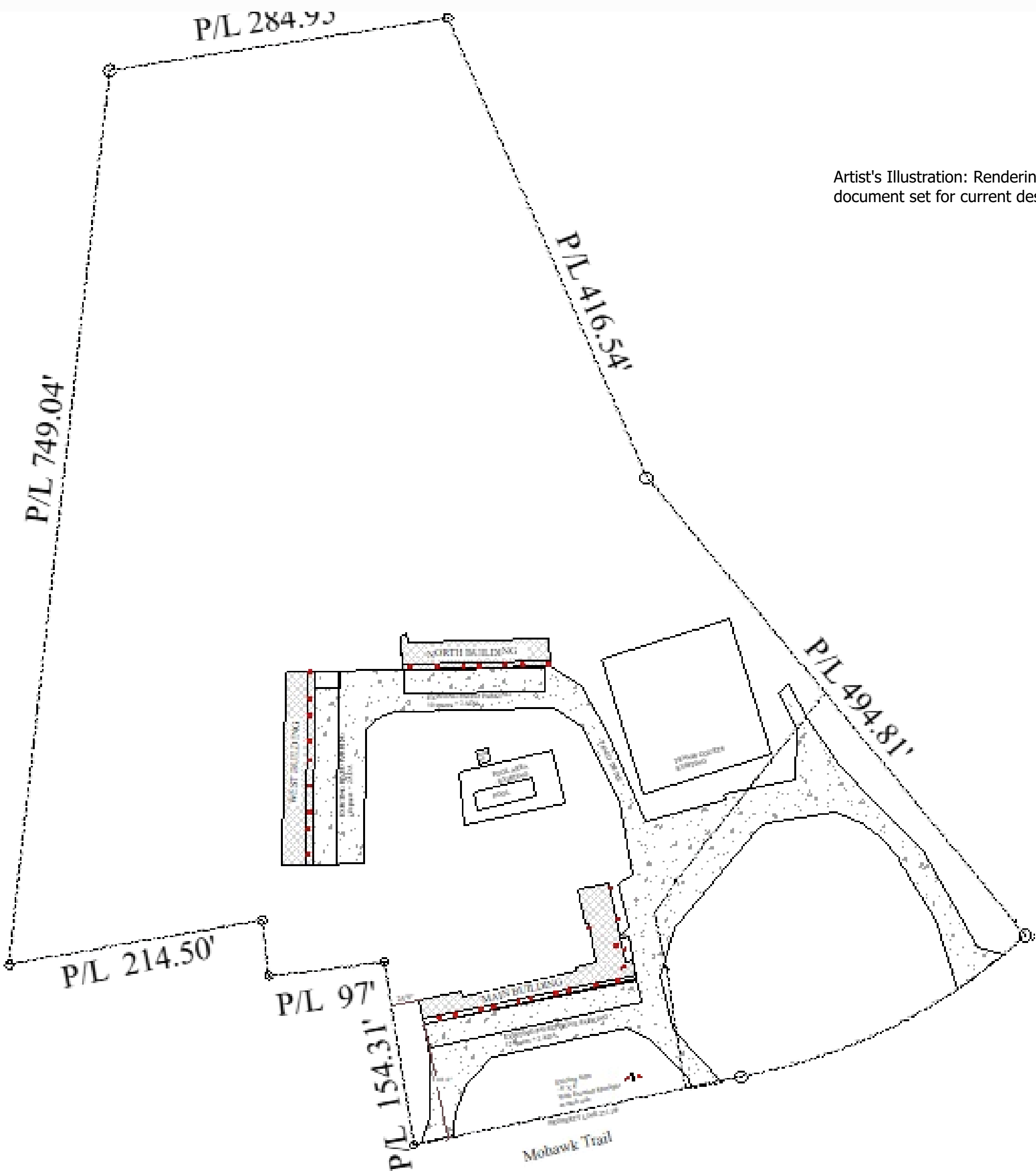
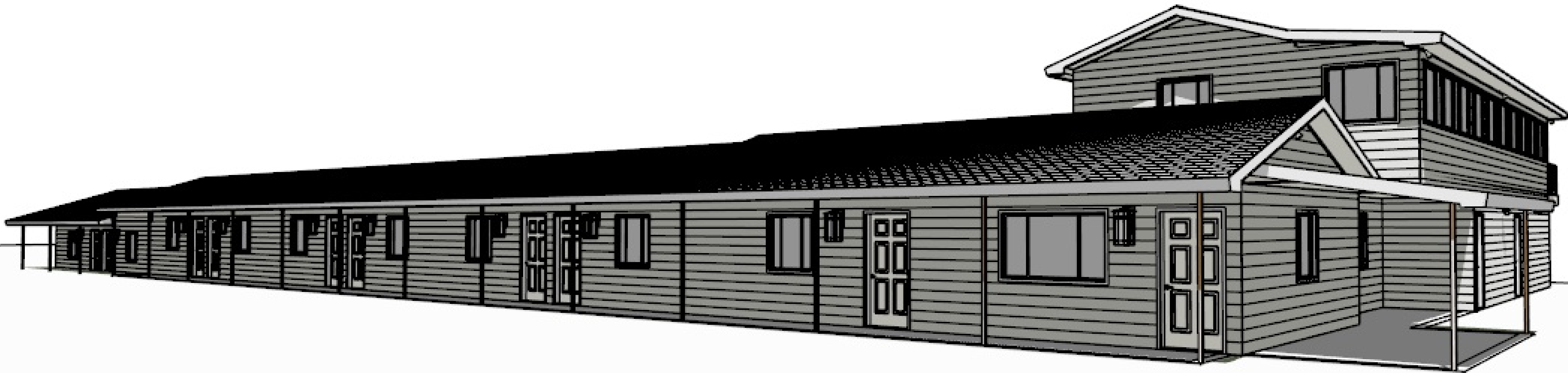


Oxbow Change of Use

1741 Mohawk Trail, E Charlemont, MA 01370



Artist's Illustration: Rendering may not depict the final design. The contractor shall review the entire construction document set for current design intent and specifications.

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Drawing List	
T1	Cover
A1	Change of Use
A1.1	Site Plan
A1	Main Building
A2	Main Building
A3	West Building
A4	North Building

Abbreviations:

ACT	ACTUAL
ADH	ADHESIVE
AC	AIR CONDITIONING
AVG	AVERAGE
BLDG	BUILDING
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CW	COLD WATER
COL	COLUMN
COMP	COMPOSITION
CONT	CONTINUOUS
CFM	CUBIC FEET PER MINUTE
DW	DISHWASHER
DISP	DISPOSAL
EXT	EXTERIOR
FIN	FINISHED
FAU	FORCED AIR UNIT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PERF	PERFORATED
REQ'D	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FEET
TOW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
WC	WATER CLOSET
WH	WATER HEATER
WP	WEATHER PROOF

Project Data:

Change of Occupancy Classification from R-1 to R-2 for some sleeping units for Oxbow Resort located at 1741 Mohawk Trail, E Charlemont, MA. Main Building: Kitchen area added to lobby, paint new floor finishes, other minor repairs as needed.

