

LEGEND:

PROJECT DESCRIPTION:

CONVERT BUILDING FROM MIXED-USE OFFICE / APARTMENT TO A DUPLEX. HISTORICALLY, THE BUILDING HAS BEEN A SINGLE-FAMILY, A DUPLEX, A MIXED-USE, AND NOW TO BE CONVERTED BACK TO USE AS A DUPLEX. THE UPPER AND LOWER FLATS HAVE SEPARATE MECHANICALS, AND GOOD FIRE SEPARATION. THIS DRAWING SET INCLUDES MINOR REMODELING, AND UPGRADING THE FIRE SEPARATION AT THE (NOT USED) INTERIOR STAIR / UPPER LANDING AREA.

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC., OF ANY DISCREPANCIES PRIOR TO START.

DRAWING INDEX:

- A-1 BASEMENT FLOOR PLAN, MAIN FLOOR PLAN, LEGEND
A-2 UPPER FLOOR PLAN, FIRE SEPARATION DETAILS
A-3 NOTES, LIGHT & VENT SCHEDULE
BASEMENT WALL SECTION

NEW DOOR

EXIST'ING DOOR TO REMAIN

EXIST'ING DOOR TO BE REMOVED

NEW WALL

EXIST'ING WALL

EXIST'ING WALLS TO BE REMOVED

SMOKE ALARM -- HARD-WIRED WITH BATTERY BACK-UP, TYP. -- ALARMS TO BE INTERCONNECTED (HARD-WIRED OR WIRELESS) WITHIN EACH UNIT

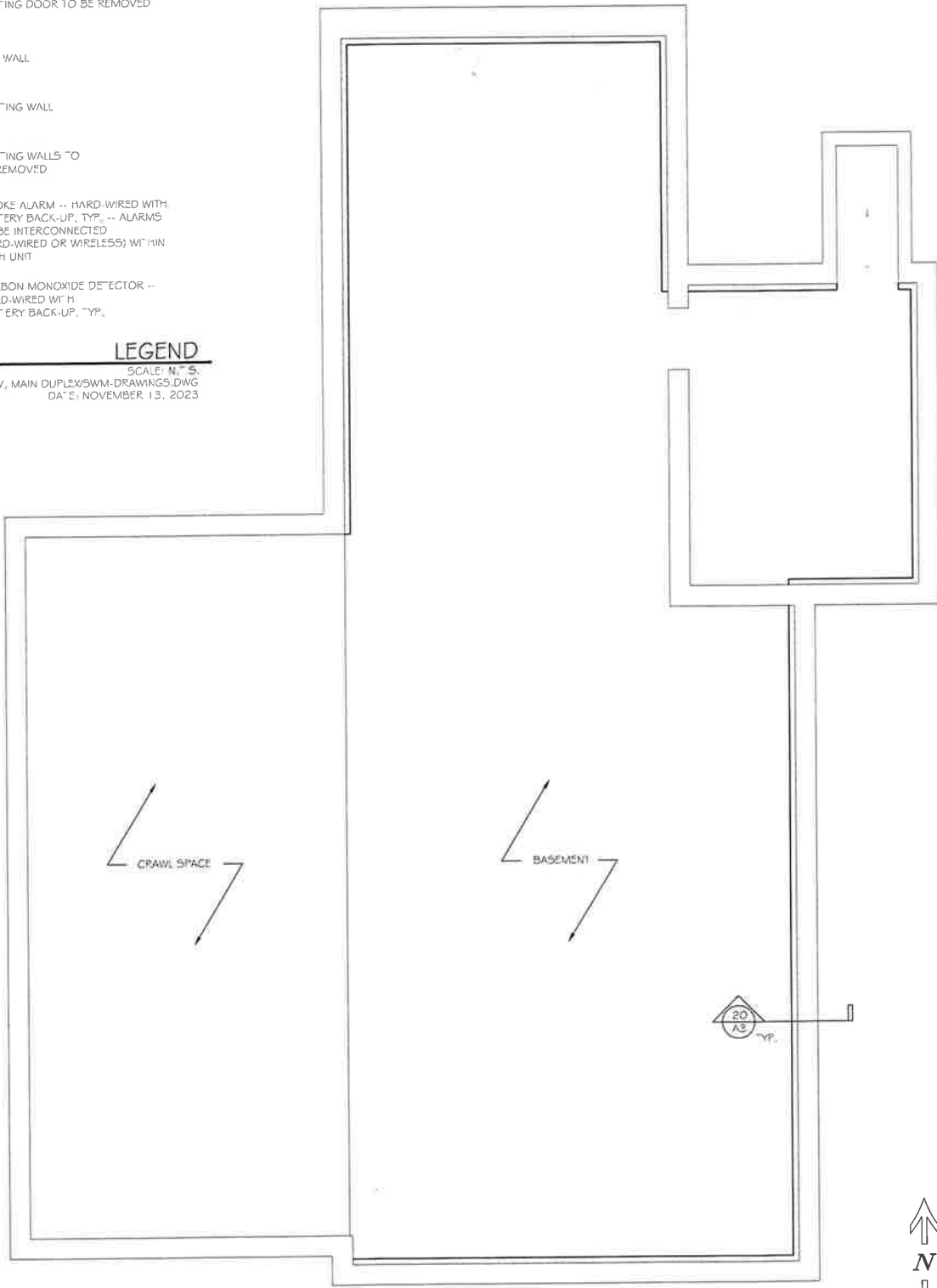
CARBON MONOXIDE DETECTOR -- HARD-WIRED WITH BATTERY BACK-UP, TYP.

