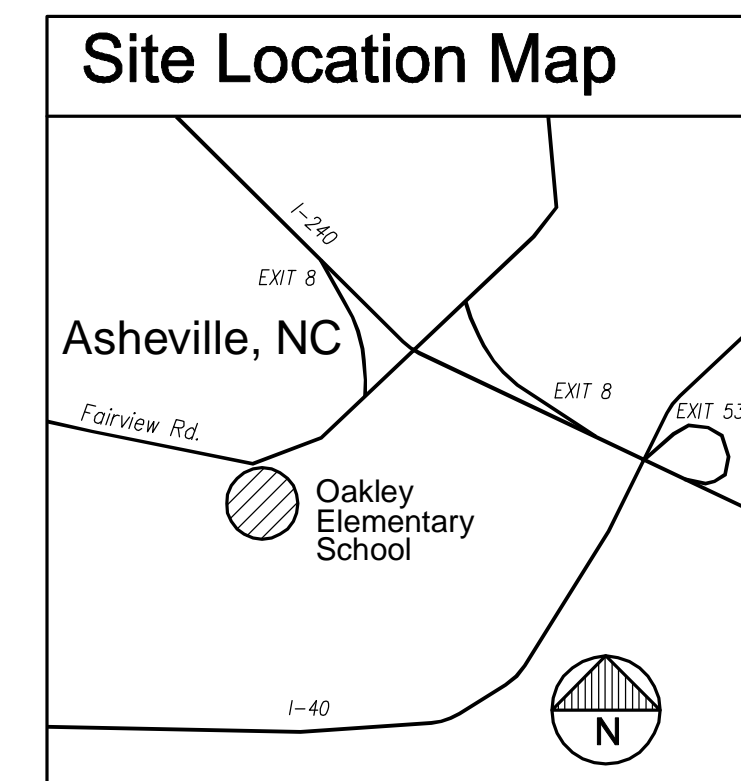


Oakley Elementary - Exit Ramp & Area of Refuge

Buncombe County Schools Asheville, North Carolina
December 2, 2019



Plan Notes	Plan Legend
1. SEE FLOOR PLANS 4/A2.0, 1/A3.0 FOR ADDITIONAL SIGNAGE AND RENOVATIONS.	D1 D2 DIRECTIONAL SIGN TO ACCESSIBLE EXIT SEE 1/A3.0
2. THE EMERGENCY COMMUNICATIONS SYSTEM INSTALLER SHALL BE A LICENSED ELECTRICAL CONTRACTOR APPROVED BY THE MANUFACTURER TO INSTALL THE SYSTEM.	D3 D4 DIRECTIONAL SIGN TO AREA OF REFUGE SEE 1/A3.0
3. COMMUNICATIONS SYSTEM DESIGN IS DIAGRAMMATIC AND FOR REFERENCE. TO COMMUNICATE THE DESIGN INTENT FOR BIDDING PURPOSES BY A LICENSED ELECTRICAL CONTRACTOR. VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. INFORM THE DESIGNER OF ANY INCONSISTENCIES. SEE ADDITIONAL NOTES AT A3.0.	CS EMERGENCY COMMUNICATIONS AREA OF REFUGE CALL STATION
4. INSTALL LOW VOLTAGE CONCEALED ABOVE CEILING TO GREATEST EXTENT POSSIBLE. ROUTE WIRING IN EMT CONDUIT LABELED AND SUPPORTED FROM STRUCTURE. ROUTE ALL EXPOSED WIRING IN 3/4" SURFACE MOUNTED STEEL CONDUIT, PAINT TO MATCH WALL. VERIFY ROUTING WITH DESIGNER.	FC EMERGENCY COMMUNICATIONS FIRE COMMAND CENTER
5. INSTALL FIRESTOPPING AT ALL PENETRATIONS OF EXISTING CONSTRUCTION. PROVIDE FIRESTOPPING ASSEMBLIES THAT PROVIDE THE SCHEDULED FIRE RATINGS AT EXISTING RATED ASSEMBLIES. SEE SPEC SECTION 07-6400.	PS EMERGENCY COMMUNICATIONS POWER SUPPLY/BATTERY BACKUP
6. EXISTING FLOOR FLOOR PLANS AND RELATIVE ELEVATIONS ARE TAKEN FROM AS-BUILT DRAWINGS; FIELD VERIFY CRITICAL DIMENSIONS.	--- EXISTING 4-HOUR FIRE WALL
	--- EXISTING 2-HOUR FIRE BARRIER
	--- EXISTING 1-HOUR FIRE BARRIER
	--- EXISTING 1-HOUR FIRE PARTITION (CORRIDORS)
	--- EXISTING 1-HOUR SMOKE BARRIER

Index to Drawings

- A1.0 Title Sheet, Signage & Communications Plans
- A2.0 Life Safety Plans, First Floor Plans
- A3.0 Second Floor Plan, Door & Rail Details, Signage
- A4.0 Ramp & Stair Elevations & Details

Building Code Summary

2018 NC State Existing Building Code
(2015 IEBC with NC Amendments)

Name of Project: Oakley Elementary - Exit Ramp & Area of Refuge
Address: 753 Fairview Road, Asheville, NC 28803
Owner/Authorized Agent: Tim Fierle, Director of Facilities & Planning, Buncombe County Schools
Phone: (828) 255-5916 Email: tim.fierle@bcsemail.org

CONTACT: DESIGNER: FIRM/NAME: Architectural Design Studio, Mike Cox, FAIA LICENSE # 50382 & 2653 TELEPHONE (828)252-0355 EMAIL mika@ads-architects.com

2018 NC EXISTING BUILDING CODE: EXISTING: Prescriptive Repair Chapter 14
Alteration: Level I Level II Level III Historic Property Change of Use

CONSTRUCTED: (date) UNKNOWN CURRENT OCCUPANCY(S) (Ch. 3): F
RENOVATED: (date) 1995 PROPOSED OCCUPANCY(S) (Ch. 3): F

RISK CATEGORY (Table 1604.5): Current: I II III IV Proposed: I II III IV

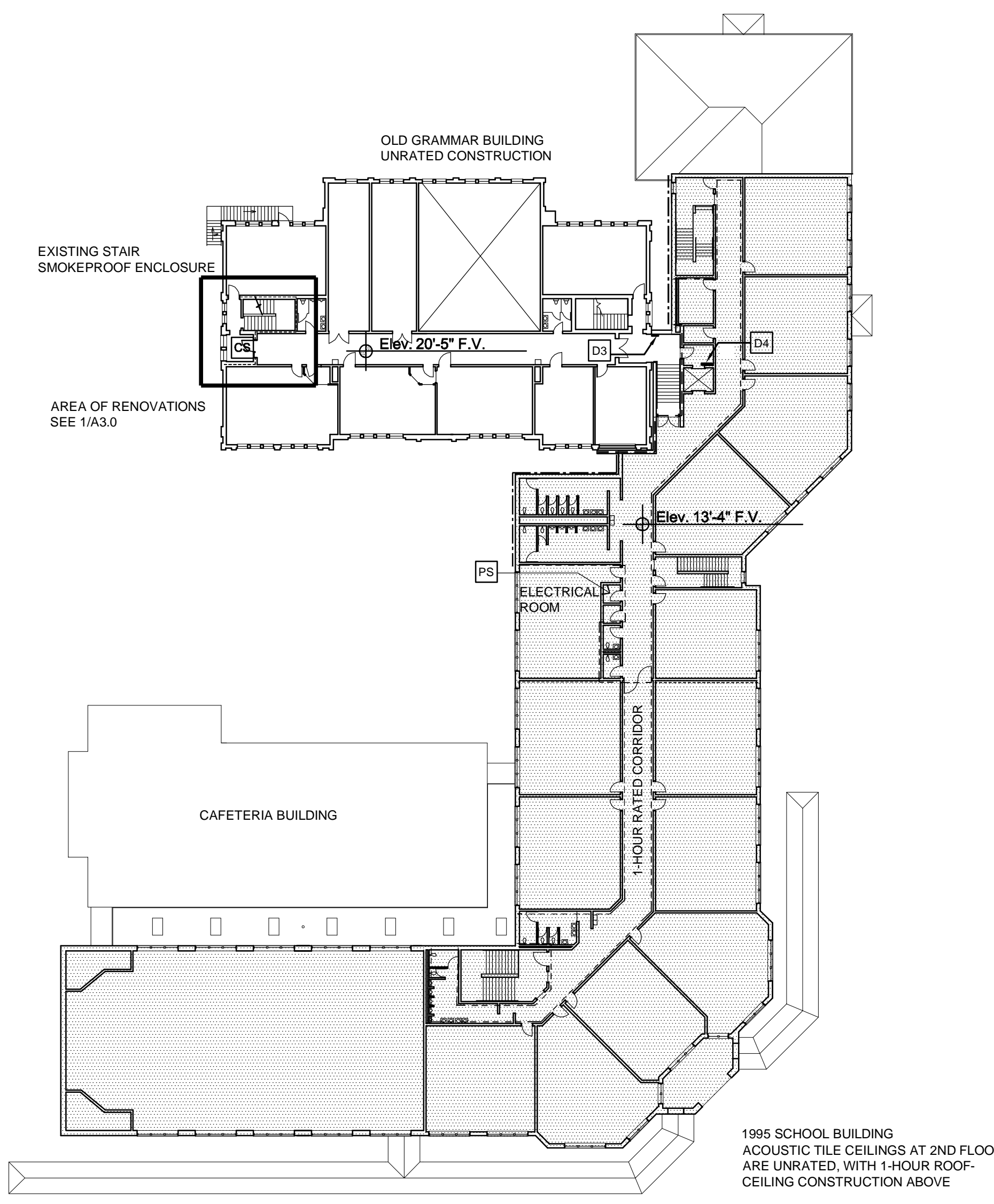
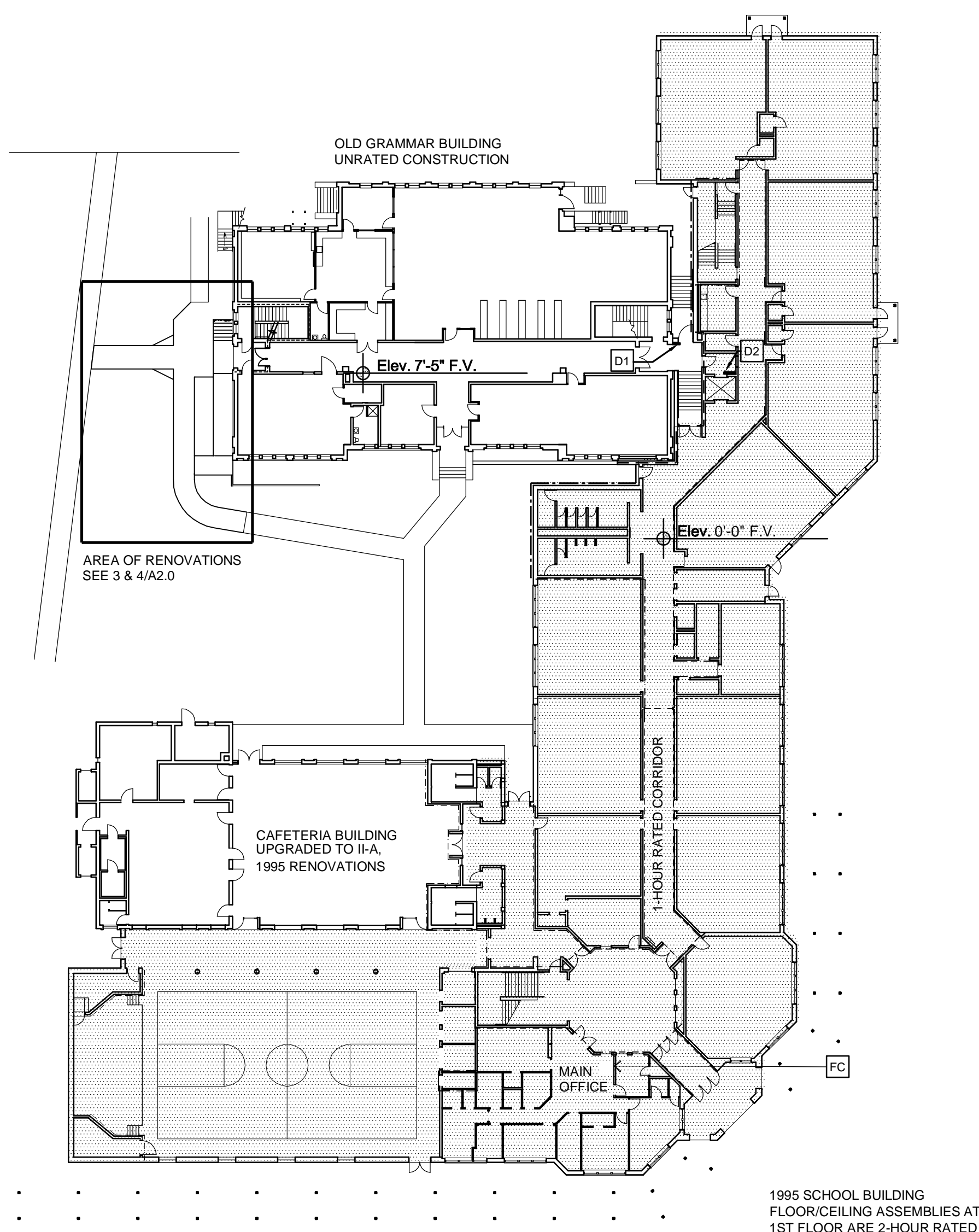
BASIC BUILDING DATA
Construction Type: (check all that apply) 1-A II-A CAFETERIA & 1995 ADDITION III-A IV V-A
 1-B III-B V-B GRAMMAR BUILDING

Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D
Standpipes: No Yes Class I II III Wet Dry
Fire District: No Yes Flood Hazard Area: No Yes
Special Inspections Required: No Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table:			
FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	SUB-TOTAL
2nd Floor	8,000 SF	0 SF	8,000 SF
1st Floor	8,000 SF	0 SF	8,000 SF
Basement			
TOTAL	16,000 SF	0 SF	16,000 SF
CAFETERIA & 1995 ADDITION			
FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	SUB-TOTAL
2nd Floor	20,600 SF	0 SF	20,600 SF
1st Floor	32,200 SF	0 SF	32,200 SF
Basement			
TOTAL	52,800 SF	0 SF	52,800 SF

ALLOWABLE AREA
Primary Occupancy Classification(s): Select one
Educational Includes Accessory Assembly Occupancies per NCBC 303.1.3

ALTERATIONS PROVIDE ACCESSIBLE FIRST FLOOR EXIT PLUS 2ND FLOOR AREA OF REFUGE AT EXISTING GRAMMAR BUILDING.
REFER TO SHEET A2.0 FOR LIFE SAFETY PLANS



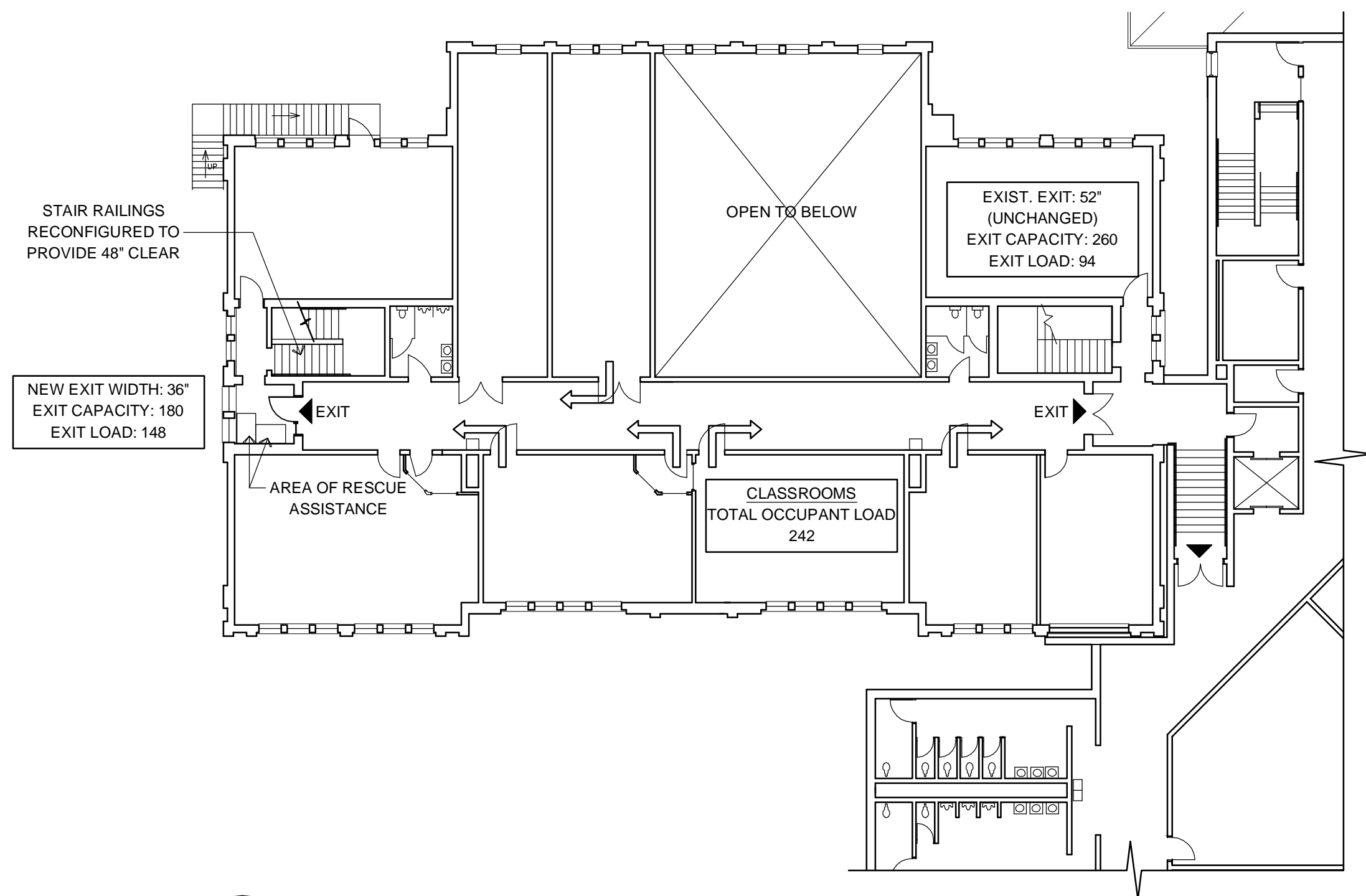
1 A1.0 1st Floor Directional Signage & Communications Plan
1" = 20'-0"

2 A1.0 2nd Floor Directional Signage & Communications Plan
1" = 30'-0"

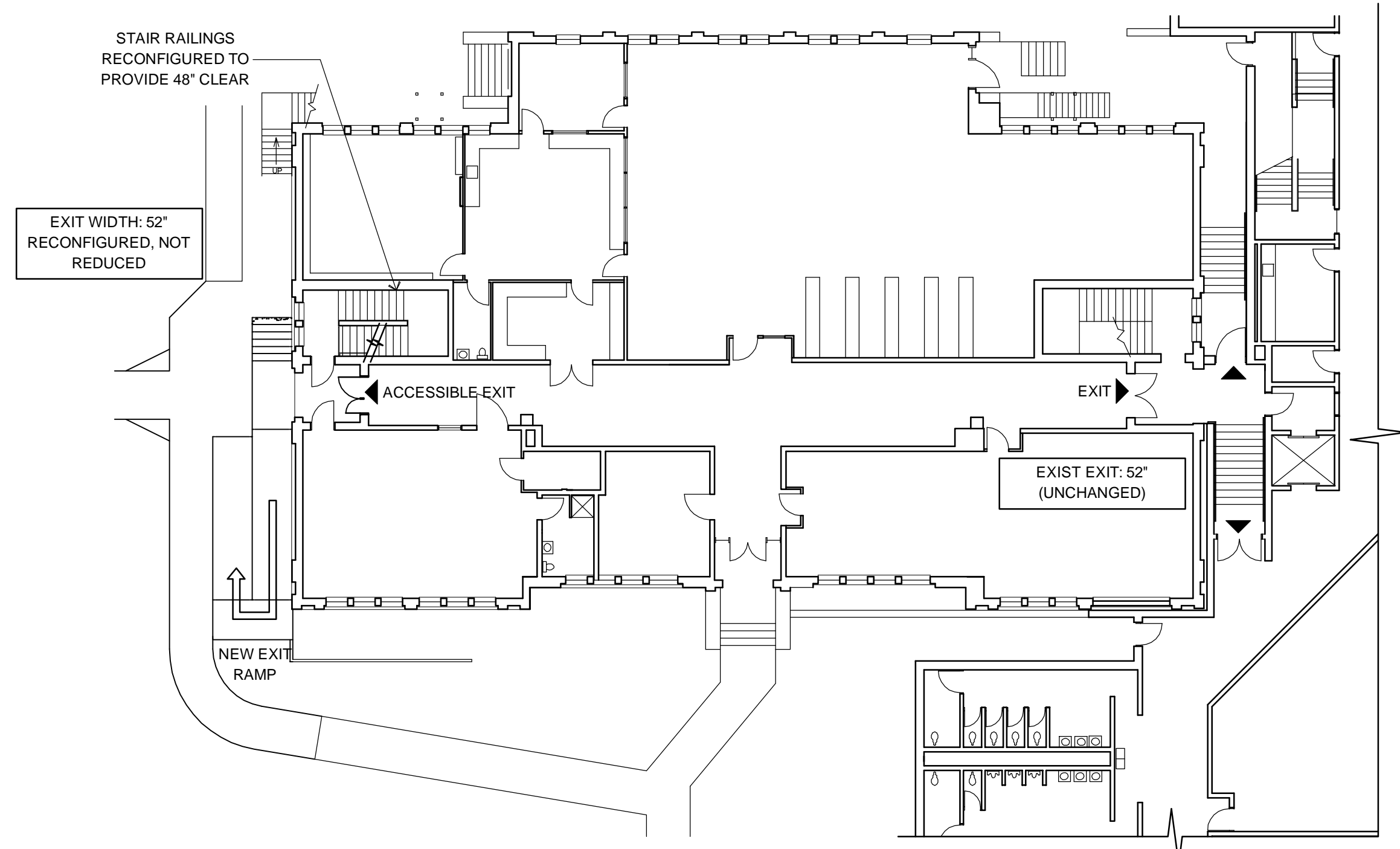
Title Sheet, Signage & Communications Plans



