

STARBUCK'S

BROADWAY CROSSING
MA 01844 METHUEN, MA
2,233 SQ.FT.

OWNER
WATERSTONE ROCHESTER LLC
117 KENDRICK ST STE 325,
NEEDHAM, MA

ARCHITECT
SCOTT/GRIFFIN ARCHITECTS
880 MAIN STREET, 5TH FLOOR
WALTHAM, MA

STRUCTURAL ENGINEER
McNAMARA SALVIA
101 FEDERAL STREET, SUITE 1100
BOSTON, MA 02110

DRAWING LIST

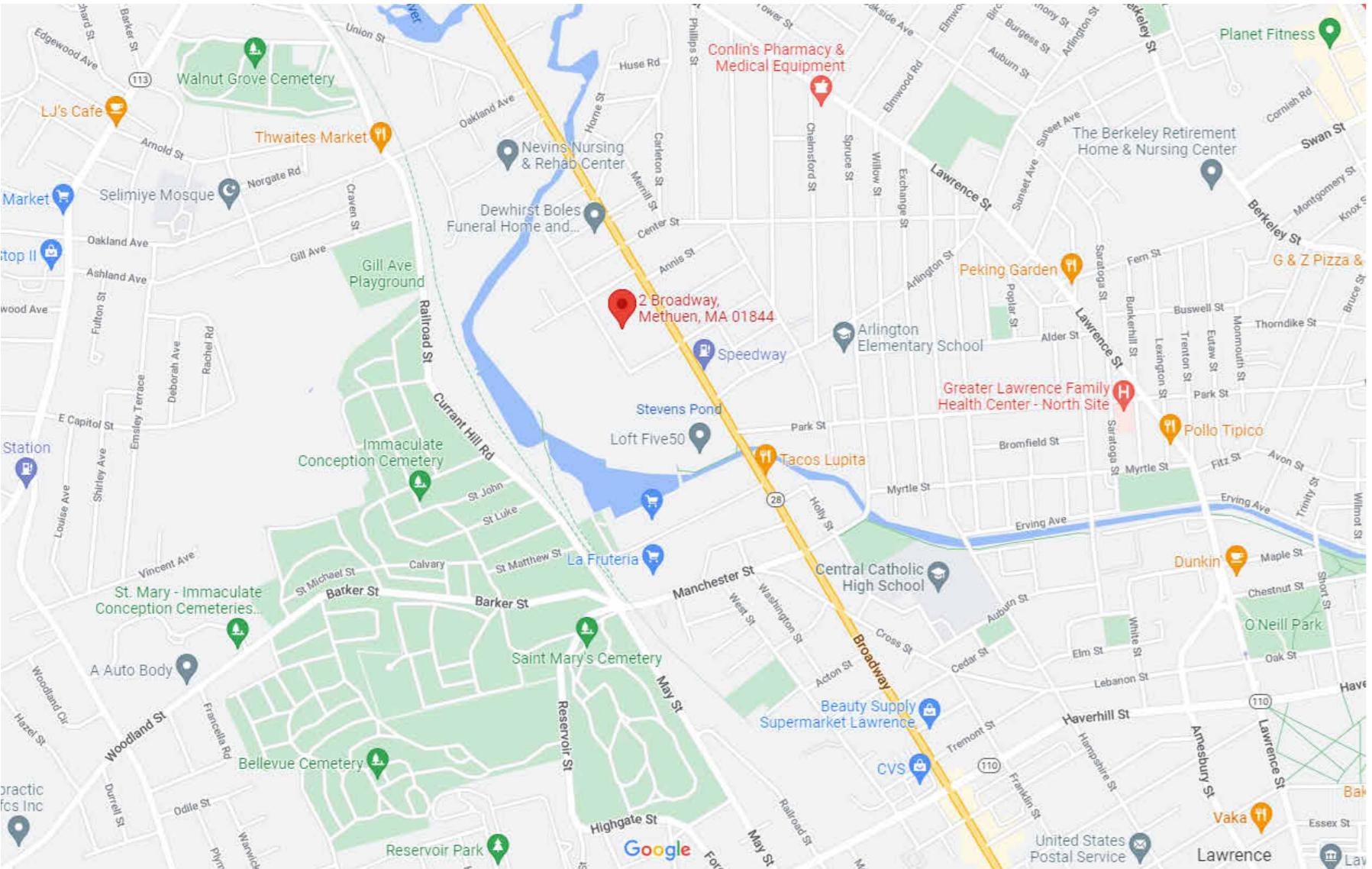
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
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2	Sheet 2	2023-10-02
3	Sheet 3	2023-10-03
4	Sheet 4	2023-10-04
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A4	VISUALS	10/26/22
A1	SITE PLAN	10/26/22
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A002	GENERAL NOTES, SYMBOLS, ABBREVIATIONS	09/20/19
A101	FLOOR PLAN	09/20/19
A102	REFLECTED CEILING PLAN	09/20/19
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A104	EXTERIOR ELEVATIONS	09/20/19
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A109	DOOR SCHEDULE, DOOR & WINDOW TYPES AND DETAILS	09/20/19
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S101	FOUNDATION PLAN	09/20/19
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ELECTRICAL		
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E600	ELECTRICAL SPECIFICATIONS	09/20/19

LOCATOR MAP: BROADWAY CROSSING, METHUEN, MA 01844



SCOTT JILLIOTT
ARCHITECTS

880 MAIN STREET, FIFTH FLOOR
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PHONE (781) 693-7400 FAX (781) 693-7350

BROADWAY CROSSING,
Methuen, MA 01844

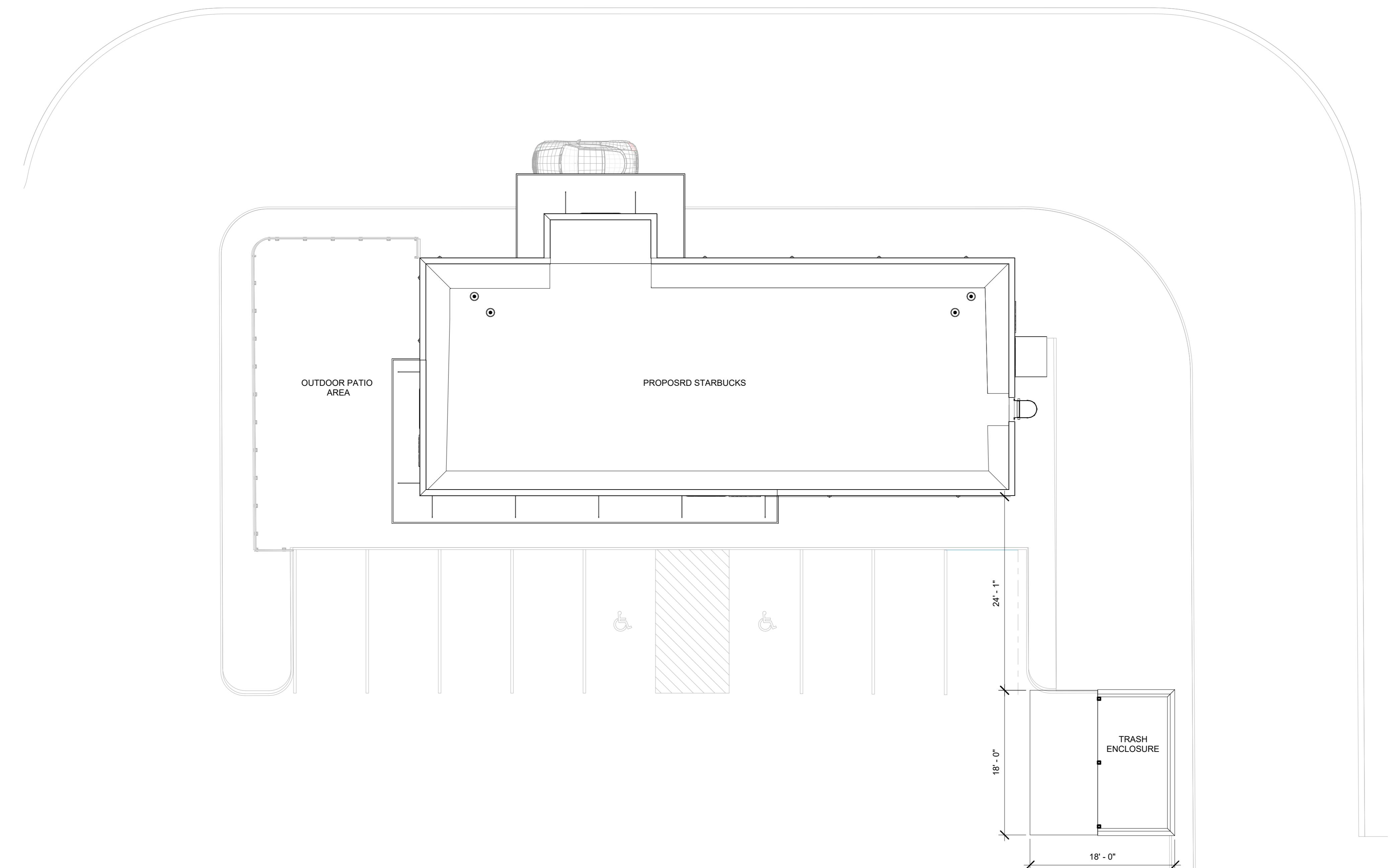
TITLE SHEET

and verification of existing conditions is the responsibility of the General Contractor. Where new work abuts existing construction, the General Contractor shall take care to verify that all existing and proposed conditions are coordinated and field verified. Where new work is intended to align with existing conditions, the General Contractor shall ensure that existing conditions are field verified to ensure proper alignment. Objects depicted on drawings as "existing" shall be field verified by the General Contractor to ensure accuracy. The General Contractor shall bring discrepancies to the attention of the Owner and Architect for resolution before continuing with the work. Shop drawings must be field verified by each sub-contractor or the General Contractor as required for complete coordination. The Architect will review shop drawings that have been: 1. Reviewed by the General Contractor, 2. Drawn to reflect field verified conditions, and 3. Stamped with the General Contractor's approval verifying such review, field verification, and coordination.

Project Number	22026.00
Date	12/07/2022
Drawn By	WDW
Checked By	TS
Scale	T001

T001

Scale



1 Proposed SITE
1/8" = 1'-0"

BROADWAY CROSSING
Methuen, MA 01844

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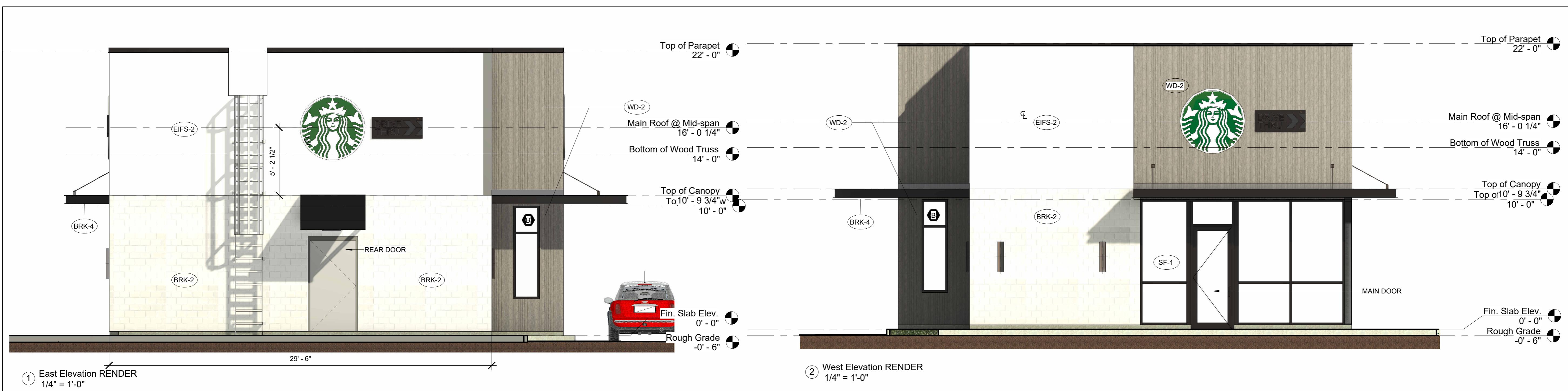
SITE PLAN

