Housing Assistance Corp.

1 Love Lane, Dennis, MA

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BUILDING CODE SUMMARY

PROJECT:

Housing Assistance Corp. (HAC)

LOCATION:

1 Love Lane, Dennis, MA

APPLICABLE CODES, GUIDELINES AND LAWS:

- Massachusetts State Building Code, 780 CMR, 9th Edition
- International Building Code 2015 (IBC)
- International Energy Conservation Code 2021 (IECC) (Stretch Code)
- Massachusetts Amendments (MA)
- Massachusetts Architectural Access Board (MAAB)
- American Disabilities Act (ADA)
- MGL C148 Section 26G (MGL C148 26G) Re: Sprinklers

REGULATIONS AND STANDARDS:

ITEM	APPLICABLE CODE	SECTION	TABLE	PAGE NO.	REQUIREMENTS / DESIGNATION	PROPOSED
USE GROUP CLASSIFICATION MIXED USE (NON SEPARATED)	IBC/MA	308.4 / 310.4	--	48	EXISTING "I-2" INSTITUTIONAL USE - NURSING HOME	"R-2" RESIDENTIAL GROUP R-2 CONGREGATE LIVING FACILITIES
CONSTRUCTION TYPE	IBC/MA	602.2	--	113	TYPE 2B - UNPROTECTED	TYPE 2B - UNPROTECTED
ALLOWABLE BUILDING AREA	IBC/MA	506.2	506.2	101-104	EXISTING 2ND FLOOR = 28,741 S.F. EXISTING 1ST FLOOR = 29,672 S.F. TOTAL = 58,413 S.F. (BASEMENT NOT INCLUDED) ALLOWABLE AREA = 48,000 S.F. MAX PER STORY.	NO NEW AREA IS BEING ADDED TO THE BUILDING (UNCHANGED)
ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE	IBC/MA	504.3/ 504.4	504.3 504.4	98-100	ALLOWABLE HT. = 75 FT. EXISTING BUILDING = +/- 30 FT.	PROPOSED = +/- 30 FT. (UNCHANGED)
AUTOMATIC FIRE SUPPRESSION SYSTEM	IBC/MA	903.2.8 / 903.2 MA	903.2 MA	212	PER SECTION 903.2.8 SPRINKLERS REQUIRED IN "R" USE GROUP	EXISTING BUILDING IS FULLY SPRINKLED
OCCUPANT LOAD	IBC/MA	1004.1	1004.1.2	251	ALLOWABLE OCCUPANT LOAD = ONE PERSON PER 200 G.S.F.	PROPOSED OCCUPANCY. 2ND FLOOR = <143 1ST FLOOR = <148 TOTAL MAX OCCUPANCY = <291
MINIMUM EGRESS DOOR SIZE	IBC/MA	1010.1.1	--	260	32" MIN. CLEAR OPENING (IBC) 34" MIN. WIDTH (MAAB/ADA)	36" DOORS PROVIDED AT NEW OPENINGS - MANY EXISTING DOORS = 44"
MINIMUM CORRIDOR WIDTH	IBC/MA	1020.2	1020.2	279	MINIMUM 48" WIDE CORRIDORS REQUIRED	MOST CORRIDORS ARE 96"
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	IBC/MA	1006.3.1	1006.3.1	255	OCCUPANCY REQUIRES A MINIMUM OF TWO (2) EXITS FROM EACH STORY	ALL SPACES COMPLY WITH CODE FOR NUMBER OF EXITS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. THIS BUILDING HAS FIVE (5) EXIT STAIRS FROM THE 2ND FLOOR.
STORIES WITH THREE OR MORE EXITS	IBC / MA	1007	--	256	ALLOWABLE TRAVEL DISTANCE = 1/2 OF MAX DIAGONAL DIMENSION OF THE SECTION OF THE BUILDING.	LESS THAN 75 FEET / OCCUPANT LOAD LESS THAN 49
BUILDING ENTRANCES AND ACCESSIBLE ROUTES WITHIN BUILDINGS	MAAB / ADA	521 CMR 20.00 / SECT 402	--	--	BUILDING AND ACCESSIBLE ROUTE MEET THE REQUIREMENTS OF MAAB AND ADA. EXISTING ELEVATOR TO REMAIN.	ACCESSIBLE BUILDING AND ACCESSIBLE ROUTE PROVIDED

ABBREVIATIONS

AB.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ACT.	ACOUSTICAL TILE
ALUM	ALUMINUM
ANOD	ANODIZED
@	AT
BSMT	BASEMENT
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BOTT	BOTTOM
B.O.W	BOTTOM OF WALL
BM	BEAM
BLDG	BUILDING
CPT	CARPET
CSMT	CASEMENT
CK	CAULK(ING)
CLG	CEILING
CLOS	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL/CONSTR. JOINT
CTSK	COUNTERSUNK
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DH	DOUBLEHUNG
DRWR	DRAWER
DWG(S)	DRAWING(S)
DF	DRINKING FOUNTAIN
DW	DISHWASHER
ELEC	ELECTRIC(AL)
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
EQ.	EQUAL
EXIST	EXISTING
OR EX.	
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
FIN.	FINISHED
F.A.	FIRE ALARM
F.B.O.	FURNISHED BY OWNER
F.E.	FIRE EXTINGUISHER
FL.	FLOOR(ING)
FLUOR.	FLUORESCENT
FT.	FOOT
FTG.	FOOTING
FND.	FOUNDATION
FURR.	FURRED(ING)
GAS	GAS
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS/GLAZING
GR.	GRADING
GWB.	GYPSUM BOARD
HDBD	HARDBOARD
HDWD.	HARDWOOD
HVAC.	HEATING, VENTILATING, & AIR CONDITIONING
HDWR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAG.	LAG BOLT
LAM.	LAMINATE
LAV.	LAVATORY
L.	LENGTH
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MTD.	MOUNTED
NO.	NUMBER
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OH.	OVERHEAD
OPNG.	OPENING
PNT.	PAINT
PTD.	PAINTED
PNL.	PANEL
PART.	PARTITION
PL.	PLATE
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLYWD	PLYWOOD
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REQ'D	REQUIRED
REF.	REFIGERATOR
REV.	REVISIONS
R.	RISER
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
SECT.	SECTION
SCHED.	SCHEDULE
SPEC.	SPECIFICATIONS
SL.	SIDELIGHT
STD.	STANDARD
S&P	SHELF&POLE
STL.	STEEL
SUSP.	SUSPENDED
THK.	THICK
T&B.	TOP & BOTTOM
T&G	TONGUE & GROOVE
T..F.	TOP OF FOUNDATION
T..W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
UNFIN.	UNFINISHED
V.I.F.	VERIFY IN FIELD
VIN.	VINYL
VCT.	VINYL COMPOSITION TILE
VWC.	VINYL WALL COVERING
WC.	WATER CLOSET
W.	WIDE/WIDTH
W/	WITH
W/O	WITHOUT
W.W.M.	WELDED WIRE MESH
WD.	WOOD

SYMBOLS

NORTH ARROW

SECTION INDICATOR
LETTER IN TOP HALF OF CIRCLE INDICATES THE SPECIFIC SECTION. THE NUMBER AND LETTER IN THE BOTTOM HALF INDICATES THE DWG. No. WHICH THE SECTION APPEARS

+45.5 NEW SPOT ELEVATION

45.5 E EXISTING SPOT ELEVATION

45 CONTOUR LINE

COLUMN COORDINATES & REFERENCE GRID LINES

LEVEL
ELEVATION

INTERIOR ELEVATION NUMBERS INDICATE ELEVATION NUMBER & LETTER INDICATES THE DRAWING WHERE THE ELEVATIONS ARE LOCATED

ELEVATION TAG

DOOR TAG

WINDOW TAG

WALL TYPE

N 90 00' 00" E Distance — PROPERTY LINE TAG

Name
Area — PROPERTY TAG / ACRES

REVISION MARK

CONCRETE

BRICK

CONCTRETE BLOCK

PLYWOOD

STEEL

ROUGH LUMBER

FINISH LUMBER

RIGID INSULATION

BATT INSULATION

EARTH

GRAVEL

STONE

COMPACTED FILL

WELDED WIRE MESH

PROPERTY LINE

CENTER LINE

SCHEDULE OF DRAWINGS.

Sheet Number	Sheet Name
COVER SHEETS	
A0.0	COVER SHEET
A0.1	DRAWING SCHEDULE & PROJECT DATA
LS.1	LIFE SAFETY PLAN
DEMOLITION PLANS	
D1-N	DEMOLITION PLAN - FIRST FLOOR NORTH WING
D1-S	DEMOLITION PLAN - FIRST FLOOR SOUTH WING
D2-N	DEMOLITION PLAN - SECOND FLOOR NORTH WING
D2-S	DEMOLITION PLAN - SECOND FLOOR SOUTH WING
PROPOSED PLANS	
A1-N	PROPOSED FLOOR PLAN - FIRST FLOOR NORTH WING
A1-S	PROPOSED FLOOR PLAN - FIRST FLOOR SOUTH WING
A2-N	PROPOSED FLOOR PLAN - SECOND FLOOR NORTH WING
A2-S	PROPOSED FLOOR PLAN - SECOND FLOOR SOUTH WING
A3.0	ENLARGED PLAN & ELEVATIONS @ TYP. SHOWER ROOMS
A4.0	ENLARGED PLAN / ELEVATIONS @ TYP. TUB ROOM & WALL TYPES

DRAWINGS ARE REPRESENTATIONAL ONLY
DO NOT SCALE DRAWINGS

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1 Love Lane, Dennis, MA

DRAWING SCHEDULE & PROJECT DATA

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

SCALE: 1/8" = 1'-0"

DRAWING NO.:

A0.1

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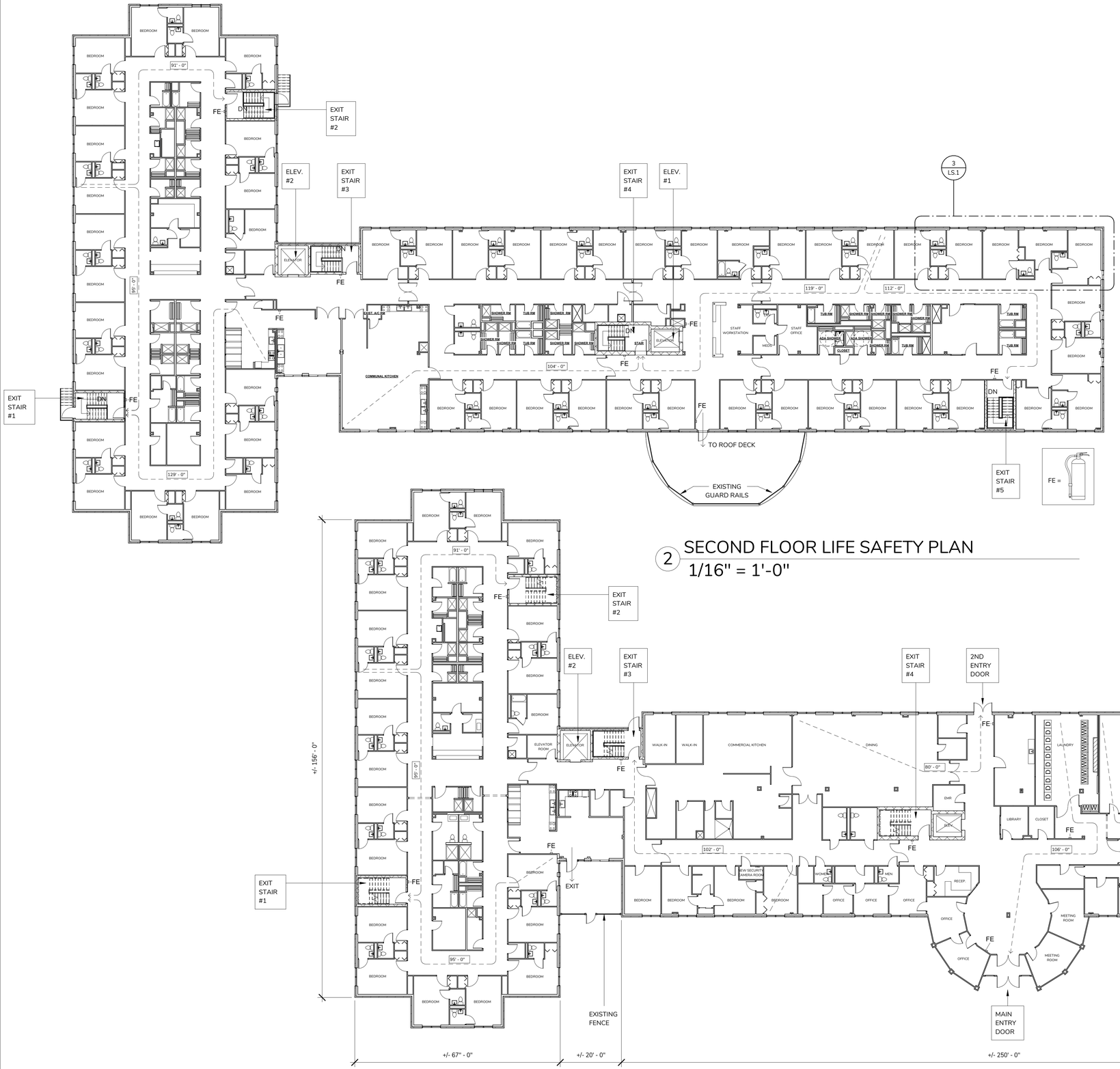
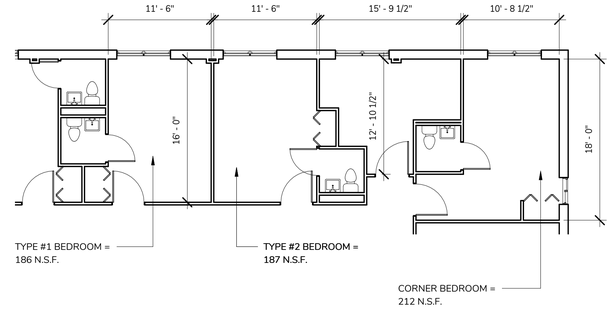


2 SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

1 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



3 TYPICAL BEDROOM DIMENSIONS
1/8" = 1'-0"

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LIFE SAFETY PLAN

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

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DRAWING NO.:

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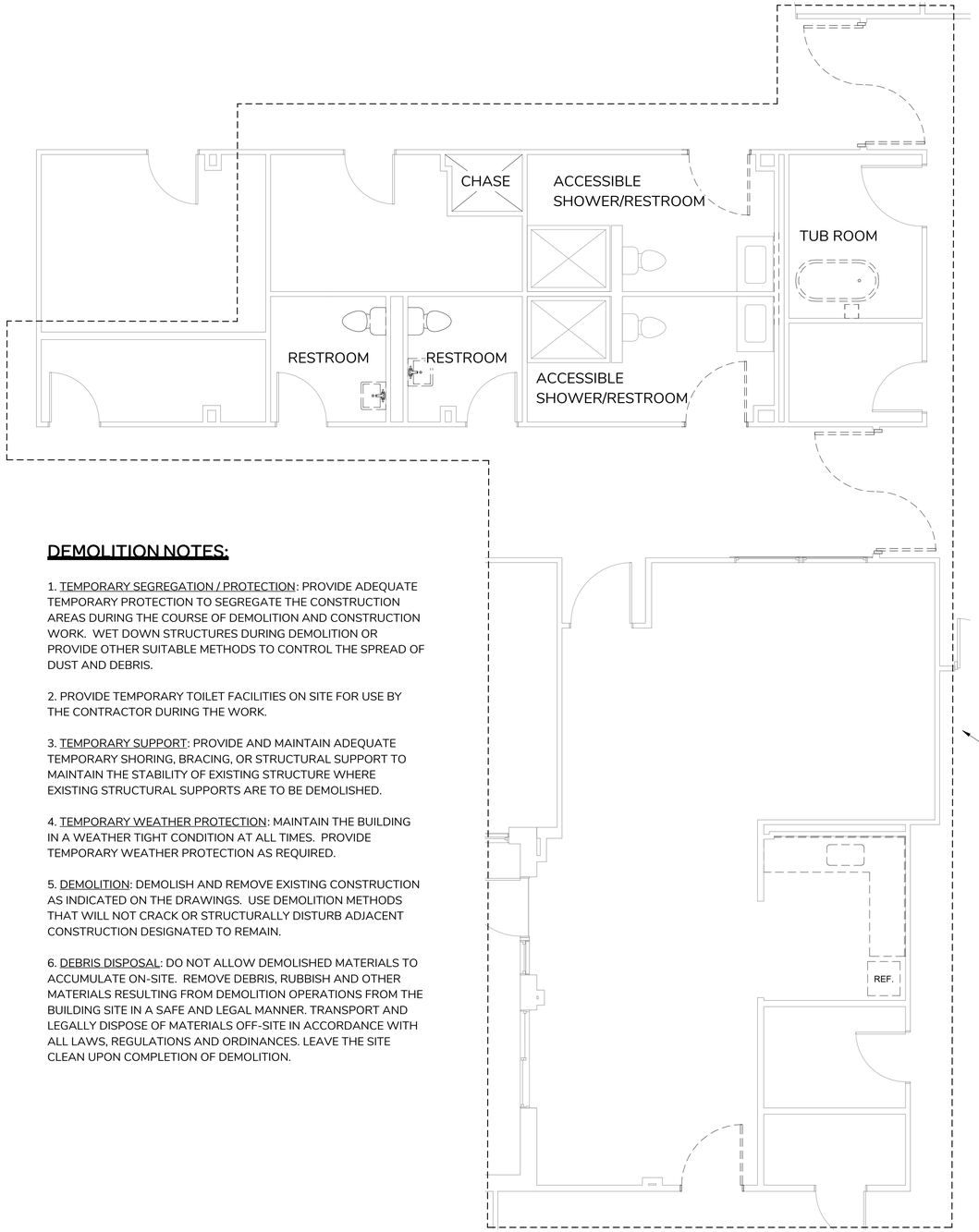

DEMOLITION NOTES:

1. TEMPORARY SEGREGATION / PROTECTION: PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.

2. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.

3. TEMPORARY SUPPORT: PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.

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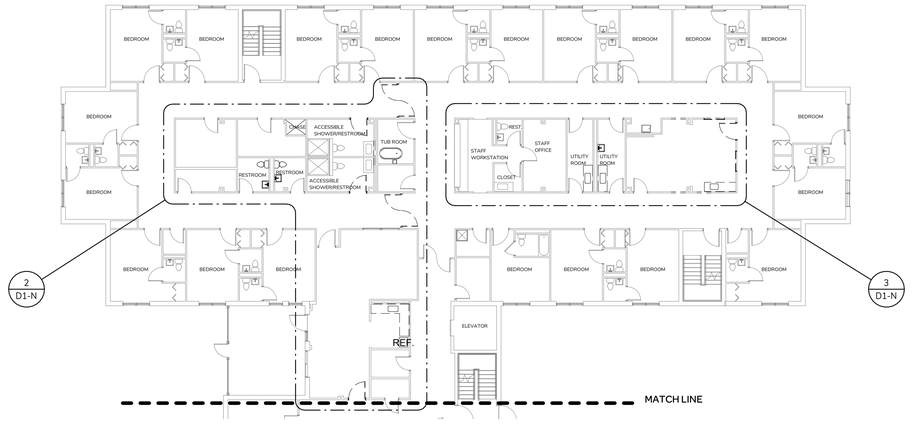

