

GARBOSE BUILDING

2-10 PARKER STREET, GARDNER, MA 01440





CANDOR REALTY
BUY SELL INVEST
Candor Realty
978.710.5616
165 Thorndike Street
Suite 2002
Lowell, MA 01852



SIMPLIFIED DEVELOPMENT
Simplified Development
978.806.5974
165 Thorndike Street
Suite 2002
Lowell, MA 01852



MARKET SQUARE ARCHITECTS
Market Square Architects
603.501.0202
104 Congress Street
Suite 203
Portsmouth, NH 03801



SUMMIT ENGINEERING
Summit Engineering
603.319.1817
5 Greenleaf Woods Drive
Suite 302
Portsmouth, NH 03801



BLW ENGINEERS
BLW Engineers
978.486.4301
311 Great Road
Littleton, MA 01460

OWNER

GENERAL CONTRACTOR

ARCHITECT:

STRUCTURAL ENGINEER

MEP/FP ENGINEER

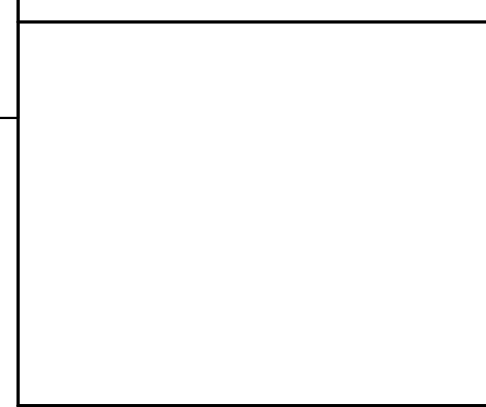
DESIGN DEVELOPMENT

JULY 31, 2023

DRAWING LIST - VOLUME 1	
SHEET NUMBER	SHEET NAME
00_GENERAL	
CS	COVER SHEET
01_CIVIL	
C0.01	CIVIL - PLACE HOLDER
02_LANDSCAPING	
L0.00	LANDSCAPING - PLACE HOLDER
03_STRUCTURAL	
S0.00	STRUCTURAL - PLACE HOLDER
04_ARCHITECTURAL	
A0.21	LIFE SAFETY SECTIONS
A1.00	BASEMENT FLOOR PLAN
A2.03	THIRD FLOOR REFLECTED CEILING PLAN
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A4.00	ENLARGED UNIT PLANS & ELEVATIONS
A4.02	ENLARGED UNIT PLANS & RCP'S
A4.03	ENLARGED UNIT PLANS & RCP'S
A4.04	ENLARGED UNIT PLANS & RCP'S
A4.04A	ENLARGED UNIT PLANS & RCP'S
A4.05	ENLARGED UNIT PLANS & RCP'S
A4.05A	ENLARGED UNIT PLANS & RCP'S
A4.06	ENLARGED UNIT PLANS & RCP'S
A4.07	ENLARGED UNIT PLANS & RCP'S
A4.08	ENLARGED UNIT PLANS & RCP'S
A4.09	ENLARGED UNIT PLANS & RCP'S
A5.00	INTERIOR DETAILS
A5.10	CASEWORK DETAIL
A0.00	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
A0.01	EXTERIOR ASSEMBLY TYPE
A0.02	PARTITION TYPES
A0.04	FIRE RATED PENETRATION ASSEMBLY TYPES
A0.05	ANSI 2009 REQUIREMENTS
A0.20	CODE REVIEW & LIFE SAFETY PLANS
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 2 FLOOR PLAN
A1.03	LEVEL 3 FLOOR PLAN
A2.01	FIRST FLOOR REFLECTED CEILING PLAN
A2.02	SECOND FLOOR REFLECTED CEILING PLAN
A4.01	ENLARGED UNIT PLANS & RCP'S
A6.10	DOOR SCHEDULE AND DETAILS
05_INTERIOR	
I0.00	INTERIOR-PLACE HOLDER
06_EQUIPMENT	
Q0.00	EQUIPMENT - PLACE HOLDER
07_FIRE PROTECTION	
F0.00	FIRE PROTECTION - PLACE HOLDER
08_PLUMBING	
P0.00	PLUMBING - PLACE HOLDER
09_MECHANICAL	
M0.00	MECHANICAL - PLACE HOLDER
10_ELECTRICAL	
E0.00	ELECTRICAL - PLACE HOLDER
11_COMMUNICATIONS/LOW VOLTAGE	
T0.00	LOW VOLTAGE - PLACE HOLDER
EXISTING	
EC1.00	EXISTING BASEMENT PLAN
EX1.00	EXISTING LEVEL 1
EX1.01	EXISTING LEVEL 2
EX1.02	EXISTING LEVEL 3

