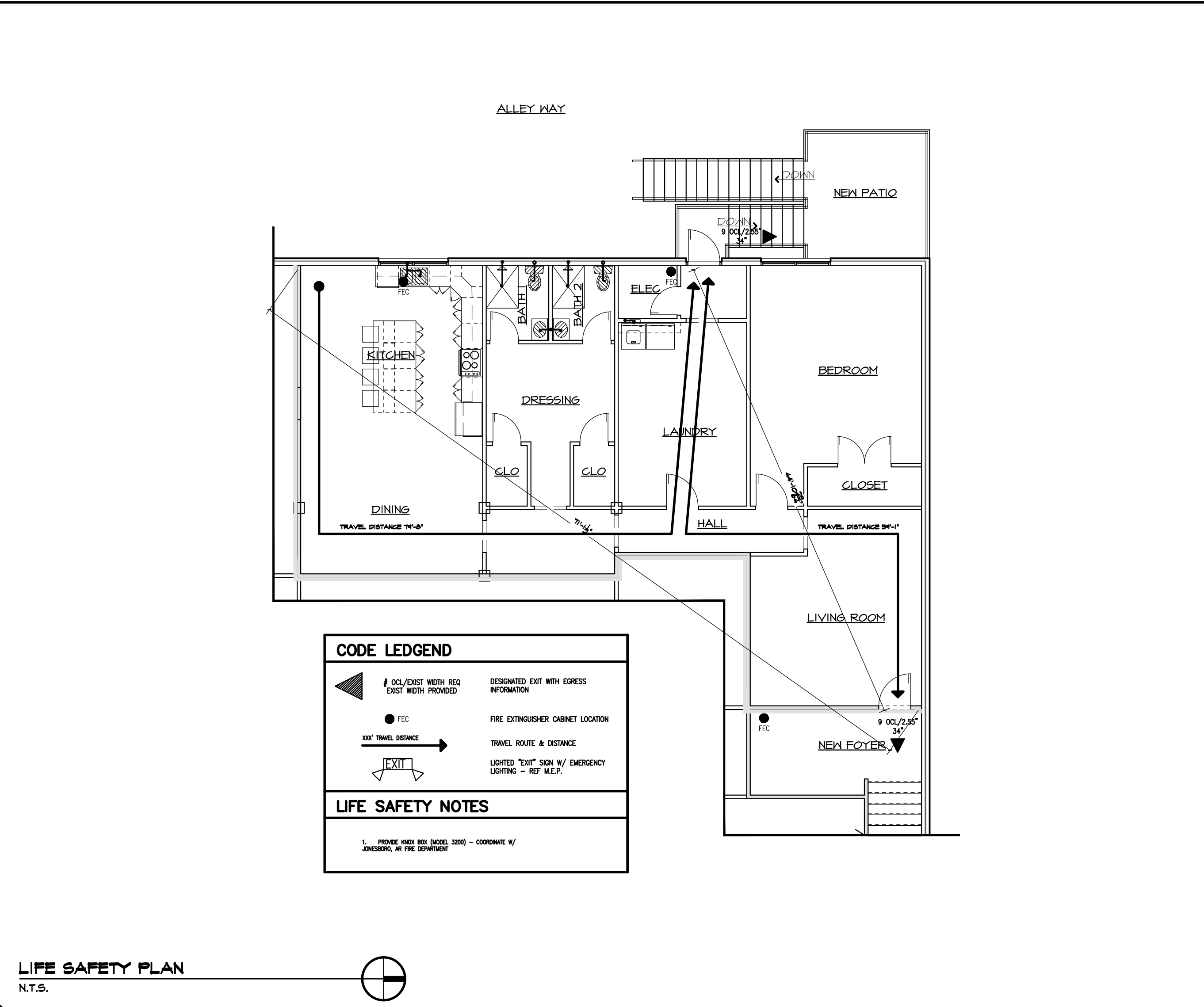


# RENOVATIONS FOR: LOFT SPACE

311 Main Street \* Jonesboro, Arkansas 72401

## FLOOR PLAN/ LIFE SAFETY PLAN



## APFC, VOL II, SECCT 106.4 VERIFICATION:

WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REVIEWED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

(OWNER'S SIGNATURE)

(OWNER'S PRINTED NAME)

(GENERAL CONTRACTOR SIGNATURE)

(GENERAL CONTRACTOR PRINTED NAME)

## 1011 EXIT SIGNS

1011.1 WHERE REQUIRED.  
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel for exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants, intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.  
Exceptions:  
1. Exit signs are not required in rooms or areas that require only one exit or exit access.  
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.  
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.  
4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group U-3.

