Hale Street Development

0 Everett Street, Beverly, MA

Owner:

Skomurski Development
P.O. Box 2009
Danvers, MA 01923

Architect:

Seger Architects, Inc.
10 Derby Square
Salem, MA 01970
Phone: 978-744-0208

DRAWING INDEX

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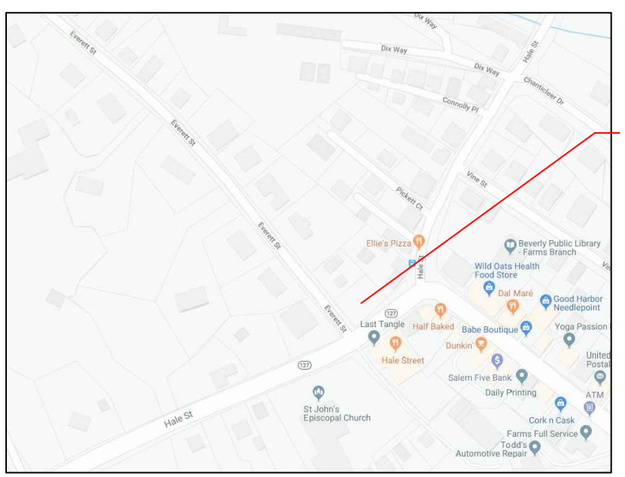
PROJECT INFORMATION

PROJECT:	EVERETT HALE PLACE
LOCATION:	0 EVERETT STREET, BEVERLY, MA
DESCRIPTION OF WORK:	CONSTRUCT 3-STORY BUILDING WITH FIRST FLOOR RETAIL UNIT AND TWO TOWNHOUSE UNITS, EACH HAVING 3 BEDROOMS ON SECOND & THIRD FLOORS.
APPLICABLE CODES:	2015 IBC w/ MA STATE 9TH EDITION AMENDMENTS MA STATE ELECTRICAL CODE MA STATE PLUMBING CODE MA STATE MECHANICAL CODE
CONSTRUCTION TYPE:	TYPE 5B, FULLY SPRINKLERED



LOCATION OF PROJECT

N

Locus Map

SCALE: N.T.S.

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. It is the sole responsibility of the general contractor to determine erection procedure, means and methods and sequence of construction.

12. The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owner's expectations.

13. 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.

14. 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.

15. Precedence: Dimensions shall have precedence over scale. larger scale drawings have precedence over smaller scale drawings.

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10 Derby Square, Salem, MA
p: 978-744-02-8 johnaseger@segerarchitects.com

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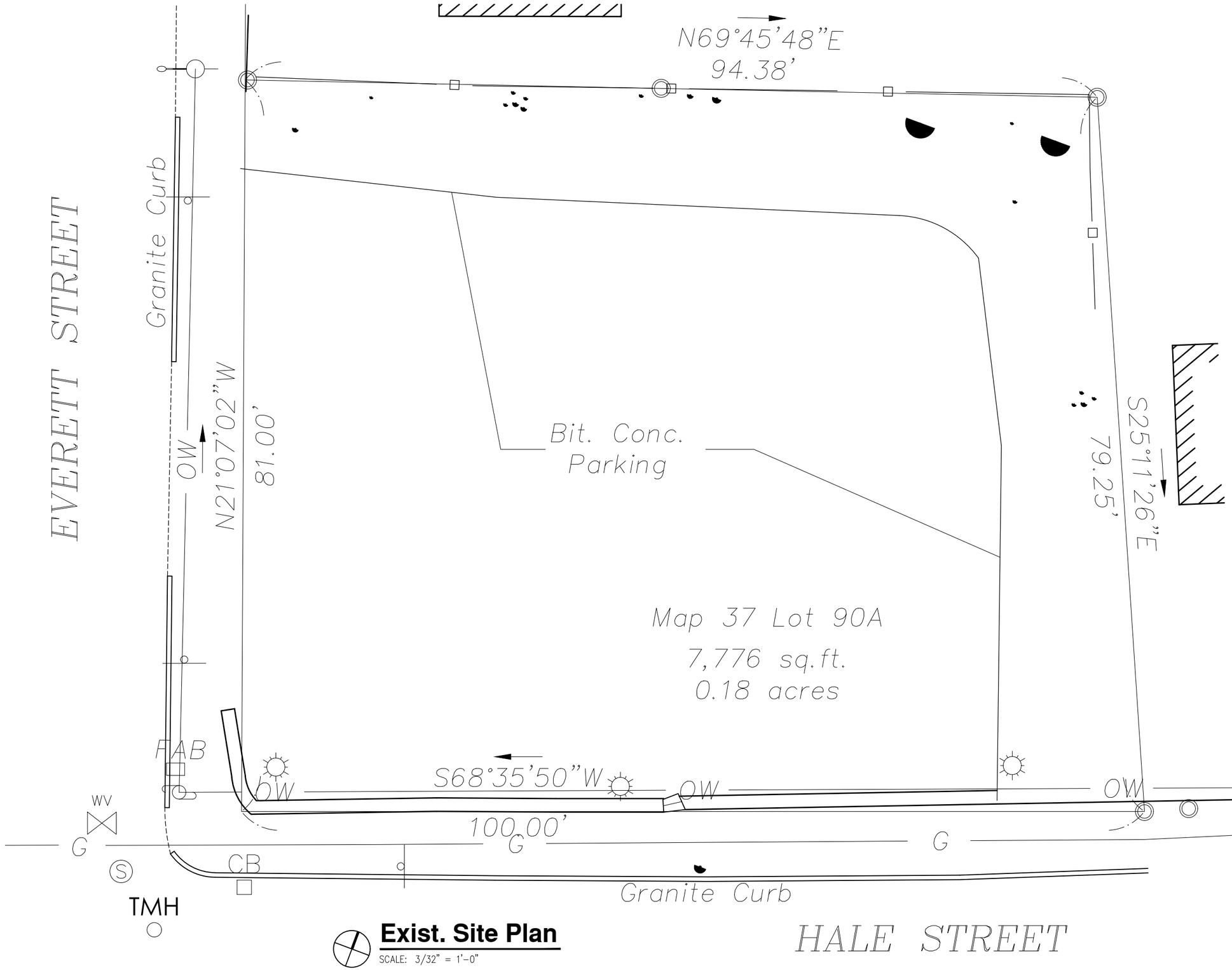
Scale: AS NOTED

