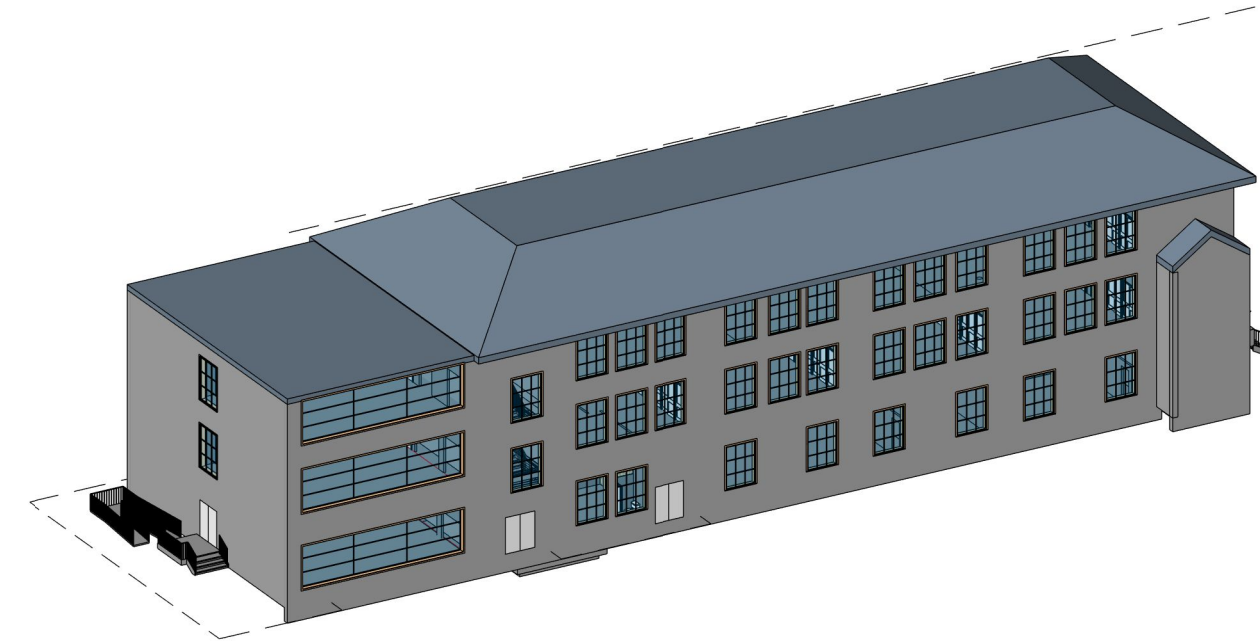


# 716 Emerson Ave East Lansdowne, PA 19050

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.



6 3D View  
A00 N.T.S.

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

## ARCHITECT

### PLATO MARINAKOS, JR.

107 S 2ND STREET, FOURTH FLOOR  
PHILADELPHIA, PA 19106  
TEL: (267)-866-0930  
TEL: (267)-866-0931

## OWNER

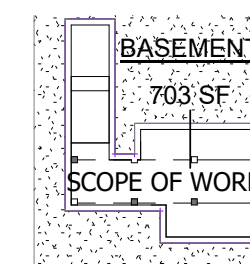
### Dr. Adam Vision Academy Charter School

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

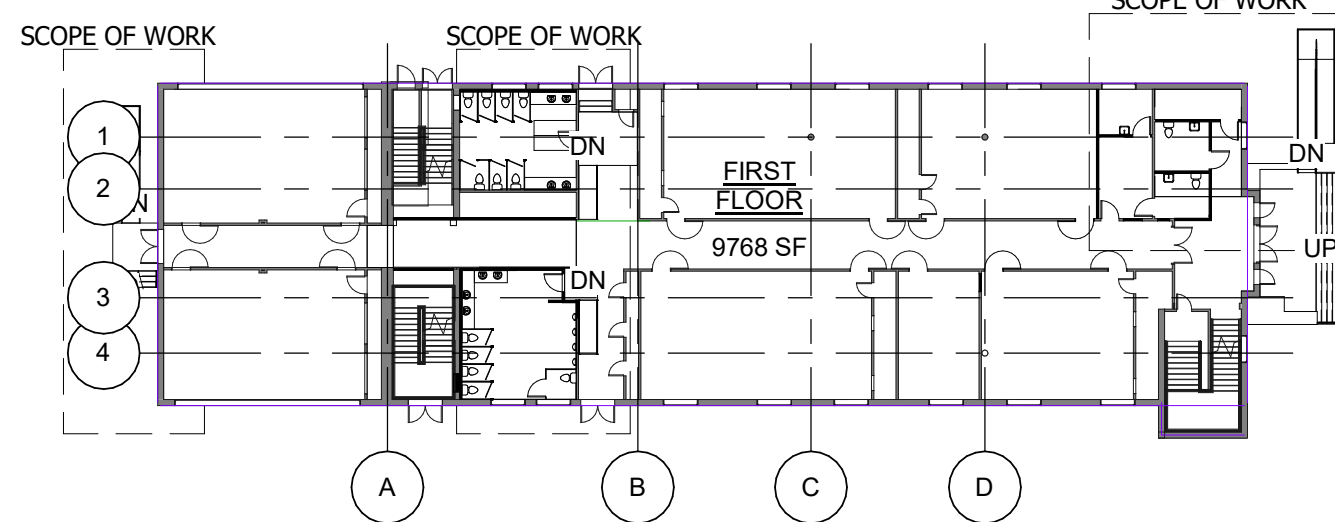
## CONTRACTOR

TEL:

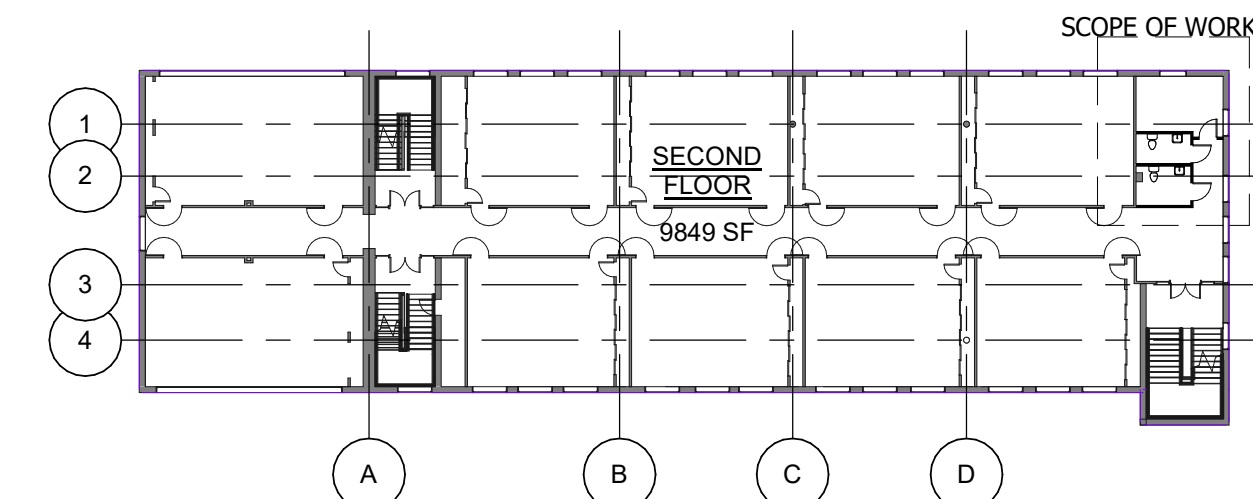
## STRUCTURAL



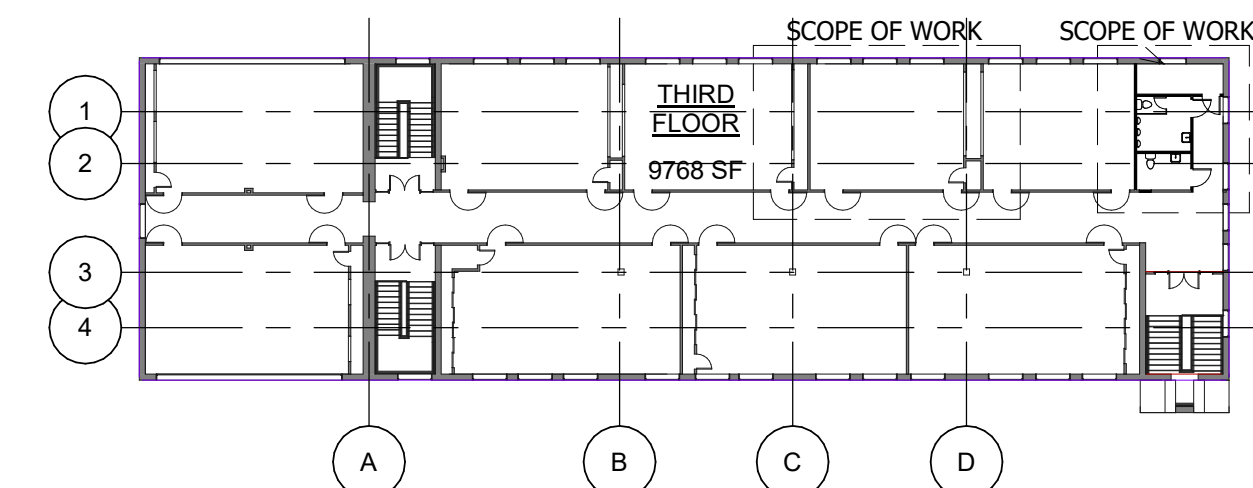
1 BASEMENT AREA PLAN  
A00 SCALE: 1/32" = 1'-0"



2 FIRST FLOOR AREA PLAN  
A00 SCALE: 1/32" = 1'-0"



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



5 THIRD FLOOR AREA PLAN  
A00 SCALE: 1/32" = 1'-0"

## ABBREVIATIONS

ABV	ACOUS	ACT	ADDL	ADH	ADJ	AFG	AGG	ALT	ALUM	ANCH	APPLIC	BET	BLDG	BLK	BM	BRG	BRK	BSMT	CAB	CC	CF	CJ	CL	CLG	CLR	CMU	CO	COL	COMP	CONC	CONT	CPT	CT	CU	DBL	DET	DIA	DIM	DN	DR	DS	DTL	DW	EA	EL	ELEC	ELEV	EQ	EW	EXF	EXG	EXP	FP	FT	FG	FIN	FR	FRM	FT	FTG	GA	GALV	GEN	GL	GRT	GWB	GYP	HW	HM	HORIZ	HP	HR	HT	IN	INSUL	INT	INV	JB	JT	LAM	LAV	LT WT	MANUF	MAT	MAX	MECH	MET	MH	MIN	MTD	NA	NIC	OC	OH	OPNG	OPP	PJT	PC	PCL	PL	PLAS	PLWD	PNT	PNTD	PORC	PROP	RAD	RD	RE	REF	REC	REFR	REF	RES	RES	REV	RO	RO	RO	RO	SD	SEC	SIM	SIMILAR	SQ	SS	STD	STL	STR	STRUT	SUSP	SUSP	TBD	TELE	TEMP	THRU	TOP	TYP	UNFIN	UNO	UR	UTIL	V	VCT	VERT	VF	VFB	VWB	W	W/O	WC	WD	WD	WH	WR	
ABOVE	ACOUSTICAL	ACOUSTICAL CEILING TILE	ADDITIONAL	ADHESIVE	ADJUST, ADJACENT	ABOVE FINISH FLOOR	ABOVE FINISH GRADE	AGGREGATE	ALTERNATE	ALUMINUM	ANCHOR	APPLICABLE	BETWEEN	BUILDING	BLOCK	BEAM	BEARING	BRICK	BASEMENT	CABINET	CENTER TO CENTER	CEILING FAN	CONTROL JOINT	CENTER LINE	CEILING	CLEAR	CONCRETE MASONRY UNIT	CARBON MONOXIDE DETECTOR	COLUMN	COMPOSITE	CONCRETE	CONTINUOUS	CARPET TILE	CERAMIC TILE	CONDENSER UNIT	DOUBLE	DETAIL	DIAMETER	DIMENSION	DOWN	DOOR	DOWNPOUT	DETAIL	DISHWASHER	EACH	ELEVATION	ELECTRICAL	ELEVATOR	EQUAL	EACH WAY	EXHAUST FAN	EXISTING	EXPANSION	FLOOR DRAIN/PINT	FOUNDATIONS	FIBERGLASS ROOF DECK	FINISH	FIRE RESISTANT	FRAME	FOOT	FOOTING	GALVE GALVANIZED IRON	GENERAL	GLASS	GROUT	GYP/ST GYPSUM WALL BOARD	GYP/ST GYPSUM BOARD	HARDWOOD	HOLLOW METAL	HORIZONTAL	HEAT PUMP	HOUR	HEIGHT	INCH	INSULATION	INTERIOR	INVERT	JUNCTION BOX	JOINT	LAMINATE	LAVATORY	LIGHT WEIGHT	MANUFACTURER	MATERIAL	MAXIMUM	MECHANICAL	METAL	MANHOLE	MINIMUM	MOUNTED	NOT APPLICABLE	NOT IN CONTRACT	ON CENTER	OPPOSITE HAND	OPENING	OPPOSITE	PRESSURE TREATED	PRECAST	PLATE	PLASTER	PLYWOOD	PAINT	PAINTED	PORCELAIN	PROPOSED	RADIUS	ROOF DRAIN	REFERENCE	RECESSED	REFRIGERATOR	REINFORCED	REQUIRED	RESILIENT	RESISTANT	REVERSE	ROOM	ROUGH OPENING	SANITARY	SCHEDULE	SEAL CONCRETE	SMOKE DETECTOR	SECTION	SIMILAR	SPECIFICATIONS	SQUARE	STAINLESS STEEL	STANDARD	STEEL	STORAGE	STAIR	STRUCTURE	SUSPENDED	SHEET VINYL	TO BE DETERMINED	TO BE SELECTED	TELEPHONE	TEMPORARY	THROUGH	TOP OF FOOTING	TOP OF PARAPET	TYPICAL	UNFINISHED	UNLESS OTHERWISE NOTED	UNRATED	UTILITY	VENT	VCT VINYL COMPOSITE TILE	VERTICAL	VENTILATION FAN	VINYL WALL BASE	W/OUT	WATER CLOSET	WOOD	STACKED WASHER/DRYER	WATER HEATER	WATER RESISTANT

## GENERAL CONDITIONS

General Conditions

- Project Name: 716 Emerson Ave East Lansdowne, PA 19050
- 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.
- Current Code: EXISTING BUILDING CODE 2015 OF PENNSYLVANIA
- Allowances and Unit Prices (to be determined)
- Contract Forms: Owner Contractor Agreement; AIA A101-1987 or latest version
- General Conditions: AIA A201-1987 or latest version
- Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect.
- Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc.
- 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.
- Temporary Utility Services: Use of Owner's existing utility services.
- Temporary Facilities: Provide temporary construction, support facilities, and security measures
- 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.
- Contractor(s) performing work shall have applicable licenses.
- Contractor shall follow all current OSHA safety regulations.
- 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.
- All dimensions indicated on the drawings are from finished face unless otherwise noted.
- Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0".
- All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets recesses, registers bolt settings, sleeves, etc. Do Not scale drawings.
- The contractor shall verify and protect all service and utility lines and existing site area from deterioration or damage.
- The Architect/Engineer shall not be responsible for the safety and construction, procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings, specifications, or required codes, including all OSHA regulations.
- Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits.
- Contractor is to have applicable insurance as required by the building owner.
- Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing work.
- Contractor is responsible for contacting the building inspector for any/all required inspections for the duration of the project.
- Contractor shall bring errors and omissions in the Contract Documents found in the field, which may occur, to the attention of the Architect and Owner in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors or discrepancies in the Contract Documents that are the result of unforeseen field conditions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.
- 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.
- Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.
- Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits.
- Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by owner).
- 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.
- 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.
- All manufacturer's printed warnings and/or directions for handling products must be strictly observed. Any items not compatible with substrate shall be isolated as per manufacturer's recommendations.
- 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.
- Contractor shall supply and install fire extinguishers and smoke detectors as required by code and in all locations approved by the local fire marshal and/or building code official and whether they are shown or not shown on the contract documents.
- All codes trades standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
- The Contractor shall make no structural changes without written approval of the Architect/Engineer.
- No Blasting shall be permitted without prior written approval.
- 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.
- 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.
- 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.
- 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.
- Provide fire stopping at all penetrations through rated assemblies. Firestopping locations are not located on the drawing. Each Prime contractor shall provide firestopping for their own work. Provide all Underwriters Laboratories UL tested assemblies.
- Support Air conditioning units compressors and other roof mounted or suspended equipment only on joists, trusses or beams designed for that purpose. If no support has been designed (or if a question arises) notify the Architect prior to the erection of the equipment and before the structural erection is complete.
- Contractor shall provide for dewatering as required during excavation.
- 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.
- Each contractor shall fully review the complete set of contract documents as some work of each prime contractor may be shown throughout the documents.
- No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of the project.
- 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.
- Contractor shall provide access panel as required to service any all equipment as required by manufacturer 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.

## CODE ANALYSIS

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

**USE GROUP:**  
IIIB

**CONSTRUCTION TYPE:** IIIIB

**FIRE SUPPRESSION:** N/A EXISTING BUILDING

**SCOPE OF WORK:** INTERIOR ALTERATIONS TO EXISTING BUILDING

## SYMBOL LEGEND

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

## SITE SAFETY

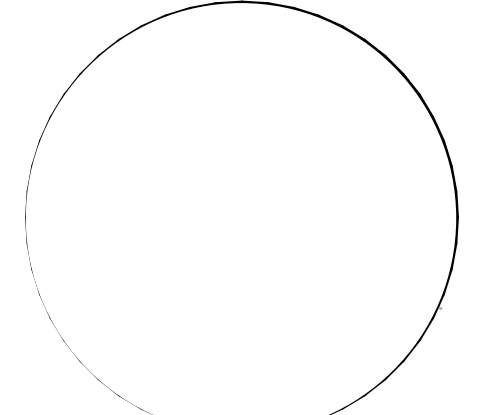
It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 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 Marinos, 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](http://www.osha.gov)) for additional training and information requirements for site safety compliance.

# PLATO STUDIO

PLATO  
MARINAKOS, JR.  
ARCHITECT, LLC

[www.plato-studio.com](http://www.plato-studio.com)

107 S 2nd Street  
4th Floor  
Philadelphia, PA 19106  
267-866-0930 OFFICE  
267-866-0931 DIRECT  
[plato@plato-studio.com](mailto: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 ONLY

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

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

NO.	DESCRIPTION	DATE

## 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 Marinos, 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](http://www.osha.gov)) for additional training and information requirements for site safety compliance.

716 EMERSON AVE -  
SCHOOL

## COVER SHEET

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





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

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

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (PLEASE PRINT) \_\_\_\_\_

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

**SITE SAFETY**

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

**716 EMERSON AVE -  
SCHOOL**

**CODE REVIEW  
BASEMENT - FIRST  
FLOOR**

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

**A04.1**

Scale As indicated

**BUILDING CONSTRUCTION DATA:**

**GENERAL NOTES:**

- EXISTING BUILDING
- OCCUPANCY FOR ALL SPACES CLASSIFIED AS Educational Group E
- ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA ON THE FIRST FLOOR
- ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1
- ALL CORRIDORS 44" MINIMUM WIDTH
- ALL EXIT DOORS 36" MINIMUM
- ALL SHUTTS TO BE (2) HOUR FIRE RATED PARTITION
- EGRESS FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2

**LEGEND:**

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

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

**CHAPTER 3. OCCUPANCY CLASSIFICATION AND USE**

**SECTION 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 the 12th grade.

**CHAPTER 4. SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE**

**SECTION 401. 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.

**SECTION 402. SEPARATION WALLS**  
WALLS SEPARATING DWELLING 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.

**SECTION 403. HORIZONTAL SEPARATION**  
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, 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 WITH SECTION 711.

**CHAPTER 6. GENERAL BUILDING HEIGHTS AND AREAS**

**TABLE 603.3 AND 604.1 ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORES ABOVE GRADE PLANE**

**SECTION 604. GENERAL**  
BUILDING HEIGHT AND NUMBER OF STORES

**SECTION 604.1. GENERAL**  
BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.

**SECTION 604.2**  
HEIGHTS IN 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 1910.2.4. SUCH STRUCTURES SHALL NOT BE USED FOR HABITATION OR STORAGE. THE STRUCTURE SHALL BE LIMITED 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 606. BUILDING AREA**

**SECTION 606.1. GENERAL**  
ALLOWABLE AREA = 23880

**SECTION 606.2. FRONTAGE INCREASE**  
BUILDING FRONTAGE INCREASE CALCULATION:  
NORTH: 181'-9" EAST: 59'-2" SOUTH: 181'-9" WEST: 53'-9"  
TOTAL FRONTAGE(F) 476 FT 5IN PERMETER (P) 476 FT 5IN WIDTH OF OPEN SPACE (W)  
AREA INCREASE FACTOR DUE TO FRONTAGE, I =

**SECTION 606.3. AUTOMATIC SPRINKLER SYSTEM INCREASE BUILDINGS**  
EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM THE AREA LIMITATION IN TABLE 606.1 IS PERMITTED TO INCREASE BY AN ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

**CHAPTER 6. TYPES OF CONSTRUCTION**

**SECTION 607. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

**TABLE 607.1**  
CONSTRUCTION TYPE IIB  
STRUCTURAL FRAME (COLUMNS, GRIDDERS, TRUSSES): 1 HOUR  
EXTERIOR WALLS: 2 HOUR  
INTERIOR WALLS: 1 HOUR  
BEARING WALLS (INTERIOR): 1 HOUR  
NON BEARING WALLS (INTERIOR): 0 HOUR  
FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR  
ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR  
ATTRIUMS: N/A  
INCIDENTAL USES: N/A  
PROVIDE SPRINKLER CONTROL AREAS: 1 OR  
MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: N/A

**CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES**

**SECTION 705. EXTERIOR WALLS**

**SECTION 705.1. TYPE I AND II CONSTRUCTION**  
FOR OCCUPANCY GROUP R-2, FIRE-RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS

**SECTION 705.2. TYPE III CONSTRUCTION**  
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.

**SECTION 706. EXTERIOR WALLS**  
AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE.

**SECTION 716. OPENING PROTECTIVES**  
OPENING PROTECTIVE FIRE-PROTECTION RATINGS  
OTHER FIRE PARTITIONS 45 MINUTES  
2 HOUR FIRE WALLS 90 MINUTES

**CHAPTER 8. INTERIOR FINISHES**

**SECTION 803. WALL AND CEILING FINISHES**

**SECTION 803.1. INTERIOR WALL AND CEILING FINISH MATERIALS**  
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450  
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-750  
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

**TABLE 803.2**  
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

**SECTION 803.3**  
B. E. M. R. 1 WITH NONSPRINKLERS  
VERTICAL EXITS & PASSAGEWAYS  
EXIT ACCESS CORRIDORS  
ROOMS & ENCLOSED SPACES C

**CHAPTER 9. FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**SECTION 907.2.1. 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.

**SECTION 907.2.2. 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.

**SECTION 907.2.3. SMOKE ALARMS**  
SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.

**SECTION 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**

**SECTION 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 WELL-ESTABLISHED PRINCIPLES OF ENGINEERING RELEVANT TO THE DESIGN.

**SECTION 909.11.2.2. ACTUATED BY APPROVED SPOT-TYPE DETECTORS**  
FOR RELEASING SERVICE SHALL BE PERMITTED.

**CHAPTER 10. MEANS OF EGRESS**

**SECTION 1005. OCCUPANT LOAD**  
EXITING FROM MULTIPLE LEVELS  
WHERE EXITS FROM MORE THAN ONE FLOOR, ONLY THE OCCUPANT LOAD OF EACH FLOOR CONSIDERED INDIVIDUALLY SHALL BE USED IN COMPUTING THE REQUIRED CAPACITY OF THE EXITS.

**SECTION 1006. MEANS OF EGRESS SIZING**  
1006.1 REQUIRED CAPACITY BASED ON OCCUPANT LOAD  
EGRESS WIDTH PER OCCUPANT SERVED  
STAIRWAYS: 0.27/OCCUPANT  
OTHER EGRESS: 0.27/OCCUPANT

**SECTION 1007.1. DOOR ENCLOSEMENT**  
DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN AN OPEN POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-FIFTH.

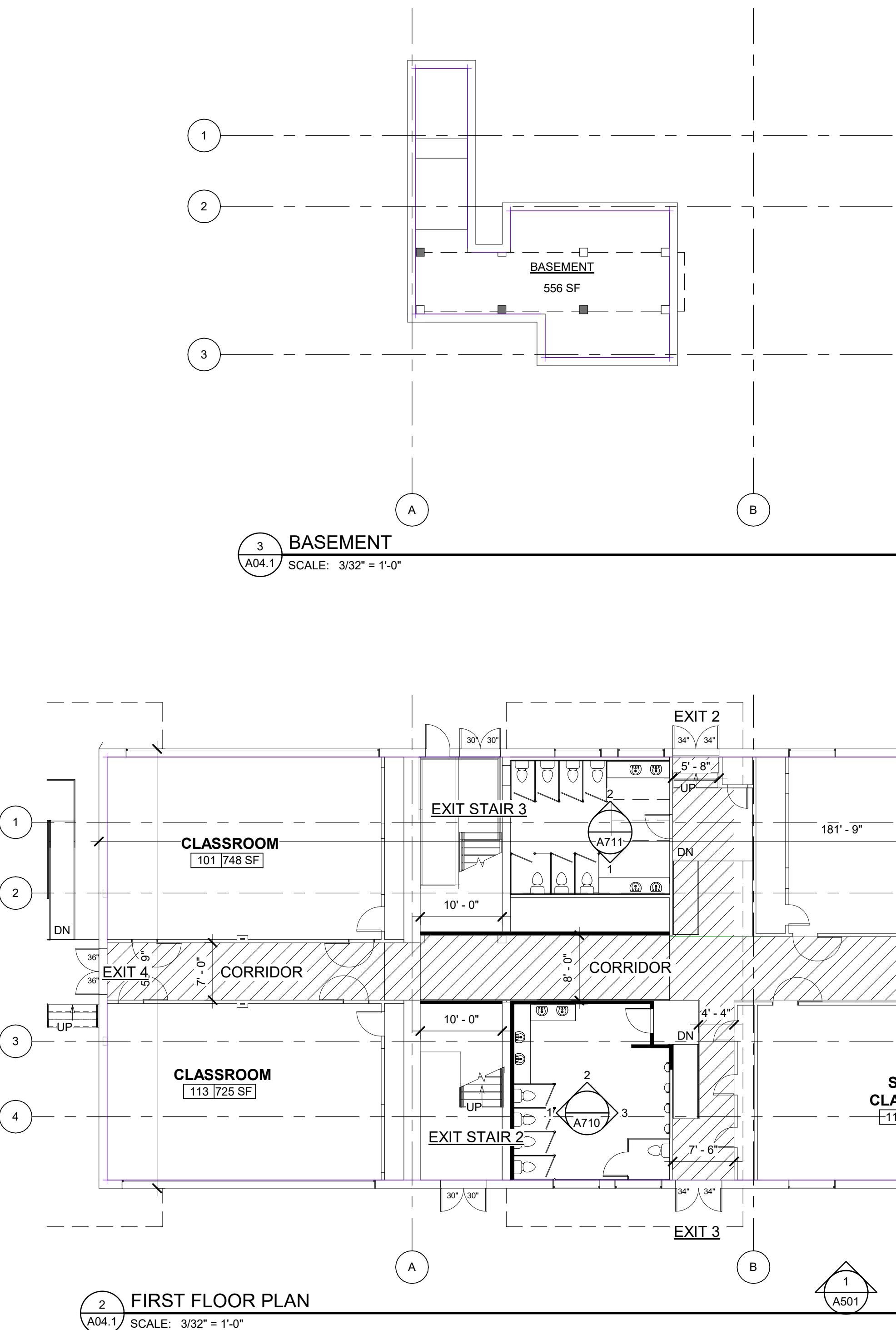
**SECTION 1008. MEANS OF EGRESS ILLUMINATION**  
1008.2 ILLUMINATION REQUIRED  
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.  
EXCEPTION: DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2, AND R-3.

