



CODE ANALYSIS			
A. APPLICABLE CODES: 1. International Existing Building Code (IEBC) 2021. 2. International Building Code (IBC) 2021. 3. International Plumbing Code (IPC) 2021.			
B. ACCESSIBILITY CODES: 1. 2010 ADA Standards for Accessible Design 2. ICC A117-1 - 2009			
C. CLASSIFICATION OF WORK (IEBC): 1. Alteration - Level 3 (IEBC 604): Work area exceeds 50% of Building Area			
D. GENERAL IBC REQUIREMENTS (section identified) 1. Use / Occupancy (301.0) B - Business (304) S - Storage (311)			
2. Construction Type : (Table 503) Type III-B Unprotected Combustible (not sprinklered)			
3. Building Area: Existing Building Area Basement - 452 sf 1st Floor - 570 sf 2nd Floor - 570 sf New Building Area 1st Floor Addition - 190 sf			
4. Occupant Load: (1004) B - Business: 1,123 sf / 150 gsf/ occupant = 8 occ. S-2 - Storage: 482 sf/ 300 gsf/ occupant = 2 occ. Total Occupant Load = 10 occ.			
5. Means of egress: (1001) Single exit permitted - Occ. Load < 50 (Table 1006.2.1) Common path of travel (Table 1006.2.1) 100' maximum w/o sprinkler system - Occ. Load < 30 Exit access travel distance (1017.2) B - 200' maximum w/o sprinkler system S-2 - 300' maximum w/o sprinkler system Egress Components (1005) Stairways (1005.3.1) = .3" Width Per Occupant Doors / Corridors (1005.3.2) = .2" Width Per Occupant			
PLUMBING FIXTURE REQUIREMENTS			
1. Separate Facilities: (403.2) Exception 4: Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.			
2. For Business classifications with an occupant load of 15 or fewer, service sinks shall not be required. (Table 403.1)			
3. Drinking fountains shall not be required for an occupant load of 15 or fewer. (410.2)			
MIN. PLUMBING FIXTURES REQUIRED			
Water Closets	Lavatories	Drinking Fountain	Service Sink
1	1	0	0
TOTAL PROVIDED			
2 + 1 holding cell	2 + 1 holding cell	0	1
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS			
CONSTRUCTION TYPE III B UNPROTECTED (TABLES 601 & 602)			
COMPONENT	RATING (hrs)	UL DESIGN No.	NOTES
1. Exterior Nonbearing walls, separation distance: - Less than 5 ft. - Greater than 5ft. to 10ft. - Greater than 10ft. to 15ft.	1 1 1	N/A N/A N/A	N/A - Greater than 15 ft.
2. Bearing walls Exterior Interior	2 0	N/A N/A	
3. Nonbearing walls & partitions Interior	0	N/A	
4. Floor construction & associated secondary members	0	N/A	
5. Roof construction & associated secondary members	0	N/A	
CODE ANALYSIS LEGEND			
	Egress Point		½ Hour Fire Separation
	Use Group		1 Hour Fire Resistance
	Occupancy / Egress Capacity		2 Hour Fire Resistance
	Exit Sign		Smoke Partition (0 hour walls)
	Emergency Egress Lighting		
	Fire Extinguisher		
	Smoke Detector		
PROJECT NORTH			

