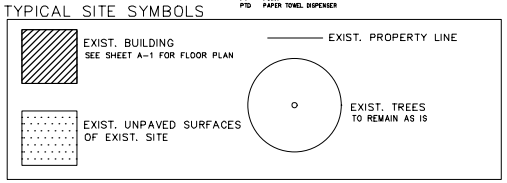
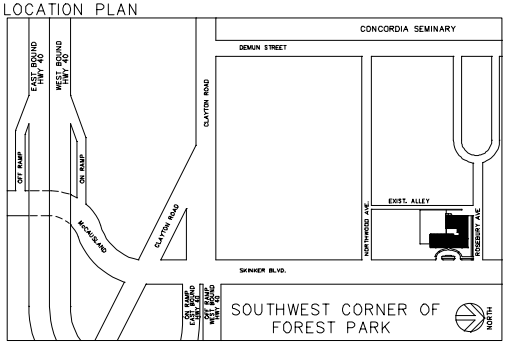
TYPICAL ABBREVIATIONS

A.	
AC	AIR CONDITIONING
AD	AREA DRAIN
ALUM	ALUMINUM
AP.	ACCESS PANEL
APT	APARTMENT
B.	
BB	BULLETIN BOARD
BC	BASE CABINET
BD	BOARD
B/FTG	BOTTOM OF FOOTING
BL	BRICK LEDGE
BM	BEAM
B.O.	BY OTHERS
BRK	BRICK
C.	
C-c	CENTER TO CENTER
CJ	CONTROL JOINT
CI	CURB INLET
C.O.	CLEAN OUT
COMB	COMBINATION
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
CY	CUBIC YARD
D.	
D	DRYER (CLOTHES)
DB	DRAWER BASE CABINET
DN	DOWN
DOUL	DOUBLE
DR	DOOR OPENING
DP	DEEP
DR.	DOOR
DRN	DRAIN
DS	DOWN SPOUT
DWR	DRAWER
DW	DISH WASHER
E.	
(E)	EXISTING
EF	EXHAUST FAN
EHD	ELECTRIC HAND DRYER
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ENG	ENGINEER
EP	ELECTRIC PANEL
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
F.	
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FH	FIRE HYDRANT
FLR	FLOOR
FLUOR	FLOURESCENT
FR	FIRE RESISTANT
FT	FOOT OR FEET
G.	
GB	GRAB BAR
G.C	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFI	GROUND FAULT INTERUPT
GL	GLASS
GR	GRADE
GYP	GYPSUM
H.	
HB	HOSE BIBB
HC	HOLLOW CORE
HGT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
I.	
ID	INSIDE DIMENSION
INCAND	INCANDESCENT
IN.	INCH
INSUL	INSULATION
INT	INTERIOR
J.	
JT	JOINT
K.	
KO	KNOCK OUT
KS	KNEE SPACE
L.	
LAV	LAVATORY
LF	LINEAR FOOT OR FEET
LT	LIGHT
M.	
MAS	MASONRY
MECH	MECHANICAL
MET	METAL
M.O.	MASONRY OPENING
MTD	MOUNTED
MW	MICROWAVE
N.	
NIC	NOT IN CONTRACT
N.TS	NOT TO SCALE
O.	
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
P.	
P	PANT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PP	POWER POLE
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTD	PAPER TOWEL DISPENSER
Q.	
QC	QUALITY CONTROL
QT	QUARRY TILE
QTR	QUARTER
R.	
RD	ROUND
REF	REFRIGERATOR
RH	RANGEHOOD
RM	ROOM
R.O.	ROUGH OPENING
ROW	RIGHT OF WAY
S.	
SD	SOAP DISPENSER
SF	SQUARE FOOT OR FEET
S.I.	SQUARE INCH
SG	SURFACE GRATE
SL	SLOPE
STL	STEEL
SV	SHEET VINYL
SWCH	SWITCH
SY	SQUARE YARD
T.	
TB	TOWEL BAR
TBR	TO BE REMOVED
TPD	TOILET PAPER DISPENSER
TZ	TERRAZZO TILE
U.	
U.C.	UNDER COUNTER
U.L.	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UV	ULTRA VIOLET
V.	
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VT	VINYL TILE (SOLID)
W.	
W	WASHER (CLOTHES)
WC	WATER CLOSET (TOILET) OR WALL CABINET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
W/	WITH
W/O	WITHOUT
WSCT	WAINSCOT
WP	WEATHER PROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC
Y.	
YD	YARD DRAIN
YH	YARD HYDRANT

