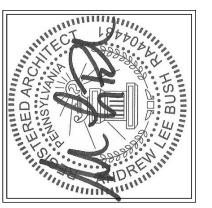
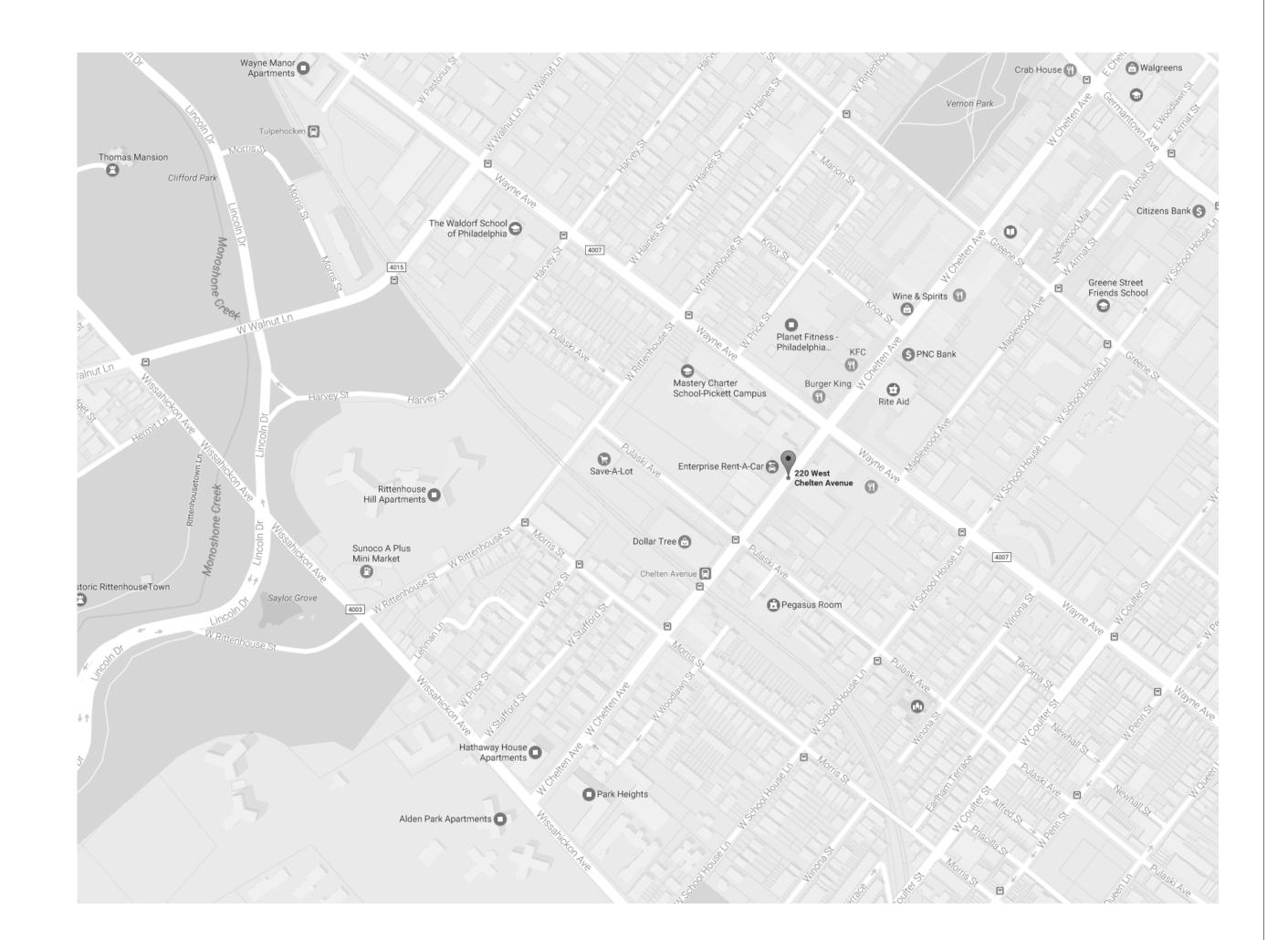
# PENN VILLAGE ADC TENANT FIT-OUT



SITE LOCATOR MAP:





OWNER:

THE BE ARCHITECTURE STUDIO, LLC 403 ECHO DELL ROAD DOWNINGTOWN, PA 19335 484-459-8409 ARCHITECT:

DRAWING LIST:

CS-1 COVER SHEET GN-1 GENERAL NOTES

EG-1 EGRESS PLAN

A-I PROPOSED FLOOR PLAN

A-2 ENLARGED FLOOR PLANS A-3 REFLECTED CEILING PLAN

A-4 INTERIOR ELEVATIONS & DETAILS

# CODE INFORMATION:

GOVERNING CODES:

UNIFORM CONSTRUCTION CODE (UCC)

CHAPTER 11 - ICC, INTERNATIONAL BUILDING CODE 2009

APPENDIX E - IBC, INTERNATIONAL BUILDING CODE

ICC/ANSI A117.1 - 2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

USE GROUPS: GROUP 1-4 INSTITUTIONAL, ADULT DAY CARE

FACILITY/GROUP B BUSINESS

TYPE OF CONSTRUCTION EXISTING STRUCTURE, TYPE I-A

EXISTING FLOOR ASSEMBLY UL D502 (2 HR)

AREA OF TENANT SPACE: 11,351 SF - FULLY SPRINKLERED

OCCUPATIONAL LOAD: 150 TOTAL:

-- ADULT DAY CARE CLIENTS MAX

-- CAREGIVERS

-- BUSINESS STAFF

PENN VILLAGE

	REVISION:
1	9/20/17
2	12/19/17

1/26/17

COVER SHEET

§ 11.51. Special accommodations.

Centers serving clients with a physical handicap or impediment, blindness, a visual impairment, deafness or a hearing impairment shall have accommodations to ensure safety and reasonable accessibility for entrance to, movement within and exit from the center.

#### Cross References

share space with the facility.

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.52. Indoor floor and other space.

(a) Except as set forth in subsection (b), a center that is co-located in a center housing other services shall have its own separate identifiable space during the hours of operation of the older adult daily living center. (b) A center that is co-located with an adult developmental training facility operated or licensed by the Departments of Public Welfare or Education may

(c) The center shall have sufficient space to accommodate the full range of

program activities and services. This means that:

(1) The facility shall provide at least 50 square feet of indoor program space for each client. Indoor floor space shall be measured wall to wall, including space occupied by equipment, temporary storage and furnishings. Space occupied by lavatories, dining areas, loading docks, kitchens, hallways, offices and first aid rooms cannot be included unless it is documented that the space is used for programming for at least 50% of each program day. Permanent storage space may not be included in the indoor floor space.

