

ARTICLE 16B:

ARTICLE 16B: To see if the Town will vote to appropriate the sum of \$300,000.00 from the Community Preservation Fund estimated annual revenues, fund balance or reserves, as a grant to The Plymouth Guild, Inc., d/b/a Plymouth Center for the Arts for the restoration, rehabilitation and preservation of the historic Russell Library and Lindens Building, both located on North Street, including construction of a connecting structure to provide ADA compliant access to the lower level and second floor of such buildings thereby making them more functional for their intended use, and including all incidental and related expenses, and to authorize the Board of Selectmen to enter into a grant agreement with The Plymouth Guild, Inc., for such purposes, which agreement shall include but not be limited to the requirement that the Town of Plymouth be provided with an historic preservation restriction in said properties in accordance with the G.L. c.44B, Section 12 and meeting the requirements of G.L. c. 184, Sections 31-33, nad to authorize the Board of Selectmen to accept such restriction, with such restriction to be held under the care, custody and control of the Historic Commission, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$300,000 (Unanimous, 10-0-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 16B. Town Meeting approval of this article will grant \$300,000 to the Plymouth Guild, Inc. d/b/a Plymouth Center for the Arts (PCA) for restoration and construction of a connector between Russell Library and the Lindens Buildings at the PCA, 11 North St. The renovation will include the construction of an ADA complaint elevator from the lower level to the second floor and create an entrance with expanded space for programming. The ADA access will expand the functionality of the Center for Arts.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday January 25, 2019
Re: SPRING ATM 2019: CPA Article 16B

ARTICLE 16B: To see if the Town will vote to appropriate the sum of \$300,000.00 from the Community Preservation Fund estimated annual revenues, fund balance or reserves, as a grant to The Plymouth Guild, Inc., d/b/a Plymouth Center for the Arts for the restoration, rehabilitation and preservation of the historic Russell Library and Lindens Building, both located on North Street, including construction of a connecting structure to provide ADA compliant access to the lower level and second floor of such buildings thereby making them more functional for their intended use, and including all incidental and related expenses, and to authorize the Board of Selectmen to enter into a grant agreement with The Plymouth Guild, Inc., for such purposes, which agreement shall include but not be limited to the requirement that the Town of Plymouth be provided with an historic preservation restriction in said properties in accordance with the G.L. c.44B, Section 12 and meeting the requirements of G.L. c. 184, Sections 31-33, and to authorize the Board of Selectmen to accept such restriction, with such restriction to be held under the care, custody and control of the Historic Commission, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted in favor unanimously of Article 16B at its meeting held Thursday January 24, 2019.

SUMMARY & INTENT: The Community Preservation Committee is recommending Article 16B to Spring Town Meeting 2019 for historical restoration and construction of a connector between the Russell Library and the Lindens Buildings at the Plymouth Center for the Arts at 11 North Street. The renovation will include the construction of a ADA compliant elevator from the lower level to the second floor. The renovation will also create an entrance with expanded space for programing. The ADA access will expand the functionality of the Center for Arts.

Plymouth Community Preservation Committee

FISCAL YEAR 2018-2019 APPLICATION



THANK YOU FOR YOUR INTEREST IN PLYMOUTH'S COMMUNITY PRESERVATION ACT (CPA)

Attached is the Fiscal Year 2018-2019 Application for CPA funding. Please check with the Clerk's office at Town Hall or the Town web site for Town Meeting dates. The deadline for submission of applications to the Community Preservation Committee (CPC) is the last Friday in January for Spring Town Meeting and last Friday in June for Fall Town Meeting.

These deadlines are designed to provide the CPC and Town Departments sufficient time to review and discuss applications and supporting documentation, and to vote on recommendations for Town Meeting prior to the deadlines required under the Town's warrant process. The CPC reserves the right to accept or refuse an application submitted after the above deadlines.

IN THIS PACKET YOU WILL FIND THE FOLLOWING:

1. The one-page application form with instructions.
2. A Memorandum of Understanding describing the funding process and the responsibilities of those who receive CPA funding. Please read this document carefully, sign, and return with your application to confirm that you understand the process, and what your responsibilities will be if your application is approved by Town Meeting.
3. Information on eligibility for CPA funding, the proposal review and award process, and the CPC's goals and criteria for each of the three application categories—Open Space, Community Housing, and Historic Preservation.
4. Flowcharts showing the steps involved for each application category are found starting on page 10.
5. The appraisal process. If application is for consideration of an interest in real estate, an appraisal is required. Please review appraisal process.

Applications are accepted throughout the year. The CPC carefully reviews all applications before voting on which projects to recommend to Town Meeting. Any application not recommended to or approved at Town Meeting may be re-filed by the applicant to be considered for a future funding cycle.

IT IS IMPORTANT TO NOTE THAT WHILE THE CPC IS AN INDEPENDENT FUNDING ENTITY, ALL FUNDING DECISIONS ARE ULTIMATELY DECIDED BY VOTE OF TOWN MEETING.