Project Number	22026.00
Date	12/07/2022
Drawn By	KS
Checked By	TS

A1

A1

scale **1/8" = 1'-0"**



② West Elevation RENDER
1/4" = 1' 0"

① East Elevation RENDER
1/4" = 1'-0"



3 North Elevation RENDER

Architectural rendering of a Starbucks building elevation. The building features a large wooden slat facade with a central entrance. The entrance is highlighted by a large Starbucks logo disk above the door. To the right of the entrance is a drive-thru window. The building is surrounded by a brick wall and a canopy. The rendering includes various annotations and dimensions:

- Top of Parapet:** 22'-0"
- 60" INTERNALLY ILLUMINATED LOGO DISK CENTERED OVER DOOR**
- WD-2**
- EXTERIOR BLDG FIRE ALARM WARNING/SIGNAL BEACON. INSTALLATION/LOCATION PER LOCAL REQUIREMENTS. REFER TO ELEC. DWGS FOR ADDITIONAL INFORMATION**
- EIFS-2**
- DRIVE THRU**
- Bottom of Wood Truss:** 14'-0"
- Main Roof @ Mid-span:** 16'-0 1/4"
- Top of Canopy:** Top 10'-9 3/4"
- 10'-0"**
- CAPOY BEYOND**
- INSTALL GALV. STEEL ROOF LADDER W/ UPPER SAFETY CAGE & LOWER SECURITY PANEL ENCLOSURE**
- Fin. Slab Elev:** 0'-0"
- Rough Grade:** -0'-6"
- 73' - 10 3/4"**
- BRK-4**
- SF-2**
- ENTRANCE DOOR 2**
- BRK-2**

South Elevation RENDER

④ South Elevation RENDER
1/4" = 1'-0"

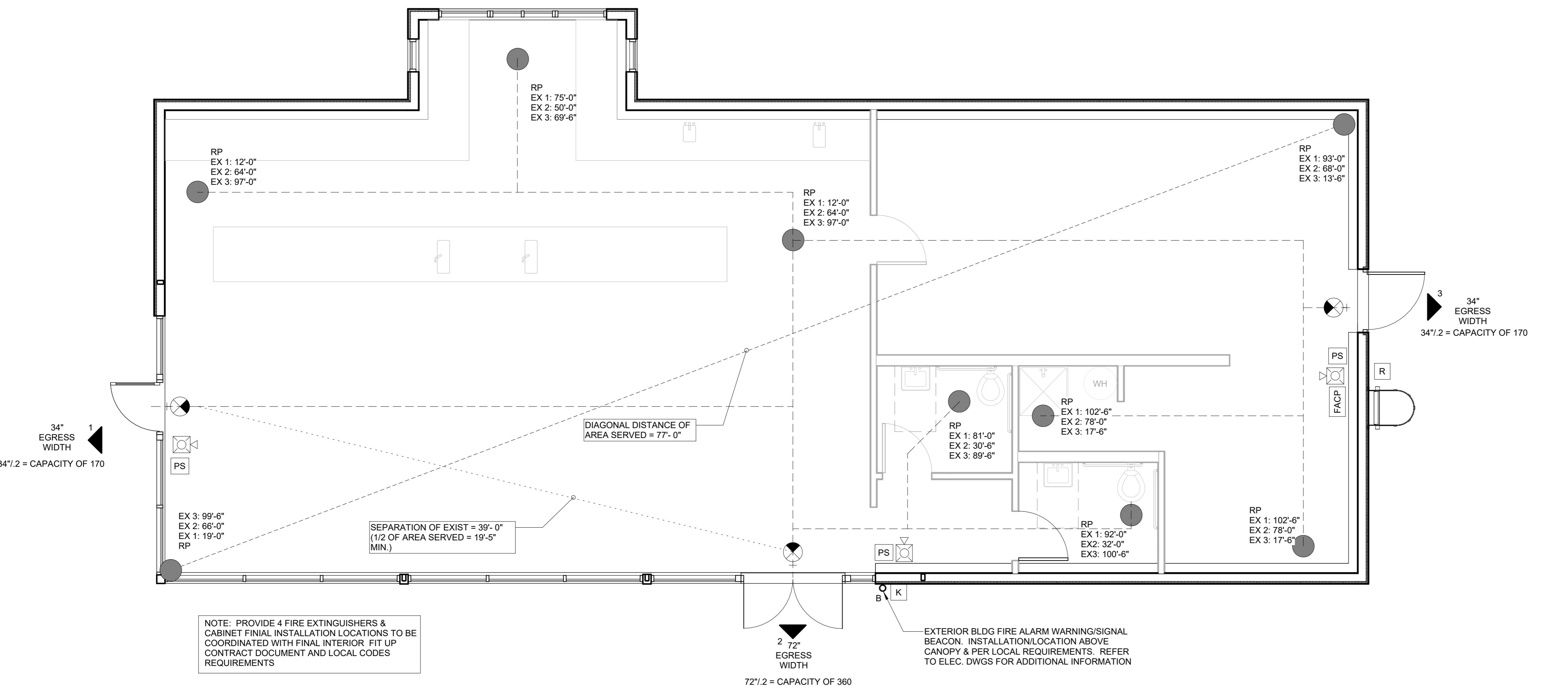


EXTERIOR ELEVATIONS RENDER

STARBUCK'S
BROADWAY CROSSING,
Methuen, MA 01844

#	Description	Date
1	Issued for Permit	

Project Number 22026.00
Date 12/07/2022
Drawn By WDW
Checked By TS
Scale As indicated
A001



BUILDING CODE INFORMATION

Massachusetts State Building Code (Reference IBC 2015 w/ MA Amendments unless noted otherwise)

- Massachusetts State Building Code, 9th Edition, 780 CMR (Reference IBC 2015 w/ MA Amendments)
- IEBC International Existing Building Code, 2015 w/ MA Amendments
- Massachusetts Comprehensive Fire Safety Code, 2018 (Reference NFPA 1, 2015 w/ MA Amendments)
- Massachusetts Fire Laws, MGL Chapter 148
- Massachusetts Electrical Code 527 CMR 12 (Reference NFPA 70, NEC 2017)
- Massachusetts Fuel Gas and Plumbing Code, 248 CMR, 2016
- International Energy Conservation Code, 2015 w/ MA Amendments
- International Mechanical Code, 2015
- Americans with Disabilities Act Accessibility Guidelines, 2010
- Massachusetts Architectural Access Board Regulation, 521 CMR, 2006

BUILDING DESCRIPTION

AREA: First Floor Tenant - Starbucks: 2,233 Sq. Ft.

HEIGHT: Stories 1
Main Roof 14'-8" @ Mid-Span
SPRINKLERED No
FIRE ALARM SYSTEM Yes
OCCUPANT LOAD

ROOM/ AREA	OCCUPANCY	FACTOR S.F.	AREA S.F.	OCCUPANT LOAD	OCCUPANT TOTAL	TRAVEL DISTANCE * Allowed	Actual
Starbucks	Unconcentrated (Table & Chair)	15 Gross	960	64	86	200	XX
	Commercial	60 Gross	1,273	22			

* Allowed travel distances (ft.) are per IBC Table 1017.2

EXIT CAPACITY

EXIT DOORS	DOOR WIDTH (in)*	DOOR CAPACITY *	PROVIDED CAPACITY	REQUIRED CAPACITY
Front double door	72"	360	360	86
Side single door	34"	179	170	86
Rear egress door	34"	170	170	86

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

USE AND OCCUPANCY

OCCUPANCY: Assembly (A-2)

CONSTRUCTION TYPE

This building meets the tabular height and area limitations per IBC 2015, Tables 504.3, 504.4, 506.2 for each use. Type V-B construction (1 story & 40 feet above grade plane and 5,500 sq ft)

EXIT DOORS

Egress Width Factor Doors: 0.2 inches/ person [IBC 2015 1005.3.2]
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]

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

Doors opening into the path of egress travel shall not reduce the required width to less than one half during opening. When the door is fully open, the door should not project more than 7 inches into the required width. [IBC 2015 1005.7 & 1010.1.6]

NUMBER OF EXITS:
Between 1,500 occupants: 2 exits min. [IBC 2015 table 1006.3.1]

TRAVEL DISTANCE TO AN EXIT:

Starbucks: Maximum diagonal dimension 79'-0"
Minimum 1/3 dimension required 26'-4"
Starbucks: (use) A-2: 200 feet max. [IBC 2015 1017.2]
103 feet max. provided

EXIT SEPARATION

Minimum one-third of the length of the maximum overall diagonal dimension [IBC 2015 1007.1.2]

Starbucks: Maximum diagonal dimension 79'-0"
Minimum 1/3 dimension required 26'-4"

TRAVEL DISTANCE TO AN EXIT:

Starbucks, (use) A-2: 200 feet max. [IBC 2015 1017.2]
103 feet max. provided

MINIMUM R-VALUE OF INSULATION	
SLAB-ON-GRADE	R-10 for 24" below
FLOORS (ABOVE GRADE)	N/A
FOUNDATION WALLS	R 7.5 ci
WALLS (ABOVE GRADE)	R-13 + R 3 Rci or R-20
ROOF	R-30 ci

