

PROJECT CONTACTS:

AUTHORITY HAVING JURISDICTION

CITY OF WALTHAM
BUILDING DEPARTMENT
610 MAIN STREET
WALTHAM, MA 02452

OWNER:
COMMUNITY DAY CENTER OF WALTHAM

OWNER CONTACT:
MICHAEL COLOMBA, TREASURER
PHONE: (781) 489-1340

ARCHITECT:
BEACON ARCHITECTURAL ASSOCIATES
145 SOUTH STREET
BOSTON, MA 02111
PHONE: 617-357-1111
NICK MAKEMSON, PROJECT MANAGER
NMAKEMSON@BEACONARCH.COM

GENERAL CONTRACTOR:
T.B.D.

BUILDING INFORMATION:

PROJECT ADDRESS:
1ST & 2ND FLOORS
20 FELTON STREET
WALTHAM, MA 02453

BUILDING ADDRESS OF RECORD:
20 FELTON ST
WALTHAM, MA
PARCEL ID: R060-025-0005

LAND USE:
COMMERCIAL

LOT SIZE:
0.058 ACRES

LIVING AREA:
BASEMENT: 1760 SQUARE FEET
FIRST FLOOR: 1760 SQUARE FEET
SECOND FLOOR: 1760 SQUARE FEET
TOTAL AREA: 5280 SQUARE FEET

BUILDING DESCRIPTION:
THE BUILDING IS AN EXISTING 2 STORY CONTAINING GROUP B (BUSINESS) OCCUPANCY WITH ACCESSORY OCCUPANCIES: GROUP S (STORAGE).

THE BUILDING HAS A FIRE ALARM SYSTEM.

BUILDING CONSTRUCTION TYPE:
THE EXISTING BUILDING CONSTRUCTION MOST CLOSELY RESEMBLES TYPE VB:

PRIMARY STRUCTURAL FRAME: COMBUSTIBLE (2X6 WOOD) BEARING WALLS
EXTERIOR: COMBUSTIBLE (WOOD)
INTERIOR: COMBUSTIBLE (WOOD)
NON-BEARING WALLS & PARTITIONS: (WOOD FRAMED GYPSUM)
FLOOR CONSTRUCTION: 1 HOUR (2X12 WOOD JOISTS W/ GYPSUM CEILING AND PLYWOOD SUBFLOOR)

PROJECT DESCRIPTION:

THE BUILDING OWNER WILL ALTER THE EXISTING STAIR TO TO THE SECOND FLOOR ON THE EAST SIDE OF THE BUILDING TO MAKE IT CODE COMPLIANT AND ADD AN ACCESSIBLE INCLINE LIFT. THE SECOND FLOOR WILL BE RENOVATED TO INCLUDE AND ACCESSIBLE TOILET ROOM AND ACCESSIBLE SHOWER.

THE PREVIOUS OWNER WAS AN ENGINEERING FIRM (PROFESSIONAL SERVICES). THE NEW OWNER WILL BE A COMMUNITY SERVICE NON-PROFIT.

THE EXISTING USE OF THE SPACE IS (B) BUSINESS.

THE NEW USE OF SPACE IS MOST CLOSELY RESEMBLES (B) BUSINESS (TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL).

THIS DOES NOT CONSTITUTE A CHANGE OF USE.

THE NEW USE IS ALLOWED BY RIGHT BY THE WALTHAM ZONING CODE.

GENERAL DEMOLITION SCOPE:

EXISTING INTERIOR TOILET ROOM PARTITIONS, CEILING FINISHES AND FLOOR FINISHES WILL BE REMOVED BACK TO THE SUBFLOOR. WALLS AND UNDERSIDE OF STRUCTURE, EXISTING INTERIOR FLOOR AND CEILING FINISH WILL BE REMOVED THROUGHOUT.

EXISTING FIRE ALARM WILL BE LEFT INTACT AND PROTECTED FROM DAMAGE.

EXISTING ELECTRICAL CIRCUITS BEING MODIFIED WILL BE REMOVED BACK TO THE ELECTRICAL PANEL POINT OF ORIGIN.

EXISTING PLUMBING AT THE TOILET ROOMS WILL BE REMOVED BACK TO BELOW THE 1ST FLOOR.

GENERAL CONSTRUCTION SCOPE:

NEW INTERIOR NON-LOAD BEARING PARTITIONS, FLOOR & CEILING FINISHES.

NEW FIRE ALARM DEVICES WILL BE ADDED TO SUIT THE NEW LAYOUT, TIED IN TO THE EXISTING BUILDING ALARM SYSTEM. NEW EMERGENCY LIGHTING & EXIT SIGNS WILL BE PROVIDED.

EXISTING 5 TON MECHANICAL SYSTEM WILL BE RE-USED.

NEW ELECTRICAL POWER OUTLET WILL BE PROVIDED FROM THE EXISTING PANEL. NEW LIGHT FIXTURES WILL BE INSTALLED ON EXISTING CIRCUITS IN EXISTING ROOM. NEW FIXTURES WILL BE INSTALLED IN NEW ROOMS. EXISTING FIXTURES WILL BE REPLACED WITH NIGHT LIGHT TYPE FIXTURES AS REQUIRED.

NEW ACCESSIBLE TOILET ROOM AND NEW ACCESSIBLE SHOWER WITH LAUNDRY HOOK UP.

WORK TO BE PROVIDED ON A DESIGN BUILD BASIS UNDER SEPARATE PERMITS:
-PLUMBING
-MECHANICAL
-ELECTRICAL
-FIRE ALARM

APPLICABLE CODES & REVIEW:

BUILDING:
180 CMR - COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, 9TH EDITION

CHAPTER 34: (180 CMR 34.00)
INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION

ACCESSIBILITY:
521 CMR MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS, 2006 EDITION

ELECTRICAL:
521 CMR MASSACHUSETTS ELECTRICAL CODE
NATIONAL ELECTRICAL CODE, NFPA 70, 2011 EDITION

ENERGY:
ASHRAE 90.1, 2013 EDITION W/ MASSACHUSETTS AMENDMENTS

FIRE:
MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE, 521 CMR 100
NFPA 1, 2015 EDITION, by reference

BUILDING DATA:

THE EXISTING BUILDING'S OBSERVED CONSTRUCTION MOST RESEMBLES CONSTRUCTION TYPE: 1B
PRIMARY STRUCTURAL FRAME: NON-COMBUSTIBLE (STEEL ENCASED IN CONCRETE)
BEARING WALLS: NON-COMBUSTIBLE (CONCRETE MASONRY)
NON-BEARING WALLS AND PARTITIONS: 0 HOURS
FLOOR CONSTRUCTION: 1 HOUR (2X12 WOOD FRAMING @ 16" CENTERS W/ 1/2" GYPSUM & 2 LAYERS 1/2" PLYWOOD)

SPRINKLER: NOT SPRINKLERED
EXISTING USE GROUP: BUSINESS
PROPOSED USE GROUP: BUSINESS
GROSS AREA OF WORK: (300 SF + 1760 SF) 2060 SF
OCCUPANT LOAD CALCULATED BY TABLE 1004.1.2:
2ND FLOOR: 1760 SF / 100 SF PER OCCUPANT = 18 OCCUPANTS

ZONING CODE REVIEW:

PARCEL ID : R060-025-0005
ADDRESS : 20 FELTON ST

ZONING DISTRICT : COMMERCIAL
ZONING SUB-DISTRICT : RIVER FRONT OVERLAY
SUB-DISTRICT TYPE : GENERAL BUSINESS

EXISTING USE: 3224 BUSINESS AND PROFESSIONAL OFFICE (ALLOWED)
PROPOSED USE: MOST CLOSELY RESEMBLES 3220 (NON-PROFIT COMMUNITY CLUB & 3608 COMMUNITY CENTER REQUIRES SPECIAL PERMIT
BUILDING PREVIOUSLY ALLOWED USES: OFFICES

EXISTING BUILDING CODE REVIEW:

COMMENT: THE WORK AREA COMPLIANCE METHOD WILL BE USED TO COMPLY WITH THE CODE.

THE WORK AREA WILL BE THE THE FIRST FLOOR STAIR AND THE ENTIRE SECOND FLOOR. THE WORK AREA EXCLUDES OTHER PORTIONS OF THE BUILDING WHERE INCIDENTAL WORK ENTAILED BY THE INTENDED WORK MUST BE PERFORMED.

CHAPTER 5 - CLASSIFICATION OF WORK
THE WORK IS CLASSIFIED AS ALTERATION LEVEL 2 AND CHANGE OF OCCUPANCY. THE WORK MUST COMPLY WITH 180 CMR 34.00 CHAPTER 1 & 8 + CHAPTER 10.

CHAPTER 1 - ALTERATIONS LEVEL 1 COMPLIANCE SUMMARY:
(102.1) NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH IBC CHAPTER 8 (180CMR).
(102.2) NEWLY INSTALLED FLOOR FINISH SHALL COMPLY WITH IBC SECTION 804 (180 CMR).
(102.3) NEWLY INSTALLED TRIM SHALL COMPLY WITH IBC SECTION 806 (180 CMR).
(102.6) NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF 180 CMR 180 CMR CHAPTER 13, 248 CMR 10.00, AS APPLICABLE.

CHAPTER 1 - ALTERATIONS LEVEL 1 COMPLIANCE SUMMARY (CONTINUED):
(103) ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
(104) ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
MAXIMUM THRESHOLD HEIGHT SHALL BE 3/4" WITH BEVELED EDGES.
AN ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION OF THE WORK AREA SHALL BE PROVIDED. THE ALTERATION SHALL CONFORM TO THE REQUIREMENTS OF THE EICC.

CHAPTER 8 - ALTERATIONS LEVEL 2 COMPLIANCE SUMMARY:
(803.2.2) THE WORK AREA IS NOT REQUIRED TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER 180 CMR FOR NEW CONSTRUCTION AND THE WORK AREA IS LESS THAN 50% OF THE FLOOR AREA.