- Application materials are revised annually by the CPC and presented to the citizens of Plymouth for review at an open forum.
- The application provides all necessary information about the CPA and the application process.
- The CPC may or may not choose to interview applicants.
- Applicants may be notified if questions arise before the CPC can vote on whether or not to present a project to Town Meeting.
- Once an application has been submitted to the CPC for consideration, all communication from the applicant, including questions, status inquires, and addenda must be made in writing to the CPC.
- The CPC attempts to clearly outline the scope of the project at Town Meeting in order to define the project and educate Town Meeting members about benefits to the Town.
- After the Town Meeting vote, the applicant will be required to adhere to the language of the Article, as well as the presentation and supporting documents presented to Town Meeting.
- CPC oversight thereafter is only to approve invoices to ensure that expenses for a project are disbursed in accordance with the vote of Town Meeting.

Applicants for CPA funding should include a financial and operational budget, and a preventive maintenance plan to ensure that future burdens will not be placed upon the taxpayers for a CPA funded project.

The CPC reserves the right to rescind funding for projects.



Initial here



- To ensure progress on CPA funded projects, the CPC requires a signed grant agreement prior to release of any CPA funds.
- The grant agreement may include provisions for a liaison to be added to the directors and/or management team for the project. The term of the liaison will end when the CPA appropriation has been expended.
- On certain projects the CPC may require the applicant to accept a designee appointed by the Town to the applicant's governing body. Third party oversight is beneficial for long term projects where changes in management can lead to shifting objectives and stalled progress.
- Applicants must demonstrate how the project will be fully funded prior to approval of the application, or demonstrate that other funding sources are immediately available to complete the project.
- The CPC strongly encourages applicants to seek other funding sources through grants from government agencies and private foundations, and as well as contributions from advocacy groups and public organizations.
- The CPA should be recognized in any property signs, media coverage, or interviews involving funded projects. Suggested acknowledgment may be as follows: *This project was made possible by the residents of the Town of Plymouth, through their contribution of CPA funds and vote of Town Meeting.*
- An application for a project that will require alterations to a building for adaptive reuse must include a report from a licensed architect regarding state and local building codes, ADA and safety issues, fire department inspection, and expected costs for any changes that must be made to the building.

In 2012 an addendum was attached to the Community Preservation Act legislation that allows towns to use CPA funds for renewal of existing town-owned parks and open spaces. The CPC is careful in its deliberations with this new potential use of funds to ensure that the Town does not depend upon CPA funding for projects that were previously in a Town budget. As the CPA changes and evolves at the state level, the Plymouth CPC works to respond to the changes. The CPC therefore is reaching out to residents to involve them in the decision making process. For example, the steering committees for village centers where the projects are located can provide valuable input into the design of a project.

As the Town prepares for the 400th anniversary of the arrival of Mayflower II, the CPC will continue to look favorably, as it has since its inception, on applications that enhance Plymouth's economic viability and historic significance. It is important to note that since 2002, CPA funds have generated more than \$10-million dollars for some of the most significant historic restoration projects in the Town.

Your questions are welcomed. The Plymouth Community Preservation Committee meets at 7 pm on the 2nd and 4th Thursday of each month at Plymouth Town Hall, 26 Court Street, Plymouth. If you prefer, you can reach the CPC at 508 789-5012.

COMMUNITY PRESERVATION COMMITTEE

Bill Keohan, Chair – Member at large

Joan Bartlett, Vice Chair – Member at large

Allen Hemberger, Clerk – Member at large

Frank Drollett – Representative from Conservation Commission

John Mahoney – Representative from Board of Selectmen

TBA – Representative from Planning Board

Jeff Metcalfe – Representative from Housing Authority

Michael Tubin – Representative from Historic District Commission

Christine Pratt – Member at large



Plymouth Community Preservation Committee
FISCAL YEAR 2018-2019 APPLICATION

FISCAL YEAR 2018-2019 APPLICATION

Project Name: Elevate the Arts

CPA Funding requested: \$ 300,000.00 If the amount is unknown, will an appraisal be needed?

Y N (If yes see page 14 of the appraisal process)

Total project cost: \$ 1,731,500.00

Category—check **all** that apply: Open Space/Recreation Historic Housing

Lot and Plot: 47 ID: 020-000-047-000

Assessors Map #: 20

Number of acres in parcel: 0.331

Number of proposed housing units: 0

Are there any existing deed restrictions on this property? No Don't know Yes/DESCRIBE

Describe restrictions below:

Preservation Restriction Agreement (attached)

Project Sponsor/Organization: Plymouth Guild, Inc.

