GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS, USE ONLY THE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS IN THE FIELD PRIOR TO THE START OF FRAMING LAYOUT.
2. PLAN DIMENSIONS:
   - WALL FRAMING LAYOUT: ALL DIMENSIONS SHOWN (UNLESS NOTED OTHERWISE) ARE FROM FACE OF ROUGH FRAMING TO FACE OF ROUGH FRAMING. DIMENSIONS ON BASEMENT AND FOUNDATION PLANS ARE FROM FACE OF CONCRETE WALL TO FACE OF CONCRETE WALL.
   - WINDOWS/ DOORS/ CASED OPENINGS: ALL OPENINGS (WINDOWS/ DOORS/ CASED OPENINGS) SHALL BE MEASURED, LOCATED AND DIMENSIONED TO THE CENTERLINES. REFER TO THE DOOR SCHEDULE AND WINDOW SCHEDULE FOR ROUGH OPENING SIZES AND HEADER HEIGHTS.
3. REFER TO FLOOR PLANS FOR SIZES OF NEW HEADERS.
4. MATERIAL PROPERTIES
   WOOD FRAMING (UNLESS NOTED)..... S.P.F. No. 2 KILN-DRIED
   LVL FRAMING..... F_b = 2,400 PSI, E=0.0x10^6 PSI
5. 1/2" DIAMETER THROUGH BOLTS OR TIMBERLOK LAG SCREWS @ 16" O.C. STAGGERED TOP AND BOTTOM, TYPICAL AT ALL BUILT-UP LVL BEAMS AND RAFTERS.
6. NAILING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE FASTENING SCHEDULE, TABLE 602.3 (1).
7. SOLID BLOCKING SHALL BE PROVIDED WITHIN THE FLOOR UNDER COLUMNS AND BEARING WALLS.
8. JOIST AND BEAM HANGERS SHALL BE PROVIDED AT ALL CONNECTIONS WHETHER OR NOT THEY ARE SHOWN ON DRAWINGS. SIMPSON H2.5 HURRICANE TIES SHALL BE PROVIDED AT ALL NEW RAFTER-TO-WALL PLATE CONNECTIONS.
9. PROVIDE (2) JACK STUDS AND (1) KING STUD AT ENDS OF HEADERS IN ALL BEARING WALLS AFFECTED.

ALL WORK TO COMPLY WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, WHICH CONSISTS OF THE 2015 INTERNATIONAL BUILDING CODE WITH MASSACHUSETTS AMENDMENTS, THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE. THE MASSACHUSETTS STRETCH ENERGY CODE AND ALL RELATED APPLICABLE CODES

CHARLTON, MA DESIGN LOAD REQUIREMENTS

TABLE R301.2(4) **BASIC WIND SPEED: V(ult) 124** MPH, EXPOSURE B
TABLE R301.2(5) **GROUND SNOW LOAD:** 50 PSF
TABLE R301.5 **MINIMUM LIVE LOADS:**
BUSINESS AREAS: 100 PSF
GUARD/HANDRAILS: 200 LBS (SINGLE CONCENTRATED LOAD)

USE GROUPS B, S-1

TYPE OF CONSTRUCTION 5B

NO VEHICLE OVER 12,000 LBS. GVW WILL BE GARAGED IN THE BUILDING.

