# 716 Emerson Ave East Lansdowne, PA 19050

Existing School building. Proposed LEVEL 2 - Interior alterations to partial of basement, first floor, second floor and third floor. No work to the exterior facade. Windows to be replace in existing openings.

# **ARCHITECT**

# PLATO MARINAKOS, JR.

107 S 2ND STREET, FOURTH FLOOR PHILADELPHIA, PA 19106

**TEL**: (267)-866-0930 **TEL**: (267)-866-0931

#### **OWNER**

# Dr. Adam **Vision Academy Charter School**

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

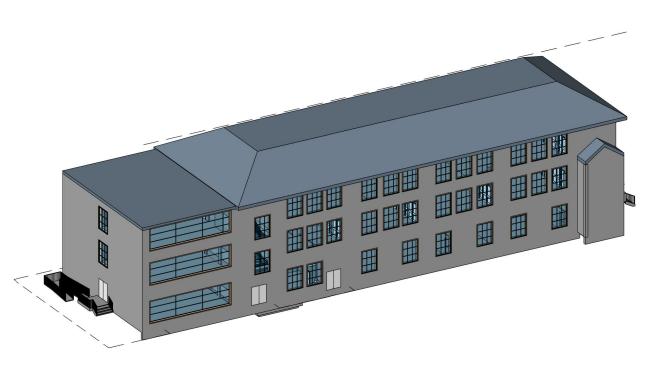
CONTRACTOR

TEL:

#### **STRUCTURAL**

SHEET SHEET NAME Sheet Issue Date A00 COVER SHEET SPECIFICATIONS CODE REVIEW BASEMENT - FIRST FLOOR 04/23/21 CODE REVIEW SECOND FLOOR - THIRD 04/23/21 A05 WALL & PARTITION TYPES A100 FLOOR PLANS FLOOR PLANS A101 04/23/21 REFLECTED CEILING PLANS REFLECTED CEILING PLANS 04/23/21 FRAMING PLAN 04/23/21 A400 SECTIONS ELEVATIONS 04/23/21 ELEVATIONS A700 DETAILS A701 DETAILS ADA - DETAILS A709 DETAILS A710 BATHROOM ELEVATIONS 5/27/2021 BATHROOM ELEVATIONS 5/27/2021 SCHEDULES & DIAGRAMS SCHEDULES 04/26/21 EXISTING CONDITIONS/ DEMO PLANS

EXISTING CONDITIONS/ DEMO PLANS



Note: This image is referential, for more detail see elevations.

**CODE ANALYSIS** 

BUILDING CODE 2015 OF PENNSYLVANIA

SYMBOL LEGEND

MECHANICAL CODE 2015 OF PENNSYLVANIA

EXISTING BUILDING CODE 2015 OF PENNSYLVANIA

ENERGY CONSERVATION CODE OF PENNSYLVANIA

N/A EXISTING BUILDING

INTERIOR ALTERATIONS

TO EXISTING BUILDING

FIRE EXTINGUISHER

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

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,

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

authorities. Please refer to OSHA website (www.osha.gov) for additional training

requirements are in place and followed, prior to, during, and after the

and/or site safety; including, but not limited to, osha construction safety

ensure that all site safety measures are in accordance with the governing

and information requirements for site safety compliance.

requirements, standard construction, job site safety, job site safety training of

**BUILDING CODE:** 

**USE GROUP:** 

**CONSTRUCTION TYPE:** 

**FIRE SUPPRESSION:** 

**SCOPE OF WORK:** 

**ROOM NAME** 

101 150 SF

ROOM INDICATION

A5.1

**DOOR SYMBOL** 

**INDICATION** 

SITE SAFETY

SECTION &

**ELEVATION** 

# 1 BASEMENT AREA PLAN

TIRST FLOOR AREA PLAN

**ABBREVIATIONS** 

ACOUSTICAL

**ADDITIONAL** 

**AGGREGATE** 

**ALTERNATE** 

APPLICABLE

ANCHOR

BETWEEN

BUILDING

**BEARING** 

BASEMENT

CABINET

CEILING

COMPOSITE

CONCRETE

CONTINUOUS

CARPET TILE

DOUBLE

DIAMETER

DIMENSION

DOWNSPOUT

DISHWASHER

**ELEVATION** 

ELECTRICAL

**ELEVATOR** 

**EACH WAY** 

EXISTING

**EXHAST FAN** 

**EXPANSION** 

FLOOR DRAIN INT

FIBERGLASS ROOF DECK

**FOUNDATIONS** 

FIRE RESISTANT

**GALVINIZED IRON** 

GYPSUM BOARD

**HOLLOW METAL** 

HORIZONTAL

HEAT PUMP

INSULATION

INTERIOR

INVERT

HOUR

HEIGHT

GYPSUM WALL BOARD

FRAME

FOOT

FOOTING

GAUGE

GENERAL

GLASS

GROUT

EQUAL

DETAIL

DOWN

DOOR

DETAIL

**CERAMIC TILE** 

**CONDENSER UNIT** 

CLEAR

**CEILING FAN** 

CENTER LINE

CONTROL JOINT

**CENTER TO CENTER** 

CONCRETE MASONRY UNIT

CARBON MONOXIDE DETECTOR PNTD

BLOCK

BEAM

BRICK

ADJUST, ADJACENT

ABOVE FINISH FLOOR

**ADHESIVE** 

ACOUSTICAL CEILING TILE

**ACOUS** 

BET

BRK

BSMT

CAB

CLR

CMU

COL

→ XXXXXX

X' - X"

**LEVEL** 

CONSTRUCTION

**COLUMN NUMBER** 

WINDOW NUMBER

X'-X"

<u>DIMENSIONS ARE TAKEN</u>

ROM/TO FINISH SURFAC

UNLESS OTHERWISE

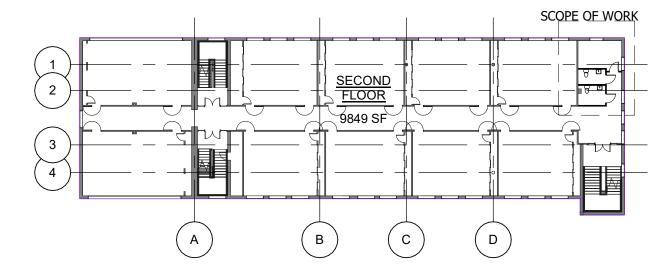
COMP

CONC

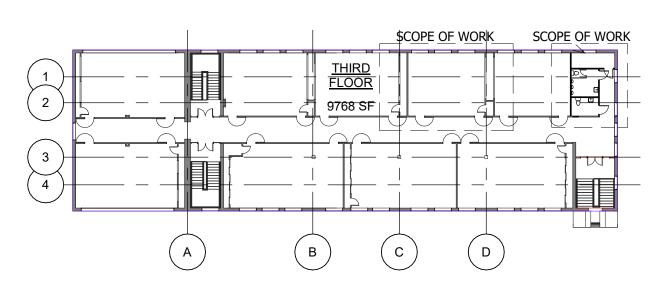
CONT

GEN

SCOPE OF WORK



3 SECOND FLOOR AREA PLAN A00 SCALE: 1/32" = 1'-0"



THIRD FLOOR AREA PLAN

# **PLATO**

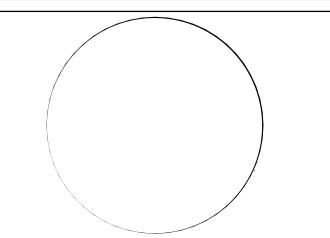
MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School

ISSUED BY:

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

# **GENERAL CONDITIONS**

JUNCTION BOX

JOINT

LT WT

MANUF

MAT

MAX

MIN

MTD

ОН

**PLAS** 

REC

REF

REINF

REQD

RES

RES

REV

RM

RO

SD

SEC

**SPEC** 

STD

STL

STOR

**STRCUT** 

STR

SUSP

TBD

TBS TELE

TEMP

TOF

TOP

TYP

UNFIN

UNO UR

UTIL

VCT

**VERT** 

**VWB** 

W/O

WD

SCHED

S-CONC

PLWD

LAMINATE

**MATERIAL** 

MAXIMUM

**MANHOLE** 

MINIMUM

**MOUNTED** 

ON CENTER

OPENING

PRECAST

**PLASTER** 

PAINTED

RADIUS

**PORCELAIN** 

**PROPOSED** 

**ROOF DRAIN** 

REFRENCE

RECESSED

REQUIRED

RESILIENT

RESISTANT

SANITARY

SCHEDULE

SECTION

SIMILAR

SQUARE

STEEL

STAIR

STANDARD

STORAGE

**STRUCTURE** 

SUSPENDED

SHEET VINYL

TELEPHONE

**TEMPORARY** 

THROUGH

TYPICAL

URINAL

UTILITY

VERTICAL

WITHOUT

WOOD

UNFINISHED

TO BE DETERMINED

TO BE SELECTED

TOP OF FOOTING

**TOP OF PARAPET** 

UNLESS OTHERWISE NO

VINYL COMPOSITE TILE

STACKED WASHER/DRY

**VENTILATION FAN** 

VINYL WALL BASE

WATER CLOSET

WATER HEATER

WATER RESISTANT

**REVERSE** 

ROOM

REFRIGIRATOR

REINFORCED

**ROUGH OPENING** 

**SEAL CONCRETE** 

**SPECIFICATIONS** 

STAINLESS STEEL

SMOKE DETECTOR

PLYWOOD

PLATE

PAINT

OPPOSITE

**MECHANICAL** 

LAVATORY

LIGHT WEIGTH

**MANUFACTURER** 

**NOT APPLICABLE** 

**OPPOSITE HAND** 

PRESSURE TREATED

**NOT IN CONTRACT** 

1.Project Name: 716 Emerson AveEast Lansdowne, PA 19050 2.Project Summary: Proposed Interior alterations to basement, first floor, second floor and third floor. No work to the exterior facade and windows to be updated

3. Current Code: EXISTING BUILDING CODE 2015 OF PENNSYLVANIA 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. Contactor 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 be 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

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 with work.

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

25. 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.

26. Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines. 27.Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits. 28. Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by

29. 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. 30.Design documents signed and sealed by an engineer and shop drawings are required for mechanical, plumbing, electrical systems, fire alarm, and fire protection systems to be submitted by the contractor.

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 manufactures' 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

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

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 parts 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 though 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 

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 prime contractor may be 46.No products containing asbestos or other hazardous material shall be installed on this project or used during the

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 manufactures 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.

APPROVED AS NOTED CHECK (X) ONE BOX CLIENT SIGNATURE 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** 

#### **COVER SHEET**

<b>A O O</b>	
cked by	Checker
vn by	Author
	05/01/2021
ect number	N/A

A00

As indicated

6/1/2021 5:09:01 PM

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 footings shall bear on undistrubed soil or engineered fill. Bottom of footing shall

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 maxim 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 horiztonal distance form 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 on 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.

#### 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" and ACI Code 301.347.

2.All concrete shall be ready mix and have the following characteristics:

be minimum of 3'-0" below finish grade or top of slab elevation, whichever is lower

A. 4000 psi minimum compressive strength at 28 days.

14. See Civil Engineer's Drawings for further specifications.

B. Minimum of 560 pounds cement per cubic yard.

C. Maximum water to cement ratio of 0.45. D. 6% 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 patios, 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 3", Bottom surfaces of slabs on grade is 3". Formed surfaces 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 slab the WWF reinforcement shall be located midway in the slab thickness. Lap splices 12". On grade slabs shall also be

protected with vapor barrier lapped 12" minimum at all seams.

6.All WWF shall be ASTM A185. Lap all WWF 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) should 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 horiztonal 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 5/8" 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 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

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 (f'm) 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 cells.

3.Fill CMU cells with solid concrete or grout at all units to receive expansion anchors or located directly below bearing walls, rears, 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 lintel over every opening greater that 16" Lintels shall be reinforced CMU bond beam with minimum 8" 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

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

drawings.

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 cost 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 9000 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.

framing details, connections, bracing, and bridging to conform to load criteria.

11.Beams with T/t 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 t 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,

18.Cold formed metal headers indicated on drawings are to be provided by manufacturer/suppplier 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

#### **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 2018 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, Amercian Wood Presevers Association Standards. 2.All Structural Lumber shall be Spruce Pine Fur #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. Install 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 2 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 2 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: Tyvex Commercial Wrap under most approved finishes or Tyvex Stucco Wrap under stucco finish

15. Finish Carpentry: running 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 galv. 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

Fb = 1,400 psi Ft = 950 psi Fcll = 1,100 psi Fcl = 345 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. 70. D)B.O.C.A. Code - latest edition.

18b.All point 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:

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 ijacks 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 certainteed accessory line or wood #2 or better. Wrap with vinyl 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 nailed to 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 joists 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 accomodate the pipes, ducts, vents, and block at 4'-0"

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 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 furred 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. Except as provided in item 4 above, firestopping shall consist of 2" nominal lumber, or 2 thicknesses 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. 31. Joists having a depth to thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or by

1x3 bridging nailed to the bottom of the joists at intervals not exceeding 10 ft. 32.Microlam (LVL) engineered beams and headers shall have the following minimum design properties: Fb = 2600 psi Fv = 285 psi E = 1,900,000 psi

33.Timberstrand (LSL) engineered ledgers, rim boards, joists, 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 I 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.

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"

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 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.TJIs must be installed in accordance with the "TJI Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be closely

#### **Section 7 Thermal and Moisture Protection**

across walkways.

1.The following specifications shall govern with modifications as specified: American Society of Heating, Refrigeration and Air Conditioning Engineering (ASHRAE) Handbook of

2.Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.

3.Aluminum flashing shall conform to ASTM B-209, and the minimum 0.016" thick standard building sheet of plain finish. 4.Galvanized steel flashing shall conform to ASTM A-526,0.20 percent copper 26 gauge(0.0179 ASTM A575 designated G 90 hot-dip galvanized phosphalized.

5.Back paint, flashing with bituminous paint where expected to be in contact with cementitious materials or dissimilar metal.

6.Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls exterior openings and elsewhere as required to provide watertight 7.Roof valley flashing shall be provided of not less than no.26 galvanized sheet gauge corrosion-resistant metal or copper and shall extend at least at least 11" from the center line

each way shall have the flow line formed as part of the flashing. A section of flashing shall have an end of not less than 4". 8.Building Insulation: Thermal insulation at masonry walls board type, thermal insulation at underside of roofs, over heated spaces and over soffits, blanket type, thermal insulation over unheated areas, blanket type, Acoustic insulation at interior partitions, sheet vapor retards.

9.Extruded polystyrene, rigid, ASTM C578, integral vapor retarder as required for application. R-15 minimum 10.Blanket/Batt Insulation:Glass fiber or mineral slag fiber,ASTM C 665, Type III (foil-scrim-kraft vapor-retrader membrane)R-30 minimum

11. Vapor Retarder(not intergral with Insulation) Type: Reinforced 2ply polyethylene,6 to 8 mils.

12. Accessories: Adhesive and mechanical anchors. Protection board, crack sealers and tapes. 13.Stucco finish 3 layers of stucco over approved substrate with glav. Metal lath

14.Roof Fully adhered EPDM 60 mil membrane 2 inch board insulation on stl deck typ 15.Flashing and Sheet Metal: Metal counter flashing and base flashing, Exterior wall flashing, built-in metal valleys, gutters and scuppers, guttered and downspouts, exposed metal trim and fascia units

16.Sheet metal accessories. Product: Extruded aluminum: 6063-T52, baked enamel,0.080 inches for primary leges of extrusion.; Fabricated Units: Compliance with SMACNA Architectural Sheet Metal Manual.; 17.Auxiliary Materials: Bituminous isolation coating,mastic and elastomeric sealants, reglets and metal accessories,gutter and conductor head guards, asphaltic roof cement.

18.Joint Sealers: joints sealers at interior and exterior vertical and horizontal joints; Products, Silicone Sealants, Type and Application: One part nonacid-curing silicone sealant, ASTM C920, for vertical and horizontal joints, modulus as required for application, exterior and interior use, one part mildew resistant silicone sealant, ASTM C 920, for sanitary applications, interior use; Compression seals Type: Performed hollow neoprene gasket, ASTM D 2628, for wide joints in vertical surfaces. 19.Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrace of rain. The net free ventilating

area shall not be less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent if at least 50% of the required ventilating area is provided by ventilators located in the upper eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. 20. Provide and install 3 1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-13 in all exterior stud walls and garage/living space walls unless noted

21. Provide and install 9" thick kraft faced glass fiber batt insulation with an insulation-only value of R-30 in roof or ceiling unless noted otherwise. 22. Provide and install 1" thick rigid foam plastic insulation board with a minimum insulation-only value of R-5 in accordance with manufacturer instructions where shown on drawings.

23. Provide and install batt insulation at window shim places. 24. Fit insulation tight within spaces and tight to and behind mechanical and electrical services within the plane of insulation. Leave no gaps or voids. 25.Install type 15 felt (per "UL" standard spec 55A Rev. October 1975) under exterior trim and siding. Apply so as to form a watertight membrane. Overlap each course below 2"

minimum at horizontal joints and 6" vertical joints. 26.Provide sealants and chaulking meeting applicable specifications where shown on the drawings and elsewhere as required to provide a positive barrier against moisture and passage of air.

27. Provide and install 3 1/2" thick batt insulation at mechanical closet walls and ceilings. 28. Provide and install a 6 mil. polyethylene vapor barrier complying with ASTM D 2103 where shown on drawings.

29. Provide damproofing or waterproofing to all walls below grade. Covered specifications approved with soils engineer. Application shall be manufacturer's instructions. 30. Roofing shall be 235# fiberglass shingles. Shingles shall be fastened according to manufacturer's instructions but not less than two (2) nails per each shingle. Provide and install one layer of 15 lb. building felt under shingles. Color and style by owner. 31. Gutters and downspouts to be style "k" (OGEE), 0.32 prefinished aluminum, Provide splash blocks at bottom of downspouts, Runoff shall be directed away from building and not

#### 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 jalousies; 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 teh 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 squaure 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.

3.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 hardboard; Fitting and Finish: Factory-prefit and pre-machine doors, Opaque factory finish, AWI finish System No. 9 (catalyzed lacquer) 8. Exterior Doors: Economy grade 1 3/8inch thick painted steel.

9. Rail solid wood louvered doors, size as indicated on drawings. 10. Bifolding 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 butts: Full-mortise type with

nonremovable pins at exterior doors, Closers: Door control, and exit device: Low frequency, Pivots: offset or 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 Schalage or Owner approved equal. Section 9 Finishes

.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 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 is 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.Interior 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 MFGR. 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 organtic adhesive in compliance with ANSI A136.1, using type 1 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 required, 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

Sections 15 and 16 Mechanical & Plumbing and Electrical .Not In Architectural Contract Owner will have sub-contractor provide design documents and specifications

framing phase(s). Contractor responsible for all required permits.

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

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.

4. Electrical contractor to verify that the existing service can support new design loads as designed, provide new 200 amp service in new construction

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.

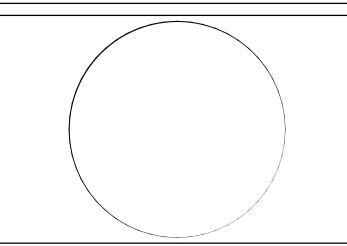
**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter

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

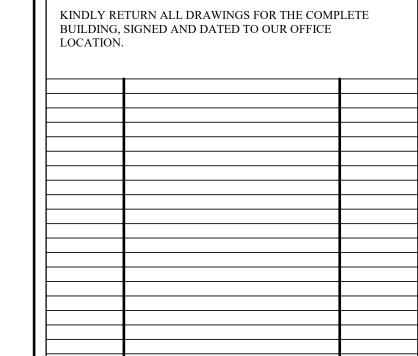
School

APPROVED AS NOTED **CHECK (X)** ONE BOX ONLY

DATE

NAME (PLEASE PRINT)

**CLIENT SIGNATURE** 



#### 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

# **SPECIFICATIONS**

Date 05/01/2021 Drawn by Author Checked by Checker 12" = 1'-0"

N/A

Project number

CLASSROOM SCHEDULE first floor OCCT. LOAD								
Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments		
FIRST FLO	OR							
108	CLASSROOM	542 SF	25	21.672586	22			
104	CLASSROOM	628 SF	25	25.118119	26			
113	CLASSROOM	725 SF	25	28.997817	29			
101	CLASSROOM	748 SF	25	29.935093	30			
111	Stem LA CLASSROOM	823 SF	25	32.912694	33			
103	SCIENCE CLASSROOM	832 SF	25	33.274941	34			
TOTAL		4298 SF	•	•	174	•		

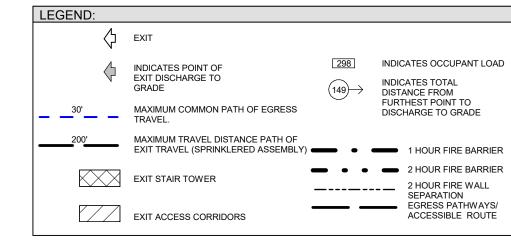
BUILDING CONSTRUCTION DATA:

#### **GENERAL NOTES:**

1. EXISTING BUILDING 2. OCCUPANCY FOR ALL SPACES CLASSIFIED AS Educational Group E 3. ALL SPACES AND ROUTES WITHIN ADDITIONS AND

RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA ON THE FIRST FLOOR. SYMBOL DENOTES ACCESSIBLE BUILDING ENTRANCES.
4. ALL OCCUPANT LOADS CALCULATED PER TABLE 5. ALL CORRIDORS 44" MINIMUM WIDTH. ALL EXIT DOORS 36" MINIMUM.
 ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION.