A-0

SCHEMATICS – NOT FOR CONSTRUCTION



Exist. Site Plan

SCALE: 3/32" = 1'-0"

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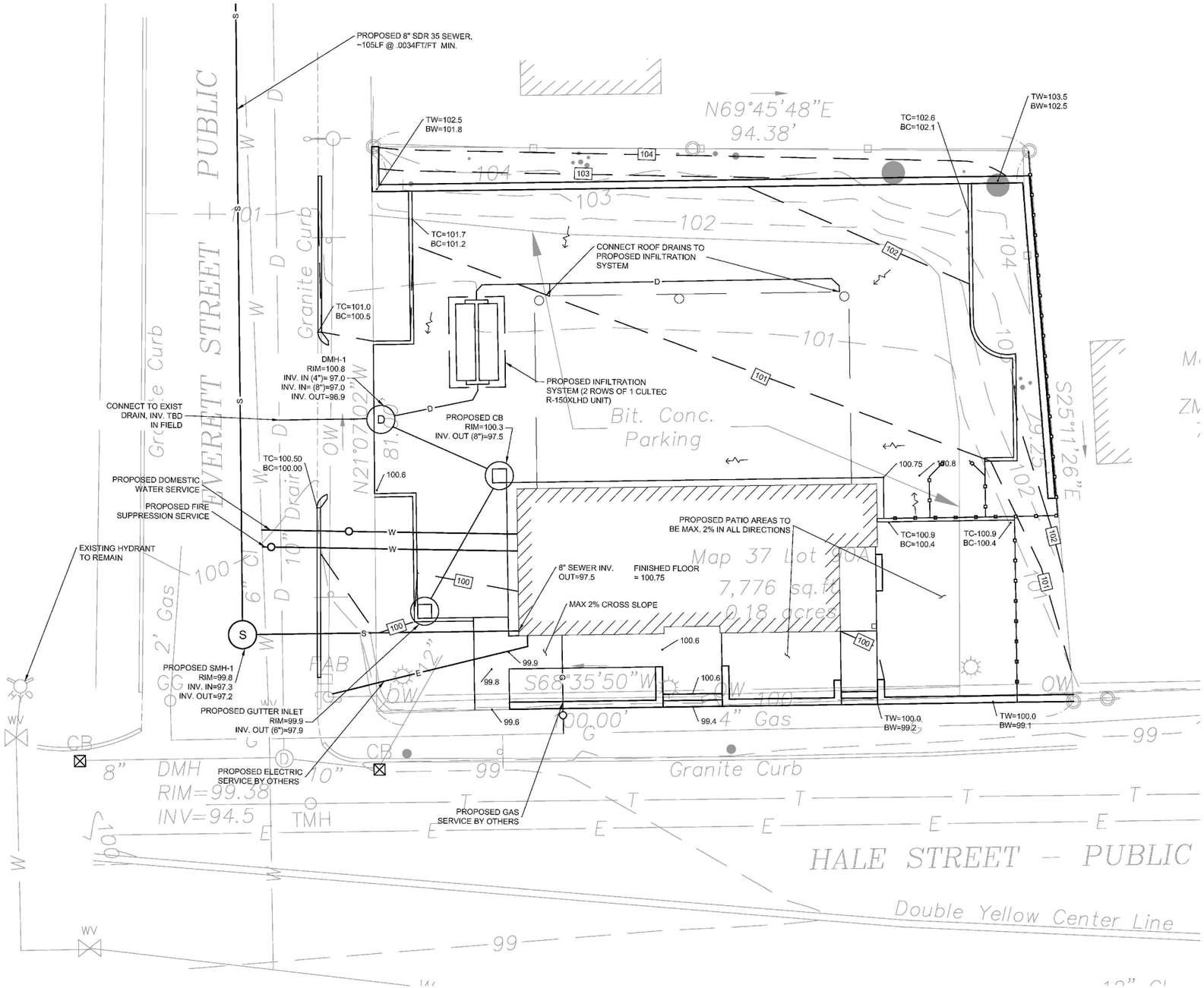