(803.4.1) THE WORK AREA IS NOT REQUIRED TO BE PROTECTED BY A FIRE ALARM SYSTEM PER THE OCCUPANCY REQUIREMENTS OF 803.4.11 THRU 803.4.16.
comment: the existing building is equipped throughout with an automatic fire detection & alarm system. The existing FA system will be modified to suit the reconfigured spaces.
(805.1) THE REQUIREMENTS OF SECTION 805 DO NOT APPLY WHERE THE WORK AREA DOES NOT INCLUDE AN EXIT OR CORRIDOR SHARED BY MORE THAN ONE TENANT.

(807.1) NEW ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70 AS APPLICABLE.
(808.2) EXISTING MECHANICALLY VENTILATED SPACES AND EXISTING MODIFIED OR EXTENDED VENTILATION SYSTEM SHALL PROVIDE MIN. 5 CFM OUTDOOR AIR PER PERSON & 15 CFM VENTILATED AIR PER PERSON.
(809.1) MINIMUM PLUMBING FIXTURES REQUIREMENT OF THE SECTION DO NOT APPLY WHERE THE OCCUPANT LOAD IS NOT INCREASING.

CHAPTER 10 - CHANGE OF OCCUPANCY:
OCCUPANCY CHANGE WILL NOT CHANGE THE MEANS OF EGRESS HAZARD CATEGORY FROM 3 (A).

180 CMR CHAPTER 8 COMPLIANCE SUMMARY:
(803.1) FOR NON-SPRINKLERED BUSINESS OCCUPANCY INTERIOR WALL AND CEILING FINISHES IN ROOMS AND ENCLOSED SPACES SHALL BE CLASS C WHEN TESTED IN ACCORDANCE WITH ASTM E84.
(804.2) INTERIOR FLOOR FINISH SHALL NOT BE LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH NFPA 253.
(804.3) INTERIOR CARPET FLOOR FINISH AND UNDERLAYMENT BE CLASSIFIED NOT LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH DOC FF-1 FILL TEST OR ASTM D2899.
(806.1) INTERIOR TRIM SHALL NOT BE LESS THAN CLASS C WHEN TESTED IN ACCORDANCE WITH ASTM E84.
(806.2) INTERIOR WALL BASE SHALL NOT BE LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH NFPA 253.
(808.1) SUSPENDED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C635 & ASTM C636.

STATEMENT OF SPECIAL INSPECTIONS

MATERIALS, SYSTEMS, COMPONENTS OR WORK REQUIRING SPECIAL INSPECTIONS	TYPE AND/OR EXTENT OF INSPECTION	TYPE AND/OR EXTENT OF EACH TEST	ADDITIONAL REQUIREMENTS FOR SEISMIC OR WIND RESISTANCE	TYPE OF INSPECTION:	
				CONTINUOUS	PERIODIC

THIS PROJECT IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COLD FORMED STEEL LIGHT-FRAMED CONSTRUCTION PROVISIONS OF 180 CMR 2211 OR CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS OF 180 CMR 2308.

DRAWING LIST:

ARCHITECTURAL:

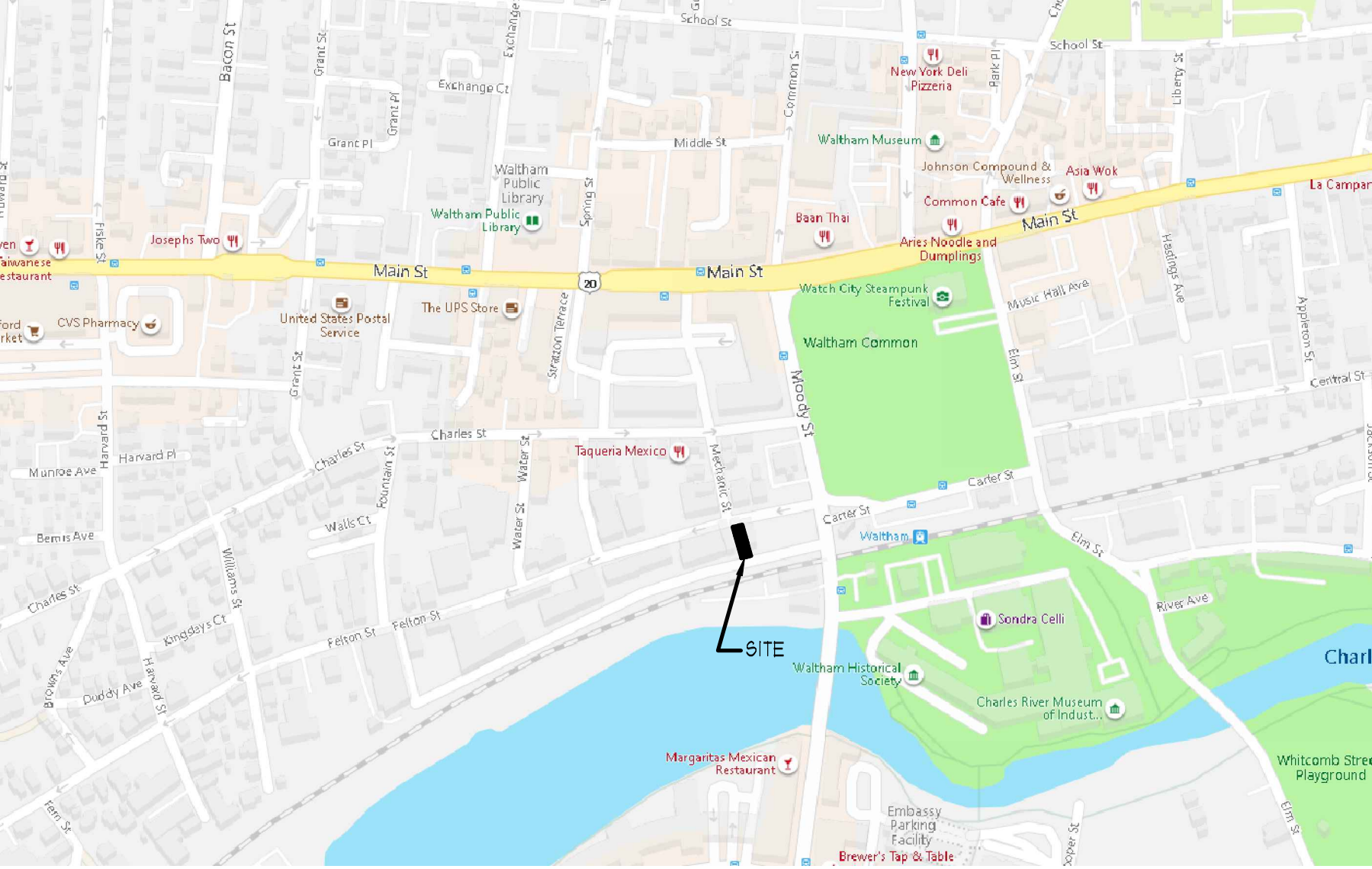
- A-000 COVER SHEET & CODE REVIEW
- A-001 GENERAL CONDITIONS
- A-002 SPECIFICATION
- A-100 DEMOLITION PLAN
- A-101 CONSTRUCTION PLAN
- A-102 FINISH PLAN
- A-103 REFLECTED CEILING PLAN



VIEW OF 20 FELTON STREET LOOKING SOUTH WEST



VIEW OF 20 FELTON STREET FROM RAILROAD PARKING LOT LOOKING NORTH



LOCUS

NOT TO SCALE

BEACON

ARCHITECTURAL ASSOCIATES

145 South Street
Boston, MA 02111
T 617.357.7171
www.beaconarch.com
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ISSUE DATES

DATE	BY	DESCRIPTION
12/22/2020	NM	For Construction

OWNER

Community Day Center of Waltham

PROJECT

Interior Alterations at
20 Felton Street
Waltham, MA 02453

JOB NUMBER 20-815

SCALE No scale

DRAWING NAME
Cover Sheet & Code Review

DRAWING NO.

A-000

DIVISION 2 - SITEWORK

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING LOCATIONS OF UTILITIES, ROOF DRAINS, HVAC EQUIPMENT, ETC. PRIOR TO ESTABLISHING CONTRACT SUM AND COMMENCING CONSTRUCTION.

DIVISION 3 - CONCRETE

- A. ANY CONCRETE WORK BY GENERAL CONTRACTOR MUST COMPLY WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS AND GUIDELINES.

DIVISION 5 - MISCELLANEOUS METALS

- A. METAL STUDS: GALVANIZED STEEL STUDS, SIZE AS INDICATED ON DRAWINGS OR REQUIRED. INCLUDE ALL ACCESSORIES, SUCH AS BRIDGING, TRACK, ETC. PROVIDE ALL MISCELLANEOUS BOLTS, CLIPS, ANCHORS, ANGLES, BRACKETS, SLEEVES, FASTENERS, AND OTHER METAL ITEMS AS REQUIRED.
 1. UNLESS OTHERWISE NOTED, USE GOLD-BOND OR U.S. GYPSUM METAL STUDS, 20 GAUGE MINIMUM.
 2. WHERE STRUCTURAL JOISTS OR STUDS ARE REQUIRED, USE 16 GAUGE SUPER C STEEL JOISTS OR STUDS BY U.S. (UNITED STATES STEEL) OR EQUAL.
- B. METAL BLOCKING: 16 GAUGE SHEET METAL WHERE REQUIRED, REFER TO INTERIOR ELEVATIONS
- C. WORK COVERED IN THIS SECTION IS TO AT A MINIMUM CONFORM WITH THE GUIDELINES OF THE SEMA, AND ALL LOCALLY ADOPTED REGULATIONS, AS APPLICABLE.
- D. STORE FRONT STEEL FRAMING: SHALL CONFORM TO AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND AMERICAN WELDING SOCIETY (AWS) STANDARDS AND GUIDELINES
 1. WELDER SHALL BE QUALIFIED BY AWS NO LESS THAN WITHIN THE LAST 6 MONTHS.
 2. STEEL SHALL BEAR OR GC SHALL MAKE AVAILABLE FOR REVIEW MILL CERTIFICATES FOR ALL MEMBERS.
 3. PRIOR TO ERECTION, ERECTOR SHALL CHECK ALL ELEVATIONS, BEARING SURFACES ANCHOR LOCATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. COORDINATE STEEL WORK SO THAT ALL ADJACENT OR CONNECTED WORK MAY BE PROPERLY INSTALLED PER THE DRAWINGS.
 4. AVOID THE USE OF WEATHERING STEEL SECTIONS.
 5. PROVIDE TEMPORARY BRACING SUFFICIENT TO HANDLE CONSTRUCTION LOADS.
 6. SHOP PAINT ALL MEMBERS WITH RUST INHIBITIVE PRIMER.

