GENERAL NOTES(cont.)

(4)DO NOT SCALE DRAWINGS. Refer to written dimensions only. Any questions concerning the layout of the building (interior and exterior), missing dimensions, dimensional inaccuracy, or any other questions or inconsistencies are to be referred directly to the Architect. All errors, omissions, delays, or overruns resulting from improper assumptions made on the site by the contractor without first consulting with the Architect shall be the sole responsibility of the contractor.

(5)All dimensions are to face of stud, unless otherwise noted.

(6)All closets are 2'-1" deep (face of stud), unless otherwise noted.

(7)Floor finish material in closets are to be the same as finish in the adjacent room.

(8)Handicap turning radius, 5'-0" typ.

(9)When changing or repairing existing framing assemblies, use framing members to match existing as called for in wall types. Block and/or shim as necessary to provide smooth interior and exterior finishes.

(10)When new framing is continuous with existing wall, shim as required to yield smooth continuous finish surface.

(11)Patch existing floors to receive carpet in areas where existing partitions have been removed so as to yield smooth continuous sub-floor.

(12)New walls shaded.

(13) Single line on floor plan indicates changes in floor material where there is no apparent door.

(14) Single or double dash line indicates soffit above.

(15) Provide and install all fireblocking in areas of renovation as required by Massachusetts Building Code.

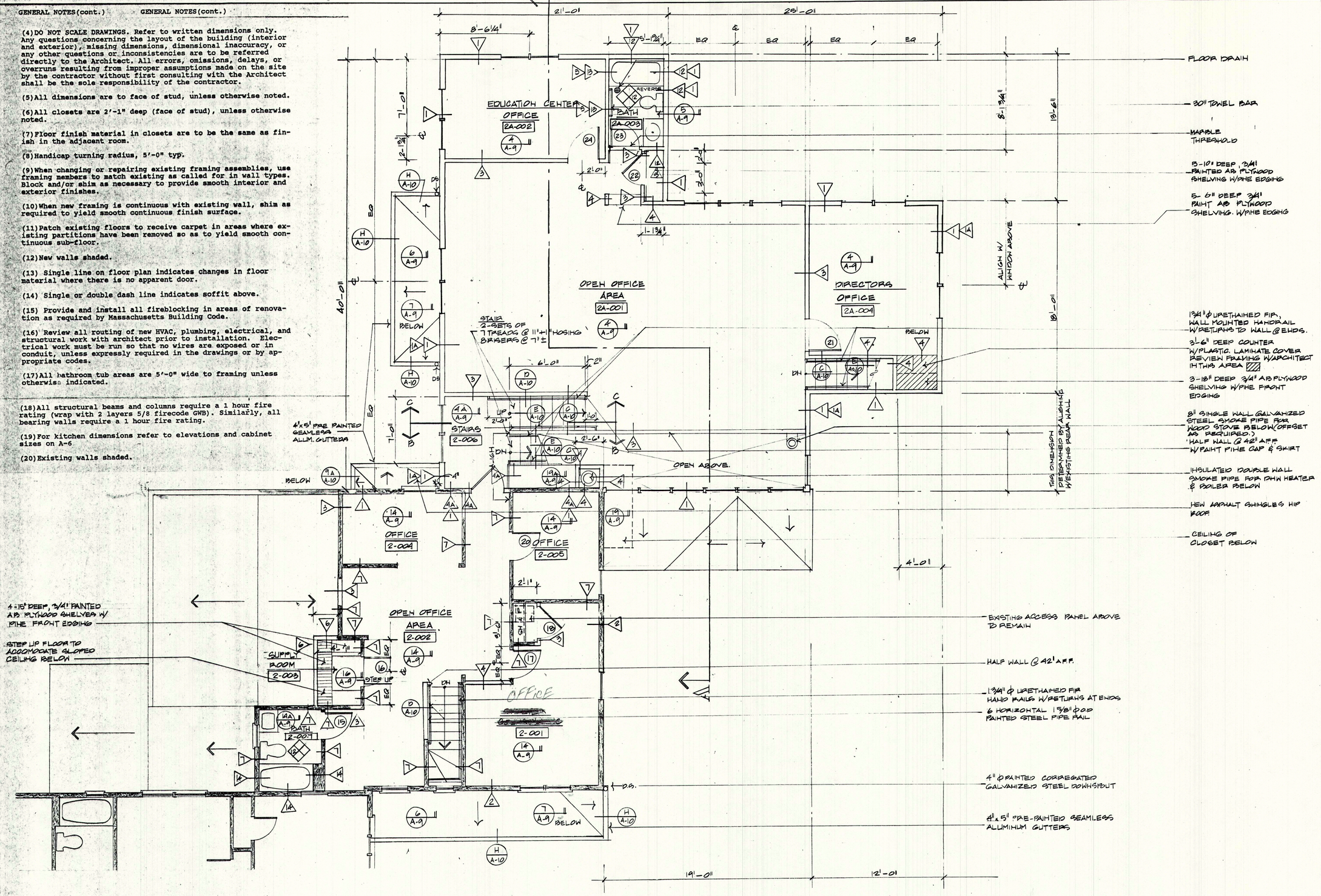
(16) Review all routing of new HVAC, plumbing, electrical, and structural work with architect prior to installation. Electrical work must be run so that no wires are exposed or in conduit, unless expressly required in the drawings or by appropriate codes.

(17)All bathroom tub areas are 5'-0" wide to framing unless otherwise indicated.

(18)All structural beams and columns require a 1 hour fire rating (wrap with 2 layers 5/8 firecode GWB). Similarly, all bearing walls require a 1 hour fire rating.

(19)For kitchen dimensions refer to elevations and cabinet sizes on A-6

(20)Existing walls shaded.



WELLSPRING HOUSE

302 ESSEX AVENUE
GLOUCESTER, MA 01930

OWNER
WELLSPRING HOUSE INC.
302 ESSEX AVENUE
GLOUCESTER, MA 01930

ELTON & ASSOCIATES, ARCHITECTS

REGISTERED ARCHITECT P. NICHOLAS ELTON No. 5923 COMMONWEALTH OF MASSACHUSETTS

28 Penniman Road
Boston, MA 02134
(617) 783 • 0674

SECOND FLOOR PLAN

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISION | DATE

PROJECT NO.:
DRW: L.P.
CHK: P.N.E.
SCALE: 1/4"=1'-0"
DATE: APRIL 1, 1993

SHEET A-2

MAKEPRACT