

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer (1938-2020)

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

September 15, 2021

Via Email in care of Elizabeth Sturdy

Truro Planning Board
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Re: Tradesmens Park South, 298 Route 6, Truro, Silvador, LLC

Dear Members of the Board,

I am writing to request that the Board consider the Applicant's request to relocate the second-floor egress for Building 2, from the plans approved through Site Plan review before this Board earlier this year. The approved modifications, namely the elevated rear access on the south-east side of the building, provides the possibility of relocating the required secondary means of access to the second floor to the south-west side of Building 2, rather than the approved stairwell access on the north-west corner of Building 2. This alteration of secondary egress would provide practical benefits in terms of use, safety and fire prevention as further discussed in the narrative attached but summarized below:

1. Direct secondary egress from the second floor by means of an elevated ramp on the south-west corner of Building 2 (parallel in design to the approved ramp to the south-east corner but ADA compliant) would allow Applicant to remove the stairwell connection between the first and second floors, which would allay engineering concerns regarding difficulties in meeting state fire code requirements and would eliminate the potential spread of a fire between floors by means of the stairwell;
2. Eliminating the stairwell would provide better security between floors, given that there is no shared use between floors (first floor for contractors/ second floor for conditioned storage) and no need other than secondary egress for the stairwell;
3. The proposed south-west secondary access would provide a second direct, immediate ADA compliant egress for those using the second floor rather the existing stairwell to the first floor; making egress in times of emergency easier, faster, and more accessible to all;

4. The proposed access would provide significantly more useful access for moving items into the conditioned storage space, the sole function of the second floor, than the stairwell access from the first floor;
5. The modification's effect on the approved plans are negligible; the removal of one tree within the landscaped area between the approved rear drive and Building 2;
6. The Cape Cod Commission has reviewed this modification and has determined that it does not meet the Minor Modification 1 jurisdiction and has approved the change of egress administratively. No further Commission review is required and the change, if approved by the Planning Board, will be incorporated into the Commission's Certification of Compliance once construction is complete.
7. The proposed relocation is supported by the project's structural engineer and by the Truro Building Commissioner whose letters are attached to the supporting narrative enclosed.

I have attached site plans, elevations, landscape plans and floor plans, both as approved by the Board's SPR decision recorded with the Barnstable County Registry of Deeds on July 30, 2021 decision and as proposed with the exception of the proposed site plan and approved floor plan, both of which will be submitted upon my receipt.

I appreciate your attention to this matter and welcome any questions you might have at the Board's meeting on September 21. The Applicants are appreciative of the Board's willingness to review the request for alteration so quickly.

Very truly yours,

Marian S. Rose

Marian S. Rose

With attachments

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Amendment to Planning Board Decision 2021- 002

Narrative

Project Name: Tradesmen’s Park South
Property: 298 Route 6 (State Highway), Truro, MA
Applicant: Silvador LLC

The Cape Cod Commission and the Truro Planning Board approved the development of the land located at 298 Route 6 (State Highway) in Truro with two buildings to be used by local tradesmen and for conditioned self-storage. The Applicant completed Phase I of the development and a Certificate of Compliance was issued by the Town of Truro. Prior to beginning Phase II (the build-out of Building 2), the Applicants determined that access to the conditioned storage area on the upper level would be more safely, reliably and efficiently met by replacing the approved elevator access with drivable access with an elevated driveway to the rear of Building 2. The rear building access in the form of an elevated rear driveway to a ramp with an access door on the south-east side of Building 2 was approved by both the Planning Board and the Cape Cod Commission earlier this summer. Approved secondary access remained through a north-west interior stairwell to a first-floor exterior door.

The Applicant, by this action, requests that the Planning Board approve its request to relocate the secondary access for Building 2 from the north-west interior stairwell to a proposed direct access on via exterior ramp on the south-west corner of Building 2. The Applicant realized the removal of the elevator and the subsequent approval of the south-east ramped access and elevated rear driveway created an opportunity to resolve design challenges posed by

approved stairwell's piercing of the second story's floor plane. The relocation of the secondary means of egress is supported by the project's structural engineer and the Truro Building Commissioner (See Letter of support from Richard Stevens, Truro Building Commissioner, dated September 14, 2021 and Memo in support from T. Varnam Philbrook, P.E., Philbrook Engineering, dated September 13, 2021). The proposed change in access has recently been approved by the Cape Cod Commission through administrative review. (See email from Jordan Velozo, Chief Regulatory Officer for the Commission, attached.) The Applicant requests that the relocation and related changes shown on the proposed plans and attached be approved by the Planning Board for the reasons further described below:

1. The changes proposed will have minimal impact on the site or on neighbors and will significantly improve the operation of the conditioned second-floor space.

The primary change requested is the relocation of the secondary means of egress required by the Commonwealth's Building Code from the approved north-west stairwell access to direct access to the second floor through a new south-west elevated ramp as shown on the attached elevations and landscape plans. In terms of changes to the site, the construction of a new south-west rear access would be parallel in construction to what the Commission and Truro Planning Board have already approved for the south-east access. Only one tree in the landscaped area between the rear driveway and Building 2 would be removed if this request is approved. A light, identical in approved style and on a timer for the previously agreed period, would be added at the top of the proposed access ramp. Both ramps would be constructed to be ADA compliant (a benefit not previously required by either the Truro Planning Board or the Cape Cod Commission.). The effect on site coverage will be negligible, given that the ramp is permeable.

2. The relocation of the secondary access will improve the resilience of the building and will improve access to the means of escape from the second floor in case of emergency.

The Fire Code for the Commonwealth of Massachusetts requires that there be two means of egress for a multistory commercial structure of this size. The Code requires a certain minimum distance between the two means of egress to increase the likelihood of their usefulness in an emergency. Here, the distance required is one foot more than half the distance of length of the diagonal between opposite corners of the building, or 65 feet. The distance between the

primary means of egress (south-east door) and the proposed secondary means of egress (south-west door) will be over 100 feet, well over what is required by the Code.

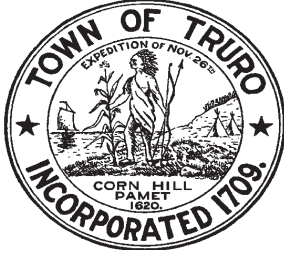
The Code also requires a significant degree of fireproofing. Because the stairwell penetrates the floor fire separation plane, extra fire proofing is required. In addition, a heavy fireproof door is required at each level to separate the stairwell from each floor. The design currently approved by this Board can technically meet the fire safety requirements; but separating the two floors removes a potential hazard (the stairs) and bolsters fire resistance of the building. (See Philbrook Memo, attached, noting that the approved design is more difficult to complete to Code and disrupts the building framing.)

Moreover, the secondary access will lead directly to the outside of the building; not, as currently approved, through heavy fire doors to the first floor and then to the outside. The secondary access will be obvious to those using the second floor, because users will see it when they access the building during the normal course of business. The ramps would provide two means of ADA compliant egress which, for obvious reasons, the approved stairwell access cannot.

3. **Relocating the secondary access will improve the function and safety of Building 2.**

In terms of function, the first floor of Building 2 is entirely commercial contractor's space. The second floor is used entirely for secure, conditioned storage. Given that the use of the first and second floors are entirely independent of each other in terms of use, the only rationale for the stairwell between the two floors was the requirement for secondary egress. A stairwell linking floors is not ideal for moving personal goods to storage on an upper floor. In practice, it would likely not be used. The proposed south-west ramped access would provide direct access to the second floor and provide easy access to the portion of the second floor most distant from the approved access on the south-east corner, providing more balanced access overall.

Based on the foregoing, the Applicants respectfully request approval of request to relocate secondary access to Building 2's second floor and related changes as shown on plans submitted and attached and incorporate these changes into the Site Plan Decision approved on May 19, 2021 and recorded with the Barnstable County Registry of Deeds Book 34341, Page 303 (July 30, 2021).



TOWN OF TRURO

Building Department

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 131 Fax: 508-349-5508

September 14, 2021

To: Town of Truro Planning Board

Subject : BUILDING NO. 2 TRADESMAN SOUTH

Greetings,

This letter is to express the departments support of the proposed changes to the egress paths at the rear of Building No. 2 Tradesman South.

This change as outlined in a letter from Philbrook Engineering dated September 14, 2021 will provide the fire protection and egress travel distance as required under the State building Code 780 CMR.

This change should be considered as a minor modification that will result in a beneficial solution to the original plan.

Thanking you in advance for favorable consideration.

Regards,

Richard Stevens

Building Commissioner

107 Beach Street
Dennis, MA 02638
1-508-364-1301 (cell)
1-508-385-8682 (offc)

**PHILBROOK
ENGINEERING**

Building No. 2 Tradesman South

To: Planning Board, Town of Truro
c/o Richard Stevens – Building Commissioner
Town of Truro, Truro, MA

From: T. Varnum Philbrook, P.E.

CC: Daniel Silva and Erin Sullivan-Silva and Jon Salvador and Wendy Salvador
FELCO Engineering, Inc.

Date: September 15, 2021

Re: Request for 2nd Story Access/Egress Pathway Reconfigurations – Bldg. 2
Tradesman Park South, 298 Route 6 – State Highway, Truro, MA 02666

Dear Planning Board Members & Richard;

In advance thank you for helping us by providing continued Town support and guidance as we pursue this construction – Bldg. #2 at Tradesman Park South. Without a doubt during these unsettled times regulatory guidance to help maintain work environments, business productivity and provide cash flow all become critical. For reference, I am the Engineer-of-Record for this project and have been involved since its' inception. I have either designed or have over-seen the implementation of the design work provided by other registered design professionals to include the metal buildings, concrete floor systems, fire & life/safety requirements and site planning.

We are currently working on the construction of permitted Bldg. 2. Site preparation and building foundation systems are pretty much complete. Presently we are on a 1 month hiatus waiting for the fabrication and delivery of the metal building from C.A. Rollins, Inc. who is also the erector. As you know we have had some additional time due to supply chain delays and as such have built and rebuilt this building, at least in our minds, a number of times!

