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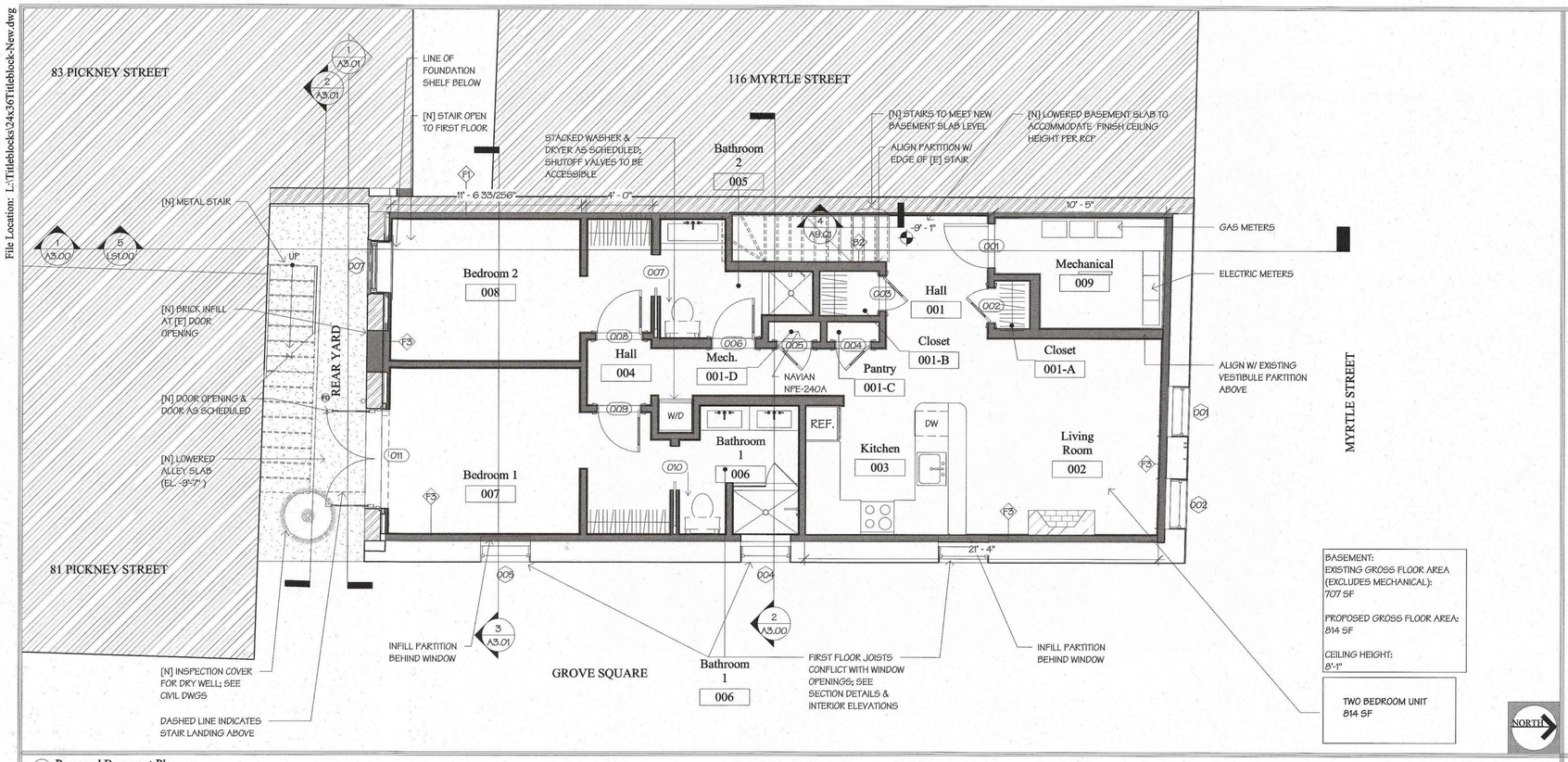
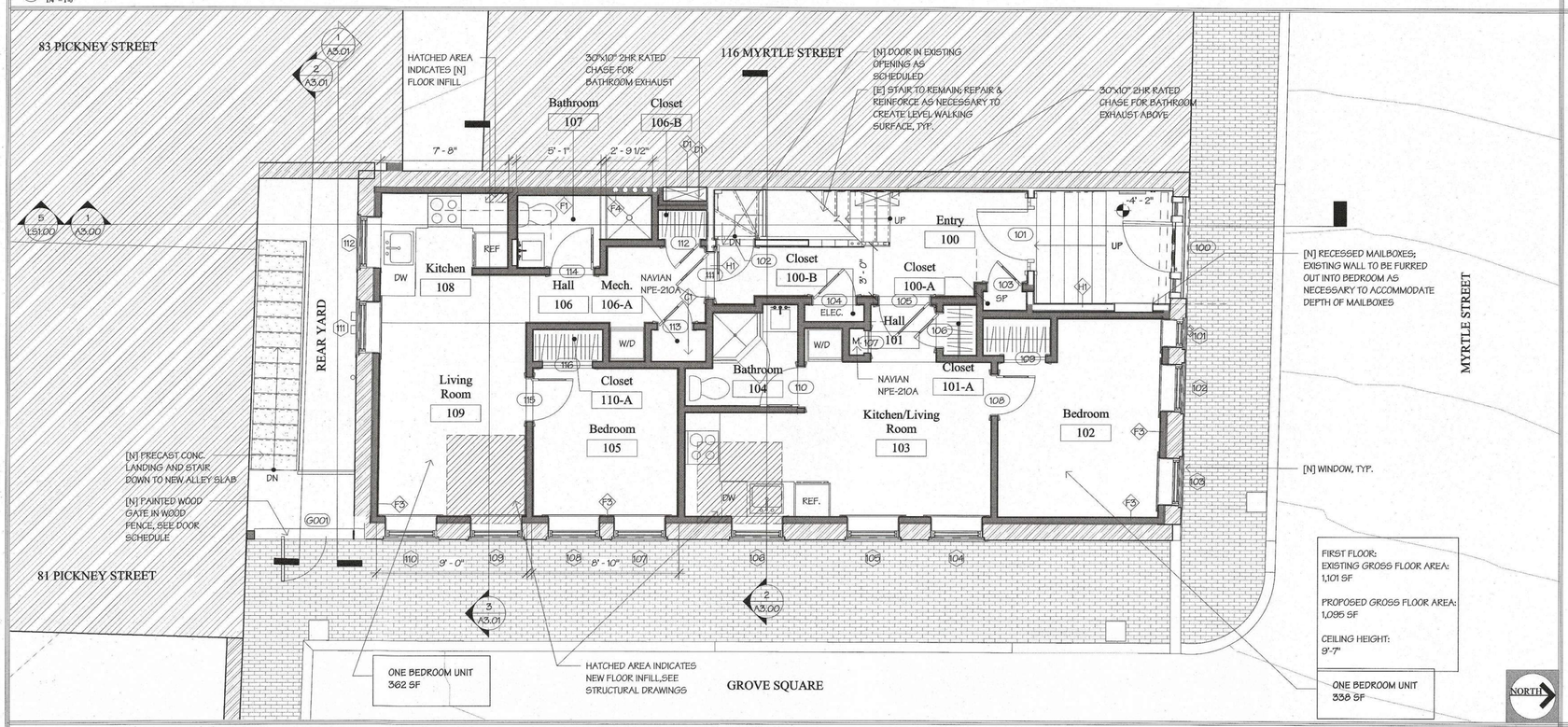