5 0 10 20 FEET

SCALE = 1":10'

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12/10/19

Armstrong Maple

Serviceberry

Honeylocust

Rhus (Fall)

Ilex glabra

Karl Foerster

Liriope

Nepeta

Hale Street Development | Landscape Plan

SCALE: 1" = 8'-0"
8' 4' 0 8' 16'

Seger architects, inc

BOBREK ENGINEERING & CONSTRUCTION

MDLA
MICHAEL D'ANGELO landscape architecture

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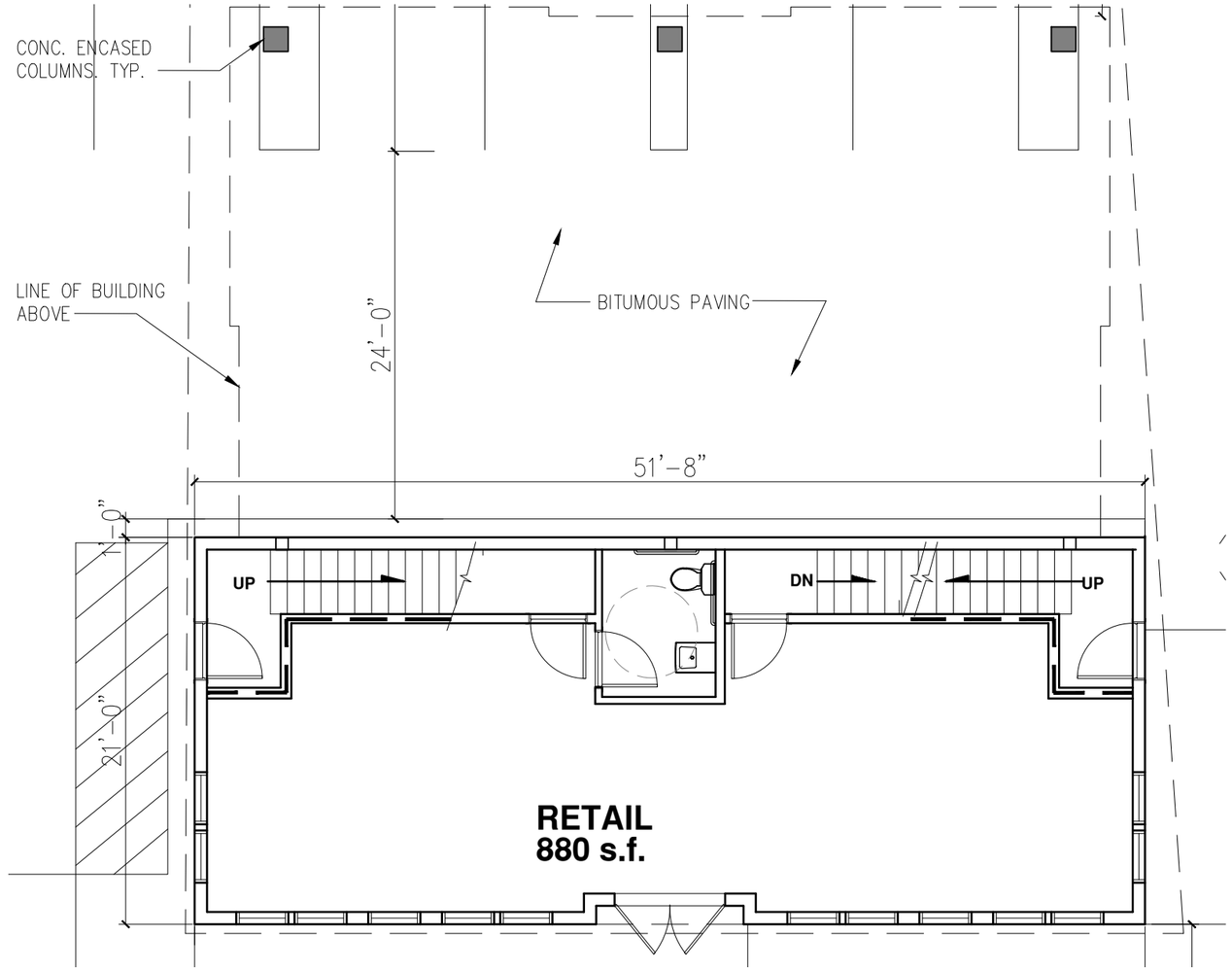

