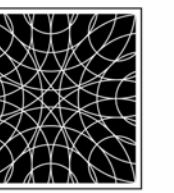


# CHILD FARM - SHARED FOUR-BEDROOM

# DESIGN DEVELOPMENT

515 Lamberts Cove Rd  
West Tisbury, MA 02575

OCTOBER 4, 2022



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CLIENT LOGO HERE  
(IF APPLICABLE)

CLIENT:

ISLAND AUTISM GROUP  
515 LAMBERTS COVE RD.  
WEST TISBURY, MA 02575

ARCHITECT:

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TEL: 401.272.4724  
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CONTACT: STEPHANIE ZUREK

CONTRACTOR:

STRUCTURAL:

MECHANICAL,  
ELECTRICAL &  
PLUMBING:

FIRE PROTECTION:

CIVIL:

LANDSCAPE:

CHILD FARM - SHARED  
FOUR-BEDROOM



FRONT PERSPECTIVE

DRAWING LIST	
NUMBER	NAME
0- COVER	
G000	TITLE SHEET
3- ARCHITECTURAL	
A001	ARCHITECTURAL SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A303	TYPICAL WALL SECTIONS

GENERAL PROJECT NOTES	
1	GENERAL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
2	UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK UNDER THIS CONTRACT.
3	THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.
4	THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT, THAT ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE AS SPECIFIED AND FREE OF DEFECTS. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT, THAT ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE AS SPECIFIED AND FREE OF DEFECTS.
5	ALL FLOOR LEVELS ON ALL DRAWINGS ARE ASSUMED TO BE AT ESTABLISHED DATUM UNLESS NOTED OTHERWISE. COORDINATE BUILDING SLAB ELEVATIONS WITH CIVIL DRAWINGS.
6	ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES WELL AS ANY REQUIREMENTS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION.
7	DISCREPANCIES, THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS REQUIRED IN ORDER TO CONFORM TO CODE REQUIREMENTS, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ARCHITECT WILL FORWARD WRITTEN INSTRUCTION TO ALL CONCERNED PARTIES. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WORK SHALL BE PERFORMED IN A MANNER DIRECTED BY THE ARCHITECT.
8	DRAWING SCALES: THESE DRAWINGS ARE PREPARED TO THE SCALES NOTED. HOWEVER, DIMENSIONS ARE NOT TO BE DERIVED BY SCALING THE PLANS, SECTIONS OR DETAILS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT WITH ANY QUESTIONS PERTAINING TO DIMENSIONS OR DETAILS PRIOR TO COMMENCING ANY WORK.
9	THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR THEIR EMPLOYEES USE ON THE PROJECT TO ENSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
10	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION THAT IS SCHEDULED TO REMAIN IN PLACE OR INTACT. ANY DAMAGE INCURRED TO SUCH ITEMS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION.
11	ALL FRAMING LUMBER INSTALLED IN CONTACT WITH CONCRETE, MASONRY OR STEEL SHALL BE PRESSURE TREATED.
12	THE GENERAL CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL APPROVED, CODE COMPLIANT FIRE EXTINGUISHERS. SUCH EXTINGUISHERS SHALL BE FULLY COORDINATED WITH AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
13	ALL DIMENSIONS ARE ACTUAL AND ARE TAKEN TO THE FACE OF STUD, FACE OF CONCRETE WALL, FACE OF CMU WALL OR FACE OF FRAME, UNLESS NOTED OTHERWISE.
14	ALL INTERIOR WALLS AND PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF STRUCTURE OR DECK ABOVE, UNLESS NOTED OTHERWISE.
15	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS, GUIDELINES AND INSTALLATION INSTRUCTIONS.
16	ALL NEW WINDOWS, SIDELITES AND BORROWED LITES AS WELL AS ASSOCIATED GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE WITHIN THE JURISDICTION OF THE WORK. PROVIDE SAFETY GLAZING AS REQUIRED BY CODE.
17	ALL PENETRATIONS OF FIRE-RESISTIVE-RATED FLOORS, WALLS, PARTITIONS AND SHAFTS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO U.L. DESIGN STANDARDS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECIFICATIONS AND DETAILS THAT SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUCH DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE MADE AVAILABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION AND SHALL BE SPECIFIC FOR EACH PENETRATION WITH ANY AND ALL VARIABLES DEFINED.
18	SEAL AROUND ALL PENETRATIONS (DUCTS, PIPES, CONDUIT, ETC.) AT NEW AND EXISTING FIRE-RATED WALL, PARTITION AND CEILING CONSTRUCTION. SEAL SHALL NOT DIMINISH RATING OF THE WALL, PARTITION OR CEILING. AT CONCRETE OR MASONRY, SEAL OFF OPENINGS WITH CONCRETE GROUT. AT PLASTER OR DRYWALL, DAM UP GAPS AND WALL VOIDS WITH U.L. APPROVED FIRE-RESISTIVE-RATED SEALANT OR PUTTY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
19	LEVEL ALL FLOORS AS REQUIRED TO CONCEAL ANY DROPS OR RISERS IN FLOORS THAT WOULD OTHERWISE BE SEEN WITH THE SCHEDULED FLOOR FINISHES.
20	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PROPERLY INSTALLING ALL FIRESAFING, FIRE/SMOKE STOPPING AT ALL PENETRATIONS OR OPENINGS AT INTERSECTIONS OF RATED WALLS AND STRUCTURAL ELEMENTS, AT ALL PENETRATIONS OR OPENINGS THROUGH FIRE-RESISTIVE RATED WALLS AND AT ANY OTHER AREAS WHERE FIRE AND SMOKE MAY PENETRATE.
21	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SAFELY SUPPORT THE STRUCTURE DURING CONSTRUCTION.
22	THE CONTRACTOR IS RESPONSIBLE FOR DUST AND WEATHER PROTECTION DURING CONSTRUCTION.
23	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS USING THE SURROUNDING FACILITIES WHO COME INTO CONTACT WITH THE AREA OF CONSTRUCTION. THE CONSTRUCTION AREA SHALL BE PROPERLY BARRICADED TO PREVENT INTRUSION BY PERSONS NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS FACILITY.
24	THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
25	REFER TO THE PROJECT MANUAL, WRITTEN SPECIFICATIONS AND INTERPRETATION OF CONTRACT DOCUMENTS SECTION BELOW FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PRELIMINARY PRICING AND REVIEW NOTE:**  
• THESE DRAWINGS ARE TO BE USED FOR PRELIMINARY PRICING AND REVIEW ONLY

