



BUILDING LEGEND	
■	COTTAGE
■	SHARED 4-BEDROOM HOUSE
■	BARN
■	FARMHOUSE

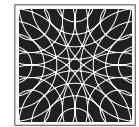
DRIVES & WALKS LEGEND	
■	SAND HARDENER DRIVEWAY
■	DIRT DRIVEWAY
■	PAVER WALK



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

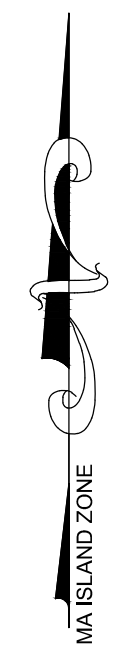
PROPOSED SITE PLAN - FARMSTAND

JULY 15, 2022 MVC DRI # 719



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

last modified: 06/08/22 printed: 06/09/22 by jh K:\Projects\2022\22051 Island Autism Center W Tisbury\Drawings\22051 ST.dwg



Rev.	Date	By	Appr.	Description
1				
2				
3				
4				
5				

Horsley Witten Group, Inc.
 Sustainable Environmental Solutions
 80 Route 6A
 Sandwich, MA 02563
 508-833-6600 voice
 508-833-3150 fax

DESIGN: APRIL 2022
 DRAWN BY: JEF/MCL
 CHECKED BY: JEF/MCL
 DATE: APRIL 2022

Plan Set:
5115 LAMBERT'S COVE ROAD
ISLAND AUTISM CENTER AT CHILD FARM
WEST TISBURY, MASSACHUSETTS

Plan Title:
WASTEWATER & DRAINAGE PLAN

Prepared For:
Union Studio
 140 Union Street
 Providence, RI 02903
 Phone: 401-272-4124
 Fax: ---
 Date: ---

Survey Provided By:
 Registration:
 Phone: ---
 Fax: ---
 Date: ---

DRAFT
NOT FOR
CONSTRUCTION

Project Number: 22051
 Sheet: 1 of 1
 Sheet Number: C-1

22' X 64' LENOX CARRIAGE BARN FOR:

KATE DEVANE

153 OTIS BASSET RD.
VINEYARD HAVEN, MA 02568



22' x 64' POST & BEAM CARRIAGE BARN W/ 10' LEAN-TO

REVISION DATE: 06/02/2021

REVISION #:0

DESIGNED & FABRICATED BY:



DRAWING LIST

COVER	TITLE SHEET & DESIGN DATA
SHEET 1	ELEVATIONS
SHEET 2	ELEVATIONS
SHEET 3	FOUNDATION PLAN
SHEET 4	POST & SILL PLAN
SHEET 5	FRAMING PLANS
SHEET 6	FRAMING SECTIONS
SHEET 7	FRAMING SECTIONS
SHEET 8	NOTES & DETAILS

THE BARN YARD

MANUFACTURING & DESIGN FACILITY
9 VILLAGE ST.
ELLINGTON, CT 06029
860.454.9103

SHOWCASE LOCATIONS
120 WEST RD. RTE. 6
ELLINGTON, CT 06029 BETHEL, CT 06801
860.896.0636 203.740.7433

www.greatcountrygarages.com CT LICENSE # 558916 MA LICENSE # 127550

NOTE:
ELEVATIONS & RENDERINGS
ARE ARTISTS CONCEPTIONS.
COLOR AND OPTION STYLES
MAY DIFFER FROM ACTUAL
CONSTRUCTION.

PROJECT NO. 1998

PRINT DATE: 06.02.2021

BUILDING CODE:
 THE MASSACHUSETTS BUILDING RESIDENTIAL
 CODE 180 CMR NINTH EDITION.

