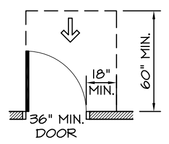
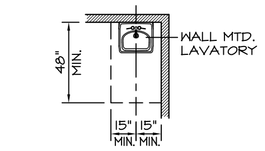


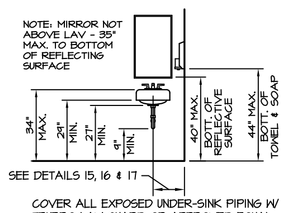
DOOR CLEARANCE FRONT APPROACH PULL SIDE

8 ICC A117.1-2009 404.2.3.2(a)



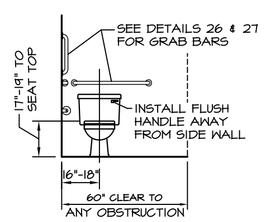
LAVATORY FORWARD APPR'CH

16 ICC A117.1-2009 606.2 & 305



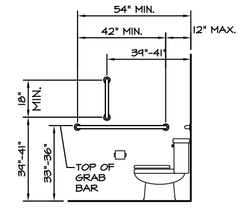
LAVATORY & ACCESSORIES HEIGHTS

18 ICC A117.1-2009 606.2 & 308



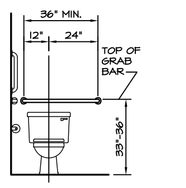
WATER CLOSET LOCATION & CLEARANCES

25 ICC A117.1-2009 604



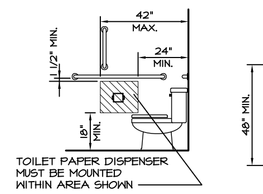
SIDE GRAB BARS LOCATION & CLEARANCES

20 ICC A117.1-2009 604.5.1



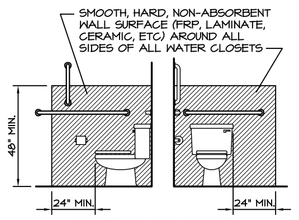
BACK GRAB BAR LOCATION & CLEARANCES

27 ICC A117.1-2009 604.5.2



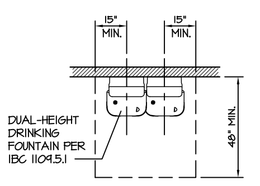
TOILET PAPER DISPENSER LOCATION

28 ICC A117.1-2009 604.7(a)



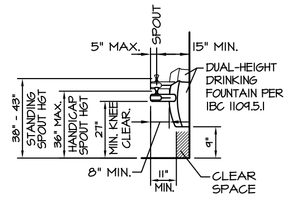
WATER CLOSET SURROUNDING MATERIALS

32 2009 - IBC 1210.2



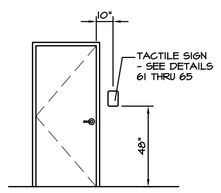
DRINKING FOUNTAIN FORWARD APPR'CH

34 ICC A117.1-2009 602 & 305



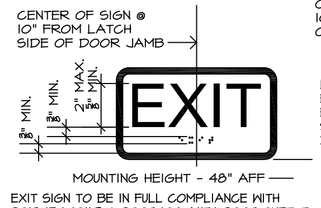
DRINKING FOUNTAIN HGTS & CLEARANCES

36 ICC A117.1-2009 602 & 305



TACTILE SIGN LOCATION SINGLE DOOR

58 IBC 1011.3 & ICC A117.1-2009 703.3.11

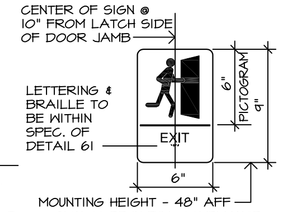


EXIT SIGN TO BE IN FULL COMPLIANCE WITH 2012 IBC 1011.3 & 2009 ICC A117.1-2009 CHPT. 7

THIS SIGN TO BE ATTACHED TO WALL NEXT TO ALL EXIT DOORS - SEE DETAILS 58, 59 & 60

TACTILE EXIT SIGN

61 IBC 1011.3 & ICC A117.1-2009 CHPT. 7



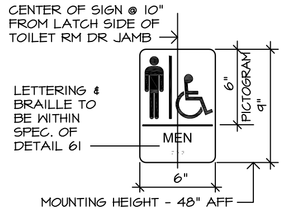
MOUNTING HEIGHT - 48" AFF

SIGN TO BE IN FULL COMPLIANCE WITH ICC/ANSI A117.1-2003 CHPT. 7

PICTOGRAM ALT.