Oakley Elementary - Exit Ramp & Area of Refuge
Buncombe County Schools Asheville, North Carolina
architectural design studio
70 Wall Street, Asheville, NC 28801
Phone: 828.252.0355



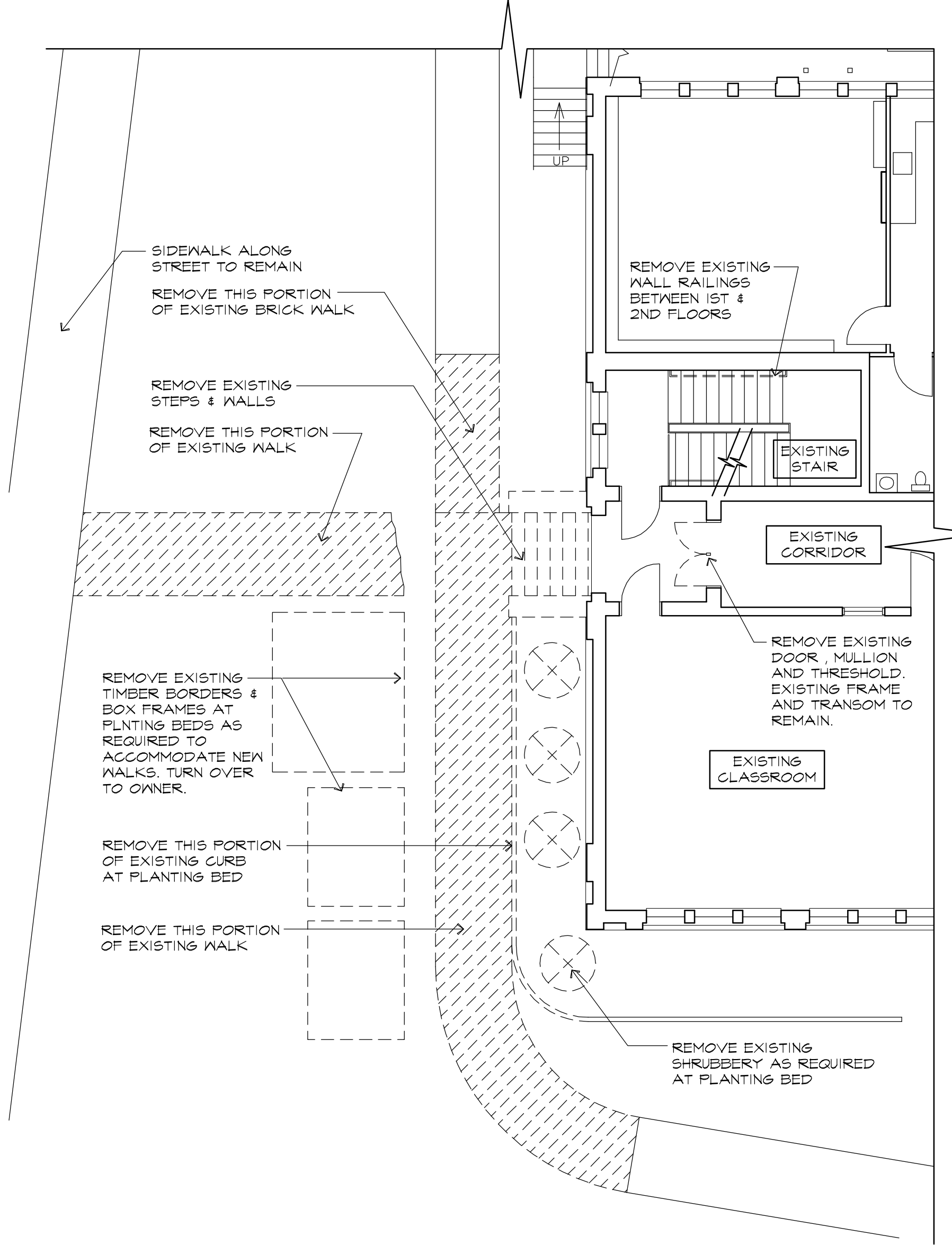
2 2nd Floor Life Safety Plan
A1.0 1/16" = 1'-0"



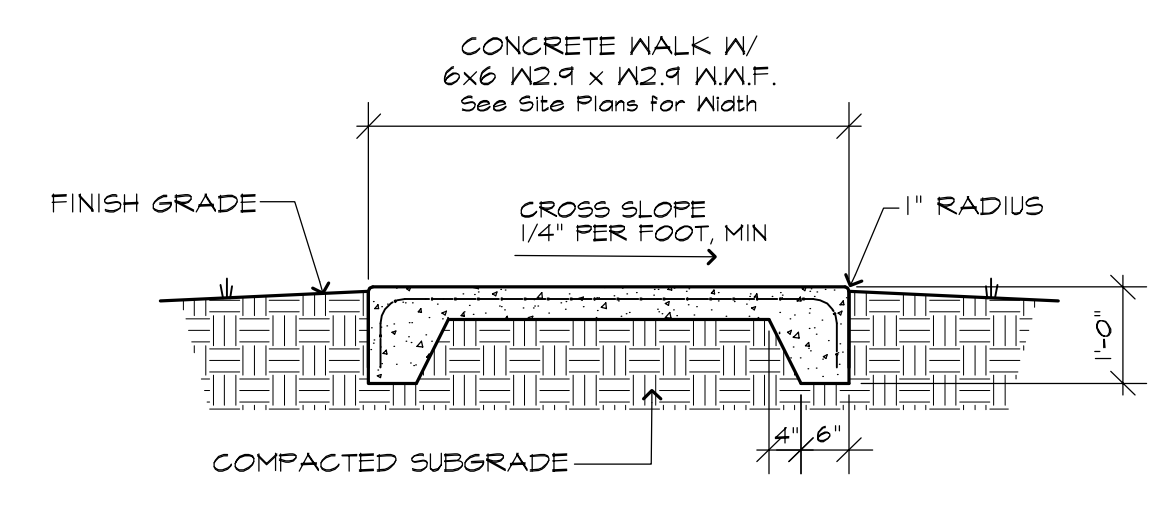
1 1st Floor Life Safety Plan
A1.0 1/16" = 1'-0"

Life Safety Plan Notes

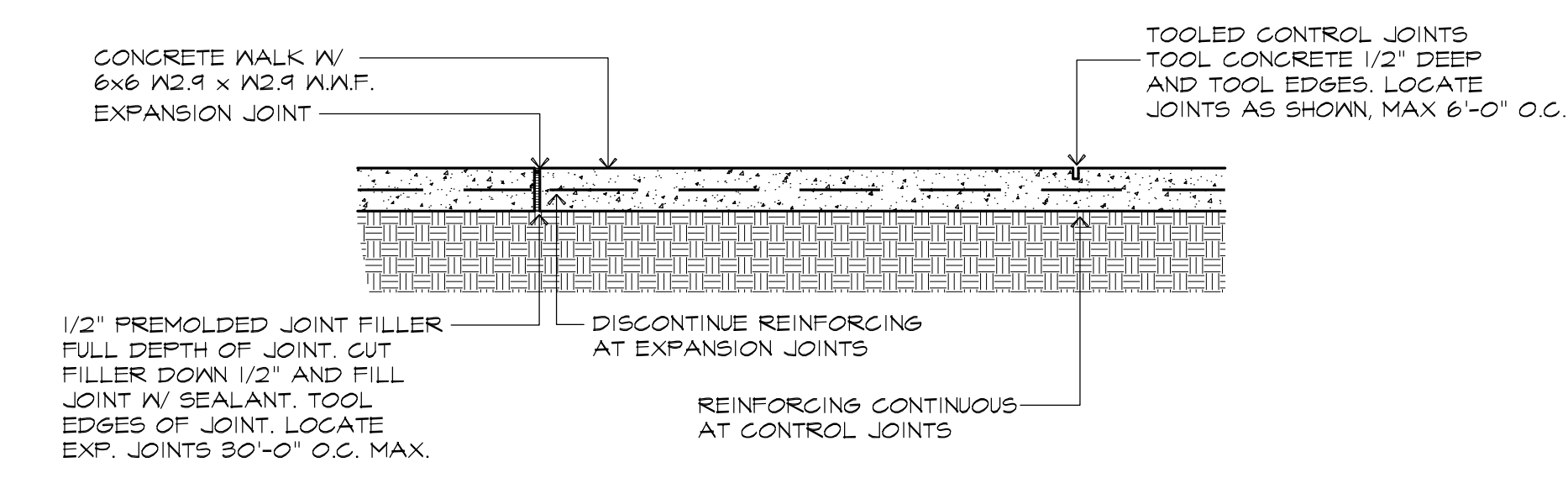
1. RENOVATIONS PROVIDE ACCESSIBLE FIRST FLOOR EXIT, PLUS 2ND FLOOR AREA OF REFUGE, AT THE ORIGINAL GRAMMAR BUILDING. THE BUILDING IS UNRATED CONSTRUCTION, FIRE SEPARATED FROM THE ADJACENT 1998 BUILDING.
2. REFER TO SIGNAGE AND COMMUNICATIONS PLANS, SHEET A1.0 FOR LOCATIONS OF EXISTING RATED WALLS & ASSEMBLIES.



