

**CODE COMPLIANCE NOTES**

APPLICABLE CODE: 2003 INTERNATIONAL BUILDING CODE, AS MODIFIED BY VIRGINIA UNIFORM BUILDING CODE.

USE GROUP: STORAGE S-1 MODERATE HAZARD (TABLE 306.2)

ACCESSORY USE: B - BUSINESS, VARIOUS OFFICES

CONSTRUCTION TYPE: IIB NONCOMBUSTIBLE (TABLE 601)

FOR PURPOSES OF THIS ANALYSIS:

TENANT #1 REFERS TO THE TENANT (CEILIZABETH ARDEN) CURRENTLY LEASING THE ORIGINAL JOHNSON-CARPER FURNITURE CO. STRUCTURE BUILT IN 1962 WITH 1965 ADDITION.  
TENANT #2 REFERS TO THE TENANT (ADVANCE AUTO) CURRENTLY LEASING THE METAL BUILDING STRUCTURE (1969, 1984) ADJOINING THE ORIGINAL 1962 BRICK AND CMU STRUCTURE.

HEIGHT & AREA LIMITATIONS: NOT LIMITED, BUILDING IS FULLY SPRINKLERED AND QUALIFIES FOR UNLIMITED STATUS (TABLE 507.2)

AREA CALCULATIONS:

TENANT #1 MAIN LEVEL - 140,000 SF GROSS  
S-1: EXISTING FLOOR - 127,750 SF  
B: ACCESSORY USE AREA - 12,000 SF  
DOES NOT EXCEED THE AREA PERMITTED (10% OF AGGREGATE)

TENANT #1 LOWER LEVEL - 43,000 SF GROSS  
S-1: EXISTING FLOOR - 41,500 SF  
B: ACCESSORY USE AREA - 300 SF  
DOES NOT EXCEED THE AREA PERMITTED (10% OF AGGREGATE)

TENANT #2  
S-1: EXISTING FLOOR - 69,875 SF GROSS  
B: ACCESSORY USE AREA - 625 SF  
DOES NOT EXCEED THE AREA PERMITTED (10% OF AGGREGATE)

FIRE-RESISTANCE RATING REQUIREMENTS:

- INCIDENTAL USE AREAS:  
- STORAGE ROOMS OVER 100 SF: AUTOMATIC FIRE EXTINGUISHING SYSTEM (TABLE 302.1.1) (W/USBC AMENDMENT)

- STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS & TRUSSES: 0 HR. (TABLE 601)

- BEARING WALLS:  
- EXTERIOR: 0 HR. IF GREATER THAN 30' (TABLE 602)  
- INTERIOR: 0 HR. (TABLE 601)

- NONBEARING WALLS AND PARTITIONS:  
- EXTERIOR: 1 HR. (TABLE 602) 0 HR. IF GREATER THAN 30'  
- INTERIOR: 0 HR.

- FLOOR CONSTRUCTION INCLUDING SUPPORT BEAMS & JOISTS: 0 HR. (TABLE 601) (SECTION 710.3)

- ROOF CONSTRUCTION INCLUDING SUPPORT BEAM & JOISTS: 0 HR. (TABLE 601)

- MAXIMUM AREA OF EXTERIOR WALL OPENINGS:  
- UNPROTECTED CONSTRUCTION, GREATER THAN 30': NO LIMIT (TABLE 704.8)

- BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. SPRINKLER SYSTEM TO BE TESTED FOR PROPER OPERATIONS AND FUNCTIONALITY AS WELL AS APPROPRIATE COVERAGE AREAS

- ALL REQUIRED RATED DOORS TO BE TESTED FOR PROPER OPERATION AND FUNCTIONALITY.

