

LEICESTER EARLY  
LEARNING CENTER  
803 MAIN STREET  
LEICESTER, MA

LIST OF DRAWINGS

C-1 SITE PLAN, CODE  
SUMMARY AND GENERAL  
NOTES



CONSERVATION  
COMMISSION SUBMITTAL  
02/28/2023

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

SITE PLAN, CODE  
SUMMARY AND  
GENERAL NOTES

REVISIONS

NO. DESCRIPTION DATE

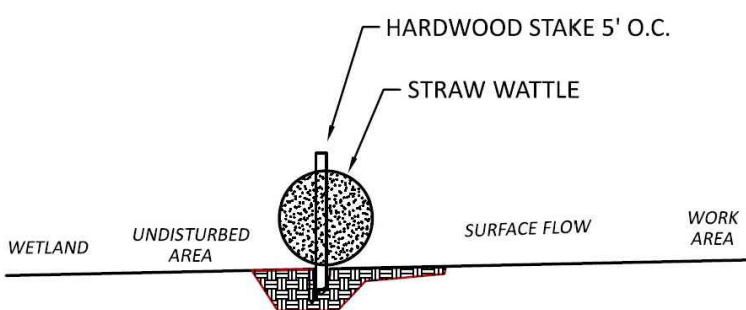
FILE: 803MAIN\_PL1.dwg TYPICAL.cdb

DWN. BY: j.gallant

SCALE: AS NOTED

C  
1

PROPOSED STAKED STRAW WATTLE BARRIER  
(nts)



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)

OCCUPANT LOAD FACTORS

780 CMR 1004.1.2 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

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

EXISTING BUILDING FLOOR AREA SUMMARY

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

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.

LEICESTER EARLY LEARNING CENTER OCCUPANCY

58 CHILDREN  
9 TEACHERS AND STAFF  
67 TOTAL PROJECTED OCCUPANCY

LEICESTER EARLY LEARNING CENTER FLOOR AREA

MAIN LEVEL (E)	2,700 Square Feet
TOTAL PROPOSED FLOOR AREA	2,700 Square Feet

SITE PLAN

SCALE: 1" = 20'-0"



PHOTO OF EXISTING BUILDING

PARKING SUMMARY

STAFF PARKING REQUIRED FOR LEARNING CENTER..... 8 STAFF MAXIMUM  
8 SPACES PROVIDED ON SITE

PARENT PARKING REQUIRED FOR LEARNING CENTER ..... 5 SPACES NEEDED (SEE SITE PLAN AND NARRATIVE)  
5 SPACES PROVIDED ON SITE

UNIT 2 CONNECTIVITY POINT DESIGN & INSTALLATION ..... 4 EXISTING SPACES PROVIDED ON SITE

UNIT 3 USED CAR SALES ..... 10 SPACES PROVIDED FOR DISPLAY OF VEHICLES  
3 SPACES PROVIDED FOR CUSTOMER AND STAFF PARKING