

GENERAL INTRODUCTION:

WITHIN CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA., THERE IS A JOINTLY DEVELOPED SITE OF 3.366 ACRES ON EASTON ROAD ACROSS FROM THE INTERSECTION WITH SPRINGHOUSE LANE.

THERE APPEARS TO BE A SINGLE BUILDING. (SEE SURVEY DRAWINGS BY CHARLES E. SHOEMAKER, INC. JOB #2009-001, DATED 02-16-2004, HOWEVER, A PROPERTY LINE THROUGH THE SITE DIVIDES IT INTO TWO (2) PROPERTIES. THE BUILDING IS ALSO DIVIDED ALONG THE SAME PROPERTY LINE, WITH A MASONRY WALL.

265 SOUTH EASTON ROAD IS THE MORE EASTERLY PROPERTY WITH A TOTAL NET SITE AREA OF 106,590 SQ. FT. THE STRUCTURE IS APPROXIMATELY 16,500 SQ. FT.

CHELTENHAM TOWNSHIP HAS ZONED AND APPROVED THE SITE AND ALL EXISTING STRUCTURES AS "RETAIL."

THE BUILDING IS ALL MASONRY AND STEEL CONSTRUCTION. IT IS FULLY SPRINKLED.

GOAL OF THIS "ALTERATION" PROJECT:

AT INITIATION OF THIS PROJECT, THE BUILDING IS DIVIDED INTO TWO (2) TENANT SPACES BY A 3-HOUR RATED MASONRY SEPARATION WALL. THE EASTERLY OCCUPANT IS PRODUCE JUNCTION (10,591 SQ. FT.). THE OTHER TENANT IS/WAS THE U.S. POSTAL SERVICE (5,926 SQ. FT.).

THE POSTAL SPACE IS BEING MERGED INTO PRODUCE JUNCTION'S OPERATIONS, NOW TOTALING 16,517 SQ. FT.

NEW DOORS AND WINDOWS WILL CONNECT THE SPACES. THE EXISTING MAIN ENTRANCE FOR PRODUCE JUNCTION WILL NOW SERVE THE TOTAL. THE FRONT (STREET SIDE) DOOR AND WINDOW LOCATIONS OF THE POSTAL SPACE WILL BE REPLACED WITH DECORATIVE SECURITY FENCING AND A GATE. THIS SPACE WILL NO LONGER BE HEATED OR COOLED, BECOMING AN OPEN AIR, ROOFED BOX FOR "SEASONAL RETAIL" SPACE. ALMOST HALF THE NEW SPACE WILL BE USED FOR FREE STANDING PRE-ENGINEERED EQUIPMENT CONSISTING OF COLD STORAGE "BOXES."

2006 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 REPAIR WORK WILL COMPLY WITH THE FUNDAMENTAL "INTERNATIONAL BUILDING CODE." THERE ARE SOME "EXCEPTIONS."

RELIEF FROM INCREASED STRUCTURAL DESIGN LOADS AND SEISMIC;

RELIEF FROM SOME PARTS OF THE ENERGY CODE

RELIEF FROM SOME REQUIREMENTS FOR "ACCESSIBILITY."

SECTION	2006 INTERNATIONAL EXISTING BUILDING CODE
SEC 202	ALTERATION IS ANY CONSTRUCTION OTHER THAN AN ADDITION.
SEC 302.1	EXISTING BUILDINGS OR STRUCTURES, ADDITIONS OR MODIFICATIONS SHALL COMPLY WITH THE IBC FOR NEW CONSTRUCTION.
SEC 302.2.3.2	ALTERATIONS SHALL CONFORM TO THE CURRENT "IBC" REQUIREMENTS FOR A NEW STRUCTURE.
SEC 302.3	NON STRUCTURAL ALTERATIONS MAY BE MADE OF THE SAME MATERIALS AS ARE EXISTING IN THE BUILDING PROVIDED THEY DO NOT REDUCE THE STRUCTURAL OR FIRE RESISTANT RATING OF ANY PART OF THE STRUCTURE.
SEC 302.5	ENERGY: DO THE BEST YOU CAN IN NON-ALTERED STRUCTURES. FOR ADDITIONS, DO AS CODE REQUIRES.
SEC 305	CHANGE OF OCCUPANCY: NO CHANGES OF "USE GROUP" ARE ALLOWED UNLESS THE ALTERED STRUCTURE IS MADE TO CONFORM TO THE CURRENT "IBC" REQUIREMENTS OF THE DIFFERENT USE GROUP.
SEC 604	REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
SEC 605	ACCESSIBILITY: EXCEPTION 2. AN ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CHAPTER 10 OF THE IBC ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES.

