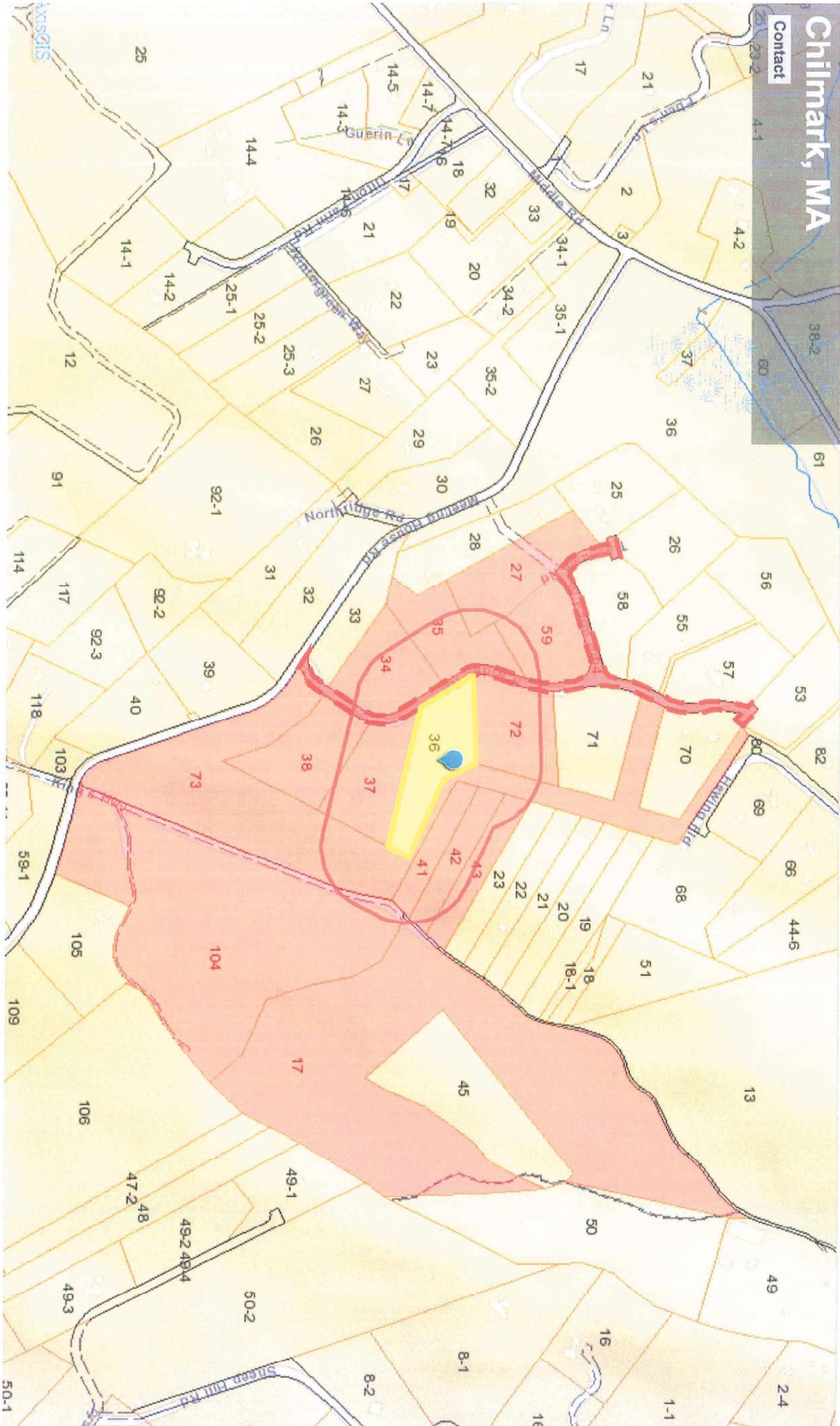
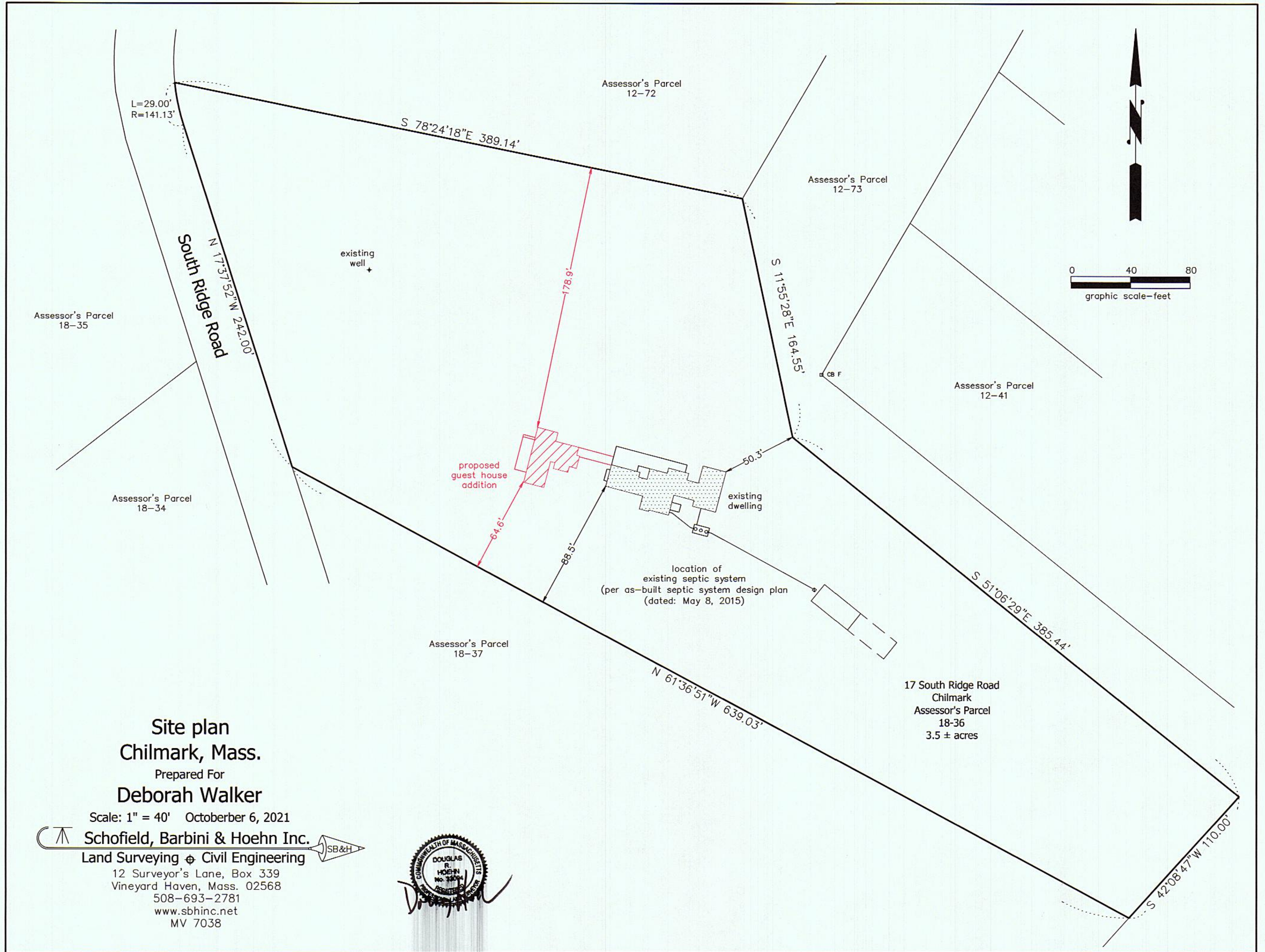


