

CODE REVIEW

PROJECT DESCRIPTION  
 INTERIOR SPACE RENOVATION OF APPROXIMATELY 1,470 S.F.  
 LOCATED ON THE FIRST FLOOR TO CREATE A HAIR SALON.

CODES  
 2009 INTERNATIONAL EXISTING BUILDING CODE  
 2009 INTERNATIONAL BUILDING CODE W/ MA AMENDMENTS,  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE,  
 521 CMR ARCHITECTURAL ACCESS BOARD

2009 INTERNATIONAL BUILDING CODE  
 BUILDING DATA:

EXISTING USE GROUP: B  
 PROPOSED USE GROUP: B  
 FULLY SPRINKLED  
 CONSTRUCTION TYPE: III-B

OCCUPANT LOAD PER IBC TABLE 1004.1.1

FIRST FLOOR  
 OCCUPANT LOAD

SALON AREA  
 1470 SF / 100 = 14.7 = 15

FUTURE TENANT AREA  
 1170 SF / 100 = 11.7 = 12

1005.1 EGRESS WIDTH

STAIRS - N/A

OTHER COMPONENTS  
 79 X 0.2 = 15.8" REQUIRED  
 3 - 36" DOORS PROVIDED

SECTION 1015 EXIT AND EXIT ACCESS

-OCCUPANT LOAD IS LESS THAN 50 PER TABLE 1015.1  
 -COMMON PATH OF TRAVEL IS LESS THAN 100'

ONLY ONE EXIT DOOR IS REQUIRED.

508.4 SEPARATED OCCUPANCIES  
 508.4.4 OCCUPANCIES SEPARATED PER TABLE 508.4

B TO R: 1 HOUR  
 B TO A: 1 HOUR

2009 INTERNATIONAL EXISTING BUILDING CODE  
 CHAPTER 3 PRESCRIPTIVE COMPLIANCE APPROACH

SECTION 301 - MATERIALS

EXISTING MATERIALS - MATERIALS IN PLACE & IN COMPLIANCE  
 W/ CODE @ TIME OF INSTALLATION ALLOWED TO REMAIN  
 NEW MATERIALS - NEW MATERIALS TO COMPLY W/ CODES FOR  
 CURRENT CONSTRUCTION

SECTION 302 - ADDITIONS - N/A

SECTION 303 - ALTERATIONS

303.4 LATERAL LOADS UNCHANGED

SECTION 305 - FIRE ESCAPES - N/A

SECTION 306 - GLASS REPLACEMENT

PER IBC REQUIREMENTS

SECTION 307 - CHANGE OF OCCUPANCY  
 307.5 - N/A, OCCUPANCY CATEGORY UNCHANGED

SECTION 308 - HISTORIC BUILDINGS  
 HISTORIC COMMISSION APPROVAL GRANTED FOR EXTERIOR  
 DEMOLITION ON HARDING STREET

SECTION 309 - MOVED STRUCTURES - N/A

SECTION 310 - ACCESSIBILITY  
 SPACE IS ACCESSIBLE PER 521 CMR

2015 INTERNATIONAL ENERGY CODE  
 CLIMATE ZONE 5

CHAPTER 5 EXISTING BUILDINGS  
 C503.3 BUILDING ENVELOPE PER C402.1 THROUGH C402.5

TABLE C402.1.3 R-20 REQUIRED

TABLE C402.4 MAX U-FACTOR AND SHGC

FIXED FENESTRATION: U-0.38

OPERABLE FENESTRATION: U-0.45

ENTRANCE DOORS: U-0.77

SHGC: 0.40

KEY

- EXISTING WALL TO REMAIN
- NEW PARTITION
- REQUIRED HANDICAP CLEAR FLOOR SPACE

GENERAL NOTES

INSTALL NEW 5" THICK CONC. SLAB w/ 6X6 w2.9xw2.9 WWF w/ 6mil VAPOR BARRIER IN ALL AREAS EXCEPT B00, B01, B02, EXIST. STAIR

NOTES

- 1 CUSTOM MILLWORK (BY TENANT)

