

# Proposed Physicians Practice Office for: CareWell Urgent Centers of MA, P.C.

349 Broadway  
Somerville, Massachusetts

**ISSUED FOR PERMIT**

May 22, 2014



Existing Building as Viewed from Broadway Street

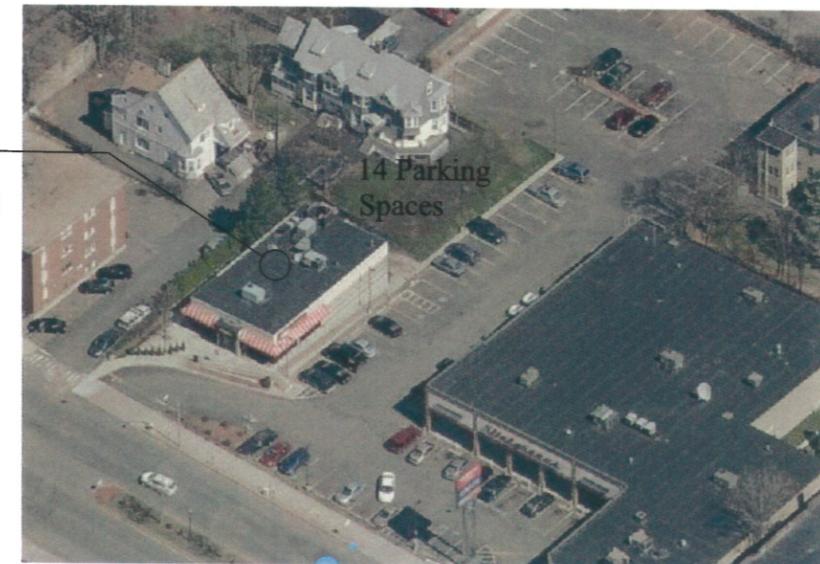
Drawing List:

- |  |   |
|--|---|
| A0 - Title Sheet & Site Plan           | M-1 HVAC Schedules, Legends and Details |
| A1 - Demolition Plan                   | M-2 First Floor HVAC Plan               |
| A2 - Proposed Floor Plan               | P-1 Plumbing Floor Plan                 |
| A3 - Proposed Reflected Ceiling Plan   | E1 Legend and Specifications            |
| A4 - Ramp Plan, Elevation and Details  | E2 Power Plan                           |
| A5 - Schedules and Partition Type      | E3 Lighting Plan                        |
| A6 - Door Schedule and Casework Detail | FA1 Fire Alarm Plan                     |
| A7 - Casework Details                  |   |
| S-1 - Existing/New Parking Plan        |   |

CODE ANALYSIS:

- CODE REFERENCES: -2009 INTERNATIONAL BUILDING CODE (IBC 2009)  
 -2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC 2009)  
 -2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS (ICC 2009)  
 -8TH EDITION, 780 CMR: MASSACHUSETTS STATE BUILDING CODE (AMENDMENTS)  
 -2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS (ICC 2009)  
 -NFPA 101 LIFE SAFETY CODE (2000)  
 -2010 FGI (GUIDELINES FOR DESIGN & CONSTRUCTION OF HEALTH CARE FACILITIES (CHAPTER 3)  
 -ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA)  
 -MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATION (821 CMR )
- USE GROUP: B - BUSINESS : IBC 304.1
  - CONSTRUCTION TYPE: III, UNPROTECTED, FULLY SPRINKLERED (UNDER 7,500 SF)
  - BUILDING HEIGHT AND AREA LIMITATIONS: 2 STORIES, 9000 SF PER FLOOR FOR NON-SPRINKLERED : TABLE 503 PROVIDED: 1-STORY, 3,000 SF
  - TOTAL OCCUPANCY: TABLE 1004.1.1, BUSINESS, 1 OCCUPANT PER 100 GROSS SF =24 OCCUPANTS  
SEATING: 1 OCCUPANT PER 15 NET = 520/15 = 35 OCCUPANTS
  - FIRE RESISTANT RATINGS OF STRUCTURAL ELEMENTS (TABLE 601)
    - EXTERIOR WALLS: LOAD BEARING 0 HR.  
NON LOAD BEARING = 0 HR.
    - FIRE PARTITIONS EXIT ACCESS CORRIDORS (TABLE 1016.1) = 0 HR.  
TENANT SPACES SEPARATIONS = 1 HR. (SPRINKLERED BUILDING)
    - NON LOAD BEARING PARTITIONS: 0 HR.
    - INTERIOR LOAD BEARING WALLS, COLUMNS, BEAMS, FRAMING: 1 HR. TENANT SEPARATION WALL
    - STRUCTURAL MEMBERS SUPPORTING WALL: NOT LESS THAN RATING OF WALL SUPPORTED
    - ROOF CONSTRUCTION: 0 HR.
  - EXITS REQUIRED: TABLE 1021.1 (1-500 OCCUPANTS , 2 EXITS REQUIRED)
  - EXITS CAPACITY PROVIDED: IBC 1005.1 (0.2 INCH PER DOOR PER OCCUPANTS): 560 OCCUPANTS

