

PROJECT ADDRESS:

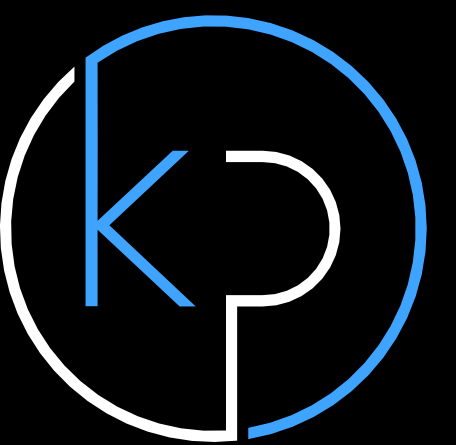
809 Country Way
Scituate, MA

SAIL

Interior Alterations

PROGRESS SET, NOT FOR CONSTRUCTION

ISSUE DATE:
Friday, December 1, 2023



KEARNEY | PIERCE
ARCHITECTS LLC
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- GENERAL NOTES:**
- THESE DRAWINGS AND ALL ASPECTS OF THE PROJECT SHALL COMPLY WITH IRC 2015, MASSACHUSETTS BUILDING CODE 780 CMR (9TH Ed.) AND MA AMENDMENTS TO THE IBC AS WELL AS ANY TOWN AMENDMENTS OR BY-LAWS, LIFE SAFETY PLUMBING AND ELECTRICAL CODES. IF ANY CONFLICT IS FOUND, NOTIFY THE DESIGN CONSULTANT IMMEDIATELY.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR THE COMPLETION OF WORK.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUBCONTRACTORS.
 - THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK INCLUDING ALL DIMENSIONS, GRADES, PROPERTY LINES, EXISTING BUILDINGS, AND NEW WORK. THE CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY DIMENSIONAL RELATIONSHIPS. THE DESIGN CONSULTANT SHALL BE NOTIFIED OF ANY VARIATIONS FROM INFORMATION PROVIDED IN THE DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM THE PLANS WITHOUT WRITTEN CONFIRMATION FROM THE DESIGN CONSULTANT. CONTRACTOR MUST SUBMIT ANY PROPOSED CHANGES IN WRITING AND PROVIDE ADEQUATE TIME FOR REVIEW BY THE DESIGN CONSULTANT FOR PROPOSED CHANGES OR REQUESTS FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL PROVIDE ANY ITEMS REQUIRED BY CODE OR FOR THE PROPER INSTALLATION, FUNCTION, OR COMPLETION OF AN ASSEMBLY REGARDLESS IF SAID ITEM IS SHOWN OR NOT. SUB-CONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK REQUIRED BY OTHER TRADES PRIOR TO SUBMITTAL OF FINAL BIDS.
 - THE DESIGN CONSULTANT CANNOT ACCEPT RESPONSIBILITY FOR SPECIFIC QUANTITIES OR QUALITIES LISTED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THESE CONSTRUCTION DOCUMENTS AND CONFIRM THE SUITABILITY OF THIS HOUSE FOR PARTICULAR BUILDING SITE.
 - IN ADDITION TO THE ITEMS LISTED THE OWNER SHOULD SELECT FINISH MATERIALS SUCH AS COLORS AND TYPES OF PAINTS, STAINS, TILE, CARPET, CABINETS, COUNTER TOPS AND, LIGHT AND PLUMBING FIXTURES, ALSO TO BE CONSIDERED ARE THE HEATING/COOLING SYSTEM, WIRING, PLUMBING AND EXTERIOR SITEWORK.
 - CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR OTHERWISE SUPPORT ALL PORTIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY CONNECTED TOGETHER. PLUMBING DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR. HEATING/COOLING DUCT DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE HEATING/COOLING CONTRACTOR. HEAT LOSS OR ENERGY CALCULATIONS SHALL BE PROVIDED BY THE HEATING/COOLING CONTRACTOR OR OTHER PROFESSIONAL AS REQUIRED BY THE BUILDING OFFICIAL. TRUSS DESIGN, ENGINEERING AND PLANS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.
 - ANY SPECIFIED CONNECTORS OR STRUCTURAL ELEMENTS MAY ONLY BE SUBSTITUTED WITH WRITTEN PERMISSION BY THE STRUCTURAL ENGINEER.

PAGE INDEX:

Page	Name
G1-1	Cover Page
EC-1	1/8"=1' Existing Conditions Plans
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A2-1	1/4"=1' Unit 1&2 Plans
A2-3	1/4"=1' Apartement, Community, Call Center Plans
A2-4	1/4"=1' Lease Space Plan
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BUILDING STATISTICS:

LEVEL	EXISTING	PROPOSED
1st FLOOR	5,852	no change
2nd FLOOR	1,471	no change
TOTAL	7,323	no change

NOTES:

CONTACT INFO:

SITE ADDRESS: 809 Country Way
Scituate, MA

OWNER/ REP.: _____

ARCHITECT: Kearney Pierce Architects Inc.
222 North Street
Hingham, MA 02043
info@kearneypierce.com
(781) 710-3956

BUILDER: Sheppard Development LLC
37 Derby Street
Hingham, MA 02043
bshepard@shepardinvestments.com
(781) 836-5152

PROJECT NAME:
SAIL
INTERIOR ALTERATIONS

SITE ADDRESS:
809 Country Way
Scituate, MA

DESCRIPTION:

SCHEMATIC DESIGN

PROGRESS DRAWINGS

DRAWING TITLE:

Cover Page

Scale as Noted

PAGE:

G1-1

1 of 08

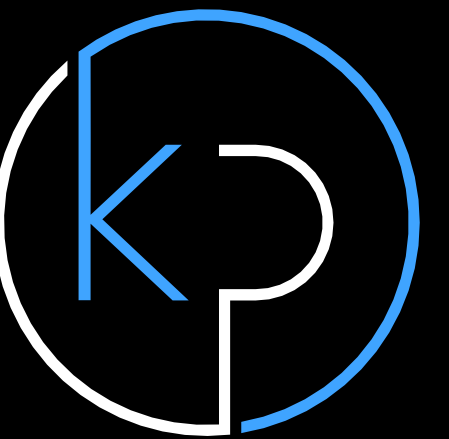
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PROJECT NAME:

**SAIL
INTERIOR ALTERATIONS**

SITE ADDRESS:

809 Country Way
Scituate, MA

DESCRIPTION:

**SCHEMATIC
DESIGN**

**PROGRESS
DRAWINGS**

DRAWING TITLE:

1/8"=1' Existing
Conditions Plans

Scale as Noted

PAGE:

EC-1

2 of 08

ISSUE DATE:

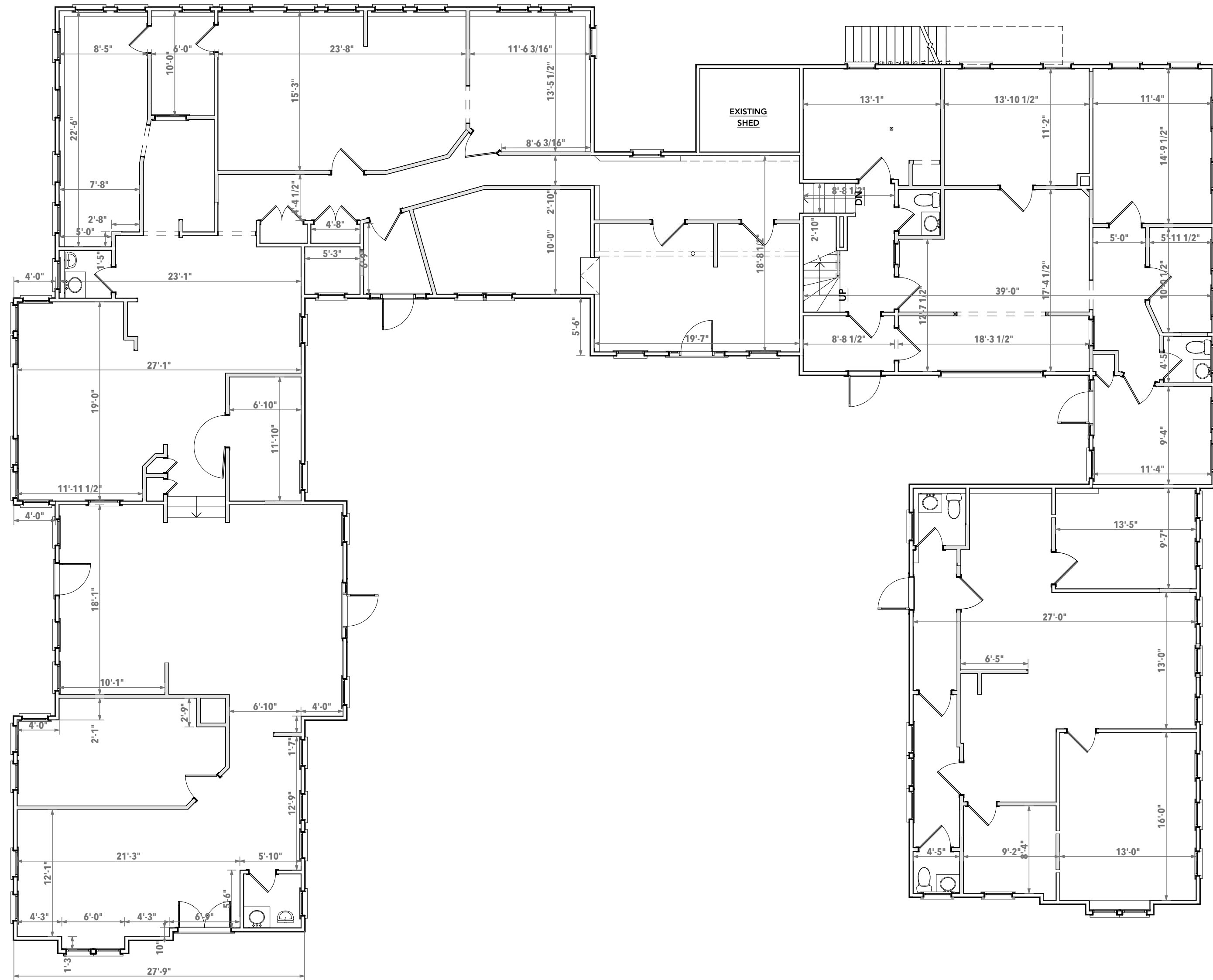
Friday, December 1, 2023

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RENOVATION LEGEND

EXISTING STUD WALL



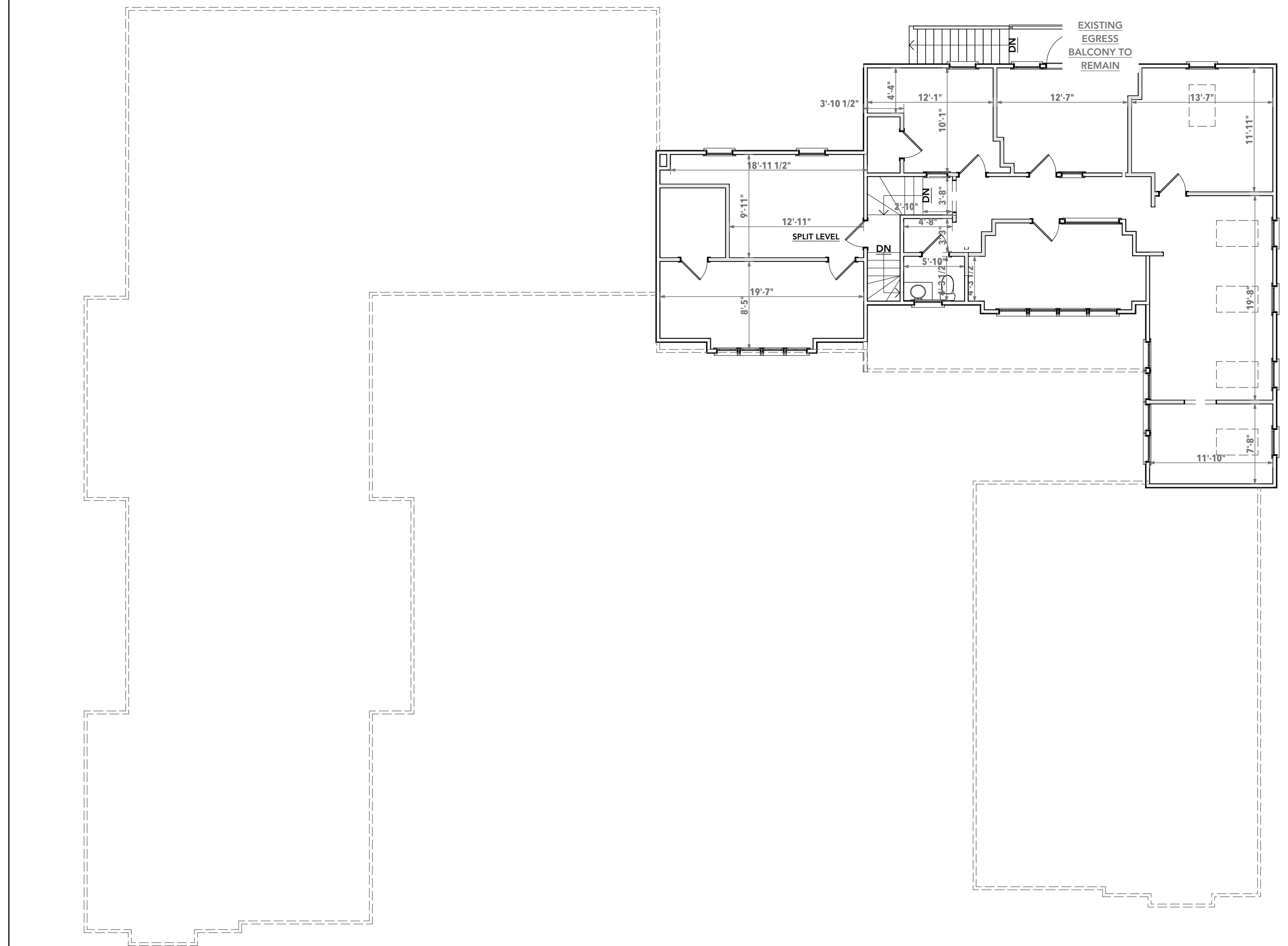
First Floor Existing Conditions

Scale: 1/8" = 1'-0"