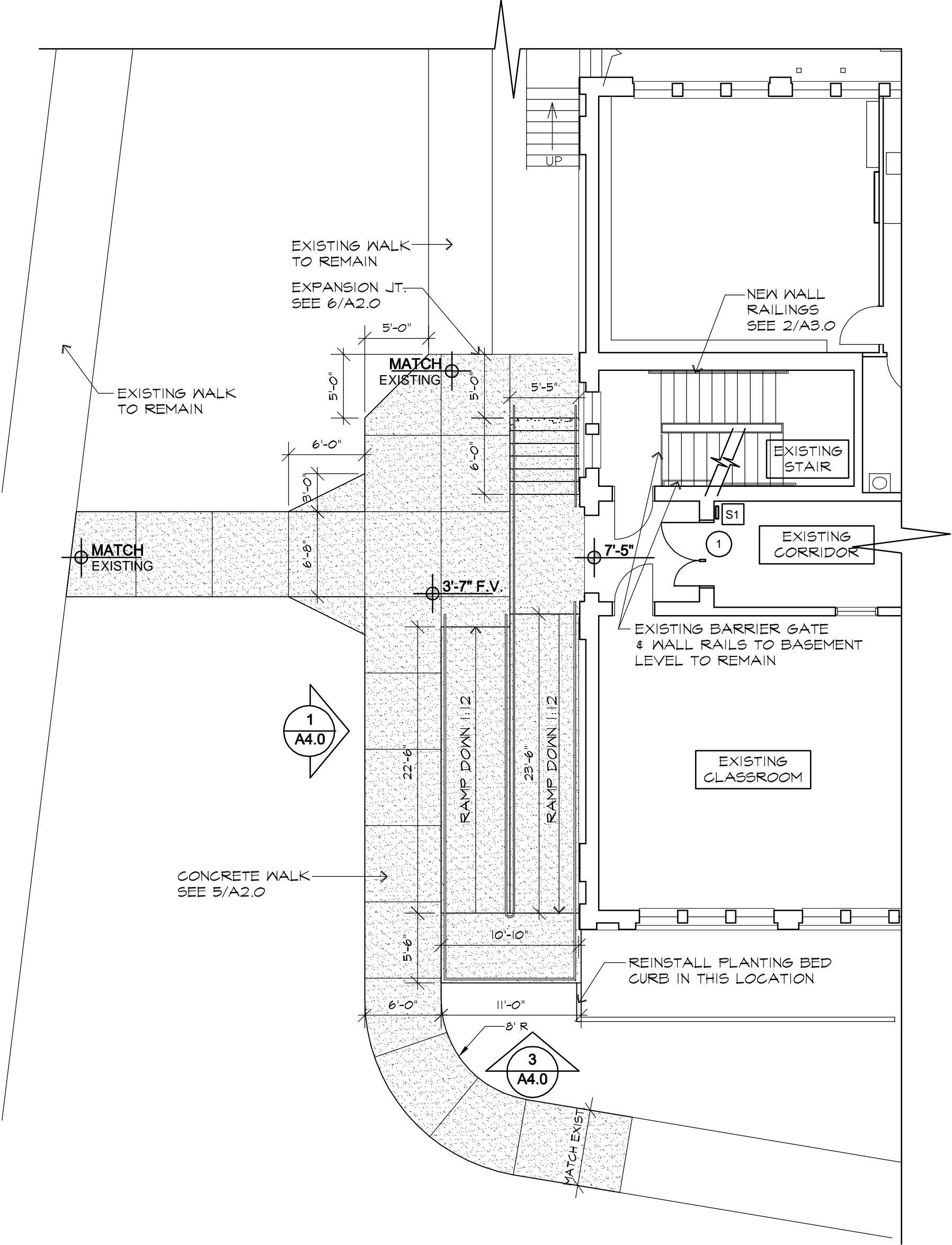
3 1st Floor Demolition Plan
A2.0 1/8" = 1'-0"



5 Typ. Concrete Walk
A2.0 1/2" = 1'-0"



6 Typ. Walk Joints
A2.0 Not to Scale

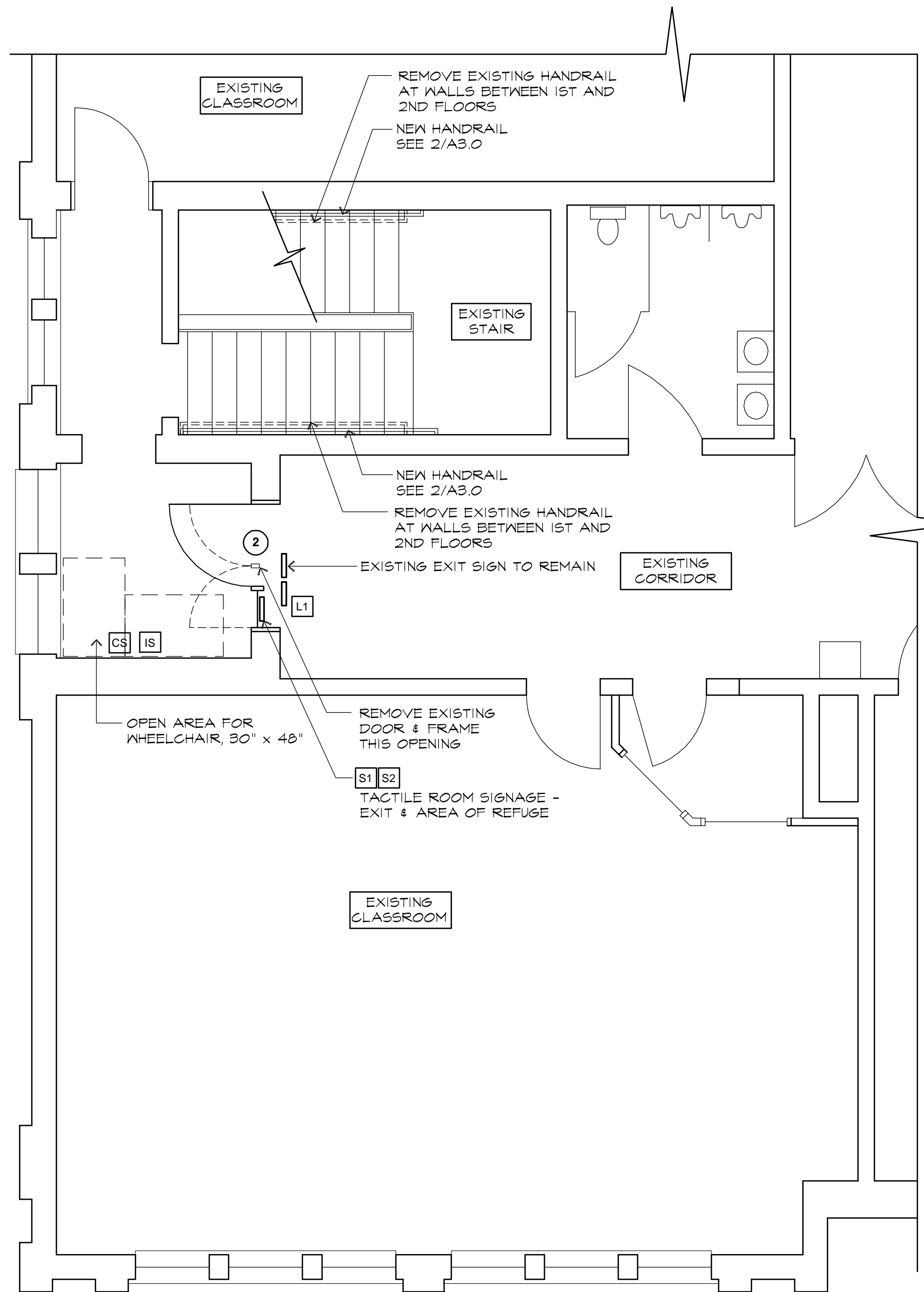


4 1st Floor Plan
A2.0 1/8" = 1'-0"

Floor Plan Notes	Floor Plan Legend
1. CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING FINISHES. PATCH AND PAINT DAMAGED FINISHES TO MATCH ADJACENT EXISTING. PAINT CORNER TO CORNER WHERE TOUCH UPS ARE VISIBLE.	ELEVATION/SHEET LOCATION
2. PAINT ALL NEW STEEL DOORS & INTERIOR RAILINGS; PAINT COLORS TO BE SELECTED BY ARCHITECT.	TACTILE ROOM IDENTIFICATION SIGN SEE 1/A3.0
3. FIELD VERIFY ELEVATIONS AT EXISTING WALK & ENTRY. CONFIRM ADJUSTMENTS TO RAMP CONFIGURATION WITH THE ARCHITECT.	DOOR NUMBER, SEE SHEET A3.0
4. PROVIDE GROSS SLOPE FOR POSITIVE DRAINAGE AT RAMPS, STEPS AND WALKS, 1/4" PER FOOT MAXIMUM.	

Life Safety & 1st Floor Plans





Floor Plan Notes

- CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING FINISHES. PATCH AND PAINT DAMAGED FINISHES TO MATCH ADJACENT EXISTING.
- PAINT ALL NEW STEEL FRAMES & INTERIOR RAILINGS; PAINT COLORS TO BE SELECTED BY ARCHITECT.
- STAIN NEW WOOD DOORS TO MATCH EXISTING.

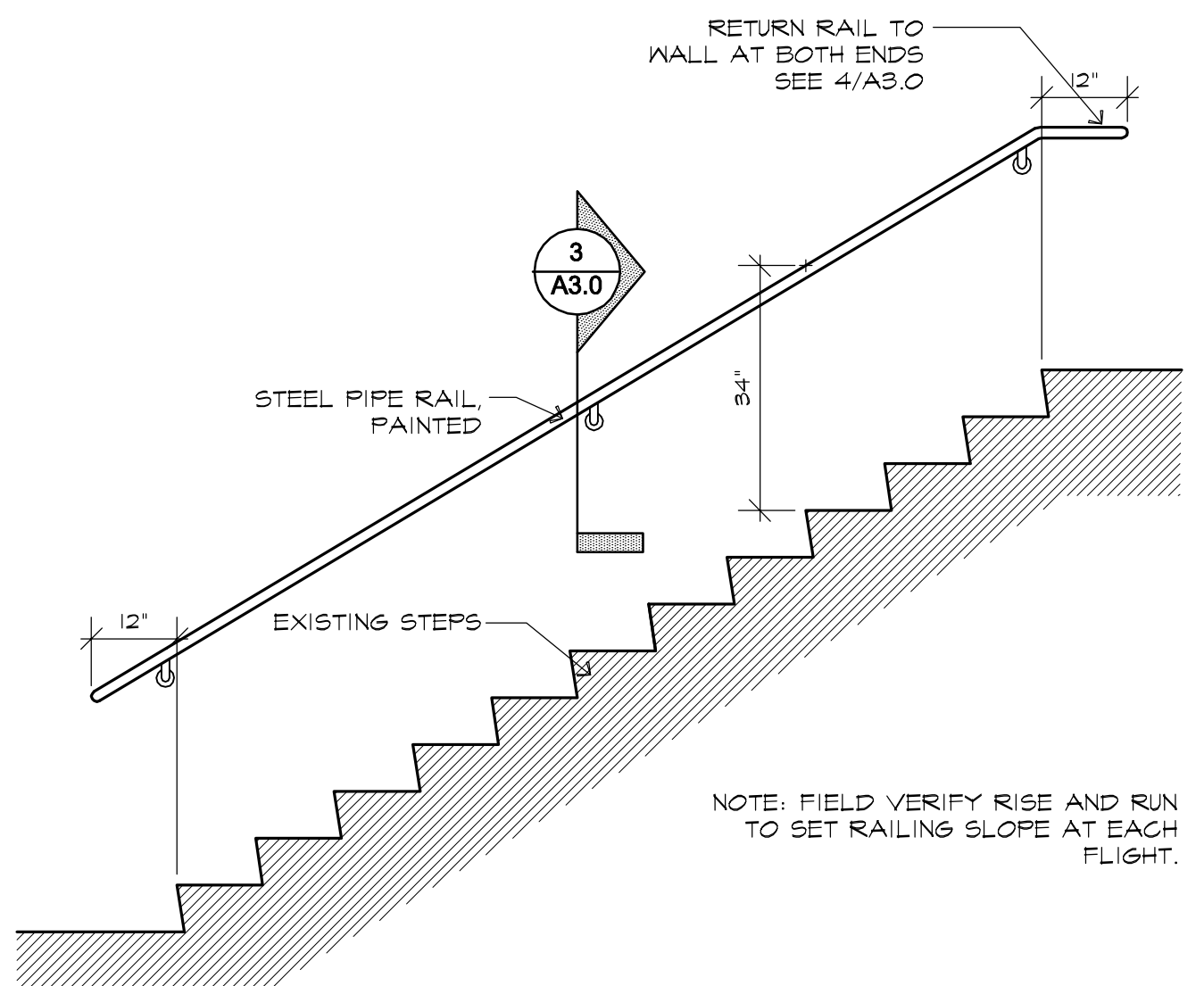
Floor Plan Legend

- # DOOR NUMBER
- S1 S2 TACTILE ROOM IDENTIFICATION SIGN SEE 1/A3.0
- L1 ILLUMINATED AREA OF REFUGE SIGN SEE 1/A3.0
- CS AREA OF REFUGE CALL STATION SEE EMERGENCY COMMUNICATIONS NOTES, BELOW.
- IS AREA OF REFUGE INFORMATION SIGN PROVIDE MANUFACTURER'S STANDARD ADA AND NC CODE COMPLIANT SIGNAGE WITH COMPLETE DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE AND WRITTEN IDENTIFICATION OF THE LOCATION.