(2) The facility is flexible and adaptable for large and small groups and individual activities and services.

(3) Office space is available for center staff persons to work effectively.

(4) Storage space is available for program and operating supplies. (5) A specified loading or parking area, or both, is available for the safe daily arrival and departure of clients.

(6) There is private space available for confidential consultation with or services to, or both, the clients in the center and others as necessary.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.53. Poisons. (a) Poisonous materials shall be kept in a cabinet, closet, cupboard or container that is locked or placed in a location which is inaccessible to clients. (b) Poisonous materials shall be kept separate from food, food preparation surfaces and dining surfaces.

## **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.54. Sources of heat. Hot water pipes, fixed space heaters, radiators, wood and coal burning stoves, fireplaces and other sources of heat exceeding 120° F that are accessible to clients shall be equipped with protective guards or insulation to

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

prevent clients from coming in contact with the heat source.

§ 11.55. Sanitation. (a) Clean and sanitary conditions shall be maintained in all areas of the

(b) Evidence of infestation of insects or rodents in the center may not be

(c) Garbage and rubbish shall be removed from inside the center daily and from outside the building at least once per week.

(d) Trash in bathroom, dining and kitchen areas shall be kept in receptacles made of plastic, metal or other easily-cleanable materials that prevent the penetration of insects and rodents.

(e) Trash and garbage outside the center shall be kept in closed receptacles that prevent the penetration of insects and rodents.

(f) Centers that are not connected to a public sewer system shall have a written sanitation approval for their sewage system by the sewage enforcement official for the municipality in which the center is located

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.56. Ventilation.

Center areas, dining areas, kitchens and lavatories shall be ventilated by operable windows or mechanical ventilation, such as fans.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.57. Lighting.

Rooms, hallways, interior stairways, outside steps, interior and outside doorways, porches, ramps and fire escapes shall be lighted to assure client safety and to avoid accidents.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.58. Surfaces. (a) Floors, walls, ceilings and other surfaces shall be in good repair. (b) Floors, walls, ceilings and other surfaces shall be free of hazards, such as loose or broken window glass, pointed projections, loose or cracked floor

# coverings. **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.59. Running water.

(a) A center shall have hot and cold running water in all bathrooms and

(b) Hot water temperatures in areas accessible to clients may not exceed 130° F.

(c) Centers that are not connected to a public water system shall comply with 25 Pa. Code Chapter 109 (relating to safe drinking water). Written certification of water tests shall be kept with the center's records.

# Cross References

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.60. Indoor temperature.

(a) Indoor temperature shall be at least 70° F when clients are in the center. (b) Whenever indoor temperature exceeds 80° F, mechanical ventilation, such as fans, or air conditioning is required.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.61. Telephone. A center shall have an operable, noncoin-operated telephone with an outside line to which staff persons and clients have reasonable access. Subject to rules established by the center, clients may make and receive calls in reasonable privacy, or have calls made for the client, if necessary.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.63. Screens, windows and doors.

(b) Screens, windows and doors shall be in good repair.

(a) Windows, including windows in doors, shall be screened when windows or doors are open.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.64. Handrails and railings.

(a) Ramps, interior stairways and outside steps exceeding two steps shall have well-secured handrails. (b) A porch that has over 8 inches drop shall have a well-secured railing.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.65. Nonskid surfaces.

Interior stairs and outside steps shall have a nonskid surface.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.66. Landings.

(a) A landing shall be provided beyond each interior and exterior door that opens directly into a stairway. (b) A landing shall be at least as wide as the stairs leading to the landing.

(c) A landing shall be at least 3 feet long.

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.68. Storage of personal belongings.

Space shall be provided for hanging hats and coats and the storage of personal belongings.

## **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). **§ 11.69. Bathrooms.** 

The following requirements apply to centers applying for licensure, and to construction begun at existing licensed centers, after October 12, 1993. Centers licensed, and construction begun at existing licensed centers, before October 12, 1993, are exempt from requirements in this section:

(1) There shall be one toilet and one sink for every fourteen clients served at one time in a center.

(2) If the center serves fifteen or more clients at one time, there shall be two separate and distinct bathrooms.

(3) For a center with a client who has a physical handicap, at least one toilet and one sink shall be constructed so that the client with a physical handicap has access and use. The toilet stall shall be large enough to allow for transfer from a wheel chair to the toilet and to accommodate the client and a staff

(4) Each bathroom shall have a sink, wall mirror, soap container, soap, toilet paper, individual clean paper or cloth towels or a blow dryer for hands and a

(5) Privacy shall be provided for toilets by partitions, doors or curtains.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.70. First aid.

(a) A center shall have a first aid area that is separated by partition, privacy screen or other means from program areas.

(b) The first aid area shall have a bed or reclining chair or cot, a blanket and a pillow.

(c) Each floor of the center shall have a first aid kit accessible to staff. (d) The first aid kits shall contain antiseptic, an assortment of adhesive bandages, sterile gauze pads, tweezers, tape and scissors.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.71. Elevators.

(e) A first aid manual shall be kept with each first aid kit.

If an elevator is present in the center, the center shall maintain a valid certificate of operation from the Department of Labor and Industry with its records.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.72. Exterior conditions. (a) Outside walkways shall be free from ice, snow, leaves, equipment and

other hazards. (b) Center grounds shall be free from debris and unsafe conditions. (c) The outside of the building and the center grounds shall be well

# **Cross References**

maintained and in good repair.

This section cited in 6 Pa. Code § 11.212 (relating to applicability). FIRE SAFETY

#### § 11.81. Unobstructed egress.

Stairways, halls, doorways, aisles, passageways and exits from rooms and from the building shall be unobstructed at all times.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.82. Evacuation procedures.

(a) There shall be written emergency evacuation procedures that include staff responsibilities, means of transportation, emergency shelter location and an evacuation diagram specifying directions for egress in case of an

(b) Written emergency evacuation procedures shall be posted in the program

# **Cross References**

This section cited in 6 Pa. Code § 11.21 (relating to emergency procedures); 6 Pa. Code § 11.86 (relating to fire alarm); and 6 Pa. Code § 11.212 (relating to applicability). § 11.83. Fire safety inspection.

The center shall have an annual onsite fire safety inspection by the local fire department or other fire safety authority. Documentation of the date, source and results of the fire safety inspection shall be kept with its records.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.84. Flammable and combustible materials.

Flammable and combustible supplies and equipment shall be utilized safely and stored in fire-resistant containers away from heat sources.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.85. Portable space heaters.

