

Gulino - Accessory Apartment

CLIENT

Emanuel and Kathleen Gulino
193 Vineyard Meadow Farms Rd.
Vineyard Haven
MA 02568

DESIGNER

Quarters Design+Build, LLC
c/o Robert Piper-Roche
PO Box 2318
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p: 617.671.5738
e: robpiperroche@gmail.com

CONTRACTOR

Skogstrom Enterprises Inc.
PO Box 1723
Vineyard Haven
MA, 02568

ZONING INFORMATION

PROJECT ADDRESS
193 Vineyard Meadow Farm Rd.
Vineyard Haven
MA, 02568

ZONING
RU

ASSESSOR'S MAP/PARCEL #
37-7

ABBREVIATIONS

ACT Acoustical Ceiling Tile	FT Foot	RO Rough Opening
ADDN Additional	FTG Footing	S&R Shelf & Rod
ADJ Adjacent	FX Fixed	SAG Supply Air Grill
ADJUST Adjustable	GA Gauge	SC Solid Core
AFF Above Finish Floor	GALV Galvanized	SCHED Schedule
AL Aluminum	GWB Gypsum Wallboard	SCR Screen
ALT Alternate	H High	SECT Section
AP Access Panel	HB Hose Bib	SH Single Hung
APP Appliance	HC Hollow Core	SIM Similar
APPROX Approximate	HCAP Handicap	SL Slider
ARCHT Architect	HDWD Hardwood	SSTL Stainless Steel
AWN Awning	HM Hollow Metal	ST Stucco
BC Brick Course	HORIZ Horizontal	STD Standard
BD Board	HOP Hopper	STL Steel
BDBD Beadboard	HT Height	STN Stone
B/O Bottom of	HTR Heater	STRUCT Structural
BM Beam	INCAN Incandescent	T Thread
BSMT Basement	INSUL Insulated	T&G Tongue & Groove
CANT Cantilever	INT Interior	TBD To Be Determined
CBB Cementitious Backer Board	IR Impact Resistant	TE Tempered
CBNT Cabinet	JT Joint	T/O Top Of
CI Cast Iron	L Low	TYP Typical
CJ Control Joint	LIN Linoleum	UNF Unfinished
CL Center Line	LKG Looking	UNO Unless Noted Otherwise
CLG Ceiling	LT Light	U/S Underside
CLR Clear	LV Low Voltage	VCB Vinyl Cove Base
CMU Concrete Masonry Unit	LVL Laminated Veneer Lumber	VCT Vinyl Composition Tile
COL Column	MATL Material	VERT Vertical
CONC Concrete	MAX Maximum	VIF Verify in Field
CONT Continuous	MDO Medium Density Overlay	VTR Vent Through Roof
CONTR Contractor	MIN Minimum	W/ With
CPT Carpet	MFGR Manufacturer	WD Wood
CSMT Casement	MLDG Moulding	WDW Window
CT Ceramic Tile	MO Masonry Opening	WG Wire Glass
DEMO Demolition	MTD Mounted	WH Water Heater
DBL Double	MTL Metal	WP Wall Paper
DED Dedicated	N/A Not Applicable	WWF Welded Wire Fabric
DF Drinking Fountain	NIC Not in Contract	
DH Double Hung	NTS Not to Scale	
DIA Diameter	O/A Overall	
DIM[S] Dimension[s]	O/C On Center	
DN Down	OPNG Opening	
DTL[S] Detail[s]	OPP Opposite Hand	
DWG[S] Drawing[s]	OPER Operable	
EA Each	PAF Powder Actuated Fastener	
EJ Expansion Joint	PL Plate	
ELEC Electrical	PLAM Plastic Laminate	
ENG Engineered	PLST Plaster	
EQ Equal, Equivalent	PLYWD Plywood	
EXG Existing	PNT[D] Painted[ed]	
EXP Expansion	PR Pair	
EXT Exterior	PSL Parallel Strand Lumber	
FD Floor Drain	PT Pressure Treated	
FDN Foundation	R Riser	
FE[C] Fire Extinguisher [Cabinet]	RAD Radius	
FEN Fence	RAG Return Air Grill	
FF Filter Fabric	RCP Reflected Ceiling Plan	
FIN Finish	RECP Receptacle	
FLR Floor	REF Refrigerator	
FLUOR Fluorescent	RES Resilient	
FP Fireplace	REQD Required	

GENERAL NOTES

IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS GOVERN.

SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.

CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/DESIGNER OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSION TO PROPOSED CONSTRUCTION ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY.

DRAWINGS ARE FOR PERMITTING ONLY. HAVE NOT BEEN REVIEWED OR STAMPED BY A LICENSED ARCHITECT/PROFESSIONAL ENGINEER.

SYMBOLS

	DOOR TAG
	WINDOW TAG
	ROOM NAME
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	SECTION CUT
	DETAIL
	DETAIL
	REVISION
	VERTICAL ELEVATION
	EXISTING TOPOGRAPHIC ELEVATION
	SLOPE
	SMOKE/CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

LINE TYPES

	HIDDEN ITEM
	ITEM ABOVE
	CENTER LINE
	DIMENSION

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PROJECT NO:
2022X26
PROJECT:
Gulino Accessory Apt.

