

BUILDING CODE INFORMATION

CODES

MSBC 9TH EDITION: REFERENCE IBC 2015 WITH MA AMENDMENTS
 EXISTING BUILDING CODE: IBC INTERNATIONAL EXISTING BUILDING CODE 2015 WITH MASSACHUSETTS AMENDMENTS
 FIRE CODE: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE 2018, 527 CMR 1.00, ADOPTS NFPA 1, 2015 MASSACHUSETTS FIRELAW, MGL CHAPTER 14B
 PLUMBING CODE: 248 CMR MA PLUMBING CODE
 MECHANICAL CODE: REFERENCE IMC 2015 WITH MA AMENDMENTS
 ELECTRICAL CODE: MASSACHUSETTS ELECTRIC CODE 527 CMR 12, REFERENCE NEC 2017 NFPA 70
 ACCESSIBILITY CODE: MAAB, 621 CMR
 ENERGY CODE: IECC 2018 W/ MA AMENDMENTS

BUILDING DESCRIPTION

AREA Proposed First Floor Tenant Space: 2,300 Sq. FL
 Proposed Basement Tenant Space: 2,300 Sq. FL
 Total: 4,600 Sq. FL

HEIGHT Stories 1 (existing building) 19'-0" +/- Main existing building

SPRINKLERED No
 FIRE ALARM SYSTEM Yes [IBC 2015 907.2]†

Use and OCCUPANCY

(A2) Assembly

CONSTRUCTION TYPE

This building meets the tabular height and area limitations per IBC 2015 Table 503 for each use. Type IIB construction.(Existing)
 The existing construction type for this building is IIB

EXITS

(OCCUPANT LOAD FACTORS: [IBC 2015 1004.1.2])

Occupancy		Square Feet/Person
Assembly	A2 (unconcentrated table and chairs)	15 Net
Kitchens	Commercial	200 Gross
Accessory Storage		300 Gross

OCCUPANT LOAD (Proposed)

Room or Area	Factor Sq. Ft.	Area Sq. FL	Occupant Load	Travel Distance	
				Allowed (non sprinkler)	Actual
First Floor Public Area (seating, standing)	15 Net	710 s.f.	48	200'	80' (max.)
First Floor Kitchen	200 Gross	890 s.f.	5	200'	55' (max.)
Basement Floor Kitchen / Prep	200 Gross	885 s.f.	5	75' (space with (1) one exit)	65' (max.)
Basement Floor Storage / Utility	300 Gross	820 s.f.	5	75' (space with (1) one exit)	70' (max.)
Total Occupants			63		

EXIT CAPACITY (Proposed)

Exit	Width* (ft)	Door	
		Capacity*	Required Capacity
First Floor (3 exits)	102"	510	63

NUMBER OF EXITS
 Floors: Between 1-500 occupants, 2 exits minimum [IBC 2015 Table 1006.3.1]

exit front door swing door calculated at 68" clear opening.
 exit rear swing door calculated at 34" clear opening.

EXIT SEPARATION:
 Minimum one-third of the length of the maximum overall diagonal dimension [IBC 2015 1007.1.1.2]

* Actual exit door capacity calculation is based on: entrance/exit door calculated at 34" each leaf.

FIRST FLOOR (PROPOSED)
 Maximum diagonal dimension: 97'
 Minimum 1/2 dimension required: 33'
 Minimum exit separation provided: 90'

EXIT DOORS:

Egress Width Factor Doors: 0.2 inches/person [IBC 2015 1005.3.2]
 Egress Width Factor Stairs: 0.3 inches/person [IBC 2015 1005.3.1]
 Width (Max. - door leaf): 48 inches [IBC 2015 1010.1.1]
 (Min. - clear): 32 inches [IBC 2015 1010.1.1]
 Height (Min.): 80 inches [IBC 2015 1010.1.1]

TRAVEL DISTANCE TO AN EXIT
 (use) A2: 200 feet max. [IBC 2015 1017.2]
 60 feet max. travel distance (first floor)
 70 feet max. travel distance (basement floor)

Swing:
 Door must swing in direction of egress when serving 50 or more persons. [IBC 2015 1010.1.2]

Men and Women's Rooms Fixture Count

*Required fixtures based on table 1 in 248 CMR Section 10.10
 required fixture count based on 1 toilet for every 60 Males & 1 toilet for every 30 Females. 1 Lav per 200 Male and Female

Assembly occupancy	Toilet		Lavatory	Mop Sink	Occupant Fixture Count
	Male	Female	Each sex		
Required*	1	2	1	1 EACH FLOOR	Total occupants 63 Male occupants (50%) 32 Female occupants (50%) 32
Provided	1	2	1	2 (1 EACH FLOOR)	

BUTTERNUT BAKEHOUSE

NO. 49 & NO. 51 LEONARD STREET BELMONT, MA 02478

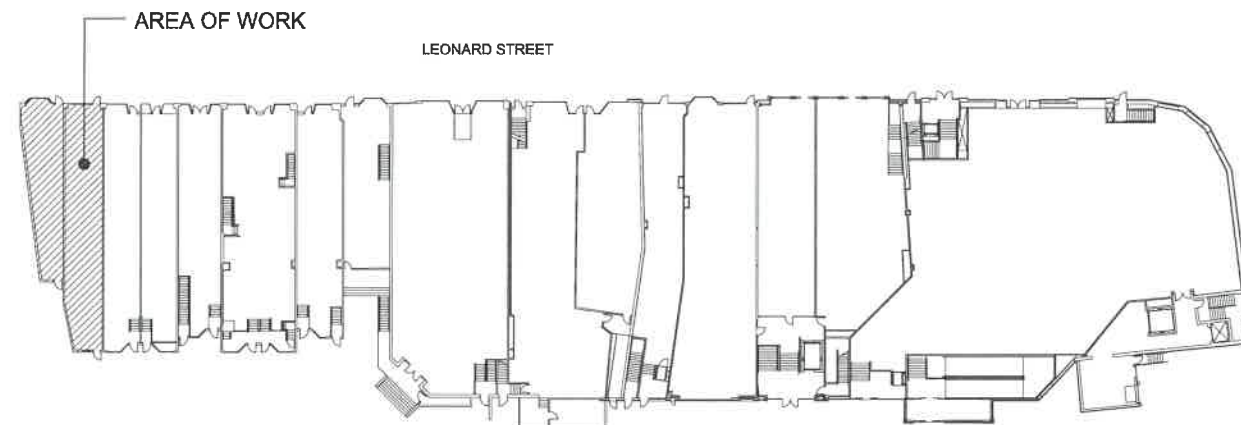
ARCHITECT:
 SCOTT/ GRIFFIN ARCHITECTS
 880 MAIN STREET, 5TH FLOOR
 WALTHAM, MA 02451
 781-693-7400

