



PLANNING BOARD SUBMITTAL  
 02/07/2023

**NOTE:**  
 ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

**SITE PLAN, CODE SUMMARY AND GENERAL NOTES**

REVISIONS

NO.	DESCRIPTION	DATE

FILE: 803MAIN\_PL1.dwg TYPICAL.dwg

DWN BY: j.gallant  
 SCALE: AS NOTED

**C**  
**1**

**CODE SUMMARY**

**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 Groups E (NEW -- CHANGE OF USE), B AND S-2 (EXISTING)  
 Section 304 Business B  
 B Offices  
 Section 305 Educational Group E  
 E Day Care Center  
 Section 308 Institutional Group I (**CONVERTED TO USE GROUP E WITH ACCESS TO EXTERIOR**)  
 I-4 Day Care facility for children under 2.9 years of age  
 308.6.1 Care provided for more than 5 and less than 100 children 2.9 years or less of age, located at level of exit discharge with an exit door to the exterior is classified as Use Group E

**CHAPTER 6 - TYPES OF CONSTRUCTION**  
 Type V B

**CHAPTER 9 - FIRE PROTECTION SYSTEMS**  
 901.6.2 Fire Alarm Systems  
 Existing integrated fire alarm system  
 TABLE 903.2 Automatic Sprinkler Systems  
 The building does not have an automatic sprinkler system

**CHAPTER 10 - MEANS OF EGRESS**  
 Section 1004 Occupant Load  
 Day Care Center (E) 67 based on maximum number of occupants allowed by proposed maximum EEC licensing + staff  
 Section 1005 Egress Width  
 1005.1 Minimum required egress width = total occupant load x .3 inch  
 44" required, 72" provided  
 Section 1016 Exit Access Travel Distance  
 Table 1016.1 Use Group E 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.

**II. CHAPTER 34 - EXISTING STRUCTURES: 2015 International Existing Buildings Code Review**

Scope of work is Change of Occupancy

Section 1004 Fire Protection  
 MA State Building Code for new construction applies for new use

Section 1006 Accessibility  
 Existing accessible entrances, toilet rooms and accessible routes

Section 1010 Plumbing  
 Existing plumbing fixtures to remain, occupant load for new use does not require additional fixtures

Section 1012 Change of Occupancy Classification  
 Means of Egress Hazard Indexes  
 Existing E = 3, Proposed E=3  
 SEE HAZARD INDEX SUMMARY