DRAWN BY:
RPR
SHEET:
General Notes

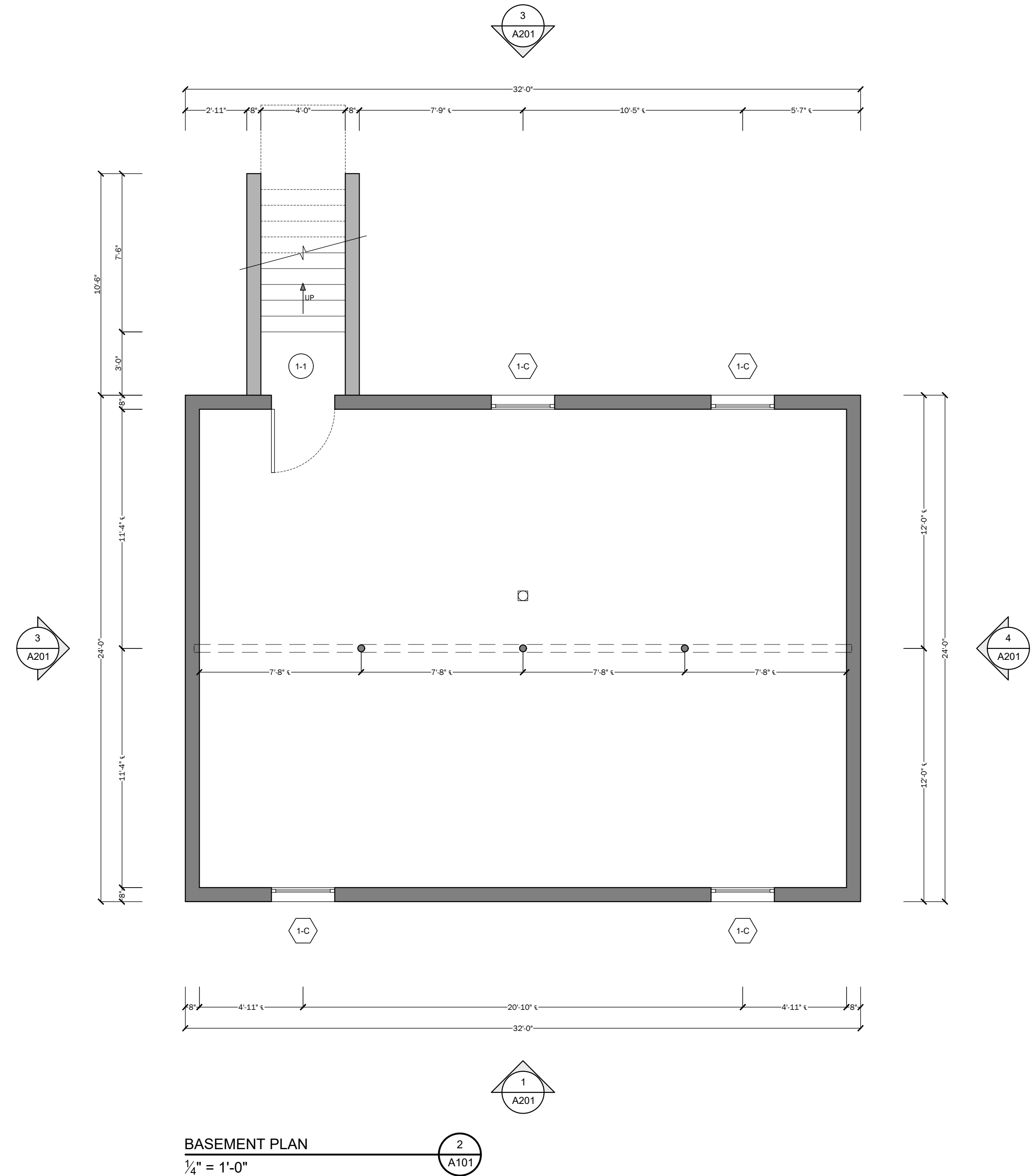
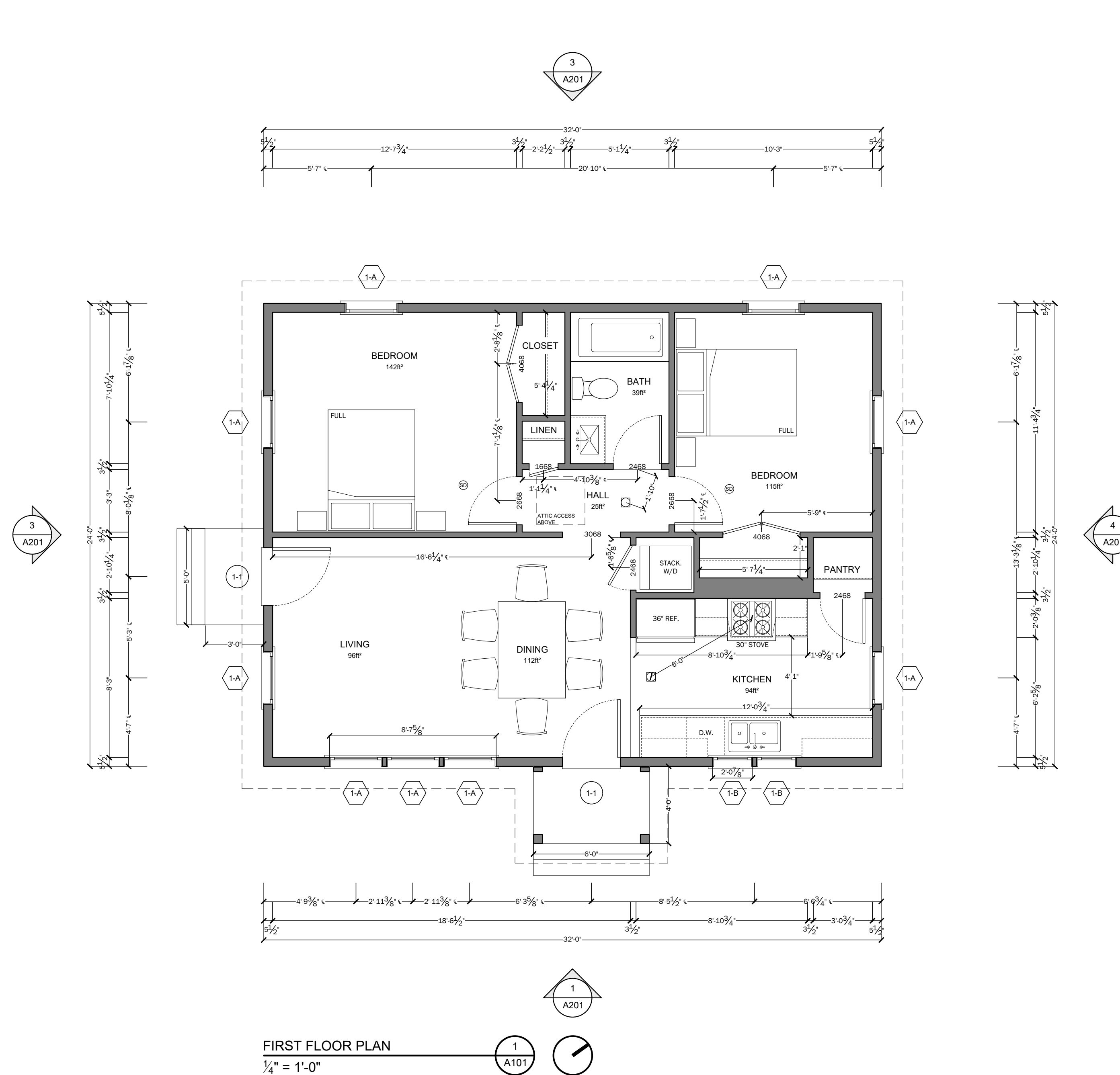
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SHEET 1 OF 7

DRAWINGS NOT COMPLETED BY REGISTERED DESIGN PROFESSIONAL.



TAG	BRAND	MODEL	PRODUCT	UNIT WIDTH	UNIT HEIGHT	QUANTITY	LITES	LOCATION	NOTES	COLOR
WINDOW										
1-A	Anderson	400 Series	TW2852	2'-9 5/8"	5'-4 7/8"	9	5/8"	First Floor/Not Kitchen	-	TBD
1-B	Anderson	400 Series	TW2032	2'-1 5/8"	3'-4 7/8"	2	5/8"	Kitchen	-	TBD
1-C	Anderson	400 Series	AN31	2'-11 15/16"	1'-8 1/2"	4	6	Basement	-	TBD
DOOR										
1-1	Therma-Tru	Smooth-Star	3068-S262	3-1 5/8"	6'-9 3/16"	3	9	Entry/Living/Basement	-	TBD