1
EC-1

RENOVATION LEGEND

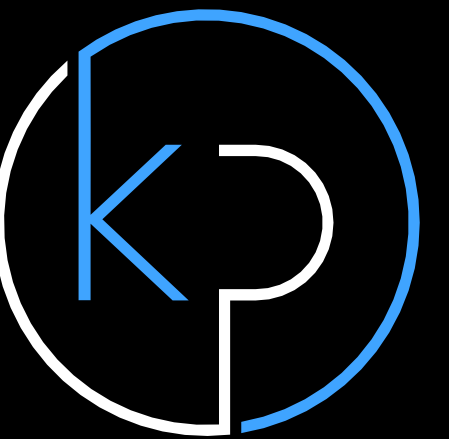
EXISTING STUD WALL



Second Floor Existing Conditions

Scale: 1/8" = 1'-0"

2
EC-1



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SITE ADDRESS:
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DESCRIPTION:

SCHEMATIC DESIGN

PROGRESS DRAWINGS

DRAWING TITLE:

1/8"=1' Demolition Plans

Scale as Noted

PAGE:

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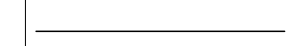
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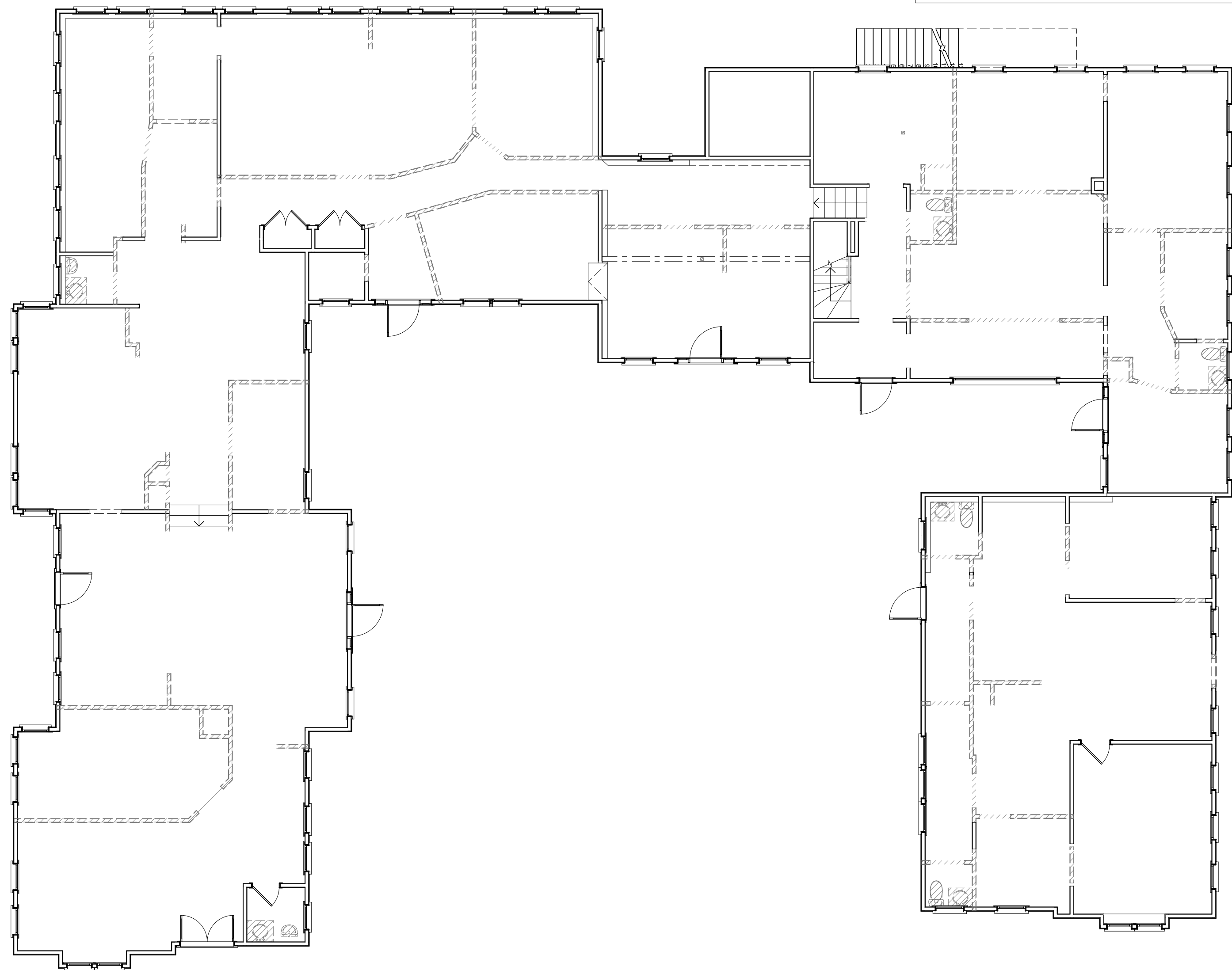
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RENOVATION LEGEND

-  STUD WALL TO BE DEMOLISHED
-  EXISTING STUD WALL

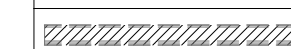
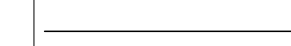