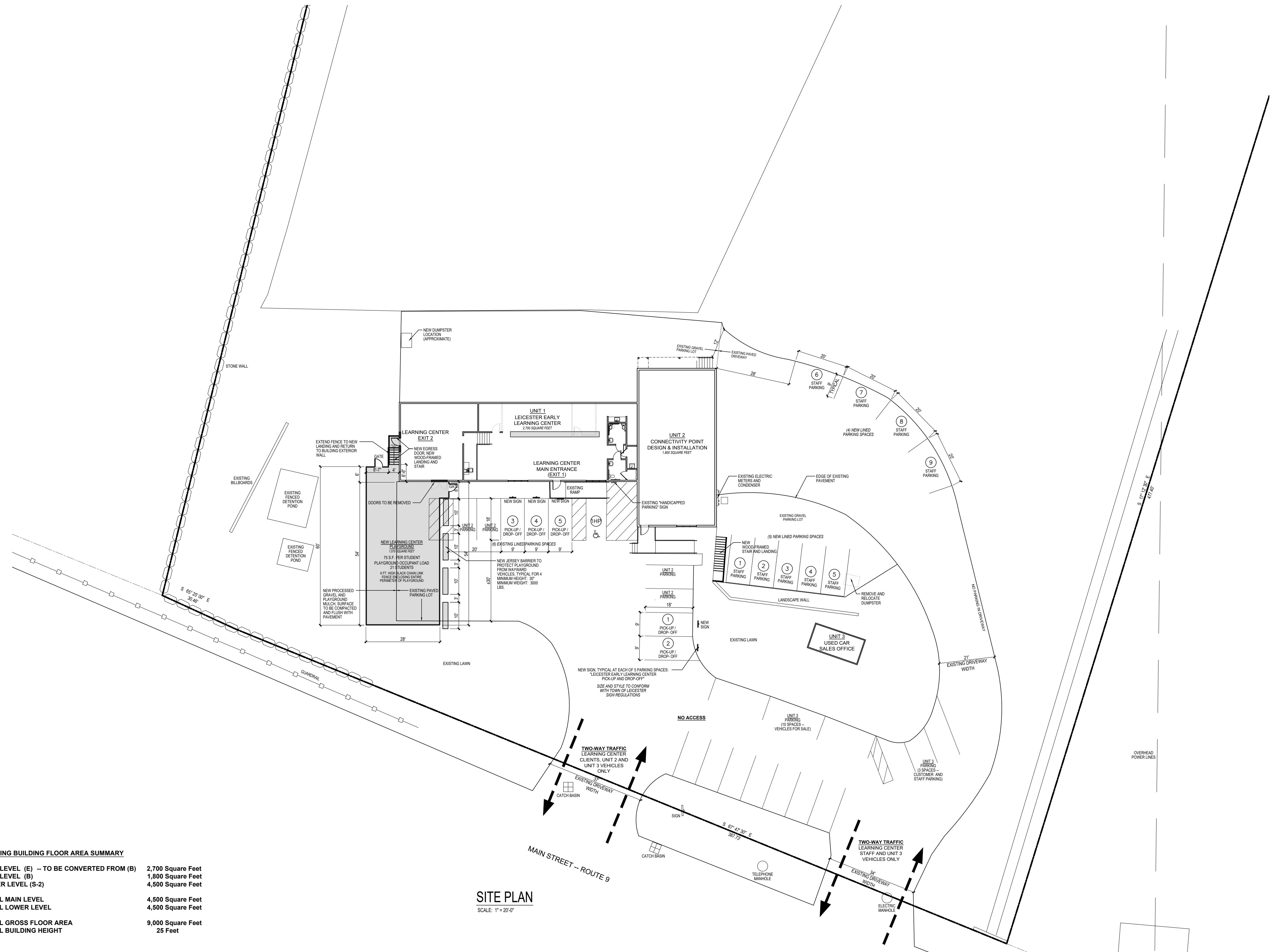
**III. ACCESSIBILITY SUMMARY (521CMR -- ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS)**

**CHAPTER 3 -- JURISDICTION**

SECTION 3.3 EXISTING BUILDINGS  
 THE WORK BEING PERFORMED IS VALUED AT LESS THAN \$100,000 AND THE BUILDING IS ACCESSIBLE

**IV. LIFE SAFETY**

THE BUILDING IS AND WILL BE FULLY EQUIPPED WITH COMPLIANT EXIT SIGNS, EMERGENCY LIGHTS, SMOKE DETECTION, FIRE EXTINGUISHING AND INTEGRATED FIRE ALARM SYSTEMS AS INDICATED ON SHEET E-1 LIFE SAFETY PLANS. CARBON MONOXIDE DETECTORS ARE BEING ADDED -- SEE FLOOR PLANS FOR LOCATIONS



**SITE PLAN**  
 SCALE: 1" = 20'-0"

**AGE GROUP DEFINITIONS AS NOTED ON FLOOR PLANS**

102 CMR 7.00 MASSACHUSETTS DEPT. OF EARLY EDUCATION AND CARE REGULATIONS 7.02 DEFINITIONS  
**INFANT** - CHILD UNDER 15 MONTHS OF AGE (**USE GROUP I-4 WITHOUT EXTERIOR ACCESS**)  
**TODDLER** - CHILD AT LEAST 15 MONTHS AND UNDER 2.9 YEARS OF AGE (**USE GROUP I-4 WITHOUT EXTERIOR ACCESS**)  
**PRESCHOOLER** - CHILD OVER 2.9 YEARS OF AGE AND UNDER 7 YEARS OF AGE AND NOT YET ENROLLED IN FIRST GRADE (**USE GROUP E PER EXISTING OCCUPANCY**)

