

Existing Building Renovation for
KeyStone Fireworks

651 Carey Avenue
 Wilkes-Barre, Hanover Township, PA 18706
 Luzern County



seal / stamp

date

project team
 Architect
 Buchart-Horn Architects
 345 West Philadelphia
 Street
 York, PA 17401
 717-852-1400

Existing Building Renovation for
KeyStone Fireworks
 651 Carey Avenue
 Wilkes-Barre, PA, 18706
 Hanover Township, Luzern County

revisions

NO.	date	description

© Copyright 2018 Buchart-Horn, Inc. All Rights Reserved.
 These plans are the property of Buchart-Horn, Inc. Any use or reproduction of these plans, in whole or in part, without the written permission of Buchart-Horn, Inc. is strictly forbidden.

date	Issue Date	drawn by	Author

project number **77249-00**

drawing set

drawing title

COVER SHEET

sheet no.

G-001

SHEET LIST

Architectural
 G-101 LIFE SAFETY PLANS
 A-101 LEVEL 1 FLOOR PLAN
 A-201 EXTERIOR ELEVATIONS

GENERAL CONSTRUCTION NOTES

- WORK OF THIS PROJECT INVOLVES MODIFICATIONS TO AN EXISTING BUILDING. CONTRACT DOCUMENTS ARE BASED ON ORIGINAL BUILDING CONSTRUCTION DOCUMENTS TO THE EXTENT THEY ARE AVAILABLE, WITH ADDITIONAL FIELD OBSERVATION AND MEASUREMENT WHERE FEASIBLE.
- FIELD ENGINEERING AND LAYOUT IS THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS BY SURVEY AND MEASUREMENT PRIOR TO STARTING WORK. CONTRACTOR SHALL MAKE FIELD MEASUREMENTS AS REQUIRED TO FIT WORK PROPERLY, WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT WITH EXISTING CONDITIONS, VERIFY DIMENSIONS, SIZES AND CONFIGURATIONS OF EXISTING CONDITIONS BY FIELD MEASUREMENT BEFORE BEGINNING FABRICATION. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAYING THE WORK. IMMEDIATELY UPON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A REQUEST FOR INTERPRETATION TO PROFESSIONAL. INCLUDE A DETAILED DESCRIPTION OF CIRCUMSTANCES ENCOUNTERED, TOGETHER WITH RECOMMENDATIONS FOR MODIFICATION OF NEW CONSTRUCTION TO COORDINATE WITH EXISTING CONDITIONS.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE 2009 AND SUPPLEMENTARY MODIFICATIONS MADE BY THE LOCAL MUNICIPALITY. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE PROFESSIONAL ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS, SHOULD SUCH BE DISCOVERED. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: INTERNATIONAL BUILDING CODE, INTERNATIONAL PLUMBING CODE, NATIONAL ELECTRICAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FIRE CODE ALL AS AUTHORIZED AND MODIFIED BY THE LOCAL MUNICIPALITY.
- CONTRACTOR (S) SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- DO NOT SCALE DRAWINGS. DRAWINGS INCLUDE GRAPHIC DIMENSIONS FOR THE CONTRACTORS USE. IF DIMENSIONAL INFORMATION NOT SHOWN IS REQUIRED, CONTACT THE PROFESSIONAL.
- CONTRACTOR (S) SHALL FIELD VERIFY ALL DIMENSIONAL INFORMATION PROVIDED IN THESE DRAWINGS. DIMENSIONAL CONFLICT BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR AMONG DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL FOR IMMEDIATE CORRECTION BEFORE PROCEEDING WITH WORK.
- CLEAN WORK AREA DAILY. MAINTAIN PROJECT SITE FREE OF WASTE MATERIAL AND DEBRIS. HAND WIPE ALL PIPING, CONDUIT, EXPOSED SYSTEMS, GLAZING, ETC. PROVIDE FINAL CLEANING PRIOR TO USING AGENCY OCCUPANCY.