□ SMOKE/CARBON MONOXIDE DETECTOR
 ● SMOKE DETECTOR

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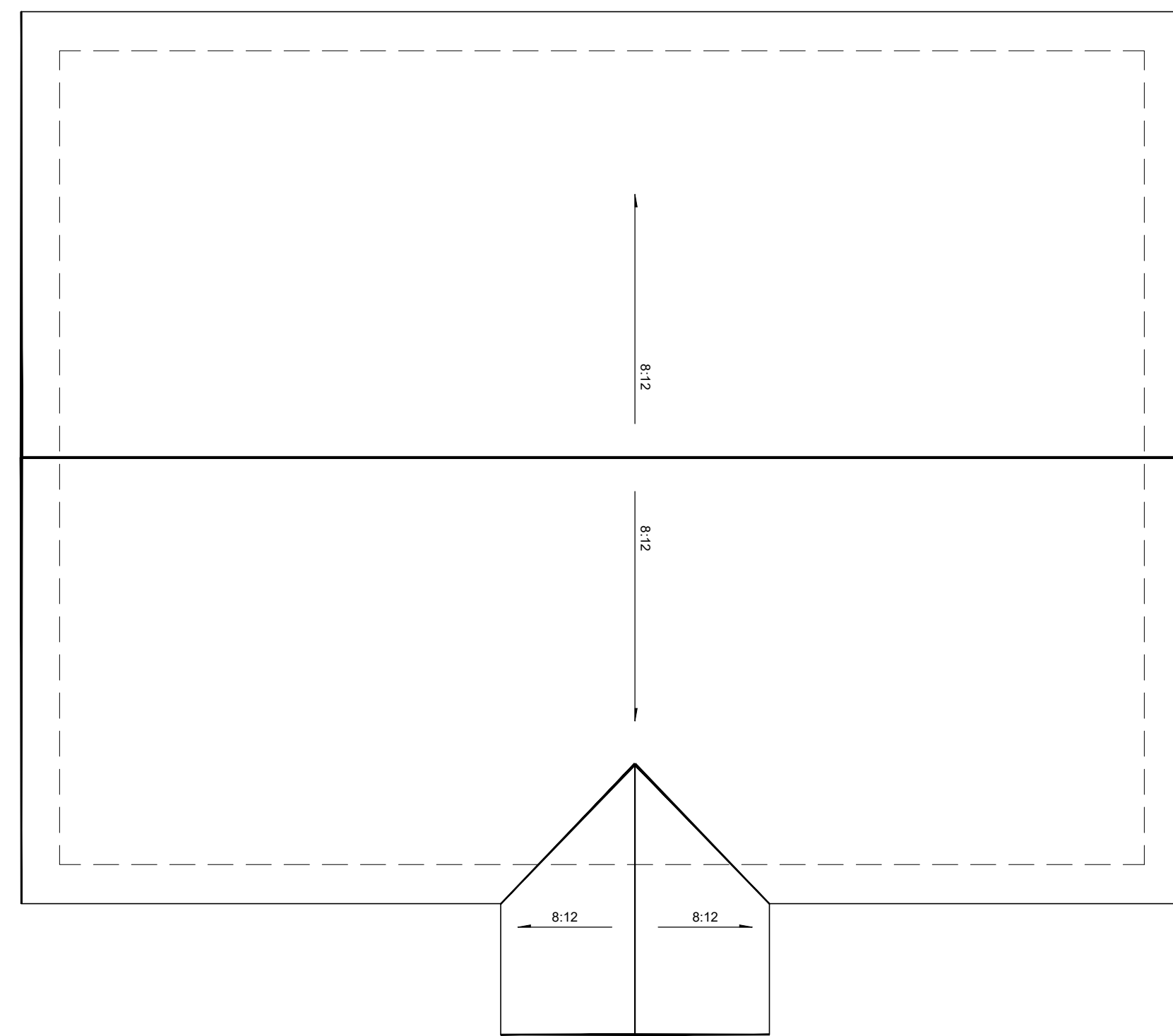
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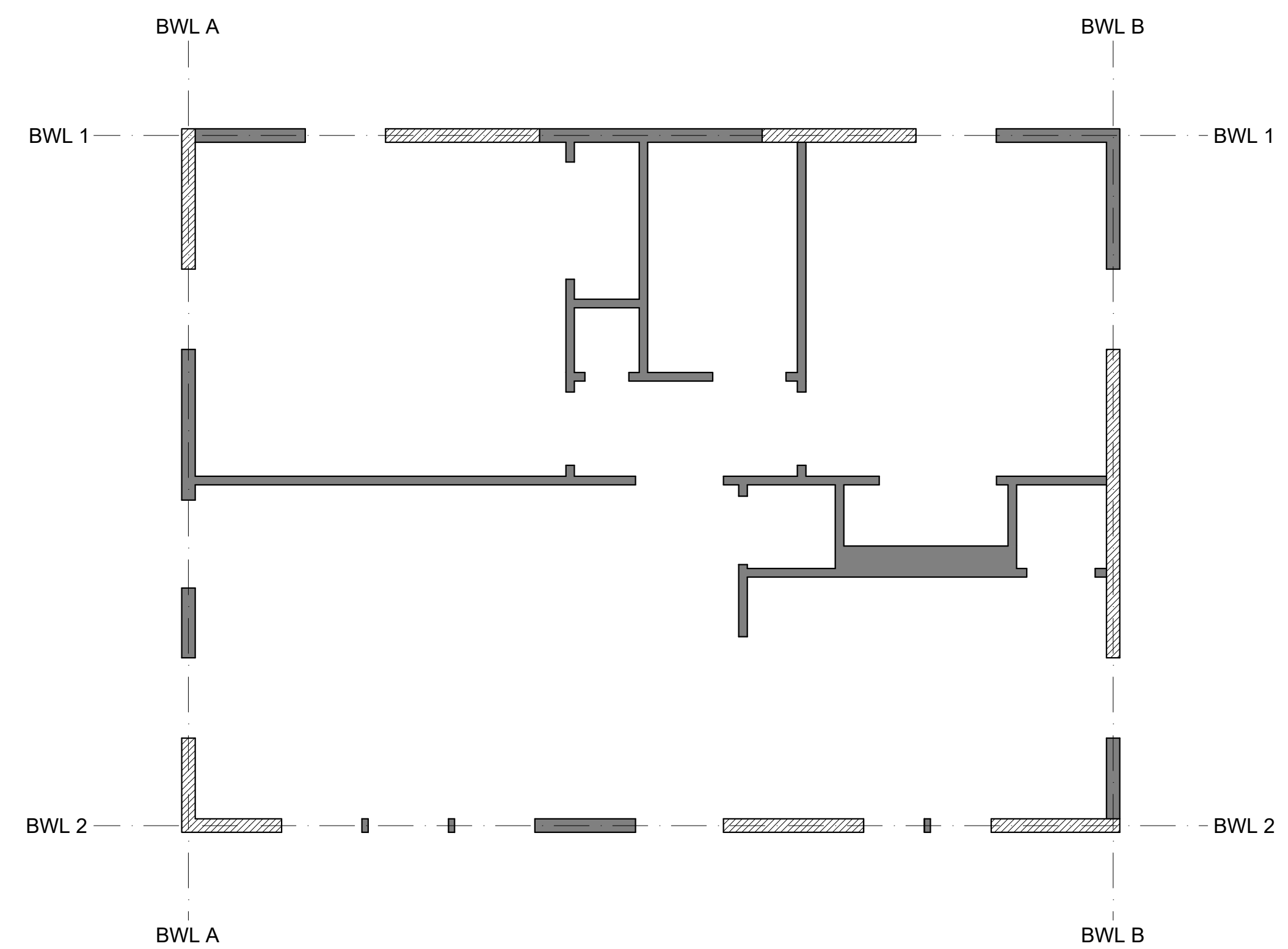
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 101
 SHEET 2 OF 7