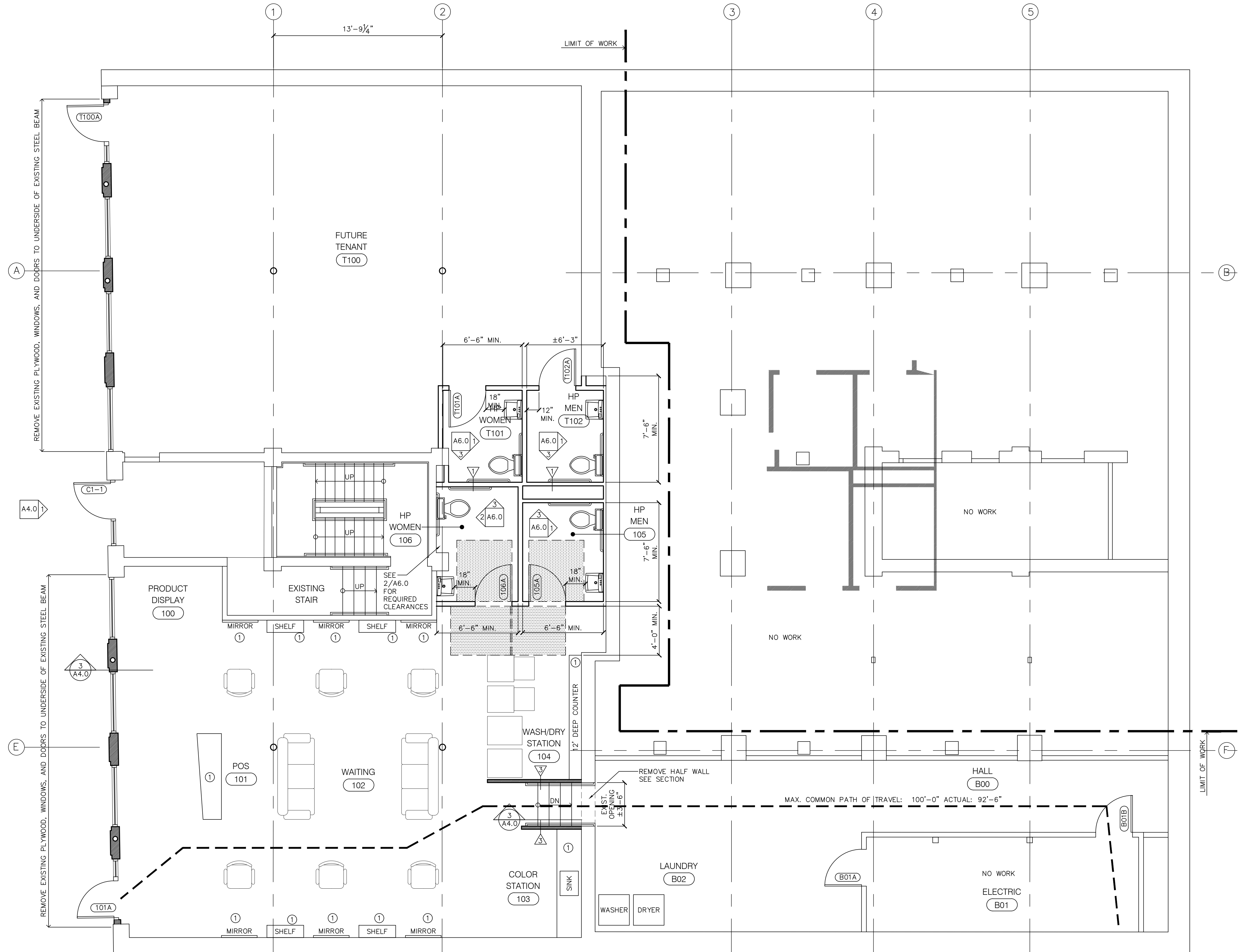
WALL TYPES

ALL WALLS TYPE 2 UNLESS NOTED OTHERWISE

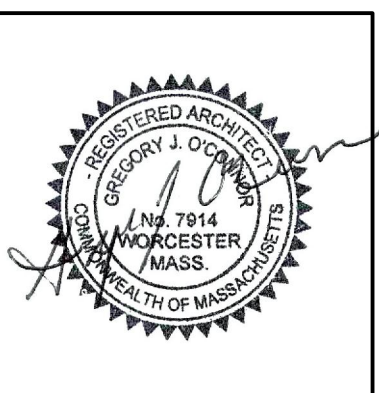
- 1 HOUR WALL  
 2x4's @ 16" O.C.  
 w/ 1 LAYER 5/8" TYPE "X" GYPSUM BOARD EACH FACE  
 w/ SOUND INSULATION  
 FULL HEIGHT TO UNDERSIDE OF STRUCTURE  
 FIRE CAULK ALL PENETRATIONS

- 2x4's @ 16" O.C.  
 w/ 1 LAYER 5/8" TYPE "X" G.B. EACH EXPOSED FACE  
 w/ SOUND INSULATION  
 FULL HEIGHT TO UNDERSIDE OF STRUCTURE  
 TO 42" A.F.F.

- 2x4's @ 16" O.C.  
 w/ 1 LAYER 5/8" TYPE "X" G.B. EACH EXPOSED FACE  
 TO 42" A.F.F.  
 w/ WOOD CAP (CAP BY OTHERS)