DIVISION 6 - CARPENTRY

- A. PROVIDE NEW LUMBER BEARING GRADE AND TRADEMARK OF ASSOCIATION UNDER WHICH IT WAS PRODUCED. LUMBER SHALL COMPLY WITH F8-20 AMERICAN SOFTWOOD LUMBER STANDARD, AND WITH THE APPLICABLE RULES OF INSPECTION AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE'S BOARD OF REVIEW.
- B. NOMINAL SIZES ARE INDICATED EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY F8-20, FOR MOISTURE CONTENT SPECIFIED FOR EACH USE.
 1. PROVIDE SEASONED LUMBER WITH 19 PERCENT MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2 INCHES OR LESS IN NOMINAL THICKNESS.
 2. PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.
- C. FOR LIGHT FRAMING, GROUNDS, NAILERS, BLOCKING AND FURRING PROVIDE NO. 1 COMMON DOUGLAS FIR, SOUTHERN PINE OR CEDAR.
- D. ALL LAMINATED OR PROCESSED SHEETS SHALL BE OF QUALITY AND PREMIUM GRADE STANDARDS IN ACCORDANCE WITH THE AMERICAN WOOD PRODUCT ASSOCIATION AND THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL COMPLY WITH PRODUCT STANDARD F8-1, CONSTRUCTION AND INDUSTRIAL PLYWOOD.
- E. SCREWS, BOLTS, AND WASHERS
 1. AMERICAN STANDARD, ASTM A307 WHERE EXPOSED TO MOISTURE.
 2. PROVIDE WOOD SCREWS COMPLYING WITH F5 FF 5 IID, AND OF TYPE AND SIZE BEST SUITED FOR THE PURPOSE.
 3. FASTENERS COMING INTO CONTACT WITH FIRE RETARDANT TREATED WOOD/PLYWOOD SHALL BE MECHANICALLY DEPOSITED ZINC COATED, MEETING ASTM B 689, CLASS 55 MINIMUM.
- F. NAILS
 1. PROVIDE NECESSARY NAIL TYPE AS DEFINED IN ASTM F541, GALVANIZED WHERE EXPOSED TO MOISTURE.
 2. PROVIDE TYPE AND SIZE BEST SUITED FOR THE PURPOSE.
- G. LAYOUT, CUT, FIT AND ERECT FRAMING FOR ROUGH AND FINISHED WORK. PROVIDE BLOCKING, NAILERS, FURRING AND OTHER ROUGH AND FINISHED MATERIALS AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION. BRACE, PLUMB, AND LEVEL MEMBERS IN TRUE ALIGNMENT AND RIGIDLY SECURE IN PLACE WITH SUFFICIENT NAILS, SPIKES, SCREWS AND BOLTS AS NECESSARY.
- H. FURNISH AND INSTALL ALL ROUGH AND FINISHED PLYWOOD, FURRING SUPPORTS, ETC.
- I. FURNISH AND INSTALL ALL GROUNDS OR BLOCKING REQUIRED TO RECEIVE STORE FIXTURES.
- J. SCHEDULED FIRE RETARDANT PRESSURE TREATED LUMBER SHALL BE EQUAL TO DRICON FIRE RETARDANT TREATED WOOD BY KOPFERS COMPANY, INC. WITH MILL STAMP SO INDICATING. PRESSURE TREAT IN ACCORDANCE WITH STANDARDS OR UNDERWRITER'S FLAME SPREAD RATING NOT EXCEEDING 25. NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WILL SHOW WHEN TESTED FOR 30 MINUTES DURATION USING STANDARD TEST METHOD FOR FIRE HAZARD CLASSIFICATION OF BUILDING MATERIALS (ASTM E 84, UL, T23, NFPA 255).

DIVISION 6 - MILLWORK

- A. GENERAL
 1. ALL MILLWORK TO BE PROVIDED BY TENANT UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL RECEIVE AND COORDINATE INSTALLATION OF ALL OWNER SUPPLIED FURNISHINGS.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

- A. AIR BARRIER
 1. CONTRACTOR SHALL PROVIDE A CONTINUOUS AIR BARRIER THROUGHOUT THE OPAQUE ELEMENTS OF THE THERMAL ENVELOPE OF THE TENANT SPACE.
 - a. WHERE AIR BARRIER JOINS TO LANDLORD OR ADJACENT TENANT THERMAL ENVELOPE, CONTRACTOR SHALL PROVIDE LAPPED AND TAPED SEAMS TO ADJACENT AIR BARRIER ASSEMBLY.
 2. CONTRACTOR SHALL PROVIDE THERMAL ENVELOPE AIR BARRIER CONTINUITY AT ANY NEW PENETRATIONS IN LANDLORD'S ROOF UTILIZING LANDLORD'S APPROVED CONTRACTOR, AS REQUIRED.
 3. SEAMS IN AIR BARRIER SHEET SHALL BE LAPPED AND TAPED USING MANUFACTURER RECOMMENDED METHODS AND MATERIALS.
 4. CONNECTIONS TO ADJACENT MATERIALS SHALL BE MADE IN A FLEXIBLE AND AIR-TIGHT MANNER AND PREVENT DISPLACEMENT OF ADJACENT MATERIALS OR BUILDING ELEMENTS AND SHALL ALLOW FOR THE MOVEMENT OF ADJACENT MATERIALS AND ASSEMBLIES.

DIVISION 8 - DOORS AND GLAZING

- A. DOORS AND HARDWARE
 1. INSTALL ALL DOORS, FRAMES, HARDWARE, RELATED PARTS, AND MATERIALS AS INDICATED ON DRAWINGS AND RESPONSIBILITY SCHEDULE.
 2. LABELED DOORS: WHERE REQUIRED, PROVIDE UL LABELED DOORS, FRAMES AND HARDWARE PER APPLICABLE STATE AND LOCAL BUILDING CODES.
 3. FABRICATE AND ERECT TRUE, PLUMB AND SQUARE AS SPECIFIED, DETAILED AND PER MANUFACTURER'S RECOMMENDATIONS.
 4. MACHINE DOORS AND PANELS FOR HARDWARE REQUIRING CUTTING OF THE DOORS AT THE PLACE OF MANUFACTURE, IN ACCORDANCE WITH HARDWARE TEMPLATES.
 5. PRIME PAINT DOOR FACES, EDGES, AND CUTOUS WITH ONE SHOP COAT PRIMER AT THE PLACE OF MANUFACTURE.
 6. APPLY PRIMER UNIFORMLY WITHOUT RUNS, SAGS, OR BARE SPOTS TO A DRY FILM THICKNESS OF ONE (1) MIL.
 7. COORDINATE DOOR HARDWARE WITH EXISTING HARDWARE AND LANDLORD STANDARDS, PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO ORDERING.
- B. ACCESS PANELS
 1. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ACCESS PANELS THROUGH INACCESSIBLE CEILING OR WALLS AS REQUIRED BY CODE, LANDLORD OR FUNCTIONAL REQUIREMENTS TO ALLOW ACCESS FOR ALL EQUIPMENT ABOVE THE CEILING REQUIRING PERIODIC MAINTENANCE OR INSPECTION.
 2. MANUFACTURING SHALL BE INDEX FORMS OF SACRAMENTO CA OR APPROVED EQUAL SUBSTITUTE WITH 'B' LABEL FIRE PANEL ONLY AT FIRE RATED CEILING. PANELS SHALL BE INSTALLED FLUSH AND FINISHED TO MATCH ADJACENT SURFACE.
 3. SIZE AND LOCATION OF ACCESS PANELS TO BE APPROVED PRIOR TO INSTALLATION BY ARCHITECT.
- C. STOREFRONT SYSTEMS
 1. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL STOREFRONT SYSTEMS IN CONFORMANCE WITH THE DRAWINGS AND LOCALLY ADOPTED CODES. STOREFRONT/ GLASS ASSEMBLIES SHALL BEAR A NATIONAL FENESTRATION REGISTRATION COUNCIL (NFR/C) RATINGS FOR SOLAR HEAT GAIN, THERMAL U FACTOR AND AIR LEAKAGE IN CONFORMANCE WITH LOCALLY ADOPTED CODE REQUIREMENTS. ACCEPTABLE SOLAR FILM PRODUCT: SAINT GOBAIN SOLARGARD HILITE 10