LOCATION MAP

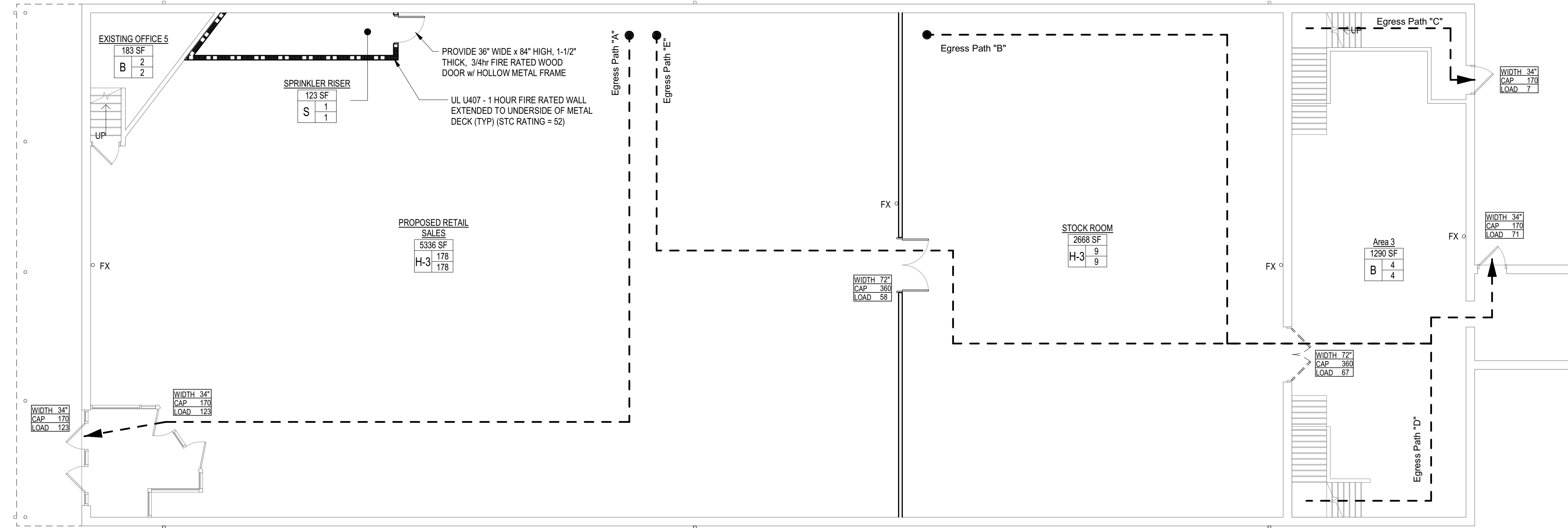
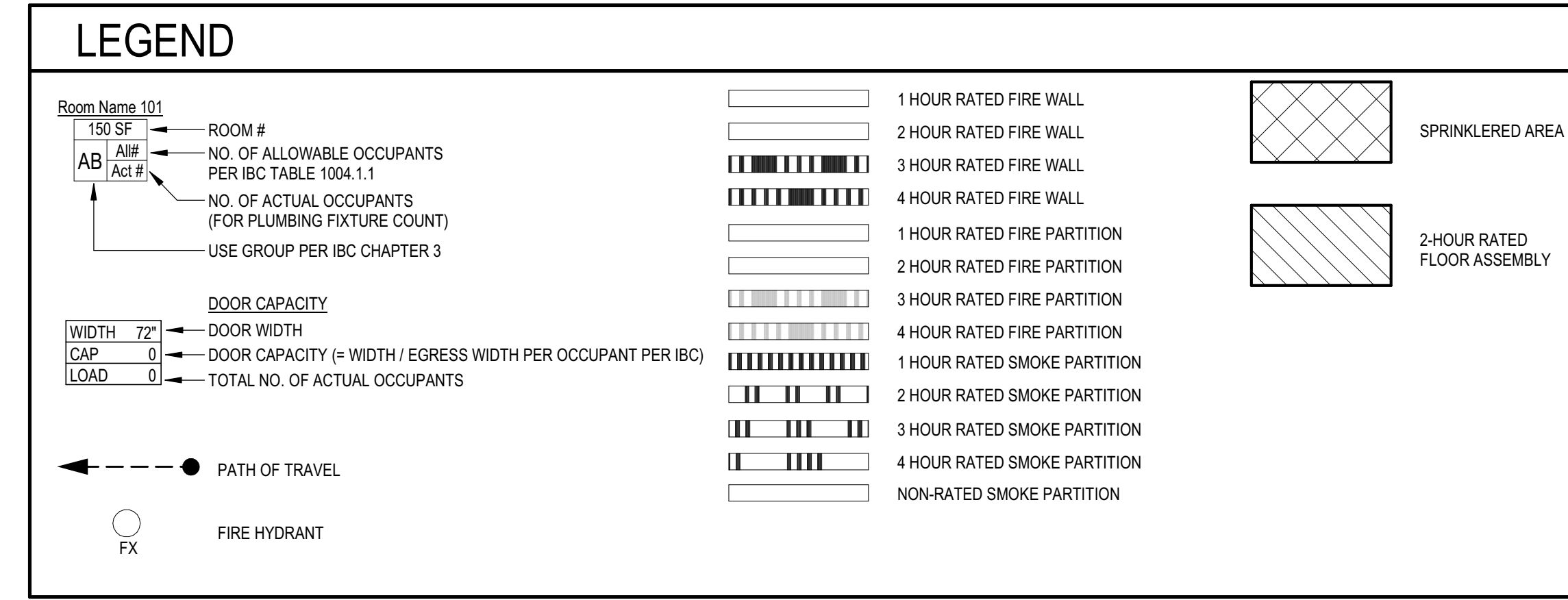


NOT FOR CONSTRUCTION

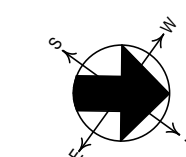
KEYSTONE FIREWORKS BUILDING CODE INFORMATION
SUMMARY WILKES-BARRE, PA.
HANOVER TOWNSHIP, LUZERN COUNTY