**EXISTING BUILDING FLOOR AREA SUMMARY**

<b>MAIN LEVEL (E) -- TO BE CONVERTED FROM (B)</b>	2,700 Square Feet
<b>MAIN LEVEL (B)</b>	1,800 Square Feet
<b>LOWER LEVEL (S-2)</b>	4,500 Square Feet
<b>TOTAL MAIN LEVEL</b>	4,500 Square Feet
<b>TOTAL LOWER LEVEL</b>	4,500 Square Feet
<b>TOTAL GROSS FLOOR AREA</b>	9,000 Square Feet
<b>TOTAL BUILDING HEIGHT</b>	25 Feet

**OCCUPANT LOAD FACTORS**

780 CMR 1094.1.2 UNLESS NOTED (EEC) = MASSACHUSETTS DEPT. OF EARLY EDUCATION AND CARE REGULATIONS

USE GROUP E 35 SQUARE FEET NET PER OCCUPANT IN ACTIVITY SPACES (EEC)  
 OUTDOOR PLAY AREAS 75 SQUARE FEET PER OCCUPANT

**PROPOSED SCOPE OF WORK**

CHANGE OF USE (1 UNIT ON MAIN LEVEL) FROM BUSINESS (B) TO DAY CARE / PRESCHOOL FACILITY (E) DESIGNATED AS "UNIT 1" ON MAIN LEVEL FLOOR PLAN. EXISTING MIXED USE BUSINESS (B) AND (S-2) LOW-HAZARD STORAGE TO REMAIN.

**IEBC SECTION 12 HAZARD CATEGORY SUMMARY**

HAZARD CATEGORY	EXISTING	PROPOSED
IEBC 1012.4 MEANS OF EGRESS	3 (B)	3 (B, E)
IEBC 1012.5 HEIGHTS AND AREAS	3 (E)	3 (E)
IEBC 1012.6 EXPOSURE OF EXTERIOR WALLS	3 (B, E)	3 (B, E)

1012.5.2 EXISTING HEIGHT AND AREA ARE ACCEPTABLE  
 1012.6.2 EXISTING EXTERIOR WALLS ARE ACCEPTABLE

**LEICESTER EARLY LEARNING CENTER OCCUPANCY**

58 CHILDREN  
 9 TEACHERS AND STAFF  
 67 TOTAL PROJECTED OCCUPANCY

**LEICESTER EARLY LEARNING CENTER FLOOR AREA**

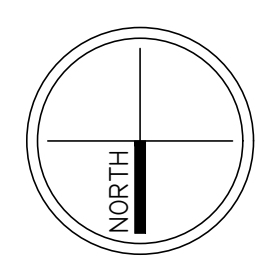
<b>MAIN LEVEL (E)</b>	2,700 Square Feet
<b>TOTAL PROPOSED FLOOR AREA</b>	2,700 Square Feet



**PHOTO OF EXISTING BUILDING**

**PARKING SUMMARY**

<b>STAFF PARKING REQUIRED FOR LEARNING CENTER</b> .....	9 STAFF MAXIMUM 9 SPACES PROVIDED ON SITE
<b>PARENT PARKING REQUIRED FOR LEARNING CENTER</b> .....	5 SPACES NEEDED (SEE SITE PLAN AND NARRATIVE) 5 SPACES PROVIDED ON SITE
<b>UNIT 2 CONNECTIVITY POINT DESIGN &amp; INSTALLATION</b> .....	4 EXISTING SPACES PROVIDED ON SITE
<b>UNIT 3 USED CAR SALES</b> .....	10 SPACES PROVIDED FOR DISPLAY OF VEHICLES 3 SPACES PROVIDED FOR CUSTOMER AND STAFF PARKING



