

GENERAL DIVISION OF RESPONSIBILITY

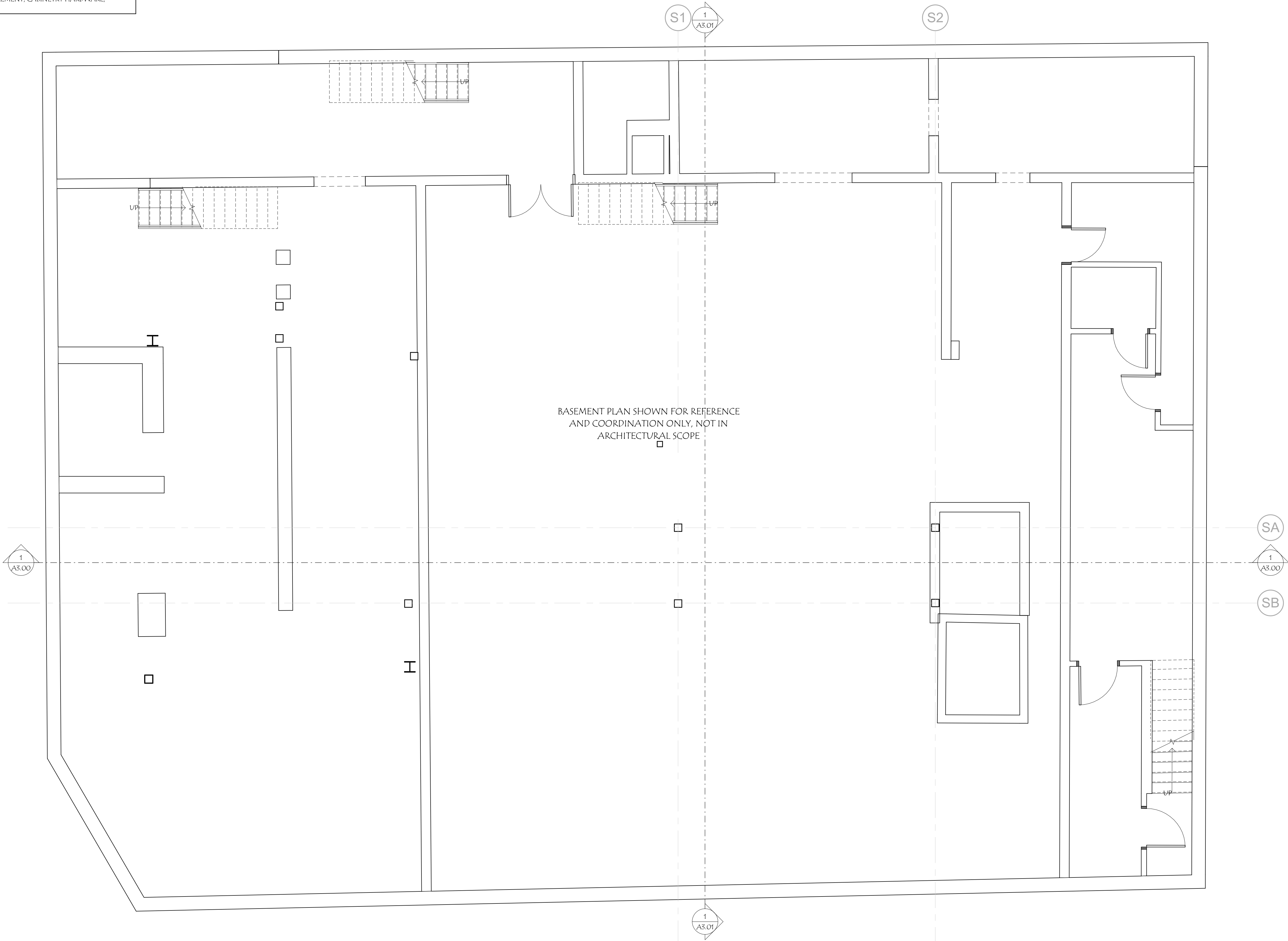
1. ARCHITECTURAL PROJECT SCOPE INCLUDES THE SECOND AND THIRD FLOORS AND ASSOCIATED WORK ON THE FIRST FLOOR FOR TRASH, VANILLA BOX FOR AMENITIES, AND EGRESS FROM THE UPPER FLOORS.