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 PSF
 ROOF: 15 PSF

LIVE LOADS: SECOND FLOOR: 40 PSF
 ROOF: 20 PSF

SNOW LOADS: ROOF: 25 PSF

WIND LOADS: BASIC WIND SPEED (V): 140 MPH (3 SEC. GUST)

TIMBER NOTES:

SPECIES: EASTERN WHITE PINE
GRADE: #2 OR BETTER
SURFACE: S4S
BUZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)

FASTENER NOTES:

STEEL:
 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307

TIMBER FRAME:
 - TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
 - TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS

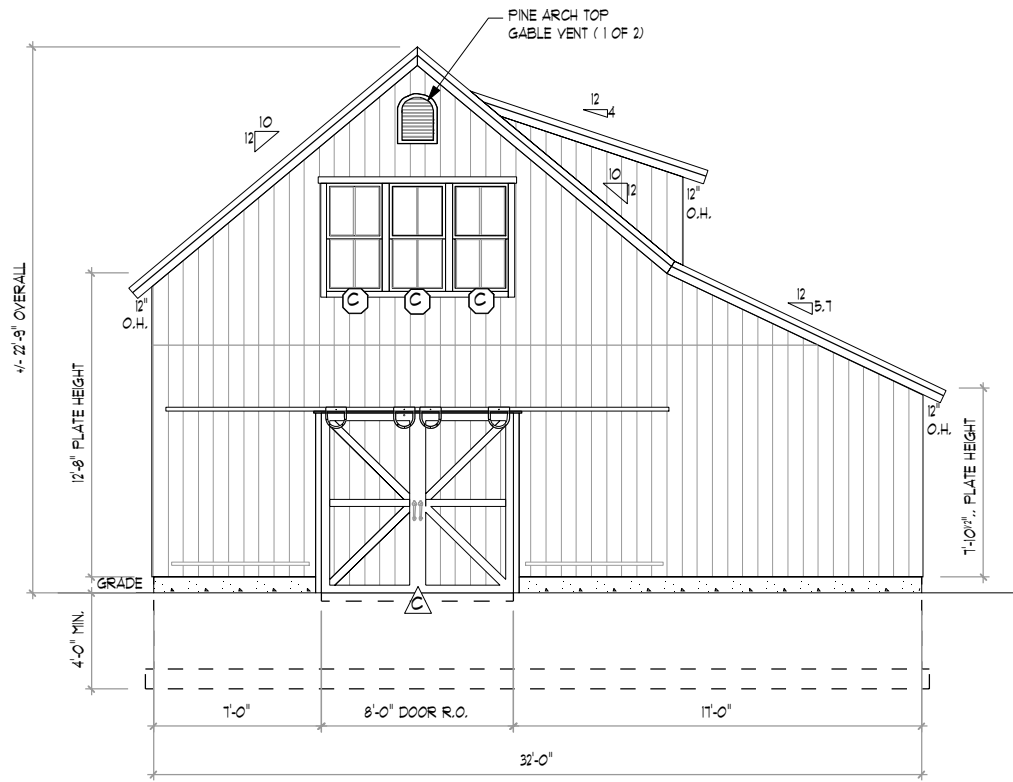
SEAL:

PROJECT TITLE:
 22' X 64' LENOX CARRIAGE BARN FOR:
 KATE DEVANE
 153 OTIS BASSET RD.
 VINEYARD HAVEN, MA 02568

DRAWING TITLE:
ELEVATIONS

DATE: 06-02-22	SCALE: AS NOTED
DRW BY: SJM	TF-1 OF 8
CHK BY: EWS	
PROJECT D: 7938	

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1 FRONT ELEVATION
 TF-1 SCALE: 1/8" = 1'-0"

