

CODE SUMMARY

DESCRIPTION	CODE REFERENCE	REQUIREMENT	EXISTING	PROPOSED
APPLICABLE CODES				
BUILDING CODE	:	INTERNATIONAL BUILDING CODE, ED. 2021; INTERNATIONAL EXISTING BUILDING CODE, ED. 2021 & MA AMENDMENT CMR 780 10TH EDITION		
ACCESSIBILITY CODE	:	521 CMR		
PLUMBING CODE	:	248 CMR 10.00: UNIFORM STATE PLUMBING CODE		
MECHANICAL CODE	:	INTERNATIONAL MECHANICAL CODE, ED. 2021		
ELECTRICAL CODE	:	NATIONAL ELECTRICAL CODE, ED. 2023		
FIRE PROTECTION	:	NFPA1, ED. 2021; & 527 CMR 1.00 MASSACHUSETTS COMPREHENSIVE FIRE CODE		
ENERGY	:	INTERNATIONAL ENERGY CONSERVATION CODE, ED. 2021 & MA STRETCH CODE 2023		
PROJECT NARRATIVE				
THIS PROJECT IS AN EXISTING RETAIL TENANT "FIT UP" FOR A COFFEE SHOP AT AN EXISTING BUILDING. THE SCOPE OF WORK INCLUDES INTERIOR CONSTRUCTION, STOREFRONT AND LIMITED FACADE CONSTRUCTION PLUS NEW SIGNAGE AT THE BUILDING EXTERIOR. THE PROPOSED SCOPE OF WORK DOES NOT AFFECT THE HEIGHT OF THE EXISTING BUILDING.				
GENERAL				
USE GROUP	:	302	: B	: B (LESS THAN 50 OCCUPANTS)
CONSTRUCTION TYPE	:	TABLE 601	: 3B	: 3B
NO. OF STORIES (BUILDING)	:	TABLE 504.4	: 1 STORY	: 1 STORY
HIGH RISE?	:	403.1	: NO	: NO
COVERED MALL	:	402.0	: NO	: NO
SPRINKLERED	:	903.	: NO	: NO
MANUAL FIRE ALARM SYSTEM	:	907.2.2	: NO	: NO
AUTOMATIC FIRE ALARM SYSTEM	:	PER MECHANICAL CODE	: NO	: NO
SEPARATIONS				
TENANT SEPARATION	:	TABLE 508.4	: N/A	: N/A
FINISH CLASSIFICATION	:	TABLE 803.13	: ROOM WALLS CLASS C ROOM CEILINGS CLASS B EXIT CORRIDORS CLASS C	: CLASS C CLASS B CLASS C
OCCUPANT LOAD				
GROSS FLOOR AREA	:		: 1,245 sq.ft.	: 1,245 sq.ft.
FLOOR AREA ALLOWANCE	:	1004.5	: KITCHEN - 200 SF DINING AREA - 15 SF	: 874 sq.ft. / 200 = 4 371 sq.ft. / 15 = 16
TOTAL OCCUPANT LOAD	:			: 20
EGRESS				
REQUIRED NUMBER OF EXITS	:	TABLE 1006.2.1	: 1	: 1
MIN. EXIT SEPARATION	:	1007.1.1	: N/A	: N/A
MAXIMUM EGRESS PATH	:	TABLE 1006.2.1	: 100 FEET	: 36'-4"
EGRESS WIDTH (SERVING ≥ 50)	:	1020.3	: 44 INCHES	: 44"
EGRESS WIDTH (SERVING < 50)	:	1020.3	: 36 INCHES	: 36"
PLUMBING FACILITIES				
WATER CLOSETS	:	TABLE 10.10.1	: 1/25 FEMALE; 1/50 MALE	: 2 UNISEX
LAVATORY	:	TABLE 10.10.1	: 1/50 PER SEX	: 2 UNISEX
DRINKING FOUNTAIN	:	TABLE 10.10.1	: N/A	: N/A
UTILITY SINK	:	TABLE 10.10.1	: 1	: 1

