

Received at the Office of the City Clerk
Date: FED U O ZUZI
Time: 1/2,7,47
Received by Seborah Fit. Pedercine
Fee: # 12500

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR THE APPLICATION WILL NOT BE PROCESSED.

1	Name of anti-out. Managi Commandial Investments II C
1.	Name of applicant: Moresi Commercial Investments, LLC
2.	Name of property owner (if different):
3.	Name of legal counsel (if appropriate): <u>Jeff Grandchamp</u>
4.	Address of project: 21 Williams Street
5.	Zoning district(s) of project: R-5
6.	Use classification of project (consult use schedule): Residential
7.	The record title to project address stands in the name(s), address(es): Moresi Commercial
	Investments, LLC
	60 Roberts Drive Suite 201 North Adams, MA 01247
	by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 01737 Page 323
	A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR THE APPLICATION TO BE PROCESSED.
8.	Type of special permit:
8.	Type of special permit: a. Use permits:
8.	

9.	If the s	ite plan approval is required:
	0	Site plan materials are attached with application. See application checklist. Narrative is attached. See attached checklist for criteria to be explained within narrative. Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
	•	Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals.
	0	Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.
10.	Determ	ination of applicability from the Conservation Commission is:
		Attached
		In progress. Hearing is scheduled for:
	₽	Not required. Please explain why: Not applicable
	S 	
11.		uest for a Determination of Applicability from the Massachusetts Department of mental Protection necessary? NO If yes, request was filed (date):
12.		re other boards to which this proposed project would be providing information? If yes, please list nd date of hearing/meeting:
	-	
13.		you be willing to add a bike rack to the exterior of your business? If yes, please
	show or	n your site plan where the bike rack would be located.
- 01		A CONSTRUCTION
		Property Owner (REQUIRED)
·-PP		
		1/28/2021
Sign	ature of	
Davi	d R Mor	esi 413-663-8677
	ted Name	Phone Number
60 R	oberts D	rive, Suite 201, North Adams, MA 01247
	ress of Ap	

^{*}Excluding CBD districts

^{**}A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.

PLANNING BOARD

The Residences at Amity Square

The Residences at Amity Square, named after the neighborhood for which it is located, will provide high quality housing at the former Johnson Elementary School. Continuing with our firm's commitment to increasing the quantity and quality of housing in North Adams this is our second of three projects focused on redeveloping prominent landmarks in the City. This project follows our recent successful redevelopment of the WallStreeter Building in 2020 and planned redevelopment of the former Notre Dame property in 2022.

The Residences at Amity Square will contain 14 units within the former brick school building. A combination of 2 bedroom, 2 bathroom and 2 bedroom, 1 bathroom units will make up the residences on floors 1 and 2, while the entire third floor will be dedicated to a grand penthouse unit with private elevator service opening into the unit. Unique to the residences will be private offices with private bathrooms that will be available for the exclusive use of the residents to work remotely yet appreciate all that the area has to offer. We have witnessed recently this new phenomenon and The Residences at Amity Square will be a first of its kind in the area to provide such an amenity to its residents.

The Residences at Amity Square will incorporate modern technology and offerings into each apartment including keyless access control and security infrastructure that can be linked to tenant's smart phones. Apartments will have in-unit laundry, open kitchen plans, generous closet space and will include such finish materials as granite countertops, stone entry foyers, ceramic tile bathrooms, and original refinished hardwood flooring. Many units will also retain some of the original school room fixtures including slate boards and trim details. Common areas will remain largely untouched so as to preserve all the original woodwork and details including tin ceilings and hardwood flooring. Interior common amenities will include lower level storage units for each apartment, a "maker's space" area where tenants will have access to a shop area and benches for varied uses, a "bike Shop" where tenants can store and work on their bikes, as well as a utility / pet care area which will allow tenants an area to wash and groom their pets. The building will be fully ADA compliant and serviced via a new passenger elevator. The building would offer concierge services operated by our professional management division providing residents with first rate service.

A primary focus of the project will be on the exterior of the building and grounds and ensuring that the project fits into the existing neighborhood. No significant exterior building alterations are planned aside from improvements to the roof, brick and stone repair, painting of trim work, and the installation of new doors and window units which will be in line with the historical character of the building. All exterior painted trim work will be white in color. A simple covered parking structure is planned to the west of the property to provide each resident with a covered parking space. It is also our intent to explore the installation of solar on the roof of this structure. Design work is still in process on this. New walks and removal of significant areas of deteriorated asphalt adjacent to the building will be removed and replaced. Parking will be at the former basketball court as well as under the covering to be built. Guest parking will be in the existing lot opposite the covered spots.

The Residences at Amity Square

Makeup-

- 8 2 bedroom 1 bath units. 850 sf.
- 4 2 bedroom 2 bath units 1200sf.
- 1 1 bedroom loft style unit. 600 sf.
- Penthouse level 2 bedroom / 2 bath unit 2500sf. (Luxury unit)
- 4 Private offices with bathroom.

All units include- In unit laundry, high end finishes including oversized ceramic tiled showers, appliance packages, original refinished wood floors, large windows with views, elevator service all floors, air conditioning, original school house details including wainscoting, slate boards and chalk trays.

Amenities- Moresi & Associates "Concierge Service" standard to all units standard hours free assistance with around the unit / grounds items that a tenant may require assistance with.

Lower level secured / conditioned tenant storage area.

Lower level common room multipurpose room.

Lower level pet washing center.

lower level bike storage and maintenance room.

1 exterior covered parking space per unit.

1 exterior non-covered parking space per unit.

Community garden space for residents on grounds.

Plenty of recreational space on grounds.

GENERAL INFORMATION-

In regards to Landscaping-

Existing landscaping on the north side of the building will be maintained. Landscaping on the east side of the building will be removed and replaced with new plantings. Plans also call for the creation of a green space replacing the existing asphalt paved area to the southwest of the west face of the building. A bicycle rack will also be installed on the western side of the building as well as an ornate black steel fence to separate the property from the former St. Francis parking lot.

Exterior Lighting-

Exterior security and architectural lighting will be installed about the property. Lighted entrances as well as architectural accent lighting will gently illuminate some of the buildings impressive features. Low level lot lighting primarily composed of lighting bollards will provide security lighting about the grounds. All lighting will be energy efficient LED lighting with a color rendering of 2700 - 3000K.

Signage-

A freestanding sign, as depicted in accompanying rendering, will be constructed on the grounds adjacent to the west entry. The sign will be built of similar brick and brownstone so as to match the materials of the original building.

Misc-

A small trash / recycling room is planned at the present location of exterior basement entry on west side of building. Collection will be bi-weekly via contracted commercial trash firm.

HOURS OF OPERATION-

The building will be secured 24/7 and all access will be via key fob entry for all tenants.

Emergency services will have access capabilities.

US Mail will have access capabilities.



Bk: 1737 Pg: 323 Doc: DEED_NB Page: 1 of 5 12/24/2020 12:37 PM

RELEASE DEED

The CITY OF NORTH ADAMS, a Massachusetts municipal corporation with offices at 10 Main Street, North Adams, Massachusetts 01247, for consideration in the amount of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000.00) paid, grant to MORESI COMMERCIAL INVESTMENTS, LLC, a Massachusetts limited liability company with a principal place of business at 60 Roberts Drive, Suite 201, North Adams, MA 01247, without covenants, all its right, title, and interest in and to the following parcels of land:

Parcel 1

A certain piece or parcel of real estate, situated in said North Adams, bounded and described as follows, viz: - commencing at an iron pipe driven into the ground on the easterly side of Cady Street, so called; thence North 14° 05' East, fifty five feet to a like iron pipe; thence South 75° 55' East, one hundred, forty eight and five tenths feet to a like iron pipe; thence South 14°05' West, fifty-five feet to a like iron pipe; and thence North 75°55' West one hundred forty eight and five tenths feet to the place of beginning; being lot no. 25 as indicated on my plan of building lots, made by F.S. Smith, P.E. dated 22 July, 1890, and on file in the Registry of Deeds for Northern Berkshire, to which plan reference is to be had for a more particular description and delineation hereof.

For Grantor's title to Parcel 1, see Book 227, Page 269 in the Northern Berkshire Registry of Deeds.

Parcel 2

A certain parcel of land situate in said North Adams and bounded and described as follows; commencing at an iron pipe driven in the ground at the intersection of the northerly line of Johnson Street with the Easterly lines of Cady Street, so called, and thence running Northerly (north fracture degrees and five minutes East) along said Easterly line of said Cady Street two hundred and twenty (220) feet to an iron pipe at the southwest corner of lot number twenty five as marked on Eliza A. Johnson's plan of lots dated July 22, 1890 and made by F.S. Smith, P.E.; thence South seventy-five degrees and fifty five minutes East one hundred sixty and two tenths feet to a like iron pipe driven in the ground in the westerly line of Lot no. 32 as marked on said plan; thence Southerly on the Westerly line of lots nos. 32, 33, 34, and 20 as marked on said plan two hundred fifteen feet to a like iron pipe at the northerly line of said Johnson Street; and thence along said Johnson Street in a Westerly direction one hundred and sixty five feet to the place of beginning, being and describing lots nos. 21, 22, 23, and 24 as marked on the aforesaid plan and being the same premises conveyed to us by deed of Arthur S. Alford dated May ninth, 1895, to which deed reference may be had.

For Grantor's title to Parcel 2, see Book 227, Page 295 in the Northern Berkshire Registry of Deeds.

Parcel 3

All the land situate in said North Adams which is bounded and described as follows – all that lot of land described in the deed of Eliza A. Johnson to Charles W. Wright, and from him to us dated Sept. 28, 1894 and recorded in the Northern Berkshire Registry of Deeds at Adams Mass., in book 216, page 619 to which reference is to be had; meaning and intending to convey lot nineteen as marked on said plan. Also another lot of land situate in said North Adams and bounded thus: - all that lot of land deeded to us by Charles W. Wright and described in the deed of Eliza A. Johnson to him, dated April 23, 1895 and recorded in the aforesaid Registry of Deeds in Book 220, Page 245, to which deed and the plan of lots therein referred to reference is to be had, meaning and intending hereby to convey lots marked thirty three and thirty four on said plan.

For Grantor's title to Parcel 3, see Book 227, Page 297 in the Northern Berkshire Registry of Deeds.

Parcel 4

A certain part or parcel of land situate in said North Adams and bounded and described as follows: Beginning at the southwest corner of lot numbered (31) thirty one on Eliza A. Johnson's plan of lots as made by F.S. Smith, P.E., and dated July 22, 1890, to which plan reference is to be had; thence north seventy five degrees, and fifty five minutes west, one hundred forty eight and five tenths feet to a stake; thence South fourteen degrees and five minutes West fifty eight feet to a stake; thence South seventy five degrees and fifty five minutes East one hundred forty eight and five tenths feet to a stake; and thence North fourteen degrees and five minutes East to the place of beginning meaning hereby to convey Lot No. 32 on said plan and the same premises conveyed to us by May and John Bousin and to which plan reference is to be had for a more particular description hereof.

For Grantor's title to Parcel 4, see Book 227, Page 299 in the Northern Berkshire Registry of Deeds.

Parcel 5

A certain part of parcel of real estate situated in said North Adams and bounded and described as follows, commencing at an iron pipe driven into the ground on the North side of Johnson Street as marked on the plan of building lots made by F.S. Smith, P.E. for Eliza A. Johnson dated July 22, 1890; thence Westerly along the north line of said Johnson Street seventy three feet to a like iron pipe on the south west corner of Lot No. (20) twenty as marked on said plan; thence Northerly along the West line of said lot (20) twenty, eighty nine feet to the north west corner of said lot; thence Easterly on the north line of lot seventy two feet to a like iron pipe in the North East corner of said lot; thence southerly along the East line of said lot one hundred and four feet to the place of

beginning; being said lot No. 20 marked on said plan to which reference is to be had for a more particular description hereof.

For Grantor's title to Parcel 5, see Book 227, Page 301 in the Northern Berkshire Registry of Deeds.

Parcel 6

Beginning at an iron pipe lying in the westerly line of Williams Street, at the north east corner of land of the city of North Adams; thence running northerly along the said westerly line of Williams Street fifty-eight (58.00) feet to an iron pipe; thence turning a right angle and running westerly along the south line of land of Florence Matton, one hundred forty-nine and fifty three hundredths (149.53) feet to an iron pipe; thence turning a right angle and running southerly along lands of James Bryson and the City of North Adams fifty-eight (58.00) feet to an iron pipe; thence turning a right angle and running easterly along land of the City of North Adams one hundred forty-nine and fifty-three hundredths (149.53) feet to the place of beginning.

For Grantor's title to Parcel 6, see Order of Taking by North Adams City Council dated July 8, 1924, recorded in Book 367, Page 637 in the Northern Berkshire Registry of Deeds.

Parcel 7

Beginning on the easterly side of Cady Street at the northwest corner of land of the City of North Adams, used as a school lot; thence running South 75° - 55' East, one hundred forty-eight and five tenths (148.5) feet to the westerly line of lot #31, as shown on the plan of building lots of Mrs. Eliza A. Johnson drawn by F. S. Smith, C.E. and dated July 22, 1890; thence running northerly in a line parallel with the easterly line of said Cady Street 55 feet to lot #27, as shown on said plan; thence North 75° - 55' West, along the southerly line of said lot #27, one hundred forty eight and five tenths (148.5) feet to the East side of said Cady Street, and thence southerly along the East side of said Cady Street 55 feet to the place of beginning and being lot# 26 as shown on said plan, and as more particularly shown on plan entitled "City of North Adams, Mass, Proposed Taking Daniel Millis, et, als, Cady Street, Scale 1" to 40', August 1942" and recorded with Northern Berkshire Registry of Deeds at Book 240B, Page 67.

For Grantor's title to Parcel 7 see Order of Taking by North Adams City Council dated September 1, 1942, recorded in Book 437, Page 512 in the Northern Berkshire Registry of Deeds.

Parcels 1 through 7 collectively being the same parcels as are shown on North Adams Assessor's Map 81, Lots 71,72 and 78.

The provisions of the Massachusetts General Law, Chapter 7C, Section 38, and Chapter 44, Section 63A have been fully complied with in this conveyance.

No deed stamps are due under G.L. c. 64D, §1.

IN WITNESS WHEREOF, the City of North Adams has caused this instrument to be signed, sealed, acknowledged and delivered in its name and behalf by Thomas W. Bernard, its Mayor, under authority of City Council Order No. 11,801-1 adopted by the North Adams City Council on November 12, 2019.

In the presence of:

CITY OF NORTH ADAMS

Thomas W. Bernard, Mayor

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this ______ day of December, 2020, before me, the undersigned notary public, personally appeared THOMAS W. BERNARD, as Mayor of the City of North Adams, personally known to me to be the person whose name is signed on the preceding document and acknowledged to me that he signed it as Mayor of the City of North Adams, voluntarily for its stated purpose.