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

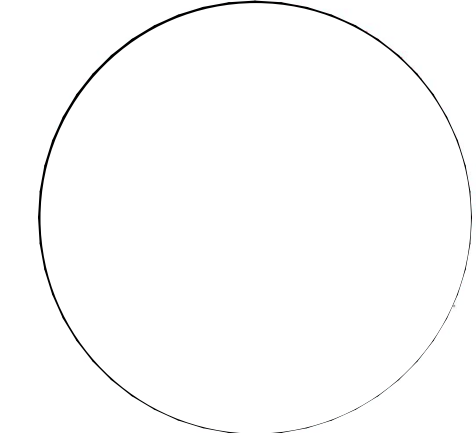
CHAPTER 10. MEANS OF EGRESS			CAPACITY OF EGRESS COMPONENTS (1006.3.1, 1006.3.2)		NUMBER OF EXITS/EXIT ACCESS (1006)			
LOCATION	AREA	OCCUP. LOAD	Egress width (inch/occupant)		LOCATION	REQUIRED	SHOWN	
BASEMENT	556 SF		Stairways	.3 per inch	STAIR 1	YES	ON PLAN	
1ST	9497 SF		Other Egress components	.3 per inch	STAIR 2	YES	ON PLAN	
2ND	9556 SF		STAIR 1	60" / 3	200 people	STAIR 3	YES	ON PLAN
3RD	9477 SF		STAIR 2	60" / 3	200 people			
			STAIR 3	60" / 3	200 people			

**CLASSROOM SCHEDULE first floor OCCT. LOAD**

Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments
<b>FIRST FLOOR</b>						
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	
<b>TOTAL</b>		<b>4298 SF</b>			<b>174</b>	



**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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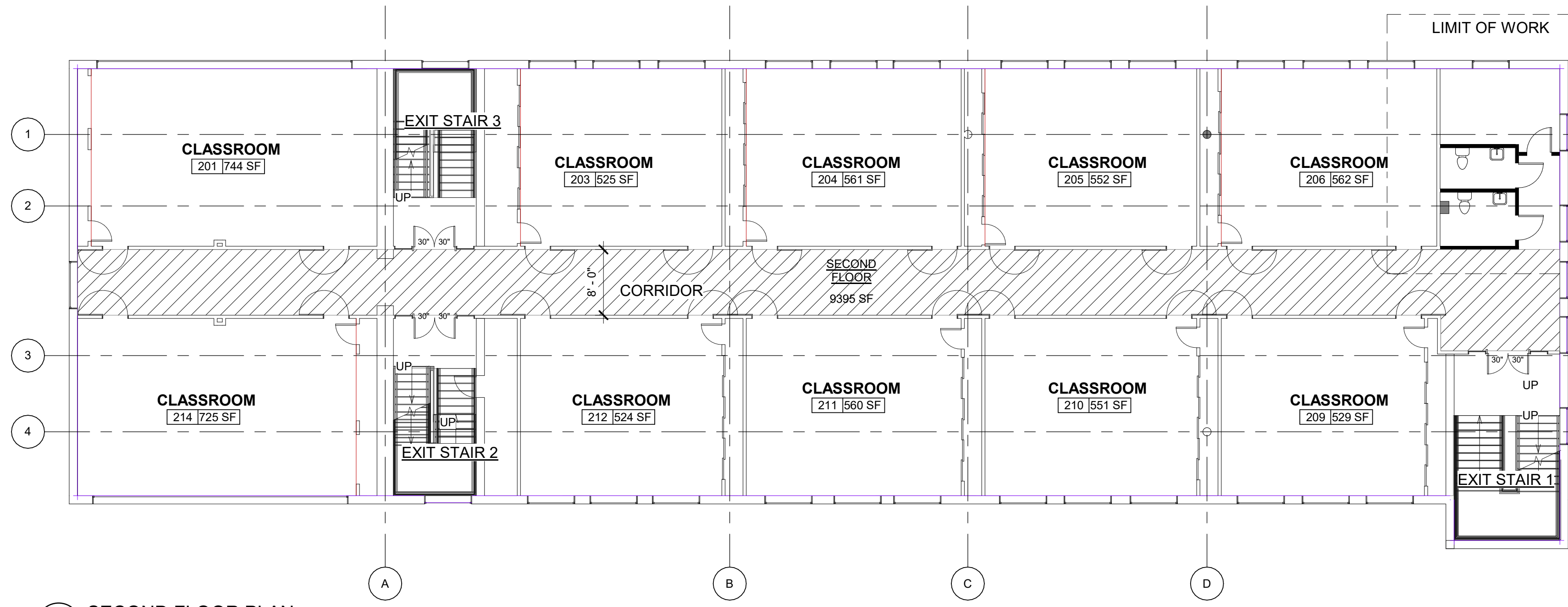
**716 EMERSON AVE - SCHOOL**

**CODE REVIEW SECOND FLOOR - THIRD FLOOR**

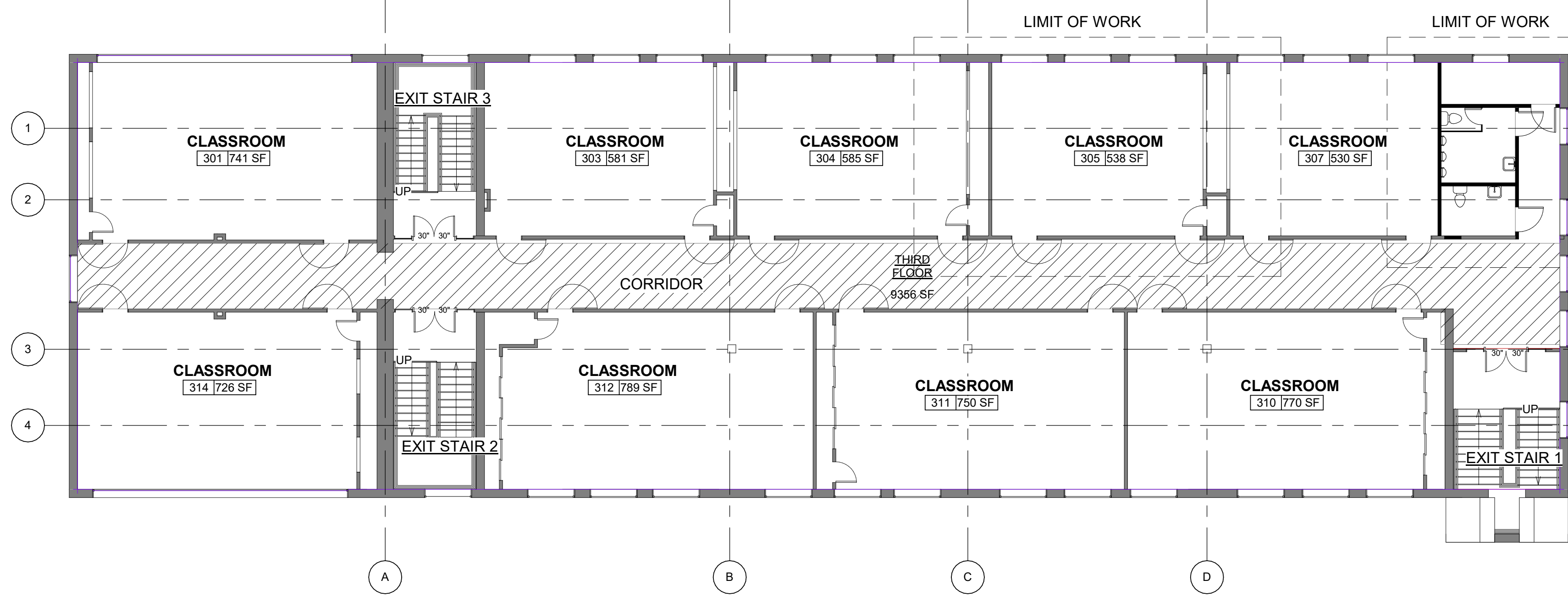
Project number N/A  
Date 05/01/2021  
Drawn by Author  
Checked by Checker

**A04.2**

Scale As indicated



**2 SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**3 THIRD FLOOR**  
SCALE: 3/32" = 1'-0"

**BUILDING CONSTRUCTION DATA:**

**GENERAL NOTES:**

- EXISTING BUILDING
- OCCUPANCY FOR ALL SPACES CLASSIFIED AS Educational Group E
- ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA ON THE FIRST FLOOR
- SYMBOLS DENOTES ACCESSIBLE BUILDING ENTRANCES
- OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1.
- ALL CORRIDORS 44" MINIMUM WIDTH
- ALL EXIT DOORS 36" MINIMUM
- ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION
- EGRESS FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2

Note:  
\*Fire Rating 2HR - Stairs Shaft  
\*Fire wall between the East and West Building will be fire barriers  
\*A visible alarm 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 markings.

**LEGEND:**

- EXIT
- INDICATES POINT OF EXIT DISCHARGE TO GRADE
- 1004.1.1
- MAXIMUM COMMON PATH OF EGRESS TRAVEL
- MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL, SPRINKLER ASSEMBLY
- EXIT STAIR TOWER
- EXIT ACCESS CORRIDORS
- INDICATES OCCUPANT LOAD
- INDICATES TOTAL DISTANCE FROM FURTHEST POINT TO DISCHARGE TO GRADE
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 2 HOUR FIRE WALL SEPARATION
- EGRESS PATHWAYS/ACCESSIBLE ROUTE

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

**CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE**

**SECTION 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 the 12th grade.

**SECTION 400: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE**

**SECTION 402: SEPARATION WALLS**  
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS CONTIGUOUS TO THEM IN THE SAME BUILDING, SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 706.

**SECTION 403: HORIZONTAL SEPARATION**  
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, 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 WITH SECTION 711.

**CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 503: ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORES ABOVE GRADE PLANE**  
GROUP E, CONSTRUCTION TYPE IIIA

**SECTION 504: BUILDING HEIGHT AND NUMBER OF STORES**  
204.1 GENERAL: THE HEIGHT, IN FEET, AND THE NUMBER OF STORES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.

**SECTION 505: HEIGHT OF TOWERS, SPIRES, STEEPLES, AND OTHER ROOF STRUCTURES**  
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 1512.2.4. SUCH STRUCTURES SHALL NOT BE USED FOR HABITATION OR STORAGE. THE STRUCTURE SHALL BE LIMITED 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**

**SECTION 506.1 ALLOWABLE BUILDING AREA**

**SECTION 506.2 FRONTAL INCREASE**

BUILDING FRONTAL INCREASE CALCULATION:  
NORTH: 181°0' - EAST: 59°2' - SOUTH: 181°0' - WEST: 59°2'  
TOTAL FRONTAGE(F): 476 FT 5IN PERIMETER (P): 476 FT 5IN  
WIDTH OF OPEN SPACE (W)  
AREA INCREASE FACTOR DUE TO FRONTAL INCREASE (I)  
 $I = \frac{P \times W}{4 \times A}$

**SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE BUILDINGS**  
EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM, THE AREA LIMITATION IN TABLE 506.2 IS PERMITTED TO INCREASE BY AN ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

**CHAPTER 6: TYPES OF CONSTRUCTION**

**SECTION 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

CONSTRUCTION TYPE III  
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES): 1 HOUR  
EXTERIOR WALLS: 1 HOUR  
INTERIOR ELEMENTS: 1 HOUR  
BEARING WALLS (INTERIOR): 2 HOUR  
NON-BEARING WALLS (INTERIOR): 2 HOUR  
FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR  
ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 1 HOUR  
TRIMMIS: N/A  
INCIDENTAL USES: N/A  
PROVIDE SPRINKLER CONTROL AREAS: N/A  
MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: N/A

**CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES**

**SECTION 701: EXTERIOR WALLS**

**SECTION 702: EXTERIOR WALLS**  
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 703: FIRE WALLS**

**SECTION 706: FIRE WALLS**  
FOR OCCUPANCY GROUP E, FIRE RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS

**SECTION 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

**SECTION 706.5.1 EXTERIOR WALLS**  
AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE

**SECTION 716: OPENING PROTECTIVES**  
OPENING PROTECTIVE FIRE PROTECTION RATINGS  
OTHER FIRE PARTITIONS: 45 MINUTES  
2 HOUR FIRE WALLS: 90 MINUTES

**CHAPTER 8: INTERIOR FINISHES**

**SECTION 803: WALL AND CEILING FINISHES**

**SECTION 803.1 INTERIOR WALL AND CEILING FINISH MATERIALS:**  
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450  
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-850  
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 850-1500

**TABLE 803.1.3 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY**

**SECTION 909: ACCESSIBLE MEANS OF EGRESS**

**SECTION 1003: STAIRWAYS**  
IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORES SHALL COMPLY WITH SECTIONS 1003.1 THROUGH 1003.3.

**SECTION 1003.1 EXIT ACCESS STAIRWAYS**  
EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS.

**SECTION 1003.2 STAIRWAY WIDTH**  
STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES (1219 MM) MINIMUM BETWEEN HANDRAILS.

**SECTION 1010: DOORS, GATES AND TURNSTILES**

**SECTION 1010.5 FLOOR ELEVATION**  
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1:48 VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).

**SECTION 1017: EXIT ACCESS TRAVEL DISTANCE**  
GROUP E WITHOUT SPRINKLERS: 200 FEET

**SECTION 1020: CORRIDORS**

**TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING**  
OCCUPANCY E WITH SPRINKLERS: 1 HOUR

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

**SECTION 1022.1 VERTICAL EXIT ENCLOSURES**  
EXIT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 OR MORE STORES AND 1 HOUR WHERE CONNECTING LESS THAN 4 STORES.

**CHAPTER 11: ACCESSIBILITY**

**CHAPTER 29: PLUMBING SYSTEMS**

**SECTION 2901.2 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES**  
OCCUPANCY USE GROUP EDUCATIONAL

**CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS**

**SECTION 302: SMOKE CONTROL SYSTEMS**

**SECTION 902 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.

**SECTION 909.12.3.2 PASSIVE METHOD** PASSIVE SMOKE CONTROL SYSTEMS ACTIVATED BY APPROVED SPOT-TYPE DETECTORS USED FOR RELEASING SERVICE SHALL BE PERMITTED.

**CHAPTER 10: MEANS OF EGRESS**

**SECTION 1004: OCCUPANT LOAD**  
EXITING FROM MULTIPLE LEVELS  
WHERE EXITS SERVE MORE THAN ONE FLOOR, ONLY THE OCCUPANT LOAD OF EACH FLOOR CONSIDERED INDIVIDUALLY SHALL BE USED IN COMPUTING THE REQUIRED CAPACITY OF THE EXITS.

**SECTION 1005: MEANS OF EGRESS SIGNING**

**SECTION 1005.2 REQUIRED CAPACITY BASED ON OCCUPANT LOAD**  
EGRESS WIDTH PER OCCUPANT SERVED STAIRWAYS: 0.75 OCCUPANT  
OTHER EGRESS: 0.2 OCCUPANT

**SECTION 1006: MEANS OF EGRESS ILLUMINATION**

**SECTION 1008: 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.

**CHAPTER 10: MEANS OF EGRESS**

OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)  
Location Floor Area + Sq. Ft./person = Oct. loads

LOCATION	AREA	OCC. LOAD
BASEMENT	556 SF	
1 ST	9497 SF	
2ND	9558 SF	
3RD	9477 SF	

**CAPACITY OF EGRESS COMPONENTS (1006.3.1, 1006.3.2)**

Egress width (inches/occupant)	STAIRWAYS	Other Egress components
3 per inch	200 people	200 people
60" / 3	200 people	200 people
60" / 3	200 people	200 people

**NUMBER OF EXITS/EXIT ACCESS (1006)**

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

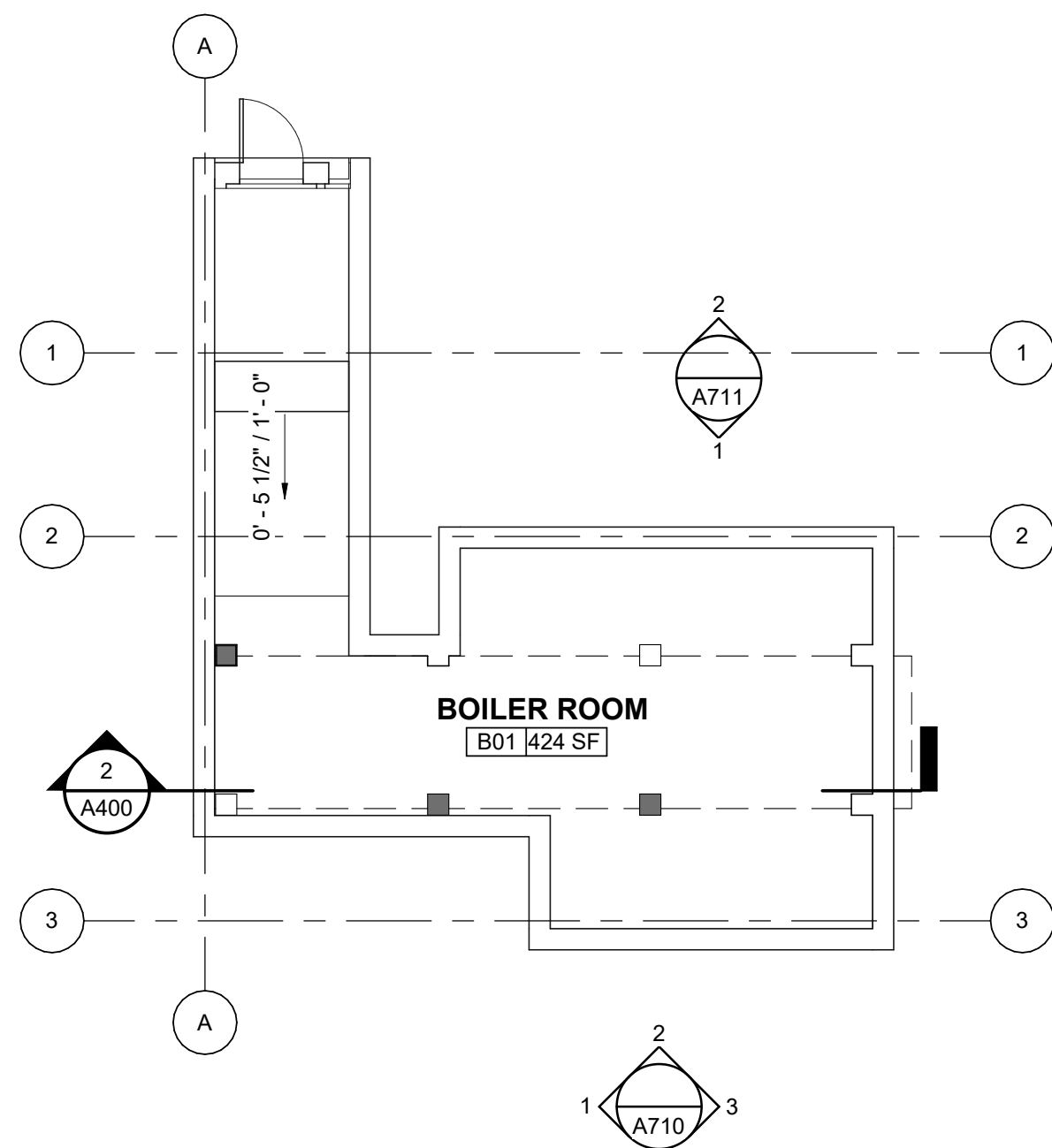
**CLASSROOM SCHEDULE Second floor OCC. LOAD**

Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments
SECOND FLOOR						
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	

**CLASSROOM SCHEDULE Third floor OCC. LOAD**

Number	Name	Area	Occupancy factor	Occupancy load d	Occupancy load	Comments
THIRD FLOOR						
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		6011 SF			246	

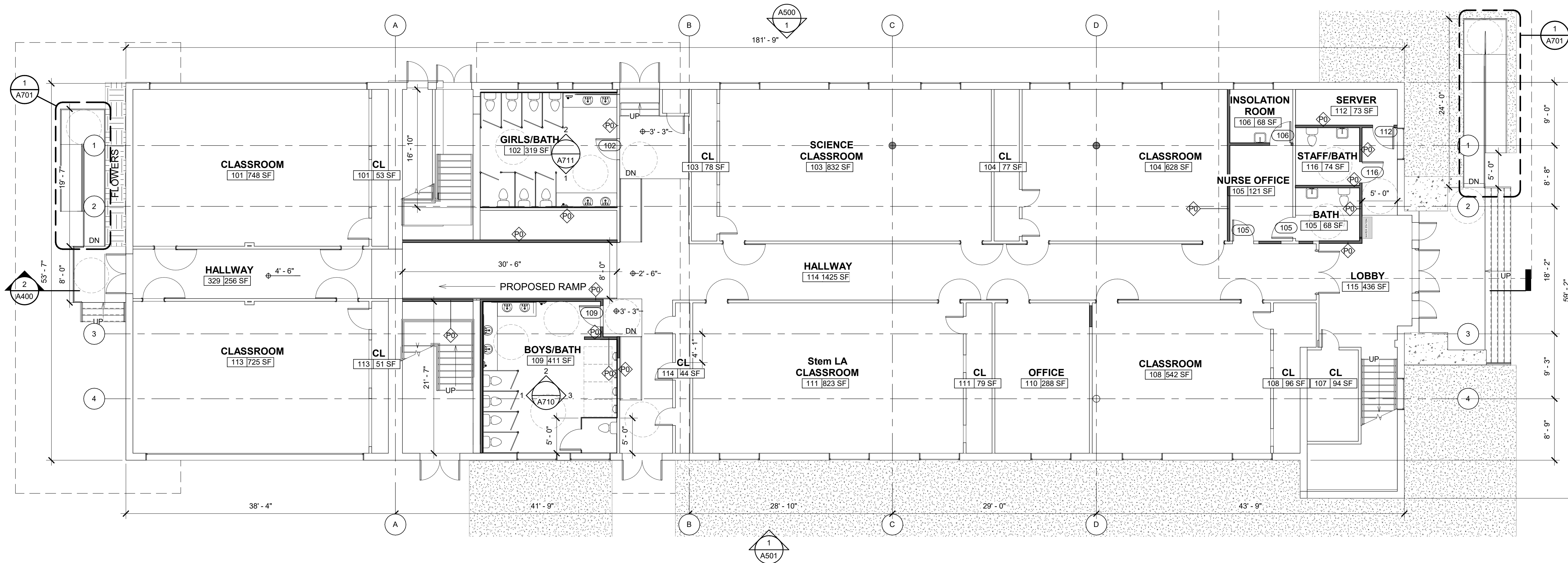




1 BASEMENT PLAN  
A100 SCALE: 1/8" = 1'-0"

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



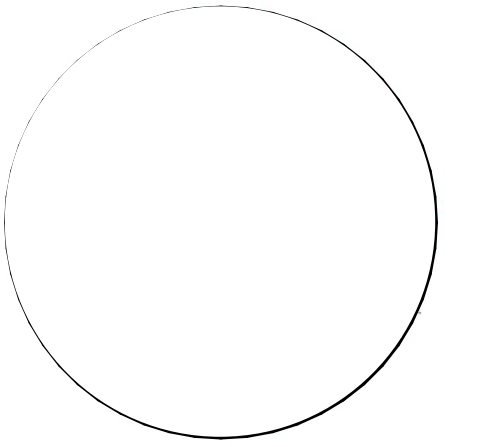
2 FIRST FLOOR PLAN  
A100 SCALE: 1/8" = 1'-0"



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**SITE SAFETY**

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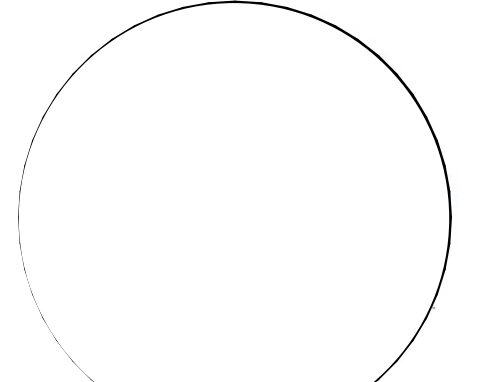
716 EMERSON AVE - SCHOOL

**FLOOR PLANS**

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

**A100**

Scale 1/8" = 1'-0"



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**716 EMERSON AVE - SCHOOL**

