

- GENERAL SCOPE OF WORK:
- 1 SELECTIVE DEMOLITION OF PORTION OF INTERIOR NON-LOAD BEARING WALL TO PROVIDE ACCESS TO EXPANSION SPACE, DO NOT DISTURB / ALTER EXISTING COLUMNS. SEE STRUCTURAL REPORT BY RJ FARAH ENGINEERING, INC. DATED 5/22/2024.
 - 2 APPROX. LOCATION OF COOLER EXPANSION.
 - 3 APPROX. LOCATION OF NEW PARTITION WALL AND DOOR FOR STORAGE AREA.
 - 4 PATCH AND MATCH OR REMOVE EXISTING FINISHES AND PREPARE SPACE AND SURFACES FOR LIQUOR JUNCTION FIT - UP.
 - 5 SELECTIVE DEMOLITION OF NON-LOAD BEARING WALL. PATCH AND MATCH FINISHES



Revisions:			
Proj. No:	2404	Date:	9/19/2024
Scale:	as shown		

EXISTING FLOOR PLAN

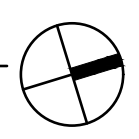
LIQUOR JUNCTION EXPANSION
Twin City Plaza - 14 McGrath Highway
Somerville, MA 02143

EGNATZ ASSOCIATES, INC. Architects
East End Road, Bolton, Massachusetts 01740 (978) 779-5158