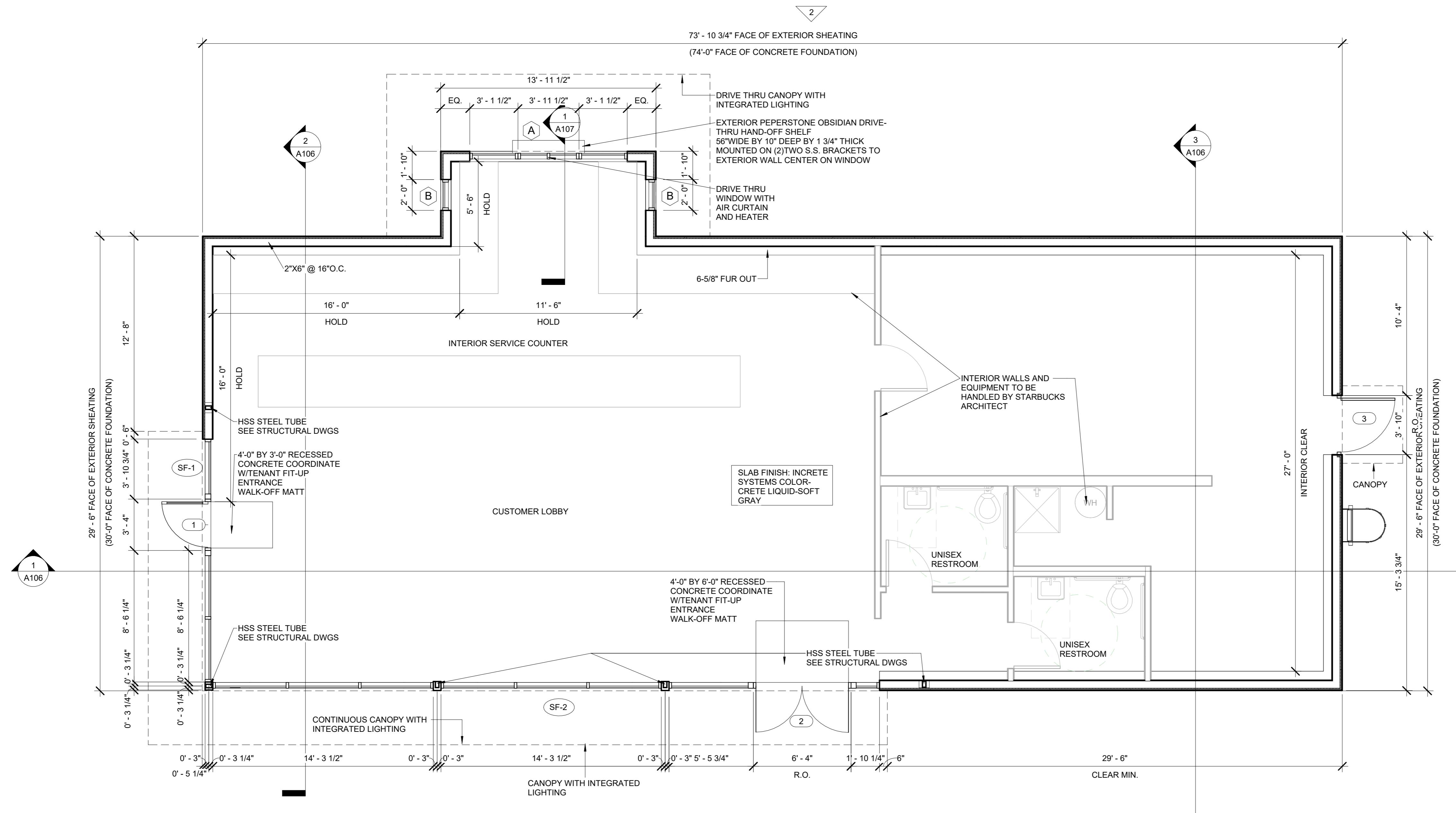
As indicated

ARCHITECTURAL ABBREVIATIONS

GENERAL NOTES

AND	F.P.	FIREPROOF (ING)	P.T.	PRESSURE TREATED
AT	F.R.	FIRE RETARDANT	P.T.D.	PAINTED
A.	F.R.	FLUORIDE	P.T.D.	PAINTED
A.B.	ANCHOR BOLT (S)	F.S.	P.T.R.	PAPER TOWEL DISPENSER
ABAN.	ABANDON	FT.	P.T.R.	PAPER TOWEL RECEPTACLE
ABV. C.	ABOVE CEILING	FTG.	P.V.C.	POLYVINYL CHLORIDE
AR.V.	AIR VENT	FURN.		
A.C.	AIR CONDITION (ING)	FURN. (ED)		
ACOUS.	ACOUSTICAL	FUT.		
AC. PN.	ACOUSTICAL PANEL	F.V.		
A.T.C.	ACOUSTICAL TILE CEILING	G.		
A.D.	ACCESS DOOR, AREA DRAIN	GAS	R.	COEFFICIENT OF THERMAL
ADD.	ADDENDUM	GAUGE	R.	RESISTANCE
ADP.	ADJUST	GAL. (S)	R.	RISER, RADIUS
ADJ.	ADJUST (ARL), ADJACENT	GALV.	R.A.	ROTATE AIR
A.F.F.	ABOVE FINISH FLOOR	GRAB BAR	RAD.	RADIUS
ALT.	ALTERNATE	G.C.	R.C.	REINFORCED CONCRETE PIPE
ALM.	ALM	GUTTER DRAIN	R.D.	ROOF DRAIN
A.P.	ACCESS PANEL	GEN.	R.D.W.	ROOF DRAIN, WASTE
APPROX.	APPROXIMATE (LY)	GL.	REF.	REFER, REFERENCE
ARCH.	ARCHITECT (URAL)	GLZD.	REFRIGERATE, (ANT), (ATION),	
ASPH.	ASPH	G.L.	REFRIGERATE, (ANT), (ATION),	
OR	ANGLE (METAL)	GND.	REG.	REINFORCE (D)
ANGLE (DEGREES)	GR.	GREASE, GRADE	RELOC.	RELOCATE
AT CEILING	GRAN.	GRANITE	REM.	REMOVE
GRAN.	GRAN.	GREL.	REM.	REMOVAL
GRD. RL.	GUARRAIL	GREL.	RET.	RETAIN, RETURN
G.W.B.	GYPSUM WALLBOARD	GREL.	REQ'D.	REQUIRED
B.C.	BOTTOM OF CURB, BRICK COURSE, BLOCK COURSE	GREL.	RESIL.	RESILIENT
BD.	BOARD	GREL.	RESIST.	RESISTED
BEL.	BELLOW	H.	R.H.	RIGHT HAND, ROBE HOOK
BIT.	BITUMINOUS	H.B.	R.H.R.	RIGHT HAND, REVERSE
BL. CONC.	BL. CONCRETE	H.D.	R.H.R.	RIGHT HAND, REVERSE
B.L.	BUILDING LINE	H.D.B.	R.H.D.	RIGHT HAND, HEADBOARD
BLT.	BUILT	H.D.R.	R.H.O.	ROUGH OPENING
BLDG.	BUILDING	H.H.W.	R.R.	RAILROAD
BLK.	BLOCK	H.H.F.	R.T.U.	ROOF TOP UNIT
BKG.	BLOCKING	HWD.	R.D.	REDOOR
BM.	BEAM	HK.	R.W.L.	RAIN WATER LEADER
BTH.	BATH	HOOK	S.	SANITARY, SINK
BRK.	BRICK	HOLLOW METAL	S.A.	SUPPLY, SINK, SINGLE ACTING
BRKT.	BRACKET	HOLES	SAN.	SANITARY
BSMT.	BASEMENT	HOLLOW CORE	S.C.	SOLID, CORE
BULL.	BULLETIN	H.P.	SCH.	SOLID, COVER DISPENSER
BULL. BD.	BULLETIN BOARD	H.P.	SCHED.	SCHEDULE
CAR.	CABINET	HVAC	SCR.	SCREEN
CAR.	CARPET	HYD.	S.D.	STORM DRAIN, SOAP DISPENSER,
C.B.	CATCH BASIN	H.W.	SIDING	SIDING
C.D.	CEILING, DIFFUSER/CONDENSATE DRAIN	H.W.H.	SECTION	SECTION
CEM.	CEMENT	HOT WATER HEATER	SEPT.	SMOKE EXHAUST FAN
CEM. PL.	CEMENT PLASTER	I.D.	S.F.	SQUARE FEET
CEP.	CEILING	INSIDE DIAMETER, INSIDE	S.F.	SQUARE FEET
C.G.	CORNER GUARD, CEILING GRILLE	INCH.	S.H.	SPRINKLER HEAD
C.H.	CABINET, HEATER, COAT HOOK	INCAN.	SHELF	SHELF
CHKD.	CHECERED	INCL.	SHT.	SHEET
CASE, (PIPE)	CASE, (PIPE)	INST.	SL.	SEATING
C.I.P.	CAST-IN-PLACE	INSUL.	S.M.H.	SEWAGE VANE
C.J.	CONTROL JOINT	INSULATE (D)	S.N.D.	SEWAGE NAPKIN
C.K. BD.	CHALK BOARD	INT.	S.N.R.	SEWAGE NAPKIN, RECEPTACLE
C.L. or C.	CEILING, CERAMIC	INV.	S.P.	SOAP DISPENSER, STORM DRAIN,
CLG.	CAULKING	INTERIOR	SURR.	SURRAIN
CLKG.	CAULKING	INVERT	SPEC (S).	SPECIFICATION (S)
CLD.	CLOSED	JAN.	SPKR.	SPEAKER
CLO.	CLOSET	JANITOR	SQ.	SQUARE
CLO.	CLOSET	JANITOR'S CLOSET	S.R.	SPRINKLER RISER
CLO.	CLOSET	J.C.	S.T.A.	STANDARD
CLO.	CLOSET	J.D.	STD.	STANDARD
CLO.	CLOSET	J.F.	STL.	STLSS STEEL, SERVICE SINK
CLO.	CLOSET	JST.	S.S.	STORAGE
CLO.	CLOSET	JOIST	STOR.	STORAGE
COMP.	COMPRESSIBLE, COMPACTOR	K.E.	STRUCT.	STRUCTURAL
CONC.	CONCRETE	KIT.	SURR.	SURROUND
COND.	CONDENSER	K.P.	SUSP.	SUSPEND (ED)
CONF.	CONFERENCE	K.D.	SW.	SWING
CONN.	CONNECTION, CONNECTOR	KNOCKOUT	S.W.	SIDEWALK
CONST.	CONSTRUCTION	L.	SYM.	SYMMETRICAL
CONTR.	CONTRACTOR	LENGTH	SYMR.	SYMBOL
COORD.	COORDINATE	LAB.		
CORR.	CORRIDOR	LAM.		
C.R.	CORNER, CEILING REGISTER	L.D.		
C.S.	COURSE (S)	L.R. or #		
CSK.	COUNTERSUNK	LEAD COAT (ED)		
C.T.	CERAMIC TILE	L.G.		
C.T.	COURT	LEAD, HAND		
CTR.	CENTER	L.H.R.		
CU.	CURB	LEAF		
C.U.H.	CABINET UNIT HEATER	LL.		
C. or [CHANNEL	L.L.		
D.	DRAIN	L.T.		
D.A.	DRAINS, ACTING	LT.		
DRL.	DOURLE	LT. WT.		
DEG.	DEGREE	LIGHT		
DEP.	DEPRESSED	LIGHTING		
DET.	DET.	LIGHT WEIGHT		
D.F.	DRINKING FOUNTAIN	L.P.D.		
DIA. or #	DIAMETER OR ROUND	L.T.D.		
DIM.	DIAMETER	L.T.O.		
DISP.	DISPENSER	L.T.O. or #		
DK.	DARK	L.T.O. or #		
DN.	DOWN	L.T.O. or #		
DO.	DOOR OPENING	L.T.O. or #		
DO.	DITTO	L.T.O. or #		
DOM.	DOMESTIC	L.T.O. or #		
DT.	DEAMPROOF (INC)	L.T.O. or #		
DR.	DOOR	L.T.O. or #		
D.S.	DOWNSPOUT	LUD.		
DWG. (S)	DRAWING (S)	MUDG.		
DWV.	DWV	MUDG.		
E.	EAST	MUDG.		
(E)	EXISTING	MULL.		
E.A.	EXHAUST AIR	N.	V.	VENT
E.A.	EXHAUST AIR	NEW	V.B.	VAPOR BARRIER
E.A.	EACH FACE	N.	V.C.	VENT, CLAY
E.H.H.	ELECTRIC HAND HOLE	NAT.	V.C.T.	VINYL COMPOSITION TILE
ELEC.	ELECTRIC (AL)	NEG.	VERT.	VERTICAL
ELEV.	ELEVATOR	N.I.C.	VESTILE	VESTILE
EMER.	EMERGENCY	NOT IN CONTRACT	V.J.	V-JOINT
EMER.	EMERGENCY MANHOLE	NUMBER	VNR.	VENeer
ENC.	ENCLOSURE	NOMAL	V.R.	VENT RISER
ENT.	ENTRANCE	N.T.S.	V.S.	VENT STACK
E.O.D.	EDGE OF DECK	NOT TO SCALE	V.T.	VINYL TILE
E.O.R.	EDGE OF ROAD FLANGE	O.		
E.O.R.	EDGE OF ROAD OR ROOF	OVERALL, OUTSIDE AIR	W.	WEST, WIDE, WASTE
E.P.	ELECTRIC PANELBOARD	OBSCURE	W/	WITH
E.Q.	EQUIPMENT	ON CENTER	W.B.	WOOD, BASE
E.W.	EACH WAY	OUTSIDE DIAMETER, OUTSIDE	W.C.	WATER CLOSET
E.W.C.	ELECTRIC WATER COOLER	O.D.	W.C.O.	WATER CLOSET, CLEANOUT
E.W.H.	ELECTRIC WATER HEATER	O.F.C.J.	WOOD	WOOD
EX.	EXHAUST	OWNER FURNISHED, CONTRACTOR	W.G.	WINDOW
EXH.	EXHAUST	INSTALLED	W.H.	WIRE GLASS, WALL GATE
EXP.	EXPANSION	OVERHEAD	W.H.	WIRE, HINGING, WALL HYDRANT
EVPR.	EVPOSED	OPER.	W.H. CHR.	WHEELCHAIR
EVPR.	EVPOSED	OPENING	W.I.	WROUGHT IRON
EXT.	EXT.	OPPOSITE	W.M.	WROUGHT, WATER MAIN
EXT.	EXTERIOR	OPPOSITE HAND	W.M.	WATER METER
F.A.I.	FRESH AIR, FIRE ALARM	ORG.	W/O	WITHOUT
F.A.I.	FRESH AIR INTAKE	PART.B.D.	WP.	WATERPROOF (ING)
F.F.	FLAT BAR	P.B.	WP.	WATERPROOF
F.C.	FIRE CODE	P.C.	WT.	WEIGHT
F.C.O.	FLOOR CLEANOUT	PERIM.	WT.	WEIGHT
F.F.	FLOOR, GROUND, FIRE DAMPER	PERF.	WT.	WEIGHT
FIN.	FINISH	PERFORATE (D)	W.W.F.	WELDED WIRE FABRIC
FIN. FL.	FINISH, FLUSH	PERF.,	W.W.M.	WELDED WIRE MESH
FIXT.	FIXTURE	PERPENDICULAR (TO)	YD.	YARD
FLASH.	FLASHING	PARTICLE BOARD		
FLD.G.	FOLDING	PUSH BUTTON		
FLUR.	FLURRY	PLUMBING CONTRACTOR		
F.O.C.	FACE OF CONCRETE	PERIM.		
F.O.F.	FACE OF FINISH	PERFORATE		
F.O.M.	FACE OF MASONRY	PERPENDICULAR (TO)		
F.O.S.	FACE OF STUD	PLATE		
F.P.	FLASHING	PO.		
F.P.	FLASHING	POSHED PLATE GLASS		
F.R.	FOLDING	PR.		
FL.G.	FLOAT GLASS	PRE. CONC.		
FLUR.	FLURRY	PRECAST CONCRETE		
F.O.C.	FACE OF CONCRETE	PRKG.		
F.O.F.	FACE OF FINISH	PARKING		
F.O.M.	FACE OF MASONRY	POINT		

- ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER.
- ALL WORK SHALL CONFORM WITH ALL CODES, ORDINANCES, REGULATIONS, ETC. HAVING JURISDICTION OVER THE PROJECT, INCLUDING, BUT NOT LIMITED TO: THE AMERICANS WITH DISABILITIES ACT, ALL STATE, CITY AND COUNTY ZONING, BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN ORDER TO AVOID DELAYS IN THE CONSTRUCTION PROCESS.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATION, AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT THE WORK. DETAILS NOTED "TYPICAL" IMPLY THAT ALL CONDITIONS ARE TREATED SIMILARLY. MODIFICATIONS MADE BY THE CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS ARE TO BE APPROVED IN WRITING BY THE ARCHITECT.
- ALL DRAWINGS SHALL BE FULLY COORDINATED BY THE GENERAL CONTRACTOR IN ORDER TO VERIFY ALL DIMENSIONS, LOCATE ALL DEPRESSED SLABS, STRUCTURAL COMPONENTS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, CHASES, BLOCKING REQUIREMENTS, AND BOLLARDS, ETC. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND BRING ALL CONFLICTS TO THE ATTENTION OF THE ARCHITECTS. ALL CONSTRUCTION TRADES AND THEIR WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS THAT MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTIONS FROM THE ARCHITECT WILL BE RECEIVED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ALL ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS FOR WHICH THE CONTRACTOR FAILS TO NOTIFY THE ARCHITECT IN WRITING BEFORE CONSTRUCTION AND/ OR FABRICATION OF THE WORK.
- WHERE ARCHITECTURAL DRAWINGS DEPICT MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT, INCLUDING, BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, ETC., INSTALLATION OF THESE ITEMS SHALL CONFORM TO THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- WHERE ARCHITECTURAL DRAWINGS DEPICT STRUCTURAL COMPONENTS, THE SIZE, SHAPE, DETAIL, AND CONNECTIONS OF SUCH STRUCTURAL COMPONENTS SHALL BE CONFIRMED AND GOVERNED BY THE STRUCTURAL DRAWINGS.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PERFORMANCE OF A COMPLETELY FINISHED AND FULLY FUNCTIONING PROJECT. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED AND/OR NECESSARY FOR PROPER AND COMPLETE PERFORMANCE OF THE PROJECT SHALL BE INCLUDED IN THE WORK.
- SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND SPECIALIZED CONSTRUCTION, AND AS REQUIRED BY THE SPECIFICATION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATION AND/OR RECOMMENDATIONS. SHOP DRAWINGS SUBMISSIONS SHALL COMPLY WITH THE REQUIREMENTS GIVEN IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL GYPSUM WALLBOARD SHALL BE TYPE "X" FIRE CODE AT ALL REQUIRED FIRE RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES, UNLESS OTHERWISE NOTED. THICKNESSES SHALL BE AS SPECIFIED IN THE DRAWINGS.
- ALL DIMENSIONS ARE TAKEN AT THE CENTERLINE OF STEEL, FACE OF MASONRY, OR FACE OF GYPSUM WALLBOARD. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL REQUEST VERIFICATION OF DIMENSIONAL REQUIREMENTS WHENEVER HE/SHE IS IN DOUBT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL UNIT AND ROUGH OPENING DIMENSIONS WITH DOOR, WINDOW AND EQUIPMENT MANUFACTURERS, BASED UPON THE AWARDING OF WINDOW AND DOOR CONTRACTS. OPENINGS SHALL MEET ALL EGRESS REQUIREMENTS AND LIFE SAFETY CODES.
- THE CONTRACTOR SHALL PROVIDE ALL MOUNTING BLOCKS AND SEALANTS REQUIRED FOR ALL EXTERIOR ITEMS THAT MOUNT TO THE FACE OF THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR MOUNTING OF EQUIPMENT AND FIXTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING AREAS: CABINETS, BATHROOM ACCESSORIES, HVAC, PLUMBING, AND ELECTRICAL EQUIPMENT, APPL



① Floor Plan
1/4" = 1'-0"

STARBUCK'S

BROADWAY CROSSING,
Methuen, MA 01844

Scotgriffin
ARCHITECTS
880 MAIN STREET, FIFTH FLOOR
WALTHAM, MASSACHUSETTS 02451
PHONE (781) 693-7400 FAX (781) 693-7350

Description Date

1 Issued for Permit

FLOOR PLAN

Project Number	22026.00
Date	12/07/2022
Drawn By	KS
Checked By	TS
A101	
Scale	1/4" = 1'-0"



880 MAIN STREET, FIFTH FLOOR
WALTHAM, MASSACHUSETTS 02451
PHONE (781) 693-7400 FAX (781) 693-7350

BROADWAY CROSSING
Methuen, MA 01844

BROADWAY CROSSING,
Methuen, MA 01844

#	Description	Date
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REFLECTED CEILING PLAN

Project Number 22026.00

22026.00

12/07/2022

WDW
TS

A102

1/4" = 1'-0"