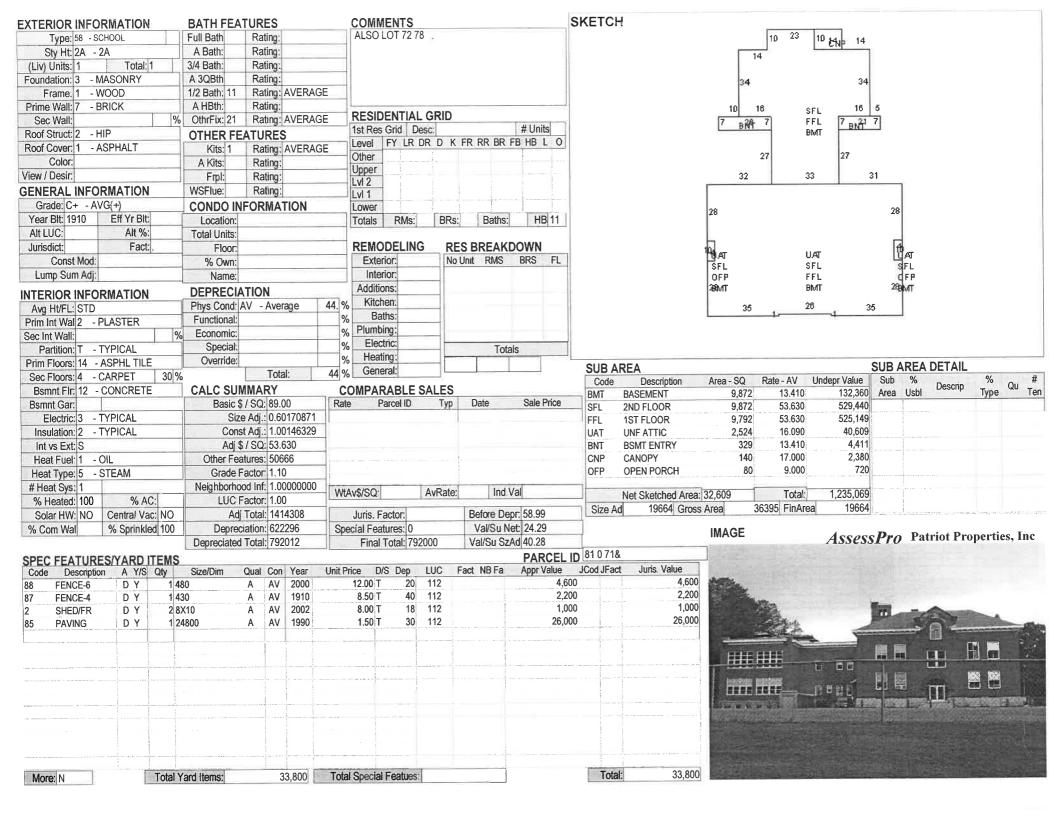
My commission expires: 3-11-2027



END OF DOCUMENT Northern Berkshire Registry of Deeds

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Map	Block	Lo	ot	Lot		L	ot		CAF	RD	-	City of N	orth A	dame	!484	15!		
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21	WILLIAMS ST, NO	ORTH ADAMS	112		792,000	33	,800	2.190		194,600		1,020,400					7.000	100 , 100
OWNERSHIP		nit#:	<u> </u>								/II.000./					GIS	Ref	
Owner 1: MORESI C	OMM INVESTMEN	TS LLC																四篇层
Owner 2:			Total Card	1	792,000	33,	800	2.190		194,600		1,020,400	F	ntered Lot	Size	GIS	Ref	
Owner 3: Street 1: 60 ROBER	TO DOINE OFF 304		Total Parce	əl	792,000	33,	800	2.190		194,600		1,020,400		al Land:	312.0	-		Datrio
Street 2:	13 DRIVE STE ZUI		Sou	rce: Market A	Adj Cost	Tota	al Value pe	er SQ unit	/Card: 5	51.89	/Pa	arcel: 51.89	Land Un	-		-	Date	A Properties I
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Postal: 01247		Type:		34 FV	792,000				194,600	1,020,4		1,020,400 Ye			Date 12/16/2020			Prior Id # 2:
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Owner 2: JOHNSON	SCHOOL -			34 FV	692,600				192,700	914,		914,300 Ye			1/2/2018	02/08/21	09:23:29	Prior Id # 2:
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NARRATIVE DES	CRIPTION			NFORMAT		f Town				0.1	0.1.			PAT /	ACCT.	48	45	ASR Map:
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Disclaimer: This I	nformation is bel	ieved to be correc	t but is sub	ject to cha	nge and is	not wa	rranteed.	. Data	abase:	Assess	sPro			rvivori				2022



MORESI & ASSOCIATES DEVELOPMENT

RESIDENCES AT AMITY SQUARE

DRAWING LIST	DRAWING TITLE	REVISION	ISSUE DATE
GENERAL			
MI-2564-002-G-001	TITLE SHEET	0	XX-XX-20
MI-2564-002-G-002	GENERAL NOTES	ŏ	XX-XX-20
MI-2564-002-G-003	CHAPTER 34 REPORT	č	XX-XX-20
MI-2564-002-G-101	BASEMENT LIFE-SAFETY PLAN	ž	XX-XX-20
MI-2564-002-G-102	FIRST FLOOR LIFE-SAFETY PLAN	,	XX-XX-20
MI-2564-002-G-103	SECOND FLOOR LIFE-SAFETY PLAN	0	XX-XX-20
M-2564-002-G-103	THIRD FLOOR LIFE-SAFETY PLAN	ő	XX-XX-20
111-2384-002-0-104	THIRD FLOOR LIFE-SAFETT FLAN	U	AA-AA-20
ARCHITECTURAL			
MI-2564-002-A-001	WALL PARTITION TYPES, NOTES AND LEGENDS	O	XX-XX-20
MI-2564-002-ADIOI	BASEMENT DEMOLITION PLAN	ō	XX-XX-20
MI-2564-002-ADI02	FIRST FLOOR DEMOLITION PLAN	ō	XX-XX-20
MI-2564-002-ADI03	SECOND FLOOR DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-ADI04	THIRD FLOOR DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-A-101	BASEMENT FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-102	FIRST FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-103	SECOND FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-104	THIRD FLOOR PLAN	ō	XX-XX-20
MI-2564-002-A-105	ROOF PLAN	0	XX-XX-20
MI-2564-002-A-201	EXTERIOR ELEVATIONS	0	XX-XX-20
MI-2564-002-A-202	EXTERIOR ELEVATIONS	0	XX-XX-20
MI-2564-002-A-30I	BUILDING SECTION LOOKING EAST	0	XX-XX-20
MI-2564-002-A-302	BUILDING SECTION LOOKING NORTH	ŏ	XX-XX-20
MI-2564-002-A-303	ELEVATOR HOISTWAY SECTIONS	Ö	XX-XX-20
MI-2564-002-A-401	ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHWEST	ò	XX-XX-20
MI-2564-002-A-402	ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHEAST	ò	XX-XX-20
MI-2564-002-A-403	ENLARGED FLOOR PLAN - FIRST FLOOR, NORTH	0	XX-XX-20
MI-2564-002-A-404	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHWES	то	XX-XX-20
MI-2564-002-A-405	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHEAS	t o	XX-XX-20
MI-2564-002-A-406	ENLARGED FLOOR PLAN - SECOND FLOOR, NORTH	0	XX-XX-20
MI-2564-002-A-407	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHWES	т о	XX-XX-20
MI-2564-002-A-408	ELEVATOR HOISTWAY PLANS	Ö	XX-XX-20
MI-2564-002-A-60I	FIRST FLOOR DOOR # FRAME SCHEDULE	ò	XX-XX-20
MI-2564-002-A-602	SECOND FLOOR DOOR 4 FRAME SCHEDULE	ō	XX-XX-20
MI-2564-002-A-603	WINDOW SCHEDULE AND DETAILS	ŏ	XX-XX-20
MI-2564-002-A-604	ROOM FINISH SCHEDULE	ŏ	XX-XX-20
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PRELIMINARY

NOT TO BE

USED FOR CONSTRUCTION



TES DEVEL	RIVE GALLERY	S, MA 01247	ò	ŢΙΙ	
MORESI & ASSOCIATES DEVEL	60 ROBERTS DRIVE GALLERY	NORTH ADAMS, MA 01247	PROJECT DESCRIPTION	RESIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS MA 01247	
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CAD CODE:
MI-2564-002-G-00
GRAPHIC SCALE:

PROJECT NUMBER: MI-2564-00

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GENERAL NOTES (ALL TRADES)

THE CONTRACTOR SHALL INCLUDE ALL TAXES (STATE AND FEDERAL).

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND PEDIEVAL).

 ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE

 CONTRACTOR(S) SHALL APPLY FOR ALL PERMITS, AND COS AND AND AND AND THE

 CONTRACTOR(S) SHALL BE OBTAINED PRIOR TO THE START OF WORK, AND THE

 CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING THE "OCCUPANCY CERTIFICATE"

 PRIOR TO OCCUPANCY.
- CONTRACTOR(S) SHALL PROVIDE ALL NECESSARY SERVICE ON ALL MATERIALS AND MORKMANISHIP PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF FINISHED INSTALLATION AT NO ADDITIONAL COST TO THE CONIER. CONTRACTOR(S) SHALL EXTEND ALL AVAILABLE WARRANTIES ON THE EQUIPMENT IN WRITING TO THE UNIVER.
- THE CONTRACTOR(S) SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS, AND SHALL PRESENT THE PROJECT TO THE OWNER FOR FINAL ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS AND METAL FRANCES SHALL BE CLEANED, ALL JABELS REPOYED, FLOORS SHEET EROOM CLEAN, CARPET VACUUMED AND THE PROJECT AREA LEFT FREE OF TRASH AND DEBRIS.
- TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR(S) RESPONSIBILITY.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE CONTRACTOR(S) RECONSIDER.
- THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME FAHILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CLAIMS FOR EXTER PAYMENT WILL NOT BE ALLONGED BECAUSE OF UNFAVILIABITY WITH THE WORK TO BE PERFORMED BY OTHER TRADES, EXISTING CONDITIONS AT THE JOB SITE, LOCAL, STATE OR FEDERAL LAMS, OR ALTERATIONS DUE TO FIELD CONDITIONS.
- CONTRACTOR(9) SHALL VERIFY ALL DIMENSIONS IN BOTH HORIZONTAL AND VERTICAL PLANES AND CONDITIONS SHOWN ON THE CONTRACT DOCUMENTS WITH THOSE ON THE JOB PRIOR TO CONTRECEMENT OF ANY MORE, ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE IMPEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/PROMIEER.
- THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL IMMEDIATELY CONTACT THE ARCHITECT/ENGINEER AND PROVIDE A SHOP DRAINING/SECTUL FOR DETERMINATION, SHOULD HE FIND ANY CONFLICT OR INCONSISTENCY SETWEEN THE LONGEX SHOWN ON THE CONTRACT DOCUMENTS AND NORMAL ACCEPTED CONSTRUCTION PRACTICES, OR ASSUME RESPONSIBILITY FOR ALL CORRECTIONS.
- MODIFICATIONS REQUIRED FOR ANY REVISIONS TO THE CONTRACT DOCUMENTS INITIATED BY THE CONTRACTOR OF SUB-CONTRACTOR NITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/PRONIRED SHALL BE ACCOMPUSED AT THE CONTRACTORY) RISK.
- D. DO NOT SCALE OFF DRAWINGS FOR ANY PURPOSE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO OWNER/PLANT STANDARDS, AS A MINIMUM, OR THESE DRAWINGS, WHICHEVER IS MORE STRINGENT.
- ALL STAIRS AND CORRIDORS AND MEANS OF EGRESS ROUTES SHALL REMAIN ACCESSIBLE AT ALL TIMES.
- PROVIDE SELF ADHERING WALK-OFF MATS AT ALL ENTRY/EXIT LOCATIONS. MAINTAIN AND REPLACE AS REQUIRED THROUGHOUT CONSTRUCTION.
- EXISTING CONSTRUCTION NOT SCHEDULED FOR WORK SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. INCLUDING BUT NOT LIMITED TO FIRE ALARM PULL STATIONS, HORNS, STROBES, THERMOSTATS, PARTITIONS, CEILINGS, FLOOR FINISHES, AND FUNISHINGS.
- CONTRACTOR(5) SHALL SUBHIT FOUR (4) COPIES OF CATALOG CUT SHEETS FOR ALL HATERIALS TO THE ARCHITECT/SIGNIEER FOR APPROVAL BEFORE ANY WORK IS TO BEGIN. NO CHANGES OR SUBSTITUTIONS ALLOWED WITHOUT HRITTEN APPROVAL FROM THE ARCHITECT/SHGINEER OR OWNER.
- CONTRACTOR(S) SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE ANY INTERFERENCES WITH PIPES, DUCTS, ETC.
- 1. ALL CONSTRUCTION COMPONENT, EQUIPMENT/SYSTEMS AND SUBMITTALS SHALL COMPLY WITH THE ENERGY CODE OF THE STATE IN WHICH THE BUILDING IS LOCATED.
- 18. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, TESTED, AND READY FOR OPERATION.
- . ACCESSIBLE ACCESSORIES/DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE CODE IN WHICH THE BUILDING IS LOCATED.
- 20. HISCULANEOUS DEPINITIONS:

 (FURNISH) HEANS SUPPLY AND DELIVER TO THE PROJECT SITE OR OTHER DESIGNATED LOCATION, READY FOR UNLOADING, UNPACKING, STORING, ASSEMBLY, INSTALLATION, APPLICATION, ERECTION, OR OTHER FORM OF INCORPORATION INSTALLATION, APPLICATION, ERECTION, OR OTHER FORM OF INCORPORATION INSTALLATION, AND PLAYER PRODUCTS REQUIRING ADDITIONAL OR SUPPLEMENTAL FITTING, ASSEMBLY, FABRICATION, OR INCORPORATION INTO OTHER ELEPINITS OF THE PROJECT FABRICATION, THE PROJECT OR PROJECT WHERE AS REQUIRED DESCRIPTION, OR INCORPORATION FOR PROJECT OR PROJECT WHERE AS REQUIRED AND ADDITIONAL OFFER AT ANALOR, ERECT, FIRSH, CURE, PROTECT, CLEAN, AND SIMILAR OFFERATIONS REQUIRED TO PROPERLY INCORPORATE MORK INTO THE PROJECT.

 (PROVIDE HEANS FURNISH AND INSTALL COMPLETE, AND READY FOR USE. PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THE SYSTEMS.
- WHERE PRE-MANUFACTURED COMPONENTS/DEVICES/EQUIPMENT (ETC.) ARE IDENTIFIED, THE CONTRACTOR SHALL STRICTLY FOLLOW ALL MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
- 22. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FINISHES OR PROPERTY MUST BE REPORTED TO THE CONDER FOR REVIEW AND DIRECTION AS TO THE REPAIR, REPLACEMENT OR ABANDONIENT AT THE CONTRACTOR'S EXPENSE.

DEMOLITION NOTES (ALL TRADES)

- CONTRACTOR SHALL ERECT ALL SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO COMMENCING MORK.
- GC SHALL COORDINATE ALL SUBCONTRACTOR DEMOLITION, CUTTING, PATCHING, ETC.
- ITEMS TO BE REMOVED SHALL BE CLEANLY CUT BACK TO THE LIMITS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE OWNER REPRESENTATIVE OR ARCHITECT.
- DEFICULSH ALL MORK IN A SAFE MANNER AND PROTECT ALL WORK MHICH IS TO REMAIN. RESTORE ALL CONDITIONS WHICH BECOME DAMAGED, THAT ARE NOT SCHEDULED TO BE DEFICULISHED, TO THEIR ORIGINAL STATE.
- CONTRACTOR SHALL ERECT DUST PARTITION/PROTECTION BARRIERS TO PROTECT ADJACENT AREAS TO REMAIN, AND CONTRACTOR SHALL CLEAN THOSE AREAS WHICH HAVE BECOME AFFECTED.
- CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS ESTABLISHED BY GOVERNIENTAL AGENCIES TO PROPERLY TRANSPORT DEMOLITION MATERIALS USING CONTAINERS DESIGNED FOR PARTICULAR MASTE TO APPROVED DISPOSAL SITES. CONTRACTOR SHALL GOTAIN ALL FERRITS AND PAY ALL FEES. DEBRIS SHALL BE REMOVED ON A DALIT BASIS.
- CONTRACTOR SHALL IMMEDIATELY HALT WORK AND NOTIFY ARCHITECT/ENGINEER IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION.
- COORDINATE WITH OWNER FOR THOSE ITEMS WHICH ARE TO BE TURNED OVER TO OWNER, OR THOSE ITEMS WHICH ARE TO BE REMOVED BY OWNER.
- COORDINATE WITH OWNER FOR WORK NEAR MACHINERY/EQUIPMENT AND BUILDING SYSTEMS AND FOR HVAC, PLUMBING OR ELECTRICAL SHUT DOWNS PRIOR TO DEMOLITION.
- . ALL ELECTRICAL POWER SHALL BE DISCONNECTED AND TEMPORARY LIGHTING PROVIDED PRIOR TO DEMOLITION.
- PRIOR TO CORE DRILLING CONCRETE FLOOR SLABS, CONTRACTOR SHALL PERFORM X-RAY OR RADAR CHECKING, FOR EXISTING OBSTRUCTIONS. PROCEEDING WITH WORK HITHOUT VERIFICATION MILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

2	DEMOLITION NOTES
'G-002	NO SCALE



PRELIMINARY

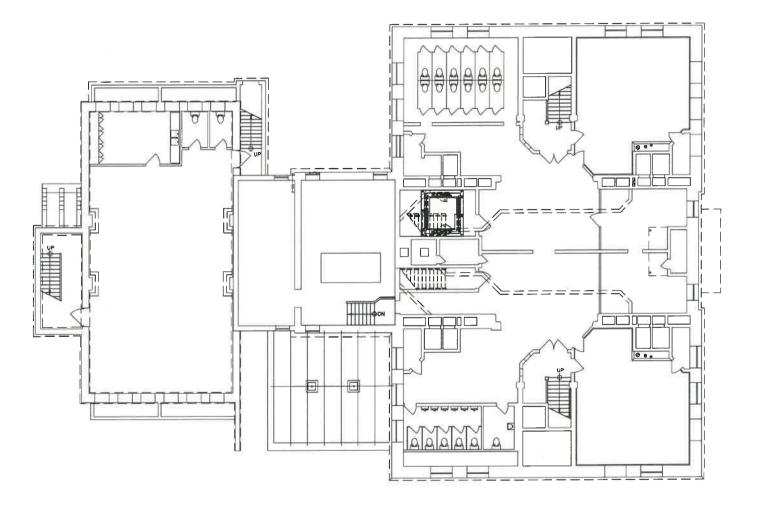
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PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