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CODE ANALYSIS PLAN

DRAWN BY: CW

CODE ANALYSIS PLAINS

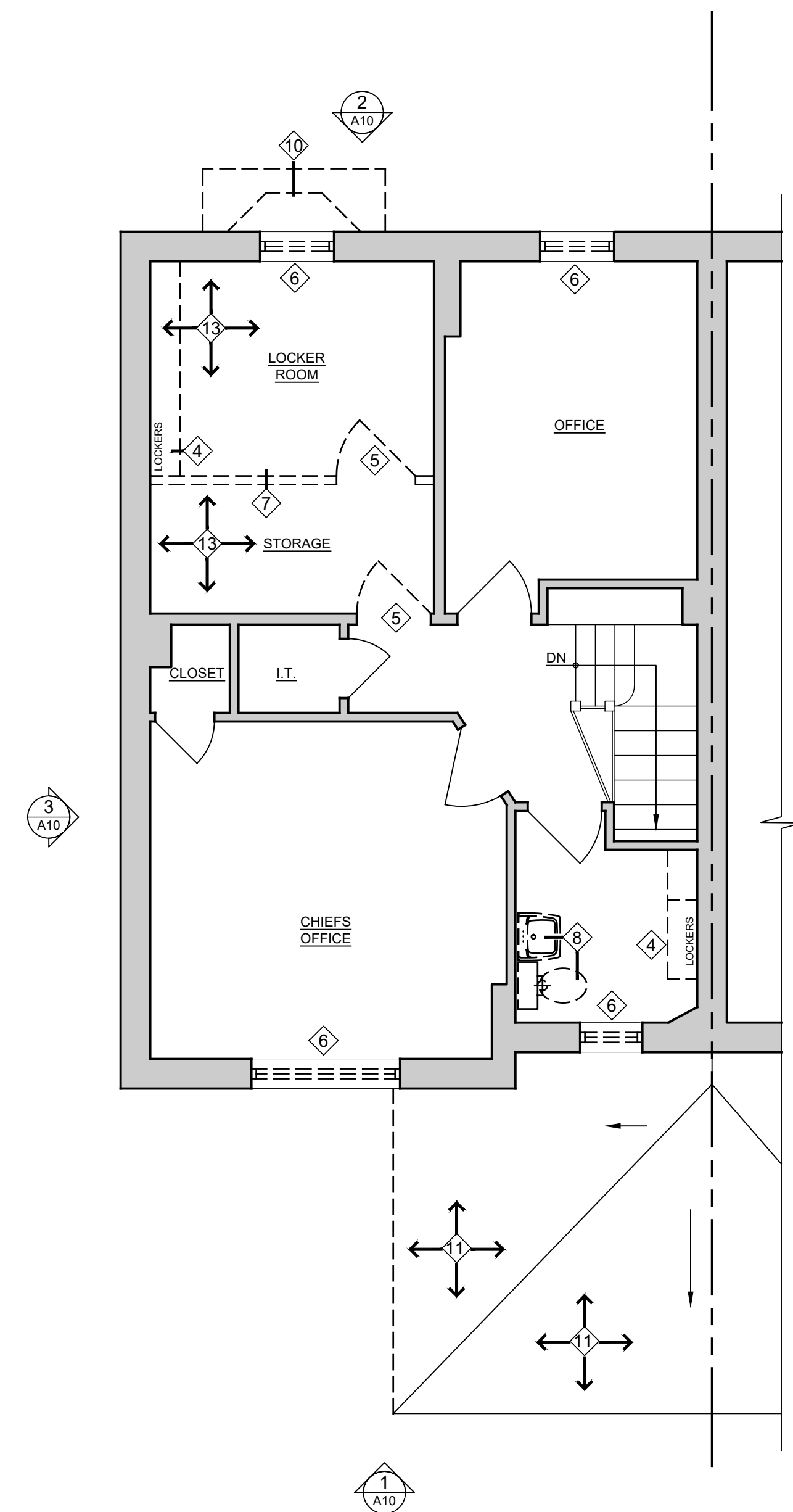
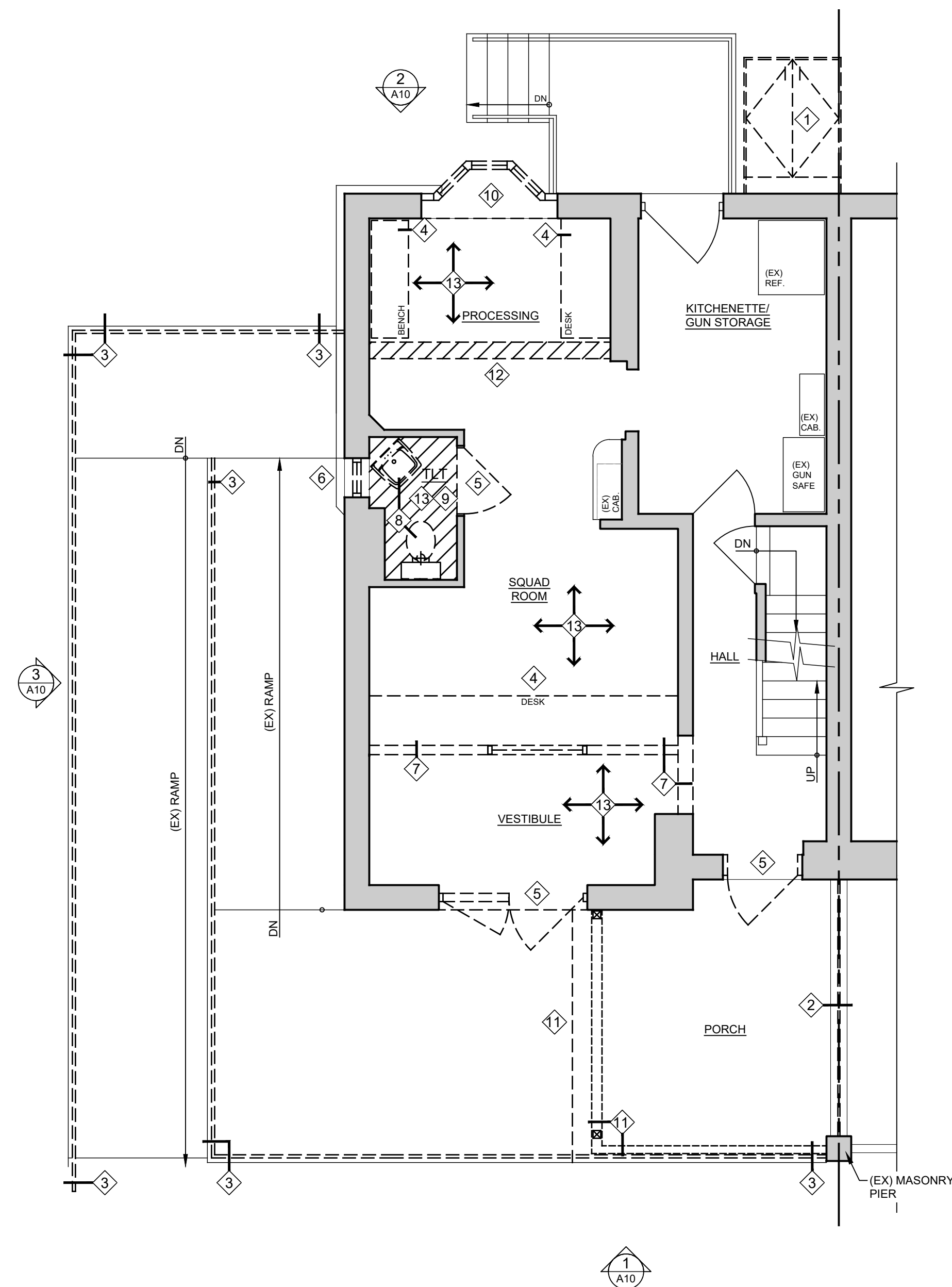
