

# BUILDING CODE SUMMARY

APPLICABLE CODE: IBC 2015 / IEBC CH. 5 & CH. 8; FOR ACCESSIBILITY: IBC 2018 CH. 11 & ANSI A117.1-2009

(S = SPRINKLERED)

CONSTRUCTION TYPE: 3B - NON-SPRINKLERED

ALLOWABLE AREA (TABLE B506.2)  
B (5): 57,000 SF

(EXISTING BUILDING FOOTPRINT 5,258SF)

OCCUPANCY CLASSIFICATION (B1004.1.2):

BY SECTION 305.2 GROUP B, BUSINESS

SECOND FLOOR:  
BUSINESS: 824 SF/100 GROSS = 9 OCCUPANTS  
TOTAL: 9 OCCUPANTS

FIRE-RESISTANCE RATINGS REQUIRED FOR BUILDING ELEMENTS (TABLE B601)

PRIMARY STRUCTURAL FRAME = 0  
BEARING WALLS: EXTERIOR = 2; INTERIOR = 0  
NONBEARING WALLS & PARTITIONS, INTERIOR = 0  
FLOOR CONSTRUCTION & SECONDARY MEMBERS = 0  
ROOF CONSTRUCTION & SECONDARY MEMBERS = 0  
SHAFTS, NOT LESS THAN FLOOR PENETRATED (B713.4) = 2

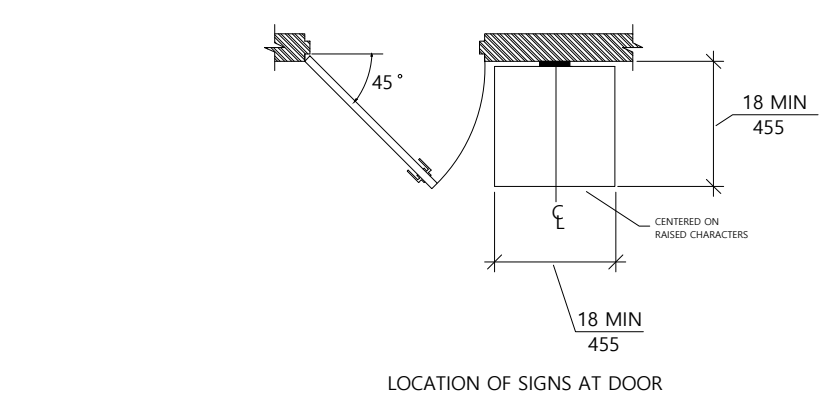
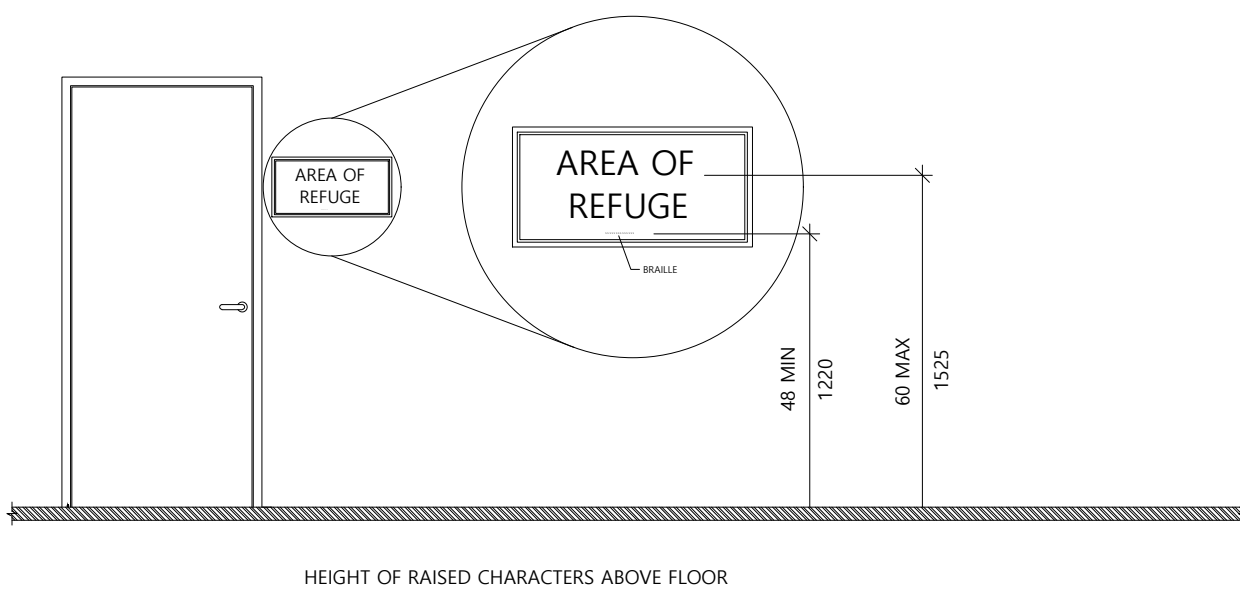
EXIT ACCESS TRAVEL DISTANCE (TABLE B1017.2)  
B OCCUPANCY; 300' (5)

