

CLARK SCHOOL PRESCHOOL TENANT BUILDOUT

UNIT 6 UPPER - 26 FOREST RIDGE DRIVE

ROWLEY, MASSACHUSETTS

Architect

JOSEPH TATONE & ASSOCIATES, LLC
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Construction Manager

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239 WESTERN AVE.
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DRAWING LIST

A001 TITLE SHEET
A101 FLOOR & REFLECTED CEILING PLANS

GENERAL NOTES

ALL MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DESIGN AND ENGINEERING SHALL BE AS NOTED ON THE DRAWINGS BY OTHERS.

DOOR AND FRAME SCHEDULE										
MARK	SIZE			ELEV.	MATERIAL	GLAZING	FRAME MATERIAL	FIRE RATING	HARDWARE SET	NOTES
	WIDTH	HEIGHT	THICK.							
1	3'-0"	6'-8"	1 3/4"	D2	SOLID CORE - BIRCH VENEER	TEMPERED GLASS	HOLLOW METAL	--	HS-2	--
2	3'-0"	6'-8"	1 3/4"	D2	SOLID CORE - BIRCH VENEER	TEMPERED GLASS	HOLLOW METAL	--	HS-2	--
3	3'-0"	6'-8"	1 3/4"	D1	SOLID CORE - BIRCH VENEER	--	HOLLOW METAL	--	HS-3	--
4	1'-6"	6'-8"	1 3/4"	D1	SOLID CORE - BIRCH VENEER	--	HOLLOW METAL	--	HS-1	--
5	3'-0"	6'-8"	1 3/4"	D2	SOLID CORE - BIRCH VENEER	TEMPERED GLASS	HOLLOW METAL	--	HS-2	--
6	3'-0"	6'-8"	1 3/4"	D1	SOLID CORE - BIRCH VENEER	--	HOLLOW METAL	--	HS-3	--
7	6'-0"	6'-8"	1 3/4"	D3	SOLID CORE - BIRCH VENEER	--	HOLLOW METAL	--	HS-4	--

HARDWARE SCHEDULE

MARK	LOCKSET TYPE	THRESHOLD	CLOSER	WEATHERSTRIP	PANIC DEVICE	STOPS	REMARKS
HS-1	PASSAGE	NO	NO	NO	NO	YES	-
HS-2	OFFICE	NO	NO	NO	NO	YES	-
HS-3	PRIVACY	NO	NO	NO	NO	YES	-
HS-4	STORAGE	NO	NO	NO	NO	YES	-

FINISH SCHEDULE

ROOM	FLOORING	BASE	WALL	CEILING	CEILING HT.
RECEPTION	LVP	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"
OFFICE	LVP	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"
HC LAVATORY	VCT	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"
HC LAVATORY	VCT	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"
CLASS SPACE	LVP	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"
STORAGE CLOSET	LVP	4" COVED VINYL	GYP. PAINTED	ACOUSTICAL	9'-6"

GENERAL CONDITIONS

THESE DRAWINGS AND DETAILS ARE DIAGRAMMATIC ONLY AND FORM APPROXIMATE ARRANGEMENTS DESIRED FOR WALLS, DOORS, WINDOWS, EQUIPMENT, ETC. AND ANY OTHER APPARATUS NOT OTHERWISE MENTIONED. ANY DISCREPANCY INDICATED OR NOTICED ON THE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT WHEN CONFLICTS BETWEEN OTHER MECHANICALS, STRUCTURAL AND ANY OTHER BUILDING MEMBER ARE ENCOUNTERED BEFORE PROCEEDING WITH THE INSTALLATION.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, ALL RELATED FEES AND SCHEDULING OF INSPECTIONS WITH THE TOWN OF ROWLEY.

THE CONTRACTOR SHALL SECURE HIS OWN MEASUREMENTS AT THE SITE AS EARLY AS POSSIBLE. IF ANY DISCREPANCIES BETWEEN MEASUREMENTS AT THE BUILDING AND SHOWN ON THE DRAWINGS ARE FOUND, OR IF THERE ARE ANY OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL REPORT SAME AT ONCE TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO MAKE PROPER CORRECTIONS AND THE CONTRACTOR SHALL NOT PROCEED WITH THE PORTION OF THE WORK UNTIL IT IS CLARIFIED.

