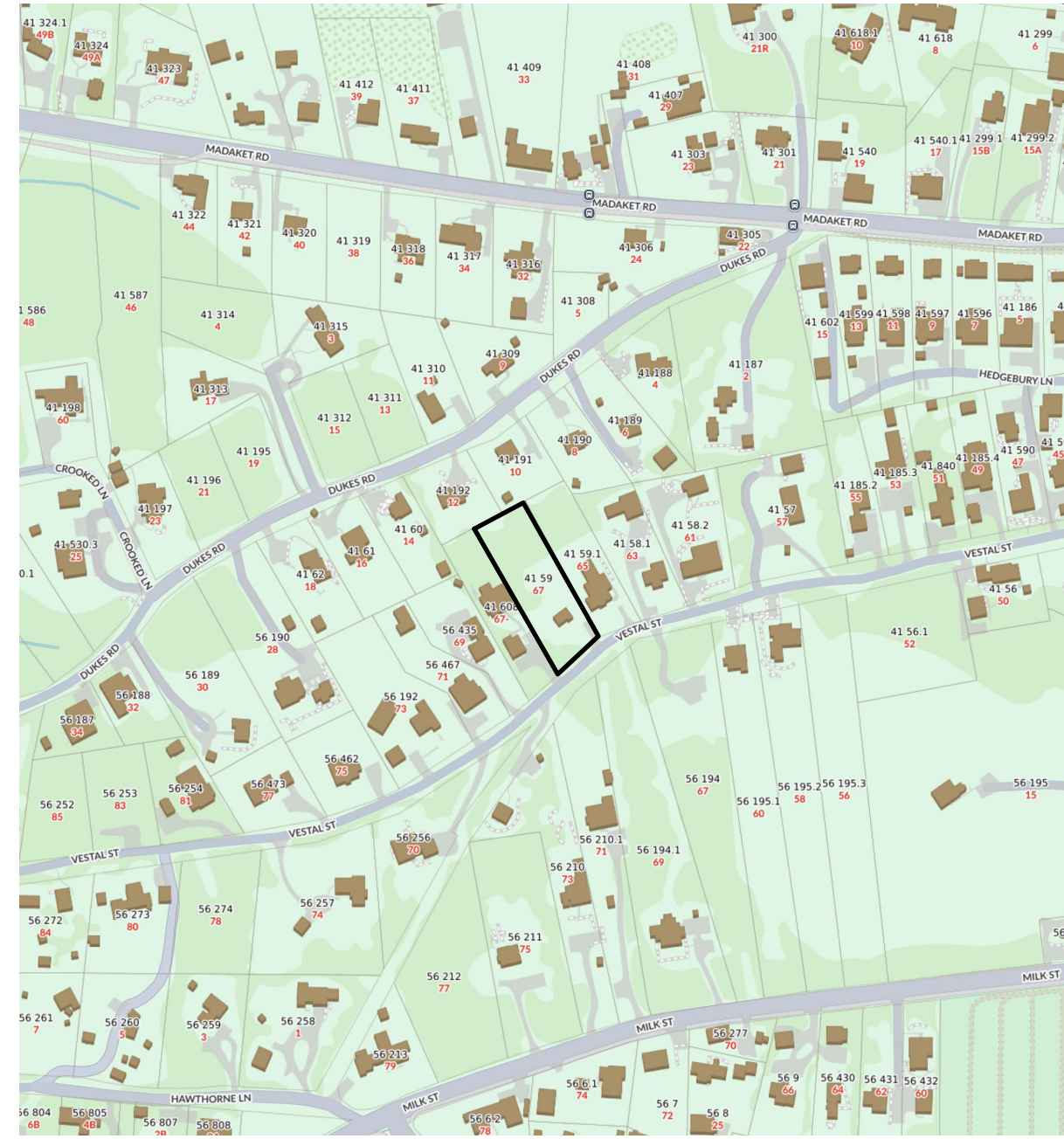


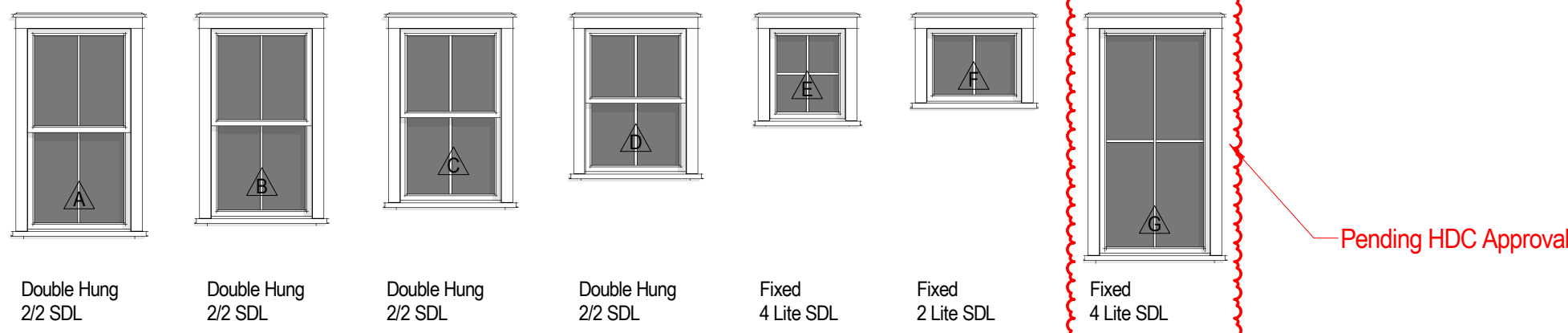
# 67 Vestal LLC

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Nantucket, MA 02554

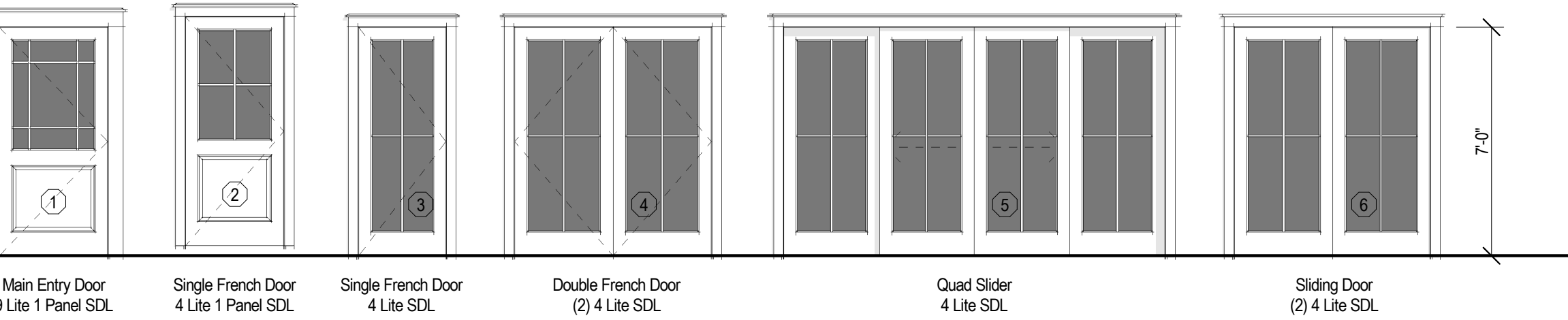
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**1 Locus Map**  
Not to Scale



For Construction



**2 Window / Door Legend**  
1/4" = 1'-0"

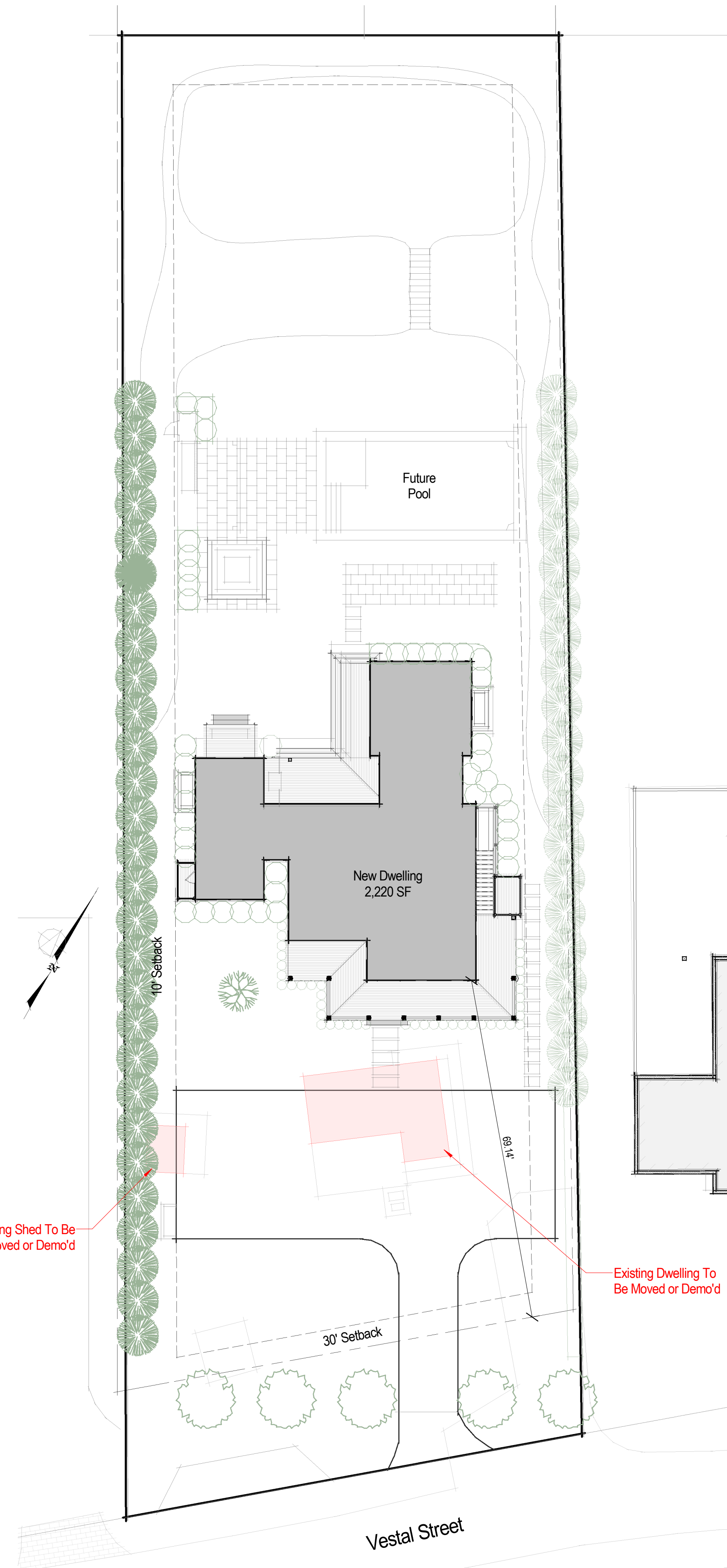
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	14	2'-11"	5'-4"	Andersen (A-Series)			≥ 30
B	9	2'-10"	5'-0"	**			**
C	11	2'-10"	4'-7"	**			**
D	7	2'-10"	3'-10"	**			**
E	5	2'-2"	2'-5 1/2"	**			**
F	2	2'-8"	2'-0"	**			**
G	4	3'-1"	5'-11 1/2"	**			**

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-4"	7'-0"	TBD			≥ 30
2	1	3'-0"	7'-0"	**			**
3	1	2'-8"	7'-0"	Andersen			**
4	2	6'-0"	7'-0"	**			**
5	2	11'-8"	7'-0"	**			**
6	1	6'-0"	7'-0"	**			**

**EXTERIOR DOOR & WINDOW NOTES**

- Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
- Refer to Plan For Tempered Glass Locations. Contractor To Verify Tempered Windows Are Provided Where Required
- Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
- Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.
- General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are in Accordance w/ Massachusetts Minimum Egress Requirements
- General Contractor to Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Rating



**3 Site Plan**  
1/16" = 1'-0"

**2437**

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Nantucket, MA 02554



**Site Information**

Map & Parcel:	41 / 59
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- A.2.3 Building Perspectives
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- D.1.4 Exterior Trim Details

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**Cover Sheet**

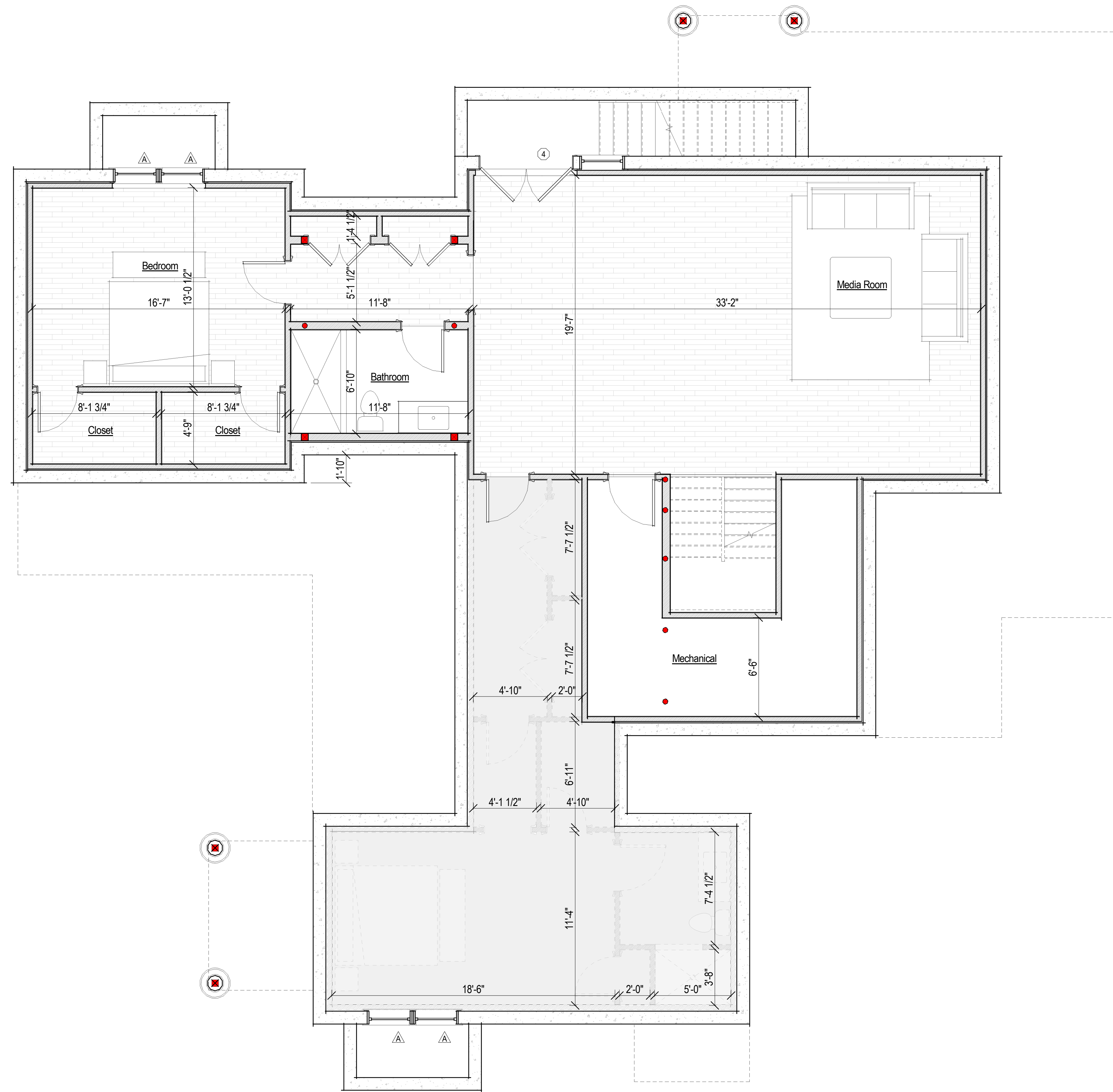
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**A.0.1**  
**2437**

03.28.25

For Construction



**1** Basement Plan - Proposed  
 1/4" = 1'-0"

2437

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67 Vestal Street  
Nantucket, MA 02554



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D.1.4	Exterior Trim Details

**Revisions**

**Basement Plan**

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**A.1.0**  
**2437**

03.28.25

For Construction



1 First Floor Plan - Proposed  
1/4" = 1'-0"

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Revisions

First Floor Plan

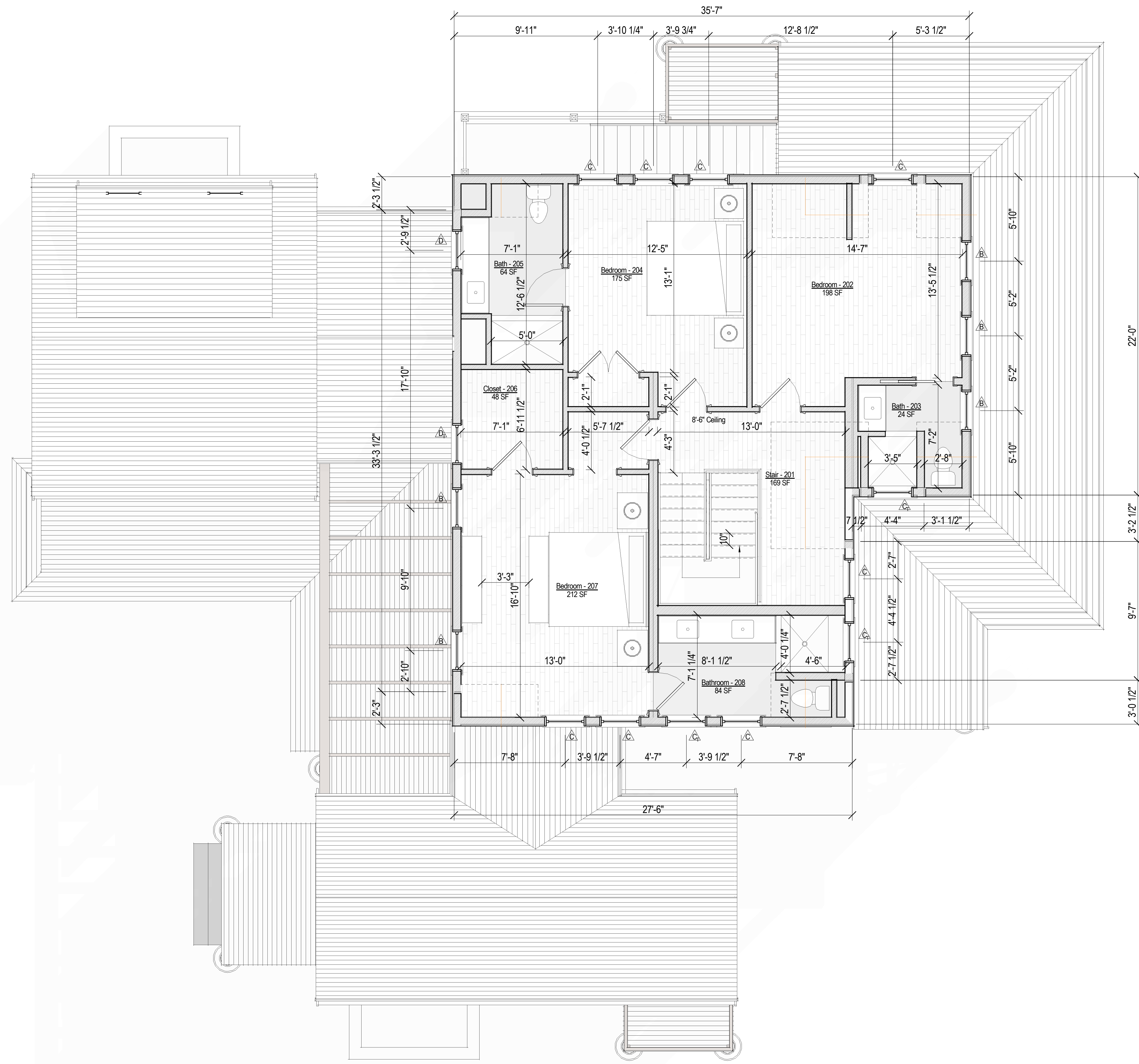
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A.1.1  
2437

03.28.25

For Construction



1 Second Floor Plan - Proposed  
1/4" = 1'-0"

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67 Vestal LLC

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Nantucket, MA 02554



Site Information

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Revisions

Second Floor Plan

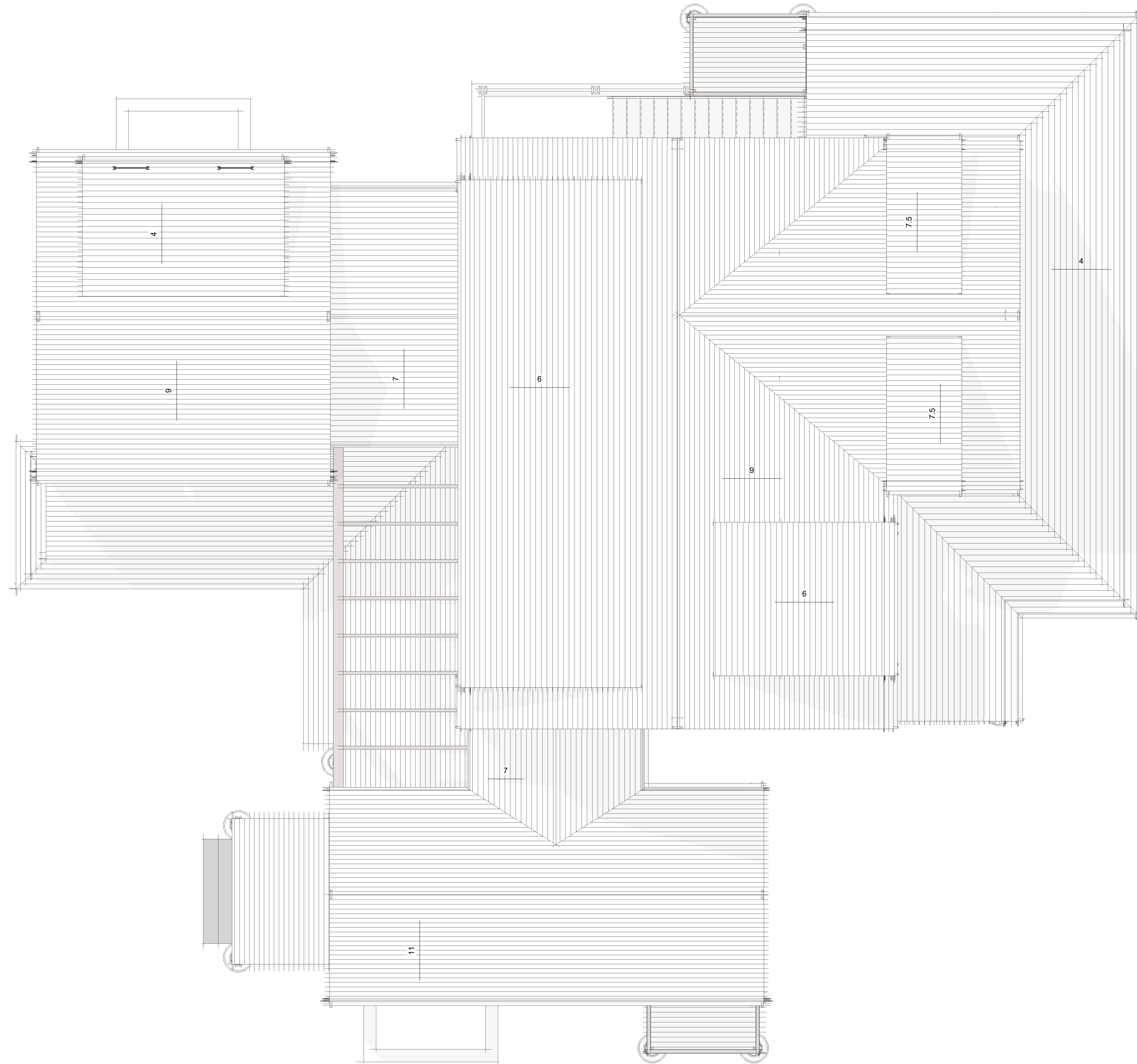
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A.1.2  
2437