1 Proposed Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. TYPICAL WALL AND CEILING ASSEMBLIES:
   A. UNLESS OTHERWISE NOTED, ALL NEW AND/OR PATCHED INTERIOR WALL CONSTRUCTION SHALL BE 2" X 4" WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BASE AND 1/8" SKIM COAT PLASTER FINISH ON BOTH SIDES OF STUDS, TYP. REFER TO FINISH SCHEDULE FOR TRIM & WALL FINISHES
   B. NEW AND/OR PATCHED CEILINGS SHALL BE 5/8" GYPSUM BASE WITH 1/8" SKIM COAT PLASTER.
2. G.C. SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO CLOSET POLES, BUILT-INS, CABINETS SHELVING, BATHROOM ACCESSORIES AND DECORATIVE LIGHTING. COORDINATE WITH ELEVATIONS.
3. ALL NEW WALL CONSTRUCTION AND/OR WALL, CEILING, AND FLOOR INFILL THAT TIES INTO EXISTING CONSTRUCTION SHALL BE FURRED OUT AS REQUIRED TO ALIGN WITH EXISTING ADJACENT OR ABUTTING. ALL SEAMS AND JOINTS SHALL BE FULLY CONCEALED, TYPICAL THROUGHOUT.
4. PATCHED WOOD FLOORING SHALL BE TOOTHED INTO EXISTING ADJACENT FLOORING, TYPICAL THROUGHOUT U.N.O
5. ALL GYPSUM BASE AT WET WALLS OF POWDER ROOM SIDE OF STUDS SHALL BE MOISTURE RESISTANT WITH 1/8" SKIM COAT PLASTER FINISH.
6. G.C. SHALL BE RESPONSIBLE FOR PROVIDING CONTINUOUS R-19 BATT INSULATION IN BATHROOM WALLS, CEILING AND FLOORS, TO ENSURE ACOUSTICAL INSULATION.
7. INTERIOR PAINTING SHALL INCLUDE ALL PREP WORK, ONE COAT PRIMER, AND TWO COATS FINISH. WALLS AND CEILINGS SHALL BE LATEX, U.N.O.
8. AT ALL STONE/TILE WORK, G.C. SHALL FULLY COORDINATE ALL JOINT AND SEAM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. ALL TILE TO BE PROVIDED AND INSTALLED BY G.C. PER OWNER'S SELECTIONS.
9. ALL BATHROOM ACCESSORIES SHALL BE SELECTED BY OWNER, FURNISHED AND INSTALLED BY G.C. ALL MIRRORS AND MEDICINE CABINETS SHOWN SHALL BE CARRIED IN BASE BID (U.N.O.). G.C. TO PROVIDE BLOCKING BEHIND FIXTURES (TYP.)
10. AT ALL CLOSETS AND COAT CLOSETS, DASHED LINE INDICATES SHELF WITH ROD UNLESS OTHERWISE DETAILED.
11. G.C. IS RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE TO NEW OR EXISTING ITEMS DUE TO CONSTRUCTION WORK, TYPICAL. FULLY PROTECT EXISTING WOOD FLOORS DURING CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRING ANY DAMAGES, NICKS, SCRATCHES.
12. REFER TO ALL DRAWINGS, SCHEDULES, ALLOWANCES, DETAILS, AND ALL NOTES FOR SCOPE OF WORK. ANY ALLOWANCES PROVIDED ARE FOR MATERIALS ONLY, UNLESS OTHERWISE NOTED. ALL LABOR SHALL BE CARRIED IN BASE BID, TYPICAL.
13. ALL CLOSETS SHALL BE 2'-0" DEEP UNLESS OTHERWISE NOTED.
14. UNLESS OTHERWISE NOTED, DOOR JAMBS SHALL BE LOCATED 5" FROM ADJACENT WALL AND DOOR JAMBS.
15. G.C. SHALL PROTECT EXISTING MECHANICAL, ELECTRICAL AND PLUMBING WORK IN PLACE AND COORDINATE NEW WORK WITH M.E.P. CONTRACTORS, TYPICAL.
16. ALL RE-ROUTED PIPING AT BASEMENT SHALL BE FULLY CONCEALED. ALL ROUTING MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
17. COORDINATE ALL DUCT WORK & GRILL LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION OF ANY CONNECTIONS TO HVAC SYSTEM.
18. DIMENSIONS:
   A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
   B. DRAWINGS ARE NOT TO BE SCALED-VERIFY ANY MISSING OR CONFLICTING DIMENSIONS WITH THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.
   C. NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET.