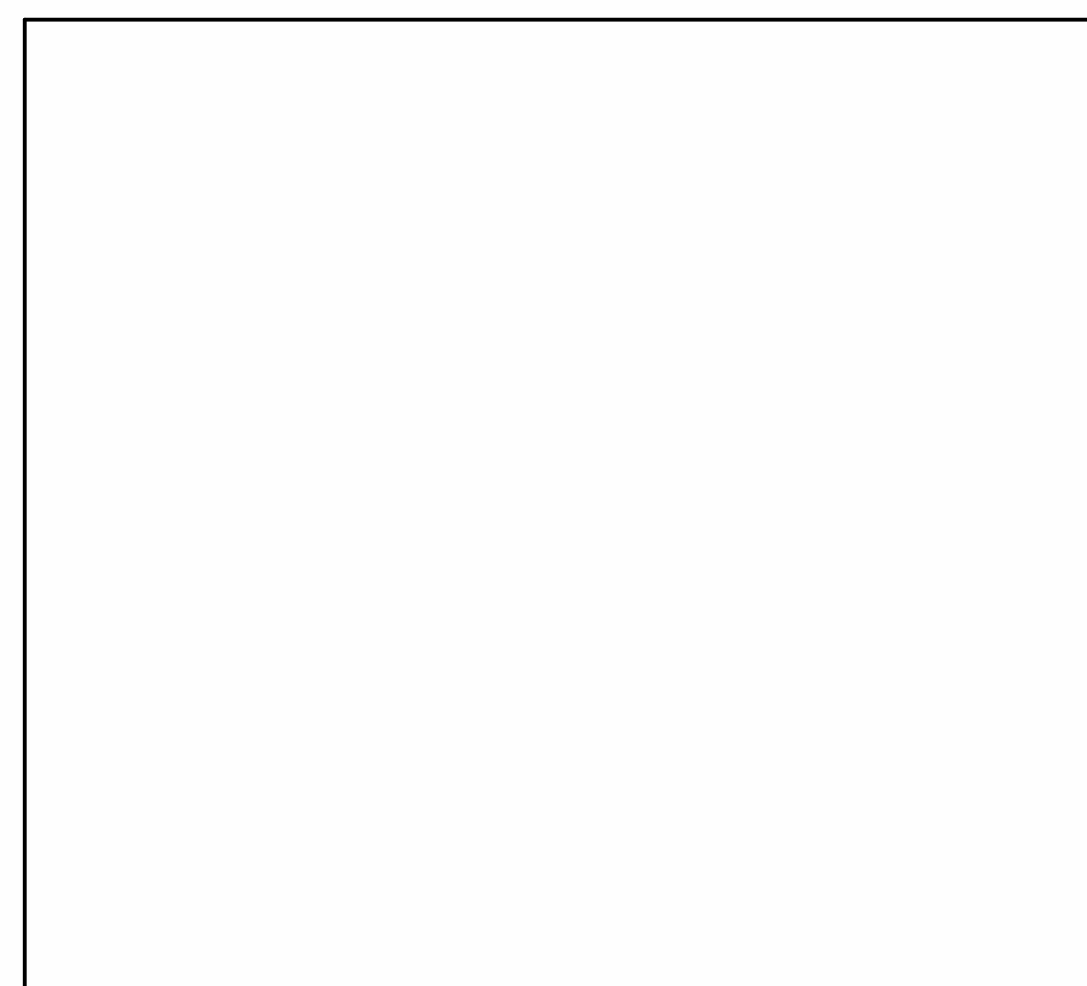
PROJECT DATA	
PROJECT NAME	CHILD FARM - SHARED FOUR-BEDROOM
PROJECT ADDRESS	street town, state, zip
CLIENT NAME	ISLAND AUTISM GROUP
CLIENT ADDRESS	515 LAMBERTS COVE RD. WEST TISBURY, MA 02575
BUILDING CODE	MASSACHUSETTS STATE BUILDING CODE - 780 CMR (BASED ON INTERNATIONAL BUILDING CODE 2015 EDITION)
TYPE OF CONSTRUCTION	___ _ CONSTRUCTION
BUILDING TYPE	type - 2 STORIES
UNIT SEPARATION	VERTICAL / HORIZONTAL: x-HOUR
FROST LINE DEPTH	48 INCHES
WIND SPEED	140 MPH (V-wt)
GROUND SNOW LOAD	xx PSF

