

INTERIOR RENOVATIONS AND ROOF TERRACE ADDITION

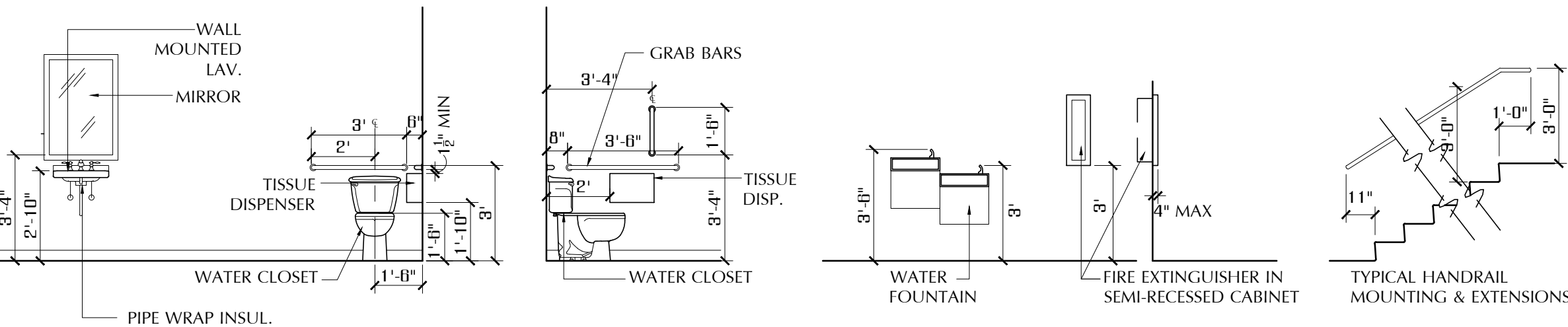
257 S. MAIN ST., BUTLER, PA 16001



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LISA WHITNEY, RA

NOVEMBER 12, 2016

REISSUE DATES



1 TYPICAL MOUNTING HEIGHTS
CS SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION

THIS PROJECT ENTAILS THE ADDITION OF A STAIR AND ELEVATOR TO A SECOND FLOOR COMMERCIAL SPACE WITH A ROOF TERRACE. THE 1,083 SF COMMERCIAL SPACE IS BEING GUTTED AND RENOVATED. THE ROOF TERRACE IS ALSO NEW. THE BLDG. IS AN EXISTING RICHARDSONIAN ROMANESQUE STYLE, TWO STORY MASONRY STRUCTURE WITH BASEMENT.

BUILDING CODE SUMMARY

APPLICABLE CODES & STANDARDS: IBC 2009 / IEBC CH. 7,
FOR ACCESSIBILITY: IBC 2012 CH. 11 & ANSI A117.1-2009

OCCUPANCY CLASSIFICATION:

BUSINESS AREAS (B):

TENANT 1:
1ST FLOOR = 856 SF/100 GROSS = 9 OCCUPANTS
TENANT 2:
1ST FLOOR = 122 SF/200 GROSS = 1 OCCUPANT
2ND FLOOR = 1083 SF/200 GROSS = 6 OCCUPANTS
ROOF DECK = 425 SF/200 GROSS = 3 OCCUPANTS
BASEMENT = 1041 SF/300 GROSS = 4 OCCUPANTS
TOTAL OCCUPANCY: 23 OCCUPANTS

CONSTRUCTION TYPE: 3B

SPRINKLERS: YES

MANUAL FIRE ALARM: NO

FIRE-RESISTANCE RATINGS REQUIRED FOR BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME = 0
BEARING WALLS: EXTERIOR = 2; INTERIOR = 0
NONBEARING WALLS & PARTITIONS, INTERIOR = 0
FLOOR CONSTRUCTION & SECONDARY MEMBERS = 0
ROOF CONSTRUCTION & SECONDARY MEMBERS = 0

EGRESS REQUIREMENTS DOORS & CORRIDORS:

IBC SECTION 1005.1 (20' x .3 = 6" REQUIRED, 36" PROVIDED)

EXIT TRAVEL DISTANCE:

IBC SECT 1016.1: 250' MAX (1ST FL ACTUAL TRAVEL DIST = 60')

EXITS REQUIRED:

IBC SECT 1021.1 & 2: EXCEPTIONS 1.1 & 3 (1 REQ'D & 1 PROVIDED)

GENERAL NOTES:

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
- ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.
- SURFACES TO REMAIN SHALL BE PATCHED/REPAIRED AS NECESSARY TO RETURN THEM TO "LIKE NEW" CONDITION.
- CHECK OPERATION AND INTEGRITY OF ALL EXISTING WINDOWS. REPAIR OR REPLACE (WHICHEVER IS MOST FEASIBLE OR COST EFFECTIVE). REPLACE WINDOWS REQUIRING EGRESS OPERATION. CLEAN AND CAULK ALL.
- G.C. SHALL SUPPLY BLOCKING FOR AND INSTALLATION OF ALL BATH ACCESSORIES.
- ALL OPEN STUD CAVITIES SHALL BE INSULATED WITH R-13 FIBERGLASS BATT INSULATION W/CRAFT FACING. ALL OPEN ATTIC JOISTS CAVITIES SHALL BE INSULATED W/R-38 FIBERGLASS BATT INSULATION W/ CRAFT FACING OR EQUAL.
- THERMOSTAT TO BE MOUNTED AT 48" AFF TO TOP.
- ALL METAL STUDS TO BE ENGINEERED BY SUPPLIER.
- FURNITURE IS SHOWN FOR SPACE PLANNING PURPOSES ONLY, IS NOT FIXED AND NOT IN CONTRACT.
- ALL FINISHES AND ALL SPACES EXCEPT OFFICES TO HAVE CLASS 'A' FIRE RESISTANCE RATING, OFFICES SHALL HAVE A CLASS B FIRE RESISTANCE RATING.
- HVAC CONTRACTOR TO DESIGN-BUILD HVAC SYSTEMS TO MEET ASHRAE STANDARDS. LOCATE SUPPLY & RETURN AIR REGISTERS TO PROVIDE A BALANCED SYSTEM. ENSURE 7'-8" (8'-8" IN RESIDENTIAL SPACES) CLEAR HEIGHT IS MAINTAINED.
- VENDING MACHINE REACH HEIGHT NO GREATER THAN 48" A.F.F.

SIGNAGE REQUIREMENTS:

- PROVIDE ADA COMPLIANT TACTILE EXIT SIGN (RAISED LETTERS AND BRAILLE) AT ALL EXIT DOORS. CHARACTERS SHALL BE 48" MIN. AND 80" MAX. A.F.F. AND MEET ANSI STANDARDS. MOUNT WHERE INDICATED WITH 18"x18" CLEAR SPACE BEYOND ARC OF DOOR.
- PROVIDE & INSTALL ADA/ANSI COMPLIANT TACTILE TOILET ROOM SIGN (RAISED LETTERS AND BRAILLE) AT ALL TOILET ROOM DOORS. CHARACTERS SHALL BE 48" MIN. AND 80" MAX. A.F.F. INSTALL WITH CENTER OF SIGN AT 9" FROM EDGE OF DOOR AND AS PER ANSI REQUIREMENTS.

DRAWING INDEX

- A1-1 FLOOR PLANS
- A1-2 FLOOR PLANS
- E1-1 ELEC LIGHTING & POWER PLANS
- E1-2 ELEC LIGHTING & POWER PLANS
- S1-1 STRUCTURAL PLANS