\*Fire Rating 2HR - Stairs Shaft \*The wall between the East and West Building will be fire \*A visible alarms activated will be required throughout all the \*An automatic smoke detection system will be required throughout all the units.
\*Luminous egress path markings delineating the exit path shall



SECTION 1009: ACCESSIBLE MEANS OF EGRESS

SECTIONS 1009.3.1 THROUGH 1009.3.3. 1009.3.1 EXIT ACCESS STAIRWAYS

MINIMUM BETWEEN HANDRAILS.

CHAPTER 11: ACCESSIBILITY

1009.3 STAIRWAYS:
IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL COMPLY WITH

EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF

EXCEPTION: EXIT ACCESS STAIRWAYS PROVIDING MEANS OF EGRESS FROM MEZZANINES ARE PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS.

1009.3.2 STAIRWAY WIDTH STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES (1219 MM)

SECTION 1010: DOORS, GATES AND TURNSTILES

1010.1.5 FLOOR ELEVATION:

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE

HORIZONTAL (2-PERCENT SLOPE). ION 1017: EXIT ACCESS TRAVEL DISTANCE

SECTION 1020: CORRIDORS
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

1017.2 EXIT ACCESS TRAVEL DISTANCE GROUP E WITHOUT SPRINKLERS: 200 FEET

SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR

CCUPANCY E WITHOT SPRINKLERS: 1 HOUR

TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD
OCCUPANT LOAD 1-500: REQUIRING (2) MINIMUM NUMBER
OF EXITS PER STORY

RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 OR MORE STORIES AND 1 HOUR WHERE

SECTION 1022.1 VERTICAL EXIT ENCLOSURES
EXIT ENCLOSURES SHALL HAVE A FIRE RESISTANCE

CONNECTING LESS THAN 4 STORIES.

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING
FIXTURES

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS

OCCUPANCY USE GROUP EDUCATIONAL

OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE

LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS

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

#### CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE

<u>SECTION 305:</u> Educational Group E Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through

#### CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND

SECTION 420:

420.1 GENERAL: OCCUPANCIES IN GROUPS I-1, R-1, R-2, R-3, AND R-4 SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND OTHER APPLICABLE PROVISIONS OF THIS CODE 420.2 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS
FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN

ACCORDANCE WITH SECTION 708. 420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE

# CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS TABLE 504.3 AND 504.4: ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORIES ABOVE GRADE PLANE. GROUP E, CONSTRUCTION TYPE IIIA

SECTION 504: BUILDING HEIGHT AND NUMBER OF STORIES

504.1 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 SPRINKLES 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 1510.2.4. 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 (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 = 23580

ABOVE GRADE PLANE

506.3 FRONTAGE INCREASE:
BUILDING FRONTAGE INCREASE CALCULATION: NORTH:181'-9" EAST:59'-2" SOUTH:181'-9" WEST:53'9" TOTAL FRONTAGE(F) 476 FT 5IN. PERIMETER (P) 476 FT 5IN WIDTH OF OPEN SPACE (W): AREA INCREASE FACTOR DUE TO FRONTAGE,  $I_F$ =

SECTION 506.3 - AUTOMATIC SPRINKLER SYSTEM INCREASE BUILDINGS
EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. THE
AREA LIMITATION IN TABLE 503 IS PERMITTED TO INCREASE BY AN ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY

#### CHAPTER 6: TYPES OF CONSTRUCTION TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS CONSTRUCTION TYPE IIB

STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES): 1 HOUR 2HOUR 1 HOUR INTERIOR ELEMENTS: BEARING WALLS (INTERIOR): NON BEARING WALLS (INTERIOR FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS):1 HOUR ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUF INCIDENTAL USES: PROVIDE SPRINKLER CONTROL AREAS:

#### CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES SECTION 705: EXTERIOR WALLS

PE I AND II CONSTRUCTION:
PROJECTIONS FROM WALLS OF TYPE I OR II CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIAL AS ALLOWED BY SECTIONS 705.2.3.1 AND 705.2.4.

MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: N/A

SECTION 706: FIRE WALLS

TABLE 706.4: FIRE WALL FIRE-RESISTANCE RATINGS FOR OCCUPANCY GROUP R-2, 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 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

SECTION 716: OPENING PROTECTIVES PENING PROTECTIVE FIRE-PROTECTION RATINGS 2 HOUR FIRE WALLS

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 B, E, M, R-1 WITH NONSPRINKLERS
VERTICAL EXITS & PASSAGEWAYS:A

#### EXIT ACCESS CORRIDORS: B ROOMS & ENCLOSED SPACES: C

#### CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

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 R-1 OCCUPANCIES: 1. 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 THE 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 VIEL 1.

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.

907.2.8.2 AUTOMATIC SMOKE DETECTION SYSTEM:

AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE THROUGHOUT ALL INTERIOR CORRIDORS SERVING SLEEPING UNITS. EXCEPTION: AN AUTOMATIC SMOKE DETECTION SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING SLEEPING UNITS AND WHERE EACH SLEEPING UNIT HAS A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXIT OR TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO AN EXIT

907.2.8.3 SMOKE ALARMS: SINGLE-AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INTALLED IN ACCONDANCE 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 RELEVANT TO THE DESIGN.

909.12.3.2. PASSIVE METHOD: PASSIVE SMOKE CONTROL SYSTEMS

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

#### CHAPTER 10: MEANS OF EGRESS SECTION 1004: OCCUPANT LOAD:

<u>TION 1004:</u> OCCUPANT LOAD: <u>TING FROM MULTIPLE LEVELS</u> 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

# SECTION 1005: MEANS OF EGRESS SIZING 1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD: EGRESS WIDTH PER OCCUPANT SERVED

STAIRWAYS 0.3"/OCCUPANT
OTHER EGRESS 0.2"/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 ANYPOSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-

HALF.

SECTION 1008: MEANS OF EGRESS ILLUMINATION

1008.2 ILLUMINATION REQUIRED

THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL

BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY

THE MEANS OF EGRESS IS OCCUPIED.

EXCEPTION: DWELLING UNITS AND SLEEPING UNITS IN GROUPS

R-1, R-2, AND R-3.

R-1, R-2, AND R-3.	_		_	
EXIT STAIR #1		EXIT STAIR #2		EXIT STAIR #3
EGRESS WIDTH: 60"		EGRESS WIDTH: 60"		EGRESS WIDTH: 60"
CAPACITY: 200 OCCUPANTS		CAPACITY: 200 OCCUPANTS		CAPACITY: 200 OCCUPANTS
ACTUAL: 200 OCCUPANTS		ACTUAL: 200 OCCUPANTS		ACTUAL: 200 OCCUPANTS

#### CHAPTER 10: MEANS OF EGRESS

CCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)  Location Floor Area + Sq. Ft./ person = Occt. loads		NUMBER OF EXIT	NTS (1005.3.1, 1005.3.2)		
		LOCATION	cupant)	ON REQUIRED	
ATION	AREA	OCCT. LOAD	STAIR 1	nch	1 YES
ENT	556 SF.		STAIR 2	nch	2 YES
	9497 SF.		STAIR 3	200 people	3 YES
D	9556 SF.		0.70	200 people	120
	9477 SF.			200 people	



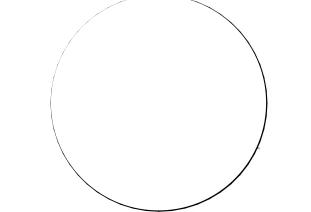
**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School





APPROVED AS IS

DATE

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

CLIENT IS REQUIRED TO

APPROVED AS NOTED CHECK (X) ONE BOX

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

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

#### 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 **BASEMENT - FIRST**

**FLOOR** Project number 05/01/2021

A04.1

As indicated

Author

Checker

Drawn by

CLASSROOM SCHEDULE Second floor OCCT. LOAD								
Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments		
SECOND F	LOOR							
212	CLASSROOM	524 SF	25	20.972081	21			
203	CLASSROOM	525 SF	25	21.008931	22			
209	CLASSROOM	529 SF	25	21.165875	22			
210	CLASSROOM	551 SF	25	22.051744	23			
205	CLASSROOM	552 SF	25	22.090491	23			
211	CLASSROOM	560 SF	25	22.386852	23			
204	CLASSROOM	561 SF	25	22.426188	23			
206	CLASSROOM	562 SF	25	22.494068	23			
214	CLASSROOM	725 SF	25	28.988494	29			
201	CLASSROOM	744 SF	25	29.779389	30			
TOTAL	•	5834 SF	•	•	239			

			Occupancy	Occupancy	Occupancy	
Number	Name	Area	factor	load d	load	Commen
THIRD FLO	OR					
307	CLASSROOM	530 SF	25	21.195326	22	
305	CLASSROOM	538 SF	25	21.529581	22	
303	CLASSROOM	581 SF	25	23.259321	24	
304	CLASSROOM	585 SF	25	23.388773	24	
314	CLASSROOM	726 SF	25	29.051141	30	
301	CLASSROOM	741 SF	25	29.639276	30	
311	CLASSROOM	750 SF	25	30.007685	31	
310	CLASSROOM	770 SF	25	30.789626	31	
312	CLASSROOM	789 SF	25	31.577586	32	
TOTAL	<u>'</u>	6011 SF	•	•	246	

#### BUILDING CONSTRUCTION DATA:

1. EXISTING BUILDING 2. OCCUPANCY FOR ALL SPACES CLASSIFIED AS Educational Group E

3. ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA

ON THE FIRST FLOOR.

SYMBOL DENOTES ACCESSIBLE BUILDING ENTRANCES.
4. ALL OCCUPANT LOADS CALCULATED PER TABLE 5. ALL CORRIDORS 44" MINIMUM WIDTH. 6. ALL EXIT DOORS 36" MINIMUM.
7. ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION. 8. EGRESS FROM FIRST FLOOR DOES NOT PASS

Note:
\*Fire Rating 2HR - Stairs Shaft \*The wall between the East and West Building will be fire barriers.
\*A visible alarms activated will be required throughout all the building.
\*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 marking.

√
j EXIT INDICATES OCCUPANT LOAD INDICATES POINT OF EXIT DISCHARGE TO INDICATES TOTAL DISTANCE FROM FURTHEST POINT TO MAXIMUM COMMON PATH OF EGRESS DISCHARGE TO GRADE MAXIMUM TRAVEL DISTANCE PATH OF 1 HOUR FIRE BARRIER EXIT STAIR TOWER SEPARATION \_\_\_\_\_ EXIT ACCESS CORRIDORS ACCESSIBLE ROUTE

SECTION 1009: ACCESSIBLE MEANS OF EGRESS 1009.3 STAIRWAYS: IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF

STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF

STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES (1219 MM)

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

NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

OCCUPANCY F WITHOT SPRINKLERS: 1 HOUR

RATING OF NOT LESS THAN 2 HOURS WHERE

CONNECTING LESS THAN 4 STORIES.

CHAPTER 29: PLUMBING SYSTEMS
TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING

OCCUPANCY USE GROUP EDUCATIONAL

**CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS** 

OCCUPANT LOAD 1-500: REQUIRING (2) MINIMUM NUMBER

CONNECTING 4 OR MORE STORIES AND 1 HOUR WHERE

017.2 EXIT ACCESS TRAVEL DISTANCE
GROUP E WITHOUT SPRINKLERS: 200 FEET

<u>ECTION 1017:</u> EXIT ACCÈSS TRAVEL DISTANCE

OF EXITS PER STORY

CHAPTER 11: ACCESSIBILITY

LANDINGS. WHICH ARE PERMITTED TO HAVE A SLOPE

EGRESS, A STAIRWAY BETWEEN STORIES SHALL COMPLY WITH

EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME

EXCEPTION: EXIT ACCESS STAIRWAYS PROVIDING MEANS OF

EGRESS FROM MEZZANINES ARE PERMITTED AS PART OF AN

SECTIONS 1009.3.1 THROUGH 1009.3.3.

1009.3.1 EXIT ACCESS STAIRWAYS

ACCESSIBLE MEANS OF EGRESS. 1009.3.2 STAIRWAY WIDTH

MINIMUM BETWEEN HANDRAILS.

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

#### CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE

SECTION 305; Educational Group E

Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through

# CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND

SECTION 420:
SECTION 420:
420.1 GENERAL: OCCUPANCIES IN GROUPS I-1, R-1, R-2, R-3, AND R-4 SHALL
COMPLY WITH THE PROVISIONS OF THIS SECTION AND OTHER
APPLICABLE PROVISIONS OF THIS CODE 420.2 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME

BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. 420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES
SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER
OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL
BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE

# CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS TABLE 504.3 AND 504.4: ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORIES ABOVE GRADE PLANE. GROUP E, CONSTRUCTION TYPE IIIA

SECTION 504: BUILDING HEIGHT AND NUMBER OF STORIES 504.1 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 SPRINKLES SYSTEM INSTALLED THROUGHOUT THE

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 1510.2.4. 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 (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 = 23580

INCIDENTAL USES:

PROVIDE SPRINKLER

WITH SECTION 711.

506.3 FRONTAGE INCREASE:
BUILDING FRONTAGE INCREASE CALCULATION: NORTH:181'-9" EAST:59'-2" SOUTH:181'-9" WEST:53'9" TOTAL FRONTAGE(F) 476 FT 5IN. PERIMETER (P) 476 FT 5IN

WIDTH OF OPEN SPACE (W): AREA INCREASE FACTOR DUE TO FRONTAGE, I<sub>f</sub> = SECTION 506.3 - AUTOMATIC SPRINKLER SYSTEM INCREASE BUILDINGS
EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. THE
AREA LIMITATION IN TABLE 503 IS PERMITTED TO INCREASE BY AN

#### ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE

#### CHAPTER 6: TYPES OF CONSTRUCTION TABLE 601: FIRE RESISTANCE RATING REQUI CONSTRUCTION TYPE IIB

EXTERIOR WALLS: BEARING WALLS (INTERIOR) 0 HOUR FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS):1 HOUR ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR

#### CONTROL AREAS: MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: N/A

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TYPE I AND II CONSTRUCTION:
PROJECTIONS FROM WALLS OF TYPE I OR II CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIAL AS ALLOWED BY SECTIONS 705.2.3.1 AND 705.2.4. SECTION 706: FIRE WALLS
TABLE 706.4: FIRE WALL FIRE-RESISTANCE RATINGS

FOR OCCUPANCY GROUP R-2, 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 2 HOUR FIRE WALLS

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 0-450 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450 TABLE 803.13: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

#### VERTICAL EXITS & PASSAGEWAYS:A EXIT ACCESS CORRIDORS: B ROOMS & ENCLOSED SPACES: C

#### CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS 907.2.8.1 MANUAL FIRE ALARM SYSTEM: A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT

B, E, M, R-1 WITH NONSPRINKLERS

NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-1 OCCUPANCIES: 1. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS 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 1HR 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

SECTION 1020: CORRIDORS
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING 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. TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD 2.2 THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW. 2.3. NOT FEWER THAN ONE MANUAL FIRE ALARM BOX IS SECTION 1022.1 VERTICAL EXIT ENCLOSURES
EXIT ENCLOSURES SHALL HAVE A FIRE RESISTANCE INSTALLED AT AN APPROVED LOCATION.

907.2.8.2 AUTOMATIC SMOKE DETECTION SYSTEM:
AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE THROUGHOUT ALL INTERIOR CORRIDORS SERVING EXCEPTION: AN AUTOMATIC SMOKE DETECTION SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING SLEEPING UNITS AND WHERE EACH SLEEPING UNIT HAS A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXIT OR TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO AN FXIT

907.2.8.3 SMOKE ALARMS: SINGLE-AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INTALLED IN ACCONDANCE 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 RELEVANT TO THE DESIGN 909.12.3.2. PASSIVE METHOD: PASSIVE SMOKE CONTROL SYSTEMS ACTUATED BY APPROVED SPOT-TYPE DETECTORS USED FOR

RELEASING SERVICE SHALL BE PERMITTED.

# <u>ION 1004;</u> OCCUPAN I LOAD: <u>NG FROM MULTIPLE LEVELS</u> WHERE EXITS SERVE MORE THAN ONE FLOOR, ONLY THE

SECTION 1004: OCCUPANT LOAD:

OCCUPANT LOAD OF EACH FLOOR CONSIDERED INDIVIDUALLY SHALL BE USED IN COMPUTING THE REQUIRED CAPACITY OF THE SECTION 1005: MEANS OF EGRESS SIZING
1005:3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD:
EGRESS WIDTH PER OCCUPANT SERVED

# STAIRWAYS 0.3"/OCCUPANT OTHER EGRESS 0.2"/OCCUPANT

1005.7.1 DOOR ENCROACHMENT
DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED

#### SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. SECTION 1008: MEANS OF EGRESS ILLUMINATION 1008.2 ILLUMINATION REQUIRED THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL

BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. EXCEPTION: DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2, AND R-3.