1A. ARCHITECTURAL PROJECT SCOPE DOES NOT INCLUDE ANY LOCAL, STATE, OR FEDERAL APPROVAL PROCESSES AS ASSOCIATED AS PART OF THIS PROJECT AND THE HISTORICAL NATURE OF THE BUILDING- OWNER ASSUMES ALL LIABILITY FOR MODIFICATIONS. SCOPE DOES NOT INCLUDE UTILITY COSTS, TEMPORARY CONSTRUCTION OFFICES, TEMPORARY TOILET FACILITIES, PERMITS AND FEES, SAFETY DOCUMENTATION SUCH AS, BUT NOT LIMITED TO: NFPA 241, ANSI-A10 SERIES, NECA NATIONAL JOINT GUIDELINE NUG-6, NEMA, NECA, AND UL AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

2. CIVIL DESIGN AND SITE COORDINATION BY OTHERS

3. FIRST FLOOR TENANT FIT UP DESIGN, LAYOUT, AND ASSOCIATED MEP/FP COORDINATION BY OTHERS

4. ANY ITEM NOT SHOWN TO BE BY OTHERS, INCLUDING BUT NOT LIMITED TO: VAPOR BARRIERS, WINDOWS, EXTERIOR DOORS, FENESTRATION DETAILS, FLASHING DETAILS, PENETRATION DETAILS, COLUMN WRAP DETAILS, ROOF VENTING CALCULATIONS AND REQUIREMENTS, GUTTER AND DOWNSPOUTS, SNOW GUARDS, ICE MELT/HEAT TRACE, ROOF DAVITS/EDGE PROTECTION, WATERPROOFING/ DAMPPROOFING NOTES, MILLWORK DETAILS, ADDITIONAL SIGNAGE REQUIREMENTS BEYOND THE SCOPE OF THE RESIDENTIAL FLOORS AND ASSOCIATED WORK ON THE FIRST FLOOR, FURNITURE/ FIXTURES/ PROCUREMENT, CABINETRY HARDWARE, SECURITY/ TECH DESIGN, LOW VOLTAGE, ACOUSTIC CONSULTATION



