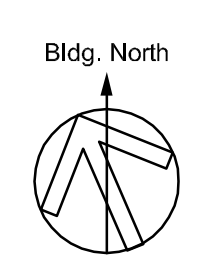


1 FIRST FLOOR PLAN
A001 Scale: 1/8" = 1'-0"

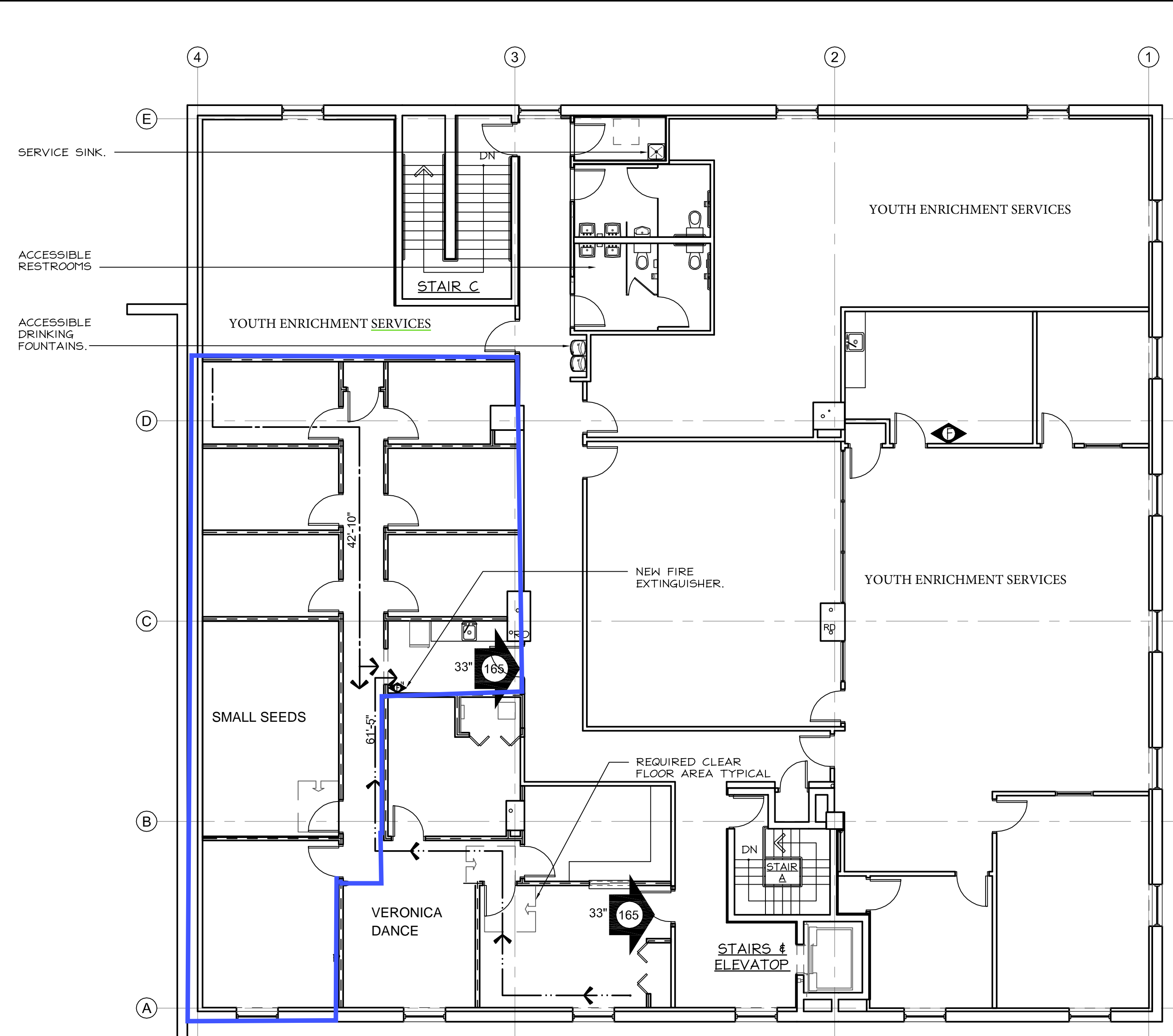


EXISTING ACCESSIBLE ELEVATOR

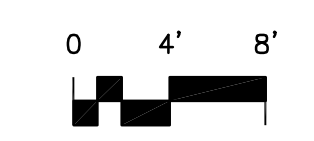
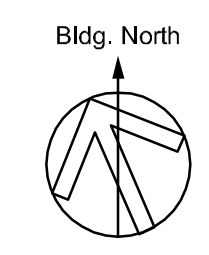


A EXISTING EXTERIOR ELEVATION
A001 Scale: 1/8" = 1'-0"

EXISTING EXTERIOR ENTRANCE



2 SECOND FLOOR PLAN
CODE COMPLIANCE FLOOR PLAN
A002 Scale: 1/8" = 1'-0"



BUILDING CODE REQUIREMENTS SUMMARY:

Requirements and limitations for tenant space renovations as governed by the International Code Council's (ICC) 2009 International Existing Building Code (IEBC), including references to the 2009 International Building Code (IBC) are as follows:

Work Description: Tenant build-out in existing building

Work Classification: Level 2 Alterations (IEBC 405) (less than 50% of building area)

Use Group: 'B' - Business (IEBC 309)

IBC Compliance: All new construction elements, components, systems, and spaces must comply with requirements of the IBC, with some exceptions (noted below, as applicable). (IEBC 701.3)

Tenant Gross Floor Area: 2,286 sq. ft. (not rentable area)

Building Gross Floor Area (1st Floor): 8,618 sq. ft.
Building Gross Floor Area (2nd Floor): 8,618 sq. ft.
Total Gross Building Area: 17,236 sq. ft.

Building Height: 2 story plus basement

Construction Type: (IEBC 602.2) Type III B, Unprotected (IEBC Table 601) (4-hr. fire-resistance rating for structural frame, interior bearing walls, and floor & roof construction)

Fire Partitions: Corridor walls in Business occupancies, without sprinkler systems, shall be 1 hour fire rated. (IEBC 705.1.4) (IEBC Table 1016.1)

Interior Wall and Ceiling Finishes: Rooms & Enclosed Spaces: Minimum Class C (flame spread 76-200; smoke-developed 0-450 per ASTM E 84) (IEBC Table 603.9)

Interior Floor Finishes: In all areas, floor covering materials shall comply with the DOCFF-1 "pill test" (CPS 16 CFR, Part 1630). (IEBC 804.4)

Existing building is not sprinklered. Automatic sprinkler system is not required for Group 'B' occupancies that do not house ambulatory health care facilities. (IEBC 903.2)

Portable Fire Extinguishers: Multi-purpose dry chemical type fire extinguishers, UL-rated A/B/C, min. 5lb. nominal capacity, are required to be installed such that one is within 75 ft. of all occupied spaces, and as required by the local Fire Marshal. (IEBC 906.1 ref. NFPA 10)

Occupant Loads (IEBC Table 1004.1.1) (based on gross floor areas & persons per sq. ft.):
Business: 2,286 sq. ft. at 100 = 22.8 persons
TOTAL = 23 persons

Common Path of Egress Travel: Maximum travel distance shall not exceed 100 ft. in Business occupancies with occupant load greater than 30 and in buildings without automatic sprinkler systems throughout. (IEBC 1014.3.2)

Number of Exits: 2 Required, 2 Provided (IEBC Table 1021.1)

Exit Access Travel Distance Limitation: Maximum travel distance from any point to an exit does not exceed 250 ft. (IEBC Table 1016.1)

Accessibility: Any facility or element of the building that is altered must comply with applicable provisions of IEBC 605.1, the IBC, and ICC ANSI A117.1-2003.

In that the alterations affect the major activity for which the facility is intended (primary function), the route from accessible parking and public sidewalks to the primary function and the toilet facilities and drinking fountain shall be accessible to the maximum extent technically feasible. (IEBC 605.2) (IEBC 3411.6 & .7) (IEBC 1104.1)

Exception: The cost of providing the accessible route are not required to exceed 20 percent of the cost of the alterations affecting the area of primary function.

Energy Conservation: Alterations must conform to the energy requirements of the International Energy Conservation Code (IECC) as they relate to new construction only. The entire building is not required to be made to comply. (IEBC 711)

SEE COVER SHEET FOR GENERAL CONDITIONS AND SPECIFICATIONS

CODE COMPLIANCE SYMBOL LEGEND

- 33" NUMBER OUTSIDE ARROW - TOTAL INCHES OF EGRESS WIDTH
- 165 NUMBER INSIDE ARROW - CORRESPONDING EXIT CAPACITY (OCCUPANTS)
- SQ. FT. # = UPPER NUMBER - SPACE SQUARE FOOTAGE
MIDDLE NUMBER - SF/OCC EXIT GENERATOR AS PER TABLE 2009 IBC 1004.1.2
LOWER NUMBER - COMPUTED NUMBER OF OCCUPANTS PER SPACE.
- x'-x" DIRECTION AND LENGTH OF COMMON PATH OF EGRESS TRAVEL DISTANCE.
- x'-x"... DIRECTION AND LENGTH OF TRAVEL DISTANCE TO FIRE EXTINGUISHERS.

Design 3 Architecture

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Suite 120 FAX (412) 373-4571
Monroeville, PA 15146 www.d3a.com

Project: Adaptive Behavioral Services
Tenant Space 2A
6031 Broad Street
Pittsburgh, PA 15206

Title: Code Compliance Floor Plan & Building Code Requirement Summary
No. 2008-49.08
Date: 10/06/11
Revised: **A001**

DATE: 10/20/11 11:44 AM
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