

CODE COMPLIANCE PLAN LEGEND:

- OFFICE - ROOM NAME
- 230 s.f. - SQUARE FOOTAGE
- 106 - ROOM NUMBER
- 13 - ACTUAL OCCUPANT LOAD

HARDWARE NOTES:

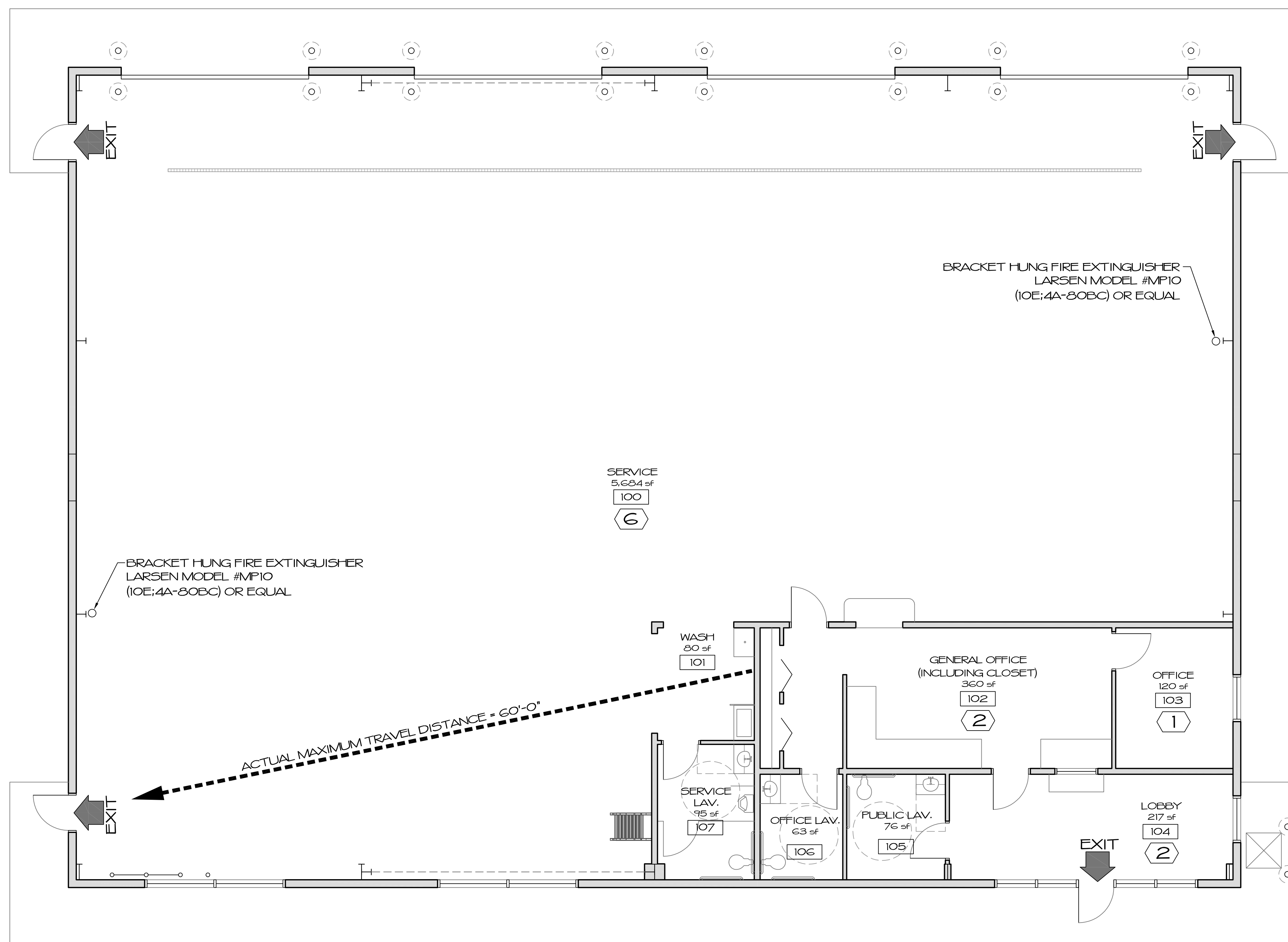
1. ALL RATED DOORS SHALL HAVE POSITIVE LATCHING LOCK SETS OR LATCHES AND CLOSERS.
2. ALL DOORS LEADING TO HAZARDOUS SPACE SHALL HAVE TACTILE WARNING.
3. ALL DOORS EXITING 100 OR MORE PERSONS SHALL HAVE PANIC EXIT DEVICES.
4. ALL DOORS FRONTING CORRIDORS SHALL HAVE POSITIVE LATCHING LOCKSETS OR LATCHSETS.
5. DOOR HARDWARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED TO COMPLY WITH 521 CMR.
6. HAZARDOUS AREAS INCLUDE STORAGE, SPRINKLER CLOSET, JANITOR, MECHANICAL ETC.
7. ALL HAZARDOUS AREA DOORS SHALL HAVE CLOSERS.

ACCESSIBILITY NOTES:

1. ALL AREAS OF NEW CONSTRUCTION ARE ACCESSIBLE TO PERSONS WITH DISABILITIES AND CONFORM TO ADA GUIDELINES.
2. ALL PROGRAMS ARE ACCESSIBLE TO PERSONS WITH DISABILITIES.
3. ALL ROUTES HAVE A MINIMUM CLEAR WIDTH OF 36" AND ALL DOORWAYS HAVE A MINIMUM CLEAR WIDTH OF 32".
4. ACCESSIBLE SINKS HAVE PIPE PROTECTIONS.
5. ALL ACCESSORIES ARE MOUNTED A MAXIMUM OF 54" HIGH FOR SIDE APPROACH AND 48" HIGH FRONT APPROACH.
6. ACCESSIBLE ELEMENTS ARE SIGNED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

PROJECT DATA:

APPLICABLE CODES:	MASSACHUSETTS STATE BUILDING CODE 780 CMR 9th EDITION (IBC 2015) NFPA 101 LIFE SAFETY CODE (2006) MASSACHUSETTS PLUMBING CODE 248 CMR (2006) MASSACHUSETTS FIRE PREVENTION REGULATIONS 527 CMR (2007) NFPA 13 FIRE SPRINKLERS (2007) NFPA 72 NATIONAL FIRE ALARM CODE (2007) OSHA (CURRENT) NFPA 10 FIRE EXTINGUISHERS (2002)
BARRIER FREE DESIGN:	ARCHITECTURAL ACCESS BOARD 521 CMR (2006)
FIRE PROTECTION:	THIS BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903 OF THE IBC 2015.
OCCUPANCY:	THIS BUILDING IS TO BE CONSTRUCTED AS A NON-SEPARATED MIXED-USE BUILDING IN ACCORDANCE WITH 780 CMR SECTION 503 AND TABLE 503.4 AND ALSO COMPLIES WITH THE HEIGHT AND AREA LIMITATIONS FOR STORAGE "S-1".
CLASSIFICATIONS:	BUSINESS "B" - 780 CMR 304.1 MODERATE HAZARD STORAGE "S-1" - 780 CMR 311.2
TYPE OF CONSTRUCTION:	NONCOMBUSTIBLE - 2B (780 CMR 603.1 AND 780 CMR TABLE 601)
ALLOWABLE BUILDING HEIGHT ABOVE GRADE:	75 FEET (780 CMR TABLE 504.3 - SPRINKLERED)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE:	3 STORIES (780 CMR TABLE 504.4 - SPRINKLERED)
ALLOWABLE BUILDING AREA:	70,000 SF (780 CMR TABLE 506.2 - SPRINKLERED ONE STORY)
ACTUAL TOTAL BUILDING AREA:	TOTAL = 7,000 SF (GROSS)
ACTUAL BUILDING HEIGHT:	(1) STORY, 25'-10" HIGH
MEANS OF EGRESS:	(2) REQUIRED, (4) PROVIDED (780 CMR TABLE 1006.3.1)
EGRESS WIDTH PER OCCUPANT:	REQUIRED: STAIRWAYS: 0.30' (780 CMR 1005.3.1) OTHER EGRESS COMPONENTS: 0.20' (780 CMR 1005.3.2) PROVIDED: 144' OF EGRESS WIDTH / 0.20' PER OCCUPANT = 720 OCCUPANTS
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	PRIMARY STRUCTURAL FRAME: 0 HR EXTERIOR BEARING WALLS: 0 HR INTERIOR BEARING WALLS: 0 HR EXTERIOR NON-BEARING WALLS AND PARTITIONS: 0 HR (780 CMR TABLE 602) INTERIOR NON-BEARING WALLS AND PARTITIONS: 0 HR FLOOR CONSTRUCTION: 0 HR ROOF CONSTRUCTION: 0 HR
DEADEND CORRIDOR:	MAXIMUM: 50'-0" (EXCEPTION 2) (780 CMR 1020.4) ACTUAL: NOT APPLICABLE
LENGTH OF EXIT ACCESS TRAVEL:	MAXIMUM: 250'-0" (SPRINKLERED) (780 CMR TABLE 1017.2) ACTUAL: 60'-0"
OCCUPANT LOAD:	BUSINESS "B" AREAS: TABULAR: 100 SF (GROSS) PER OCCUPANT = 7 OCCUPANTS (780 CMR TABLE 1004.1.2) ACTUAL: (5) OCCUPANT
INTERIOR FINISHES:	BUSINESS "B" AREAS: EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS C ROOMS AND ENCLOSED SPACES: CLASS C
FIXTURE REQUIREMENTS:	STORAGE "S" AREAS: EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS C CORRIDORS: CLASS C ROOMS AND ENCLOSED SPACES: CLASS C
	SERVICE EMPLOYEES: (5) MALE OCCUPANTS AND (1) FEMALE OCCUPANT WATER CLOSETS (1/20): (1) UNISEX WATER CLOSET PROVIDED URINALS (33%): (1) URINAL PROVIDED LAVATORIES (1/50): (1) UNISEX LAVATORY PROVIDED OFFICE EMPLOYEES: (3) MALE OCCUPANTS WATER CLOSETS (1/25): (1) UNISEX WATER CLOSET PROVIDED LAVATORIES (1/50): (1) UNISEX LAVATORY PROVIDED CUSTOMERS (PUBLIC): (2) OCCUPANTS WATER CLOSETS (1/20): (1) UNISEX WATER CLOSET PROVIDED LAVATORIES (1/50): (1) UNISEX LAVATORY PROVIDED DRINKING FOUNTAINS (1/FLOOR): (1) WATER COOLER PROVIDED SERVICE SINK (1/FLOOR): (1) PROVIDED

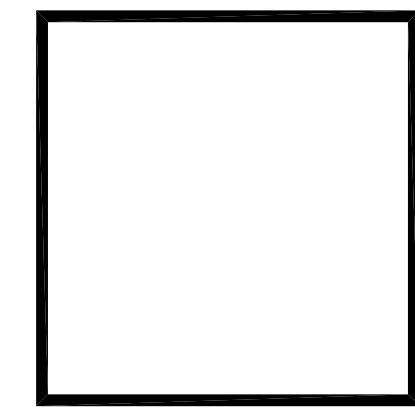


CODE COMPLIANCE FLOOR PLAN

NO SCALE

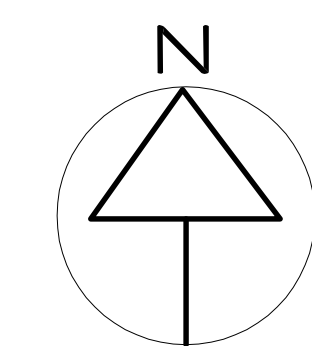
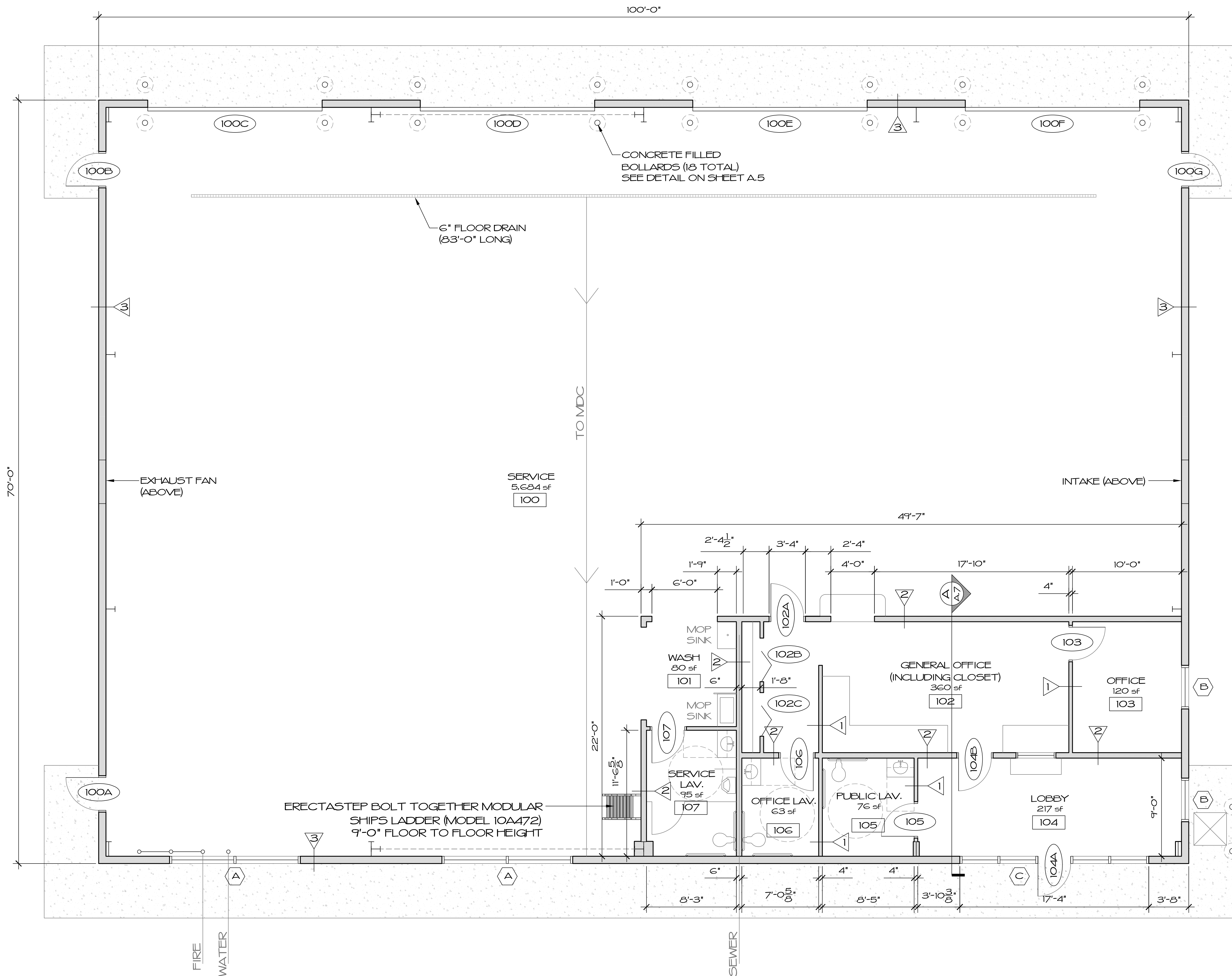
ROY S. BROWN ARCHITECTS
85 CHILSON ROAD
WILBRAHAM, MA 01095
P 413.596.2360
F 413.596.2360
email: RSBA@GMAIL.COM