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COVER SHEET

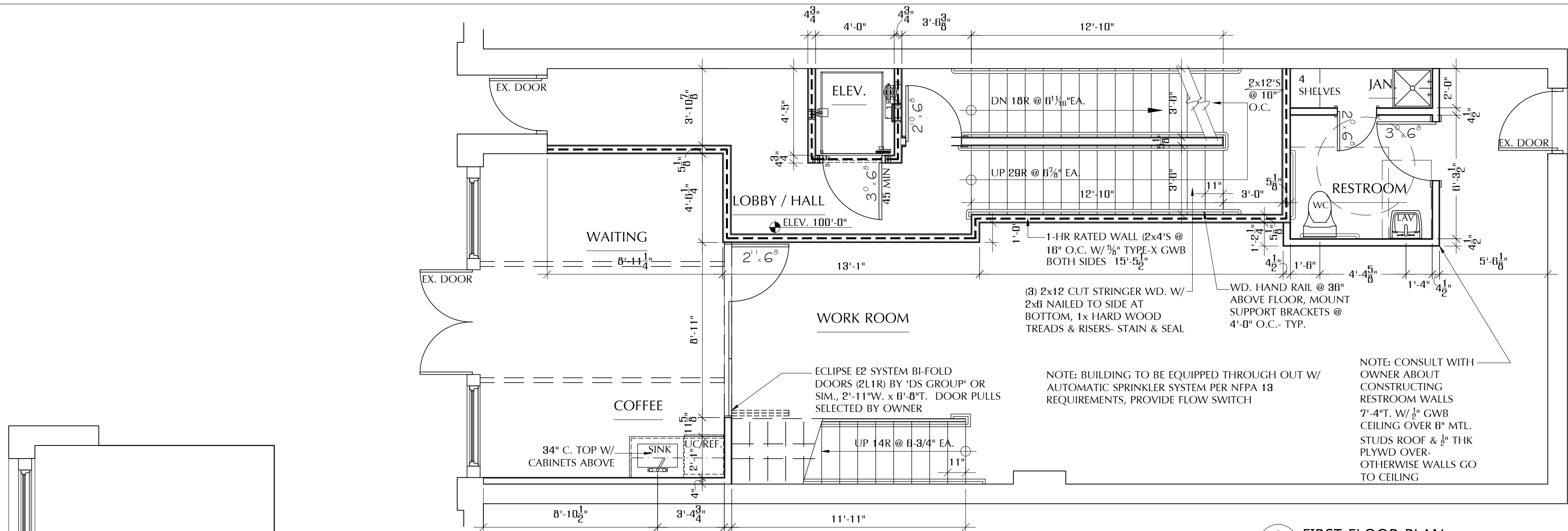
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