

BASEMENT PLAN

LEGEND:

- ⊙ LOCAL HARD WIRED 120V SMOKE DETECTOR
- ⊙ LOW VOLTAGE PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ⚡ EMERGENCY LIGHT
- EXIT EXIT SIGN
- ▽ STROBE
- ⊞ HORN WITH STROBE
- ⊞ LOW FREQUENCY HORN
- ⊞ PULL STATION
- ⊞ FIRE ALARM CONTROL PANEL
- ⊙ CARBON MONOXIDE DETECTOR
- ⊞ VENT TO OUTSIDE
- ← EXIT TRAVEL DISTANCE

ACCORDING TO CMR 780 1016.1 MAX ALLOWED TRAVEL DISTANCE IS 200' FOR BUILDINGS WITHOUT SPRINKLER SYSTEM (FOR B AND R OCCUPANCIES WITH TWO OR MORE EXITS)

EXIT TRAVEL DISTANCE FOR UNIT 1007 FOOD DISTRIBUTION ROOM IS 28' < 200'  
 EXIT TRAVEL DISTANCE FOR UNIT 1007 SERVER ROOM IS 22' < 200'  
 EXIT TRAVEL DISTANCE FOR UNIT 1005 OFFICE IS 26' < 200'

ACCORDING TO CMR 780 1006.2.1 MAX ALLOWED TRAVEL DISTANCE IS 100' FOR BUILDINGS WITHOUT SPRINKLER SYSTEM (FOR B AND R OCCUPANCIES WITH ONE EXIT)

EXIT TRAVEL DISTANCE FOR UNIT 1005 OFFICE IS 31' < 100'

LEGEND:

- UNIT 1005 OFFICE
- UNIT 1007 FOOD DISTRIBUTION ROOM
- UNIT 1007 SERVER ROOM
- STORAGE FOR UNIT 1009
- COMMON SPACE

DATE	REVISION

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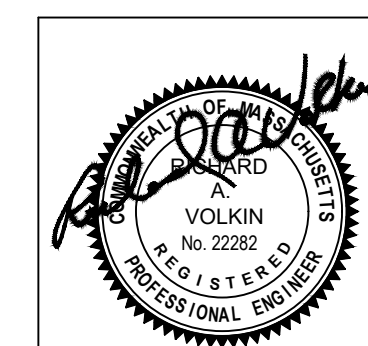
**EXISTING BASEMENT PLAN**

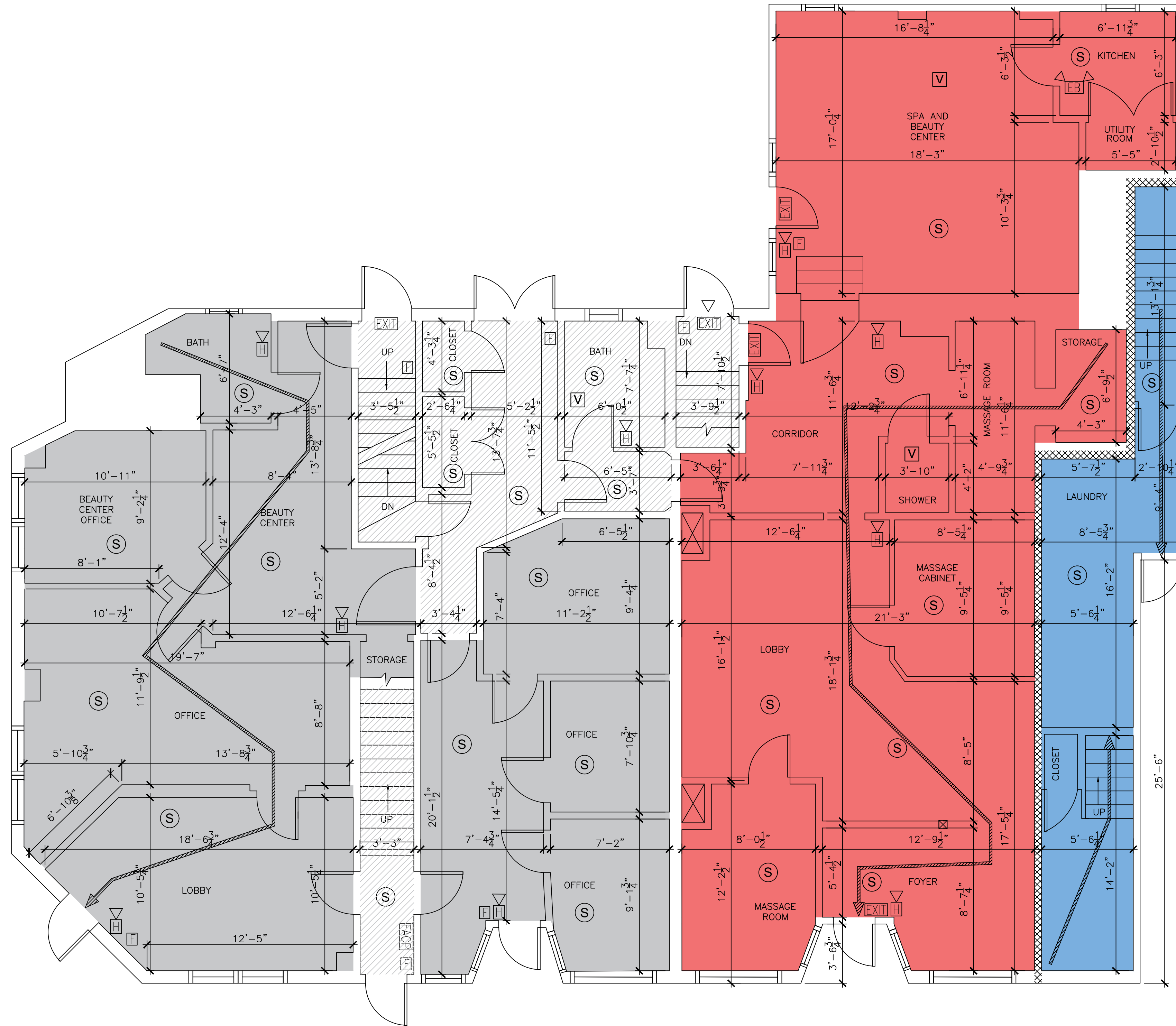
**1005-1007 CHESTNUT ST.,  
 NEWTON, MASSACHUSETTS**

