

PROPOSED USE: BUSINESS
OCCUPANT LOAD : 10

- SCOPE OF WORK:**
- LEVEL 1 * EXISTING STORE FRONT REMOVAL AND REPLACEMENT WITH NEW STOREFRONT
 - * EXISTING INTERIOR FLOOR, WALL AND CEILING FINISHES AND REPLACEMENT WITH FIRE RATED INTERIOR FLOOR, WALL AND CEILING FINISHES.
 - * LIGHT FIXTURE AND ELECTRICAL WIRING REMOVAL AND REPLACEMENT WITH NEW LIGHT FIXTURES AND ELECTRICAL WIRING.
 - LEVEL 2 * NEW UNISEX TOILET
 - * NEW WINDOW AT EXISTING WINDOW OPENING
 - * BASEMENT STAIRWAY REPLACEMENT WITH NEW STAIRWAY
 - * NEW HEATING AND COOLING EQUIPMENT

INTERIOR FINISHES: (IBC TABLE 803.9)
 * EXIT ENCLOSURE - CLASS B
 * ROOM & ENCLOSED SPACES - CLASS C

MEANS OF EGRESS: (MA AMENDMENT 102.2.2.1)
 * NUMBER OF EXITS - 1 REQUIRED (IBC TABLE 1015.1)
 * EXIT WIDTH - 4.5' (MA AMENDMENT 1005.1)
 * DOOR WIDTH - 32" MIN. CLEAR WIDTH (IBC TABLE 1008.1.1)
 * STAIRWAY WIDTH - 48" MIN. CLEAR WIDTH (IBC TABLE 1007.3)
 * COMMON PATH OF EGRESS TRAVEL - 75 FEET MAX (IBC TABLE 1014.3)
 * EXIT ACCESS TRAVEL DISTANCE - 200 FEET MAX (IBC TABLE 1016.1)
 * EGRESS ILLUMINATION LEVEL - 1 FOOTCANDLE MIN. AT THE WALKING SURFACE)
 * EXIST SIGNS - NOT REQUIRED IN ROOM OR AREAS THAT REQUIRE ONLY ONE EXIT (IBC TABLE 1011.1)

ACCESSIBILITY: TO COMPLY WITH 521 CMR

STAIRWAY FIRE RATING: 1 HOUR RATING (IBC TABLE 1022.1)

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED FOR USE GROUP B WITH BUILDING AGGREGATE AREA 12,000 S.F. OR LESS (MA AMENDMENT TABLE 903.2)

FIRE ALARM: NOT REQUIRED (IEBC 704.4.1)