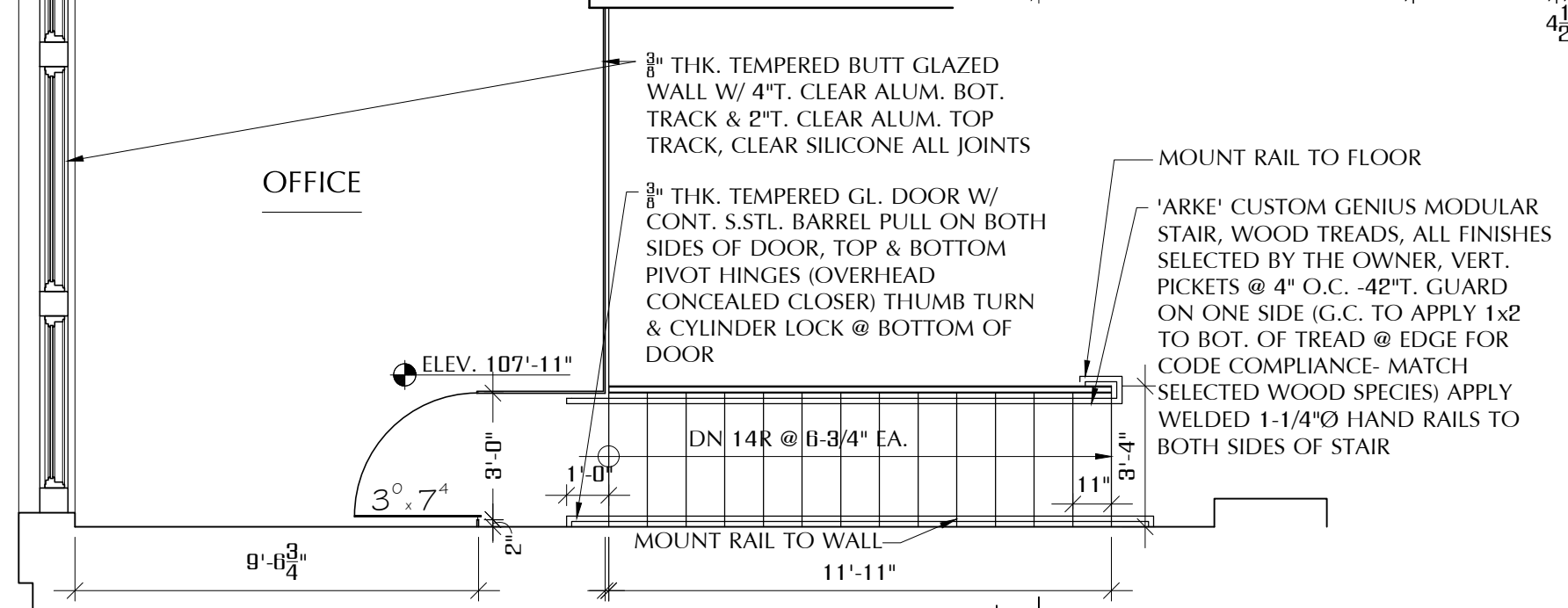
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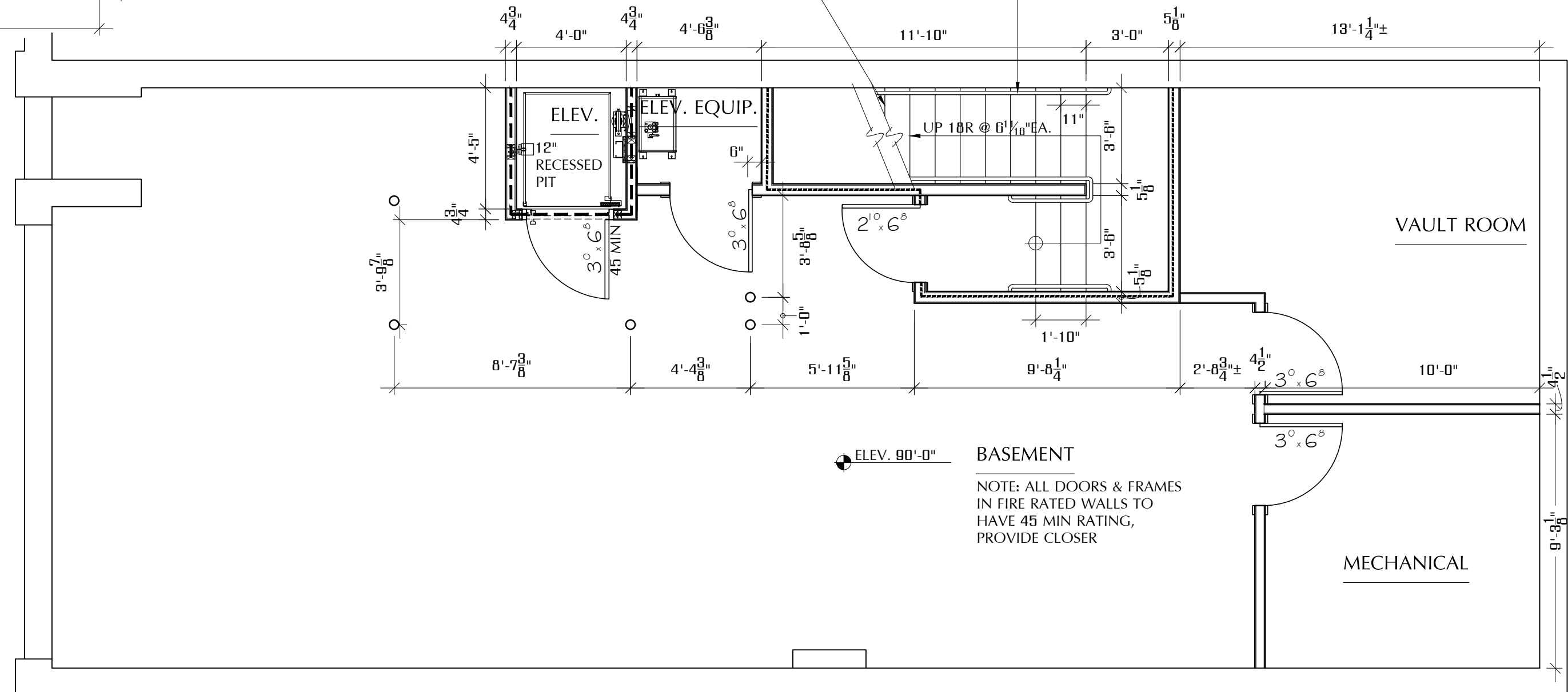
REISSUE DATES



