

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
one quarter inch = one foot
one eighth inch = one foot

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1. CONSTRUCTION CLASSIFICATIONS: TYPE 3B

2. AUTOMATIC FIRE SUPPRESSION: ALL AREAS IN ACCORDANCE WITH NFPA 13

3. OCCUPANCY CLASSIFICATIONS: IBC GROUP B, NFPA 101 EXISTING BUSINESS OCCUPANCY

4. AREA OF WORK: RENOVATION OF EXISTING OUTPATIENT CLINIC SPACE INTO PACT MODULE TYPE OUTPATIENT CLINIC. PROJECT AREA APPROXIMATELY 14,000 SF.

5. BUILDING: EXISTING STAND-ALONE CONCRETE AND MASONRY STRUCTURE WAS BUILT IN 1929. THE BUILDING IS CURRENTLY USED AS OUTPATIENT CLINIC. THE BUILDING HAS (3) OCCUPIED FLOORS (GROUND, FIRST, AND SECOND FLOORS) AND AN ATTIC SPACE USED AS A MECHANICAL PENTHOUSE.

APPLICABLE CODES

AUTHORITY HAVING JURISDICTION: VISM 4 SAFETY OFFICER

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
1. VA DIRECTORIES, DESIGN MANUALS, MASTER SPECIFICATIONS, VA NATIONAL CAD STANDARD APPLICATION GUIDE, AND OTHER GUIDANCE ON THE TECHNICAL INFORMATION LIBRARY (TIL) (HTTP://WWW.CFM.VA.GOV/TIL)
2. INTERNATIONAL BUILDING CODE (IBC) 2015 (ONLY PERTAINING TO ITEMS NOT ADDRESSED BY NFPA 101)
3. NFPA 101 LIFE SAFETY CODE 2015
4. NFPA NATIONAL FIRE CODES WITH THE EXCEPTION OF NFPA 5000 AND NFPA 900
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS
6. VA SEISMIC DESIGN REQUIREMENTS, H-19-8
7. NATIONAL ELECTRICAL CODE (NEC) 2014
8. INTERNATIONAL PLUMBING CODE (IPC) 2015
9. ASME BOILER AND PRESSURE VESSEL CODE 2015
10. ASME CODE FOR PRESSURE PIPING
11. ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS) INCLUDING VA SUPPLEMENT.
12. BARRIERS FREE DESIGN GUIDE (P6-18-13)
13. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE AND COMMENTARY (ACI 318)
14. INTERNATIONAL MECHANICAL CODE

BUILDING DATA

OCCUPANCY	SECTION	BUSINESS: OUTPATIENT CLINIC
APPLICABLE CODE	SECTION	IBC, 2015
CONSTRUCTION TYPE	TABLE (601)	3B
ALLOWABLE AREA/FLOOR (SQ. FT.)	TABLE (506.2)	57,000 SQ. FT.
AUTOMATIC SPRINKLER INCREASE ACTUAL AREA (BUILDING FOOTPRINT)		16,000 SQ. FT.
MAXIMUM ALLOWABLE HEIGHT	TABLE (504.3)	75' 48"
ACTUAL HEIGHT		48"

FIRE RESISTIVE RATINGS

COLUMNS & BEAMS	CONSTRUCTION DESCRIPTION	RATING
SUPPORTING MORE THAN ONE FLOOR	REINFORCED POURED CONCRETE	2-HOURS
SUPPORTING ROOF ONLY	WOOD FRAMING	0-HOUR
FLOOR CONSTRUCTION	RIBBED CONCRETE SLAB	0-HOUR
ROOF CONSTRUCTION	WOOD FRAME	0-HOUR
EXTERIOR NON-BEARING WALLS	TERRA COTTA TILE + FACEBRICK	2-HOURS

AREA SEPARATION PROTECTION

APPLICABLE CODE (FOR BUSINESS OCCUPANCIES)	SECTION	IBC, 2015	SECTION	NFPA 101, 2015	PROVIDED
BOILER AND FUEL - FIRED EQUIPMENT	TABLE 509	1-HR PARTITION -OR- AUTOMATIC SPRINKLER*	39.3.2.2	1-HR PARTITION -OR- AUTOMATIC SPRINKLER*	APPROVED AUTOMATIC SPRINKLER SYSTEM
ELECTRICAL ROOM WITH DRY TYPE TRANSFORMER >12.5 KVA			NFPA 70 (NEC) 450-21	1-HOUR	N/A
STORAGE (INCIDENTAL USE) WHERE DEGREE OF HAZARD IS GREATER THAN GENERAL OCCUPANCY		NO REQUIREMENT	39.3.2.2	1-HR PARTITION -OR- AUTOMATIC SPRINKLER*	APPROVED AUTOMATIC SPRINKLER SYSTEM
SHAFT ENCLOSURES	713.4	1-HOUR	8.6.5 (3)	1-HOUR	1-HOUR
STAIR ENCLOSURE	713.6	2-HR >4 STORIES 1-HR <4 STORIES	7.1.3.2.1 (3)(b)	1 HR W/ SPRINKLER	2-HOUR