West and North Buildings:

New paint and floor finishes, other minor repairs as needed.

Owner: Travis DeCere
239-738-0913
Designer: Creative Touch Home Design
541-363-1993
Engineer: PSE Consulting Engineers, Inc.
541-850-6300

Applicable Codes:

2021 Massachusetts Building Code (MBC)
2021 Massachusetts Existing Building Code (MEBC)

Occupancy Group:

Existing: R-1 (MBC 310.2) Motel (Transient)
Proposed: R-2 (MBC 310.3) Motel (Non Transient)

Allowable Building Area MBC Table 506.2:

Existing: R-1 (MBC Table 506.2)- Type VB, NS,- 7,000 sf
Proposed: R-2 (MBC Table 506.2)- Type VB, NS,- 7,000 sf
Main Building Compliant = 6,524 sf including covered areas/porches
West Building Compliant = 3,749 sf including covered areas/porches
North Building Compliant = 2,915 sf including covered areas/porches
All Buildings comply with Table 506.2

Automatic Sprinkler Systems MBC 903.2:

Existing Building- NA

Occupancy Load MBC Table 1004.5- Residential- 200 gross

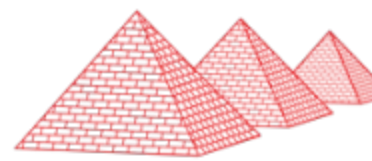
Main Building Compliant = 6,524/200 = 33
West Building Compliant = 3,749/200 = 19
North Building Compliant = 2,915/200 = 15

Classification of Work MEBC 602 Alteration - Level 1

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose



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Homes/Factory Built Housing (FBH),
Coffee Shop, ICF etc. Commercial or Residential.

Project:
**Oxbow Change
of Use**
1741 Mohawk Trail
E Charlemont, MA
01370

Owner:
Travis DeCere

Stamp:

Revision Table		Ds./By			
Mark	Date				

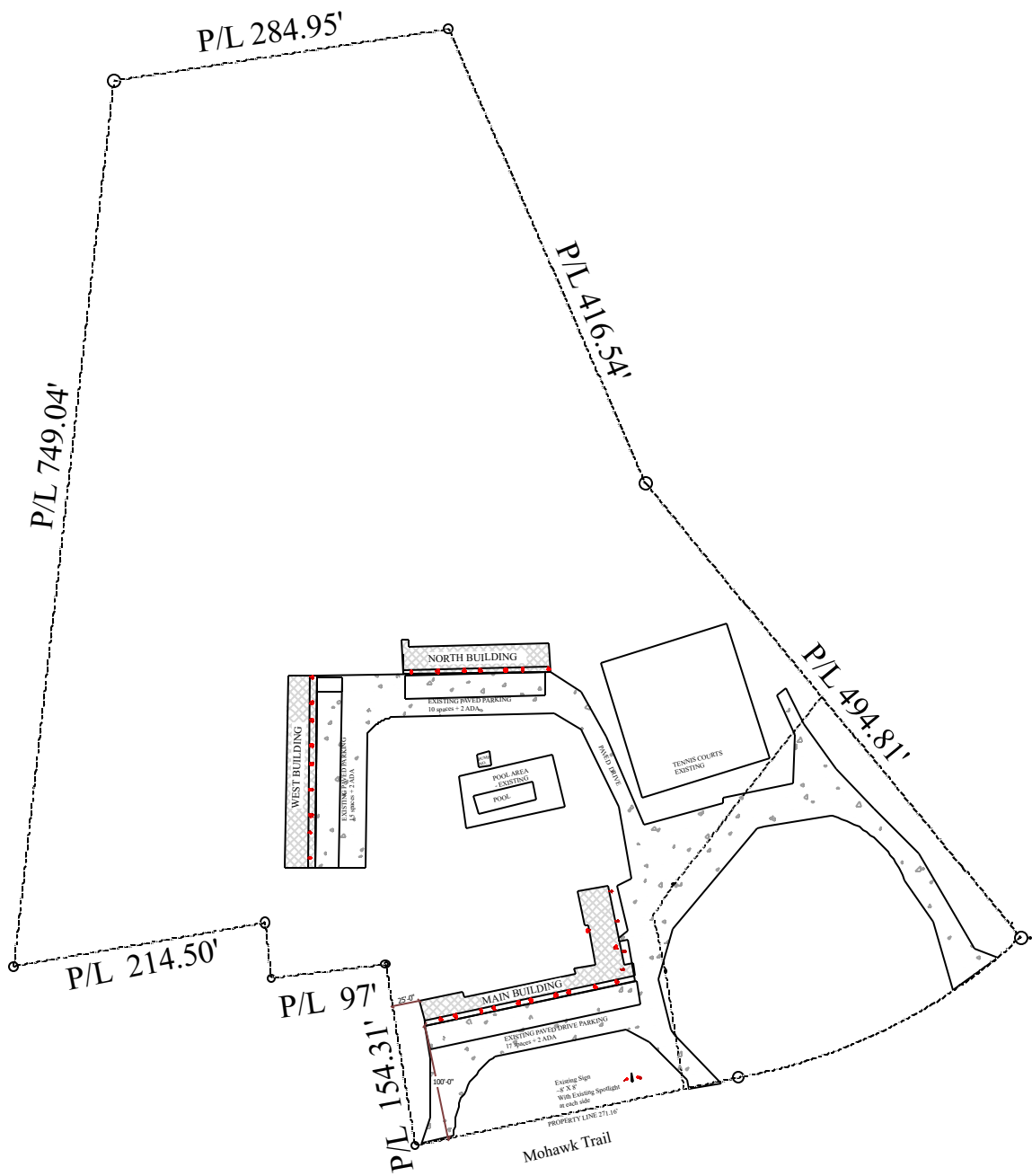
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DS. By: AT
Chk. By: NT
Date: 3/31/2025

Project #:
KF225-200

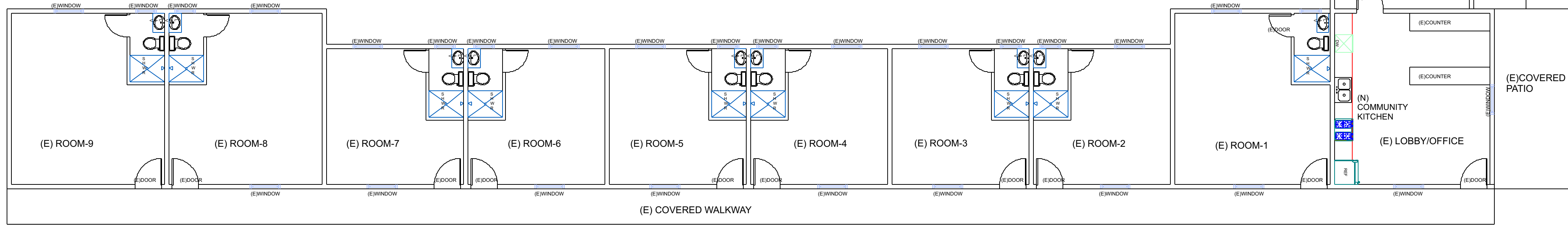
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Cover

