GENERAL SCOPE AND DESCRIPTION OF PROJECT

1. Address: 138 Sunderland Road, Amherst, MA 01059

2. Scope of work proposed:
a. New facility to house existing non-profit resource organization which provides food, health, clothing and community to regional residents through volunteer efforts. Services involving these activities are incorporated into the occupancy of this facility. They include, but are not limited to seated hot meal distribution, carry-away brown bag food distribution, a free store for displaying and distributing clothing, medical clinic services, and family gathering events.

b. Project involves the demolition of an unoccupied restaurant and adjacent barn, new building construction and new site plan. Materials from the barn will be salvaged and reused in the construction of the new building.

c. Project is designed in accordance with the Commonwealth of Massachusetts Regulation 780 CMR which adopts the Eighth Edition of the International Building Code with the Massachusetts Amendments.

3. The building owner: Amherst Survival Center, 1200 N. Pleasant Street, PO Box 9629, North Amherst, MA, 01059-9269.

4. Area of existing site: 48,848 s.f.

5. Area of new building: 6523 gross s.f.: basement = 1000 gross s.f, first floor = 5523 gross s.f

6. The project is based on nonseparated mixed use occupancy.
Defining occupancy type is Group A-2 (Assembly, food/drink consumption). Other occupancies within the building are B (Business), M (Mercantile) and S-2 (Low Hazard Storage) (Sections 302, 303, 304, 309, 311, 508).

7. An automatic sprinkler system, installed in accordance with NFPA 13, is required for A-2 occupancy (903.2, Table 903.2, Mass Amendments). Sprinkler system supervision and alarms are required (section 903.4). Commercial kitchen exhaust hood and duct system required to have approved automatic fire extinguishing system as per International Fire Code or International Mechanical Code (Section 904.2.1, 904.11, 903.2.11.5). If quick response sprinkler heads are installed, portable fire extinguishers are not required for Group A, B, M and S occupancies except for within 30' of commercial cooking equipment, rack storage and during construction (Section 906.1). An approved fire alarm system in accordance with NFPA 72 and Sections 907.2.1 thru 907.2.23 shall be provided (Section 907.2). A manual fire alarm system in accordance with Section 907.5 is required (MA amendment 907.2.1). Automatic fire detectors are required (Section 907.3) Initiating devices are required (Section 907.4).

8. Construction Type is VB. Allowable building height is 1 story and 40' vertically from grade plane to average height of highest roof surface. (Section 502, Table 503). A 20' height increase is allowed for a fully sprinkled building (Section 504.2). Maximum building area of 6000 s.f. (Table 503) is allowed to be increased to 27,900 s.f. for frontage increase (Section 506.2) and automatic sprinklers system increase (Section 506.3) as per Equation 5-1 (Section 506.1).

9. Minimum Occupant Load: calculated by maximum floor area per occupant (Table 1004.1.1). Permitted occupancy load may be modified/increased up to a maximum determined by total occupancy 'not exceeding 1 occupant per 7 sq ft of occupiable floor space' (1004.2). Load for multiple occupancies applies to each occupancy portion separately (1004.9). When different occupancies utilize portions of same means of egress, egress components shall meet more stringent requirements of all occupancies served (1004.9).

A-2 Community/Dining Room:
Minimum calculated occupancy, **Unconcentrated table and chairs**,
(Maximum Allowable sf/person = 15 net sf.) = 67
Maximum Permitted Occupancy = 145

Minimum calculated occupancy, **Concentrated - chairs only**,
(Maximum Allowable s.f./person = 7 net s.f.) = 145
Maximum Permitted Occupancy = 145

Declared Project Occupancy = 145

A-2 Kitchen:
Minimum calculated occupancy,
(Maximum Allowable sf/person = 200 gross sf.) = 3
Maximum permitted occupancy = 52

Declared Project Occupancy = 8

A-2 Welcome/Lobby:
(Volunteer staff = 3)

Declared Project Occupancy = 6

B Admin Offices, Consulting Rooms, Conference Room, Reception, Storage:
Declared Project Occupancy = 28
(staff = ?)

M Free Store, Sorting, Salvage, Emergency Pantry, Storage Rooms, Offices:
Declared Project Occupancy = 30
(staff = ?)

S-2 Receiving/Distribution, Kitchen Storage:
Declared Project Occupancy = 6

Total 223

10.* Fire resistance rating of structural members: *0 hrs (table 601, 704.1).