Portable space heaters, defined as heaters that are not permanently mounted or installed, are not permitted in any room including offices if they are fueled with gasoline, kerosene or other flammable liquid. Centers may use other portable space heaters if they are allowed by local fire safety authorities or by local ordinance.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.86. Fire alarm.

(a) There shall be an operable fire alarm system that is audible throughout

(b) If one or more clients have deafness or a hearing impairment, the center shall do one of the following:

(1) Equip the fire alarm system with visual alarm devices.

(2) Establish written procedures for the evacuation of clients with deafness or a hearing impairment and incorporate them into the emergency evacuation procedures in § 11.82 (relating to evacuation procedures).

(c) If the fire alarm is inoperative, repairs shall be made within 2 working days of the time the fire alarm was found to be inoperative.

(d) There shall be a written procedure for fire safety monitoring in the event the fire alarm is inoperative.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.87. Fire extinguishers.

(a) There shall be at least one fire extinguisher with a minimum 2-A rating as classified by the National Fire Protection Association and rated by the American National Standards Institute for each floor including the basement. (b) If the indoor floor area is more than 5,000 square feet on any floor

including the basement, there shall be an additional fire extinguisher with a

or part thereof. (c) A fire extinguisher with a minimum 10-B rating shall be located in each kitchen. This extinguisher is required in addition to the extinguishers with a minimum 2-A rating required for each floor in subsections (a) and (b). (d) Fire extinguishers shall be listed by Underwriters Laboratories or

minimum 2-A rating for each additional 5,000 square feet of indoor floor space

approved by Factory Mutual Systems. (e) Fire extinguishers shall be accessible to the staff persons and clients. (f) Fire extinguishers shall be inspected and approved annually by a person qualified to maintain and inspect fire extinguishers. The date of the inspection shall be on the extinguisher.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability).

§ 11.88. Fire drills. (a) A fire drill, complete with evacuation to a designated meeting place outside the building or a fire safe area within a building, shall be held at least

once every 6 months. (b) A written fire drill record shall be kept of the date, time, the amount of time it took for evacuation, the exit route used, problems encountered and whether the fire alarm was operative.

(c) Alternate exit routes shall be used during fire drills.

(d) Fire drills shall be held on different days of the week and at different times of the day.

(e) Fire alarms shall be set off during each fire drill. In a center located in a larger building complex served by a common fire alarm system, a mock fire alarm device may be substituted to signal fire drills which are not held for all the occupants of the entire building complex. In this case, the mock fire alarm device shall have a sound similar to the building fire alarm system, or the difference in sound shall be demonstrated and explained to clients so that they can distinguish between the sound of the building fire alarm system and the mock fire alarm device.

# **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.89. Exit signs.

(a) Signs bearing the word "EXIT" in plain, legible letters shall be placed at

(b) If the exit or way to reach the exit is not immediately visible to the clients, access to exits shall be marked with readily-visible signs indicating the direction of travel.

(c) Exit sign letters shall be at least 6 inches high with the principal strokes of letters not less than 3/4 inch wide.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.90. Fire safety training for clients.

(a) A client shall be instructed upon initial admission and reinstructed quarterly in general fire safety, evacuation procedures, responsibilities during fire drills and the designated meeting place outside the building or within the fire safe area in the event of an actual fire. A client shall also be instructed in smoking safety procedures if clients or staff persons smoke at the center. (b) If a client is medically or functionally unable to participate completely in the fire safety training, the client shall nevertheless participate to the maximum extent possible. The center shall document the extent of the client's participation.

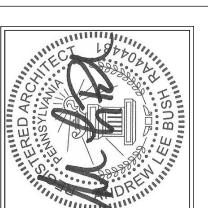
(c) A written record of fire safety training, including content of the training and clients attending shall be kept.

#### **Cross References**

This section cited in 6 Pa. Code § 11.212 (relating to applicability). § 11.91. Smoking safety procedures.

(a) If clients or staff persons smoke at the center, there shall be written smoking safety procedures.

(b) Written smoking safety procedures shall be followed.