PENNSYLVANIA CODES IN FORCE	
2009 INTERNATIONAL EXISTING BUILDING CODE - LEVEL 2 RENOVATION	
2009 INTERNATIONAL BUILDING CODE	
2009 INTERNATIONAL FIRE CODE	
NFPA 101 LIFE SAFETY CODE IN NOT IN FORCE, EXCEPT AS SPECIFICALLY REFERENCED	
2009 INTERNATIONAL MECHANICAL CODE	
2009 INTERNATIONAL PLUMBING CODE	
2008 NFPA 70 NATIONAL ELECTRIC CODE	
2009 INTERNATIONAL ENERGY CONSERVATION CODE OR 2007 ASHRAE 90-1	
2009 INTERNATIONAL FUEL GAS CODE	
2006 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
GENERAL BUILDING INFORMATION	
FIRE SAFETY SYSTEM:	(IBC CHAPTER 7)
NEW SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT	
USE AND OCCUPANCY CLASSIFICATION:	(IBC SECTION 508.4)
H-3 - HIGH HAZARD (CONSUMER FIREWORK SALES)	(IBC SECTION 306.3) (IBC SECTIONS 304.1, 307.6 & 311.3)
CONSTRUCTION TYPE:	(IBC SECTION 602)
CONSTRUCTION TYPE: TYPE IIIb	(IBC TABLE 601)
EXIT TRAVEL DISTANCE:	(IBC SECTION 1016)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 150' w/ AUTOMATIC SPRINKLER SYSTEM THROUGH OUT	
EGRESS WIDTH:	(IBC SECTION 1005)
COMMON PATH OF EGRESS TRAVEL - 25'	(IBC SECTION 1014.3)
COMMON PATH OF EGRESS TRAVEL DOES NOT APPLY TO STORIES OR SPACES WITH ONLY ONE EXIT	(IBC SECTION 1015.1)
TRAVEL DISTANCE FOR "H-3" OCCUPANCY - 150FT WITH SPRINKLER SYSTEM	(IBC TABLE 1016.1)
REQUIRED EGRESS WIDTH @ 2' PER OCCUPANT X 194 = 32" ((194x.2' + 3.88") x 32") MINIMUM REQUIREMENT IS 32"	(IBC SECTION 1005.1)
EXISTING TOTAL EGRESS WIDTH = 102'	
ACCESSIBILITY:	(ICC A117.1-2009)
ALL OPERATING COMPONENTS LOCATED ON WALLS SHALL BE MOUNTED AT 48"	(ICC A117.1-2009 - SECTION 308)
MAX TO THE OPERATING BUTTONS OR UNITS	
ADDITIONAL INFORMATION:	
DISTANCE TO NEAREST GAS PUMP = 250'-0"	

EXISTING BUILDING RENOVATION KEYSTONE FIREWORKS INTERNATIONAL EXISTING BUILDING CODE - LEVEL 2 ALTERATIONS IBC HEIGHT & AREA COMPUTATIONS (Chapter 3 and 5 and Table 503)	
Use Group Classification (Section 302) "H-3 HIGH HAZARD"	Allowable Building Height (Feet/Stories) (Table 503, Section 504.0) = 12'
Actual Building Height (Feet/Stories) "18'-8 1/2" (EXISTING)	
AREA INCREASES FOR FRONTAGE AND SPRINKLER (506.1)	
Aa=(At + [At x If] + [At x Is])	
Aa = Allowable area per story (sqft)	
At = Tabular area per story in accordance with Table 503 (sqft)	
If = Area increase factor due to frontage in accordance with Section 506.2	
Is = Area increase factor due to sprinkler protection in accordance with Section 506.3	
FRONTAGE INCREASE (506.2)	
If = (F / P - 0.25) W / 30	
If = Area increase due to frontage	
F = Building perimeter that fronts on a public way or open space having 20ft open minimum width (ft)	
P = Perimeter of entire building (ft)	
W = Width of public way or open space (ft) in accordance with Section 506.2.1	
Construction Type = IIIb	
Tabular Area (At)	9,745 sqft
Frontage (F)	60' - 0" ft
Perimeter (P)	440' - 0" ft
Width (W)	60' - 0" ft
If = (60' - 0" / 440' - 0" - .25) 60' - 0" / 30	
Is = 0.227273	
Allowable Area (Aa) = (9,745 + (9,745 * - 0.227273) + (9,745 * 2))	
Allowable Area (Aa) = 27,020 sqft	
Proposed Area = 9745 sqft	