For Construction

03.28.25



1 Roof Plan  
1/4" = 1'-0"

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Nantucket, MA 02554



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Revisions

Roof Plan

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A.1.3  
2437

03.28.25



1 South Elevation - Proposed  
1/4" = 1'-0"

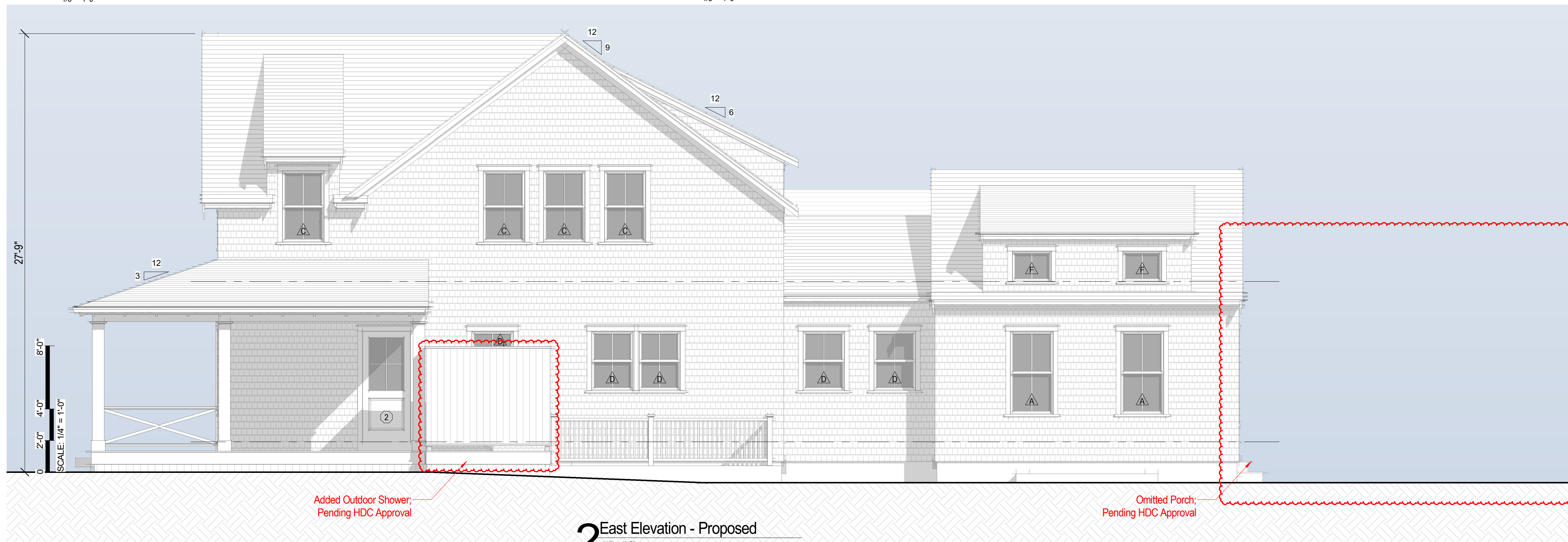


Previously Approved South Elevation  
1/8" = 1'-0"



Previously Approved East Elevation  
1/8" = 1'-0"

For Construction



2 East Elevation - Proposed  
1/4" = 1'-0"

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D.1.1	Exterior Trim Details
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D.1.3	Exterior Trim Details
D.1.4	Exterior Trim Details

Revisions

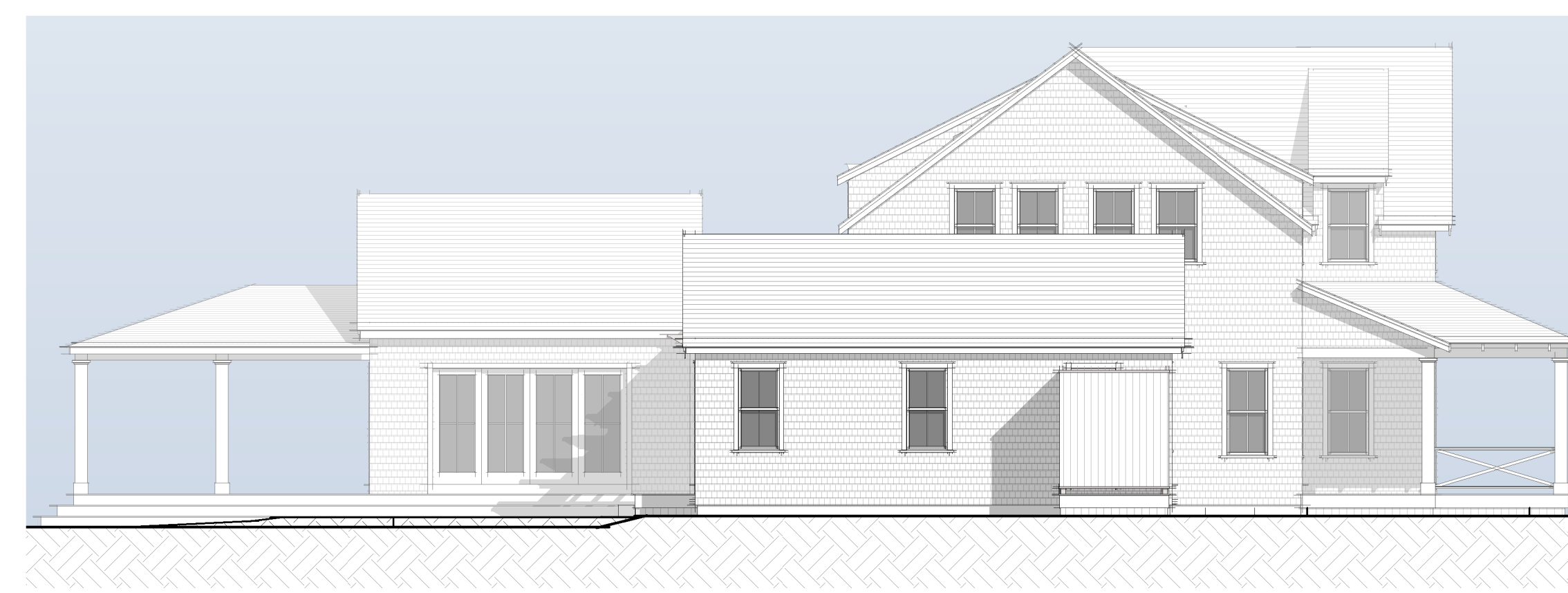
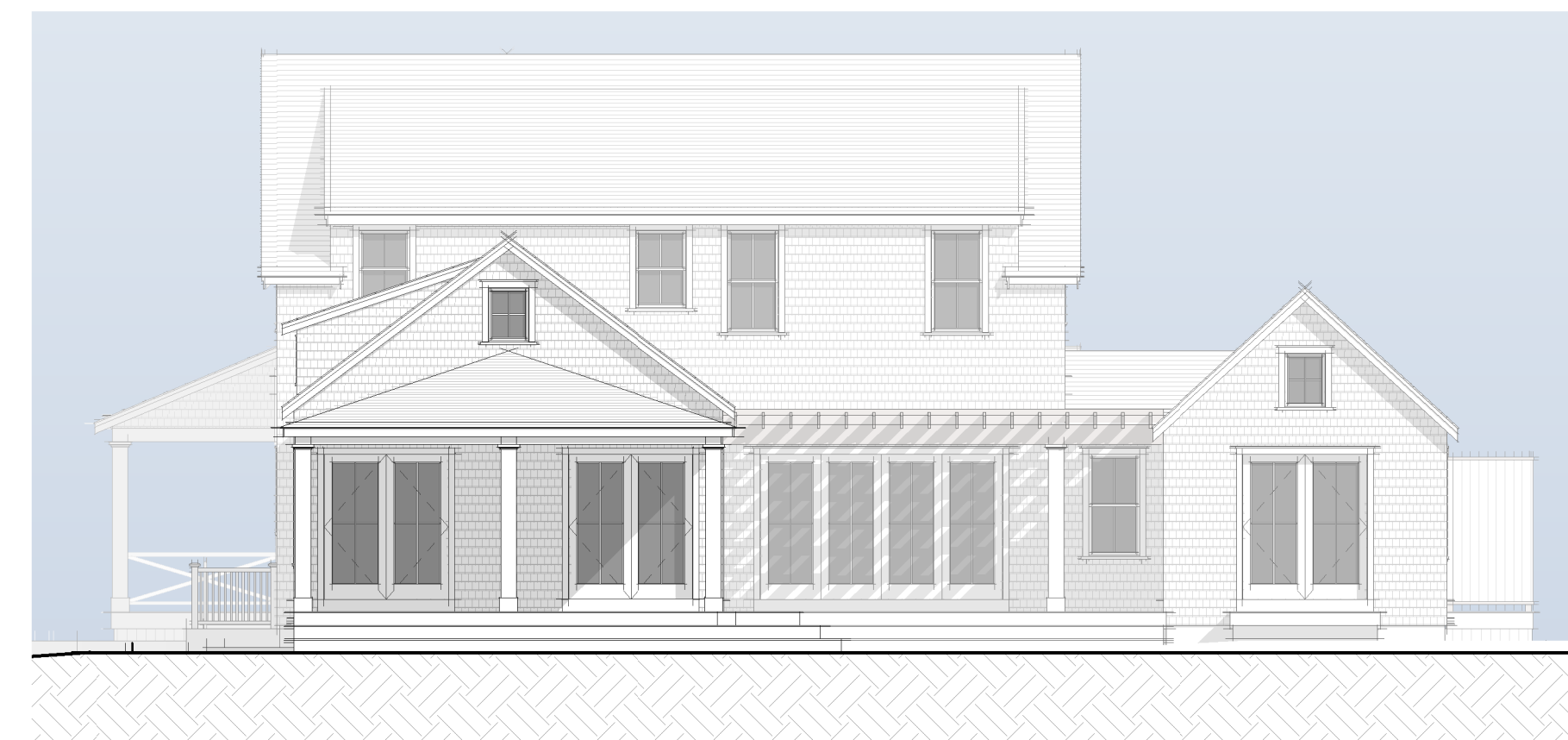
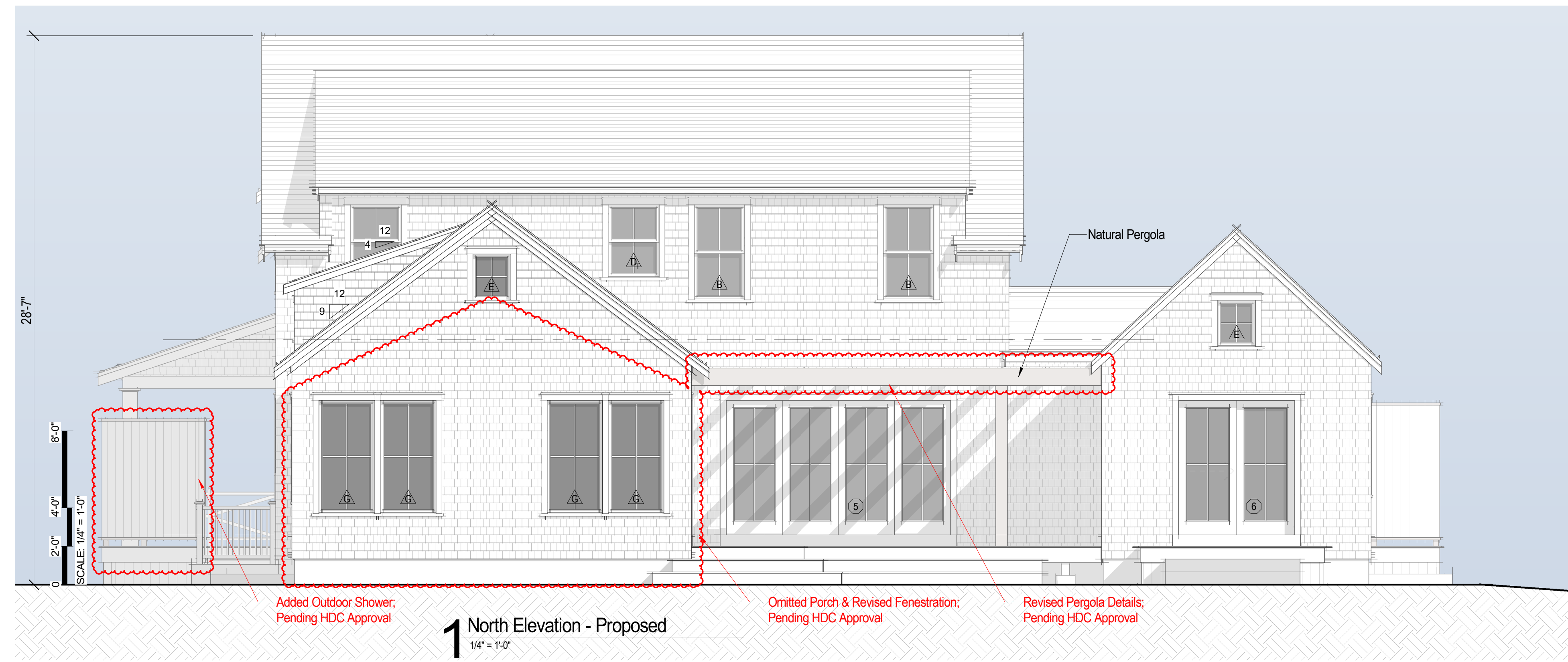
Revision 1	Date 1
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Exterior Elevations

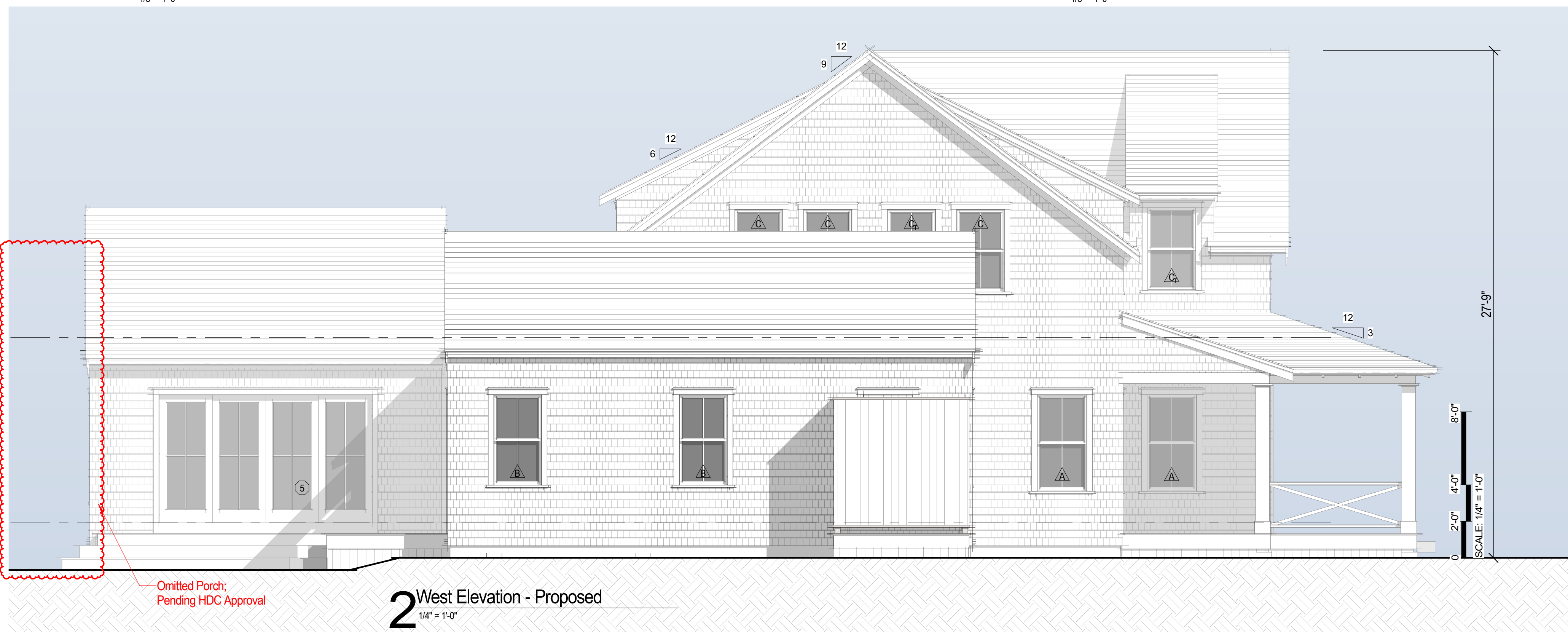
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A.2.1  
2437

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For Construction



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67 Vestal Street  
Nantucket, MA 02554



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D.1.4	Exterior Trim Details

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Exterior Elevations

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**A.2.2**  
**2437**

03.28.25

For Construction



South Perspective  
Not to Scale



North Perspective  
Not to Scale



West Perspective  
Not to Scale



East Perspective  
Not to Scale

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67 Vestal Street  
Nantucket, MA 02554



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Revisions

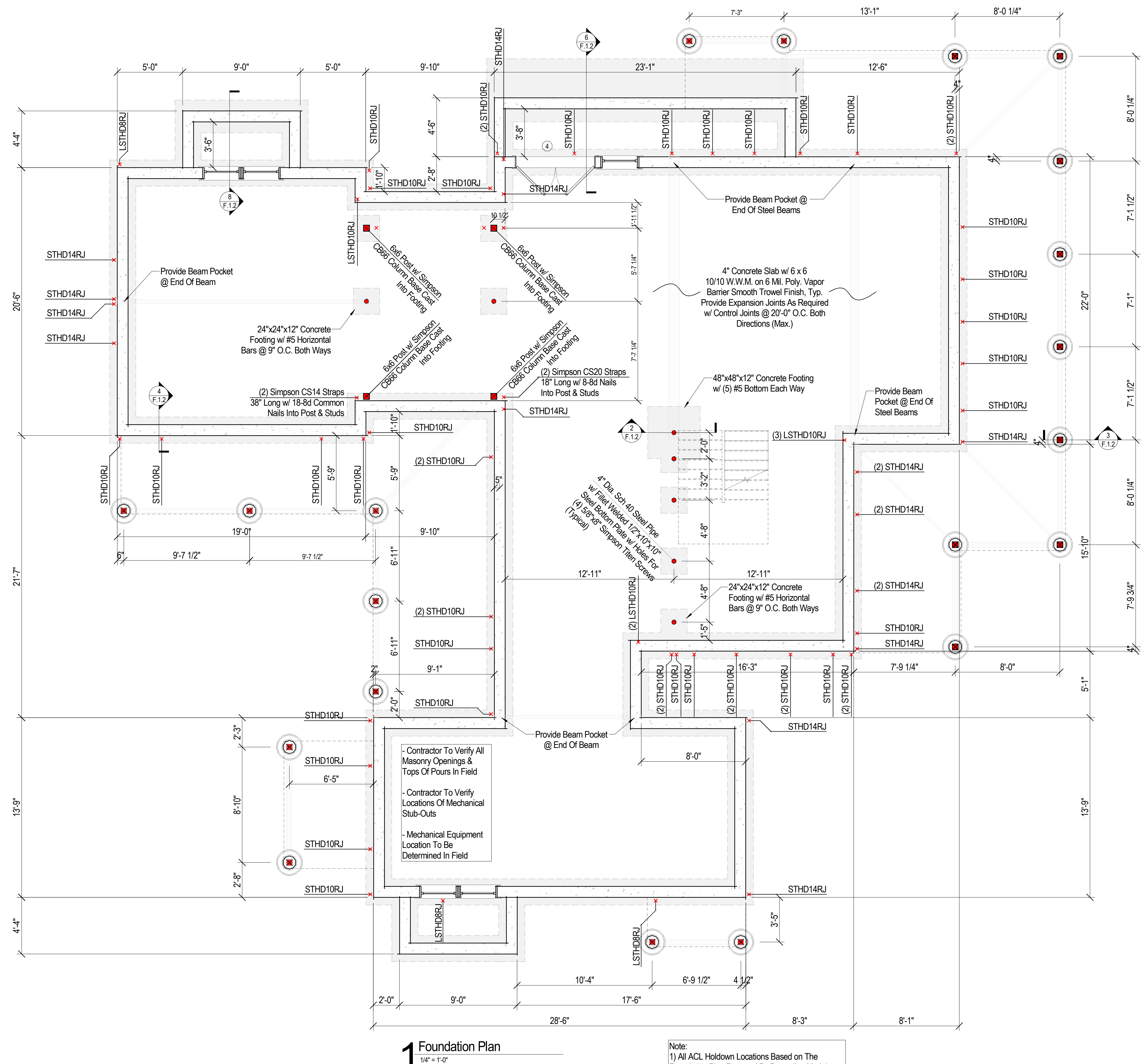
Building Perspectives

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A.2.3  
2437

03.28.25

For Construction



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

Note:  
 1) All ACL Holdown Locations Based on The Foundation Plan Prepared By Dreamline Modular  
 2) Final Locations To Be Coordinated w/ Dreamline Modular's Final Plans

**GENERAL STRUCTURAL NOTES**

- The structural drawings shall be used in conjunction with the architectural, civil, mechanical, plumbing, and electrical drawings and the specifications. The contractor shall verify the requirements of other trades as to items to be placed or set in the structural work.
- The contractor shall provide temporary shoring and bracing required to erect and hold new structures in proper alignment until permanent supports and lateral bracing are in place. The contractor is responsible for shoring and bracing the existing building components prior to the start of construction.
- Changes, substitutions, or omissions made by the general contractor or subcontractors to the contract documents shall be submitted to the engineer for approval. The submission shall highlight and note the proposed change, substitution, or omissions to the contract documents which do not follow this approval procedure shall be considered not approved.

<b>Roof Snow Loads</b>	
Ground Snow Load (Pg)	25 psf
Flat Roof Snow (Pf)	25 psf (+drift where applicable)
<b>Floor Loads</b>	
First Floor	100 psf
Second Floor, Attic & Loft	40 psf
<b>Wind Loads</b>	
Basic Wind Speed (V)	140 mph (3 second gust)
Wind Importance Factor (I)	1.0
Risk Category	II
Wind Exposure	B
<b>Earthquake Design Data</b>	
Seismic Importance Factor (I)	1.0
Risk Category	II
Mapped Spectral Accelerations (S <sub>s</sub> )	0.113 S <sub>s</sub> =0.047
Site Class	D (Assumed)
Spectral Response Coefficients (S <sub>o</sub> s)	0.121 S <sub>o1</sub> =0.075
Seismic Design Category	B
Basic Seismic-force Resisting System	Light framed wood walls sheathed with wood structural panels rated for shear
Seismic Response Coefficient (C <sub>s</sub> )	0.019
Response Modification Factor (R)	6-1/2
Analysis Procedure Used	Equivalent Lateral Force Analysis

**SOIL CONDITIONS & STRUCTURAL FILL**

- All footings shall be carried to the depths shown and deeper, if required, and shall rest on undisturbed soil having a safe bearing pressure of 1500 psf.
- No footing shall be placed on frozen soil or in standing water.
- Structural fill shall be well graded bank run, screened or crushed gravel, and shall be compacted to 95% of maximum dry density as determined by ASTM D1557.
- Provide a minimum of 6" (or greater if required by the geotechnical engineer) well compacted, clean, coarse sand and gravel under all slabs on grade after the top soil has been removed.