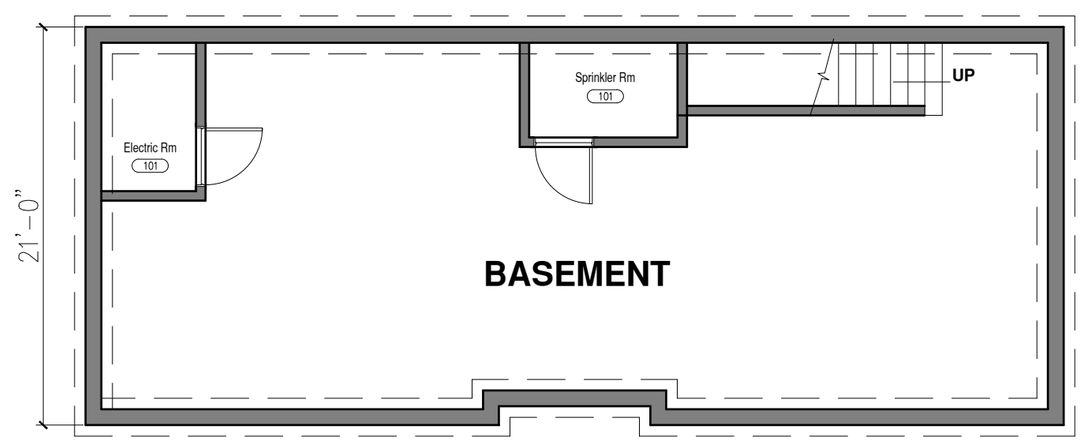

Basement Plan
SCALE: 1/8" = 1'-0"

