

CODE REVIEW

BUILDING OVERVIEW

Climate Zone:	5A
Construction Type:	II-B
Sprinkled:	YES
Building Height:	40' - 0"
Stories:	2
Area:	90,773 SF

LOCAL BUILDING REQUIREMENTS BASED ON:

2024 International Building Code, as amended
2024 International Fire Code, as amended
2024 International Mechanical Code, as amended
2024 International Plumbing Code, as amended
2023 National Electrical Code, as amended
2012 International Energy Conservation Code
ICC A117.1 - 2009
2010 Americans w/ Disabilities Act

2024 INTERNATIONAL BUILDING CODE

CHAPTER 3 – OCCUPANCY CLASSIFICATIONS AND USE

Section 304 - Business Group B

304.1 Occupancy = B (Existing, OK)

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS

Section 504 - Building Height and Number of Stories

T504.3 Allowable Building Height in Feet Above Grade Plane
Maximum Height = 75' - 0"
Actual Height = 40' - 0" (Existing, OK)

T504.4 Allowable Number of Stories above Grade Plane

Maximum Stories = 4
Actual Stories = 2 (Existing, OK)

Section 506 Building Area

Actual Total Area = 90,773 SF (Existing, OK)
Level 1 = 45,336 SF (Existing, OK)
Level 2 = 45,437 SF (Existing, OK)

Section 507 Unlimited Building Area

507.1.1 Accessory Occupancies
Accessory occupancies shall be permitted in unlimited area buildings in accordance with the provisions of Section 508.2.

507.5 Two-Story Buildings
Group B not more than two stories above grade plane not limited when equipped with automatic sprinkler system throughout and surrounded / adjoined by public ways no less than 60'.
Actual Total Area = 90,773 SF (Existing, OK)

Section 508 - Mixed Use and Occupancy

508.2.3 Allowable Building Area
Accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located.
Assembly Unconcentrated (A-3 Occupancy) = 3,084 SF < 4,543.7 SF (OK)

CHAPTER 6 – TYPES OF CONSTRUCTION

Section 601 - General

T601 Fire-Resistance Rating Requirements for Building Elements (Hours)

Type of Construction = II-B
Primary Structure Frame =
Bearing Walls
Exterior = 0
Interior = 0
Nonbearing Exterior = 0
Nonbearing Interior = 0
Floor Construction = 0
Roof Construction = 0

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

Section 717 - Ducts and Air Transfer Openings

717.1.2.1 Ducts that Penetrate Nonfire-Resistance-Rated Assemblies
Space around a duct penetrating a nonfire-resistance-rated floor assembly shall comply with Section 717.6.3

717.6.3 Nonfire-Resistance-Rated Floor Assemblies
Duct systems constructed of approved materials in accordance with the International Mechanical Code that penetrate nonfire-resistance-rated floor assemblies shall be protected by:

Duct connects no more than two stories, and the annular space around the penetrating duct is protected with an approved noncombustible material that resists the free passage of flame and the products of combustion.