Tenant

ADC

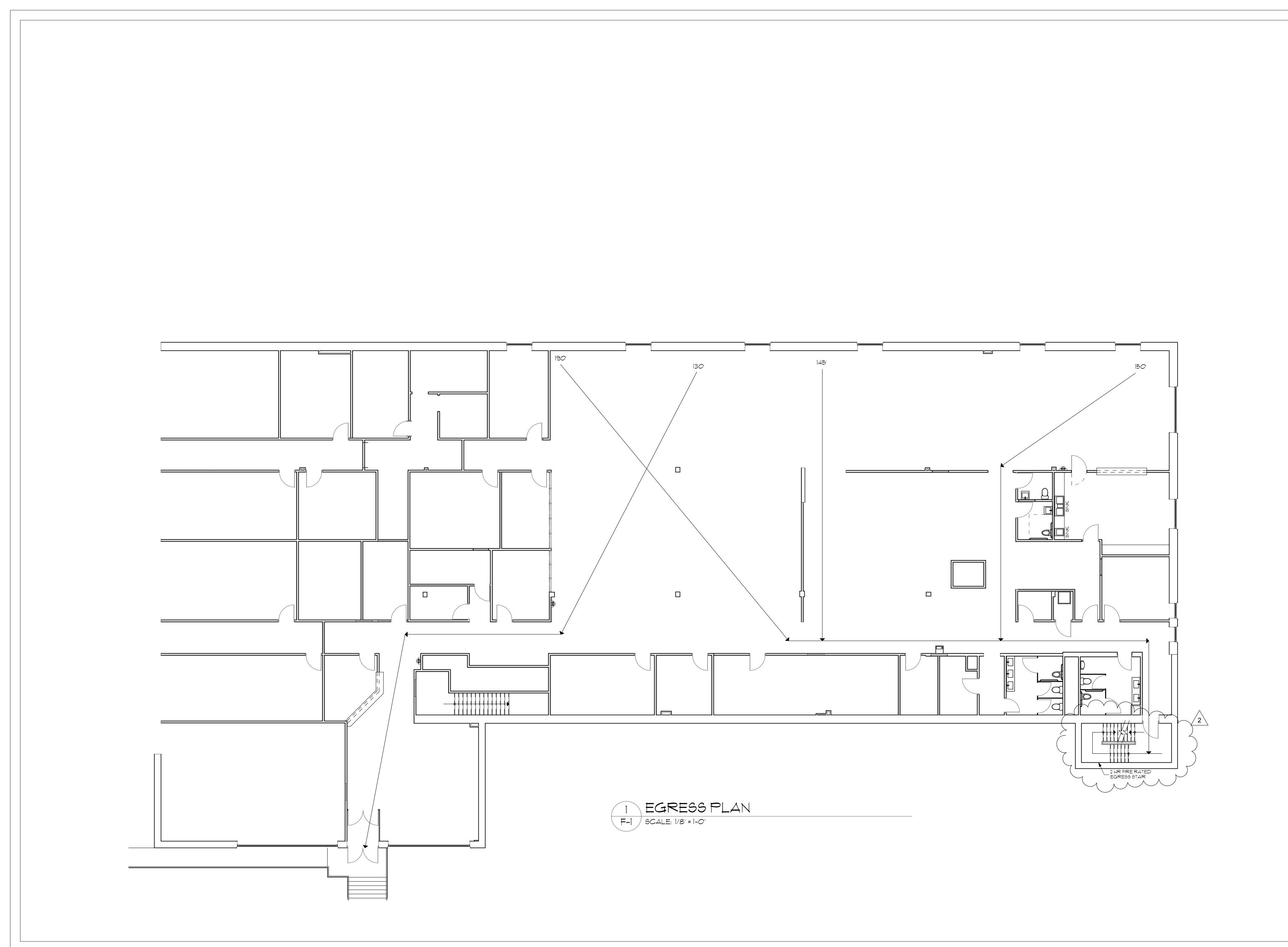
VILLAGE

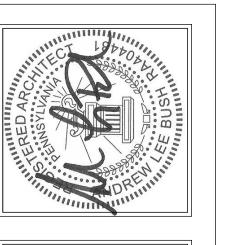
PENN

REVISION: 9/20/17 12/19/17

1/26/17

GENERAL NOTES





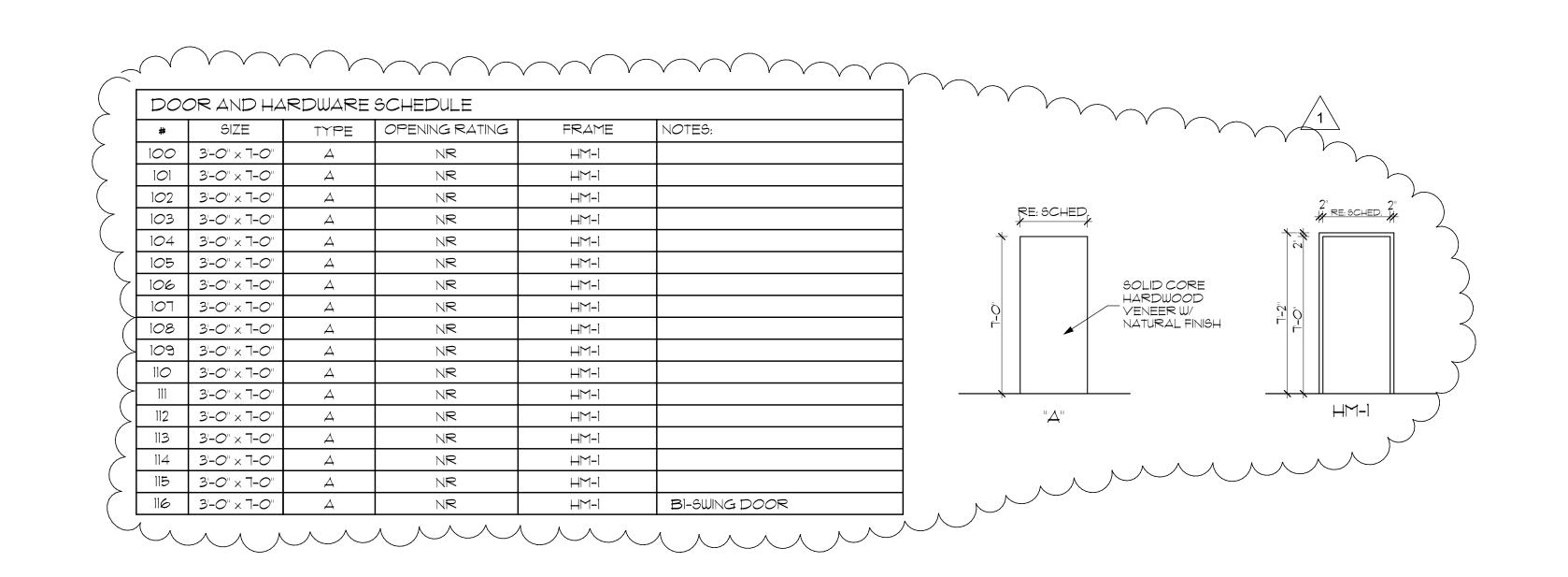
PENN VILLAGE ADC

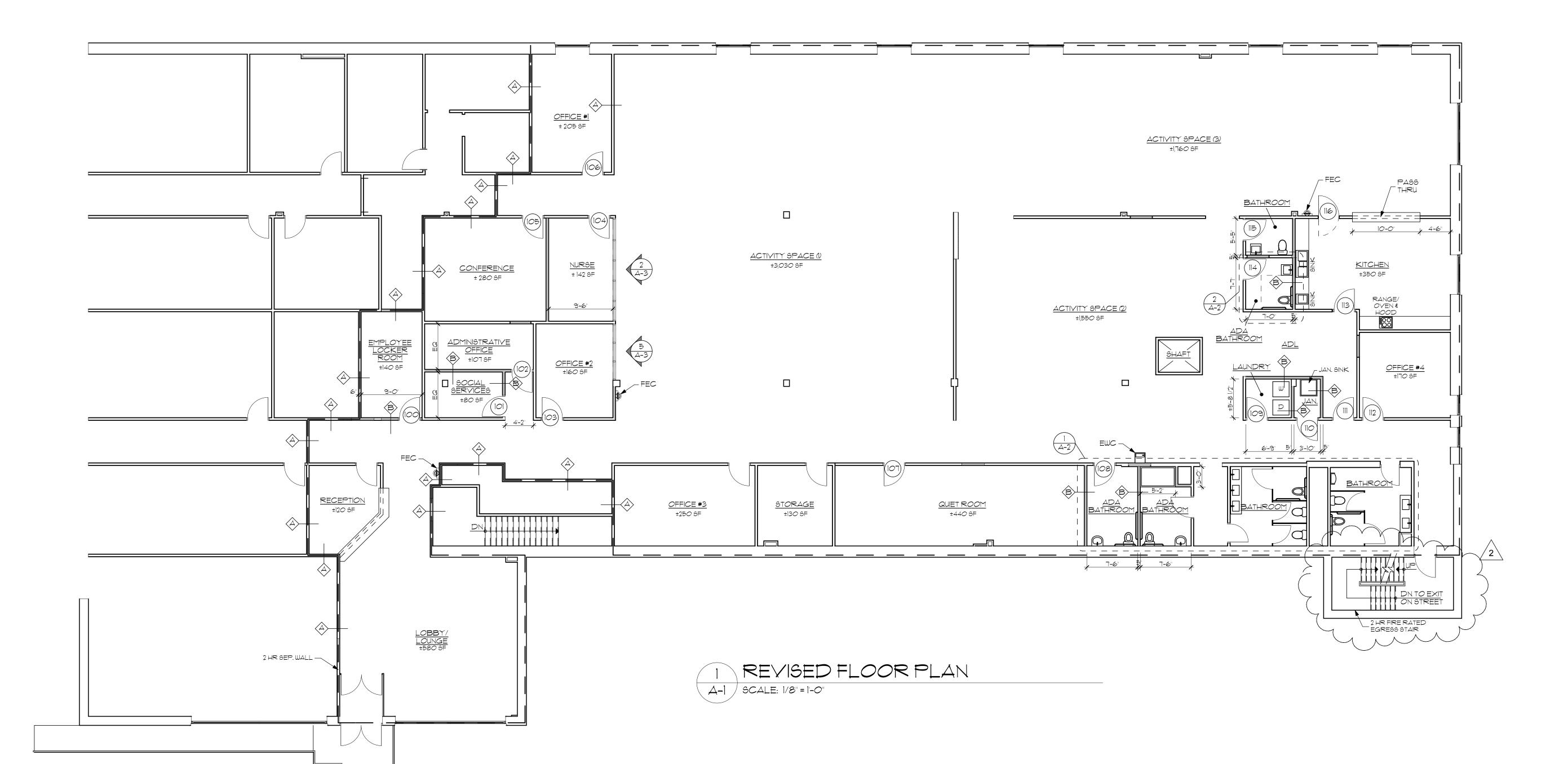
Tenant Fit-Out 220 West Chelten Ave. Philadelphia, PA

