



1 PROPOSED UPPER LEVEL TENANT DEMISING PLAN  
SCALE: 1/8" = 1'-0"

## APPLICABLE CODES: FOR SECOND FLOOR REDEMISING

BUILDING	INTERNATIONAL EXISTING BUILDING CODE 2021 WITH MA AMENDMENTS NEW WORK: INTERNATIONAL BUILDING CODE 2021 WITH MA AMENDMENTS - 10TH EDITION
ACCESSIBILITY	MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) - 521 CMR 2010 ADA STANDARDS

## BUILDING / PROJECT DESCRIPTION:

GENERAL	THE BUILDING IS AN EXISTING 2-STORY TYPE IIB NON-COMBUSTIBLE STRUCTURE. THE GROUND FLOOR / LOWER LEVEL IS ONE TENANT SPACE WITH LANDLORD STORAGE. NO WORK IS PROPOSED AT THE GROUND FLOOR / LOWER LEVEL. THE SECOND FLOOR / UPPER LEVEL IS PROPOSED TO BE SUBDIVIDED FROM ONE TENANT SPACE, BUSINESS USE TO TWO BUSINESS USE TENANTS.
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## CODE SUMMARY:

CHAPTER 3	USE OR OCCUPANCY: SECOND FLOOR / UPPER LEVEL TENANTS ARE BUSINESS USE UNDER 304.1 - TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL OR ACADEMIC PROGRAM SUITE A IS A PERSONAL FITNESS TRAINING TENANT SUITE B IS A JIU-JITSU TRAINING TENANT
CHAPTER 4	NO SPECIAL CONDITIONS FOR THIS PROJECT.
CHAPTER 5	GENERAL BUILDING LIMITATIONS: NO CHANGE TO BUILDING HEIGHT OR AREA <b>TABLE 508.4 - SEPARATED USE REQUIREMENTS</b> GROUND FLOOR / LOWER LEVEL OCCUPANT OCCUPANCY USE TYPE A, ASSEMBLY (LASERMAXX) AND B, BUSINESS (SECOND FLOOR / UPPER LEVEL TENANTS) SEPARATED BY ONE HOUR RATED ASSEMBLIES AND PARTITIONS. SECOND FLOOR / UPPER LEVEL TENANTS BOTH BUSINESS USE - NO SEPARATION REQUIRED. LANDLORD STORAGE AT GROUND FLOOR / LOWER LEVEL, S-1, DOES NOT NEED TO BE SEPARATED FROM EITHER USE.
CHAPTER 6	TYPES OF CONSTRUCTION: CONSTRUCTION CLASSIFICATION - TYPE IIB NONCOMBUSTIBLE PROTECTED <ul style="list-style-type: none"><li>- NON-LOADBEARING EXTERIOR WALLS (FIRE SEPARATION DISTANCE LESS THAN 5') 0HR</li><li>- NON-LOADBEARING EXTERIOR WALLS (FIRE SEPARATION DISTANCE BETWEEN 5' AND 10') 0HR</li><li>- NON-LOADBEARING EXTERIOR WALLS (FIRE SEPARATION DISTANCE GREATER THAN 10' AND 30') 0HR</li><li>- INTERIOR LOAD BEARING WALLS, COLUMNS, GIRDERS, TRUSSES</li><li>- STRUCTURAL MEMBERS SUPPORTING WALLS 1HR</li><li>- FLOOR CONSTRUCTION AND BEAMS 1HR (PER 711.2.4.1)</li><li>- ROOF CONSTRUCTION 0HR</li></ul>
CHAPTER 7	NO CHANGE / IMPACT TO THIS REQUIREMENT - ANY PENETRATIONS THROUGH RATED ASSEMBLIES TO BE MAINTAINED. <b>711.2.4.1 - SEPARATING MIXED OCCUPANCIES</b> WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED. 1 HR SEPARATION REQUIRED.
CHAPTER 9	FIRE PROTECTION SYSTEMS: EXISTING SPACE IS EQUIPPED WITH A FIRE PROTECTION AND FIRE ALARM SYSTEM. LOCAL AHJ / 3RD PARTY VERIFICATION REQUIRED TO DETERMINE IF CURRENT SYSTEM IS FUNCTIONAL / ADEQUATE. THIS REVIEW IS FOR OCCUPANCY AND EGRESS COMPLIANCE ONLY.
CHAPTER 10	MEANS OF EGRESS: <b>1004.1.2 - FLOOR AREA PER OCCUPANT ASSEMBLY WITHOUT FIXED SEATS</b> SF / OCCUPANT BUSINESS 150 GROSS (SKILLS TRAINING)
CHAPTER 11	ACCESSIBILITY: ALL PUBLIC ENTRANCES/AREAS ARE DESIGNED TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED (521 CMR, MAAB).

UPPER LEVEL TENANT REDEMISING AREAS	
AREA NAME	AREA (SF)
TENANT	
SUITE A	5,059 SF
SUITE B	1,663 SF
NON-GLA	
MECH	35 SF
COMMON	
CORRIDOR AND COMMON	531 SF
ENTRANCE CORRIDOR	168 SF
STAIR	149 SF
TOTAL GFA	7,606 SF

EGRESS COMPONENT LEGEND
ILLUMINATED EXIT SIGN
EMERGENCY LIGHTS (IF EQUIPPED)
DIRECTIONAL ARROW
FIRE EXTINGUISHER
ON HOOK
FIRE ALARM DEVICES
FIRE ALARM MANUAL PULL STATION
FIRE ALARM CONTROL PANEL
EMERGENCY LIGHTING DEVICES
CEILING MOUNTED
WALL MOUNTED

ORIGINAL ISSUE	CONCEPTUAL PLAN REVIEW 2020/01/21
SCALE	As indicated

NOT FOR  
CONSTRUCTION

CONCEPTUAL PLAN REVIEW  
2020/01/21

PROPOSED  
UPPER LEVEL  
TENANT  
REDEMISING

A01