* NOTE - IF BUILDING PROTECTED THROUGHOUT BY APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH (NFPA 101) 9.7.1.1(1) OR (IBC)803.3.1

EGRESS REQUIREMENTS

	SECTION	IBC, 2015	SECTION	NFPA 101, 2015
GROUND FLOOR PLAN: FACTOR OF 100 = FIRST FLOOR PLAN: FACTOR OF 100 = SECOND FLOOR PLAN: FACTOR OF 100 =	TABLE 1004.1.2	160 (OCC. LOAD) 160 (OCC. LOAD) 160 (OCC. LOAD)	7.3.1.2.	160 (OCC. LOAD) 160 (OCC. LOAD) 160 (OCC. LOAD)
EXIT TRAVEL DISTANCE	TABLE 1017.2	300 FEET WITH AUTOMATIC SPRINKLER	39.2.6.3	300 FEET WITH AUTOMATIC SPRINKLER
CORRIDOR SEPARATION	TABLE 1020.1	0 HR. W/ SPRINKLERS		
CORRIDOR WIDTH (MIN.)	TABLE 1018.2	44 INCH MINIMUM > 50 OCC 36 INCH MINIMUM < 50 OCC	39.2.3.2 and 7.3.4.1	44 INCH MINIMUM > 50 OCC 36 INCH MINIMUM < 50 OCC
DEAD END CORRIDORS:	1020.4.2	50' W/ SPRINKLERS	39.2.5.2	50'
COMMON PATH OF EGRESS TRAVEL:	TABLE 1006.2.1	100' W/ SPRINKLERS	39.2.5.3.1	100' W/ SPRINKLERS
MINIMUM CEILING HEIGHT	1208.2	7'-6"	7.1.5.1 (1)	7'-0"

EMERGENCY ILLUMINATION

AVERAGE OF 1.0 FOOT CANDLES AT EGRESS PATHS WITH A MIN. OF 0.1 CANDLE AT ANY POINT. ILLUMINATION NORMAL POWER IS TO BE PROVIDED BY PREMISES ELECTRICAL SYSTEM.
FOR EMERGENCY ILLUMINATION: EITHER BATTERIES, SECOND PRIMARY SOURCE OR GENERATOR WITH A MIN. OF A 1 1/2 HOUR DURATION.
EXIT SIGNS: ILLUMINATED AT ALL TIME, EMERGENCY POWER REQ. WITH 1 1/2 HOUR DURATION.

FIXTURE REQUIREMENTS

(TABLE 2902.1)

		WATER CLOSET	LAVATORY	DRINKING FOUNTAINS	SERVICE SINK
LEVEL	OCCUPANT LOAD	1 PER 25 FOR FIRST 50, THEN 1 PER 50	1 PER 40 FOR FIRST 80, THEN 1 PER 80	1 PER 100	
		REQ.	PROVIDED*	REQ.	PROVIDED*
GROUND FLOOR	BUSINESS: 160 PERSONS	5	5	3	5
FIRST FLOOR	BUSINESS: 160 PERSONS	5	6	3	6
SECOND FLOOR	BUSINESS: 160 PERSONS	5	7	3	6

* NOTE - PROVIDED FIXTURE COUNT DOES NOT INCLUDE FIXTURES DESIGNATED FOR EXAM PURPOSES, SUCH AS EXAM TOILET ROOMS AND HANDWASH LAVATORIES