DIVISION 9 - FINISHES

INTERIOR FINISH REQUIREMENTS - ROOMS OR ENCLOSED SPACES - CLASS II

LVP - LUXURY VINYL PLANK

FLOATING INSTALLATION OVER PAD, PATTERN AND COLOR AS SELECTED BY THE TENANT FROM SAMPLES PROVIDED BY THE OWNER.

LVP SHALL BE CLASS A RATED AND HAVE A FLAME SPREAD RATE OF 25 OR LESS AS TESTED UNDER ASTM D-2899.

ALL LVP SHALL BE INSTALLED BY THE CONTRACTOR PER THE MANUFACTURER'S INSTRUCTIONS.

THE LVP SHALL BE RUN UNDER ALL FLOOR FIXTURES.

THE LVP INSTALLER SHALL INCLUDE ANY FLOOR PREPARATION, TRANSITION HARDWARE, ACCESSORIES AND INSTALLATION IN THIS CONTRACT.

VCT:

SHALL BE ARMSTRONG STANDARD EXCELON IMPERIAL OR APPROVED EQUAL, 12" X 12" DIRECT GLUE DOWN, COLOR AS SELECTED BY THE TENANT FROM SAMPLES PROVIDED BY THE OWNER.

VCT SHALL BE CLASS A RATED AND HAVE A FLAME SPREAD RATE OF 25 OR LESS AS TESTED UNDER ASTM 648 & 662.

ALL VCT SHALL BE INSTALLED BY THE CONTRACTOR PER THE MANUFACTURER'S INSTRUCTIONS.

THE VCT SHALL BE RUN UNDER ALL FLOOR FIXTURES.

THE VCT INSTALLER SHALL INCLUDE ANY FLOOR PREPARATION, ADHESIVES, PATCHING/LEVELING COMPOUNDS, TRANSITION HARDWARE, ACCESSORIES AND INSTALLATION IN THIS CONTRACT.

VINYL BASE:

SHALL BE MERCER VINYL BASE OR APPROVED EQUAL, 4". COLOR SHALL BE AS SELECTED BY THE TENANT. INSTALL IN ALL AREAS RECEIVING CARPET (STRAIGHT) OR VCT (COVED). INSTALL PER THE MANUFACTURER'S INSTRUCTIONS.

ACOUSTICAL TILE CEILING SYSTEM:

ACOUSTICAL TILE CEILINGS: EXPOSED GRID SYSTEMS CLASSIFIED INTERMEDIATE, 1 1/2" MAIN TEES AND 1" OR 1 1/2" CROSS TEES, AND CONFORMING WITH ASTM C 635 "STANDARD SPECIFICATIONS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS". ACOUSTICAL MATERIAL SHALL HAVE A CLASS A FLAME SPREAD RATING, ACCORDING TO FEDERAL SPECIFICATION NO. SS-S-118B. MATERIALS SHALL BE AS FOLLOWS:

ATC 1. ARMSTRONG - CORTEGA SECOND LOOK 2767, WHITE, 24" X 48" X 5/8", ANGLED REGULAR EDGE LAY-IN.
ARMSTRONG - PRELUDE ML SUSPENSION SYSTEM, 15/16" EXPOSED TEE, WHITE.

WALLS AND PARTITIONS:

NEW WALLS SHALL BE CONSTRUCTED WITH STEEL STUDS, SIZES AND SPACING AS SHOWN.

ALL WALLS SHALL BE CLAD WITH 1/2" GYPSUM WALLBOARD (PROVIDE MOISTURE RESISTANT IN BATHROOMS) AS MANUFACTURED BY THE UNITED STATES GYPSUM CO., OR AN APPROVED EQUAL. PROVIDE A LEVEL 4 FINISH.

