

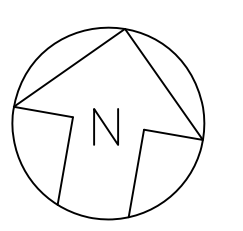
Russian School of Mathematics
60 Austin Street
Newton, MA 02460

Revision	Date	Description



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Project No.	A60
File	A60A60_Proposed Floor Plans
X-Refs	
Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



DRAWING TITLE
EXISTING BASEMENT FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN (5,112.23 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER

EX1.0

Russian School of Mathematics

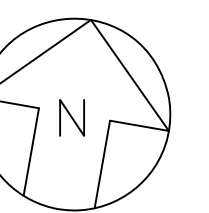
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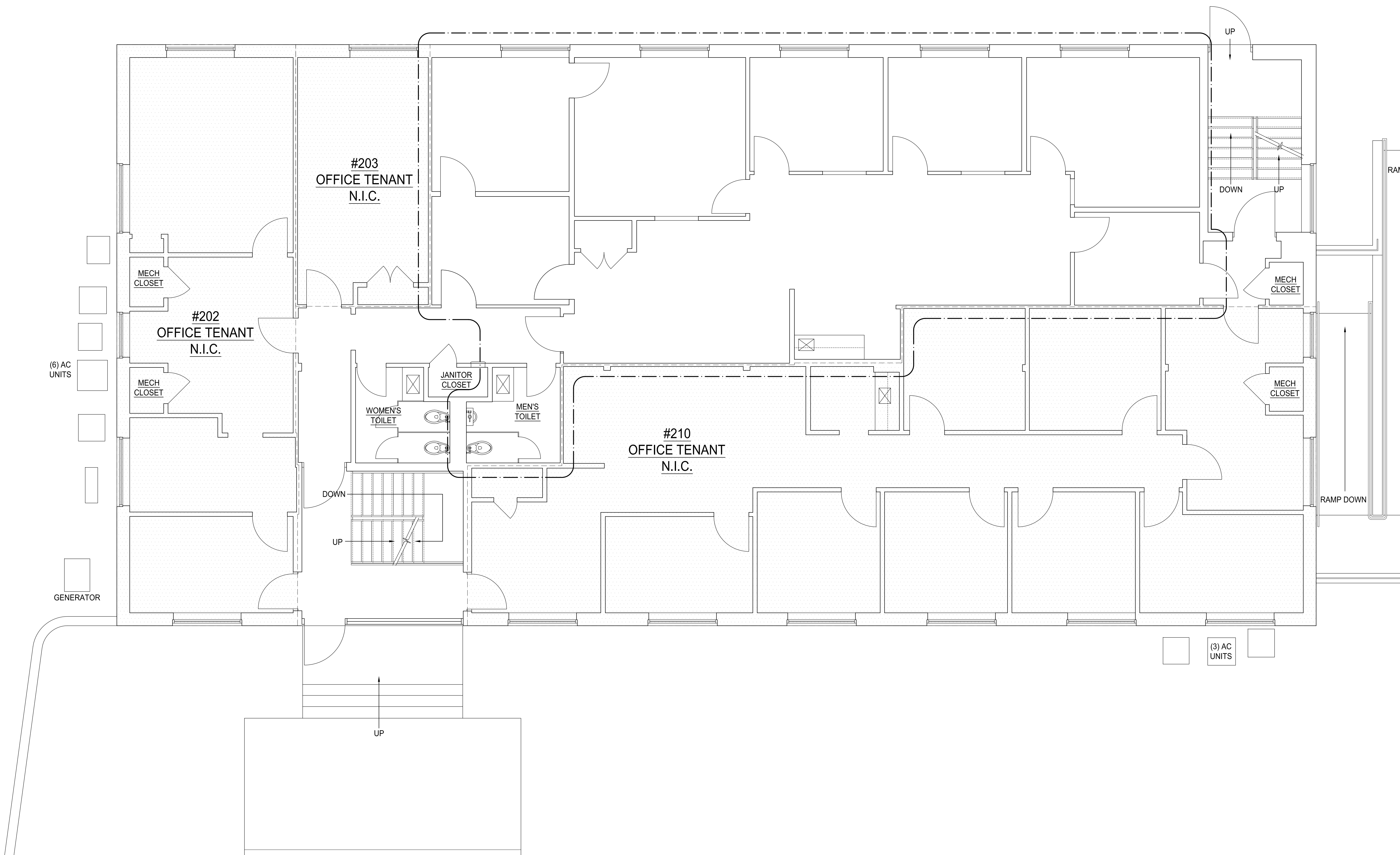
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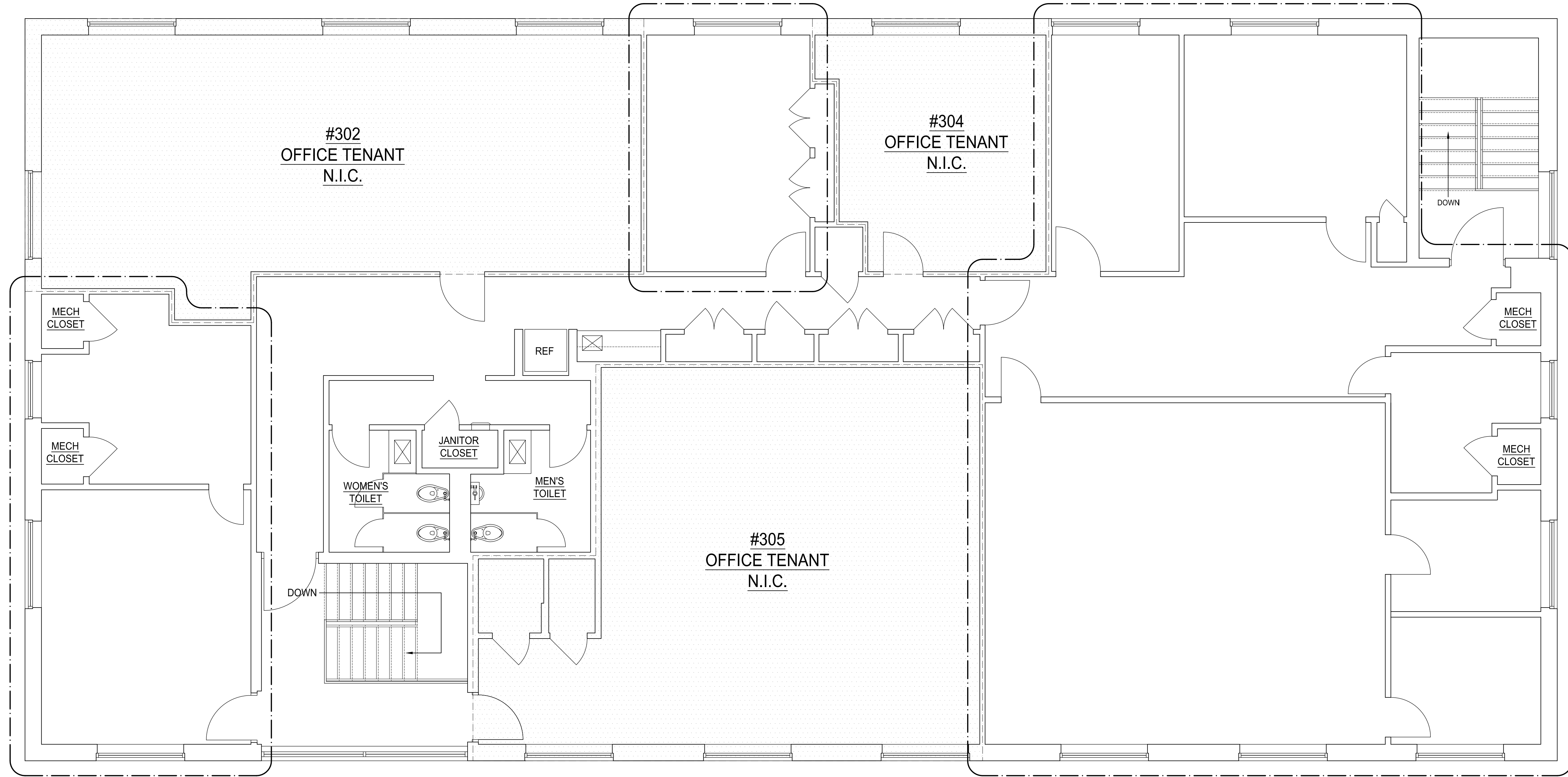
DRAWING TITLE
EXISTING GROUND FLOOR PLAN