ENERGY CONSERVATION: TO COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE

1 PROPOSED FLOOR PLAN
 3/16" = 1'-0"

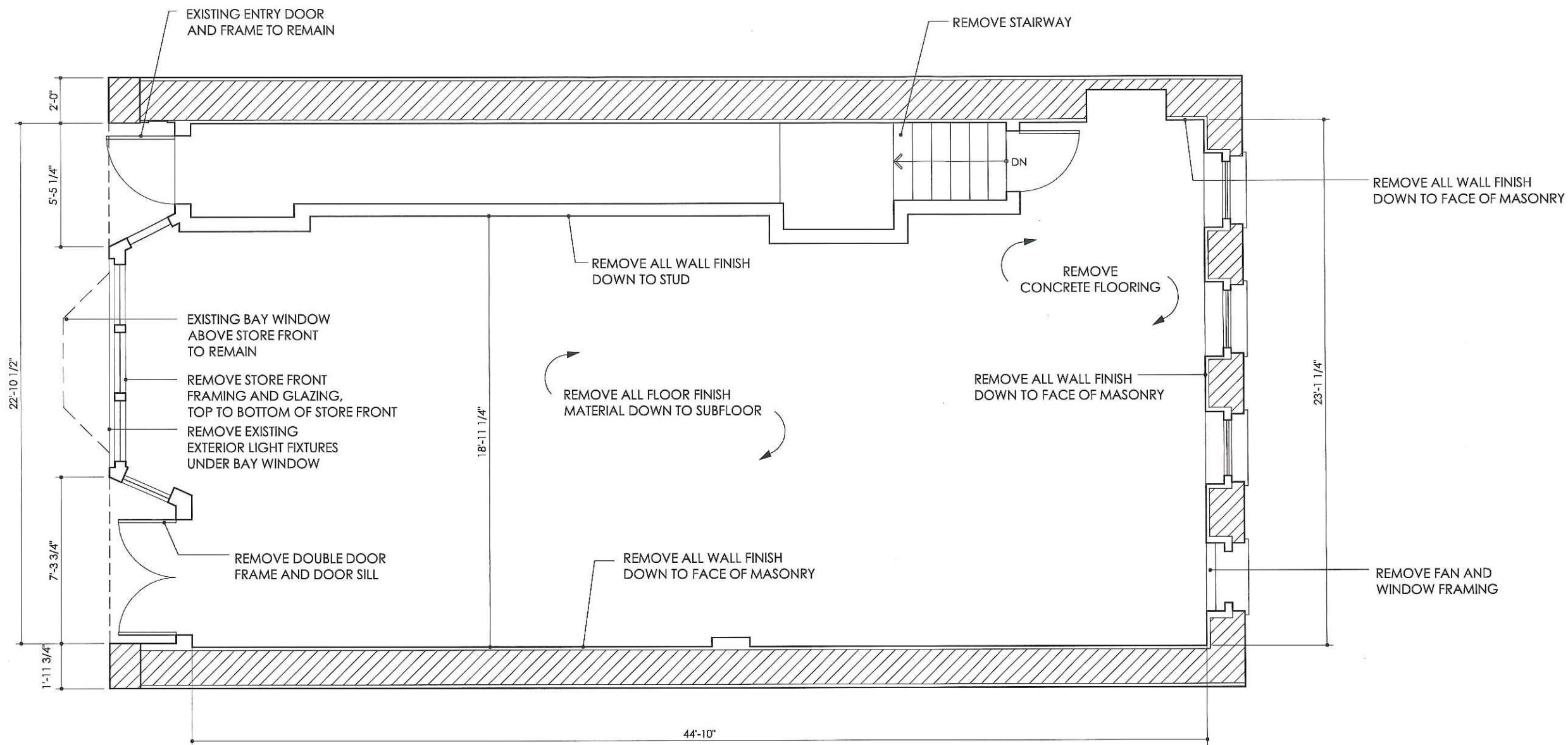
- LEGEND:**
- ILLUMINATED EXIT SIGN
 - EMERGENCY EXIT LIGHTS
 - RECEPTACLE

Drawing 1 of 10

61 Berkeley Street Renovation
 61 Berkeley Street, Boston, MA

Client: **Dean Alepede**
 1800 Hyde Park Ave.
 Hyde Park, MA 02146

Architect: **ARTIOS ARCHITECTS**
 4 KILCOMMONS DRIVE (617) 472 4772
 Unit # 11,
 PEMBROKE, MA 02359



1 DEMOLITION FLOOR PLAN

3/16" = 1'-0"

DEMOLITION NOTES:

1. REMOVE ALL CEILING MATERIAL DOWN TO FACE OF FLOOR JOIST
2. REMOVE ALL ABANDONED WIRING AND CONDUIT AT CEILING
3. REMOVE ALL ABANDONED ELECTRICAL BOXES AND WIRING AT WALLS