TACTILE EXIT SIGN

62 ICC A117.1-2009 CHPT. 7

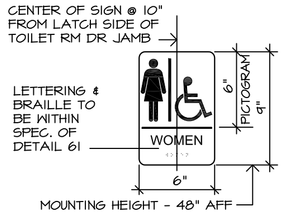


MOUNTING HEIGHT - 48" AFF

SIGN TO BE IN FULL COMPLIANCE WITH ICC/ANSI A117.1-2003 CHPT. 7

TACTILE MEN'S SIGN

63 ICC A117.1-2009 CHPT. 7



MOUNTING HEIGHT - 48" AFF

SIGN TO BE IN FULL COMPLIANCE WITH ICC/ANSI A117.1-2003 CHPT. 7

TACTILE WOMEN'S SIGN

64 ICC A117.1-2009 CHPT. 7

STANDARD DETAILS - LOCATIONS, CLEARANCES & MOUNTING HEIGHTS

NO SCALE

CODE NOTES

APPLICABLE BUILDING CODES

PA UNIFORM CONSTRUCTION CODE (UCC), EFFECTIVE 12/31/2009, REFERENCING:
INTERNATIONAL BUILDING CODE (IBC) 2009, CHAPTERS 2-29 AND 31-35; APPLIES TO NEW CONSTRUCTION.
INTERNATIONAL MECHANICAL CODE (IMC), 2009.
INTERNATIONAL PLUMBING CODE (IPC) 2009.
NATIONAL ELECTRIC CODE (NEC) NFPA 70-2008 OR LATEST EDITION.
ICC/ANSI A117.1-2009 ACCESSIBLE FACILITIES STANDARDS, (REFER IBC CHAPTER 11).

PROJECT SCOPE OF WORK (SOW)

LANDLORD'S "WHITE-BOX" PROJECT TO PREPARE THE EXISTING SHOPPING CENTER TENANT SPACE FOR THE FUTURE TENANT'S RENOVATION. THE SCOPE OF WORK IS LIMITED TO NEW ACCESSIBLE TOILETS WITH ASSOCIATED PLUMBING, DRYWALL AND PAINTING, ACOUSTICAL TILE CEILING, ROOFTOP HVAC UNIT WITH SUPPLY AND RETURN DUCTWORK, AND ELECTRICAL LIGHTING AND POWER. TENANT'S RENOVATIONS ARE NOT IN THIS CONTRACT AND ARE TO BE UNDER SEPARATE PERMIT IN THE FUTURE.

CLASSIFICATIONS

OCCUPANCY CLASSIFICATION: GROUP M MERCANTILE, (IBC 309.1).
COMPLIES: THERE IS NO CHANGE OF OCCUPANCY; PROPOSED FUTURE TENANT IS A STORE.
CONSTRUCTION CLASSIFICATION: TYPE III-B ORDINARY, (IBC 602.2).
EXTERIOR WALLS ARE MASONRY, INTERIORS CAN BE NON-RATED CONSTRUCTION.
COMPLIES: EXISTING & PROPOSED CONSTRUCTION MEET THIS CLASSIFICATION.
OCCUPANCY LOAD: SQUARE FOOT METHOD, (IBC 1004.1).
3,424 SQ FT / 30 GROSS SF FOR MERCANTILE = 116 OCCUPANTS.