**ARCHITECTS**  
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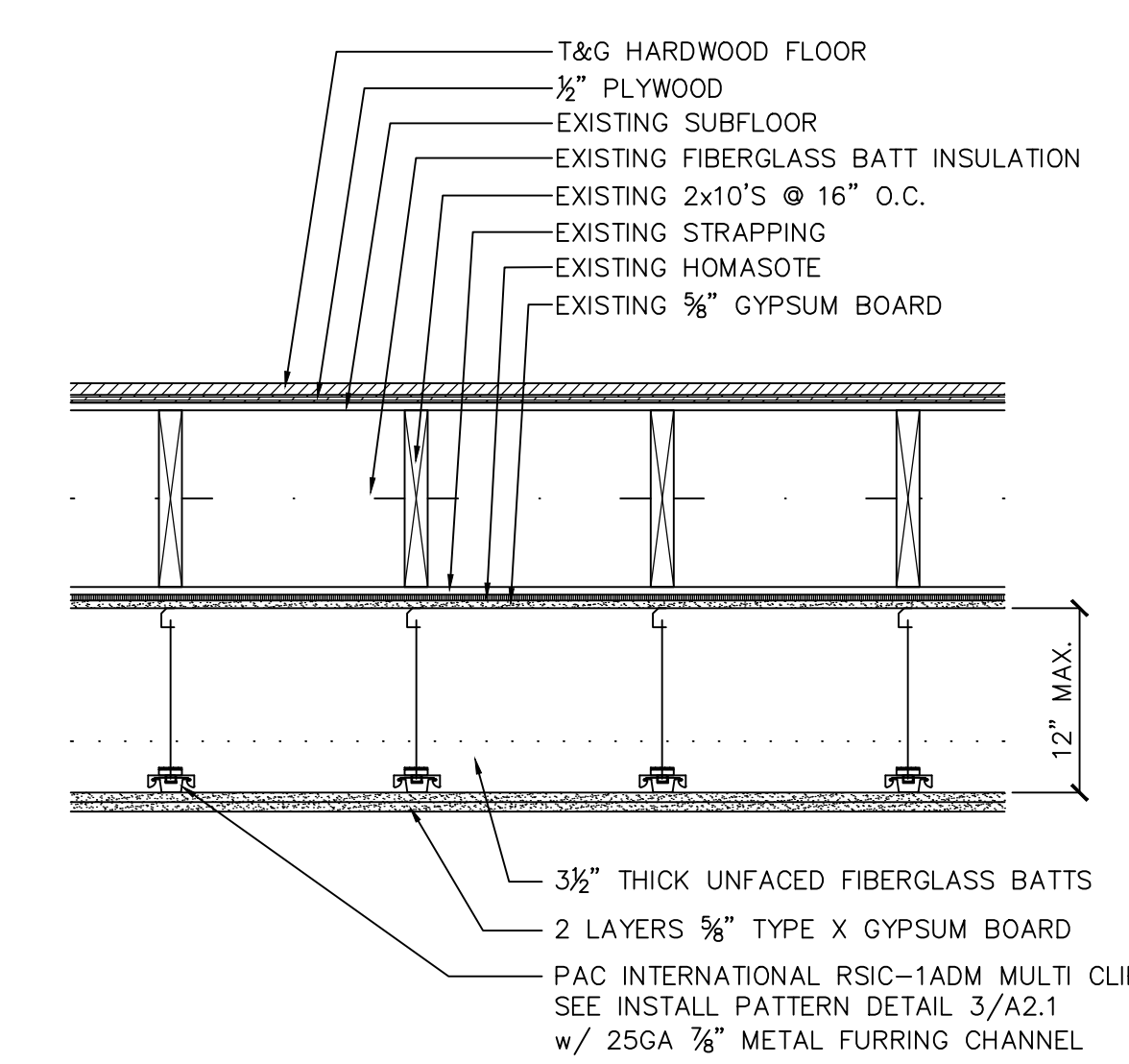
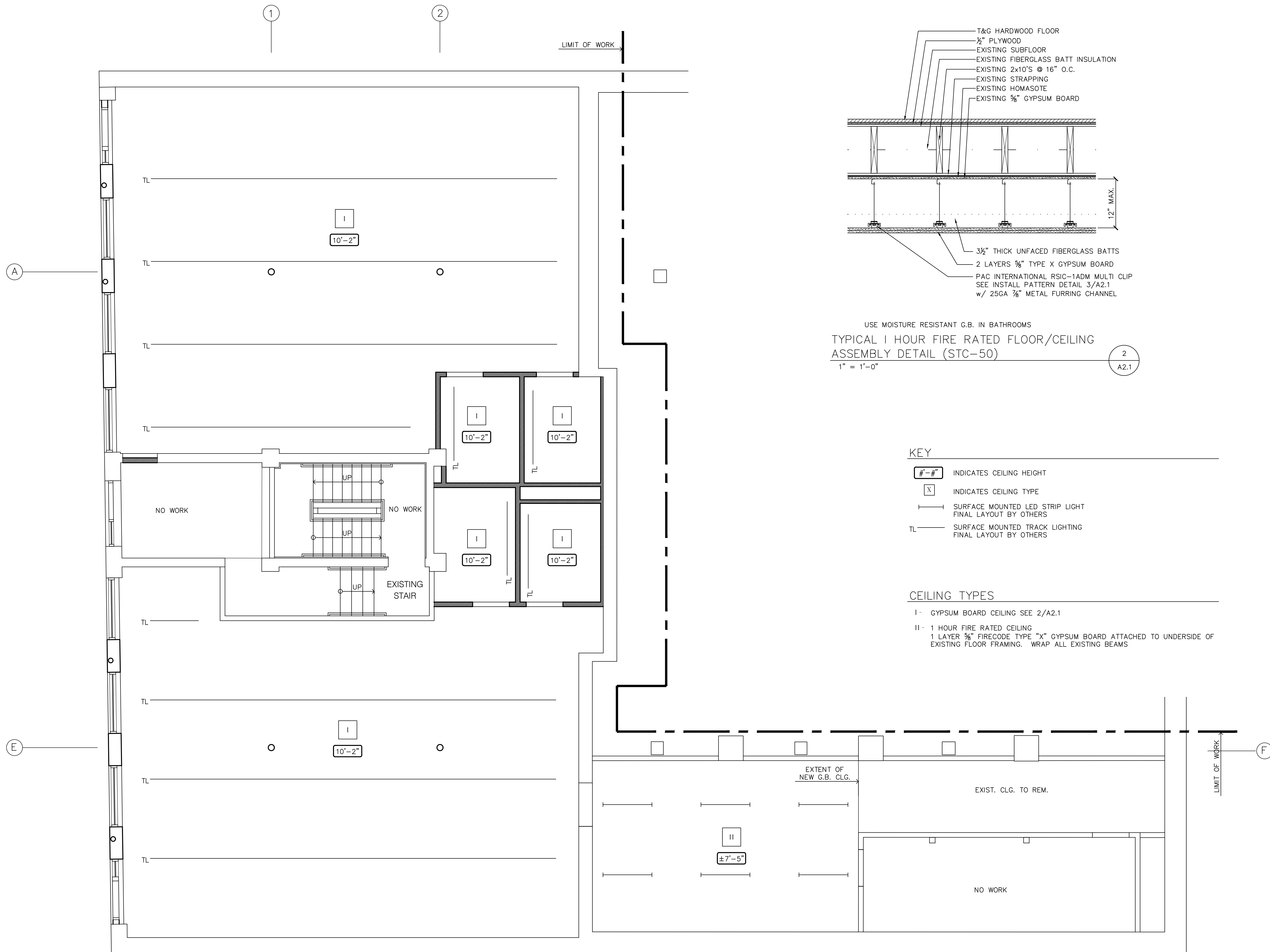


NO.	REVISION

64 WATER ST. - SALON  
 64 WATER ST.  
 WORCESTER, MASSACHUSETTS

GROUND FLOOR PLAN

DATE: 12/22/17  
 JOB NO: 17-1096  
 SHEET NUMBER:  
 A1.1



USE MOISTURE RESISTANT G.B. IN BATHROOMS  
 TYPICAL 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY DETAIL (STC-50)  
 1" = 1'-0"