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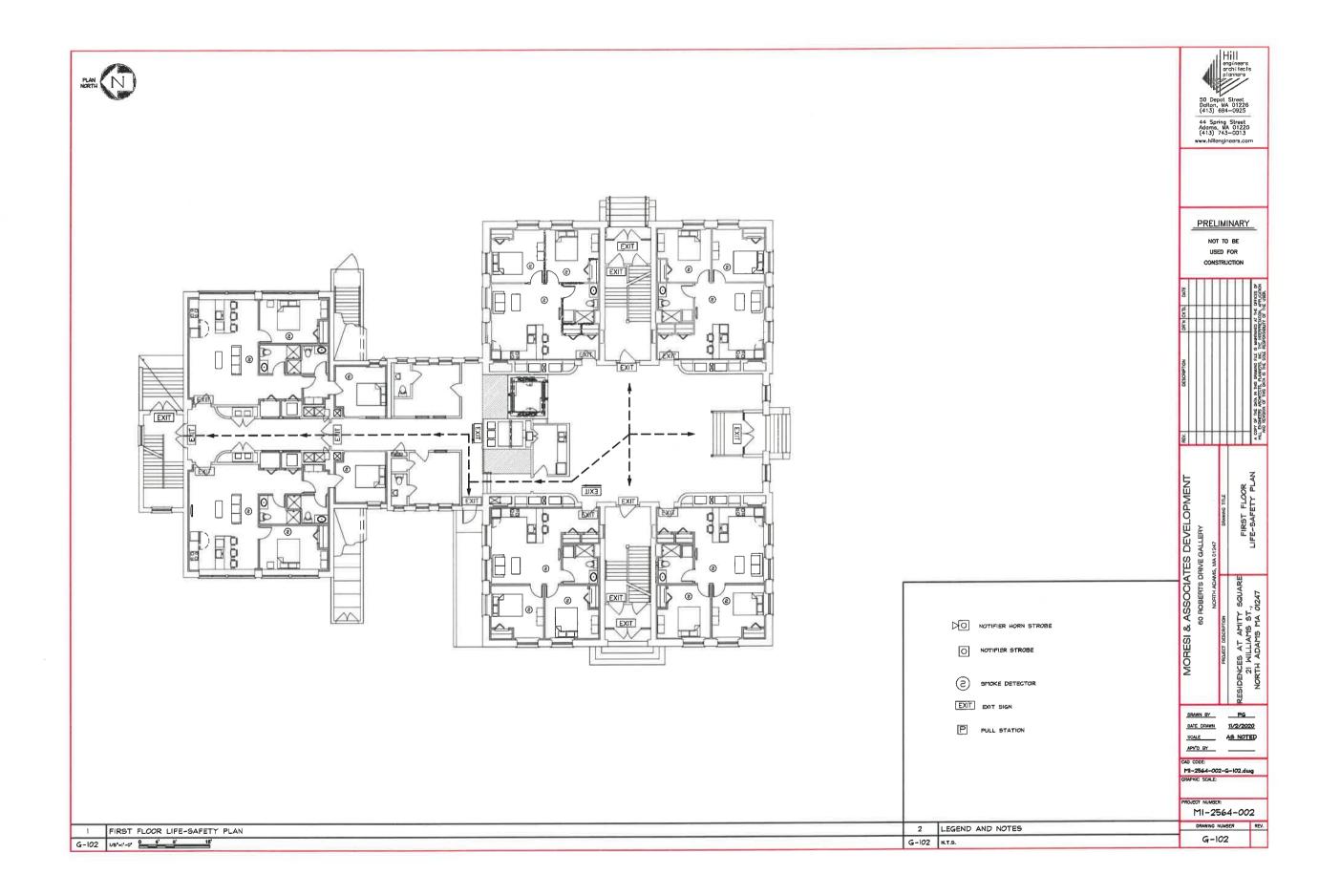
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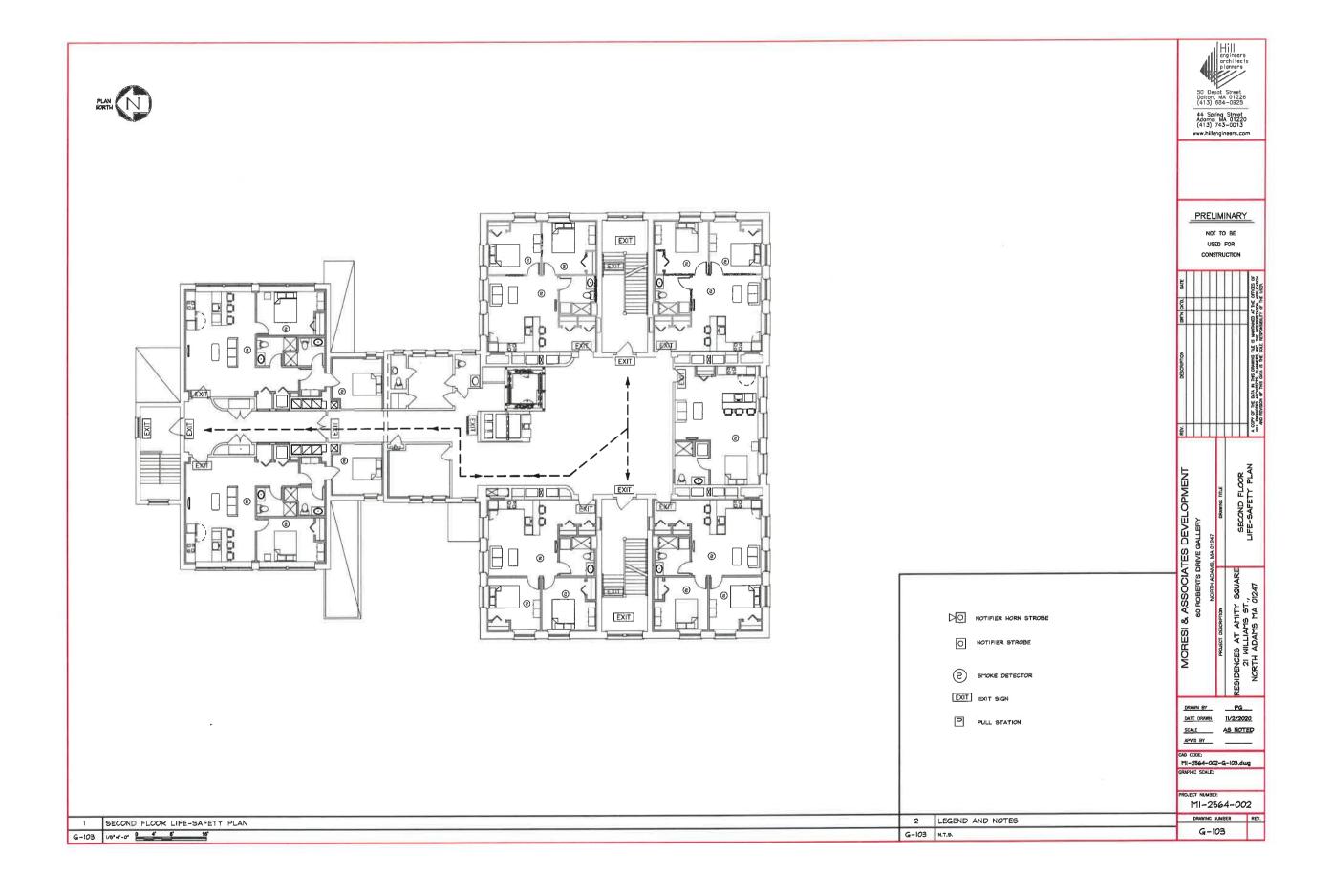
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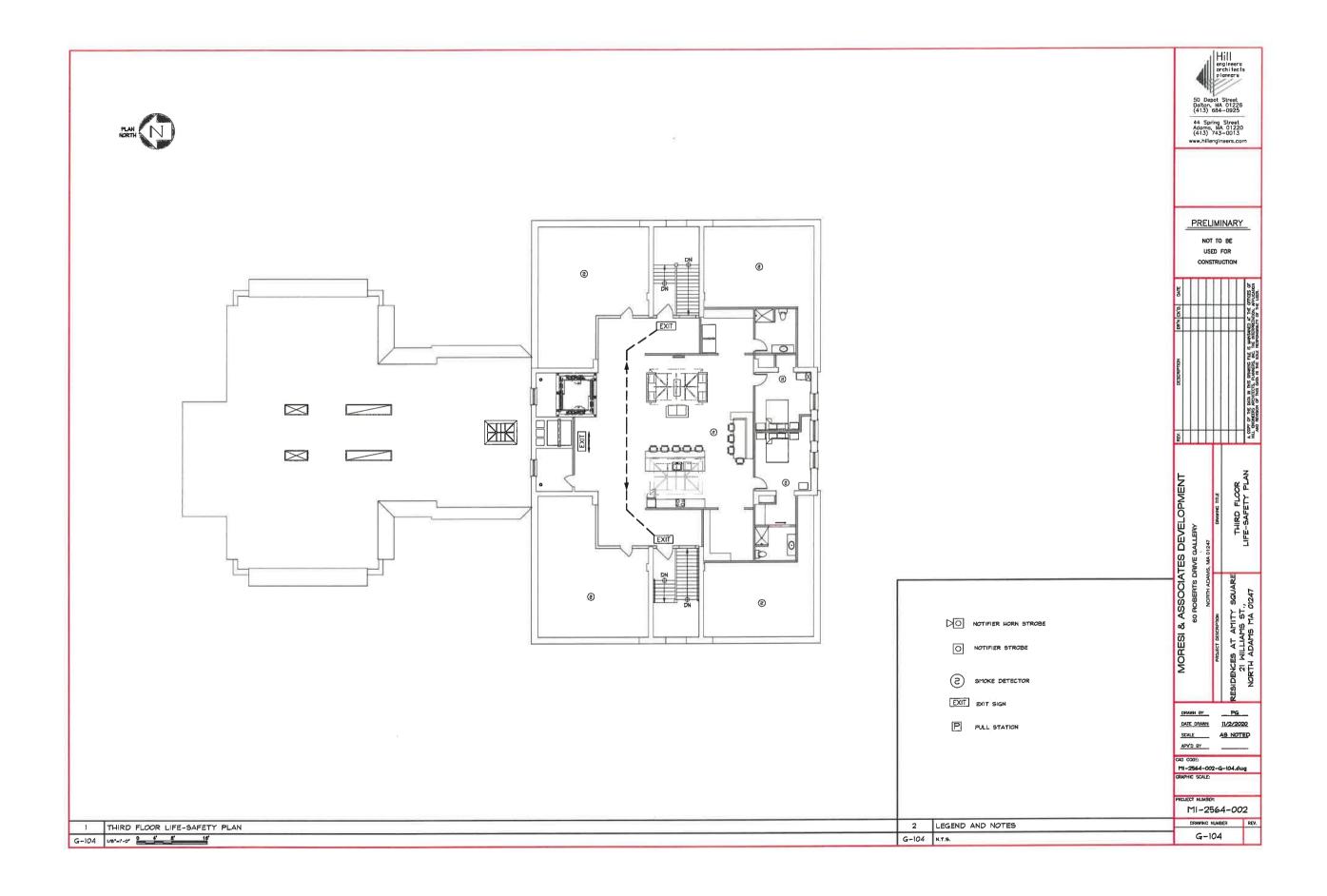
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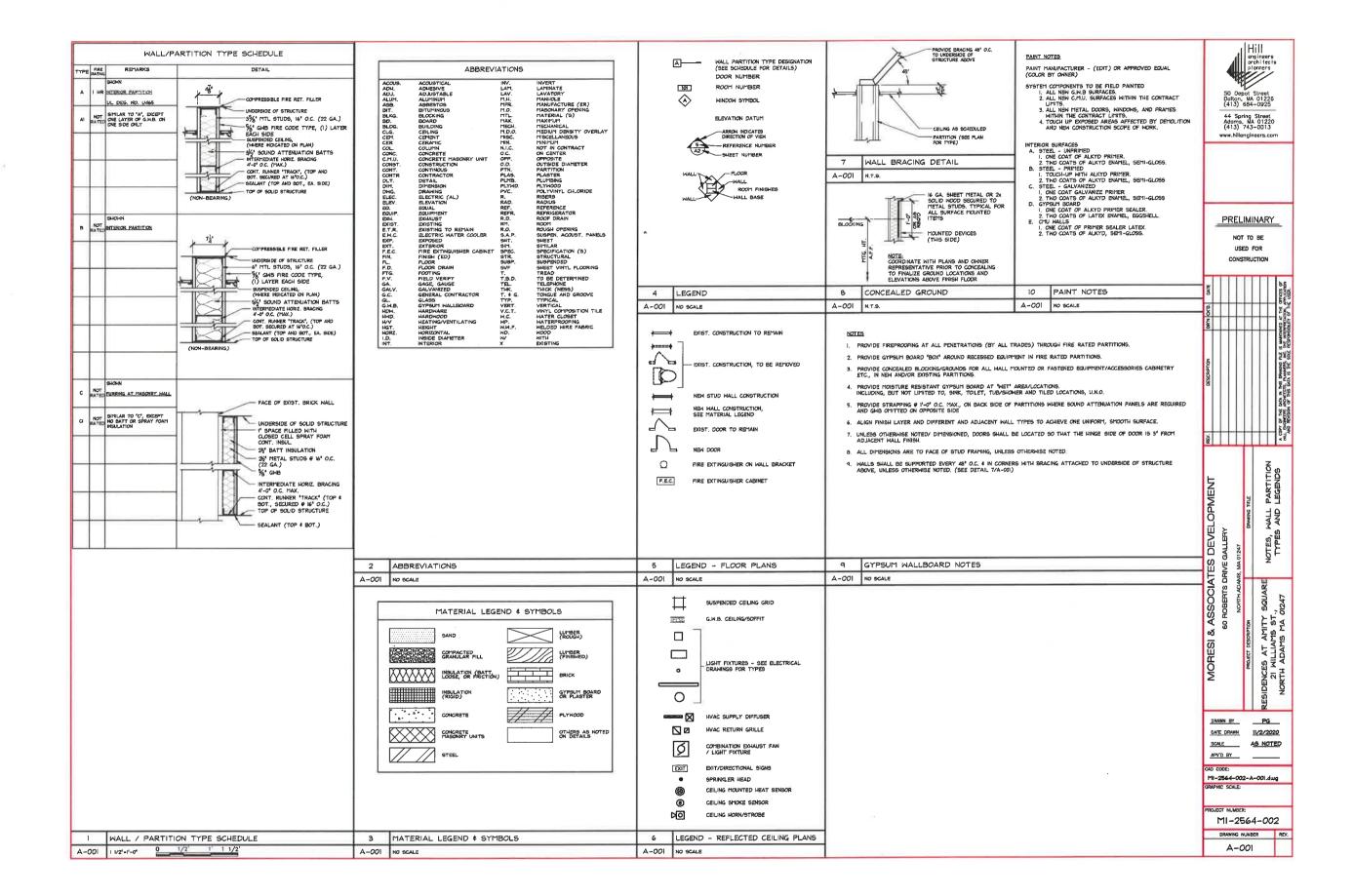
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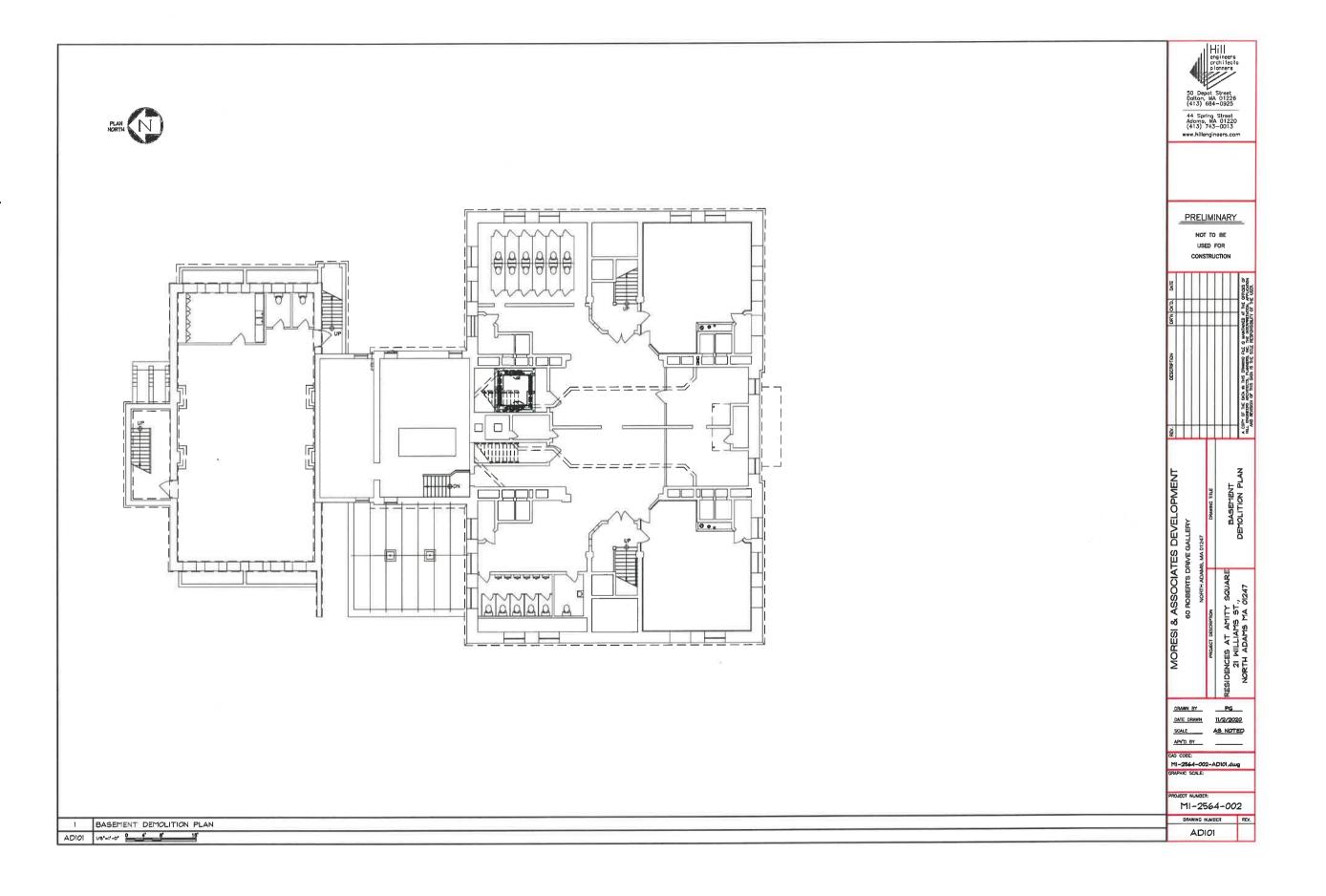
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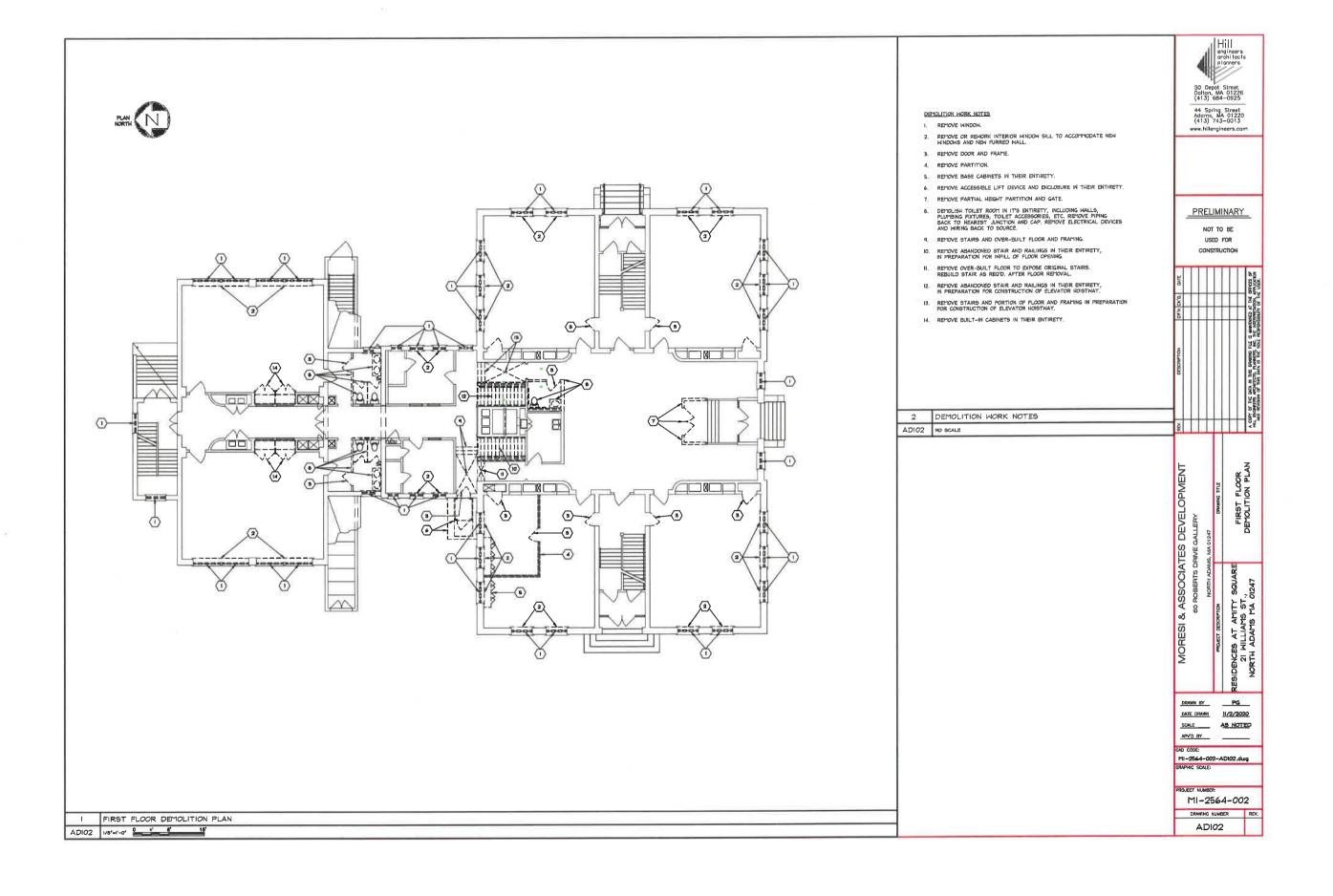


