KEYED NOTES

(1) **STAIRS** (SECTION 1003.3.3)
FIRST FLOOR TO SECOND FLOOR: CLEAR STAIR WIDTH IS 43½", WHICH IS ½" LESS THAN THE MINIMUM STAIR WIDTH REQUIRED OF 44". AVERAGE RISER HEIGHT IS 7⅛", WHICH IS ⅛" HIGHER THAN THE MAXIMUM OF 7". THE TREAD DEPTH OF 11" MEETS THE CODE REQUIREMENT.
SECOND FLOOR TO THIRD FLOOR: CLEAR STAIR WIDTH IS 41½", WHICH IS 2½" LESS THAN THE MINIMUM STAIR WIDTH REQUIRED OF 44". AVERAGE RISER HEIGHT IS 7⅜", WHICH IS ¾" HIGHER THAN THE MAXIMUM OF 7". THE TREAD DEPTH OF 11¼" MEETS THE CODE REQUIREMENT.

(2) **HANDRAILS @ STAIRS** (SECTION 1003.3.3.6)
EXISTING HANDRAIL DOES NOT MEET CODE REQUIREMENTS, WHICH ARE AS FOLLOWS:
- ONE HANDRAIL ON EACH SIDE OF STAIR, MOUNTED AT BETWEEN 34" MINIMUM AND 38" MAXIMUM, MEASURED FROM LANDING AND TREAD NOSING TO TOP EDGE OF HANDRAIL.
- ONE HANDRAIL TO EXTEND 12" BEYOND TOP AND BOTTOM RISER.
- HANDRAIL ENDS TO RETURN TO THE WALL OR HAVE ROUNDED TERMINATIONS OR BENDS.

(4) **EXIT DOOR** (SECTION 1003.3.1)
EXIT DOORS TO MEET THESE REQUIREMENTS:
- MINIMUM DOOR SIZE: 3' NOMINAL WIDTH AND 6'-8" NOMINAL HEIGHT.
- FLOOR OR LANDING ON EACH SIDE OF DOOR, NOT LESS THAN ½" LOWER THAN DOOR THRESHOLD FOR ADA ACCESS, 1" MAXIMUM ELSEWHERE. FLOOR OR LANDING TO BE LEVEL, EXCEPT EXTERIOR LANDINGS MAY HAVE A MAXIMUM SLOPE OF 1/4 UNIT VERTICAL TO 12 UNITS HORIZONTAL.
- TYPE OF LOCK OR LATCH: EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE. EXCEPTION: KEY LOCKING HARDWARE MAY BE USED, PROVIDING THERE IS A VISIBLE, LEGIBLE SIGN ON OR ADJACENT TO THE DOOR, STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."
- PANIC HARDWARE: WHERE USED, ACTIVATING MEMBER MOUNTED BETWEEN MINIMUM 30" AND MAXIMUM 44" ABOVE THE FLOOR.

(18) EXISTING TOILET ROOM AND HALL ARE NOT HANDICAP COMPLIANT

(22) REMOVE EXISTING RAMP AND PROVIDE ADA COMPLIANT RAMP.

(23) **INTERMEDIATE HANDRAIL** (SECTION 1003.3.3.6)
PROVIDE INTERMEDIATE HANDRAIL. FOR INFORMATION, REFER TO KEYED NOTE (2)

(24) **SLIDING DOOR** (SECTION 1003.3.1.6)
SLIDING DOOR CANNOT BE USED AS AN EXIT DOOR AND TWO EXITS ARE REQUIRED FROM THIS FLOOR LEVEL. REMOVE SLIDING DOOR AND REPLACE WITH HINGED DOORS. REFER TO KEYED NOTE (4) FOR EXIT DOOR REQUIREMENTS.
PROVIDE LANDING AND RAMP. LANDING LEVEL TO BE MAXIMUM ½" BELOW DOOR THRESHOLD.

(25) **FLOOR LEVEL @ DOORS** (SECTION 1003.3.1.6)
PROVIDE LANDING AT EXTERIOR DOORS TO WEST DECK. LANDING LEVEL TO BE MAXIMUM 1" BELOW DOOR THRESHOLD.

(26) DOOR WIDTH NOT ADA COMPLIANT

(27) **GUARDRAILS** (SECTION 509)
GUARDRAILS REQUIRED ON OPEN SIDE OF FLOOR, MINIMUM 42" ABOVE FINISHED FLOOR W/ MAXIMUM 4" OPENINGS.

(28) **ADA REQUIREMENT.** ACCESSIBILITY AND EXITING
STAIR WIDTH OF 39" AND DECK WIDTH OF 36" DO NOT MEET MINIMUM REQUIRED WIDTH OF 44".
REMOVE EXISTING STAIR AND REPLACE WITH NEW RAMP.