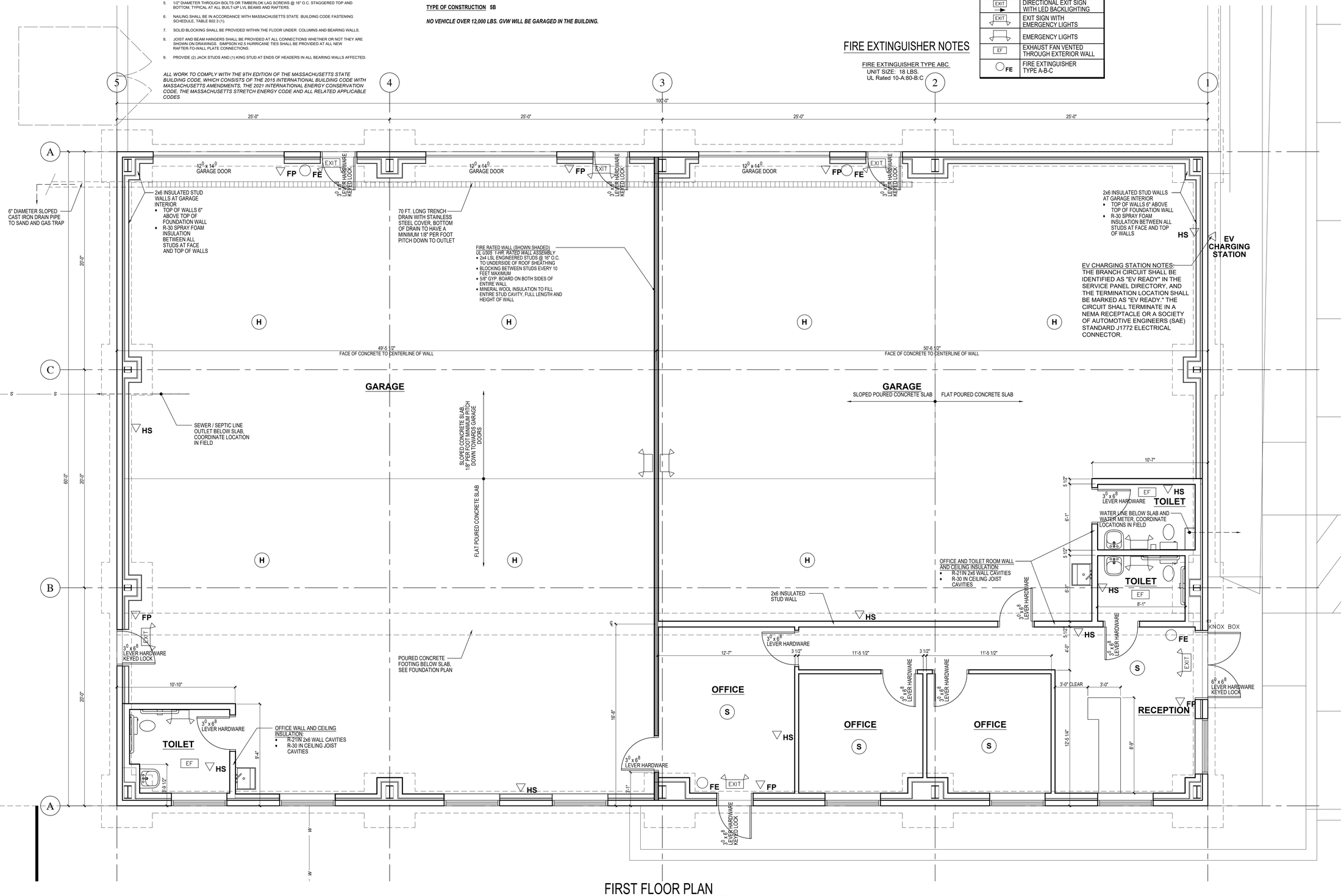
FIRE ALARM AND LIFE SAFETY PLAN LEGEND	
(S)	SMOKE DETECTOR
(CO)	CARBON MONOXIDE DETECTOR
(H)	HEAT DETECTOR
▽HS	FIRE ALARM HORN STROBE
▽FP	FIRE ALARM PULL STATION
EXIT	EXIT SIGN WITH LED BACKLIGHTING
EXIT	DIRECTIONAL EXIT SIGN WITH LED BACKLIGHTING
EXIT	EXIT SIGN WITH EMERGENCY LIGHTS
	EMERGENCY LIGHTS
EF	EXHAUST FAN VENTED THROUGH EXTERIOR WALL
◯FE	FIRE EXTINGUISHER TYPE A-B-C