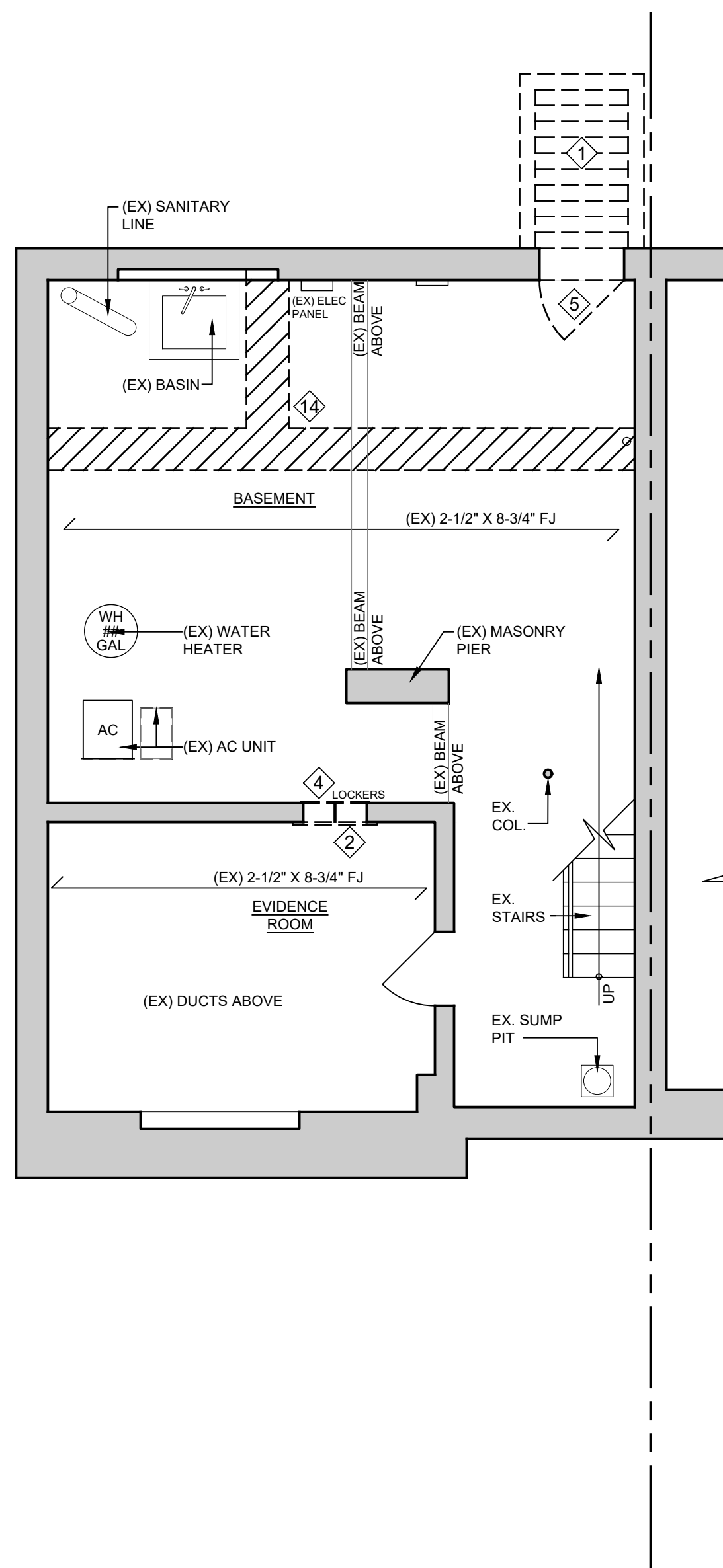
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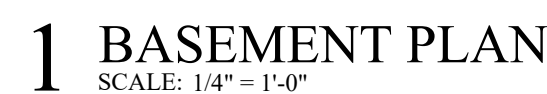
CODE ANALYSIS PLANS