CEILING LEGEND

SURFACE MOUNTED WALL SCONCE: LBL
EXTERIOR LED MODEL # OD785-BL-LED-W

CANOPY LIGHTING
MODEL # HB3014 LED LIGHT
BARS BY LED POWER

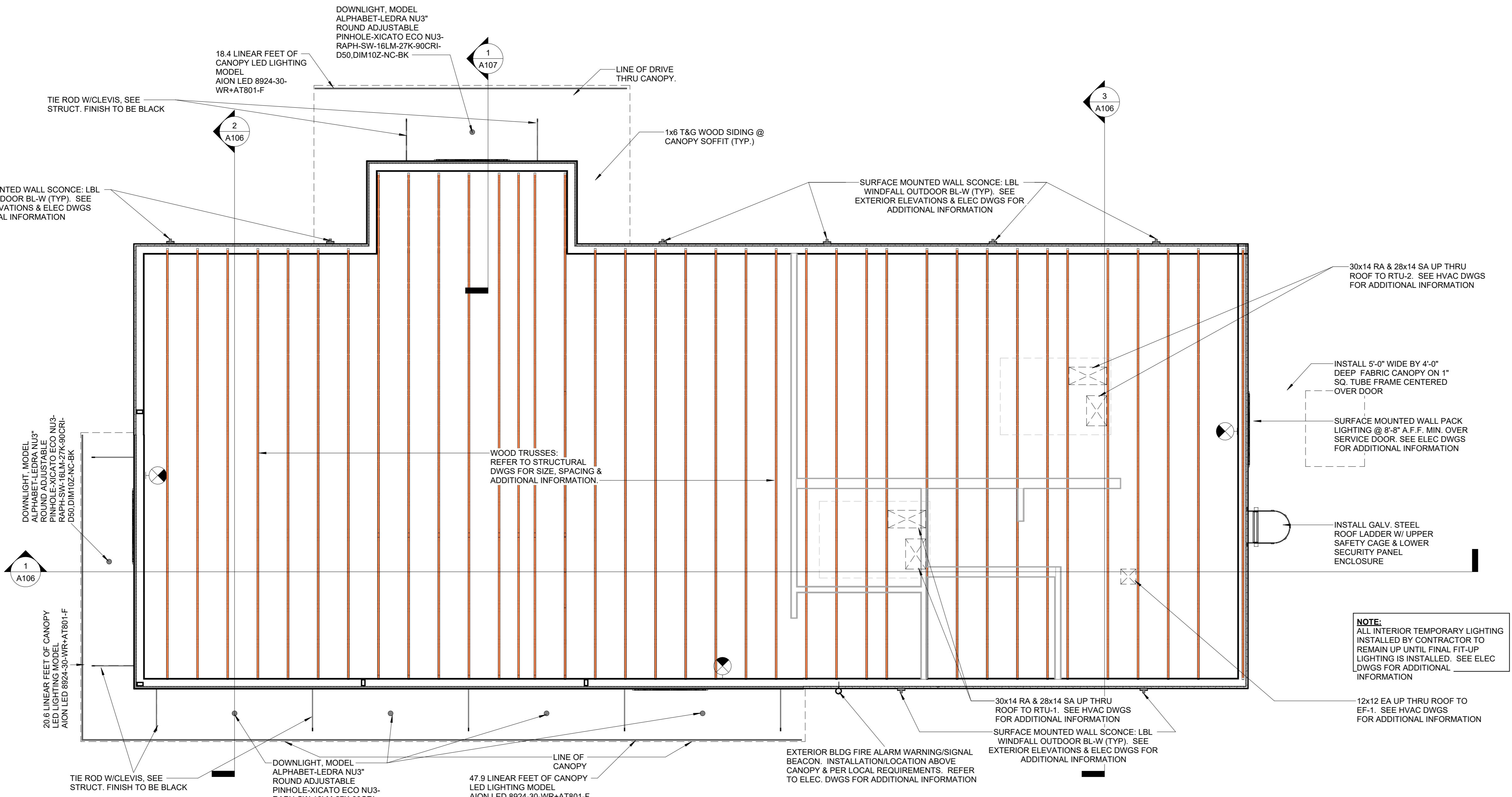
COMBINE ILLUMINATED EXIT SIGNS

EMERGENCY LIGHTING. REFER TO
ELEC DWGS FOR ADDITIOANL
INFORMATION

SURFACE MOUNTED WALL PACK
LIGHTING. REFER TO ELEC DWGS
FOR ADDITIONAL INFORMATION

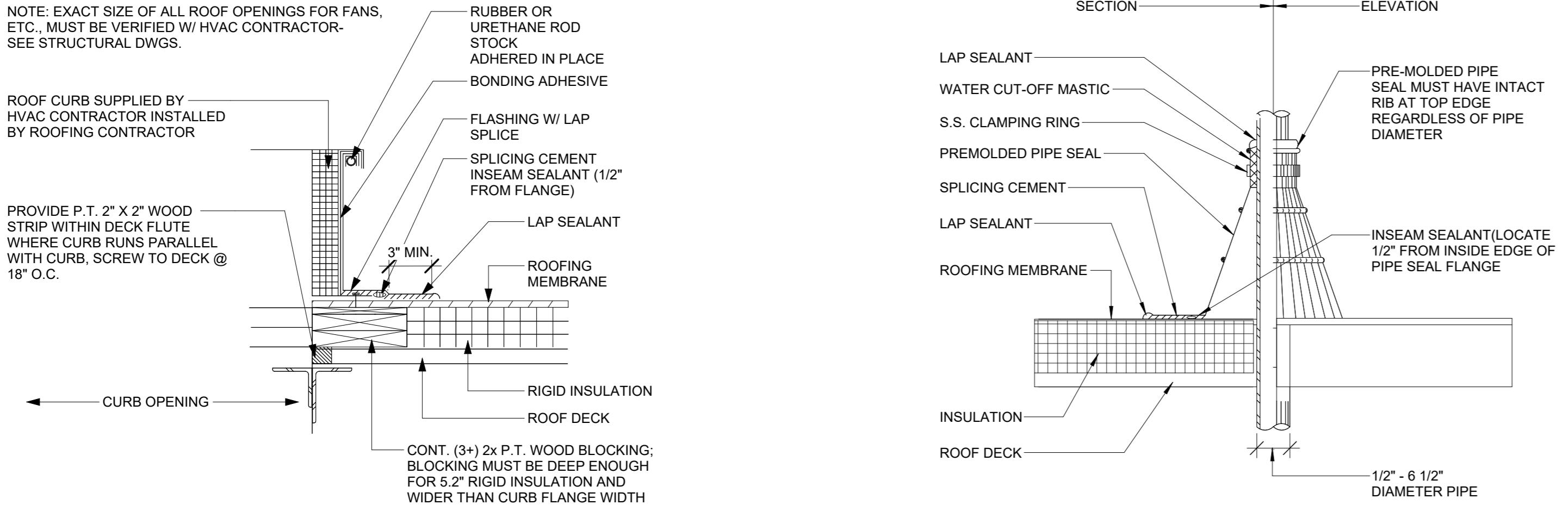
EXTERIOR BLDG FIRE ALARM WARNING/SIGNAL
BEACON. INSTALLATION/LOCATION PER LOCAL
REQUIREMENTS. REFER TO ELEC. DWGS FOR
ADDITIONAL INFORMATION

TAMP

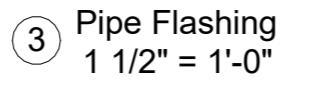


1 Reflected Ceiling Plan
1/4" = 1'-0"

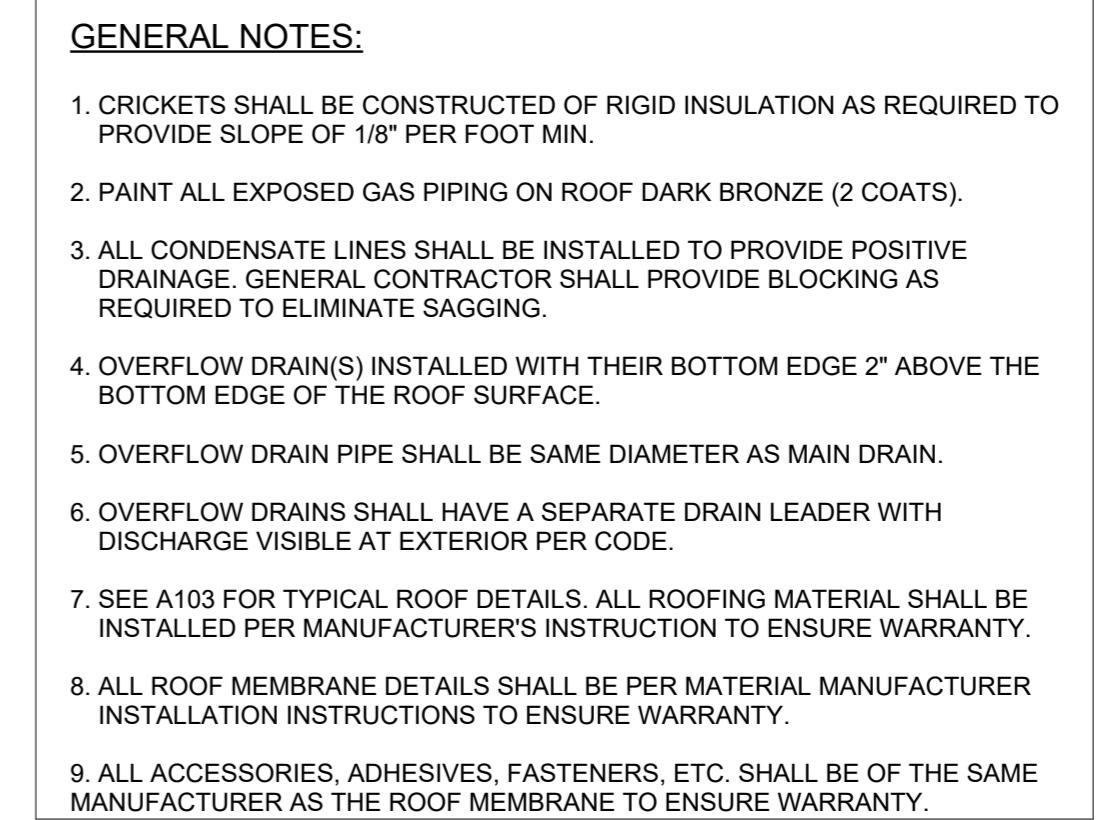
NOTE: EXACT SIZE OF ALL ROOF OPENINGS FOR FANS,
ETC., MUST BE VERIFIED W/ HVAC CONTRACTOR-
SEE STRUCTURAL DWGS.



2 Curb Flashing Detail
1 1/2" = 1'-0"

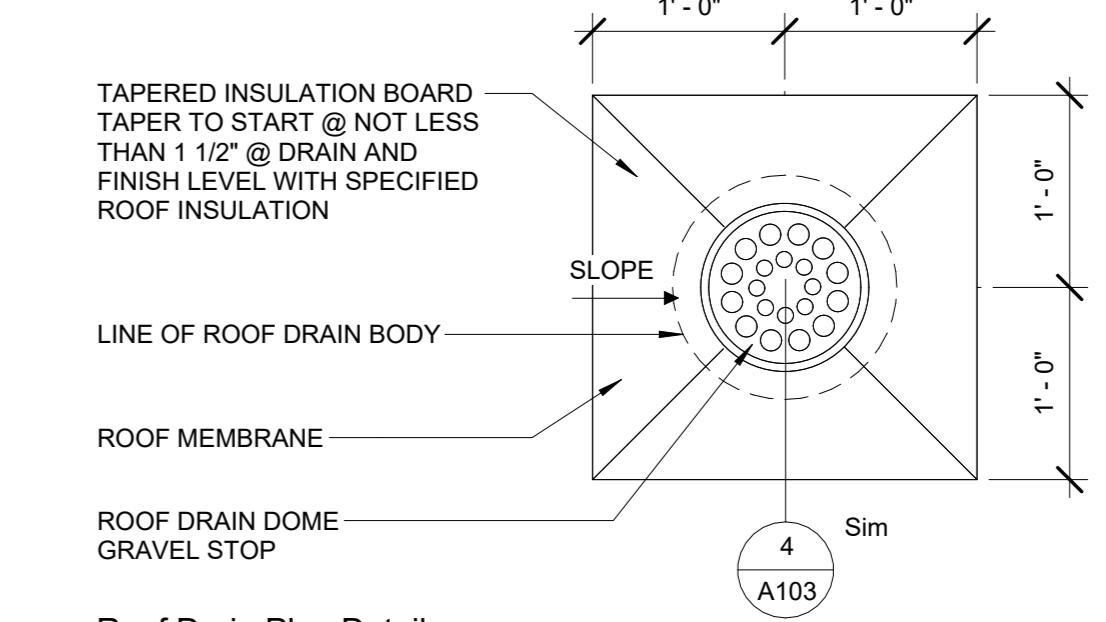


4 Roof Drain Flashing De
1 1/2" = 1'-0"

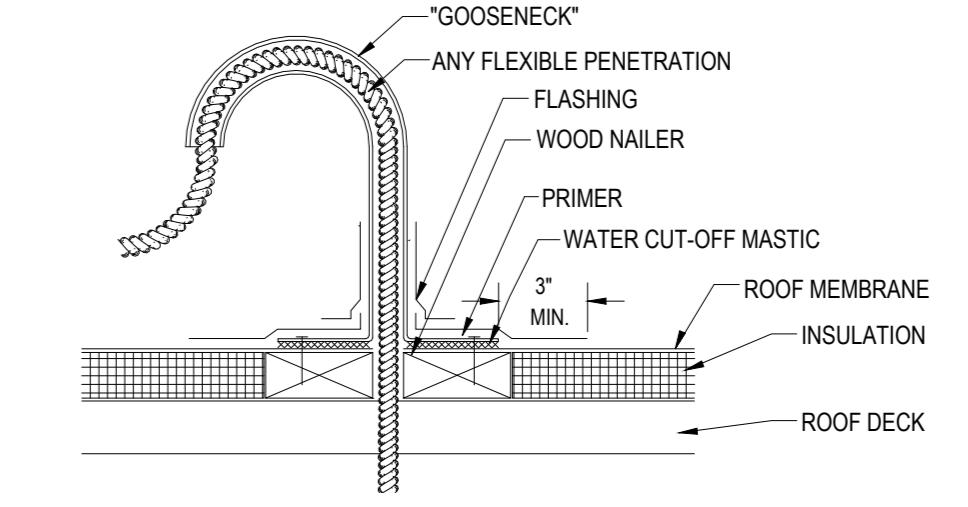


GENERAL NOTES:

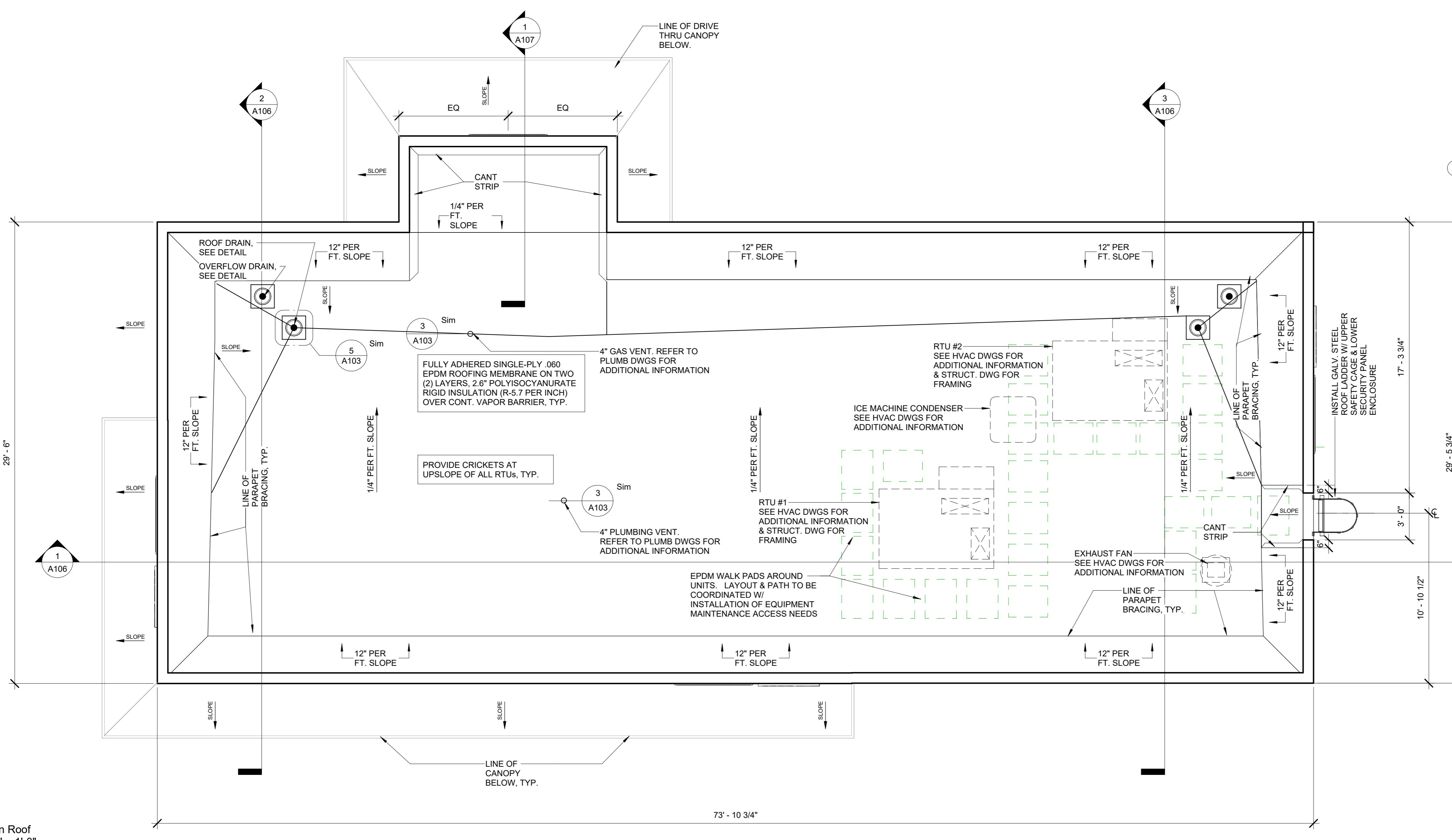
1. CRICKETS SHALL BE CONSTRUCTED OF RIGID INSULATION AS REQUIRED TO PROVIDE SLOPE OF 1/8" PER FOOT MIN.
2. PAINT ALL EXPOSED GAS PIPING ON ROOF DARK BRONZE (2 COATS).
3. ALL CONDENSATE LINES SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED TO ELIMINATE SAGGING.
4. OVERFLOW DRAIN(S) INSTALLED WITH THEIR BOTTOM EDGE 2" ABOVE THE BOTTOM EDGE OF THE ROOF SURFACE.
5. OVERFLOW DRAIN PIPE SHALL BE SAME DIAMETER AS MAIN DRAIN.
6. OVERFLOW DRAINS SHALL HAVE A SEPARATE DRAIN LEADER WITH DISCHARGE VISIBLE AT EXTERIOR PER CODE.
7. SEE A103 FOR TYPICAL ROOF DETAILS. ALL ROOFING MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION TO ENSURE WARRANTY.
8. ALL ROOF MEMBRANE DETAILS SHALL BE PER MATERIAL MANUFACTURER INSTALLATION INSTRUCTIONS TO ENSURE WARRANTY.
9. ALL ACCESSORIES, ADHESIVES, FASTENERS, ETC. SHALL BE OF THE SAME MANUFACTURER AS THE ROOF MEMBRANE TO ENSURE WARRANTY.