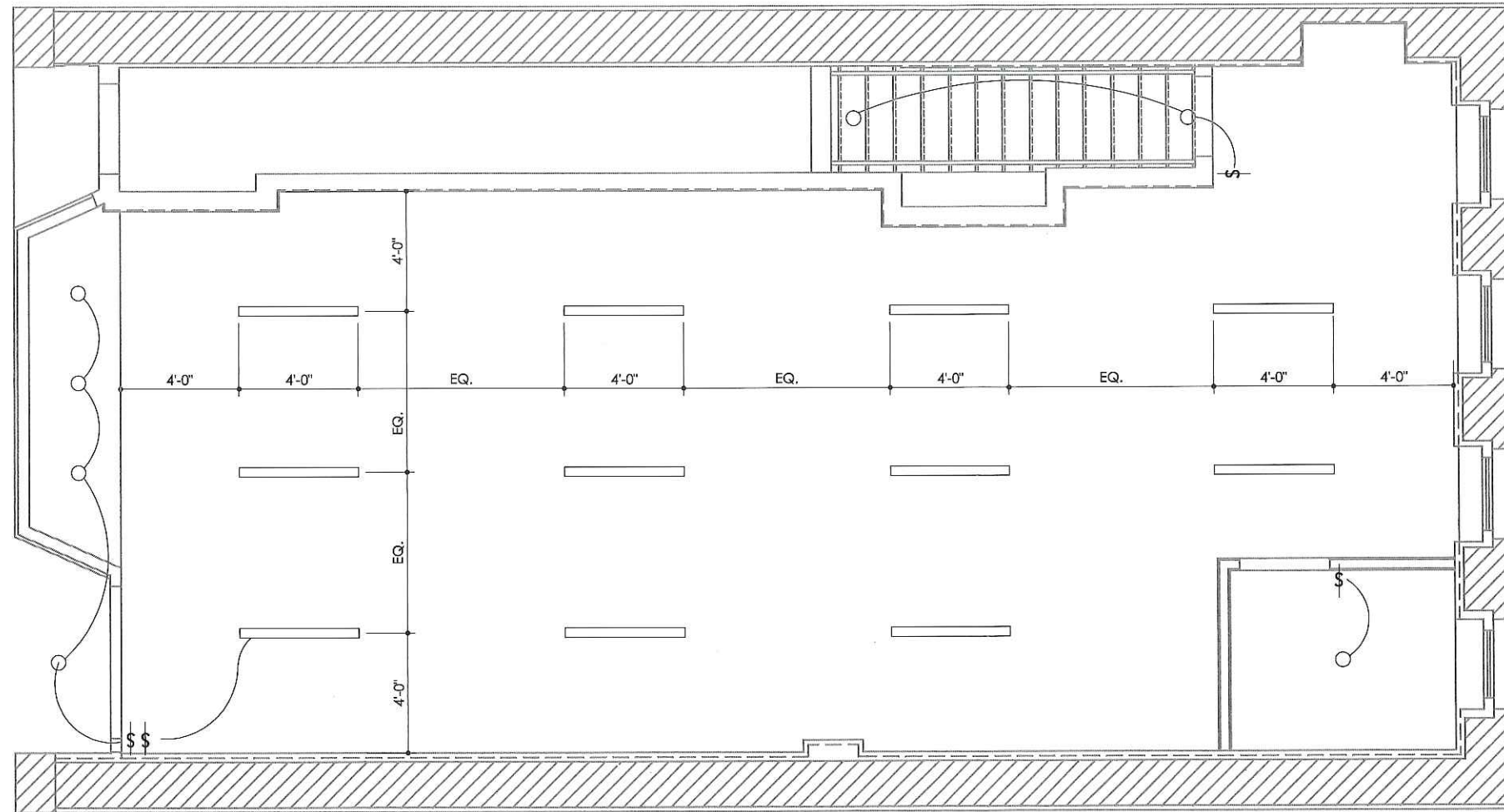
Drawing 2 of 10

61 Berkeley Street Renovation

61 Berkeley Street, Boston, MA

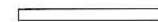


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1 PROPOSED REFLECTED CEILING PLAN
 3/16" = 1'-0"

LEGEND:

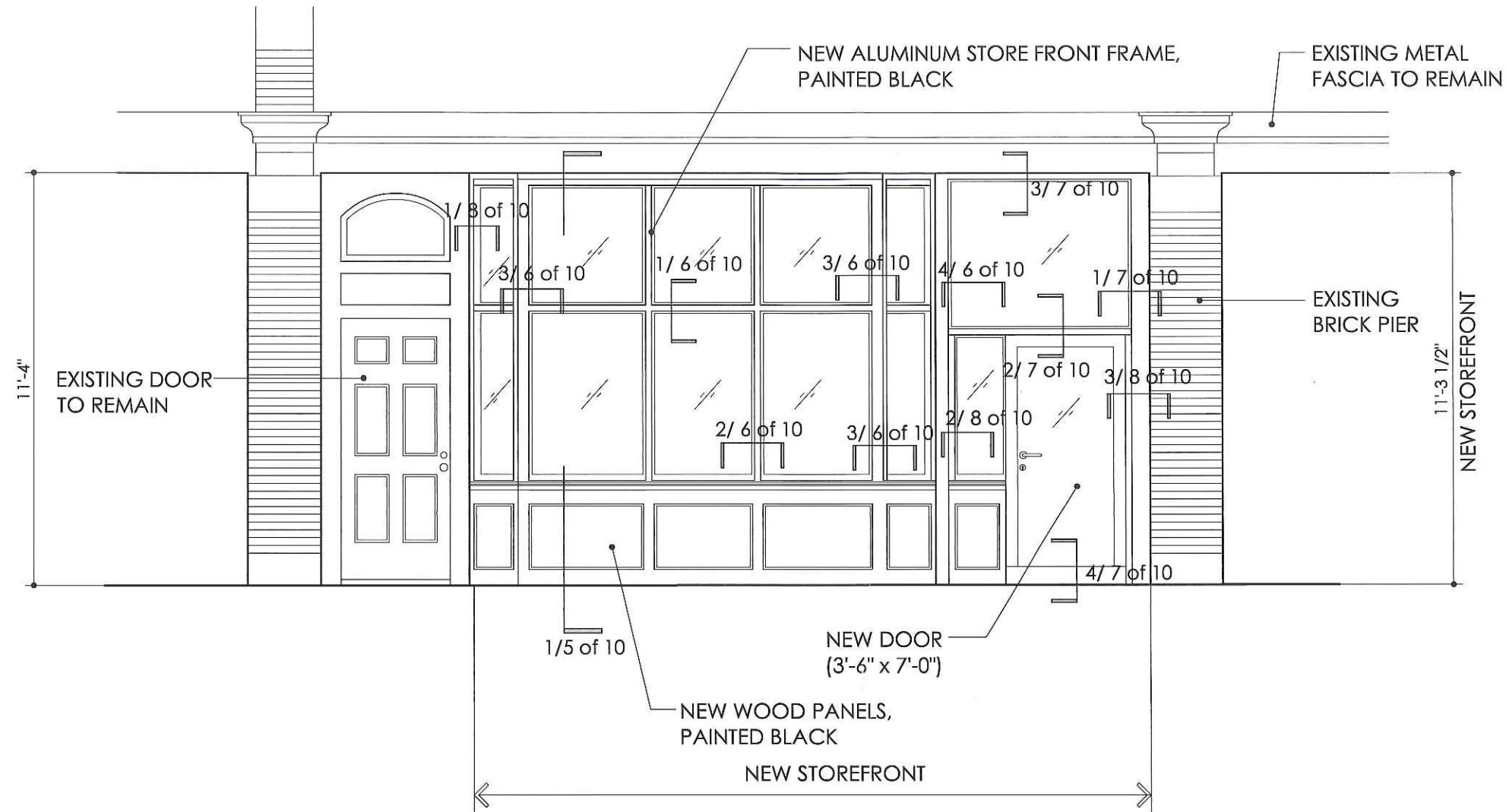
-  SUSPENDED LIGHT FIXTURE
ALCON LIGHTING SLIM 12123
-  RECESSED LIGHT FIXTURE
-  LIGHT SWITCH