## 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.2 GROUP B.  
A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:  
1. The combined Group B occupant load of all floors is 500 or more.  
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.  
3. The fire area contains an ambulatory care facility.  
EXCEPTION: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

## 1008.1.9 DOOR OPERATIONS AND HARDWARE

1008.1.9 DOOR OPERATIONS.  
Except as specifically permitted by this section egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.  
1008.1.9.1 HARDWARE.  
Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.  
1008.1.9.2 HARDWARE HEIGHT.  
Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height. Exception: Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1371 mm) maximum above the finished floor or ground, provided the self-latching devices are not also self locking devices operated by means of a key electronic opener or integration control lock.  
1008.1.9.3 LOCKS AND LATCHES.  
Locks and latches shall be permitted to prevent operation of doors where any of the following exists:  
1. Places of detention or restraint.  
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and  
3. and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:  
2.1. The locking device is readily distinguishable as locked;  
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating:  
THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters inch (25 mm) high on a contrasting background, and  
2.3. The use of the key-operated locking device is revocable by the building official for due cause.  
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware.  
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 100 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool.  
5. Fire doors after the minimum elevated temperature has disabled the latching mechanism in accordance with listed the door test procedures.  
1008.1.10 PANIC AND FIRE EXIT HARDWARE.  
1. Panic hardware is required for doors equipped with latches which serve rooms or spaces with 50+ occupants or more in Groups A or E, and in Group H occupancies of any occupant load (Notes: Prior to the 2006 IBC, panic hardware was required for groups A and E, 100 occupants or more).  
2. Panic hardware must be listed per UL 305.  
3. Panic hardware used on fire doors is fire exit hardware and must be listed per UL 305 and UL 10C.

## GENERAL NOTES

THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE DESIGN STAFF PROFESSIONAL AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.

ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE CONSTRUCTION DOCUMENTS ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE DRAFTER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.

ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.

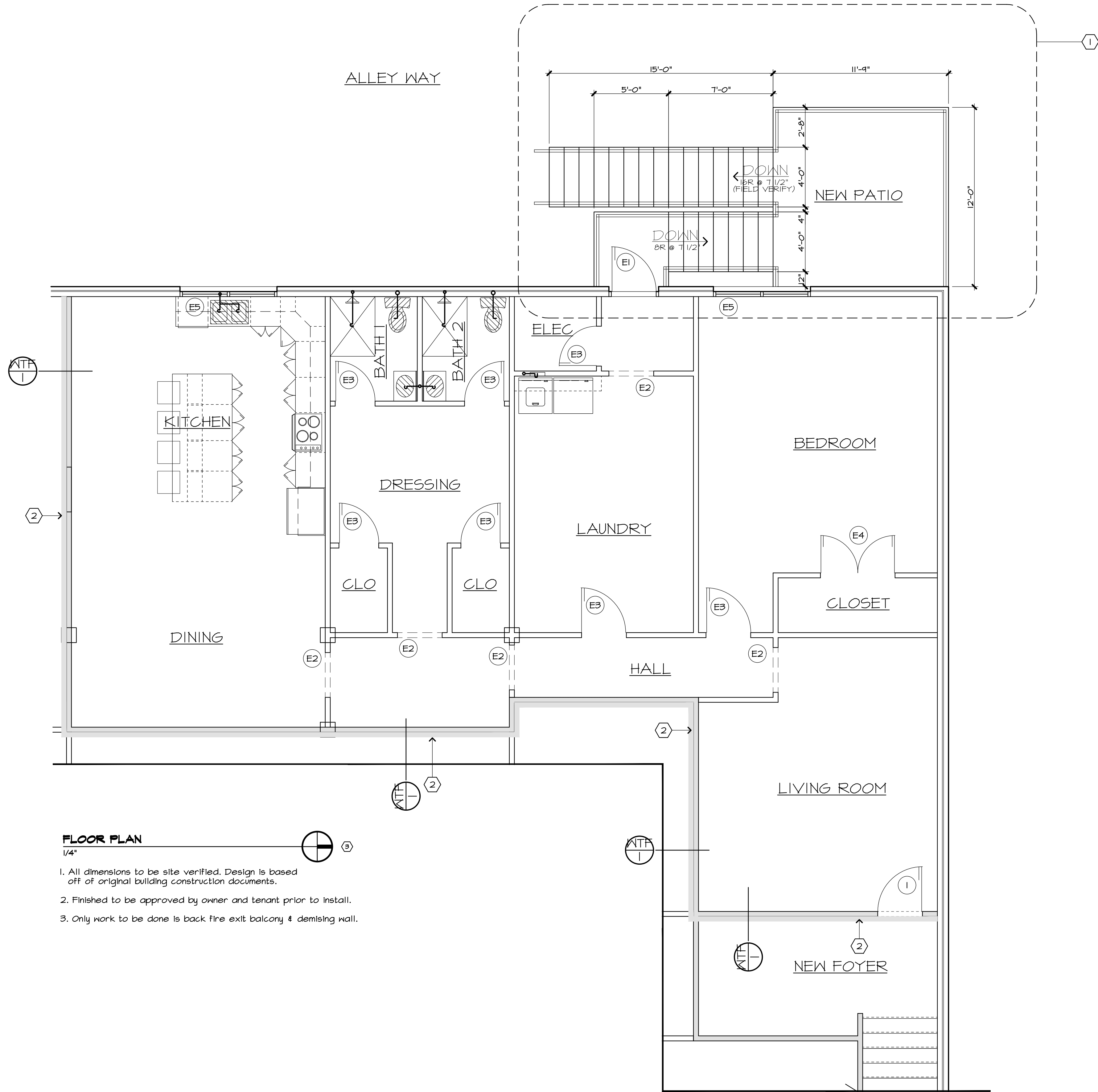
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING ALL SPECIAL INSPECTIONS ARE COMPLETED DURING THE DURATION OF THE PROJECT BY THE CITY AND SECOND PARTY INSPECTION PERSONNEL, PRIOR TO THE COMPLETION OF THE JOB. AT ALL TIMES THE CITY ISSUED PERMITTED PLANS ARE TO REMAIN ON SITE AND AVAILABLE TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.

ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH APPROVAL BY THE OWNER (IN ACCORDANCE WITH COMPONENTS AND SYSTEMS USED).

## 508.4 TENANT SEPARATION

OCCUPANCY		TABLE 504.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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**FLOOR PLAN**  
1/4"

1. All dimensions to be site verified. Design is based off of original building construction documents.

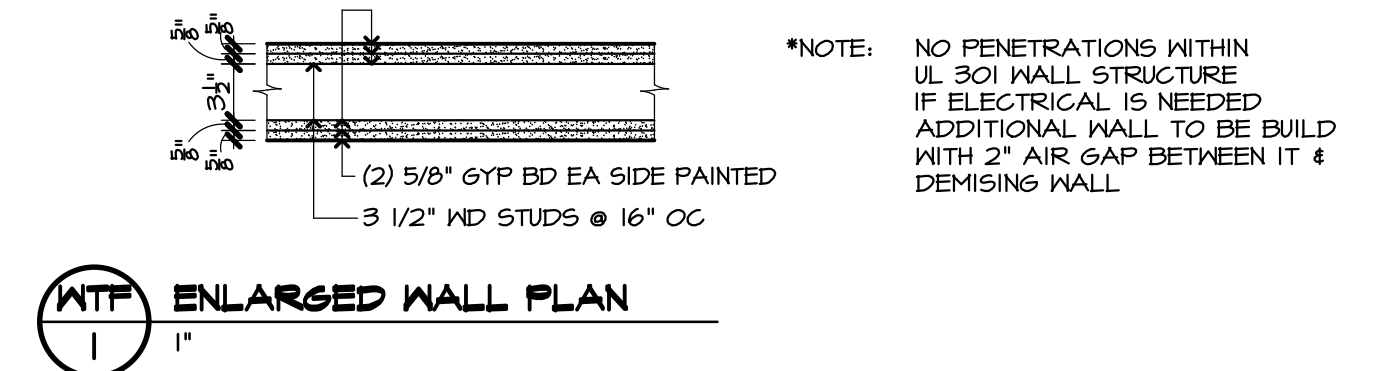
2. Finished to be approved by owner and tenant prior to install.

3. Only work to be done is back fire exit balcony & demising wall.

0 GENERAL NOTES FLOOR PLAN	
MARK	DESCRIPTION
1	SEE STRUCTURAL PLANS FOR ALL FRAMING REQUIREMENTS FOR NEW BALCONY LAYOUT FOR FIRE EXIT
2	DEMISING WALL TO BE UL 301 SEE APPROVED WALL DETAIL
3	NO MEP WORK BEING DONE

OPENING SCHEDULE							ALL HARDWARE TO BE CLOSE FIST OPERABLE - VERIFY TYPE W/ OWNER
MARK	DOORS					REMARKS	
	W	H	T	MAT	TYPE		
E1	3'-0"	7'-0"		HM		EXISTING HM DOOR - LOCKSET, CLOSER, PEEP HOLE	
E2	VARIES	7'-0"		WD		EXISTING CASED OPENING	
E3	3'-0"	7'-0"		WD		EXISTING PRIVACY SET, ADA HANDLE, CLOSER	
E4	5'-0"	7'-0"		WD		EXISTING DBL DR - CLOSET SET	
I	3'-0"	7'-0"		HM		NEW IHR RATED HM DOOR - LOCKSET, CLOSER, PEEP HOLE	