**30.00 PUBLIC TOILET ROOMS**

**30.14 Children's water closets**

Where provided, shall comply with the following:

30.14.1 Clear floor space: clear floor space for water closets shall comply with 521 CMR 30.5, clear floor space. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

30.14.2 Location: The centerline of the water closet shall be located 11 inches from the nearest side wall for pre-kindergarten. The water closet shall also be located 42 inches from the centerline of the water closet to the opposite wall or closest edge of next fixture.

30.14.3 Height: water closets shall be set at a height measured from the floor to the top of the seat as follows:

pre-kindergarten: 11½" to 12½"

30.14.4 flush controls: controls for flush valves on water closets used by children shall be mounted on the wide side of water closet within 20 to 30 inches above the floor.

30.14.5 toilet paper dispensers: toilet paper dispensers used by children shall be centered above finished floor.

**30.15 Children's grab bars**

The water closet shall have two grab bars, 42 inches long, one mounted on the wall in back of the water closet and one on the side wall closest to the water closet and located no more than six inches from the interior corner. Where a tank prevents location of the rear grab bar, a bar may be installed three inches above the tank. Where a flushometer prevents the location of a 42 inch rear grab bar, one grab bar, 36 inches shall be installed to the side of the flushometer, located three inches from the closest edge of the flushometer.

30.15.1 Height: grab bars shall be mounted from the floor to the top of the grab bar as follows:

pre-kindergarten: 18" to 20"

30.15.2 Thickness: the outside diameter of grab bars shall be as follows:

pre-kindergarten: 1"

**30.16 Children's sink**

Sinks including vanities shall comply with the following:

30.16.1 Clear floor space: a clear floor space complying with 521 cmr 30.5, clear floor space shall be provided in front of a sink to allow a 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.

30.16.2 Height: sinks shall be mounted with the rim no higher than 30 inches above the finish floor. a clearance of at least 25 inches above the finish floor to the bottom of the apron shall be provided. knee and toe clearance shall be at least 30 inches wide and 19 deep.

30.16.3 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.

30.16.4 Faucets: faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. lever-operated push-type, touch-type, or electronically controlled mechanisms are acceptable designs. if self-closing valves are used, the faucet shall remain open for at least ten seconds.

