

DRAWING LEGEND

A-1	FLOOR PLAN & GRADE PLAN
A-2	ROOF PLAN, HIGH ROOF PLAN, CLERESTORY CUPULA PLAN & STAIR SECTION
A-3	LEFT & FRONT ELEVATION
A-4	BUILDING SECTION
A-5	ENLARGED RESTROOM
SP-1	SITE PLAN



1	FLUSH SOLID CORE 1 3/4" THICK DOOR IN PAINTED HOLLOW METAL FRAME.
2	EXIT SIGN - WALL MOUNT - SEE NOTE
3	5/8" GYPSUM BOARD ON 25 GA. 3-5/8" METAL STUD- 16" O.C (6" STUDS @ PLUMBING WALL)
4	RESTROOM SIGN-WALL MOUNT-SEE NOTE (MOUNT ON DOOR)
5	WALL MOUNT FIRE EXTINGUISHER
6	STANDING SEAM ROOF W/ SNOW CLEATS AS REQUIRED
7	PRE-ENGINEERED METAL BUILDING
8	ALUMINUM & GLASS STOREFRONT ENTRY AS SELECTED BY OWNER
9	OVERHEAD DOOR AS SELECTED BY OWNER
10	PROVIDE A SIGN STATING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
11	BOTTLED WATER
12	CONCRETE RETAINING WALL- SEE STRUCTURAL
13	PROVIDE: LEVER PRIVACY SET, 1-1/2 PAIR BUTTS @ RESTROOMS: LOCKSET, 1-1/2 PAIR BUTT (PROVIDE LEVER LOCKSET AT JAN)
14	PROVIDE: CLOSERS, PUSH/PULL, W/S, SWEEP, CYLINDER LOCK, CONCEALED BOLTS, 3 PR BUTTS
15	PROVIDE: PANIC DEVICE, 1 1/2 PR BUTTS, SILENCERS

PLAN LEGEND

	METAL BUILDING WALL INSULATED
	5/8" GYPSUM BOARD ON
	3-5/8" METAL STUDS 24" O.C. - FLOOR TO CEILING U.N.O.
	6" STUDS AT "WET" WALL 3
	2 HOUR FIRE BARRIER, SHAFTWALL SYSTEM FLOOR TO ROOF DECK FIRE CAULKED
	UL #438 2 1/2" C-H STUDS 24" O.C. W/ 1" GYPSUM WALLBOARD LINER PANELS
	& 2 LAYERS 1/2" WALLBOARD TYPE C.

RESTROOM SIGN

Tactile sign at the unisex restroom door shall be upper case sans serif & raised 1/32". The T shall be used to determine the letter heights. It shall be 5/8" high. Mount Exit letters between 48" AFF to the bottom of the letters & 60" AFF to the top of the letters. Mount 9" to the center of the sign from the edge of the latch side door frame. Provide 18"x18" clear floor area at sign. Provide the universal symbol of accessibility. Comply with ICC A117.1 characters shall be tactile and visual, raised 1/32" minimum, contrast with background - light on dark or dark on light, no glare finish.

ACCESSIBLE REACH

EXIT SIGNS	Tactile exit sign at each exit door to comply with LBC ID13.4, 111.3 ansi A117.1:2003. Characters shall be upper case sans serif & raised 1/32". The 'I' shall be used to determine the letter height. It shall be 5/8" high. Mount Exit letters between 48" AFF to the bottom of the letters & 60" AFF to the top of the letters. Mount 9" to the center of the sign from the edge of the latch side door frame. Provide 18"X18" clear floor area at sign.
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ACCESSIBILITY COMPLIANCE

SPACE IS BEING BUILT ACCESSIBLE. NO BARRIERS EXIST.

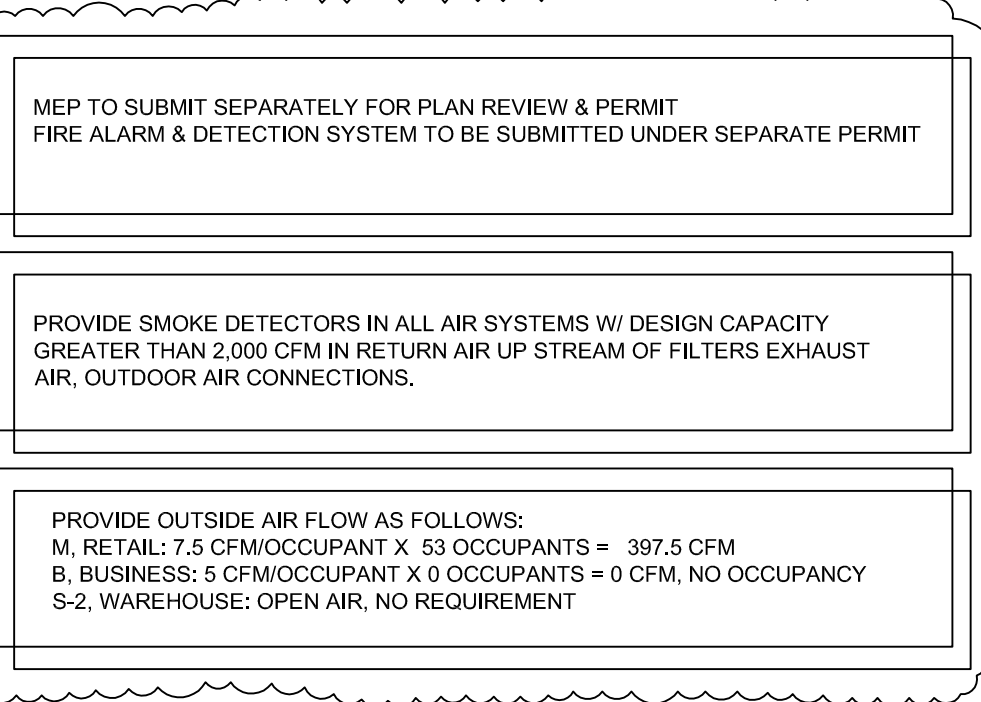
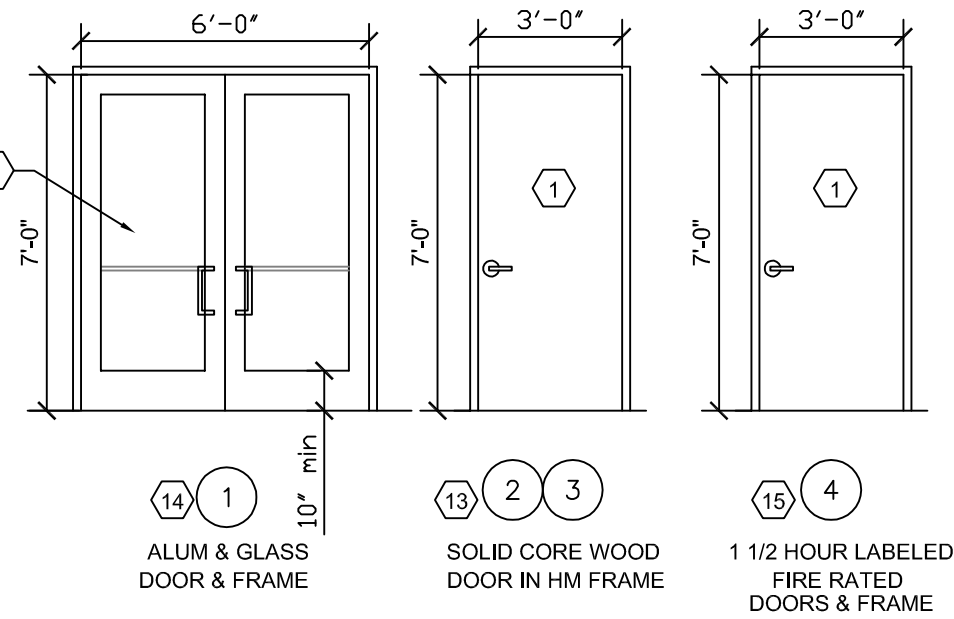
IECC COMPLIANCE	
CLIMATE ZONE 5 CEILING: RETAIL 1.26W/SF; OPEN AIR .68W/SF WALLS: R= 11.4 CI OR R-13 + R-13 CI WALLS: BELOW GRADE: R=7.5 CI GLASS ENTRY DOOR: U= .77, SHGC= .64 STOREFRONT: U= .38, SHGC= .64 ROOF: R-19 & R-11 ILS OR U= .035 FLOORS: JOIST/ FRAMING R-30 ROLLING DOOR: R- 4.75	