PROJECT TEAM

OWNER

THE DEPARTMENT OF VETERANS AFFAIRS
COATESVILLE VAMC - VISM 4
1400 BLACKHORSE HILL ROAD
COATESVILLE, PENNSYLVANIA 19320

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COST ESTIMATOR

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INTERIORS

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HAZARDOUS MATERIALS

1SOURCE SAFETY AND HEALTH, INC
140 SOUTH VILLAGE AVE
SUITE 130
EXTON, PA 19341
P: 610-524-5525

SHEET NUMBER	SHEET NAME	Designed By	35%	50%	95%	100%
GENERAL						
G-000	COVER SHEET	BAE				
G-001	SHEET INDEX AND PROJECT DATA	BAE				
G-002	GENERAL NOTES AND STANDARD MOUNTING HEIGHTS	BAE				
G-003	GENERAL NOTES & DEDUCTIVE ALTERNATES SUMMARY	BAE				
G-100	GROUND FLOOR LIFE SAFETY PLAN	BAE				
G-101	FIRST FLOOR LIFE SAFETY PLAN	BAE				
G-400	INFECTION CONTROL NOTES & DETAILS	BAE				
G-401A	GROUND FLOOR - INFECTION CONTROL PLAN - PHASE 1	BAE				
G-401B	GROUND FLOOR - INFECTION CONTROL PLAN - PHASE 2	BAE				
G-402	FIRST FLOOR - INFECTION CONTROL PLAN	BAE				
G-500	GROUND FLOOR - PHASING PLAN	BAE				
G-501	FIRST FLOOR - PHASING PLAN	BAE				
HA-100	GROUND FLOOR HAZARDOUS MATERIALS PLAN	1SOURCE				
HA-101	FIRST FLOOR HAZARDOUS MATERIALS PLAN	1SOURCE				
CIVIL						
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	PTE				
C-102	LAYOUT PLAN	PTE				
C-103	GRADING AND UTILITY PLAN	PTE				
C-501	CONSTRUCTION DETAILS	PTE				
STRUCTURAL						
S-010	STRUCTURAL GENERAL NOTES	JWA				
S-100	STRUCTURAL PLANS AND DETAILS	JWA				
ARCHITECTURAL						
A-001	ARCHITECTURAL ABBREVIATIONS, SYMBOLS & MATERIAL INDICATIONS	BAE				
AD-100	GROUND FLOOR DEMOLITION ARCHITECTURAL PLAN	BAE				
AD-101	FIRST FLOOR DEMOLITION ARCHITECTURAL PLAN	BAE				
AD-130	GROUND FLOOR DEMOLITION REFLECTED CEILING PLAN	BAE				
AD-130A	GROUND FLOOR ABOVE CEILING DEMOLITION PLASTER PLAN	BAE				
AD-131	FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN	BAE				
AD-131A	FIRST FLOOR ABOVE CEILING DEMOLITION PLASTER PLAN	BAE				
AD-301	DEMOLITION ARCHITECTURAL SECTIONS	BAE				
A-010	GROUND FLOOR GENERAL ARRANGEMENT PLAN	BAE				
A-011	FIRST FLOOR GENERAL ARRANGEMENT PLAN	BAE				
A-100.1	GROUND FLOOR ARCHITECTURAL PLAN A	BAE				
A-100.2	GROUND FLOOR ARCHITECTURAL PLAN B	BAE				
A-101.1	FIRST FLOOR ARCHITECTURAL PLAN A	BAE				
A-101.2	FIRST FLOOR ARCHITECTURAL PLAN B	BAE				
A-102	SECOND FLOOR ARCHITECTURAL PLAN	BAE				
A-103	ATTIC ARCHITECTURAL PLAN	BAE				
A-120.1	GROUND FLOOR EQUIPMENT PLAN ZONE A	BAE				