# Chilmark, MA

Contact





**Site plan**  
**Chilmark, Mass.**  
Prepared For  
**Deborah Walker**

Scale: 1" = 40' October 6, 2021

**Schofield, Barbini & Hoehn Inc.**  
Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339  
Vineyard Haven, Mass. 02568  
508-693-2781  
www.sbhinc.net  
MV 7038



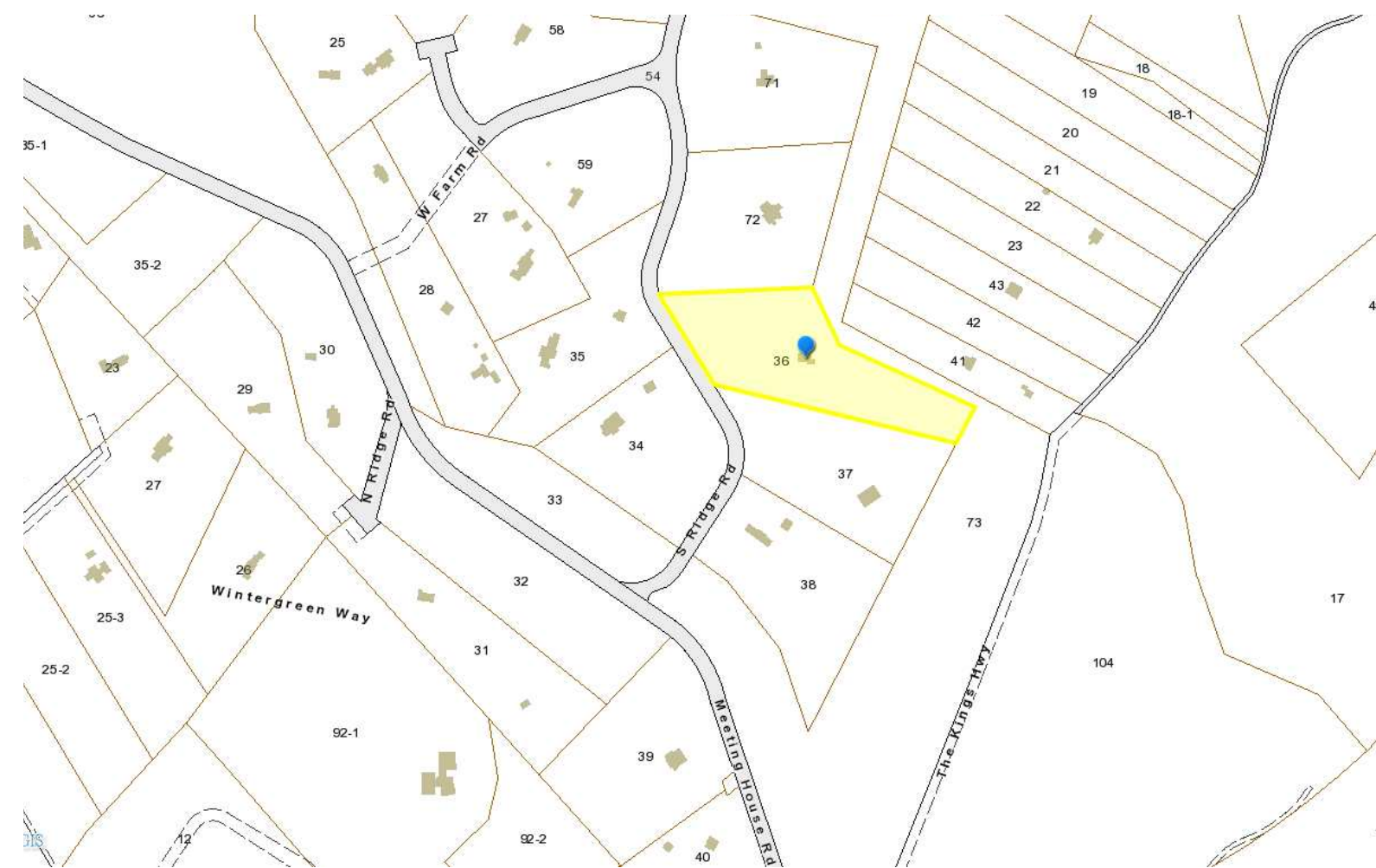
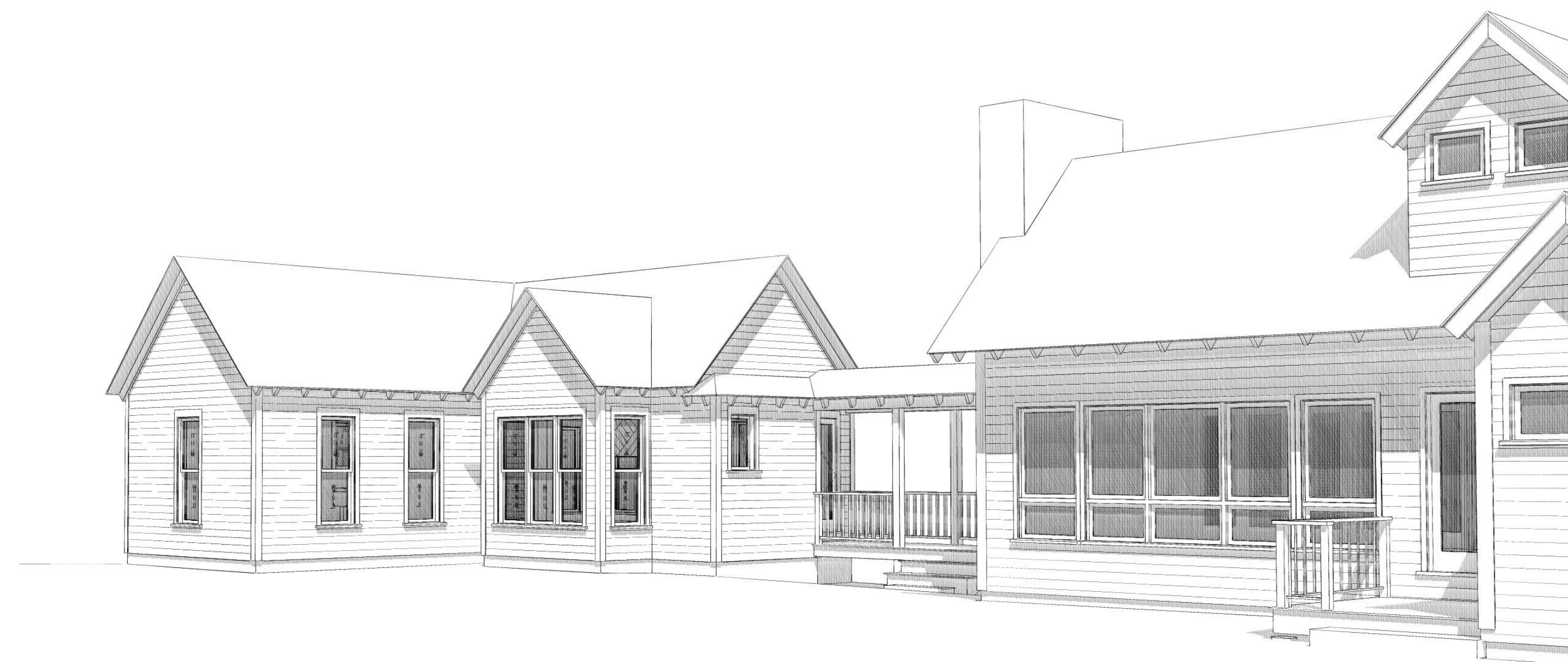
# WALKER RODGER GUEST HOUSE