TYPICAL SITE SYMBOLS



LOCATION PLAN



GENERAL BUILDING CODE INFORMATION

1. THE BUILDING IS CLASSIFIED AS RESIDENTIAL GROUP R-2 (APARTMENT HOUSE) OCCUPANCY GROUP IN ACCORDANCE WITH SECTION 310 OF THE I.B.C.
2. THE BUILDING IS 10 STORIES TALL, AND EXCLUDING THE GARAGES (WHICH ARE SEPARATED BY 2 HR. RATED CONSTRUCTION); THE FIRST FLOOR HAS AN AREA OF 9080 SQ FT., AND THE SECOND THROUGH TENTH FLOORS ARE 8910 SQ FT. IN AREA EACH
3. THE BUILDING IS CONSTRUCTED OF CAST-IN-PLACE CONCRETE SUPER-STRUCTURE (COLUMNS, BEAMS, FLOOR AND ROOF SLABS). EXTERIOR WALLS CONSIST OF MASONRY CONSTRUCTION WITH A PLASTER INTERIOR FINISH, (WITH AN MIN. OVERALL THICKNESS OF 15"±). INTERIOR WALLS (AT PUBLIC CORRIDORS AND SEPARATING DWELLING UNITS) ARE WALL ASSEMBLIES CONSISTING OF GYPSUM BLOCK WITH PLASTER FINISHES ON EACH SIDE.
4. THE BUILDING IS EQUIPED WITH A FIRE PROTECTION STAND PIPE SYSTEM, WITH STAND PIPE CONNECTIONS ON EACH FLOOR.
5. IN ACCORDANCE WITH TABLE 503; ALLOWABLE BUILDING HEIGHTS AND AREAS, THE BUILDING COMPLIES WITH THE REQUIREMENTS OF TYPE I-B AS FOLLOWS:

THE ALLOWABLE NUMBER OF STORIES:	11 STORIES	THE ACTUAL NUMBER OF STORIES:	10 STORIES
THE ALLOWABLE AREA PER FLOOR:	UNLIMETED	THE ACTUAL AREA PER FLOOR:	9080 SQ. FT. MAX.

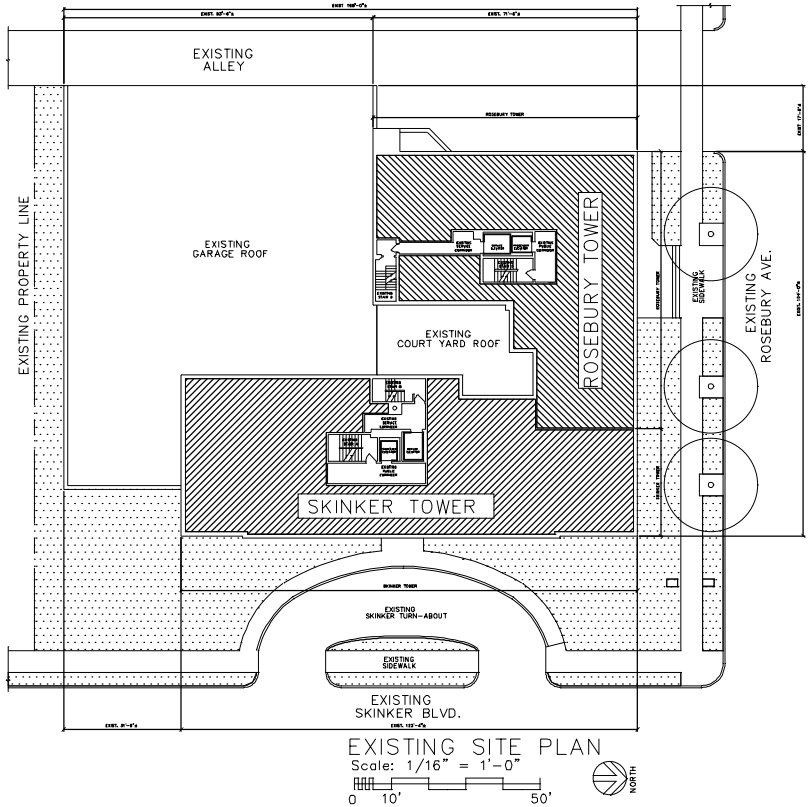
6. IN ACCORDANCE WITH TABLE 601, FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS., THE BUILDING COMPLIES WITH THE REQUIREMENTS OF TYPE I-B AS FOLLOWS:

PRIMARY STRUCTURAL FRAME	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR.
BEARING WALLS	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR
NON-BEARING EXTERIOR WALLS	REQUIRED RATING	0 HR.	ACTUAL RATING	0 HR.
NON-BEARING INTERIOR WALLS	REQUIRED RATING	0 HR.	ACTUAL RATING	0 HR.
FLOOR CONSTRUCTION	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR
ROOF CONSTRUCTION	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR

6. IN ACCORDANCE WITH CHAPTER 7, FIRE PROTECTION- I.E. TABLE 707.3.9 FIRE RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES (OR HORIZONTAL ASSEMBLIES) BETWEEN FIRE AREAS, AND SECTION 704, FIRE PROTECTION; THE PROPOSED IMPROVEMENTS COMPLY WITH THE REQUIREMENTS OF OCCUPANCY "R" AS FOLLOWS:

FIRE SEPARATION AT CORRIDORS	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR.
FIRE SEPARATION AT SHAFTS	REQUIRED RATING	2 HR.	ACTUAL RATING	2 HR.

7. IN ACCORDANCE WITH CHAPTER 8, INTERIOR FINISHES. THE PROPOSED IMPROVEMENTS COMPLY SECTION 803 WALL AND CEILING FINISHES AND TABLE 803.9 FINISH REQUIREMENTS BY OCCUPANCY), FOR CORRIDORS AS FOLLOWS.
   CLASS B FINISH MATERIAL: FLAME SPREAD INDEX 25-75 SMOKE DEVELOPED INDEX 0-450
8. IN ACCORDANCE WITH CHAPTER 10, MEANS OF EGRESS, NEW STEPS SHALL COMPLY WITH SECTION 1009, STAIRWAYS; AS FOLLOWS:
   RISER HEIGHTS SHALL BE 7-3/4 INCHES MAX. PER EXCEPTION 5, UNDER 1009.4.2
   TREAD DEPTHS SHALL BE 11" MIN. (AS MEASURED HORIZONTALLY FROM STAIR NOSE TO STAIR NOSE), PER 1009.4.2



EXISTING SITE PLAN

Scale: 1/16" = 1'-0"

0 10' 50'

NORTH

CODE INFORMATION

1. THE WORK IS DESIGNED IN ACCORDANCE WITH THE "INTERNATIONAL EXISTING BUILDING CODE" (I.E.B.C.) 2009 EDITION, AND ASSOCIATED PORTIONS OF THE "INTERNATIONAL BUILDING CODE" (I.B.C.) 2009 EDITION, AND PORTIONS OF THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES GUIDELINES - ICC A117.1 - 2009 EDITION.
2. THE CORRIDOR MODIFICATIONS ARE CLASSIFIED AS "ALTERATION - LEVEL 2" WHICH INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR, AND THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM; AS DESCRIBED IN CHAPER 7 OF THE I.E.B.C., PER SECTION 404 OF THE I.E.B.C.
3. LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 7, OF THE I.E.B.C.
4. THE AREA OF THE MODIFICATION WORK IS APPROX. 1300 SF, AND THE AREA OF THE "TOWER" AREAS OF THE BUILDING IS APPROX. 9080 SF; RESULTING IN THE WORK AREA BEING ONLY 15% MAX. PER FLOOR OF THE ENTIRE BUILDING.
5. THE EXISTING FIRE PROTECTION SYSTEM STANDPIPE STATIONS ON EACH FLOOR SHALL REMAIN AS IS, AND ARE NOT AFFECTED BY THE MODIFICATION WORK; EXCEPT WHERE SUCH PIPING PENETRATES EXISTING FIRE RATED WALL ASSEMBLIES AND NEW FIRE STOPPING AROUND SUCH PENETRATIONS IS PROVIDED, IN ACCORDANCE WITH SECTION 704 OF THE I.E.B.C.
6. THE EXISTING EMERGENCY EGRESS EXITS (AS NOTED ON THE "OVER-ALL" FLOOR PLAN SHEETS 0A-1, SHALL REMAIN AS IS.
7. ALL NEW DOORS INSTALLED IN NEW MAIN CORRIDOR WHICH OCCUR IN THE PATH OF EMERGENCY EGRESS TRAVEL, SHALL BE EQUIPPED WITH "PANIC HARDWARE" (AS INDICATED IN THE DOOR SCHEDULE); IN ACCORDANCE WITH SECTION 705.4.4 OF THE I.E.B.C.
8. ALL NEW DOORS INSTALLED IN NEW MAIN CORRIDOR WHICH OCCUR IN THE PATH OF EMERGENCY EGRESS TRAVEL, SHALL BE HOLLOW METAL (AS INDICATED IN THE DOOR SCHEDULE); IN ACCORDANCE WITH SECTION 705.5.1 OF THE I.E.B.C.
9. NEW EXIT SIGNS SHALL BE INSTALLED AS REQUIRED WITHIN THE WORK AREA TO DESIGNATE EMERGENCY EGRESS EXIT ROUTES (SEE REFLECTED CEILING PLAN), IN ACCORDANCE WITH SECTION 705.8 OF THE I.E.B.C.
10. WHERE NEW STEPS OR INCLINED SURFACES ARE INDICATED, NEW HANDRAILS AND/OR GUARD RAILS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 705.9 OF THE I.E.B.C.
11. THE INCLINED SURFACE (RAMP) IN THE "NEW SKINKER CORRIDOR" COMPLIES WITH THE ALLOWED SLOPE OF 1 IN 12 IN ACCORDANCE WITH I.C.C A 117.1.
12. NEW ELECTRICAL CONVENIENCE OUTLETS INSTALLED IN CONJUNCTION WITH THE NEW WORK, SHALL BE AS SHOWN IN THESE DRAWINGS (SEE GFI DESIGNATIONS FOR GROUND FAULT CIRCUIT INTERUPTION LOCATIONS). ALL NEW ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70.
13. MECHANICAL MODIFICATIONS REQUIRED BY THE WORK SHOWN IN THESE DRAWINGS SHALL BE DESIGN / BUILD (SEE SPECS) ALL NEW MECHANICAL WORK SHALL BE MADE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE, PER SECTION 709 OF THE I.E.B.C.
14. THE NEW CHAIR LIFT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 410 OF THE I.C.C A 117.1.

