

**NOTES & SPECIFICATIONS**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THIS CONSTRUCTION DOCUMENT BOUND TOGETHER AT ALL TIMES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO READ ALL NOTES, SPECIFICATIONS AND BE FAMILIARIZED WITH THE PLANS FOR TO WORK.

**GENERAL**

1. NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. ALL DIMENSIONS, CONDITIONS, AND APPLICABLE INFORMATION OF EXISTING STRUCTURE/SITE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR.

3. ALL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

4. ALL UNNOTED OR NON-VISIBLE ELEMENTS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER.

5. ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED BY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. NO DEVIATIONS OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE UNLESS APPROVED BY THE ARCHITECT/ENGINEER.

7. CONTRACTOR TO VERIFY DIMENSIONS OF FOUNDATION WITH FLOOR PLANS BEFORE THE START OF FRAMING.

8. DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.

9. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

10. OWNER/BUILDER ARE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, CERTIFICATES, CERT. OF OCCUPANCY OR COMPLETION AND U.I. APPROVAL.

11. THESE SETS OF DRAWINGS ARE THE PROPERTY OF AMP ARCHITECTURE AND SHALL NOT BE ALTERED OR BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

12. THE ARCHITECT IS NOT RETAINED FOR SUPERVISION OF THE WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.

13. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.

14. THE CONTRACTOR SHALL KEEP PREMISES REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH WASTE MATERIALS, TOOLS, ETC. CLEAN GLASS AND LEAVE WORK BROOM CLEAN.

15. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES.

16. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF THE SUB-CONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT/ENGINEER, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM) (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS AGENTS, EMPLOYEES, SUB-CONTRACTORS, OR INDIVIDUALLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOM ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY IDENTIFIED HEREUNDER.

18. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCKWORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS NEEDED, UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS AND CONDITIONS PERTAINING ARE TO BE FIELD VERIFIED.

20. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION IN THE DRAWINGS MANNER.

21. ALL MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.

22. PROVIDE FIREBLOCKING AS PER NEW YORK ACCESSIBILITY STANDARDS.

23. PLEASE NOTE THAT THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

**CODES AND REFERENCE STANDARDS:**

1. ALL NEW WORK PERFORMED SHALL CONFORM TO THE 2020 INTERNATIONAL BUILDING CODE AND 2020 PROPERTY MAINTENANCE CODE.

2. REFERENCE STANDARD USED FOR ALL WOOD FRAMING, CONNECTIONS OF WOOD FRAMING AND CONNECTION TO FOUNDATION - 2018 WOOD FRAME CONSTRUCTION MANUAL BY AF & PA.

3. ALL PLUMBING WORK SHALL CONFORM TO THE 2020 INTERNATIONAL PLUMBING CODE.

4. ALL MECHANICAL WORK SHALL CONFORM TO THE 2020 INTERNATIONAL MECHANICAL CODE AND 2020 INTERNATIONAL FUEL GAS CODE.

5. ALL ELECTRICAL WORK SHALL CONFORM TO 2017 NATIONAL ELECTRIC CODE, NFPA 70 AND 2020 INTERNATIONAL ENERGY CONSERVATION CODE.

**INSULATION**

1. EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE.

2. PROVIDE 2" R-10 RIGID FOAM INSULATION FOR EXTERIOR FOUNDATION WALLS FROM 6" BELOW GRADE TO 24" BELOW GRADE IF DESIRED BY CONTRACTOR OR OWNER. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

3. GENERALLY, UNLESS NOTED OTHERWISE, INSULATE AS FOLLOWS:

- 4" R-19 FOR PLAT CEILING
- 2" R-50C FOR VAULTED AND CATHEDRAL CEILING
- 3.5" R-19 FOR 2"x4" WALL CONSTRUCTION
- 5.25" R-21 FOR 2"x6" WALL CONSTRUCTION
- 5.25" R-21 FOR FLOORS

**FIRE AND SMOKE PROTECTION FEATURES**

1. FIRE-RESISTANCE RATINGS OF BUILDING ELEMENTS, COMPONENTS, OR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH TEST PROCEDURES SET FORTH IN ASTM E119 OR UL 263, AS PER SECTION 105.3 OF THE 2020 INTERNATIONAL BUILDING CODE (IBC).

2. ALL NONCOMBUSTIBLE MATERIALS MUST MEET THE REQUIREMENTS OF SECTION 105.3 OF THE 2020 IBC.

3. ALL FIRE-RESISTANCE-RATED GLAZING SHALL BE IN ACCORDANCE WITH SECTION 105.6 OF THE 2020 IBC.

4. ANY ACCESSIBLE CONCEALED AREAS REQUIRING PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE PER SECTION 105.7 OF THE 2020 IBC.

5. THE FIRE RESISTANCE RATING OF PENETRATIONS AND JOINTS SHALL BE IN ACCORDANCE WITH SECTIONS T14 & T15 OF THE 2020 IBC, RESPECTIVELY.

6. ALL FIRE DOORS SHALL COMPLY WITH TABLE 716.5 OF THE 2020 IBC.

7. ALL FIRE WINDOWS SHALL COMPLY WITH TABLE 716.6 OF THE 2020 IBC.

8. FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 716 OF THE 2020 IBC. FIREBLOCKING AND DRAFTSTOPPING IS REQUIRED IN CONCEALED SPACES, CONCEALED SPACES BETWEEN HORIZONTAL VERTICAL SPACES, AND WITHIN CEILING & FLOOR ASSEMBLIES EXCEEDING 1000 S.F.

9. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 906 OF THE 2020 IBC. EXTINGUISHERS SHALL BE SIZED & LOCATED IN COMPLIANCE WITH TABLE 906.3(1) FOR ORDINARY HAZARD OCCUPANCY.

**FOUNDATION, CONCRETE, AND MASONRY**

1. CONTRACTORS TO VERIFY ALL DIMENSIONS OF EXISTING FOUNDATION AS IT APPLIES TO THE NEW WORK BEING PERFORMED AND SHALL COORDINATE THE SUB-CONTRACTORS IN SUCH A MANNER TO ASSURE THAT THE CONDITIONS OF THE FIRST AND SECOND FLOORS ARE TAKEN INTO ACCOUNT.