A year ago for the life/safety and fire safety design processes we split the building horizontally between floors for fire separation. For life/safety the upstairs required 2 exits due to its' size. Initially we put one in the middle rear to take advantage of grading and to provide the short ramp necessary for ADA access. The 2nd exit was to be a stairwell to the front of the building inside on the right end. When the storage layout plans were developed the separation between these two exits was less than the code required (Bldg. Diagonal/2). At that time the rear exit was relocated along the back wall, placing it closer to the road (nearer to the left side). This provided separation but now necessitated the building of an ADA compliant ramp. Working back up-grade to the middle of the rear wall allowed for some minimization of ramp construction by taking advantage of the grade rising to the landing point with the ramp sloping downward concurrently. This solution works

Date: September 15, 2021

R Re: Request for 2nd Story Access/Egress Pathway Reconfigurations – Bldg. 2
Tradesman Park South, 298 Route 6 – State Highway, Truro, MA 02666

Given the noted time between construction milestones both Dan and I looked at the proposed building plans and considered a further modification to them. And that brings us to our current request – that we be allowed to delete the interior stairwell and place this 2nd exit also on the rear wall, separated by almost the building length, and connected by a ramp to what will now be a common at-grade landing. This proposal provides for some construction efficiencies and will also provide for a much safer use of the 2nd floor. For current construction, the interior stairwell needs to be extra fire-proofed because it penetrates the floor fire separation plane and it will also require two heavy fire doors (one at the top landing & one at the bottom landing). This type of construction is typically harder to detail and build while disrupting the building framing. As for Life/Safety, the 2nd fire exit egress can now be through a 2nd door on the same floor level, leading outside onto landings and ramps as opposed to a pair of doors and a stairwell. For accessibility we will now gain a 2nd ADA accessible entrance of which the stairway would never provide.

In summary I am asking for your consideration of our request. From building construction and code compliance there are definite pluses to be had. The site remains wide open and the rough grading across the entire rear is in place should you want to walk and check our work to date. Thank you for your help and should you need anything further please feel free to call or email me.

Respectfully submitted,

T. VARNUM PHILBROOK, P.E.

508-364-1301; Tvarnphil@Verizon.net

tpv

From: Jordan Velozo <jordan.velozo@capecodcommission.org>

Sent: Wednesday, September 8, 2021 10:06 PM

To: msrose@singer-law.com

Subject: Re: 298 Rt. 6, Truro, Tradesmen's Park South

Hi Marian,

Thanks for sending these over. This small alteration for purposes of meeting the State Building Code does not require additional Commission review. I will add these plans and letter to the Project file. When the Project seeks a Preliminary Certificate of Compliance, we will incorporate these plans into the record more formally.

Best,
Jordan

Jordan Velozo

Chief Regulatory Officer

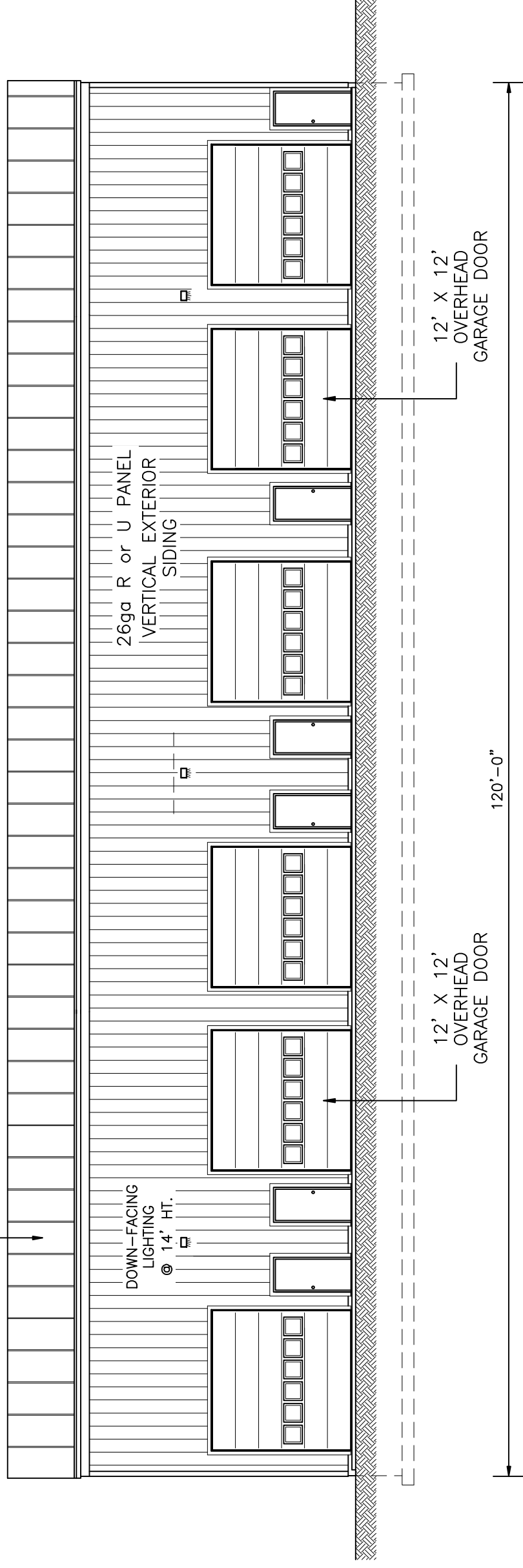
Cape Cod Commission

508-744-1253

jordan.velozo@capecodcommission.org

24ga ULTRA DEK
STANDING SEAM
ROOF SYSTEM

30'-0" MAX.



26ga R or U PANEL
VERTICAL EXTERIOR
SIDING

DOWN-FACING
LIGHTING
@ 14' HT.

12' X 12'
OVERHEAD
GARAGE DOOR

12' X 12'
OVERHEAD
GARAGE DOOR

120'-0"

FRONT ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

24ga ULTRA DEK
STANDING SEAM
ROOF SYSTEM

SOLAR PANELS
PER CLEAN ENERGY
DESIGN LAYOUT

WHITE CEDAR
SHINGLES
(ROAD FACING
GABLE END)

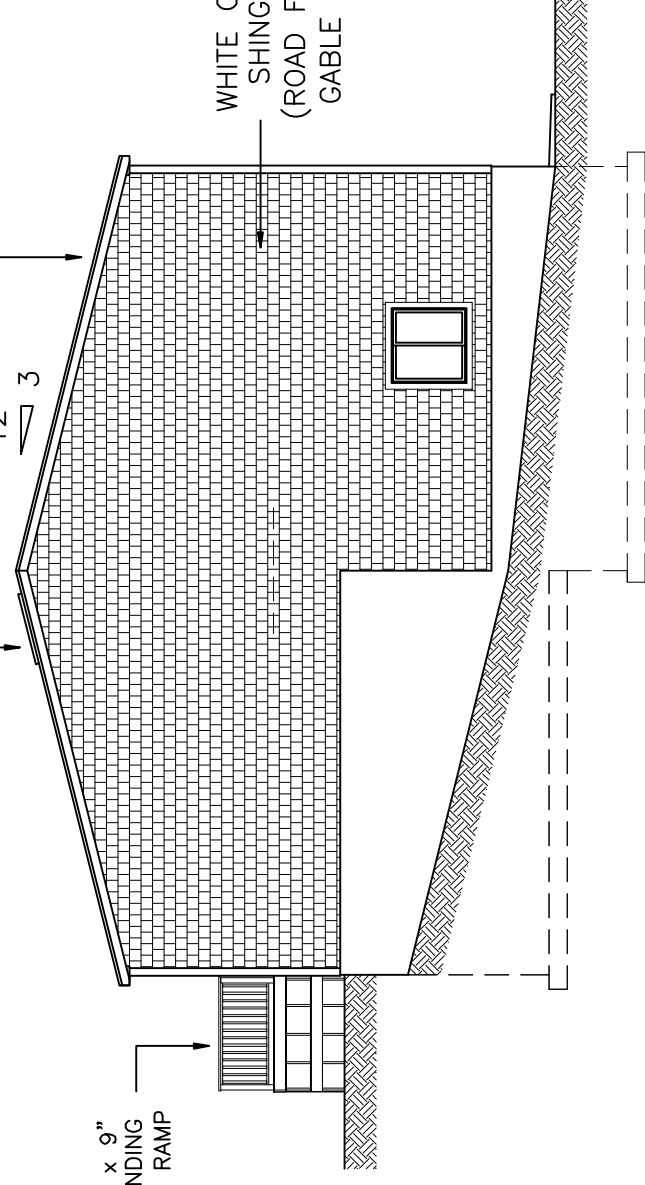
12
3

6' x 9"
LANDING
W/
RAMP

30'-0" MAX.

LEFT SIDE ELEVATION

(3/32" = 1')



45'-0"

16'-11"

TRADESMAN PARK - SOUTH

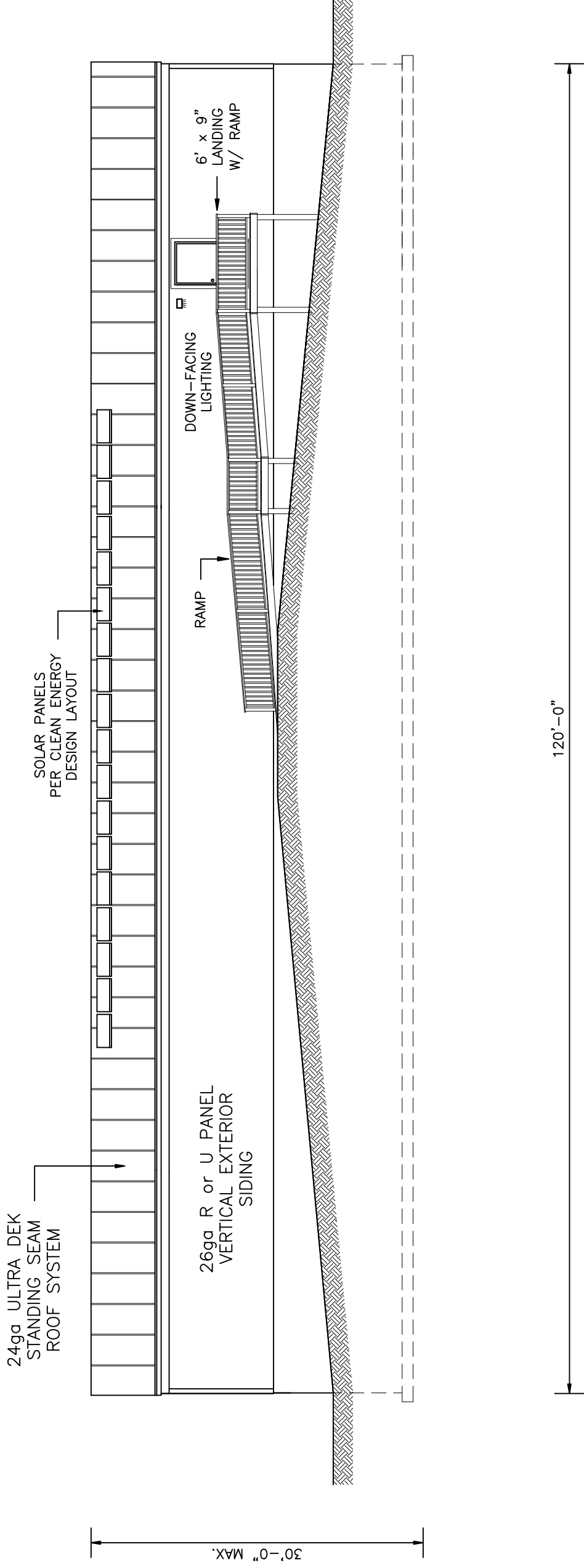
298 RT. 6

TRURO

BUILDING 2

4/26/2021

SHEET 1 OF 2



24ga ULTRA DEK STANDING SEAM ROOF SYSTEM

SOLAR PANELS PER CLEAN ENERGY DESIGN LAYOUT

12
3

6' x 9" LANDING W/ RAMP

REAR ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

30'-0" MAX.