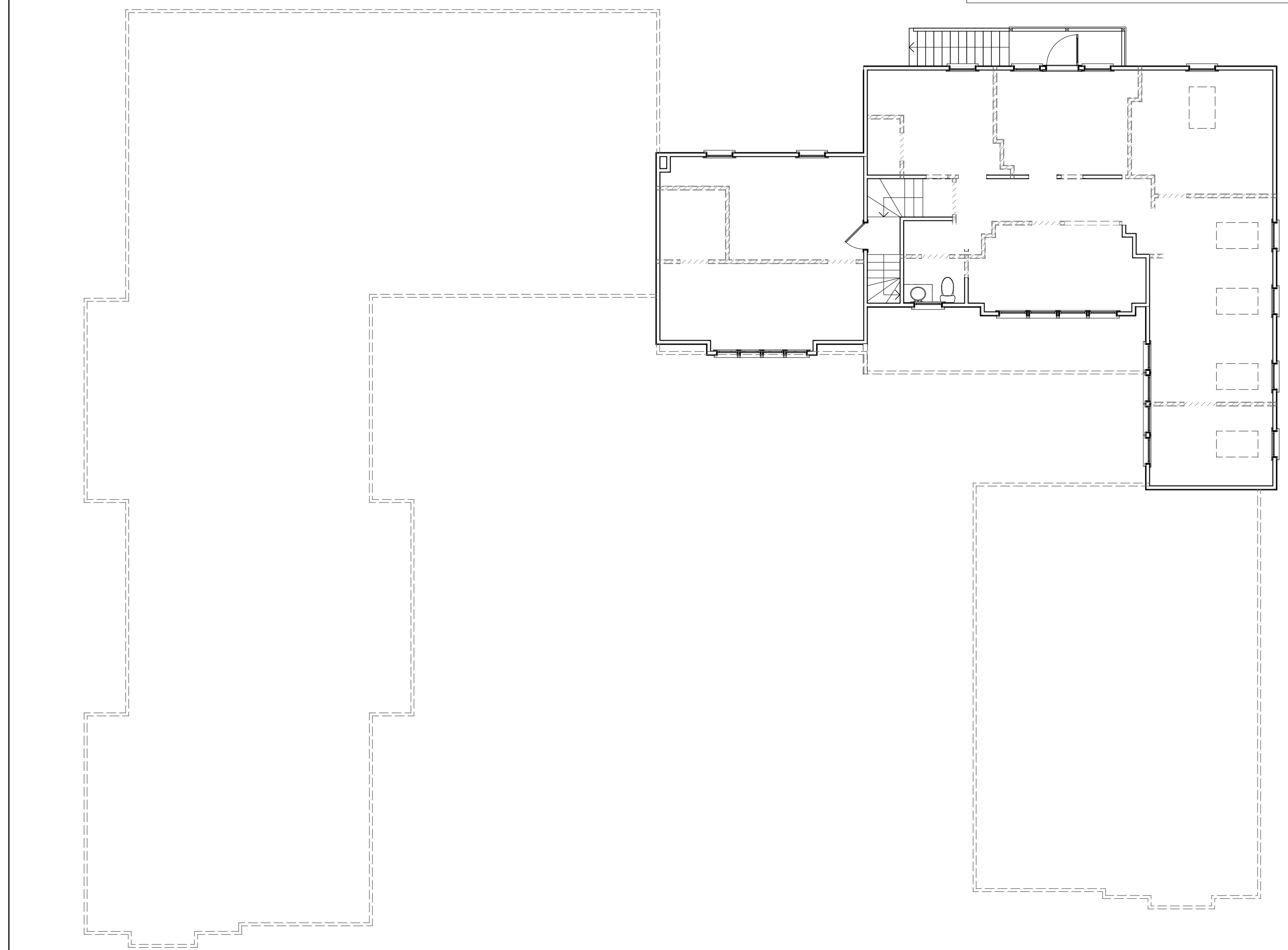
First Floor Demo Plan 1/8"=1'

Scale:1/8" = 1'-0"

1
D1-1

RENOVATION LEGEND

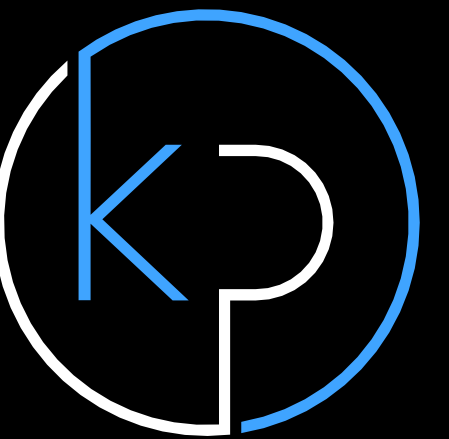
-  STUD WALL TO BE DEMOLISHED
-  EXISTING STUD WALL



Second Floor Demo Plan 1/8"=1'

Scale:1/8" = 1'-0"

2
D1-1



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SAIL
INTERIOR ALTERATIONS

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DESCRIPTION:

SCHEMATIC DESIGN

PROGRESS DRAWINGS

DRAWING TITLE:

1/8"=1' Locus Plans/
Floor Area's

Scale as Noted

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A1-1

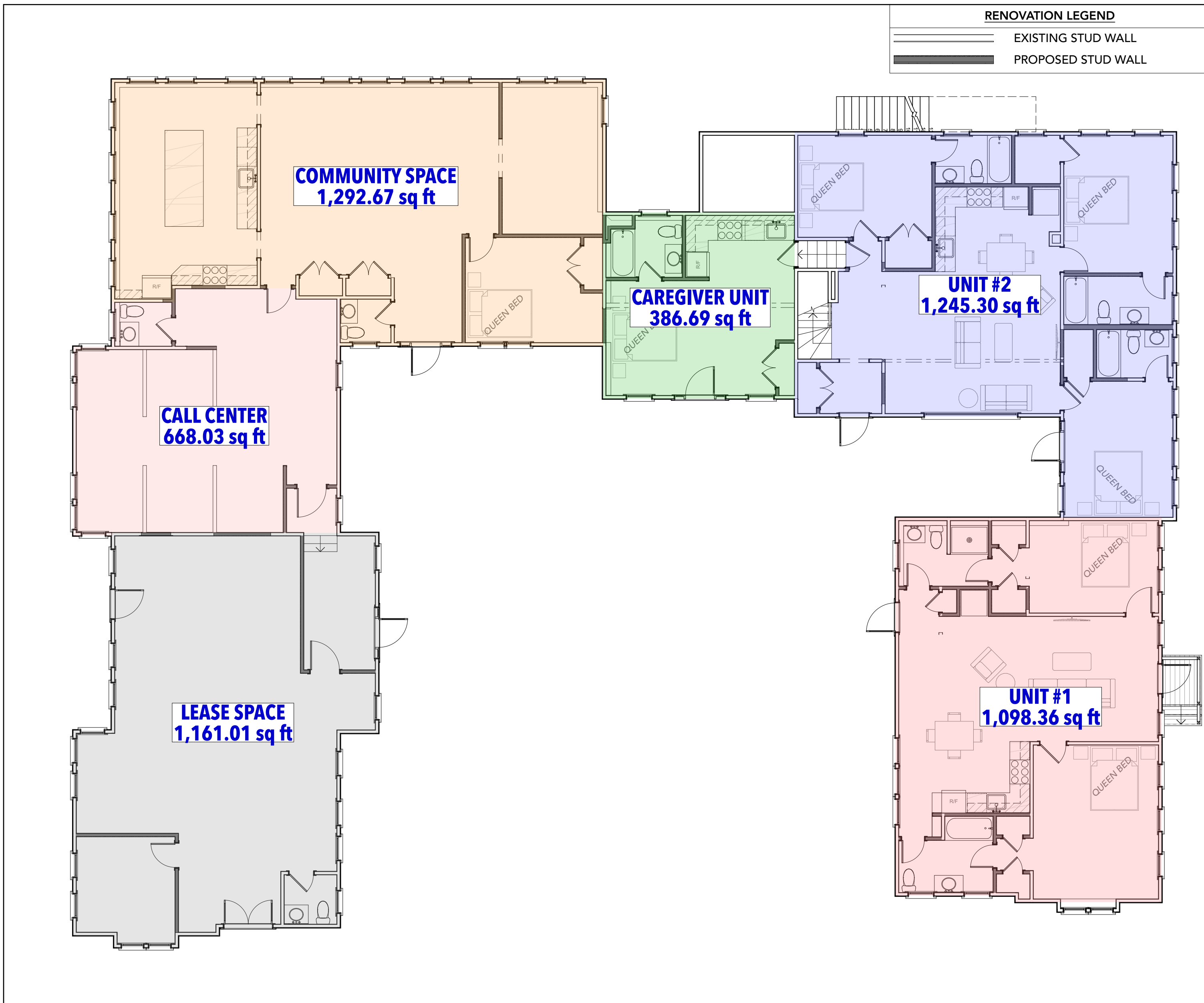
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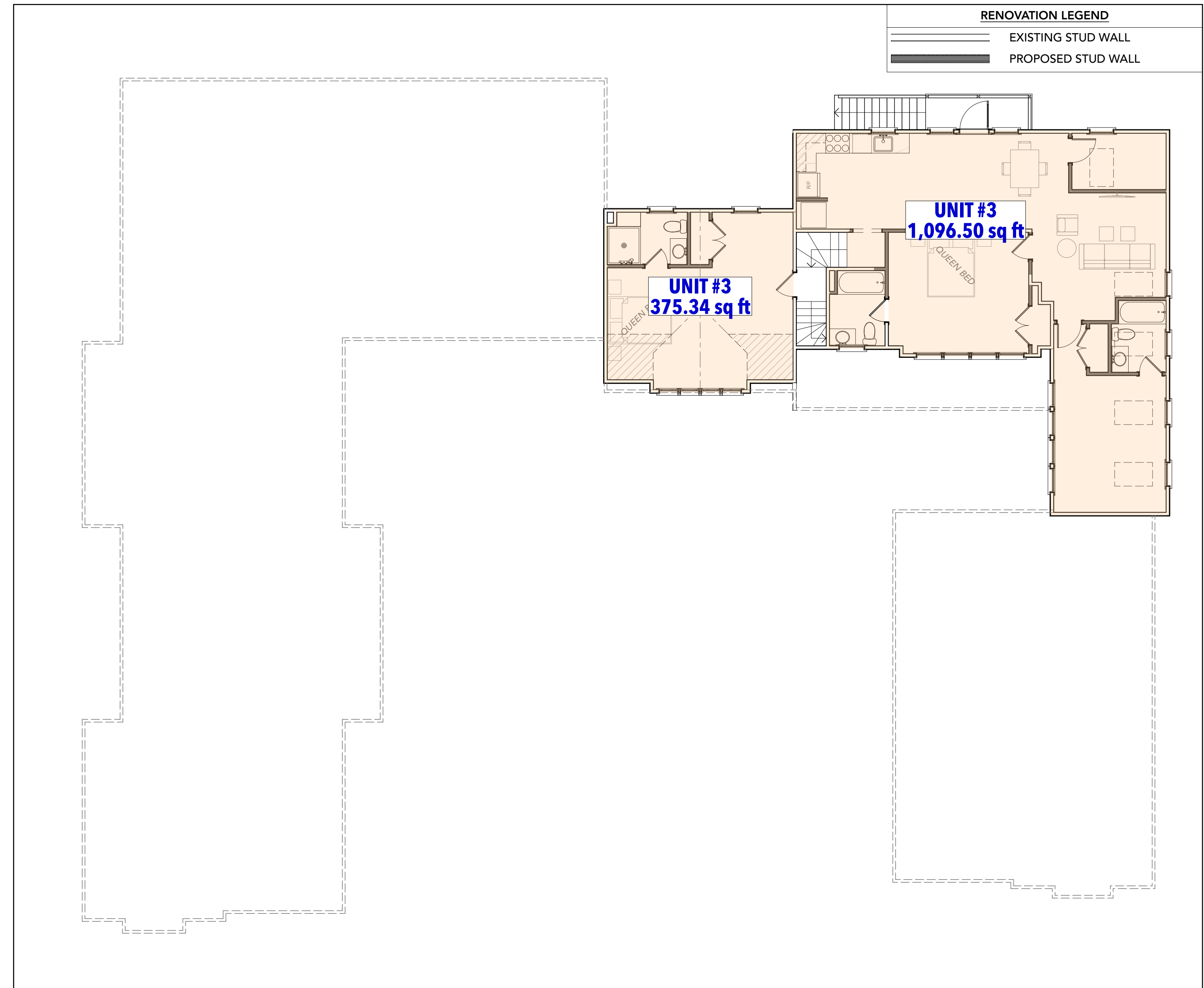
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First Floor Area Plan 1/8"=1'

Scale:1/8" = 1'-0"

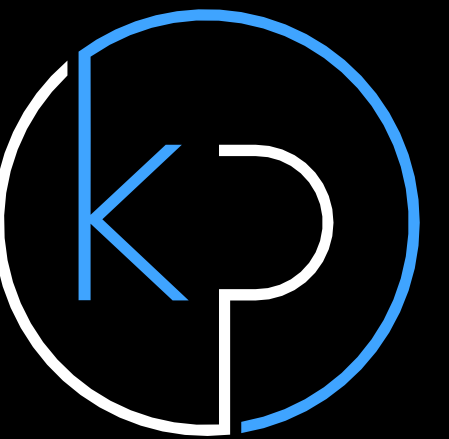
1
A1-1



Second Floor Area Plan 1/8"=1'

Scale:1/8" = 1'-0"