- OCCUPANT LOAD & EXIT CAPACITY: (TABLE 1004.1.2)

TENANT #1 = 462 OCCUPANTS ALLOWABLE  
TENANT #1 MAIN LEVEL = 376 OCCUPANTS  
S-1:  
- ALLOWABLE: 500 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: AGGREGATE = 127,750 SF / 500 = 256 OCCUPANTS

B:  
- ALLOWABLE: 100 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: NEW ACCESSORY = 12,000 SF / 100 = 120 OCCUPANTS

TENANT #1 LOWER LEVEL = 86 OCCUPANTS  
S-1:  
- ALLOWABLE: 500 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: AGGREGATE = 41,500 SF / 500 = 83 OCCUPANTS

B:  
- ALLOWABLE: 100 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: ACCESSORY = 300 SF / 100 = 3 OCCUPANTS

TENANT #2 = 146 OCCUPANTS ALLOWABLE  
S-1:  
- ALLOWABLE: 500 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: AGGREGATE = 69,875 SF / 500 = 140 OCCUPANTS

B:  
- ALLOWABLE: 100 SQUARE FEET PER GROSS OCCUPANT.  
- ACTUAL: ACCESSORY = 625 SF / 100 = 6 OCCUPANTS

- EGRESS WIDTHS PER OCCUPANT SERVED (TABLE 1005.1 WITH SPRINKLER)

TENANT #1 MAIN LEVEL  
- CORRIDOR + DOORWAYS: 0.15' PER OCCUPANT X 376 OCCUPANTS = 56.4'  
- EXITS REQUIRED: 2 (TABLE 1018.1)  
- EXITS PROVIDED: 10

TENANT #1 LOWER LEVEL  
- CORRIDOR + DOORWAYS: 0.15' PER OCCUPANT X 86 OCCUPANTS = 12.9'  
- EXITS REQUIRED: 2 (TABLE 1018.1)  
- EXITS PROVIDED: 3

- EXIT ACCESS TRAVEL DISTANCE:

- MAIN FLOOR - 250' MAXIMUM TRAVEL DISTANCE WITH SPRINKLER (TABLE 1015.1)  
- ACTUAL:  
TENANT #1 MAIN LEVEL - 360'. TWO ADDITIONAL EXITS NEED TO BE INSTALLED ON THE BACK (NORTH) SIDE OF BUILDING.  
TENANT #1 LOWER LEVEL - 165'  
TENANT #2 - 285'. AN ADDITIONAL EXIT NEEDS TO BE INSTALLED NEAR THE NORTH LOADING DOCKS WHERE THE 1984 ADDITION WAS INSTALLED. AN ADDITIONAL EXIT NEEDS TO BE INSTALLED ON THE WEST SIDE OF THE BUILDING.

- CORRIDOR FIRE RESISTANCE RATING: 0 HR. (TABLE 1016.1) S USE GROUP WITH SPRINKLER.

- VERTICAL EXIT ENCLOSURES (STAIRWAYS) (SECTION 1019.1): 1 HOUR  
THE EXISTING ENCLOSURES HAVE AN EQUIVALENT RATING EQUAL TO OR EXCEEDING THE REQUIRED RATING (TABLE 720.1(2) 3-1, TABLE 721.3.2).

**ACCESSIBILITY (CHAPTER 11):**

- SECTION 1104.1: AT LEAST ONE ACCESSIBLE ROUTE IS REQUIRED.  
PROVIDED FOR TENANT #1  
NOT PROVIDED FOR TENANT #2 - A RAMP OR OTHER ACCESSIBLE MEASURE NEEDS TO BE INSTALLED AT ONE OF THE ENTRANCES.

- SECTION 1105: 50% OF REQUIRED PUBLIC ENTRANCES MUST BE ACCESSIBLE.  
PROVIDED FOR TENANT #1  
NOT PROVIDED FOR TENANT #2 - A RAMP OR OTHER ACCESSIBLE MEASURE NEEDS TO BE INSTALLED AT ONE OF THE ENTRANCES.

- SECTION 1106: ACCESSIBLE PARKING SPACES ARE PROVIDED.