Page:
T1

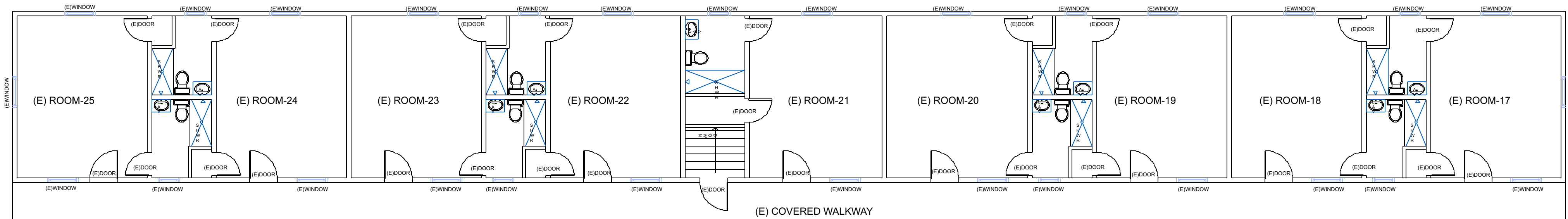
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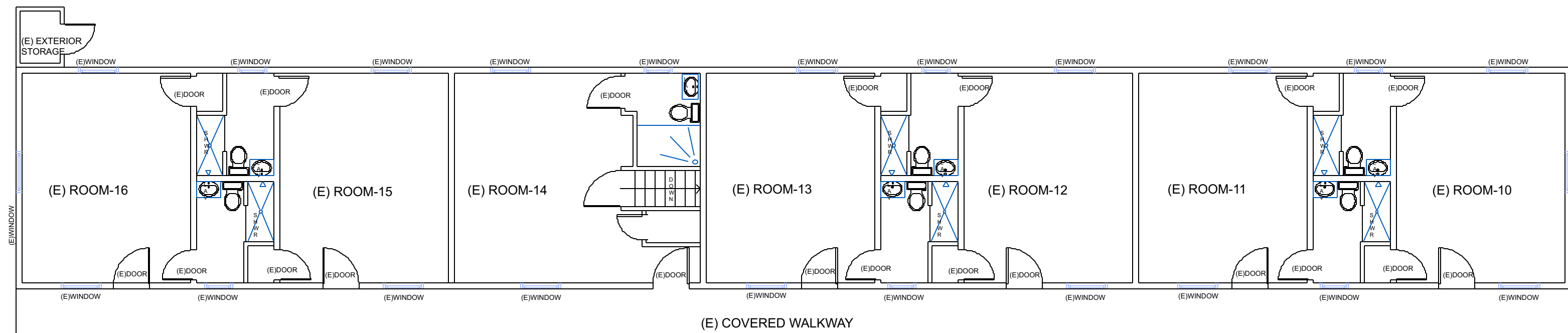
D1 Vicinity Map for Reference ONLY
NTS



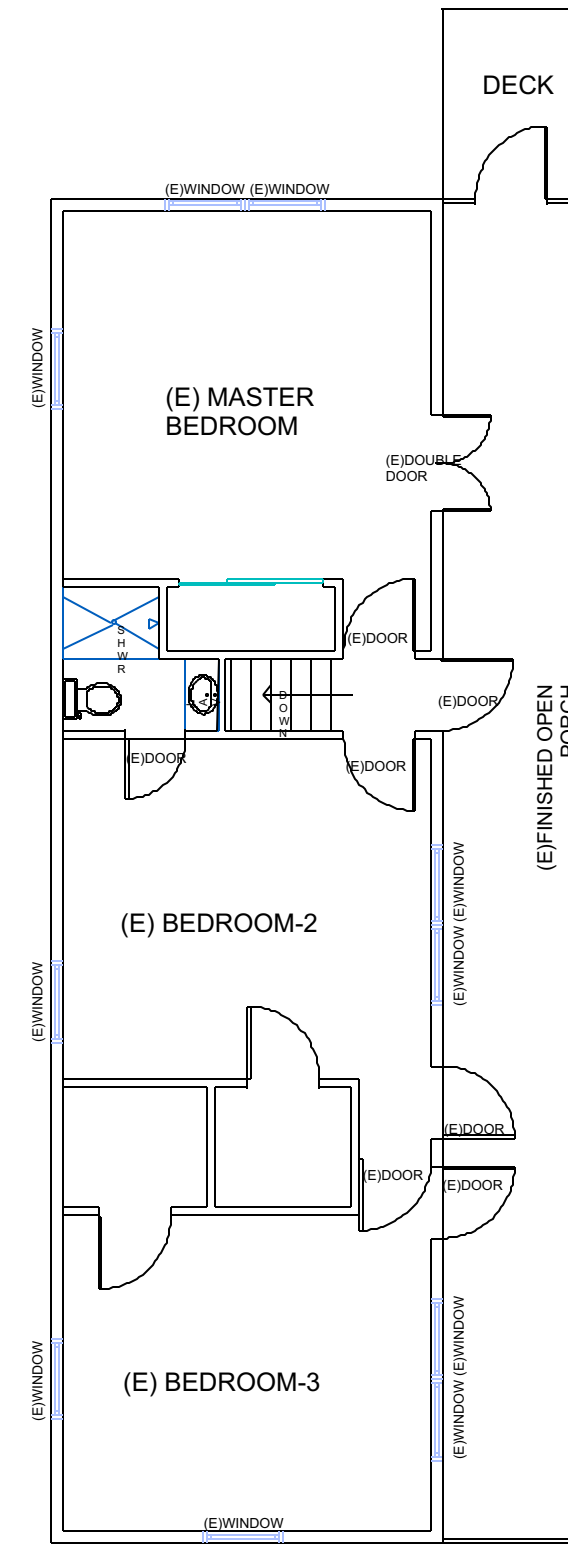
1 Main Building 1st Floor -3,636/914 sf R-1 - Single Story except Managers' Residential Unit.
Approximate Scale: 1/8" = 1'



3 West Building - 3,106 sf R-2 - Single Story
Approximate Scale: 1/8" = 1'



4 North Building - 2,378 sf R-2 - Single Story
Approximate Scale: 1/8" = 1'



2 Main Building 2nd Floor - 6,524 sf R-1
Approximate Scale: 1/8" = 1'

Project Data:

Change of Occupancy Classification from R-1 to R-2 for some sleeping units for Oxbow Resort located at 1741 Mohawk Trail, E Charlemont, MA. Main Building: Kitchen area added to lobby, paint new floor finishes, other minor repairs as needed.