LEGEND

SCALE: N.T.S.

2023/STEVE 452 W, MAIN DUPLEX/SWM-DRAWINGS.DWG

DATE: NOVEMBER 13, 2023

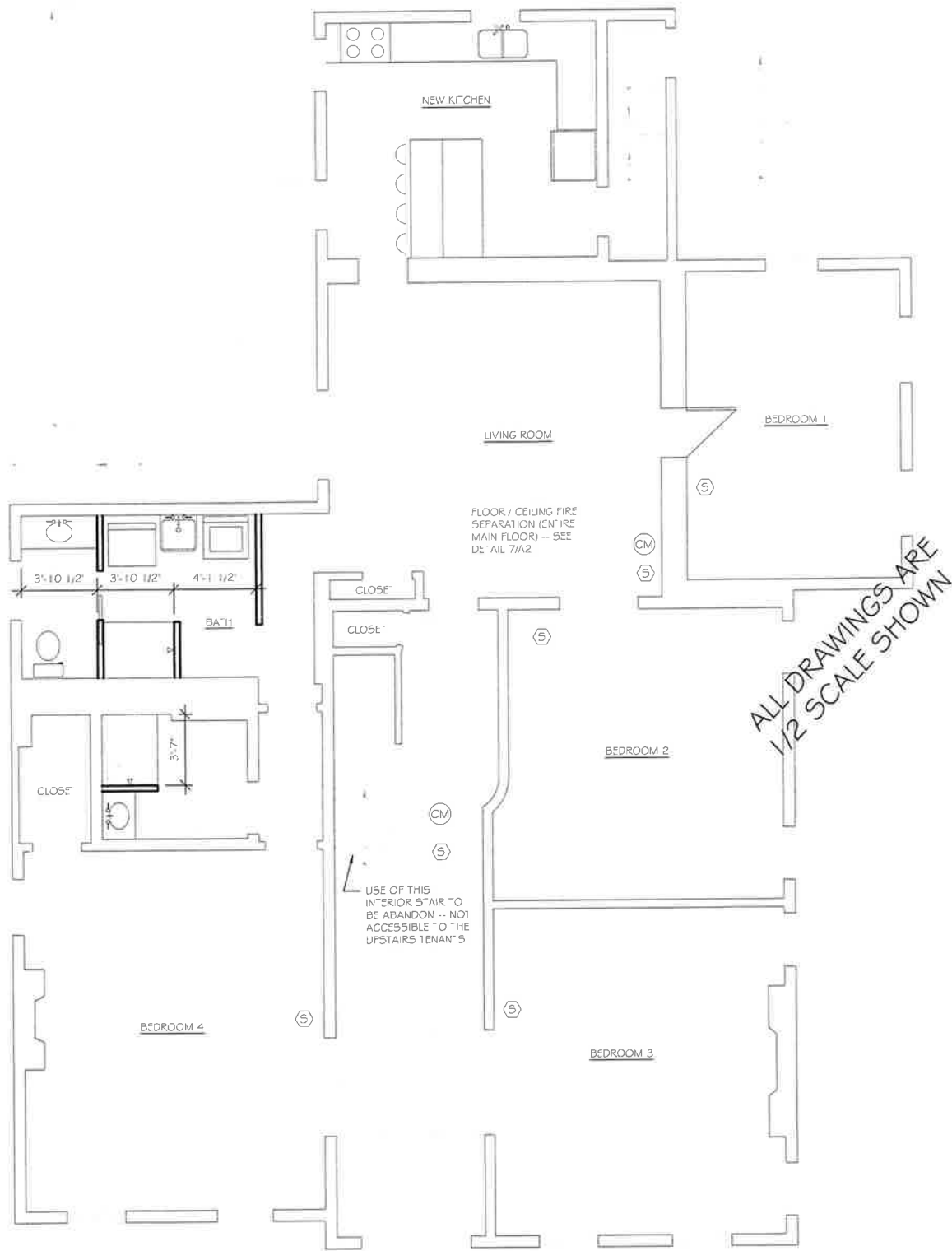


BASEMENT FLOOR PLAN

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

2023/STEVE 452 W, MAIN DUPLEX/SWM-DRAWINGS.DWG

DATE: NOVEMBER 13, 2023



MAIN FLOOR PLAN

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

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DRAWING NAMES

MAIN FLOOR PLAN
BASEMENT FLOOR PLAN
LEGEND
DRAWING INDEX

REVISIONS

PROJECT DATA

DATE: 4/29/2024
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-1

FLOOR / CEILING FIRE SEPARATION NOTES:

PER UDC 321.08(2)(e), THE FLOOR / CEILING SEPARATING THE TWO DWELLING UNITS WITHIN A DUPLEX IS REQUIRED TO BE A NOMINAL 1-HOUR FIRE RATED ASSEMBLY (FLOOR DECKING / 2x JOISTS / 5/8" TYPE 'X' DRYWALL).