INSTALLATION:

APPLY GYPSUM BOARD PERPENDICULAR TO STUDS. POSITION ALL ENDS OVER STUDS. USE MAXIMUM PRACTICAL LENGTHS TO MINIMIZE END JOINTS. FIT ENDS AND EDGES CLOSELY, BUT NOT FORCED TOGETHER. STAGGER JOINTS ON OPPOSITE SIDES OF PARTITION PLACED ON DIFFERENT STUDS.

FASTEN BOARD TO STUDS WITH SCREWS SPACED 12" O.C. IN FIELD OF BOARD AND PERIMETER FASTENERS NOT LESS THAN 3/8" FROM ENDS OR EDGES. DRIVE FASTENER HEADS FLUSH WITH SURFACE OF BASE, NOT DIMPLED, AND WITHOUT BREAKING PAPER.

FINISHING:

ALL JOINTS SHALL BE TAPED WITH A 2" FIBERGLASS MESH TAPE.

ALL OUTSIDE CORNER JOINTS SHALL BE REINFORCED WITH METAL CORNER BEAD.

APPLY THREE COATS OF 'SHEETROCK' JOINT COMPOUND TO JOINTS. ALLOW EACH COAT TO FULLY DRY. SAND AS REQUIRED BEFORE APPLYING SUCCESSIVE COATS. FEATHER EACH COAT A MINIMUM OF 2" BEYOND THE PREVIOUS.

APPLY THREE COATS OF 'SHEETROCK' JOINT COMPOUND TO FASTENER HEADS AND CORNER BEADS. ALLOW EACH COAT TO FULLY DRY. SAND AS REQUIRED BEFORE APPLYING SUCCESSIVE COATS. FEATHER EACH COAT A MINIMUM OF 2" BEYOND THE PREVIOUS.

ALL APPLIED JOINT COMPOUND IS TO BE SANDED AND PRIMED IN ACCORDANCE WITH STANDARD PRACTICE.

PROVIDE FIRESTOPS AND FIRE-BLOCKING AS REQUIRED BY CODE.

PAINT:

ALL PAINT MATERIALS SHALL BE AS SPECIFIED. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE TENANT. PAINTING MATERIAL SHALL BE AS FOLLOWS:

PAINT 1 - ONE COAT PRIMER SEALER, TWO COATS SEMI-GLOSS ENAMEL, ALL AS MANUFACTURED BY BENJAMIN MOORE, SHERWIN WILLIAMS OR APPROVED EQUAL. COLOR AS SELECTED BY THE OWNER.
LOCATIONS: DOOR FRAMES AND ANY OTHER UNFINISHED METAL CONSTRUCTION.

PAINT 2 - ONE COAT PRIMER SEALER, TWO COATS EGGSHELL FINISH, ALL AS MANUFACTURED BY BENJAMIN MOORE, SHERWIN WILLIAMS OR APPROVED EQUAL. COLOR AS SELECTED BY THE OWNER.
LOCATIONS: ALL NEW AND EXISTING GYPSUM BOARD SURFACES.

CODE SUMMARY

BUILDING CODE REVIEW PERFORMED UNDER THE BC 2015 WITH MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDMENTS

NAME OF PROJECT: CLARK SCHOOL PRESCHOOL - TENANT BUILDOUT - UNIT 6U
ADDRESS: 26 FOREST RIDGE DRIVE, ROWLEY, MA
PROPOSED USE: OFFICE - PET THERAPY
OWNER'S CONTACT PERSON: JOHN COUGHLIN, GATEWAY REALTY TRUST
TELEPHONE #: (978) 768-6929

ARCHITECT OF RECORD: JOSEPH TATONE LICENSE #9080
TELEPHONE: 978-276-1960

BUILDING DATA

OCCUPANCY: PRESCHOOL
PRESCHOOL - E USE GROUP ALLOWABLE: 43,500 S.F.
ACTUAL: 1,500 S.F. GROSS, 936 S.F. NET
MIXED OCCUPANCY: YES (IN THE BUILDING)
BUSINESS USE: 25' X 60' = 1,500 SQUARE FEET GROSS FLOOR AREA