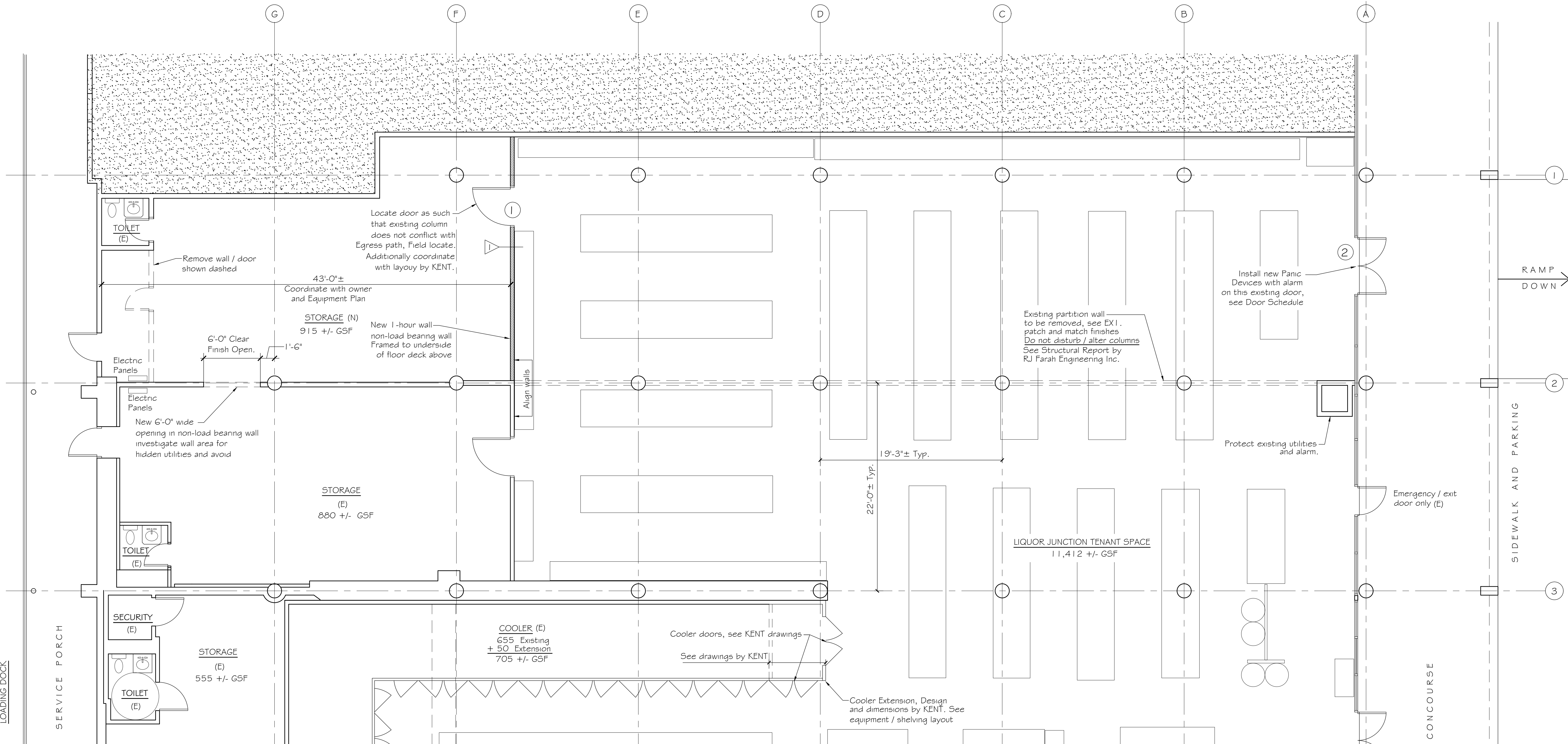
EX1

EXISTING FLOOR PLAN
Scale: 3/16" = 1'-0"

SITE KEY PLAN
NOT TO SCALE



DRAWINGS FOR PERMIT 9/19/2024



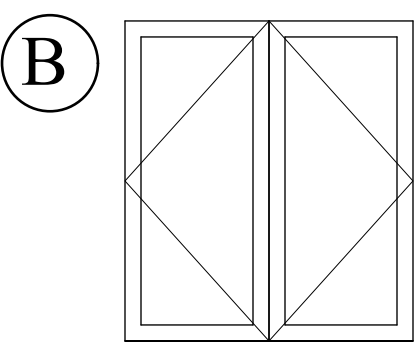
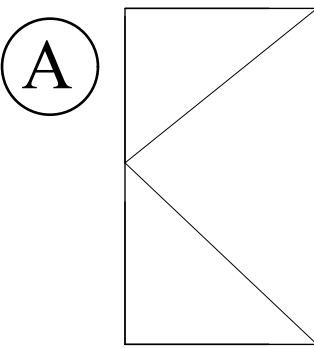
PROPOSED EXPANSION FLOOR PLAN
Scale: 3/16" = 1'-0"

GENERAL NOTES - "LIQUOR JUNCTION EXPANSION"

- All new work shall comply with the requirements of the 2015 IEBC, "Massachusetts State Building Code, 780 CMR, 9th Edition as Amended and the 2015 IBC.
- All plumbing, electrical, mechanical, and fire sprinkler work to be done "Design Build", under the appropriate permits acquired by the installing sub-contractors. Contractors shall be responsible for compliance with all applicable local and State Building Codes.
- Metal Stud Sizes, Interior or Exterior Use Type, Rating and Gauges, and Fire Rated Construction shall comply with manufacturer's requirements for its intended use and assembly. New Gypsum wallboard shall have smooth lightly sanded drywall finish and two coats of premium latex paint, color by owner. Install Fire Blocking, Partition and fixture blocking where necessary or required, coordinate with owner and tenant requirements.
- Any new gas heating and air conditioning equipment (if any) shall be located and installed by a MA licensed Mechanical contractor. Coordination with other trades shall be the responsibility of the installing contractor. All structural modifications shall be the responsibility of a MA licensed Structural Engineer.
- Any work to existing or new electrical transformers, breaker panel, power wiring, general lighting, emergency lighting, exit lights, visual and audible fire alarms shall be designed, specified, and installed by a MA licensed electrical engineer or qualified design-build electrical subcontractor.
- All selective demolition work to proceed with caution so as not to disturb existing structural elements of the building, utilities, and patch and match finishes that are to remain. It is the General Contractors responsibility to provide all necessary temporary shoring, and weather protection and protection of existing finishes in areas of selective demolition and new work.
- Any discrepancy between scope of work described in the Construction Documents and conditions actually found in the field shall be brought to the immediate attention of the architect.
- Existing and proposed expansion space are fully sprinklered. All new work shall maintain, protect and modify existing system as necessary to comply with all local and state fire sprinkler requirements during and after construction.
- For tenant aisle clearances and shelving and display layout see Equipment / Tenant Fit-up Plan (by others).
- These drawings and specifications are provided for the sole purpose of indicating scope of work to be performed by others. It is not the intent of the architect to suggest or recommend any means, methods, techniques, sequence or procedures, safety precautions, or safety programs to be used in connection with construction, or to relieve the contractor of complying with all applicable codes.
- Dimensions are approximate. Contractor to field verify. Do not scale drawings.

