

South Egremont Village School ADA Improvements

42 Main Street - South Egremont, Massachusetts

Date: March 8, 2019

OWNER

Town of Egremont
171 Egremont Plain Road
Egremont, MA 01258
Phone: 413-528-0182

ARCHITECT

Evelyn Cole Smith Architects, LLC
P.O. Box 182
134 B Main Street
Putnam, CT 06260
Phone: 860-315-9570

DOOR SCHEDULE

DESCRIPTION	SIZE	MATERIAL	GLAZING	FRAME	HARDWARE	REMARKS						
ROOM NAME	DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	TYPE	ENGINEERED WOOD	SOLID CORE BIRCH	INSULATED	TEMPERED	FRAME MATERIAL	SET NUMBER	
UNISEX TOILET ROOM 1	1	3'-0"	6'-8"	1 3/8"	A					NEW WOOD	1	ENLARGE EXISTING OPENING, PAINT DOOR AND TRIM UNDERCUT
UNISEX TOILET ROOM 2	2	3'-0"	6'-8"	1 3/8"	A					NEW WOOD	1	ENLARGE EXISTING OPENING, PAINT DOOR AND TRIM UNDERCUT
JANITOR'S CLOSET	3	2'-0"	6'-8"	1 3/8"	B					NEW WOOD	2	CREATE NEW OPENING, PAINT DOOR AND TRIM UNDERCUT

DOOR TYPES		HARDWARE SETS	
TYPE A	TYPE B	SET NO. 1	SET NO. 2
		<ul style="list-style-type: none"> - 1 1/2" PAIR SPRING HINGES - LEVER HANDLE PRIVACY SET - FULL WIDTH, 8" HIGH SS DOOR KICK BOTH SIDES - KICKDOWN DOOR HOLDER 	<ul style="list-style-type: none"> - 1 1/2" PAIR BUTT HINGES - KEYPED DEADBOLT - KICKDOWN DOOR HOLDER

NOTES:
1. DOOR TYPE 'A' SIMILAR TO SIMPSON FLUSH FIR DOOR.
2. PRIME AND PAINT WITH 2 FINISH COATS OF SEMI-GLOSS LATEX ACRYLIC PAINT.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR		WALLS				CEILING		DOOR	FRAME	REMARKS
	MATERIAL	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	PAINT	PAINT	PAINT	
UNISEX 1	SV	VB	P-2	P-2	P-2	P-2	GWB	P-1	P-4	P-4	PATCH EXISTING CEILING
UNISEX 2	SV	VB	P-3	P-3	P-3	P-3	GWB	P-1	P-4	P-4	PATCH EXISTING CEILING
JANITOR'S CLOSET	SV	VB	P-2	P-2	P-2	P-2	EXISTING PLASTER	EXIST.	P-4	P-4	EXISTING

NOTES:
SV: SHEET VINYL FLOORING, MANUFACTURER: ARMSTRONG, STYLE: DECORART CORLON OR EQUAL, COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARDS.
VB: VINYL BASE, MANUFACTURER: JOHNSONITE OR EQUAL, STYLE: 4" COVE BASE, COLOR TO BE DETERMINED FROM STANDARD SELECTION.
P-1: SHERAIN WILLIAMS CEILING WHITE
P-2: SHERAIN WILLIAMS ACRYLIC LATEX, SEMI-GLOSS FINISH, COLOR TO BE DETERMINED
P-3: SHERAIN WILLIAMS ACRYLIC LATEX, SEMI-GLOSS FINISH, COLOR TO BE DETERMINED
P-4: SHERAIN WILLIAMS ACRYLIC LATEX, SEMI-GLOSS FINISH, COLOR TO BE DETERMINED

ELECTRICAL FIXTURE SCHEDULE

TYPE / LOCATION	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
LIGHT FIXTURE IN TOILET ROOMS	2 X 2 LED FIXTURE, SHALLOW SURFACE MOUNTED	H.E. WILLIAMS, INC.	#PFS-22-L29/835-RA-EM/10W-OCG-DRV-UNV	SWITCHED WITH OCCUPANCY SENSOR
FAN IN TOILET ROOMS	EXHAUST FAN	NUTONE	MODEL AEN50	CONNECTED TO NEW VENT THROUGH ROOF, SWITCHED WITH OCCUPANCY SENSOR.

