

716 Emerson Ave East Lansdowne, PA 19050

Existing Church with cafeteria in Basement.
Proposed LEVEL 2 - Interior alterations to basement, first floor, and mezzanine. No work to the exterior facade. Windows to be replaced in existing openings.
Proposed, changing use group A- Religious to A-3 Gymnasium (without spectator seating) on the first floor.
Remaining, use group A-2 (cafeteria) on the basement.

PLATO MARINAKOS, JR.

107 S 2ND STREET, FOURTH FLOOR
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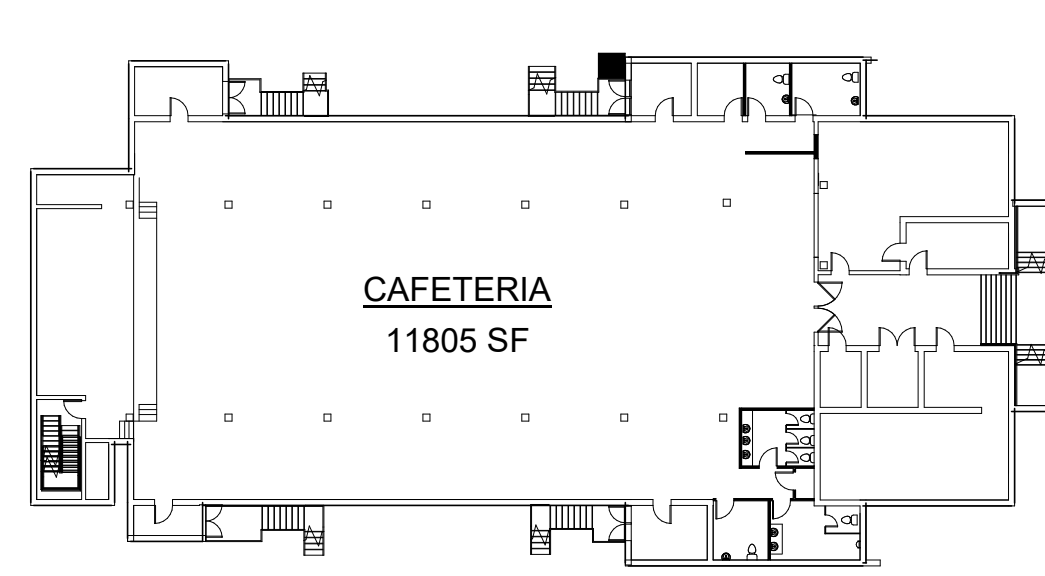
OWNER

Dr. Adam Vision Academy Charter School

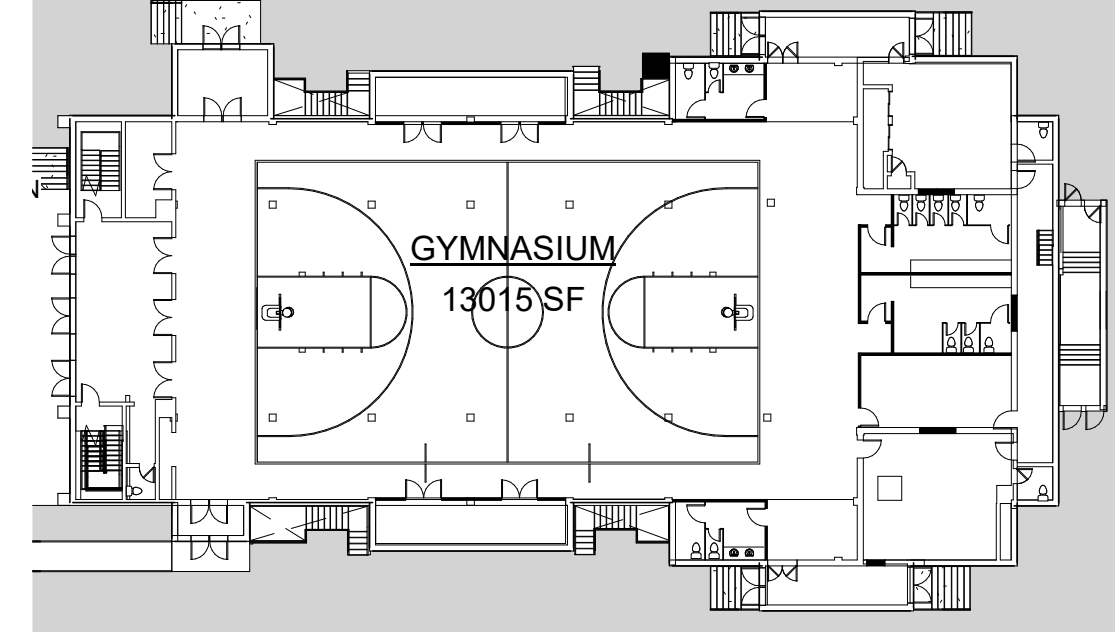
41 E Baltimore Ave, Lansdowne, PA 19050
TEL: 267-317-8117

CONTRACTOR

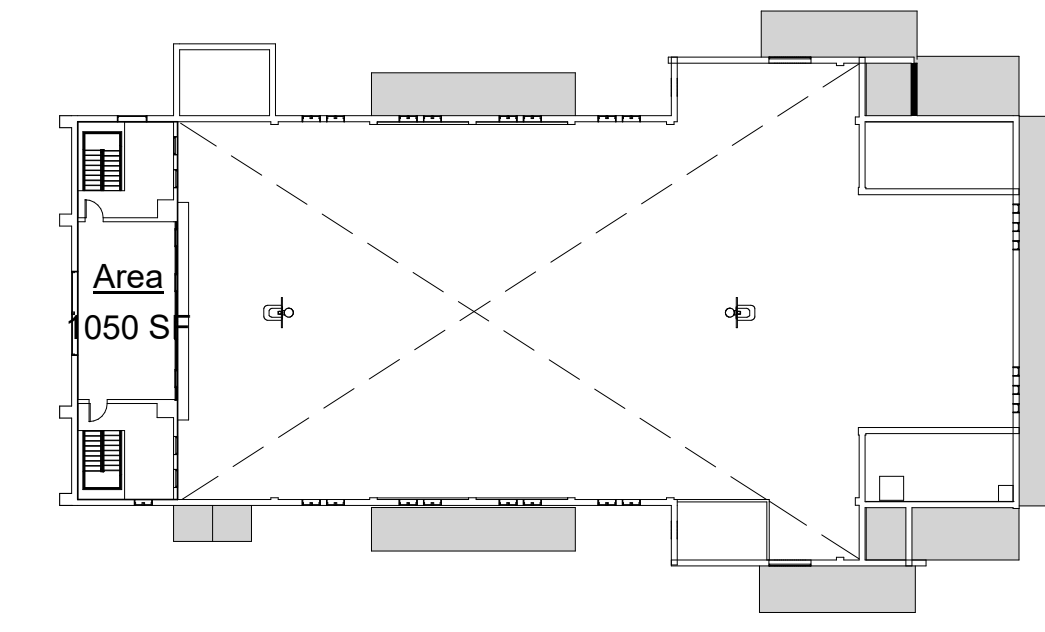
STRUCTURAL



1 BASEMENT
SCALE: 1/32" = 1'-0"



2 FIRST FLOOR
SCALE: 1/32" = 1'-0"



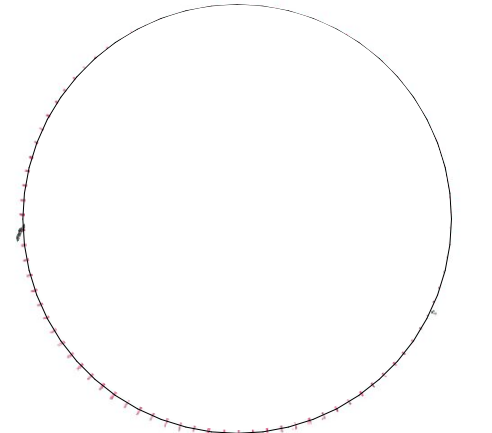
3 MEZZANINE
SCALE: 1/32" = 1'-0"



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OWNER

Vision Academy Charter School

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX

APPROVED AS IS
APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

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716 EMERSON AVE - SCHOOL

COVER SHEET

Project number Project Number

Date Issue Date

Drawn by Author

Checked by Checker

A00

Scale As indicated

ABBREVIATIONS

ABV	ABOVE	JB	JUNCTION BOX
ACOUS	ACOUSTICAL	JT	JOINT
ACT	ACOUSTICAL CEILING TILE	LAM	LAMINATE
ADDL	ADDITIONAL	LAV	LAVATORY
ADHSV	ADHESIVE	LT WT	LIGHT WEIGHT
ADJ	ADJUST, ADJACENT	MANUF	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AFG	ABOVE FINISH GRADE	MAX	MAXIMUM
AGG	AGGREGATE	MECH	MECHANICAL
ALT	ALTERNATE	MET	METAL
ALUM	ALUMINUM	MH	MANHOLE
ANCH	ANCHOR	MIN	MINIMUM
APPLIC	APPLICABLE	MTD	MOUNTED
BET	BETWEEN	NA	NOT APPLICABLE
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCK	OC	ON CENTER
BM	BEAM	OH	OPPOSITE HAND
BRG	BEARING	OPNG	OPENING
BRK	BRICK	OPP	OPPOSITE
BSTMT	BASEMENT	P/T	PRESSURE TREATED
CAB	CABINET	PC	PRECAST
CC	CENTER TO CENTER	PL	PLATE
CF	CENTER FAN	PLAS	PLASTER
CJ	CONTROL JOINT	PLWD	PLYWOOD
CL	CENTER LINE	PNT	PAINT
CLG	CEILING	PNTD	PAINTED
CLR	CLEAR	PORC	PORCELAIN
CMU	CONCRETE MASONRY UNIT	PROP	PROPOSED
CO	CARBON MONOXIDE DETECTOR	RAD	RADIUS
COL	COLUMN	RD	ROOF DRAIN
COMP	COMPOSITE	RE	REFERENCE
CONC	CONCRETE	REC	RECESSED
CONT	CONTINUOUS	REF	REFRIGERATOR
CPT	CARPET TILE	REINF	REINFORCED
CT	CERAMIC TILE	REQD	REQUIRED
CU	CONDENSER UNIT	RES	RESILIENT
DBL	DOUBLE	RES	RESISTANT
DET	DETAIL	REV	REVERSE
DIA	DIAMETER	RM	ROOM
DIM	DIMENSION	RO	ROUGH OPENING
DN	DOWN	SAN	SANITARY
DR	DOWNSPOUT	SCHED	SCHEDULE
DS	DOWNSPOUT	S-COINC	SEAL CONCRETE
DTL	DETAIL	SD	SMOKE DETECTOR
DW	DISHWASHER	SEC	SECTION
EA	EACH	SIM	SIMILAR
ELEV	ELEVATION	SPEC	SPECIFICATIONS
ELEC	ELECTRICAL	SQ	SQUARE
ELEV	ELEVATOR	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EW	EACH WAY	STL	STEEL
EXF	EXHAUST FAN	STOR	STORAGE
EXG	EXISTING	STR	STAIR
EXP	EXPANSION	STRUC	STRUCTURE
EXP JT	EXPANSION JOINT	SUSP	SUSPENDED
EXT	EXTERIOR	SV	SHEET VINYL
FDN	FLOOR DRAIN	TBD	TO BE DETERMINED
FG	FOUNDATIONS	TBS	TO BE SELECTED
FG	FIBERGLASS ROOF DECK	TELE	TELEPHONE
FIN	FINISH	TEMP	TEMPORARY
FR	FIRE RESISTANT	THRU	THROUGH
FRM	FRAME	TOF	TOP OF FOOTING
FT	FOOT	TOP	TOP OF PARAPET
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	UNFIN	UNFINISHED
GALV	GALVANIZED IRON	UNO	UNLESS OTHERWISE
GEN	GENERAL	UR	URNAL
GSL	GLASS	UTIL	UTILITY
GRT	GROUT	V	VENT
GWB	GYP SUM WALL BOARD	VCT	VINYL COMPOSITE TILE
GYP	GYP SUM BOARD	VERT	VERTICAL
HDWD	HARDWOOD	VF	VENTILATION FAN
HM	HOLLOW METAL	VWB	VINYL WALL BASE
HORIZ	HORIZONTAL	W	WITH
HP	HORIZONTAL	WO	WITHOUT
HUR	HEAT PUMP	WC	WATER CLOSET
HT	HEIGHT	WD	WOOD
IN	INCH	WH	WASHER/DRYER
INSUL	INSULATION	WR	WATER HEATER
INT	INTERIOR		WATER RESISTANT
INV	INVERT		

GENERAL CONDITIONS

General Conditions

1. Project Name: **714 Emerson Ave, East Lansdowne, PA 19050**

2. Project Summary:

3. Current Code: International Building Code 2018

4. Allowances and Unit Prices (to be determined)

5. Contract Forms: Owner Contractor Agreement: AIA A101-1987 or latest version

6. General Conditions: AIA A201-1987 or latest version

7. Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect.

8. Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc.

9. Project Submittals: Three copies of product data and warranties, two representative units of samples sent to architect for review and approval. G.C. allow 10 working days for architect to review and process each submittal.

10. Temporary Utility Service: Use of Owner's existing utility services.

11. Temporary Facilities: Provide temporary construction, support facilities, and security measures

12. All codes having jurisdiction shall be observed strictly in the conviction of the project, including all applicable city and state, zoning, building, electrical, fire mechanical and plumbing codes.

13. All contractor(s) performing work shall have applicable licenses.

14. Contractor shall follow all current OSHA safety regulations.

15. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" or "TYP" imply all conditions treated similarly. Modifications to be made by the contractor to accommodate minor variations.

16. All dimensions indicated on the drawings are from finished face unless otherwise noted.

17. Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0".

18. All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets recesses, reglets bolt settings, sleeves, etc. Do Not scale drawings.

19. The contractor shall verify and protect all service and utility lines and existing site area from deterioration or damage.

20. The Architect/ Engineer shall not be responsible for the safety and construction, procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings, specifications, or required codes, including all OSHA regulations.

21. Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits.

22. Contractor is to have applicable insurance as required by the building owner.

23. Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing work.

24. Contractor is responsible for contacting the building inspector for any/all required inspections for the duration of the project.

25. Contractor shall bring errors and omissions in the Contract Documents found in the field, which may occur, to the attention of the Architect and Owner in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors or discrepancies in the Contract Documents that are the result of unforeseen field conditions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

26. The contractor and Sub-contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work, to be performed to assure the orderly progress of the work and notify architect immediately regarding any discrepancies between field conditions and architectural documents.

27. Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.

28. Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits.

29. Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by owner).

30. Contractors shall maintain the premises clean and free of trash, debris and shall protect all adjacent work from damage soiling paint overspray, etc. Contractor to provide daily clean-up to site dumpster. All fixtures equipment, glazing floors, etc. shall be left clean and ready for occupancy upon completion of the project.

31. All manufacturer's printed warnings and/or directions for handling products must be strictly observed. Any items not compatible with substrate shall be isolated as per manufacturer's recommendations

32. Contractor shall supply and install emergency lighting and exit signs as required by code and in all locations approved by the local fire marshal and/or building code official and whether they are shown or not shown on the contract documents.

33. Contractor shall supply and install fire extinguishers and smoke detectors as required by code and in all locations approved by the local fire marshal and/or building code official and whether they are shown or not shown on the contract documents.

34. All codes trades standards, and manufacturer's instructions referred in the Contract Documents shall be the latest edition.

35. The Contractor shall make no structural changes without written approval of the Architect/ Engineer.

36. No Blasting shall be permitted without prior written approval.

37. Use properly designed shoring, bracing, underpinning, etc. as necessitated by conditions or as required. It is the Contractor's sole responsibility to determine erection procedure and sequence to ensure the safety of the building and its components during erection.

38. Brace all walls during construction to prevent damage from wind, water, earth, pressure and construction loads until all supporting elements are in place and are of sufficient strength.

39. No opening shall be placed in any structural member (other than as indicated on approved shop drawings) until the location has been approved by the Structural Engineer.

40. Provide sleeve layouts for all pipes and electrical penetrations through structural members (All trades are included). Layouts are to be submitted to the engineer for approval prior to construction.

41. Provide fire stopping at all penetrations through rated assemblies. Firestopping location are not located on the drawing. Each Prime contractor shall provide firestopping for their own work. Provide all Underwriters Laboratories UL tested assemblies

42. Support Air conditioning units compressors and other roof mounted or suspended equipment only on joists, trusses or beams designed for that purpose. If no support has been designed (or if a question arises) notify the Architect prior to the erection of the equipment and before the structural erection is complete.

43. Contractor shall provide for dewatering as required during excavation.

44. Should the contractor seek approval of a product other than shown with in the specifications the contractor shall furnish written evidence that the proposed product conforms in all respects to the specified product.

45. Each contractor shall fully review the complete set of contract documents as some work of each contractor may be shown throughout the documents.

46. No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of the project

47. The risk of loss of items saved on the site shall be each contractor responsibility. The contractor shall provide the appropriate insurance coverage to meet the above requirements.

48. Contractor shall provide access panel as required to service any all equipment as required by manufacturers recommendations. Access panel in GWB shall be trimless (with concealed flanges to receive GWB) Each contractor will be responsible to provide this type of access panel.

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CODE ANALYSIS

BUILDING CODE:
BUILDING CODE 2015 OF PENNSYLVANIA
EXISTING BUILDING CODE 2015 OF PENNSYLVANIA
PLUMBING CODE 2015 OF PENNSYLVANIA
MECHANICAL CODE 2015 OF PENNSYLVANIA
ENERGY CONSERVATION CODE OF PENNSYLVANIA

USE GROUP: GROUP A-2 (CAFETERIA) AND A-3 GYMNASIUM

CONSTRUCTION TYPE: IIIIB

FIRE SUPPRESSION: N/A EXISTING BUILDING

SCOPE OF WORK: INTERIOR ALTERATIONS TO EXISTING BUILDING

SYMBOL LEGEND

ROOM NAME 101 (150 SF)	FIRE EXTINGUISHER FE	LEVEL XXXXXX X' - X"
ROOM INDICATION A5.1	EXIT SIGN XX	ALIGN W/ EXISTING CONSTRUCTION A
SECTION & ELEVATION INDICATION 0000	REVISION DELTA R	COLUMN NUMBER 0
DOOR SYMBOL 1	PARTITION TYPE SYMBOL R	WINDOW NUMBER 11
DETAIL AREA INDICATION 1	KEYNOTE 00 0000.00	DIMENSIONS ARE TAKEN FROM TO FINISH SURFACE UNLESS OTHERWISE NOTED X'-X"
MULTIPLY ELEVATION INDICATION X		

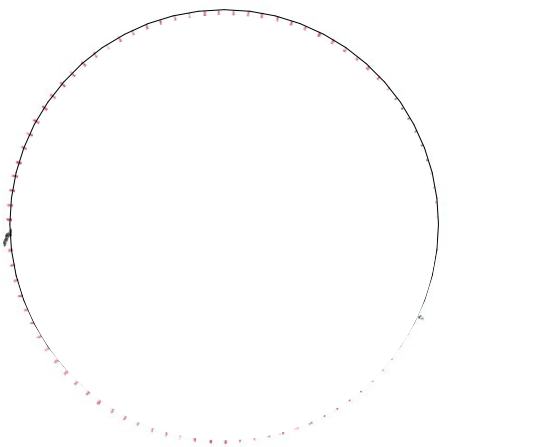
Sheet Number	Sheet Name	Sheet Issue Date	Revision Date
A00	COVER SHEET		
A01	SPECIFICATIONS		
A04	CODE REVIEW BASEMENT		
A04.1	CODE REVIEW FIRST FLOOR		
A04.2	CODE REVIEW MEZZANINE		
A05	WALL & PARTITION TYPES AND DETAILS		
A101	MEZZANINE		Date 1
A200	REFLECTED CEILING PLANS		
A201	REFLECTED CEILING PLANS		
A400	SECTION		
A500	ELEVATIONS		
A501	ELEVATIONS		
A700	DETAILS		
A701	BASKETBALL COURT DIAGRAM	05/21/21	
A702	ADA - DETAILS		
A703	ADA LIFT - DETAILS		
A800	SCHEDULES		
A801	SCHEDULES	05/12/21	
D100	EXISTING CONDITIONS/ DEMO PLANS		
D200	EXISTING CONDITIONS/ DEMO PLANS		



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OWNER

Vision Academy Charter School

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CLIENT IS REQUIRED TO
CHECK (X) ONE BOX APPROVED AS IS
 APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE
LOCATION.

NO.	DATE	REVISION

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716 EMERSON AVE - SCHOOL

SPECIFICATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A01

Scale 12" = 1'-0"

Section 2 Site Work and Foundations

1. Perform all site work in this section in conformance with the Final Soils Compaction, Geological Reports, and Approved site plan accepted by Owner and Building Department. In the absence of the necessary subsurface survey, the Contractor shall hire a licensed soils engineer to investigate the site to adequately verify that the soil is capable of safely bearing 2000 psf and report back to the architect. If a discrepancy from the presumed soil bearing capacity exists, Contractor shall not place foundations, piers, etc. without written instructions from the Designer.
2. Presumptive Soil Bearing capacity 3000 psi virgin soil. No excavation shall be made whose depth below the footing is greater than two times the horizontal distance from the nearest edge of that footing. All concrete foundation footings shall bear on undisturbed soil or engineered fill. Bottom of footing shall be minimum of 3'-0" below finish grade or top of slab elevation, whichever is lower.
3. All backfill at structures, foundation, footing, and pavements shall be clear granular fill. Place in 8" layers and compact to 95% max. dry density determined in accordance with ASTM D-1557. Backfill shall not be placed against any below grade walls until floor framing and decking or sheathing is in place. Building site shall be kept dry so that erosion will not occur in the foundations. Do not backfill until walls and/or concrete has sufficiently cured to sustain design loads.
4. Backfill at lawns and unpaved areas shall be free of clay, rock, or gravel larger than 2" in any direction, debris, vegetable matter, waste, and frozen materials. Place in 12" layers and compact to 90% max. density in accordance with ASTM D-1557.
5. All slabs on grade shall bear mechanically compacted crushed stone capable of supporting 2,000 psf.
6. Backfill shall be brought up equally on each side of the wall.
7. The maximum depth of unbalanced fill against the foundations walls shall be computed as follows: depth is measured from the finished grade at the exterior side of the building down to the top of the basement floor or the top of inside ground level. The maximum depth of unbalanced fill is as follows: 8" wide concrete wall 7'-0"/10' wide concrete wall 8'-0" depth 12" wide concrete wall 9'-0" depth.
8. Do not backfill walls until floor has been applied to the structure.
9. Where concrete trench footings are used, excavation shall be neat and true concrete to be cast immediately upon formation of the trench.
10. No excavations shall be made whose depths below the footing is greater than 1/2 the horizontal distance from the nearest edge of that footing.
11. The General Contractor must take measures to control soil erosion.
12. Walls retaining earth (including basement walls) shall not be backfilled for a minimum of 14 days after concrete is poured.
13. Loading dock, basement walls, and other exposed concrete walls shall have control joints a maximum of 20ft in center unless noted otherwise on the drawings. Masonry or concrete walls with integral piers or pilasters shall have a formed control joint on one side of each pier on the exposed face of the wall. All control joints shall be filled with SikaFlex 15LM sealant.
14. See Civil Engineer's Drawings for further specifications.