R-1, R-2, AND R-3.		
EXIT STAIR #1	EXIT STAIR #2	EXIT STAIR #3
EGRESS WIDTH: 60"	EGRESS WIDTH: 60"	EGRESS WIDTH: 60"
CAPACITY: 200 OCCUPANTS	CAPACITY: 200 OCCUPANTS	CAPACITY: 200 OCCUPANTS
ACTUAL: -	ACTUAL: -	ACTUAL: -

#### CHAPTER 10: MEANS OF EGRESS

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

Location Floor Area + Sq. Ft./ person = Occt. loads LOCATION OCCT. LOAD 9556 SF

CAPACITY OF EGI	RESS COMPONENTS (1005.3.1, 1005.3.2)	NUMBER OF EXITS/EXIT ACCESS (1006			
Eg	ress width (inch/occupant)	LOCATION	REQUIRED	_	
Stairways	.3 per inch	STAIR 1	YES		
Other Egress compo	onente 3 per inch				

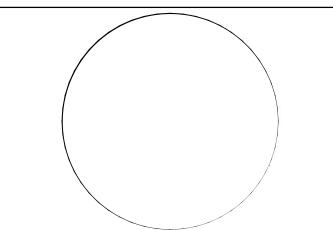
**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School





APPROVED AS IS

DATE

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 NOTED

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

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

#### 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 SECOND FLOOR - THIRD FLOOR

Project number Date 05/01/2021 Drawn by Author Checked by Checker

A04.2

As indicated

6/1/2021 5:09:07 PM

SHOWN

ON PLAN ON PLAN

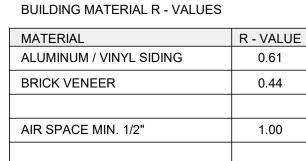
ON PLAN

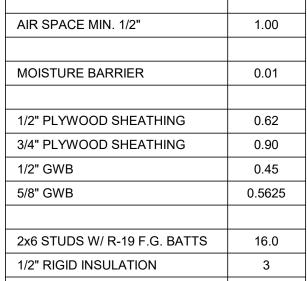
# PARTITION TYPES

5

0.68

0.17



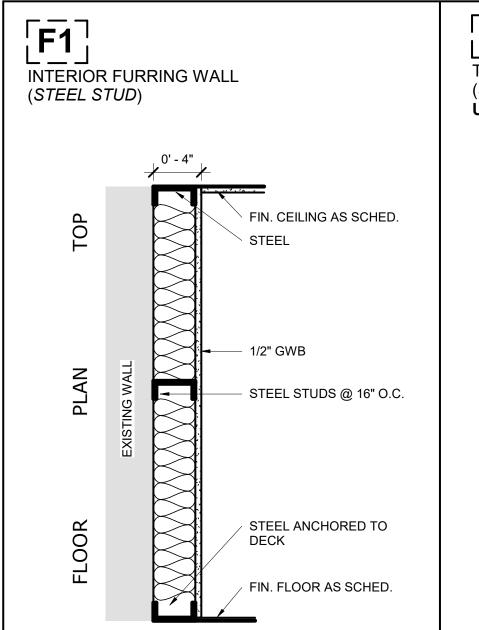


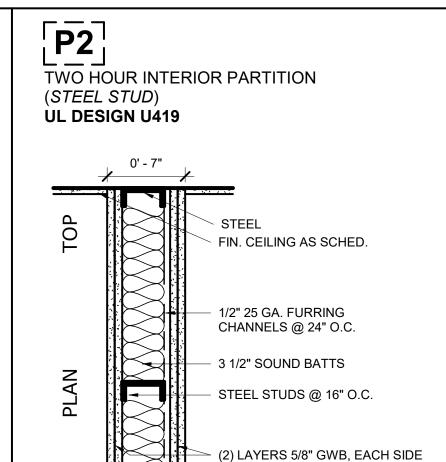
1" RIGID INSULATION

INSIDE AIR FILM

**OUTSIDE AIR FILM** 

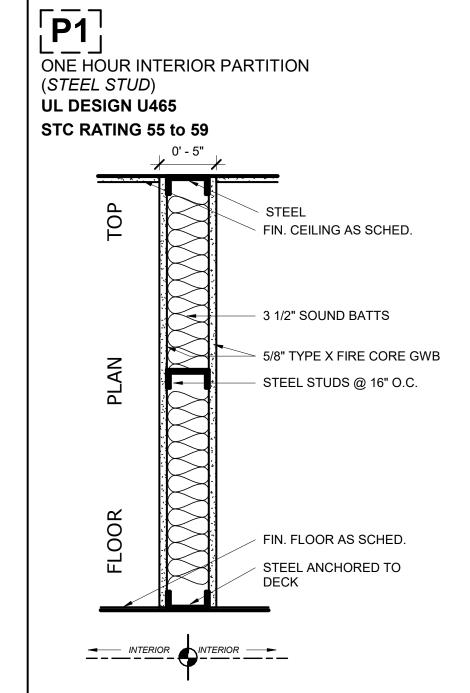
INSIDE AIR FILM	0.61
OUTSIDE AIR FILM	0.17
2x4 JOISTS W/ R-15 F.G. BATTS	13.0
2x12 JOISTS W/ R-38 F.G. BATTS	35.55
2x4s LAID FLAT FOR VENTILATION	1.18





FIN. FLOOR AS SCHED.

STEEL ANCHORED TO



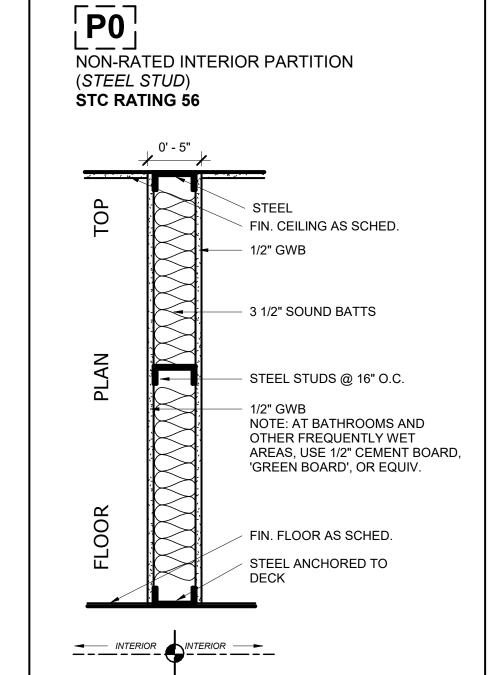




TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT®

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT <sup>b</sup> <i>U</i> -FACTOR	GLAZED FENESTRATION SHGC <sup>b, e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT <sup>©</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>©</sup> WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 <sup>h</sup>	8/13	19	5/13 <sup>f</sup>	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 <sup>h</sup>	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 <sup>h</sup>	13/17	30 <sup>9</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5h or 13+10h	15/20	309	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5h or 13+10h	19/21	38 <sup>9</sup>	15/19	10, 4 ft	15/19

NR = Not Required. For SI: 1 foot = 304.8 mm.

a R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table. b.The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

c "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement

wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

d.R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

f.Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1

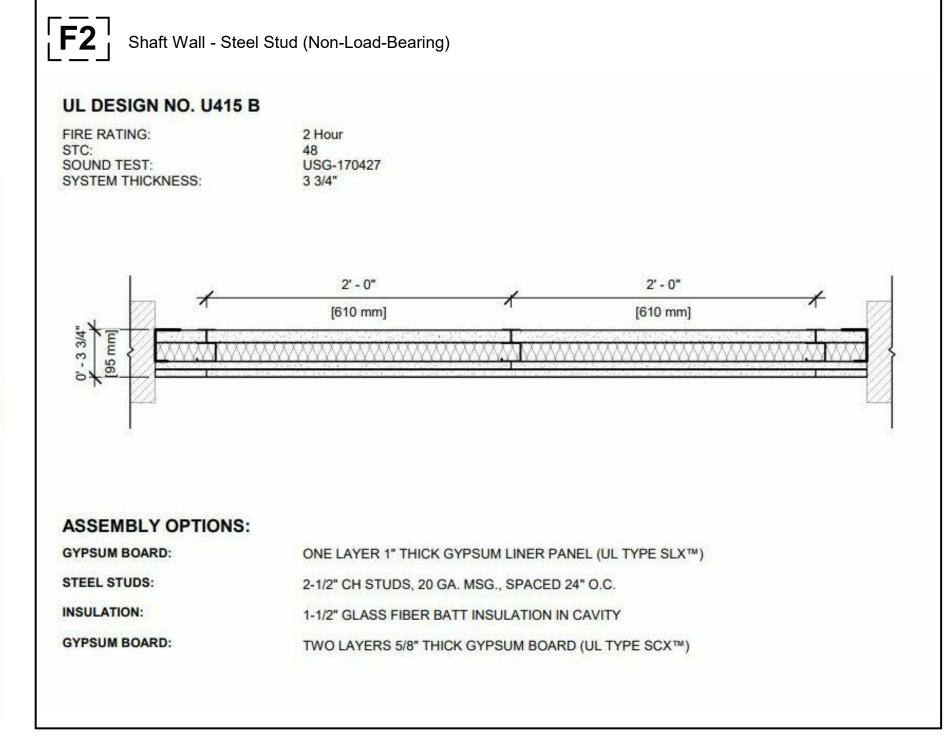
f.basement wait insulation is not required in warm-humid locations as defined by Figure R301.1 and Table Fig.Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

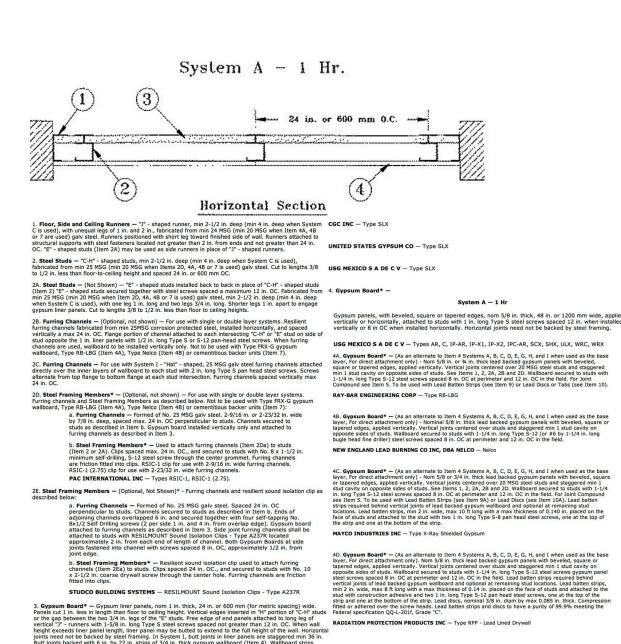
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

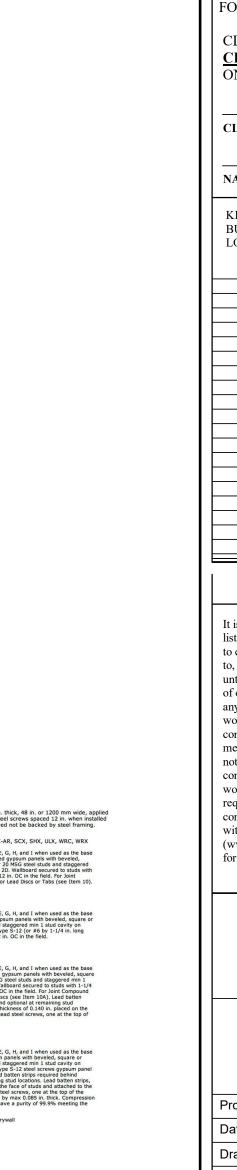
(Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

i.Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT.







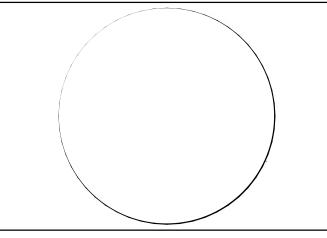


PLATO MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street 4th Floor

Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



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

DATE

CLIENT SIGNATURE

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

# WALL & PARTITION TYPES

Project number N/A

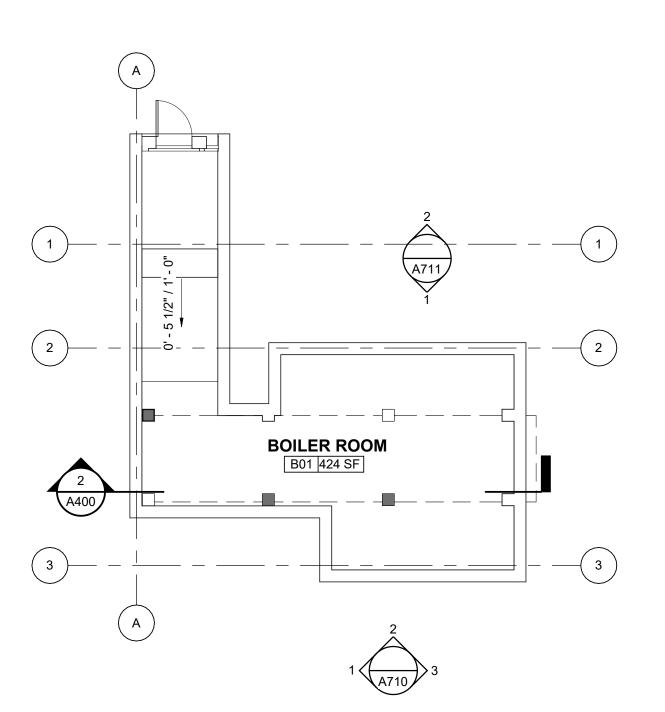
Date 05/01/2021

Drawn by Author

Checked by Checker

A05

1 1/2" = 1'-0"



NOTE

- \* SMART BOARDS IN EACH CLASSROOM
- \* SHELVES IN EACH CLASSROOM
- \* GUARDRAIL TO BE MODIFIED -3'6" IN EACH STAIRS - OPENINGS MUST BE LESS THAN 19 INCHES.
- \* REVIEW DEMO PLANS
- \* FIX / ADD BATHROOMS
- \* ADD RAMPS
- \*ADD SERVER

PLATO STUDIO

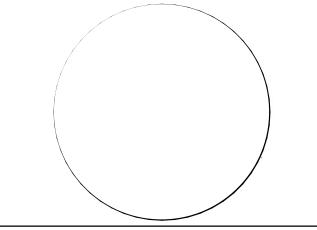
> PLATO MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School





DATE

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

7

CLIENT SIGNATURE

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

#### **FLOOR PLANS**

Project number

Date

Drawn by

Checked by

A100

1/8" = 1'-0"

05/01/2021

Author Checker

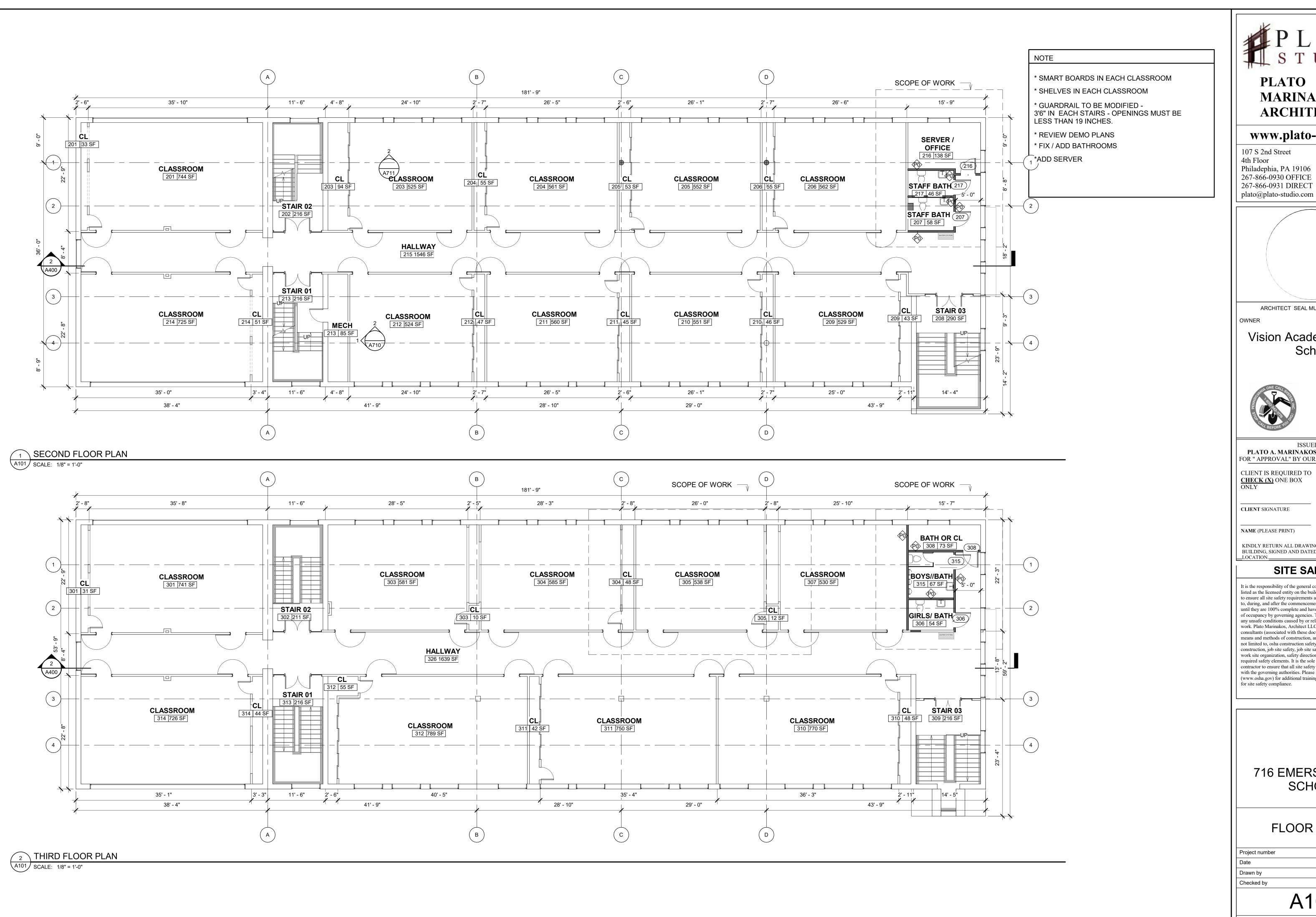
INSOLATION **SERVER ROOM** -SCIENCE-CLASSROOM CLASSROOM 104 628 SF CLASSROOM 101 748 SF 103 832 SF 101 53 SF NÜRSE OFFICE **HALLWAY** 114 1425 SF 30' - 6" **HALLWAY** 4' - 6" <del>0-</del>2' - 6"-- PROPOSED RAMP CLASSROOM 113 51 SF Stem LA 113 725 SF CLASSROOM 108 542 SF CLASSROOM OFFICE CL 114 44 SF 110 288 SF 111 823 SF 108 96 SF 107 94 SF 41' - 9" 38' - 4" 29' - 0" 43' - 9"

A100 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

**BASEMENT PLAN** 

A100 SCALE: 1/8" = 1'-0"

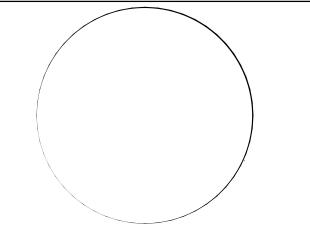




#### www.plato-studio.com

107 S 2nd Street

Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School





DATE

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

APPROVED AS NOTED CHECK (X) ONE BOX

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

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

#### 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

#### FLOOR PLANS

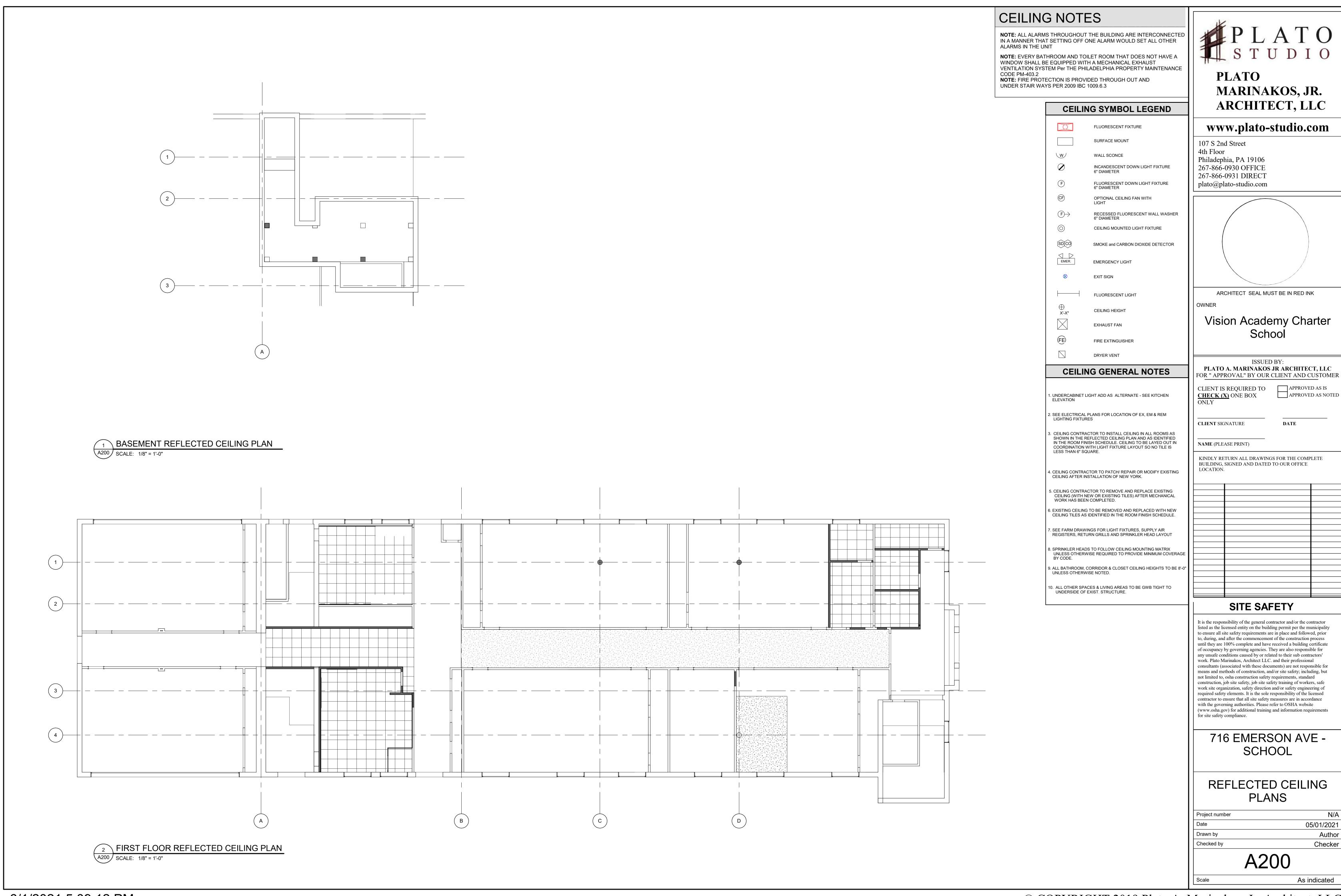
Project number Drawn by

A101

1/8" = 1'-0"

05/01/2021

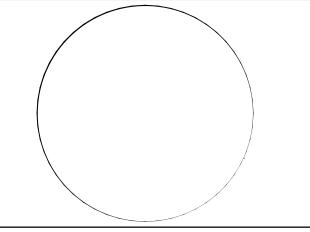
Author





# www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

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
ONLY

APPROVED AS IS
APPROVED AS NOTED

NAME (PLEASE PRINT)

**CLIENT SIGNATURE** 

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

#### 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

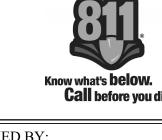
#### REFLECTED CEILING **PLANS**

Project number 05/01/2021 Drawn by Author

A201

Checked by

1/8" = 1'-0"



DATE

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

ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter

School

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX
ONLY

APPROVED AS IS
APPROVED AS NOTED

CLIENT SIGNATURE

**PLATO** 

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com

MARINAKOS, JR.