HISTORY OF THE EXISTING BUILDING

1. THE BUILDING LOCATED AT 701 S. SKINKER BLVD. WAS ORIGINALLY BUILD IN THE 1920'S. AT THAT TIME IT HOUSED UP-SCALE APARTMENTS WHICH OVERLOOKED FOREST PARK. THE RESIDENTS AT THAT TIME EMPLOYED LIVE-IN TIME STAFF WHICH IS EVIDENCED BY THE INCLUSION OF SERVANTS QUARTERS WITHIN THE ORIGINAL APARTMENTS.

   CONSEQUENTLY, THE ORGANIZATION OF THE BUILDING RESULTED IN "PUBLIC" AREAS (SUCH AS THE LOBBIES AND MAIN CORRIDORS) AND "SERVICE" AREAS (SUCH AS THE SERVICE CORRIDORS, GARAGES, LAUNDRY ROOM, ETC.).

   THE "PUBLIC" AREAS HAVE TOP QUALITY FINISHES (SUCH AS TERRAZO FLOORS, AND DECORATED PLASTER WALLS AND CEILINGS) THE "SERVICE" AREAS HAVE MORE UTILITARIAN FINISHES (SUCH AS SIMPLE RED CLAY TILE FLOORS AND SIMPLE PLASTER WALLS).

   THE "SERVICE" AREAS ARE ALSO CHARACTERIZED BY MANY LEVEL CHANGES WHICH REQUIRE SERIES OF STEPS. IT IS ASSUMED THAT THE RESIDENTS HAD VERY LITTLE (IF ANY) ACTIVITY IN THE "SERVICE" AREAS, INSTEAD RELYING ON STAFF TO "DO THE LAUNDRY", "BRING THE CAR AROUND" ETC., AND SO THE VARIOUS STEPS WERE NOT A CONCERN.

2. IN THE 1990'S, THE BUILDING WAS CONVERTED TO CONDOMINIUMS, AND OVER THE YEARS THE PRACTICE OF HAVING LIVE-IN STAFF HAS PASSED AWAY. SERVANT'S ROOMS WITHIN THE LIVING UNITS HAVE BEEN CONVERTED INTO OTHER USES. PASSENGER ELEVATORS HAVE BECOME SELF SERVICE AND THE CURRENT RESIDENTS NOW HAVE TO GET THEIR OWN CAR, DO THEIR OWN LAUNDRY, AND DEAL WITH THE STEPS IN THE "SERVICE" AREAS.