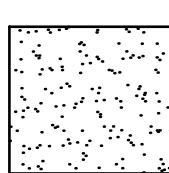
DOOR		①	②		
DOOR	Type	A	B		
	Width	48	72		
	Height	80	80		
	Thickness	1 3/4			
FRAME	Head	N			
	Jamb	N			
	Sill				
	Undercut-Above Fin. Fl.	3/4			
Exist'g = E New = N		N	E		
HARDWARE	(3) Butts / Leaf	X			
	Lockset	X			
	Latchset				
	Fire Alarm Auto Closure				
	Deadlock				
	Closure	X			
	Push Plate	X			
	Door Pull				
	Kick Plate	X			
	Track/Slider & Hanger				
	Door Stop	X			
	Silencers	X			
	Weatherstrip'g				
	Panic Device w/ Alarm	X	X		

DOOR TYPES

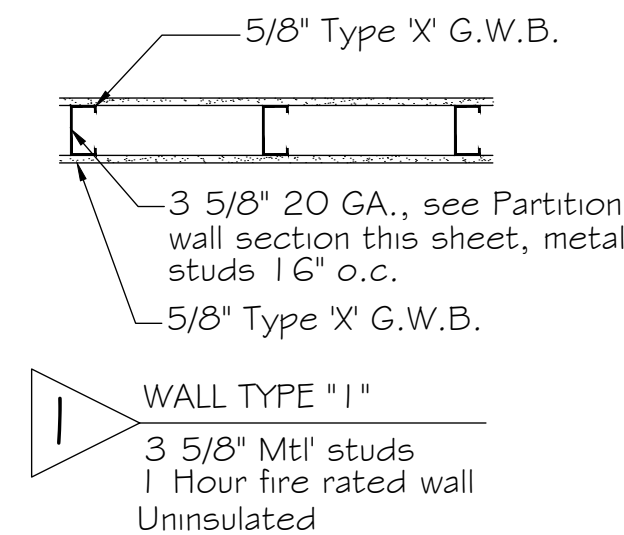
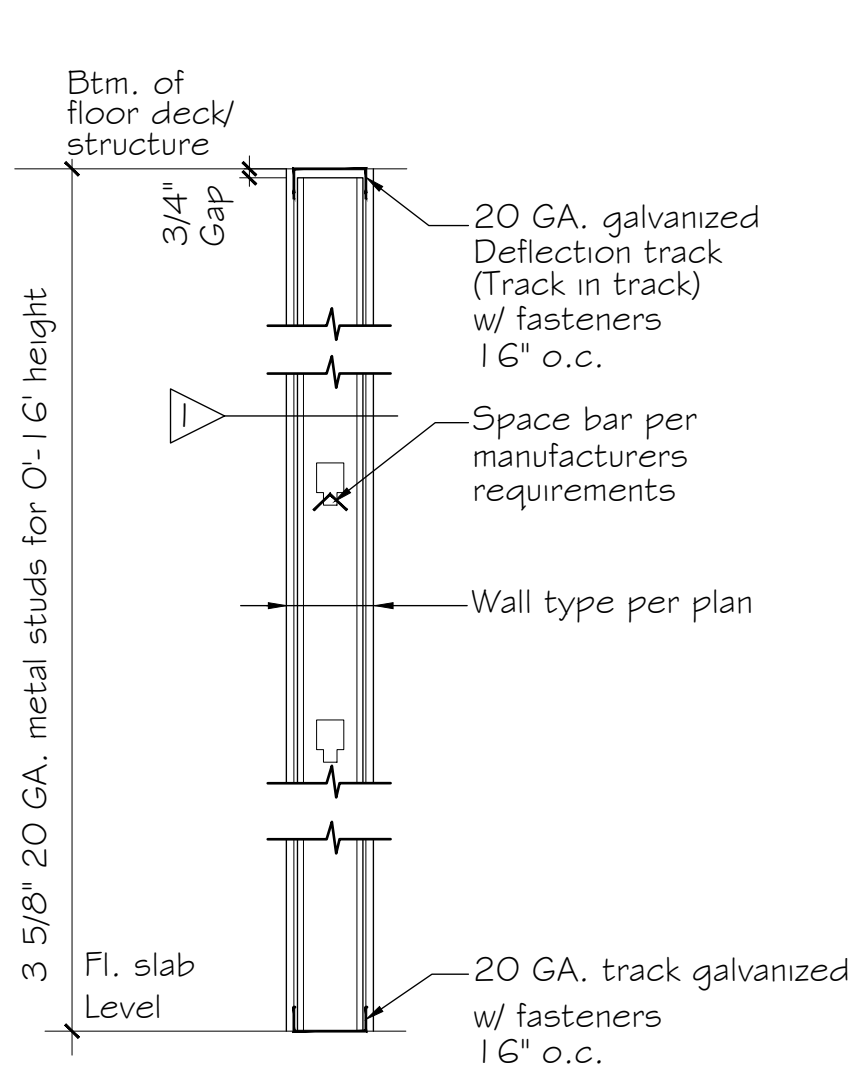


