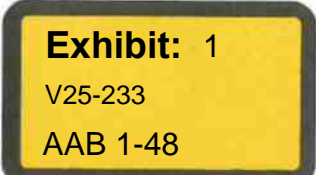


ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	Community Health Connections	Docket #	V 25 - 233
Address	175 Connors Street	Docket #	C -
City	Gardner	Hearing	6/1/2026
Bldg Type		Time of hearing	2:00 PM
Complaint's Name		Plans on file?	
Complaint ?	Variance ?	Request for continuance?	
Jurisdiction:	3.3.4	No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction.	
Building Permits:	B-25-648: \$150,000		
Assessed Value:	\$2,140,600		

Variations to be addressed:

Petitioner seeks relief from: 20.1: An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility.

On December 2, 2025 the Board received an application for variance for the above referenced address and at the January 12, 2026 meeting the Board voted to Schedule a hearing. (See AAB 5-48)


On January 14, 2026 the notice was sent to all appropriate parties. (See AAB 2-4)

175 Connors Street, Gardner

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Wed 1/14/2026 10:09 AM

Bcc bheinzer@bthassoc.com <bheinzer@bthassoc.com>; dpond@gardner-ma.gov <dpond@gardner-ma.gov>; leftturn01475@gmail.com <leftturn01475@gmail.com>; mmacdonald@gardner-ma.gov <mmacdonald@gardner-ma.gov>; Coffin, Meg <mcoffin@centerlw.org>

 2 attachments (1 MB)

- Notice of Action.pdf; Notice of Hearing.pdf;

Good morning,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

VARIANCE HEARING

Docket Number **V 25 233**

RE: Community Health Connections , 175 Connors Street, Gardner

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **June 1, 2026** at **2:00 PM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Brent Heinzer for modification of or substitution of the following Rules and Regulations: 3.3.4. A copy of the request is available for public inspection during regular business hours.

You should be aware that the burden of proof is upon the applicant requesting a variance to prove that compliance is either: 1. technologically infeasible or; 2. the cost of compliance is excessive without substantial benefit to a person with a disability.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

PLEASE NOTE: Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: January 14, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

NOTICE OF ACTION

Docket Number **V 25 233**

RE: Community Health Connections , 175 Connors Street , Gardner

On December 2, 2025 the Architectural Access Board received an application submitted by Brent Heinzer. This application and all attached documentation were reviewed by the Board on January 12, 2026. At that meeting, the Board voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	3.3.4	SCHEDULE a hearing for this request. See attached Notice of Hearing.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: January 14, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello **WT**

Chairperson
ARCHITECTURAL ACCESS BOARD **AAB 4**



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

NOTICE OF ACTION

Docket Number **V 25 233**

RE: Community Health Connections , 175 Connors Street , Gardner

On December 2, 2025 the Architectural Access Board received an application submitted by Gregory Sweeney . This application and all attached documentation were reviewed by the Board on January 12, 2026 . At that meeting, the Board voted as follows:

#	Section	Result
1	3.3.4	SCHEDULE a hearing for this request. See attached Notice of Hearing.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

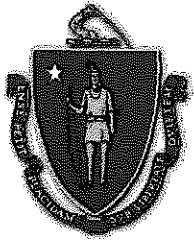
Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: January 14, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 5



Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

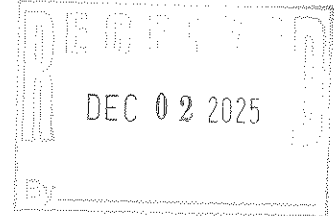
125-233

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

r-0312382



- ✓ 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- ✓ 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- ✓ 3) Sign the certification on Page 8.
- ✓ 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - ✓ a. Local Building Department,
 - ✓ b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at:
<https://www.mass.gov/commissions-on-disability>), and
 - ✓ c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- ✓ 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - ✓ i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ✓ ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - ✓ iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 - ✓ 1. The completed application and all attachments.
 - ✓ 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

Re: Variance Application - 175 Connors Street Gardner, MA 01440

From Brent Heinzer <bheinzer@bthassoc.com>

Date Tue 12/2/2025 3:30 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Molly,

When Community Health Connections (CHC) first moved into the building, they only occupied the lower level and the first floor. At that time there was no elevator in the building so a ramp was constructed at the side door of the building and used as the accessible entrance at that time. CHC purchased the building from the City of Gardner in 2005 and renovated the entire building and added an elevator at the main front entrance the accessible entrance and using the rear and side doors as exits based on their proximity to the reception area on the first floor. So the side and rear doors are used primarily as exits and are not currently used for public entry.

For a number of reasons, including the ramps ongoing maintenance issues, the site terrain, and property line restrictions and CHC currently upgrading the existing building mechanical systems and the addition of an emergency generator that require additional space outside the building in the location of the original ramp. The current design solution would allow for these building systems and safety upgrades. There are currently two HC parking spaces located adjacent to the original ramp and we will be adding one addition HC parking space with the elimination of the ramp. This area is approximately 150 feet from the main accessible entrance on Connors St. The rebuilt vestibule would allow for an area of rescue assistance along the exit route for two wheel chairs.

If, 20.11.2(b) can only be used where site conditions "prohibit the construction of a walkway or ramp", we would be looking for relief to allowing us to use this section based on the site terrain, building mechanical systems upgrades, the addition of an emergency generator and additional accessible parking space will effect the ability to provide a ramp at a secondary exit point.

Would additional interior pictures showing the access point of this door be of any benefit to the board when review this?

Respectfully,

Brent T. Heinzer, R.A.

B. Thomas Heinzer Associates, Inc.

538 Electric Avenue, Unit #1

Fitchburg, MA 01420

Office: (978) 400-7732 X-102

Cell: (978) 604-4064

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Sent: Tuesday, December 02, 2025 1:47 PM

To: Brent Heinzer <bheinzer@bthassoc.com>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>

Subject: Re: Variance Application - 175 Connors Street Gardner, MA 01440

Hi Brett,

A couple more questions:

Is the side area proposed to be an entrance? It would need to be accessible if so and removing it would be a violation so relief would be required via a variance.

Also, 20.11.2(b) can only be used where site conditions "prohibit the construction of a walkway or ramp," and this is an area where a ramp previously existed- is this the main argument for why a ramp cannot be constructed here?

Thank you!
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Sent: Tuesday, December 2, 2025 10:45 AM
To: Brent Heinzer <bheinzer@bthassoc.com>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>
Subject: Re: Variance Application - 175 Connors Street Gardner, MA 01440

Okay, great thank you so much!

Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Brent Heinzer <bheinzer@bthassoc.com>
Sent: Tuesday, December 2, 2025 10:16 AM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>
Subject: Re: Variance Application - 175 Connors Street Gardner, MA 01440

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Molly,

AAB 9

My apologies for the messed-up scan. I have reattached the scanned application with no missing or overlapped pages. We also sent the entire pack by certified mail on 12/1/2025 to all parties with the service method and date noted on the hard copy sent to the board.

Item 16 is show in the original hardcopy sent to the board as well as the updated scanned application attached.

Again, please accept my apologies for original scanned document.

Respectfully,

Brent T. Heinzer, R.A.

B. Thomas Heinzer Associates, Inc.

538 Electric Avenue, Unit #1

Fitchburg, MA 01420

Office: (978) 400-7732 X-102

Cell: (978) 604-4064

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Sent: Tuesday, December 02, 2025 9:42 AM

To: Brent Heinzer <bheinzer@bthassoc.com>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>

Subject: Re: Variance Application - 175 Connors Street Gardner, MA 01440

Hi Brent,

Thank you for sending this in. Is there any way you could re-scan or send it? It looks like the second page of the application got stuck under the first page. Also, could you please list the section from 521 from which you are seeking relief on question 16, and lastly could you please confirm how you sent the application to the parties listed on the Service Notice Page (email, regular mail, etc.)

Thanks!

Molly

Molly Griffin

AAB 10

Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Brent Heinzer <bheinzer@bthassoc.com>
Sent: Monday, December 1, 2025 1:10 PM
To: Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>
Subject: Variance Application - 175 Connors Street Gardner, MA 01440

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

AAB Board Members,

Attached are the documents for the variance application submitted for 175 Connors Street Gardner, MA 01440.

Attached:

- Stamped construction drawings (BTH-1498 CHC — Handicap Ramp and Exit
- AAB Variance Application
- Correspondence with Gardner Building Department
- Letter from Owner
- Photo Survey
- Copy of Check #4397

Respectfully,

Brent T. Heinzer, R.A.
B. Thomas Heinzer Associates, Inc.
538 Electric Avenue, Unit #1

AAB 11

Fitchburg, MA 01420
Office: (978) 400-7732 X-102
Cell: (978) 604-4064

B. Thomas Heinzer Associates, Inc

538 Electric Avenue, Unit #1
Fitchburg, MA 01420
(978) 400-7732

Rockland Trust Company

420 John Fitch Hwy
Fitchburg, MA 01420
53-447/113

4397

12/01/2025

PAY TO THE ORDER OF Commonwealth of MA

\$ **50.00

DOLLARS

Fifty and 00/100*****

PROTECTED AGAINST FRAUD

Commonwealth of MA
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal St, Suite 0600

MEMO Variance Application - 175 Connors Street Gardner, I

⑈004397⑈ ⑆011304478⑆

104841⑈

B. Thomas Heinzer Associates, Inc.
12/01/2025

Commonwealth of MA

Variance Application - 175 Connors Street Gardner, MA

4397

50.00

BTH Checking - 104841


Variance Application - 175 Connors Street Gardner, MA 01440


50.00




Community Health Connections

We take great care of you!

 www.chcfhc.org

 978-878-8100

 www.facebook.com/chcfhc

 www.twitter.com/chcfhc

November 28, 2025

Commonwealth of Massachusetts Division of
Occupational Licensure Office of Public Safety and
Inspections Architectural Access Board
1 Federal St. Suite 0600
Boston, MA 02110-2012

RE: Variance Application - 175 Conner St Gardner, MA

Dear AAB Board Members:

I have given Brent T Heinzer, RA of B. Thomas Heinzer Associates, Inc. permission to file a variance application on our behalf for 175 Connor St. Gardner, MA. This application is for the removal of the ramp to the side exit from the building.

If you have any questions or concerns, feel free to contact me directly regarding this matter.

Yours sincerely,

Jeffery Angers, V.P. of Facilities
jangers@chcfhc.org
(978) 512-2423

Jeffery Angers 11/28/25



November 12, 2025 at 1:44 pm

Hi, Melissa. It's Brent Heizer. I'm the architect for CHC over at 175 Connor Street. I think there's some confusion here. There is no variance that we are going for. We, we're in compliance with the AAB. Jeff had asked us when we were out here if we required 1. We reached out, and I copied you on the email with, William Joyce, the compliance officer. And that was I've done it several times, but that last time was in September. And we have no response from them, with regard to it. At this point, I feel they're annoyed by me. If you, want to reach out to the, AAB, because you don't believe we're in compliance, please do that. Copy me copy me on any of your responses. That way I can, make sure that we're in you know, we're reacting to what you believe it is. But, I you. My understanding is when we're doing anything that's looking for a variance, we need to be, show a noncompliance to any section of the code, which we do not have, and I expressed that in my email to them, in September. So I am, we've proceeded obviously with the project. You know, at this point, I'm not sure what you wanna do or how you wanna handle this, but please give me a call. 9 7 8 6 0 4 4 0 6 4. Thank you.

Brent-

I can reach out to see if I have any luck. Do you mind sending me what you sent to William before I send out my email?

Also here is my draft. Let me know if I understand this correctly:

Dear Mr. Joyce,

I'm writing regarding CHC's project at 175 Connor Street, Gardner. The current scope of work involves removing an existing exterior accessible ramp and replacing it with steps at that entrance.

At the time the ramp was originally installed, the building did not have an elevator, and the ramp served as the primary accessible route. The facility now includes a fully compliant elevator that provides an accessible route to the same floor levels served by the ramp.

As the Building Commissioner, I want to confirm whether the removal of this ramp—given the presence of another accessible entrance and elevator—requires a variance under 521 CMR.

My understanding is that:

- 521 CMR 3.3.4 prohibits alterations that decrease accessibility or usability below that required for new construction; and
- 521 CMR 4.1 requires a variance when compliance is impracticable.

In this case, the proposed work removes one accessible route but maintains overall accessibility to the building via another compliant route. I would appreciate the Board's guidance on whether this situation requires a variance or may be considered compliant without one, provided the accessible route remains available through the elevator.



Brent Heinzer

November 12, 2025 at 4:48 pm

See below my correspondence with AAB:

Mr. William Joyce,

At the request of new the Gardner Building Commissioner, we follow-up with the board regarding the project for Community Health Connections (CHC) Gardner MA facility located at 175 Connors St. This project includes rebuilding and enlarging the deteriorating side entry vestibule to accommodate an area of rescue assistant for two wheel chairs, rebuild the deteriorating stairs and removing an existing deteriorating wood ramp entirely to allow for additional handicap parking that would be adjacent to the existing handicap parking located at the side of the building. The building permit number is B-25-648.

We would like to have confirmation from the AAB that this project would not be in violation of 521 CMR Section 3.3.4 "No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction."

Based on our evaluation of the current facility it appears to be compliant with the requirements of the AAB. The building has an accessible entrance that with an elevator that accesses each level of the building and accessible rooms, and toilets on each level. This will remain as is. The removal of the existing wood ramp to the side exit, The addition of an area of rescue assistance from the first-floor level and the addition of one additional handicap parking space in our professional opinion complies with the intent of section 3.3.4 of the regulation.

I have included the client and the Gardner Building Commissioner on this email to provide full disclosure. Please let us know if there are any concerns with this project for the perspective of the AAB as this project moves forward.

Respectfully,

Brent T. Heinzer, R.A.
B. Thomas Heinzer Associates, Inc.
538 Electric Avenue, Unit #1
Fitchburg, MA 01420
Office: (978) 400-7732 X-102
Cell: (978) 604-4064

AAB 16



Brent Heinzer

November 18, 2025 at 11:00 am

Melissa,

At your request I just reached out to your office and left you a voice mail to call me on my cell regarding the need for a variance from AAB.

As I have previously stated in emails to you and the AAB (William Joyce). It is our opinion that we have provided a design that meets the requirements for "new construction" that includes an area of Rescue Assistance along the egress route.

2021 IBC

Building area: 20,232 sq ft

Occupant load: 135 occ (20,232 / 150) per Table 1004.5 IBC

Number of Exits: 3 (required is 1-500 = 2) per Table 1006.3.3 IBC

AAB

3.3.4 alterations must reduce accessibility below the requirements for "new construction"

20.11 Egress

20.11.1 IBC requires more than two means of egress a minimum of two accessible means of egress are required.

20.12 Areas of Rescue Assistance: shall be provided where an accessible means of egress is not provided.

Under section 5 definitions; Egress, Means of, Areas of Rescue Assistance may be included as part of the accessible means of egress.

I believe it is pretty clear that our design complies with the IBC and the AAB without a variance. If there is an additional AAB requirement that is not complied with we will need your department to identify that section of non-compliance in order for us to file for a variance. The AAB variance is very specific; we need to include the section of the code we would be looking for relief from.

Based on this information, the impending weather conditions and at the direction of my client (CHC) we are looking to proceed with the construction of the new vestibule with the Area of Rescue Assistance and stairs to grade with the understanding future determinations may require a variance or the addition of a new ramp.

Please call to review and discuss.

Brent

AAB 17

Dear Brent Heinzer,

Thank you for your correspondence regarding the proposed removal of the existing accessible ramp at 175 Connors St Gardner MA 01440. I understand your position that the project meets the applicable requirements for new construction under 821 CMR.

However, after completing my review, I must clarify that the test for a variance is not based on whether the building currently meets "new construction" criteria.

The relevant section is **821 CMR 3.3.4 – "No Decrease in Accessibility."**

This section applies to all alterations and states:

"An alteration shall not reduce or have the effect of reducing accessibility or usability below the requirements for new construction."

In this case:

The existing ramp currently serves as an accessible route to the building entrance.

The proposed work removes this accessible route and replaces it with steps.

Removing an accessible route constitutes a **reduction in accessibility**, regardless of the presence of another accessible entrance or the installation of an elevator after the original construction.

Because the work removes an existing accessible feature, the project **cannot be approved** without relief granted directly by the **Architectural Access Board (AAB)**. The AAB—not the Building Department—has sole statutory authority to determine whether such a reduction is permissible. Under state law, I am not authorized to approve an alteration that decreases accessibility without a variance having been granted.

Additionally, after reviewing the permit history, I have **overturned the previously issued building permit** that was granted at the local level. That permit was issued in error, as the proposed work requires a variance prior to approval.

Accordingly, I must **deny** the permit as submitted. You will need to:

Apply for an AAB Variance

The application may be submitted electronically to the AAB with all required attachments, service notices, and the \$50 filing fee. The full process and application form are available at:

<https://www.mass.gov/guides/applying-for-an-aab-variance>

Once the AAB issues a written decision and, if applicable, grants relief, the Building Department will be able to continue with the permit review process.

Please feel free to contact me if you need the formal denial memo for your variance application or if you require any additional documentation.

Sincerely,

Melissa MacDonald
Building Commissioner
City of Gardner

AAB 18

BH

Brent Heinzer
To: Joyce, William (DPL) <william.joyce@mass.gov>; william.joyce@state.ma.us; molly.griffin@mass.gov
Cc: Jeff Angers <jangers@chcfhc.org>; mmacdonald@gardner-ma.gov

☺ Reply Reply all Forward Thu 2025-09-25 8:44 AM

BTH-1498 CHC -- HC Ramp a... 1 MB

Mr. William Joyce,

At the request of new the Gardner Building Commissioner, we follow-up with the board regarding the project for Community Health Connections (CHC) Gardner MA facility located at 175 Connors St. This project includes rebuilding and enlarging the deteriorating side entry vestibule to accommodate an area of rescue assistant for two wheel chairs, rebuild the deteriorating stairs and removing an existing deteriorating wood ramp entirely to allow for additional handicap parking that would be adjacent to the existing handicap parking located at the side of the building. The building permit number is B-25-648.

We would like to have confirmation from the AAB that this project would not be in violation of 521 CMR Section 3.3.4 "No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction."

Based on our evaluation of the current facility it appears to be compliant with the requirements of the AAB. The building has an accessible entrance that with an elevator that accesses each level of the building and accessible rooms, and toilets on each level. This will remain as is. The removal of the existing wood ramp to the side exit, The addition of an area of rescue assistance from the first-floor level and the addition of one additional handicap parking space in our professional opinion complies with the intent of section 3.3.4 of the regulation.

I have included the client and the Gardner Building Commissioner on this email to provide full disclosure. Please let us know if there are any concerns with this project for the perspective of the AAB as this project moves forward.

Respectfully,

Brent T. Heinzer, R.A.
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Fitchburg, MA 01420
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REGULATORY AGENCIES & UTILITIES

Table with 4 columns: ZONING DEPARTMENT, BUILDING DEPARTMENT, HEALTH DEPARTMENT, FIRE DEPARTMENT, WATER UTILITY, SEWER UTILITY, NATURAL GAS UTILITY, ELECTRICAL UTILITY, TELEPHONE UTILITY. Each column contains contact information for the respective department.

PROJECT INFORMATION

Table with 4 columns: PROPERTY OWNER, TENANT, ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, FIRE PROTECTION ENGINEER, PLUMBING ENGINEER. Contains project details and professional information.

GRAPHIC SYMBOLS

Graphic symbols section containing various symbols for elevations, grids, tags, and materials. Includes a table for 'View Name' with scale 1/8" = 1'-0".

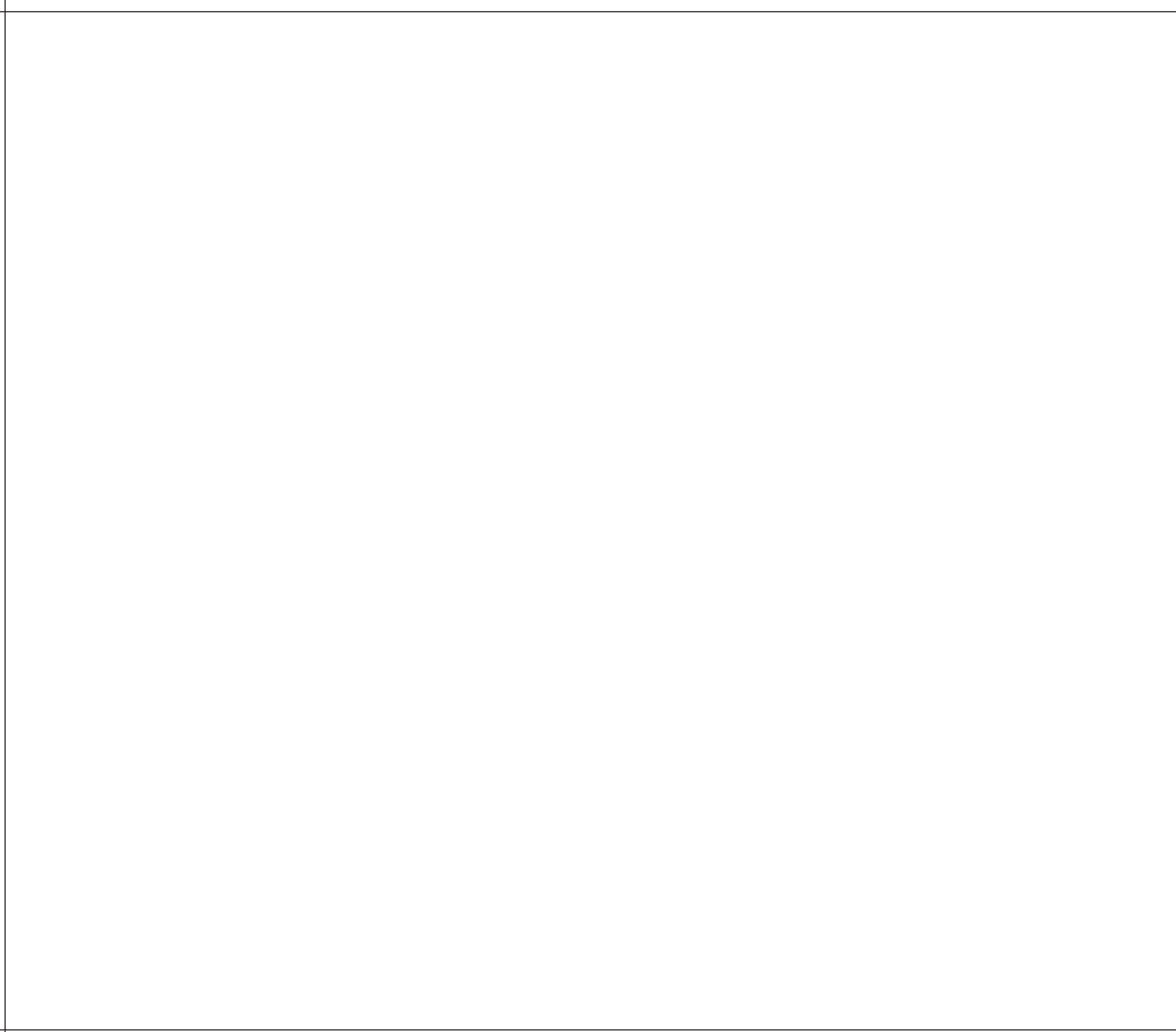
ABBREVIATIONS

Table of abbreviations for construction materials and components, such as FRP (Fiberglass Reinforced Panel), OC (On Center), TP (Tenant's Phone Supplier), etc.

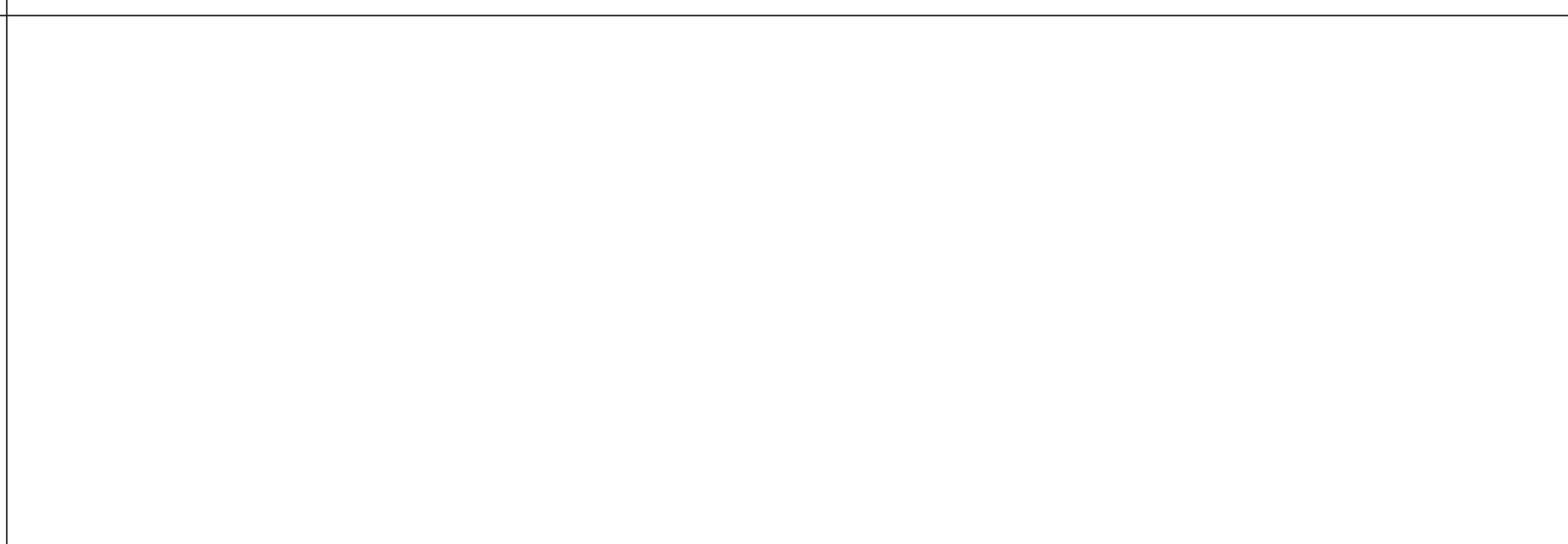
GENERAL CONDITIONS

- 1. ALL WORK IS TO BE CARRIED OUT AND COMPLETED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS.
2. THE SCOPE OF WORK IS AS SHOWN IN THE DRAWINGS...
3. VISIT THE SITE TO DETERMINE ALL PRE-EXISTING CONDITIONS AND WORK...
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND SUITABILITY OF ALL MATERIALS, EQUIPMENT OR OTHER ITEMS OF CONSTRUCTION...
6. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH BOTH REPRESENTATIVE.
7. DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATIONS KNOWN TO THE CONTRACTOR OR ANY DISCREPANCY WITH THE DESIGN...
8. PROTECTION OF PERSONS AND PROPERTY: INTERIOR ENVIRONMENTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE TO HAZARDOUS MATERIAL IN ANY FORM AT THE PROJECT PREMISES...
9. MEANS AND METHODS: ALL MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS...
10. CONTRACTORS/SUBCONTRACTOR TO KEEP SITE CONDITIONS CLEAN AND SAFE FROM ALL DEBRIS.
11. ALL CHANGES TO BE PERFORMED BY WRITTEN AND APPROVED CHANGE ORDER. SHOWING ALL WORK TO BE PERFORMED AND REFLECT ANY COST DIFFERENCES, IF ANY.
12. CONTRACTOR/SUBCONTRACTOR TO BE FULLY INSURED, INCLUDING WORKMAN COMPENSATION AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY CLAIMS RESULTING FROM WORK PERFORMED BY HIM/HER ON THIS JOB.
13. CONTRACTOR TO PROVIDE ALL TIES FOR GAS, ELECTRICAL, AND SEWER FROM UTILITY ENTRANCE TO TENANT SPACE THE ROAD TO THE BUILDING.
14. CONTRACTOR/SUBCONTRACTOR RESPONSIBLE FOR ALL PERMITS AND FEES.
15. ALL FINISHES TO BE SELECTED BY OWNER'S REPRESENTATIVE.
16. G.C. TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
17. G.C. TO VERIFY QUANTITY & LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE SUPPLIED BY G.C. - REFER TO FLOOR PLAN.
18. THE CONTRACTOR SHALL INSPECT THE PROJECT SITE, FIELD VERIFY ALL DIMENSIONS SHOWN AND SHALL NOTIFY B. THOMAS HEINZER ASSOCIATES, INC. OF ANY VARIANCE PRIOR TO SUBMITTING HIS BID, THE ORDERING OF MATERIALS, BEGINNING FABRICATIONS, OR STARTING CONSTRUCTION, CONTRACTOR TO VERIFY THAT ALL UTILITY METERS ARE IN PLACE AND PROVIDE APPROPRIATE METER NUMBERS.
19. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ANY AND ALL REQUIRED HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION DESIGN DOCUMENTS IF REQUIRED. THESE DOCUMENTS SHALL BE PROPERLY SEALED BY A REGISTERED DESIGN PROFESSIONAL IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SECURING ALL NECESSARY CONSTRUCTION PERMITS AND THE CERTIFICATE OF OCCUPANCY.
20. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
21. OPEN CEILING SALES AREA DESIGN: ALL MECHANICAL, ELECTRICAL AND LOW VOLTAGE SHOULD BE STRAIGHT, TRUE, PLUMB AND SQUARE TO THE BUILDING, TIED OFF CONTINUOUSLY TO STRUCTURE AS TIGHT AS POSSIBLE, AND AS CONCEALED AS POSSIBLE. NO FREE AIR OR DIAGONAL ROUTING METHODS.
22. GENERAL CONTRACTOR TO PROVIDE THE FOLLOWING CLOSE OUT DOCUMENTS:
A. LIST OF SUBCONTRACTORS
B. COPIES OF ALL PERMITS
C. HVAC TEST AND BALANCE REPORT
D. ROOF WARRANTY
E. PAVEMENT CERTIFICATION (ASPHALT & CONCRETE)
F. COPY OF CERTIFICATE OF OCCUPANCY LISTING ADVANCE STORES COMPANY, INC. AS THE "OCCUPANT" D.B.A. ADVANCE AUTO PARTS.
G. FINAL LIEN WAIVERS AND AFFIDAVITS TO BE PROVIDED BY ALL VENDORS AND SUPPLIERS FOR CONTRACTOR.
H. ALL CLOSE-OUT DOCUMENTS ARE TO BE POSTED ELECTRONICALLY TO CARS
I. G.C. IS TO PLACE THE STAMPED SET / CONSTRUCTION / AS BUILT DRAWINGS IN A 4" PVC TUBE. PLACE CAPS AT EACH END AND DRILL 1/4" HOLE INTO EACH END AND MOUNT IN OR ABOUT ELECTRICAL / PHONE BOARD.
23. B. FINAL CLEANING - COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING FINAL INSPECTION.
A. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
B. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS. REMOVE GLAZING COMPOUND AND OTHER SUBSTANCES THAT ARE NOTICEABLE VISION-OBSCURING MATERIALS.
C. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. LEAVE CONCRETE FLOORS BROOM CLEAN.
D. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION. CLEAN LIGHT FIXTURES AND LAMPS.
E. CLEAN THE SITE, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, LITTER AND OTHER FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN, REMOVE STAINS, SPILLS AND OTHER FOREIGN DEPOSITS.
F. COMPLY WITH REGULATIONS OF AUTHORITIES HAVING JURISDICTION AND SAFETY STANDARDS FOR CLEANING.
G. PRESSURE WASH ENTIRE PARKING LOT AND WALKWAYS ADJACENT TO BUILDING.
24. GENERAL CONTRACTOR RESPONSIBLE TO PRODUCE WEEKLY STATUS REPORT.