1 FIRST FLOOR PLAN
A1-1 SCALE: 1/4" = 1'-0"



3 MEZ. FLOOR PLAN
A1-1 SCALE: 1/4" = 1'-0"



2 BASEMENT FLOOR PLAN
A1-1 SCALE: 1/4" = 1'-0"

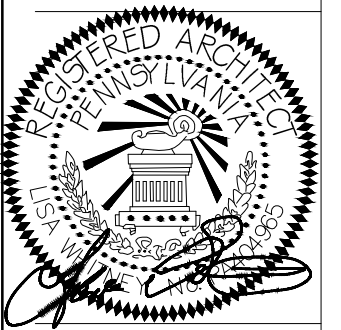
PARTITION/CEILING KEY:

- UL U305 WALL, (1) LAYER OF 3/8" FIRE CORE GWB OVER 2 X 4 WD. STUDS @16" O.C.
- 5/8" GWB EACH SIDE OVER 3-5/8" MTL. STUDS @16" O.C.
- EXISTING WALL: PATCH & REPAIR TO MAINTAIN A CONSISTENT "LIKE-NEW" SURFACE.
- WALL TO BE REMOVED

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FLOOR PLANS

A1-1

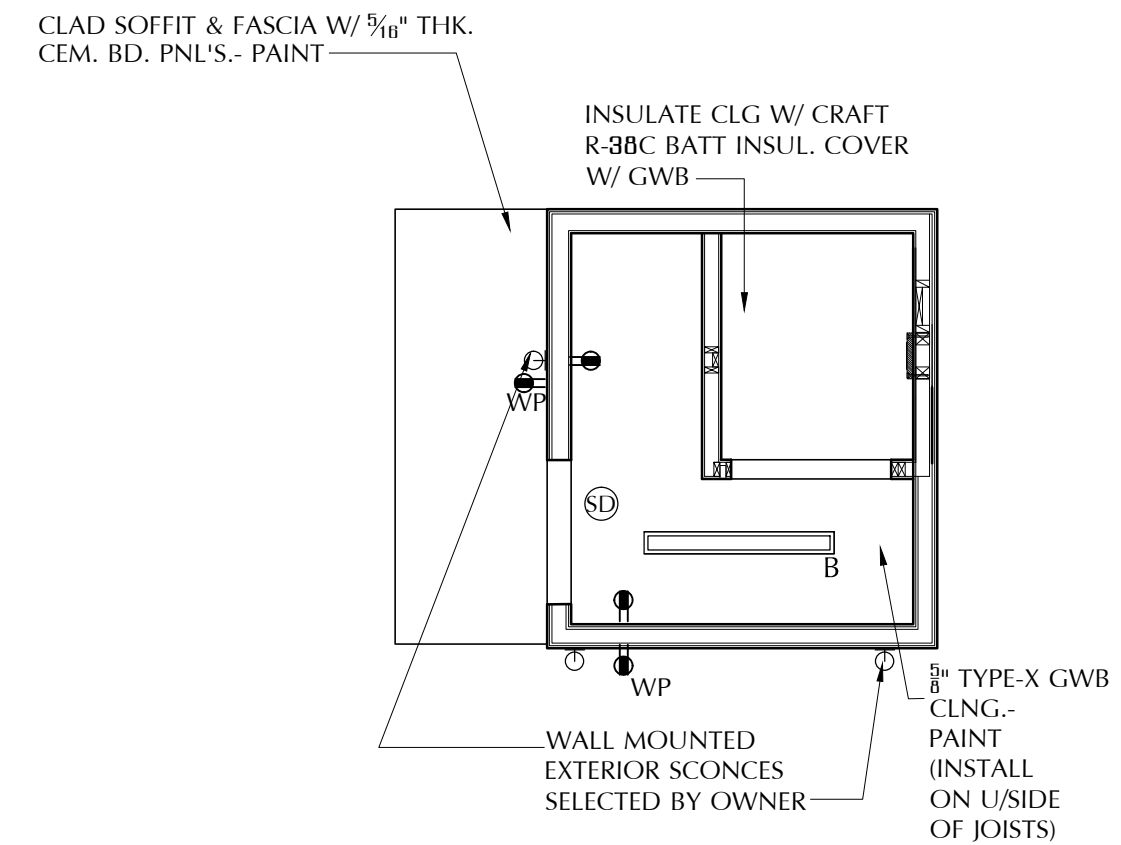


POWER & EMERGENCY SYMBOLS	
MARK	DESCRIPTION
	POTTER ROEMER 3000 ABC MULTI-PURPOSE FIRE EXTINGUISHER OR SIMILAR INSTALLED IN POTTER ROEMER 1724 SEMI-RECESSED CABINET OR SIMILAR.
	1-POLE, 3-WAY, 4-WAY TOGGLE SWITCH, 20 AMPERE, 120 VOLT, BY LEVITON OR SIMILAR. MOUNTED 40" AFF TO TOP UNLESS OTHERWISE NOTED. INCLUDE INTEGRAL OCCUPANCY SENSOR.
	DUPLEX RECEPTACLE, 20A, 125V, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R, BY LEVITON OR SIMILAR. MOUNT AT 18" AFF UNLESS OTHERWISE NOTED. *WPP* INDICATES WEATHERPROOF BOX & COVER.
	GROUND FAULT INTERRUPTER TYPE DUPLEX RECEPTACLE, 20A, 125V, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R, BY LEVITON OR SIMILAR. MOUNT AT 18" AFF UNLESS OTHERWISE NOTED. *WPP* INDICATES WEATHERPROOF BOX & COVER.
	COMBINATION DATA/TELEPHONE OUTLET; PROVIDE 1 GANG; FLUSH BOX W/ 1-HOLE PULL PLATE, MOUNTED 18" AFF. PROVIDE EMPTY 3/4" CONDUIT W/ (2) PULL WIRES, RUN BACK TO DATA ACCESS POINT. WIRING BY OTHER.
	JUNCTION BOX - SIZE PER WIRE / FILL PER NEC.