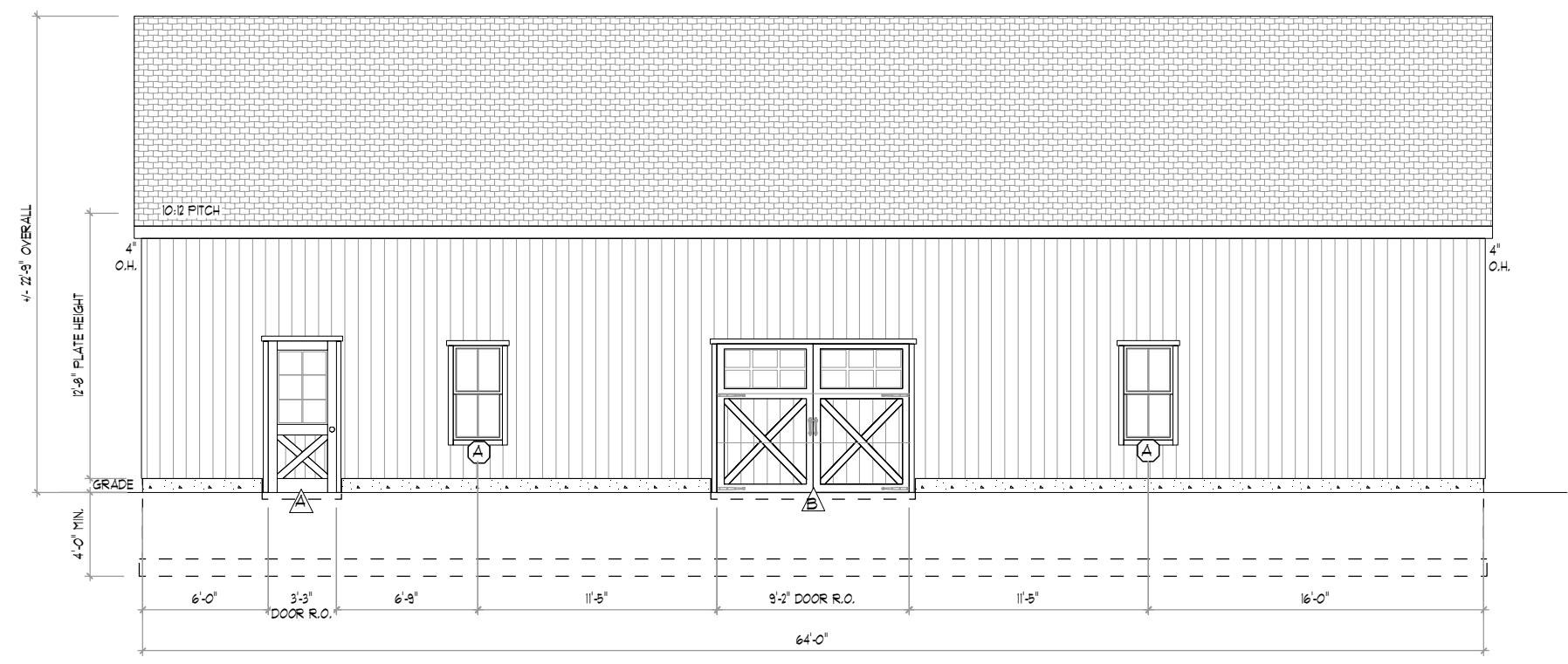
WINDOW SCHEDULE

WINDOW MANUFACTURE: ANDERSEN 400 SERIES

LETTER	QTY	MODEL	COLOR	GRILL	EGRESS	TEMP.	RGH. OFG (WxH)
(A)	5	TW2446 DOUBLE HUNG	BLACK	2/2	NO	NO	2'-6 1/8" X 4'-9"
(B)	6	A281 AWNING	BLACK	2/2	NO	NO	2'-8" X 2'-5"
(C)	3	TW2446 DOUBLE HUNG	BLACK	2/2	NO	YES	2'-6 1/8" X 4'-9"

DOOR SCHEDULE

LETTER	QTY	MANUF.	MODEL	RGH. OFG (WxH)
(A)	1	CUSTOM	3010 SPANISH CEDAR ENTRY DOOR W/ HALF GLASS AND CROSS BUCKS. IN SWING LEFT HINGE	3'-3" x 7'-3 1/2"
(B)	1	CUSTOM	8' x 7' FINE FACE OVER HEAD DOOR W/ SQUARE GLASS	8'-2" x 7'-1"
(C)	1	CUSTOM	8' X 7'-6" SLIDING BARN DOOR W/ HORSESHOE TRACK	8'-0" x 7'-6"
(D)	1	ANDERSEN	FH162681 ANDERSEN A SERIES HINGED PATIO DOOR IN SWING PAIR	8'-0" x 8'-0"