EXISTING BUILDING OVERALL SIZE: 250' X 60' = 15,000 SQUARE FEET GROSS FLOOR AREA PER LEVEL
BUILDING HEIGHT: 34'-8"
NUMBER OF STORIES: 2

CONSTRUCTION TYPE: 2B
NEW & EXISTING CONSTRUCTION

FIRE RESISTANCE RATINGS PER TABLE 601: REQUIRED PROVIDED

PRIMARY STRUCTURAL FRAME: 0 0

BEARING WALLS: 0 0

EXTERIOR: 0 0

INTERIOR: 0 0

NONBEARING WALLS AND PARTITIONS: 0 0

EXTERIOR: 0 0

NONBEARING WALLS AND PARTITIONS: 0 0

INTERIOR: 0 0

FLOOR CONSTRUCTION INCLUDING SECONDARY MEMBERS: 0 0

ROOF CONSTRUCTION INCLUDING SECONDARY MEMBERS: 0 0

INTERIOR FINISH REQUIREMENTS: CLASS

VERTICAL EXITS & EXIT PASSAGEWAYS: A

EXIT ACCESS CORRIDORS AND OTHER EXITWAYS: A

ROOMS OR ENCLOSED SPACES: B

FIRE PROTECTION SPRINKLER SYSTEM: REQUIRED PROVIDED

YES YES

LIFE SAFETY SYSTEMS: REQUIRED PROVIDED

EMERGENCY LIGHTING & EXIT SIGNS: YES YES

FIRE ALARM & SMOKE DETECTION SYSTEMS: YES YES

EGRESS REQUIREMENTS: REQUIRED PROVIDED

DEAD END CORRIDOR: 50' MAXIMUM N/A

TRAVEL DISTANCE: 250' MAXIMUM 66'

NUMBER OF EXITS: 1 1

TOTAL OCCUPANCY: 47 PERSONS

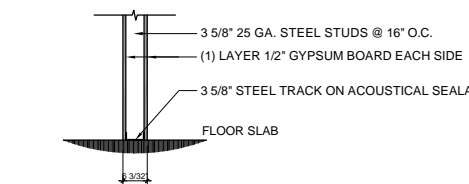
OCCUPANCY LOAD: PRESCHOOL - E USE GROUP - 20 S.F. (NET) X 1 OCC. / 936 S.F. NET = 47 OCCUPANTS (MAXIMUM)

EGRESS WIDTHS: REQUIRED EGRESS DOOR WIDTH

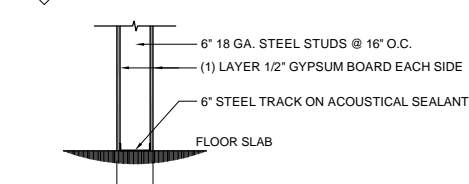
TOTAL 47 OCCUPANTS X 2' = 94' (36" MIN) REQUIRED 36" PROVIDED