**CONCRETE**

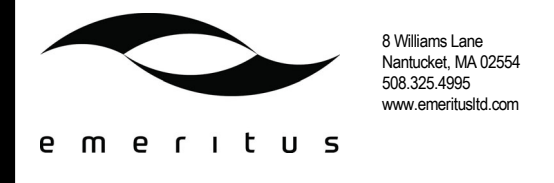
- Concrete work shall conform to the latest American Concrete Institute (ACI) code for *Building Code Requirements for Reinforced Concrete*.
- All concrete shall attain a minimum compressive strength of 3000 psi at 28 days except the concrete slab shall attain a minimum compressive strength of 3500 psi at 28 days.
- Concrete shall not contain slag or silica fume and, if using fly-ash the maximum quantity per weight of cement shall be 20%.
- All reinforcing steel shall be deformed bars conforming to ASTM A615 Grade 60.
- All reinforcing steel shall be electrically grounded in accordance with the National Electric Code, as amended by the Massachusetts State Building Code.
- The following minimum cover shall be provided for reinforcement:
 

Concrete against the earth	3"
Formed concrete exposed to earth or weather	
#5 or smaller	1 1/2"
#6 or larger	2"
Concrete not exposed to earth or weather	
slabs or walls	3/4"
beams and columns	1 1/2"
- All continuous reinforcing bars shall be lapped 48 bar diameters at splices and at corners unless otherwise noted. Terminate bars at non-continuous ends with standard hooks.

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**Revisions**

**Foundation Plan**

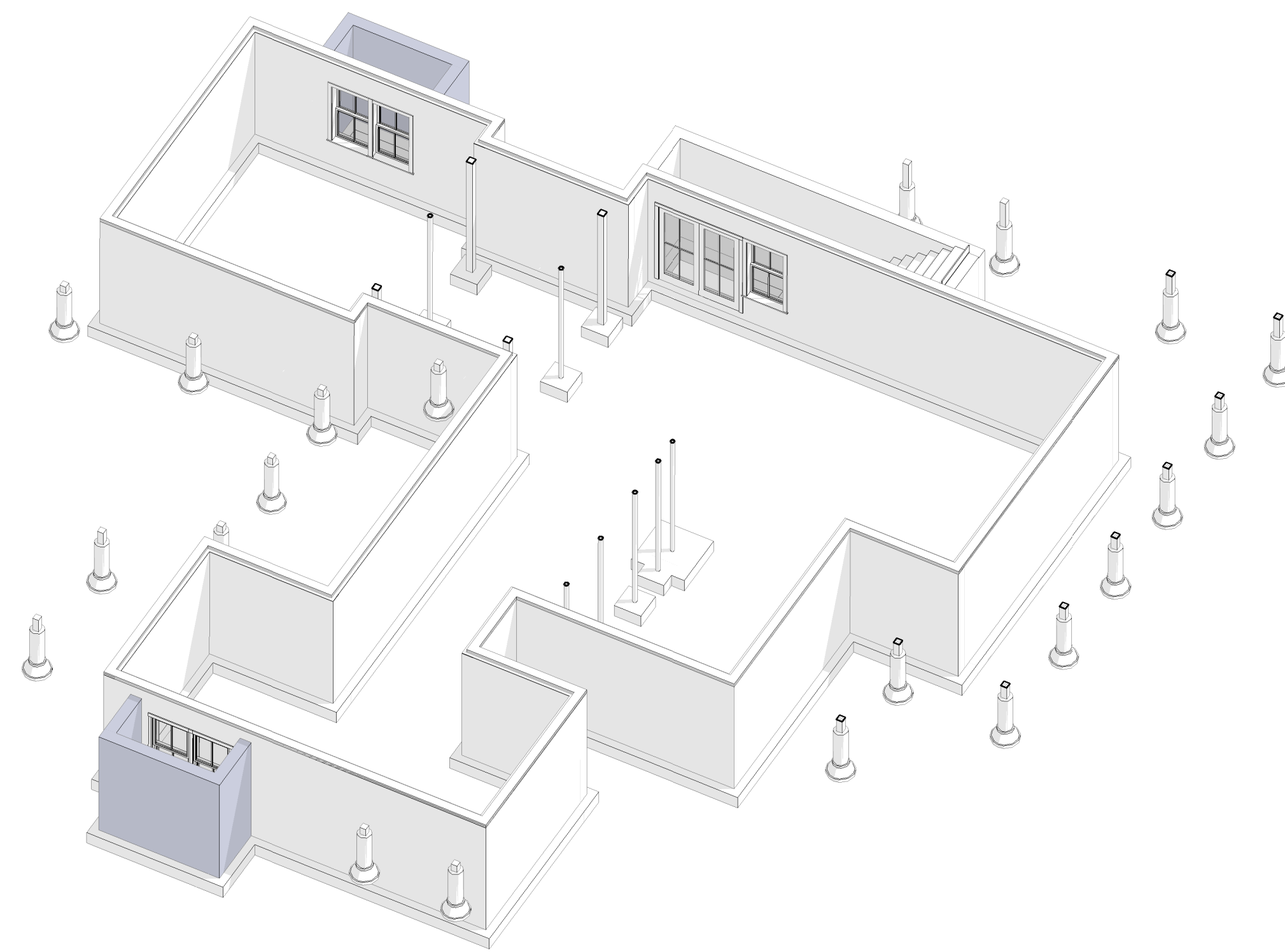
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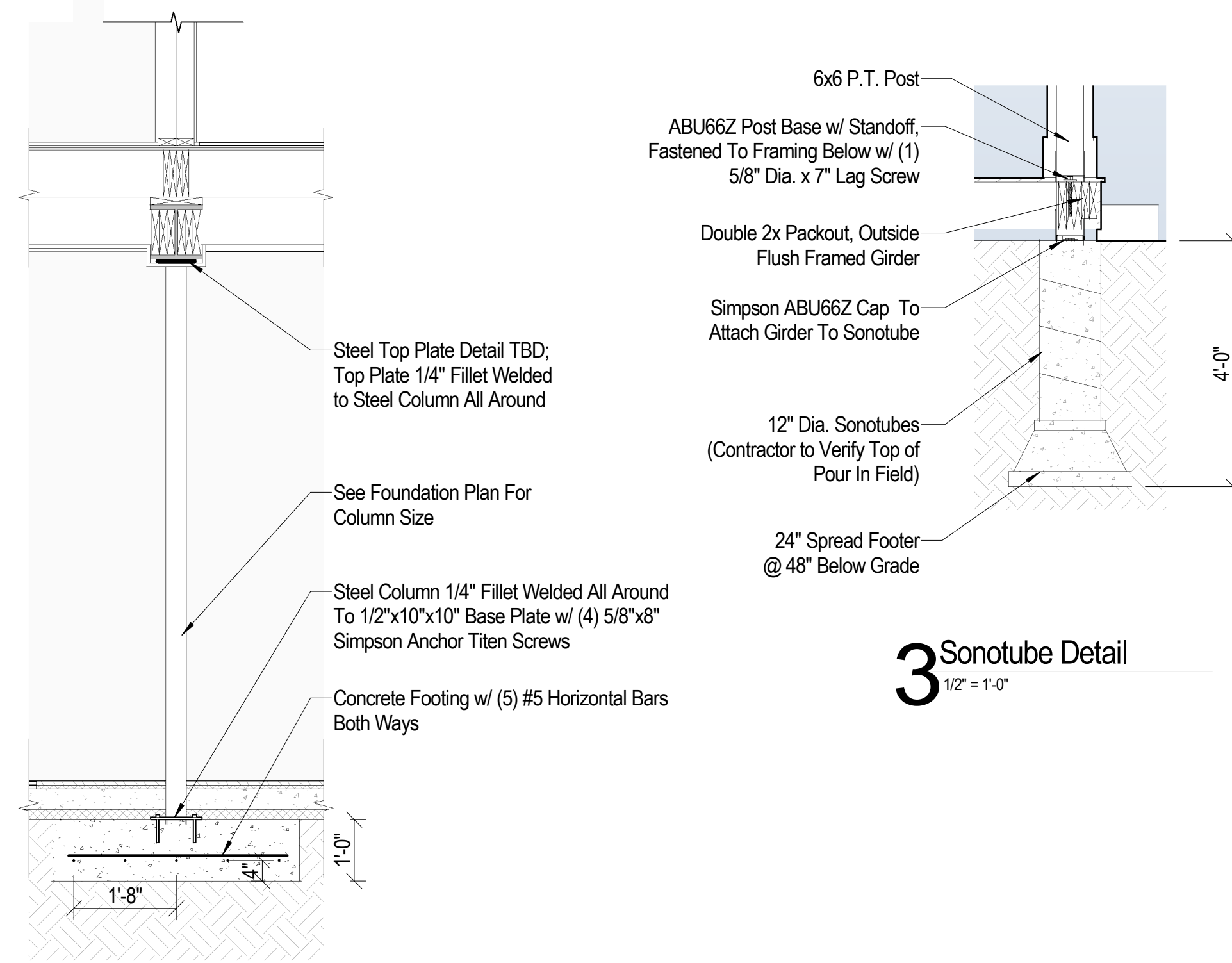
F.1.1  
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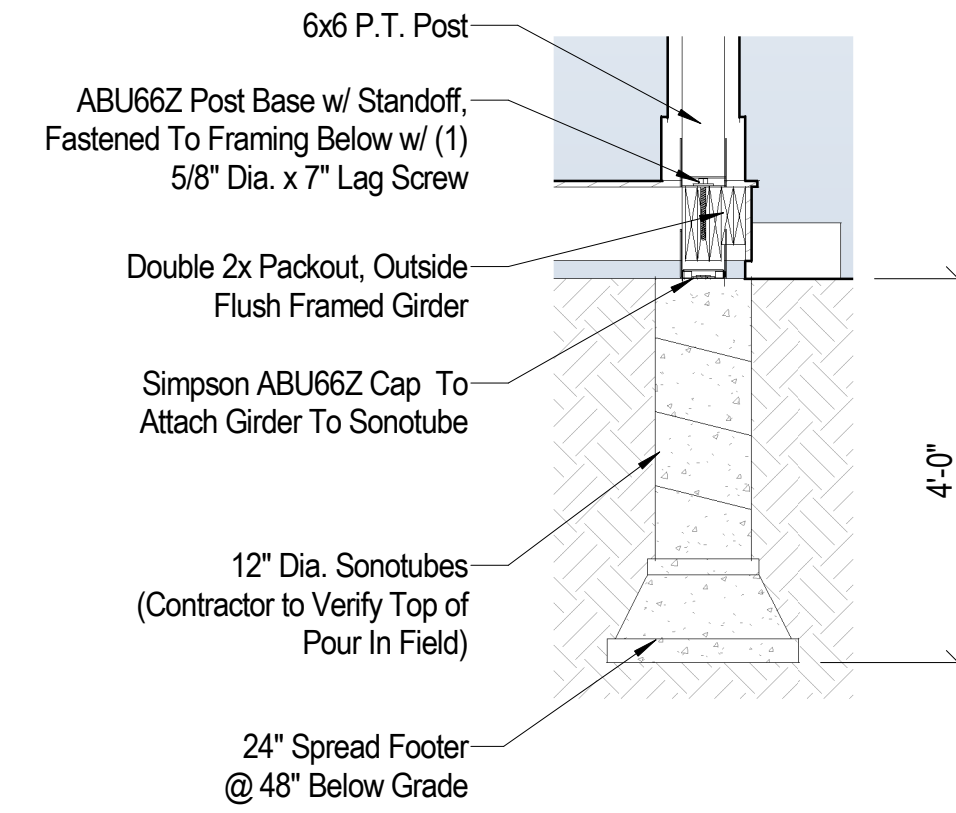
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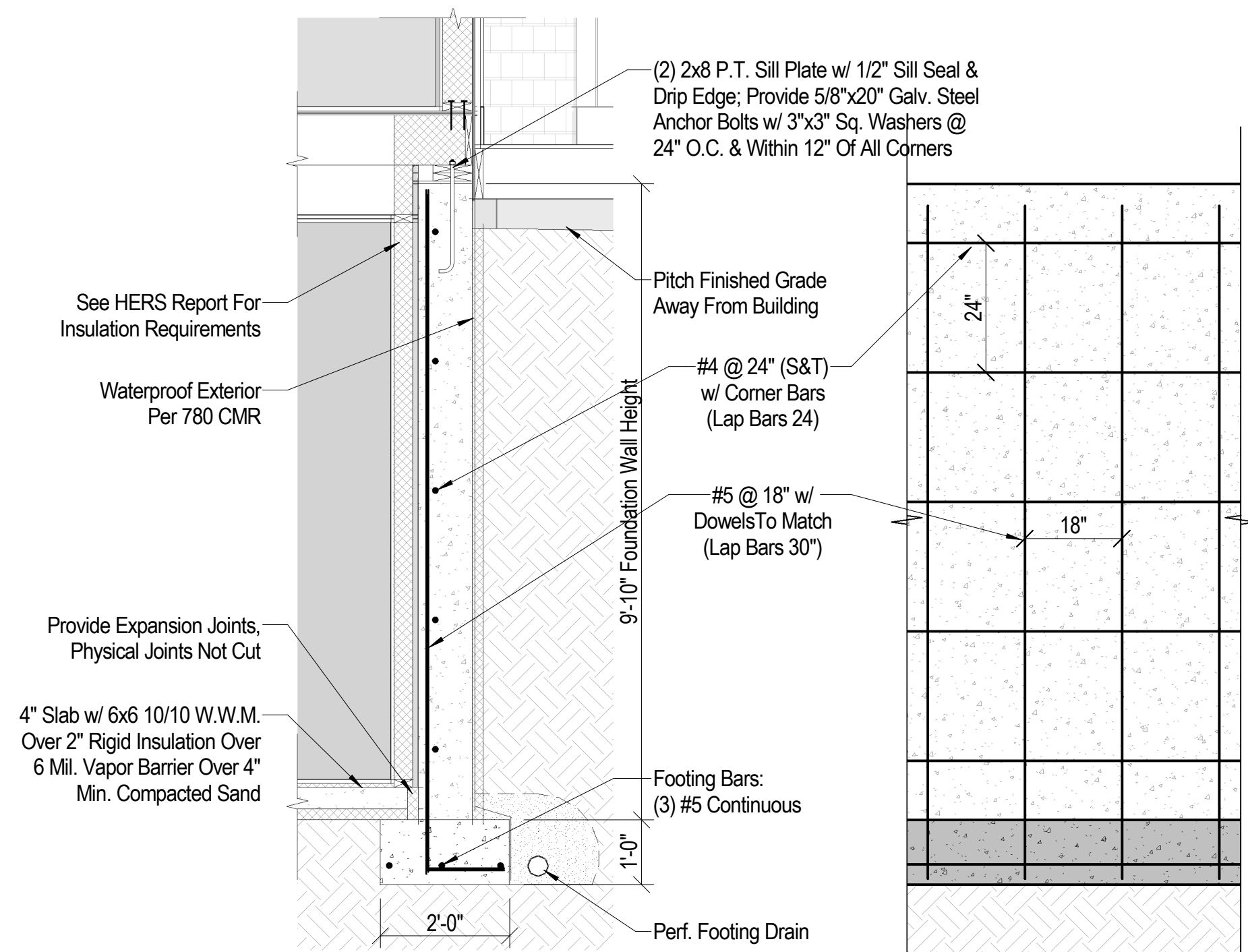
1 Foundation Axon  
1/2" = 1'-0"



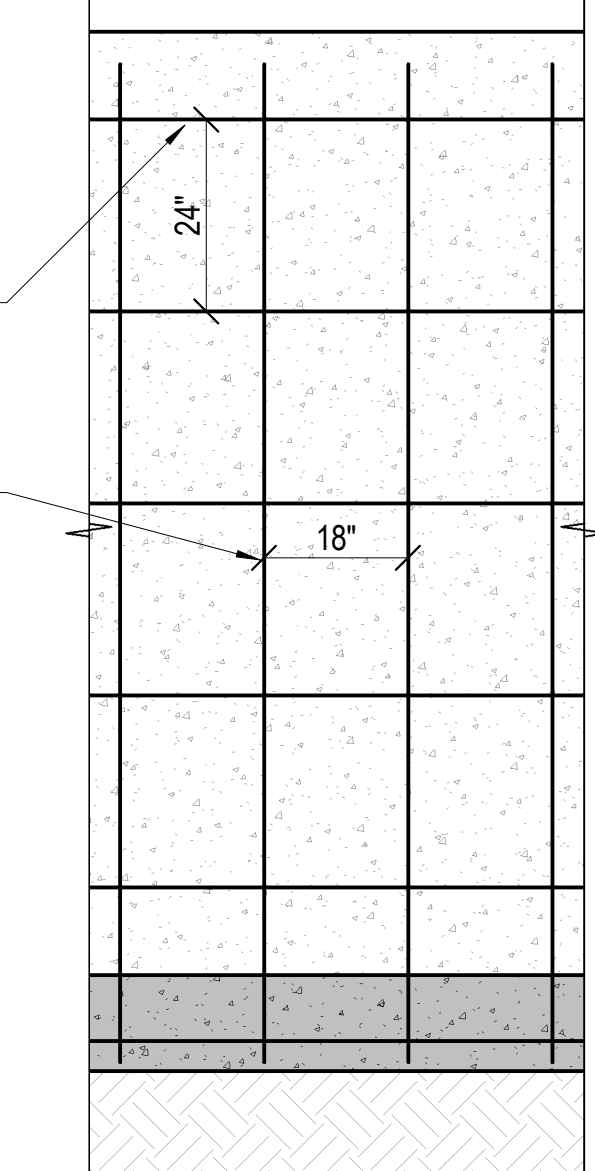
2 Foundation @ Isolated Column  
1/2" = 1'-0"



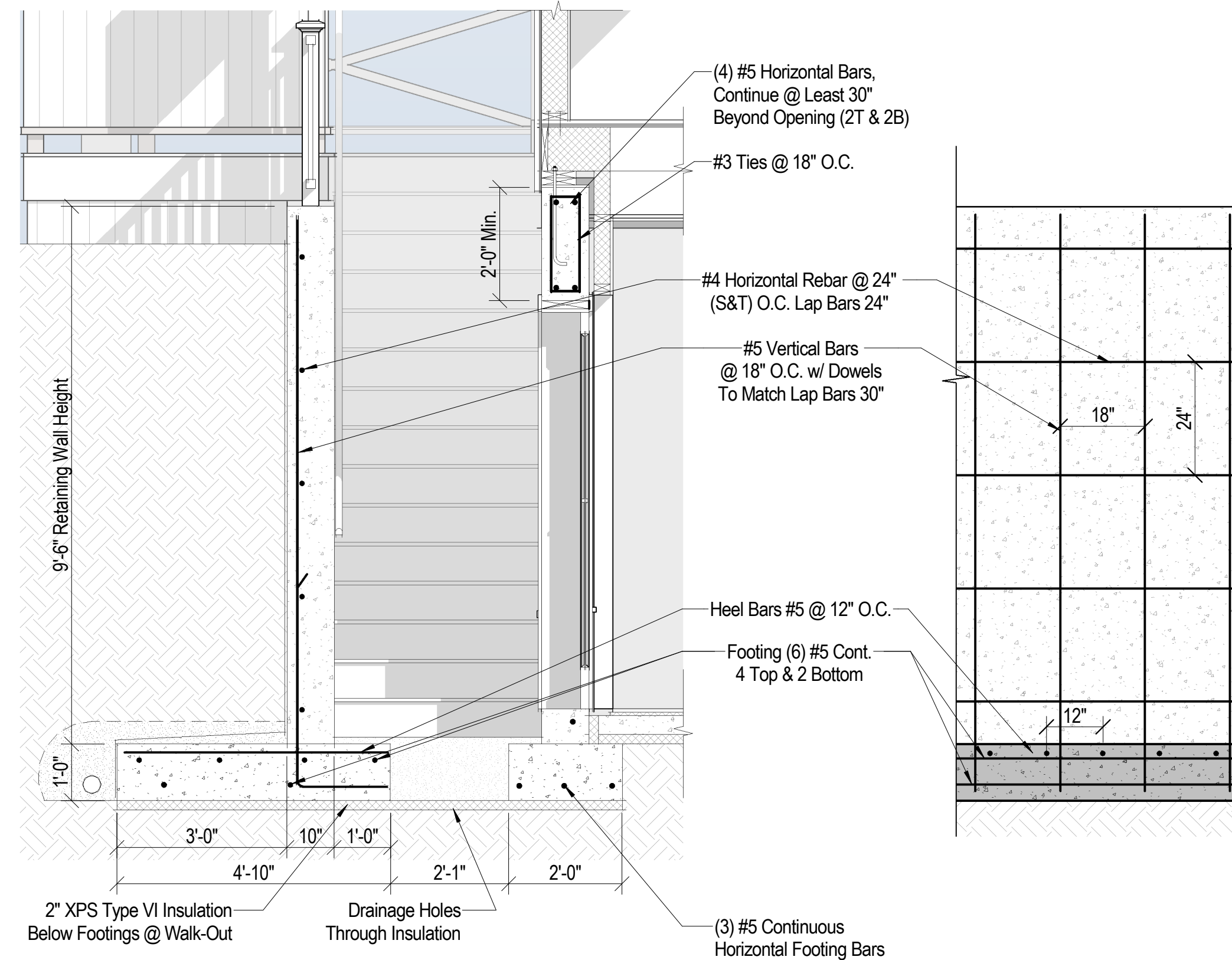
3 Sonotube Detail  
1/2" = 1'-0"



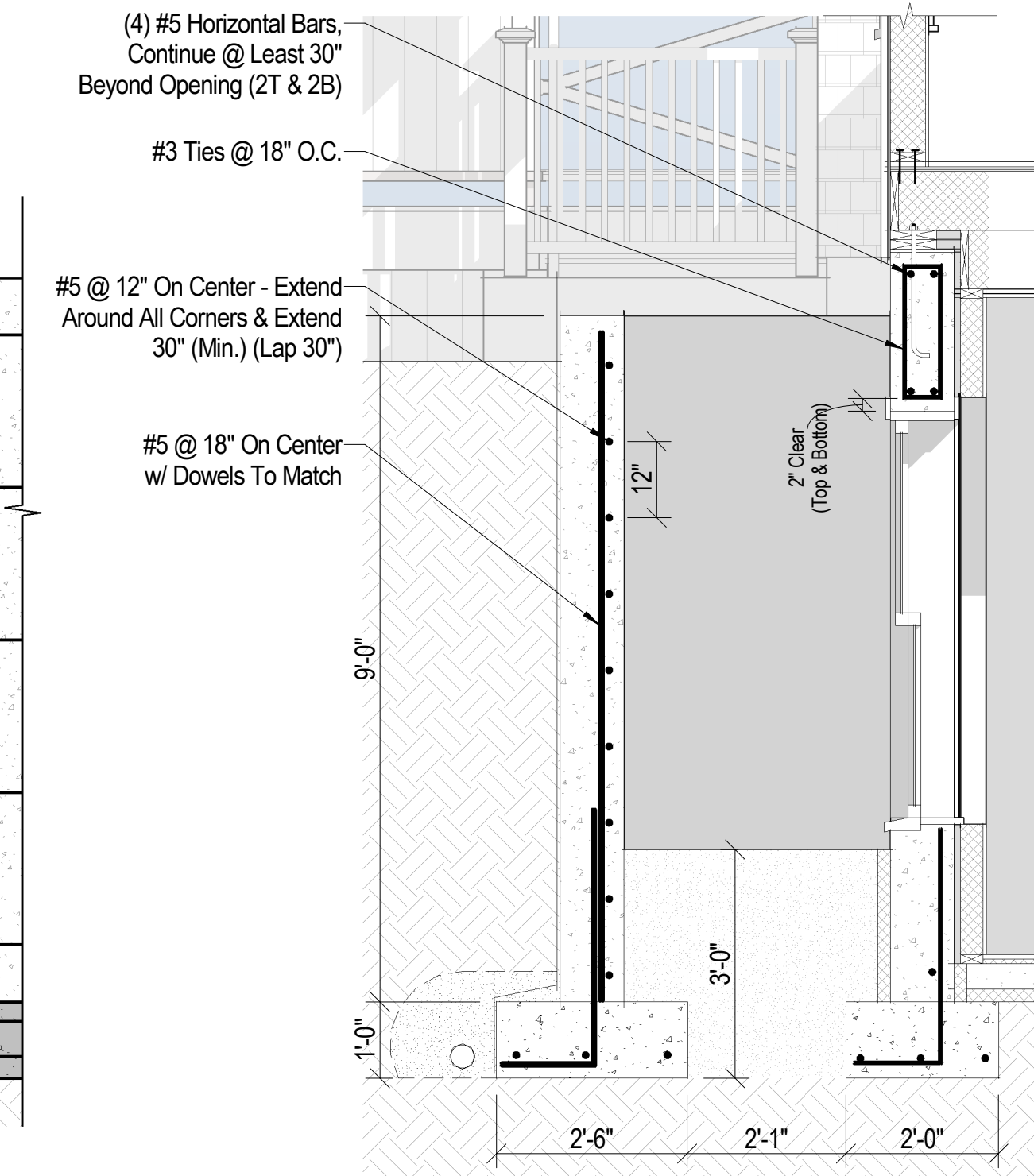
4 Foundation Detail  
1/2" = 1'-0"