- SECTION 1109: HANDICAP TOILETS ARE PROVIDED IN SOME LOCATIONS.  
TENANT #1: 1 UNISEX COMPLIANT PROVIDED - NEEDS GRAB BARS INSTALLED  
TENANT #2: 1 MALE AND 1 FEMALE COMPLIANT TOILET PROVIDED

**PLUMBING FIXTURE COUNT (TABLE 2902.1):**

TENANT #1 MAIN LEVEL: 376 OCCUPANTS - 188 MALE & 188 FEMALE  
TENANT #1 LOWER LEVEL: 86 OCCUPANTS - 43 MALE & 43 FEMALE  
TENANT #2: 146 OCCUPANTS - 73 MALE & 73 FEMALE

TENANT #1 MAIN LEVEL  
WATER CLOSETS: MALE: 1 PER 100 (S-1) = 2 REQUIRED = 19 PROVIDED  
FEMALE: 1 PER 100 (S-1) = 2 REQUIRED = 17 PROVIDED  
1 ADA COMPLIANT UNISEX TOILET

LAVATORIES: MALE: 1 PER 100 (S-1) 2 REQUIRED = 10 PROVIDED  
FEMALE: 1 PER 100 (S-1) 2 REQUIRED = 14 PROVIDED

DRINKING FOUNTAINS: 1 PER 100 = 4 REQUIRED, 8 PROVIDED.  
SERVICE SINKS: 1 REQUIRED, 2 PROVIDED.

TENANT #1 LOWER LEVEL  
WATER CLOSETS: MALE: 1 PER 100 (S-1) = 1 REQUIRED = 6 PROVIDED  
FEMALE: 1 PER 100 (S-1) = 1 REQUIRED = 3 PROVIDED

LAVATORIES: MALE: 1 PER 100 (S-1) 1 REQUIRED = 6 PROVIDED  
FEMALE: 1 PER 100 (S-1) 1 REQUIRED = 3 PROVIDED

DRINKING FOUNTAINS: 1 PER 100 = 1 REQUIRED, 2 PROVIDED.  
SERVICE SINKS: 1 REQUIRED, 1 PROVIDED.

TENANT #2  
WATER CLOSETS: MALE: 1 PER 100 (S-1) = 1 REQUIRED = 4 PROVIDED  
FEMALE: 1 PER 100 (S-1) = 1 REQUIRED = 3 PROVIDED