ARCHITECT, LLC

www.plato-studio.com

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

#### FRAMING PLAN

Project number N/A

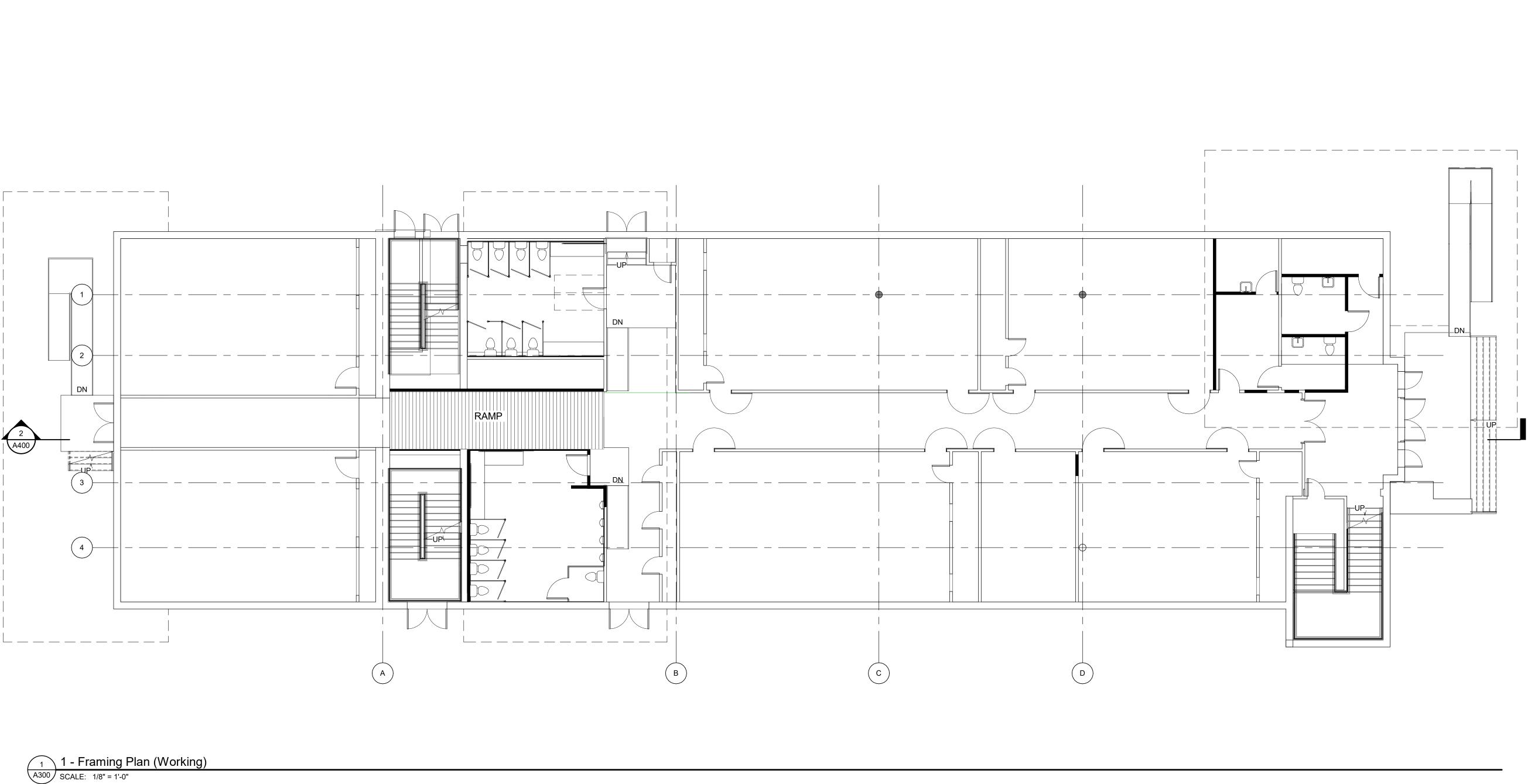
Date 05/01/2021

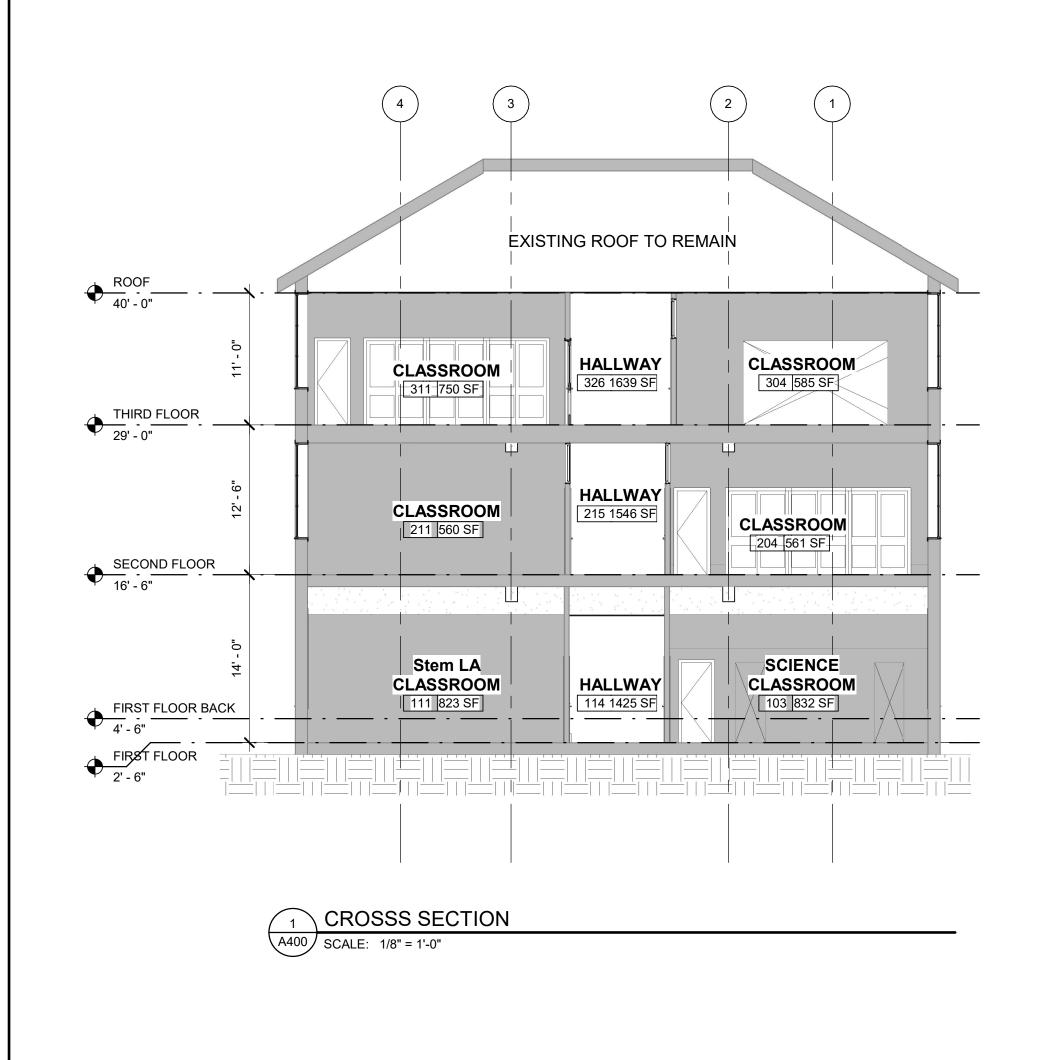
Drawn by Author

Checked by Checker

A300

1/8" = 1'-0"

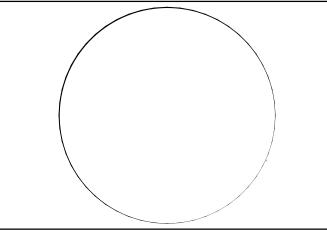






# www.plato-studio.com

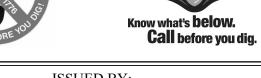
107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School





APPROVED AS IS
APPROVED AS NOTED

DATE

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

CLIENT IS REQUIRED TO CHECK (X) ONE BOX

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

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

#### 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

#### SECTIONS

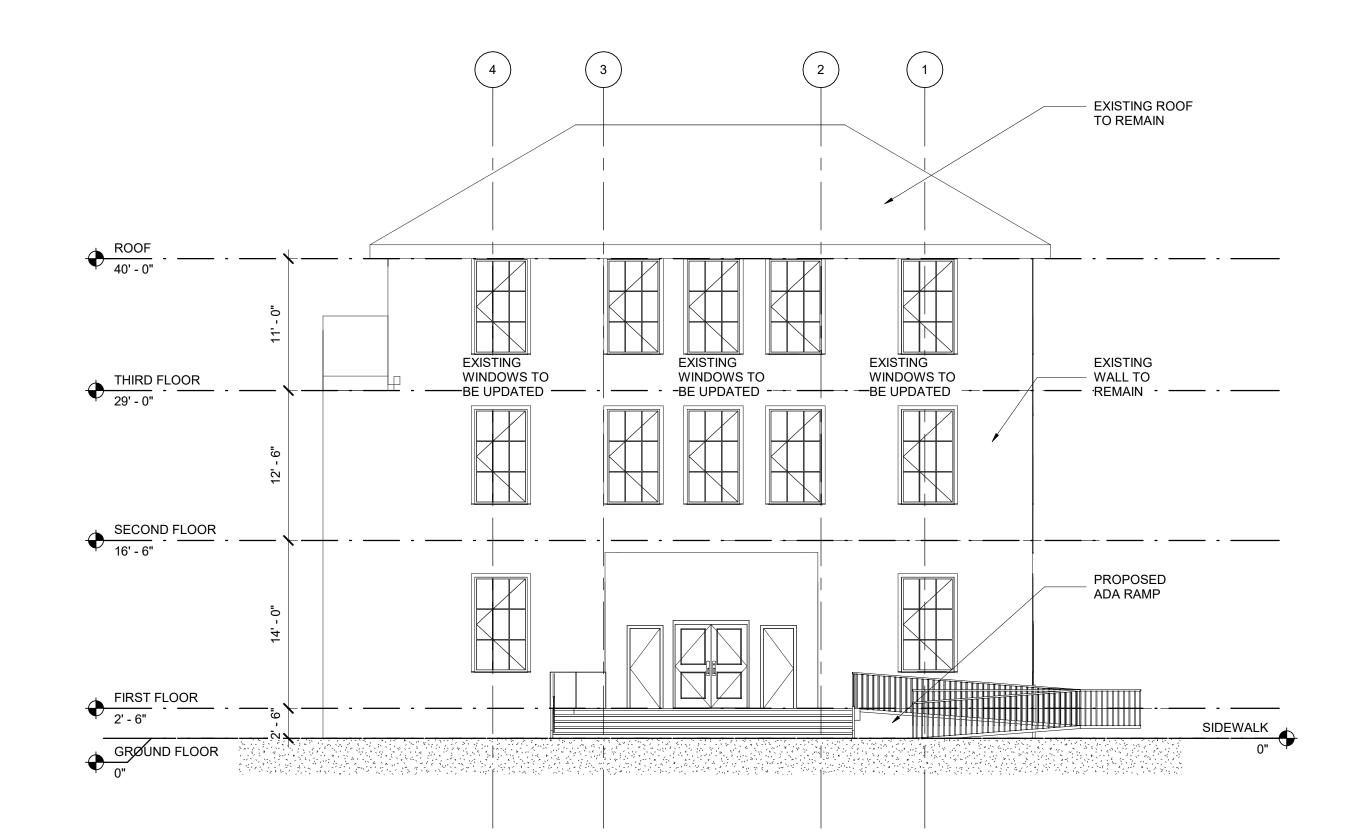
Project number Drawn by Checked by

A400

1/8" = 1'-0"

05/01/2021

Author



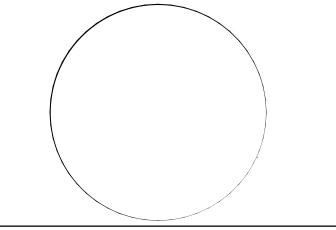
FRONT ELEVATION A500 SCALE: 1/8" = 1'-0"



**PLATO** MARINAKOS, JR. ARCHITECT, LLC

# www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

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
ONLY

APPROVED AS IS
APPROVED AS NOTED

DATE

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

BUILDING, SIGNED AND DATED TO OUR OFFICE

#### 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

# **ELEVATIONS**

Project number Drawn by

A500

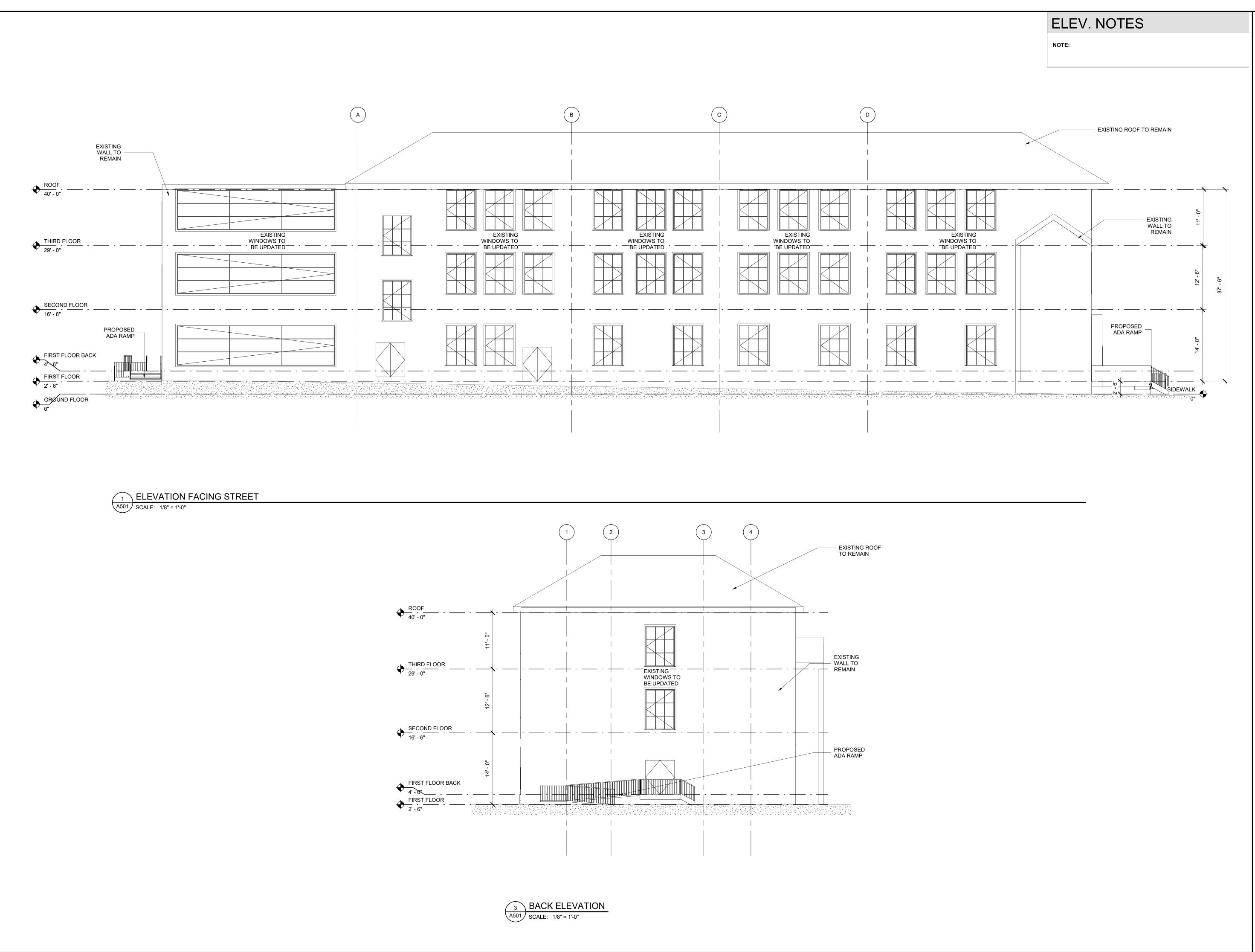
1/8" = 1'-0"

05/01/2021

Author

Checker

© COPYRIGHT 2015 Plato A. Marinakos, Jr. Architect, LLC

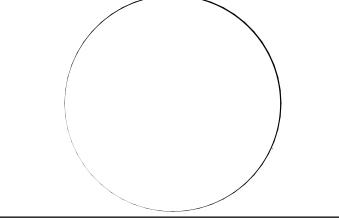




# www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

WNER

Vision Academy Charter School

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

CHECK (X) ONE BOX
ONLY

APPROVED AS NOTED

DATE

\_\_\_\_\_

**CLIENT SIGNATURE** 

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

# **ELEVATIONS**

Project number

Date

Drawn by

Checked by

A501

As indicated

05/01/2021

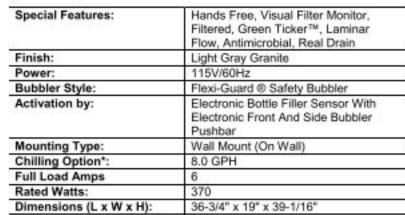
Author



Elkay EZH2O Bottle Filling Station & Versatile Bi-Level ADA Cooler Filtered 8 GPH Light Gray

#### PRODUCT SPECIFICATIONS

Elkay ezH2O® Bottle Filling Station & Versatile Bi-Level ADA Cooler, Filtered 8 GPH Light Gray. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Features shall include Hands Free, Visual Filter Monitor, Filtered, Green Ticker™, Laminar Flow, Antimicrobial, Real Drain. Furnished with Flexi-Guard @ Safety Bubbler. Electronic Bottle Filler Sensor With Electronic Front And Side Bubbler Pushbar activation. Product shall be Wall Mount (On Wall), for Indoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120. Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State low-lead requirements.



Based on 80° F inlet water & 90° F ambient air temp for 50° F chilled drinking water.

No. of Stations Served:

Approx. Shipping Weight: 104 lbs.

Installation Location: Indoor

Special Note: \*Coming soon: The Elkay ezH2O you know and love is getting a fresh look, as shown here. In stock models may have prior

- · Visual Filter Monitor: LED Filter Status Indicator for when filter change is necessary.
- . Filter is certified to NSF 42 and 53 for lead, particulate,
- chlorine, taste and odor reduction. 3,000 gal. capacity. Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.
- Laminar flow provides clean fill with minimal splash.
- · Silver Ion Antimicrobial protection on key plastic components to inhibit the growth of mold and mildew.
- Real Drain System eliminates standing water.