NOT INCLUDED IN PERMIT SET

MECHANICAL / ELECTRICAL / PLUMBING:
 BLW ENGINEERS, INC
 311 GREAT ROAD
 LITTLETON, MA 01460
 978-486-4301

LIST OF DRAWINGS

- T100 TITLE SHEET
- A100 DEMOLITION FLOOR PLANS
- A101 FIRST AND BASEMENT EGRESS PLANS
- A102 FIRST AND BASEMENT FLOOR PLANS
- A103 BASEMENT FLOOR DIMENSION FLOOR PLAN
- A104 FIRST FLOOR DIMENSION FLOOR PLAN
- A105 BASEMENT AND FIRST FLOOR REFLECTED CEILING PLAN
- A200 TOILET ROOM PLAN AND DETAILS



KEY PLAN

REVISION	DATE
1	10-07-2022



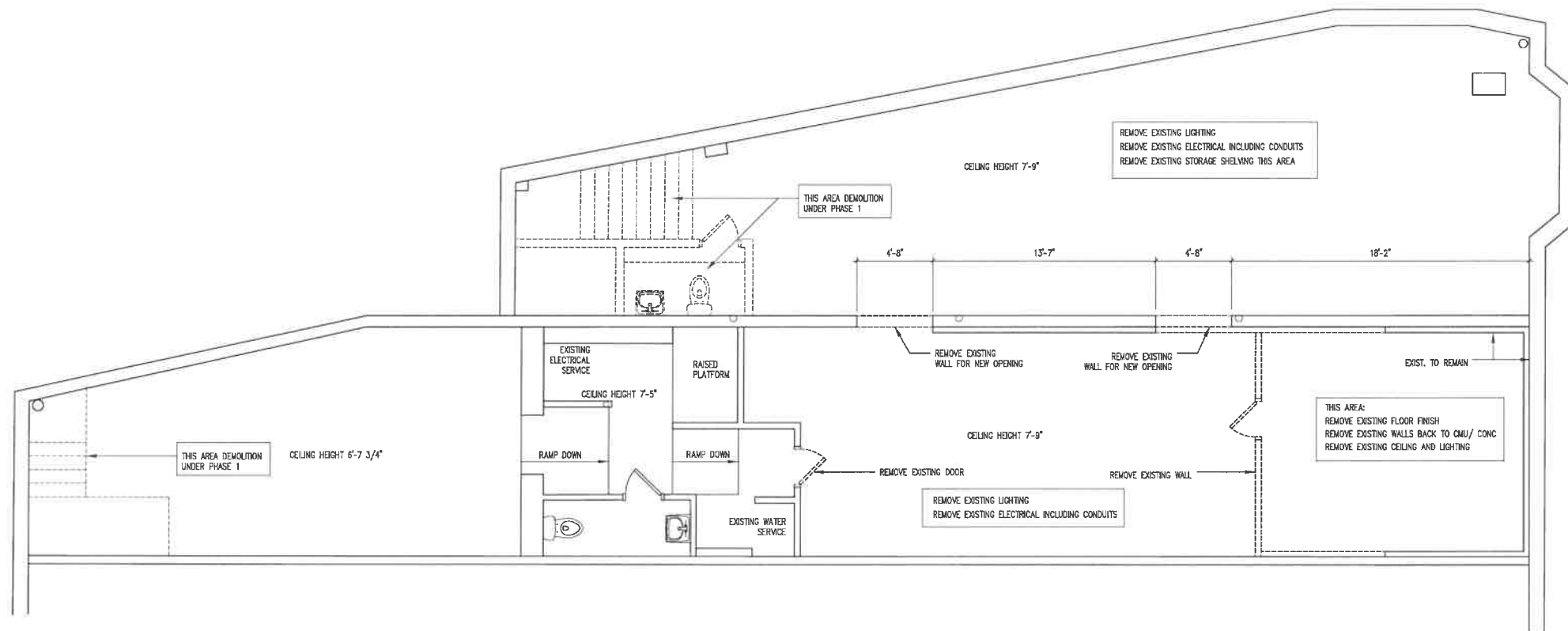
Scott Griffin ARCHITECTS
 880 Main Street, Fifth Floor
 Waltham, Massachusetts
 Phone (781) 403-8850 Fax (781) 433-1183

TITLE SHEET

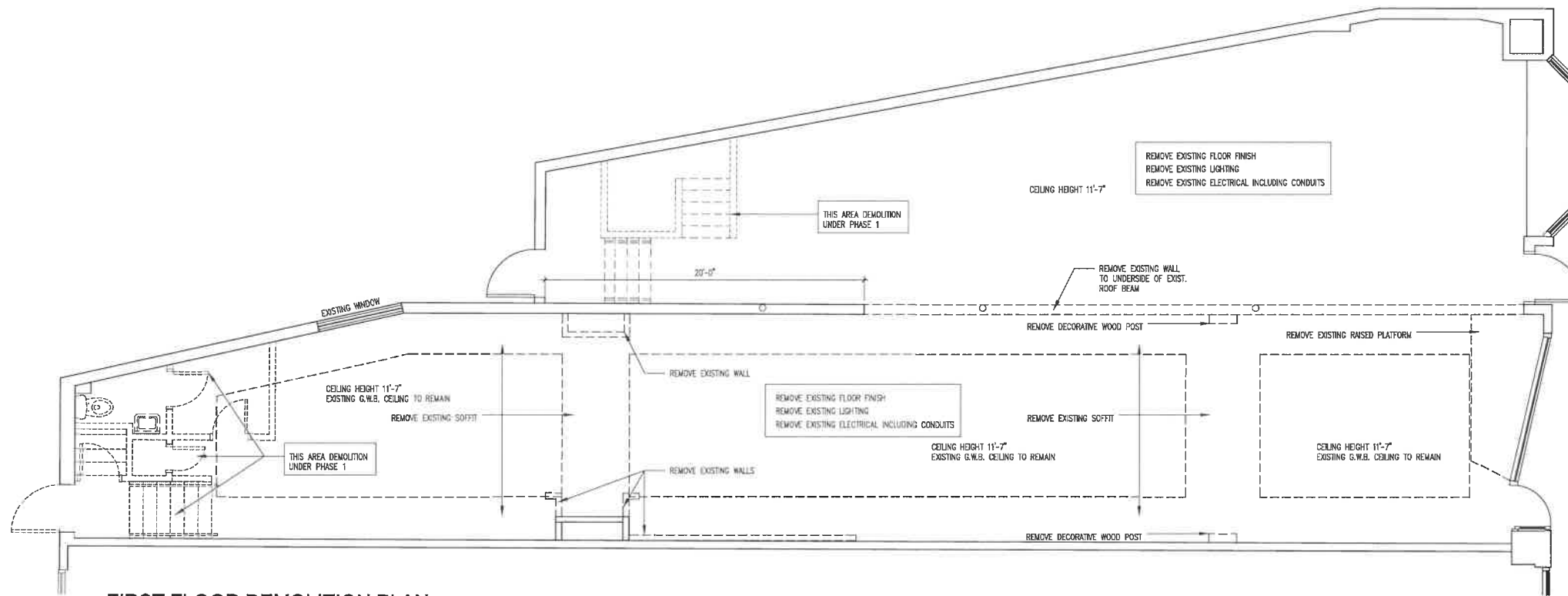
DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	AS NOTED