THE EXISTING FLOOR / CEILING SEPARATING THE MAIN AND UPPER FLOOR SYSTEM MEETS EQUIVALENCY, THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) RESOURCE A, TABLE 3.3 ITEMIZES VARIOUS ITEMS THAT MAY COMPRISE PART OF A FLOOR / CEILING SYSTEM IN AN EXISTING BUILDING. WITH THIS, WE TALLY THE CARIOUS ITEMS AND ADD THEIR FIRE RESISTANCE VALUES.

IN THE FOLLOWING CALCULATIONS, WE HAVE ONLY ASSIGNED FIRE RESISTANCE VALUES TO THE JOISTS, THE LATH AND PLASTER CEILING, AND THE ADDITIONAL DRYWALL CEILING THAT WAS LET IN SOMETIME IN THE BUILDING'S HISTORY.

IEBC RESOURCE A, TABLE 3.3 - "FLOOR CEILING ASSEMBLIES - WOOD JOISTS"

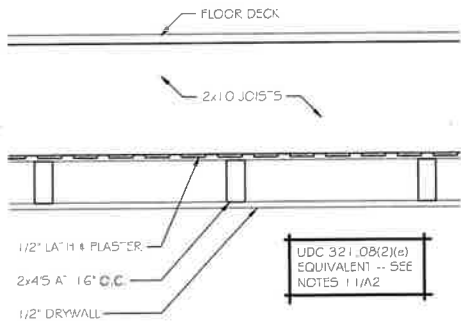
F/C - W-34 - 1/2" LATH AND PLASTER ON 2x10 WOOD JOISTS.	1/2 HR.
F/C - W-29 - EXPOSED WOOD JOISTS.	1/2" HR.
F/C - W-30 - 1/2" GYPSUM WALL BOARD.	1/2" HR.
TOTAL:	1 - 1/4 HR., OK