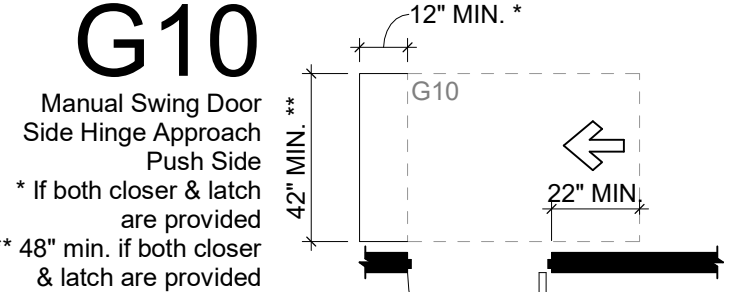
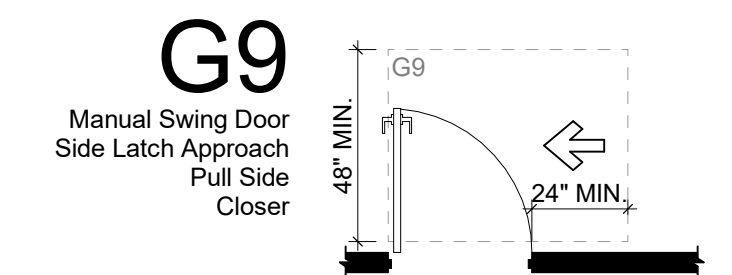
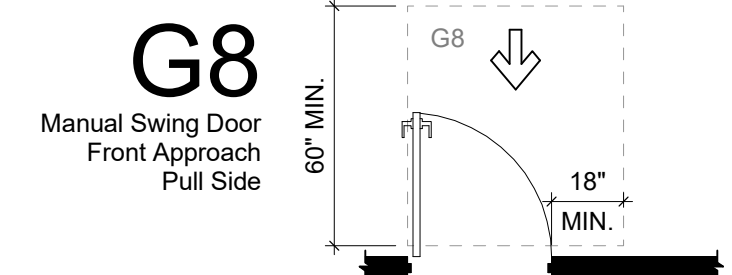
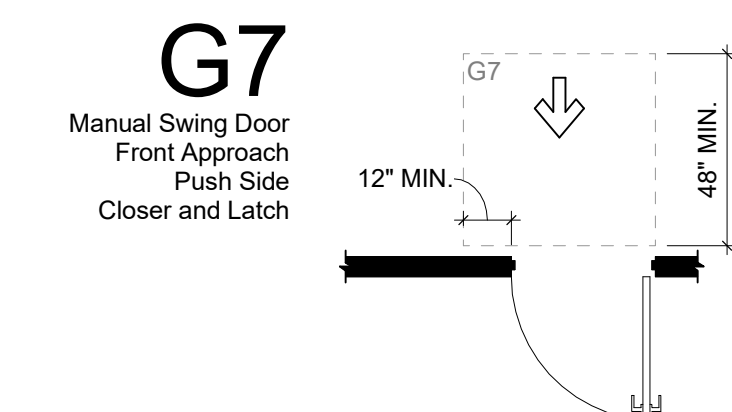
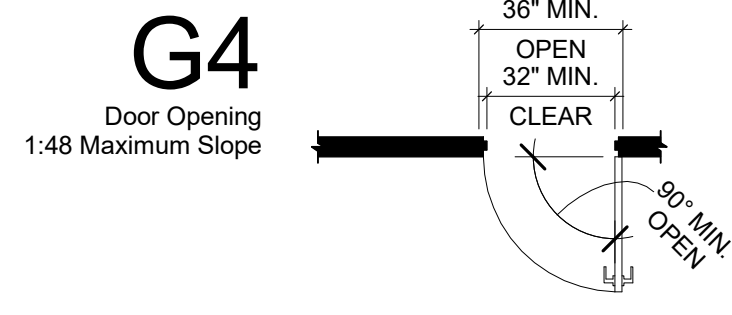
