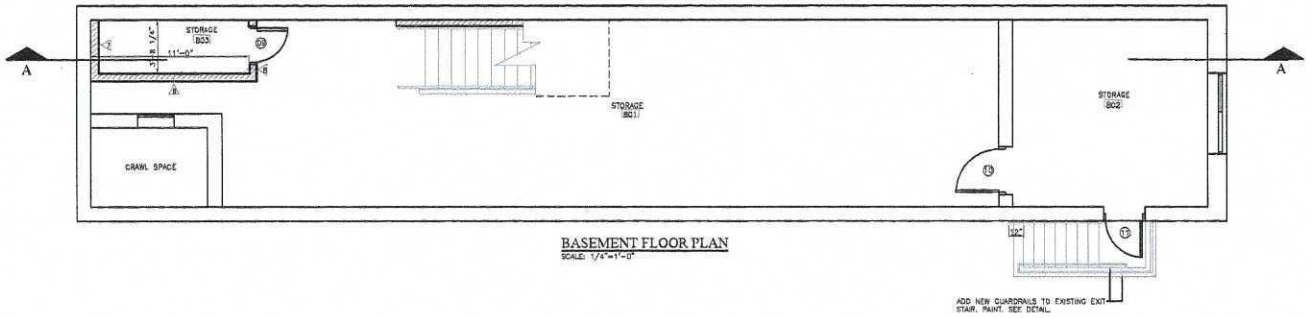
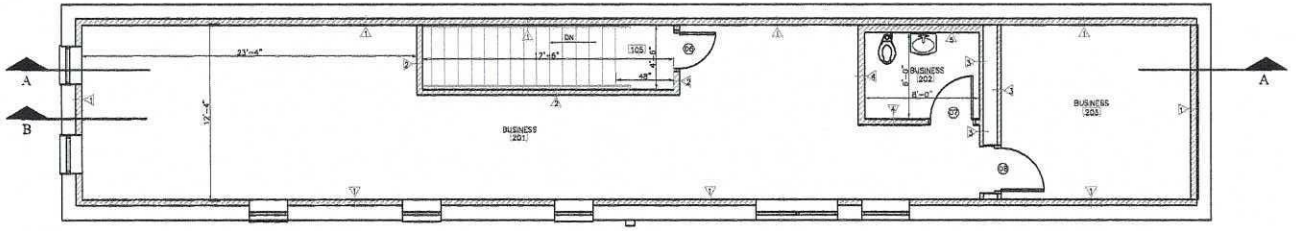
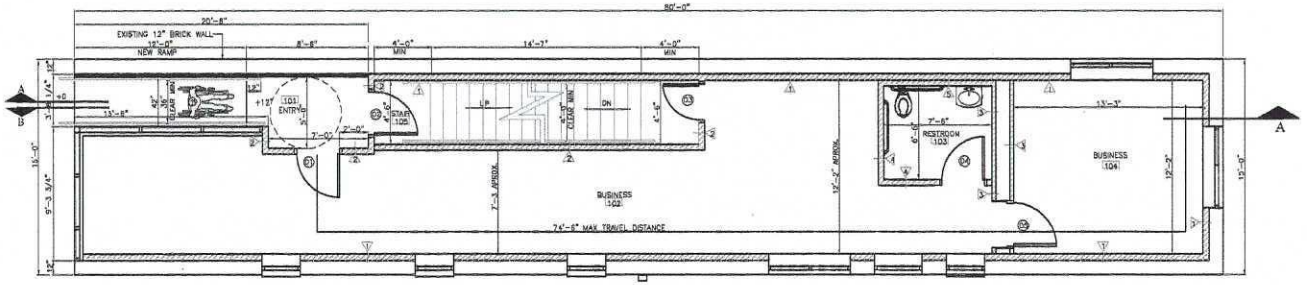


BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



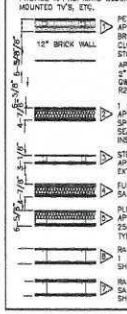
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NEW PARTITION SCHEDULE

1. PROVIDE APPROPRIATE BLOCKING AS REQUIRED TO ACCOMMODATE WALL MTD FIXTURES, DOOR FRAMES, WALL MOUNTED TV'S, ETC.



PERIMETER WALL TREATMENT:
APPLY 2" LAYER CLOSED CELL SPRAY FOAM OVER INTERIOR FACE OF EXPOSED BRICK. INSTALL 2-1/2" 20GA METAL STUDS @ 16"OC TIGHT TO FACE OF RIGID CLOSED CELL INSULATION. INSTALL 2-1/2" MINERAL WOOL INSULATION BETWEEN STUDS. CONTINUOUS TO UNDERSIDE OF FLOOR SHEATHING. APPLY 5/8" GWB TO

APPROX R VALUES:
2" CLOSED CELL = R13, 2-1/2" MINERAL WOOL = 9.5, 12" BRICK = 1.5, 5/8" GWB + AIR FILMS = 1.4. TOTAL WALL R VALUE APROX 25
R22 MIN.EXCEEDS IECC 2021 PRESCRIPTIVE REQUIREMENT FOR CLIMATE ZONE 5

1 HR RATED PARTITION.
APPLY 5/8" FIRECODE GWB TO BOTH SIDES OF 3-5/8", 25GA METAL STUDS SPACED 16"OC. PARTITION TO EXTEND TO UNDERSIDE OF FLOOR SHEATHING. SEAL ALL PENETRATIONS AND OPEN JOINTS WITH APPROPRIATE FIRE CAULKING. INSTALL 3" SOUND ATTENUATION TREATMENT CONTINUOUS BETWEEN STUDS.

