

9th EDITION MASSACHUSETTS BUILDING CODE 780 CMR, CHAPTER 34 APPLIES

PROJECT SCOPE: (PHASE 1) INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR & BASEMENT FOR RETAIL USE. (PHASE 2) RENOVATION OF THE EXTERIOR OF THE BUILDING INCLUDING RECONSTRUCTING THE 1st FLOOR STOREFRONT FENESTRATION TO ALIGN WITH THE EXISTING STRUCTURAL FACADE OF THE BUILDING PARALLEL TO MASS AVE.

CONSTRUCTION TYPE V-4
FIRST FLOOR AND BASEMENT FULLY SPRINKLERED PER 903.3.1.1

USE OCCUPANCY CLASSIFICATION:
M - MERCANTILE AT FIRST FLOOR AND BASEMENT R-3 (2) ONE-BEDROOM APARTMENTS AT SECOND FLOOR.

TABLE 803.9 - INTERIOR WALL & CEILING FINISH GROUP M FULLY SPRINKLERED, MAX RATING CLASS C IN ROOMS AND ENCLOSED SPACES, CLASS B IN INTERIOR EXIT STAIRWAY

SECTION 1004 - OCCUPANT LOAD
MERCANTILE AT GROUND FLOOR & BASEMENT = 30 GROSS S.F. / PERSON, SUBJECT SPACE 2,360 G.S.F. / 30 S.F. PER PERSON = 78 MAX OCCUPANTS

SECTION 1005 - MEANS OF EGRESS SIZING
EXEMPT BY CHAPTER 34, 3404.1.1.
1005.3.1 - STAIRWAYS: MINIMUM WIDTH OF 3' PER PERSON 73 x 3' = 23.7' REQUIRED, 36' PROVIDED

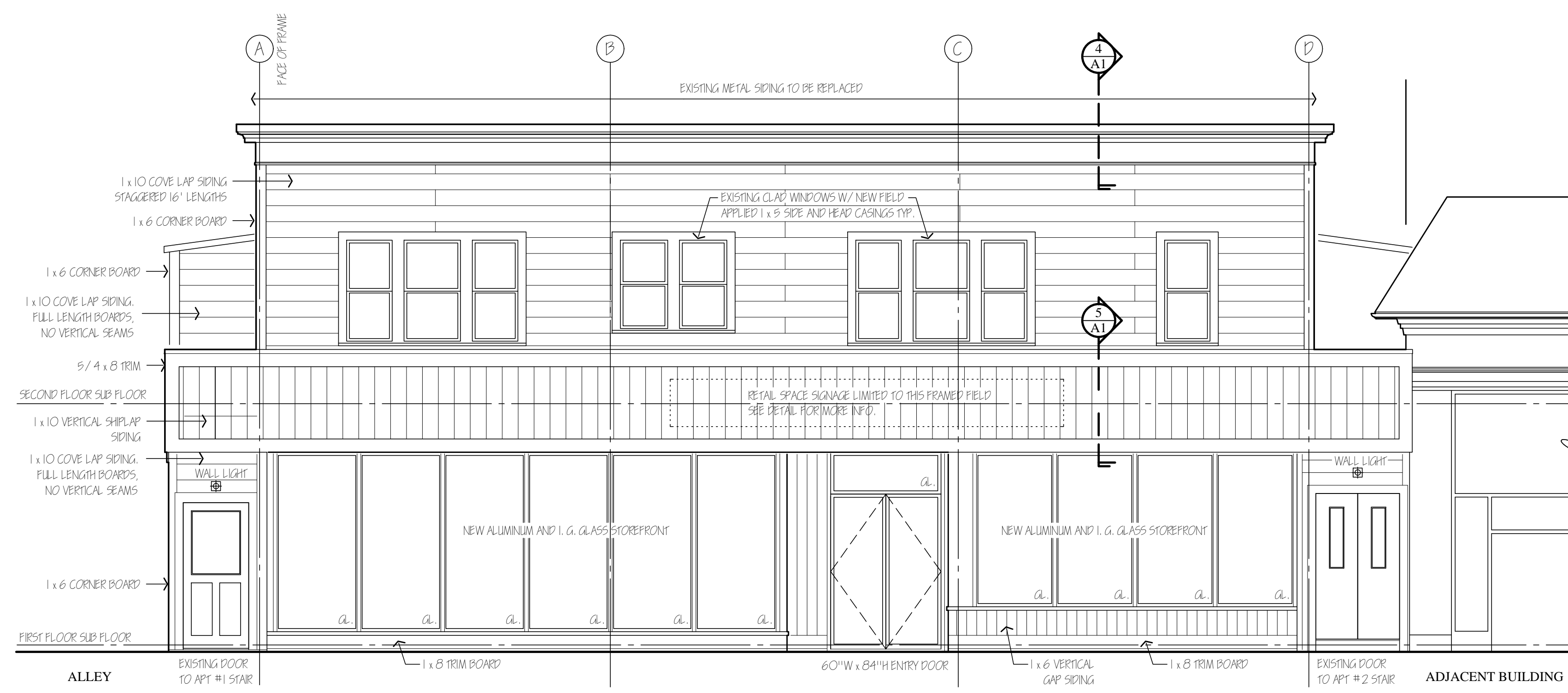
SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
1007.1 - TWO MEANS OF EGRESS PROVIDED, MAIN ENTRY IS ACCESSIBLE.

SECTION 1014 - EXIT ACCESS
1014.3 - COMMON PATH OF EGRESS TRAVEL GROUP M W/ SPRINKLERS = 75' MAX. ACTUAL = 50' MAX.

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1016.1 MAX. EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLERS = 250' MAX. ACTUAL = 55' MAX.