Drawing 3 of 10

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1 STORE FRONT ELEVATION

1/4" = 1'-0"

STOREFRONT MANUFACTURER : EFCO STORE FRONT

SERIES 403T

DOORS: SERIES D200

FABRICATION: SHEAR BLOCK OR SCREW SPLINE

GLAZING: INSULATED 1" GLASS

Drawing 4 of 10

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1 STORE FRONT ELEVATION

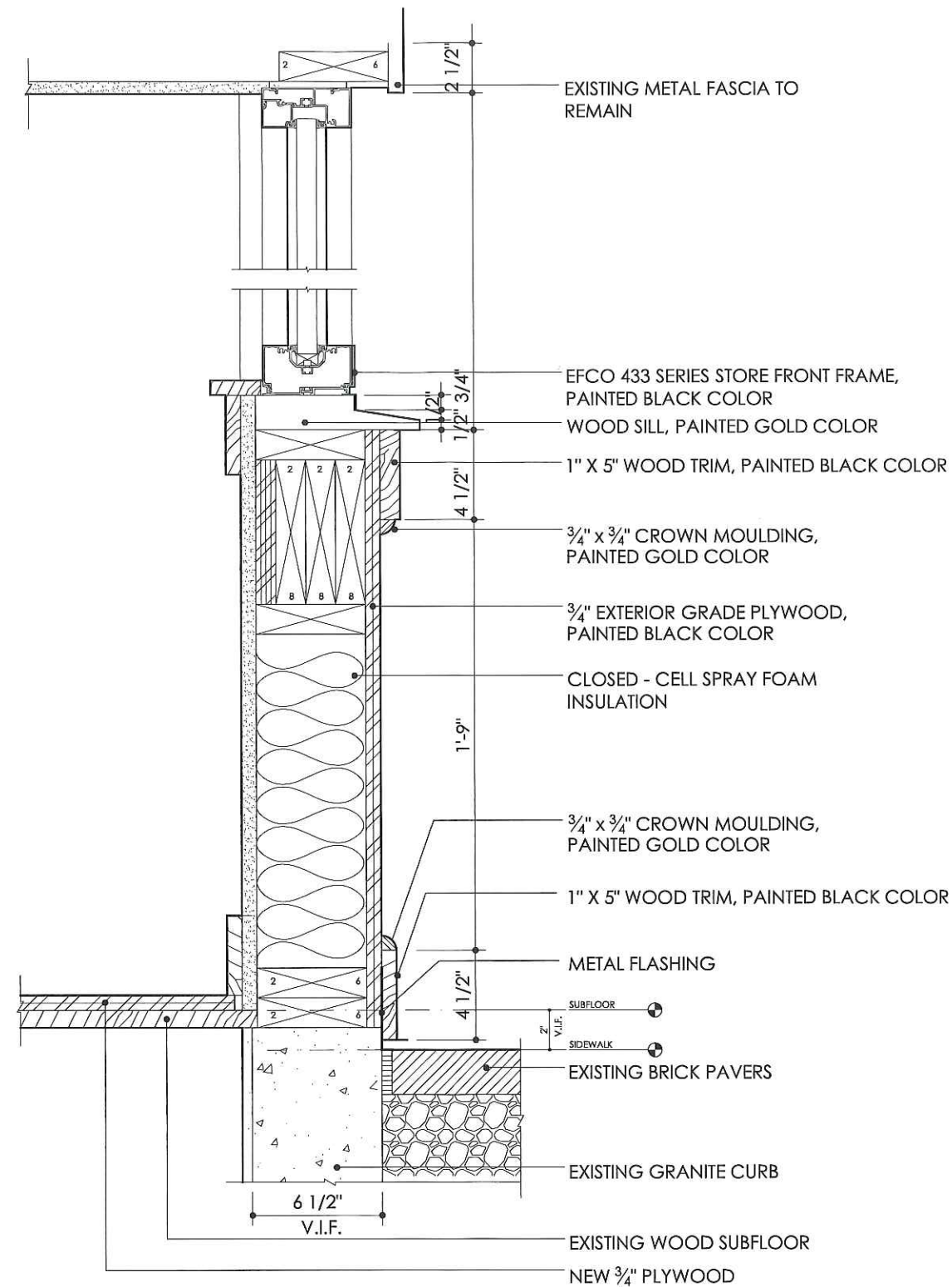
1/4" = 1'-0"

STOREFRONT MANUFACTURER : EFCO STORE FRONT
 SERIES 403T
 DOORS: SERIES D200
 FABRICATION: SHEAR BLOCK OR SCREW SPLINE
 GLAZING: INSULATED 1" GLASS

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1 STORE FRONT SECTION
 1 1/2" = 1'-0"

