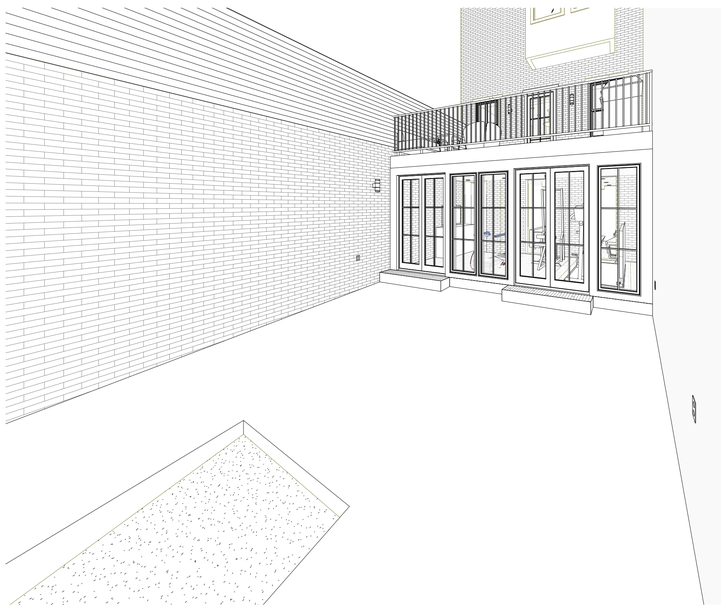
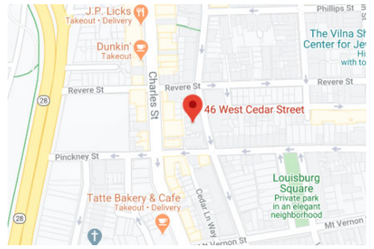
GARDEN ALTERATION

46 W CEDAR STREET, BOSTON MA 02114



LOCUS MAP



PROJECT DIRECTORY

CLIENT: MARK ELDAIEF & NICOLE SHERRY
46 WEST CEDAR STREET
BOSTON, MA 02114

ARCHITECT: MCMAHON ARCHITECTS, INC.
535 ALBANY STREET
BOSTON, MA 02118
617.482.5353

GENERAL CONTRACTOR: JOHN CLEARY
617.519.1655

DRAWING LIST

	SHEET TITLE	BID SET 08/28/2020
SK01	EXISTING & PROPOSED PLANS & ELEVATIONS	
	ARCHITECTURAL DRAWINGS	
T1	TITLE SHEET	*
A002	GENERAL NOTES & SPECIFICATIONS	*
A003	GENERAL NOTES & SPECIFICATIONS	*
A005	SCHEDULES & GRAPHIC LEGENDS	*
A011	SCHEDULES, LEGENDS & ALTERNATES	*
A012	HARDWARE, DOOR SCHEDULE, ELEVATIONS & DETAILS	*
D101	DEMO SUB-BASEMENT, GARDEN & FIRST FLOOR KEYNOTE PLANS	*
D301	DEMO REFLECTED CEILING PLAN SUB-BASEMENT, GARDEN & FIRST FLOOR	*
A101	SUB-BASEMENT, GARDEN & FIRST FLOOR KEYNOTE PLANS	*
A201	SUB-BASEMENT, GARDEN LEVEL, & FIRST FLOOR DIMENSION PLANS	*
A301	SUB-BASEMENT, GARDEN & FIRST FLOOR REFLECTED CEILING PLANS	*
A401	SUB-BASEMENT, GARDEN & FIRST FLOOR POWER PLANS	*
A501	GARDEN LEVEL & FIRST FLOOR FURNITURE & EQUIPMENT PLANS	*
A702	ENLARGED PLAN AND ELEVATIONS @ PATIO	*
A703	PATIO & ALLEY ELEVATIONS	*
A801	INTERIOR SECTIONS	*
A802	INTERIOR ELEVATIONS	*

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
1	BID SET	08/28/2020

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JOB TITLE & ADDRESS:

GARDEN ALTERATION
46 W CEDAR STREET,
BOSTON MA 02114

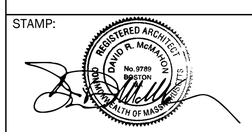
PROJECT INFORMATION:

SCALE: As indicated
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

SHEET TITLE:

TITLE SHEET

STAMP:



T1

GENERAL CONSTRUCTION NOTES

1. THE GENERAL NOTES & CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, & SHALL BE CAREFULLY REVIEWED BY THE GENERAL CONTRACTOR & ALL OF HIS OR HER SUB-CONTRACTORS. THE GENERAL CONTRACTOR SHALL SUPPLY THE SUB-CONTRACTOR W/ COMPLETE SETS OF DRAWINGS. ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN TRADES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
2. EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE & ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAYMENT WHEN THE EXISTING CONDITIONS RESULT IN EXTRA LABOR AND/OR MATERIALS. ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY ASSESSED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PARTS OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
3. WRITTEN DIMENSIONS & NOTES ARE TYPICAL FOR SIMILAR CONDITIONS, UNLESS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS & CONDITIONS SHOWN ON THE DRAWINGS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING OR COMMENCING WITH ANY WORK.
   DO NOT SCALE THESE DRAWINGS AS THE PRINTING PROCESS MAY DISTORT THE SCALE.
4. THE GENERAL CONTRACTOR & ALL APPLICABLE SUB-CONTRACTORS SHALL FURNISH & BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING & SHORING REQUIRED TO MAINTAIN THE PLUMB-NESS & STABILITY OF ALL STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT SHOWN ON THE DRAWING. SHORING & TEMPORARY BRACING SHOP DRAWINGS & LOAD CALCULATIONS SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5. NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, OR MODIFIED (UNLESS SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR HIS/HER ENGINEER.
6. ALL EXISTING DISTURBED OR DAMAGED SURFACES (I.E. DRYWALL, STUCCO, PAINT, ETC.) WITHIN THE AREA OF CONSTRUCTION, SHALL BE REPAIRED, AS NECESSARY, TO MATCH EXISTING FINISHES.
7. THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF CONSTRUCTION & REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OF SAID DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED BY COPYRIGHT PROTECTION LAWS.
8. PLANS: DRAWINGS ARE DIAGRAMS INTENDED TO DEPICT APPROXIMATE EQUIPMENT LOCATIONS & ARRANGEMENTS. WHERE MANUFACTURER'S NAMES & PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHING OF QUALITY & PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCT SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. WHERE THERE IS A CONFLICT BETWEEN SPECIFICATIONS & DRAWINGS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS.
9. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF CONSTRUCTION DRAWINGS FOR ANY APPLICABLE WORK. CHANGE ORDERS FOR WORK DEPICTED ANYWHERE IN THE SET OF CONSTRUCTION DRAWINGS SHALL NOT BE ALLOWED.
10. ALL PRODUCTS USED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & THE BEST PRACTICES OF THE TRADE.
11. THE CONTRACTOR SHALL FOLLOW ALL BUILDING MANAGEMENT AND/OR MUNICIPAL RULES & REGULATIONS INCLUDING BUT NOT LIMITED TO RULES REGARDING BARRICADES, DELIVERIES, PARKING, WORK HOURS, NOISE, & BEHAVIOR.
12. THE GENERAL CONTRACTOR SHALL COORDINATE HIS OR HER SCHEDULE W/ THOSE OF THE OWNER'S SEPARATE CONTRACT;S (IF ANY) INCLUDING, BUT NOT LIMITED TO:
    - -SECURITY & ALARM INSTALLER
    - -I.T. WIRING & TERMINATION DEVICE INSTALLER
    - -SYSTEMS FURNITURE INSTALLER
13. ALL LIFE SAFETY EQUIPMENT SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THE MINIMUM REQUIRED TO MEET ALL APPLICABLE BUILDING CODES. PRIOR TO PROVIDING PRICING, ALL CONTRACTORS SHALL MEET W/ THE LOCAL AUTHORITIES TO CONFIRM THAT THE QUANTITIES ARE ACCEPTABLE. CHANGE ORDERS WILL NOT BE APPROVED FOR ADDITIONAL LIFE SAFETY REQUESTED BY THE LOCAL AUTHORITIES ABOVE THOSE REQUIRED BY APPLICABLE CODES & STANDARDS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED SPRAY-ON FIREPROOFING FROM DISTURBED STRUCTURAL STEEL, DECKING, & ETC.
15. THE CONTRACTOR IS TO MAINTAIN A COMPLETE & UP TO DATE SET OF DRAWINGS ON THE JOB SITE AT ALL TIMES INCLUDING THE CONTRACT DOCUMENTS, ALL ADDENDUMS, BULLETINS, SKETCHES, & SHOP DRAWINGS.
16. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES IN & BETWEEN THE PLANS & SPECIFICATIONS PRIOR TO PROCEEDING W/ THAT PORTION OF THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE PLANS, DRAWINGS, & SPECIFICATIONS & TO HAVE FOUND THEM IN PROPER FORM FOR EXECUTION.
17. ALL EXISTING CORE WALLS & PERIMETER WALLS, COLUMNS, & ANY & ALL EXISTING WALLS TO REMAIN ARE TO BE FIELD INSPECTED BY THE CONTRACTOR AT THE TIME OF BID & ALL COSTS TO PATCH & REPAIR ALL MENTIONED ITEMS TO A SMOOTH SURFACE FOR FINISHING ARE TO BE INCLUDED AT THE TIME OF BID. UNFINISHED OR BADLY DAMAGED CORE WALLS, COLUMNS, & MASONRY WALL SURFACES TO BE LAMINATED OR FURRED TIGHT W/ 5/8" GWB TO 6" ABOVE ADJACENT CEILING & TAPED & SPACKLED & READY FOR FINISHES, UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO FIELD INSPECT EXISTING FLOOR SLAB CONDITIONS TO DETERMINE IF ANY FLOOR LEVELING IS REQUIRED AND SHALL INFORM THE ARCHITECT OF ANY WORK THAT WILL BE REQUIRED & INCLUDE COSTS @ THE TIME OF BID. ALL FLOORS SHALL BE LEVEL TO 3/16" IN 10'-0".
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND MATERIALS, WHETHER UNDER THE CONTRACT OR APPROVED BY THE OWNER.
20. ALL WORK THAT AFFECTS ADJACENT TENANT'S SPACES SHALL BE PERFORMED AFTER HOURS ONLY. THE G.C./CONTRACTORS SHALL VERIFY ALL CONDITIONS & COORDINATE ALL WORK W/ HOME OWNER PRIOR TO ANY WORK. PROVIDE A MINIMUM OF 48 HOURS NOTICE TO HOME OWNER. ADJACENT TENANT SPACES MUST BE PROTECTED & KEPT CLEAN AT ALL TIMES. SPACES MUST RETURN TO SAME OPERATIONAL/WORKING CONDITIONS BEFORE THE START OF THE NEXT BUSINESS DAY AFTER WORK IS COMPLETED EACH DAY. ALL WORK THAT AFFECTS THE TENANT'S SPACE BELOW SHALL BE PATCHED, REPAIRED, AND OR CONSTRUCT NEW AND FINISH TO MATCH EXISTING. NEW FINISH MATERIAL MUST BE ORDERED AND READY TO BE INSTALLED PRIOR TO THE BEGINNING OF WORK. G.C./CONTRACTORS ARE REQUIRED TO TAKE PHOTOGRAPHS OF THE ADJACENT TENANT'S SPACES, BEFORE, DURING & AFTER WORK IS COMPLETED.
21. THE GENERAL CONTRACTOR SHALL KEEP A FULL TIME SUPERINTENDENT ON SITE AT ALL TIMES DURING THE CONSTRUCTION PROCESS, INCLUDING COMPLETION OF THE PUNCH LIST THROUGH OWNER POSSESSION. THIS SHALL INCLUDE "OFF HOURS" WORK.
22. THE GENERAL CONTRACTOR SHALL LAYOUT & PRINT ON THE FLOOR, THE LOCATION OF ALL WALLS, CEILING RECESSES, LIGHT FIXTURES, DIFFUSERS, AND GRILLES IN THE AREA OF WORK FOR APPROVAL BY THE OWNER'S CONSULTANTS & ARCHITECT PRIOR TO COMMENCEMENT OF WORK
23. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS
24. THE GENERAL CONTRACTOR SHALL PREPARE "COORDINATION DRAWINGS" THAT REPRESENT THAT ALL TRADES INVOLVED IN THE PROJECT HAVE COORDINATED THE INSTALLATION OF THEIR WORK SO AS TO AVOID CONFLICTS AND/OR MISALIGMENTS. ALL WORK CONTAINED IN ALL CEILING SHALL BE SIMULTANEOUSLY REPRESENTED ON A SINGLE DRAWING TO CONFIRM THAT ALL TRADES "FIT" WITHIN THE ALLOTED SPACE. ALL CONFLICTS SHALL BE RESOLVED PRIOR TO SUBMITTING SHOP DRAWINGS FOR THE ARCHITECT'S (OR ENGINEER'S) REVIEW AND PRIOR TO EXECUTING ANY OF THE WORK WITHIN THE CEILING CAVITY.
25. THE CONTRACTOR SHALL PROVIDE & MAINTAIN FIRE PROTECTION FOR THE ENTIRE PROJECT DURING THE COURSE OF CONSTRUCTION, AFTER THE COMPLETION OF THE CONSTRUCTION AND ACCEPTANCE OF THE PROJECT BY OWNER. PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED PER NFPA.
26. THE CONTRACTOR SHALL MAINTAIN EXISTING CODE COMPLIANT EGRESS AT EXISTING BUILDING STAIR EXIST AT ALL TIMES DURING CONSTRUCTION PHASES.

DEMOLITION GENERAL NOTES:

27. THE GENERAL CONTRACTOR SHALL FILL HOLES & SAND EXISTING WALLS TO REMAIN TO SMOOTH, PAINTABLE FINISH.
28. UPON COMPLETION OF DEMOLITION, GENERAL CONTRACTOR SHALL PERFORM A FIELD SURVEY TO CONFIRM ALL DIMENSIONS AS INDICATED IN THE DRAWINGS. THIS SURVEY SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
29. CARE IS TO BE TAKEN NOT TO DISTURB OR DEMOLISH ANY EXISTING WORK TO REMAIN OR WHICH MAY AFFECT THE USE OR OPERATION OF ANY OTHER TENANT OR SPACE. ANY SUCH DAMAGE OR REMOVAL OF MATERIALS IS TO BE REPORTED TO THE ARCHITECT & HOME OWNER & SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE SOLE COST OF THE GENERAL CONTRACTOR.
30. ALL HVAC REMOVAL SCOPE TO BE PERFORMED BY QUALIFIED MECHANICAL CONTRACTORS. REFER TO ENGINEERING DRAWINGS FOR SCOPE OF MEP & FP DEMOLITION.
31. REMOVE ALL OBSOLETE AND ABANDONED PIPING AND CABLING. FIRESTOP FLOOR AND WALL PENETRATION AS REQUIRED. REMOVE ALL ABANDONED AND NOT SCHEDULED FOR RE-USE J-BOXES, STUB UPS AND WIRING. DISCONNECT AND REMOVE WHIP, HOMERUNS & ALL ASSOCIATED WIRING & CONDUIT BACK TO SOURCE. FLASH PATCH WALLS, FLOOR & CEILING AS REQUIRED.

PLAN GENERAL NOTES:

33. ALL PAINTED WALLS TO BE LEVEL 4 FINISH. REFER TO MANUFACTURER'S RECOMMENDATION FOR GWB FINISH LEVEL FOR ALL OTHER WALL FINISHES. REFER TO GYPSUM ASSOCIATION GA-214-10 "RECOMMENDED LEVELS OF GYPSUM BOARD FINISH" FOR ALL FINISH LEVEL DEFINITIONS.
34. THE ARCHITECTURAL REFLECTED CEILING PLAN SUPERCEDES THE ENGINEER'S PLAN FOR QUANTITY AND LOCATION OF LIGHTING FIXTURES. THE GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
35. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE CONTENTS & CONDITION OF ALL LIGHTING PACKAGES IMMEDIATELY UPON DELIVERY TO THE SITE. ANY DISCREPANCIES BETWEEN THE PACKAGE & THE FIXTURE SCHEDULE & LIGHTING SUBMITTAL SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
36. PROVIDE FIRE RETARDANT WOOD BLOCKING ABOVE CEILING AS REQUIRED.
37. UNLESS NOTED OTHERWISE, THE POWER PLAN INDICATES NEW TEL/DATA/POWER DEVICES ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE ON SITE THE LOCATIONS OF ALL ITEMS EXISTING TO REMAIN AND/OR TO BE DEMOLISHED.
38. ALL EXISTING DEVICES NOT DESIGNATED FOR DEMOLITION, SHALL BE REUSED. THE GENERAL CONTRACTOR SHALL TEST ALL ELECTRICAL DEVICES TO BE REUSED & SHOULD REPAIR OR REPLACE AS REQUIRED.
39. ALL POWER, TEL/DATA, & A/V DEVICE COVERS SHALL MATCH IN COLOR.
40. THE FURNITURE LAYOUT SHOWN IS FOR INFORMATION ONLY. ALL FURNITURE SHALL BE PROVIDED BY THE VENDOR/TENANT UNLESS OTHERWISE NOTED. COORDINATE LOCATION OF FURNITURE FEEDS W/ VENDOR/HOME OWNER & ARCHITECT PRIOR TO INSTALLATION.
41. ALL EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, & ALL ASSOCIATED ASSEMBLIES SHALL BE PROVIDED & INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL COORDINATE ALL POWER, ELECTRICAL & PLUMBING REQUIREMENTS W/ THE MANUFACTURER'S SPECIFICATIONS. REFER TO THE POWER PLAN FOR ADDITIONAL INFORMATION.

00700 GENERAL CONDITIONS

1. GENERAL REQUIREMENTS:
   A. THE CONTRACTOR IS TO GIVE HIS PERSONAL SUPERINTENDENCE AND DIRECTION TO THE WORK AND IS TO FURNISH ALL TRANSPORTATION, LABOR, MATERIALS, APPARATUS, SCAFFOLDING AND ALL UTENSILS NEEDED FOR THE PERFORMANCE MEANING OF THESE SPECIFICATIONS AND PLANS.
2. PERMITS, LICENSES AND LIABILITIES: THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICES RELATING TO HIS WORK, OBTAIN PERMITS AS REQUIRED AND ALL LICENSES, CARRY SATISFACTORY COMPENSATION AND PUBLIC LIABILITY, SOCIAL SECURITY INSURANCE AND PROPERTY DAMAGE AND BE LIABLE FOR ANY ACCIDENTS FROM EITHER CONTRACTS, HIS SUBCONTRACTORS, OR EXTRA WORK DONE UNDER HIS CHARGE.
3. INSPECTIONS: AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
4. RELEASE OF LIENS: THE CONTRACTOR SHALL PROVIDE CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS IN FORM OF RELEASE OF LIENS AFFIDAVIT WITH EACH REQUISITION REPRESENTING WITH CONTRACTOR'S COMPANY, MATERIAL SUPPLIERS AND SUBCONTRACTORS ALONG WITH AFFIDAVITS OF WARRANTY.

01010 GENERAL

1. DEFINITIONS:
   A. ARCHITECT: MCMAHON ARCHITECTS INC., 535 ALBANY STREET, BOSTON MA 02118
   B. CLIENT: MARK ELDAIEF & NICOLE SHERRY: 46 WEST CEDAR STREET, BOSTON MA 02114
2. BUILDING OCCUPANCY: THE BUILDING IN WHICH THIS PROJECT IS TO BE CONSTRUCTED IS OCCUPIED AND WILL REMAIN OCCUPIED FOR THE DURATION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS. GIVE ADEQUATE PRIOR NOTICE TO THE HOME OWNER PRIOR TO DISCONNECTING OR INTERRUPTING ANY BUILDING SERVICES.
3. COORDINATION WITH WORK BY OTHERS: COORDINATE THE WORK OF THIS CONTRACT WITH WORK TO BE PERFORMED SEPARATELY BY THE HOME OWNER IN ORDER TO FACILITATE TIMELY COMPLETION OF THE ENTIRE PROJECT.
4. EXISTING UTILITIES: DO NOT SHUT OFF SERVICES TO THE BUILDING OR OTHER TENANTS, INCLUDING BUT NOT LIMITED TO HVAC, WATER, FIRE SAFETY SYSTEMS, AND ELECTRICAL SERVICE, WITHOUT OBTAINING PRIOR PERMISSION AND GIVING ADEQUATE NOTICE TO THE LANDLORD AND TENANT. OBTAIN PERMISSION FROM HOME OWNER AND, IF NECESSARY, FROM UTILITY COMPANY.
5. SCHEDULE OF VALUES: COORDINATE WITH HOME OWNER.
6. APPLICATIONS FOR PAYMENT: SUBMIT APPLICATIONS MONTHLY ON AIA FORM G702/G703. PROVIDE ALL SUPPORTING DOCUMENTATION INCLUDING, WITHOUT LIMITATION, WAIVERS OF LIEN OR OTHER EVIDENCE THAT PAYMENTS TO SUBCONTRACTORS AND SUPPLIERS ARE CURRENT.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING, PAINTING, AND REPAIR OF ALL EXISTING PARTITIONS, FLOORS, AND CEILING UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS OR CONSTRUCTION DOCUMENTS.

01060 REGULATORY REQUIREMENTS

1. CODES AND STANDARDS:

A. WHERE REFERENCES ARE MADE ON DRAWINGS OR IN SPECIFICATION TO CODES, THEY SHALL BE CONSIDERED AN INTEGRAL PART OF CONTRACT DOCUMENTS AS THOUGH REPRODUCED THEREIN. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE SO CONSTRUED AS TO BE IN CONFLICT WITH ANY LAW, BY-LAW, OR REGULATION OF THE MUNICIPAL, STATE, FEDERAL OR OTHER AUTHORITIES HAVING JURISDICTION.
PERFORM WORK IN COMPLIANCE WITH ALL STATE, LOCAL OR FEDERAL REGULATIONS GOVERNING THE WORK OF THIS CONTRACT. STATE BUILDING CODE IS MINIMUM REQUIREMENT. WHERE SPECIFICATIONS AND DRAWINGS EXCEED CODE REQUIREMENTS, SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

01300 SUBMITTALS

1. PERFORM WORK IN COMPLIANCE WITH ALL STATE, LOCAL OR FEDERAL REGULATIONS GOVERNING THE WORK OF THIS CONTRACT. STATE BUILDING CODE IS MINIMUM REQUIREMENT. WHERE SPECIFICATIONS AND DRAWINGS EXCEED CODE REQUIREMENTS, SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
2. IF THE CONTRACTOR AND SUB-CONTRACTORS HAVE IDEAS AS TO A MORE COST-EFFECTIVE APPROACH FOR THE CONSTRUCTION OF ANY OF THE PARTS OF THIS PROJECT, THAT MAINTAIN THE INTEGRITY OF THE DESIGN, THEY SHOULD SUBMIT THEM TO MCMAHON ARCHITECTS, INC. AND THE CLIENT FOR CONSIDERATION,
3. NOTIFY THE ARCHITECT AND THE CLIENT, IN WRITING, AT TIME OF SUBMISSION, OF ANY DEVIATION FOR THE CONTRACT DOCUMENTS.

01500 TEMPORARY FACILITIES & CONTROLS

1. ENCLOSURE: DURING CONSTRUCTION, ENCLOSE THE WORK AREA WITH SUITABLE BARRIERS TO CONTAIN DUST AND CONSTRUCTION DEBRIS, AND TO PREVENT UNAUTHORIZED ENTRY. COORDINATE TEMPORARY BARRIER WITH THE HOME OWNER
2. ELECTRICAL SERVICE AND LIGHTING: PROVIDE TEMPORARY DISTRIBUTION CIRCUITS AND WIRING; PROVIDE TEMPORARY LIGHTING AS NECESSARY FOR CONSTRUCTION AND ADEQUATE TO PERMIT MCMAHON ARCHITECTS, INC. OR THE HOME OWNER/CLIENT TO JUDGE THE QUALITY OF THE FINISHED WORK.
3. HVAC: IF BUILDING VENTILATION SYSTEM IS IN OPERATION DURING CONSTRUCTION, PROVIDE TEMPORARY FILTERS IN FRONT OF EACH EXHAUST REGISTER. REPLACE FILTERS AT COMPLETION OF CONSTRUCTION.
4. SECURITY: TAKE RESPONSIBILITY FOR SECURITY OF THE WORK AREA. LOCK UP THE WORK AREA AT END OF EACH DAY'S WORK.
5. BARRICADES AND SIGNS: PLACE SUITABLE BARRICADES AND POST SIGNS AS REQUIRED TO DIRECT PEOPLE AROUND THE WORK AREA AND TO WARN THEM OF HAZARDS.
6. CLEANING: CLEAN THE SITE DAILY TO KEEP THE SITE, AND ADJACENT AREAS FREE FROM ACCUMULATION OF WASTE MATERIALS, RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. COMPLY WITH APPLICABLE CODES, ORDINANCES, REGULATIONS AND ANTI-POLLUTION LAWS. DISPOSAL CAN NOT BE PERFORMED AFTER 8:00 A.M. AND BEFORE 6:00 P.M. UNLESS OTHERWISE INDICATED. COORDINATE DISPOSAL WITH THE CLIENT.