## GENERAL NOTES:

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
- ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.
- SURFACES TO REMAIN SHALL BE PATCHED/REPAIRED AS NECESSARY TO RETURN THEM TO "LIKE NEW" CONDITION.
- G.C. SHALL SUPPLY BLOCKING FOR AND INSTALLATION OF ALL BATH ACCESSORIES.
- ALL OPEN STUD CAVITIES ON EXTERIOR WALLS SHALL BE INSULATED BY PACKING CAVITY WITH FIBERGLASS BATT INSULATION WITH CRAFT FACING - TYP.
- THERMOSTAT TO BE MOUNTED AT 48" AFF TO TOP. THERMOSTATS WILL BE COVERED.
- ALL FINISHES AND ALL SPACES EXCEPT OFFICES TO HAVE CLASS 'A' FIRE RESISTANCE RATING. OFFICES SHALL HAVE A CLASS 'B' FIRE RESISTANCE RATING.
- HVAC CONTRACTOR TO DESIGN-BUILD HVAC SYSTEMS TO MEET ASHRAE STANDARDS. LOCATE SUPPLY & RETURN AIR REGISTERS TO PROVIDE A BALANCED SYSTEM. ENSURE 7'-6" CLEAR HEIGHT IS MAINTAINED.

## SIGNAGE REQUIREMENTS:

- PROVIDE ADA COMPLIANT TACTILE EXIT SIGN (RAISED LETTERS AND BRAILLE) AT ALL EXIT DOORS. CHARACTERS SHALL BE 48" MIN. AND 60" MAX. A.F.F. AND MEET ANSI STANDARDS. MOUNT WHERE INDICATED WITH 18"x18" CLEAR SPACE BEYOND ARC OF DOOR.
- PROVIDE & INSTALL ADA/ANSI COMPLIANT TACTILE TOILET ROOM SIGN (RAISED LETTERS AND BRAILLE) AT ALL TOILET ROOM DOORS. CHARACTERS SHALL BE 48" MIN. AND 60" MAX. A.F.F. INSTALL WITH CENTER OF SIGN AT 9" FROM EDGE OF DOOR AND AS PER ANSI REQUIREMENTS.

