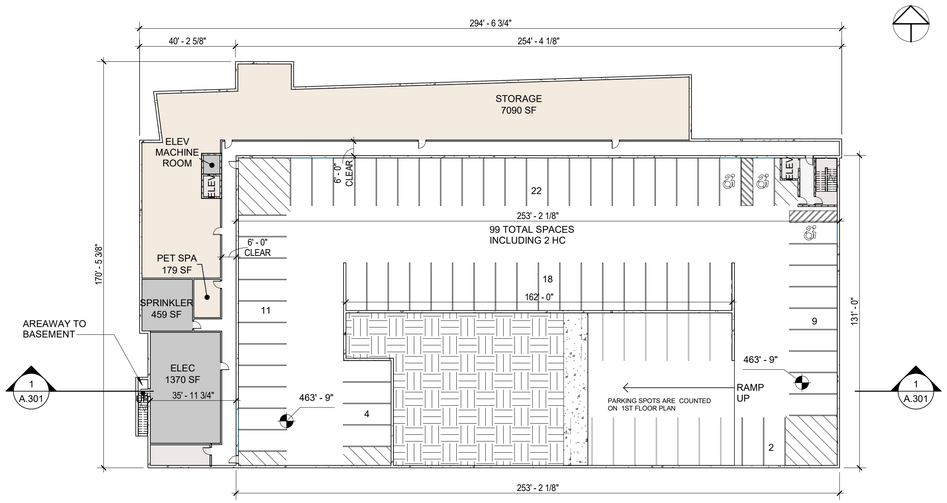
UNIT BREAKDOWN
233 - 1-BEDS - 56% 9 - 1-BEDS +DEN - 2% 115 - 2-BEDS - 27% 64 - STUDIOS - 15% **421 TOTAL DWELLING UNITS**

BUILDING SIZES
BASEMENT - 12,703 SF 1ST FLOOR - 63,099 SF 2ND FLOOR - 65,039 SF 3RD FLOOR - 65,243 SF 4TH FLOOR - 76,725 SF 5TH FLOOR - 74,162 SF 6TH FLOOR - 74,162 SF **TOTAL - 431,131 SF**

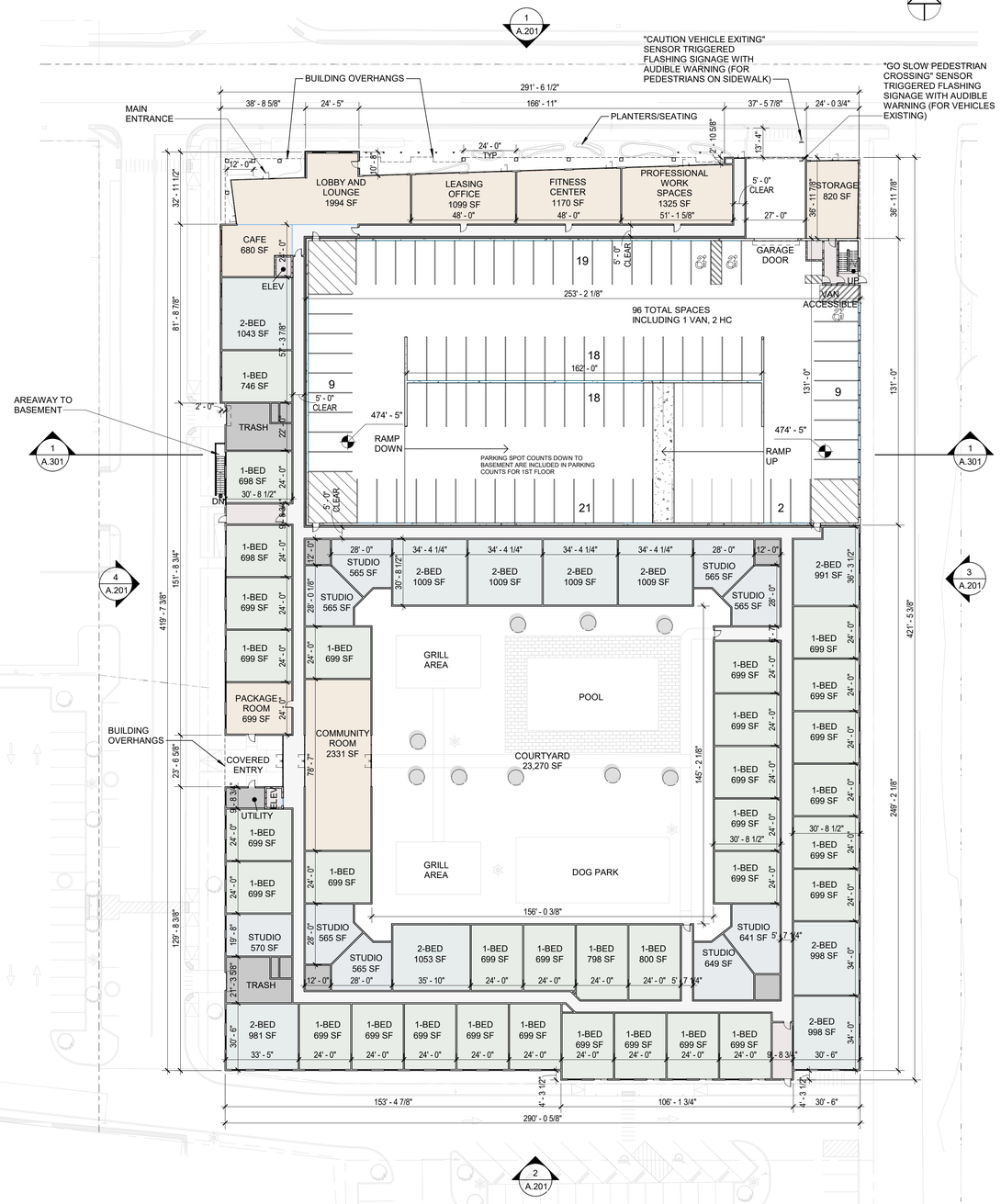
CONSTRUCTION TYPES
PODIUM STYLE 5 ON 1 CONSTRUCTION - FLOOR 1 AND BASEMENT WILL BE TYPE IA CONSTRUCTION (STEEL & CONCRETE) - FLOORS 2 - 6 WILL BE TYPE IIIA CONSTRUCTION (FIRE TREATED LUMBER) - PARKING GARAGE - BASEMENT THROUGH UNDERSIDE OF 4TH FLOOR - TYPE IA (STEEL AND CONCRETE)