5 Roof Drain Plan Detail
1" = 1'-0"



⑥ FLEXIBLE ROOF PENETRATION
1/8" = 1'-0"



1 Main Roof
1/4" = 1'-0"

BROADWAY CROSSING,
Wellesley MA 01811

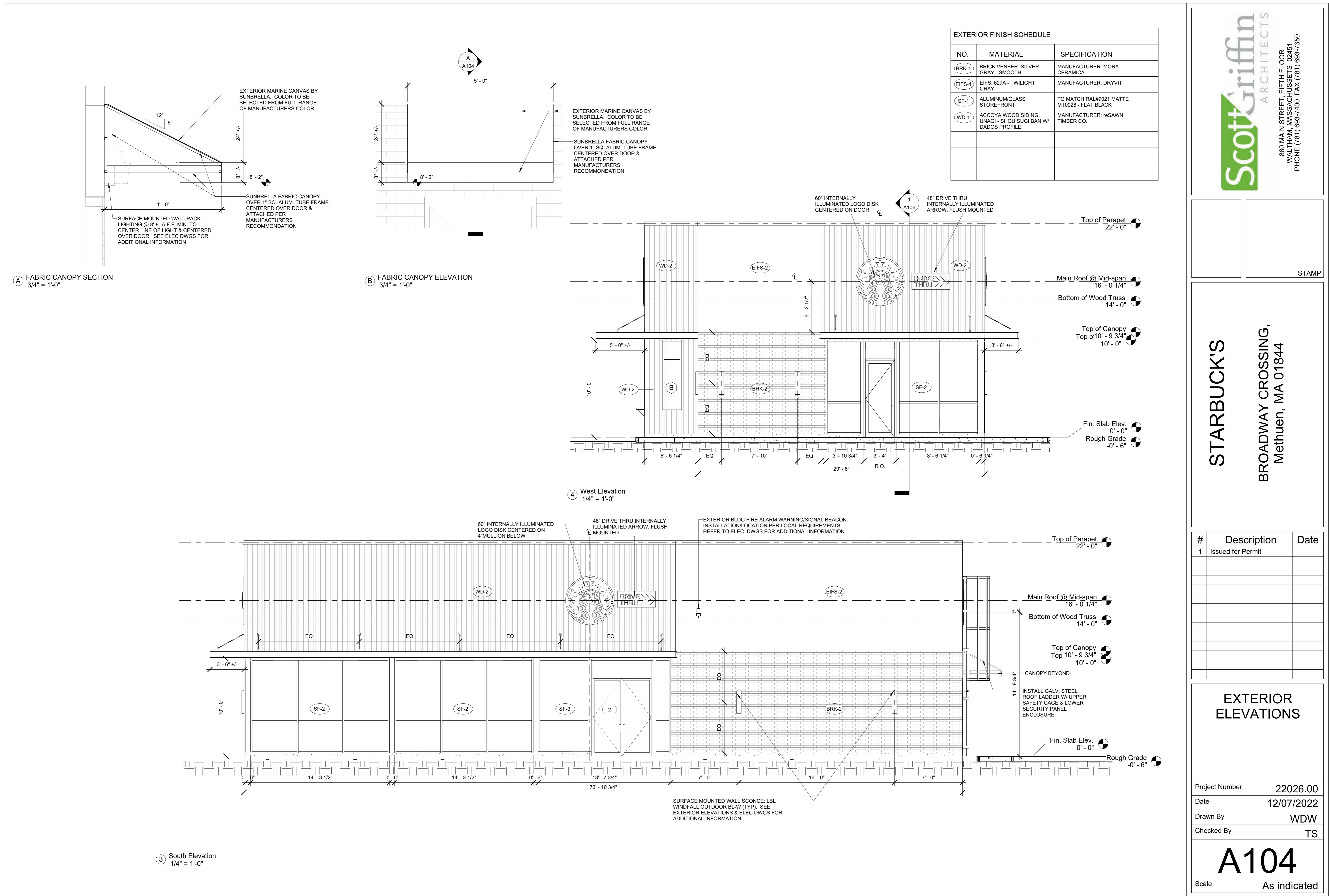
BROADWAY CROSSING,
Methuen, MA 01844

Issued for Permit

ROOF PLAN & DETAILS

ect Number	22026.00
e	12/07/2022
wn By	WDW
cked By	TS
A103	
le	As indicated

A103



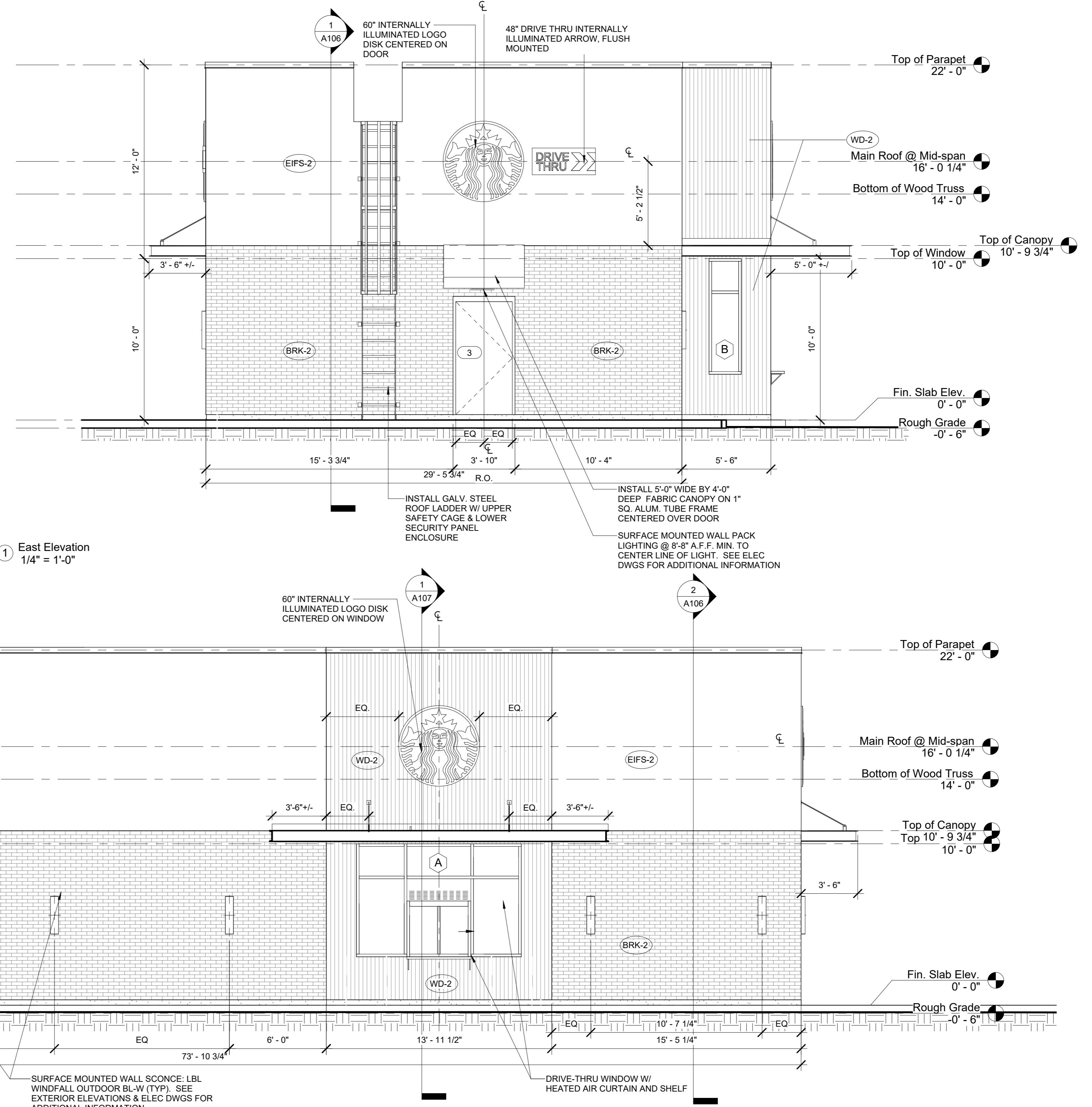
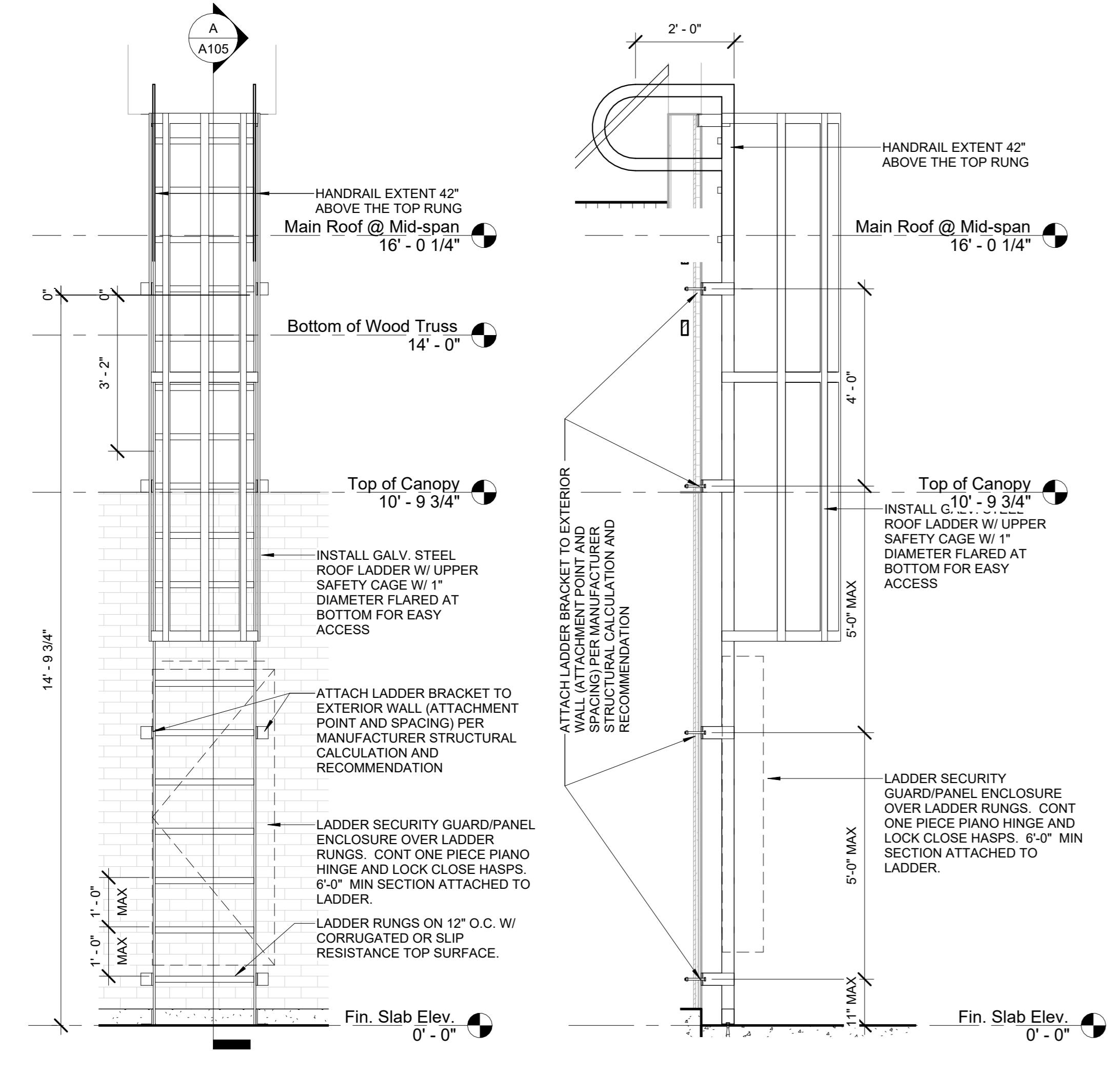
STARBUCK'S
 BROADWAY CROSSING,
 Methuen, MA 01844