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. WHERE TWO DIMENSIONS ARE PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
3. REFERENCE LIFE SAFETY DRAWINGS A0.20 FOR ADDITIONAL INFORMATION
4. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS
5. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
6. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
7. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS
8. REFER TO A6.10 FOR DOOR AND FRAME TYPES
9. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
10. DIMENSIONS ARE TAKEN FROM THE COLUMN CENTER LINE AND FROM STUD CENTER LINE (OR STUD FACE (FS)) AS INDICATED. CLEAR DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.

11. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
12. ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
13. EXTERIOR OPENINGS AT STUD WALLS ARE DIMENSIONED TO CENTER LINE OF OPENING U.N.O. EXTERIOR OPENINGS AT MASONRY WALLS ARE DIMENSIONED TO EXTENT OF OPENING U.N.O.
14. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES
15. UTILITIES WILL BE STUBBED IN AT COMMERCIAL SPACE
16. DESIGN ENGINEERS, SUB-CONTRACTORS AND THE GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH LOCAL CODES AND REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION FOR MINIMUM CODE DESIGN CRITERIA
17. WHEN SHOWN, FURNITURE IS FOR REFERENCE ONLY - NOT IN SCOPE
18. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOM WET WALLS AND CEILINGS, TYPICAL
19. INSTALL BLOCKING REINFORCEMENT IN ALL BATHROOM WALLS FOR WALL ACCESSORIES