PLUMBING CALCULATION	
M OCCUPANCY: 3,195 SF/605F=53 OCCUPANTS 27 Men & Women)	
Required:	1 water closet/500 occupants =.106
	1 lavatory/750 occupants =.707
	1 drinking fountain/1000 occupants =.053
	1 service sink
TOTAL REQUIRED:	
	.106 water closets (men & women), 1 provided
	.707 lavatory, 1 provided
	.053 drinking fountain, 1 h/flo provided
	1 service sink provided
1 RESTROOM PERMITTED UNDER 100 PERSON OCCUPANCY	

OCCUPANCY LOAD/EGRESS CALCULATION

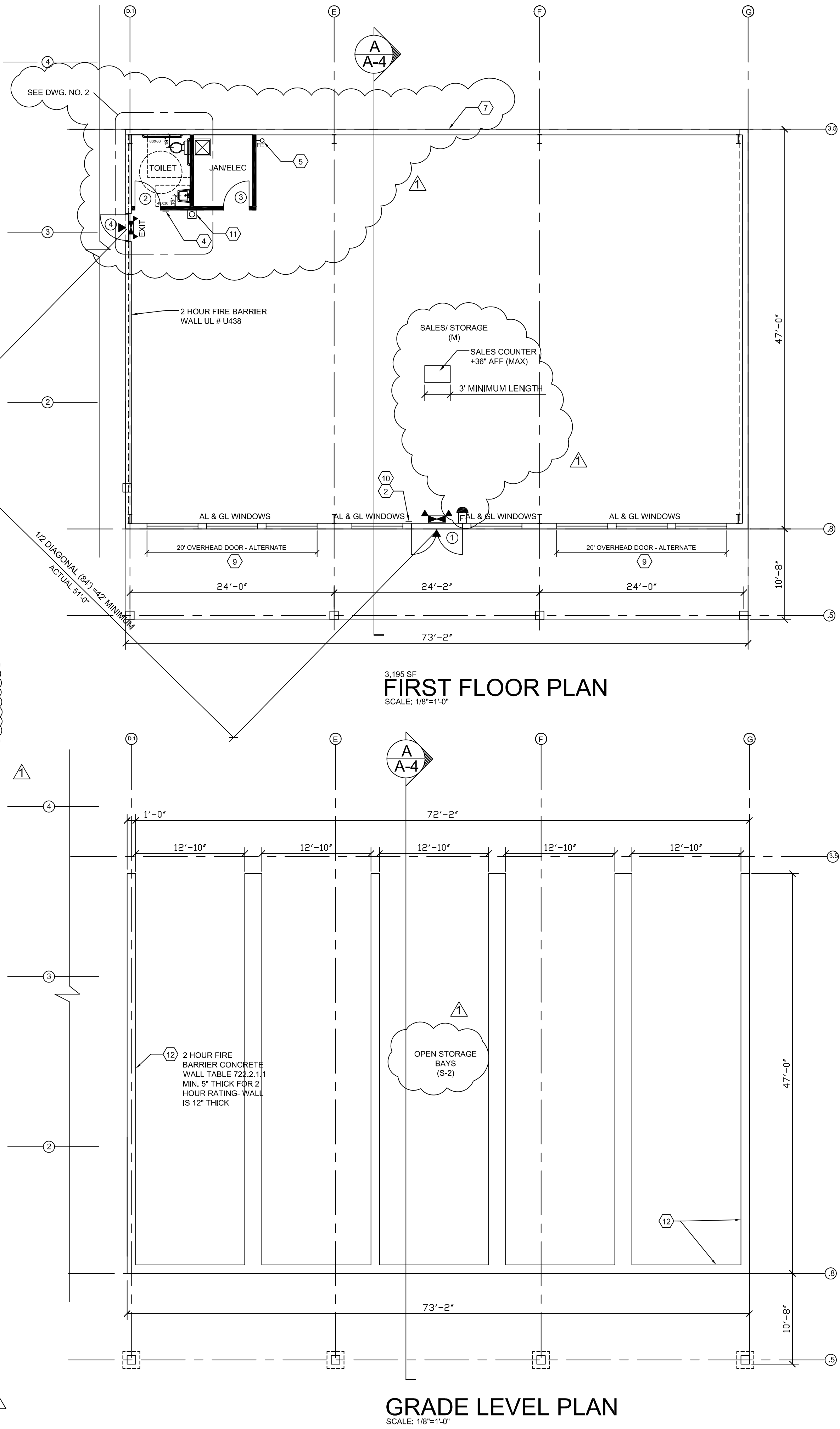
M: 3,195 SF/ 60= 53 OCCUPANTS (SEE PLAN) (RETAIL)

EXITS REQUIRED: 53 OCCUPANTS REQUIRE A MINIMUM OF TWO EXITS AND 47 X .2" = 9.4" OF WIDTH.
Provide two exits a minimum of 33.5" clear width = two 36" doors. One at the entry and one at the rear. See plan.