SHEET NUMBER

EX1.1



EXISTING GROUND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"



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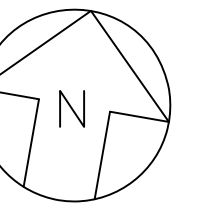
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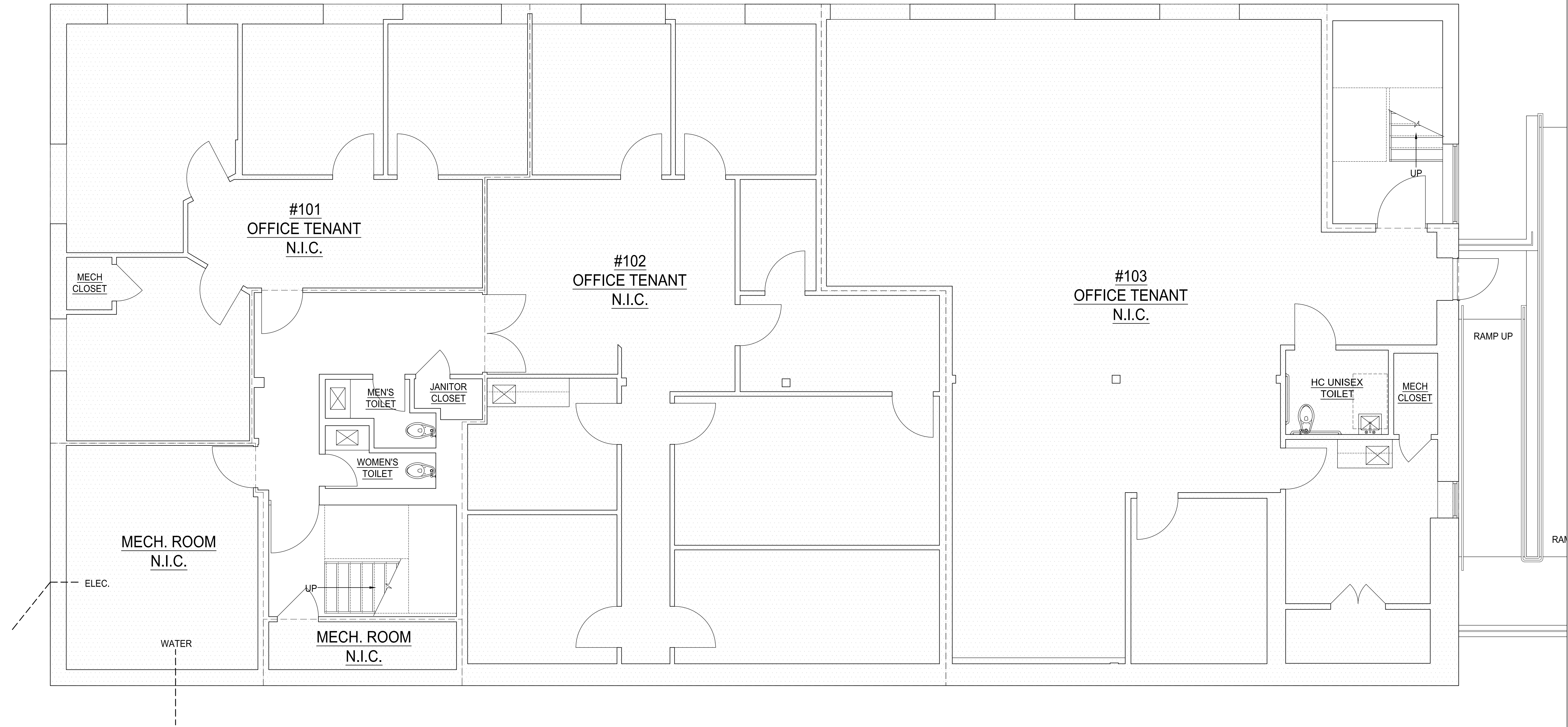


DRAWING TITLE
EXISTING SECOND FLOOR PLAN

EXISTING SECOND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER

EX1.2



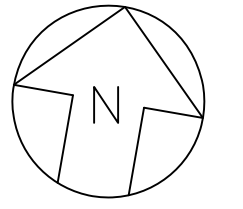
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DRAWING TITLE
PROPOSED BASEMENT FLOOR PLAN