DESIGN INTENT OF THE PROJECT

1. THE CURRENT RESIDENTS OF THE BUILDING HAVE DECIDED THAT UPGRADES AND MODERNIZATION OF THE "SERVICE" AREAS ARE NECESSARY. MANY OF THE RESIDENTS HAVE LIVED IN THE BUILDING SINCE IT BECAME CONDO'S AND ARE NOW APPROACHING THE TIME IN THEIR LIVES WHERE GOING UP AND DOWN THE STEPS IN THE "SERVICE" AREAS HAS BECOME A NUISANCE.

   THEREFORE IT IS THE INTENT OF THIS PROJECT TO CONDUCT INTERIOR MODIFICATIONS AS INDICATED TO ELIMINATE THE NECESSITY TO NEGOTIATE AS MANY STEPS AS POSSIBLE, AND PROVIDE THE SUBSTRATES FOR FUTURE INTERIOR FINISH UPGRADES IN THE "SERVICE" AREAS, MAKING THEM COMPARABLE IN QUALITY AS THE EXISTING "PUBLIC" AREAS.

2. DUE TO SPATIAL CONSTRAINTS IMPOSED BY EXISTING CONDITIONS A "COMPLIANT" RAMP CANNOT BE PROVIDED FROM THE ROSEBURY LOBBY TO THE EXISTING EGRESS CORRIDOR. HOWEVER A SERIES OF RISERS WITH "DEEP" LANDINGS HAVE BEEN PROVIDED TO MAKE THIS PATH MORE FRIENDLY TO THE OLDER RESIDENTS (WHO MAY BE USING WALKERS).
3. IT IS ALSO THE DESIGN INTENT OF THE PROJECT TO ADDRESS CONCERNS ABOUT BUILDING SECURITY AND FIRE SEPARATION OF THE GARAGES FROM THE INTERIOR SPACES OF THE BUILDING.

DESCRIPTION OF THE EXISTING BUILDING

1. THE BUILDING IS TEN (10) STORIES TALL AND TYPICALLY THERE ARE FIVE (5) CONDO UNITS ON THE SECOND THROUGH THE TENTH FLOORS (ALTHOUGH ONE OF THE FLOORS HAVE BEEN CONVERTED SOMETIME IN THE PAST TO PROVIDE FOUR (4) CONDO UNITS), AND ONE (1) UNIT ON THE FIRST FLOOR.

   THERE IS A TOTAL OF FORTY FIVE (45) CONDO UNITS WITHIN THE BUILDING
2. ALTHOUGH THE BUILDING IS ONE CONTIGUOUS STRUCTURE, THE ORGANIZATION OF THE CONDO UNITS IS DIVIDED INTO THE "SKINKER" TOWER AND THE "ROSEBURY" TOWER (SEE SITE PLAN). EACH TOWER IS SERVICED BY ONE PASSENGER ELEVATOR, ONE SERVICE ELEVATOR, AND TWO STAIR TOWERS.

   STAIRS A & C EMPTY INTO THE LOBBY OF THEIR RESPECTIVE TOWERS AND THE EMERGENCY EGRESS ROUTE PASSES THROUGH THE LOBBIES TO THE EXTERIOR (SEE SHEET 0A-1).

   STAIRS B & D PROVIDE EMERGENCY EGRESS INTO THE "EXIST. EGRESS CORRIDOR" (SEE SHEET A-1) WHICH EXITS INTO THE ALLEY BY MEANS OF THE EXIST. SERVICE ENTRANCE (SEE SHEET A0-1).
3. THE EXISTING GARAGES ARE CONSTRUCTED OF CAST-IN-PLACE CONCRETE SUPER-STRUCTURE (ROOF SLAB, FLOOR SLAB, COLUMNS AND EXTERIOR WALLS). THE WALLS BETWEEN THE GARAGES AND THE INTERIOR OCCUPIED AREAS OF THE BUILDING ARE A COMBINATION OF CAST-IN-PLACE CONCRETE AND MASONRY CONSTRUCTION. THESE ELEMENTS PROVIDE AN EXISTING TWO HOUR FIRE RATED SEPARATION BETWEEN THE GARAGES AND INTERIOR AREAS. EXISTING DOOR AND FRAMES INTHOSE WALLS ARE METAL WITH A TWO HOUR FIRE RATING.
4. THE EXISTING BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM, BUT IS PROVIDED WITH A FIRE PROTECTION STANDPIPE SYSTEM, WITH STATIONS AT EACH FLOOR (IN STAIRS B & D).

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Date Issued: 01/31/14

Addendum:

#1		02/28/14
#2	2	03/03/14
#3	3	05/31/14

SHEET NO.

COVER