GENERAL NOTES

- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK.
 - PRIOR TO BUILDING, ALL CONTRACTORS MUST THOROUGHLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF ANY CONTRACTORS TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
 - CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
 - INFORMATION ON THESE PLANS ARE SCHEMATIC. INDIVIDUAL ROOF MANUFACTURES HAVE DIFFERENT DETAILS AND THESE MAY VARY DEPENDING ON WHICH MANUFACTURING SYSTEM IS SELECTED. CONTRACTOR SHOULD VISIT SITE TO ENSURE THAT HE IS FAMILIAR WITH THE PROJECT REQUIREMENT TO DO A COMPLETE ATTENTION SHOULD BE MADE AT THE MECHANICAL EQUIPMENT WITH RESPECT TO DISCONNECTION, MOVING, ROOF INSTALLATION AND RE-INSTALLING.
 - ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER OF ANY DISCREPANCIES FOUND IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING WITH AFFECTED PART OF THE WORK.
 - THE GENERAL CONTRACTOR MUST RECONFIRM THE DIMENSIONS OF THE DEMISING PARTITIONS AND COLUMN LOCATIONS.
 - THE GENERAL CONTRACTOR SHALL UPON INITIAL SITE VISIT VERIFY ALL EXISTING CONDITIONS (I.E., OVERALL DIMENSIONS, CONDITION OF CONCRETE SLAB, LOCATION OF SERVICES, STRUCTURE, CLEARANCES, ETC.) AND REPORT ANY DISCREPANCIES, OMISSIONS, OR OBSTRUCTIONS THAT WILL AFFECT THE LAYOUT OR DESIGN OF THE SPACE IMMEDIATELY TO THE OWNER OR OWNER'S PROJECT MANAGER.
 - CONTRACTOR SHALL LAY OUT PARTITION LINES ON FLOOR AT BEGINNING OF JOB AND NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS IMMEDIATELY.
 - G.C. TO PATCH AND REPAIR EXISTING WALLS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WITH LIKE CONSTRUCTION MATERIALS TO MATCH EXISTING.
 - THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT ADJOINING PROPERTY AND STRUCTURES FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
 - IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC., OF THIS SYSTEM. HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE AND IN STRICT CONFORMANCE WITH ALL APPLICABLE INTERNATIONAL CODE AND STATE BUILDING CODE REGULATIONS.
 - CONTRACTOR SHALL ADHERE TO A SCHEDULE FOR ALL WORK WHICH DOES NOT INTERFERE WITH NORMAL OPERATIONS OF THE FACILITY.
 - DO NOT PUT DISSIMILAR METALS IN CONTACT WITH EACH OTHER.
 - UNLESS SPECIFICALLY NOTED AS EXISTING, ALL ITEMS ARE NEW.

DOCUMENT LIST

A0.1	TITLE SHEET	SHEET	1
A1.1	EXISTING FLOOR PLAN	SHEET	2
A1.2	PROPOSED FLOOR PLAN	SHEET	3
A2.1	PROPOSED RESTROOM ELEVATIONS	SHEET	4

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CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