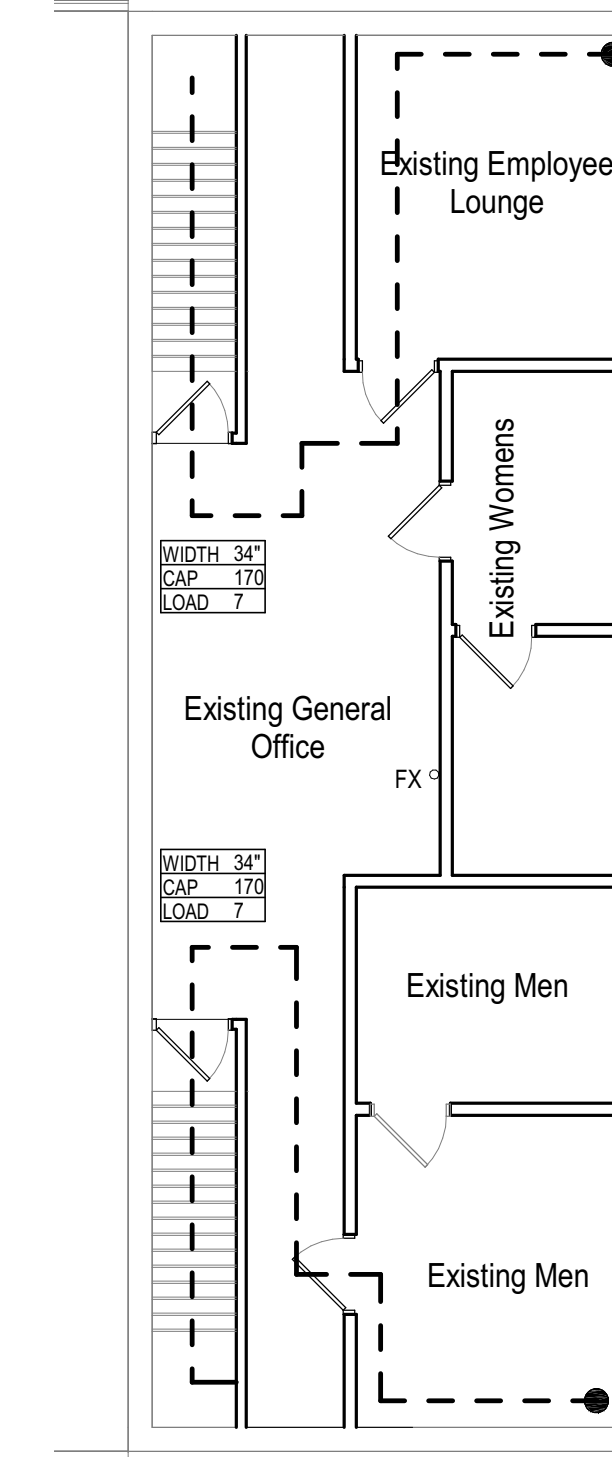


1 LIFE SAFETY PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



Egress Paths	
Egress Path Name	Egress Path Length
Egress Path "A"	107'
Egress Path "B"	110'
Egress Path "C"	80'
Egress Path "D"	103'
Egress Path "E"	141'

2 LIFE SAFETY PLAN - LEVEL 2 (NO WORK)
SCALE: 1/8" = 1'-0"



Revisions		
NO.	DATE	DESCRIPTION

© Copyright 2018 Buchart-Horn, Inc. All Rights Reserved.
 These plans are the property of Buchart-Horn, Inc. Any use or reproduction of these plans, in whole or in part, without the written permission of Buchart-Horn, Inc. is strictly forbidden.

DATE	ISSUE DATE	DRAWN BY	AUTHOR

project number 77249-00

drawing set

drawing title

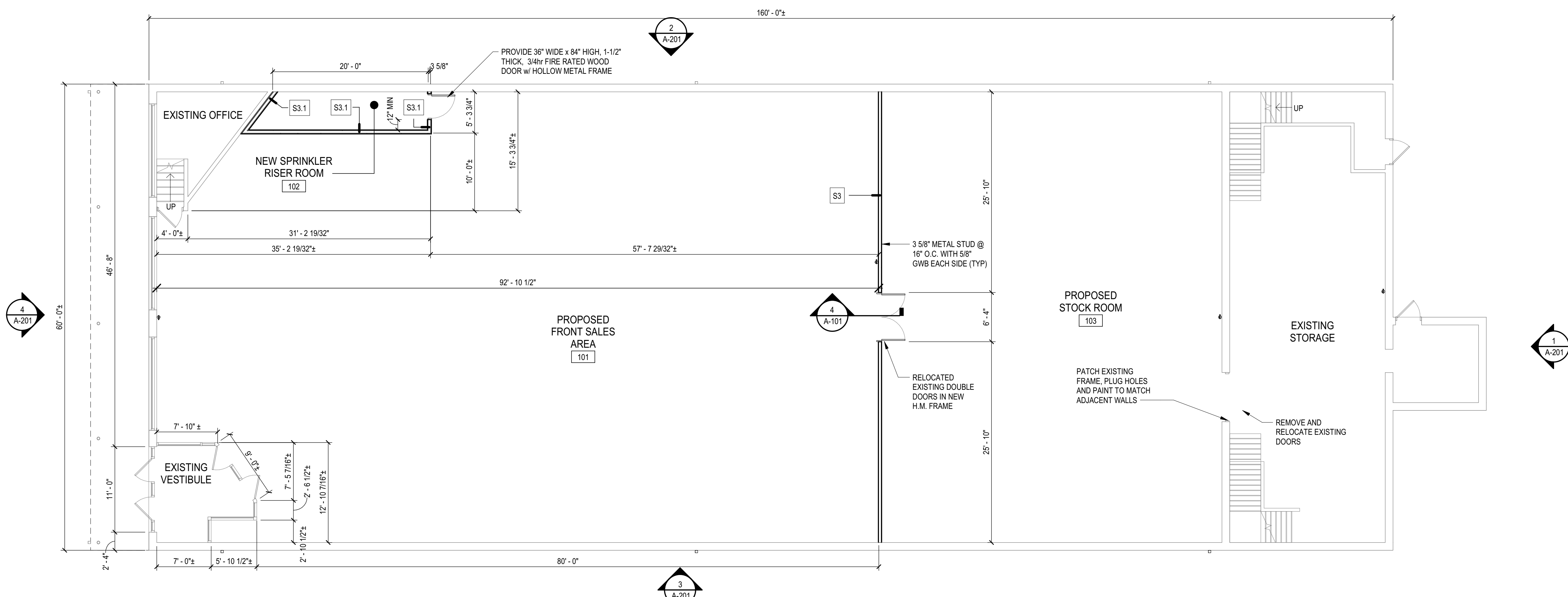
LIFE SAFETY PLANS

sheet no.