BUTTERNUT BAKEHOUSE
 49-51 LEONARD STREET
 BELMONT, MA

T100



BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

REVISIONS	Date
ISSUED FOR BUILDING PERMIT	10-07-2022



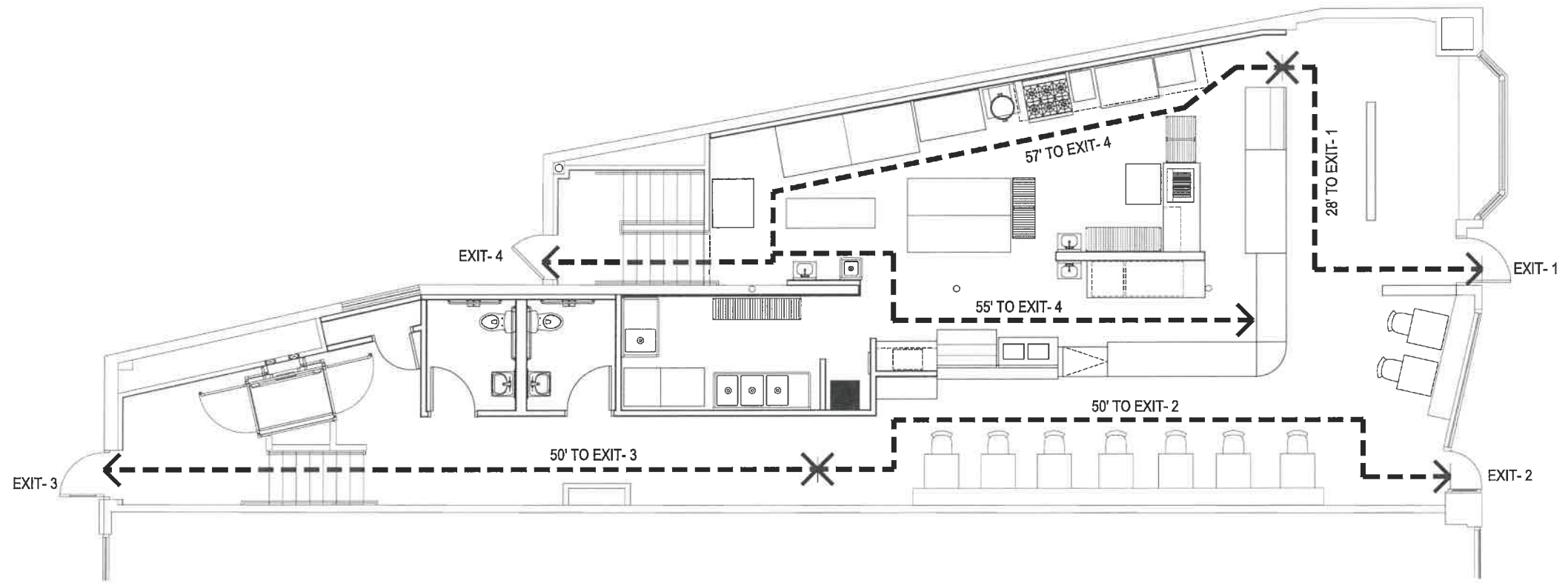
Scott Griffin ARCHITECTS
880 Main Street, Fifth Floor
Walpole, Massachusetts 02451
Phone (781) 693-7400 Fax (781) 693-7390

DEMOLITION FLOOR PLANS

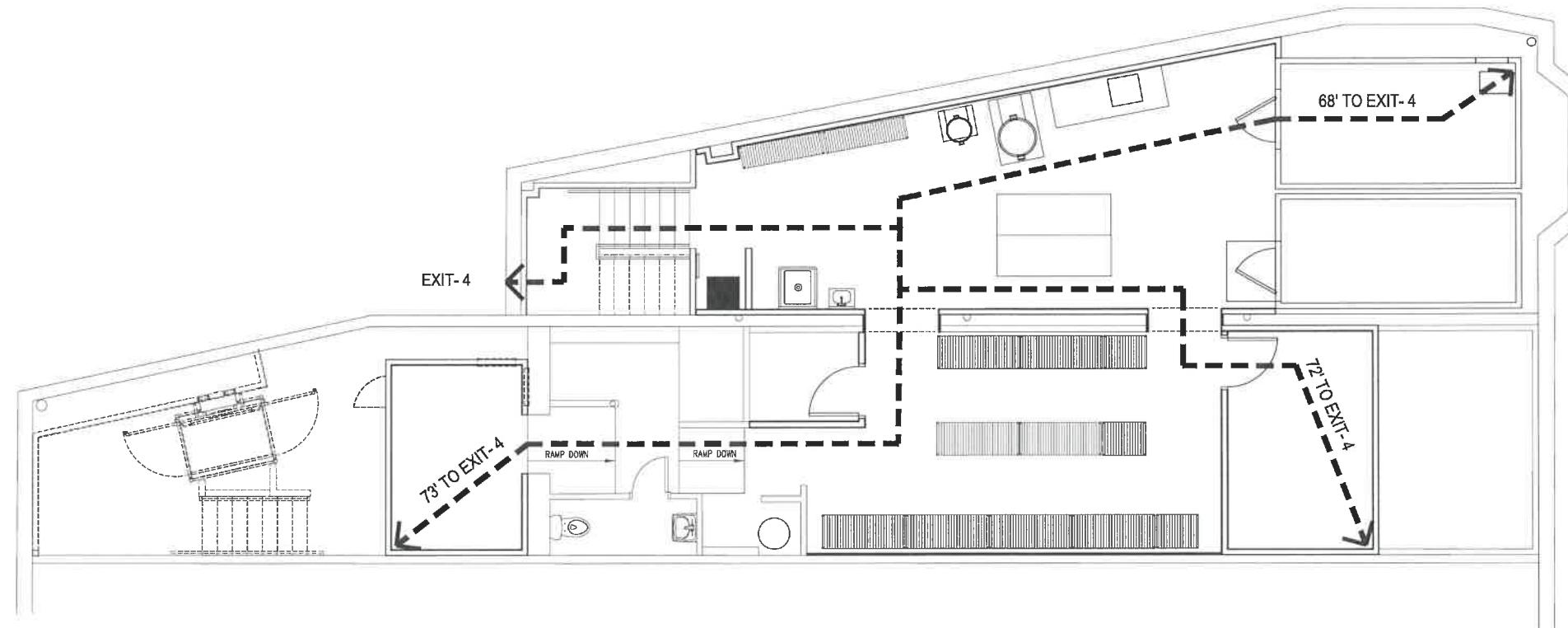
DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	1/4"=1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A100