EXISTING BUILDING

TENANT FIT-OUT SPACE = 3,424 SQ FT GROSS AREA TO INSIDE FACE OF WALLS.
MASONRY EXTERIOR WALLS, CONCRETE SLAB FLOOR.
STRUCTURAL STEEL FRAMING, METAL ROOF DECK, MEMBRANE ROOFING.
METAL AND WOOD STUD PARTITIONS, DRYWALL INTERIOR FINISHES.
NO ADDITIONAL BUILDING AREA.
STRUCTURAL REVISIONS LIMITED TO NEW ROOFTOP HVAC UNIT.
NO CHANGE OF EGRESS.
CONSTRUCTION TYPE IS NOT PROTECTED, NOT SPRINKLERED.
ALLOWABLE HEIGHT & AREA (IBC 503): GROUP M, TYPE III-B, NON-SPRINKLERED, ALLOWS 2 FLOORS, 12,500 SF PER FLOOR.
COMPLIES: EXISTING BUILDING SIZE IS LESS THAN ALLOWED.
REQUIRED SEPARATION OF OCCUPANCIES (IBC 508.4): THERE ARE MERCHANTILE STORES ON EACH SIDE OF THIS TENANT SPACE; NO RATED SEPARATED CONSTRUCTION IS REQUIRED.
COMPLIES: LEFT/EAST DEMISING WALL IS CMU, THE WEST DEMISING WALL IS A DRYWALL PARTITION.

MEANS OF EGRESS

EXIT ACCESS TRAVEL DISTANCE (IBC 1016.1) 200' MAX FOR GROUP M.
COMPLIES: 40' MAX TRAVEL TO EXIT FOR WORST CONDITION.
EGRESS WIDTH REQUIRED (IBC 1005.1): EGRESS WIDTH PER OCCUPANT SERVED IS 0.3" FOR STAIRWAYS AND 0.2" FOR OTHER EGRESS COMPONENTS.
COMPLIES: 116 OCCUPANTS X .2 = 12" EGRESS REQUIRED; 34" CLEAR PROVIDED AT EACH EXIT DOOR.
SIZE OF DOORS (IBC 1008.1.1): PROVIDE 32" CLEAR DOOR LEAF AT EXITS.
COMPLIES: EXIT DOORS ARE NOMINAL 36" WIDTH.
PANIC HARDWARE (IBC 1008.1.10): IN GROUP M AN EGRESS DOOR MAY HAVE A LOCKSET, AND IS NOT REQUIRED TO HAVE PANIC OR FIRE EXIT HARDWARE.
COMPLIES: FRONT DOOR IS PUSH PULL WITH A BOLT LOCK, REAR EXIT DOORS HAVE PANIC HARDWARE.
MINIMUM NUMBER OF EXITS (IBC 1015.1): 2 EXITS PER FLOOR REQUIRED WHEN OVER 49 OCCUPANTS.
COMPLIES: TENANT SPACE HAS THREE EXISTING EXITS, 1 FRONT AND 2 REAR.
DOOR SWING (IBC 1008.1.2): EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.
COMPLIES: ALL 3 EXIT DOORS SWING OUT.
MEANS OF EGRESS LIGHTING (NEC): ARTIFICIAL LIGHTING REQUIRED FOR EXIT PATHS AND DOORS.
COMPLIES: PROVIDED.
EXIT SIGNS (ISC 1011): APPROVED INTERNALLY OR EXTERNALLY ILLUMINATED EXIT SIGNS REQUIRED.
COMPLIES: PROVIDE LIGHTED EXIT SIGNS ABOVE ALL 3 EXIT DOORS.