01630 PRODUCTS

1. FURNISH ONLY PRODUCTS THAT ARE INTENDED AND RECOMMENDED BY THE MANUFACTURER FOR USE UNDER THE PROJECT CONDITIONS.
2. FOR PRODUCTS SPECIFIED BY NAME AND MANUFACTURER, FURNISH NAMED PRODUCT, OR SUBMIT A WRITTEN REQUEST FOR SUBSTITUTION.
3. WHEN PROPOSING A SUBSTITUTION FOR A NAMED PRODUCT, PROVIDE SUFFICIENT INFORMATION TO ENABLE MCMAHON ARCHITECTS, INC. TO MAKE A COMPARISON OF THE PROPOSED PRODUCT WITH THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO INTEGRATE THE SUBSTITUTED PRODUCT WITH THE REST OF THE WORK, AND SHALL BEAR ANY INCIDENTAL COSTS (SUCH AS ADDITIONAL CUTTING, PATCHING, FITTING, OR MATCHING, OR MODIFICATIONS TO ADJACENT WORK) ARISING FROM THE SUBSTITUTION.
4. G.C. TO CARRY ADDITIONAL STOCK FOR APPLICABLE MATERIALS BETWEEN 10%-20%

01700 PROJECT CLOSEOUT

1. SUBSTANTIAL COMPLETION:
   A. WHEN CONTRACTOR CONSIDERS WORK SUBSTANTIALLY COMPLETE, HE SHALL NOTIFY THE ARCHITECT AND THE CLIENT.
   B. CONTRACTOR SHALL LIST ITEMS TO BE COMPLETED OR CORRECTED.
   C. WITHIN FIVE BUSINESS DAYS OF NOTIFICATION OF SUBSTANTIAL COMPLETION, THE CLIENT AND MCMAHON ARCHITECTS, INC. SHALL INSPECT WORK TO DETERMINE STATUS ON COMPLETION AND SUBMIT A PUNCH LIST REPORTING ANY INCOMPLETE OR UNACCEPTABLE ITEMS TO CONTRACTOR.
   D. CONTRACTOR SHALL REMEDY DEFICIENCIES IN WORK AND RE-NOTIFY ALL WITHIN TEN BUSINESS DAYS OF RECEIPT OF PUNCH-LIST.
2. INSPECTIONS: CONTRACTOR AND SUBCONTRACTOR(S) SHALL OBTAIN CERTIFICATES OF INSPECTION INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL AND OBTAIN A CERTIFICATE OF OCCUPANCY.
3. FINAL INSPECTION:
   A. THE CLIENT SHALL INSPECT WORK AND REPORT STATUS TO CONTRACTOR.
4. RE-INSPECTION FEES: SHOULD THE HOME OWNER/CLIENT AND/OR ARCHITECT BE REQUIRED TO PERFORM RE-INSPECTION DUE TO FAILURE OF WORK TO COMPLY WITH CLAIMS OF STATUS OF COMPLETION MADE BY CONTRACTOR:
   A. CLIENT WILL DEDUCT AMOUNT OF SUCH COMPENSATION FROM FINAL PAYMENT TO CONTRACTOR.
5. PRIOR TO SUBMITTING FINAL APPLICATION FOR PAYMENT, COMPLETE THE FOLLOWING:
   A. DISMANTLE AND REMOVE TEMPORARY FACILITIES FROM THE SITE, INCLUDING TEMPORARY LIGHTING IN THE CEILINGS.
   B. PLACE MAINTENANCE STOCK AND SALVAGED MATERIALS INTO STORAGE AS DIRECTED BY CLIENT. REMOVE SURPLUS MATERIALS AND DEBRIS AND LEGALLY DISPOSE OF THEM.
   C. ASSEMBLE IN A LOOSE-LEAF BINDER MAINTENANCE AND OPERATING INFORMATION FOR NEW EQUIPMENT AND FINISHES INSTALLED, AND TURN IT OVER TO THE CLIENT. INCLUDE ALL ENGINEERING AS-BUILT PLANS FOR PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS.
   D. ASSEMBLE WARRANTIES FOR NEW EQUIPMENT AND PRODUCTS AND GIVE THESE TO MCMAHON ARCHITECTS, INC. FOR TRANSMITTAL TO THE CLIENT.

01710 CLEANING

1. FINAL CLEANING:
   A. PRIOR TO FINAL CLEANING, REMOVE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAPS, DEBRIS AND WASTE.
   B. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.
   C. REMOVE ALL PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.
   D. CLEAN BOTH SIDES OF INTERIOR GLASS.
   E. VACUUM CARPETS.
   F. CLEAN GLASS AND FRAMES AT EXTERIOR WALL.
   G. FOR SURFACES REQUIRING ROUTINE APPLICATION OF BUFFED POLISH, APPLY THE POLISH RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL BEING POLISHED.
   H. IF CLIENT MUST BRING IN ANOTHER CLEANER TO CLEAN PREMISES PRIOR TO OCCUPANCY, CONTRACTOR SHALL PAY FOR THE CLEANING AS A DEDUCTION FROM THE FINAL PAYMENT.

01045 CUTTING AND PATCHING

1. PERFORM CUTTING, FITTING AND PATCHING REQUIRED TO COMPLETE THE WORK AND MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY; TO UNCOVER PORTIONS OF THE WORK TO PROVIDE FOR INSTALLATION OF ILL-TIMED WORK; TO REMOVE AND REPLACE DEFECTIVE WORK; TO REMOVE AND REPLACE WORK NOT CONFORMING TO REQUIREMENTS OF CONTRACT DOCUMENTS; OR TO PENETRATE CONSTRUCTION FOR INSTALLATION OF PIPING AND ELECTRICAL CONDUIT.
2. DO NOT CUT STRUCTURAL MEMBERS FOR ANY REASON.
3. DO NOT DAMAGE OTHER WORK. LEAVE SURFACES IN PROPER CONDITION TO RECEIVE REPAIRS.
4. AFTER UNCOVERING WORK, INSPECT EXISTING CONDITIONS AND IMMEDIATELY REPORT TO MCMAHON ARCHITECTS, INC. AND THE CLIENT, IN WRITING, UNSATISFACTORY OR QUESTIONABLE CONDITIONS, WHICH MAY AFFECT THE INSTALLATION OF PRODUCTS OR THE PERFORMANCE OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL MCMAHON ARCHITECTS, INC. HAS PROVIDED FURTHER INSTRUCTIONS.
5. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION; FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.
6. REPAIR OR REPLACE ALL MATERIALS OR FINISHES, WHETHER EXISTING OR INSTALLED UNDER THIS CONTRACT, WHICH ARE DAMAGED BY THE WORK OF THIS CONTRACT. EACH TRADE OR SUBCONTRACTOR SHALL PAY FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED BY THAT TRADE.

02070 SELECTIVE DEMOLITION

1. THE EXTENT OF DEMOLITION WORK IS, IN GENERAL, INDICATED ON THE DRAWINGS, BUT NOT EVERY ITEM TO BE REMOVED OR DEMOLISHED CAN BE SHOWN. COORDINATE DEMOLITION WITH THE CONSTRUCTION WORK SO THAT ALL INTERFERENCE WITH THE NEW WORK IS REMOVED AND SO THAT CONSTRUCTION, STRUCTURE, SUBSTRATES, ETC. WHICH REMAIN ARE IN SUITABLE CONDITION TO RECEIVE THE NEW WORK. CONTRACTOR WILL ASSUME THE COSTS FOR ALL "UNFORESEEN" CONDITIONS IF NOT INDICATED TO MCMAHON ARCHITECTS, INC., THE CLIENT AND THE BUILDING MANAGER PRIOR TO DEMOLITION/CONSTRUCTION.
2. PROTECT EXISTING MATERIALS AND FINISHES THAT ARE TO REMAIN FROM UNNECESSARY DAMAGE DURING DEMOLITION. PAY PARTICULAR ATTENTION TO PROTECTION OF WINDOW AND DOOR JAMBS, LIGHT FIXTURES, DOORS AND HARDWARE, BATHROOM AREAS, IF ANY, FINISH FLOORS, FURNISHINGS, AND AREAS OUTSIDE THE LIMITS OF WORK.
3. LEAVE DEMOLITION AREA CLEAN AND READY FOR NEW CONSTRUCTION. LEGALLY DISPOSE OF DEBRIS AND DEMOLISHED MATERIAL NOT SCHEDULED FOR REUSE. (DUMP CERTIFICATES ARE REQUIRED TO BE PROVIDED TO THE LANDLORD'S AGENT.)
4. PREPARE SURFACES FOR INSTALLATION OF NEW WORK AS FOLLOWS:
   A. WHERE FLOORING IS REMOVED, REMOVE COMPLETELY, INCLUDING ADHESIVES, GRINDING DOWN IF NECESSARY TO PREPARE SUBFLOOR FOR NEW FINISH. FILL CRACKS WIDER THAN 1/16 INCH.
   B. PULL NAILS, FASTENERS AND ADHESIVES WHICH REMAIN AFTER REMOVAL OF INSTALLED ITEMS. REMOVE LATH, STRAPPING AND OTHER SUBSTRUCTURES AND SUPPORTS ASSOCIATED WITH ITEMS TO BE REMOVED.
   C. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL FIXTURES, INCLUDING LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC. EXCEPT THOSE EXPLICITLY NOTED TO REMAIN. REMOVE CONDUIT AND ALL WIRING IN WALLS, CEILING, ETC. NOT REQUIRED FOR INSTALLATION OF NEW WORK.
   D. REMOVE PLUMBING PIPING AND CAP OFF AT FLOOR, WALL SURFACE, OR ORIGIN, UNLESS IT IS SPECIFICALLY INDICATED TO REMAIN TO SERVE NEW FIXTURES OR EQUIPMENT.
   E. PATCH AND PAINT HOLE LEFT BY REMOVAL OF FIXTURES, SWITCHES, RECEPTACLES, AND THE LIKE, UNLESS THE DAMAGED SURFACE IS ALSO SCHEDULED FOR DEMOLITION.

03900 CONCRETE

1. A. INSPECT ALL CONCRETE SUBSTRATES AND CONDITIONS UNDER WHICH THE ULTRAFLOR DIAMATIC POLISHED CONCRETE SYSTEM TO BE INSTALLED. VERIFY THAT ALL SURFACES AND SITE CONDITIONS ARE READY TO RECEIVE WORK; DOCUMENT AND CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER INSTALLATION OF WORK. BEGINNING WORK CONSTITIUTES ACCEPTANCE OF SUBSTRATE CONDITION.
2. DEMOLITION: CLEAR SURFACES OF ANY DEBRIS AND CONSTRUCTION MATERIALS. USING THE APPROPRIATE MECHANICAL MEANS AND METHODS, REMOVE EXISTING FLOOR COVERINGS AND COATINGS.
   A. PREPARE THE EXISTING CONCRETE MECHANICALLY VIA SCARIFICATION, SHOT BLASTING OR OTHER MEANS, INCLUDING DIAMOND GRINDING BY USING AGGRESSIVE, METAL BONDED DIAMATIC POLYCRYSTALLINE DIAMONDS (18/20 GRIT OR 30/40 GRIT), TO REMOVE ALL CONTAMINANTS AND PROVIDE A SOUND CONCRETE SURFACE FREE OF LAITANCE, GLAZE, EFFLORESCENCE, CURING COMPOUNDS, FORM-RELEASE AGENTS, DUST, DIRT, GREASE, OIL AND OTHER CONTAMINANTS.
   B. WHERE EXISTING CONCRETE IS CRACKED, DAMAGED, SPALLED, NOT WITHIN SPECIFIED TOLERANCE, OR CONTAINS UNACCEPTABLE LEVELS OF CONTAMINATES OR MOISTURE VAPOR. EVALUATE CONDITIONS AND PROCEED WITH APPROPRIATE ULTRAFLOR SYSTEM COMPONENTS.
   C. ALL JOINT FILL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS PROVIDED IN THE APPROVED MANUFACTURER'S TECHNICAL DATA. FOR THE BEST RESULTS ALL JOINTS SHOULD BE FILLED AFTER THE FIRST PASS OF MENTAL BONDED DIAMONDS, BUT BEFORE ANY FURTHER GRINDING CONTINUES. IF THE JOINT FILLIN WILL OCCUR AFTER THE POLISHING PROCESS, APPLY DIAMATIC FLOR-SIL OR TAPE, OR SOAP TO THE EDGE OF THE CONCRETE TO KEEP THE JOINT FROM STAINING THE CONCRETE.
3. GLOSS ATTAINMENT: READINGS SHALL BE TAKEN NOT LESS THAN 10' (3M) ON CENTER IN FIELD AREAS AND WITHIN 1' (0.3M) OF FLOOR AREA PERIMETERS. IN NO CASE SHALL A READING BE BELOW 2% OF SPECIFIED MINIMUM SHEEN:
   A. LEVEL B SHEEN - MEDIUM GLOSS READING OF 41 TO 55. 800 GRIT DIAMOND FINISH
4. POLISHING ADDENDUM LEVEL B:
   B. LEVEL B GLOSS - MEDIUM GLOSS READING OF 41 - 55.
      1. GRIND/POLISH #1: DIAMATIC 60/80 GRIT METAL BONDED DIAMONDS.
      2. BROOM AND VACUUM THE FLOOR TO REMOVE ALL RESIDUAL DUST.
      3. GRIND/POLISH #2: DIAMATIC #1 TRANSITIONAL DIAMONDS, CERAMIC BONDED.
      4. BROOM AND VACUUM THE FLOOR TO REMOVE ALL RESIDUAL DUST.
      5. GRIND/POLISH #2: DIAMATIC 200 GRIT RESIN BONDED DIAMONDS.
      6. BROOM AND VACUUM THE FLOOR TO REMOVE ALL RESIDUAL DUST.
      7. APPLY DIAMATIC FLOR-SIL PER APPLICATION INSTRUCTIONS AT A RATE OF 400 SQUARE FEET PER GALLON.
      8. ALLOW DIAMATIC FLOR-SIL TO DRY 1 HOUR BEFORE CONTINUING ON TO THE NEXT STEP.
      9. GRIND/POLISH #4: DIAMATIC 400 GRIT RESIN BONDED DIAMONDS.
      10. BROOM AND VACUUM THE FLOOR TO REMOVE ALL RESIDUAL DUST.
      11. GRIND/POLISH #5: DIAMATIC 800 GRIT RESIN BONDED DIAMONDS.
      12. BROOM AND VACUUM THE FLOOR TO REMOVE ALL RESIDUAL DUST.
      13. MICROPOLISH/BURNISH #1: FLOR-GRIT 800 DIAMOND IMPREGNATED PAD.
      14. DRY MOP THE FLOOR CLEAN TO REMOVE ALL DEBRIS.
      15. APPLY DIAMATIC FLOR-FINISH (HIGH-GLOSS) PER APPLICATION INSTRUCTIONS AT A RATE OF 2,500 - 3,000 SQUARE FEET PER GALLON.
      16. ALLOW TO DRY A MINIMUM OF 15 - 30 MINUTES.
      17. MICROPOLISH/BURNISH #2: FLOR-GRIT 800 DIAMOND IMPREGNATED PAD.
      18. APPLY DIAMATIC FLOR-FINISH (HIGH-GLOSS) PER APPLICATION INSTRUCTIONS AT A RATE OF 3,000 SQUARE FEET PER GALLON, 90 DEGREES TO THE FIRST APPLICATION.
      19. ALLOW TO DRY A MINIMUM OF 15 MINUTES.
      20. MICROPOLISH/BURNISH #3: FLOR-GRIT 1500 DIAMOND IMPREGNATED PAD.

05800 METALS-EXPANSION JOINTS

1. CLEAN AND RENOVATE ANY EXPANSION JOINT COVERS TO BE SERVICEABLE. IF IRREPARABLE DAMAGE HAS OCCURRED BY CURRENT CONSTRUCTION OR FROM PREVIOUS CONSTRUCTION REPLACE THE EXISTING COVERS WITH NEW TO MATCH EXISTING BUILDING STANDARD.

06100 ROUGH CARPENTRY

1. PROVIDE SUPPORTS AND FASTENERS OF APPROPRIATE TYPE AND STRENGTH TO HOLD THE WORK SECURELY IN PLACE UNDER ANTICIPATED CONDITIONS OF EXPOSURE AND USE. WHERE SUPPORTS AND FASTENERS ARE SHOWN, PROVIDE THE TYPE INDICATED, OF APPROPRIATE SIZE AND STRENGTH.
2. PROVIDE BLOCKING FOR SUPPORT OF WALL MOUNTED ITEMS SUCH AS SHELVING, COUNTERS, SIGNS AND FIXTURES, AND STANDING AND RUNNING TRIM; DO NOT DEPEND ON DRYWALL FOR SUPPORT. COORDINATE ALL BLOCKING REQUIREMENTS WITH KEY PLAN AND FURNITURE PLAN AS PROVIDED IN CONSTRUCTION DOCUMENTS PACKAGE.

00700 GENERAL CONDIDTIONS

1. GENERAL REQUIREMENTS:
   A. THE CONTRACTOR IS TO GIVE HIS PERSONAL SUPERINTENDENCE AND DIRECTION TO THE WORK AND IS TO FURNISH ALL TRANSPORTATION, LABOR, MATERIALS, APPARATUS, SCAFFOLDING AND ALL UTENSILS NEEDED FOR THE PERFORMANCE MEANING OF THESE SPECIFICATIONS AND PLANS.
2. PERMITS, LICENSES AND LIABILITIES: THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICES RELATING TO HIS WORK, OBTAIN PERMITS AS REQUIRED AND ALL LICENSES, CARRY SATISFACTORY COMPENSATION AND PUBLIC LIABILITY, SOCIAL SECURITY INSURANCE AND PROPERTY DAMAGE AND BE LIABLE FOR ANY ACCIDENTS FROM EITHER CONTRACTS, HIS SUBCONTRACTORS, OR EXTRA WORK DONE UNDER HIS CHARGE.
3. EXTRAS: CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE TENANT IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING. ALL CORRESPONDENCE INCLUDING, BUT NOT LIMITED TO, REQUESTS FOR SUBSTITUTION AND CHANGE ORDERS MUST BE DIRECTED TO THE ARCHITECT FOR REVIEW AND DISTRIBUTION.
4. INSPECTIONS: AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
5. RELEASE OF LIENS: THE CONTRACTOR SHALL PROVIDE CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS IN FORM OF RELEASE OF LIENS AFFIDAVIT WITH EACH REQUISITION REPRESENTING WITH CONTRACTOR'S COMPANY, MATERIAL SUPPLIERS AND SUBCONTRACTORS ALONG WITH AFFIDAVITS OF WARRANTY.
6. INSURANCE AND IDENTIFICATION: THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PROVIDE, AS A MINIMUM, THE INSURANCE COVERAGE'S DESCRIBED BELOW AND SHALL DELIVER TO THE CLIENT CERTIFICATES OF INSURANCE BEFORE COMMENCING WORK. THE REQUIRED INSURANCE SHALL BE MAINTAINED THROUGH THE DURATION OF THE WORK.
   A. WORKER'S COMPENSATION WITH STATUTORY LIMITS, AND EMPLOYER'S LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $100,000.
   B. GENERAL LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $1,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY AND PROPERTY DAMAGE, INCLUDING PERSONAL INJURY, CONTRACTUAL LIABILITY COVERAGE SPECIFICALLY ENDORSED TO COVER THE INDEMNITY PROVISIONS CONTAINED HEREIN, AND CONTRACTOR'S PROTECTIVE LIABILITY COVERAGE.
   C. MOTOR VEHICLE LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $250,000 PER PERSON, $500,000 PER ACCIDENT FOR BODILY INJURY AND $100,000 FOR PROPERTY DAMAGE.
   D. THESE INSURANCE CERTIFICATES SHALL NAME LANDLORD (OWNER) AND TENANT (CLIENT) AS ADDITIONAL INSUREDS FOR THE FULL AMOUNT OF INSURANCE.
   :. HOLD HARMLESS AGREEMENT: THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE LANDLORD (PROPERTY OWNER), THE MANAGEMENT COMPANY, THE TENANT (THE CLARKS COMPANY) AND THE ARCHITECT (MCMAHON ARCHITECTS, INC.), THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITY OR DAMAGE ARISING FROM INJURIES TO PERSONS OR DAMAGE TO PROPERTY OCCASIONED BY ANY ACT OR OMISSION OF THE CONTRACTOR, HIS SUB-CONTRACTORS, AGENTS, OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSE, LEGAL OR OTHERWISE, WHICH MAY BE INCURRED IN THE DEFENSE OF ANY CLAIM, SETTLEMENT OR SUIT.

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
1	BID SET	08/28/2020

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PROJECT INFORMATION:

SCALE: NTS
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

STAMP:

REGISTERED ARCHITECT DAVID R. McMAHON No. 9789 BOSTON

A002

06400 CASEWORK

1. SUBMITTALS REQUIRED:
   A. SHOP DRAWINGS FOR ALL ITEMS OF ARCHITECTURAL WOODWORK AND CASEWORK, SHOWING PLANS, SECTIONS, ELEVATIONS, AND DETAILS OF JOINERY.
   B. ALL WOOD CUT TO BE "QUARTER SAWN" UNLESS OTHERWISE NOTED.
2. MATERIALS:
   A. PLAM: AS SCHEDULED IN FINISH SCHEDULE.
3. FABRICATION:
   A. FABRICATE CASEWORK IN ACCORDANCE WITH AWI "PREMIUM GRADE" STANDARDS.
   B. FABRICATE ALL VENEERED WOOD/SOLID WOOD SPECIAL PROJECT CASEWORK IN ACCORDANCE WITH AWI "PREMIUM GRADE" STANDARDS UNLESS OTHERWISE NOTED.
   C. FABRICATE COUNTERTOPS IN ACCORDANCE WITH AWI "PREMIUM GRADE" STANDARDS. PROVIDE LAMINATE BACKER SHEET ON UNDERSIDE.
4. "NATURAL" WOOD FINISHES:
   A. SPRAY-APPLIED UV STABLE POLYURETHANE: STAIN, SEAL, SAND, AND FINISH WITH TWO TOPCOATS OF SHERWIN-WILLIAMS UV STABLE POLYURETHANE, SANDING LIGHTLY BETWEEN COATS. DO NOT FILL. MATCH MCMAHON ARCHITECTS' SAMPLE.
   B. FINISH TO AN EVEN COLOR, COVERAGE, AND GLOSS.
5. INSTALLATION:
   A. CONDITION WOOD MATERIALS TO PREVAILING HUMIDITY CONDITIONS BEFORE INSTALLING.
   B. STANDING AND RUNNING TRIM: KEEP NUMBER OF JOINTS TO A MINIMUM; USE FULL-LENGTH PIECES WHEREVER POSSIBLE. SCARF END-TO-END JOINTS AND STAGGER JOINTS IN ADJACENT MEMBERS. COPE TRIM AT RETURN AND MITER CORNERS TO PRODUCE TIGHT-FITTING JOINTS WITH FULL SURFACE CONTACT.
   C. CASEWORK: ANCHOR SECURELY TO BLOCKING. PROVIDE MATCHING SCRIBE PIECES WHERE NECESSARY TO FINISH RUNS.
   D. SCRIBE AND CUTWORK TO FIT ADJOINING WORK CLOSELY. REFINISH CUT SURFACES IN PREFINISHED ITEMS.
   E. AT COUNTERTOPS WITH SINKS, SEAL AROUND PLUMBING FIXTURES AND AROUND PERIMETER OF COUNTERTOP USING CLEAR SANITARY SILICONE SEALANT.
6. CONTRACTOR TO CARRY ADDITIONAL ALLOWANCE FOR STONE COUNTERTOP AT BATHROOM AND COFFEE SINK COUNTERS.