**FLOOR PLANS**

Project number N/A

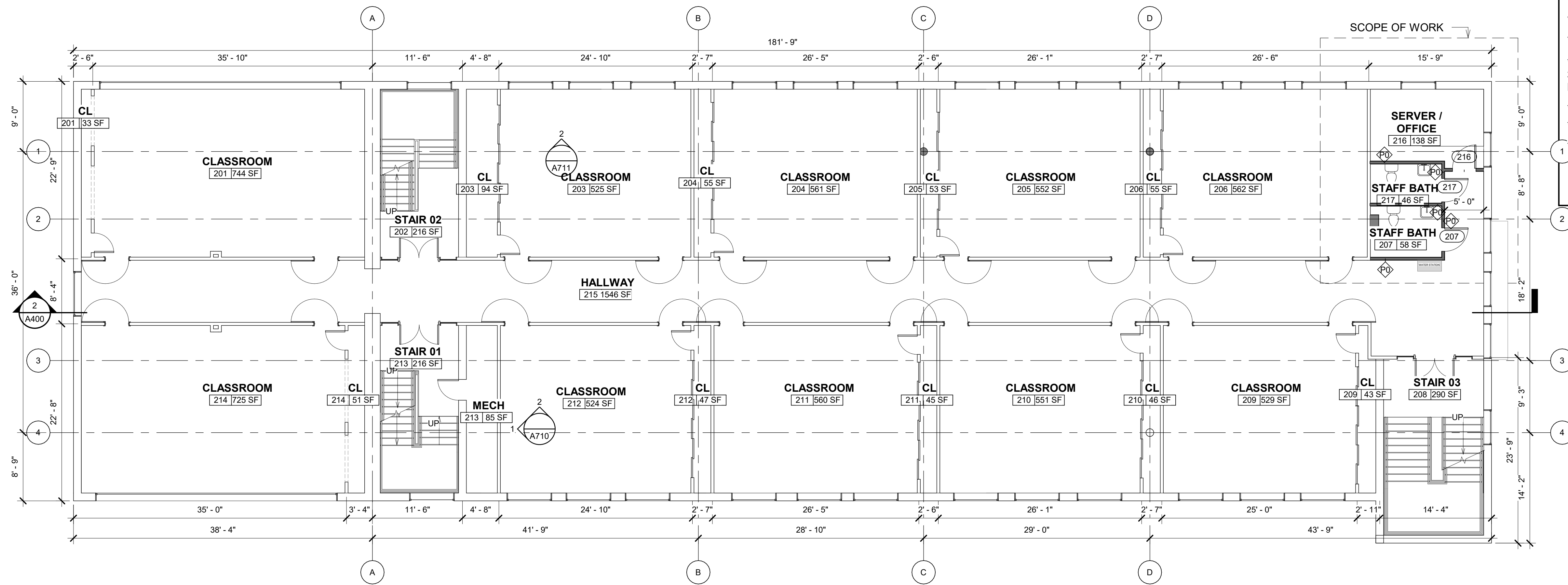
Date 05/01/2021

Drawn by Author

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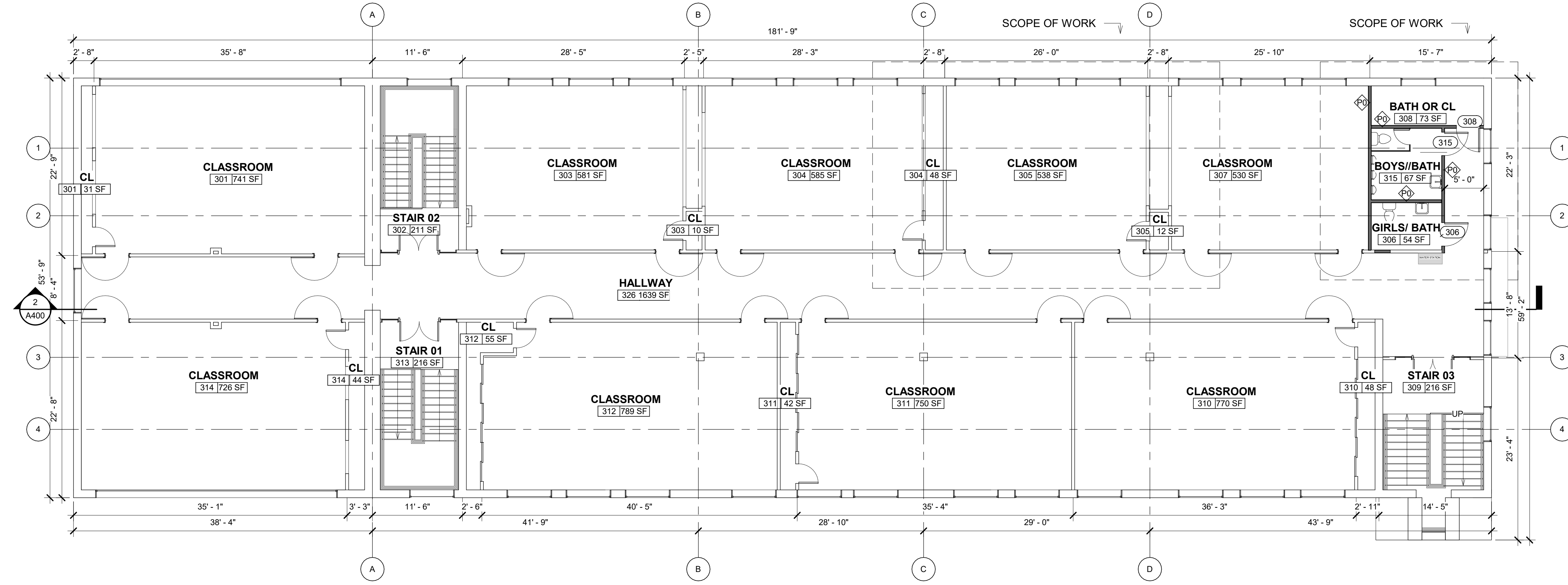
Scale 1/8" = 1'-0"



**NOTE**

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- \* GUARDRAIL TO BE MODIFIED - 3/8" IN EACH STAIRS - OPENINGS MUST BE LESS THAN 19 INCHES.
- \* REVIEW DEMO PLANS
- \* FIX / ADD BATHROOMS
- \* ADD SERVER

**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

### CEILING NOTES

**NOTE:** ALL ALARMS THROUGHOUT THE BUILDING ARE INTERCONNECTED IN A MANNER THAT SETTING OFF ONE ALARM WOULD SET ALL OTHER ALARMS IN THE UNIT

**NOTE:** EVERY BATHROOM AND TOILET ROOM THAT DOES NOT HAVE A WINDOW SHALL BE EQUIPPED WITH A MECHANICAL EXHAUST VENTILATION SYSTEM PER THE PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2

**NOTE:** FIRE PROTECTION IS PROVIDED THROUGH OUT AND UNDER STAIR WAYS PER 2009 IBC 1009.6.3

### CEILING SYMBOL LEGEND

	FLUORESCENT FIXTURE
	SURFACE MOUNT
	WALL SCONCE
	INCANDESCENT DOWN LIGHT FIXTURE 6" DIAMETER
	FLUORESCENT DOWN LIGHT FIXTURE 6" DIAMETER
	OPTIONAL CEILING FAN WITH LIGHT
	RECESSED FLUORESCENT WALL WASHER 6" DIAMETER
	CEILING MOUNTED LIGHT FIXTURE
	SMOKE and CARBON DIOXIDE DETECTOR
	EMERGENCY LIGHT
	EXIT SIGN
	FLUORESCENT LIGHT
	CEILING HEIGHT
	EXHAUST FAN
	FIRE EXTINGUISHER
	DRYER VENT

### CEILING GENERAL NOTES

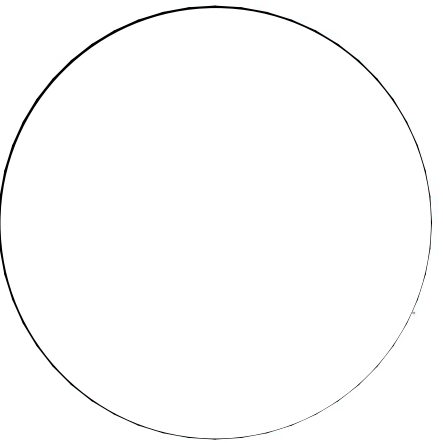
- UNDERCABINET LIGHT ADD AS ALTERNATE - SEE KITCHEN ELEVATION
- SEE ELECTRICAL PLANS FOR LOCATION OF EX, EM & REM LIGHTING FIXTURES
- CEILING CONTRACTOR TO INSTALL CEILING IN ALL ROOMS AS SHOWN IN THE REFLECTED CEILING PLAN AND AS IDENTIFIED IN THE ROOM FINISH SCHEDULE. CEILING TO BE LAYED OUT IN COORDINATION WITH LIGHT FIXTURE LAYOUT SO NO TILE IS LESS THAN 6" SQUARE.
- CEILING CONTRACTOR TO PATCH/REPAIR OR MODIFY EXISTING CEILING AFTER INSTALLATION OF NEW YORK.
- CEILING CONTRACTOR TO REMOVE AND REPLACE EXISTING CEILING (WITH NEW OR EXISTING TILES) AFTER MECHANICAL WORK HAS BEEN COMPLETED.
- EXISTING CEILING TO BE REMOVED AND REPLACED WITH NEW CEILING TILES AS IDENTIFIED IN THE ROOM FINISH SCHEDULE.
- SEE FARM DRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR REGISTERS, RETURN GRILLS AND SPRINKLER HEAD LAYOUT
- SPRINKLER HEADS TO FOLLOW CEILING MOUNTING MATRIX UNLESS OTHERWISE REQUIRED TO PROVIDE MINIMUM COVERAGE BY CODE.
- ALL BATHROOM, CORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.
- ALL OTHER SPACES & LIVING AREAS TO BE GWB TIGHT TO UNDERSIDE OF EXIST. STRUCTURE.



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

[www.plato-studio.com](http://www.plato-studio.com)

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



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**REFLECTED CEILING  
PLANS**

Project number N/A

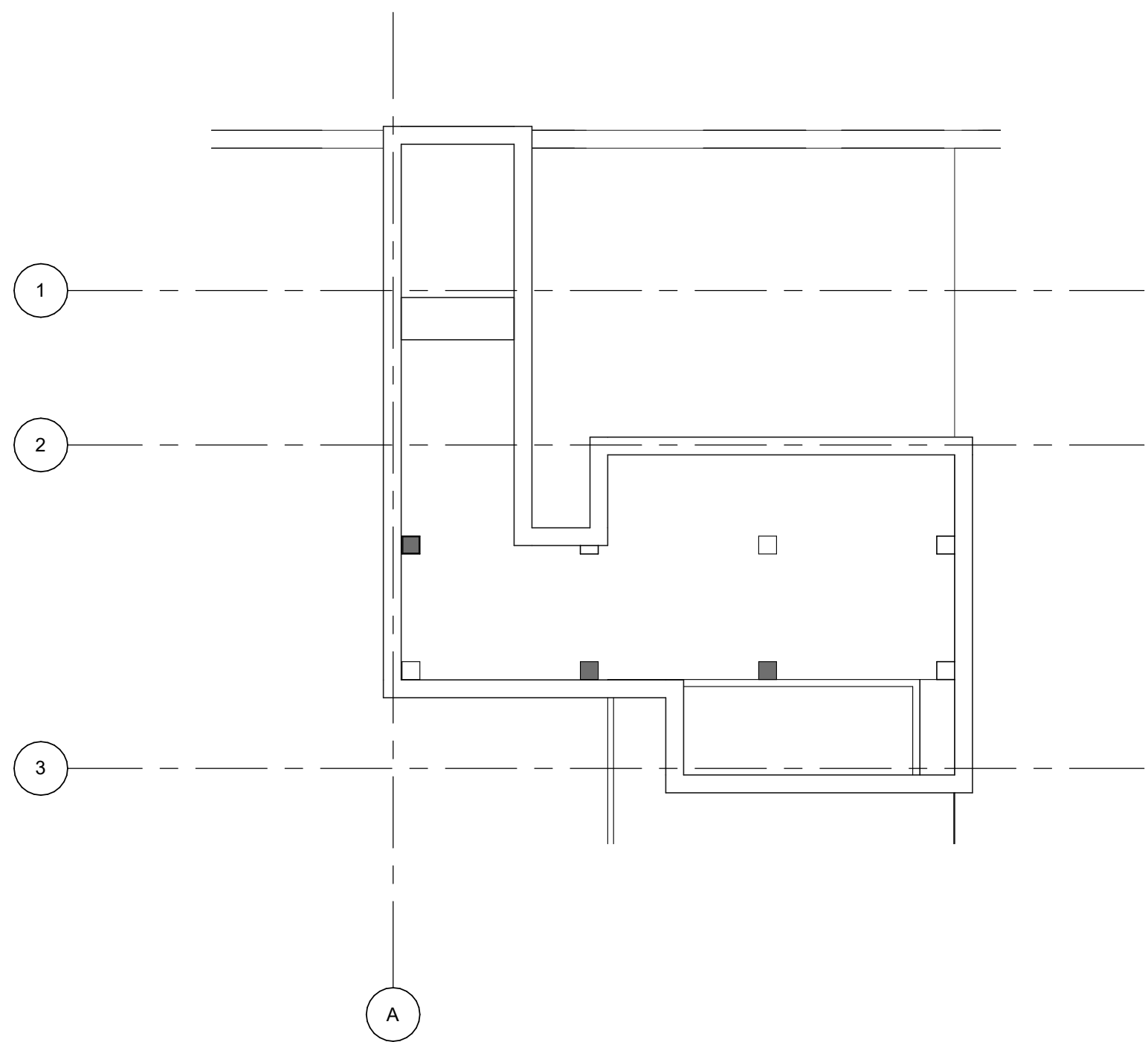
Date 05/01/2021

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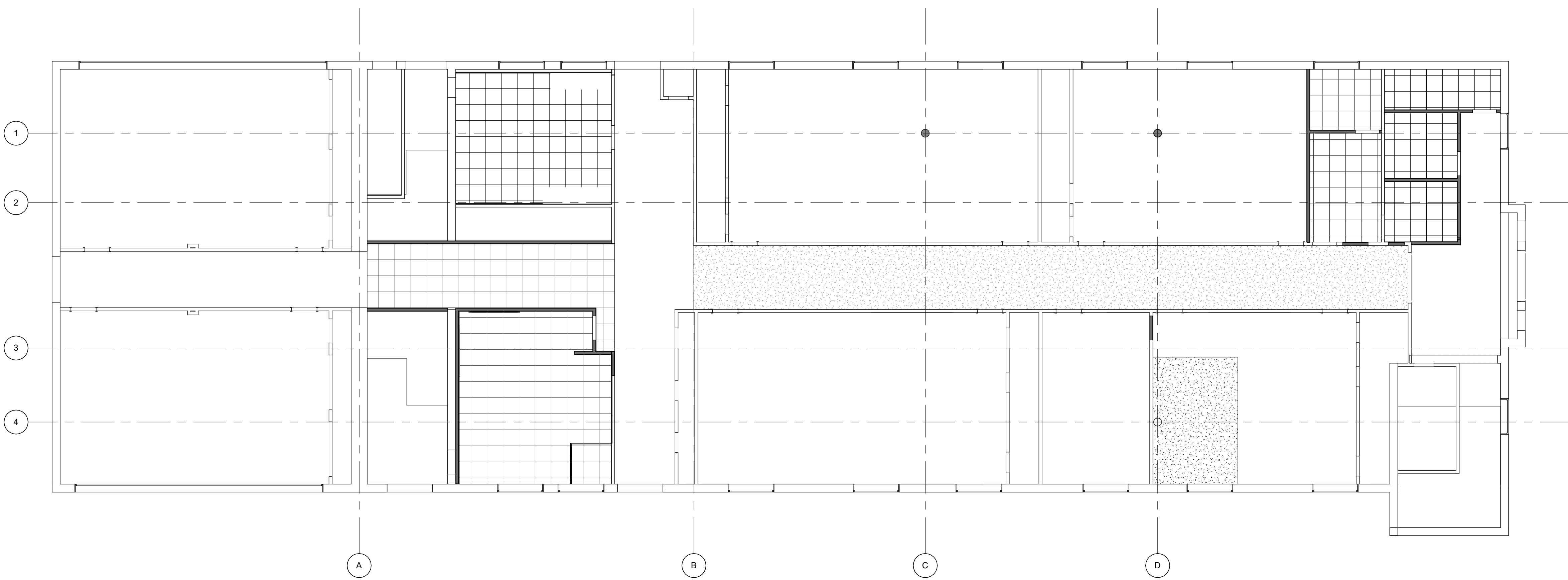
Checked by Checker

**A200**

Scale As indicated

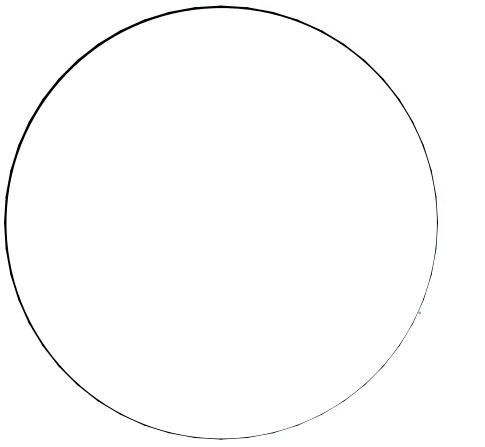


**1 BASEMENT REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"



**2 FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"





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Project number N/A

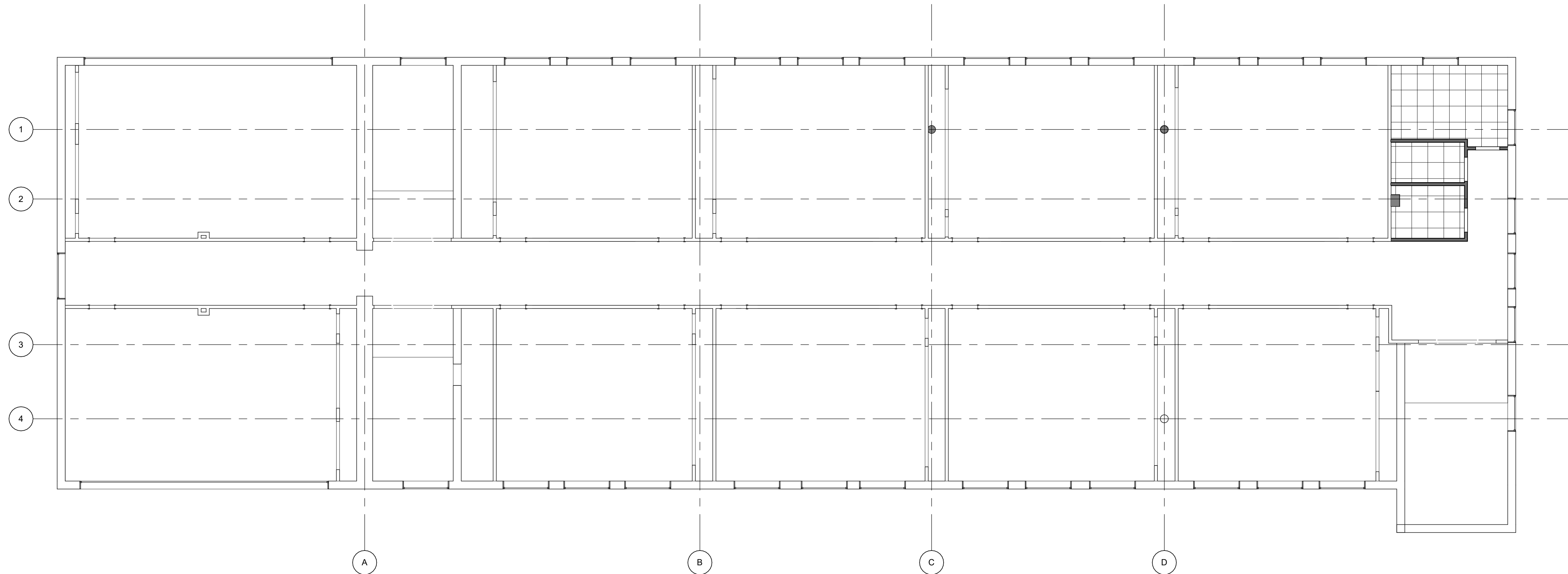
Date 05/01/2021

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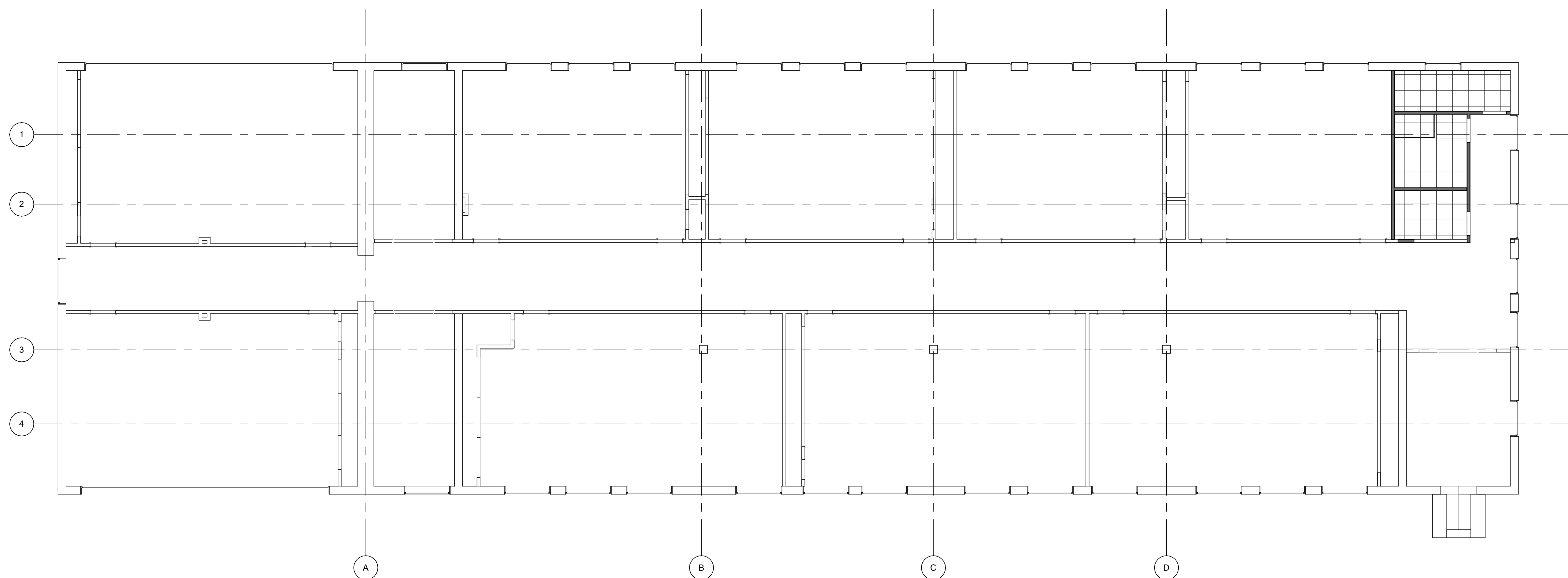
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**A201**

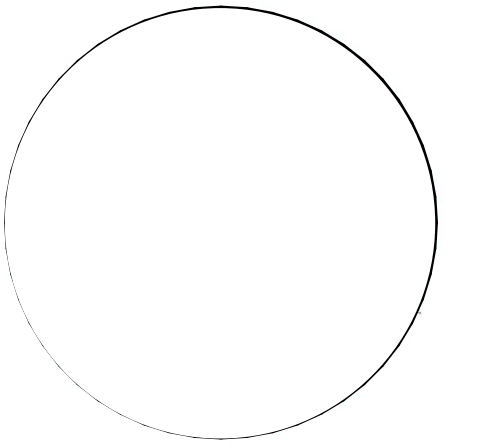
Scale 1/8" = 1'-0"



**1 SECOND FLOOR REFLECTED CEILING PLAN**  
A201 SCALE: 1/8" = 1'-0"



**2 THIRD FLOOR REFLECTED CEILING PLAN**  
A201 SCALE: 1/8" = 1'-0"



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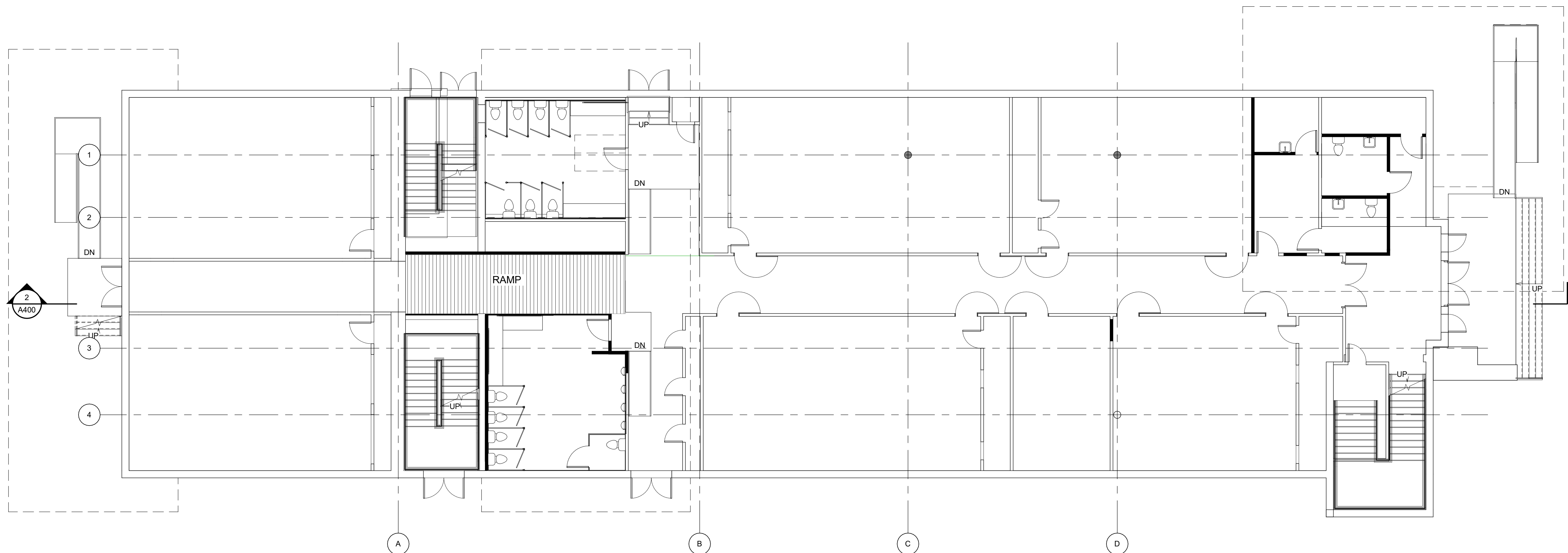
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1 - Framing Plan (Working)  
A300 SCALE: 1/8" = 1'-0"