SLOW COFFEE
INTERIOR RENOVATION

106 NORTH ST.
HINGHAM, MA

PROJECT NO. 25158

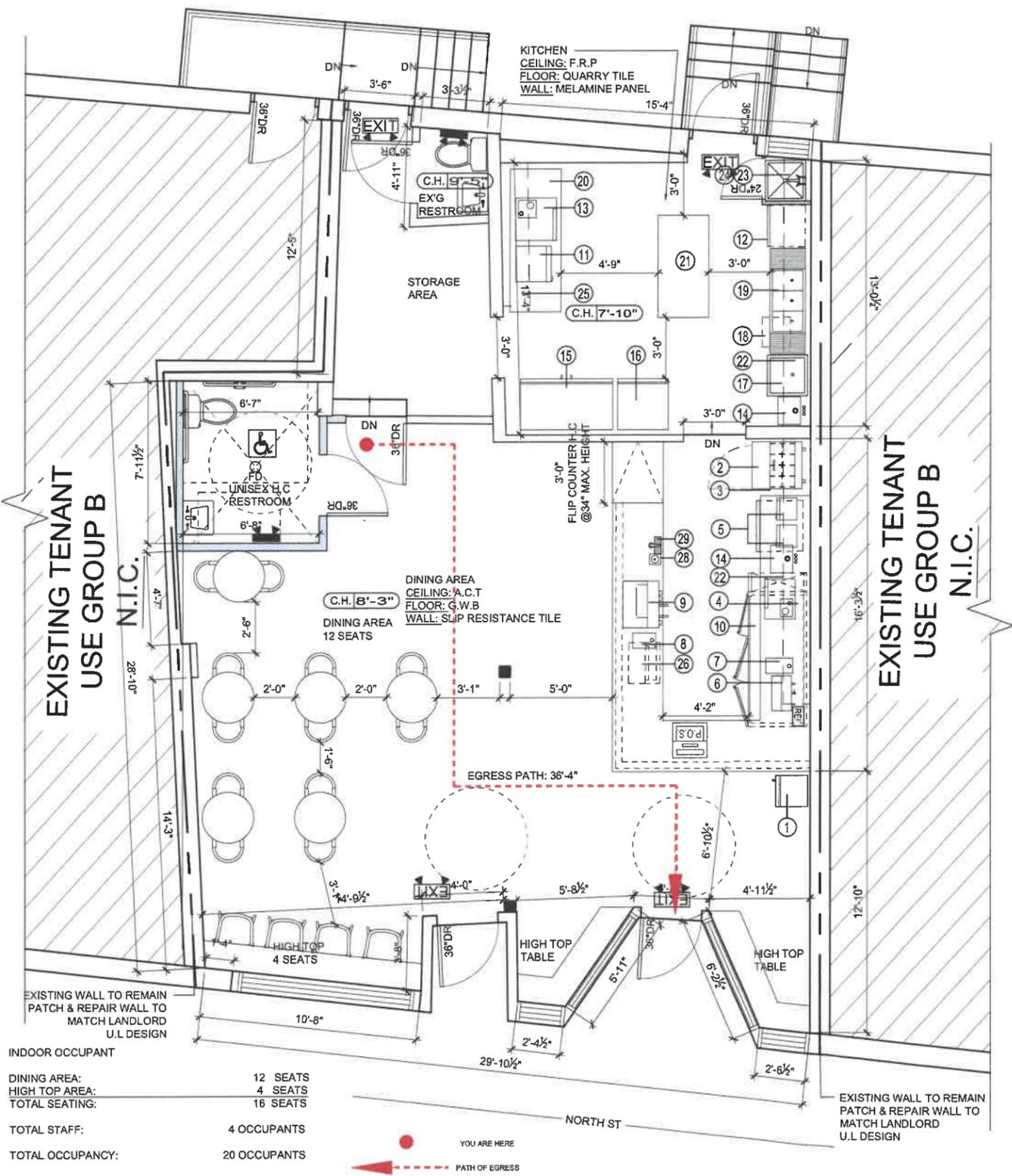
SHEET TITLE

TITLE SHEET

DRAWN: TN	DRAWING NO:
SCALE: NOTED	
DATE: 11/19/2025	
CHECKED:	A0.1
SHEET OF	

GRAPHIC SYMBOLS

	ENLARGED DETAIL REFERENCE NUMBER SHEET NUMBER		Ceiling 10'-0"		DATUM POINT LOCATION ELEVATION
	SECTION DETAIL REFERENCE I.D. SHEET NUMBER		MATCH LINE SHEET NUMBER		REVISION INDICATOR REVISION NUMBER
	INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER		PARTITION INDICATOR PARTITION TYPE		SMOKE DETECTOR
	CEILING HEIGHT KEY HEIGHT MATERIAL TYPE		CARBON MONOXIDE & SMOKE COMBO DETECTOR		HEAT DETECTOR
	EXISTING PARTITION		FIRE DOOR SYMBOL 90MIN FIRE RATED DOOR (3HR FIRE WALL)		FIRE DOOR SYMBOL 60MIN FIRE RATED DOOR (2HR FIRE WALL)
	DEMOLITION PARTITION		FIRE DOOR SYMBOL 45MIN FIRE RATED DOOR (1HR FIRE WALL)		EXIT SIGN
	NEW PARTITION		EMERGENCY LIGHT		
	FIRE RATED PARTITION				