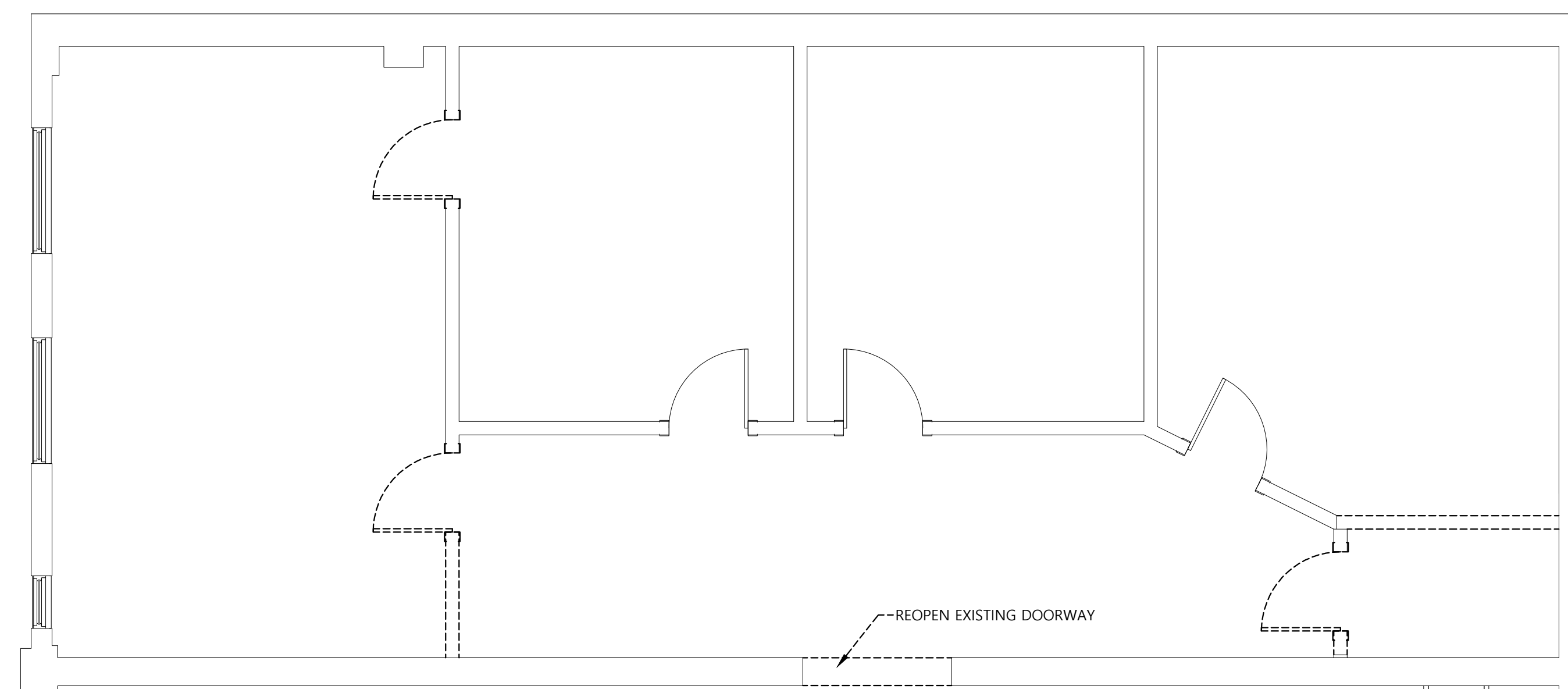
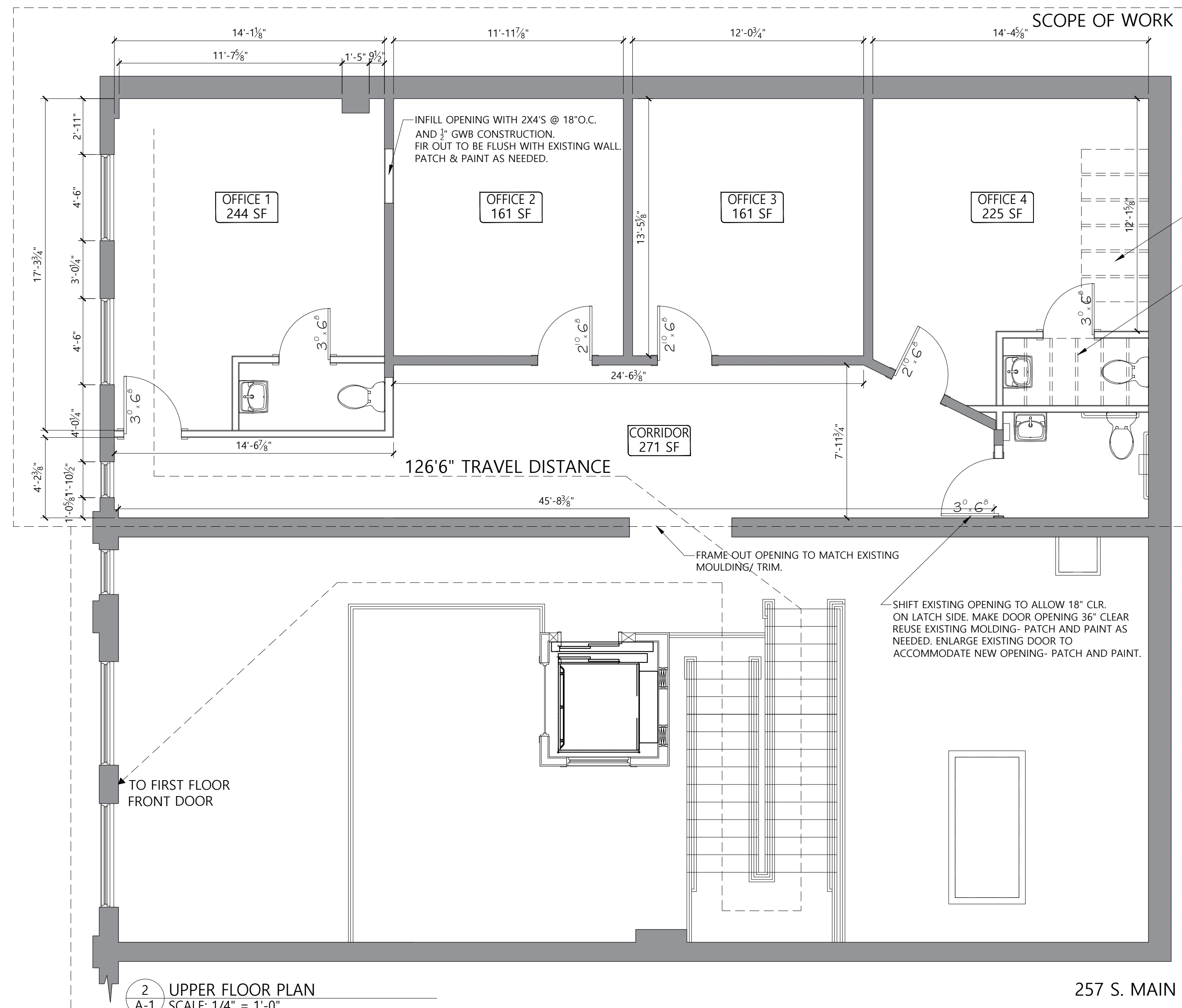