ROOF PLAN
 1/4" = 1'-0"
 1
 A102



FIRST FLOOR BRACING PLAN
 1/4" = 1'-0"
 2
 A102

WSP TYPE WALL BRACING PANELS
 SEE R602.10

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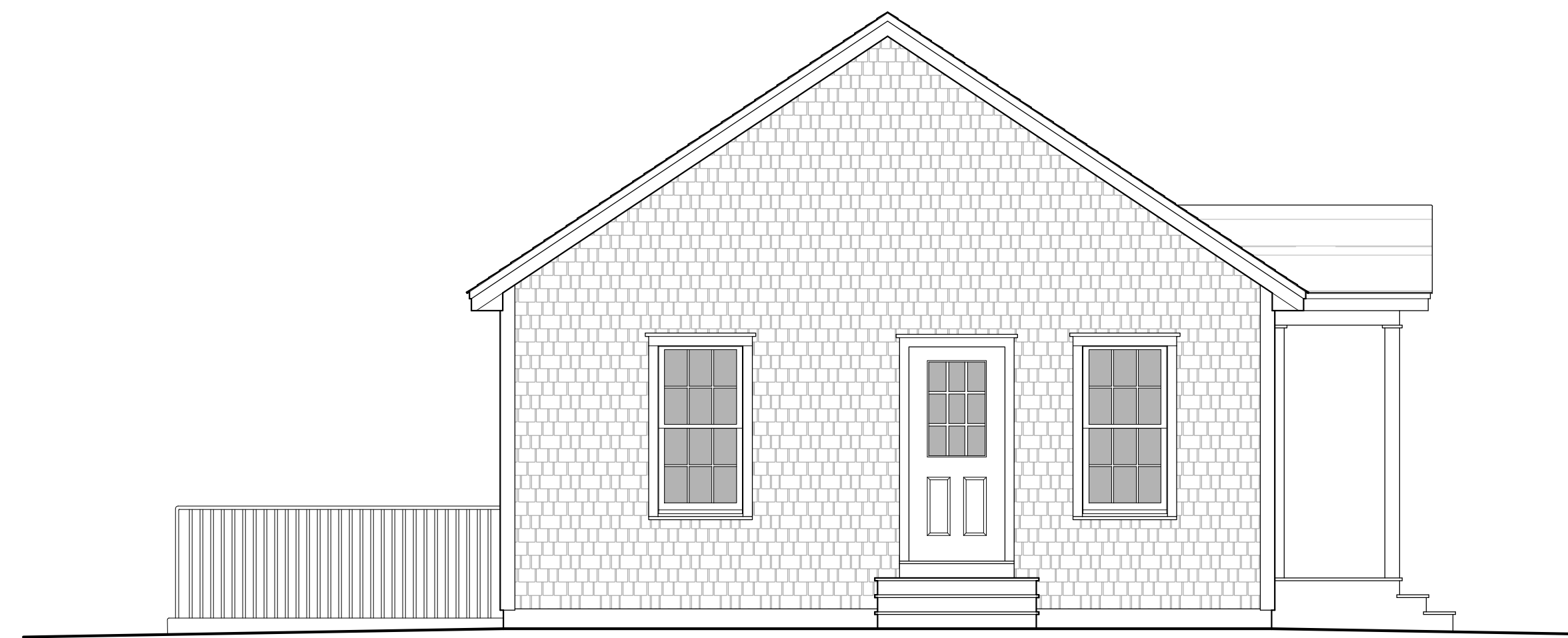
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 SHEET 3 OF 7



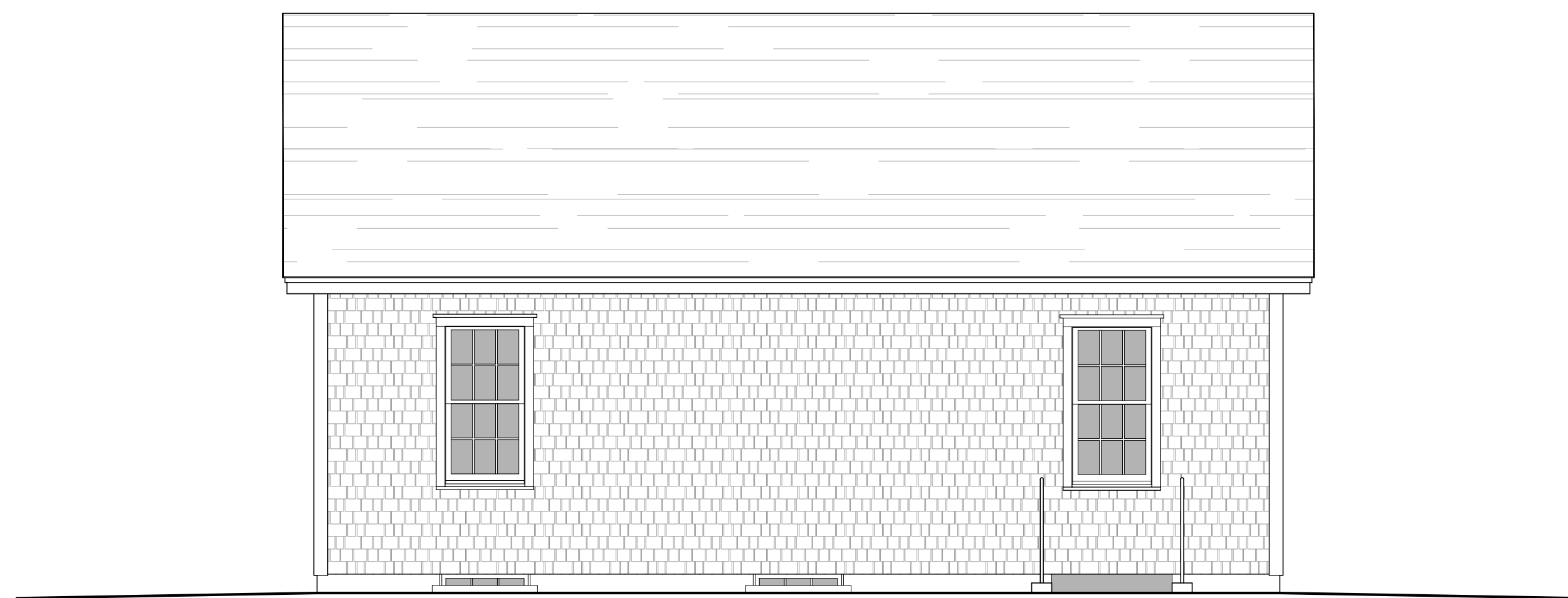
SOUTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

