RELOCATION/EXPANSION OF EXISTING SHED

LOCUS PLAN

LOCUS PLAN

PERSPECTIVE VIEW

SHEET LIST

SHEET NUMBER SHEET NAME

DOB/MVC REFERRAL SET

SHED

23 Kelley St, Edgartown, MA 02539

09/02/2021

NOT TO SCALE

BKH

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GENERAL NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.

2. ELEVATION MARKER

3. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.

4. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING.

5. ENFORCEMENT OF MATERIAL SPECIFICATIONS SHALL BE AT THE DISCRETION OF THE DESIGNER AND THE CONTRACTOR, SUBJECT TO SALE AND ANNUAL REPORTS TO THE OWNER IN THE FORM OF A WRITTEN NOTICE.

6. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH STEEL AND EXTENDING 3" BEYOND THE CENTER OF THE SLAB.

7. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURAL GIRDERS OR WALLS.

8. ALL BRICK OR STONE FINISHES SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.

9. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.

10. COLD WEATHER INSTALLATIONS FOR AIR CONDITIONING AND DUCTWORK SHALL GOVERN.

11. HOLLOW BLOCKS ARE TO BE USED WHERE NON-STAINING MORTAR IS REQUIRED.

12. HYDRATED LIME - ASTM C-207.

13. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN 1" OF CONCRETE.

14. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET.

15. FLUSH JOINTS SHALL NOT BE PERMITTED.

16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.

17. INSTRUCTIONS FOR THE INSTALLATION OF MATERIALS AND THE PERFORMANCE OF WORK SHALL BE SUBJECT TO USE OF CONTRACTOR.

18. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".

19. MILLIMETERS ARE TO BE USED IN ALL DIMENSIONS, EXCEPT WHERE STATED OTHERWISE.

20. ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS.

21. SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.

22. ALL PARTITIONS W/ STC RATINGS ARE TO BE SOUND RATED PARTITIONS AND USE 20 GA. STUDS.

23. SEAL THE ENTIRE PERIMETER OF SOUND-RATED PARTITIONS AIRTIGHT WITH ACoustical SEALANT.

24. DRYWALL AND MASONRY CONSTRUCTION SHALL INCLUDE CONTINUOUS FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS.

25. USE CEMENTITIOUS BACKER BOARD AT ALL CERAMIC WALL TILE LOCATIONS, TYPICAL UNLESS OTHERWISE NOTED.

PLUMBING/MECHANICAL NOTES:

1. CAST IRON PIPE - ASTM C-127.

2. ALL PLUMBING, HEAT, VENT, AND ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES.

3. ALL WASTES, DRAINS, AND VENTS SHALL BE COMPLETED PRIOR TO THE APPLICATION OF WATER SEALING.

4. WATER HEATERS SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED.

5. ALL PARTITIONS W/ STC RATINGS ARE TO BE SOUND RATED PARTITIONS AND USE 20 GA. STUDS.

6. SEAL THE ENTIRE PERIMETER OF FIRE-RATED PARTITIONS AIRTIGHT WITH FIRE-RATED SEALANT.

7. DRYWALL AND MASONRY CONSTRUCTION SHALL INCLUDE CONTINUOUS FIRESTOPPING AT ALL DUCT, PIPE, AND CONDUIT PENETRATIONS THROUGH FIRE-RATED PARTITIONS.

8. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT WORK NOT DIRECTLY EXPOSED TO THE WEATHER.

9. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE BUILDING STRUCTURE AND EXTERIOR WORK EXCEPT.

10. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT WORK NOT DIRECTLY EXPOSED TO THE WEATHER.

11. USE CEMENTITIOUS BACKER BOARD AT ALL CERAMIC WALL TILE LOCATIONS, TYPICAL UNLESS OTHERWISE NOTED.


15. PARTITION ASSEMBLIES AND ASSOCIATED FIRE RESISTANCE RATINGS ARE TAKEN FROM THE MFRI A101.


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50. PARTITION ASSEMBLIES AND ASSOCIATED FIRE RESISTANCE RATINGS ARE TAKEN FROM THE MFRI A101.
1. ANY DAMAGE TO NEW CONSTRUCTION OR EXG. CONDITIONS DURING CONSTRUCTION IS TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR SHALL RELOCATE, MODIFY AND/OR PATCH ANY EXISTING ITEMS INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER SHOWN OR NOT ON THESE DRAWINGS.