DIVISION 9 - FINISHES

- A. GYPSUM DRYWALL
 1. FURNISH AND INSTALL ALL GYPSUM DRYWALL AND SYSTEMS COMPLETE WITH PARTITIONS FRAMING, CEILING SUSPENSION SYSTEMS AND RELATED ACCESSORIES, PARTS, MATERIALS, ETC. AS SHOWN ON DRAWINGS AND SPECIFIED. INSTALL ALL MATERIALS PER ASTM C840 AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. GYPSUM DRYWALL: U.S. GYPSUM 5/8" THICK FIRE CODE SHEETROCK (TYPE X) PANELS OF STANDARD QUALITY. USE 5/8" THICK WATER RESISTANT FIRE CODE GYPSUM BOARD WHERE SPECIFICALLY NOTED.
 3. FASTENERS: DRYWALL SCREWS OF PROPER SIZE AND TYPE PER MANUFACTURER'S RECOMMENDATIONS.
 4. METAL ACCESSORIES: U.S. GYPSUM OR GOLD BOND SYSTEM OF COMPONENTS INSTALL METAL REGLES AS INDICATED ON DRAWINGS BY PITTCO INDUSTRIES ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 5. FIRE RATED CONSTRUCTION: WHEREVER A FIRE RESISTANCE CLASSIFICATION IS SCHEDULED OR SHOWN, PROVIDE MATERIALS, ACCESSORIES AND APPLICATION PROCEDURES WHICH HAVE BEEN LISTED BY UL OR TESTED ACCORDING TO ASTM E 119 FOR TYPE OF CONSTRUCTION SHOWN.
 6. ALL STUD SYSTEMS SHALL BE DESIGNED AND INSTALLED FOR DEFLECTION NOT TO EXCEED L/740 UNDER UNIFORM LOADING OF 5 POUNDS PER SQUARE FOOT OVER THE ENTIRE AREA OF PARTITION.
 7. ADDITIONAL STUDS: PROVIDE ADDITIONAL STUDS TO SUPPORT INSIDE CORNERS AT PARTITION INTERSECTIONS AND CORNERS, AND TO SUPPORT OUTSIDE CORNERS, PARTITION TERMINATIONS, BOTH SIDES OF CONTROL JOINTS AND ADJACENT TO ALL OPENINGS.
 8. USE FULL LENGTH STUDS BETWEEN RUNNER TRACKS.
 9. TYPICAL STUD SPACING SHALL BE 16 INCHES O.C. START TYPICAL SPACING 6 INCHES EITHER SIDE OF DOOR OR CASED OPENING REINFORCING.
 10. JOINT TREATMENT: U.S. GYPSUM OR GOLD BOND SYSTEM OR COMPOUNDS AND PERFORATED TAPE.
- B. FINISHING
 - a. WALLS SHALL BE GIVEN A SMOOTH LEVEL 5 FINISH.
 - b. CEILINGS AND SOFFITS SHALL BE GIVEN A SMOOTH FINISH.
 - c. CORNER BEAD SHALL BE APPLIED TO ALL EXTERNAL ANGLES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. INSTALL CASING BEADS AT ALL EDGES OF DRYWALL WORK EXCEPT WHERE TERMINATION IS COVERED BY OTHER FINISH. CASING BEADS SHALL BE MITERED AT CORNERS, INSTALLED NEATLY, SCREWED IN PLACE, AND FINISHED WITH COMPOUND.

- d. JOINTS BETWEEN BOARDS SHALL BE REINFORCED WITH TAPE EXCEPT WHERE CONTROL JOINTS ARE REQUIRED. TAPE FIELD JOINTS, INTERIOR CORNER JOINTS AND WALL TO CEILING JOINTS. FILL JOINTS WITH JOINT FILLING COMPOUND AND EMBED TAPE THEREIN. COVER TAPE WITH BEDDING COMPOUND AND FEATHER EDGES. ALLOW TO DRY.
 - e. COVER TAPED AND FILLED JOINTS AND FILLED SCREW HEAD DEPRESSIONS WITH TAPPING COMPOUND APPLIED IN COAT.
 - f. SAND JOINT AND SCREW HEAD AREAS LIGHTLY BETWEEN COATS AND AFTER THE FINAL COAT SO THAT A SMOOTH LEVEL SURFACE IS PRODUCED WITH THE PAPER SURFACE OF THE WALLBOARD FREE OF SCUFFING.
 - g. RETOUCH MARKED BLEMISHES AFTER PAINTER APPLIES PRIMER COAT.
- B. CEILING SYSTEMS
 1. FURNISH AND INSTALL CEILING SYSTEMS COMPLETE WITH SUSPENSION SYSTEM AND RELATED ACCESSORIES AS SHOWN ON DRAWINGS AND AS SPECIFIED.
 2. SUSPENSION SYSTEMS SHALL BE ADEQUATE FIXTURES, CEILING GRILLES, DIFFUSERS AND OTHER NORMAL ACCESSORIES. PROVIDE SYSTEM COMPONENTS FROM SINGLE MANUFACTURER. 4'-0" MAXIMUM BETWEEN SUPPORTS AND FASTEN TO STRUCTURE ABOVE. (DO NOT FASTEN INTO DECK ABOVE.)
 3. INSTALL CEILING AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FINISH CEILING SHALL BE LEVEL WITH JOINTS SNAIG AND SQUARE, AND TILES OR PANELS IN PERFECT CONDITION. INSTALL SECURITY GRID CURBS ON FIRST TWO TILES AROUND PERIMETER OF STORE. IN THE CASE OF A ONE HOUR RATED CEILING, ALL TILES TO BE CLIPPED DOWN.
 4. MATERIALS AND FINISHES
 - a. REFER TO DRAWINGS FOR LOCATION OF SPECIFIED MATERIALS AND FINISHES.
 - b. G.H.B. CEILING: 5/8" TYPE X GYPSUM WALL BOARD SUSPENDED ON 16 GAUGE COLD ROLLED STEEL 1-1/2 INCH MAIN RUNNER CHANNELS AT 48 INCHES O.C. AND 20 GAUGE 1/8 INCH ROLLED FORMED HAT SHAPED METAL FURRING CHANNELS AT 16 INCHES O.C. SUSPEND WITH NO. 12 GAUGE SUSPENSION WIRES. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS OR KNOCK-OUT PANELS AS REQUIRED. OWNER'S REPRESENTATIVE TO APPROVE LOCATION AND NECESSITY OF PANELS.

C. PAINTING, FINISHING AND WALL-COVERING

1. THE INTENT OF THE CONTRACT DOCUMENTS IS FOR THE G.C. TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF PROJECT, WHETHER NOTED HEREIN OR NOT, UNLESS SPECIFICALLY STATED OTHERWISE. COVER ALL SURFACES THOROUGHLY. IF THE NUMBER OF COATS SPECIFIED DOES NOT ACCOMPLISH THE INTENT, THEN APPLY ADDITIONAL COATS OF SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE. SEE FINISH SCHEDULE.
 2. STAINLESS STEEL, ALUMINUM, CHROME OR NICKEL PLATED SURFACES, AND ALL OTHER BRIGHT METAL FINISHED SHALL NOT BE PAINTED UNLESS DIRECTED OTHERWISE.
 3. USE ONLY PAINT AND RELATED MATERIALS SPECIFIED BY MANUFACTURER.
 4. ALL SURFACES TO BE PAINTED SHALL BE CLEAN AND FREE OF LOOSE DIRT AND DUST BEFORE WORK IS STARTED.
 5. PAINTED DRYWALL TO RECEIVE ONE COAT LATEX PRIMER AND TWO COATS OF SPECIFIED PAINT. TINT PRIMER TO APPROXIMATE SHADE OF THE FINAL COAT. TOUCH-UP ALL SUCTION SPOTS OR HOT SPOTS AFTER APPLICATION OF FIRST COAT AND BEFORE APPLYING SECOND COAT, TO PRODUCE AN EVEN RESULT IN THE FINISH COAT. DRY ALL COATS THOROUGHLY BEFORE APPLYING SUCCEEDING COATS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR RECOAT TIME. PAINTER TO MARK DRYWALL/TAPING BLEMISHES AFTER PRIMER COAT AND ALLOW DRYWALL INSTALLER TO RETOUCH BEFORE APPLYING FINISH COATS.
 6. WASH ALL METAL SURFACES WITH MINERAL SPIRITS TO REMOVE ALL DIRT AND GREASE BEFORE APPLYING FINISH. WHERE RUST AND/OR SCALE IS PRESENT, WIRE BRUSH OR SAND CLEAN BEFORE APPLYING FINISH.
1. PUTTY ALL NAIL HOLES, COUNTERSUNK SCREWS, BOLTS, CRACKS, ETC. BEFORE APPLYING FINISH.
 2. SAND ALL SURFACES INCLUDING OWNER PROVIDED WOOD TRIM, SMOOTH AND EVEN BEFORE APPLYING FINISH.
 3. BEFORE STARTING FINISH WORK REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS, OR PROVIDE AMPLE PROTECTION FOR SUCH ITEMS.
 4. PAINT ALL EXPOSED PIPING, ACCESS DOORS, VENTS, FIRE EXTINGUISHER CABINETS, EQUIPMENT MOUNTING BOARDS, ETC. TO MATCH ADJACENT WORK UNLESS OTHERWISE NOTED OR DIRECTED. PAINT WITH SEMI-GLOSS FINISH WHERE SURFACE WOULD REQUIRE CLEANING.
 5. SAND FINISHES APPLIED TO WOOD OR METAL BETWEEN COATS WITH FINE SANDPAPER TO PRODUCE EVEN, SMOOTH FINISH, FREE OF RUNS, DRIPS, OR BRUSH MARKS.
 6. MAKE FINISH WORK UNIFORM FOR APPROVED FINISH, SMOOTH, FREE OF RUNS, SAGS, AND DEFECTIVE BRUSHING AND CLOGGING. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN WITHOUT OVERLAPPING.
 7. PRODUCTS: BENJAMIN MOORE PAINT ZERO VOC FLAT, SEMI-GLOSS 4 PRIMER.

D. CERAMIC TILE

1. PROVIDE TILE FOR THE FOLLOWING APPLICATIONS:
 - a. WALL TILE OVER GYPSUM BOARD.
 - b. WALL TILE OVER BACKER BOARD AT WET AREAS
 - c. FLOOR TILE OVER CONCRETE SLAB
2. SUBMIT PRODUCT DATA AND SAMPLES
3. SEE FINISHES ON A-102 FOR SELECTED TILE

- E. RECLAIMED WOOD PANELS
 1. RECLAIMED WOOD CORNERS TO BE MITERED. GC TO DETERMINE WHICH FACE OF THE RECLAIMED WOOD TO USE ON SITE. IF WOOD IS TOO WEATHERED AND DETERIORATING (ROTTEN) USE REVERSE SIDE. CONDITIONS OF WOOD TO BE VERIFIED WITH LUSH DESIGN AND CONSTRUCTION AFTER DELIVERY.
 2. DUE TO THE NATURE OF THE WOOD, THE BOARDS MAY VARY IN SIZE AND THICKNESS AND MAY REQUIRE ADDITIONAL WORK TO BE DONE ON SITE BY GC. GC TO TAKE TIME TO ASSESS WHAT THE PRODUCT VARIANCES ARE AND HAVE A PLAN ON THE APPLICATION OF THE BOARDS. GC IS ADVISED TO HAVE TABLE SAW ON SITE FOR EASE OF INSTALLATION CONCERNING THE WIDTH OF THE BOARDS, EITHER FURR OUT BEHIND THINNER BOARDS TO MATCH THICK ONES, OR PLANE DOWN THICKER BOARDS TO MATCH THIN ONES, FINISHED BOARDS TO HAVE NO GREATER THAN 1/8" VARIANCE.
 3. STACK BOARDS, REFERS TO THE JOINTS OF ONE BOARD MEETING THE OTHER FROM ONE LEVEL TO ANOTHER (LIKE BRICK WORK). HORIZONTAL STACKING SET WITH ALL CORNERS LINING UP.
 4. PROVIDE BLACK PAINT BEHIND BOARDS TO CONCEAL ANY GAPS OR HOLES IN THE WOOD.

