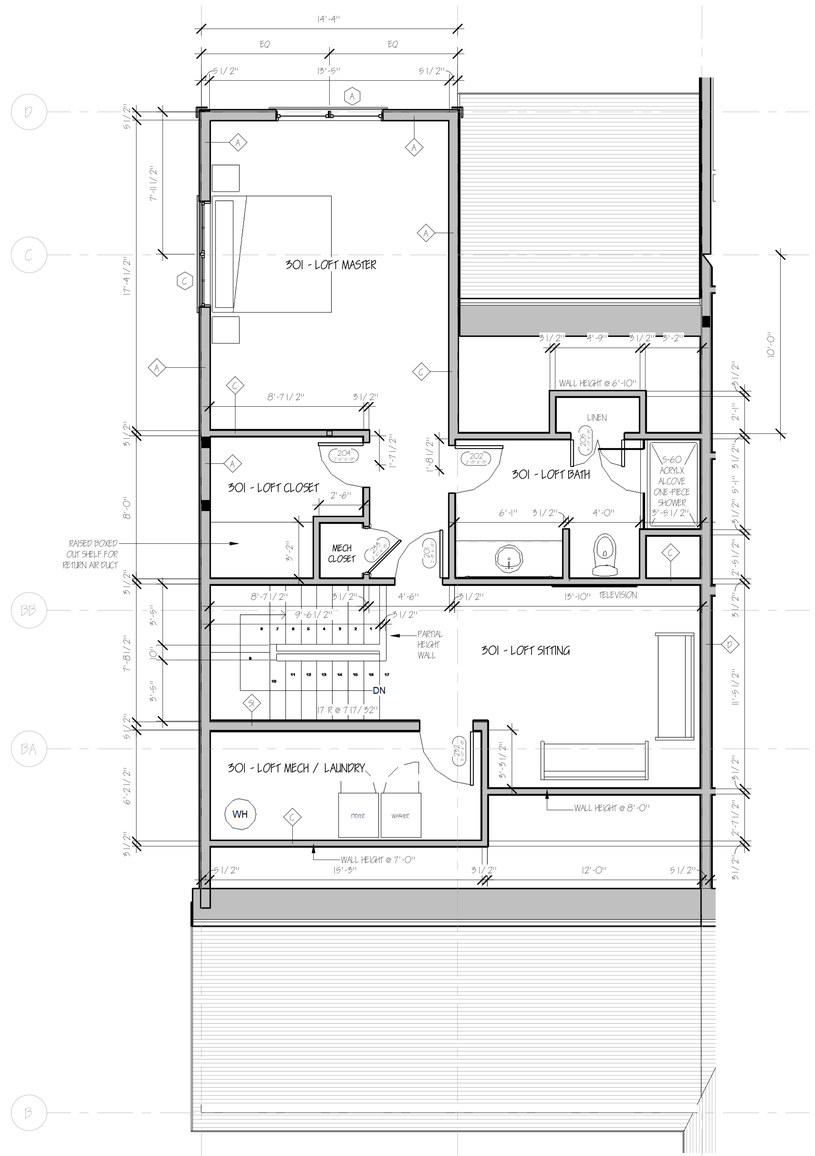
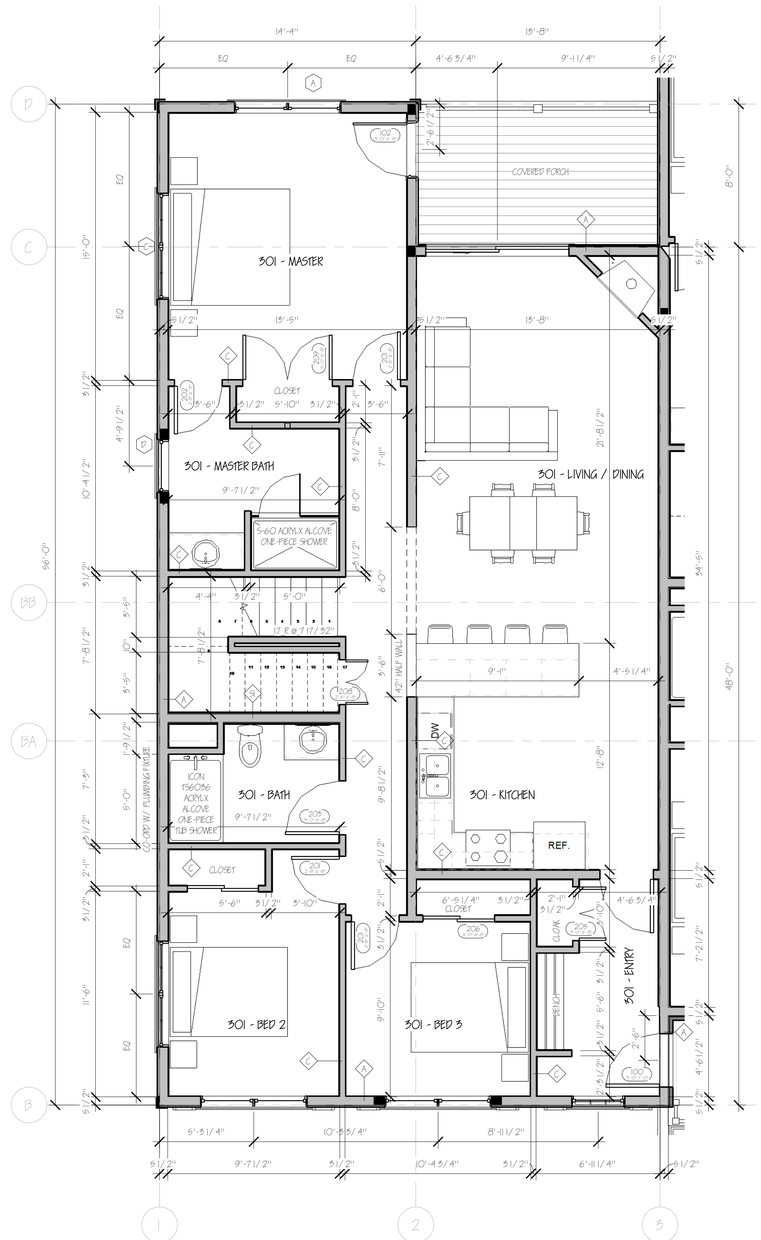