**** BOTTOM OF LENS TO BE 7'-0" A.F.F.

**** CENTERLINE OF UNIT TO BE 4'-0" A.F.F.

FIRE EXTINGUISHER NOTES

FIRE EXTINGUISHER TYPE ABC
UNIT SIZE: 18 LBS.
UL Rated 10-A:80-B:C



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 6,000 SQUARE FEET

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220 STURBRIDGE ROAD
CHARLTON, MA

REVISION 3
03/21/2024

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

NORTH

FIRST FLOOR PLAN GENERAL NOTES

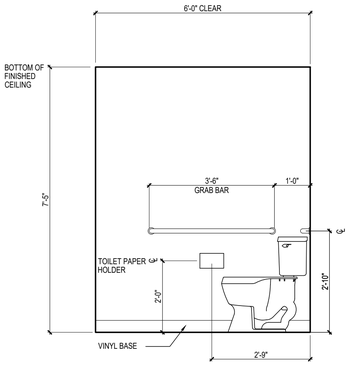
REVISIONS

NO.	DESCRIPTION	DATE

FILE: COMERFORD_PL1.dwg / TYPICAL.ctb

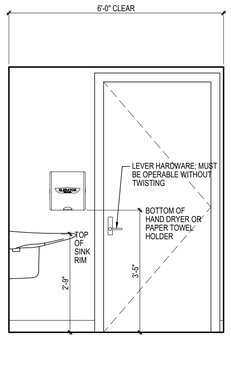
SCALE: AS NOTED
DATE: --/--/----

A-1



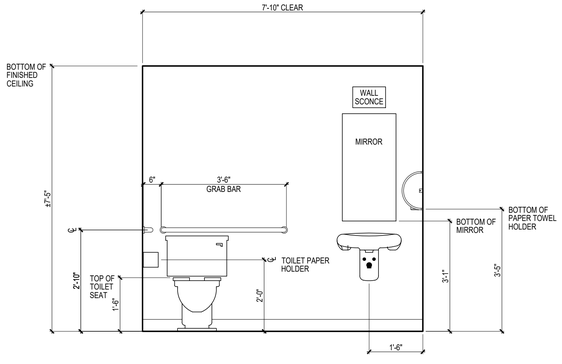
TOILET ROOM ELEVATION

SCALE: 1/2" = 1'-0"



TOILET ROOM ELEVATION

SCALE: 1/2" = 1'-0"



TOILET ROOM ELEVATION

SCALE: 1/2" = 1'-0"

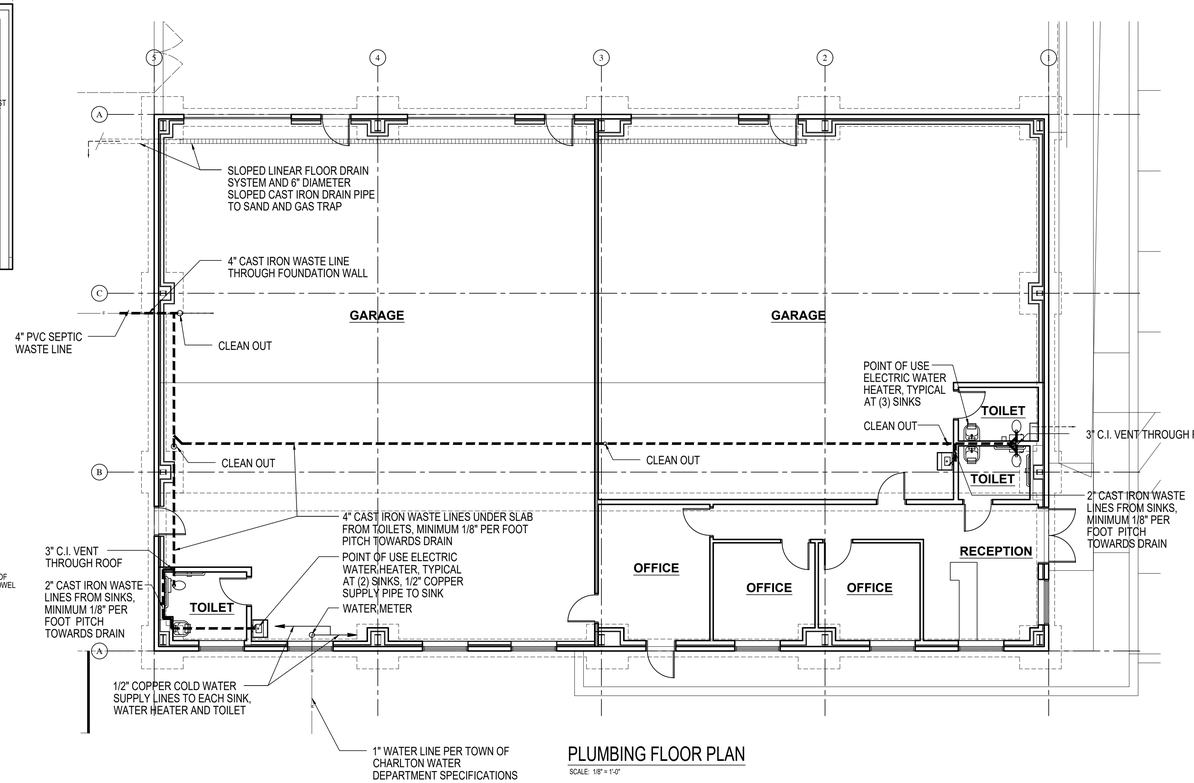
MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS
PART D - INTERIOR

