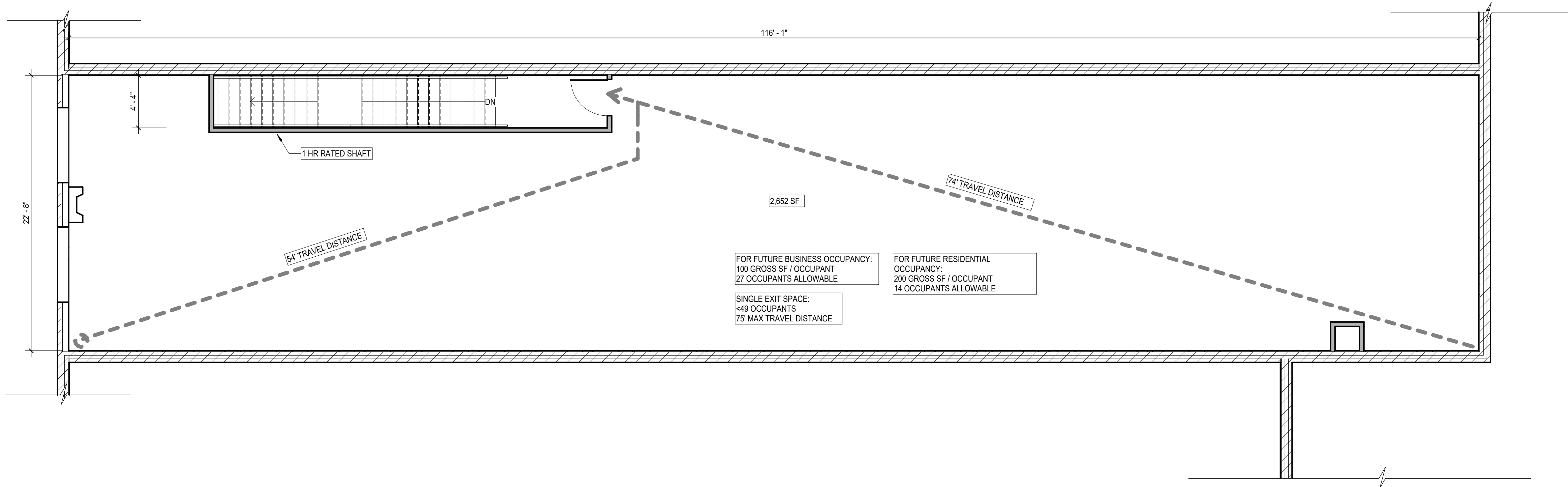
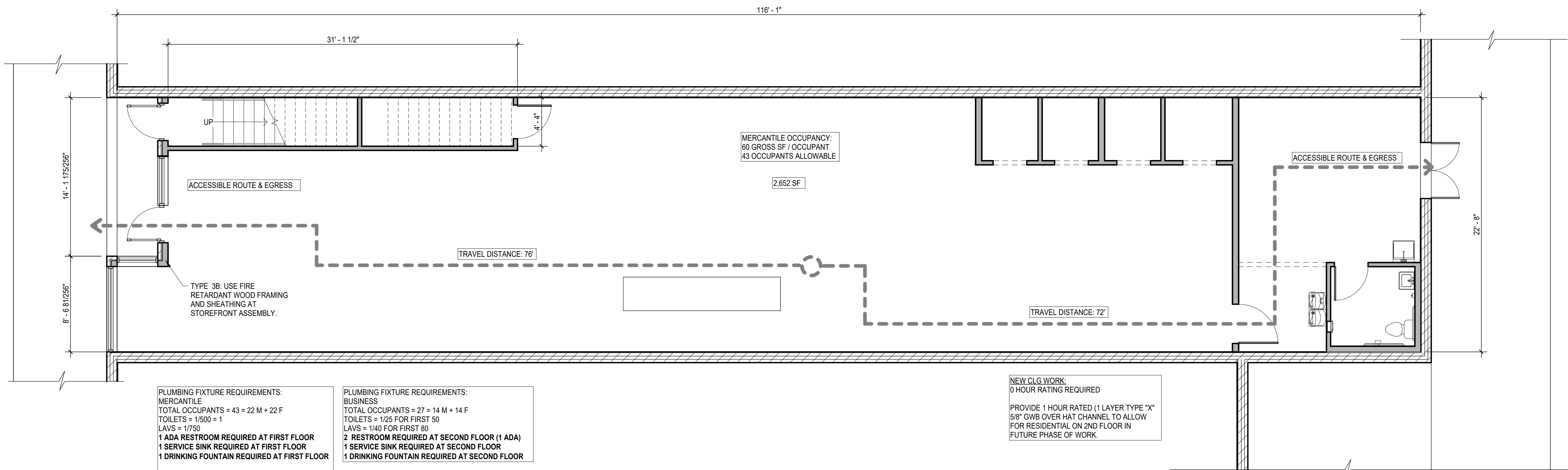