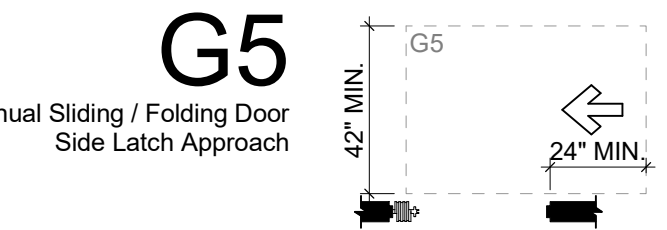
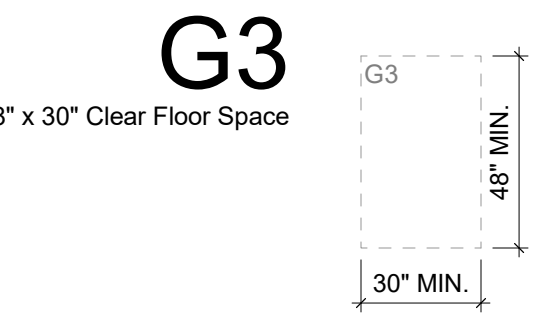
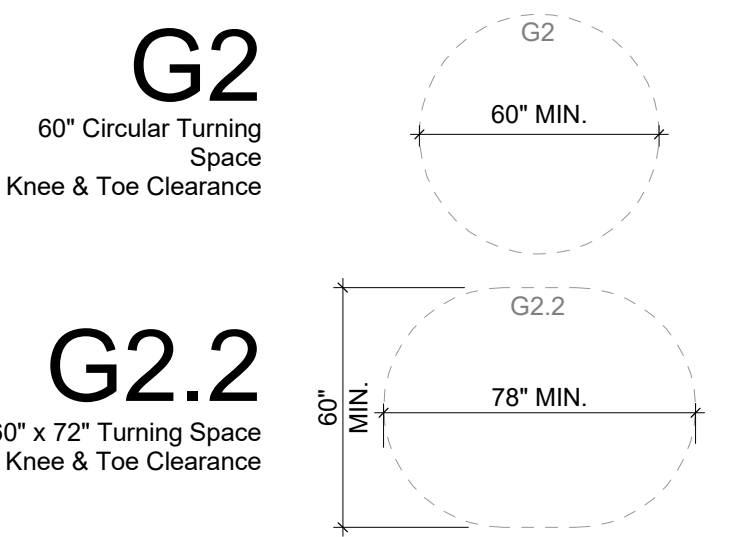
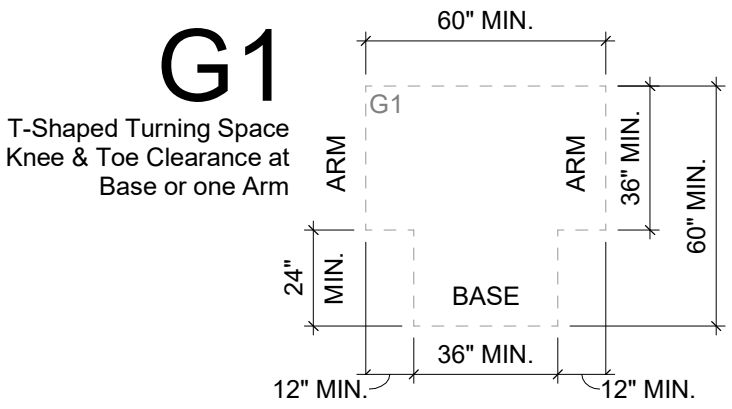
CHAPTER 8 – INTERIOR FINISHES