WINDOWS							REMARKS
E5	(2)	3'-0"	4'-0"		ALUM		EXISTING - DBL HUNG WD

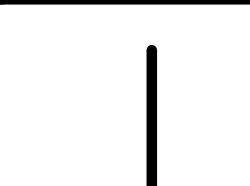
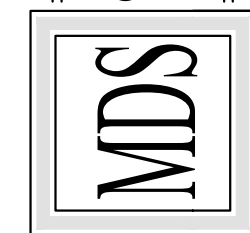


EXISTING FLOOR PLAN  
NOTES, SCHEDULE, & DETAILS

RENOVATION FOR  
**LOFT SPACE**  
811 MAIN STREET  
JONESBORO, ARKANSAS 72401

COMM. NO.: 48825-B  
DATE: 09/9/2023  
FILE:

MORTIN DESIGN SERVICES, LLC  
Commercial & Residential Drafting Consultant  
870-284-4054  
bmortin.mds@gmail.com



CONCRETE NOTES:

GENERAL:

1. All concrete shall have a minimum 28 day compressive strength, ( $f'_c$ ), of 3,000 psi for footings and 4,000 psi for slabs.
2. All concrete work shall conform to the latest ACI specifications.
3. Coarse aggregate for concrete shall not contain lignite, steel, or other materials that may be detrimental to the concrete.
4. Fly ash in concrete mix shall not be permitted.
5. Horizontal construction joints shall be permitted only where shown on the structural drawings. Horizontal or near horizontal joints shall be prepared by roughening the surface in an approved manner so that the aggregate is exposed uniformly, leaving no laitance, loosened particles, or damaged concrete.
6. Contractor shall verify dimensions and locations of all openings, pipe sleeves, curbs, etc., as required by other trades before concrete is placed.
7. Pipes or conduit placed in foundation and slabs shall not be placed closer than 3 diameters on center. Aluminum conduits shall not be placed in concrete.
8. All footings shall bear on firm, undisturbed soil or an approved select fill material compacted to at least 95% of optimum density as determined by the Standard Compaction Test, ASTM D-698.
9. The design bearing capacity,  $q_u = 1,500$  psf.
10. Location of slotted inserts, weld plates and all other items to be embedded in concrete shall be coordinated with architectural and mechanical drawings.

REINFORCEMENT:

1. All reinforcing steel shall conform to ASTM-615, Grade 60,  $f_y = 60$  ksi.
2. Minimum cover on all reinforcing steel shall be 3".
3. All reinforcing bars splices shall be lap splices with a minimum overlap of 30".
4. All reinforcing steel shall be fabricated and placed per the latest edition of the ACI Building Code (ACI-318).
5. All reinforcement shall be securely held in place while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to support all bars.
6. Reinforcing bars shall not be welded, unless specifically noted on the drawing, as being welded, welded reinforcement shall conform to ASTM A-706.
7. Provide corner bars in all walls and at wall intersections to match size and spacing of horizontal bars in those walls.