VICINITY MAP



KEY PLAN



DRAWING INDEX AND REVISIONS

05 ARCHITECTURAL DRAWING LIST table with columns for SHEET No., SHEET NAME, and REVISION (1-10).

06 STRUCTURAL DRAWING LIST table with columns for SHEET No., SHEET NAME, and REVISION (1-10).

BUILDING CODE & ZONING DATA

CODE REVIEW SUMMARY
Client: COMMUNITY HEALTH CONNECTIONS
Project No.: BTH-1498
Project Name: SIDE EGRESS VESTIBULE AND STAIR MODIFICATIONS
Type of Project: Existing Building - Work Area Level 2 Alterations
PROJECT DESCRIPTION:
The project is a Level 2 alteration to an existing single-tenant building located at 175 Connors Street in Gardner, Massachusetts. The building is a three and a half-story historic masonry structure that was built in 1910. The building is 20,232 gross square feet (GSF), over four floors. The building is constructed of multi-rye masonry exterior bearing walls with a concrete slab floor in the basement, wood framed floors with light-weight concrete over, the pitched roof assembly is wood rafters and wood plank decking and asphalt architectural shingles.
These alterations include the removal of the existing unconditioned wood framed vestibule, stairs and ramp system, scope of work for this project this alteration will include the addition of a new fire sprinklers system throughout the building, and a new fire alarm system. The commercial space on the first level (Main St.) will have the addition of a LULIA lift to access that space only.
GENERAL BUILDING INFORMATION:
Type of Construction: 5-B
Use Group: Group B office space (physicians office)
Sprinkler: Yes
Fire Alarm: Yes
Building Height: 60-ft. (Allowable): +/- 45-ft. (Actual)
Building Stories: 3-Stories (Allowable): 3-Story (Actual)
Building Area: 27,000 GSF (Allowable per Floor): 20,232 GSF (Actual)
Work Area: +/- 71 sf
Design Occupant Load: 135 people (Group B @ 150sf per person)

- Chapter 38 Existing Building Code (IEBC - 2021 International Existing Building Code):
Chapter 1 Scope and Administration
102.4 Referenced Codes (Massachusetts)
State and International Codes:
Building Code: 2021 International Building Code (IBC) W/ Massachusetts State Amendments (780 CMR effective: 10/11/2024)
Existing Building Code: 2021 International Existing Building Code (IEBC) W/ Massachusetts State Amendments (780 CMR effective: 10/11/2024)
Mechanical Code: 2021 International Mechanical Code (IMC) W/ Massachusetts State Amendments (780 CMR effective: 10/11/2024)
Electrical Code: 2021 National Electrical Code (NEC)
Plumbing Code: 248 CMR 10.00 Plumbing Code
Energy Code: 2021 International Energy Conservation Code (IECC) W/ Massachusetts State Amendments (780 CMR 13.00 Energy Efficiency, opt-in Exception: 225 CMR Massachusetts State Stretch Code)
Elevator Code: 24 CMR: Massachusetts Elevator Regulation
Fire Code: 207 CMR Fire Prevention Regulation, MGL 14B Fire Prevention National Fire Protection Association Codes (NFPA):
101-21: Life Safety Code
13-19: Standard for the Installation of Sprinkler Systems
70-20: National Electrical Code (NEC)
72-19: National Fire Alarm and Signaling Code
241-22: Standard for Safeguarding Construction, Alteration, and Demolition Alterations
Accessibility Code:
521 CMR: Massachusetts Architectural Access Board
General Codes:
Zoning Regulation: Applicable Local Zoning By-Laws and Ordinances.
Applicable Federal Laws: OSHA

ALTERATION - LEVEL 2
Pursuant to the 2021 IEBC Chapter 8 Section 801.4, New construction elements, components, systems and spaces shall comply with the requirements of the International Building Code, in addition, work shall comply with all the requirements of Chapters 7.
Chapter 3 Previsions for All Compliance Methods.
301.3.2 Work Area Compliance Method:
Repairs, Alterations, additions, changes of occupancy and relocated buildings complying with the applicable requirements of Chapter 6 through 12.
Chapter 6 Classification of Work
603 Alteration - Level 2
603.1 Scope
Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area.
603.2 Application
Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.
Chapter 8 Alterations - Level 2
801.4 Compliance
New construction elements, components, systems and spaces shall comply with the requirements of the International Building Code.
802.4 Interior Finish
The interior finish of walls, and ceilings in exits and corridors in any work area shall comply with the IBC. See Section 803.13 and Table 803.13. Exception allows for the use of fire-retardant coatings.
IBC 803.13 Interior Finishes Requirements based on Group B Use Class
Interior exit stairways and ramps and exit passageways: B
Corridors and enclosure for exit access stairways and ramps: C
Rooms and enclosed spaces: C
803.2 Automatic Sprinkler Systems
The existing building has a sprinkler system that will remain. Modifications will be required to comply with the alterations of this project in accordance with IBC section 903.2.4
803.2.6 Supervision:
The fire sprinkler system shall be monitored in accordance with NFPA 72.
803.4 Fire alarm and detection systems:
The existing building has a fire alarm system that will remain. Modifications will be required to comply with the alterations of this project in accordance with NFPA 101 Section 9.6 and installed in accordance with NFPA 70 and 72.
804 Number of Exits:
The existing building has (3) exits from this level. See Section 1006 and Table 1006.3.3 below.
IBC 1006 Number of Exits:
Table 1006.3.3 = 2 (occupant load of 1-500)
804.1 Minimum number:
The design occupant load of the space is 40 occupants. The minimum number of exits is 2, in accordance with IBC Table 1006.3.3.
804.5.1.1 Occupant Load and Travel Distance:
The maximum travel distance is 250 feet in accordance with IBC Table 1017.2
804.8 Means of Egress Lighting:
The alterations to the work area will require the installation of new emergency lights leading to exit locations and exit discharge in accordance with IBC Section 1008.2.1.
804.9 Exit Signs:
The alterations to the work area will require the installation of new lighted exit sign/emergency light combo units leading to the exit locations and exit discharge in accordance with IBC Section 1013.1
805.2 Existing structural elements carrying gravity loads:
This project assumes the same occupancy group 5-1. The existing building will require evaluation by a structural engineer for all increase in the gravity loading or modifications to the existing structure resulting in prohibited structural irregularity as defined by ASCE 7.
805.3 Existing structural elements resisting lateral loads:
This project assumes the same occupancy group 5-1. The existing building will require evaluation by a structural engineer for all increase in the lateral loading or modifications to the existing structure resulting in prohibited structural irregularity as defined by ASCE 7.
806 Electrical:
Newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70. The electrical work will be performed on a design-basis. Electrical Contractor to additional refer to 2021 IECC and 225 CMR 23: Massachusetts Commercial Stretch Energy Code.
807 Mechanical:
There is no mechanical work as part of this project.
808 Plumbing:
There is no plumbing work as part of this project.
809 Energy Conservation:
This project is an unconditioned space and is not required to meet the applicable energy provisions of the International Energy Conservation Code for mechanical and plumbing.
New electrical power and lighting systems will be required to meet the applicable energy provisions of the International Energy Conservation Code. See sections 806 for additional information.

Table with columns: Issue Record, EXISTING CONDITION SET, BID SET, PERMIT SET, CONSTRUCTION SET, CONVEYANCE/LEASING SET, AS-BUILT SET, Revisions (No., Description, Date), and Drawing/Checked by (BTH).

COVER SHEET

Table with columns: SHEET No. and Description, showing G000.



Project Name: SIDE EGRESS VESTIBULE AND STAIR MODIFICATIONS
COMMUNITY HEALTH CONNECTIONS
175 CONNORS STREET
GARDNER, MA 01440
COMMUNITY HEALTH CONNECTIONS 326 NICHOLS ROAD FITCHBURG, MA 01420

B. Thomas Heinzer Associates, Inc.
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY B. THOMAS HEINZER ASSOCIATES, INC. FOR THIS PROJECT ARE THE PROPERTY OF B. THOMAS HEINZER ASSOCIATES, INC. AND ARE INSTRUMENTS OF THE DESIGN SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED BY B. THOMAS HEINZER ASSOCIATES, INC. SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY USE OTHER THAN THE ORIGINAL PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF B. THOMAS HEINZER ASSOCIATES, INC.

Table with columns: Issue Record, EXISTING CONDITION SET, BID SET, PERMIT SET, CONSTRUCTION SET, CONVEYANCE/LEASING SET, AS-BUILT SET, Revisions (No., Description, Date), and Drawing/Checked by (BTH).

COVER SHEET

Table with columns: SHEET No. and Description, showing G000.

GENERAL NOTES:

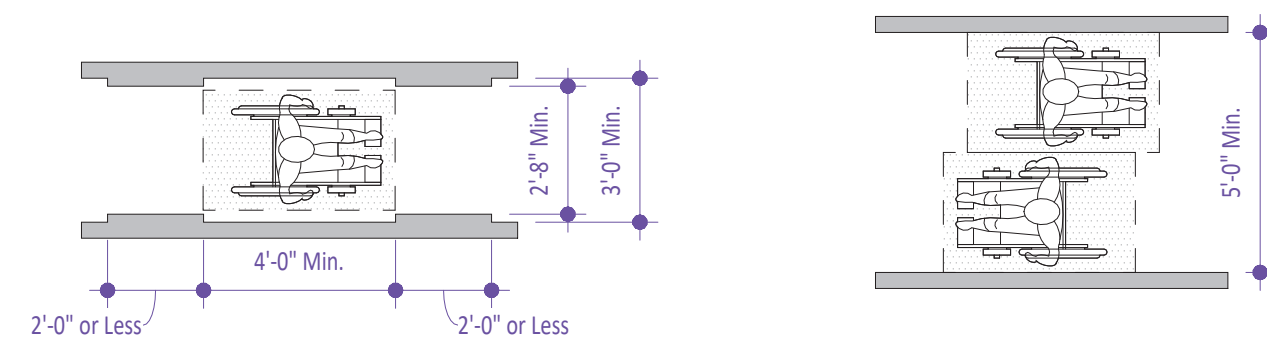
- THE INTENTION OF THIS SHEET IS TO SHOW THE REQUIREMENTS OF 521 CMR: ARCHITECTURAL ACCESS BOARD IN FULL EFFECT ON JANUARY 27, 2006 WITH LATEST AMENDMENTS. BASED ON PROJECT LOCATION, STATE OR LOCAL ACCESSIBILITY CODES MAY ALSO APPLY TO THE PROJECT. IF THERE IS A DISCREPANCY BETWEEN THE FEDERAL, STATE, OR LOCAL CODE THEN THE STRICTER OF THE CODES SHALL BE ENFORCED IN THAT SITUATION.
• THE COMPLETE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD ACCESSIBILITY GUIDELINES CAN BE FOUND AT: http://www.mass.gov/regulations/521-CMR-1-authority

GENERAL NOTES:

- IF THE REQUIREMENTS OF THIS SHEET CANNOT BE ACHIEVED FOR ANY REASON THEN THE G.C. SHOULD NOTIFY THE ARCHITECT IMMEDIATELY.

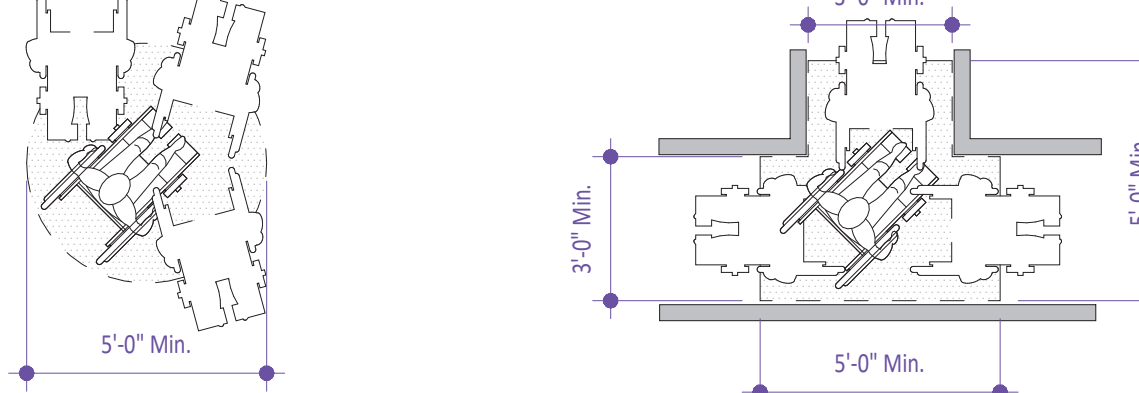
6.00 SPACE ALLOWANCE & REACH RANGES:

6.1 WHEELCHAIR PASSAGE WIDTH: The minimum clear width for single wheelchair passage shall be 36 inches (914mm) except for a reduction to 32 inches (813mm) and that reduction shall not exceed a linear distance of 24 inches (24" = 610mm). See Fig. 6a.



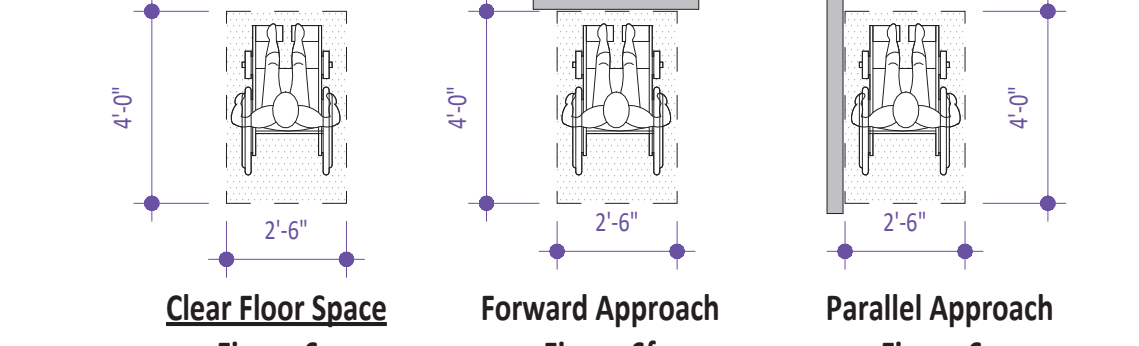
Single Wheelchair Figure 6a Two Wheelchairs Passing Figure 6b

6.3 WHEELCHAIR TURNING SPACE: The space required for a wheelchair to make a 180 degree turn is a clear space of 60 inches (60" = 1524mm) diameter (See Fig. 6c) or a T-shaped space. See Fig. 6d.



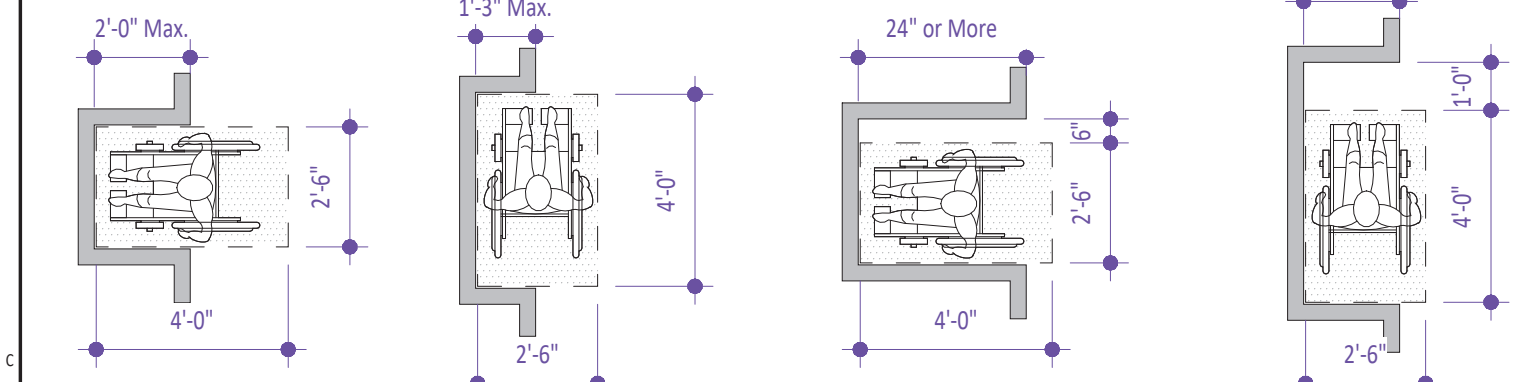
60" Turning Circle Figure 6c T-Turn Figure 6d

6.4.1 Size and Approach: The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches (30" x 48" = 762mm x 1219mm) (See Fig. 6e). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (See Fig. 6f and 6g). Clear floor or ground space for wheelchairs may be part of the knee space required under objects.



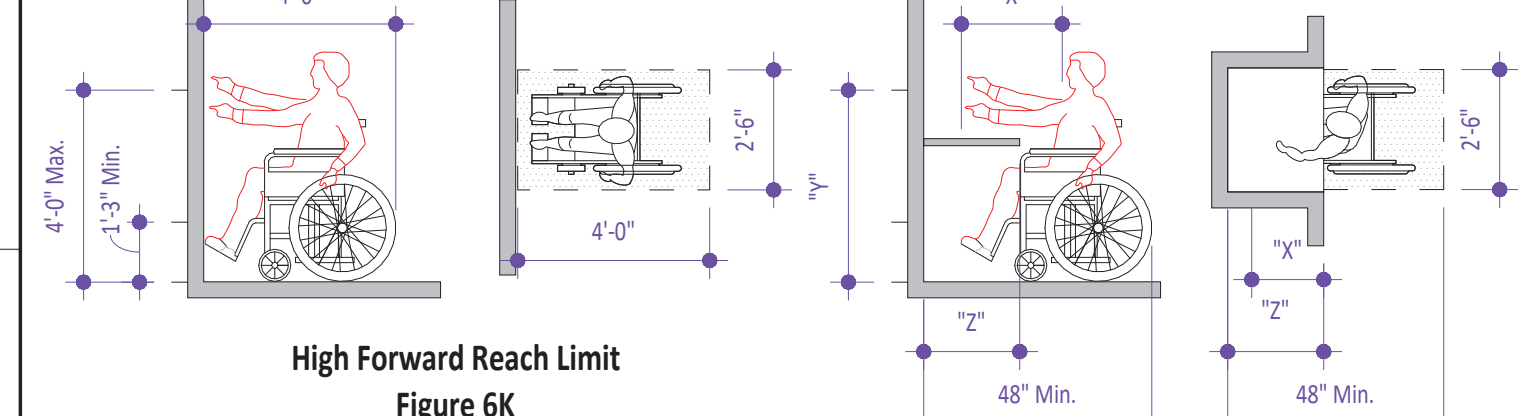
Clear Floor Space Figure 6e Forward Approach Figure 6f Parallel Approach Figure 6g

6.4.2 Relationship of Maneuvering Clearance to Wheelchair Spaces: One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided as shown in Fig. 6h and 6i.



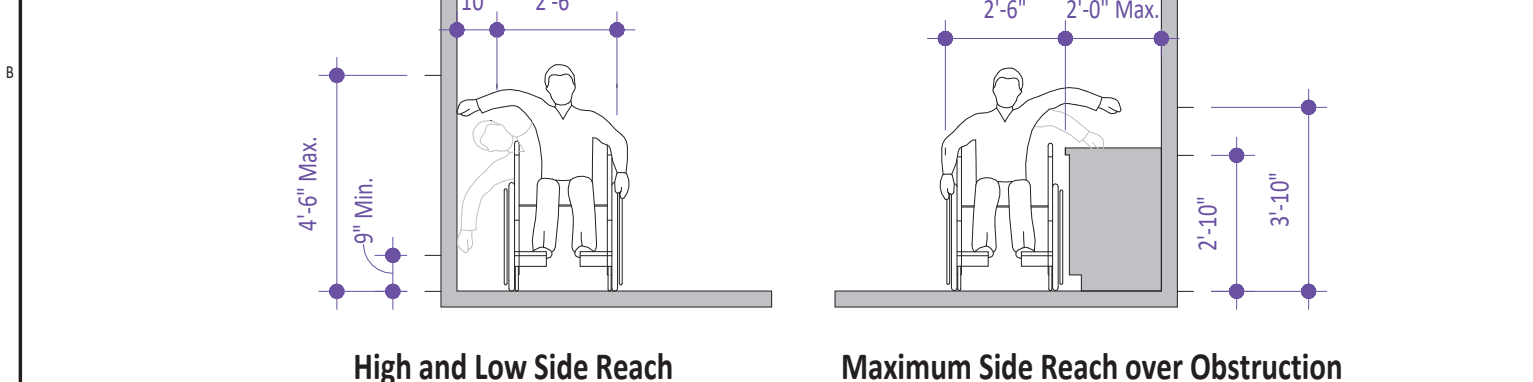
Clear Floor Space at Alcoves Figure 6h Maneuvering Space Figure 6i Maneuvering Space Figure 6j

6.5 Forward Reach: If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches (48" = 1219mm) (See Fig. 6k). The minimum low forward reach is 15 inches (15" = 381mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Fig. 6l.



High Forward Reach Limit Figure 6k Maximum Front Reach over an Obstruction Figure 6l

6.6 Side Reach: If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 inches (54" = 1372mm) and the low side reach shall be no less than nine inches (9" = 229mm) above the floor (See Fig. 6m). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6n.



High and Low Side Reach Figure 6m Maximum Side Reach over Obstruction Figure 6n

20.00 ACCESSIBLE ROUTE:

20.1 GENERAL: An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility. Accessible routes may include but are not limited to walks, halls, corridors, aisles, skylinks, and tunnels. Accessible routes may not include stairs, steps, or escalators, even if the stairs and steps are required to be accessible under 521 CMR.

20.2 LOCATION: Within the boundary of the site, an accessible route(s) shall be provided from accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route(s) shall coincide with the route for the general public.

20.2.1 At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site.

20.3 WIDTH: An accessible route shall have a minimum clear width of 36 inches (36" = 914mm) except at doors and at openings, less than 24 inches (24" = 610mm) deep where it shall comply with 521 CMR 26.00: DOORS AND DOORWAYS.

20.4 TURNS: If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall comply with Fig. 20a or 20b.

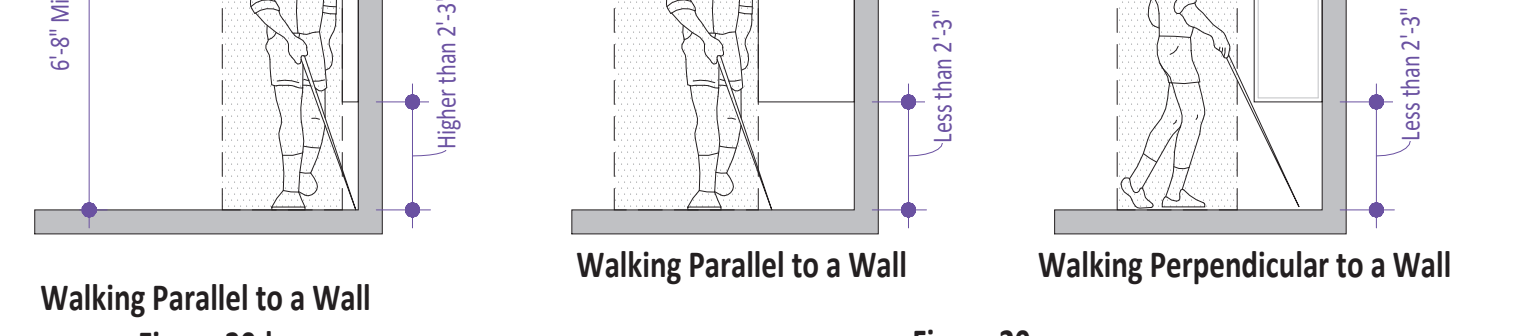
20.5 PASSING SPACE: If an accessible route has less than 60 inches (60" = 1524mm) clear width, then passing spaces at least 60 inches by 60 inches (60" x 60" = 1524mm by 1524mm) shall be located at intervals not to exceed 200 feet (200' = 61m). A) Intersection of two corridors or walks is an acceptable passing place.

20.6 PROTRUDING OBJECTS: Objects shall not reduce the clear width of an accessible route or maneuvering space (See Fig. 20c) and must comply with 521 CMR 20.6.3.

20.6.1 Objects projecting from walls (for example, telephones) with their leading edges between 27 inches and 80 inches (27" and 80" = 686mm and 2032mm) above the finished floor shall protrude no more than four inches (4" = 102mm) into walks, halls, corridors, passageways, or aisles and shall not have sharp or abrupt edges. See Fig. 20d.

20.6.2 Objects mounted with their leading edges at or below 27 inches (27" = 686mm) above the finished floor may protrude any distance as long as they do not reduce the accessible route below 36 inches (36" = 914mm). See Fig. 20e.

20.6.3 Free-standing objects mounted on posts or pylons may have a maximum overhang of 12 inches (12" = 305mm) measured between 27 inches and 80 inches (27" and 80" = 686mm and 2032mm) above the ground or finished floor. See Fig. 20f.



Walking Parallel to a Wall Figure 20d Walking Parallel to a Wall Figure 20e Walking Perpendicular to a Wall Figure 20f

20.12 AREAS OF RESCUE ASSISTANCE: Shall be provided where an accessible means of egress is not provided and shall comply with the following requirements: Exception: Areas of rescue assistance are not required in: a. existing buildings undergoing alterations, remodeling, reconstruction b. buildings or facilities having a supervised automatic sprinkler systems c. tunnels; d. open air parking garages and open air transit stations

20.12.1 Location and Construction: An area of rescue assistance shall be one of the following: a. A portion of a stairway landing within a smokeproof enclosure (complying with applicable requirements of 780 CMR (The Massachusetts State Building Code). See Fig. 20i.

b. A portion of an exterior exit balcony located immediately adjacent to an exit stairway when the balcony complies with applicable requirements of 780 CMR (The Massachusetts State Building Code) for exterior exit balconies. Openings to the interior of the building located within 20 feet (20' = 6m) of the area of rescue assistance shall be protected with fire assemblies having a 1-hour fire protection rating.

c. A portion of a one-hour fire-resistive corridor (complying with applicable requirements of 780 CMR: The State Building Code for fire-resistive construction and for openings) located immediately adjacent to an exit enclosure. (See Fig. 20j)

d. A vestibule located immediately adjacent to an exit enclosure and constructed to the same fire-resistive standards controlling corridors and openings.

e. A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building with not less than one hour fire-resistive doors.

f. When approved by the appropriate applicable building official, an area or a room that is separated from other portions of the building by a smoke barrier. Smoke barriers shall have a fire-resistive rating of not less than one hour and shall completely enclose the area or room. Doors in the smoke barrier shall be light-fitting smoke- and draft-control assemblies having a fire-protection rating of not less than 20 minutes and shall be self-closing or automatic closing.

g. The area or room shall be provided with an exit directly to an exit enclosure. Where the room or area opens into an exit enclosure which is required to be of more than one hour fire-resistive construction, the room or area shall have the same fire-resistive construction, including the same opening protection, as required for the adjacent exit enclosure.

h. An elevator lobby where elevator shafts and adjacent lobbies are pressurized as required for smokeproof enclosures by 780 CMR: The State Building Code or 524 CMR: The State Board of Elevator Regulations, and when complying with requirements herein for size, communication, and signage. Such pressurization systems shall be activated by smoke detectors on each floor located in a manner approved by the appropriate local authority. Pressurization equipment and its duct work within the building shall be separated from other portions of the building by a minimum two-hour fire-resistive construction.

i. A flat level area that is stable, firm and slip resistant adjacent to the exit discharge in locations where the public way is further than 100 feet from the building.

20.12.2 Size: Each area of rescue assistance shall provide at least two accessible spaces, not less than 30 inches by 48 inches (30" x 48" = 762mm by 1219mm) each. a. The area of rescue assistance shall not encroach on any required exit width. b. The total number of such 30 inch by 48 inch (30" x 48" = 762mm by 1219mm) areas per story shall be not less than one for every 200 persons of calculated occupant load served by the area of rescue assistance.

20.12.3 Stairway Width: Each stairway adjacent to an area of rescue assistance shall have a minimum clear width of 48 inches (48" = 1219mm) between handrails.

20.12.4 Two-way Communication: A method of two-way communication, with both visible and audible signals, shall be provided between each area of rescue assistance and the primary entrance to the building. The fire department or appropriate building official may approve a location other than the primary entrance to the building. Any operable mechanism shall comply with 521 CMR 39.00: CONTROLS.

20.12.5 Identification: Each area of rescue assistance shall be identified by a sign that states "area of rescue assistance" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

22.00 WALKWAYS:

22.1 GENERAL: Walkways shall include but not be limited to all walks, sidewalks, overpasses, bridges, tunnels, underpasses, plazas, courts and other pedestrian paths, and shall comply with the following requirements:

22.2 WIDTH: Width of walkways shall be not less than 48 inches (48" = 1219mm), excluding curb stones. An unobstructed path of travel shall be provided which is at least 36 inches (36" = 914mm) clear, excluding curb stones.

22.3 GRADE: Walkways with a running slope greater than one-in-20 (1:20) (5%) are ramps and shall comply with 521 CMR 24.00: RAMPS.

22.3.1 Nowhere shall the cross slope of walkways exceed one-in-50 (1:50) (2%). Refer to 521 CMR 2.4.4.e.

Exception: Sidewalks on streets and ways shall be considered walkways, with the exception that if the slope of the natural topography exceeds one-in-20 (1:20) (5%) a ramp is not required.

22.3.2 Nowhere shall the surface slope of any plaza area exceed one-in-50 (1:50) (2%).

22.4 LEVEL CHANGES: Walkways shall have continuous common surfaces, not interrupted by steps or changes in level greater than 1/4 inch (1/4" = 6mm).

22.4.1 Changes in level between 1/4 inch (1/4" = 6mm) and 1/2 inch (1/2" = 13mm) shall be beveled with a slope no greater than 1:2 (50%). See Fig. 22a.

22.4.2 Changes in level greater than 1/2 inch (1/2" = 13mm) shall require a curb cut, walkway, ramp, elevator, or platform lift that complies with 521 CMR 21.00: CURB CUTS, 521 CMR 22.00: WALKWAYS, 521 CMR 24.00: RAMPS or 521 CMR 28.00: ELEVATORS.

24.00 RAMPS:

24.1 GENERAL: Any part of an accessible route with a slope greater than 1:20 (5%) shall be considered a ramp and shall comply with the requirements of 521 CMR 24.00

24.2 SLOPE AND RISE: Ramps shall have the least possible slope. 24.2.1 The least possible slope should be used for any ramp. The maximum slope of a ramp shall be 1:12 (8.3%). (There is no tolerance allowed on slope, Refer to 521 CMR 2.4.4e)

24.2.2 The maximum rise for any run shall be 30 inches (30" = 762mm). See Fig. 24a

Exceptions: A slope between 1:10 (10%) and 1:12 (8.3%) is allowed for a single rise of a maximum three inches (3" = 76mm).

26.00 DOORS AND DOORWAYS:

26.1 GENERAL: All doors and openings along accessible routes shall comply with the following requirements. 26.1.1 Gates, including ticket gates, shall comply with 521 CMR 26.00.

Exceptions: Openings greater than 24 inches (24" = 610mm) in depth are not doorways but may be part of an accessible route, in which case they shall comply with 521 CMR 20.00: ACCESSIBLE ROUTES or 521 CMR 24.00: RAMPS (See Fig. 26a). Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 inches (20" = 508mm) minimum. See 521 CMR 9.5.8, Closets.

26.1.2 In buildings classified in the assembly use and educational use (See 521 CMR 302.0) with an occupancy of over 150 (See 521 CMR 14.1.1), all required egress doors which lead directly to the outside at grade, shall be made accessible at the exterior as well as the interior so as to provide a safe path of travel to a public way for persons who are disabled. Such egress doors shall be provided with illuminated signage identifying accessibility by the use of the international symbol contained within the "exit" sign (See 521 CMR 41.1.3)

26.4 DOUBLE-LEAF DOORWAYS: A doorway having two independently operated door leaves shall have at least one leaf that meets the requirements of 521 CMR 26.5, Width and 521 CMR 26.6, Maneuvering Clearance. That leaf shall be an active leaf.

26.5 WIDTH: All doorways and openings that are required to be accessible shall have a clear opening of not less than 32 inches (32" = 813mm). Clear opening of a door is measured from the face of the stop on the latch side to the face of the door when the door is open 90 degrees. For door types such as bifold, accordion, and pocket, the clear opening is measured when the door is in its most fully open position. See Fig. 26b and 26c.

26.6 MANEUVERING CLEARANCE: A minimum clear floor area shall be provided on both sides of all doors and gates. Exception: Doors equipped with automatic opening devices are exempt from 521 CMR 26.6.3, 26.6.4 and 26.8

26.6.1 The floor or ground area within the required clearances shall be level.

26.6.2 Doors located in a recess of more than six inches (6" = 152mm) deep shall have clear floor space as required in 521 CMR 26.6.3 and 521 CMR 26.6.4. Said clear floor space shall be measured within six inches of the door.

26.8.1 DOOR OPENING FORCE: Doors: These forces apply only to opening the door, not to the effort required to retract latch bolts or disengage other devices that may hold the door in a closed position.

a. exterior hinged doors: 15 lbs. b. interior hinged doors: five lbs. c. sliding or folding doors: five lbs. Exception: Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

26.8 DOOR CLOSERS: If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door will take at least six seconds to close.

26.6.3 PULL SIDE: Pull side clearance shall comply with the following: A. A minimum of 18 inches (18" = 457mm) of clear floor space shall be provided on the latch, pull side of the door when the clear floor space in front of the door is a minimum of 60 inches (60" = 1524mm). See Fig. 26d.

B. A minimum of 42 inches (42" = 1067mm) of clear floor space shall be provided on the latch, pull side of the door when the clear floor space in front of the door is more than 54 inches (54" = 1372mm) but less than 60 inches (60" = 1524mm). See Fig. 26e.

C. A minimum of 24 inches (24" = 610mm) of clear floor space shall be provided on the latch, pull side of the door when the clear floor space in front of the door is a minimum of 54 inches (54" = 1372mm) and the door has a closer. See Fig. 26f. Pull side clearance shall comply with Fig. 26d.

Maneuvering Clearance at Doors (Pull Side) Figure 26d

26.6.4 PUSH SIDE: Push side clearance shall comply with Fig. 26e.

26.7 TWO DOORS IN SERIES: The minimum space between two hinged or pivoted doors in series shall be 48 inches (48" = 1219mm) plus the width of any door swinging into the space.

Doors in series shall swing either in the same direction or away from the space between the doors. See Fig. 26g.

26.10 THRESHOLDS: Thresholds at doorways shall comply with the following (See Fig. 26h): 26.10.1 Thresholds shall not exceed 1/2 inch (1/2" = 13mm) in height and shall be beveled on both sides with a slope no greater than one-in-two (1:2) (50%).

26.10.2 Changes in floor finish materials shall have an edge strip or threshold that is beveled at a ratio of one-in-two (1:2) (50%).

26.10.3 Exterior sliding door thresholds shall not exceed 1/4 of an inch (1/4" = 6mm) in height and shall be beveled both sides with a slope no greater than one-in-four (1:4) (25%).

26.11 DOOR HARDWARE: Shall comply with the following: 26.11.1 Type: Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides.

26.11.2 Height: Hand-operated door opening hardware shall be located 36 inches to 48 inches (36" to 48" = 914mm to 1219mm) above the floor. See Fig. 26i.

26.11.3 Operation: Doors in the means of egress shall be operable with one hand and with a single effort. Doors in the paths of ingress shall be able to be unlocked and opened with one hand.

26.11.4 Special hardware: Doors opening into hazardous areas shall have door-opening hardware which is knurled or has a roughened surface to give tactile warning to persons with visual impairments. Hazardous areas shall include but not be limited to loading platforms, boiler rooms, and electrical equipment rooms.

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26.12.5 Identification: Each area of rescue assistance shall be identified by a sign that states "area of rescue assistance" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

26.12.6 Identification: Each area of rescue assistance shall be identified by a sign that states "area of rescue assistance" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

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26.12.12 Identification: Each area of rescue assistance shall be identified by a sign that states "area of rescue assistance" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

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26.12.21 Identification: Each area of rescue assistance shall be identified by a sign that states "area of rescue assistance" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

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29.00 FLOOR SURFACES:

29.1 GENERAL: Ground and floor surfaces including floors, walks, ramps, and curb cuts shall be stable, firm, slip resistant, and maintained with materials that ensure continued slip resistance.

29.2 LEVEL CHANGES: Ground and floor surfaces shall be of a common level throughout, except for the following permitted changes in level. 29.2.1 Changes in level up to and including 1/4 inch (1/4" = 6mm) may be vertical and without edge treatment. See Fig. 29a.

29.2.2 Changes in level greater than 1/4 inch (1/4" = 6mm) and less than 1/2 inch (1/2" = 13mm) shall be beveled with a slope no greater than one-in-two (1:2) (50%). See Fig. 29a.