WALL SCHEDULE

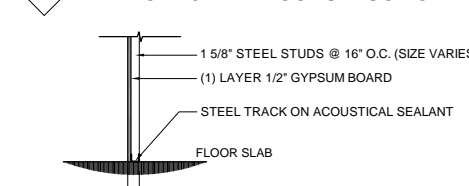
SEE PLAN FOR INSULATED WALL LOCATIONS



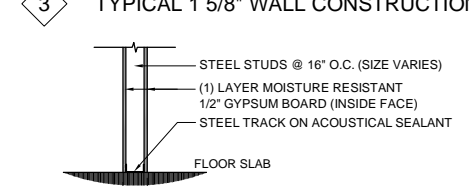
1 TYPICAL 3 5/8" WALL CONSTRUCTION



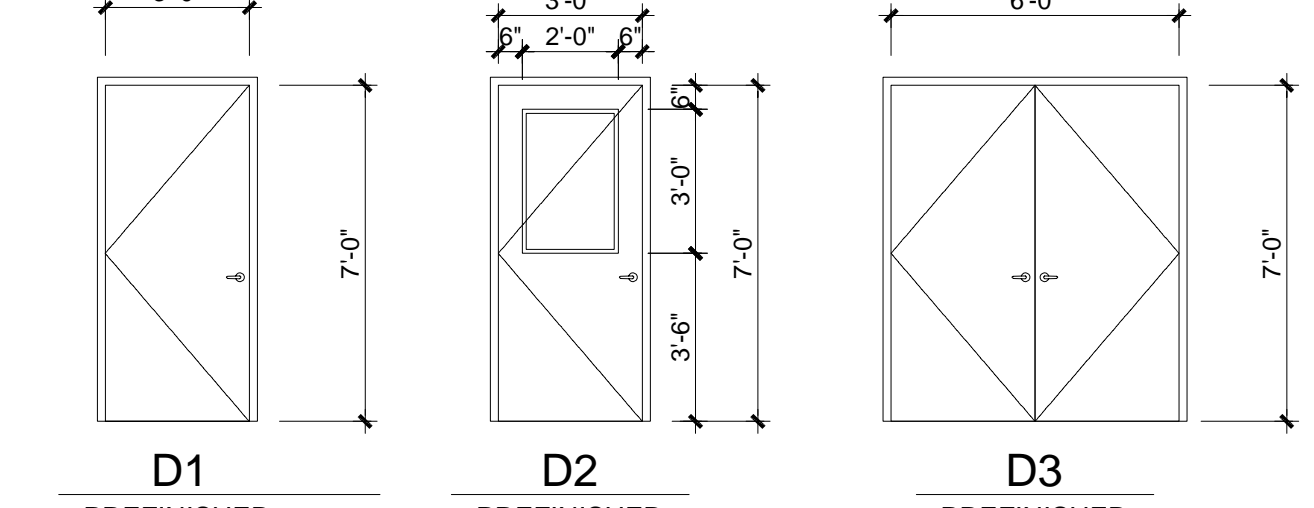
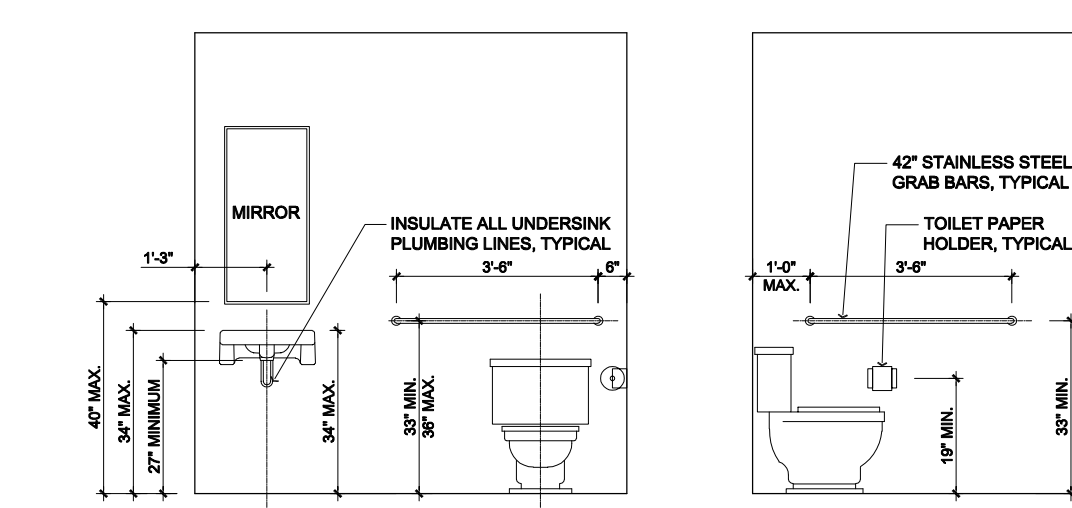
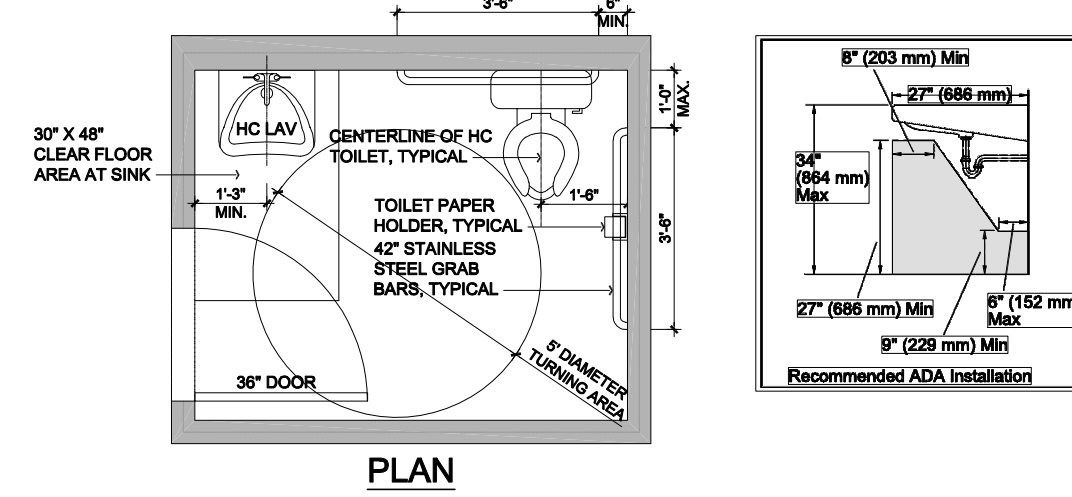
2 TYPICAL 6" WALL CONSTRUCTION