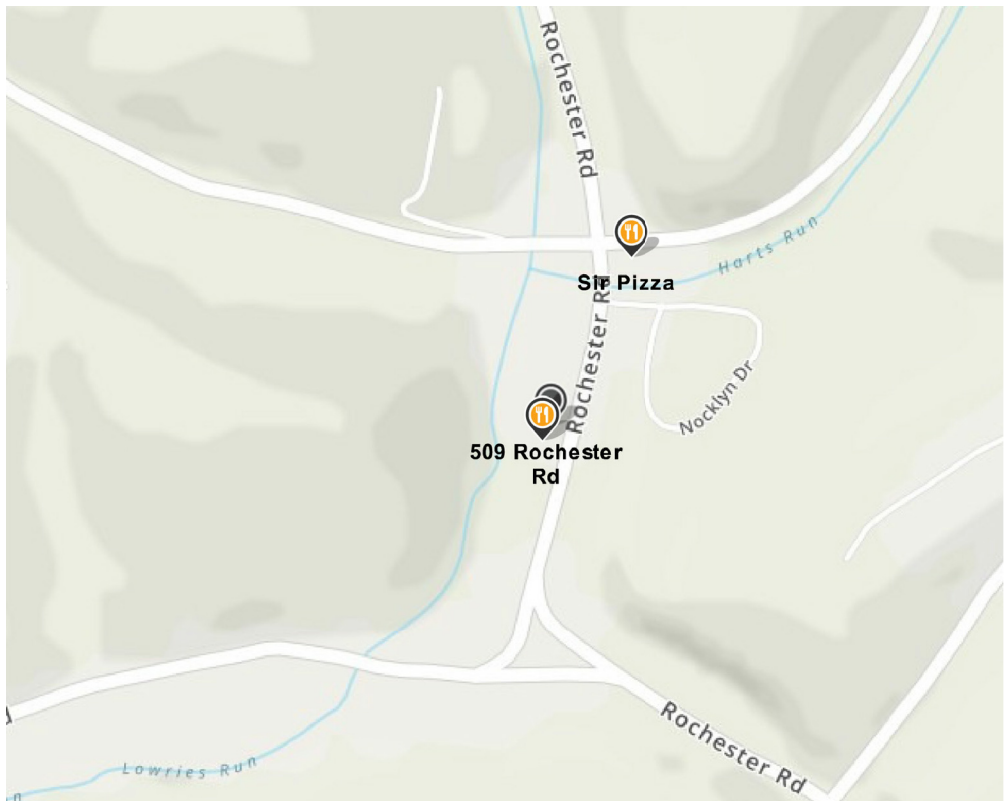


EXIT/EMERGENCY LIGHT LEGEND

	REMOTE EMERGENCY LIGHT ON 90 MINUTE BATTERY
	EXIT SIGN & EMERGENCY LIGHT W/ 90 MINUTE BATTERY
	HORN/ STROBE ALARM
	FIRE ALARM PULL STATION



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



NTS

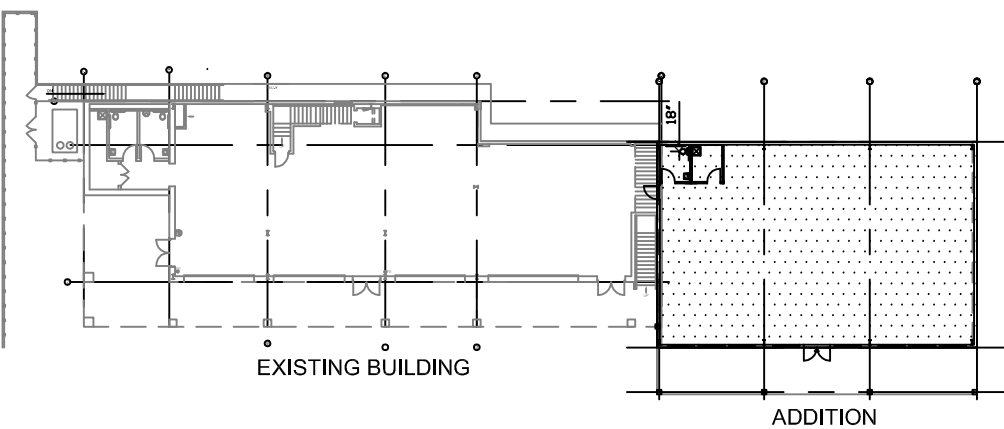
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CODE RESEARCH

AREA: 3,195 SF
OCCUPANCY: "M" Mercantile "S-2" Open Air Storage, Non Separated (508.3)
OCCUPANT LOAD: 53 (See Plumbing Calculation)
CONSTRUCTION TYPE: TYPE IIIIB
Ross Township, 2015-IBC
Sprinkler System Required
Fire alarm- Required
Building Codes: PA UCC, 2015 IBC, 2018 IBC Chapter 11, 2015 ICC, 2015 IEBC,
2015 MFC, 2015 IPC and ANSI A-117.1 2015

Finishes: Exits (Stair wells) - Class A flame spread 0-25, Smoke Developed 0-450
Corridors - Class B flame spread 26-75, Smoke Developed 0-450
Rooms - Class C flame spread 76-200, Smoke Developed 0-450

The fire extinguisher installation shall be in accordance with section 906 of the 2009 International Fire Code and NFPA 10 and approved by the Fire Code Official, square feet and or 75 maximum travel to reach the extinguisher, whichever is more stringent.



NTS

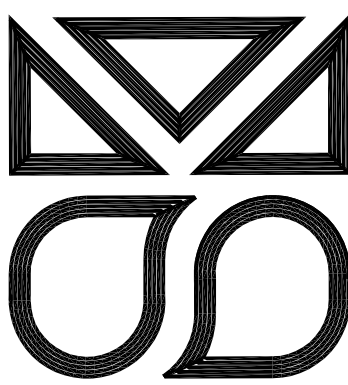


RETAIL/STORAGE BUILDING- ADDITION

FOR SOVEREIGN DEVELOPMENT, INC.