17 SOUTH RIDGE ROAD, CHILMARK MA 02535

sullivan + associates  
ARCHITECTS

508 693 0500  
sullivanassociatesarchitects.com

17 SOUTH RIDGE ROAD, CHILMARK, MA



CODE COMPLIANCE : EDGARTOWN		
WALKER RODGER GUEST HOUSE		
17 SOUTH RIDGE ROAD, CHILMARK MA 02535		
MAP-PARCEL: 18-36		
DISTRICT = R...		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	3.5 ACRES
FRONT SETBACK	25'	'
SIDEYARD SETBACK	25'	'
REAR YARD SETBACK	25'	'
ROOF HEIGHT	24' MAX. PITCHED	'
	' MAX. FLAT	N/A
NOTES:		

BUILDING CODE INFORMATION :	
BUILDING CODE:	MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
ENERGY CODE:	2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

SHEET INDEX	
ID	NAME
A-001	SQUARE FOOTAGE DIAGRAM
A-101	FIRST FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-300	MAIN LIVING ROOM SECTION
A-301	BEDROOM SECTION
S-100	FOUNDATION PLAN

## ISSUED FOR REVIEW

2021-10-15

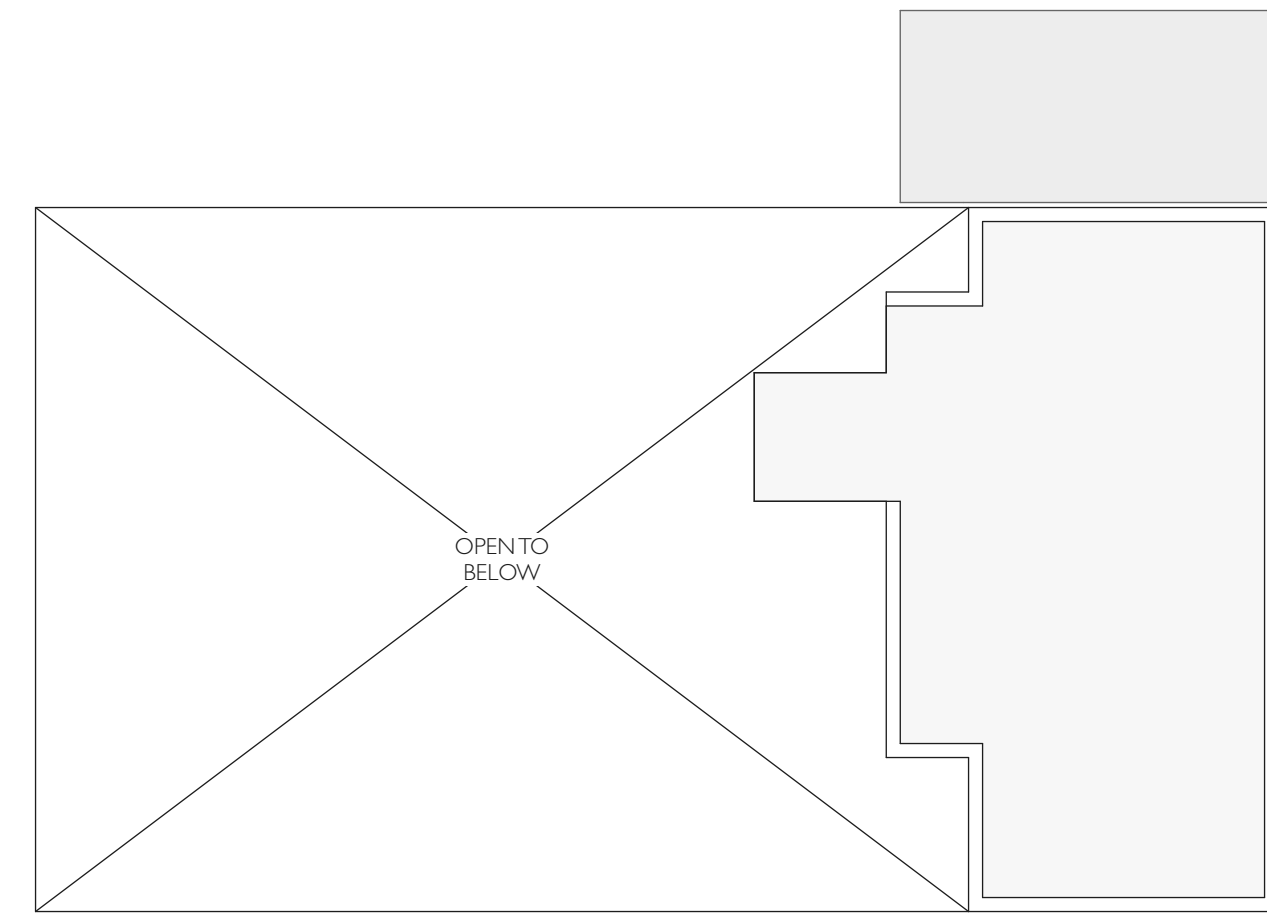
WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	8	DOUBLE-HUNG	TBD	TBD	1 OVER 1	2'-5 1/2"	6'-4 1/2"	
A3	3	DOUBLE-HUNG	TBD	TBD		7'-4 1/2"	6'-4 1/2"	
B	1	AWNING	TBD	TBD		2'-0"	3'-3"	
B2	1	B2	ANDERSEN	AAAN 2028		4'-0"	3'-3"	