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Occupancy Group:

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Proposed: R-2 (MBC 310.3) Motel (Non Transient)

Allowable Building Area MBC Table 506.2:

Existing: R-1 (MBC Table 506.2)- Type VB, NS,- 7,000 sf

Proposed: R-2 (MBC Table 506.2)- Type VB, NS,- 7,000 sf

Main Building Compliant = 4,044 sf including covered areas/porches

West Building Compliant = 3,749 sf including covered areas/porches

North Building Compliant = 2,915 sf including covered areas/porches

All Buildings comply with Table 506.2

Automatic Sprinkler Systems MBC 903.2-

Existing Building- NA

Occupancy Load MBC Table 1004.5- Residential- 200 gross

Main Building Compliant = 6,524/200 = 33

West Building Compliant = 3,749/200 = 19

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Classification of Work MEBC 602 Alteration - Level 1

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Homes/Factory Built Housing (FBH),
Coffee Shop, ICF etc. Commercial or Residential.

Project:

Oxbow Change
of Use

1741 Mohawk Trail
E Charlemont, MA
01370

Owner:

Travis DeCere

Stamp:

Revision Table		Ds./By							
Mark	Date								

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DS. By: AT
Chk. By: NT
Date: 3/31/2025

Project #:

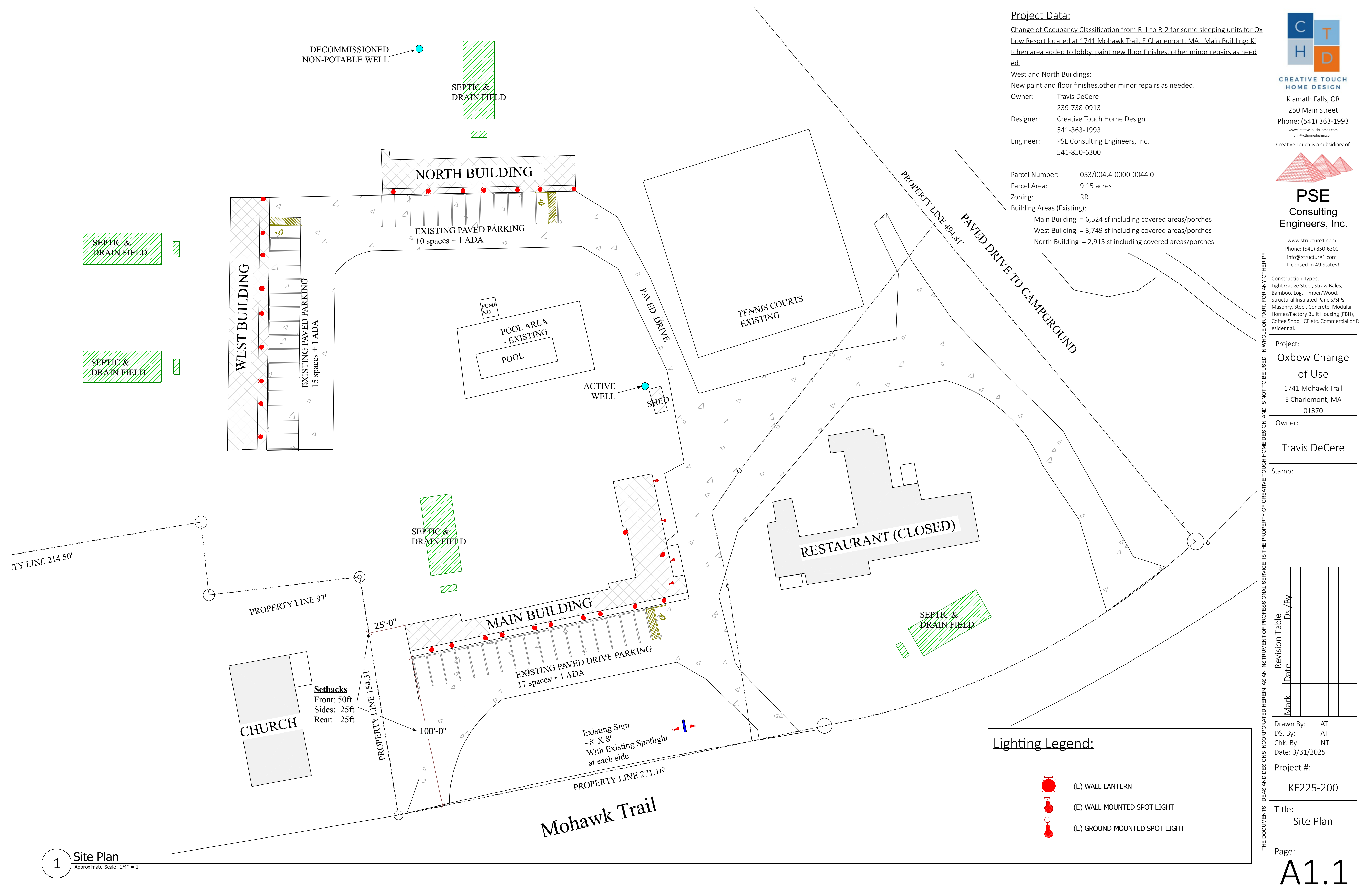
KF225-200

Title:
Change of Use

Page:

A1

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Project:
Oxbow Change of Use
1741 Mohawk Trail
E Charlemont, MA
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Owner:
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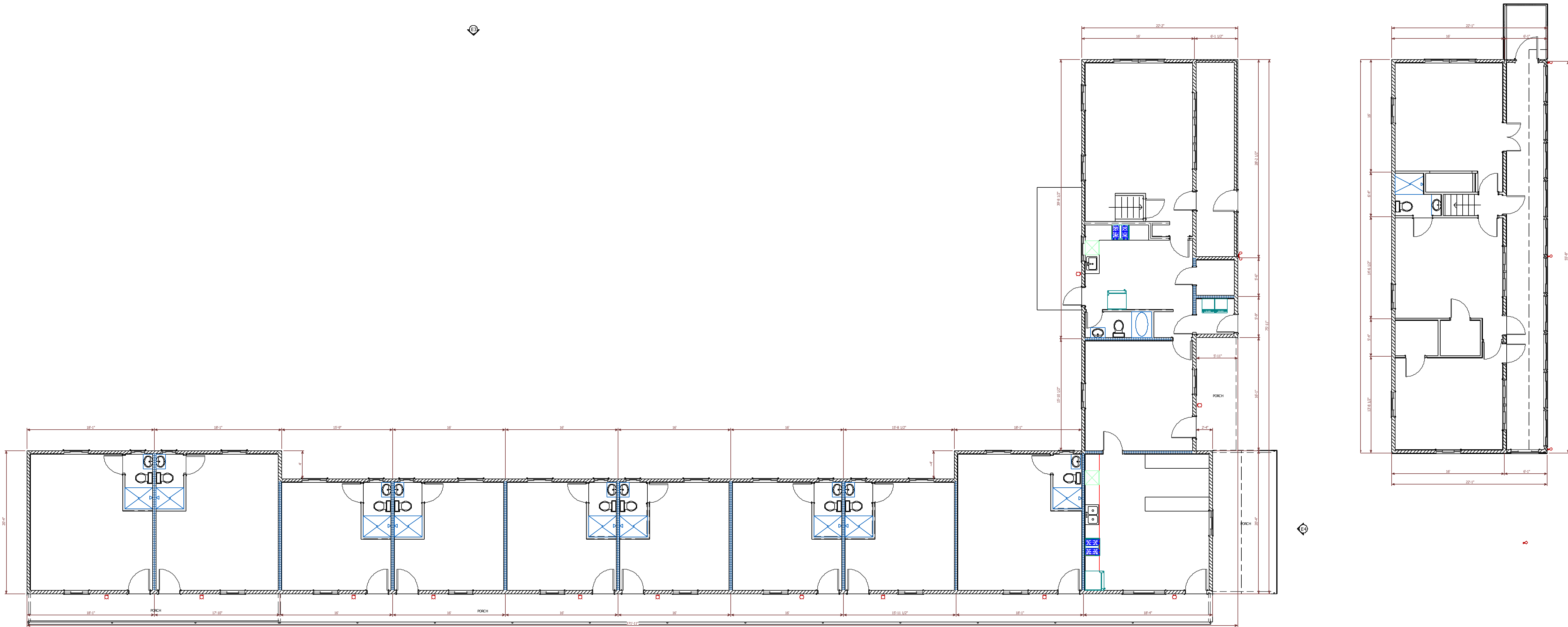
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DS. By: AT
Chk. By: NT
Date: 3/31/2025