KEY

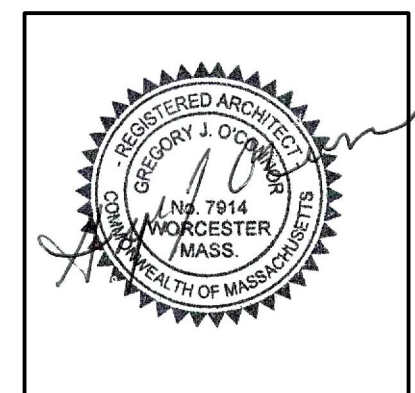
- #-# INDICATES CEILING HEIGHT
- X INDICATES CEILING TYPE
- SURFACE MOUNTED LED STRIP LIGHT FINAL LAYOUT BY OTHERS
- TL — SURFACE MOUNTED TRACK LIGHTING FINAL LAYOUT BY OTHERS

CEILING TYPES

- I - GYPSUM BOARD CEILING SEE 2/A2.1
- II - 1 HOUR FIRE RATED CEILING  
 1 LAYER 5/8" FIRECODE TYPE "X" GYPSUM BOARD ATTACHED TO UNDERSIDE OF EXISTING FLOOR FRAMING. WRAP ALL EXISTING BEAMS

GROUND FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/4" = 1'-0"  
 1 A2.1  
 CALLED NORTH

GENERAL CONTRACTOR TO PROVIDE DESIGN-BUILD ENGINEERING SERVICES FOR FIRE PROTECTION, PLUMBING, HVAC, AND ELECTRICAL



NO.	REVISION

COPPER FLASHING  
 FLAT SEAM COPPER  
 ROOF  
 ON ROSEN PAPER  
 ON 30# FELT  
 ON 3/4" EXT. GRADE  
 PLYWOOD  
 COPPER DRIP  
 EDGE  
 P.T. 2x6  
 RIP TO FIT  
 BROCKWAY-SMITH  
 #8013  
 BROCKWAY-SMITH  
 #8025  
 MAHOGANY TRIM  
 3/2" EXPOSURE  
 P.T. STRAPPING  
 3/4" EXT. GRADE MDO  
 PLYWOOD (PAINTED)  
 ON AIR/VAPOR  
 BARRIER  
 ON DENS-GLASS  
 GOLD  
 FILL CAVITY WITH  
 BLOWN IN INSULATION  
 1x4 MAHOGANY TRIM  
 MAHOGANY TRIM  
 RIP TO FIT

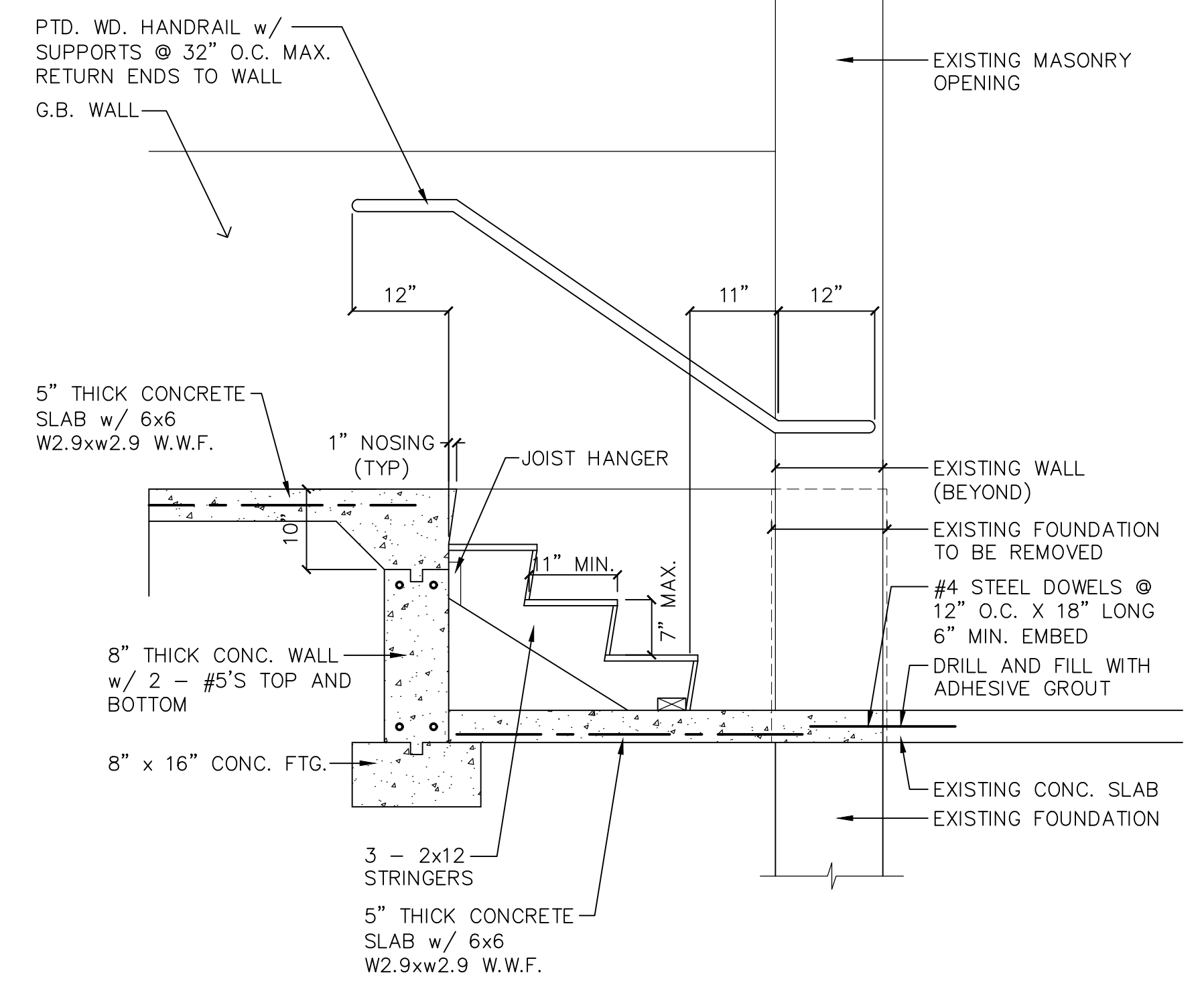
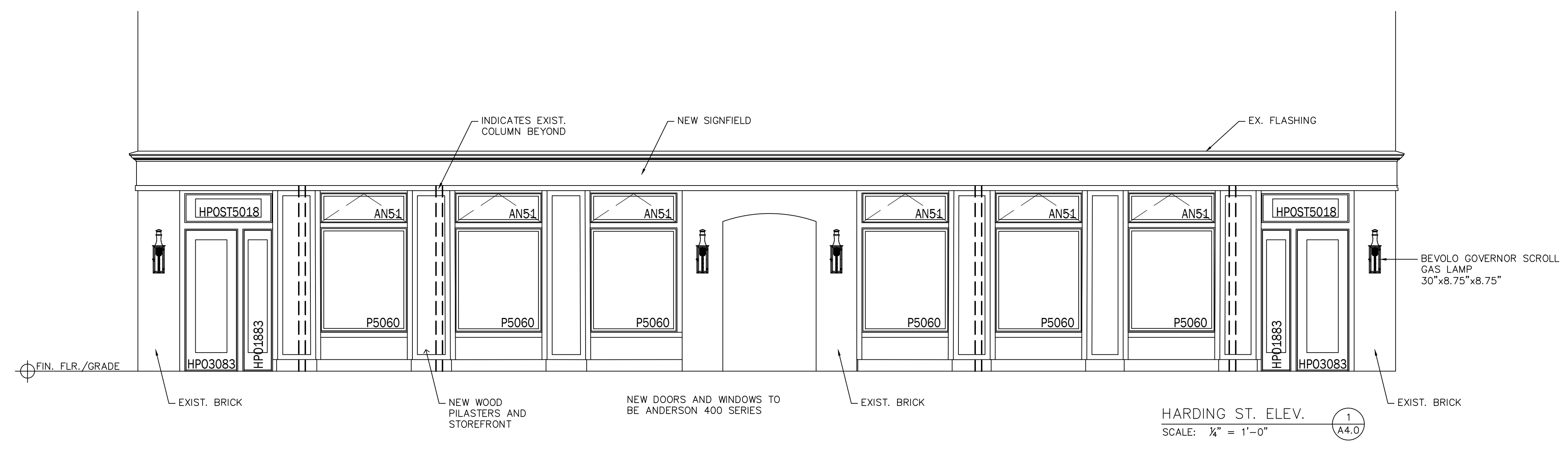
1 1/2" - 20GA  
 METAL STUDS  
 @ 16" O.C. w/  
 1/2" GYPSUM  
 BOARD