INTERPRETATION OF CONTRACT DOCUMENTS	
IN THE EVENT OF CONFLICTING PROVISIONS IN THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND OWNER FOR CLARIFICATION AND DIRECTION PRIOR TO ORDERING OR PROVIDING ANY MATERIALS OR LABOR. THE CONTRACTOR SHALL BID THE MOST STRINGENT REQUIREMENTS.	
IN ADDITION, THE FOLLOWING PROVISIONS SHALL BE ADHERED TO:	
•	THE SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS, DRAWINGS AND DETAIL TO A GREATER SCALE TAKE PRECEDENCE OVER DRAWINGS AND DETAILS OF A SMALLER SCALE.
•	THE CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY, INSTALLATION, AND COORDINATION OF ALL MATERIALS AND WORK SHOWN IN THE CONTRACT DOCUMENTS.
•	IF THERE IS A CONFLICT BETWEEN ONE OR MORE DETAILS OR REQUIREMENTS APPLYING TO THE SAME CONDITION, THE MOST RESTRICTIVE AS DETERMINED BY THE ARCHITECT SHALL APPLY.
•	REFERENCE OR COMPLIANCE WITH A STANDARD SHALL MEAN REFERENCE TO THE CURRENT EDITIONS OF THAT STANDARD AS WELL AS SUPPLEMENTS AND ALL DOCUMENTS REFERENCED THEREIN UNLESS REFERENCE TO A SPECIFIC DOCUMENT VERSION IS MADE.

ARCHITECTURAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	DATUM POINT
	ELEVATION MARKER
	BUILDING SECTION
	AREA OF DETAIL
	DETAIL SECTION
	WALL SECTION
	MATCH LINE
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	WINDOW TYPE
	DOOR NUMBER
	ROOM NAME AND NUMBER
	KEYNOTE NUMBER
	WALL TYPE
	NEW CONSTRUCTION
	REVISION NUMBER AND CLOUD REFERENCE
	ROOF PITCH
	CENTERLINE



SITE MAP

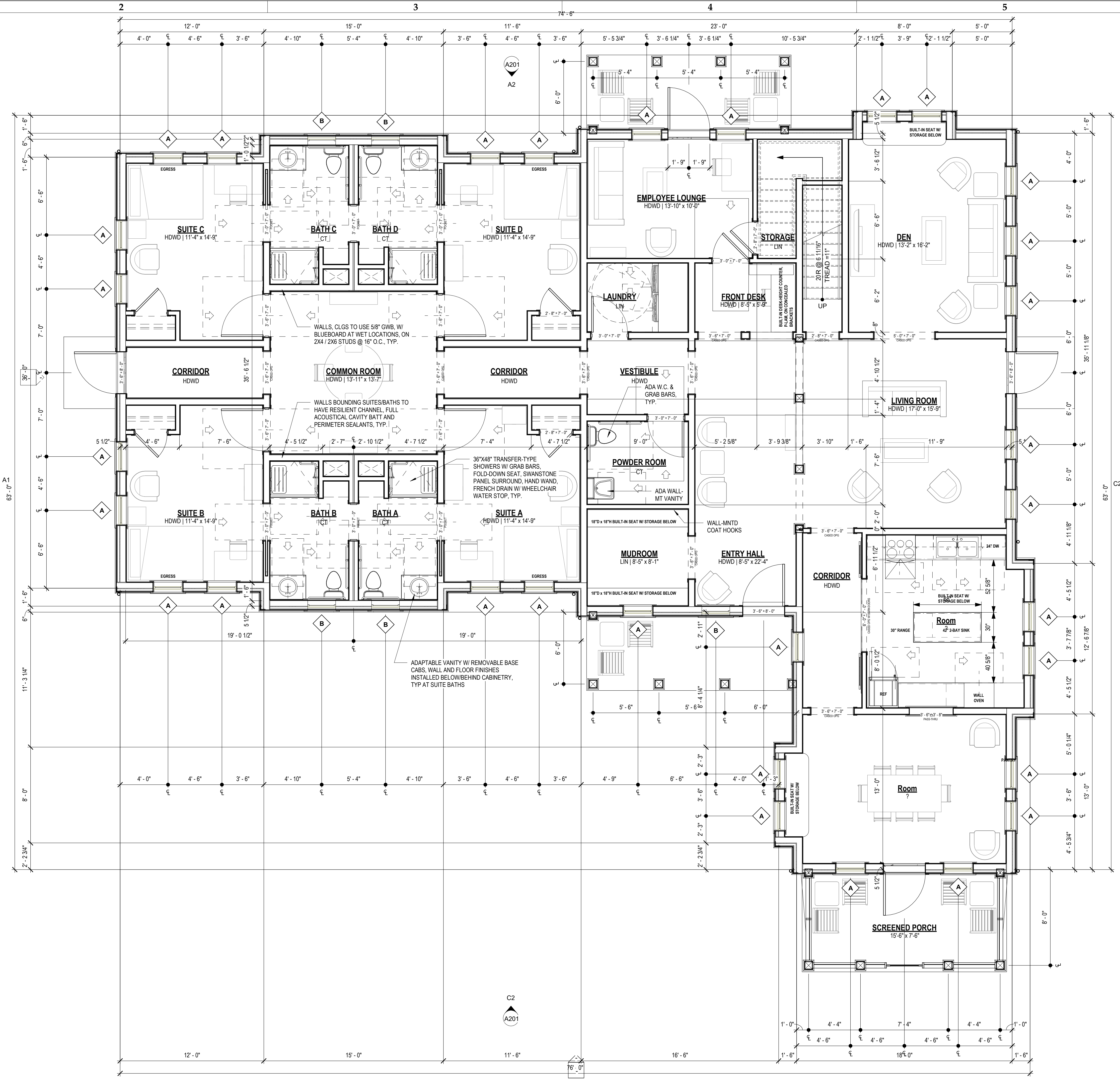


VICINITY MAP

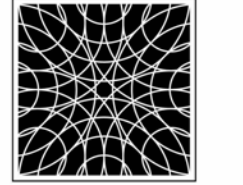


**GENERAL SHEET NOTES - FLOOR PLANS**

ALL FLOOR LEVELS ON THIS SHEET ARE ASSUMED TO BE AT ESTABLISHED DATUM UNLESS NOTED OTHERWISE.  
 CABINETS AND CASEWORK ARE LOCATED ON FLOOR PLANS AND IDENTIFIED ON INTERIOR ELEVATIONS.  
 WALL TAG NUMBERS REFER TO WALL TYPES SCHEDULE.  
 ALL PIPES, DUCTS AND BUS DUCTS WHICH PENETRATE THE FLOOR CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN THE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE BUILDING.  
 ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC. SO AS TO MAINTAIN THE FIRE-RESISTIVE RATING AND STRUCTURAL INTEGRITY OF WALL AND CEILING ASSEMBLIES.  
 FURNISH AND INSTALL PERMANENT AND RESILIENT ACOUSTICAL SEALANT ALONG ALL JOINTS BETWEEN THE FLOOR AND SEPARATION WALLS. UTILIZE UL RATED FIRESTOP SEALANT AT ALL FIRE-RESISTIVE RATED PARTITIONS.  
 ALL INTERIOR WALL SURFACES SHALL RECEIVE A PLASTER FINISH. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.  