29.2.3 Changes in level greater than 1/2 inch (1

Revisions:

No.	Description	Date

Drawn by: BTH
Checked by: BTH
Project No: BTH-1498
Drawing Name:

TYPICAL DEVICE HEIGHTS, LEGENDS & NOTES

Sheet No:

G010

LIGHTING SYMBOLS	
	2x2 DROP-IN LIGHT FIXTURE WITH PRISMATIC LENS, ELECTRONIC BALLAST, (2) T8 LAMPS
	2x4 DROP-IN LIGHT FIXTURE WITH PARABOLIC LENS, ELECTRONIC BALLAST, (2) T8 LAMPS
	2x4 DROP-IN LIGHT FIXTURE WITH PRISMATIC LENS, ELECTRONIC BALLAST, (2) T8 LAMPS
	2x4 DROP-IN LIGHT FIXTURE WITH PARABOLIC LENS, ELECTRONIC BALLAST, (2) T8 LAMPS
	F2 - 4' FLUORESCENT SHOP FIXTURE, (2) F40 LAMPS
	RECESSED LIGHTING - DOWN LIGHT
	RECESSED LIGHTING - EYEBALL
	INCANDESCENT LIGHT FIXTURE - CEILING MOUNTED
	INCANDESCENT LIGHT FIXTURE - WALL MOUNTED
	WALL PACK LIGHT FIXTURE

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

LIFE SAFETY SYMBOLS	
	2-LITE EMERGENCY LIGHT WALL PACK
	1-LITE EMERGENCY LIGHT WALL PACK
	REMOTE HEAD EMERGENCY LIGHT
	WALL MTD. EXIT SIGN - ILLUMINATED WITH 2-LITE EMERGENCY LIGHTS, BATTERY BACK-UP OR REMOTE EM. POWER
	WALL MTD. EXIT SIGN - ILLUMINATED, BATTERY BACK-UP OR REMOTE EM. POWER
	WALL MTD. EXIT SIGN - CHEMICALLY ILLUMINATED, BATTERY BACK-UP OR REMOTE EM. POWER
	CLG. MTD. EXIT SIGN - ILLUMINATED, BATTERY BACK-UP OR REMOTE EM. POWER

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

COMMUNICATION SYMBOLS	
	INTERCOM
	PHONE JACK, HGT FROM FLOOR
	PHONE/DATA, HGT FROM FLOOR
	DATA, HGT FROM FLOOR
	CABLE TV JACK
	PHONE PANEL

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

FIRE PROTECTION SYMBOLS	
	UPRIGHT SPRINKLER HEAD
	SIDE WALL SPRINKLER HEAD
	UPRIGHT SPRINKLER HEAD
	A-B-C FIRE EXTINGUISHER

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

PLUMBING SYMBOLS	
	PRESSURE REDUCER VALVE
	WATER METER

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

POWER SYMBOLS	
	SWITCH - SINGLE POLE
	SWITCH - KEY OPERATED
	SWITCH - TWO WAY
	SWITCH - THREE WAY
	SWITCH - FOUR WAY
	SWITCH - OCCUPANCY SENSOR
	SWITCH - PILOT
	SWITCH - SOLENOID VALVE
	SWITCH - TIMER
	SWITCH - LOW VOLTAGE
	DUPLEX OUTLET, HGT. FROM FLOOR
	GROUND FAULT DUPLEX OUTLET, HGT. FROM FLOOR
	QUAD OUTLET
	DUPLEX SPLIT OUTLET (SWITCHED)
	DUPLEX FLOOR OUTLET
	ELECTRICAL TRANSFORMER
	ELECTRIC BASEBOARD
	DISCONNECT
	LIGHT PANEL - SURFACE MOUNTED
	JUNCTION BOX
	DISHWASHER POWER
	FOOD DRINDER POWER
	ELEVATOR PIT DISCONNECT
	MAGNETIC DOOR LOCK
	MAGNETIC HOLD OPEN
	INTERCOM SYSTEM PANEL
	DOOR BUZZ CONTROL
	ELEVATOR CONTROL PANEL
	LOW PRESSURE WATER SWITCH

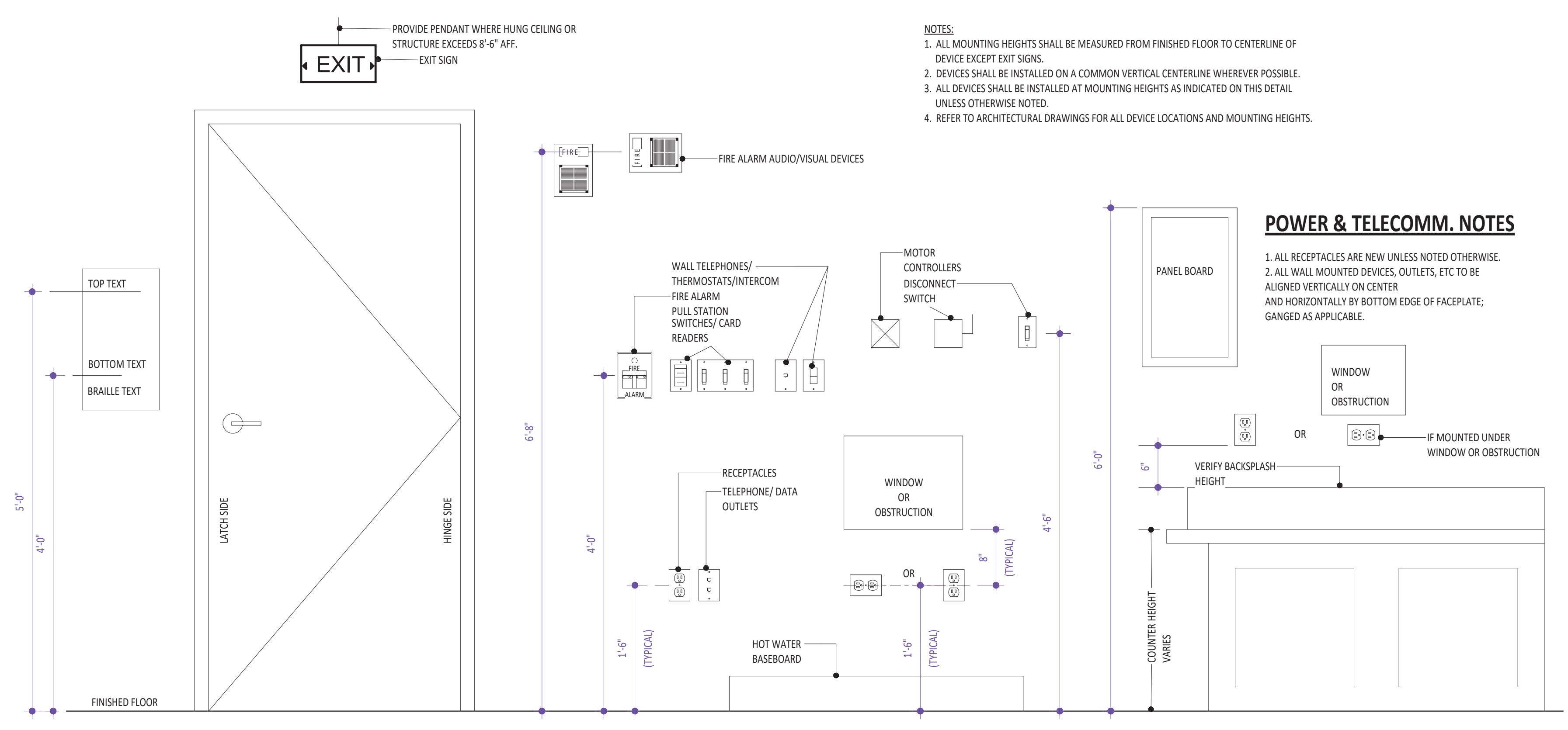
LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

FIRE ALARM SYMBOLS	
	STROBE
	HORN/STROBE
	PULL STATION
	FIRE ALARM CONTROL PANEL
	IN-DUCT SMOKE DETECTOR
	R - LOCATED IN RETURN DUCT
	S - LOCATED IN SUPPLY DUCT
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	FIRE ALARM CONTROL PANEL
	FIRE ALARM CONTROL PANEL

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW

HVAC SYMBOLS	
	2x2 4-WAY HVAC SUPPLY DIFFUSER
	2x2 4-WAY HVAC RETURN DIFFUSER
	EXHAUST FAN
	THERMOSTAT, MOUNTED 5' A.F.F., U.N.O.
	CENTRAL VACUUM OUTLET

LEGEND NOTES:
E - NEXT TO A DEVICE OR SYMBOL DENOTES EXISTING
R - NEXT TO A DEVICE OR SYMBOL DENOTES RELOCATED
N - NEXT TO A DEVICE OR SYMBOL DENOTES NEW



08 SCHEDULE - TYPICAL DEVICE MOUNTING HEIGHTS
SCALE: 1" = 1'-0" D4



B. Thomas Heinzer Associates, Inc.
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Issue Record:

EXISTING CONDITION SET	
BID SET	
07/30/2025 PERMIT SET	
CONSTRUCTION SET	
CONVEYANCE/LEASING SET	
AS-BUILT SET	

Revisions:

No.	Description	Date

Drawn by: BTH
 Checked by: BTH
 Project No: BTH-1498
 Drawing Name:

LEVEL 1 FLOOR PLANS
ABOVE 3'-0" AND
BELOW 3'-0"

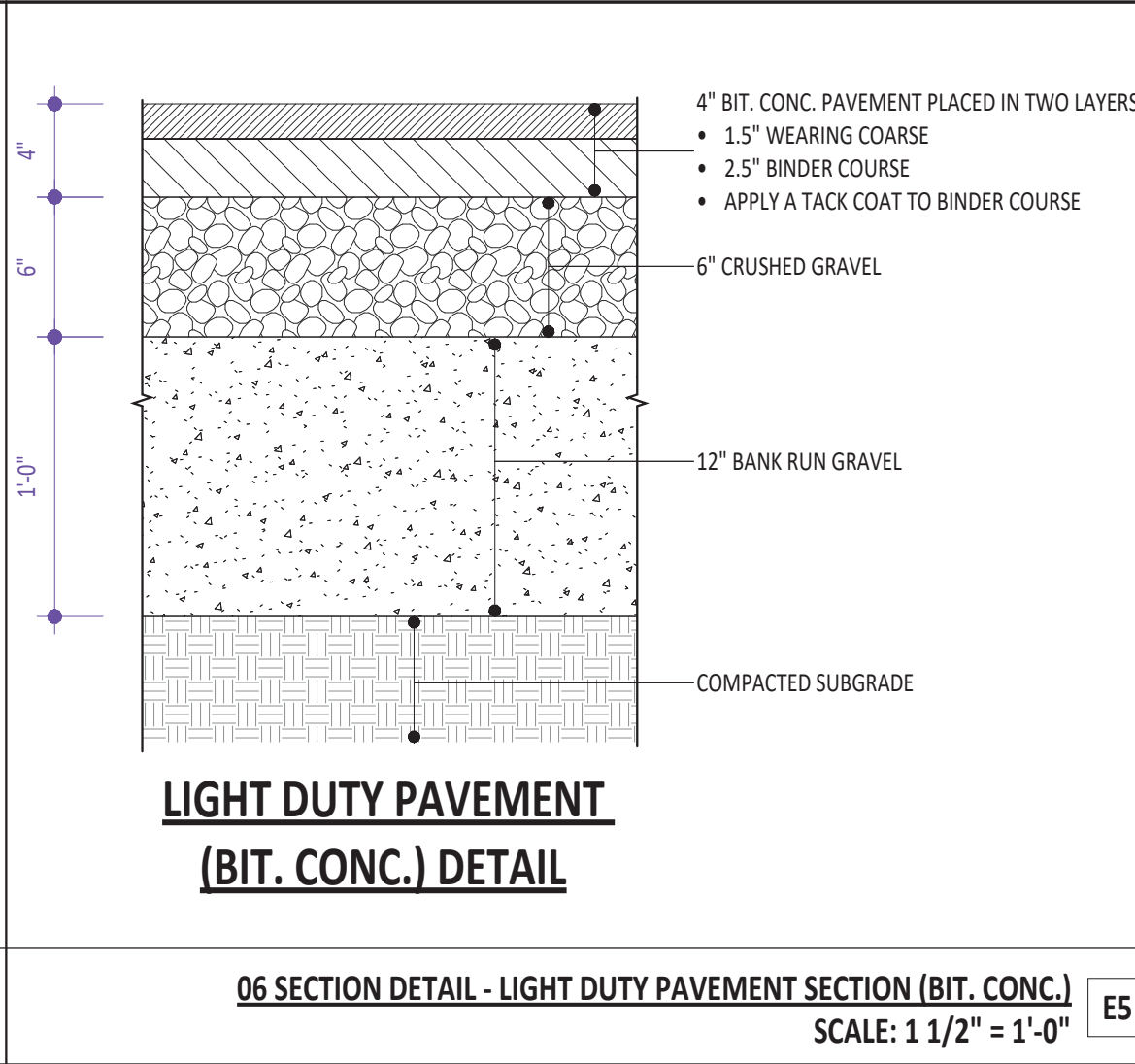
Sheet No:
A101

- GENERAL CONSTRUCTION NOTES:**
- ALL WORK IS TO BE CARRIED OUT AND COMPLETED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS.
 - THE SCOPE OF WORK IS AS SHOWN IN THE DRAWINGS. PHASING OF THE WORK IS TO BE DETERMINED.
 - ALL MATERIALS, ITEMS AND FIXTURES SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
 - BTH WILL NOT ACCEPT ANY VARIATION IN MATERIALS OR METHODS OF CONSTRUCTION WITHOUT PRIOR APPROVAL. ANY SUBSTITUTED ITEM MUST FIRST BE APPROVED BY BTH PRIOR TO PURCHASE.
 - THE OWNER SHALL OBTAIN AND TRANSFER TO THE TENANT, ALL MAINTENANCE AND OPERATION MANUALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND SUITABILITY OF ALL MATERIALS, EQUIPMENT OR OTHER ITEMS OF CONSTRUCTION FURNISHED UNDER THIS CONTRACT AND SHALL AS REQUIRED BY CONTRACT DOCUMENTS SUBMIT TO BTH CUTS OR SHOP DRAWINGS AND SAMPLE, IF SPECIFIED OF EACH SUCH ITEM, ACCOMPANIED BY A LETTER CERTIFYING THAT THE ITEM IS SUITABLE FOR AND WORKABLE ON THIS PROJECT.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH BTH REPRESENTATIVE.
 - PROTECTION OF PERSONS AND PROPERTY: INTERIOR ENVIRONMENTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIAL IN ANY FORM AT THE PROJECT PREMISES, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. CONTRACTOR TO CONTACT BTH PROJECT REPRESENTATIVE IF ANY SUBSTANCES ARE DISCOVERED.
 - THE G.C. SHALL PROVIDE TENANT WITH KEYS FOR ALL DOORS & CABINETS.
 - ALL DIMENSIONS IN PLANS ARE TO THE FACE OF STUD OR CONCRETE U.L.O. ALL DIMENSIONS IN SECTION OR ELEVATION ARE FROM TOP OF CONC., PLYWOOD, PLATES OR STEEL U.L.O.
 - IN THE EVENT ADDITIONAL DETAILS OR INFORMATION IS NEEDED BY THE CONTRACTOR, THEY SHALL CONTACT THE ARCHITECT BEFORE PROCEEDING.
 - THE ARCHITECT RESERVES THE RIGHT TO MAKE RECOMMENDED CHANGES DO TO THE REQUIREMENTS OF THE LOCAL OFFICIALS OR OTHER UNFORESEEN CONDITIONS.
 - HARDWARE: ALL EXTERIOR DOORS TO HAVE THE NECESSARY PANIC AND CLOSURE DEVICES, PROVIDED BY STATE AND LOCAL CODES. ALL INTERIOR DOORS TO BE DETERMINED BY THE OWNER.
 - CONTRACTOR/SUBCONTRACTOR TO KEEP SITE CONDITIONS CLEAN AND SAFE FROM ALL DEBRIS.
 - ALL CHANGES TO BE PERFORMED BY WRITTEN AND APPROVED CHANGE-ORDER. SHOWING ALL WORK TO BE PERFORMED AND REFLECT ANY COST DIFFERENCES, IF ANY.
 - CONTRACTOR/SUBCONTRACTOR TO BE FULLY INSURED, INCLUDING WORKMAN COMPENSATION AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY CLAIMS RESULTING FROM WORK PERFORMED BY HIM/HER ON THIS JOB.
 - CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO WORK BEING PERFORMED; INCLUDING VERIFICATION OF PLANS AND SPECIFICATIONS TO SITE CONDITIONS, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO PROVIDE ALL TIES FOR GAS, ELECTRICAL, AND SEWER FROM UTILITY ENTRANCE TO TENANT SPACE THE ROAD TO THE BUILDING.
 - CONTRACTOR/SUBCONTRACTOR RESPONSIBLE FOR ALL PERMITS AND FEES.
 - SMOKE, HEAT, & FIRE DETECTION AS PER FIRE DEPARTMENT, STATE AND LOCAL CODE REQUIREMENTS.
 - PLUMBING: TO BE PROVIDED AND INSTALLED BY LICENSED PLUMBING CONTRACTOR. SERVICE TO INCLUDE ALL NECESSARY MATERIALS AND ACCESSORIES TO PROVIDE A COMPLETE AND APPROVED SYSTEM WHICH CONFORMS TO STATE AND LOCAL CODES.
 - ELECTRICAL: TO BE PROVIDED AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR. SERVICE TO INCLUDE ALL NECESSARY MATERIALS AND ACCESSORIES TO PROVIDE A COMPLETE AND APPROVED SYSTEM WHICH CONFORMS TO STATE AND LOCAL CODES.
 - SPRINKLER: TO BE PROVIDED AND INSTALLED BY LICENSED SPRINKLER CONTRACTOR. SERVICE TO INCLUDE ALL NECESSARY MATERIALS AND ACCESSORIES TO PROVIDE A COMPLETE AND APPROVED SYSTEM WHICH CONFORMS TO STATE AND LOCAL CODES.
 - MECHANICAL: TO BE PROVIDED AND INSTALLED BY LICENSED MECHANICAL CONTRACTOR. SERVICE TO INCLUDE ALL NECESSARY MATERIALS AND ACCESSORIES TO PROVIDE A COMPLETE AND APPROVED SYSTEM WHICH CONFORMS TO STATE AND LOCAL CODES.

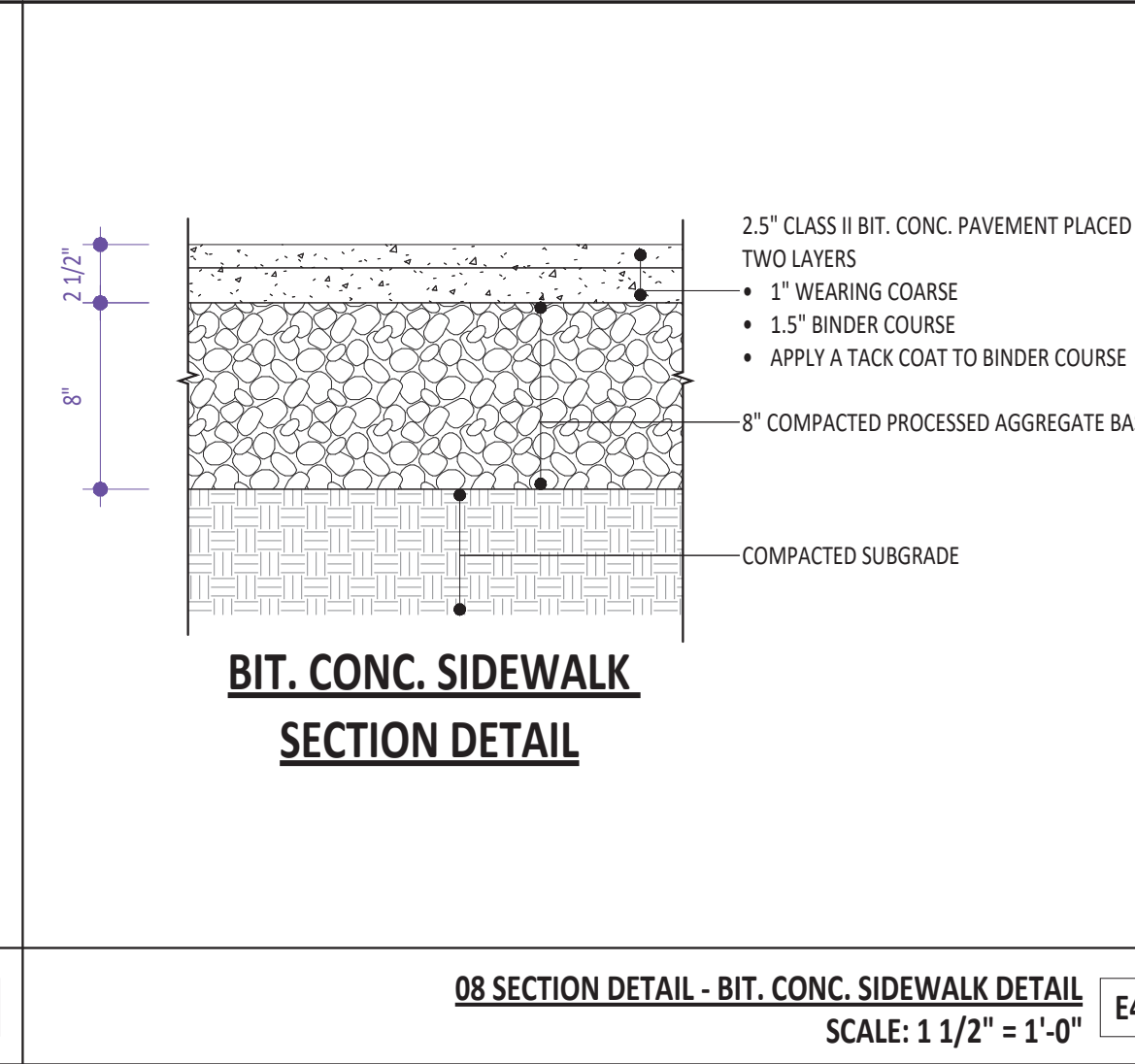
- CONSTRUCTION**
- THOROUGHLY CLEAN FLOOR SLAB IN PREPARATION FOR NEW FLOORING MATERIALS.
 - PATCH EXISTING GWB SURFACES WHERE DEMOLITION CAUSED OPEN OR OTHERWISE DAMAGED CONDITIONS, WHERE DAMAGED DURING CONSTRUCTION OR WHILE REMOVAL LOCATIONS ARE DAMAGED.
 - ALL WOOD BLOCKING/FLURRING WILL BE FIRE RETARDANT, GYPSUM WALL BOARD (GWB) TO BE AS MANUFACTURED BY UNITED STATES GYPSUM OR APPROVED EQUAL.
 - ALL JOINTS, CORNERS AND EDGES OF GYPSUM WALL BOARD (GWB) SHALL BE FINISHED PROPERLY WITH APPROPRIATE BEADS.
 - POWER AND TELEPHONE OUTLETS AND SWITCHES SHALL BE MOUNTED AT STANDARD HEIGHTS (MEETING ADA REQUIREMENTS) UNLESS OTHERWISE NOTED.
 - ALL FINISHES TO BE SELECTED BY OWNER'S REPRESENTATIVE.
 - ALL INTERIOR FINISHES TO COMPLY WITH 780 CMR CHAPTER 7.
 - ALL CARPETING MUST COMPLY WITH RADIANT FLUX REQUIREMENTS CLASS II, 22 WATTS OR GREATER.
 - ALL TOILET ROOMS SHALL HAVE A MINIMUM 75 CFM EXHAUST FANS.
 - PROVIDE NEW ADA HEIGHT WATER CLOSET AND LAVATORY.
 - EXISTING EXIT SIGNS AND EMERGENCY LIGHT FIXTURES TO COMPLY WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS.
 - PREPARE EXISTING FLOORING FOR NEW CARPET AND VINYL BASE AS SPECIFIED BY OWNER.
 - PAINT ALL EXISTING AND NEW WALLS, ONE COAT PRIMER, TWO COATS FINISH OR AS SPECIFIED BY OWNERS.

- POWER & TELECOMMUNICATIONS**
- ALL RECEPTACLES ARE NEW UNLESS NOTED OTHERWISE.
 - ALL WALL MOUNTED DEVICES, OUTLETS, ETC. TO BE ALIGNED VERTICALLY ON CENTERING HORIZONTALLY BY BOTTOM EDGE OF FACEPLATE, GANGED AS APPLICABLE.
 - EACH OFFICE TO BE INDIVIDUALLY SWITCHED, SWITCH MOUNTED AT ADA COMPLIANT HEIGHT.
 - ALL WALL MOUNTED DEVICES (IE: THERMOSTATS, LIGHT SWITCHES, ELEC OUTLETS, ETC.) TO BE ALIGNED VERTICALLY ON BOTTOM EDGE AND HORIZONTALLY ON CENTER, GANGED IN ONE PLATE.
 - THE ELECTRICAL CONTRACTOR SHALL SUPPLY POWER SOURCE TO THE HAND DRYER JUNCTION BOXES. THE HAND DRYER LOCATIONS SHALL BE COORDINATED IN THE FIELD. THE HAND DRYERS SHALL BE INDIVIDUALLY CIRCUITED.

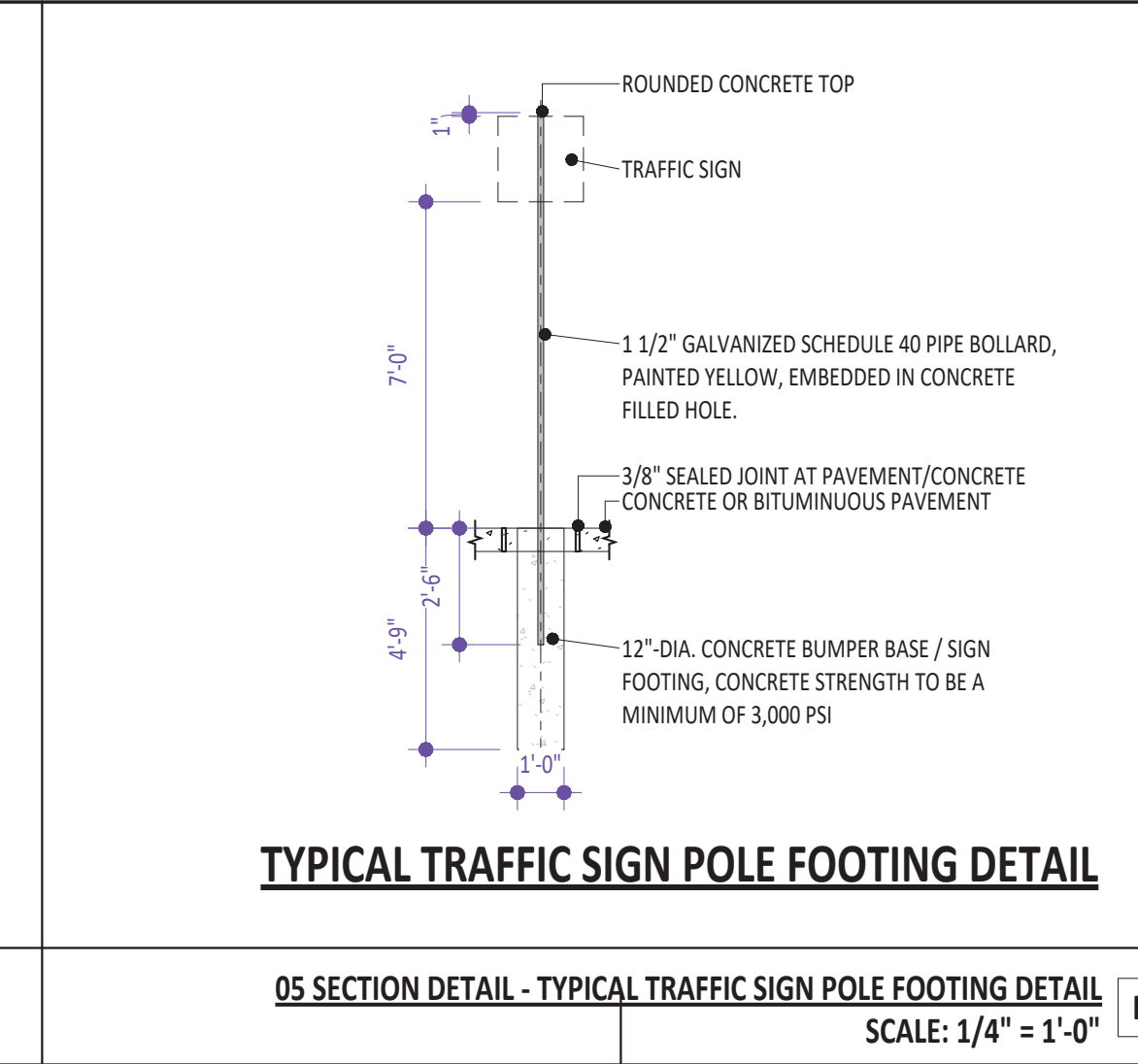
- DESIGN BUILD**
- ELECTRICAL GENERAL NOTE:** ELECTRICAL MODIFICATIONS TO BE PERFORMED ON A DESIGN BUILD BASIS AND AS-BUILT ELECTRICAL PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING DEPARTMENT. ALL ELECTRICAL WORK IS TO COMPLY WITH 780 CMR 27 AND 527 CMR 12 MASSACHUSETTS ELECTRICAL CODE. (THESE SERVICES ARE PERFORM OUTSIDE OF B. THOMAS HEINZER ASSOCIATES, INC. SCOPE OF SERVICES AND DO NOT TAKE ANY RESPONSIBILITY FOR THE SAME.)
 - PLUMBING GENERAL NOTE:** PLUMBING MODIFICATIONS TO BE PERFORMED ON A DESIGN BUILD BASIS AND AS-BUILT PLUMBING PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING DEPARTMENT. ALL PLUMBING WORK IS TO COMPLY WITH 780 CMR 25 AND 248 CMR 2.00 MASSACHUSETTS STATE PLUMBING CODE. (THESE SERVICES ARE PERFORM OUTSIDE OF B. THOMAS HEINZER ASSOCIATES, INC. SCOPE OF SERVICES AND DO NOT TAKE ANY RESPONSIBILITY FOR THE SAME.)
 - MECHANICAL GENERAL NOTE:** MECHANICAL MODIFICATIONS TO BE PERFORMED ON A DESIGN BUILD BASIS AND AS-BUILT MECHANICAL PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING DEPARTMENT. ALL MECHANICAL WORK IS TO COMPLY WITH BOCA NATIONAL MECHANICAL CODE. (THESE SERVICES ARE PERFORM OUTSIDE OF B. THOMAS HEINZER ASSOCIATES, INC. SCOPE OF SERVICES AND DO NOT TAKE ANY RESPONSIBILITY FOR THE SAME.)
 - FIRE ALARM GENERAL NOTE:** FIRE ALARM MODIFICATIONS TO BE PERFORMED ON A DESIGN BUILD BASIS AND AS-BUILT FIRE ALARM PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING DEPARTMENT. ALL FIRE ALARM WORK IS TO COMPLY WITH 780 CMR AND NFPA 72. (THESE SERVICES ARE PERFORM OUTSIDE OF B. THOMAS HEINZER ASSOCIATES, INC. SCOPE OF SERVICES AND DO NOT TAKE ANY RESPONSIBILITY FOR THE SAME.)
 - SPRINKLER GENERAL NOTE:** SPRINKLER MODIFICATIONS TO BE PERFORMED ON A DESIGN BUILD BASIS AND AS-BUILT FIRE ALARM PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING DEPARTMENT. ALL SPRINKLER WORK IS TO COMPLY WITH 780 CMR AND NFPA 72. (THESE SERVICES ARE PERFORM OUTSIDE OF B. THOMAS HEINZER ASSOCIATES, INC. SCOPE OF SERVICES AND DO NOT TAKE ANY RESPONSIBILITY FOR THE SAME.)



