walls
Shall be braced for a distance of at least 1/3 of the building width with wood structural panels or at least 90% of the building width with gypsum wall board.

Story to Story Uplift and Lateral Connections see Detail.

Studs & Headers at Wall Openings see Table.

4.3 EXTERIOR WALL SHEATHING
Provide 7/16" wood structural panel sheathing on all exterior walls. Provide the minimum required percentage full-height sheathing see Tables 10 & 11 in the Wood Frame Construction Manual 110 MPH Ex. B.

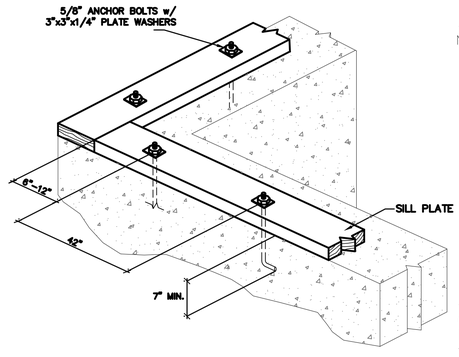
Exterior wall sheathing shall be nailed 6" O.C.edge and 12" O.C. field, with 8d common nails.

5.1 ROOF
Roof span shall not exceed 36'-0"
Roof openings shall not exceed the lesser of 12'-0" or 50% of the building dimension, L/2 or W/2.
Roof slope shall not be greater than 12/12.

5.2 WOOD RAFTERS
The clear span of rafters shall meet or exceed the values set forth in 780CMR 9th Edition. The maximum rafter span shall be limited to ¾ of the span permitted for the 20psf roof live load case, not to exceed 26'-0".
Provide Simpson H2.5 uplift connectors at each Rafter or truss.
Provide minimum 1 by 8 collar/rafter ties at 32" O.C. located in the upper third of the attic space and attached to rafters using 5-10d nails at each end.

5.3 ROOF SHEATHING
Provide 7/16" wood structural panel sheathing on all roofs.

5.4 ROOF BRACING ENDWALL
Blocking and connections shall be provided at panel edges perpendicular to roof framing members in the first two truss or rafter spaces and shall be 48" O.C. see Detail.

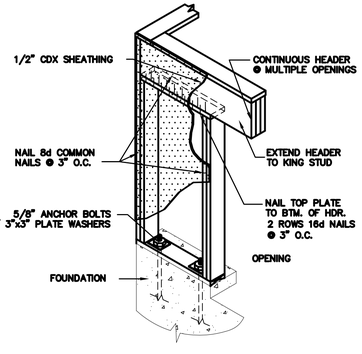


ANCHORAGE OF SILL TO FOUNDATION WALL

NOT TO SCALE

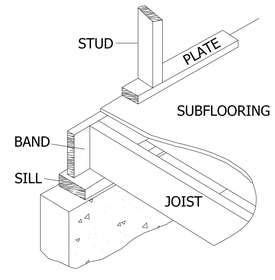
WALL OPENING FRAMING SCHEDULE

HEADER SPAN	LOADBEARING WALL MINIMUM HEADER SIZE	NON-LOADBEARING WALL MINIMUM HEADER SIZE	OPENING LOCATION	NO. OF KING STUDS	NO. OF JACK STUDS
2 FT	2 - 2x4	1 - 2x4 (FLAT)	≤ 3'-0" FROM OUTSIDE CORNER	2	2
3 FT	2 - 2x4	1 - 2x4 (FLAT)	> 3'-0" FROM OUTSIDE CORNER	2	1
4 FT	2 - 2x4	1 - 2x4 (FLAT)			
5 FT	2 - 2x4	1 - 2x4 (FLAT)	ALL LOCATIONS	3	2
6 FT	2 - 2x6	2 - 2x4			
7 FT	2 - 2x8	2 - 2x4			
8 FT	2 - 2x12	2 - 2x4			
9 FT	3 - 2x10	2 - 2x6			
10 FT	3 - 2x12	2 - 2x6	ALL LOCATIONS	4	2
11 FT	4 - 2x10	2 - 2x6			
12 FT		2 - 2x6	ALL LOCATIONS	5	2



TYPICAL NARROW WALL BRACING DETAIL

NOT TO SCALE



FLOOR FRAMING AT EXTERIOR WALL

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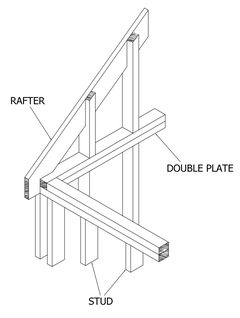
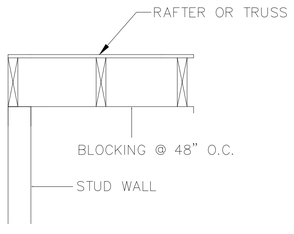


FRAMING AT GABLE ENDS

NOT TO SCALE



ROOF BRACE DETAIL

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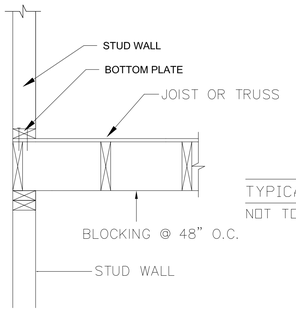
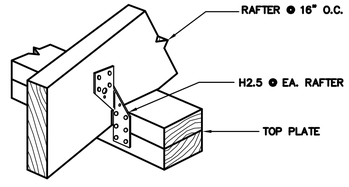


FLOOR BRACE DETAIL

NOT TO SCALE



TYPICAL RAFTER TO PLATE CONNECTION

NOT TO SCALE

Project

7 North Bog Road

Edgartown, MA 02539

NOTES:

All notes on this drawing are typical and apply equally to all comparable conditions. dimensions shall take precedence. Errors or discrepancies on details are to be brought to the attention of the GSDesign Group Inc. before the work or materials have eather been commenced , and or purchased

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DESIGN DEVELOPMENT

NAILING SCHEDULE & DETAILS

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S3.0

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/24/2021