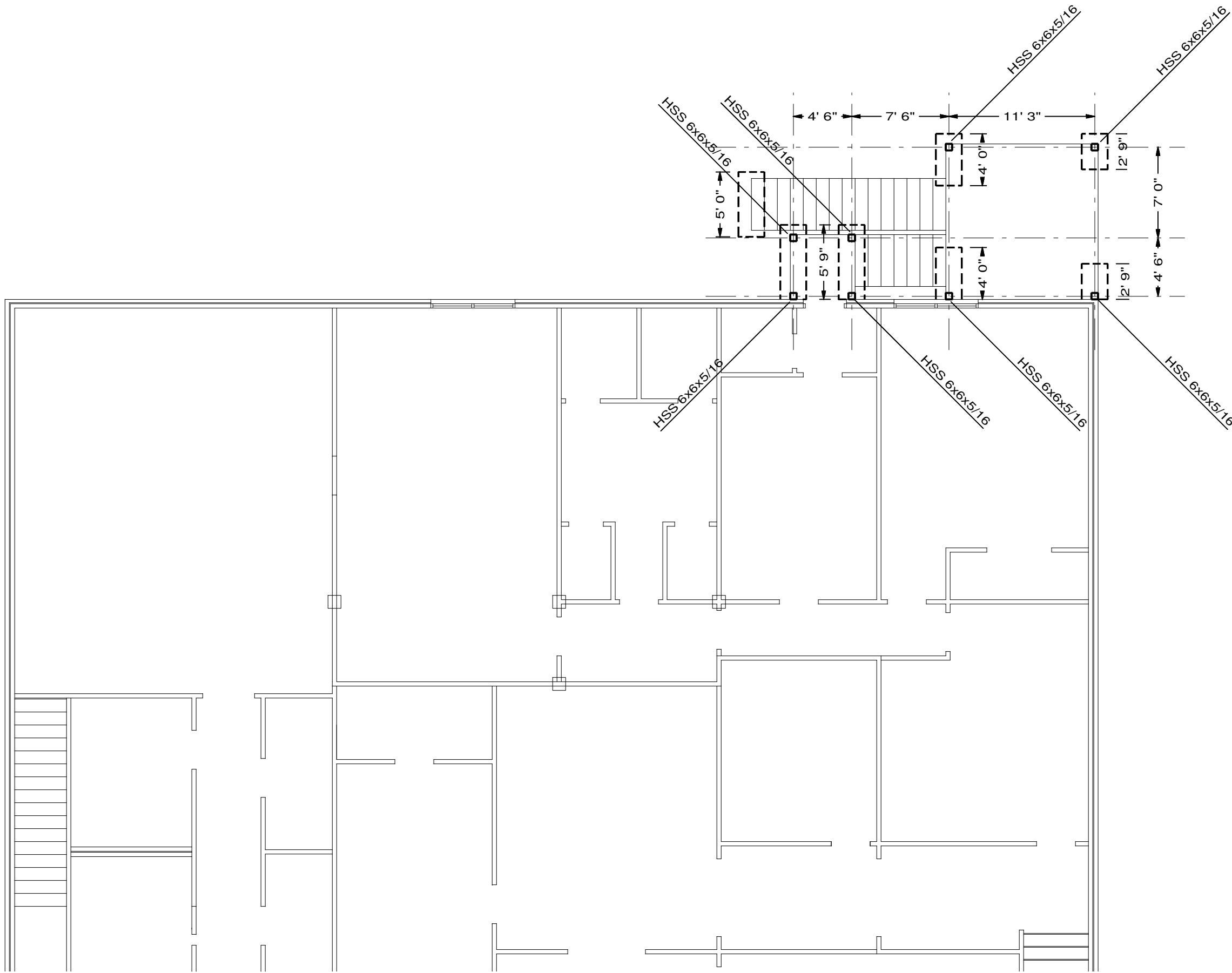
STRUCTURAL STEEL NOTES:

GENERAL:

1. All rolled wide flange shapes shall conform to ASTM A-992,  $f_y = 50$  ksi.
2. All hollow structural shapes (HSS) shall conform to ASTM A-500, Grade B,  $f_y = 46$  ksi.
3. All plates shall conform to ASTM A-36,  $f_y = 36$  ksi.
4. All misc. steel shall conform to ASTM A-36,  $f_y = 36$  ksi, unless noted otherwise.
5. All steel details shall be in accordance with the latest AISC Specifications (including AISC Seismic Provisions when applicable).
6. Splicing of structural steel members where not detailed is prohibited without prior approval. If approved, the contractor shall have the connection tested by ultrasound by an independent testing lab.
7. No change in size or position of the structural elements shall be made. Holes, slots, cuts, etc., are not permitted through any member unless they are detailed on the approved shop drawings.