2
A1-1



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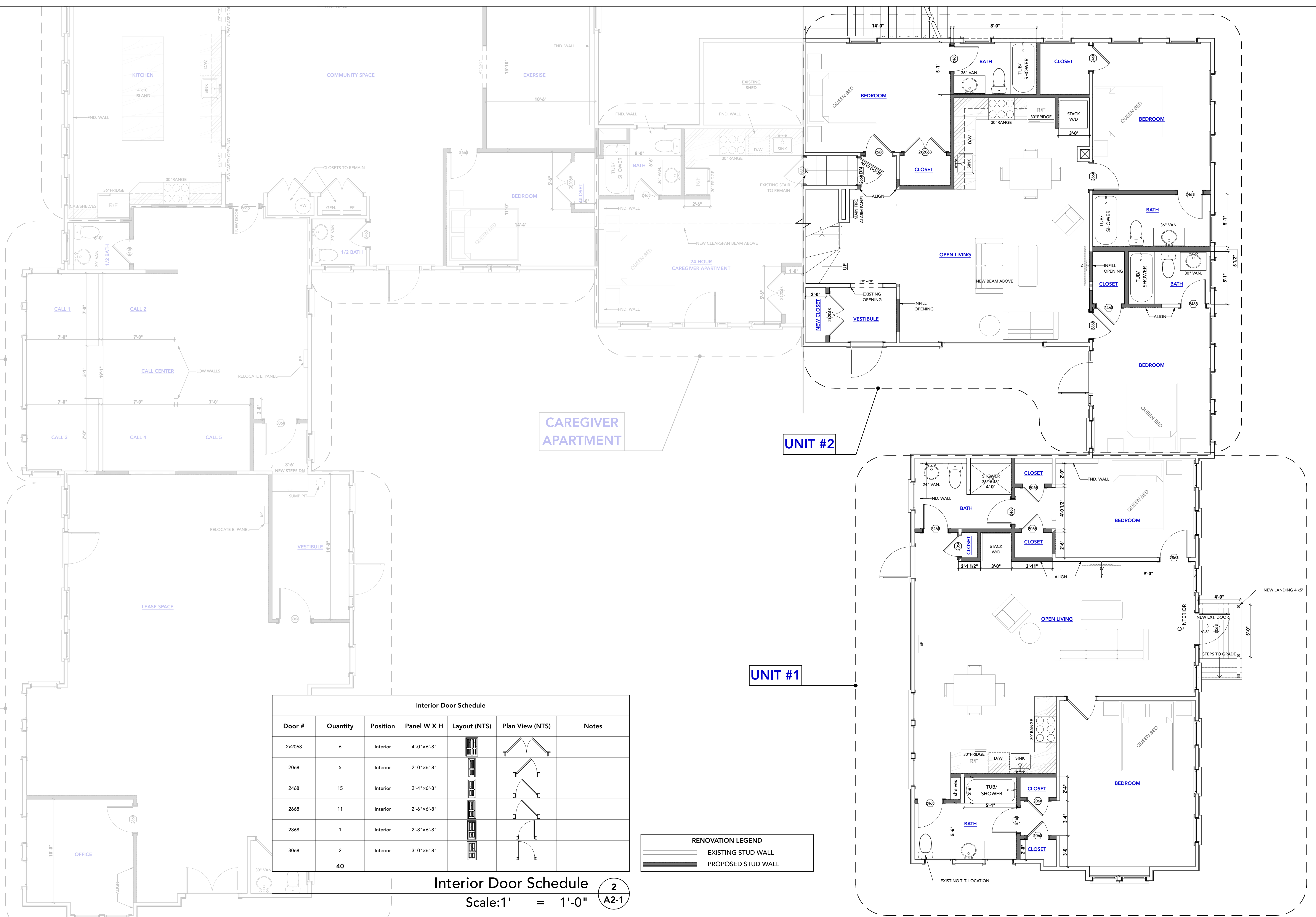
DRAWING TITLE:
1/4"=1' Unit 1&2 Plans

Scale as Noted
PAGE:

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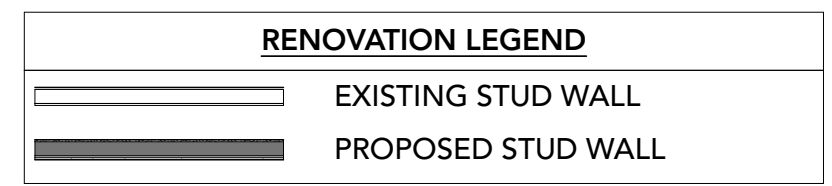
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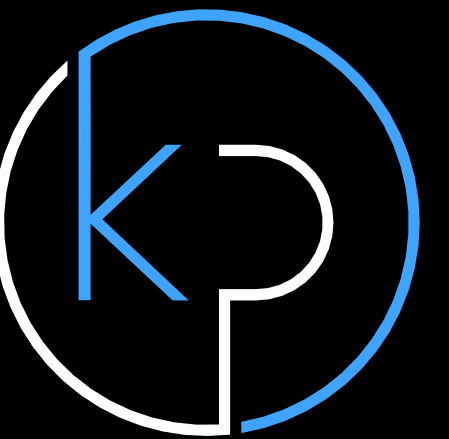


Interior Door Schedule						
Door #	Quantity	Position	Panel W X H	Layout (NTS)	Plan View (NTS)	Notes
2x2068	6	Interior	4'-0" x 6'-8"			
2068	5	Interior	2'-0" x 6'-8"			
2468	15	Interior	2'-4" x 6'-8"			
2668	11	Interior	2'-6" x 6'-8"			
2868	1	Interior	2'-8" x 6'-8"			
3068	2	Interior	3'-0" x 6'-8"			
	40					