FIRST FLOOR EGRESS PLAN
1/4" = 1'-0"



BASEMENT FLOOR EGRESS PLAN
1/4" = 1'-0"

REV/ISSUE	Description	Date
1	ISSUED FOR BUILDING PERMIT	10-07-2022



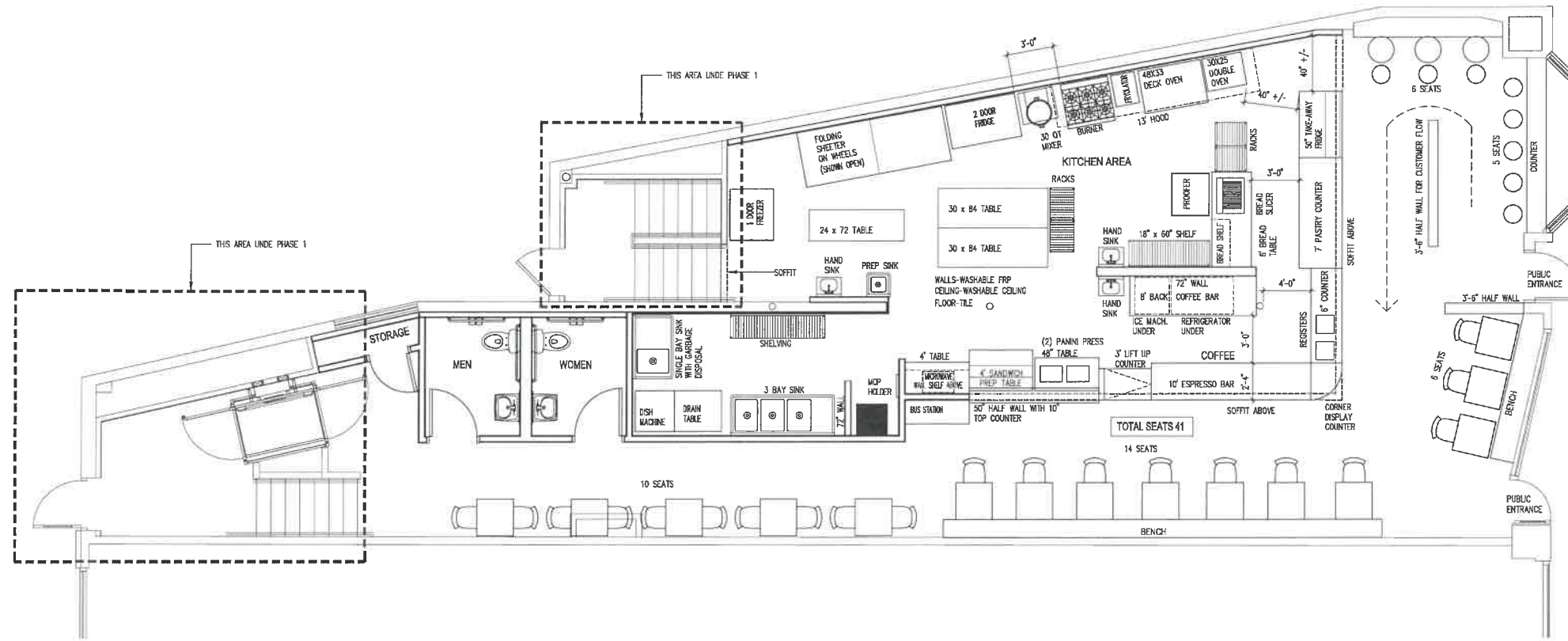
Scott Griffin
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Waltham, Massachusetts 02451
Phone (617) 993-7400 Fax (617) 993-7550

FIRST FLOOR EGRESS PLAN

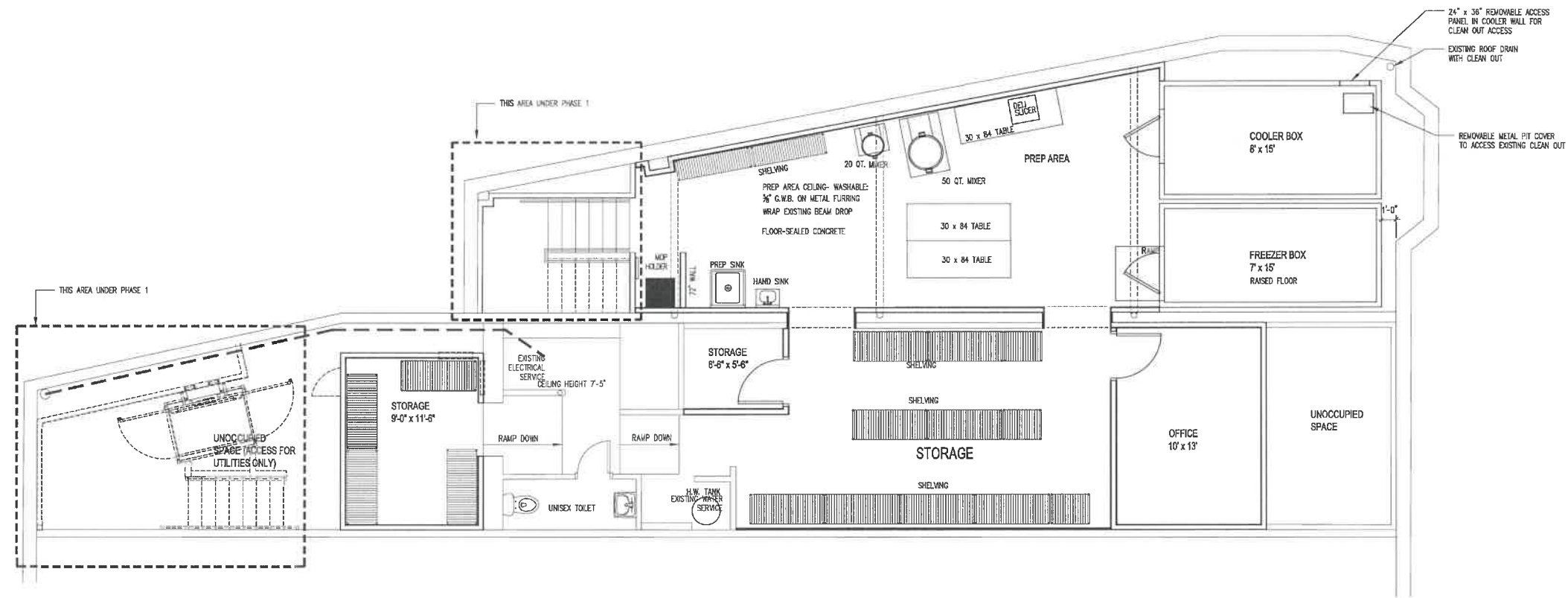
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DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	1/4" = 1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A101



