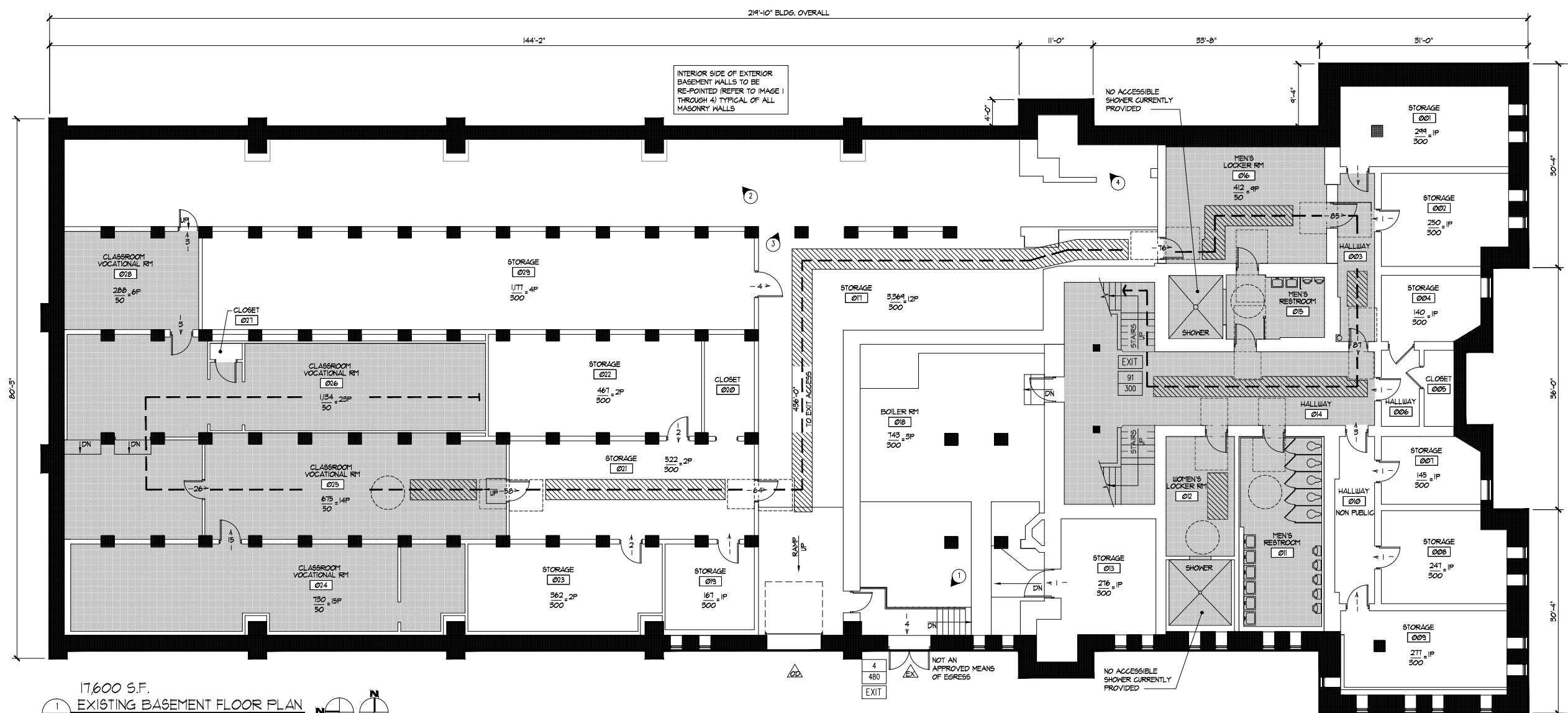




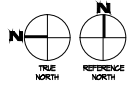
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FEASIBILITY STUDY
AT THE
BANK STREET ARMORY
72 BANK STREET
FALL RIVER, MA



17,600 S.F.
EXISTING BASEMENT FLOOR PLAN
EX-3
SCALE: 1/8" = 1'-0"