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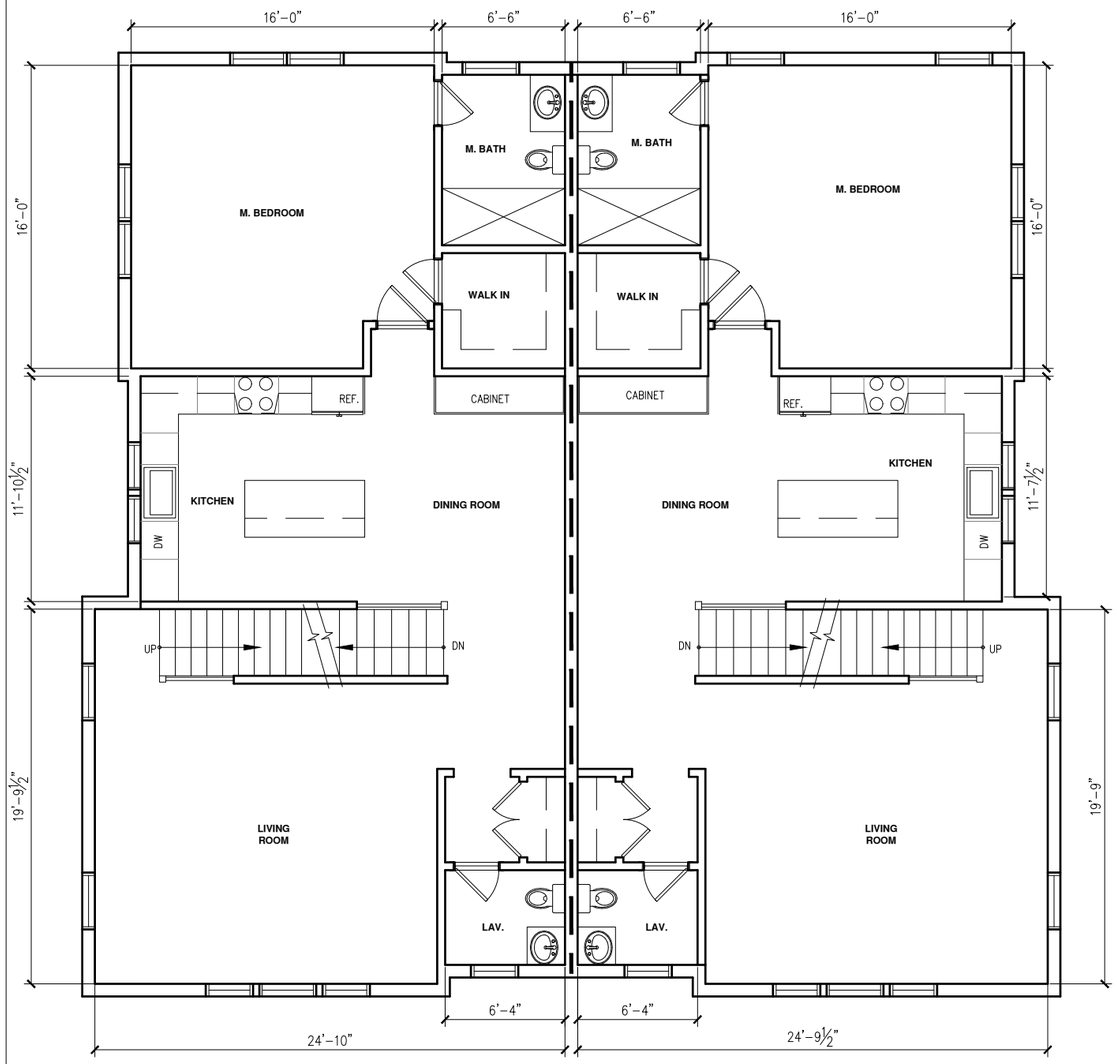
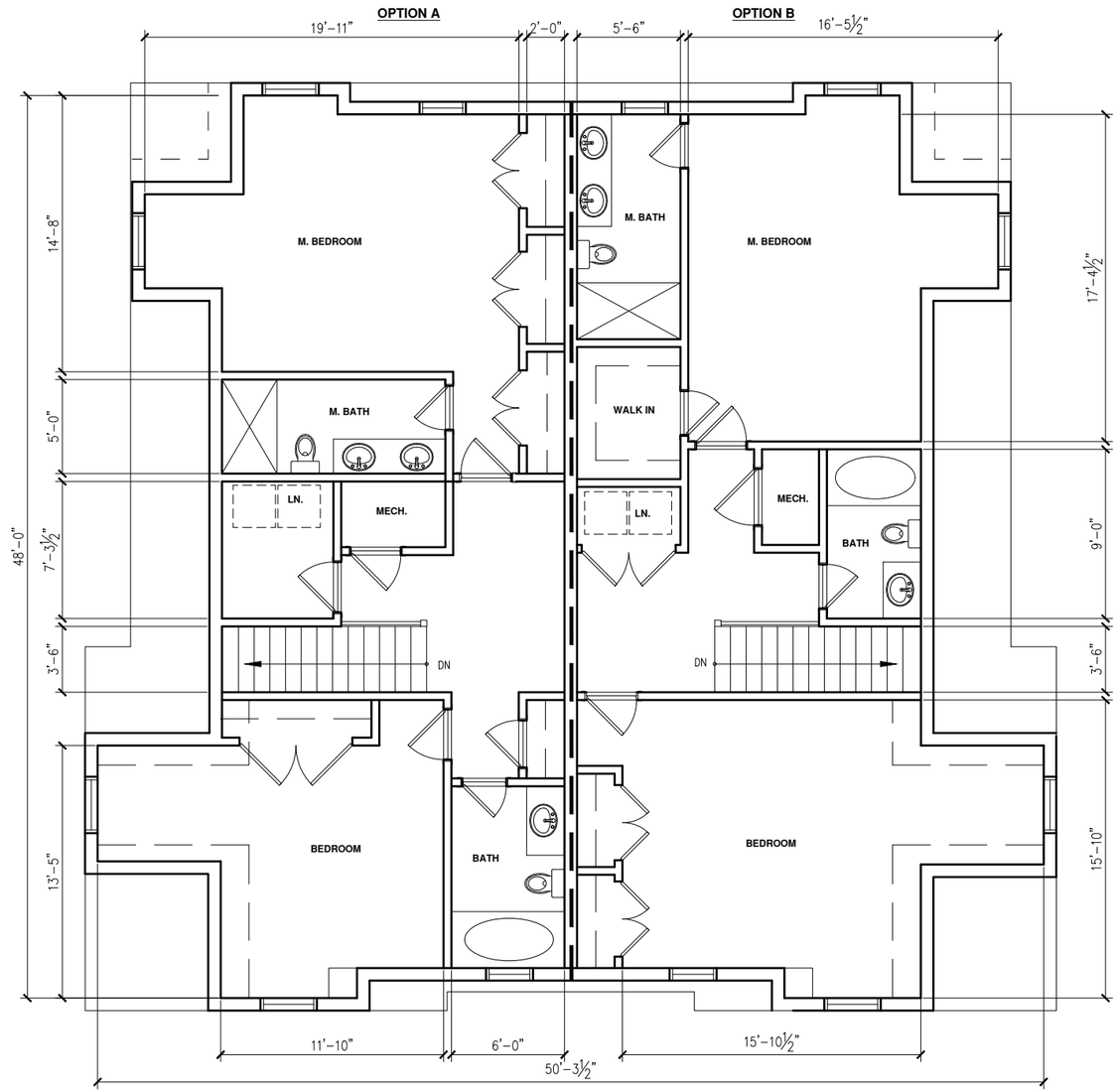