RIGHT SIDE ELEVATION

(3/32" = 1')

45'-0"

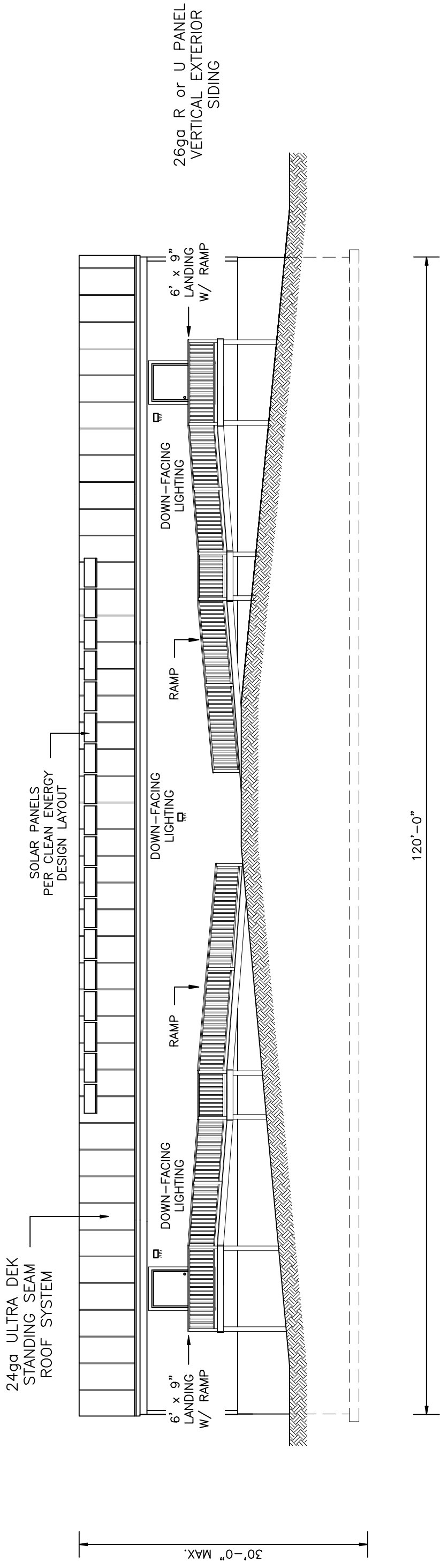
**TRADESMAN PARK - SOUTH
298 RT. 6**

BUILDING 2

4/26/2021

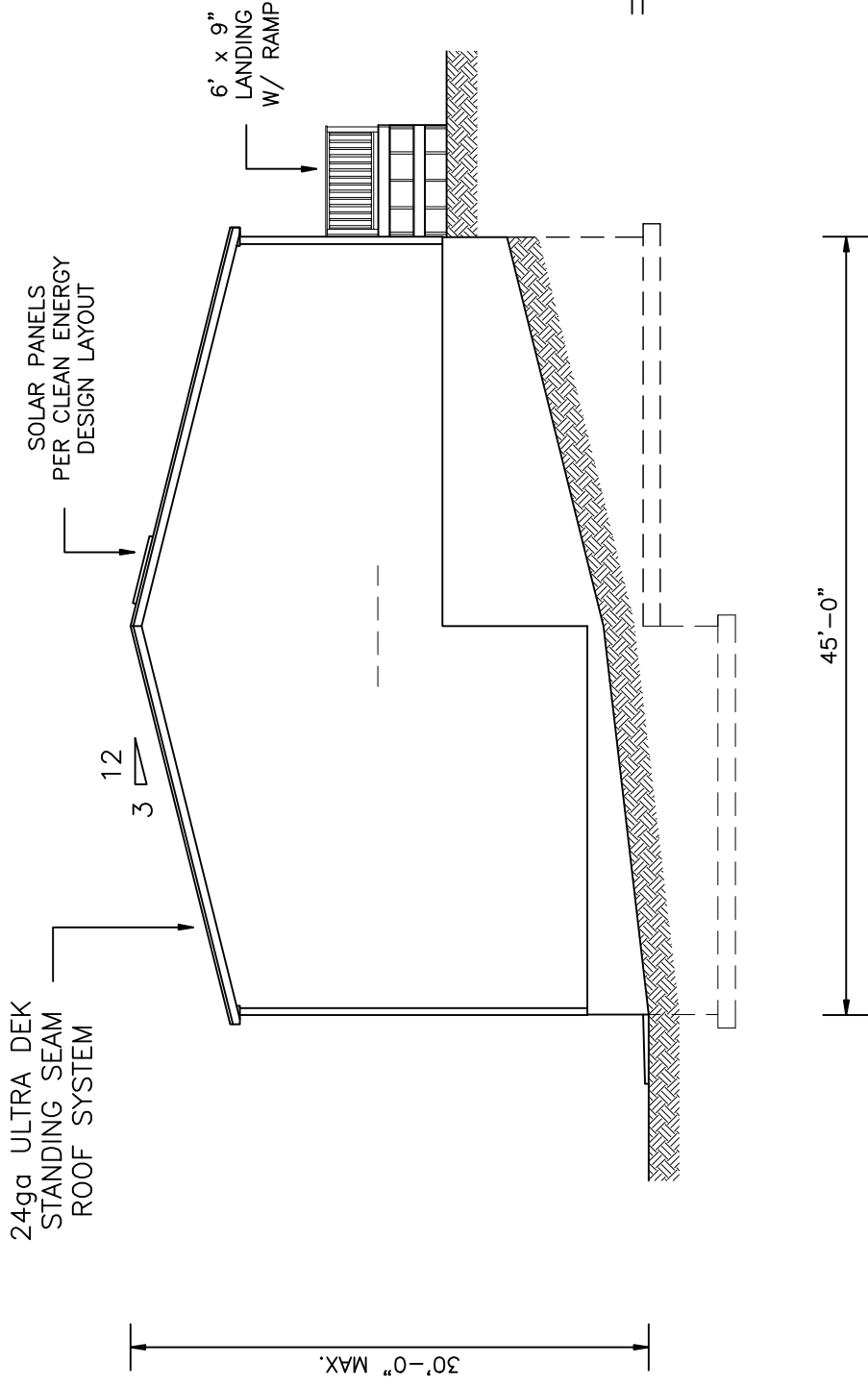
SHEET 2 OF 2

TRURO



REAR ELEVATION

(3/32" = 1')