07200 INSULATION

1. SOUND ATTENUATION BATTS
   A. TYPE: UNFACED GLASS FIBER ACOUSTICAL INSULATION COMPLYING WITH ASTM C 665 TYPE 1
   B. SIZE:
      THICKNESS: REFER TO WALL TYPE STUD THICKNESS
      WIDTH: 16" O.C. U.O.N. IN WALL TYPE
      LENGTH: AS REQUIRED
   C. SURFACE BURNING CHARACTERISTICS
      MAXIMUM FLAME SPREAD: 10
      MAXIMUM SMOKED DEVELOPED: 10 WHEN TESTED IN ACCORDANCE WITH ASTM E 84
   D. COMBUSTION CHARACTERISTICS: PASSES ASTM E 136
   E. FIRE RESISTANCE RATINGS: PASSES ASTM E 119 AS PART OF A COMPLETE FIRE TESTED WALL ASSEMBLY
   F. DIMENSIONAL STABILITY: LESS THAN 0.1%
2. INSTALLATION - GENERAL
   A. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR PARTICULAR CONDITIONS INSTALLATION IN EACH CASE.
   B. BATTS MAY BE FRICTION FIT IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED. INSTALL BATTS TO FILL ENTIRE STUD CAVITY. IF STUD CAVITY IS LESS THAN 96" IN HEIGHT, CUT LENGTHS TO FRICTION FIT AGAINST FLOOR AND CEILING TRACKS. WALLS WITH PENETRATIONS REQUIRE THAT INSULATION BE CAREFULLY CUT TO FIT AROUND OUTLETS, JUNCTION BOXES AND OTHER IRREGULARITIES.
   C. WHERE WALLS ARE NOT FINISHED ON BOTH SIDES OR INSULATION DOES NOT FILL THE CAVITY DEPTH, SUPPLEMENTARY SUPPORT MUST BE PROVIDED TO HOLD INSULATION IN PLACE.
   D. WHERE INSULATION MUST EXTEND HIGHER THAN 8'-0", TEMPORARY SUPPORT CAN BE PROVIDED TO HOLD PRODUCT IN PLACE UNTIL THE FINISH MATERIAL IS APPLIED.

08100 DOORS AND FRAMES

1. DOOR FRAMES: WOOD FRAMES AS SPECIFIED ON DRAWING SET.
2. DOORS: SOLID CORE NATURAL FINISHED TO MATCH EXISTING DOOR WOOD SPECIES AS INDICTED ON DRAWING SET. WOOD CUT TO BE "QUARTER SAWN" UNLESS OTHERWISE NOTED.
3. INSTALLATION: ALLOW WOOD DOORS TO BECOME ACCLIMATED BEFORE HANGING. IN FITTING FOR WIDTH, TRIM EQUALLY FROM BOTH SIDES. DO NOT TRIM TOP OR BOTTOM RAILS MORE THAN 1 INCH. REQUIRE PAINTER TO SEAL TOPS, BOTTOMS, AND EDGES OF DOORS IMMEDIATELY AFTER DOORS HAVE BEEN FITTED.
4. SPECIALTY DOORS: AS INDICATED ON DRAWING SET.
5. REFER TO DRAWINGS FOR HARDWARE SPECIFICATIONS. WHERE SPECIFICATIONS DO NOT COMPLY WITH BUILDING STANDARDS, G.C. TO NOTIFY ARCHITECT PRIOR TO PROVIDING HARDWARE.
6. LOCATION AND QUANTITY: REFER TO DRAWING SET
7. KEYING TO BE COORDINATED WITH HOME OWNERS LOCKSMITH.

08800 GLASS

ALL GLASS TO BE TEMPERED IN ACCORDANCE WITH ASTM C 1048-04.
KIND: FT (FULLY TEMPERED) U.O.N.
CONDITION: A (UNCOATED) U.O.N.

CUTTING AND DRILLING

ALL CUTTING AND DRILLING TO OCCUR PRIOR TO TEMPERING PROCESS.
HOLE LOCATION AND DIAMETER:
REFER TO ASTM C 1048-04
NEAREST EDGE OF RIM TO BE 1/4" OR 2 TIMES THE THICKNESS OF THE GLASS, MINIMUM
DIAMETER OF ANY HOLE SHALL BE 1/4" OR 1 TIMES THE THICKNESS OF THE GLASS, MINIMUM.

BOWING AND WARPING

REFER TO ASTM C 1048-04 FOR SPAN CHARTS
BOWING AND WARPING TO BE LESS THAN OR EQUAL TO .39". SIZE THE THICKNESS OF THE GLASS PER ASTM C 1048-04 SPAN CHARTS.
ADJACENT PANES OF GLASS SHALL BE EQUAL IN THICKNESS SIZED TO THE PANE WITH THE LARGEST REQUIRED THICKNESS.

09250 GYPSUM WALL BOARD

1. COMPLY WITH THE FOLLOWING INDUSTRY STANDARDS:
   A. STEEL STUDS, RUNNER, AND FURRING STANDARD: ASTM C-654
   B. INSTALLATION OF STEEL FRAMING: ASTM C-754
   C. APPLICATION AND FINISHING OF GYPSUM BOARD: ASTM C-840
2. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS THAT APPLY TO PROJECT CONDITIONS.
3. DESIGN METAL SUPPORTS SYSTEMS TO LIMIT DEFLECTION TO L/175. USE MIN. 20 GAUGE GALVANIZED STEEL STUDS; SPACE STUDS 16 INCHES ON CENTER UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL BRACING OR "KICKERS" ABOVE CEILING WHEREVER SHOWN OR REQUIRED FOR PROPER SUPPORT OR OF PARTITIONS OR RIGIDITY OF SOFFITS.
4. FIRE-RATED ASSEMBLIES: PROVIDE MATERIALS, ACCESSORIES AND APPLICATION PROCEDURES WHICH HAVE BEEN LISTED BY UL OR TESTED IN ACCORDANCE WITH ASTM E 119 FOR THE TYPE OF CONSTRUCTION SHOWN. WHEN PATCHING NEW OR EXISTING PARTITIONS, MAINTAIN THE INTEGRITY OF FIRE-RATED ASSEMBLIES.
5. TOLERANCES: INSTALL GYPSUM WALLBOARD AND GYPSUM BOARD CEILINGS FLAT TO A TOLERANCE OF 1/4 INCH IN 4 FEET AND 3/16 INCH IN 8 FEET (IN ANY DIRECTION), PLUMB OR LEVEL, TRUE TO LOCATION IN PLAN, AND WITH OFFSET BETWEEN ADJACENT BOARDS NOT EXCEEDING 1/16 INCH.
6. METAL TRIM: APPLY GALVANIZED STEEL TRIM TO EXTERNAL CORNERS AND EXPOSED EDGES OF GYPSUM DRYWALL. FORM CONTROL JOINTS WITH BACK-TO-BACK L-BEADS AT MAXIMUM INTERVALS OF 30 FEET AT LOCATIONS APPROVED BY MCMAHON ARCHITECTS, INC. PROVIDE ALL REQUIRED EXPANSION TRIM AT EXPANSION JOINTS.
7. TAPE JOINTS IN DRYWALL AND FINISH JOINTS AND COVER FASTENERS AND METAL TRIM WITH THREE COATS OF JOINT COMPOUND, SANDING BETWEEN COATS. (IF NOT REQUIRED FOR FIRE RATING, SECOND AND THIRD COATS MAY BE OMITTED WHERE DRYWALL IS CONCEALED ABOVE CEILING.) AFTER FIRST COAT OF PAINT HAS BEEN APPLIED TO DRYWALL, RETURN AND PATCH OR REFINISH AS DEEMED NECESSARY BY MCMAHON ARCHITECTS, INC. TO OBTAIN A UNIFORM AND SMOOTH APPEARANCE.
8. PROVIDE AND INSTALL ALL REQUIRED ACCESS PANELS IN GYPSUM DRYWALL WHERE REQUIRE FOR ACCESS TO NEW ELECTRICAL AND MECHANICAL CONTROLS IF REQUIRED. LOCATE AS DIRECTED BY LANDLORD.
9. RETURN AIR PLENUM: INSTALL FUSIBLE LINK DAMPERS. COORDINATE WITH HVAC CONTRACTOR.

09600 FLOORING

1. PRODUCTS: REFER TO THE FINISH SCHEDULE ON CONSTRUCTION DOCUMENTS.
2. EXAMINE THE SUB-FLOOR AND THE CONDITIONS UNDER WHICH THE FLOORING IS TO BE INSTALLED AND NOTIFY MCMAHON ARCHITECTS, INC. IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER COMPLETION OF THE WORK OR TO THE LIFE OF THE FLOORING TO BE INSTALLED. DO NOT BEGIN INSTALLATION UNTIL INSTALLER FINDS THE SUBSTRATE ACCEPTABLE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR FEES NOT COVERED BY FLOORING CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE.
3. LEVELING: FILL MINOR DEPRESSIONS, CRACKS, AND HOLES WITH LATEX UNDERLAYMENT SO THERE IN NO VISIBLE WAVINESS AND FLOOR IS FLAT TO 1/8 INCH UNDER A 10 FOOT STRAIGHTEDGE. VACUUM FLOOR JUST BEFORE BEGINNING INSTALLATION.
   A. PROVIDE SELF-LEVELING CONCRETE TOPPING, AS NEEDED/REQUIRED (ARDEX OR APPROVED EQUAL) MINIMUM 1" ABOVE HIGHEST POINT OF EXISTING CONCRETE SLAB. PROVIDE AGGREGATE AND/OR MESH AS PER MANUFACTURER'S SPECIFICATIONS BASED UPON TOPPING THICKNESS.
4. RESILIENT FLOORING: INSTALL USING WATERPROOF ADHESIVE RECOMMENDED BY FLOORING MANUFACTURER. BALANCE TILES IN EACH ROOM OR AREA, UNLESS OTHER PATTERN IS SHOWN ON DRAWINGS. PROTECT ALL FLOORING FROM TRAFFIC DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. RESILIANT TILE FLOORS SHALL BE GIVEN TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX THOROUGHLY MACHINE BUFFED PRIOR TO PLACEMENT OF FURNITURE AND OCCUPANCY.
5. RESILIENT BASE: INSTALL THROUGHOUT. APPLY TO ALL WALLS, COLUMNS, PILASTERS, CASEWORK AND OTHER PERMANENT FIXTURES. USE PREFORMED OUTSIDE CORNERS AND MITER INSIDE CORNERS. INSTALLED BASE SHALL LIE FLAT TO WALL. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF BASE ON ALL WALLS AND MUST COORDINATE TRADES TO INSURE FLAT CLEAN INSTALLATION OF ALL BASE MATERIALS.
6. GROUT JOINTS WILL BE CONTINUOUS BETWEEN FLOOR AND WALLS. TYPICAL FOR STONE FLOORS AND BASE CONNECTIONS, AND CERAMIC FLOOR AND BASE CONNECTIONS. CONSULT ARCHITECT FOR IRREGULAR CONDITIONS. GROUT TO BE SEALED PER MANUFACTURERS APPROVED SEALANT.
7. NATURAL STONE: PROVIDE APPROVED SEALER FOR ALL STONE PRODUCTS
8. NATURAL WOOD: PROVIDE (3) LAYERS OF APPROVED URETHANE. LAYER 1&2 TO BE HIGH GLOSS, TOP LAYER TO BE SATIN GLOSS.
9. WHERE RUBBER TRANSITION STRIPS ARE REQUIRED, TRANSITION STRIPS TO MATCH ADJACENT FLOOR COVERING. SAMPLE TO BE SUBMITTED TO ARCHITECT PRIOR TO INSTALLATION.
10. CONTRACTOR TO SUBMIT ALL FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. INSTALLATION OF FINISHES TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE MEMBRANE WATERPROOFING UNDER FLOOR FINISH IN WET AREAS – RUN VERTICALY AT PERIMETER WALLS MINIMUM 6".
12. PROVIDE 5% ATTIC STOCK OF APPLICABLE FINISHES FOR MAINTENANCE & REPLACEMENT. GC TO COORDINATE WITH HOME OWNER FOR STORAGE LOCATION.
13. CONTRACTOR TO PROVIDE HEATED FLOOR SYSTEM ALTHROUGHOUT AREA OF NEW WORK
14. CONTRACTOR TO CARRY ADDITIONAL ALLOWANCE FOR WIDE PLANK WOOD FLOORING. SPECIES TBD

09900 PAINTING NOTES

1. REMOVE ALL HARDWARE, ACCESSORIES, FIXTURES AND SIMILAR ITEMS BEFORE BEGINNING WORK. REINSTALL AFTER COMPLETION OF PAINTING WORK.
2. PRIOR TO PAINTING COMPLETE ALL SPACKLING AND PATCHING OF DRYWALL SURFACES REQUIRED. CAULK GAPS AT CHANGES OF MATERIAL (SUCH AS DRYWALL TO WOOD OR METAL FRAME), AT BOTH NEW AND EXISTING WORK, TO PROVIDE A SMOOTH SURFACE FOR PAINTING. USE PAINTABLE LATEX-ACRYLIC SEALANT. REPAIR, PATCH AND SAND EXISTING GWB TO BRING TO A SMOOTH PAINTABLE SURFACE.
3. STORE, MIX AND APPLY PAINTS IN STRICT CONFORMANCE WITH PAINT MANUFACTURER'S RECOMMENDATIONS.
4. PAINTING: APPLY ONE COAT OF PRIMER AND TWO TOPCOATS. PAINT SURFACES BEHIND MOVEABLE EQUIPMENT AND FURNITURE SAME AS ADJACENT SURFACES. PAINT ACCESS PANELS AND ELECTRIC LOAD CENTER COVERS TO MATCH SURROUNDING SURFACES. PAINT WOOD BACKBOARDS WITH PAINT TO MATCH SURROUNDING WALL. PAINT EXPOSED PIPING, HANGERS, AND DUCTWORK
5. TOUCH-UP WHERE NECESSARY ALL STAINED WINDOWSILLS AND DOORS. LIGHTLY SAND STAINED SURFACES AND APPLY TWO COATS OF CLEAR COAT FINISH.
6. PAINTER IS RESPONSIBLE FOR ALL "TOUCH-UPS", REPAINTING REQUIRED AFTER CARPET, BASE, MILLWORK, OR FURNITURE INSTALLATION.
7. WALL COVERING: PRIME DRYWALL SURFACES TO RECEIVE WALL COVERINGS WITH ONE COAT OF PRIMER. PRIMER TO BE TINTED TO MATCH WALL COVERING. SUBMIT SAMPLE TO ARCHITECT FOR PRIMER APPROVAL. LOCATE SEAMS AWAY FROM CORNERS AND KEEP PLUMB;MATCH PATTERNS IF APPLICABLE; OVERLAP SEAMS PRIOR TO RAZOR CUTTING. BRUSH AND ROLL TO REMOVE BUBBLES. REMOVE EXCESS ADHESIVE PROMPTLY FROM WASHABLE WALL COVERING; FOR FABRICS WHICH CANNOT BE WASHED, ALLOW TO DRY AND THEN BRUSH CLEAN.
8. TURN EXCESS PAINT AND WALL COVERING OVER TO CLIENT FOR MAINTENANCE STOCK. SEAL PAINT CANS TIGHTLY, WIPE CLEAN SO THAT LABEL IS READABLE, AND CLEARLY LABEL WITH COLOR. NEATLY ROLL AND WRAP WALL COVERING AND CLEARLY LABEL WITH NAME OF MANUFACTURER, PATTERN AND COLOR.
9. PAINT FINISHES:
   - CEILINGS AND SOFFITS; FLAT FINISH
   - GYPSUM BOARD WALLS AND COLUMNS; EGGSHELL
   - METAL AND WOOD SURFACES; SEMI-GLOSS
   - MILLWORK; CASE BY CASE
10. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXPOSED SURFACE NOT HAVING A FINISH SPECIFIED BEFORE SUBMITTING FINISH BID.

16505 SPECIALTY LIGHTING

1. PERFORM ELECTRICAL WORK IN FULL COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS. USE ONLY U.L. LISTED EQUIPMENT AND COMPONENTS. IT IS THE INTENT OF THE SPECIFICATION AND DRAWINGS THAT THE ELECTRICAL FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, WIRE, BOXES, EQUIPMENT, DEVICES AND MATERIALS USUALLY FURNISHED IN CONNECTION WITH SIMILAR WORK, WHETHER SPECIFICALLY MENTIONED OR NOT. EXAMINE AVAILABLE POWER SUPPLY AND PANEL BOARDS AND PROVIDE ADDITIONAL CIRCUITS OR NEW PANEL BOARDS IF THE PRESENT SERVICE IS INADEQUATE TO SUPPORT NEW WORK OF THIS CONTRACT.
2. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION AND QUANTITY. A FIXTURE DELIVERY AND INSTALLATION IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
3. ALL LIGHTING FIXTURES TO BE DIMMABLE

DESIGN/BUILD NOTES

1. ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM , HVAC AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS.
2. HVAC, ELECTRICAL, EMERGENCY LIGHTING, FIRE PROTECTION AND FIRE ALARM LAYOUTS WHERE SHOWN ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY. INSTALLERS SHALL HAVE FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL LIABILITY IN CONNECTION THEREIN.

FIRE PROTECTION NOTES:

3. FIRE PROTECTION SYSTEM SHALL BE DONE ON A DESIGN/BUILD BASIS. ALL FIRE PROTECTION COMPONENTS SHALL CONFORM WITH CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING THE AMERICANS WITH DISABILITIES ACT AND THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD. PROVIDE COMPLETE DESIGN INFORMATION FOR OWNER REVIEW.
4. VERIFY COMPATIBILITY OF ALL SYSTEM ELEMENTS WITH EXISTING FIRE ALARM SYSTEM. CONSULT LOCAL FIRE DEPARTMENT AUTHORITIES AS REQUIRED.
5. THE GC SHALL BE RESPONSIBLE FOR SHUTTING DOWN AND DRAINING THE EXISTING SPRINKLER SYSTEM IN ORDER TO CARRY OUT ALTERATIONS. THIS INCLUDES NOTIFICATION OF THE FIRE ALARM COMPANY. THE GC SHALL DRAIN THE SYSTEM AND COMPLETE SPRINKLER AND FIRE ALARM MODIFICATION PRIOR TO REACTIVATION OF THE SPRINKLER SYSTEM. ALL WORK SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT COMPANY.

PLUMBING NOTES:

6. PLUMBING SYSTEM SHALL BE DONE ON A DESIGN/BUILD BASIS. ALL PLUMBING COMPONENTS SHALL CONFORM WITH CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING THE AMERICANS WITH DISABILITIES ACT AND THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD. PROVIDE COMPLETE DESIGN INFORMATION FOR OWNER REVIEW.

LIFE SAFETY NOTES:

7. LIFE SAFETY SYSTEM SHALL BE DONE ON A DEISGN/BUILD BASIS. ALL LIFE SAFETY COMPONENTS SHALL CONFORM WITH CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING THE AMERICANS WITH DISABILITIES ACT AND THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD. PROVIDE COMPLETE DESIGN INFORMATION FOR OWNER AND ARCHITECT REVIEW. PROVIDE SUBMITTALS FOR HORN/LIGHT UNITS, STROBES, EMERGENCY LIGHTS, PULL STATIONS AND SMOKE DETECTORS.
8. VERIFY COMPATIBILITY OF ALL SYSTEM ELEMENTS WITH EXISTING FIRE ALARM SYSTEM. CONSULT LOCAL FIRE DEPARTMENT AUTHORITIES AS REQUIRED.

ELECTRICAL NOTES:

9. ELECTRICAL SYSTEM SHALL BE DONE ON A DESIGN/BUILD BASIS. ALL ELECTRICAL COMPONENTS SHALL CONFORM WITH CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING THE AMERICANS WITH DISABILITIES ACT AND THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD. PROVIDE COMPLETE DESIGN INFORMATION FOR OWNER REVIEW.
10. ALL CABLES SHALL BE BUNDLED WHERE POSSIBLE AND SUPPORTED BY APPROVED DEVICES SO THAT NO CABLES REST UPON CEILING TILES.
11. GC SHALL PROVIDE ALL CUTTING, CORING, PATCHING FOR CHASES IN FLOORS OR WALLS AS REQUIRED. MAINTAIN REQUIRED FIRE PROTECTION.

HVAC NOTES:

12. HVAC WORK SHALL BE DONE ON A DESIGN/BUILD BASIS. ALL HVAC COMPONENTS SHALL CONFORM WITH CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING THE AMERICANS WITH DISABILITIES ACT AND THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD. PROVIDE COMPLETE DESIGN INFORMATION FOR OWNER REVIEW.

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STAMP:

REGISTERED ARCHITECT
DAVID R. McMAHON
No. 9780
COMMONWEALTH OF MASSACHUSETTS

A003

ARCHITECTURAL SYMBOLS LEGEND

DOOR TAG — 101 — DOOR NUMBER

REVISION TAG — 1 — ISSUE NUMBER

BUILDING SECTION TAG — 1 / A101 — SECTION NUMBER, SHEET NUMBER

DETAIL TAG — 1 / A101 — SECTION NUMBER, SHEET NUMBER

INTERIOR ELEVATION TAG — 1/A101 — SHEET NUMBER, ELEVATION NUMBER

EXTERIOR ELEVATION TAG — 1 / A101 — ELEVATION NUMBER, SHEET NUMBER

WINDOW TAG — W

WALL TAG — A3A

RCP ELEVATION MARKER — GWB, 7'-0" — CEILING MATERIAL, CEILING HEIGHT, A.F.F. U.O.N.

ELEVATION MARKER — FIRST FLOOR 0'-0"

EXISTING WALL/PARTITION TO REMAIN. REPAIR AS REQUIRED TO INSURE INTEGRITY OF CONSTRUCTION

EXIST PARTITION TO BE DEMOLISHED

NEW PARTITION REFER TO PARTITION TYPES FOR CONSTRUCTION

NEW DOOR, FRAME AND CASING

EXIST DOOR, FRAME AND CASING TO REMAIN UNLESS OTHERWISE NOTED.

EXIST DOOR, FRAME AND CASING TO BE DEMOLISHED UNLESS OTHERWISE NOTED.