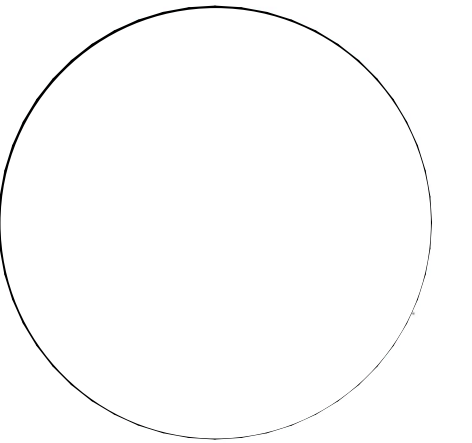
**716 EMERSON AVE - SCHOOL**

**FRAMING PLAN**

Project number N/A  
Date 05/01/2021  
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**A300**

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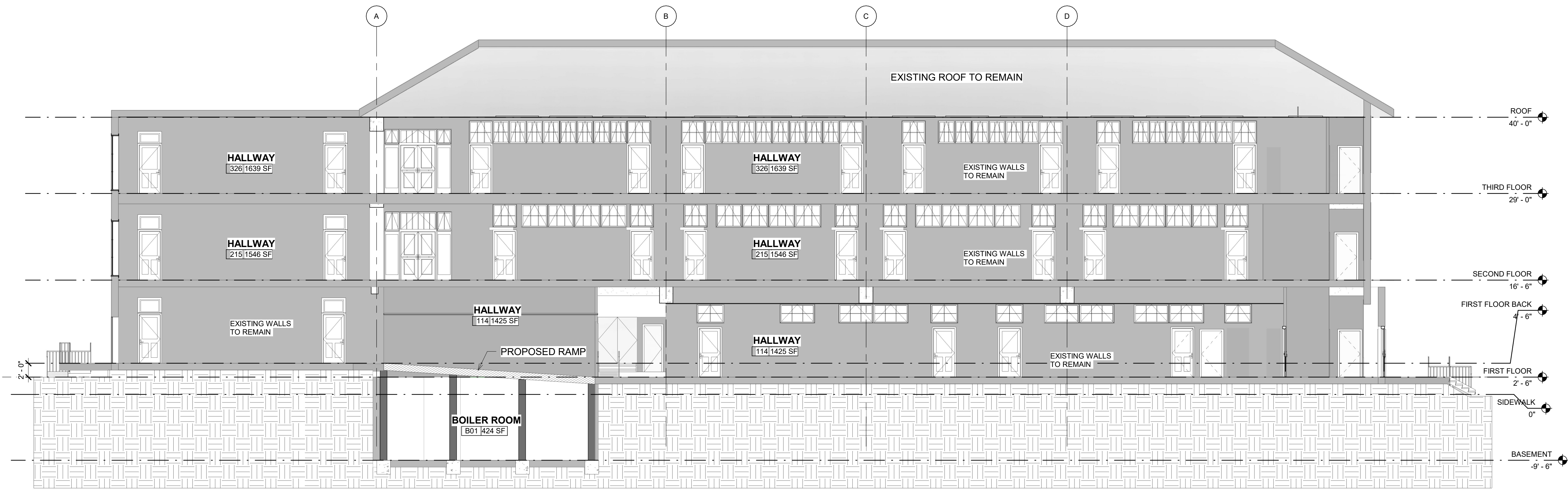
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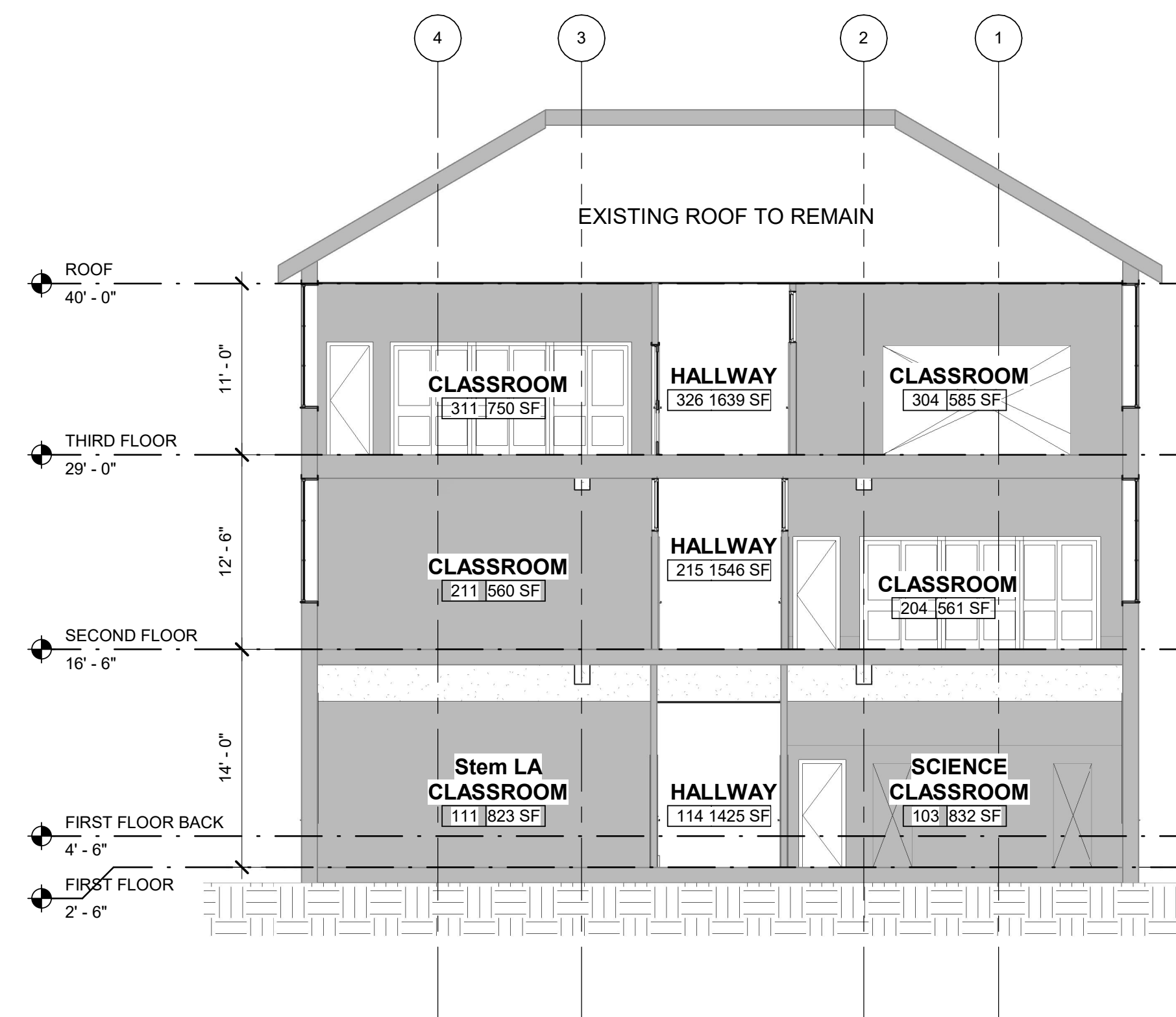
**716 EMERSON AVE - SCHOOL**

**SECTIONS**

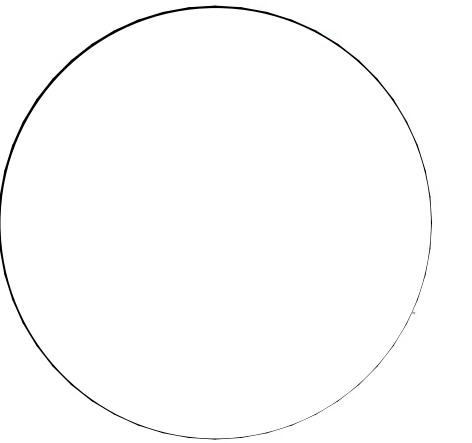
Project number	N/A
Date	05/01/2021
Drawn by	Author
Checked by	Checker
<b>A400</b>	
Scale	1/8" = 1'-0"



**2 LONGITUDINAL SECTION**  
A400 SCALE: 1/8" = 1'-0"



**1 CROSS SECTION**  
A400 SCALE: 1/8" = 1'-0"



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**ELEVATIONS**

Project number \_\_\_\_\_ N/A

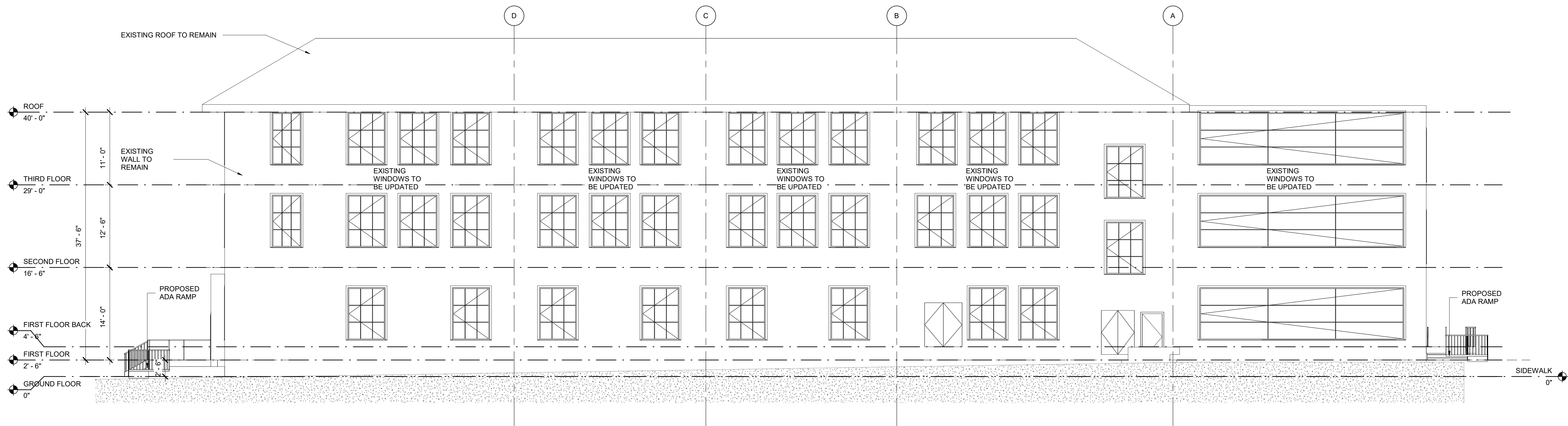
Date \_\_\_\_\_ 05/01/2021

Drawn by \_\_\_\_\_ Author

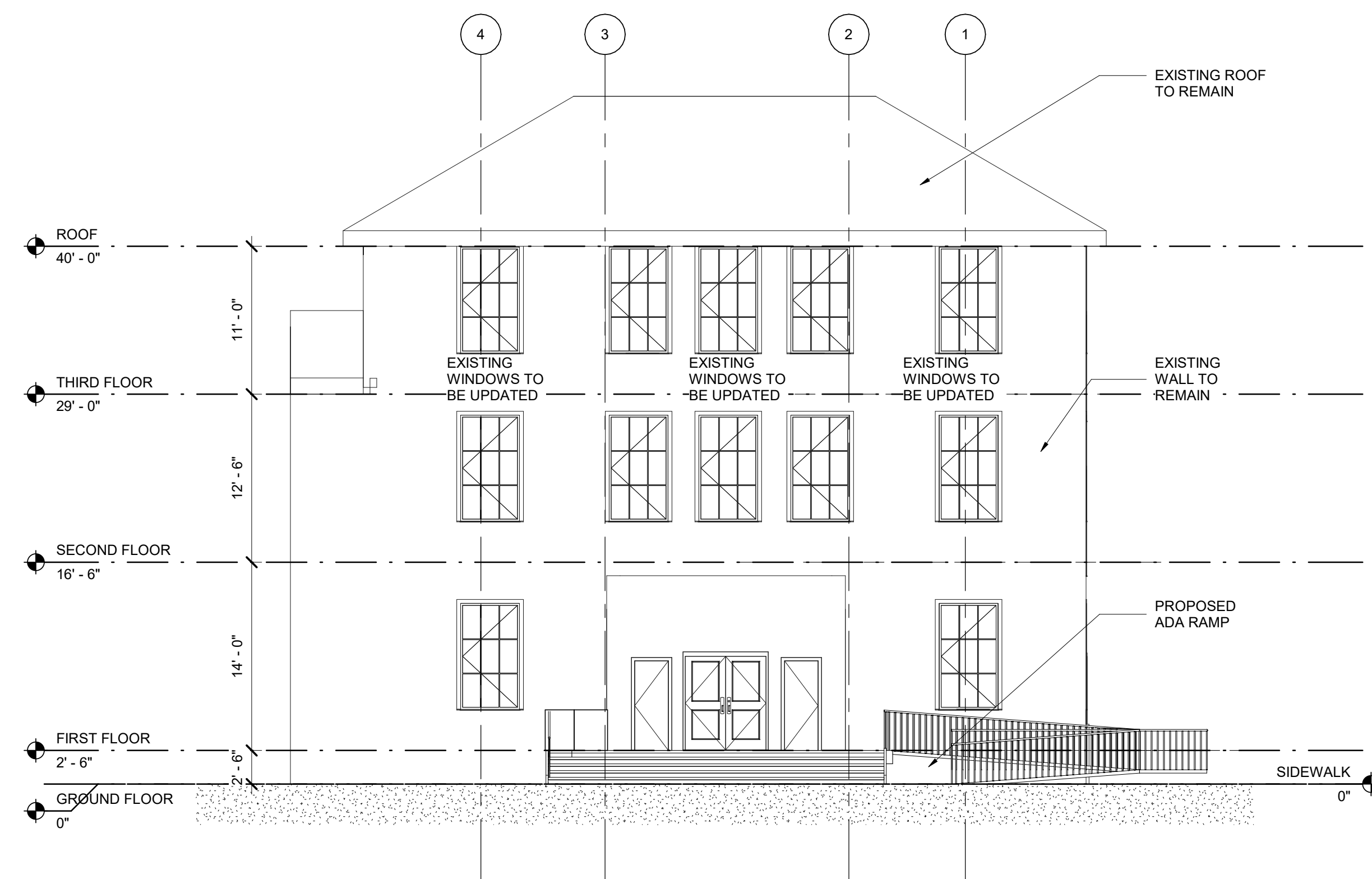
Checked by \_\_\_\_\_ Checker

**A500**

Scale \_\_\_\_\_ 1/8" = 1'-0"



**1 ELEVATION FACING GARAGE**  
SCALE: 1/8" = 1'-0"



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

ELEV. NOTES

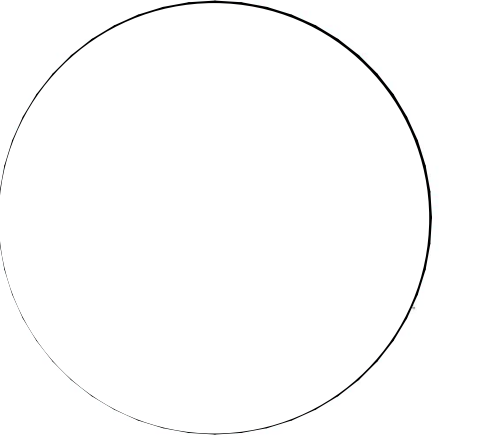
NOTE:



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Table with 4 columns and 10 rows for client signature and date.

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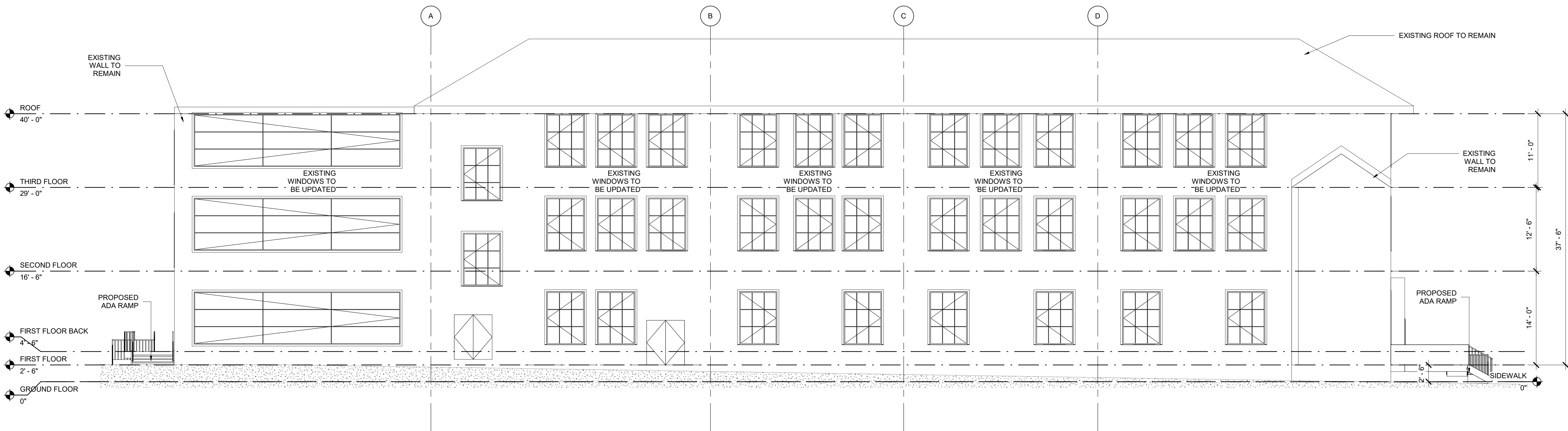
716 EMERSON AVE - SCHOOL

ELEVATIONS

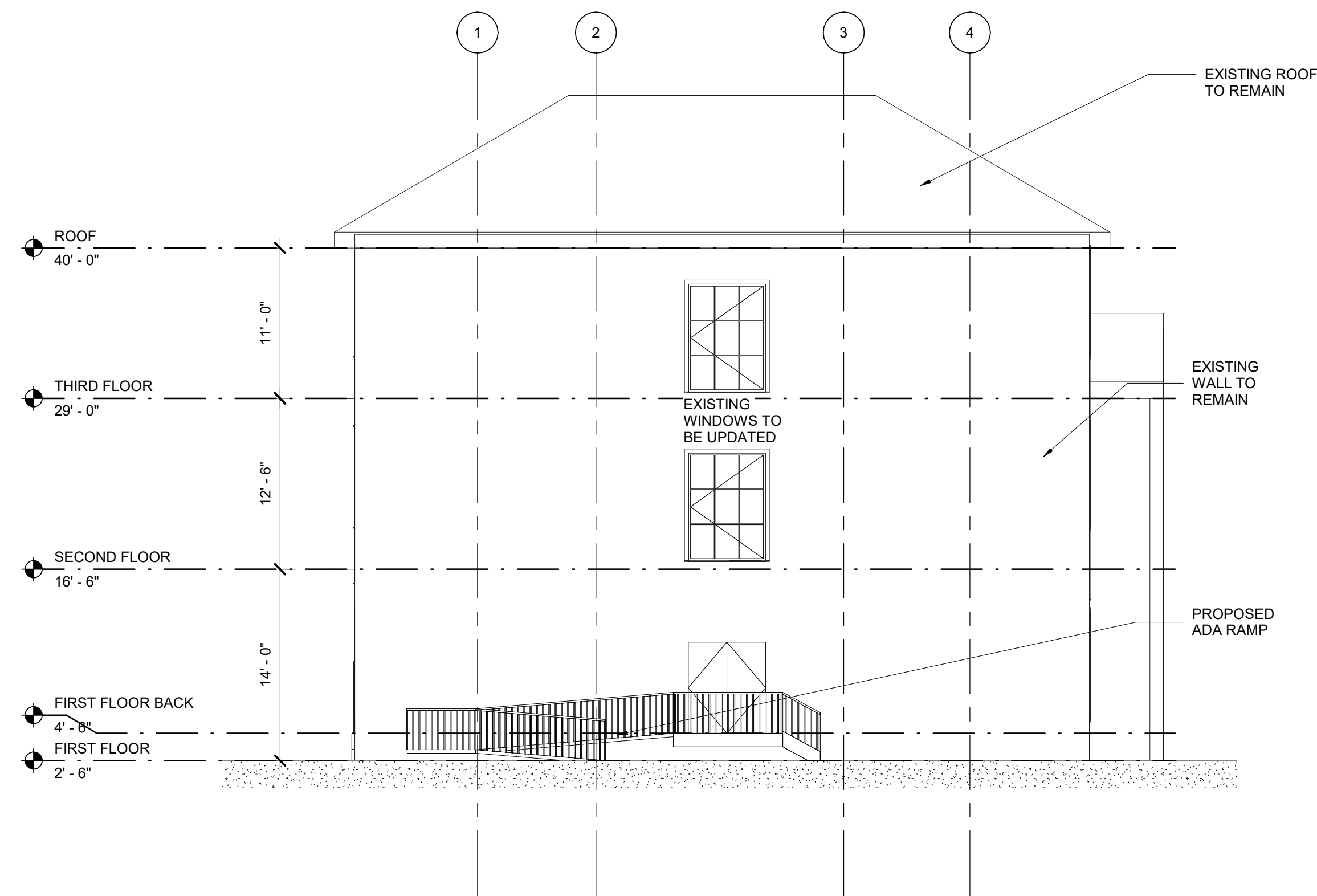
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A501

Scale As indicated

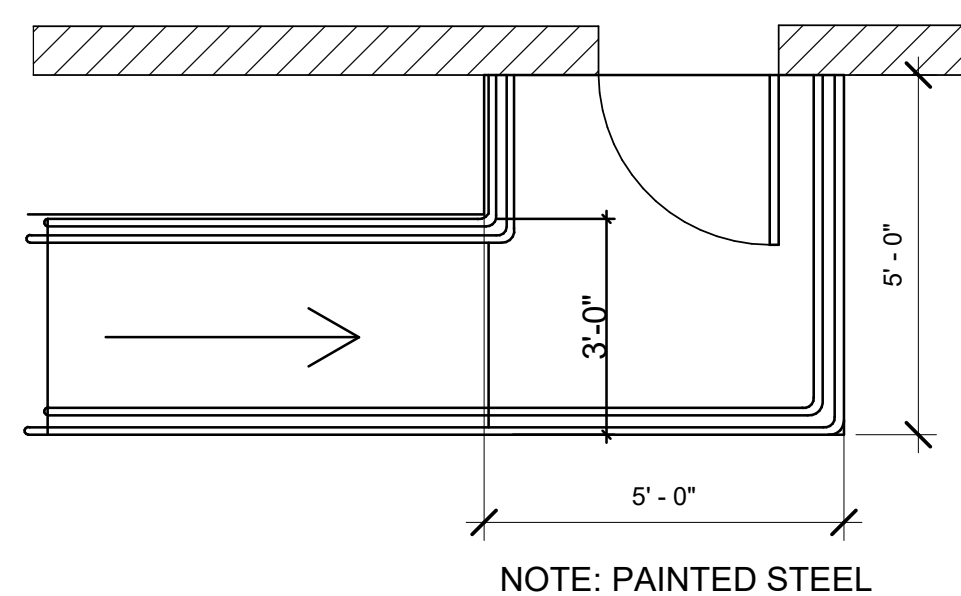


1 ELEVATION FACING STREET SCALE: 1/8" = 1'-0"

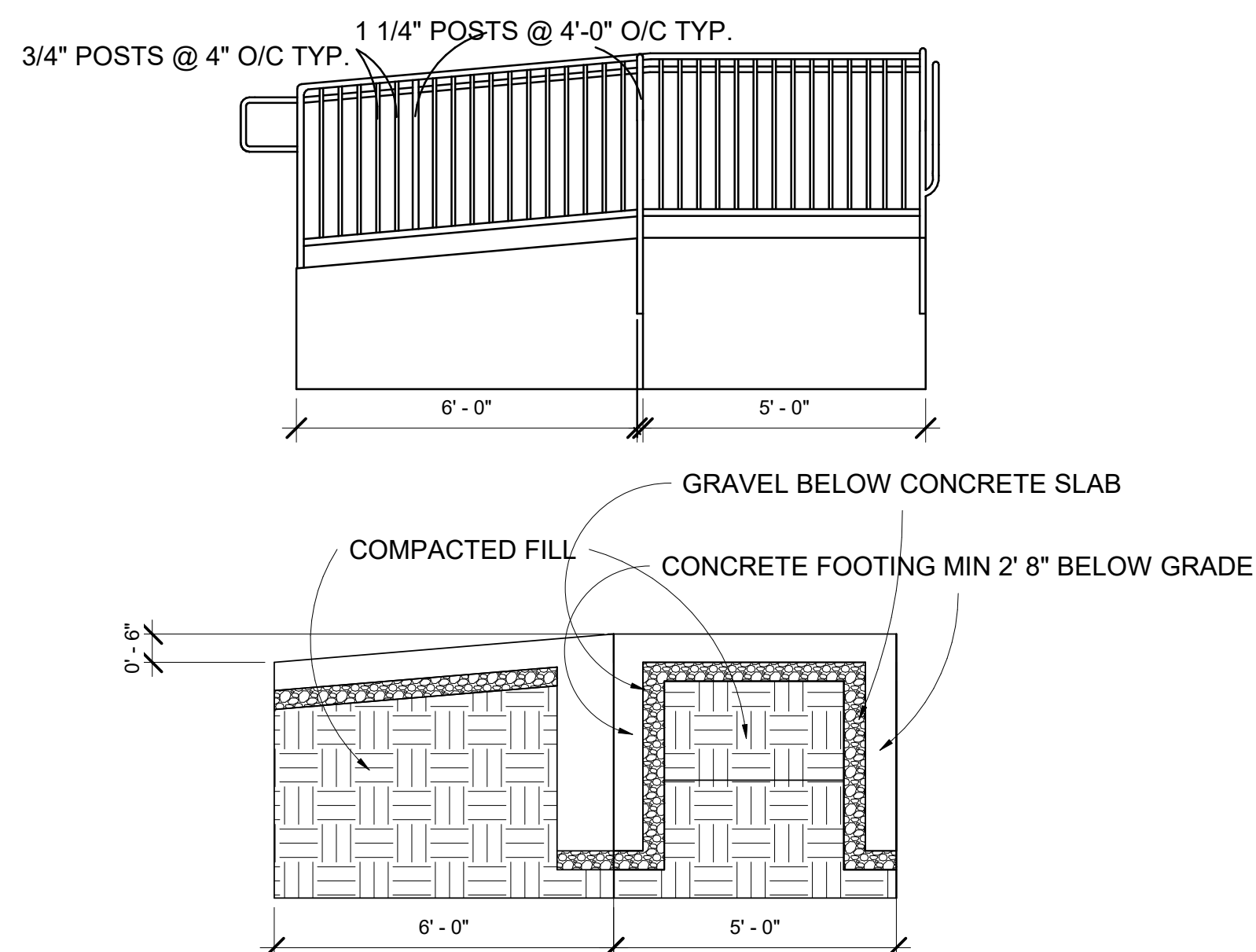


3 BACK ELEVATION SCALE: 1/8" = 1'-0"





NOTE: PAINTED STEEL



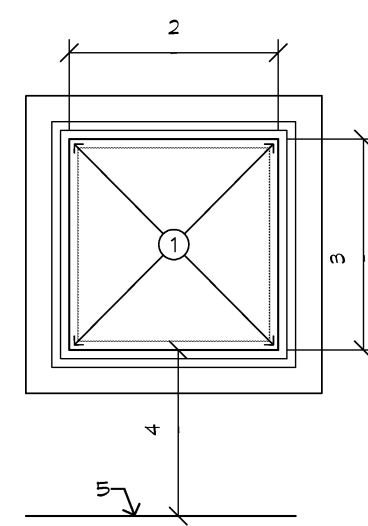
Div. 03-007 - CONCRETE EXTERIOR RAMP  
DETAIL