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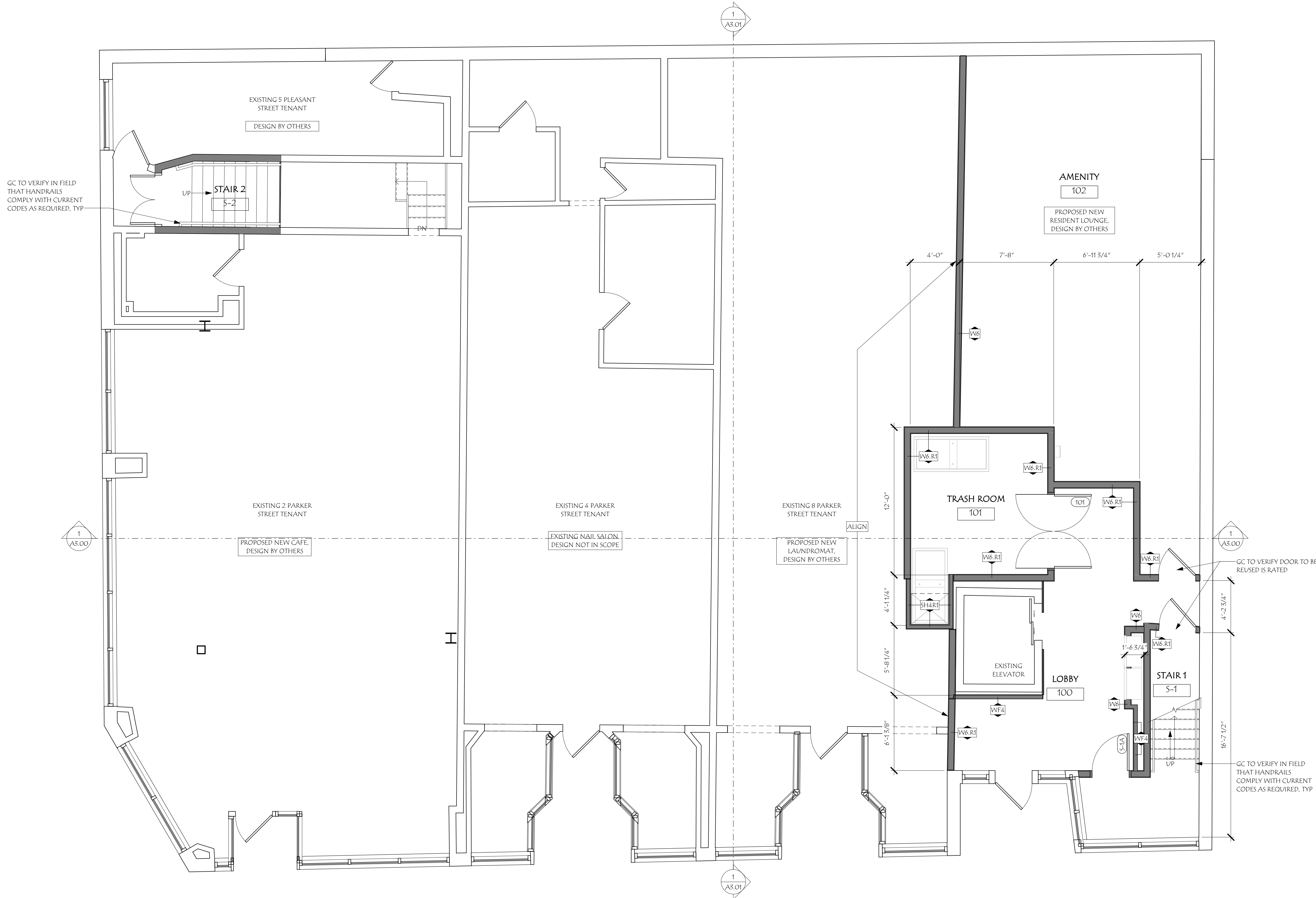
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Scale:	As indicated
Drawn By:	MB
Checked By:	SH
Project No.:	2023020
DESIGN DEVELOPMENT	
Date:	JULY 31, 2023

A1.01

* 2023 Market Square Architects 8/8/2023 9:27:45 AM



LEVEL 1 FLOOR PLAN

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

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. WHERE TWO DIMENSIONS ARE PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
3. REFERENCE LIFE SAFETY DRAWINGS A0.20 FOR ADDITIONAL INFORMATION
4. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS
5. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
6. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING, AND ROOF-CEILING FRACTION DETAILS
7. REFER TO A4. SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS
8. REFER TO A6.10 FOR DOOR AND FRAME TYPES
9. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
10. DIMENSIONS ARE TAKEN FROM THE COLUMN CENTER LINE AND FROM STUD CENTER LINE (OR STUD FACE (FS)) AS INDICATED. CLEAR DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.

- MARKET
SQUARE**
- ARCHITECTS**
104 Congress St., STE 205
Portsmouth, NH 03801
PH: 603.501.0202