2 Unit 3-1 4th Level Plan
1/4" = 1'-0"



1 Unit 3-1 3rd Level Plan
1/4" = 1'-0"

CONSTRUCTION ISSUE

TYPICAL UNIT NOTES

UNIT NOTES
1. SEE WALL TYPES ON SHEET A5.0.
2. SEE TYPICAL BATH DETAILS.
3. KITCHEN & BATH CABINET LAYOUTS ARE FOR PRELIMINARY LAYOUT ONLY. REFER TO CABINET DESIGNER DRAWINGS FOR FINAL LAYOUT.
4. ASSUME ALL INTERIOR WINDOWS AND DOORS WILL HAVE 1X INTERIOR TRIM. ASSUME ALL WALLS WITH HAVE BASEBOARD. FINAL TRIM / BASEBOARD SIZING TBD ONSITE. COORDINATE WITH ARCHITECT. TYPICAL.

TYPICAL CLOSET NOTES
1. 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.
2. PROVIDE 5 ADJUSTABLE SHELVES AT ALL BATHROOM CLOSETS.

TYPICAL BATHROOM NOTES
1. PROVIDE VANITY CABINET, COUNTER TO HAVE INTEGRAL SINK.
2. PROVIDE WALL MOUNTED MIRROR PER TYPICAL BATHROOMS.
3. PROVIDE TOILET ROLL HOLDER PER TYPICAL BATHROOMS.
4. PROVIDE CLOSED FRONT TOILET SEAT WITH LID.
5. ALSO SEE MEP SCHEDULES.

GENERAL NOTES:

BUILDING CODE
1. 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 LIFE SAFETY CODE (AND ANY AMENDMENTS) , THE AUTHORITY HAVING JURISDICTION (ZONING REGULATIONS, AND ALL OTHER REGULATIONS AND CODES.