Section 3 Concrete

1. All reinforced concrete shall be furnished and installed in accordance with the current ACI Building Code ACI-318 " Building Codes requirements for Reinforced Concrete".
2. All concrete shall be ready mix and have the following characteristics:
 - A. 4000 psi minimum compressive strength at 28 days.
 - B. Minimum of 560 pounds cement per cubic yard.
 - C. Maximum water to cement ratio of 0.45.
 - D. 5% entrained air.
 - E. Slump at point of placement to be 3 inch minimum and 5 inch maximum. Contact engineer if pumpable mixes will be used.
 - F. Do not add any water at site.
3. Concrete driveways, curb, walk paths, porches, carport slabs, and other flat work exposed to the weather, and garage floor slabs shall be air entrained and have a minimum 28 day compressive strength of 3,500 p.s.i. All remaining concrete shall have a minimum 28 day compressive strength of 3,000 p.s.i.
4. Reinforcing steel shall conform to ASTM-A615, Grade 60. Welded wire fabric shall be 6x6, 10'10' and conform with ASTM A-185. Clearance of main reinforcing from adjacent surfaces unless shown otherwise: Uniform surface in contact with ground or exposed to weather is #7 bars or smaller is 1.5" and bar #7 and larger is 2". Exterior wall surfaces is 2". In all cases not less than the diameter of the bars.
5. On grade concrete slabs the W/WF reinforcement shall be located midway in the slab thickness. Lap splices 12". On grade slabs shall also be provided with vapor barrier as lap splices 12" minimum at all seams.
6. All W/WF shall be ASTM A185. Lap all W/WF a minimum of 6 inches.
7. All concrete shall be air-entrained. Exterior concrete shall have 5% air entrainment.
8. Provide concrete reinforcing bars at footing locations. Minimum of 3" concrete coverage, unless noted otherwise.
9. Concrete slab on grade shall be finished to tolerance for floor flatness of 25 and floor levelness of 20 unless otherwise noted on the architectural drawings. Control joints shall be spaced at 15 ft maximum each direction unless noted otherwise on drawings. Provide 1/2 inch thick expansion joint (Deck-O-Foam closed cell polyethylene or equal) wherever slab meets walls or other structures. All joints (top 1 inch) shall be filled with Sikaflex 15LM. See drawings for more information.
10. Provide keys in concrete walls, piers, grade beams, and footings at intersections unless noted otherwise on drawings. Provide corner bars (minimum 48d long each way) to match horizontal reinforcement at wall corners and T intersections.
11. Concrete shall cure for at least 10 days before beginning steel erection. Concrete slabs and decks are not designed for storage of materials or heavy equipment. Contact engineer before placing any construction loads on slabs or decks.
8. The top of all footing shall be roughened prior to pouring the wall.
9. Provisions must be taken to protect all concrete work, from frost damage with special attention paid to footings and other on grade construction prior to backfilling and enclosing the building.
10. Anchor straps shall be galvanized metal straps approved for direct substitution of anchor bolts. Straps shall not be more than 12" inches from plate and 4'-0" O.C. (maximum) intermediate spacing, minimum 2 straps per bearing plate section.
11. Concrete in locations subject to freezing and thawing during construction shall be air entrained concrete. Total air content (% by volume of concrete) shall be not less than 5% or more than 7%.
12. Unless noted otherwise, anchor bolts shall be 3/8" diameter minimum and 15" long for grouted masonry. Placement of anchor bolts shall be 12" from plate ends, 3'-0" O.C. maximum intermediate spacing, minimum 2 bolts per bearing plate section. Approved strap anchors may be substituted for anchor bolt method.
13. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D-2103 where indicated on drawings.
14. All formwork shall be in accordance with the American Concrete Institute's "Formwork for Concrete" (Special publication SP-4), and the ACI's "Recommended Practice for Concrete Formwork" (Standard 347). Temporary shoring of formwork is the sole responsibility of the contractor.

Section 4 Masonry

1. All masonry construction shall be in accordance with "Specifications for the Design and Construction of Load Bearing Masonry", published by the National Masonry Association.
2. All hollow load bearing block shall conform to ASTM C-90 Type I moisture controlled. All solid block to conform to ASTM C-145. Minimum net compressive strength (Fm) shall be 2,000 p.s.i. All CMU shall be laid in a full bed of mortar with solid bearing caps. Unit face size (nominally) 7 5/8" X 15 5/8". Provide opening in all CMU work as indicated on Drawings. Use full size CMU whenever possible. Cut only with motor driven saws for clean edges. All joints to be struck flush. For starter courses on concrete footings provide full spread out mortar bed including area under cavities.
3. Fill CMU cells with solid concrete or grout at all units to receive expansion anchors or located directly below bearing walls, doors, and door frames minimum of (3) courses or to concrete footing. Any masonry foundation walls to be filled solid with grout.
4. Mortar and grout shall meet requirements of ASTM C-270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade. Type S mortar shall be used for walls and partitions above grade.
5. Grout shall be a high slump mix in accordance with ASTM specification C-476, having a minimum compressive strength of 3,000 psi.
6. Provide a limit over every opening greater than 16" Lintels shall be reinforced CMU bond beam with minimum 6" bearing on each end or, upon consultation with Architect.
7. Do not wet CMU before laying.
8. Cut new opening in existing masonry where indicated on Drawings. Opening shall be made without the use of power driven tools. " Tooth-out" existing masonry with hand tools only. Patch all masonry damaged by this work. Repairs to existing masonry work shall match adjacent materials and workmanship.
9. Provide hot-dipped galvanized truss type horizontal joint reinforcement (min. 9 gauge) at 16" o.c. vertically in all masonry walls below finished grade.
10. Existing masonry walls located inside of the new enclosure are to be cleaned and restored before construction work begins. Prior to full scale cleaning of the wall, test a small, inconspicuous section of masonry to determine the effectiveness and scope of work. Where mortar joints are cracked, loose or crumbling, rout out joints, clean, and re-point with mortar to match existing. Follow with lower pressure power washer filled with water. Allow surface to dry and dust with straw brush to remove loose aggregate. Final surface is to be as stable and free from loose grit as possible without changing the nominal dimension or stability of masonry.
11. Masonry (brick, stone, etc.) veneer wall shall have galvanized wall ties secured to framing. Each tie shall be spaced not more than 24" on center horizontally, 16" vertically, and shall not support more than 3.25 square feet of wall area. 1" air space building wrap (or felts) and flashing shall be installed.

Section 5 Metals

1. Steelwork shall conform to the current specifications for the design, fabrication and erection of structural steel for buildings as adopted by the AISC. Connections shall be bolted or welded. Bolts shall conform to ASTM-325 and be 1/2" diameter unless noted otherwise on drawings.
2. All structural steel shall be in accordance with ASTM specifications A-36. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM specification A-501.
3. All steel shall be thoroughly cleaned in accordance with SSPC-SP6 (shop blasted) and have a shop coat of rust inhibitive paint. Field painting to be per architectural specifications.
4. All steel shall be painted with one shop coat of red oxide paint. Primer or approved equal field painting shall be as directed by the architect.
5. Delete paint on steel which is to receive sprayed on fire proofing or be encased in concrete.
6. Base plate leveling grout to be 3000 psi minimum non-shrink.
7. Anchor bolts shall be ASTM F1554. See plans for sizes.
8. Orient all mill camber up during fabrication and erection.
9. All steel shall be fabricated and erected in accordance with the latest AISC specifications.
10. Bolted connection details shown on drawings are for information purposes only. Fabricator is to design connections to the following parameters and submit shop drawings for approval by the engineer prior to beginning fabrication:
 - A. Loads shown on drawings are un-factored. All connections should be designed with a minimum capacity exceeding two times the load noted. All connections without loads noted shall be designed as full depth double angle with bolts spaced at 3 inch centers.
 - B. Bolts to be minimum 3/4 inch unless noted otherwise on drawings. Use ASTM A325N for shear connections and ASTM A490-SC for brace connections.
 - C. Minimum 3/8 inch thick plates and angles unless noted otherwise on drawings.
 - 11. Beams with T/I greater than 36 shall have 3/8 inch thick full height plate stiffeners installed on both sides of web directly over/under bearing points such as columns and bearing plates. T is the value found in AISC (13th Edition) Table 1-1, and I is the web thickness.
 - 12. All shop and field welding to be in accordance with latest edition of AWS D1.1 Welding rods to be E70XX for steel connections, E80XX for brace connections, and E60XX for steel to metal stud connections.
 - 13. Sheet Metal Fabrications closures and trim, filler panels, Products: Aluminum sheet. ASTM B 209,alloy 5005 H15., Fasteners, Anchors, and Inserts: No corrosive. Gaskets: Flexible cellular neoprene. ASTM D1056. Bituminous Paint: Asphalt mastic. SSPC-Paint12. Finish Aluminum: Color Green to match existing color.
 - 14. Steel fabricator is solely responsible for coordinating with general contractor for the purpose of surveying and verifying as built conditions including but not limited to location, elevation, and dimensions of features prior to fabrication.
 - 15. Submit all steel shop drawings for approval prior to fabrication.
 - 16. All lintels and shelf plates to be hot dipped galvanized. Any points of welding shall be touched up with a zinc rich paint.
 - 17. Manufacturer of cold formed metal framing must submit literature indicating the metal framing strength and stiffness including capacity of members, framing details, connections, bracing, and bridging to conform to load criteria.
 - 18. Cold formed metal headers indicated on drawings are to be provided by manufacturer/supplier.
 - 19. All structural metal studs shall be hot dipped galvanized (G60) in accordance with ASTM A924. Cold formed framing shall be designed, manufactured, and installed in accordance with the latest edition of AISI specifications and shall comply with ASTM A653 & C955.
 - 20. All studs, joists, and accessories shall be Fy 50ksi and 16ga or heavier. Do not flame cut light gauge steel framing.
 - 21. All welding of light gauge framing must use E60XX electrodes and be completed in accordance with AAWS D1.3. Always use welds where shown on drawings.

Section 6 Wood And Plastics

1. All woods and wood construction shall comply with the specifications and codes with modifications as specified herein: Section 2308 of the 2009 IBC, American Institute of Timber Construction (Standard Manual), National Forest Products Association National Specifications for Wood Construction, South Pine Inspection Bureau Standard Grading Rules for Southern Pine Lumber, Truss Plate Institute Design Specifications for Light Plate Connected Wood Trusses (TPI-14), and American Plywood Association Guide to Plywood Association Guide to Plywood for floor, plywood, sheathing for wall and roofs, American Wood Preservers Association Standards.
2. All Structural Lumber shall be Spruce Pine Fir #2(minimum) stress grade lumber noted otherwise (MIN STRESS (E)= 1.8 X 10 6 PSI)
3. All structural lumber shall be stamped in accordance with the American Institute of Construction's "Construction Manual".
4. Rough Carpentry: Framing with dimension lumber, sheathing, sub flooring, underlayment and air infiltration barrier.
5. Lumber Standards and Grade Stamps: PA 20 American Softwood Lumber Standard and inspection agency grade stamps.
6. Hangers, framing anchors and fasteners provide and install stamped and fabricated steel of type indicated (as required). Nail to be those furnished per manufacturer for this specific use. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. "Teco" etc. conforming to requirements indicated shall be provided. All hangers and anchor shall be galvanized.
7. Insect pressure treated lumber where lumber is exposed on the exterior, within 8' of grade, or in contact with concrete. Preservative Treatment AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment
8. All headers at bearing condition consult lintel schedule.
9. All headers at non-bearing conditions shall be as follows unless noted otherwise: opening up to 4'-0" header shall be 2 2x6, 4'-0"to6'-0"opening 2 2x8, 6'-0" to 9'-0" opening header shall be 2x10.
10. Roof Sheathing APA approved 3/4" exterior grade plywood with metal clips at side pan between trusses or wood rafters whenever spacing is greater than 16"OC unless noted otherwise.
11. Floor Sheathing to be 3/4" T&G interior/exterior glue GIS plywood unless noted otherwise, Construction Panel Underlayment for Resilient Flooring/ APA Underlayment Exterior, Construction Panel Underlayment for Resilient Flooring APA Sturd-I-Floor, Exterior, Construction Panel Underlayment for Ceramic Tile: APA Sturd-I-Floor, Exposure 1, Plywood Underlayment for Carpet: APA Underlayment Exposure 1
12. Provide corner bracing at all corners consisting of a minimum 2x4 corner studs with 21/32" plywood panels (4'-0"x8'-0")with the longer dimension horizontal for the entire height of the wall. All exterior walls are to be braced with 21/32" plywood panels applied as noted above every twenty-five (25) lineal feet (maximum).
13. Maintain a minimum of 8 inch clearance from all wood framing members to exposed earth. All wood framing members including wood sheathing which rest on exterior foundation walls and are less than 8 inches from exposed earth shall be approved natural durable or pressure-treated wood.
14. Air Infiltration Barrier: Tyvek Commercial Wrap under most approved finishes or Tyvek Stucco Wrap under stucco finish
15. Finish carpentry: Joining trim and rails, species and grade; pine, smooth, finish paint, and fasteners countersunk and concealed.
16. Install exterior grade pressured treated deck w/ square ends steel glav. steel glav. screws.
17. All glue laminated beams (i.e. PSL) shall meet minimum design loads: Fb = 2800 psi Fx = 290 psi E = 2,000,000 psi
- 18a. Design, fabrication, and installation of trusses and sheet metal connectors shall be in accordance with the following standards and specifications: A) Supplement to engineering bulletin #SE-266, dated 4/19/60 as A.S. DIV. FHA 1/4/64. B)International Conference of Building Officials report #17414.5, 9/6/68. C) Design specifications for light metal plate connected wood trusses T.O.I. D) I.B.O.C.A. Code - latest edition.
- 18b. All joint loads, partial uniform loads, or combinations thereto shall be determined by the truss manufacturer and accounted for in the design of the trusses. The truss system shall be engineered to accept all imposed loads as dictated above.
- 18c. All members of trusses to be fabricated from stress grade lumber having the following properties: Fb = 1,400 psi Fx = 950 psi Fcl = 1,100 psi Fcl = 345 psi
- 18d. The truss manufacturer will provide calculations indicating additional snow and dead loads for roof locations with gussets, crickets, and valleys requiring additional roof framing for intersections of higher or lower roofs in accordance with ANSI A58.1, 182.
- 18e. Shop drawings, signed and sealed by a professional engineer registered in the state of the project, shall be submitted to the architect for approval as stated herein prior to fabrication and for design intent only.
19. Double floor joists under all interior partitions running parallel to framing.
20. All jacks or posts are to line up with those at the floor below even when posts are not required by framing of the floor; in other words, all posts above are to be continuous, or increased as shown, to the lowest level.
21. Wall sheathing to be 1/2" CDX plywood or 1/2" type "x" gypsum sheathing, or approved equal. Refer to drawings for specific locations.
22. Unless otherwise noted, wall stud framing shall be double at beam ends and framed openings, if opening is over 6'-0" - triple studs.
23. Exterior horizontal siding to be premium post for extruded vinyl, or aluminum as indicated on drawings. Install as per manufacturer's printed instructions.
24. Exterior trim shall be certain grade as indicated on drawings. See drawings for size and locations.
25. Where double or multiple joists are indicated on the drawings, they must be mechanically fastened to each other in such a manner so as to share the superimposed loads, including loads from header framing into the double joist.
26. Stud bearing walls shall be hem-fir structural grade or better 2x4s at 16" O.C. unless noted otherwise, and shall have two (2) continuous top plates which are spliced at stud locations only and splices are staggered between plates.
27. Multiple studs shall be provided on each other with 10d nails at 8" spacing entire stud.
28. Notches in the top or bottom of joists shall not exceed 1/6th the depth of the member and shall not be located in the middle 1/3rd of the span. Where joints are notched on the ends, the notch shall not exceed 1/4th the joist depth. Cantilevered portions less than 4" wide shall not be notched unless the reduced section properties and lumber ducts or vents, the double joists required to support bearing partitions which run parallel to the floor joists shall be spaced apart to accommodate the pipes, ducts, vents, and block at 4'-0" O.C.
29. Holes bored in joists shall not be within 2" of the top and bottom of joists and their diameter shall not exceed 1/3rd of the depth of the member.
30. Firestopping

Section 7 Thermal and Moisture Protection

1. Firestopping shall comply with BOCA 921.0: Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between the top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations: 1) In concealed spaces of stud walls and partitions, including fluted spaces, at the ceiling and the floor level; 2)At all interconnections between concealed spaces such as occur at soffits, dropped ceilings, cove ceilings, etc.; 3)At the openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor level, with noncombustible materials.
2. All partitioning, including doors and windows, shall be in accordance with BOCA 921.0: All partitions, including doors and windows, shall be constructed of 2" nominal lumber, or 2" thickness of 1" nominal lumber broken lap joints, or 1 thickness of 3/4" type 2-M particleboard, or other approved materials. The integrity of all firestops shall be maintained.
3. Joists having a depth to thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bracing (wood or metal) or by 1x3 bridging nailed to the bottom of the joists at intervals not exceeding 10 ft.
32. Micromil (LVU) engineered beams and headers shall have the following minimum design properties: Fb = 2600 psi Fv = 265 psi E = 1,900,000 psi
33. Building Insulation: Integral vapor retarder and sheathing legs, etc. shall have the following design properties: Fb = 2325 psi Fv = 310 psi E = 1,550,000 psi
34. Plywood sheathing shall APA Rated structural 1 panels, conform to the following:
 - A. Roof deck sheathing: 3/4" thick, Exterior Grade - APA Rated. Diaphragm nailing; 8d nails at 6" on center all edges, 10" on center elsewhere.
 - B. Sub-floor: 3/4" thick T&G, 48/24 INT-APA with exterior glue (CDX). Diaphragm nailing; 6d nails at 6" on center all edges, 12" on center elsewhere except for Braced Wall Panels. See drawings for panel locations and nailing schedule.
 - C. Accessories: Adhesive and mechanical anchors. Protection board, crack sealers and tapes.
35. All beam support posts in walls and jamb supports for headers shown at levels above first floor shall also be constructed in walls below to provide continuous support for concentrated loads to foundation level (typical unless noted otherwise on framing plans). Built up wood posts and girders shall be glued and fastened together with 16d nails at 6" on center.
36. Exterior and load bearing stud walls shall be constructed with horizontal blocking (same size as stud) at maximum vertical spacing of 5'-0" on center.
37. Lumber for exterior construction in direct contact with concrete foundation walls (sill plates, blocking, etc.) shall be pressure treated in accordance with the AWPA or Federal Specifications TT-1471.
38. All walls running parallel to joists shall have a supplemental joist installed under or immediately adjacent (within 1 inch of wall edge) to the wall. See drawings for joist placement and fastening at braced wall panel locations.
39. T.J.s must be installed in accordance with the "T.J.I Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be closely followed.

Section 8 Doors and Windows

1. Reference Standards for metal doors, wood doors, and windows shall be as follows: Underwriter's Laboratories Inc. Building Material Directory, National Fire Protection Association Pamphlet No. 80 Standard for Fire Doors and Windows, National Wood work Manufacturer's Wood Flush Door, Air Leakage 9 (ASTM E283) Water resistance (ASTM E 331)
2. Glazing in locations which may be subject to human impact such as glazing in ingress and means of egress doors except jailings; glazing in fixed and sliding panels of sliding (patio) door assemblies and panels in swinging doors; glazing in storm doors; glazing in all unframed swinging doors; glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers; glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the standing surface; glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610 mm) arc of either vertical edge of left door in a closed position and where the bottom exposed edge is less than 60 inches (1525 mm) above the walking surface; glazing in an individual fixed or operable panel, other than in those locations described in preceding items E. and F., which meets all of the following conditions: G1. exposed area of an individual pane greater than 9 square feet, G2. exposed bottom edge less than 18 inches above the floor, G3. exposed top edge greater than 36 inches above the floor, and G4. one or more walking surface(s) within 36 inches horizontally of the plane of glazing; all glazing in railings regardless of area or height above a walking surface (included are structural baluster panels and nonstructural in-fill panels) shall meet the requirements set forth in the BOCA Code and the Safety Standard for Architectural Glazing Materials(16 CFR 12011). All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1" minimum in width located between 24" and 36" above the walking shall be tempered glass.
4. All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed, or otherwise treated to limit air infiltration. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM e283-73 with a pressure differential of 157 pounds per square foot and shall be certified and labeled.
4. Provide threshold at all exterior doors.
5. Provide doors window and glazing sizes as indicated on the drawings.
6. Window sizes comply with information and notes as indicated on the plans.
7. All interior swing doors shall be Grade: Economy, Construction: Standard 1 3/8" thick solid core, flat panel, Finish: Opaque finish on hardwood; Fitting and Finish: Factory-prellt and pre-machine doors, Opaque factory finish, A/WI finish System No. 9 (catalyzed lacquer)
8. Exterior Doors: Economy grade 1 3/8inch thick painted steel
9. Rail solid wood covered doors, size as indicated on drawings.
10. Bifold doors: Top-supported, horizontal-sliding, wood, luau finish opaque finish.
11. Windows: Individual units set in wall construction, Commercial grade, Insulating glass, clear glass, thermal break, vinyl extrusions, Finish: Alum Green Color. Provide operating hardware, insect screening, Kawneer or owner approved equal.
12. Door Hardware: For swing, bifold, sliding, and bifold doors, comply with ANSI A156 series standards; Quality Level: Residential type; Locksets and latch sets cylinder type, Lock cylinders: interchangeable type, Keying: master key one for each unit, Hinges and bolts: Full-mortise type with nonremovable pins at exterior doors, Closers: Door control, and exit device: Low frequency, Pivots: offset center hung, Hardware finish stain stainless steel finish on all exposed surfaces.; Auxiliary Materials: Door trim Kick plates edge trim mail drops, wall and floor stops, interior sliding door and bifold hardware, sound stripping, weatherstripping and thresholds. Manufacturer's Schlagele or Owner approved equal.
9. Finishes
1. Provide and install gypsum wallboard (GWB in accordance with the " American Standard Specifications for the Application and Finishing of Gypsum Wallboard, " as approved by the American Standards Associate, latest edition, Comply with recommendations of GWB Manufacturer. Install 5/8" GWB glued and nailed 7" o.c. for walls and 6" o.c. for ceilings. Where a fire rating is required use 5/8" Type X GWB. Tape and Spackle 3 coats, sand smooth, with metal corner beads, typical. Provide plastic casing beads at butt joints with other material
2. Application of paint or other coating shall be in strict accordance with Manufacturer's directions. Ready mixed paint shall not be thinned, except as permitted in the application instructions.
3. All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be sealed and painted.
4. All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust, etc.) upon finishing.
5. Application shall be conducted in a workmanlike manner resulting in a smooth, clean surface. Application rate shall be as recommended by the Manufacturer. Application may be by brush, roller, or spray if paint is specially formulated for spray applications.
6. Exterior paint: Contractor to submit 2"x2" color samples to Owner. Consult with Owner for typical exterior finish color and Manufacturers. All interior and exterior wood trim to be back primed prior to installation. Apply on coat exterior primer, two finish coats. MAB bone white flat for walls and MAB low luster bone white for the trim.
7. VCT underlayment flash patch as required Contractor to insure level, smooth, and clean surface.
8. All paint and stain shall be provided as per owner's schedule and specifications.
9. Provide and install exterior and interior surface finish per owner's schedule and specifications.
10. Unless noted otherwise, provide and install resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturer's printed instructions.
11. Provide ceramic tile and accessories complying with Tile Council of America specifications 137.1 in colors and patterns selected by the owner from colors and patterns of the approved MFG.
12. Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.
13. Setting material may be either dryset mortar in compliance with ANSI A118.1 and A118.2 or organic adhesive in compliance with ANSI A136.1, using type I where exposed to prolonged water presence and using type II at all other locations.
14. Provide and install SW or regular gypsum wallboard, type VII grade W or X as indicated on drawings, class 2, 1/2" thick, at all shower/tub enclosures at walls.
15. Provide and install fire-retardant gypsum wallboard, type "X", class 1, 5/8" thick, at locations indicated on details and drawings.
16. Provide and install SW or regular gypsum wall board, 1/2" thick at walls and ceilings unless otherwise indicated on drawings or specified. Contractor shall provide all trim accessories, finish taping and spackling in accordance with the American Standard Specifications.
17. Provide and install 2-hour rated fire walls and separation walls as indicated on drawings. All materials, unless otherwise indicated, shall be manufactured by United States Gypsum Company, and shall be installed in strict accordance with its current printed instructions.

