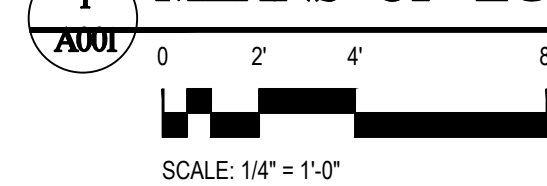


1 MEANS OF EGRESS PLAN



LEGEND	
	EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NOT IN SCOPE OF WORK. (N.I.C.)
	AREA (SFT) OCC. LD
	OCCUPANT LOAD PER EXIT
	POINT OF DECISION
	MAX. TRAVEL DIS. IN FT.

DOOR AND WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	ROOM	TYPE	COMMENT
D-1	36"	80"	NEW EXTERIOR	DOUBLE HING	EGRESS DOOR FOR EACH UNIT DOOR HARDWARE #1
D-2	36"	80"	INTERIOR EXTERIOR	DOUBLE HING.	INTERIOR DOORS
D-3	36"	80"	EXISTING EXTERIOR	DOUBLE HING.	EXISTING MECHANICAL ROOM DOOR
W-1	72"	72"	STOREFRONT EXTERIOR	PICTURE WINDOW	(NO HINGE OR LATCH TO OPEN THIS WINDOW) STORE FRONT
W-2	96"	72"	STOREFRONT EXTERIOR	PICTURE WINDOW	(NO HINGE OR LATCH TO OPEN THIS WINDOW) STORE FRONT

CODE ANALYSIS		
IBC 2018 AND NFPA 101-2018	EXISTING UNIT SPACE.	PROPOSED SPACE
VCC-2018 BLDG. USE CLASSIFICATION	B*	M**
NFPA 101-2018 OCCUP. CLASS.	B	M
CONSTRUCTION TYPE PER IBC 2018	TYPE IIB	NO CHANGE
NUMBER OF STORIES ABOVE GRADE	1	NO CHANGE
FIRE ALARM SYSTEM (Y/N)	N	NO CHANGE
FULLY SPRINKLED & MONITORED (Y/N)	N	NO CHANGE
TOTAL BUILDING AREA (SF) (UNIT AREA)	2,339 SQ. FT	NO CHANGE
AREA OF RENOVATION	2,228 SQ. FT	NO CHANGE

* EXISTING SPACE WAS A CAR WASH
 ** PROPOSED SPACE MERCANTILE AS ALLOWED BY THE NEW ORDINANCE FOR LIMITED USE (LMUTC) DEVELOPMENT. USES INCLUDE ARTS, CRAFTS AND HOBBY SUPPLY STORE, BAKERY PRODUCTS, WHOLE SALE (MUST INCLUDE RETAIL SALES, BOOK (EXCEPT ADULT BOOK STORE, CAMERA, GIFT, JEWELRY, MUSIC, SOUVENIR, OR OTHER SPECIALITY STORE NOT SPECIFICALLY LISTED, BULK RETAILING OF PRODUCTS ALLOWED TO BE SOLD IN MUTC ZONE, CARPET OR FLOOR COVERING ALL OTHER USES AS PERMITTED (P) FOR M-U-TC ZONE.

NEW CLASS K FIRE EXTINGUISHER FOR LIGHT (LOW) HAZARD WITH RATING OF 10-B (VCC TABLE 906.3(2)). MAX. TRAVEL DISTANCE TO EXTINGUISHER IS LESS THAN 30 FEET.

HARDWARE SCHEDULE FOR INTERIOR DOORS:
 NEW EXTERIOR DOORS HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WAIST TO OPERATE.

INTERIOR CEILING, WALL AND CEILING FINISH TO BE CLASS C MATERIAL.

CODE ANALYSIS MERCANTILE OCCUPANT LOAD BASED ON IBC 1004

ROOM/FUNCTION	AREA	FACTOR	OCCUPANT LOAD	REMARK
SALES AREA MERCANTILE SPACES 1 & 2.	485	60 GROSS	9	
SALES AREA MERCANTILE SPACE 3	790	60 GROSS	14	
STORAGE MERCANTILE SPACE 1&2&3	96	300 GROSS	1	
BATHROOMS 1&2&3	21	-		
TOTAL OCCUPANT MERCANTILE SPACE 1	590		10	MERCANTILE SPACE AND STORAGE
TOTAL OCCUPANT MERCANTILE SPACE 2	590		10	MERCANTILE SPACE AND STORAGE
TOTAL OCCUPANT MERCANTILE SPACE 3	898		15	MERCANTILE SPACE AND STORAGE

PLUMBING FIXTURE SUMMARY			
	WATER CLOSET	LAVATORIES	SERVICE SINK
TOTAL OCCUPANT	15	15	15
CODE REQUIREMENT	1/75	1/40	1
FIXTURES REQUIRED	1	1	1
FIXTURES PROVIDED	1	1	1

IBC 2018 AND NFPA 101-2012	EXISTING (SF)	ALLOWABLE (SF)**
FIRST FLOOR	2,339	9,500
TOTAL	2,339	

** BASED ON BUILDING CONSTRUCTION TYPE IEB-C- TABLE 706.2, IBCC 504 & 506)



AKL Engineers
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 ELICOTT CITY MD 21042
 Tel: 511-505-9064 ■ aklengineers@gmail.com

Date: 02.05.24 PERMIT SET
 Designed By:
 Checked By:
 Drawn By:



P.E. ENGINEERING

4350 SUITLAND ROAD
 SUITLAND MD 20746

REVISIONS

#	FOR PERMIT	DATE
1		02/05/24

DATE: 02/05/24
 PROJECT NO: 001-22
 DRAWN BY: MG
 CHECKED BY: MG

MEANS OR
 EGRESS
 PLANS

A001