Section 903 - Wall and Ceiling Finishes

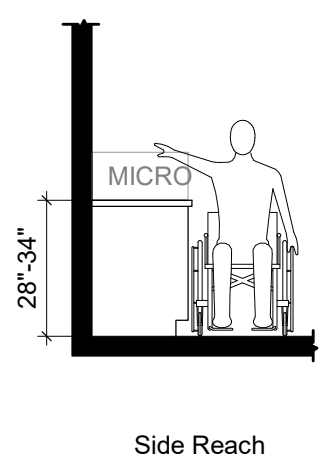
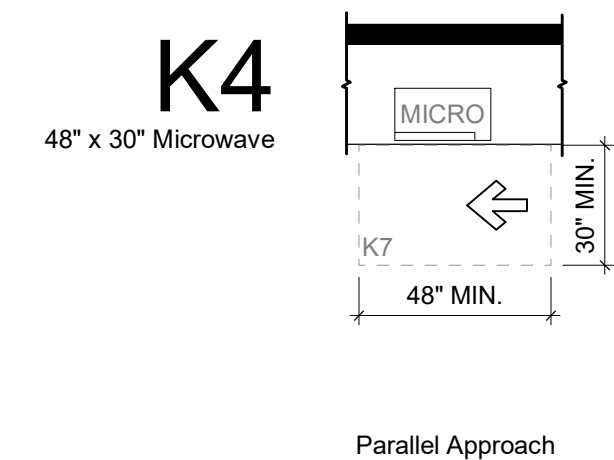
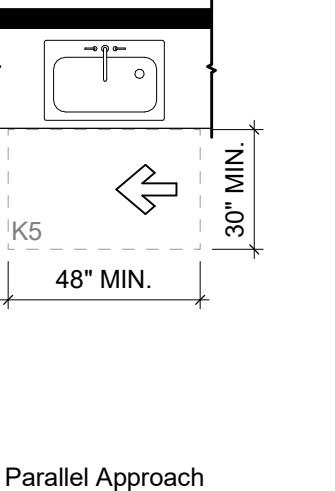
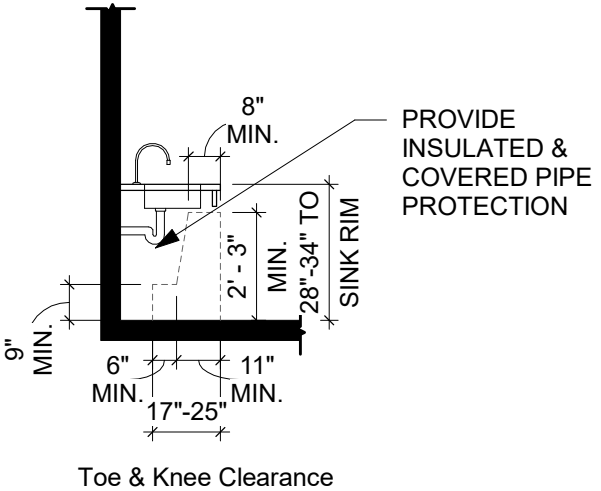
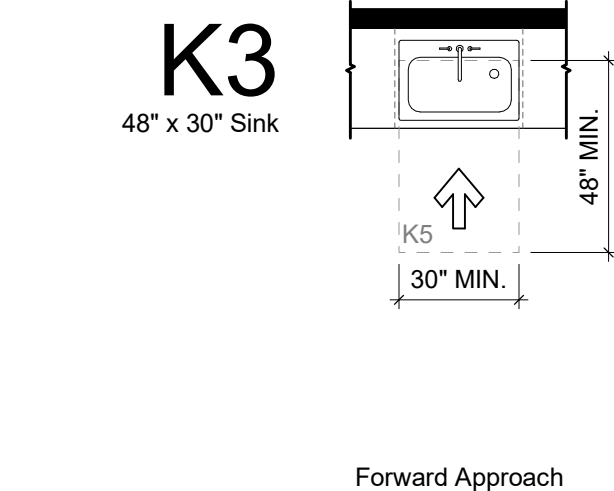
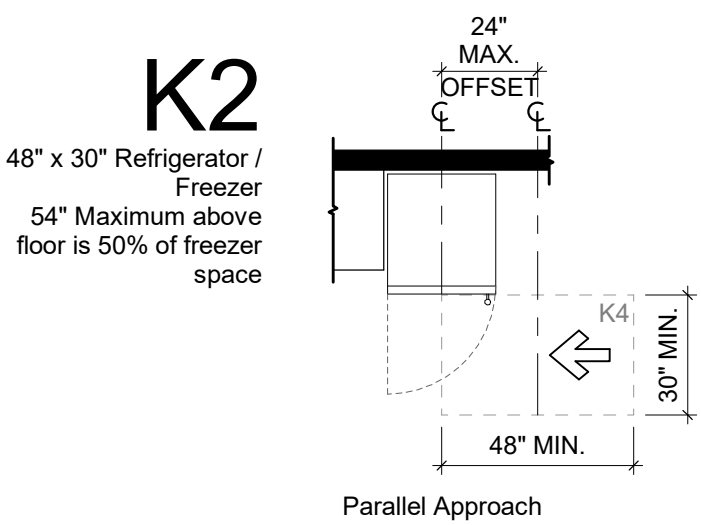
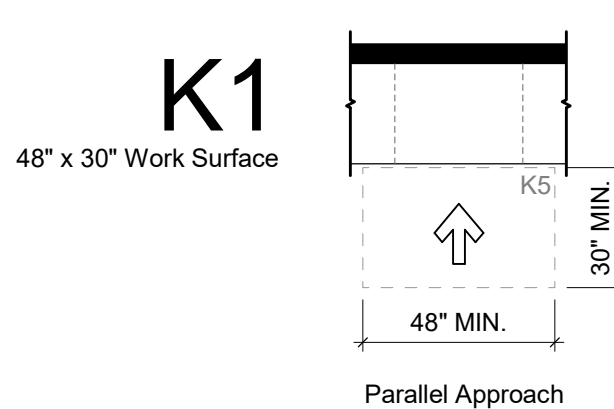
T803.11 Interior Wall and Ceiling Finish Requirements by Occupancy
Occupancy Group = B, Sprinklered
Exit Encl. & Psgwy. = B
Corridors = C
Rooms = C

CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS

GENERAL CLEARANCES

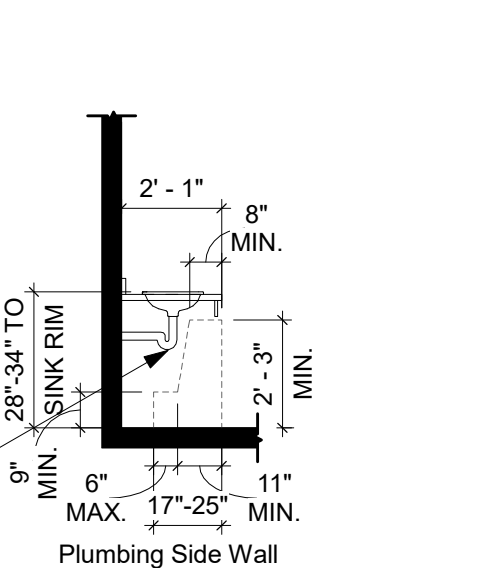
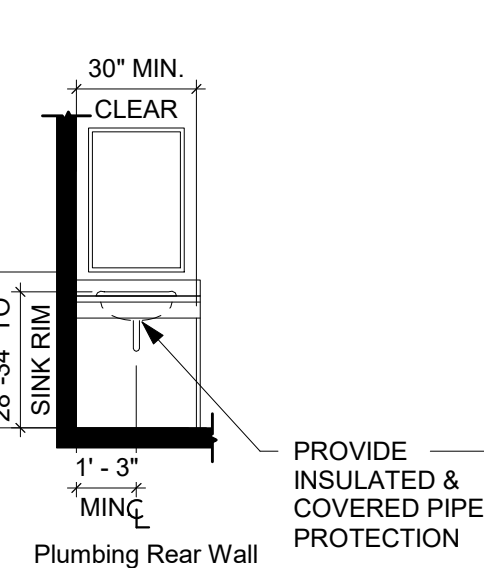
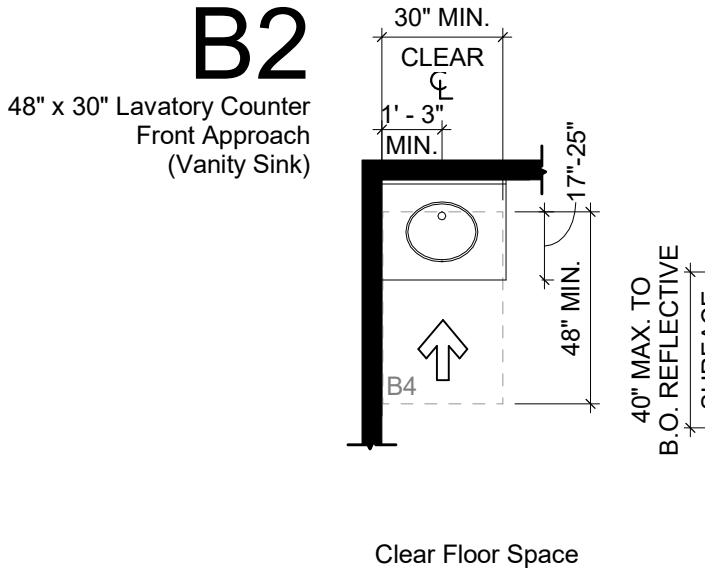
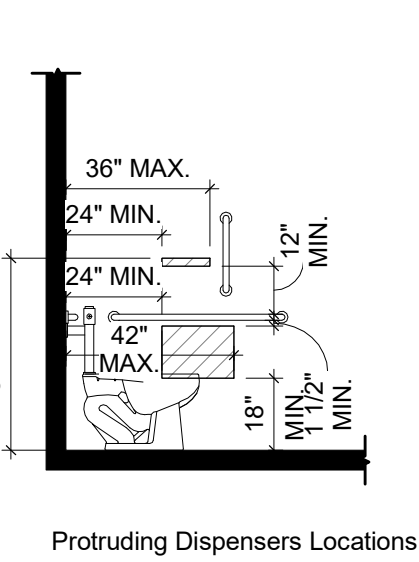
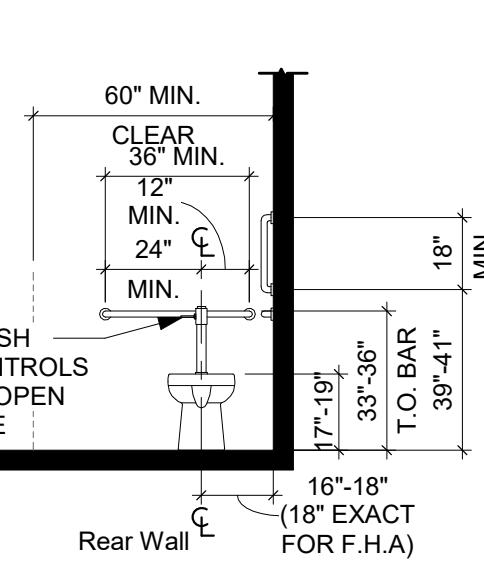
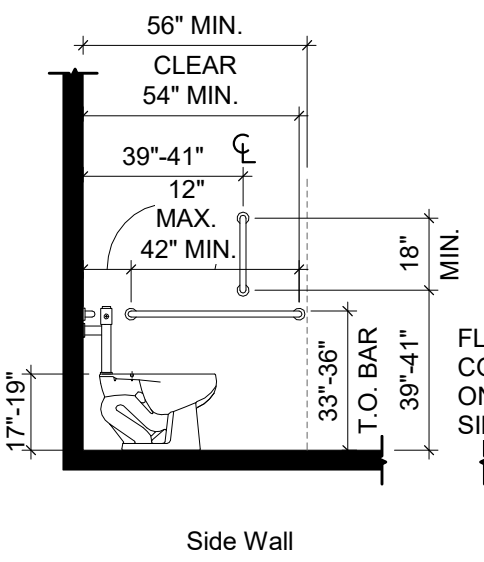
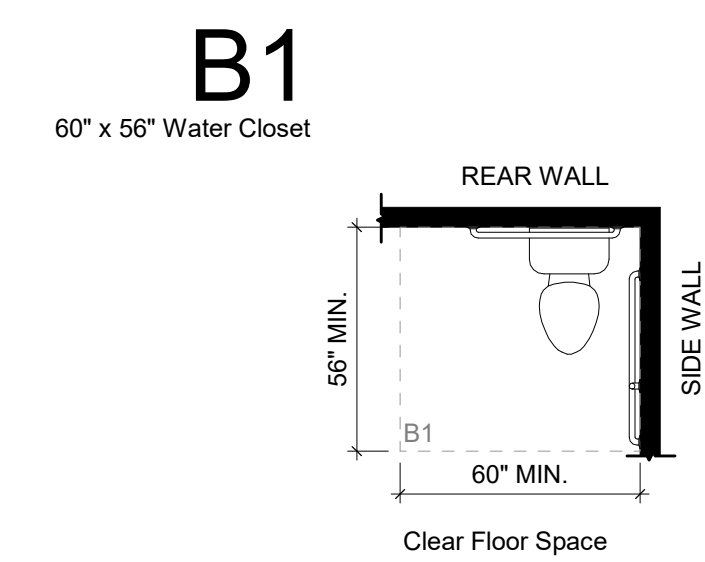