FIRST FLOOR EQUIPMENT PLAN
1/4" = 1'-0"



BASEMENT FLOOR EQUIPMENT PLAN
1/4" = 1'-0"

REVISIONS	Date	10-07-2022
	Description	
	ISSUED FOR BUILDING PERMIT	
No.		



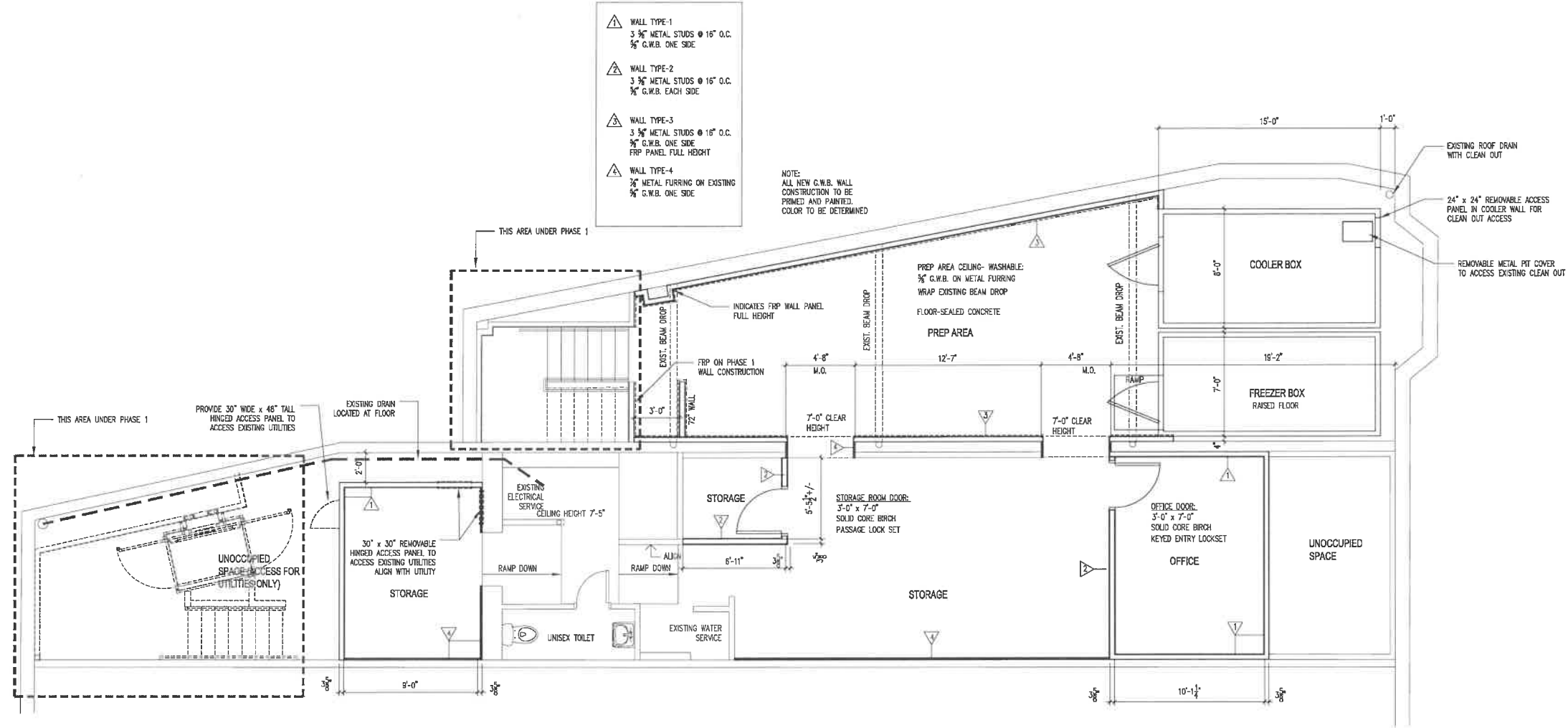
Scott Griffin ARCHITECTS
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FIRST FLOOR DIMENSION
PLAN

DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	1/4" = 1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A102



- ▲ WALL TYPE-1
3 3/8" METAL STUDS @ 16" O.C.
5/8" G.W.B. ONE SIDE
- ▲ WALL TYPE-2
3 3/8" METAL STUDS @ 16" O.C.
5/8" G.W.B. EACH SIDE
- ▲ WALL TYPE-3
3 3/8" METAL STUDS @ 16" O.C.
5/8" G.W.B. ONE SIDE
FRP PANEL FULL HEIGHT
- ▲ WALL TYPE-4
3/4" METAL FURRING ON EXISTING
5/8" G.W.B. ONE SIDE

NOTE:
ALL NEW G.W.B. WALL
CONSTRUCTION TO BE
PRIMED AND PAINTED.
COLOR TO BE DETERMINED

BASEMENT DIMENSION FLOOR PLAN
1/4" = 1'-0"

