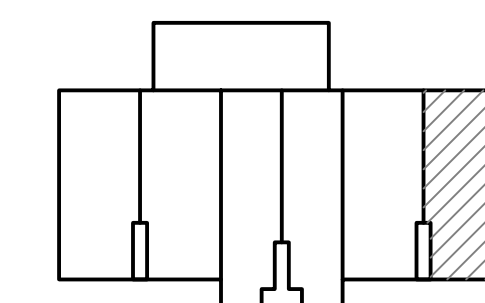
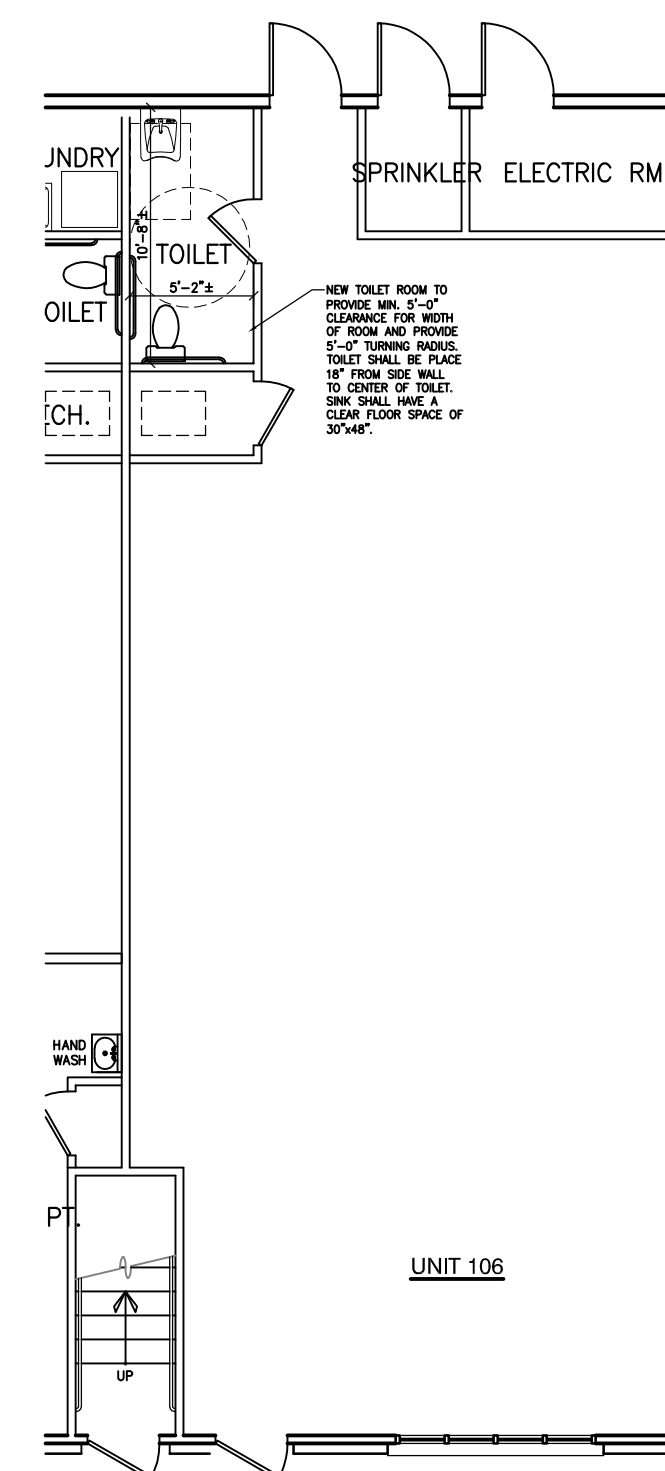