	FLUSH FLOOR BOX SPLIT FOR POWER & COMMUNICATION.
	CEILING MOUNTED OCCUPANCY SENSOR.
	TELEVISION FLUSH OUTLET AND PLATE WITH JACK FOR CATV. MOUNT 18" AFF UNLESS OTHERWISE NOTED.
	WATER HEATER
	TELEPHONE TERMINAL BOARD, 4"x8"x1/4" PLYWOOD BOARD FOR TELEPHONE & CATV CO. USE.
	ELECTRIC PANEL
	WALL MOUNTED CARBON MONOXIDE DETECTOR. MOUNT AT 10" AFF UNLESS OTHERWISE NOTED.
	HEAT DETECTOR, CEILING MOUNTED UNLESS OTHERWISE NOTED.
	PHOTOELECTRIC SMOKE DETECTOR - CEILING MOUNTED UNLESS OTHERWISE NOTED.
	MANUAL PULL STATION WITH PROTECTIVE GUARD. MOUNT AT 42" AFF.
	SYNCHRONOUS FIRE ALARM AUDIO/VISUAL SIGNAL DEVICE, MOUNTED SO ENTIRE LENS IS 80" MIN TO 80" MAX. AFF AS PER NFPA 72.
	DUCT DETECTOR

LIGHTING FIXTURE SCHEDULE						
MARK/ SYMBOL	DESCRIPTION	MANUF	MODEL #	LAMPS		REMARKS
				#	TYPE	
	RECESSED 2 X 2 VOLUMETRIC LED TROFFER LUMINAIRE	LITHONIA LIGHTING	ZVTL2-3BL-ADP-347 -EZ1-LP830-NE57	-	LED	
	LINEAR SURFACE MOUNTED LED	LITHONIA LIGHTING	FMLWL-40-0-30	-	LED	
	8" RECESSED DOWNLIGHT	LITHONIA LIGHTING	IB58EMW-LED-30K-LS	-	LED	
	EXHAUST FAN					ENSURE 75 CFM/PLUMBING FIXTURE IS PROVIDED
	8" RECESSED DOWNLIGHT FOR WET LOCATIONS	LITHONIA LIGHTING	BBF-1/2B-42TRT-FBL54-MVOLT-EL		LED	
	LIGHT ABOVE VANITY, SELECTED BY OWNER.				LED	
	EMERGENCY LIGHTING / EXIT SIGN W/ BATTERY BACK UP	LITHONIA LIGHTING	ECB R (SURFACE MOUNT)	-	LED	ALTERNATIVE: CONTRAST LIGHTING 8" COMPACT FLUORESCENT, FRIBO TRIM+ APPROP HOUSING
	REMOTE EMERGENCY LAMP HEAD	LITHONIA LIGHTING	ELA Q REMOTE FIXTURE ADJUSTABLE LED LAMP HEAD	-	-	*QUANTUM* THERMOPLASTIC EMERGENCY LIGHT