Section 10 Specialties

1. Toilet Room Accessories Owner approved

Section 11 thru 14 Equipment, Furnishing, Special Construction, Conveying Systems

1. Not In Architectural Contract

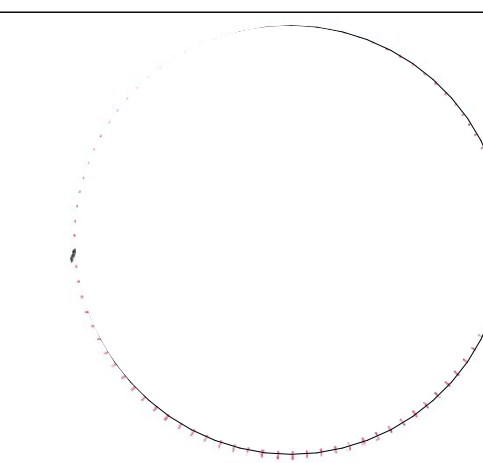
Sections 15 and 16 Mechanical & Plumbing and Electrical

1. Not In Architectural Contract Owner will have sub-contractor provide design documents and specifications

Sections 22, 23, 26 Plumbing, HVAC, and Electrical :

1. Licensed and insured hvac contractor to provide design build proposal for new gas fired split system. Contractor to submit design and specifications to both owner and architect for review and approvals. Contractor to coordinate with architect required chases for new and relocated system(s) prior to framing phase(s). Contractor responsible for all required permits.
2. Licensed and insured plumbing contractor to provide design build proposal. Contractor shall be responsible for all new plumbing indicated in renovations, and shall provide required demolition and coordination of existing systems. Contractor to provide riser diagram indicating type and size of copper. Contractor to be responsible for installation of owners finish (wet) fixtures. Contractor shall inform both owner and architect of any parts/equipment required for installations of any unit. Contractor responsible for all required permits.
3. Licensed and insured electrical contractor to provide design build proposal. Contractor to be responsible for providing service during and post demolition. Contractor to provide design and specifications of all materials/devices/fixtures and components with proposal. Contractor to be responsible for recessed (can) lighting including finish trim kits. Verify with owner color and style of finish kit. Contractor to provide circuit design to architect. Contractor responsible for all required permits.
4. Electrical contractor to verify that the existing service can support new design loads as designed, provide new 200 amp service in new construction u.n.o.

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ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL " BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinkos, Architect LLC, and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

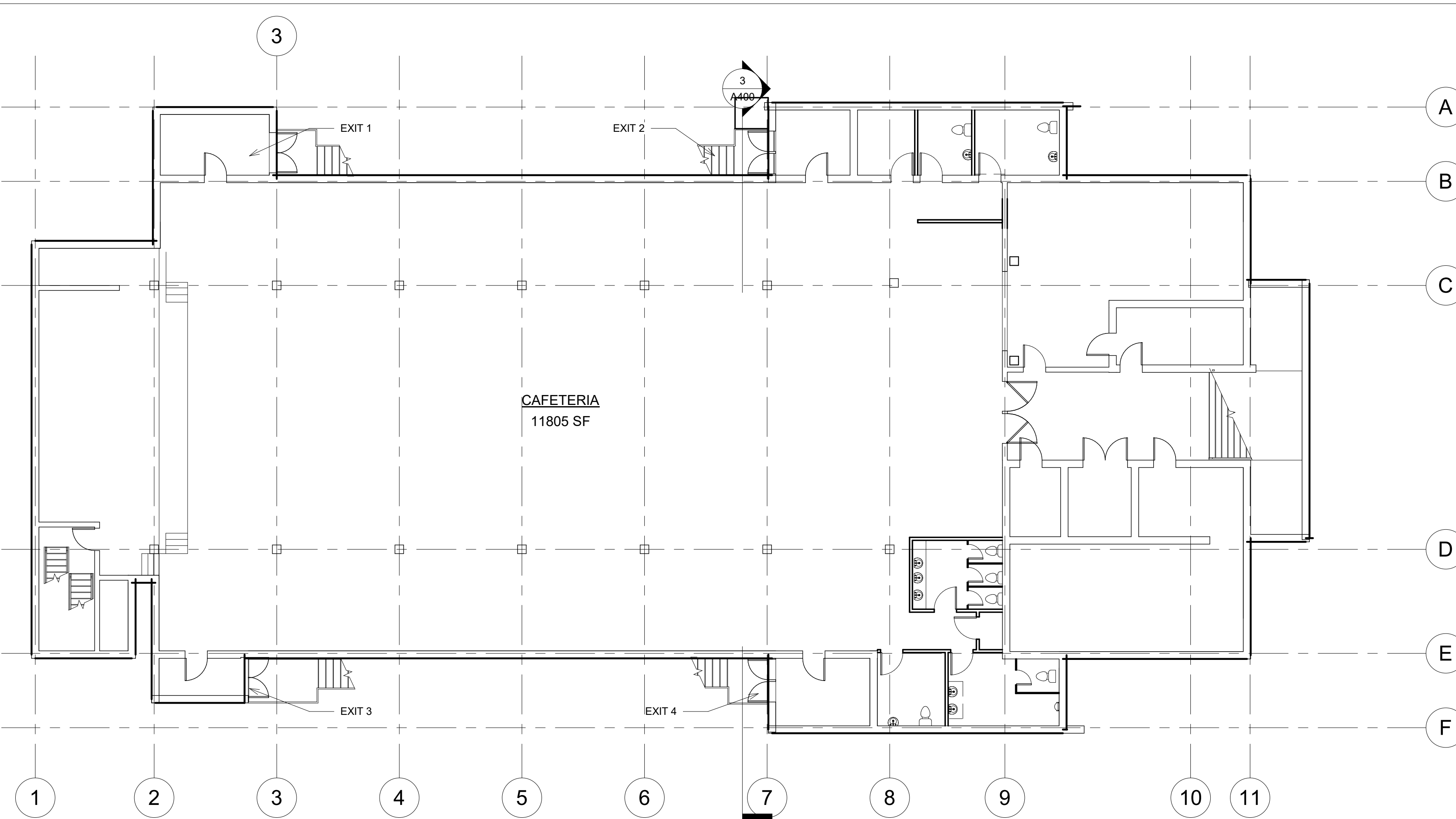
716 EMERSON AVE - SCHOOL

CODE REVIEW BASEMENT

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A04

Scale As indicated



BUILDING CONSTRUCTION DATA:

GENERAL NOTES:

- BUILDING IS NOT PROTECTED WITH AUTOMATIC FIRE SPRINKLERS IN CONFORMANCE WITH 802 SECTION 903 AND NFPA 13.
- OCCUPANCY FOR ALL SPACES CLASSIFIED AS ASSEMBLY GROUP A-2 (CAFETERIA) AND A-3 COMMUNAL (WITHOUT STAIR OR SEATING).
- ALL SPACES AND ROUTES WITH ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA. SYMBOL DENOTES ACCESSIBLE BUILDING ENTRANCES.
- ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1.
- ALL CORRIDORS 44" MINIMUM WIDTH.
- ALL CORRIDORS (1) HOUR FIRE RATED.
- ALL EXIT DOORS 36" MINIMUM.
- ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION.
- EGRESS FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2.

Note:
* Fire Rating 2HR - Elevator and Stairs Shaft
* Visible alarms activated will be required throughout all the units.
* An automatic smoke detection system will be required throughout all the units.
* Luminous egress path markings delineating the exit path shall be provided, the lobby does not require these markings.

LEGEND:

- EXIT
- INDICATES POINT OF EXIT DISCHARGE TO GRADE
- INDICATES OCCUPANT LOAD
- INDICATES TOTAL DISTANCE FROM FURTHEST POINT TO DISCHARGE TO GRADE
- 70" MAXIMUM COMMON PATH OF EGRESS TRAVEL
- 200' MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL (SPRINKLERED ASSEMBLY)
- EXIT STAIR TOWER
- EXIT ACCESS CORRIDORS
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 2 HOUR FIRE WALL SEPARATION
- EGRESS PATHWAYS/ ACCESSIBLE ROUTE

CODE REVIEW - PENNSYLVANIA UNIFIED BUILDING CODE/THE INTERNATIONAL BUILDING CODE: 2018

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE

SECTION 301: GENERAL

301.1 ASSEMBLY GROUP A
ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS, RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.

301.2 ASSEMBLY GROUP A-2
GROUP A-2 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES INCLUDING ASSOCIATED COMMERCIAL KITCHENS.

301.3 ASSEMBLY GROUP A-3
GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A INCLUDING, BUT NOT LIMITED TO: GYMNASIUMS WITHOUT SPECTATOR SEATING.

SECTION 302: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 4: ASSEMBLY GROUP A-2 AND A-3

SECTION 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 501.2: ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORIES ABOVE GRADE PLANE

SECTION 502: BUILDING HEIGHT AND NUMBER OF STORES

502.1 GENERAL: THE HEIGHT, IN FEET, AND THE NUMBER OF STORES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.

502.3 HEIGHTS: TOWERS, SPIRES, STEEPLES, AND OTHER ROOF STRUCTURES SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE REQUIRED TYPE OF CONSTRUCTION OF THE BUILDING EXCEPT WHERE OTHER CONSTRUCTION IS PERMITTED BY SECTION 1010.2.4. SUCH STRUCTURES SHALL NOT BE USED FOR HABITATION OR STORAGE. THE STRUCTURE SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET (6061 MM) ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).

SECTION 503: BUILDING AREA

503.1 GENERAL: ALLOWABLE AREA = 1400

503.3 FRONTAGE INCREASE: BUILDING FRONTAGE INCREASE CALCULATION:
NORTH-172'1" EAST-100' SOUTH-172'1" WEST-100'
TOTAL FRONTAGE(F) 545 FT 10". PERIMETER (P) 545 FT 10".
WIDTH OF OPEN SPACE (W)
AREA INCREASE FACTOR DUE TO FRONTAGE, I =

SECTION 503.3: NO AUTOMATIC SPRINKLER SYSTEM

SECTION 504: MIXED USE AND OCCUPANCY

504.2 ACCESSORY OCCUPANCIES: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE INCIDENTAL TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

SECTION 505: INCIDENTAL USES

TABLE 505.1: INCIDENTAL USES

SECTION 6: TYPES OF CONSTRUCTION

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

SECTION 7: FIRE AND SMOKE PROTECTION FEATURES

SECTION 702: EXTERIOR WALLS

702.2 TYPE III, IV OR V CONSTRUCTION

PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.

SECTION 703: FIRE WALLS

TABLE 703.1: FIRE WALL FIRE RESISTANCE RATINGS

FOR OCCUPANCY GROUP A2-A3, FIRE RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS

703.5 HORIZONTAL CONTINUITY - EXCEPTION #3

FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.

703.6.1 EXTERIOR WALLS

AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE.

SECTION 705: OPENING PROTECTIVES

OPENING PROTECTIVE FIRE-PROTECTION RATINGS

OTHER FIRE PARTITIONS	45 MINUTES
2 HOUR FIRE WALLS	90 MINUTES

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)

Location Floor Area + Sq. Ft./ person = Occ. loads

LOCATION	AREA	OCC. LOAD	LOCATION	AREA	OCC. LOAD
BASEMENT	11805 SF.				
1 ST	13050 SF.				
MEZZ	1050 SF.				

CAPACITY OF EGRESS COMPONENTS (1005.1.1, 1005.3.2)

Egress width (inch/occupant)		NUMBER OF EXITS/EXIT ACCESS (1006)	
LOCATION	REQUIRED	LOCATION	SHOWN
Stairways	.3 per inch	STAIR 1	YES ON PLAN
Other Egress components	.2 per inch	STAIR 2	YES ON PLAN
		STAIR 3	YES ON PLAN
		STAIR 4	YES ON PLAN

1 Basement
A04 SCALE: 3/32" = 1'-0"

EGRESS Travel Path

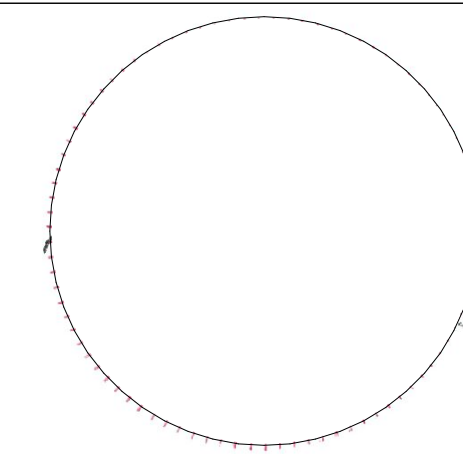
Comments	Path of Egress	Level

EGRESS Travel Path

Comments	Path of Egress	Level

EGRESS Travel Path

Comments	Path of Egress	Level



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL " BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

No.	Description	Completed

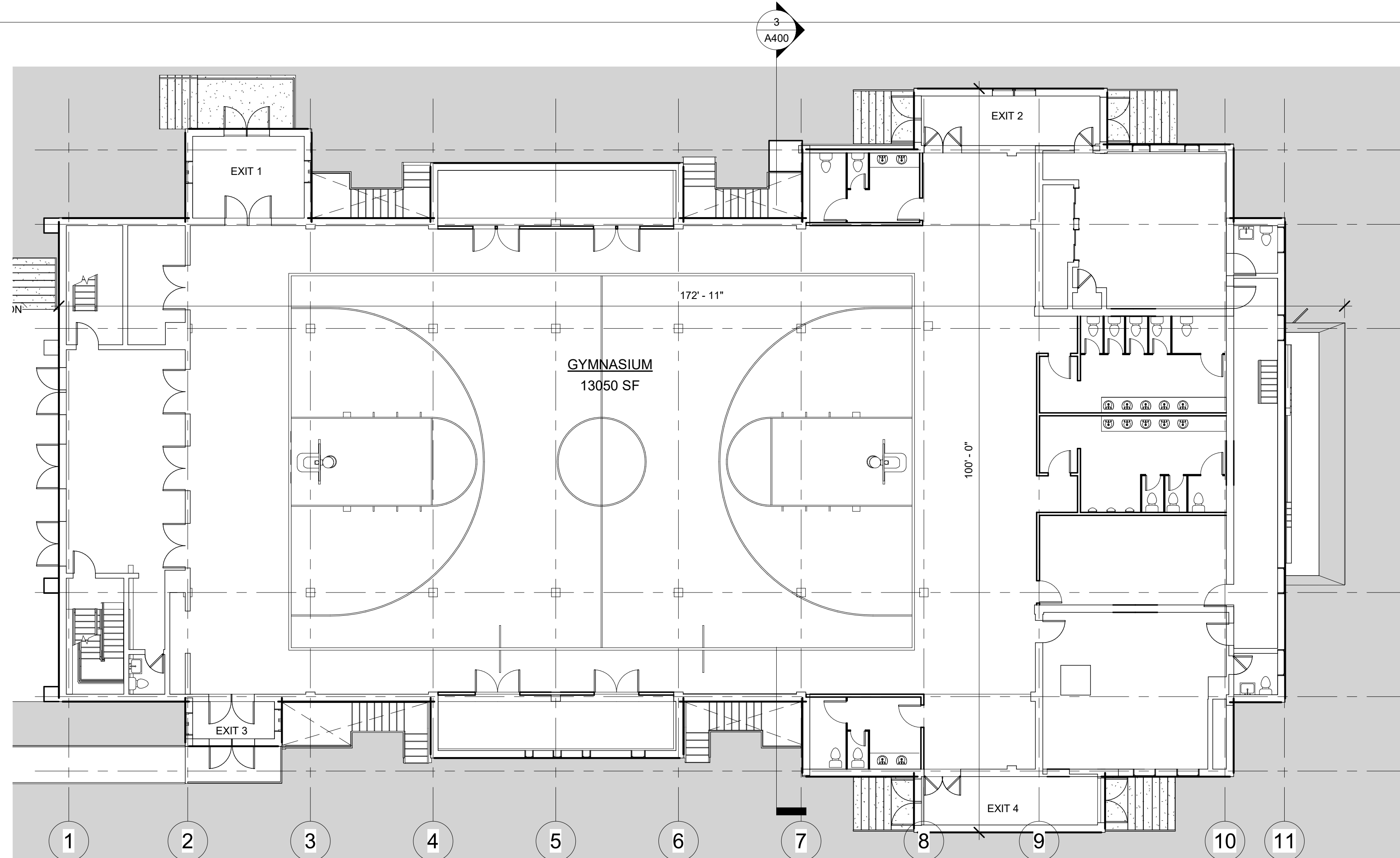
SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

716 EMERSON AVE - SCHOOL

CODE REVIEW FIRST FLOOR

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<h1>A04.1</h1>	
Scale	As indicated



1 FIRST FLOOR
A04.1 SCALE: 3/32" = 1'-0"

BUILDING CONSTRUCTION DATA:

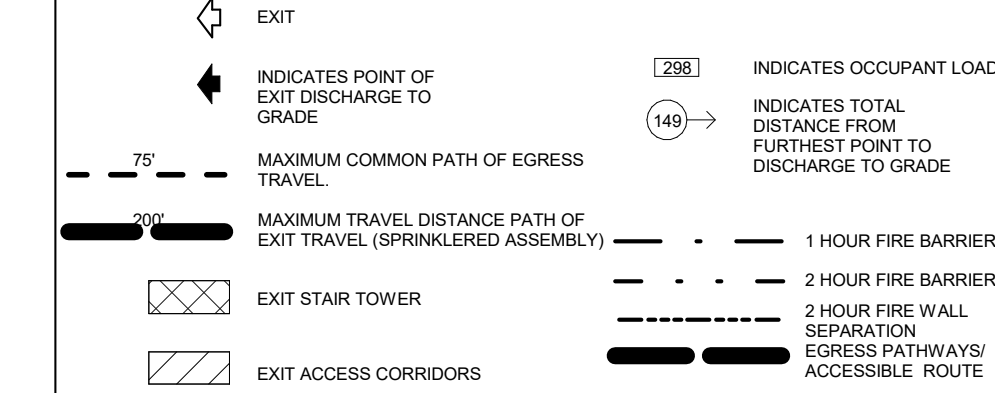
GENERAL NOTES:

- BUILDING IS NOT PROTECTED WITH AUTOMATIC FIRE SPRINKLERS IN CONFORMANCE WITH IBC SECTION 903 AND NFPA 13.
- OCCUPANCY FOR ALL SPACES CLASSIFIED AS ASSEMBLY GROUP A-2 (CAFETERIA) AND A-3 (GYMNASIUM) (WITHOUT SPECTATOR SEATING).
- ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA.
- SYMBOL DENOTES ACCESSIBLE BUILDING ENTRANCES.
- ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1.
- ALL CORRIDORS 44" MINIMUM WIDTH.
- ALL CORRIDORS (1) HOUR FIRE RATED.
- ALL EXIT DOORS 36" MINIMUM.
- ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION THROUGH FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2.

Note:
*Fire Rating 2HR - Elevator and Stairs Shaft

- *A visible alarm activated will be required throughout all the units.
- *An automatic smoke detection system will be required throughout all the units.
- *Luminous egress path markings delineating the exit path shall be provided; the lobby does not require these markings.

LEGEND:



CODE REVIEW - PENNSYLVANIA UNIFIED BUILDING CODE/ THE INTERNATIONAL BUILDING CODE: 2018

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE

A-2, A-3.
SECTION 303 ASSEMBLY GROUP A-2 (CAFETERIA) AND A-3 GYMNASIUM (WITHOUT SPECTATOR SEATING).
SECTION 303 ASSEMBLY GROUP A
303.1 ASSEMBLY GROUP A
ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS, RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.
303.2 ASSEMBLY GROUP A-2
GROUP A-2 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO RESTAURANTS, CAFETERIAS AND SMALL DINING FACILITIES INCLUDING ASSOCIATED COMMERCIAL KITCHENS.
303.3 ASSEMBLY GROUP A-3
GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A INCLUDING, BUT NOT LIMITED TO: GYMNASIUMS (WITHOUT SPECTATOR SEATING).

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 404 ASSEMBLY GROUP A-2 AND A-3

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
TABLE 503.3 AND 503.4 ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORES ABOVE GRADE PLANE
SECTION 504 BUILDING HEIGHT AND NUMBER OF STORES
504.1 GENERAL: THE HEIGHT, IN FEET, AND THE NUMBER OF STORES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.
504.3 HEIGHT: TOWERS, SPIRES, STEEPLES, AND OTHER ROOF STRUCTURES SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE REQUIRED TYPE OF CONSTRUCTION OF THE BUILDING EXCEPT WHERE OTHER CONSTRUCTION IS PERMITTED BY SECTION 1012.4. SUCH STRUCTURES SHALL NOT BE USED FOR HABITATION OR STORAGE. THE STRUCTURE SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXCEED MORE THAN 20 FEET (6096 MM) ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).

SECTION 506 BUILDING AREA
506.1 GENERAL
ALLOWABLE AREA = 1400
506.3 FRONTAGE INCREASE
BUILDING IS FRONTAGE INCREASE CALCULATION:
NORTH: 172'11" EAST: 100' SOUTH: 172'11" WEST: 100'
TOTAL FRONTAGE (F) 545 FT 10IN PERIMETER (P) 545 FT 10IN
WIDTH OF OPEN SPACE (W)
AREA INCREASE FACTOR DUE TO FRONTAGE, I =
SECTION 506.3 NOAUTOMATIC SPRINKLER SYSTEM

SECTION 508 MIXED USE AND OCCUPANCY
508.2 ACCESSORY OCCUPANCIES: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
TABLE 508.4 ASSEMBLY A-2 AND A-3
SECTION 509 INCIDENTAL USES
TABLE 509 INCIDENTAL USES
-ROLLERS OVER 15 PSI AND 10 HORSEPOWER - 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM.
-STORAGE ROOMS OVER 100 SF

CHAPTER 6: TYPES OF CONSTRUCTION
TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
CONSTRUCTION TYPE I/II
STRUTURAL FRAME (COLUMNS, GIRDERS, TRUSSES) 1 HOUR
EXTERIOR WALLS 2 HOUR
INTERIOR ELEMENTS: 1 HOUR
BEARING WALLS (INTERIOR) 1 HOUR
NON BEARING WALLS (INTERIOR) 0 HOUR
FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS) 1 HOUR
ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): N/A
ATRIUMS: N/A
INCIDENTAL USES: N/A
CONTROL AREAS: N/A
MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: 1

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 EXTERIOR WALLS
705.2 TYPE II, IV OR V CONSTRUCTION
PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.
SECTION 706 FIRE WALLS
TABLE 706 FIRE WALL FIRE RESISTANCE RATINGS
FOR OCCUPANCY GROUP A2-A3, FIRE-RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS
706.1 HORIZONTAL CONTINUITY - EXCEPTION #3
FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
706.5.1 EXTERIOR WALLS
AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45-MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE.
SECTION 706.6 OPENING PROTECTIVES
OPENING PROTECTIVE FIRE-PROTECTION RATINGS
OTHER FIRE PARTITIONS 45 MINUTES
2 HOUR FIRE WALLS 90 MINUTES

CHAPTER 8: INTERIOR FINISHES
SECTION 803 WALL AND CEILING FINISHES
803.2 INTERIOR WALL AND CEILING FINISH MATERIALS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
GROUP A-2 AND A-3 WITHOUT SPRINKLERS
VERTICAL EXITS & PASSAGEWAYS: A
EXIT ACCESS CORRIDORS: A
ROOMS & ENCLOSED SPACES: A-2 (1) A-3(C)

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 906 PORTABLE FIRE EXTINGUISHERS
906.1 TYPES REQUIRED: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
907.2.6 EXISTING: A-2, FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP A-2 AND A-3 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.1.1 AND 907.2.8.3.
907.2.8.1 MANUAL FIRE ALARM SYSTEM
A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.2 SHALL BE INSTALLED IN GROUP A-2 AND A-3 OCCUPANCIES:
EXCEPTIONS:
1. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC OR COMMON AREAS BY NOT LESS THAN 1/2 HIR FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO PUBLIC WAY, EGRESS COURT OR YARD.
2. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
2.1 THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2.2 THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW.
2.3 NOT FEWER THAN ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.
907.2.11 SPECIAL AMUSEMENT BUILDINGS
AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN SPECIAL AMUSEMENT BUILDINGS IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.3.
907.2.8.3 SMOKE ALARMS
SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.
907.2.10 SINGLE- AND MULTIPLE-STATION SMOKE ALARMS
LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.10.1 THROUGH 907.2.10.7 AND NFPA 72.