PROPOSED BASEMENT FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER
A1.0

Russian School of Mathematics

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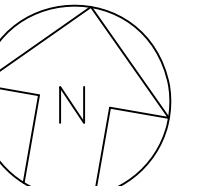
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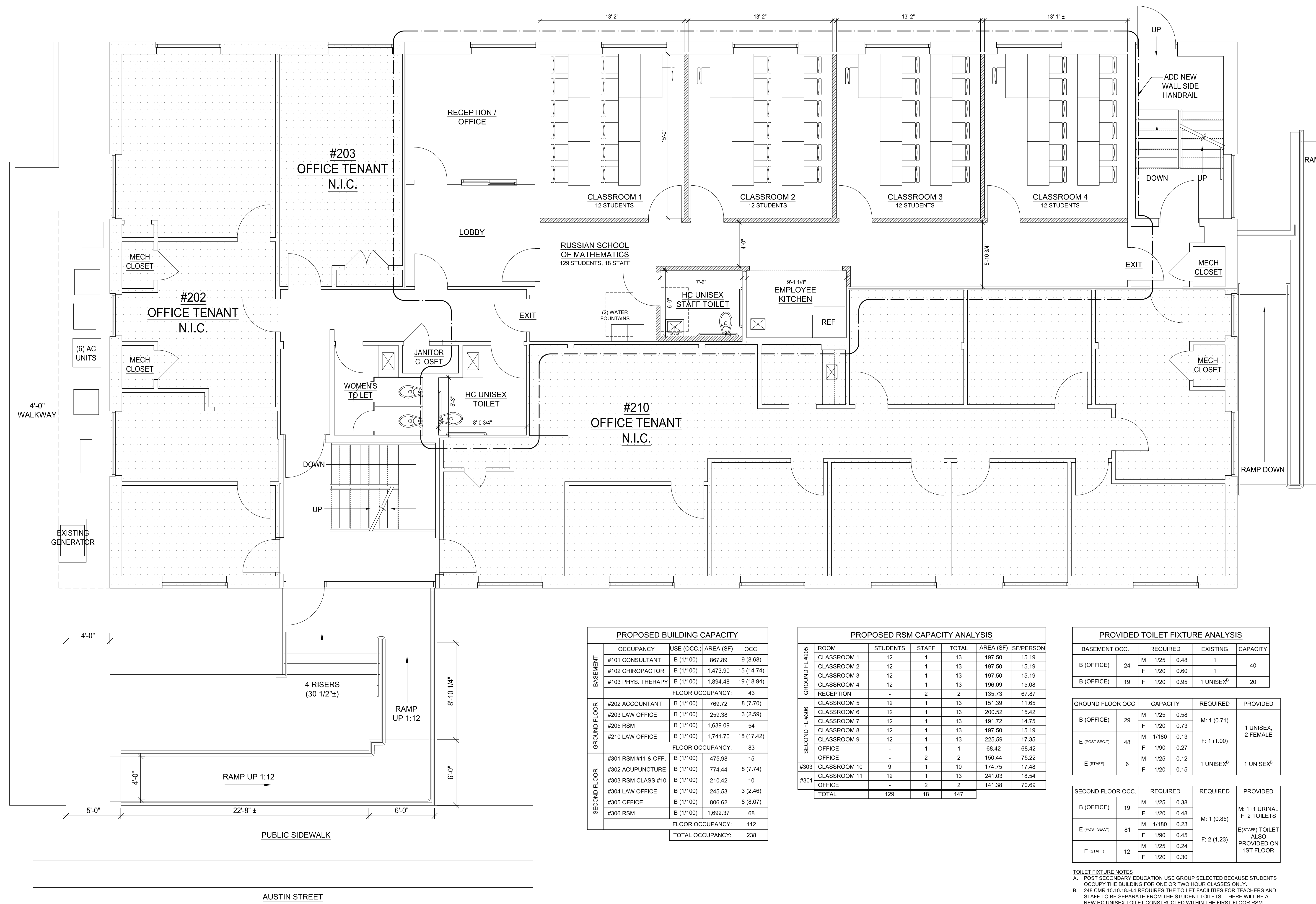
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PROPOSED GROUND FLOOR PLAN