PART:	QTY:
PROJECT:	
CONTACT:	
DATE:	
NOTES:	
APPROVAL:	



AMERICAN PRIDE. A LIFETIME TRADITION. Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our

Included with Product:

Water Cooler (LZSTL8WSLC), Bottle Filler (LZWSR),

▼ Ships in multiple boxes. PRODUCT COMPLIANCE

ADA & ICC A117.1 ASME A112.19.3/CSA B45.4 Buy American Act CAN/CSA C22.2 No. 120

GreenSpec® NSF/ANSI 42, 53, 61, & 372 (lead free) UL 399

Complies with ADA & ICC A117.1 accessibility requirements when installed ording to the requirements outlined in these standards. Installation may quire additional components and/or construction features to be fully mpliant. Consult the local Authority Having Jurisdiction if necessary.

Installation Instructions (PDF)

5 Year Limited Warranty on the refrigeration system of the unit. Electrical components and water system are warranted for 12 months from date of installation. Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty. Warranty (PDF)

#### OPTIONAL ACCESSORIES

51300C - WaterSentry Plus Replacement Filter (Bottle Fillers) KAPREZL - Elkay Cane Apron for EZ Gray MLP200 - Accessory - In Wall Carrier (Bi-Level) for bi-level EZ, LZ, EMABF, LMABF, VRC, LVRC models 98551C - WaterSentry Filter Mounting Cover (Gray Granite)

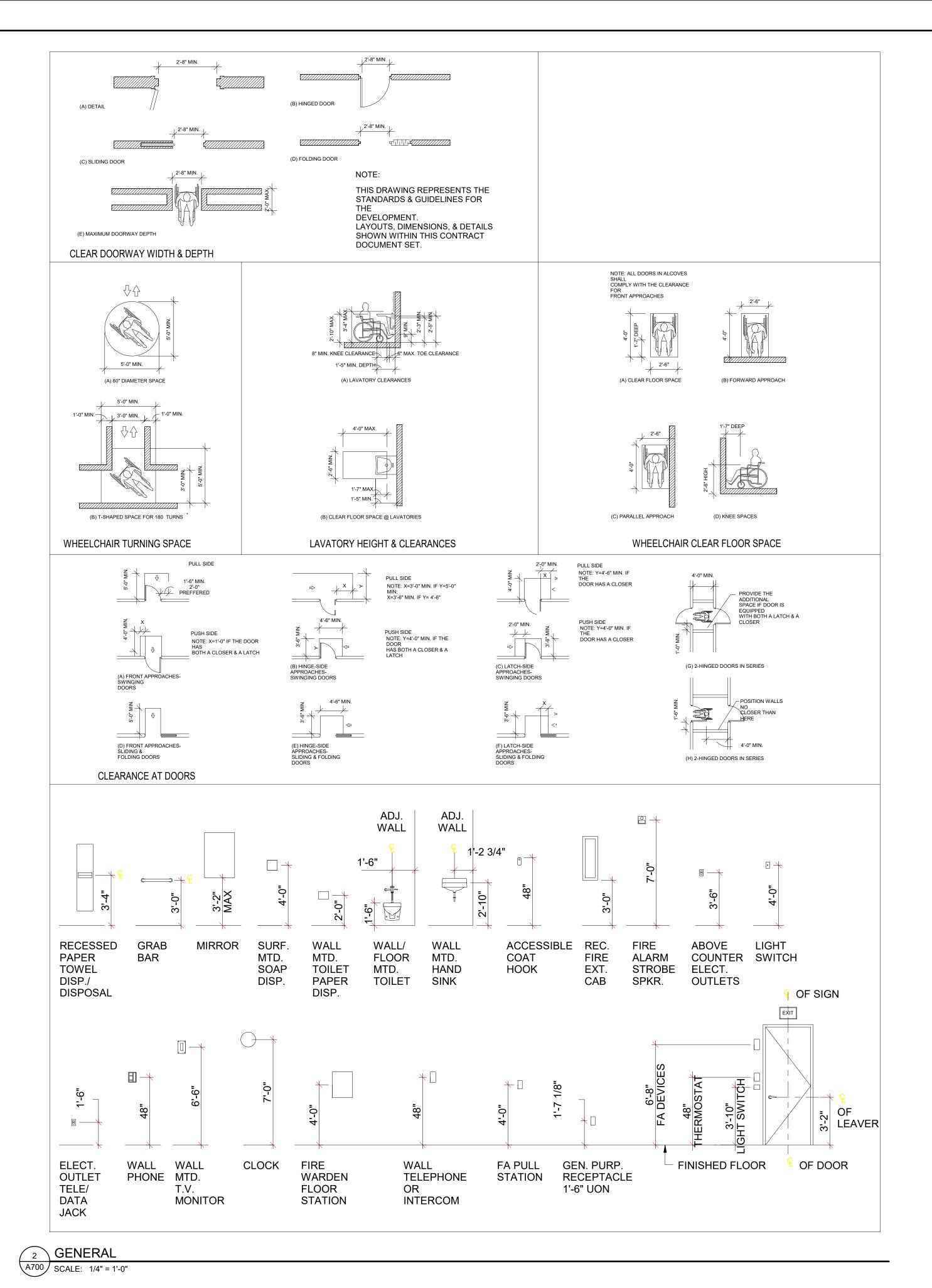
In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

Elkay REV 07182019 LZSTL8WSLK

2222 Camden Court Oak Brook, IL 60523

© 2019 Page 1 LZSTL8WSLK\_spec.pdf



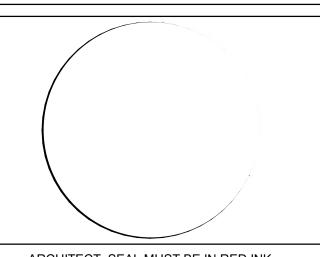


**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

#### Vision Academy Charter School

ISSUED BY: PLATO A. MARINAKOS JR ARCHITECT, LLC FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER APPROVED AS IS CLIENT IS REQUIRED TO APPROVED AS NOTED CHECK (X) ONE BOX

DATE

CLIENT SIGNATURE	

ONLY

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

LOCATION.	SIGNED AND DATED TO OUR OFFICE	
	•	

#### 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.

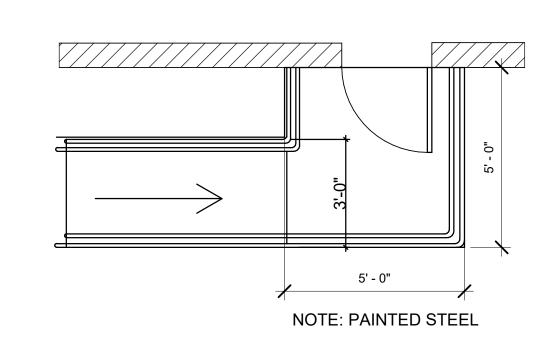
716 EMERSON AVE -SCHOOL

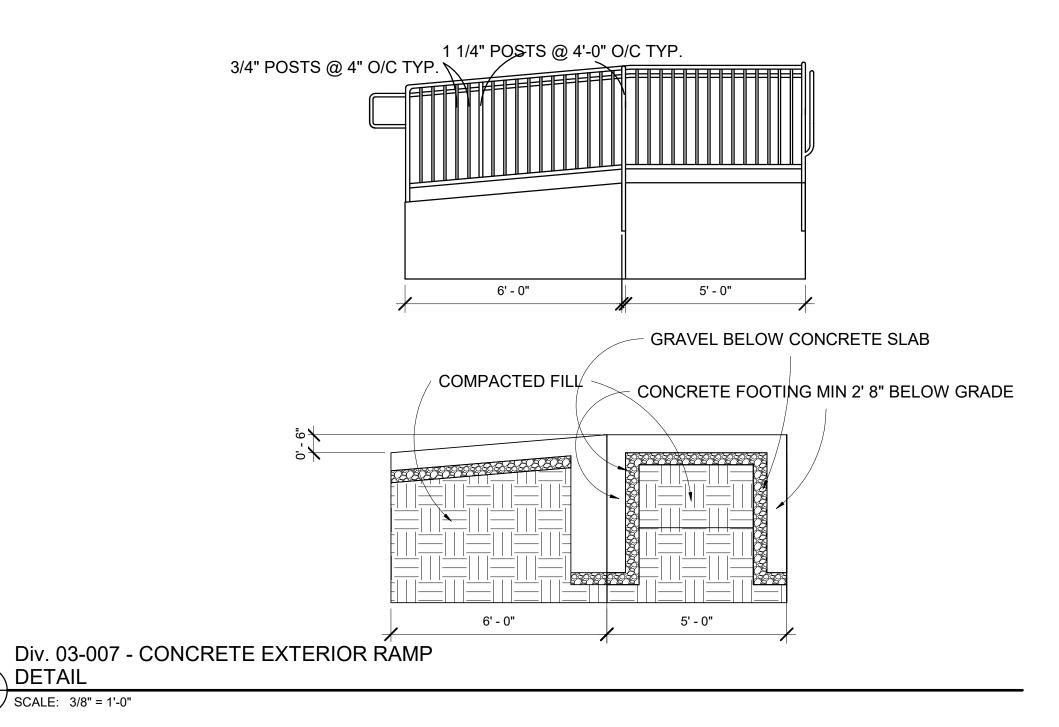
#### **DETAILS**

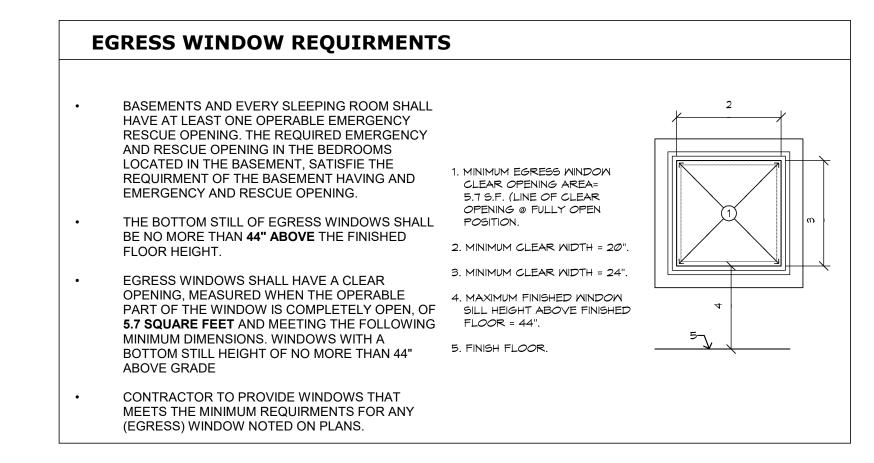
Project number 05/01/2021 Drawn by Author Checked by Checker

A700

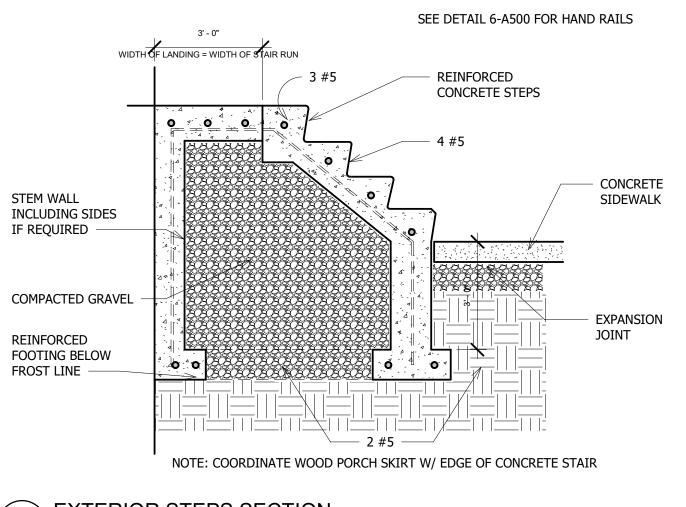
As indicated







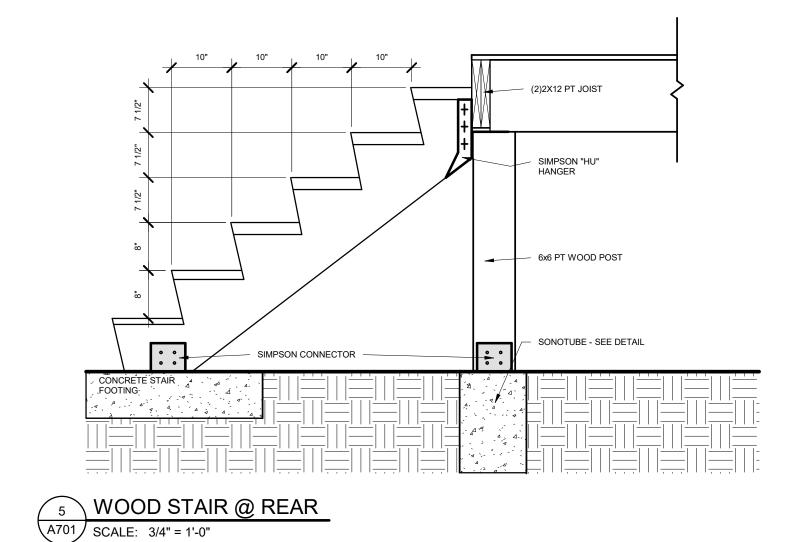
EGRESS WINDOW DETAIL A701 | SCALE: 1 1/2" = 1'-0"



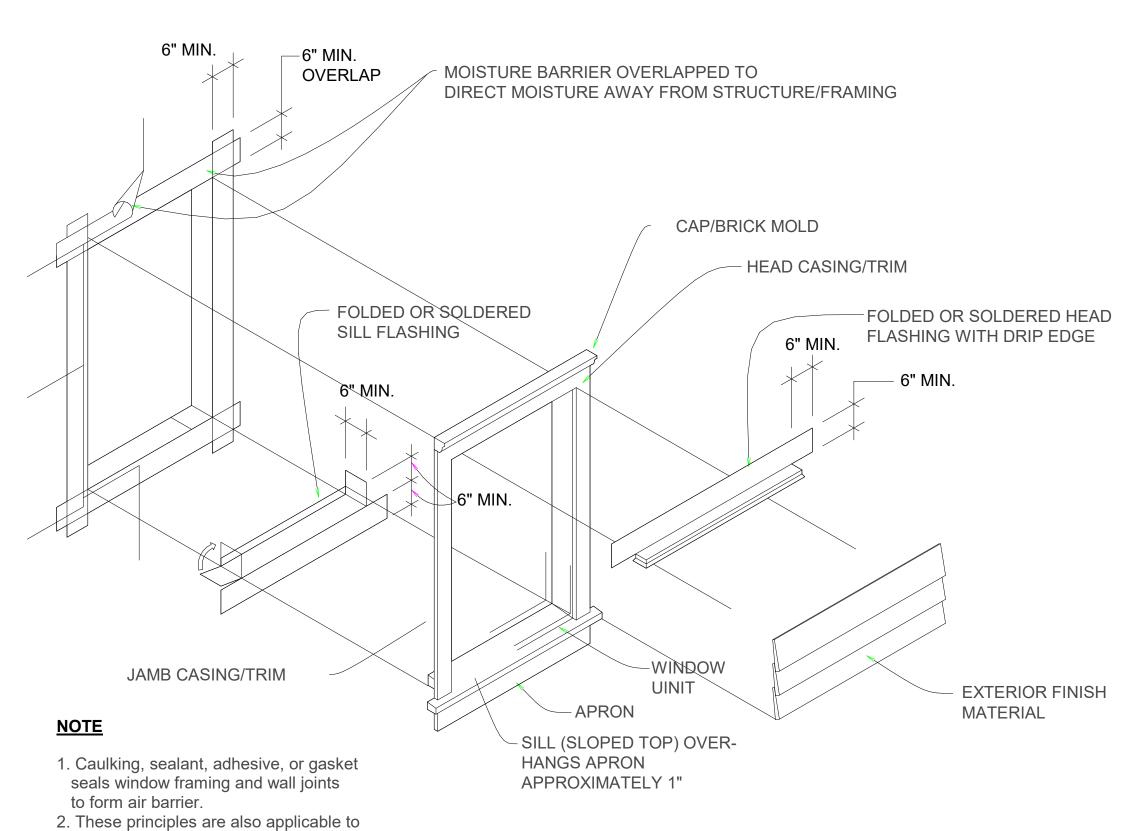
door weatherproofing.

A701 SCALE: 1/2" = 1'-0"

6 DOOR\_WNDOW\_FLASHING



4 EXTERIOR STEPS SECTION



Note: Weep holes are needed at the top and bottom of every window and door and at each floor level.

Vision Academy Charter School ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER APPROVED AS IS APPROVED AS NOTED CHECK (X) ONE BOX DATE **CLIENT SIGNATURE** 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 **DETAILS** 

**PLATO** 

107 S 2nd Street

Philadephia, PA 19106 267-866-0930 OFFICE

267-866-0931 DIRECT

plato@plato-studio.com

4th Floor

MARINAKOS, JR.

ARCHITECT, LLC

www.plato-studio.com

ARCHITECT SEAL MUST BE IN RED INK

6/1/2021 5:09:25 PM

1 DETAIL

A701 SCALE: 3/8" = 1'-0"

Project number

Drawn by

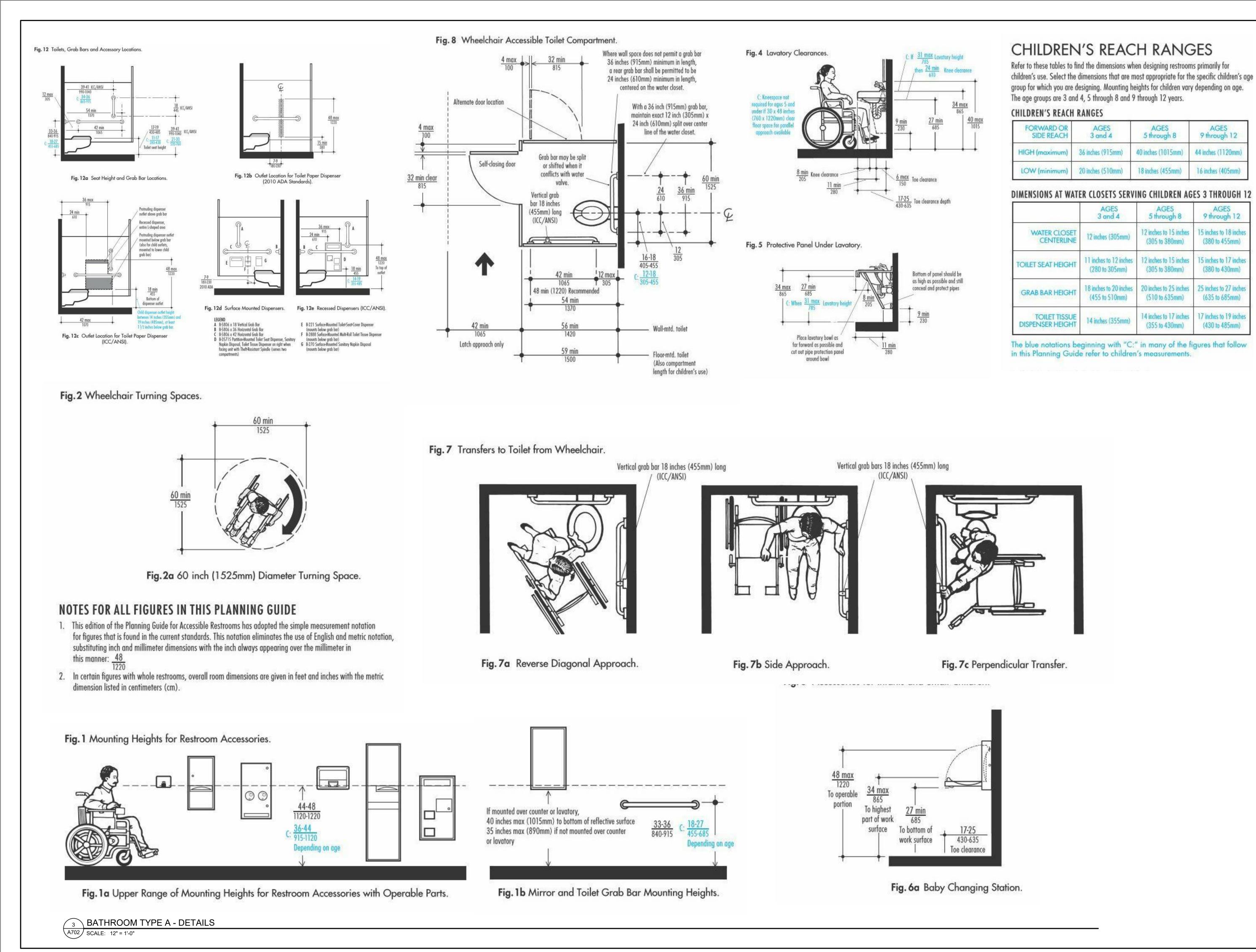
Checked by

A701

05/01/2021

As indicated

Author





#### www.plato-studio.com

107 S 2nd Street 4th Floor

AGES 9 through 12

44 inches (1120mm)

16 inches (405mm)

9 through 12

5 inches to 18 inche

(380 to 455mm)

5 inches to 17 inche

(380 to 430mm)

25 inches to 27 inche

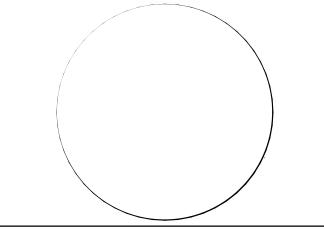
(635 to 685mm)

17 inches to 19 inches

(430 to 485mm)

Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter

CHECK (X) ONE BOX

School

ISSUED BY: PLATO A. MARINAKOS JR ARCHITECT, LLC FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER APPROVED AS IS CLIENT IS REQUIRED TO

APPROVED AS NOTED

DATE

**CLIENT SIGNATURE** 

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

ADA - DETAILS

Project number 05/01/2021 Drawn by Checked by Checker

A702

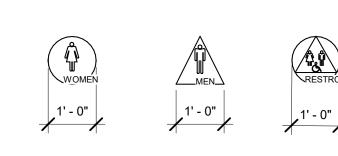
# RESTROOM SIGNAGE REQUIREMENTS

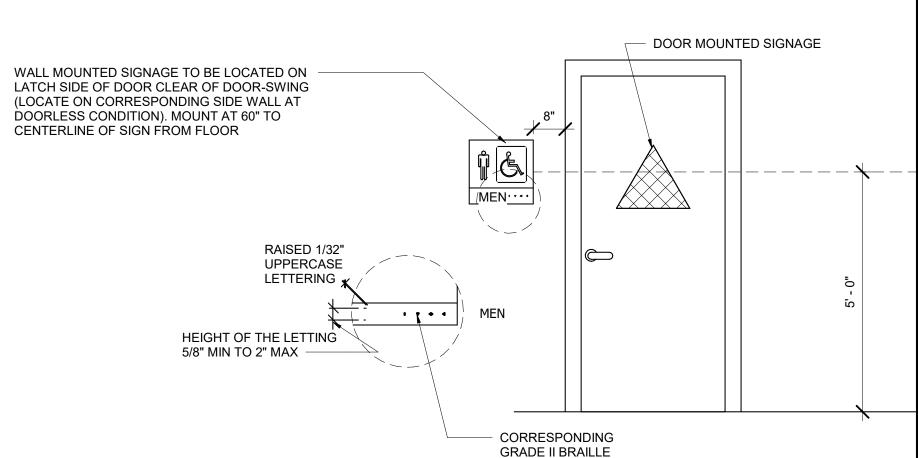
#### SYMBOL DESCRIPTION

1/32", 5/8" HIGH AT HEIGHT OF 60 INCHES.