RIGHT SIDE ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

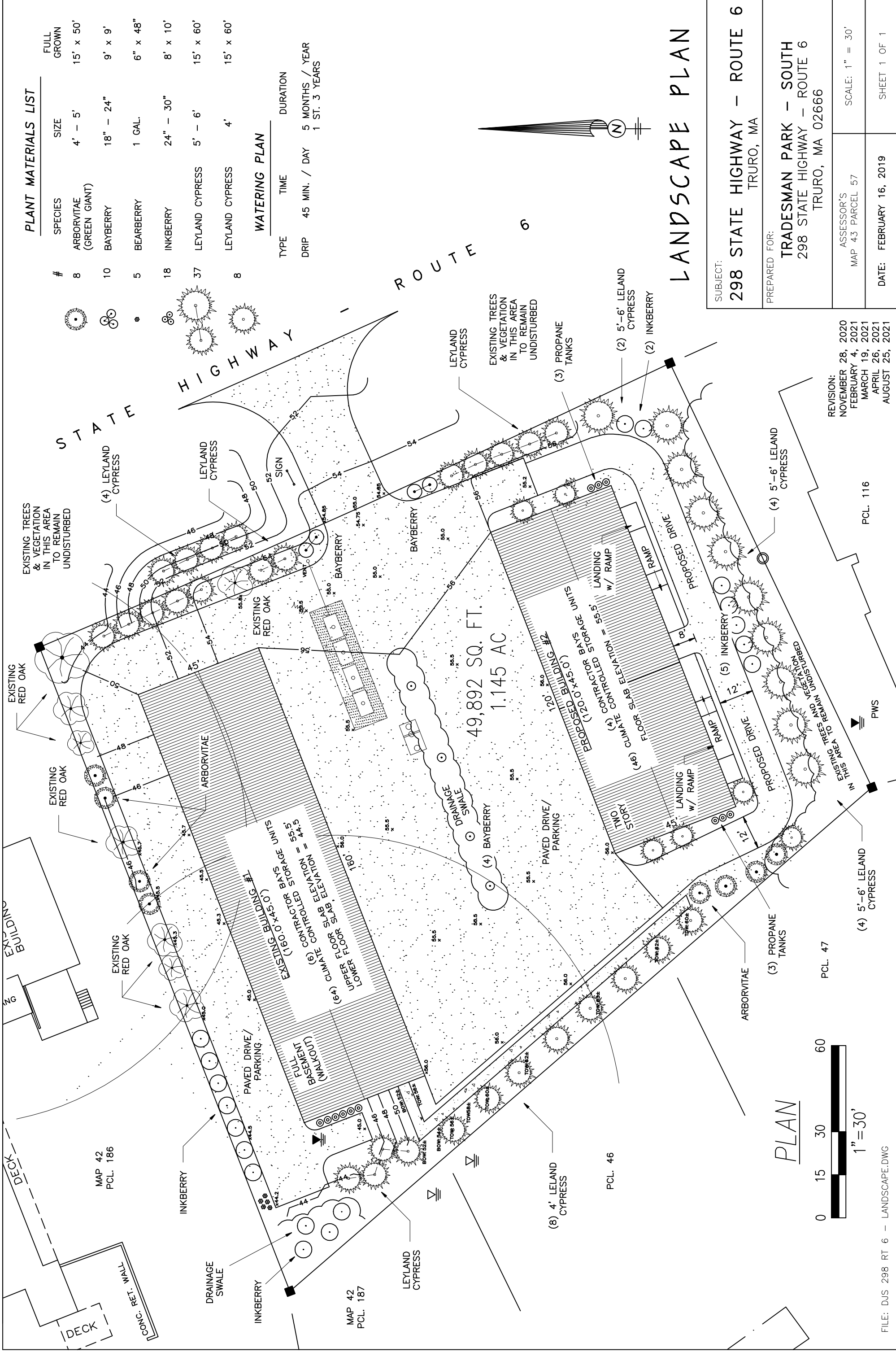
TRADESMAN PARK - SOUTH
298 RT. 6

BUILDING 2

8/24/2021

SHEET 2 OF 4

TRURO



PLANT MATERIALS LIST

#	SPECIES	SIZE	FULL GROWN
8	ARBORVITAE (GREEN GIANT)	4' - 5'	15' x 50'
10	BAYBERRY	18" - 24"	9' x 9'
5	BEARBERRY	1 GAL.	6" x 48"
18	INKBERRY	24" - 30"	8' x 10'
37	LEYLAND CYPRESS	5' - 6'	15' x 60'
8	LEYLAND CYPRESS	4'	15' x 60'

WATERING PLAN

TYPE	TIME	DURATION
DRIP	45 MIN. / DAY	5 MONTHS / YEAR 1 ST. 3 YEARS

LANDSCAPE PLAN

SUBJECT: **298 STATE HIGHWAY - ROUTE 6**
TRURO, MA

PREPARED FOR: **TRADESMAN PARK - SOUTH**
298 STATE HIGHWAY - ROUTE 6
TRURO, MA 02666

REVISION: NOVEMBER 28, 2020
FEBRUARY 4, 2021
MARCH 19, 2021
APRIL 26, 2021
AUGUST 25, 2021

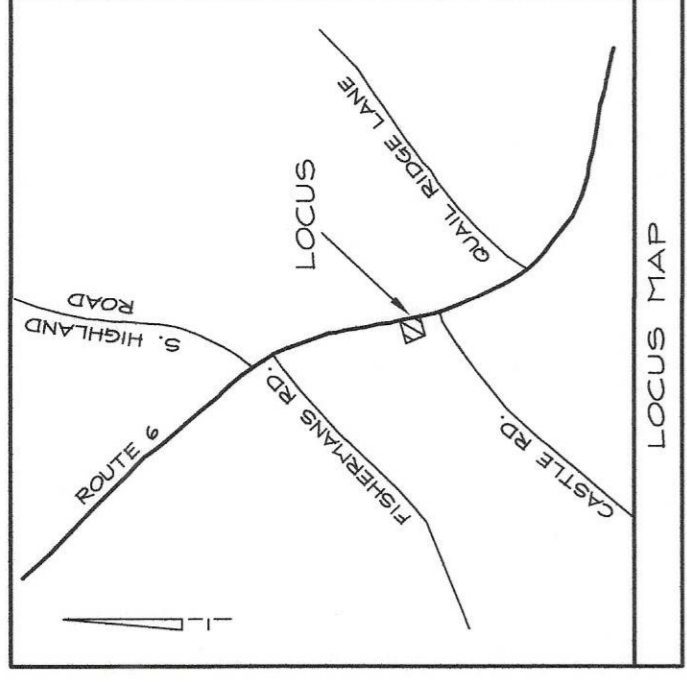
ASSESSOR'S MAP 43 PARCEL 57 SCALE: 1" = 30'

DATE: FEBRUARY 16, 2019 SHEET 1 OF 1

PLAN

0 15 30 60

1" = 30'



SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2
298 STATE HIGHWAY - ROUTE 6
TRURO, MA

PREPARED FOR:

TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED

REVISED: MARCH 19, 2021

REVISED: APRIL 12, 2021

REVISED: APRIL 28, 2021

REFERENCE: -ASSESSORS MAP 43 PARCEL 57

-SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED DRIVEWAY FOR PROPOSED BUILDING #2 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR: TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH DATED: 4/23/21

East Cape Engineering, Inc.

CIVIL ENGINEERS
 LAND SURVEYORS
 # 44 Route 28, Orleans, Mass.
 (508) 255-7120



PROFESSIONAL ENGINEER

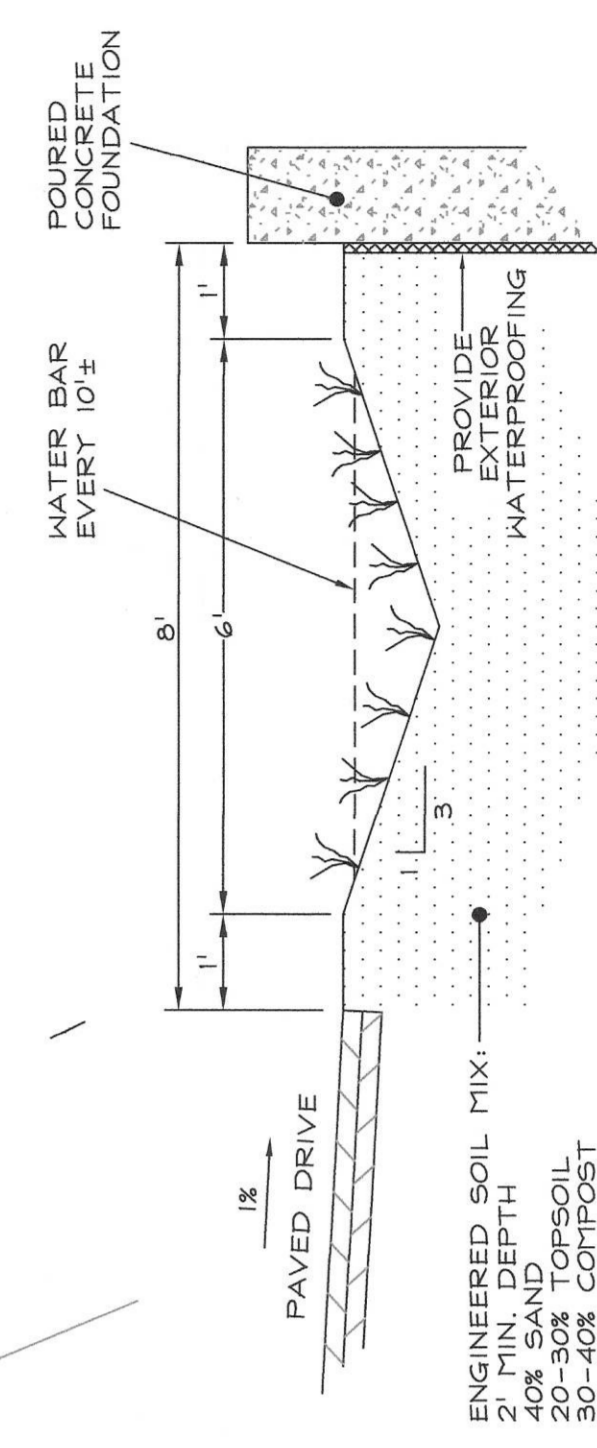
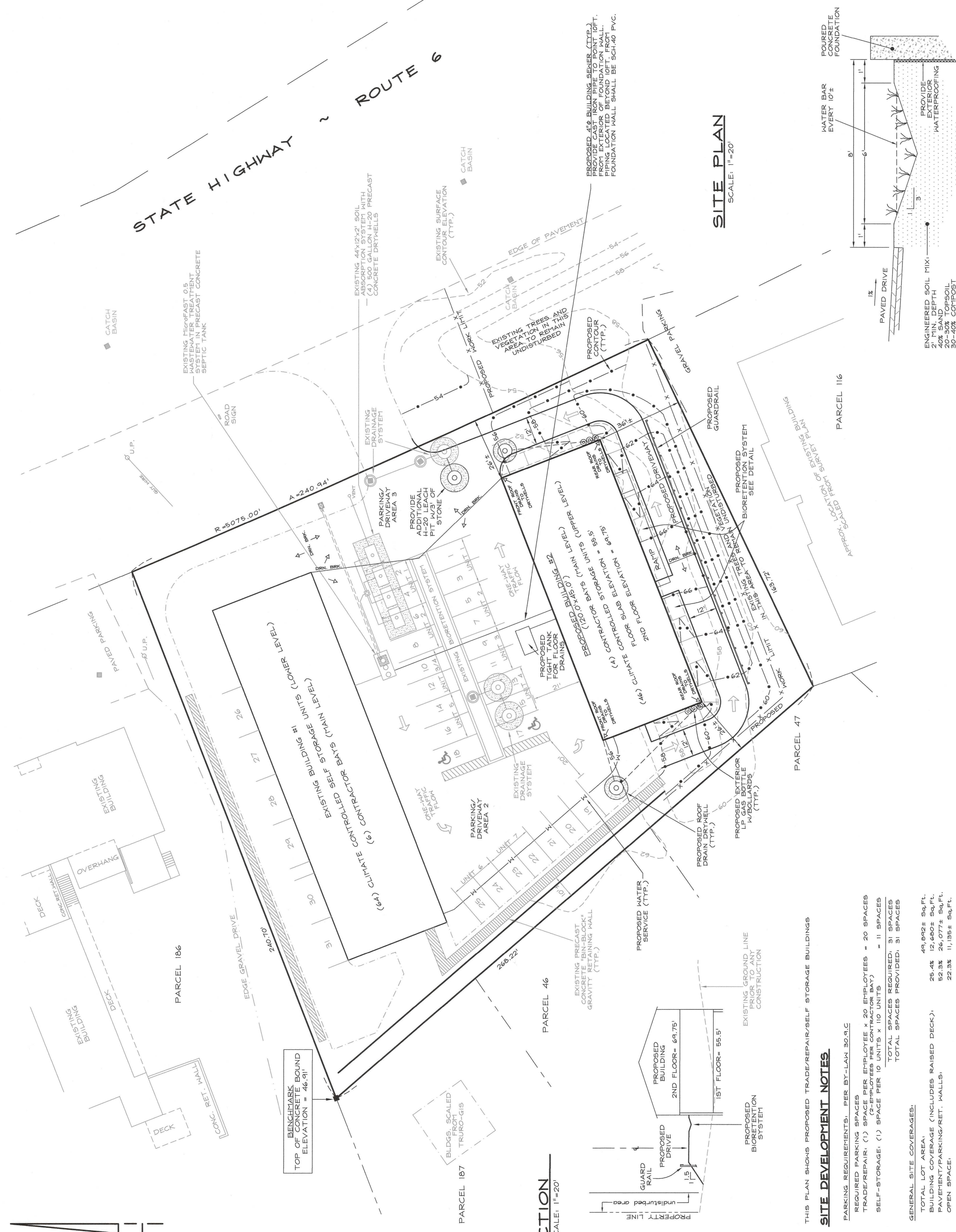
4/28/21
 DATE