Contact Name: Margaret (Peg) Page

Address: 11 North Street, Plymouth, MA 02360

Phone #: 508 746 7222 E-mail: Plymouth@PlymouthGuild.org

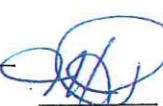

Applicant Signature

7/19/98
Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.

 initial here



Plymouth Community Preservation Committee
FISCAL YEAR 2018-2019 APPLICATION

PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:
The Community Preservation Committee, Plymouth Town Hall
26 Court Street, Plymouth, MA 02360



Applications may also be dropped off at the Town Clerk's office.
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting,
and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: Elevate the Arts

Applicant Name: Plymouth Guild, Inc.

Address: 11 North Street, Plymouth, MA 02360

Phone #: 508 746 7222 E-mail: Plymouth@PlymouthGuild.org

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.
My signature below indicates that I have read the following conditions and agree to follow them if my
application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
 - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally \$250-\$300.
 - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
 - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial up-dates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

Margaret Page, President

Print Name

Signature

7/19/18

Date



Project Description, Benefits, & CPC Goals

Plymouth Center for the Arts, on 11 North Street was founded on a private-public partnership between the Plymouth Guild and the Town of Plymouth; At the 2007 Special Town Meeting, the town passed Article 14 authorizing the use of Community Preservation Funds to purchase the Russell Library and Lindens building that once housed the Plymouth Public Library, and convey the property to the Plymouth Guild, Inc. The Guild in return promised 'to renovate the buildings to house an Arts & Cultural Center for the community and preserve the historic site as public buildings for future generations.' The Guild would create galleries for exhibits and performances. They would provide classrooms for adult and youth art classes, along with conference space, retail space, and maintain the landscaping. Combining historic preservation and a cultural center, the initiative would be a link from the waterfront to Main St. to benefit residence, tourists, merchants, and many other cultural organizations.

The Guild successfully launched **Plymouth Center for the Arts** in mid-2008 after extensive renovations of the interior and exterior of the buildings, including a new roof, new boilers, refinishing floors, painting interior walls, ceilings, furnishings, landscaping, and more. Funding for these renovations was accomplished through private donations, fundraising, in-kind donations, and an initial Massachusetts Cultural Council Facilities (MCC/F) matching grant for \$375,000; this amounted to the Guild making an investment into the Art Center of \$750,000 along with other revenues earned through programming.

Our Tenth Year: This year (2018) we celebrate ten years of being open and successfully operating the Art Center; Numerous accomplishments show the expanding value of our initiative:

- The Guild has delivered on all promises made to the Town for using CPC investments to develop an Art & Cultural Center for the community; the Guild completed initial restorations, created galleries, classes, performances & conference space, office space, retail space, and attracted tens of thousands of visitors.
- The Art Center is open fifty weeks a year, seven days a week, with free admission to the public.
- The Guild produces new art shows every five to seven weeks, year round. There are theatre productions, music performances, adult and children classes, workshops, lectures, and special events.
- The Art Center hosts the Plymouth Public School's Youth Art Month every March in the Russell Gallery drawing in hundreds of families from Plymouth.
- The Art Center hosts the Congressional Youth Art Show every May in the Russell Gallery drawing in hundreds of families from the 9th Congressional District (Situate to Cape Cod and the islands).
- The Art Center provides and continues expanding support for programs serving people with special needs.
- A volunteer staff between 40 and 60 people was recruited and maintained to operate the Art Center, donating thousands of hours in support.

Project Description, Benefits, & CPC Goals

CPC Goal 5

Contribute to the Town's preparation for the 400th anniversary in 2020 of the landing of the Pilgrims.

- During the past couple of years, the Art Center has provided meeting space for the 400th and participated in a welcoming reception for the 400th committee and a UK contingent, which included members of the Plymouth UK Chamber of Commerce, University of Plymouth-UK, and other local and UK dignitaries.
- Discussions have been ongoing with Michele Pecoraro, Executive Director, Plymouth 400th regarding our future joint support of celebrations, events, meeting space, and possibly a joint student art show.

INVENTORY FORM B CONTINUATION SHEET

[PLYMOUTH]

[11 NORTH STREET]