2. SEE STRUCTURAL ENGINEER DRAWINGS AND SPECIFICATIONS.



**CARPENTRY**

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH #2 & BETTER (P & B) UNLESS OTHERWISE NOTED.

2. ALL LUMBER IN CRACK SPACES TO BE 10" ABOVE SCRATCH COAT. MAINTAIN 2" MIN. FOUNDATION EXPOSURE.

3. SILLS TO BE 6" FT. AND SECURELY FLASHED WITH A TERMITE SHIELD. ALSO PROVIDE SILL SEAL/INSULATION. SIZE OF SILL TO BE (2) 2"x6" UNLESS (1) 2"x6" IS NECESSARY TO MATCH FLOOR HEIGHTS WITH THE EXISTING STRUCTURE.

4. AT FLUSH FRAMING USE 1/8" GAUGE METAL JOISTS HANGERS BY 'TEGO' OR EQUAL.

5. MINIMUM DOUBLE HEADERS AND TRIMMERS AROUND ALL OPENINGS IN FLOORS, ROOFS, AND WALLS.

6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS, PARTS, AND BATH TUBS.

7. ALL BEAMS, GIRDERS, ETC. TO HAVE MIN. OF 3/4"2" BEARINGS

8. MIN. HEADER TO BE (2) 2"x10" UNLESS OTHERWISE NOTED.

9. ALL WOOD SILLS AND MOOD IN CONTACT WITH MASONRY/CONCRETE TO BE P.T.

10. ALL EXTERIOR SHEATHING SHALL BE NAILED AS PER STRUCTURAL ENGINEER FASTENING SCHEDULE.

11. SUB FLOORING, GENERALLY, TO BE OF 3/4" THICKNESS AND OF CDX GRADE. NAILING AS PER ENGINEER.

12. EXTERIOR SHEATHING TO BE COVERED PER EXTERIOR WALL SECTIONS PAGES A-500 THRU A-505.

13. BLOCK EXTERIOR STUD WALLS AT HALF STORY HEIGHTS AND AT UNSUPPORTED EDGE BEAMS OF EXTERIOR SHEATHING.

14. PROVIDE 'X' CROSS BRACING AT JOISTS, STUDS, AND RAFTERS WHEN SPANS EXCEED 8'-0" AND AT EVERY 8'-0".

15. TOP PLATES TO BE DOUBLED AND LAPRED AT CORNERS, SEE ALSO PAGE A-2.

16. APPLY ALL CONDITIONS ADDRESSED IN FASTENING SCHEDULE AS NECESSARY.

17. PROVIDE ALL NAILING AND STRAPPING ADDRESSED ON PAGES A-1 THROUGH A-3.

18. AT 'MET WALL' PARALLEL TO JOISTS FRAME DOUBLE JOIST AS PER CODE. GENERALLY, SEPARATE DOUBLE JOIST THE THICKNESS OF WALL ABOVE. SUB FLOOR SHALL NEVER EXCEED A 16' SPAN.

19. AT ROUGH OPENINGS PROVIDE ALL APPLICABLE NAILING AND STRAPPING AS PER PAGE A-1 THROUGH A-3.

20. 1"2" SPECIFICS PRESERVE PRESERVATIVELY TREATED LUMBER IN ACCORDANCE W/ ANPA 222. WHERE DRILLING AND/OR CUTTING OCCURS, FIELD TREAT LUMBER W/ COPPER NAPHTHENE WHICH SHALL CONTAIN 2% COPPER METAL BY REPEATED BRUSHING, DRIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE. ALSO, FOR HANDRAILS USE WITH P.T. LUMBER.

21. L.V.L. (LAMINATED VENEER LUMBER) DENOTES EITHER OF THE FOLLOWING:

- A. TRUSS JOIST MILLILAM 1 HE MICROLAM
- B. GEORGIA PACIFIC 2.0E 3-P LAM

P.L. (PARALLEL STRAND LUMBER) DENOTES

- A. TRUSS JOIST MILLILAM 2.0E PARALLAM
- ALL TO BE INSTALLED AS PER MANU. SPEC'S

22. FOR NEW WALLS, REFERENCE STRUCTURAL DRAWINGS FOR DETAILS. ALSO, SEE EXTERIOR WALL DETAILS ON PAGES A-500 THRU A-505.

**MEANS OF EGRESS & ACCESSIBILITY**

1. MEANS OF EGRESS SHALL BE PROVIDED IN FULL COMPLIANCE WITH CHAPTER 10 OF THE 2020 IBC, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

2. DESIGN OCCUPANT LOADS USED TO DETERMINE MEANS OF EGRESS REQUIREMENTS HAVE BEEN DETERMINED PER SECTION 1004 OF THE 2020 IBC.

3. ALL ROOMS OR SPACES CONSIDERED AS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF EACH SPACE POSTED NEAR THE MAIN EXIT IN A CONSPICUOUS MANNER, AS PER SECTION 1004.3 OF THE 2020 IBC.

4. WALKING SURFACES ALONG MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

5. ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 1004 OF THE 2020 IBC AND SHALL BE CONTINUOUS UNTIL REACHING A PUBLIC WAY. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH SECTION 1002.8 OF THE 2020 IBC.

6. MEANS OF EGRESS DOORS SHALL COMPLY WITH SECTION 1010.1 OF 2020 IBC.

7. MEANS OF EGRESS DOOR OPERATIONS AND DOOR HARDWARE SHALL BE COMPLIANT WITH SECTION 1010.1.9 OF THE 2020 IBC.

8. ILLUMINATION OF THE MEANS OF EGRESS, NOT TO BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE SHALL BE PROVIDED AT ALL TIMES THAT A ROOM OR SPACE IS OCCUPIED, IN ACCORDANCE WITH SECTION 1008 OF THE 2020 IBC.

9. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY AS PER SECTION 1008.3 OF THE 2020 IBC. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE EGRESS AREAS PER 2020 IBC SECTIONS 1008.3.1 - 1008.3.4 AND SHALL PROVIDE POWER FOR AT LEAST 90 MINUTES USING STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR.

10. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL PER 2020 IBC SECTION 1015. EXIT SIGNS SHALL BE PLACED SUCH THAT NO POINT IN AN EXIT CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 60 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS.

11. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED PER 2020 IBC SECTIONS 1015.3 OR 1015.6, RESPECTIVELY. ILLUMINATION SHALL BE PROVIDED AT ALL TIMES AND EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM WHICH PROVIDES CONTINUED ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, AS PER 2020 IBC SECTION 1015.5.5.

12. A SIGN STATING 'EXIT' IN VISUAL CHARACTERS, RAISED CHARACTERS, AND BRAILLE AND COMPLYING WITH ICC A111 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND AT THE EXIT DISCHARGE, AS PER 2020 IBC SECTION 1015.4.

13. REQUIRED SIGNAGE OF ALL ACCESSIBLE AND INACCESSIBLE AREAS MUST COMPLY WITH SECTION III OF THE 2020 IBC.

**NOTE:**  
FLOOD MAP DATA FROM FEMA MAP# 36103C016H  
MAP DATE: 9/25/2004  
FLOOD ZONE X & AE (EL 6)

1. ELEVATIONS REFERENCE 1988

# PORTOBELLO ROOF DECK

**PROJECT SCOPE:**

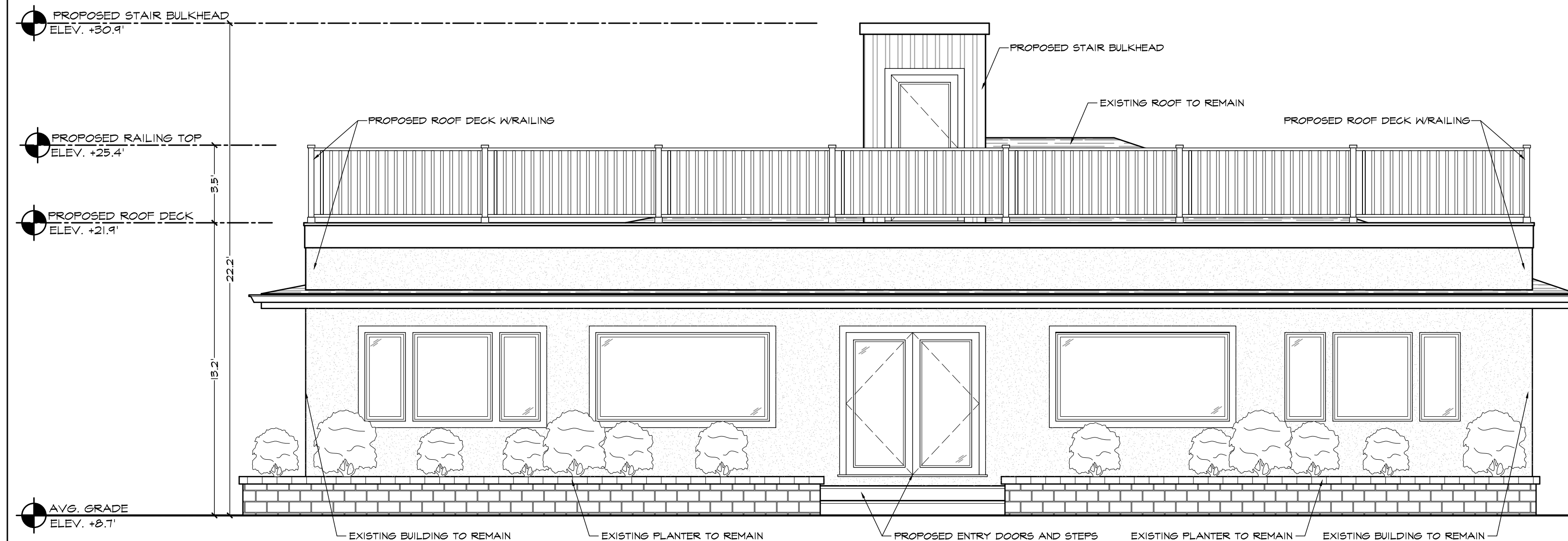
PROPOSED INTERIOR STAIR BULKHEAD AND ROOF DECK FOR OUTDOOR DINING.

**PROJECT DATA:**

PROJECT / ZONING DATA	
TAX MAP #	1001-3-1-1
ZONING DISTRICT	W-C WATERFRONT COMMERCIAL DISTRICT
LOT AREA	1.7 ACRES
FEMA FLOOD ZONE	X & AE6
HABITABLE SPACE	
FIRST FLOOR AREA	3,915 S.F. 3,915 S.F.
ROOF AREA	0 S.F. 1,000 S.F.

**PAGE KEY:**

G-001.00	PROJECT LOCATION & SCOPE GENERAL NOTES & ZONING DATA PROPOSED EXTERIOR ELEVATION
A-101.00	PROPOSED FIRST FLOOR PLAN
A-102.00	PROPOSED ROOF PLAN
A-103.00	EMERGENCY DEVICE PLANS EGRESS PLANS



PROPOSED REAR (SOUTHEAST) ELEVATION



LOCATION MAP

SCALE: NTS

**ANTHONY PORTILLO, R.A., LEED AP**  
**ARCHITECTURE**  
 1075 FRANKLINVILLE RD.  
 LAUREL N.Y. 11948  
 01-516-214-0160  
**LLC**

DATE:	REV.	COMMENTS

**PROJECT:**

**PORTOBELLO ROOF DECK**

1410 MANHASET ROAD  
GREENPORT, NY 11944

**DRAWING TITLE:**

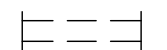
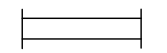