CHAPTER 10: MEANS OF EGRESS

SECTION 1005 CAPACITY OF EGRESS COMPONENTS
1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD:
EGRESS WIDTH PER OCCUPANT SERVED
STAIRWAYS 0.30 OCCUPANT
OTHER EGRESS 0.20 OCCUPANT
1005.7.1 DOOR ENCRoACHMENT
DOORS WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN AN POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)

Location Floor Area + Sq. Ft./person = Occ. Load

LOCATION	AREA	OCC. LOAD	LOCATION	AREA	OCC. LOAD
BASEMENT	11805 SF.				
1 ST	13050 SF.				
MEZZ	1050 SF.				

CAPACITY OF EGRESS COMPONENTS (1006.3.1, 1006.3.2)

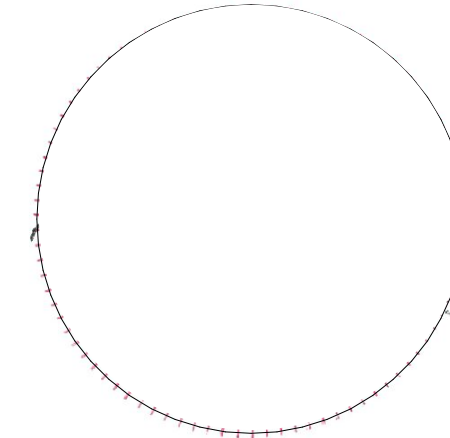
Egress width (inchioccupant)

Egress width (inchioccupant)	Stairways	Other Egress components
3 per inch	Stair 1	51" / 3
2 per inch	Stair 2	52" / 3
	Stair 3	
	Stair 4	

NUMBER OF EXIT/STAIR ACCESS (1006)

Location REQUIRED SHOWN

LOCATION	REQUIRED	SHOWN
STAIR 1	YES	ON PLAN
STAIR 2	YES	ON PLAN
STAIR 3	YES	ON PLAN
STAIR 4	YES	ON PLAN



ARCHITECT SEAL MUST BE IN RED INK

OWNER

**Virion Academy Charter
School**

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL " BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC, and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

**716 EMERSON AVE -
SCHOOL**

**CODE REVIEW
MEZZANINE**

Project number _____ Project Number _____

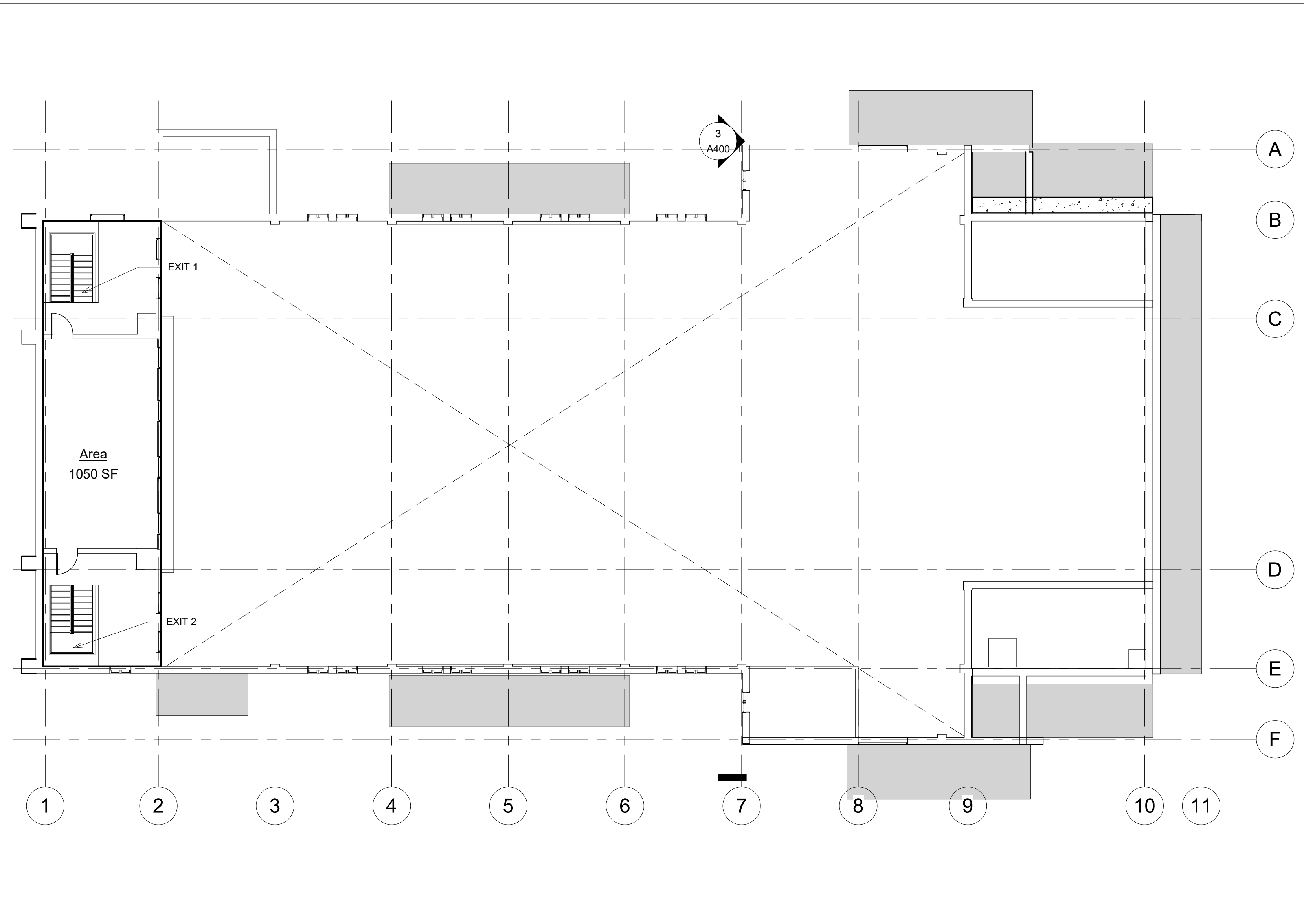
Date _____ Issue Date _____

Drawn by _____ Author _____

Checked by _____ Checker _____

A04.2

Scale _____ As indicated _____



EGRESS Travel Path			EGRESS Travel Path			EGRESS Travel Path		
Comments	Path of Egress	Level	Comments	Path of Egress	Level	Comments	Path of Egress	Level

BUILDING CONSTRUCTION DATA:

GENERAL NOTES:

- BUILDING IS NOT PROTECTED WITH AUTOMATIC FIRE SPRINKLERS IN CONFORMANCE WITH BC SECTION 905 AND NFPA 1.
- OCCUPANCY FOR ALL SPACES CLASSIFIED AS ASSEMBLY GROUP A-2 (CAFETERIA) AND A-3 GYMNASIUM (WITHOUT SPECTATOR SEATING)
- ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA.
- SYMBOL DENOTES ACCESSIBLE BUILDING ENTRANCES.
- ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.
- ALL CORRIDORS 44" MINIMUM WIDTH.
- ALL CORRIDORS (1) HOUR FIRE RATED.
- ALL EXIT DOORS 36" MINIMUM.
- ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION.
- EGRESS FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2.

CODE REVIEW - PENNSYLVANIA UNIFIED BUILDING CODE/THE INTERNATIONAL BUILDING CODE: 2018

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE

SECTION 303: ASSEMBLY GROUP A-2 (CAFETERIA) AND A-3 GYMNASIUM (WITHOUT SPECTATOR SEATING)

SECTION 303.1 ASSEMBLY GROUP A

ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS, RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.

SECTION 303.2 ASSEMBLY GROUP A-2

GROUP A-2 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS).

SECTION 303.4 ASSEMBLY GROUP A-3

GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A INCLUDING, BUT NOT LIMITED TO: GYMNASIUMS (WITHOUT SPECTATOR SEATING)

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 4: ASSEMBLY GROUP A-2 AND A-3

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 502.3 AND 502.4 ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORIES ABOVE GRADE PLANE.

SECTION 502: BUILDING HEIGHT AND NUMBER OF STORIES

502.1 GENERAL. THE HEIGHT, IN FEET, AND THE NUMBER OF STORIES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.

504.3 HEIGHT IN FEET: TOWERS, SPIRES, STEEPLES, AND OTHER ROOF STRUCTURES SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE REQUIRED TYPE OF CONSTRUCTION OF THE BUILDING EXCEPT WHERE OTHER CONSTRUCTION IS PERMITTED BY SECTION 1502.4. SUCH STRUCTURES SHALL NOT BE USED FOR IMBIBITION OR STORAGE. THE STRUCTURE SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET (6096 MM) ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).

SECTION 506: BUILDING AREA

506.1 GENERAL. ALLOWABLE AREA = 1400

506.3 FRONTAGE INCREASE

BUILDING B FRONTAGE INCREASE CALCULATION:

NORTH: 172'11" EAST: 100' SOUTH: 172'11" WEST: 100'

TOTAL FRONTAGE (P) = 545 FT 10". PERIMETER (P) = 545 FT 10". WIDTH OF OPEN SPACE (W)

AREA INCREASE FACTOR DUE TO FRONTAGE, I =

SECTION 506.3: NOAUTOMATIC SPRINKLER SYSTEM

SECTION 506: MIXED USE AND OCCUPANCY

506.2 ACCESSORY OCCUPANCIES. ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

SECTION 505: INCIDENTAL USES

TABLE 505: INCIDENTAL USES

505.1 INCIDENTAL USES

- BOILERS OVER 15 PSI AND 10 HORSEPOWER - 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM
- STORAGE ROOMS OVER 100 SF

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

CONSTRUCTION TYPE II, A

STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES): 2 HOUR

OTHER EGRESS: 0 HOUR

INTERIOR ELEMENTS: 1 HOUR

BEARING WALLS (INTERIOR): 1 HOUR

NON BEARING WALLS (INTERIOR): 1 HOUR

FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR

ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): N/A

ATRIUMS: N/A

INCIDENTAL USES: 1

CONTROL AREAS: N/A

MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: 1

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

SECTION 705: EXTERIOR WALLS

705.2.2 TYPE II, IV OR V CONSTRUCTION

PROJECTIONS FROM WALLS OF TYPE II, IV OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.

SECTION 706: FIRE WALLS

TABLE 706.1: FIRE WALL FIRE RESISTANCE RATINGS

FOR OCCUPANCY GROUP A2-A3, FIRE-RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS

706.5 HORIZONTAL CONTINUITY - EXCEPTION #3

FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.

706.5.1 EXTERIOR WALLS

AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE.

SECTION 716: OPENING PROTECTIVES

OPENING PROTECTIVE FIRE-PROTECTION RATINGS

OTHER FIRE PARTITIONS 45 MINUTES

2 HOUR FIRE WALLS 90 MINUTES

CHAPTER 8: INTERIOR FINISHES

SECTION 803: WALL AND CEILING FINISHES

803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450

CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-800

CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 800-1000

TABLE 803.1.3: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP A-2 AND A-3: WITHOUT SPRINKLERS

VERTICAL EXITS & PASSAGEWAYS: A

EXIT ACCESS CORRIDORS: A

ROOMS & ENCLOSED SPACES: A-2 (B) A-3(C)

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901: PORTABLE FIRE EXTINGUISHERS

901.1 WHERE REQUIRED, PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.

SECTION 907: FIRE ALARM AND DETECTION SYSTEMS

907.2.5 GROUP A-2, A-3: FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP A-2 AND A-3 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.1 AND 907.2.3.1.

907.2.8.1 MANUAL FIRE ALARM SYSTEM

A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP A-2 AND A-3 OCCUPANCIES:

EXCEPTIONS:

- A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORIES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC OR COMMON AREAS BY NOT LESS THAN 1 HR FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO PUBLIC WAY, EGRESS COURT OR YARD.
- MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2
 - THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW.
 - NOT FEWER THAN ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.

907.2.11 SPECIAL AMUSEMENT BUILDINGS

AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN SPECIAL AMUSEMENT BUILDINGS IN ACCORDANCE WITH SECTIONS 902.2.3.1.1 THROUGH 902.2.11.3.

907.2.8.3 SMOKE ALARMS

SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.

907.2.10 SINGLE- AND MULTIPLE-STATION SMOKE ALARMS

LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.10.1 THROUGH 907.2.10.7 AND NFPA 72.

SECTION 909: SMOKE CONTROL SYSTEMS

909.2 GENERAL DESIGN REQUIREMENTS BUILDINGS, STRUCTURES, OR PARTS THEREOF REQUIRED BY THIS CODE TO HAVE A SMOKE CONTROL SYSTEM OR SYSTEMS SHALL HAVE SUCH SYSTEMS DESIGNED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 909 AND THE GENERALLY ACCEPTED AND WELL-ESTABLISHED PRINCIPLES OF ENGINEERING RELATANT TO THE DESIGN.

909.12.3.2 PASSIVE METHOD, PASSIVE SMOKE CONTROL SYSTEMS

ACTIVATED BY APPROVED SPOT-TYPE DETECTORS USED FOR RELEASING SERVICE SHALL BE PERMITTED.

CHAPTER 10: MEANS OF EGRESS

SECTION 1004: OCCUPANT LOAD

EXITING FROM MULTIPLE LEVELS

WHERE EXITS SERVE MORE THAN ONE FLOOR, ONLY THE OCCUPANT LOAD OF EACH FLOOR CONSIDERED INDIVIDUALLY SHALL BE USED IN COMPUTING THE REQUIRED CAPACITY OF THE EXITS.

SECTION 1005: MEANS OF EGRESS SIZING

1005.2 REQUIRED CAPACITY BASED ON OCCUPANT LOAD

EGRESS WITH PERMANENT SERVED STAIRWAYS 3 PER OCCUPANT

OTHER EGRESS 0 PER OCCUPANT

1005.7.1 DOOR ENPROACHMENT

DOORS WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN AN POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

SECTION 1009: ACCESSIBLE MEANS OF EGRESS

1009.3.3 STAIRWAYS

EXCEPTION #1 AS PERMITTED BY SECTION 1009.3.1 THROUGH 1009.3.3 ARE PERMITTED TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS.

EXCEPTION #2 AREA OF REDUCE IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

SECTION 1010: DOORS, GATES AND TURNSTILES

1010.1.5 FLOOR ELEVATION

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT SLOPE).

SECTION 1012: EXIT ACCESS TRAVEL DISTANCE

TABLE 1012.7: EXIT ACCESS TRAVEL DISTANCE

GROUP A-2 AND A-3 WITHOUT SPRINKLERS: 200 FEET

SECTION 1090: CORRIDORS

1001.4 DEAD ENDS

EXCEPTION #2

IN OCCUPANCIES IN GROUPS B, E, F, I, J, M, R-1, R-2, R-4, S AND U WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET (15240 MM).

TABLE 1000.1: CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY A-2 AND A-3 WITH SPRINKLERS: 1 HOUR

OCCUPANT LOAD 1-500: REQUIRING (2) MINIMUM NUMBER OF EXITS PER STORY

SECTION 1092: VERTICAL EXIT ENCLOSURES

EXIT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 OR MORE STORES AND 1 HOUR WHERE CONNECTING LESS THAN 4 STORES.

CHAPTER 11: ACCESSIBILITY

SECTION 1105: OTHER FEATURES AND FACILITIES

1109: ELEVATORS

PASSENGER ELEVATORS ON AN ACCESSIBLE ROUTE SHALL BE ACCESSIBLE AND COMPLY WITH CHAPTER 30.

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1: MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY USE GROUP A-2 AND A-3

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)						CAPACITY OF EGRESS COMPONENTS (1005.3.1, 1005.3.2)						NUMBER OF EXITS/EXIT ACCESS (1006)					
Location			Floor Area * Sq. Ft./ person - Occ. loads			Egress width (inch/occupant)			Location			REQUIRED			SHOWN		
LOCATION	AREA	OCC. LOAD	LOCATION	AREA	OCC. LOAD	Starways	3 per inch		LOCATION	STAR 1	YES	ON PLAN	STAR 2	YES	ON PLAN		
BASEMENT	11805 SF.					Other Egress components	2 per inch			STAR 2	YES	ON PLAN					
1 ST	13050 SF.					STAR 1	51' / 3			STAR 3	YES	ON PLAN					
MEZZ	1050 SF.					STAR 2	52' / 3			STAR 4	YES	ON PLAN					
						STAR 3											
						STAR 4											

PARTITION TYPES

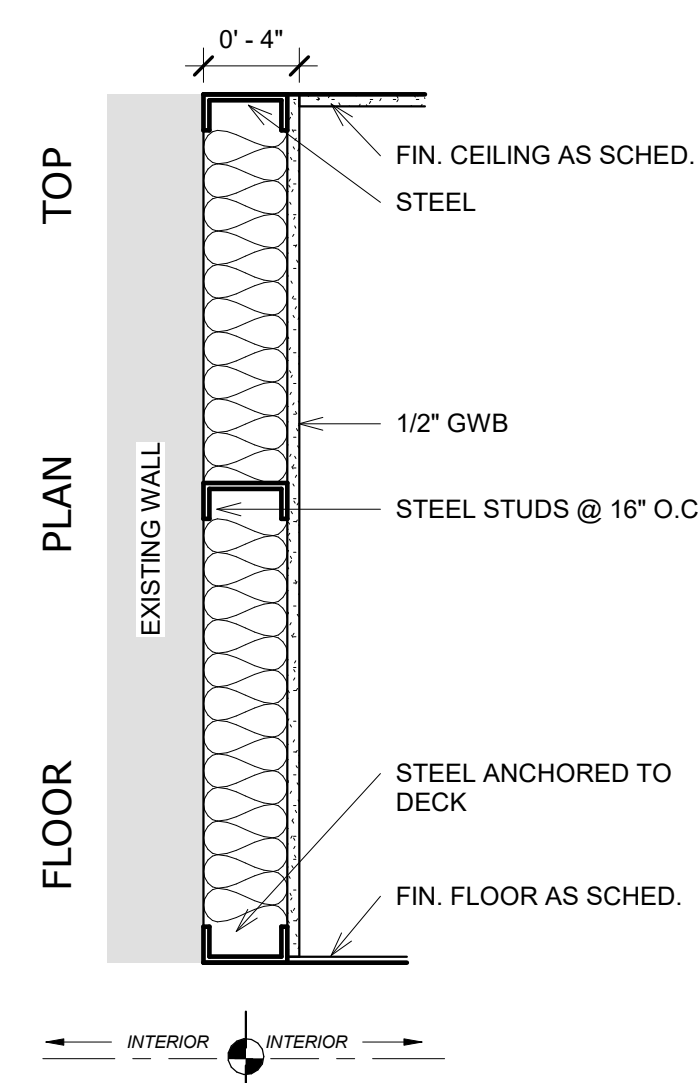
BUILDING MATERIAL R - VALUES

MATERIAL	R - VALUE
ALUMINUM / VINYL SIDING	0.61
BRICK VENEER	0.44
AIR SPACE MIN. 1/2"	1.00
MOISTURE BARRIER	0.01
1/2" PLYWOOD SHEATHING	0.62
3/4" PLYWOOD SHEATHING	0.90
1/2" GWB	0.45
5/8" GWB	0.5625
2x6 STUDS W/ R-19 F.G. BATTS	16.0
1/2" RIGID INSULATION	3
1" RIGID INSULATION	5
INSIDE AIR FILM	0.68
OUTSIDE AIR FILM	0.17

INSIDE AIR FILM	0.61
OUTSIDE AIR FILM	0.17
2x4 JOISTS W/ R-15 F.G. BATTS	13.0
2x12 JOISTS W/ R-38 F.G. BATTS	35.55
2x4s LAID FLAT FOR VENTILATION	1.18

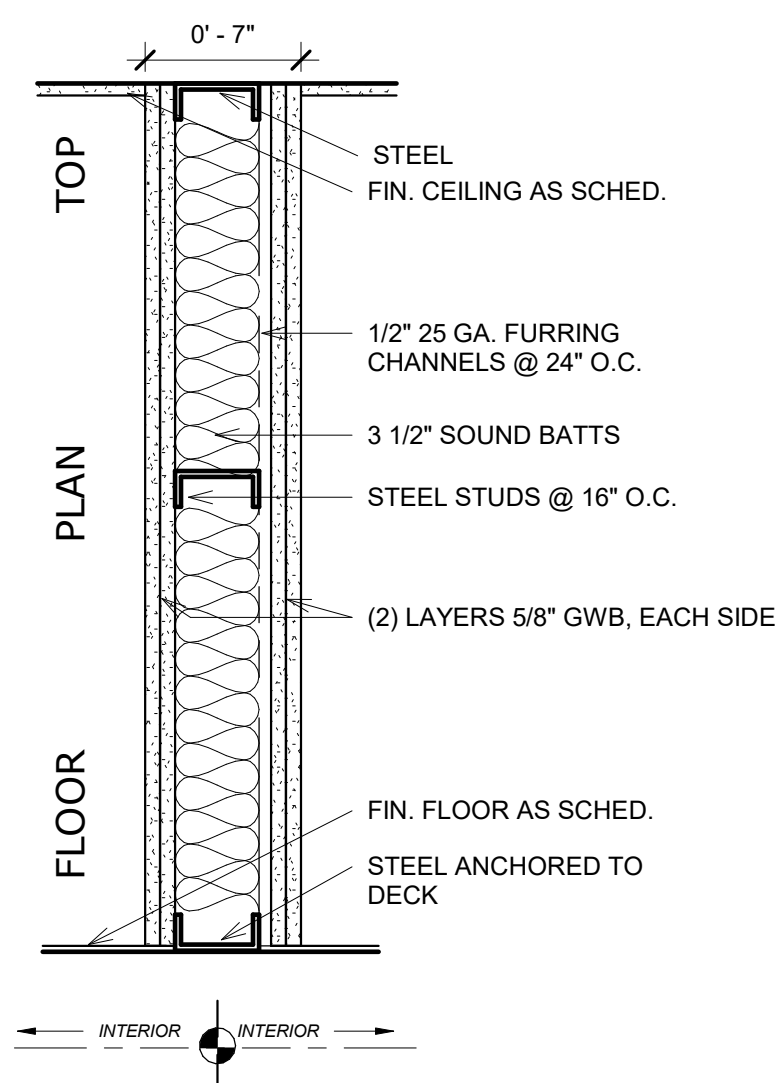
F1

INTERIOR FURRING WALL
(STEEL STUD)