LAVATORIES: MALE: 1 PER 100 (S-1) 1 REQUIRED = 2 PROVIDED  
FEMALE: 1 PER 100 (S-1) 1 REQUIRED = 2 PROVIDED

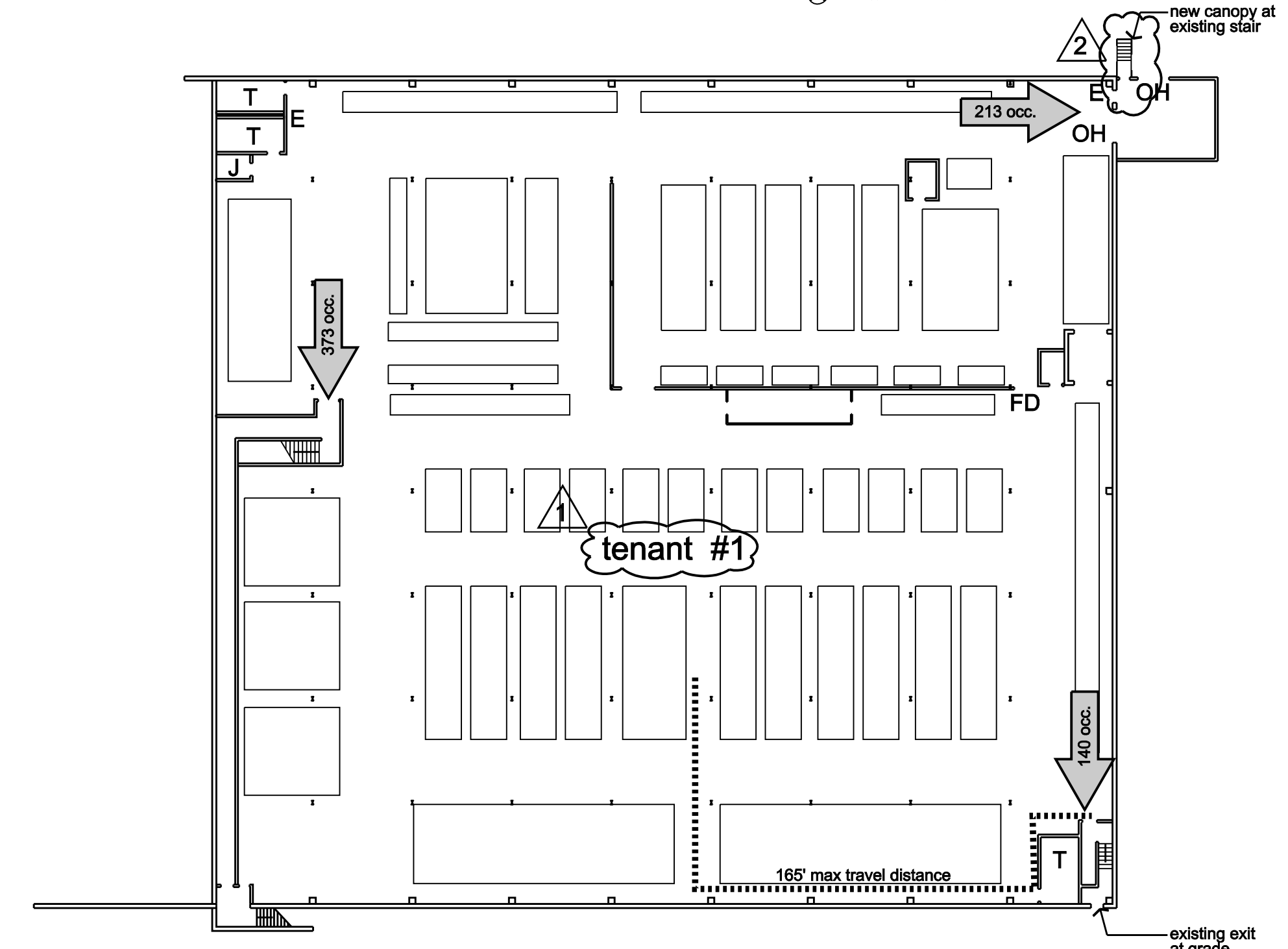
DRINKING FOUNTAINS: 1 PER 100 = 2 REQUIRED, 0 PROVIDED.  
SERVICE SINKS: 1 REQUIRED, 0 PROVIDED.