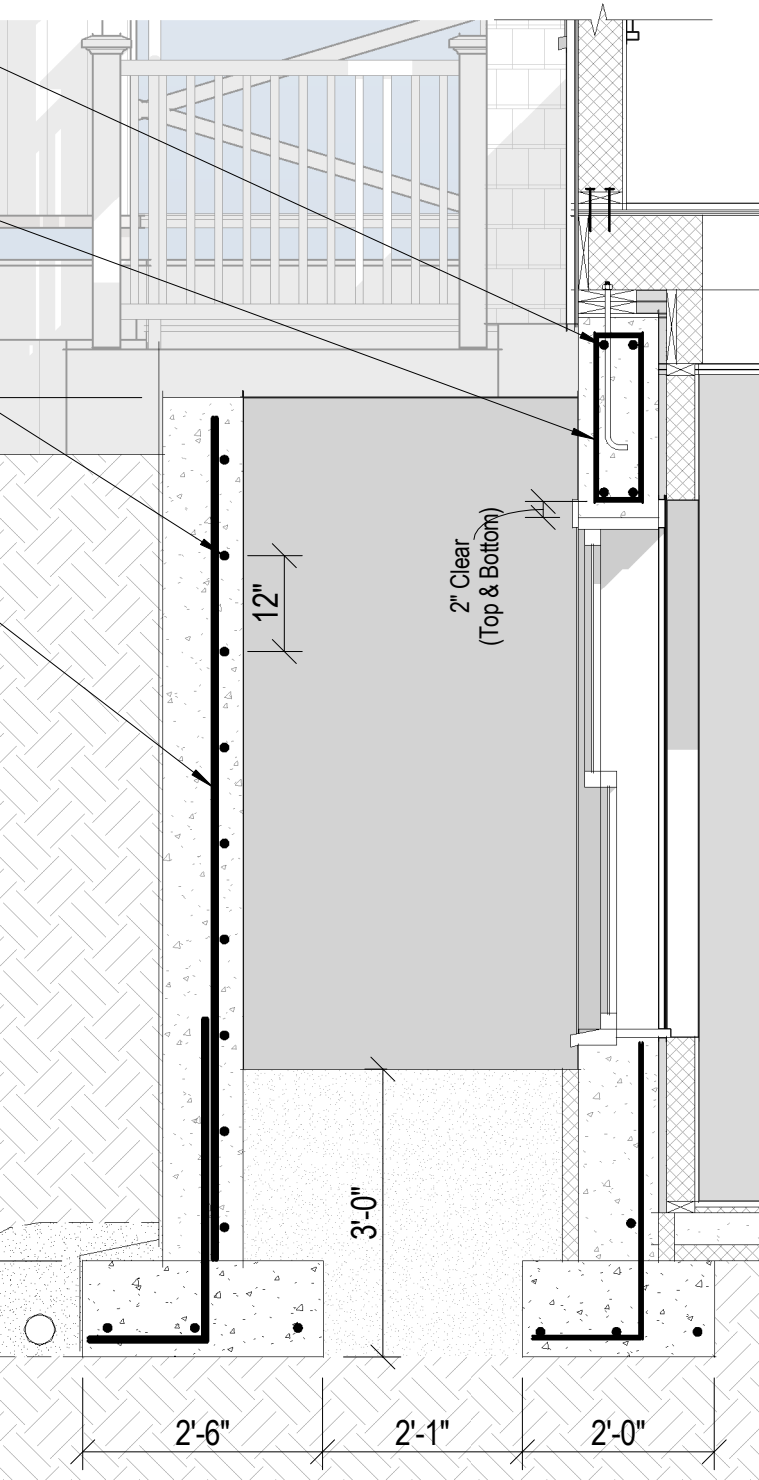
5 Typical Wall Section  
1/2" = 1'-0"



6 Foundation @ Walk-Out  
1/2" = 1'-0"



7 Section @ Retaining Wall  
1/2" = 1'-0"



8 Foundation @ Window Well  
1/2" = 1'-0"

2437

67 Vestal LLC

67 Vestal Street  
Nantucket, MA 02554



Site Information

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Lot Size:	26,348 SF
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D.1.2	Exterior Trim Details
D.1.3	Exterior Trim Details
D.1.4	Exterior Trim Details

Revisions

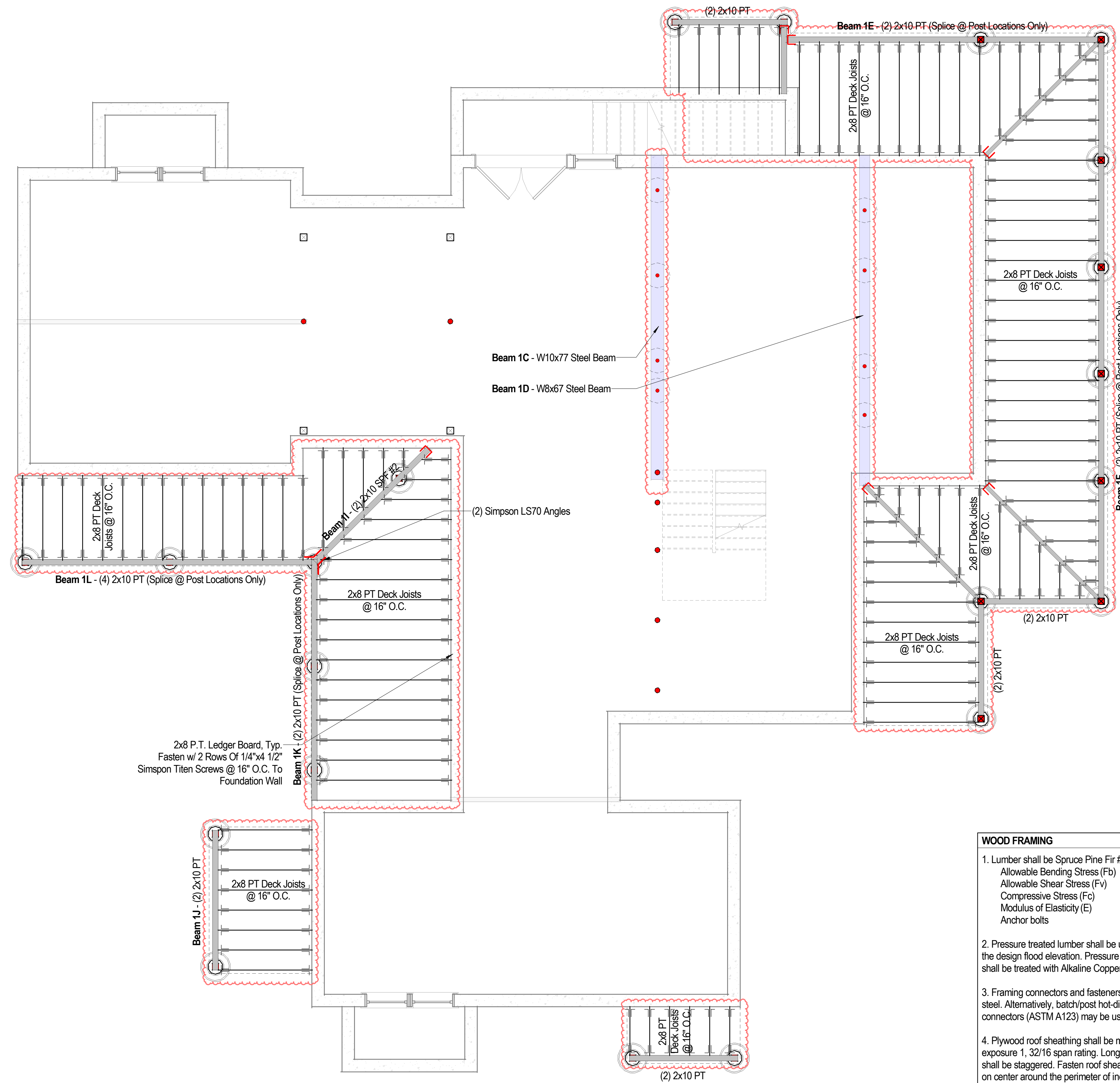
Foundation Details

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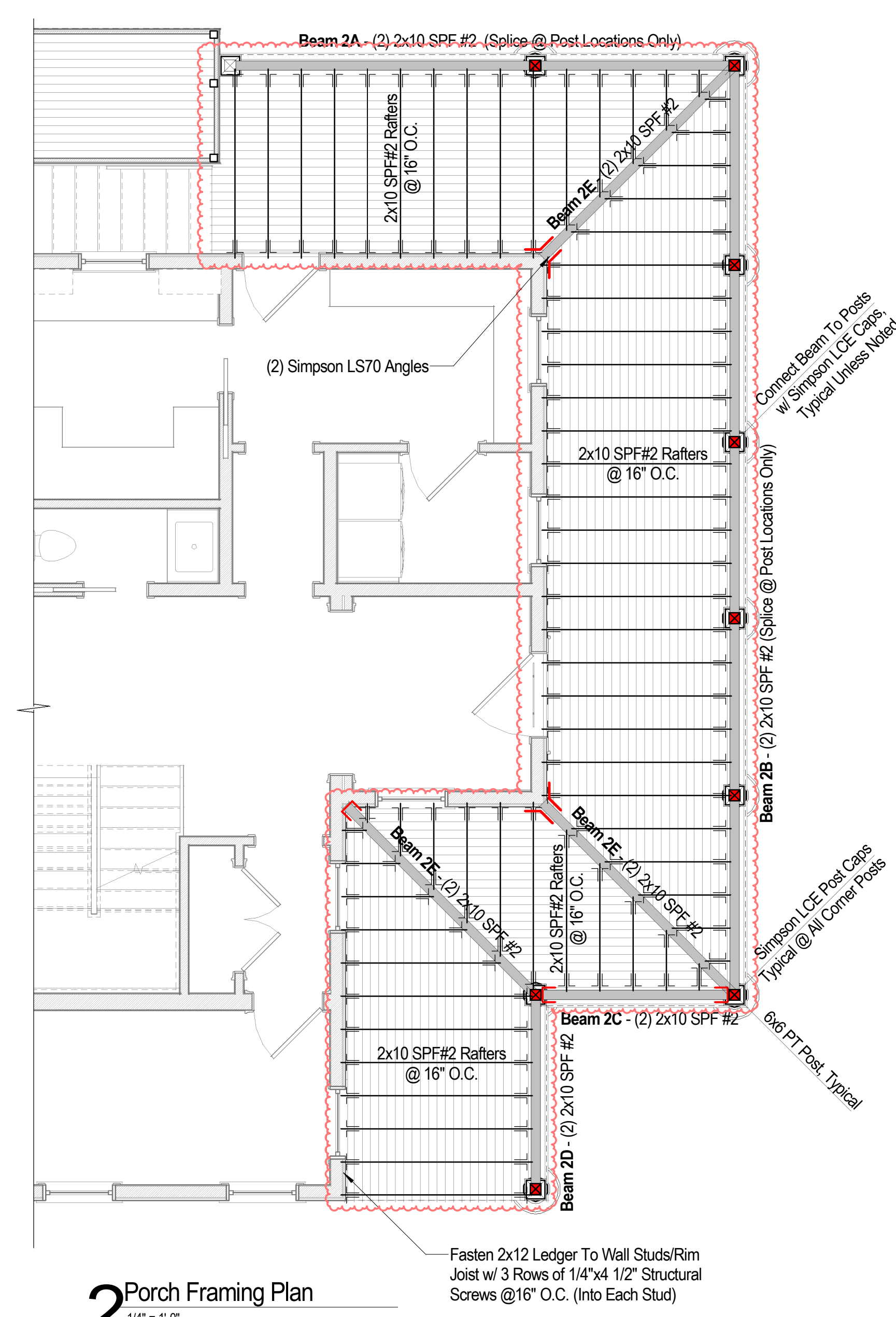
F.1.2  
2437

03.28.25

For Construction



1 Deck Framing Plan  
1/4" = 1'-0"



2 Porch Framing Plan  
1/4" = 1'-0"

**WOOD FRAMING**

- Lumber shall be Spruce Pine Fir #2 or better with the following minimum properties:  

Allowable Bending Stress (Fb)	875 psi
Allowable Shear Stress (Fv)	70 psi
Compressive Stress (Fc)	1150 psi
Modulus of Elasticity (E)	1,400,000 psi
Anchor bolts	ASTM F1554 Grade 36, 55, or 105
- Pressure treated lumber shall be used where indicated on plans and where located below the design flood elevation. Pressure treated lumber shall be Southern Yellow Pine #2 and shall be treated with Alkaline Copper Quat (ACQ) or Copper Azole (CBA) preservative.
- Framing connectors and fasteners for use with pressure treated lumber shall be stainless steel. Alternatively, batch/post hot-dipped galvanized fasteners (ASTM A153) and framing connectors (ASTM A123) may be used.
- Plywood roof sheathing shall be minimum 19/32 or 5/8" thick APA rated sheathing, C-D exposure 1, 32/16 span rating. Long dimension shall be perpendicular to supports and joints shall be staggered. Fasten roof sheathing to supporting members with 8d nails spaced at 4" on center around the perimeter of individual sheaths and at 12" on center elsewhere.
- Use fully nailed metal connectors (TECO, Simpson, or equal) joist or beam hangers when framing into other joists or beams.
- All Parاللams or Microlams shall be installed in accordance with the manufacturer's specifications and recommendations. The minimum allowable bending stress (Fb) shall be 2600 psi, the minimum allowable compressive stress (Fc) shall be 2510 psi, and the modulus of elasticity (E) shall be 1,900,000 psi.
- Built-up members using conventional lumber shall be fully spiked together with 2-10d nails (top and bottom) at 8" on center or with (2) 1/2" x 3-1/2" long lag bolts (top and bottom) at 16" on center.

**STRUCTURAL STEEL**

- Structural steel has been designed in accordance with the American Institute of Steel Construction (AISC) "Steel Construction Manual-Allowable Stress Design (15<sup>th</sup> Edition).
- Shop drawings reviewed by the general contractor for the structural steel shall be submitted to the engineer and a stamped approval received before fabrication can proceed. Erection shall be made from approved shop drawings only. Concrete mix and mortar design specifications shall be submitted for approval before concrete or grout is poured.
- Structural steel fabrication and erection shall comply with the provisions of AISC's "Code of Standard Practice for Steel Buildings and Bridges (current edition).
- Structural steel shall conform to the following:  

W sections	ASTM A992, Fy=50 ksi
HSS sections	ASTM A500, Grade B, Fy=46 ksi
Other structural steel shapes, plates, and bars	ASTM A36, Fy=36 ksi
Anchor bolts	ASTM F1554 Grade 36, 55, or 105
- All field welding shall be performed by a AWS certified welder.

**FRAMING LEGEND (Unless Otherwise Specified)**

- 4" Dia. Standard Steel Pipe Column
- (2) 2x6 SPF#2 Built-Up Post
- Point Load Above

All Built-Up Posts To Be Assembled w/ 2 Rows of 0.148"x3-1/2" Nails @ 6" O.C. Between Each Two Adjacent Layers

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D.1.4	Exterior Trim Details

**Revisions**

Revision 1	Date 1
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**Deck & Porch Framing Plan**

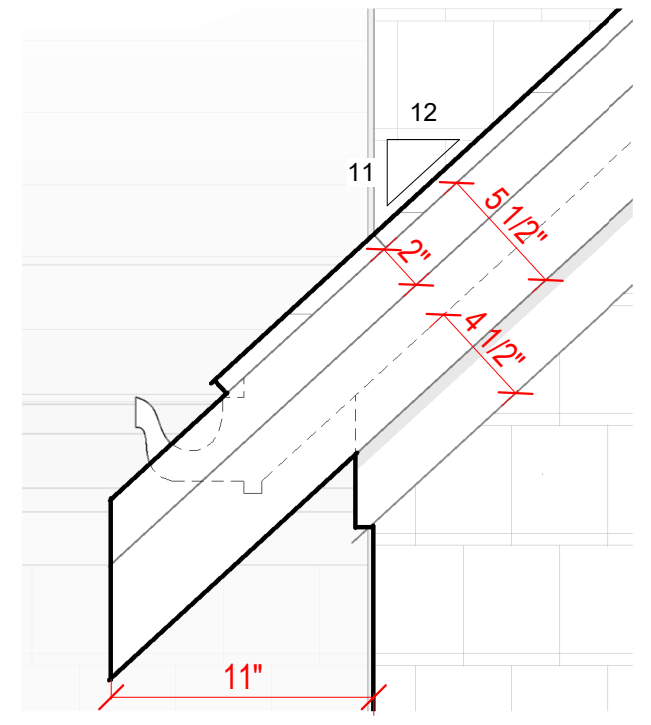
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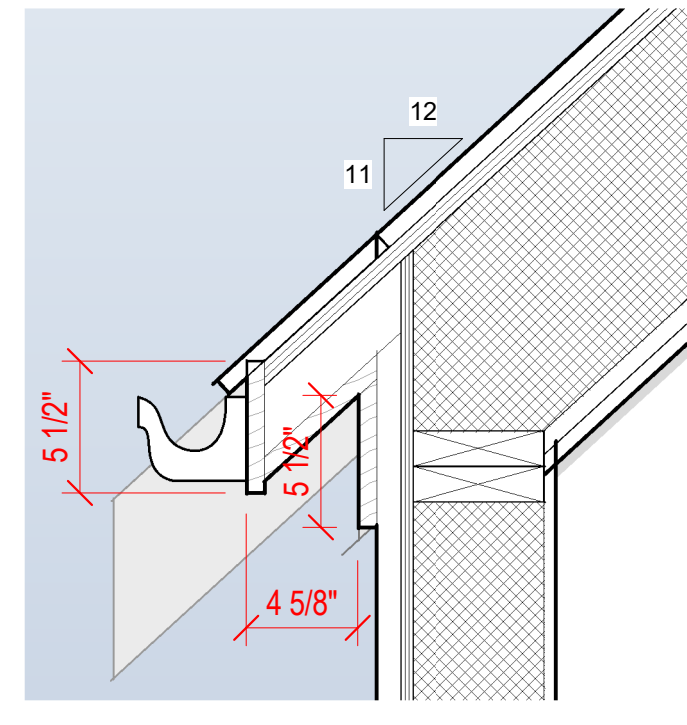
**S.1.1**  
**2437**

03.28.25

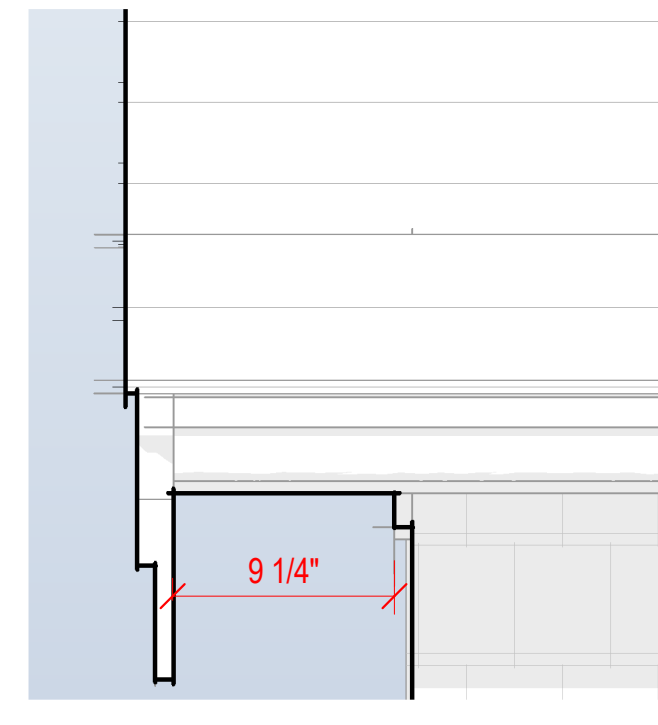
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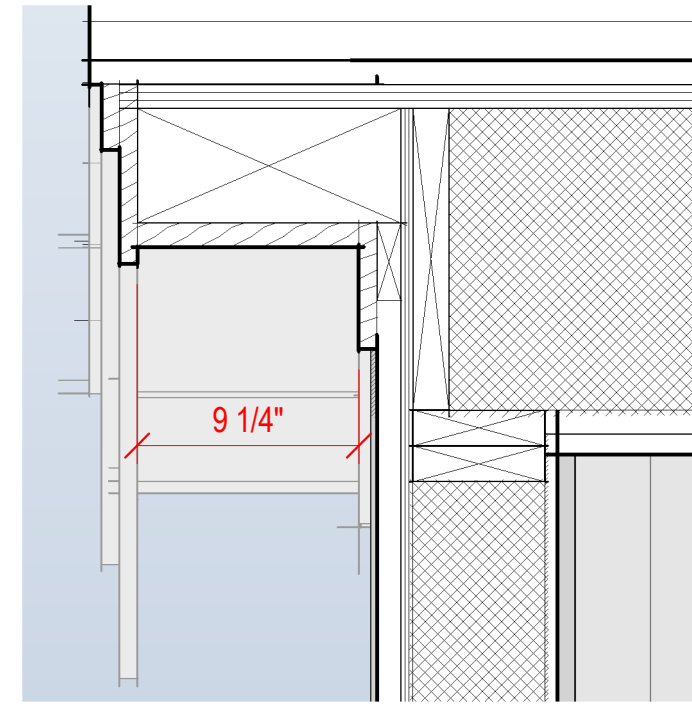
Rake Elevation - Main Gable  
1 1/2" = 1'-0"