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FIRE SEPARATION NOTES
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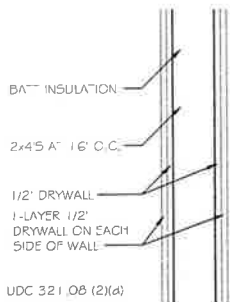
LIGHT & VENTILATION SCHEDULE			
ROOM NAMES	ROOM AREA	NATURAL LIGHT AREA (8% MIN.)	VENTILATION AREA (3.5% MIN.)
MAIN FLOOR			
KITCHEN	94 S.F.	7.5 S.F.	3.3 S.F.
LIVING ROOM	241 S.F.	19.3 S.F.	8.4 S.F.
BEDROOM 1	166 S.F.	13.3 S.F.	5.8 S.F.
BEDROOM 2	204 S.F.	16.3 S.F.	7.1 S.F.
BEDROOM 3	236 S.F.	19.0 S.F.	8.3 S.F.
BEDROOM 4	270 S.F.	21.6 S.F.	9.5 S.F.
UPPER FLOOR			
KITCHEN	128 S.F.	10.2 S.F.	4.5 S.F.
SITTING ROOM	222 S.F.	17.8 S.F.	7.8 S.F.
BEDROOM 1	159 S.F.	12.7 S.F.	5.6 S.F.
BEDROOM 2	212 S.F.	17.0 S.F.	7.4 S.F.
BEDROOM 3	157 S.F.	12.6 S.F.	5.5 S.F.

BALANCED MECHANICAL VENTILATION MAY BE PROVIDED IN LIEU OF OPENABLE DOORS & WINDOWS PROVIDED THE SYSTEM IS CAPABLE OF PROVIDING AT LEAST ONE AIR EXCHANGE PER HOUR OF FRESH OUTSIDE AIR WHILE 10 ROOM IS OCCUPIED.