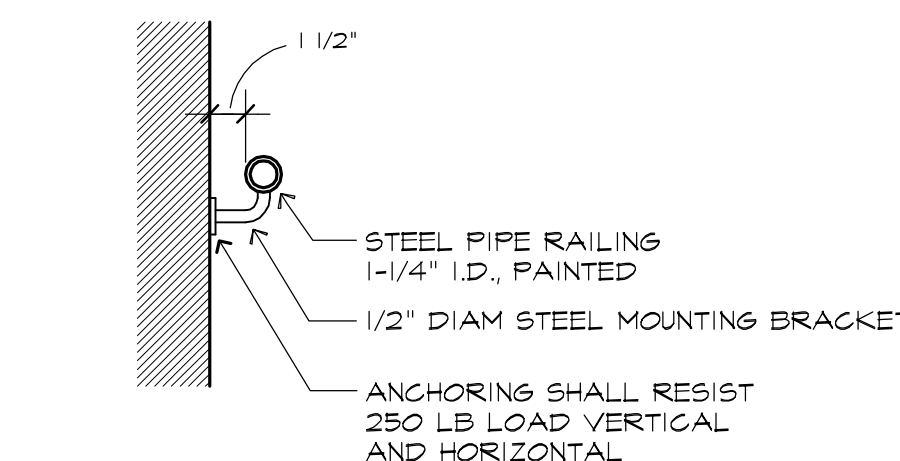
Emergency Communications

- EMERGENCY COMMUNICATIONS SYSTEM SHALL BE EQUAL TO CORNELL COMMUNICATIONS, 4200 SERIES HOUSING DEVICES INC., HDI ADA 100 SERIES
- PROVIDE ANALOG EMERGENCY COMMUNICATIONS SYSTEM, APPROVED FOR AREA OF REFUGE USAGE, MODULAR AND EXPANDABLE FOR UP TO TEN CALL STATIONS; PROVIDE CALL STATION, POWER SUPPLY AND FIRE COMMAND CENTER WHERE SHOWN AT SHEET A1.0. PROVIDE ALL SWITCHES, RELAYS, CONTROL BOARDS, AMPLIFIERS, TRANSFORMERS AND WIRING AS REQUIRED TO DELIVER A COMPLETE, FULLY FUNCTIONAL AND CODE COMPLIANT SYSTEM.
- EMERGENCY COMMUNICATIONS SYSTEM CALL STATION SHALL BE 2-WAY INTERCOM DEVICES WITH PANIC BUTTON & VISUAL CONNECTION INDICATOR LIGHT, WALL MOUNTED, IN VANDAL-RESISTANT STAINLESS STEEL HOUSING.
- EMERGENCY COMMUNICATIONS SYSTEM SHALL PROVIDE 2-WAY COMMUNICATIONS BETWEEN FIRE COMMAND CENTER AND EACH CALL STATION, PLUS TIMED AUTOMATIC DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 911. PROVIDE CAPABILITY FOR 2-WAY COMMUNICATIONS TO CALL STATIONS FROM 911. INCLUDE AUDIBLE AND VISUAL SIGNALS.
- REFER TO PLAN NOTES AT SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.

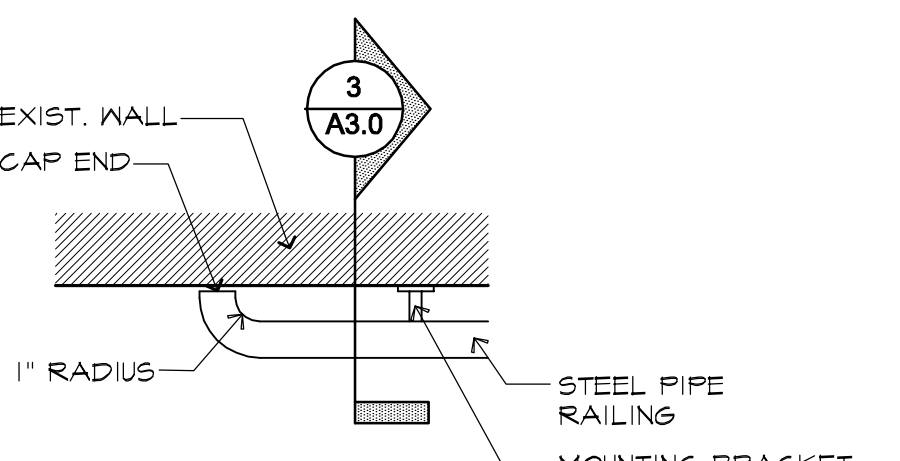
1 2nd Floor Plan
 A3.0 1/4" = 1'-0"



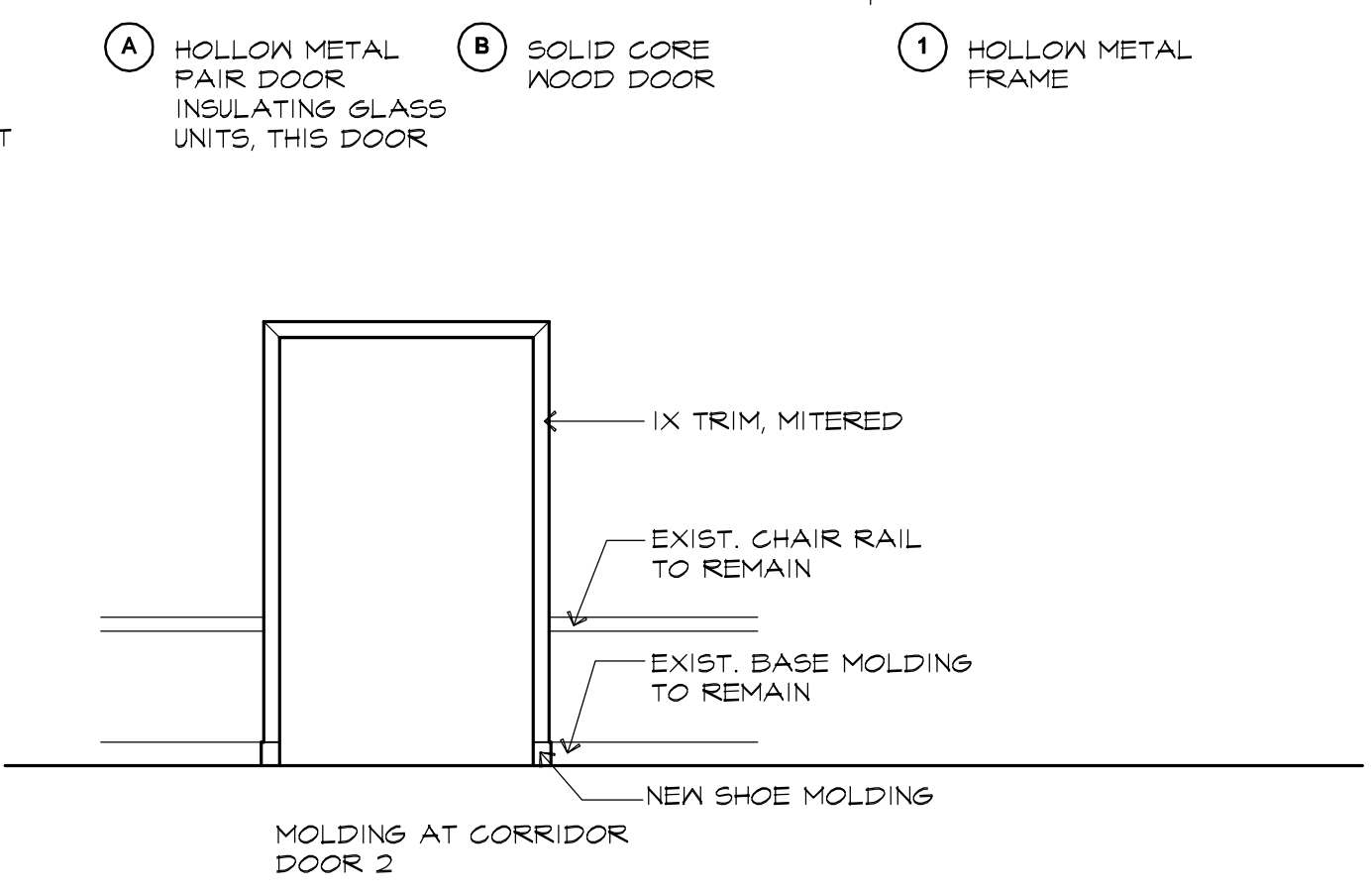
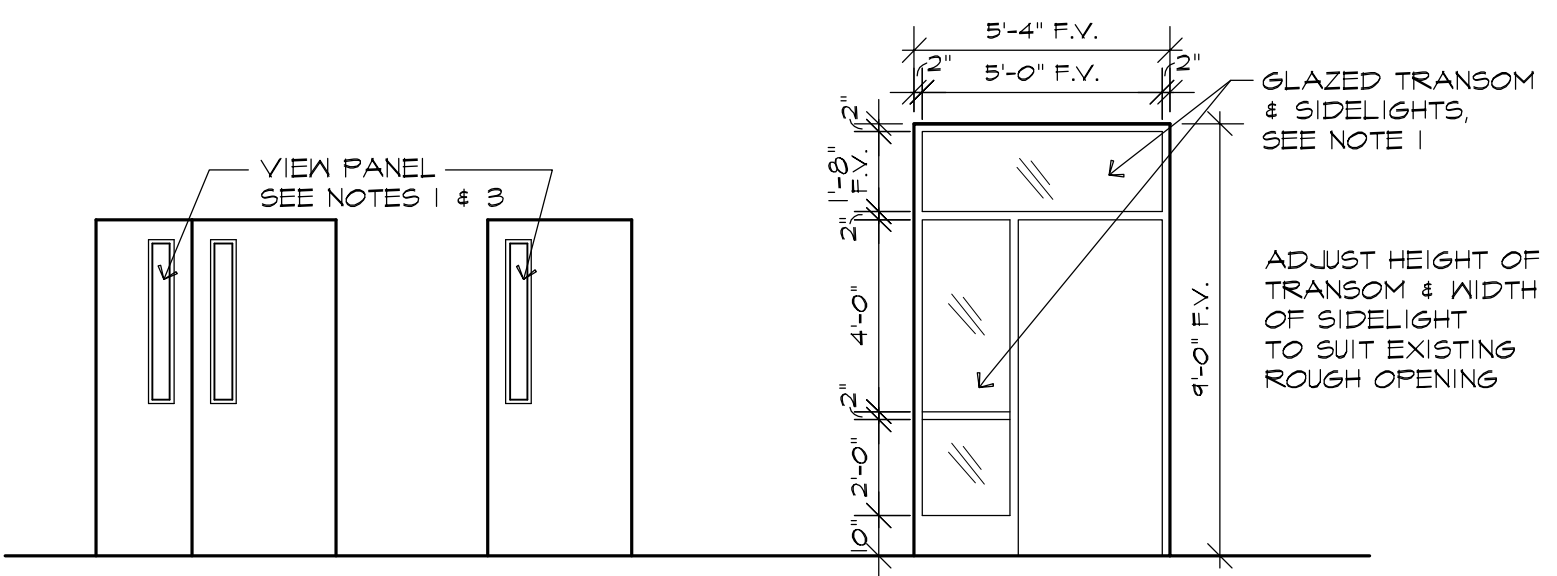
2 Railing Elevation
 A3.0 1/2" = 1'-0"



