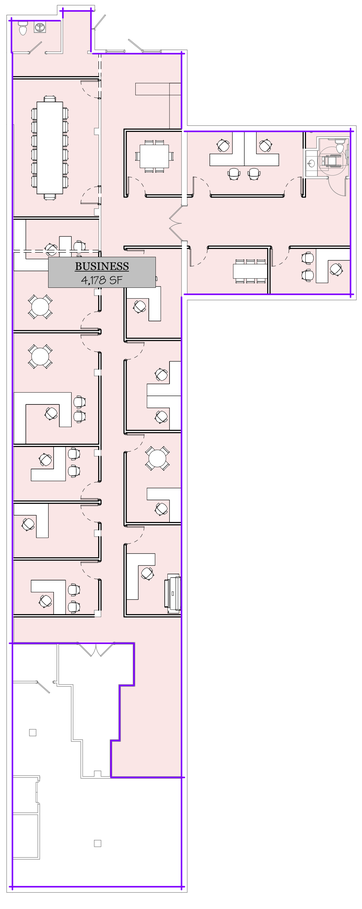
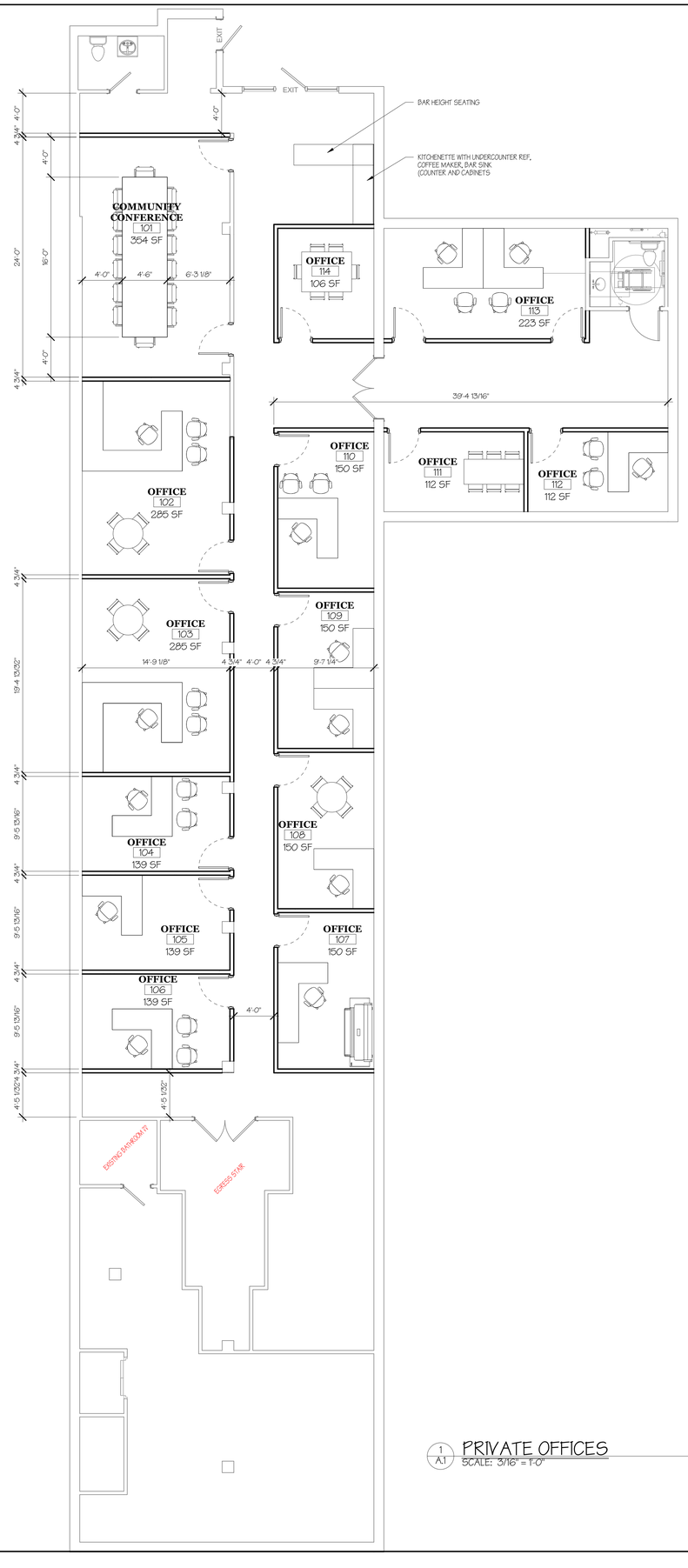