PLUMBING FIXTURE SCHEDULE

SYMBOL	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
A	1	WATER CLOSET - FLOOR MOUNTED, CHINA, ELONGATED FRONT, 16 GPF, 10" ROUGH, 16-1/2" TO RIM. PROVIDE OLSONITE LOCC-AM OPEN FRONT, ELONGATED SEAT, MCGUIRE ANGLE STOP.	MANSFIELD	ALTO RIGHT HEIGHT ELONGATED #184NS-112LH	CAULK AT FLOOR, ADA COMPLIANT AT 17" - 19" TO TOP OF SEAT
B	1	WATER CLOSET - FLOOR MOUNTED, CHINA, ROUND FRONT, 16 GPF, 12" ROUGH, 11-1/2" TO RIM. RIGHT HAND FLUSH, SEAT INCLUDED, PROVIDE MCGUIRE ANGLE STOP.	MANSFIELD	ELEMENTARY #5326-4320	CAULK AT FLOOR, ADA COMPLIANT AT 12" TO TOP OF SEAT
C	2	LAVATORY - COMPACT, WALL MOUNTED, CHINA, 16 1/2" X 13" 4" CENTERS, WITH WALL MOUNTING PLATE, MCGUIRE ANGLE STOPS, MOEN GRATEAU L4621 ADA COMPLIANT FAUCET AND WASTE ASSEMBLY.	MANSFIELD	SPRICE COVE #161NS-4	INSULATE WATER AND DRAINS WITH TRUBRO LAY GUARD, WHITE, ADA MOUNT AT 84" TO RIM AFF AT ADULT AND 50" AFF CHILD. CAULK AT WALL.
D	1	MOP BASIN - MOLDED STONE, 24" X 24" WITH SS WALL GUARD, MOP BRACKET, QUICK DRAIN CONNECTOR, AND SILICONE SEALANT, PROVIDE #830-AA FAUCET WITH VACUUM BREAKER, PAIL HOOK AND HOSE THREADS.	FIAT	MSP - 2424	CAULK WHERE EDGES MEET FLOOR OR WALL.

CODE SUMMARY

Code Summary: South Egremont Village School			
APPLICABLE CODES			
Building	Massachusetts State Building Code, Ninth Edition (780 CMR)		
	International Building Code (IBC 2015)		
	International Existing Building Code (IEBC 2015) / Existing Building Code of MA (780 CMR 34.00)*		
Accessibility	Massachusetts Architectural Access Board (521 CMR)		
Plumbing	International Plumbing Code (IPC 2015)		
	Massachusetts Board of State Examiners of Plumbers and Gas Fitters (248 CMR)		
Mechanical	International Mechanical Code (IMC 2015)		
Electrical	International Electrical Codes (IEC 2105)		
	Massachusetts Electrical Code (527 CMR 12.0) Amendments		
Energy	780 CMR 13.00		
Fire Protection	International Fire Code (IFC 2015)		
	Massachusetts Board of Fire Prevention Regulations (527 CMR)		
Description	Code Reference	Requirement/ Allowed	Proposed
GENERAL			
Use Group	IBC: 304	Any	E = Educational
Height and Area Limitations	IBC: 503 and Table 503	E = 1 story, 9,500 SF	E = 1 story, 1,700 SF
Construction Type	IBC: 602.5, incl. table 601	Any	5 B
Sprinkler systems	IBC: 903.2.3	Req. in fire area over 12,000 SF	Less than 12,000 SF, Not Provided
Fire alarm/detection systems	IBC: 420.5, 907.2.3	Fire alarm and smoke alarm	Provided
OCCUPANT LOAD			
Occupant Load (floor area allowance / occp.)	IBC: 1004, incl. table 1004.1.2	E = 20 net	1,444/20 = 72 persons
EGRESS			
Required No. of Exits	IBC: 1015.1	2 more than 50 occupants	3 provided
Common Path of Egress Travel	IBC: 1014.3	75' max	0
Exit access travel distance	IBC: 1016.2	200'	Varies, 24' max
Dead End Corridor		50'	none
Size (width) of doors	IBC: 1008.1.1	32" min.	32" min.
PLUMBING FACILITIES			
Toilet and Lavatory	248 CMR	toilet: 1/20, lavatory 1/20	toilet: 2, lavatory: 2 (more than 15 need separate facilities)
Drinking Fountain	248 CMR	1/100	1 in kitchen potable water
Utility Sink	248 CMR	1	provided