2 LEFT ELEVATION
 TF-1 SCALE: 1/8" = 1'-0"

BUILDING CODE:
 THE MASSACHUSETTS BUILDING RESIDENTIAL
 CODE 180 CMR NINTH EDITION.

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 P&F
 ROOF: 15 P&F

LIVE LOADS: SECOND FLOOR: 40 P&F
 ROOF: 20 P&F

SNOW LOADS: ROOF: 25 P&F

WIND LOADS: BASIC WIND SPEED(V): 140 MPH (3 SEC. GUST)

TIMBER NOTES:
 SPECIES: EASTERN WHITE PINE
 GRADE: #2 OR BETTER
 SURFACE: S4S
 SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
 CHAMFERS: (NONE)
 FINISH: (NONE)

FASTENER NOTES:
 STEEL:
 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
 TIMBER FRAME:
 - TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT
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 - TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY
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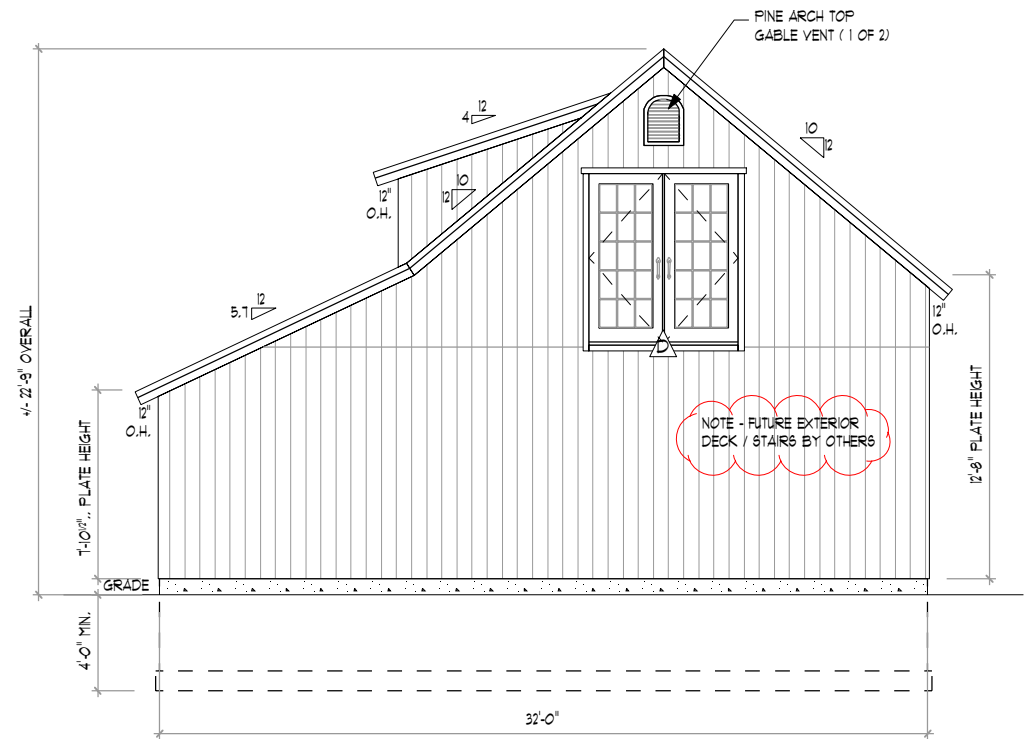
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE:
 22' X 64' LENOX CARRIAGE BARN FOR:
 KATE DEVANE
 153 OTIS BASSET RD.
 VINEYARD HAVEN, MA 02568