USE & OCCUPANCY GROUPS: 2006 INTERNATIONAL BUILDING CODE

SECTION	2006 INTERNATIONAL BUILDING CODE
SEC 309	MERCANTILE GROUP M: FOR DISPLAY AND SALE OF MERCHANDISE.
SEC 503	NOTE FOR CONSTRUCTION TYPE, SEE SECTION 602 BELOW TABLE 503: BUILDING HEIGHT AND AREA LIMITATIONS: COMPLY WITH CONSTRUCTION TYPE 3B FOR USE M, TYPE 3B - ALLOWS 4 STORIES AND 12,500 SQ. FT. AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED INCREASES DUE TO FRONTAGE AND SPRINKLER SYSTEMS. USING "FRONTAGE" ONLY PERMITTED INCREASES ALLOW FULL USE OF THE EXISTING BUILDING SHELL "AS IS."
SEC 602.5	CONSTRUCTION TYPE: "TYPE-3" EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED THIS CODE. IF TYPE 3A (PROTECTED): IT IS REQUIRED THAT ALL STRUCTURAL ELEMENTS, SUCH AS WALLS, COLUMNS, BEAMS, ETC. HAVE SOME "MEASURE" OF FIRE RATING. THE PROTECTION REQUIRED IS 1-HOUR, INCLUDING ROOF. WITH THE EXCEPTION OF PARTY WALL REQUIREMENTS: IN TYPE 3B (NOT PROTECTED): THE STRUCTURAL ELEMENTS HAVE NO REQUIRED FIRE RATING. RATING OF THE EXTERIOR WALL: IF GREATER THAN 10-FT. TO ANY STRUCTURE, NO RATING IS REQUIRED.
TABLE 704.8	MAXIMUM AREA OF EXTERIOR WALL OPENINGS THERE IS NO LIMIT WHEN THE SEPARATION TO NEXT BLDG IS OVER 30 FT.
SEC 705.1.1	PARTY WALLS ARE WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS WHICH IS USED OR ADAPTED FOR JOINT SERVICE, AND SHALL BE CONSTRUCTED AS A FIRE WALL.
SEC 906	PORTABLE FIRE EXTINGUISHERS: ARE REQUIRED PER THE INTERNATIONAL FIRE CODE. BASICALLY 1 PER FLOOR, 5 LB, MULTI-PURPOSE.
SEC 903.2.6	GROUP M: AN AUTOMATIC SPRINKLER IS REQUIRED WHEN THE FIRE AREA EXCEEDS 12,000 SQ. FT.
SEC 907.2.7	GROUP M: A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED WHEN THE OCCUPANCY LOAD OF 500 OR MORE. MANUAL ALARMS NOT REQUIRED WHEN SPRINKLER SYSTEMS INSTALLED. AUTOMATIC FIRE DETECTION SYSTEMS, NOT REQUIRED.
CHAPTER 10	ONCE THE EXIT PATH IS ENTERED, IT SHALL BE AN UNOBSTRUCTED WIDTH. SEE SEC 1104 TO DETERMINE IF "ACCESSIBILITY" REQUIREMENTS APPLY. 1006: EGRESS LIGHTING IS REQUIRED. 1011: EXIT SIGNS ARE REQUIRED. 1007: ACCESSIBLE MEANS OF EGRESS: A MINIMUM OF ONE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED. EXCEPTION: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS. 1008: THE EXIT DOORS SHALL NOT BE LESS THAN 32-INCHES "CLEAR." ANY NEW OR REPLACED DOOR SHALL NOT BE LESS THAN A NOMINAL 36" DOOR.
SEC 1014	COMMON PATH OF EGRESS TRAVEL: THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE. IN RETAIL MERCHANDISE DISPLAY AREAS SHALL NOT EXCEED 30 FT., OTHER AREAS SHALL NOT EXCEED 75 FT.