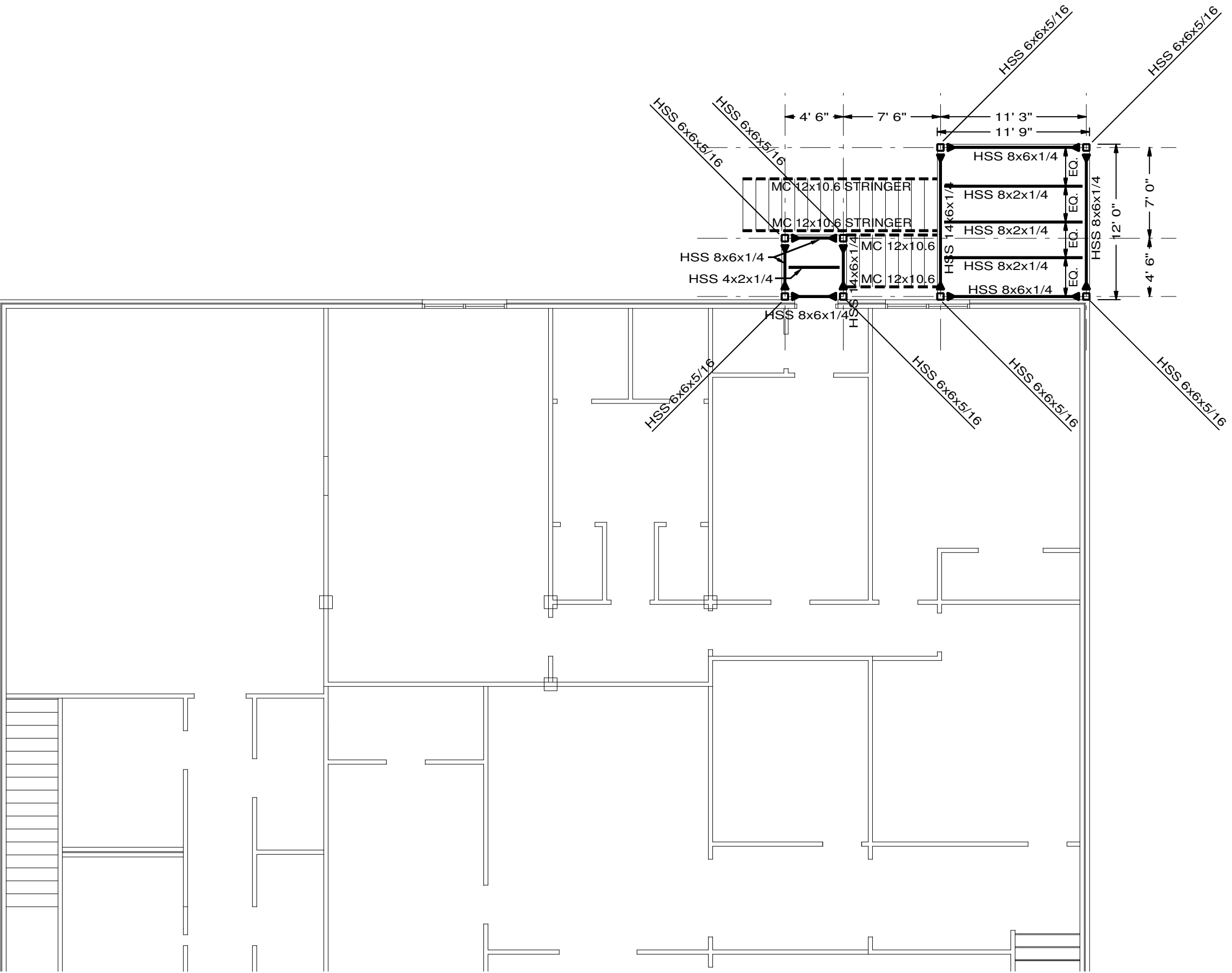
WELDS:

1. All welding shall be performed by certified welders in accordance with AWS specifications.
2. All welding electrodes shall conform to AWS A5.1 Grade E-70.