FIRE PROTECTION

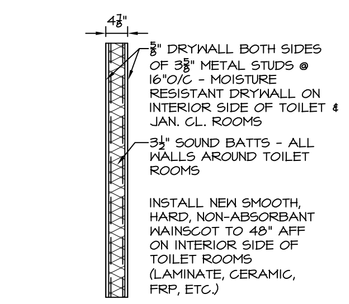
SPRINKLERS (IBC 903.2.7): NOT REQUIRED FOR GROUP M UNDER 12,000 SF; M AREA UNDER 12,000 SF.
COMPLIES: NOT REQUIRED.
PORTABLE FIRE EXTINGUISHERS (IBC 906.1): REQUIRED FOR GROUP M, WITHIN 75' TRAVEL (IBC 906.3).
COMPLIES: 2 EXTINGUISHERS PROVIDED.
FIRE ALARM (IBC 907.2.7): NOT REQUIRED FOR GROUP M WITH LESS THAN 500 OCCUPANCY.
COMPLIES: NOT REQUIRED.

ACCESSIBILITY

ACCESSIBLE ROUTE (IBC 1104): AN ACCESSIBLE ENTRANCE, ROUTE CONNECTING TO PRIMARY SPACES, AND TOILET FACILITIES ARE GENERALLY REQUIRED FOR NEW WORK, UNLESS EXCEPTIONS OR IEBC CODE APPLIES.
COMPLIES: ENTRANCE DOOR IS ON GRADE, (2) ADA TOILETS PROVIDED.
SIGNS (IBC 1110.1& 2): REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING ICC A117.1, FOR TOILET ROOMS AND EXIT DOORS.
COMPLIES: PROVIDE SIGNS.

GENERAL NOTES

1. **PERMITS**: PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. GENERAL CONTRACTOR (GC) APPLIES FOR THE BUILDING PERMIT, PROVIDES CONTRACTOR & BUILDING TRADE REGISTRATIONS, AND ARRANGES FOR REQUIRED INSPECTIONS & GOVERNING APPROVALS.
2. **PROJECT COORDINATION:** GC IS RESPONSIBLE FOR ALL MEANS, METHODS, SAFETY PROVISIONS, AND MANAGEMENT TO PROVIDE A COMPLETE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONDUCT FIELD REVIEWS TO VERIFY EXISTING CONDITIONS, DIMENSIONS, UTILITIES, EQUIPMENT CONNECTIONS, AND PRODUCT REQUIREMENTS PRIOR TO COMMENCING SEQUENTIAL WORK. GC IS RESPONSIBLE FOR THEIR SUBCONTRACT WORK AND SHALL BE THE SINGLE POINT OF COMMUNICATIONS WITH THE OWNER/REPRESENTATIVE.
3. **MANUFACTURERS SPECIFICATIONS:** PROVIDE ALL PRODUCT INSTALLATIONS IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PRINTED STANDARDS, ACHIEVING ALL DIMENSIONS, SUBSTRATE PREPARATION, ROUGH-INS, AND CONDITIONS AS MAY BE REQUIRED FOR PRODUCT WARRANTIES.
4. **EXISTING CONDITIONS:** PROTECT ADJACENT FACILITIES AND WHERE NEW WORK REQUIRES DISTURBING EXISTING MATERIALS, PATCH FINISHES TO MATCH. GC SHALL, PERFORM DEMOLITION, LAWFUL DISPOSAL, CUTTING & PATCHING, SUBSTRATE PREP, AND FINISHES TO ACHIEVE UNIFORM APPEARANCE. IF BUILDING STRUCTURAL WORK OR ALTERATIONS ARE TO BE PERFORMED, SCOPE SHALL BE SPECIFIED BY A STRUCTURAL ENGINEER.
5. **SUBMITTALS & WORKMANSHIP:** SUBMIT CATALOG DATA FOR ALL PRODUCTS INCLUDING BUILDING MATERIALS, MILLWORK, VENDOR PROVIDED DOORS/WINDOWS/HARDWARE/EQUIPMENT, MEP FIXTURES, AND COLOR SAMPLES TO THE OWNER/REPRESENTATIVE FOR DESIGN CONFIRMATION AND PROJECT RECORDS. FINALIZE WORK AND PUNCHLIST TO THE SATISFACTION OF THE OWNER/REPRESENTATIVE.
6. **MEP DELEGATED DESIGN:** NEW WORK OR ALTERATIONS TO MECHANICAL, PLUMBING, ELECTRICAL (MEP) SYSTEMS SHALL COMPLY WITH THE UCC AND APPLICABLE ICC CODES. ANY MEP PLANS AND SPECIFICATIONS AS MAY BE SHOWN HEREIN ARE TO BE CONSIDERED SCHEMATIC FOR GENERAL LAYOUT & OPERATION ONLY; THE TECHNICAL DESIGN RESPONSIBILITY IS DELEGATED TO THE PROJECT MEP CONTRACTORS WHO SHALL BE RESPONSIBLE FOR VERIFYING FIELD CONDITIONS, PREPARING SHOP DRAWINGS & CATALOG CUTS, PROVIDING ALL MATERIALS & METHODS, INSTALLING EQUIPMENT CONNECTIONS, AND COMPLETING WORK IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. **CONSTRUCTION CONTRACT**: GENERAL CONTRACTOR'S STANDARD FORM OF AGREEMENT MUST ADDRESS THE REIMBURSEMENT ARRANGEMENTS, SCOPE OF WORK, SCHEDULE, COMPLETION DATE, ALTERNATES, WARRANTIES, EVIDENCE OF INSURANCE, OTHER LEGALITIES, AND COMPLIANCE WITH APPLICABLE CODES & PERMITS. ANY PRODUCT SUBSTITUTIONS OR CHANGES TO THE SCOPE OF WORK (SOW) MUST COMPLY WITH THE BUILDING PERMIT AND HAVE PRIOR APPROVAL FROM THE OWNER/REPRESENTATIVE.