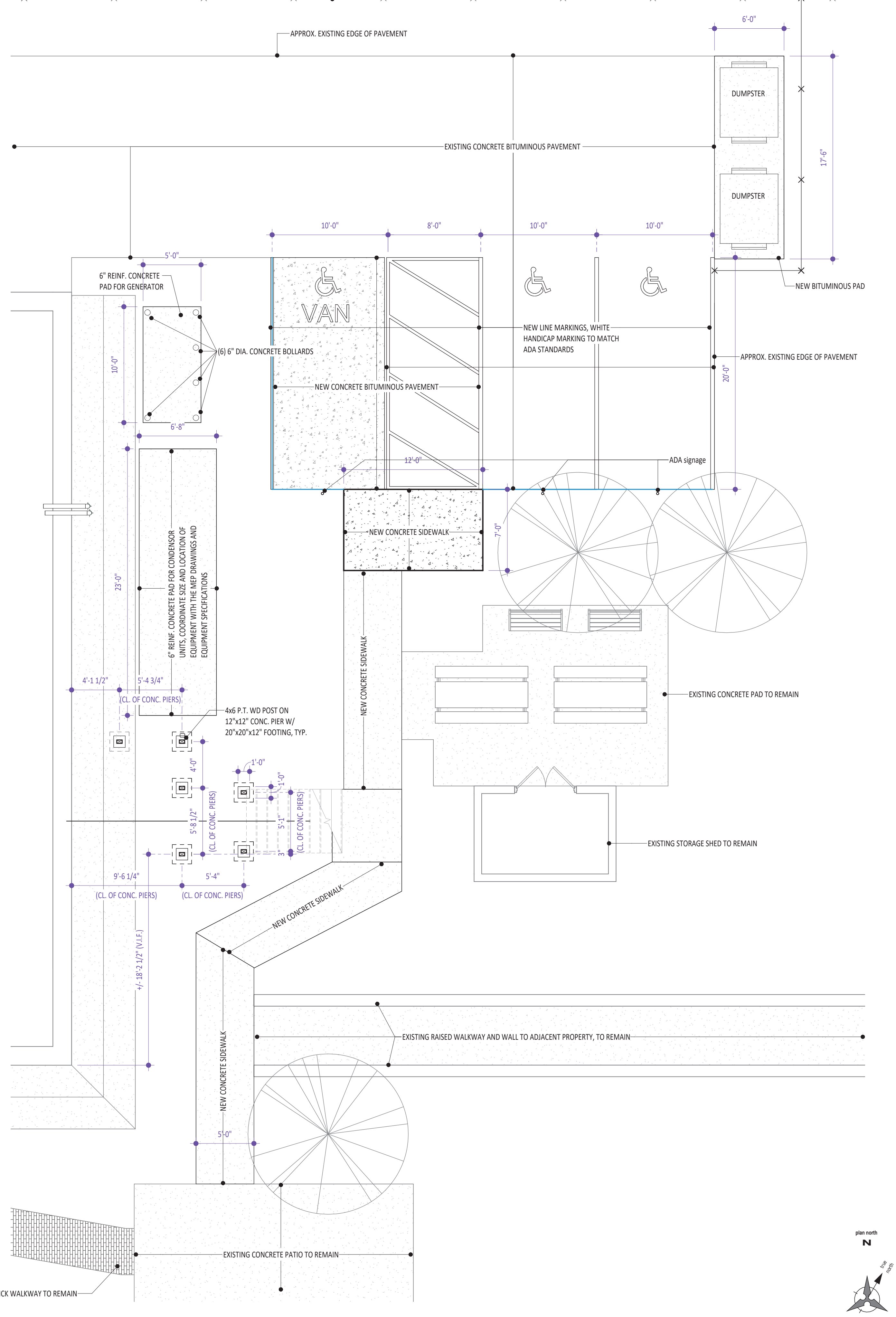
06 SECTION DETAIL - LIGHT DUTY PAVEMENT SECTION (BIT. CONC.) DETAIL SCALE: 1 1/2" = 1'-0" E5



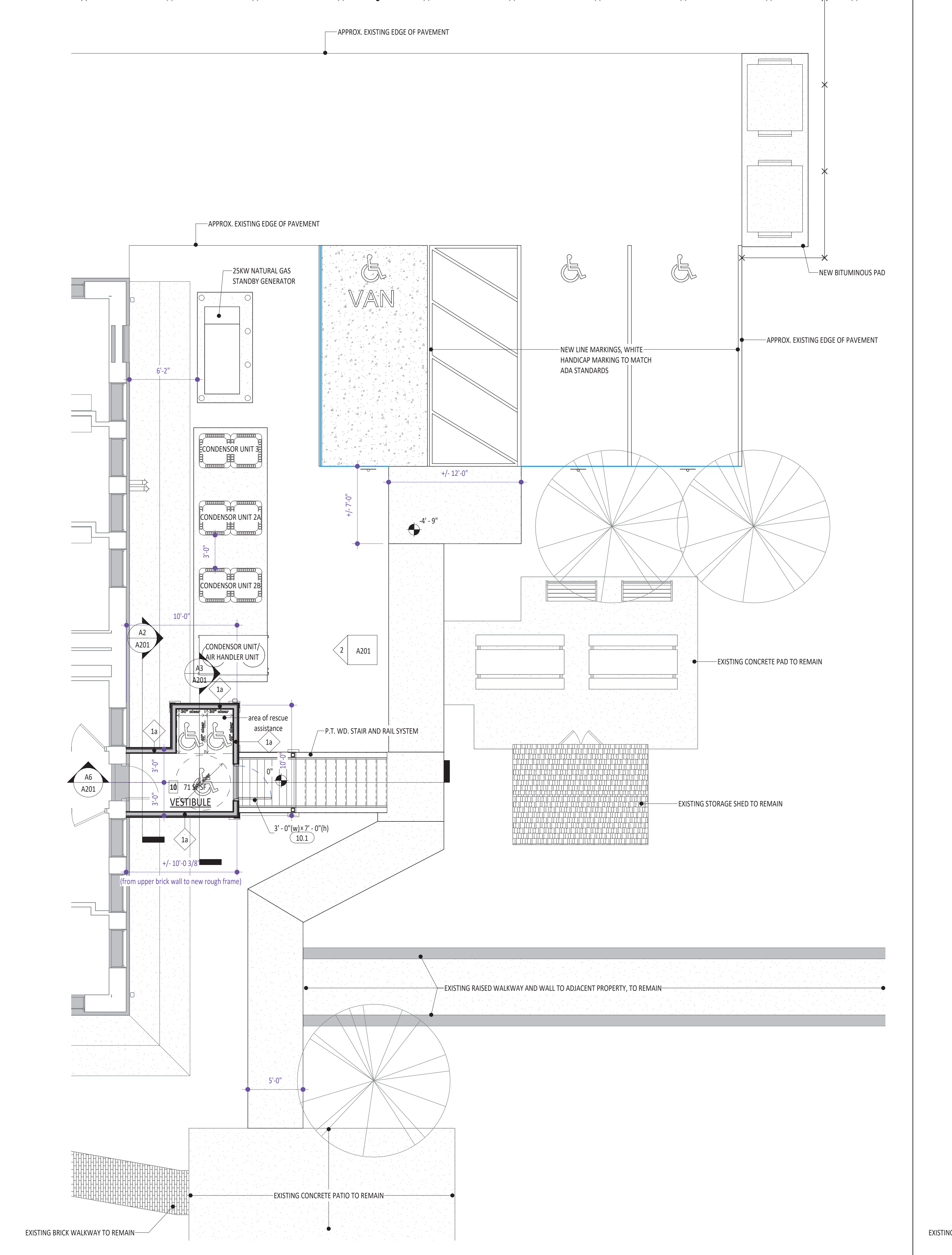
08 SECTION DETAIL - BIT. CONC. SIDEWALK DETAIL SCALE: 1 1/2" = 1'-0" E4



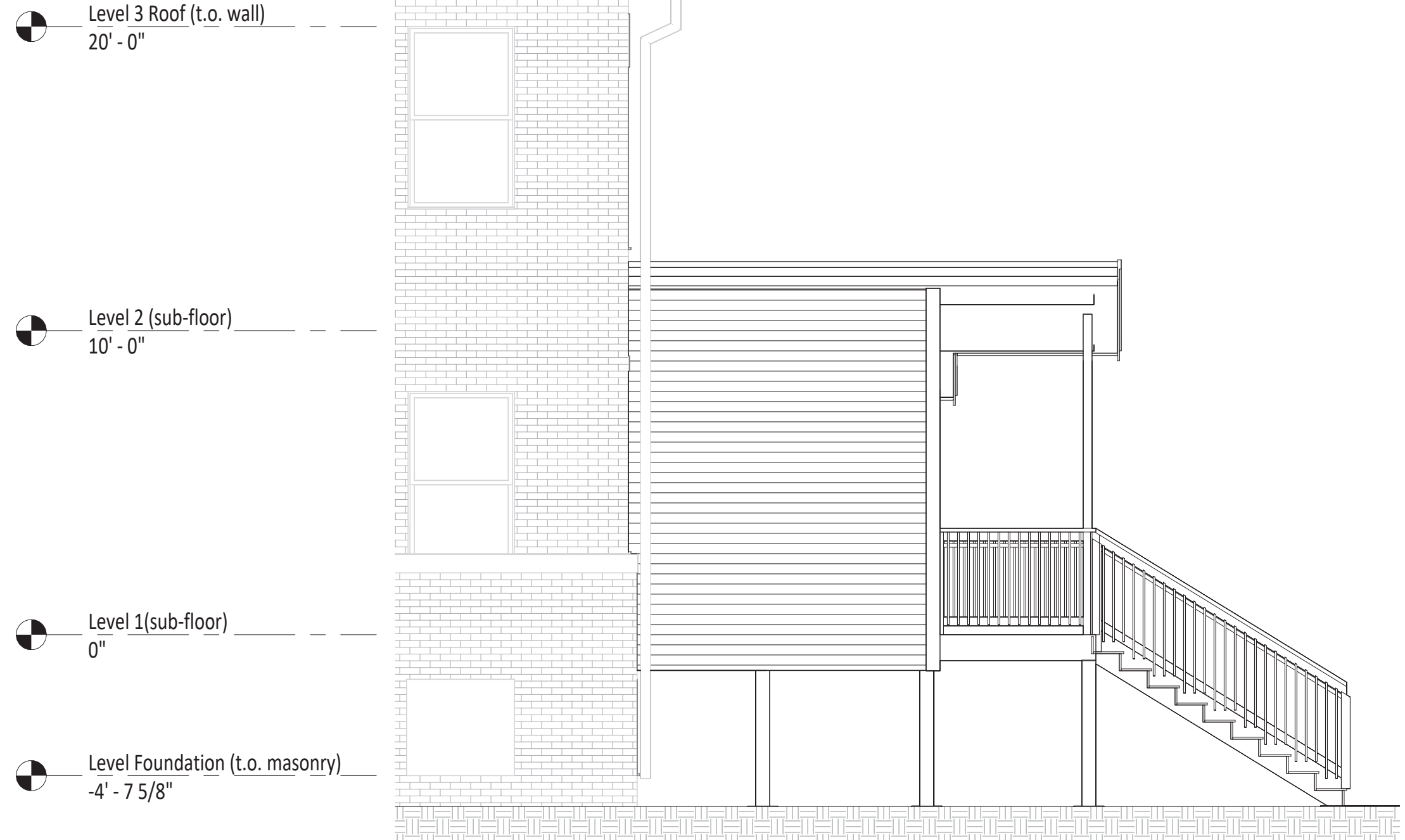
05 SECTION DETAIL - TYPICAL TRAFFIC SIGN POLE FOOTING DETAIL SCALE: 1/4" = 1'-0" E3



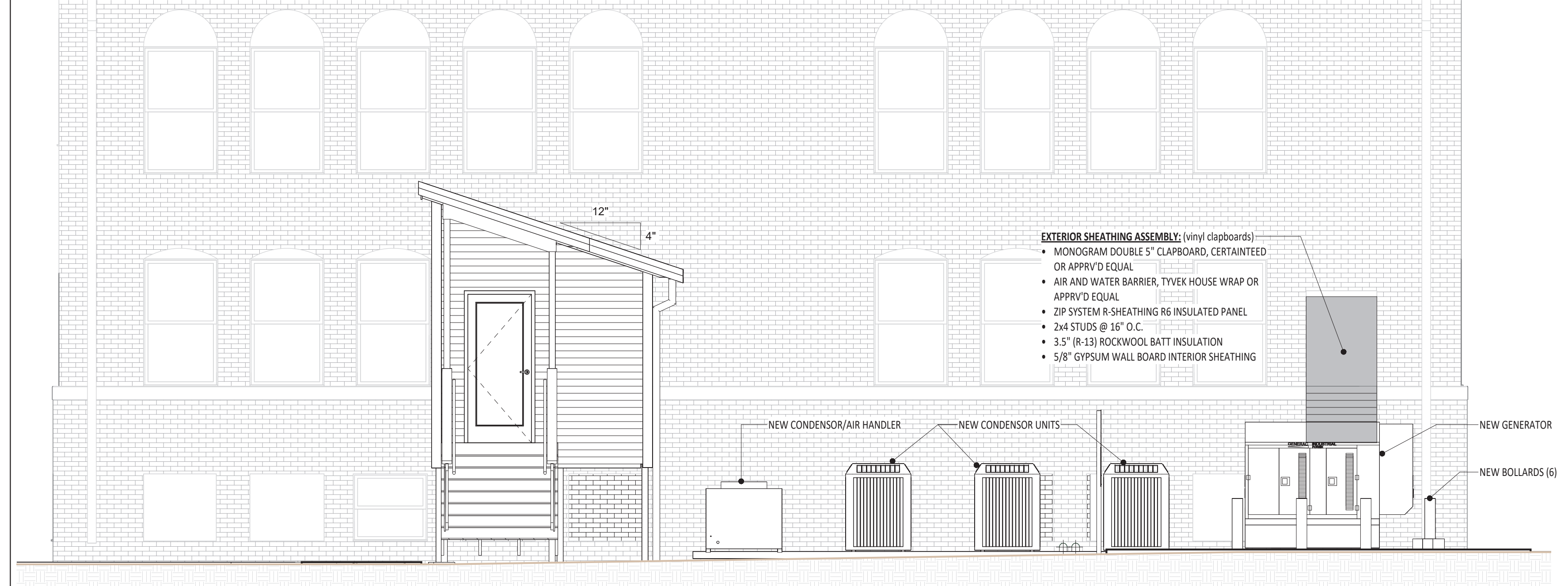
1ST FLOOR PLAN - PROPOSED SCALE: 3/16" = 1'-0" 1



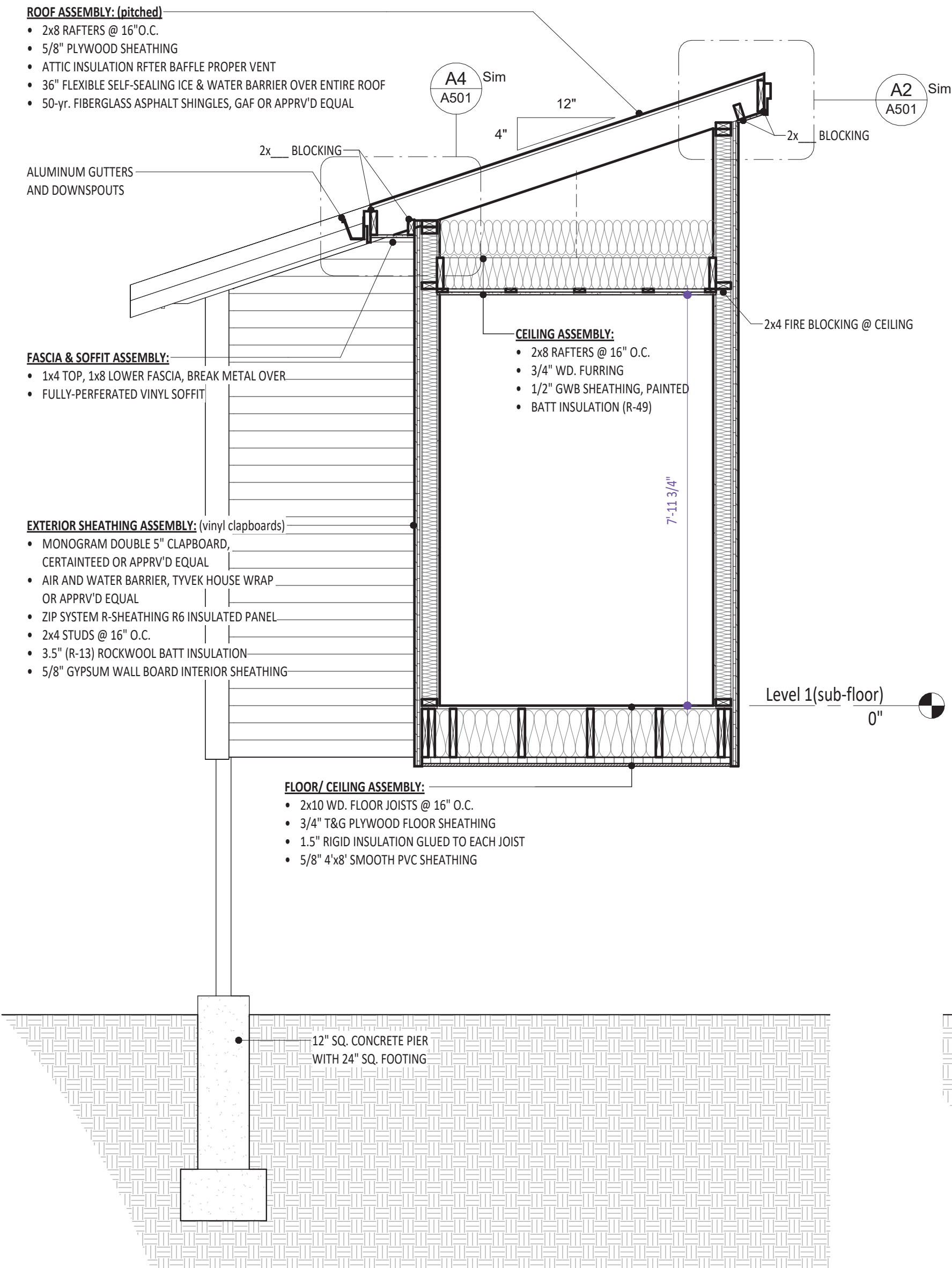
1ST FLOOR PLAN - PROPOSED SCALE: 3/16" = 1'-0" 3



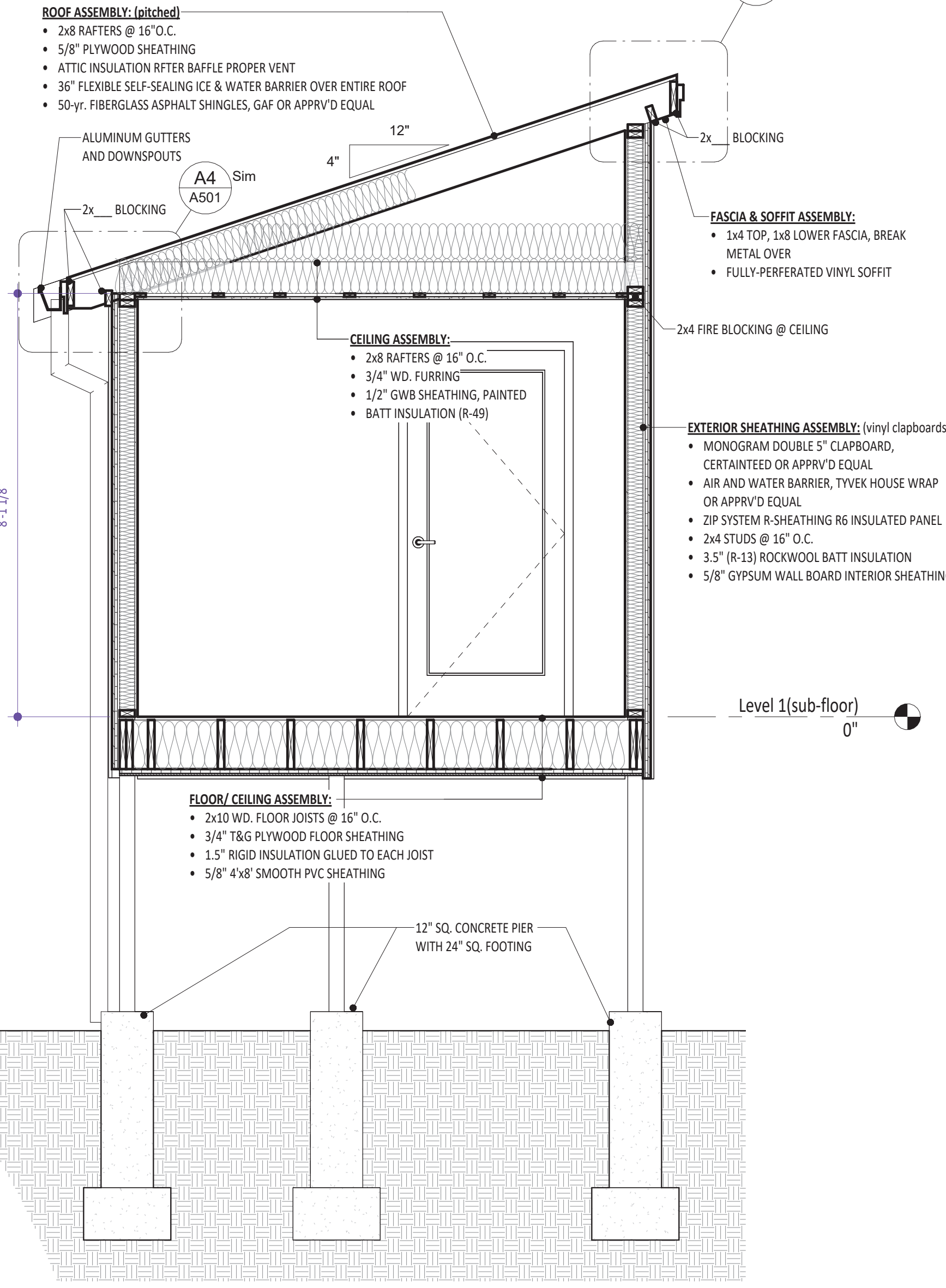
A200 FRONT ELEVATION - PROPOSED1
SCALE: 1/4" = 1'-0" **D3**



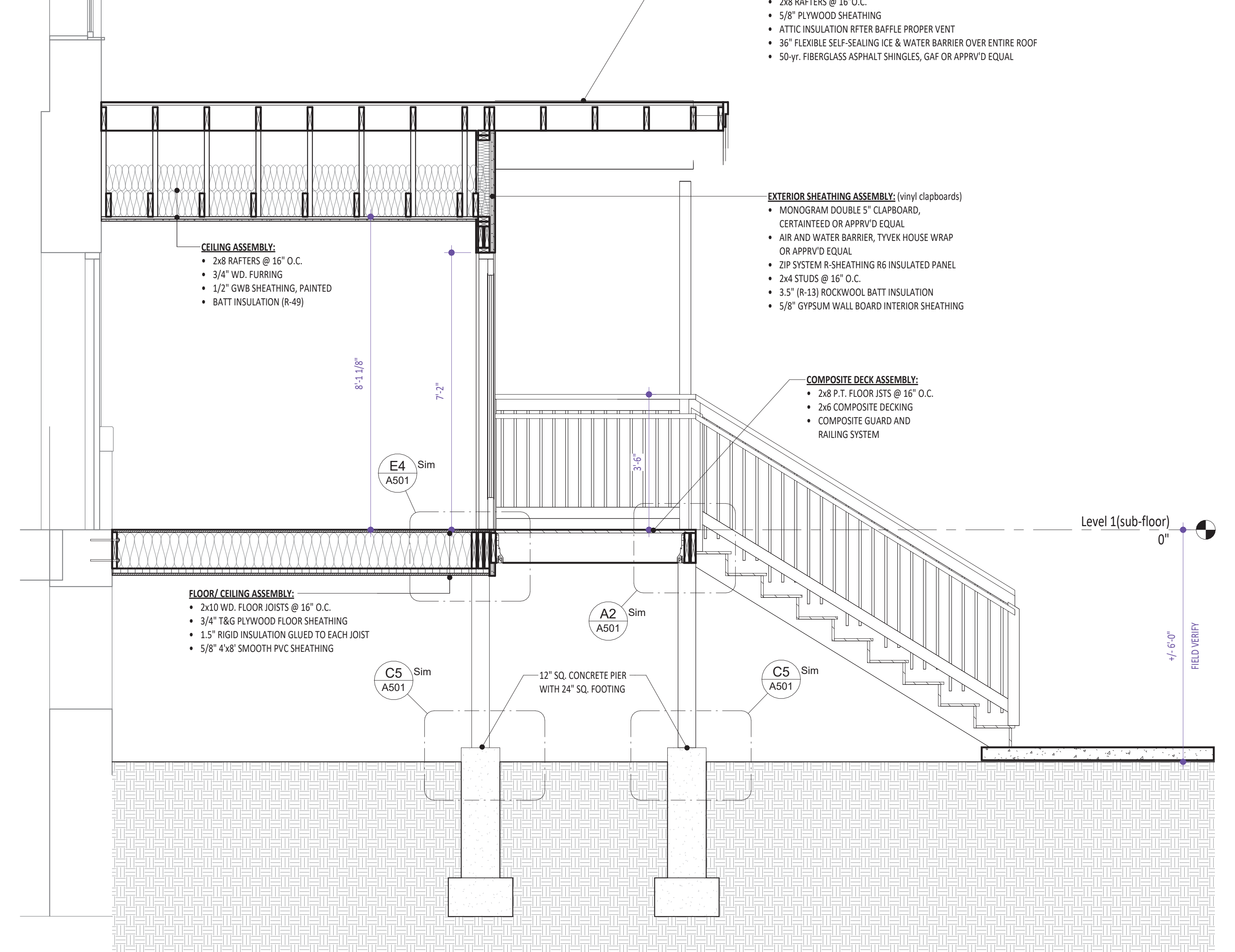
A200 RIGHT SIDE ELEVATION - PROPOSED1
SCALE: 1/4" = 1'-0" **2**



Section 5
SCALE: 1/2" = 1'-0" **A2**



Section 9
SCALE: 1/2" = 1'-0" **A3**



Section 16
SCALE: 1/2" = 1'-0" **A6**

SIDE EGRESS VESTIBULE AND STAIR MODIFICATIONS

Project Name:
COMMUNITY HEALTH CONNECTIONS
175 CONNORS STREET
GARDNER, MA 01440
COMMUNITY HEALTH CONNECTIONS 326 NICHOLS ROAD FITCHBURG, MA 01420

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Issue Record:

EXISTING CONDITION SET
BID SET
07/30/2025 PERMIT SET
CONSTRUCTION SET
CONVEYANCE/LEASING SET
AS-BUILT SET

Revisions:

No.	Description	Date

Drawn by: BTH
Checked by: BTH
Project No: BTH-1498
Drawing Name:

Building Elevations

Sheet No:

A201



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		AS-BUILT SET

Revisions:

No.	Description	Date

Drawn by: BTH
 Checked by: BTH
 Project No: BTH-1498
 Drawing Name:

WOOD FRAMING AND CONCRETE DETAILS

FIELD TESTING FOR SUB-GRADE PREP. & CAST-IN-PLACE CONCRETE.
 1. ALL FIELD TESTING FOR CAST-IN-PLACE CONCRETE SHALL BE PERFORMED BY A CERTIFIED ACI FIELD TECHNICIAN. REPORTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER.
 2. SAMPLE COLLECTION, PREPARATION AND TESTING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS.
 3. FOUR (4) TEST SPECIMENS SHALL BE CAST FOR EACH 50 CUBIC YARDS, OR FRACTION THEREOF, OF CONCRETE PLACED IN A DAY IN ACCORDANCE WITH ASTM C-31. THE FIELD TECHNICIAN SHALL SELECT THE CONCRETE TO BE TREATED AND MAKE THE TEST CYLINDERS. UNLESS OTHERWISE NOTED, ONE CYLINDER SHALL BE TESTED AT DAY 7, TWO CYLINDERS SHALL BE TESTED AT DAY 28, AND ONE CYLINDER SHALL BE HELD IN RESERVE. COPIES OF TEST REPORTS SHALL BE DISTRIBUTED TO THE CONTRACTOR, CONCRETE SUPPLIER, STRUCTURAL ENGINEER, AND ARCHITECT. TESTING LABORATORY SHALL BE RESPONSIBLE FOR MAKING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C-32 ND TESTING SPECIMENS IN ACCORDANCE WITH ASTM C-39.
 4. ALL FIELD TESTING OF SOILS AND IMPORTED FILL MATERIALS FOR COMPACTION AND GRADATION SHALL BE PERFORMED BY A QUALIFIED MATERIALS TESTING COMPANY. REPORTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER.

BACKFILLING:
 1. FOUNDATION WALLS SHALL BE BACKFILLED NO EARLIER THAN SEVEN (7) DAYS AFTER PLACEMENT OF CONCRETE.
 2. BACKFILLING SHALL BE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 3. BACKFILL PLACED AGAINST WALLS & STRUCTURAL FILL SHALL CONSIST OF ORDINARY NON-ORGANIC BORROW IF AVAILABLE OR NON-ORGANIC FILL WHICH HAS BEEN SCREENED OF STONES AND OTHER DEBRIS OVER 6 INCHES IN THEIR LARGEST DIAMETER.
 4. WALLS SHALL BE BACKFILLED IN LIFTS OR LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED TO A MINIMUM DENSITY OF 97% OF OPTIMUM DENSITY, IN ACCORDANCE WITH ASTM D 698.