SEC 1015	A MINIMUM OF 2 EXITS (OR MORE) SHALL BE PROVIDED TO ANY SPACE WHEN THE FOLLOWING EXIST: OCCUPANT LOAD IS 49 OR GREATER. COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITS OF SECTION 1014.
SEC 1016	EXIT ACCESS TRAVEL DISTANCE: EXITS SHALL BE SO LOCATED SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT TO AN EXIT ALONG THE NATURAL PATH OF EGRESS TRAVEL SHALL NOT EXCEED 250 FT.
SEC 1019	MINIMUM REQUIRED EXITS: 2 (OR MORE) REQUIRED WHERE OCCUPANT LOAD IS FROM 1 TO 500.
SEC 1004	OCCUPANCY LOAD MERCANTILE RETAIL DISPLAY 60 SQ. FT. PER OCCUPANT STOCK AND SHIPPING AREAS 300 SQ. FT. PER OCCUPANT 6,250/60 = 105.00 10,287/300 = 35.00 16,517 SQ. FT. 140.00
SEC 1105	ACCESSIBLE ENTRANCES: EXISTING REMAINS, NO CHANGES
SEC 1106	ACCESSIBLE PARKING: EXISTING REMAINS, NO CHANGES
SEC 1301	ENERGY EFFICIENCY: SEE THE INTERNATIONAL ENERGY CONSERVATION CODE FOR REQUIREMENTS.

2006 INTERNATIONAL ENERGY CONSERVATION CODE

SEC 502: USING THE SPECIFIC "PRESCRIPTIVE METHOD," SHOWN BELOW ARE THE MINIMUM INSULATION LEVELS REQUIRED FOR COMMERCIAL. THE "PRESCRIPTIVE METHOD" IS VISUALLY FIELD VERIFIABLE, AND IS BASED SOLELY ON THE ACTUAL INSULATION MATERIALS INSTALLED. THE FRAMING, DRYWALL, SHEATHING, ETC. DOES NOT CONTRIBUTE.

SEC 502.4: AN AIR BARRIER IS A MANDATORY PART OF THE INSULATION ENVELOPE. RECESSED LIGHTING MUST OBSERVE THIS CODE SECTION.

SEC 502.5: A VAPOR BARRIER IS A MANDATORY PART OF THE INSULATION ENVELOPE. MONTGOMERY COUNTY, PA IS IN CLIMATE ZONE 4. THE MINIMUM VALUES ARE SHOWN.

INSULATION SYSTEMS WHICH ARE MOST EFFECTIVE IN DEFEATING "AIR INFILTRATION" ARE HIGHLY RECOMMENDED. AIR INFILTRATION IS A MAJOR FACTOR (30% +/-) IN DETERMINING THE EQUIPMENT SIZING OF HVAC SYSTEMS. OTHER COST SAVING MAY ALSO BE ACHIEVED.

WHEN BUILDINGS ARE MADE HIGHLY RESISTANT TO AIR INFILTRATION, THEN FRESH AIR EXCHANGE SYSTEMS ARE RECOMMENDED.

LOCATION	MIN. INSULATION FACTOR	DESCRIPTION FROM 2006 ENERGY CONSERVATION CODE
WALLS	R-13	THIS IS PERIMETER ABOVE GRADE EXTERIOR WALLS.