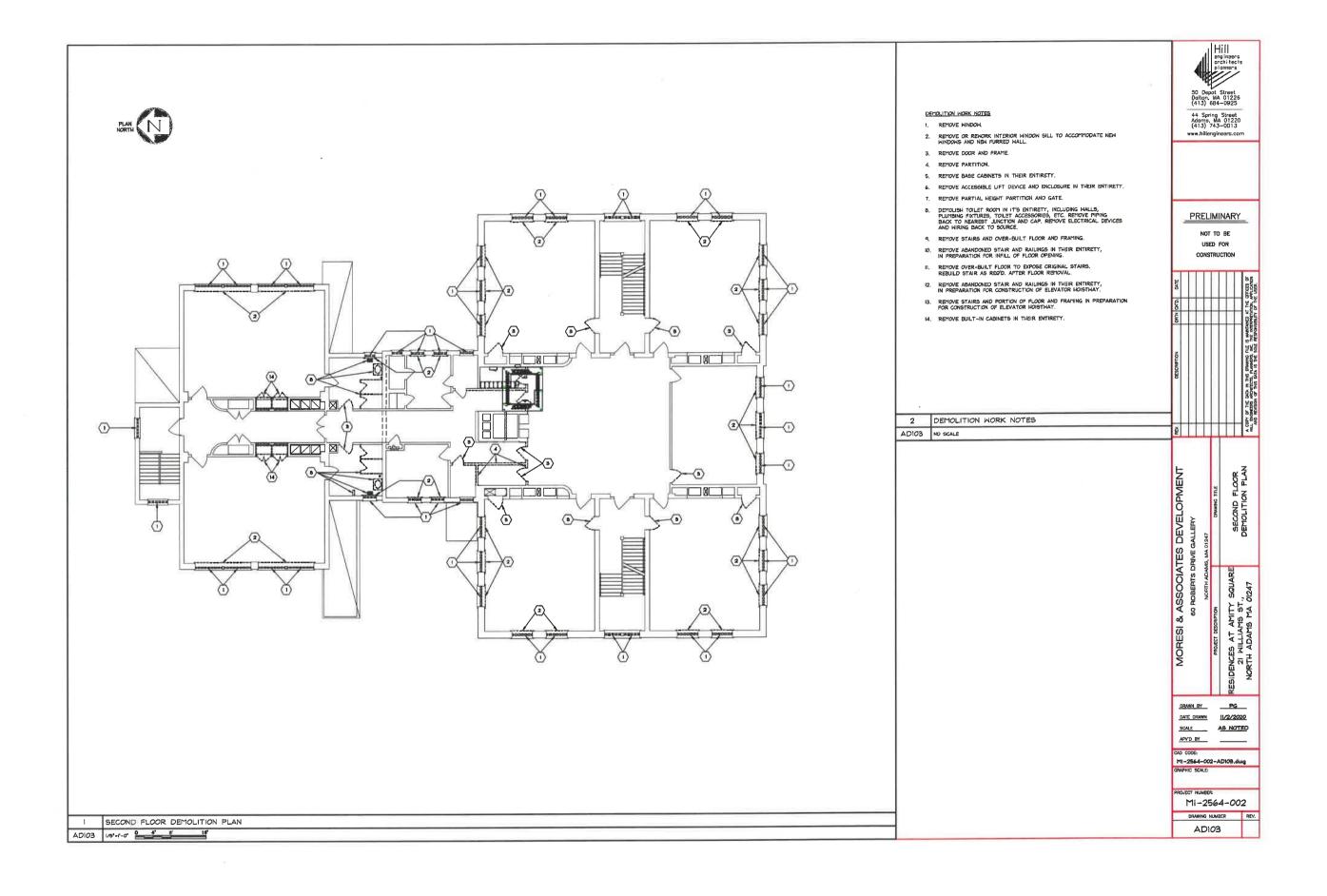


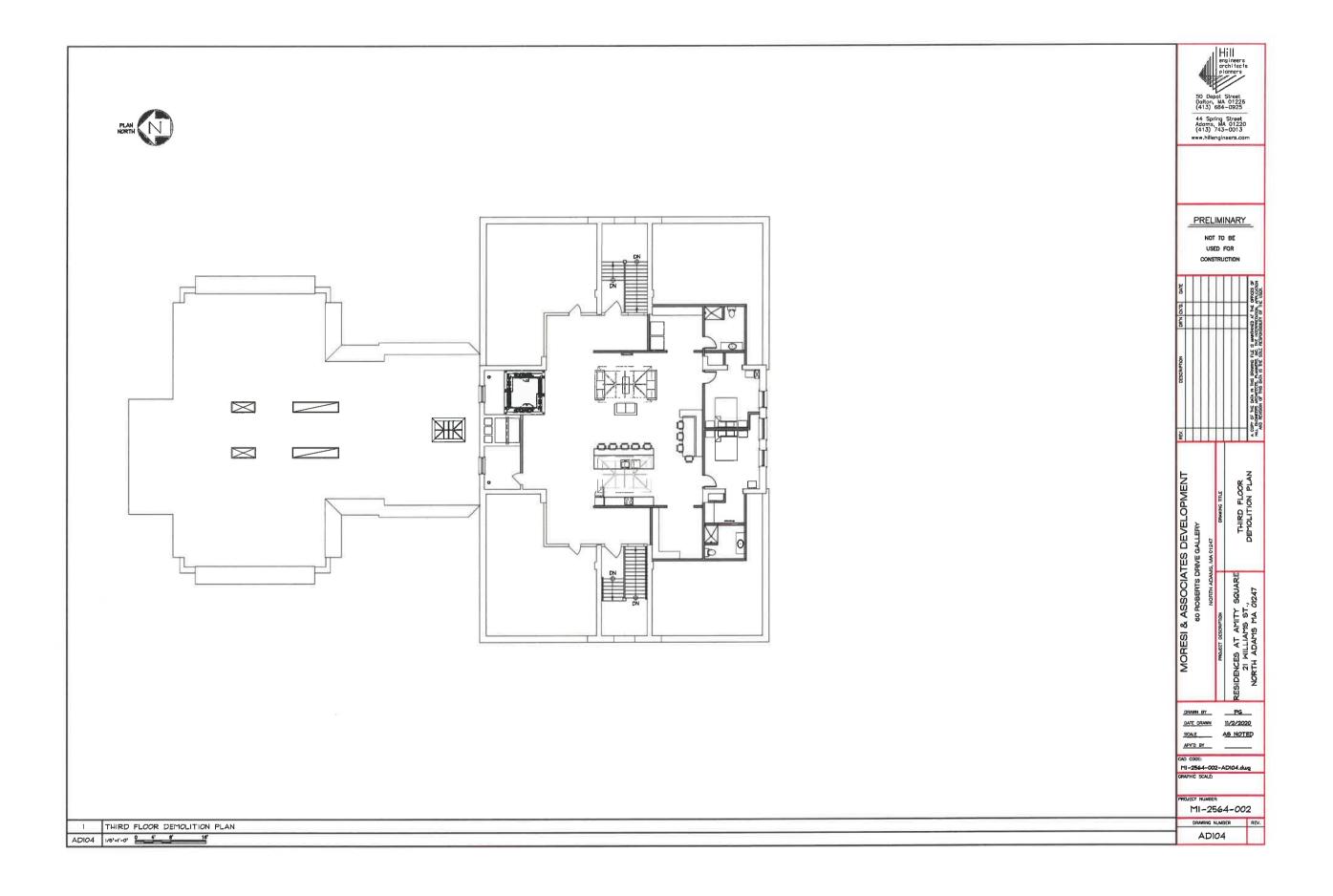


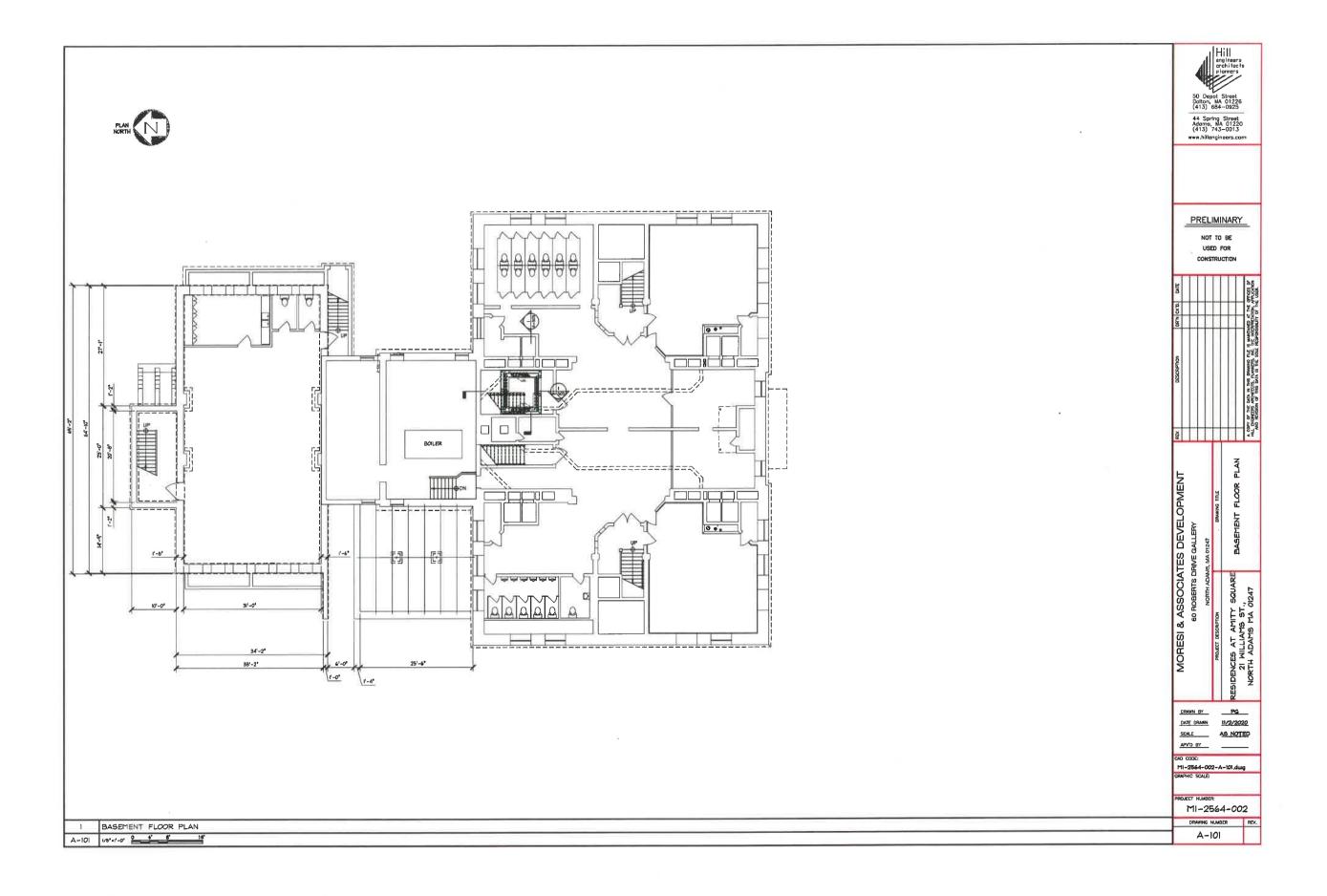


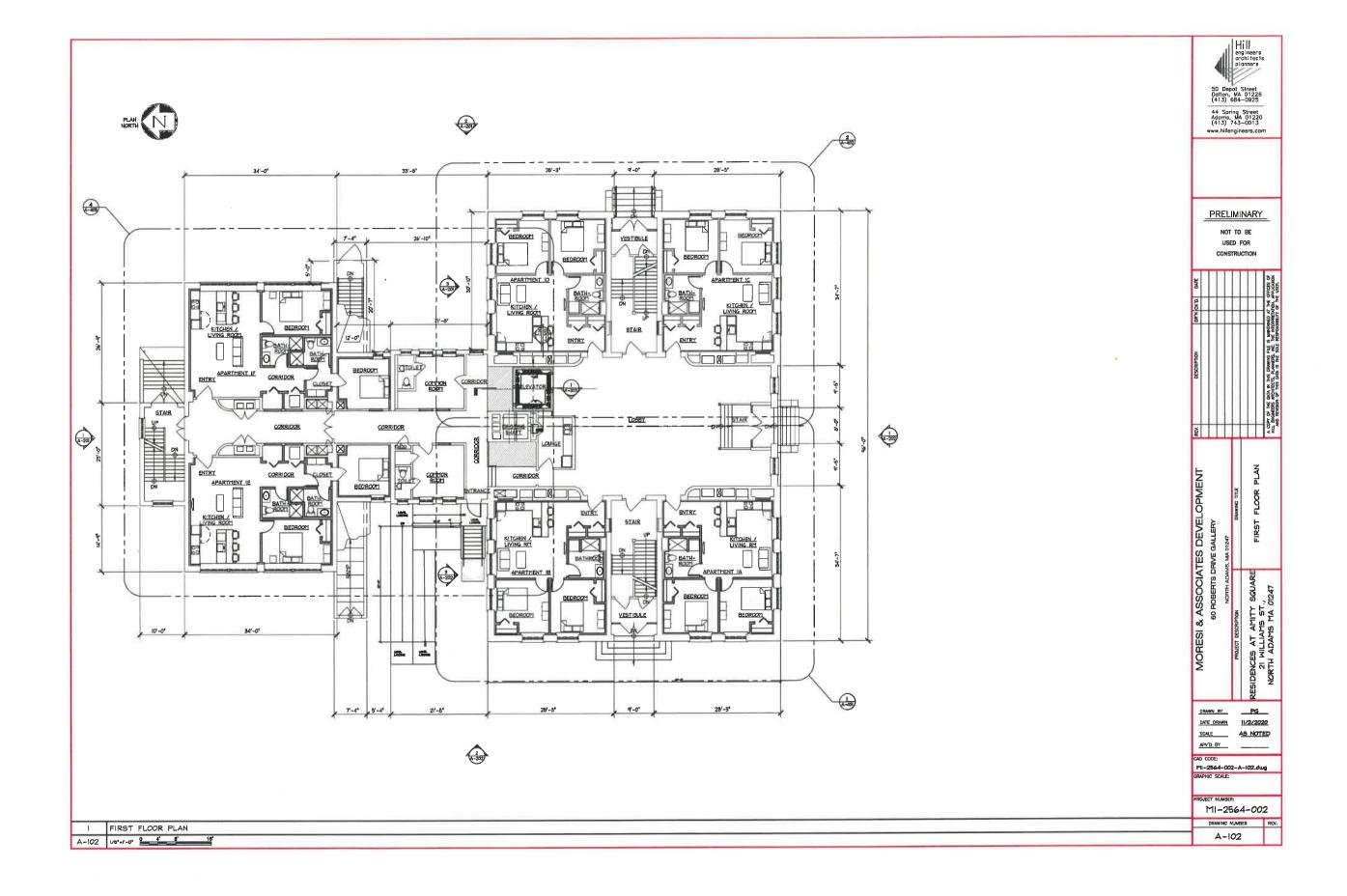


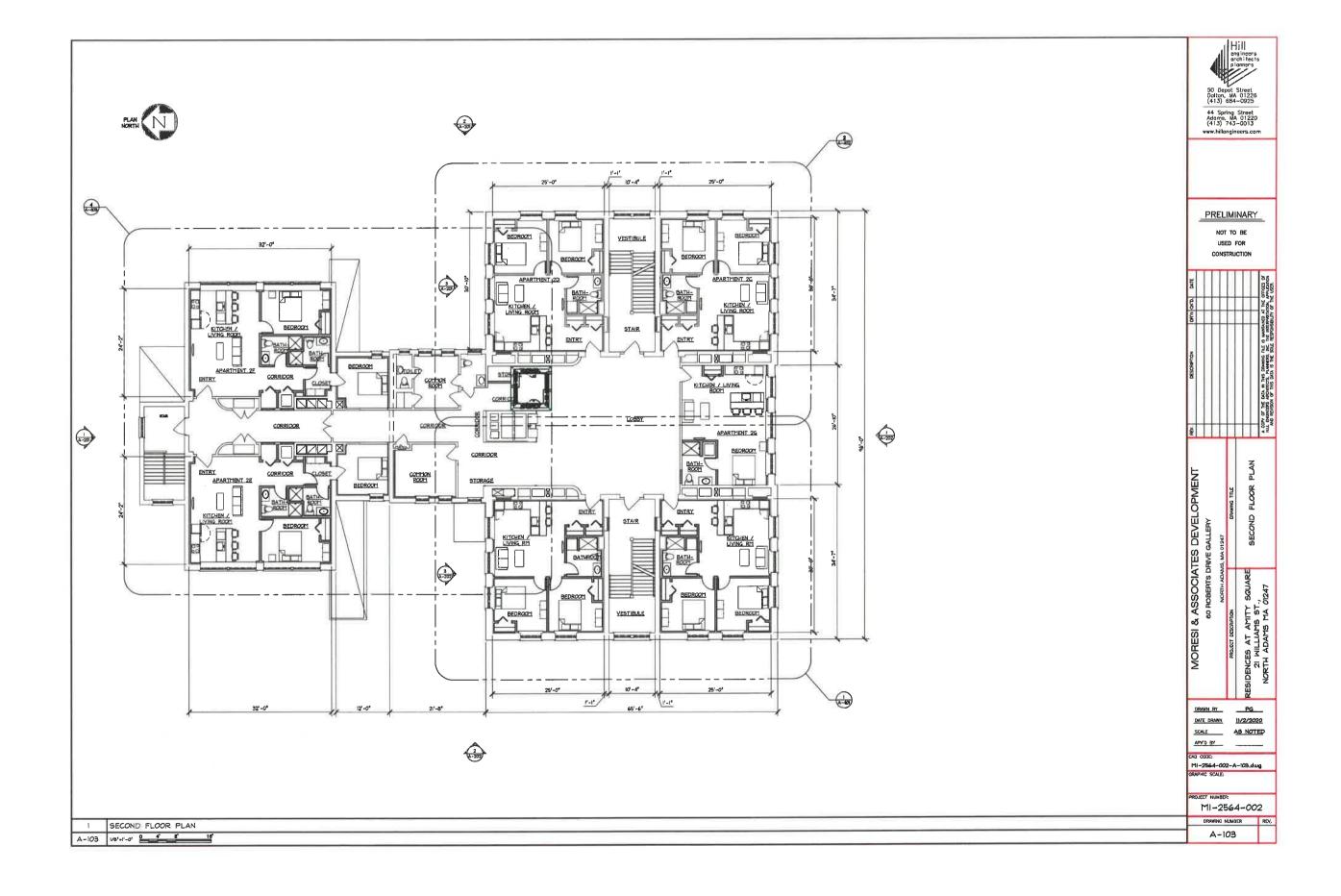


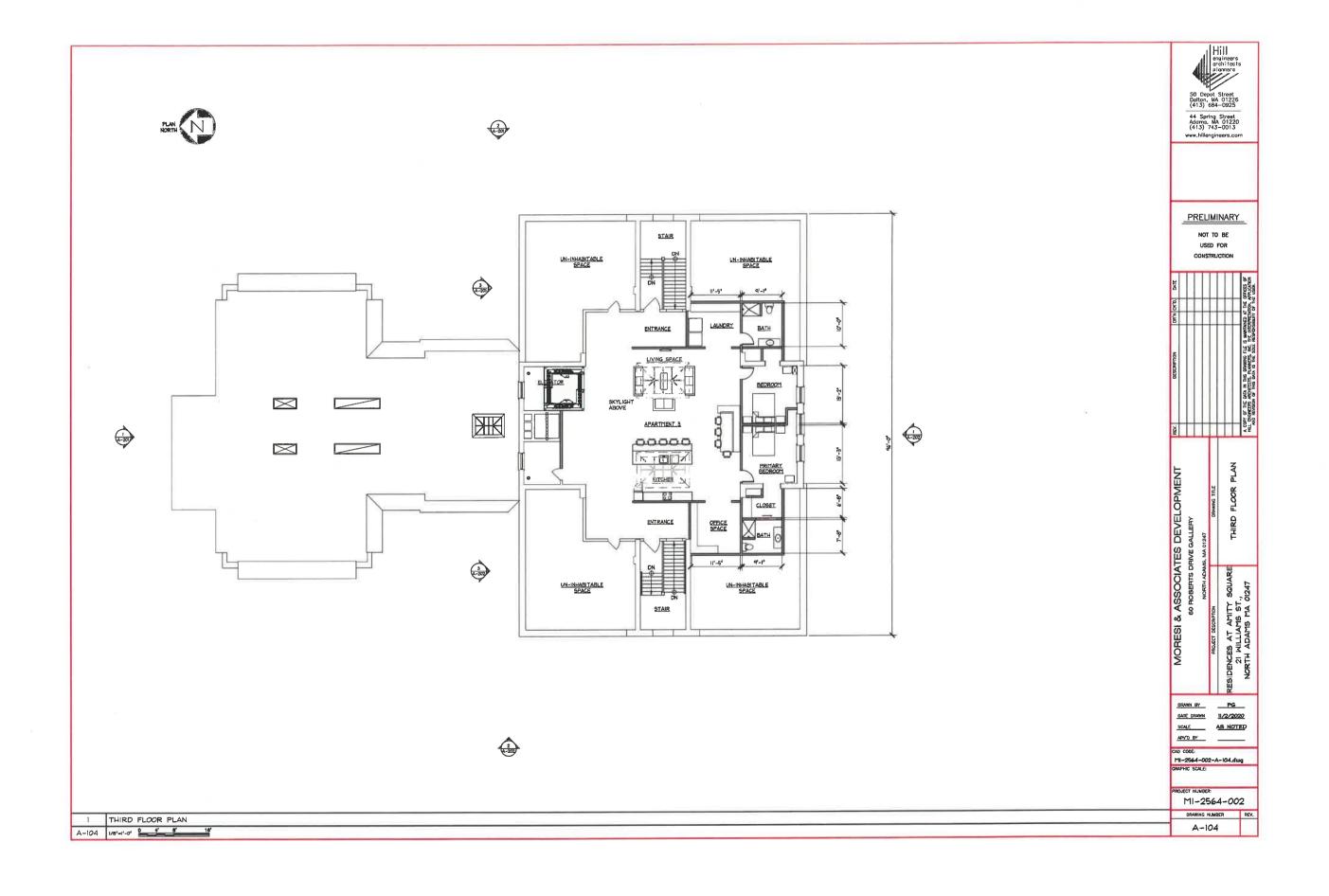


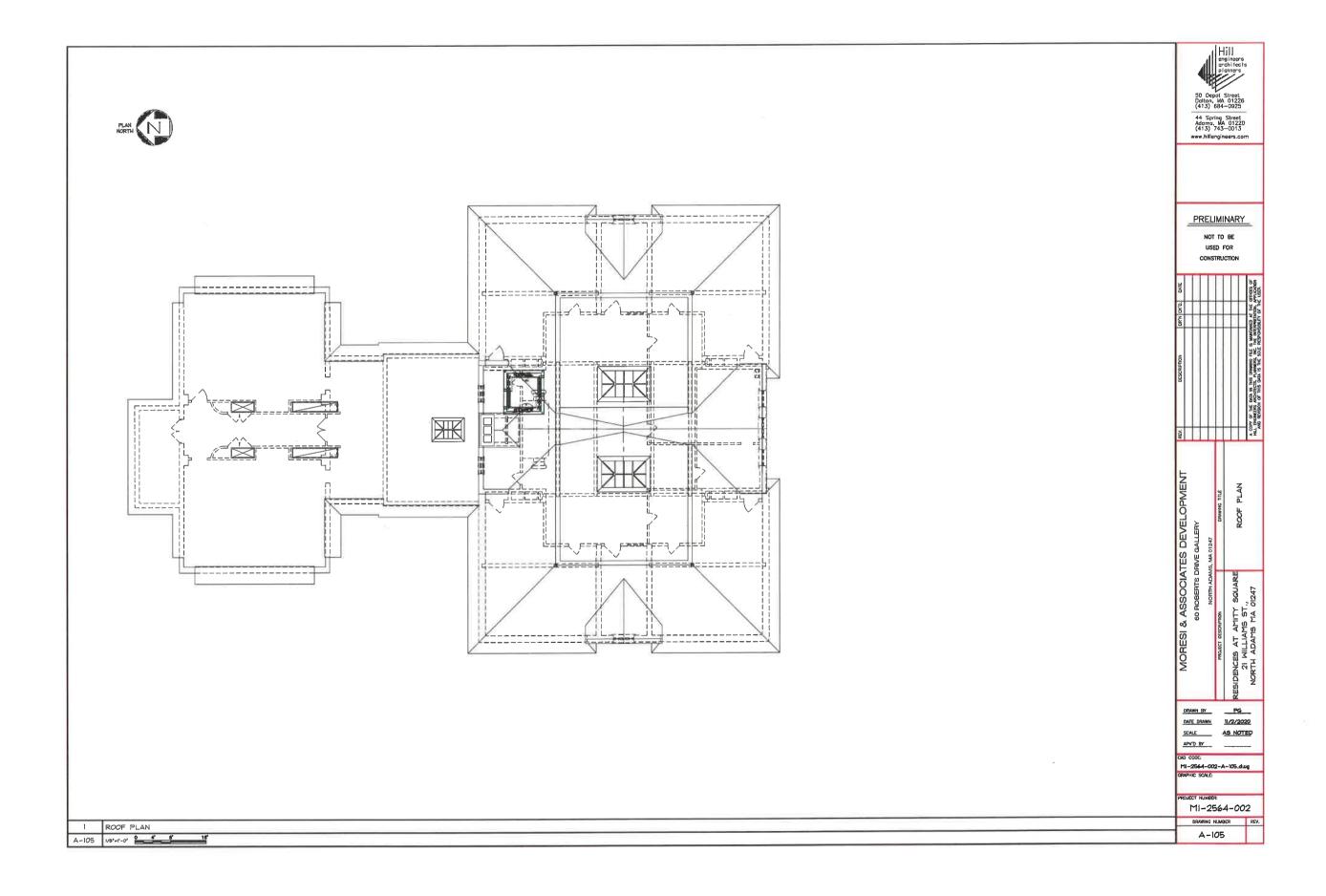


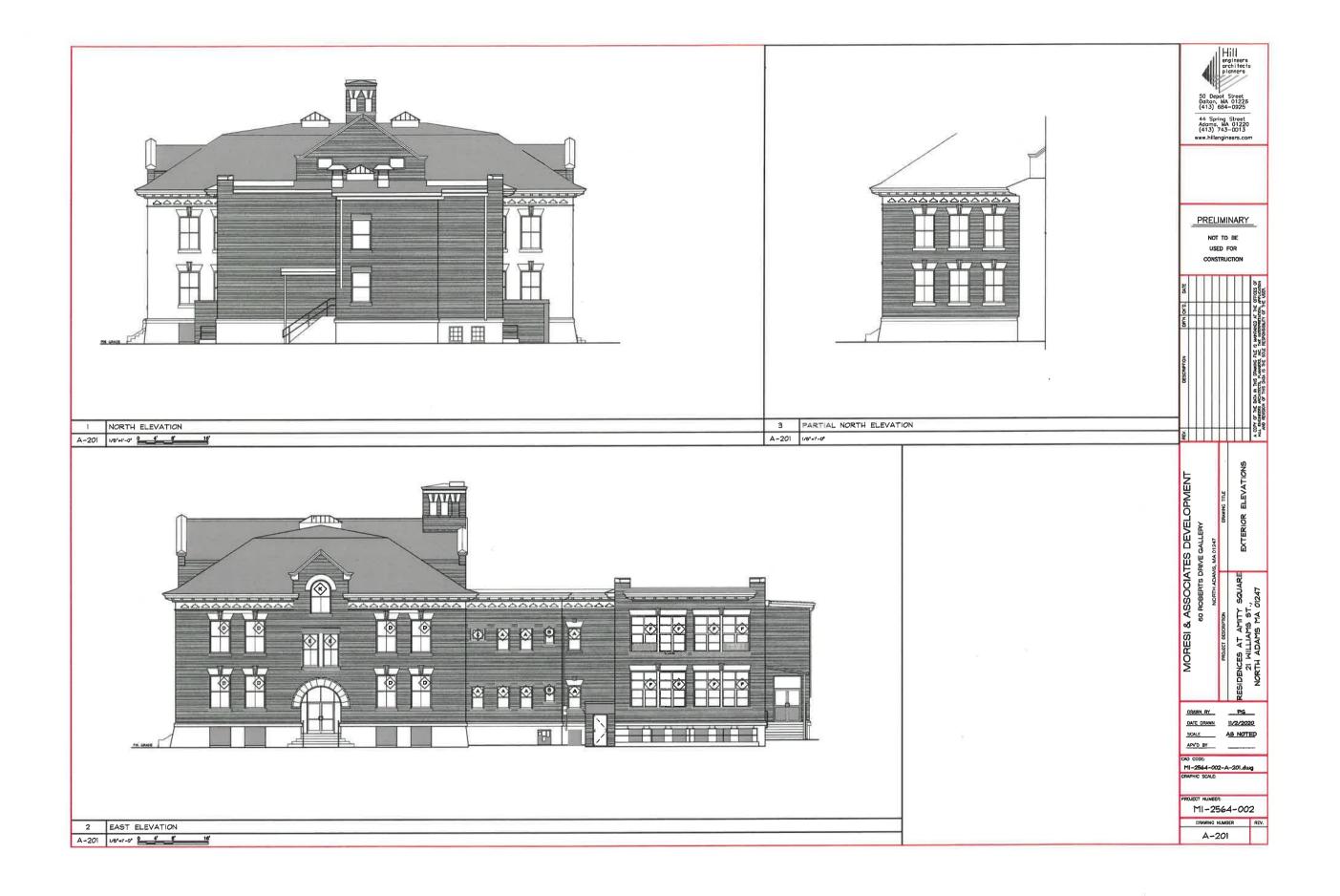




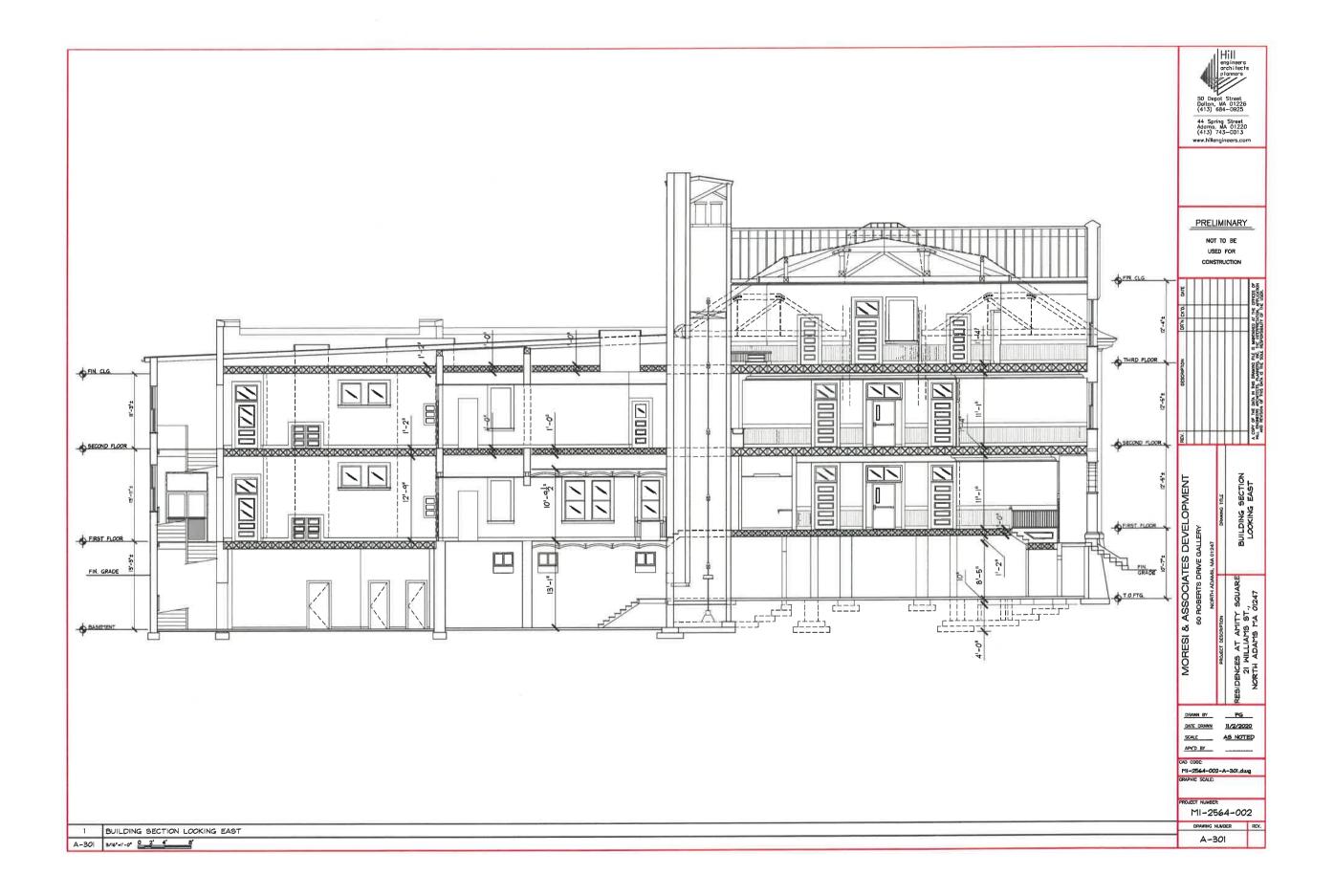


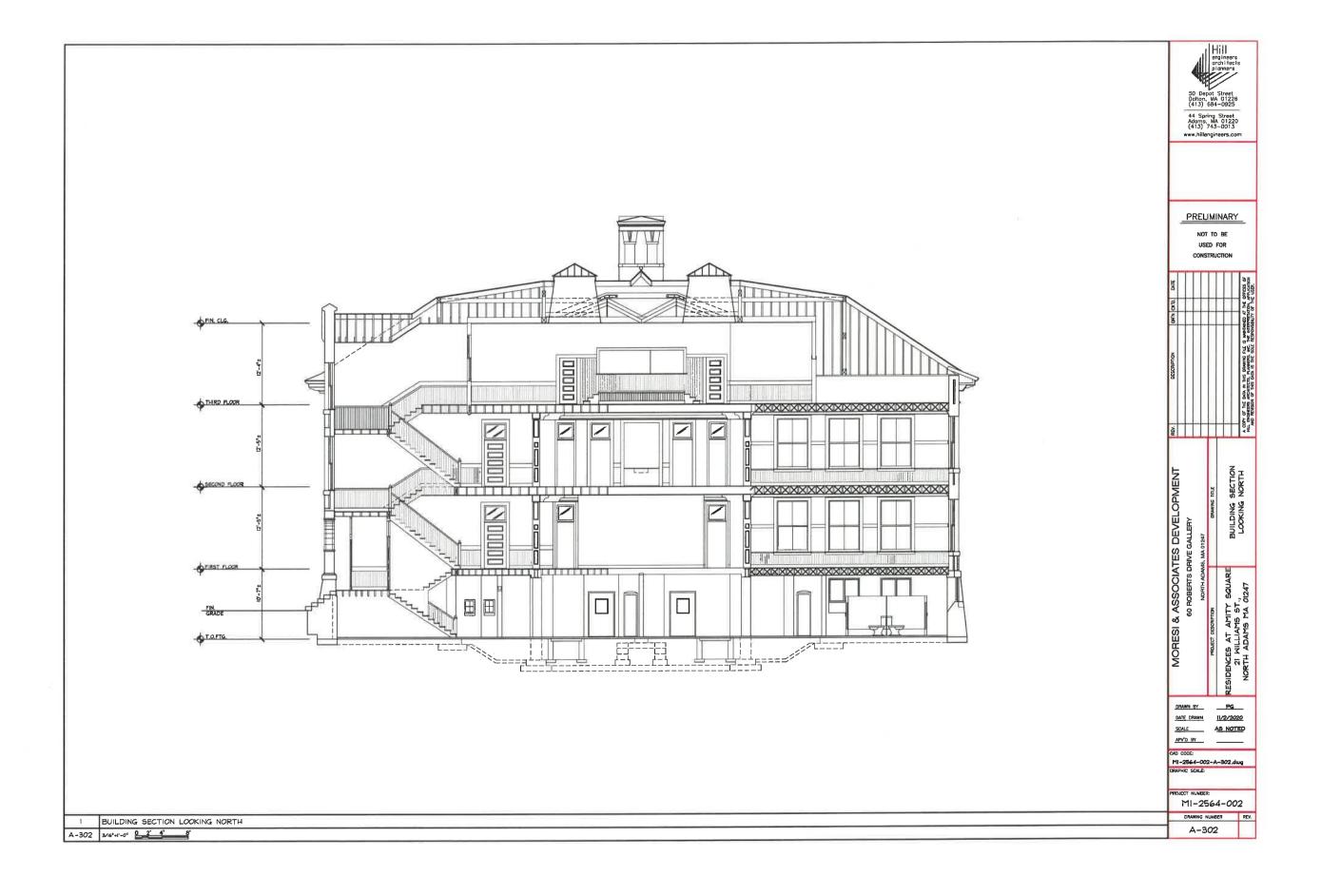


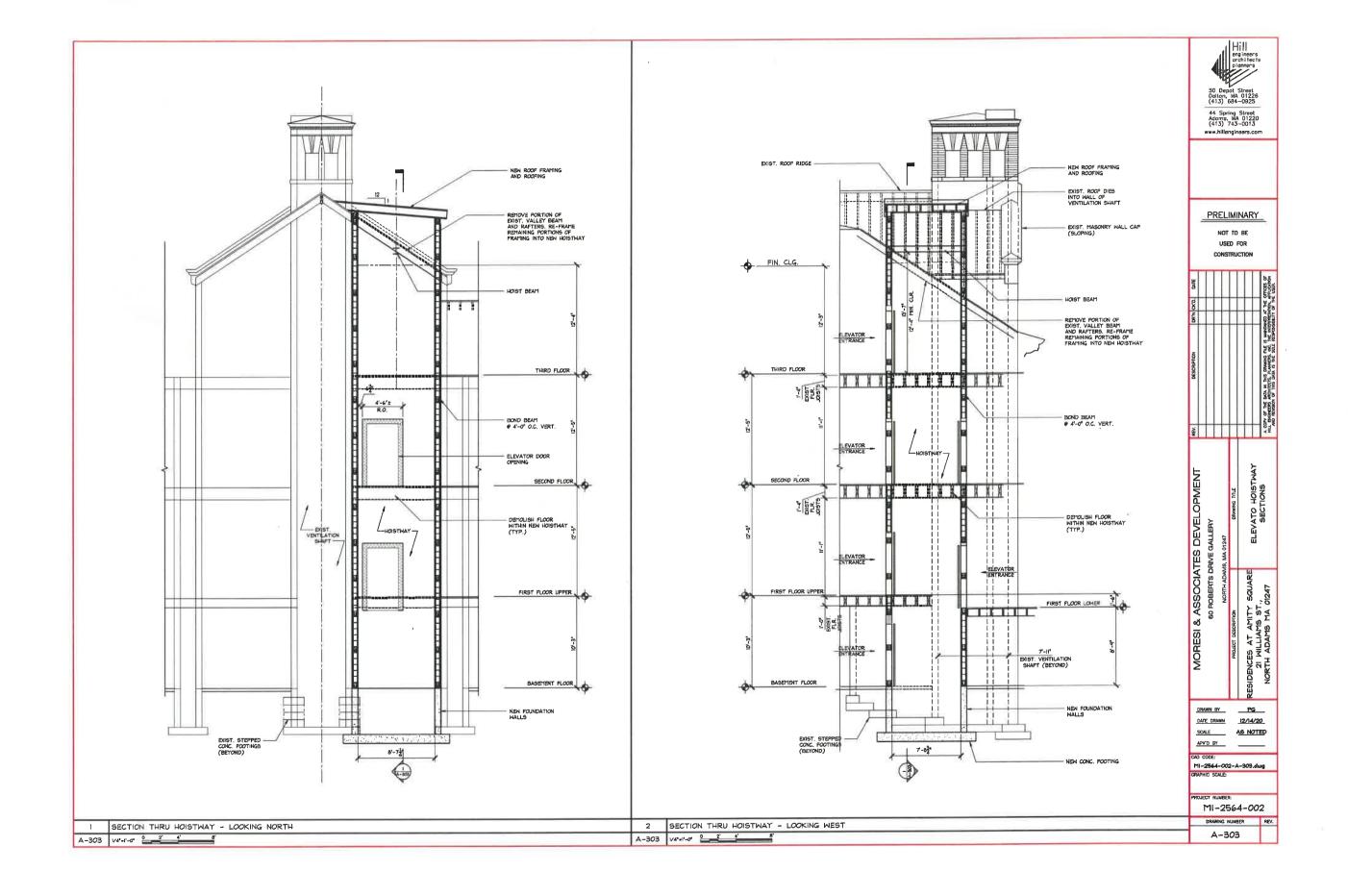


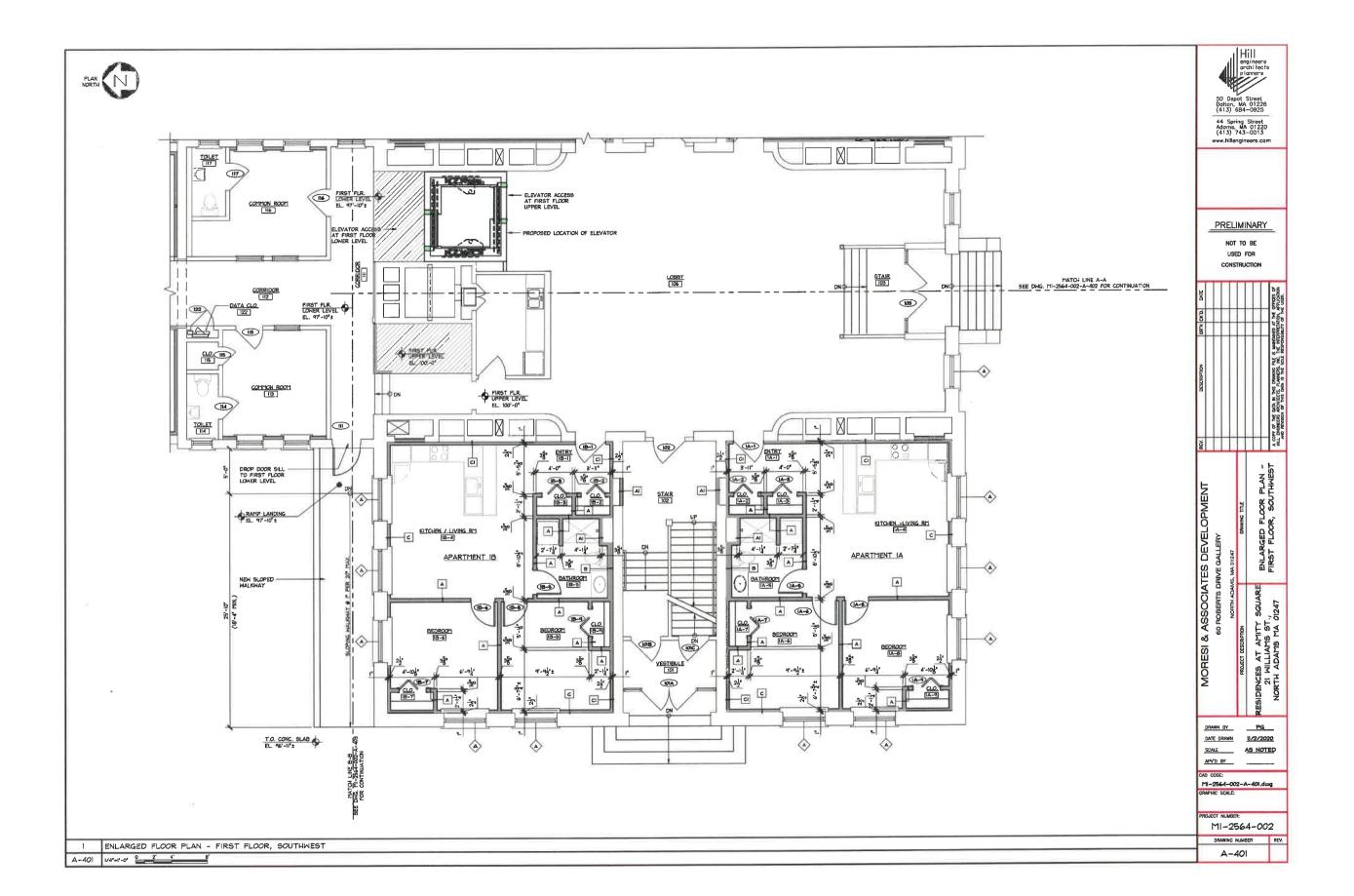


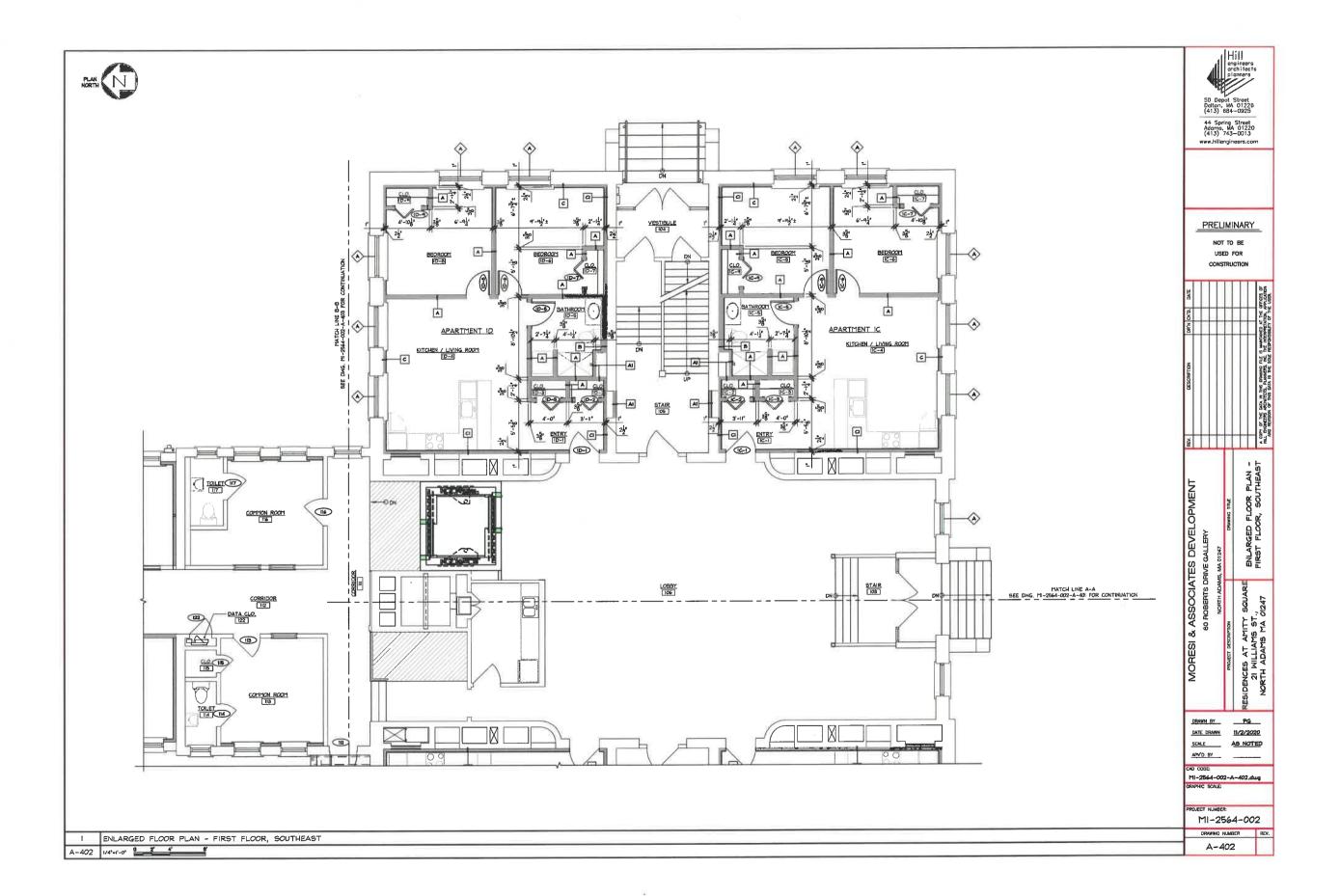


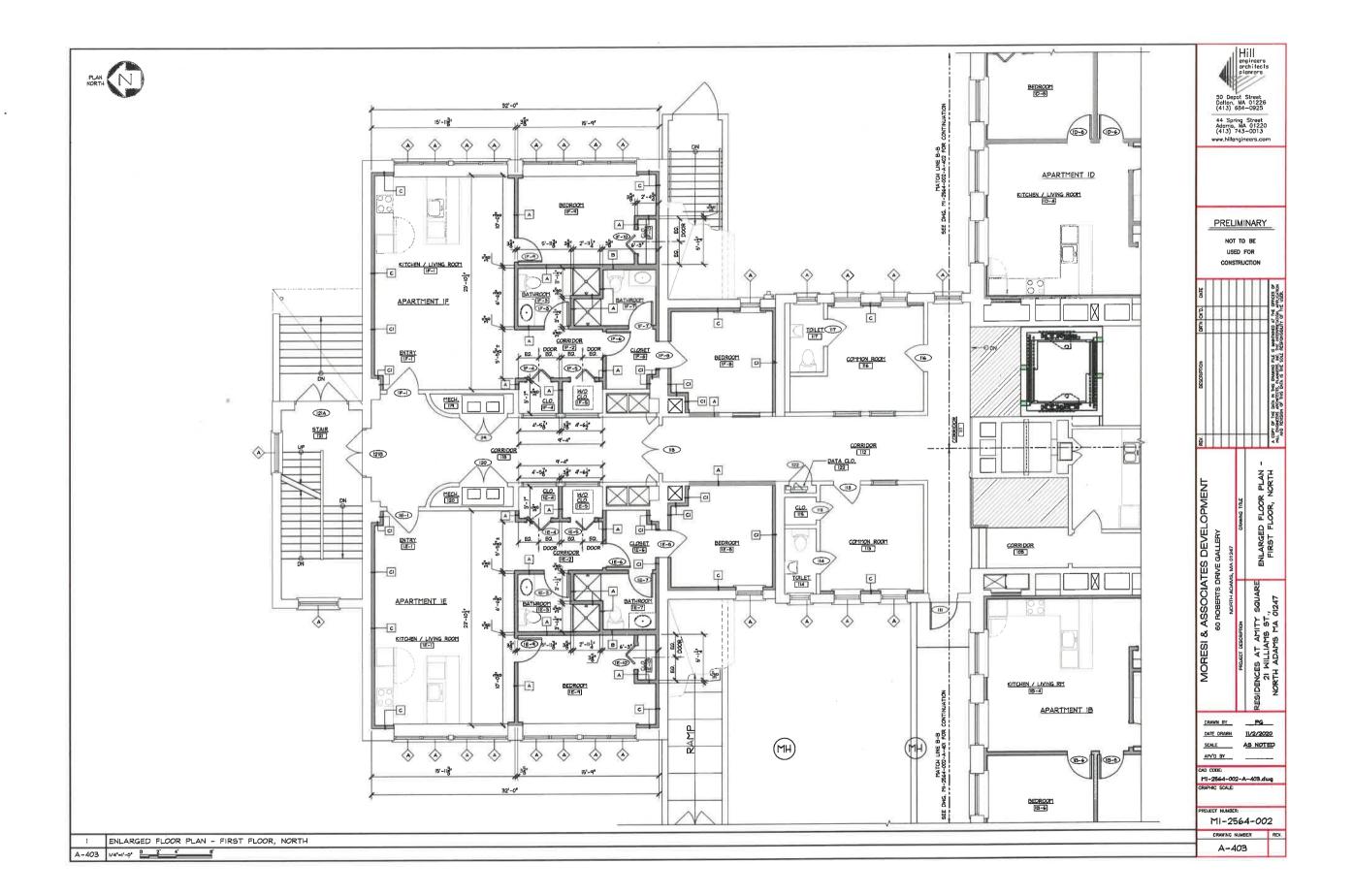


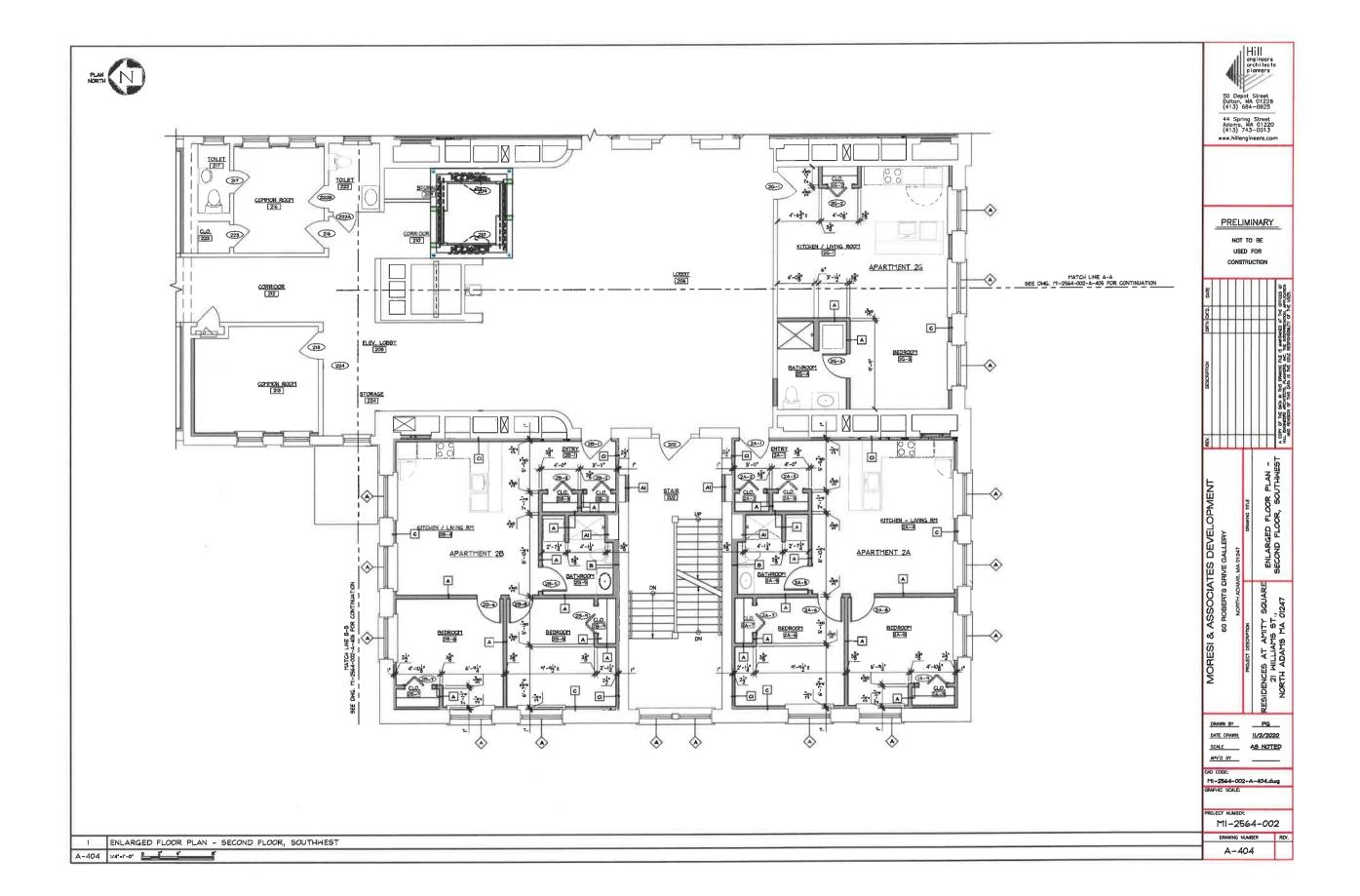


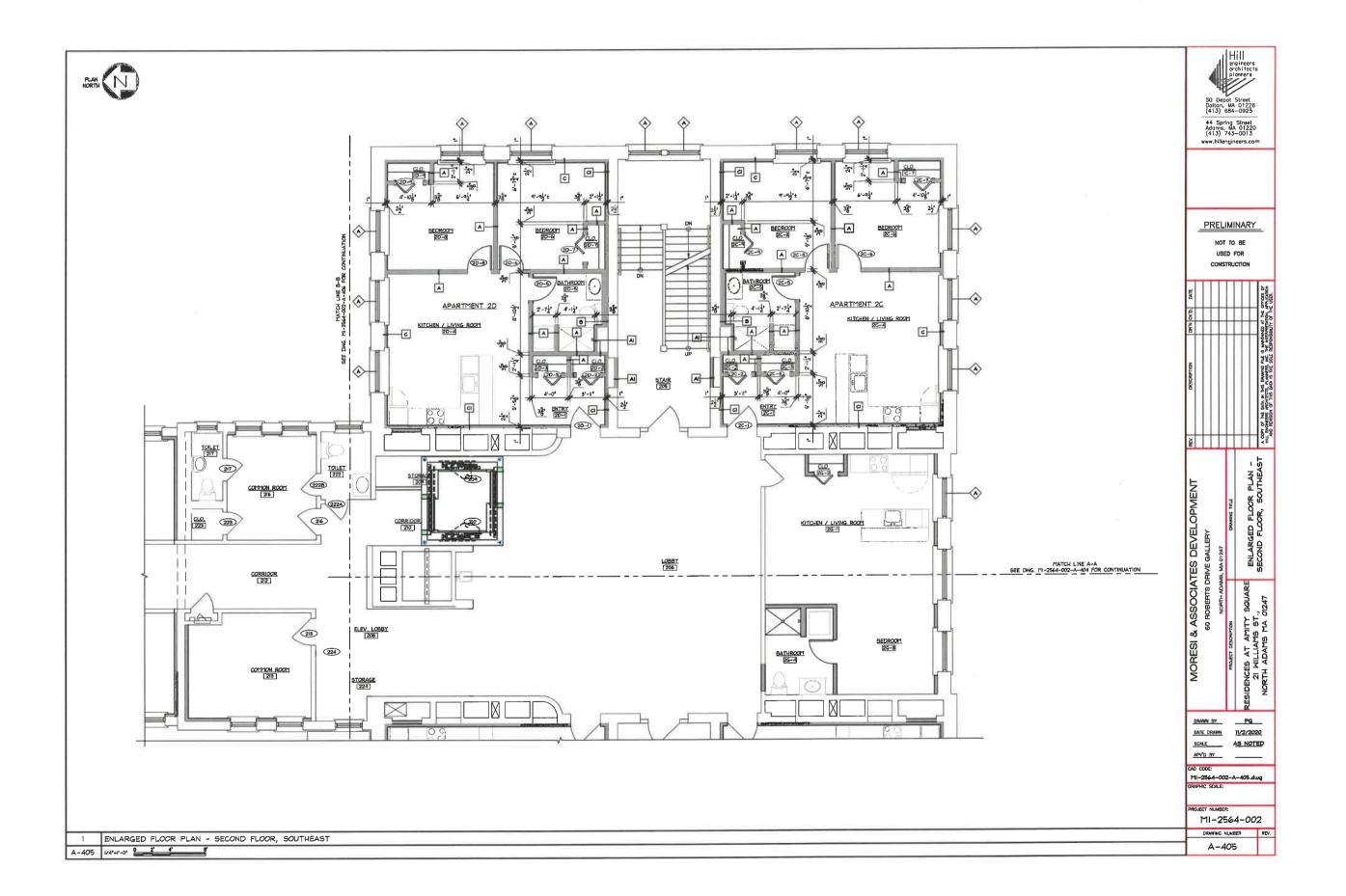