**LEGEND**

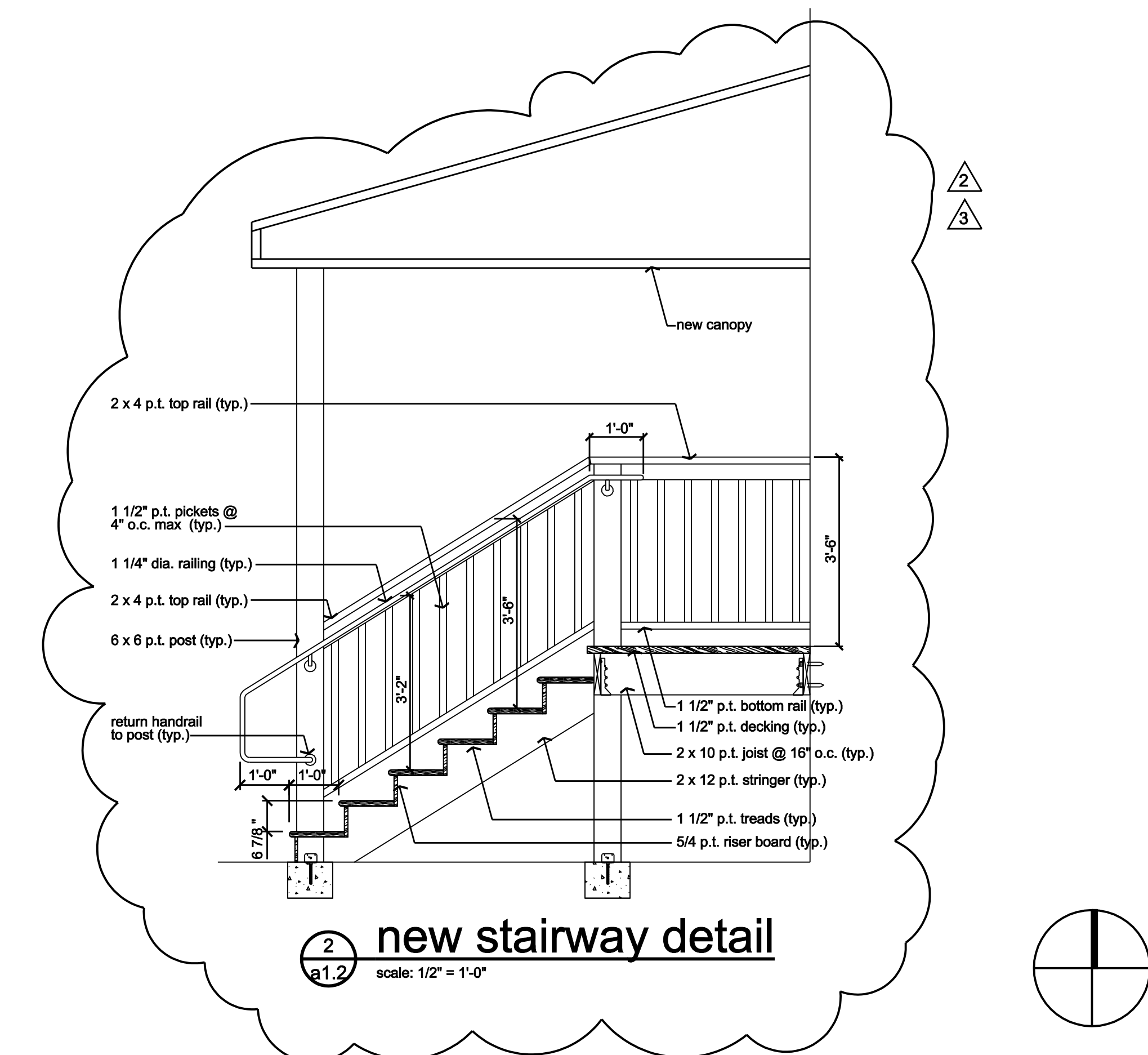
- T TOILET
- J JANITOR CLOSET
- E ELECTRIC WATER COOLER
- FD FIRE DOOR
- OH OVERHEAD DOOR
- MAX NUMBER OF OCCUPANTS THROUGH DOOR

**LEGEND**

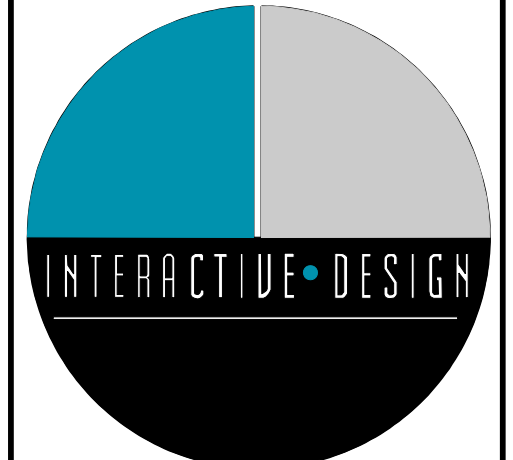
- EXISTING EXIT LIGHTS
- EXISTING WALL MOUNTED EXIT SIGN WITH EMERGENCY EGRESS LIGHTS
- EXISTING CEILING MOUNTED EXIT SIGN WITH EMERGENCY EGRESS LIGHTS
- NEW EXIT LIGHTS
- NEW WALL MOUNTED EXIT LIGHT
- NEW CEILING MOUNTED EXIT LIGHT



1 lower level floor plan  
a1.2 scale: 1" = 30'



2 new stairway detail  
a1.2 scale: 1/2" = 1'-0"



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revisions	date
review comments	03.23.07
review comments	04.16.07
review comments	04.30.07

existing lower level floor plan + code data

728 wertz drive - halmode

existing building plans

roanoke, virginia

date	jan. 31 . 2007
scale	as noted
drawn	ml
job	0701
sheet	

a1.2