- LEGEND:
- Accessible Area or Exit
- Room Occupancy Load
- Exit Capacity
- Direction of Travel with Accumulated Occupancy Load
- Maximum Travel Distance from Furthest Point to Means of Egress
- Required Accessible Clear Space at Doors Along the Accessible Route (Shown Dashed)
- Required Clear Space at Along Accessible Route - Path Must Meet All Ramp and Slope Walkway Requirements
- Space Currently Classified as Open to the Public - Areas Hatch are Required to Meet All Accessible State and Federal Accessibility Regulations
- Means of Egress

BASEMENT CODE INFORMATION

Table with 2 columns: Code/Requirement and Value/Requirement. Includes sections for 1. BASEMENT DESIGN OCCUPANT LOAD, 2. EGRESS EXITS (A-E), and 3. MINIMUM NUMBER OF PLUMBING FACILITIES.

Table for plumbing fixtures: REQUIRED WATER CLOSET, REQUIRED LAVATORIES, REQUIRED DRINKING FOUNTAINS, REQUIRED SERVICE SINK. Includes sub-sections for Classroom Vocational Area, Storage Areas, and Business.

Table for plumbing fixtures: TOTAL PER FLOOR, TOTAL MIN. NUMBER OF REQUIRED PLUMBING FIXTURES PER FLOOR. Includes Required counts for Water Closets, Lavatories, Drink Fountains, and Service Sinks.

REVISIONS:
SCALE: AS NOTED
DATE: MAY 08, 2015
DRAWN BY: ARR
JOB NUMBER: 15-040
DRAWING NAME: EXISTING CONDITIONS BASEMENT PLAN AND CODE REVIEW
DRAWING NUMBER:
EX-3
COMMENTS:



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FEASIBILITY STUDY
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46'-0" BLDG. OVERALL

REVISIONS:

SCALE: AS NOTED
DATE: MAY 08, 2015
DRAWN BY: ARR
JOB NUMBER: 15-040
DRAWING NAME:

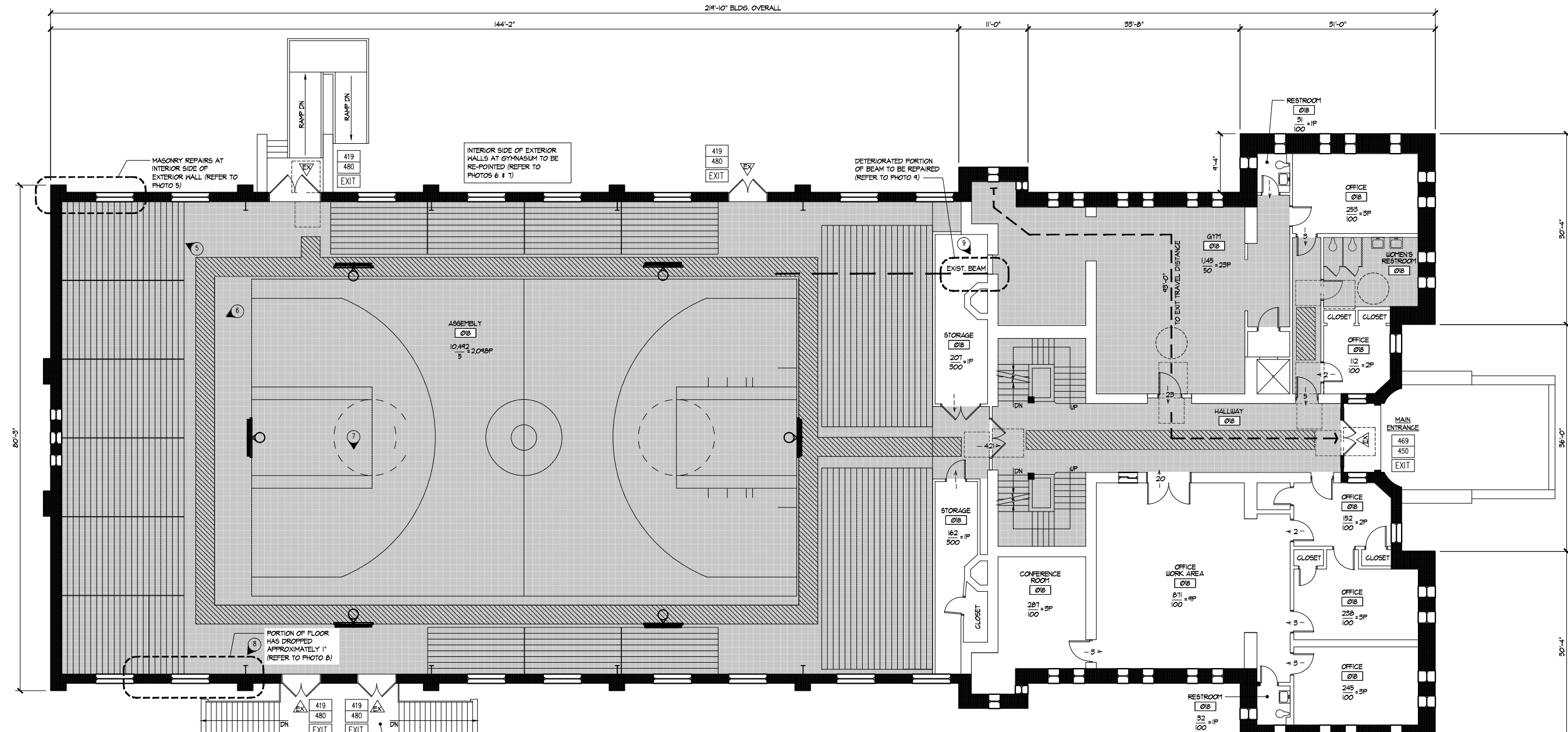
EXISTING CONDITIONS
FIRST FLOOR PLAN
AND CODE REVIEW

DRAWING NUMBER:

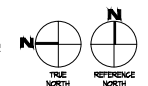
EX-4

COMMENTS:

219'-10" BLDG. OVERALL



17543 S.F.
EXISTING FIRST FLOOR PLAN
EX-4 SCALE: 1/8" = 1'-0"



EXISTING STAIR STRUCTURE DOES NOT COMPLY WITH CURRENT BUILDING CODE

BASEMENT	17600 S.F.
FIRST FLOOR	17543 S.F.
SECOND FLOOR	6511 S.F.
THIRD FLOOR	6128 S.F.
FOURTH FLOOR	6128 S.F.
TOTAL SQUARE FEET	55910 S.F.

LEGEND:

- = ACCESSIBLE AREA OR EXIT
- RM. AREA = ROOM OCCUPANCY LOAD
- = EXIT CAPACITY
- = DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANCY LOAD
- = MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT TO MEANS OF EGRESS
- = REQUIRED ACCESSIBLE CLEAR SPACE AT DOORS ALONG THE ACCESSIBLE ROUTE (SHOWN DASHED)
- = REQUIRED CLEAR SPACE AT ALONG ACCESSIBLE ROUTE - PATH MUST MEET ALL RAMP AND SLOPE WALKWAY REQUIREMENTS
- = SPACE CURRENTLY CLASSIFIED AS OPEN TO THE PUBLIC - AREAS HATCH ARE REQUIRED TO MEET ALL ACCESSIBLE STATE AND FEDERAL ACCESSIBILITY REGULATIONS
- = MEANS OF EGRESS

FIRST FLOOR CODE INFORMATION

1. FIRST FLOOR DESIGN OCCUPANT LOAD (1004.1):

ASSEMBLY (5 NET/occ.)	10,442 sf / 2,088 occ.
BUSINESS AREAS (100 sf/occ.)	3,531 sf / 36 occ.
STORAGE (500 sf/occ.)	364 sf / 2 occ.
TOTAL FIRST FLOOR OCCUPANT LOAD	2,136 occ.