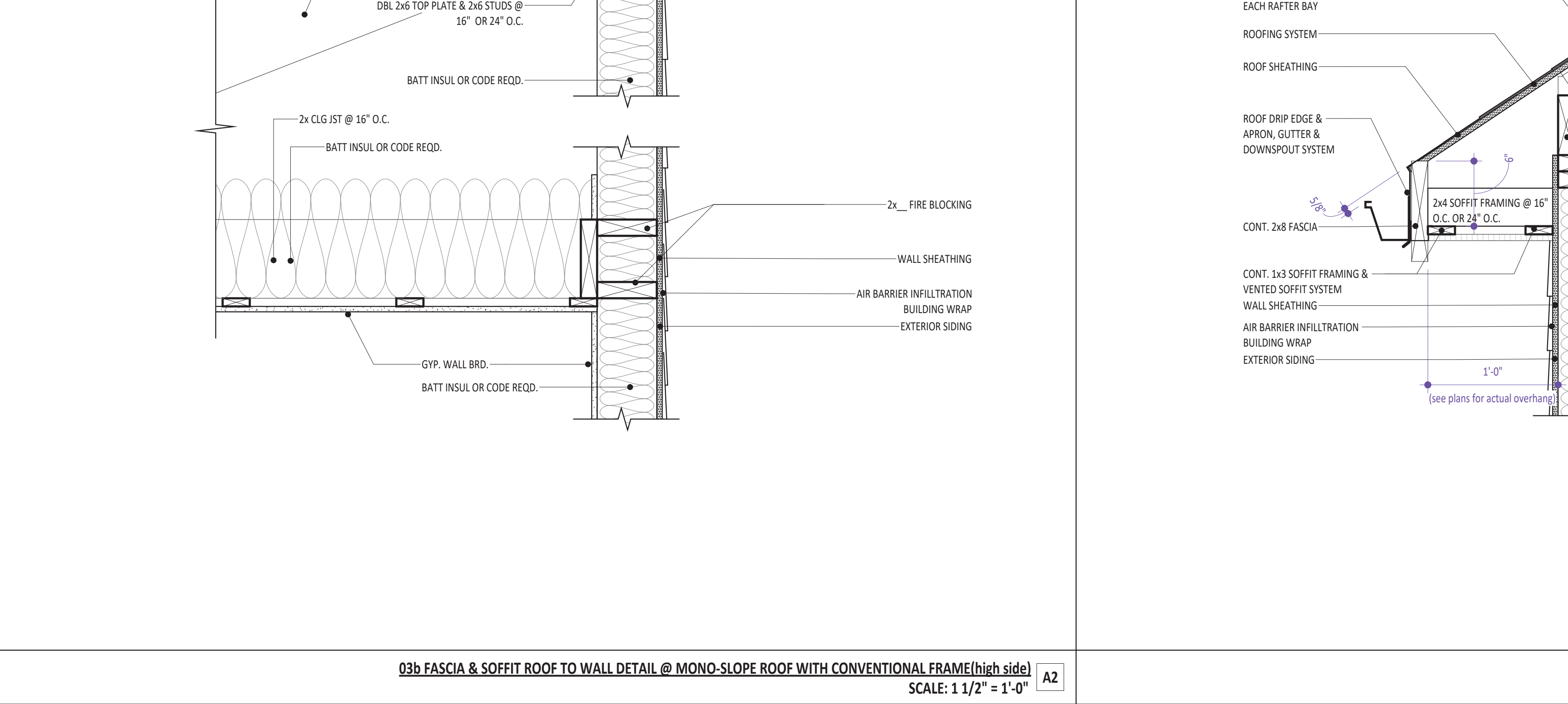
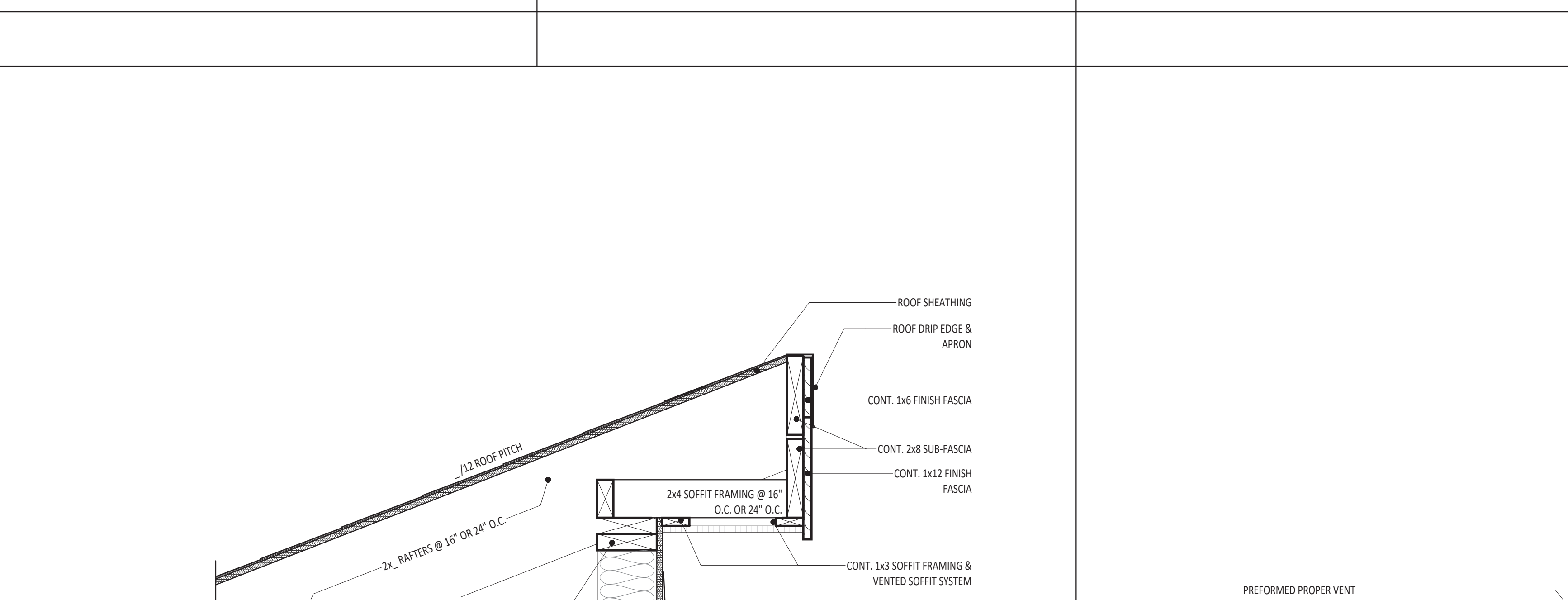
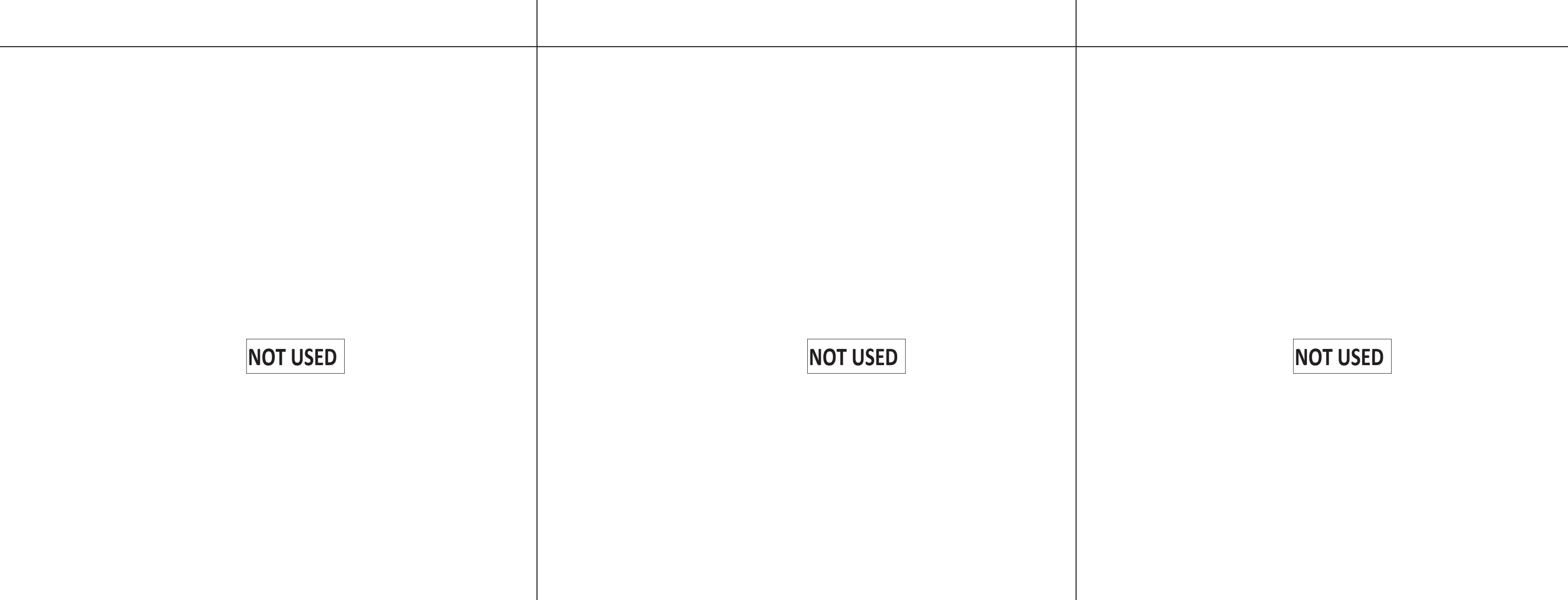
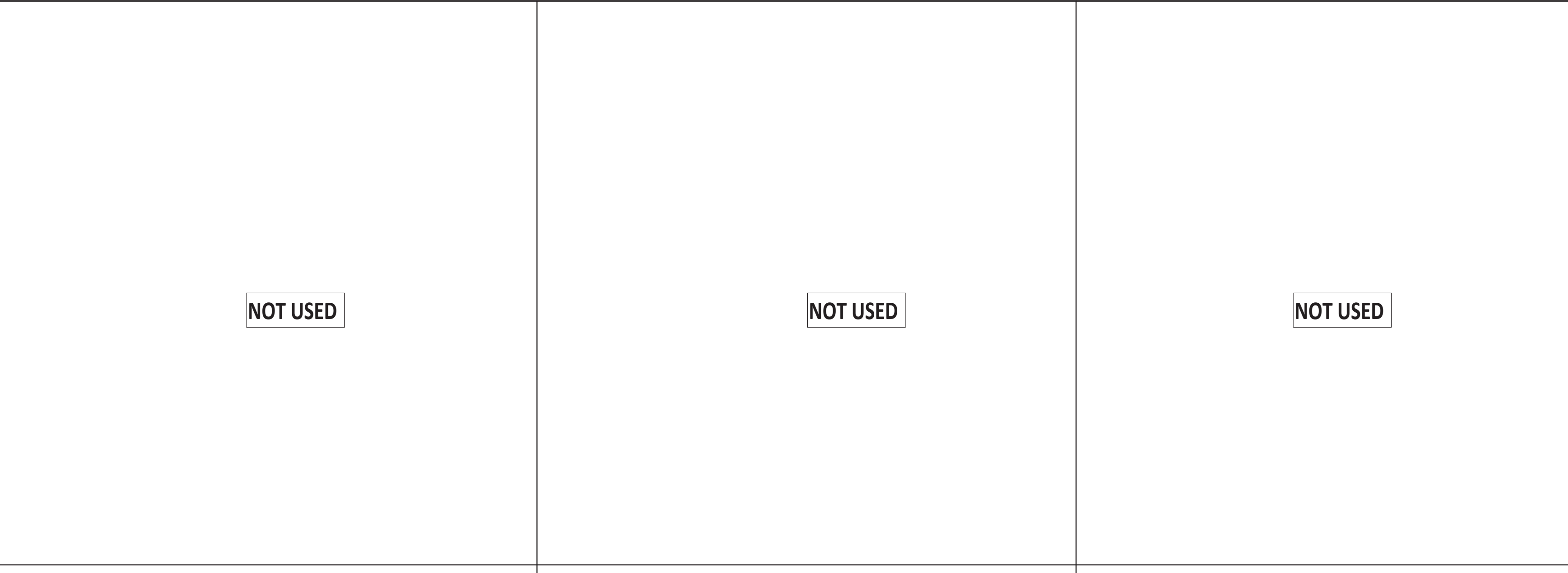
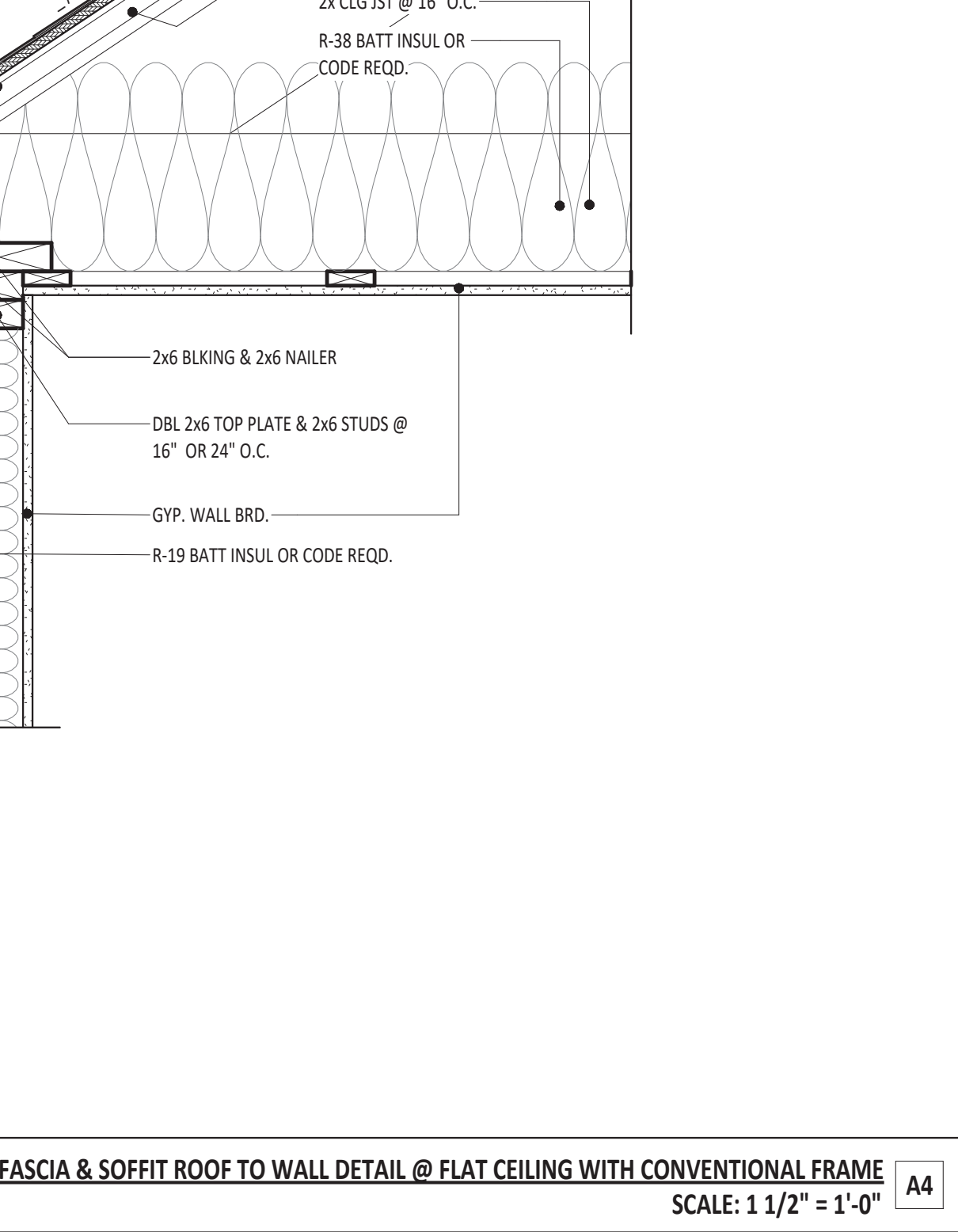
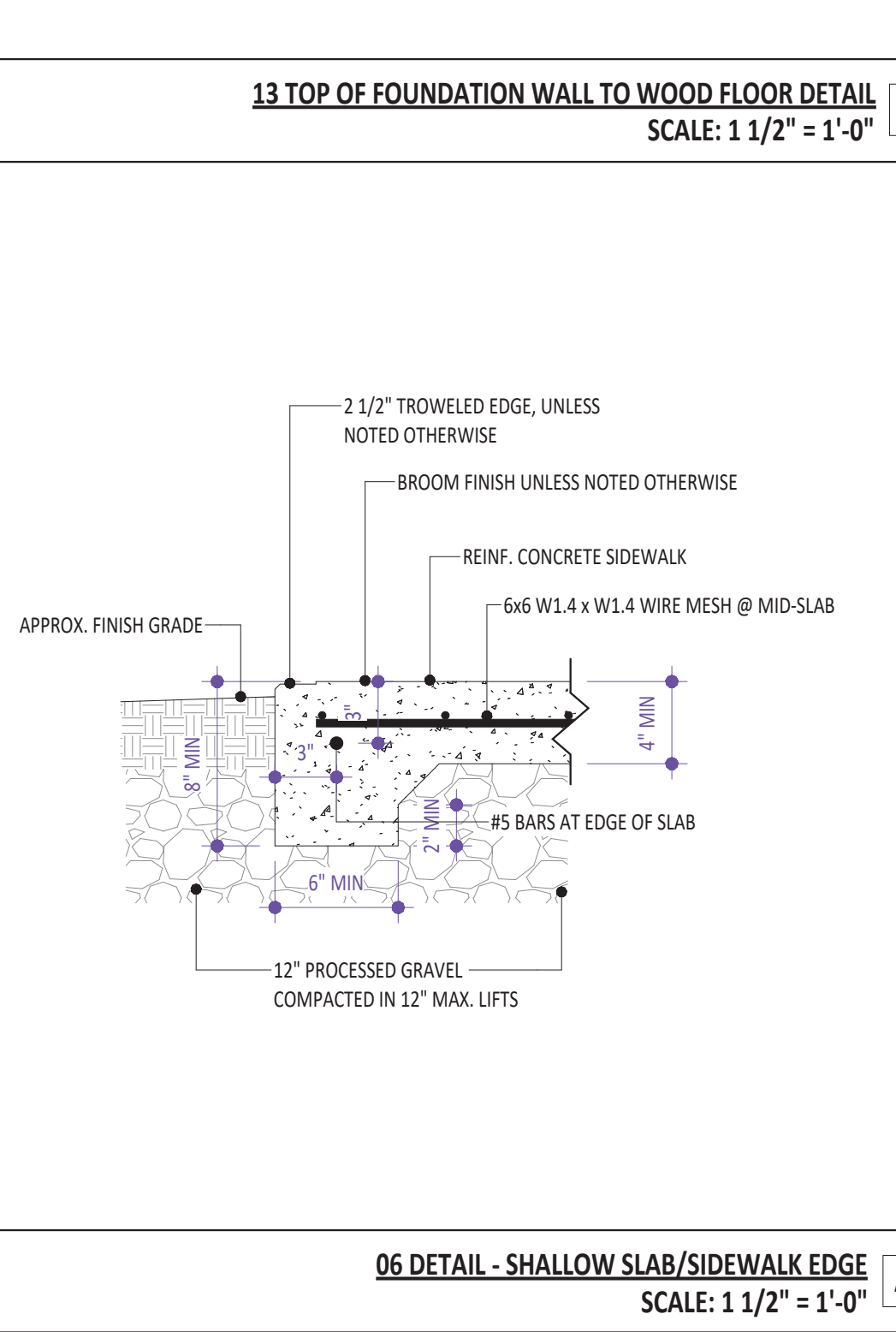
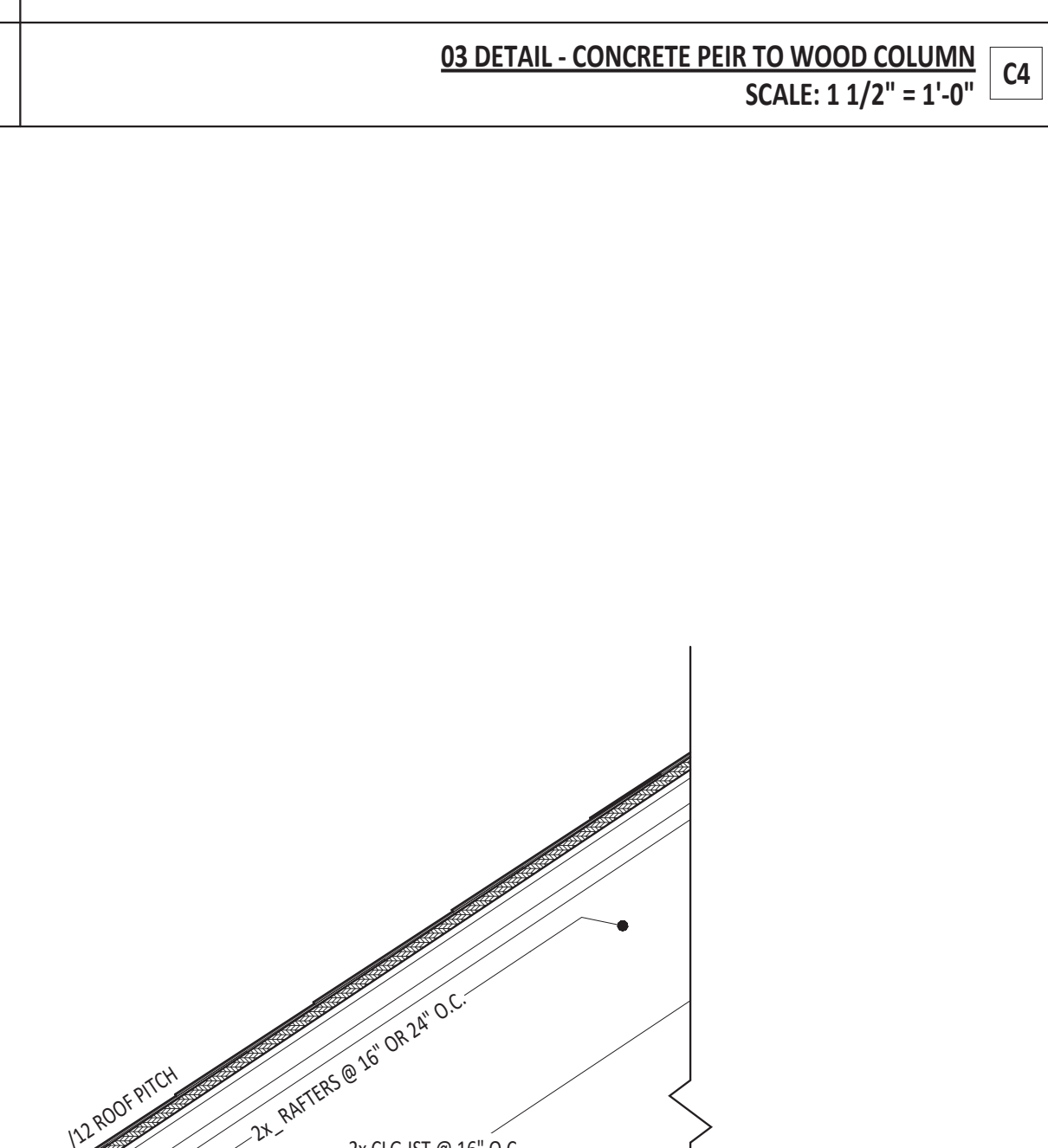
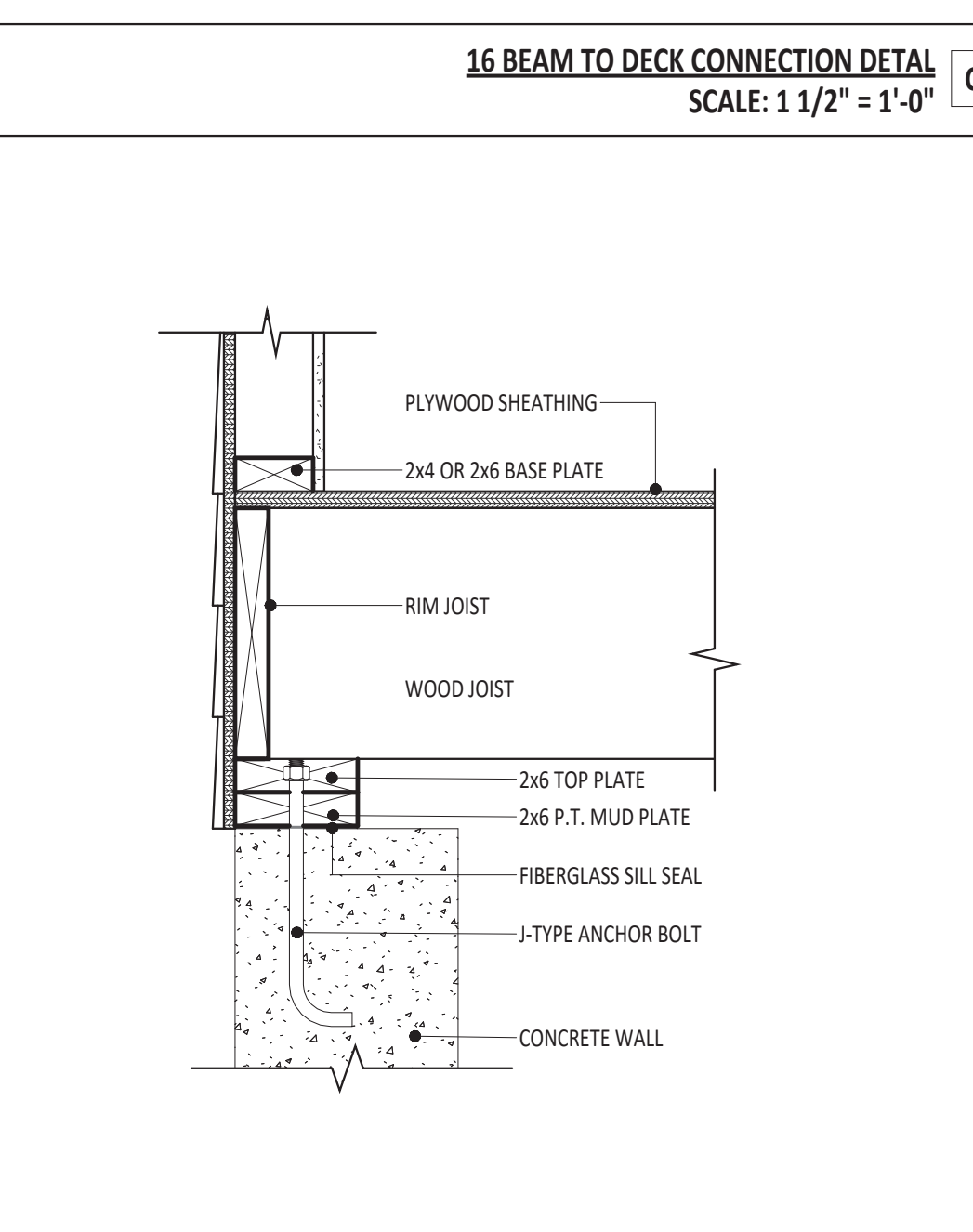
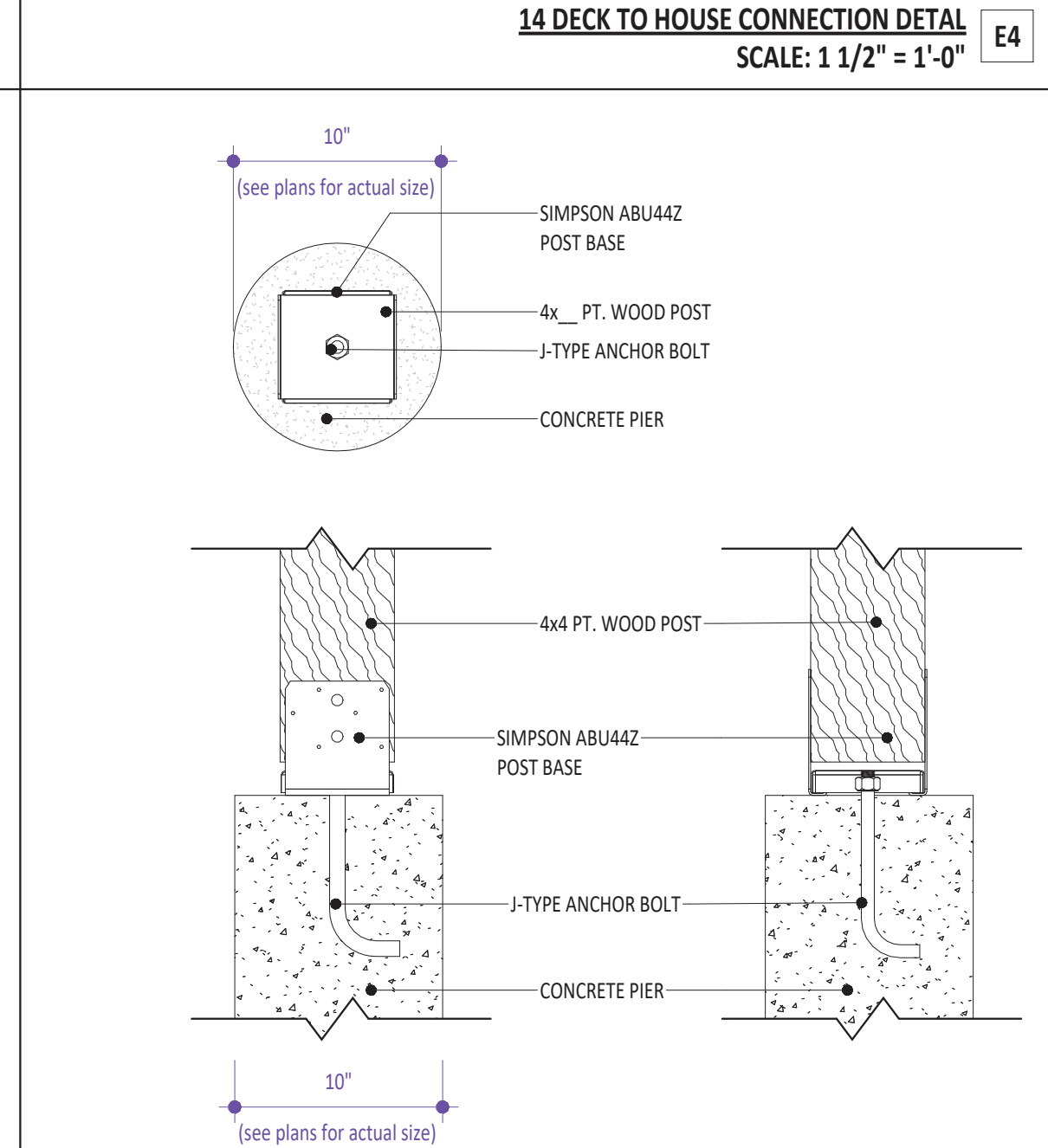
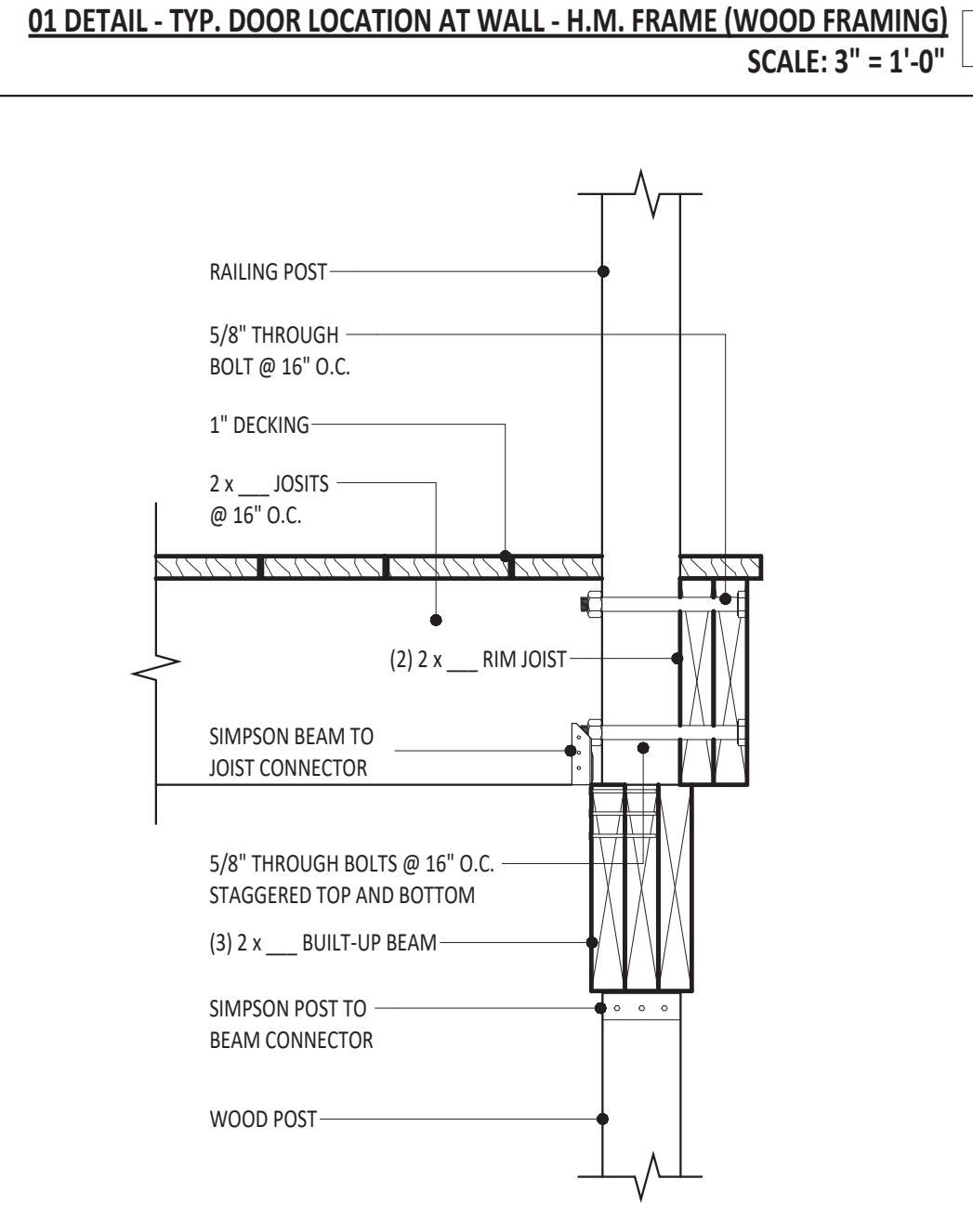
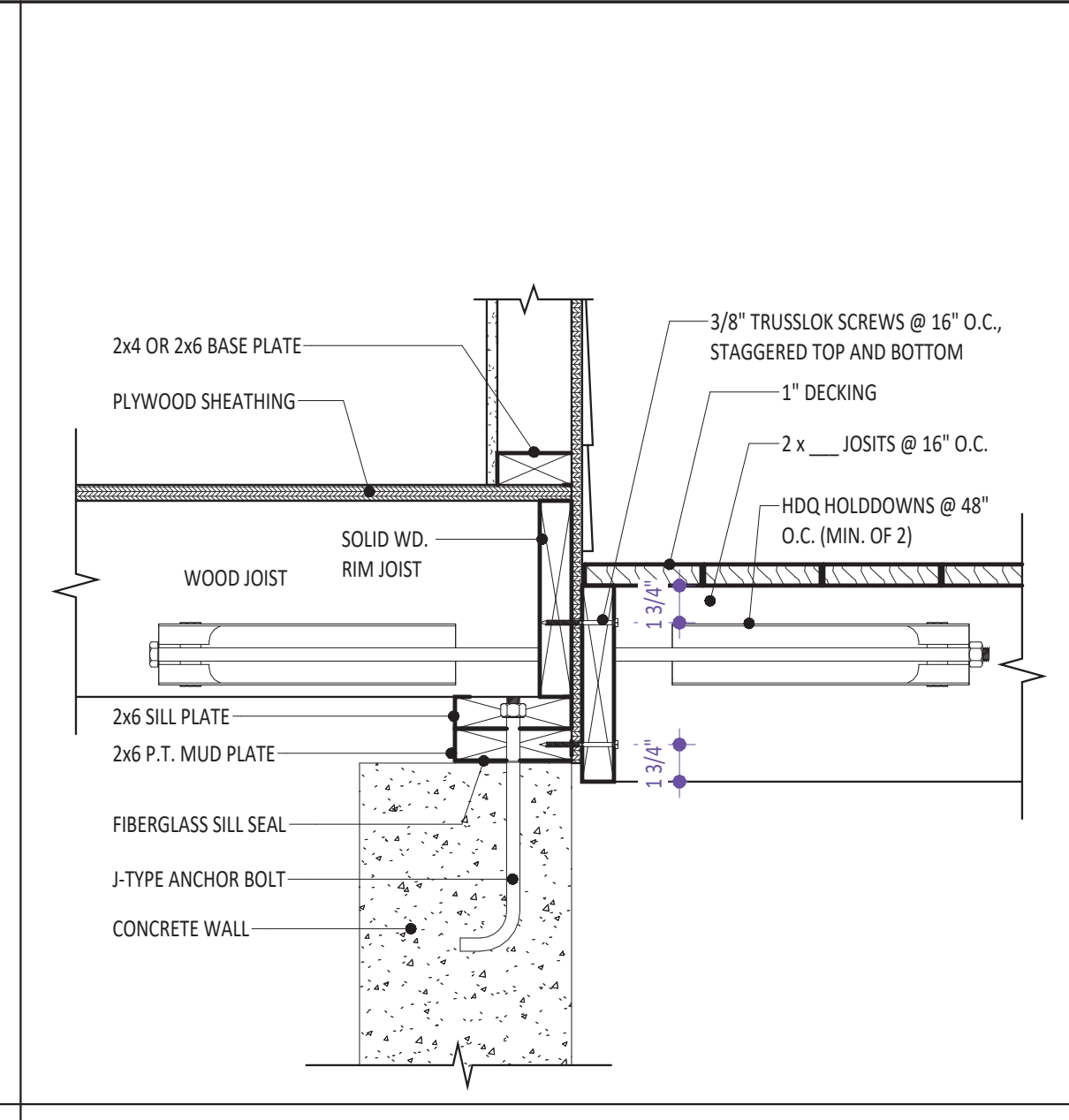
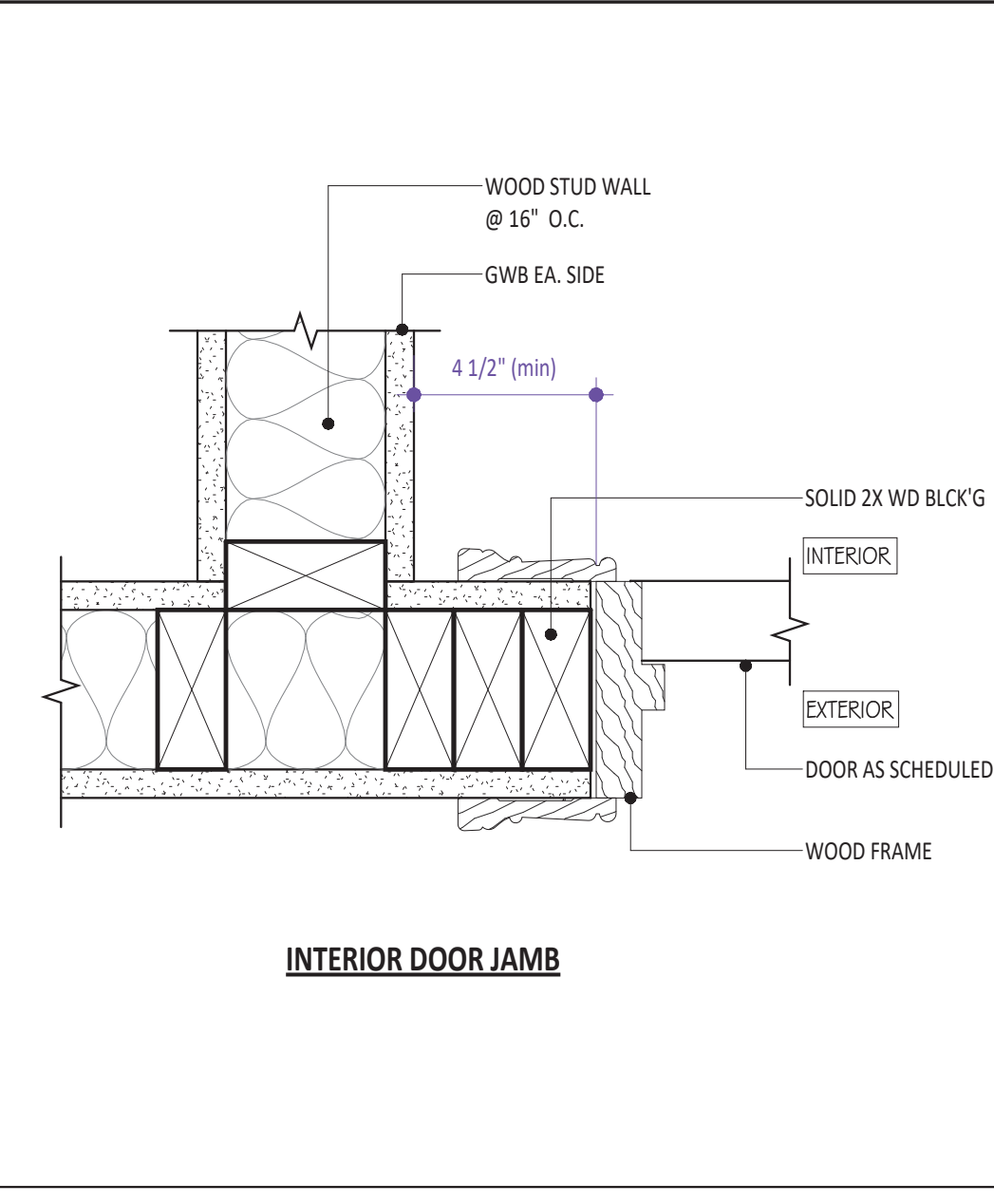
CONCRETE FLOOR SLABS:
 1. FLOAT SURFACE OF CONCRETE WITH WOOD FLOAT IN MANNER WHICH WILL COMPACT CONCRETE AND PRODUCE SURFACE FREE OF DEPRESSIONS OR RIDGES.
 2. EXTERIOR SLABS AND SIDEWALKS TO RECEIVE A BROOM FINISH IN A DIRECTION PERPENDICULAR TO MAIN TRAFFIC ROUTE. DEPTH OF BROOM FINISHES TO BE SPECIFIED.
 3. PROVIDE SAWN FLOOR SLAB CONTROL JOINTS WHERE SHOWN ON THE CONSTRUCTION DOCUMENTS.
 4. ALL SAWN FLOOR CONTROL JOINTS FOR SLABS ON GRADE SHALL BE 1/4 THE SLAB DEPTH ALONG THE COLUMN CENTER LINES AND AS SHOWN.
 5. AT ALL COLD CONSTRUCTION JOINTS, FURNISH AND INSTALL 1" LONG 1/2" DIAMETER SMOOTH DOWELS AT 18" O.C. THIS WORK SHALL BE DONE IN ACCORDANCE WITH ACI 302.3R, LATEST EDITION. THE END OF DOWEL INSERTED IN INITIAL SLAB SHALL BE SLEEVED TO PREVENT BONDING. END OF DOWELS PROTRUDING FOR SUBSEQUENT POUR SHALL NOT BE PAINTED WITH BOND BREAKING COMPOUND. CAREFULLY ALIGN AND SUPPORT DOWELS DURING CONCRETING OPERATIONS.