Section 26 Doors and Doorways

26.1 General
All doors and openings along *accessible routes* shall comply with the following requirements.
32" clear opening
36" accessible route
26.6 Maneuvering clearance
26.6.2 Maximum recess 6"
26.6.3 Minimum pull side clearance 18"
26.6.4 Minimum push side clearance 12"

Section 30 Public Toilet Room

30.1 General
Each public toilet room provided on a *site* or in a *building* shall comply with 521 CMR.
a. In each adult public toilet room, at least one water closet and one sink in each location shall be *accessible* to persons in wheelchairs, or a separate *accessible* unisex toilet room shall be provided at each location.
30.2 Location
Accessible toilet rooms shall be on an *accessible route*.
30.4 Doors To Single User Toilet Rooms
Doors to single user toilet rooms may swing into the room if the door has a self-closing device and maneuvering space is provided in accordance with 521 CMR 26.6. The door may swing into the room if there is a clear floor space of 30 inches by 48 inches the swing of the door.
30.7 Water Closets
That are required to be *accessible* shall comply with the following:
30.7.1 *Clear floor space: Clear floor space* for water closets not in stalls shall comply with Fig. 30d. *Clear floor space* may be arranged to allow either a left-handed or right-handed approach to the water closet.
30.7.2 Location: The centerline of the water closet shall be located 18 inches from the nearest side wall and at least 42 inches from the farthest side wall or the closest edge of an adjacent fixture. There shall be at least 42 inches clearance between the front edge of the water closet and the nearest wall or fixture.
30.7.3 Height: Water closets shall be 17 inches to 19 inches high, measured to the top of the water closet seat. *See* Fig. 30e.
30.7.4 Seats: Water closet seats shall not be spring mounted to return to a lifted position.
30.7.5 Flush Controls: Flush controls shall be hand operated or automatic and shall comply with **521 CMR 39.5, Operation**. Controls for flush valves shall be mounted on the wide side of water closet no more than 44 inches (44" = 1120mm) above the floor.
30.7.6 Toilet Paper Dispensers: Toilet paper dispensers shall be located on the side wall closest to the water closet. The centerline of the roll shall be set at a minimum height of 24 inches above the floor. Dispensers that control delivery or that do not permit continuous paper flow are not allowed.
30.8 Grab Bars
For the standard *accessible* toilet stall the water closet shall have two grab bars 42 inches long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
30.8.1 Location: The side grab bar shall be located a maximum of 12 inches from the interior corner. The rear grab bar shall be located a maximum of six inches from the interior corner.
30.8.2 Height: Grab bars shall be set at a height of 33 to 36 inches and parallel to the floor. Where a tank prevents location of the rear grab bar, a bar may be installed three inches (3" = 76mm) above the tank. Where a flushometer prevents the location of a 42 inch rear grab bar, one grab bar, 36 inches be installed to the side of the flushometer, located three inches from the closest edge of the flushometer.
30.8.3 Thickness: Grab bars shall be between 1¼ inches and 1½ inches in outside diameter
30.8.5 Dispensers or other devices shall not be mounted above the grab bars.
30.9 Sinks
Sinks, including vanities, shall comply with 521 CMR
30.9.1 *Clear floor space: A clear floor space* complying with 521 CMR 6.3, Wheelchair Turning Space shall be provided in front of a sink to allow forward approach. The *clear floor space* shall be on an *accessible route* and shall extend no more than a maximum of 19 inches underneath the sink. *See* Fig. 30g.
30.9.2 Height: Sinks shall be mounted with the rim no higher than 34 inches above the finish floor. *See* Fig. 30h. Sinks shall also extend a minimum of 17 inches from the wall to the front of the sink or counter.
30.9.3 Knee Clearance: Knee clearance shall be provided underneath the sink which is 27 inches minimum from the floor to the underside of the sink and extends eight inches minimum measured from the front edge underneath the sink back towards the wall; if a minimum of nine inches of toe clearance is provided, a maximum of six inches of the 48 inches of clear floor space required at the fixture may extend into the toe space. *See* Fig. 30h.
30.9.4 Depth: Sink depth shall not exceed six inches 6½ inches
30.9.5 Piping: Sink traps and drains shall be located as close to rear walls as possible. Hot water and drain pipes exposed under sinks shall be recessed, insulated, or guarded. There shall be no sharp or abrasive surfaces under sinks.
30.9.6 Faucets: Faucets shall be operable with one hand and shall not require tight grasping, pinching, of twisting of the wrist. Lever-operated, push-type, touch-type, or electronically controlled mechanisms are acceptable