PLAN KEY:

- = Exist'g wall to remain
- = Exist'g wall to be removed
- = New wall construction or infill



- = New Door (see door schedule)

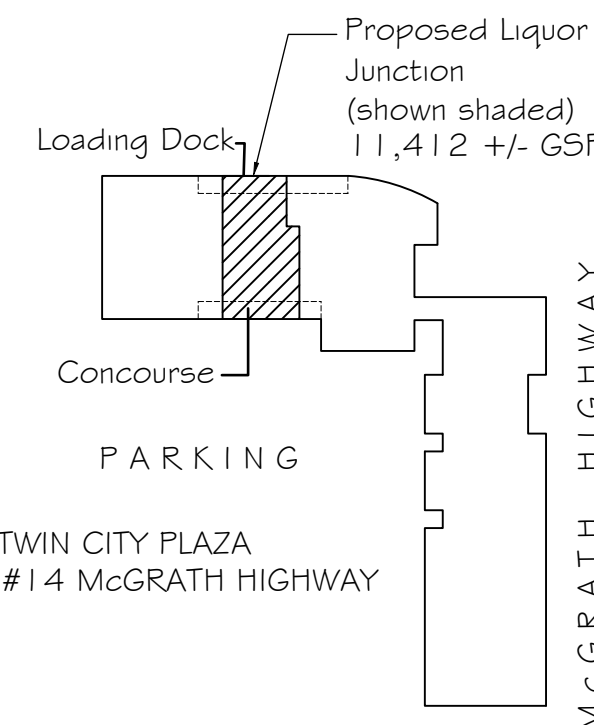


INTERIOR METAL STUD NOTES:

- All new walls are Composite non-load bearing.
- All walls to have 20 gauge, galvanized 1 3/8\"/>
- Typical Lateral Wall design load of 7.5#/sf and L360.
- 3 5/8\"/>
- *Contractor shall verify with metal stud supplier or manufactures that this design criteria is met by their supplied materials. Contractor shall submit performance data to architect for review.

AREA CALCULATION	
EXISTING RETAIL	= 6,695 +/- GSF
EXISTING STORAGE	= 1,435 +/- GSF
ADDED RETAIL	= 2,367 +/- GSF
ADDED STORAGE	= 915 +/- GSF
TOTAL RETAIL AND STORAGE	= 11,412 +/- GSF

OCCUPANCY CALCULATION	
RETAIL: 9,062 @ 60 SF/PER	= 151 PERSONS
STORAGE: 2,350 @ 300 SF/PER	= 8 PERSONS
TOTAL OCCUPANTS	= 159 PERSONS