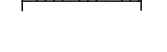


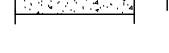
PROJECT LOCATION & SCOPE  
SITE PLAN & ZONING DATA

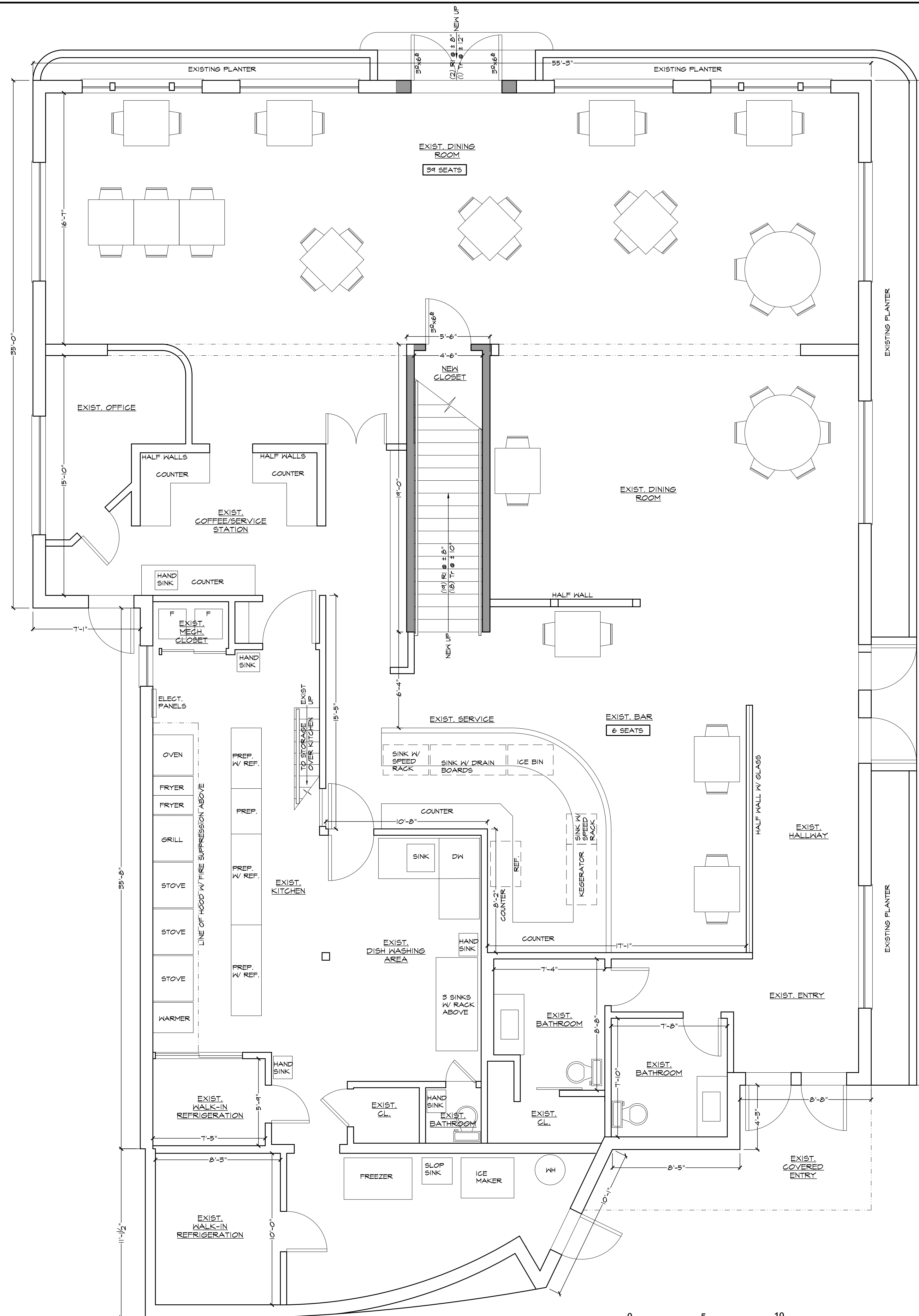
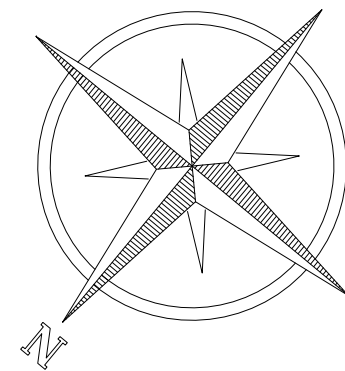
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**G-001.00**

DATE: 12/24/20 **1 OF 4**

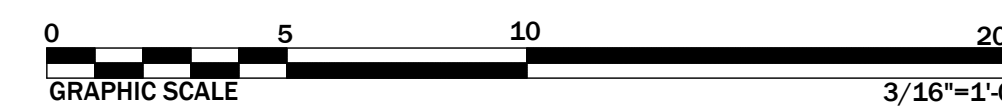
GENERAL SYMBOL KEY:

-  EXISTING TO BE DEMOLISHED
-  EXISTING TO REMAIN
-  NEW WOOD FRAME (L.G. STL. WHEN APPLICABLE)
-  NEW 1-HR FIRE RATED WOOD FRAME (L.G. STL. WHEN APPLICABLE)
-  NEW 2-HR FIRE RATED WOOD FRAME (L.G. STL. WHEN APPLICABLE)
-  NEW PARTIAL HEIGHT WOOD FRAME (L.G. STL. WHEN APPLICABLE)
-  NEW FOUNDATION WALL
-  MIN. (2) 2"x4" STRUCTURAL POST FOR 4" WALLS (MIN. (2) 2"x6" STRUCTURAL POST FOR 6" WALLS), U.O.N.



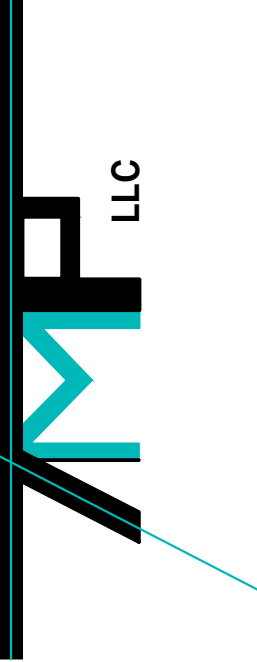
PROPOSED FIRST FLOOR PLAN

1,000 S.F. HABITABLE SPACE; 3,915 S.F. GROSS AREA



SCALE: 1/4" = 1'-0"

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 0: 516-214-0160



REV. COMMENTS  
 DATE:

PROJECT:

PORTOBELLO ROOF DECK

1410 MANHASET ROAD  
 GREENPORT, NY 11944

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

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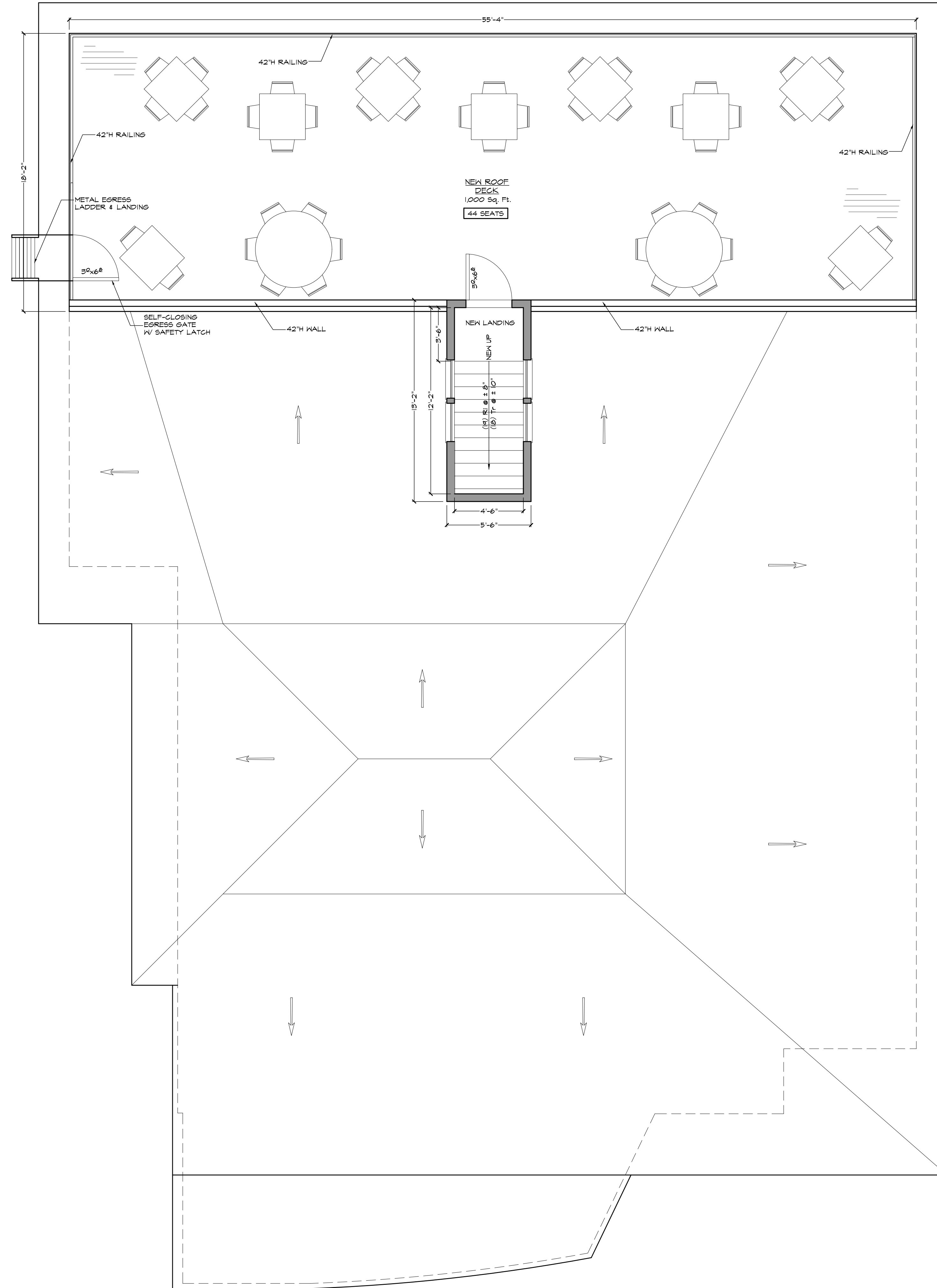
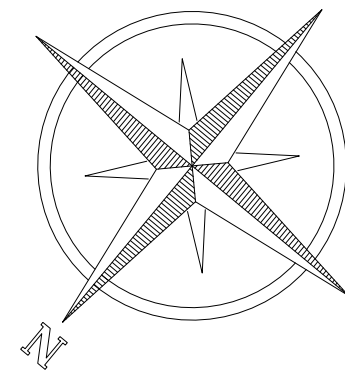
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DATE: 12/24/20

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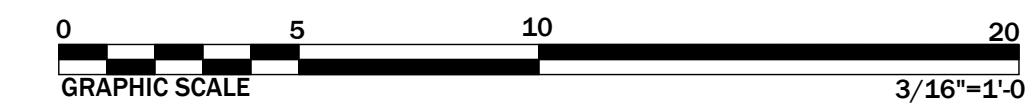
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- NEW PARTIAL HEIGHT WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW FOUNDATION WALL
- ⊠ MIN. (2) 2"x4" STRUCTURAL POST FOR 4" WALLS  
MIN. (2) 2"x6" STRUCTURAL POST FOR 6" WALLS; U.O.N.



PROPOSED ROOF PLAN

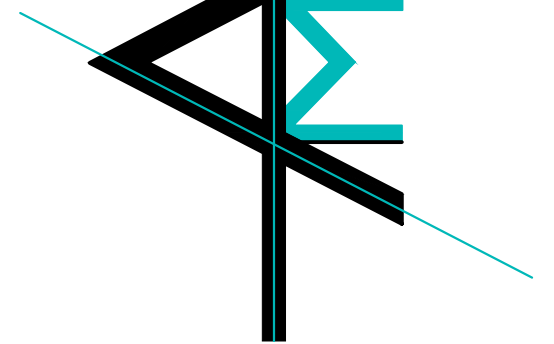
0 S.F. HABITABLE SPACE; 1,000 S.F. GROSS AREA



SCALE: 1/4" = 1'-0"

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450 95TH STREET, UNIT C9  
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1075 FRANKLINVILLE RD.  
LAUREL, N.Y. 11948  
O: 516-214-0160

ARCHITECTURE  
LLC



REV. COMMENTS  
DATE:

PROJECT:

**PORTOBELLO  
ROOF DECK**

1410 MANHASET ROAD  
GREENPORT, NY 11944

DRAWING TITLE:

PROPOSED ROOF PLAN

PAGE:

**A-102.00**

DATE: 12/24/20

3 OF 4

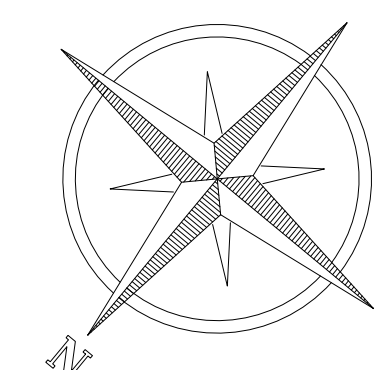
MEANS OF EGRESS TABLE										
ROOM	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	AREA (S.F.)	OCCUPANT LOAD FACTOR (S.F./OCCUPANT)	MAX. OCCUPANT LOAD	MAX. TRAVEL DISTANCE ALLOWED (FT.)	FIRST EGRESS ROUTE		SECOND EGRESS ROUTE		
						ROUTE DESIGNATION	MAX. TRAVEL DISTANCE (FT.)	ROUTE DESIGNATION	MAX. TRAVEL DISTANCE (FT.)	
ROOF	101 - ROOF DECK	ASSEMBLY - CONCENTRATED (CHAIRS ONLY - NOT FIXED)	1000	7	145	250 <sup>1)</sup>	A	78.8	A <sub>2</sub>	55.4
					TOTAL:	145				

<sup>1</sup> - 250' MAXIMUM TRAVEL DISTANCE IS ACCEPTABLE PROVIDED THAT AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2020 IBC 905.5.1.1 OR 905.5.1.2 AS PER 2020 IBC TABLE 1017.2.  
<sup>2</sup> - THE FLOOR AREA OF ADJOINING CLOSETS/PANTRIES WITHIN THESE ROOMS HAS BEEN INCLUDED IN THE TOTAL ROOM SIZE.

COMPLIANCE STATEMENT:  
 TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 IBC USING CHAPTER 5 & CHAPTER 10

DESIGNATION	MAX. DESIGNED OCCUPANT LOAD	CALCULATED EGRESS CAPACITY REQ'D (IBC 1009.3)		MINIMUM COMPONENT CAP. PER CODE (N)	EGRESS SIZE PROVIDED (N)	COMPLIES?
		EGRESS CAP. FACTOR (N/OCCUPANT)	EGRESS CAP. REQ'D (N)			
1 - DOOR	11	0.2	2.2	32	32	YES
2 - LANDING	11	0.5	3.3	44	54	YES
3 - STAIRS	11	0.5	3.3	56	54	YES
4 - DOOR	11	0.2	2.2	32	36	YES
5 - STAIRS	11	0.5	3.3	36	36	YES

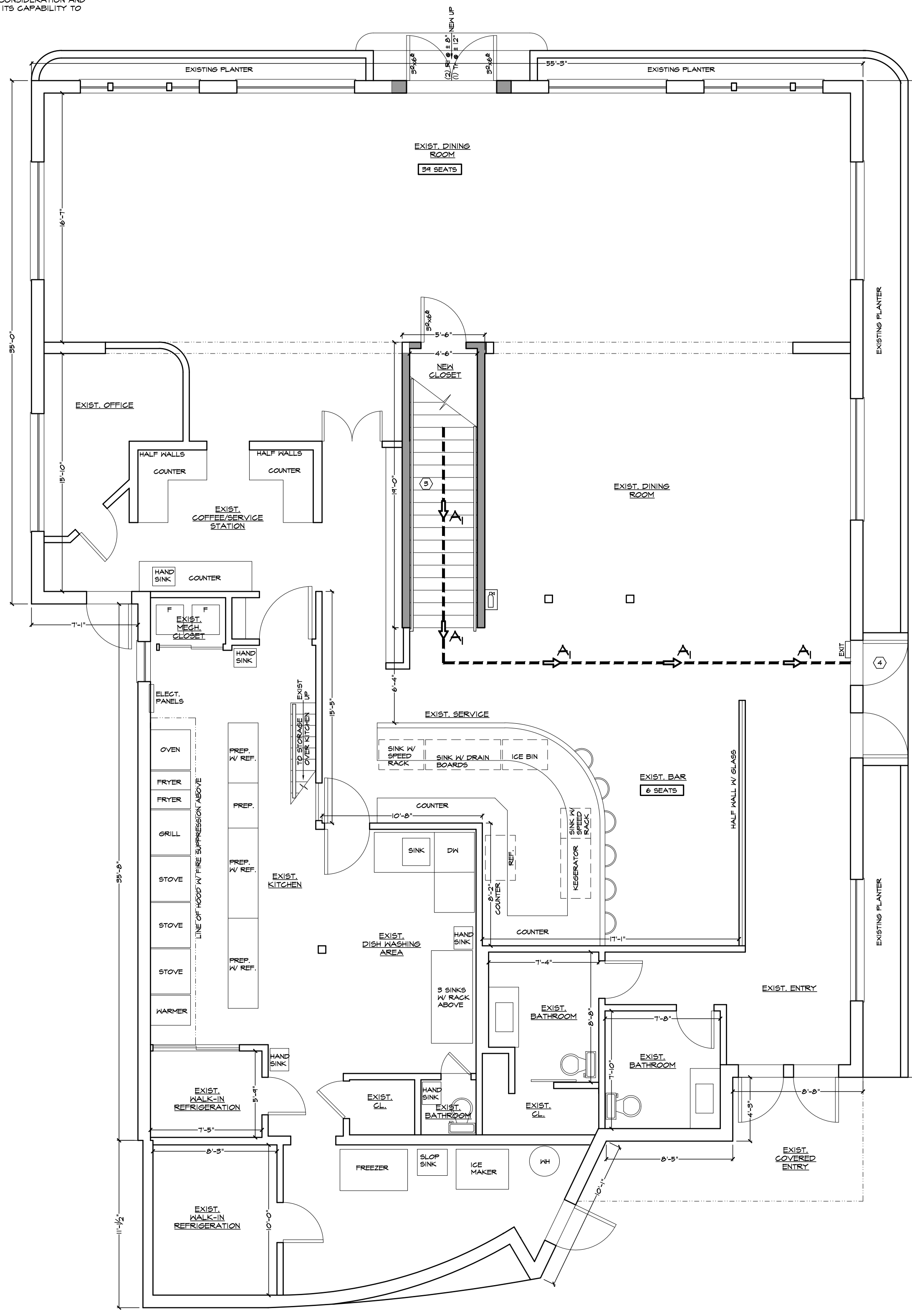
<sup>1</sup> - FOR DOOR OPENINGS CONSISTING OF TWO DOOR LEAVES WITHOUT A MULLION, INDIVIDUAL DOORS SHALL BE 32"-48" PER 2020 IBC 1010.1. THE FIRST NUMBER PROVIDED IN THIS CELL REPRESENTS THE TOTAL DOOR OPENING WIDTH, WHILE THE SECOND NUMBER IS THAT OF AN INDIVIDUAL DOOR LEAF.  
<sup>2</sup> - AS MORE THAN (1) MEANS OF EGRESS IS PROVIDED ALONG THE ROUTE SERVED BY THIS EGRESS COMPONENT PRIOR TO THE COMPONENT, THE MAXIMUM REQUIRED CAPACITY OF THIS COMPONENT SHALL BE CONSIDERED AS 80% THE TOTAL CAPACITY POSSIBLE ALONG THIS EGRESS ROUTE, IN ACCORDANCE WITH 2020 IBC 1009.5.  
<sup>3</sup> - NOTE THAT THIS EGRESS COMPONENT IS NOT PART OF A CONSIDERED EGRESS PATH DUE TO ITS PROXIMITY TO OTHER EXITS UNDER CONSIDERATION AND THE CONFLICT IT WOULD CAUSE PER 2020 IBC 1007.1.1. NONETHELESS, THIS COMPONENT HAS BEEN ADDED TO THE TABLE TO VERIFY ITS CAPABILITY TO SERVE THE SAME OCCUPANT LOAD AS NEARBY EGRESS COMPONENTS.