APPLICABLE CODES
BUILDING - 780 CMR - MASSACHUSETTS STATE BUILDING CODE 9TH EDITION (2015 IBC) FIRE PROTECTION - 527 CMR - MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA 1) ACCESSIBILITY - 521 CMR (MAAB) ELECTRICAL - 527 CMR 12.00 - MASSACHUSETTS ELECTRICAL CODE (2020 NATIONAL ELECTRICAL CODE) MECHANICAL - 2015 IMC PLUMBING - 248 CMR - MASSACHUSETTS PLUMBING CODE ENERGY CONSERVATION - 2018 IECC & STRETCH ENERGY CODE

OCCUPANCY CLASSIFICATIONS
NON SEPARATED USE • R-2 USE GROUP (DWELLING UNITS)



BASEMENT PLAN (2)
SCALE: 1" = 30'-0"



FIRST FLOOR PLAN EL. 474'-5" (1)
SCALE: 1" = 30'-0"

Notes:

Key Plan:

Architect's Stamp:

Project:
274 Franklin Street

274 Franklin Street
Worcester, MA 01604

Client:
GoVenture Capital Group

10 E Worcester St, Suite 3A
Worcester, MA 01604

Project #: 21148

Scale: As indicated

Issue:	Date:
SITE PLAN REVIEW	11/15/2021

Revisions:	Date:

Drawing Title:
BASEMENT AND FIRST FLOOR PLANS

Sheet Number:
A.101

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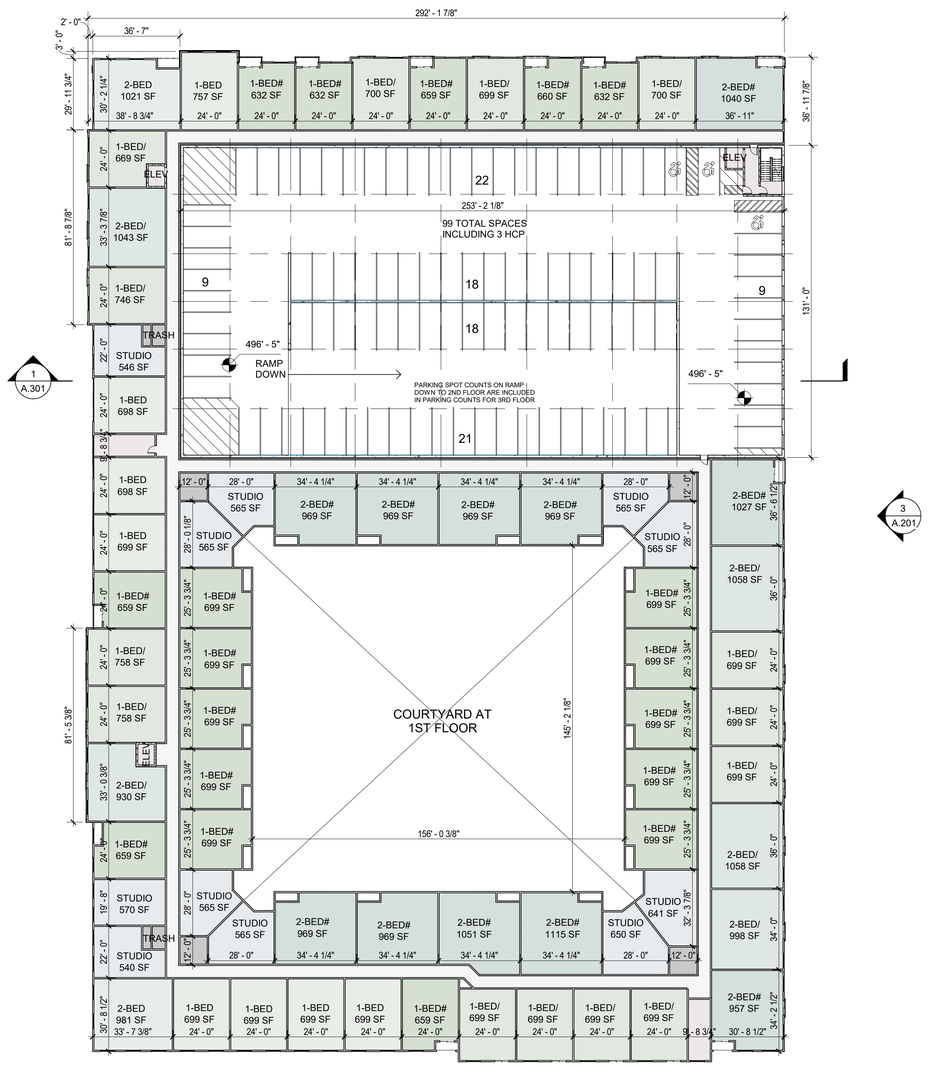
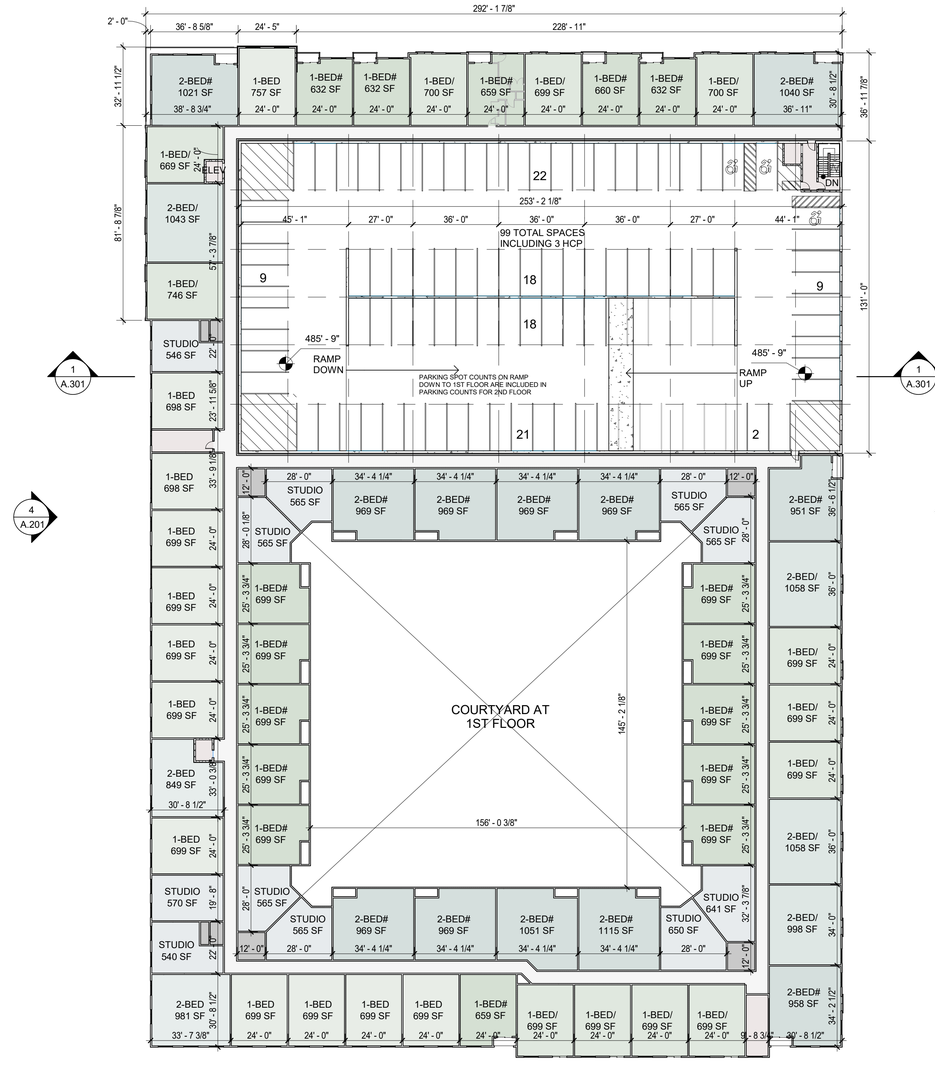


THIRD FLOOR PLAN (2)
SCALE: 1" = 30'-0"



SECOND FLOOR PLAN (1)
SCALE: 1" = 30'-0"

Notes:

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Worcester, MA 01604

Client:
GoVenture Capital Group

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Worcester, MA 01604

Project #: 21148

Scale: 1" = 30'-0"

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SITE PLAN REVIEW	11/15/2021

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SECOND AND THIRD FLOOR PLANS

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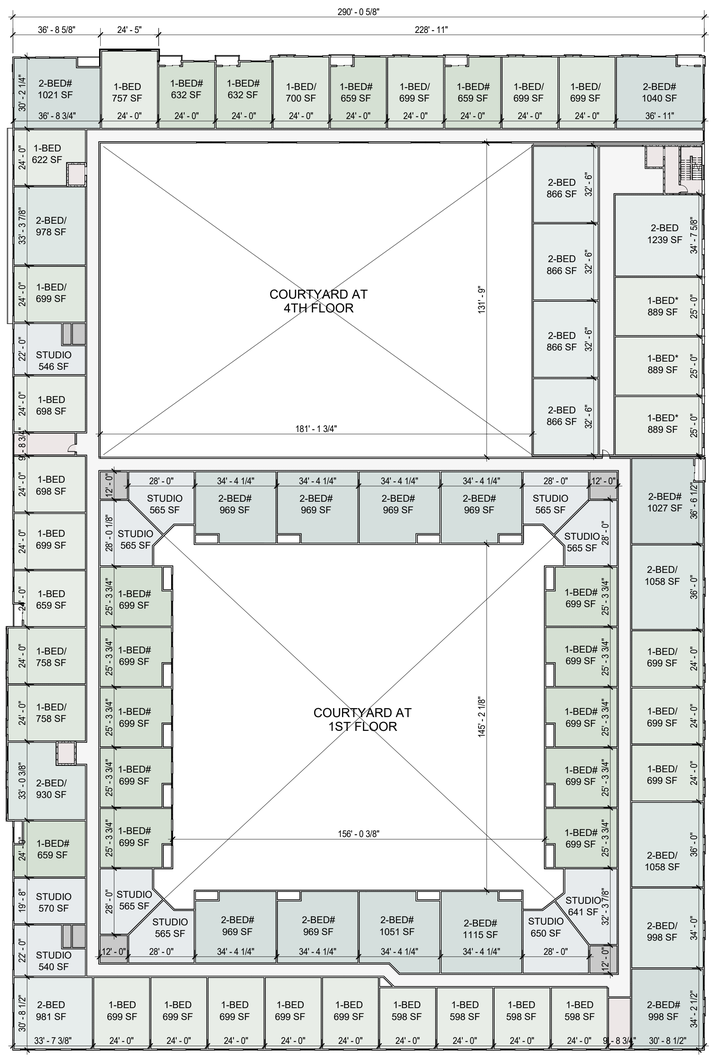
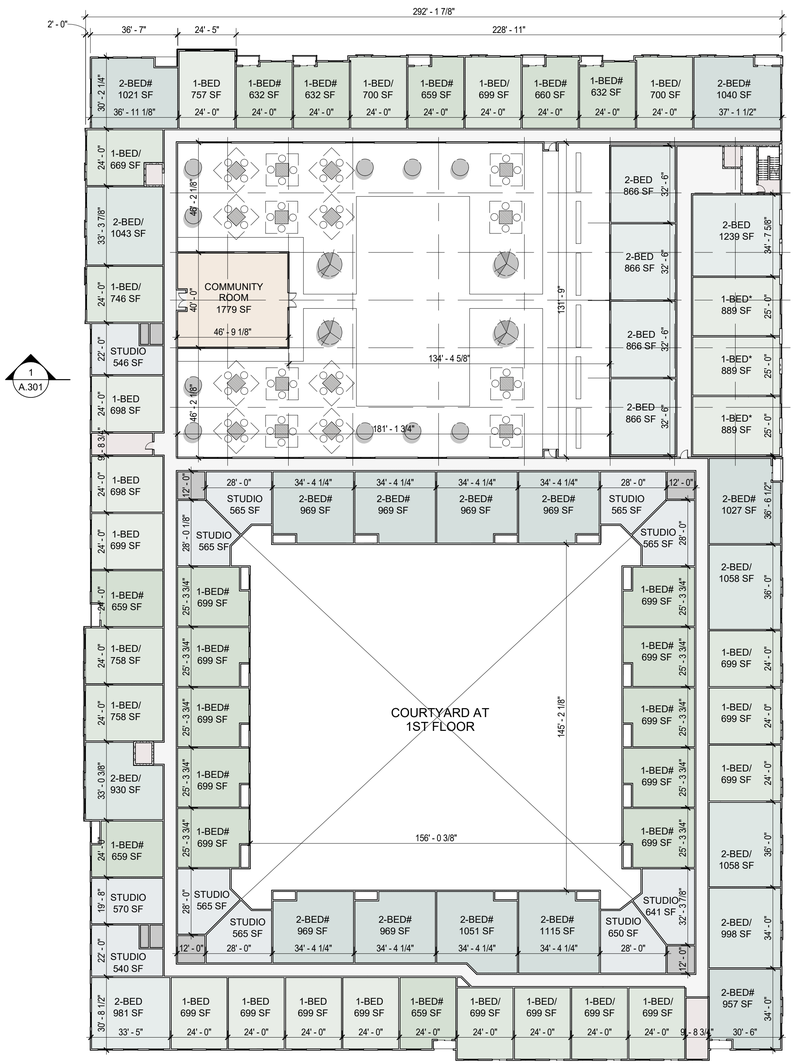
Plotted By: Kristen Kelly
File Name: 21148 274 Franklin Street.dwg