CONTRACT & CONTRACT DRAWINGS
2. THE CONTRACT LIMIT HAS BEEN INDICATED ON THE DRAWINGS. IF NO LIMIT HAS BEEN INDICATED THEN THE OWNER, ARCHITECT & GENERAL CONTRACTOR SHOULD REVIEW ON-SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SHORING & SAFETY PROGRAMS REQUIRED TO COMPLETE THE WORK OF THIS CONTRACT. PROVIDE ALL TEMPORARY BRACING & SHORING NECESSARY TO SAFELY MAINTAIN THE STRUCTURAL INTEGRITY OF NEW AND EXISTING CONSTRUCTION UNTIL ALL STRUCTURAL COMPONENTS AND SYSTEMS ARE INSTALLED & APPROVED BY THE OWNER OR ARCHITECT.
4. COORDINATION: THE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL THE DRAWINGS BEFORE FABRICATION AND / OR INSTALLATION OF ANY WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS.
5. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SITE, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. VERIFY LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. VERIFY AND COORDINATE ALL DIMENSIONS RELATED TO THIS PROJECT.
6. UNLESS OTHERWISE INDICATED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
7. IF THERE EXISTS CONFLICTS BETWEEN THE WORK INDICATED IN ANY OF THE DRAWINGS AND / OR ANY CONFLICTS WITHIN THE SPECIFICATIONS, AND / OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS THE MORE COSTLY OF THE CONFLICTING ALTERNATIVES SHALL BE INCLUDED IN THE BID OR PROPOSAL.
8. 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 INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
9. REFER TO THE SPECIFICATIONS IN THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

LEGEND & PRECEDENCE
10. 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.
11. PRECEDENCE : DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. SPECIFICATIONS AND GENERAL NOTES TAKE PRECEDENCE OVER DRAWINGS.

MISC. NOTES
12. FRAMING : CONTRACTOR SHALL PROVIDE ALL REQUIRED BLOCKING, PACKING, FRAMING, HANGERS, OR OTHER SUPPORT AS NECESSARY FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING THE SAME. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS MFGR. AND INSTALLER AND REVIEW SHOP DRAWINGS FOR ENDING UTILITIES CONNECTION, ETC.
13. ACCESS PANELS : ALL EQUIPMENT SWITCHES AND VALVES SHALL BE CONCEALED BEHIND PROVIDED WITH ACCESS PANELS REGARDLESS WHETHER OR NOT THEY ARE INDICATED IN THE DRAWINGS.
14. NO NEW FACILITIES OR EQUIPMENT INTENDED FOR THE PERMANENT INSTALLATION MAY BE USED FOR TEMPORARY PURPOSES UNLESS THE CONTRACT DOCUMENTS SPECIFICALLY SPECIFIES THAT USE.
15. GYPSUM BOARD : ALL GYP. BD. TO BE 5/8 UNLESS NOTED OTHERWISE. INSTALL MOISTURE RESISTANT GYP. BD. BEHIND SINKS, IN TOILET , JANITOR, MECHANICAL ROOMS, AND OTHER POTENTIALLY DAMP LOCATIONS. AT VERTICAL GYPSUM ENCLOSURES (SHAFTS AND ELEVATOR SHAFTS) INSTALL 5/8 INCH PAINTABLE TYPE 'X' GWB.
16. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAME (OR FACE OF MASONRY) TO FACE OF FRAME FINISH UNLESS NOTED OTHERWISE.
17. ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURING OR ORDERING OF ALL DOOR, WINDOW, EQUIPMENT OR OTHER BUILDING PRODUCTS.

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REV #	DESCRIPTION	DATE

LICENSED ARCHITECT
PHILIP M. BENNETT
No. 3477
NEW HAMPSHIRE

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

UNIT 3-1 DETAIL PLANS

A1.71

construction set 01.20.25

alba architects llp . stuart j anderson & philip m bennett . po box 186 . 137 main street . north woodstock . new hampshire . 03262 . (603) 745-4770 . www.albaarchitects.com

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