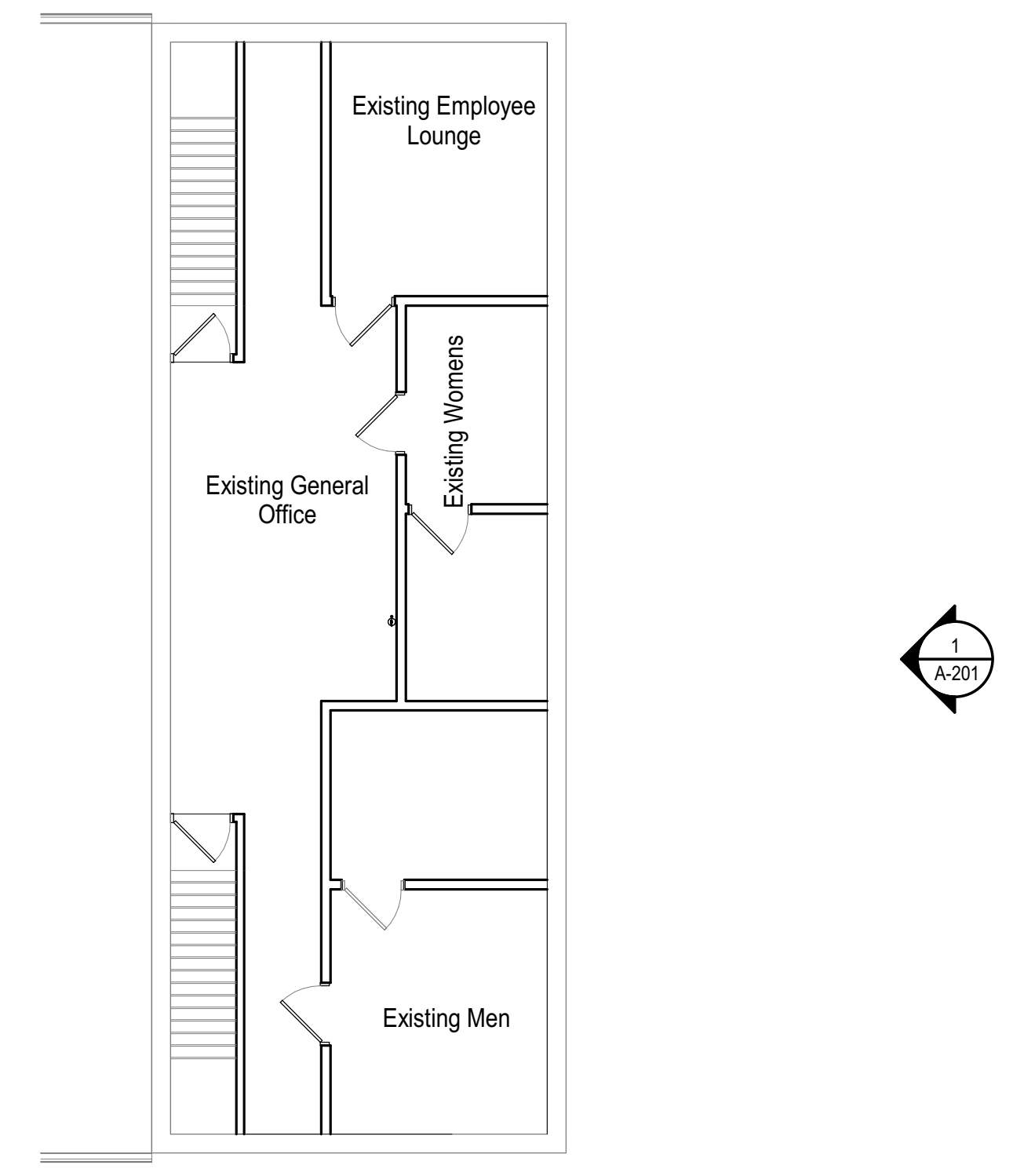
G-101

NOT FOR CONSTRUCTION

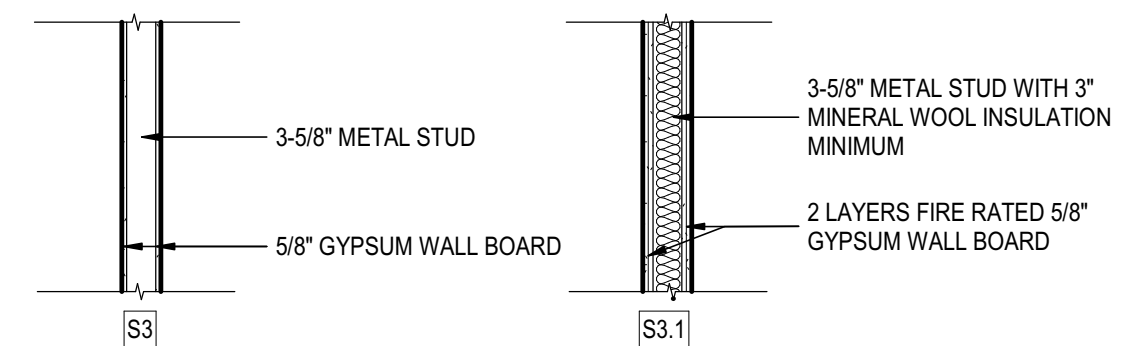
J:\PROJECTS\77249-00\00-CADD\00-00-SheetG-101.dwg, 2/25/2018 2:54:30 PM