Proposed Building Renovations



AERIAL SITE MAP



**Strekalovsky Architecture Inc.,**

42 North St. Hingham, MA 02043  
781.740.4292 (t) 781.740.4279 (f)



**VAV International Inc.**

CONSULTING MECHANICAL ENGINEERS

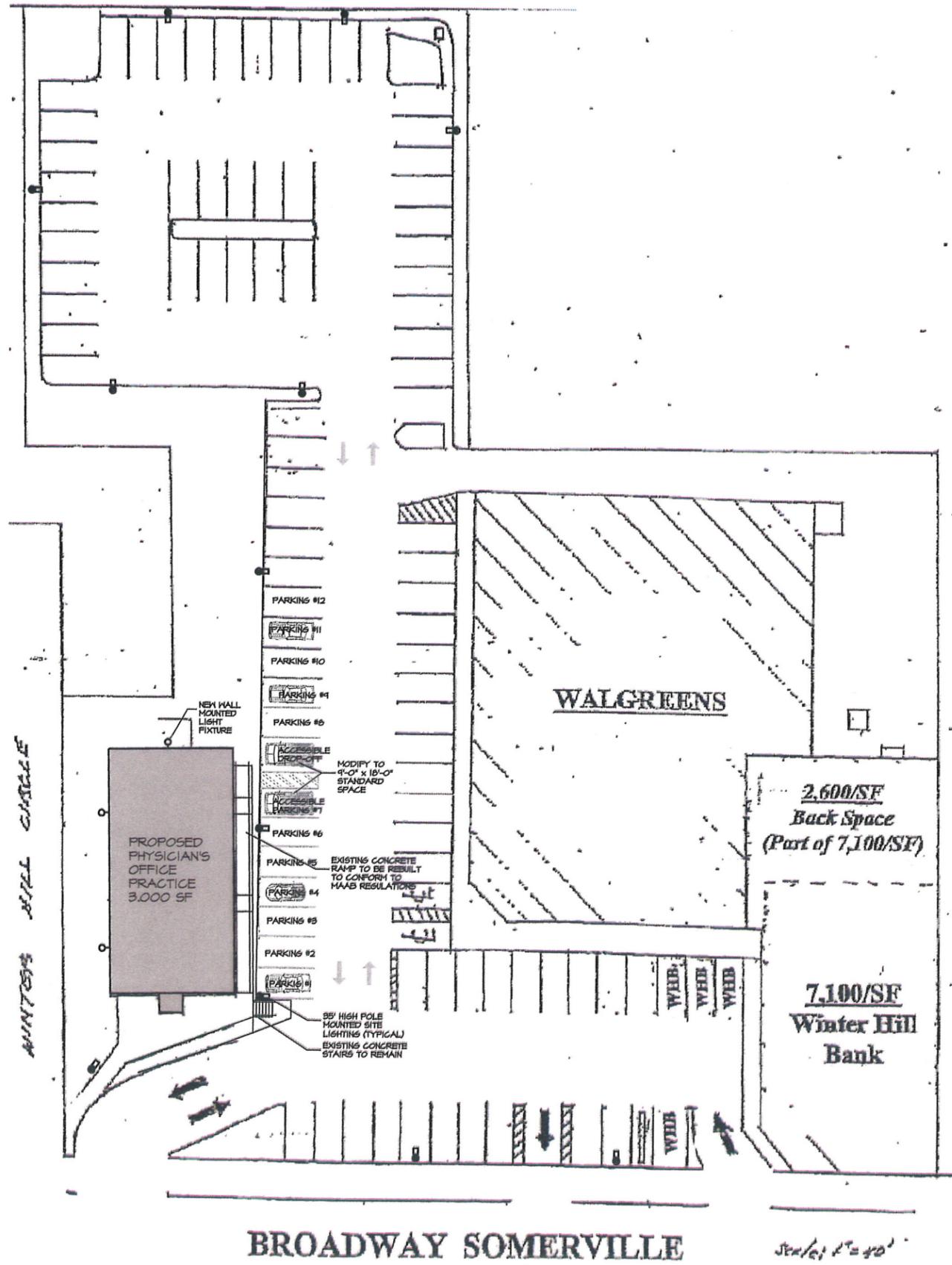
400 WEST CUMMINGS PARK S.4700  
WOBURN, MASSACHUSETTS 01801  
(781) 935-7228 FAX (781) 935-1822  
WWW.VAVINT.COM



