

535 LOWELL ST UNIT 317 FIT-OUT

535 LOWELL ST, PEABODY, MA

Client

535 Lowell Street
Peabody LLC
535 Lowell St
Peabody, MA

Architect:

Seger Architects, Inc.
83 North Street
Salem, MA 01970
Phone: 978-744-0208

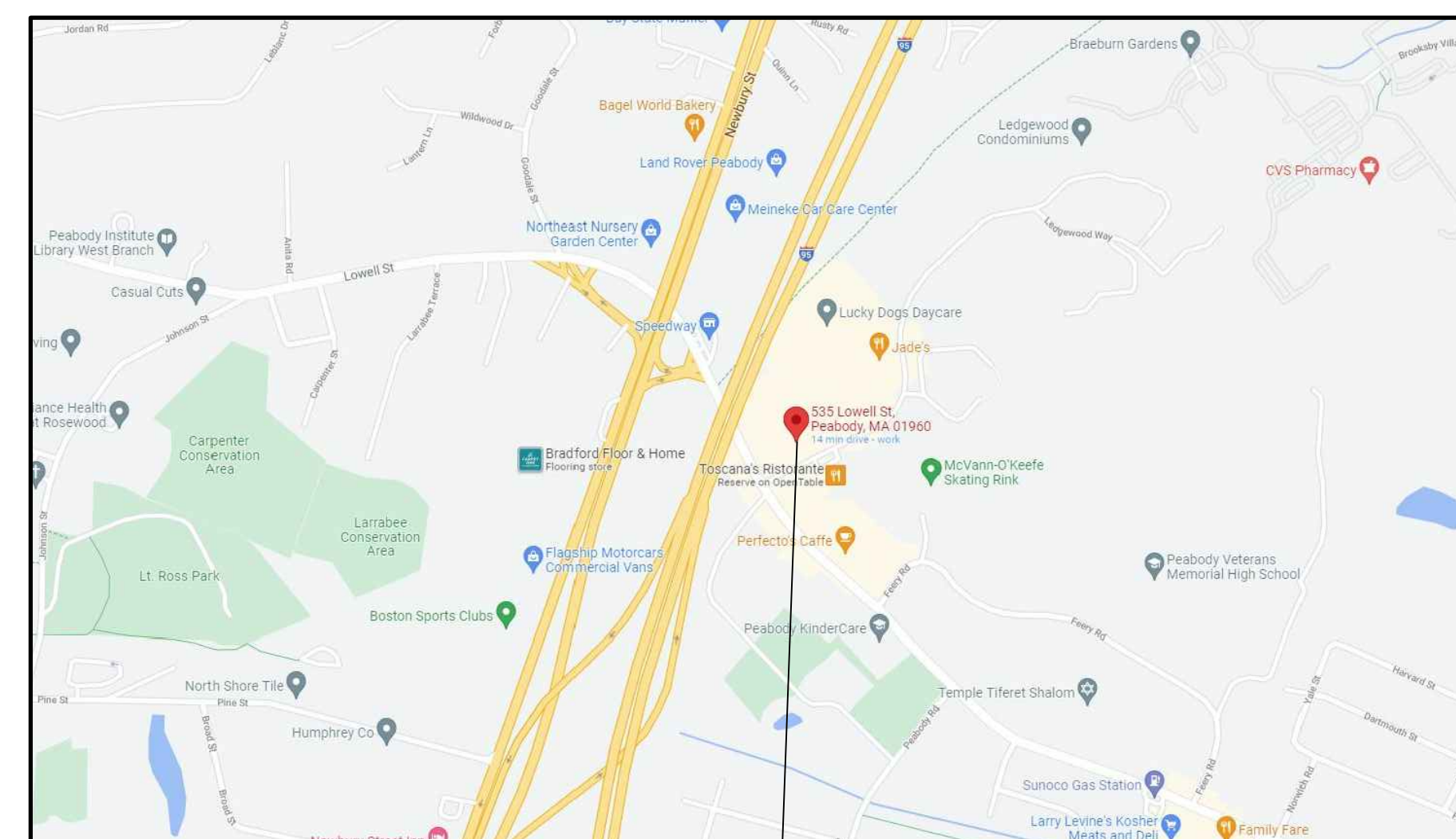
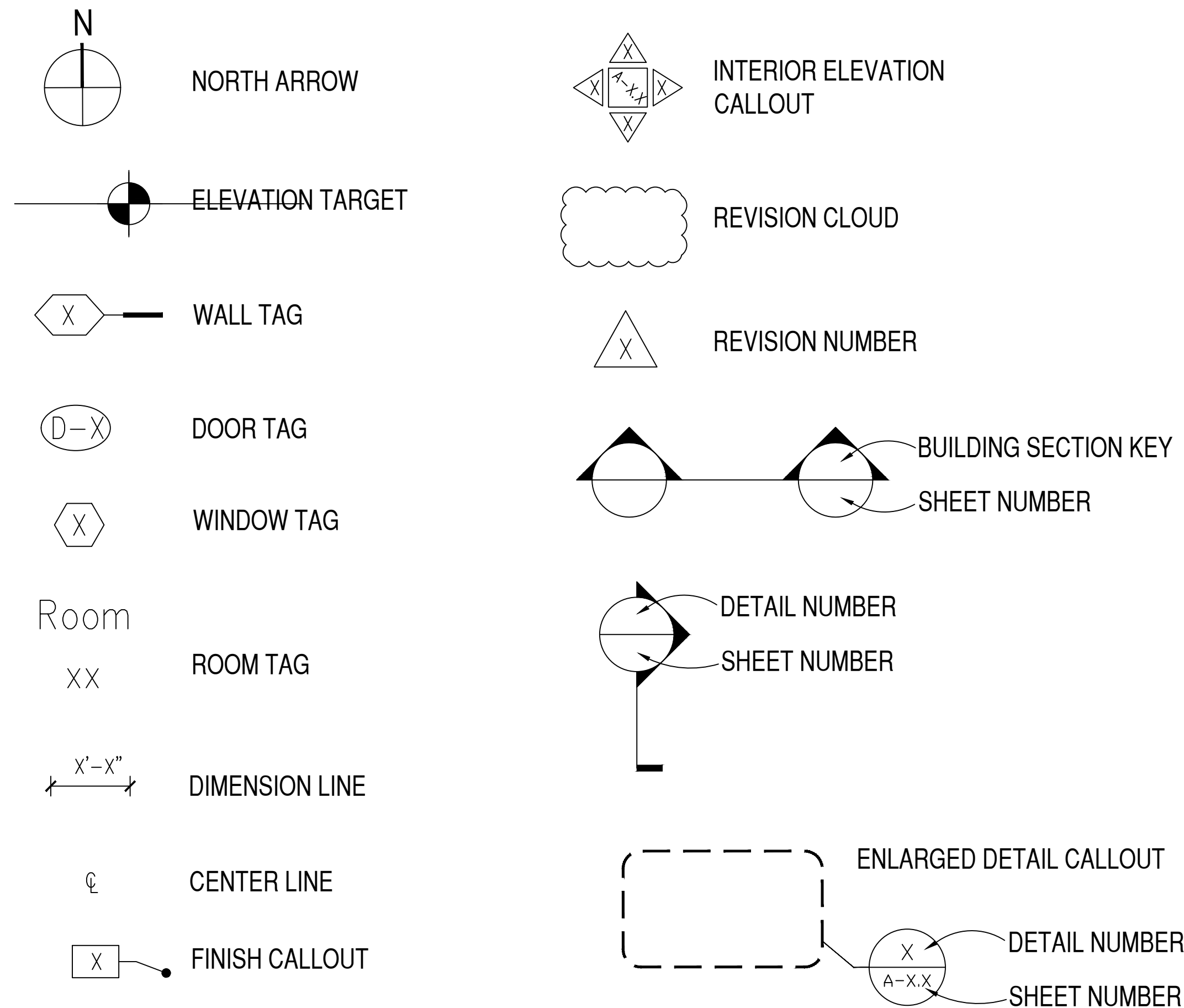
PROJECT INFORMATION