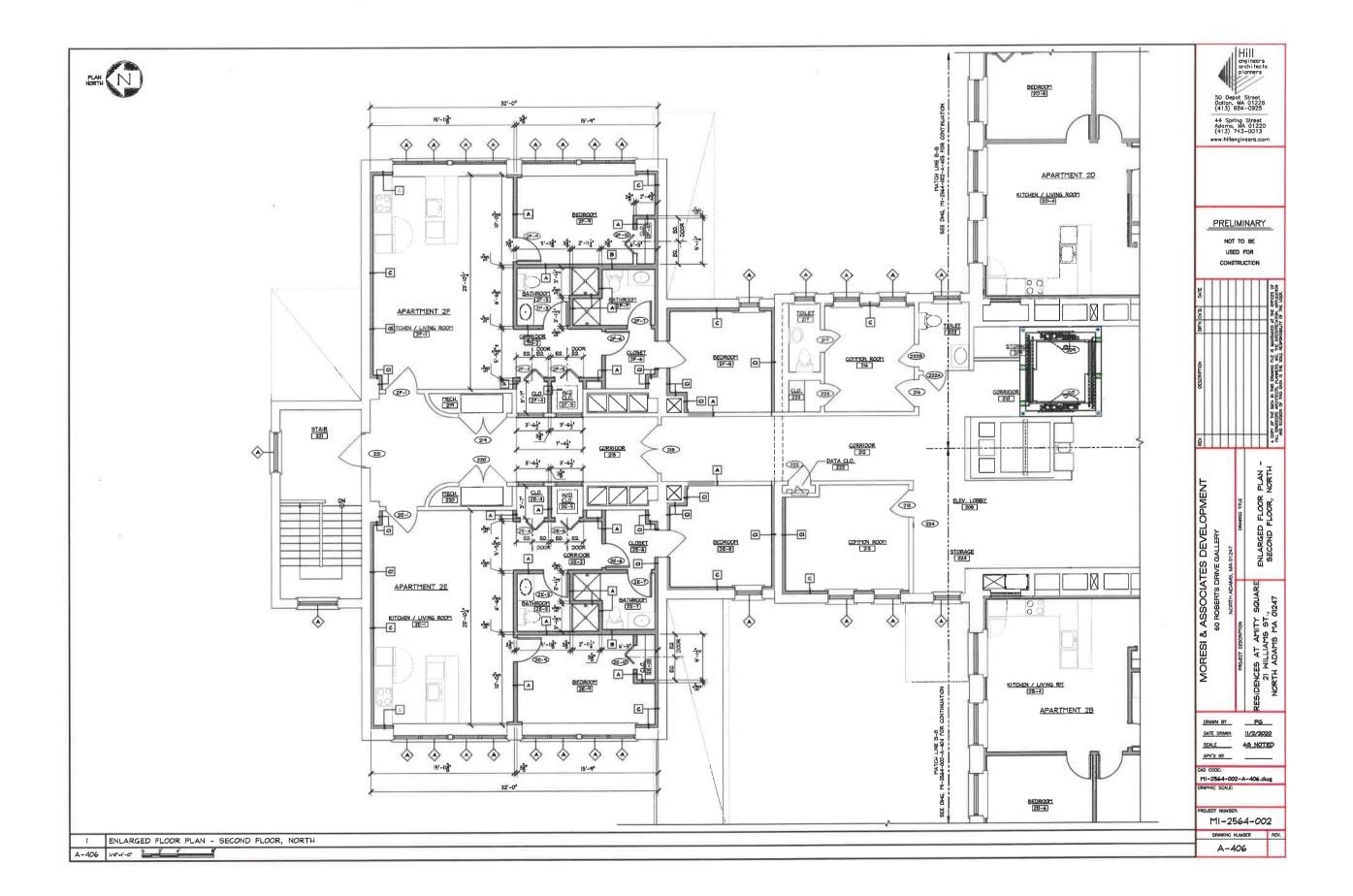


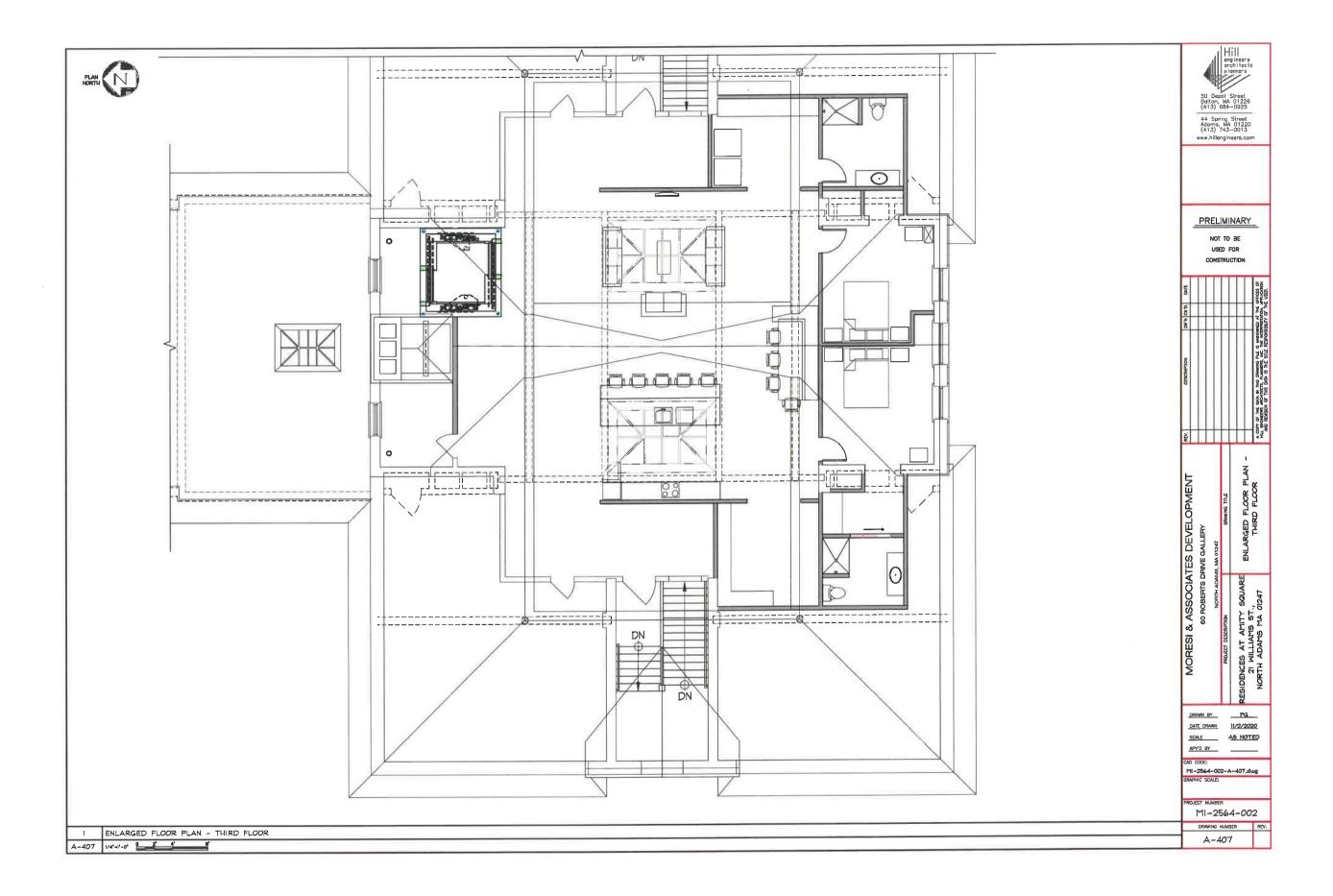


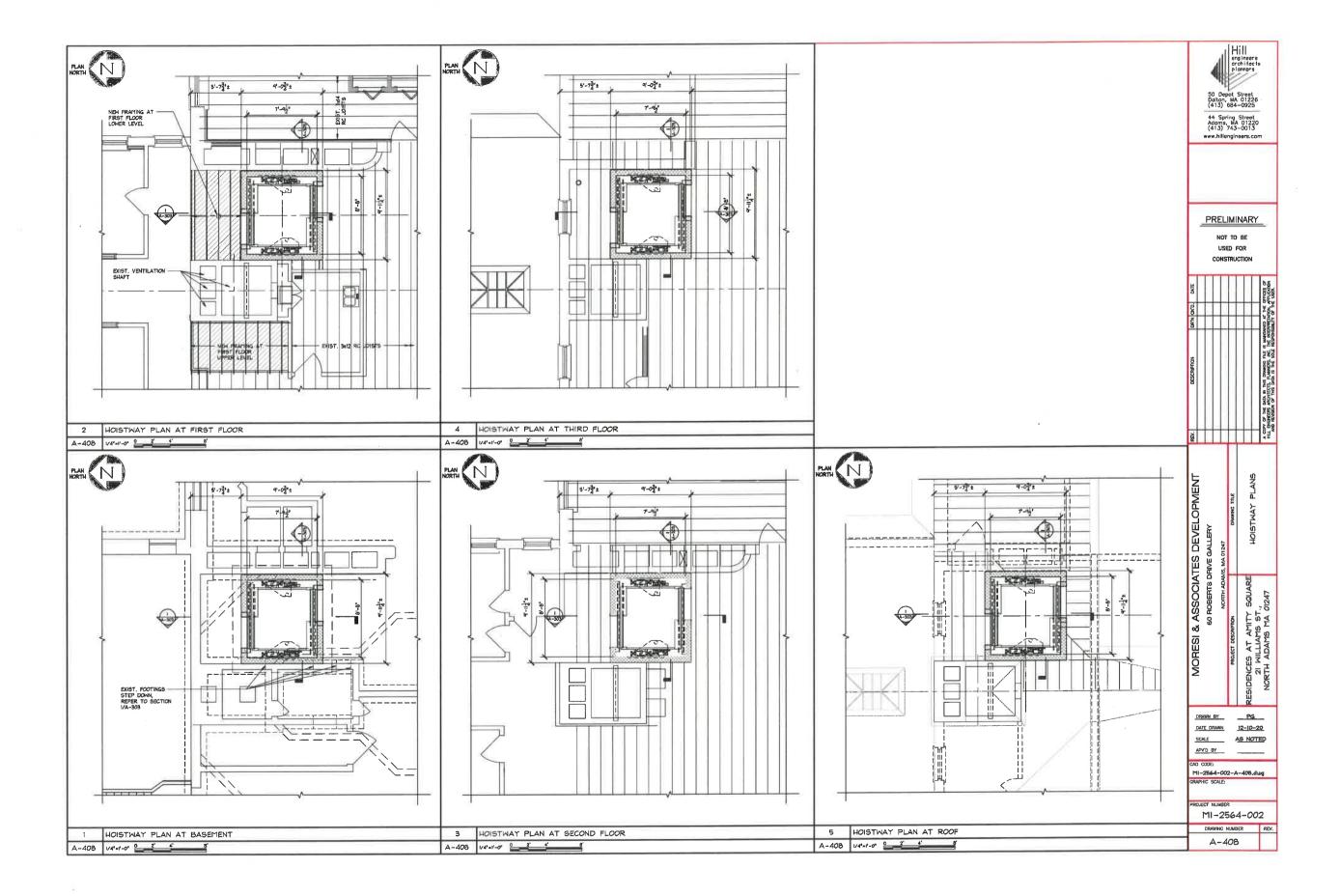












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MORESI & ASSOCIATES DEVELOPMENT 60 ROBERTS DRIVE GALLERY

ENERGY CODE NOTES:

- I. MAX. SHGC AS PER TABLE C402.4 AND SECTION C402.4.3 OF IECC-2018 WITH MA AMENDMENTS.
- 2. MAX. U-FACTOR AS PER TABLE C402.4 AND SECTION C402.4.3 OF IECC-2016 WITH MA AMENDMENTS.
- 3. MAX, AIR LEAKAGE AS PER TABLE C402.5.2 OF IECC-2018 WITH MA AMENDMENTS.

ENERGY CODE NOTES GLAZING:

-). MAX, FENESTRATION SHGC AS PER TABLE R402.1.2 OF IECC-2018 WITH MA AMENDMENTS: NO REGUIREMENT.
- 2. MAX. FENESTRATION U-FACTOR AS PER TABLE R402.1.2 OF IECC-2018 WITH MA AMENDMENTS: 0.30.