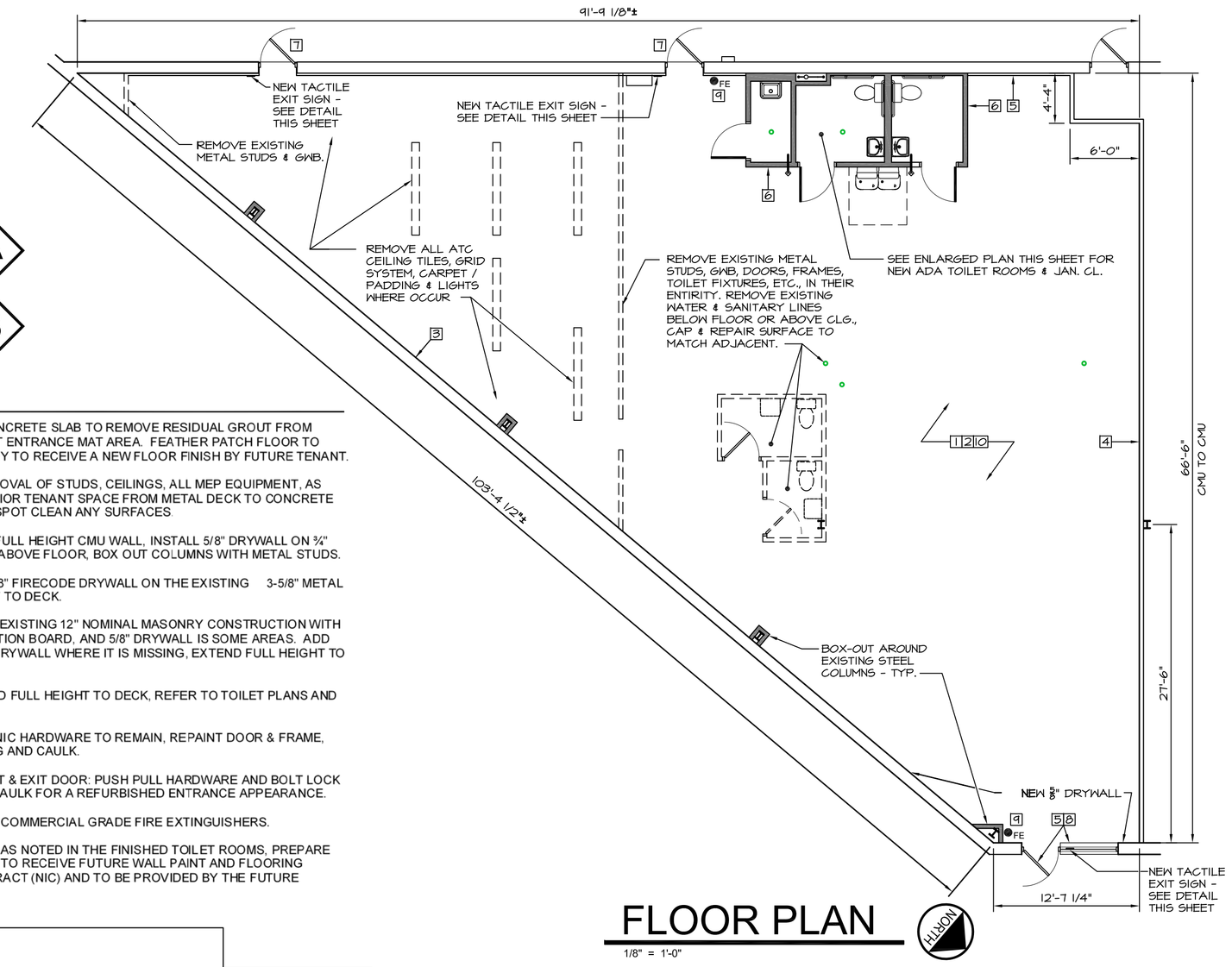
WALL TYPE A

1/2" = 1'-0"