DIVISION 10 - SPECIALTIES

- A. FIBER OPTICS
 1. ALL WORK TO MEET MANUFACTURER'S SPECIFICATIONS.
- B. LETTERS AND SIGNAGE
 1. ILLUMINATED SIGNS SHALL BE INSTALLED BY THE SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT. GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR INSTALLATION AS REQUIRED BY SIGNAGE CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS, FOWER AND CONDUIT AS REQUIRED.
 2. SUBMIT SHOP DRAWINGS FOR SIGNS INDICATING LAYOUT ILLUMINATION DETAILS, AND INSTALLATION REQUIREMENTS.
 3. CAMERA READY ARTWORK FOR SIGNAGE TO BE SUPPLIED BY OWNER.
 4. PROVIDE UNISEX HANDICAP ACCESSIBLE TOILET ROOM SIGN MOUNTED @ 48" AFF.
- C. LAVATORY ACCESSORIES
 1. GRAB BARS: BOBRICK B-5806 (SEE DRAWINGS FOR LENGTHS), OR EQUAL.
 2. MIRROR: BOBRICK B-165 1836, OR EQUAL.
 3. WALL MOUNTED HAND DRYER: BOBRICK B-1028, OR EQUAL.
 4. TOILET TISSUE DISPENSER: BOBRICK B-685, OR EQUAL.
 5. RECESSED WASTE RECEPTACLE: BOBRICK B-43644, OR EQUAL.
- D. FIRE PROTECTION SPECIALTIES
 1. PORTABLE FIRE EXTINGUISHERS, 5 POUND A B C ALL PURPOSE DRY CHEMICAL FIRE EXTINGUISHER OR AS REQUIRED BY THE FIRE INSPECTOR.
 2. MODEL * KING 5HB AS MANUFACTURED BY: MODERN METAL PRODUCTS BY MUCKLE COUNTY ROAD 45 NORTH OWATONNA, MN 55060-0241 800-435-554
 3. SPACING OF EXTINGUISHERS AS REQUIRED BY FIRE INSPECTOR. SUBMIT LAYOUT TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 4. PROVIDE CEILING SURFACE MOUNTED IDENTIFICATION VERTICALLY ORIENTED PLACARDS WITH 1/2" HI LETTERS ON CONTRASTING COLOR BACKGROUND FOR THE FOLLOWING ITEMS:
 - DUCT DETECTOR
 - DISCONNECT
 - AIR HANDLER
 - ELECTRIC RE-HEAT
- E. MERCANTILE EQUIPMENT
 1. THE FOLLOWING EQUIPMENT WILL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:
 - a. ALL CASH REGISTERS AND RELATED EQUIPMENT.
 - b. MUSIC SYSTEM AMPLIFIER EQUIPMENT, SCHEDULED SPEAKERS AND CABLING SHALL BE SUPPLIED BY TENANT AND INSTALLED BY THE GENERAL CONTRACTOR.
 1. MUSIC SYSTEM MAXIMUM DECIBEL LEVEL SHALL BE 55dB OR LESS. IF SYSTEM IS CAPABLE OF GREATER THAN 55dB A FIRE ALARM CONTROL PANEL TIED IN SHUNT / TRIP SHALL BE INSTALLED.
 - c. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S IT DEPARTMENT AND THE LOCAL TELEPHONE COMPANY THE PROVISION OF TELEPHONE AND DATA SERVICE TO THE PREMISES PRIOR TO HANDOVER OF THE PREMISES TO OWNER. GC IS TO PROVIDE ACCESS TO THE PREMISES AS REQUIRED BY THE LOCAL TELCO'S INSTALLER.
- F. STANDARDS AND BRACKETS
 1. STANDARDS: KNAIF * VOST 82 SERIES HEAVY-DUTY STANDARDS, WHITE, SEE DRAWINGS FOR SIZES, OR EQUAL.
 2. BRACKETS: KNAIF * VOST 182 SERIES HEAVY-DUTY BRACKETS, WHITE, SEE DRAWINGS FOR SIZES, OR EQUAL.

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ISSUE DATES

DATE	BY	DESCRIPTION
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OWNER

Community Day Center of Waltham

PROJECT

Interior Alterations at
20 Felton Street
Waltham, MA 02453

JOB NUMBER 20-815

SCALE No Scale

DRAWING NAME
Specifications

DRAWING NO.
A-002

DOOR SCHEDULE							
TAG	FROM	TO	TYPE	SIZE	MAT'L	HDWR	FRAME
201	HALLWAY	STAIR	EX.	34x20	EX. WD.	EX.	EX.
202	ACC. TOILET	HALLWAY	I	36x20	WD.	1	A
203	HALLWAY	ACC. SHOWER	I	36x20	WD.	1	A
204	HALLWAY	FILES/STOR.	I	36x20	WD.	1	A
205	HALLWAY	OFFICE	2	36x20	WD.	3	A
206	HALLWAY	COMMUNITY RM.	EX.	36x20	EX. WD.	EX.	EX.
207	CLOSET	COMMUNITY RM.	I	36x20	WD.	4	A

HARDWARE SETS

HARDWARE SET 1

- 15 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING
- 2X KICK PLATES 8"x35"
- 1X DOME DOOR STOP
- 3X GREY RUBBER SILENCERS
- 1X COAT HOOK
- SCHLAGE AL SERIES SATURN LOCKSET W/ PRIVACY FUNCTION
- STANDARD CYLINDER 4 STRIKE

HARDWARE SET 2

- 15 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING
- 2X KICK PLATES 8"x35"
- 1X DOME DOOR STOP
- 3X GREY RUBBER SILENCERS
- SCHLAGE AL SERIES SATURN LOCKSET W/ STOCKROOM FUNCTION
- STANDARD CYLINDER 4 STRIKE

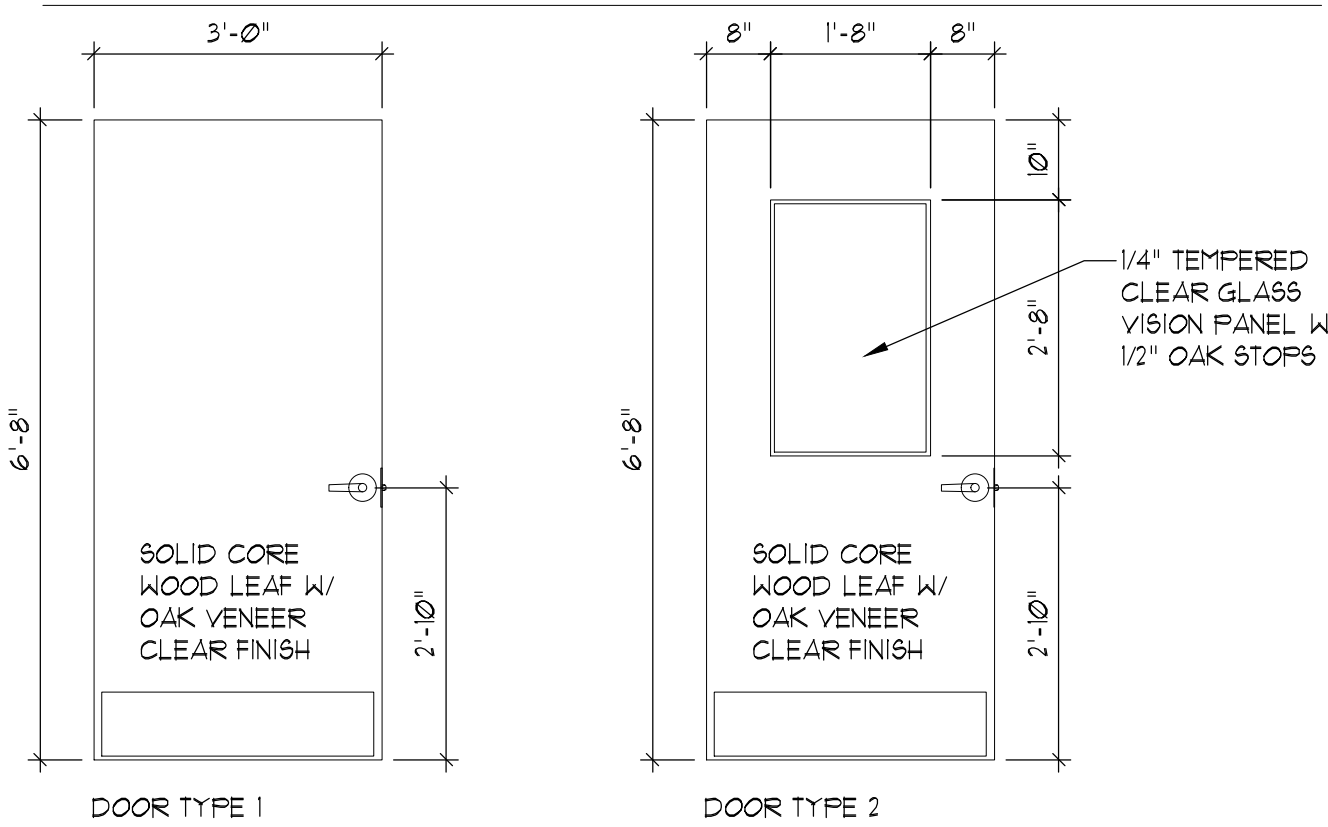
HARDWARE SET 3

- 15 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING
- 2X KICK PLATES 8"x35"
- 1X DOME DOOR STOP
- 3X GREY RUBBER SILENCERS
- 1X COAT HOOK
- SCHLAGE AL SERIES SATURN LOCKSET W/ OFFICE FUNCTION
- STANDARD CYLINDER 4 STRIKE