1
 A201



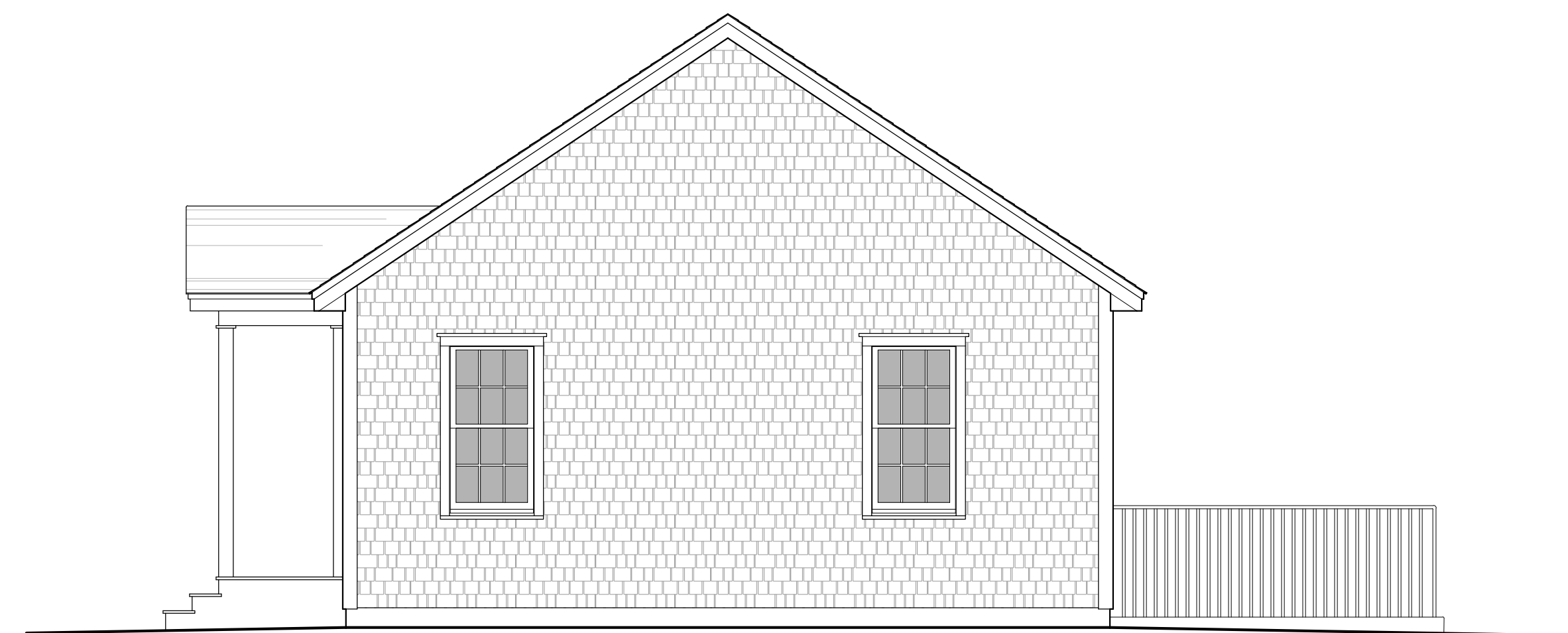
WEST ELEVATION
 $\frac{1}{4}'' = 1'-0''$

2
 A201



NORTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

3
 A201



EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$

4
 A201

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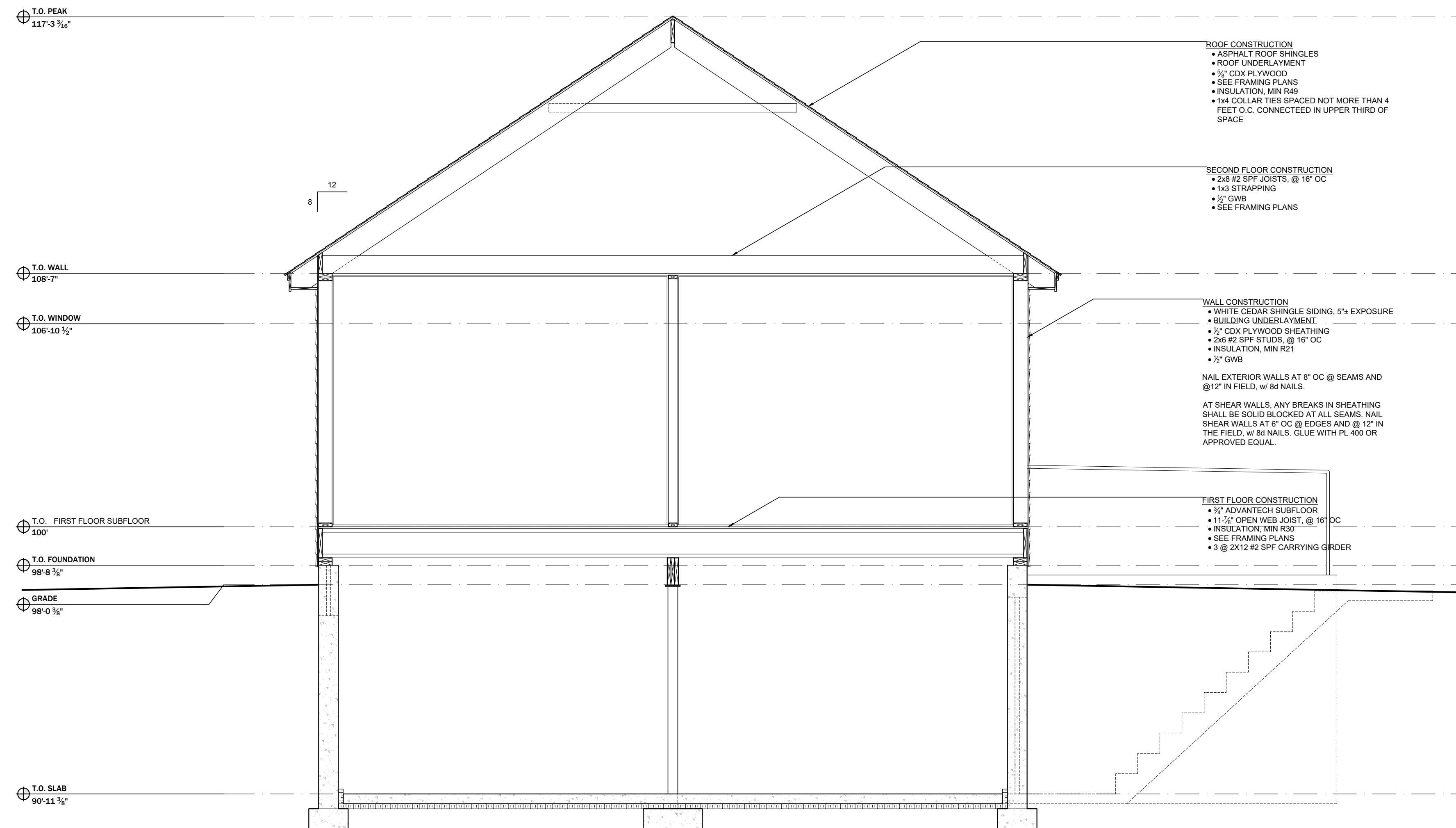
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 MEH
 SHEET:
 Elevations [1]