INDOOR OCCUPANT

DINING AREA: 12 SEATS
 HIGH TOP AREA: 4 SEATS
 TOTAL SEATING: 16 SEATS

TOTAL STAFF: 4 OCCUPANTS
 TOTAL OCCUPANCY: 20 OCCUPANTS

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

1
A1.2

ITEM	DESCRIPTION	QTY	REMARK (W*D*H)
1	REACH-IN MERCHANDISER COOLER	1	
2	SALAD UNIT	1	
3	UNDERCOUNTER ICE MACHINE	1	
4	RAPID OVEN	1	
5	COUNTERTOP TOASTER	2	
6	COFFEE BREWER	1	
7	COFFEE GRINDER	1	
8	COFFEE GRINDER	1	
9	ESPRESSO MACHINE	1	
10	UNDERCOUNTER COOLER	1	
11	MICROWAVE	1	
12	UNDERCOUNTER DISHWASHER MACHINE	1	
13	OVEN	1	
14	HAND SINK	2	
15	REACH-IN COOLER	1	
16	REACH-IN FREEZER	1	
17	1-COMPARTMENT SINK	1	
18	GREASE TRAP	1	
19	3-COMPARTMENT SINK W/ DRAINBOARD	1	
20	STAINLESS STEEL WORK TABLE	1	30" X 7'-0" X 34"
21	STAINLESS STEEL WORK TABLE	1	30" X 5'-0" X 34"
22	WALL TOP SHELF	2	13'
23	MOP SINK	1	
24	CHEMICAL SHELF	1	
25	WALL TOP SHELF	1	8'
26	ICE BIN	1	
27	-	-	-
28	GLASS RINSER	1	
29	GLASS FILLER W/ DRIP TRAP	1	

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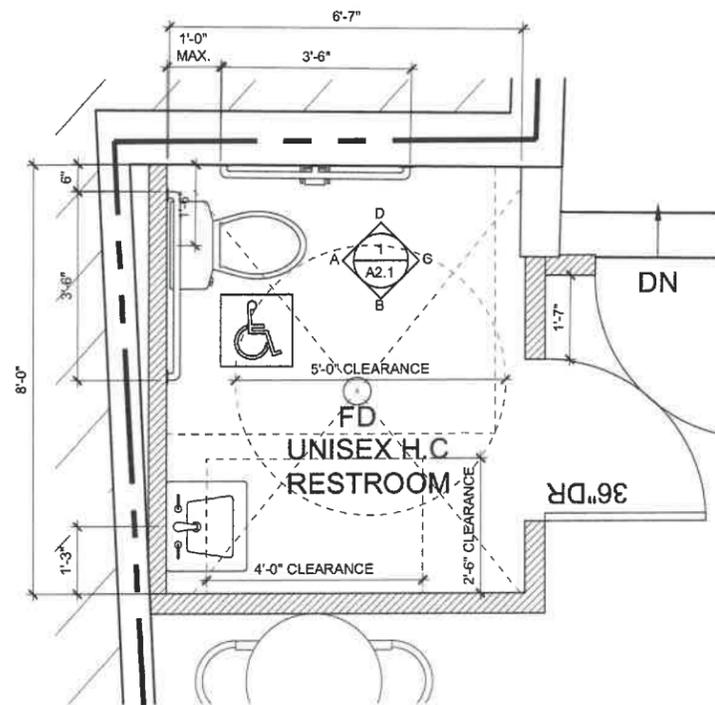
SLOW COFFEE
 INTERIOR RENOVATION
 106 NORTH ST,
 HINGHAM, MA

PROJECT NO. 25158
SHEET TITLE

PROPOSED FLOOR PLAN

DRAWN BY	TH	DRAWING NO.
SCALE	NOTED	
DATE	11/19/2025	
CHECKED		
SHEET	CP	A1.2

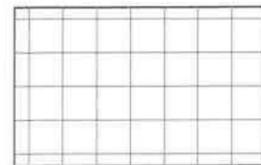




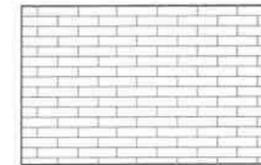
ENLARGED RESTROOM
SCALE: 1/2" = 1'-0"

TOILET ACCESSORIES:

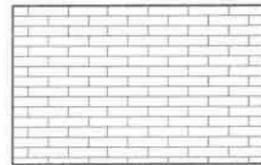
- A LIGHT FIXTURE
- B FAUCET
- C SINK
- D TOILET PAPER DISPENSER
- E SANITARY NAPKIN DISPOSAL
- F GRAB BARS
- G MIRROR
- H PAPER TOWEL HOLDER
- I PIPE INSULATION