PO BOX 115, INGOMAR, PA 15127

SCOT KURTZ / ARCHITECT, PC



CHECKED BY

DRAWN BY

PROJECT NO
181114

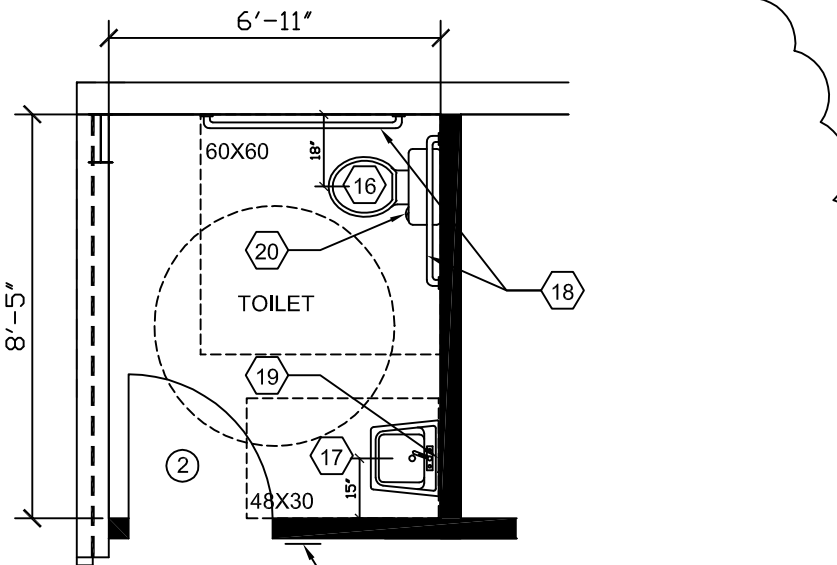
DATE
02/19/20

REVISIONS
1 05/27/20
CODE RESOLUTION

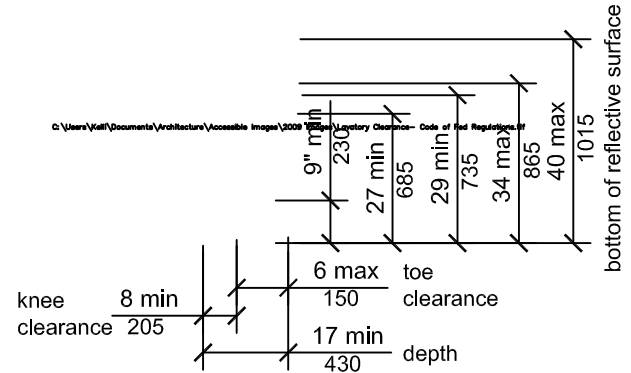
DRAWING NO

A-1

KEY NOTES	1	FLUSH SOLID CORE 1 3/4" THICK DOOR IN PAINTED HOLLOW METAL FRAME.
	2	EXIT SIGN - WALL MOUNT - SEE NOTE
	3	5/8" GYPSUM BOARD ON 25 GA. 3-5/8" METAL STUD- 16" O.C (6" STUDS @ PLUMBING WALL)
	4	RESTROOM SIGN- WALL MOUNT- SEE NOTE (MOUNT ON DOOR)
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	15	PROVIDE: PANIC DEVICE, 1 1/2" PR BUTTS, SILENCERS
	16	ACCESSIBLE TOILET
	17	ACCESSIBLE LAVATORY
	18	GRAB BAR
	19	MIRROR +40" AFF (MAX) TO REFLECTIVE SURFACE
	20	FLUSH VALVE

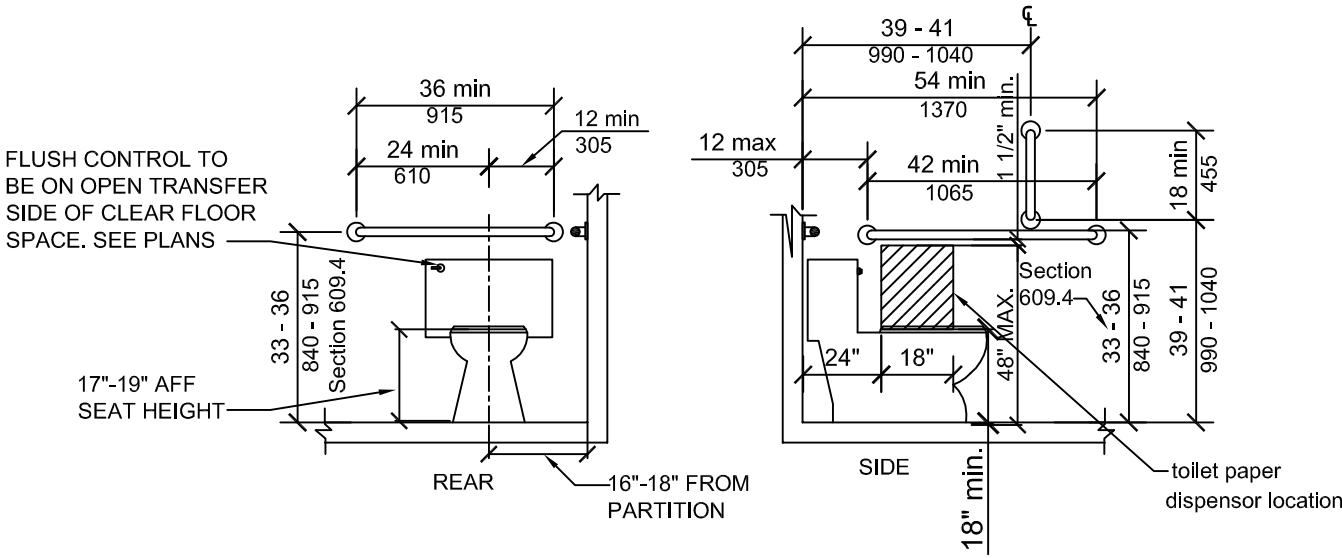


ENLARGED TOILET PLAN
SCALE: 1/4"=1'-0"