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

**EGRESS WINDOW REQUIRMENTS**

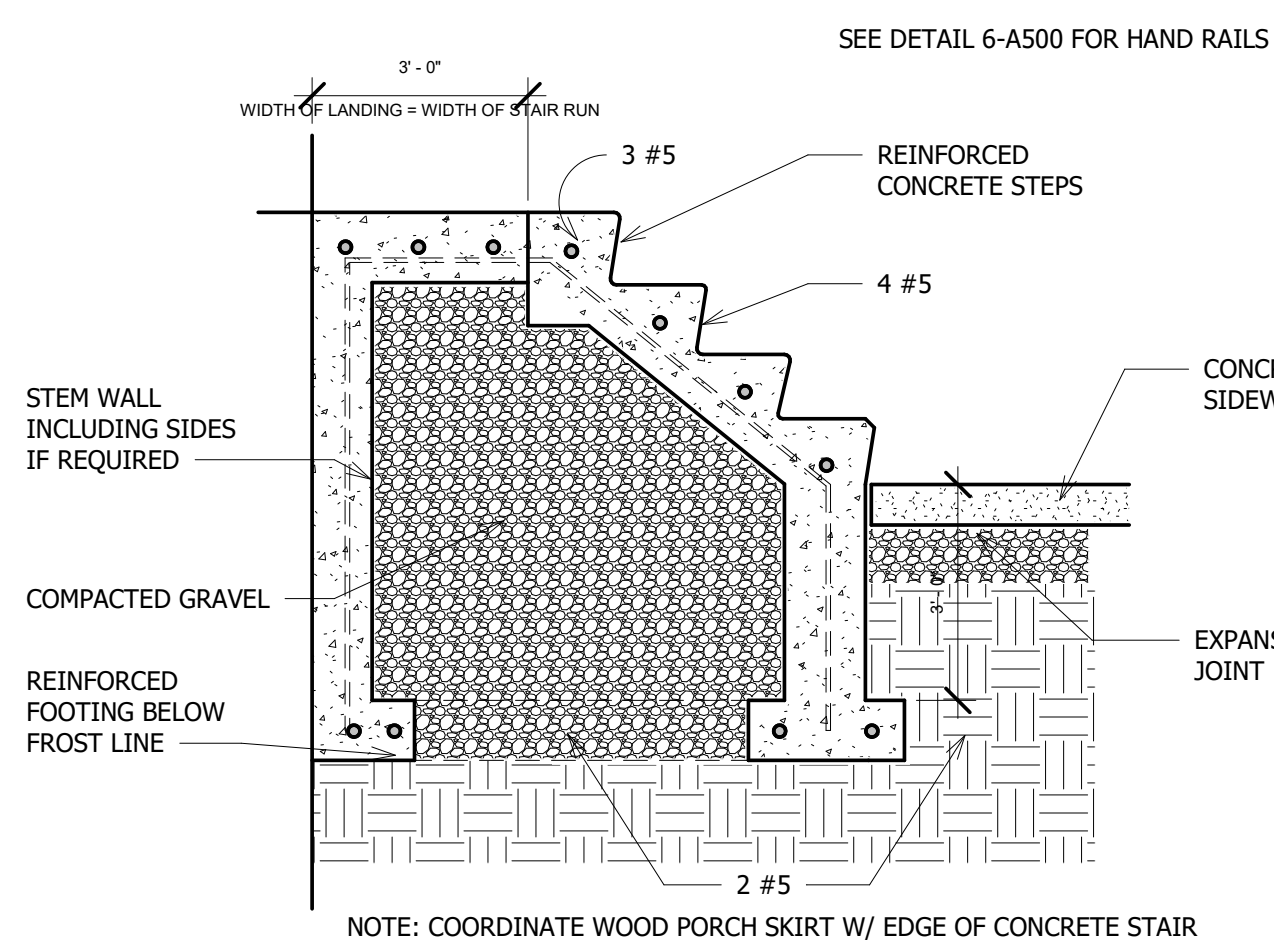
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY RESCUE OPENING. THE REQUIRED EMERGENCY AND RESCUE OPENING IN THE BEDROOMS LOCATED IN THE BASEMENT, SATISFIE THE REQUIRMENT OF THE BASEMENT HAVING AND EMERGENCY AND RESCUE OPENING.
- THE BOTTOM STILL OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" ABOVE THE FINISHED FLOOR HEIGHT.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING, MEASURED WHEN THE OPERABLE PART OF THE WINDOW IS COMPLETELY OPEN, OF 5.7 SQUARE FEET AND MEETING THE FOLLOWING MINIMUM DIMENSIONS. WINDOWS WITH A BOTTOM STILL HEIGHT OF NO MORE THAN 44" ABOVE GRADE
- CONTRACTOR TO PROVIDE WINDOWS THAT MEETS THE MINIMUM REQUIRMENTS FOR ANY (EGRESS) WINDOW NOTED ON PLANS.

1. MINIMUM EGRESS WINDOW CLEAR OPENING AREA = 5.7 S.F. (LINE OF CLEAR OPENING @ FULLY OPEN POSITION.
2. MINIMUM CLEAR WIDTH = 20"
3. MINIMUM CLEAR WIDTH = 24"
4. MAXIMUM FINISHED WINDOW SILL HEIGHT ABOVE FINISHED FLOOR = 44"
5. FINISH FLOOR.



3 EGRESS WINDOW DETAIL

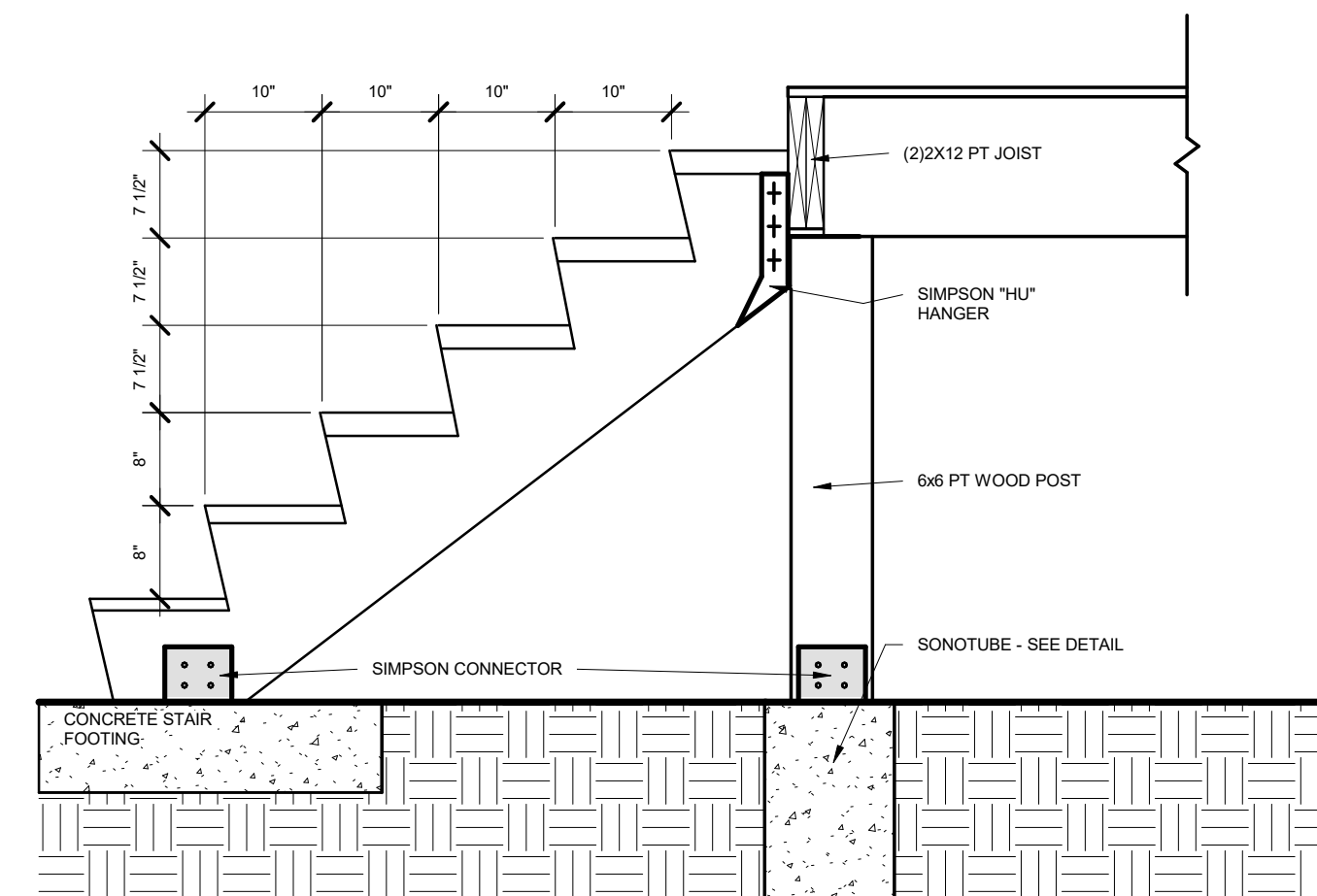
A701 SCALE: 1 1/2" = 1'-0"



NOTE: COORDINATE WOOD PORCH SKIRT W/ EDGE OF CONCRETE STAIR

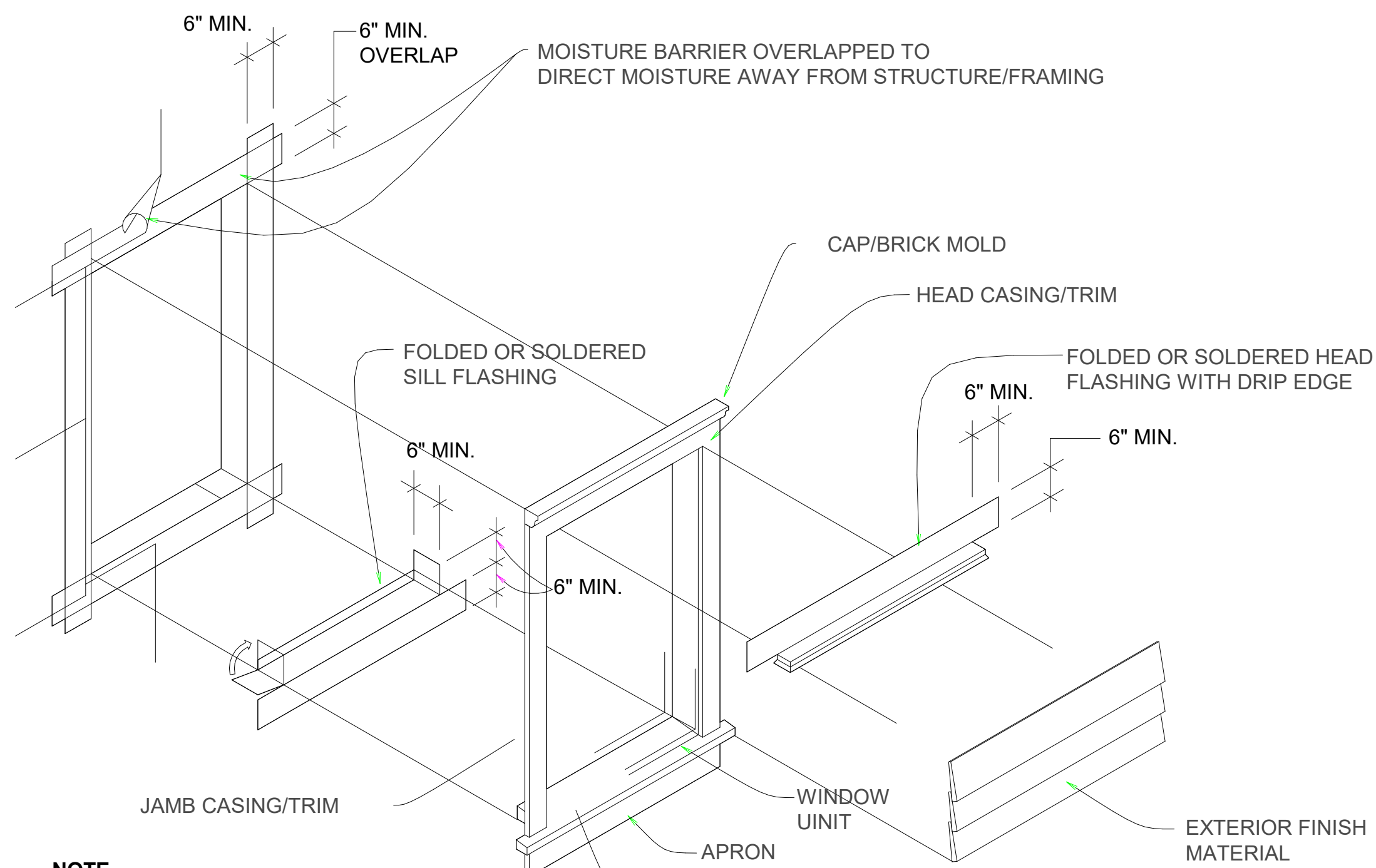
4 EXTERIOR STEPS SECTION

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



5 WOOD STAIR @ REAR

A701 SCALE: 3/4" = 1'-0"



**NOTE**

1. Caulking, sealant, adhesive, or gasket seals window framing and wall joints to form air barrier.
2. These principles are also applicable to door weatherproofing.

6 DOOR WINDOW FLASHING

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

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

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**A701**

Scale As indicated

Fig. 12 Toilets, Grab Bars and Accessory Locations.

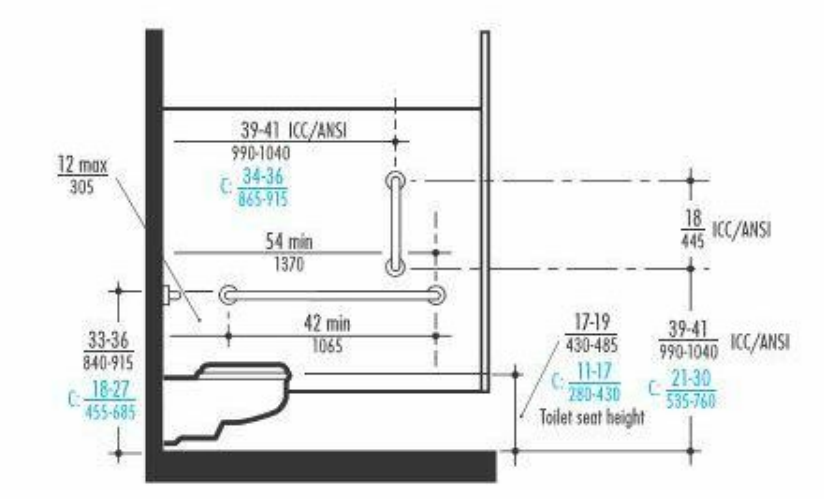


Fig. 12a Seat Height and Grab Bar Locations.

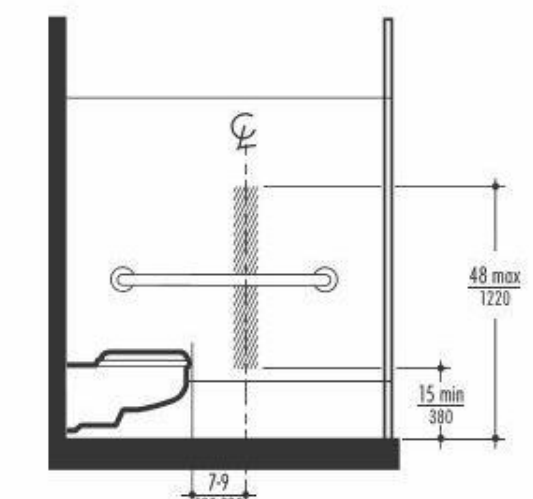


Fig. 12b Outlet Location for Toilet Paper Dispenser (2010 ADA Standards).

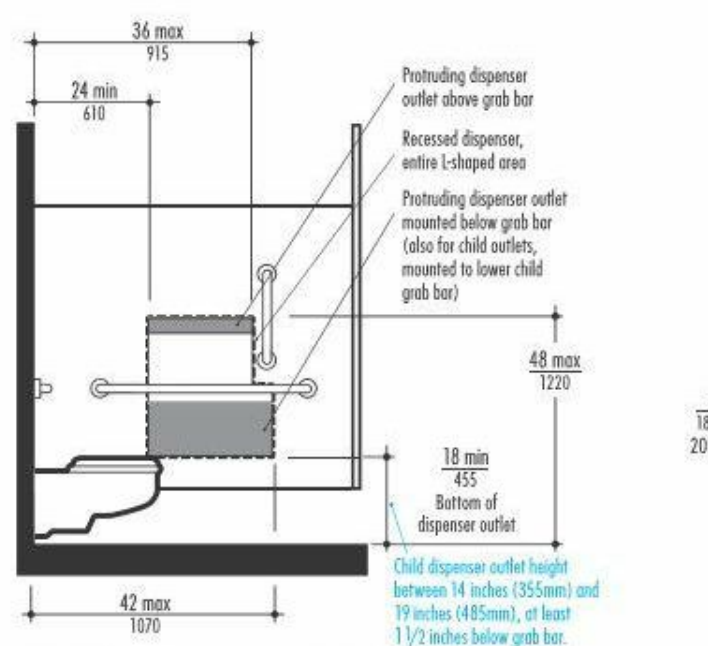


Fig. 12c Outlet Location for Toilet Paper Dispenser (ICC/ANSI).

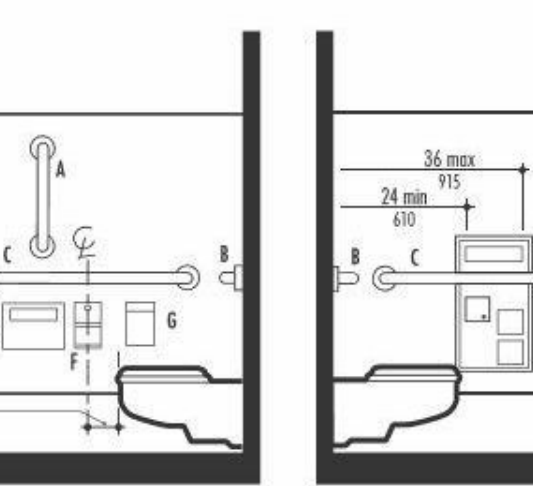


Fig. 12d Surface Mounted Dispensers.

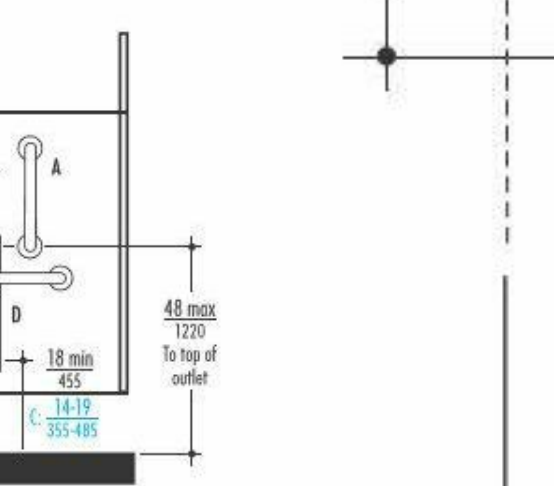


Fig. 12e Recessed Dispensers (ICC/ANSI).

LEGEND  
A. 6-5/8" x 18" Vertical Grab Bar  
B. 6-5/8" x 36" Horizontal Grab Bar  
C. 6-5/8" x 42" Horizontal Grab Bar  
D. 6-5/16" Partial-Round Toilet Seat Dispenser, Sanitary Napkin Disposal, Toilet Tissue Dispenser on right when facing unit with Tuff-Recessed Spindle (serves two compartments)  
E. 9-21/32" Surface-Mounted Toilet Seat-Cover Dispenser (mounts below grab bar)  
F. 6-28/32" Surface-Mounted Multi-Roll Toilet Tissue Dispenser (mounts below grab bar)  
G. 6-7/16" Surface-Mounted Sanitary Napkin Disposal (mounts below grab bar)

Fig. 8 Wheelchair Accessible Toilet Compartment.

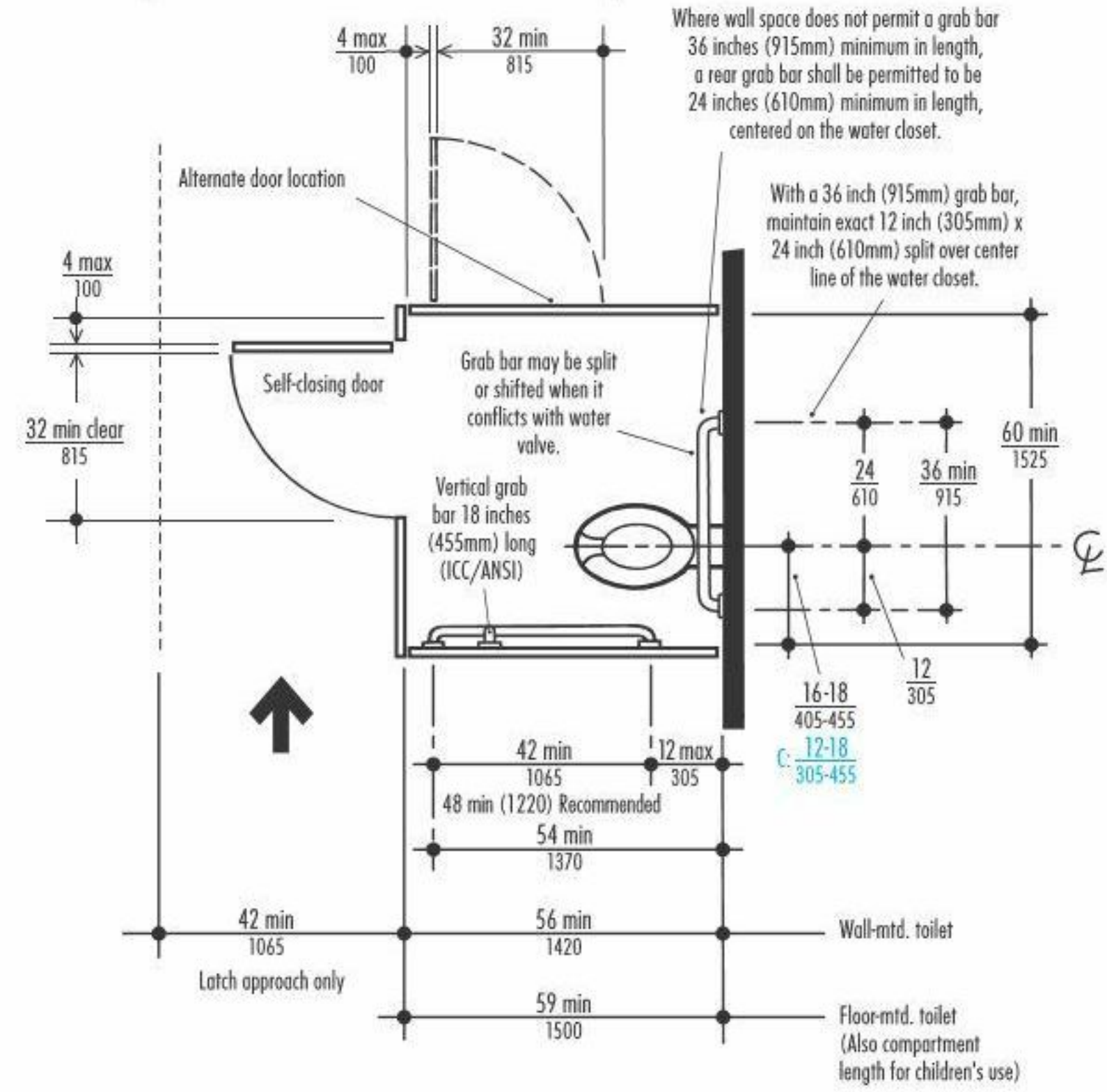


Fig. 7 Transfers to Toilet from Wheelchair.

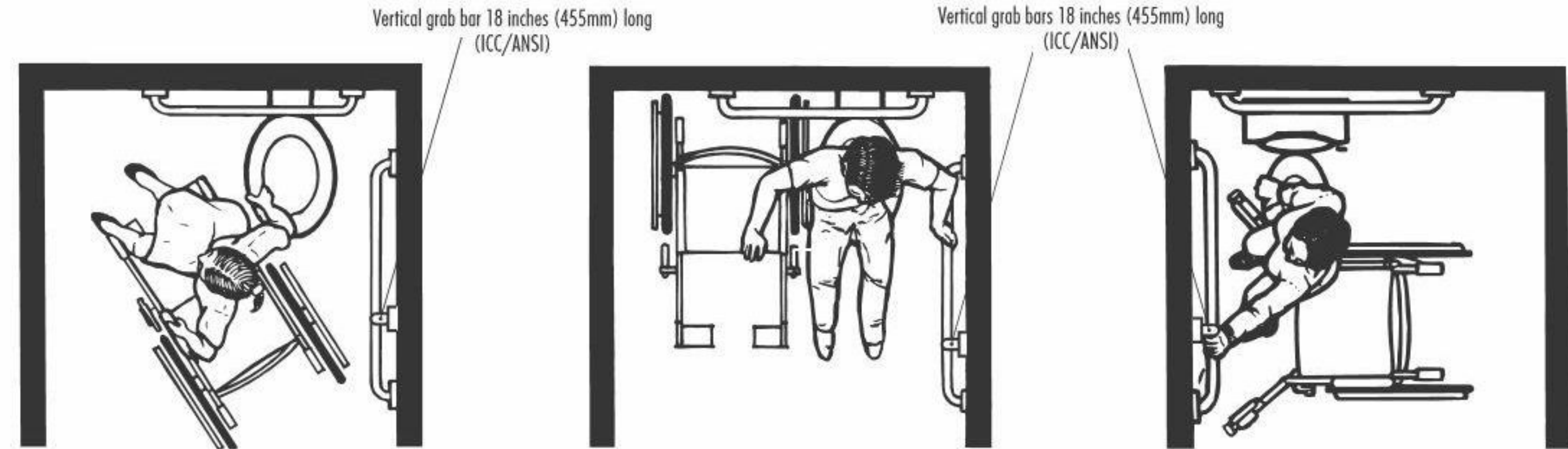


Fig. 7a Reverse Diagonal Approach.