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AS, AT 37



INVENTORY FORM B CONTINUATION SHEET

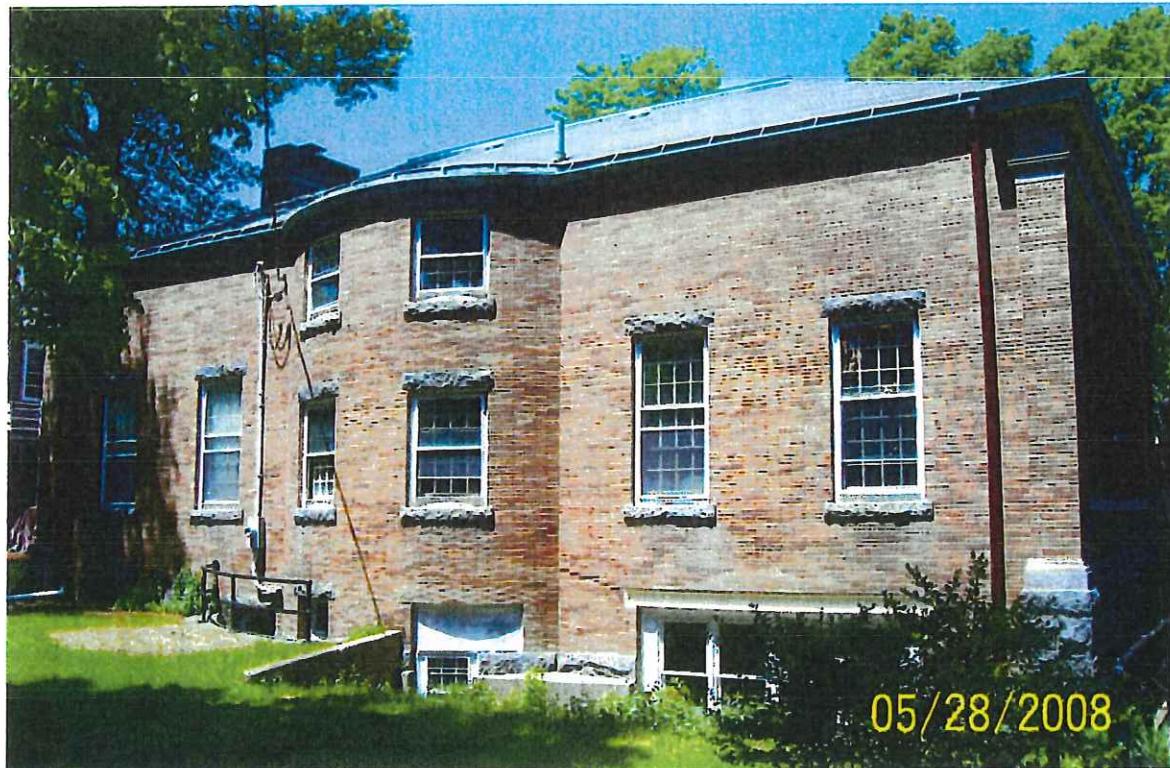
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

[PLYMOUTH]

[11 NORTH STREET (17)]

Area(s) Form No.

AS, AT 38





2 July 2018

17-02

Elevate the Arts Project Budget

General construction:

Phase 1 – through a Weather tight “Shell”: \$830,000.

Phase 2 – Construction Completion: \$570,000.

See attached Schedule of Values: \$1,400,000. \$1,400,000.

Architect/Engineer Fees:

Concept Options & Schematics \$33,600.

Design & Construction Documents \$84,000.

Bidding & Construction Administration \$50,400.

Total \$168,000. \$168,000.

Miscellaneous & Reimbursable \$9,000. \$9,000.

Permits & PFD review \$2,500. \$2,500.

Furnishings & fit-up \$40,000. \$40,000.

Testing \$12,000. \$12,000.

Contingency \$100,000.

Total Budget \$1,731,500.

Prepared by:

Paul F Blanchard, RA

Chair – PCA Building Committee

PEAKED HILL BUILDING CO LLC

PLYMOUTH CENTER FOR THE ARTS
ACCESIBILITY IMPROVEMENTS

SCHEDULE OF VALUES
10-Apr-18

	ORIGINAL BID	PHASE 1 SHELL	PHASE 2 THROUGH COMPLETION OF THE WORK	REVISED TOTAL
GENERAL CONDITIONS	230,000.00	165,000.00	65,000.00	230,000.00
DEMOLITION	18,000.00	18,000.00		18,000.00
EARTHWORK	105,000.00	105,000.00		105,000.00
DRAINAGE SYSTEMS	45,000.00		19,750.00	19,750.00
UNIT PAVERS				-
SITE IMPROVEMENTS	INC BELOW			-
PLANTING	INC BELOW			-
CONCRETE	85,000.00	85,000.00		85,000.00
MASONRY	32,000.00	32,000.00		32,000.00
METALS	5,000.00	5,000.00		5,000.00
ROUGH CARPENTRY	75,000.00	73,000.00	2,000.00	75,000.00
FINISH CARPENTRY	45,000.00	20,000.00	25,000.00	45,000.00
INSULATION	10,000.00	10,000.00		10,000.00
ROOFING	6,000.00	6,000.00		6,000.00
SIDING	8,000.00	8,000.00		8,000.00
FLASHING	7,500.00	3,000.00		3,000.00
DOORS	12,000.00	12,000.00		12,000.00
WINDOWS	25,000.00	25,000.00		25,000.00
FINISH HARDWARE	3,750.00		3,750.00	3,750.00
GYPSUM BOARD	11,000.00	6,000.00	5,000.00	11,000.00
TILE	12,500.00		12,500.00	12,500.00
ACOUSTICAL CEILINGS	2,500.00		2,500.00	2,500.00
WOOD FLOORING	12,000.00	5,000.00	7,000.00	12,000.00
RESILIENT FLOORING	5,000.00		5,000.00	5,000.00
PAINTING EXTERIOR	15,000.00	5,000.00	10,000.00	15,000.00
PAINTING INTERIOR	12,000.00	5,000.00	7,000.00	12,000.00
SPECIALTIES	INC BELOW	INC BELOW		-
APPLIANCES	INC BELOW	INC BELOW		-
WINDOW TREATMENTS	INC BELOW	INC BELOW		-
FLOOR MAT	4,000.00	25,000.00	4,000.00	4,000.00
HYDRAULIC ELEVATOR	95,000.00	95,000.00	70,000.00	95,000.00
FIRE SUPPRESSION	64,000.00	32,000.00	32,000.00	64,000.00
PLUMBING	40,000.00	25,000.00	15,000.00	40,000.00
HEATING	25,000.00	7,000.00	18,000.00	25,000.00
VENTILATING	INC IN A/C	INC IN A/C		-
AIR CONDITIONING	30,000.00	8,000.00	22,000.00	30,000.00
ELECTRICAL	100,000.00	30,000.00	35,000.00	65,000.00
FIRE ALARM	36,000.00	10,000.00	26,000.00	36,000.00
OVERHEAD	90,000.00	55,000.00	30,000.00	85,000.00
PROFIT	70,000.00	50,000.00	20,000.00	70,000.00
SITE IMPROVEMENTS	35,000.00		35,000.00	35,000.00
LANDSCAPE PLANTING	15,000.00		15,000.00	15,000.00
MASONRY REPAIR	10,000.00		10,000.00	10,000.00
CASEWORK AND COUNTERS	25,000.00		25,000.00	25,000.00
EXTERIOR SIGNAGE	5,000.00		5,000.00	5,000.00
INTERIOR SIGNAGE	5,000.00		5,000.00	5,000.00
WINDOW TREATMENTS	3,000.00		3,000.00	3,000.00
RESIDENTIAL APPLIANCES	4,500.00		4,500.00	4,500.00
TOILET ACCESSORIES	5,000.00		5,000.00	5,000.00
EXTERIOR LIGHT FIXTURES	6,000.00		6,000.00	6,000.00
INTERIOR LIGHT FIXTURES	20,000.00		20,000.00	20,000.00

1,469,750.00 900,000.00 500,000.00 1,400,000.00 1,400,000.00
 830,000.00 570,000.00

11

2 July 2018

17-02

Plymouth Guild, Inc.
DBA: Plymouth Center for the Arts
11 North Street
Plymouth, MA

Re: Proposed Schedule Update

The following is a proposed schedule for Renovations and Improvements to the Plymouth Center for the Arts:

Phase "A" Exterior	Start	Completion
Preliminary Design	October 2014	December 2015
MCC Grant	June 2016	February 2017 (rec'd)
Zoning & HDC Permits	March 2017	August 2017
Bidding Documents	April 2017	October 2017
Bidding & Contract Approval	October 2017	December 2017
Construction (Complete Shell)	June 2018	October 2018
Phase "B" Interior		
Interior & Finish Mechanicals	October 2018	December 2018
Furnishings and Fit Up	January 2018	February 2019
Grand Re-Opening	March 2019	

Submitted:

Paul F. Blanchard, RA
Chair Building Committee

PLYMOUTH CENTER FOR THE ARTS

11 NORTH STREET, PLYMOUTH, MASSACHUSETTS 02360

DESIGN DEVELOPMENT 2017

for

ACCESSIBILITY IMPROVEMENTS

PERMIT SET

DECEMBER 22, 2017

GENERAL NOTES

- THE REPRODUCTION OF THESE DRAWINGS MAY HAVE CHANGED THE SIZE AND SCALE OF THEM AS ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.
- REFER TO PROJECT MANUAL DATED 10.18.11 FOR ADDITIONAL NOTES.
- ALL WORK SHALL COMPLY TO THE MASSACHUSETTS BUILDING CODE, THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICT.
- CONTRACTOR SHALL PROVIDE PROPER SHINGLING AND BRACING OF EXISTING STRUCTURE BEFORE DEMOLITION BEGINS. CONTRACTOR SHALL NOT REMOVE ANY EXISTING UNITS UNTIL STRUCTURAL REPLACEMENTS ARE IN PLACE.
- CONTRACTOR SHALL COORDINATE ROUGH FRAMING WITH LOCATIONS OF ALL NEW FIRE PROTECTION, HEATING/AIR CONDITIONING, PLUMBING, ELECTRICAL, AND MECHANICAL EQUIPMENT, GROUND, FIXTURES, AND DISTRIBUTION LOCATIONS SHALL BE VERIFIED IN FIELD WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY DOOR, WINDOW, AND ROOM FINISH SCHEDULES WITH ARCHITECT BEFORE ORDERING MATERIALS AND/OR PROCEEDING WITH THIS WORK.
- UNLESS OTHERWISE INDICATED, ALL MATERIALS, DETAILS, AND FINISHES SHALL BE EXISTING. CONTRACTOR TO VERIFY CONDITIONS TO BE MATCHED IN FIELD WITH ARCHITECT.
- DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED.