FIFTH FLOOR PLAN (2)
SCALE: 1" = 30'-0"



FOURTH FLOOR PLAN (1)
SCALE: 1" = 30'-0"

Notes:

Key Plan:

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Project:
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FOURTH AND FIFTH FLOOR PLANS

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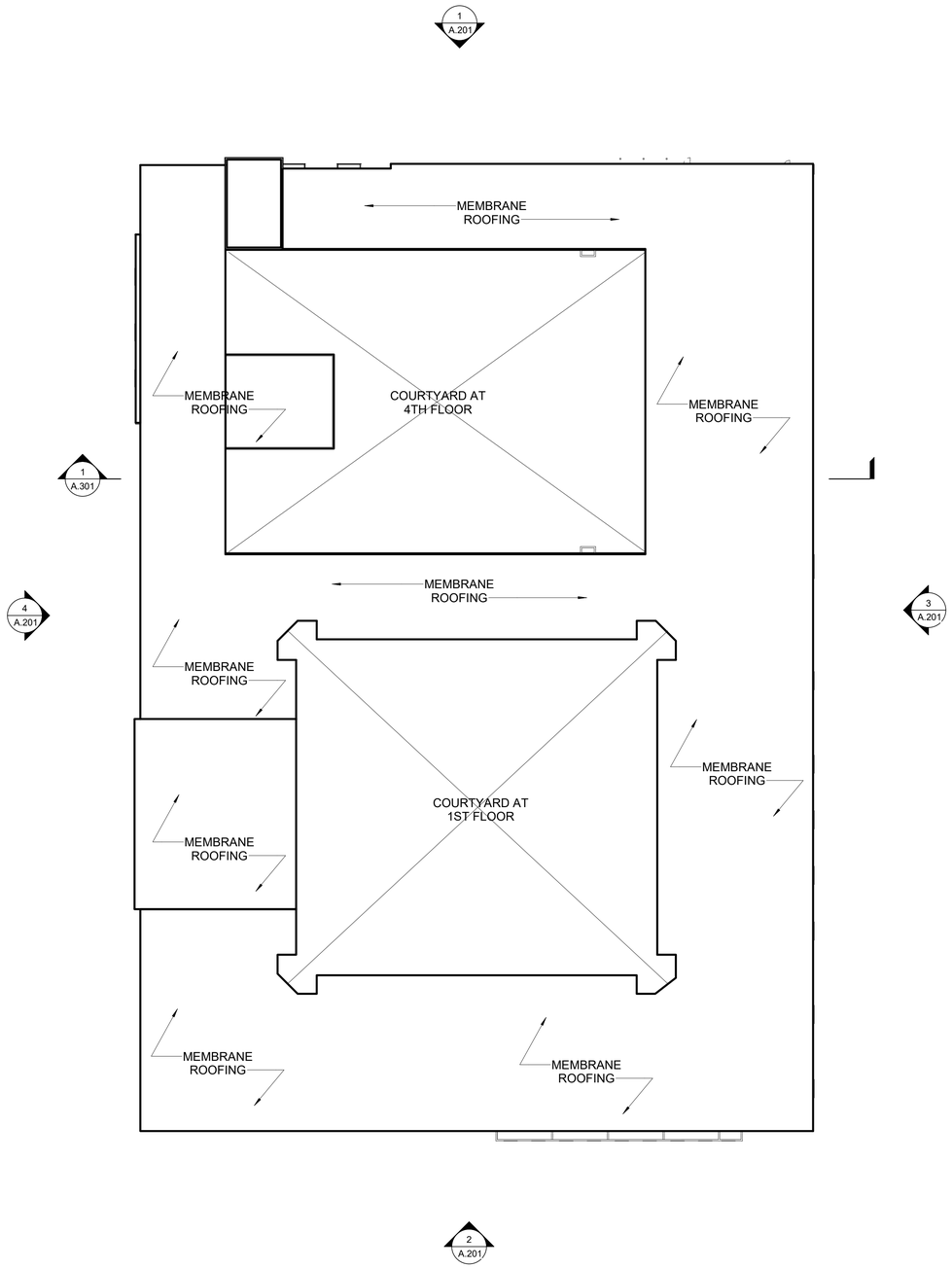
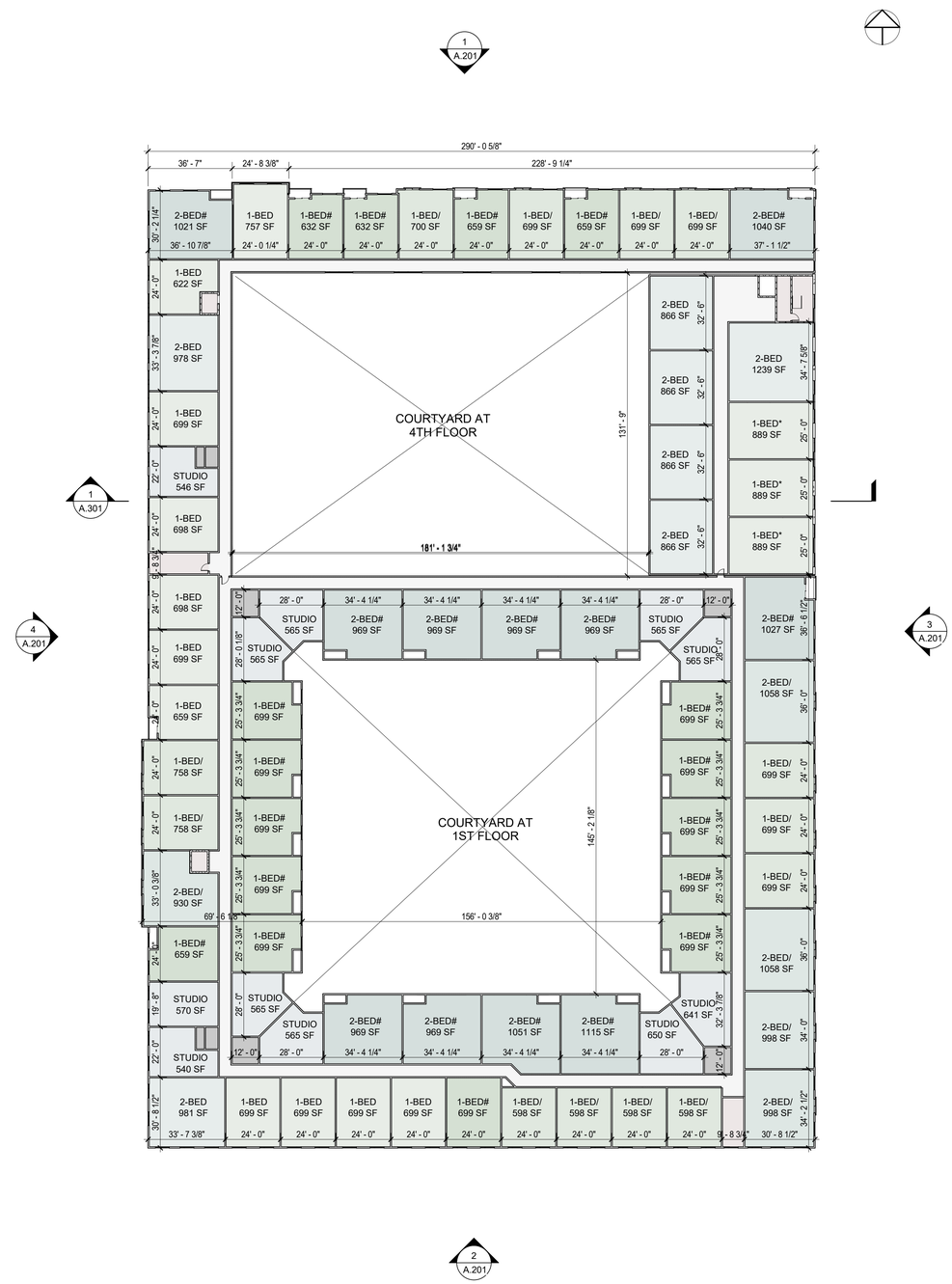