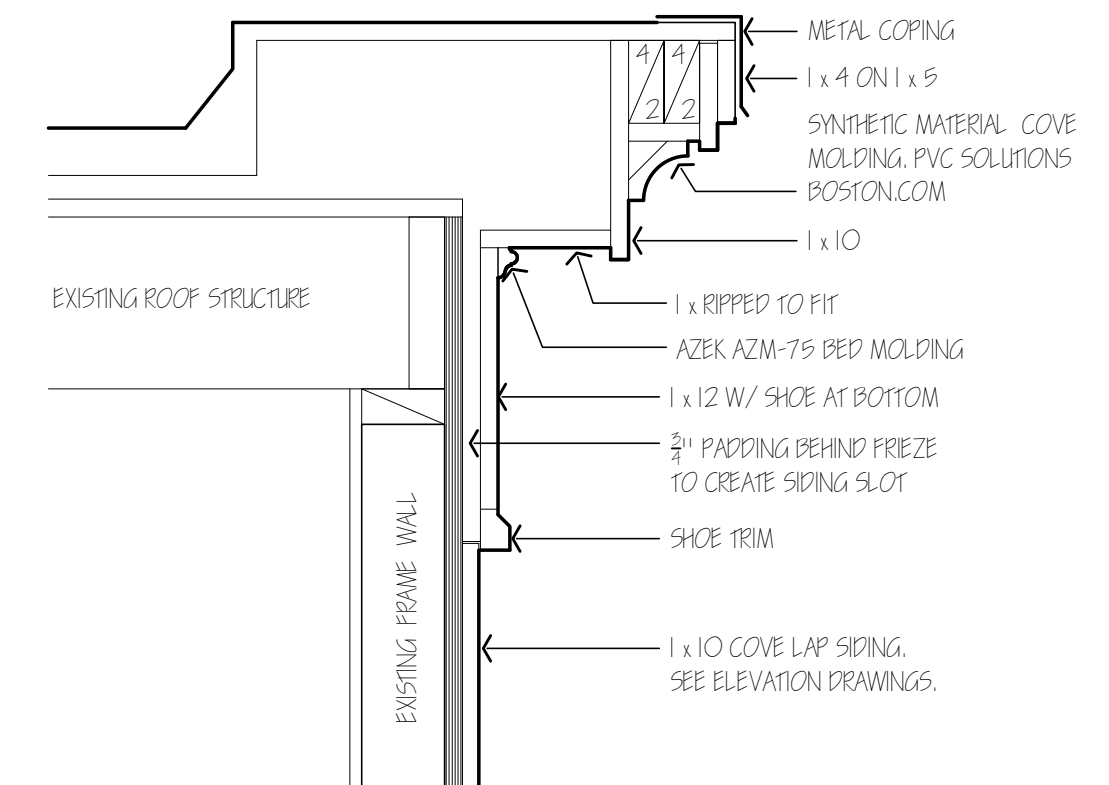
2012 IECC COMPLIANCE
BUILDING ENVELOPE IS AN EXISTING STRUCTURE AND NOT SUBJECT TO ALTERATION IN THE SCOPE OF THIS CONSTRUCTION. THE APPLICANT PROPOSES TO PROVIDE 3.5" OF CLOSED CELL FOAM INSULATION IN THE STUD BAYS OF THE EXTERIOR WALLS. MECHANICAL SYSTEMS TO COMPLY WITH IECC 2012. SEE MECHANICAL DRAWINGS FOR COMPLIANCE DETAILS.

ELECTRICAL AND LIGHTING SYSTEMS TO COMPLY WITH IECC 2012. SEE ELECTRICAL DRAWINGS FOR COMPLIANCE DETAILS.