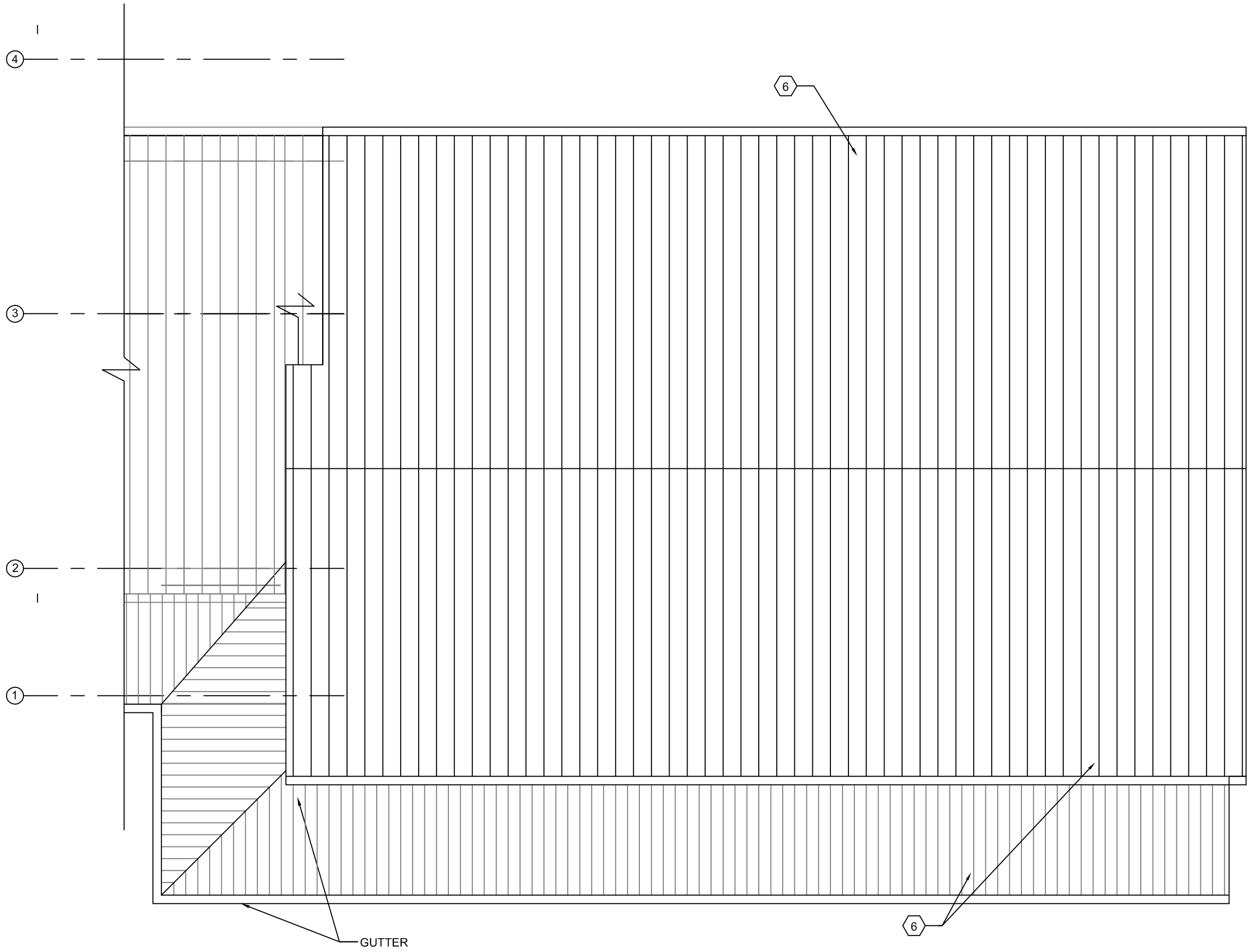


LAVATORY CLEARANCES

SCALE : NTS
ALL WATER SUPPLIES & DRAIN PIPES SHALL BE INSULATED TO PROTECT AGAINST CONTACT



GRAB BAR & TOILET ELEVATIONS
SCALE : NTS



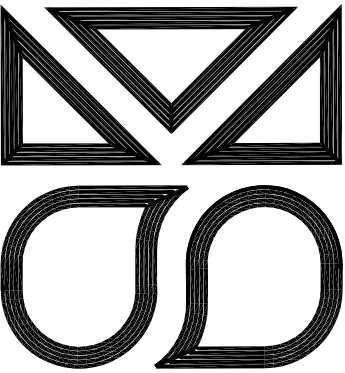
ROOF PLAN

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



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533 ROCHESTER ROAD, PITTSBURGH, PA 15237
FOR SOVEREIGN DEVELOPMENT, INC.
PO BOX 115, INGOMAR, PA 15127

SCOT KURTZ / ARCHITECT, PC 1617 FOREST RIDGE DRIVE, PITTSBURGH, PA 15237 (412)666-9757



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PROJECT NO.
181114

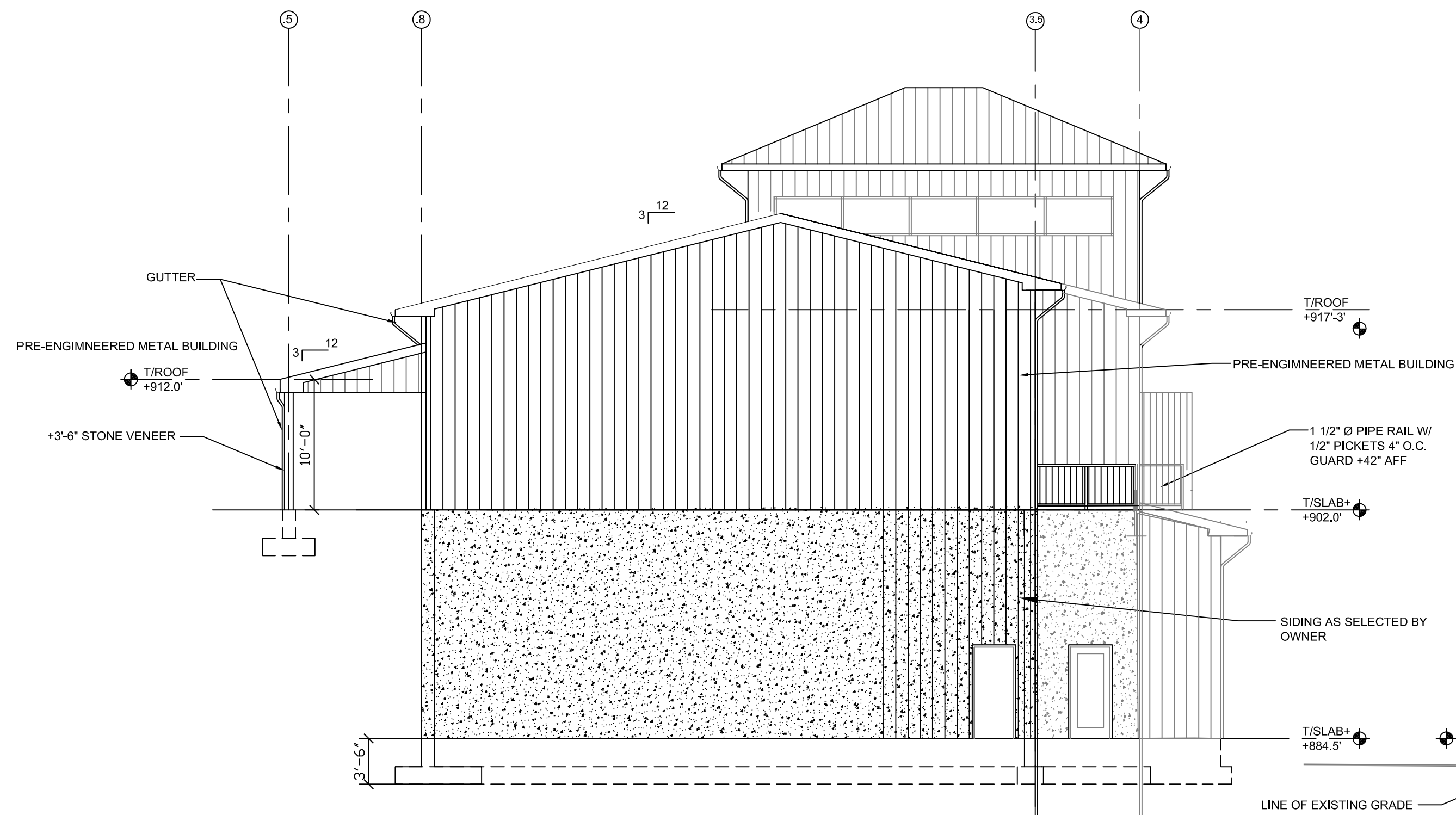
DATE
02/19/20

REVISIONS
05/27/20
CODE RESOLUTION

DRAWING NO.

