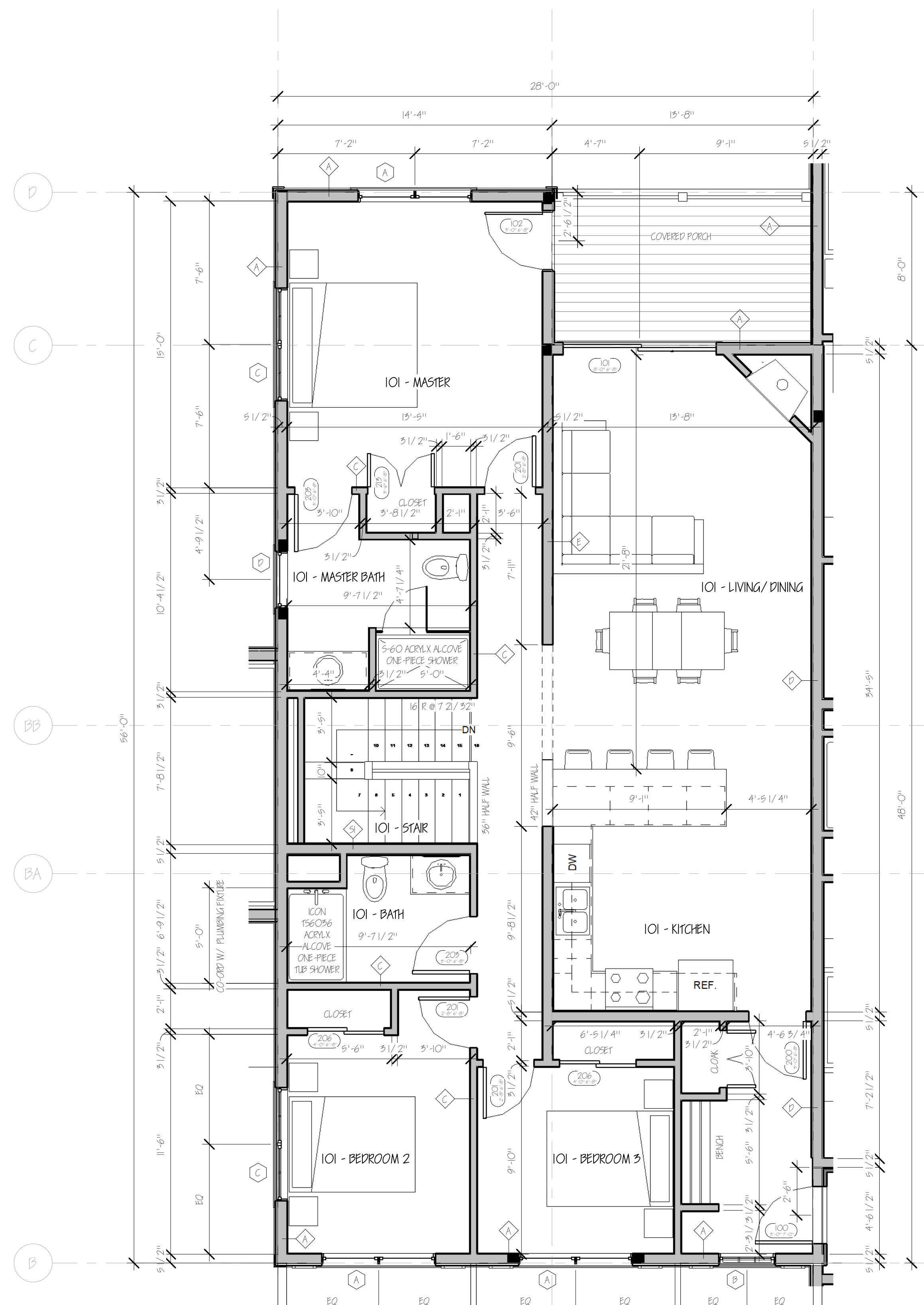


3 Unit 1-1 Lower Plan
1/4" = 1'-0"



1 Unit 1-1 Main Plan
1/4" = 1'-0"

- TYPICAL UNIT NOTES**
- UNIT NOTES**
- SEE WALL TYPES ON SHEET AS O.
 - SEE TYPICAL BATH DETAILS.
 - KITCHEN & BATH CABINET LAYOUTS ARE FOR PRELIMINARY LAYOUT ONLY. REFER TO CABINET DESIGNER DRAWINGS FOR FINAL LAYOUT.
 - ASSUME ALL INTERIOR WINDOWS AND DOORS WILL HAVE IX INTERIOR TRIM. ASSUME ALL WALLS WITH HAVE BASEBOARD. FINAL TRIM/BASEBOARD SIZING TBD. COORDINATE WITH ARCHITECT. TYPICAL.
- TYPICAL CLOSET NOTES**
- PROVIDE CLOSET ROD AND UPPER SHELF TO ALL CLOSETS UNLESS SPECIFICALLY NOTED OTHERWISE. ROD TO BE 60" FROM FINISH FLOOR (TYPICAL) AND 48" AT ALL ACCESSIBLE UNITS.
 - PROVIDE 3 ADJUSTABLE SHELVES AT ALL BATHROOM CLOSETS.
- TYPICAL BATHROOM NOTES**
- PROVIDE VANITY CABINET, COUNTER TO HAVE INTEGRAL SINK.
 - PROVIDE WALL MOUNTED MIRROR PER TYPICAL BATHROOMS.
 - PROVIDE TOILET ROLL HOLDER PER TYPICAL BATHROOMS.
 - PROVIDE CLOSED FRONT TOILET SEAT WITH LID.
 - ALSO SEE MEP SCHEDULES.

