



PLANNING BOARD SUBMITTAL
 01/18/2023

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

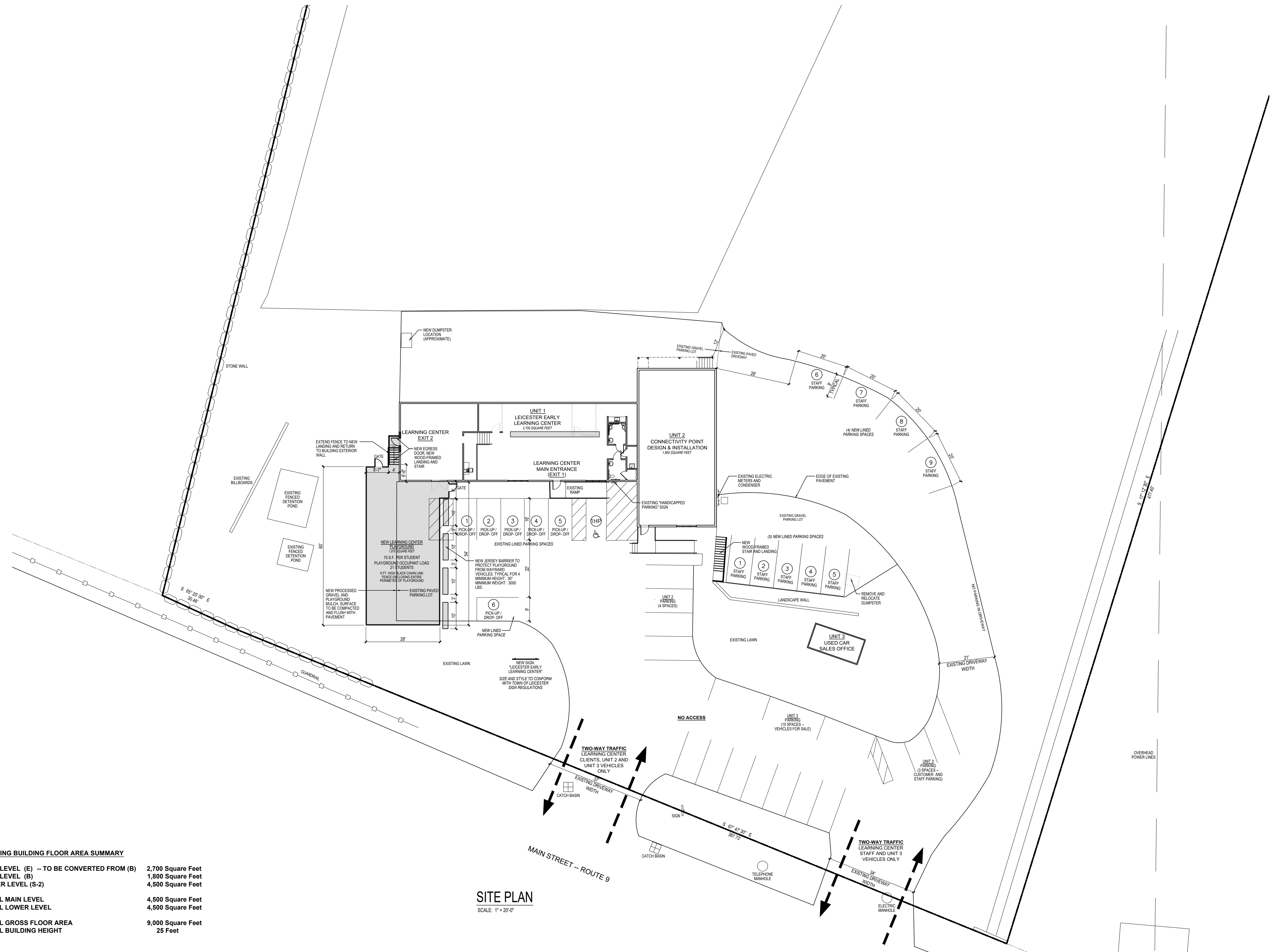
CHAPTER 9 - FIRE PROTECTION SYSTEMS
 901.6.2 Fire Alarm Systems
 Existing integrated fire alarm system
 TABLE 903.2 Automatic Sprinkler Systems
 The building does not have an automatic sprinkler system

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

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

OCCUPANT LOAD FACTORS
 780 CMR 1094.1.2 UNLESS NOTED (EEC) = MASSACHUSETTS DEPT. OF EARLY EDUCATION AND CARE REGULATIONS
 OUTDOOR PLAY AREAS 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

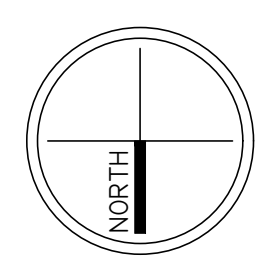
MAIN LEVEL (E)	2,700 Square Feet
TOTAL PROPOSED FLOOR AREA	2,700 Square Feet