 GYPSUM WALLBOARD BACKING FOR CERAMIC TILE INSTALLED IN BATHROOMS SHALL BE USG WR (WATER RESISTANT PANELS) OR EQUAL.  
 FURNISH AND INSTALL SOUND ATTENUATION BATT INSULATION IN ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE.  
 DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 6" FROM FINISH WALL TO FINISH JAMB UNLESS NOTED OTHERWISE.  
 ATTIC ACCESS DOOR TO BE 22"x30" R-42 DELUXE E-Z HATCH ATTIC ACCESS SCUTTLE DOOR WITH LOCKING 4-POINT LATCH AND HANDLES.  
 PROVIDE PORTABLE FIRE EXTINGUISHERS IN EACH KITCHEN. FINAL LOCATION TO BE DETERMINED IN FIELD BY ARCHITECT.  
 PROVIDE WASHER & DRYER HOOKUPS AND DRYER VENT TO EXTERIOR AT ALL LAUNDRY ROOMS.



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



**UNION STUDIO**  
 ARCHITECTURE & COMMUNITY DESIGN

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**OWNER:**  
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 EDGARTOWN, MA 02539

**CHILD FARM - SHARED  
 FOUR-BEDROOM**

515 Lamberts Cove Rd  
 West Tisbury, MA 02575

**NOT FOR  
 CONSTRUCTION -  
 FOR REVIEW AND  
 PRELIMINARY  
 PRICING ONLY**

**DESIGN  
 DEVELOPMENT**

REVISION SCHEDULE		
NO.	ISSUE	DATE

**JOB #:**  
**DATE:** OCTOBER 4, 2022  
**SCALE:** 1/4" = 1'-0"

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**FIRST FLOOR  
 PLAN**

**A101**

10/4/2022 11:06:20 AM \\A101\2021-jobs\2088 IAC Child Farm (B-Drawings)\B-Drawings\B20 Base Drawings\02 Revit\22\_1003 IAC - Group Home - DD - CENTRAL - REVIT-2022.rvt

