

THESE DOORS ARE NEEDED TO KEEP STAIRWELL SEPARATED FROM OTHER PARTS OF BUILDING SO SMOKE CAN'T MIGRATE BETWEEN FLOORS

NEW STOREFRONT & PAIR OF DOORS W/ MAGNETIC HOLD-OPEN DEVICES AND CLOSERS SO THAT THEY CLOSE IN CASE OF A FIRE

EXISTING PAIR OF DOORS W/ MAGNETIC HOLD-OPEN DEVICE

EXISTING STOREFRONT TO BE REMOVED

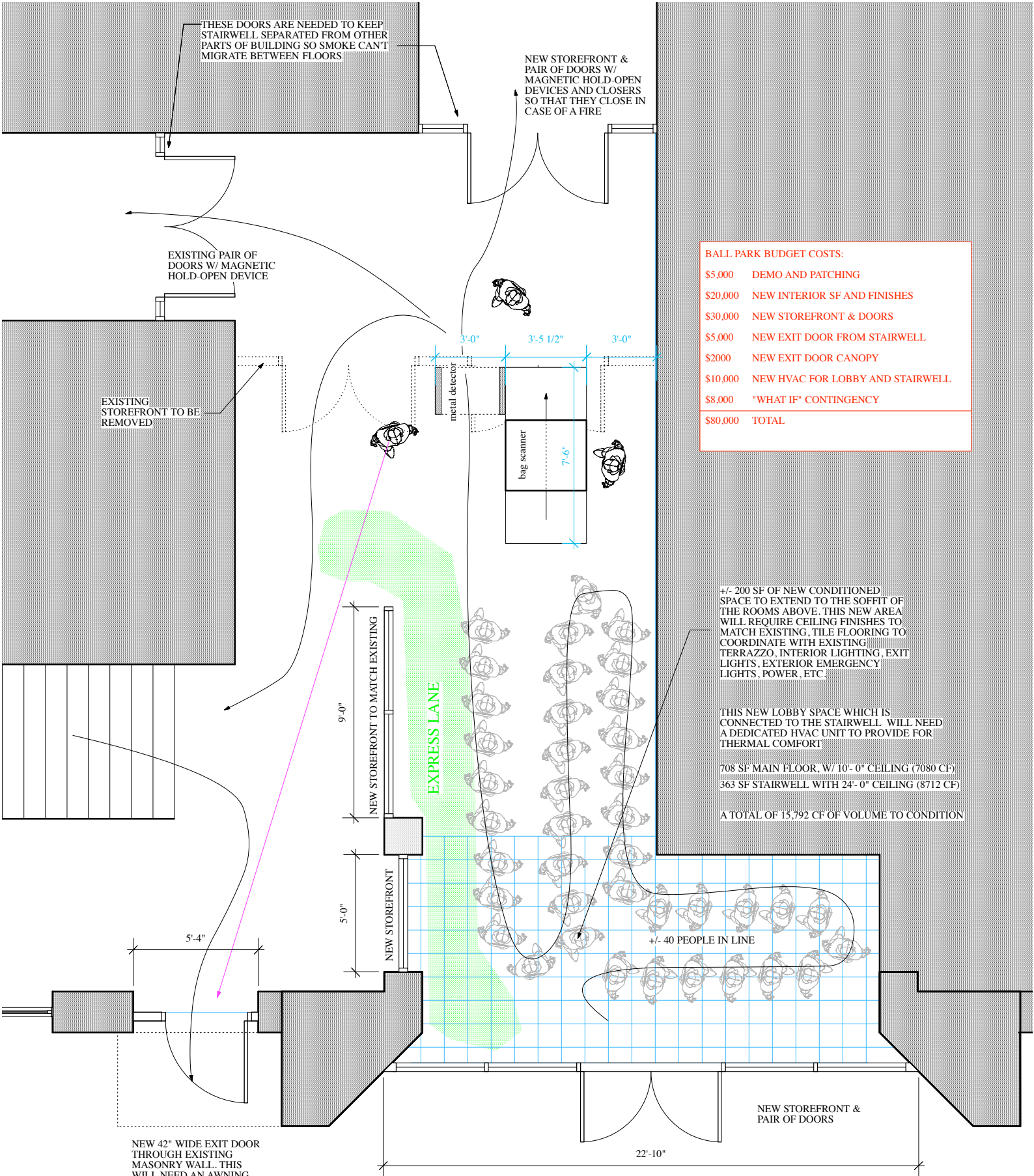
BALL PARK BUDGET COSTS:	
\$5,000	DEMO AND PATCHING
\$20,000	NEW INTERIOR SF AND FINISHES
\$30,000	NEW STOREFRONT & DOORS
\$5,000	NEW EXIT DOOR FROM STAIRWELL
\$2000	NEW EXIT DOOR CANOPY
\$10,000	NEW HVAC FOR LOBBY AND STAIRWELL
\$8,000	"WHAT IF" CONTINGENCY
\$80,000	TOTAL

+/- 200 SF OF NEW CONDITIONED SPACE TO EXTEND TO THE SOFFIT OF THE ROOMS ABOVE. THIS NEW AREA WILL REQUIRE CEILING FINISHES TO MATCH EXISTING. TILE FLOORING TO COORDINATE WITH EXISTING TERRAZZO. INTERIOR LIGHTING, EXIT LIGHTS, EXTERIOR EMERGENCY LIGHTS, POWER, ETC.

THIS NEW LOBBY SPACE WHICH IS CONNECTED TO THE STAIRWELL WILL NEED A DEDICATED HVAC UNIT TO PROVIDE FOR THERMAL COMFORT

708 SF MAIN FLOOR, W/ 10'-0" CEILING (7080 CF)
363 SF STAIRWELL WITH 24'-0" CEILING (8712 CF)

A TOTAL OF 15,792 CF OF VOLUME TO CONDITION



NEW 42" WIDE EXIT DOOR THROUGH EXISTING MASONRY WALL. THIS WILL NEED AN AWNING OVER THE EXIT TO PROTECT IT FROM RAIN AND BLOWING RAIN.

NEW STOREFRONT & PAIR OF DOORS

OPTION C

3/12/2015