SHEET NUMBER

A1.1



PROPOSED BUILDING CAPACITY				
	OCCUPANCY	USE (OCC.)	AREA (SF)	OCC.
BASEMENT	#101 CONSULTANT	B (1/100)	867.89	9 (8.68)
	#102 CHIROPACTOR	B (1/100)	1,473.90	15 (14.74)
	#103 PHYS. THERAPY	B (1/100)	1,894.48	19 (18.94)
FLOOR OCCUPANCY:				43
GROUND FLOOR	#202 ACCOUNTANT	B (1/100)	769.72	8 (7.70)
	#203 LAW OFFICE	B (1/100)	259.38	3 (2.59)
	#205 RSM	B (1/100)	1,639.09	54
#210 LAW OFFICE	B (1/100)	1,741.70	18 (17.42)	
FLOOR OCCUPANCY:				83
SECOND FLOOR	#301 RSM #11 & OFF.	B (1/100)	475.98	15
	#302 ACUPUNCTURE	B (1/100)	774.44	8 (7.74)
	#303 RSM CLASS #10	B (1/100)	210.42	10
	#304 LAW OFFICE	B (1/100)	245.53	3 (2.46)
	#305 OFFICE	B (1/100)	806.62	8 (8.07)
#306 RSM	B (1/100)	1,692.37	68	
FLOOR OCCUPANCY:				112
TOTAL OCCUPANCY:				238

PROPOSED RSM CAPACITY ANALYSIS						
ROOM	STUDENTS	STAFF	TOTAL	AREA (SF)	SF/PERSON	
GROUND FL #205						
CLASSROOM 1	12	1	13	197.50	15.19	
CLASSROOM 2	12	1	13	197.50	15.19	
CLASSROOM 3	12	1	13	197.50	15.19	
CLASSROOM 4	12	1	13	196.09	15.08	
RECEPTION	-	2	2	135.73	67.87	
GROUND FL #306						
CLASSROOM 5	12	1	13	151.39	11.65	
CLASSROOM 6	12	1	13	200.52	15.42	
CLASSROOM 7	12	1	13	191.72	14.75	
CLASSROOM 8	12	1	13	197.50	15.19	
CLASSROOM 9	12	1	13	225.59	17.35	
OFFICE	-	1	1	68.42	68.42	
OFFICE	-	2	2	150.44	75.22	
#303						
CLASSROOM 10	9	1	10	174.75	17.48	
CLASSROOM 11	12	1	13	241.03	18.54	
OFFICE	-	2	2	141.38	70.69	
#301						
TOTAL	129	18	147			