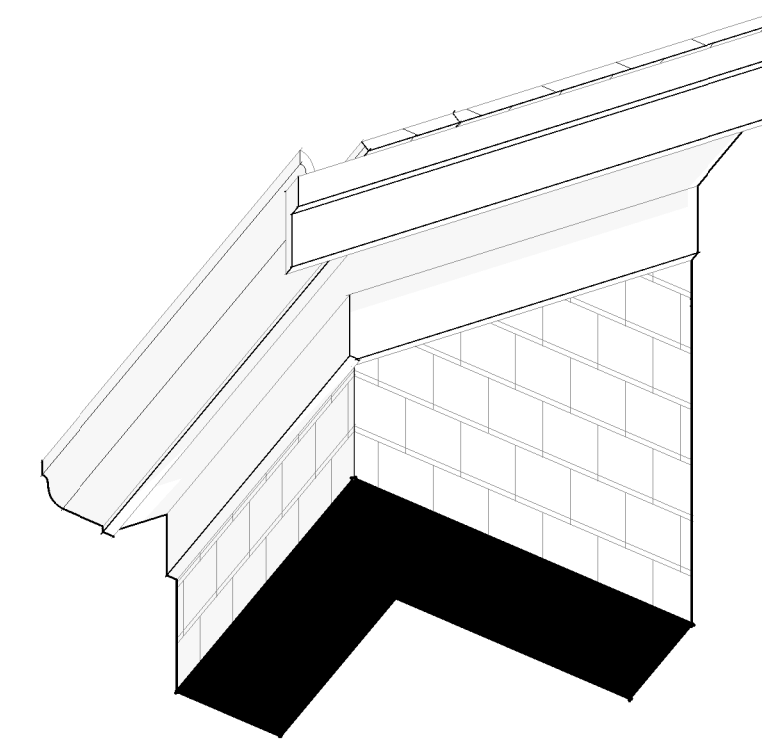
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Eave Elevation - Main Gable  
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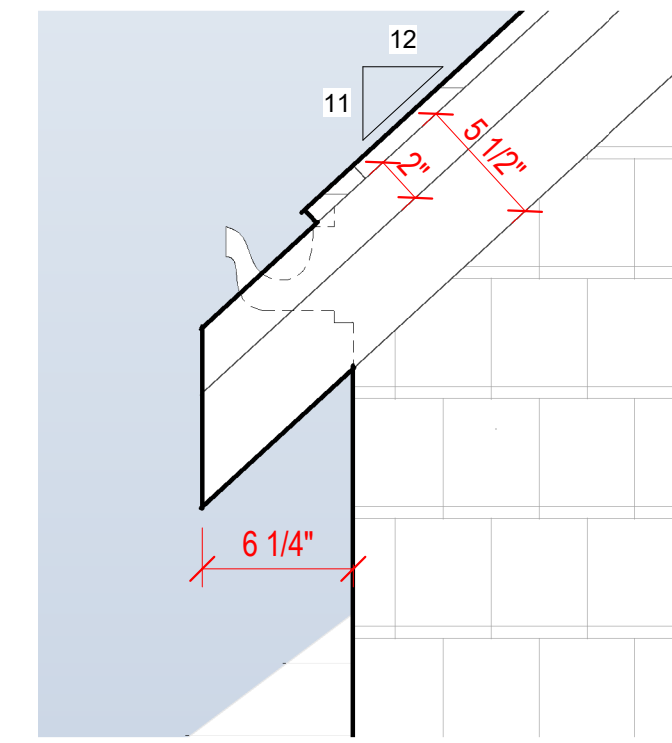


Eave Section - Main Gable  
1 1/2" = 1'-0"

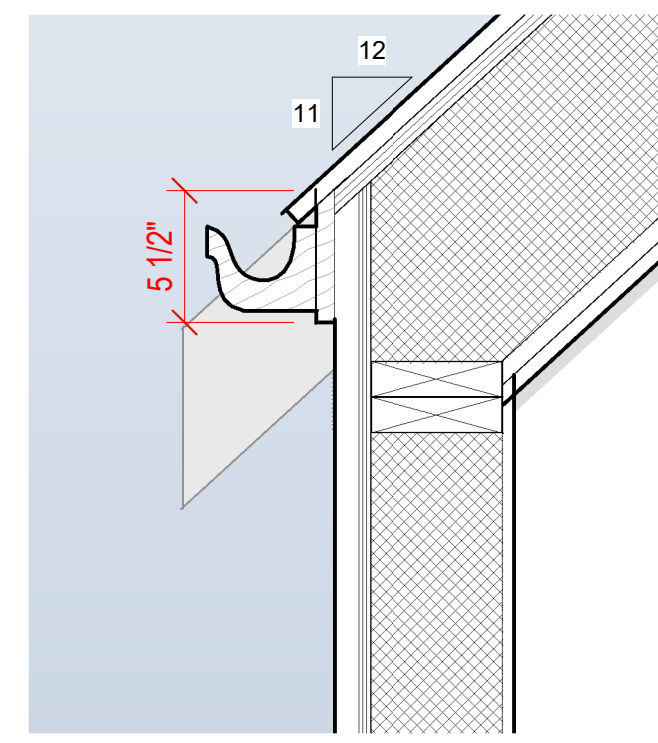


Main Gable Trim Axon

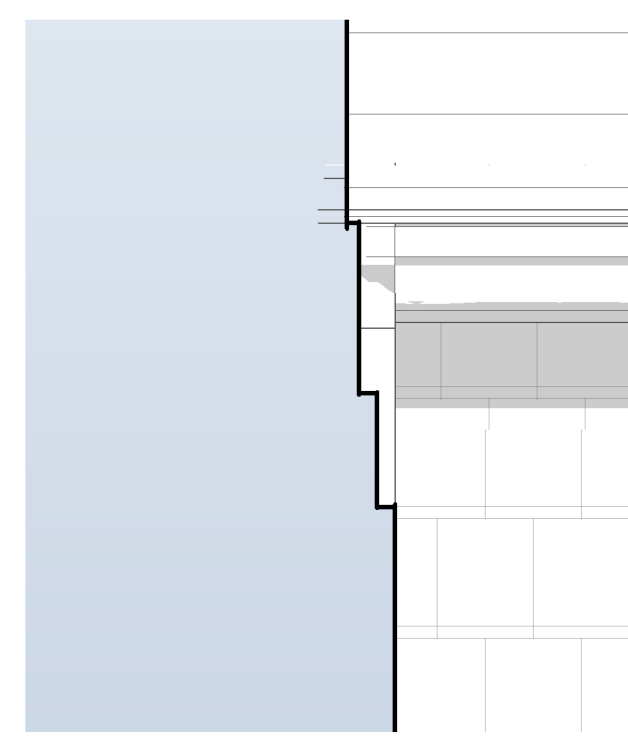
Contractor To Provide  
Mock-Up of Typical Trim  
Detail In @ Least One  
Corner Prior To Applying  
Trim



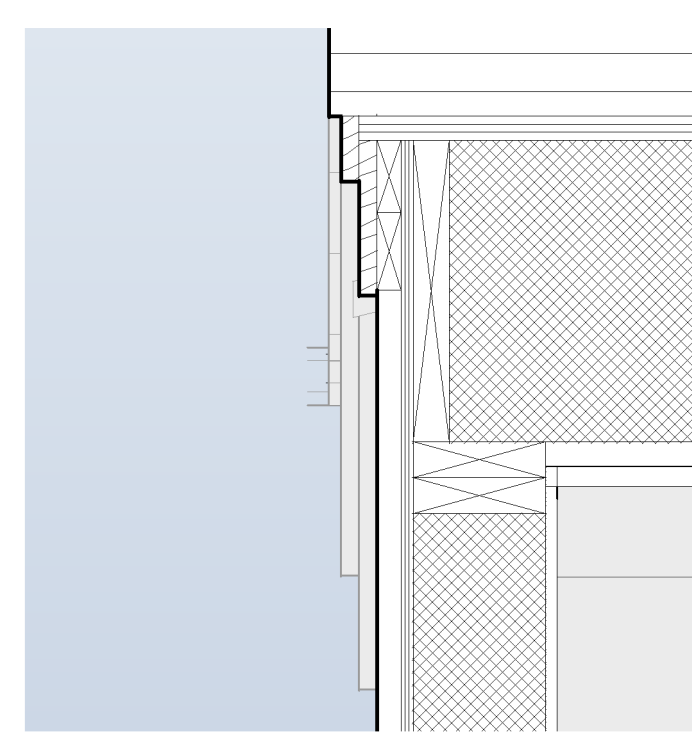
Rake Elevation - 11 Pitch  
1 1/2" = 1'-0"



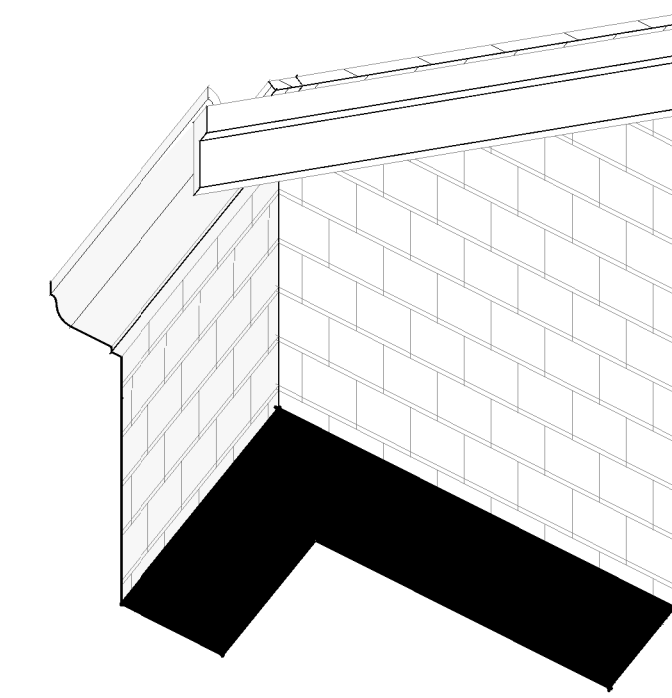
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1 1/2" = 1'-0"



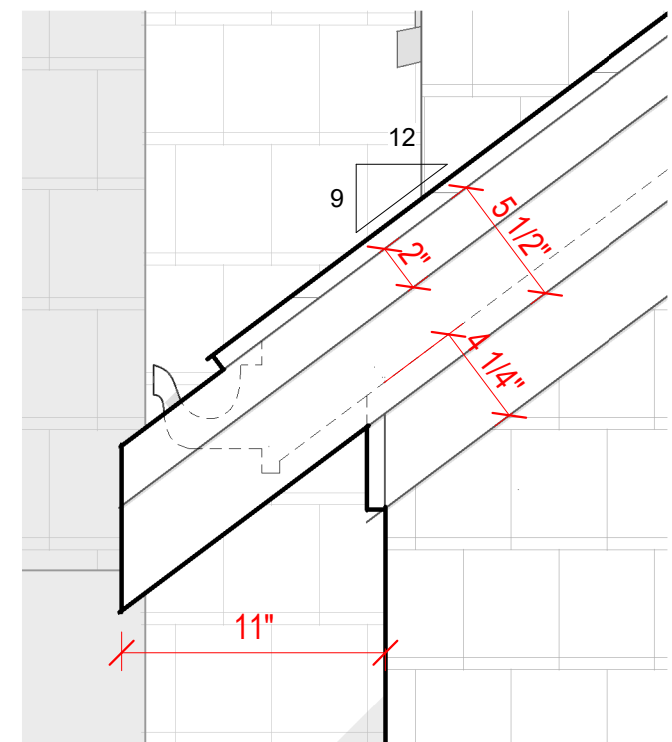
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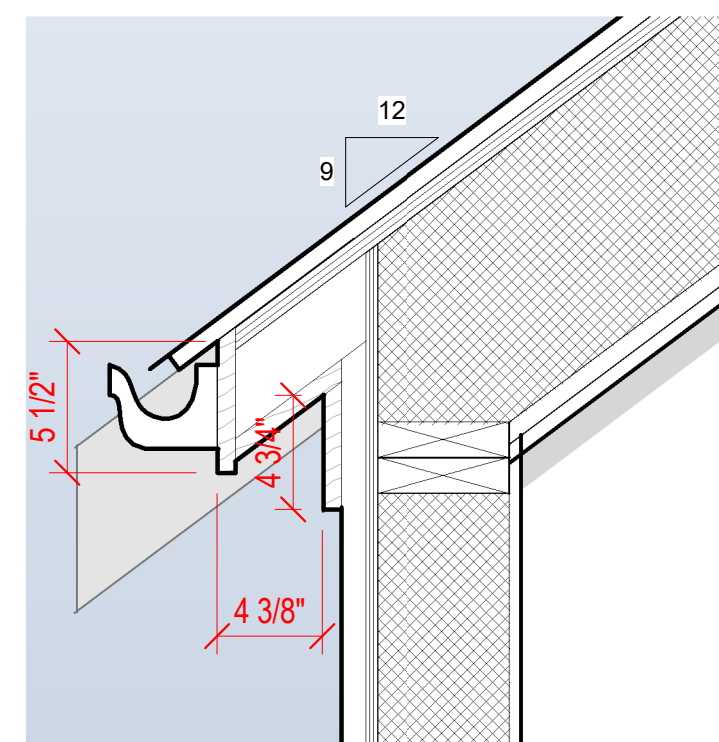
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1 1/2" = 1'-0"



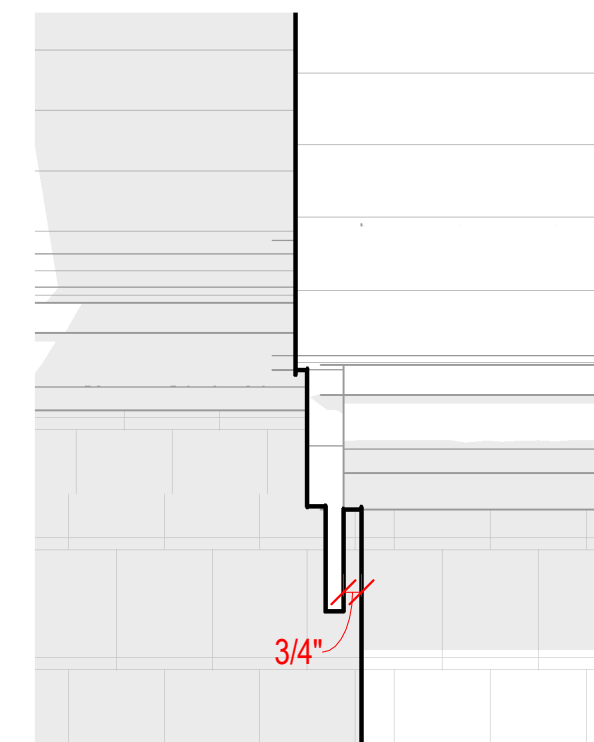
11 Pitch Axon



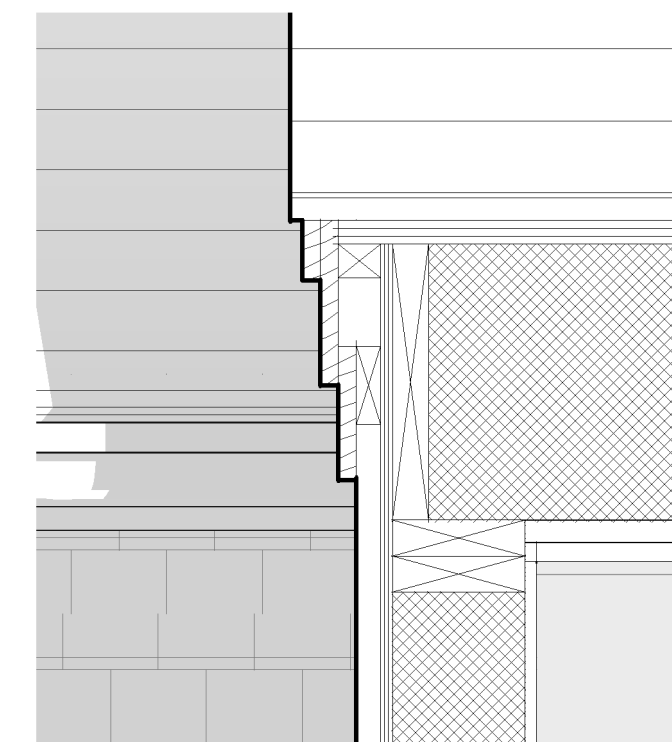
Rake Elevation - 9 Pitch  
1 1/2" = 1'-0"



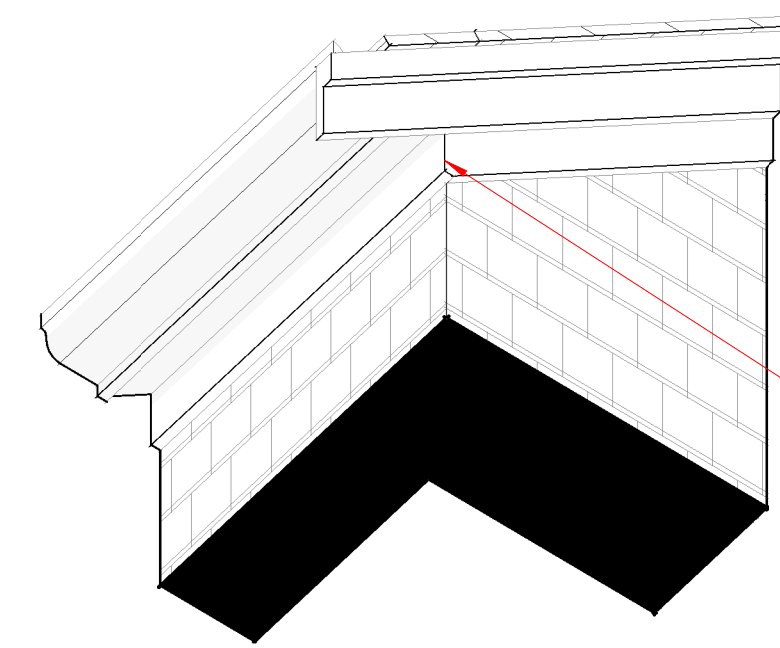
Rake Section - 9 Pitch  
1 1/2" = 1'-0"



Eave Elevation - 9 Pitch  
1 1/2" = 1'-0"

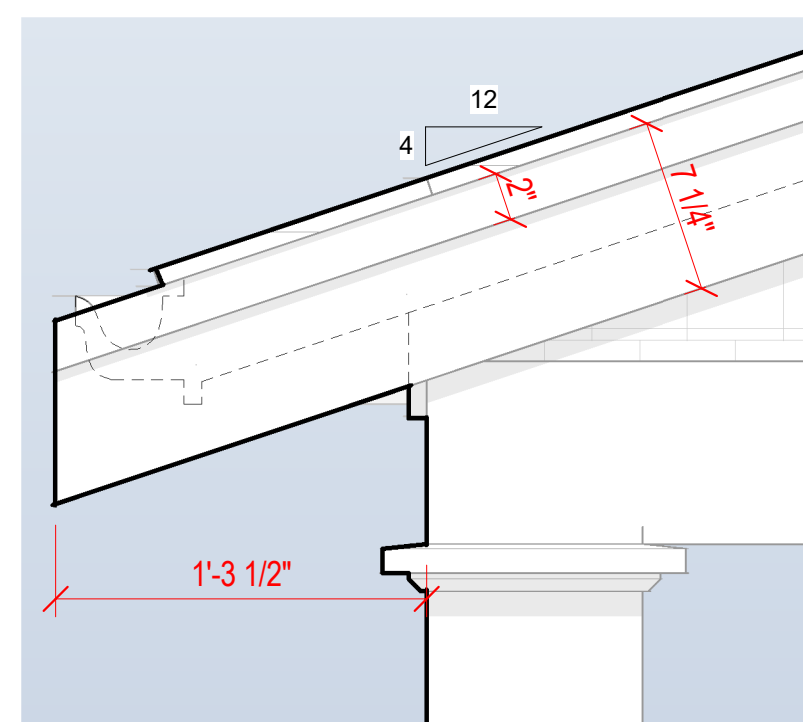


Eave Section - 9 Pitch  
1 1/2" = 1'-0"

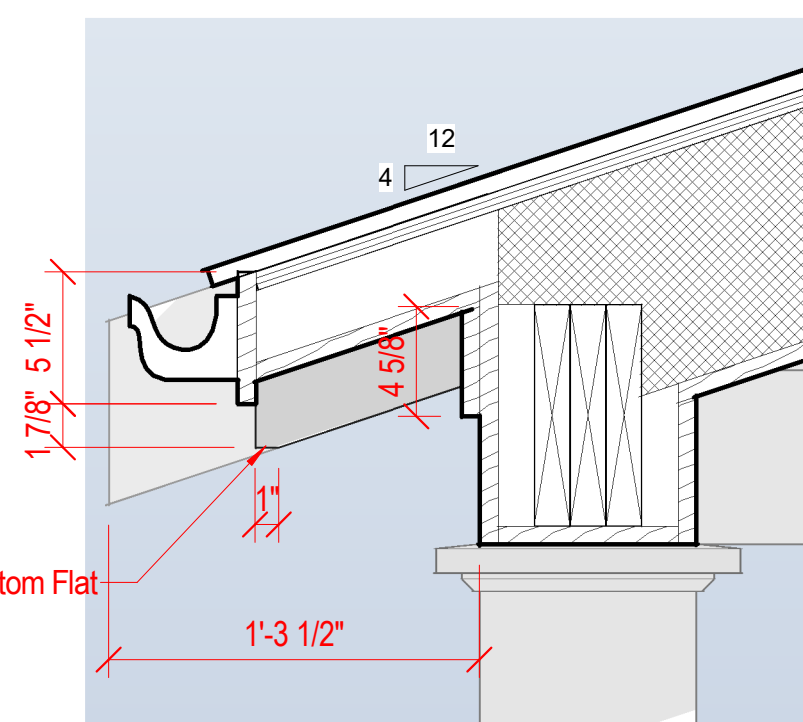


9 Pitch Axon

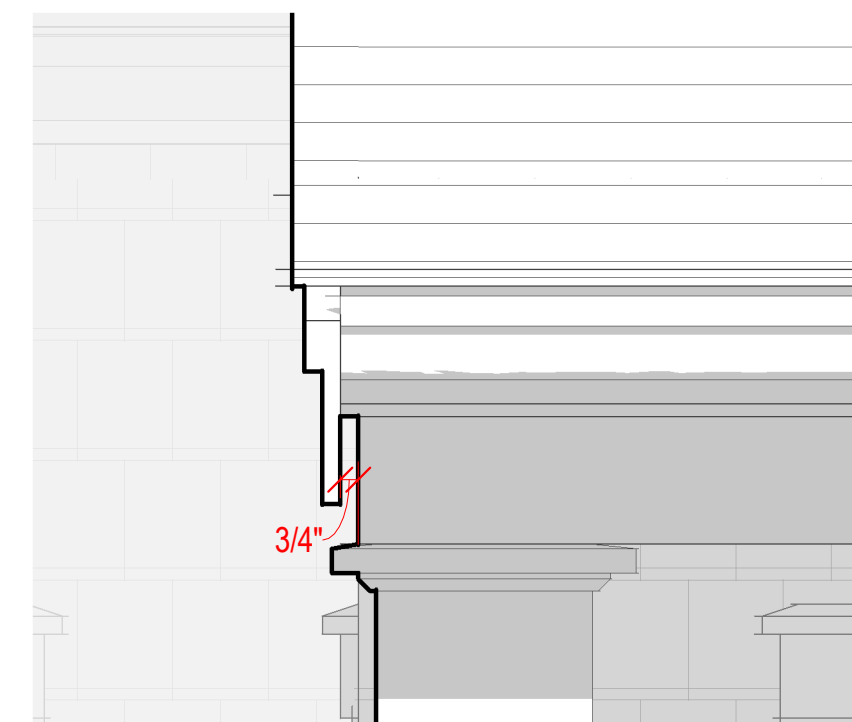
Miter All Freeze Boards  
@ Outside Corners, Typical