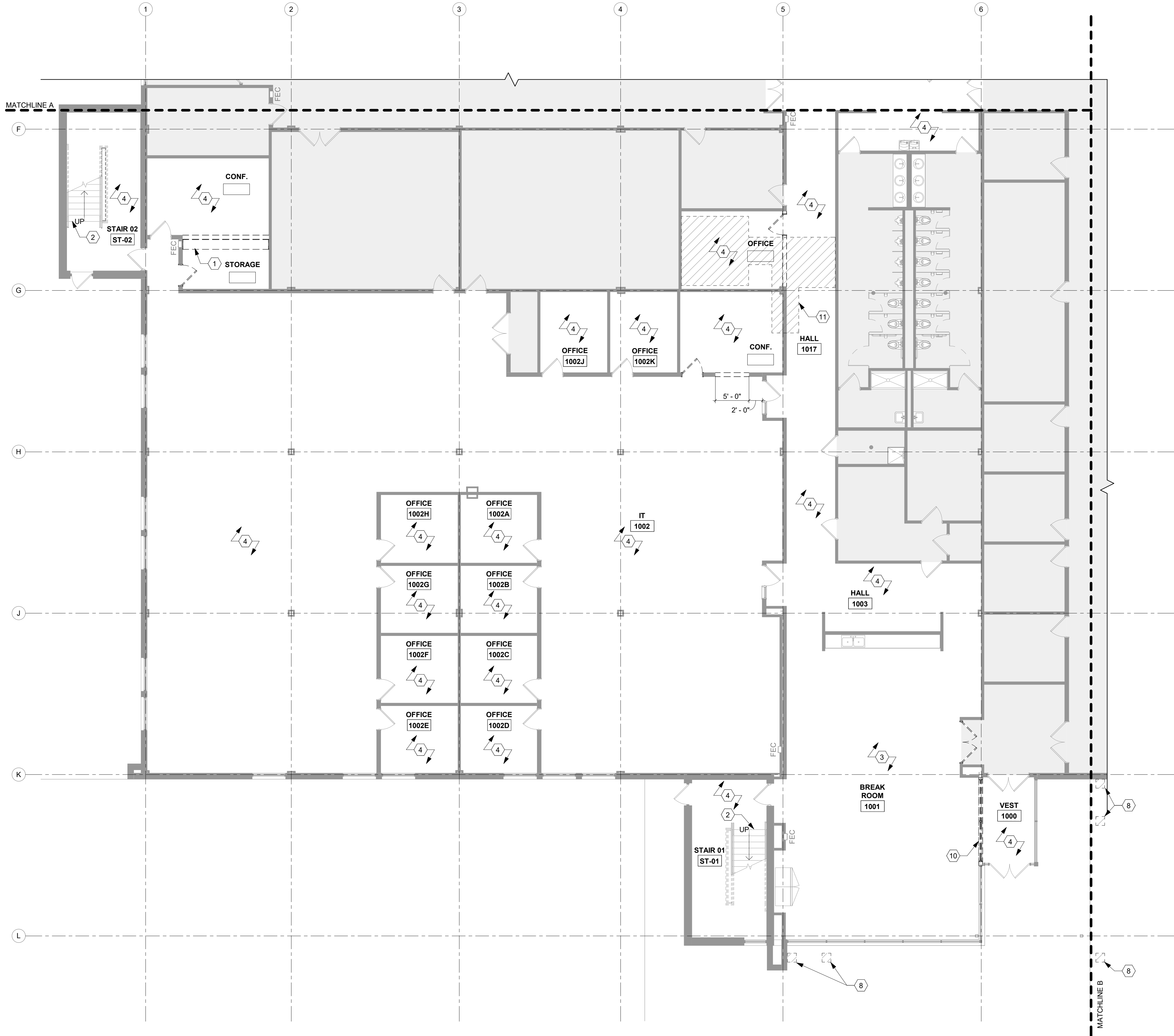
KITCHEN CLEARANCES



RESTROOM CLEARANCES

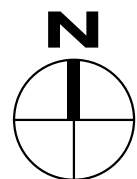
NOTE: GRAB BAR LOCATION PROVIDED FOR BLOCKING PURPOSES. REFER TO INTERIOR ELEVATIONS FOR DIRECTION ON WHEN TO INSTALL GRAB BARS.





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AD111.A

DEMOLITION FLOOR PLAN - LEVEL 1 - Area A (Southwest)
1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