CAST-IN-PLACE CONCRETE:
 1. PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT AS NECESSARY FOR THE PROPER COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS, SPECIFIED HERE-IN-AFTER AND AS REQUIRED.
 2. CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE, ACI 318-99. CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
 3. CONCRETE FOR WALLS AND FOOTINGS SHALL BE NORMAL WEIGHT AND ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH A MAXIMUM WATER-CEMENT RATIO OF 0.55. CONCRETE FOR SLABS SHALL BE NORMAL WEIGHT AND ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A MAXIMUM WATER-CEMENT RATIO OF 0.55. CEMENT SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD 1505, TYPE III. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C-33. FINE AGGREGATES SHALL CONSIST OF A NATURAL SAND OR OF SAND PREPARED FROM STONE, WELL GRADED, SOUND AND FREE FROM INJURIOUS AMOUNTS OF ORGANIC IMPURITIES. COARSE AGGREGATES, FOR NORMAL WEIGHT CONCRETE SHALL BE COMPOSED OF SOUND, HARD, CRUSHED STONE, OR GRAVEL, FREE FROM ADHERENT COATINGS OR DECOMPOSED PIECES. COARSE AGGREGATE SHALL BE WELL GRADED, UNCOATED PARTICLES. 1/4" SHALL BE USED THROUGHOUT.
 4. READY-MIX CONCRETE DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CASTING ANY CONCRETE.
 5. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
 6. CONCRETE WITH EXTERIOR EXPOSURES SHALL BE AIR-ENTRAINED 5% IN ACCORDANCE WITH ACI 318-99, TABLE 4.2.1. FOR SEVERE EXPOSURE TO FREEZING AND THAWING. INTERIOR CONCRETE SHALL HAVE NO AIR ENTRAINMENT.
 7. MAXIMUM SLUMP FOR CONCRETE SHALL BE 5 INCHES AT THE POINT OF PLACEMENT. IF APPROVED BY THE ARCHITECT, A LARGER SLUMP MAY BE PERMITTED WITH THE ADDITION OF HIGH RANGE WATER REDUCING ADMIXTURE (SUPERPLASTICIZER).
 8. FLUSH SHALL NOT EXCEED 12% OF THE CEMENT (BY WEIGHT) AND SHALL NOT EXCEED THE MANUFACTURER'S REQUIREMENTS FOR ADMIXTURES, CURING COMPOUNDS, BOND BREAKERS, ETC. FLUSH SHALL COMPLY WITH ASTM C618 CLASS F OR CLASS C. DO NOT USE FLUSH IN COLD WEATHER CONCRETING (REFER TO ACI 306).
 9. CONCRETE (OTHER THAN HIGH EARLY STRENGTH) SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR AT LEAST SEVEN (7) DAYS AFTER PLACEMENT, EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318 5.11.3 AND ACI 308. IF EMPLOYED CONCRETE CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET.
 10. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60, MINIMUM LAP 48 DIAMETERS. GRADE 60 REINFORCING MAY NOT BE RE-BENT OR FIELD BENT WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
 11. REINFORCING STEEL SHALL BE SPACED AND PLACED IN THE EXACT LOCATIONS SHOWN ON THE DESIGN DRAWING.
 12. SHOP DRAWINGS FOR REINFORCING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE ENGINEER.

SUBGRADE PREPARATION:
 1. GROUNDING: PROVIDE BUILDING GROUNDING THAT TIES FOOTING REBAR TO GROUNDING ROD.
 2. BUILDING AREA SUBGRADE PAD SHALL BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 10 FT. BEYOND THE BUILDING AND APPURTENANCES. ALL ORGANIC SOILS SHALL BE REMOVED WITHIN THE BUILDING AREA SUBGRADE PAD. ROCKS LARGER THAN SIX (6) INCHES SHALL NOT BE PART OF BUILDING SUBGRADE FILL.
 3. FOOTING SUBGRADE SHALL BE PREPARED LEVEL WITHIN A TOLERANCE OF 0.10 FEET.
 4. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, FREE OF ORGANICS AND FILL. AREAS EXPOSED BY EXCAVATION OR STRIPPING ON WHICH FOOTINGS WILL BEAR SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM OF 97% OF OPTIMUM DENSITY, IN ACCORDANCE WITH ASTM D 698.
 5. STRUCTURAL BORINGS BY OTHERS, AS REQUIRED, LOCATED WITHIN THE INTERIOR OF THE BUILDING FOOTPRINT INDICATE THAT A 2 TON PER SQUARE FOOT (TSF) BEARING CAPACITY IN THE EXISTING SOIL IS PRESENT AT A DEPTH BELOW EXISTING GRADE BETWEEN 2 AND 5 FEET. THE REQUIRED DESIGN BEARING CAPACITY OF THE SOIL BENEATH ALL FOOTINGS IS 2TFS. ALL LOOSE SOIL SHALL BE REMOVED TO DEPTHS AS DIRECTED BY A CERTIFIED ON-SITE SOILS ENGINEER OR TECHNICIAN AND RE-COMPACTED TO 97% MOD. PROCTOR DRY DENSITY. IN AREAS WHERE IF IT IS NOT FEASIBLE FOR FOOTINGS TO BEAR ON NATURAL SOILS DUE TO POOR EXISTING CONDITIONS OR GRADE REQUIREMENTS (FILL, BANK RUN GRAVEL, ETC.) ACCEPTABLE TO THE STRUCTURAL ENGINEER SHALL BE PLACED IN LIFTS OR LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED TO A MINIMUM DENSITY OF 97% OF MOD. PROCTOR DRY DENSITY, IN ACCORDANCE WITH ASTM D 698, AT A MOISTURE CONTENT OF NOT LESS THAN 1% BELOW AND NOT MORE THAN 3% ABOVE THE OPTIMUM MOISTURE CONTENT.

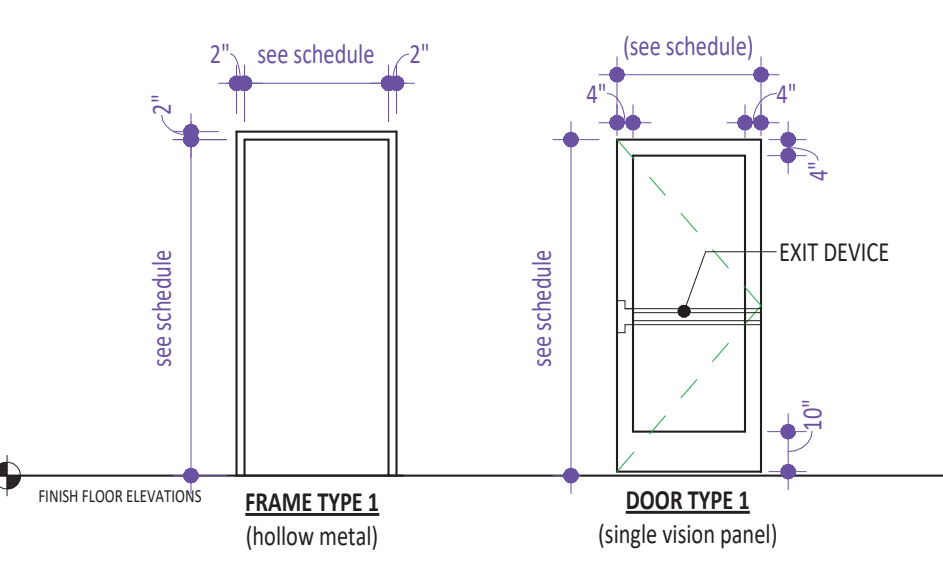
FORMWORK FOR CAST-IN-PLACE CONCRETE:
 1. FORMWORK SHALL COMPLY WITH THE LATEST RECOMMENDATIONS OF ACI 347 "GUIDE TO FORMWORK FOR CONCRETE".
 2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR DESIGN AND CONSTRUCTION OF FORMWORK CAPABLE OF SUPPORTING CONSTRUCTION LOADS WITH ADEQUATE MARGIN OF SAFETY AND MAINTAINING PLASTIC CONCRETE TO PLANES, DIMENSIONS AND SURFACES SHOWN. CARE SHALL BE TAKEN IN THE DESIGN TO ACCOUNT FOR UPLIFT, UNBALANCED AND VIBRATORY LOADS AND THEIR EFFECT UPON VERTICAL AND LATERAL STABILITY OF FORMWORK. DESIGN SHALL BE SUCH THAT JOINTS MAY BE MAINTAINED TIGHT AND TRUE.
 3. SMOOTH PLYWOOD FORMS SHALL BE USED FOR EXPOSED SLABS OR VERTICAL SURFACES BOARD FORMS ARE PERMITTED FOR FOOTINGS OF UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS ARE PERMITTED EXCEPT AT HAUNCHED SLAB AREAS.
 4. HORIZONTAL FORM JOINTS SHALL BE ALTERNATED WHERE FORMS MUST BE STACKED FOR HIGH WALL CONDITIONS.
 5. FORMS SHALL BE CONSTRUCTED TO BE REMOVED WITHOUT HAMMERING OR PRYING AGAINST CONCRETE.
 6. IMMEDIATELY PRIOR TO PLACEMENT OF REINFORCEMENT, A FORM RELEASE AGENT SHALL BE APPLIED TO FORMS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT DATA. THE RATE OF APPLICATION SHALL BE CONSISTENT TO PREVENT DISCOLORATION.
 7. FORM TIES AND SPREADERS SHALL LEAVE NO METAL CLOSER THAN 1 INCH FROM EXPOSED CONCRETE SURFACES.
 8. CONCRETE FORMWORK FOR FOOTINGS AND WALLS SHALL REMAIN IN PLACE FOR A MINIMUM OF 24 HOURS AFTER PLACEMENT OF CONCRETE UNDER ACCEPTABLE WEATHER CONDITIONS.
 9. FORMWORK FOR WALLS SHALL BE ERECTED ON FOOTINGS NO EARLIER THAN 24 HOURS AFTER PLACEMENT OF FOOTING CONCRETE UNDER ACCEPTABLE WEATHER CONDITIONS.

CONCRETE PLACEMENT AND CONSOLIDATION:
 1. CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE".
 2. CONCRETE SHALL BE DEPOSITED AS NEAR FINAL POSITION AS POSSIBLE TO AVOID REHANDLING. CONCRETE SHALL BE PLACED IN UNIFORM, HORIZONTAL LAYERS, AVOIDING VERTICAL JOINTS OR INCLINED PLANES. DO NOT PERMIT PILING UP OF CONCRETE IN FORMS IN SUCH A MANNER AS TO PREVENT ESCAPE OF MORTAR OR FLOW OF THE CONCRETE. DEPOSIT CONCRETE CONTINUOUSLY UNTIL ENTIRE UNIT OF POUR IS COMPLETED, WITH THOROUGH CONSOLIDATION BY VIBRATING TO INSURE A DENSE, HOMOGENEOUS MASS WITHOUT VOIDS OR POCKETS.
 3. NO CONCRETE SHALL BE PLACED IN FORMS AFTER INITIAL SET HAS TAKEN. RETEMPERING OF CONCRETE WHICH HAS PARTIALLY SET IS PROHIBITED. PLACE CONCRETE IN FORMS WITHIN 2 1/2 HOURS AFTER INITIAL BATCHING. PLACE NO CONCRETE WHILE TEMPERATURE OR OTHER ENVIRONMENTAL CONDITIONS, OR LIMITATIONS OF FACILITIES PREVENT PROPER FINISHING AND CURING.
 4. HOT WEATHER CONCRETING: SPECIAL PRECAUTIONS RECOMMENDED BY ACI 305 SHALL BE TAKEN WHEN THE AMBIENT TEMPERATURE IS ABOVE 90 DEGREES FAHRENHEIT OR WHEN MAXIMUM RATE OF EVAPORATION IN THE CONCRETE EXCEEDS 0.2 LB/FT²/HR. THIS RATE IS AFFECTED BY AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE AND WIND VELOCITY (SEE ACI 305, FIGURE 2.1.5). AFTER FINISHING CONCRETE, USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED, OR WET CURING METHOD IS IMPLEMENTED.
 5. COLD WEATHER CONCRETING: WHEN, FOR MORE THAN THREE (3) CONSECUTIVE DAYS, THE MEAN DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT, SPECIAL MATERIALS AND PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE PER ACI 306.
 6. VIBRATORS SHALL BE USED FOR CONCRETE CONSOLIDATION. THE TYPE AND USAGE OF VIBRATORS SHALL BE IN ACCORDANCE WITH ACI 308. VIBRATORS SHALL BE PLACED IN CONCRETE RAPIDLY SO AS TO PENETRATE INTO PREVIOUS LIFT BLENDING TWO LAYERS AND MINIMIZING OR ELIMINATING TRAPPED AIR BETWEEN CONCRETE AND FORM.
 7. THE VIBRATOR HEAD SHALL NOT BE ALLOWED TO COME WITHIN 3 INCHES OF ANY FORM.



01 NEW CONSTRUCTION DOOR SCHEDULE

Phase Created	Mark	Room Number	Room Name	Door Width	Door Height	Door Thickness	Door Elevation	Door Material	Door Finish	Frame Elevation	Frame Type	Frame Material	Door Head/Jamb/Bill Detail	Fire Rating	Hardware Set	Comments
New Construction	10.1	10	VESTIBULE	3'-0"	7'-0"	1 3/4"	1	WD	PNT	1	WLD	HM	BS/AB01	1	ZE	



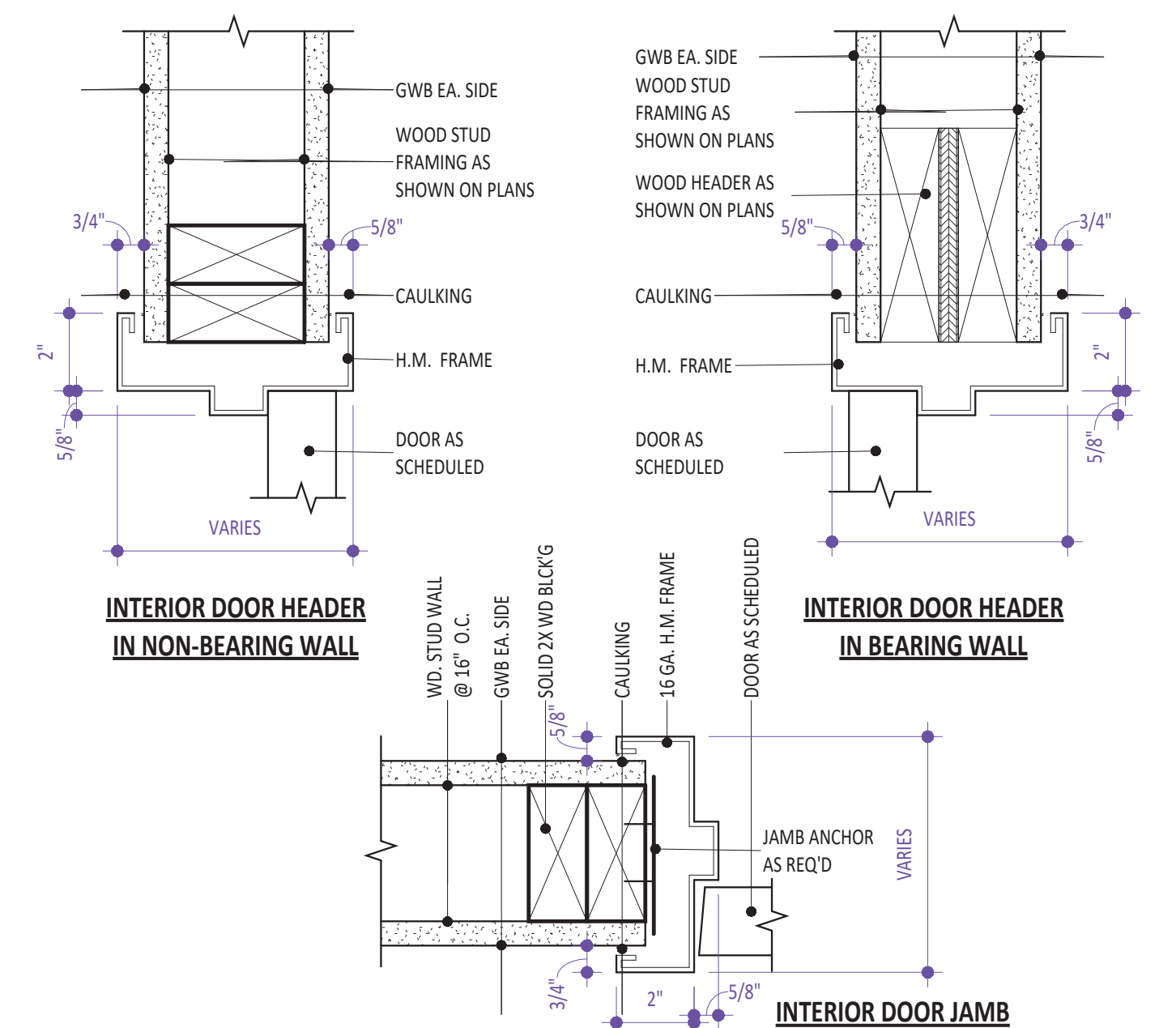
SET 3: PUBLIC EGRESS EXIT FUNCTION (PANIC) (SINGLE DOOR)

(3)	HINGE	STANLEY, MODEL FB8179-260 (SIZE 4-1/2" x 4-1/2")
(1)	LEVER	FIRST CHOICE, SERIES L3, CLEAR ANODIZED ALUMINUM
(1)	TEMP. CORE	SCHLAGE, MODEL 80-035 INTERCHANGEABLE CORE (FINISH: BRUSHED CHROME)
(1)	KICKPLATE	HIWATHA, MODEL KP834-32D
(3)	DOOR SILENCERS	IVES, MODEL SR64
(1)	CLOSER	DORMA, MODEL 8916-AF899 (TOP JAMB), ALUMINUM
(1)	CLOSER BACK PLATE	DORMA, MODEL BFB9, ALUMINUM
(1)	THRESHOLD	REESE, MODEL S239A
(1)	WEATHERSTRIP	REESE, MODEL D575C-4070
(1)	DOOR SWEEP	PEMKO, MODEL SF5C-200 (BLACK)
(1)	RAIN DRIP	PEMKO, MODEL P346C, CLEAR ANODIZED ALUMINUM
(1)	RIM CYLINDER	FIRST CHOICE, MODEL 3700 SERIES EXIT DEVICE, CLEAR ANODIZED ALUMINUM

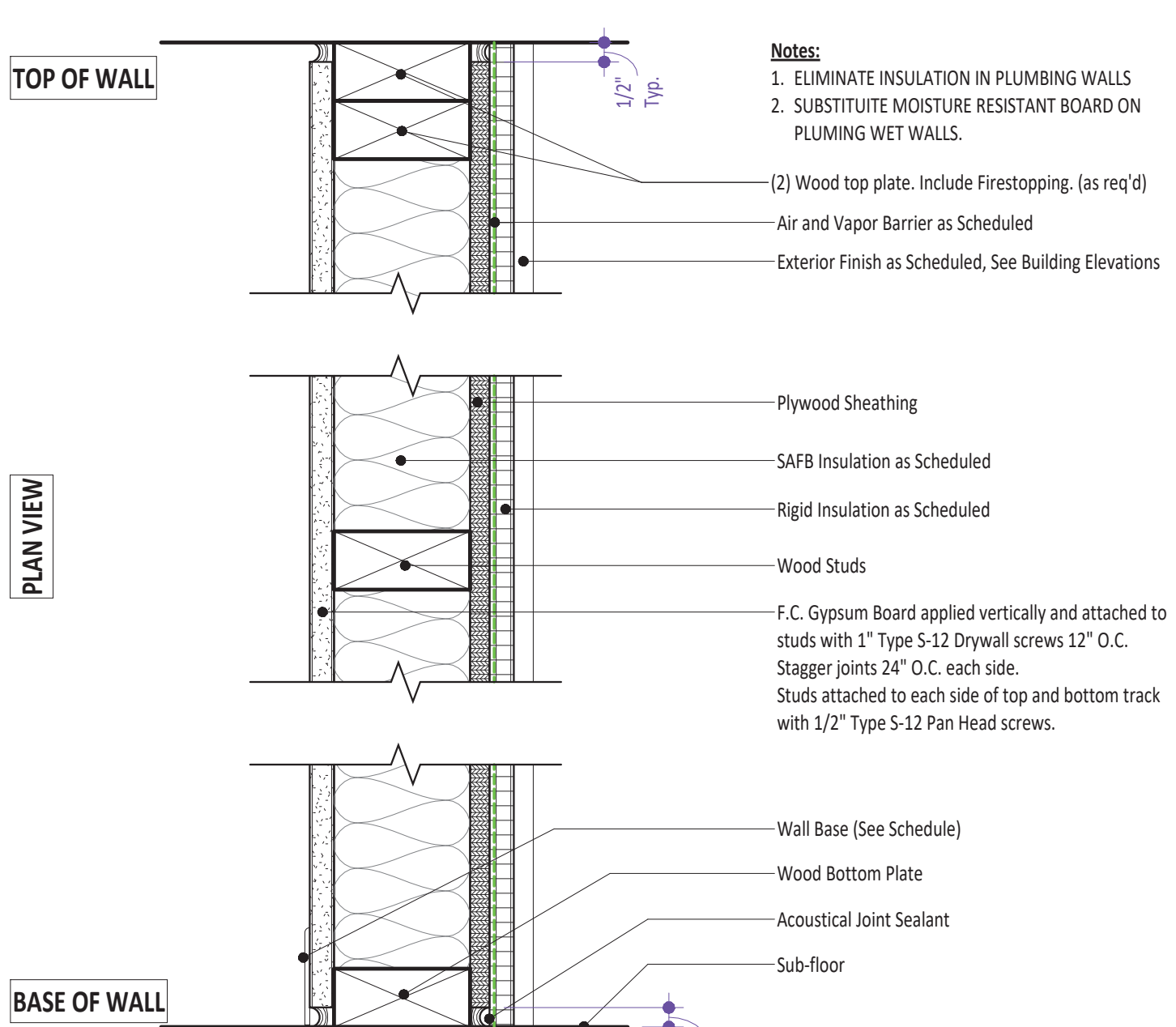
- DOOR HARDWARE NOTES:**
- ALL HARDWARE TO BE MOUNTED BETWEEN 36" AND 48" A.F.F. IN COMPLIANCE WITH ADA DOOR HARDWARE HEIGHT REQUIREMENTS.
 - HARDWARE TO BE LEVER TYPE, SCHLAGE "D" SERIES OR ARROW "H" SERIES OR BEST "GRADE 1" OR "ARGENT" "D" LINE; DORMA OR EQUAL.
 - ALL DOORS ARE HARDBOARD FACTORY PRIMED, EDGE BONDED, CLOSER BLOCKS PAINT GRADE, 1 3/4" THICK SOLID CORE, WEYERHAEUSER OR EQUAL. ALL DOORS TO BE WARENTED.
 - PROVIDE WALL OR FLOOR MOUNTED STOPS AT ALL DOORS AS APPROPRIATE.
 - ALL THRESHOLDS TO BE 1/2" HIGH. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT ABOVE THE FINISHED FLOOR SURFACE AS PER 521 CMR.
 - ALL HARDWARE TO BE ADA COMPLIANT OWNER'S STANDARD.
 - ALL HINGES TO BE BALL BEARING UNLESS NOTED OTHERWISE.
 - ALL DOORS USED IN CONJUNCTION WITH EXITS TO BE READILY OPENED WITHOUT KEY, UNDEQUE FORCE OR SPECIAL KNOWLEDGE FOR EXIT OPERATION FROM THE EGRESS SIDE OF THE DOOR.
 - ALL NEW DOORS, BOTH HOLLOW METAL AND WOOD, TO BE 1 3/4" THICK UNLESS OTHERWISE NOTED.
 - EACH DOOR TO RECEIVE THREE (3) SILENCERS EACH.
 - ALL NEW DOORS AND FRAMES TO MATCH OWNER'S STANDARDS.
 - PROVIDE PASSAGE LATCH SET FOR ALL DOORS EXCEPT THOSE NOTED OTHERWISE.
 - PROVIDE PRIVACY LOCK SET FOR ALL TOILET ROOM DOORS.
 - PROVIDE OFFICE LOCK SET FOR ALL PRIVATE OFFICES.
 - PROVIDE STORAGE ROOM LOCK SET FOR STORAGE CLOSETS AND MECHANICAL ROOMS.
 - HARDWARE SUPPLIER TO CO-ORDINATE KEYS AND OPERATION W/ OWNER.
 - FIRE RATED DOOR ASSEMBLIES MUST MEET THE REQUIREMENTS OF NFPA 252.
 - ALL FIRE RATED DOORS REQUIRE DOOR GASKETING AND SWEEPS THAT MEET THE REQUIREMENTS OF UL 10C EQUAL TO THE FIRE RATING OF THE DOOR ASSEMBLY.
 - ALL GLAZING IN FIRE RATED DOORS MUST MEET THE REQUIREMENTS OF NFPA 257.
 - ALL DOOR CLOSERS TO HAVE HOLD-OPEN FUNCTION.

- DOOR SCHEDULE ANNOTATIONS:**
- ALM - ALUMINUM INSULATED AND ANODIZED ALUMINUM
 - FA - FACTORY FINISH
 - FBD - FIBERBOARD
 - FBG - FIBERGLASS
 - FIP - FINGER JOINTED PINE PRIMED
 - GLS - GLASS
 - HDF - HIGH DENSITY FIBERGLASS
 - HM - HOLLOW METAL FRAME
 - HMI - INSULATED HOLLOW METAL
 - KD - KNOCK DOWN HOLLOW METAL FRAME
 - MI - METAL INSULATED
 - MPL - MAPLE SOLID VENEER
 - STD - STAINED
 - PNT - PAINTED
 - PRM - PRIMED
 - SMA - SOLID MASONITE
 - STL - STEEL PRIMED
 - SWD - SOLID WOOD
 - TS - THERMAL BREAK
 - VNL - VINYL
 - WDC - WOOD CLAD
 - WLD - WELDED FRAME

- DOOR SCHEDULE KEYNOTES:**
- MARVIN MODERN STYLE INSWING DOOR (MID), KNOCKED-DOWN FRAME
 - 36" SIDELIGHT
 - POCKET DOOR, AND HARDWARE
 - BARN DOOR STYLE HARDWARE
 - AFTER MARKET FROSTED FILM TO BE APPLIED TO GLAZING.
 - ROOF HATCH - BILCO SINGLE-LEAF ACCESS HATCH TYPE 5-SOFT WITH LADDER-UP OPTION
 - INTERIOR ALUMINUM SWIN OR OVERHEAD DOORS AT WASH BAY
 - SHOP DOORS AND DOOR FRAMES TO BE PAINTED PT-8 SHERWIN WILLIAMS CYBERSPACE GRAY SW 7076 (INTERIORS ONLY)
 - PROVIDE HOLD-OPEN CLOSERS
 - PROVIDE KICK-PLATES ON BOTH SIDES OF DOOR
 - PROVIDE ELECTRIC STRIKE



08 DETAIL - DOOR HEAD/JAMB - H.M. FRAME (WOOD FRAMING)
SCALE: 3" = 1'-0" B5



PARTITION ASSEMBLY "1"

Type	Stud Size	Species	Stud Spacing	GW/B / Plywd Thickness	Air / Vapor Thickness	Insulation R-Value	Partition Thickness	Rating	Notes
14	3 1/2"	SFF #2	16" O.C.	1/2" 1/2"	Yes Yes	5 1/2" (R-21) 3/4" (R-5.0)	5 1/4"	NR	--
15	3 1/2"	SFF #2	16" O.C.	5/8" 1/2"	Yes Yes	5 1/2" (R-21) 3/4" (R-5.0)	5 1/4"	1 HR	--
16	5 1/2"	SFF #2	16" O.C.	1/2" 1/2"	Yes Yes	5 1/2" (R-21) 3/4" (R-5.0)	7 1/4"	NR	--
18	5 1/2"	SFF #2	16" O.C.	5/8" 1/2"	Yes Yes	5 1/2" (R-21) 3/4" (R-5.0)	7 1/4"	1 HR	--

- WALL TYPE NOTES:**
- SEE BUILDING & WALL SECTIONS AND DETAILS FOR ACTUAL WALL TOP AND BOTTOM PLATE CONFIGURATIONS
 - ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED (FRT) - ONLY WHEN REQUIRED BY CONSTRUCTION TYPE. REFER TO THE FLOOR PLAN FOR WALL TYPE INDICATIONS.
 - BRACE ALL GWB PARTITION WALLS @ 4'-0" O.C., OR AS REQUIRED.
 - PROVIDE DEFLECTION HEAD TRACK TO ALL PARTITIONS WHICH EXTEND TO THE ROOF DECK OR STRUCTURE ABOVE.
 - PROVIDE SAFING INSULATION @ ALL SMOKE AND FIRE PARTITIONS AT DECK.
 - TYPICAL, EXTEND ALL PARTITIONS TO 6" ABOVE FINISH CEILING U.O.N.
 - FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED IN ACCORDANCE TO CODES.
 - AT EXTERIOR WALLS GYPSUM BOARD TO EXTEND TO DECK ABOVE W/ SEALANT BETWEEN DECK AND FINISH.
 - ALL GYPSUM BOARD USED IN WET AREAS TO BE MOLD RESISTANT GYPSUM BOARD TYPICAL.
 - ALL INTERIOR METAL STUDS THAT ARE NOT INDICATED TO CARRY ANY LOADS SHALL BE 20 GAUGE AT 16" O.C.
 - ALL GYPSUM BOARD (OTHER THAN IN RESTROOMS) SHALL BE 5/8" THICK TYPE "X" GYPSUM BOARD AND, IF EXPOSED, FINISHED WITH TAPE AND COMPOUND SUITABLE FOR FINAL PAINT APPLICATIONS.
 - ALL RATED WALLS (UNLESS AS NOTED BELOW) SHALL HAVE THE GYPSUM BOARD EXTEND TO UNDERSIDE OF GYPSUM BOARD SHEATHING ON BOTTOM TRUSS CHORD OR DECK.
 - ALL PARTITIONS SHALL HAVE SOUND ATTENUATION BATT INSULATION TO UNDERSIDE OF EXISTING DECK.
 - FOR ALL WALLS LISTED AS FIRE RATED CONSTRUCTION, REFER TO APPLICABLE U.L. FIRE RESISTANCE DIRECTORY FOR REQUIRED ELEMENTS NOT INDICATED ON DRAWINGS (IE, CAULKING, FASTENERS, BLOCKING, ETC).
 - PROVIDE ALL REQUIRED BLOCKING FOR FIXTURES, GRAB BARS, CABINETS, SHELVING, WORK COUNTERS, BOOKCASES, RAILINGS, TOILET PARTITIONS, TOILET ACCESSORIES, ETC. AS REQUIRED. PROVIDE FRAMES AND BLOCKING FOR ALL RECESSED ITEMS.
 - PROVIDE AND INSTALL ALL BLOCKING FOR FIRE AND DRAFT STOPPING AS REQUIRED BY MASS. STATE BUILDING CODE, NFPA AND I.L.L.
 - CAULK ALL NEW AND EXISTING PENETRATIONS (FIRE RATED AS REQUIRED).
 - ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE IBC 2015.
 - ALL NEW INSULATION SHALL BE INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF THE 2015 IECC ENVELOPE.
 - SUBSTITUTE HI-IMPACT SHEETROCK UNDER ALL WALLS INDICATED TO RECEIVE CERAMIC OR QUARRY TILE.

- WALL SCHEDULE KEYNOTES:**
- PROVIDE 3 1/2" SOUND ATTENUATING BATT INSULATION AT ALL TOILET ROOM WALLS, EXCEPT PLUMBING WALLS.
 - PROVIDE 3 1/2" SOUND ATTENUATING BATT INSULATION IN ALL OFFICE, CONFERENCE ROOM, BREAK ROOM AND LOUNGE WALLS.
 - PROVIDE 3 1/2" SOUND ATTENUATING BATT INSULATION IN ALL TENANT DEMIZING WALLS.
 - EXTEND ALL WALLS TO THE DECK THAT ARE ADJACENT TO OPEN CEILING AREAS.
 - EXTEND WALLS UP TO GWB HARD CEILINGS AT BATHROOMS, BOILER ROOM, SPRINKLER & ELECTRICAL ROOMS. (FIRE RATED ROOMS)
 - ADD A VAPOR BARRIER AT CONDITIONED SIDE OF GARAGE OR OTHER NON-CONDITIONED SPACES.
 - PROVIDE 2" Z-FURRING AND 2" OF RIGID INSULATION AT CONDITIONED SIDE OF ALL CMU EXTERIOR WALLS
 - SUBSTITUTE HI-IMPACT SHEETROCK ON THE PARTS WAREHOUSE SIDE OF WALL.



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Issue Record:

NO.	DESCRIPTION	DATE
01	EXISTING CONDITION SET	
02	BID SET	
07/30/2025	PERMIT SET	
	CONSTRUCTION SET	
	CONVEYANCE/LEASING SET	
	AS-BUILT SET	

Revisions:

No.	Description	Date

Drawn by: BTH
Checked by: BTH
Project No: BTH-1498
Drawing Name:

SCHEDULES, NOTES & DETAILS - WOOD FRAMED WALLS

DIVISION 1 – GENERAL REQUIREMENTS
0100: SUMMARY OF WORK

PART 1: GENERAL
SUMMARY
A. PROJECT IDENTIFICATION:
a. ROSS EXPRESS DISTRIBUTION FACILITY, LIBERTY DRIVE, BREWER, ME
B. PROJECT SUMMARY:
a. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 22 FOOT TALL, 19,796 GSF (100' X 198') PREMANUFACTURED METAL BUILDING.
C. CONSTRUCTION TYPE:
a. 28
D. CODES:
a. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR COMMUNICATIONS TO PROJECT MANGER.
E. DIMENSIONS:
a. VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.
F. EXISTING CONDITIONS:
a. NOTIFY PROJECT MANAGER OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL.
G. SHOP DRAWINGS:
a. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT OR ENGINEERS. ALL SHOP DRAWINGS, NOT APPROVED BY THE CONTRACTOR, SHALL BE RETURNED TO THE SUBCONTRACTOR FOR REVISIONS PRIOR TO SUBMISSION. ALL UNCHECKED AND APPROVED SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVED SHOP SHALL ALLOW A MINIMUM OF TWO-WEEKS FOR SHOP DRAWING REVIEW AND APPROVAL.
H. INTENT: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED. THE SPECIFICATIONS AND DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY.

DIVISION 1 – GENERAL REQUIREMENTS
0130: SUBMITTALS

PART 1: GENERAL
SUMMARY
A. COMPLY WITH PROJECT FORMAT FOR SUBMITTALS.
B. PROVIDE TYPES OF SUBMITTALS LISTED IN INDIVIDUAL SECTIONS AND NUMBER OF COPIES REQUIRED.
C. SHOP DRAWINGS, REVIEWED, ANNOTATED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ARCHITECT - 5 BLACK LINE COPIES.
D. PROJECT DATA - 5 COPIES
E. SAMPLES - 3 COPIES PLUS EXTRA SAMPLES AS REQUIRED TO INDICATE RANGE OF COLOR, FINISH & TEXTURE TO BE EXPECTED.
F. MOCK-UPS - AS REQUIRED BY THE INDIVIDUAL SECTIONS.
G. INSPECTION AND TEST REPORTS - 4 COPIES.
H. WARRANTIES - 4 COPIES.
I. SURVEY DATA - 4 COPIES.
J. CLOSEOUT SUBMITTALS - 4 COPIES.
K. PROVIDE REQUIRED RE SUBMITTALS IF ORIGINAL SUBMITTALS ARE NOT APPROVED. PROVIDE DISTRIBUTION OF APPROVED COPIES INCLUDING MODIFICATIONS AFTER SUBMITTALS HAVE BEEN APPROVED.
L. SAMPLES AND SHOP DRAWINGS SHALL BE PREPARED SPECIFICALLY FOR THIS PROJECT. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS AND DETAILS, INCLUDING ADJACENT CONSTRUCTION AND RELATED WORK. NOTE SPECIAL COORDINATION REQUIRED. NOTE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.
M. SHOP DRAWINGS SHALL BE SUBMITTED ACCORDING TO THE PROJECT SCHEDULE WITH A MINIMUM OF TWO WEEKS FOR REVIEW. SHOP DRAWINGS FROM ALL TRADES, REQUIRING COORDINATION WITH EACH OTHER, SHALL BE SUBMITTED TOGETHER FOR REVIEW. SUBMIT COMPLETE SHOP DRAWINGS ONLY. NO PARTIAL SUBMITTALS WILL BE REVIEWED.
N. PROVIDE WARRANTIES AS SPECIFIED. WARRANTIES SHALL NOT LIMIT LENGTH OF TIME FOR REMEDY OF DAMAGES OWNER MAY HAVE BY LEGAL STATUTE. WARRANTIES SHALL BE SIGNED BY CONTRACTOR, SUPPLIER OR INSTALLER RESPONSIBLE FOR PERFORMANCE OF WARRANTY.