REV/ISSUES	Date
Description	10-07-2022
NO.	
SUBMITTED FOR BUILDING PERMIT	



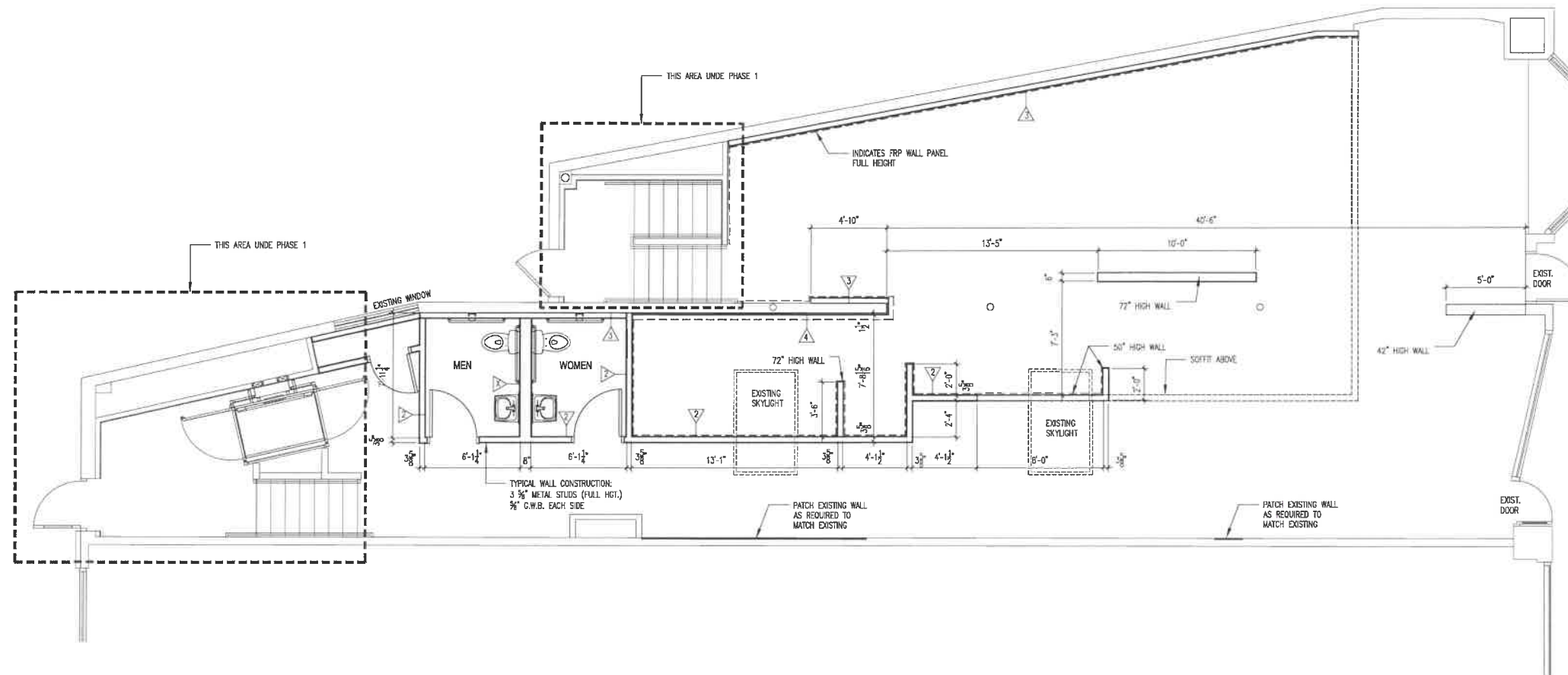
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BASEMENT DIMENSION FLOOR PLAN

DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	Z2067.00
SCALE	1/4" = 1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A103



FIRST FLOOR DIMENSION FLOOR
 1/4" = 1'-0"

REVISIONS	Date
NO. 1	10-07-2022
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	



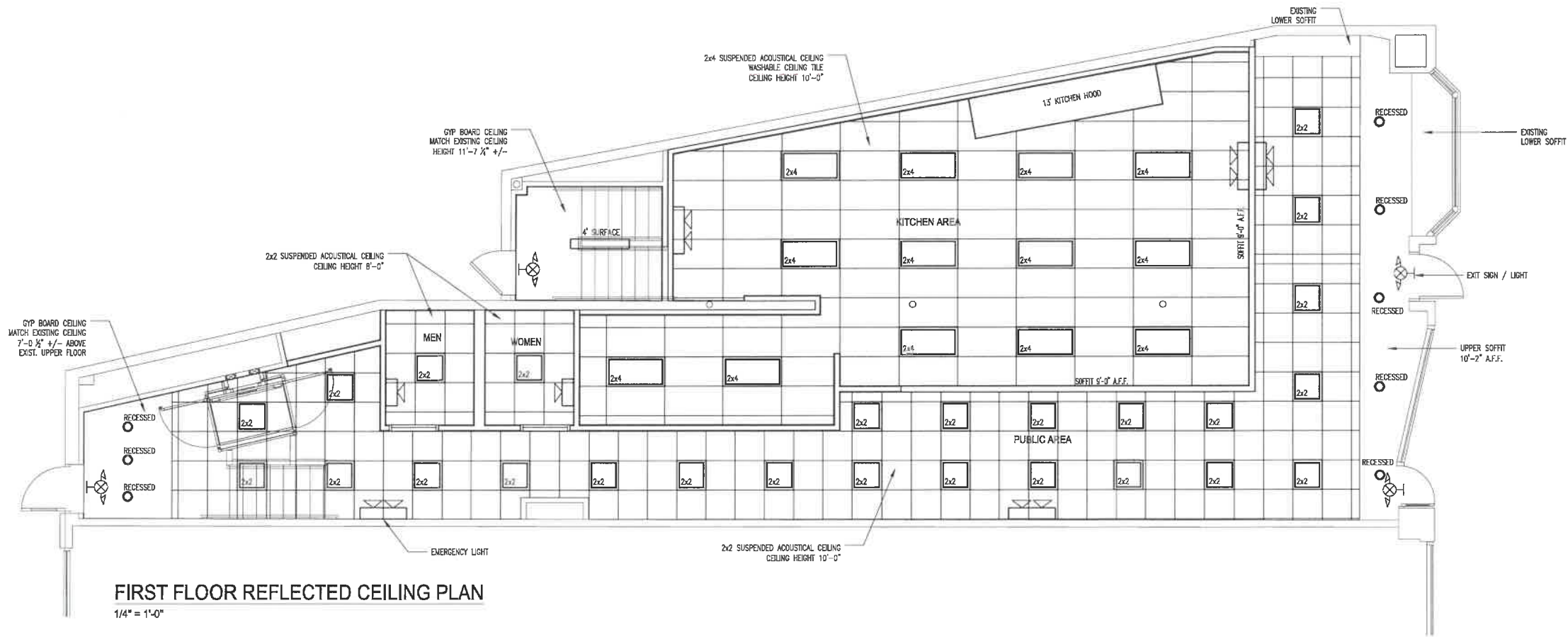
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**FIRST FLOOR DIMENSION
 PLAN**