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



GARBOSE BUILDING
2-10 PARKER STREET, GARDNER, MA 01440

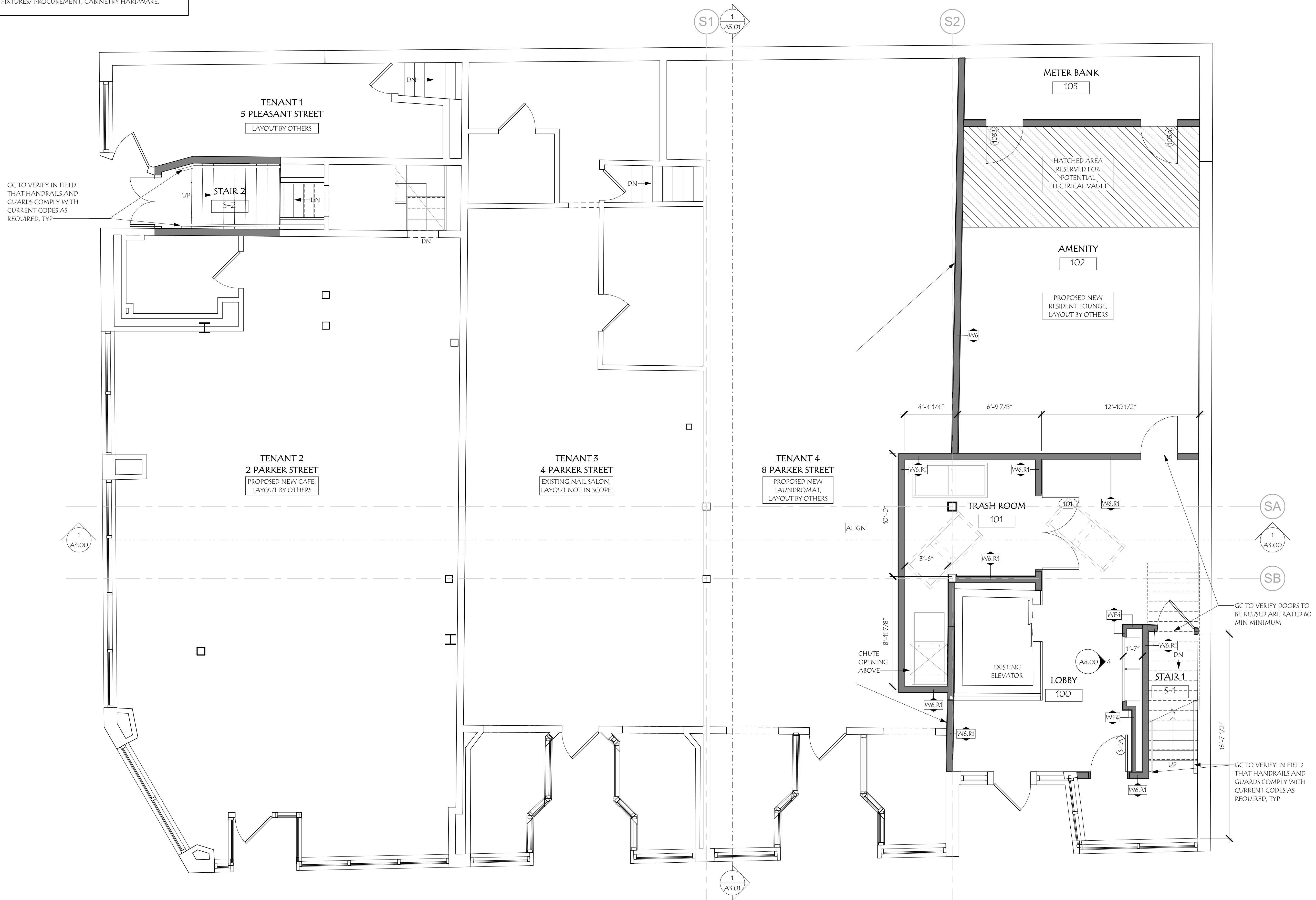


Revisions:	Date
Description	

As indicated	MB	SNH
Drawn By:	2023020	
Checked By:	CONSTRUCTION DOCUMENTS	
Project No.:	SEPTEMBER 01, 2023	
Date:		

Title:	BASEMENT FLOOR PLAN
A1.00	

GENERAL DIVISION OF RESPONSIBILITY	GENERAL PLAN NOTES	
1. ARCHITECTURAL PROJECT SCOPE INCLUDES THE SECOND AND THIRD FLOORS AND ASSOCIATED WORK ON THE FIRST FLOOR FOR TRASH, VANILLA BOX FOR AMENITIES, AND EGRESS FROM THE UPPER FLOORS.	1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. WHERE TWO DIMENSIONS ARE PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. 3. REFERENCE LIFE SAFETY DRAWINGS A0.20 FOR ADDITIONAL INFORMATION 4. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS 5. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES. 6. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS. 7. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS 8. REFER TO A6.10 FOR DOOR AND FRAME TYPES 9. ACCESSIBLE CLEARANCES SHALL ACCESSIBLE FIXTURES AND EQUIPMENT: 10. DIMENSIONS ARE TAKEN FROM THE COLUMN CENTER LINE AND FROM STUD CENTER LINE (OR STUD FACE (FS)) AS INDICATED. CLEAR DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.	11. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE. 12. ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES. 13. EXTERIOR OPENINGS AT STUD WALLS ARE DIMENSIONED TO CENTER LINE OF OPENING U.N.O. EXTERIOR OPENINGS AT MASONRY WALLS ARE DIMENSIONED TO EXTENT OF OPENING U.N.O. 14. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES 15. UTILITIES WILL BE STUBBED IN AT COMMERCIAL SPACE 16. DESIGN ENGINEERS, SUB-CONTRACTORS AND THE GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH LOCAL CODES AND REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION FOR MINIMUM CODE DESIGN CRITERIA 17. VEHICLES SHOWN FURNITURE IS FOR REFERENCE ONLY - NOT IN SCOPE 18. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOM WET WALLS AND CEILINGS, TYPICAL 19. INSTALL BLOCKING REINFORCEMENT IN ALL BATHROOM WALLS FOR WALL ACCESSORIES
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2. CIVIL DESIGN AND SITE COORDINATION BY OTHERS		
3. FIRST FLOOR TENANT FIT-UP DESIGN, LAYOUT, AND ASSOCIATED MECH/ELECT COORDINATION BY OTHERS		