3 Mounting Bracket
 A3.0 1-1/2" = 1'-0"



4 Rail Return
 A3.0 1-1/2" = 1'-0"



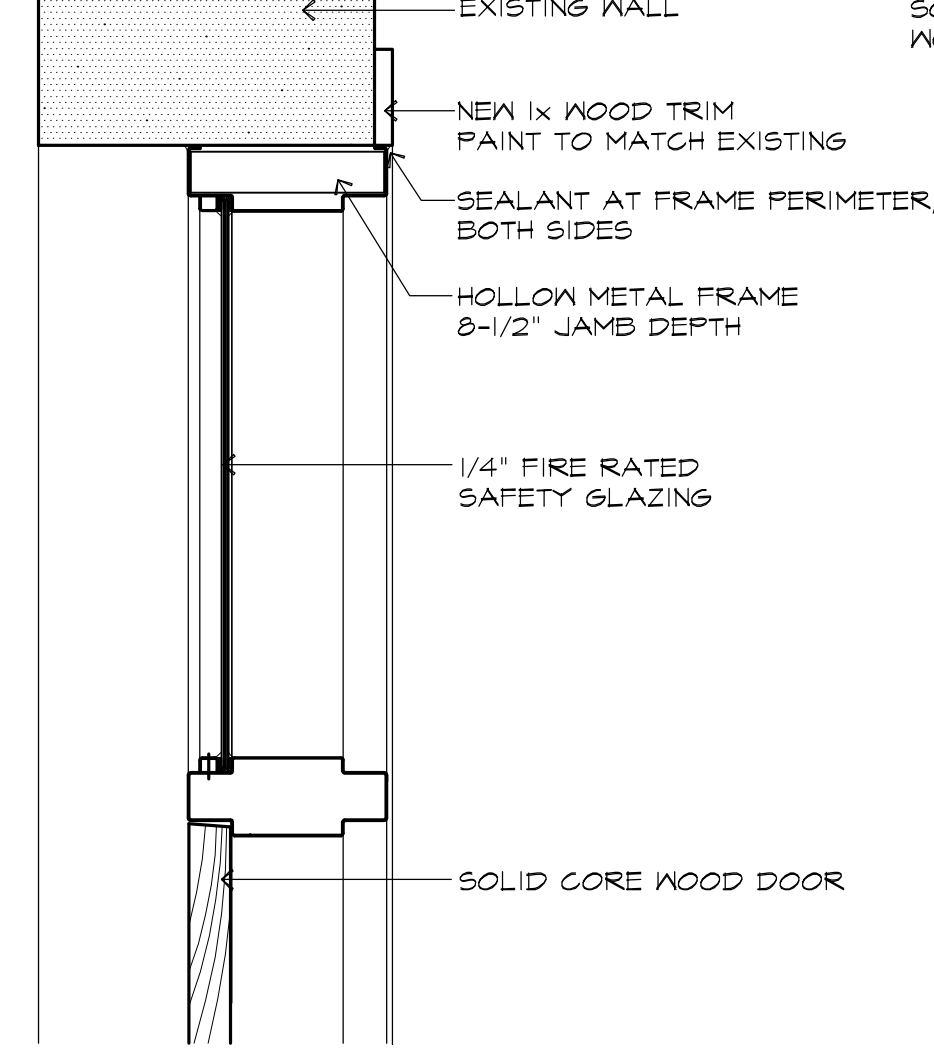
Door, Frame & Molding Elevations
 Scale 1/4" = 1'-0"

Door Schedule

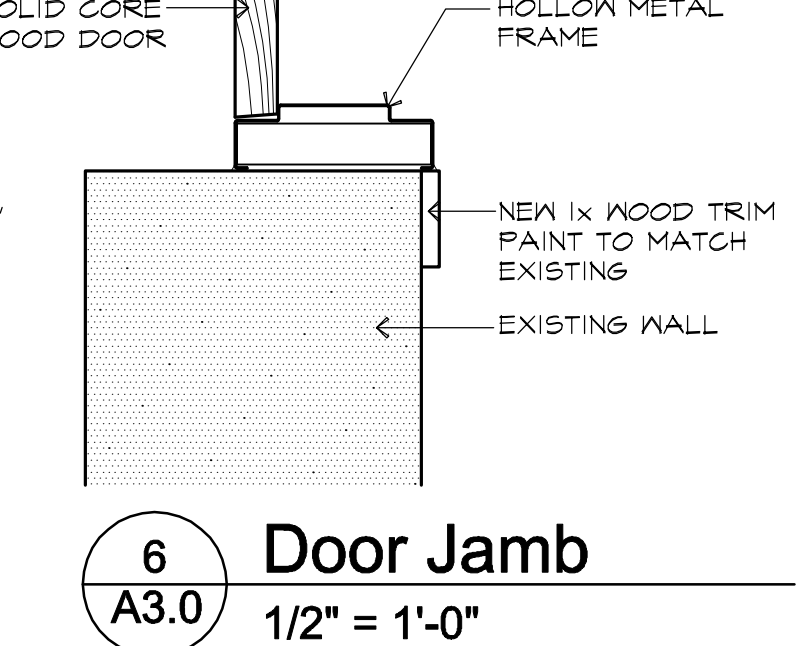
Door No.	Size	Door Type	Frame Type	Head	Jamb	Sill	Rating	HDW	Door No.
1	3'-0" x 2'-0" x 7'-0" x 1-3/4"	A	EXIST.	-	-	-	-	1	1
2	3'-0" x 7'-0" x 1-3/4"	B	1	5/A3.0	6/A3.0	-	60 MIN.	2	2

Door & Frame Notes

- ALL GLASS IN NEW FRAME AND DOORS SHALL BE SAFETY GLAZING, PROVIDE FIRE RATED SAFETY GLAZING AT RATED DOORS & FRAMES.
- FIELD VERIFY ROUGH OPENING DIMENSIONS, DIMENSIONS TO EXISTING WALL TRIM TO REMAIN.
- MATCH EXISTING VIEW PANEL DIMENSIONS.
- MODIFY/REPAIR EXISTING WOOD FRAME AT DOOR 1 TO ACCOMMODATE NEW DOOR.