(29) **STAIRS** (SECTION 1003.3.3)
STAIR AND DECK WIDTH OF 41" DO NOT MEET MINIMUM REQUIRED WIDTH OF 44", ON BOTH SIDES OF STAIR, PROVIDE HANDRAIL. FOR ADDITIONAL INFORMATION ON HANDRAILS, REFER TO KEYED NOTES (2)

KEYED NOTES - ADA REQUIREMENTS

(A) **CLEARANCES - DOOR** (FIGURE 11B-26A & FIGURE 11B-26B)
- FRONT APPROACH, PUSH SIDE: 48" WIDE X 48" DEEP MIN. MEASURED FROM DOOR HINGE.
  FRONT APPROACH, PULL SIDE: 54" WIDE X 60" DEEP MIN. MEASURED FROM DOOR HINGE.
- HINGE APPROACH, PUSH SIDE: 54" WIDE MIN. X 44" DEEP MIN. MEASURED FROM LATCH.
  HINGE APPROACH, PULL SIDE: 60" WIDE MIN. X 60" DEEP MIN. MEASURED FROM HINGE.
- LATCH APPROACH, PUSH SIDE: 60" WIDE MIN. X 44" DEEP MIN. MEASURED FROM HINGE.
  LATCH APPROACH, PULL SIDE: 60" WIDE X 60" DEEP MIN. MEASURED FROM HINGE.

(B) **PLUMBING FIXTURES REQUIREMENT** (FIGURE 11B-1A & FIGURE 11B-1D)
- WC: CENTERLINE 18" FROM SIDE WALL, SEAT @ 17" - 19" ABOVE FINISHED FLOOR.
- GRAB BARS: 42" SIDE GRAB BAR, 33" ABOVE FINISHED FLOOR AND 12" MAX. FROM BACK WALL. 36" BACK GRAB BAR, 33" ABOVE FLOOR AND 6" FROM SIDE WALL.
- TOILET PAPER DISPENSER: HORIZONTAL CENTERLINE 12" MAX. TO FRONT OF TOILET, VERTICAL CENTERLINE 19" MIN. ABOVE FINISHED FLOOR.
- WALL-MOUNTED LAVATORY OR COUNTERTOP MOUNTED LAVATORY: 17" MIN. DEPTH, 34" FROM FINISHED FLOOR TO TOP OF LAVATORY, 29" FROM FINISHED FLOOR TO BOTTOM EDGE OF LAVATORY OR COUNTERTOP APRON. PIPING TO BE LOCATED 6" MAX. FROM BACK WALL AND 9" MIN. ABOVE FINISHED FLOOR.