FACE OF  
 EXIST. BRICK  
 (BEYOND)  
 FACE OF  
 NEW PILASTERS  
 (BEYOND)

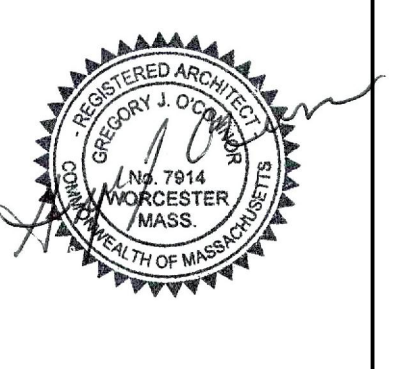
TYP. EXT. WALLS  
 1/2" EXTERIOR GRADE PLYWOOD  
 ON TYVEK ON  
 1/2" DENS-GLASS GOLD ON  
 P.T. 2x6 WOOD STUDS @ 16"  
 O.C. (P.T. 2x8'S @ PILASTERS)  
 FILLED WITH R-20 FIBERGLASS  
 BATTS

1x4 MAHOGANY TRIM  
 3/4" PVC (PAINTED)  
 3/4"x8 PVC BASE  
 CONT. ALUM.  
 FLASHING ON STUDS  
 TO 8" HIGH  
 1/2" GYPSUM  
 BOARD  
 DOUBLE P.T. 2x6  
 SILL (2x8'S @  
 PILASTER)  
 EPOXY ANCHORS @  
 32" O.C. MAX.

SECTION 2  
 SCALE: 1"=1'-0" A4.0



SECTION 3  
 SCALE: 3/4" = 1'-0" A4.0



NO.	REVISION

64 WATER ST. - SALON  
 64 WATER ST.  
 WORCESTER, MASSACHUSETTS  
**EXTERIOR ELEVATION AND SECTION**  
**STAIR SECTION**

FLOOR	ROOM NUMBER	INTERIOR FINISH SCHEDULE																				NOTES		
		AREA		FLOOR		BASE		WALLS										CEILING						
		MAT	FIN	TYPE	MAT	HT	TYPE	MAT	FIN	TYPE	MAT	FIN	TYPE	MAT	FIN	TYPE	MAT	FIN	TYPE	MAT	FIN		HT	TYPE
BSMT	B00	HALL	CO																					EXISTING FINISHES TO REMAIN
	B01	ELECTRIC	CO																					EXISTING FINISHES TO REMAIN
	B02	LAUNDRY	CO																					
FIRST	100	PRODUCT DISPLAY	CO	SL	WD				BR															
	101	POS	CO	SL	WD				GB	PT														
	102	WAITING	CO	SL	WD				GB	PT														
	103	COLOR STATION	CO	SL	WD				GB	PT														
	104	WASH/DRY STATION	CO	SL	WD				GB	PT														
	105	HP MEN	CO	SL	WD				GB	PT														
	106	HP WOMEN	CO	SL	WD				GB	PT														
	T100	FUTURE TENANT	CO	SL																				
	T101	HP WOMEN	CO	SL	WD				GB	PT														
	T102	HP MEN	CO	SL	WD				GB	PT														