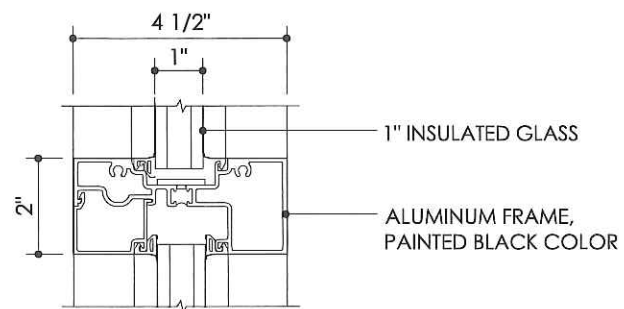
Drawing 6 of 10

61 Berkeley Street Renovation

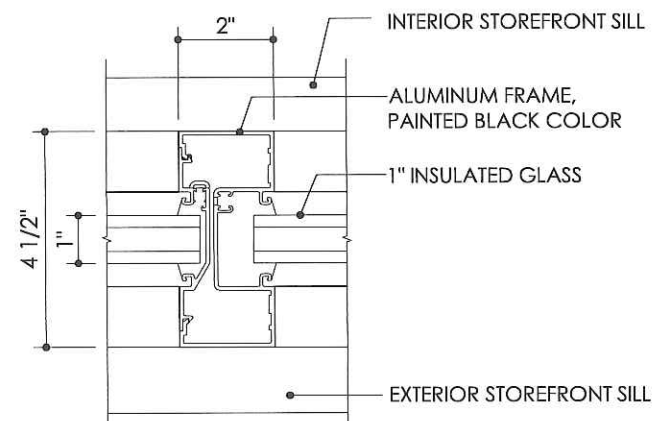
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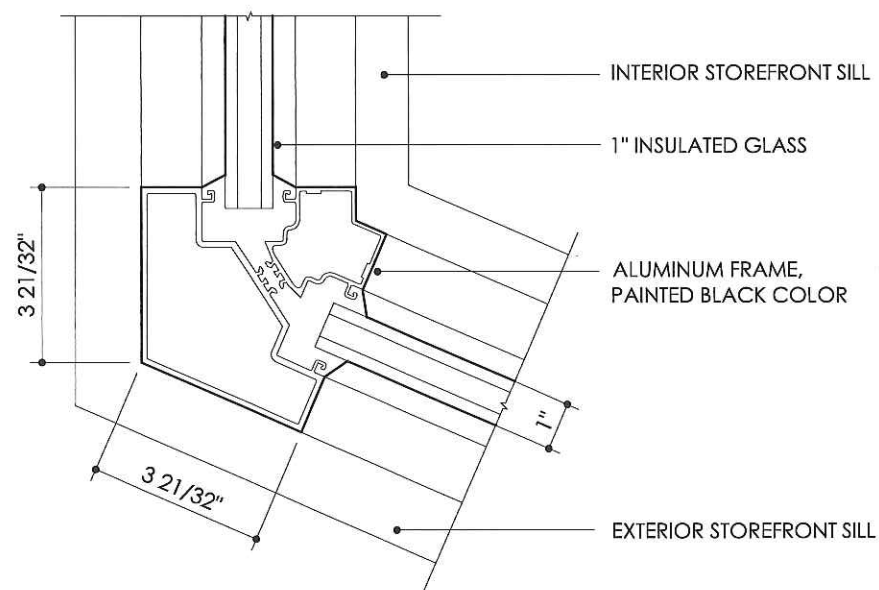
Architect: **ARTIOS ARCHITECTS**
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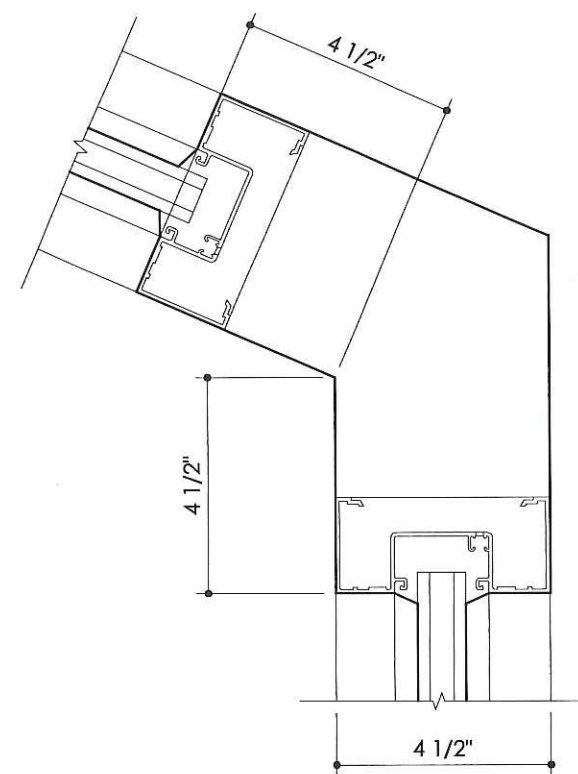
1 TRANSOM BAR DETAIL
3" = 1'-0"