* Chapter 34 Review on file with Building Official

GENERAL NOTES

- CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS PRIOR TO SUBMITTING A COST PROPOSAL.
- ALL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE NATIONAL PARK SERVICE, SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- PROTECT EXISTING MATERIALS OUTSIDE OF THE SCOPE OF WORK, AND REPAIR IN-KIND IF DAMAGED.
- MAINTAIN THE BUILDING IN WEATHERTIGHT CONDITION THROUGHOUT THE CONSTRUCTION PHASE.
- REPAIR WOOD WHERE THE DETERIORATION REPRESENTS LESS THAN 25% OF THE MATERIAL.
 - INJECT WOOD CONSOLIDANT AS APPROVED BY THE ARCHITECT.
- REPLACE WOOD FABRIC WHERE DETERIORATION REPRESENTS 25% OR MORE OF THE MATERIAL.
 - REPLACE WOOD IN-KIND TO THE GREATEST EXTENT POSSIBLE.
 - MATCH DIMENSIONS AND PROFILES OF EXISTING MATERIALS.
- THE CONTRACTOR SHALL DOCUMENT THE CONDITION OF THE SITE PRIOR TO CONSTRUCTION AND RETURN THE SITE TO A SIMILAR CONDITION.

SCOPE OF WORK

BASE BID

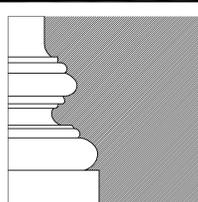
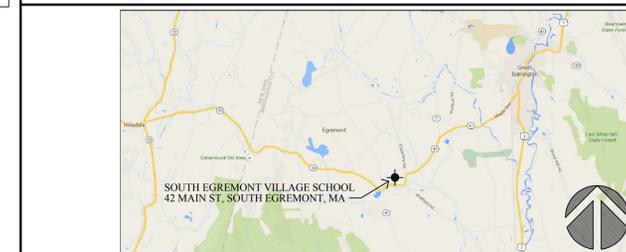
TOILET ROOM MODIFICATIONS:

- REMOVE INTERIOR WALLS TO THE EXTENT SHOWN ON THE DRAWINGS IN ORDER TO ACCOMMODATE NEW ACCESSIBLE TOILET ROOMS. REMOVE PLUMBING FIXTURES, GAP PLUMBING BELOW THE FLOOR LINE. REMOVE EXISTING FLOOR FINISHES, WALL FINISHES AND CEILING FINISHES ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE NEW WORK. REMOVE ELECTRICAL AND LIGHTING CONTROLS AND GAP.
 - INSTALL NEW PLUMBING LINES TO ACCOMMODATE NEW PLUMBING FIXTURES, INCLUDING MAKING THE MATERIALS & CONNECTIONS BELOW FLOOR LINE CODE COMPLIANT.
 - INSTALL NEW ELECTRICAL OUTLETS, SWITCHES, LIGHTING, FANS ETC. WHERE SHOWN ON THE DRAWINGS IN FULL COMPLIANCE WITH APPLICABLE BUILDING CODES.
 - REPLACE SUBFLOORING AND FLOOR SHEATHING IN-KIND IF FOUND DAMAGED. DO NOT DISTURB EXISTING TIMBER FRAMING.
 - INSTALL 1/2" G&B ON WALLS TO 8'-0" CEILING HEIGHT. INSTALL NEW CROWN MOLDING AT CEILING.
 - INSTALL NEW PLUMBING FIXTURES AS SPECIFIED.
 - INSTALL TOILET ROOM ACCESSORIES MOUNTED TO ACCESSIBILITY STANDARDS AS SHOWN ON THE DRAWINGS.
 - INSTALL SHEET VINYL FLOORING WITH 4" VINYL BASE.
 - PROVIDE AND INSTALL NEW POINT OF USE TANKLESS WATER HEATERS SIMILAR TO ECOSMART POU 3.5 AT LAVATORIES AND JANITOR'S SINK. MAKE ALL ELECTRICAL CONNECTIONS REQUIRED.
 - PRIME AND PAINT G&B WALL AND CEILING SURFACES WITH TWO FINISH COATS OF ACRYLIC LATEX SEMI-GLOSS ENAMEL PAINT.
 - REPLACE TOILET ROOM DOORS AND INSTALL NEW HARDWARE AS SCHEDULED.
 - INSULATE ALL HOT & COLD WATER PIPING, THROUGHOUT, INCLUDING KITCHEN SINK.
- EXTERIOR RAMP:
- INSTALL EARTHEN RAMP AND CONCRETE WALK ON THE EAST SIDE OF THE BUILDING.
 - INSTALL ACCESSIBLE PARKING SPACE AND SIGNAGE AS SHOWN ON THE DRAWINGS.

DOCUMENT LIST

T-1	TITLE SHEET
A-1	ACCESSIBILITY PLAN AND DETAILS
A-2	TOILET ROOM PLANS & ELEVATIONS

LOCUS MAP



EVELYN COLE SMITH ARCHITECTS, LLC
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STAMP



RESERVED

PROJECT

ADA Improvements
South Egremont Village School
42 Main Street
South Egremont, MA
Prepared for
Town of Egremont
171 Egremont Plain Rd
Egremont, MA 01258
413-528-0182

