

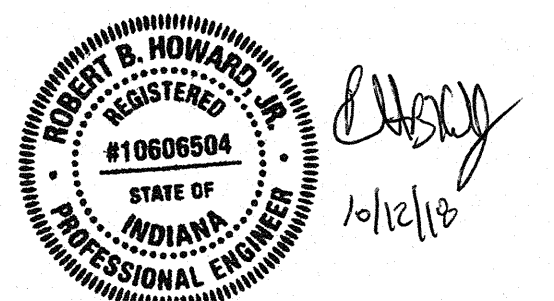
NOTE: EMERGENCY LIGHTING IS NEWLY ADDED

EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

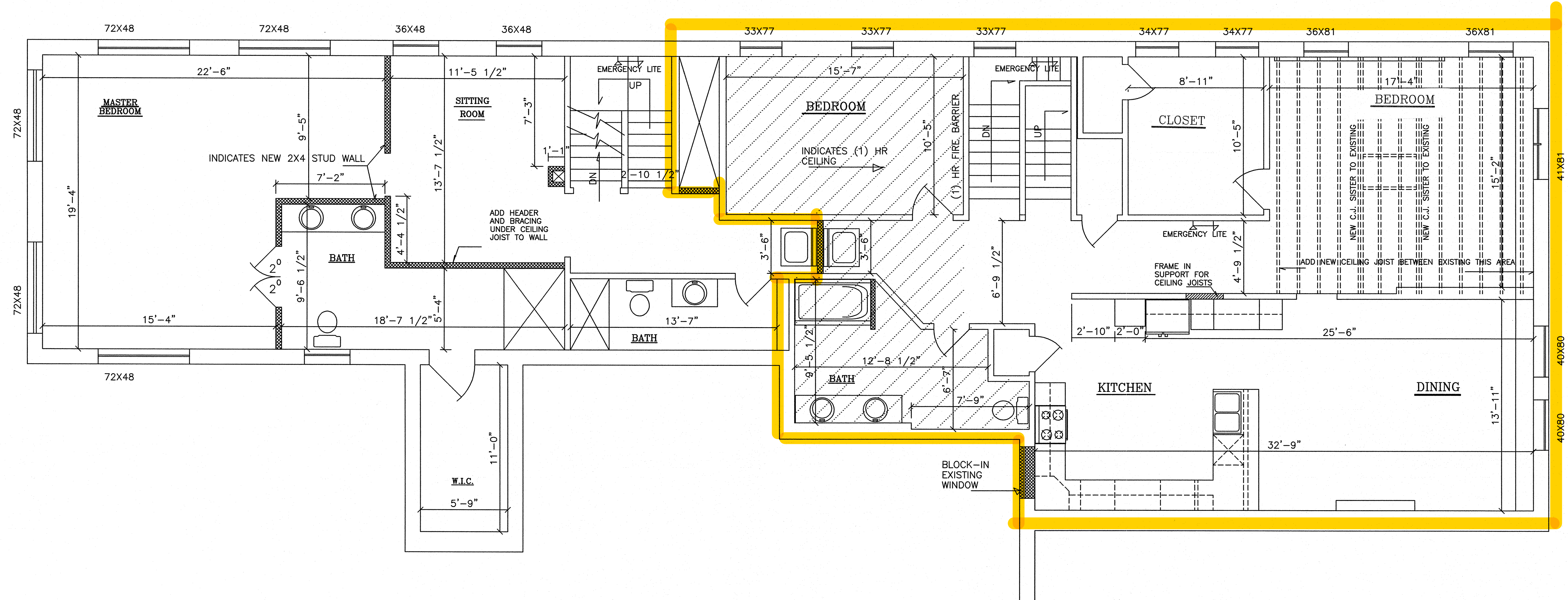
2699 SF

DENOTES (1) HR CEILING



SHEET 2 of 14

PLANS FOR:		POLLUX PROPERTIES,LLC	
PLANS FOR:		120 SE FIRST STREET EVANSVILLE INDIANA	
PREPARED BY:		COMPLETE DESIGN SERVICE (812) 473-6433	
SCALE 1/4"=1'-0"	CHECKED BY	DRAWN BY	
DATE 09-14-18		RBH	
		DRAWING NO. 14029	