DRAWING NUMBER:

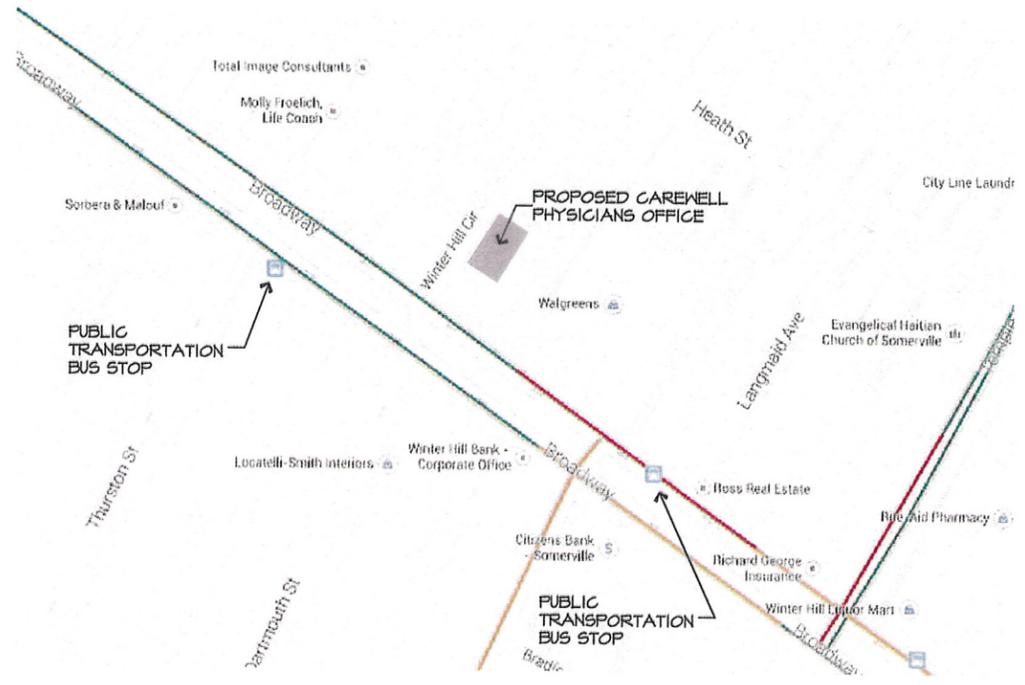
**A0**

ISSUED FOR PERMIT



BROADWAY SOMERVILLE

Scale 1" = 40'



LOCUS MAP WITH PUBLIC TRANSPORTATION



VIEW OF EXISTING PARKING LOT FROM ROOF

DRAWING NO. **S.1**

**EXISTING / NEW PARKING PLAN**

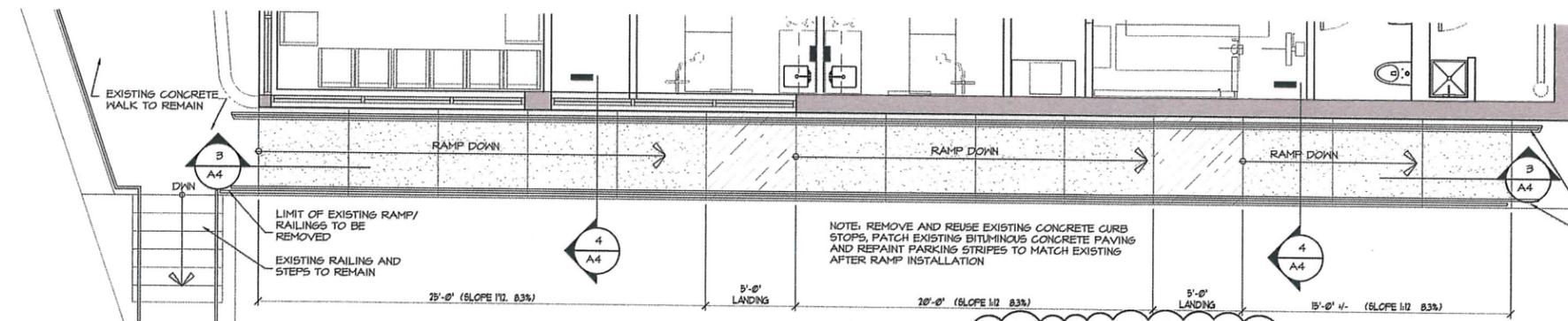
SCALE: 1" = 40'-0"  
Project No. 1801500  
DPI Review May 30, 2014