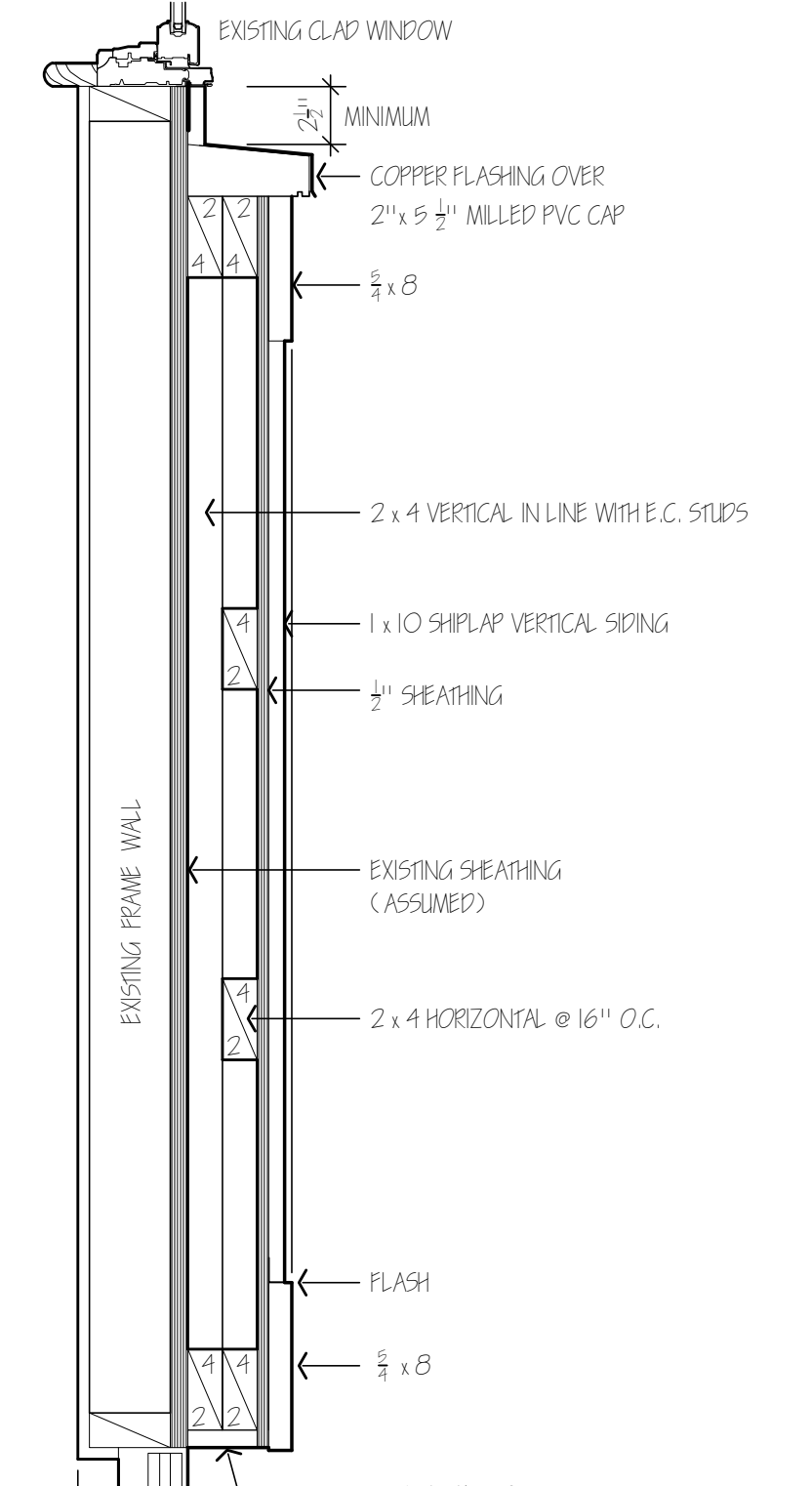


1 MASS AVE FACADE SIDING AND TRIM BOARDS BY TRU-EXTERIOR CO. BORAL FLY-ASH MATERIAL.

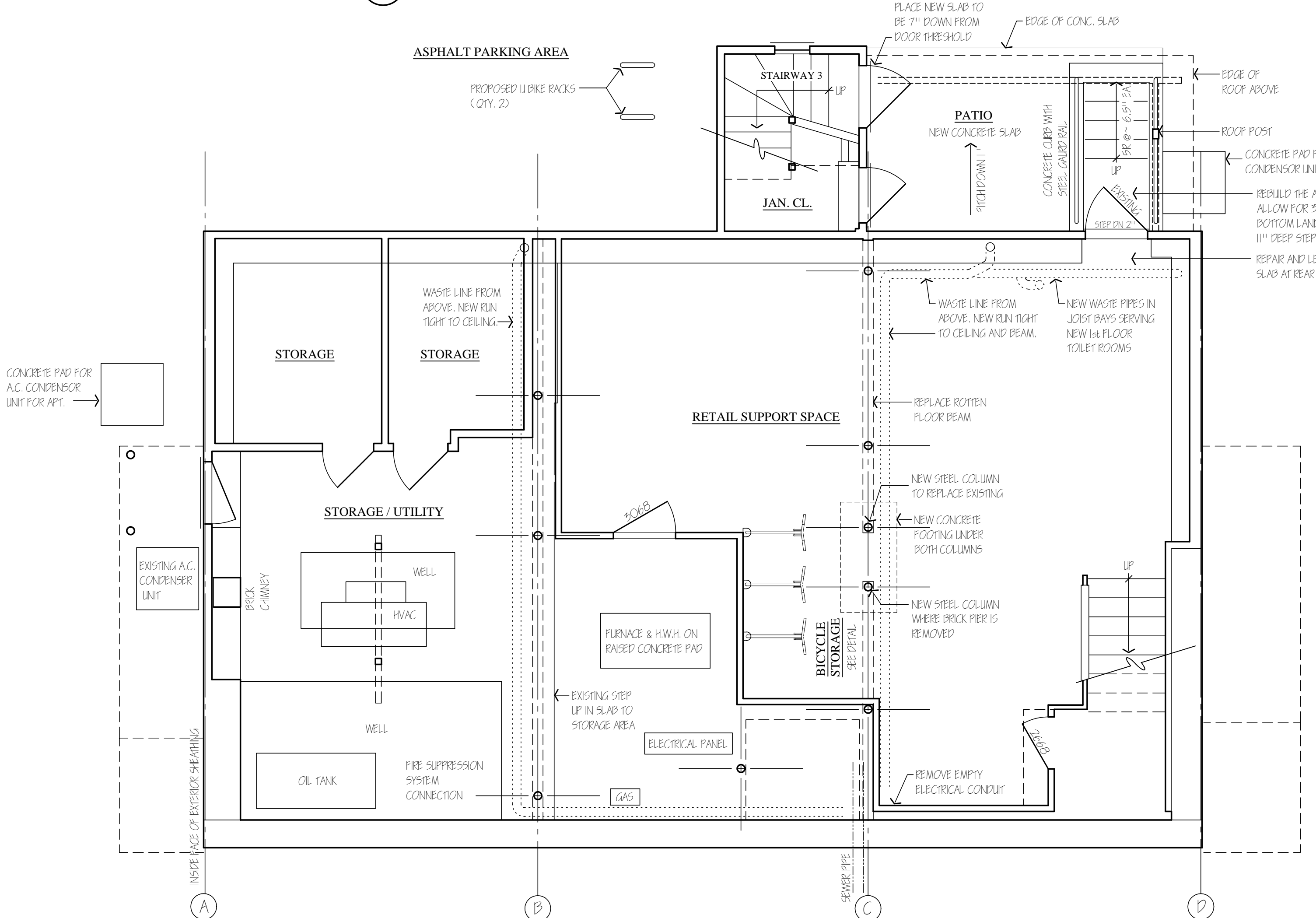
NO STRUCTURAL CHANGES TO THE BUILDING ROOF OR UNDERLYING PARAPET ARE ANTICIPATED. THE NEW FINISHES MAY NEED TO BE MODIFIED FROM THOSE SHOWN TO FIT THE EXISTING STRUCTURE. THE ARCHITECT WILL INSPECT THE UNDERLYING CONDITIONS AFTER THE EXISTING FINISHES ARE REMOVED AND REVISE THE DETAILS AS NECESSARY TO CONFORM TO THE EXISTING STRUCTURE. ALL EXPOSED TRIM TO BE TRU-EXTERIOR (BORAL) OR PVC.