2. EGRESS EXITS

A. DOORS (1005):	
REQUIRED	2136 / 0.5 = 321
PROVIDED	356
B. MIN. DOOR WIDTH (1008.11):	
REQUIRED	32"
PROVIDED	68"
C. STAIRWAYS MIN. WIDTH (1009.11):	
REQUIRED	36"
PROVIDED	48"
D. NUMBER OF EXITS (1015.1):	
REQUIRED	TWO
PROVIDED	FIVE
E. TRAVEL DISTANCE (1016.1):	
REQUIRED	200'-0"
PROVIDED	45'-0"
F. MIN. CORRIDOR WIDTH (1017.2):	
REQUIRED	44"
PROVIDED	54" MIN.

3. MINIMUM NUMBER OF PLUMBING FACILITIES (Table 2902.1):

BY USE GROUP:

ASSEMBLY AREA: 2,048 OCC. (1,044 MEN / 1,044 WOMEN)

REQUIRED WATER CLOSET, HALF (1 PER 500 UNITS) (FEMALE: 1 PER 50)	MEN'S: 18	WOMEN'S: 35
REQUIRED LAVATORIES (1 per 150):	7	7
REQUIRED DRINKING FOUNTAINS (1 per 100):	0	0
REQUIRED SERVICE SINK (1 required):	0	0

BUSINESS: 38 OCC. (19 MEN / 19 WOMEN)

REQUIRED WATER CLOSET (1 per 20):	MEN'S: 1	WOMEN'S: 1
REQUIRED LAVATORIES (1 per 50):	1	1
REQUIRED DRINKING FOUNTAINS (1 per 100):	1 PER FLOOR	1 PER FLOOR
REQUIRED SERVICE SINK (1 required):	1 PER FLOOR	1 PER FLOOR

TOTAL PER FLOOR:

TOTAL MIN. NUMBER OF REQUIRED PLUMBING FIXTURES PER FLOOR

Required:	MEN'S	WOMEN'S
TOTAL WATER CLOSETS:	18 REQ. / 2 PROVIDED	35 REQ. / 2 PROVIDED
TOTAL LAVATORIES:	8 REQ. / 2 PROVIDED	8 REQ. / 2 PROVIDED
TOTAL DRINK FOUNTAINS:		1 REQ. / 0 PROVIDED
TOTAL SERVICE SINKS:		1 REQ. / 0 PROVIDED



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FALL RIVER, MA

REVISIONS:

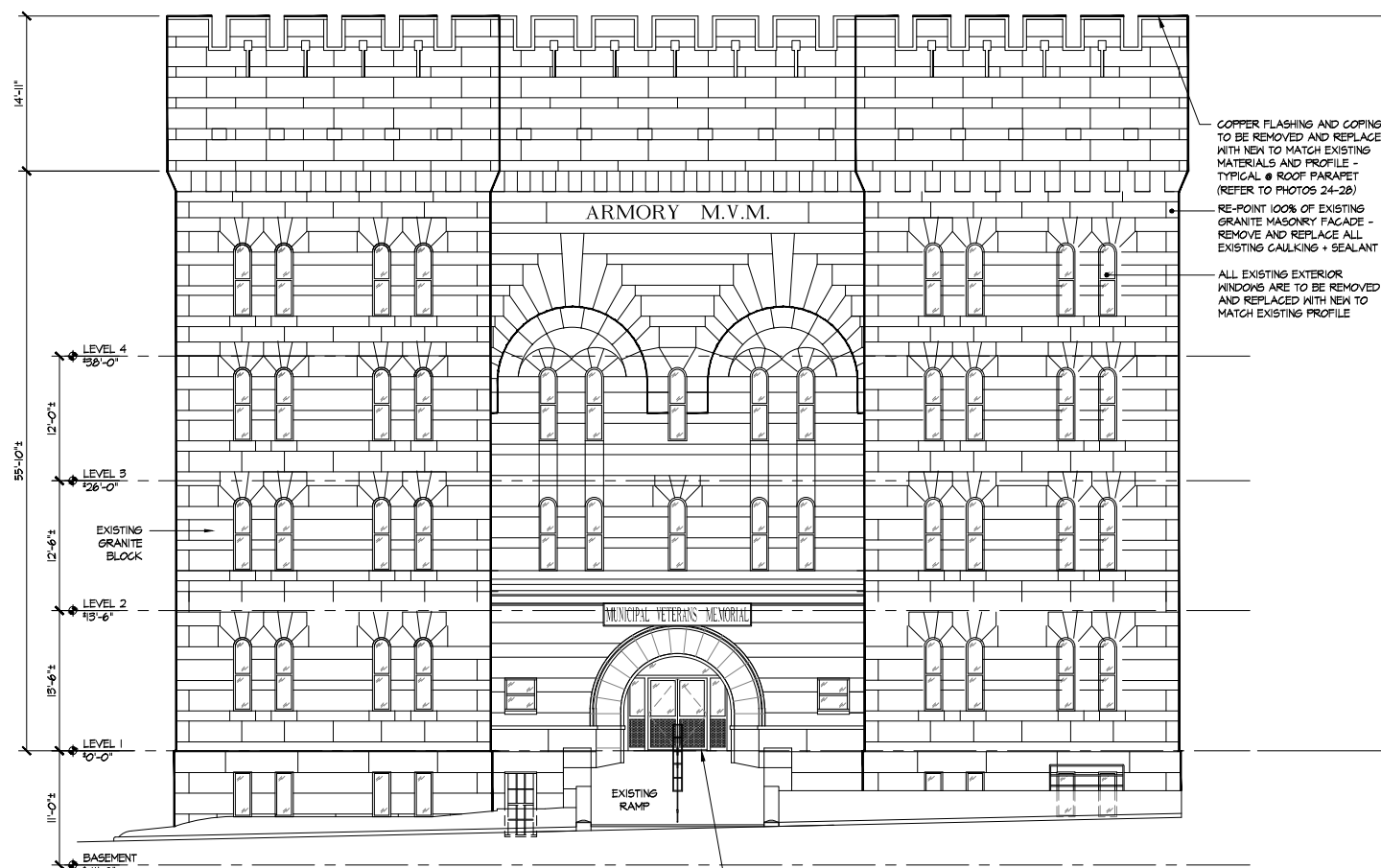
SCALE: AS NOTED
DATE: MAY 08, 2015
DRAWN BY: ARR
JOB NUMBER: 15-040
DRAWING NAME:

EXISTING ELEVATIONS

DRAWING NUMBER:

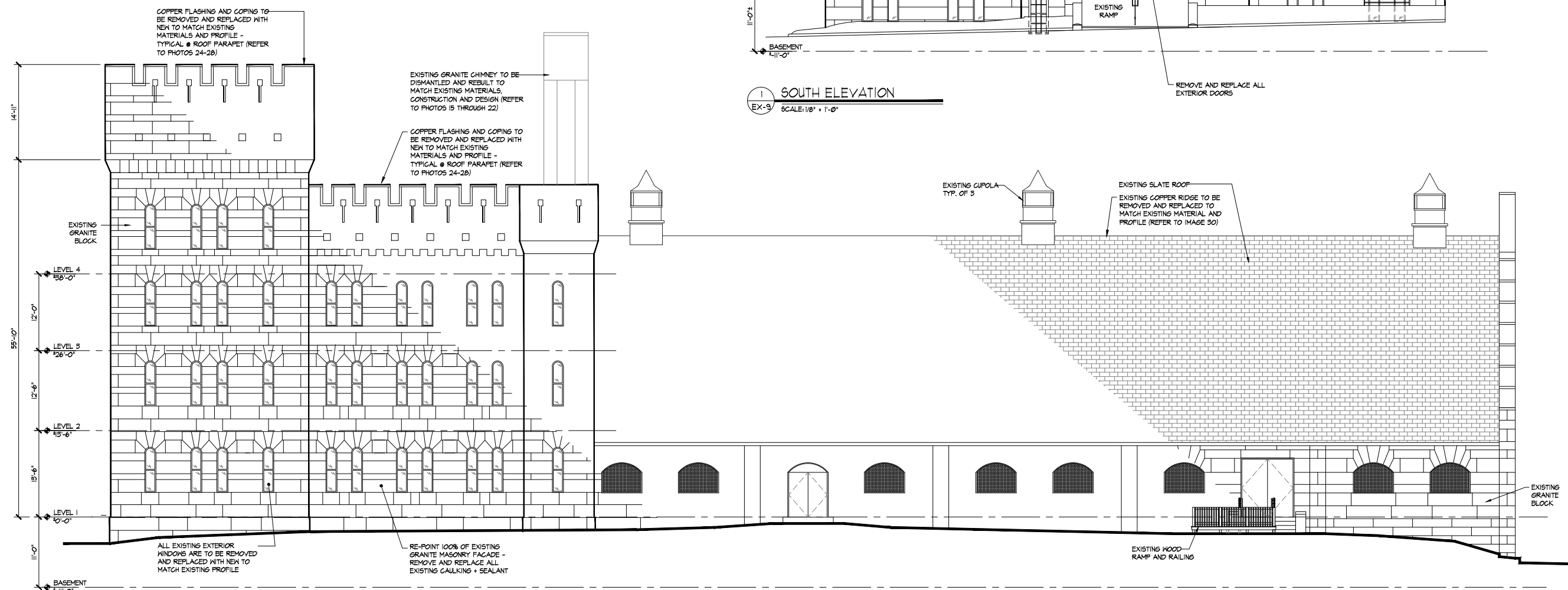
EX-9

COMMENTS:



1 SOUTH ELEVATION

EX-9 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

EX-9 SCALE: 1/8" = 1'-0"



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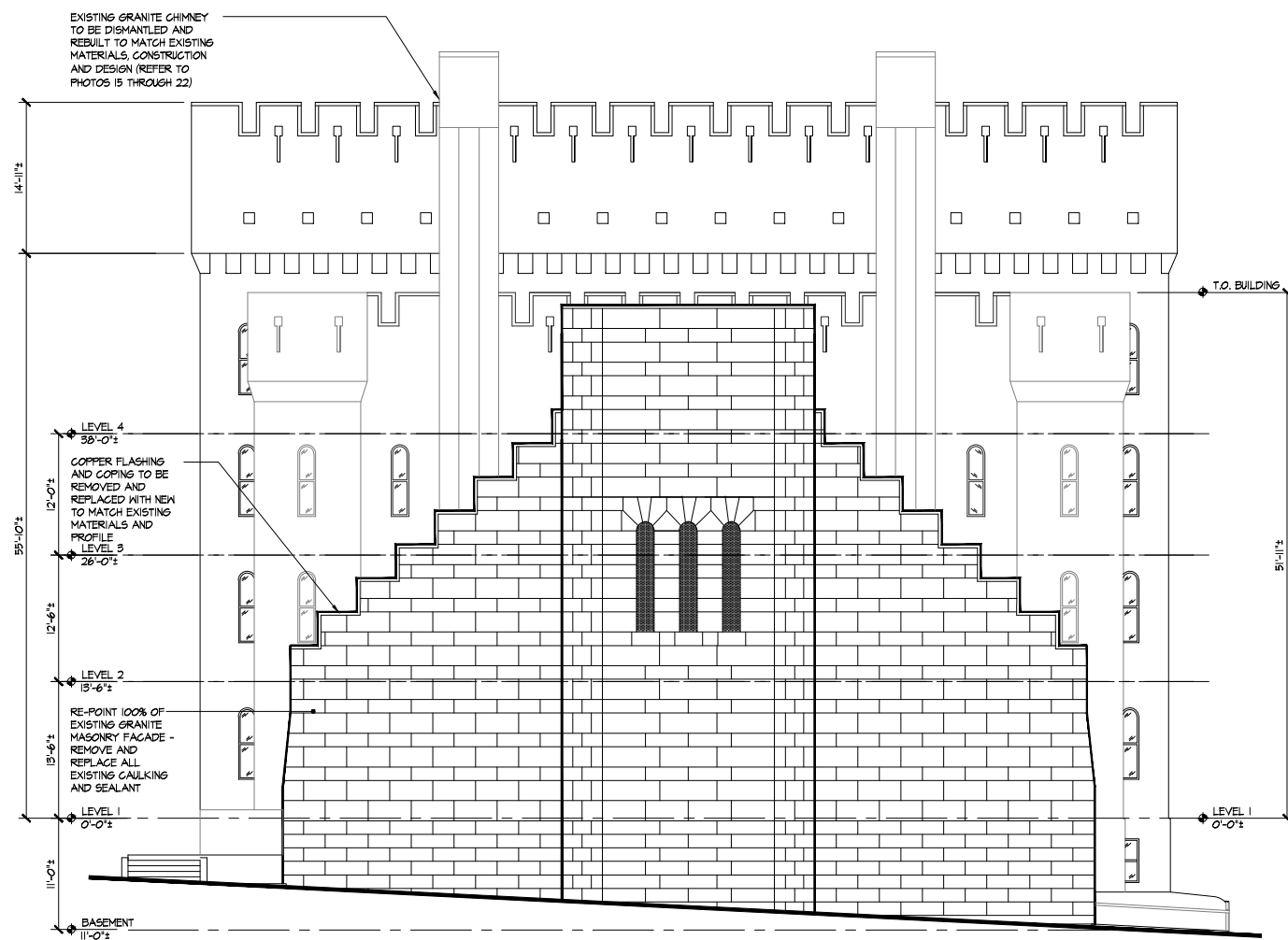
EXISTING ELEVATIONS