Fig. 7b Side Approach.

Fig. 7c Perpendicular Transfer.

Fig. 1 Mounting Heights for Restroom Accessories.

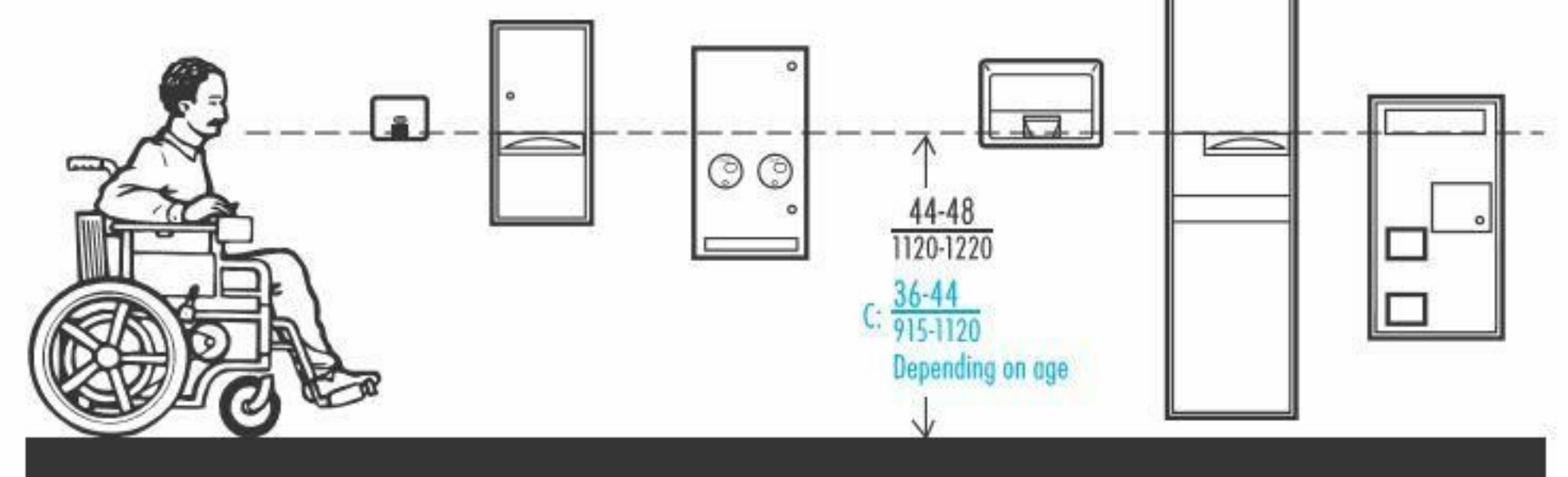


Fig. 1a Upper Range of Mounting Heights for Restroom Accessories with Operable Parts.

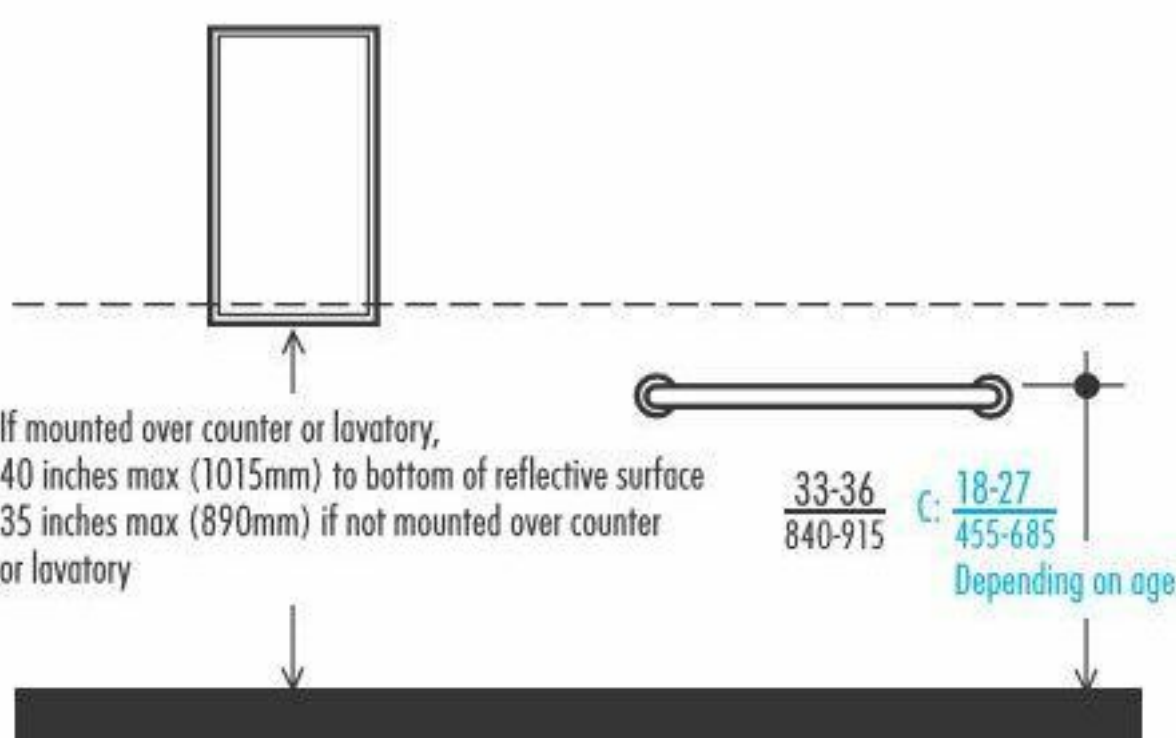


Fig. 1b Mirror and Toilet Grab Bar Mounting Heights.

Fig. 4 Lavatory Clearances.

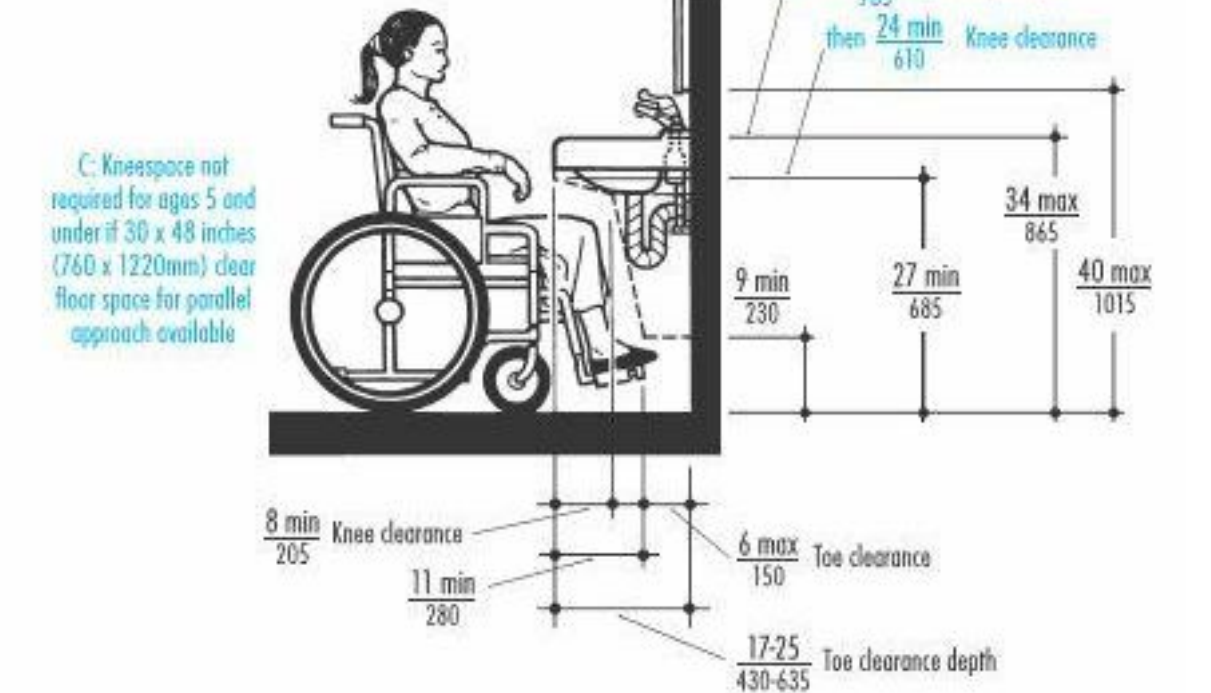
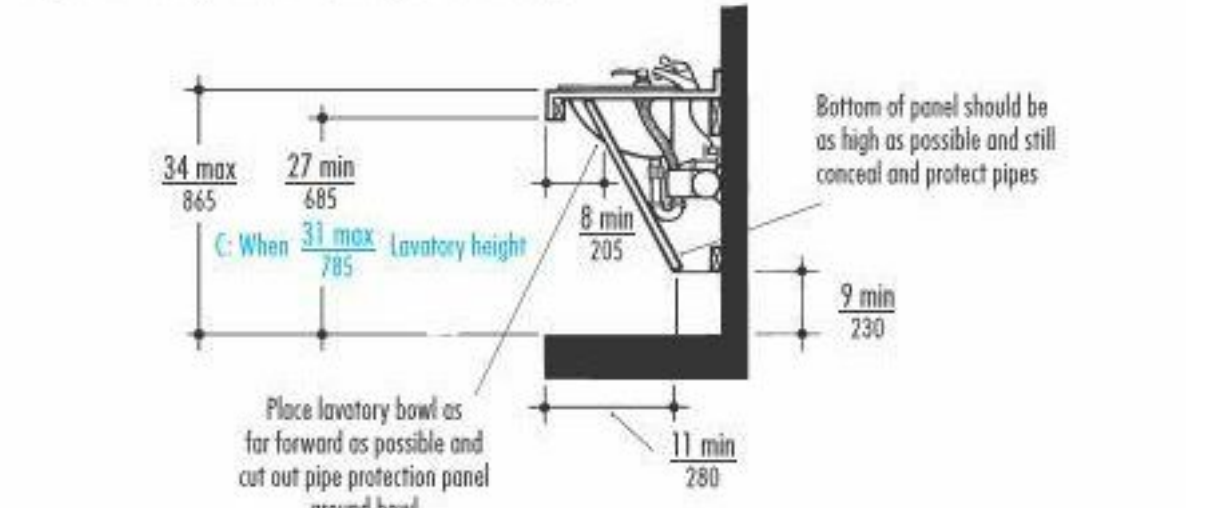


Fig. 5 Protective Panel Under Lavatory.



### CHILDREN'S REACH RANGES

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

CHILDREN'S REACH RANGES

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

### DIMENSIONS AT WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

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

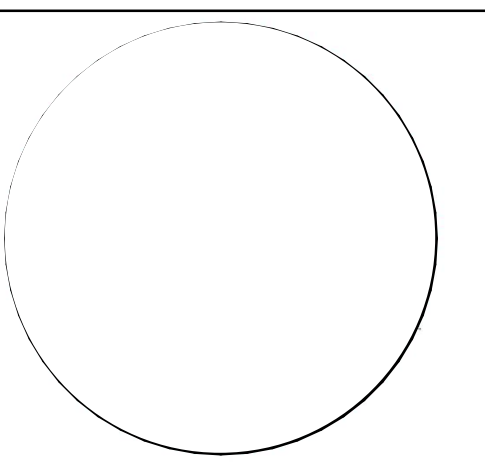
The blue notations beginning with "C:" in many of the figures that follow in this Planning Guide refer to children's measurements.

# PLATO STUDIO

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267-866-0931 DIRECT  
plato@plato-studio.com



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## 716 EMERSON AVE - SCHOOL

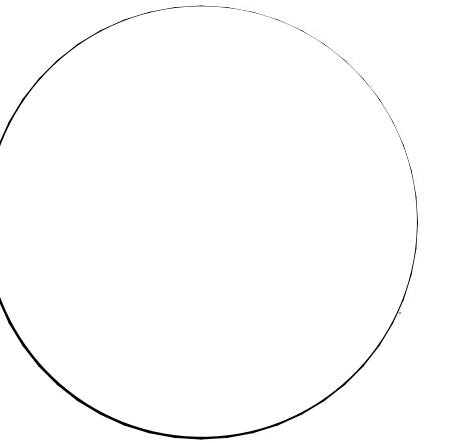
### ADA - DETAILS

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

# A702

Scale \_\_\_\_\_ 12" = 1'-0"





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16 EMERSON AVE -  
SCHOOL

**DETAILS**

Project number N/A

Date 05/01/2021

Drawn by Author

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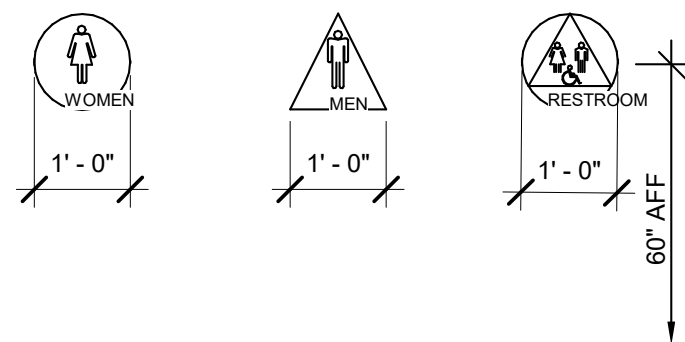
A709

Scale As indicated

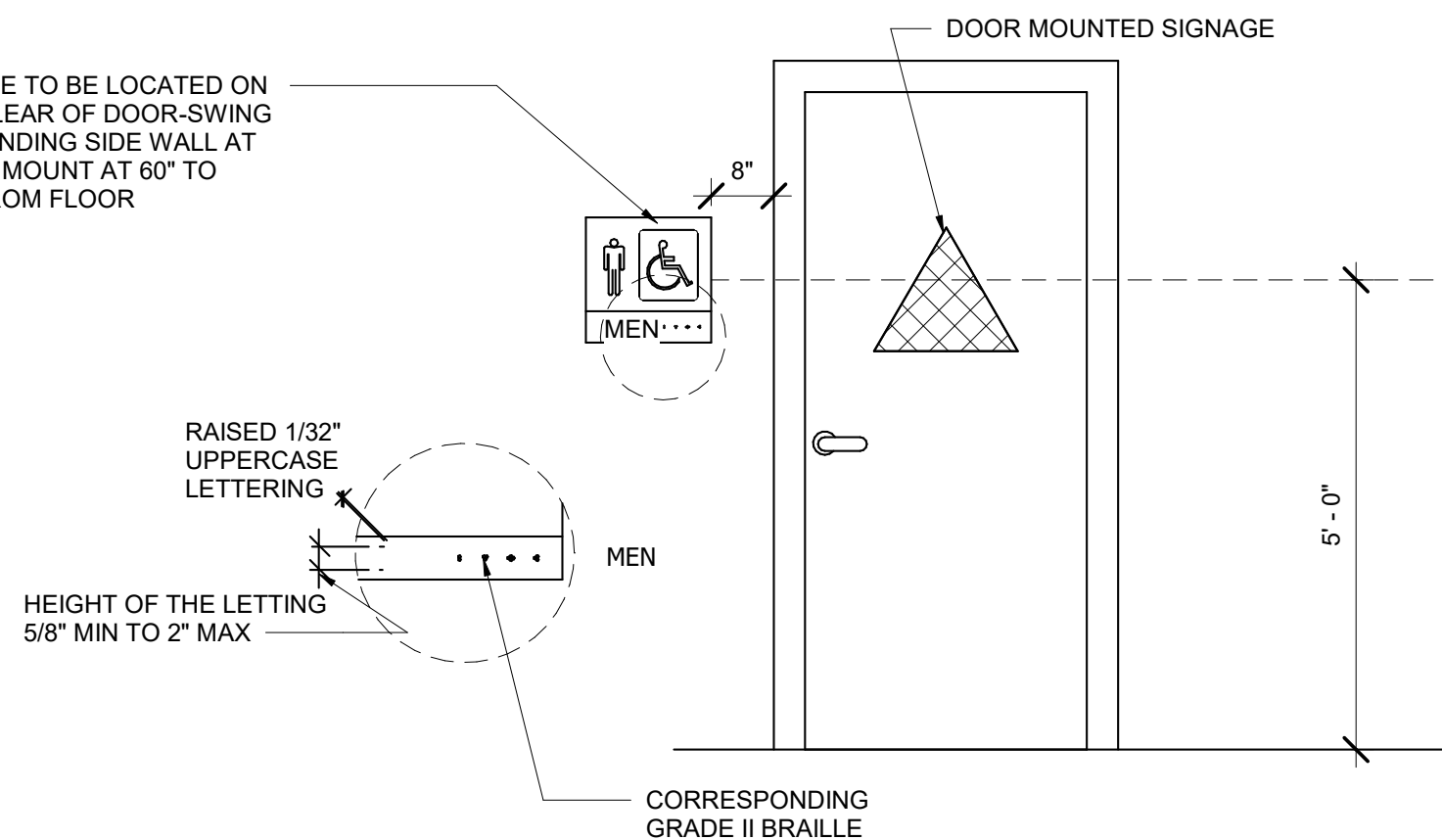
**RESTROOM SIGNAGE REQUIREMENTS**

**SYMBOL DESCRIPTION**

ON DOORWAYS LEADING TO MENS SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD AND AT THE WOMEN'S FACILITIES A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER, WHERE A UNISEX RESTROOM IS PROVIDED A COMBINED CIRCLE AND TRIANGLE SIGNS SHALL 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 ADJACENT TO STRIKE SIDE OF DOOR, MOUNT A GRADE 2 BRAILLE SIGN WITH LETTERING/BRAILLE SYMBOLS RAISED 1/32", 5/8" HIGH AT HEIGHT OF 60 INCHES.



WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING (LOCATE ON CORRESPONDING SIDE WALL AT DOORLESS CONDITION). MOUNT AT 60" TO CENTERLINE OF SIGN FROM FLOOR



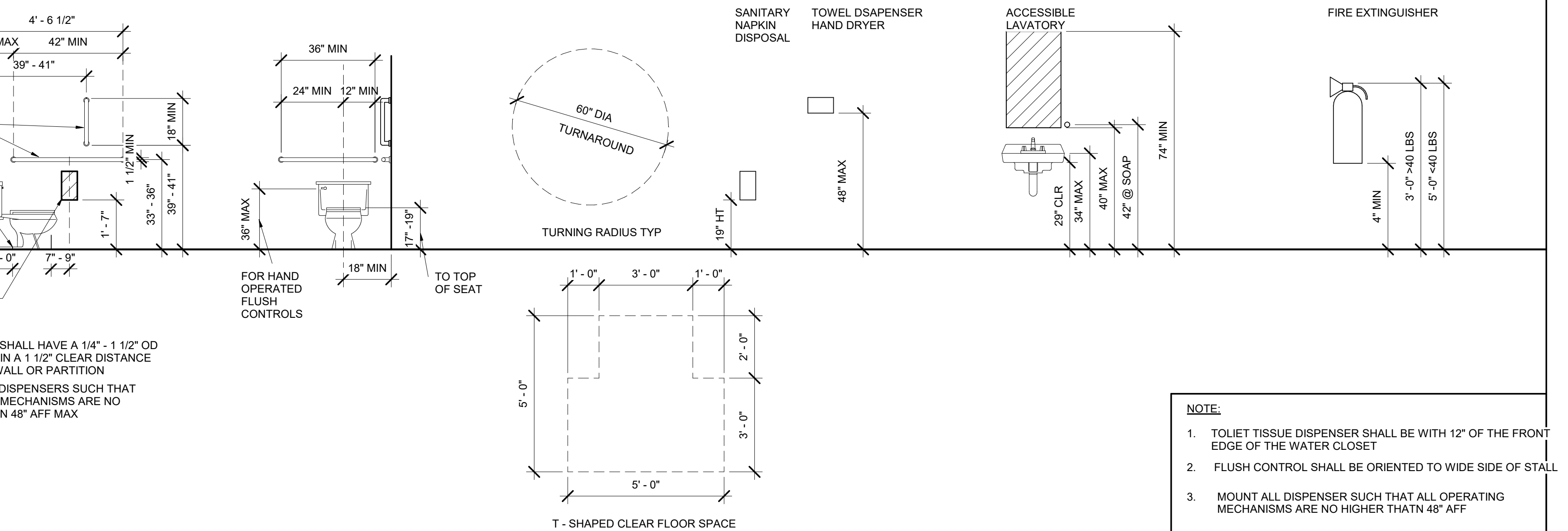
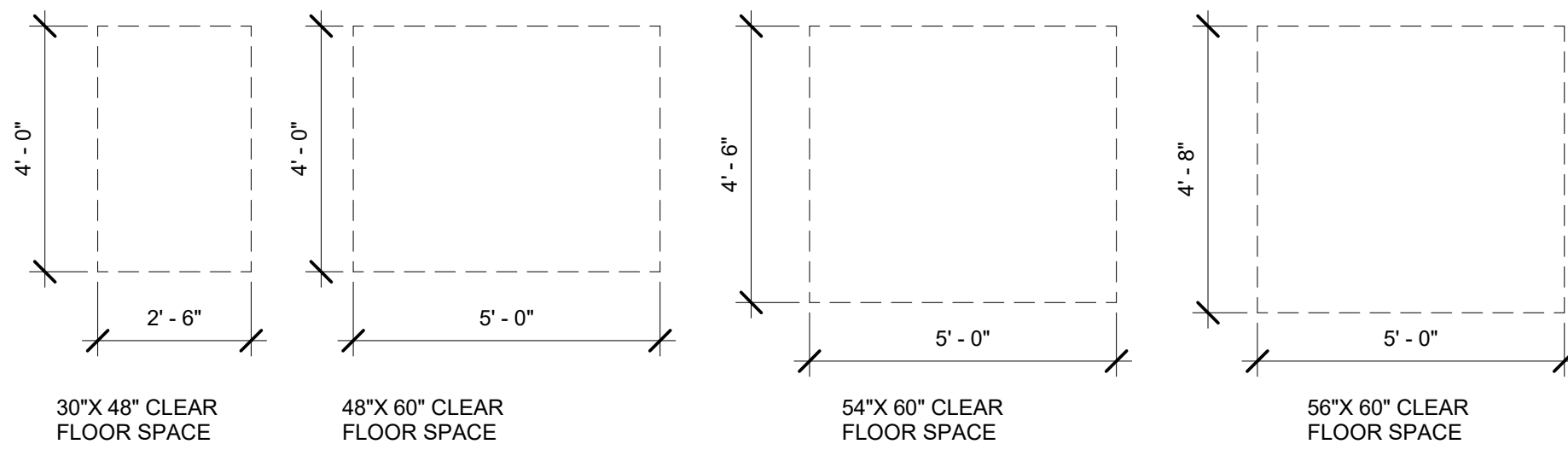
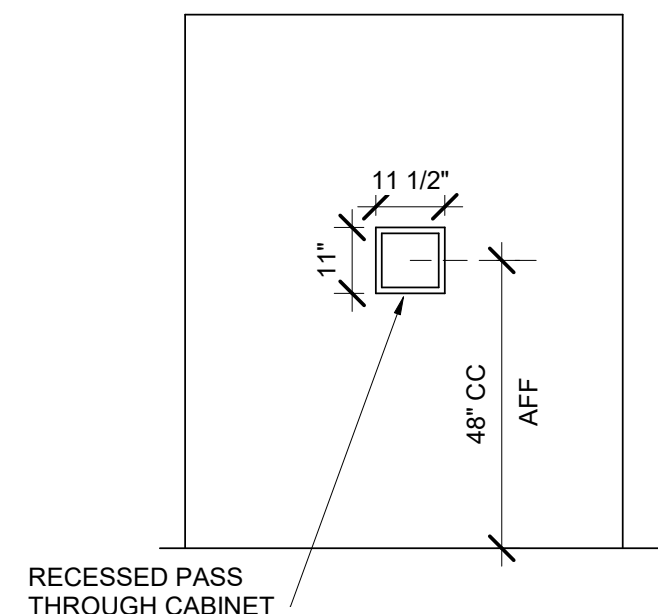
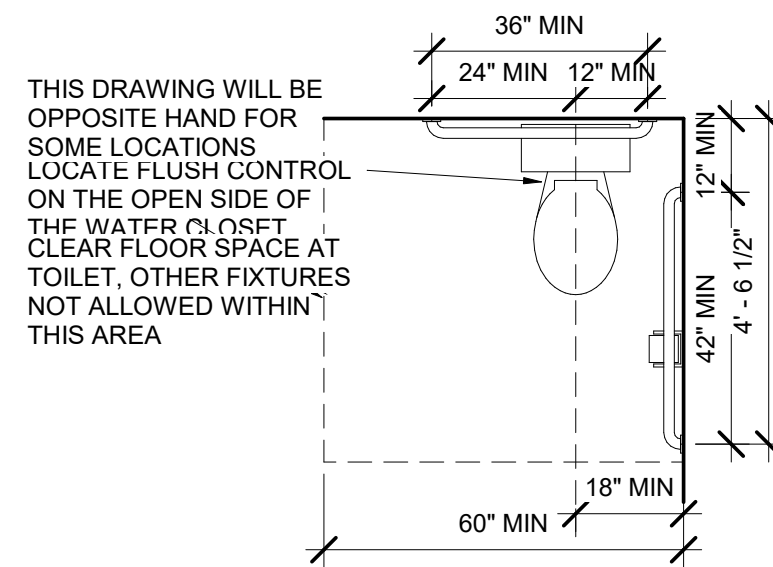
**SIGN & IDENTIFICATION**

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.
2. 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 STANDARD 5998B.
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-HEIGHT RATIO BE BETWEEN 1:5 AND 1:10.
4. 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 SHALL BE 3".
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH BACKGROUND.
6. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
  - A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM SNA SHALL BE SANS-SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
  - B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM 5/8" HIGH.
  - C. PICTORAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE MINIMUM OF 6" IN HEIGHT.
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 110" ON CENTER IN EACH CELL WITH 210" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
8. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT 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 PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR.