FLOOR	DOOR NO.	DOOR										FRAME			FIRE RATING	HARDWARE	REMARKS	
		LOCATION		SIZE			MATERIAL	TYPE	MATERIAL		TYPE		DETAILS					
		FROM	TO	W	H	T			JAMB	HEAD	SILL	LAB	SET NO.					
BSMT	B01A	B00	B01															EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
	B01B	B00	B01															EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
FIRST	101A	EXT	101	3'-0"	8'-3"	1 3/8"	WD	1	WD									1
	105A	104	105	3'-0"	7'-0"	1 3/4"	WD	2	HM	A	4/A6.0	4/A6.0						2
	106A	104	106	3'-0"	7'-0"	1 3/4"	WD	2	HM	A	4/A6.0	4/A6.0						2
	T100A	EXT	101	3'-0"	8'-3"	1 3/8"	WD	1	WD									1
	T101A	T100	T101	3'-0"	7'-0"	1 3/4"	WD	2	HM	A	4/A6.0	4/A6.0						2
	T102A	T100	T102	3'-0"	7'-0"	1 3/4"	WD	2	HM	A	4/A6.0	4/A6.0						2
	C1-1	EXT.	STAIR															

**LEGEND**

WD	WOOD
CO	CONCRETE
BR	BRICK
GB	GYPSUM BOARD
PT	PAINT
SL	SEALED

**GENERAL FINISH NOTES**

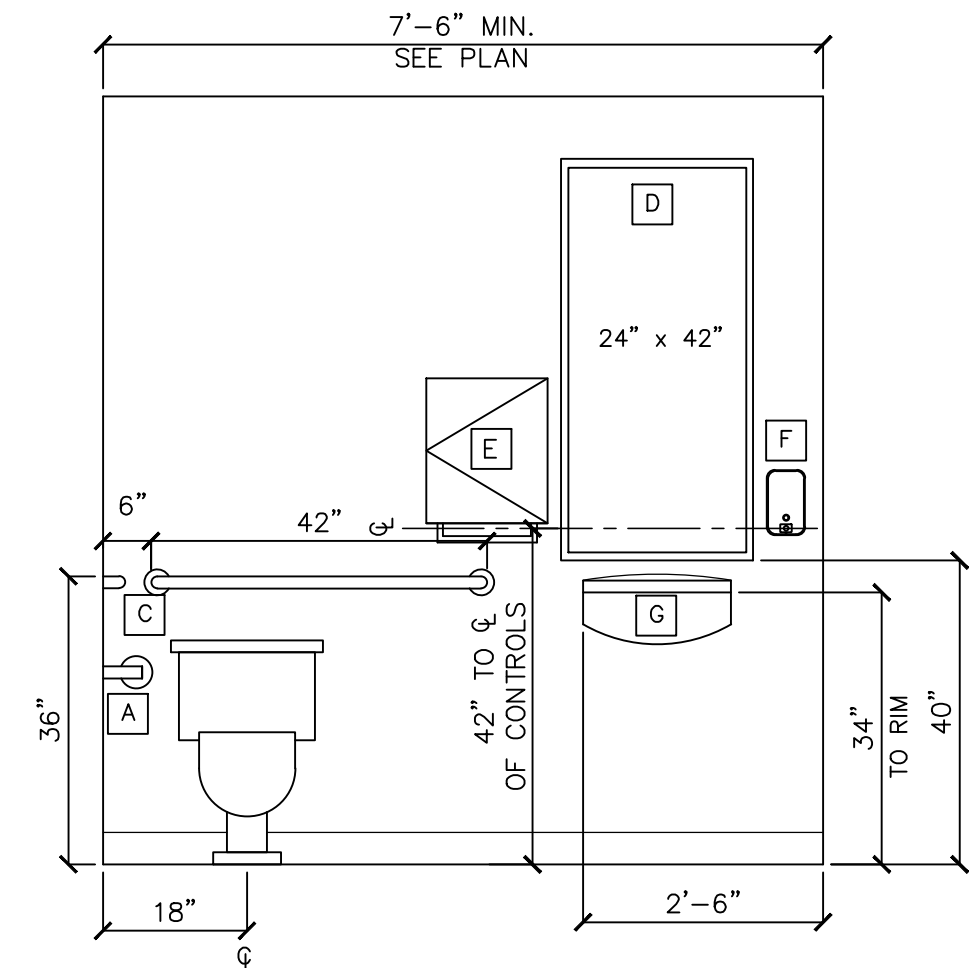
EXIST. INTERIOR PAINTED SURFACES TO BE PATCHED, SPOT PRIMED, AND RECEIVE TWO TOP COATS