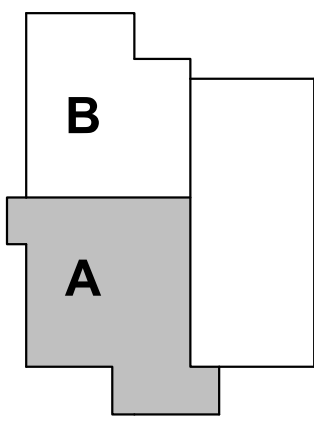
1. CONTRACTORS & MATERIAL SUPPLIERS SHALL FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS ASSOCIATED WITH THE WORK & REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCING WORK.
2. REFERENCE ENGINEERING DRAWINGS FOR ALL DEMOLITION / PROTECTION OF EXISTING MECHANICAL, ELECTRICAL, & PLUMBING EQUIPMENT.
3. DEMOLISH & REMOVE OR REMOVE & SALVAGE EXISTING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, CASEWORK, WALL, & DOORS WHERE SHOWN BY DASHED LINES. DASHED LINES ARE REPRESENTATIONAL. PERFORM ALL DEMOLITION NECESSARY TO PROVIDE A COMPLETE PROJECT AS DESCRIBED BY ALL CONSTRUCTION DOCUMENTS.
4. EXISTING WINDOWS, SILLS, & SHADES - MAINTAIN & PROTECT THROUGHOUT UNLESS NOTED OTHERWISE.
5. EXISTING FINISHES - MAINTAIN & PROTECT ALL EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE. REPLACE & REPAIR ALL DAMAGE DUE TO CONSTRUCTION.
6. FURNITURE, FIXTURES, & EQUIPMENT - REMOVE & SALVAGE FOR OWNER USE.
7. THE CONTRACTOR WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE OWNER WILL DIRECT THE CONTRACTOR AS TO THE LOCATION OF SALVAGE STORAGE AREA FOR VARIOUS ITEMS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING DEBRIS & ITEMS NOT DETAINED BY THE OWNER'S REPRESENTATIVE FROM THE CONSTRUCTION SITE & THE BUILDING.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING CODE REQUIRED EGRESS DURING CONSTRUCTION.
10. THE OWNER WILL PERFORM INSPECTIONS UPON COMPLETION OF THE DEMOLITION PHASE & WILL BE RESPONSIBLE FOR COORDINATING & MANAGING ANY REQUIRED ENVIRONMENTAL REMEDIATION, HAZARDOUS MATERIAL HANDLING, SPECIALTY CLEANING, OR OTHER SITE CONDITIONS IDENTIFIED AS A RESULT OF THOSE INSPECTIONS PRIOR TO THE START OF SUBSEQUENT CONSTRUCTION ACTIVITIES.

FLOOR PLAN LEGEND

- NOT IN PROJECT SCOPE - MAINTAIN & PROTECT ALL EXISTING.
- EXISTING WALL - MAINTAIN & PROTECT.
- EXISTING WALL - DEMOLISH & REMOVE.
- EXISTING WINDOW - MAINTAIN & PROTECT.
- EXISTING WINDOW - DEMOLISH & REMOVE.
- EXISTING DOOR & FRAME - MAINTAIN & PROTECT.
- EXISTING DOOR & FRAME - REMOVE & SALVAGE FOR REUSE. SEE NEW WORK FLOOR PLANS FOR NEW LOCATIONS.
- EXISTING CONSTRUCTION - MAINTAIN & PROTECT.
- EXISTING CONSTRUCTION - DEMOLISH & REMOVE.
- EXISTING FIRE EXTINGUISHER CABINET - MAINTAIN & PROTECT.

DEMOLITION PLAN KEYED NOTES

1. EXISTING CASEWORK - DEMOLISH & REMOVE.
2. EXISTING STAIR TREAD, RISER, & NOSING FINISH - MAINTAIN & PROTECT.
3. EXISTING FLOOR FINISHES & WALL BASE - MAINTAIN & PROTECT EXISTING LUXURY VINYL PLANK. DEMOLISH & REMOVE EXISTING WALL BASE.
4. EXISTING FLOOR FINISHES & WALL BASE - DEMOLISH & REMOVE. PREPARE FOR NEW.
5. EXISTING SHELL SPACE - MAINTAIN & PROTECT EXISTING CONSTRUCTION. PREPARE EXISTING EXPOSED CONCRETE FLOOR FOR NEW FLOOR FINISHES.
6. EXISTING WINDOW SHADES - REMOVE & SALVAGE TO OWNER.
7. EXISTING PLUMBING FIXTURES - DEMOLISH & REMOVE.
8. EXISTING CONCRETE PAVING - DEMOLISH, REMOVE, & PREPARE FOR NEW REINFORCED CONCRETE & FOUNDATIONS FOR NEW COLUMNS.
9. EXISTING FIRE EXTINGUISHER CABINET - REMOVE & SALVAGE FOR REUSE. SEE NEW WORK FLOOR PLANS FOR NEW LOCATIONS.
10. EXISTING STOREFRONT & WALL - DEMOLISH & REMOVE EXISTING STOREFRONT WINDOWS & WALL BELOW. DEMOLISH & REMOVE WALL ABOVE UP TO 10'-0" A.F.F.
11. EXISTING CONCRETE FLOOR - SAWCUT CLEAN & DEMOLISH FOR PLUMBING WORK. SEE PLUMBING.
12. EXISTING RECEPTION DESK - REMOVE & SALVAGE BY OWNER.
13. EXISTING DECORATIVE LIGHT FIXTURE - DEMOLISH & REMOVE.
14. EXISTING FIBER CEMENT BOARD SIDING - DEMOLISH & REMOVE.