DXG170805IT2
 JOB# 17-080

STATE HIGHWAY ~ ROUTE 6

SITE PLAN

SCALE: 1"=20'



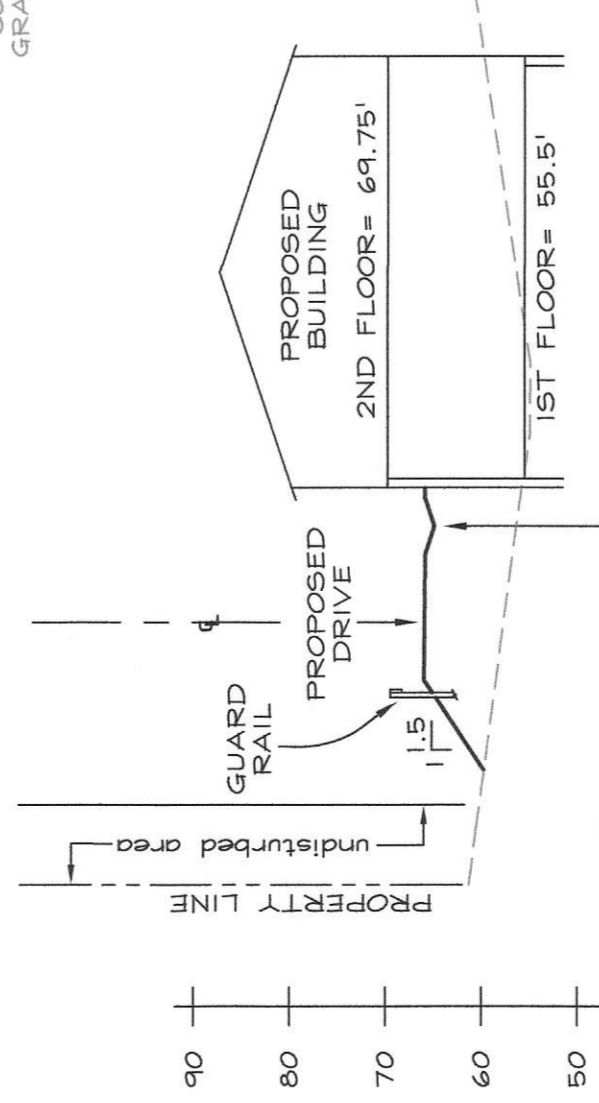
PROPOSED BIORETENTION SYSTEM

SCALE: 1"=2'

VOLUME = 31CY

SECTION

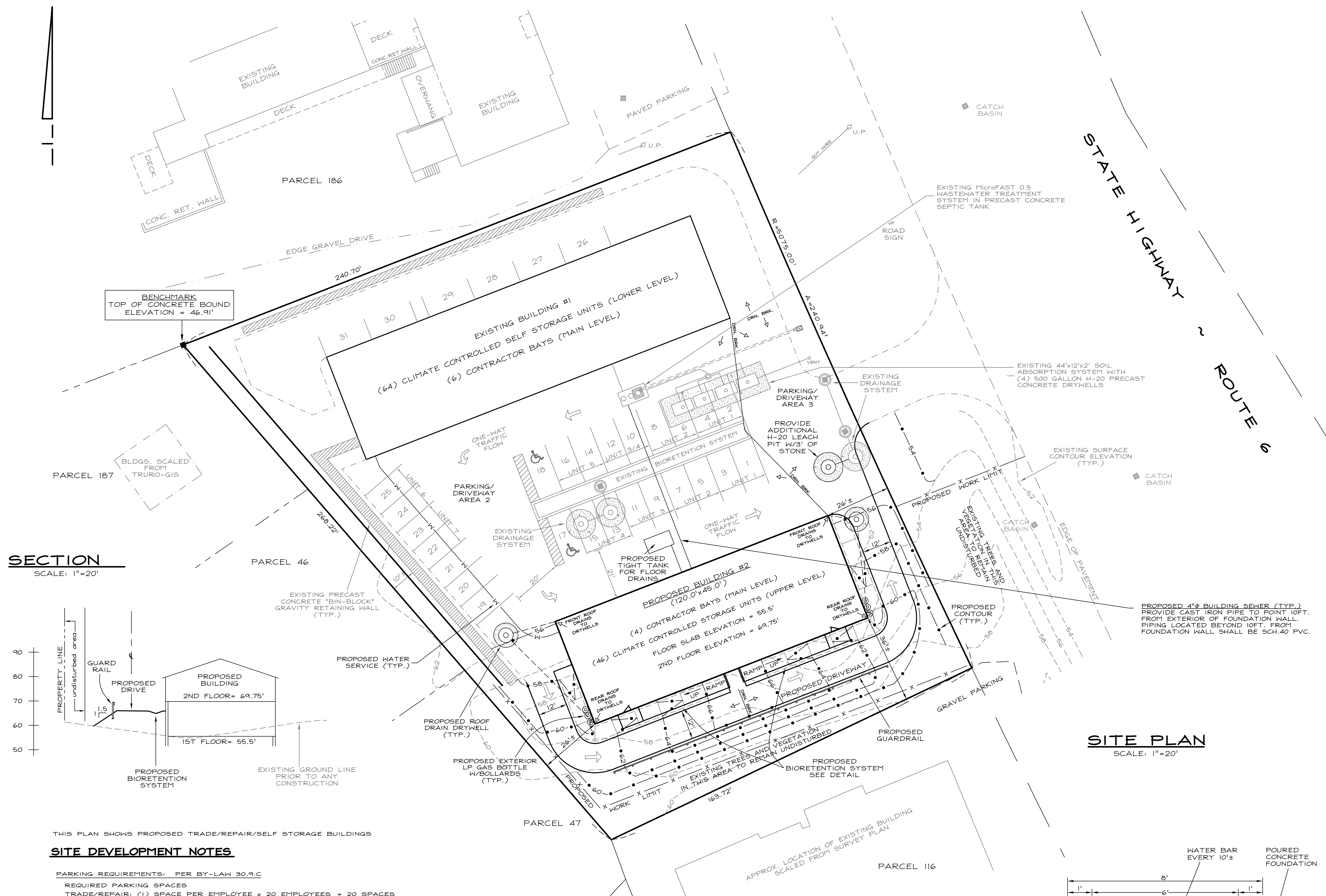
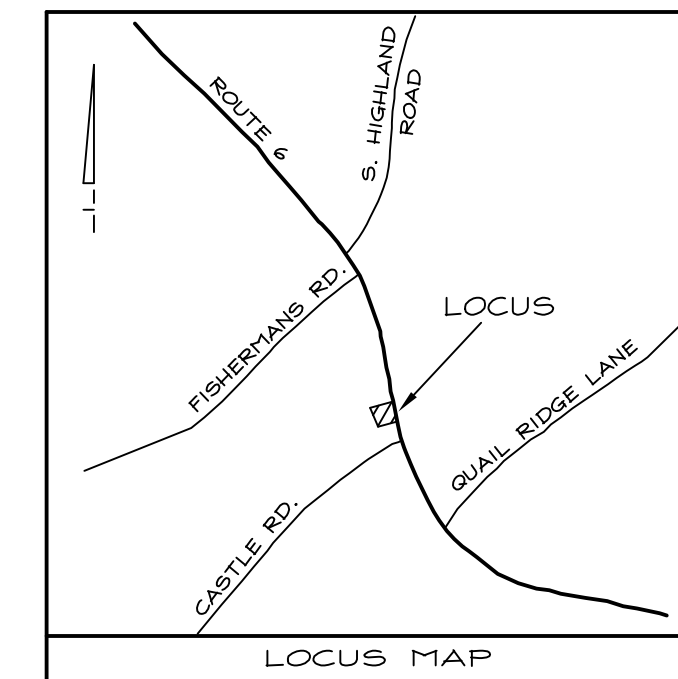
SCALE: 1"=20'