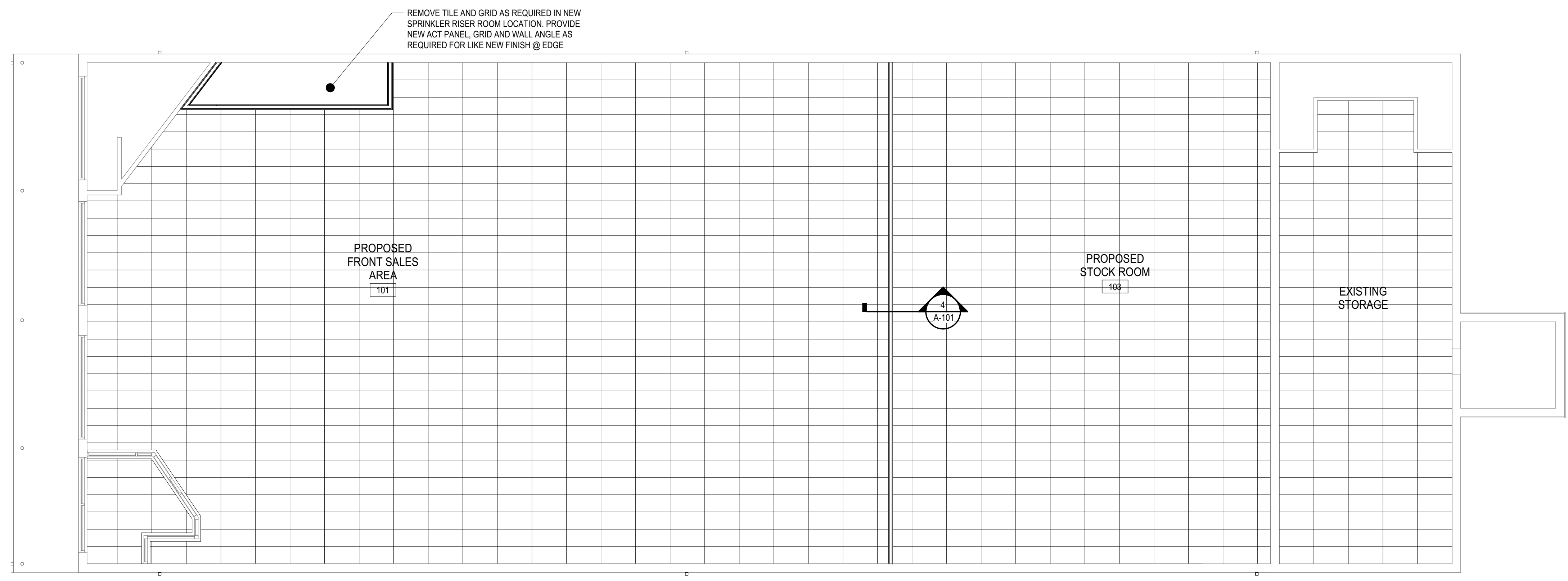
1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING 2nd FLOOR PLAN - NO WORK
SCALE: 1/8" = 1'-0"