- 3. MAX. FENESTRATION AIR LEAKAGE AS PER TABLE R402.4.3 OF IECC-2018 WITH MA AMENDMENTS: 0.3 CFM 4. PER SQUARE FOOT.

SCALE AS NOT	_ ED
APV'D BY	-
CAD CODE:	
Mt-2564-002-A-602.du	ug
GRAPHIC SCALE:	
PROJECT NUMBER:	
MI-2564-00	2
DRAWING NUMBER	REV.
A-602	

DATE DRAWN 11/5/2020

1 SECOND FLOOR DOOR \$ FRAME SCHEDULE

A-602 NO SCALE

\overline{A}	IDENT	IFICATION		FRAME	SIZE			ENERGY CODE		REMARKS	
TYPE -	MANUFACTURER	STYLE	CAT. NO.	WIDTH HEIGHT		GLASS	MAX. SHGC	MAX. U-FACTOR	MAX. AIR LEAKAGE (CFM/SQ.FT)		HEAD/SILL
A	×	×	×	3'-0"±	5'-4'±	×	×	×	×	×	x
В	×	×	×	2'-3"±	3'-4½"±	×	×	X	×	×	x
С	х	x	×	3'-4\2'±	2'-10\2"±	×	×	×	×	×	×
D	×	X	×	4'-8"±	71-7%1±	×	×	×	X	×	×