**RAV & Assoc., Inc.**  
 21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02494  
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No. A-1
DATE: 01/30/2023	DRAWN BY: E.F. CHECKED BY: I.M.	





FIRST FLOOR PLAN

LEGEND:

- (SV) LOCAL HARD WIRED 120V SMOKE DETECTOR
- (S) LOW VOLTAGE PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (ELB) EMERGENCY LIGHT
- (EXIT) EXIT SIGN
- (▽) STROBE
- (H) HORN WITH STROBE
- (H) LOW FREQUENCY HORN
- (P) PULL STATION
- (FACP) FIRE ALARM CONTROL PANEL
- (C) CARBON MONOXIDE DETECTOR
- (V) VENT TO OUTSIDE
- (Hatched Box) 1003 RESIDENTIAL UNIT FIRE SEPARATION WALL
- (Arrow) EXIT TRAVEL DISTANCE

LEGEND:

- (Blue Box) UNIT 1003 (RESIDENTIAL)
- (Red Box) UNIT 1005
- (Grey Box) UNIT 1009
- (Hatched Box) COMMON SPACE

ACCORDING TO CMR 780 1016.1 MAX ALLOWED TRAVEL DISTANCE IS 200' FOR BUILDINGS WITHOUT SPRINKLER SYSTEM (FOR B AND R OCCUPANCIES WITH TWO OR MORE EXITS)

EXIT TRAVEL DISTANCE FOR UNIT 1003 (LAUNDRY) IS 9'+50'+15'=74' < 200'  
 EXIT TRAVEL DISTANCE FOR UNIT 1003 (3RD FLOOR) IS 35'+57'+15'=107' < 200'  
 EXIT TRAVEL DISTANCE FOR UNIT 1005 IS 60' < 200'  
 EXIT TRAVEL DISTANCE FOR UNIT 1009 IS 55' < 200'

EXISTING UNIT 1005 OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **B** (BUSINESS USE) MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 100 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 1,292 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{1292}{100} = 12$  PEOPLE

EXISTING UNIT 1003 OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **R-3** MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 200 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 2,269 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{2269}{200} = 11$  PEOPLE

EXISTING UNIT 1009 OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **B** (BUSINESS USE) MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 100 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 1,201 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{1201}{100} = 12$  PEOPLE