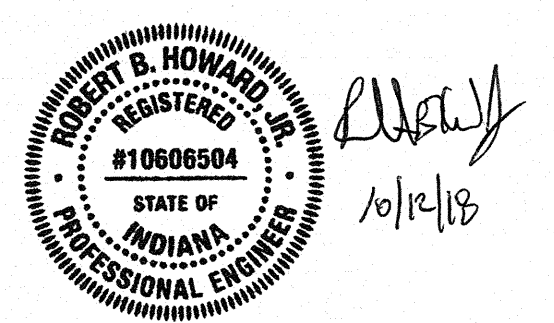


NOTE: EMERGENCY LIGHTING IS NEWLY ADDED

EXISTING SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

2699 SF



Sheet 3 of 14

PLANS FOR:		POLLUX PROPERTIES, LLC	
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RLehman Consulting

2014 IBC BUILDING EVALUATION SUMMARY (Table 3412.7)

Project #	2018-15	Client	Amanda Beshara	Phone	
Name	Pollux Luxury Apartments			Fax	
	120 SE first St				
	Evansville	Email			

Existing occupancy :	B	Proposed occupancy :	R-2
Year building was constructed :	1890	Existing Allowed	
Type of construction :	III - B	Stories	3
% of increased frontage: (Sec 507 Excpn)	0.0%	0.00%	Height in ft. 45
Fully Sprinkled	No	Area	2752
Compartmentation:	No	Corridor wall rating	No
Fire resistance rating of vertical opening enclosures :	none	Required door closers:	No none require
Type of HVAC system ----->	Central	serving number of floors :	1
Automatic fire detection :	Yes	Type & Loc :	smoke detect
Fire alarm system :	Yes	Type	automatic
Smoke control :	No	Type	N/A
Adequate exit routes :	Yes	Dead ends :	No
Maximum exit access travel distance :	75	Elevator controls :	No
Means of egress emergency lighting :	Yes	Mixed occupancies :	No

Table 3412.7

Safety parameters	Fire Safety (FS)	Means of egress (ME)	General safety (GS)
3412.6.1 Building height	0.88	0.88	0.88
3412.6.2 Building area	8.50	8.50	8.50
3412.6.3 Compartmentation	10	10	10
3412.6.4 tenant and dwelling unit separations	0	0	0
3412.6.5 Corridor walls	0	0	0
3412.6.6 Vertical openings	0	0	0
3412.6.7 HVAC systems	0	0	0
3412.6.8 Automatic fire detection	6	6	6
3412.6.9 Fire alarm system	0	0	0
3412.6.10 Smoke control	***	0	0
3412.6.11 Means of egress	***	0	0
3412.6.12 Dead ends	***	2	2
3412.6.13 Max. exit access travel distance	***	12.5	12.5
3412.6.14 Elevator control	0	0	0
3412.6.15 Means of egress emergency	***	1	1
3412.6.16 Mixed occupancies	0	***	0
3410.6.17 Automatic sprinklers	-6	-6	-6
3412.6.18 Standpipes	0	0	0
3412.6.19 Incidental use	0	0	0
Building score - total value	19.38	34.88	34.88

Scoring

EVALUATION FORMULAS (Table 3412.9) b

Formula	Table 3412.7	Table 3412.8	Score	
FS - MFS ≥ 0	19.38	17	2.38	PASS
ME - MME ≥ 0	34.88	34	0.88	PASS
GS - MGS ≥ 0	34.88	34	0.88	PASS