E	X	×	×	3'-8"±	7'-7%°±	×	x	×	X	X	x
F	×	×	×	5'-10½"±	8'-4" ±	×	×	×	×	×	×
G	x	×	x	4'-5"±	6'-2':	×	×	×	X	×	×
н	×	×	×	4'-5"±	7'-7½"±	×	×	×	χ.	×	×
J	×	×	×	5'-8"±	7'-7%2	×	×	X	X	×	X
K	×	×	×	4'-8"±	7'-8"±	×	×	×	x	×	ARCH TOP
L	X	×	×	4'-8"±	7'-0"±	×	×	×	x	×	ARCH TOP
м	×	×	×	3'-8"±	6'-0"±	×	×	×	×	×	ARCH TOP

ENERGY CODE NOTES:

- I. MAX. SHGC AS PER TABLE C402.4 AND SECTION C402.4.3 OF IECC-2018 WITH MA AMENDMENTS.
- 2. MAX. U-FACTOR AS PER TABLE C402.4 AND SECTION C402.4.3 OF IECC-2018 WITH MA AMENDMENTS.
- 3. MAX. AIR LEAKAGE AS PER TABLE C402.5.2 OF IECC-2018 WITH MA AMENDMENTS.



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TES DEVELOPMI	IVE GALLERY		S, MA 01247 DRAWING TILE				MINDOM SCHEDULE AND DETAILS		
MORESI & ASSOCIATES DEVELOPMENT	60 ROBERTS DRIVE GALLERY		NORTH ADAMS, MA 01247	PROJECT DESCRIPTION		RESIDENCES AT AMITY SQUARE	TE SMITTING IC	NORTH ADAMS MA 01247	
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DRAWING NUMBER REV.

NO.		WALL-N		WALL-E		WALL-S		WALL-W		FLOOR		BASE		CEILING			REMARKS
10.	ROOM NAME	MATI	FIN.	MAT'L.	FIN.	MAT'L	FIN.	MAT'L.	FIN.	MAT'L	FIN.	MAT'L.	FIN.	MAT'L.	FIN.	HGT.	REMARKS
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GMB - GYPSUTI MALL BOARD
PT - PAINT
CTU - CONCRETE MASONRY UNIT
STL - STEEL
BI - BUILDING INSULATION
VCT - VNTL COMPOSITION TILE
SAP - SUPPOSITION ACOUSTICAL PANEL
ET - RUBBER TILE

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