WALL TYPE B

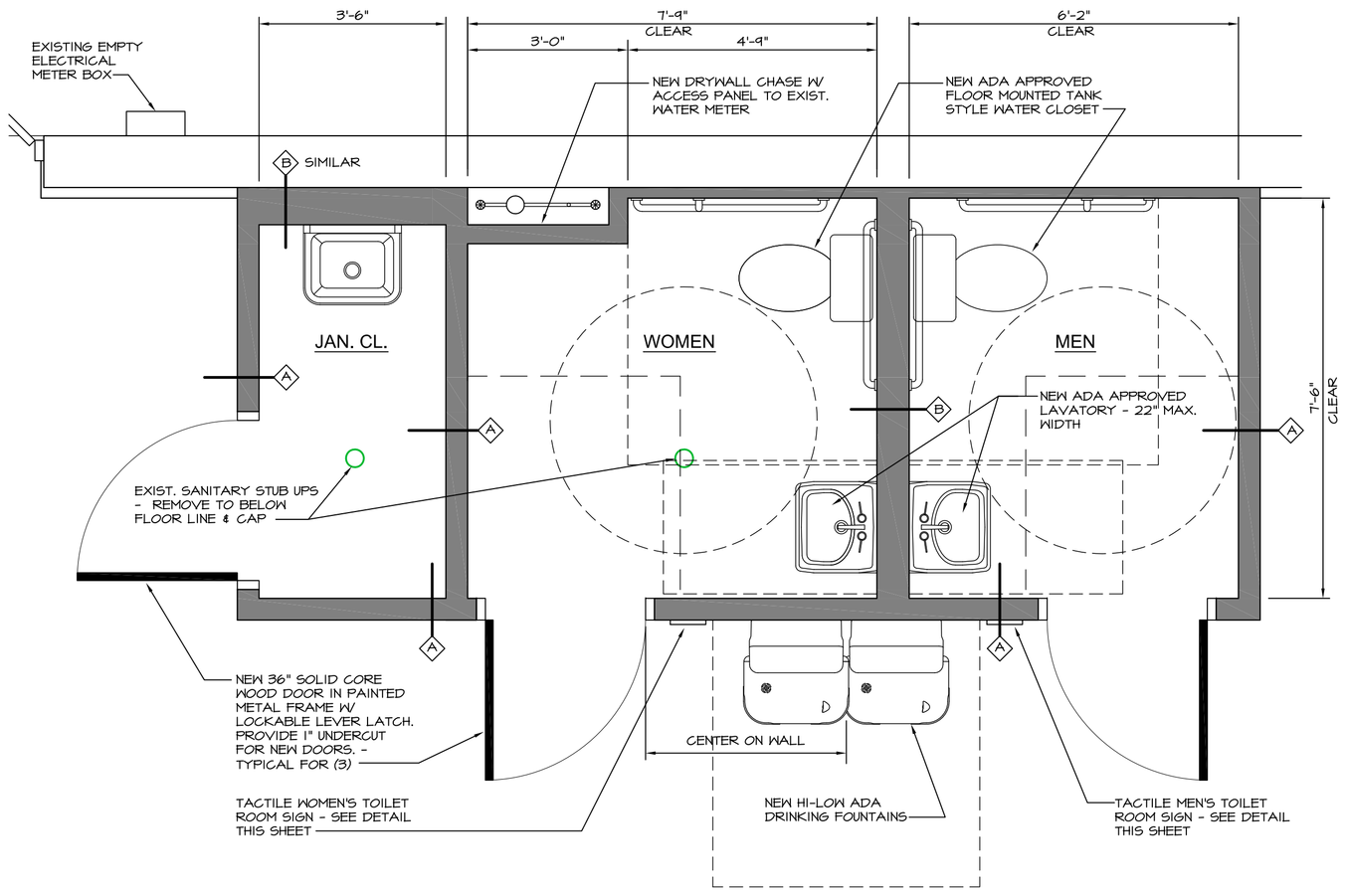
1/2" = 1'-0"