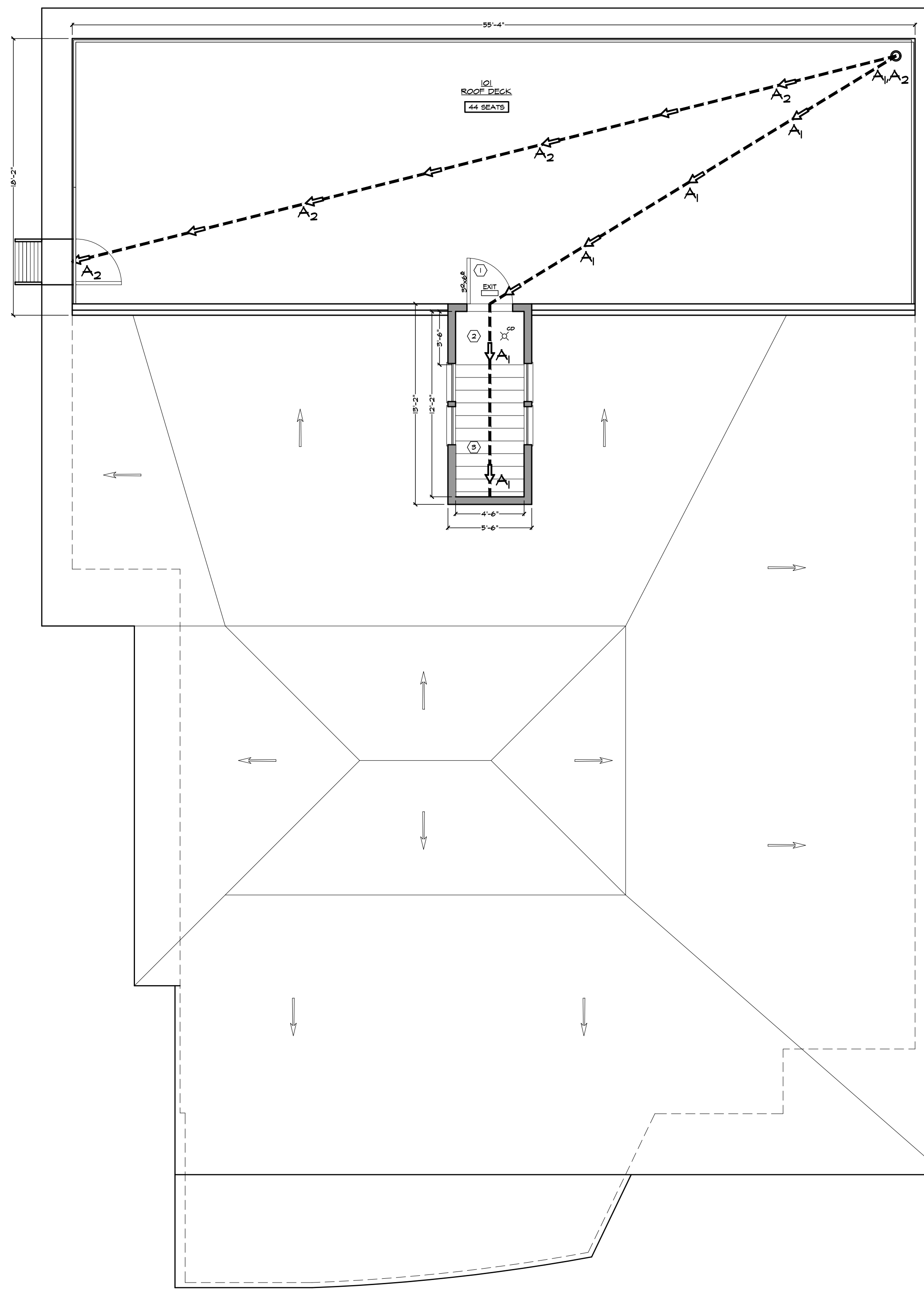
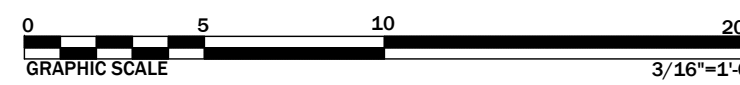
EMERGENCY DEVICES SYMBOL KEY:

- AUDIBLE FIRE ALARM
- VISIBLE FIRE ALARM - CEILING MOUNT (C & CANDELA RATING)
- VISIBLE FIRE ALARM - WALL MOUNT (C & CANDELA RATING)
- COMBINATION VISIBLE/AUDIBLE FIRE ALARM (C & CANDELA RATING)
- MANUAL FIRE ALARM BOX
- FIRE ALARM CONTROL UNIT
- EMERGENCY LIGHTING EXIT SIGN
- EMERGENCY LIGHTING EXIT SIGN WITH DIRECTIONAL ARROW
- PORTABLE 2-A FIRE EXTINGUISHER (OR EQUAL)
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR COMBO W/ BATTERY BACK-UP