OWNER

PLYMOUTH ARTS GUILD
11 NORTH STREET
PLYMOUTH, MA 02360
TEL: 508.457.1111

CONTRACTOR
BUILDING CODE:

AKF GROUP
41 FARNSWORTH STREET 3RD FLOOR
BOSTON, MA 02210
TEL: 617.737.1111
AKFGROUP.COM

ARCHITECT

AMORY ARCHITECTS PC
18 PURITAN ROAD
P.O. BOX 8
DUXBURY, MA 02331
TEL: 781.934.0085
AMORYARCHITECTS.COM



CIVIL ENGINEER:

ASSOCIATED
ENGINEERS INC.
81 SAMOSET ROAD
PLYMOUTH, MA 02360
TEL: 508.747.0068

STRUCTURAL ENGINEER

DANKERS STRUCTURAL
CONSULTING, LLC.

16 KENNY ROAD
MEDFIELD, MA 02052
TEL: 508.359.4075

BUILDER

PEAKED HILL
BUILDING CO. LLC
13 CAMELOT DRIVE
PLYMOUTH, MA 02360
TEL: 671.448.3887

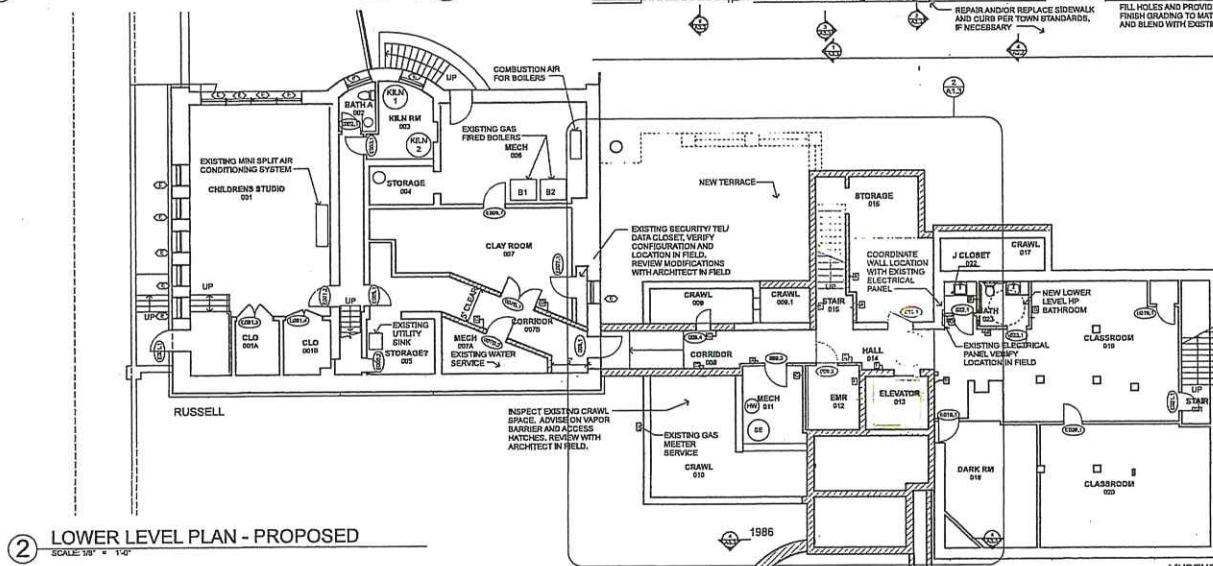
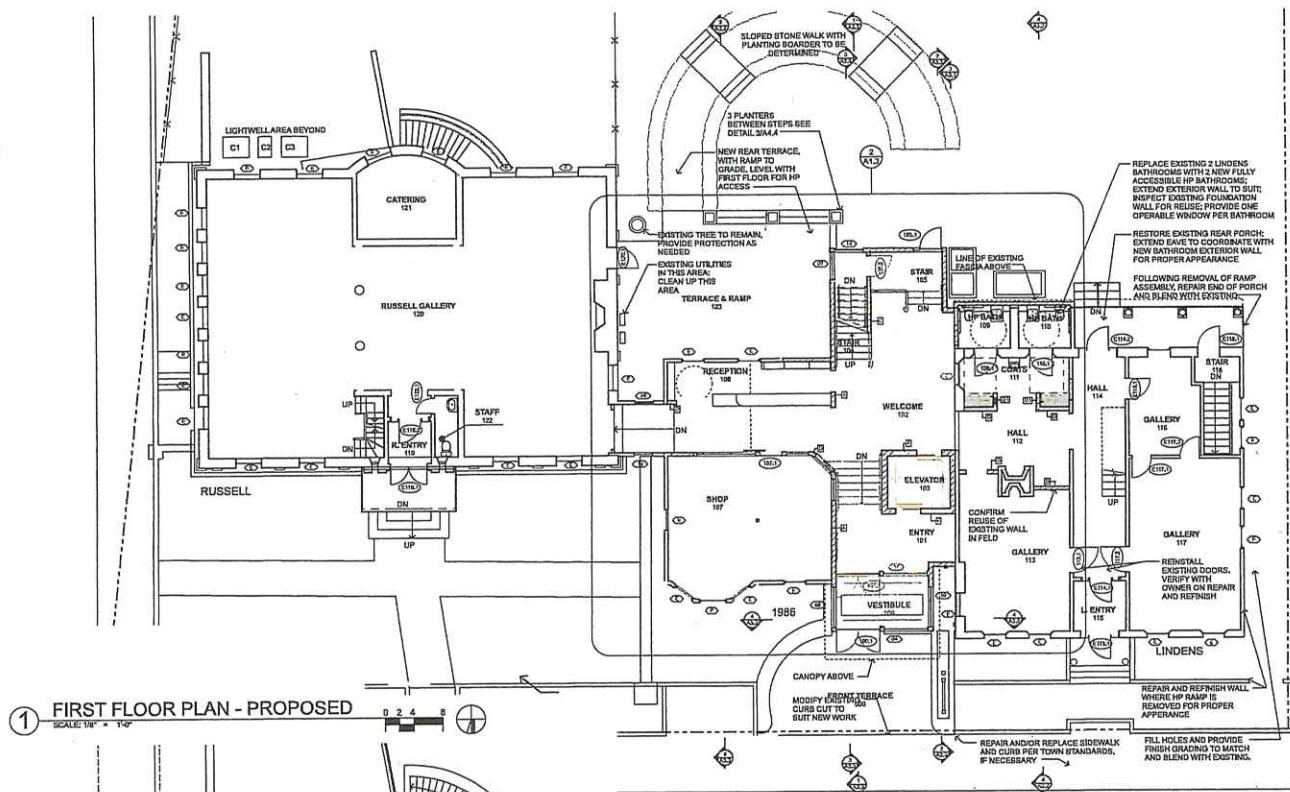
BUILDING SYSTEMS ENGINEER: MRY/HVAC