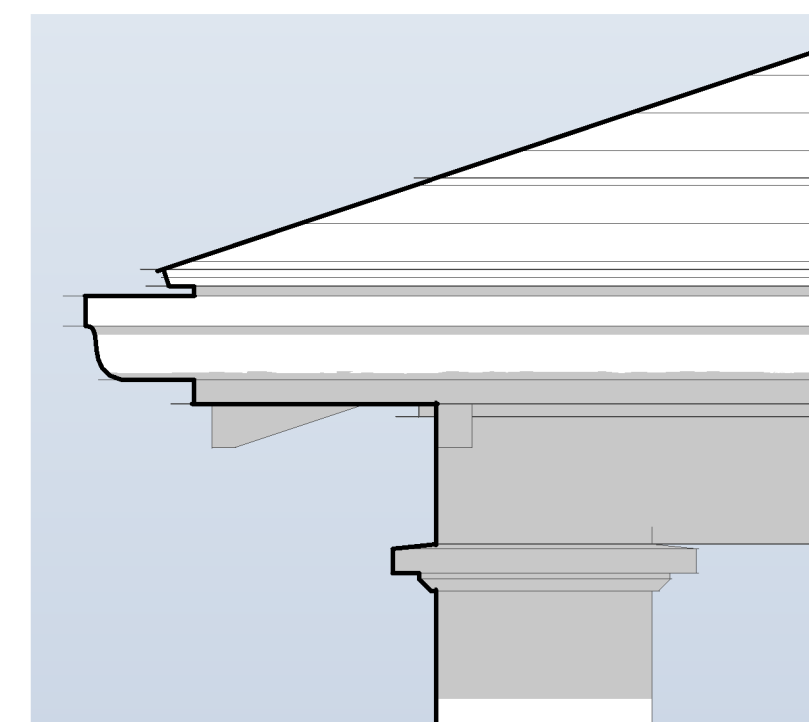
Porch Rake Elevation  
1 1/2" = 1'-0"



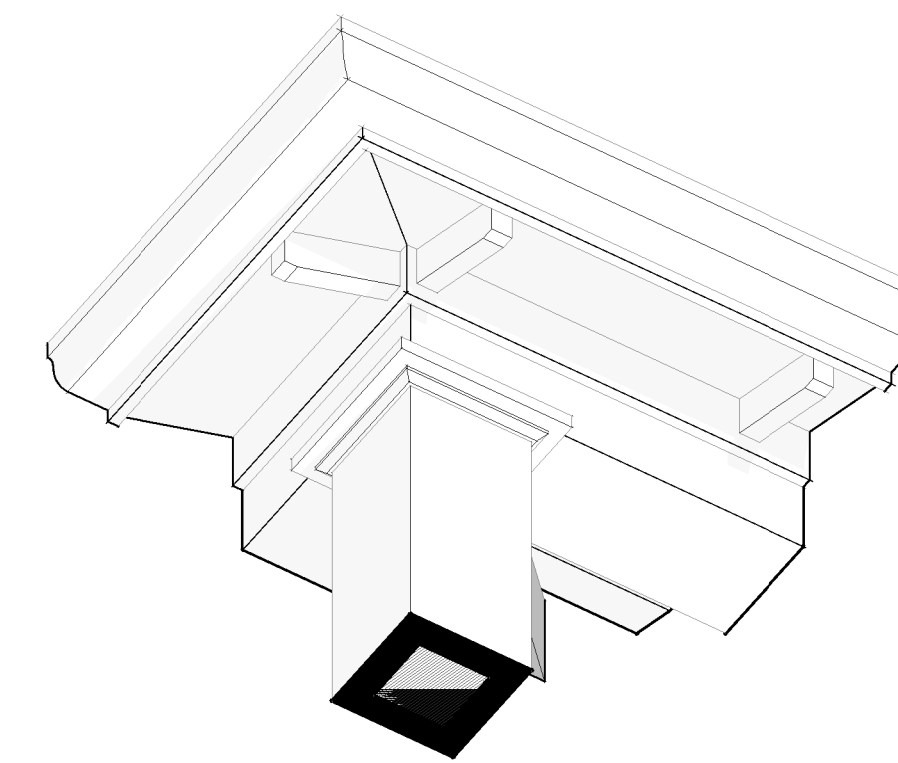
Porch Rake Section  
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Porch Eave Elevation  
1 1/2" = 1'-0"



Hip Roof Elevation  
1 1/2" = 1'-0"

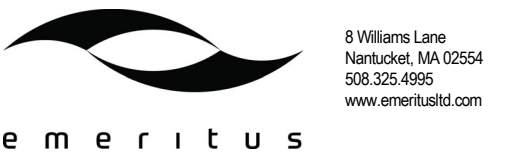


Porch Axon

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D.1.2	Exterior Trim Details
D.1.3	Exterior Trim Details
D.1.4	Exterior Trim Details

Revisions

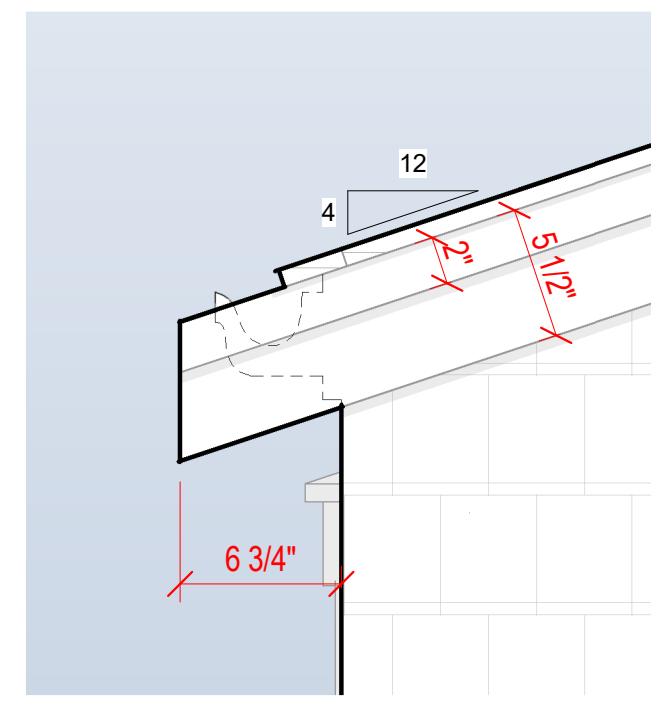
Exterior Trim Details

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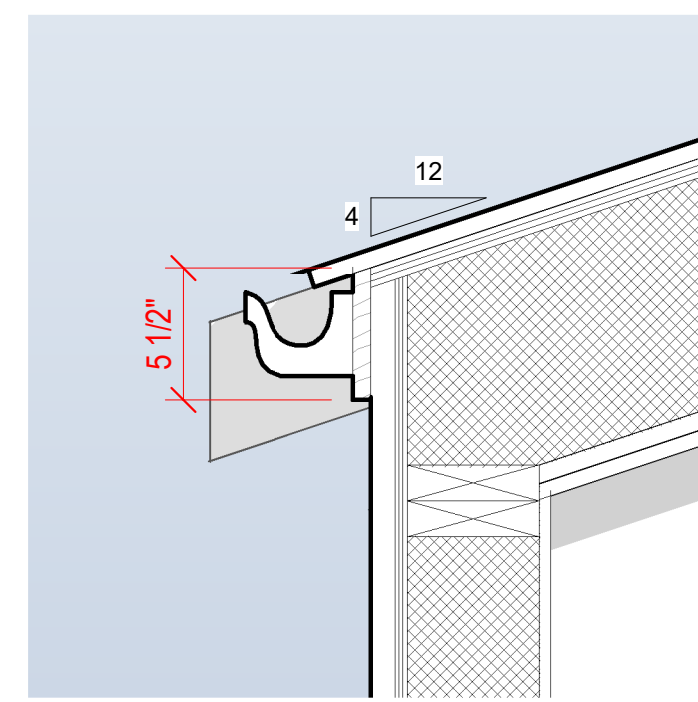
D.1.1  
2437

03.28.25

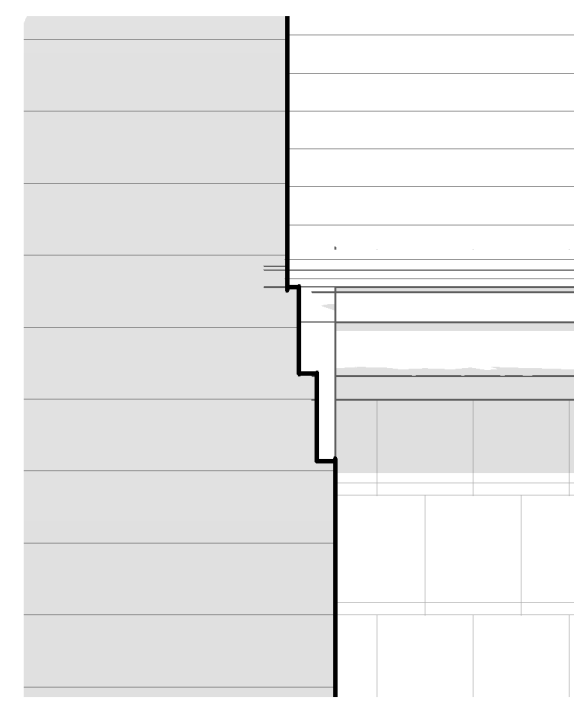
For Construction



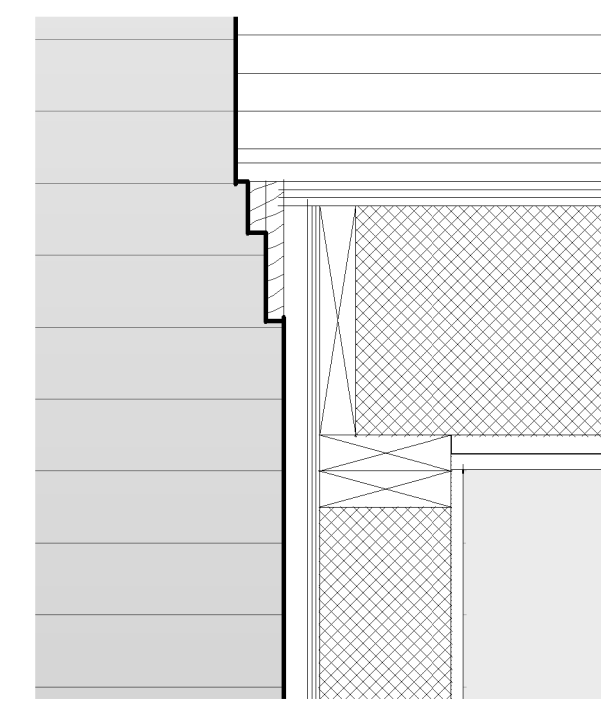
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1 1/2" = 1'-0"



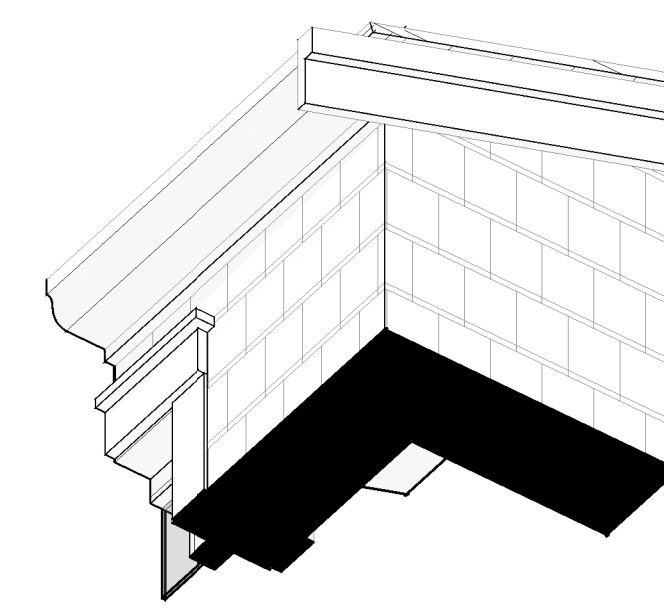
Rake Section - 4 Pitch  
1 1/2" = 1'-0"



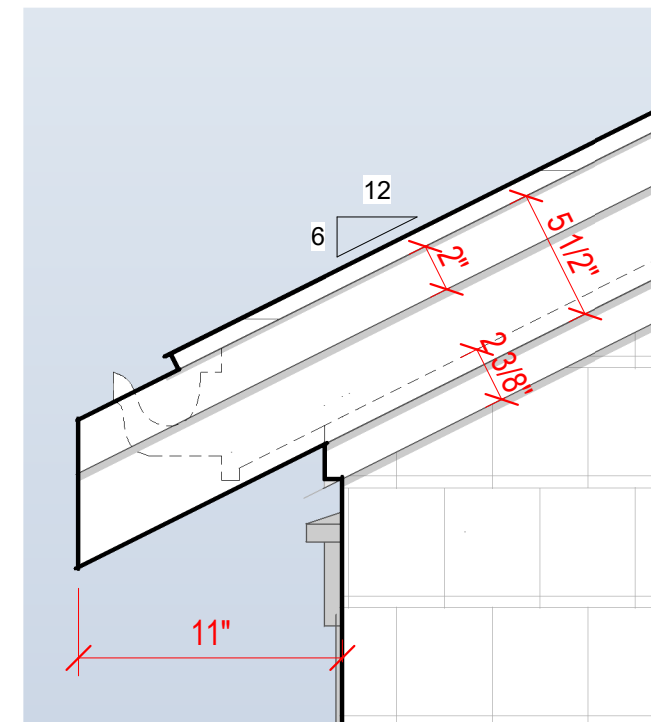
Eave Elevation - 4 Pitch  
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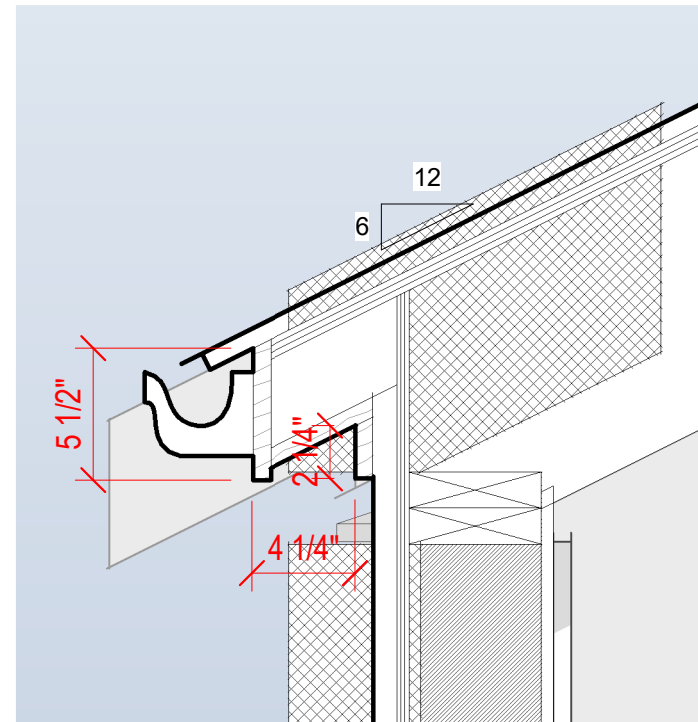
Eave Section - 4 Pitch  
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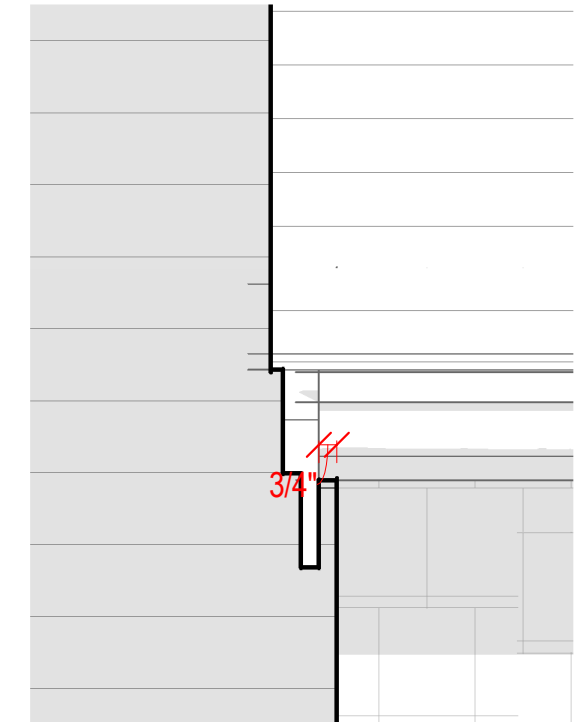
4 Pitch Axon



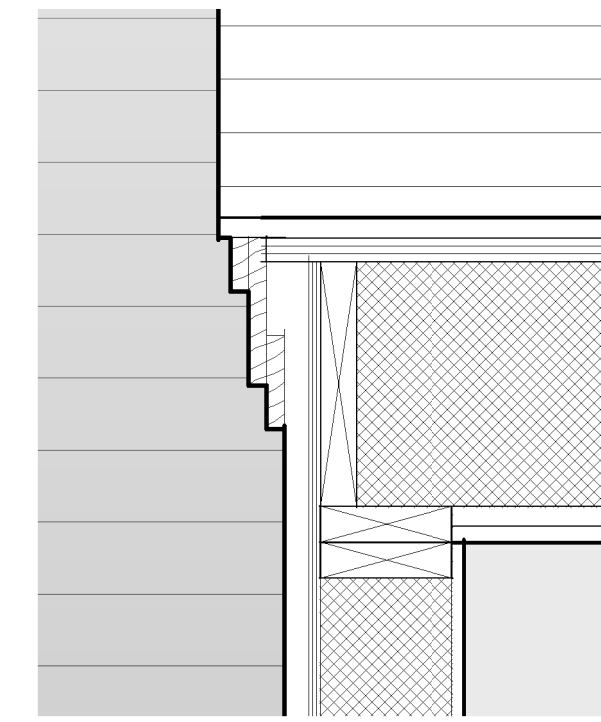
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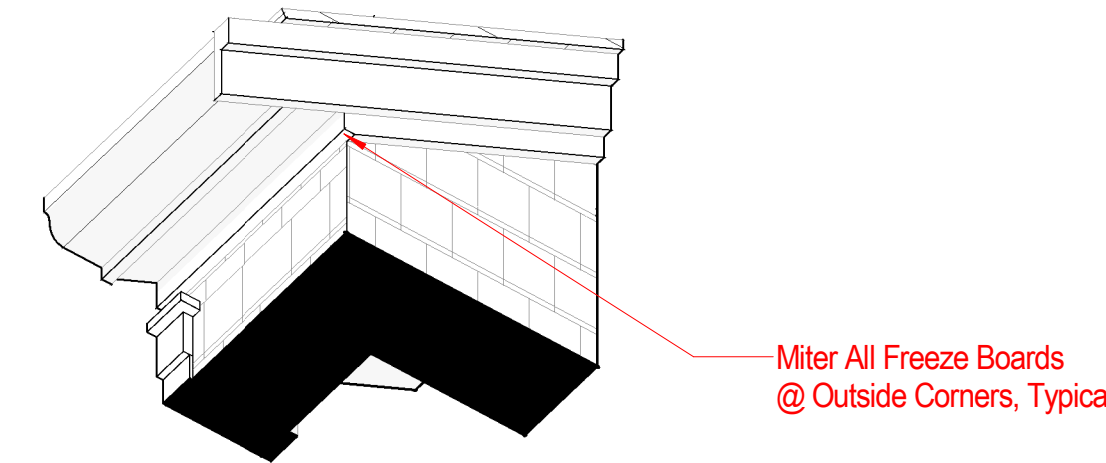
Rake Section - 6 Pitch  
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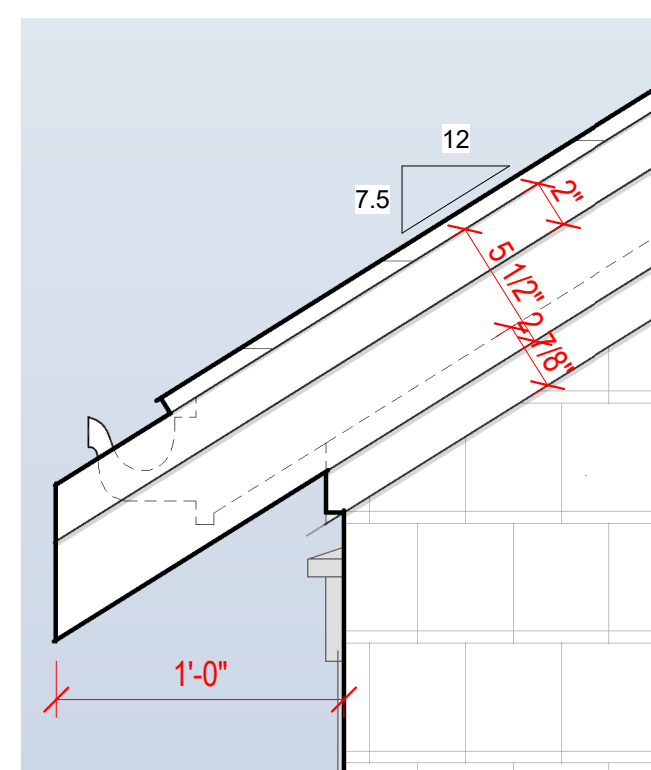
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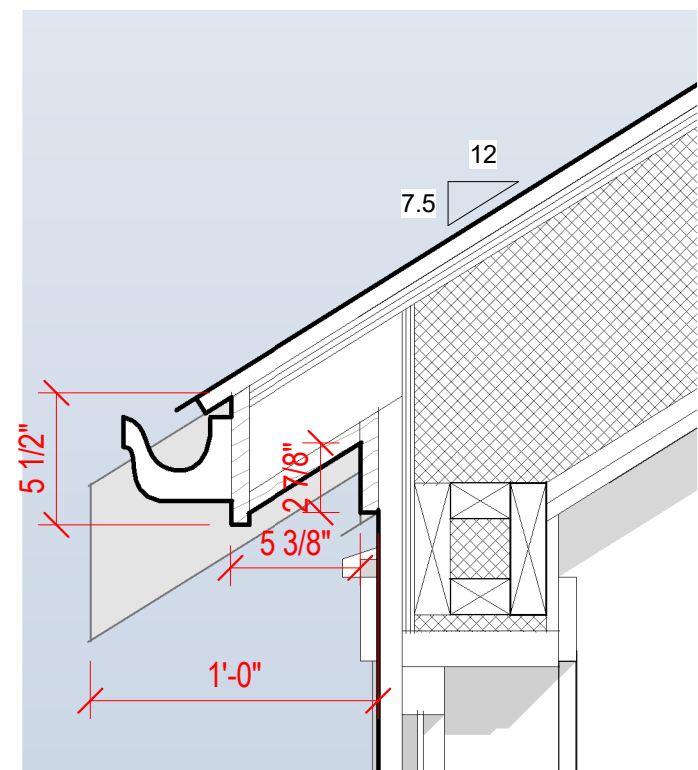
Eave Section - 6 Pitch  
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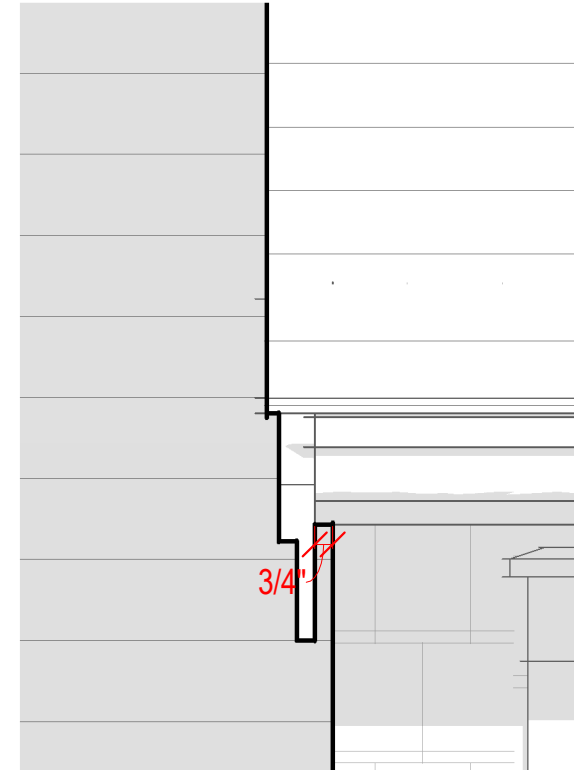
6 Pitch Axon