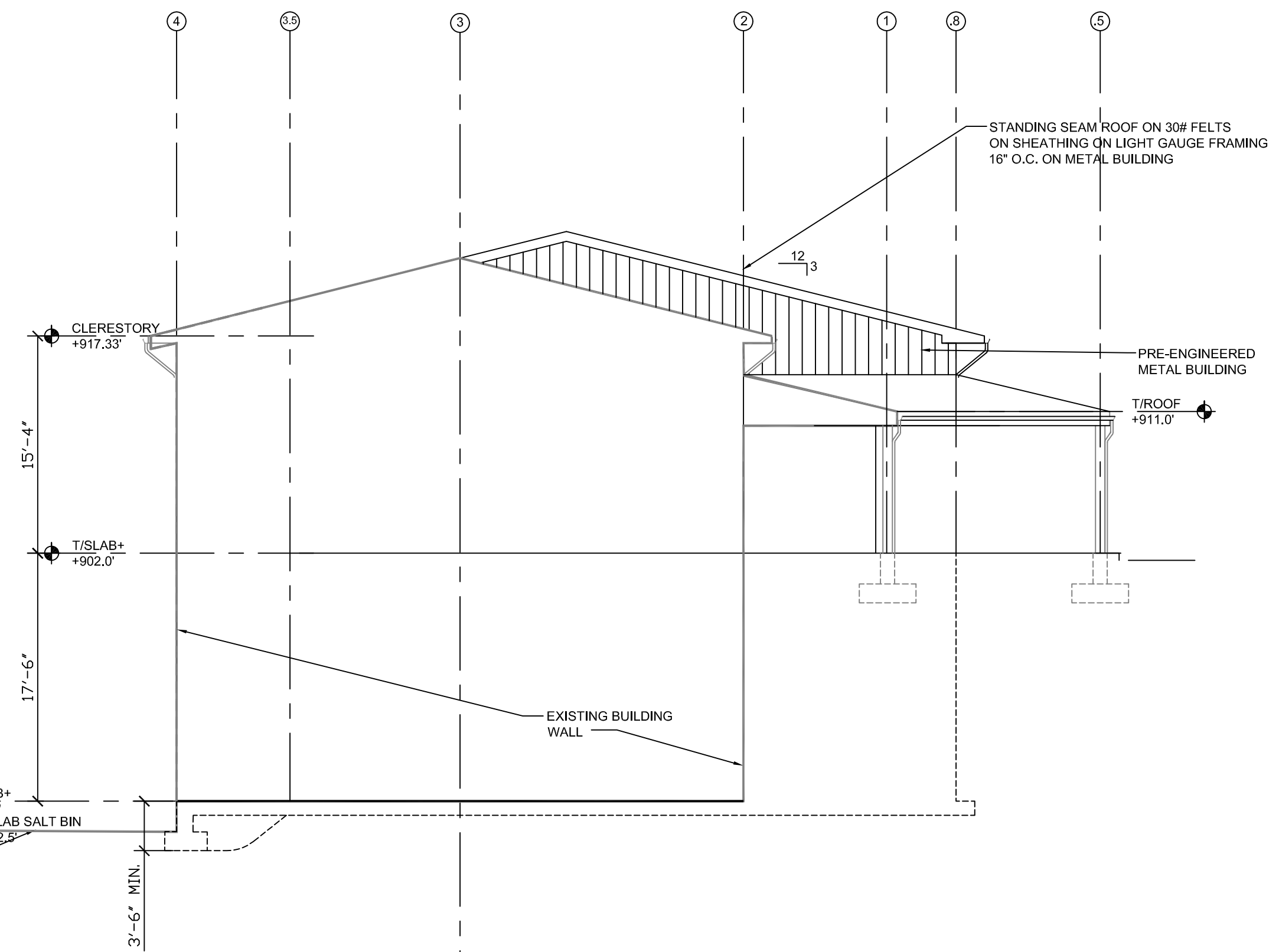
A-2

OF 5



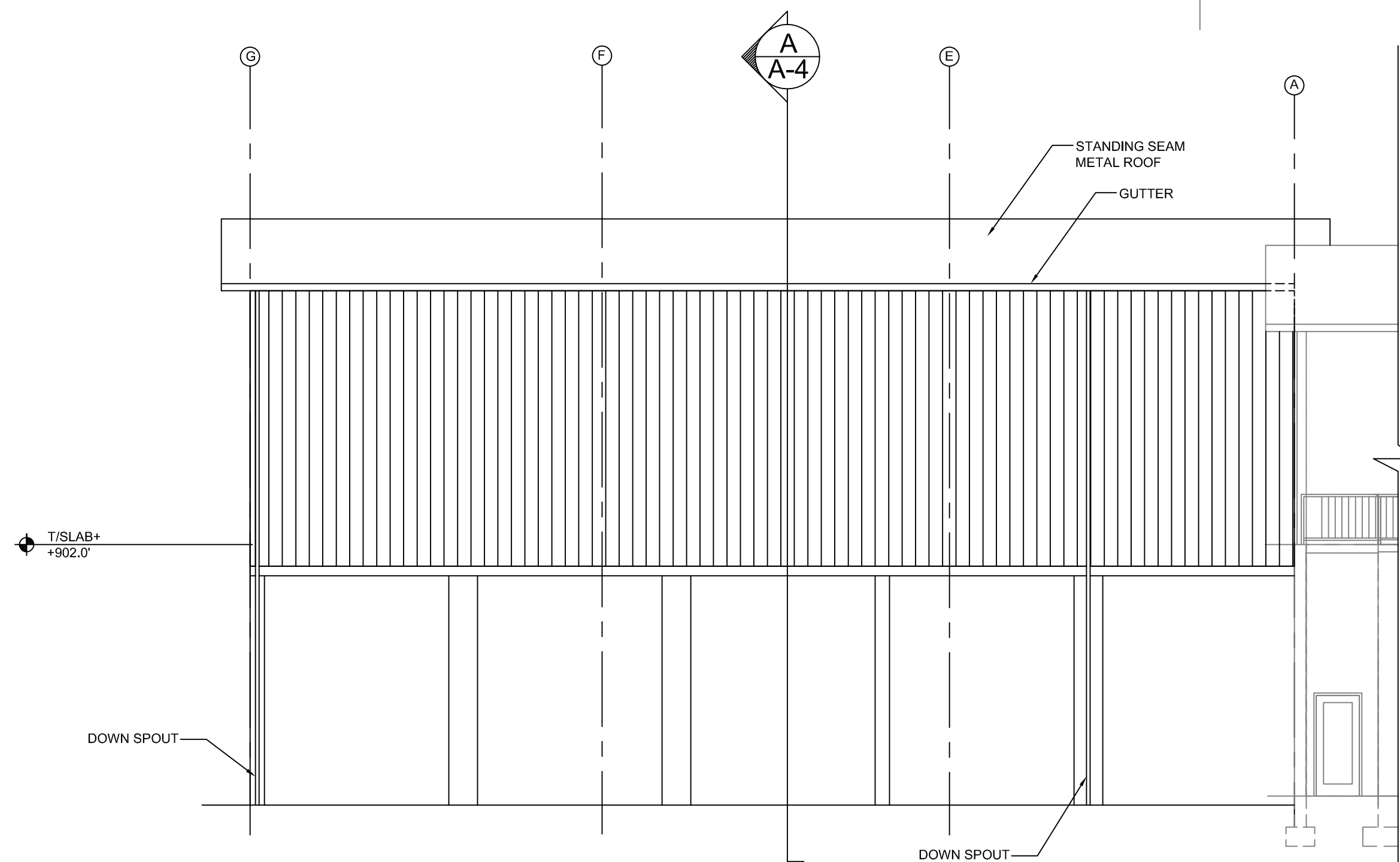
RIGHT SIDE ELEVATION

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



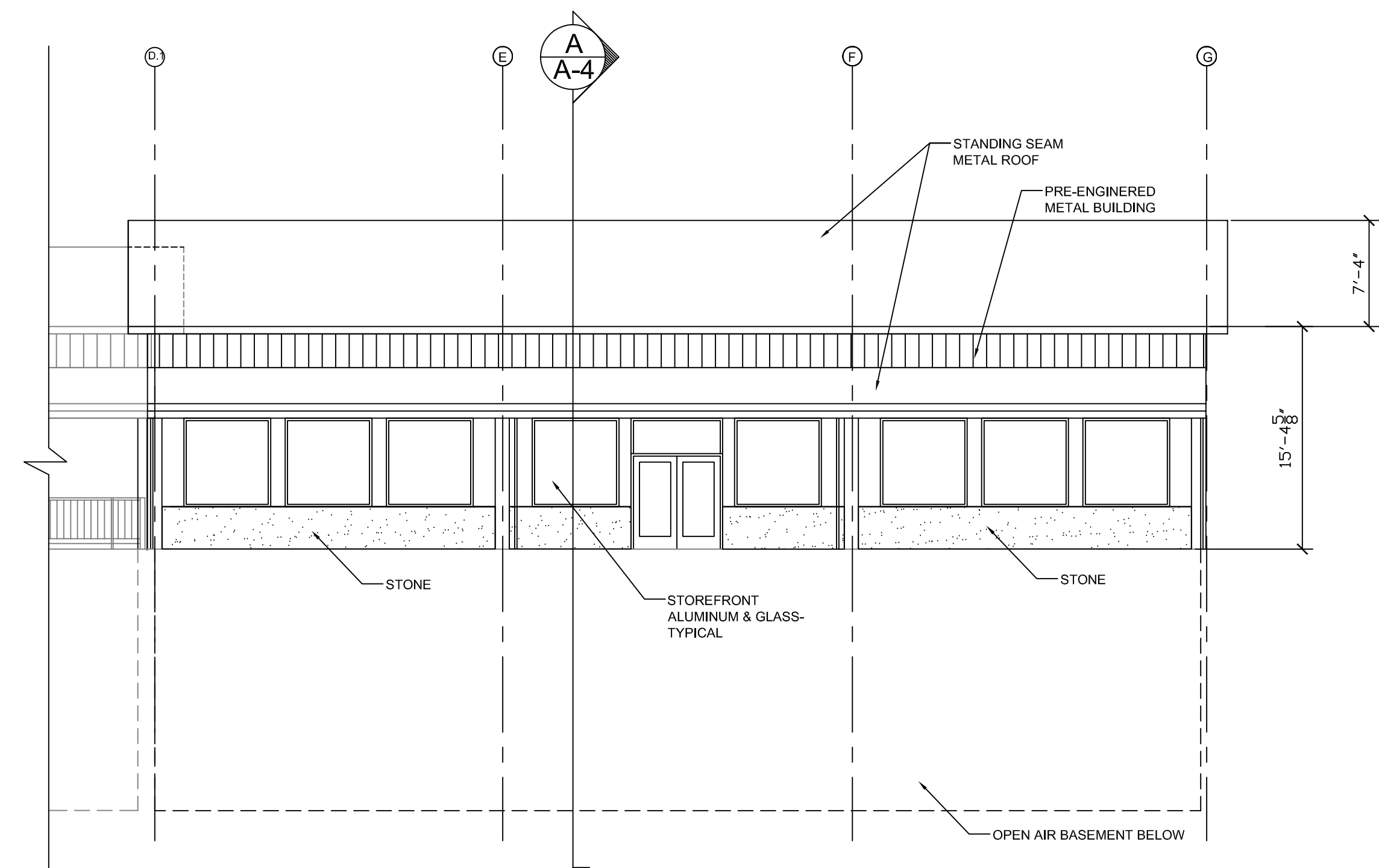
LEFT SIDE ELEVATION

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



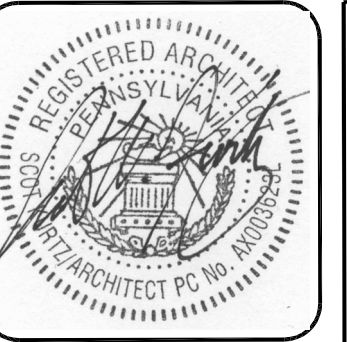
REAR ELEVATION

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



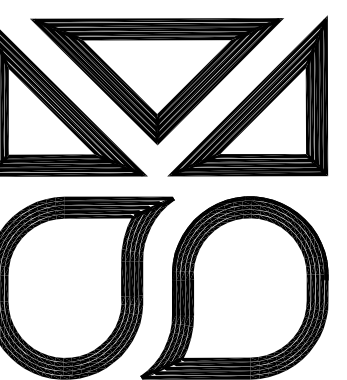
FRONT ELEVATION

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



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FOR SOVEREIGN DEVELOPMENT, INC.
PO BOX 115, INGOMAR, PA 15127

SCOT KURTZ / ARCHITECT, PC 1617 FOREST RIDGE DRIVE, PITTSBURGH, PA 15237, (412)369-8757



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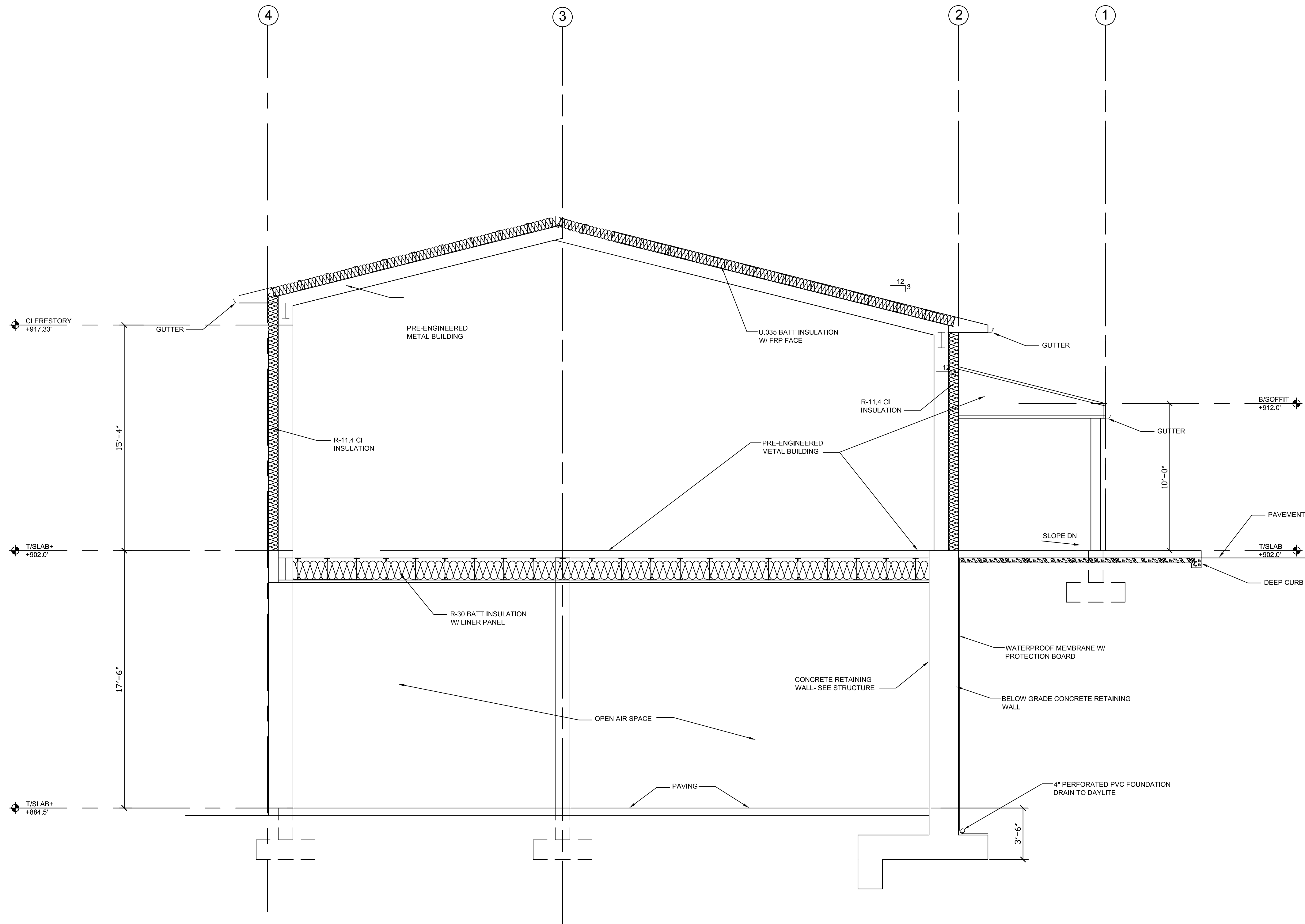