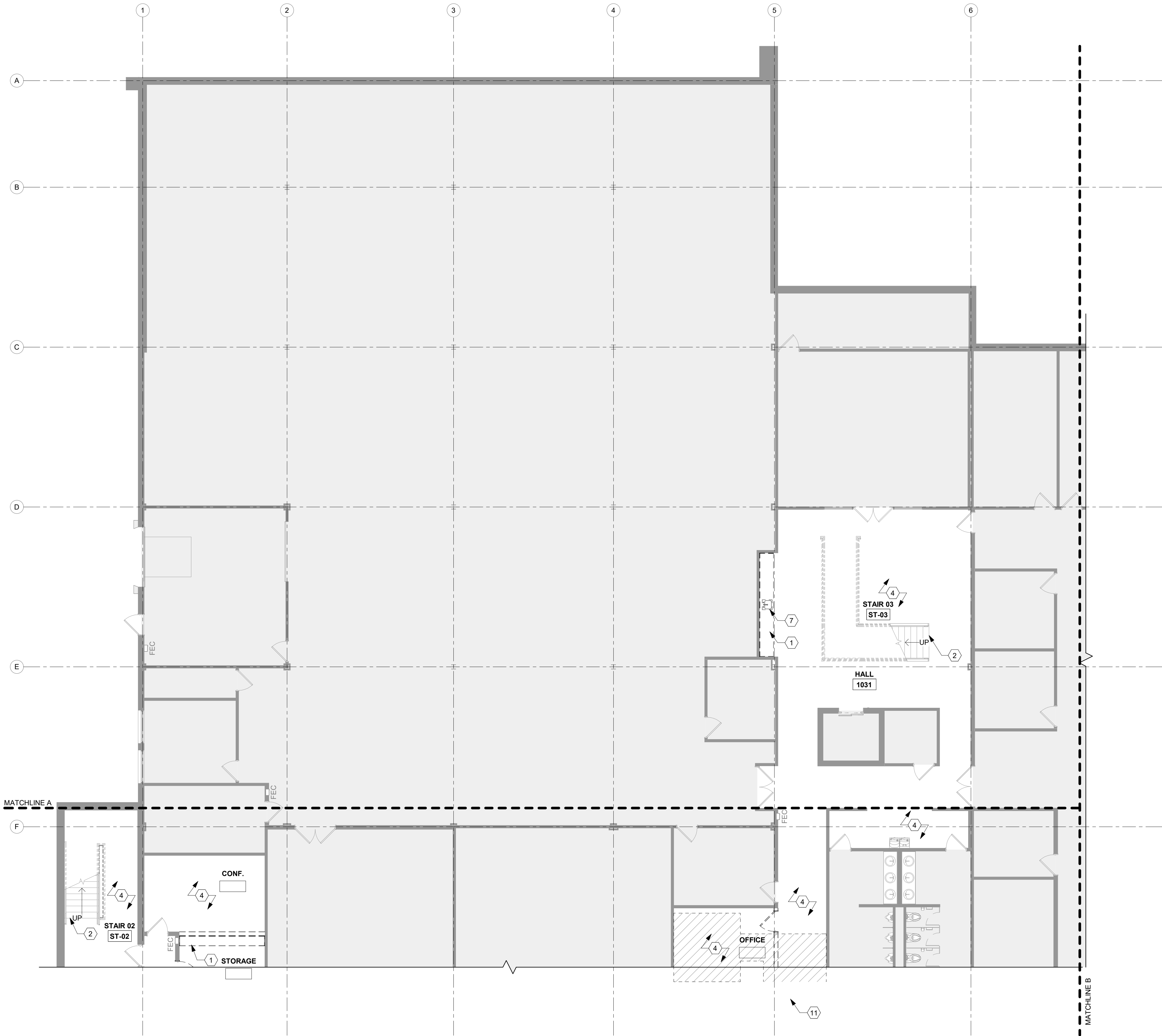


KEY PLAN

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1 DEMOLITION FLOOR PLAN - LEVEL 1 - Area B (Northwest)
AD111.B 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

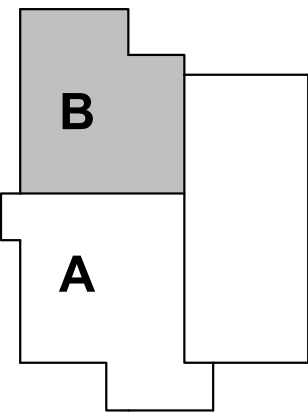
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- 4 EXISTING FLOOR FINISHES & WALL BASE - DEMOLISH & REMOVE. PREPARE FOR NEW.
- 5 EXISTING SHELL SPACE - MAINTAIN & PROTECT EXISTING CONSTRUCTION. PREPARE EXISTING EXPOSED CONCRETE FLOOR FOR NEW FLOOR FINISHES.
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- 14 EXISTING FIBER CEMENT BOARD SIDING - DEMOLISH & REMOVE.



KEY PLAN

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