WITH NEW 6" METAL STUDS @ 16" O.C



FLOOR PLAN

1/8" = 1'-0"

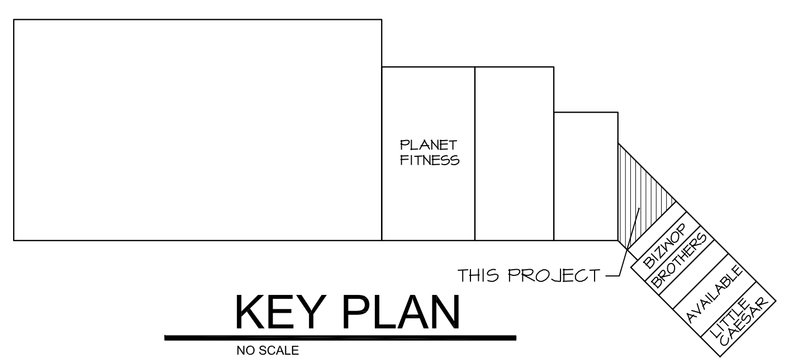


TOILET ROOM NOTES

1. ALL NEW PLUMBING FIXTURES.
2. ALL NEW DOORS & HARDWARE.
3. PARTITIONS EXTEND FULL HEIGHT. FILL WITH SOUND BATT INSULATION.
4. SEE DETAILS & ELEVATIONS THIS SHEET FOR CODE CLEARANCE & MOUNTING HEIGHT REQUIREMENTS.
5. FIXTURES AS SHOWN ARE SUGGESTIONS - ANY ADA APPROVED COMMERCIAL GRADE FIXTURES ARE ALLOWED
6. ALL DRYWALL ON INTERIOR OF TOILET ROOM TO BE MOISTURE RESISTANT
7. INSTALL NEW VCT FLOORING THRU-OUT TOILET ROOM & JAN. CL. W/ NEW 4" VINYL COVE BASE
8. ANY WALL WITHIN 24" OF ANY EDGE OF THE TOILET MUST HAVE A SMOOTH, HARD, NON-ABSORBENT WAINSCOT TO 48" MIN. AFF - SEE DETAIL 32 ON THIS SHEET
9. TOILET ROOM TO HAVE 75 CFM EXHAUST FAN W/ HARD DUCT TO OUTSIDE - SEE SCHEMATIC HVAC PLAN SHEET A-2 - WIRE TO LIGHT SWITCH W/ 10 MIN. DELAYED OFF - CONTRACTOR'S OPTION: LIGHT & FAN MAY BE A COMBINATION FIXTURE
10. INSTALL NEW 2x4 LAY-IN STYLE CEILING @ 8'-0" AFF THRU-OUT TOILET ROOM & JAN. CL.
11. PROVIDE WOOD BLOCKING IN WALLS FOR ALL GRAB BARS.