1 FIRST FLOOR DEMOLITION KEY PLAN - NORTH WING
1/16" = 1'-0"

2 FIRST FLOOR DEMO - NORTH WING ENLARGED PLAN A
1/4" = 1'-0"

3 FIRST FLOOR DEMO - NORTH WING ENLARGED PLAN B
1/4" = 1'-0"

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DEMOLITION PLAN - FIRST FLOOR NORTH WING

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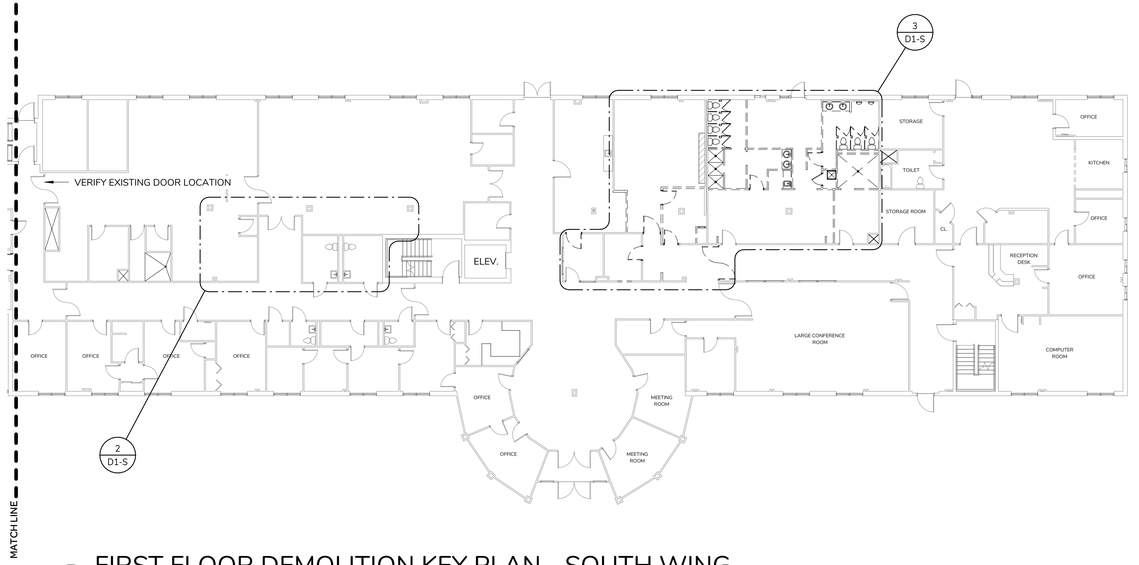
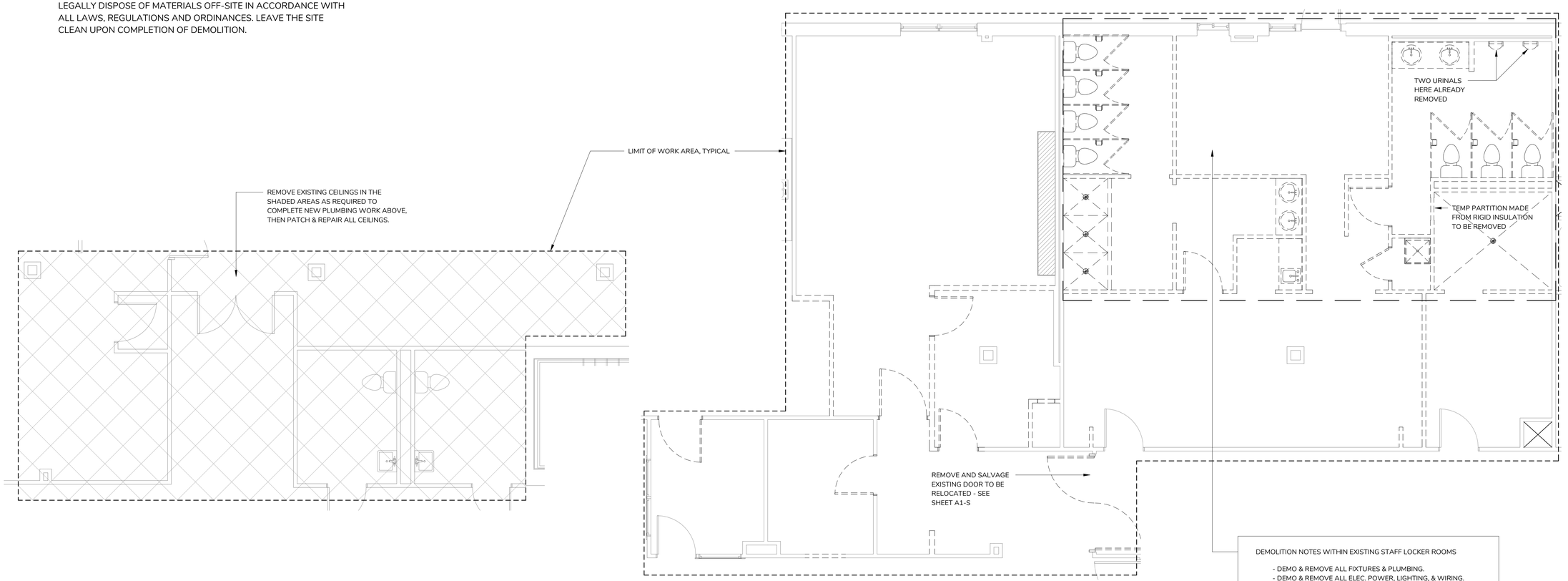


1 FIRST FLOOR DEMOLITION KEY PLAN - SOUTH WING
1/16" = 1'-0"



2 FIRST FLOOR DEMO - SOUTH WING ENLARGED PLAN A
1/4" = 1'-0"

3 FIRST FLOOR DEMO - SOUTH WING ENLARGED PLAN B
1/4" = 1'-0"

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DEMOLITION PLAN - FIRST FLOOR SOUTH WING

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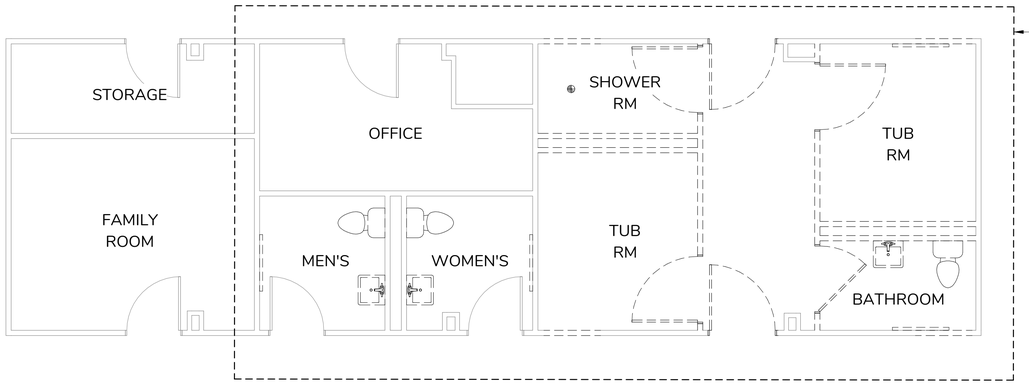
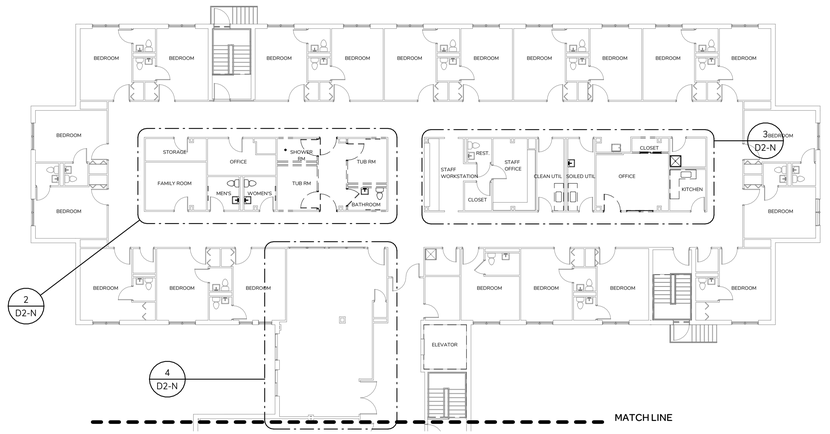


2 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN A
1/4" = 1'-0"



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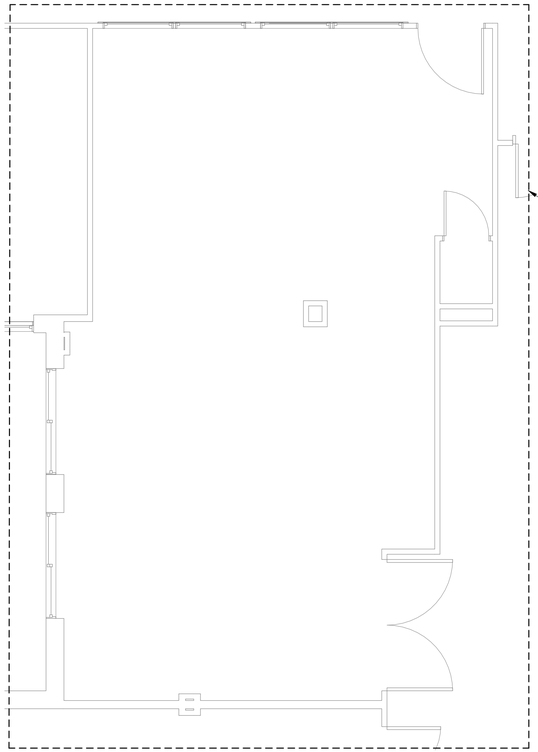
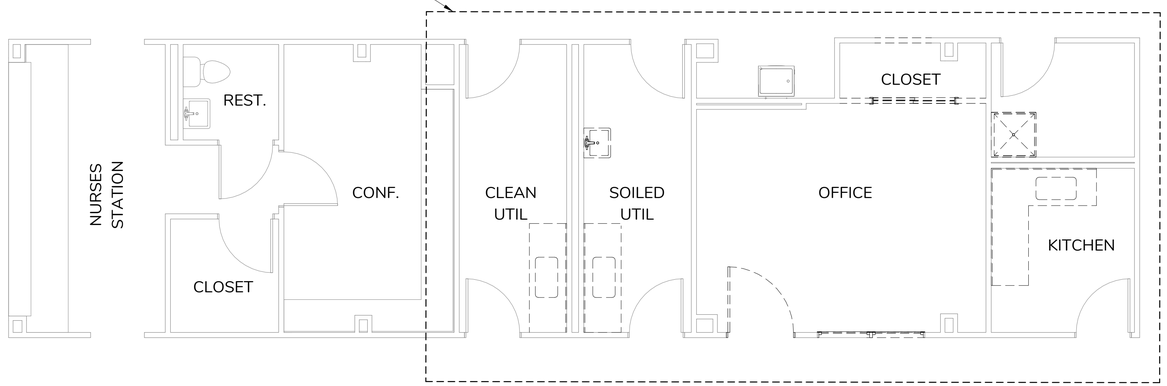