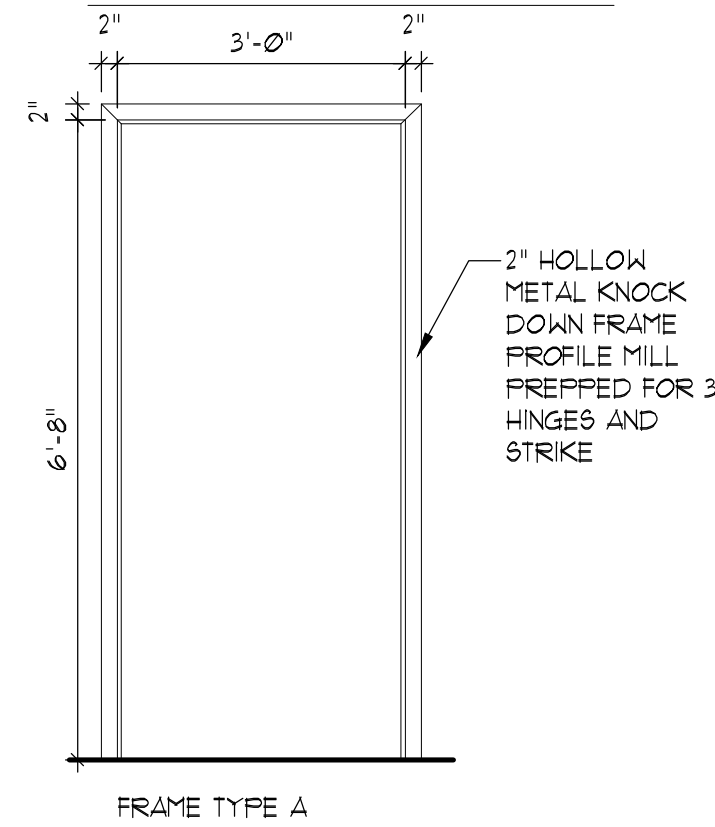
HARDWARE SET 4

- 15 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING
- 1X KICK PLATES 8"x35"
- 1X DOME DOOR STOP
- 3X GREY RUBBER SILENCERS
- SCHLAGE AL SERIES SATURN LOCKSET W/ STOCKROOM FUNCTION
- STANDARD CYLINDER 4 STRIKE

DOOR TYPES



FRAME TYPES

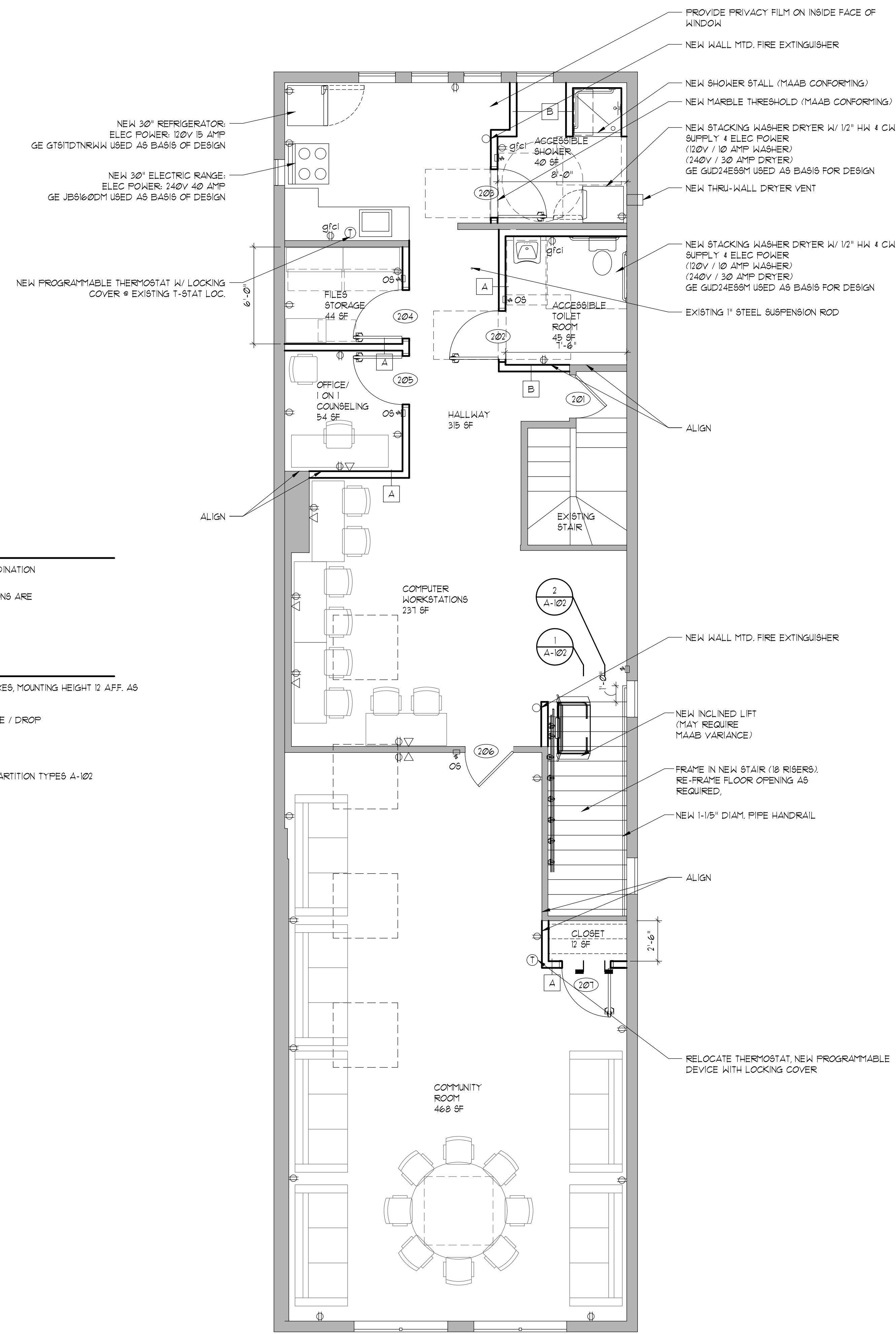


GENERAL PLAN NOTES

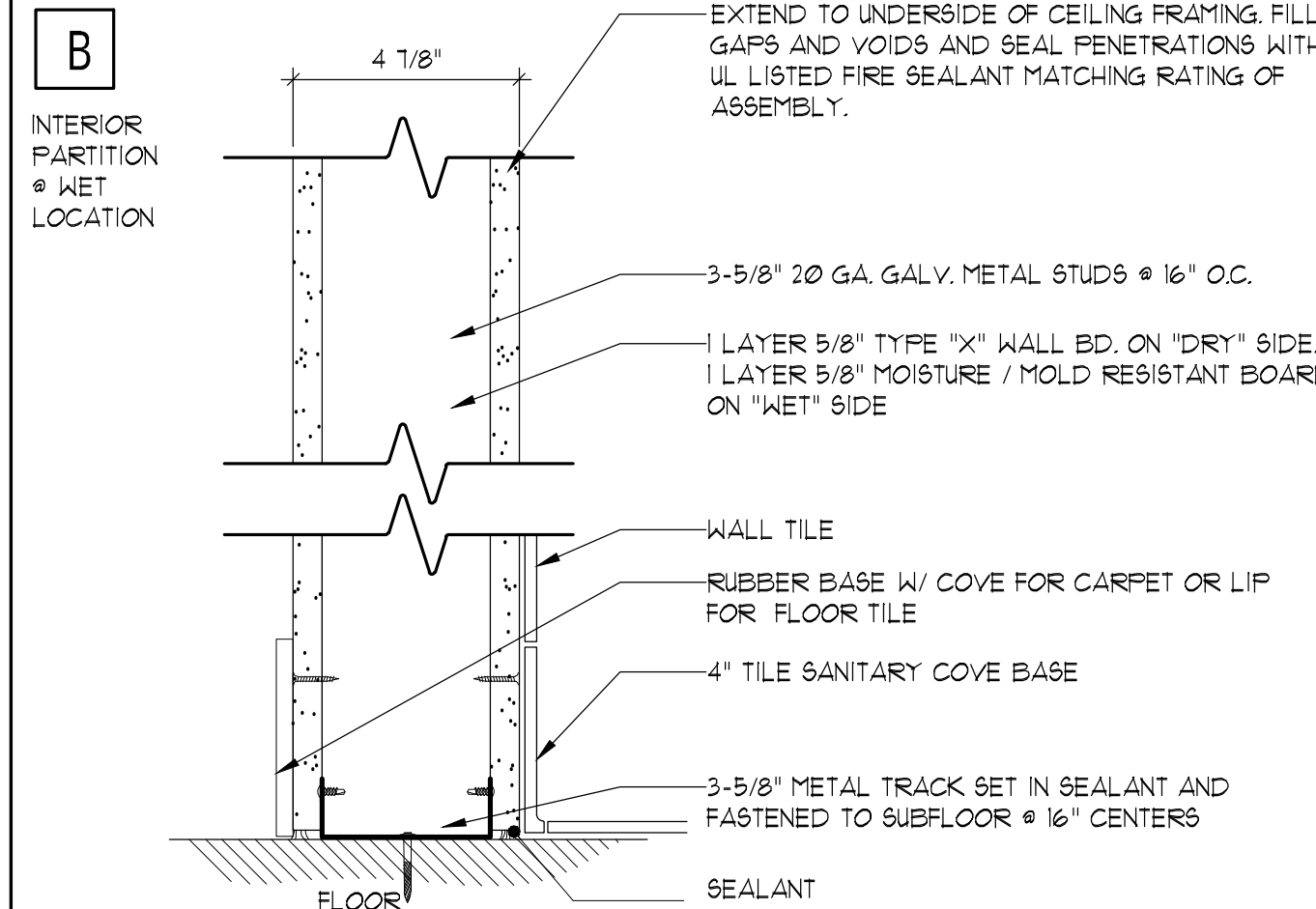
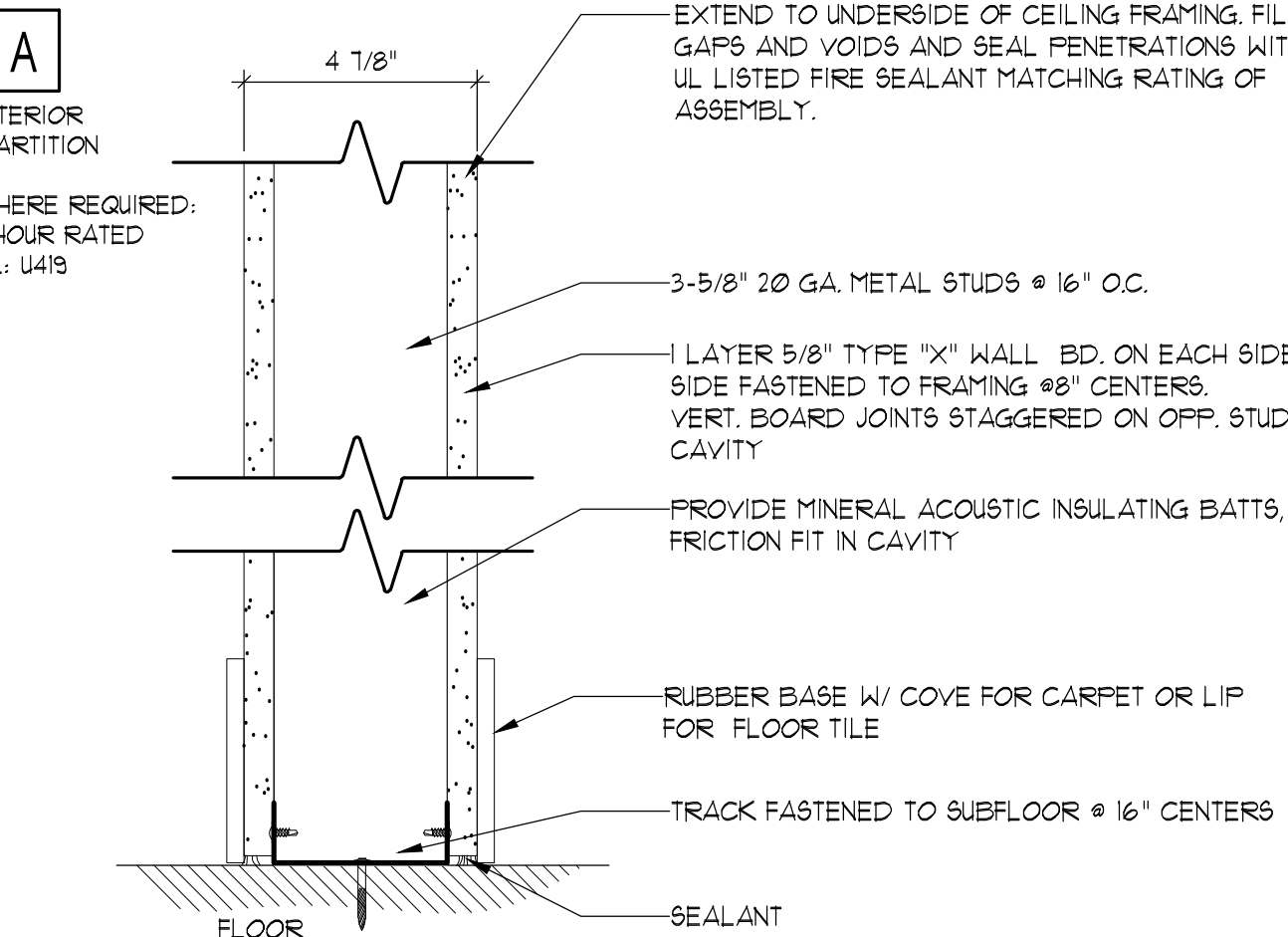
FURNITURE IN PLAN IS SHOWN FOR COORDINATION PURPOSES, NOT IN SCOPE
UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION.