2 A.1 FIRE AREA Copy 1
SCALE: 3/32" = 1'-0"



1 A.1 PRIVATE OFFICES
SCALE: 3/16" = 1'-0"

HARDWARE LOFTS - PRIVATE OFFICES

OVERALL PROJECT SCOPE:
FIT-OUT AN EXISTING MERCANTILE SPACE WITH A SERIES OF PRIVATE OFFICES

APPLICABLE CODES AND STANDARDS:
- INTERNATIONAL EXISTING BUILDING CODE - 2018 EDITION
- INTERNATIONAL BUILDING CODE - 2018 EDITION
- INTERNATIONAL BUILDING CODE - 2021 EDITION (CHAPTER 11 AND APPENDIX E)
- INTERNATIONAL FIRE CODE - 2018 EDITION
- INTERNATIONAL PLUMBING CODE - 2018 EDITION
- INTERNATIONAL MECHANICAL CODE - 2018 EDITION
- INTERNATIONAL FUEL GAS CODE - 2018 EDITION
- NATIONAL ELECTRIC CODE - NFPA 70-2014
- INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION
- ICC/ANSI A117.1 - 2009 EDITION
- AMERICANS WITH DISABILITIES ACT - 2010 EDITION

PRELIMINARY

OCCUPANCY CLASSIFICATION [IBC CHAPTER 3]:
- MERCANTILE
- RESIDENTIAL

CONSTRUCTION TYPE [IBC 602.2]:
- 3B (MASONRY)

OCCUPANCY SEPARATION [IBC 508.4]:
- MERCANTILE (M) // BUSINESS (B): NO SEPARATION REQUIRED

SPRINKLER SYSTEM [IBC 903]:
- BUSINESS (B): NO SPRINKLER REQUIRED
- MERCANTILE (M): SPRINKLER REQUIRED IF FIRE AREA IS GREATER THAN 12,000 SF

THE EXISTING BUILDING IS SPRINKLERED.

IEBC CHAPTER 6:
- WORK CLASSIFICATION: CHANGE OF OCCUPANCY (FROM M TO B)

IEBC CHAPTER 10:
- LIGHT AND VENTILATION REQUIREMENTS OF IBC MUST BE MET IN THE WORK AREA [1010.1]
- FINISHES REQUIREMENTS OF IBC MUST BE MET IN THE WORK AREA [1011.3]
- EGRESS HAZARD [1011.4]:
  - MERCANTILE: LEVEL 3
  - BUSINESS: LEVEL 4
  - MEANS OF EGRESS SHOULD COMPLY WITH IEBC SECTION 905
- HEIGHT AND AREA HAZARD [1011.5]:
  - MERCANTILE: LEVEL 3
  - BUSINESS: LEVEL 4
  - EXISTING HEIGHT AND AREA IS ACCEPTABLE
- EXISTING STAIRWAYS TO REMAIN DUE TO LOWER EGRESS HAZARD LEVEL [1011.7]

IEBC CHAPTER 9:
- EGRESS SHALL COMPLY WITH IEBC 805 EXCEPT FOR THE FOLLOWING [905]:
  - EGRESS LIGHTING TO BE PROVIDED FROM LEVEL OF WORK AREA TO LEVEL OF DISCHARGE PER THE IBC
  - EXIT SIGNS TO BE PROVIDED FROM LEVEL OF WORK AREA TO LEVEL OF DISCHARGE PER THE IBC

IEBC CHAPTER 8 :
- EGRESS SHALL COMPLY WITH THE FOLLOWING [805]:
  - ONE MEANS OF EGRESS PERMITTED IF THE OCCUPANT LOAD IS LESS THAN 35 AND THE MAXIMUM TRAVEL DISTANCE IS LESS THAN 75'
- DEAD END CORRIDORS MAY BE 70' IN LENGTH DUE TO THE SPRINKLER SYSTEM [805.6]

IBC CHAPTER XX:
- LIGHT / VENTILATION REQUIREMENTS
- EGRESS LIGHTING FOR REAR STAIRWAY PER THE IBC
- EXIT SIGNS FOR REAR STAIRWAY PER THE IBC
- CORRIDOR RATING WITH SPRINKLER SYSTEM IS 0-HOUR [1020.1]
- CORRIDOR WIDTH (LESS THAN 50 OCCUPANTS) IS 36" WIDE [1020.2]
- DRINKING FOUNTAINS

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REGISTERED ARCHITECT PENNSYLVANIA KIRKLEY NO. 048057
PRELIMINARY NOT FOR CONSTRUCTION

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REVISIONS:

BUILDING MODIFICATIONS
45 NORTH MARKET STREET
LANCASTER PA, 17603

HARDWARE LOFTS LLC

PROJECT NO: 2200X

PROJECT PHASE: SKETCH

DATE: FEBRUARY 28, 2022

DRAWING NAME: PRIVATE OFFICE BUILD-OUT

DRAWING NO: A.1