1 SECOND FLOOR DEMOLITION KEY PLAN - NORTH WING
1/16" = 1'-0"



4 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN C
1/4" = 1'-0"

3 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN B
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DEMOLITION PLAN - SECOND FLOOR NORTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

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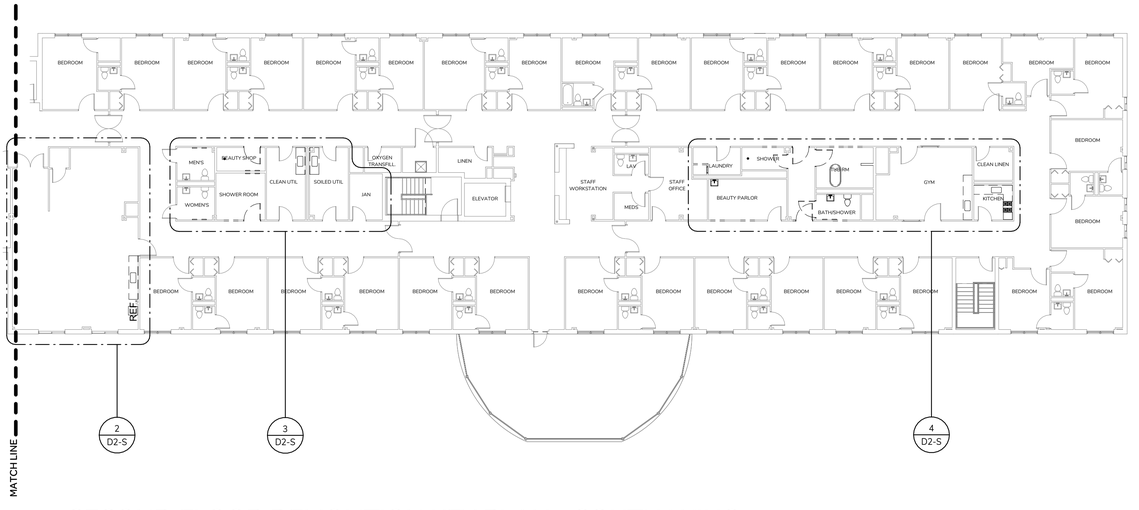
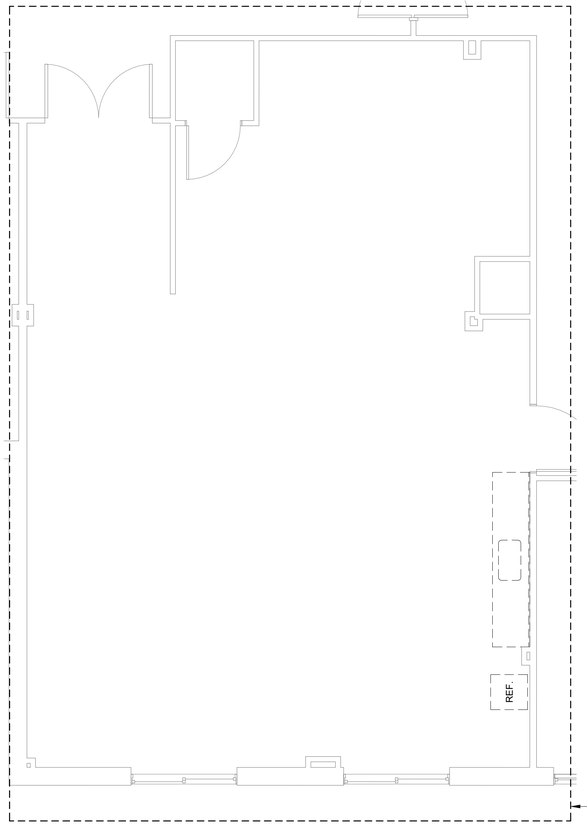
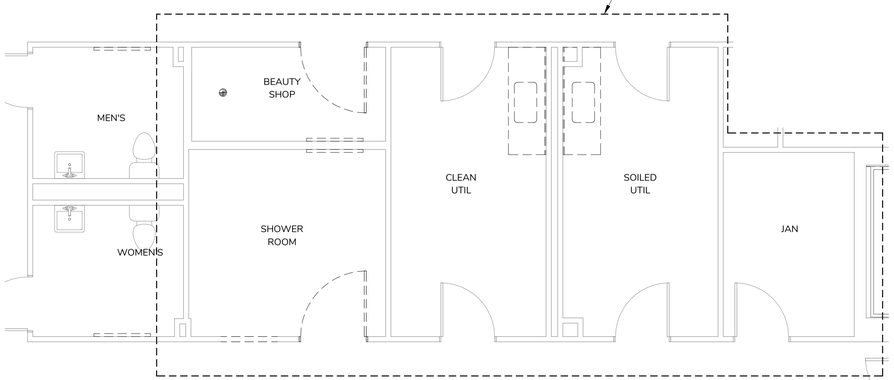


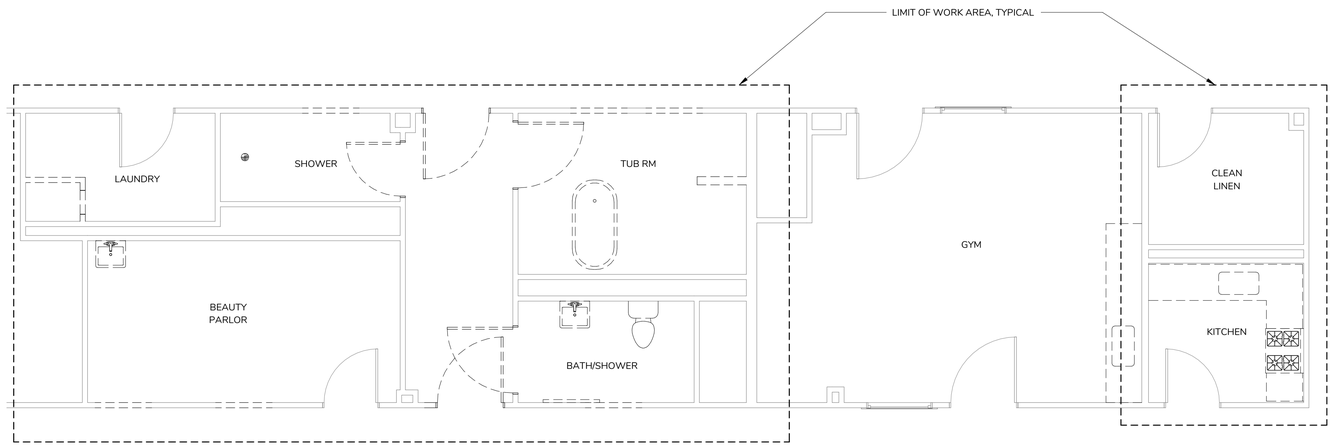
1 SECOND FLOOR DEMOLITION KEY PLAN - SOUTH WING
1/16" = 1'-0"



2 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN A
1/4" = 1'-0"



3 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN B
1/4" = 1'-0"



4 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN C
1/4" = 1'-0"

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DEMOLITION PLAN - SECOND FLOOR SOUTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

SCALE: As indicated

DRAWING NO.:

D2-S

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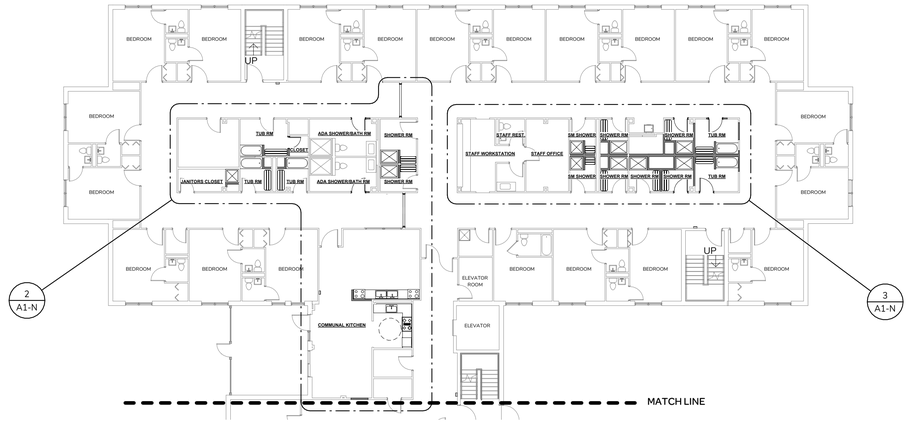
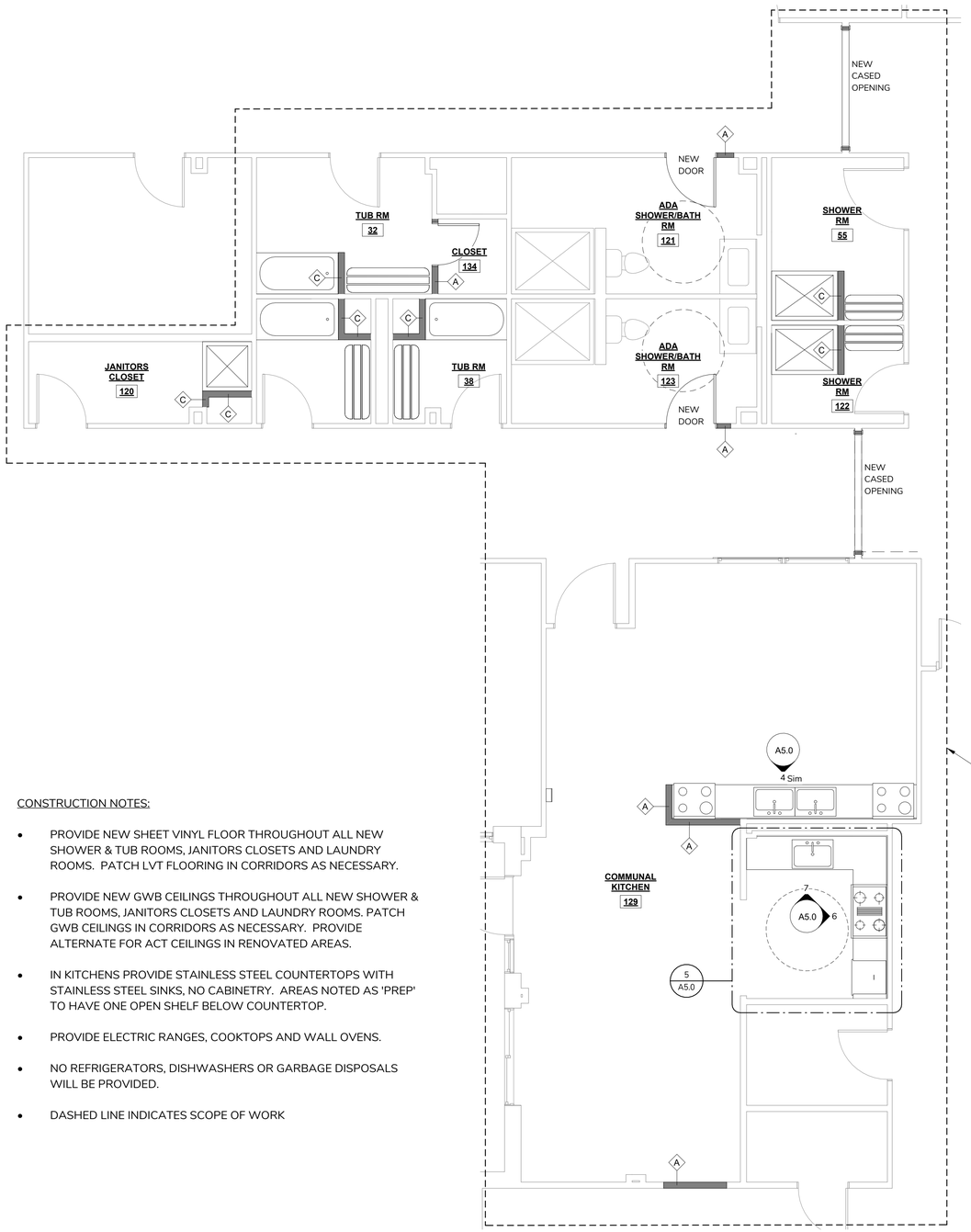
ADA SHOWERS	=	2
STANDARD SHOWERS	=	7
SMALL SHOWERS	=	2
TUB/SHOWERS	=	5
TOTAL	=	16



1 PROPOSED FIRST FLOOR KEY PLAN - NORTH WING
1/16" = 1'-0"

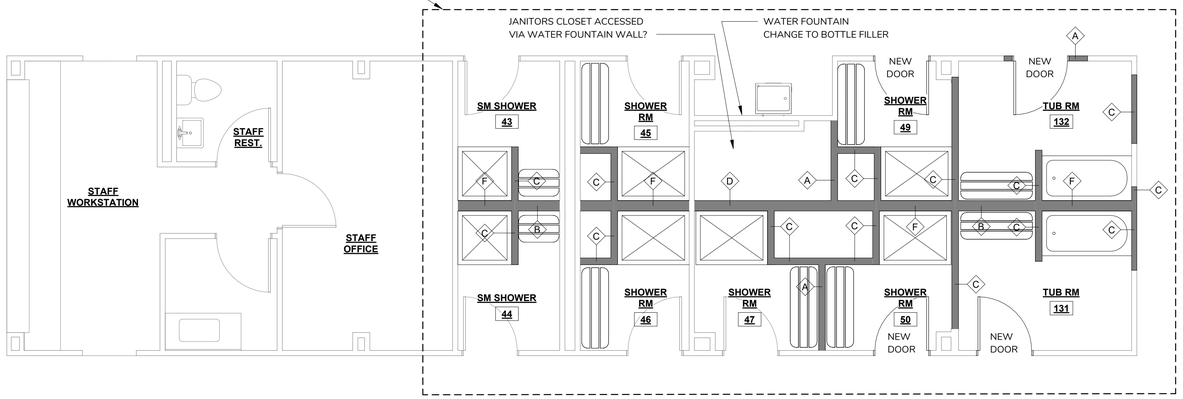
CONSTRUCTION NOTES:

- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
- PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
- IN KITCHENS PROVIDE STAINLESS STEEL COUNTERTOPS WITH STAINLESS STEEL SINKS, NO CABINETRY. AREAS NOTED AS 'PREP' TO HAVE ONE OPEN SHELF BELOW COUNTERTOP.
- PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK



2 PROPOSED FIRST FLOOR - NORTH WING ENLARGED PLAN A
1/4" = 1'-0"

LIMIT OF WORK AREA, TYPICAL



3 PROPOSED FIRST FLOOR - NORTH WING ENLARGED PLAN B
1/4" = 1'-0"

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PROPOSED FLOOR PLAN - FIRST FLOOR NORTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

SCALE: As indicated

DRAWING NO.:

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CONSTRUCTION NOTES:

- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
- PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
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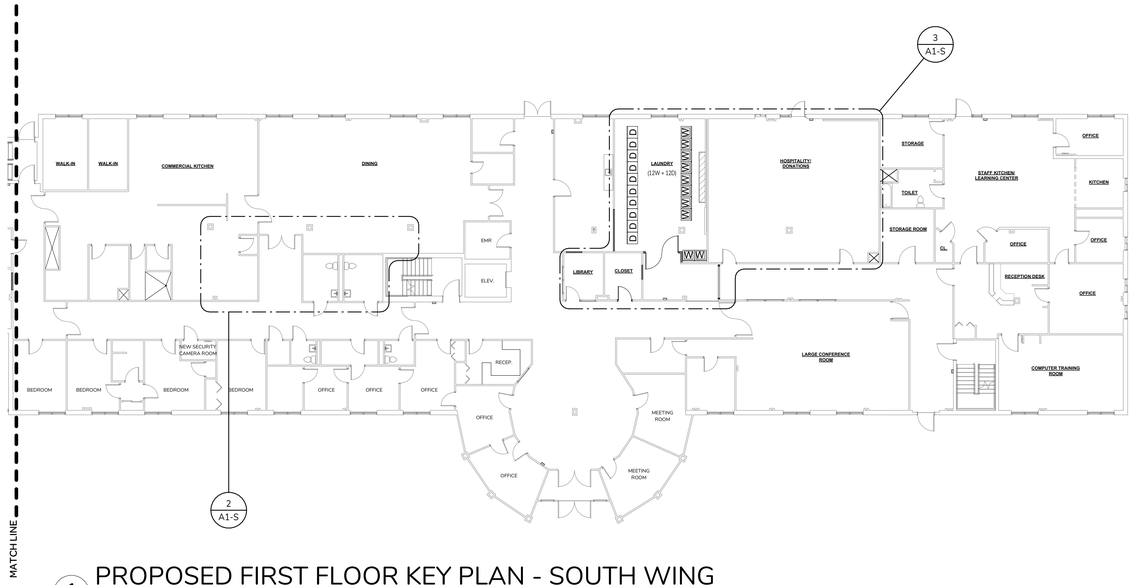
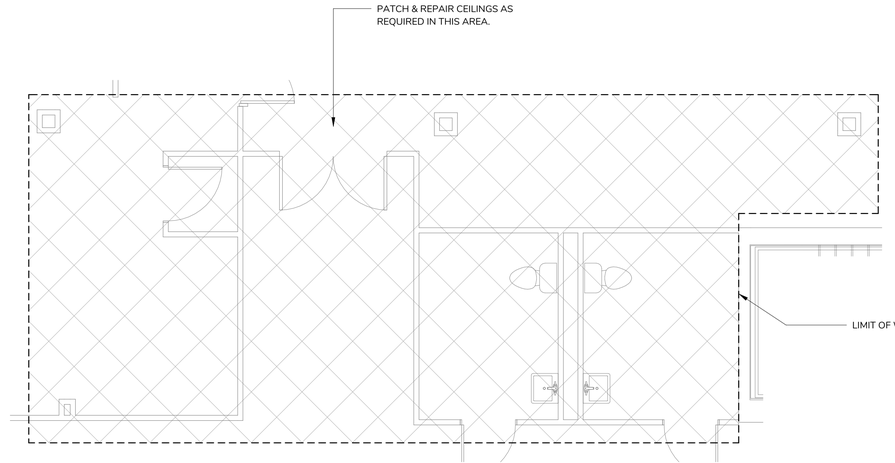
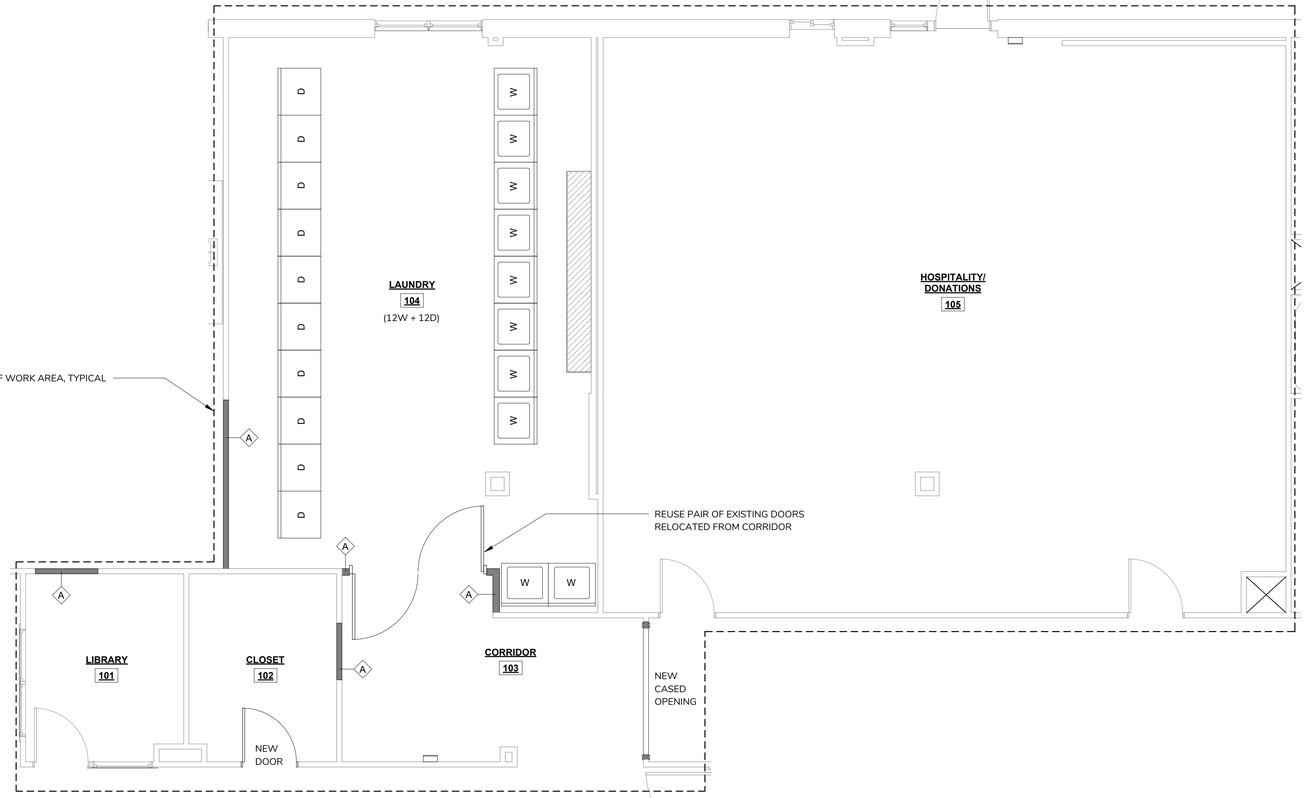
- PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK



1 PROPOSED FIRST FLOOR KEY PLAN - SOUTH WING
1/16" = 1'-0"



PROPOSED FIRST FLOOR -
SOUTH WING ENLARGED PLAN A
2 1/4" = 1'-0"



PROPOSED FIRST FLOOR -
SOUTH WING ENLARGED PLAN B
3 1/4" = 1'-0"

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PROPOSED FLOOR PLAN - FIRST FLOOR SOUTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

SCALE: As indicated

DRAWING NO.:

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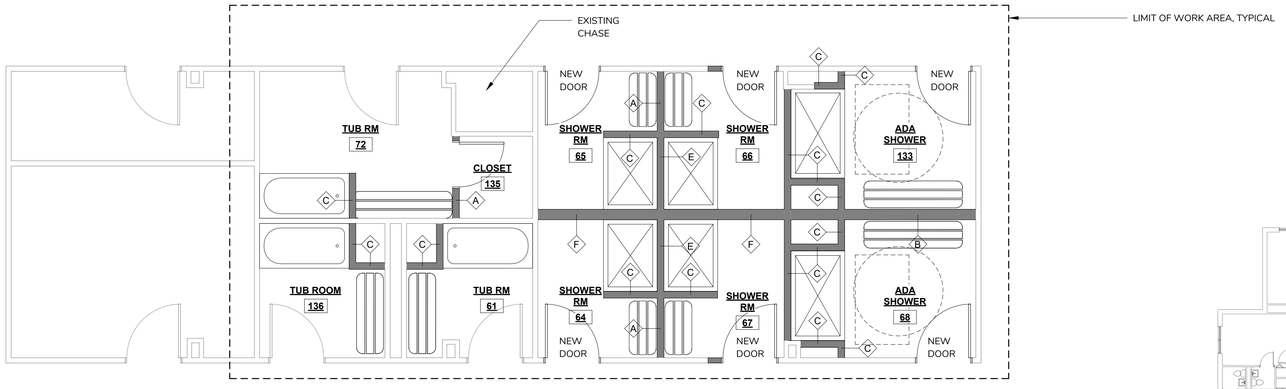
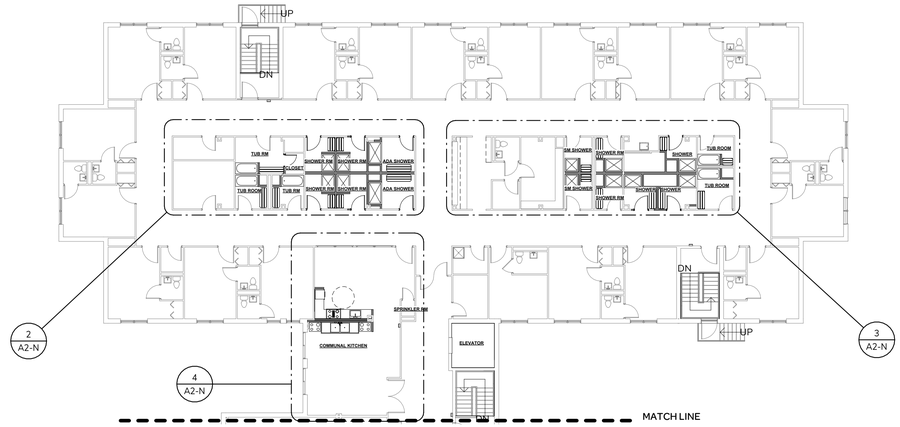
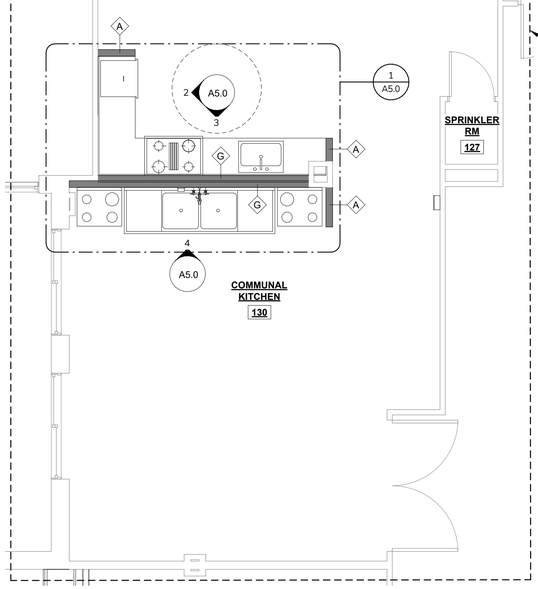
ADA SHOWERS	=	2
STANDARD SHOWERS	=	9
SMALL SHOWERS	=	2
TUB/SHOWERS	=	5
TOTAL	=	18



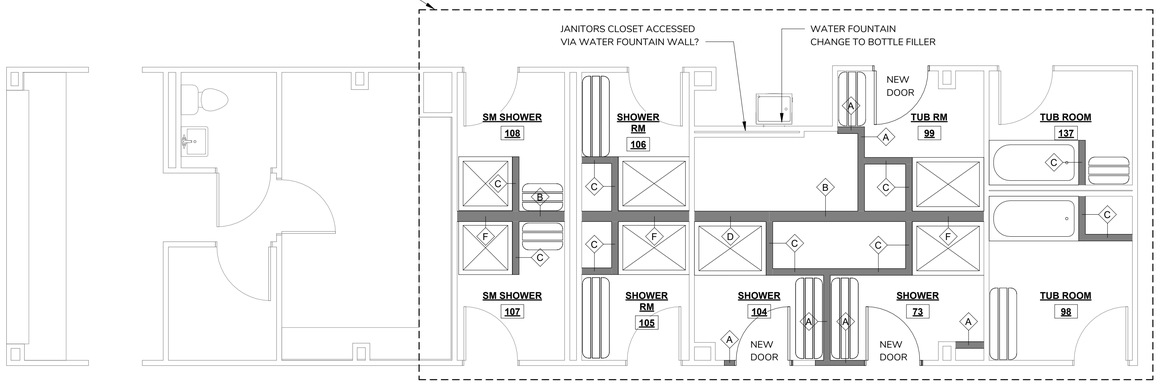
2 PROPOSED SECOND FLOOR - NORTH WING ENLARGED PLAN A
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR KEY PLAN - NORTH WING
1/16" = 1'-0"



4 PROPOSED SECOND FLOOR - NORTH WING ENLARGED PLAN C
1/4" = 1'-0"



3 PROPOSED SECOND FLOOR - NORTH WING ENLARGED PLAN B
1/4" = 1'-0"

CONSTRUCTION NOTES:

- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
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- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK

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PROPOSED FLOOR PLAN - SECOND FLOOR NORTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: KG / JD

SCALE: As indicated

DRAWING NO.:

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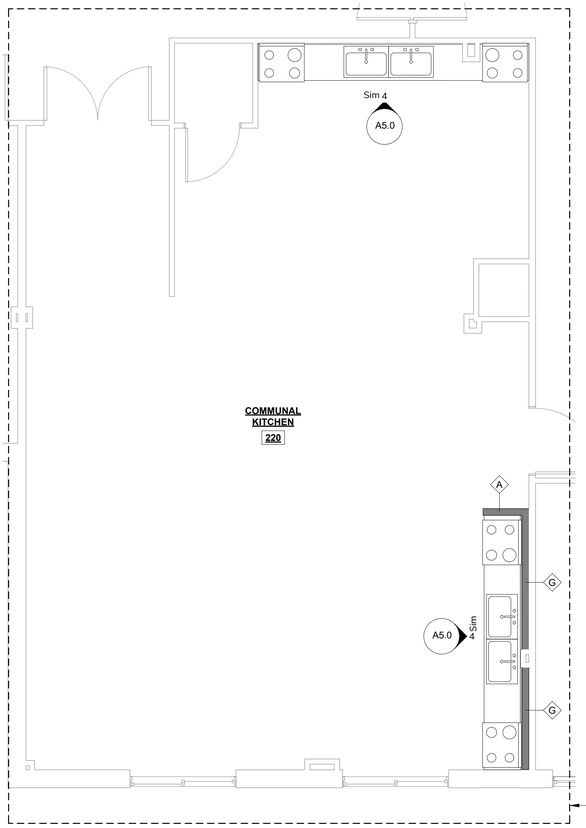
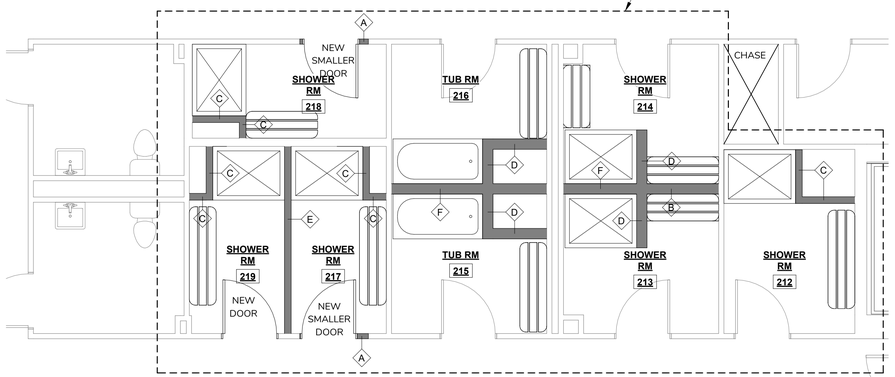


LIMIT OF WORK AREA, TYPICAL

2 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN A
1/4" = 1'-0"



3 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN B
1/4" = 1'-0"

CONSTRUCTION NOTES:

- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
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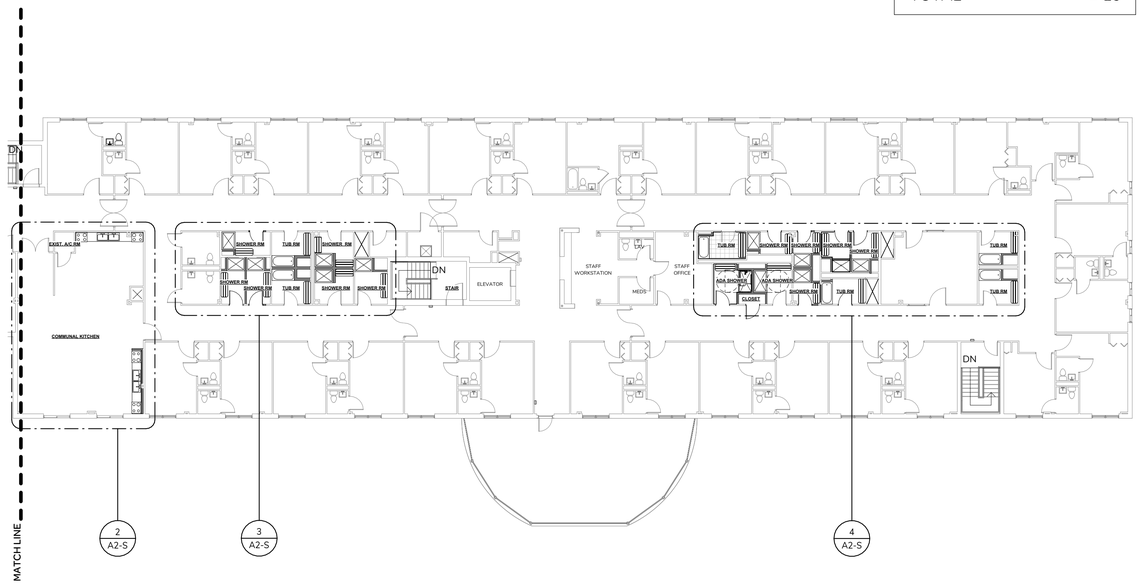
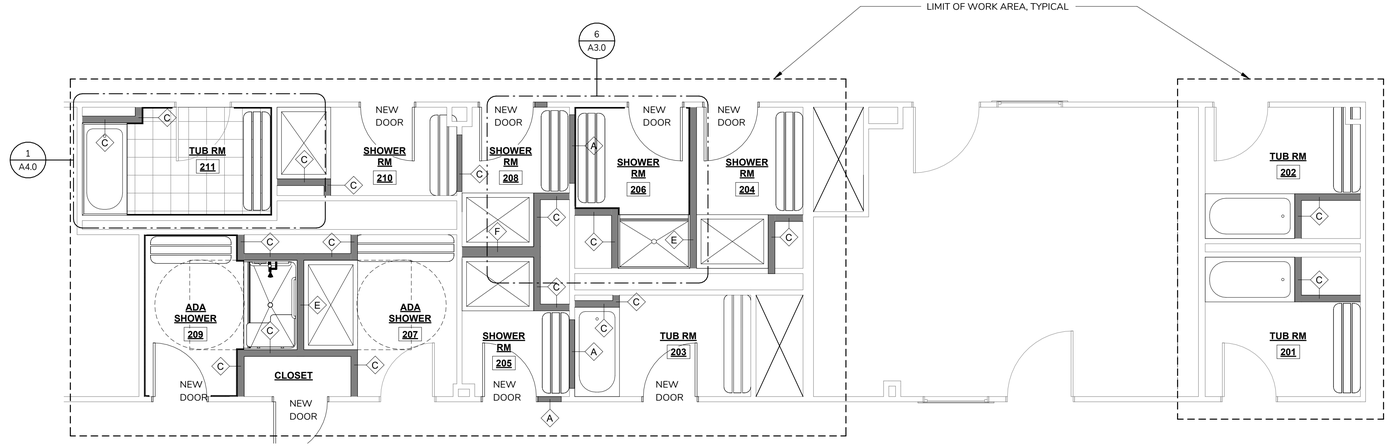
- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK

ADA SHOWERS	= 2
STANDARD SHOWERS	= 11
SMALL SHOWERS	= 0
TUB/SHOWERS	= 6
TOTAL	= 19



1 PROPOSED SECOND FLOOR KEY PLAN - SOUTH WING
1/16" = 1'-0"

LIMIT OF WORK AREA, TYPICAL



4 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN C
1/4" = 1'-0"

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PROPOSED FLOOR PLAN - SECOND FLOOR SOUTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: KG / JD

SCALE: As indicated

DRAWING NO.:

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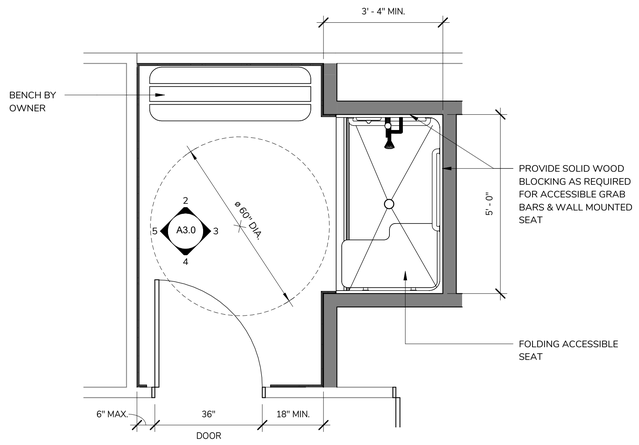
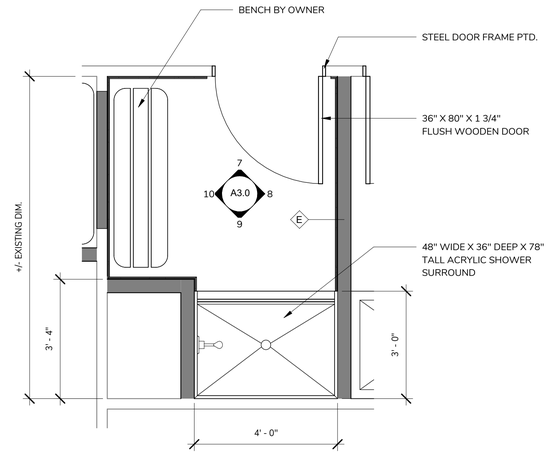
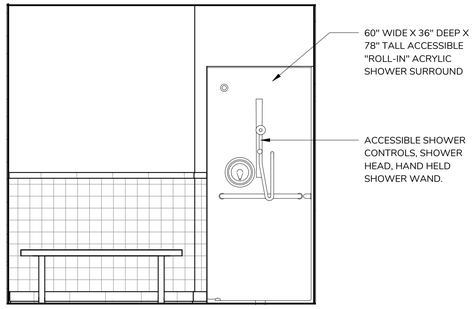


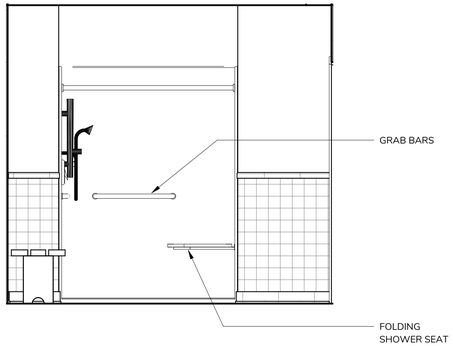
ENLARGED PLAN
TYP. ADA SHOWER ROOM
1 1/2" = 1'-0"