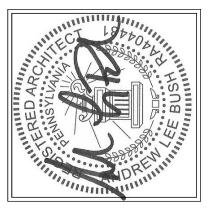
	REVISION:
	9/20/17
$\frac{1}{2}$	12/19/17

1/26/17

EGRESS PLAN







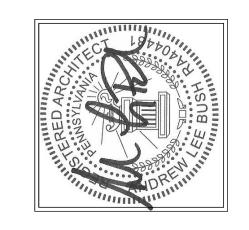
PENN VILLAGE ADC

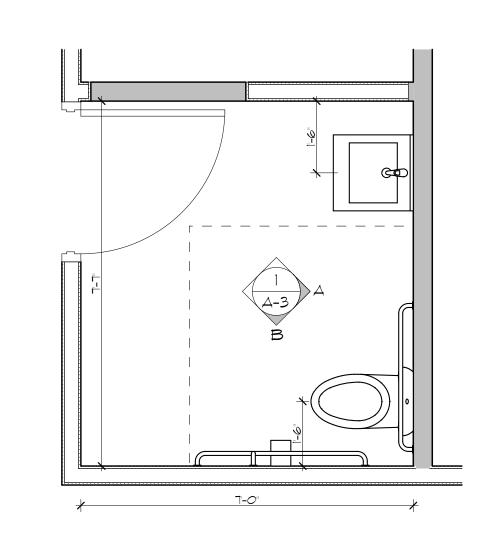
Tenant Fit-Out 220 West Chelten Ave Philadelphia, PA

	REVISION:
1	9/20/17
2	12/19/17

1/26/17

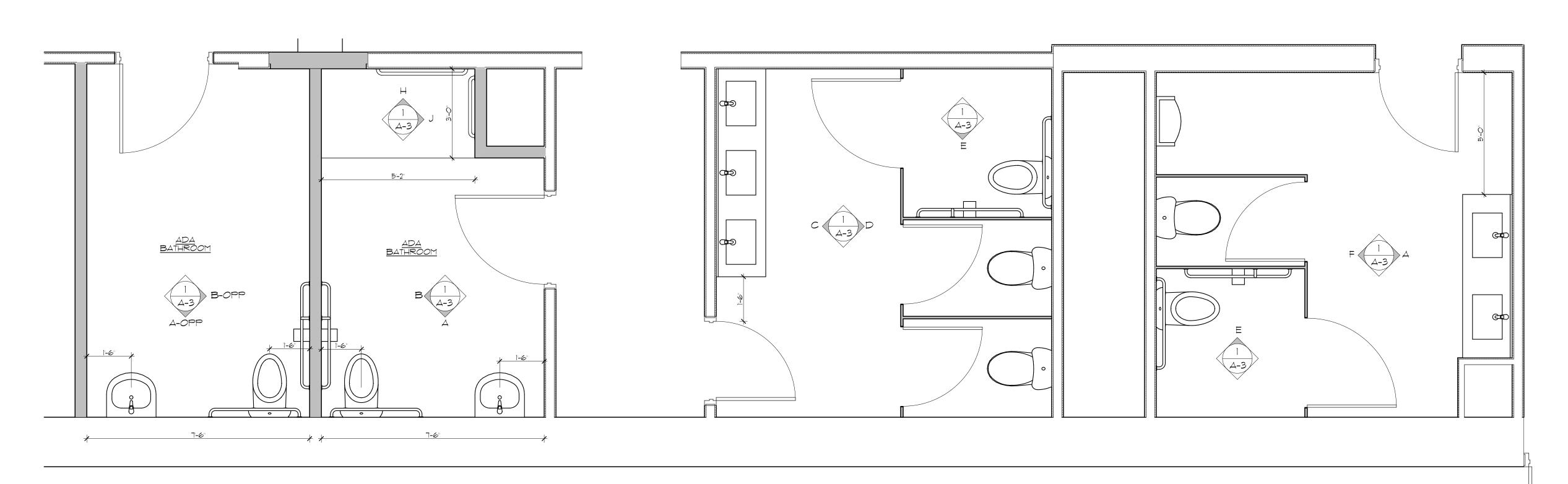
PROPOSED FLOOR PLAN





2 PARTIAL ENLARGED FLOOR PLAN

A-2 SCALE: 1/2" = 1-0"