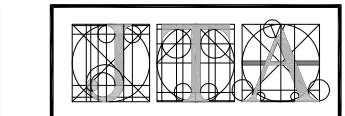
3 TYPICAL 1 5/8" WALL CONSTRUCTION



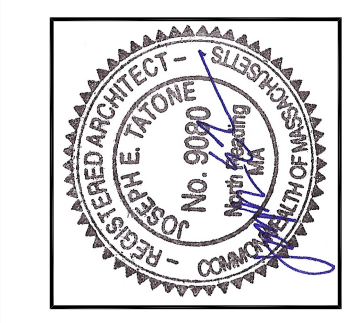
4 BATHROOM WALL CONSTRUCTION



D1 PREFINISHED BIRCH VENEER
D2 PREFINISHED BIRCH VENEER
D3 PREFINISHED BIRCH VENEER



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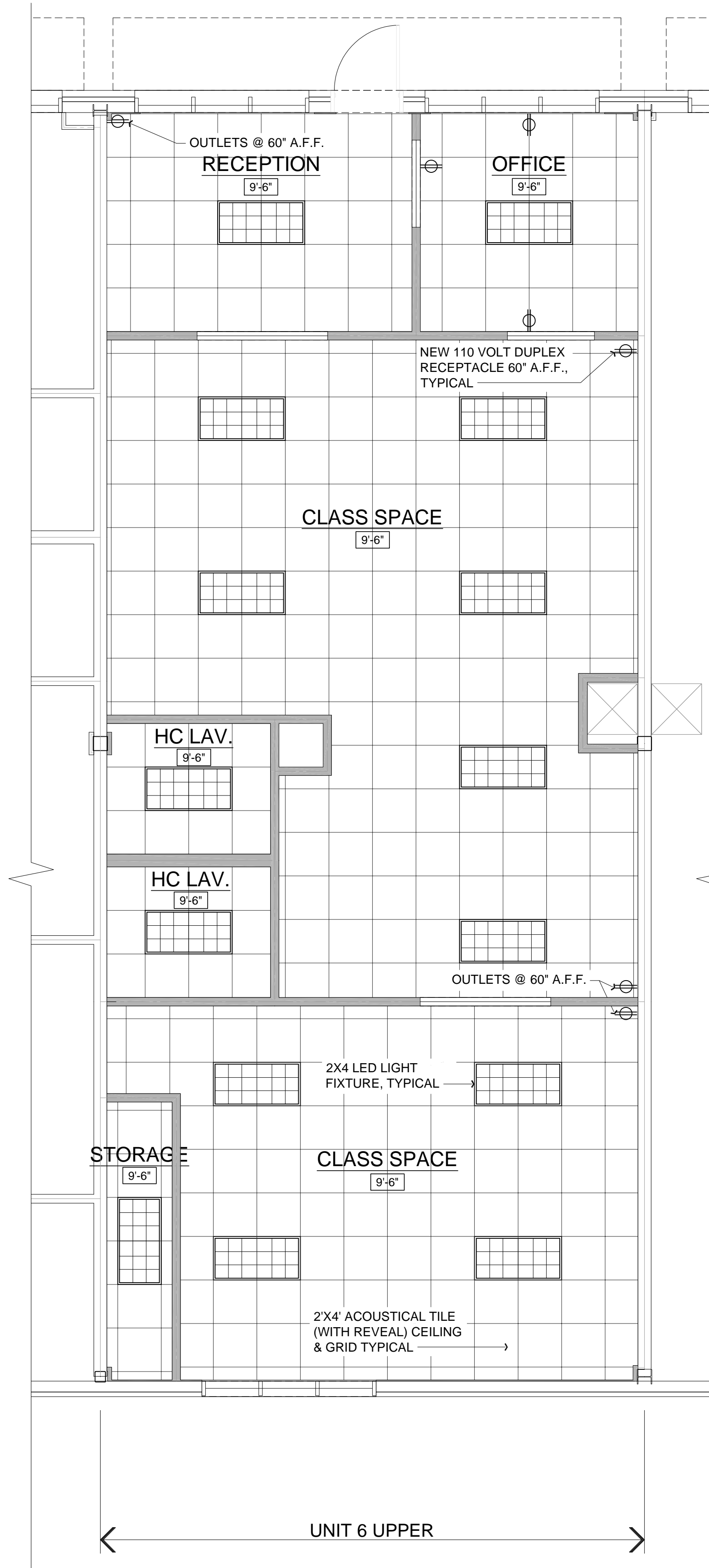


FOREST RIDGE, BUILDING NO. 1
26 FOREST RIDGE DRIVE, ROWLEY, MA
TITLE SHEET - UNIT 6 U
CLARK SCHOOL PRESCHOOL-TENANT BUILDOUT