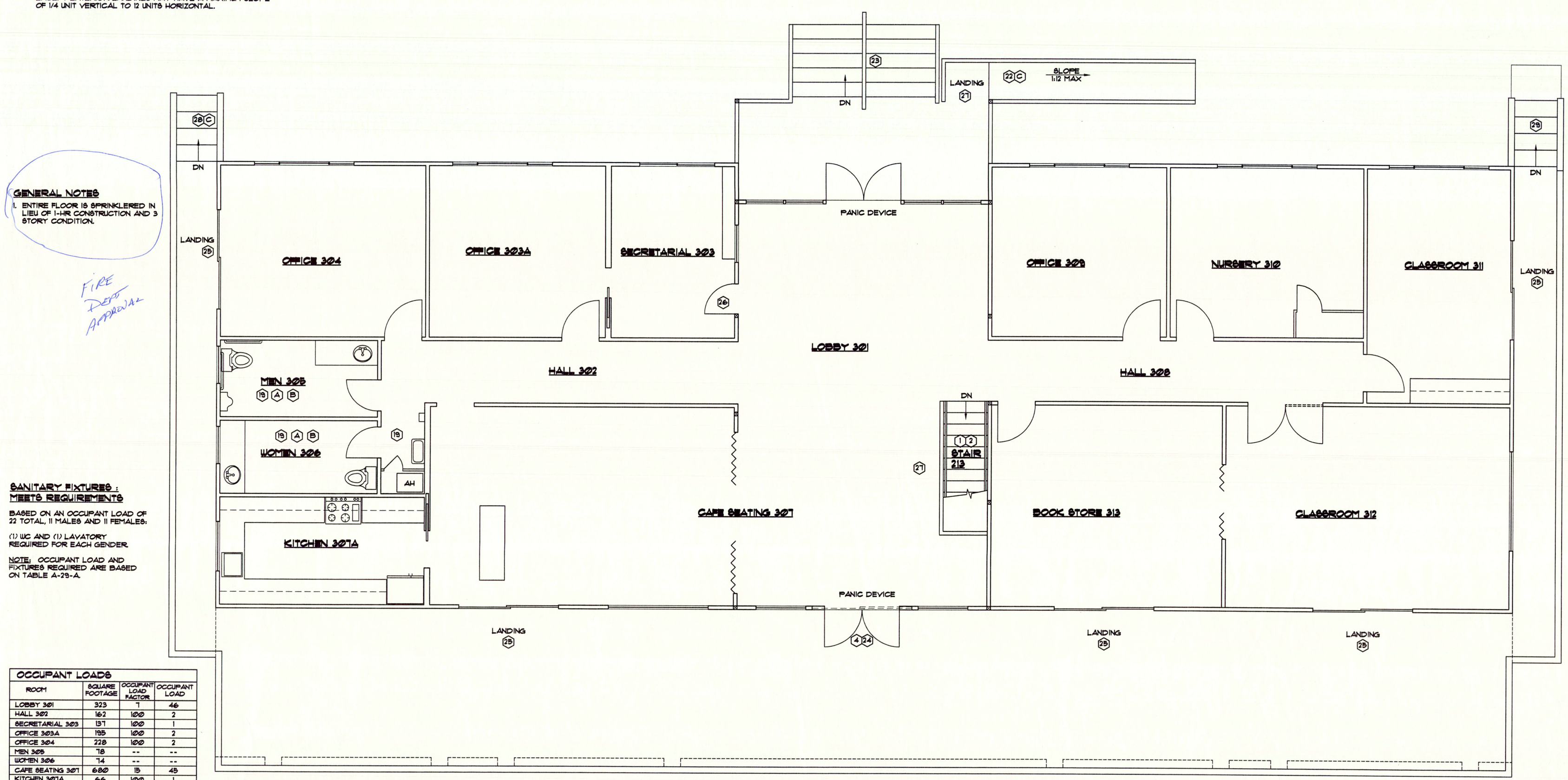
NOTE: ALL DISPENSERS - 40" MAX. TO HIGHEST OPERABLE PART FROM FINISHED FLOOR.

(C) **RAMP** (SECTION 1133B.5)
- HANDRAIL: CONTINUOUS FULL LENGTH OF RAMP, EXTENDING 12" PAST THE TOP AND BOTTOM OF THE RAMP, W/ RETURNED ENDS. GRIP PORTION TO BE 1¼" MIN. TO 1½" MAX. HANDRAIL MOUNTED 34" TO 38" ABOVE THE RAMP SURFACE.
- GUARDRAIL: GUARDRAIL REQUIRED WHEN FLOOR OF RAMP OR LANDING IS 30" ABOVE ADJACENT GRADE OR FLOOR. GUARDRAIL TO BE MINIMUM 42" HIGH AND WITH MAXIMUM 4" OPENINGS.
- WHEEL GUIDES: PROVIDE A MINIMUM 2" HIGH GUIDE CURB AT EACH SIDE OF THE RAMP.

GENERAL NOTES

1. ENTIRE FLOOR IS SPRINKLERED IN LIEU OF 1-HR CONSTRUCTION AND 3 STORY CONDITION.

FIRE DEPT APPROVAL



SANITARY FIXTURES : MEETS REQUIREMENTS

BASED ON AN OCCUPANT LOAD OF 22 TOTAL, 11 MALES AND 11 FEMALES:

(1) WC AND (1) LAVATORY REQUIRED FOR EACH GENDER.

NOTE: OCCUPANT LOAD AND FIXTURES REQUIRED ARE BASED ON TABLE A-29-A.

OCCUPANT LOADS

ROOM	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LOBBY 301	323	7	46
HALL 302	162	100	2
SECRETARIAL 303	137	100	1
OFFICE 303A	195	100	2
OFFICE 304	228	100	2
MEN 305	78	--	--
WOMEN 306	74	--	--
CAFE SEATING 307	680	15	45
KITCHEN 307A	66	100	1
HALL 308	148	100	2
OFFICE 309	191	100	2
NURSERY 310	199	35	2
CLASSROOM 311	201	20	10
CLASSROOM 312	370	20	19
BOOK STORE 313	301	30	10
STAIR 8-02	41	100	1

EXITS REQUIRED - 2 REQUIRED - SEE KEYNOTE (24)

FLOOR OCCUPANT LOAD = 147

NOTE: NUMBER OF EXITS REQUIRED PER SECTION 1004.2.3.2 AND TABLE 10-A.

(1) **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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EXISTING FACILITY CODE REVIEW
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JULY 2004

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