PARTIAL ENLARGED FLOOR PLAN

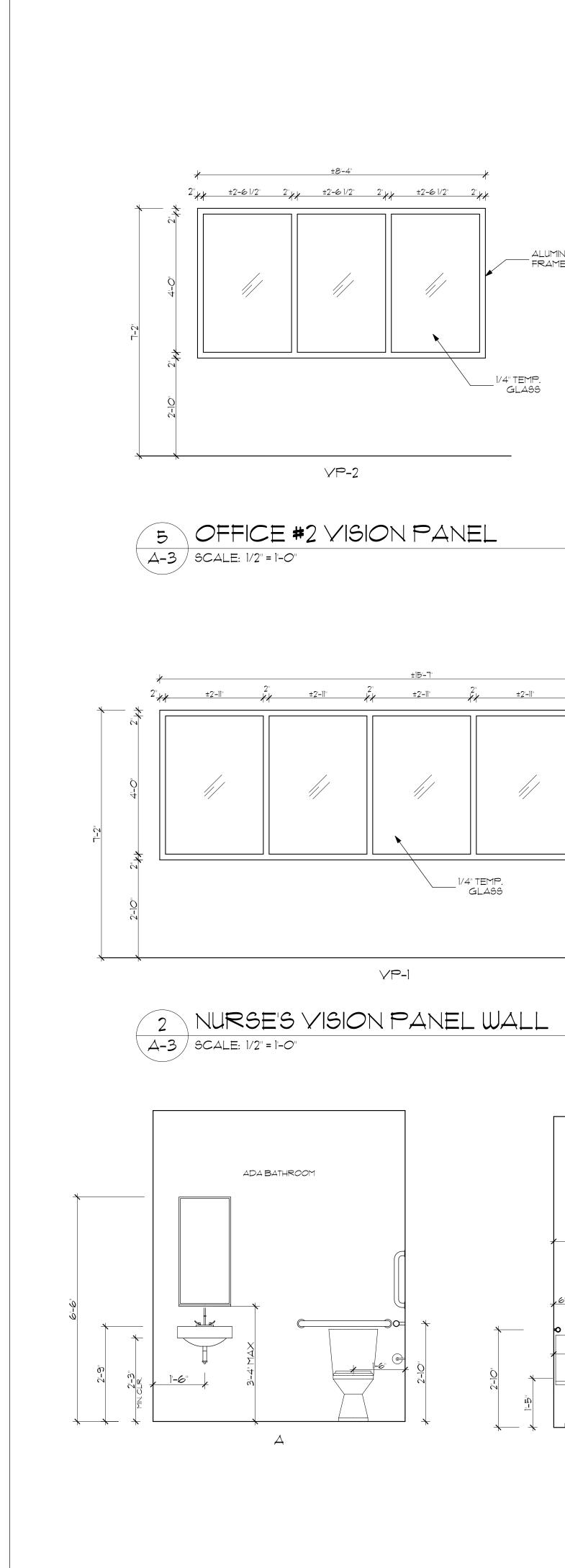
A-2 SCALE: 1/2" = 1'-0"