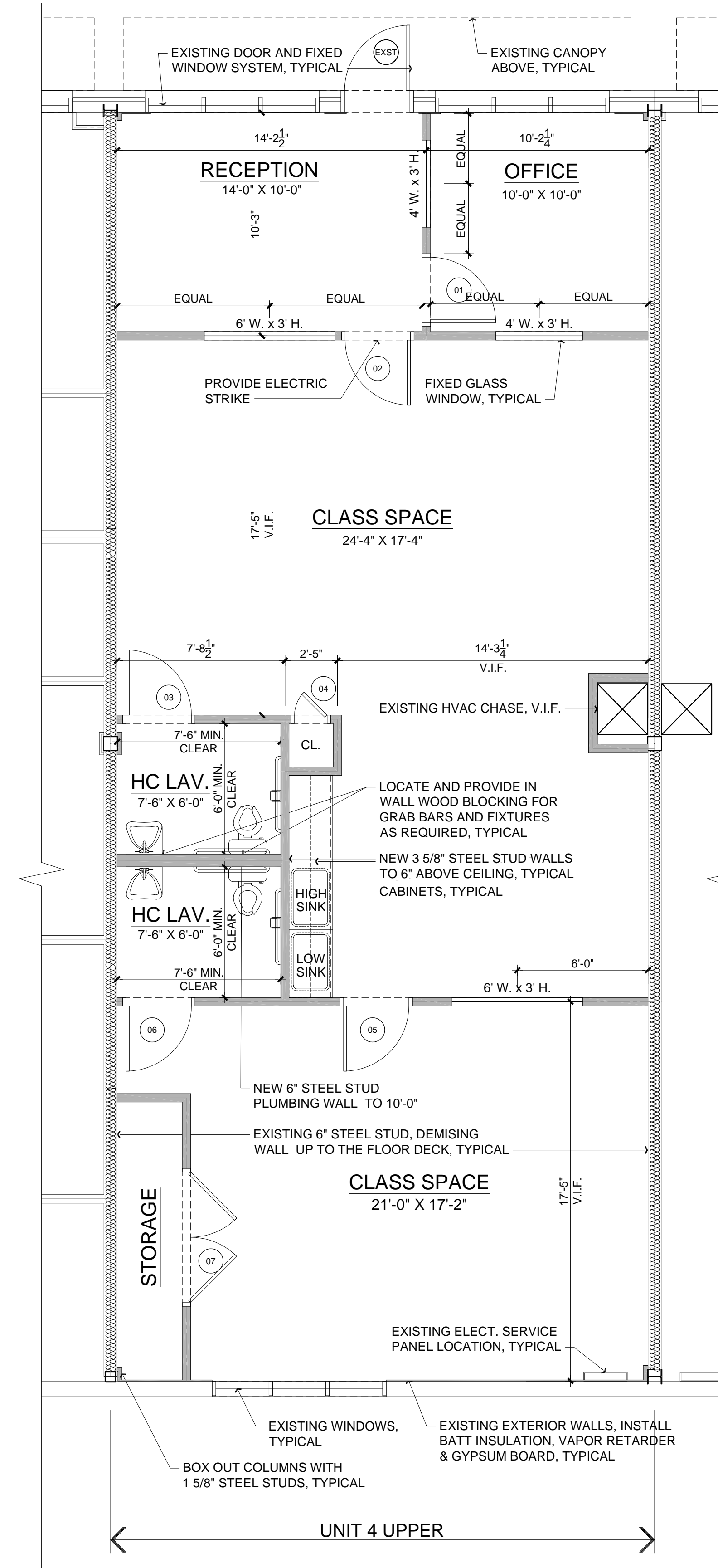
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A001

- SEE HVAC, ELECTRICAL AND LIGHTING PLANS BY OTHERS. TYPICAL LOCATE HVAC REGISTERS AS REQUIRED.
- SEE ENGINEERED SPRINKLER PLANS BY OTHERS. LOCATE SPRINKLER HEADS AS REQUIRED, TYPICAL.
- REFLECTED CEILING PLAN NOTES:
- UNLESS OTHERWISE NOTED ALL FIXTURES SHOWN ARE NEW.
 - THE CONTRACTOR SHALL CAREFULLY REVIEW ALL ATTACHMENTS CONDITIONS FOR NEW FURRED OR SUSPENDED CEILINGS TO ASSURE PROPER CLEARANCES AND FIXMENT.
 - CLIP METAL FURRING TO COLD ROLLED CHANNEL AND SUSPEND WITH 8 GAUGE WIRE AT 2'-0" ON CENTER.
 - SEE ELECTRICAL PLAN FOR SMOKE, HEAT AND MOTION DETECTORS.
 - SEE ELECTRICAL PLAN FOR FIXTURES CIRCUITED TO EMERGENCY POWER.
 - SEE SPRINKLER PLAN TO COORDINATE HEAD LOCATIONS.
 - SEE HVAC PLAN TO COORDINATE CEILING DIFFUSERS, GRILLES AND FAN LOCATIONS.
 - PROVIDE ALL ACCESS HATCHES AS REQUIRED BY ELECTRICAL, PLUMBING, HVAC AND OTHER TRADES.

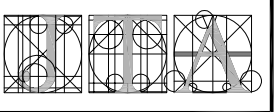


REFLECTED CEILING PLAN



FLOOR PLAN - UNIT 6 UPPER

1,500 S.F.



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FOREST RIDGE, BUILDING NO. 1
 26 FOREST RIDGE DRIVE, ROWLEY, MA
 FLOOR & REFLECTED CEILING PLANS - UNIT 6U
 CLARK SCHOOL PRESCHOOL

23-021-PLAN
 08/07/23
 1/4"=1'-0"

A101