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ARCH		
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PROJECT No.	21-08-03	



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150 AND 174 STRURBRIDGE ROAD
STRURBRIDGE, MA 01613

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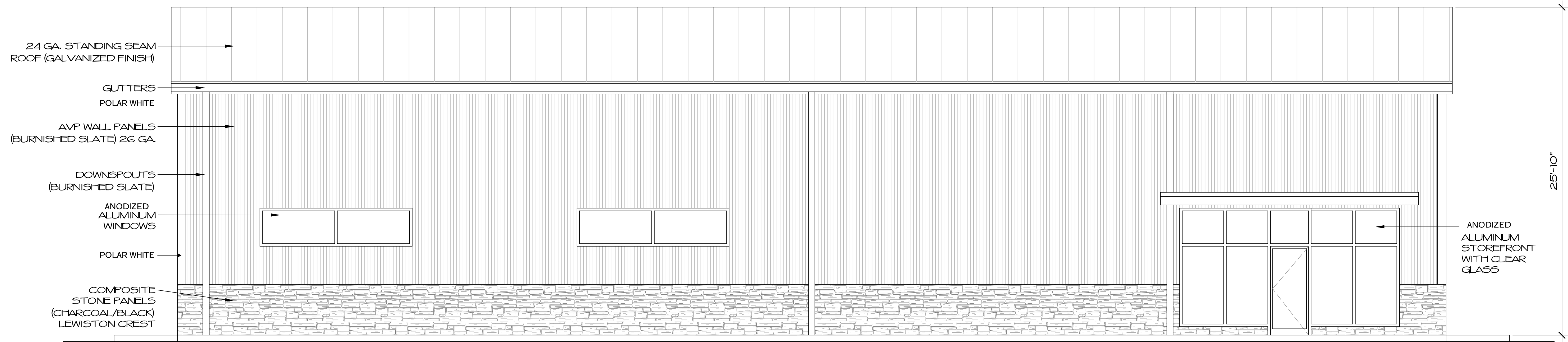
ROY S. BROWN ARCHITECTS
 25 CHILSON ROAD
 WILBRAHAM, MA 01095
 P 413.596.2360
 F 413.596.2360
 email: RB5R3BA@GMAIL.COM

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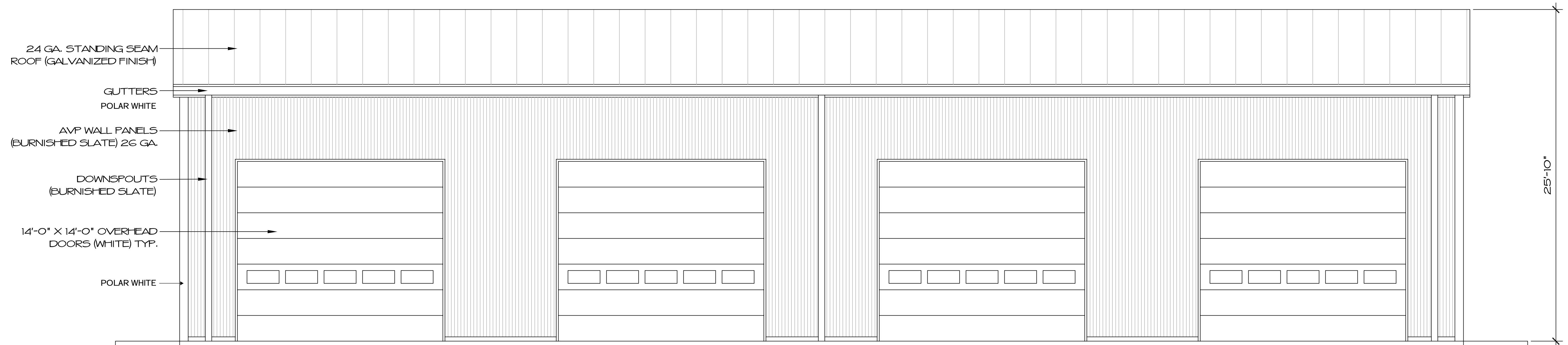
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SOUTH ELEVATION

1/4"=1'-0"



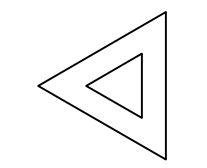
NORTH ELEVATION

1/4"=1'-0"

NOTE: EXTERIOR CONCRETE FILLED BOLLARDS AT OVERHEAD DOORS NOT SHOWN FOR CLARITY. SEE FLOOR PLAN FOR LOCATIONS.

ROY S. BROWN ARCHITECTS

85 CHILSON ROAD
WILBRAHAM, MA 01095
P 413.596.2360
F 413.596.2360
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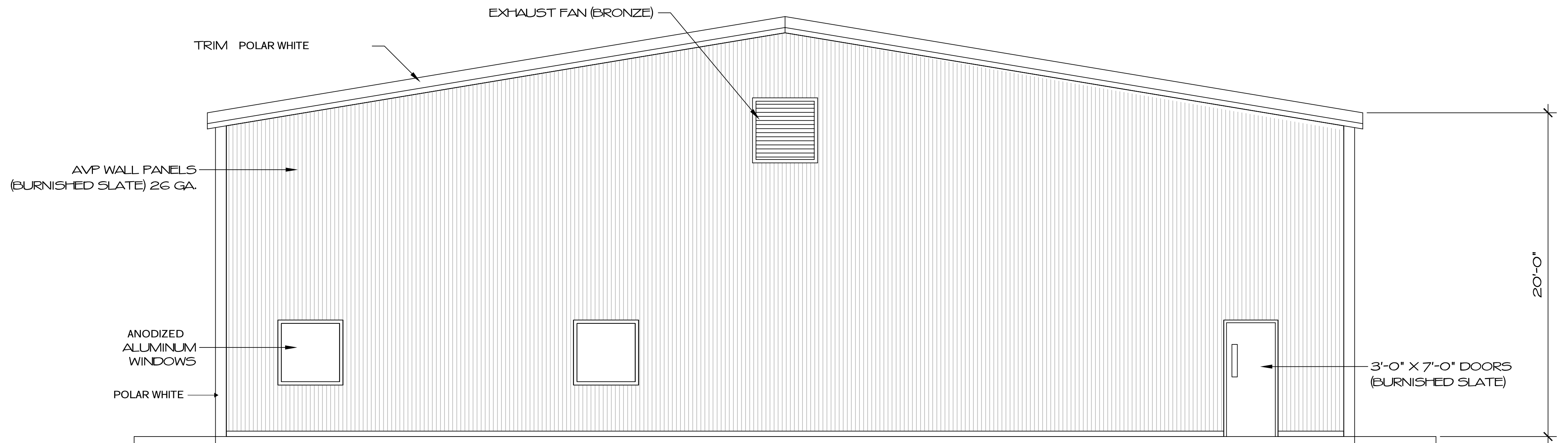
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EXTERIOR FINISHES