1 SIGNAGE DIAGRAM  
A-1 N.T.S.

## PARTITION/CEILING KEY:

- 1" GWB EACH SIDE OVER 3-1/2" WOOD STUDS @16" O.C. (P2)
- EXISTING WALL. PATCH & REPAIR TO MAINTAIN A CONSISTENT "LIKE-NEW" SURFACE.

NOTE: ALL CEILINGS THAT HAVE RESIDENTIAL DWELLINGS ABOVE NEED TO BE 2 HOUR RATED - SEE PARTITION TYPES FOR DETAIL.

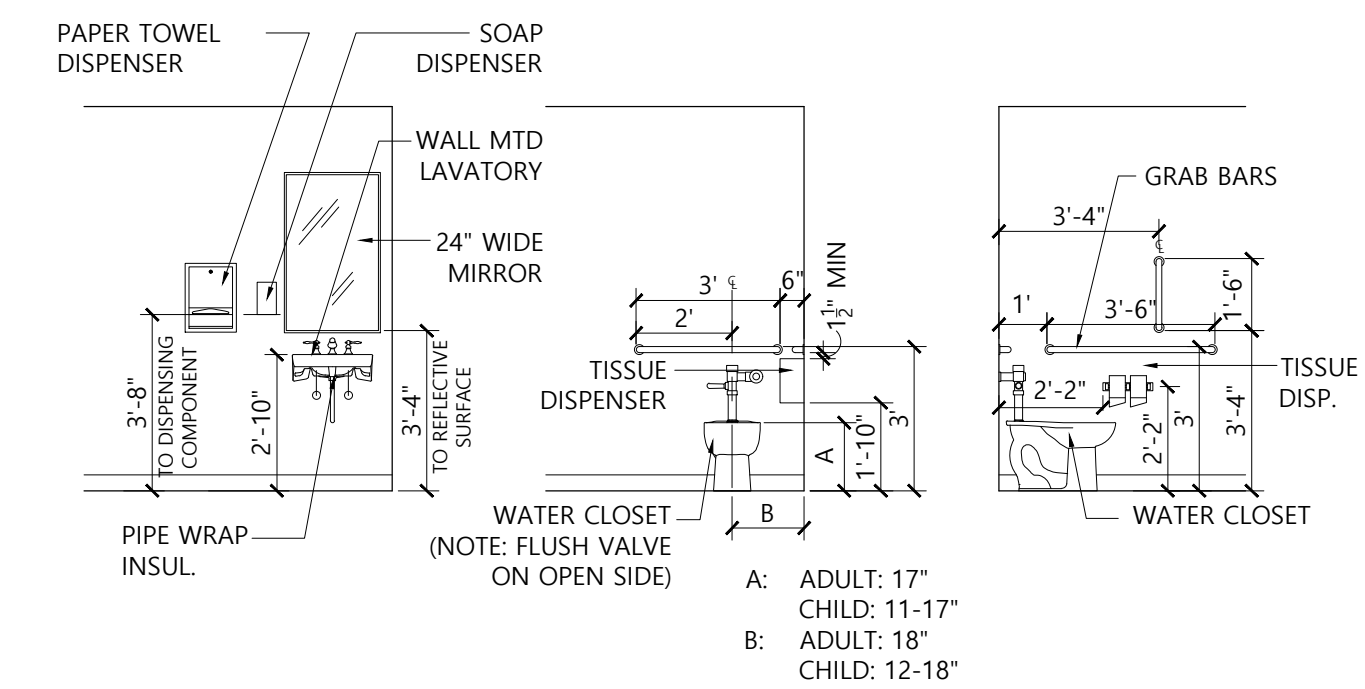
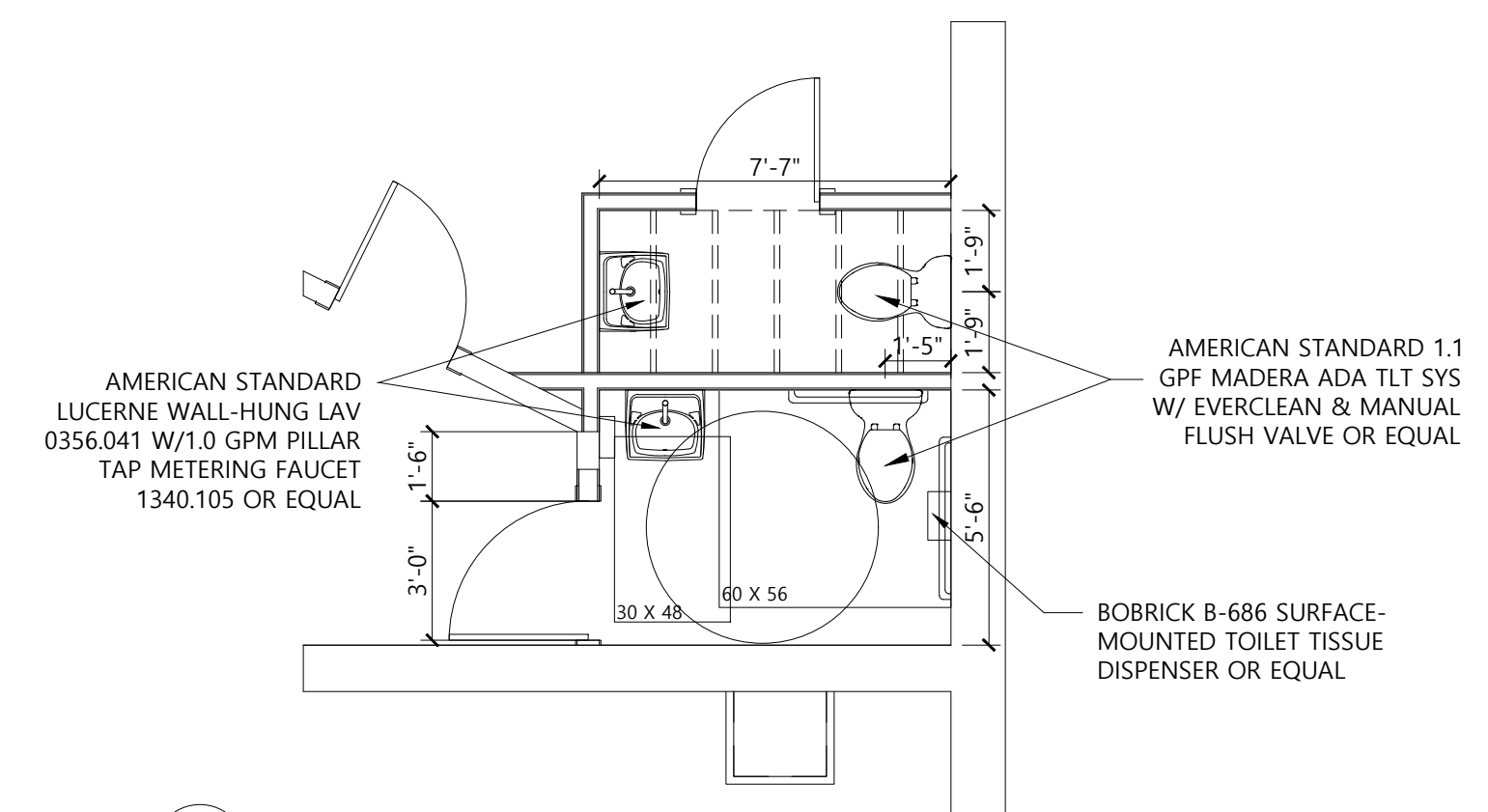