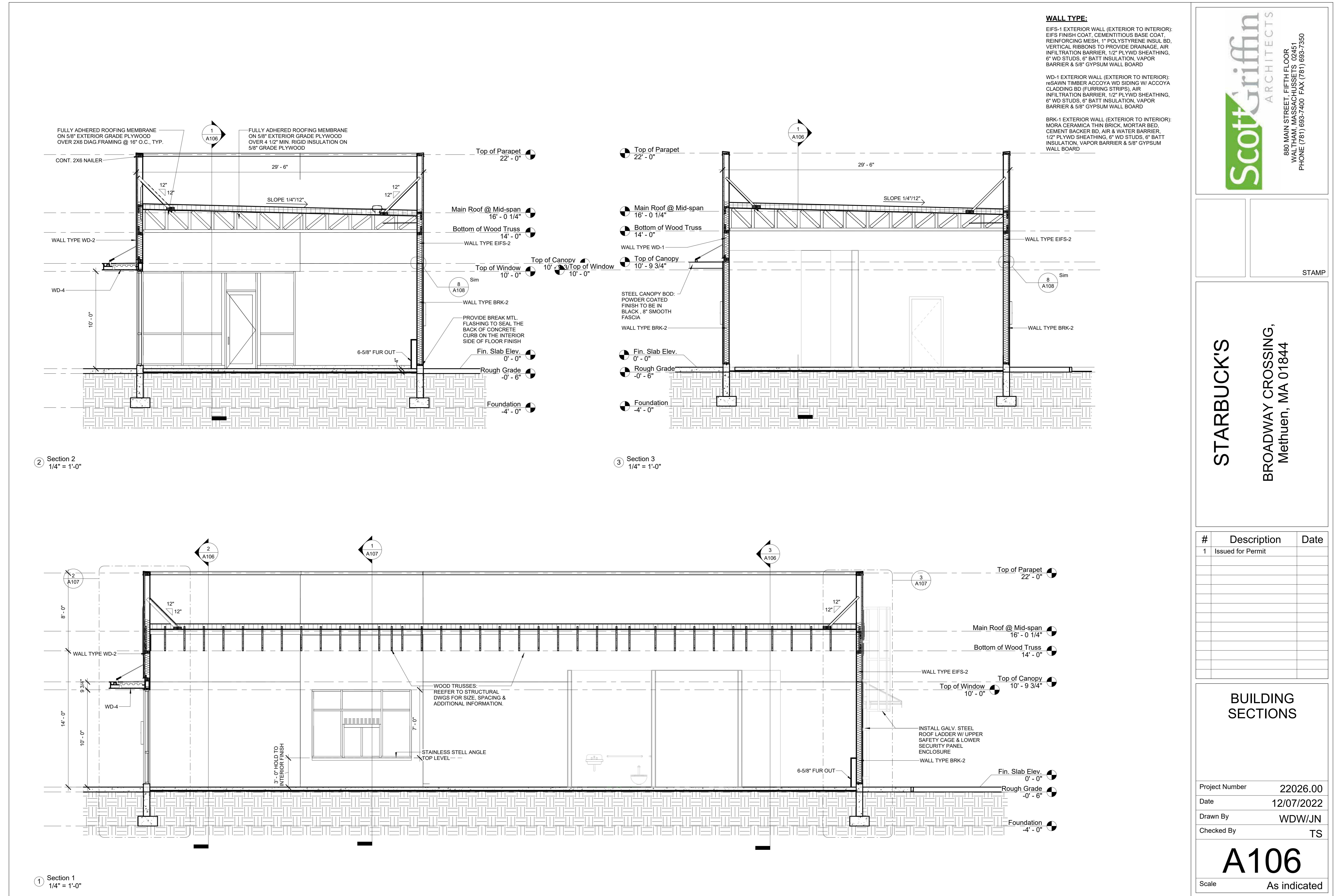
#	Description	Date
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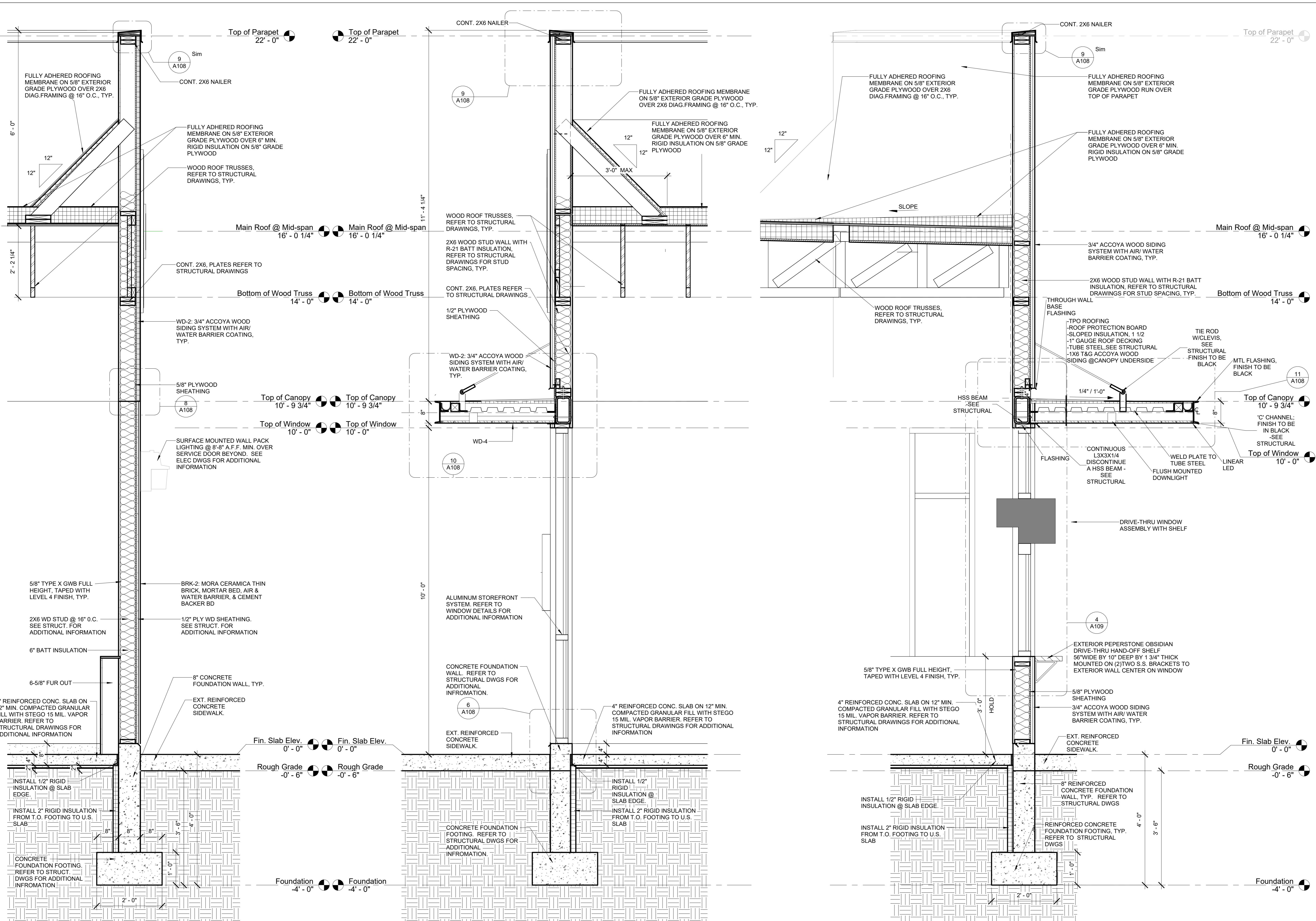
EXTERIOR ELEVATIONS

Project Number	22026.00
Date	12/07/2022
Drawn By	WDW
Checked By	TS
	A105
Scale	As indicated

EXTERIOR FINISH SCHEDULE		
NO.	MATERIAL	SPECIFICATION
BRK-1	BRICK VENEER: SILVER GRAY - SMOOTH	MANUFACTURER: MORA CERAMICA
EIFS-1	EIFS: 627A - TWILIGHT GRAY	MANUFACTURER: DRYVIT
SF-1	ALUMINUM/GLASS STOREFRONT	TO MATCH RAL#7021 MATTE MT0028 - FLAT BLACK
WD-1	ACCOYA WOOD SIDING, UNAGI - SHOU SUGI BAN W/ DADOS PROFILE	MANUFACTURER: reSAWN TIMBER CO.