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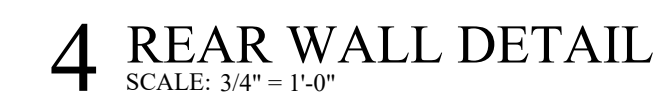
DEMOLITION GENERAL NOTES			DEMOLITION KEY NOTES		WALL KEY	
1. DO NOT SCALE DRAWINGS.	9. PRIOR TO DEMOLITION, COORDINATE WITH OWNER ON ALL ITEMS TO BE REMOVED AND STORED FOR LATER USE.	14. WHERE EXISTING ELECTRICAL WORK IS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION, RELOCATE AS REQUIRED. COORDINATE WITH NEW ELECTRICAL WORK.	① REMOVE BILCO DOORS, STAIRS, BACK TO FOUNDATION WALL	⑫ REMOVE PORTION OF FIRST FLOOR IN LOCATION OF NEW BLOCK WALL. PRESERVE PERPENDICULAR EXISTING BEAM AND KITCHENETTE FLOOR	FLOORS TO BE DEMOLISHED ITEMS TO BE DEMOLISHED - SEE NOTE EXISTING TO REMAIN INDICATES HEIGHT OF EXISTING SURFACE	
2. ENSURE AREA OF DEMOLITION IS ENTIRELY ON THE SUBJECT PROPERTY. MAINTAIN ALLEYS & EASEMENTS SHARED BY NEIGHBORING PROPERTIES	10. REMOVALS SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT RETAINED WORK. HOWEVER, WHERE SUCH WORK IS DAMAGED, THE CONTRACTOR SHALL PATCH, REPAIR OR OTHERWISE RESTORE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.	15. WHERE MECHANICAL AND ELECTRICAL EQUIPMENT HAS BEEN REMOVED, REMOVE EXISTING HANGERS FOR EACH EQUIPMENT.	② REMOVE TEMPORARY SHEATHING - PREPARE FOR INFILL	⑬ REMOVE ACT CEILING & GRID. PREPARE FOR NEW		
3. PROTECT ADJACENT PROPERTIES FROM DAMAGE & DEMOLITION DEBRIS. PROTECT PEDESTRIANS, VEHICLES, AND THE PUBLIC RIGHT OF WAY FROM DAMAGE & DEMOLITION DEBRIS	11. REMOVE WALLS, PARTITIONS, DOORS, WINDOWS, AND EQUIPMENT AS INDICATED ON FLOOR PLANS. REMOVE ALL DEBRIS FROM BUILDING AND LEAVE CLEAN.	16. REMOVE CEILING FINISHES AS REQUIRED IN AREAS OF WORK. PATCH AS REQUIRED UPON COMPLETION	③ REMOVE FRONT PORCH HANDRAIL TO ACCOMMODATE NEW CONSTRUCTION	⑭ REMOVE PORTION OF CONCRETE SLAB TO ACCOMMODATE NEW FOOTING		
4. ENSURE ALL GAS, WATER, ELECTRIC AND ALL UTILITIES SUPPLYING THE SITE HAVE BEEN PROPERLY DISCONNECTED OR SHUT OFF PRIOR TO COMMENCEMENT DEMOLITION.	12. MASONRY WALLS AND PORTIONS OF MASONRY WALLS FOR NEW OPENINGS AND NEW STEEL COLUMNS: WHERE NEW OPENINGS ARE TO BE PROVIDED IN EXISTING MASONRY WALLS, EXISTING MASONRY BLOCK SHALL BE REMOVED AS WHOLE UNITS OR CUT EVENLY. VERTICAL EDGES SHALL BE PLUMB AND HORIZONTAL EDGES SHALL BE LEVEL.		④ REMOVE MILLWORK, CABINETRY, LOCKERS, EQUIPMENT. COORDINATE W/ OWNER ON SALVAGE AND STORAGE FOR REUSE			
5. CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATIONS ONLY AND MAY NOT SHOW FULL EXTENT OF THE WORK TO BE REMOVED. FIELD VERIFY THE COMPLETE EXTENT OF DEMOLITION WORK INVOLVED	13. MASONRY UNITS TO BE REMOVED SHALL BE REMOVED FLUSH WITH WALL OR TO THE LIMITS NECESSARY TO PROVIDE OPENINGS OF THE SIZES INDICATED.		⑤ REMOVE DOOR AND FRAME TO ACCOMMODATE NEW CONSTRUCTION			
6. BEFORE BEGINNING ANY CUTTING OR DEMOLITION WORK, CONTRACTOR SHALL CAREFULLY SURVEY CONDIOTRY TO DETERMINE THE EXTENT OF THE WORK TO BE DONE.	14. WIRING, SWITCHES AND OUTLETS SHALL BE REMOVED AS NECESSARY TO COMPLETE WORK INDICATED, WHERE WIRING IS TO BE REMOVED, IT SHALL BE REMOVED BACK TO THE NEAREST OUTLET OR JUNCTION BOX TO REMAIN IN SERVICE.		⑥ REMOVE WINDOW - PREPARE FOR REPLACEMENT			
7. COORDINATE WITH ARCHITECT & STRUCTURAL ENGINEER PRIOR TO REMOVING ANY EXISTING STRUCTURAL MEMBERS.			⑦ REMOVE PORTION OF WALL TO ACCOMMODATE NEW CONSTRUCTION, INCLUDING ANY DOORS OR WINDOWS			
8. PROVIDE AND MAINTAIN BRACING AND SHORING TO PROTECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE TO REMAIN.			⑧ REMOVE PLUMBING FIXTURE, CAP AND RETAIN PLUMBING FOR NEW FIXTURES.			
			⑨ REMOVE FLOOR FINISH			
			⑩ REMOVE BAY WINDOW AND ROOF BACK TO EXTERIOR WALL - PREPARE FOR WALL INFILL			
			⑪ REMOVE EXISTING WOOD POSTS, BEAMS, MAINTAINING EXISTING HIP ROOF RATTENS FOR SUPPORT BY NEW WALLS. REMOVE EXISTING SHINGLES BACK TO ROOF SHEATHING			