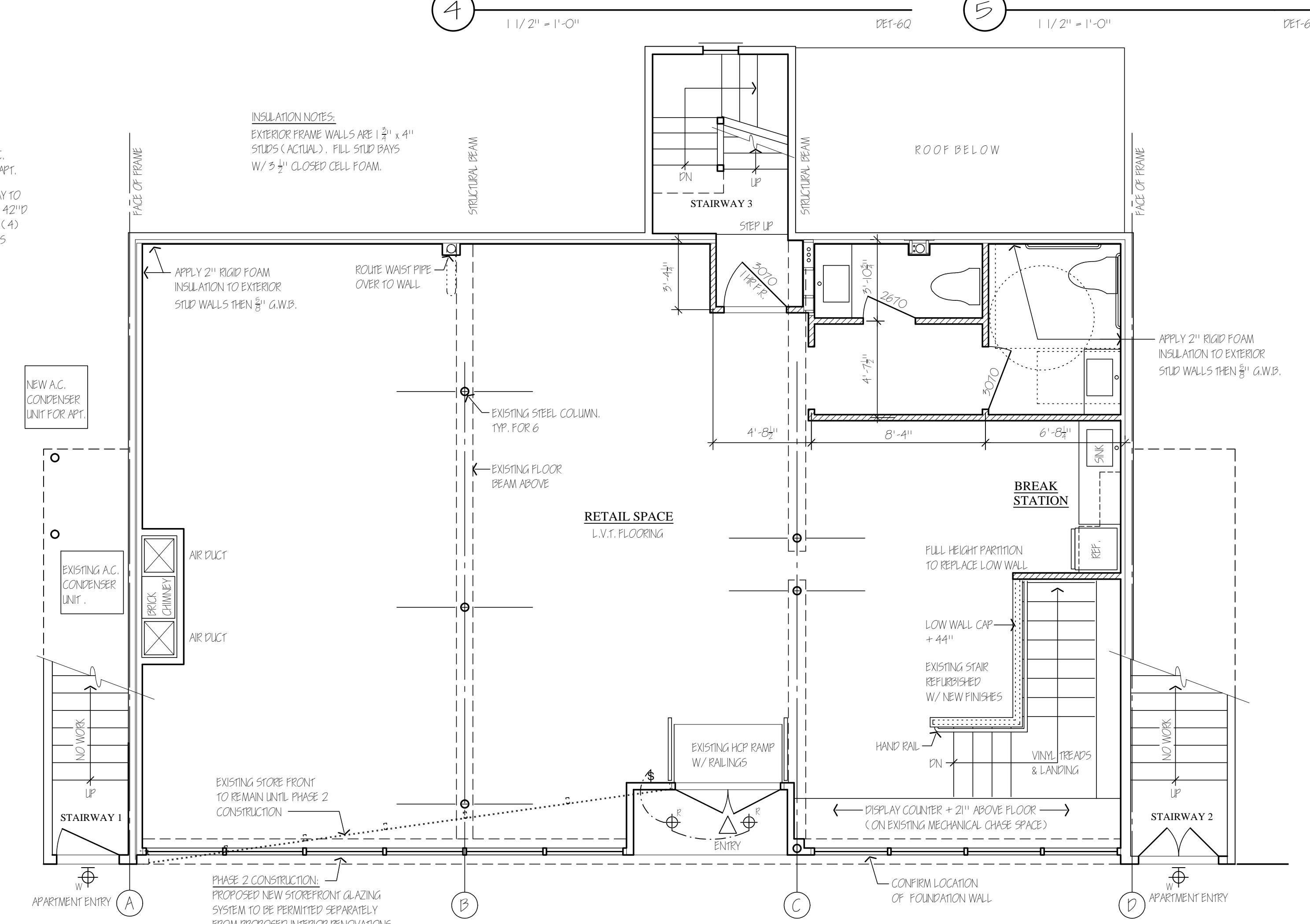
4 PARAPET DETAIL @ FRONT FACADE 1 1/2" = 1'-0" DET-60



5 DETAIL @ FRONT FACADE SIGNAGE FIELD 1 1/2" = 1'-0" DET-60



2 PROPOSED BASEMENT PLAN-EXISTING STRUCTURE MODIFIED
GROSS FLOOR AREA (CEILING HEIGHT > 8'-0"): 858 SF. OCCUPANCY: 858 / 60 = 14
GROSS AREA (CEILING HEIGHT < 8'-0"): 454 SF. OCCUPANCY: 454 / 300 = 2



3 PROPOSED FIRST FLOOR PLAN-EXISTING STRUCTURE MODIFIED
GROSS FLOOR AREA: 1,528 SF. BUILDING CONSTRUCTION TYPE V. OCCUPANCY: 1,528 SF. / 30 SF. = 50 MAX.
(NOT INCLUDING APARTMENT STAIRWAY AT EACH SIDE) OCCUPANCY - MERCANTILE

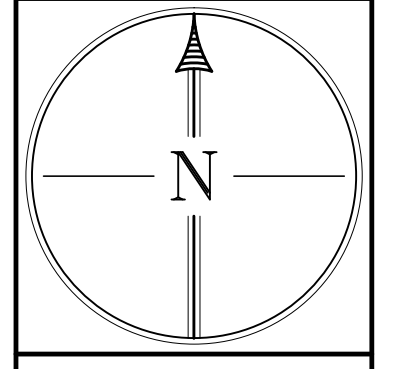
ELECTRICAL SYMBOL KEY

	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE (TIMER CONTROLLED)
	WALL SWITCH

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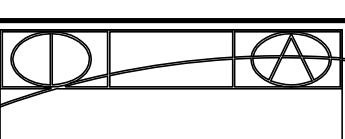
Sheet Title
FIRST FLOOR PLAN
BASEMENT PLAN
FRONT ELEVATION
FACADE DETAILS (2 OF 4)



Job #
PROJECT
PROPOSED RENOVATIONS
ARLINGTON COAL & LUMBER
1349-1357 MASS AVE
ARLINGTON, MA

Scale
1/4" = 1'-0" U.N.O.
Date
10 MAY 2024
Revisions
19 SEPT 2024
17 OCT 2024

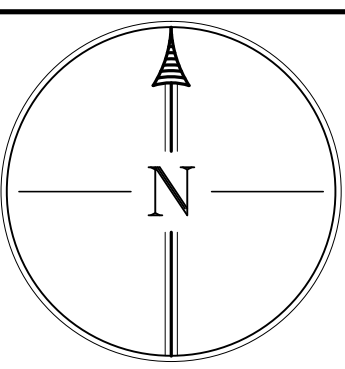
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A1



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Sheet Title
SIDE & REAR ELEVATIONS
SECTIONS
FACADE DETAILS (2 OF 4)



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PROPOSED RENOVATIONS
ARLINGTON COAL & LUMBER
1349-1357 MASS AVE
ARLINGTON, MA