Interior Door Schedule
Scale: 1' = 1'-0" 2 A2-1



First Floor Plan
Scale: 1/4" = 1'-0" 1 A2-1



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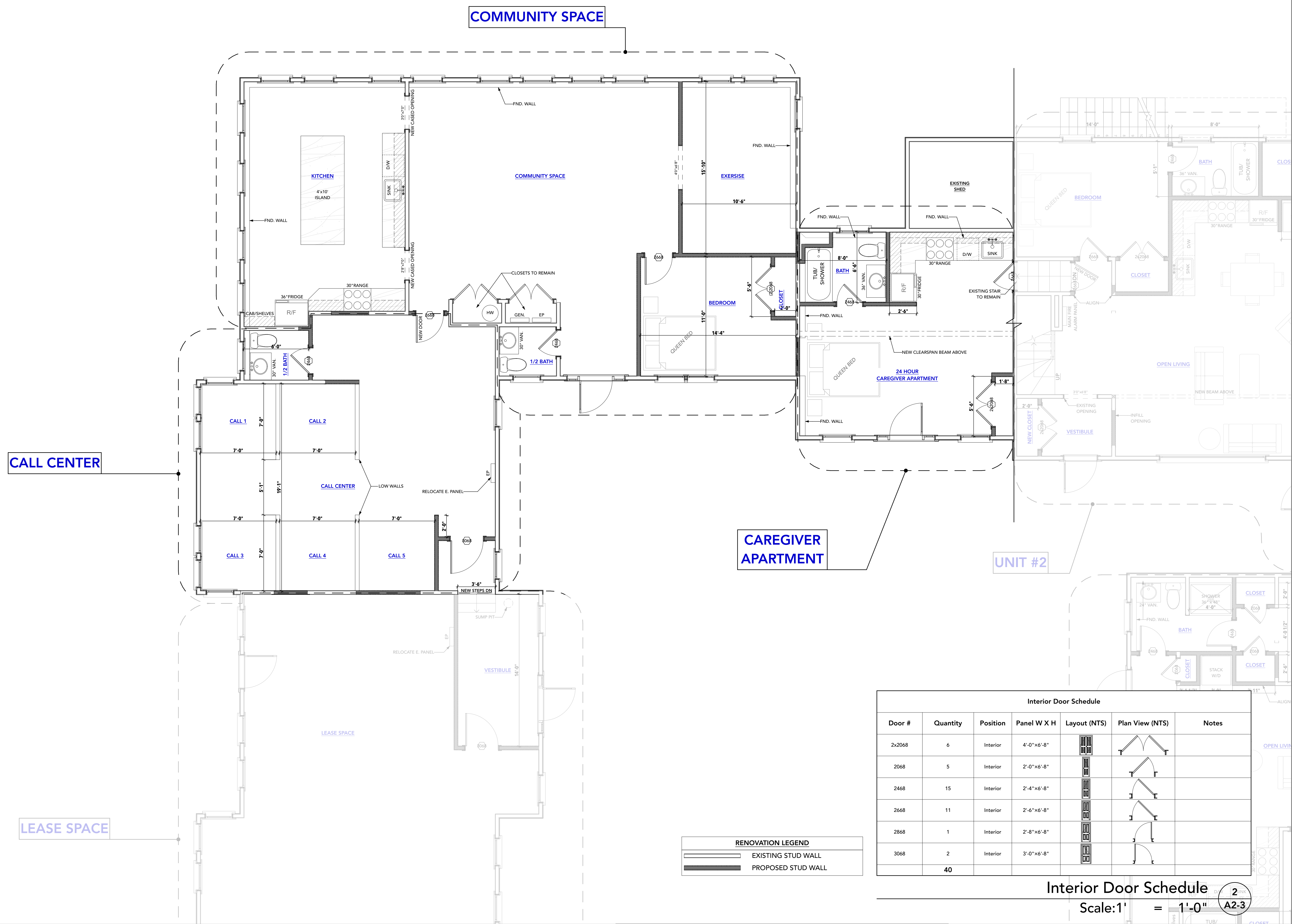
DRAWING TITLE:
1/4"=1' Apartment, Community, Call Center Plans

Scale as Noted
PAGE:

A2-3
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RENOVATION LEGEND

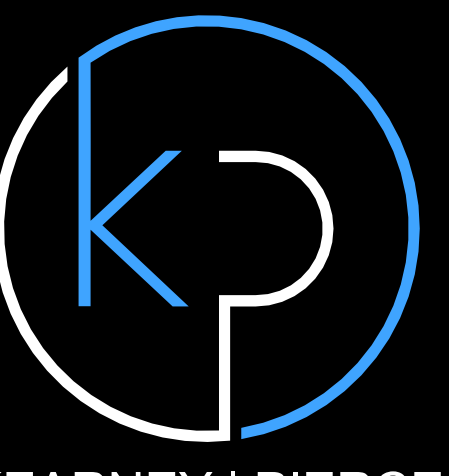
	EXISTING STUD WALL
	PROPOSED STUD WALL

Interior Door Schedule

Door #	Quantity	Position	Panel W X H	Layout (NTS)	Plan View (NTS)	Notes
2x2068	6	Interior	4'-0" x 6'-8"			
2068	5	Interior	2'-0" x 6'-8"			
2468	15	Interior	2'-4" x 6'-8"			
2668	11	Interior	2'-6" x 6'-8"			
2868	1	Interior	2'-8" x 6'-8"			
3068	2	Interior	3'-0" x 6'-8"			
40						

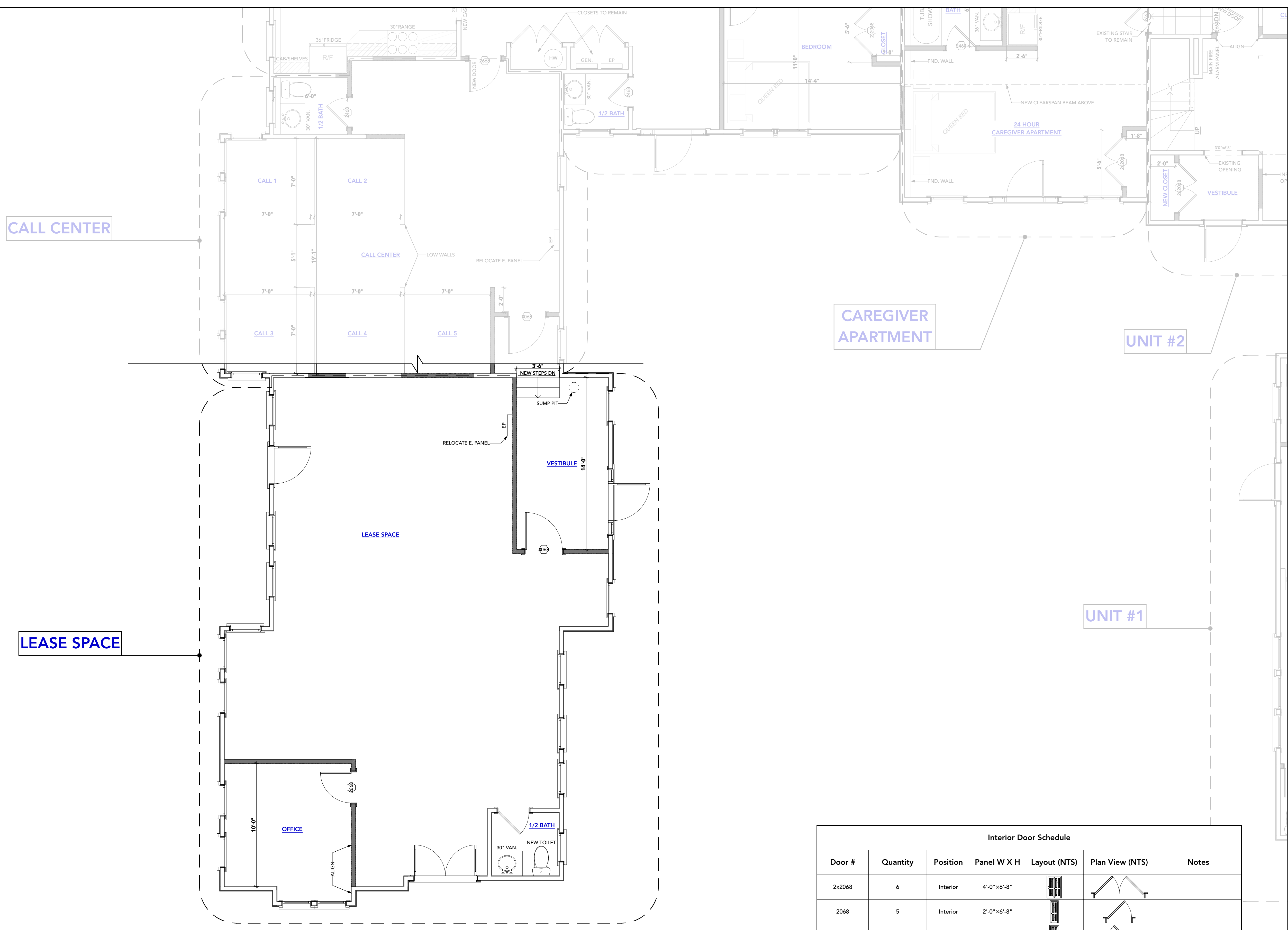
Interior Door Schedule 2
Scale: 1/4" = 1'-0" A2-3