DIVISION 1 – GENERAL REQUIREMENTS
0160: PRODUCTS AND SUBSTITUTIONS

PART 1: GENERAL
SUMMARY
A. PROVIDE PRODUCTS FROM ONE MANUFACTURER FOR EACH TYPE OR KIND AS APPLICABLE. PROVIDE SECONDARY MATERIALS AS RECOMMENDED BY MANUFACTURERS OR PRIMARY MATERIALS.
B. PROVIDE PRODUCTS SELECTED OR APPROVED EQUAL. PRODUCTS SUBMITTED FOR SUBSTITUTION SHALL BE SUBMITTED WITH ACCEPTABLE DOCUMENTATION, AND INCLUDE COSTS OF SUBSTITUTION INCLUDING RELATED WORK.
C. CONDITIONS FOR SUBSTITUTIONS INCLUDE:
a. AN "OR EQUAL" PHRASE IN THE SPECIFICATIONS
b. SPECIFIED MATERIAL CANNOT BE COORDINATED WITH OTHER WORK.
c. SPECIFIED MATERIAL IS NOT ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
d. SUBSTANTIAL ADVANTAGE IS OFFERED OWNER IN TERMS OF COST, TIME, OR OTHER VALUABLE CONSIDERATION.
D. SUBSTITUTIONS SHALL BE SUBMITTED PRIOR TO AWARD OF CONTRACT, UNLESS OTHERWISE ACCEPTABLE. APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES IS NOT A SUBSTITUTION APPROVAL UNLESS CLEARLY PRESENTED AS A SUBSTITUTION AT THE TIME OF THE SUBMITTAL.

DIVISION 6 – WOOD AND PLASTICS
0600: ROUGH CARPENTRY

PART 1: GENERAL
SUMMARY
A. PROVIDE ROUGH CARPENTRY WORK
B. BACKING PANELS FOR UTILITIES
C. NAILERS, BLOCKING, FURRING AND SLEEPERS
SUBMITTALS
A. SUBMIT FOR APPROVAL PRODUCT DATA.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVERY, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. WOOD FOR NAILERS, BLOCKING, FURRING AND SLEEPERS: CONSTRUCTION GRADE, FINISHED 4 SIDES, 19% MAXIMUM MOISTURE CONTENT. PRESSURE PRESERVATIVE TREAT ITEMS IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE OR THE GROUND. FIRE TREATED WHERE REQUIRED. PROVIDE BLOCKING FOR ALL MOUNTED ITEMS, INCLUDING:
a. CASKING AND HEAVING
b. TOILET ACCESSORIES
c. WINDOW TREATMENT
B. PLYWOOD, APA RATED FOR USE AND EXPOSURE:
a. BACKING PANELS: APA C-D PLUGGED INTERIOR WITH EXTERIOR GLUE, FIRE-RETARDANT TREATED, 3/4" THICK
C. WOOD TREATMENT:
a. PRESERVATIVE TREATMENT: PRESSURE-TREATED WITH WATERBORNE PRESERVATIVES, TO COMPLY WITH AWPB LP-2 FOR ABOVE-GROUND ITEMS, LP-22 FOR GROUND CONTACT ITEMS. KILN DRY AFTER TREATMENT TO 19% MAXIMUM MOISTURE CONTENT FOR LUMBER AND 15% FOR PLYWOOD. TREAT ABOVE-GROUND WOOD EXPOSED TO DETERIORATION BY MOISTURE AND ALL WOOD IN CONTACT WITH THE GROUND OR FRESH WATER.
b. FIRE RETARDANT TREATMENT: PRESSURE IMPREGNATED, TO COMPLY WITH AWWA C20 FOR LUMBER AND AWWA C27 FOR PLYWOOD; PROVIDE WHERE INDICATED AND WHERE REQUIRED BY CODE. DO NOT USE FIRE-RETARDANT TREATMENT CONTAINING AMMONIUM PHOSPHATES.

PART 3: EXECUTION
INSTALLATION
A. PLYWOOD: COMPLY WITH RECOMMENDATIONS OF APA DESIGN AND CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
B. PROVIDE NAILERS, BLOCKING AND GROUNDS WHERE REQUIRED. SET WORK PLUMB, LEVEL AND ACCURATELY CUT.
C. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION. COORDINATE WITH OTHER WORK.
D. COMPLY WITH MANUFACTURERS REQUIREMENTS FOR CUTTING, HANDLING, FASTENING AND WORKING TREATED MATERIALS.
E. RESTORE DAMAGED COMPONENTS. PROTECT WORK FROM DAMAGE.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
0716: BITUMINOUS DAMPPROOFING

PART 1: GENERAL
SUMMARY
A. BELOW GRADE: PROVIDE BITUMINOUS DAMPPROOFING AT EXTERIOR SURFACES OF FOUNDATION WALLS AND FOOTINGS AT LOCATIONS SUBJECT TO HYDROSTATIC HEAD. PROVIDE PROTECTION BOARD.
SUBMITTALS
A. SUBMIT FOR APPROVAL PRODUCT DATA.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. ASPHALT EMULSION: SEMI-FIBRATED (ASTM D1227, TYPE 1) OR NON-FIBRATED (ASTM D1187, TYPE B) SPRAY OR BRUSH APPLIED, VAPOR PERMEABLE, ASPHALT EMULSION DAMP PROOFED. INSTALL CANT STRIPS, ASPHALT FELT REINFORCING STRIPS AND OTHER ACCESSORIES AS RECOMMENDED BY DAMPPROOFING MANUFACTURER.
B. PROTECTION BOARD BELOW GRADE: 1/8" TO 1/2" PROTECTION BOARD, COMPATIBLE WITH ASPHALT EMULSION. OMIT PROTECTION BOARD AT AREAS TO RECEIVE COMPATIBLE INSULATION OVER DAMPPROOFING.

PART 3: EXECUTION
INSTALLATION
A. BEING WORK ONLY AFTER SUBSTRATE CONSTRUCTION AND PENETRATING WORK IS COMPLETE.
B. EXAMINE SUBSTRATE, REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
C. COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS INCLUDING RESTRICTIONS ON EXISTING AND FORECASTED WEATHER CONDITIONS. TROWEL DAMPPROOFING AT LEAST 60-MILS THICK OVER SURFACES TO BE DAMPPROOFED. INSTALL CANT STRIPS, ASPHALT FELT REINFORCING STRIPS AND OTHER ACCESSORIES AS RECOMMENDED BY DAMPPROOFING MANUFACTURER.
D. CLEAN AND PREPARE SUBSTRATE: PRIME IF RECOMMENDED BY DAMPPROOFING MANUFACTURER. PROTECT ADJACENT WORK AND SURFACES FROM SPILLAGE, MIGRATION AND DAMAGE.
E. PROVIDE PROTECTION BOARD ON ALL FOUNDATION WALLS AND OTHER SURFACES SUBJECT TO BACKFILLING.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
0720: BUILDING INSULATION

PART 1: GENERAL
SUMMARY
A. PROVIDE BUILDING INSULATION OF BOARD OR BLANKET AS APPLICABLE:
a. EXTERIOR STUD WALLS, FIBERGLASS OR MINERAL FIBER BATT
b. FOUNDATIONS WALLS, RIGID INSULATION AT INTERIOR FACE
c. SLABS ON GRADE, RIGID INSULATION
B. PROVIDE VAPOR BARRIER AT BUILDING PERIMETER AND UNDER SLAB.
SUBMITTALS
A. SUBMIT FOR APPROVAL PRODUCT DATA, TEST REPORTS.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PRODUCT HANDLING
A. DELIVERY AND STORAGE: KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES.

PART 2: PRODUCTS
MATERIALS
A. BLANKET/BATT TYPE INSULATION: UNFACED, PAPER-FACED (VAPOR RETARDER) AND FOIL-FACED (VAPOR RETARDER) GLASS FIBER BLANKET INSULATION TYPES; OWENS CORNING FIBERGLASS CORP OR APPROVED EQUAL.
B. BOARD TYPE INSULATION: EXTRUDED POLYSTYRENE BOARD; COMPRESSIVE STRENGTH 20 PSI AT FOUNDATIONS AND UNDER SLAB-ON-GRADE, 60 PSI AT DECKS, 100 PSI UNDER HEAVY VEHICULAR TRAFFIC; STYROFOAM BY DOW CHEMICAL OR EQUIVARIANT BY LC INDUSTRIES OR APPROVED EQUAL.
C. VAPOR RETARDER: 5 MIL CLEAR POLYETHYLENE SHEET.

PART 3: EXECUTION
INSTALLATION
A. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION. COORDINATE WITH WORK OF OTHER SECTIONS. PROVIDE FULL THICKNESS IN ONE LAYER OVER ENTIRE AREA, TIGHTLY FITTING AROUND PENETRATIONS.
B. INSTALL VAPOR BARRIER OVER ENTIRE AREA OF INSIDE FACE OF EXTERIOR WALLS AND ELSEWHERE AS INDICATED. SEAL ALL SEAMS AND AROUND PERIMETER AND PENETRATIONS WITH DUCT TAPE TO FORM A CONTINUOUS BARRIER FREE OF HOLES.
C. PROTECT INSTALLED INSULATION AND VAPOR RETARDER.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
0760: FLASHING & SHEET METAL

PART 1: GENERAL
SUMMARY
A. PROVIDE FLASHING AND SHEET METAL COMPONENTS FOR BUILDING CONSTRUCTION.
a. GUTTERS AND DOWNSPOUTS
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. GUTTERS AND DOWNSPOUTS
a. ALUMINUM, ANODIZED, 0.050" THICK
PART 3: EXECUTION
INSTALLATION
A. FOLLOW RECOMMENDATIONS OF SMCNA "SHEET METAL MANUAL." ALLOW FOR EXPANSION. ISOLATE DISSIMILAR MATERIALS.
B. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION. COORDINATE WITH WORK OF OTHER SECTIONS.
C. RESTORE DAMAGED COMPONENTS AND FINISHES. CLEAN AND PROTECT WORK FROM DAMAGE.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
0790: JOINT SEALERS

PART 1: GENERAL
SUMMARY
A. PROVIDE SEALANTS AT INTERSECTION OF BUILDING COMPONENTS AND AT CONTROL AND EXPANSION JOINTS.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PART 2: PRODUCTS
MATERIALS
A. JOINTS DESIGNED FOR EXPANSION AND MOVEMENT CONDITIONS AT SITE:
a. EXTERIOR JOINS ON VERTICAL SURFACES; NON-SAG POLYURETHANE; PECORA DYNATROL II OR TREMCO DIMERIC OR APPROVED EQUAL.
b. TOILET FIXTURE JOINTS; SILICONE RUBBER, TREMCO PROGLAZE OR DOW 786 OR APPROVED EQUAL.
c. PRIMERS, BOND BREAKERS, AND BACKER RODS COMPATIBLE WITH SEALANT AND ADJACENT SURFACES

PART 3: EXECUTION
INSTALLATION
A. EXAMINE SUBSTRATE, REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
B. PROVIDE SEALANTS IN COLORS SELECTED FROM MANUFACTURERS STANDARD COLORS.
C. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE. COORDINATE WITH WORK OF OTHER SECTIONS. CLEAN AND PRIME JOINTS, AND INSTALL BOND BREAKERS, BACKER RODS, AND SEALANTS AS RECOMMENDED BY MANUFACTURERS.
D. DEPTH SHALL BE EQUAL TO WIDTH UP TO 1/2" WIDE. DEPTH SHALL BE EQUAL TO 1/2 WIDTH FOR JOINTS OVER 1/2" WIDE.
E. CURE AND PROTECT SEALANTS AS DIRECTED BY MANUFACTURERS. REPLACE OR RESTORE DAMAGED SEALANTS. CLEAN ADJACENT SURFACES TO REMOVE SPILLAGE.

DIVISION 8 – OPENINGS
0810: STEEL DOORS AND FRAMES

PART 1: GENERAL
SUMMARY
A. PROVIDE HOLLOW METAL DOOR FRAMES AND WINDOW FRAMING.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. DOORS: 3-3/4" THICK FLUSH DOORS
a. INTERIOR DOORS: SDI-100 GRADE II, EXTRA HEAVY-DUTY, MODEL 3 OR 4 SEAMLESS CONSTRUCTION, 18 GAGE ASTM A368 OR A568 COLD-ROLLED STEEL
b. EXTERIOR DOORS: SDI-100 GRADE III, EXTRA HEAVY-DUTY, MODEL 3 OR 4 SEAMLESS CONSTRUCTION, INSULATED 16-GAGE ASTM A525 STEEL WITH ASTM A525 660 GALVANIZING.
B. FRAMES: COLD-ROLLED STEEL SHEET, GAGE AS FOLLOWS:
a. INTERIOR FRAMES: 16 GA UP TO 5'-0" WIDE, 14 GA OVER 5'-0" WIDE
b. INTERIOR FRAME CONSTRUCTION; KNOCK-DOWN TYPE, MITERED CORNERS
c. EXTERIOR FRAMES: 14 GA ASTM A525 STEEL WITH ASTM A525 660 GALVANIZING
d. EXTERIOR FRAME CONSTRUCTION; FULLY WELDED, MITERED CORNERS
e. LOUVERS: SIGHT-PROOF, STATIONARY TYPE, 24 GA COLD-ROLLED STEEL IN 20 GA FRAME.
f. FINISH: RUST-INHIBITING PRIMER.

PART 3: EXECUTION
INSTALLATION
A. FABRICATE WORK TO BE RIGID, NEAT AND FREE FROM SEAMS, DEFECTS, DENTS, WARP, BUCKLE AND EXPOSED FASTENERS. INSTALL DOORS AND FRAMES IN COMPLIANCE WITH SDI-100 NFPA 80, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
B. PROVIDE THERMALLY IMPROVED DOORS WITH MAXIMUM U-VALUE OF 0.24 FOR ALL EXTERIOR DOORS.
C. HARDWARE: PREPARE DOORS AND FRAMES TO RECEIVE HARDWARE ON FINAL SCHEDULE. PROVIDE FOR 3 SILENCERS ON SINGLE DOOR FRAMES, 4 ON DOUBLE DOOR FRAMES.
D. SHOP FINISH: CLEAN, TREAT AND PRIME PAINT ALL WORK WITH RUST-INHIBITING PRIMER COMPAREABLE WITH FINISH PAINT SPECIFIED IN DIVISION 9 SECTION. PROVIDE ASPHALT EMULSION SOUND DEADENING COATING ON CONCEALED FRAME INTERIORS.
E. TOUCH-UP DAMAGED COATINGS AND LEAVE READY TO RECEIVE FINISH PAINTING.

DIVISION 8 – OPENINGS
0870: FINISH HARDWARE

PART 1: GENERAL
SUMMARY
A. PROVIDE FINISH HARDWARE FOR SWINGING DOORS.
B. PROVIDE LOCK CYLINDERS FOR OVERHEAD DOORS.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, HARDWARE SCHEDULE PROPOSED FOR USE BASED ON OWNERS REQUIREMENTS.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. HINGES, BUTTS AND PIVOTS, FULL-MORTISE, 5 KNUCKLE BALL-BEARING TYPE, STANLEY OR APPROVED EQUAL.
B. LOCKSETS AND LATCHSETS: HEAVY DUTY (COMMERCIAL AND INSTITUTIONAL); SCHLAGE D SERIES OR APPROVED EQUAL.
C. LOCK CYLINDERS AND KEYING: INTERCHANGIBLE CORE PIN TUMBLER LOCK CYLINDERS AND NICKLE SILVER KEYS
D. EXIT DEVICES: VON DUPRIN OR APPROVED EQUAL.
E. CLOSERS: LOW FREQUENCY DOORS - LCN 4030/4130 SERIES OR APPROVED EQUAL.
F. STOPS: IVES OR APPROVED EQUAL.
G. THRESHOLDS: REESE OR APPROVED EQUAL.
H. FINISH: US 260 SATIN CHROME

PART 3: EXECUTION
INSTALLATION
A. FOLLOW GUIDELINES OF "H" RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES" AND HARDWARE MANUFACTURERS INSTRUCTIONS.
B. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE. COORDINATE WITH WORK OF OTHER SECTIONS.
C. ADJUST OPERATION, CLEAN AND PROTECT.

DIVISION 8 – OPENINGS
0880: GLASS AND GLAZING

PART 1: GENERAL
SUMMARY
A. PROVIDE GLASS AND GLAZING FOR ALL APPLICATIONS SCHEDULED.
B. GLASS SCHEDULE:
a. EXTERIOR GLASS: 1" INSULATED TEMPERED GLASS
b. MIRRORS: 1/4" TEMPERED SAFETY GLASS
c. DOORS: TEMPERED GLASS
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, MOCK-UPS, WARRANTY, TEST REPORTS, MAINTENANCE DATA, EXTRA STOCK.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. GLAZING SHEETS
a. PRIMARY GLASS: ASTM C1036, CLEAR AND TINTED FLOAT GLASS
b. HEATER TREATED GLASS PRODUCTS, ASTM C1048, TEMPERED GLASS
c. MIRRORS, SILVERING COPPER COATING, PROTECTIVE ORGANIC COATING
B. INSULATING GLASS UNITS: SEALED INSULATING GLASS UNITS FABRICATED FROM TWO PANES OF GLASS WITH AIR SPACE BETWEEN, DUAL SEALING SYSTEM, SPACER, DESICCANT AND CORNER REINFORCEMENT. GLASS THICKNESS AND HEAT STRENGTHENING TO BE DETERMINED BY MANUFACTURER FOR WIND-LOADING CONDITIONS. INSULATING GLASS WARRANTY: 10 YEARS.
C. GLAZING MATERIALS
a. SILICONE GLAZING SEALANTS

- STRUCTURAL SEALANT: DOW CORNING 795 OR APPROVED EQUAL.
- WEATHER SEAL: DOW CORNING OR APPROVED EQUAL.

b. PREFORMED GLAZING TAPE: TREMCO POLYSHIM TAPE OR APPROVED EQUAL.
c. GLAZING GASKETS:

- PREFORMED GASKETS: TREMCO OR APPROVED EQUAL.
- SETTING BLOCKS, SHIMS AND SPACERS AS REQUIRED.

PART 3: EXECUTION
INSTALLATION
A. INSPECT FRAMING AND REPORT UNSATISFACTORY CONDITIONS IN WRITING.
B. COMPLY WITH FEMA "GLAZING MANUAL" AND MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. USE MANUFACTURERS RECOMMENDED SPACERS, BLOCKS, PRIMERS, SEALERS, GASKETS AND ACCESSORIES.
C. INSTALL GLASS WITH UNIFORMITY OF PATTERN, DRINK, BLOW AND ROLLER MARKS.
D. INSTALL SEALANTS TO PROVIDE COMPLETE WETTING AND BOND AND TO CREATE A SUBSTANTIAL WASH AWAY FROM GLASS.
E. SET MIRRORS ON STAINLESS STEEL CLIPS AND ADHERE TO WALL WITH MIRROR ADHESIVE.
F. REMOVE AND REPLACE DAMAGED GLASS AND GLAZING. WASH, POLISH AND PROTECT ALL GLASS SUPPLIED UNDER THIS SECTION.

DIVISION 9 – FINISHES
0920: GYPSUM DRYWALL

PART 1: GENERAL
SUMMARY
A. PROVIDE GYPSUM DRYWALL WORK INCLUDING METAL SUPPORT SYSTEMS
a. INTERIOR WALLS, PARTITIONS, AND CEILINGS
b. INSULATION IN GYPSUM DRYWALL CONSTRUCTION
c. INSTALLATION OF ACCESS PANELS IN GYPSUM DRYWALL WORK.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
B. TOLERANCES: NOT MORE THAN 1/16" DIFFERENCE IN TRUE PLANE AT JOINTS BETWEEN ADJACENT BOARDS BEFORE FINISHING. AFTER FINISHING, JOINTS SHALL NOT BE VISIBLE. NO MORE THAN 1/8" IN 10'-0" DEVIATION FROM TRUE PLAN, PLUMB, LEVEL AND PROPER RELATION TO ADJACENT SURFACES IN FINISHED WORK.

PART 2: PRODUCTS
MATERIALS
A. GYPSUM BOARD; INTERIOR USE: ASTM C36, 5/8" THICK REGULAR, WATER RESISTANT, FIRE RESISTANT AND FOIL-BACKED TYPES AS REQUIRED; U.S. GYPSUM, GOLD BOND DIV NATIONAL GYPSUM, DOMTAR GYPSUM OR APPROVED EQUAL.
B. STEEL STUDS: 2-1/2", 3-5/8" OR 6" DEEP, 22 GA SCREW-TYPE STEEL STUDS, ASTM C645 UNLESS HEAVIER GA OR DEPTH IS REQUIRED FOR SPAN OR LOAD.
C. FASTENERS: ASTM C514 ADN ASTM C546. PROVIDE TYPE 5 BUGLE HEAD SCREWS AT INTERIOR, CADMIUM PLATED AT HUMID AND EXTERIOR AREAS. PROVIDE ADDITIONAL ANCHORS AND FASTENERS AS REQUIRED.
D. JOINT REINFORCEMENT: ASTM C537 PAPER OR FIBERGLASS TAPE AND READY-MIXED VINYL COMPOUND.
E. ACCESSORIES: GALVANIZED STEEL CORNER BEADS, CASING BEADS, CONTROL JOINTS; U.S. GYPSUM 800 SERIES AS APPLICABLE.
F. ACOUSTICAL INSULATION: UNFACED MINERAL FIBER BATT INSULATION CUT TO FULL CENTER-TO-CENTER STUD DIMENSIONS; OWENS CORNING FIBERGLASS OR APPROVED EQUAL.
G. ACOUSTICAL SEALANT: CONCEALED ACOUSTICAL SEALANT; U.S. GYPSUM ACOUSTICAL SEALANT OR APPROVED EQUAL.

PART 3: EXECUTION
INSTALLATION
A. COMPLY WITH ASTM C840 AND GA 216 - RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD. FILL WALL CAVITIES WITH INSULATION, EXCEPT AS OTHERWISE INDICATED, EXTEND SMOKE-RATED PARTITIONS TO UNDERSIDE OF DECK ABOVE CEILING AND EXTEND OTHER PARTITIONS AT LEAST 6" ABOVE CEILING, INCLUDING BLOCKING FOR GRAB BARS, ACCESSORIES, AND SIMILAR ITEMS.
B. INSTALL BOARDS VERTICALLY. DO NOT ALLOW BUTT-TO-BUTT JOINTS AND JOINTS THAT DO NOT FALL OVER FRAMING MEMBERS.
C. PROVIDE INSULATION FULL HEIGHT AND THICKNESS IN PARTITIONS AT TOILET ROOMS AND WHERE REQUIRED.
D. PROVIDE ACOUSTICAL SEALANT AT BOTH FACES, AT TOP AND BOTTOM RUNNER TRACKS, WALL PERIMETERS, OPENINGS, EXPANSIONS AND CONTROL JOINTS.
E. INSTALL TRIM AND 3-COAT JOINT TREATMENT IN STRICT COMPLIANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. JOINT TREATMENT IS REQUIRED AT ALL FASTENERS AND EDGES BETWEEN BOARDS. FILL ALL SURFACE DEFECTS. SAND BETWEEN AND AFTER JOINT TREATMENT COATINGS AND LEAVE READY FOR FINISH PAINTING OR WALL TREATMENT.

DIVISION 9 – FINISHES
0960: RESILIENT FLOORING

PART 1: GENERAL
SUMMARY
A. PROVIDE RESILIENT FLOORING AND BASE.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, EXTRA STOCK.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
B. PROVIDE MATERIALS AND ADHESIVES WHICH DO NOT CONTAIN ASBESTOS.

PART 2: PRODUCTS
MATERIALS
A. TILE FLOORING: VINYL COMPOSITION TILE: 12" X 12" BY 1/8", IMPERIAL EXCELOX BY ARMSTRONG WORLD INDUSTRIES OR APPROVED EQUAL.
B. ACCESSORIES:
a. WALL BASE: 4" HIGH, 1/8" THICK MATTE FINISH.
b. WALL BASE PROFILE: COVED AT RESILIENT TILE.
c. CORNERS: FIELD FORMED.
d. ADHESIVE: WATERPROOF.

PART 3: EXECUTION
INSTALLATION
A. COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSTALL IN PROPER RELATION TO ADJACENT WORK.
B. PREPARE SURFACES BY CLEANING, LEVELING, AND PRIMING AS REQUIRED. TEST ADHESIVE FOR BOND BEFORE GENERAL INSTALLATION. LEVEL TO 1/8" TO 10'-0" TOLERANCE.
C. TILE FLOORING: INSTALL TILE WITH TIGHT JOINTS AND WITH ONE-WAY PATTERN LAYOUT TO PREVENT LESS THAN 1/2 TILE UNITS.
D. INSTALL BASE AND ACCESSORIES TO MINIMIZE JOINTS. INSTALL BASE WITH JOINTS AS FAR FROM CORNERS AS PRACTICAL.
E. CLEAN, POLISH AND PROTECT.

DIVISION 9 – FINISHES
0990: PAINTING

PART 1: GENERAL
SUMMARY
A. PROVIDE SURFACE PREPARATION AND PAINTING FOR ALL UNFINISHED INTERIOR AND EXTERIOR SURFACES, INCLUDING ELECTRICAL AND MECHANICAL EQUIPMENT WITH SHOP PRIMED SURFACES.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, 4'-0" X 4'-0" MOCK-UPS, EXTRA STOCK.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PART 2: PRODUCTS
MATERIALS
A. FIRST-LINE STANDARD PRODUCTS FOR ALL SYSTEMS BY BENJAMIN-MOORE, PRATT AND LAMBERT, GLEDDEN, DEVCO, TNEPEC, OR APPROVED EQUAL. MATCH COLOR CHIPS SELECTED.
B. EXTERIOR PAINT SYSTEMS:
a. FERROUS METAL: ZINC CHROMATE PRIMER, 1 COAT; ALKYL ENAMEL (GLOSS FINISH), 2 COATS.
b. GALVANIZED METAL: GALVANIZED METAL PRIMER: 1 COAT; ALKYL ENAMEL (GLOSS FINISH), 2 COATS.
C. INTERIOR PAINT SYSTEMS:
a. DRYWALL: LATEX PRIMER, 1 COAT; INTERIOR LATEX, FLAT FINISH, 2 COATS.
b. WOOD FOR OPAQUE FINISH: ALKYL ENAMEL UNDERCOATER, 1 COAT; ALKYL ENAMEL (SEMI-GLOSS), 2 COATS.
c. FERROUS METAL: ALKYL METAL PRIMER, 1 COAT; ALKYL ENAMEL (SEMI-GLOSS), 2 COATS.

PART 3: EXECUTION
INSTALLATION
A. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
B. COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING, AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
C. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION, CLEAN UP, TOUCH-UP AND PROTECT WORK.

DIVISION 10 – SPECIALTIES
1040: SIGNS

PART 1: GENERAL
SUMMARY
A. PROVIDE SPECIALTY BUILDING SIGNAGE LABELING ALL INTERIOR ROOMS.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. PANEL SIGNS: VOMAR PRODUCTS OR APPROVED EQUAL.
a. UNIFORM TYPE
b. ACRYLIC PLASTIC FABRICATION.
c. APPLIED VINYL LETTER GRAPHICS.

PART 3: EXECUTION
INSTALLATION
A. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE.
B. RESTORE DAMAGED FINISHES. CLEAN AND PROTECT WORK FROM DAMAGE.

DIVISION 10 – SPECIALTIES
1062: FIRE EXTINGUISHERS AND CABINETS

PART 1: GENERAL
SUMMARY
A. PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS. PROVIDE MOUNTING BRACKETS AND SIGNS.
SUBMITTALS
A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.
QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PART 2: PRODUCTS
MATERIALS
A. FIRE EXTINGUISHERS: UL LISTED AND LABELED UNITS. LL INDUSTRIES OR APPROVED EQUAL. MULTI-PURPOSE, DRY CHEMICAL TYPE UNLESS OTHERWISE NOTED.

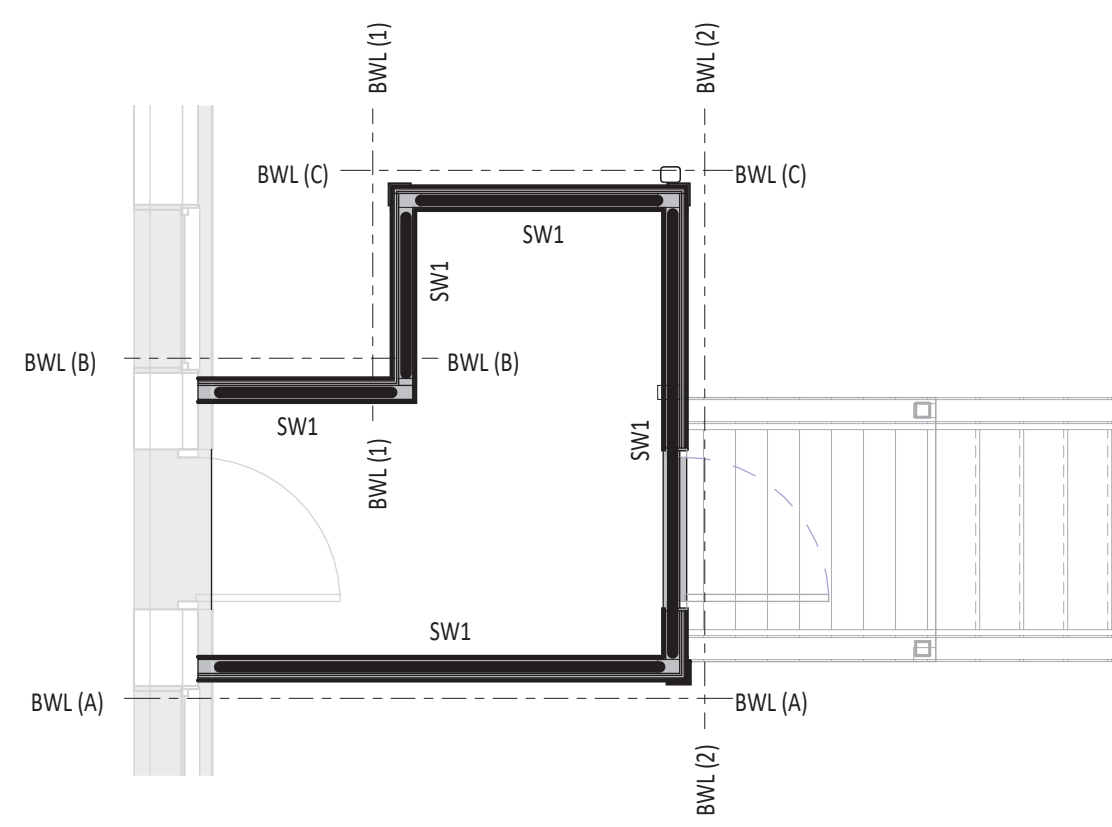
PART 3: EXECUTION
INSTALLATION
A. INSTALL WITH WALL-HUNG BRACKETS AT LOCATIONS AND HEIGHT INDICATED AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
B. INSTALL MATERIALS AND SYSTEM IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SUBMITTALS. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE. COORDINATE WITH WORK OF OTHER SECTIONS.
C. RESTORE DAMAGED FINISHES AND TEST FOR PROPER OPERATION. CLEAN AND PROTECT WORK FROM DAMAGE.