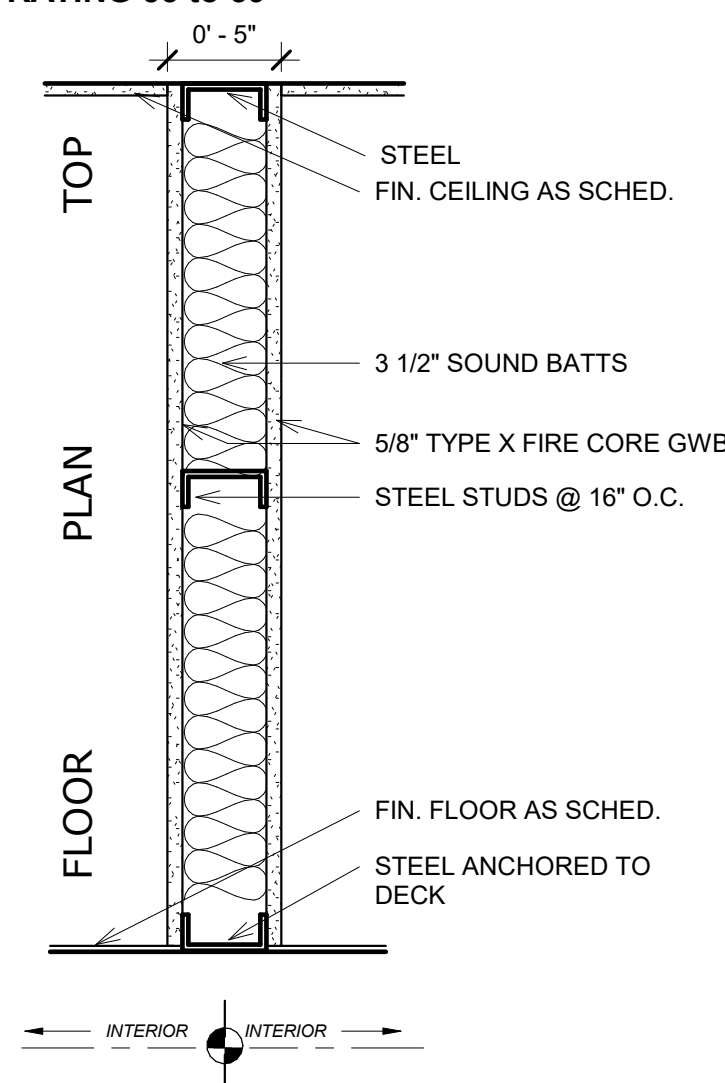
P2

TWO HOUR INTERIOR PARTITION
(STEEL STUD)
UL DESIGN U419



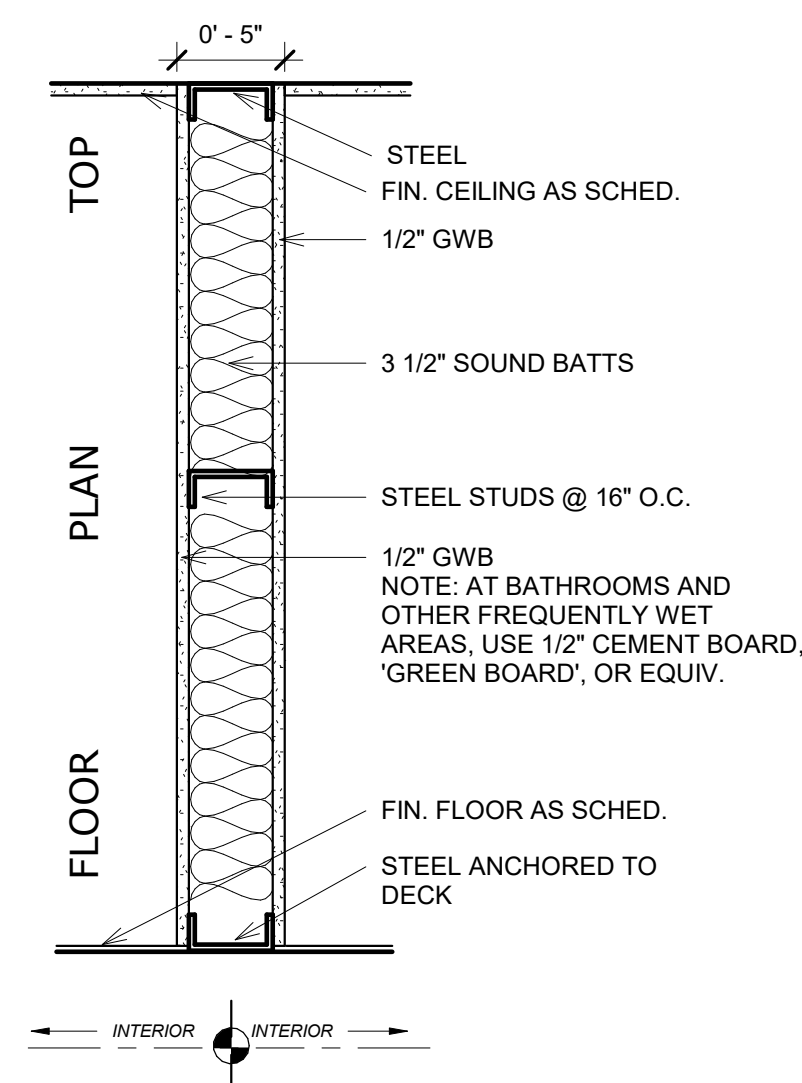
P1

ONE HOUR INTERIOR PARTITION
(STEEL STUD)
UL DESIGN U465
STC RATING 55 to 59



P0

NON-RATED INTERIOR PARTITION
(STEEL STUD)
STC RATING 56

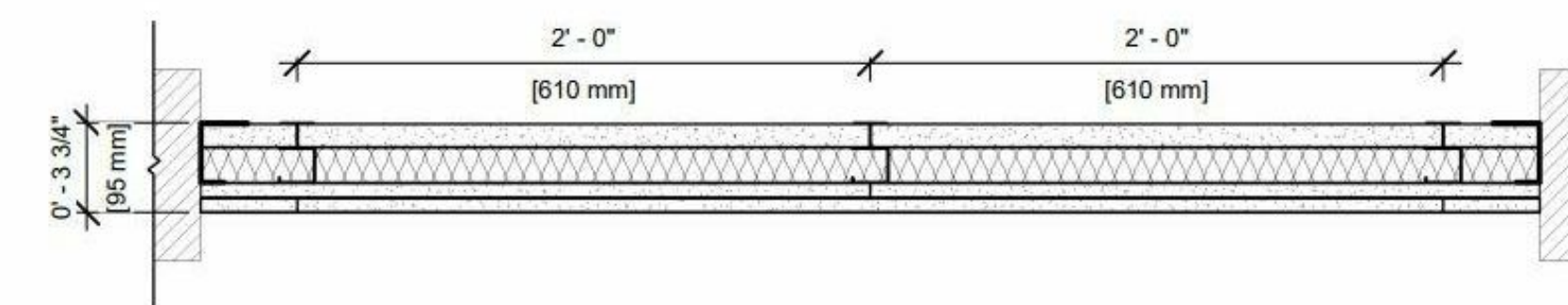


F2

Shaft Wall - Steel Stud (Non-Load-Bearing)

UL DESIGN NO. U415 B

FIRE RATING: 2 Hour
STC: 48
SOUND TEST: USG-170427
SYSTEM THICKNESS: 3 3/4"



ASSEMBLY OPTIONS:

- GYPSUM BOARD:** ONE LAYER 1" THICK GYPSUM LINER PANEL (UL TYPE SLX™)
- STEEL STUDS:** 2-1/2" CH STUDS, 20 GA. MSG., SPACED 24" O.C.
- INSULATION:** 1-1/2" GLASS FIBER BATT INSULATION IN CAVITY
- GYPSUM BOARD:** TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

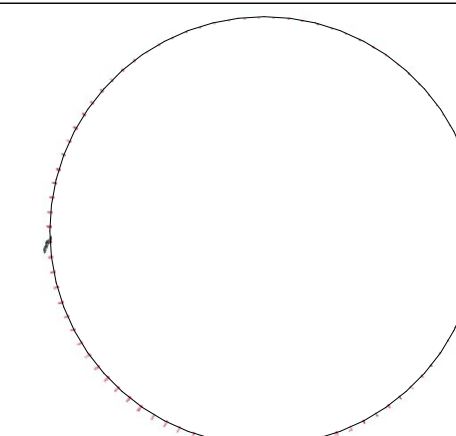
GA FILE NO. WP 1011	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
<p>GYPSUM WALLBOARD, GYPSUM PANEL PRODUCT, STEEL STUDS</p> <p>One layer 5/8" proprietary gypsum board applied parallel to ONE SIDE of 3-5/8", 18 mil (25 ga.), steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary gypsum panel product applied parallel to studs with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.</p> <p>Joints staggered 24" on opposite sides. Sound tested with 3-1/2" glass fiber insulation friction fit in stud space. (NLB)</p> <p>PROPRIETARY GYPSUM PANEL PRODUCT</p> <p>CertainTeed Gypsum Inc. 5/8" CertainTeed® Type X Gypsum Board 5/8" SilentFX®</p>			
<p>Thickness: 4-7/8"</p> <p>Approx. Weight: 5 psf</p> <p>Fire Test: UL R3660, 10CA25812, 8-17-10, UL Design U465</p> <p>Sound Test: OL 10-1002, 10-18-10</p>			



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Philadelphia, PA 19106
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267-866-0931 DIRECT
plato@plato-studio.com



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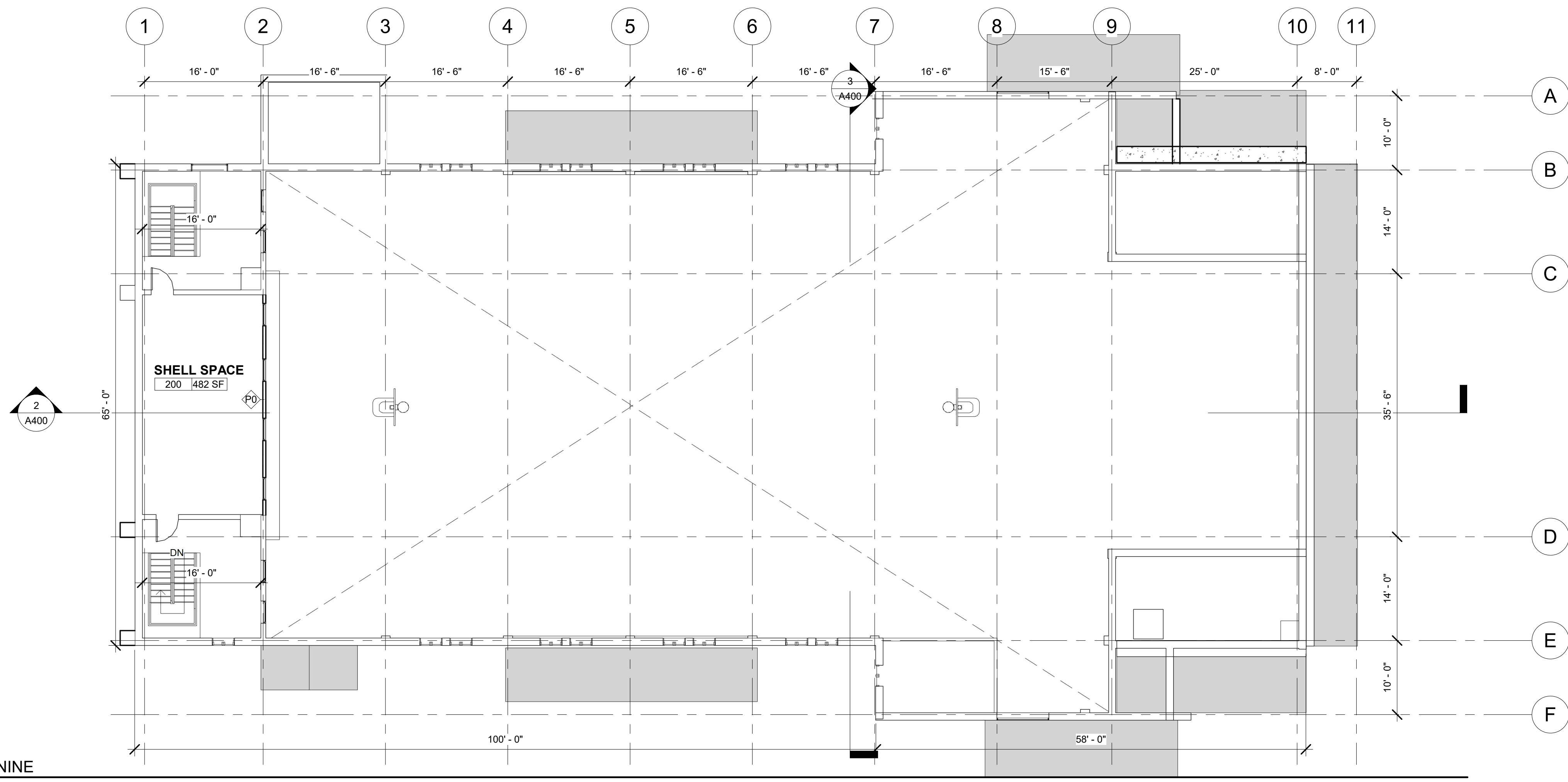
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WALL & PARTITION TYPES AND DETAILS

Project number	Project Number
Date	Issue Date
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Checked by	Checker

A05

Scale 1 1/2" = 1'-0"



1 MEZZANINE
A101 SCALE: 1" = 10'-0"

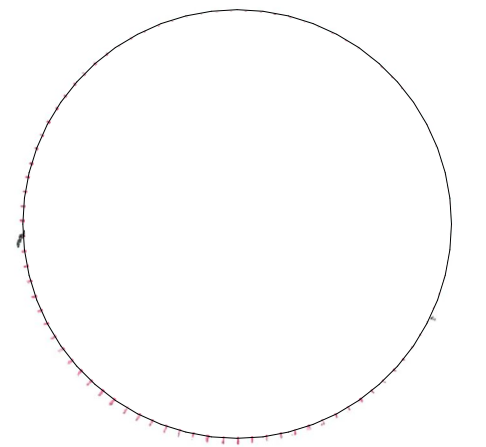
NOTE
*ADD WALLS



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MEZZANINE

Project number Project Number

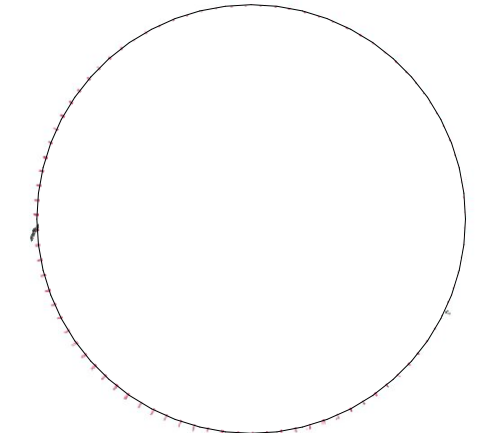
Date Issue Date

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A101

Scale 1" = 10'-0"



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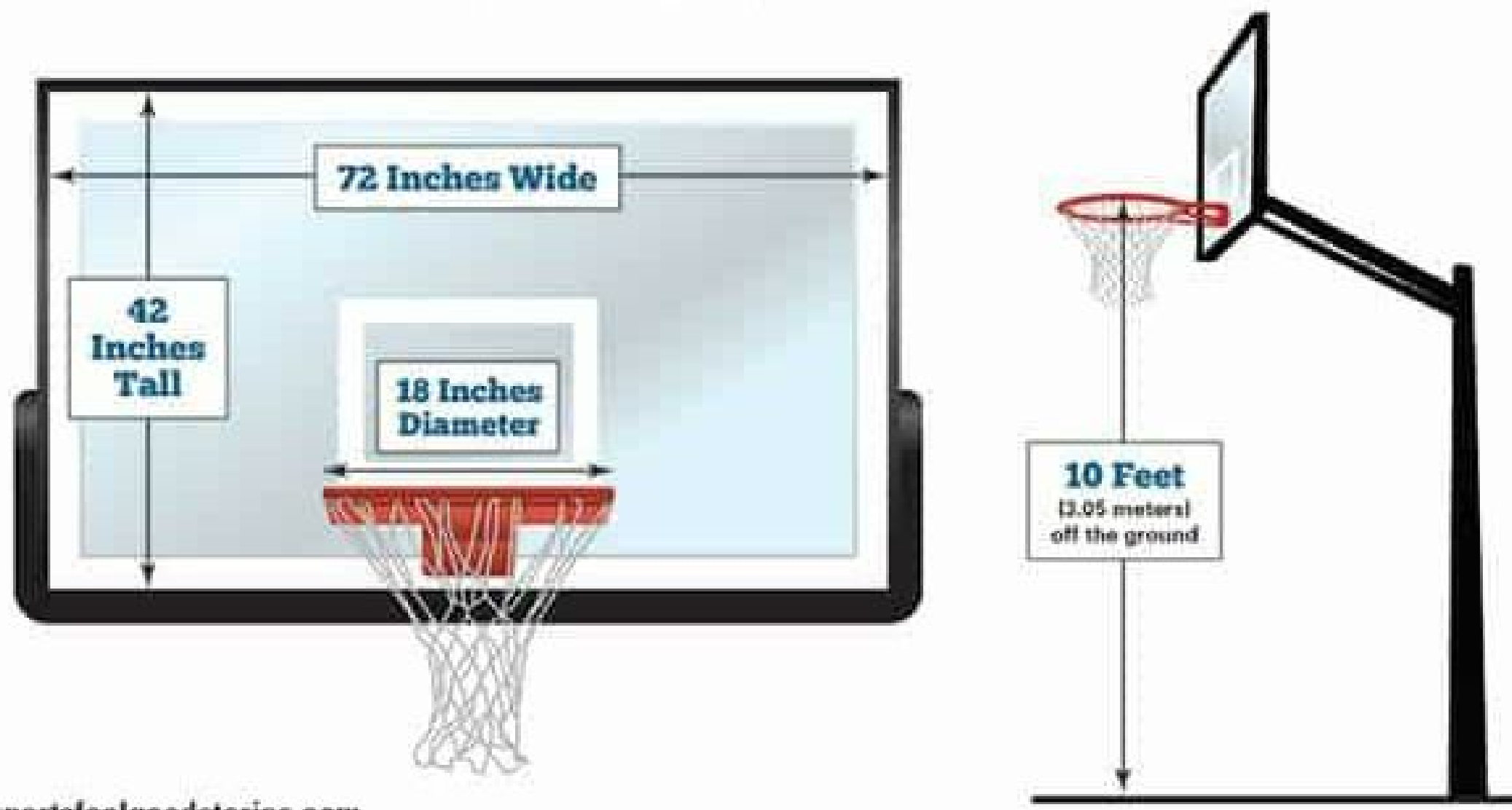
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BASKETBALL COURT DIAGRAM

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A701	
Scale	12" = 1'-0"

Basketball Hoop & Backboard Dimensions

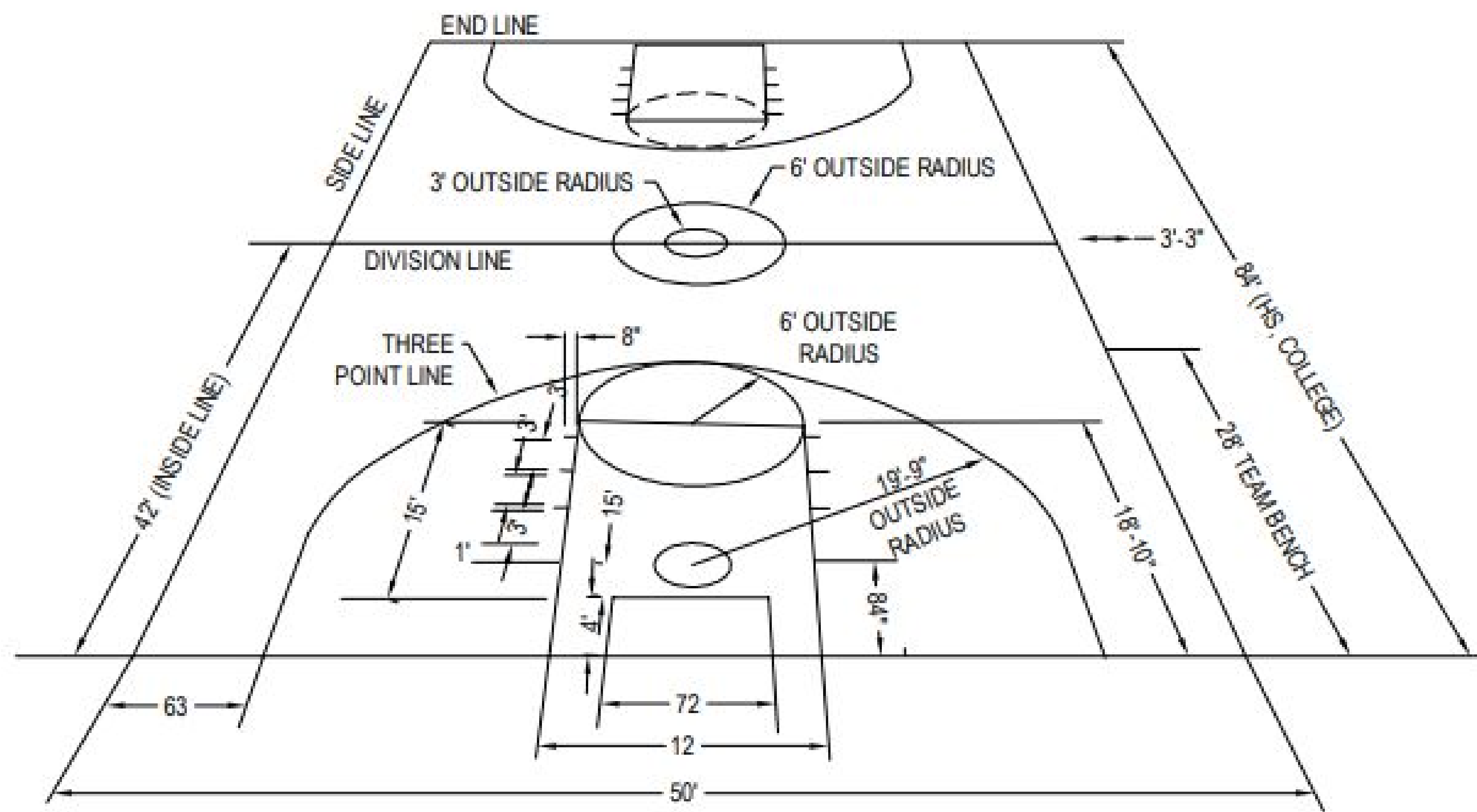
Measurements apply to Junior High, High School, NCAA, WNBA, NBA and FIBA.



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Basketball Court Dimensions & Times

COURT DIMENSIONS	HIGH SCHOOL	COLLEGE		INT'L	WNBA	NBA
		MEN'S	WOMEN'S			
COURT LENGTH	94ft	94ft	94ft	28m (91ft 10in)	94ft	94ft
COURT WIDTH	50ft	50ft	50ft	15m (49ft 2.5in)	50ft	50ft
LAME WIDTH	12ft	12ft	12ft	4.9m (16ft)	12ft	16ft
3-POINT LINE	19ft 9in	20ft 9in	20ft 9in	6.75m (20ft 6.1in)	22.15ft	23.75ft
TIME PERIOD (# PER GAME)	8min (4)	20min (2)	20min (2)	10min (4)	10min (4)	12min (4)
SHOT CLOCK	Varies	35sec	30sec	24sec	30sec	24sec
RESTRICTED AREA	None	3ft	3ft	1.25m (4ft)	None	4ft



1 High School Basketball Court Diagram
A701 SCALE: 12" = 1'-0"

Fig. 12 Toilets, Grab Bars and Accessory Locations.