11.* Fire resistance rating of bearing walls: *0 hrs (table 601)

12.* Fire resistance rating of exterior walls: *0 hrs (table 602, 705.5)

13.* Maximum area of exterior openings: *unlimited (table 705.8)

14.* Fire resistance rating of interior walls: *0 hrs (table 601)

15.* Fire resistance rating of floor assembly: *0 hrs (table 601, 712.2, 713.4.2 for annular space protection at penetrations)

16.* Fire resistance rating of roof assembly: *0 hrs (table 601, 712.2, 713.4.2 for annular space protection at penetrations)

17.* Draftstopping at floors/ceilings assemblies and attics: *not required in fully a sprinklered building complying with 903.3.1.1 (717.3.3 exception, 717.4.3 exception)
Note: 903.3.1.1 requires compliance with NFPA 13 - concealed spaces with combustible material are indicated - exceptions may apply

18.* Interior wall and ceiling finish requirements: *'B' and 'C' (Table 803.9 for location)

19.* Decorative Materials and Trim: *compliance with 527 CMR 21.00 (MA amendment 806.1) Combustible decorative materials - maximum area-not exceeding 10% of specific wall or ceiling (806.1.2). Interior trim - class 'C', not exceeding 10% of specific wa

20. Egress:
Outdoor area egress - Outdoor areas used exclusively for service of the building need only have 1 means of egress (1004.8, exception 1).
Components of all occupancies which share the same means of egress shall meet the more stringent requirements of all occupancies being served (1004.9)
Maximum Travel distance: 250' (1028.7)
Common path of egress travel: 30' (1028.8)
Minimum aisle width (at seating): 42" (1028.9.1)
Required number of independent exits per story: 2 (Table 1021.1)
Neither exit shall handle less than 50% total required building capacity (1005.1)
Total building egress width: 47" (.2 x 223 occupants) (1005.1).
Corridor fire-resistance rating: 0 (Table 1018.1)
Corridor minimum width: 44" (1018.2)
Corridor maximum dead end length: 50' (1018.4, exception 2)
Minimum egress door width: 32" ***clear*** width
Egress doors require panic hardware (1008.1.10)
Individual occupancies greater than 49 require 2 exit doorways (Table 1015.1)
Only one exit per story or basement is required if less than 49 occupants and 75 feet travel distance (1021.2, Table 1021.2)

21. **Basement and/or Parking Garage:**
S-2 occupancy (311.3)
Sloped floor not required (406.2.6, exception 2)
Sprinklers are required (903.2 Mass Amendments, Table 903.2)

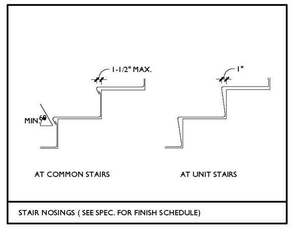
22. **Basement stair:**
Stair opening can be open and need not be constructed as a shaft enclosure (708.2, exception 11, 1016.1, exception 3, Table 1016.1)
Underside of stair and walls of useable space below stair to be 1 hr (1009.6.3)
Stair connecting 2 stories can be of combustible materials provided annular space is filled with approved fireblocking material (713.4.2.2, 717.2.4, 717.2.5)
Fireblocking required at intersection of concealed vertical and horizontal spaces (ie, soffits, dropped/cove ceilings, etc.) (717.2.3)
Fireblocking required at combustible exterior finish and other exterior combustible construction or combustible frames, at maximum 100 sf (717.2.6)
Maximum riser height 7", Minimum tread width 11"
Landings required top and bottom, length equal to width of stair
Maximum required length = 48"). Landing doors not to reduce landing width by 50% , nor project more than 7" into landing (1009.5)

23. **Accessibility:** Design shall be in accordance with 521 CMR (Mass Amendment 1101.1)

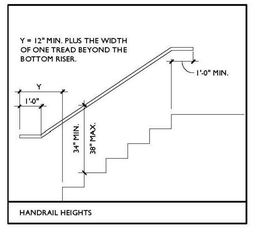
24. **Interior Environment:**
Attic Ventilation:

25: **Energy:** Design and construction to be in accordance to 2009 International Energy Conservation Code, IECC 2009 (1301.1.1, Mass Amendments)
Building envelope requirements shall comply with Table 502.2 (1)
Below grade wall insulation to be minimum 10' vertically below outside finished grade or to level of floor, whichever is less (502.2.4)
Heated Slabs on grade, R-15 for first 36" horizontal in from foundation wall + R-5 for continuous insulation remainder of slab (780 CMR Stretch Code, Table 502.2)

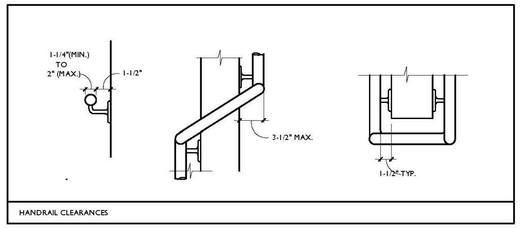
STANDARD MOUNTING HEIGHTS FOR ACCESSIBILITY



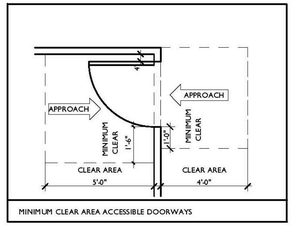
STAIR NOSINGS (SEE SPEC. FOR FINISH SCHEDULE)