POWER & SIGNAL PLAN LEGEND

GENERAL NOTE: NO # MEANS DEVICE IS AT STANDARD HEIGHT (18" AFF).
# INDICATES INCHES OF DEVICE A.F.F.
PROVIDE 20 AMP CIRCUIT ON ALL DEDICATED OUTLETS UON

LOCATION: WALL

EXISTING	DEMOLITION	NEW CONSTRUCTION
18" XR — (XR) EXISTING TO REMAIN DUPLEX.	18" XD — (XD) EXISTING TO DEMO DUPLEX.	18" — NEW DUPLEX RECEPTACLE.
18" XR D — (XR)/(D) EXISTING TO REMAIN DUPLEX - DEDICTED	18" XD D — (XD)/(D) EXISTING TO DEMO DUPLEX - DEDICTED	18" D — NEW DUPLEX RECEPTACLE - DEDICTED
18" XR GFI — (XR)/(GFI) EXISTING TO REMAIN DUPLEX - GROUND FAULT CIRCUIT INTERRUPTER	18" XD GFI — (XD)/(GFI) EXISTING TO DEMO DUPLEX - GROUND FAULT CIRCUIT INTERRUPTER	18" GFI — NEW DUPLEX RECEPTACLE - GROUND FAULT CIRCUIT INTERRUPTER
18" XR USB — (XR)/(USB) EXISTING TO REMAIN DUPLEX - UNIVERSAL SERIAL BUS	18" XD USB — (XD)/(USB) EXISTING TO DEMO DUPLEX - UNIVERSAL SERIAL BUS	18" USB — NEW DUPLEX RECEPTACLE - UNIVERSAL SERIAL BUS
18" XR — (XR) EXISTING TO REMAIN QUAD RECEPTACLE	18" XD — (XD) EXISTING TO DEMO QUAD RECEPTACLE	18" — NEW QUAD RECEPTACLE
18" XR 2 — (XR) EXISTING TO REMAIN TEL-DATA DEVICE - # INDICATES QUANTITY OF CABLE DROPS REQUIRED	18" XD 2 — (XD) EXISTING TO DEMO TEL-DATA DEVICE - # INDICATES QUANTITY OF CABLE DROPS REQUIRED	18" 2 — NEW TEL-DATA DEVICE - # INDICATES QUANTITY OF CABLE DROPS REQUIRED
18" XR — (XR) EXISTING TO REMAIN TV CABLING	18" XD — (XD) EXISTING TO DEMO TV CABLING	18" — NEW TV CABLING
$ — (XR) EXISTING TO REMAIN SINGLE SWITCH	$ — (XD) EXISTING TO DEMO SINGLE SWITCH	$ — NEW SINGLE SWITCH

MATERIAL LEGEND

ALUMINUM	GLASS
BRICK - FACE	GWB
BRICK - SECTION CUT	MDF
CARPET	PARTICLE BOARD
CEMENT BOARD	PLYWOOD
CEILING GRID	STAINLESS STEEL
CMU BLOCK - FACE	SOLID SURFACE
CMU BLOCK - SECTION CUT	WOOD - SOLID
CONCRETE	WOOD - LAMINANT
EARTH	WOOD - PLANK

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AD	ACCESS DOOR
AP	ACCESS PANEL
ACT	ACOUSTIC CEILING TILE
ACPLAS	ACOUSTICAL PLASTER
AC A/C	AIR CONDITIONING
ACCU	AIR CONDITIONING CONDENSER UNIT
AH	AIR HANDLER
AL	ALUMINIUM
AB	ANCHOR BOLT
ANOD	ANODIZED
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
BRG	BEARING
BD	BOARD
BLP	BORROWED LIGHT PANEL
BS	BOTH SIDES
BOT	BOTTOM
BO	BOTTOM OF
BCX	BOTTOM OF CHORD EXTENSION
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BSE	BRICK SHELF ELEVATION
BRDG	BRIDGING
BLDG	BUILDING
CUH	CABINET UNIT HEATER
CB	CATCH BASIN; CHAULKBOARD
CLG	CEILING
CEM BD	CEMENTITIOUS BACKER BOARD
C	CENTER LINE
CT	CERAMIC TILE
C	CHANNEL
CLR	CLEARANCE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT; CONSTRUCTION JOINT
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DTL	DETAIL
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
EA	EACH
EW	EACH WAY
EO	EDGE OF
EOD	EDGE OF DECK
EOS	EDGE OF STEEL
EWC	ELECTRIC WATER COOLER
ELEC	ELECTRICAL
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EF	EXHAUST FAN; EACH FACE
EX	EXISTING TO REMAIN
EXP	EXPANSION
EJ	EXPANSION JOINT
EXT	EXTERIOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FAR SIDE
FRP	FIBERGLASS REINFORCED PLASTIC
FIN	FINISHED
FF	FINISHED FLOOR; FAR FACE
FE	FIRE EXTINGUISHER
FB	FLAT BAR
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FTG	FOOTING
FO	FRAMED OPENING
FBO	FURNISHED BY OTHERS
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GDT	GYPSUM DROP-IN TILE
GWB	GYPSUM WALL BOARD
HC	HANDICAPPED
H&V	HEATING AND VENTILATION
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORZ	HORIZONTAL
IMP	IMPACT RESISTANT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
K	KIPS
L	ANGLE
LAM	LAMINATE
LAV	LAVATORY
LCC	LEAD CRAFTED COPPER
LH	LEFT HAND
LP	LIGHTING PANEL; LOW POINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LINO	SHEET LINOLEUM
MUA	MAKE-UP AIR
MFR	MANUFACTURER
MB	MARKER BOARD
MO	MASONRY OPENING
ME	MATCH EXISTING
MAX	MAXIMUM
MECH	MECHANICAL
MDO	MEDIUM DENSITY OVERLAY
MTL	METAL
MIN	MINIMUM
MR	MOISTURE RESISTANT
NS	NEAR SIDE
N	NOSING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OA	OVERALL
OH	OVERHEAD; OPPOSITE HAND
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PTD	PAINTED
PNL	PANEL
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PL	PLATE
PVC	POLYVINYL CHLORIDE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PP	POWER PANEL
PC	PRECAST
PT	PRESSURE TREATED
PA	PUBLIC ADDRESS
RU	EXISTING TO BE RELOCATED
RAD	RADIATOR
RCP	REFLECTED CEILING PLAN
REINF	REINFORCED
REQ'D	REQUIRED
RB	RESILIENT BASE
RH	RIGHT HAND
R	RISER; RADIUS
RD	ROOF DRAIN
RTU	ROOFTOP UNIT
RO	ROUGH OPENING
RR	RUB RAIL
SN	SANITARY NAPKIN (DISPENSER)
SECT	SECTION
SK	SHEAR KEY
SIM	SIMILAR
SC	SOLID COPE
SP	SPECIAL
SPEC	SPECIFICATIONS
SF	SQUARE FOOT; SUPPLY FAN
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SB	STONE BASE
SACT	SUSPENDED ACOUSTIC CEILING TILE
TB	TACKBOARD
TEL	TELEPHONE
TEMP	TEMPERED
TBM	TEMPORARY BENCHMARK
THK	THICK
TJ	TIE JOIST
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TCE	TOP CHORD EXTENSION
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL; TOP OF SLAB
TOW	TOP OF WALL
T	TREADS
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UH	UNIT HEATERS
UNO	UNLESS NOTED OTHERWISE
V	VENT PIPE
VTR	VENT THROUGH ROOF
VIF	VERIFY IN FIELD
VERT	VERTICAL
VEST	VESTIBULE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALLCOVERING
VP	VISION PANEL
WC	WATER CLOSET
WH	WATER HEATER
WS	WEB STIFFENER
WWM	WELDED WIRE MESH
WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORKING POINT
XD	EXISTING TO BE DEMOLISHED

SCHEDULE OF RESPONSIBILITY

	ITEM	OWNER FURN	OWNER INST	G.C. FURN	G.C. INST	OTHER FURN	OTHER INST	EXIST	N/A	NOTES
DIVISION 1 GENERAL CONDITIONS										
00700	GENERAL CONDITIONS			•	•					
01010	SUMMARY OF WORK			•	•					
01030	ALTERNATES			•	•					
01045	CUTTING AND PATCHING			•	•					
01060	REGULATORY REQUIREMENTS			•	•					
01300	SUBMITTALS			•	•					
01500	TEMPORARY FACILITES AND CONTROLS			•	•					
	-TEMPORARY LIGHTING			•	•					
	-TEMPORARY UTILITIES (MECH/ELEC)			•	•					
	-TEMPORARY BARRICADES			•	•					
	-TEMPORARY PHONE/FAX			•	•					
01700	PROJECT CLOSEOUT			•	•					
01710	CLEAN-UP			•	•					
DIVISION 2 SITE WORK										
02070	SELECTIVE DEMOLITION			•	•					
	-DEMOLITION			•	•					
	-DUMPSTERS			•	•					
DIVISION 3 CONCRETE										
00300	CONCRETE			•	•					
DIVISION 4 MASONRY										
00400	MASONRY			•	•					
DIVISION 5 METALS										
05500	MISCELLANEOUS METALS			•	•					
05800	EXPANSION JOINTS			•	•					
DIVISION 6 CARPENTRY										
06100	ROUGH CARPENTRY			•	•					
06200	FINISH CARPENTRY			•	•					
DIVISION 7 THERMAL AND MOISTURE PROTECTION										
07100	WATERPROOFING			•	•					
07200	INSULATION			•	•					
07250	FIRE STOPPING			•	•					
07900	JOINT SEALANT			•	•					
DIVISION 8 DOORS AND WINDOWS										
08100	METAL DOORS AND FRAMES			•	•					
08200	WOOD DOORS AND FRAMES			•	•					
08300	SPECIAL DOORS			•	•					
	-MARVIN DOORS			•	•					
08352	ACCESS PANELS			•	•					
08700	FINISH HARDWARE			•	•					
08800	GLAZING			•	•					
08900	GLAZED CURTAIN WALLS			•	•					
DIVISION 9 FINISHES										
09110	LIGHT GAUGE METAL FRAMING			•	•					
09120	CEILING SUSPENSION SYSTEMS			•	•					
09250	GYPSUM DRYWALL			•	•					
09500	WALL COVERING			•	•					
09510	ACOUSTICAL CEILING SYSTEM			•	•					
09600	FLOORING			•	•					
	-CARPET			•	•					
	-VCT			•	•					
	-EXPOSED CONCRETE			•	•					
	-TILE FLOOR			•	•					
09900	PAINTING			•	•					
DIVISION 10 SPECIALTIES										
10000	GRAPHICS									
10440	SIGNAGE									
10520	FIRE EXTINGUISHERS									
10800	TOILET ACCESSORIES			•	•					
DIVISION 11 EQUIPMENT										
11130	AUDIO VISUAL EQUIPMENT	•	•							
DIVISION 12 FURNISHINGS										
12500	FURNITURE	•	•							
DIVISION 13 SPECIAL CONSTRUCTION										
13700	SECURITY ACCESS & SURVEILLANCE									
DIVISION 14 CONVEYING SYSTEMS										
NOT USED										
DIVISION 15 MECHANICAL										
15000	HVAC SYSTEM			•	•					DESIGN BUILD BY G.C.
15000	SMOKE EXHAUST SYSTEM									DESIGN BUILD BY G.C.
15000	SPRINKLER SYSTEM			•	•					DESIGN BUILD BY G.C.
15000	THERMOSTATS AND CONTROLS			•	•					DESIGN BUILD BY G.C.
15300	FIRE PROTECTION SYSTEM			•	•					DESIGN BUILD BY G.C.
15400	PLUMBING SYSTEMS			•	•					DESIGN BUILD BY G.C.
DIVISION 16 ELECTRICAL										
16000	TEL/DATA CABLING AND COMM OUTLETS			•	•					DESIGN BUILD BY G.C.
16000	EXTERNAL COMM CONNECTION			•	•					DESIGN BUILD BY G.C.
16000	COMM ROOM EQUIPMENT (RACKS, PATCH PANELS HARDWARE)			•	•					DESIGN BUILD BY G.C.
16000	PANELS AND TRANSFORMERS			•	•					DESIGN BUILD BY G.C.
16505	LIGHTING			•	•					DESIGN BUILD BY G.C.

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CHECKED BY: ST/AL
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SCHEDULES & GRAPHIC LEGENDS

STAMP:

REGISTERED ARCHITECT — DAVID R. McMAHON — No. 9789 — COMMONWEALTH OF MASSACHUSETTS

A005

FINISHES

CODE	LOCATION/APPLICATION	MANUFACTURER	STYLE/NAME & COLOR	GROUT/FINISH	CONTACT	COMMENTS
FT1	PORCELAIN FLOOR TILE	TBD	TBD			
FT2	NATURAL STONE FLOOR TILE	TBD	TBD			
IPE1	WOOD DECKING	TBD	TBD			
MB1	MARBLE TRESHOLD	TBD	TBD			
PL1	PLASTIC LAMINATE	TBD	TBD			
PT1	PAINT	TBD	TBD			
PT2	PAINT	TBD	TBD			
PV1	CONCRETE PAVERS	TBD	TBD			
SS1	SOLID SURFACE COUNTERTOP	TBD	TBD			
SS2	NATURAL STONE COUNTERTOP	TBD	TBD			
ST1	NATURAL STONE/STEPS	TBD	TBD			
TB1	TILE BASE	TBD	TBD			
WB1	WALL BASE	TBD	8" SOLID WOOD BASE			
WD1	WOOD FLOORING	CARLISLE	EQUAL WIDE PLANK 8" BOARDS/PINE OR EQUAL			
WT1	WALL TILE	TBD	TBD			
WT2	WALL TILE	TBD	TBD			

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG #	LAMP TYPE	VOLTS	MOUNTING	CONTACT	COMMENTS	RESPONSIBILITY	
								FURNISHED	INSTALLED
A	USAI LIGHTING	4" RECESSED TRIMLESS WALL WASHER	LED		TRIMLESS RECESSED		G.C. IS RESPONSIBLE FOR FURNISHING ALL FIXTURES & REQUIRED LAMPS. ALL LIGHTING TO BE ON DIMMERS (0-10V)	G.C.	G.C
B	USAI LIGHTING	4" RECESSED TRIMLESS DOWNLIGHT	LED		TRIMLESS RECESSED		G.C. IS RESPONSIBLE FOR FURNISHING ALL FIXTURES & REQUIRED LAMPS. ALL LIGHTING TO BE ON DIMMERS (0-10V)	G.C.	G.C
C	Delta Products Corporation	ITG100ELED	13 W				Exhaust Fan Single Speed	G.C.	G.C
E	Q-TRAN	iQ65-35-50-90-6.0	2700K LED	12V	TAPE LIGHT	SVETLANA BEKKER; SBEKKER@APEXLTG.COM	G.C. IS RESPONSIBLE FOR FURNISHING ALL FIXTURES & REQUIRED LAMPS. ALL LIGHTING TO BE ON DIMMERS (0-10V) G.C IS RESPONSIBLE TO VERIFY EXACT LENGHT.	G.C.	G.C
F	URBAN ARCHEOLOGY SCONCE	EXTERIOR SCONCE/DOCKSIDE WALLMOUNT/UA0334-WC EL	LED		SURFACE			G.C.	G.C
G1	URBAN ARCHEOLOGY SCONCE	INTERIOR SCONCE/ EMPIRE UA0053 IS	LED		SURFACE		G.C. IS RESPONSIBLE FOR FURNISHING ALL FIXTURES & REQUIRED LAMPS. ALL LIGHTING TO BE ON DIMMERS (0-10V)	G.C.	G.C
H	USAI LIGHTING	4" RECESSED WET AREA DOWNLIGHT	LED		RECESSED		G.C. IS RESPONSIBLE FOR FURNISHING ALL FIXTURES & REQUIRED LAMPS. ALL LIGHTING TO BE ON DIMMERS (0-10V)	G.C.	G.C

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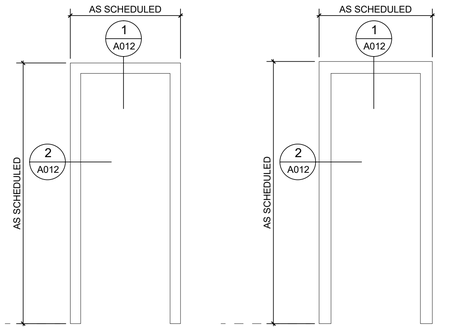
A011

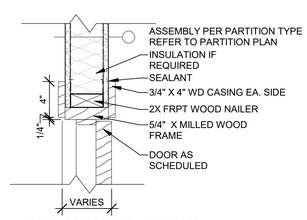


1 WD FRAME SOLID DOORS

2 WD FRAME GLASS DOORS

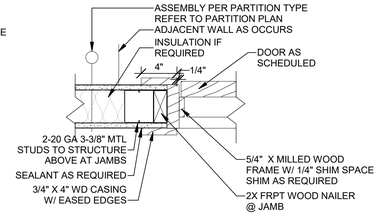
FRAME ELEVATIONS

SCALE: 1/2" = 1'-0"



1 WD HEADER DETAIL

SCALE: 1 1/2" = 1'-0"

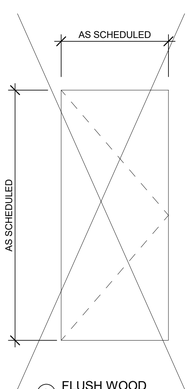


2 WD JAMB DETAIL

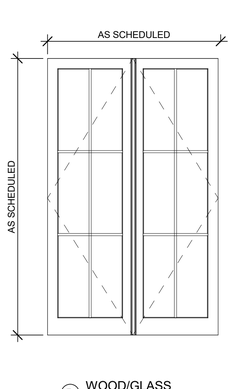
SCALE: 1 1/2" = 1'-0"

DOOR SCHEDULE

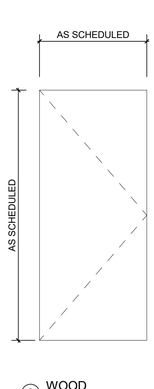
DOOR #	LOCATION	DOOR TYPE	DOOR MATERIAL	DOOR WIDTH	DOOR HEIGHT	FRAME TYPE	HARDWARE SET #	COMMENTS
002A	GARDEN LEVEL LIVING ROOM	B	WOOD/GLASS	4'-11"	7'-11 1/2"	2	1	GC TO COORDINATE DOOR DESIGN WITH ARCHITECT
002B	GARDEN LEVEL LIVING ROOM	B	WOOD GLASS	4'-11"	7'-11 1/2"	2	1	GC TO COORDINATE DOOR DESIGN WITH ARCHITECT
002C	BASEMENT ACCESS HATCH	C	WOOD	3'-0"	7'-0" ?"	FLUSH	7	GC TO COORDINATE DOOR DESIGN WITH ARCHITECT



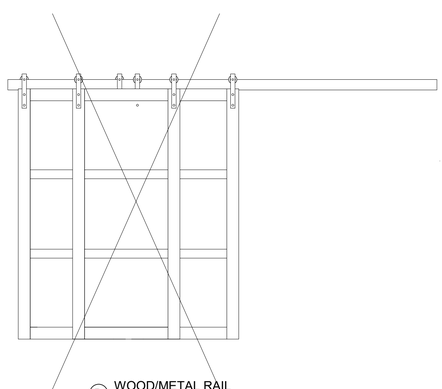
A FLUSH WOOD SINGLE DOOR



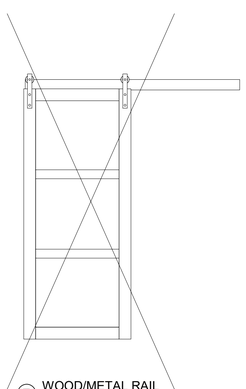
B WOOD/GLASS DOUBLE FRENCH DOORS



C WOOD FLOOR ACCESS HATCH



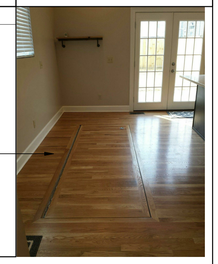
D WOOD/METAL RAIL THREE PANEL BARN DOOR



E WOOD/METAL RAIL SINGLE PANEL BARN DOOR

DOOR ELEVATIONS

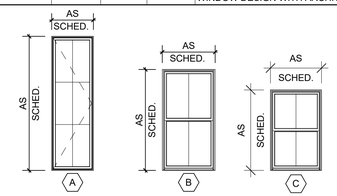
HARDWARE SCHEDULE

HARDWARE SET #1	HARDWARE SET #2	HARDWARE SET #3	HARDWARE SET #4
(3) BALDWIN 1040-1090 BALL TIP HINGE 4" (1) BALDWIN 0522 SWIVEL SPINDLE 4" (1) BALDWIN 5452V.MR LEVER PAIR MINUS ROSE (1) BALDWIN 6502.KCOS EXTERIOR ESCUTCHEON PLATE (1) BALDWIN 6502.KTIS INTERIOR ESCUTCHEON PLATE (1) BALDWIN 8323 KEY CYLINDER (1) BALDWIN 6375.RLS MORTISE ENTRY LOCK 2.5" BACKSET	(1) BALDWIN / 8540_H MORTISE PRIVACY LOCK 2.5" B-SET (3) BALDWIN 1040-1090 BALL TIP HINGE 4" (2) BUTLER / MERCURY POL. CHROME KNOB/ROSE EACH (1) FRANK ALLART / 7926/T51 POL. CHROME THUMBTURN (1) PFH / SCE SWING COVER ESC. (1) PFH / SP STRAIGHT SPINDLE	(3) BALDWIN 1040-1090 BALL TIP HINGE 4" (1) BALDWIN 5510 PASSAGE LATCH 2.375" (2) BUTLER / MERCURY KNOB/ROSE EACH (1) PFH / SP STRAIGHT SPINDLE	(3) BALDWIN 1040-1090 BALL TIP HINGE 4" (1) BALDWIN 5510 PASSAGE LATCH 2.375" (1) BALDWIN 0626 FLUSH BOLT 6" (2) BUTLER / MERCURY KNOB/ROSE EACH (1) PFH / SP STRAIGHT SPINDLE
HARDWARE SET #5	**HARDWARE SET #6**	**HARDWARE SET #7**	
(1) WALL MOUNTED DOUBLE TRACK BARN DOOR HARDWARE SET WITH GUIDES (www.artisanhardware.com/helix-barn-door-hardware) HELIX BARN DOOR HARDWARE STYLE. STAINLESS STEEL FINISH	(1) WALL MOUNTED SINGLE TRACK BARN DOOR HARDWARE SET WITH GUIDES (www.artisanhardware.com/helix-barn-door-hardware) HELIX BARN DOOR HARDWARE STYLE. STAINLESS STEEL FINISH	(1) CONCEALED FLOOR ACCESS HATCH DOOR HARDWARE SET. WITH RECESSED FOLDING PULL HANDLE STAINLESS STEEL FINISH REFER TO IMAGE FOR DESIGN INTENT	

GENERAL NOTES:
1. GC TO COORDINATE KEYING REQUIREMENTS WITH HOME OWNER PRIOR TO PURCHASE AND INSTALLATION.
2. ALL HARDWARE SETS AS SPECIFIED OR EQUAL. ARCHITECT TO GIVE FINAL APPROVAL PRIOR TO PURCHASE.
3. GC TO INVESTIGATE EXISTING HARDWARE TO REMAIN AND REPLACE IF NOT FUNCTIONAL. COORDINATE WITH ARCHITECT. GC TO CARRY AN ALLOWANCE OF $2,000 FOR REPLACEMENT OR ADDITION TO EXISTING HARDWARE IF REQUIRED.
4. GC TO VERIFY ALL EXISTING CONDITIONS AND OPENINGS ON SITE, PRIOR TO DOOR FABRICATION.
5. ALL DOOR FRAMES TO BE PAINTED (SEMI-GLOSS FINISH) UON
6. ALL DOORS TO BE PAINTED (SEMI-GLOSS FINISH) UON
7. GC TO COORDINATE DOOR SWING WITH PLANS
8. MAGNETIC LOCKS TO BE INTEGRATED INTO FIRE ALARM SYSTEM FOR AUTOMATIC UNLOCK DURING ALARM ACTIVATION
9. PROVIDE BLOCKING AT HEADER FOR BARN DOOR HARDWARE SETS WHERE REQUIRED.
10. PROVIDE 3/8" MIN CLEARANCE AT TOP AND BOTTOM OF DOOR SWING

WINDOW SCHEDULE

TYPE	SPECIFICATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	FRAME SIZE WIDTH	FRAME SIZE HEIGHT	SCREEN	OPERATION	COMMENTS
A	MARVIN ELEVATE CASEMENT - WINDOW 2971 CSMT	2'-5"	7'-6 1/2"	2'-4"	7'-6"			VERIFY OPENING IN FIELD PRIOR TO FABRICATION. G.C. TO COORDINATE WINDOW DESIGN WITH ARCHITECT.
B	MARVIN ELEVATE DOUBLE HUNG WINDOW - 3668 DBHG	3'-0 1/2"	5'-8 1/4"	2'-11 1/2"	5'-7 3/4"			VERIFY OPENING IN FIELD PRIOR TO FABRICATION. G.C. TO COORDINATE WINDOW DESIGN WITH ARCHITECT.
C	MARVIN ELEVATE DOUBLE HUNG WINDOW - DBHG	2'-11 1/4"	4'-6 1/2"	2'-10 1/4"	4'-6"			VERIFY OPENING IN FIELD PRIOR TO FABRICATION. G.C. TO COORDINATE WINDOW DESIGN WITH ARCHITECT.



