



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

2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

BUILDING CODE DATA:
INTERNATIONAL EXISTING BUILDING CODE 2009 EDITION (LEVEL 2 ALTERATION)
INTERNATIONAL BUILDING CODE 2012 EDITION - CHAPTER 11 (ACCESSIBILITY)
ICC A117.1-2009

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS & SPACES SHALL COMPLY WITH THE REQUIREMENTS OF IBC 2009.

GENERAL BUILDING DESCRIPTION
- PROPOSED OFFICE SPACE IN LOCATION OF FORMER OFFICE SPACE

CHAPTER 3 - OCCUPANCY TYPE
- FORMER USE - B, BUSINESS (DOCTOR'S OFFICE)
- PROPOSED USE - B, BUSINESS (OFFICES)

NO CHANGE OF USE (OFFICE TO OFFICE)

CHAPTER 9 - FIRE PROTECTION SYSTEMS
SECTION 903.2 - AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED
SECTION 907.2.2 - MANUAL FIRE ALARMS ARE NOT REQUIRED.

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.1 - TYPE B, BUSINESS (OFFICES)
(1) PERSON PER 100 GROSS SQ. FT.

COMPLETED OCCUPANT LOAD PROPOSED:
CALCULATED OCCUPANTS: B - BUSINESS 2,565 SQ. FT. GROUND FLOOR/ 100 = 25.65 = 26 OCCUPANTS
2,565 SQ. FT. 2ND FLOOR/ 100 = 25.65 = 26 OCCUPANTS
52 TOTAL OCCUPANTS

SECTION 1005 - EMERGENCY LIGHTING WILL BE PROVIDED

REQUIRED EGRESS WIDTH:
52 OCCUPANTS x 0.27' OCCUPANT = 10.4' EGRESS WIDTH REQUIRED
100% 2 = 540 OCCUPANTS ALLOWED. 108' EGRESS WIDTH PROVIDED

ACCESSIBILITY:
ALL NEW COMPONENTS WILL COMPLY WITH THE ICC A117.1-2009 ACCESSIBILITY CODE.

GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISH MATERIAL. CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL FINAL FINISHES TO BE SELECTED BY OWNER.
- ALL EXISTING AND NEW INTERIOR WALLS, DOORS AND TRIM TO BE PAINTED. COLOR TO BE SELECTED BY OWNER.
- ALL DOORS (NEW & EXISTING) WILL RECEIVE LEVER HANDLES.
- NEW DUPLEX RECEPTACLE. MOUNT 18" A.F.F. UNLESS OTHERWISE NOTED.
- ALL NEW DOOR HEIGHTS TO MATCH EXISTING. CONFIRM IN FIELD.

PROPOSED KEYNOTES

- REMOVE EXISTING HANDRAIL AND INSTALL 36" HIGH HANDRAIL. PROVIDE 12" HANDRAIL EXTENSION AT BOTTOM OF RAMP.
- INSTALL NEW 42" HIGH GUARDRAIL WITH 1" PICKETS AT 4" O.C. MAX SPACING
- INSTALL NEW 42" HIGH GUARDRAIL WITH 1" PICKETS AT 4" O.C. MAX SPACING AND 36" HANDRAIL WITH 12" EXTENSIONS AT TOP AND BOTTOM OF LANDING
- NEW P.T WOOD STEPS WITH 7" MAX RISERS AND 11" TREADS. SEE DETAIL ON SHEET A-3 FOR MORE INFORMATION
- NEW 4" CONCRETE LANDING WITH 6x6 10/10 WWF ON 4" CRUSHED STONE. SLOPE 1":48" MAX ANY DIRECTION.
- REMOVE EXISTING CONCRETE STEPS
- REMOVE EXISTING PORCH BOARDS AND REPLACE WITH NEW
- REMOVE ANY ROTTEN WOOD BOARDS ON COLUMN BASED AND REPLACE IN KIND. PRIME AND PAINT TO MATCH EXISTING
- NEW CHAIR RAIL TL-390 BY TAGUE LUMBER OR APPROVED EQUAL.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL, WINDOW OR DOOR TO BE REMOVED
- NEW WALL INFILL TO MATCH EXISTING
- NEW WALL - 3-5/8" 25 GA METAL STUDS @ 16" O.C WITH 1 LAYER OF 5/8" GYP BOARD ON EACH SIDE. RUN 6" ABOVE NEW CEILING GRID.

LINN ARCHITECTS
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

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PROPOSED FIRST & SECOND FLOOR PLANS
CARE LINK
605 E. BALTIMORE PIKE
NETHER PROVIDENCE, PA. 19063

REVISIONS	NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10.13.15	

DATE: 09.25.15
SCALE: 1/4"=1'-0"
DRAWN BY: RHN
CHECKED BY:
PROJ. NO.: 151.62
SHEET NO.: A-1
SHEET x OF x

24 x 30
Muller
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