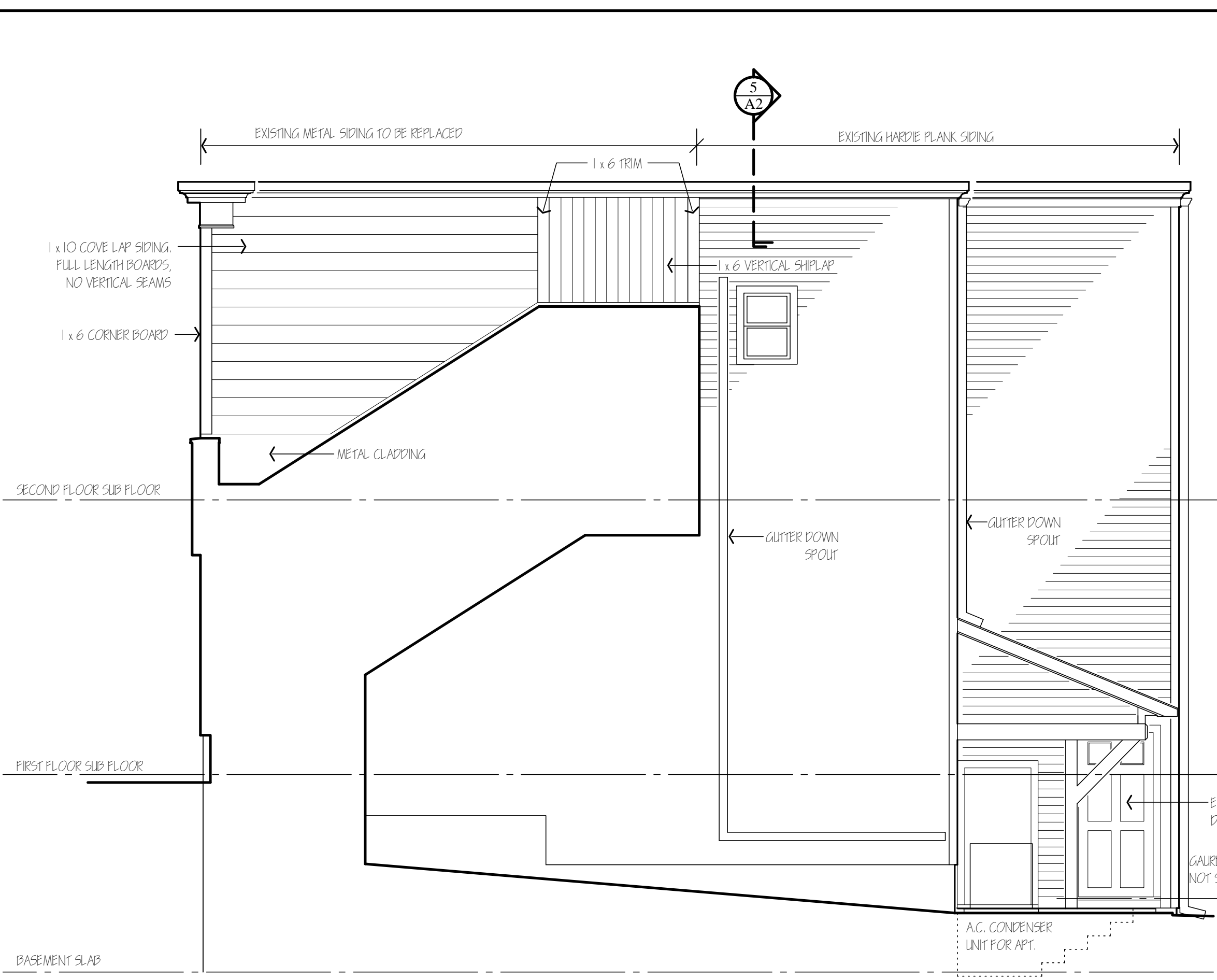
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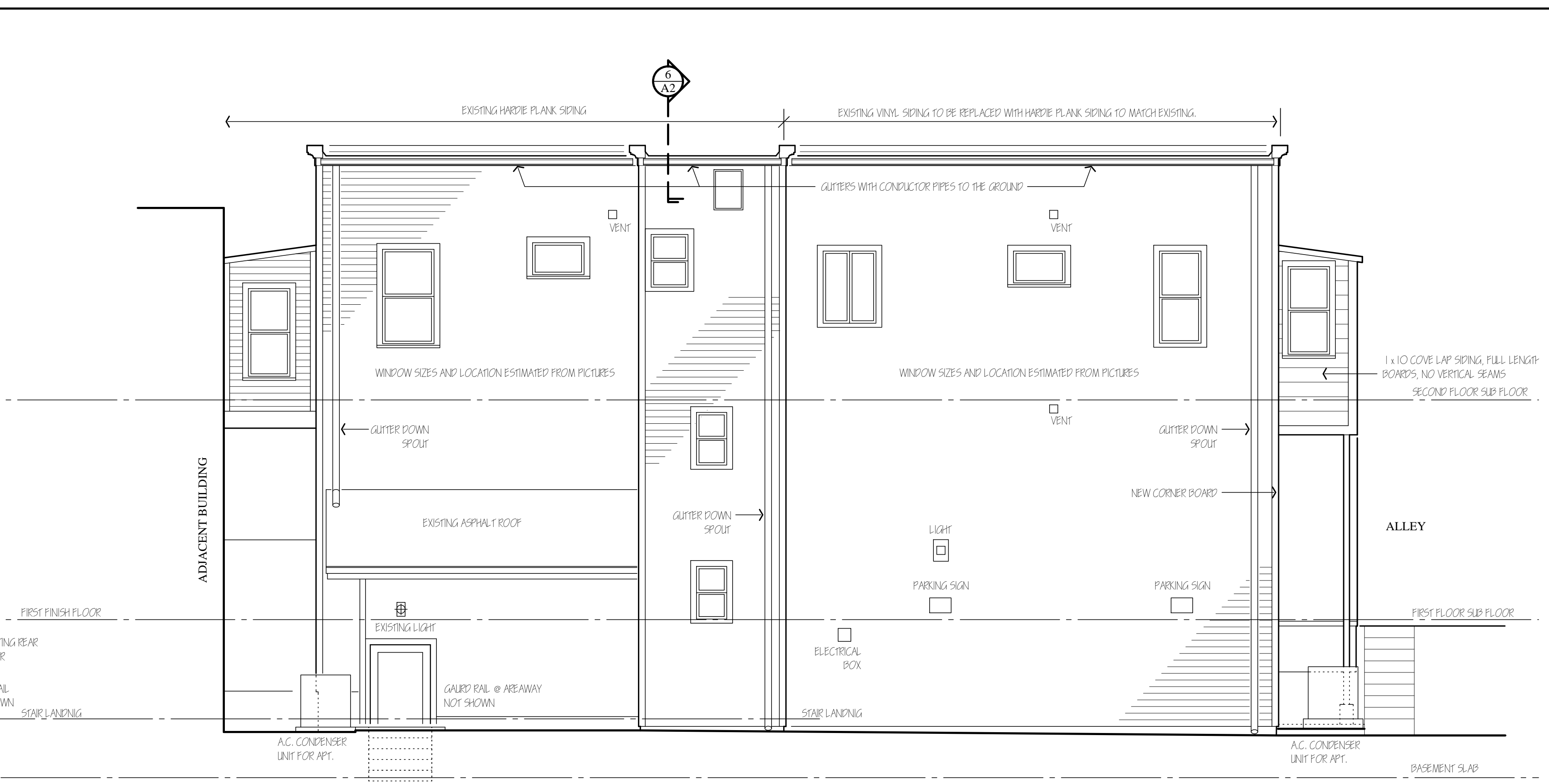
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