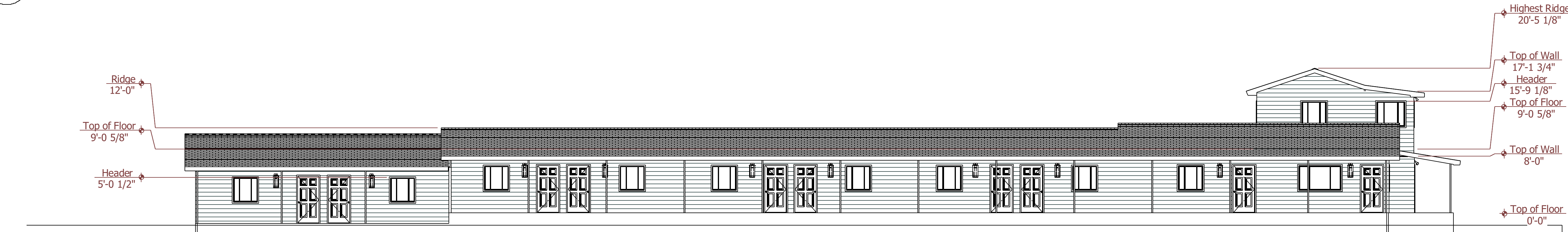
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Title:
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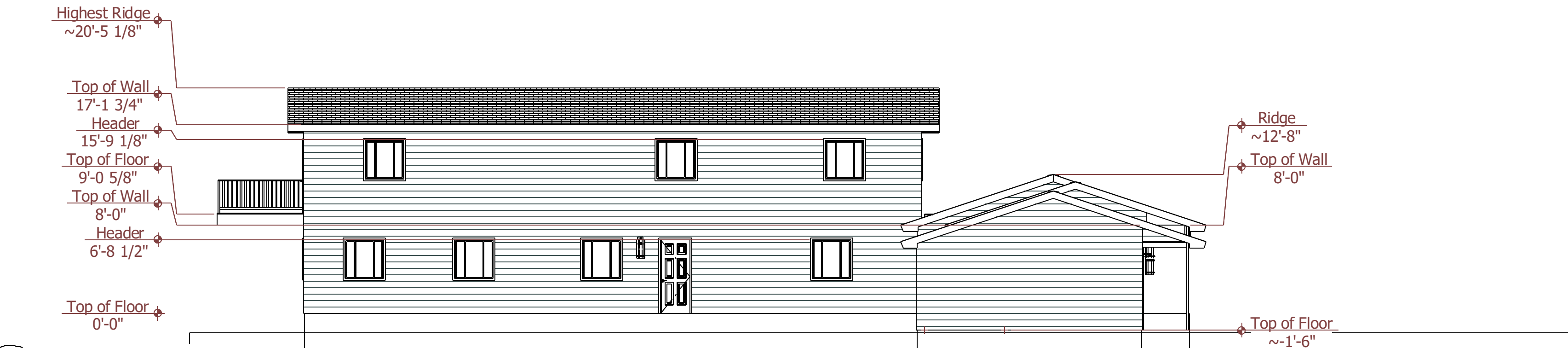
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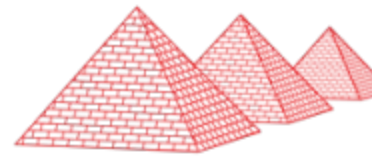
1 Main Building 1st Floor -3,636/914 sf R-1 - Single Story except Managers' Residential Unit.
Approximate Scale: 1/8" = 1'



E1 Front Elevation
Approximate Scale: 1/8" = 1'



E2 Left Elevation
Approximate Scale: 1/8" = 1'



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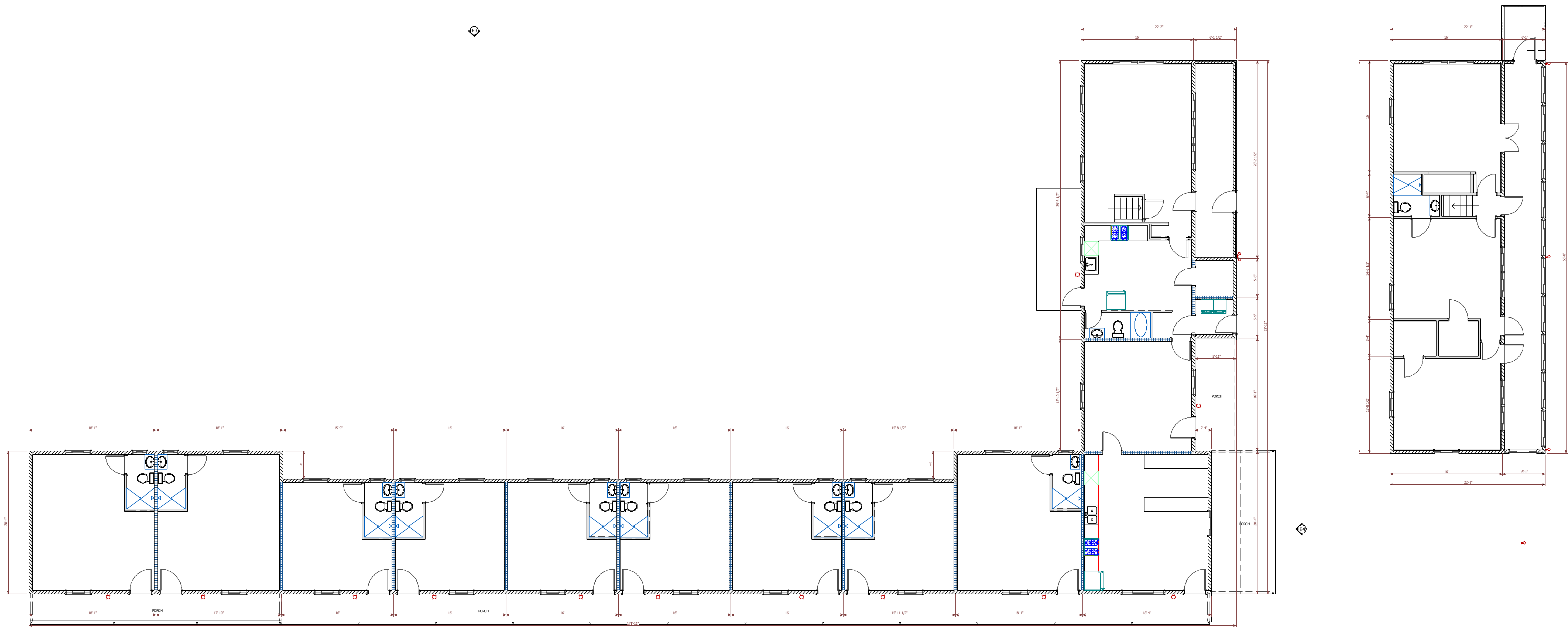
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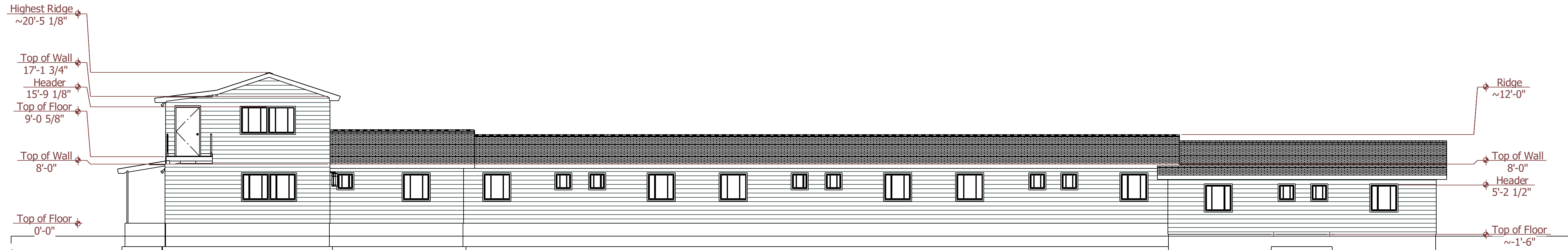
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Main Building