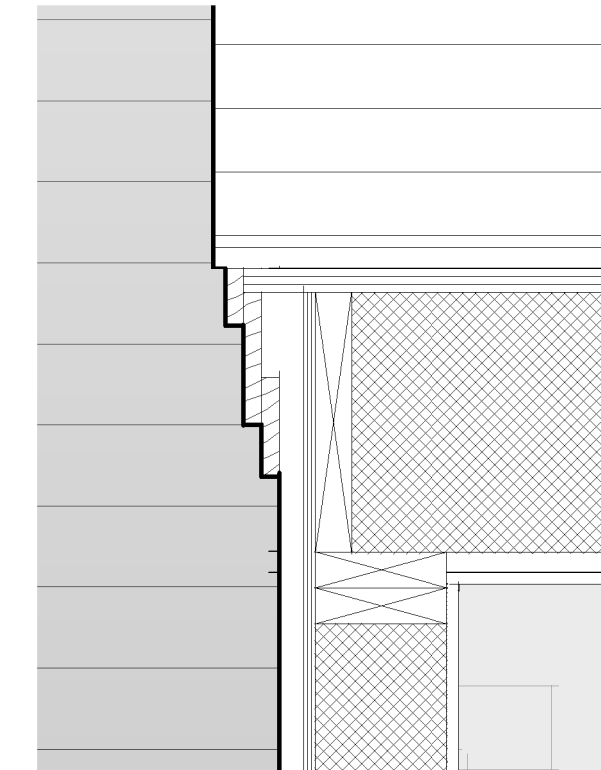
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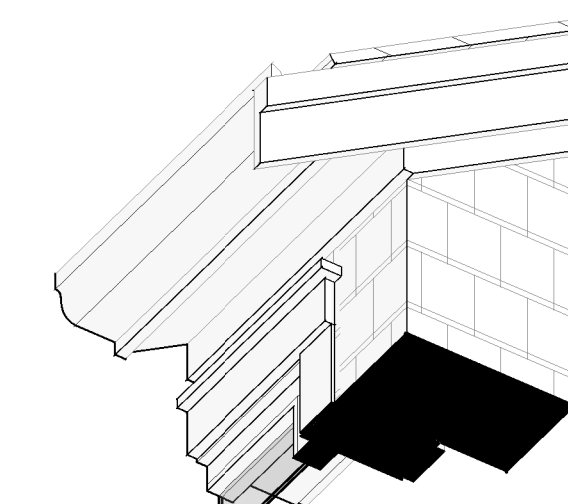
Rake Section - 7.5 Pitch  
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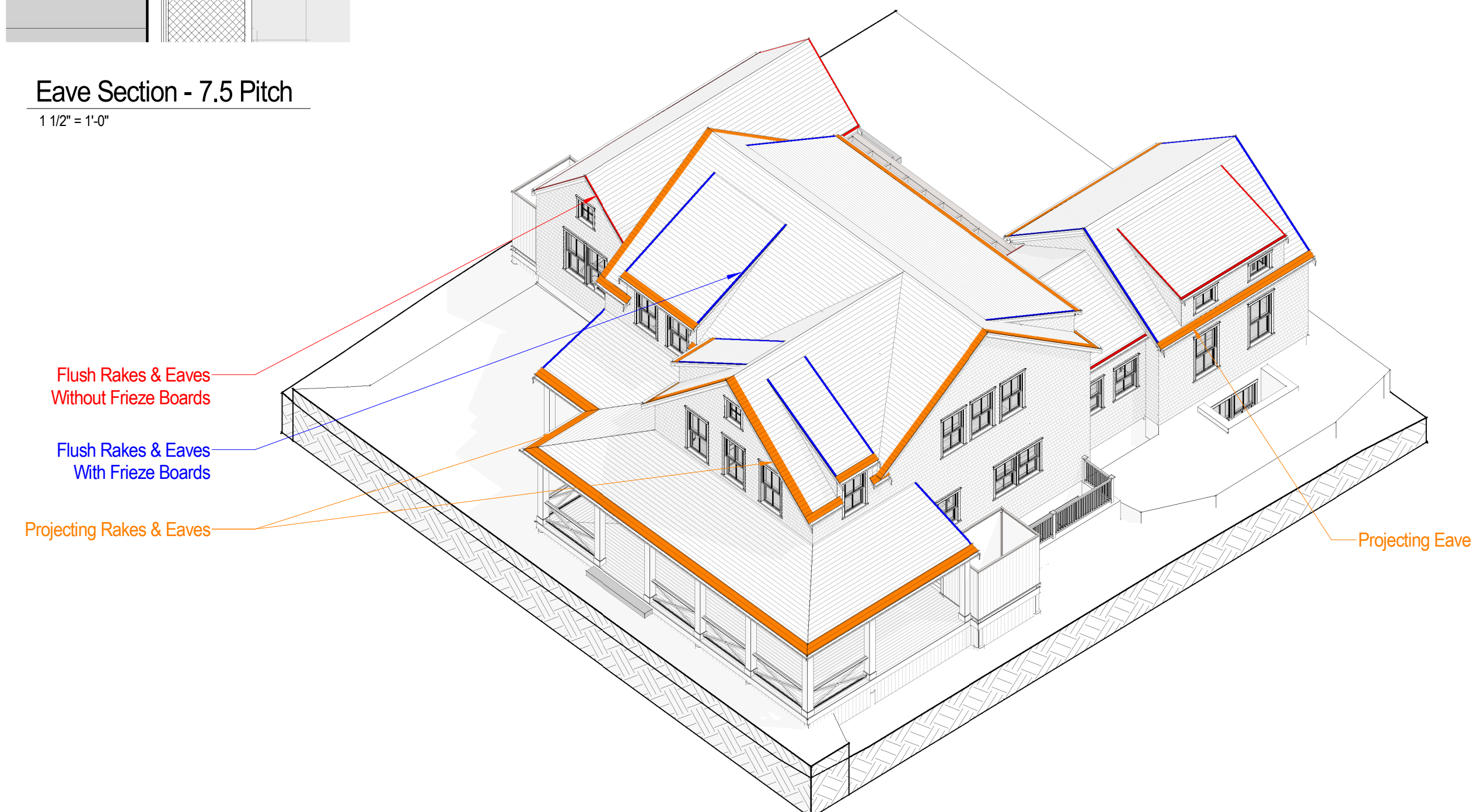
Eave Elevation - 7.5 Pitch  
1 1/2" = 1'-0"



Eave Section - 7.5 Pitch  
1 1/2" = 1'-0"



7.5 Pitch Axon



Rake Projection Axon

Flush Rakes & Eaves Without Frieze Boards

Flush Rakes & Eaves With Frieze Boards

Projecting Rakes & Eaves

Projecting Eave

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D.1.4	Exterior Trim Details

Revisions

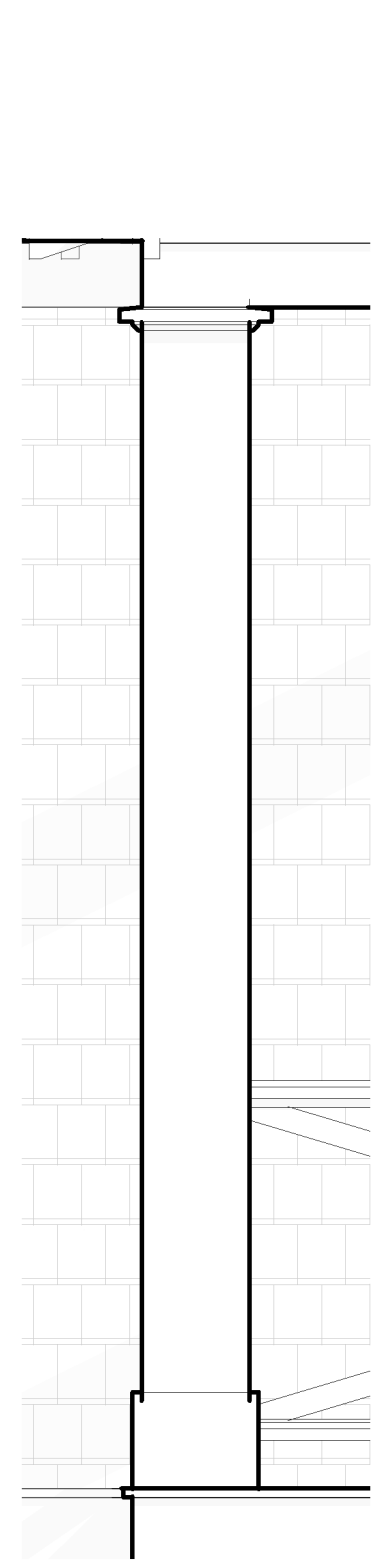
Exterior Trim Details

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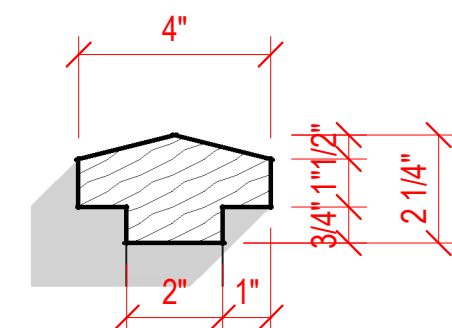
D.1.2  
2437

03.28.25

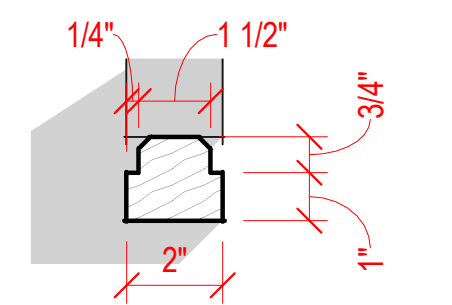
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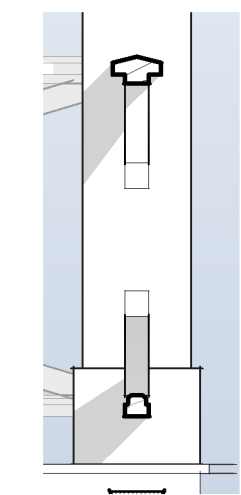
Column Detail  
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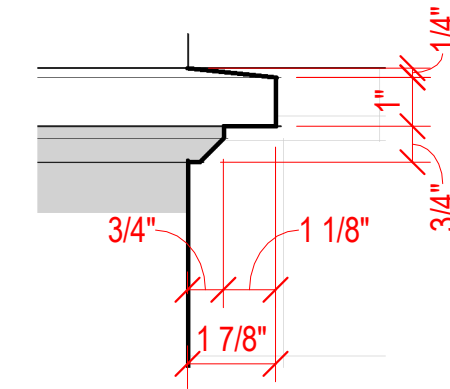
Top Rail Section  
3" = 1'-0"



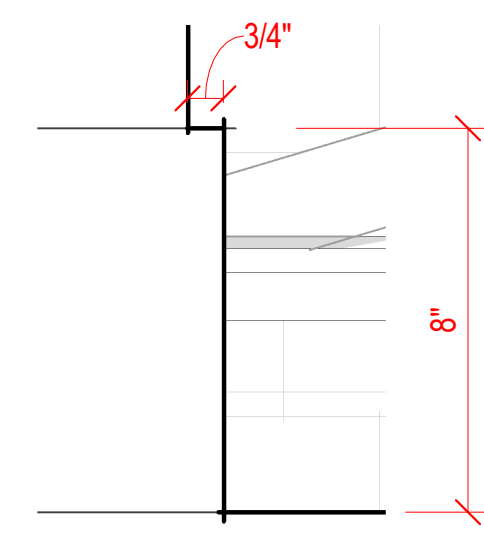
Bottom Rail Section  
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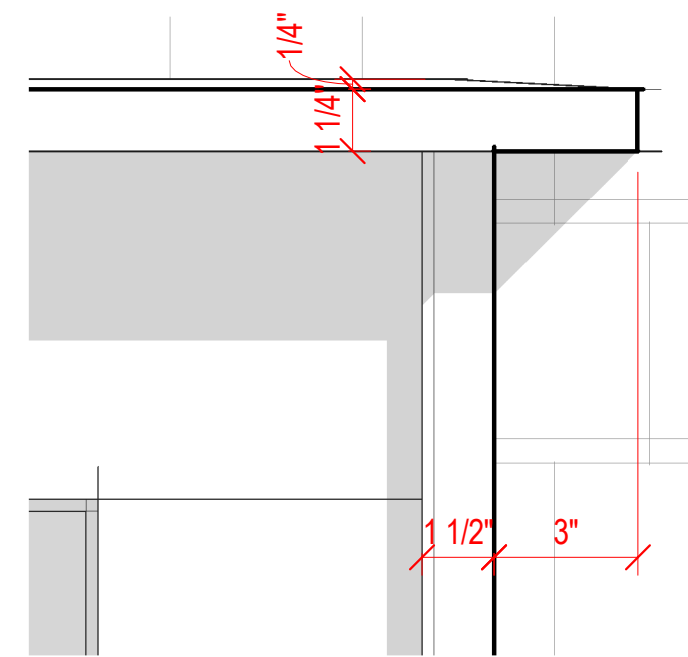
Railing Section  
3/4" = 1'-0"



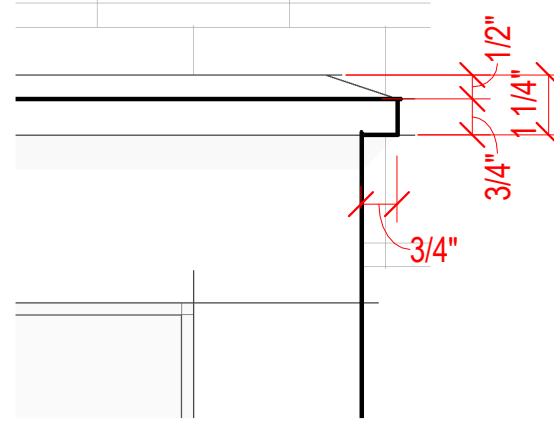
Column Cap  
3" = 1'-0"



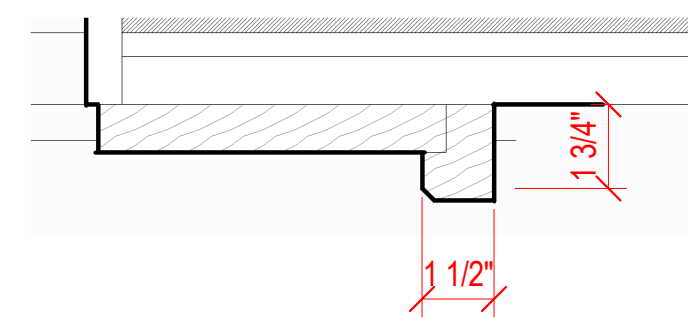
Column Base  
3" = 1'-0"



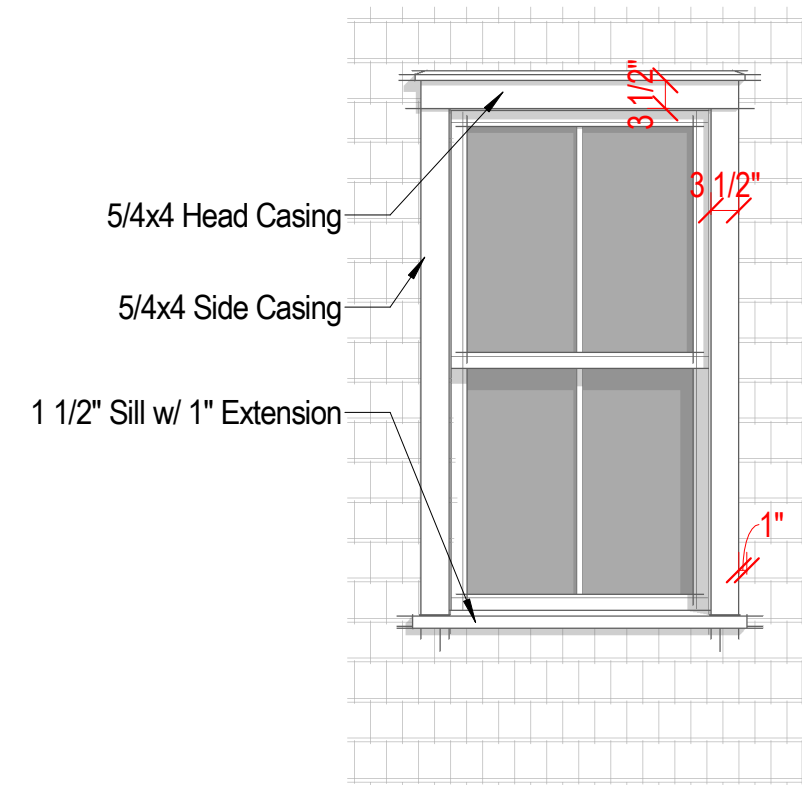
Main Entry Door Cap  
3" = 1'-0"



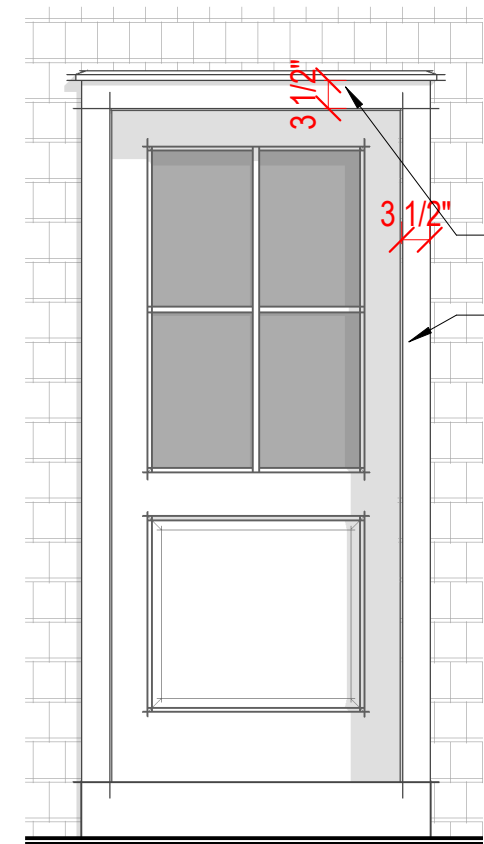
Window/Door Cap  
3" = 1'-0"



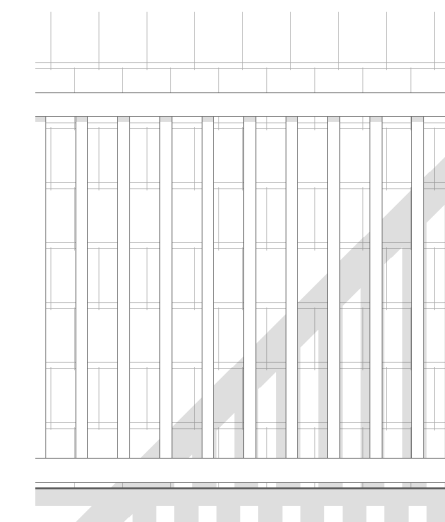
Backband Detail  
3" = 1'-0"



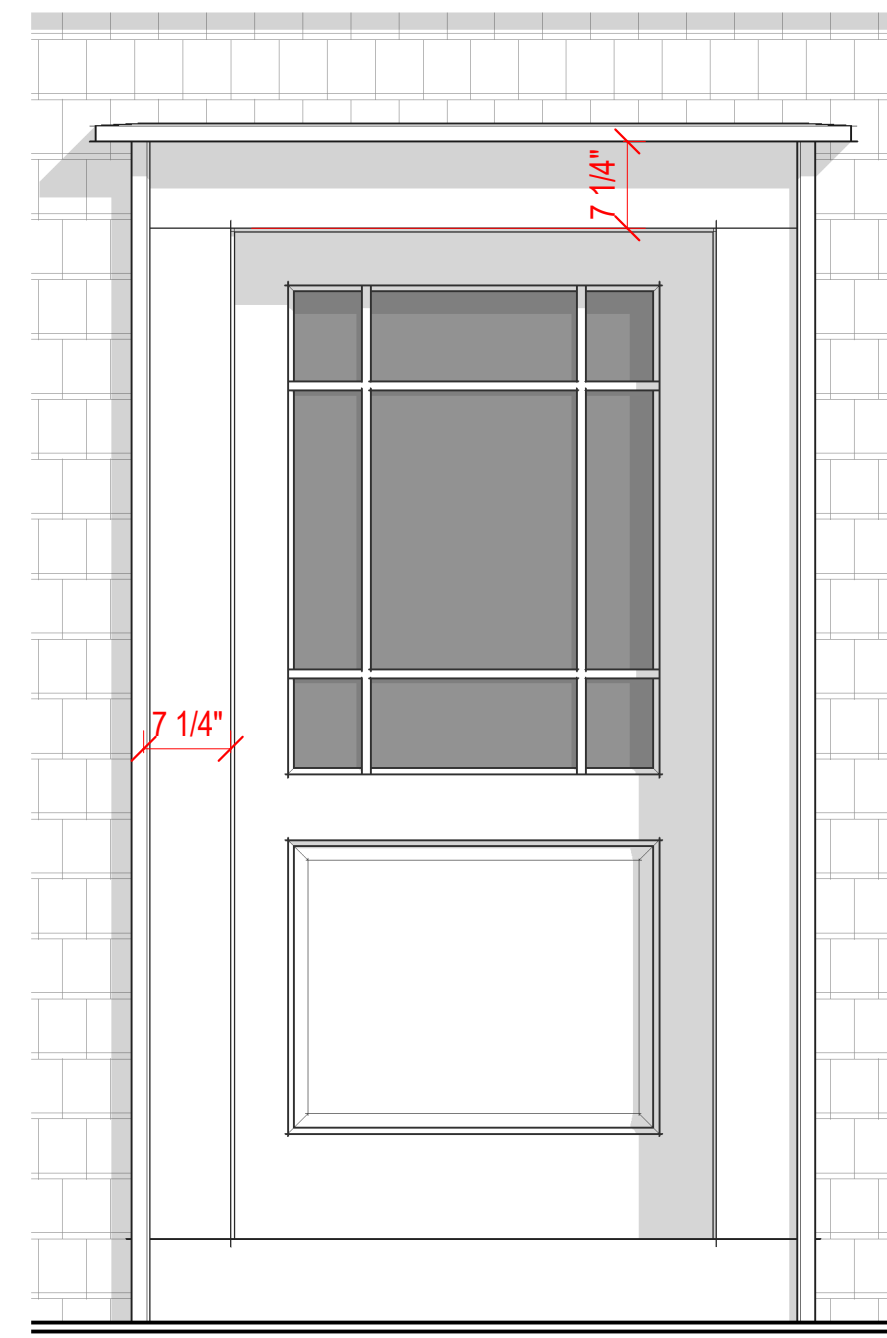
Typical Ext Window Trim  
1/2" = 1'-0"