REVISIONS

Date	Description

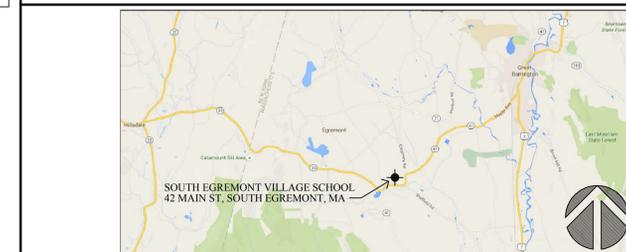
SHEET TITLE

Title Sheet

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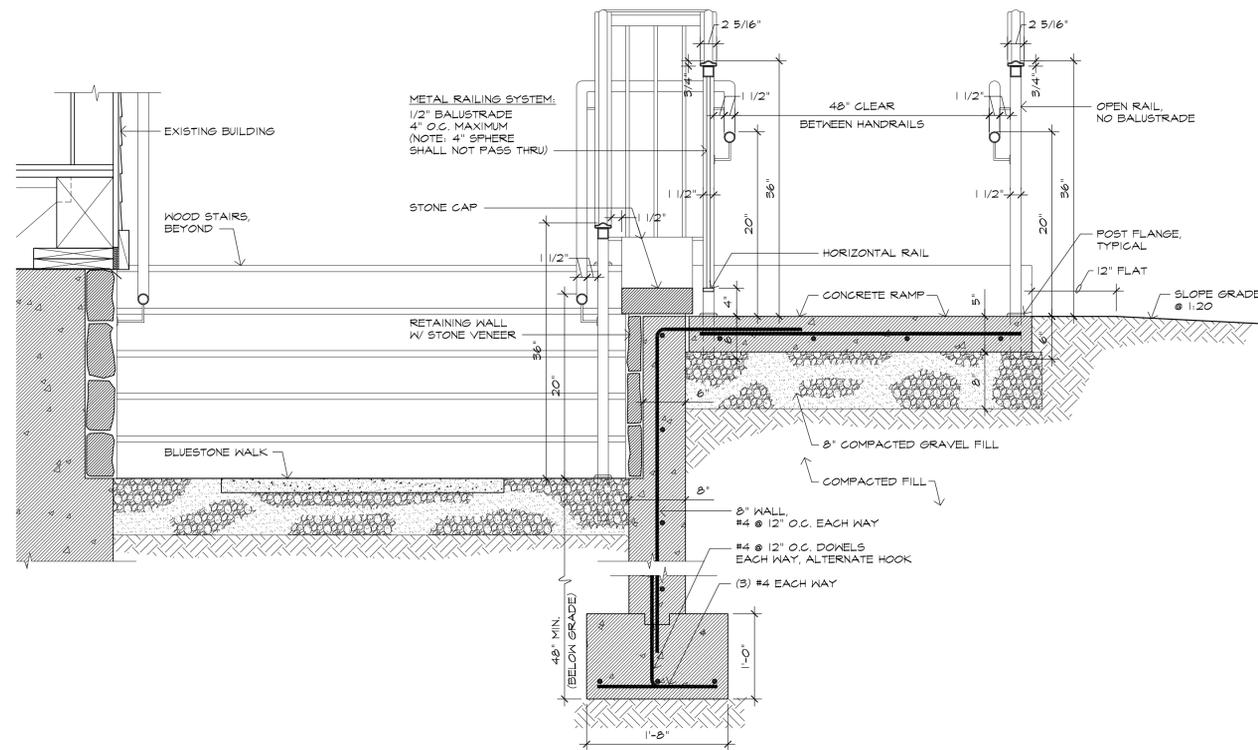