**30.18 Children's mirror**

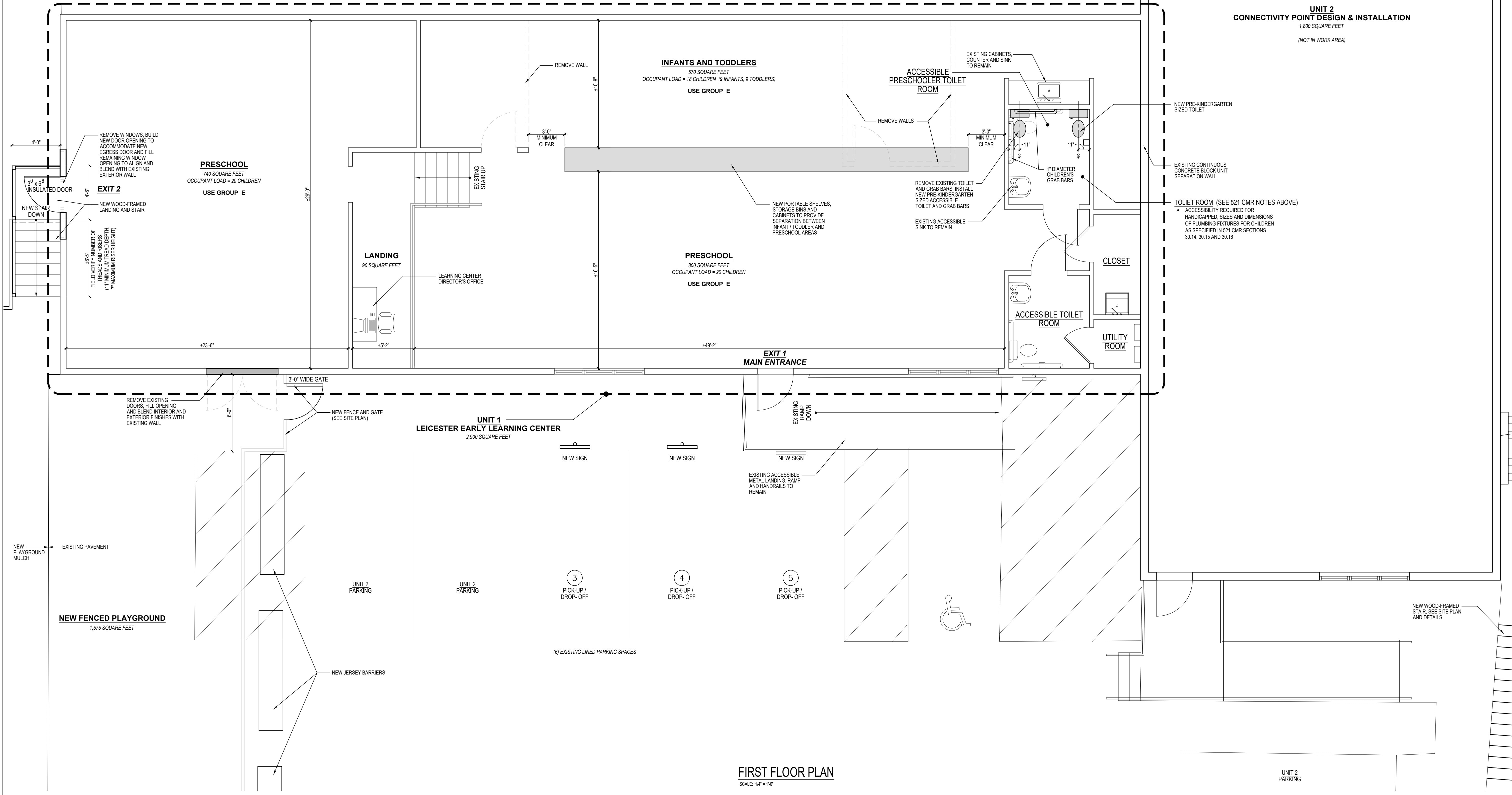
The top of any shelf and or bottom of any mirror which is provided above a sink shall be set with the bottom edge of the reflecting surface no higher than 31 inches above the finish floor.

**30.19 Children's dispensers**

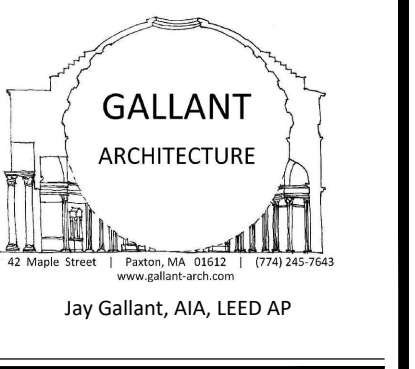
Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach, and at least one of each device shall be located within reach of a person using the accessible sink.

**30.20 Children's controls and receptacles**

If controls, receptacles, or other equipment are provided, then at least one of each shall be mounted no higher than 36 inches above the floor to the centerline of the operable portion of the control.



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LEICESTER EARLY LEARNING CENTER**  
803 MAIN STREET  
LEICESTER, MA

**LIST OF DRAWINGS**  
C-1 SITE PLAN, CODE SUMMARY AND GENERAL NOTES  
A-1 FIRST FLOOR PLAN



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**FIRST FLOOR PLAN**

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