**1 RESTROOM SIGNAGE REQUIREMENTS**

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

**FIXTURE HEIGHTS AND CLEARANCES**

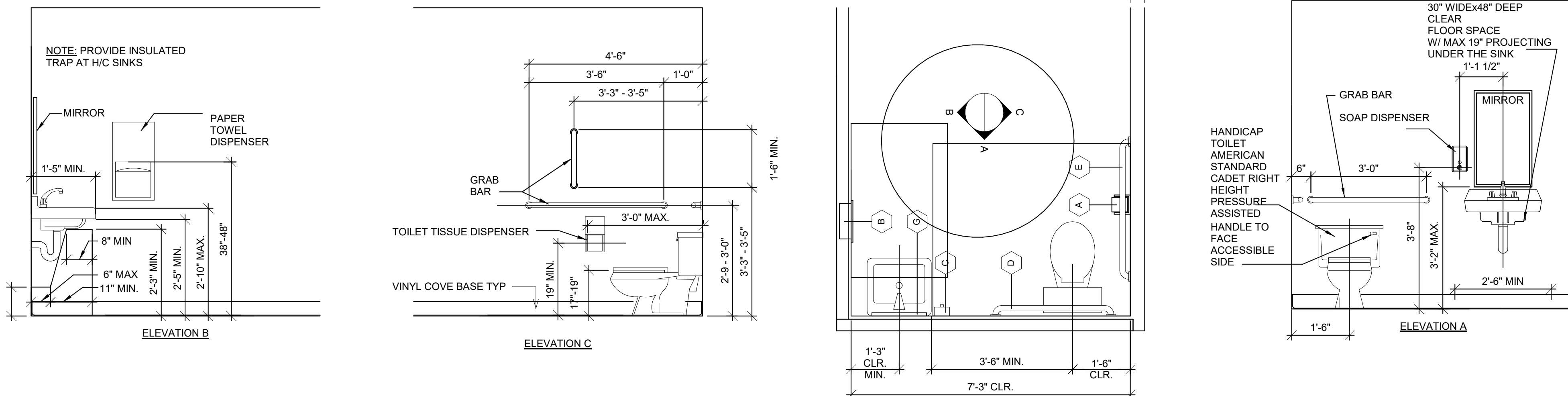


**3 RESTROOM FIXTURE HEIGHTS AND CLEARANCES**

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

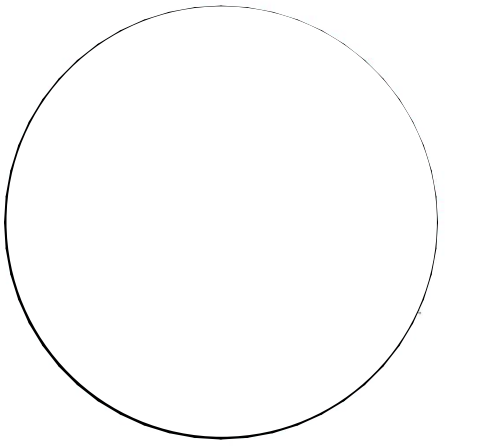
**LEGEND TOILET ROOM**

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



**2 BATHROOM DETAILS**

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



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**BATHROOM  
ELEVATIONS**

Project number N/A

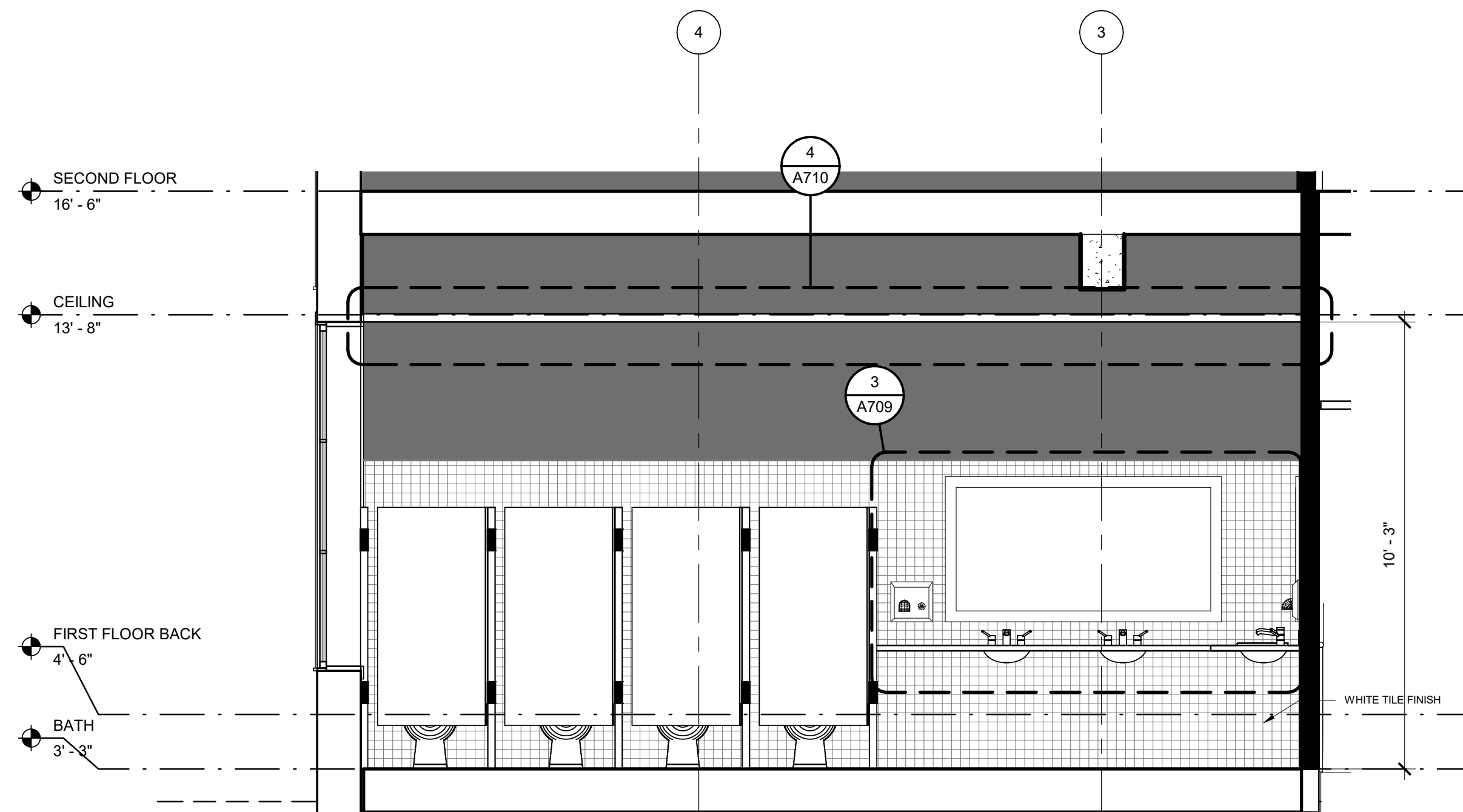
Date 05/01/2021

Drawn by Author

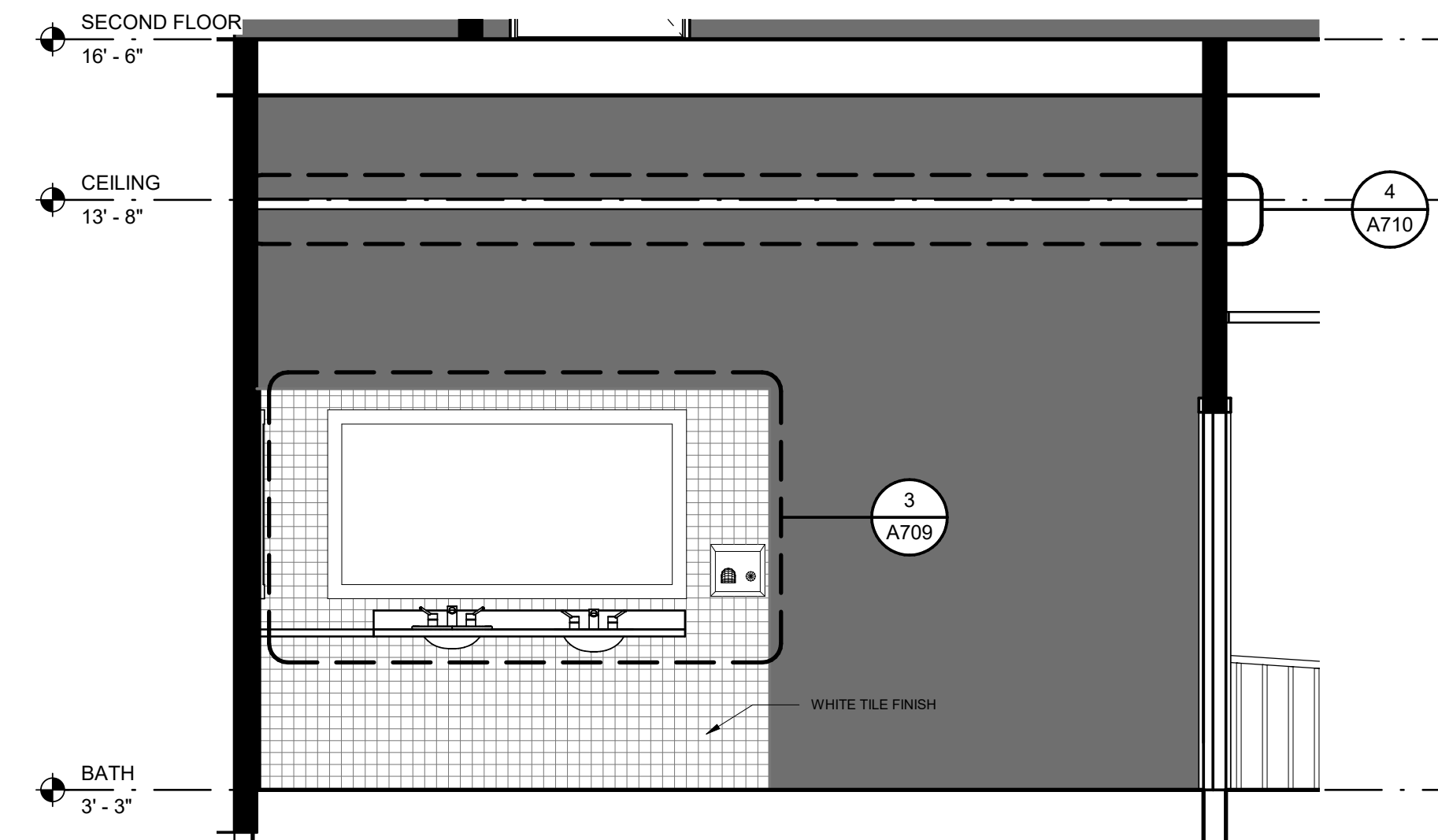
Checked by Checker

**A710**

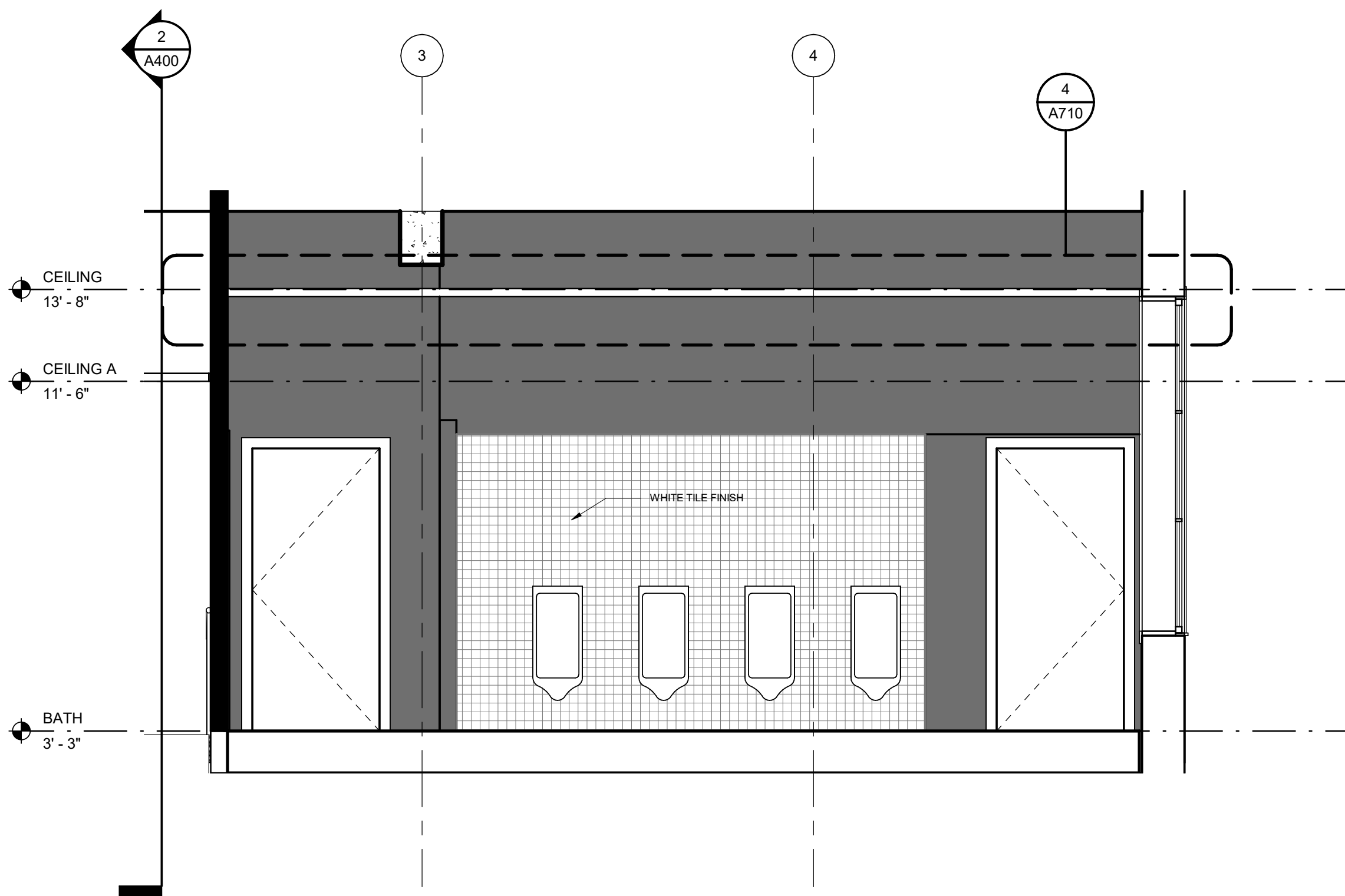
Scale As indicated



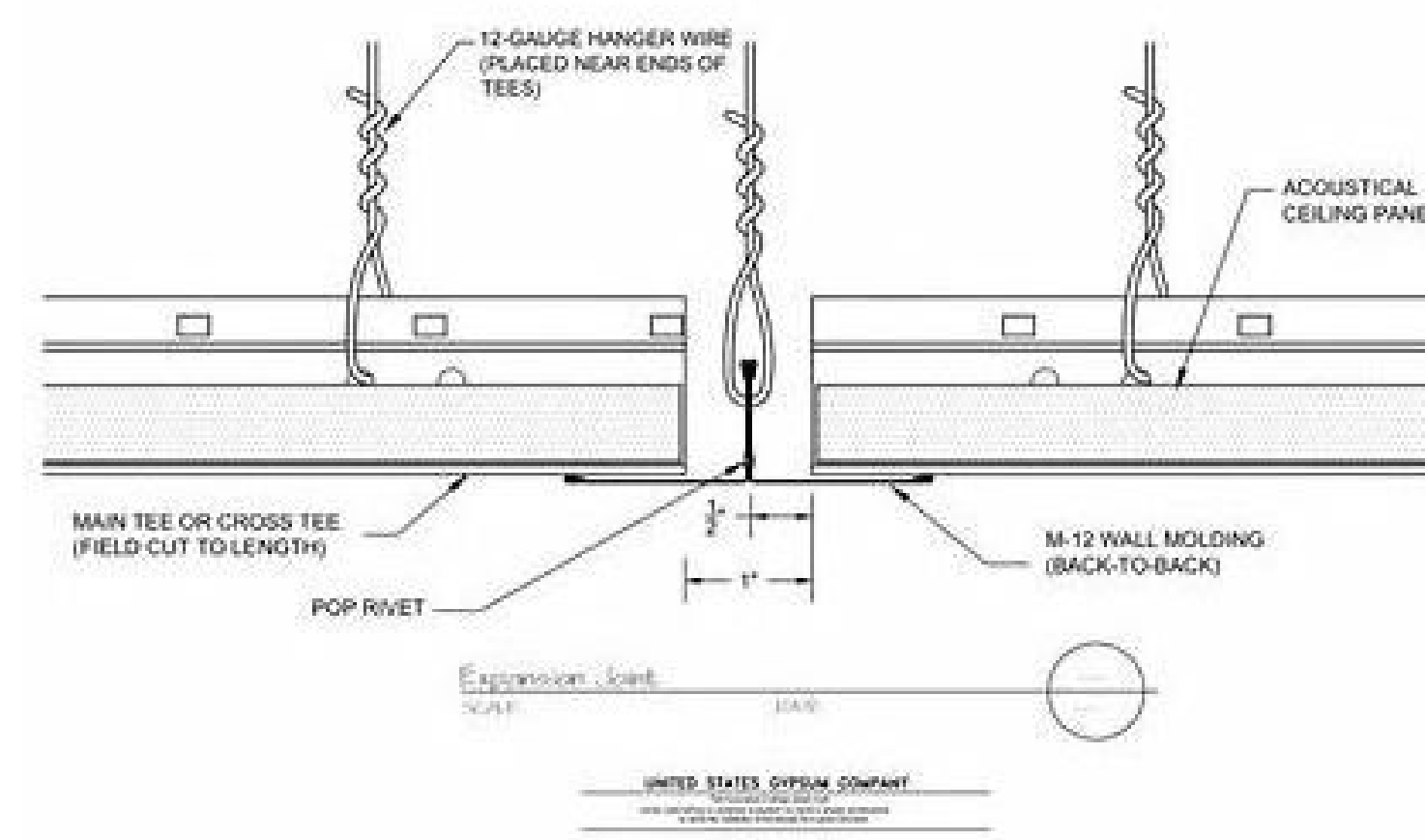
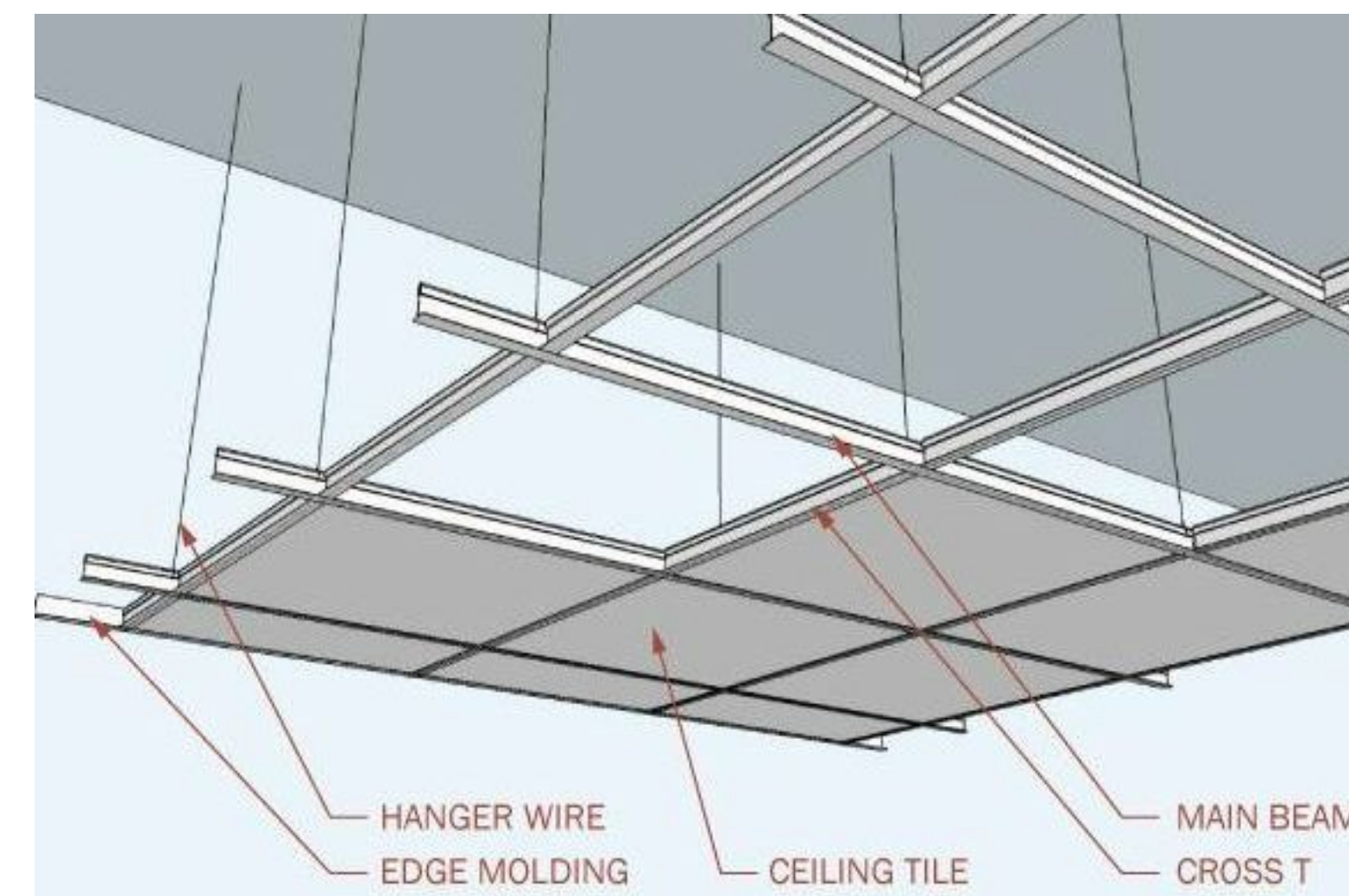
**1 ELEVATION C-C**  
SCALE: 3/8" = 1'-0"



**2 ELEVATION D-D**  
SCALE: 3/8" = 1'-0"



**3 ELEVATION E-E**  
SCALE: 3/8" = 1'-0"



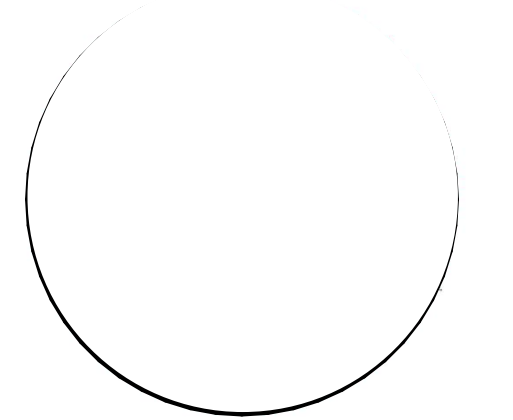
**4 CEILING**  
SCALE: 1 1/2" = 1'-0"



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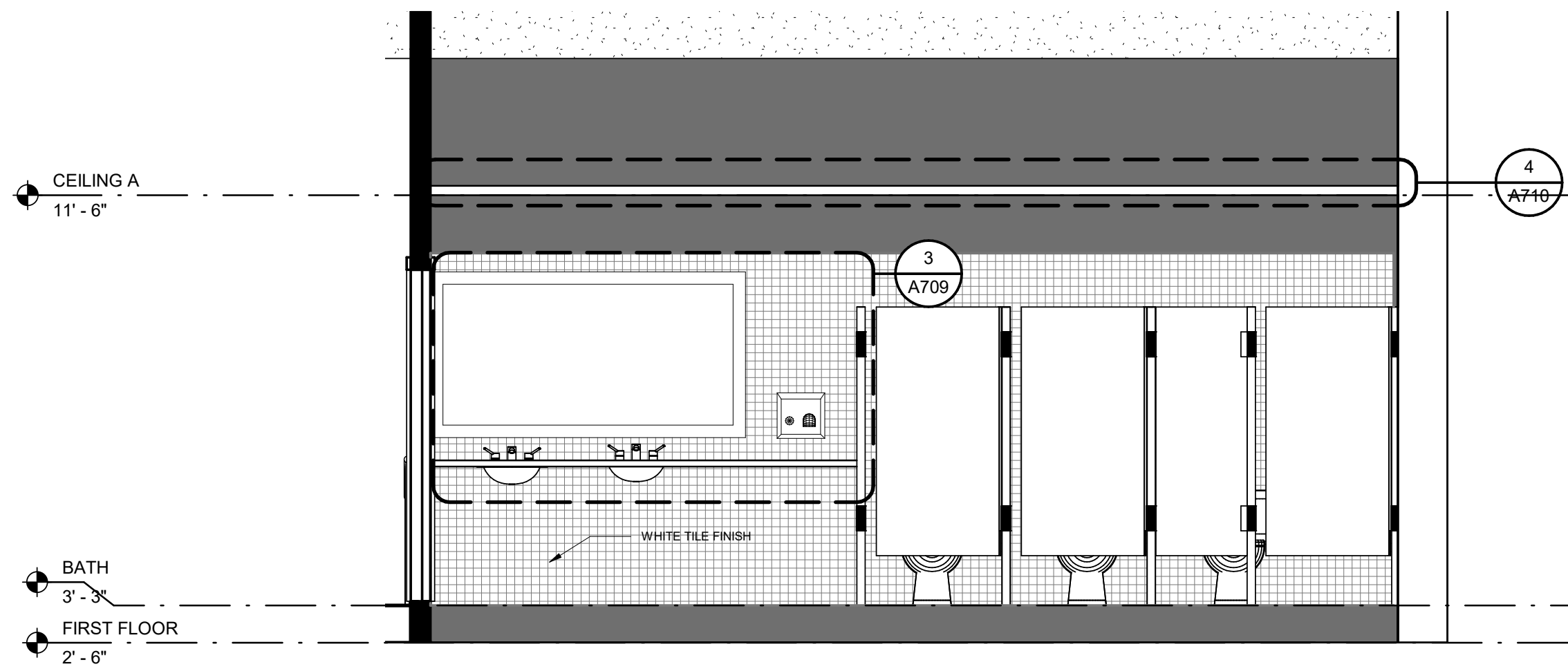
**BATHROOM  
ELEVATIONS**

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

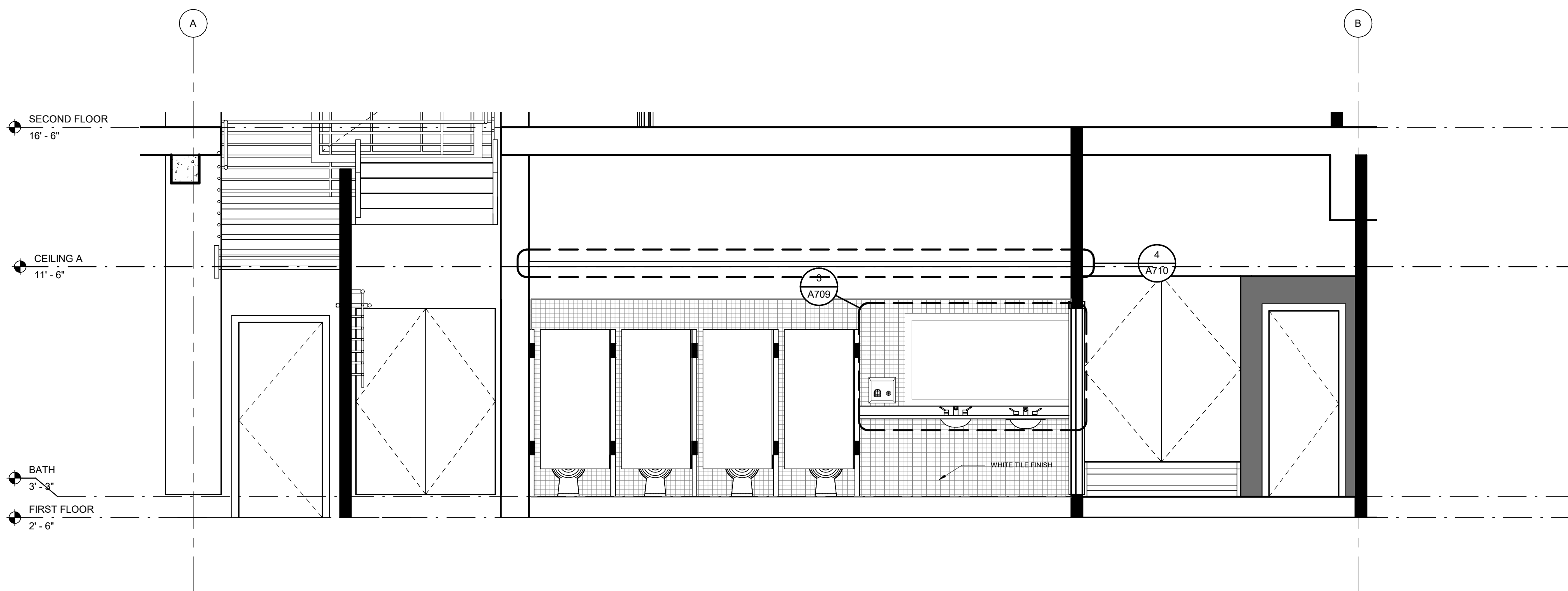
**A711**

Scale 3/8" = 1'-0"

6/1/2021 5:09:28 PM



1 ELEVATION A-A  
A711 SCALE: 3/8" = 1'-0"



2 ELEVATION B-B  
A711 SCALE: 3/8" = 1'-0"

OCCUPANCY LOAD SCHEDULE

Table with columns: Number, Name, Area, Occupant Load, Building Name, Comments. Rows include BASEMENT, FIRST FLOOR, SECOND FLOOR, and THIRD FLOOR.