10/1/2018

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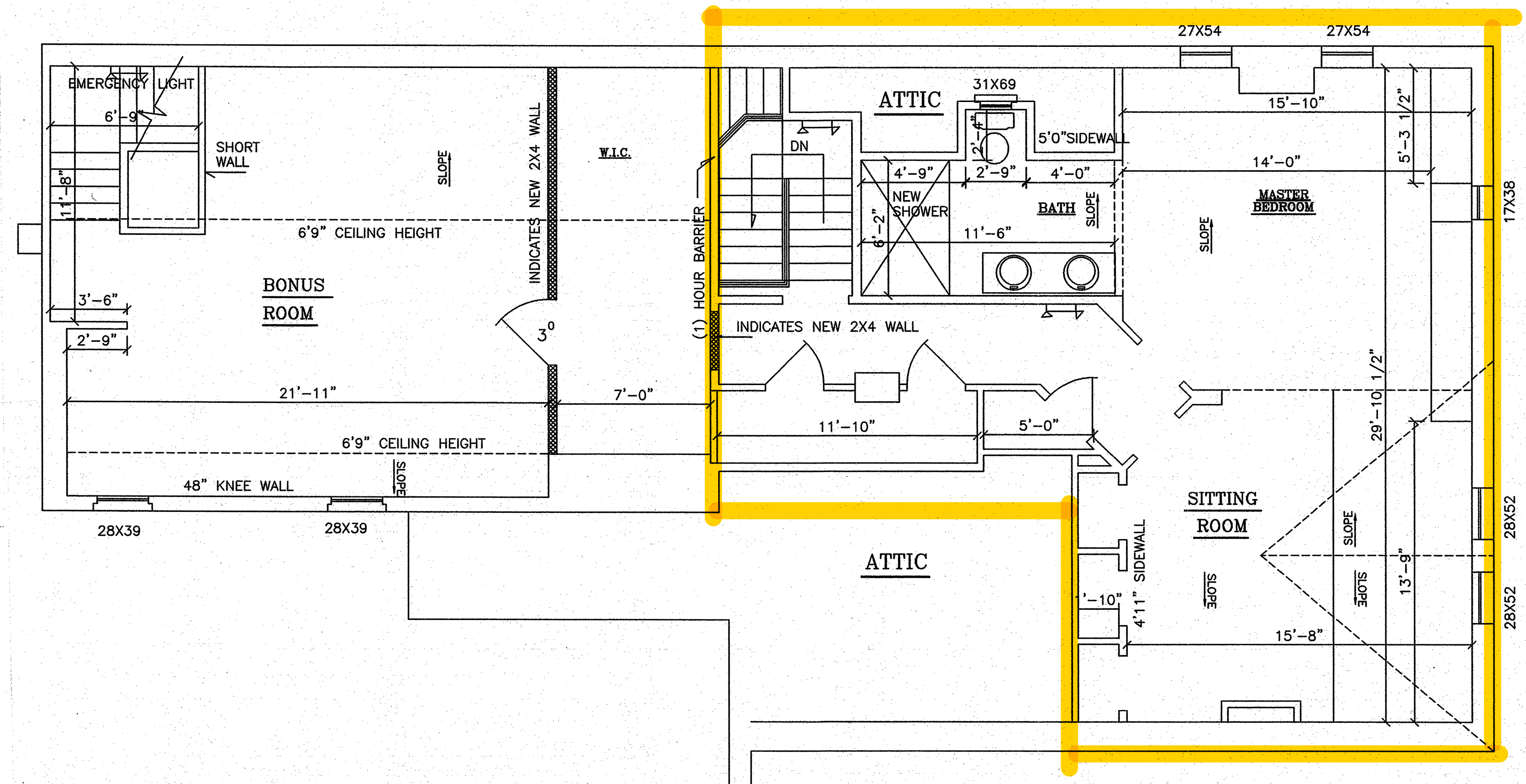
Worksheets

506.2 Frontage Increase Worksheet

Building perimeter that fronts a public way (min 20)	32
Perimeter of entire building	232
Width of public way (min 20 in accordance w/ 506.2.1)	50
Resulting increase are due to frontage	0.00%

Scoring Worksheet

3412.6.3 Compartmentation	c - 7,500 sq ft
3412.6.4 Wall separation	c - Fire partitions GT 1 hr but LT 2 hr
3412.6.5 Corridor Wall	c - 1 hr - LT 2 hrs none required
3412.6.6 Vertical Opening Prot	1 - Complies none required
3412.6.7 HVAC Systems	d - Complies
3412.6.8 Auto Fire Detection	e - Detectors installed throughout the fire area
3412.6.9 Fire Alarm Systems	c - Alarm system - Sec 907
3412.6.10 Smoke Control	a - None
3412.6.11 Means of Egress	c - Capcity meets or exceeds 125%, means complies req width and # exits req w/Sec 1019
3412.6.12 Dead Ends	c - No Dead ends or ratio l/w is LT 2.5 to 1
3412.6.13 Travel distance	75
3412.6.14 Elevator Control	
Travel	LT 25 ft above or below primary level of elevator access for emergency persons
Category	a - No elevator
3412.6.15 Means of Egress Emergency Lighting	
Exits	One exit
Emergency Lighting	b - Provided with emergency power in accordance w/Sec 2702
3412.6.16 Mixed Occupancies	None
3412.6.17 Sprinkler System	a - Sprkirs are req throughout but not provided or adequate w/Sec 903
3412.6.18 Standpipes	none required
3412.6.19 Incidental Use	
Specific areas being evaluated (Y/N)	No
Protection Req'd	1 - 2 hrs and AFSS
Protection Provided	a - None