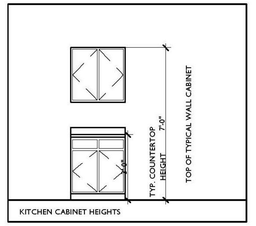
HANDRAIL HEIGHTS



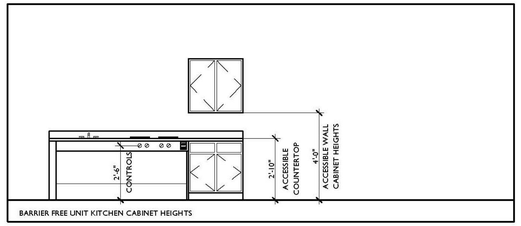
HANDRAIL CLEARANCES



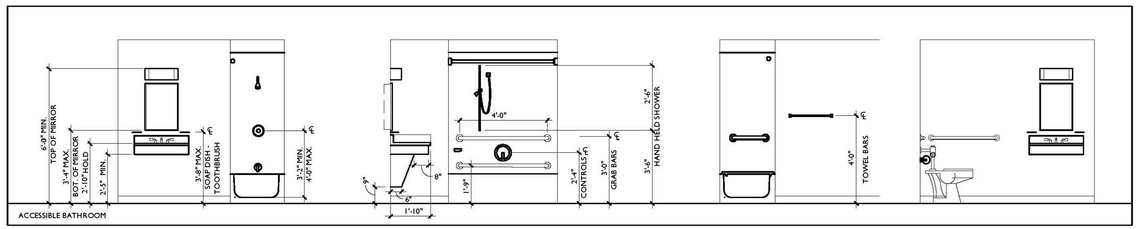
MINIMUM CLEAR AREA ACCESSIBLE DOORWAYS



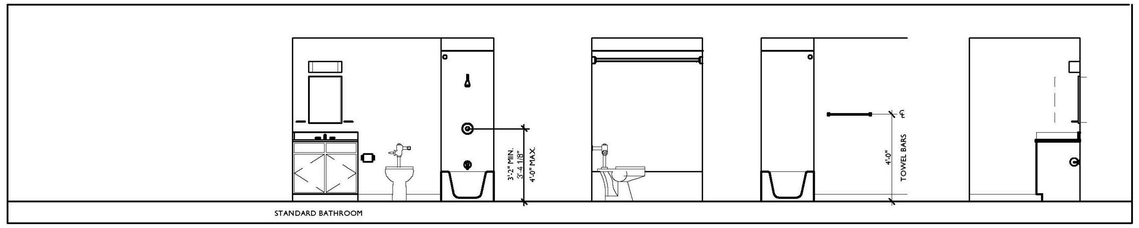
KITCHEN CABINET HEIGHTS



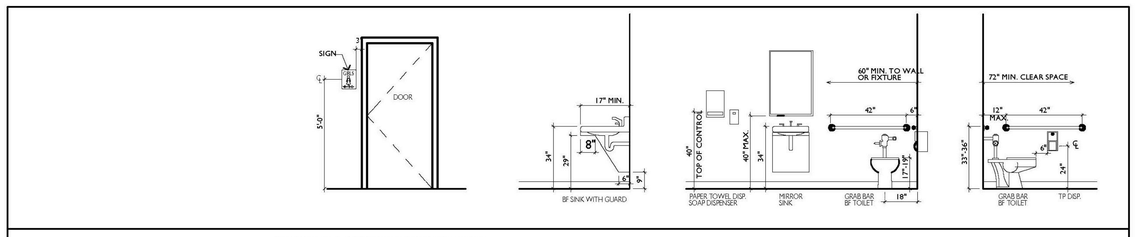
BARRIER FREE UNIT KITCHEN CABINET HEIGHTS



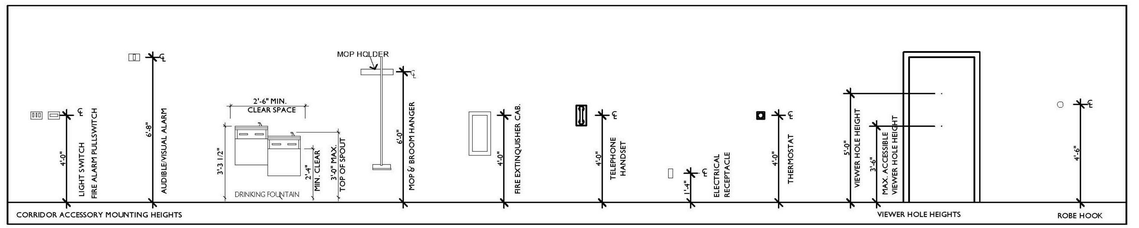
ACCESSIBLE BATHROOM



STANDARD BATHROOM



STANDARD TOILET ROOM FIXTURE MOUNTING HEIGHTS



CORRIDOR ACCESSORY MOUNTING HEIGHTS
VIEWER HOLE HEIGHTS
ROBE HOOK

AMHERST SURVIVAL CENTER
138 Sunderland Road
Amherst, MA

Ford Gillen Architects
409 Main Street
Amherst, MA 01002
tel 413-253-2529
fax 413-256-1553
fgaoffice@fordgillen.com

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GENERAL INFORMATION

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