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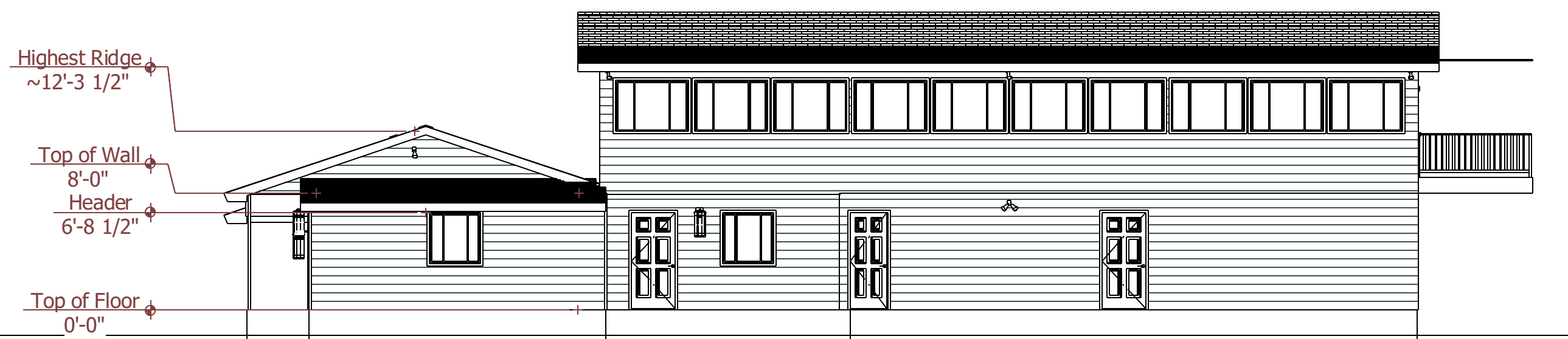
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1 Main Building 1st Floor -3,636/914 sf R-1 - Single Story except Managers' Residential Unit.
Approximate Scale: 1/8" = 1'



E3 Back Elevation
Approximate Scale: 1/8" = 1'



E4 Right Elevation
Approximate Scale: 1/8" = 1'

C

H

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D

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01370

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	Date		

Drawn By:

AT

DS. By:

AT

Chk. By:

NT

Date:

3/31/2025

Project #:

KF225-200

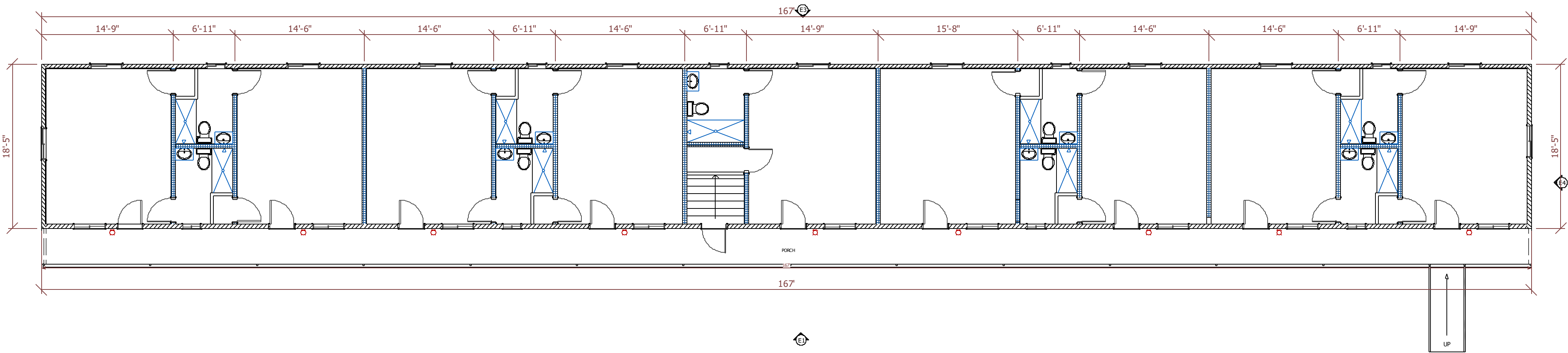
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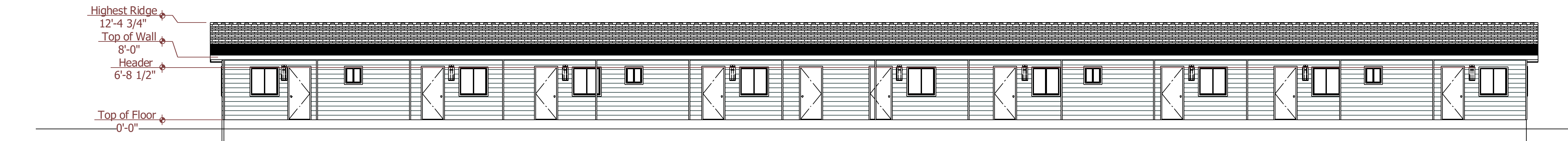
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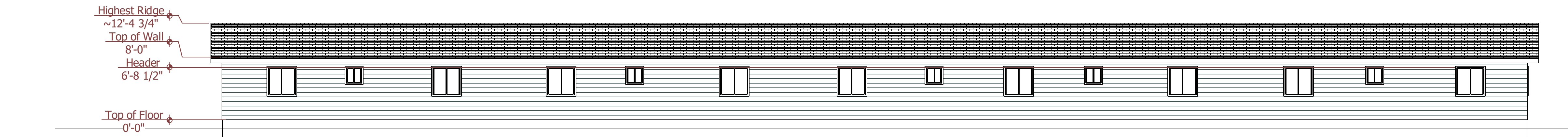
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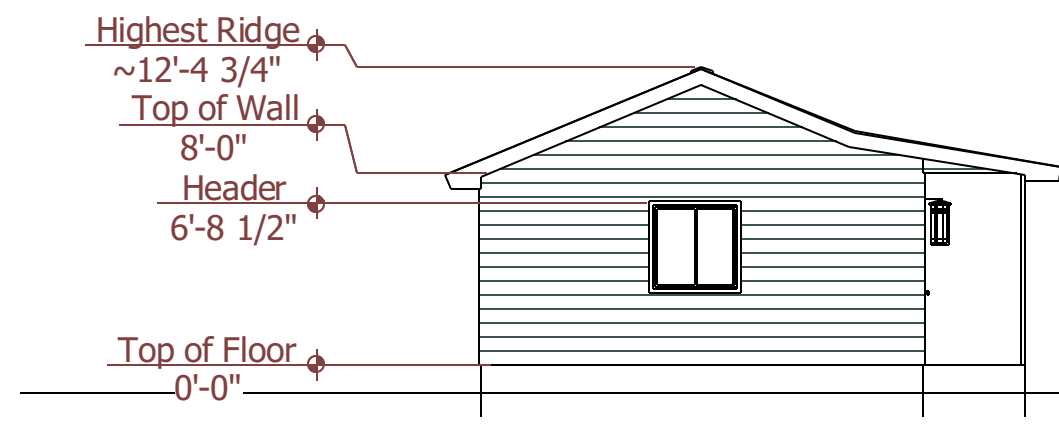
1 West Building - 3,106 sf R-2 - Single Story
Approximate Scale: 1/8" = 1'