NEW INTERIOR PAINTED SURFACES TO RECEIVE ONE PRIMER COAT AND TWO TOP COATS

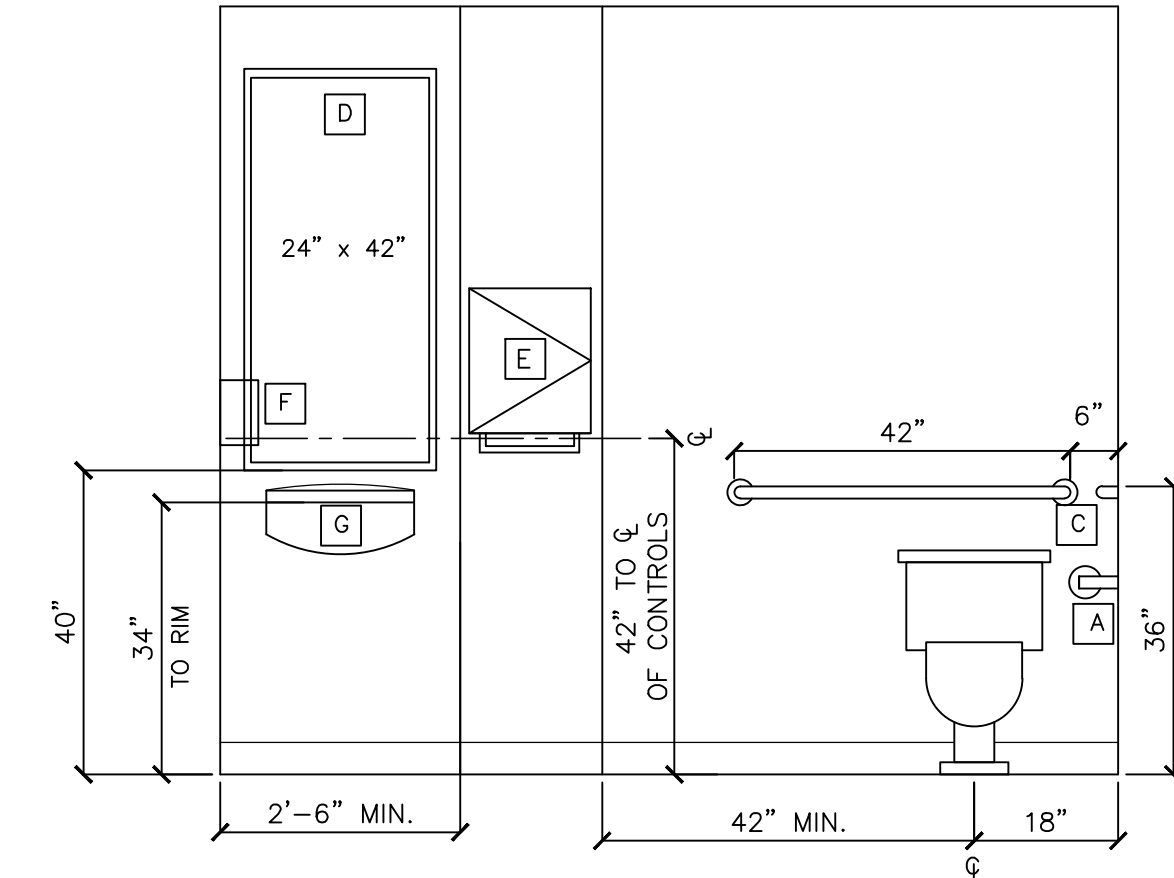
NEW HOLLOW METAL DOORS AND FRAMES TO BE SHOP PRIMED AND RECEIVE TWO TOP COATS OIL BASED PAINT

NEW WOOD DOORS TO BE FACTORY FINISHED

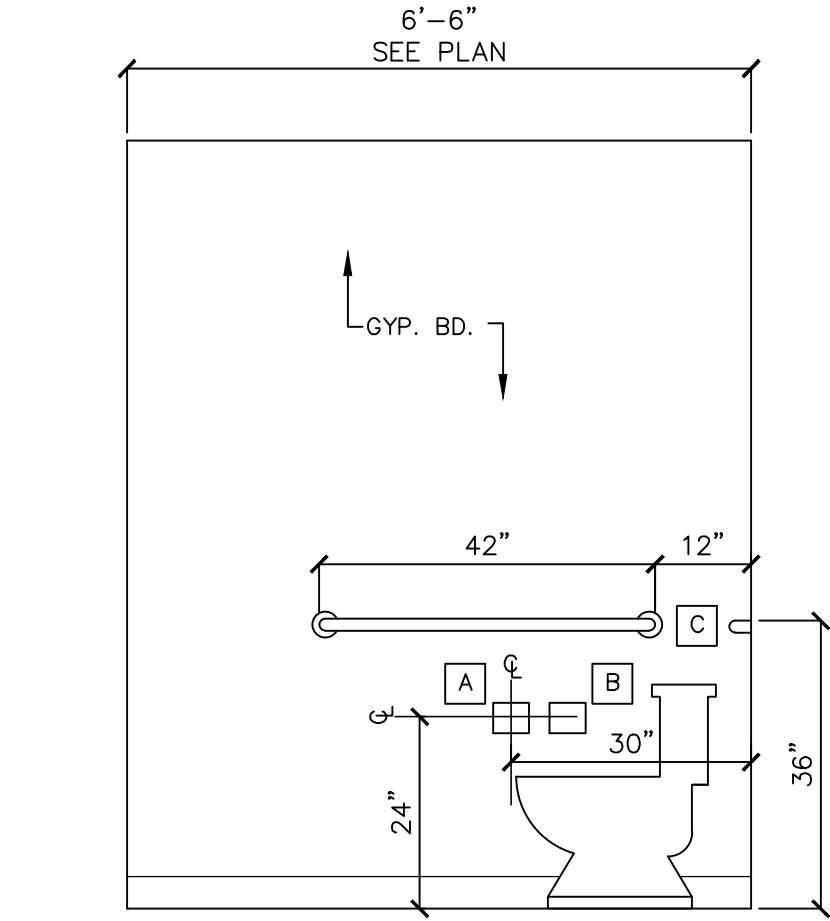
USE MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS



ELEVATION 1  
SCALE: 1/2"=1'-0" A6.0



ELEVATION 2  
SCALE: 1/2"=1'-0" A6.0



ELEVATION 3  
SCALE: 1/2"=1'-0" A6.0

**TOILET ACCESSORIES**

A	SURFACE MOUNTED TOILET TISSUE DISPENSER BOBRICK #B-2730
B	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL BOBRICK #B-270
C	42" LONG GRAB BARS
D	1/2" PLATE GLASS MIRROR ADHERED TO WALL
E	SURFACE MOUNTED C-FOLD PAPER TOWEL DISPENSER BOBRICK #B-262
F	SURFACE MOUNTED SOAP DISPENSER BOBRICK #B-2111
G	AMERICAN STANDARD DECLYN WALL HUNG LAVATORY #0321

