

PROJECT SUMMARY:

THIS PROJECT IS THE SIMPLE EXPANSION OF AN EXISTING TENANT SPACE INTO A VACANT ADJOINING TENANT SPACE. STUDIO 454 IS EXPANDING INTO THE FORMER FIORDALISO CHIROPRACTIC. THERE IS NO CHANGE OF "USE GROUP" & THE OCCUPANCY CLASSIFICATION IS THE SAME. THERE IS NO CHANGE TO BASIC HVAC OR LIGHTING SYSTEMS. THERE ARE SOME CHANGES TO THE PLUMBING SYSTEMS FOR TYPICAL SALON EQUIPMENT. NEW FINISHES WILL INTEGRATE THE SPACES.

ALL "PRIMARY FUNCTIONS" EXIST IN THE CURRENT SALON, AND SOME WILL BE DUPLICATED IN THE EXPANSION. THE EXPANSION CONTAINS NO NEW PRIMARY FUNCTIONS.

EXITS: THE TWO EXISTING SALON EXITS WILL BE MAINTAINED, THE EXITS IN THE EXPANSION WILL BE BLOCKED AND TAKEN OUT OF SERVICE, BUT NOT REMOVED FROM THE BUILDING.

ALTERATION "LEVEL ONE" IS DESCRIBED AS THE REMOVAL AND REPLACEMENT OF EXISTING FINISHES AND EQUIPMENT USING NEW THAT SERVE THE SAME PURPOSE.

2009 INTERNATIONAL EXISTING BUILDING CODE

IN GENERAL, THE EXISTING BUILDING CODE SAYS: "WHATEVER YOU BUILD NEW, AND/OR WHAT EVER YOU SIGNIFICANTLY CHANGE, AND WHERE EVER YOU HAVE A CHANGE OF OCCUPANCY (USE GROUP), THEN ALL NEW AND ALTERED WORK WILL COMPLY WITH THE 'INTERNATIONAL BUILDING CODE,' THERE ARE SOME 'EXCEPTIONS.'"

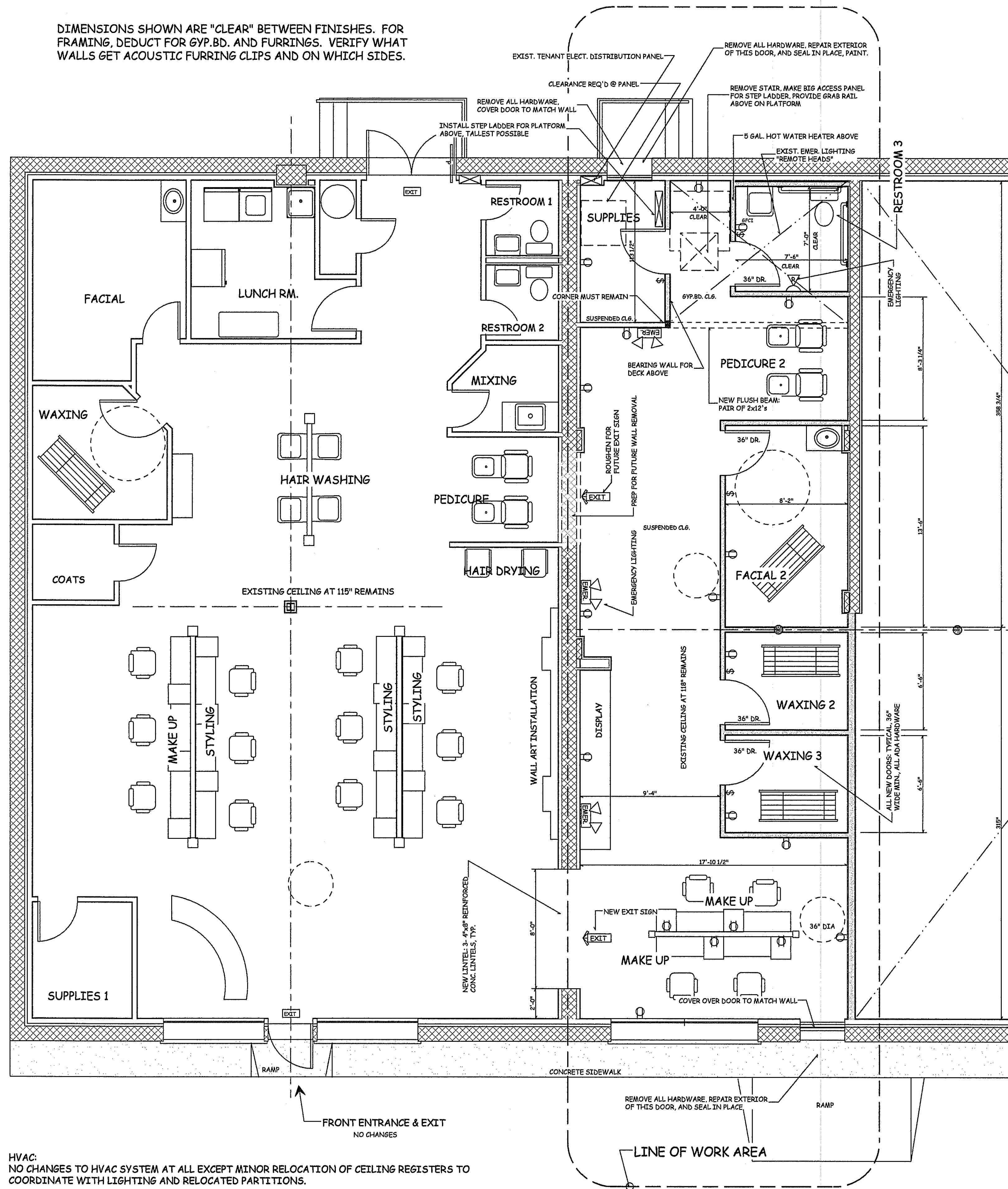
"REPAIRS" MEANS MAINTAINING SYSTEMS WITH REPLACEMENT PARTS. IF THE SYSTEMS ARE REPLACED, THEN IS CLASSIFIED AS "ALTERATION."

