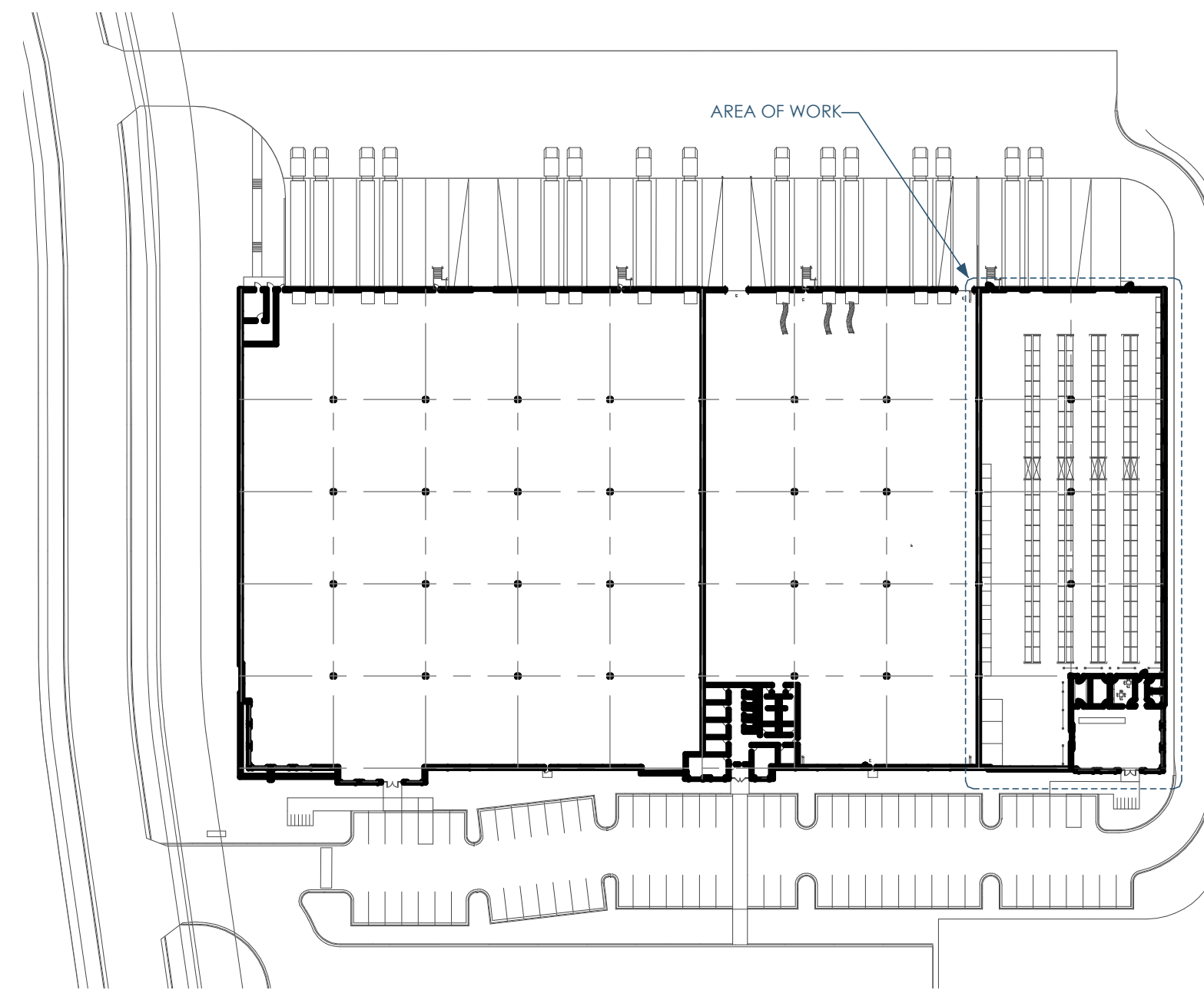


5B/A000 FLOOR PLAN - OVERALL - 1ST FLOOR
1/16"=1'-0"

NUMBER	NAME	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	OCCUPANTS	EMERGENCY LIGHTING
100	SHOWROOM	1665	MERCANTILE	60	28	-
101	TOOL ROOM	163	STORAGE	300	1	-
102	OFFICE	163	BUSINESS	100	2	-
103	BREAK ROOM	211	KITCHEN, COMMERCIAL	200	2	-
104	CORRIDOR	99	CIRCULATION	0	0	-
105	RESTROOM 1	65	CIRCULATION	0	0	-
106	RESTROOM 2	65	CIRCULATION	0	0	-
107	STORAGE	23310	STORAGE	300	78	-
	Sum	25740.406			Sum: 111.0	