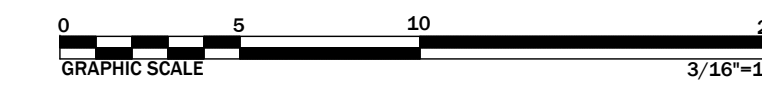
- EMERGENCY DEVICES NOTES:
- FIRE PROTECTION SYSTEMS, INCLUDING AUTOMATIC SPRINKLER SYSTEMS, SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72.
  - ALL FIRE ALARM SYSTEM COMPONENTS SHALL BE INSTALLED IN CONFORMANCE WITH NFPA 72.
  - FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT NOTIFICATION DEVICES IN ACCORDANCE WITH SECTION 907.5 OF 2020 IBC. FIRE ALARM SYSTEM SHALL BE ACTIVATED BY ANY OF THE FOLLOWING DEVICES, WHEN PRESENT:
    - AUTOMATIC FIRE DETECTORS
    - AUTOMATIC SPRINKLER SYSTEM WATERFLOW DEVICES
    - MANUAL FIRE ALARM BOXES
    - AUTOMATIC FIRE-EXTINGUISHING SYSTEM
  - THE CIRCUIT DISCONNECTING MEANS OF THE DEDICATED BRANCH CIRCUIT (PRIMARY POWER SUPPLY) SHALL HAVE A RED MARKING AND BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT". THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
  - THE CAPACITY OF SECONDARY POWER SUPPLY SHALL BE SUFFICIENT TO OPERATE FIRE ALARM SYSTEM IN A NON-ALARM CONDITION FOR A MINIMUM OF 24 HOURS AND, AT THE CONCLUSION OF THIS PERIOD, SHALL BE CAPABLE OF OPERATING ALL ALARM NOTIFICATION APPLIANCES USED FOR EVACUATION PURPOSES FOR AT LEAST 5 MINUTES.
  - SECONDARY POWER SUPPLY SHALL AUTOMATICALLY PROVIDE POWER TO THE PROTECTED PREMISES FIRE ALARM SYSTEM WITHIN 10 SECONDS OF THE PRIMARY POWER SUPPLY FAILING TO PROVIDE THE MINIMUM VOLTAGE REQUIRED FOR PROPER OPERATION.
  - EQUIPMENT SHALL BE CAPABLE OF PERFORMING ITS INTENDED FUNCTIONS AT 85% AND AT 100% OF THE NAMEPLATE PRIMARY AND SECONDARY INPUT VOLTAGES, AT AMBIENT TEMPERATURES OF 32°F AND 120°F, AND AT 86% WITH A RELATIVE HUMIDITY OF 85% AS PER NFPA 72 4.4.4.1. EQUIPMENT SHALL NOT BE INSTALLED IN LOCATIONS WHERE THESE CONDITIONS ARE EXCEEDED UNLESS SPECIFICALLY LISTED AS CAPABLE OF WITHSTANDING THESE CONDITIONS.
  - MANUAL FIRE ALARM BOXES SHALL BE RED IN COLOR AND SHALL BE LOCATED 42"-48" ABOVE THE FINISHED FLOOR, MEASURED VERTICALLY FROM THE FLOOR TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.
  - ALL FIRE ALARM NOTIFICATION DEVICES SHALL BE LISTED FOR THE PURPOSE FOR WHICH THEY ARE USED AND INCLUDE NAMEPLATES PROVIDING REFERENCE TO THEIR ELECTRICAL REQUIREMENTS AND RATED AUDIBLE OR VISUAL PERFORMANCE, IN ACCORDANCE WITH NFPA 72 SECTION 7.3
  - ALARM TROUBLE SIGNALS SHALL FUNCTION IN ACCORDANCE WITH SECTION 4.4.3.5 OF NFPA 72.
  - AUDIBLE ALARM NOTIFICATION APPLIANCES FOR THE FIRE ALARM SYSTEM SHALL PRODUCE DISTINCTIVE SIGNALS THAT ARE DIFFERENT FROM THOSE PRODUCED BY OTHER APPLIANCES USED FOR OTHER PURPOSES IN THE SAME AREA.
  - AUDIBLE NOTIFICATION DEVICES SHALL BE LOCATED WITH THEIR TOPS ABOVE THE FINISHED FLOOR AT LEAST 40" AND BELOW THE FINISHED CEILING AT LEAST 6", PROVIDED CEILING HEIGHTS ALLOW THESE CLEARANCES.
  - AUDIBLE NOTIFICATION DEVICES SHALL PROVIDE A SOUND PRESSURE LEVEL 15 dBA ABOVE THE AMBIENT SOUND LEVEL OR 90dBA ABOVE THE MAXIMUM SOUND LEVEL WITH A DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER. DEVICE SHALL PROVIDE A MAXIMUM SOUND PRESSURE OF 110 dBA AT THE MINIMUM HEARING DISTANCE FROM THE DEVICE.
  - VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED IN PUBLIC USE AND COMMON USE AREAS PER 2020 IBC 907.5.2.3.1.
  - WALL MOUNTED VISIBLE NOTIFICATION DEVICES SHALL BE 80"-96" ABOVE THE FINISHED FLOOR, OR WITHIN 6" OF THE CEILING WHEN NOT ALLOWED BY LOW CEILING.
  - FOR CORRIDORS LESS THAN 20' WIDE, VISIBLE NOTIFICATION DEVICES SHALL NOT BE RATED LESS THAN 15 CANDELAS.
  - UNLESS LISTED FOR RECESSED MOUNTING, DETECTORS SHALL NOT BE INSTALLED RECESSED INTO THEIR MOUNTING SURFACE.
  - CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN ANY DETECTION ZONE WHERE CARBON MONOXIDE PRODUCING EQUIPMENT EXISTS.
  - CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH 2020 IFC 915.5 AND NFPA 720. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2075.



EGRESS & EMERGENCY DEVICE PLAN - FIRST FLOOR



EGRESS & EMERGENCY DEVICE PLAN - ROOF PLAN



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DRAWING TITLE:  
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