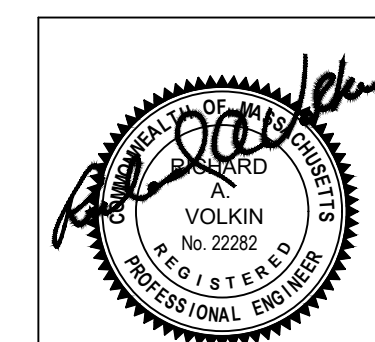
DATE	REVISION

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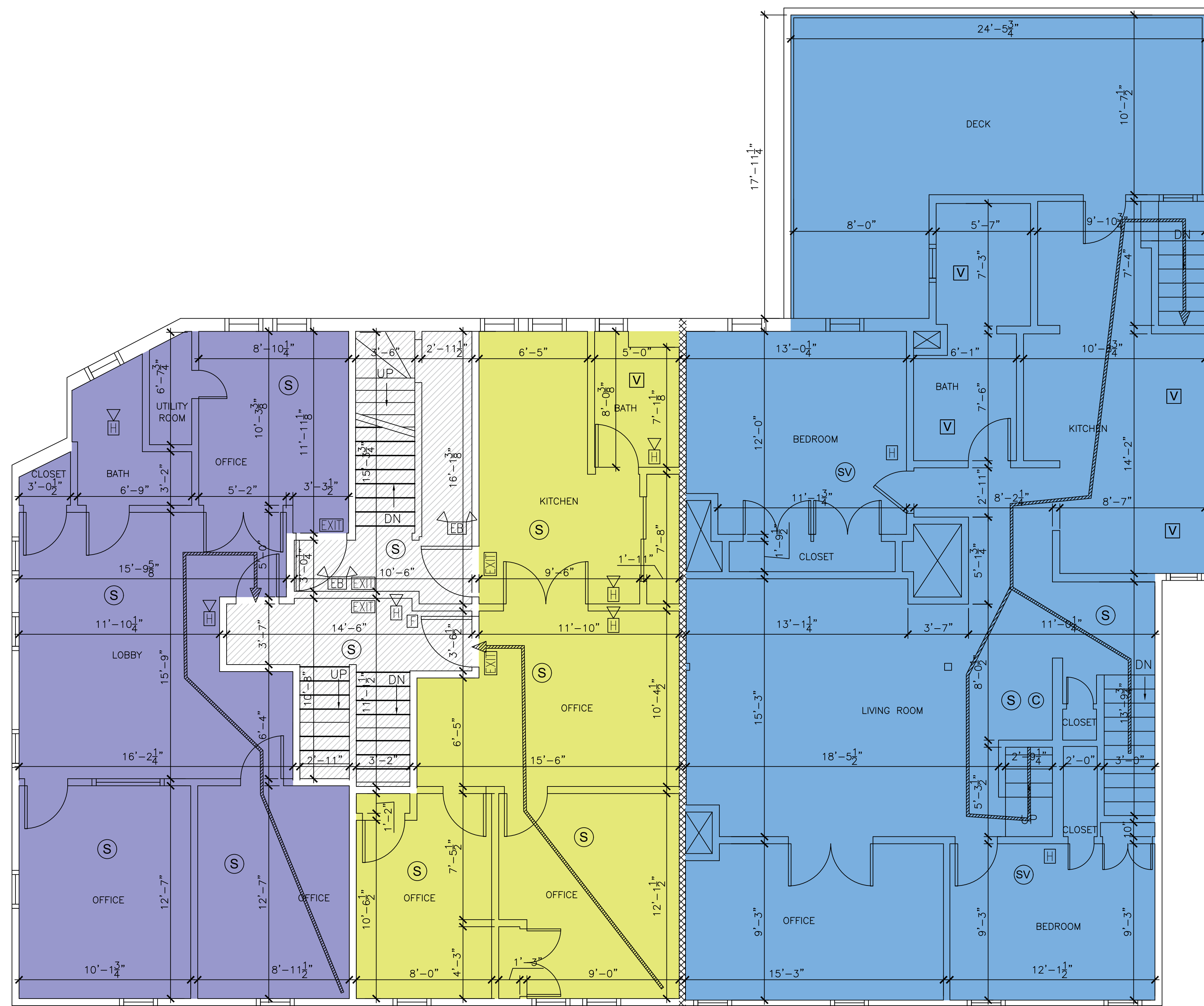
EXISTING FIRST FLOOR PLAN

1005-1007 CHESTNUT ST.,  
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 21 HIGHLAND AVENUE  
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SCALE: 1/4"=1'-0"	DESIGNED BY: E.F.	DRAWING No. A-2
APPROVED: R.A.V.	DRAWN BY: E.F.	CHECKED BY: I.M.
DATE: 01/30/2023		



LEGEND:

- (SV) LOCAL HARD WIRED 120V SMOKE DETECTOR
- (S) LOW VOLTAGE PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (EB) EMERGENCY LIGHT
- (EXIT) EXIT SIGN
- (▽) STROBE
- (H) HORN WITH STROBE
- (H) LOW FREQUENCY HORN
- (P) PULL STATION
- (FACP) FIRE ALARM CONTROL PANEL
- (C) CARBON MONOXIDE DETECTOR
- (V) VENT TO OUTSIDE
- (Hatched) 1003 RESIDENTIAL UNIT FIRE SEPARATION WALL
- (Arrow) EXIT TRAVEL DISTANCE

LEGEND:

- (Blue) UNIT 1003 (RESIDENTIAL)
- (Purple) UNIT 1007 A
- (Yellow) UNIT 1007 B
- (Hatched) COMMON SPACE

ACCORDING TO CMR 780 1016.1 MAX ALLOWED TRAVEL DISTANCE IS 200' FOR BUILDINGS WITHOUT SPRINKLER SYSTEM (FOR B AND R OCCUPANCIES WITH TWO OR MORE EXITS)

EXIT TRAVEL DISTANCE FOR UNIT 1003 (LAUNDRY) IS  $9'+50'+15'=74' < 200'$   
 EXIT TRAVEL DISTANCE FOR UNIT 1003 (3RD FLOOR) IS  $35'+57'+15'=107' < 200'$   
 EXIT TRAVEL DISTANCE FOR UNIT 1007A IS  $26' < 200'$   
 EXIT TRAVEL DISTANCE FOR UNIT 1007B IS  $36' < 200'$

SECOND FLOOR PLAN

EXISTING UNIT 1007A OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **B** (BUSINESS USE) MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 100 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 714 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{714}{100} = 7$  PEOPLE

EXISTING UNIT 1003 OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **R-3** MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 200 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 2,269 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{2269}{200} = 11$  PEOPLE

EXISTING UNIT 1007B OCCUPANCY LOAD CALCULATION:  
 FOR USE GROUP **B** (BUSINESS USE) MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:  
 • 100 S.F. (GROSS) PER OCCUPANT  
 OCCUPANCY CAPACITY BY AREA:  
 G.F.A. = 616 S.F.  
 MAX OCCUPANCY LOAD =  $\frac{616}{100} = 6$  PEOPLE

DATE	REVISION

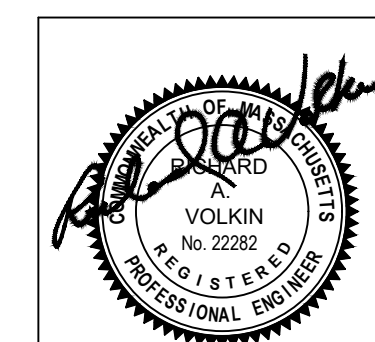
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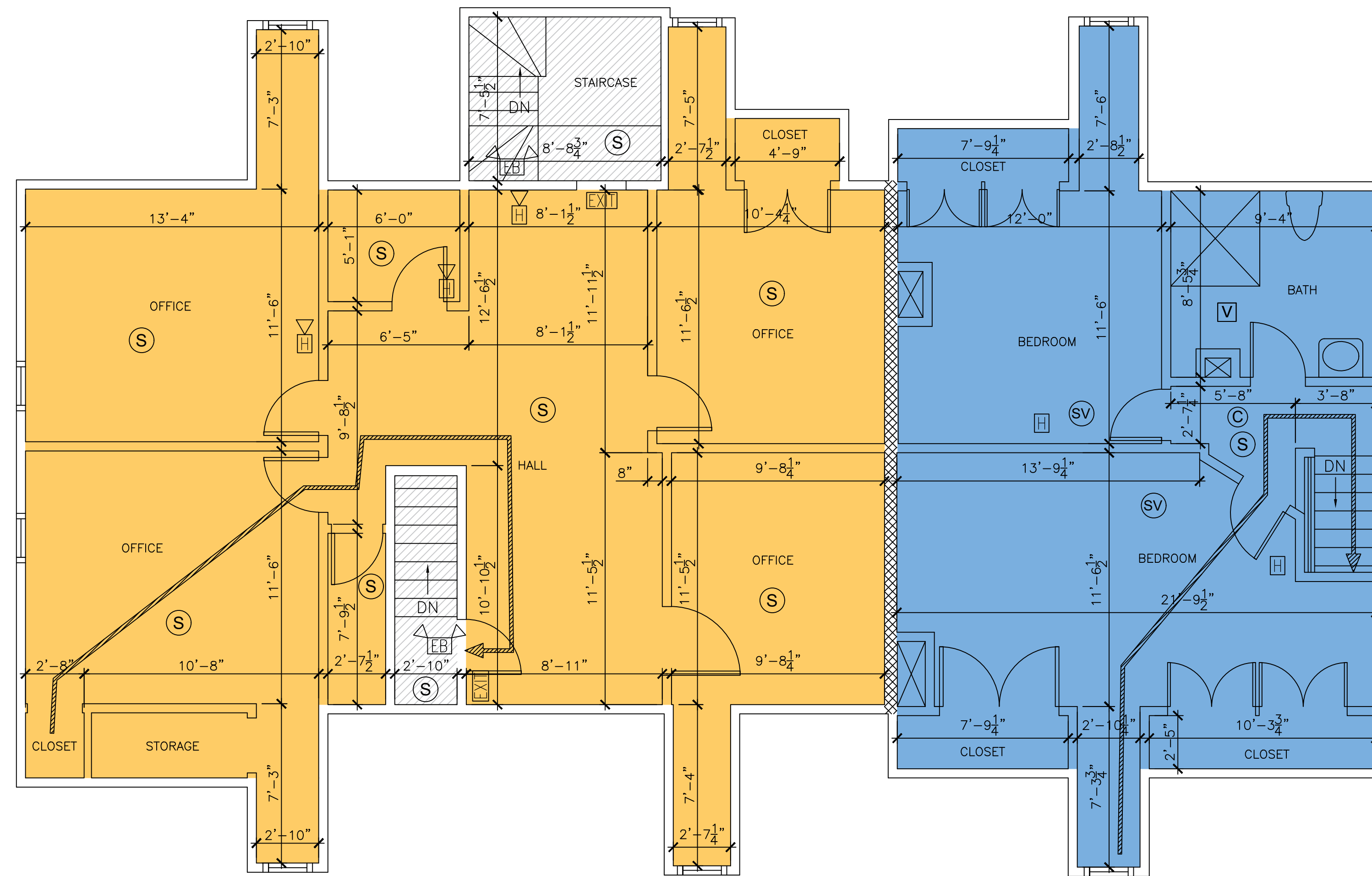
EXISTING SECOND FLOOR PLAN