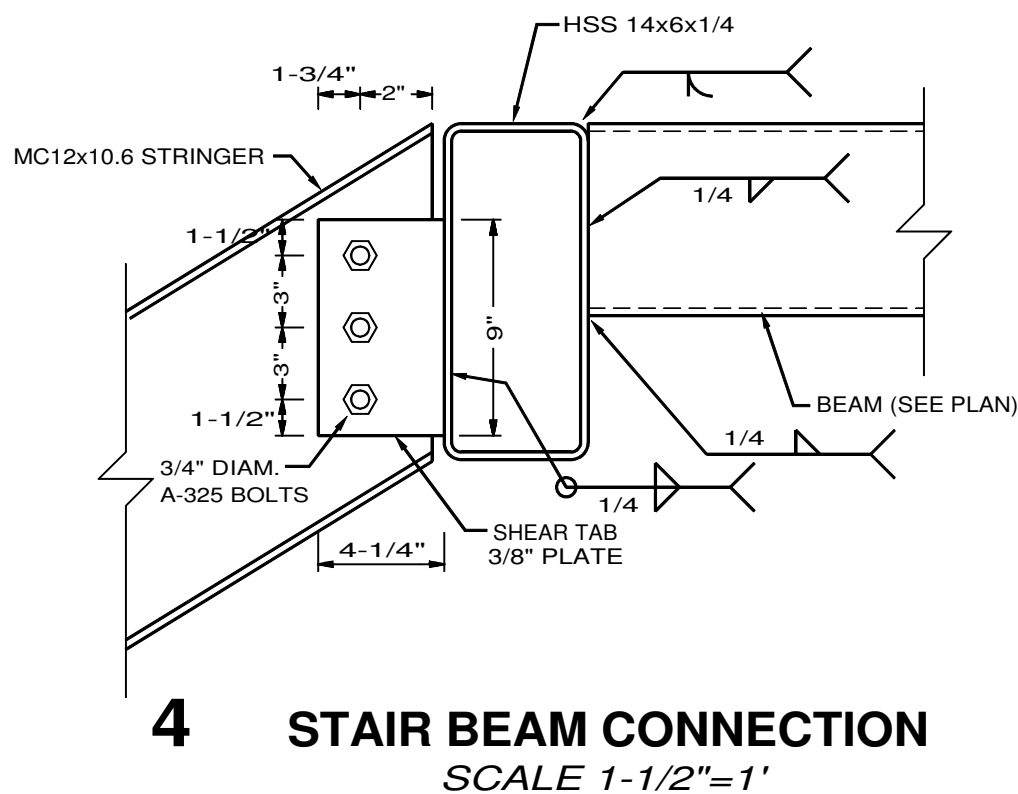
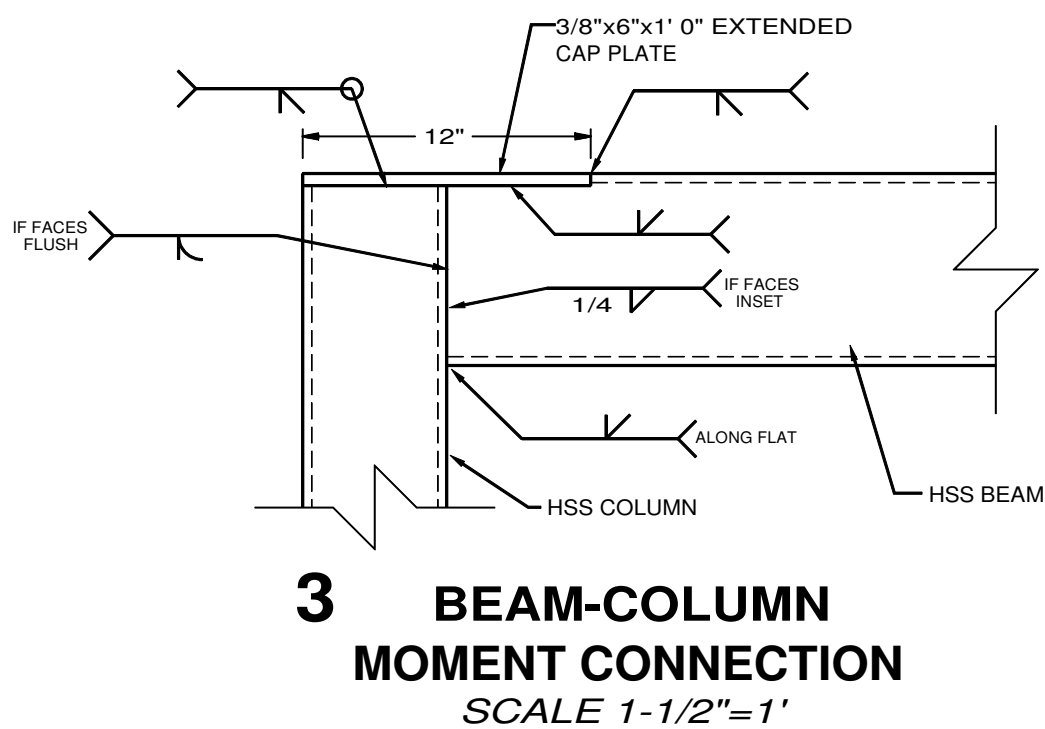
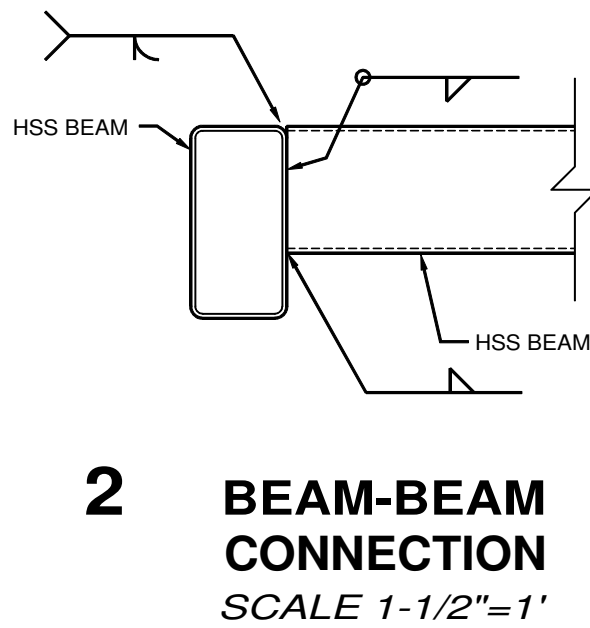
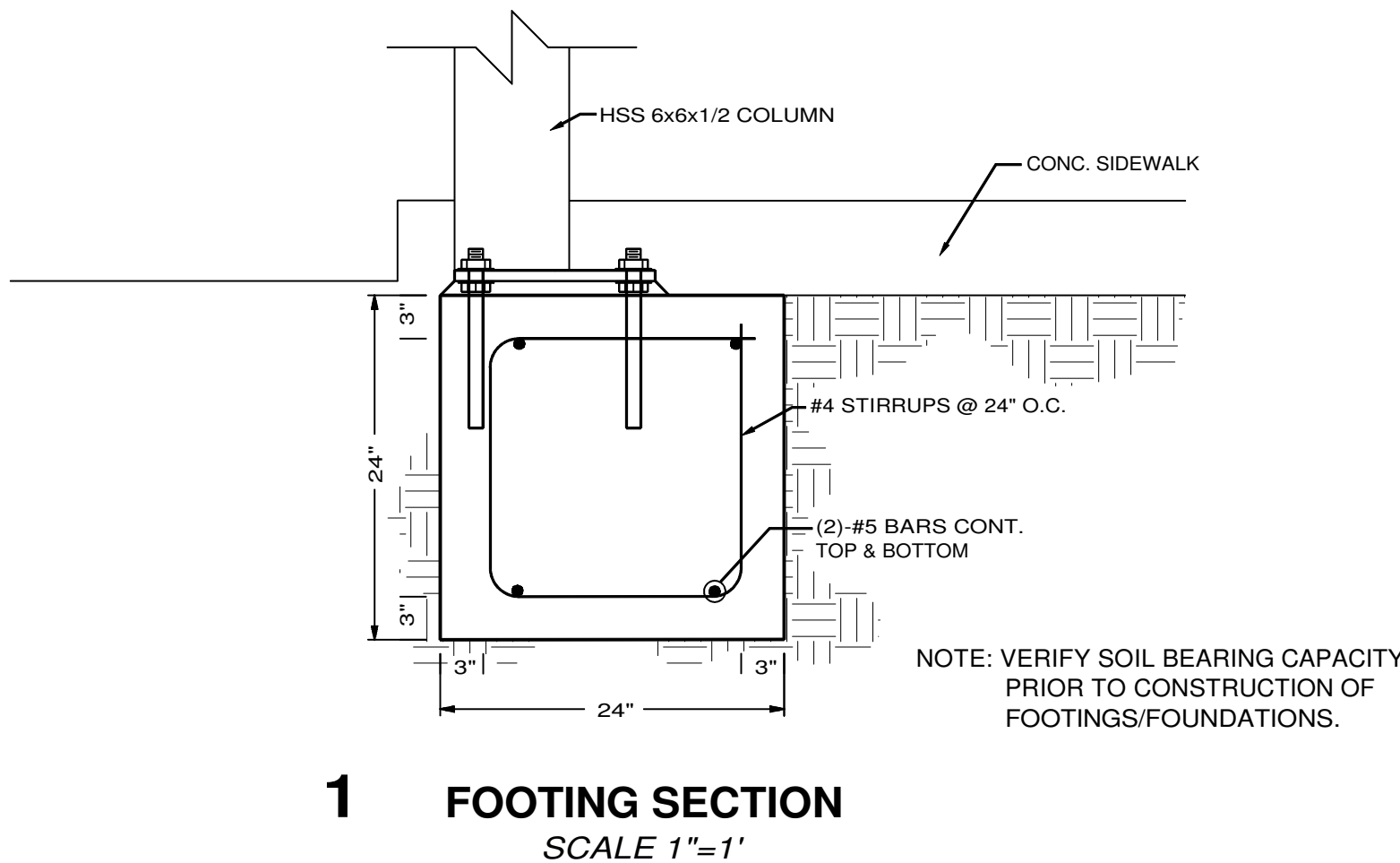
FOUNDATION PLAN

SCALE 1/8"=1'



FRAMING PLAN

SCALE 1/8"=1'

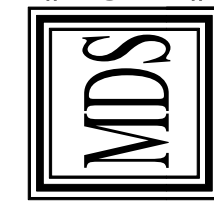


STRUCTURAL PLANS & DETAILS

RENOVATION FOR:  
**LOFT SPACE**  
311 MAIN STREET  
JONESBORO, ARKANSAS 72401

COMM. NO.:  
DATE: 07/08/2023  
FILE:  
PLOT:

MORTIN DESIGN SERVICES, LLC  
Commercial & Residential Drafting Consultant  
870-244-4054  
bmortin.mds@gmail.com



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