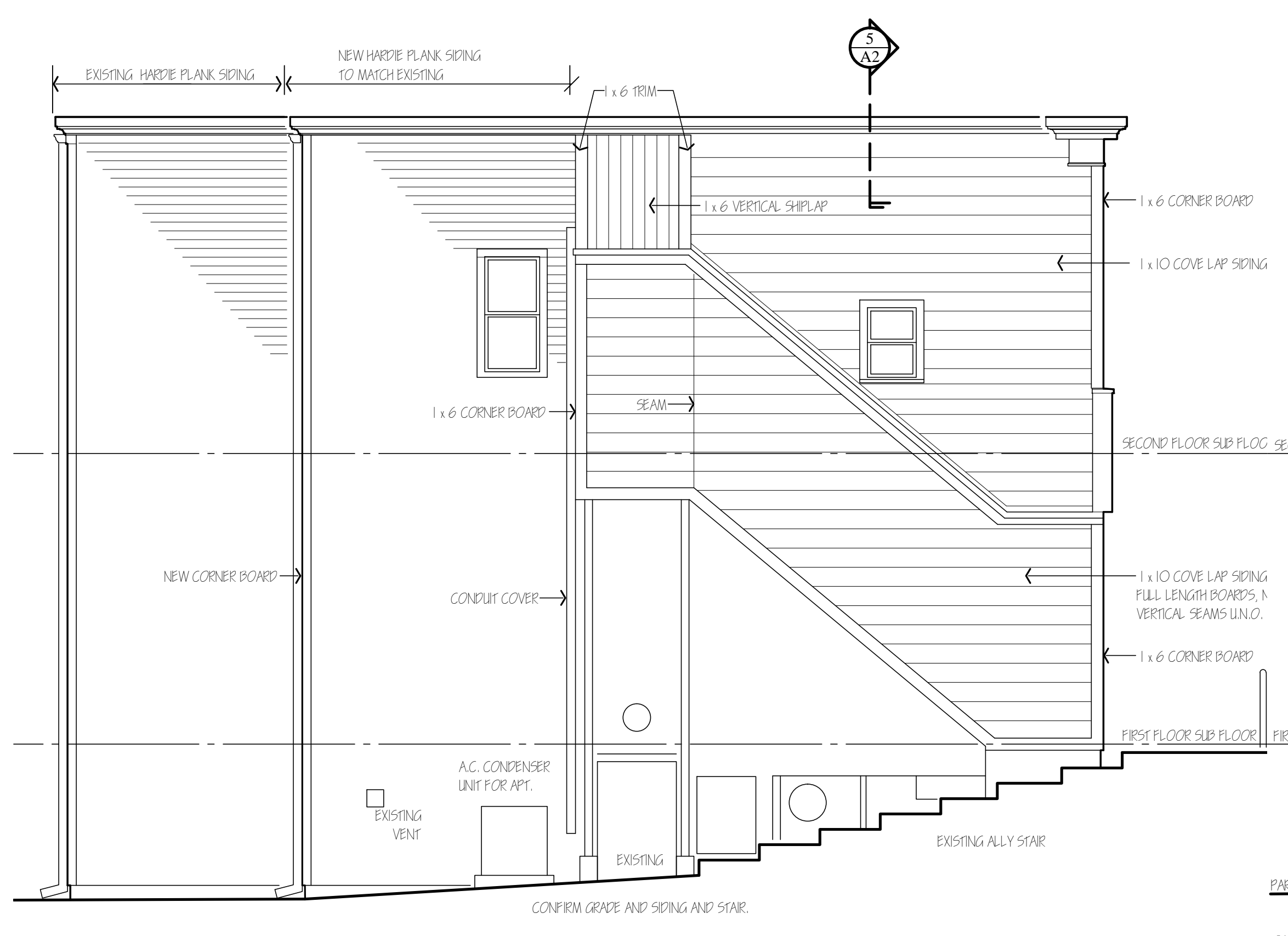
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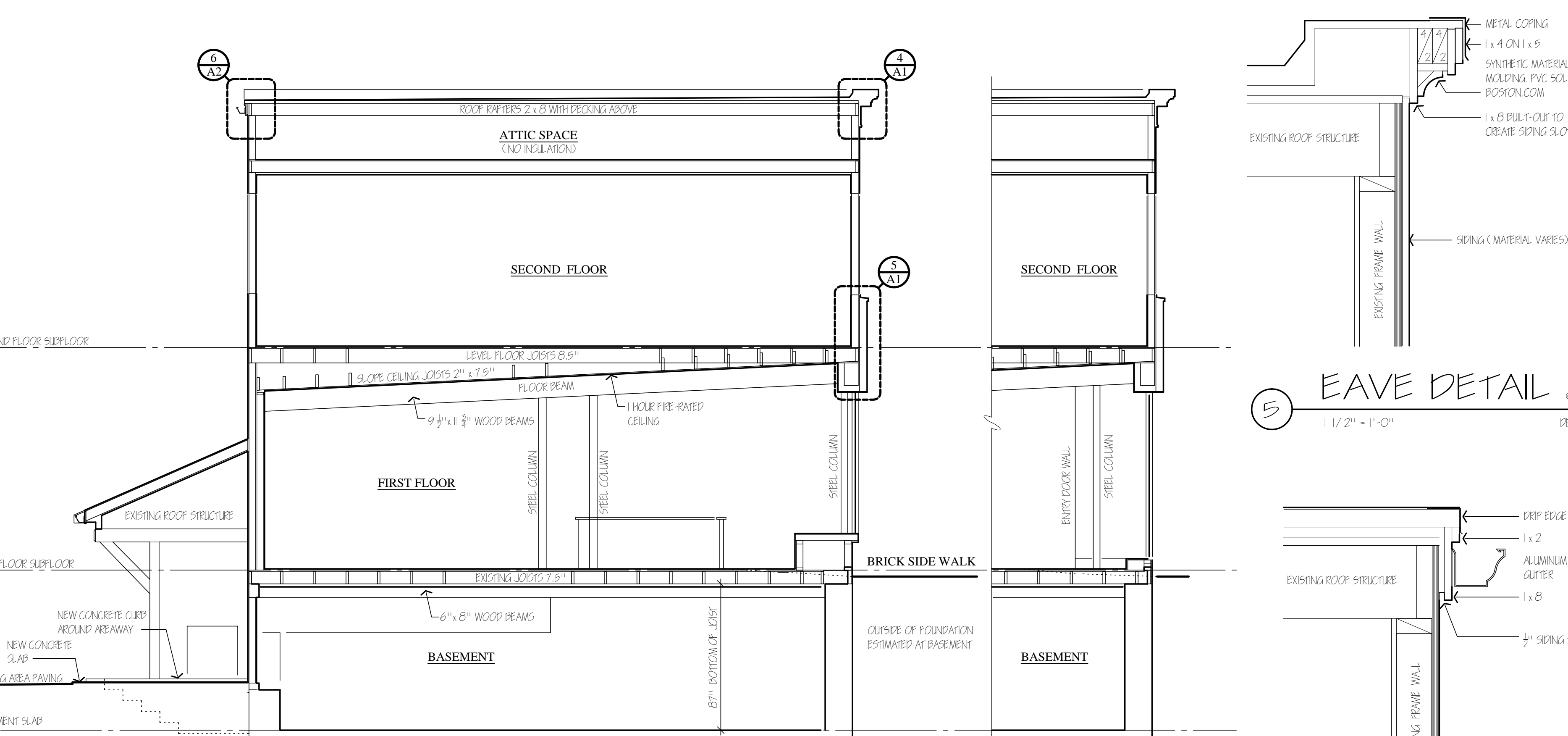
① RIGHT SIDE ELEVATION