5A/A000 ROOM SCHEDULE - OCCUPANCY



4A/A000 SITE PLAN
1"=80'

COLUMN_1	COLUMN_2
APPLICABLE CODES	GENERAL: - BUILDING/WELLING CODE IBC 2015 & AHJ AMENDMENTS - INTERNATIONAL EXISTING BUILDING CODE 2015 & AHJ AMENDMENTS - INTERNATIONAL ENERGY CONSERVATION CODE 2015 & AHJ AMENDMENTS - INTERNATIONAL MECHANICAL CODE IMC 2015 & AHJ AMENDMENTS - INTERNATIONAL ELECTRICAL CODE NEC 2017 & AHJ AMENDMENTS - INTERNATIONAL FIRE/LIFE SAFETY CODE 2009 NFPA-1 & AHJ AMENDMENTS - INTERNATIONAL FUEL GAS CODE 2015 & AHJ AMENDMENTS - ACCESSIBILITY AND STANDARD A117.1-2009- FOR ACCESSIBILITY
IBC - CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION	SCOPE AREA - S-2 (MOST RESTRICTIVE USE WITHIN SCOPE AREA) - H (SHOWROOM) OUTSIDE SCOPE AREA - F-1 (MOST RESTRICTIVE USE)
IBC - CHAPTER 5 CLASSIFICATION OF WORK	ALTERATION-LEVEL 2
IBC - 504.3 HEIGHT IN FEET	FOR TYPE IIB - ACTUAL 39FT - ALLOWED 55FT
IBC - 504.4 NUMBER OF STORES	- ACTUAL 1 - ALLOWED 1 (QUALIFIES FOR AN UNLIMITED AREA BUILDING)
IBC - 506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE	ALLOWED (QUALIFIES FOR AN UNLIMITED AREA BUILDING) ACTUAL 19,098 SF
IBC - 508.4 SEPARATED OCCUPANCIES	YES
IBC - 508.4 SEPARATED OCCUPANCIES	NOT REQUIRED, HOWEVER, EXISTING DEMISING WALL IS 1HR RATED TO REALIZE 3206.3.2.1 AGGREGATE AREA
IBC - TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	FOR TYPE IIB: STRUCTURAL FRAME: 0 HR BEARING WALLS- EXTERIOR: 0 HR BEARING WALLS-INTERIOR: 0 HR NON-BEARING WALLS-EXTERIOR - (SEE TABLE 602) NON-BEARING WALLS-INTERIOR: 0 HR FLOOR CONSTRUCTION: 0 HR ROOF CONSTRUCTION: 0 HR
IBC - TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	FOR TYPE IIB: FIRE SEPARATION DISTANCE - X x X = 2 HR - 5 x X x 10 = 1 HR - 10 x X x 30 = 1 HR - X x 30 = 0 HR
IBC - 803.1.1 INTERIOR FINISH REQUIREMENTS BASED ON GROUP	FOR S-2: INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS, CLASS C CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP, CLASS C ROOMS AND ENCLOSED CLASS C
IBC - SPRINKLERS (SECTION 903) AUTOMATIC SPRINKLER SYSTEMS	SPRINKLERS - NFPA 13 (WITH EARLY SUPPRESSION FAST-RESPONSE (ESFR) SPRINKLERS) SPRINKLER DESIGN TO COMPLY WITH CHAPTER 32 - SECTION 3206 - FIRE PROTECTION & LIFE SAFETY FEATURES FOR HIGH-PILED COMBUSTIBLE STORAGE - 3208.3 FLEW SPACES (AT RACK STORAGE)
IBC - TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS	WHERE COMBUSTIBLE LIQUIDS (MORE THAN 5GAL) ARE STORED: TYPE OF HAZARD OCCUPANCY: EXTRA (HIGH) EXTINGUISHER SIZE & MAX. TRAVEL DISTANCES - TYPE 4A-B (50 FT MAX BETWEEN EXTS) - TYPE 8B-B (50 FT MAX BETWEEN EXTS) COMBUSTIBLE LIQUID: A LIQUID HAVING A CLOSED CUP FLASH POINT AT OR ABOVE 100°F (38°C). ALL OTHER PLACES: TYPE OF HAZARD OCCUPANCY: ORDINARY (MODERATE) EXTINGUISHER