**HARDWARE SETS**

FURNISH & INSTALL SILENCERS ON ALL DOORS THAT DO NOT RECEIVE WEATHERSTRIPPING OR SMOKE SEALS

SET #1 LEVERHANDLE FULL MORTISE LOCKSET  
COORD. FUNCTION W/ OWNER  
HEAVY DUTY SURFACE MOUNTED HOLDER/STOP KICKPLATE

SET #2 3 HINGES  
CYLINDRICAL PRIVACY SET  
w/ OCCUPANCY INDICATOR  
CLOSER  
KICKPLATE  
COATHOOK  
WALL STOP

**DOOR HARDWARE**

GENERAL: ALL HARDWARE TO MEET ADA AND AAB STANDARDS  
FINISH: US 26d DULL CHROME (UNLESS NOTED OTHERWISE)

KEYING: TO BE DETERMINED BY THE OWNER AND TENANT CONSTRUCTION CORES + FINAL CYLINDERS BY G.C. G.C. COORD. KEYING W/ OWNERS MASTER KEY SYSTEM

LOCKSETS: CYLINDRICAL - ANSI A156.2 SERIES 4000, GRADE 1 WITH LEVER HANDLES SCHLAGE ND SERIES OR EQUAL

HINGES: BALL BEARING, 5 KNUCKLE 4 1/2" X 4 1/2" FURNISH SOLID BRONZE HINGES W/ NON-REMOVABLE PINS @ OUT SWING EXTERIOR DOORS AND STEEL FOR RATED DOORS

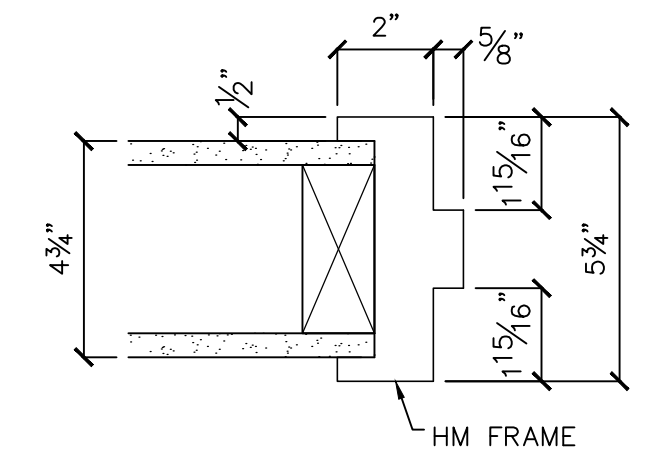
CLOSERS: ANSI A156.4 GRADE 1, ADJUSTABLE DELAYED ACTION (LCN 4040) ADA

SILENCERS: IVES #20  
FURNISH 3 FOR SINGLE DOORS AND 2 FOR PAIRS

WALL STOPS: IVES #407-1/2

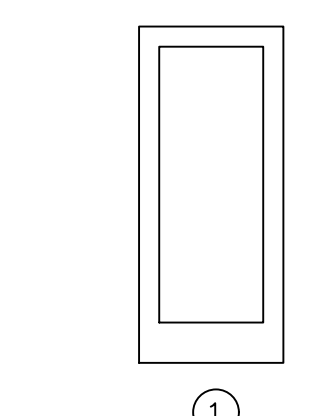
FLOOR STOPS: IVES #436 FOR DOORS W/O THRESHOLDS  
IVES #438 FOR DOORS W/ THRESHOLDS

KICK PLATES: 8" HIGH X DR WIDTH -2" X .062" THICK

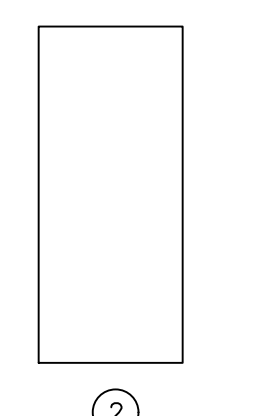


HEAD/JAMB DETAIL  
SCALE: 3" = 1'-0" A6.0

**DOOR TYPES**

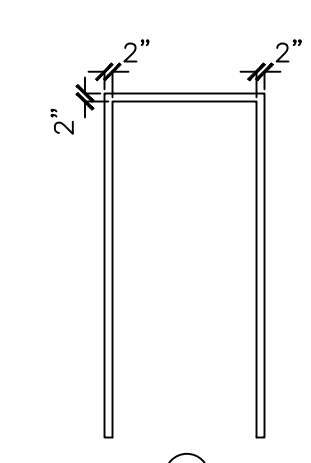


1 ANDERSON 400 SERIES PRE-HUNG DOOR AND FRAME #HP03083 w/ ADA THRESHOLD



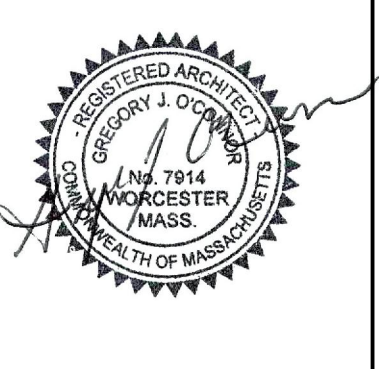
2 SOLID CORE MOHAWK PREMIUM 2000 OR EQUAL 5 PLY PLAIN SLICED SELECT VENEER, VENEER AND FINISH TBD

**FRAME TYPES**



A 16 GA. KNOCK DOWN HOLLOW METAL

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NO.	REVISION

64 WATER ST. - SALON  
64 WATER ST.  
WORCESTER, MASSACHUSETTS

FINISH SCHEDULE  
DOOR SCHEDULE AND DETAILS

DATE: 12/22/17  
JOB NO: 17-1096  
SHEET NUMBER:  
A6.0