Second Floor Plan

SCALE: 1/8" = 1'-0"



Third Floor Plan

SCALE: 1/8" = 1'-0"

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SCHEMATICS – NOT FOR CONSTRUCTION

Hale Street Elevation

SCALE: 1/8" = 1'-0"

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SCHEMATICS – NOT FOR CONSTRUCTION

Rear Elevation (west)

SCALE: 1/8" = 1'-0"

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SCHEMATICS – NOT FOR CONSTRUCTION

Everrett Elevation
SCALE: 1/8" = 1'-0"

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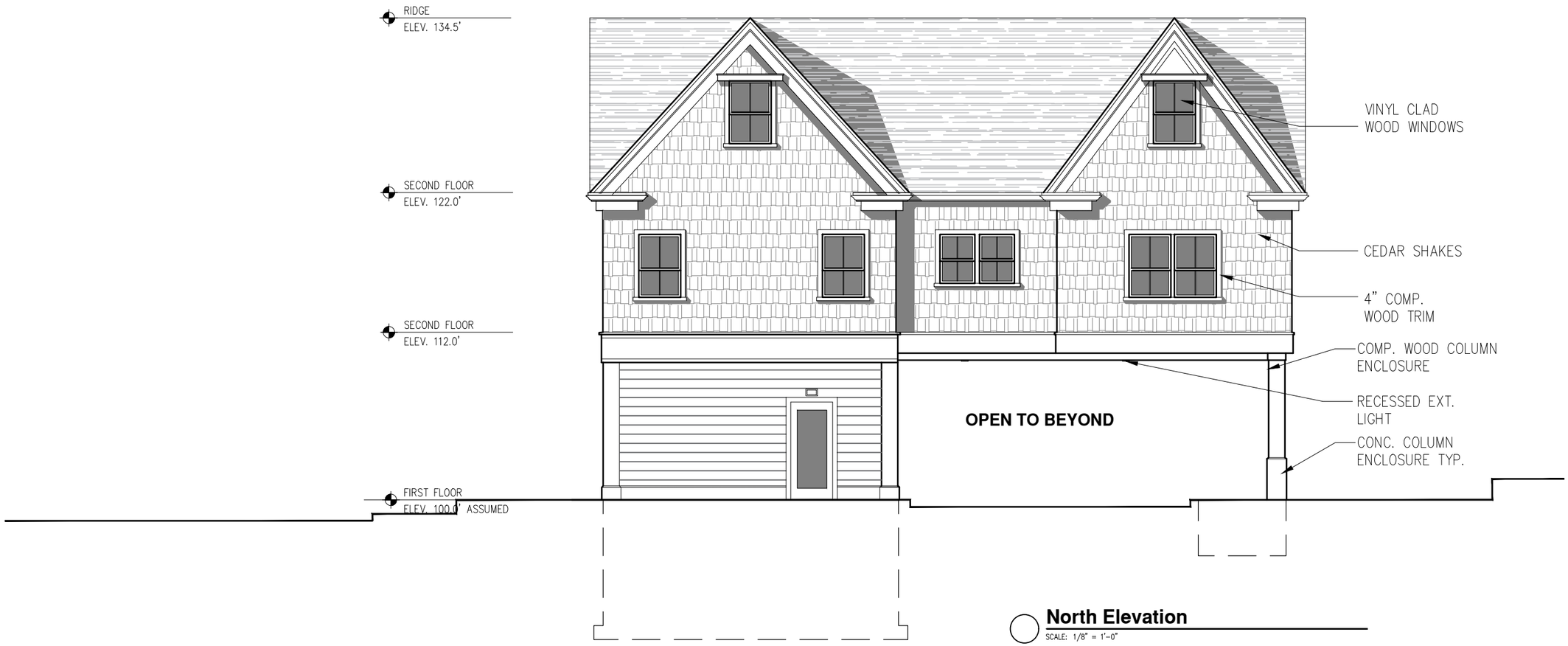

North Elevation
SCALE: 1/8" = 1'-0"