DOOR SCHEDULE- FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	1	EXTERIOR	TBD	TBD	1	3'-0"	6'-9 3/4"	
2	2	EXTERIOR	TBD	TBD	1	2'-10"	6'-9 3/4"	

SKYLIGHT SCHEDULE							
MARK	QUANT.	TYPE	MANUF.	WIDTH	HEIGHT	NOTES	
SK01	1			3'-0"	5'-0"		

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

SEPTIC & SURVEYING ENGINEERING  
SCHOFIELD BARBINI & HOEHN INC  
97 STATE ROAD  
VINEYARD HAVEN, MA 02568  
(508) 693-2781



- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING MAIN HOUSE FIRST FLOOR	1,580
EXISTING MAIN HOUSE SECOND FLOOR	119
PROPOSED GUEST HOUSE	813
	2,512 ft <sup>2</sup>

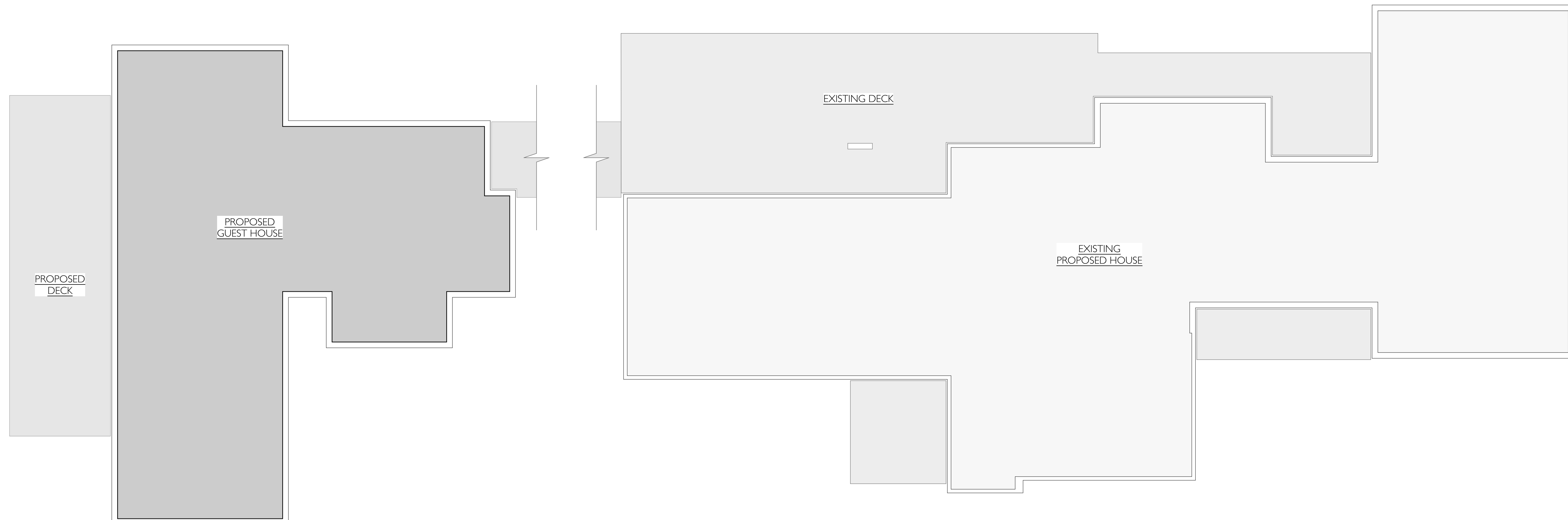
TOTAL ALLOWABLE FOR 3.5 ACRES: **3,625 SQ. FT.**

FLOOR AREA SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING MAIN HOUSE FIRST FLOOR	1,488
EXISTING MAIN HOUSE SECOND FLOOR	107
PROPOSED GUEST HOUSE	746
	2,341 ft <sup>2</sup>

DECK & PORCH SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING DECK & PORCH	687
PROPOSED DECK & PORCH	358
	1,045 ft <sup>2</sup>

### MAIN HOUSE SECOND FLOOR SQUARE FOOTAGE

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



- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE

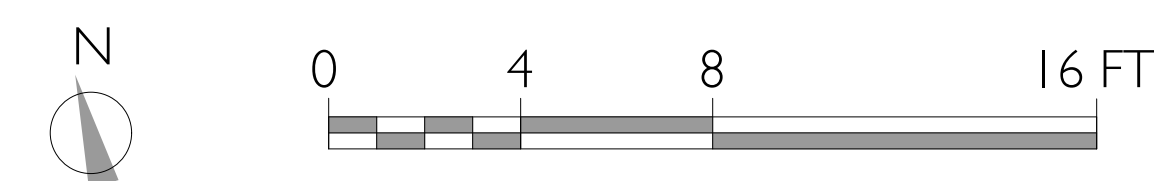
### MAIN HOUSE FIRST FLOOR SQUARE FOOTAGE

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

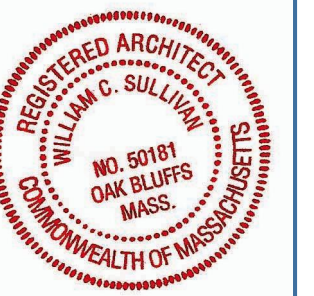
### PROPOSED GUEST HOUSE FIRST FLOOR SQUARE FOOTAGE

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

- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE



**FOR PERMIT ONLY**



SET:	DATE:

PROJECT NAME: **WALKER RODGER GUEST HOUSE**  
 ADDRESS: **17 SOUTH RIDGE ROAD, CHILMARK MA 02535**  
 SHEET TITLE: **SQUARE FOOTAGE DIAGRAM**