2 VERTICAL MUNTIN DETAIL
3" = 1'-0"



3 CORNER MULLION
3" = 1'-0"



4 JAMB @ TRANSOM
3" = 1'-0"

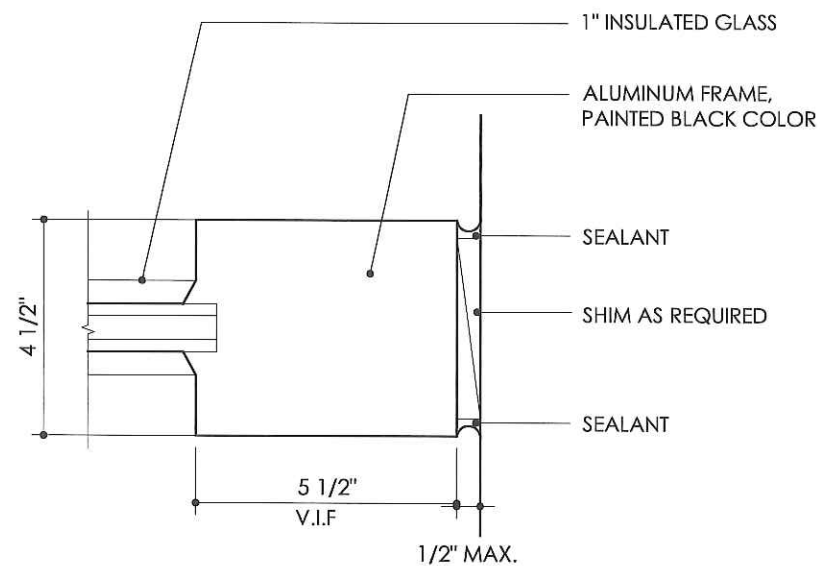
Drawing 7 of 10

61 Berkeley Street Renovation

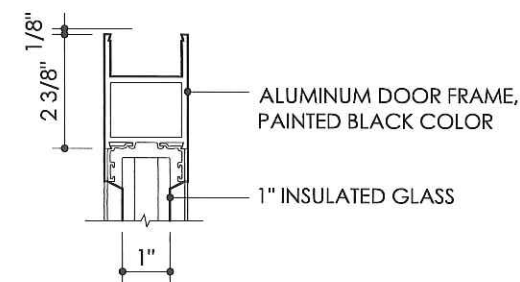
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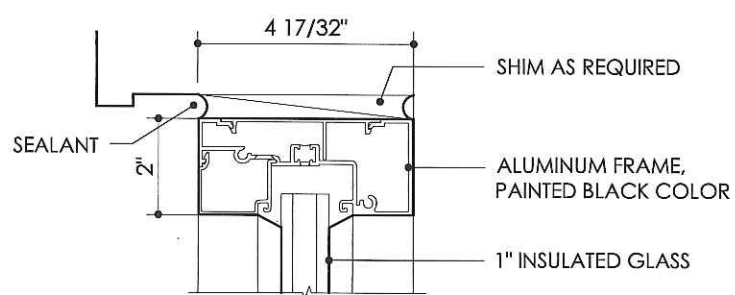
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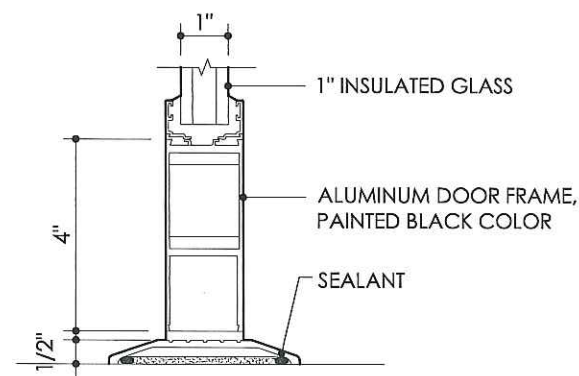
1 STORE FRONT JAMB DETAIL
3" = 1'-0"