STRAPPED WALL PARTITION:
APPLY 5/8" GWB TO 2-1/2" 25GA METAL STUDS SPACED 16"OC. PARTITION TO EXTEND TO UNDERSIDE OF WALL ABOVE

FULL HEIGHT PARTITION:
SAME AS PARTITION TYPE #2 EXCEPT GWB DOES NOT NEED TO BE FIRE RATED.

PLUMBING PARTITION:
APPLY GWC LAYER OF 5/8" WATER RESISTANT GWB TO EXPOSED FACE OF 6" 25GA METAL STUDS SPACED 16"OC. PARTITION TO BUTT TIGHT TO PARTITION TYPE #1 AND EXTEND FULL HEIGHT.

RAMP - BEARING PARTITION:
1 LAYER 5/8" GWB APPLIED TO EXPOSED FACE OF 6" METAL STUD. SEE SHEET S1.

RAMP - BEARING PARTITION:
SAME AS PARTITION TYPE #6 EXCEPT, APPLY 5/8" GWB TO EACH FACE. SEE SHEET S1.

CODE REVIEW

Relevant Codes/Regulations include:
International Existing Building Code, 2021 and associated Massachusetts 10th Edition Amendments.
Massachusetts Uniform State Plumbing Code (248CMR 10.0)
Electrical: Massachusetts Electrical Code (527CMR 12.0)
International Mechanical Code, 2021
Fire alarm per NFPA 72, 2021
527 CMR 1: Massachusetts Comprehensive Fire Safety Code, in conjunction with NFPA 2021 & International Fire Code 2021.
Regulations (521 CMR) ICC/ANSI Accessibility: Ms1171-2009
International Energy Conservation Code 2021

CODE REVIEW - GENERAL BUILDING DATA	
Fire Protection System	Not required per Mass 780 CMR Table 903.2 Occupancy Automatic Sprinkler Requirements Amendment to the 2021 IBC code.
Fire Alarm System	Not Required per IBC 907.2.2 Use Group "B"
Construction Type (IBC Chapter 6)	VB, 2 story w/ basement commercial building. 12" brick bearing walls and wood framing.
Use & Occupancy (IBC Chapter 3)	Business = 2400sf Storage = 1200sf
Occupant Load (Section 1004)	2400/100=24 2400/500=3 TOTAL=27
Egress Stairs (Section 1005)	Complies
Means of Egress No. of Exits (Section 1006.2.1)	Complies 1 Exit
Exit Access Travel Distance (Section 1017.2)	Travel distance less than 75ft.
Corridor Width (Section 1020.2)	Complies
Massachusetts Architectural Access Board, 521 CMR Jurisdiction, 3.00 Complies	
Change Occupancy Code 2021 Requirements - Complies 1. New HVAC System to accommodate business use 2. All new lighting. White Box Status 3. Add new protected entrance	
Architectural Design Criteria Per International Existing Building Code 2021 Code Review Option: Work Area Compliance: Total Building Area, Approx 2400sqf 2 story Bldg w/ 1200sqf Basement. Store front exterior alteration. Relocate main entry. Alterations level 3: White Box Submission.	

FLOOR PLAN LEGEND

1. CONFIRM NEW SWITCH AND RECEPTACLE LOCATIONS W/ OWNER PRIOR TO INSTALLING.
2. ALL WALL MOUNTED ELECTRICAL RECEPTACLES TO BE 18"AFF UNLESS NOTED OTHERWISE

- EXISTING PARTITION TO REMAIN.
- NEW PARTITION. REFER TO PARTITION SCHEDULE.
- 07 DOOR SCHEDULE REFERENCE
- 107 ROOM NO./ FINISH SCHEDULE REFERENCE.
- 5 NEW PARTITION SCHEDULE REFERENCE.
- A INTERIOR ELEVATION VIEW REFERENCE
- NEW DUPLEX ELECTRICAL RECEPTACLE
- NEW DUPLEX DEDICATED ELECTRICAL RECEPTACLE.
- GFI WALL MTD ELECTRICAL RECEPTACLE ON GROUND FAULT INTERCEPT CIRCUIT.
- FE CLASS ABC, DRY CHEMICAL FIRE EXTINGUISHER

PLUMBING SCHEDULE

- P1 AMERICAN STANDARD MADERA 1.1 GPF ONE PIECE FLOOR MOUNTED ELECTRONIC ELONGATED HIGH TOP SPUD BOWL TOILET AND SELECTRONIC FLUSH VALVE - WITH SEAT, OR APPROVED EQUAL.
- P2 KOHLER K2028-1 VITREOUS CHINA 20"X18" BASIN WITH K-2057 SHROUD. VITREOUS CHINA LAVATORY WITH KOHLER K10270-4-CP CENTERSET FAUCET WITH SCULPTURED LEVER K10270-4-CP OR APPROVED EQUAL. ALL CONTROLS TO COMPLY WITH ADA-2010 STANDARDS, SECTION 309 AND 2009 ANSI.

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CONSTRUCTION FLOOR PLAN
WALL SECTION

DATE:
JAN 14, 2026

SCALE:
AS SHOWN

PROPOSED INTERIOR RENOVATION

23 COMMONWEALTH AVE, NEWTON, MA

A1