PROPOSED PHYSICIANS PRACTICE FOR:  
**CAREWELL URGENT CARE CENTER MA P.C.**  
344 BROADWAY, SOMERVILLE, MA

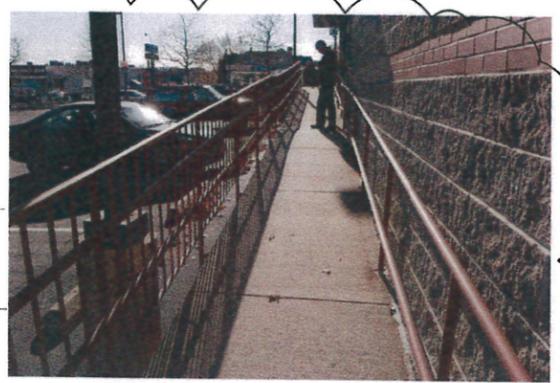
**Strelakovsky Architecture Inc.**  
42 North St. Hingham, MA 02043  
781.740.4292 (t) 781.740.4279 (f)



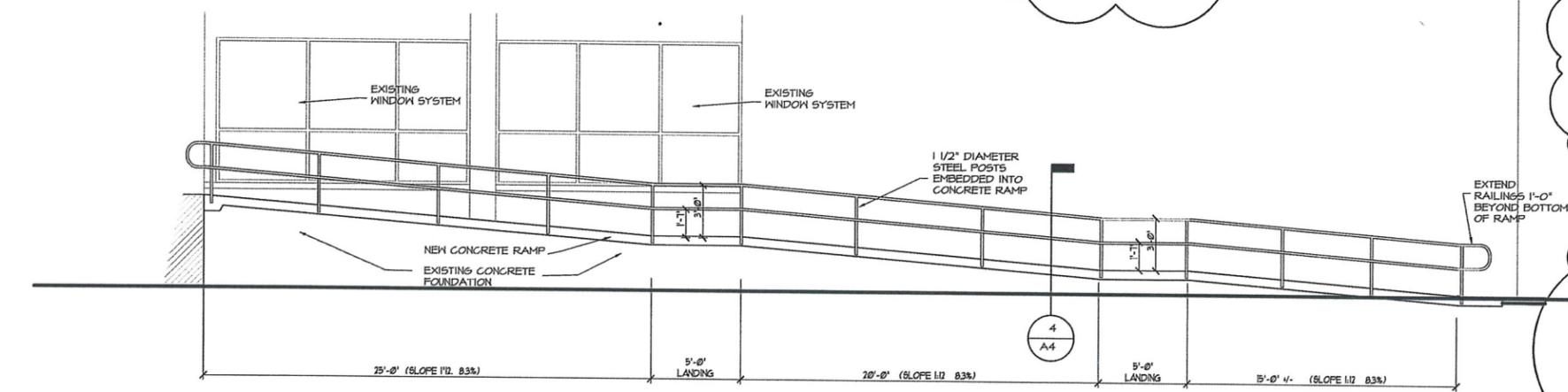




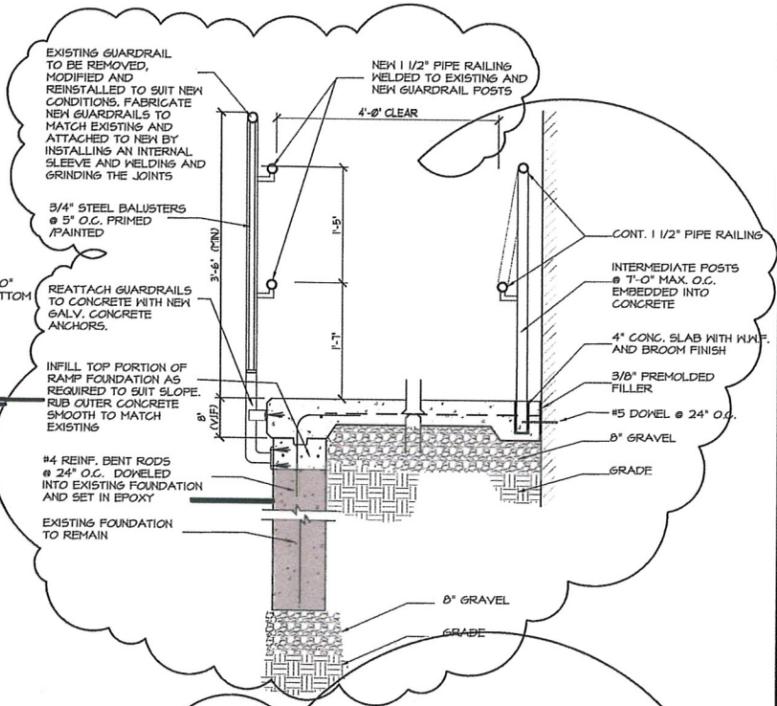
**1 FRONT ELEVATION**  
1/4" = 1'-0"



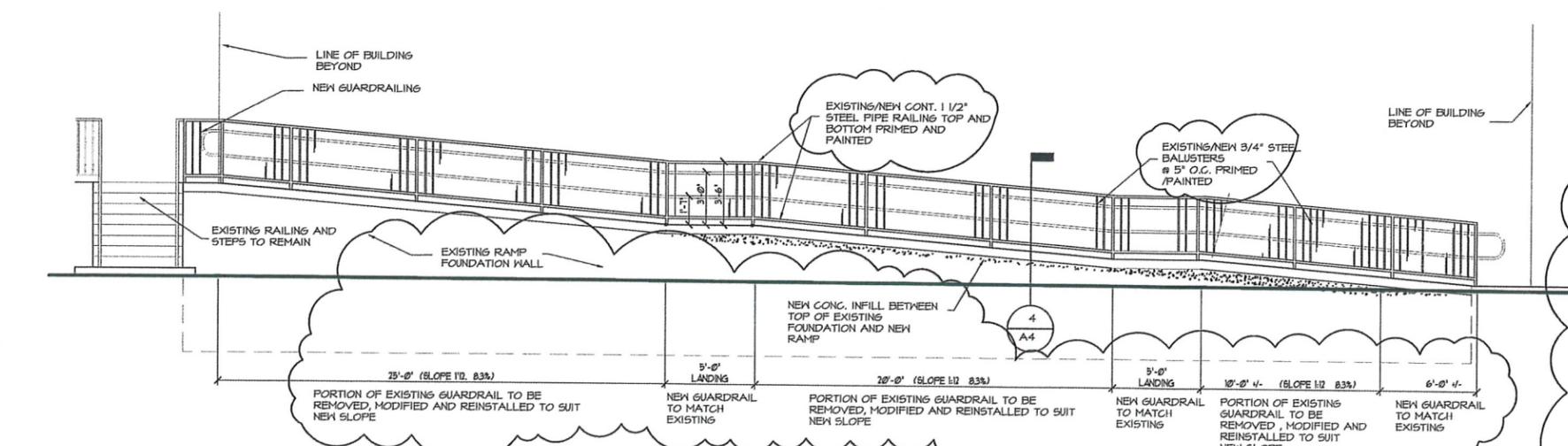
**A VIEW OF EXISTING GUARDRAILING**  
NO SCALE