A-120.2	GROUND FLOOR EQUIPMENT PLAN ZONE B	BAE				
A-121.1	FIRST FLOOR EQUIPMENT PLAN ZONE A	BAE				
A-121.2	FIRST FLOOR EQUIPMENT PLAN ZONE B	BAE				
A-130.1	GROUND FLOOR REFLECTED CEILING PLAN ZONE A	BAE				
A-130.2	GROUND FLOOR REFLECTED CEILING PLAN ZONE B	BAE				
A-131.1	FIRST FLOOR REFLECTED CEILING PLAN ZONE A	BAE				
A-131.2	FIRST FLOOR REFLECTED CEILING PLAN ZONE B	BAE				
A-150	REFLECTED CEILING PLAN DETAILS	BAE				
A-201	EXTERIOR ELEVATIONS	BAE				
A-202	EXTERIOR ELEVATIONS	BAE				
A-301	SECTIONS	BAE				
A-302	SECTIONS	BAE				
A-303	SECTIONS	BAE				
A-320	GROUND FLOOR VESTIBULE PLANS	BAE				
A-321	GROUND FLOOR VESTIBULE SECTIONS	BAE				
A-322	GROUND FLOOR VESTIBULE DETAILS	BAE				
A-401	ENLARGED TOILET PLANS	BAE				
A-402	TOILET INTERIOR ELEVATIONS	BAE				
A-403	TOILET INTERIOR ELEVATIONS	BAE				
A-404	TOILET INTERIOR ELEVATIONS	BAE				
A-421	INTERIOR ELEVATIONS	BAE				
A-422	INTERIOR ELEVATIONS	BAE				
A-501	PARTITION TYPES	BAE				
A-520	MILLWORK DETAILS	BAE				
A-521	MILLWORK DETAILS	BAE				
A-601	DOOR SCHEDULE AND DETAILS	BAE				
A-621	EQUIPMENT SCHEDULE	BAE				
I-300.1	GROUND FLOOR - PARTIAL SIGNAGE PLAN A	BAE				
I-300.2	GROUND FLOOR - PARTIAL SIGNAGE PLAN B	BAE				
I-301.1	FIRST FLOOR - PARTIAL SIGNAGE PLAN A	BAE				
I-301.2	FIRST FLOOR - PARTIAL SIGNAGE PLAN B	BAE				
I-310	SIGN TYPES	BAE				
I-311	SIGN TYPES	BAE				
I-320	SIGNAGE SCHEDULES	BAE				
I-600	GROUND FLOOR FINISH PLAN	BAE				
I-601	FIRST FLOOR FINISH PLAN	BAE				
I-602	FINISH SCHEDULE AND LEGEND	BAE				
FIRE PROTECTION						
FPD-100	GROUND FLOOR DEMOLITION FIRE PROTECTION PLAN	BAE				
FPD-101	FIRST FLOOR DEMOLITION FIRE PROTECTION PLAN	BAE				
FP-100	GROUND FLOOR FIRE PROTECTION PLAN	BAE				
FP-101	FIRST FLOOR FIRE PROTECTION PLAN	BAE				
PLUMBING						
PD-100U.1	UNDERGROUND DEMOLITION PLUMBING PLAN ZONE A	BAE				
PD-100U.2	UNDERGROUND DEMOLITION PLUMBING PLAN ZONE B	BAE				
PD-100.1	GROUND FLOOR DEMOLITION DOMESTIC WATER PLUMBING PLAN ZONE A	BAE				
PD-100.2	GROUND FLOOR DEMOLITION DOMESTIC WATER PLUMBING PLAN ZONE B	BAE				
PD-100.3	GROUND FLOOR DEMOLITION SANITARY PLUMBING PLAN ZONE A	BAE				
PD-100.4	GROUND FLOOR DEMOLITION SANITARY PLUMBING PLAN ZONE B	BAE				
PD-101.1	FIRST FLOOR DEMOLITION DOMESTIC WATER PLUMBING PLAN	BAE				
PD-101.2	FIRST FLOOR DEMOLITION DOMESTIC WATER PLUMBING PLAN ZONE B	BAE				
PD-101.3	FIRST FLOOR DEMOLITION SANITARY PLUMBING PLAN ZONE A	BAE				
PD-101.4	FIRST FLOOR DEMOLITION SANITARY PLUMBING PLAN ZONE B	BAE				