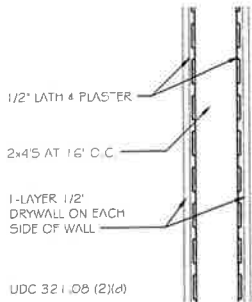
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LIGHT / VENT SCHEDULE
SCALE: N.T.S.
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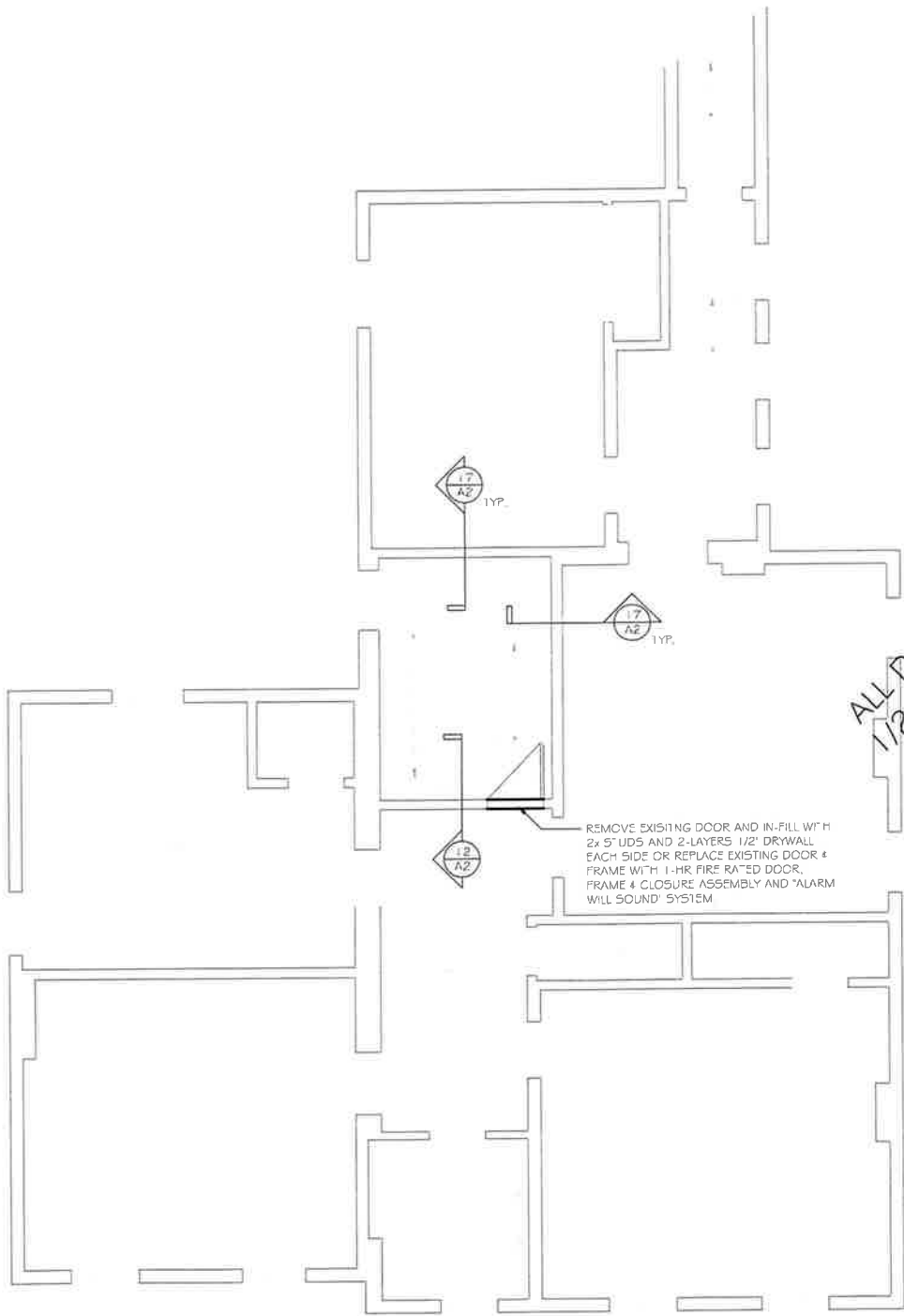
7
A2
EXISTING FLOOR / CEILING
SCALE: 1 1/2" = 1'-0"
2023/STEVE 452 W, MAIN DUPLEX/SWM-DRAWINGS.DWG
DATE: NOVEMBER 13, 2023



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A2
DWELLING SEPARATION WALL AT TOP OF INTERIOR STAIR AT DOORWAY
SCALE: 1 1/2" = 1'-0"
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A2
DWELLING SEPARATION WALL AT STAIRWELL
SCALE: 1 1/2" = 1'-0"
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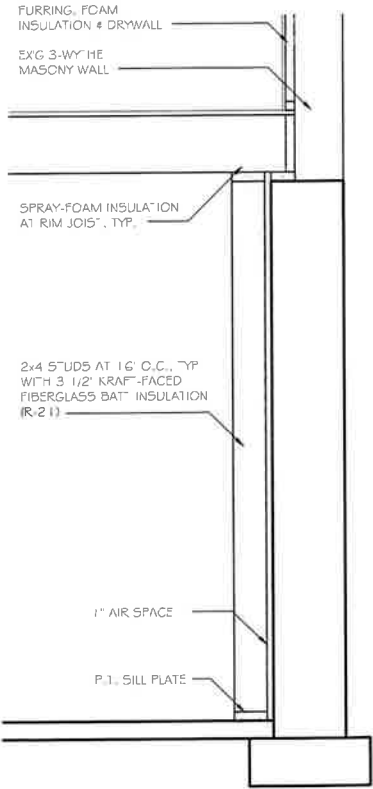


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A2
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
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ALL DRAWINGS ARE
1/2 SCALE SHOWN



BASEMENT WALL SECTION
SCALE: 3/4" = 1'-0"
2023/STEVE 452 W. MAIN DUPLEX/5WM-DRAWINGS.DWG
DATE: NOVEMBER 13, 2023

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DRAWING NAMES

BASEMENT WALL SECTION

REVISIONS

PROJECT DATA

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SHEET NO.

A-3