NORIAN / SIANI
ENGINEERING, INC
43 BRADFORD STREET, 3RD FLOOR
CONCORD, MA 01742
TEL: 781.398.2250

INDEX OF DRAWINGS

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<input checked="" type="checkbox"/> A0.1	SITE PLAN EXISTING CONDITIONS
<input type="checkbox"/> A0.2	PHOTOS OF EXISTING CONDITIONS
<input type="checkbox"/> A0.3	SITE PLAN
<input checked="" type="checkbox"/> L1	LANDSCAPE PLAN
<input type="checkbox"/> L2	PARTIAL LANDSCAPE PLAN
<input checked="" type="checkbox"/> C1	NEW WATER AND SEWER
<input checked="" type="checkbox"/> C2	CONSTRUCTION DETAILS
<input checked="" type="checkbox"/> EXD1	EXISTING BASEMENT/ FIRST FLOOR PLAN
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<input checked="" type="checkbox"/> A1.3	LOWER LEVEL/ FIRST FLOOR PLAN
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<input checked="" type="checkbox"/> A2.1	SCHEDULES
<input checked="" type="checkbox"/> A3.1	BUILDING SECTIONS
<input checked="" type="checkbox"/> A3.2	BUILDING SECTIONS
<input checked="" type="checkbox"/> A3.3	BUILDING SECTIONS
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<input checked="" type="checkbox"/> A4.2	EXTERIOR DETAILS
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<input checked="" type="checkbox"/> A4.4	EXTERIOR DETAILS
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<input checked="" type="checkbox"/> A5.2	INTERIOR ELEVATIONS
<input checked="" type="checkbox"/> A5.3	INTERIOR ELEVATIONS
<input checked="" type="checkbox"/> A5.4	INTERIOR ELEVATIONS
<input checked="" type="checkbox"/> A5.5	INTERIOR ELEVATIONS
<input checked="" type="checkbox"/> A6.1	INTERIOR DETAILS
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<input checked="" type="checkbox"/> A7.3	SECOND FLOOR REFLECTED CEILING PLAN
<input checked="" type="checkbox"/> S0.0	STRUCTURAL NOTES
<input checked="" type="checkbox"/> S1.0	LOWER LEVEL STRUCTURAL PLAN
<input checked="" type="checkbox"/> S1.1	FIRST FLOOR STRUCTURAL PLAN
<input checked="" type="checkbox"/> S2.1	SECOND FLOOR STRUCTURAL PLAN
<input checked="" type="checkbox"/> S3.1	ROOF STRUCTURAL PLAN
<input checked="" type="checkbox"/> M0.1	MECHANICAL LEGEND, NOTES & SCHEDULES
<input checked="" type="checkbox"/> M0.2	MECHANICAL SCHEDULES
<input checked="" type="checkbox"/> MD1.1	LOWER LEVEL & FIRST FLOOR MECHANICAL DEMOLITION PLANS
<input checked="" type="checkbox"/> MD1.2	SECOND & THIRD FLOORS & ROOF MECHANICAL DEMOLITION PLANS
<input checked="" type="checkbox"/> M1.0	LOWER LEVEL MECHANICAL PLAN
<input checked="" type="checkbox"/> M1.1	FIRST FLOOR MECHANICAL PLAN
<input checked="" type="checkbox"/> M1.2	SECOND FLOOR MECHANICAL PLAN
<input checked="" type="checkbox"/> M1.3	THIRD FLOOR MECHANICAL PLAN
<input checked="" type="checkbox"/> M2.1	MECHANICAL DETAILS
<input checked="" type="checkbox"/> E01	ELECTRICAL LEGEND, NOTES & SCHEDULES