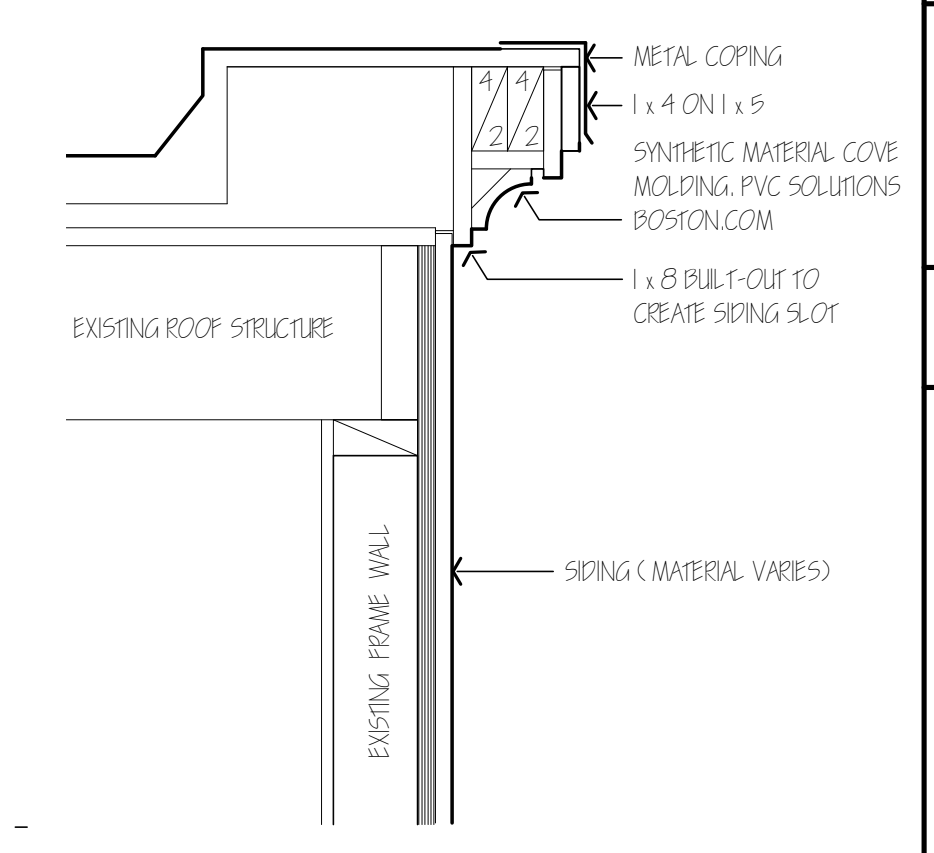
② REAR ELEVATION



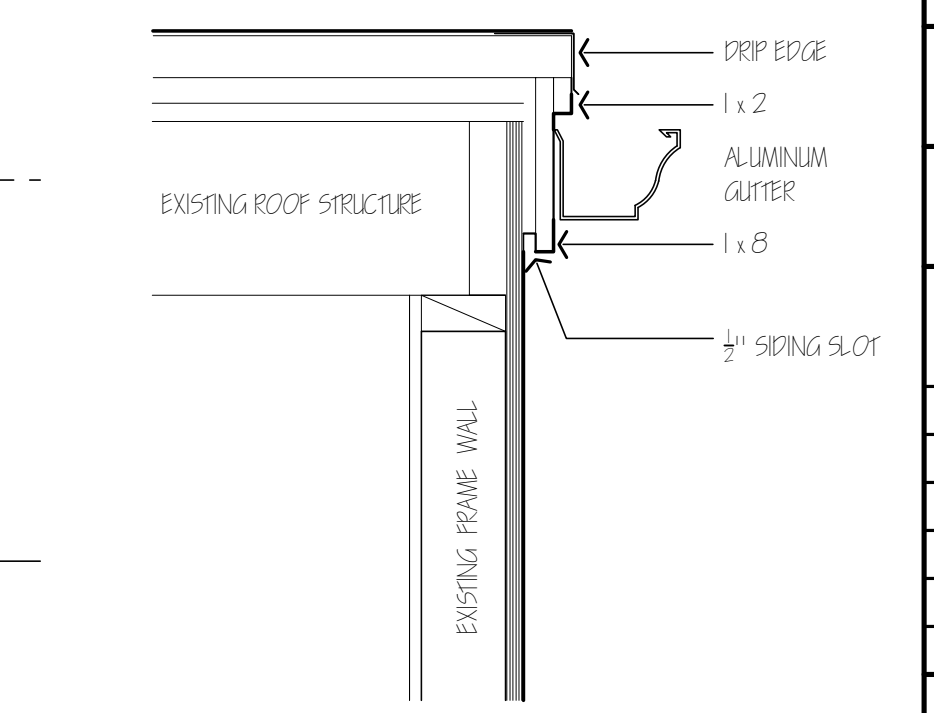
③ SIDE ELEVATION



④ BUILDING SECTIONS



⑤ EAVE DETAIL @ SIDE
1 1/2" = 1'-0"
DET-60

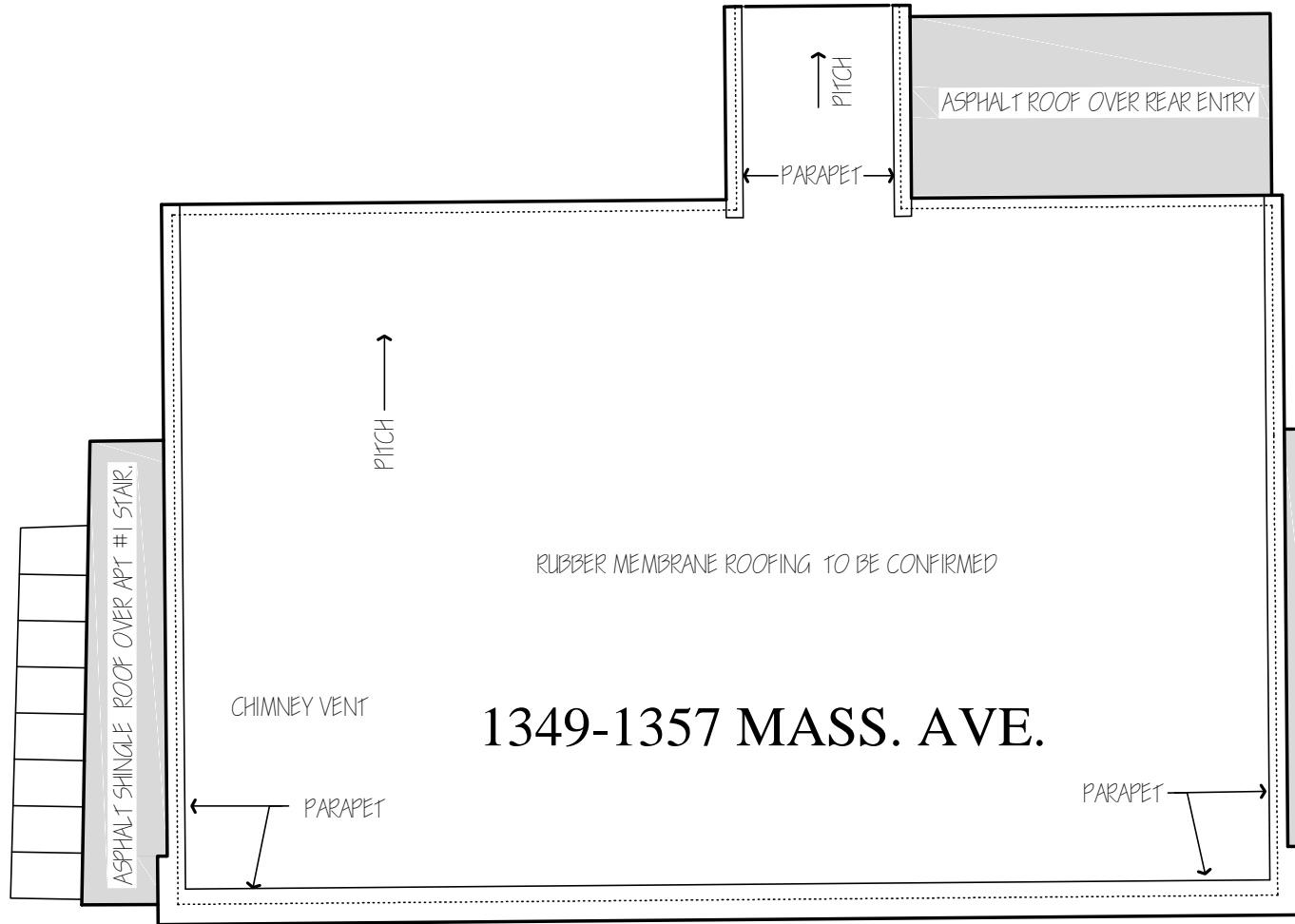


⑥ EAVE DETAIL @ REAR
1 1/2" = 1'-0"
DET-60

THESE SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MUST BE REVIEWED BY A STRUCTURAL ENGINEER WITH THE FRAMING DIRECTION & STRUCTURAL MEMBER SIZES SPECIFIED BEFORE CONSTRUCTION CAN BEGIN.



1365 MASS. AVE.

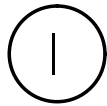
1347 MASS. AVE.



1349-1357 MASS. AVE.

ROOF PLAN

-  ASPHALT SHINGLE
-  RUBBER MEMBRANE ROOFING



1/8" = 1'-0"

1349-1357 MASSACHUSETTS AVE

9-24-24



Nairi Art Studio 2024