2 TOP RAIL DETAIL
3" = 1'-0"



3 HEAD DETAIL
3" = 1'-0"



4 BOTTOM DOOR RAIL DETAIL
3" = 1'-0"

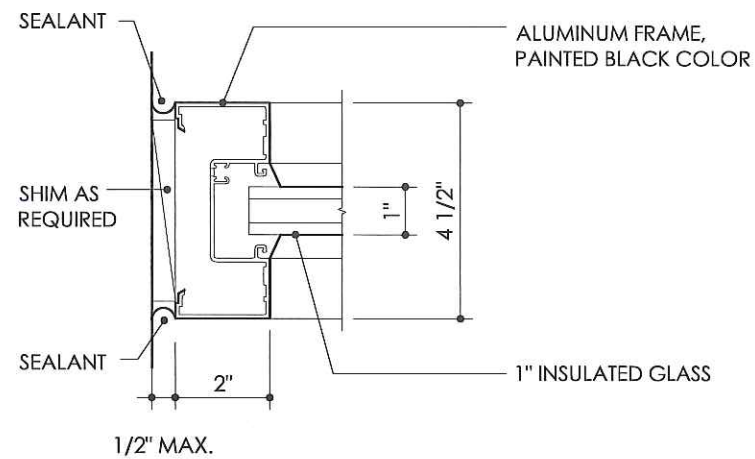
Drawing 8 of 10

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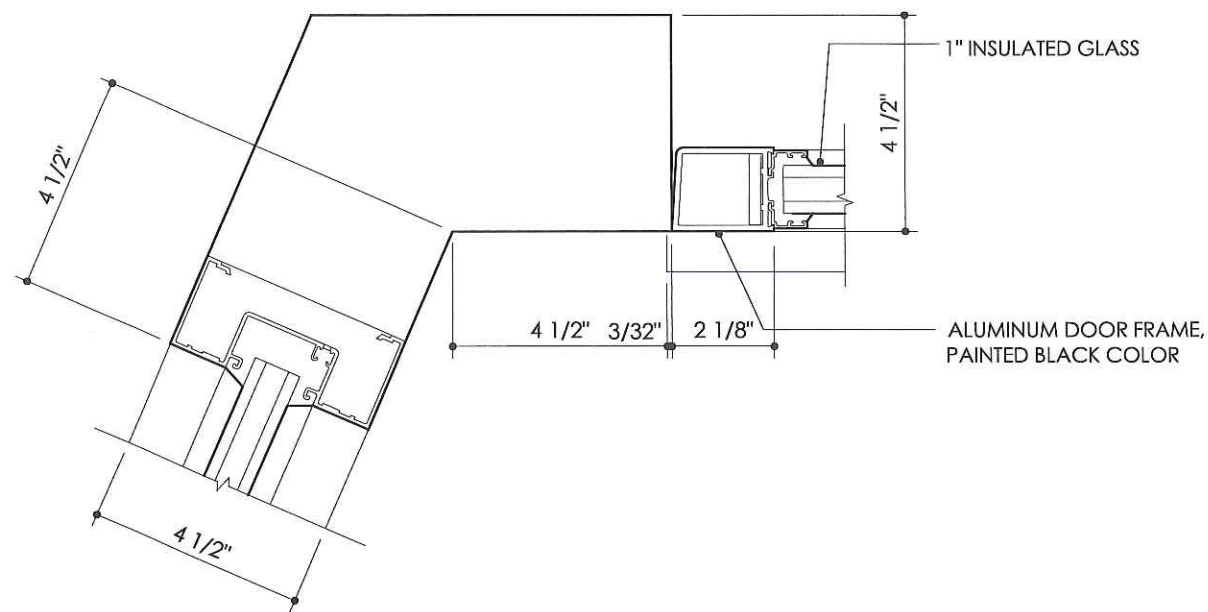
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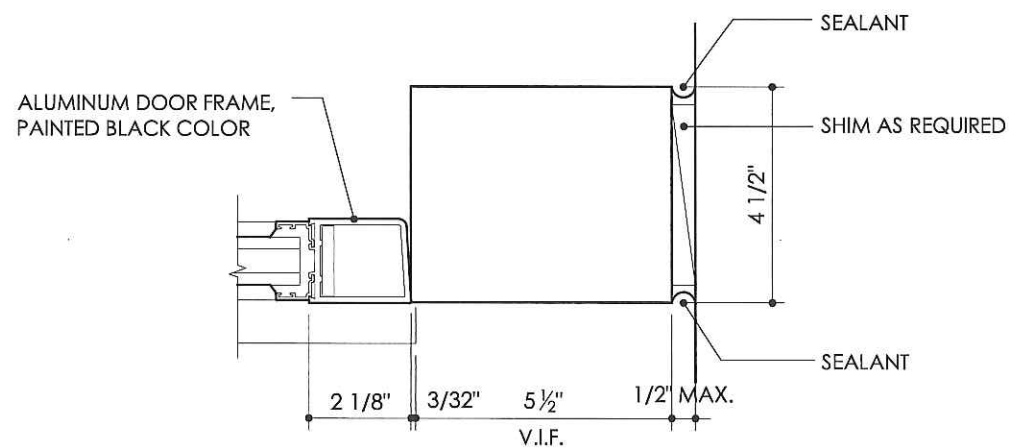
1 JAMB DETAIL

3" = 1'-0"



2 JAMB DETAIL

3" = 1'-0"



3 JAMB DETAIL

3" = 1'-0"

