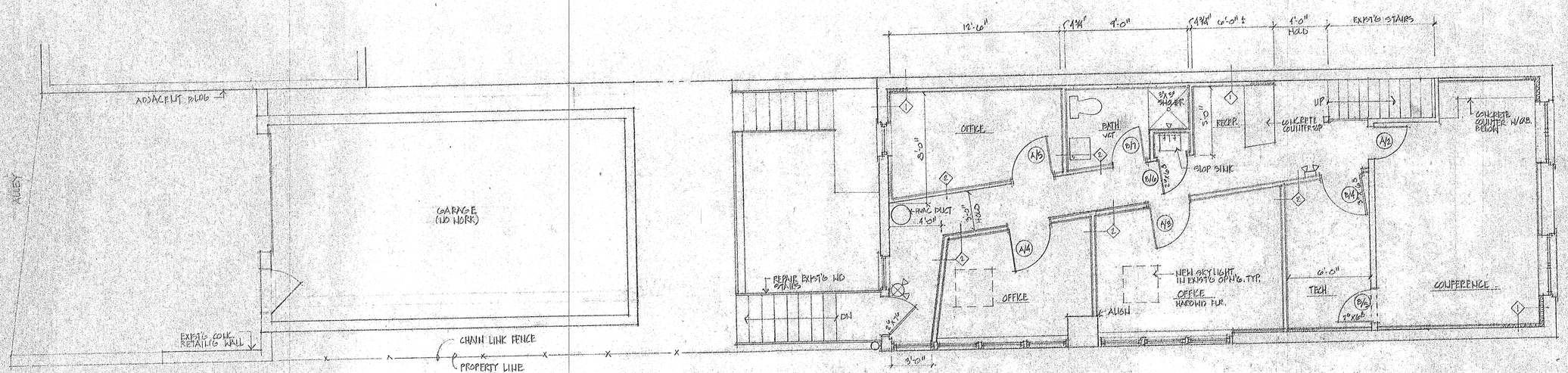
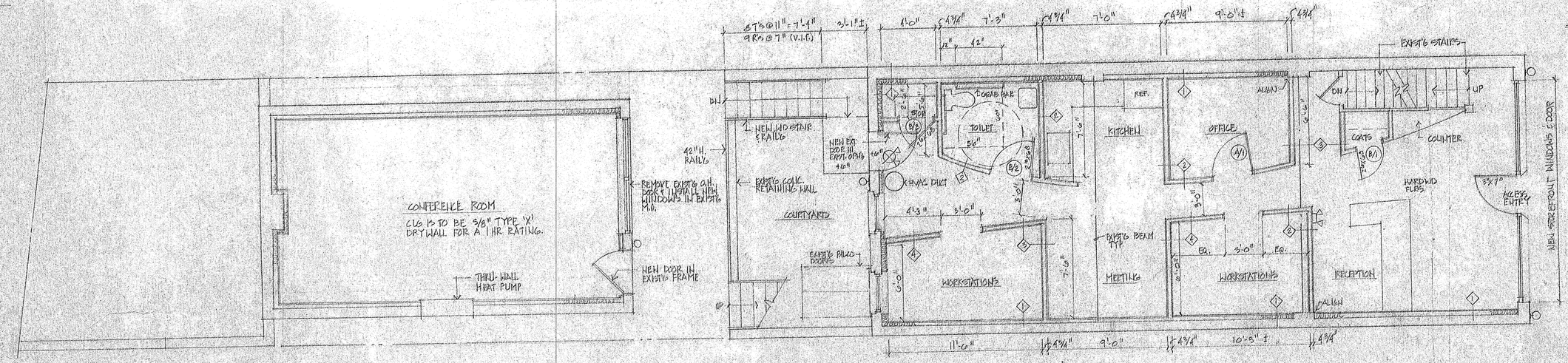


SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

- EXIST'G CONSTRUCTION TO REMAIN
- EXIST'G CONSTRUCTION TO BE REMOVED
- NEW INTERIOR PARTITIONS: 3 1/2" MTL STUDS W/ 5/8" DRYWALL
- BATT INSULATION
- EXIT SIGN W/ EMERGENCY LIGHTS
- EMERGENCY LIGHTS
- EXTERIOR WALL MTD LIGHT FIXTURE
- PARTITION TYPE
- DOOR SYMBOL

GENERAL NOTES

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR OBTAINING THE BLDG. PERMIT & COORD. ALL TRADES.
2. DO NOT SCALE DRAWING. V.I.F. ALL DIMENSIONS.
3. BASEMENT WILL BE UNOCCUPIED. THE BASEMENT WILL HOUSE THE NEW FURNACE, HOT WATER HEATER & SLOP SINK.
4. NEW MECHANICAL & ELECTRICAL WORK WILL BE DESIGN/BUILD BY THE MECHANICAL & ELECTRICAL CONTRACTORS.
5. ALL WORK IS TO MEET CODE.
6. ALL WINDOWS ARE NEW - METAL FRAMES W/ INSUL. GLASS.
7. ALL DOOR HARDWARE IS TO BE ADA COMPLIANT.
8. ALL CEILINGS ARE TO HAVE A 1-HR RATING W/ 1 LAYER 5/8" TYPE 'X' DRYWALL.
9. COUNTER HT. IN KITCHEN IS TO BE 34" A.F.F.
10. ALL FIRST FLOOR TOILET FIXTURES & ACCESSORIES ARE TO BE ADA COMPLIANT.

CODE SUMMARY - 2006 IBC

- EXIST'G 2-STORY BRICK BLDG W/ A BASEMENT THAT WILL BE USED ONLY FOR MECHANICAL EQUIP.
- USE GROUP B - BUSINESS
- SINGLE TENANT OCCUPANCY
- SPRINKLER SYSTEM NOT REQUIRED

WALL TYPES

1. FURR-OUT EXTERIOR MASONRY WALLS W/ 3 1/2 MTL STUDS, 3 1/2" BATT INSULATION, FINISH ROOM SIDE W/ 5/8" DRYWALL.
2. FULL HT. WALL
3. 7'-0" H. WALL
4. 4'-0" H. WALL

DOOR TYPES

- (A) 3'X 7'0 WOOD W/ FULL GLASS LITE.
- (B) FLUSH WOOD DOOR - SIZE VARIES

Joyce Design Group Architects 441 Butler Street Pittsburgh, PA 15201 412.621.2018	PROPOSED RENOVATIONS TO: 5423 PENN AVE. FOR: BARRON COMMERCIAL REAL ESTATE TENANT: THE SPROUT FUND	
DATE: 3.13.07	FLOOR PLANS	A-1