SITE KEY PLAN
NOT TO SCALE



APPROX. N



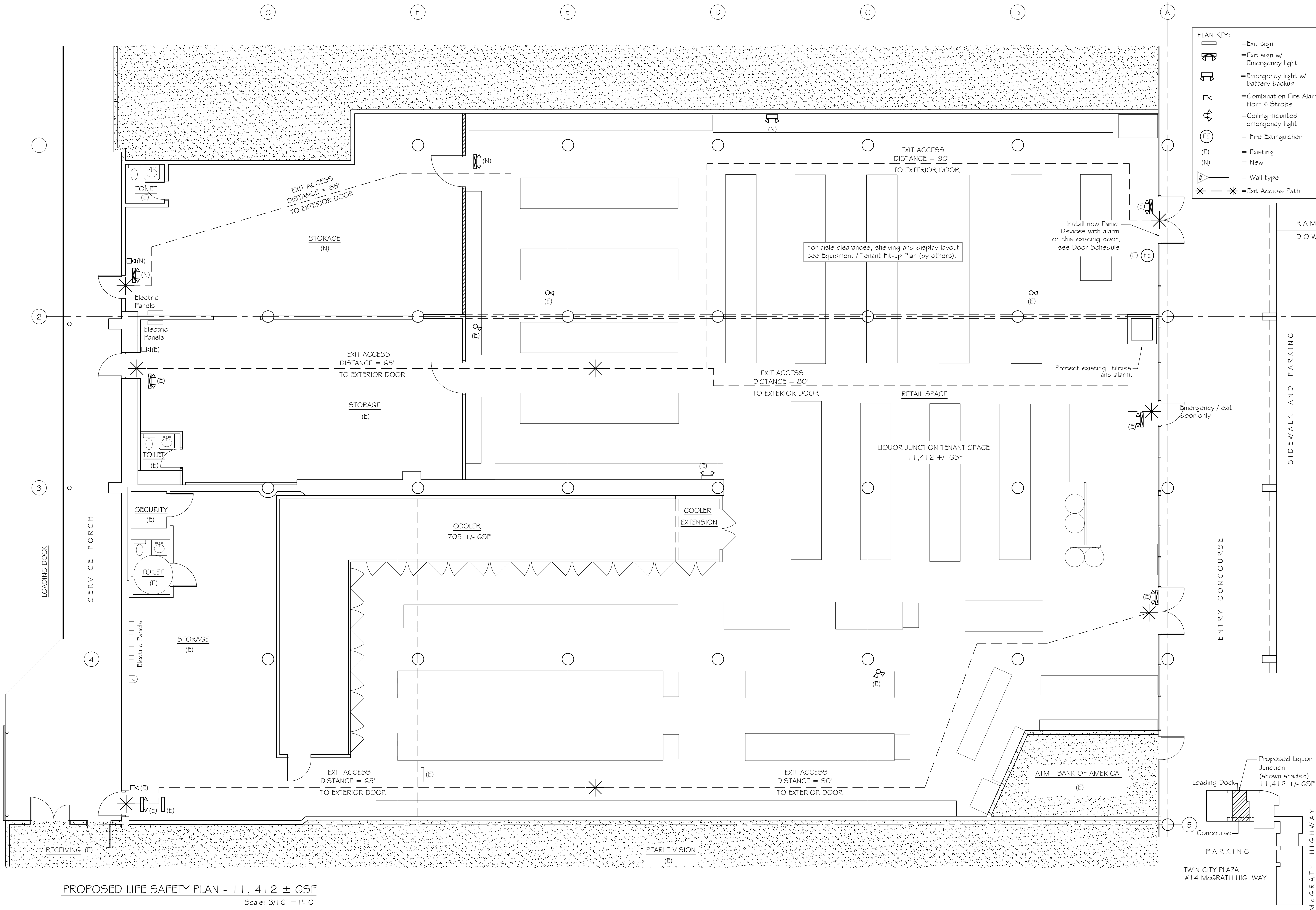
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PROPOSED EXPANSION FLOOR PLAN

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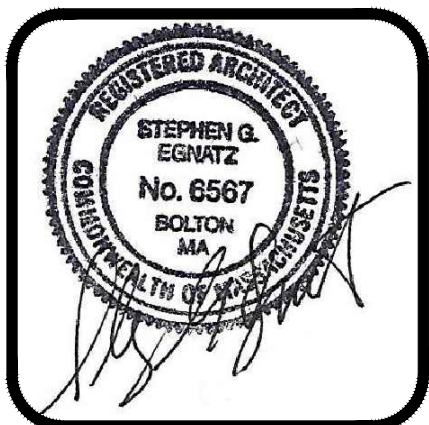
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DRAWINGS FOR PERMIT 9/19/2024



PLAN KEY:

- = Exit sign
- = Exit sign w/ Emergency light
- = Emergency light w/ battery backup
- = Combination Fire Alarm Horn & Strobe
- = Ceiling mounted emergency light
- = Fire Extinguisher
- (E) = Existing
- (N) = New
- # = Wall type
- * = Exit Access Path



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LIFE SAFETY PLAN

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LS1

PROPOSED LIFE SAFETY PLAN - 11,412 ± GSF
Scale: 3/16" = 1'-0"

SITE KEY PLAN
NOT TO SCALE



DRAWINGS FOR PERMIT 9/19/2024