SIZE & MAX. TRAVEL DISTANCES - TYPE 2-A, EVERYWHERE EXCEPT KITCHENS (IF APPLICABLE) - SEE TYPE K BELOW - MAXIMUM FLOOR AREA PER UNIT OF A 1,500SF - MAXIMUM FLOOR AREA FOR EXTINGUISHER: 11,250SF - MAXIMUM DISTANCE TO EXTINGUISHER: 75FT IF APPLICABLE COMM. KITCHENS W/ EQUIPMENT INVOLVING SOLID FUELS OR VEGETABLE OR ANIMAL OILS AND FATS: TYPE OF HAZARD OCCUPANCY: ORDINARY (MODERATE) - TYPE K: 2.5-GALLON OR 12(1.5-GALLON (WITHIN 30FT OF COOKING EQUIPMENT)
IBC - SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	EXISTING EXISTING MANUAL FIRE ALARM BOX IS CURRENTLY PRESENT. ANY NEW OR MODIFIED FIRE ALARMS OR FIRE ALARM BOXES TO INTEGRATE WITH EXISTING ONES FIRE ALARM TO BE DESIGN/BUILT PER 3RD PARTY ALARMS TO COMPLY WITH SECTION 3206.5 HIGH-PILED COMBUSTIBLE STORAGE
IBC - SECTION 1004 OCCUPANT LOAD	SEE OCCUPANT LOAD ROOM SCHEDULE
IBC - SECTION 1020 CORRIDORS	(CORRIDORS: 0 HR RATED I/W/ SPRINKLERS)
IBC - 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE	FOR S-2: MAXIMUM COMMON PATH WITH SPRINKLER SYSTEM: 100FT MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXT: 29
IBC - SECTION 1017 EXIT ACCESS TRAVEL DISTANCE	FOR S-2: FOR B: 400 FT (W/SPRINKLER)
IBC - 1020.4 DEAD ENDS	50 FEET W/ SPRINKLERS
IEBC - 805.6 DEAD-END CORRIDORS	50 FEET PER IEBC - 805.6
2902.1 MINIMUM NUMBER OF FIXTURES	CLASSIFICATION: S-2 TOTAL OCCUPANTS: 111 FEMALE OCCUPANTS: 56 MALE OCCUPANTS: 56 - WATER CLOSETS: 1 PER 100 - WOMEN: 1 REQUIRED (IF PROVIDED) - MEN: 1 REQUIRED (IF PROVIDED) - LAVATORIES: 1 PER 100 - WOMEN: 1 REQUIRED (IF PROVIDED) - MEN: 1 REQUIRED (IF PROVIDED) - DRINKING FOUNTAINS: 1 PER 1000 - (PROPOSED ALTERNATIVE: FAUCET IN BREAKROOM) - SERVICE SINK: 1 REQUIRED (IF PROVIDED)
IBC - CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE 3206.2 EXTENT AND TYPE OF PROTECTION	TABLE 3206.2 GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS COMMODITY CLASS: I-IV - SIZE OF HIGH-PILED STORAGE AREA: LIMIT COMBUSTIBLE STORAGE TO 12,000SF (NONPUBLIC ACCESSIBLE) - OPTION 1 (23,310 TOTAL STORAGE) - ALL STORAGE AREAS: - AUTOMATIC FIRE-EXTINGUISHING SYSTEM (SEE SECTION 3206.4) YES - FIRE DETECTION SYSTEM (SEE SECTION 3206.5) NOT REQUIRED (BUT EXISTING ONE IN PLACE) - BUILDING AREA (SEE SECTION 3206.6) NO - SMOKE AND HEAT REMOVAL (SEE SECTION 3206.7) NO - SOLID-PILED STORAGE, SHELF STORAGE AND PALLETIZED STORAGE (SEE SECTION 3206.8) - MAXIMUM PILE DIMENSION: 100 FT - MAXIMUM PERMISSIBLE STORAGE HEIGHT: 40 FEET - MAXIMUM PILE VOLUME: 48,000 CF
IBC - CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE 3206.9 AISLES	AISLES IN SPRINKLERED BUILDINGS SHALL BE NOT LESS THAN 44 INCHES WIDE.

4/A000 CODE INFORMATION



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