ON DOORWAYS LEADING TO MENS SANITARY FACILTIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD AND AT THE WOMEN'SFACILITES A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER, WHERE A UNISEX RESTROOM IS PROVIDED A COMBINED CIRCLE AND TRANGLE SIGNSHALL BE USED AS SHOWN ABOVE. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES FROM THE FINISH FLOOR AND THEIR COLOR AND CONTRAST ON THE WALL ALSO ON THE WALL ADJECENT TO STRIKE SIDE OF DOOR, MOUNT

A GRADE 2 BARILLE SIGN WITH LETTERING/BRAILLE SYMBOLS RAISED





#### SIGN & INDENTIFICATION

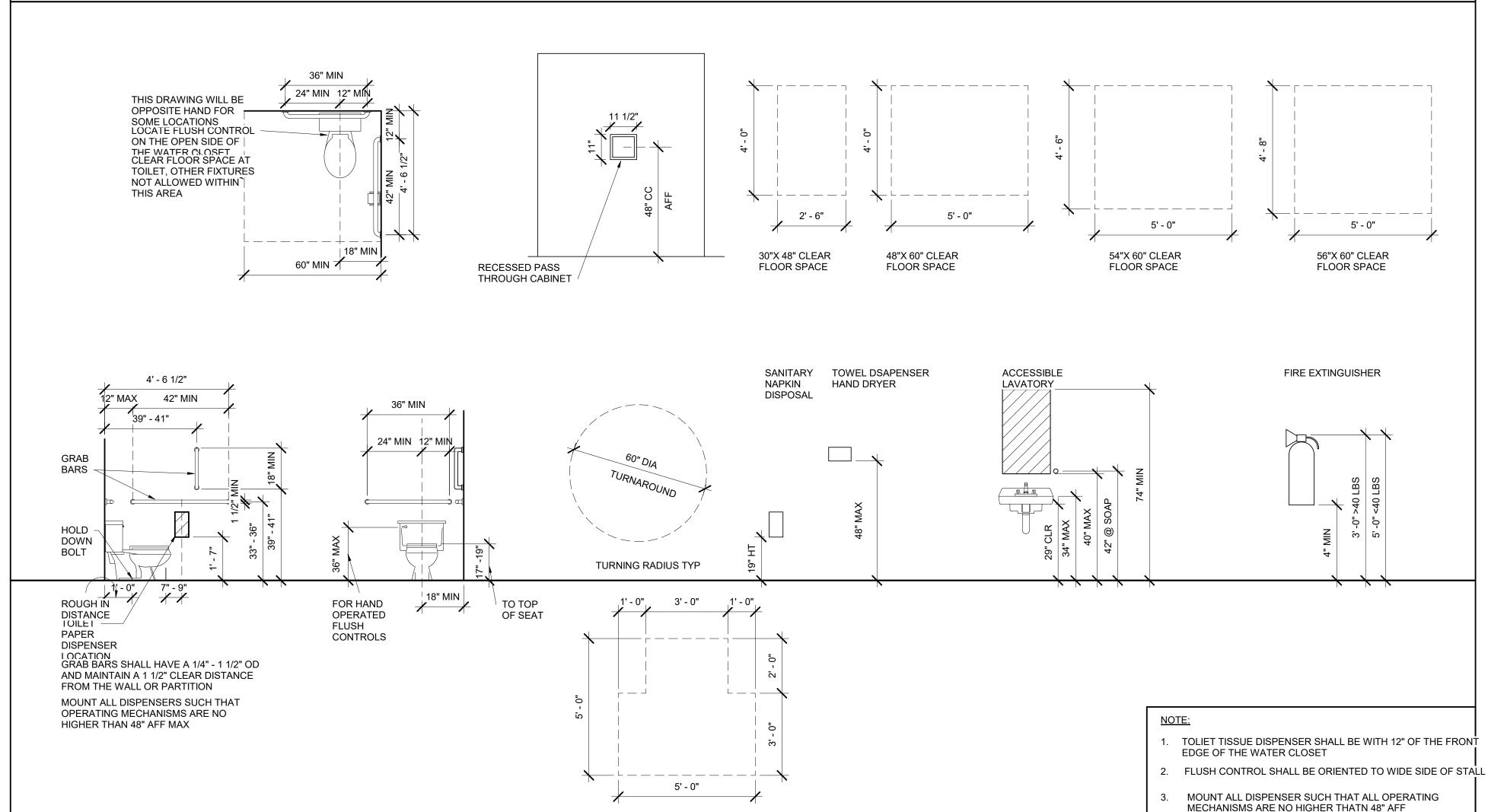
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO INDENTIFY FACILTIES THAT ARE ACCESSIBLE TO AND USEBLEY BY PHYSICALLY DISABLED PERSONS AS
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR ON. 15090 IN FEDERAL
- 3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH- TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH- TO -HRIGHT RATIO BE BETWEEN 1:5 AND 1:10.
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AND UPPER CASE. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE, THE MINIMUM CHARACTER HEIGHT
- 5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH BACKGROUND.
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE A. LETTERS AND NUMBERS ON SIGNS SHALL BE RASIED 1/32" MINIMUM SNA SHALL BE SANS-SERIF UPPERCASE SHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
- B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM 5/8" HIGH. . PICTORAL SYMBOL SIGNS (PICROGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE MINIMUM OF 6" IN HEIGHT.
- CONTRACTED GRADE 2 BAILLE SHALL BE USED WHEREVER BARILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THERE REUGLATIONS. DOTS SHAL BE 1/10" ON CHENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJECENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON WAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING.

RESTROOM SIGNAGE REQUIREMENTS

PROTRUDING OBJECTS OR STANDING WOTH THE SWING OF A DOOR.

6/1/2021 5:09:27 PM

# FIXTURE HEIGHTS AND CLEARANCES



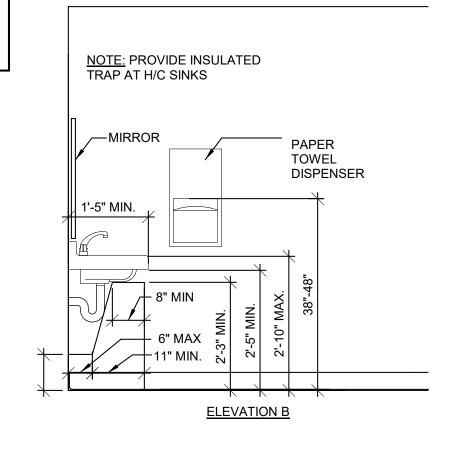
T - SHAPED CLEAR FLOOR SPACE

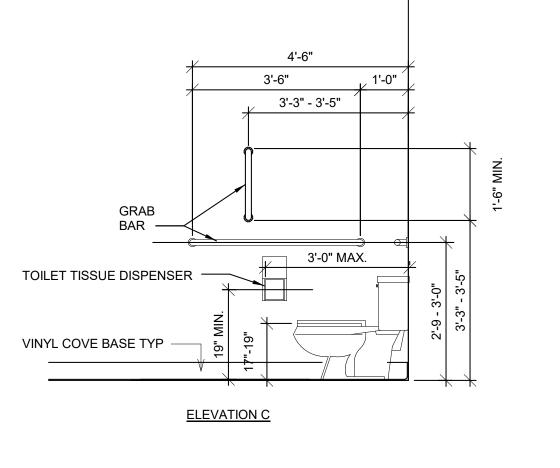
RESTROOM FIXTURE HEIGHTS AND

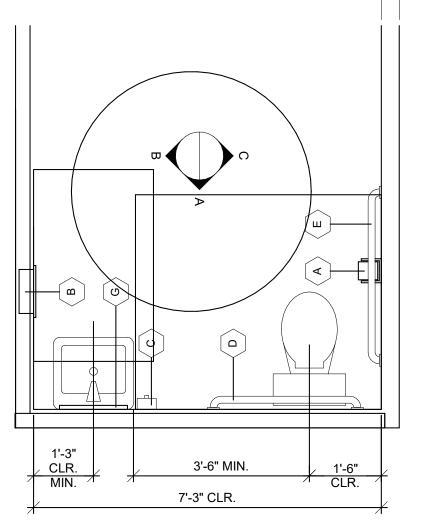
3 CLEARANCES A709 | SCALE: 3/8" = 1'-0"

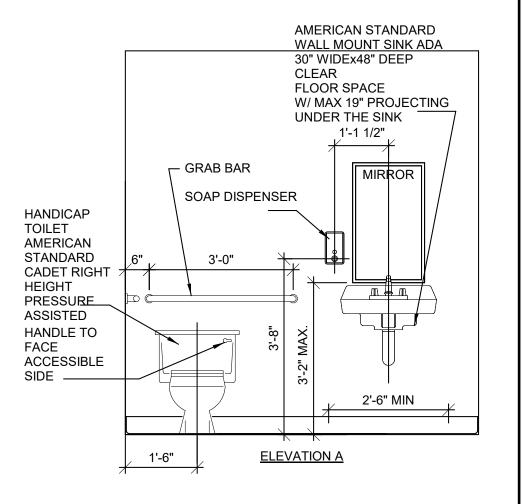
#### LEGEND TOILET ROOM

A TOILET TISSUE DISPENSER B PAPER TOWL DISPENSER C SOAP DISPENSER D GRAB BAR E GRAB BAR









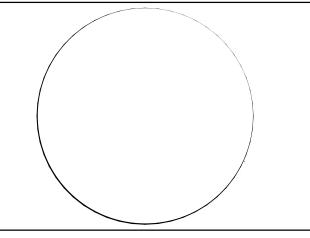
**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School

ISSUED BY:

PLATO A. MARINAKOS JR ARCHITECT, LLC

FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER CLIENT SIGNATURE NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

BUILDING, LOCATION	SIGNED AND DATED TO OUR OFFICE	
		į –

#### 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.

₹16 EMERSON AVE -SCHOOL

#### **DETAILS**

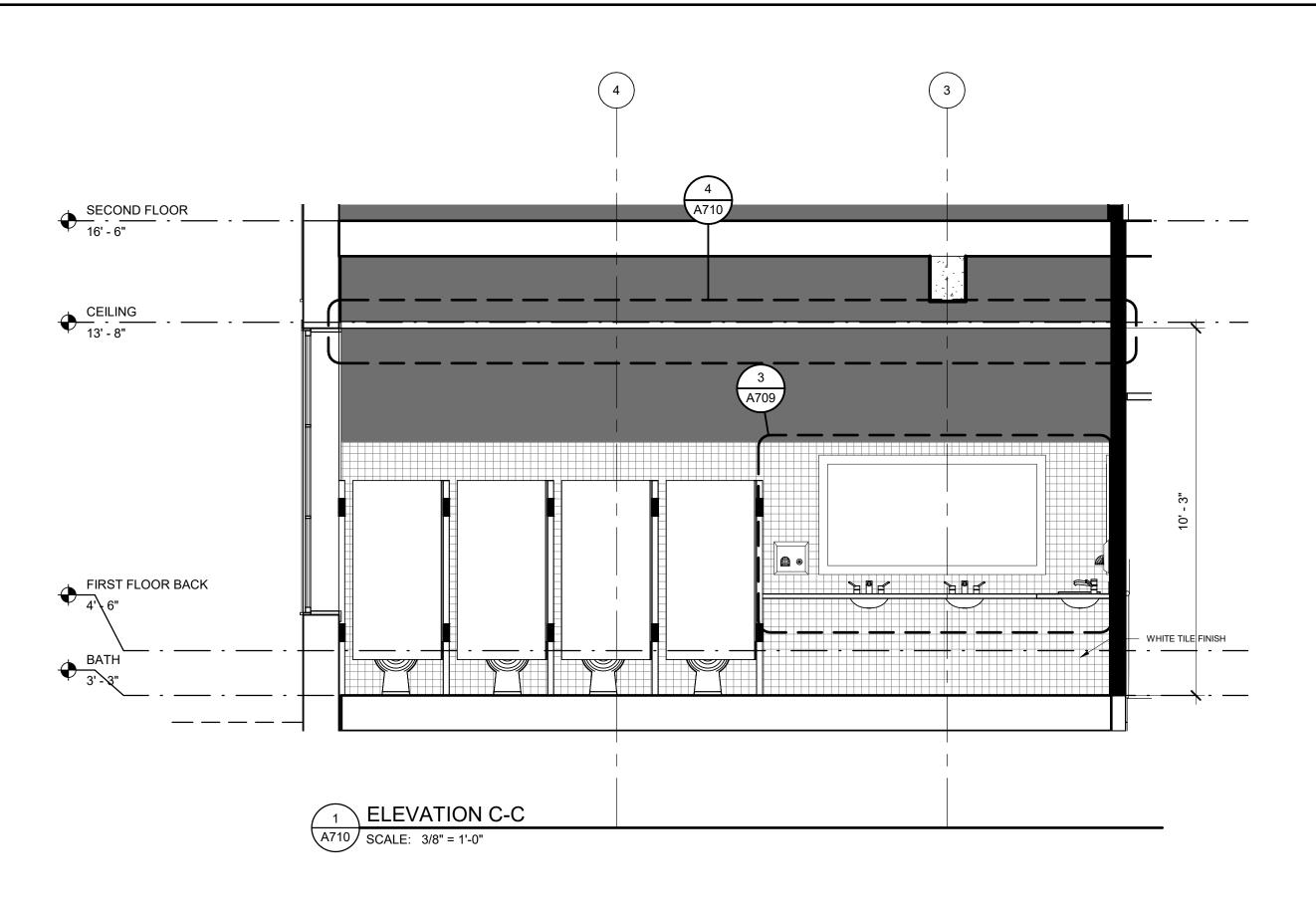
Project number 05/01/2021 Drawn by Checked by Checker

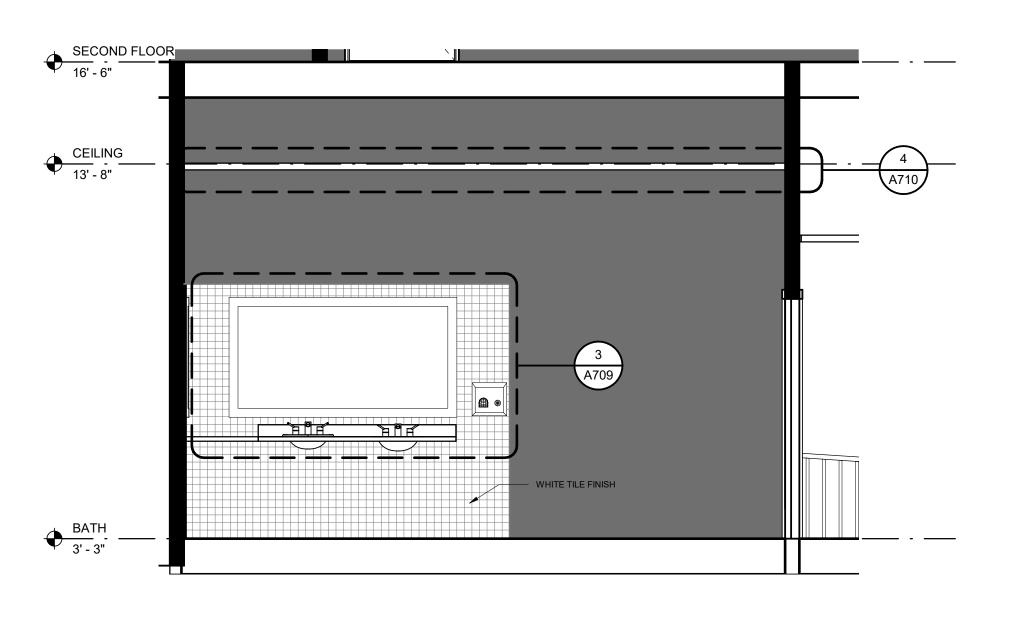
A709

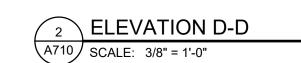
As indicated

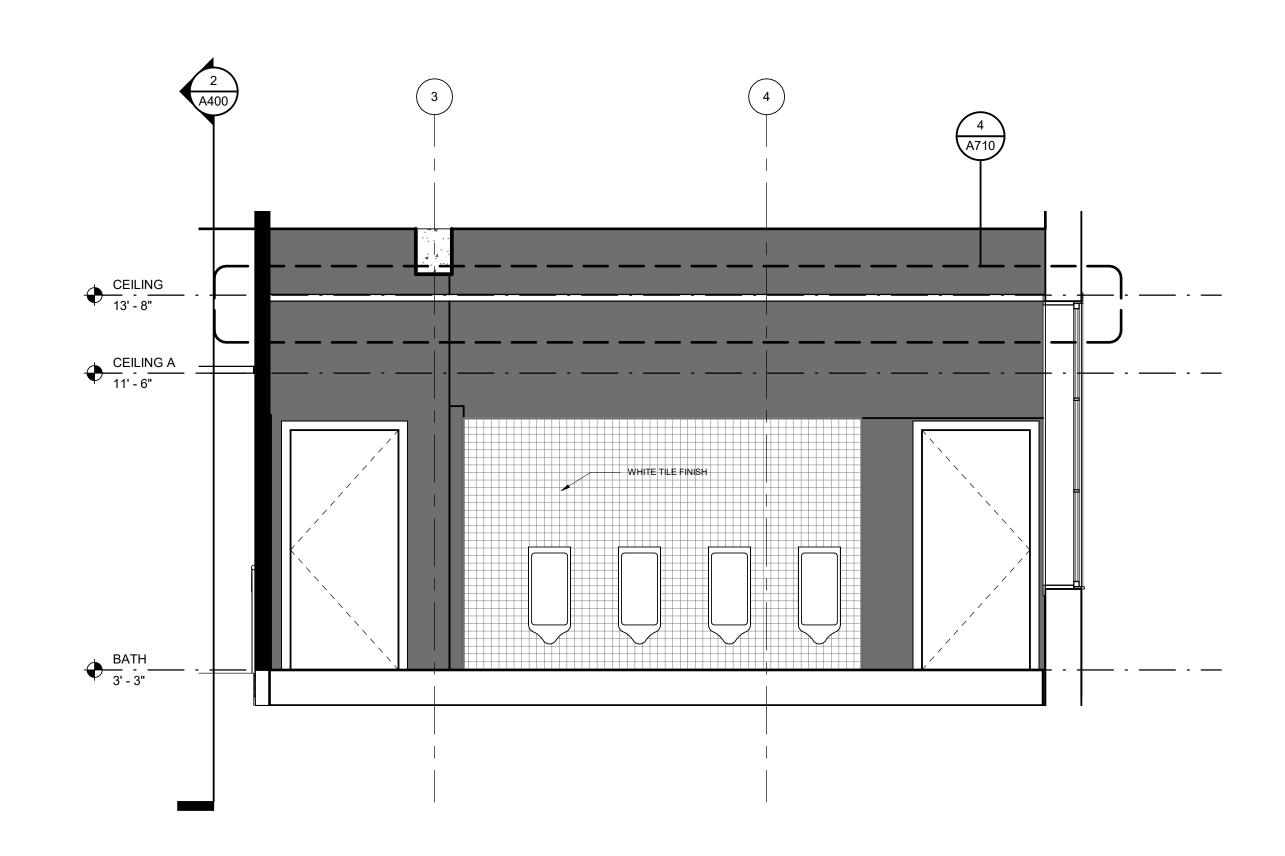
BATHROOM DETAILS

A709 | SCALE: 1/2" = 1'-0"