PROJ. NO. 2019002
SCALE AS NOTED
DATE March 8, 2019
DESIGNED LYN SMITH, AIA, LEED AP
DRAWN CLINTON RICHMOND
CHECKED ECS

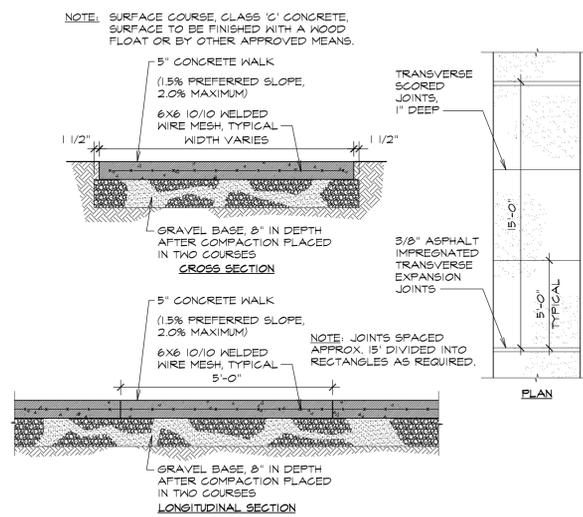
SHEET

T-1

1 OF 3

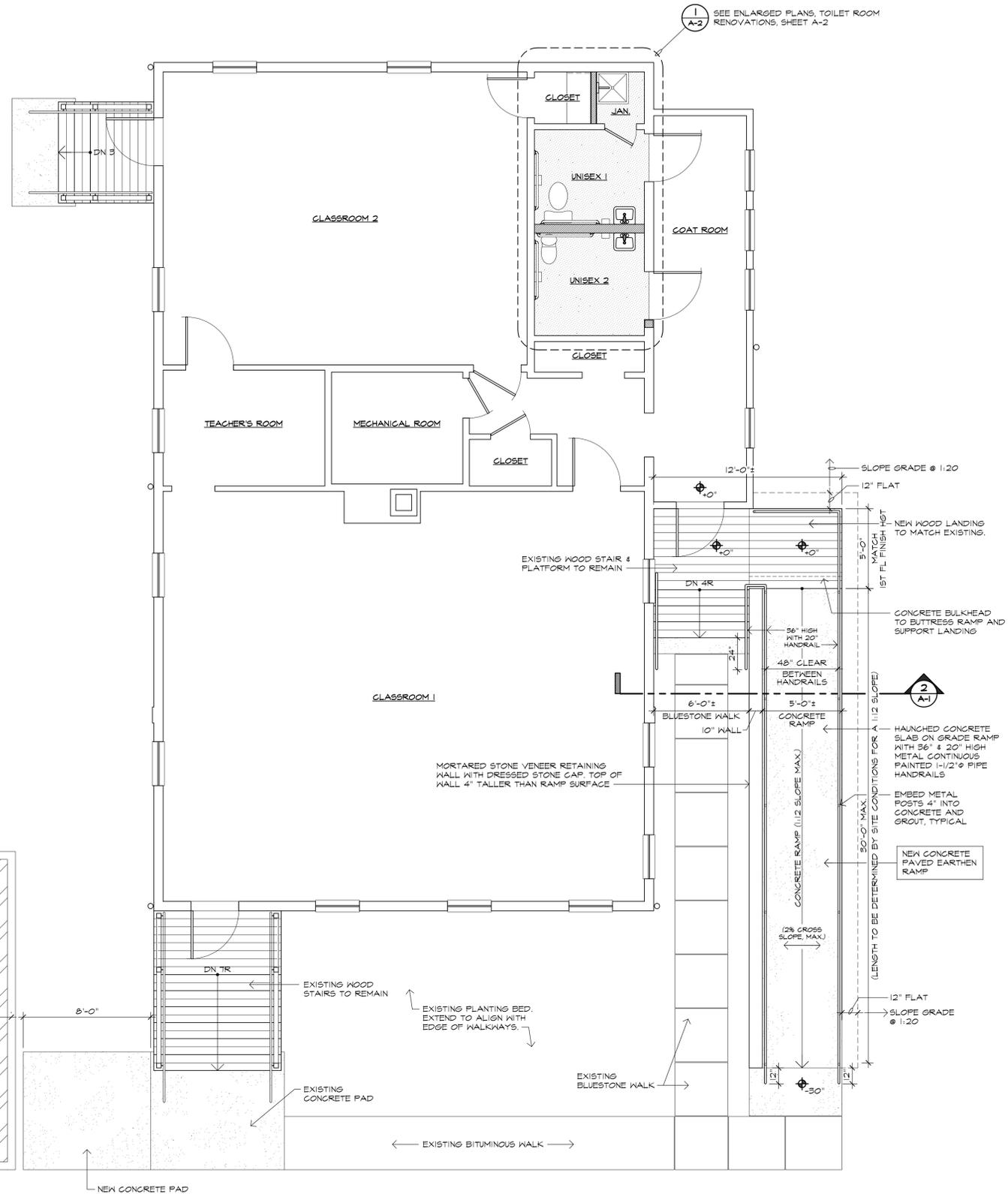


2 SECTION DETAIL @ RAMP HANDRAILS
A-1 SCALE: 1"=1'-0"

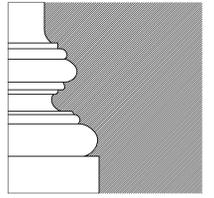


DETAILS @ CONCRETE SIDEWALK
SCALE: N.T.S.

PROVIDE A STRIPED BITUMINOUS VAN ACCESSIBLE PARKING SPACE AND ACCESS AISLE. THE PARKING SPACE SHALL BE 8'-0" WIDE WITH AN 8'-0" WIDE ACCESS AISLE HAVING A SLOPE NOT EXCEEDING 2%, AND MARKED BY MEANS OF DIAGONAL STRIPES. A SIGN DESIGNATING THE SPACE AS VAN ACCESSIBLE SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND BE PERMANENTLY MOUNTED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN 8 FEET.



1 ACCESSIBILITY PLAN
A-1 SCALE: 1/4"=1'-0"



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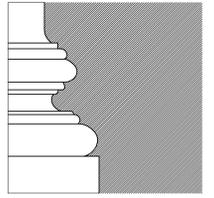
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2 OF 3



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Toilet Room Plans
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3 OF 3