NOTE: ALL WALLS, DOORS, WINDOWS, AND OTHER BUILDING ELEMENTS SHOWN DASHED ARE TO BE REMOVED. ADJACENT SURFACES TO REMAIN ARE TO BE PATCHED OR REPAIRED AS NECESSARY TO MAINTAIN "LIKE-NEW" APPEARANCE AND STRUCTURAL INTEGRITY.

INSTALL 2X10 WOOD JOIST 16"OC TO INFILL OPENING AND FINISH WITH 3/4" PLYWOOD AND FLOORING TO BE FLUSH WITH EXISTING FLOOR.

INSTALL 2X10 WOOD JOIST 16"OC 78" AFF TO ACCOMMODATE HVAC EQUIPMENT ABOVE. FINISH 3/4" GWB ON POWDER ROOM CEILING AND 3/4" PLYWOOD ABV. INSTALL ACCESS PANEL AS PER HVAC TECHNICIAN'S SPECIFICATIONS. INSULATE CAVITY FOR SOUND

SHIFT EXISTING OPENING TO ALLOW 18" CLR. ON LATCH SIDE. MAKE DOOR OPENING 36" CLEAR REUSE EXISTING MOLDING. PATCH AND PAINT AS NEEDED. ENLARGE EXISTING DOOR TO ACCOMMODATE NEW OPENING. PATCH AND PAINT.



## LINTEL SCHEDULE

MARK	SPAN	STEEL (L.L.V.)	WOOD
L-1	UP TO 4'-0"	L 3-1/2" x 3-1/2" x 5/16"	(2) 2x6
L-2	4'-0" TO 5'-0"	L 4" x 3-1/2" x 5/16"	(2) 2x8
L-3	5'-0" TO 7'-0"	L 5" x 3-1/2" x 5/16"	(2) 2x10
L-4	7'-0" TO 10'-0"	L 6" x 3-1/2" x 5/16"	(2) 2x12

## LINTEL AND BEAM NOTES:

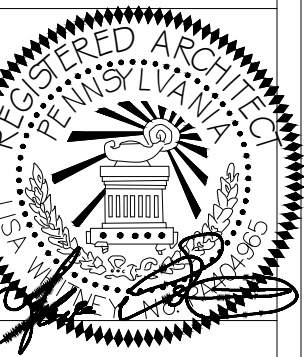
- ALL WOOD STRUCTURAL COMPONENTS TO BE FRT LUMBER.
- STEEL IS TO HAVE 6" MINIMUM BEARING.
- ALL STEEL BEAMS TO BEAR ON (9) NINE SOLID BRICK COURSES MINIMUM UNLESS OTHERWISE NOTED.



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APRIL 7, 2021

REISSUE DATE:



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