



N **PLOT PLAN**
SCALE: 1/16" = 1' - 0"

CODE REVIEW OUTLINE

OCCUPANCY CLASSIFICATION: SPRINKLERED USE GROUP: I-4 **CONSTRUCTION CLASSIFICATION:** TYPE VA

FIRE SUPPRESSION: NONE LIMITED AREA FULLY AUTOMATIC (SEC. 903.3.1.1 NFPA13)

GENERAL BUILDING LIMITATIONS VA CONSTRUCTION

AREA MODIFICATION CALCULATIONS	TABLE	CONSTRUCTION CLASSIFICATION
ALLOWABLE HEIGHT / TABULAR AREA	(TABLE 503)	2 STORIES / 18,500 SQ FT
HEIGHT INCREASE FOR AUTOMATIC SPRINKLERS	(SEC. 504.2)	1 STORY / 20 FT
AREA INCREASE FOR AUTOMATIC SPRINKLERS	(SEC. 506.3)	Is = 200%
AREA MODIFICATION INCREASE = 9,000 + 18,000 = 27,000	(SEC. 506.3)	A = 27,000 SQ FT

FIRE RESISTANT CONSTRUCTION: TYPE VA

(1) FIRE RESISTANT BUILDING ELEMENTS

STRUCTURAL BUILDING ELEMENTS	GROUP	HR	TABLE
STRUCTURAL FRAME	1	1	TABLE 601
BEARING WALLS			
INTERIOR	1	1	TABLE 601
EXTERIOR	1	1	TABLE 601
FLOOR CONSTRUCTION	1	1	TABLE 601
ROOF CONSTRUCTION	1	1	TABLE 601

(2) FIRE WALLS / PARTY WALLS

(SEC 705)	GROUP	HR	TABLE
	1	2	TABLE 705.4

(3) FIRE BARRIERS (SEC 706)

VERTICAL EXIT ENCLOSURES - 1-3 STORY
1 HR. SEC (1005.3.2) UL DESIGN # SEE DRAWINGS

SHAFTS/ELEVATORS - 1-3 STORY
1 HR. SEC (1005.3.2) UL DESIGN # SEE DRAWINGS

OTHER SEPARATION ASSEMBLIES (SEC. 706.3.4)

ASSEMBLY	HR	TABLE
FURNANCE ROOM (OVER 400,000 BTU)	1	TABLE 302.1.1
BOILERS (OVER 15 PSI AND 10 HP)	1	TABLE 302.1.1
LAUNDRY ROOMS > 100 SQFT	1	TABLE 302.1.1
STORAGE ROOMS > 100 SQFT	1	TABLE 302.1.1
WASTE & LINEN COLLECTION ROOMS > 100 SQFT	1	TABLE 302.1.1

EGRESS

EXIT ACCESS TRAVEL DISTANCE GROUP I-4 300 FT.

MAXIMUM OCCUPANT LOADS PER OCCUPANT (TABLE 1004.1.1) 35 NET

1ST FLOOR = 3110 SF
2ND FLOOR = 4117 SF
TOTAL = 7227 SF / 35 = 206 OCCUPANTS ALLOWED

EGRESS WIDTH PER OCCUPANT SERVED (TABLE 1003.2.3) SEE BELOW

ELEMENT	MIN. ALLOW. CLEAR WIDTH	ACTUAL CLEAR WIDTH	EGRESS WIDTH WIDTH PER OCC.	TOTAL ALLOW. OCCUPANTS
STAIRS	44 SEC. 1003.3.3.1	44	2 TABLE 1003.2.3	220
CORRIDORS	44 SEC. 1004.3.2.2	48	15 TABLE 1003.2.3	293
DOOR (I)	32 SEC. 1003.3.1.1	33 (36" DOOR)	15 TABLE 1003.2.3	220
DOORS (PR.)	32 SEC. 1017.3	69 (PR. 36" DOORS)	15 TABLE 1003.2.3	460

NUMBER OF REQUIRED EXITS PER FLOOR (TABLE 1010.2) 2
STAIR 44" WIDTH MIN. W/ MAX 4 1/2" H.R. PROJECTION

SITE INFORMATION: PROPOSED

ZONING: I-4
TOTAL LOT AREA 11318 S.F.
BUILDING FOOTPRINT 5328 S.F.
SITE COVERAGE 47%

FRONT YARD 3'-1"
SIDE YARD 0 FT
REAR YARD VARIES

PROJECT No: _____

Sheet Title: **PLOT PLAN & CODE REVIEW NOTES**

Owner: 2023 N. 23rd STREET L.P. PHILADELPHIA, PA 19121

Developer: HAMMER GROUP, LLC 4943 PRINCETON AVENUE PHILADELPHIA, PA 19135

INITIAL	DESCRIPTION	DATE

Project Name & Address:
BRIGHTSIDE ACADEMY
2010 - 2018 N. VAN PELT STREET
PHILADELPHIA, PA 19121

Date: 5 JAN 2010

Drawn: NK Checked: NK

Sheet No: _____

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PLANS FOR ZONING REVIEW
NOT FOR CONSTRUCTION

SHEET 1 OF 2