3 WINDOW SCHEDULE ELEVATIONS

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

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
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JOB NO: 2020-1002

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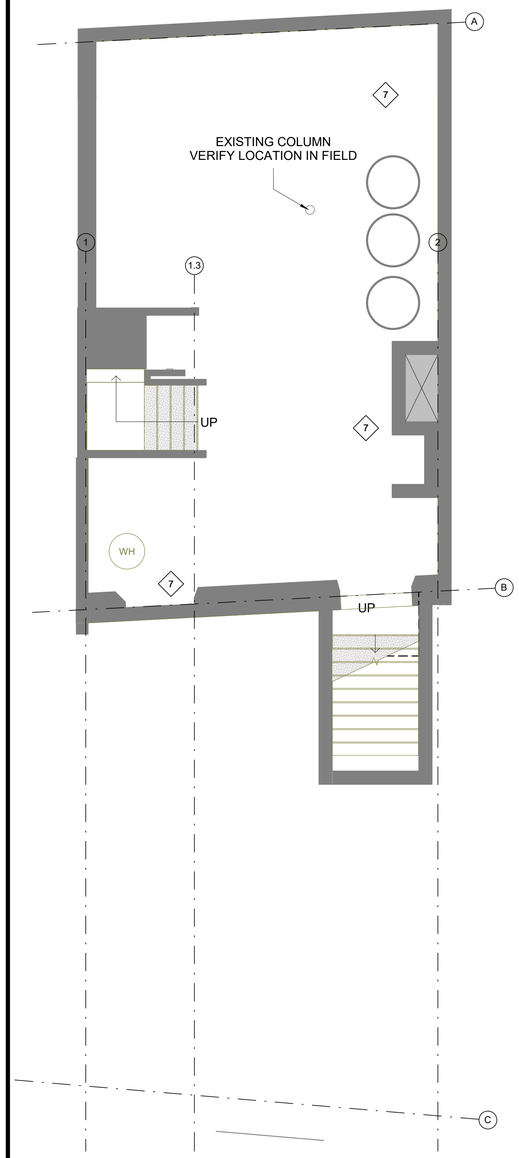
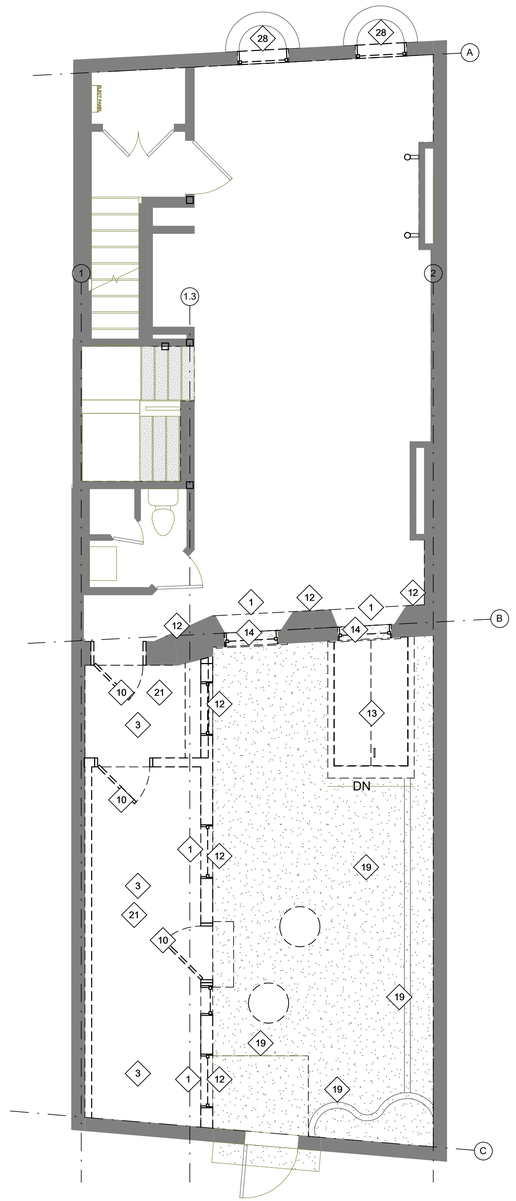
HARDWARE, DOOR SCHEDULE, ELEVATIONS & DETAILS

STAMP:

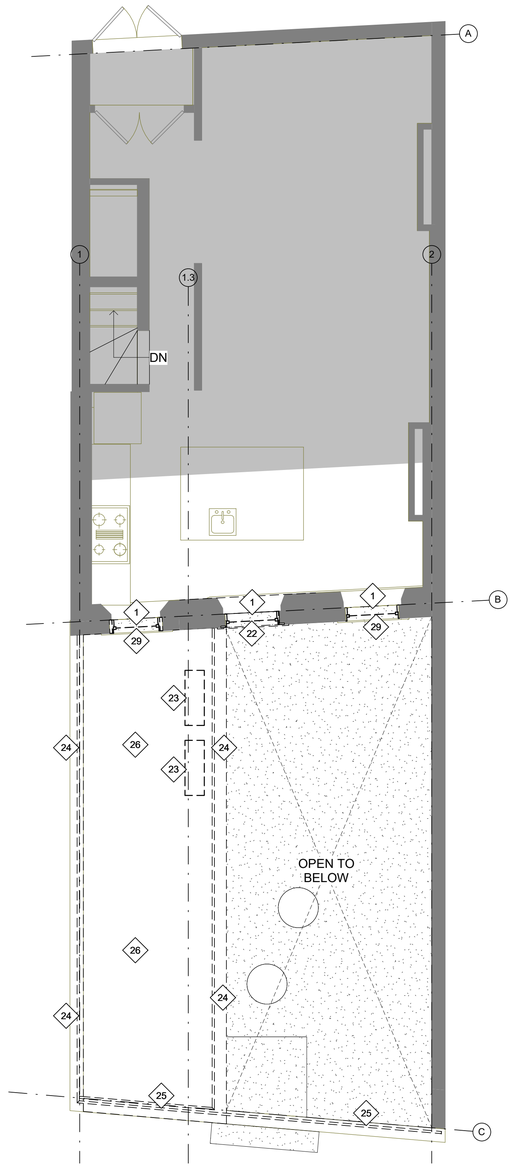
A012



1 SUB-BASEMENT LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES-FLOOR PLAN

THE DEMOLITION KEY NOTES BELOW ARE TO PROVIDE THE GENERAL CONTRACTOR WITH A GENERAL OVERVIEW OF THE SCOPE OF DEMOLITION WORK. THESE SYMBOLS DO NOT REPRESENT THE ENTIRE SCOPE OF DEMOLITION THAT WILL BE REQUIRED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE AS-BUILT CONDITIONS AS WELL AS THE SCOPE OF NEW CONSTRUCTION TO DETERMINE THE COMPLETE SCOPE OF REQUIRED DEMOLITION.

GENERAL NOTES:

- PRESERVE EXISTING POWER CONNECTIONS FOR REASSIGNMENT WHERE APPLICABLE
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS TO NO ADDITIONAL COST TO THE OWNER.
- ALL HANGERS, CONDUIT, SECURITY ITEMS, SUPPORTS, ECT. NOT IN USE AFTER DEMOLITION TO BE REMOVED.
- PROTECT EXISTING BUILDING CORE ELEMENTS, EXTERIOR WALLS, WINDOWS AND SILLS U.O.N., ERECT AND MAINTAIN DUST PROOF PARTITIONS. PATCH ALL CORE WALLS TO MAINTAIN EXISTING ADJACENT FIRE OR SMOKE RATING.
- REMOVE EXISTING GWB COLUMN SURROUNDS U.O.N.
- ALL HOLES AND DAMAGED SURFACES OF WALLS CAUSED BY DEMOLITION TO BE PATCHED AND REPAIRED TO A SMOOTH PAINTABLE SURFACE.
- UPON COMPLETION OF DEMOLITION, GENERAL CONTRACTOR SHALL PERFORM A FIELD SURVEY TO CONFIRM ALL DIMENSIONS AS INDICATED IN THE DRAWINGS. THIS SURVEY SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- CARE IS TO BE TAKEN NOT TO DISTURB OR DEMOLISH ANY EXISTING WORK TO REMAIN OR WHICH MAY AFFECT THE USE OR OPERATION OF ANY OTHER SPACE IN THE HOME. ANY SUCH DAMAGE OR REMOVAL OF MATERIALS IS TO BE REPORTED TO THE ARCHITECT & HOME OWNER & SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE SOLE COST OF THE GENERAL CONTRACTOR.
- DEMOLITION AND DISPOSAL OF DEBRIS TO COMPLY WITH THE BUILDINGS RULES AND REGULATIONS ADN THE AUTHORITY HAVING JURISDICTION.
- NEATLY CUT OPENINGS AND HOLES; PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEASE LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.

1. REMOVE ALL EXISTING WINDOW TREATMENTS AT AREAS OF DEMOLITION AND CONSTRUCTION.
2. ALL PARTITIONS, WALL COVERING, BASE, FLOORING, DOORS, MILLWORK, ACT, GLASS, FRAMES, LIGHT FIXTURES, ETC. AND ALL ASSOCIATED DEVICES IN AREA OF DEMOLITION AS DESIGNATED ON PLAN TO BE REMOVED AND LEGALLY DISPOSED OF.
3. REMOVE EXISTING FLOORING & WALL BASE, SUBFLOOR TO REMAIN. REPAIR SUBFLOOR AS NEEDED AND REMOVE EXISTING GLUE, FASTENERS & NAILS. SCRAPE CLEAN AND LEAVE SUBFLOOR READY TO ACCEPT NEW FINISH.
4. REPAIR ALL CORE WALLS, WINDOW SILLS, WINDOW HEADERS AND COLUMN WALLS WHERE DEMOLITION HAS OCCURRED. REMOVE ALL WALL MATERIAL FROM WINDOW AND WINDOW FRAMES WHERE WALLS HAVE BEEN CALLED TO BE DEMOLISHED. BRING TO SMOOTH PAINTABLE FINISH.
5. ~~REMOVE EXISTING STAIRS TO SUB-BASEMENT IN THEIR ENTIRETY.~~
6. ~~REMOVE EXISTING BATHROOM PLUMBING FIXTURES IN THEIR ENTIRETY. CAP AND MAKE SAFE.~~
7. PROTECT ALL EXISTING MECHANICAL AND PLUMBING EQUIPMENT IN SUB-BASEMENT LEVEL DURING CONSTRUCTION. RELOCATE AS NECESSARY.
8. ~~PREP EXISTING FLOOR TO RECEIVE NEW FINISH~~
9. ~~REMOVE EXISTING MURPHY BED AND ALL ASSOCIATED HARDWARE IN ITS ENTIRETY. COORDINATE WITH CLIENT FOR RELOCATION OR DISPOSAL.~~
10. REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
11. REMOVE EXISTING CLOSET DOOR AND FRAME. PROTECT AND SALVAGE FOR RE-USE.
12. GC TO INVESTIGATE HOW MUCH OF GYP WALL ATTACHED TO BRICK CAN BE DEMOED WITHOUT AFFECTING THE INTEGRITY OF THE FACADE BRICK WALL
13. REMOVE EXISTING BULK HEAD BASEMENT ACCESS DOOR IN ITS ENTIRETY. PREP SUB-BASEMENT ACCESS OPENING TO RECEIVE NEW ACCESS HATCH DOOR. INFILL OPENING TO MATCH ADJACENT FLOOR AS REQUIRED.
14. EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY. DEMO EXISTING MASONRY AT WINDOWS TO CREATE FLOOR TO HEADER PASS THROUGH. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF NEW WORK. TEMPORARY SHORING MAY BE REQUIRED.
15. ~~REMOVE EXISTING CHAIR RAIL IN ITS ENTIRETY. PROTECT FIREPLACE AND MANTLE DURING CONSTRUCTION. PATCH AND REPAIR AS NECESSARY.~~
16. ~~REMOVE EXISTING WALL SCONCES IN THEIR ENTIRETY AND RETURN TO HOMEOWNERS FOR FUTURE REUSE AT A DIFFERENT LOCATION. PREP FOR NEW LIGHT FIXTURES~~
17. ~~VERIFY AND CONFIRM LOCATION OF STRUCTURAL FRAMING ALONG GRIDLINE 1.3 PRIOR TO PERFORMING ANY NEW WORK. INFORM ARCHITECT OF ANY DISCREPANCIES.~~
18. ~~G.C. TO VERIFY IF WALL AT THIS LOCATION CAN BE REMOVED.~~
19. GC TO VERIFY WITH ARCHITECT PRIOR TO DEMOING ANY GARDEN WALLS AND LANDSCAPE FEATURES
20. EXISTING PATIO DOOR TO ALLEY TO REMAIN. DOOR TO BE REPAIRED AND PAINTED AS NEEDED.
21. EXISTING CARRIAGE HOUSE TO BE DEMOLISHED IN ITS ENTIRETY.
22. EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY. MODIFY MASONRY OPENING TO RECEIVE NEW DOOR.
23. EXISTING AC CONDENSING UNITS TO BE REMOVED FROM THEIR CURRENT LOCATION, PROTECT AND SALVAGE FOR RELOCATION.
24. EXISTING DECK RAILING TO BE REMOVED IN ITS ENTIRETY.
25. EXISTING WOODEN FENCE TO BE REMOVED IN ITS ENTIRETY. HISTORIC ASPECT OF FACADE TO BE CONSIDERED.
26. EXISTING UPPER DECK ABOVE CARRIAGEHOUSE TO BE REMOVED IN ITS ENTIRETY.
27. ~~PARTIALLY REMOVE PARTITION ON SIDE OF STAIRS TO EXTENT OF NEW WORK. PREP STAIR SURFACES TO RECEIVE NEW EXPOSED RAILING AND FINISHES~~
28. G.C. TO CARRY ADDITIONAL ALLOWANCE FOR THE REMOVAL OF EXISTING EXTERIOR WINDOWS, AND MODIFICATION TO EXISTING EXTERIOR LIGHT WELLS AT WEST CEDAR STREET LEVEL.
29. EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED WITH NEW ONES. REFER TO SCHEDULE.

NORTH ARROWS:

PLAN NORTH
TRUE NORTH

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
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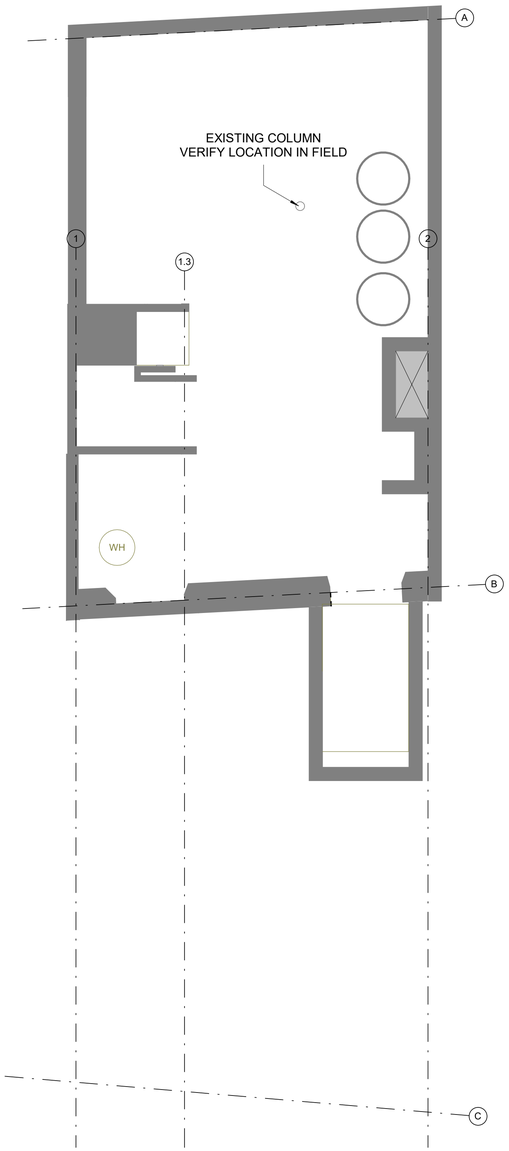
SHEET TITLE:

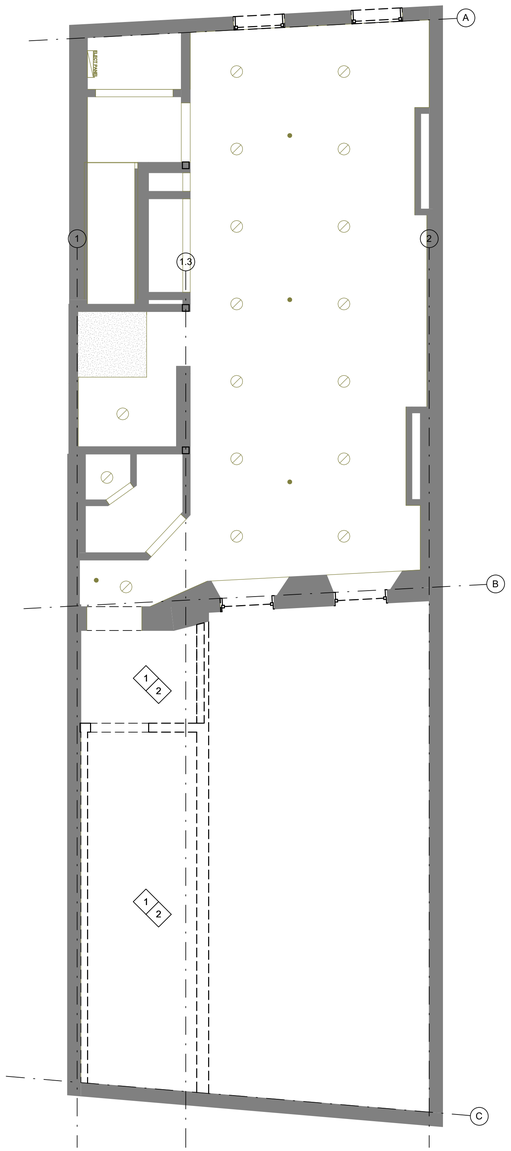
DEMO SUB-BASEMENT,
GARDEN & FIRST FLOOR
KEYNOTE PLANS

STAMP:

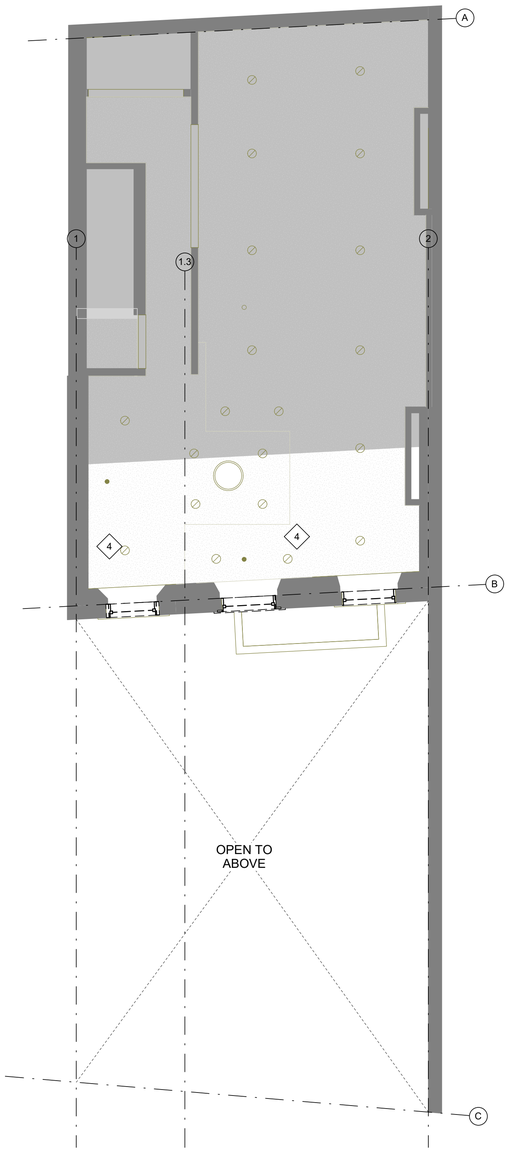
D101



1 SUB-BASEMENT DEMOLITION RCP
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL DEMOLITION RCP
SCALE: 1/4" = 1'-0"



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

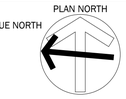
DEMOLITION RCP KEYNOTES

GENERAL NOTES:

- G.C. TO RELAMP ALL LIGHTING FIXTURES TO REMAIN/TO BE REUSED, IF NEEDED.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS TO NO ADDITIONAL COST TO THE OWNER.
- PROVIDE TEMPORARY CONSTRUCTION LIGHT IN BASKET TIED TO A SINGLE SWITCH IN EACH SPACE. HOLD CONDUITS AND LIGHT FIXTURES TIGHT TO UNDER SIDE OF STRUCTURE
- LIFE SAFETY DEVICES SHALL BE MAINTAINED IN OPERATIONAL CONDITION THROUGHOUT DEMOLITION AND CONSTRUCTION. HOMERUNS SHALL BE TIED, COILED AND TEMPORARY SUSPENDED FROM CEILING STRUCTURE.
- ALL ABANDONED OR TO BE DEMOLISHED FANCOIL UNITS, SECURITY BARS, CONDUITS, HANGERS, TRANSFER DUCTS, AND OTHER MEP-FP DEVICES ARE TO BE REMOVED CAPPED AND BROUGHT TO SOURCE.

1. REMOVE ALL CEILINGS, LIGHTING, LIFE SAFETY DEVICES, GWB SOFFITS WITHIN AREA OF DEMOLITION.
2. ALL EXISTING CEILING, LIGHT FIXTURES AND PLUMBING IN SUB-BASEMENT LEVEL TO REMAIN. PROTECT DURING CONSTRUCTION.
3. ~~REMOVE EXISTING STAIRS TO SUB-BASEMENT IN THEIR ENTIRETY. PREP FLOOR OPENING TO RECEIVE NEW STAIRS. MODIFY AND/OR INFILL OPENING AS REQUIRED.~~
4. G.C. TO PROTECT ALL EXISTING SURFACES TO REMAIN IN KITCHEN DURING DEMOLITION AND CONSTRICTION
5. ~~G.C. TO COORDINATE RELOCATION OF SPRINKLER LAYOUT WITH NEW CEILING HEIGHT.~~

NORTH ARROWS:



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JOB NO: 2020-1002

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DEMO REFLECTED CEILING PLAN SUB-BASEMENT, GARDEN & FIRST FLOOR

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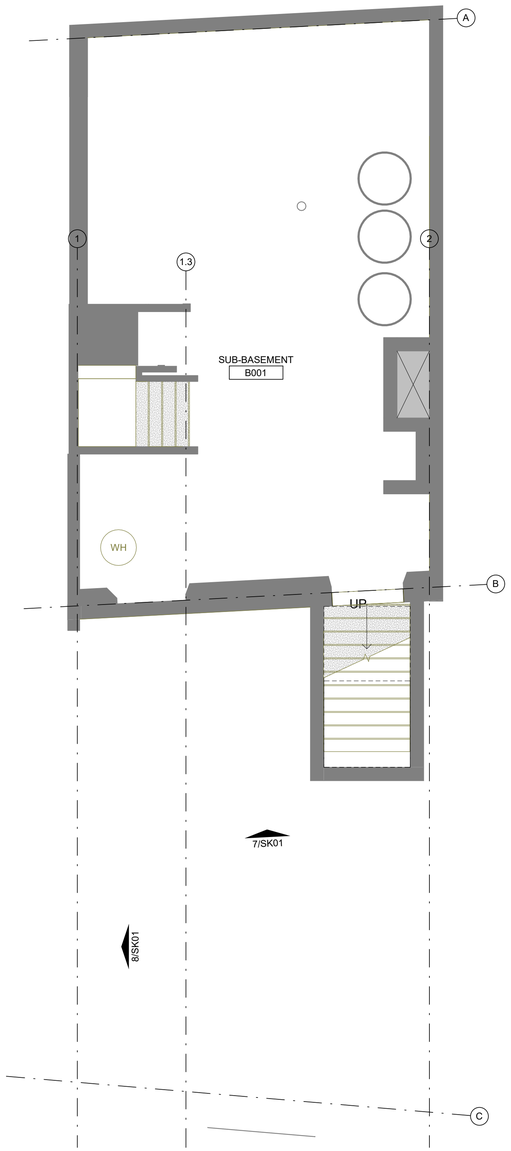
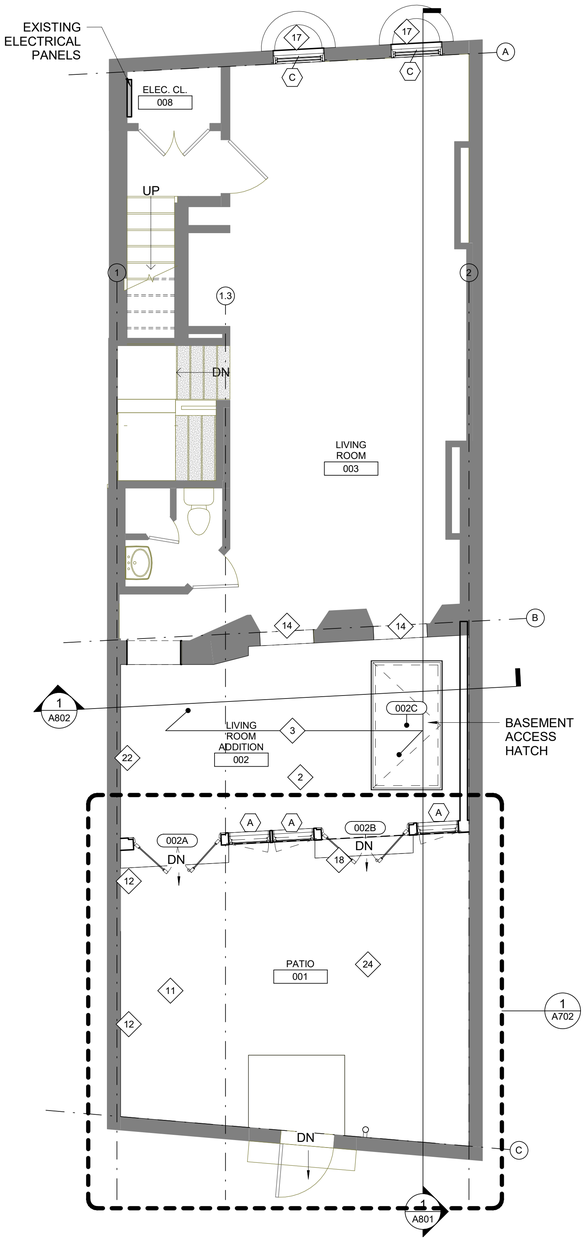
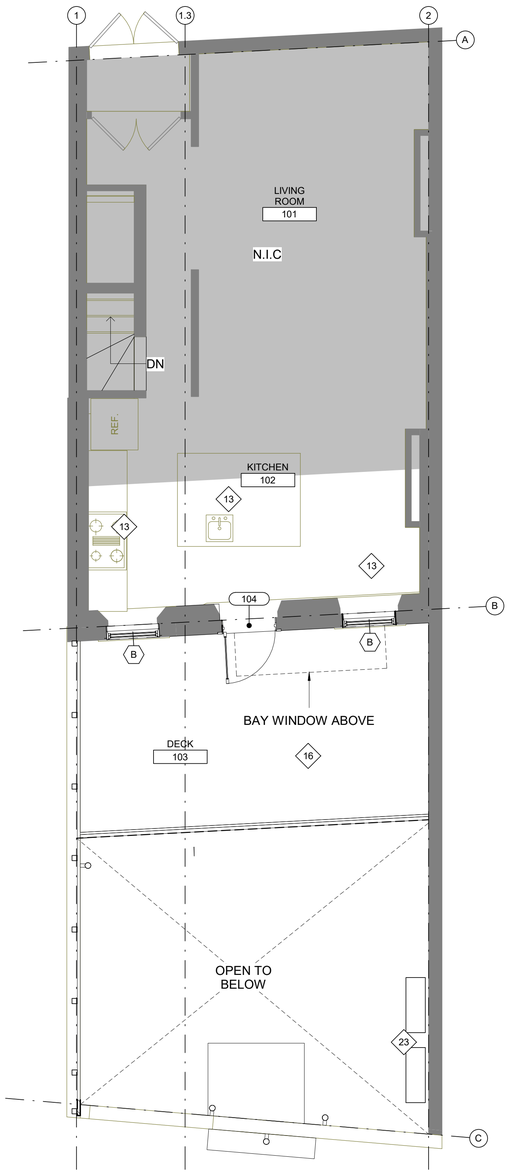