2 SECOND FLOOR LIFE SAFETY  
3/16" = 1'-0"



1 FIRST FLOOR LIFE SAFETY  
3/16" = 1'-0"



CODE USED FOR ASSESSMENT: IBC 2018 + IBC 2018

ASSUMED CHANGE OF OCCUPANCY

LEVEL 3 ALTERATION

TYPE 3B CONSTRUCTION

\*\*EXTERIOR WALL ASSEMBLIES NON-COMBUSTIBLE. FIRE RETARDANT WOOD FRAMING AND SHEATHING ALLOWED IN EXTERIOR WALL ASSEMBLIES\*\*

FIRST FLOOR AREA: 2,652  
SECOND FLOOR AREA: 2,652  
TOTAL AREA: 5,304

PROPOSED OCCUPANCY:

FIRST FLOOR: MERCANTILE M  
SECOND FLOOR: OFFICE B

504.3 HEIGHTS AND AREAS

ALLOWABLE HEIGHT:  
SPRINKLED = 75'  
NOT SPRINKLED = 55'

TABLE 504.4: BUILDING HT. AND NUMBER OF STORIES  
SPRINKLED: BUSINESS = 4 STORIES  
MERCANTILE = 3 STORIES

NOT SPRINKLED: BUSINESS = 3 STORIES  
MERCANTILE = 2 STORY

506.2 ALLOWABLE AREAS (TYPE III B)

BUSINESS, SPRINKLED = 57,000  
BUSINESS, NOT SPRINKLED = 19,000

MERCANTILE, SPRINKLED = 37,500  
MERCANTILE, NOT SPRINKLED = 12,500

508.3 NON SEPARATED OCCUPANCIES (TYPE III B)

NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

TOTAL BUILDING AREA OVER (2) FLOORS = 5,304 < 12,500 ALLOWABLE UNSPRINKLED

TOTAL BUILDING HT = 2 STORIES  
2 STORIES ALLOWABLE FOR MERCANTILE, UNSPRINKLED

NON-SEPARATED OCCUPANCIES ALLOWABLE  
0 HOUR RATING BETWEEN BUSINESS AND MERCANTILE  
1 HOUR RATING BETWEEN MERCANTILE AND RESIDENTIAL (711.2.4.3)

705.5 FIRE SEPARATION DISTANCE  
> 30' TO ASSUMED PROPERTY LINE AT C/L STREET AND ALLEY = 0HR  
FIRE RATING AT FRONT AND REAR FACADE.

705.8 ALLOWABLE OPENINGS  
> 30' TO ASSUMED PROPERTY LINE AT C/L STREET AND ALLEY = 0HR  
FIRE RATING AT FRONT AND REAR FACADE.  
UNLIMITED OPENINGS

\*\*VERIFY DISTANCE TO ASSUMED PROPERTY LINES\*\*

713.4 FIRE-RESISTANCE RATING

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.1.

WHERE SPRINKLERS ARE REQUIRED:

903.2.7 GROUP M  
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:  
1. A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2).  
2. A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.  
3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET (2230 M2).

\*\*SPRINKLER NOT REQUIRED\*\*

1104.4 MULTISTORY BUILDINGS AND FACILITIES

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.

EXCEPTIONS:

- AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES, MEZZANINES AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET (278.7 M2) AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS. THIS EXCEPTION SHALL NOT APPLY TO MULTIPLE TENANT FACILITIES OF GROUP M OCCUPANCIES CONTAINING FIVE OR MORE TENANT SPACES USED FOR THE SALES OR RENTAL OF GOODS AND WHERE AT LEAST ONE SUCH TENANT SPACE IS LOCATED ON A FLOOR LEVEL ABOVE OR BELOW THE ACCESSIBLE LEVELS.
- STORIES OR MEZZANINES CONTAINING OFFICES OF HEALTH CARE PROVIDERS (GROUP B OR I).
- PASSENGER TRANSPORTATION FACILITIES AND AIRPORTS (GROUP A-3 OR B).
- GOVERNMENT BUILDINGS.
- STRUCTURES WITH FOUR OR MORE DWELLING UNITS.

\*\*ELEVATOR NOT REQUIRED\*\*