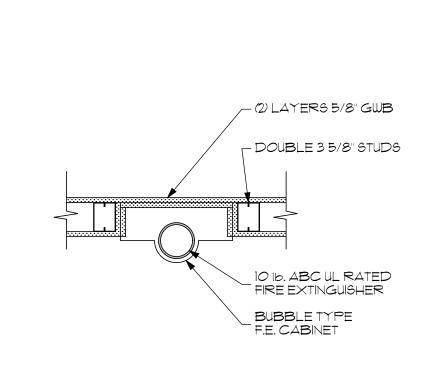
PENN VILLAGE ADC

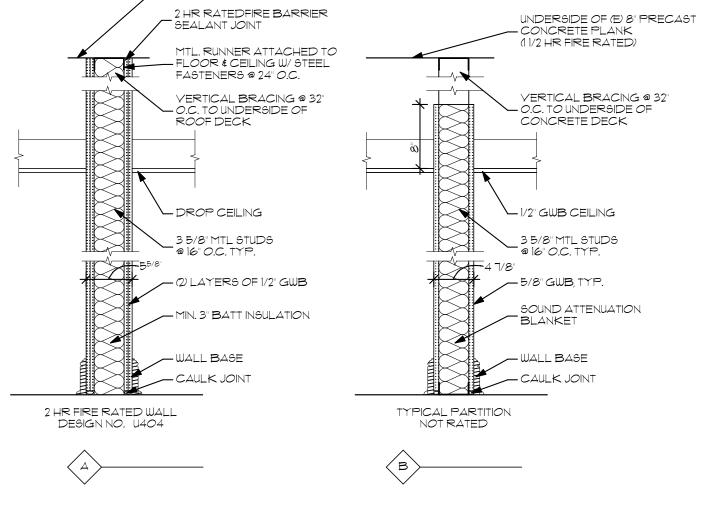
	REVISION:
1	9/20/17
2	12/19/17

1/26/17

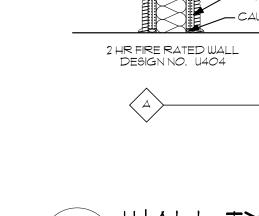
ENLARGED PLANS



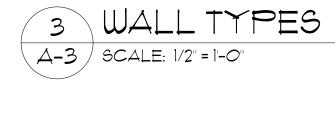


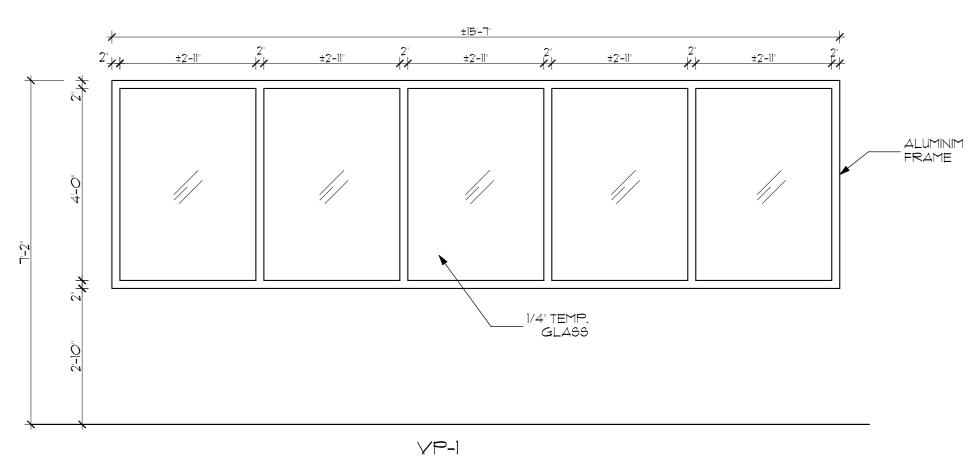


→ UNDERSIDE OF (E) STRUCTURE







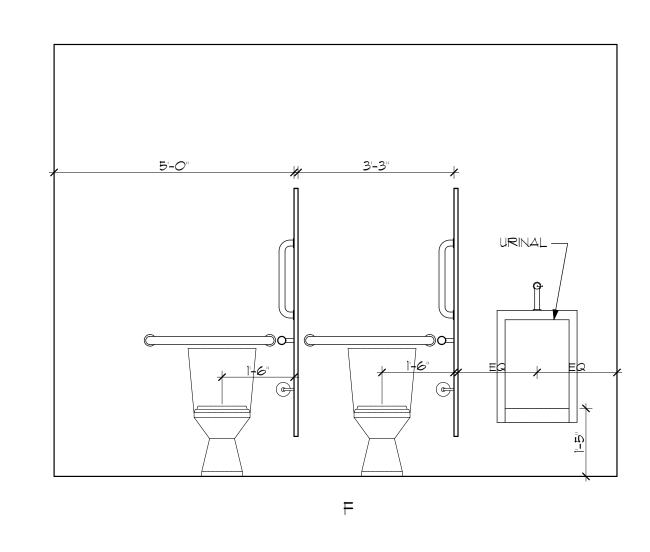


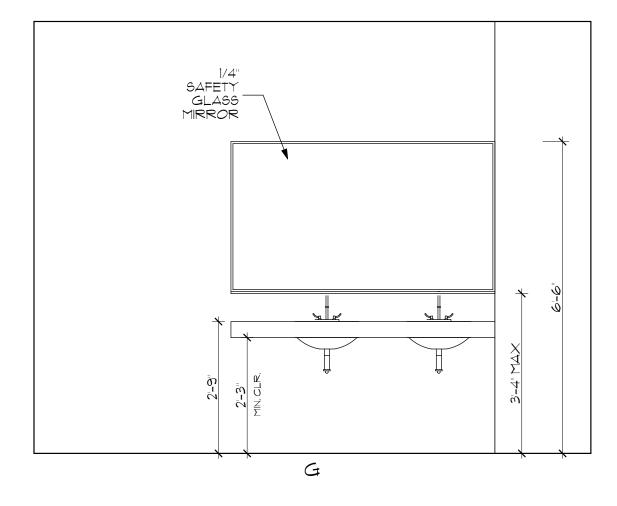
±8'-4"