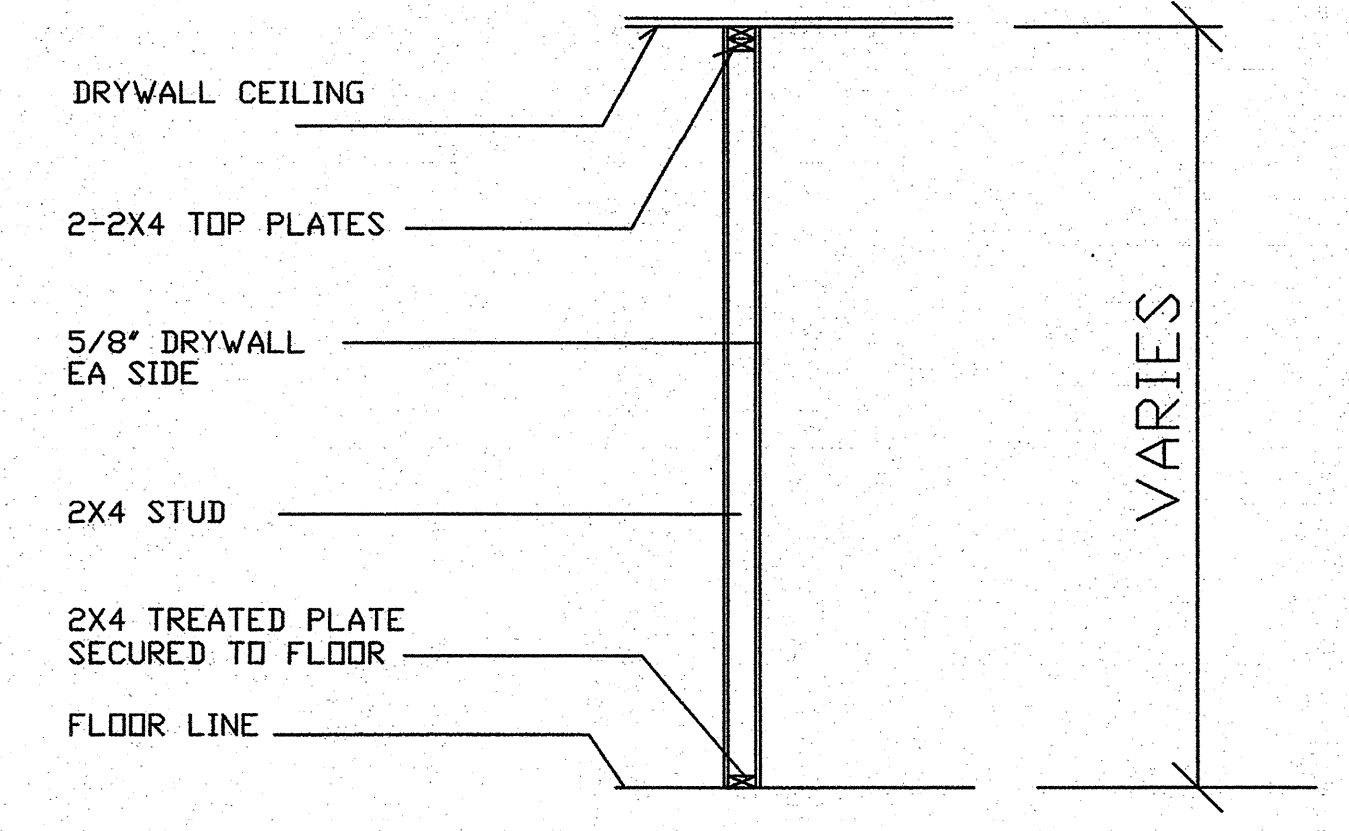


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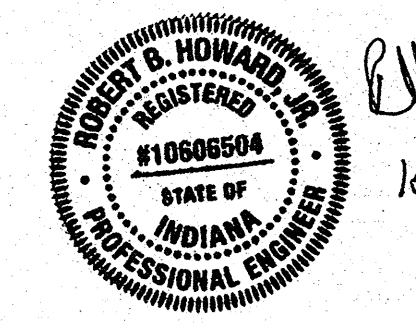
EXISTING THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

1553 SF



TYPICAL NEW STUD WALL
1/2" = 1'-0"



RBH
10/12/18

SHEET 4 of 14

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