1005-1007 CHESTNUT ST.,  
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SCALE: 1/4"=1'-0"	APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No. A-3
	DATE: 01/30/2023	DRAWN BY: E.F.	
		CHECKED BY: I.M.	





THIRD FLOOR PLAN

LEGEND:

- (SV) LOCAL HARD WIRED 120V SMOKE DETECTOR
- (S) LOW VOLTAGE PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (EL) EMERGENCY LIGHT
- (EXIT) EXIT SIGN
- (▽) STROBE
- (H) HORN WITH STROBE
- (H) LOW FREQUENCY HORN
- (P) PULL STATION
- (FACP) FIRE ALARM CONTROL PANEL
- (C) CARBON MONOXIDE DETECTOR
- (V) VENT TO OUTSIDE
- (Hatched Box) 1003 RESIDENTIAL UNIT FIRE SEPARATION WALL
- (Arrow) EXIT TRAVEL DISTANCE

LEGEND:

- (Blue Box) UNIT 1003 (RESIDENTIAL)
- (Orange Box) UNIT 1007 C
- (Hatched Box) COMMON SPACE

ACCORDING TO CMR 780 1016.1 MAX ALLOWED TRAVEL DISTANCE IS 200' FOR BUILDINGS WITHOUT SPRINKLER SYSTEM (FOR B AND R OCCUPANCIES WITH TWO OR MORE EXITS)

EXIT TRAVEL DISTANCE FOR UNIT 1003 (3RD FLOOR) IS 35'+57'+15'=107' < 200'  
EXIT TRAVEL DISTANCE FOR UNIT 1007C IS 26' < 200'

EXISTING UNIT 1007A OCCUPANCY LOAD CALCULATION:

FOR USE GROUP **B** (BUSINESS USE) MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:

- 100 S.F. (GROSS) PER OCCUPANT

OCCUPANCY CAPACITY BY AREA:

G.F.A. = 1,084 S.F.  
MAX OCCUPANCY LOAD =  $\frac{1084}{100} = 10$  PEOPLE

EXISTING UNIT 1003 OCCUPANCY LOAD CALCULATION:

FOR USE GROUP **R-3** MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8-TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:

- 200 S.F. (GROSS) PER OCCUPANT

OCCUPANCY CAPACITY BY AREA:

G.F.A. = 2,269 S.F.  
MAX OCCUPANCY LOAD =  $\frac{2269}{200} = 11$  PEOPLE

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EXISTING THIRD FLOOR PLAN

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