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A

201

SHEET 4 OF 7



TYPICAL SECTION
 $\frac{3}{8}'' = 1'-0''$ 1
A301

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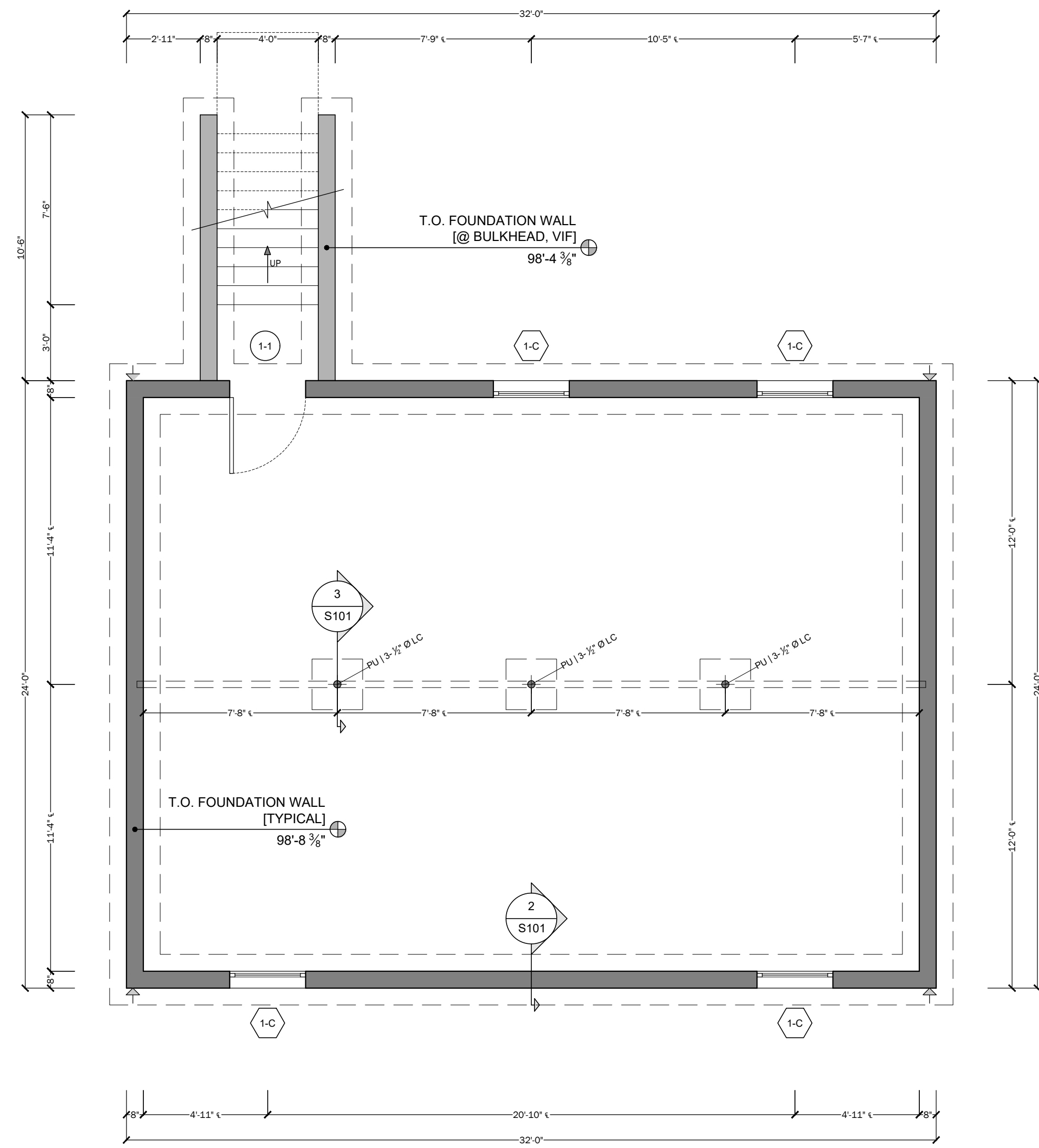
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 SHEET:
 Typical Section