1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL DIVISION OF RESPONSIBILITY

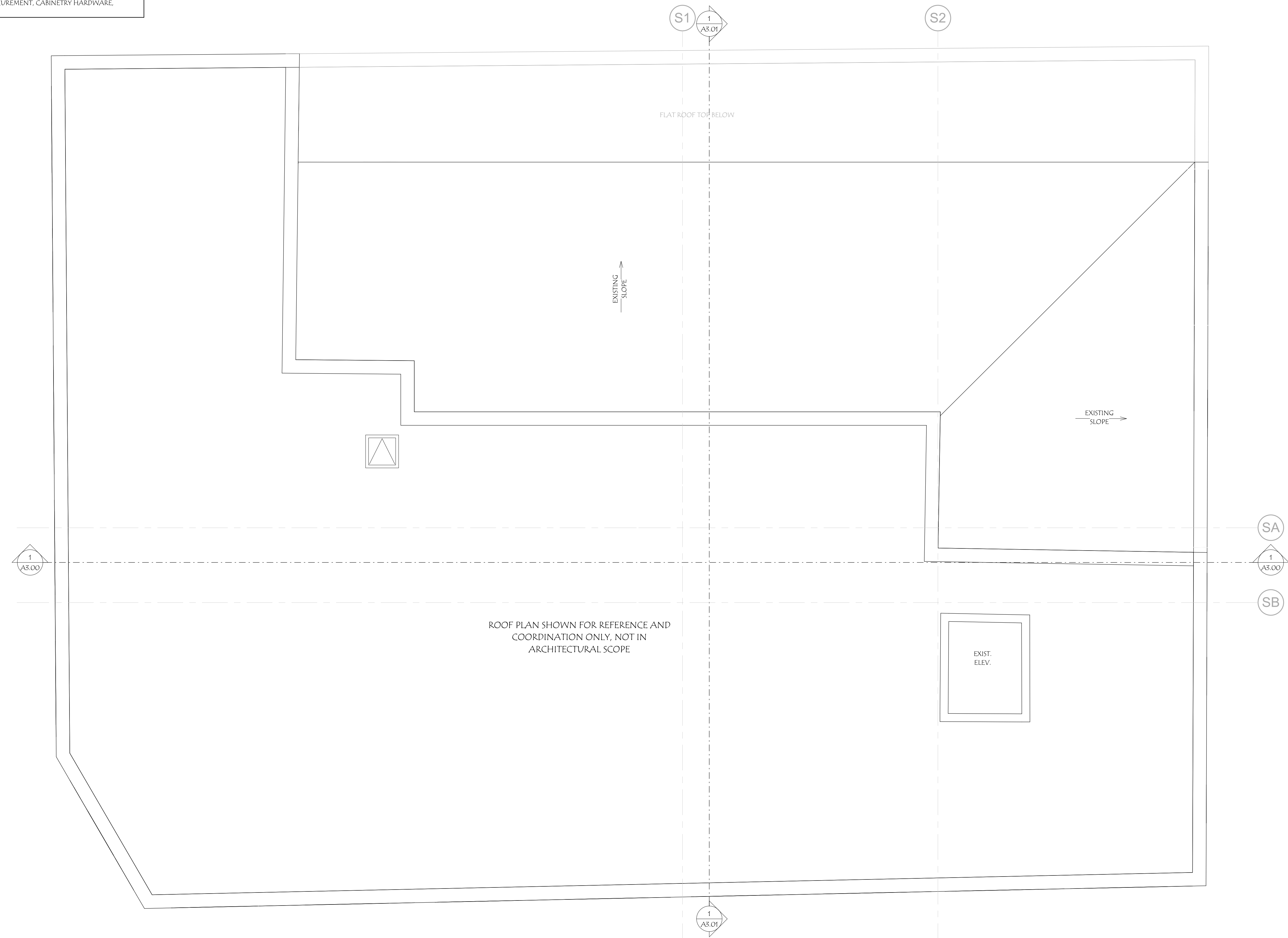
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1 ROOF PLAN

SCALE: 1/4" = 1'-0"



GARBOSE BUILDING

2-10 PARKER STREET, GARDNER, MA 01440



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1		

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Drawn By:			
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Project No.:	2023020		
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Date:	SEPTEMBER 01, 2023		

Title: ROOF PLAN

A1.04