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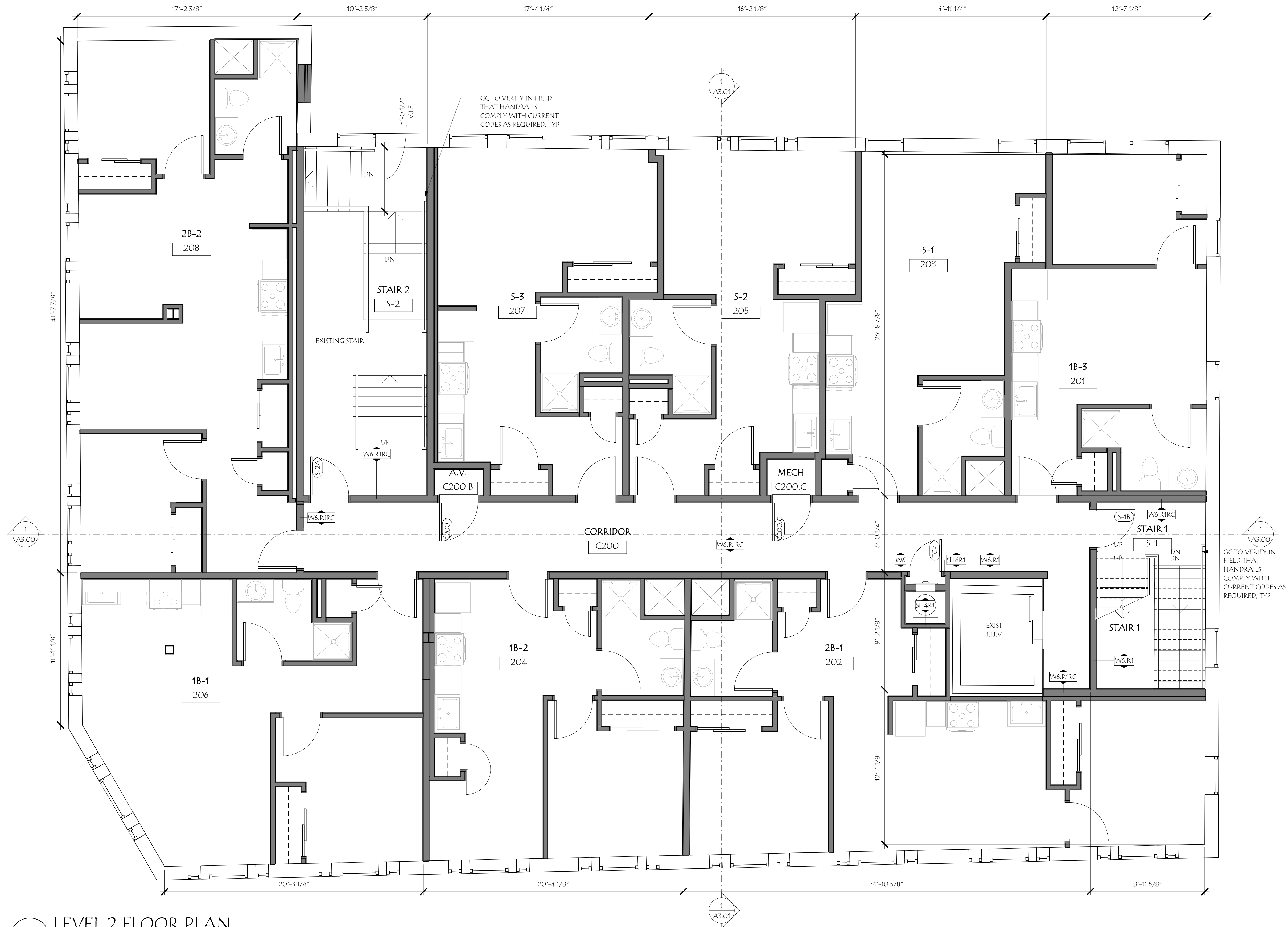
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Drawn By:	MB
Checked By:	SH
Project No.:	2023020
DESIGN DEVELOPMENT	
Date:	JULY 31, 2023

LEVEL 2 FLOOR
PLAN

A1.02

* 2023 Market Square Architects 8/8/2023 9:27:46 AM



1 LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

GENERAL PLAN NOTES

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4. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS.
5. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
6. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
7. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS.
8. REFER TO A6.10 FOR DOOR AND FRAME TYPES.
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Revisions:	Date
Description	

As Indicated	MB	SH	2023020	JULY 31, 2023
Scale:	Drawn By:	Checked By:	Project No.:	Date:
			DESIGN DEVELOPMENT	

Title:	A1.03
LEVEL 3 FLOOR PLAN	

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1 LEVEL 3 FLOOR PLAN
SCALE: 1/4" = 1'-0"