PROJECT:	INTERIOR FIT-OUT OF UNIT 317
LOCATION:	535 LOWELL ST, PEABODY, MA 01960
SCOPE OF WORK:	FIT OUT RENOVATION OF INTERIOR LAYOUT APPROX 1706 SQFT WITH NEW UNISEX BATHROOM.
APPLICABLE CODES:	2015 IBC WITH MA STATE 9TH EDITION AMENDMENTS MA STATE PLUMBING CODE (248 CMR) MA FIRE SAFETY CODE (527 CMR 1.00 - 2015 NFPA 1) MA STATE ELECTRICAL CODE (527 CMR 12.00-2017 NFPA 70) MAAB (521 CMR)
ZONING:	COMMERCIAL NEIGHBORHOOD, CN
CONSTRUCTION TYPE:	5B, FULLY SPRINKLERED NFPA 13
OCCUPANCY GROUPS:	B - BUSINESS

DRAWING INDEX

SHEET	DESCRIPTION
A-0	COVER
A-0.1	SCHEDULES & ENLARGED BATH PLANS AND ELEVATIONS
A-1	FLOOR PLAN

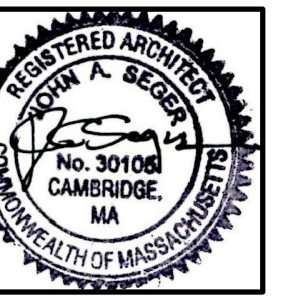
SYMBOLS LEGEND



GENERAL NOTES

- THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE ARCHITECT.
- TO THE BEST OF THE ARCHITECTS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- IT IS THE INTENT OF THE ARCHITECT TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. DO NOT "SCALE" THESE DOCUMENTS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.
- THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW, THE GENERAL CONTRACTOR SHALL DOCUMENT AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, DISCREPANCIES AND / OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE ARCHITECT SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. THE DISCOVERY OF DISCREPANCIES AND / OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES AND / OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE ARCHITECTS' ATTENTION.
- THE GENERAL CONTRACTOR SHALL ACCEPT THE PREMISES AS IS, IN ITS CURRENT STATE. THE OWNER SHALL ASSUME NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE, AND ITS CONTENTS, AT THE TIME OF BIDDING OR THEREAFTER.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, ALONG WITH DIMENSIONS AND ELEVATIONS, PRIOR TO THE START OF ANY PORTION OF THE WORK. ALL FINDINGS, DISCREPANCIES AND CONCERNS SHALL BE BROUGHT TO THE OWNERS' ATTENTION IN WRITTEN FORMAT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.
- DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE ARCHITECT AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE ERECTION PROCEDURE, MEANS AND METHODS AND SEQUENCE OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PRODUCE AND COMPLY WITH AN APPROVED CONSTRUCTION SCHEDULE ACCEPTABLE TO THE OWNER'S EXPECTATIONS.
- SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.
- THE ARCHITECT SHALL NOT ACCEPT, OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW AND / OR STAMP WITHOUT THE REVIEW AND STAMP OF THE GENERAL CONTRACTOR CLEARLY SHOWN ON THE DOCUMENTS.
- COORDINATION: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL THE DRAWINGS BEFORE FABRICATION AND/OR INSTALLATION OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEERS OF ANY DISCREPANCIES OR ERRORS.
- 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 AND ENGINEER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION.
- PRECEDENCE: DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