SIDE EGRESS VESTIBULE AND STAIR MODIFICATIONS
 Project Name:
 COMMUNITY HEALTH CONNECTIONS
 175 CONNORS STREET
 GARDNER, MA 01440
 COMMUNITY HEALTH CONNECTIONS
 326 NICHOLS ROAD FITCHBURG, MA 01420

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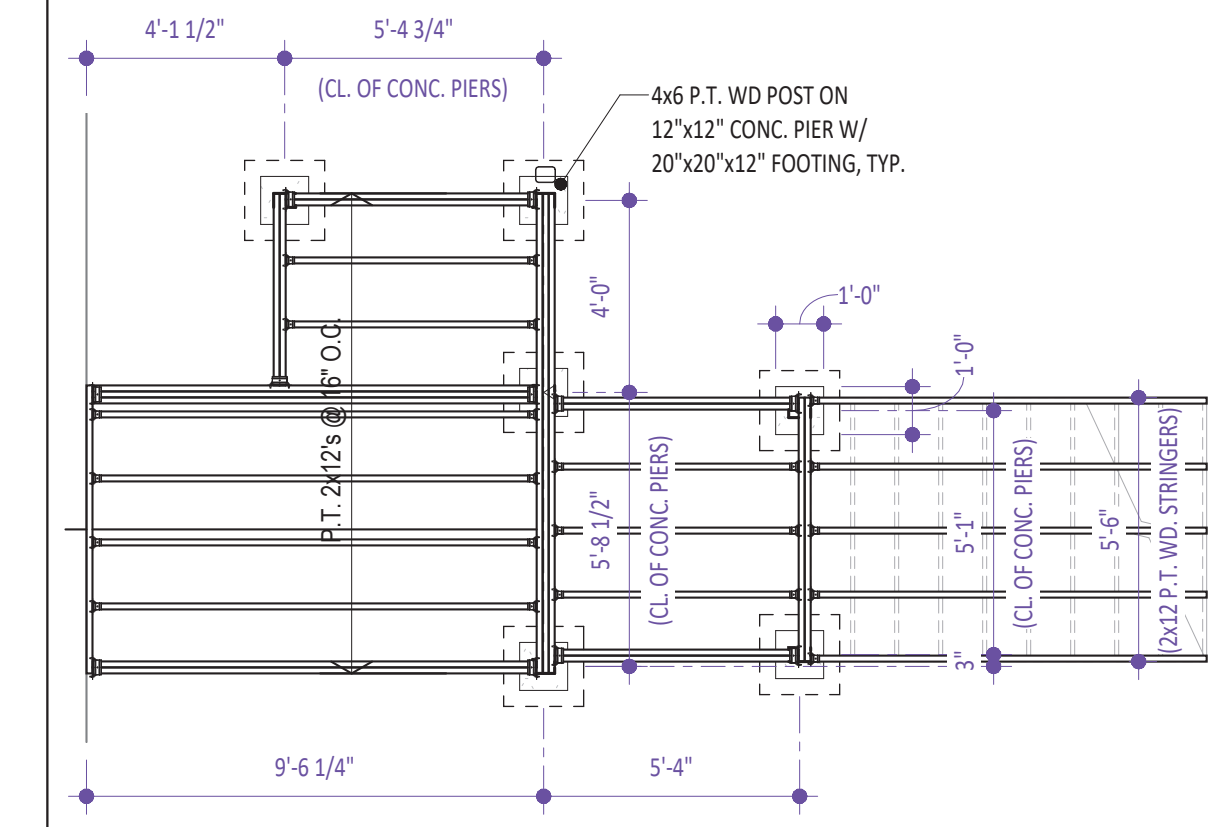
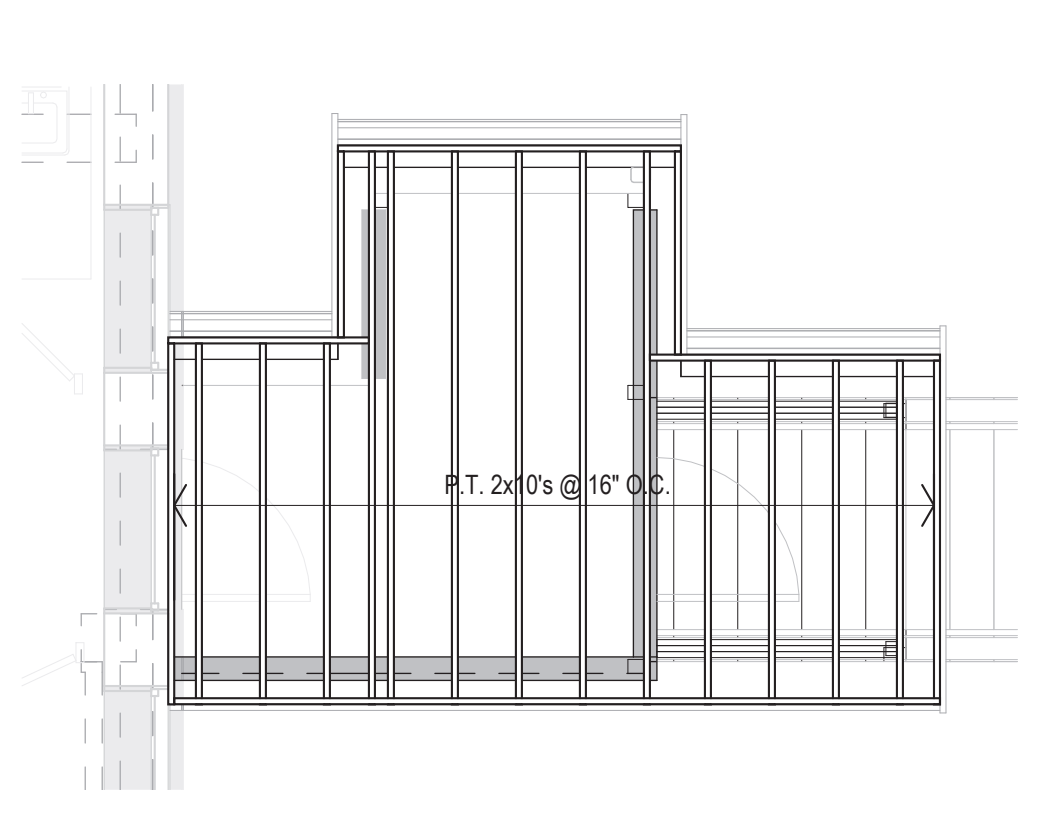
SHEAR WALL SCHEDULE

MARK	SIZE	ATTACHMENT AT EDGES (SEE NOTE #2)
SW1	1/2" APA SHEATHING - ONE SIDE 1/2" GYB - ONE SIDE	86 @ 4" O.C. 66 COOLER NAILS @ 4" O.C.
SW2	1/2" GYB - EACH SIDE	66 COOLER NAILS @ 4" O.C.
CS-FP	1/2" APA SHEATHING - ONE SIDE 5/8" GYB - ONE SIDE	86 @ 3" O.C. 66 COOLER NAILS @ 3" O.C.

NOTE:

- SHEAR WALL SHEATHING SHALL EXTEND FROM BOTTOM OF 2x4 (OR 2x6, SEE PLAN) PLATE TO UNDERSIDE OF DECKING OR BOTTOM OF TRUSS AT EACH STORY. ADD 2x4 (OR 2x6, SEE PLAN) VERTICAL AND/OR HORIZONTAL BLOCKING OR 12" KNEE WALL INTILL WITHIN FLOOR TRUSS ZONE AS REQUIRED TO PROVIDE SOLID SHEATHING WITH FULL ATTACHMENT PER SCHEDULE. AS AN ALTERNATE, A STUD WALL TRUSS MAY BE USED, MATCH STUD SPACING ABOVE.
- ALL PANEL EDGES SHALL BE BLOCKED AND ATTACHED PER SCHEDULE SPACE NAILS AT INTERMEDIATE MEMBERS AT 3" O.C.
- CS-FP: FASTEN SHEATHING TO HEADER WITH 80 COMMON NAILS IN 3" GRID

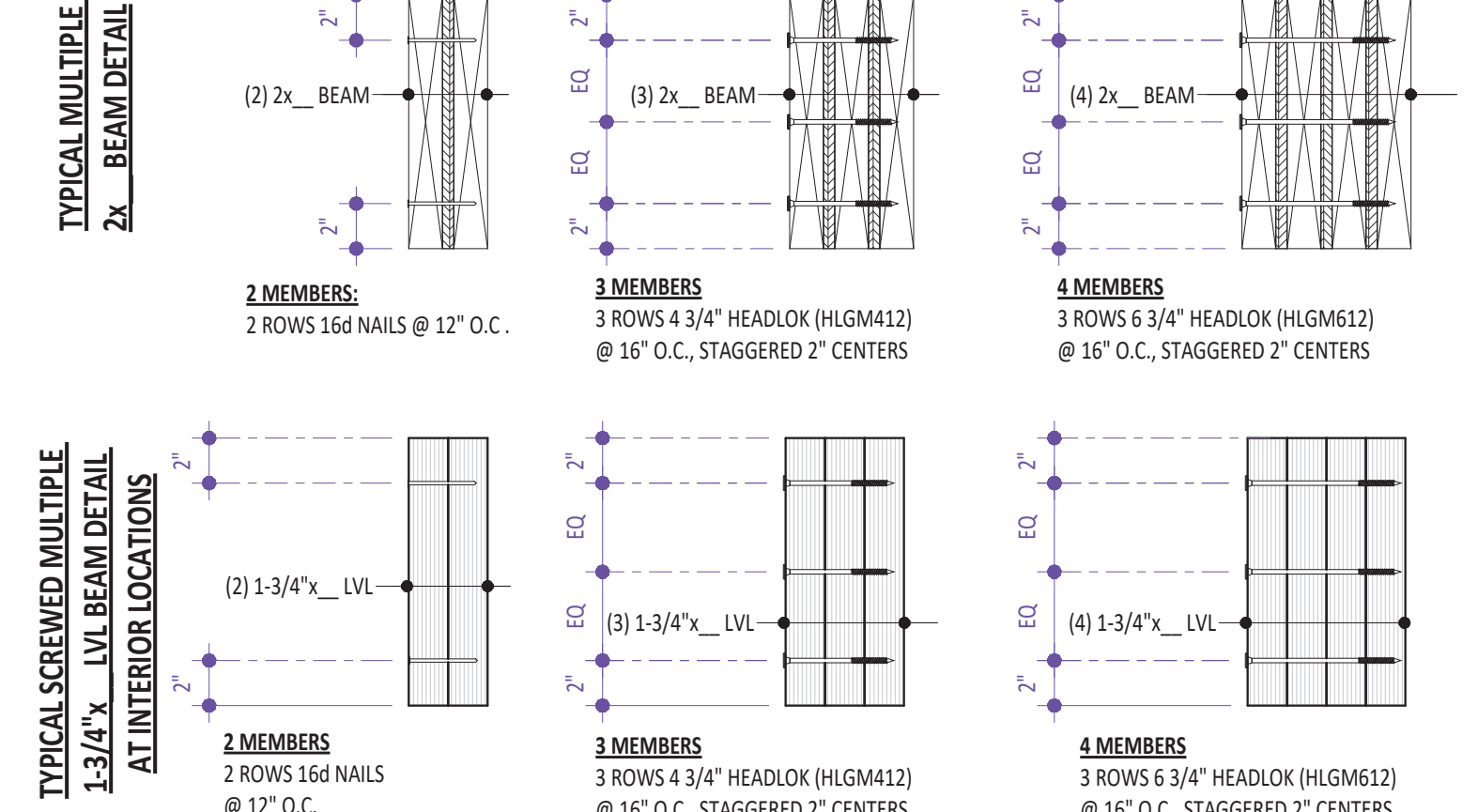
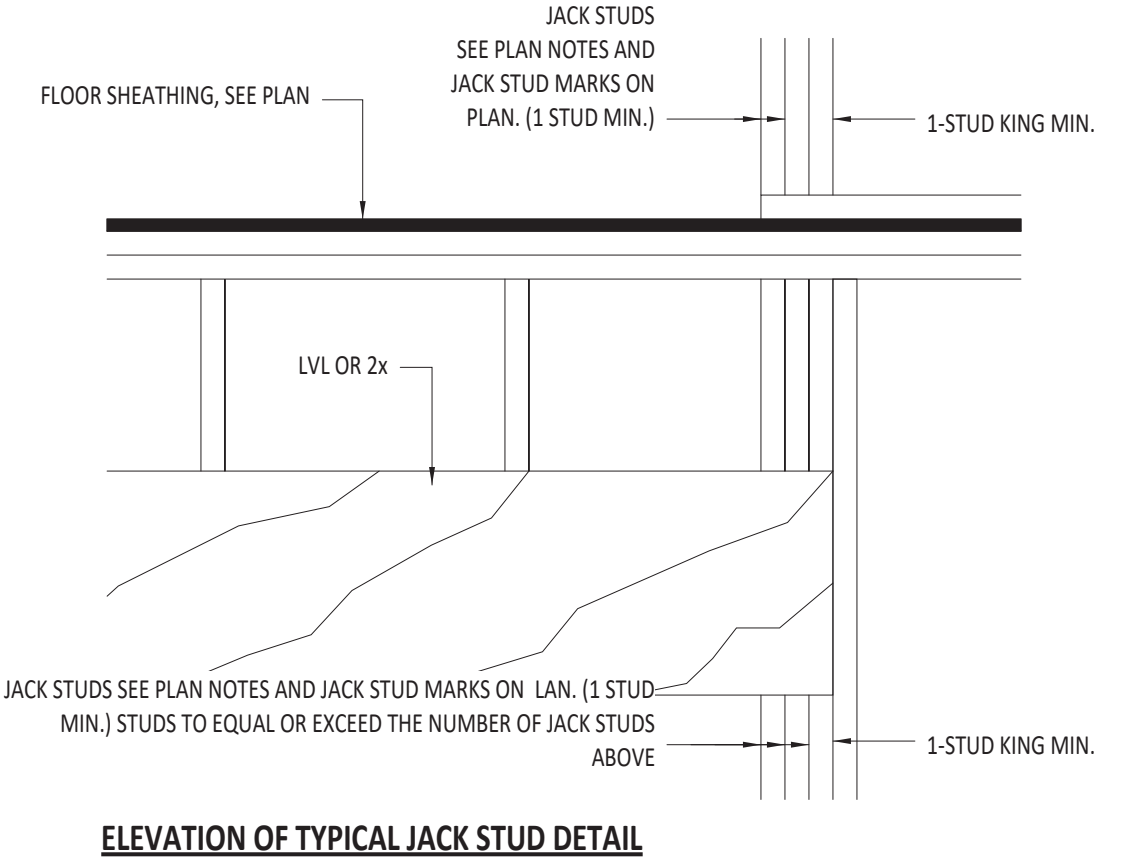
* ALL SHEAR WALL PANELS TO BE ORIENTED VERTICAL.



01 1st FLOOR BRACED WALL LINE PLAN
SCALE: 1/4" = 1'-0" E3

L02 Level 2 Roof Framing Plan
SCALE: 1/4" = 1'-0" E4

1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0" E5



12 JACK STUD SCHEDULE

Header Span Range	FLOOR LEVEL		
	GROUND FLOOR LEVEL	1st FLOOR LEVEL	2nd FLOOR LEVEL
0'-0" to 4'-0"	2	2	2
4'-1" to 8'-0"	3	2	2
8'-1" to 12'-0"	3	3	3
12'-1" to 16'-0"	4	3	3

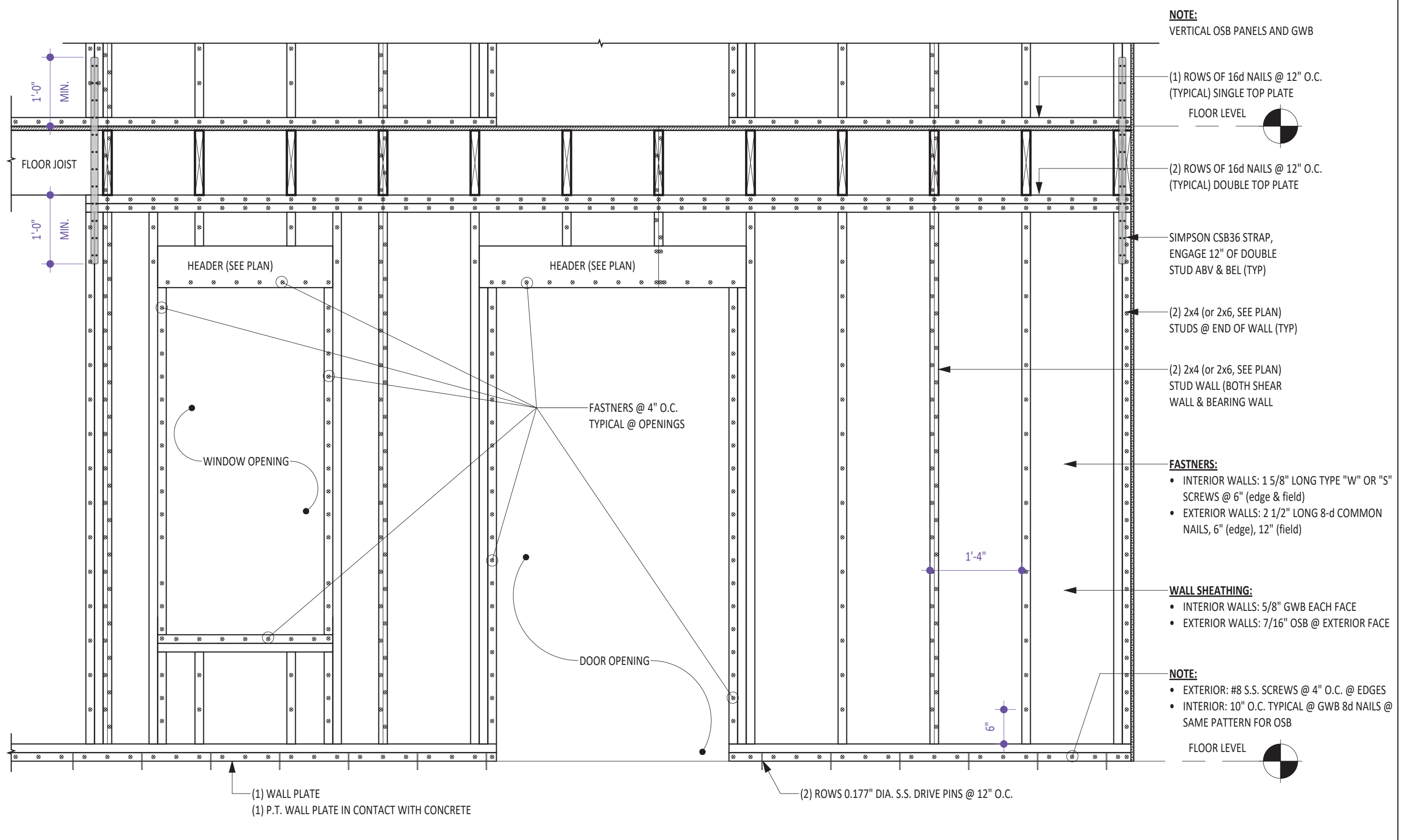
13 KING STUD SCHEDULE

Header Span Range	FLOOR LEVEL		
	GROUND FLOOR LEVEL	1st FLOOR LEVEL	2nd FLOOR LEVEL
0'-0" to 4'-0"	1	1	1
4'-1" to 8'-0"	2	2	2
8'-1" to 12'-0"	3	3	3
12'-0" to 16'-0"	4	4	4

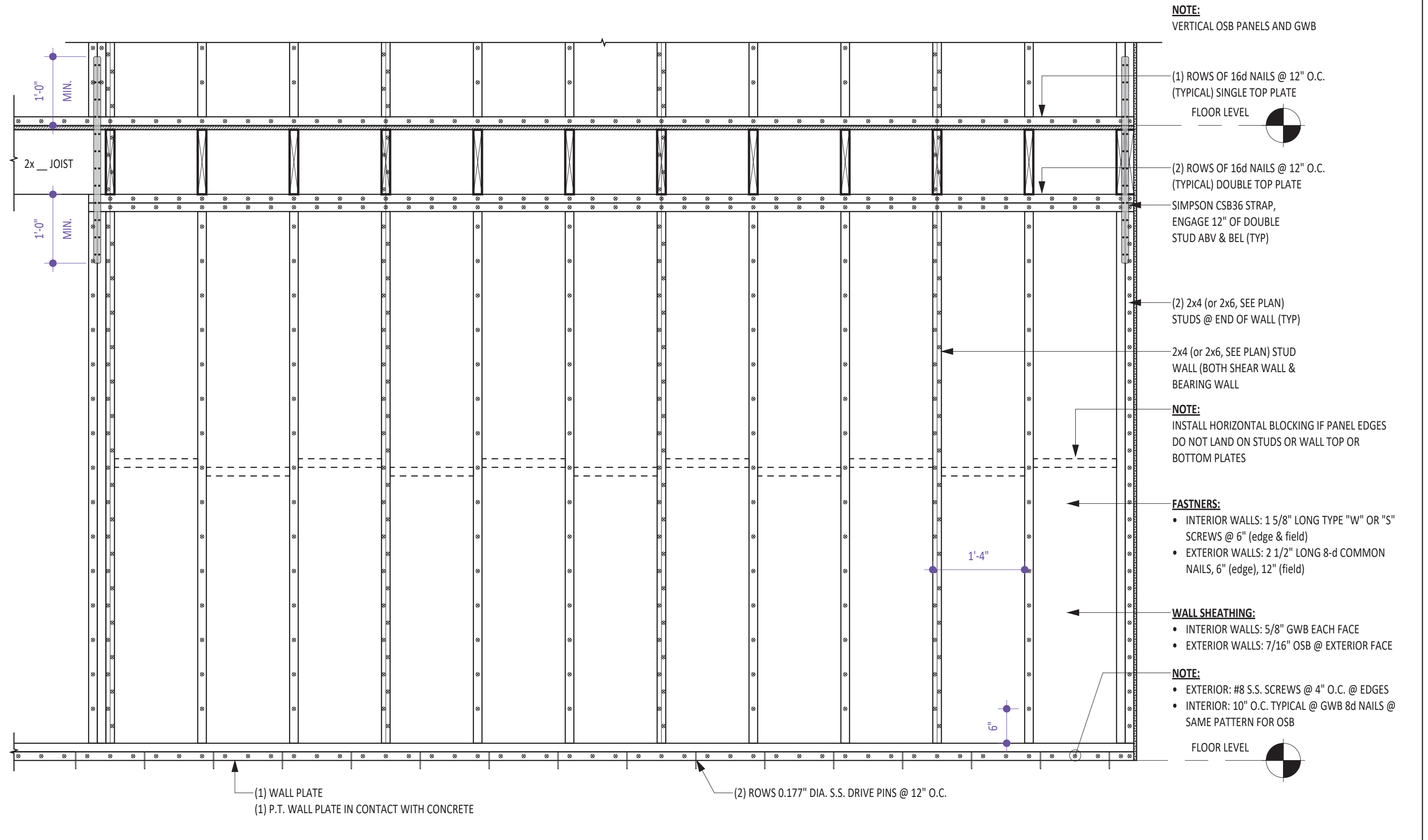
11 WOOD HEADER, FLOOR/WALL & WINDOW SILL DETAILS
SCALE: 1" = 1'-0" D4

10 MULTIPLE MEMBER WOOD BEAM DETAILS
SCALE: 1 1/2" = 1'-0" D5

- GENERAL STRUCTURAL NOTES:**
- PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT AS NECESSARY FOR THE PROPER COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS, SPECIFIED HERE-IN-AFTER AND AS REQUIRED.
 - PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT AS NECESSARY FOR THE PROPER COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS, SPECIFIED HERE-IN-AFTER AND AS REQUIRED.
 - MATERIALS, MANUFACTURING TOLERANCES AND PRECTION OF STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS AS APPLICABLE:
 - NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", INCLUDING SUPPLEMENTS.
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS", ATC 100.
 - UNITED STATES DEPARTMENT OF COMMERCE PS 20 FOR LUMBER.
 - UNITED STATES DEPARTMENT OF COMMERCE PS 166 FOR SOFTWOOD PLYWOOD.
 - UNITED STATES DEPARTMENT OF COMMERCE PS 56 FOR STRUCTURAL GLUED LAMINATED TIMBER.
 - AMERICAN WOOD PRESERVERS INSTITUTE S1-1 STANDARDS.
 - MASSACHUSETTS STATE BUILDING CODE, 780 CMR, SIXTH ED., APPENDIX C "RECOMMENDED FASTENING SCHEDULE" U.N.O.
 - SOLID/DIMENSIONAL LUMBER WITH A MAXIMUM MOISTURE CONTENT OF 19% WITH THE FOLLOWING MATERIALS PROPERTIES SHALL BE USED U.N.O.:
 - STUDS - 2x4 SPRUCE PINE FIR, STUD GRADE U.N.O.
 - MEMBERS - 2x6, 2x8, 2x10 SPRUCE PINE FIRE NO. 2, 15 KD, Fb=1050 (1200 REP.) PSI, Fv=75 PSI, E=1400 KSI.
 - 2x12 HEM FIR NO. 2, SO, Fb= 1200 (1400 REP.) PSI, Fv=75 PSI, E=1600 KSI.
 - POSTS - SOLID HEM FIR NO. 2, Fc=750 PSI, E=1400 KSI.
 - BUILT-UP BEAMS - NO. 1 SPECIES Fb=1000 PSI, Fv=75 PSI, E=1400 KSI.
 - BRIDGING SHALL BE INSTALLED BY THE CONTRACTOR TO ASSURE PROPER FLOOR LOAD DISTRIBUTION IN ACCORDANCE WITH CHAPTER 23 OF THE MASSACHUSETTS STATE BUILDING CODE AND AS INDICATED IN THESE DRAWINGS.
 - LAMINATED VENEER LUMBER (LVL) BEAMS TO BE MICRO-LAM GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL. Fb=2800 PSI, Fv=285 PSI, E=2000 KSI.
 - PLYWOOD TO BE APA RATED SHEATHING WITH EXTERIOR GLUE, 7/16" 5/8" THICKNESS U.N.O.
 - PRESSURE TREATED WOOD TO BE USED AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER-BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.
 - BOLTS TO BE ASTM A307, HOT DIPPED GALVANIZED CONFORMING TO ASTM A153 WITH NUTS AND WASHERS AS REQUIRED TO DEVELOP FULL STRENGTH.
 - NAILS TO BE COMMON WIRE EXCEPT BARBED NAILS SHALL BE USED TO FASTEN PLYWOOD SHEATHING AND GALVANIZED NAILS SHALL BE USED AT EXPOSED FRAMING.
 - METAL CONNECTORS OF PROPER TYPE AND GAUGE AS SHOWN ON CONSTRUCTION DOCUMENTS AND APPROVED SHOP DRAWINGS SHALL BE HOT DIPPED GALVANIZED.
 - ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR.
 - PLYWOOD SHALL BE NAILED AT 6" O.C. AT ALL JOINTS AND EDGES & 10" O.C. AT OTHER SUPPORTS U.N.O. PLYWOOD SUB-FLOORING SHALL BE GLUED TO JOIST, BEFORE NAILING, WITH APPROVED ADHESIVE.
 - PLYWOOD SHALL BE SCREWED TO METAL STUDS WITH SELF-TAPPING #10 SCREWS SPACED AT SAME SPACING AS NAILS INTO PLYWOOD AND WOOD MEMBERS.
 - PROVIDE NAILING AT ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.



29 TYPICAL SHEARWALL DETAIL WITH WALL OPENINGS (@SHEARWALLS AND BEARING WALLS)
SCALE: 3/4" = 1'-0" A3



28 TYPICAL SHEARWALL DETAIL (@SHEARWALLS AND BEARING WALLS)
SCALE: 3/4" = 1'-0" A5

STRUCTURAL CRITERIA

(commercial)

OCCUPANCY CATEGORY (Table 1601.5)	II	
SEISMIC DESIGN CATEGORY (Table 1613.5.6 (1)(C))	B	

STRUCTURAL DESIGN LOADS

USE OR OCCUPANCY	LIVE LOAD (PSF)	CONCENTRATED (POUNDS)
COMMERCIAL OFFICE BUILDINGS	80	2,000
CORRIDORS ABOVE FIRST FLOOR	100	
LOBBIES AND FIRST-FLOOR CORRIDORS	50	
OFFICES		

DESIGN DEFLECTION LIMITS

CONSTRUCTION	L	S or W	D + L
ROOF MEMBERS:			
SUPPORTING PLASTER OR STUCCO CEILINGS	L/360	L/360	L/240
SUPPORTING NON-PLASTER CEILINGS	L/240	L/240	L/180
NOT SUPPORTING CEILINGS	L/180	L/180	L/120
FLOORS:	L/360	---	L/240
EXTERIOR WALLS:			
WITH PLASTER OR STUCCO FINISHES	---	L/360	---
WITH OTHER BRITTLE FINISHES	---	L/240	---
WITH FLEXIBLE FINISHES	---	L/120	---
EXTERIOR WALLS:			
WITH PLASTER OR STUCCO FINISHES	L/360	---	---
WITH OTHER BRITTLE FINISHES	L/240	---	---
WITH FLEXIBLE FINISHES	L/120	---	---

STRUCTURAL DESIGN FACTORS

LOADS	FACTOR
P _g GROUND SNOW LOAD (psf)	60
P _i MINIMUM FLAT ROOF SNOW LOAD (psf)	35
V ₁₀ BASIC WIND SPEED (mph)	cat. II: 114
S _s SPECTRAL ACCELERATION, SHORT PERIOD (g)	0.252
S ₁ SPECTRAL ACCELERATION, 1-SECOND PERIOD (g)	0.066

SITE LOCATION NOTES:
1.



SIDE EGRESS VESTIBULE AND STAIR MODIFICATIONS
 Project Name:
 COMMUNITY HEALTH CONNECTIONS
 175 CONNORS STREET
 GARDNER, MA 01440
 COMMUNITY HEALTH CONNECTIONS 326 NICHOLS ROAD FITCHBURG, MA 01420
 Issue Record:
 EXISTING CONDITION SET
 BID SET
 07/30/2025 PERMIT SET
 CONSTRUCTION SET
 CONVEYANCE/LEASING SET
 AS-BUILT SET
 Revisions:
 No. Description Date
 Drawn by: BTH
 Checked by: BTH
 Project No: BTH-1498
 Drawing Name:
STRUCTURAL FRAMING, DETAILS AND NOTES
 Sheet No:
AS101





Hours of Operation
Monday 9:00 am - 5:00 pm
Tuesday 9:00 am - 5:00 pm
Wednesday 9:00 am - 5:00 pm
Thursday 9:00 am - 5:00 pm
Friday 9:00 am - 5:00 pm
Saturday 9:00 am - 5:00 pm
Sunday 9:00 am - 5:00 pm

NO PARKING
IN FRONT OF
BUS STOP











Re: Variance Application - 175 Connors Street Gardner, MA 01440

From Brent Heinzer <bheinzer@bthassoc.com>

Date Tue 12/2/2025 10:19 AM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>

 1 attachment (523 KB)

BTH (filled-Out) Form-AAB-Variance-Application (signed).pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Molly,

My apologies for the messed-up scan. I have reattached the scanned application with no missing or overlapped pages. We also sent the entire pack by certified mail on 12/1/2025 to all parties with the service method and date noted on the hard copy sent to the board.

Item 16 is show in the original hardcopy sent to the board as well as the updated scanned application attached.

Again, please accept my apologies for original scanned document.

Respectfully,

Brent T. Heinzer, R.A.

B. Thomas Heinzer Associates, Inc.

538 Electric Avenue, Unit #1

Fitchburg, MA 01420

Office: (978) 400-7732 X-102

Cell: (978) 604-4064

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Sent: Tuesday, December 02, 2025 9:42 AM
To: Brent Heinzer <bheinzer@bthassoc.com>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>
Subject: Re: Variance Application - 175 Connors Street Gardner, MA 01440

Hi Brent,

Thank you for sending this in. Is there any way you could re-scan or send it? It looks like the second page of the application got stuck under the first page. Also, could you please list the section from 521 from which you are seeking relief on question 16, and lastly could you please confirm how you sent the application to the parties listed on the Service Notice Page (email, regular mail, etc.)

Thanks!
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Brent Heinzer <bheinzer@bthassoc.com>
Sent: Monday, December 1, 2025 1:10 PM
To: Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Jeff Angers <jangers@chcfhc.org>; DeMalia, John A. <jdemalia@chcfhc.org>; Cathie Desgroseilliers <cdesgroseilliers@chcfhc.org>; Melissa MacDonald <mmacdonald@gardner-ma.gov>; Jeff Cooke <jcooke@gardner-ma.gov>
Subject: Variance Application - 175 Connors Street Gardner, MA 01440

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

AAB Board Members,

Attached are the documents for the variance application submitted for 175 Connors Street Gardner, MA 01440.

AAB 38

Attached:

- Stamped construction drawings (BTH-1498 CHC — Handicap Ramp and Exit
- AAB Variance Application
- Correspondence with Gardner Building Department
- Letter from Owner
- Photo Survey
- Copy of Check #4397

Respectfully,

Brent T. Heinzer, R.A.

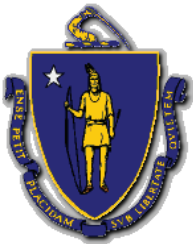
B. Thomas Heinzer Associates, Inc.

538 Electric Avenue, Unit #1

Fitchburg, MA 01420

Office: (978) 400-7732 X-102

Cell: (978) 604-4064



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
 4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

Community Health Connections
175 Connors Street
Gardner, MA 01440

2. State the name and address of the **owner** of the building/facility:

Community Health Connections
326 Nichols Road
Fitchburg, MA 0420

E-mail: jangers@chcfhc.org

Telephone: (978) 512-2423

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The building is three-story, masonry exterior bearing walls, wood-frame floor system, existing wood framed walls with CFMF new walls through out.

The primary us is a doctors office for a non-profit community health center. Renovated in 2002 including the basement and first floors. It was again, renovated in 2006 to include an elevator and renovations to the second and third floors.

The buildings total area over three-floors is 20,232 sq. ft., the basement is 3,657 sq. ft., the first floor is 5,025 sq. ft. and the upper are 10,050 sq. ft.

4. Total square footage of the building/facility: 20,232

Per floor: +/-5,025 sq. ft.

a. Total square footage of tenant space (if applicable): _____

5. What was the original year of construction for the building/facility: 1900 ?

6. Check the nature of the work performed or to be performed:

- New Construction Addition
 Reconstruction/Remodeling/Alteration Change of Use

7. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

This project includes rebuilding and enlarging the deteriorating side entry vestibule to accommodate an area of rescue assistant for two wheel chairs, rebuild the deteriorating stairs and removing an existing deteriorating wood ramp entirely to allow for additional handicap parking that would be adjacent to the existing handicap parking located at the side of the building and provide additional space for mechanical equipment and an electrical generator that is part of a larger mechanical and electrical system upgrade, under separate permit.

8. Is the building or facility historically significant? Yes No

a. If yes, check one of the following and indicate date of listing:

- National Historic Landmark _____
 Listed individually on the National Register of Historic Places _____
 Located in a Registered Historic District _____
 Listed in the State Register of Historic Places _____
 Eligible for listing _____

(In which registry?)

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (see Section 3 of the Board's Regulations) has been triggered?

2.6 3.2 3.3.1(a) 3.3.1(b) 3.3.2 3.3.4 3.4

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
B-25-648	9/2/25	\$ 150,000.00
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Use additional sheets if necessary.)

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

12. Has a certificate of occupancy been issued for the facility? Yes No

If yes, state the date it was issued: 7/6/05

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility? Yes No

a. If so, list the AAB docket number of the complaint _____

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: \$ 2,140,600.00

Is the assessment at 100%? Yes No

If not, what is the town's current assessment ratio? 0%

15. State the phase of design or construction of the facility as of the date of this application:
Foundations are in rough framing of vestibule started

16.

Please list specific technical sections, not 521 CMR 3.

Request #1

Section(s) for which you are seeking relief: 3.3.4

Are you seeking temporary relief: Yes No

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): Correspondance with GBD

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Interpretation of Section 3.3.4 from the Gardner Building Department

See B. Thomas Heinzer Associates, Inc. code interpretation provided to the building commisioner under separate cover; Nov 18 2025 Correspondance with GBD (11.00am)

Looking for board interpretation and variance if required.

Request #2

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief: Yes No

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): _____

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Request #3

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief: Yes No

If yes, what date do you propose to be in compliance by: _____?

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Request #4

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief: Yes No

If yes, what date do you propose to be in compliance by: _____?

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

B. Thomas Heinzer Associates, Inc
538 Electric Avenue, Unit #1
Fitchburg, MA 01420
Brent T. Heinzer, RA responsibly in charge

E-mail: bheinzer@bthassoc.com

Telephone: (978) 604-4064

18. State the name and address of the building inspector responsible for overseeing this project:

City of Gardner
115 Pleasant Street, Room 101
Gardner, MA 01440
Melissa MacDonald, Building Commissioner

E-mail: mmacdonald@gardner-ma.gov

Telephone: (978) 632-1900

SERVICE NOTICE

I, Brent T Heinzer, as Architect
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	City of Gardner 115 Pleasant Street, Room 101 Gardner, MA 01440	Certified Mail	12/1/2025
2 Local Commission on Disability (If Applicable)	Disability Commission 95 Pleasant St, Room 226 Gardner, MA 01440	Certified Mail	12/1/2025
3 Independent Living Center	Center for Living & Working 18 Chestnut St Suite 540 Worcester, MA 01608	Certified Mail	12/1/2025



Signature

11/28/2025

Date