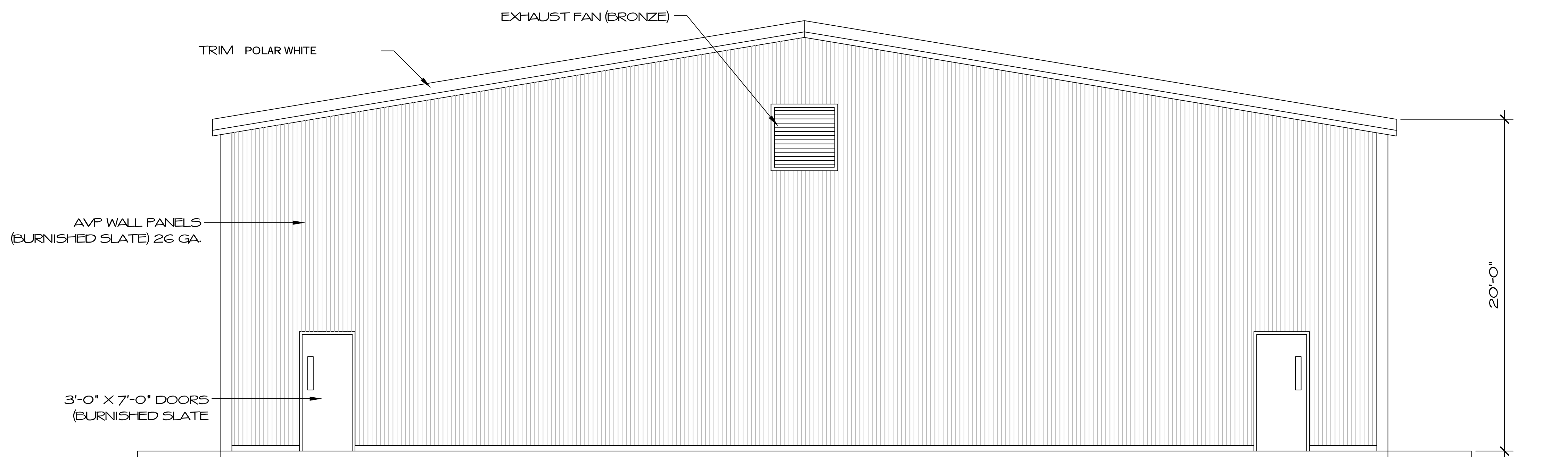
PRE-ENGINEERED BUILDING BY METALLIC BUILDING SYSTEMS

1. ROOF: 24 GAUGE DOUBLE-LOK GALVALUME PLUS
2. WALL PANELS: AVP 26 GA. SIGNATURE 200 IN BURNISHED SLATE
3. TRIM, GUTTERS, AND DOWNSPOUTS TO BE SIGNATURE 200 IN POLAR WHITE
4. ALUMINUM STOREFRONT SYSTEM AND WINDOWS TO BE CLEAR ANODIZED FINISH WITH CLEAR GLASS.
5. COMPOSITE STONE PANELS: TANDO SHADOW RIDGE LEWISTON CREST
6. HOLLOW METAL PASS DOORS TO BE BURNISHED SLATE
7. OVERHEAD DOORS TO BE WHITE
8. LOUVERS TO BE BRONZE ALUMINUM.



EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

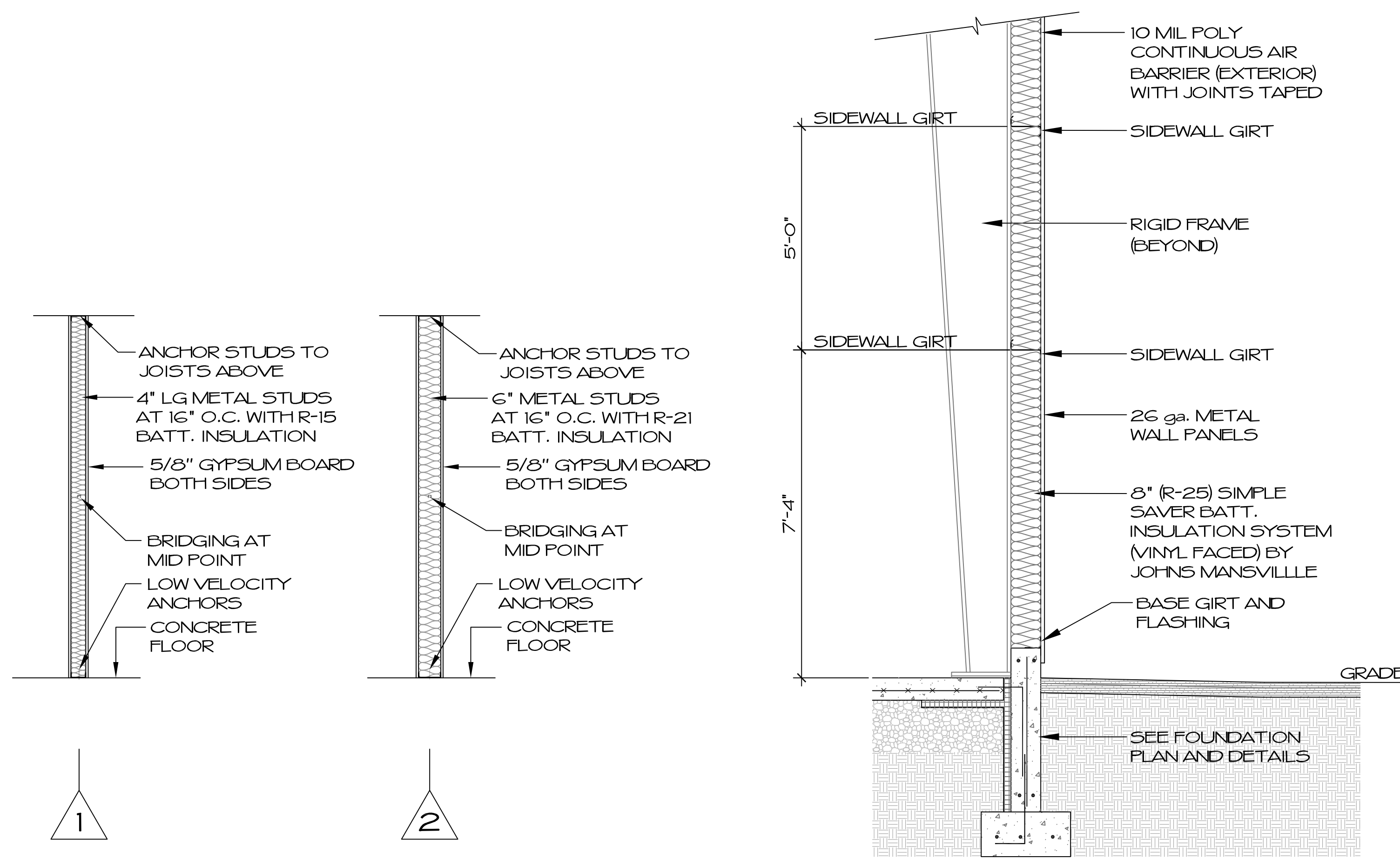
ROY S. BROWN ARCHITECTS

85 CHILSON ROAD
WILBRATTAM, MA 01095
P 413.596.2360
F 413.596.2360
email: RBROWN@GMAIL.COM

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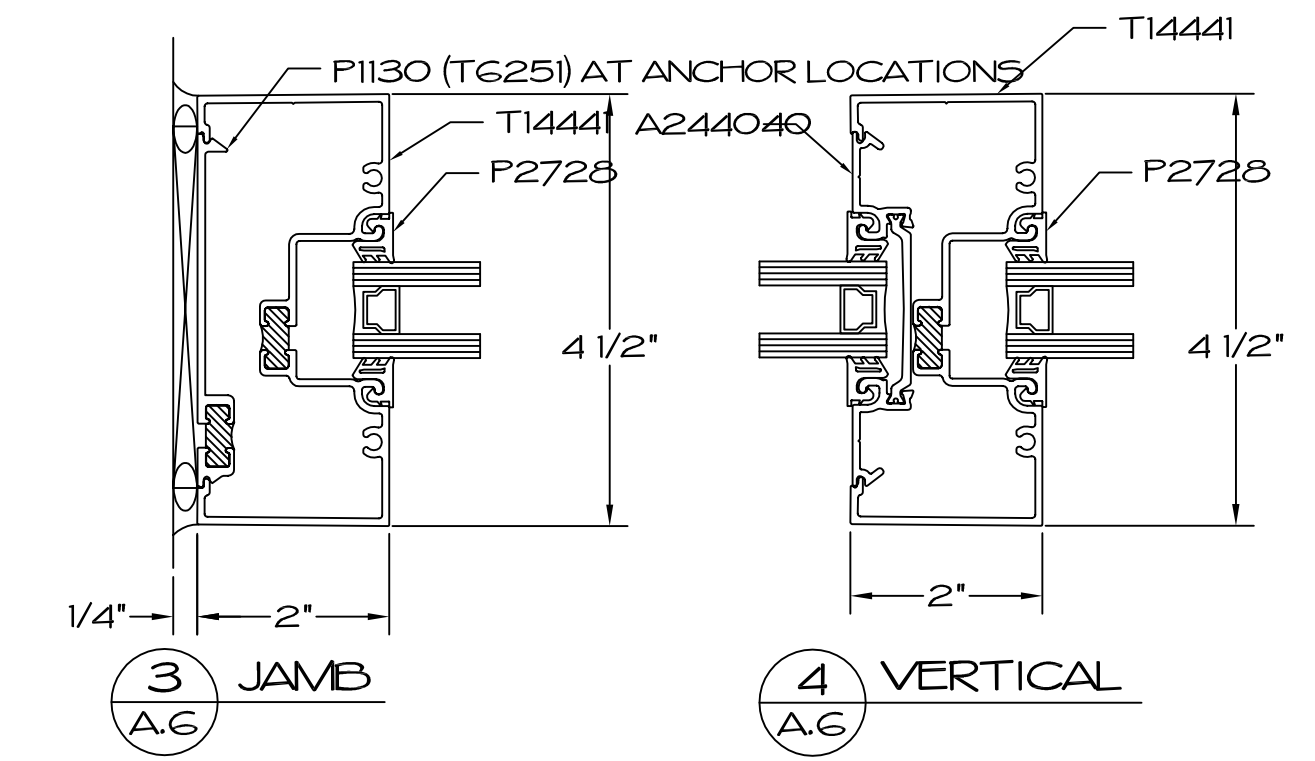
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NOTE: ROOF TO BE INSULATED WITH (R-32) SIMPLE SAVER BATT. INSULATION SYSTEM (VINYL FACED) BY JOHNS MANSVILLE

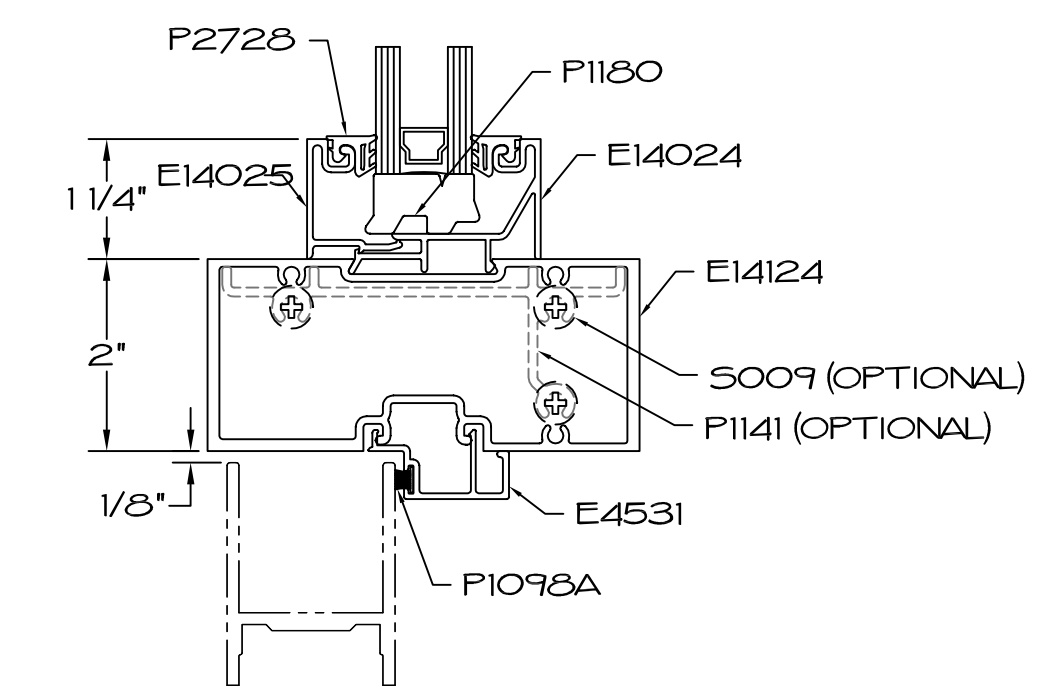
WALL TYPES

1/2" = 1'-0"

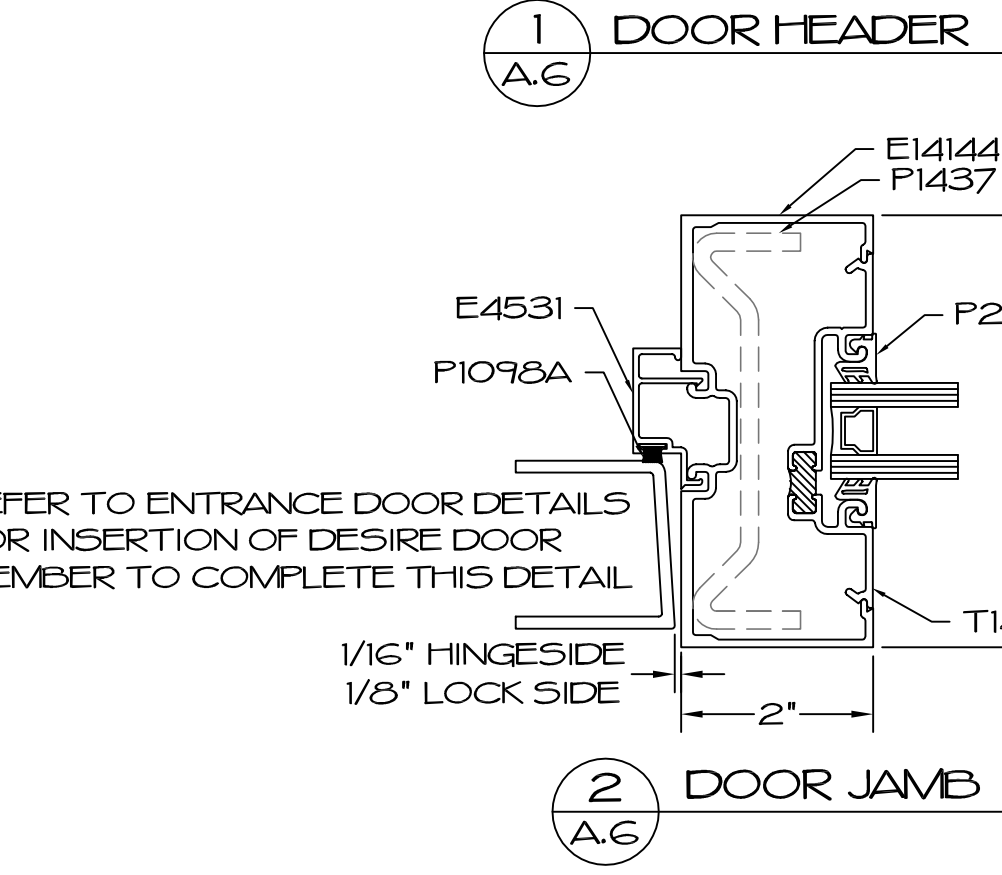


STOREFRONT JAMB DETAILS

3" = 1'-0"