PROJECT ARCHITECT



SEAL

PROJECT CONSULTANTS

535 LOWELL STREET
UNIT 317

535 Lowell St.
Peabody, MA 01960

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date

Job No.:	2023-0xx
Date:	April 13, 2023
Scale:	As Noted
Designed By:	DR
Drawn By:	DM
Checked By:	JAS
Approved By:	JAS

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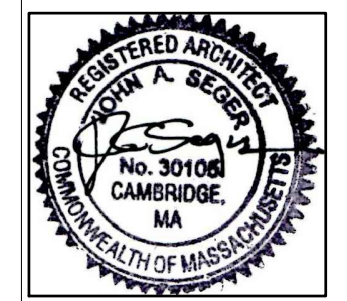
COVER

SHEET NAME

COVER

SHEET NO.

PROJECT ARCHITECT



SEAL

PROJECT CONSULTANTS

535 LOWELL STREET
UNIT 317

535 Lowell St.
Peabody, MA 01960

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date
PROJECT REVISIONS		

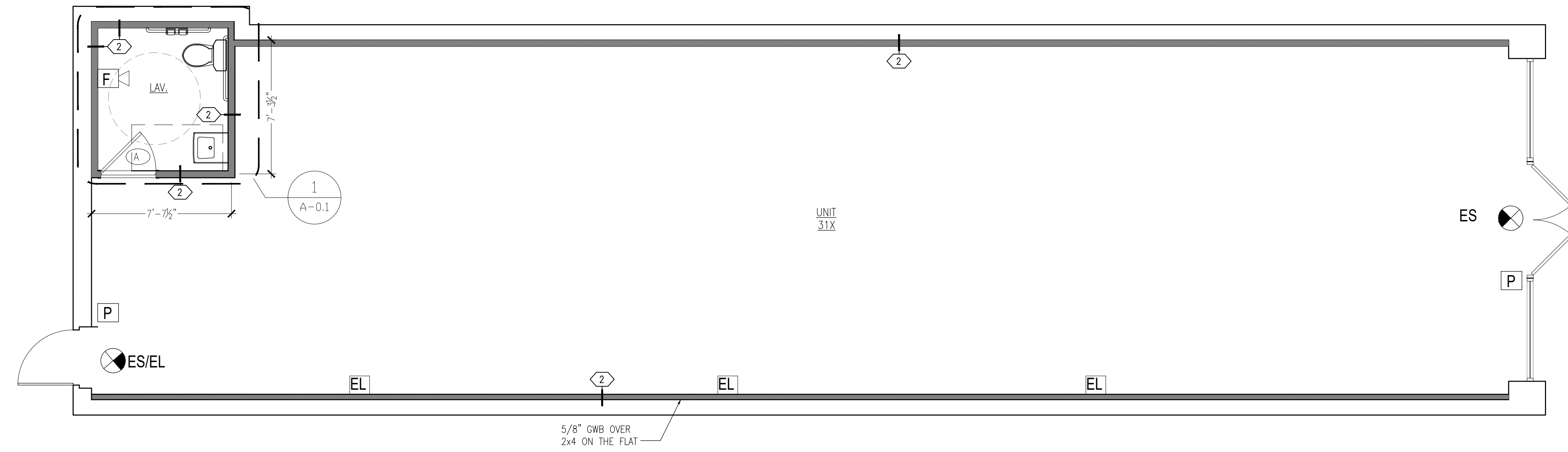
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FLOOR PLAN

SHEET NAME

A-1.1

SHEET NO.



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

WALL LEGEND	
	EXISTING WALL TO REMAIN
	PROPOSED WALL

LIFE SAFETY LEGEND	
	EXIT SIGN
	COMBI UNIT - EXIT SIGN / EMG. LIGHT
	SMOKE DETECTOR
	EMG. LIGHT
	MANUAL PULL STATION (M.H. = 4'-0" AFF TO HIGHEST OPERABLE PART OF DEVICE)
NOTE: 1. COORDINATE PROPOSED LIFE SAFETY PLAN WITH EXISTING LIFE SAFETY CONDITIONS	