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FLOOR PLANS



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Do not scale drawings

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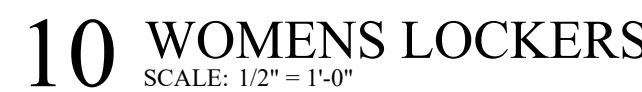
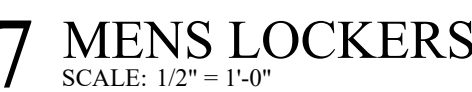
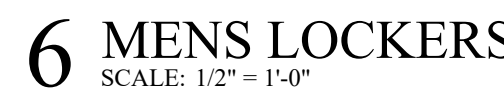
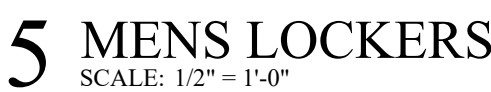
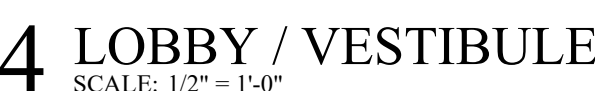
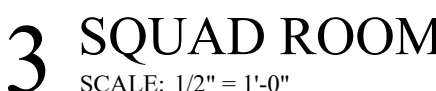
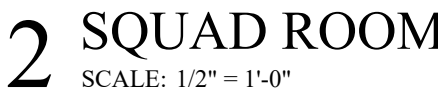
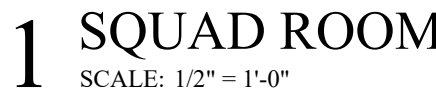
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BUILDING SECTIONS

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INTERIOR ELEVATIONS

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