DRAWING TITLE:
ELEVATIONS

DATE: 06-02-22	SCALE: AS NOTED
DRN BY: SJM	TF-2 OF 8
CHK BY: EWS	
PROJECT D: 7938	

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1 REAR ELEVATION
 TF-2 SCALE: 1/8" = 1'-0"

BUILDING MATERIAL SCHEDULE		
ITEM	DESCRIPTION	FINISH / COLOR
ROOF ASSEMBLY		
ROOFING	TBD (BY OTHERS)	TBD
WEATHER BARRIER	SYNTHETIC UNDERLAYMENT (BY OTHERS)	N/A
ROOF DECKING	1x8 T&G PINE V-GROOVE DECKING	N/A
EAVE OVERHANGS	1x SHIPLAP PINE	NONE
FASCIAS	1x PINE w/ 1x3 PINE SHADOW BOARD	NONE
GABLE OVERHANGS	2x4 LADDER FRAMED w/ 1x8 SHIPLAP PINE	NONE
RAKES	1x PINE w/ 1x3 PINE SHADOW BOARD	NONE
WALL ASSEMBLY		
EXTERIOR SIDING	1x8 VERTICAL SHIPLAP PINE SIDING	NONE
EXTERIOR TRIM	1x4 PINE	NONE

GCTF CONSTRUCTION SCOPE OF SERVICES

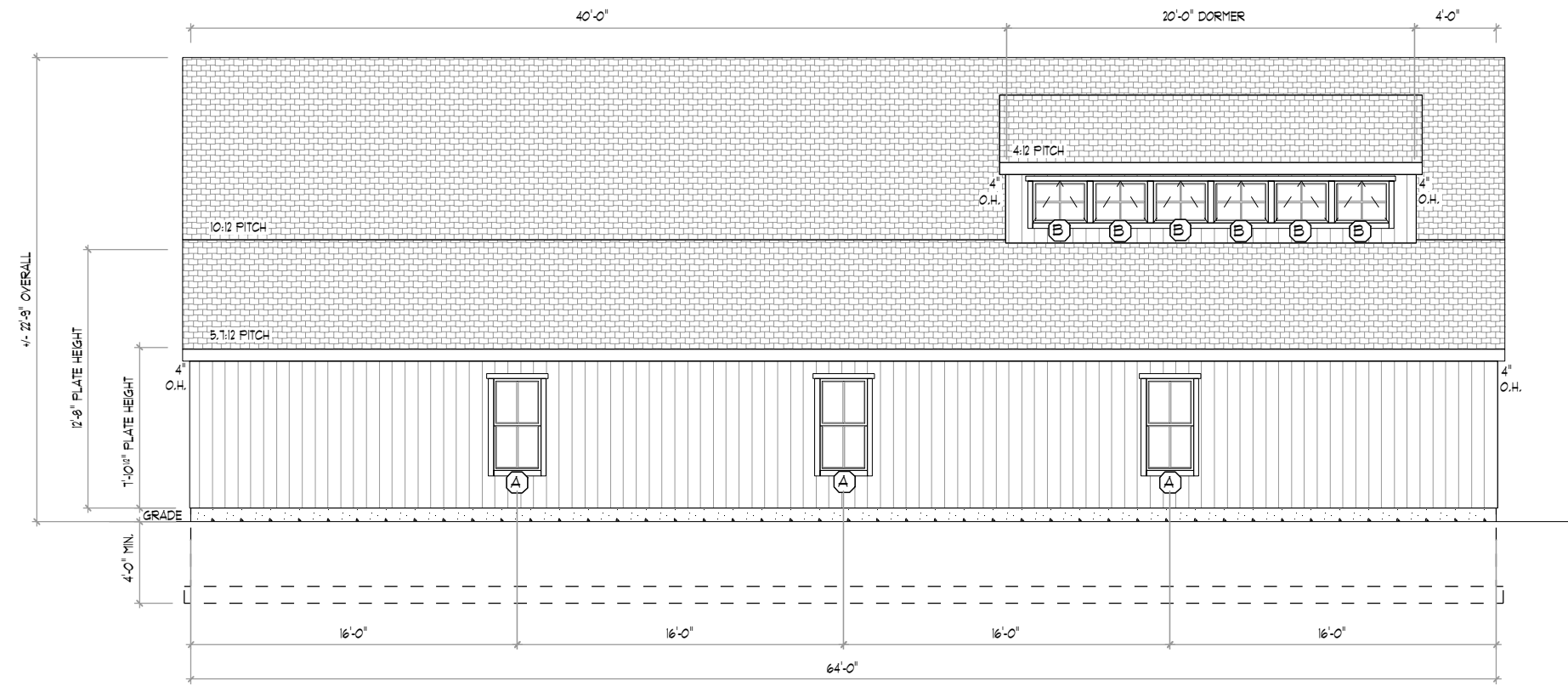
SUPPLY BY GCTF, INSTALLATION BY OTHERS:

- OVERHEAD DOOR AND HARDWARE
- ANDERSEN WINDOWS
- STRUCTURAL TIMBER FRAME COMPONENTS
- 1x8 T&G PINE DECKING
- 1x8 PINE SHIPLAP SIDING
- SLIDING BARN DOOR AND HARDWARE

EXCLUSIONS INCLUDE BY ARE NOT LIMITED TO:

- FOUNDATION
- ROOFING

PER CONTRACT NO. 7938 AND ANY APPROVED CHANGE ORDERS



2 RIGHT ELEVATION
 TF-2 SCALE: 1/8" = 1'-0"

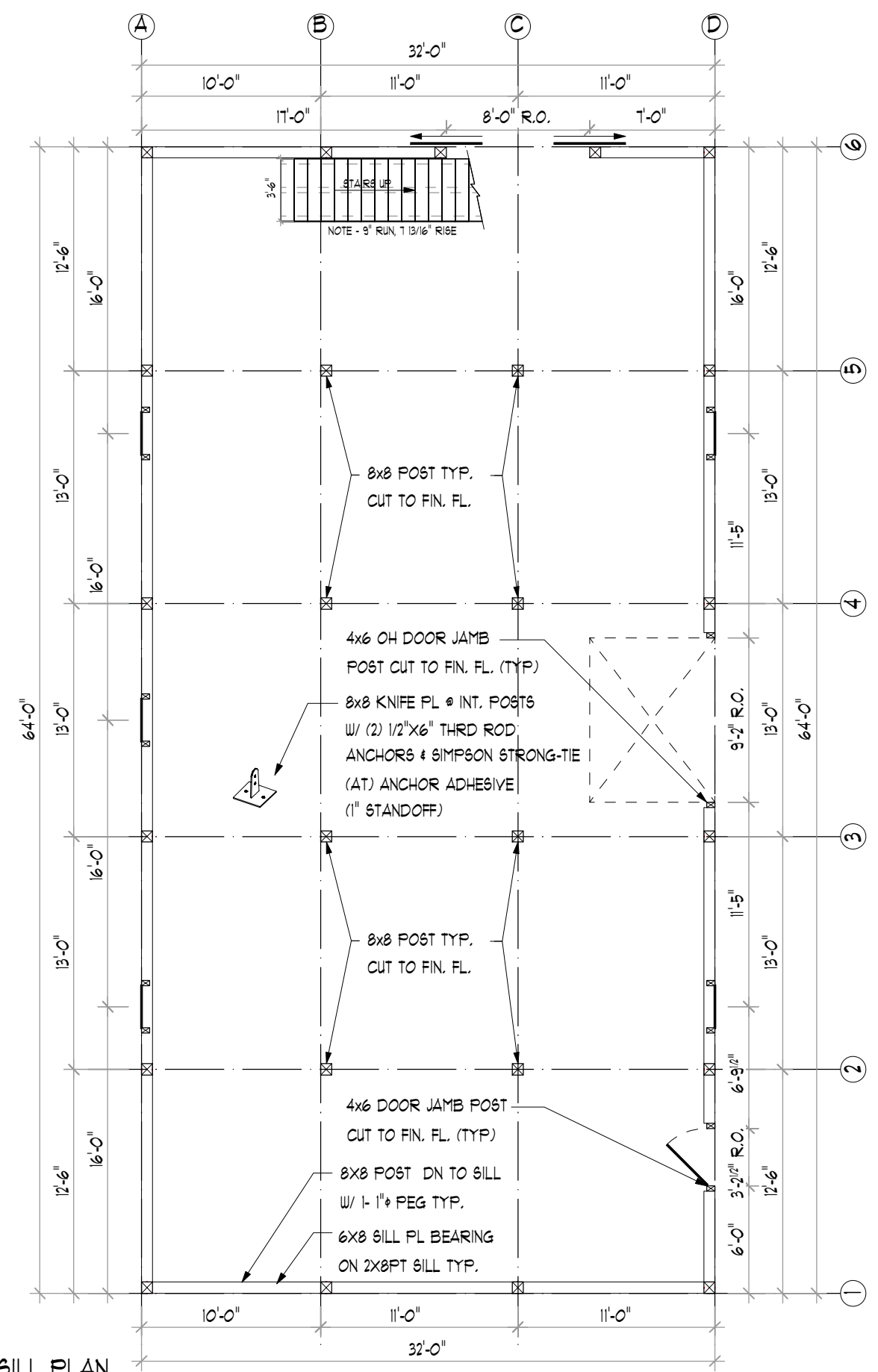
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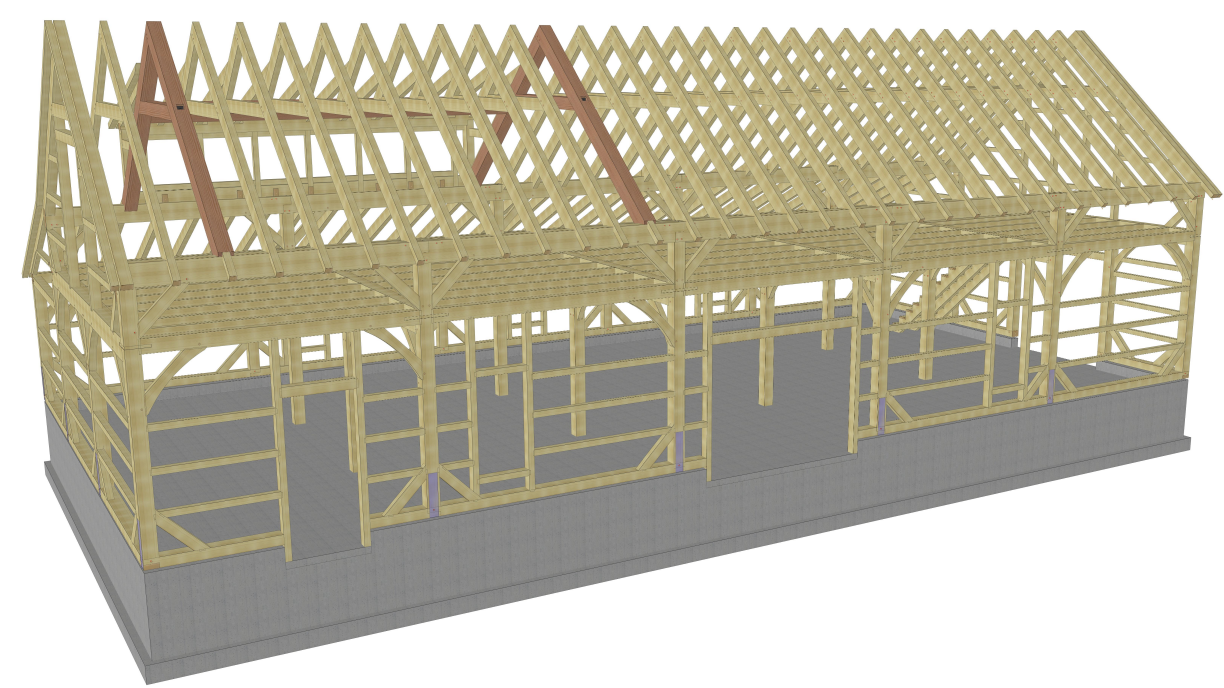
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 153 OTIS BAGGETT RD.
 VINEYARD HAVEN, MA 02568