- GENERAL NOTES:**
- ALL WORK PERFORMED BY THE CONTRACTOR AND ALL SUB-CONTRACTORS OF THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE BUILDING CODES (AND ANY AMENDMENTS), THE STATE OF NEW HAMPSHIRE SPECT CODES (AND ANY AMENDMENTS), THE AUTHORITY HAVING JURISDICTION ZONING REGULATIONS, AND ALL OTHER REGULATIONS AND CODES.
 - THE CONTRACTOR HAS BEEN INDICATED ON THE DRAWINGS. NO UNIT NUMBER INDICATED BY THE OWNER, ARCHITECT & GENERAL CONTRACTOR SHOULD REVIEW ON-SITE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SCHEDULES & SAFETY PROCEDURES REQUIRED TO COMPLETE THE WORK OF THIS CONTRACT. PROVIDE ALL INFORMATION PERSONAL & KNOWLEDGEABLE TO SAFELY MAINTAIN THE STRUCTURAL INTEGRITY OF NEW AND EXISTING CONSTRUCTION. ALL STRUCTURAL COMMENTS AND SYSTEMS ARE AS NOTED & APPROVED BY THE OWNER OR ARCHITECT.
 - COORDINATION OF MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS IS SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL THE DRAWINGS BEFORE PERFORMING ANY WORK. CONTRACTOR SHALL MAINTAIN THE PROPERTY OF THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS.
 - ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. VERIFY LOCATION AND DIMENSIONS OF EXISTING MEMBERS, OPENINGS, SLEEVES, WALLS, DEEPS, REINFORCING, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. VERIFY AND COORDINATE ALL DIMENSIONS RELATIVE TO THIS PROJECT.
 - UNLESS OTHERWISE INDICATED, DETAILS SHOWN ARE TO BE CONSIDERED PER IBC FOR ALL CONDITIONS.
 - IF THERE ARE CONFLICTS BETWEEN THE WORK INDICATED IN ANY OF THE DRAWINGS AND/OR ANY CONFLICTS BETWEEN THE SPECIFICATIONS AND/OR DETAILS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE DETAILED OF THE CONDITIONS DRAWINGS SHALL BE USED UNLESS NOTED OTHERWISE BY THE ARCHITECT OR PERIODICAL.
 - THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNDISCOVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS REVIEWED THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.
- LEGEND & PRECEDENCE**
- LEGEND: ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
 - PRECEDENCE: DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. SPECIFICATIONS AND GENERAL NOTES HAVE PRECEDENCE OVER DRAWINGS.
- MISC. NOTES**
- DRAWING: CONTRACTOR SHALL PROVIDE ALL REQUIRED BUILDING, FINISHING, FRAMING, PARTS, OR OTHER SUPPORT AS NECESSARY FOR ALL FINISHES, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING THE SAME. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE FINISHERS, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS. VERIFY AND INSTALL AND REVIEW SHOP DRAWINGS FOR FINISHES, UTILITIES, CONCEALED, ETC.
 - ACCESS PANELS: ALL EQUIPMENT SWITCHES AND VALVES THAT ARE CONCEALED MUST BE PROVIDED WITH ACCESS PANELS UNLESS OTHERWISE NOTED OR NOTED IN THE DRAWINGS.
 - NO NEW FACILITIES OR EQUIPMENT NEEDED FOR THE PERMANENT INSTALLATION AND MAINTENANCE FOR FUTURE PURPOSES UNLESS THE CONTRACT DOCUMENTS SPECIFICALLY STATES OTHERWISE.
 - GIS/SM BOARD: ALL O.P. NO. TO BE 5/8" UNLESS NOTED OTHERWISE. INSTALL MOISTURE RESISTANT O.P. NO. BRUSH STRIPS IN TOILET, LAUNDRY, MECHANICAL ROOMS, AND OTHER POTENTIALLY DAMP LOCATIONS AT VERTICAL CHASE ENCLOSURES, CORNERS AND ELEVATOR SHAFTS. INSTALL 5/8" BRUSH STRIPS TO THE 1" GORE.
 - ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAME. CORNER OF WAINSCOT 10" FACE OF FRAME UNLESS NOTED OTHERWISE.
 - ALL FLOOR OPENINGS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURING OR ORDERING OF ALL FLOOR WINDOW, EQUIPMENT OR OTHER BUILDING PRODUCTS.

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REV #	DESCRIPTION	DATE

PROJECT NAME & ADDRESS:
FOREST GARDENS - BUILDING 5
 1win Tip Terrace
 Lincoln NH 03251

PHILIP M. BENNETT
 No. 3477
 LICENSED ARCHITECT
 THE STATE OF NEW HAMPSHIRE

A.I.T.A.

UNIT 1-1 DETAIL PLANS

CONSTRUCTION ISSUE