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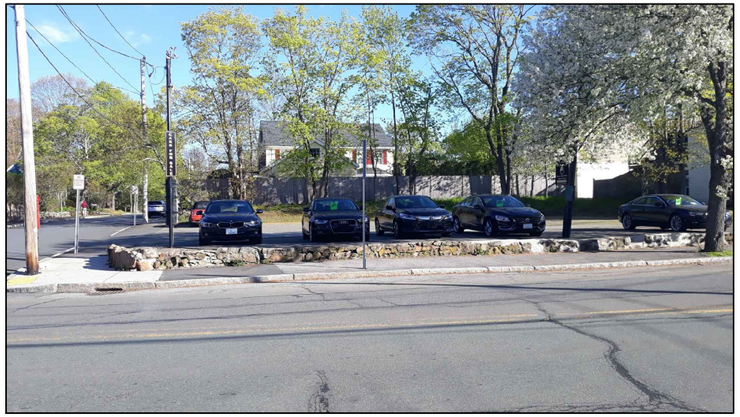
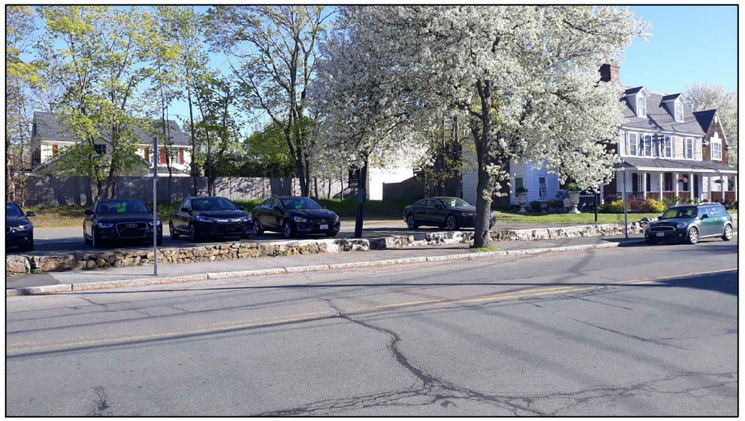
SCHEMATICS – NOT FOR CONSTRUCTION