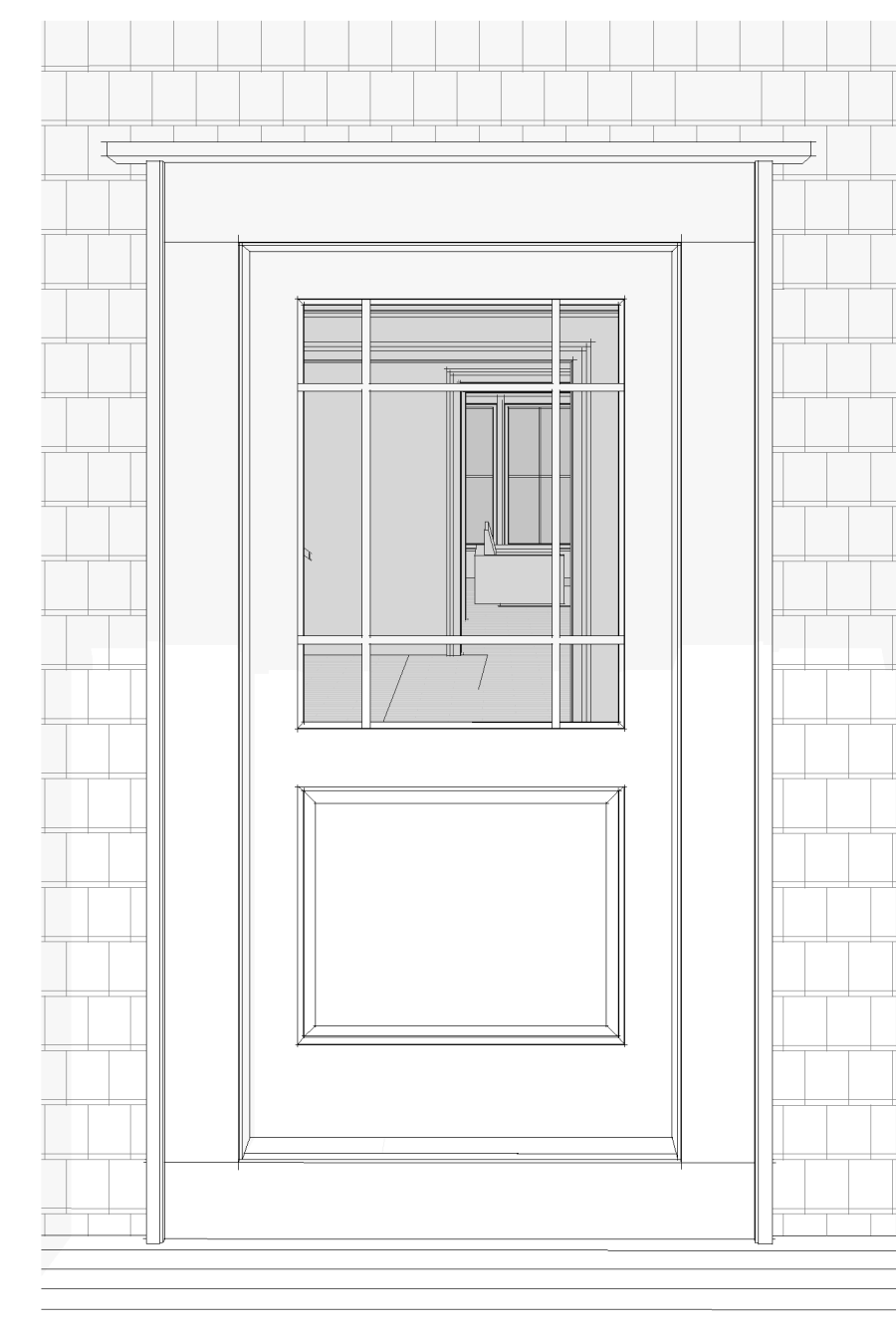
Typical Ext Door Trim  
1/2" = 1'-0"



Walk-Out Railing Elevation  
3/4" = 1'-0"



Main Entry Door Trim  
3/4" = 1'-0"



Main Entry Door Perspective

2437

67 Vestal LLC

67 Vestal Street  
Nantucket, MA 02554



Site Information

Map & Parcel:	41 / 59
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	26,348 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,293 SF
Existing G.C.:	431 SF
Proposed G.C.:	2,200 SF

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Architectural & Structural

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A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Building Perspectives
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F.1.2	Foundation Details
S.1.1	Deck & Porch Framing Plan
D.1.1	Exterior Trim Details
D.1.2	Exterior Trim Details
D.1.3	Exterior Trim Details
D.1.4	Exterior Trim Details

Revisions

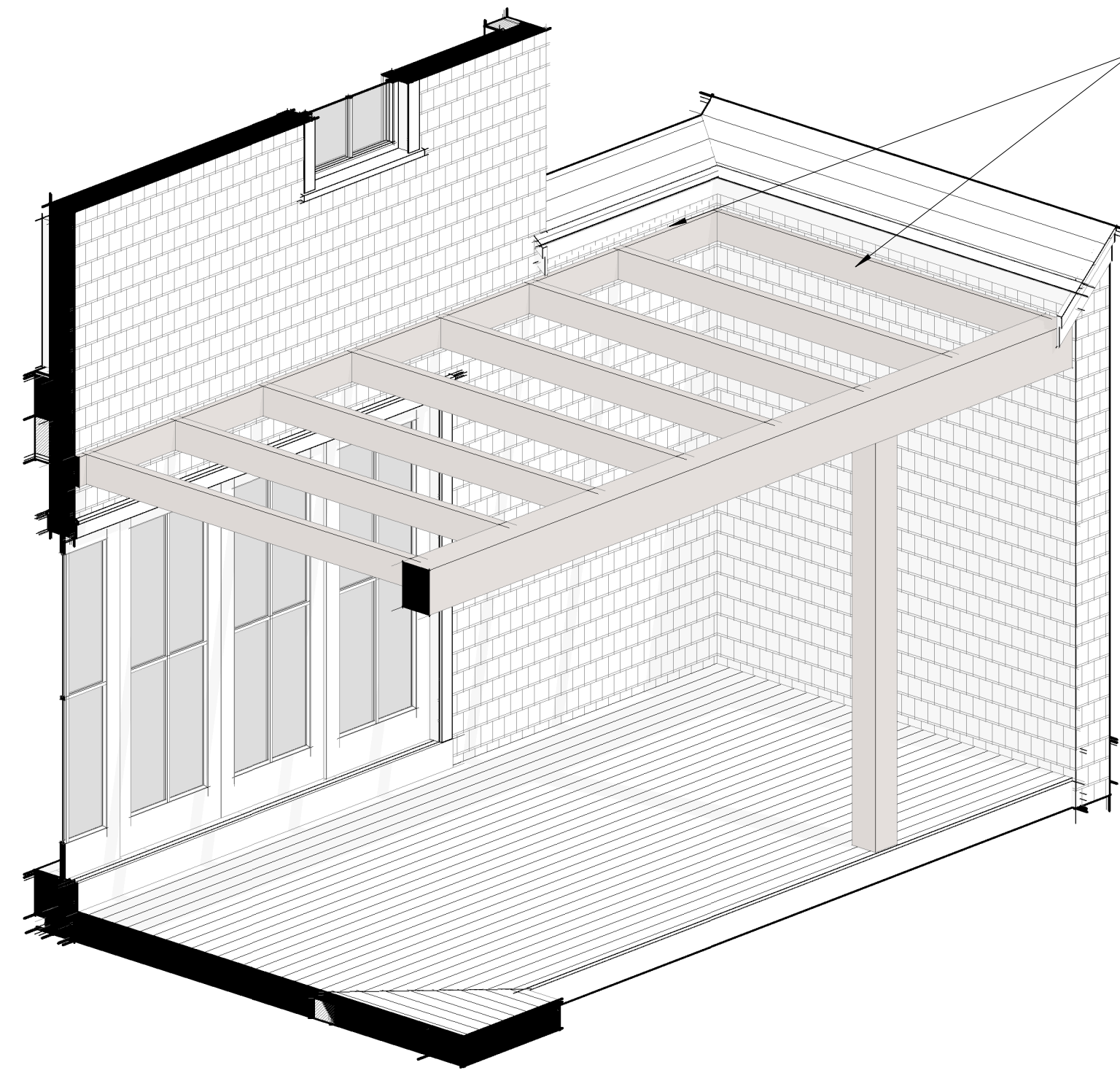
Exterior Trim Details

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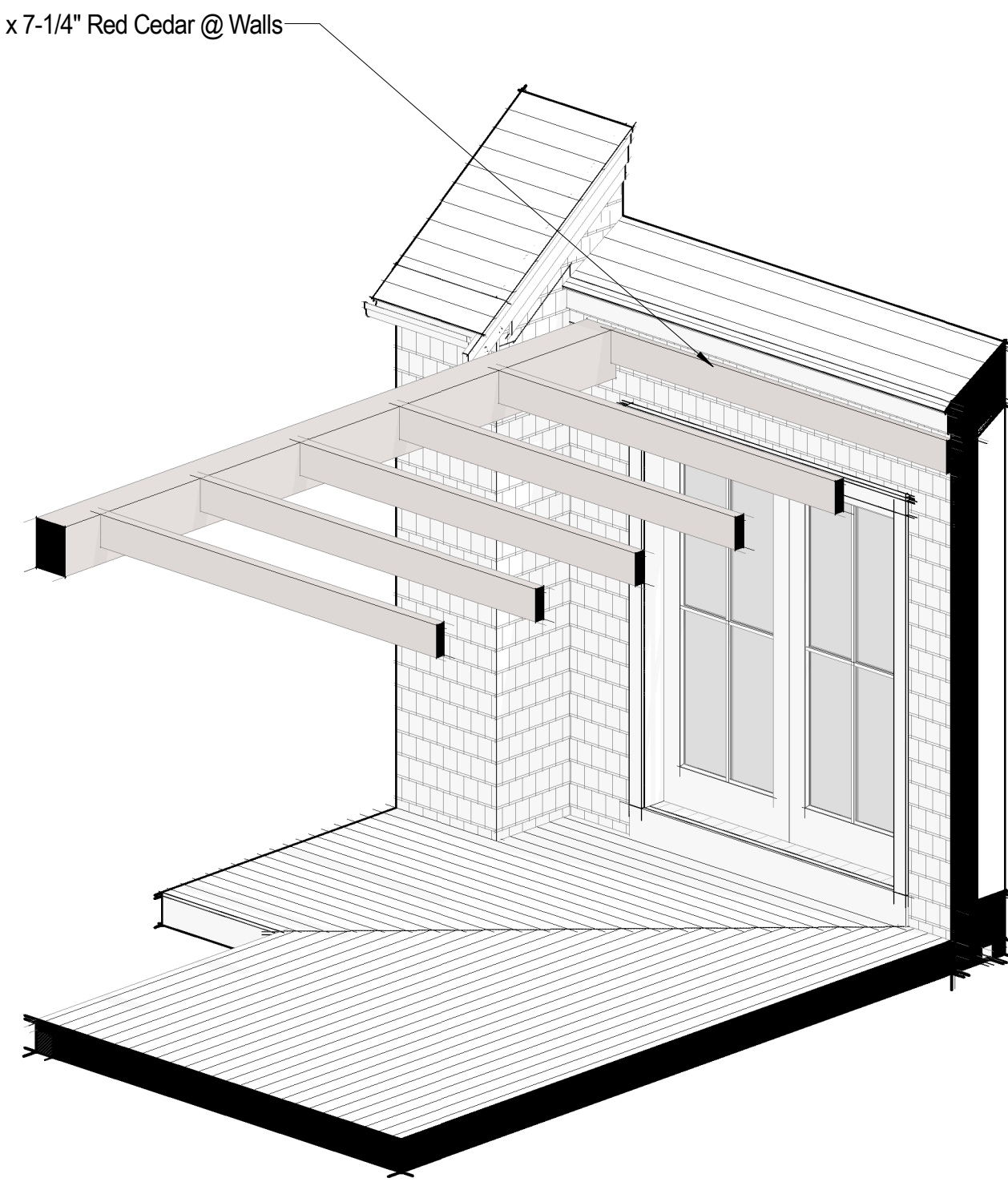
D.1.3  
2437

03.28.25

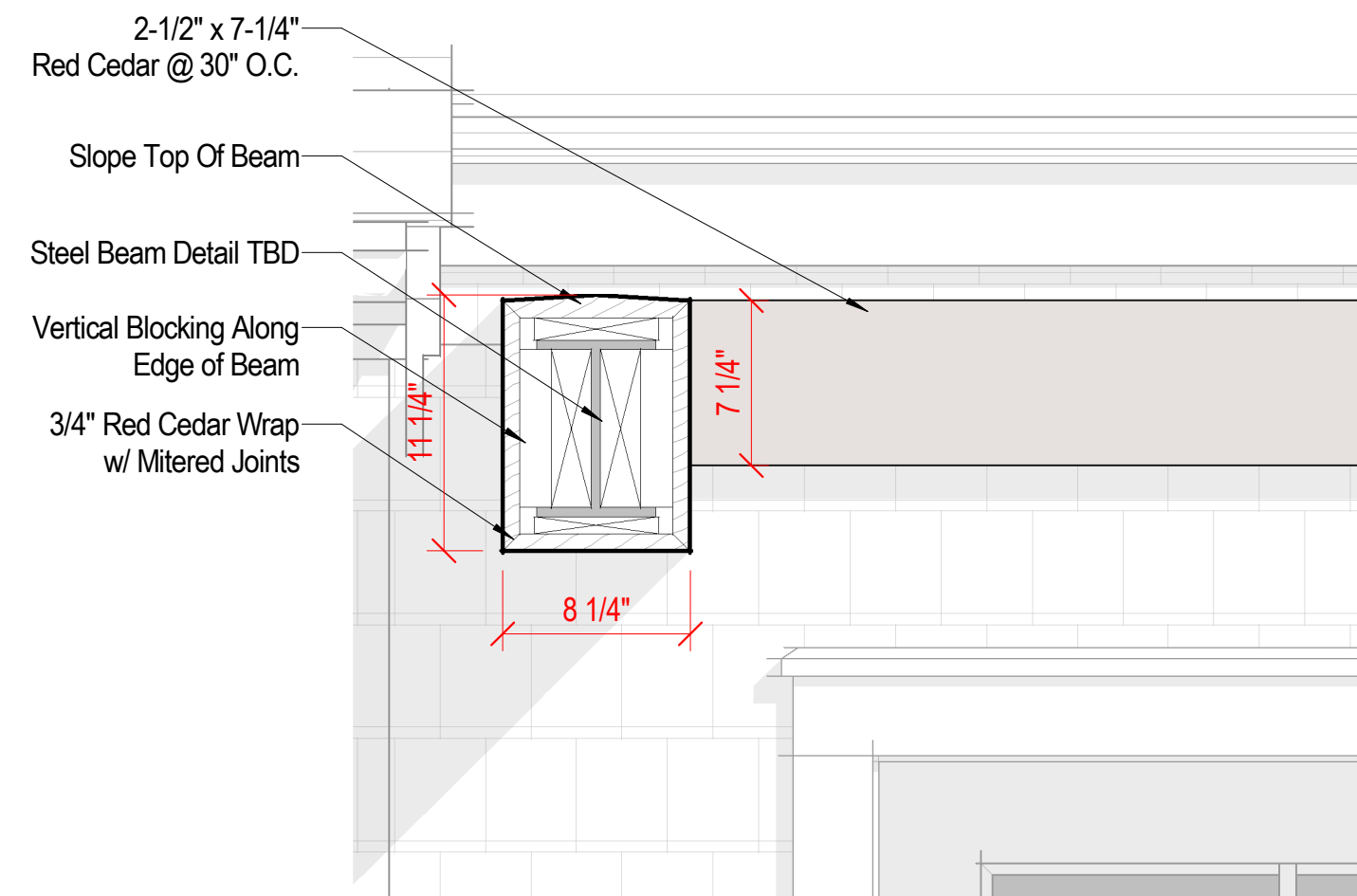
For Construction



Pergola Axon (A)

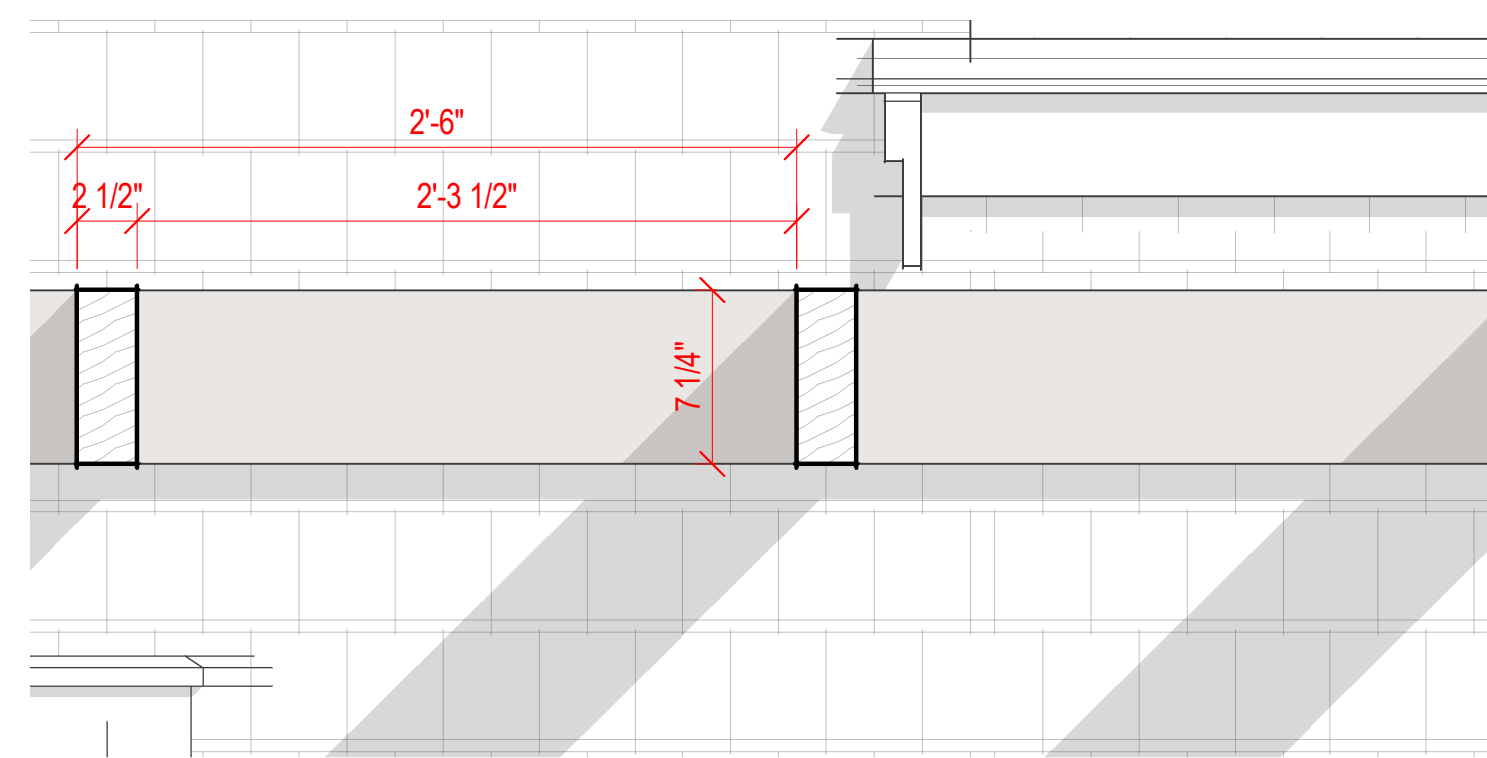


Pergola Axon (B)



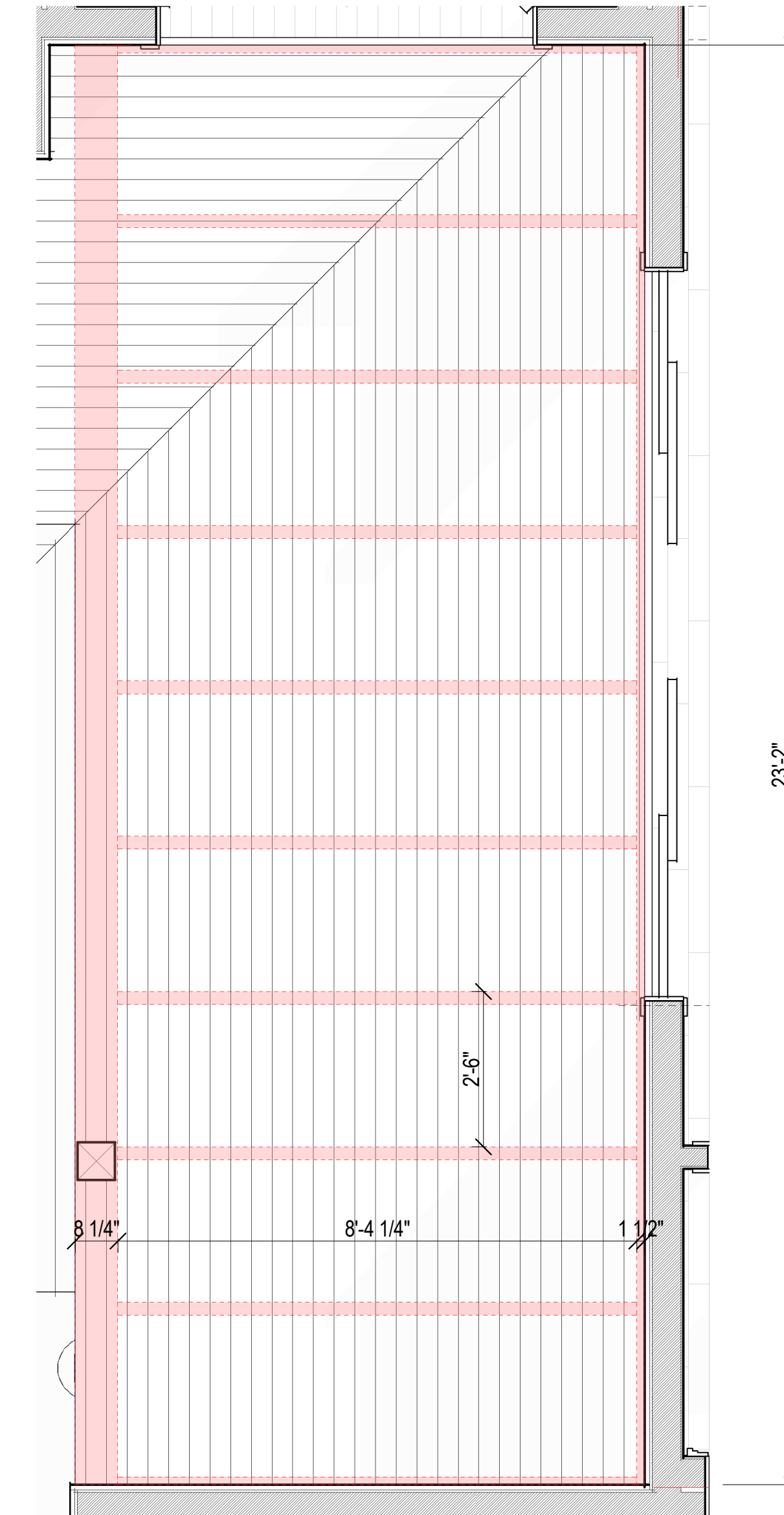
Pergola Section (A)

1 1/2" = 1'-0"



Pergola Section (B)

1 1/2" = 1'-0"



Pergola Plan

1/2" = 1'-0"

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67 Vestal LLC

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Revisions

Exterior Trim Details

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D.1.4  
2437