DRAWN BY: **MA**

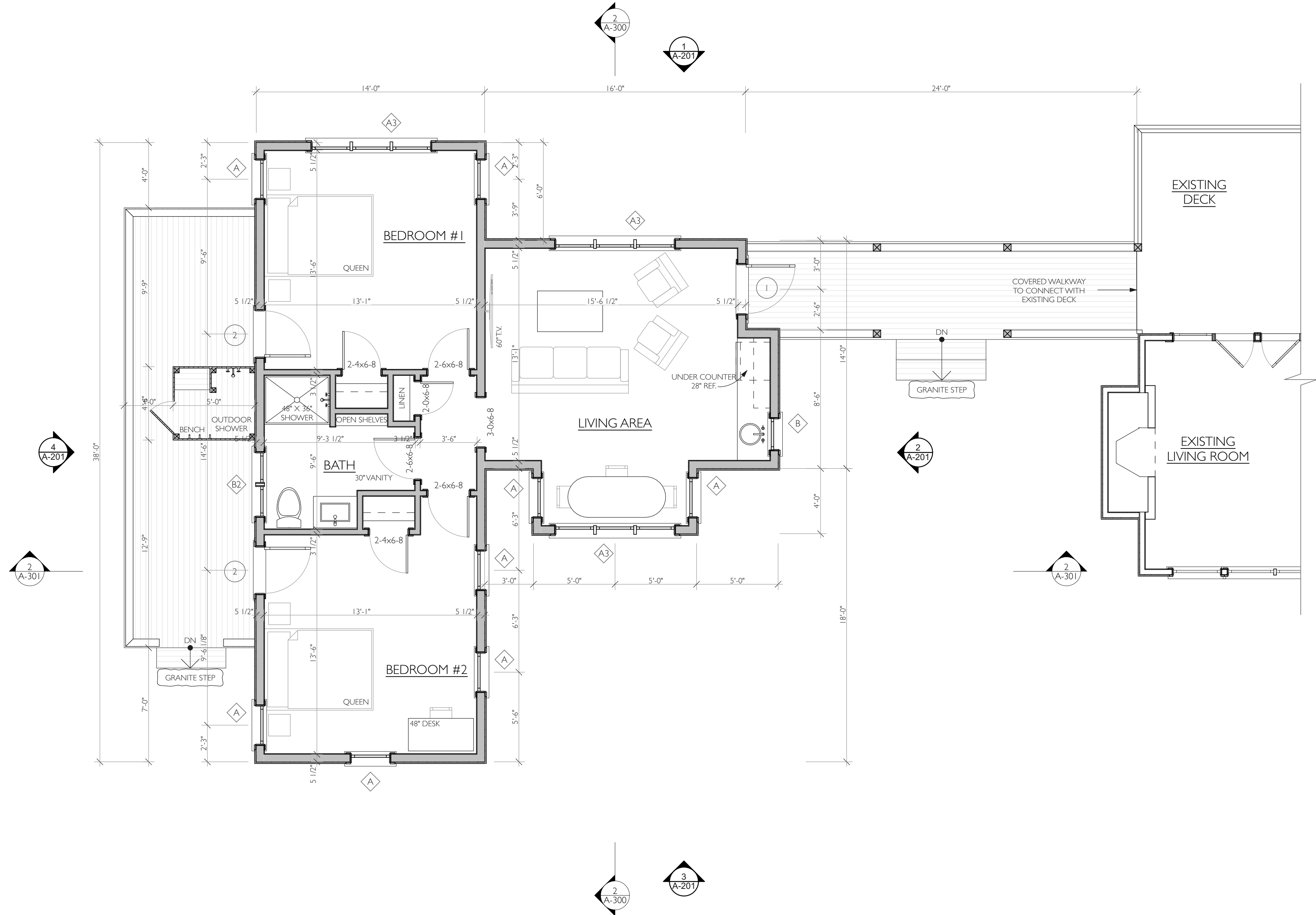
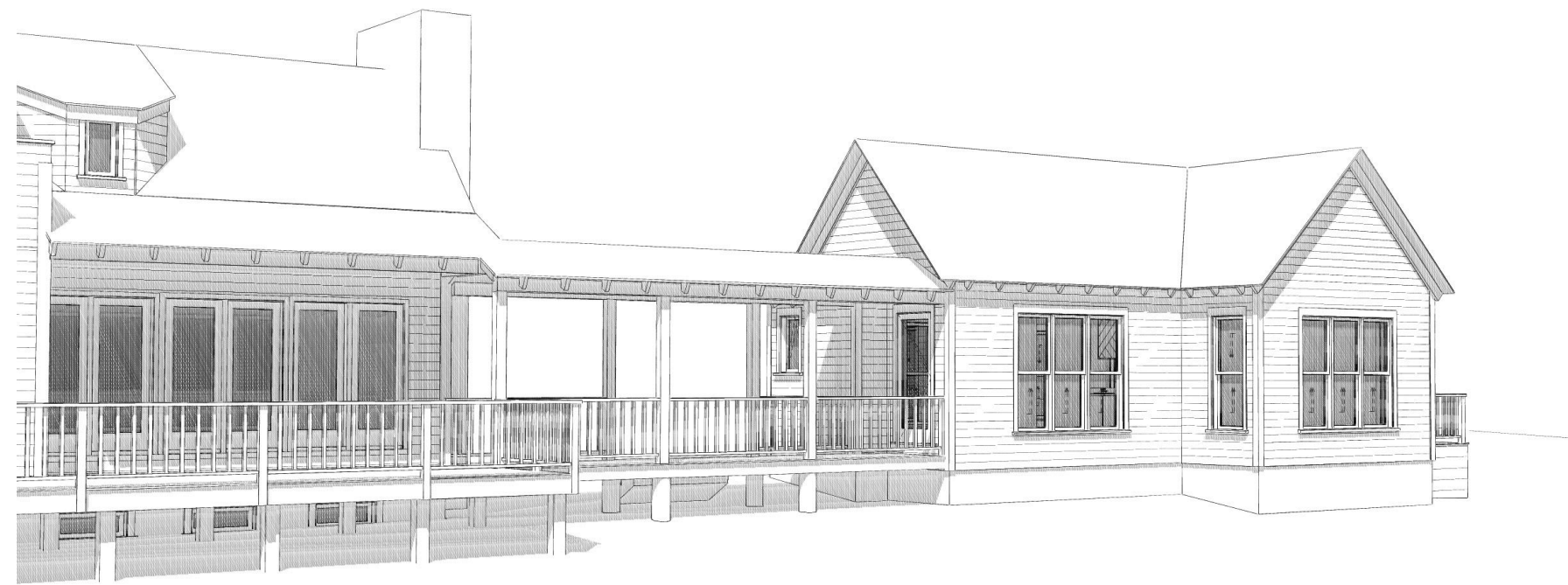
DATE: **2021-10-15**

MAP/PARCEL: **18-36**

JOB #: **21W03**

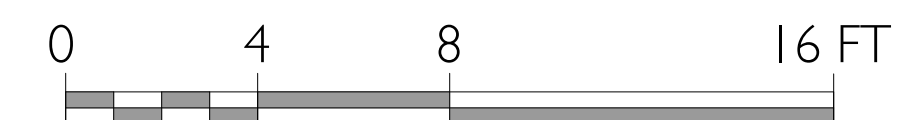
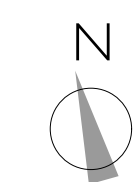
DRAWING #:

**A-001**

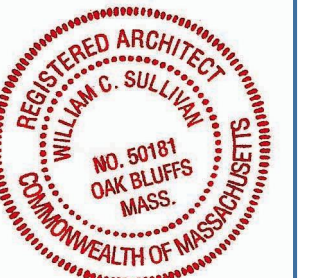


**FIRST FLOOR PLAN**

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



**FOR PERMIT ONLY**



SET:      DATE:

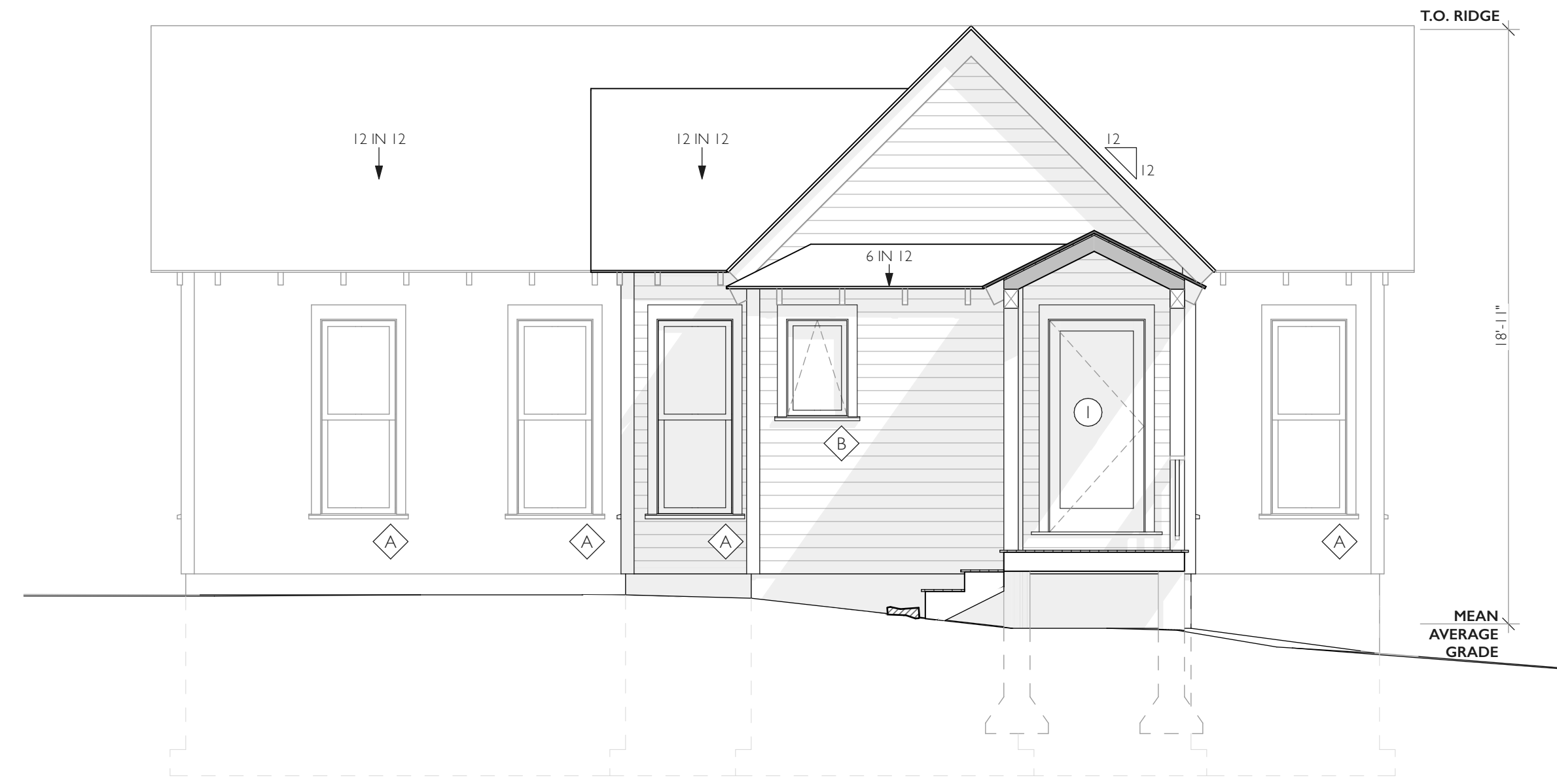
**WALKER RODGER GUEST HOUSE**  
17 SOUTH RIDGE ROAD, CHILMARK MA 02535  
**FIRST FLOOR PLAN**

PROJECT NAME:  
DRAWN BY:  
DATE: 2021-10-15  
MAP/PARCEL: 18-36  
JOB #: 21W03  
DRAWING #:

**A-101**



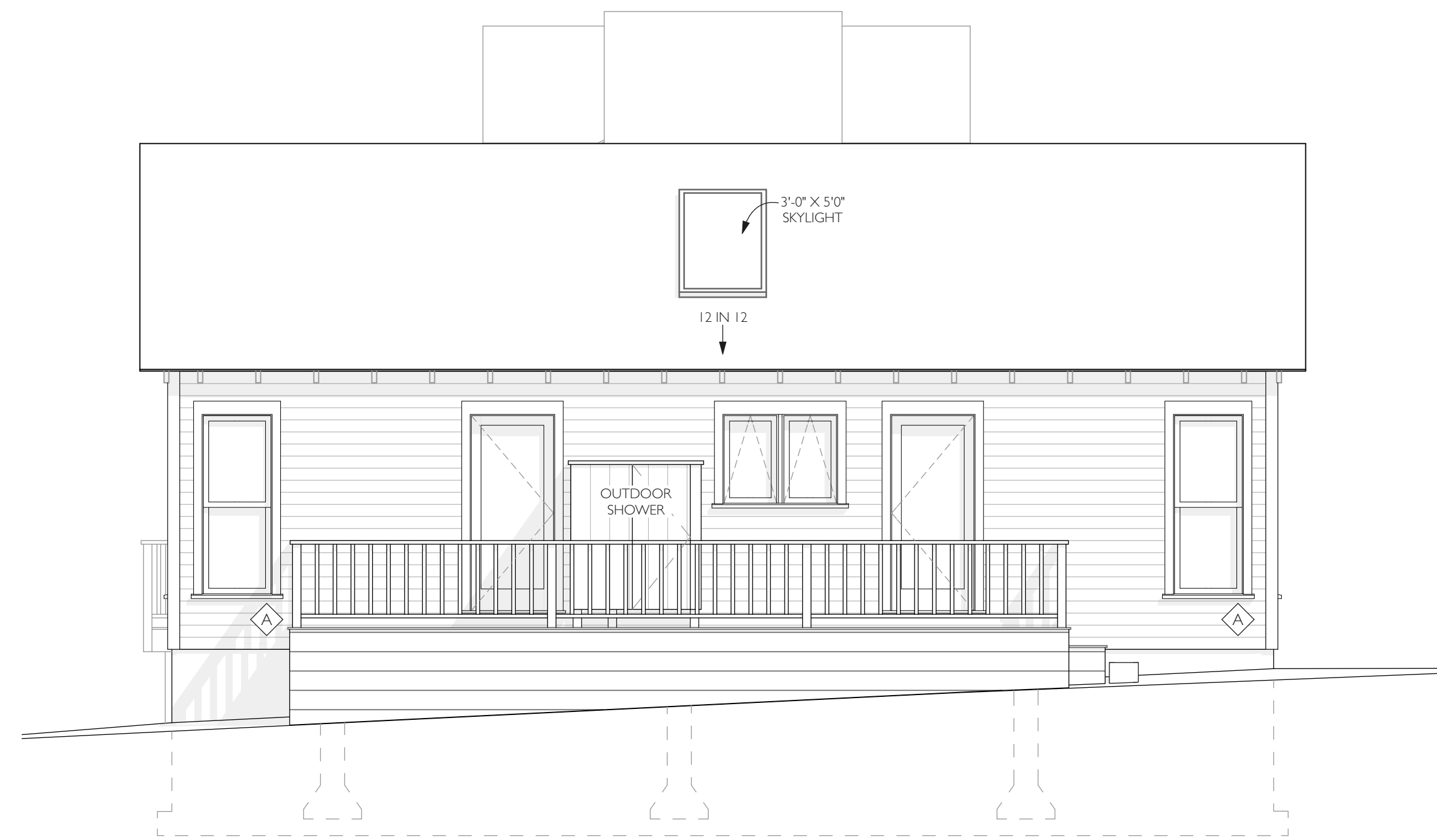
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