PLUMBING FLOOR PLAN

SCALE: 1/8" = 1'-0"

CODE SUMMARY

SCOPE OF WORK: NEW MOTOR VEHICLE GARAGE AND NEW OFFICES, TOTAL OF 2 COMMERCIAL TENANT UNITS

ALL WORK MUST COMPLY WITH MASSACHUSETTS STATE BUILDING CODE (9TH EDITION)

FLOOR AREA AND OCCUPANT LOAD SUMMARY

SECTION 1004

USE GROUP	S.F. / OCCUPANT	FLOOR AREA	OCCUPANT LOAD
(S-1) MOTOR VEHICLE REPAIR	300 GROSS	5,200 S.F.	17
(B) OFFICES	100 NET	800 S.F.	8
TOTAL		6,000 S.F.	25

I. 780 CMR Massachusetts State Building Code, 9th Edition (2015 IBC with MA Amendments) Review

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

Section 302 Classification Use Group S, Use Group B
S-1 Motor Vehicle Storage and Repair
B Offices

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
Table 504.3 Use Group S, Non-sprinklered, Type V B 40 ft. height allowed
Table 504.4 1 story allowed
Table 506.2 9,000 square feet allowed

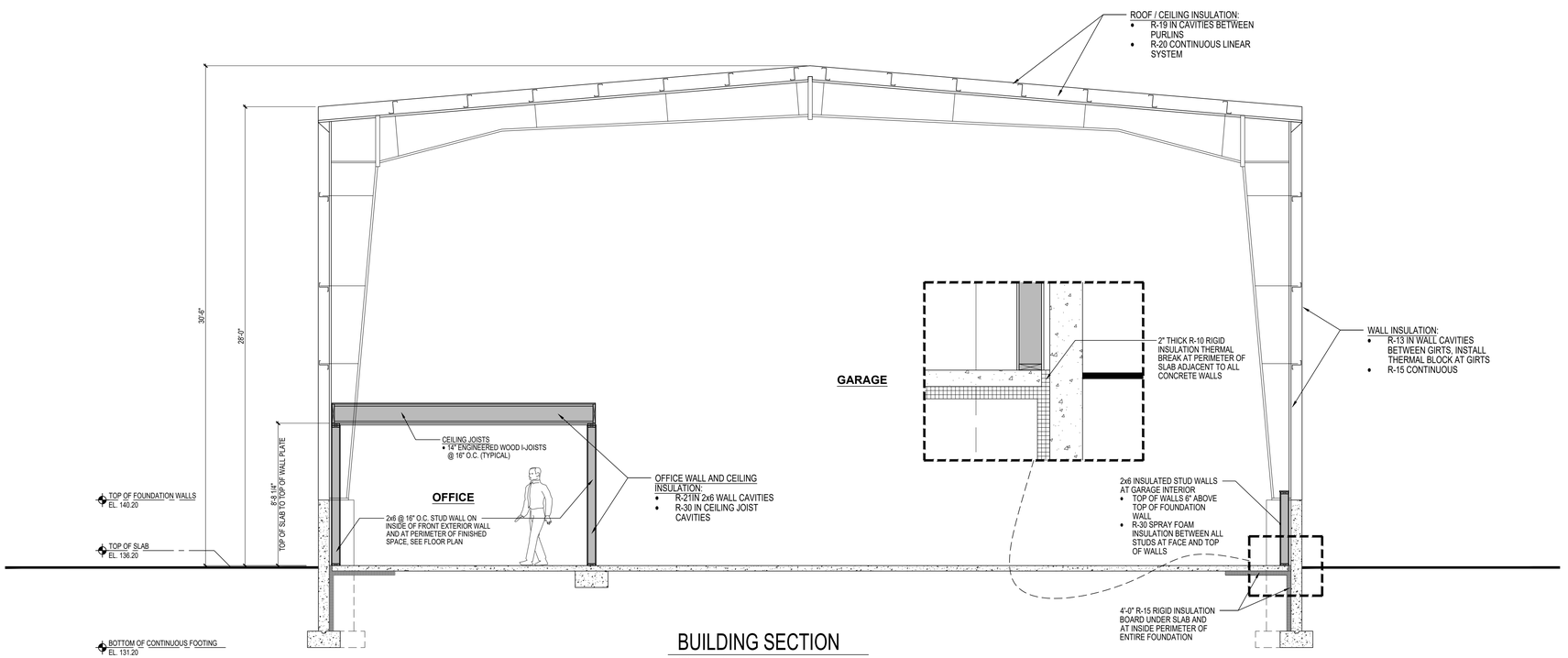
CHAPTER 6 - TYPES OF CONSTRUCTION
Type V B

CHAPTER 10 - MEANS OF EGRESS
Section 1004 Occupant Load
(See chart provided)
Section 1005 Egress Width