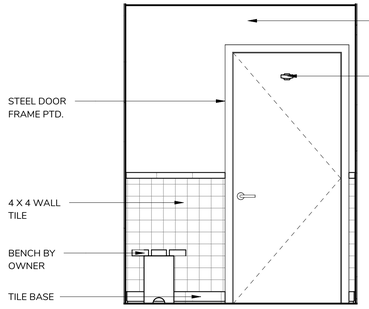
ENLARGED PLAN
TYP. SHOWER ROOM
6 1/2" = 1'-0"



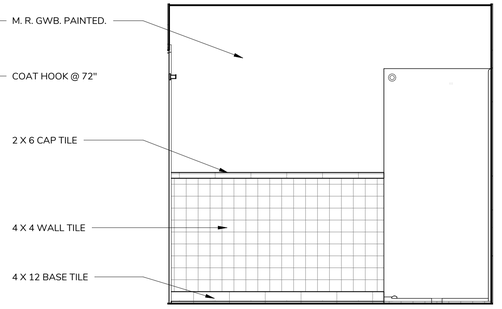
TYP. ADA SHOWER ROOM
ELEVATION A
2 1/2" = 1'-0"



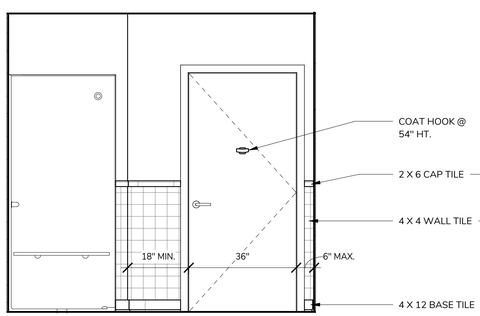
TYP. ADA SHOWER ROOM
ELEVATION B
3 1/2" = 1'-0"



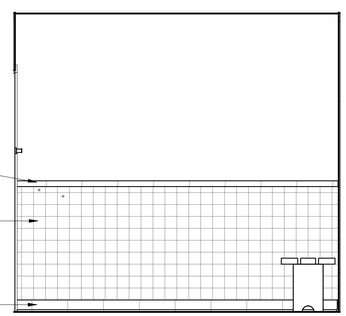
TYP. SHOWER ROOM
ELEVATION A
7 1/2" = 1'-0"



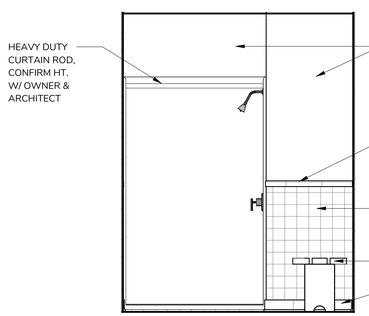
TYP. SHOWER ROOM
ELEVATION B
8 1/2" = 1'-0"



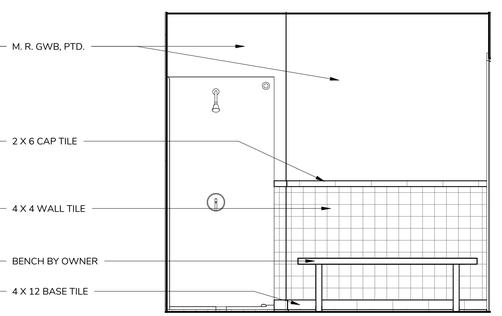
TYP. ADA SHOWER ROOM
ELEVATION C
4 1/2" = 1'-0"



TYP. ADA SHOWER ROOM
ELEVATION D
5 1/2" = 1'-0"



TYP. SHOWER ROOM
ELEVATION C
9 1/2" = 1'-0"



TYP. SHOWER ROOM
ELEVATION D
10 1/2" = 1'-0"

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ENLARGED PLAN & ELEVATIONS @ TYP. SHOWER ROOMS

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

SCALE: 1/2" = 1'-0"

DRAWING NO.:

A3.0

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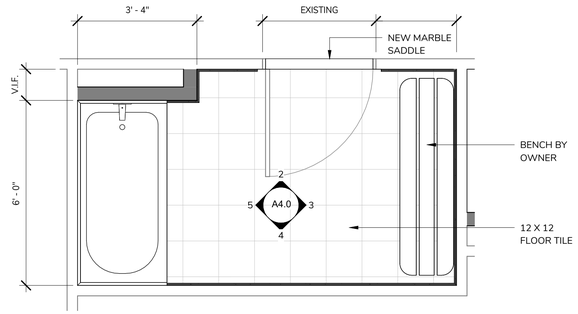
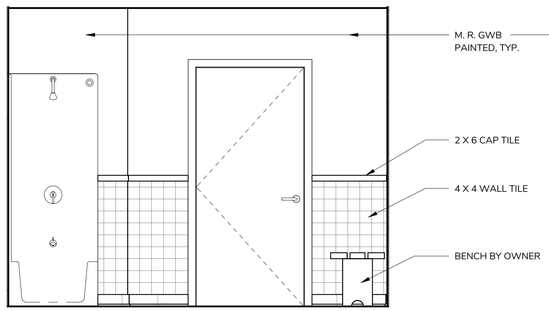
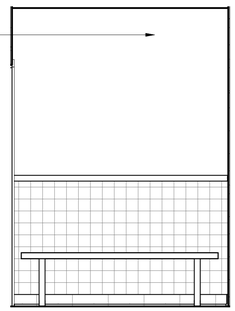


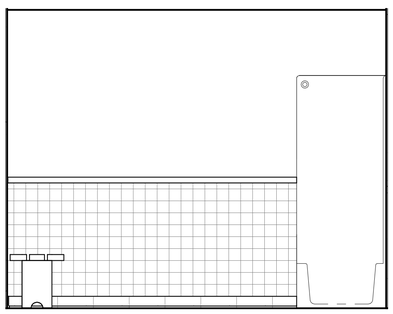
1 ENLARGED PLAN TYP. TUB / SHOWER ROOM
1/2" = 1'-0"



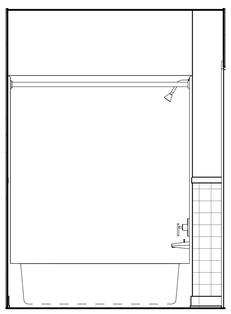
2 TYP. TUB ROOM ELEVATION A
1/2" = 1'-0"



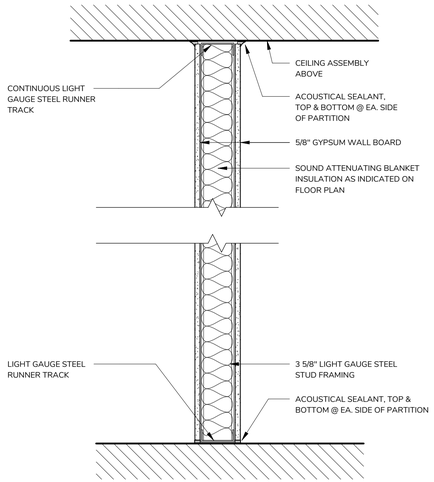
3 TYP. TUB ROOM ELEVATION B
1/2" = 1'-0"



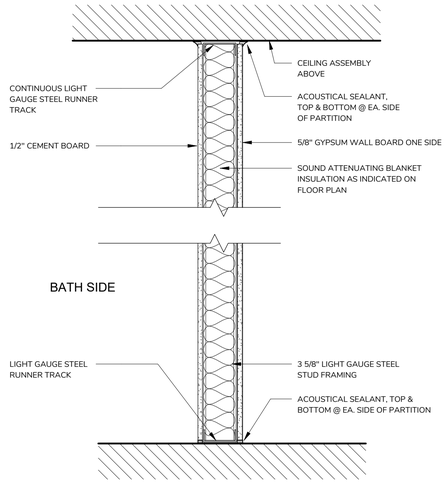
4 TYP. TUB ROOM ELEVATION C
1/2" = 1'-0"



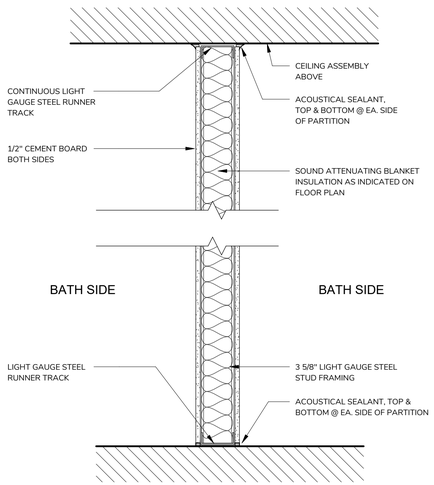
5 TYP. TUB ROOM ELEVATION D
1/2" = 1'-0"



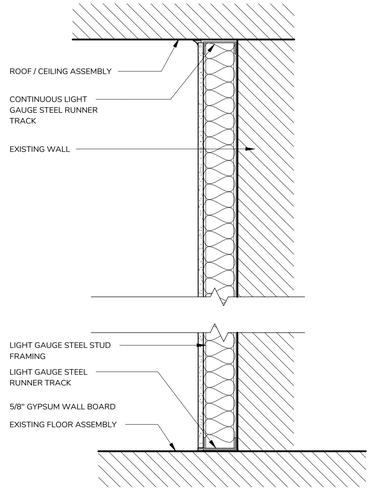
A	TYPE "A" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY	NR
B	TYPE "B" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY	NR



C	TYPE "C" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY	NR
D	TYPE "D" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY	NR



E	TYPE "E" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY	NR
F	TYPE "F" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY	NR



G	INTERIOR SINGLE SIDED WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY	NR

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ENLARGED PLAN / ELEVATIONS @ TYP. TUB ROOM & WALL TYPES

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

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