First Floor Plan 1
Scale: 1/4" = 1'-0" A2-3



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CALL CENTER

CAREGIVER APARTMENT

UNIT #2

LEASE SPACE

UNIT #1

RENOVATION LEGEND

	EXISTING STUD WALL
	PROPOSED STUD WALL

Interior Door Schedule						
Door #	Quantity	Position	Panel W X H	Layout (NTS)	Plan View (NTS)	Notes
2x2068	6	Interior	4'-0" x 6'-8"			
2068	5	Interior	2'-0" x 6'-8"			
2468	15	Interior	2'-4" x 6'-8"			
2668	11	Interior	2'-6" x 6'-8"			
2868	1	Interior	2'-8" x 6'-8"			
3068	2	Interior	3'-0" x 6'-8"			
	40					

Interior Door Schedule 2
 Scale: 1' = 1'-0" A2-4

First Floor Plan 1
 Scale: 1/4" = 1'-0" A2-4

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SAIL
 INTERIOR ALTERATIONS
SITE ADDRESS:
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 SCHEMATIC DESIGN
 PROGRESS DRAWINGS

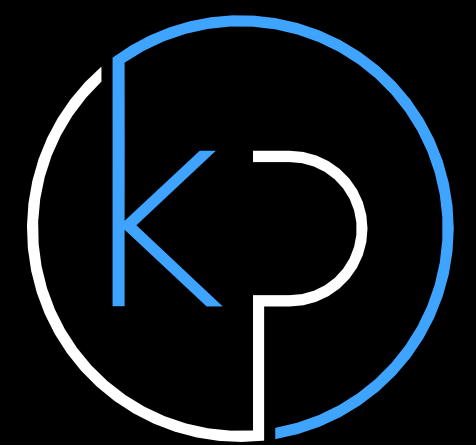
DRAWING TITLE:
 1/4" = 1' Lease Space Plan

Scale as Noted
PAGE:

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SCHEMATIC DESIGN

PROGRESS DRAWINGS

DRAWING TITLE:

1/4"=1' Unit 3 Plan

Scale as Noted

PAGE:

A2-3

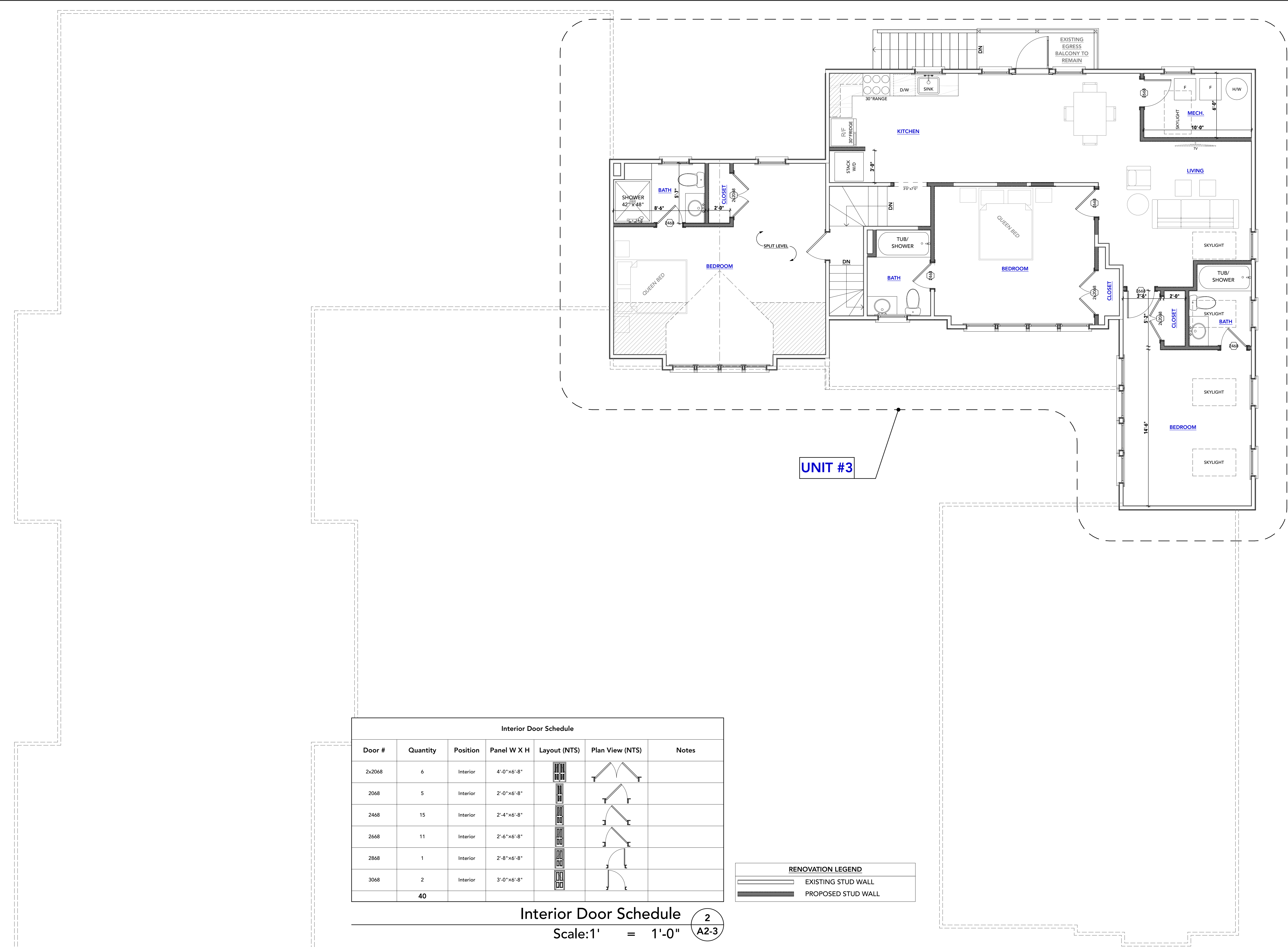
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Second Floor Plan [Unit #3] 1

Scale: 1/4" = 1'-0" A2-3