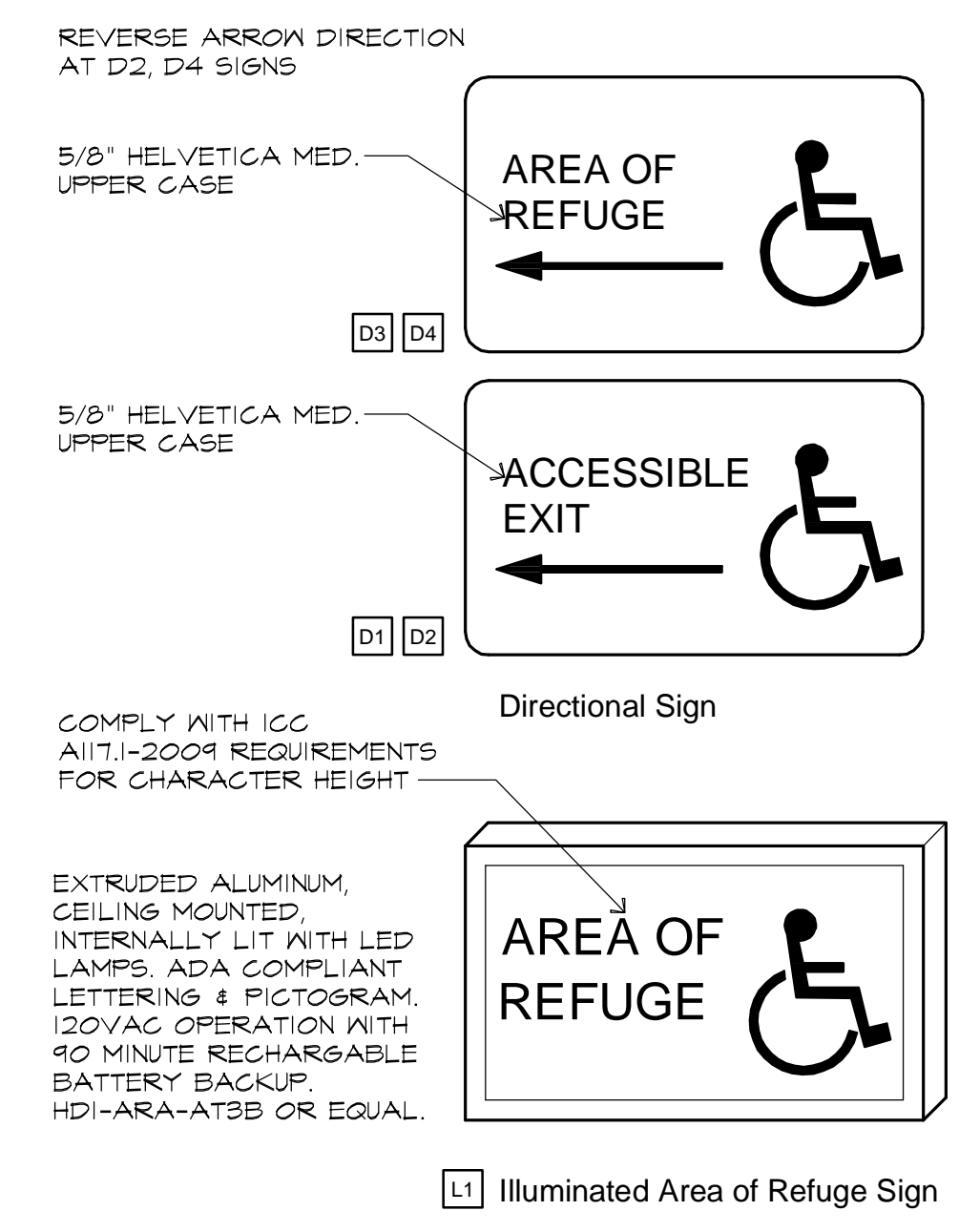


5 Door Head
 A3.0 1/2" = 1'-0"

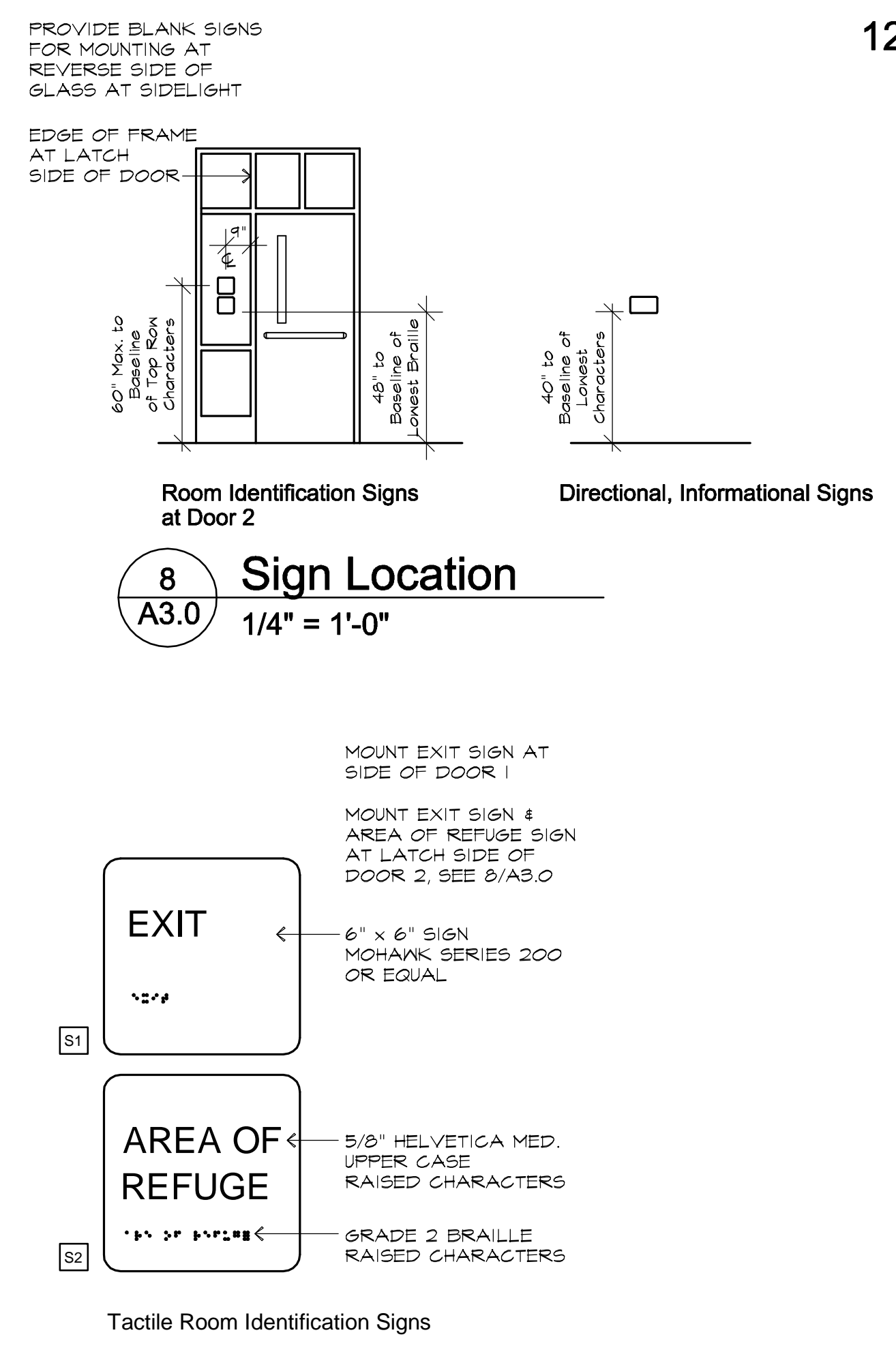


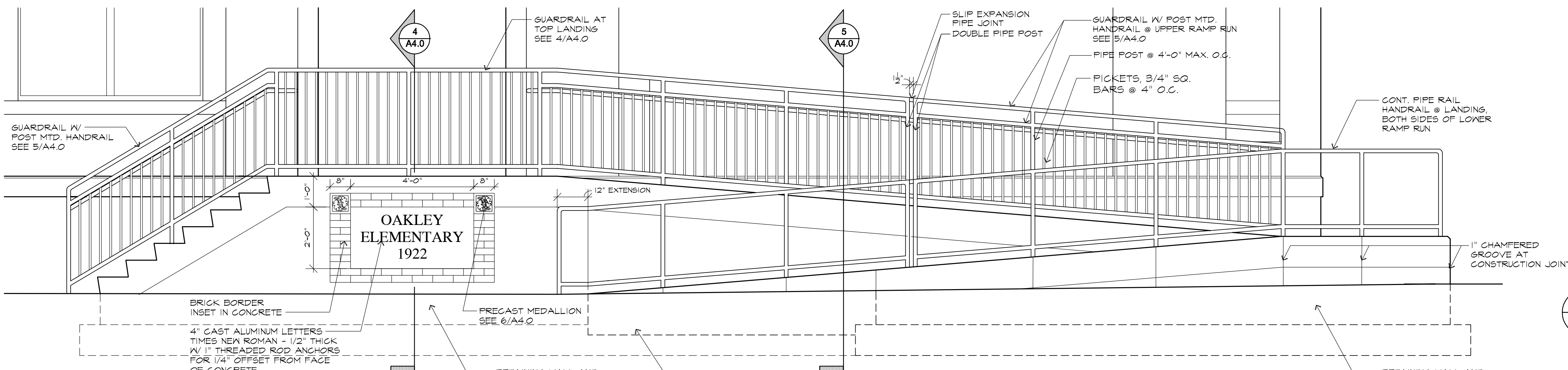
6 Door Jamb
 A3.0 1/2" = 1'-0"