SHEET NUMBER	SHEET NAME	Designed By	35%	50%	95%	100%
P-100U.1	UNDERGROUND PLUMBING PLAN ZONE A	BAE				
P-100U.2	UNDERGROUND PLUMBING PLAN ZONE B	BAE				
P-100.1	GROUND FLOOR DOMESTIC WATER PLUMBING PLAN ZONE A	BAE				
P-100.2	GROUND FLOOR DOMESTIC WATER PLUMBING PLAN ZONE B	BAE				
P-100.3	GROUND FLOOR SANITARY PLUMBING PLAN ZONE A	BAE				
P-100.4	GROUND FLOOR SANITARY PLUMBING PLAN ZONE B	BAE				
P-101.1	FIRST FLOOR DOMESTIC WATER PLUMBING PLAN ZONE A	BAE				
P-101.2	FIRST FLOOR DOMESTIC WATER PLUMBING PLAN ZONE B	BAE				
P-101.3	FIRST FLOOR SANITARY PLUMBING PLAN ZONE A	BAE				
P-101.4	FIRST FLOOR SANITARY PLUMBING PLAN ZONE B	BAE				
P-102.1	SECOND FLOOR PLUMBING PLAN ZONE A	BAE				
P-102.2	SECOND FLOOR PLUMBING PLAN ZONE B	BAE				
P-103.1	ATTIC PLUMBING PLAN ZONE A	BAE				
P-103.2	ATTIC PLUMBING PLAN ZONE B	BAE				
P-600	DOMESTIC WATER RISER DIAGRAM	BAE				
P-601	SANITARY AND VENT RISER DIAGRAMS	BAE				
P-700	PLUMBING MATERIAL LIST	BAE				
MECHANICAL						
M-001	MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES	BAE				
MHD-100.1	GROUND FLOOR DEMOLITION PIPING PLAN ZONE A	BAE				
MHD-100.2	GROUND FLOOR DEMOLITION PIPING PLAN ZONE B	BAE				
MHD-101.1	FIRST FLOOR DEMOLITION PIPING PLAN ZONE A	BAE				
MHD-101.2	FIRST FLOOR DEMOLITION PIPING PLAN ZONE B	BAE				
MHD-103.1	ATTIC FLOOR DEMOLITION PIPING PLAN ZONE A	BAE				
MVD-100.1	GROUND FLOOR DEMOLITION MECHANICAL PLAN ZONE A	BAE				
MVD-100.2	GROUND FLOOR DEMOLITION MECHANICAL PLAN ZONE B	BAE				
MVD-101.1	FIRST FLOOR DEMOLITION MECHANICAL PLAN ZONE A	BAE				
MVD-101.2	FIRST FLOOR DEMOLITION MECHANICAL PLAN ZONE B	BAE				
MVD-103.1	ATTIC DEMOLITION MECHANICAL PLAN ZONE A	BAE				
MH-100.1	GROUND FLOOR PIPING PLAN ZONE A	BAE				
MH-100.2	GROUND FLOOR PIPING PLAN ZONE B	BAE				
MH-101.1	FIRST FLOOR PIPING PLAN ZONE A	BAE				
MH-101.2	FIRST FLOOR PIPING PLAN ZONE B	BAE				
MH-102.1	SECOND FLOOR PIPING PLAN ZONE A	BAE				
MH-102.2	SECOND FLOOR PIPING PLAN ZONE B	BAE				
MH-103.1	ATTIC PIPING PLAN ZONE A	BAE				
MV-100.1	GROUND FLOOR MECHANICAL PLAN ZONE A	BAE				
MV-100.2	GROUND FLOOR MECHANICAL PLAN ZONE B	BAE				
MV-101.1	FIRST FLOOR MECHANICAL PLAN ZONE A	BAE				
MV-101.2	FIRST FLOOR MECHANICAL PLAN ZONE B	BAE				
MV-102.1	SECOND FLOOR MECHANICAL PLAN ZONE A	BAE				
MV-102.2	SECOND FLOOR MECHANICAL PLAN ZONE B	BAE				
MV-103.1	ATTIC MECHANICAL PLAN ZONE A	BAE				
MV-103.2	ATTIC MECHANICAL PLAN ZONE B	BAE				
M-500	MECHANICAL DETAILS	BAE				
M-501	MECHANICAL DETAILS	BAE				
M-502	MECHANICAL DETAILS	BAE				
M-600	DUCT RISER AIR FLOW DIAGRAM	BAE				
M-700	MECHANICAL SCHEDULES	BAE				
M-701	MECHANICAL SCHEDULES	BAE				
M-702	MECHANICAL SCHEDULES	BAE				
M-800	MECHANICAL CONTROLS	BAE				
M-801	MECHANICAL CONTROLS	BAE				
ELECTRICAL						
E-001	ELECTRICAL SYMBOLS AND ABBREVIATIONS	BAE				
E-002	ELECTRICAL NOTES AND TABLES	BAE				
EPD-100	GROUND FLOOR ELECTRICAL POWER DEMOLITION PLAN	BAE				
EPD-101	FIRST FLOOR ELECTRICAL POWER DEMOLITION PLAN	BAE				
EPD-102	GROUND FLOOR ELECTRICAL HVAC DEMOLITION PLAN	BAE				
EPD-103	FIRST FLOOR ELECTRICAL HVAC DEMOLITION PLAN	BAE				
EPD-104	ATTIC FLOOR ELECTRICAL HVAC POWER DEMOLITION PLAN	BAE				
ELD-100	GROUND FLOOR - LIGHTING DEMOLITION PLAN	BAE				
ELD-101	FIRST FLOOR LIGHTING DEMOLITION PLAN	BAE				