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A

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SHEET 5 OF 7

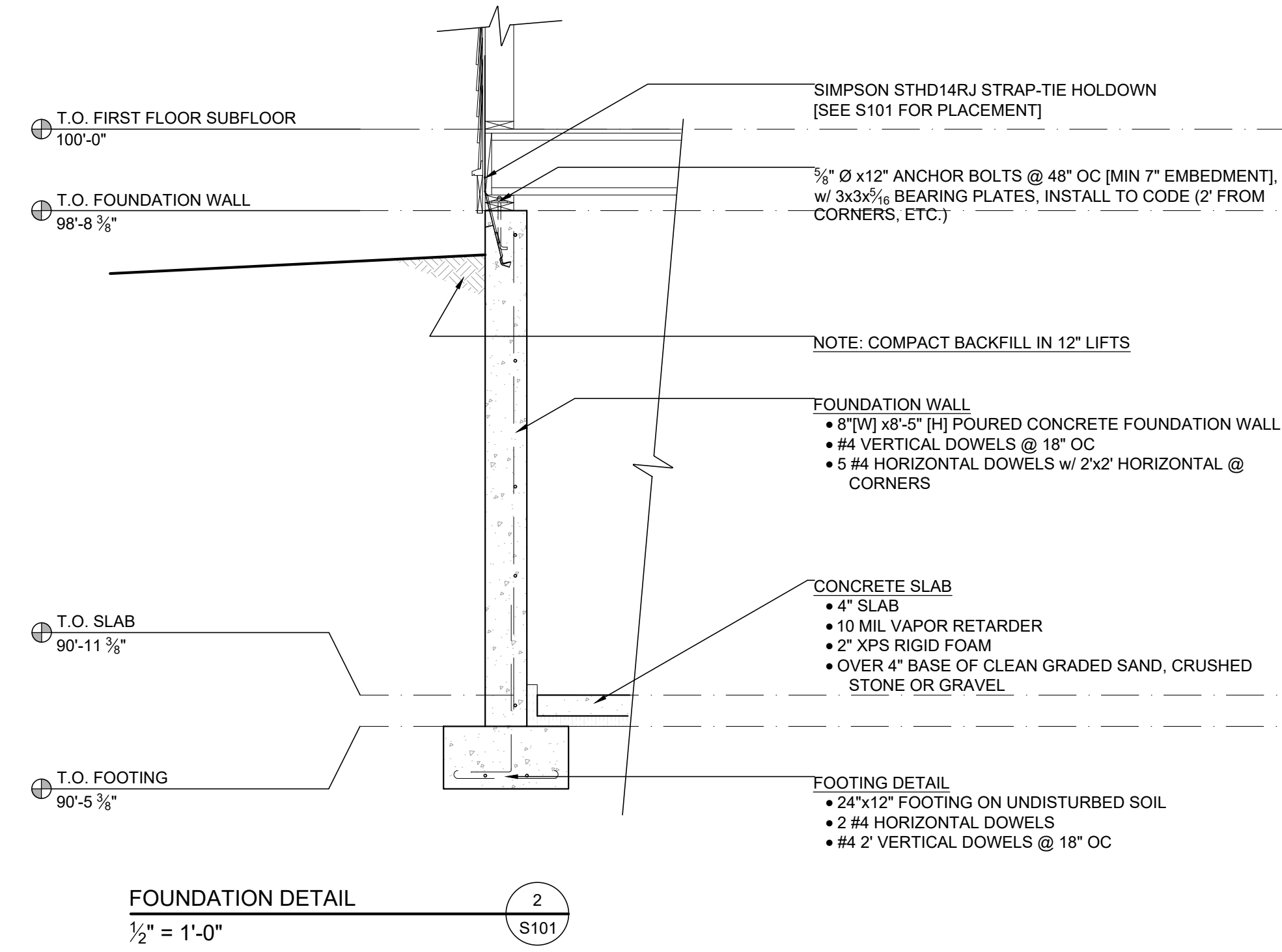


FOUNDATION PLAN
 1/4" = 1'-0"
 1 S101

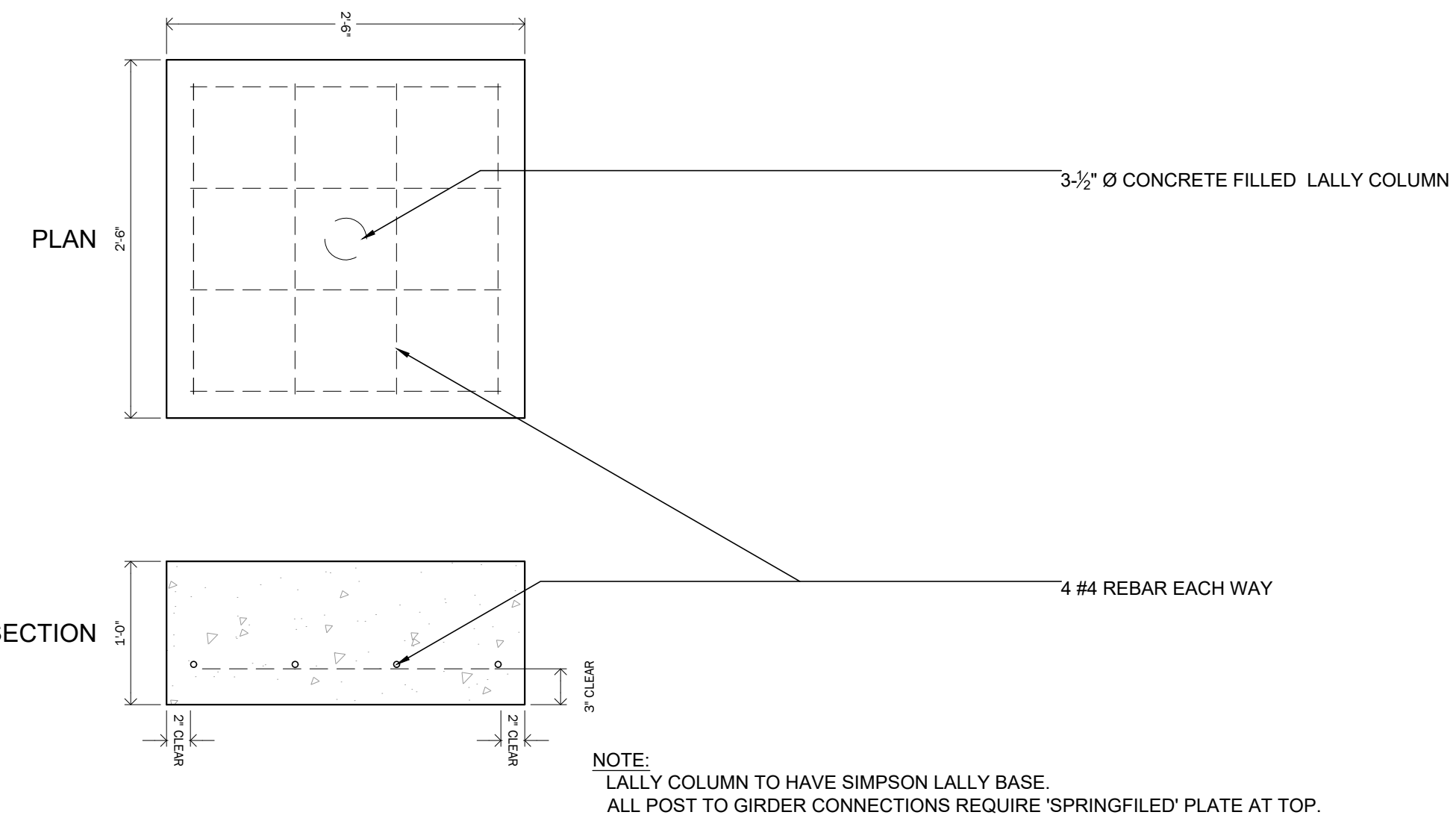
- 3/8"Øx12" ANCHOR BOLTS, SPACED PER CODE.
- SIMPSON STRAP-TIE HOLDDOWN, STHD10RJ
- POURED CONCRETE FOUNDATION WALL

NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT BUILDING MEETS ALL REQUIRED LOCAL, STATE AND FEDERAL BUILDING CODES. ANY DISCREPANCIES/ CONFLICTS IN PLANS AND WITH LOCAL, STATE AND FEDERAL BUILDING CODES SHOULD BE BROUGHT TO THE ATTENTION OF THE CLIENT AND/ OR DESIGNER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR BULK WATER MANAGEMENT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS IN THE FIELD.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR ALL FLASHING DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR INSULATION MATERIALS AND MEETING REQUIRED ENERGY CODES. WALL/ROOF DETAILS AND MECHANICAL SYSTEMS MAY NEED TO BE DESIGNED/AMENDED POST INSULATION SELECTION.
- CONTRACTOR IS TO COORDINATE UTILITY/SERVICES LAYOUT.
- CONTRACTOR TO VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT, VENT LOCATIONS W/ CLIENT. ALL THROUGH WALL VENTS SHOULD BE LOCATED OFF FRONT ELEVATION WHERE POSSIBLE.
- CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL LOAD PATH ARE CORRECTLY ESTABLISHED AND DIRECTED TO APPROPRIATE BEARING LOCATIONS. FRAMING PLANS MAY REQUIRE HEADERS/GIRDERS NOT DESCRIBED. ANY PROBLEMS/DISCREPANCIES PLEASE BRING TO IMMEDIATE ATTENTION OF DESIGNER.
- PORCH/DECK IS ILLUSTRATIVE. SIZE TBD W/ CLIENT.



FOUNDATION DETAIL
 1/2" = 1'-0"
 2 S101



BEARING PAD, PLAN/SECTION
 1" = 1'-0"
 3 S101

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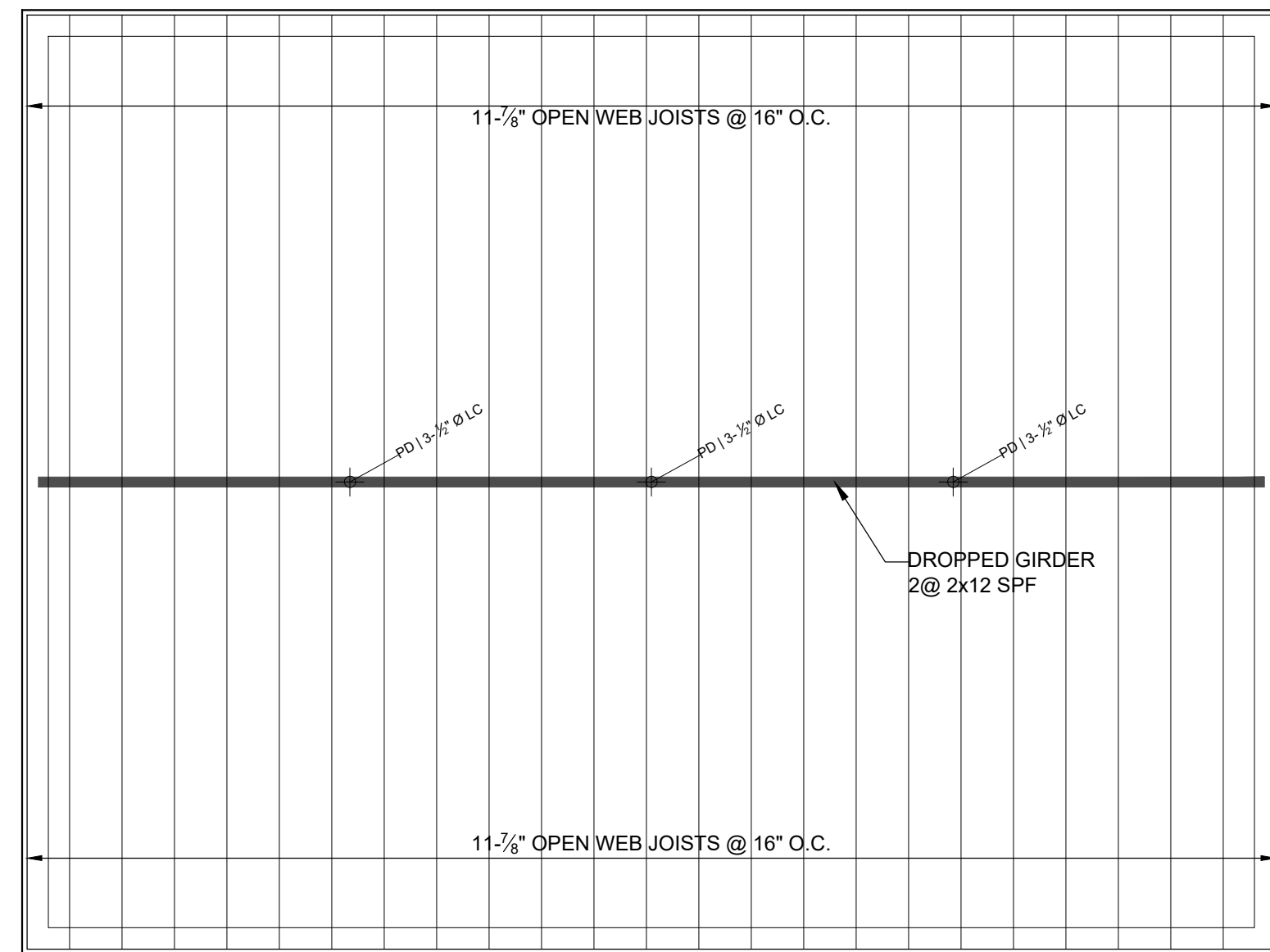
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DRAWN BY: MEH
 SHEET: Foundation Plan & Wall/Footing Details