ROOF PLAN 2
SCALE: 1" = 30'-0"



SIXTH FLOOR PLAN 1
SCALE: 1" = 30'-0"

Notes:

Key Plan:

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Worcester, MA 01604

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Worcester, MA 01604

Project #: 21148

Scale: 1" = 30'-0"

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SIXTH FLOOR AND ROOF PLANS

Sheet Number:

A.104

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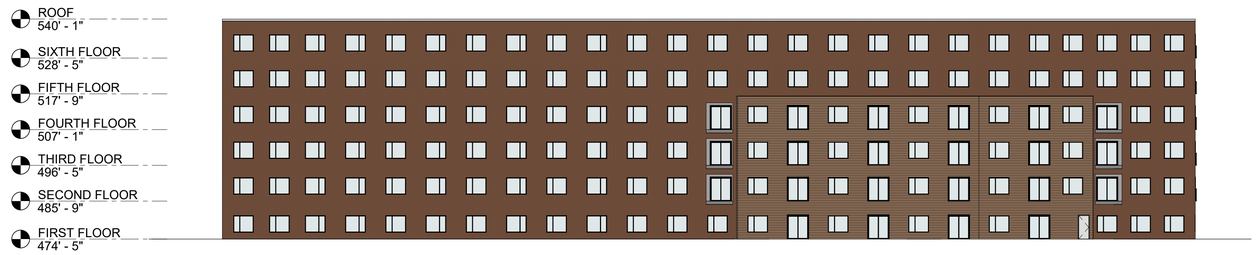
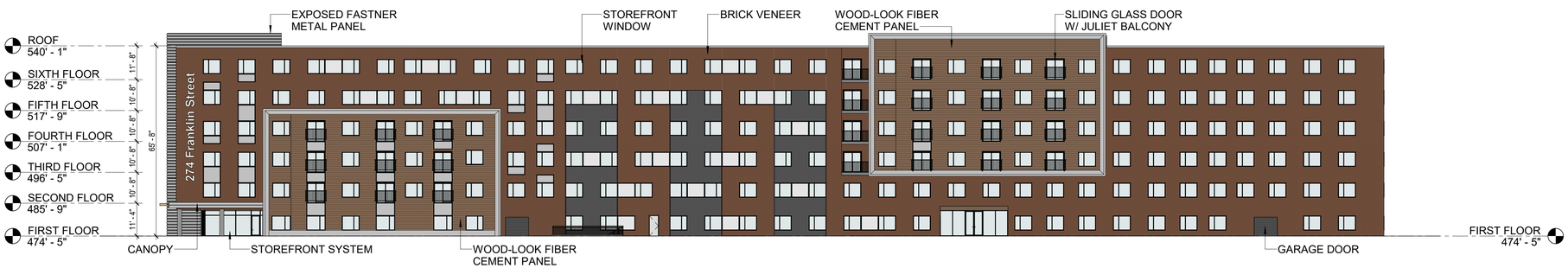
NORTH ELEVATION (1)
SCALE: 3/64" = 1'-0"



SOUTH ELEVATION (2)
SCALE: 3/64" = 1'-0"

EAST ELEVATION (3)
SCALE: 3/64" = 1'-0"



WEST ELEVATION (4)
SCALE: 3/64" = 1'-0"

Notes:

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Scale: 3/64" = 1'-0"

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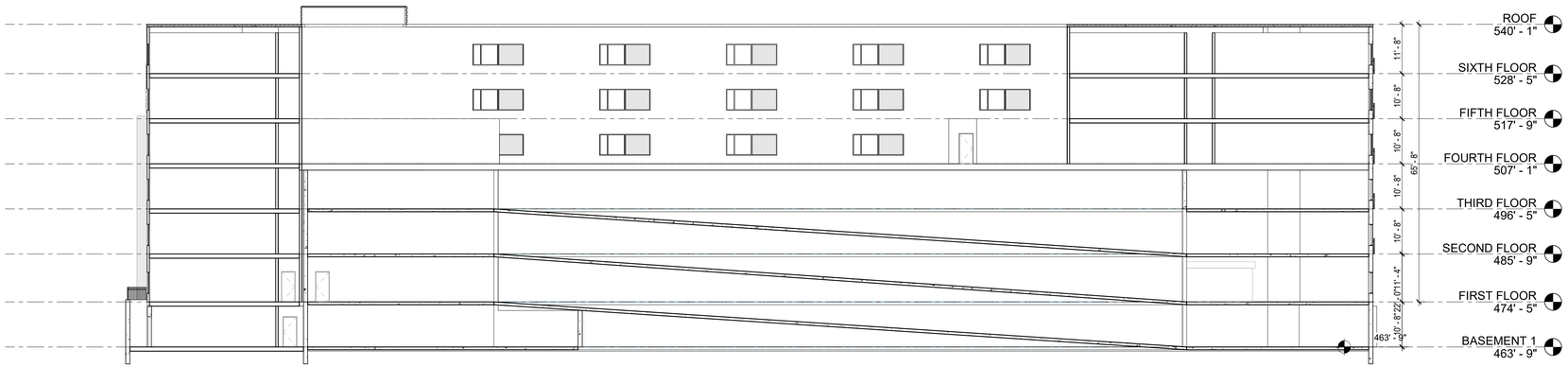

CROSS SECTION THROUGH GARAGE 1

SCALE: 1/16" = 1'-0"

Notes:

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Project #: 21148

Scale: 1/16" = 1'-0"