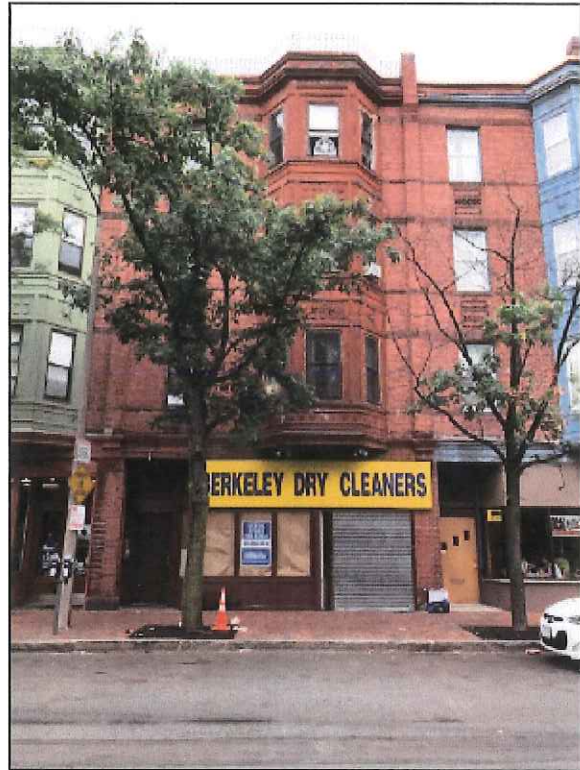
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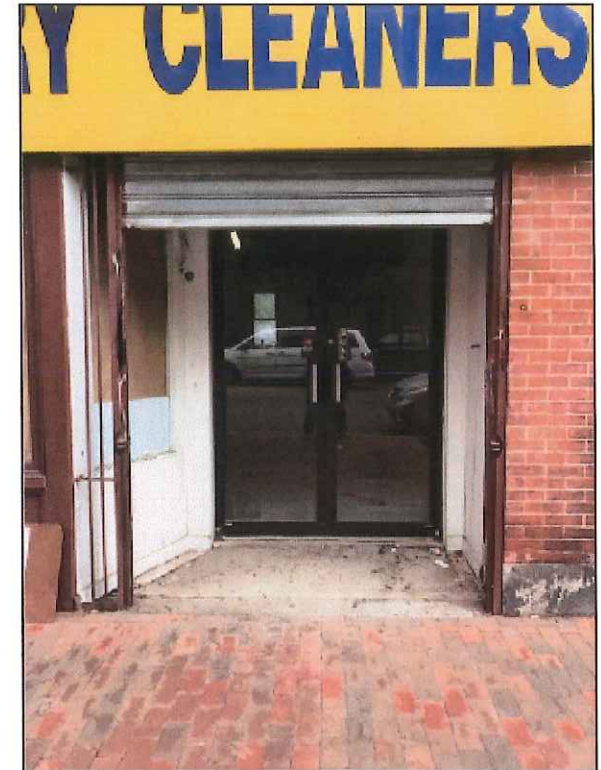
STORE FRONT VIEW FROM ACROSS STREET



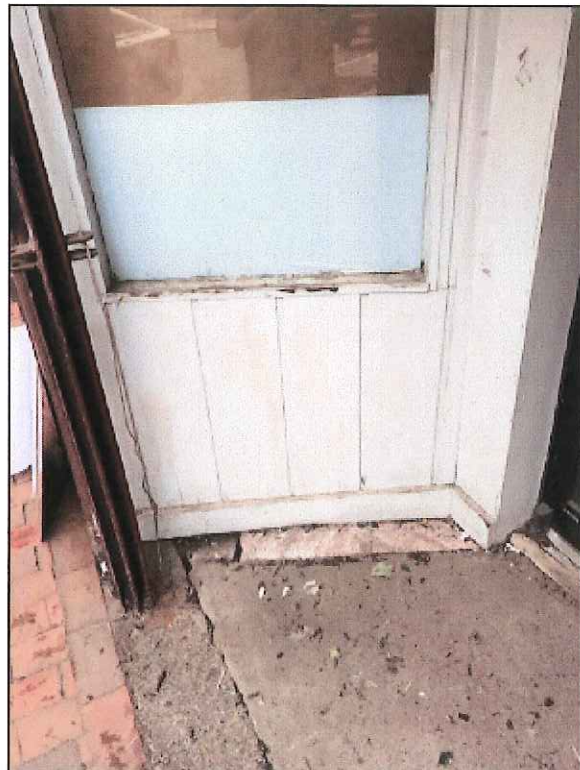
APARTMENT ENTRY DOOR



STORE FRONT PANEL



EXISTING RECESSED ENTRANCE



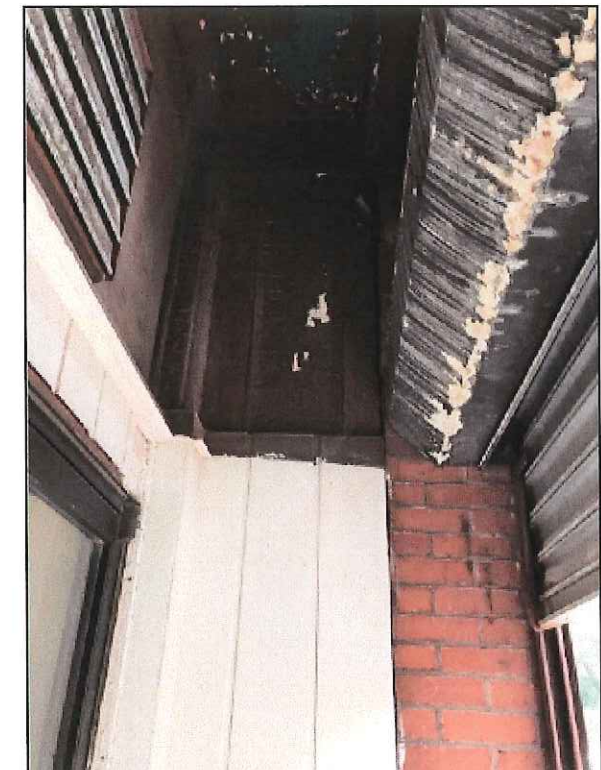
RECESSED ENTRANCE



RECESSED ENTRANCE



RECESSED ENTRANCE



RECESSED ENTRANCE

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