1005.1 Minimum required egress width = total occupant load x .3 inch
44" required, 144" provided
Section 1016 Exit Access Travel Distance
Table 1016.1 Use Group S-1 without sprinkler system 200 feet
Maximum provided 50 feet
Section 1021 Number of Exits and Continuity
Table 1021.1 Occupant load 1-500 2 exits required per story
Exception: Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

INSULATION SPECIFICATIONS

2021 IECC WITH MA AMENDMENTS (MASSACHUSETTS STRETCH ENERGY CODE)
CLIMATE ZONE 5
TABLE C402.1.3

WALLS: R-13 + R-15 CONTINUOUS INSULATION
CEILING: R-19 + R-20 LINEAR SYSTEM
SLABS: R-15, 4'-0" MINIMUM AND R-10 CONTINUOUS AT EDGES OF SLAB
NEW WINDOWS: U-FACTOR .28 MAXIMUM



BUILDING SECTION

SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT JAY GALLANT NO. 31701 COMMONWEALTH OF MASSACHUSETTS

REVISION 3
03/21/2024

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

CODE SUMMARY, BUILDING SECTION, TOILET ROOM ELEVATIONS

REVISIONS

NO.	DESCRIPTION	DATE

FILE: COMERFORD_PL1.dwg / TYPICAL.ctb

SCALE: AS NOTED
DATE: -/-/----

A-2