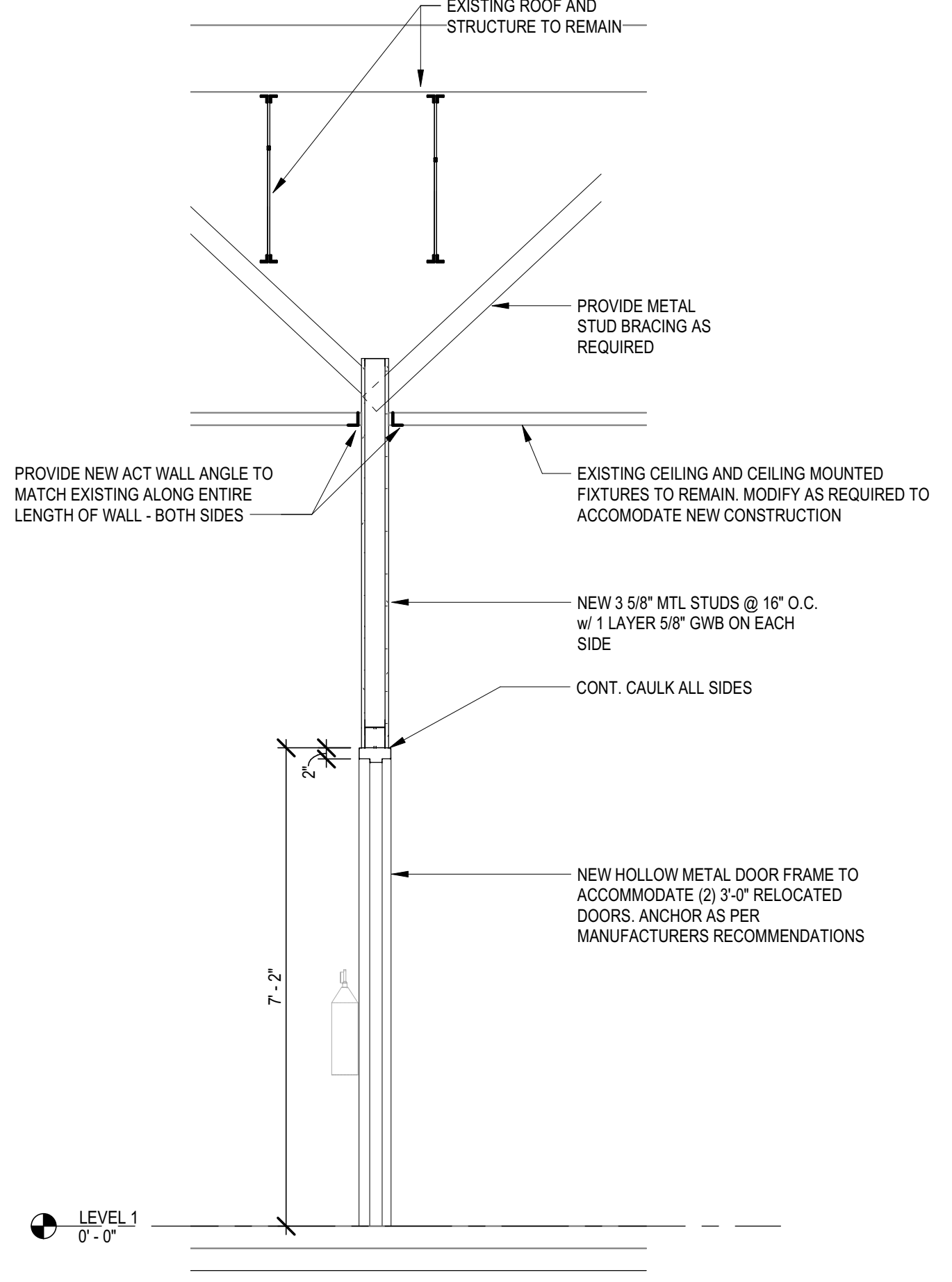


NOTE: EXTEND ALL FIRE RATED PARTITIONS TO UNDERSIDE OF METAL DECK
PARTITION TYPES



3 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
1. EXISTING CEILING TO REMAIN - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION (TYP)
2. EXISTING LIGHT FIXTURES TO REMAIN



4 WALL SECTION
SCALE: 1/2" = 1'-0"

revisions		
NO.	date	description

© Copyright 2018 Buchart-Horn Inc. All Rights Reserved. These plans are the property of Buchart-Horn Inc. Any use or reproduction of these plans, in whole or in part, without the written permission of Buchart-Horn Inc. is strictly forbidden.

date	Issue Date	drawn by	Author

checked by Checker

project number **77249-00**

drawing set

drawing title
LEVEL 1 FLOOR PLAN

sheet no.

A-101

NOT FOR CONSTRUCTION

J:\PROJECTS\77249-00\CAD\DWG\SheetA101.dwg 7/24/18 10:24 AM

GENERAL SHEET NOTES

1. ELEVATION INFORMATION IS PROVIDED BASED UPON DRAWINGS FROM ARCHITECTURE BY SEIPLE LTD. DATED 1985
2. ELEVATIONS ARE EXISTING WITH NO WORK TO BE PERFORMED EXCEPT AS REQUIRED FOR THE INSTALLATION OF THE SPRINKLER SYSTEM.
3. COORDINATE THE LOCATION OF SIGNAGE NOT SHOWN WITH OWNER.
4. COORDINATE SELECTION OF SIGNAGE NOT SHOWN WITH OWNER.
5. COORDINATE INSTALLATION OF SIGNAGE NOT SHOWN WITH OWNER AND APPLICABLE SUBCONTRACTOR(S).

seal / stamp

date

project team
Architect
Buchart-Horn Architects
345 West Philadelphia
St. Louis, MO 63103
New York, NY 10011
717-852-1400

Existing Building Renovation for
KeyStone Fireworks
651 Carey Avenue
Wilkes-Barre, PA 18706
Hanover Township, Luzern County

revisions		
NO.	date	description

© Copyright 2018 Buchart-Horn, Inc. All Rights Reserved.
These plans are the property of Buchart-Horn, Inc. Any use or reproduction of these plans, in whole or in part, without the written permission of Buchart-Horn, Inc. is strictly forbidden.