PROJECT NO.
181114

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02/19/20

REVISIONS

DRAWING NO.

A-3
of 5



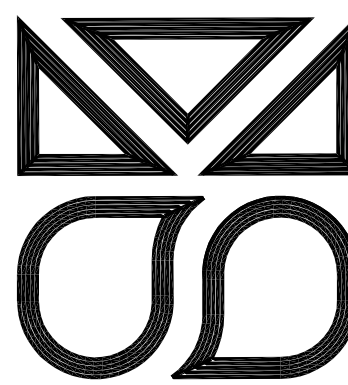
BUILDING SECTION A
SCALE: 1/4"=1'-0"



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SCOT KURTZ / ARCHITECT, PC

1617 FOREST RIDGE DRIVE, PITTSBURGH, PA 15237, (412)868-8757



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DRAWN BY
PROJECT NO. 181114
DATE 02/19/20
REVISIONS
DRAWING NO. A-4 OF 5

KEY NOTES

1	WALL MOUNT LAVATORIES WITH ADA LEVER FAUCETS +34" MAX. TO TOP OF SINK.
2	PROVIDE KNEE PROTECTION AT EACH LAVATORY, 18"X30" +40" TO REFLECTIVE SURFACE.
3	1/4" MIRROR WITH CONCEALED FASTENERS +40" AFF MAX. TO BOTTOM OF REFLECTIVE SURFACE
4	BLDG. STND. TOILET- WALL MOUNT
5	SEALED CONCRETE FLOOR
6	RESTROOM SIGN