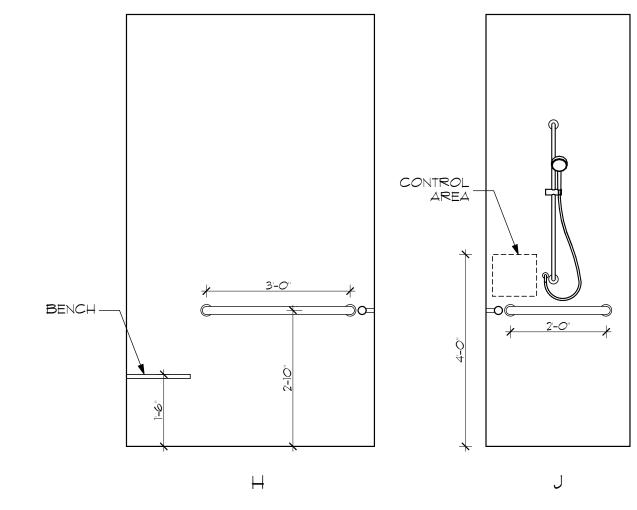
∨P-2

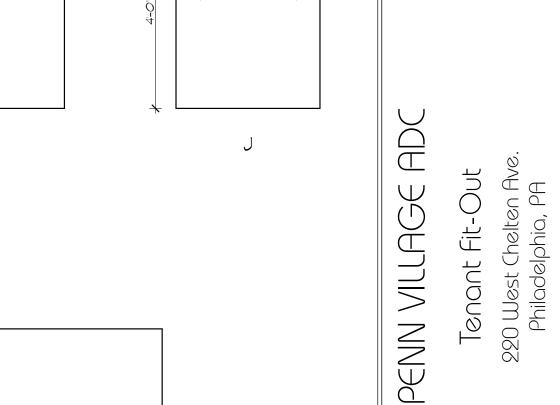
- ALUMINIM FRAME

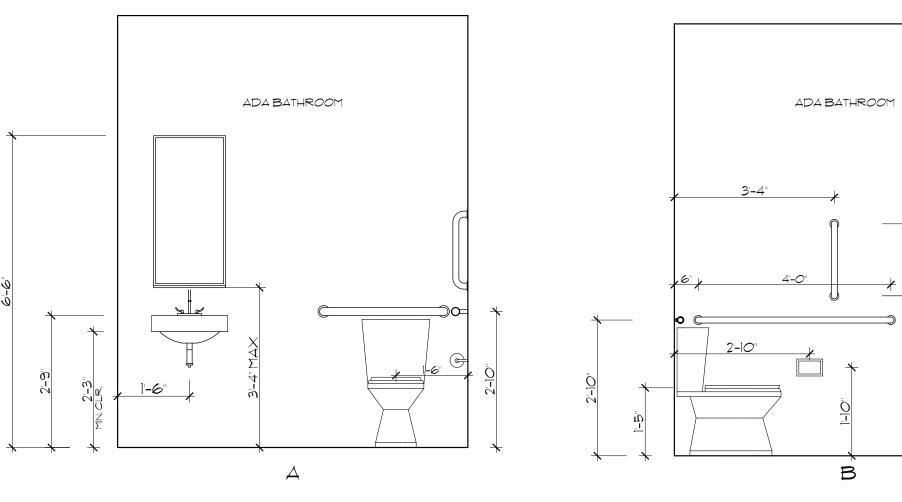
1/4" TEMP. GLASS

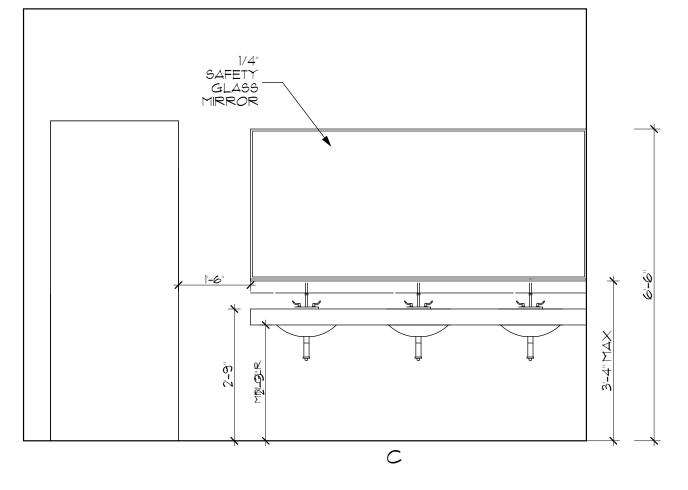


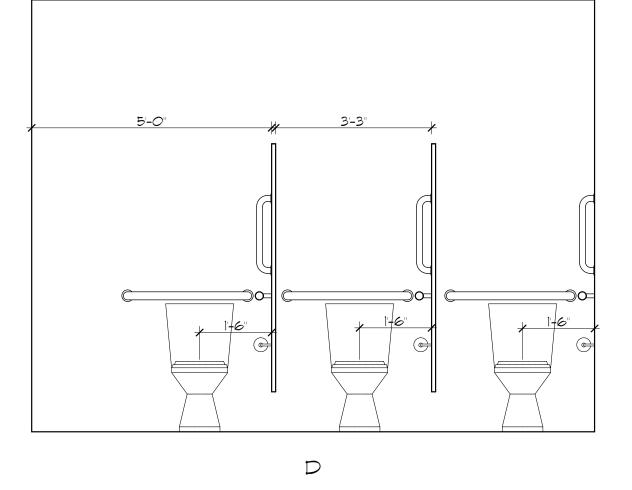


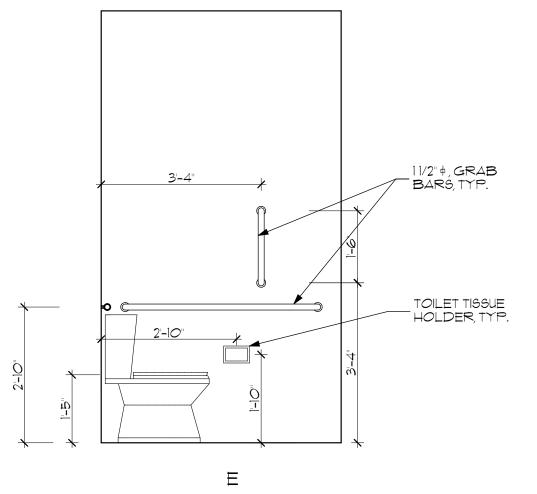










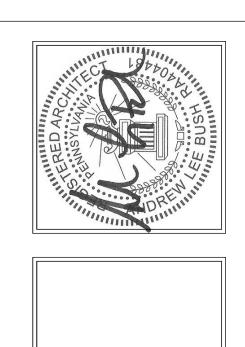


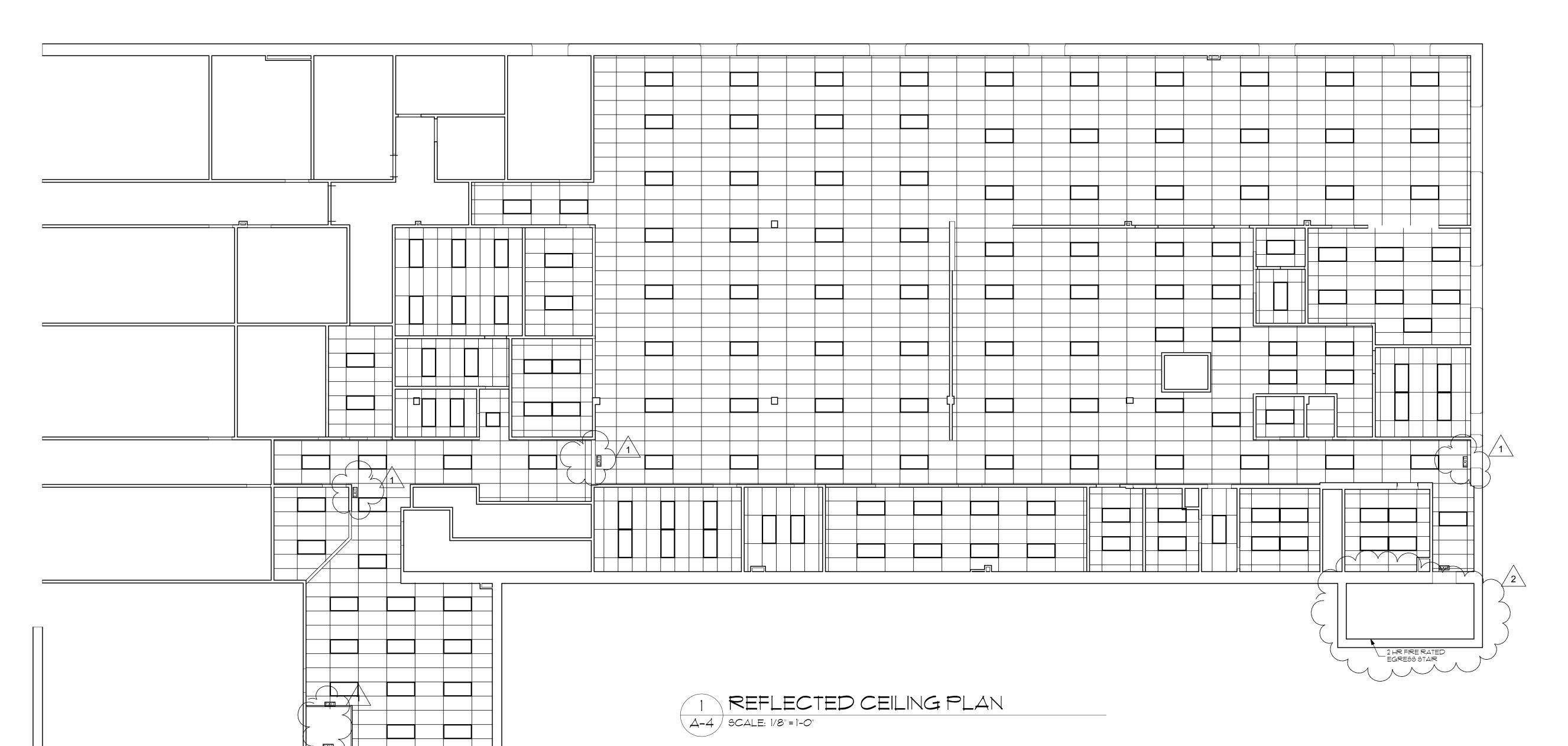
		REVISION:
TOILET TISSUE HOLDER, TYP.	1	9/20/17
	2	12/19/17
<u>w</u> <u>4</u>		



1 INTERIOR ELEVATIONS A-3 SCALE: 1/2" = 1'-O"

INTERIOR ELEVATIONS & DETAILS





PENN VILLAGE ADC

Tenant fit-Out 220 West Chelten Ave. Philadelphia, PA

	REVISION:
	9/20/17
2	12/19/17

1/26/17

A-4

REFLECTED

CEILING PLAN

EXII