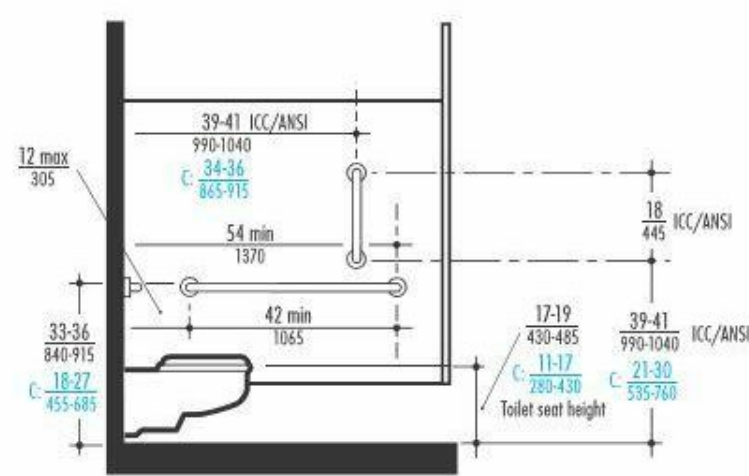


Fig. 12a Seat Height and Grab Bar Locations.

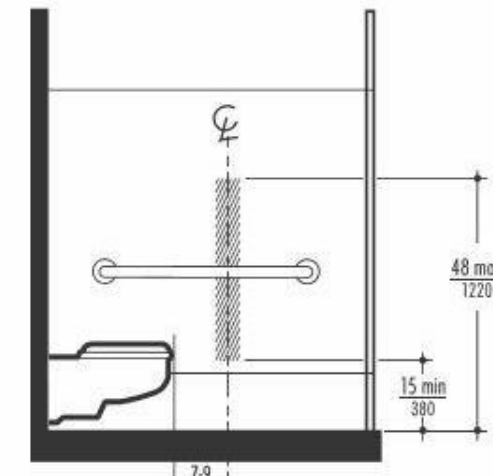


Fig. 12b Outlet Location for Toilet Paper Dispenser (2010 ADA Standards).

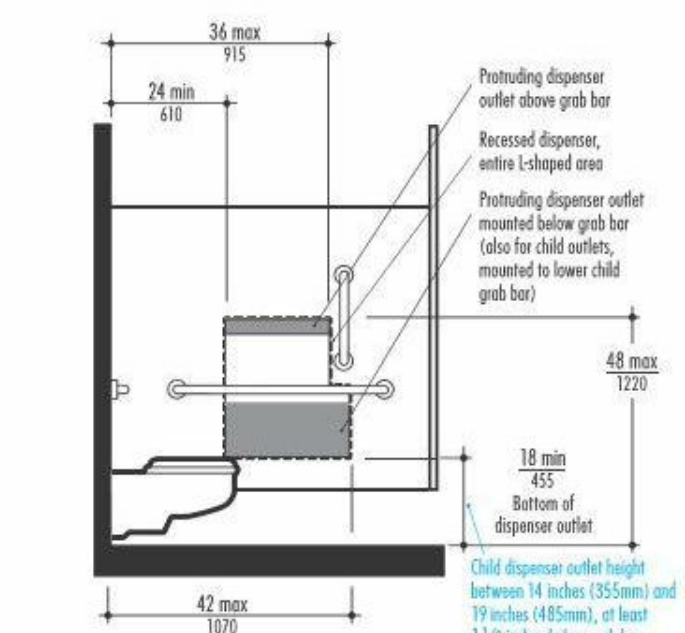


Fig. 12c Outlet Location for Toilet Paper Dispenser (ICC/ANSI).

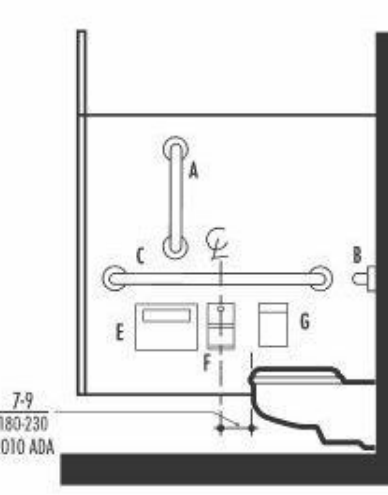


Fig. 12d Surface Mounted Dispensers.

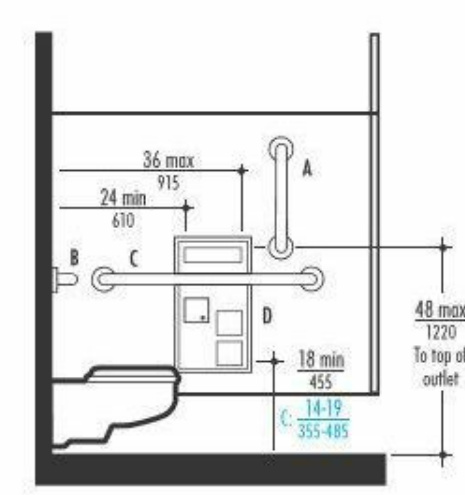


Fig. 12e Recessed Dispensers (ICC/ANSI).

- LEGEND**
- A. 36" x 18" Vertical Grab Bar
 - B. 36" x 36" Horizontal Grab Bar
 - C. 42" x 36" Horizontal Grab Bar
 - D. 36" x 18" Recessed Toilet Seat Dispenser, Sanitary Napkin Disposal, Toilet Tissue Dispenser on right when facing unit with Toilet Recast Spindle (serves two compartments)
 - E. 9-2721 Surface-Mounted Toilet Seat-Cover Dispenser (mounted below grab bar)
 - F. 8-2885 Surface-Mounted Multi-Roll Toilet Tissue Dispenser (mounted below grab bar)
 - G. 8-2770 Surface-Mounted Sanitary Napkin Disposal (mounted below grab bar)

Fig. 8 Wheelchair Accessible Toilet Compartment.

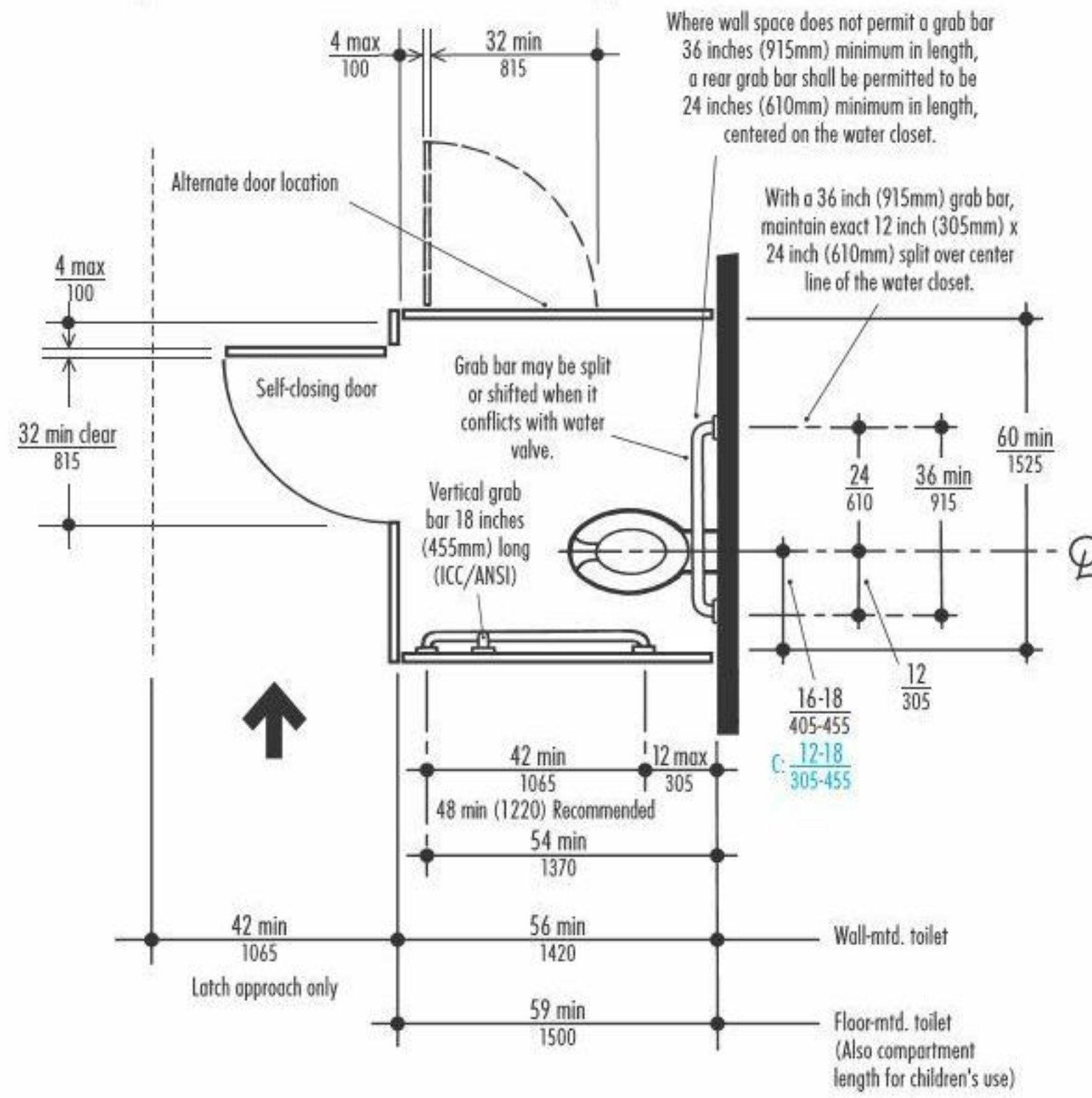


Fig. 4 Lavatory Clearances.

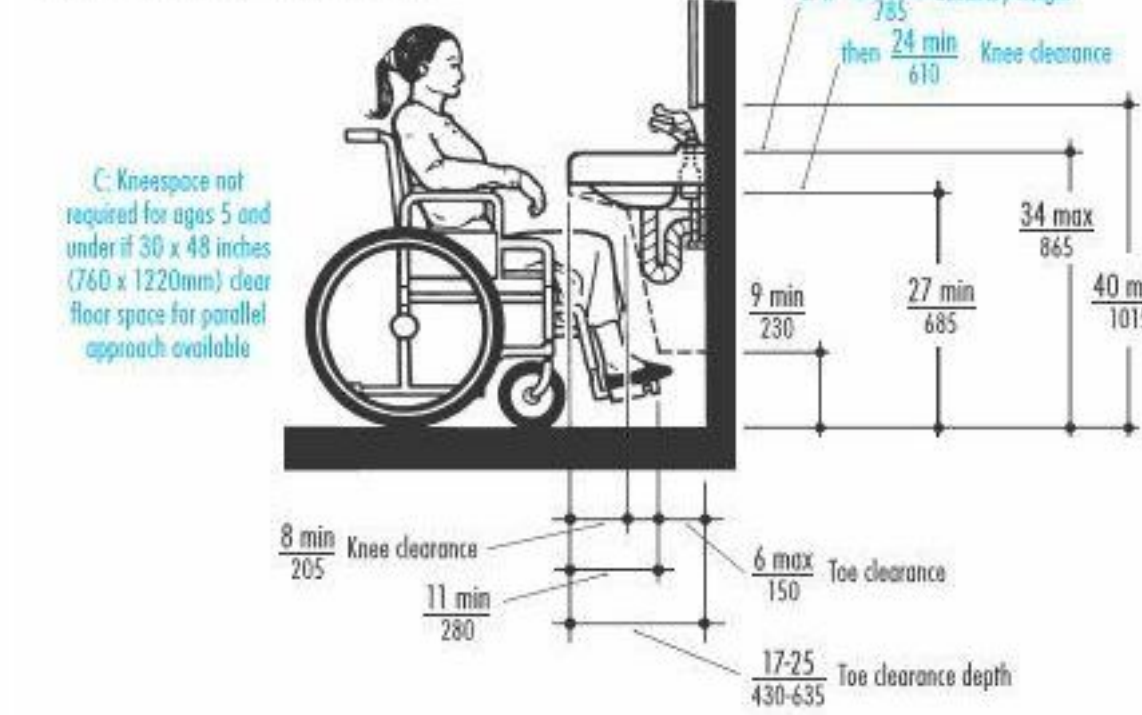
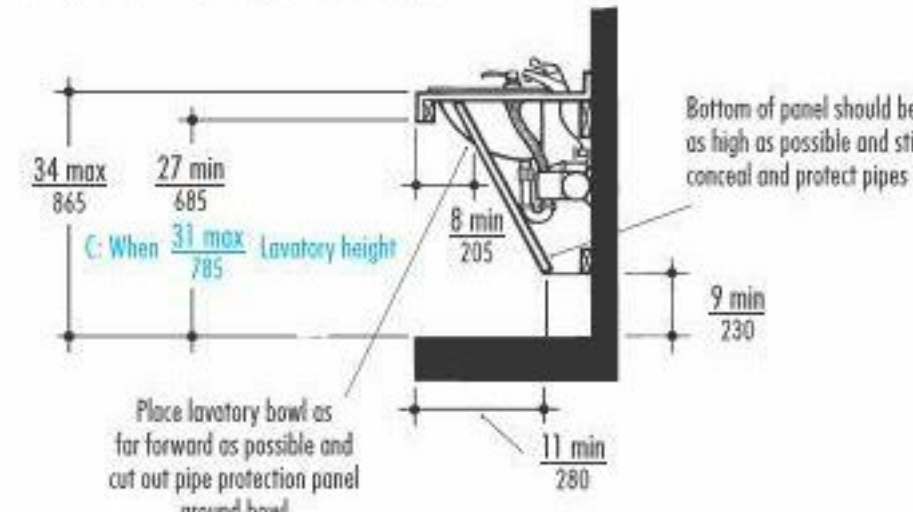


Fig. 5 Protective Panel Under Lavatory.



CHILDREN'S REACH RANGES

Refer to these tables to find the dimensions when designing restrooms primarily for children's use. Select the dimensions that are most appropriate for the specific children's age group for which you are designing. Mounting heights for children vary depending on age. The age groups are 3 and 4, 5 through 8 and 9 through 12 years.

CHILDREN'S REACH RANGES

FORWARD OR SIDE REACH	AGES 3 and 4	AGES 5 through 8	AGES 9 through 12
HIGH (maximum)	36 inches (915mm)	40 inches (1015mm)	44 inches (1120mm)
LOW (minimum)	20 inches (510mm)	18 inches (455mm)	16 inches (405mm)

DIMENSIONS AT WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

	AGES 3 and 4	AGES 5 through 8	AGES 9 through 12
WATER CLOSET CENTERLINE	12 inches (305mm)	12 inches to 15 inches (305 to 380mm)	15 inches to 18 inches (380 to 455mm)
TOILET SEAT HEIGHT	11 inches to 12 inches (280 to 305mm)	12 inches to 15 inches (305 to 380mm)	15 inches to 17 inches (380 to 430mm)
GRAB BAR HEIGHT	18 inches to 20 inches (455 to 510mm)	20 inches to 25 inches (510 to 635mm)	25 inches to 27 inches (635 to 685mm)
TOILET TISSUE DISPENSER HEIGHT	14 inches (355mm)	14 inches to 17 inches (355 to 430mm)	17 inches to 19 inches (430 to 485mm)

The blue notations beginning with "C:" in many of the figures that follow in this Planning Guide refer to children's measurements.

Fig. 2 Wheelchair Turning Spaces.

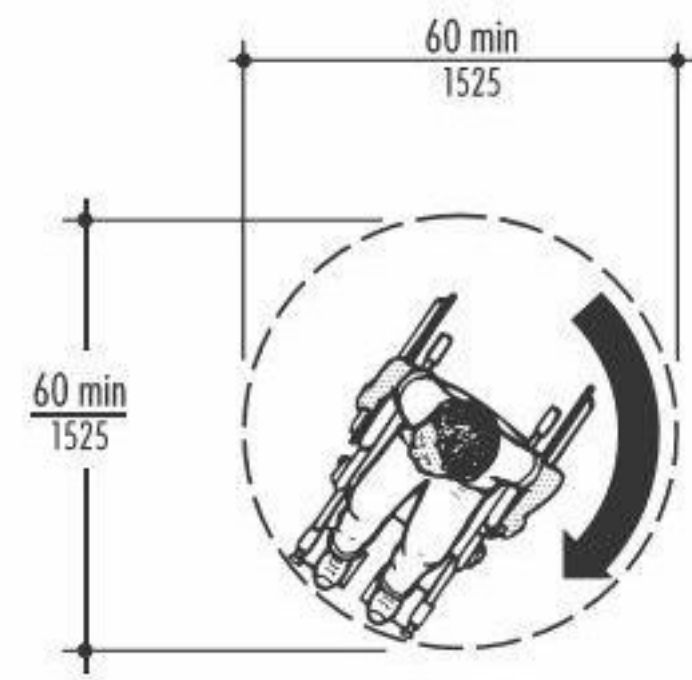


Fig. 2a 60 inch (1525mm) Diameter Turning Space.

NOTES FOR ALL FIGURES IN THIS PLANNING GUIDE

- This edition of the Planning Guide for Accessible Restrooms has adopted the simple measurement notation for figures that is found in the current standards. This notation eliminates the use of English and metric notation, substituting inch and millimeter dimensions with the inch always appearing over the millimeter in this manner: $\frac{48}{1220}$
- In certain figures with whole restrooms, overall room dimensions are given in feet and inches with the metric dimension listed in centimeters (cm).

Fig. 1 Mounting Heights for Restroom Accessories.

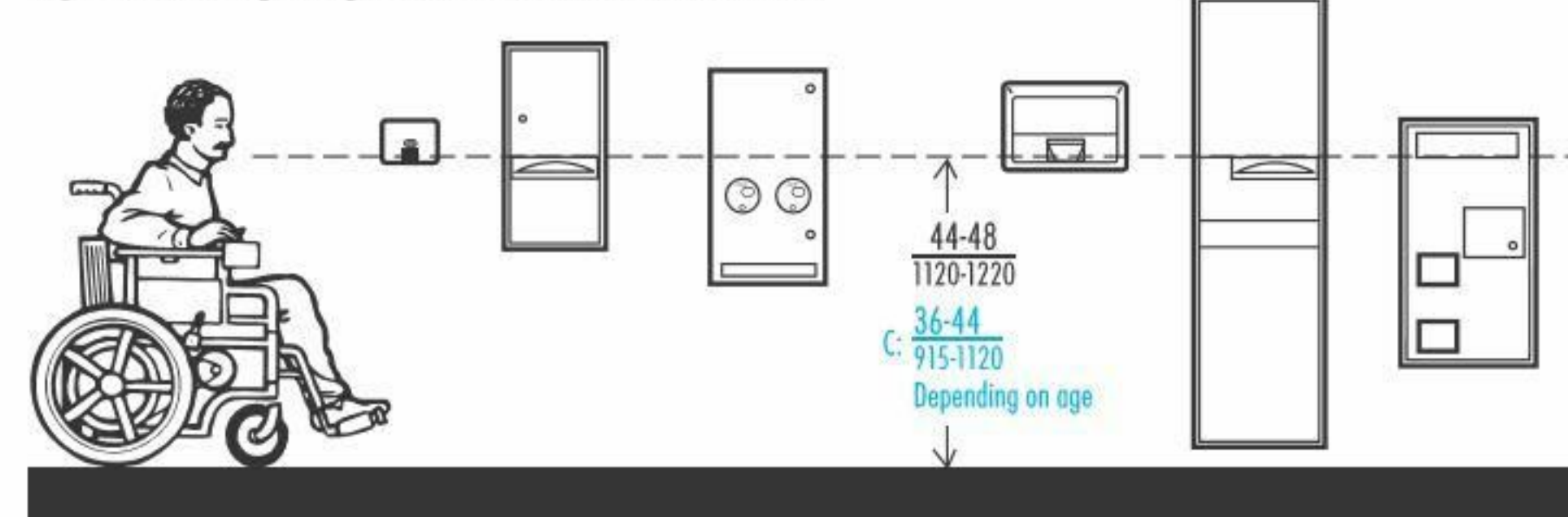


Fig. 1a Upper Range of Mounting Heights for Restroom Accessories with Operable Parts.

Fig. 7 Transfers to Toilet from Wheelchair.

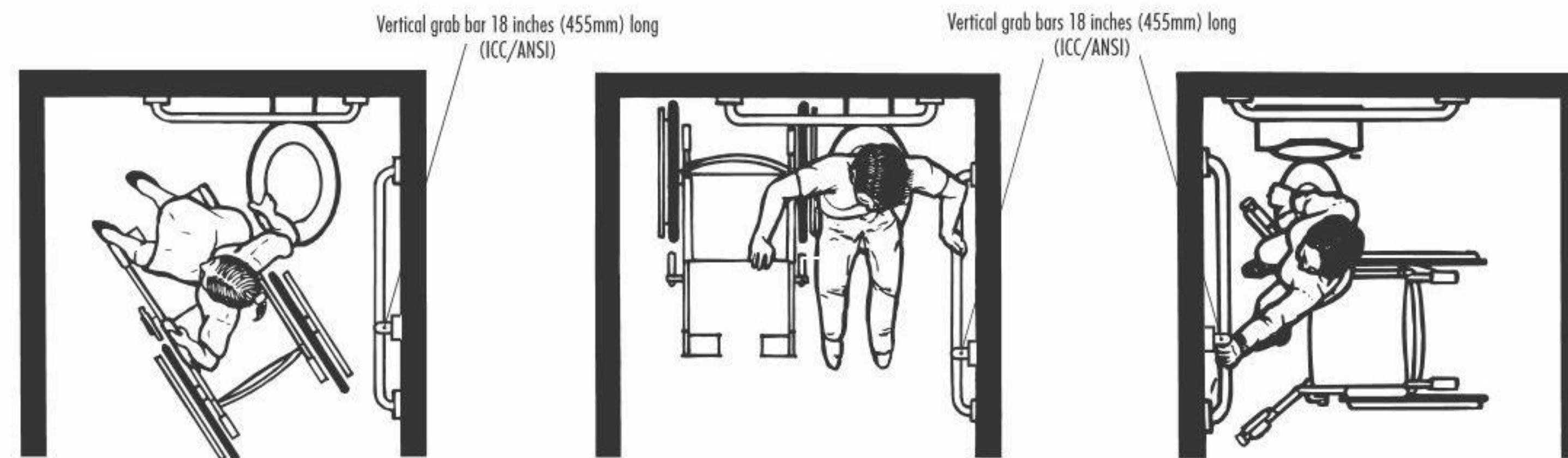


Fig. 7a Reverse Diagonal Approach.

Fig. 7b Side Approach.

Fig. 7c Perpendicular Transfer.

Fig. 1b Mirror and Toilet Grab Bar Mounting Heights.