DOOR SCHEDULE

Table with columns: NUMBER, Level, PANEL WIDTH, PANEL HEIGHT, REMA RKS. Rows 402-488.

DOOR SCHEDULE

Table with columns: NUMBER, Level, PANEL WIDTH, PANEL HEIGHT, REMA RKS. Rows 469-574.

DOOR SCHEDULE

Table with columns: NUMBER, Level, PANEL WIDTH, PANEL HEIGHT, REMA RKS. Rows 575-615.

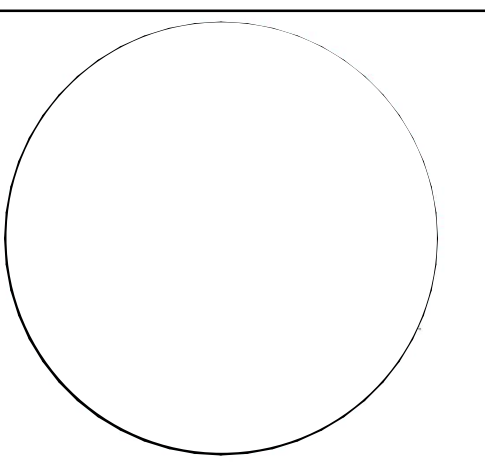
WALL SCHEDULE table with columns: Type Mark, Description, Assembly Code, Fire Rating, Type Comments. Rows P0-P55.



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Empty table grid for notes or stamps.

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716 EMERSON AVE - SCHOOL

SCHEDULES & DIAGRAMS

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

A800

Scale

OCCUPANCY LOAD SCHEDULE					
Number	Name	Area	Occupant Load	Building Name	Comments

BASEMENT					
B01	BOILER ROOM	424 SF			
FIRST FLOOR					
101	CLASSROOM	748 SF			
101	CL	53 SF			
102	GIRLS/BATH	319 SF			
103	SCIENCE CLASSROOM	832 SF			
103	CL	78 SF			
104	CLASSROOM	628 SF			
104	CL	77 SF			
105	BATH	68 SF			
105	NURSE OFFICE	121 SF			
106	INSOLATION ROOM	68 SF			
107	CL	94 SF			
108	CLASSROOM	542 SF			
108	CL	96 SF			
109	BOYS/BATH	411 SF			
110	OFFICE	288 SF			
111	CL	79 SF			
111	Stem LA CLASSROOM	823 SF			
112	SERVER	73 SF			
113	CL	51 SF			
113	CLASSROOM	725 SF			
114	CL	44 SF			
114	HALLWAY	1425 SF			
115	LOBBY	436 SF			
116	STAFF/BATH	74 SF			
329	HALLWAY	256 SF			

SECOND FLOOR					
201	CLASSROOM	744 SF			
201	CL	33 SF			
202	STAIR 02	216 SF			
203	CLASSROOM	525 SF			
203	CL	94 SF			
204	CLASSROOM	561 SF			
204	CL	55 SF			
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	CL	46 SF			
211	CLASSROOM	560 SF			
211	CL	45 SF			
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			

THIRD FLOOR					
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	CL	48 SF			
305	CLASSROOM	538 SF			
305	CL	12 SF			
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	55 SF			
313	STAIR 01	216 SF			
314	CLASSROOM	726 SF			
314	CL	44 SF			
315	BOYS//BATH	67 SF			
326	HALLWAY	1639 SF			
Grand total:		78	26560 SF		

CLASSROOM SCHEDULE						
Number	Name	Area	Occupancy factor	Occupancy load	Occupancy load	Comments

FIRST FLOOR						
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 FLOOR						
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 FLOOR						
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		16143 SF			659	

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 / 5 LAVATORIES  
 250 BOYS = 6 WATER CLOSETS / 5 LAVATORIES  
 8 URINALS

Type of Building Occupancy	Type of Fixture									
	Water Closets		Urinals		Lavatories		Bathrooms or Showers	Drinking Fountain	Other Fixtures	No. of Persons
	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures				
Assembly Places of Worship	150 Women	2	300 Men		1	2		1		
	300 Men	2								
Assembly, Other than places of worship (auditoriums, theaters, convention halls)	1-100	2	1-200	1	1-200	2	1 for each 500 persons			
	101-200	4	201-400	2	201-400	4				
Over 400	6, plus 2 for each 500 men and 1 for each 150 women		Over 600		3 plus 1 for each add'l. 300 men	Over 750	1 for each add'l. 500 persons			
			1 for every 10 men		1 for every 25 men	1 for every 12 persons		1 for every 20 persons	1 for every 75 persons	Laundry trays: 1 for every 50 persons
Dormitories (school or labor); Institutional	Men: 1 for every 10		Women: 1 for every 8		Over 150, add 1 for every 50 men		1 for every 12 persons		1 for every 20 persons	1 for every 75 persons
	1-15		2		16-35		4		5	
Buildings or structures containing employees <sup>c</sup>	16-35	4	Urinals may be provided in men's toilet rooms in lieu of water closets but not for more than 1/3 of the required number of water closets.		36-55	5	61-90	4	1 for each 75 persons per floor	
	56-80	6	81-110	7	111-150	8	Over 125	1 for each add'l. 45 persons		
Schools	Es 40 boys		1		Each 30 Boys		1		Each 50 pupils	
	Es 35 girls		1						In gym or pool shower room, 1 for each 5 pupils	
Industrial; factories, warehouses, foundries and similar establishments	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 with excessive heat or occupational hazards from poisonous, infectious or irritating material	
	11-25	2	26-50	3	51-75	4	76-100	5	Over 100	1 for each 15 persons
Institutional, other than hospitals or penal institutions (on ea. occupied story)	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	
	1 for each 20 women									
Hospitals, Individual Room Wards	1 for each 6 patients				1 for each 10 patients		1 for each 20 patients		1 for each 100 patients	
Penal Institutions, Prisoners	1 in each cell; 1 in each exercise room		1 in each exercise room		1 in each cell; 1 in each exercise area		1 on each cell block floor		1 on each cell block floor; 1 in each exercise area	
Type of Building Occupancy	Lawful Occupancy <sup>d</sup>		Water Closets		Urinal		Lavatories			
	1 to 25 persons total		One in a unisex toilet room		0		One in a unisex toilet room			
Food establishments, Restaurants, Catering halls, Clubs, Bars, Taverns, and similar establishments	26 to 50 persons total		1		1		0		1	
	51-100		2		4		1		3	
101-200 <sup>e</sup>		3		6		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.

TABLE 1004.1.2  
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR <sup>R</sup>
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.4
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
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

Educational	Classroom area	20 net
	Shops and other vocational room areas	50 net
	Exercise rooms	50 gross
	Group H-5 Fabrication and manufacturing areas	200 gross
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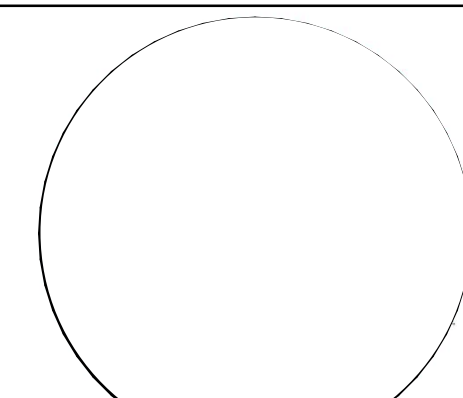
For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 foot = 304.8 mm.  
<sup>a</sup> Floor area in square feet per occupant.



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

[www.plato-studio.com](http://www.plato-studio.com)

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 267-866-0931 DIRECT  
 plato@plato-studio.com



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OWNER

**Vision Academy Charter School**

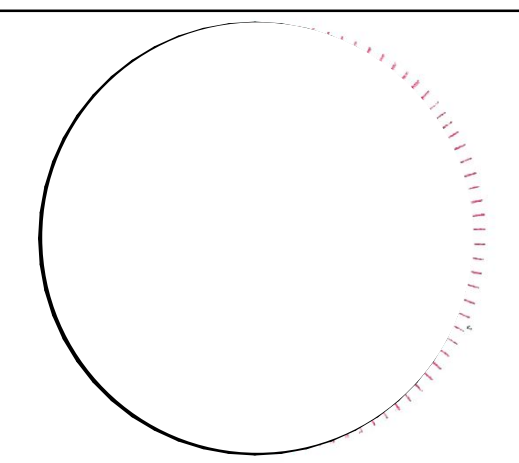


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**716 EMERSON AVE - SCHOOL**

**EXISTING CONDITIONS/ DEMO PLANS**

Project number	N/A
Date	05/01/2021
Drawn by	Author
Checked by	Checker
<b>D100</b>	
Scale	As indicated

**DEMOLITION GENERAL NOTES**

- DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. THE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS OF CONSTRUCTION AND EQUIPMENT WITHIN THE PROJECT AREA, INDICATED ON DEMOLITION PLAN, INCLUDING, BUT NOT LIMITED TO FLOOR MATERIAL, BASE, WALLS, CEILINGS, DOORS, DOOR FRAMES, CASEWORK, ELECTRICAL, MECHANICAL, PLUMBING FIXTURES AND SYSTEM, AS REQUIRED TO ALLOW FOR THE EXECUTION OF NEW WORK.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED PIPING, WIRING, HANGERS, SUPPORTS, PROJECTIONS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES, AND PATCH ALL HOLES TO MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.
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- INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN EXECUTING THE NEW WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OWNER AND HAS BEEN FURTHER SUPPLEMENTED WITH FIELD MEASUREMENTS AND OBSERVATIONS. THE INFORMATION CONTAINED IN THESE DRAWINGS, WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE DOCUMENTS.
- 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 ATTENTION IMMEDIATELY.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES; SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

**DEMOLITION LEGEND**

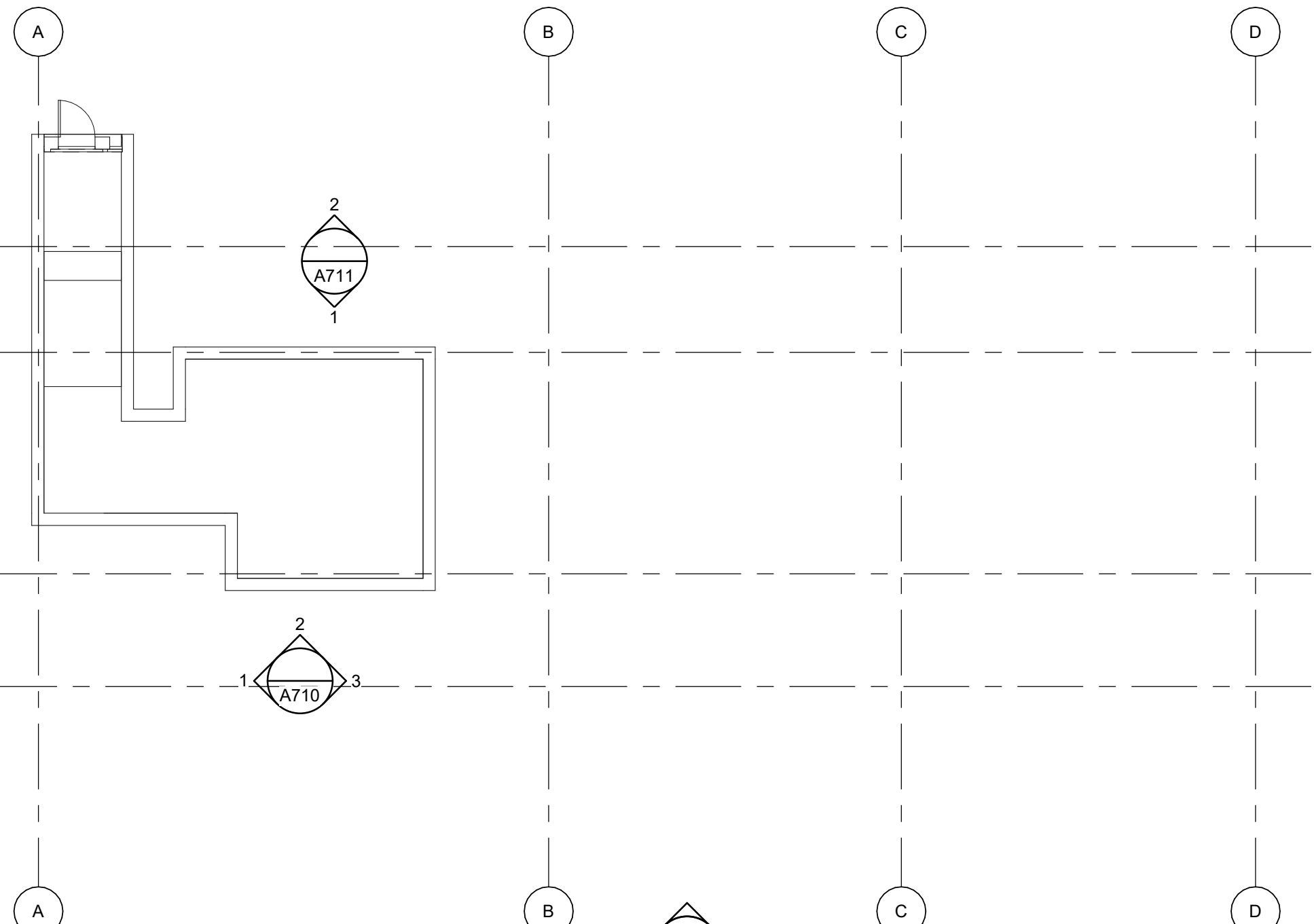
- REMOVE EXISTING WALL CONSTRUCTION, SHOWN WITH DASHED LINES, IN ITS ENTIRETY FROM FLOOR TO STRUCTURE ABOVE INCLUDING DOORS, DOOR FRAMES, WALL BASE, ASSOCIATED ELEC. / MECH. WORK, ETC. PREPARE AREA FOR NEW CONSTRUCTION.
- REMOVE EXISTING CASEWORK, COUNTERS, SHELVING, EQUIPMENT AND SUPPORTS, SHOWN WITH DASHED LINES.
- REMOVE EXISTING PLUMBING FIXTURES, SHOWN WITH DASHED LINES. EXISTING PIPING SHALL BE CAPPED AS INDICATED ON THE PLUMBING DRAWINGS. ANY FLOOR PENETRATIONS DUE TO THE REMOVAL OF PIPING ARE TO BE FILLED AS NOTED IN THE CUTTING AND PATCHING GENERAL NOTES.

**NOTE:**

- NO EXTERIOR MODIFICATIONS ON THE ELEVATIONS
- NO MODIFICATIONS TO BEARING WALLS
- FINISHED CEILING AND FINISHED FLOORING TO BE REMOVED

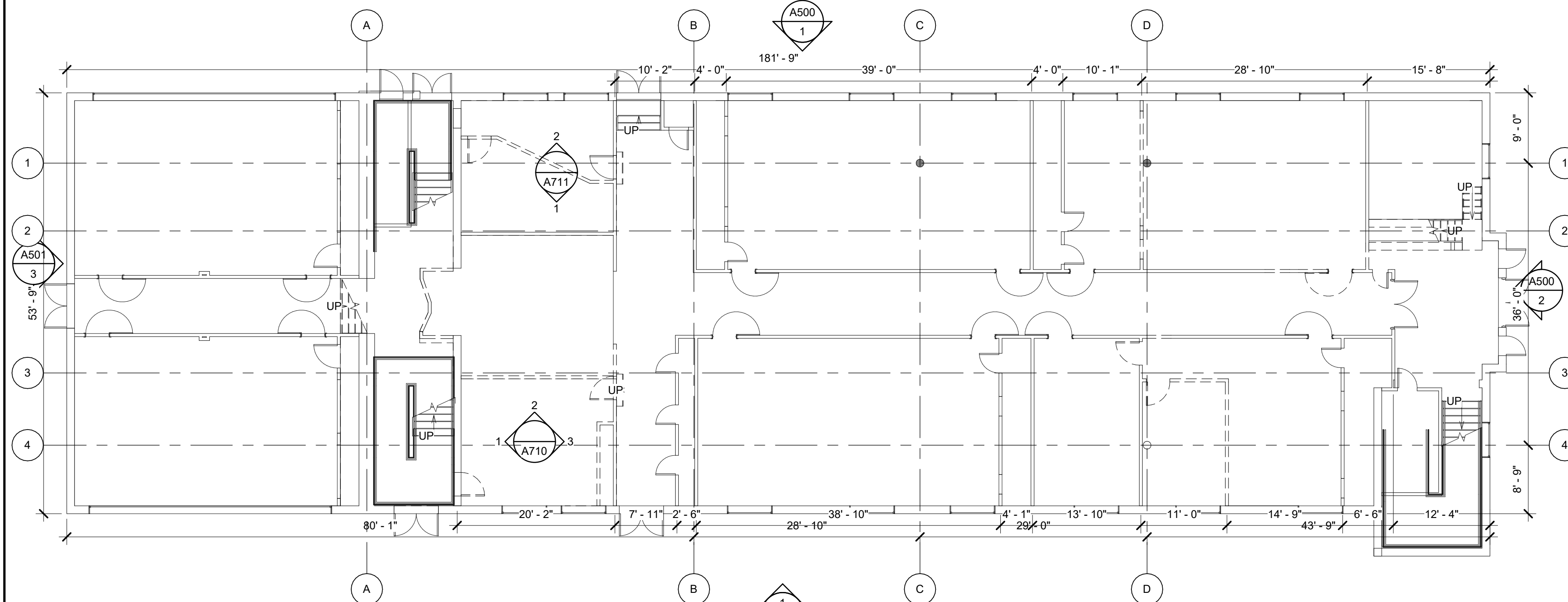
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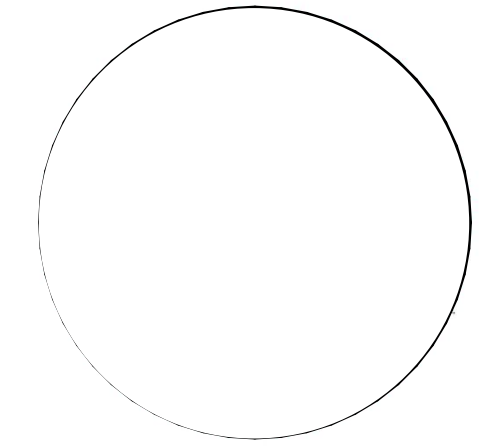
**3 BASEMENT EXISTING CONDITIONS PLAN**

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



**4 FIRST FLOOR EXISTING CONDITIONS PLAN**

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



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CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**716 EMERSON AVE - SCHOOL**

**EXISTING CONDITIONS/ DEMO PLANS**

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

**D200**

Scale As indicated

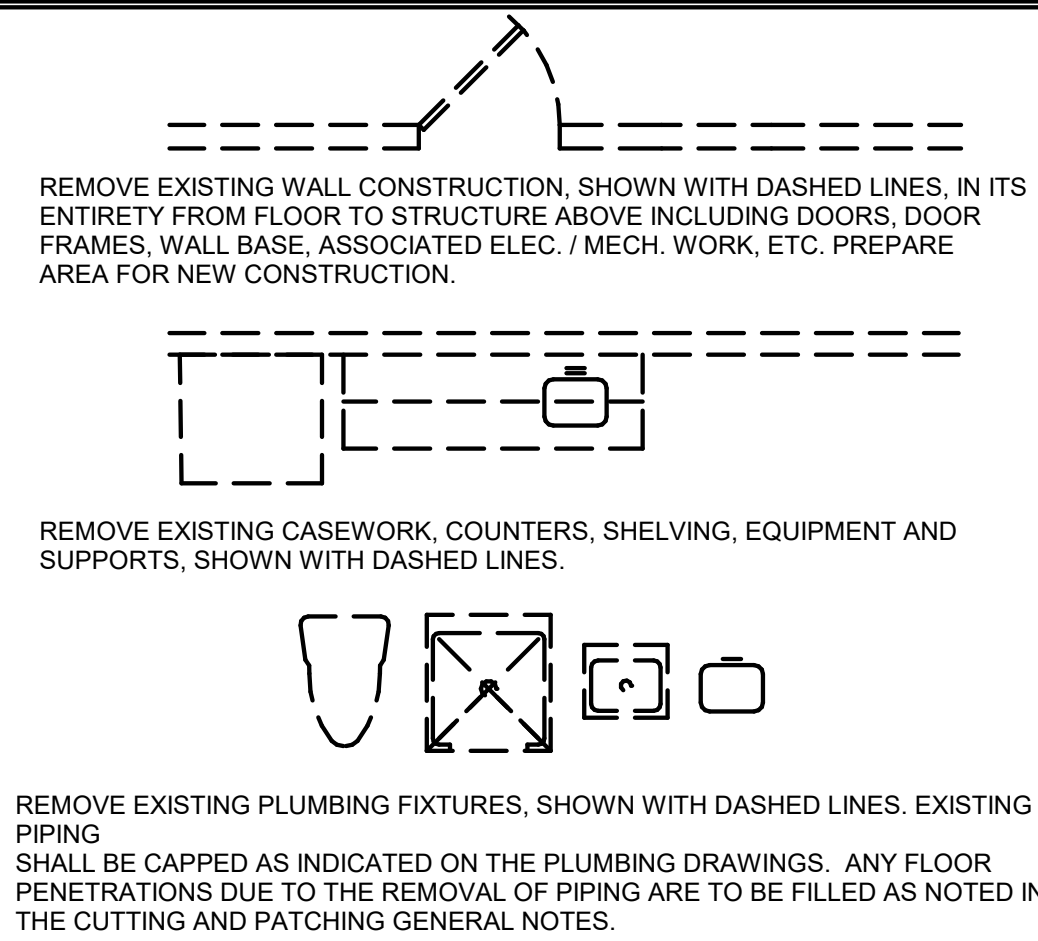
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- THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE RENOVATED AND COMPARE THEM TO THE WORK TO BE PERFORMED ACCORDING TO THE PROPOSED WORK.
- INFORMATION CONTAINED 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 DOCUMENTS.
- 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 ATTENTION IMMEDIATELY.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

**DEMOLITION LEGEND**



**NOTE:**

- NO EXTERIOR MODIFICATIONS ON THE ELEVATIONS
- NO MODIFICATIONS TO BEARING WALLS
- FINISHED CEILING AND FINISHED FLOORING TO BE REMOVED

**SITE SAFETY**

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

**CUTTING AND PATCHING GENERAL NOTES**

- WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PERFORMED UNDER THIS CONTRACT THE CONTRACTOR SHALL PATCH, REPAIR AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.
- 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 FINISHES.
- 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.
- WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM EXISTING WALL / PARTITION TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING / PENETRATION WITH MATERIALS THAT MATCH THE EXISTING CONSTRUCTION, OR AN UL-APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.
- WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADJUSTMENT IN FINISH / CEILING HEIGHT, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.
- WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM ANY FLOOR OR ROOF ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATING.