GRAPHIC LEGEND

- 12" NEW WALL MOUNTED DUPLEXES, MOUNTING HEIGHT 12 AFF. AS INDICATED, COLOR: WHITE
- ▽ NETWORK DATA RECEPTACLE / DROP
- ▬ EXISTING WALL
- A PARTITION TYPE KEY, SEE PARTITION TYPES A-102
- C-1 DOOR TAG
- T THERMOSTAT
- S SWITCHBANK



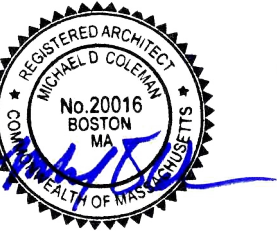
PARTITION TYPES



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ISSUE DATES

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Community Day Center of Waltham

PROJECT

Interior Alterations at
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Waltham, MA 02453

JOB NUMBER 20-81?

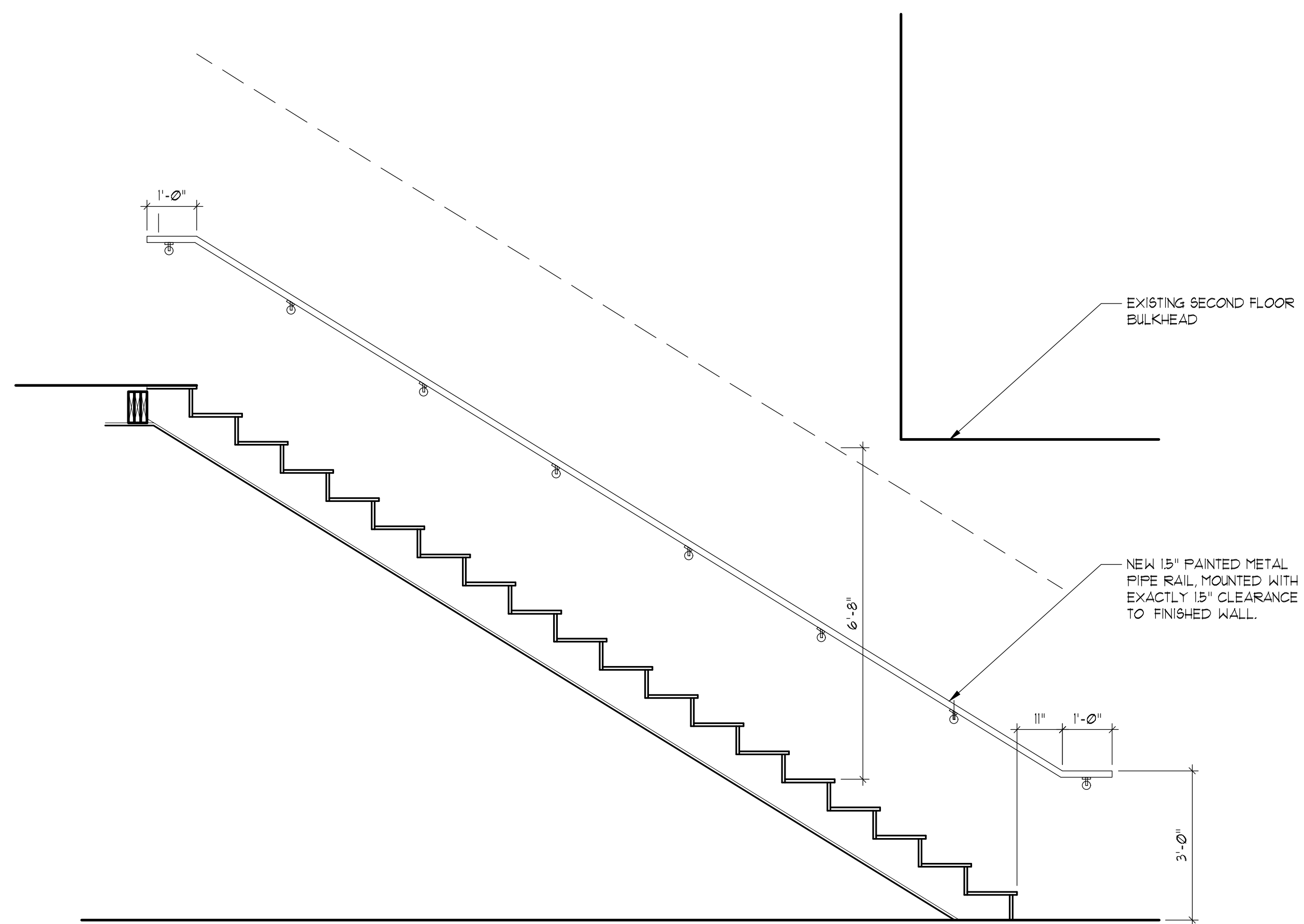
SCALE 1/4" = 1'-0"

DRAWING NAME

Construction Plan

DRAWING NO.