2nd Floor Plan, Door & Rail Details, Signage

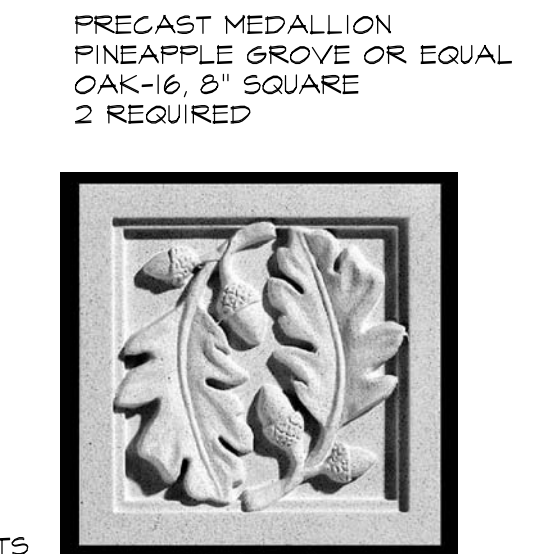


7 Sign Types
 A3.0 3" = 1'-0"

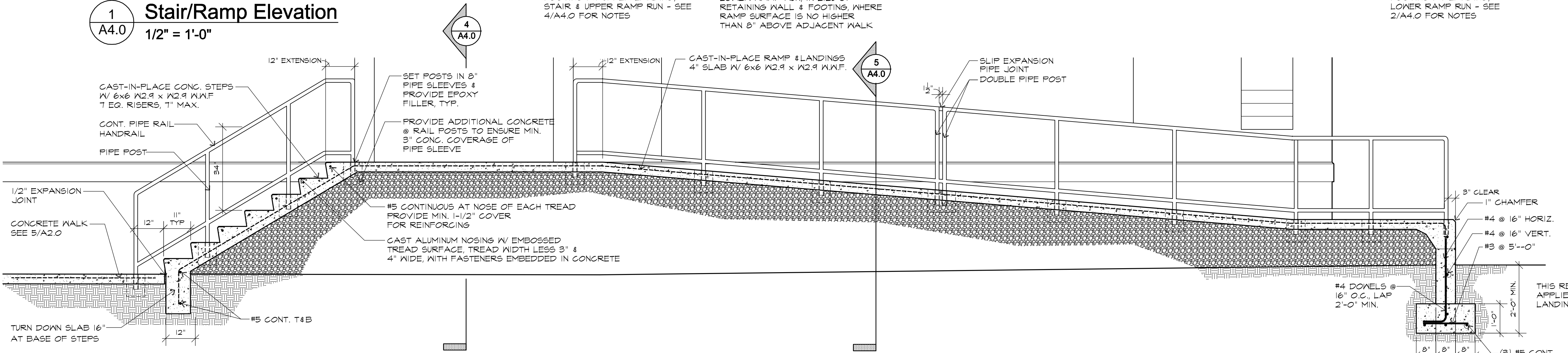




1 Stair/Ramp Elevation
A4.0 1/2" = 1'-0"

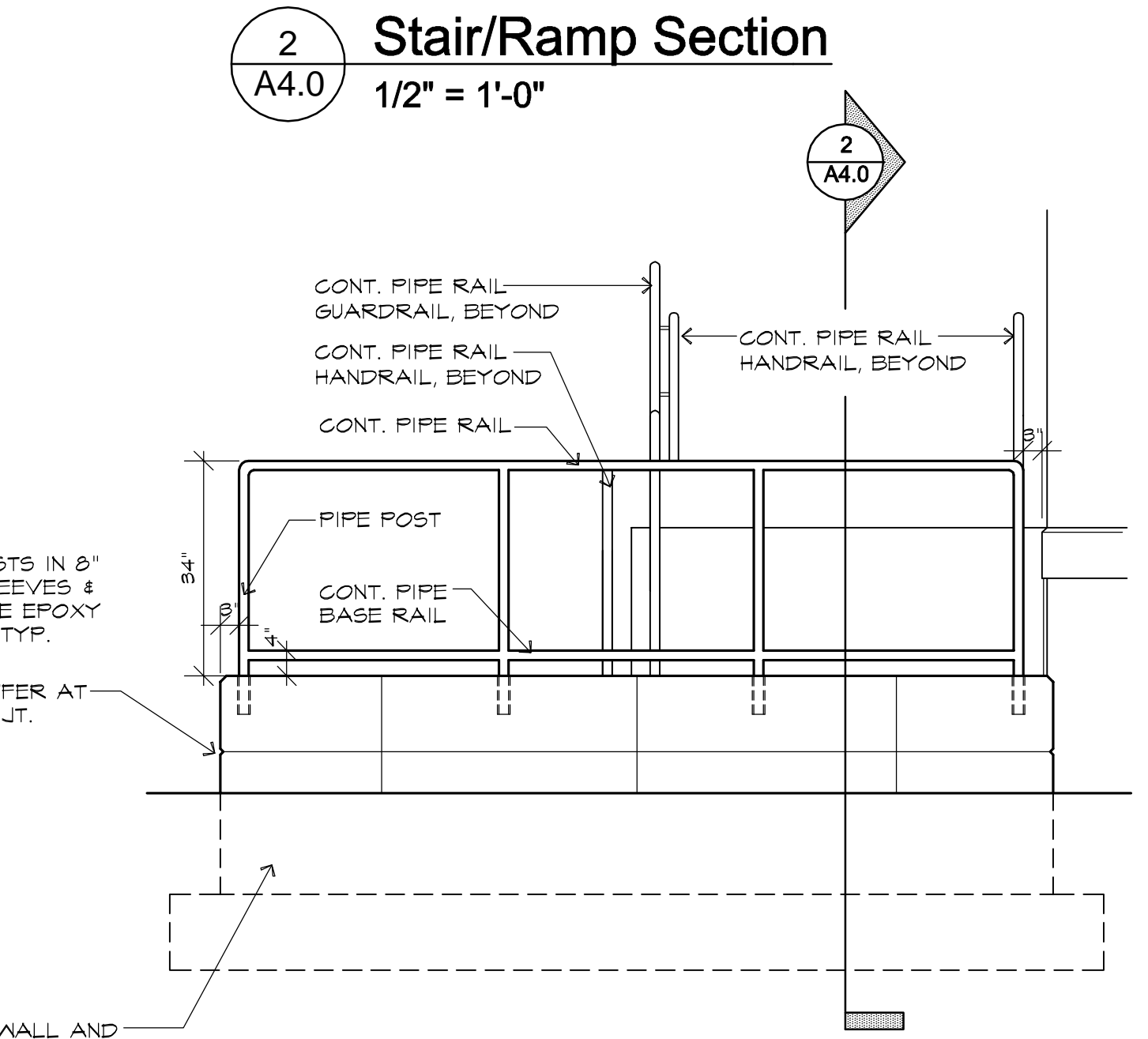


6 Medallion
A4.0 No Scale

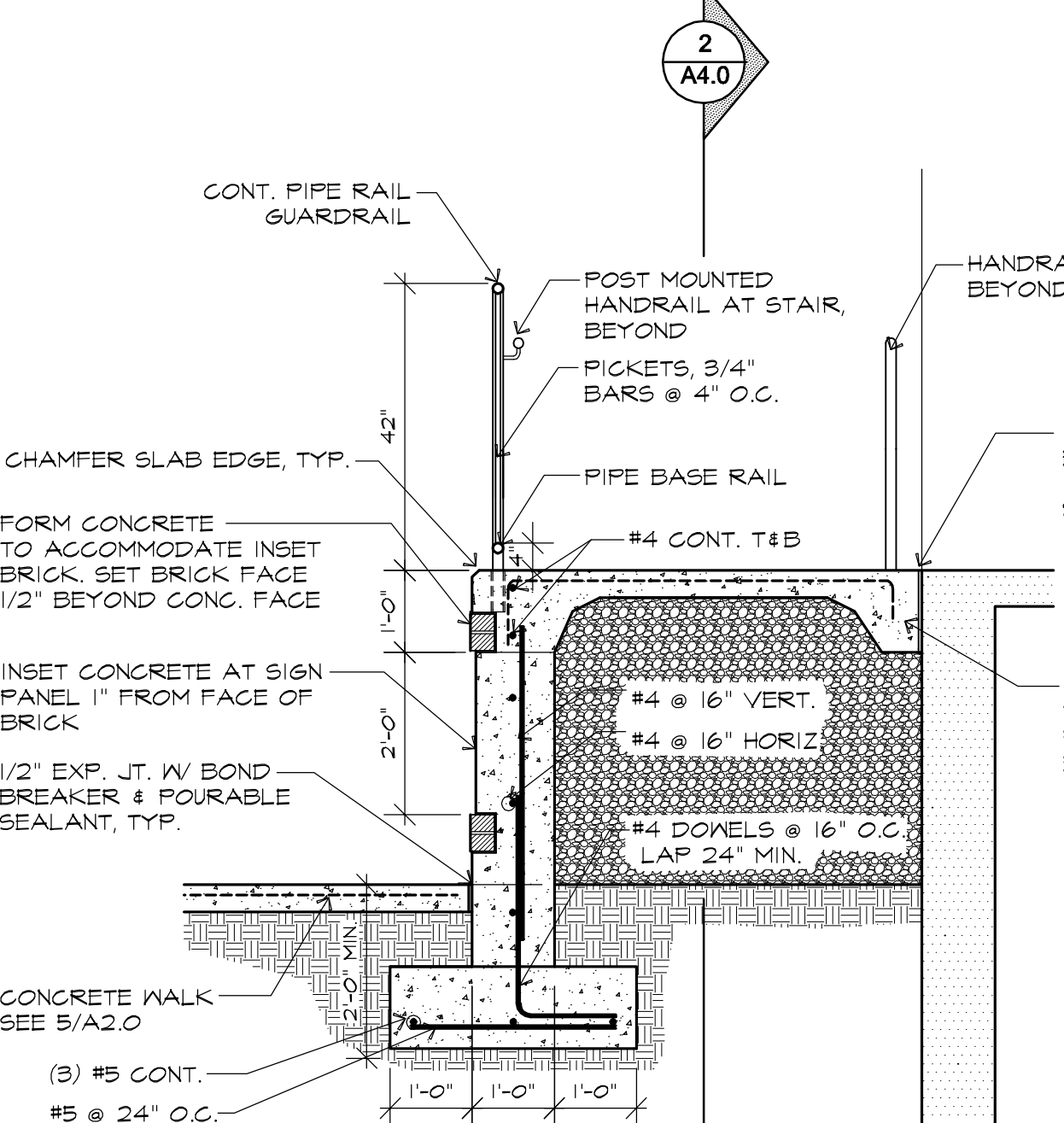


2 Stair/Ramp Section
A4.0 1/2" = 1'-0"

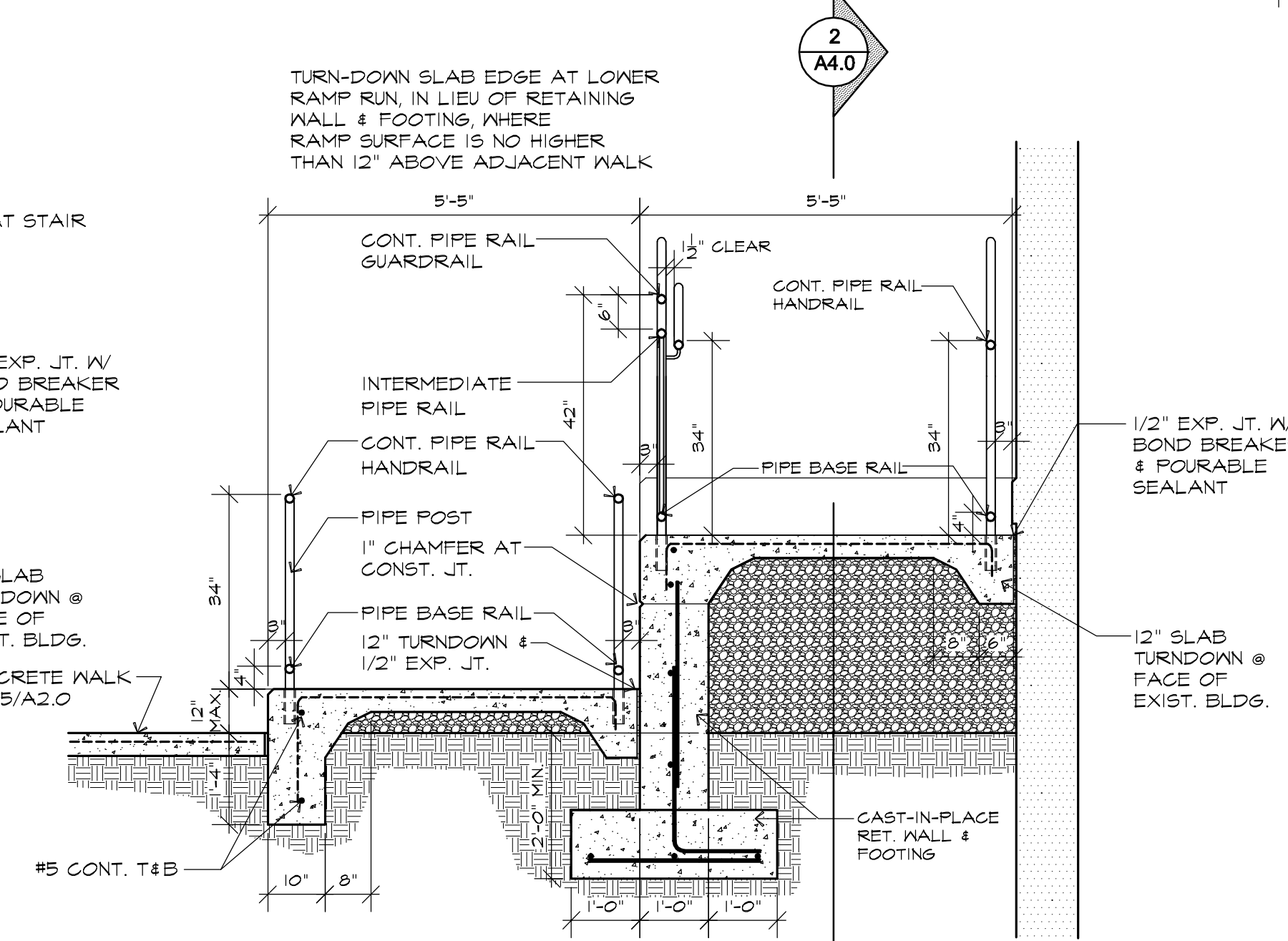
- General Notes**
1. ALL EXTERIOR RAILINGS SHALL BE HOT DIPPED GALVANIZED.
 2. PIPE RAILS AND POSTS SHALL BE 1-1/4" I.D., SCHEDULE 40 PIPE. COLORS TO BE SELECTED AFTER CONTRACT AWARD.
 3. REFER TO 4/A2.0 FOR ADDITIONAL DIMENSIONS, JOINT LOCATIONS AT NEW WALKS.
 4. MAINTAIN 3" MIN. CONC. COVER AT ALL REINFORCING STEEL AND PIPE SLEEVES.



3 Ramp Elevation
A4.0 1/2" = 1'-0"



4 Section at Landing
A4.0 1/2" = 1'-0"



5 Ramp Section
A4.0 1/2" = 1'-0"

Ramp & Stair Elevations & Details

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Buncombe County Schools Asheville, North Carolina

architectural design studio
70 Wall Street, Asheville, NC 28801
Phone: 828.252.0355