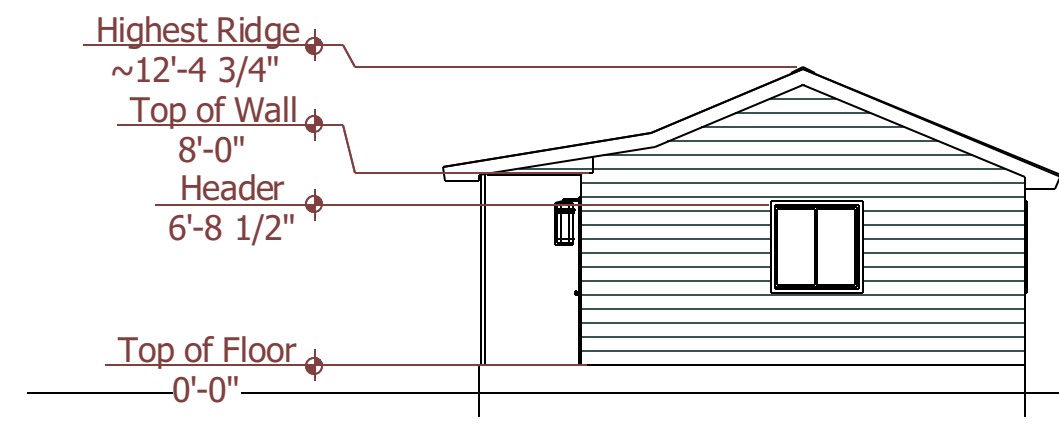
E1 Front Elevation
Approximate Scale: 1/8" = 1'



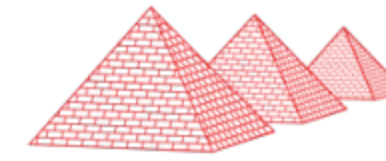
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Approximate Scale: 1/8" = 1'



E2 Left Elevation
Approximate Scale: 1/8" = 1'



E4 Right Elevation
Approximate Scale: 1/8" = 1'



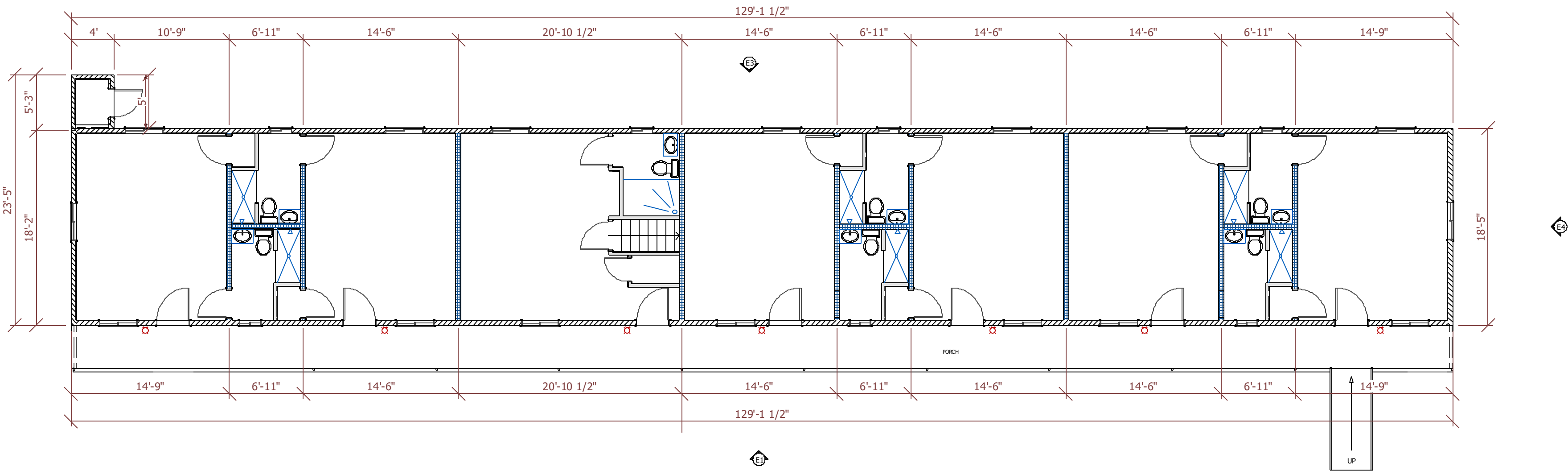
Mark	Date	Ds./By				

Drawn By: AT
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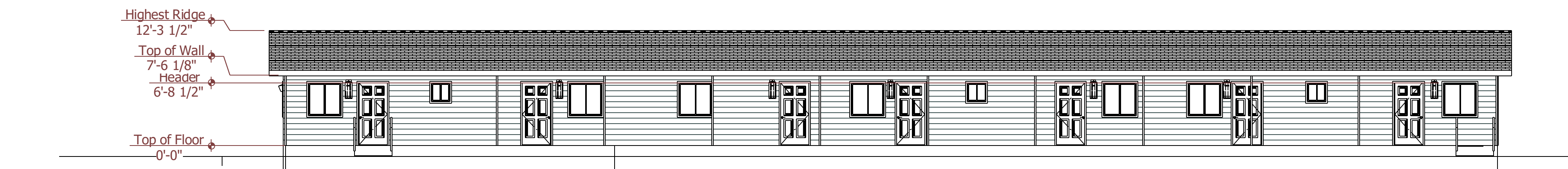
Project #:
KF225-200