INDEX OF DRAWINGS

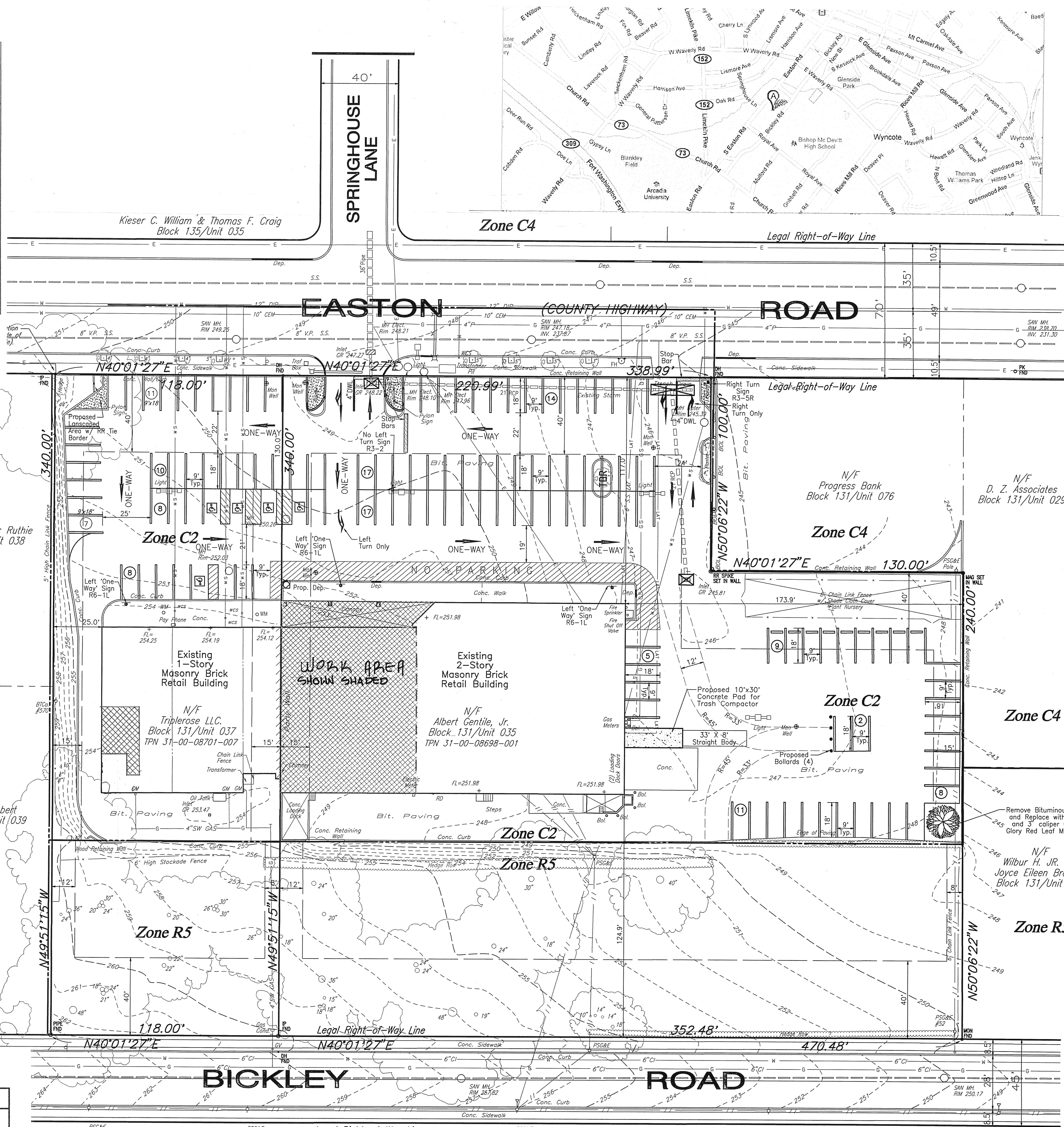
DRAWING	DESCRIPTION
1	SITE PLAN & CODE NOTES
2	EXISTING FLOOR PLAN
3	PROPOSED FLOOR PLAN
4	ELEVATIONS & DETAILS
5	ELECTRICAL DESCRIPTIONS
6	ACCESSIBILITY DETAILS & RESTROOM ALTERATIONS
FP-1	SPRINKLER DRAWING

SITE ACCESSIBILITY:

1. THIS PROJECT PROPOSES NO SITE WORK
2. THE CURRENT SITE "AS IS" MEETS ALL ACCESSIBILITY REQUIREMENTS. IN 2004 THIS SITE COMPLETED AN ENTIRE "LAND DEVELOPMENT PROCESS" INCLUDING THE INSTALLATION OF ALL CURRENTLY REQUIRED "ACCESSIBILITY" IMPROVEMENTS. DOCUMENTATION FOR THE ABOVE CAN BE FOUND IN THE MUNICIPAL OFFICES.
3. THE ABOVE CAN BE VERIFIED VIA SIMPLE SITE VISIT.

FOR SITE DETAILS, SEE:

RECORD PLAN OF PRODUCE JUNCTION BY CHARLES E. SHOEMAKER, INC. ENGINEERS AND SURVEYORS JOB # 25126, DATED FEB. 16, 2004



EXISTING SITE PLAN

NO CHANGES TO SITE USE OR LAYOUT

SCALE 1" = 30'

REV #	DATE	REVISION DESCRIPTION
01	09-23-2009	START UP
02	12-04-2009	FOR PERMITS & PROGRESS PRINTING
03	02-16-2010	FOR ALTERNATIONS PERMITS FILING
04	03-31-2010	UPDATE FROM PERMIT FILING
05	04-22-10	UPDATE FROM ACCESSIBILITY REVIEW

PLAN INVALID UNLESS AFFIXED WITH EMBOSSED SEAL & RED SIGNATURE

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ALTERATIONS FOR PRODUCE JUNCTION
CHELTENHAM TWP., MONTGOMERY CO., PA

SITE PLAN

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