7	GRAB BARS @ 34" A.F.F.
8	TPH, 19" MIN A.F.F., 36" MAX FROM REAR WALL
9	PROVIDE VISUAL ALARM +80" AFF- SEE CEILING PLAN DWG. NO. 2
10	SANITARY NAPKIN DISPOSAL, 48" A.F.F. MAXIMUM TO CONTROLS (1 PER TOILET)
11	FRP BOARD +48" AFF (WET WALL ONLY)
12	PAINTED GYPSUM BOARD WALLS
13	6" VINYL BASE
14	SOAP DISPENSER BY VENDORS
15	BOTTLED WATER

RESTROOM SIGN

ACCESSIBLE REACH



INSULATED TO PROTECT AGAINST CONTACT

FLUSH CONTROL TO BE ON OPEN TRANSFER SIDE OF CLEAR FLOOR SPACE. SEE PLANS

17"-19" AFF SEAT HEIGHT

REAR

16"-18" FROM PARTITION

36 min 915 12 min 305 24 min 610 33 x 36 840 x 915 Section 609.4

39 - 41 990 - 1040 54 min 1370 42 min 1065 12 max 305 18 min 455 39 - 41 990 - 1040 33 x 36 840 x 915 Section 609.4 24" 18" 405" 18" min toilet paper dispenser location

SIDE

SCALE : NTS