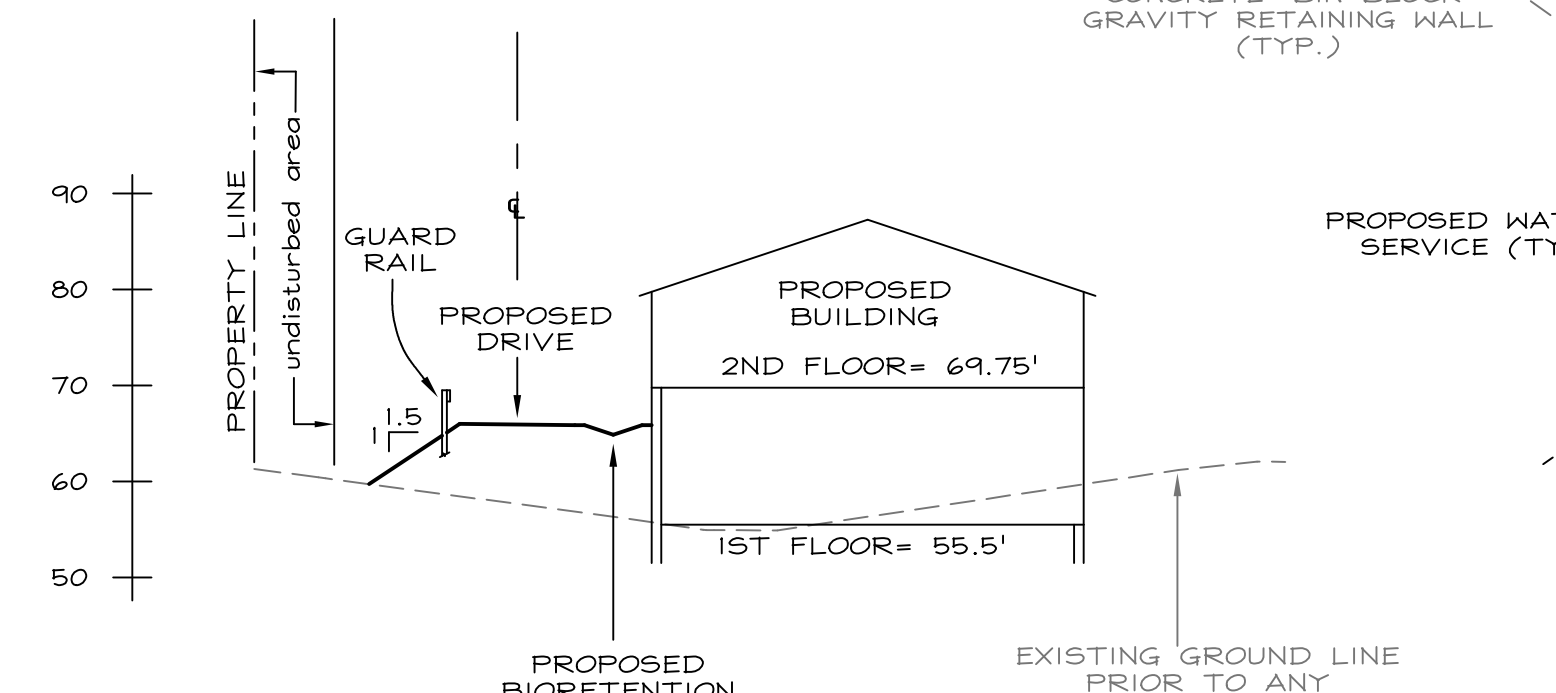
THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

SITE DEVELOPMENT NOTES

- PARKING REQUIREMENTS, PER BY-LAW 30.5.C
 - REQUIRED PARKING SPACES
 - TRADE/REPAIR: (1) SPACE PER EMPLOYEE X 20 EMPLOYEES = 20 SPACES (2-EMPLOYEES PER CONTRACTOR BAY)
 - SELF-STORAGE: (1) SPACE PER 10 UNITS = 11 SPACES
 - TOTAL SPACES REQUIRED: 31 SPACES
 - TOTAL SPACES PROVIDED: 31 SPACES
- GENERAL SITE COVERAGES:
- TOTAL LOT AREA: 49,042± Sq.Ft.
 - BUILDING COVERAGE (INCLUDES RAISED DECK): 25.4%
 - PAVEMENT/PARKING/RET. WALLS: 52.3%
 - OPEN SPACE: 22.3%
- BIORETENTION SYSTEM:
- 4162 SF PAVEMENT (1 1/2") = 350 FT² TREATMENT REQUIRED
 - 175' (3R/1R) = 525 FT² PROVIDED



SECTION
SCALE: 1"=20'



SITE DEVELOPMENT NOTES

THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

PARKING REQUIREMENTS: PER BY-LAW 30.9.C

REQUIRED PARKING SPACES
 TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES
 (2-EMPLOYEES PER CONTRACTOR BAY)
 SELF-STORAGE: (1) SPACE PER 10 UNITS x 110 UNITS = 11 SPACES

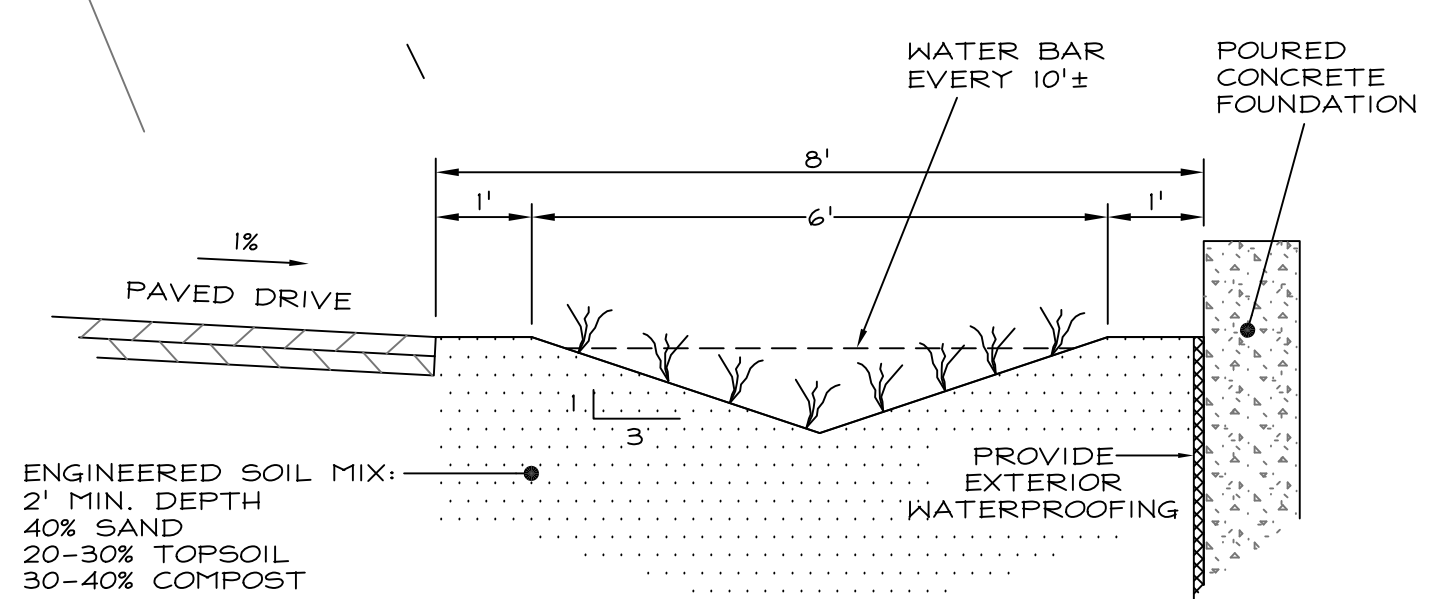
TOTAL SPACES REQUIRED: 31 SPACES
 TOTAL SPACES PROVIDED: 31 SPACES

GENERAL SITE COVERAGES:

TOTAL LOT AREA:	49,892± Sq.Ft.
BUILDING COVERAGE (INCLUDES RAISED DECK):	25.4% 12,680± Sq.Ft.
PAVEMENT/PARKING/RET. WALLS:	52.3% 26,077± Sq.Ft.
OPEN SPACE:	22.3% 11,135± Sq.Ft.

BIORETENTION SYSTEM:
 4162 sf. PAVEMENT (1 1/2" FT.) = 350 FT³ TREATMENT REQUIRED
 175' (3" FT.) = 525 FT³ PROVIDED

SITE PLAN
SCALE: 1"=20'



PROPOSED BIORETENTION SYSTEM
SCALE: 1"=2' VOLUME = 3ft³/ft

SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2

298 STATE HIGHWAY - ROUTE 6 TRURO, MA

PREPARED FOR:
TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED
 REVISED: MARCH 19, 2021
 REVISED: APRIL 12, 2021
 REVISED: APRIL 28, 2021
 REVISED: SEPTEMBER 14, 2021

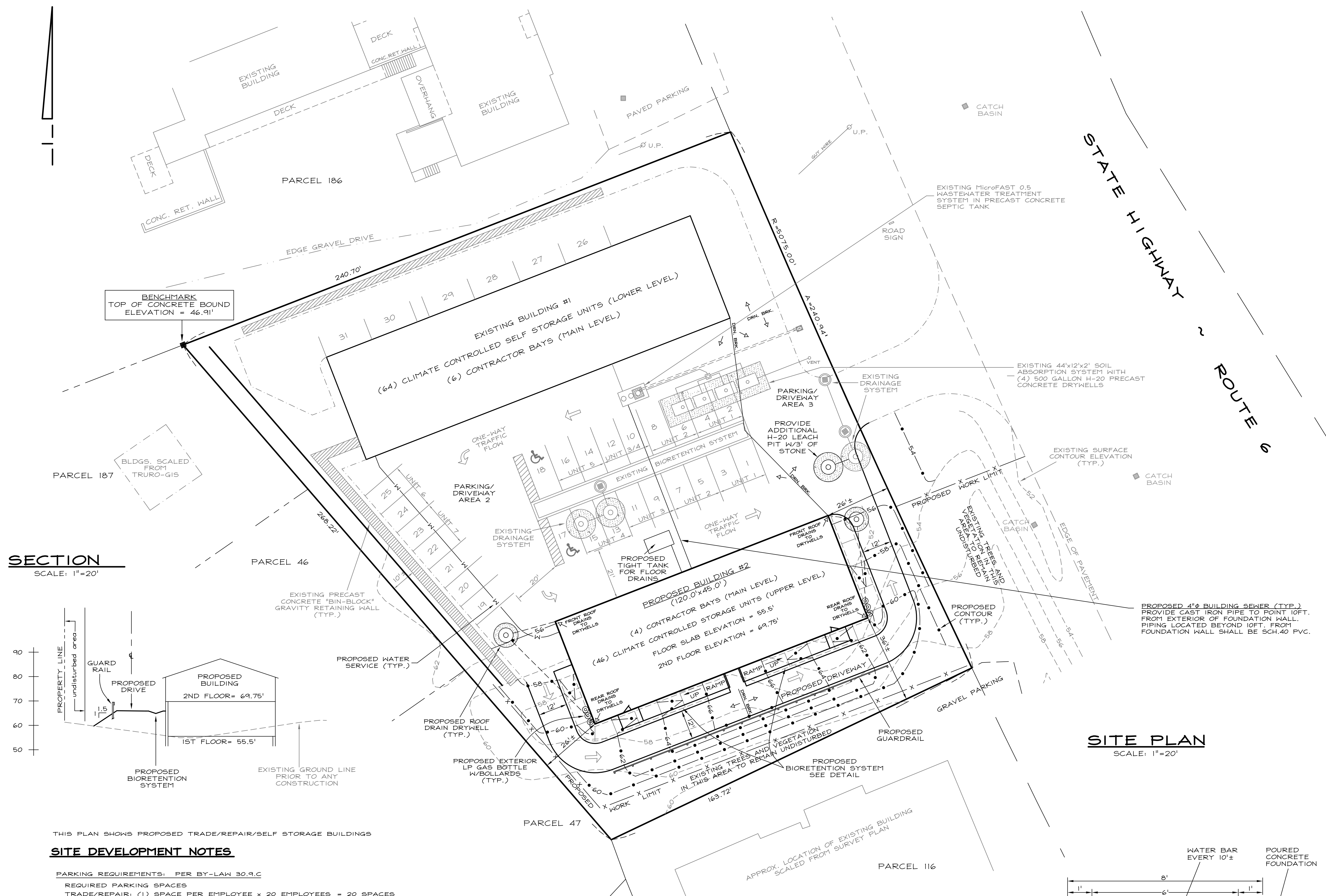
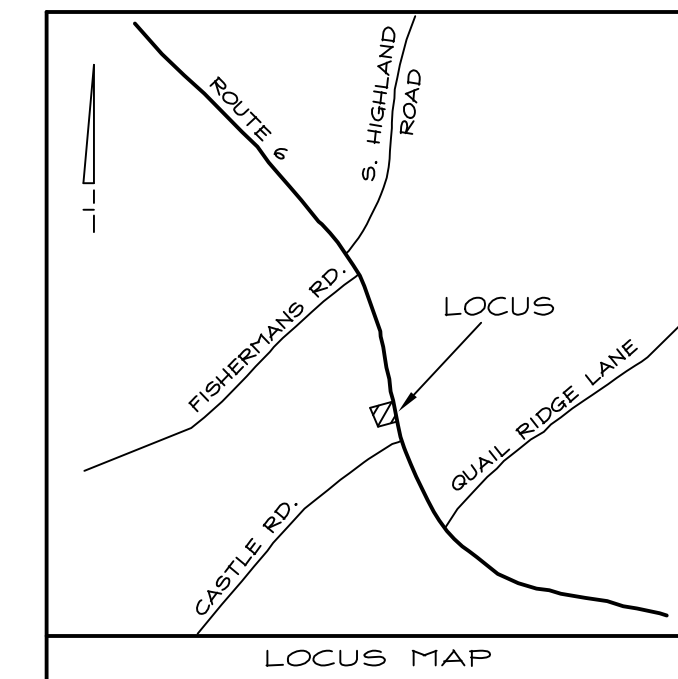
REFERENCE: -ASSESSORS MAP 43 PARCEL 57