① Wall Section 1
3/4" = 1'-0"

WALL SECTIONS & DETAILS

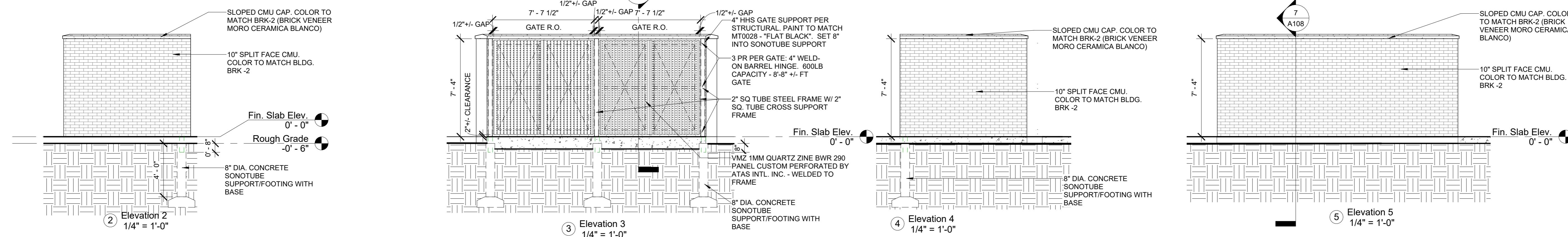
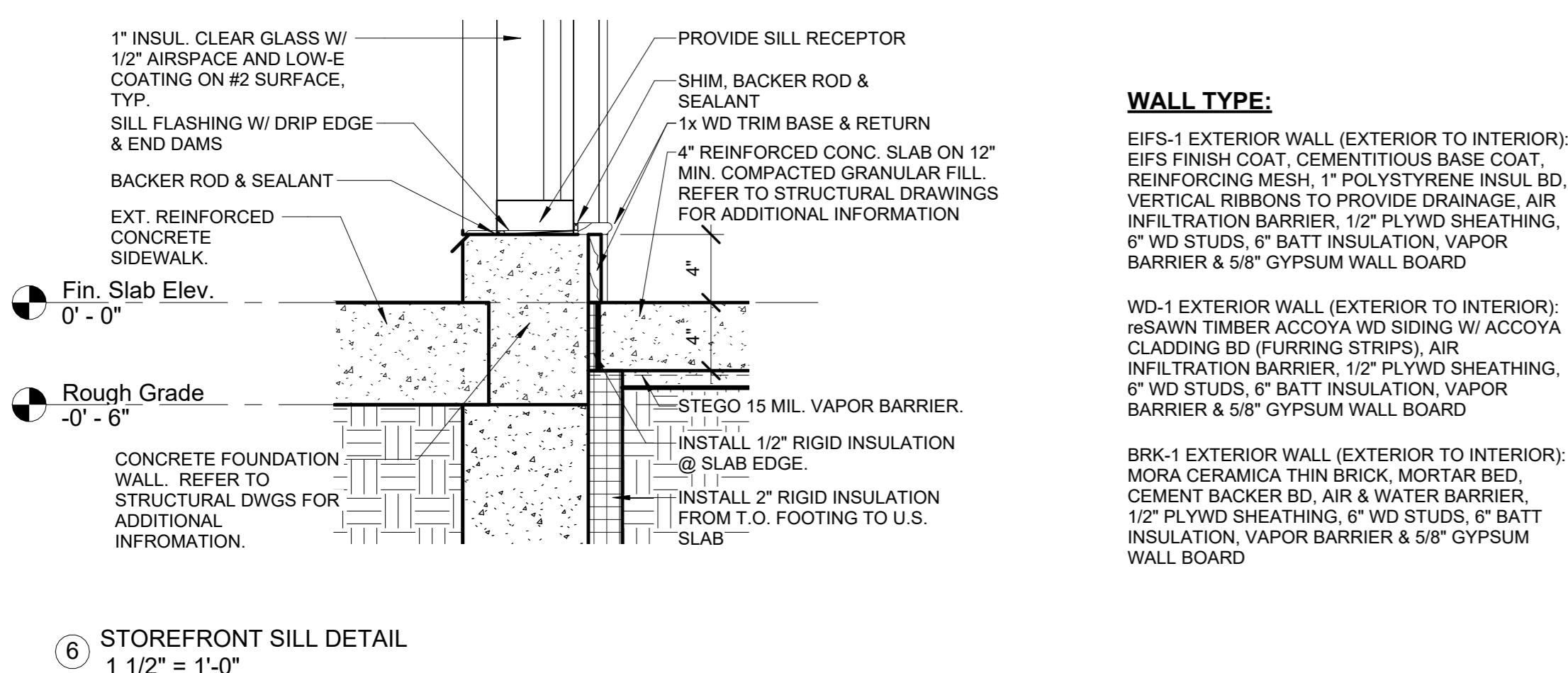
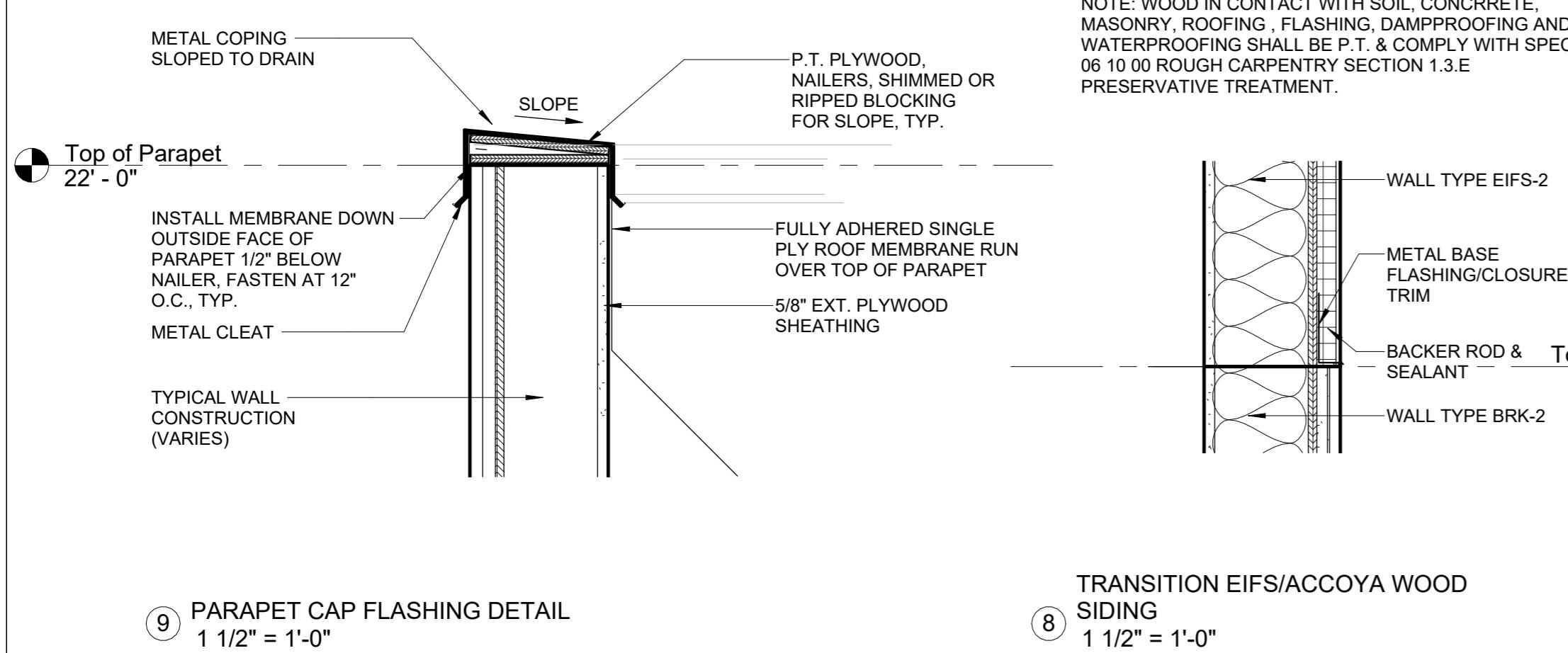
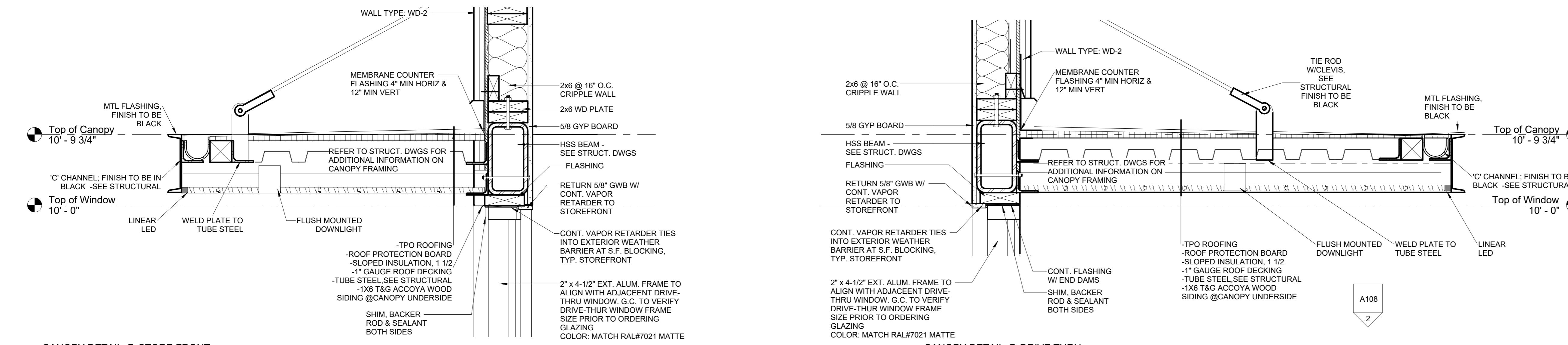
Project Number 22026.00
Date 12/07/2022
Drawn By WDW
Checked By TS

A107

Scale 3/4" = 1'-0"

107

$$3/4" = 1'-0$$

STARBUCK'S
 BROADWAY CROSSING,
 Methuen, MA 01844


#	Description	Date
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Project Number 22026.00
 Date 12/07/2022
 Drawn By WDW
 Checked By TS
 Scale As indicated
A108

STARBUCK'S
 BROADWAY CROSSING,
 Methuen, MA 01844

STOREFRONT AND GLAZING NOTES:

1. ALL STOREFRONT SHALL BE 2" x 4-1/2" EXTERIOR DUAL THERMAL BREAK ALUMINUM FRAME (B.O.D. KAWNEER TRI-FAB 451 UT OR EQUAL). COLOR: MATCH RAL#7021 MATTE.
2. ALL GLAZING AND STOREFRONT FRAMING SHALL MEET IECC 2015 ENERGY CODE REQUIREMENTS. WINDOW CONTRACTOR SHALL SUBMIT DOCUMENTATION INDICATING PERFORMANCE DATA FOR WHOLE ASSEMBLIES.
3. ASSEMBLY U-FACTOR FOR STOREFRONT WINDOWS SHALL BE 0.38 OR BETTER. ASSEMBLY U-FACTOR FOR AUTOMATIC DOOR SHALL BE 0.77. SHGC FOR ALL GLAZING SHALL BE 0.40 OR BETTER.
4. ALL WINDOWS AND STOREFRONT DOORS SHALL BE 1" INSULATED GLASS WITH 1/2" AIRSPACE AND LOW-E COATING ON #2 SURFACE. LOW-E COAT SHALL BE SOLARBAN-60, AND SHALL BE FURNISHED ON ALL GLASS INCLUDING DOORS, TRANSOM AND SIDELIGHTS.
5. ALL FRAMING SHALL BE HIGH-PERFORMANCE WITH DUAL THERMAL BREAK (KAWNEER TRI-FAB 451 UT OR EQUAL). FRAMING MEMBERS SHALL MEET 20 PSF WINDLOADS, AND INCLUDE STIFFER MEMBERS OR STEEL INSERTS AS NECESSARY.
6. EXTRUDED SILL FLASHING W/ END DAMS SHALL BE FURNISHED AT ALL UNIT SILLS.
7. SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT APPROVAL AND SHALL INCLUDE FRAMING MANUFACTURER, TYPE, SIZES, AND DETAILS, GLASS MANUFACTURER, TYPES, SIZES, SHGC, CENTER OF WINDOW AND WHOLE ASSEMBLY U-FACTORS. STANDARD MANUFACTURER WARRANTIES SHALL BE SUBMITTED WITH SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE CUT SHEETS FOR ALL HARDWARE PROVIDED BY THE WINDOW CONTRACTOR INCLUDING CLOSERS, HINGES, EXIT DEVICES, ETC.
8. WINDOW CONTRACTOR RESPONSIBLE FOR VERIFYING CLASS-I VAPOR BARRIER IS IN PLACE PRIOR TO STOREFRONT INSTALLATION. VAPOR BARRIER SHALL BE TIED INTO THE EXTERIOR WATER RESISTIVE BARRIER OR THE EXTERIOR WALL ENVELOPE.
9. ALL DIMENSIONS TO BE FIELD VERIFIED.