PHOTO OF EXISTING BUILDING

PARKING SUMMARY

STAFF PARKING REQUIRED FOR LEARNING CENTER	9 STAFF MAXIMUM 9 SPACES PROVIDED ON SITE
PARENT PARKING REQUIRED FOR LEARNING CENTER	5 SPACES NEEDED (SEE SITE PLAN) 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



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

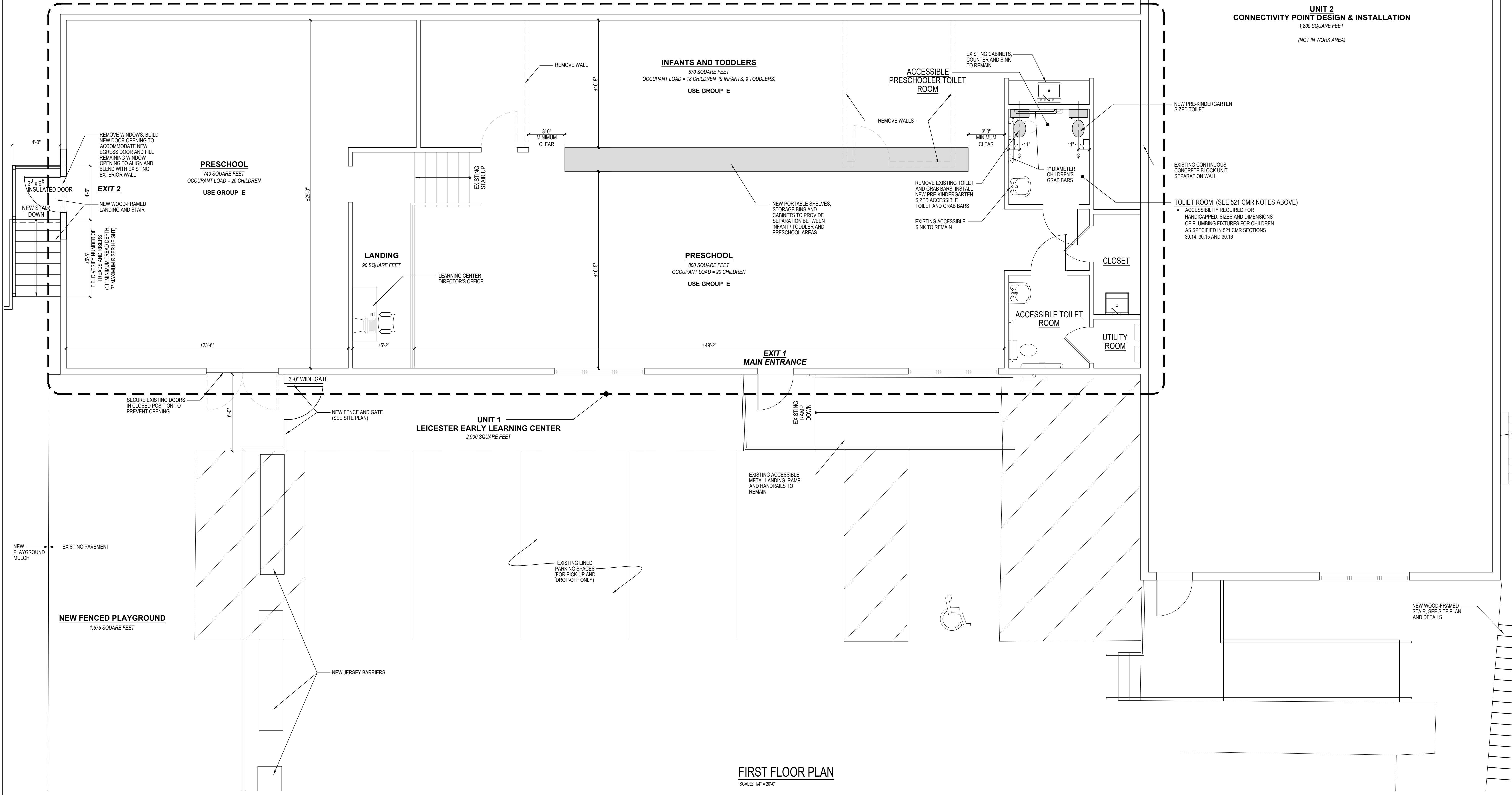
The top of any shelf and or bottom of any mirror which is provided above a sink shall be set with the bottom edge of the reflecting surface no higher than 31 inches above the finish floor.

30.19 Children's dispensers

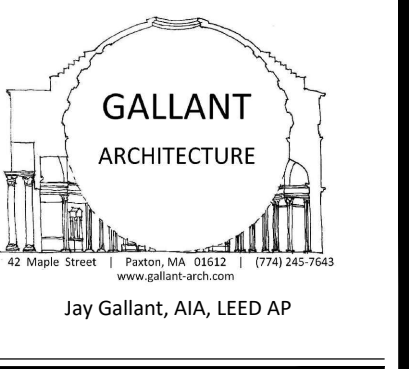
Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach, and at least one of each device shall be located within reach of a person using the accessible sink.

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" = 3/8"



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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NOTE:
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FIRST FLOOR PLAN

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