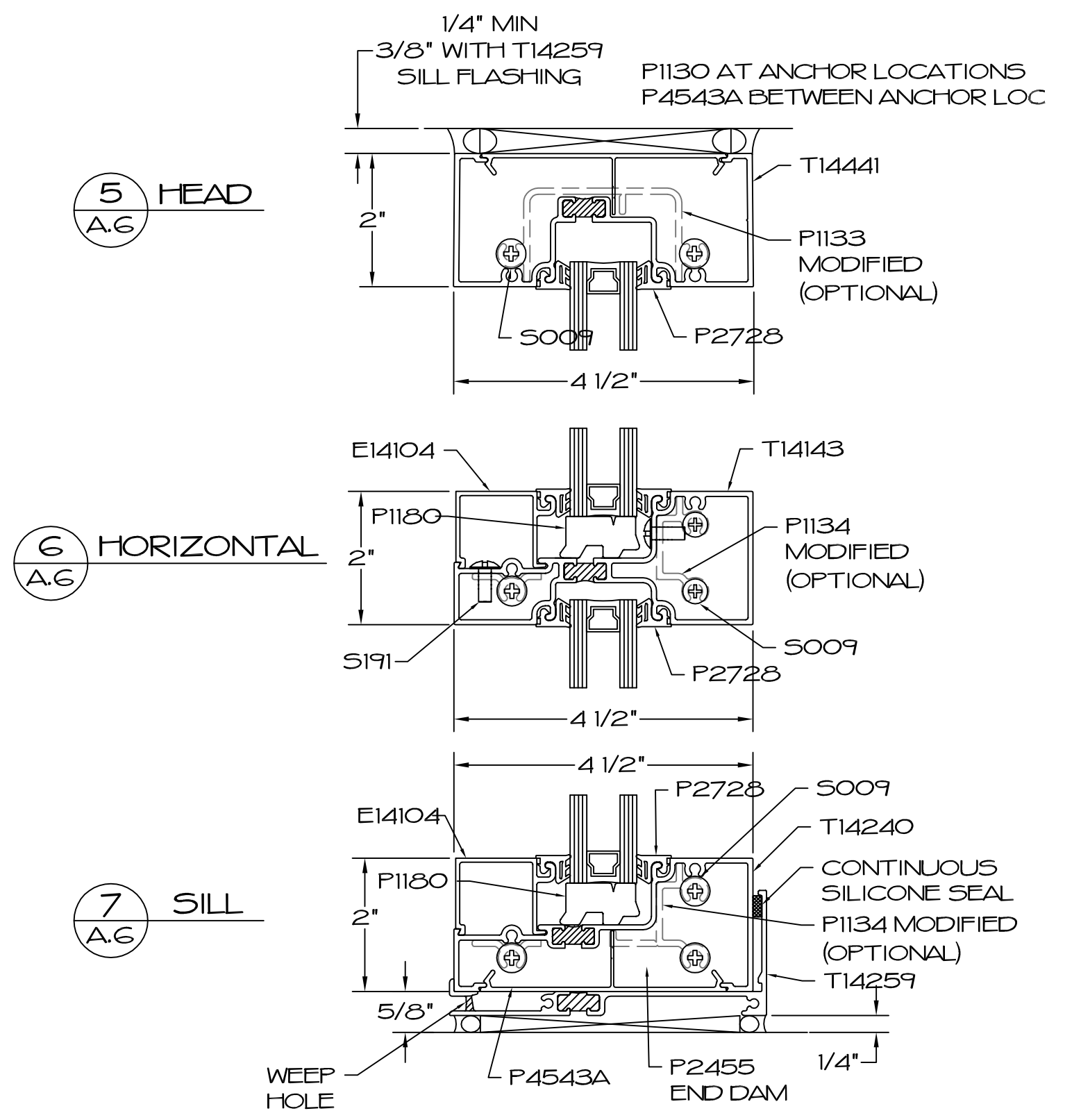


REFER TO ENTRANCE DOOR DETAILS FOR INSERTION OF DESIRE DOOR MEMBER TO COMPLETE THIS DETAIL



STOREFRONT ENTRANCE HEAD/JAMB DETAILS

3" = 1'-0"



STOREFRONT HEAD/SILL DETAILS

3" = 1'-0"

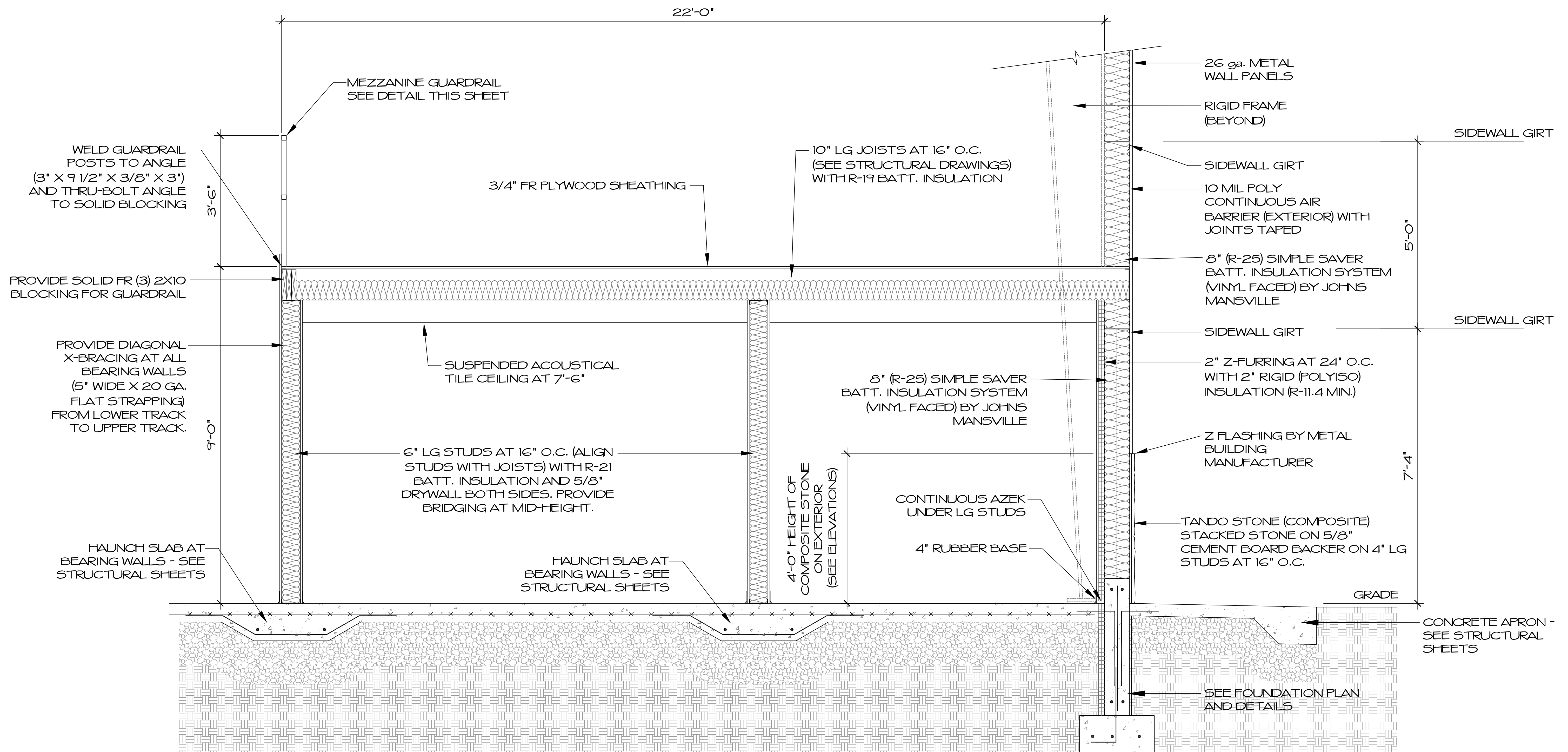
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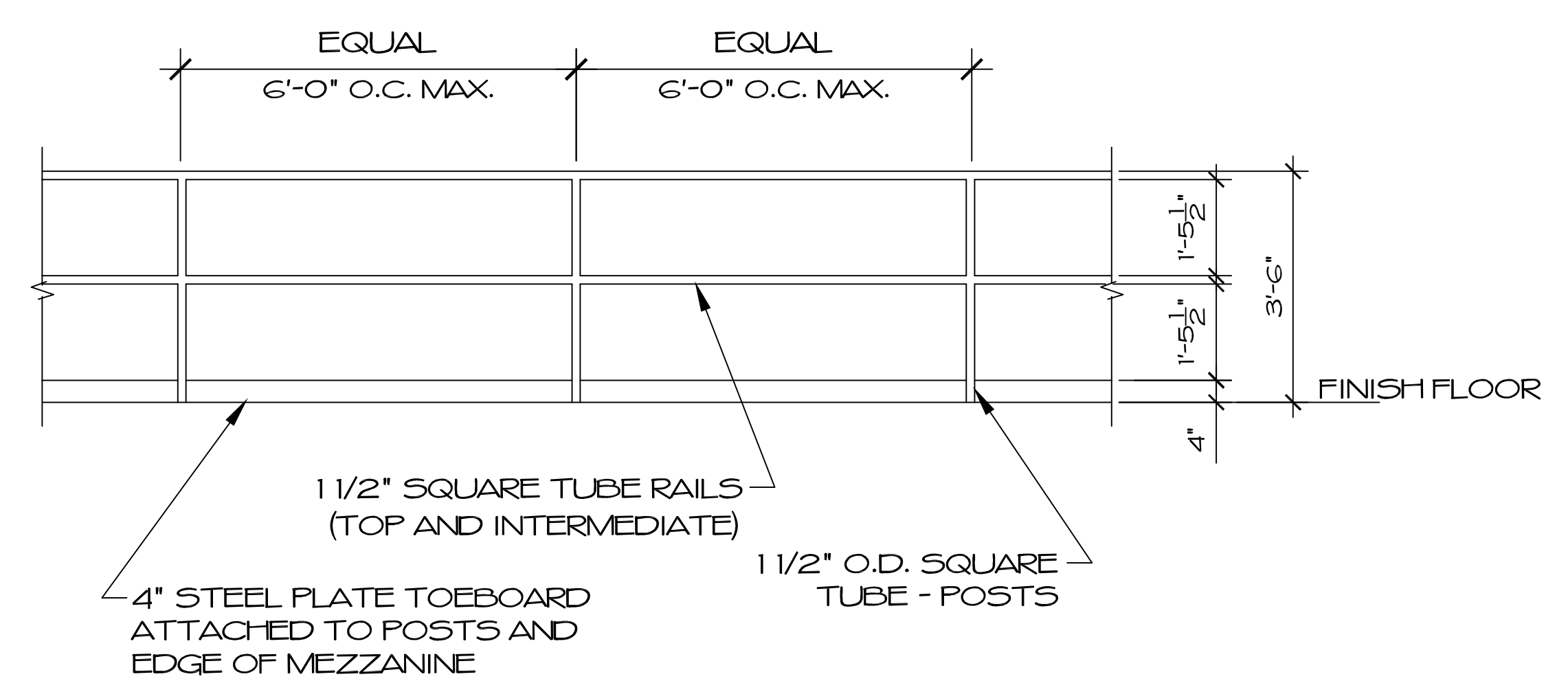
SHEET	A.6	9
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ROY S. BROWN ARCHITECTS
85 CHILSON ROAD
WILBRAHAM, MA 01095
P 413.596.2360
F 413.596.2360
email: RSBRBA@GMAIL.COM