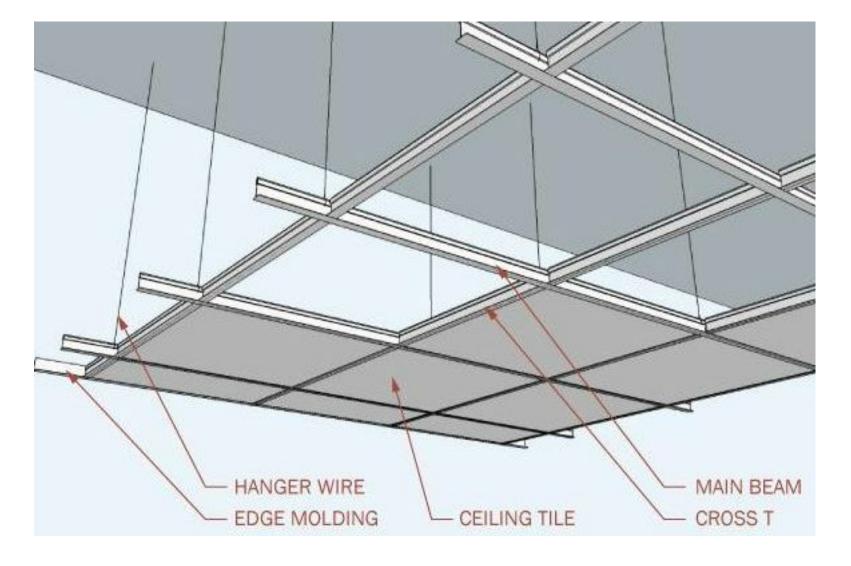


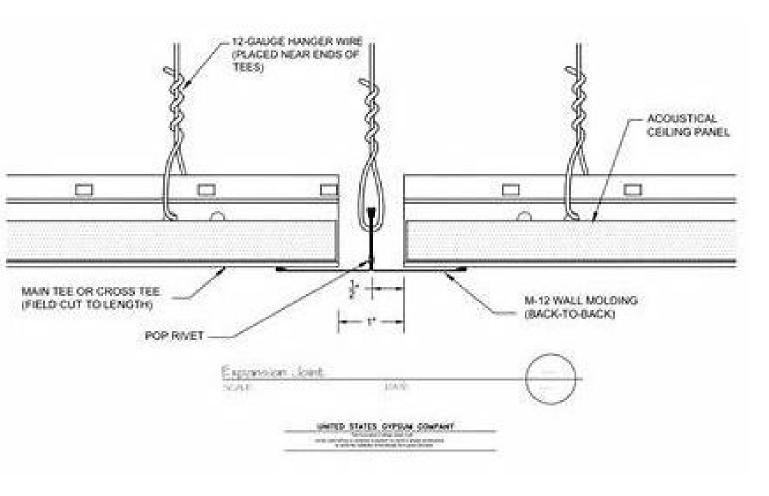




3 ELEVATION E-E

A710 SCALE: 3/8" = 1'-0"





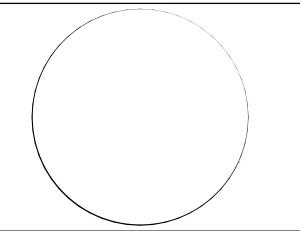




**PLATO** MARINAKOS, JR. ARCHITECT, LLC

# www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

#### 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 ONLY

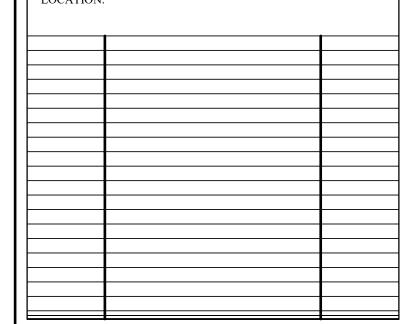
APPROVED AS IS
APPROVED AS NOTED

DATE

**CLIENT SIGNATURE** 

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.

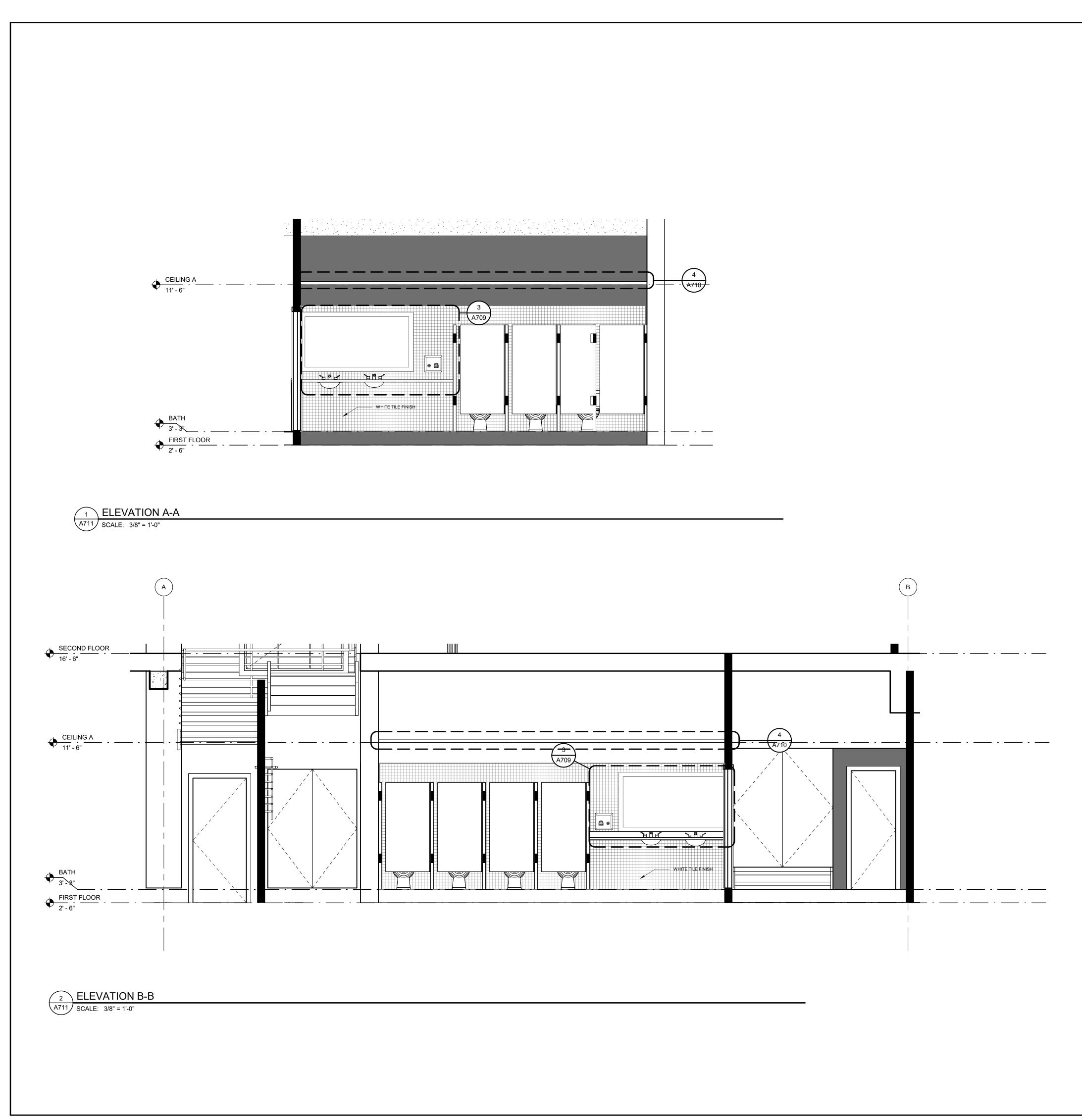
716 EMERSON AVE -SCHOOL

#### BATHROOM **ELEVATIONS**

Project number 05/01/2021 Drawn by Author Checker

A710

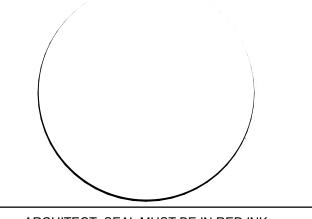
As indicated





# www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

#### 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
ONLY

APPROVED AS IS
APPROVED AS NOTED

DATE

**CLIENT SIGNATURE** 

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

#### BATHROOM **ELEVATIONS**

Project number 05/01/2021 Drawn by Author Checker

A711

3/8" = 1'-0"

		IPANCY LOA	Occupant	Building	
Number	Name	Area	Load	Name	Commen
BASEMEN <sup>1</sup>	т				
B01	BOILER ROOM	424 SF			
FIRST FLO	1	12101			
101	CLASSROOM	748 SF			
101	CL	53 SF			
102	GIRLS/BATH	319 SF			
103	SCIENCE CLASSROOM	832 SF			
103	CLASSROOM	78 SF			
104	CLASSROOM	628 SF			
104	CL	77 SF			
105	BATH	68 SF			
105	NURSE OFFICE	121 SF			
106	INSOLATION	68 SF			
	ROOM	0.4.0=			
107	CL	94 SF			
108 108	CLASSROOM CL	542 SF 96 SF			
109	BOYS/BATH	411 SF			
110	OFFICE	288 SF			
111	CL	79 SF			
111	Stem LA	823 SF			
	CLASSROOM				
112	SERVER	73 SF			
113	CLASSBOOM	51 SF			
113 114	CLASSROOM CL	725 SF 44 SF			
114 114	HALLWAY	1425 SF			
115	LOBBY	436 SF			
116	STAFF/BATH	74 SF			
329	HALLWAY	256 SF			
SECOND F					
201	CLASSROOM	744 SF			
201	CL	33 SF			
202	STAIR 02	216 SF			
203	CLASSROOM	525 SF			
203	CL	94 SF			
204 204	CLASSROOM CL	561 SF 55 SF			
20 <del>4</del> 205	CLASSROOM	552 SF			
205	CL	53 SF			
206	CLASSROOM	562 SF			
206	CL	55 SF			
207	STAFF BATH	58 SF			
208	STAIR 03	290 SF			
209	CLASSROOM	529 SF			
209	CL	43 SF			
210	CLASSROOM	551 SF			
210 211	CLASSROOM	46 SF 560 SF			
<u>211</u> 211	CLASSROOM	45 SF			
211 212	CLASSROOM	524 SF			
212	CL	47 SF			
213	STAIR 01	216 SF			
213	MECH	85 SF			
214	CLASSROOM	725 SF			
214	CL	51 SF			
215	HALLWAY	1546 SF			
216	SERVER / OFFICE	138 SF			
217	STAFF BATH	46 SF			
Z17 THIRD FLC		- <del>1</del> 0 0			
301	CLASSROOM	741 SF			
301	CL	31 SF			
302	STAIR 02	211 SF			
303	CLASSROOM	581 SF			
303	CL	10 SF			
304	CLASSROOM	585 SF			
304	CLASSBOOM	48 SF			
305 305	CLASSROOM CL	538 SF 12 SF			
305 306	GIRLS/ BATH	54 SF			
307	CLASSROOM	530 SF			
308	BATH OR CL	73 SF			
309	STAIR 03	216 SF			
310	CLASSROOM	770 SF			
310	CL	48 SF			
311	CLASSROOM	750 SF			
311	CL	42 SF			
312	CLASSROOM	789 SF			
312	CL STAID 04	55 SF			
313	STAIR 01	216 SF			
314 314	CLASSROOM CL	726 SF 44 SF			
314 315	BOYS//BATH	67 SF			
	HALLWAY				
326		1639 SF	·		

		DOOR SCHEDULE PANEL					
NUMBER	Level	WIDTH	HEIGHT	REMA RKS			
402	FIRST FLOOR	3' - 0"	7' - 0"				
405 406	FIRST FLOOR FIRST FLOOR	3' - 0" 3' - 0"	7' - 0" 7' - 0"				
407	FIRST FLOOR	3' - 0" 2' - 6"	7' - 0"				
408 409	FIRST FLOOR FIRST FLOOR	2' - 6"	6' - 8" 6' - 8"				
410 411	FIRST FLOOR	2' - 6" 5' - 8"	6' - 8" 6' - 8"				
415	FIRST FLOOR	2' - 6"	6' - 8"				
416 417	FIRST FLOOR FIRST FLOOR	2' - 6" 3' - 0"	6' - 8" 7' - 0"				
419	FIRST FLOOR	6' - 0"	7' - 0"				
420 421	FIRST FLOOR FIRST FLOOR	2' - 6" 0"	6' - 8" 0"				
422	FIRST FLOOR	0"	0"				
423 424	FIRST FLOOR FIRST FLOOR	2' - 6" 0"	6' - 8" 0"				
425 102	FIRST FLOOR FIRST FLOOR	0" 3' - 0"	0" 6' - 8"				
428	FIRST FLOOR	5' - 8"	6' - 8"				
429 430	FIRST FLOOR	3' - 0" 2' - 6"	7' - 0" 6' - 8"				
431	FIRST FLOOR	0"	0"				
432 433	FIRST FLOOR	0" 3' - 0"	0" 7' - 0"				
580	FIRST FLOOR	3' - 0"	7' - 0"				
581 582	FIRST FLOOR FIRST FLOOR	3' - 0" 3' - 0"	7' - 0" 7' - 0"				
583	FIRST FLOOR	3' - 0"	7' - 0"				
584 585	FIRST FLOOR FIRST FLOOR	5' - 8" 5' - 0"	6' - 8" 6' - 8"				
587 589	FIRST FLOOR FIRST FLOOR	5' - 8" 2' - 6"	6' - 8" 6' - 8"				
595	FIRST FLOOR	0"	0"				
597 598	FIRST FLOOR FIRST FLOOR	6' - 0" 3' - 0"	7' - 0" 7' - 0"				
599	FIRST FLOOR	0"	0"				
600 601	FIRST FLOOR FIRST FLOOR	0" 3' - 0"	0" 7' - 0"				
602	FIRST FLOOR	0"	0"				
603 604	FIRST FLOOR FIRST FLOOR	0" 3' - 0"	0" 7' - 0"				
605	FIRST FLOOR	2' - 6"	6' - 8"				
606 624	FIRST FLOOR FIRST FLOOR	2' - 6" 3' - 0"	6' - 8" 6' - 8"				
702	FIRST FLOOR	3' - 0" 3' - 0"	7' - 0"				
106 105	FIRST FLOOR FIRST FLOOR	3' - 0"	6' - 8" 6' - 8"				
738 116	FIRST FLOOR FIRST FLOOR	3' - 0" 3' - 0"	7' - 0" 6' - 8"				
112	FIRST FLOOR	3' - 0"	6' - 8"				
105 588	FIRST FLOOR BATH	3' - 0" 2' - 6"	6' - 8" 6' - 8"				
109	BATH	3' - 0"	6' - 8"				
434	SECOND FLOOR	3' - 0"	7' - 0"				
435	SECOND FLOOR	3' - 0"	7' - 0"				
436	SECOND	3' - 0"	7' - 0"				
437	FLOOR SECOND	2' - 6"	7' - 0"				
	FLOOR						
438	SECOND FLOOR	5' - 0"	7' - 0"				
439	SECOND FLOOR	5' - 0"	7' - 0"				
440	SECOND FLOOR	5' - 0"	7' - 0"				
441	SECOND	2' - 6"	7' - 0"				
445	FLOOR SECOND	5' - 0"	7' - 0"				
446	FLOOR SECOND	5' - 0"	7' - 0"				
	FLOOR						
447	SECOND FLOOR	5' - 0"	7' - 0"				
448	SECOND FLOOR	3' - 0"	7' - 0"				
449	SECOND	3' - 0"	7' - 0"				
450	FLOOR SECOND	2' - 6"	7' - 0"				
451	FLOOR SECOND	5' - 0"	7' - 0"				
	FLOOR						
452	SECOND FLOOR	5' - 0"	7' - 0"				
453	SECOND FLOOR	5' - 0"	7' - 0"				
454	SECOND	3' - 0"	7' - 0"				
455	FLOOR SECOND	3' - 0"	7' - 0"				
	FLOOR SECOND		7' - 0"				
456	FLOOR	3' - 0"					
457	SECOND FLOOR	2' - 6"	7' - 0"				
458	SECOND FLOOR	5' - 0"	7' - 0"				
459	SECOND	5' - 0"	7' - 0"				
460	FLOOR SECOND	5' - 0"	7' - 0"				
	FLOOR						
461	SECOND FLOOR	2' - 6"	7' - 0"				
462	SECOND FLOOR	5' - 0"	7' - 0"				
463	SECOND	5' - 0"	7' - 0"				
464	FLOOR SECOND	5' - 0"	7' - 0"				
	FLOOR						
465	SECOND FLOOR	3' - 0"	7' - 0"				
466	SECOND FLOOR	3' - 0"	7' - 0"				
467	SECOND	3' - 0"	7' - 0"				
468	FLOOR SECOND	3' - 0"	7' - 0"				
	FLOOR			l			

DOOR SCHEDULE					DOOR SCHEDULE				
NUMBER		PAI	NEL	REMA			PAI	NEL	REMA RKS
	Level	WIDTH	HEIGHT	RKS	NUMBER	Level	WIDTH	HEIGHT	
		1 2 2							1
469	SECOND FLOOR	2' - 6"	7' - 0"		575	THIRD FLOOR	2' - 6"	7' - 0"	
470		51 01	71 0"		576	THIRD FLOOR	0"	0"	
470	SECOND	5' - 0"	7' - 0"		577	THIRD FLOOR	2' - 6"	7' - 0"	
	FLOOR				578	THIRD FLOOR	3' - 0"	7' - 0"	
471	SECOND	5' - 0"	7' - 0"		306	THIRD FLOOR	3' - 0"	6' - 8"	
	FLOOR				776	THIRD FLOOR	2' - 0"	6' - 8"	
472	SECOND	5' - 0"	7' - 0"		308	THIRD FLOOR	3' - 0"	6' - 8"	
	FLOOR				315	THIRD FLOOR	3' - 0"	6' - 8"	
473	SECOND FLOOR	3' - 0"	7' - 0"		0.10	THINDTEGOR	0 0	1 0 0	
474	SECOND FLOOR	2' - 8"	7' - 0"						
475	SECOND	2' - 6"	7' - 0"						

2' - 6"

5' - 0"

2' - 6"

5' - 0"

3' - 0"

3' - 0"

2' - 6"

2' - 6"

5' - 0"

2' - 0"

2' - 0"

5' - 0"

2' - 0"

2' - 0"

3' - 0"

3' - 0"

2' - 0"

2' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

5' - 0"

2' - 0"

2' - 0"

5' - 0"

2' - 0"

2' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

2' - 6"

5' - 0"

5' - 0"

5' - 0"

2' - 6"

5' - 0"

5' - 0"

5' - 0"

3' - 0"

2' - 6"

5' - 0"

5' - 0"

5' - 0"

3' - 0"

3' - 0"

2' - 6"

2' - 6"

FLOOR SECOND

FLOOR

FLOOR

FLOOR

SECOND

SECOND

SECOND

SECOND

SECOND

SECOND

SECOND

SECOND

FLOOR SECOND

FLOOR

SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR

SECOND

FLOOR

SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR

SECOND

FLOOR SECOND

FLOOR

SECOND FLOOR SECOND

FLOOR SECOND

FLOOR SECOND

FLOOR

THIRD FLOOR

FLOOR

FLOOR

FLOOR

FLOOR

FLOOR

FLOOR

FLOOR

478

479

480

481

482

483

484

485

492

530

510

511

512

513

516

517

518

519

520

523

524

531

532

533

539

540

541

542

543

545

547

549

550

551

552

553

554

555

556

557

558

559

560

561

562 563

564

565

566

568

569

570

571

572

573

574

SECOND

SECOND

SECOND

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

6' - 8"

6' - 8"

6' - 8"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

0"

7' - 0"

7' - 0"

7' - 0"

	WALL SCHEDULE			
Type Mark	Description	Assembly Code	Fire Rating	Type Comments
P0	2" x 4" WOOD STUD, AND 1/2" GWB EACH SIDE		Non-Rated	
P01	5" Existing Wall	C1010100		
P10	7/8" FURRING, AND 1/2" GWB ONE SIDE	C1010145		
P55	7/8" FURRING, WITH INSULATED CAVITY, AND 5/8" GWB ONE SIDE	C1010145		

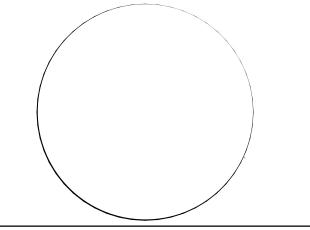


**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

#### 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

DATE

**CLIENT SIGNATURE** 

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 & **DIAGRAMS**

Project number	N/A
Date	05/01/2021
Drawn by	Author
Checked by	Checker

A800

	OCCU	PANCY LOAI	D SCHEDULE		
		_	Occupant	Building	
Number	Name	Area	Load	Name	Comments
BASEMENT	BOILER ROOM	424 SF			1
FIRST FLO		424 31			
101	CLASSROOM CL	748 SF			
101	GIRLS/BATH	53 SF 319 SF			
103	SCIENCE CLASSROOM	832 SF			
103	CL	78 SF			
104	CLASSROOM	628 SF			
104 105	CL BATH	77 SF 68 SF			
105	NURSE OFFICE	121 SF			
106	INSOLATION ROOM	68 SF			
107 108	CL CLASSROOM	94 SF 542 SF			
108	CLASSROOM	96 SF			
109	BOYS/BATH	411 SF			
110	OFFICE CL	288 SF 79 SF			
111	Stem LA	823 SF			
112	CLASSROOM SERVER	73 SF			
113	CLASSBOOM	51 SF			
113 114	CLASSROOM CL	725 SF 44 SF			-
114	HALLWAY	1425 SF			
115 116	LOBBY STAFF/BATH	436 SF 74 SF			
329	HALLWAY	256 SF			
SECOND F	LOOR CLASSROOM	744 SF			
201	CL	33 SF			
202 203	STAIR 02 CLASSROOM	216 SF 525 SF			
203	CLASSROOM	94 SF			
204	CLASSROOM	561 SF			
204 205	CL CLASSROOM	55 SF 552 SF			
205	CL	53 SF			
206 206	CLASSROOM CL	562 SF 55 SF			
207	STAFF BATH	58 SF			
208	STAIR 03 CLASSROOM	290 SF 529 SF			
209	CL	43 SF			
210 210	CLASSROOM CL	551 SF 46 SF			
211	CLASSROOM	560 SF			
211	CLASSBOOM	45 SF			
212 212	CLASSROOM CL	524 SF 47 SF			
213	STAIR 01	216 SF			
213 214	MECH CLASSROOM	85 SF 725 SF			
214	CL	51 SF			
215 216	HALLWAY SERVER /	1546 SF 138 SF			
	OFFICE				
THIRD FLO	STAFF BATH OR	46 SF			[
301	CLASSROOM	741 SF			
301 302	CL STAIR 02	31 SF 211 SF			
303	CLASSROOM	581 SF			
303 304	CL CLASSROOM	10 SF 585 SF			
304	CLASSROOM	48 SF			
305	CLASSROOM	538 SF			
305 306	CL GIRLS/ BATH	12 SF 54 SF			
307	CLASSROOM	530 SF			
308 309	BATH OR CL STAIR 03	73 SF 216 SF			
310	CLASSROOM	770 SF			
310 311	CL CLASSROOM	48 SF 750 SF			
311	CLASSROOM	42 SF			
312	CLASSROOM	789 SF		_	
312 313	CL STAIR 01	55 SF 216 SF			
314	CLASSROOM	726 SF			
314 315	CL BOYS//BATH	44 SF 67 SF			1
326	HALLWAY	1639 SF			
Grand total:	78	26560 SF			

		CLASSR	OOM SCHED	ULE		
Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Commen
FIRST FLO	OR					
108	CLASSROOM	542 SF	25	21.672586	22	
104	CLASSROOM	628 SF	25	25.118119	26	
113	CLASSROOM	725 SF	25	28.997817	29	
101	CLASSROOM	748 SF	25	29.935093	30	
111	Stem LA CLASSROOM	823 SF	25	32.912694	33	
103	SCIENCE CLASSROOM	832 SF	25	33.274941	34	
SECOND F	LOOR			1		
212	CLASSROOM	524 SF	25	20.972081	21	
203	CLASSROOM	525 SF	25	21.008931	22	
209	CLASSROOM	529 SF	25	21.165875	22	
210	CLASSROOM	551 SF	25	22.051744	23	
205	CLASSROOM	552 SF	25	22.090491	23	
211	CLASSROOM	560 SF	25	22.386852	23	
204	CLASSROOM	561 SF	25	22.426188	23	
206	CLASSROOM	562 SF	25	22.494068	23	
214	CLASSROOM	725 SF	25	28.988494	29	
201	CLASSROOM	744 SF	25	29.779389	30	
THIRD FLC	OR	1	-			
307	CLASSROOM	530 SF	25	21.195326	22	
305	CLASSROOM	538 SF	25	21.529581	22	
303	CLASSROOM	581 SF	25	23.259321	24	
304	CLASSROOM	585 SF	25	23.388773	24	
314	CLASSROOM	726 SF	25	29.051141	30	
301	CLASSROOM	741 SF	25	29.639276	30	
311	CLASSROOM	750 SF	25	30.007685	31	
310	CLASSROOM	770 SF	25	30.789626	31	
312	CLASSROOM	789 SF	25	31.577586	32	

600 KIDS 300 GIRLS = 9 WATER CLOSETS / 6 LAVATORIES 300 BOYS = 8 WATER CLOSETS / 6 LAVATORIES 10 URINALS

500 KIDS 250 GIRLS = 7 WATER CLOSETS / 5LAVATORIES 250 BOYS = 6 WATER CLOSETS /5 LAVATORIES

8 URINALS

#### TABLE P-701 — MINIMUM NUMBER OF PLUMBING FIXTURES a,b

					Type of F	ixture			
Type of Building	Water Clos	sets	Urinals		Lavatories		Bathtubs or Showers	Drinking Fountain	Other Fixtures
Occupancy	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Fixtures	No. of Fixtures	No. of Persons
Assembly: Places of Worship	150 Women	2	300 Men	1		2		1	
	300 Men	2							
Assembly:	1-100 101-200	2	1-200 201-400	1 2	1-200 201-400	2		1 for each 500 persons	
Other									
than places of worship (auditoriums, theaters, convention halls)	201-400 Over 400	6, plus 2 for each 500 men and 1 for each 150 women	401-600 Over 600	3 plus 1 for each add'l. 300 men	401-750 Over 750	6 1 for each add'l. 500 persons			
Dormitories	Men: 1 for	every 10	1 for every 25 men;  Over 150, add 1 for every 50 men					1 for every	Laundry trays:
(school or labor); Institutional	Women: 1	for every 8			1 for every	12 persons	1 for every 20 persons	75 persons	1 for ever 50 persons
	1-15	2	Urinals may be men's toilet roo	•	1-15	1			
	16-35	4	water closets but not for more than 1/3 of the required number of water closets.		16-35	2			
	36-55	5			36-60	3			
Buildings or structures	56-80	6			61-90	4		1 for each 75	
containing employees <sup>c</sup>	81-110	7			91-125	5		persons per floor	
	111-150	8			Over 125	1 for each add'l 45			
	Over 150	1 for each add'l 40 employees				persons			
	Ea 40	1					In gym or pool	1 for each	
Schools	boys Ea. 35 girls	1	Each 30 Boys	1	Each 50 pupils	1	shower room, 1 for each 5 pupils	100 pupils; at least 1 per floor	
Industrial: factories, warehouses, foundries and	No. of each sex:		Where more than 10 men are employed:		1-100	1 for each 10 persons	1 shower for each 15 persons for places	1 for every 75 persons	
similar establishments	1-10	1	11-30	1	Over	1 for each 15 persons	with excessive heat or occupational		
	11-25	2	31-80	2			hazards from poisonous,		
	26-50	3	81-160	3			infectious or irritating		
	51-75	4	161-240	4			material		
	76-100	5	Over 240	Add 1 for					

	Over 100	1 for each add'l 30 employees		100 men					
Institutional, other than hospitals or penal	1 for each 25 men;		- 1 for each 50 men		1 for each 10 persons		1 for each 10 persons	1 for each 50 persons	
institutions (on ea. occupied story)	1 for each 20 women								
Hospitals, Individual Room Wards	1 for each 8	8 patients	1 for each 10 patients		1 for each 20 patients	1 for each 100 patients			
Penal Institutions, Prisoners	1 in each control exercise room	ell; 1 in each	1 in each exerc	ise room	1 in each o	eell; exercise area	1 on each cell block floor	1 on each cell block floor; 1 in each exercise area	
Type of Building Occupancy	Lawful C	Occupancy <sup>d</sup>	Water Closets			Urinal	Lavatories		
Food establishments, Restaurants, Catering halls, Clubs, Bars, Taverns, and similar establishments	1 to 25 p	ersons total	One in a unisex toilet room			0	One in a unisex toilet room		
			Me	n		Women	Men	Men	Women
	26 to 50 persons total		1			1	0	1	1
	51-100		2			4	1	1	3
	101-200 <sup>e</sup>		3			6	2	2	4

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.

#### MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Description						
Secretary   Secr			Type of Fixture	FUNCTION OF SPACE	OCCUPANT LOAD FACTO	
Posture   Post	ter Closets	Urinals	nais i Lavatories i			300 gross
Second   Common				l l		300 gross
Appendix	1 2				raft hangars	500 gross
Department   1		300 Men 1	Men 1 2	1	ort terminal	
1400   4		1-200 1	00 1 1-200 2	1 for each	iggage claim	20 gross
According to   According   A				500	iggage handling	300 gross
Make					oncourse	100 gross
Mark   Substitute   Mark   Substitute   Mark   Substitute   Mark   Substitute   Mark   Substitute   Substit					aiting areas	15 gross
Seath   150 women   150 wome					∍mbly	
	each	men	men		aming floors (keno, slots, etc.)	11 gross
1				Lounday	hibit gallery and museum	30 net
Assembly without fixed seats	n: 1 for every 10	1 for every 25 men;	1 for every 12 persons	1 for every 20 1 for every trays:	embly with fixed seats	See Section 1004.4
1	men: 1 for every 8	1	er 150, add 1 for every 50 pers	persons persons 50	embly without fixed seats	
A	5 2		· · ·			7 net
1	35 4	water closets but not for	er closets but not for 16-35 2		anding space	5 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	55 5	required number of water	uired number of water 36-60 3		concentrated (tables and chairs)	15 net
1-150   8	80 6			l l	•	7 net
1   1   1   1   1   1   1   1   1   1	110 7		91-125 5			
Add	-150 8		125 add'l 45			100 gross
Day care  Day care  Domitories  Each 30 Boys  1 Each 30 Boys  1 Each 30 Boys  1 Each 50 pupils  1 For each 50 pupils; at least 1 per floor  2 For each 50 pupils; at least 1 per floor  Shops and other vocational room areas  areas  Exercise rooms  Exercise rooms  Exercise rooms  2 Industrial areas  1 Institutional areas	add'l		persons			40 net
Shops and other vocational room area areas    Shops and other vocational room area areas	employees				care	35 net
Boys 1 pupils 1 for each 5 pupils pupils; at least 1 per floor  Nof ch than 10 men are employed:  1 1-100 1 for each 10 persons places with excessive heat or occupational hazards from poisonous, infectious or irritating material.	1 1	Fach 30	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	n gym or pool 100	nitories	50 gross
Classroom area  Shops and other vocational room area areas  Exercise rooms  Exercise rooms  5  Group H-5 Fabrication and manufacturing areas  Industrial areas  Institutional areas	I 1	1 1 1	vs 1 pupils 1 for	or pupils, at least 1	cational	
than 10 men are employed:  1 1-100  1 for each 10 persons  1 persons  1 for each 10 persons  1 persons  1 for each 15 persons  1 persons  1 persons  1 for each 15 persons  1 persons  1 for each 15 persons  1 persons  1 for each 15 persons  1 for each 10 persons  1 for each 10 persons  1 for each 10 persons  1 for each 15 persons  1 for each 10 persons  2 for each 10 persons  1 for each 1	s	Where more		per lioor	assroom area	20 net
employed:  10 1 11-30 1 Over 1 for each 15 persons	ch	than 10 men are	n 1-100 1 for each 10 each persons persons	each 15 75 persons for persons		50 net
2 31-80 2 100 persons occupational hazards from poisonous, infectious or irritating material			with	with excessive	cise rooms	50 gross
from poisonous, infectious or irritating material states and states are as a state of the state of the states are as a state of the sta			100 persons occu	occupational	up H-5 Fabrication and manufacturing areas	200 gross
irritating Institutional areas			from	rom poisonous,	strial areas	100 gross
-70   4   101-240   4			irrita	rritating	tutional areas	
			-240 4		patient 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	
Mall 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	

TABLE 1004.1.2

a. Floor area in square feet per occupant.

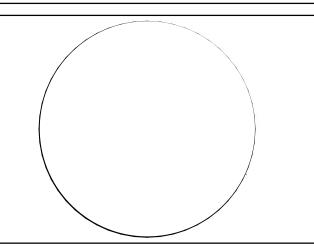
For SI: 1 square foot =  $0.0929 \text{ m}^2$ , 1 foot = 304.8 mm.

**PLATO** MARINAKOS, JR. ARCHITECT, LLC

# www.plato-studio.com

107 S 2nd Street 4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School





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

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

**CLIENT SIGNATURE** 

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

#### **SITE SAFETY**

BUILDING, SIGNED AND DATED TO OUR OFFICE

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 05/01/2021 Drawn by Author Checked by Checker

A801

#### **DEMOLITION GENERAL NOTES**

DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. HE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITE ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE A 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

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 MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.

THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NE $^{ ext{N}}$ WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE

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 DEMOL

A. CARPET: REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW

B. VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR ASBESTOS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS

A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL SURFACTO RECEIVE NEW FINISHES.

VINYL WALL COVERING, WALL BASE ETC. AT ALL EXISTING WALLS TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE, AND LEAVE WALL SURFACE SMOOTH TO RECEIV

INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK. THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPE

ALL PIPING WHICH BECOMES EXPOSED DURING THE ALTERATION WORK SHALL E

EXISTING BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM

). COORDINATE WITH OWNER REGARDING THE REMOVAL AND/OR STORAGE OF

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

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING THE SPACES BELOW OR ABOVE THE AREA OF

**DEMOLITION LEGEND** 

13. THE ARCHITECT AND OR ENGINEER SHALL NOT BE REPSONSIBLE 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

#### **CONTRACTOR NOTES**

- 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.
- 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 T CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE
- 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 OR BE AFFECTED BY 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
- 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 SYSTEMS, 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 AN BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- 10. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER
- 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

**CUTTING AND PATCHING GENERAL NOTES** 

WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGE BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PREFORMED UNDER THIS CONTRACT THE CONTRACTOR SHALL PATCH, REPAIRED AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.

WHERE EXISTING EXTERIOR WALL OR INTERIOR PARTITIONS ARE DAMAGED IN AREAS OF SELECTIVE DEMOLITION BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW

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 SHALI 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 U APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.

5. WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADDJUSTMENT 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 OPENIN WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATING.

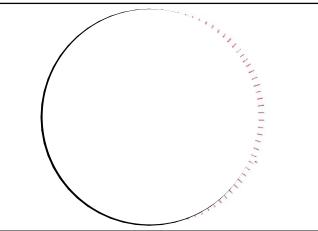
**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT

plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter





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 NOTED

DATE

APPROVED AS IS

NAME (PLEASE PRINT)

CLIENT SIGNATURE

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

#### 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 or site safety compliance.

716 EMERSON AVE -SCHOOL

#### **EXISTING CONDITIONS/ DEMO PLANS**

Project number 05/01/2021 Drawn by Author

D100

As indicated

Checker

© COPYRIGHT 2015 Plato A. Marinakos, Jr. Architect, LLC

#### **DEMOLITION GENERAL NOTES**

DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. FHE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITE ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE AL 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, MECHANICA PLUMBING FIXTURES AND SYSTEM, AS REQUIRED TO ALLOW FOR THE EXECUTION OF NEW

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 MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.

THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NEV WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE REVIEWED BY THE ARCHITECT.

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 DEMOL

A. CARPET: REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW

B. VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR ASBESTOS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.

CERAMIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL SURFACTO RECEIVE NEW FINISHES.

<sup>2</sup> VINYL WALL COVERING, WALL BASE ETC. AT ALL EXISTING WALLS TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE, AND LEAVE WALL SURFACE SMOOTH TO RECEI

THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROP NSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK.

THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPE NSTALLATION OF NEW CEILINGS.

REMOVED AND REROUTED TO BE CONCEALED BEHIND FINISHED SURFACES. EXISTING BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM

0. COORDINATE WITH OWNER REGARDING THE REMOVAL AND/OR STORAGE OF

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 AUTHORIT'

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING THE SPACES BELOW OR ABOVE THE AREA OF

DEMOLITION / CONSTRUCTION. 13. THE ARCHITECT AND OR ENGINEER SHALL NOT BE REPSONSIBLE FOR THE SAFETY AND CONSTRUCTION AND OR DEMOLITION

**DEMOLITION LEGEND** 

#### **CONTRACTOR NOTES**

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.

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

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 OR BE AFFECTED BY 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

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 SYSTEMS, 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 ACTIVITIE 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 AN 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

#### CUTTING AND PATCHING GENERAL NOTES

1. WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGE BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PREFORMED UNDER THIS CONTRACT THE CONTRACTOR SHALL PATCH, REPAIRED AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.

WHERE EXISTING EXTERIOR WALL OR INTERIOR PARTITIONS ARE DAMAGED IN AREAS OF SELECTIVE DEMOLITION BY THE REMOVAL OF EXISTING CONSTRUCTION O ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW

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 UI APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.

WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADDJUSTMENT IN FINISH CEILING HEIGHT. THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACE TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.

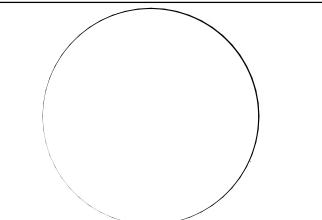
6. WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM ANY FLOOR OR ROOF ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENIN WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATING.

**PLATO** MARINAKOS, JR. ARCHITECT, LLC

#### www.plato-studio.com

107 S 2nd Street

4th Floor Philadephia, PA 19106 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School





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

DATE

NAME (PLEASE PRINT)

or site safety compliance.

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

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 o 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 neans 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

716 EMERSON AVE -SCHOOL

# EXISTING CONDITIONS/

Project number Drawn by

D200

**DEMO PLANS** 

As indicated

05/01/2021

Checker