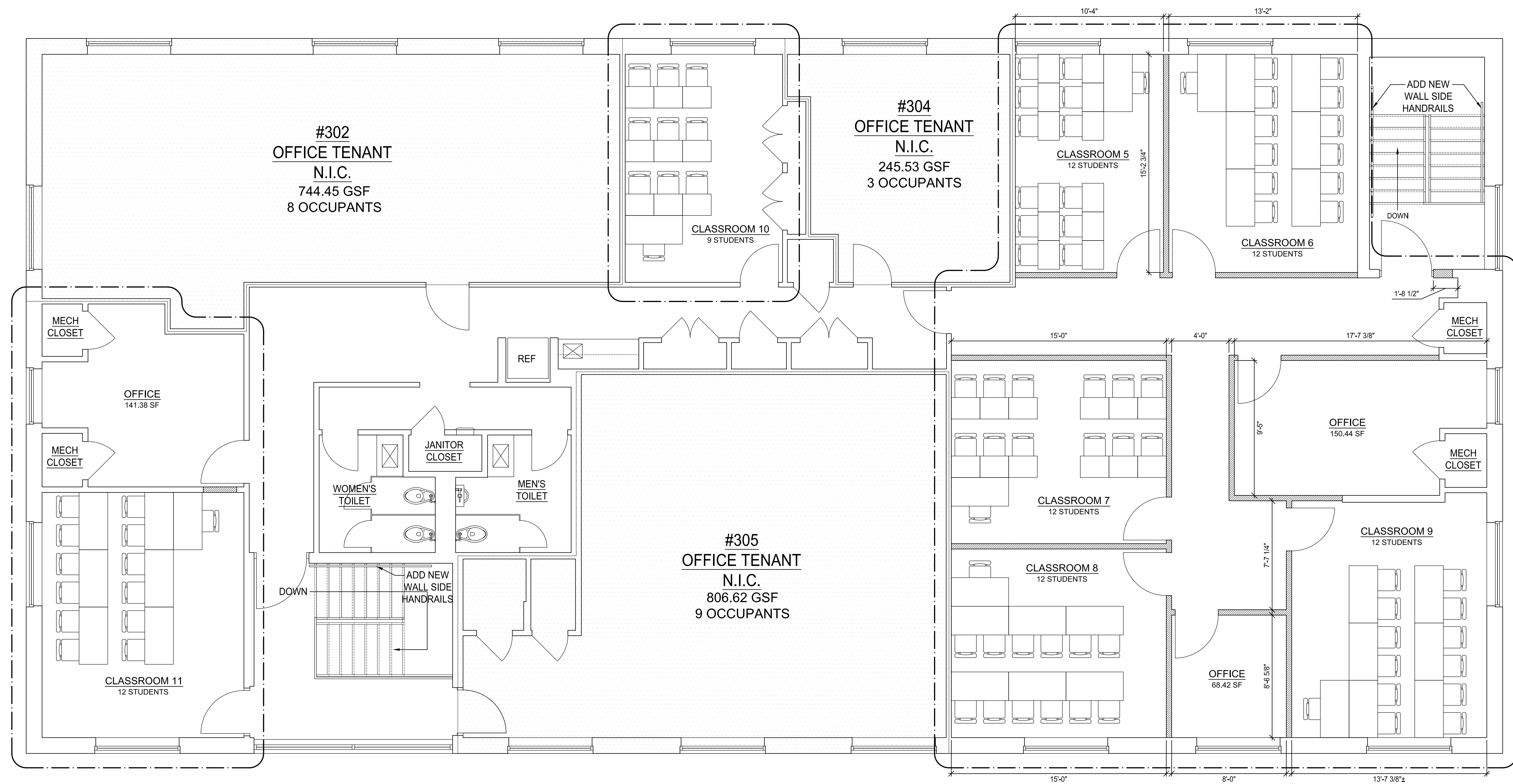
PROVIDED TOILET FIXTURE ANALYSIS					
BASEMENT OCC.	REQUIRED	EXISTING	CAPACITY		
B (OFFICE)	24	M 1/25 0.48 F 1/20 0.60	1	40	
B (OFFICE)	19	F 1/20 0.95	1 UNISEX ^B	20	

GROUND FLOOR OCC.	CAPACITY	REQUIRED	PROVIDED
B (OFFICE)	M 1/25 0.58 F 1/20 0.73	M: 1 (0.71)	1 UNISEX, 2 FEMALE
E (POST SEC.)	M 1/180 0.13 F 1/90 0.27	F: 1 (1.00)	
E (STAFF)	M 1/25 0.12 F 1/20 0.15	1 UNISEX ^B	1 UNISEX ^B

SECOND FLOOR OCC.	REQUIRED	REQUIRED	PROVIDED
B (OFFICE)	M 1/25 0.38 F 1/20 0.48	M: 1 (0.85)	M: 1+1 URINAL F: 2 TOILETS
E (POST SEC.)	M 1/180 0.23 F 1/90 0.45	F: 2 (1.23)	E (STAFF) TOILET ALSO PROVIDED ON 1ST FLOOR
E (STAFF)	M 1/25 0.24 F 1/20 0.30		

TOILET FIXTURE NOTES
A. POST SECONDARY EDUCATION USE GROUP SELECTED BECAUSE STUDENTS OCCUPY THE BUILDING FOR ONE OR TWO HOUR CLASSES ONLY.
B. 248 CMR 10.18.18.4 REQUIRES THE TOILET FACILITIES FOR TEACHERS AND STAFF TO BE SEPARATE FROM THE STUDENT TOILETS. THERE WILL BE A NEW HC UNISEX TOILET CONSTRUCTED WITHIN THE FIRST FLOOR RSM SPACE WHICH WILL BE USED BY THE STAFF.
C. IN GROUP E USE, URINALS ARE REQUIRED FOR EVERY 180 MALE STUDENTS IN ADDITION TO THE REQUIRED TOILETS (248 CMR 10.10.18.p.2)

1 PROPOSED GROUND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"



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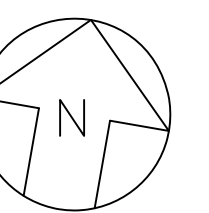
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