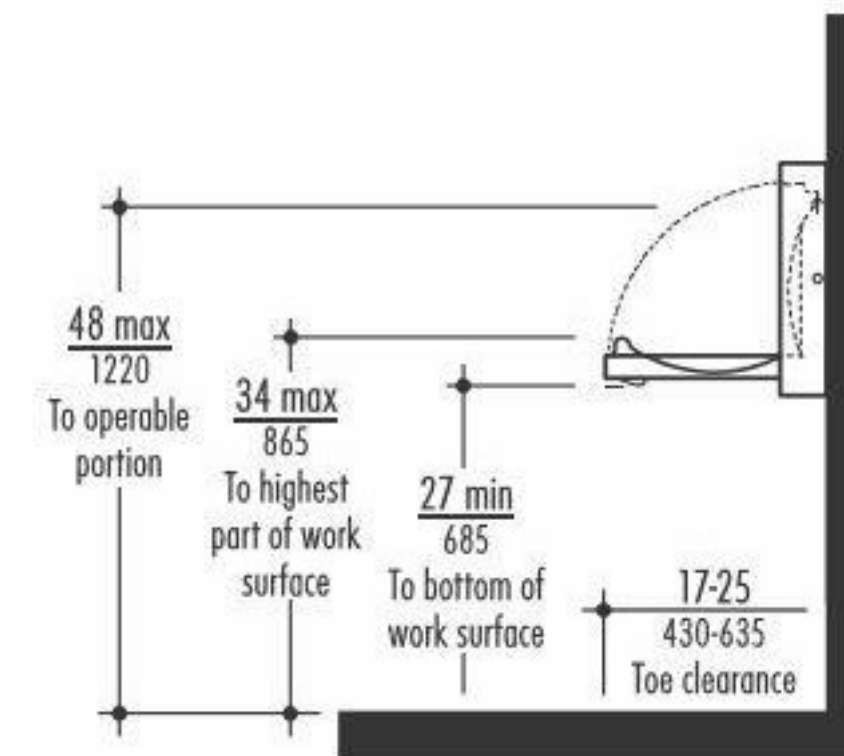
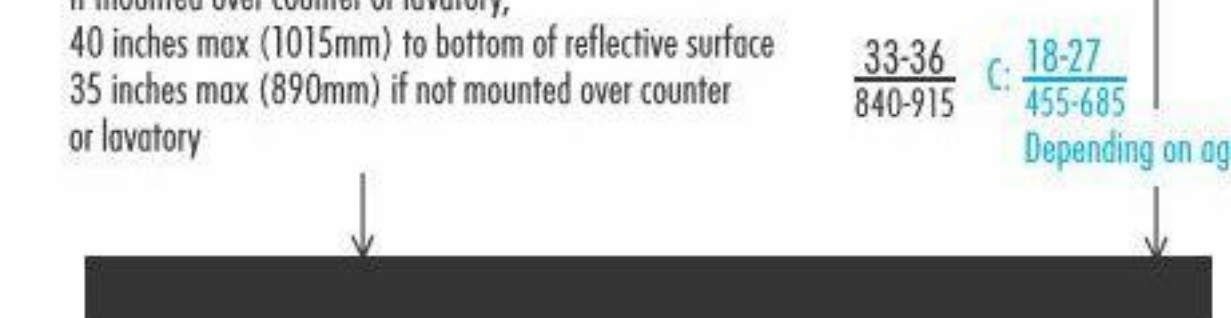
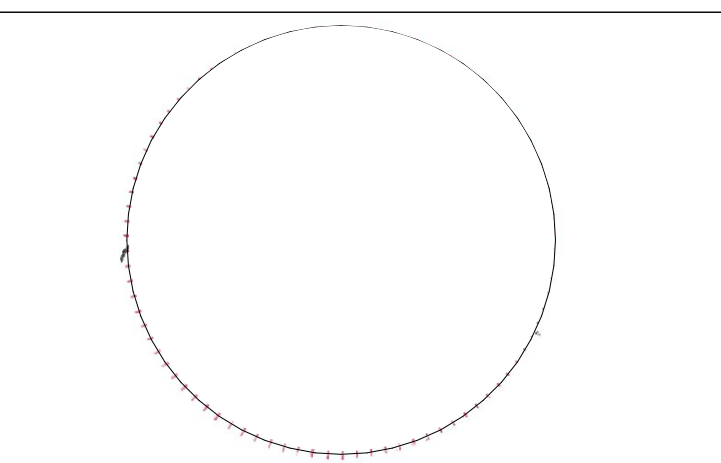


Fig. 6a Baby Changing Station.



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ADA - DETAILS

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A702

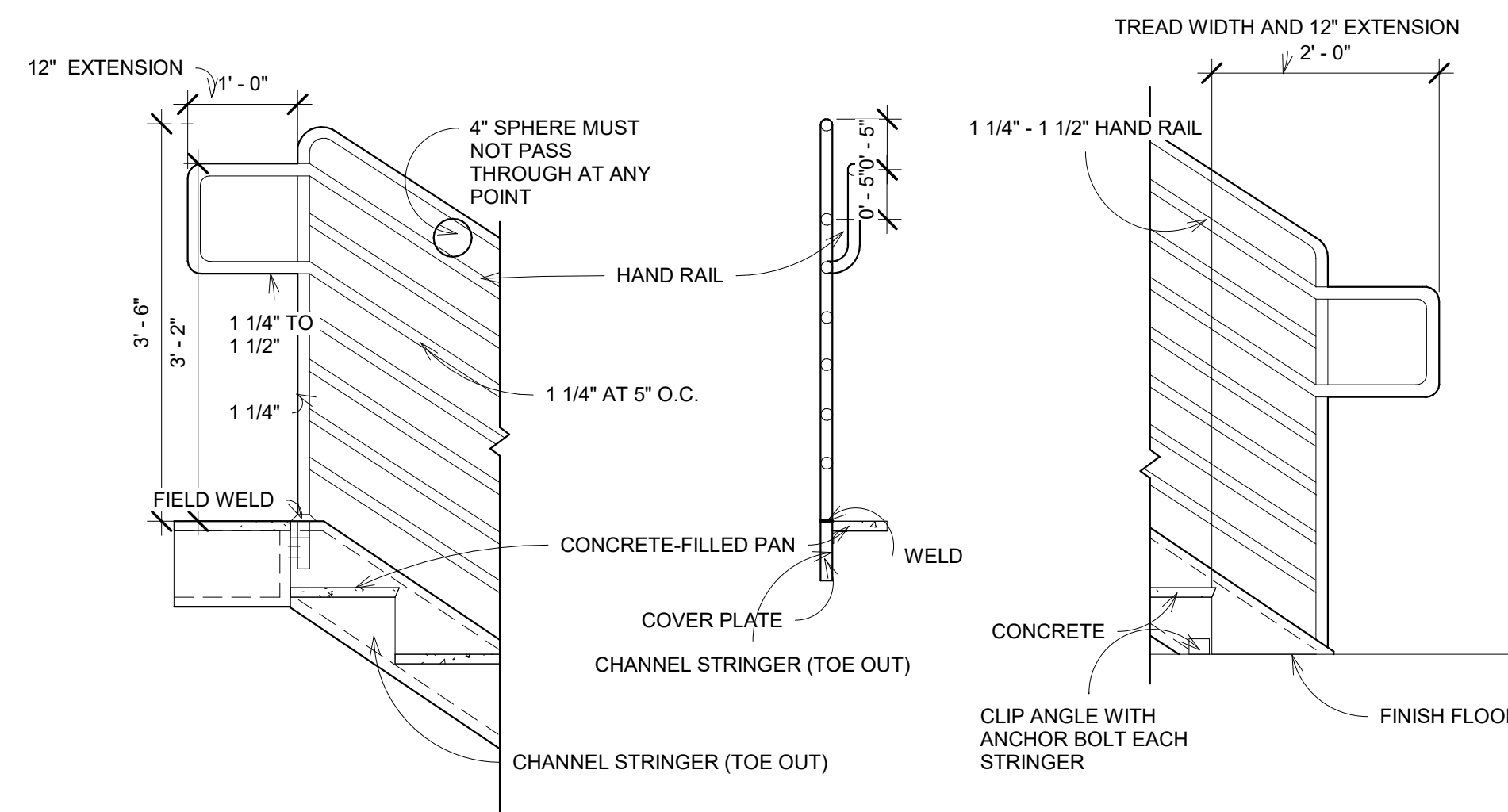
Scale 12" = 1'-0"

Figure 5 illustrates a sample outdoor enclosure application.

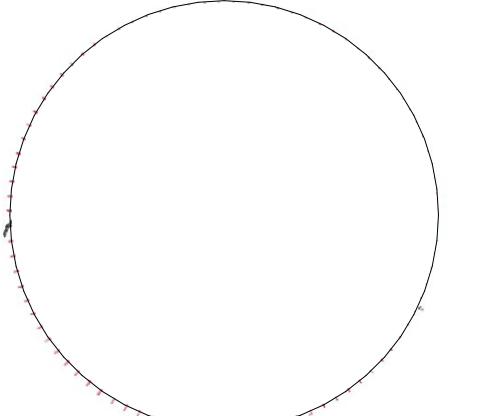
Figure 5: Sample Outdoor Enclosure Application



2 ADA LIFT
A703 SCALE: 12" = 1'-0"



1 RAILING DETAIL
A703 SCALE: 3/4" = 1'-0"



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Scale _____ As indicated _____

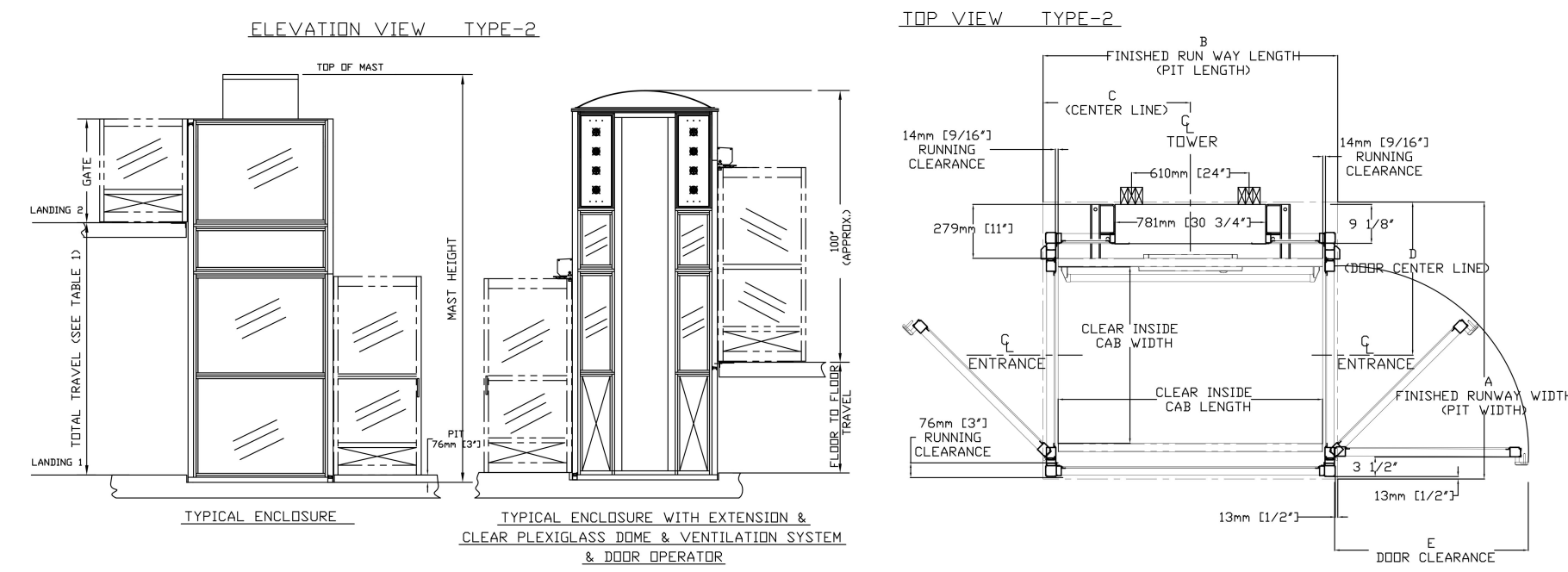


TABLE 1- MAST HEIGHT*

Max. Travel mm (Inches)	Extension Height mm (Inches)	Max. Height Above with 100" Cap
1219 (48")	2088 (84")	1778 (70")
1524 (60")	1778 (70")	1483 (59")
1829 (72")	1483 (59")	1188 (47")
2134 (84")	1188 (47")	893 (35")
2439 (96")	893 (35")	598 (24")
2743 (108")	598 (24")	303 (12")
3048 (120")	303 (12")	0 (0")

TABLE 2 - ENCLOSURE DIMENSION

CLEAR INSIDE CAB WIDTH	CLEAR INSIDE CAB LENGTH	FINISHED RUNWAY WIDTH	FINISHED RUNWAY LENGTH	TOWER CENTER LINE	DOOR CENTER LINE	
					IN CASE OF 30" DOORS	IN CASE OF 36" DOORS
614	36	1219	48	1059	23	102
914	36	1524	54	1364	30	110
1214	36	1829	60	1669	37	118
1514	36	2134	66	1974	44	126
1814	36	2439	72	2279	51	134
2114	36	2743	78	2584	58	142
2414	36	3048	84	2889	65	150
2714	36	3353	90	3194	72	158
3014	36	3658	96	3499	79	166

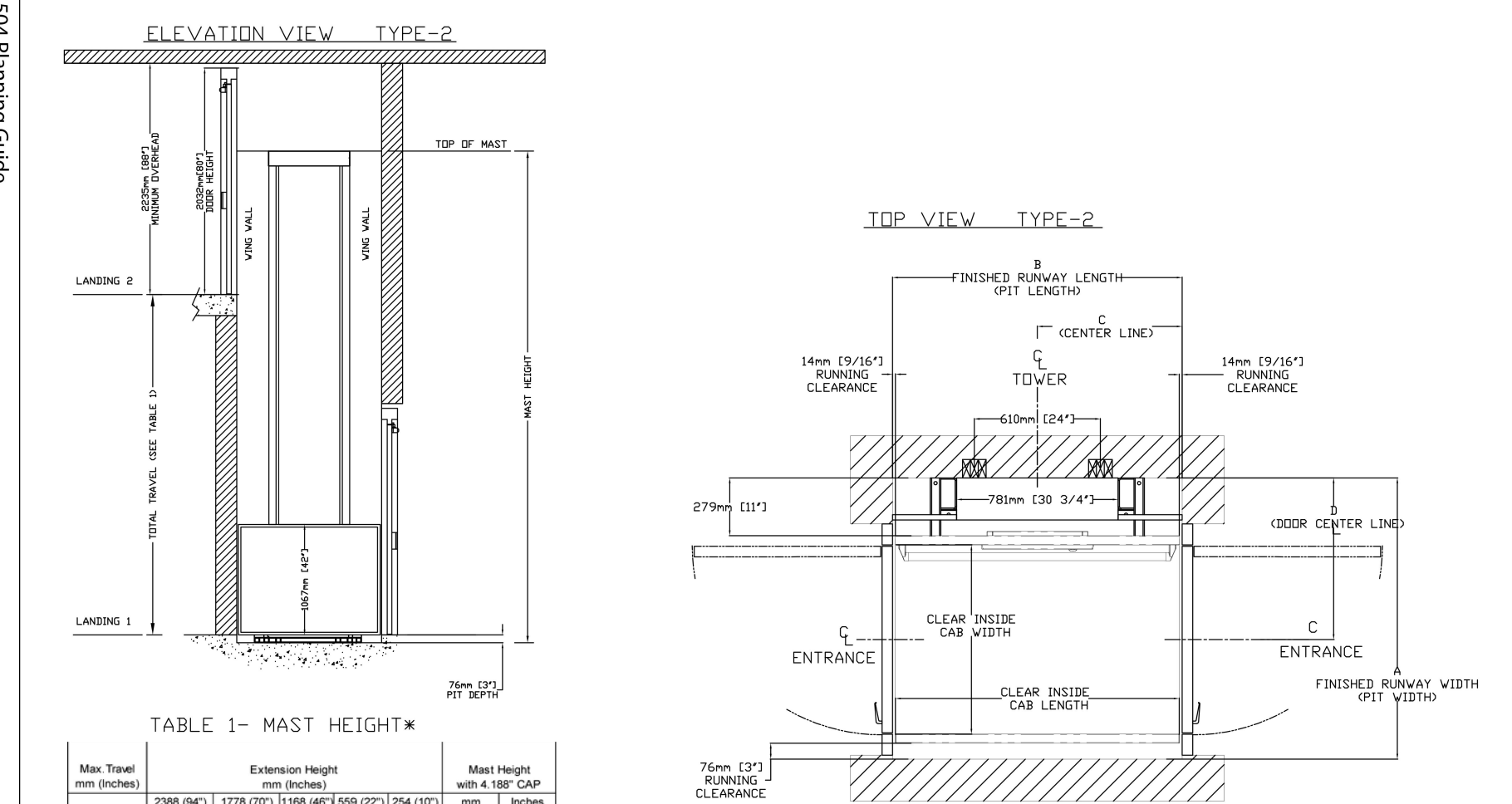


TABLE 1- MAST HEIGHT*

Max. Travel mm (Inches)	Extension Height mm (Inches)	Max. Height Above with 100" Cap
1219 (48")	2088 (84")	1778 (70")
1524 (60")	1778 (70")	1483 (59")
1829 (72")	1483 (59")	1188 (47")
2134 (84")	1188 (47")	893 (35")
2439 (96")	893 (35")	598 (24")
2743 (108")	598 (24")	303 (12")
3048 (120")	303 (12")	0 (0")

TABLE 2- HOISTWAY DIMENSION

CLEAR INSIDE CAB WIDTH	CLEAR INSIDE CAB LENGTH	FINISHED RUNWAY WIDTH	FINISHED RUNWAY LENGTH	TOWER CENTER LINE	DOOR CENTER LINE	
					IN CASE OF 30" DOORS	IN CASE OF 36" DOORS
614	36	1219	48	1059	23	102
914	36	1524	54	1364	30	110
1214	36	1829	60	1669	37	118
1514	36	2134	66	1974	44	126
1814	36	2439	72	2279	51	134
2114	36	2743	78	2584	58	142
2414	36	3048	84	2889	65	150
2714	36	3353	90	3194	72	158
3014	36	3658	96	3499	79	166

TABLE P-701 - MINIMUM NUMBER OF PLUMBING FIXTURES ^{a,b}

Type of Building Occupancy	Type of Fixture								
	Water Closets		Urinals		Lavatories		Bathrooms or Showers	Drinking Fountain	Other Fixtures
	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Fixtures	No. of Fixtures	
Assembly: Places of Worship	150 Women 300 Men	2 2	300 Men	1	2			1	
Assembly: Other than places of worship (auditoriums, theaters, convention halls)	101-200 201-400 Over 400	4 6 6, plus 2 for each add'l 500 men and 1 for each 150 women	201-400 401-600 Over 600	2 3 3 plus 1 for each add'l 300 men	201-400 401-750 Over 750	4 6 1 for each add'l 500 persons		1 for each 500 persons	
Dormitories (school or labor): Institutional	Men: 1 for every 10 Women: 1 for every 8		1 for every 25 men; Over 150, add 1 for every 50 men		1 for every 12 persons		1 for every 20 persons	1 for every 75 persons	Laundry trays: 1 for every 50 persons
Buildings or structures containing employees ^c	1-15 16-35 36-55 56-80 81-110 111-150 Over 150	2 4 5 6 7 8 1 for each add'l 40 employees	Urinals may be provided in men's toilet rooms in lieu of water closets but not for more than 1/3 of the required number of water closets.	1-15 16-35 36-40 61-80 91-125 Over 125	1 2 3 4 5 1 for each add'l 45 persons			1 for each 75 persons per floor	
Schools	Each 40 boys Each 35 girls	1 1	Each 30 Boys	1	Each 50 pupils	1	In gym or pool shower room, 1 for each 5 pupils	1 for each 100 pupils; at least 1 per floor	
Industrial: factories, warehouses, foundries and similar establishments	No. of each sex: 1-10 11-25 26-50 51-75 76-100	1 2 3 4 5	Where more than 10 men are employed: 11-30 31-80 81-160 161-240 Over 240	1 2 3 4 Add 1 for	1 for each 10 persons 1 for each 15 persons	1 shower for each 15 persons for places with excessive heat or occupational hazards from poisonous, infectious or irritating material		1 for every 75 persons	
Institutional, other than hospitals or penal institutions (on es, occupied story)	1 for each 25 men; 1 for each 20 women		1 for each 50 men		1 for each 10 persons	1 for each 10 persons	1 for each 10 persons	1 for each 50 persons	
Hospitals, Individual Room Wards	1 for each 8 patients		1 in each exercise room		1 for each 10 patients	1 for each 20 patients	1 for each 20 patients	1 for each 100 patients	
Penal Institutions, Prisoners	1 in each cell; 1 in each exercise room		1 in each exercise room		1 in each cell; 1 in each exercise area	1 on each cell block floor	1 on each cell block floor; 1 in each exercise area		
Type of Building Occupancy	Lawful Occupancy ^d		Water Closets		Urinal		Lavatories		
Food establishments, Restaurants, Catering halls, Clubs, Bars, Taverns, and similar establishments	1 to 25 persons total 26 to 50 persons total 51-100 101-200 ^e		One in a unisex toilet room Men Women		Men Women	Men Women	Men Women	Men Women	

Note a. Facilities for the disabled shall be required in accordance with the Philadelphia Building Code.

Note b. Where the building occupancy does not list the number of occupants by gender, the total number of occupants shall be divided, assuming a 50/50 gender ratio.

Note c. 1 Water Closet and 1 Lavatory may be used for both sexes in any place of business containing not more than 6 employees. No drinking fountain shall be required. A toilet room door with an inside lock shall be provided.

Note d. Lawful occupancy shall be determined by the Philadelphia Building Code.

Note e. For each additional 150 persons or fraction thereof, one additional lavatory and two additional water closets (or one water closet and one urinal for men) shall be required. These fixtures shall be required for: all new establishments; when building an addition to existing establishments; when increasing the seating capacity for patrons; and when replacing more than 50% of the plumbing fixtures. These facilities shall be located so as not to require the patron to pass through any food preparation area. This requirement does not apply where food is not consumed within the establishment or where only take-out food is provided.

TABLE 1904.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR ^a
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.4
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtsrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mail buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 square foot = 0.0929 m², 1 foot = 304.8 mm.

a. Floor area in square feet per occupant.