date	Issue Date	drawn by	Author

project number **77249-00**

drawing set

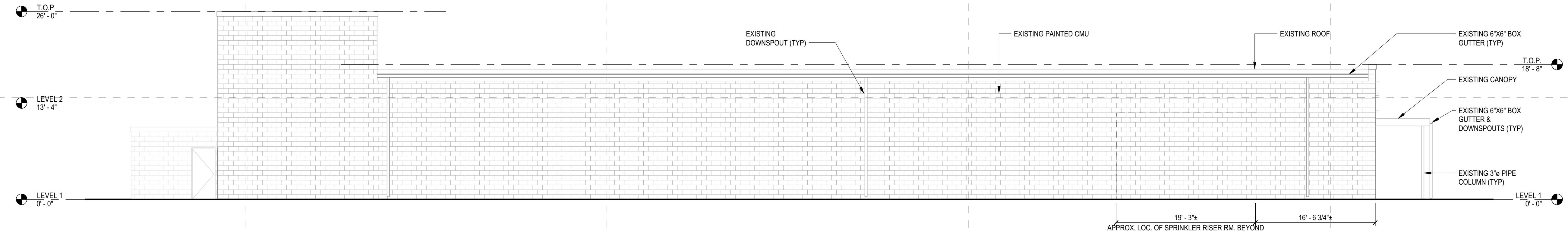
drawing title

EXTERIOR ELEVATIONS

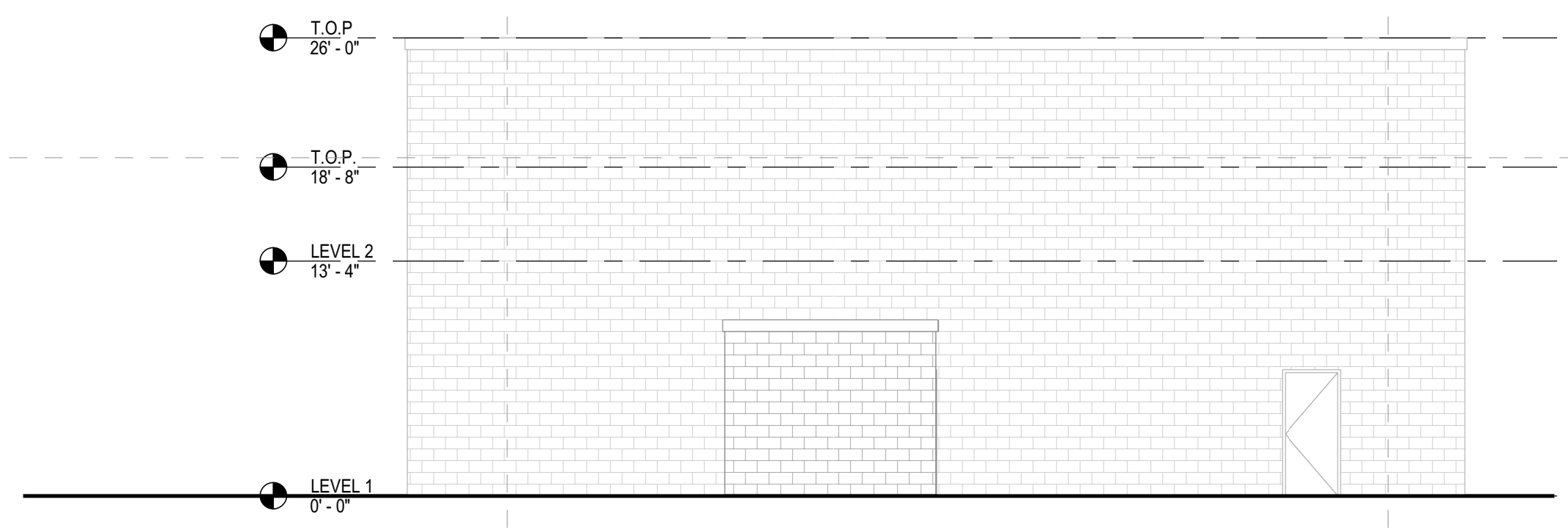
sheet no.

A-201

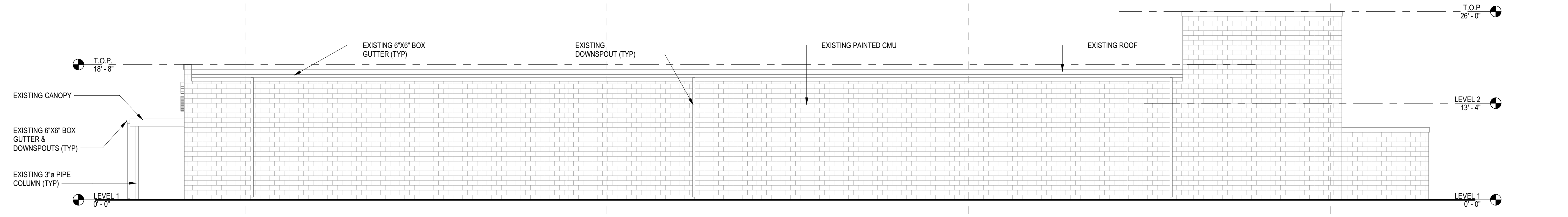
NOT FOR CONSTRUCTION



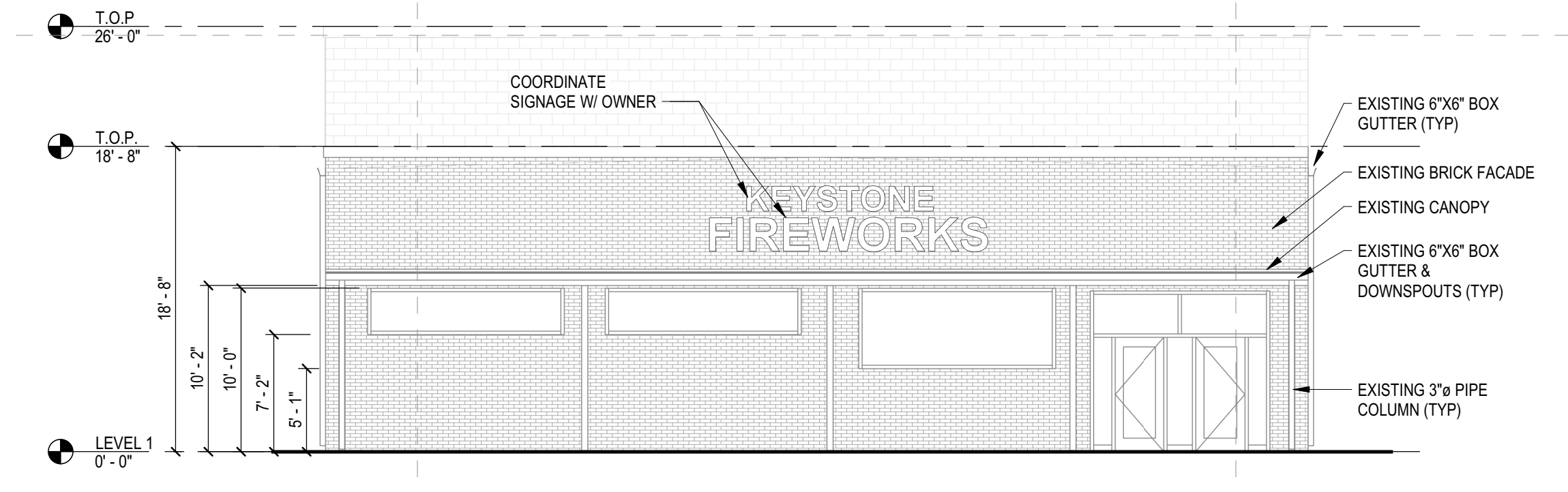
2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING EAST ELEVATION - NO WORK
SCALE: 1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION - NO WORK
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION - NO WORK
SCALE: 1/8" = 1'-0"