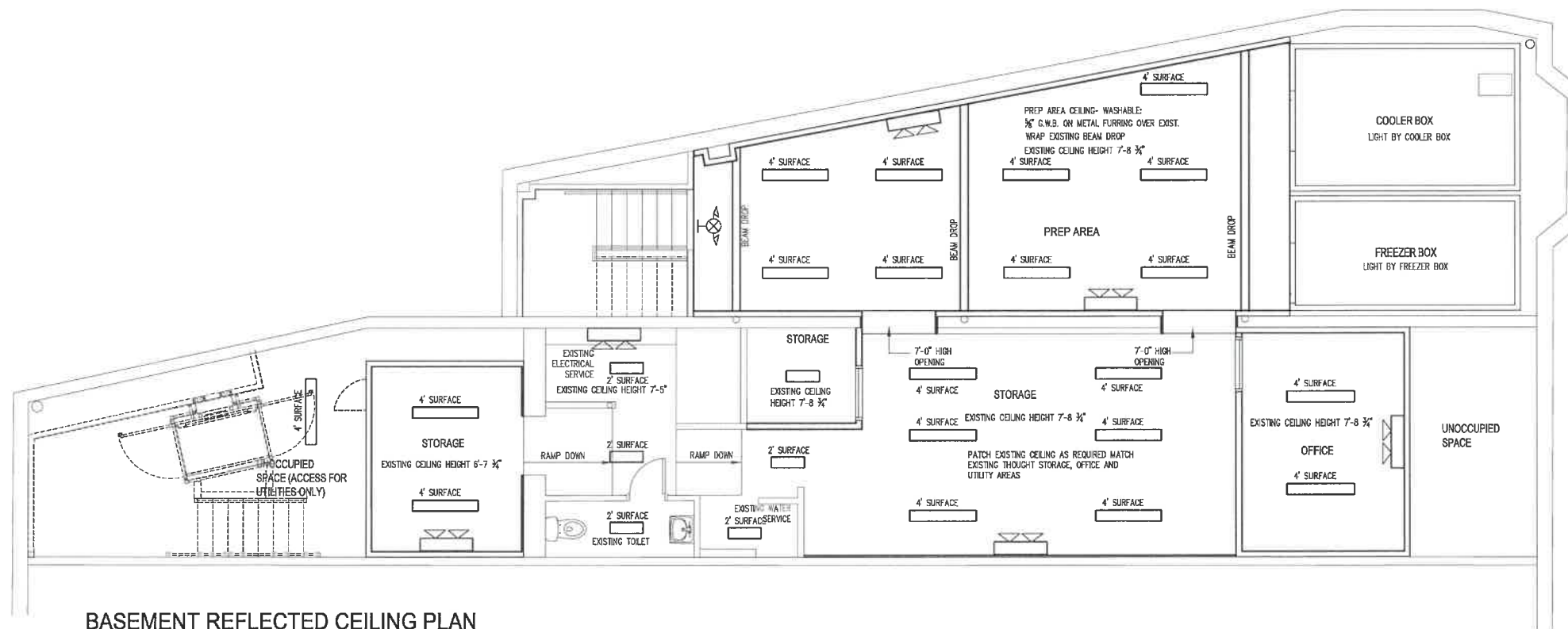
DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	1/4" = 1'-0"

BUTTERNUT BAKEHOUSE
 49-51 LEONARD STREET
 BELMONT, MA

A104



FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

REVISIONS	Date	10-07-2022
Description	ISSUED FOR BUILDING PERMIT	
No.		



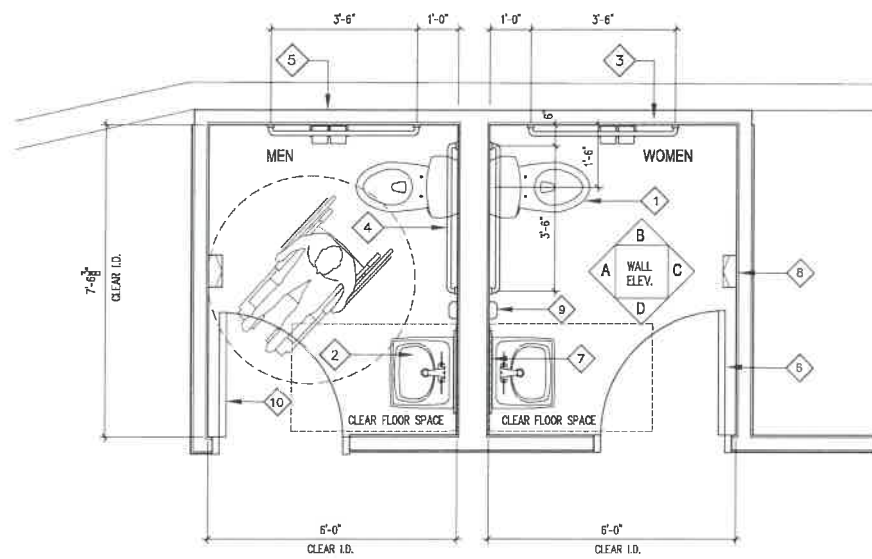
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REFLECTED CEILING PLANS

DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	22067.00
SCALE	1/4" = 1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A105



TOILET ROOM PLAN
1/2" = 1'-0"

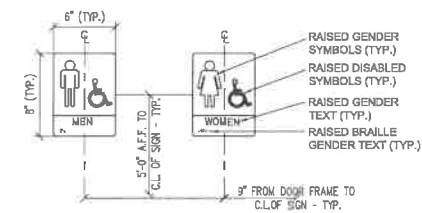
TOILET ROOM GENERAL NOTES:

- COORDINATE FIXTURE INSTALLATION WITH THE DRYWALL WORK TO ENSURE THE PROPER PLACEMENT OF ALL INTERNAL WALL REINFORCEMENT TO RECEIVE ANCHOR ATTACHMENTS.
- ALL EXPOSED PIPING BELOW LAV, SHALL BE PROTECTED W/ UNDERSINK PROTECTION PIPE COVERS, LAVGUARD AS MANUFACTURED BY TRUBRO CO. OR EQUAL. (TYPICAL)
- THE FOLLOWING MATERIALS SHALL BE USED: STAINLESS STEEL FINISH SHALL BE TYPE 304 FASTENERS SCREWS & BOLTS SHALL BE STAINLESS STEEL, TAMPER PROOF TYPE. ALL ACCESSORIES REQUIRED FOR PROPER INSTALLATION INCLUDING STEEL ANCHOR PLATES, ADAPTERS, & OTHER ANCHOR COMPONENTS.

