



LEGEND

- OCCUPANT LOAD
 - COMBINED OCCUPANT LOAD
 - EGRESS WIDTH
EGRESS COMPONENT
PROPOSED WIDTH
CODE REQ. WIDTH
STAIR WIDTH = 0.3 PER OCCUPANT
DOOR WIDTH = 0.2 PER OCCUPANT
 - EXIT DISCHARGE
 - DIRECTIONAL ILLUMINATION
PROPOSED EXIT SIGN
 - EXIT SIGN W/ EMERGENCY LIGHT COMBO
 - EMERGENCY LIGHT
 - EMERGENCY DUPLEX LIGHT, REMOTE MOUNTED
 - FIRE EXTINGUISHER
 - EXIT ACCESS TRAVEL DISTANCE
 - RATED COLUMN
RATING: 1 HR
REFERENCE: ICC BC TABLE 720.1
NOTE: SEE BC DESCRIPTION
SEE STRUCTURAL DRAWINGS.
 - RATED COLUMN
RATING: 1 HR
REFERENCE: SHEET A609 FOR UL ASSEMBLIES
NOTE: SEE UL DESIGN FOR ADDITIONAL INFO
 - RATED WALL
RATING: 2 HR
REFERENCE: SHEET A601 FOR UL ASSEMBLIES
NOTE: SEE PARTITION TYPES FOR MORE INFO
RESILIENT CHANNELS AT SOUND RATED PARTITIONS. TYP.
 - RATED WALL
RATING: 1 HR
REFERENCE: SHEET A601 FOR UL ASSEMBLIES
NOTE: SEE PARTITION TYPES FOR MORE INFO
RESILIENT CHANNELS AT SOUND RATED PARTITIONS. TYP.
- CORRIDORS ONLY REQUIRED TO HAVE A 0.5 HR FIRE RESISTANCE RATING PER TABLE 1018.1

RIVERHOUSE AT Odette's

274 SOUTH RIVER ROAD
NEW HOPE, PA 18938

OWNER/ OPERATOR:
GATEWAY TO NEW HOPE, LLC
274 South River Road
New Hope, PA 18938

ARCHITECT:
STOKES ARCHITECTURE
1700 Sansom Street
Philadelphia, PA 19103
tel: (215) 523-9190

INTERIOR DESIGNER
BALONGUE DESIGN INC
707 Madsford Road
Villanova, PA 19085
tel: (610) 525-7593
fax: (610) 525-7594

CIVIL ENGINEER:
VAN CLEEF ENGINEERING
ASSOCIATES, LLC
501 North Main Street
Doylestown, PA 18901
tel: (215) 345-1976
fax: (215) 345-1730

STRUCTURAL ENGINEER:
O'DONNELL & NACCARATO
111 S. Independence Mall East Suite 950
Philadelphia, PA 19106
tel: (215) 925-3788

MEP ENGINEER:
WICK FISHER WHITE
111 S. Independence Mall East Suite 400
Philadelphia, PA 19106
tel: (215) 627-0200
fax: (215) 627-4540

LIGHTING DESIGNER
BRIAN ORTER LIGHTING DESIGN LLC
227 W. 29th St 8th Floor
New York, NY 10001
tel: (646) 502-7568

STOKES.
ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

MARK

REVISIONS

DATE

0	ISSUE FOR PERMIT	2019-0228
MARK	REVISIONS	DATE

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

PROJECT #:
FILENAME:
DRAWN:
CHECKED:
DATE:

1351
Odette's.v2017.current.rvt
JC
RS
2019-0228

PERMIT SET

LIFE SAFETY PLANS

DRAWING

LS101

OCCUPANT LOAD SCHEDULE BY FLOOR LEVEL						
AREA NAME	AREA (SF)	OCCUPANCY TYPE (PER TABLE 1004.1.1)	FLOOR AREA PER OCCUPANT (SF) TYPE	OCCUPANT LOAD	MODIFIED OCCUPANT LOAD	COMMENTS
00 - GRADE LEVEL						
PARKING GARAGE	8,843 SF	Parking Garage	200/Gross	45		
KITCHEN RECIEVING	956 SF	Kitchen - Commercial	200/Gross	5		ACCESSORY USE FOR KITCHEN
STORAGE/ MECH AREA	1,008 SF	Accessory - Stor, Mech, Equip	300/Gross	4		ACCESSORY USE FOR COMMERCIAL
Grand total	10,807 SF			54		
01 - FIRST FLOOR						
DINING DECK	433 SF	Assembly - Unconcentrated	15/Net	29	29	
LOBBY AREA	421 SF	Assembly - Unconcentrated	15/Net	29	29	
OFFICE AREA	137 SF	Business Areas	100/Gross	2	2	
RESTAURANT AREA	2,104 SF	Assembly - Unconcentrated	15/Net	141	141	
DECK LOUNGE	757 SF	Assembly - Unconcentrated	15/Net	51	48	LIMIT OCCUPANCY TO 48
DECK BAR	85 SF	Kitchen - Commercial	200/Gross	1	1	
MAIN KITCHEN	1,784 SF	Kitchen - Commercial	200/Gross	9	20	INCREASE OCCUPANCY TO 20
BALLROOM AREA	2,833 SF	Assembly - Unconcentrated	15/Net	178	198	INCREASE OCCUPANCY TO 198
PREFUNCTION	1,085 SF	Assembly - Unconcentrated	15/Net	73	73	
BALLROOM DECK	589 SF	Assembly - Unconcentrated	15/Net	38	38	
Grand total	10,008 SF			549	579	
02 - SECOND FLOOR						
HOTEL AREA	11,043 SF	Residential Hotel	200/Gross	56		
FITNESS AREA	715 SF	Exercise Rooms	50/Gross	15		
Grand total	11,758 SF			71		
03 - THIRD FLOOR						
HOTEL AREA	10,589 SF	Residential Hotel	200/Gross	53		
Grand total	10,589 SF			53		
04 - PENTHOUSE						
PENTHOUSE BAR	363 SF	Assembly - Unconcentrated	15/Net	25	25	
PENTHOUSE DECK	949 SF	Assembly - Unconcentrated	15/Net	64	64	
SERVICE AREA	355 SF	Kitchen - Commercial	200/Gross	2	4	
Grand total	1,667 SF			91	93	