"-SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED COMMERCIAL DEVELOPMENT 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR: TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019"

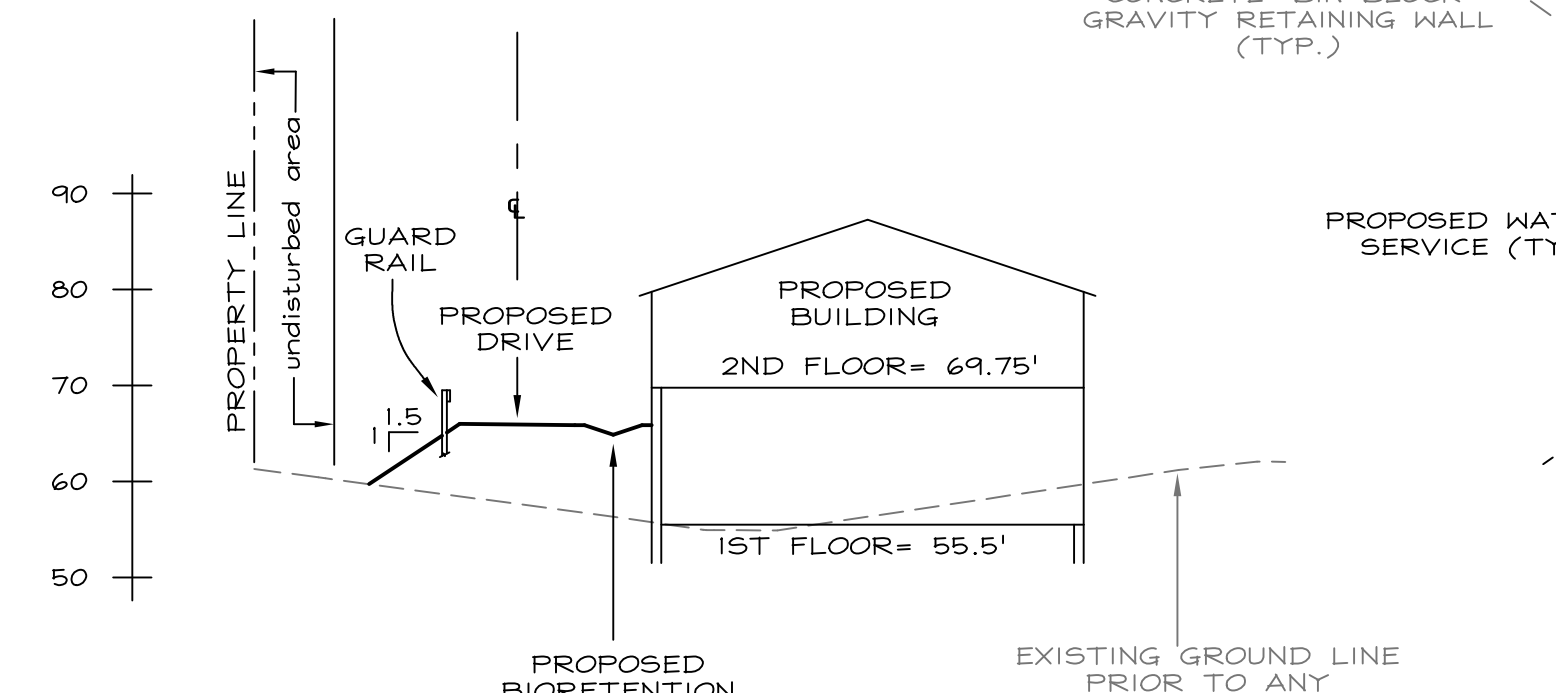
SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH DATED: 4/23/21

East Cape Engineering, Inc.
 CIVIL ENGINEERS
 LAND SURVEYORS
 # 44 Route 28, Orleans, Mass.
 (508) 255-7120

PROFESSIONAL ENGINEER _____ DATE _____



SECTION
SCALE: 1"=20'



SITE DEVELOPMENT NOTES

THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

PARKING REQUIREMENTS: PER BY-LAW 30.9.C

REQUIRED PARKING SPACES
 TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES
 (2-EMPLOYEES PER CONTRACTOR BAY)
 SELF-STORAGE: (1) SPACE PER 10 UNITS x 110 UNITS = 11 SPACES

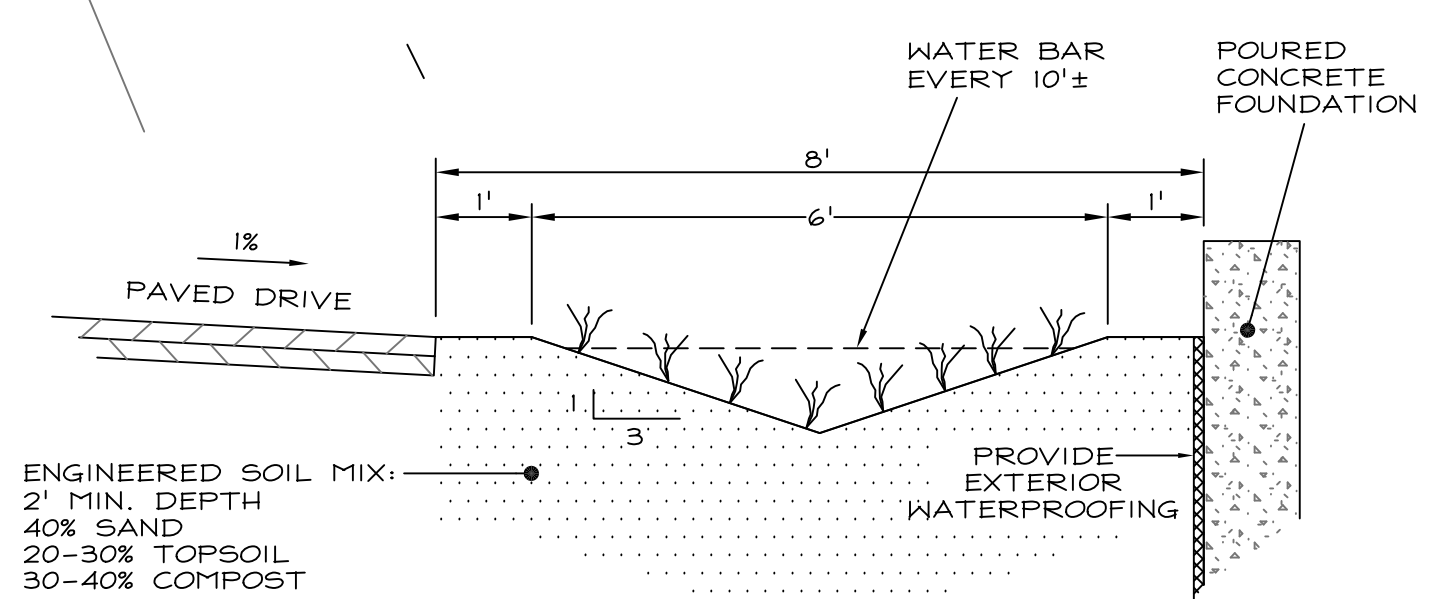
TOTAL SPACES REQUIRED: 31 SPACES
 TOTAL SPACES PROVIDED: 31 SPACES

GENERAL SITE COVERAGES:

TOTAL LOT AREA:	49,892 ± Sq.Ft.
BUILDING COVERAGE (INCLUDES RAISED DECK):	25.4% 12,680 ± Sq.Ft.
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OPEN SPACE:	22.3% 11,135 ± Sq.Ft.