1 SUB-BASEMENT LEVEL KEYNOTE PLAN
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL KEYNOTE PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR KEYNOTE PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

GENERAL NOTES:
- G.C. IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND NOTIFYING ARCHITECT WITH ANY DISCREPANCIES.
- REVIEW WALL LAYOUT WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION.
- PATCH AND REPAIR EXISTING WALLS TO A SMOOTH AND PAINTABLE SURFACE.
- G.C. TO PREP FLOOR FOR NEW FINISHES PER MANUFACTURERS INSTRUCTIONS.
- G.C. TO PATCH FLOOR AND REPAIR WALLS WHERE DEMOLITION OF FIXED FURNITURE OR FINISHES OCCURRED.
- G.C. TO PATCH AND REPAIR ALL EXISTING DEMISING WALLS AS NEEDED TO MAINTAIN FIRE/SMOKE AND ACOUSTICAL RATING.
- ALL WOOD MEMBERS AND SURFACES TO BE FIRE-TREATED/FIRE-RATED.
- GC TO CARRY AN ALLOWANCE TO PROVIDE BLOCKING FOR ART WORK AND TVS.
- GC TO CARRY AN ALLOWANCE FOR NEW HEATING AND COOLING SYSTEM AT GARDEN LEVEL.
- GC TO CARRY AN ALLOWANCE FOR FINISHING ALL PERIMETER WALLS & SOFFITS.
- GC TO PROVIDE FIRE TREATED BLOCKING FOR INSTALLATION OF ALL EQUIPMENT.
- G.C TO CARRY AN ALLOWANCE FOR TAPING,FINISHING AND PREPPING ALL GWB EXISTING IN THE SPACE AND PREPARE THE WALLS/SOFFITS FOR THE NEW FINISH SPECIFIED. PAINT/TILE ECT.
- WORK TO BE NEW UON.
- MAINTAIN THE FIRE RESISTANT RATING OF CONSTRUCTION AROUND & BEHIND OBJECTS, DEVICES OR EQUIPMENT RECESSED INTO RATED WALLS.
- INSTALL BLOCKING AS REQUIRED FOR SECURE INSTALLATION OF WALL & CLG MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO: LCD MONITORS, CABINETRY & SHELVING, TOILET PARTITIONS, EQUIPMENT. WOOD BLOCKING TO BE FIRE & MOISTURE TREATED.
- DESIGN BUILD BY G.C.

1. ~~EXPOSED STAIR RAILING. SEE DETAILS FOR SPECIFICATIONS.~~
2. PREP FLOOR SURFACE TO RECEIVE NEW WOOD FLOORING AND BASE THROUGHOUT. LEVEL AS REQUIRED.
3. LEVEL FLOORING AT GARDEN LEVEL ADDITION TO MATCH EXISTING INTERIOR GARDEN LEVEL (EXTENT SHOWN DASHED).
4. ~~EXTEND WALL FINISH ON COLUMN AND PERIMETER WALLS AS REQUIRED TO MEET NEW FINISH CEILING HEIGHT~~
5. ~~WALLS AND FLOORING AT BATHROOM TO RECEIVE STONE TILE FINISH. PREP, LEVEL AS REQUIRED,AND CLEAN ALL SURFACES TO RECEIVE NEW FINISHES. (REFER TO ELEVATIONS FOR EXACT LOCATIONS)~~
6. ~~PATCH AND REFINISH WINDOW SILL TO NEW CONDITION WHERE WALL WAS REMOVED~~
7. ~~NEW WOOD FRAME STAIR ASSEMBLY TO SUB-BASEMENT. MODIFY AND/OR EXPAND FLOOR OPENING AS REQUIRED. FINISH TBD~~
8. ~~PROVIDE WATER SUPPLY LINE FOR COFFEE MAKER WITH VACUMM BREAKER 16" ABOVE COUNTER. FINISH TBD~~
9. ~~PROVIDE CONTINUOUS MTL GAUGE BLOCKING AND FIRE TREATED BLOCKING BEHIND FINISH WALL FOR TV, ARTWORK AND/OR MILLWORK~~
10. ~~PROVIDE WOOD SHELF AND 1" DIA POLISHED CHROME HANGER ROD AT COAT CLOSET. SEE MILLWORK DETAIL FOR MORE INFORMATION.~~
11. CLEAN UP AREA/GROUND WERE CARRIAGE HOUSE WAS DEMOED TO MATCH EXISTING PATIO
12. CLEAN EXISTING BRICK WALL WHERE CARRIAGE HOUSE WAS REMOVED. BRICK WALL SHOULD REMAIN EXPOSED IN NEW EXTERIOR PATIO.
13. PROTECT EXISTING TO REMAIN CEILINGS, WALLS, FLOORS, MILLWORK AND COUNTERS ON FIRST FLOOR KITCHEN DURING CONSTRUCTION.
14. NEW FLOOR TO HEADER OPENINGS
15. BLANK
16. DECK TO BE LEVELED 2" BELOW FIRST FLOOR
17. GC TO CARRY ADDITIONAL ALLOWANCE FOR RENOVATION OF WINDOW WELLS AT WEST CEDAR STREET LEVEL EXTERIOR. MASONRY WORK AND WATERPROOFING REQUIRED.
18. ~~EXTERIOR LANDING AND STEP INTO PATIO TO HAVE IPE FLOORING FINISH.~~
19. ~~G.C. TO CARRY ALLOWANCE FOR RECLAIMED ANTIQUE NEWEL POST AND RAILING AT STAIRS.~~
20. ~~G.C. TO CARRY ALLOWANCE FOR WATER FILTRATION SYSTEM AT COFFEE COUNTER SINK.~~
21. ~~G.C. TO CARRY ALLOWANCE FOR LINEN CLOSET MILLWORK IN BATHROOM~~
22. G.C. TO CARRY ALLOWANCE FOR GYP DRYWALL ALTERNATE AT EXPOSED BRICK WALL IN LIVING ROOM.
23. G.C. TO RELOCATE EXISTING CONDENSING UNITS TO THIS LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECT
24. PATIO LAYOUT AND FINISHES TBD BY OWNER

NORTH ARROWS:

PLAN NORTH
TRUE NORTH

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
1	BID SET	08/28/2020

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46 W CEDAR STREET,
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PROJECT INFORMATION:
SCALE: As indicated
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JOB NO: 2020-1002

SHEET TITLE:
SUB-BASEMENT, GARDEN & FIRST FLOOR KEYNOTE PLANS

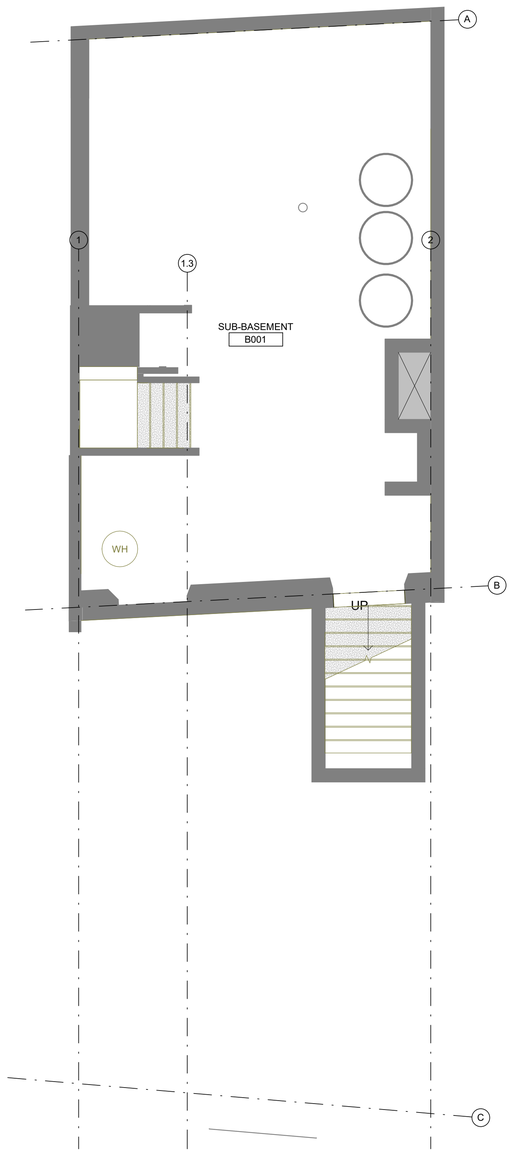
STAMP:
COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
DAVID R. McMAHON
No. 9789
BOSTON

A101

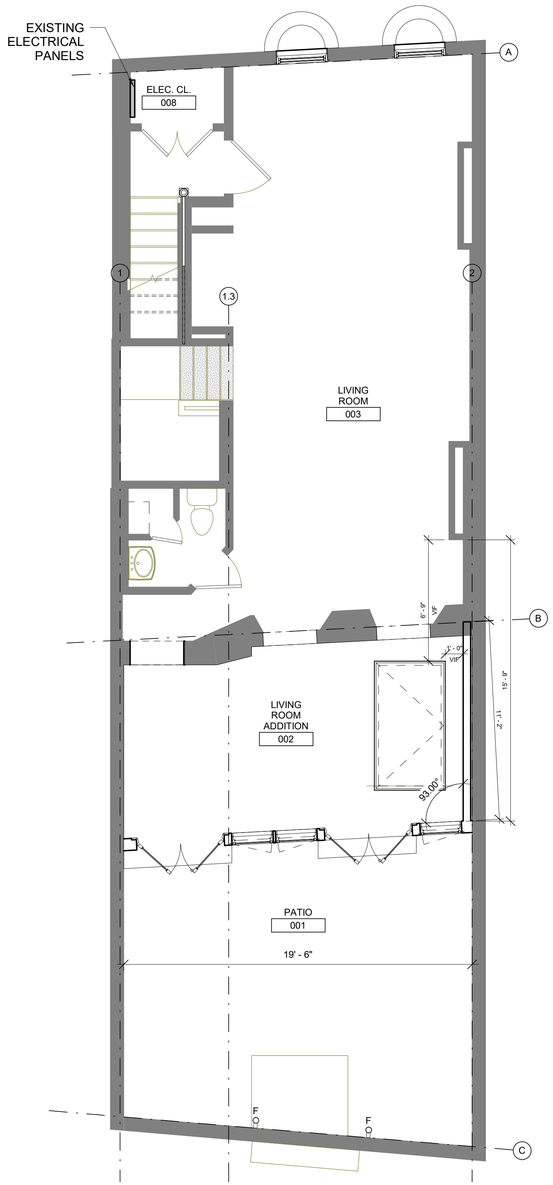
DIMENSION PLAN KEYNOTES

GENERAL NOTES:

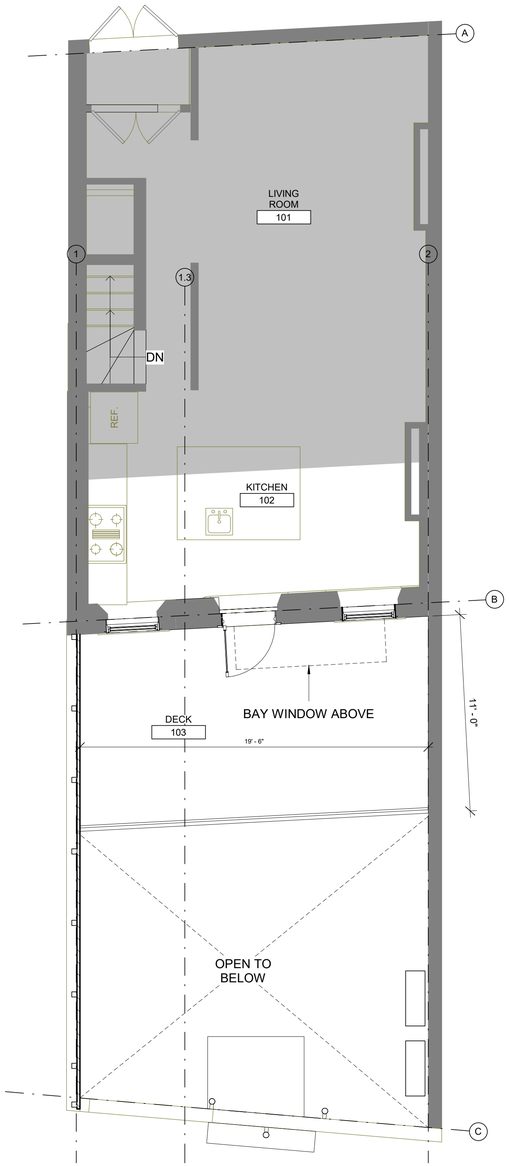
- GC TO COORDINATE WITH ARCHITECT IN FIELD FINAL WALL LOCATIONS PRIOR TO INSTALLING TRACK FOR STUD WALLS
- GC TO CONFIRM DIMENSION REQUIREMENTS OF EQUIPMENT AND FURNITURE WITH VENDORS
- NEW DOORS TO BE 4" FROM NEAREST PERPENDICULAR WALL UON.



1 SUB-BASEMENT LEVEL DIMENSION PLAN
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL DIMENSION PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

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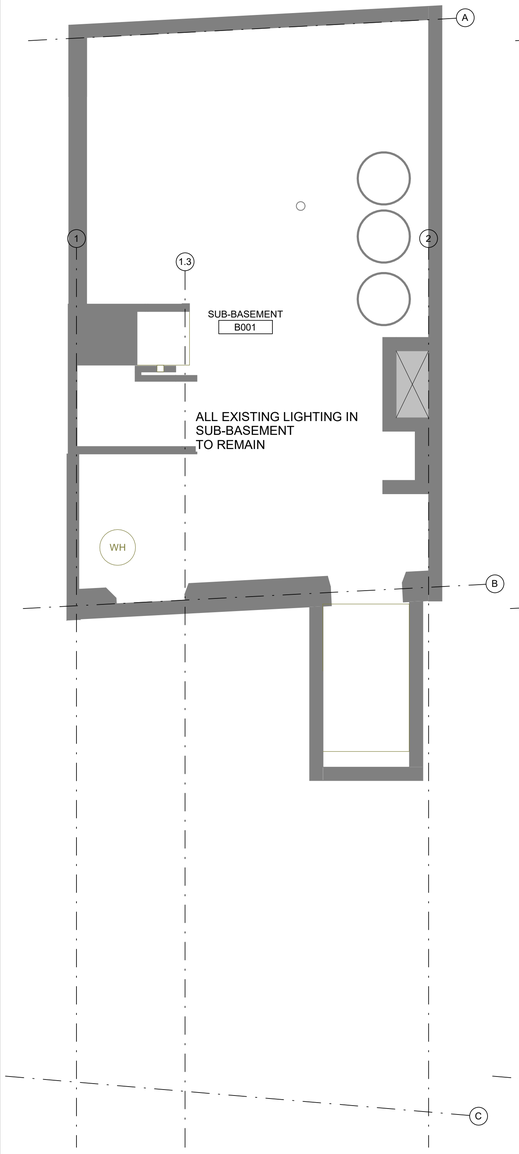
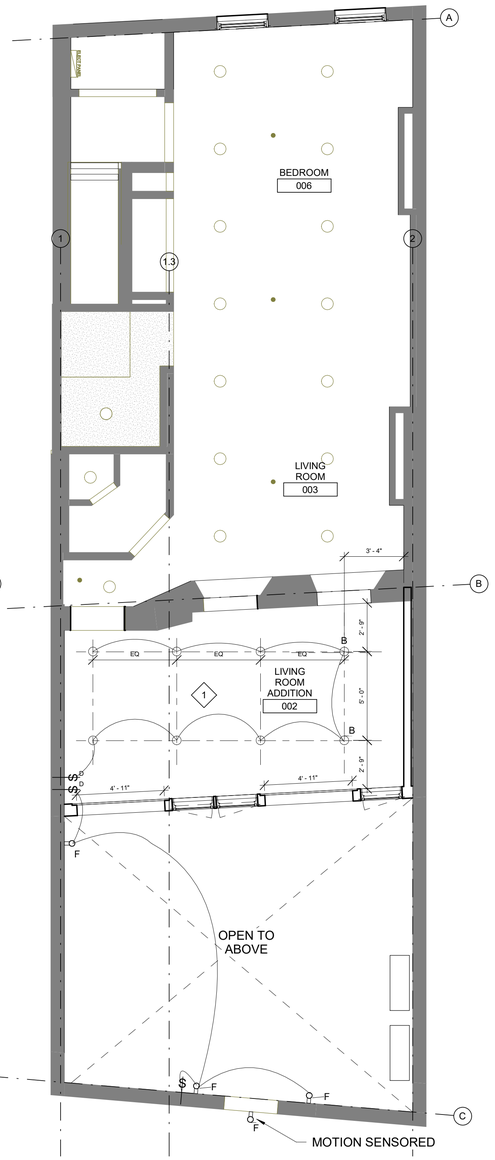
DAVID R. McMAHON
No. 9789
BOSTON
REGISTERED ARCHITECT

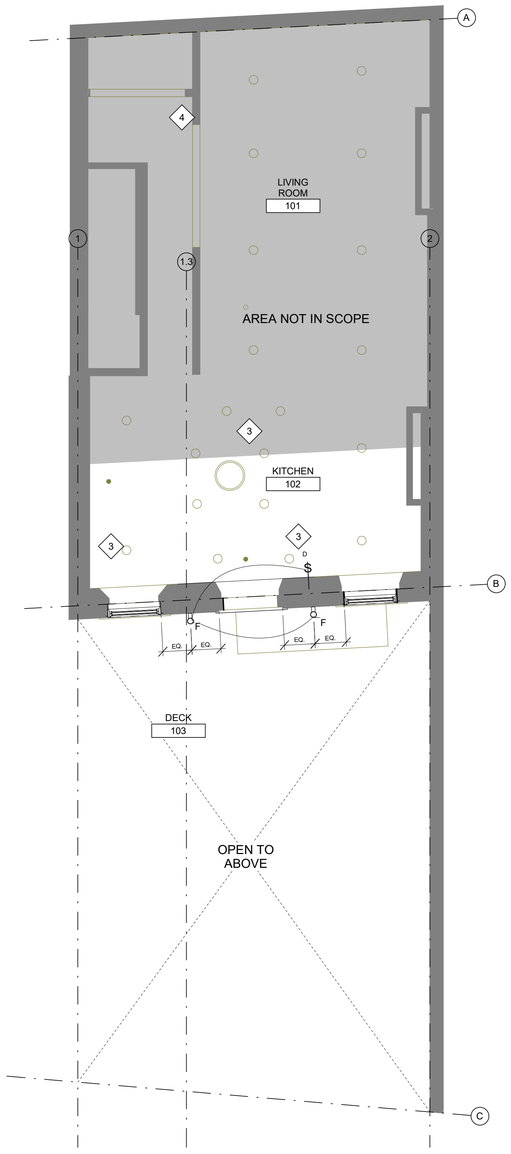
A201



1 SUB-BASEMENT LEVEL RCP
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL RCP
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

RCP & LIGHTING KEYNOTES

GENERAL NOTES:

- G.C. TO COORDINATE NEW CEILING HEIGHT WITH ARCHITECT AFTER DEMOLITION.
- ALL ACCESS PANELS, SPEAKERS, REGISTERS, AND DIFFUSERS IN CEILINGS TO BE PAINTED SAME COLOR AS CEILING, U.O.N.
- ALL SPRINKLER HEADS IN FRONT OF HOUSE CEILINGS TO BE CONCEALED AND SEMI-RECESSED IN ALL OTHER AREAS.
- ALL WOOD MEMBERS AND SURFACES TO BE FIRE-TREATED/RATED.
- REVISE SWITCH LOCATION AND CIRCUITING TO ACCOMMODATE NEW LIGHTING LAYOUT.
- G.C. TO REVIEW FINAL LIGHT FIXTURE LOCATIONS WITH TENANT AND ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS TO CENTER LINE OF FIXTURE UNLESS OTHERWISE NOTED.
- CONFIRM MOUNTING HEIGHTS OF PENDANT FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL A/V EQUIPMENT & ASSOCIATED DEVICES, BY OTHERS. G.C TO CARRY AN ALLOWANCE FOR PULLING ALL THE WIRE CONNECTIVITY.
- ALL SPRINKLER HEADS COLOR TO MATCH CEILING COLOR, GC TO COORDINATE COLORS WITH ARCHITECT PRIOR TO PURCHASE AND INSTALL.
- GC TO CARRY ALLOWANCE FOR ANY SPRINKLER LINES THAT REQUIRE RELOCATION. GC TO COORDINATE WITH ENGINEERS DRAWINGS.
- ALL LIGHTING SYMBOLS ARE SHOWN FOR REFERENCE ONLY. REFER TO SPECIFICATION FOR MORE INFORMATION
- GENERAL CONTRACTOR TO PROVIDE BULBS FOR ALL ARCHITECTURAL AND DECORATIVE LIGHTING. SUBMIT TO ARCHITECT FOR APPROVAL.
- ALL LIGHTING TO BE DIMMABLE

1. ~~RAISE DRYWALL CEILING AS HIGH AS POSSIBLE THROUGHOUT GARDEN LEVEL~~
2. ~~RELOCATE EXISTING SPRINKLER HEADS AS NEEDED TO ACCOMMODATE HIGHER CEILING.~~
3. PROTECT ALL EXISTING SURFACES TO REMAIN IN KITCHEN DURING CONSTRUCTION.
4. PROVIDE A 3-WAY SWITCH AT FRONT ENTRY FOR NEW DECK EXTERIOR LIGHTING. CONFIRM EXACT LOCATION WITH CLIENT.