TOILET ROOM KEY NOTES

(ALL PROVIDED & INSTALLED BY TENANT)

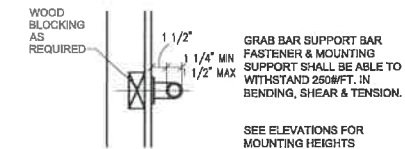
- 1 FLOOR-MOUNTED WATER CLOSET AND FLUSH VALVE - KHOLER-96057 WITH K-4731 AND SLOAN ROYAL 111-1.28
- 2 WALL-HUNG LAVATORY - AMERICAN STANDARD 0356.041 WITH SYMMONS SLC-6000 METERING FAUCET (0.5 GPM). PROVIDE WITH GRATE AND CHROME TRAP WITH TRAP GUARD
- 3 42" LONG STAINLESS STEEL GRAB BAR - BOBRICK B-5806.99X42.
- 4 42" LONG STAINLESS STEEL GRAB BAR - BOBRICK B-5806.99X42.
- 5 SURFACE-MOUNTED TOILET TISSUE DISPENSER & SHELF BOBRICK B-2840.
- 6 SURFACE-MOUNTED HAT & COAT HOOK - BOBRICK B-6827.
- 7 GLASS MIRROR WITH STAINLESS STEEL ANGLE FRAME BOBRICK B-280 1830.
- 8 ELECTRIC HAND DRYER - DYSON AIRBLADE V - AB12 SPRAYED NICKEL, SEE DETAIL.
- 9 SOAP DISPENSER - WEBSTAIR STORE 46 OZ. WHITE BULK SOAP, SANITIZER, AND LOTION DISPENSER (IMP B348) - 5 1/2" X 4 1/4" X 8 1/2"
- 10 3'-0"W X 7'-0"H X 1 3/4" THK SOLID WOOD DOOR WITH HARDWARE LISTED BELOW.
 - 3 IVES 5-BB-1-HW 4 1/2" X 4 1/2" 646-NRP SATIN, 1-1/2 PR. BUTT HINGES.
 - 1 SCHLAGE L949B-07A-JUP-US26D PRIVACY LOCKSET W/ OCCUPIED INDICATOR AND ADA TURN 09-509XL583-363
 - 1 LCN 4D40XP US26D OVERHEAD CLOSER PARALLEL ARM (PUSH SIDE) MOUNTED W/ HOLD OPEN FEATURE
 - 1 HAGER HAG-255W-US26D SATIN CHROME WALL STOP
 - 3 IVES SR64 GRAY SILENCERS.
 - 1 STAINLESS STEEL KICK PLATE #4 34" X 34" PUSH SIDE MOUNTED.
 - MARBLE BEVELED THRESHOLD. COORDINATE COLOR WITH MOM'S REP



- NOTES:**
- SIGNS SHALL CONFORM TO ANSI OR LOCAL ACCESSIBILITY GUIDELINES WHICHEVER IS MORE STRINGENT.
 - ALL BUILDINGS AND ENTRANCES THAT ARE ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - G.C. TO PROVIDE TACTILE "EXIT" SIGNS AT ALL GRADE LEVEL EXIT DOORS PER CODE.
 - SIGNS TO BE INSTALLED ON THE LATCH SIDE OF THE DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLY ON THE RIGHT. SIGNAGE SHALL HAVE NON GLARE FINISH W/ A CONTRASTING BACKGROUND.

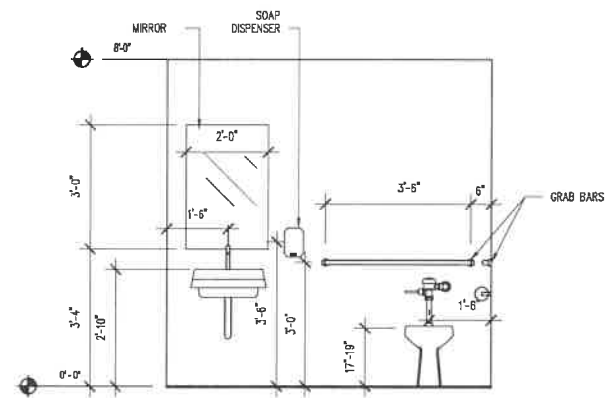
TOILET ROOM SIGNAGE

1 1/2" = 1'-0"

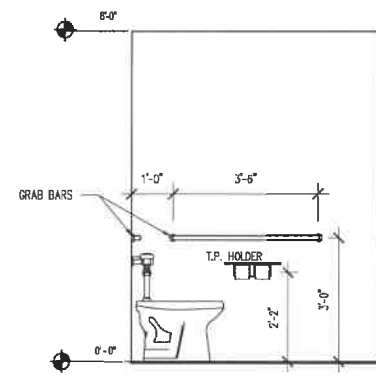


TOILET ROOM GRAB BAR DETAIL

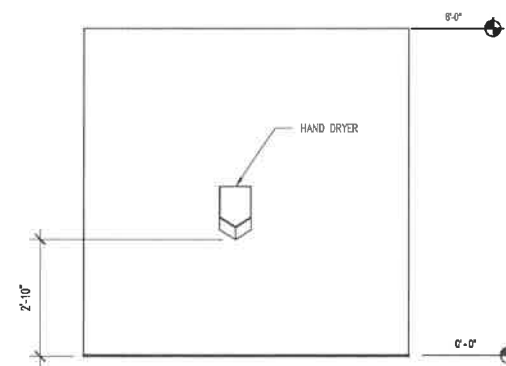
1 1/2" = 1'-0"



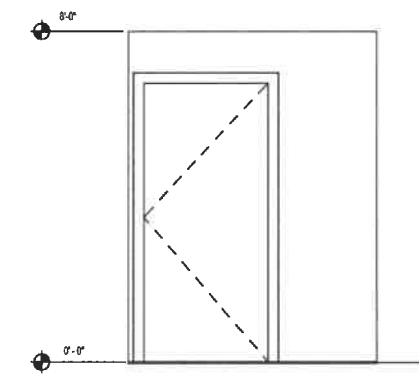
ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

TOILET ROOM ELEVATIONS AND MOUNTING HEIGHTS
1/2" = 1'-0"

REVISIONS	Date	10-07-2022
Description		
ISSUED FOR BIDDING PERMIT		
No.		



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TOILET ROOM PLAN AND ELEVATIONS

DATE	10-07-2022
DRAWN BY	TJA
CHECKED BY	TS
PROJECT NUMBER	2207.00
SCALE	1/2" = 1'-0"

BUTTERNUT BAKEHOUSE
49-51 LEONARD STREET
BELMONT, MA

A200