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SITE PLAN REVIEW	11/15/2021

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BUILDING SECTIONS

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A.301

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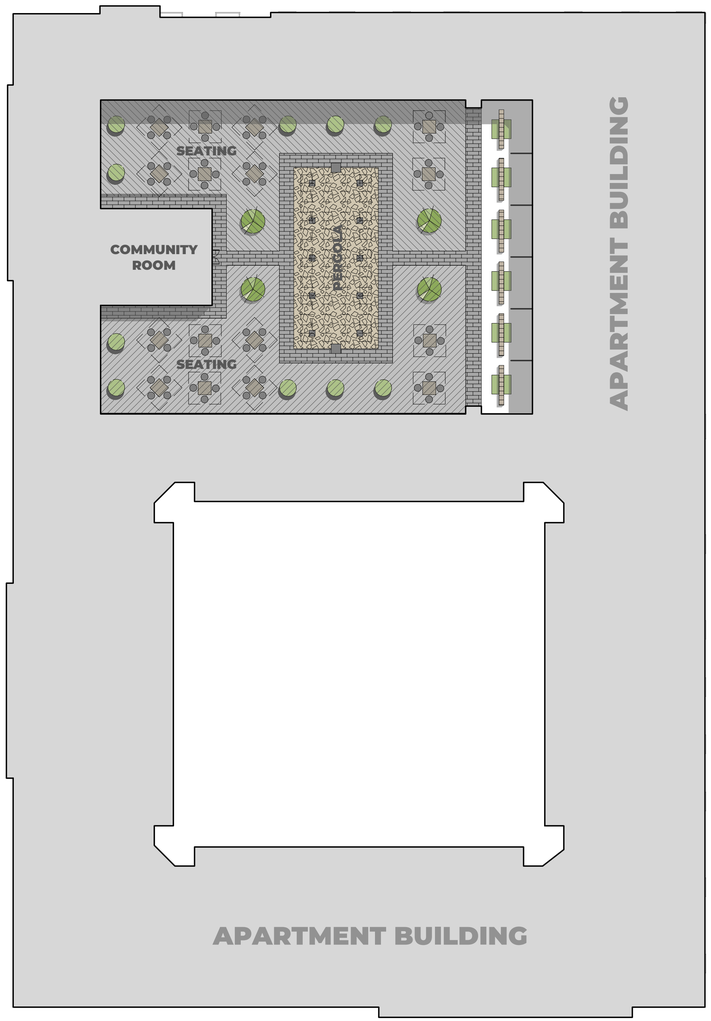
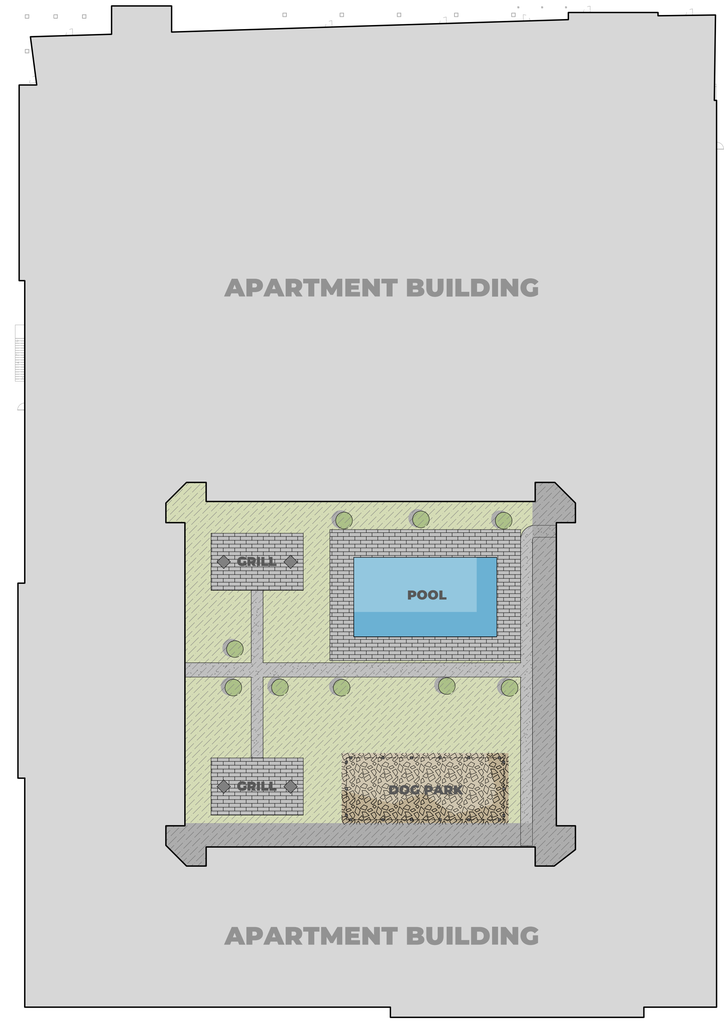


FOURTH FLOOR COURTYARD (2)
SCALE: 1" = 30'-0"



FIRST FLOOR COURTYARD (1)
SCALE: 1" = 30'-0"

Notes:

Key Plan:

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Project:
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Worcester, MA 01604

Client:
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Worcester, MA 01604

Project #: 21148

Scale: 1" = 30'-0"

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SITE PLAN REVIEW	11/15/2021

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COURTYARD PLANS

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Drawing name: C:\Users\ryan\Desktop\274 Revit Central_R22_ryan.rvt

274 Franklin Street