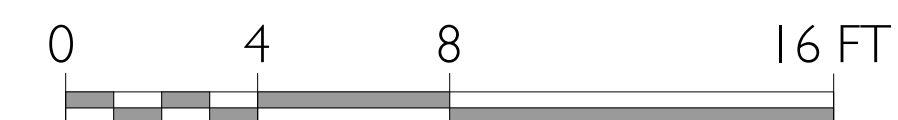
2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



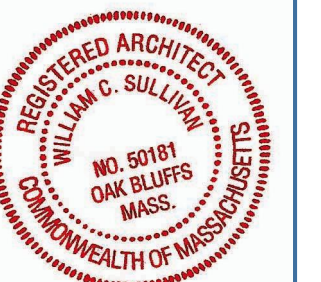
3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



FOR PERMIT ONLY



SET: DATE:

PROJECT NAME: WALKER RODGER GUEST HOUSE  
ADDRESS: 17 SOUTH RIDGE ROAD, CHILMARK MA 02535  
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MA

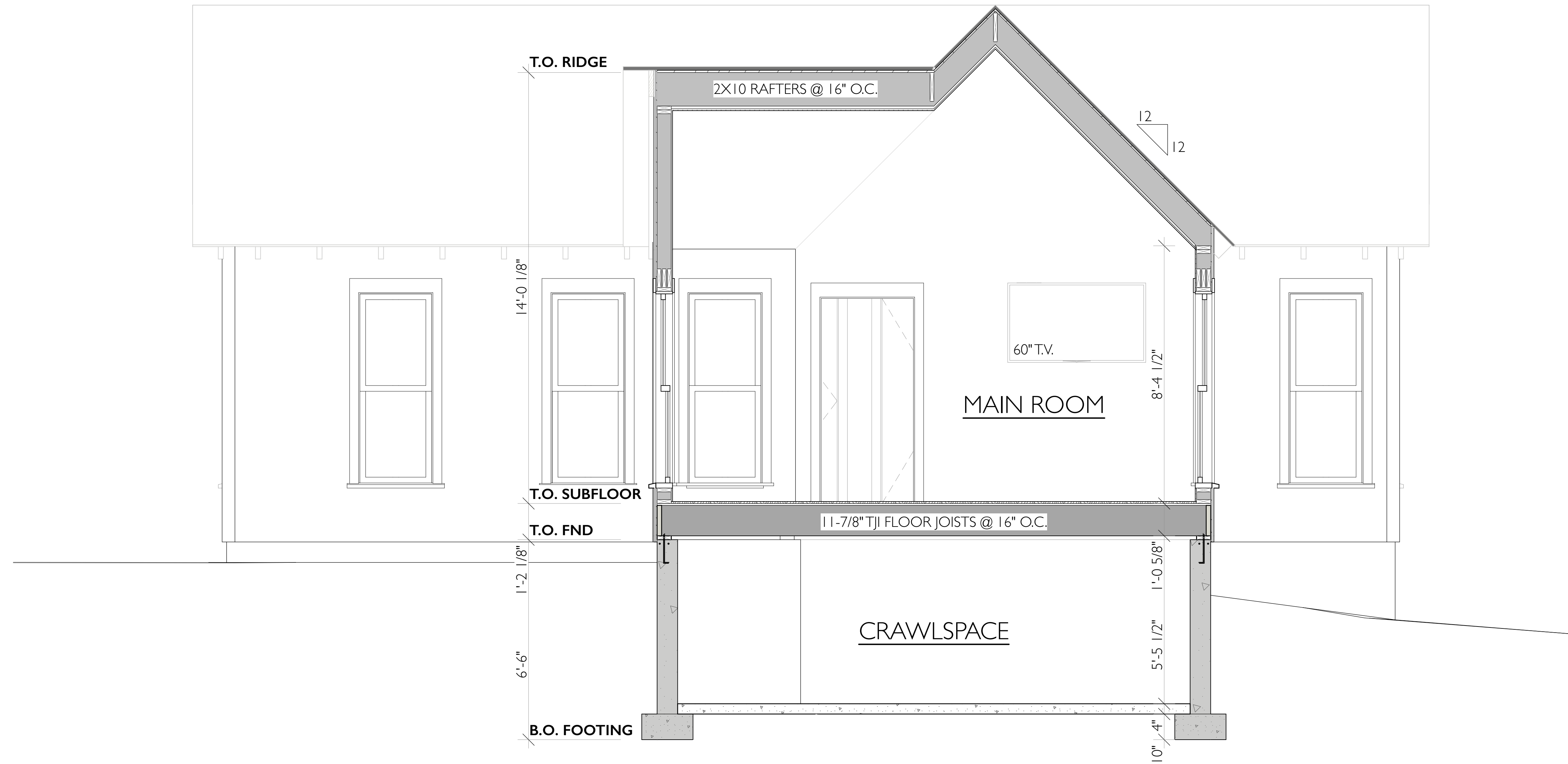
DATE: 2021-10-15

MAP/PARCEL: 18-36

JOB #: 21W03

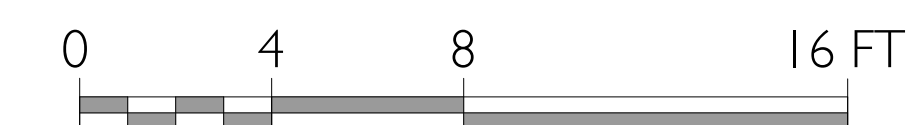
DRAWING #:

A-201



**MAIN ROOM SECTION**

SCALE: 1/2" = 1'-0"



**FOR PERMIT ONLY**

SET:      DATE:

**PROJECT NAME:** WALKER RODGER GUEST HOUSE  
**ADDRESS:** 17 SOUTH RIDGE ROAD, CHILMARK MA 02535  
**SHEET TITLE:** MAIN LIVING ROOM SECTION

**DRAWN BY:** MA

**DATE:** 2021-10-15

**MAP/PARCEL:** 18-36

**JOB #:** 21W03

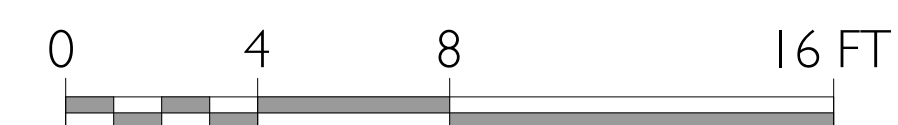
**DRAWING #:**

**A-300**



**BEDROOM 2 SECTION**

SCALE: 1/2" = 1'-0"



**FOR PERMIT ONLY**

PROJECT NAME:	MA
ADDRESS:	MA
SHEET TITLE:	MA
DRAWN BY:	MA
DATE:	2021-10-15
MAP/PARCEL:	18-36
JOB #:	21W03
DRAWING #:	



**FOUNDATION NOTES:**

**CONCRETE**

1. 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.

2. 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:**

1. 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:**

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

2. ALL SOFT/ORGANIC OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.

**DESIGN CRITERIA:**

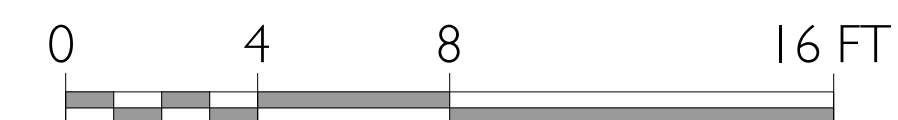
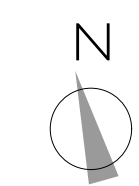
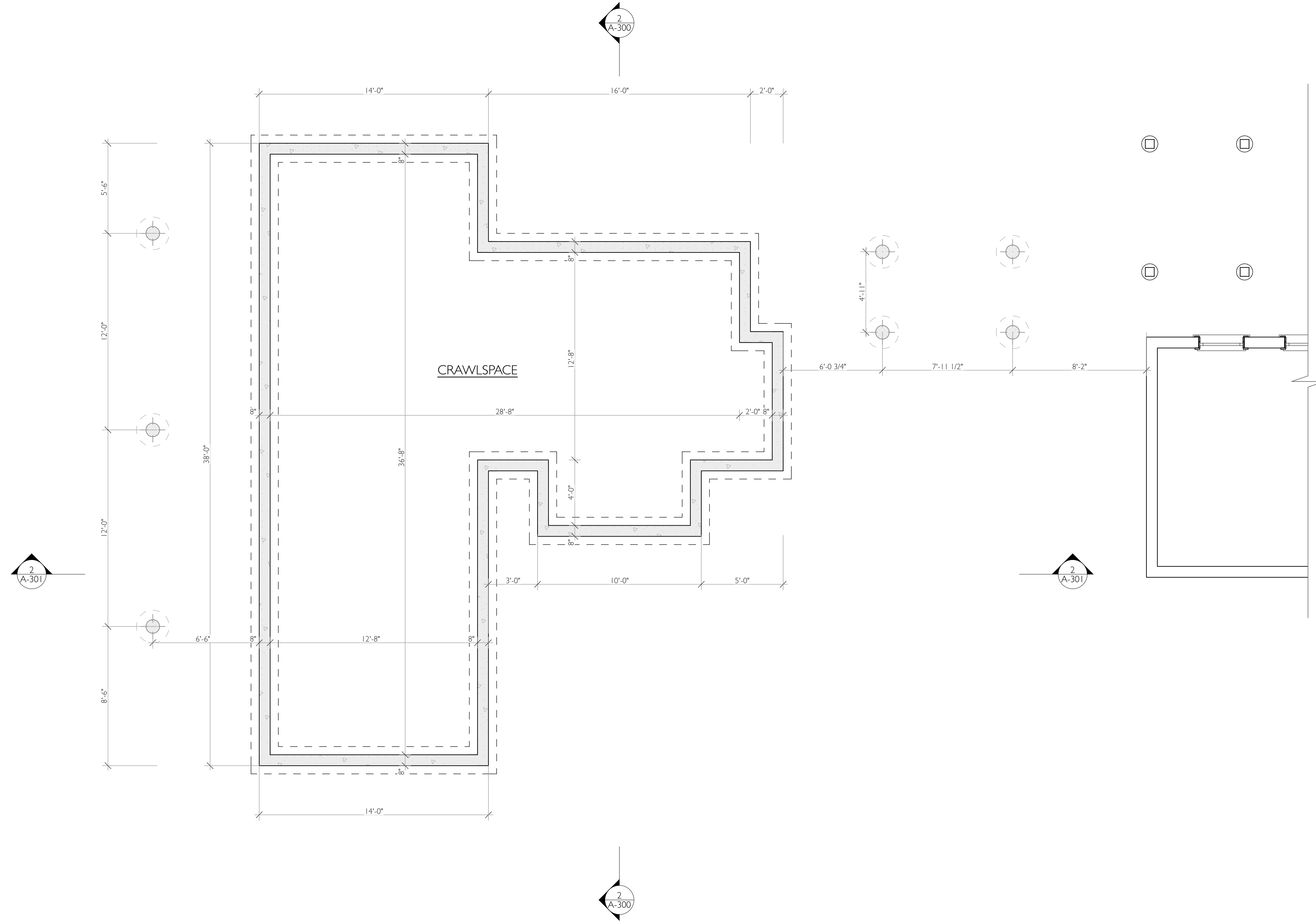
SOIL CONDITIONS:  
 -ASSUMED SOIL BEARING 2000 PSF MIN.  
 -CONTRACTOR TO VERIFY CONDITIONS

**PERIMETER FOUNDATION:**

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

**FOUNDATION PLAN**

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



**FOR PERMIT ONLY**

PROJECT NAME:	MA
ADDRESS:	MA
DATE:	2021-10-15
MAP/PARCEL:	18-36
JOB #:	21W03
DRAWING #:	