Title:
West Building

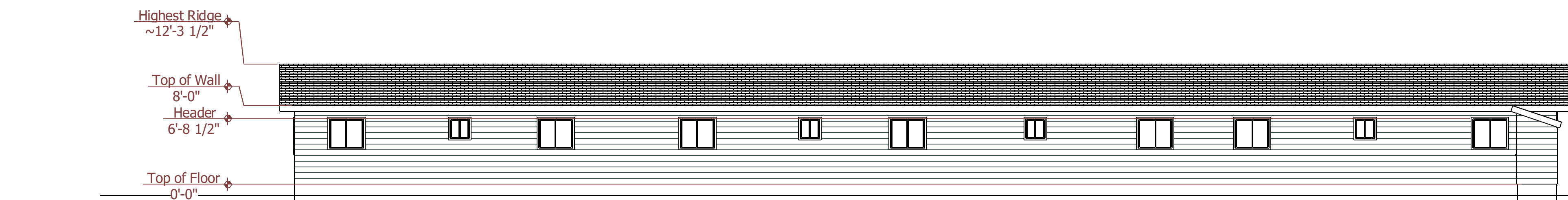
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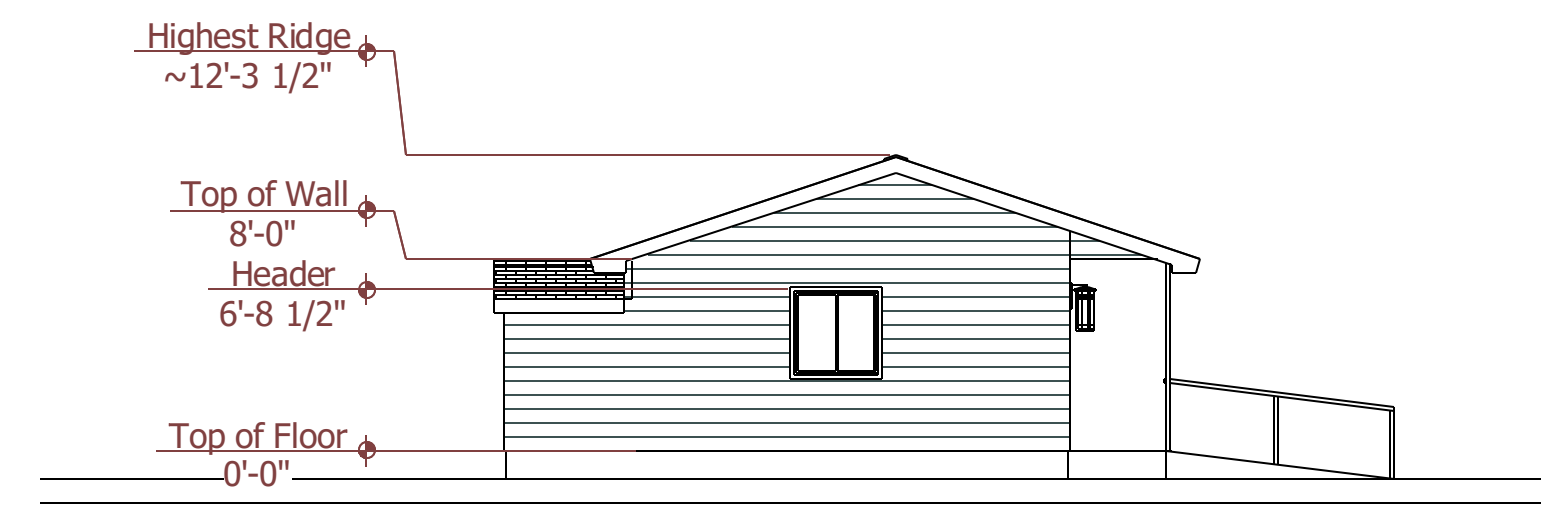
1 North Building - 2,378 sf R-2 - Single Story
Approximate Scale: 1/8" = 1'



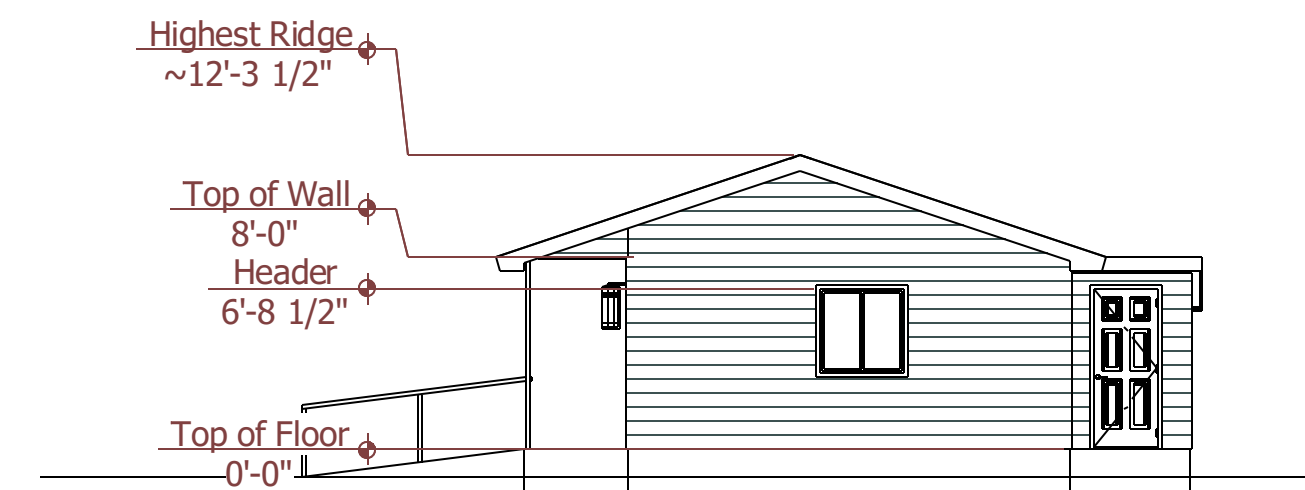
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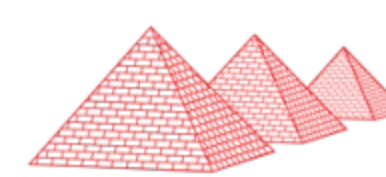
E3 Back Elevation
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Project #:
KF225-200

Title:
North Building

Page:
A4