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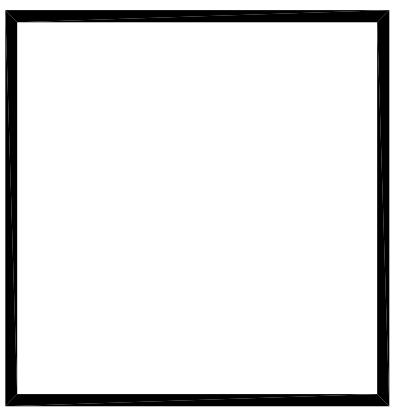
A SECTION
A.7 3/4"=1'-0"



MEZZANINE GUARDRAIL DETAIL
1/2"=1'-0"

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 25 CHILSON ROAD
 WILBRANTHAM, MA 01095
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 F 413.596.2360
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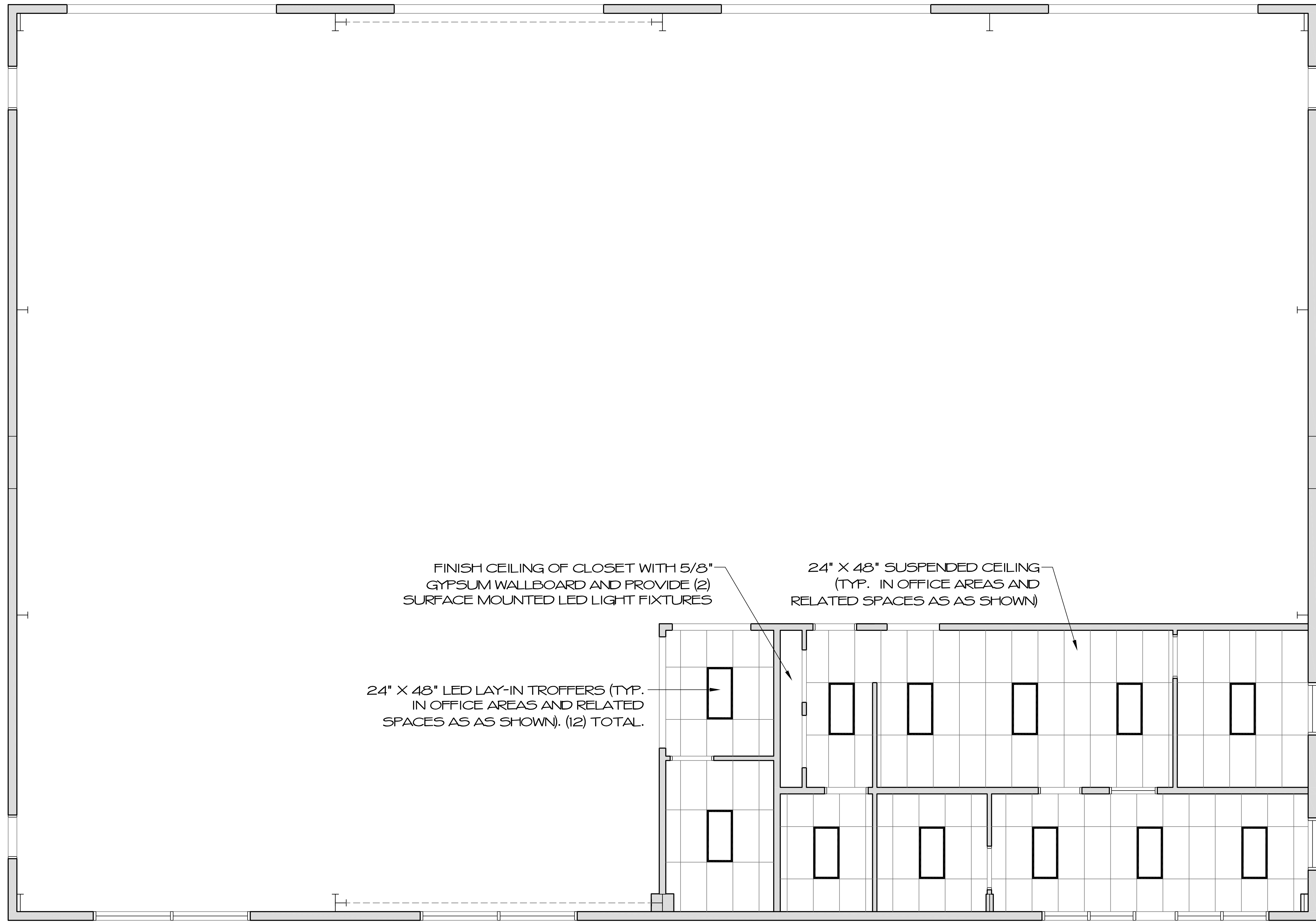
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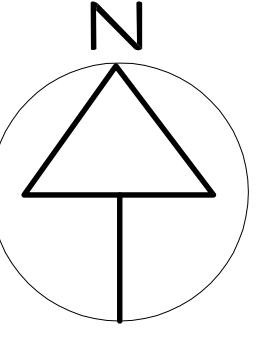
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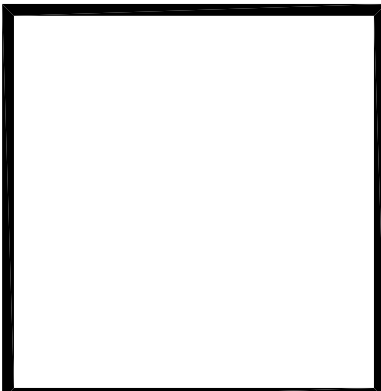