CONSTRUCTION NOTES

1. FLOOR SLAB: GRIND EXISTING CONCRETE SLAB TO REMOVE RESIDUAL GROUT FROM PREVIOUS TOILET FLOORS AND AT ENTRANCE MAT AREA. FEATHER PATCH FLOOR TO ACHIEVE LEVEL SUBSTRATE READY TO RECEIVE A NEW FLOOR FINISH BY FUTURE TENANT.
2. DEMOLITION: COMPLETE THE REMOVAL OF STUDS, CEILINGS, ALL MEP EQUIPMENT, AS NOTED. POWER CLEAN THE INTERIOR TENANT SPACE FROM METAL DECK TO CONCRETE SLAB TO REMOVE ALL DUST AND SPOT CLEAN ANY SURFACES
3. EAST DEMISING WALL: EXISTING FULL HEIGHT CMU WALL, INSTALL 5/8" DRYWALL ON ¾" WOOD FURRING TO 10'-0" HEIGHT ABOVE FLOOR, BOX OUT COLUMNS WITH METAL STUDS.
4. WEST DEMISING WALL: INSTALL 5/8" FIRECODE DRYWALL ON THE EXISTING 3-5/8" METAL STUD WALL, EXTEND FULL HEIGHT TO DECK.
5. FRONT & BACK EXTERIOR WALLS: EXISTING 12" NOMINAL MASONRY CONSTRUCTION WITH ¾" WOOD FURRING, RIGID INSULATION BOARD, AND 5/8" DRYWALL IS SOME AREAS. ADD NEW RIGID INSULATION AND 5/8" DRYWALL WHERE IT IS MISSING, EXTEND FULL HEIGHT TO DECK.
6. NEW INTERIOR PARTITION: EXTEND FULL HEIGHT TO DECK, REFER TO TOILET PLANS AND WALL TYPES.
7. EXISTING METAL EXIT DOORS: PANIC HARDWARE TO REMAIN, REPAINT DOOR & FRAME, INSTALL NEW WEATHERSTRIPPING AND CAULK.
8. EXISTING ALUMINUM STOREFRONT & EXIT DOOR: PUSH PULL HARDWARE AND BOLT LOCK TO REMAIN. TRIM DRYWALL AND CAULK FOR A REFURBISHED ENTRANCE APPEARANCE.
9. FIRE EXTINGUISHERS: INSTALL (2) COMMERCIAL GRADE FIRE EXTINGUISHERS.
10. WALL & FLOOR FINISHES: EXCEPT AS NOTED IN THE FINISHED TOILET ROOMS, PREPARE THE TENANT SPACE SUBSTRATES TO RECEIVE FUTURE WALL PAINT AND FLOORING FINISHES THAT ARE NOT IN CONTRACT (NIC) AND TO BE PROVIDED BY THE FUTURE TENANT.



KEY PLAN

NO SCALE

ENLARGED TOILET ROOM PLAN & NOTES

1/2" = 1'-0"

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REVISIONS

PLANS - NOTES - DETAILS

LANDLORD'S WHITE BOX RENOVATIONS

40 SHIPPENSBURG SHOPPING CENTER

WALNUT BOTTOM ROAD AT AIRPORT ROAD
SHIPPENSBURG, PA 17257

FILE WILLNERx240-1.DWG
DATE DEC. 23, 2013
SCALE AS NOTED
DWN BY JGS/JF
REVISION .
SHEET A-1