CAFETERIA SCHEDULE

Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments
Basement						
B20	CL	16 SF			0	
B03	EXIT	55 SF			0	
		127 SF			0	
		136 SF			0	
B10	OFFICE	79 SF			0	
B17	EXIT	88 SF			0	
B05	STUDENT ADA-BATH	90 SF			0	
B14	ADA-STAFF BATH	100 SF			0	
B06	B / BATH	114 SF			0	
B04	EXIT	115 SF			0	
B18	EXIT	120 SF			0	
B02	EXIT	125 SF			0	
B12	STORAGE	131 SF			0	
B08	BOILER ROOM	589 SF			0	
B11	HALLWAY	617 SF			0	
B13	KITCHEN	623 SF			0	
B01	STAGE	643 SF	15	42.842908	43	
B19	DINNING AREA (UNFIXED TABLES & CHAIRS)	6982 SF	15	465.441443	466	
TOTAL		10749 SF			509	

Room Schedule

Level	Name	Area	Number	Comments
Basement	STAGE	643 SF	B01	
Basement	EXIT	125 SF	B02	
Basement	EXIT	55 SF	B03	
Basement	EXIT	115 SF	B04	
Basement	STUDENT ADA- BATH	90 SF	B05	
Basement	B / BATH	114 SF	B06	
Basement	G-BATH	68 SF	B07	
Basement	BOILER ROOM	589 SF	B08	
Basement	SERVER	64 SF	B09	
Basement	OFFICE	79 SF	B10	
Basement	HALLWAY	617 SF	B11	
Basement	STORAGE	131 SF	B12	
Basement	KITCHEN	623 SF	B13	
Basement	ADA-STAFF BATH	100 SF	B14	
Basement	STAFF -BATH	64 SF	B15	
Basement	CL	68 SF	B16	
Basement	EXIT	88 SF	B17	
Basement	EXIT	120 SF	B18	
Basement	DINNING AREA (UNFIXED TABLES & CHAIRS)	6982 SF	B19	
Basement	CL	16 SF	B20	
FIRST FLOOR	LOBBY	529 SF	100	
FIRST FLOOR	BATHROOM	26 SF	101	
FIRST FLOOR	EXIT	55 SF	102	
FIRST FLOOR	STORAGE	237 SF	103	
FIRST FLOOR	M / BATHROOM	80 SF	104	
FIRST FLOOR	EXIT	150 SF	105	
FIRST FLOOR	EXIT	154 SF	106	
FIRST FLOOR	ACTIVITY ROOM	474 SF	107	
FIRST FLOOR	STORAGE	17 SF	108	
FIRST FLOOR	BATHROOM	33 SF	109	
FIRST FLOOR	ACTIVITY ROOM	302 SF	110	
FIRST FLOOR	BOYS/ BATHROOM	237 SF	111	
FIRST FLOOR	GIRLS/ BATHROOM	195 SF	112	
FIRST FLOOR	HALLWAY	294 SF	113	
FIRST FLOOR	STAFF	427 SF	114	
FIRST FLOOR	CL	64 SF	115	
FIRST FLOOR	CL	8 SF	116	
FIRST FLOOR	BATHROOM	38 SF	117	
FIRST FLOOR	EXIT	147 SF	118	
FIRST FLOOR	EXIT	160 SF	119	
FIRST FLOOR	W/ BATHROOM	77 SF	120	
FIRST FLOOR	STORAGE	238 SF	121	
FIRST FLOOR	BASKETBALL COURT	7227 SF	122	
FIRST FLOOR	EXIT	165 SF	123	
FIRST FLOOR	OFFICE	116 SF	124	
MEZZANINE	SHELL SPACE	482 SF	200	

GYM SCHEDULE

Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments
FIRST FLOOR						
116	CL	8 SF			0	
108	STORAGE	17 SF			0	
101	BATHROOM	26 SF			0	
109	BATHROOM	33 SF			0	
117	BATHROOM	38 SF			0	
102	EXIT	55 SF			0	
115	CL	64 SF			0	
120	W/ BATHROOM	77 SF	0		0	
104	M / BATHROOM	80 SF	0		0	
124	OFFICE	116 SF	20	5.798846	6	
118	EXIT	147 SF			0	
105	EXIT	150 SF			0	
106	EXIT	154 SF			0	
119	EXIT	160 SF			0	
123	EXIT	165 SF			0	
112	GIRLS/ BATHROOM	195 SF			0	
		475 SF			0	
121	STORAGE	238 SF	0		0	
113	HALLWAY	294 SF			0	
110	ACTIVITY ROOM	302 SF			0	
114	STAFF	427 SF	20	21.348289	22	
107	ACTIVITY ROOM	474 SF	0		0	
100	LOBBY	529 SF			0	
122	BASKETBALL COURT	7227 SF	50	144.546196	145	
TOTAL		11451 SF			173	

Sheet Number	Sheet Name	Sheet Issue Date	Revision Date
A00	COVER SHEET		
A01	SPECIFICATIONS		
A04	CODE REVIEW BASEMENT		
A04.1	CODE REVIEW FIRST FLOOR		
A04.2	CODE REVIEW MEZZANINE		
A05	WALL & PARTITION TYPES AND DETAILS		
A101	MEZZANINE		Date 1
A200	REFLECTED CEILING PLANS		
A201	REFLECTED CEILING PLANS		
A400	SECTION		
A500	ELEVATIONS		
A501	ELEVATIONS		
A700	DETAILS		
A701	BASKETBALL COURT DIAGRAM	05/21/21	
A702	ADA - DETAILS		
A703	ADA LIFT - DETAILS		
A800	SCHEDULES		
A801	SCHEDULES	05/12/21	
D100	EXISTING CONDITIONS/ DEMO PLANS		
D200	EXISTING CONDITIONS/ DEMO PLANS		

Wall Schedule

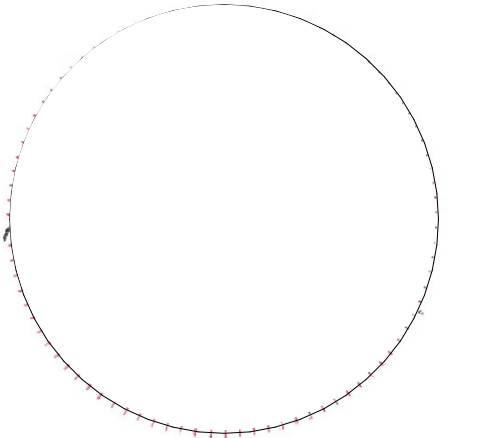
Type Mark	Description	Assembly Code	Fire Rating	Type Comments
P0	METAL STUD, AND 1/2" GWB EACH SIDE			NON-RATED PARTITION
P10	7/8" FURRING, AND 1/2" GWB ONE SIDE	C1010145		



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

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Philadelphia, PA 19106
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plato@plato-studio.com



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FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX
 APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

716 EMERSON AVE -
SCHOOL

SCHEDULES

Project number _____ Project Number _____

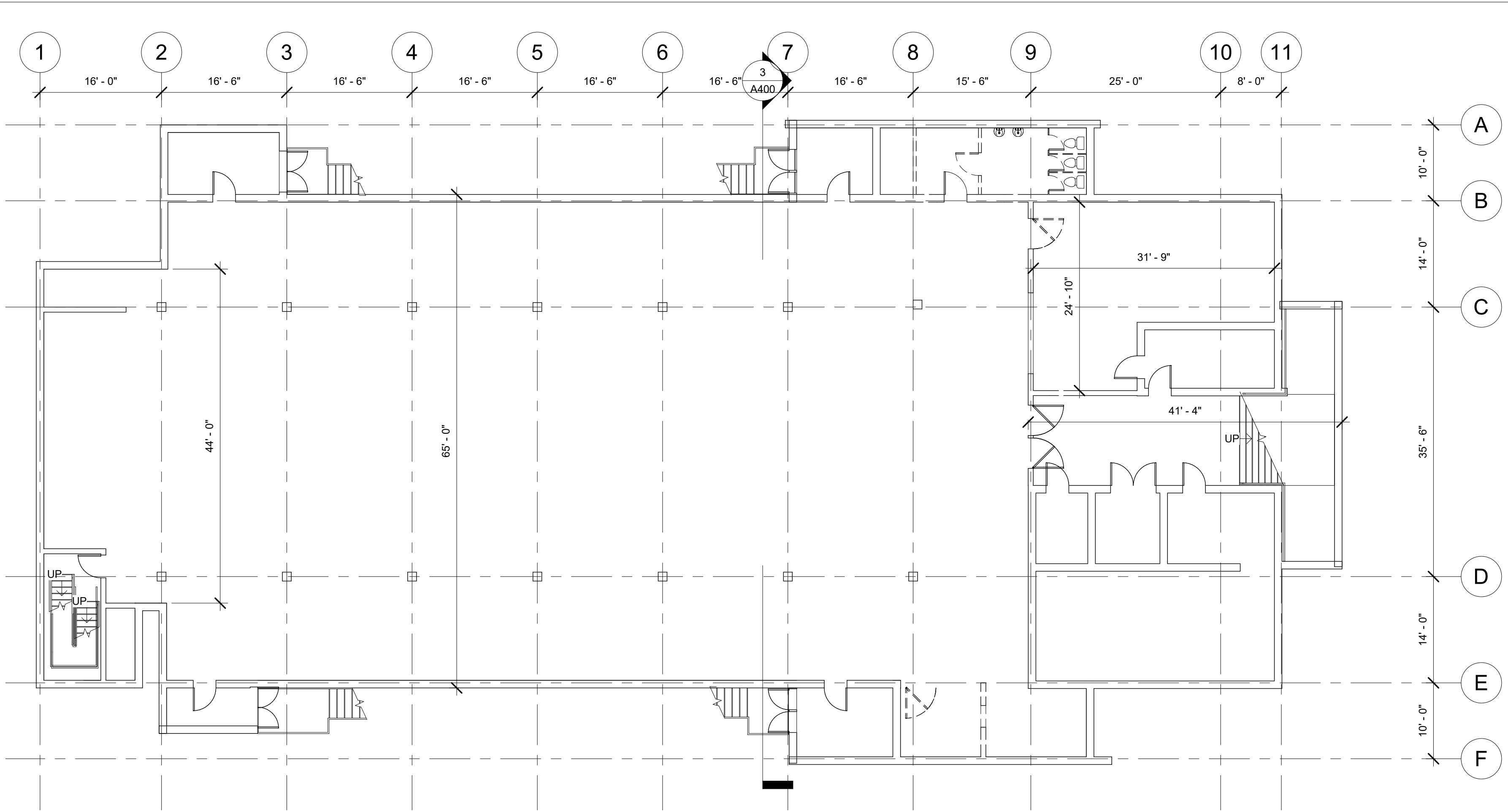
Date _____ Issue Date _____

Drawn by _____ Author _____

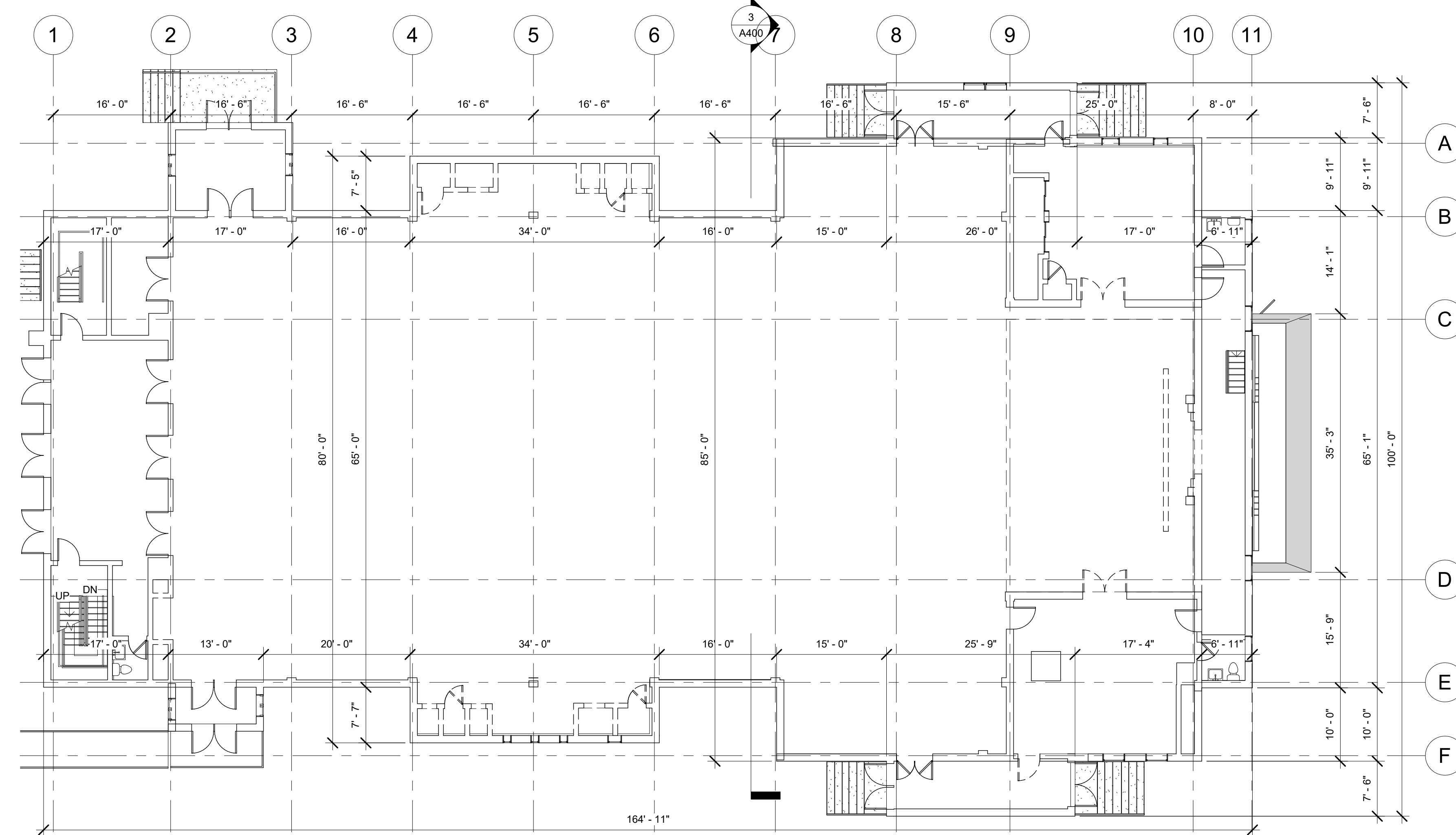
Checked by _____ Checker _____

A800

Scale _____



1 EXISTING BASEMENT PLAN
D100 SCALE: 3/32" = 1'-0"



2 EXISTING FIRST FLOOR
D100 SCALE: 3/32" = 1'-0"

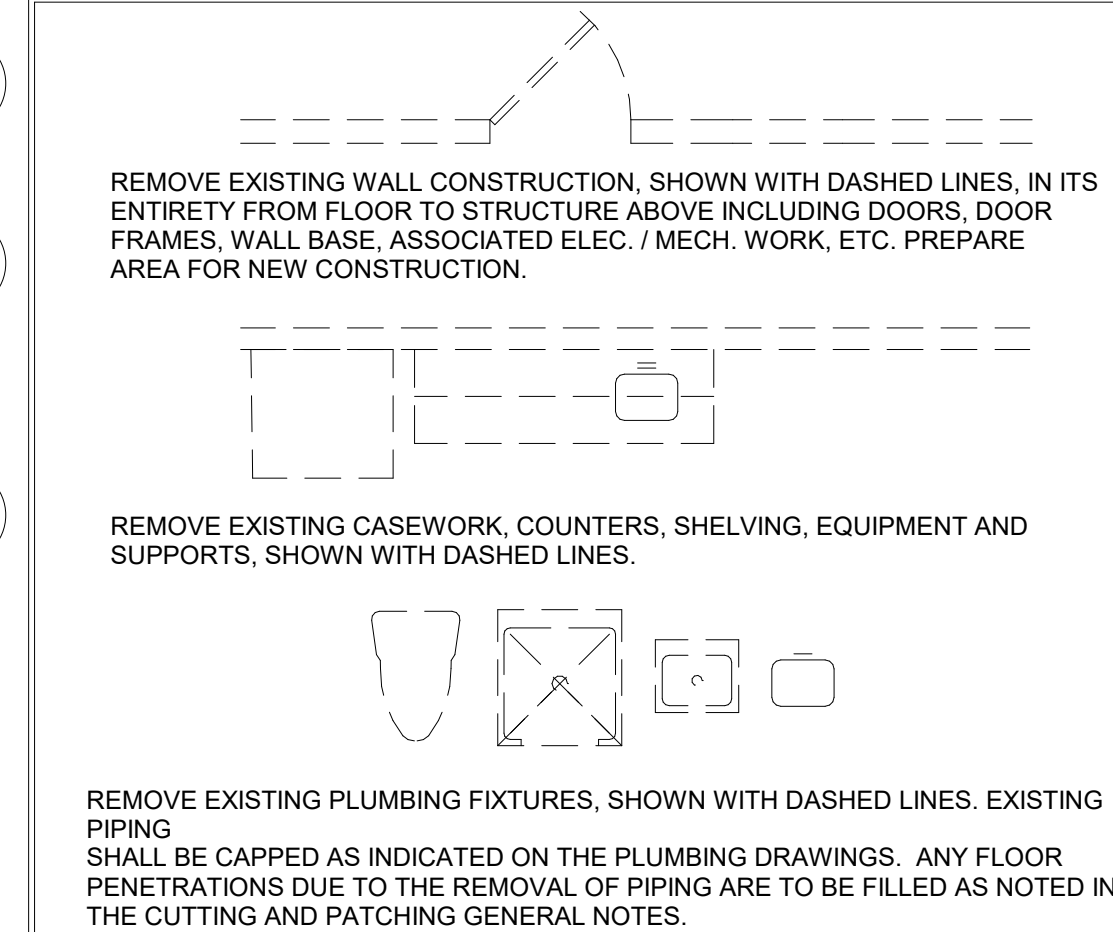
DEMOLITION GENERAL NOTES

1. DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. THE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS OF CONSTRUCTION AND EQUIPMENT WITHIN THE PROJECT AREA, INDICATED ON DEMOLITION PLAN, INCLUDING, BUT NOT LIMITED TO FLOOR MATERIAL, BASE, WALLS, CEILINGS, DOORS, DOOR FRAMES, CASEWORK, ELECTRICAL, MECHANICAL, PLUMBING FIXTURES AND SYSTEM, AS REQUIRED TO ALLOW FOR THE EXECUTION OF NEW WORK.
2. THE CONTRACTOR SHALL REMOVE ALL ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED PIPING, WIRING, HANGERS, SUPPORTS, PROJECTIONS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES, AND PATCH ALL HOLES TO MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.
3. THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NEW WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF A REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE REVIEWED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR FINISHES AND ADHESIVE DOWN TO THE CONCRETE SLAB, AND LEAVE FLOOR SMOOTH FOR NEW FINISH. THE CONTRACTOR SHALL OBSERVE MANUFACTURER'S REQUIREMENTS FOR SUB-FLOOR PREPARATION. TREATMENT OF EXISTING FLOOR FINISHES WITHIN AREAS OF DEMOLITION SHALL BE AS FOLLOWS:
 - A. CARPET: REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FLOOR FINISH.
 - B. VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR ASBESTOS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
 - C. CERAMIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL SURFACE TO RECEIVE NEW FINISHES.
5. THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, VINYL WALL COVERING, WALL BASE ETC. AT ALL EXISTING WALLS TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE, AND LEAVE WALL SURFACE SMOOTH TO RECEIVE NEW FINISHES.
6. THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK.
7. THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF NEW CEILINGS.
8. ALL PIPING WHICH BECOMES EXPOSED DURING THE ALTERATION WORK SHALL BE REMOVED AND REROUTED TO BE CONCEALED BEHIND FINISHED SURFACES.
9. EXISTING BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION.
10. COORDINATE WITH OWNER REGARDING THE REMOVAL AND/OR STORAGE OF EXISTING FURNITURE AND LAUNDRY APPLIANCES.
11. THE CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FOR THE DURATION OF DEMOLITION / CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FIRE RATED TEMPORARY PARTITIONS, AND COVERED WALKS TO MAINTAIN EGRESS AND SAFE PASSAGE FROM THE BUILDING TO THE PUBLIC WAY AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING IN THE SPACES BELOW OR ABOVE THE AREA OF DEMOLITION / CONSTRUCTION.
13. THE ARCHITECT AND OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION AND OR DEMOLITION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK SAFELY WITH THE REQUIRED CODES LOCAL STATE OR OSHA REGULATIONS

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE RENOVATED AND COMPARE THEM TO THE WORK TO BE PERFORMED ACCORDING TO THE PROPOSED WORK.
2. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN EXECUTING THE NEW WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OWNER AND HAS BEEN FURTHER SUPPLEMENTED WITH FIELD-MEASUREMENTS AND OBSERVATIONS. THE INFORMATION CONTAINED IN THESE DRAWINGS, WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE DOCUMENTS.
3. NO GUARANTEE IS MADE AS TO THE GENERAL CONDITIONS OF THE EXISTING BUILDING. THE CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY AFFECT THE NEW WORK, AND SHALL COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
4. THE CONTRACTOR SHALL FIELD-VERIFY THE EXISTING CONDITIONS AS THEY RELATED TO SPECIFIC PORTIONS OF THE WORK. VERIFICATION SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF TEN (10) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
5. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION AND EXTENT OF THE LIFE SAFETY SYSTEM (INCLUDING BUT NOT LIMITED TO SPRINKLER SYSTEM, SMOKE DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY THE NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODES REQUIREMENTS ARE SATISFIED.
6. THE AREAS ADJACENT TO THE PROJECT ARE CURRENTLY OCCUPIED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES WHICH MAY IMPEDE THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY ANY OCCUPANTS OF THE BUILDING OF ANY CONSTRUCTION ACTIVITIES WHICH MAY AFFECT THEM.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL IDENTIFY POINTS OF ACCESS TO THE BUILDING AND VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS, AND COMPONENTS INTO THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.
9. THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES. SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
10. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.
12. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

DEMOLITION LEGEND



- NOTE:**
- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION'S
 - NO MODIFICATIONS TO BEARING WALLS
 - FINISHED CEILING AND FINISHED FLOORING TO BE REMOVED

SITE SAFETY
It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

CUTTING AND PATCHING GENERAL NOTES

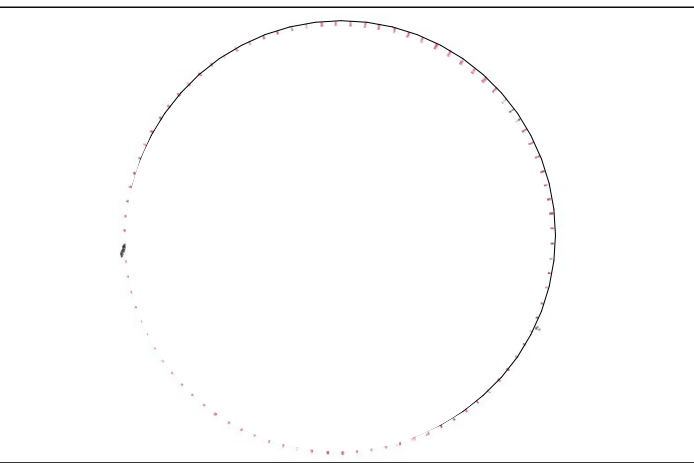
1. WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PERFORMED UNDER THIS CONTRACT THE CONTRACTOR SHALL PATCH, REPAIR AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.
2. WHERE EXISTING EXTERIOR WALL OR INTERIOR PARTITIONS ARE DAMAGED IN AREAS OF SELECTIVE DEMOLITION BY THE REMOVAL OF EXISTING WALLS / EXISTING FLOORING OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONCRETE SURFACES WITH A LATEX OR GYPCRETE LEVELING COMPOUND UNLESS SPECIFIED OTHERWISE TO PRODUCE A SMOOTH LEVEL SURFACE TO RECEIVE NEW FINISHES.
3. WHERE LEVEL CHANGES, HOLES, DEPRESSIONS, OR FORMED TRENCHES ARE UNCOVERED IN EXISTING CONCRETE SLAB BY THE REMOVAL OF EXISTING WALLS / EXISTING FLOORING OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONCRETE SURFACES WITH A LATEX OR GYPCRETE LEVELING COMPOUND UNLESS SPECIFIED OTHERWISE TO PRODUCE A SMOOTH LEVEL SURFACE TO RECEIVE NEW FINISHES.
4. WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM EXISTING WALL / PARTITION TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING / PENETRATION WITH MATERIALS THAT MATCH THE EXISTING CONSTRUCTION, OR AN UL-APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.
5. WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADJUSTMENT IN FINISH CEILING HEIGHT, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.
6. WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM ANY FLOOR OR ROOF ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATING.



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OWNER
Vision Academy Charter School

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 APPROVED AS IS
 APPROVED AS NOTED
CHECK (X) ONE BOX ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

716 EMERSON AVE -
SCHOOL

EXISTING CONDITIONS/
DEMO PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

D100

Scale As indicated