DRAWING TITLE:
POST & SILL PLAN

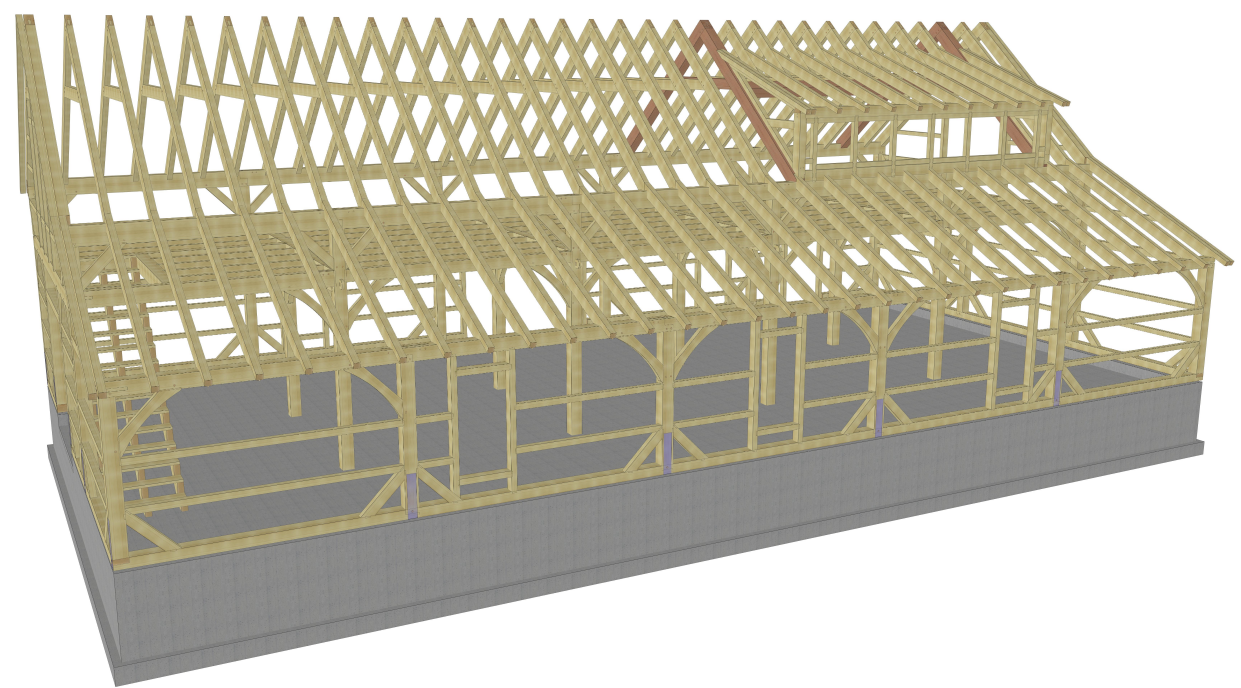
DATE: 06-02-22	SCALE: AS NOTED
DRWN BY: SJM	TF-4 OF 8
CHK BY: EWS	
PROJECT D: 7938	



1 POST & SILL PLAN
 TF-4 SCALE: 1/8" = 1'-0"



2 FRONT 3D RENDERING
 TF-4 SCALE: NTS



3 REAR 3D RENDERING
 TF-4 SCALE: NTS

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