3. ADDITIONAL DEMOLITION SURVEYS MAY BE REQUIRED FOR INACCESSIBLE AREAS AT THE TIME OF ISSUE OF CONSTRUCTION DOCUMENTS.

4. ANY SCOPE OF WORK REVISED DUE TO CONTINUED MATERIAL DETERIORATION, OR INACCESSIBILITY AT TIME OF PREPARATION OF DOCUMENTS, OR ADDITIONAL PROBES CONDUCTED THEREAFTER WILL BE DOCUMENTED AND ISSUED AT THAT TIME FOR A CHANGE IN CONTRACT SCOPE.

5. CONTRACTOR TO CONFIRM LOCATION OF EXISTING PLUMBING AND ELECTRIC IN ALL DEMOLISHED WALLS.

6. ALL GAS, PLUMBING AND HEATING BRANCH LINES TO BE REMOVED BACK TO BUILDING RISERS/VALVES. CAP AS PER APPLICABLE CODE.

7. ANY ASBESTOS UNCOVERED DURING THE COURSE OF THE WORK MUST BE TESTED PER AGENCY REQUIREMENTS BY A LICENSED INVESTIGATOR AND A REPORT MUST BE SUBMITTED PRIOR TO PROCEEDING WITH HANDLING OR REMOVAL.

8. G.C. TO PROVIDE INSPECTION OF ALL AREAS AFFECTED BY THIS WORK SITE ON THE PRESENCE OF LEAD BASED PAINT. G.C. IS FULLY RESPONSIBLE TO EXECUTE HIS WORK ACCORDING TO SAFE WORK PRACTICES AS REQUIRED BY LOCAL LAW AND ANY APPLICABLE AGENCY REQUIREMENTS.

9. G.C. TO MAINTAIN INTEGRITY OF BUILDING STRUCTURE AT ALL TIMES.

10. G.C. TO MAINTAIN INTEGRITY OF ALL WATERPROOFING ELEMENTS THROUGHOUT DURATION AND AFTER COMPLETION OF CONSTRUCTION.

11. ALL EXPOSED STRUCTURAL STEEL ELEMENTS TO BE FIRE PROTECTED W/ MIN 2HR RATED FILM.

12. ALL VENT SHAFT OPENINGS SHALL BE COVERED DURING OPERATIONS TO PREVENT DUST AND DEBRIS FROM ENTERING SHAFTS.

13. REMOVE ALL EXISTING BASEBOARD, TRIM, CASINGS & CROWN MOLDING UNLESS OTHERWISE NOTED.

14. REMOVE ALL EXISTING INTERIOR DOORS UNLESS OTHERWISE NOTED.

15. REMOVE ALL EXISTING FLOOR FINISHES UNLESS OTHERWISE NOTED.

16. EXISTING HVAC EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.

17. REMOVE ALL EXISTING WINDOW TREATMENTS.

18. ALL RADIATORS TO BE REMOVED AND REPLACED IN EXISTING LOCATIONS.
NEW LANDSCAPE, HARDSCAPE AND PATIOS PER PROPOSED LANDSCAPE PLAN

- NEW POOL EQUIPMENT ENCLOSURE
- MOVABLE CABANA SHADE STRUCTURES
- NEW ENTRANCE WITH ACCESS TO POOL AND LANDSCAPING
- PROPOSED ADDITION TO EDGAR RESTAURANT WITH NEW PATIO, DECK, ENTRY AND PERGOLA
- RELOCATE AND EXPAND EXISTING SHED TO NEW LOCATION
- RELOCATE AND REBUILD EXISTING SHACK TO NEW LOCATION
- RECONSTRUCT EXISTING CURB CUT IN EXISTING LOCATION

OWNER
KELLY HOUSE HOTEL
CAMPUS - MASTER PLAN

CONTRACTOR
BLUEFLAG CONSTRUCTION, LLC
105 Newbury Street, 4th Flr
Boston, MA 02116
T: (508) 257-1325
info@blueflagconstruction.com

SITE/CIVIL ENGINEER
SOURATI ENGINEERING GROUP
PO Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
T: (617) 314-9003

Landscape Architect
MIROSLAVA AHERN LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ARCHITECT
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712
info@workshopapd.com

SCALE: 1" = 20'-0"