RELIEF FROM INCREASED STRUCTURAL DESIGN LOADS AND SEISMIC;

RELIEF FROM SOME PARTS OF THE ENERGY CODE

2009 INTERNATIONAL EXISTING BUILDING CODE	
SEC 202	ALTERATION IS ANY CONSTRUCTION OTHER THAN A REPAIR OR AN ADDITION.
SEC 302.1	ALTERATIONS SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING IS NO LESS CONFORMING WITH THE IBCB THAN THE BUILDING WAS PRIOR TO ALTERATION.
SEC 303.6	MEANS OF EGRESS: ALTERATIONS SHALL NOT BE SUBJECT TO THE WIDTH FACTORS OF THE IBC. MINIMUM EGRESS WIDTHS SHALL BE BASED ON THE BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED.
SEC 307	CHANGE OF OCCUPANCY: NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY THAT WOULD PLACE THE BUILDING IN A DIFFERENT OCCUPANCY UNLESS THE BUILDING IS MADE TO CONFORM WITH SUCH OCCUPANCY.
SEC 310	WITH CODE OFFICIAL APPROVAL, THE USE OR OCCUPANCY OF EXISTING BUILDINGS SHALL BE PERMITTED TO BE CHANGED WITHOUT CONFORMING TO ALL THE OF THIS CODE, PROVIDED THE NEW USE IS LESS HAZARDOUS, BASED ON LIFE AND FIRE RISK, THAN THE EXISTING USE.
SEC 401.1	CLASSIFICATION OF WORK:
SEC 403	ALTERATION - LEVEL 1: THIS IS REMOVAL AND REPLACEMENT OF EXISTING FINISHES AND EQUIPMENT USING NEW THAT SERVE THE SAME PURPOSE. COMPLY WITH CHAPTER 6.
SEC 603.1	FIRE PROTECTION: ALTERATIONS SHALL MAINTAIN THE LEVEL OF EXISTING FIRE PROTECTION.
SEC 604	MEANS OF EGRESS: WORK SHALL MAINTAIN THE LEVEL OF PROTECTION EXISTING.
SEC 607	ENERGY CONSERVATION: LEVEL 1 ALTERATIONS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH IBC.

DIMENSIONS SHOWN ARE "CLEAR" BETWEEN FINISHES. FOR FRAMING, DEDUCT FOR GYP.BD. AND FURRINGS. VERIFY WHAT WALLS GET ACOUSTIC FURRING CLIPS AND ON WHICH SIDES.



HVAC:
NO CHANGES TO HVAC SYSTEM AT ALL EXCEPT MINOR RELOCATION OF CEILING REGISTERS TO COORDINATE WITH LIGHTING AND RELOCATED PARTITIONS.