PLUMBING

1. PROVIDE, INSTALL, AND WARRANTY PLUMBING FIXTURES; REFER TO PLUMBING FIXTURE SCHEDULE FOR ALL MODELS, TYP.
2. PROVIDE NEW PVC STACKS TO NEW FIXTURE LOCATIONS. CONFIRM LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
3. TEST WATER PRESSURE TO SUPPORT NEW FIXTURE SCHEDULE. PROVIDE BOOSTER AS NECESSARY TO REACH REQUIRED LEVEL BY CODE.
4. PROVIDE NAVIEN TANKLESS WATER HEATERS AT BASEMENT MECHANICAL ROOM.

MECHANICAL

1. G.C. TO COORDINATE AND INSTALL NEW MECHANICAL SYSTEM. EACH APARTMENT UNIT TO HAVE MITSUBISHI WALL-MOUNTED UNIT AND CONDENSER AT ROOF.
2. PROVIDE AIRESHARE TRANSFER FANS FOR ROOM-TO-ROOM CONDITIONING.
3. PROVIDE HYDRONIC HEATING AT ALL WINDOWS WITHIN APARTMENT UNITS. (ADD. ALT. TO BE REVIEWED BY MECH. INSTALLER)
4. PROVIDE 1/2" PLYWOOD FOR SECURING WALL MOUNTED EQUIPMENT AT ALL MECHANICAL CLOSETS.

General Construction Notes
1/4" = 1'-0"

PLAN LEGEND

- NEW DOOR
- NEW WALL
- NEW MASONRY INFILL WALL
- EXISTING WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- NEW WINDOW
- Room name 101 — ROOM TAG
- 11 — WINDOW TAG; REFER TO WINDOW SCHEDULE A7.00
- 101 — DOOR TAG; REFER TO DOOR SCHEDULE A7.06
- 3' - 0" — DIMENSION TO FRAMING
- 3'-0" — DIMENSION TO FINISH
- WALL TYPE; REFER TO A1.10
- 1" SIM A101 — DETAIL # / SECTION TAG / SHEET #
- Ref 1 A101 1 Ref — DETAIL # / EXTERIOR ELEVATION TAG / SHEET #
- 1 Ref A101 1 Ref — DETAIL # / INTERIOR ELEVATION TAG / SHEET #
- 1 SIM A101 — DETAIL # / ENLARGED PLAN KEY / SHEET #
- R.D. — ROOF DRAIN
- U.N.O. — UNLESS NOTED OTHERWISE
- ℄ — CENTERLINE
- A.F.F. — ABOVE FINISHED FLOOR
- G.C. — GENERAL CONTRACTOR
- V.I.F. — VERIFY IN FIELD
- AH — AIR HANDLER
- [E] — EXISTING
- [N] — NEW
- SHOWER HEAD
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- FH — FIRE HOSE CABINET

Plan Legend
1/4" = 1'-0"

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Issue Dates and Revisions:

Permit Set	xx/xx/xx

General Notes:
General Contractor shall make all Subcontractors and Suppliers aware of the requirements of these notes.

All work shall be performed in compliance with all applicable Local, State and National Building, Life Safety and Electrical Codes.

General Contractor shall be responsible for securing all permits as necessary for the completion of work shown throughout the Contract Documents.

General Contractor shall lay out in the field the entire work to verify dimensional relationships before constructing any part, and shall verify all existing conditions and locations before proceeding.

Failure to verify dimensions and conditions before proceeding may subject the General Contractor to the required removal of completed work at General Contractor cost, if a discrepancy which could have been discovered causes modifications to the plans.

General Contractor shall coordinate the dimensional requirements between the work of the various trades.

Any discrepancies found in the plans, dimensions, existing conditions or any apparent error in the classifying or specifying of a product, material or means of assembly is to be pointed out to the Architect immediately.

Drawings shall not be scaled for dimensions and/or sizes. Owner and Architect assume no responsibility for use of incorrect scale.

Regardless of whether or not an item is shown or specified, General Contractor shall provide said item if it is necessary for the proper installation or function of an item shown or specified. Suppliers and Subcontractors shall inform the General Contractor of their requirements for the work of other trades, which may not be indicated, prior to bidding.

All dimensions to interior/exterior walls indicated are to face of stud wall or concete/c.m.u. unless noted otherwise.

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Registration:

REGISTERED ARCHITECT JOHN C. MEYER JR. NO. 7024 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title:

Proposed Basement & First Floor Plan

Drawn: Author

Checked: Checker

Project Number: 11260

Date: 06/01/2018

Drawing Number:

A1.00