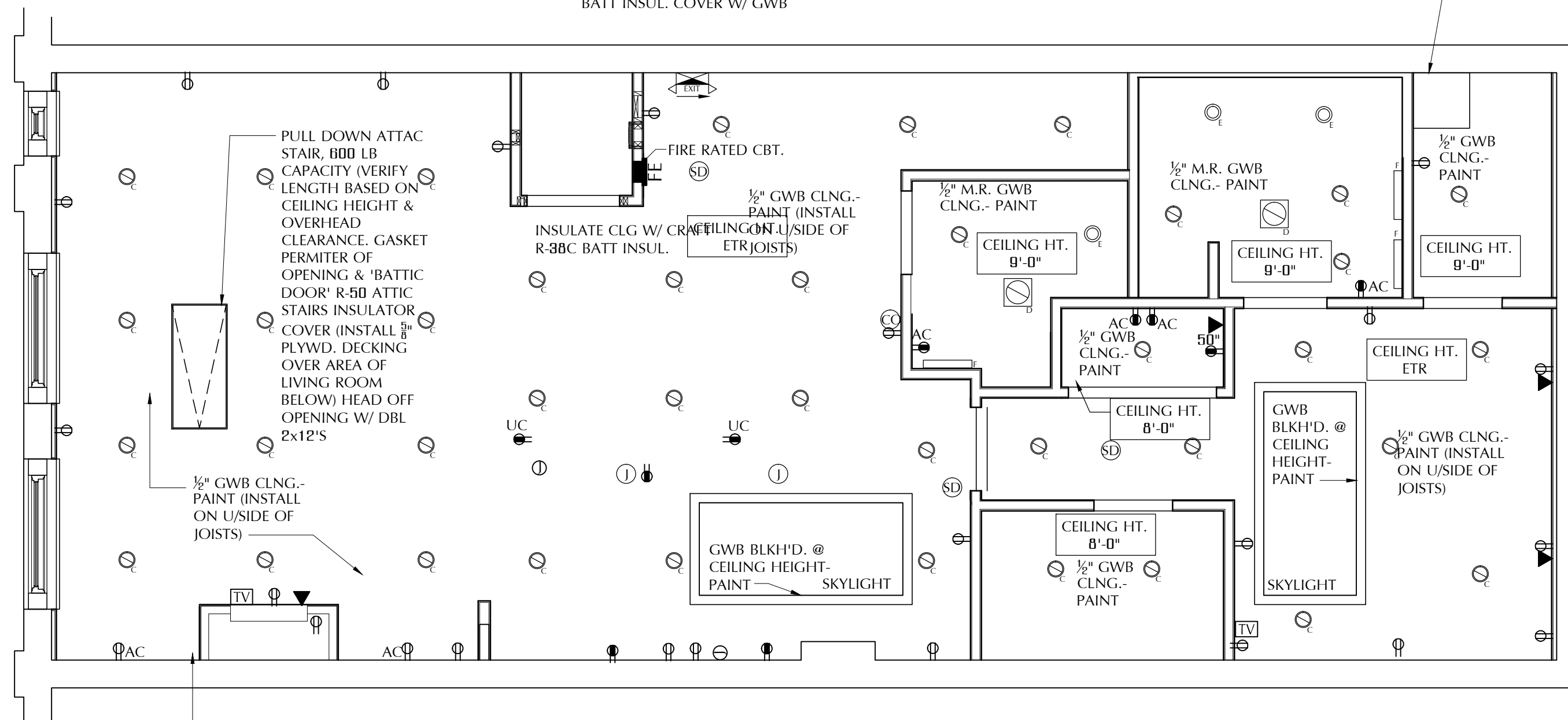
REFLECTED CEILING PLAN NOTES:

- ALL WORK SHALL COMPLY WITH NFPA, ICC, AND ALL LOCAL CODES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- DRAWINGS ARE DIAGRAMMATIC. THE INSTALLER WILL PROVIDE ANY ADDITIONAL INFORMATION AS REQUIRED.
- LIGHTING FIXTURES INCLUDED IN SCHEDULE ARE FOR THE PURPOSES OF CALCULATING ENERGY USE. OWNER SHALL MAKE FINAL SELECTIONS INCLUDING FINISH AND MOUNTING. SELECTIONS MUST UTILIZE THE SAME LAMPING & NUMBER OF LAMPS SHOWN OR BETTER (MORE EFFICIENT.)
- WHERE SMOKE DETECTORS ARE REQUIRED PER THE BUILDING CODE SUMMARY, THEY ARE TO BE HARDWIRED.



1 ELEVATOR RCP
SCALE: 1/4" = 1'-0"

NOTE: INSULATE ALL
CEILING W/ CRAFT R-38C
BATT INSUL. COVER W/ GWB



2 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"

SEE ELEVATION
2/A1-2