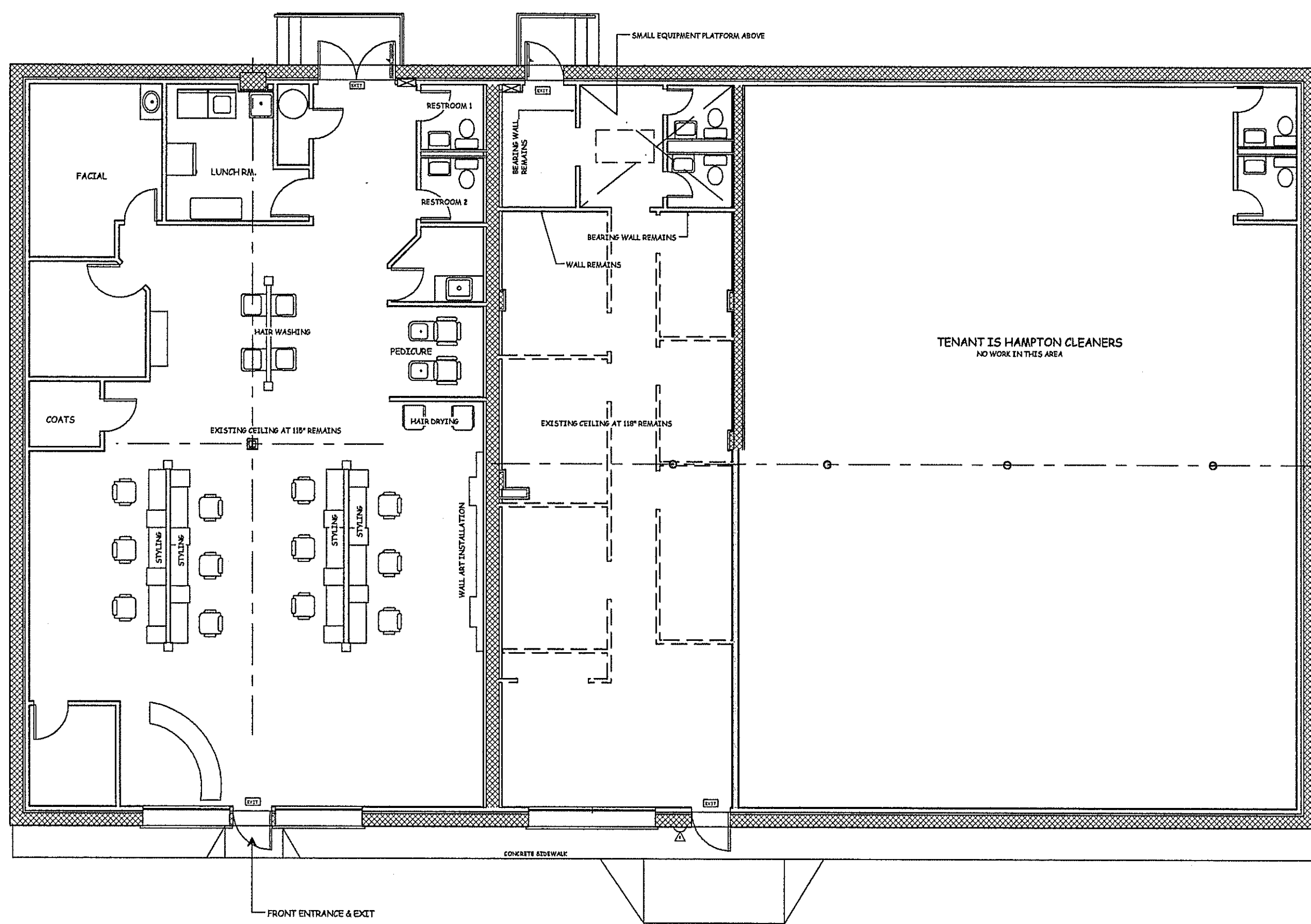
PLUMBING:
MODIFY TO ACCOMMODATE NEW FIXTURES, ALL CONNECTS TO EXISTING. DO ALL WORK IN ACCORDANCE WITH CODE

LIGHTING:
LIGHTING FIXTURES REMAIN WITH MINOR ADJUSTMENTS TO COORDINATE WITH NEW PARTITIONS. RELAMP ALL WITH BULBS TO MATCH "COLOR" IN EXISTING SALON. CONSIDER INSTALLING NEW "PARA-CUBE" LENSES FOR MORE CONTEMPORARY DESIGN

NEW ELECT. RECEPTACLES:
ALL NEW WORK TO BE ON GFI CIRCUITS.
BASIC WALL MOUNTING HT. IS 24" TO CENTERLINE
CHECK WITH OWNER FOR RECEPT HT AT COUNTERS.
BASIC WALL MOUNTING HT. FOR NEW LOCAL SWITCHES IS 48" AT CENTERLINE

CODE NOTES

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EXISTING FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED EXPANSION PLAN

SCALE 1/4" = 1'-0"

DATE	REVISION DESCRIPTION
MAR. 02, 2012	START UP & INITIAL SITE MEETING
MAR. 12, 2012	PERMIT SUBMISSION

ONLY VALID FOR PERMITS w/ EMBOSSED SEAL & ORIGINAL "RED" SIGNATURE

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