LOCUS PLAN
UNIT 202 - 203 PLAN 2
SCALE: 1/8"=1'-0" A100



LOCUS PLAN
SECOND FLOOR PLAN 1
SCALE: 1"=1'-0" A1.0

LEGEND

- EXISTING WALL
- PROPOSED WALL / PARTITION
- WALL TO BE REMOVED
- PARTITION / WALL TYPE
- DOOR & DOOR NUMBER
- WINDOW & WINDOW NUMBER
- DETAIL / SECTION MARK SECTION #/ SHEET LOCATION
- BUILDING SECTION SECTION # / SHEET LOCATION
- INTERIOR ELEVATIONS
- ROOM NAME & NUMBER
- ELEVATION
- REVISION

CODE ANALYSIS

This submittal is for the interior fit-out of Suites 106, 202 and 203 at 1060 Osgood Street, North Andover, MA. The project is to renovate the existing tenant units. A handicap toilet will be added to Unit 106 and a common toilet will be added to Unit 203. This is a continuation of Use group 3 - Business for each unit. The areas of each space are as follows:

- Unit 106 ≈ 1,200 SF
- Unit 202 ≈ 2,030 SF
- Unit 203 ≈ 1,280 SF

The building is classified as Business Use with an approximately 8,720 SF on the first floor and 8,400 SF on the second floor. The existing building has a Construction Type of VB and is fully sprinkled.

General Building Limitations as per Requirement of the IBC 2015 in conjunction with Massachusetts State amendments of the Existing Building Code - 9th Edition.

Code Review - Tenant space

Each tenant space provides appropriate egress and number of exists as needed for the square foot area served. The

ICC Existing Building Code

Chapter 5 - Classification of Work

Section 504 - Alterations - Level 2

504.1 Scope - Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

504.2 Application - Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.

Chapter 7 - Alterations - Level 1

Section 701 - General

701.3 Compliance - All new construction elements, components, systems, and spaces comply with the requirements of the IBC.

Section 703 Fire Protection

703.1 General - Alterations shall be done in a manner that maintains the level of fire protection provided.

Section 704 Means of Egress

704.1 General - Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

Section 705 Accessibility

705.1 General - Accessibility shall be in accordance with the provisions of the 521 CMR for modified areas

Section 706 Existing Roofing

706.1 There are no modifications to the existing roof.

Section 707 - Structural

707.1 General - No work is required for the structure.

Section 708 Energy Conservation

- No work is being performed on the exterior envelope

Chapter 8 - Alterations - level 2

Section 803 - Building Elements and Materials. All revisions are interior to the unit and do not impact the means of egress or stairwells.

Section 804 - Fire Protection.

804.2 Automatic sprinkler systems - No improvements are required to the sprinkler system. room configuration does not impact the layout of the system.

804.4 Fire Alarm and Detection - The existing system shall be maintained and improved as needed to provide detection for each unit and coordinate interconnect with the building.

Section 805 Means of Egress - The improvements do not impact the means of egress and continue the egress path and number of exits from each space.

805.8 Exit Signs - each exit shall have the required signage and directional signs to the exit door.

in conformance with chapter 33 ibr 2015, 780 CMR 33.00 and NFPA-241 referenced in 780 CMR 35.00 the following will be done to safeguard against fires during construction, alterations and demolition of the 3rd floor tenant space of 3 lan drive, westford, ma, which shall be regulated by 780 CMR of the 9th edition of the Massachusetts State Building Code.

required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure as per the codes referenced above.

existing fire protection systems are all in communication with the fire alarm control panel, the remote annunciators and the master box.

during demolition and construction the existing devices will be covered to prevent contamination by dust. they will be uncovered at the end of each work day to ensure that the space is safeguarded against fires. the sprinkler system will stay intact and fully functional unless work is being performed on the system, however the system will be fully operational at the end of each work day.

all necessary precautions will be taken to ensure that all fire protection devices will be preserved and function at all times in order to adhere to the codes listed above and life safety 101.

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DATE: 25 February 2020
JOB NO. 2936

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Mark	Date	Revisions

Job No. 2936

A100