BIORETENTION SYSTEM:
 4162 sf. PAVEMENT (1 1/2" FT.) = 350 FT³ TREATMENT REQUIRED
 175' (3" FT.) = 525 FT³ PROVIDED

SITE PLAN
SCALE: 1"=20'



PROPOSED BIORETENTION SYSTEM
SCALE: 1"=2' VOLUME = 3ft³/ft

SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2

298 STATE HIGHWAY - ROUTE 6 TRURO, MA

PREPARED FOR:
TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED
 REVISED: MARCH 19, 2021
 REVISED: APRIL 12, 2021
 REVISED: APRIL 28, 2021
 REVISED: SEPTEMBER 14, 2021

REFERENCE: -ASSESSORS MAP 43 PARCEL 57

"-SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED COMMERCIAL DEVELOPMENT 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR: TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019"

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH DATED: 4/23/21

East Cape Engineering, Inc.
 CIVIL ENGINEERS
 LAND SURVEYORS
 # 44 Route 28, Orleans, Mass.
 (508) 255-7120

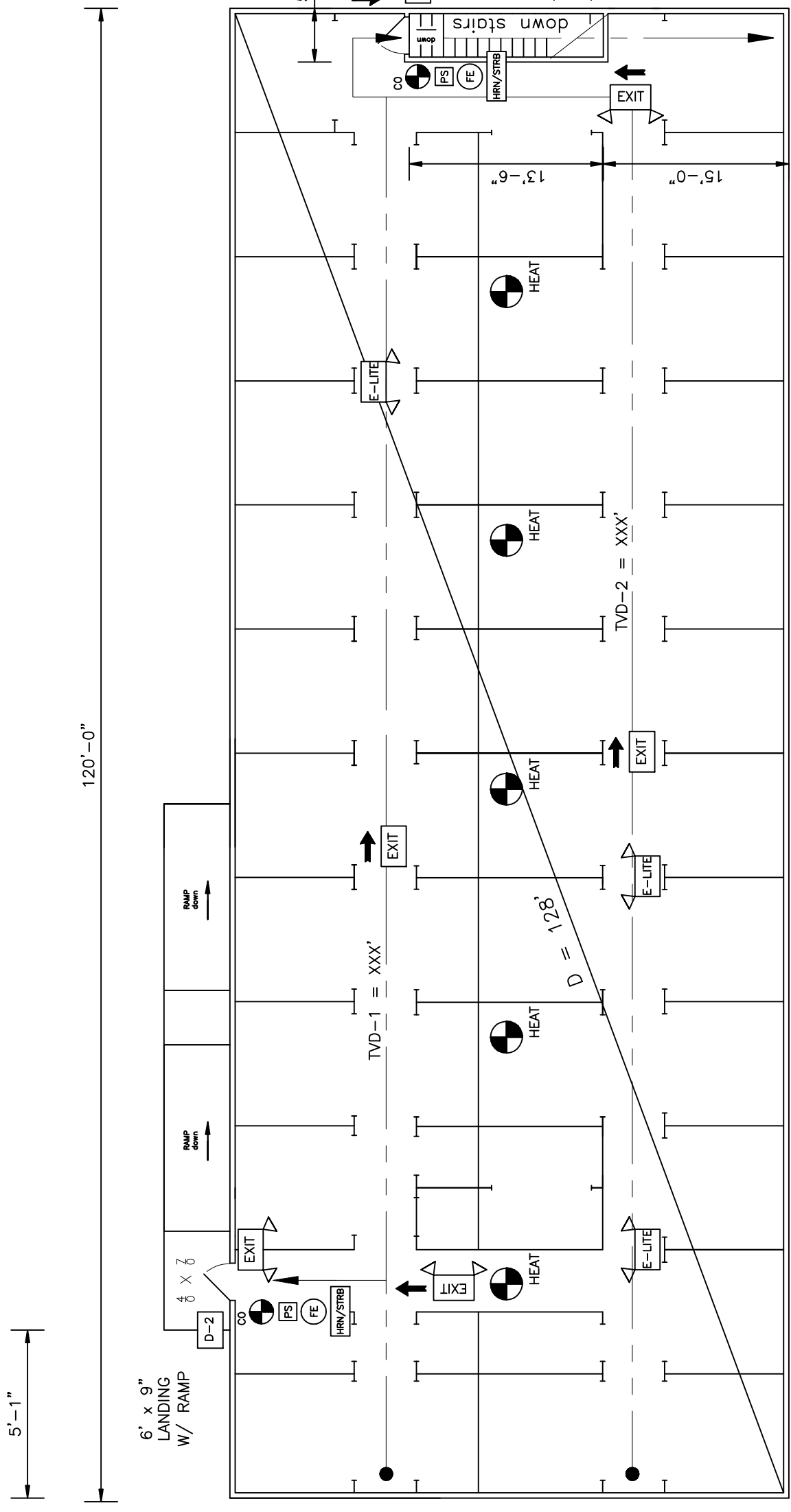
PROFESSIONAL ENGINEER _____ DATE _____

LEGEND

- EXIT/EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- DIRECTIONAL EXIT LIGHT PACK W/ BATTERY BACK-UP
- EMERGENCY LIGHT PACK W/ BATTERY BACK-UP
- HORN / STROBE ANNUNCIATOR
- FIRE EXTINGUISHER - 10 LB. BC
- FIRE PULL STATION
- SMOKE DETECTOR - PHOTOELECTRIC
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- RATE OF RISE HEAT DETECTOR
- RESTROOM REQUIRES 70 CFM/FIXTURE (WF) ON LIGHT ACTIVATED CIRCUIT
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 1 HR. RATED 3/4 x 7 SELF-CLOSING DOOR; NO LOCK LEVER HANDLE, IN-SWING
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 48 & 52 FT.
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 30 & 70 FT.
- SPACE UNDER STAIRS; 1 HR. RATED CONSTRUCTION - CEILING & WALLS (MINIMUM 3/8" GWB). SEAL PENETRATIONS

FIREWALL ASSEMBLY: GA FILE NO. FC 3012
 3 HR. -STEEL JOISTS, CONCRETE SLAB, GYPSUM WALLBOARD

FIREWALL ASSEMBLY: GAFILE NO. WP 7452
 3 HR. - GYPSUM WALLBOARD, FURRING CHANNELS, STEEL C-H STUDS

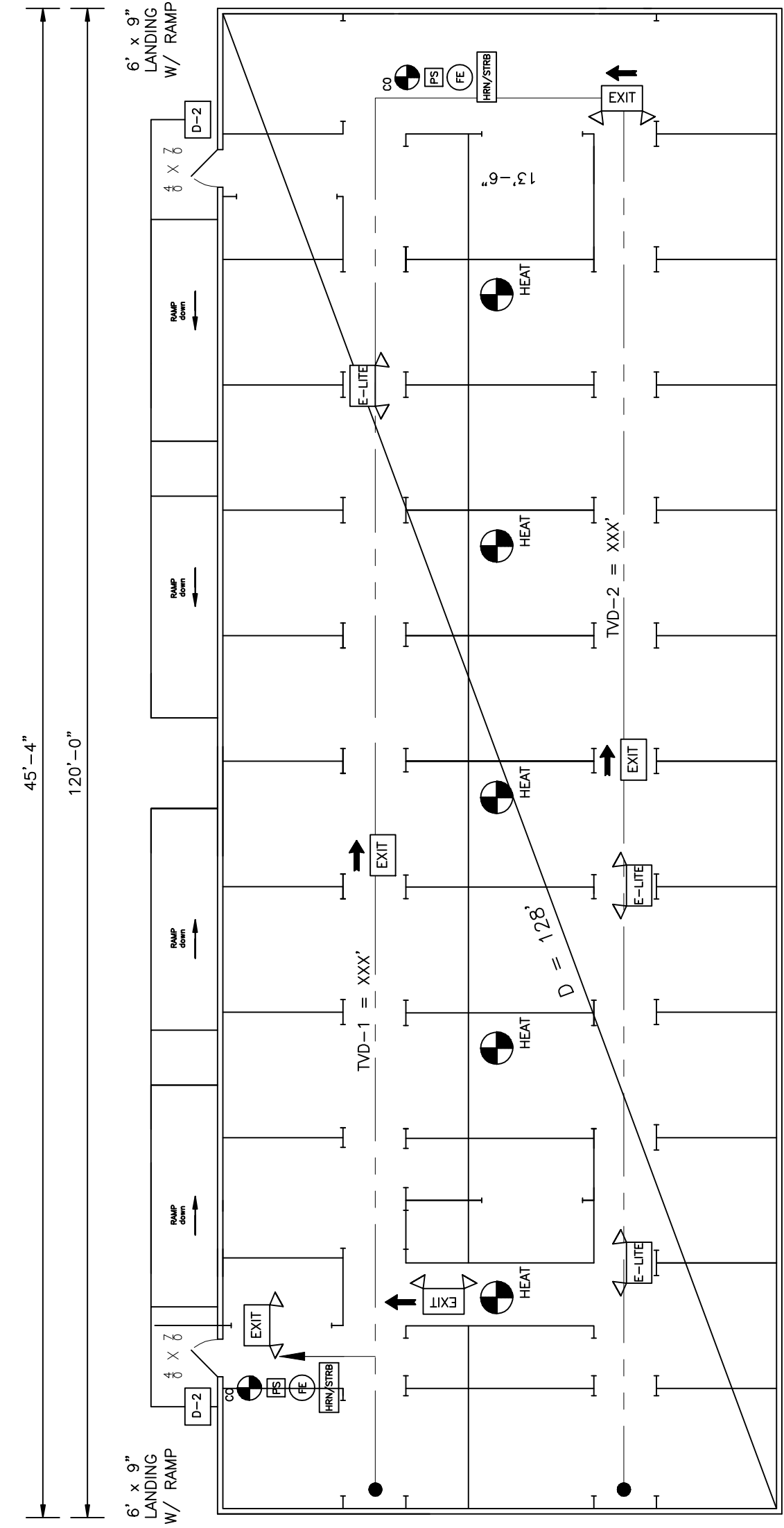


SECOND FLOOR

(3/32" = 1')

LEGEND

- EXIT/EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- DIRECTIONAL EXIT LIGHT PACK W/ BATTERY BACK-UP
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SECOND FLOOR

(3/32" = 1')

TRADESMAN PARK - SOUTH
298 RT. 6
TRURO

FIREWALL ASSEMBLY: GA FILE NO. FC 3012
3 HR. -STEEL JOISTS, CONCRETE SLAB, GYPSUM WALLBOARD

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