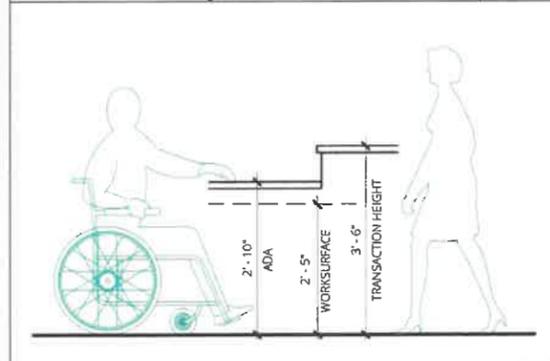
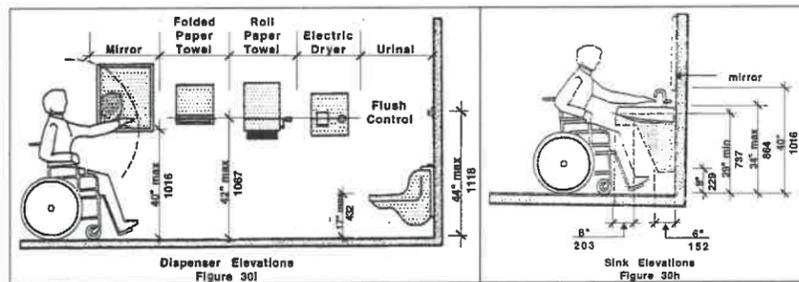
FLOOR
SLIP RESISTANT TILE



(WT-1) ISOLA CAPRI
POLISHED CERAMIC TILE
(3X12)

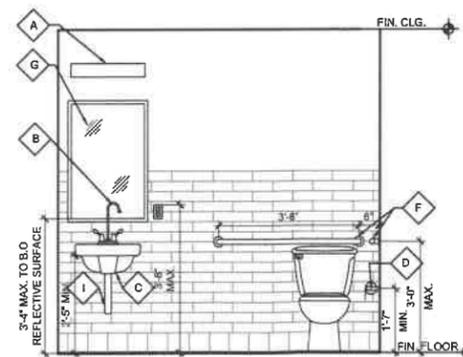


(WT-2) MERINGUE II
POLISHED CERAMIC TILE
(3X12)

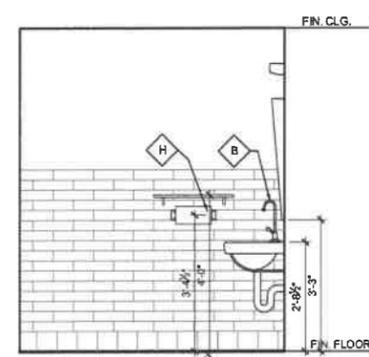


ADA-SERVICE COUNTER DETAIL
SCALE: N.T.S.

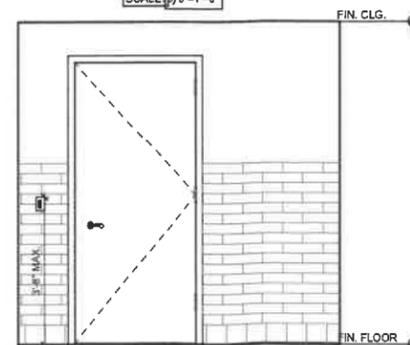
UNISEX HANDICAP RESTROOM



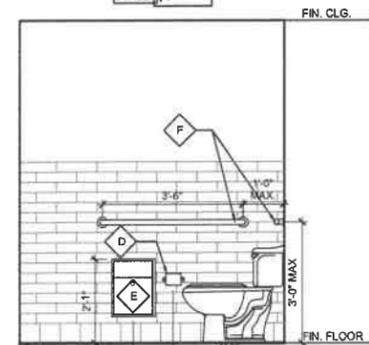
ELEVATION - A
SCALE: 1/8" = 1'-0"



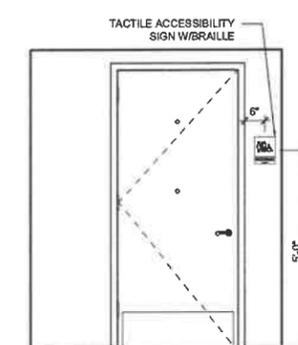
ELEVATION - B
SCALE: 1/8" = 1'-0"



ELEVATION - C
SCALE: 1/8" = 1'-0"



ELEVATION - D
SCALE: 1/8" = 1'-0"



ELEVATION - E
SCALE: 1/2" = 1'-0"

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108 NORTH ST.
HINGHAM, MA

PROJECT NO. 25158

SHEET TITLE

PROPOSED
RESTROOM
ELEVATIONS

DRAWN	TN	DRAWING NO.
SCALE	NOTED	
DATE	12/11/2019	
CHECKED		
SHEET	07	A2.1