REFLECTED CEILING PLAN - OFFICE AREA

1/4"=1'-0"



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 A.8 9

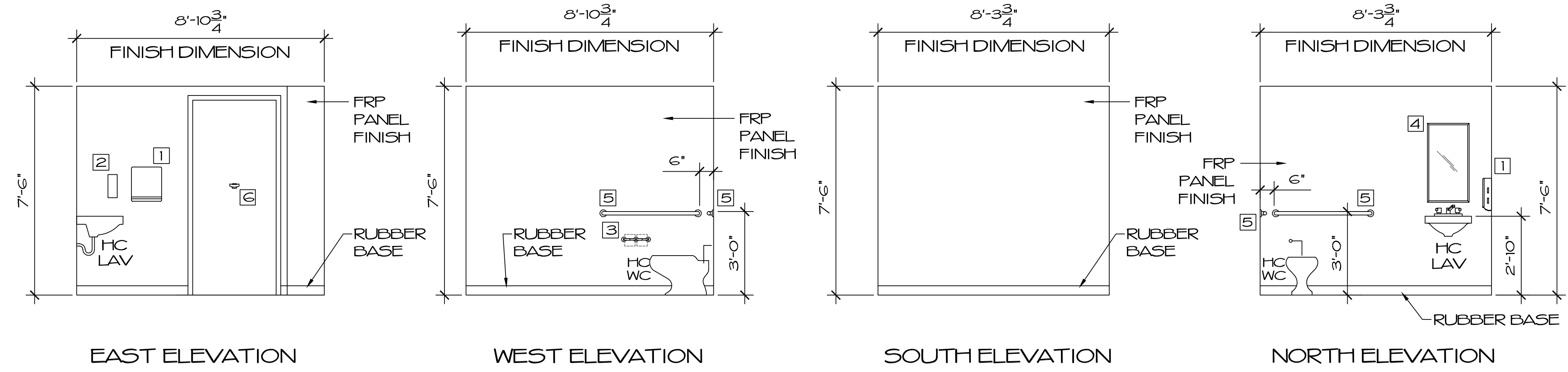
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 85 CHILSON ROAD
 WILBRATAM, MA 01095
 P 413.596.2360
 F 413.596.2360
 email: 85R5BA@GMAIL.COM

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LIST OF TOILET ACCESSORIES

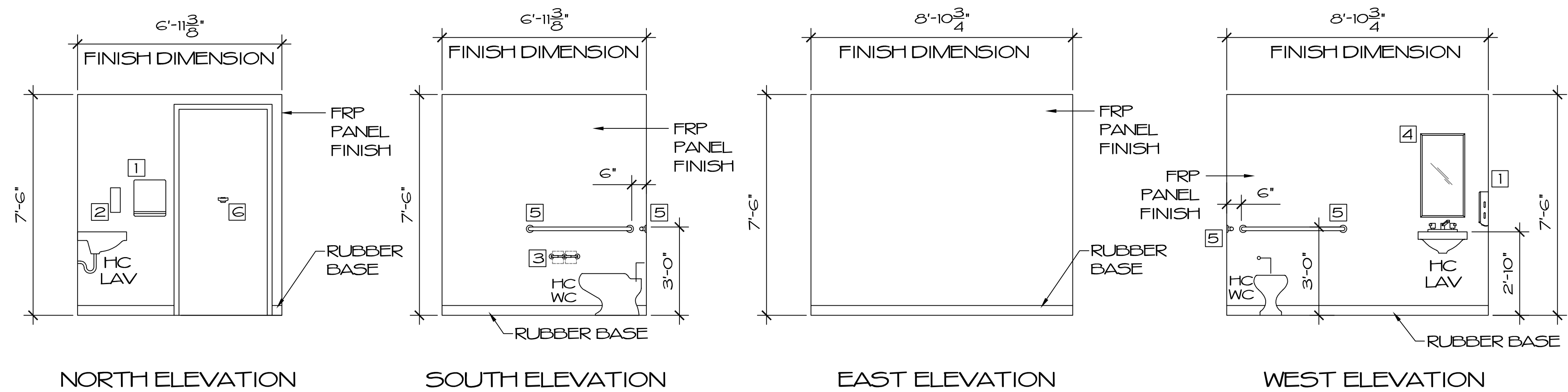
MARK	ITEM	MAKE	MODEL	MOUNTING HEIGHT
1	PAPER TOWEL DISPENSER	BOBRICK	B-262	42" (DISPENSING HEIGHT) AFF MAX.
2	SOAP DISPENSER	BOBRICK	B-132	42" (DISPENSING HEIGHT) AFF MAX.
3	TOILET PAPER DISPENSER	BOBRICK	B-76867	24" AFF MIN.
4	HC MIRROR	BOBRICK	B-293 1836	BOTTOM OF GLASS 40" AFF MAX.
5	HC GRAB BARS	BOBRICK	B680GX42	33" - 36" AFF
6	ROBE HOOK	BOBRICK	B-6727	54" AFF MAX. (ONE PER DOOR)

AFF - ABOVE FINISH FLOOR



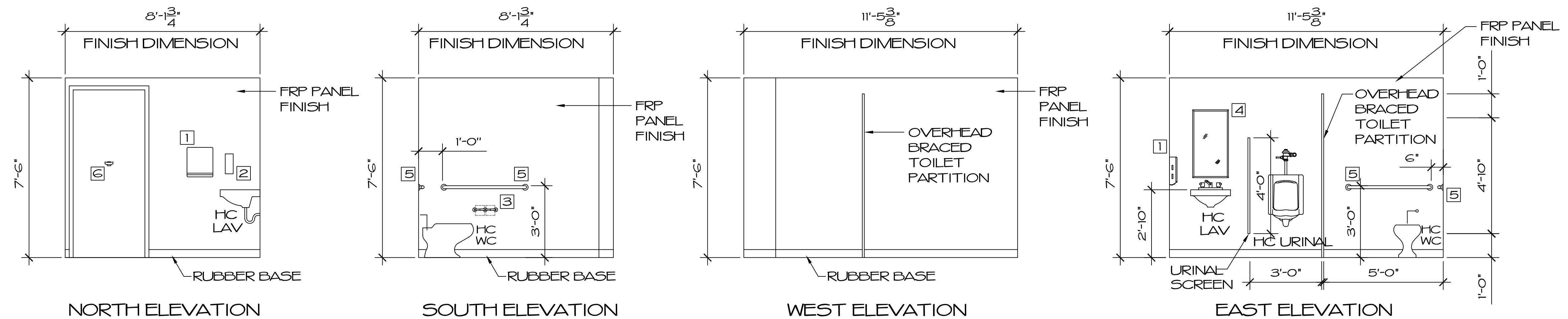
TOILET ROOM ELEVATIONS - PUBLIC LAV.-105

1/2" = 1'-0"



TOILET ROOM ELEVATIONS - OFFICE LAV.-106

1/2" = 1'-0"



TOILET ROOM ELEVATIONS - SERVICE LAV.-107

1/2" = 1'-0"

ROY S. BROWN ARCHITECTS

85 CHILSON ROAD
WILBRATAN, MA 01095
P 413.596.2360
F 413.596.2360
email: 85R5EA@GMAIL.COM

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