<input checked="" type="checkbox"/> ED1.1	LOWER LEVEL & FIRST FLOOR DEMOLITION PLANS
<input checked="" type="checkbox"/> ED1.2	SECOND & THIRD FLOORS & ROOF ELECTRICAL DEMOLITION PLANS
<input checked="" type="checkbox"/> E1.0	LOWER LEVEL ELECTRICAL PLAN
<input checked="" type="checkbox"/> E1.1	FIRST FLOOR ELECTRICAL PLAN
<input checked="" type="checkbox"/> E1.2	SECOND FLOOR ELECTRICAL PLAN
<input checked="" type="checkbox"/> E1.3	THIRD FLOOR ELECTRICAL PLAN
<input checked="" type="checkbox"/> P0.1	PLUMBING LEGEND, NOTES & SCHEDULES
<input checked="" type="checkbox"/> PD1.1	LOWER LEVEL & FIRST FLOOR PLUMBING DEMOLITION PLANS
<input checked="" type="checkbox"/> PD1.2	SECOND & THIRD FLOORS & ROOF PLUMBING DEMOLITION PLANS
<input checked="" type="checkbox"/> P1.0	LOWER LEVEL PLUMBING PLAN
<input checked="" type="checkbox"/> P1.1	FIRST FLOOR PLUMBING PLAN
<input checked="" type="checkbox"/> P1.2	SECOND FLOOR PLUMBING PLAN
<input checked="" type="checkbox"/> P1.3	THIRD FLOOR PLUMBING PLAN
<input checked="" type="checkbox"/> P2.1	PLUMBING DETAILS
<input checked="" type="checkbox"/> FA0.1	FIRE ALARM LEGEND, NOTES & SCHEDULES
<input checked="" type="checkbox"/> FA0.2	LOWER LEVEL & FIRST FLOOR FIRE ALARM DEMOLITION PLANS
<input checked="" type="checkbox"/> FA0.3	SECOND & THIRD FLOORS & ROOF FIRE ALARM DEMOLITION PLANS
<input checked="" type="checkbox"/> FA1.0	LOWER LEVEL FIRE ALARM PLAN
<input checked="" type="checkbox"/> FA1.1	FIRST FLOOR FIRE ALARM PLAN
<input checked="" type="checkbox"/> FA1.2	SECOND FLOOR FIRE ALARM PLAN
<input checked="" type="checkbox"/> FA1.3	THIRD FLOOR FIRE ALARM PLAN
<input checked="" type="checkbox"/> FP0.1	FIRE PROTECTION LEGEND, NOTES & SCHEDULES
<input checked="" type="checkbox"/> FP1.0	LOWER LEVEL FIRE PROTECTION PLAN
<input checked="" type="checkbox"/> FP1.1	FIRST FLOOR FIRE PROTECTION PLAN
<input checked="" type="checkbox"/> FP1.2	SECOND FLOOR FIRE PROTECTION PLAN
<input checked="" type="checkbox"/> FP1.3	THIRD FLOOR FIRE PROTECTION PLAN

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Project		PLYMOUTH CENTER FOR THE ARTS BUILDING DEMONSTRATION	
11 NORTH STREET PLYMOUTH MA 02360 Country (02360)			
WORK	DATE		
SD 2016 FOR PLANNING	02/04/15		
UD 2017	02/01/17		
2016-2017 SET.	02/01/17		
SD 2017	02/01/17		
ZONING HCD DIMENSIONS	02/23/17		
PROGRESS PRINT	02/25/17		
DESIGN DEVELOPMENT	02/28/17		
PROGRESS PRINT	03/18/17		
PROGRESS PRINT	03/24/17		
Scope Set (TENX05)	03/19/17		
Issued for BIM/DR	03/19/17		
PERMIT SET	12/22/17		

SCALE AS NOTED
DRAWN BY:
CHECKED BY:
APPROVAL DATE:
OWNER:
DAMORY

NOT FOR CONSTRUCTION
Until all approved documents are signed and dated

CONSULTANT:



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P.O. BOX 8
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File and Sheet
LOWER LEVEL/ FIRST FLOOR PLAN

A1.1