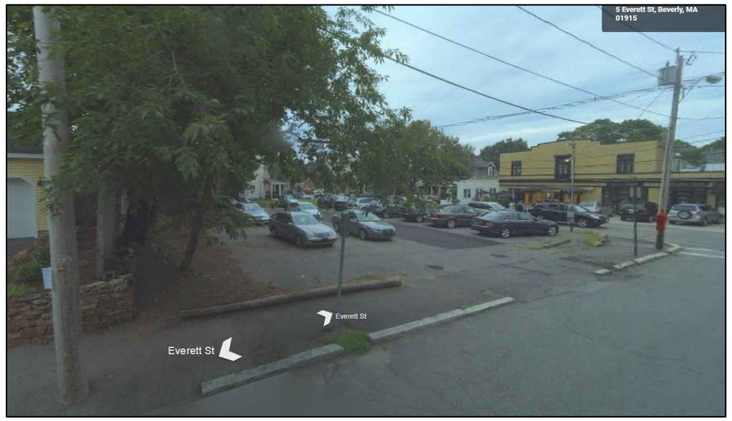
Corne of Everett & Hale Streets



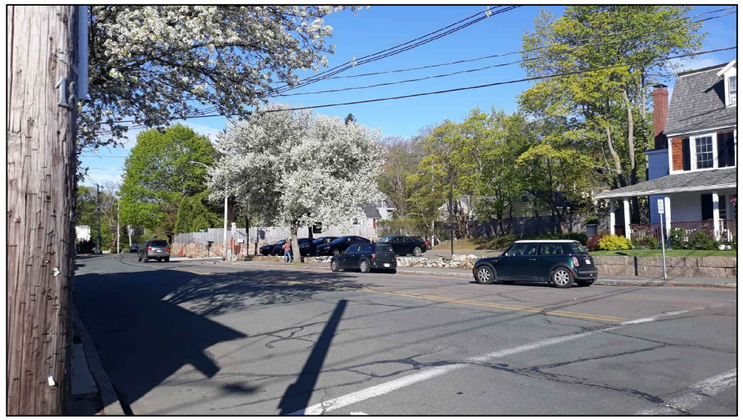
Hale Street



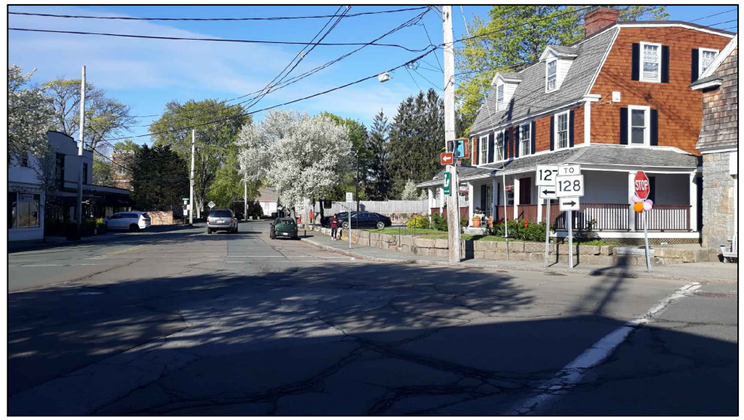
Hale Street



Everett Street



Hale Street Toward Everett Street



Hale Street & West Street Looking Towards Site

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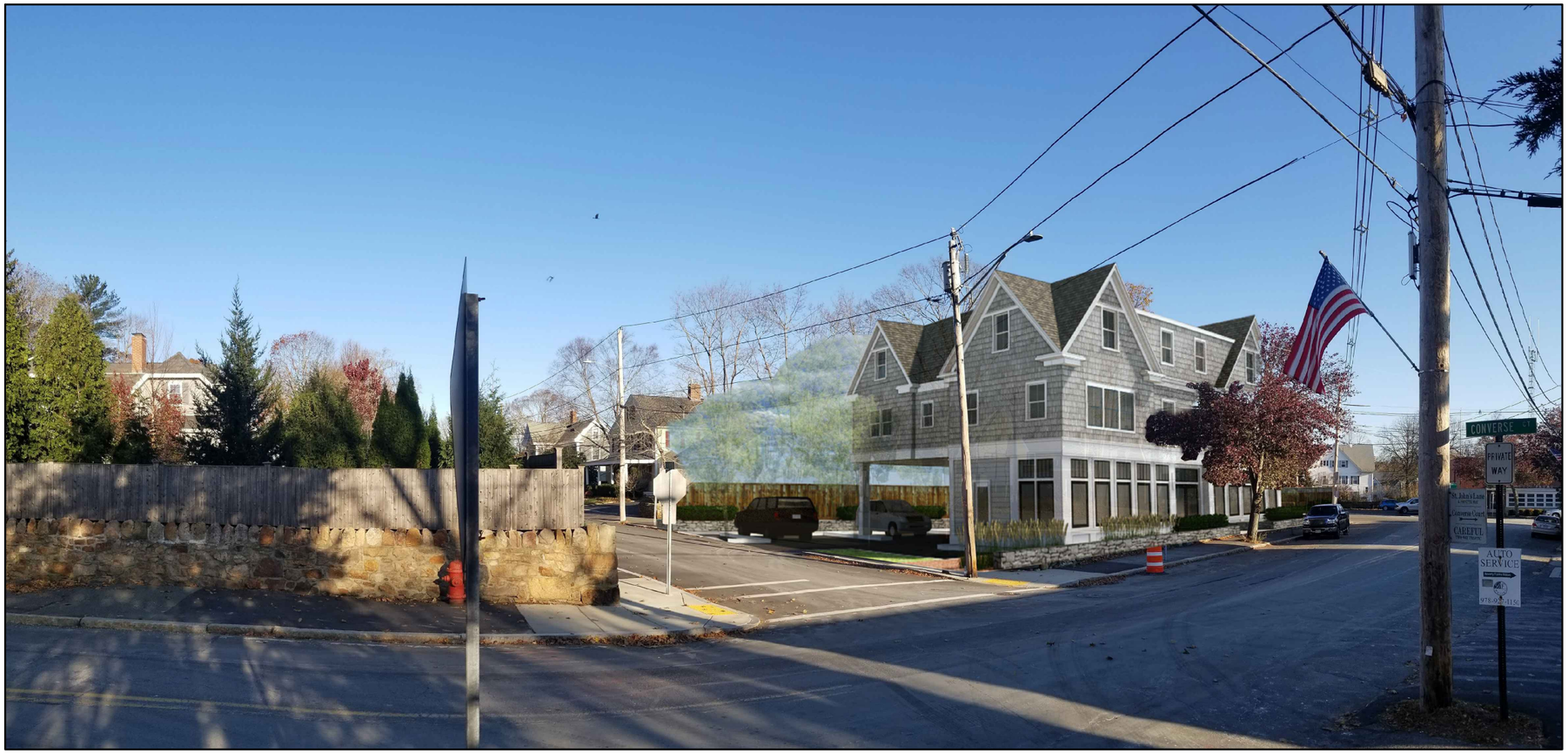

Corner of Everett & Hale Streets

View from Hale Street

View from Hale Street toward Everett

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