2022.01.18

S
101
 SHEET 6 OF 7



FIRST FLOOR FRAMING
1/4" = 1'-0"

1
S102

NOTES

CORNER SHEATHING TO BE 4'x10' PANELS APPLIED VERTICALLY. NAIL 6" OC ACROSS FIELD, 3" OC ALONG EDGE, WITH 8D RINGSHANK NAILS SET FLUSH WITH SURFACE.

ALL POST TO BEAM CONNECTIONS REQUIRE METAL POST CAP TO SECURE POST TO BEAM.

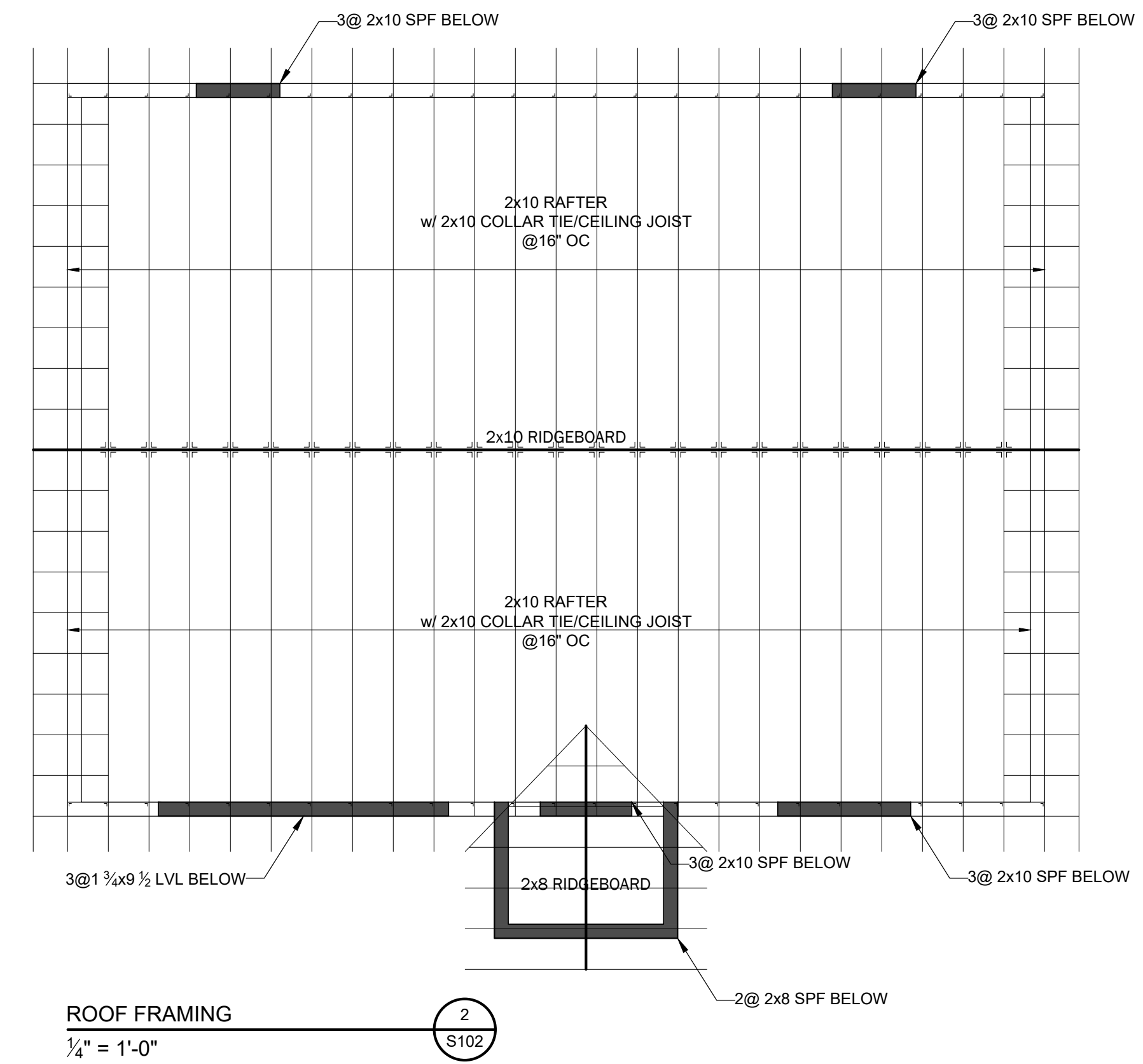
ALL HORIZONTAL SHEATHING JOINTS TO BE FULLY BLOCKED WITH 2x6.

ALL WALL OPENINGS EXCEEDING 4' IN WIDTH REQUIRE 1" STRAP FROM JACK STUD UP OVER HEADER TO TOP PLATE. FILL ALL HOLES WITH NAILS.

USE SIMPSON HARDWARE (Z-RATED AT EXTERIOR LOCATIONS) AT ALL WOOD TO WOOD CONNECTIONS, INCLUDING BUT NOT LIMITED TO:
HURRICANE TIES @ RAFTER TO WALL
JOIST HANGERS, WHERE REQUIRED
RAFTER STRAPS/HANGERS

PROVIDE MECHANICAL CONNECTIONS FROM FOUNDATION TO TOP PLATE WHERE STHD8 OR OTHER HOLDDOWNS ARE USED. CAN BE A COMBINATION OF PRODUCTS [STRAPS, THREADED ROD].

ALL LALLY COLUMN CAPS TO BE "SPRINGFIELD" PLATE AND BOLTED TO BEAM.



ROOF FRAMING
1/4" = 1'-0"

2
S102

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SHEET:
Framing Plans

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SHEET 7 OF 7