REFLECTED CEILING PLAN LEGEND

	GWB, PAINT AS SCHEDULED	~~S~~ EX	EXISTING TO REMAIN SWITCH
	A - 4" RECESSED DOWNLIGHT - WALL WASHER	~~S~~ XD	EXISTING TO DEMOLISH SWITCH
	B - 4" INTERIOR RECESSED DOWNLIGHT	~~S~~	NEW SWITCH
	C- RECESSED BATHROOM EXHAUST FAN	~~S~~ OCC	OCCUPANCY SENSOR
	D - 4" EXTERIOR RECESSED DOWNLIGHT	~~S~~ D	NEW SWITCH W DIMMER
	E -CLOSET LIGHT ON AUTOMATIC SWITCH		
	F -EXTERIOR SURFACE MOUNTED SCONCE		
	G - BATHROOM SCONCE		

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SUB-BASEMENT, GARDEN & FIRST FLOOR REFLECTED CEILING PLANS

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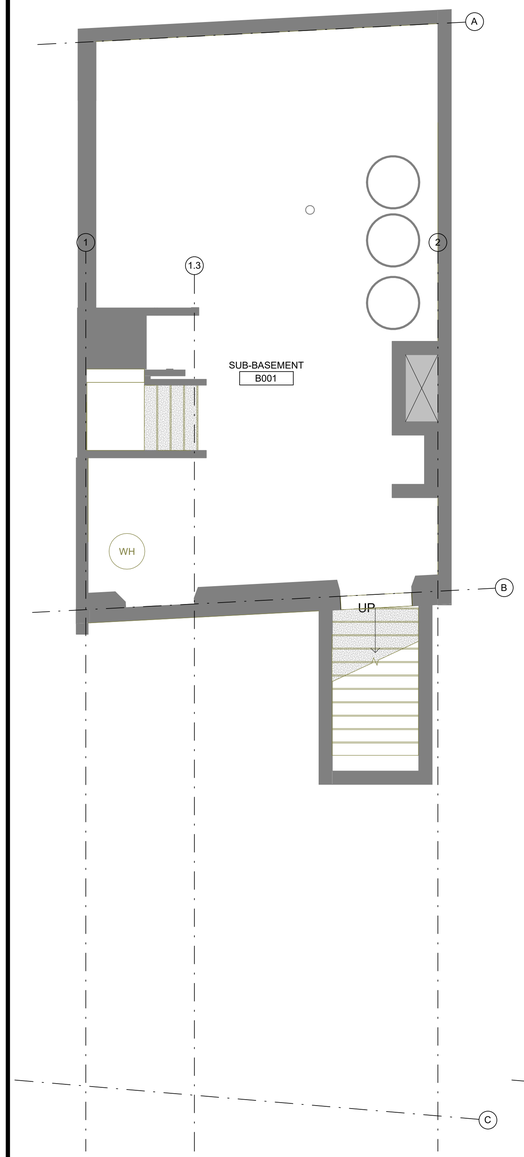
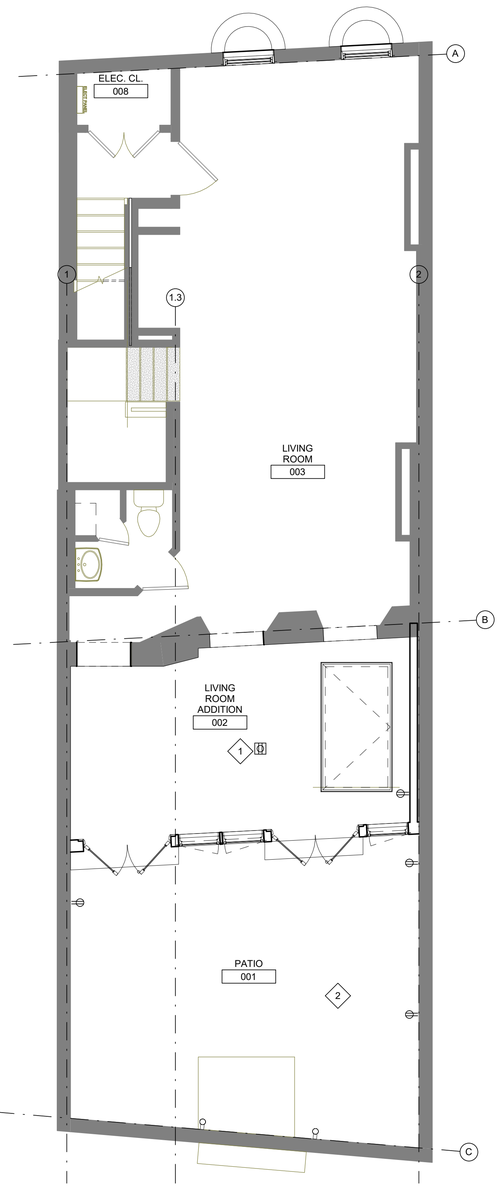
REGISTERED ARCHITECT
DAVID R. McMAHON
No. 9789
BOSTON
COMMONWEALTH OF MASSACHUSETTS

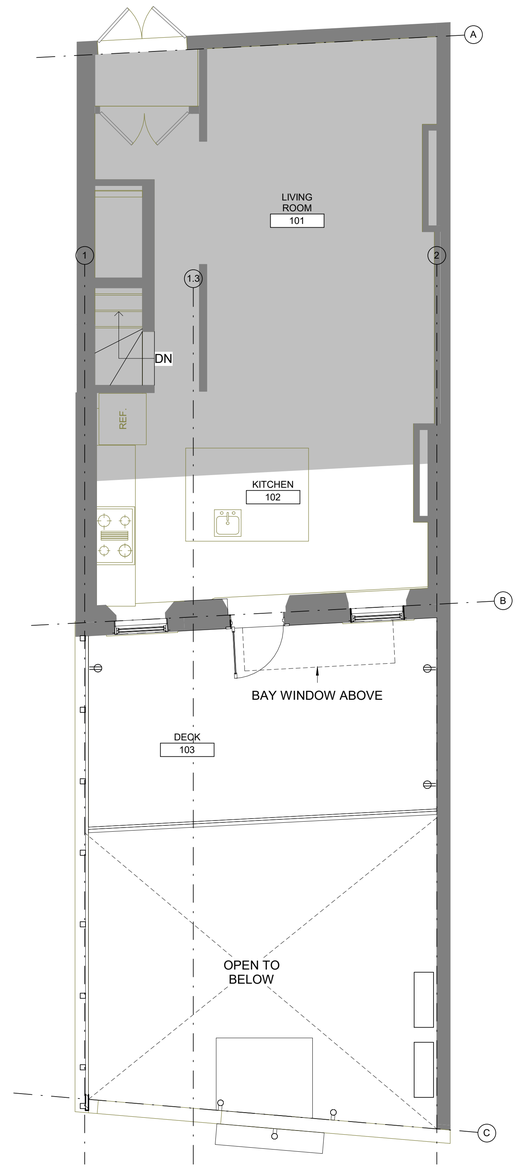
A301



1 SUB-BASEMENT LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

POWER KEYNOTES

- ALL DIMENSIONS ARE TO CENTERLINE OF RECEPTACLE OR GANG RECEPTACLE
- DESIGN BUILD BY GC. G.C TO CONFIRM FINAL LOCATION OF SWITCHES WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- G.C TO INVESTIGATE EXISTING WALL OUTLET CIRCUITING LOCATIONS AND REVIEW CIRCUIT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- LOCATIONS OF M/E/P DEVICES (INCLUDING THERMOSTATS, OUTLETS, MOTION SENSOR, ETC.) EXPOSED TO VIEW SHALL BE APPROVED BY ARCHITECT PRIOR TO ROUGH-IN LOCATIONS.
- UNLESS OTHERWISE NOTED THE TEL/DATA/ELEC PLAN INDICATED NEW OUTLETS ONLY. GENERAL CONTRACTOR SHALL COORDINATE ON SITE ALL LOCATIONS OF ITEMS EXISTING TO REMAIN/OR TO BE DEMOLISHED. G.C SHALL TEST ALL THE DEVICES INDICATED FOR RE-USE AND REPAIR OR REPLACE IF REQUIRED.
- ALL OUTLETS SHALL BE 18" AFF UNLESS OTHERWISE NOTED. NUMBERS INDICATED NEXT TO SPECIFIC SYMBOLS REFER TO THE HEIGHT ABOVE FINISH FLOOR.
- THE TEL/DATA /ELEC COVERS FINISH SHALL MATCH THE WALL FINISH AS CLOSELY AS POSSIBLE. ARCHITECT TO APPROVE PRIOR TO PURCHASE.
- WATER HEATER AND ELECTRIC PANELS ARE INDICATED FOR LOCATION ONLY.
- GFI OUTLET IN RESTROOM, VANITY TO BE AT 3'-8", ALIGN WITH SWITCH HEIGHT.
- COORDINATE LOCATION OF POWER & SIGNAL DEVICES WITH ARCHITECTURAL DRAWINGS.
- COORDINATE SMOKE DETECTOR THERMOSTAT, FIRE HORN, STROBE LIGHT, AND PULL STATION LOCATIONS WITH ARCHITECTURAL DRAWINGS. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. DEVICES TO BE GANGED TOGETHER & ALIGNED VERTICALLY.
- OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHEN COFFEE AREAS, TOILET ROOMS, ETC (WET AREAS) SHALL BE GFI AS PER CODE.
- MULTIPLE DEVICES (POWER/SIGNAL/FA/AV/THERMOSTAT/SWITCHES/ETC) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
- MULTIPLE SWITCH OR OUTLET DEVICES IN ONE LOCATION SHALL BE INSTALLED IN A COMMON MULTI-GANG BOX WITH A COMMON FACEPLATE. AS ALLOWED BY CODE.
- WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
- ACOUSTICALLY SEAL THROUGH-FLOOR ELECTRICAL DEVICES & WALL MOUNTED JUNCTION BOXES W/ ACOUSTICAL SEALANT AS REQ'D TO MAINTAIN INDICATED STC RATING.
- ALL A/V WIRING TO BE PLENUM RATED.
- G.C. TO PROVIDE ON SITE SUPERVISION (ELECTRICIAN) DURING A/V INSTALLATION.
- LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME UON. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL UON.

POWER & TEL DATA GENERAL NOTES

1. G.C. COORDINATE EXACT LOCATION OF FLOOR CORE OUTLET WITH ARCHITECT.
2. G.C. COORDINATE EXACT LOCATION OF PATIO ELECTRIICAL OUTLETS WITH OWNER

POWER & SIGNAL PLAN LEGEND

40" EX — INDICATES INCHES OF DEVICE AFF; NO # MEANS DEVICE IS AT STANDARD HEIGHT	EXISTING TO REMAIN DUPLEX RECEPTACLE
40" XD — INDICATES INCHES OF DEVICE AFF; NO # MEANS DEVICE IS AT STANDARD HEIGHT	EXISTING TO DEMOLISH DUPLEX RECEPTACLE
40" — INDICATES INCHES OF DEVICE AFF; NO # MEANS DEVICE IS AT STANDARD HEIGHT	NEW DUPLEX RECEPTACLE
GFI EX	EXISTING TO REMAIN DUPLEX RECEPTACLE; GROUND FAULT CIRCUIT INTERRUPTER
GFI XD	EXISTING TO DEMOLISH DUPLEX RECEPTACLE; GROUND FAULT CIRCUIT INTERRUPTER
GFI	NEW DUPLEX RECEPTACLE; GROUND FAULT CIRCUIT INTERRUPTER
EX	EXISTING TO REMAIN DUPLEX RECEPTACLE; DEDICATED
XD	EXISTING TO DEMOLISH DUPLEX RECEPTACLE; DEDICATED
	NEW DUPLEX RECEPTACLE; DEDICATED
"AFF EX — INDICATES HEIGHT OF DEVICE AFF IS NOT AT STANDARD HEIGHT	EXISTING TO REMAIN QUADRAPLEX RECEPTACLE
"AFF XD — INDICATES HEIGHT OF DEVICE AFF IS NOT AT STANDARD HEIGHT	EXISTING TO DEMOLISH QUADRAPLEX RECEPTACLE
"AFF — INDICATES HEIGHT OF DEVICE AFF IS NOT AT STANDARD HEIGHT	NEW QUADRAPLEX RECEPTACLE
EX	EXISTING TO REMAIN OUTLET - QUADRAPLEX, DEDICATED
XD	EXISTING TO DEMOLISH OUTLET - QUADRAPLEX, DEDICATED
	NEW OUTLET - QUADRAPLEX, DEDICATED
USB EX	EXISTING TO REMAIN USB/DUPLEX RECEPTACLE
USB XD	EXISTING TO DEMOLISH USB/DUPLEX RECEPTACLE
USB	NEW USB/DUPLEX RECEPTACLE
EX	EXISTING TO REMAIN TEL-DATA DEVICE, WALL OR FURNITURE MOUNTED, 2 CABLE DROPS
XD	EXISTING TO DEMOLISH TEL-DATA DEVICE, WALL OR FURNITURE MOUNTED, 2 CABLE DROPS
	NEW TEL-DATA DEVICE, WALL OR FURNITURE MOUNTED, 2 CABLE DROPS
4 EX	EXISTING TO REMAIN TEL-DATA DEVICE, WALL OR FURNITURE MTD, 4 CABLE DROPS
4 XD	EXISTING TO DEMOLISH TEL-DATA DEVICE, WALL OR FURNITURE MTD, 4 CABLE DROPS
4	NEW TEL-DATA DEVICE, WALL OR FURNITURE MTD, 4 CABLE DROPS
TV XR	EXISTING TO REMAIN TV CABLING
TV XD	EXISTING TO DEMOLISH TV CABLING
TV	NEW TV CABLING
EX	EXISTING TO REMAIN SWITCH
XD	EXISTING TO DEMOLISH SWITCH
	NEW SWITCH

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STATE
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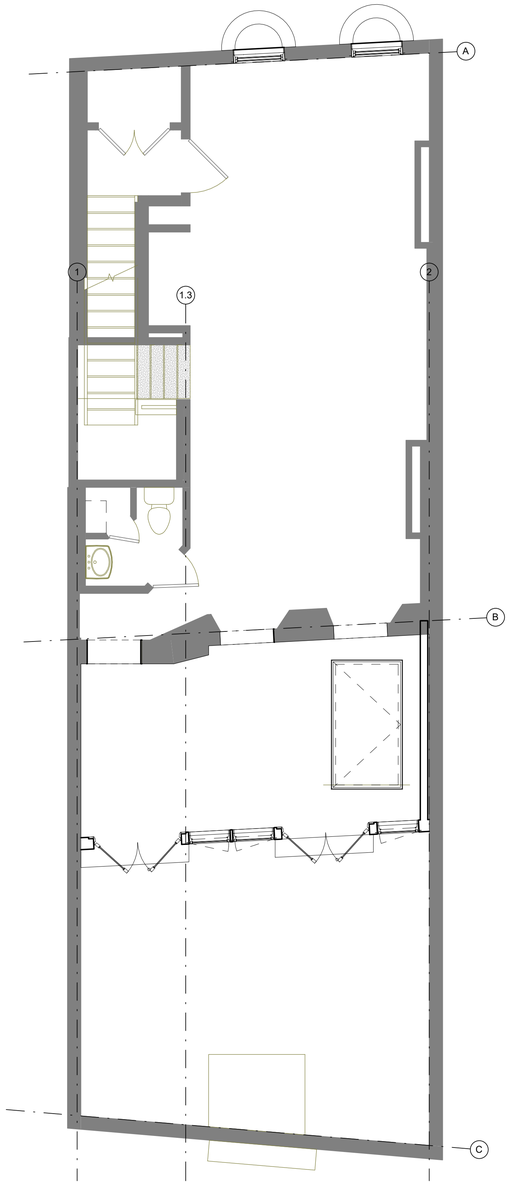
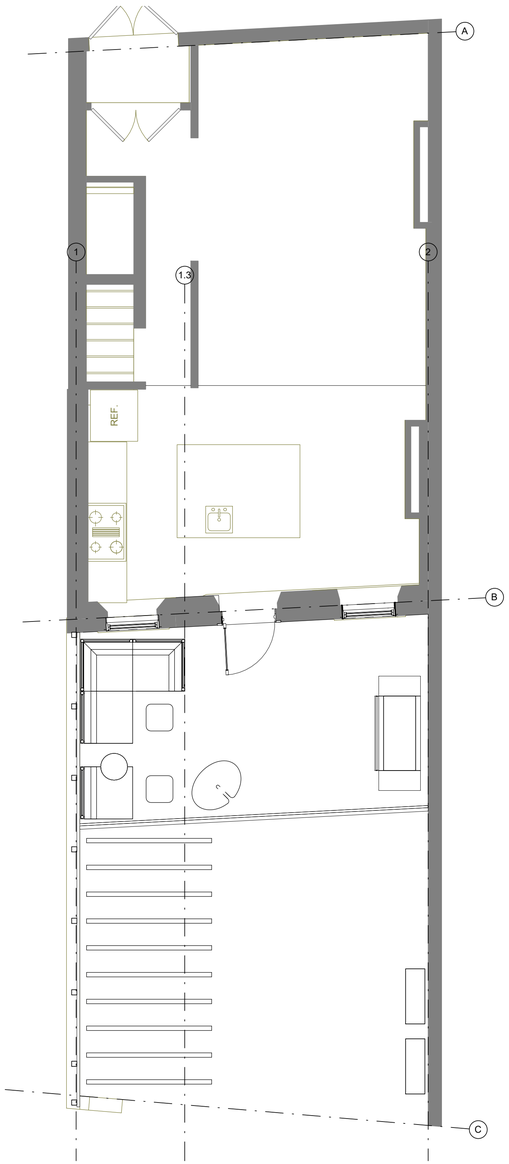
A401



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



2 FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

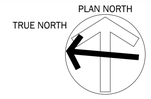
FURNITURE & EQUIPMENT KEYNOTES

GENERAL NOTES:

- G.C TO PROVIDE FIRE-RATED BLOCKING FOR BUILD-IN FURNITURE, ARTWORK AND EQUIPMENT. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.
- G.C TO CONFIRM EQUIPMENT POWER AND TEL / DATA CONNECTION REQUIREMENTS PRIOR TO INSTALLATION.
- REFER TO A011 FOR SCHEDULES
- FURNITURE AND EQUIPMENT LAYOUT FOR REFERENCE ONLY. REFER TO EQUIPMENT SCHEDULE FOR SPECIFIC APPLIANCE AND EQUIPMENT POWER AND DIMENSIONAL INFORMATION. APPLIANCES AND EQUIPMENT TO BE PROVIDED AND INSTALL BY GENERAL CONTRACTOR, UNLESS OTHEWISE NOTED BELOW.
- ALL FURNITURE ON PLAN IS NEW UNLESS OTHERWISE NOTED.
- COORDINATE EQUIPMENT SPECIFICATIONS WITH TENANT.
- COORNINATE MOVING SCHEDULE WITH TENANT AND BUILDING MANAGEMENT INCLUDING BUT NOT LIMITED TO FURNITURE DELIVERY, INSTALLATION AND HOOK-UPS AND DELIVERY HOOK-UPS.
- FURNITURE BY OTHER TO BE COORDINATED WITH FURNITURE VENDOR.
- ALL WORKSTATION AT EXTERIOR WALLS TO BE CENTER BETWEEN COLUMNS UNLESS OTHERWISE NOTED.

1 FURNITURE PLAN FOR REFERENCE ONLY

NORTH ARROWS:



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GARDEN LEVEL & FIRST FLOOR FURNITURE & EQUIPMENT PLANS

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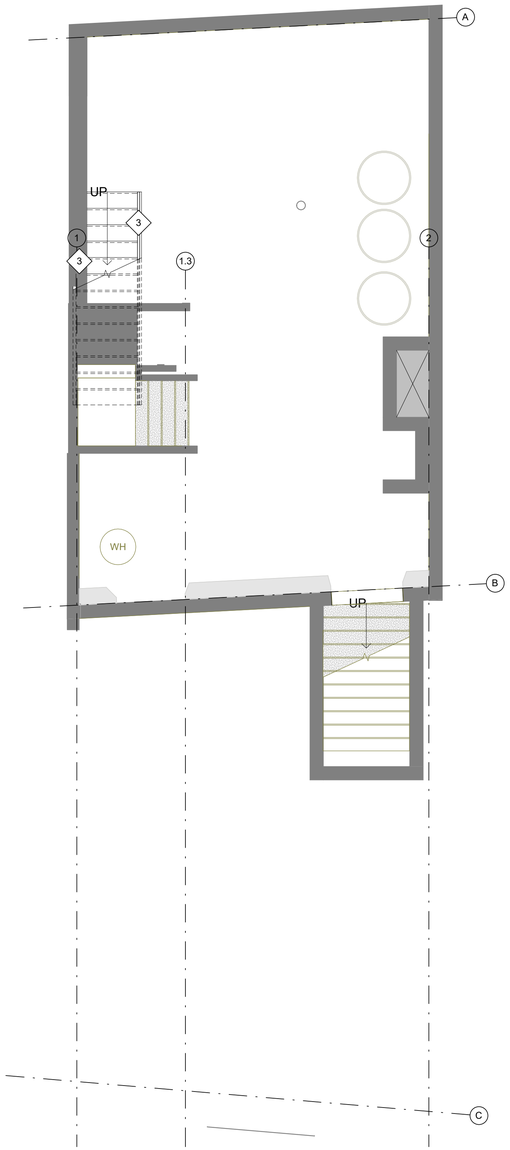
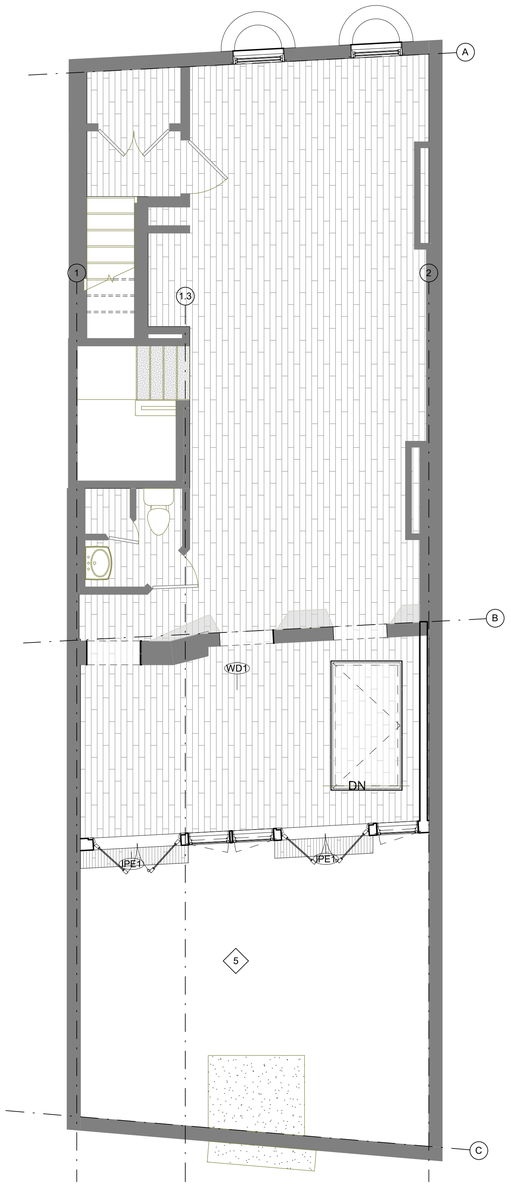
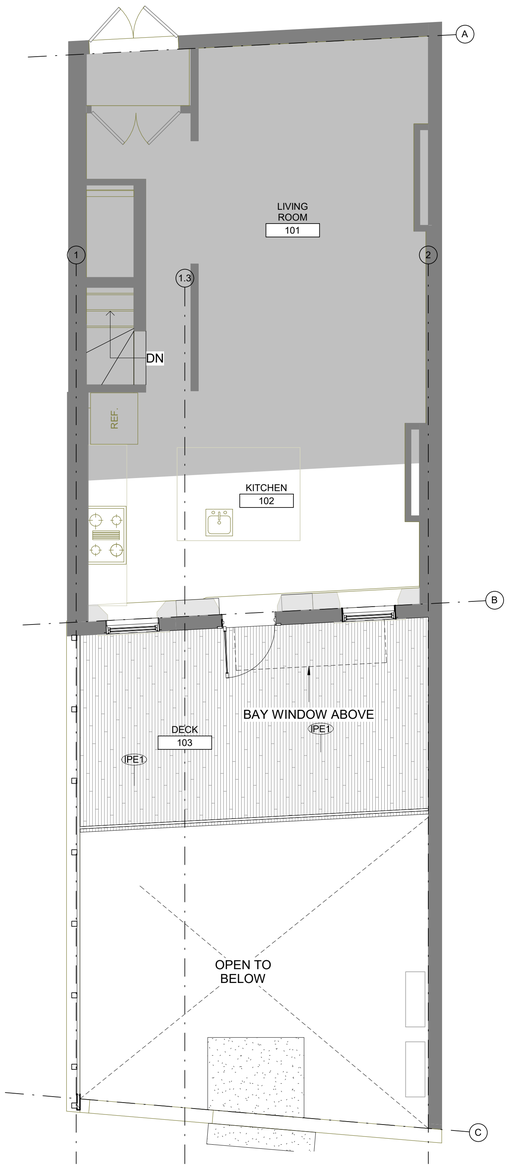


1 SUB-BASEMENT LEVEL FINISH PLAN
SCALE: 1/4" = 1'-0"



2 GARDEN LEVEL FINISH PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

FINISH KEYNOTES

GENERAL NOTES:

- G.C. TO INSTALL FLOORING UNDER ALL MILLWORK AND SINK (TYP.).
- ALL FLOORING TRANSITION IS TO OCCUR AT THE CENTER OF THE DOOR IF THRESHOLD IS NOT SPECIFIED.
- REFER TO ELEVATIONS FOR WALL FINISHES IN FRONT OF HOUSE, AND BATHROOMS.
- REVIEW TILE LAYOUT AND SEAMING DIAGRAM (IF APPLICABLE) WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL FLOOR TILE LOCATIONS TO HAVE CRACK SUPPRESSION MEMBRANE.
- FRP THROUGHOUT KITCHEN, UNLESS OTHERWISE NOTE.
- DO NOT PROVIDE RUBBER BASE AT MILLWORK TOE KICK.CONTINUE FLOOR FINISH UNDER BASE.
- PROVIDE SELF-LEVELING CONCRETE TOPPING (ARDEX OR APPROVED EQUAL) MINIMUM 1" ABOVE HIGHEST POINT OF EXISTING CONCRETE SLAB. PROVIDE AGGREGATE AND/OR MESH AS PER MANUFACTURER'S SPECIFICATIONS BASED UPON TOPPING THICKNESS.