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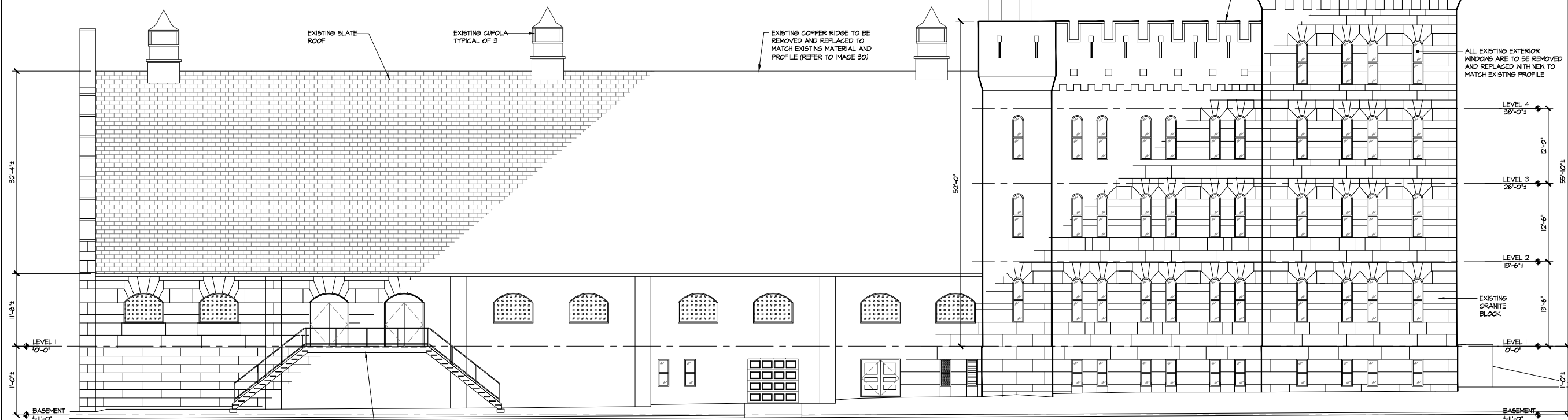
EX-10

COMMENTS:

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1 NORTH ELEVATION
EX-10 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
EX-10 SCALE: 1/8" = 1'-0"