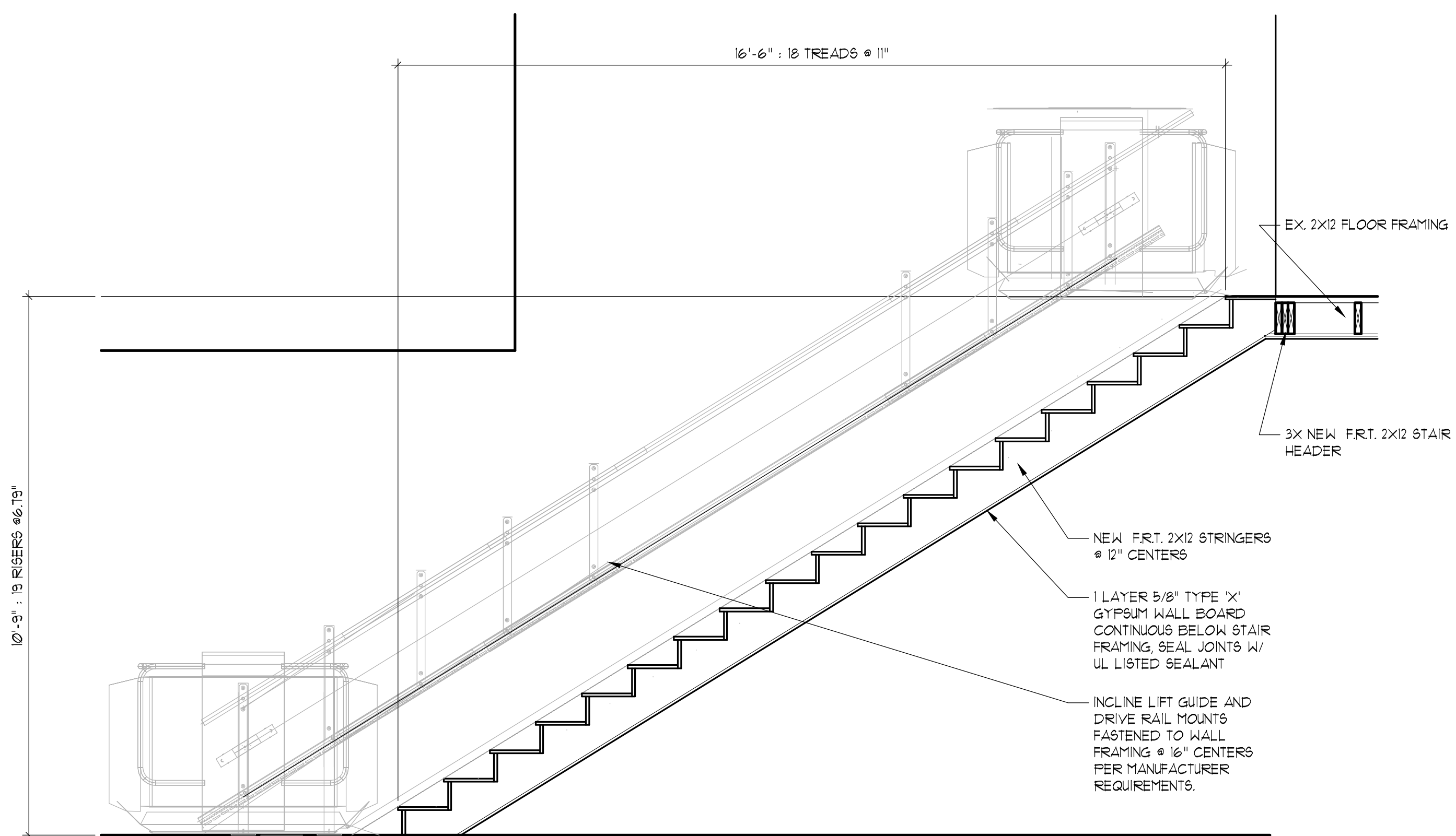
A-101



STAIR & HANDRAIL SECTION

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

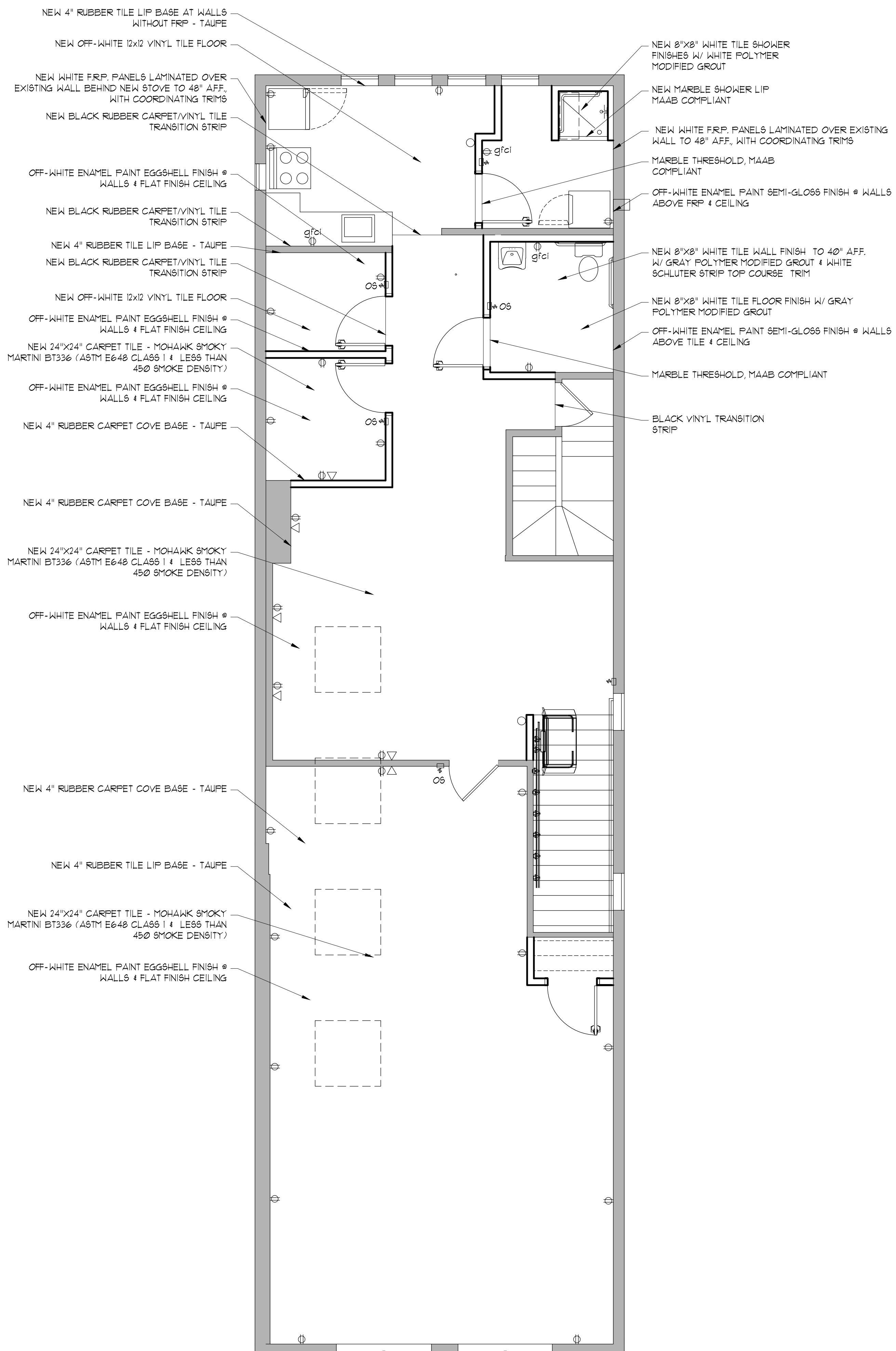
2
A-102



STAIR & INCLINE LIFT SECTION

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

1
A-102



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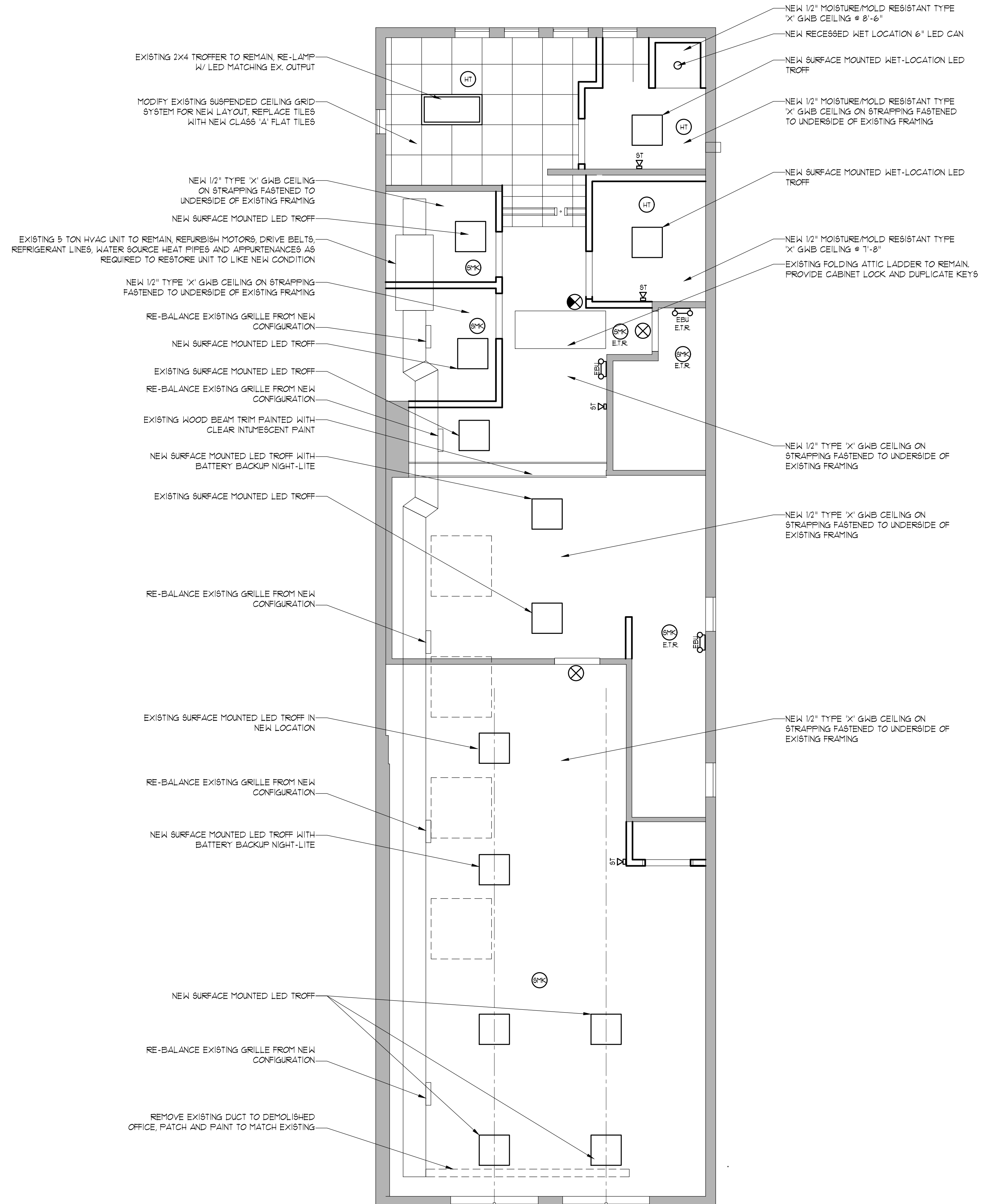
SCALE 1/4" = 1'-0"

DRAWING NAME

Finish Plan

DRAWING NO.

A-102



ISSUE DATES

DATE	BY	DESCRIPTION
12/22/2020	NM	For Construction
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Community Day Center of Waltham

PROJECT

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Waltham, MA 02453

JOB NUMBER 20-81?

SCALE 1/4" = 1'-0"

DRAWING NAME
Reflected Ceiling Plan

DRAWING NO.
A-103