**2 INSIDE RAILING ELEVATION**  
1/4" = 1'-0"



**B VIEW OF EXISTING GUARDRAILING**  
NO SCALE



**3 OUTSIDE RAMP/RAILING ELEVATION**  
1/4" = 1'-0"

**Strekalovsky Architecture Inc.**  
42 North St. Hingham, MA 02043  
781.740.4292 (t) 781.740.4279 (f)



PROPOSED PHYSICIANS PRACTICE FOR:  
**CAREWELL URGENT CARE OF MA, P.C.**  
349 BROADWAY, SOMERVILLE, MASSACHUSETTS

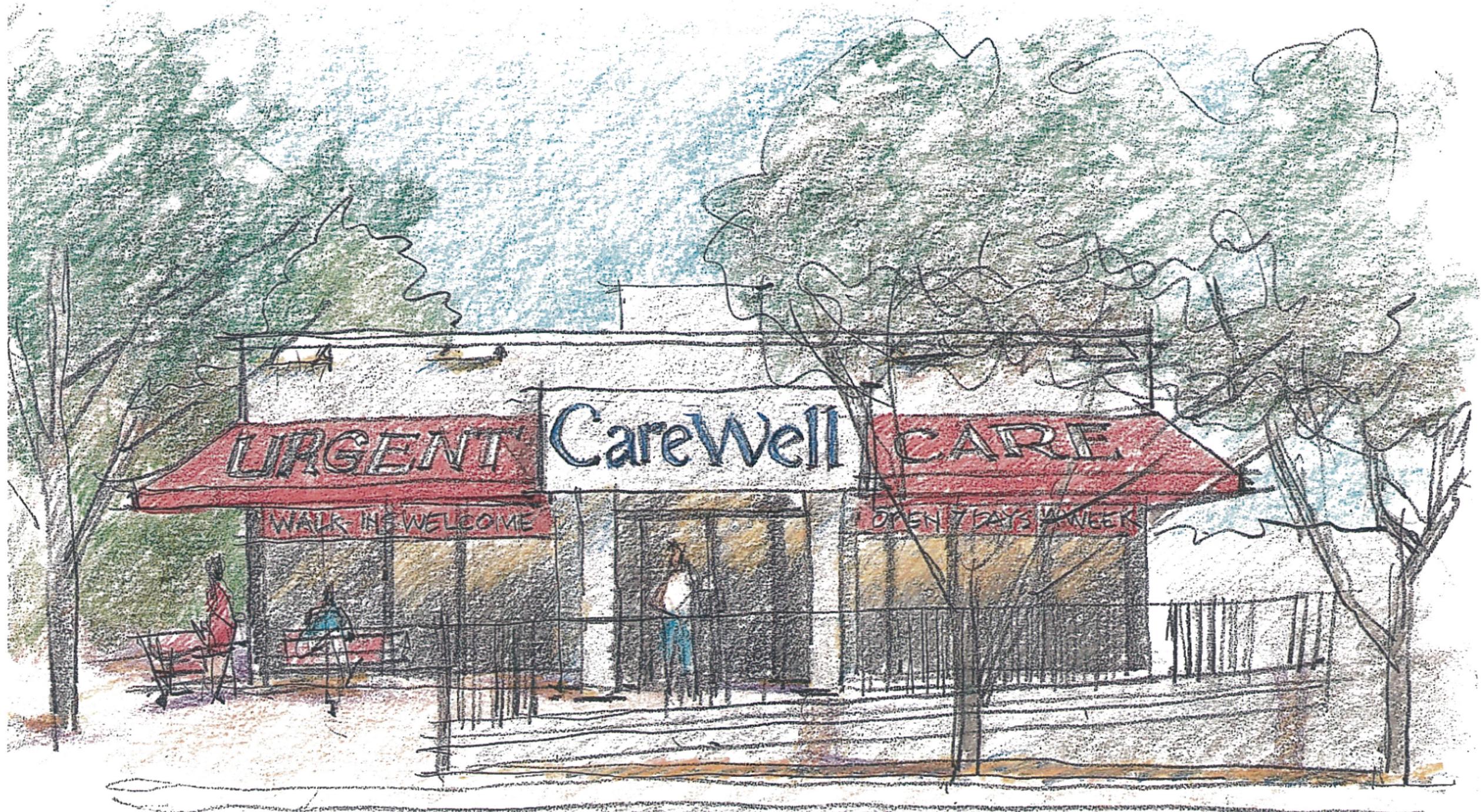
**RAMP PLAN, ELEVATIONS AND DETAILS**

REVISIONS:	
5-30-2014	DPH REVIEW
6-18-2014	RAMP REVISIONS

PROJECT #: 13015.00  
DATE: 5-22-14  
SCALE: AS NOTED  
DRAWN: MPC  
CHECK: VOC/MPC  
DRAWING NUMBER:  
**A4**  
DPH REVIEW



SIGN CONCEPT - 394 BROADWAY  
SARASOTA  
FLA  
6-14-14



SIGN CONCEPT - GOMERVILLE -  
6-10-14 - 394 BROADWAY  
SA1