1. ~~ANTIQUE NEWEL POST BY ARCHITECT.GC TO MODIFY HEIGHT ACCORDINGLY~~
2. ~~NEW HARWOOD TREADS & RISERS AT NEW STAIRS WITH NEW CARPET RUNNER~~ (TBD)
3. ~~STRAIGHT WOOD HANDRAIL ON BOTH SIDE OF NEW STAIRS (COFFMAN STAIR PARTS www.wm-coffman.com) WOOD HANDRAIL 7600 OR EQUAL~~
4. ~~NEW STRAIGHT WOOD RAILING AND PINTOP BALUSTERS BY GC. (COFFMAN STAIR PARTS www.wm-coffman.com OR EQUAL)~~
5. PATIO LAYOUT AND FINISHES TBD BY OWNER

NORTH ARROWS:

PLAN NORTH
TRUE NORTH

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
1	BID SET	08/28/2020

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JOB TITLE & ADDRESS:

GARDEN ALTERATION
46 W CEDAR STREET,
BOSTON MA 02114

PROJECT INFORMATION:

SCALE: As indicated
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

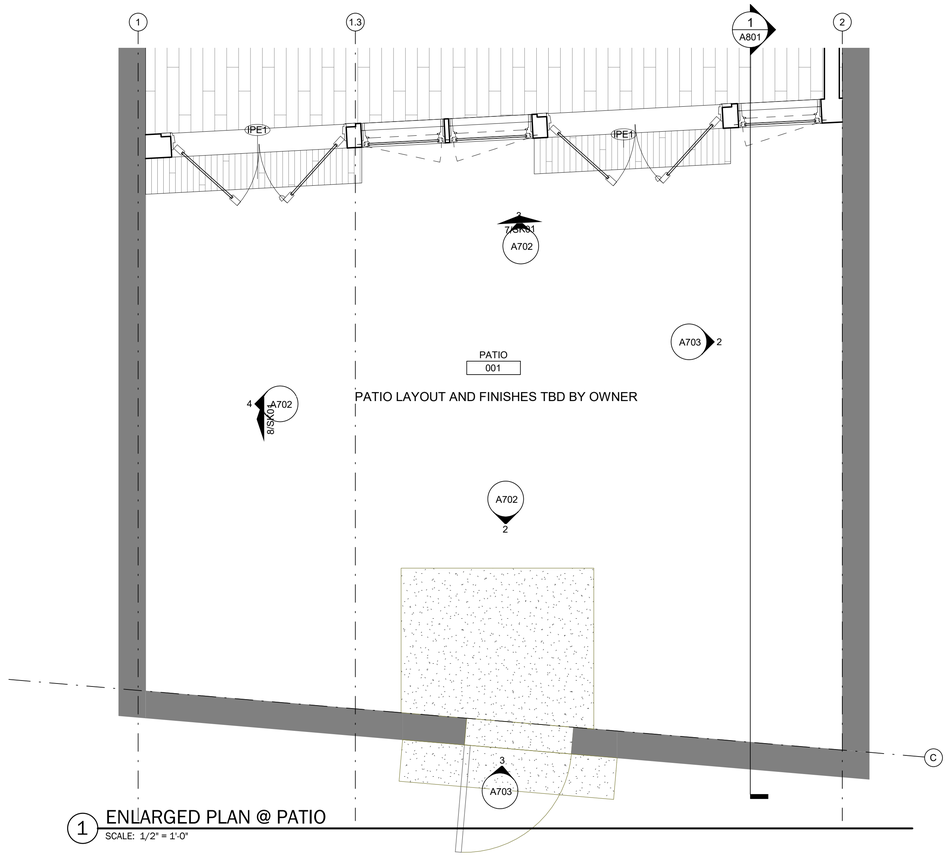
SHEET TITLE:

SUB-BASEMENT & GARDEN LEVEL FINISH PLANS

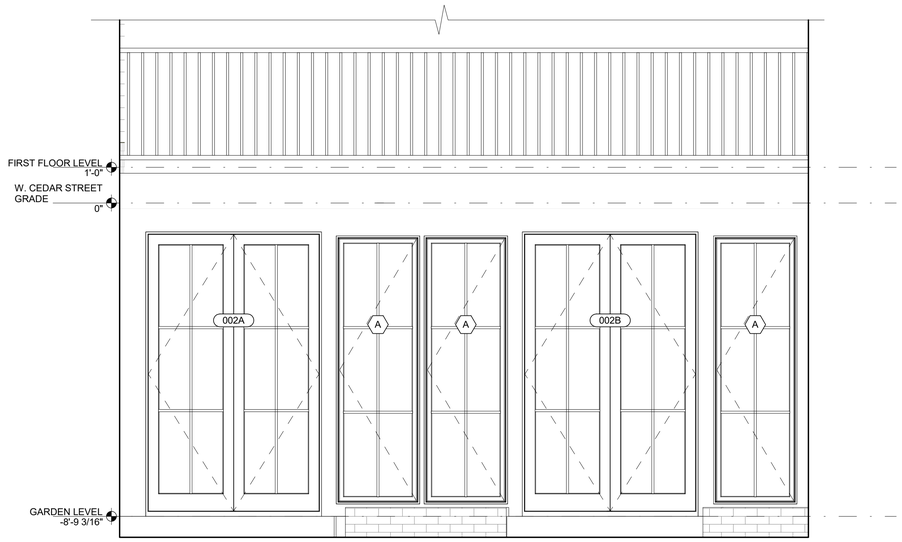
STAMP:

REGISTERED ARCHITECT
DAVID R. McMAHON
No. 9789
STATE
COMMONWEALTH OF MASSACHUSETTS

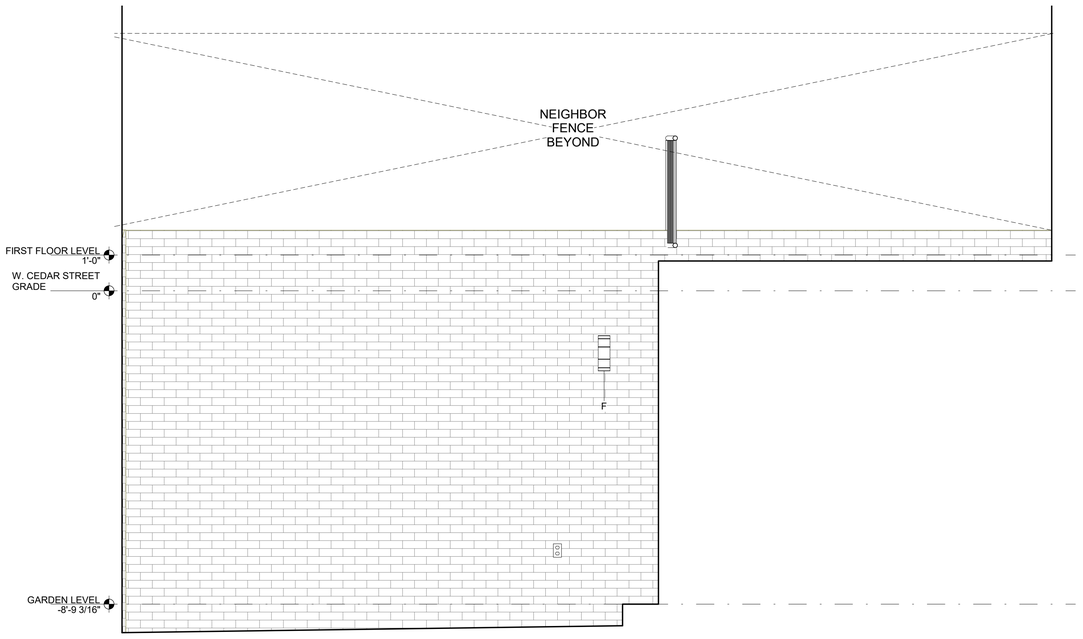
A601



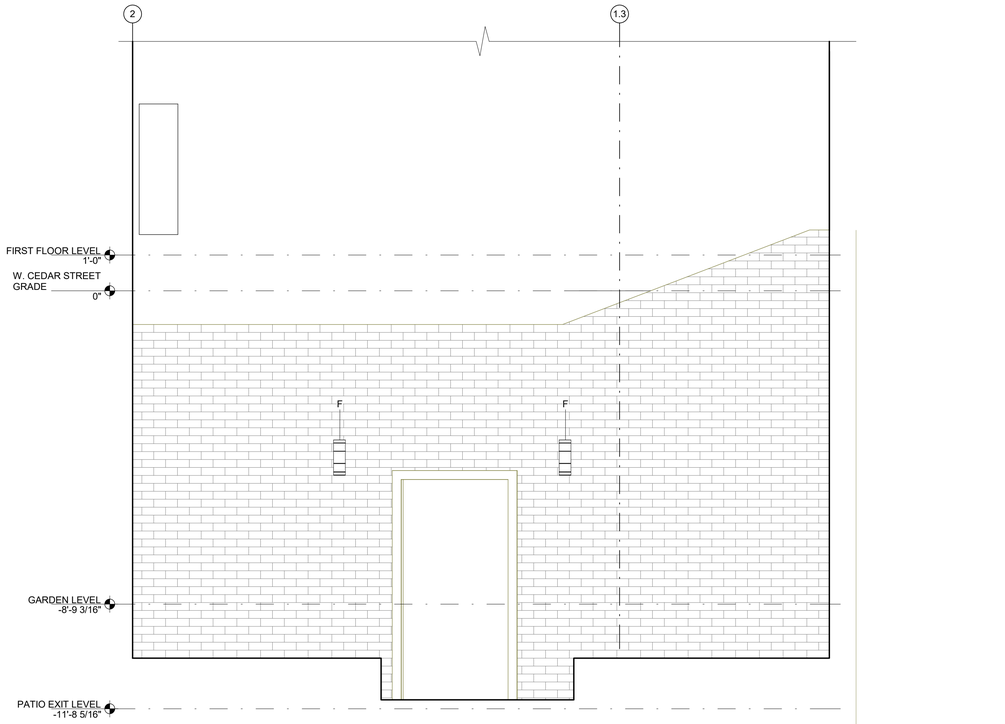
1 ENLARGED PLAN @ PATIO
SCALE: 1/2" = 1'-0"



3 ELEVATION @ PATIO - EAST
SCALE: 1/2" = 1'-0"

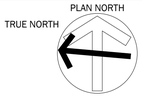


4 ELEVATION @ PATIO NORTH
SCALE: 1/2" = 1'-0"



2 ELEVATION @ PATIO - WEST
SCALE: 1/2" = 1'-0"

NORTH ARROWS:



ISSUE	DESCRIPTION	DATE
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PROJECT INFORMATION:

SCALE: 1/2" = 1'-0"
DRAWN BY: LA
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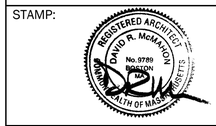
JOB NO: 2020-1002

SHEET TITLE:

ENLARGED PLAN AND
ELEVATIONS @ PATIO

STAMP:



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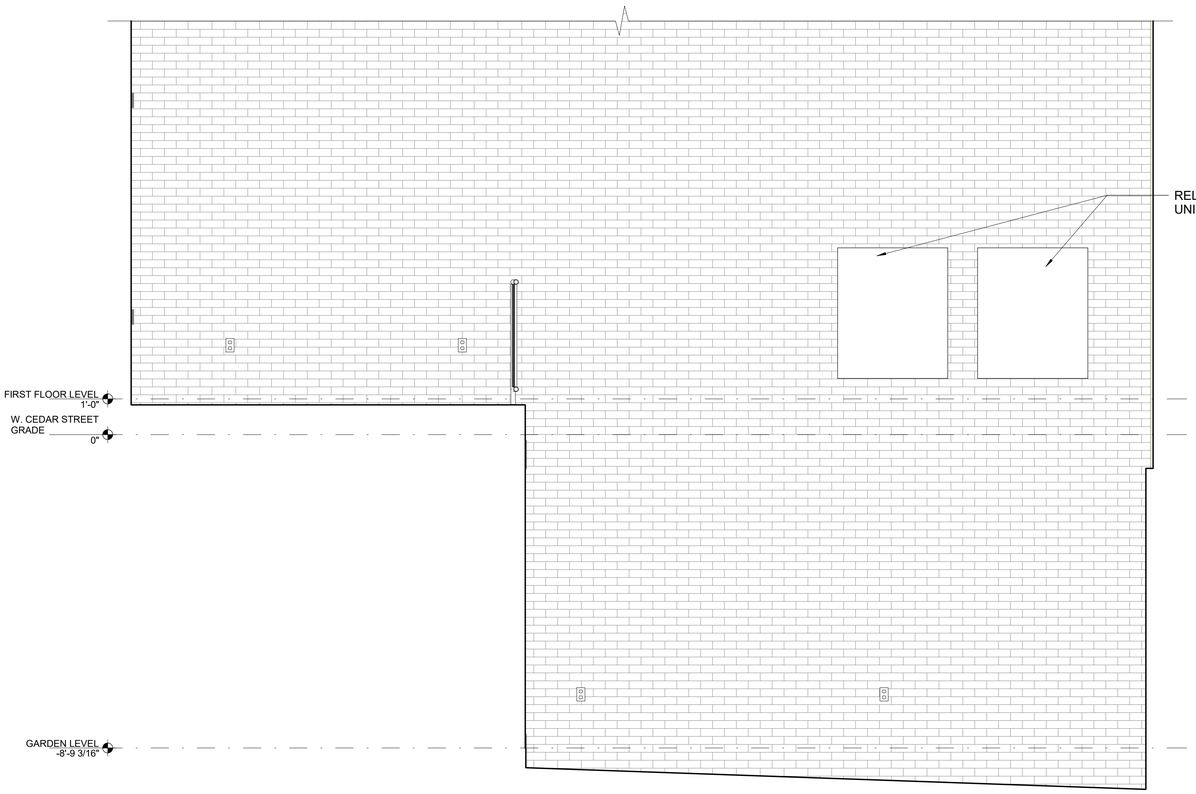
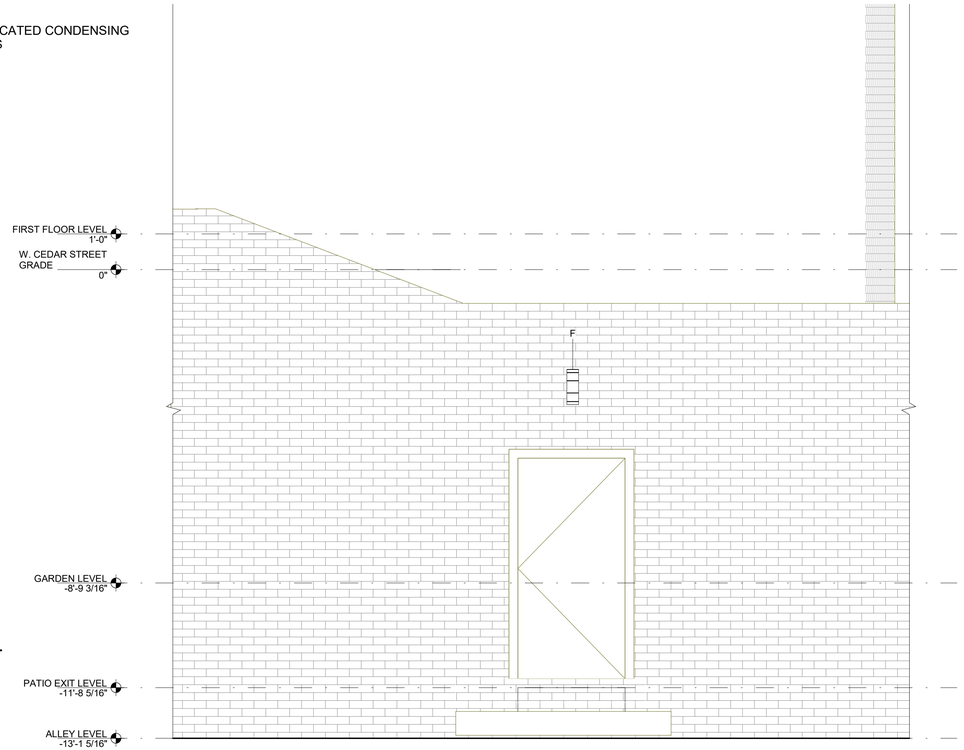


2 ELEVATION @ PATIO - SOUTH
SCALE: 1/2" = 1'-0"



3 ELEVATION AT ALLEY EXTERIOR WALL
SCALE: 1/2" = 1'-0"

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
1	BID SET	08/28/2020

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46 W CEDAR STREET,
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PROJECT INFORMATION:

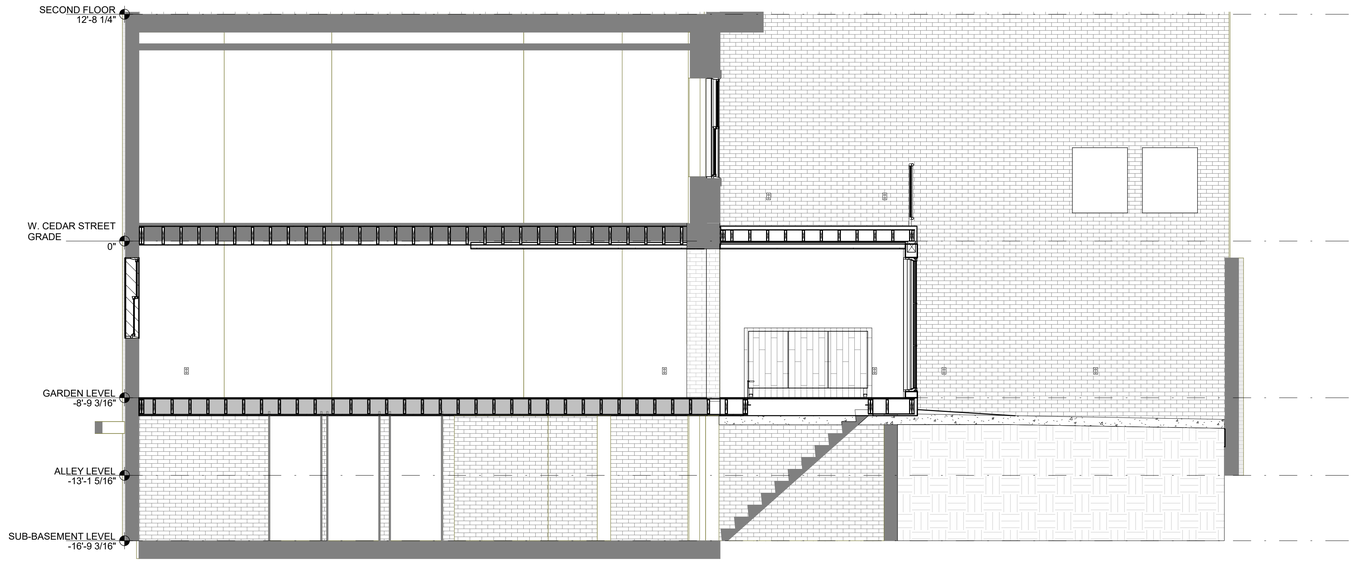
SCALE: 1/2" = 1'-0"
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

SHEET TITLE:

PATIO & ALLEY ELEVATIONS

STAMP:

A703



1 Section 2
SCALE: 1/4" = 1'-0"

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
2	REVISED SET	02/03/2021
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PROJECT INFORMATION:

SCALE: 1/4" = 1'-0"
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

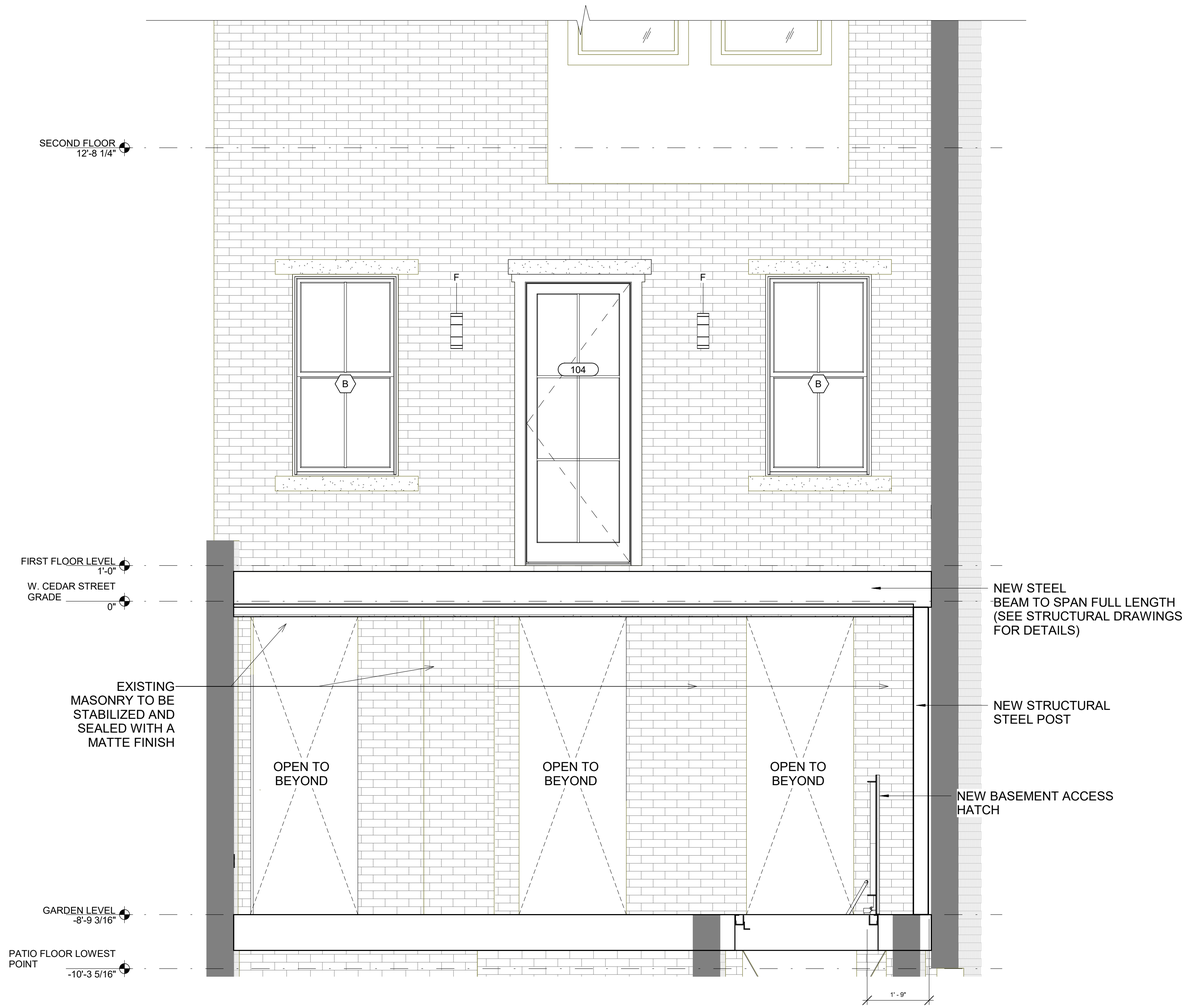
SHEET TITLE:

INTERIOR SECTIONS

STAMP:

REGISTERED ARCHITECT
DAVID R. McMAHON
No. 9789
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A801



1 SECTION @ NEW STRUCTUTAL FRAMING
SCALE: 1/2" = 1'-0"

NORTH ARROWS:

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BOSTON MA 02114

PROJECT INFORMATION:

SCALE: 1/2" = 1'-0"
DRAWN BY: LA
CHECKED BY: ST/AL
JOB NO: 2020-1002

SHEET TITLE:

INTERIOR ELEVATIONS

STAMP:

A802