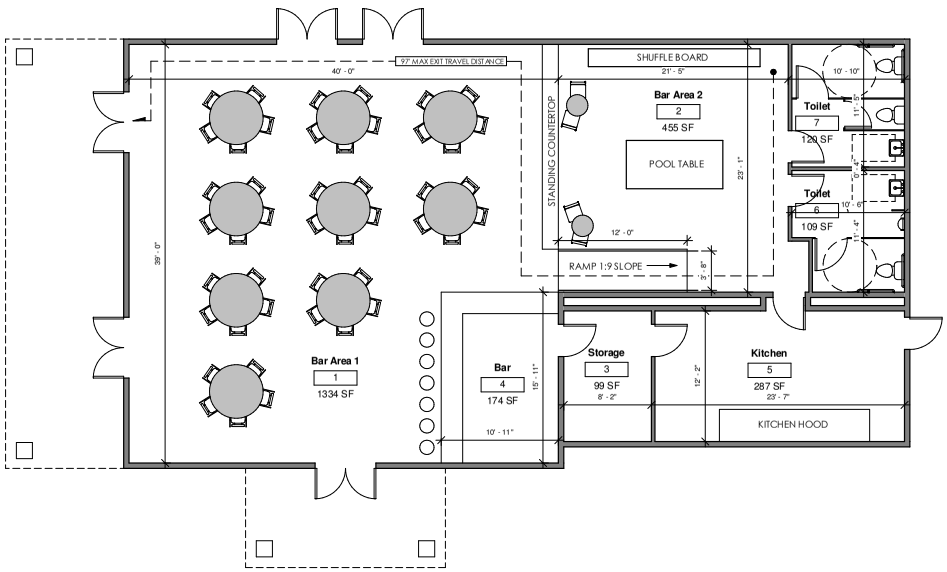
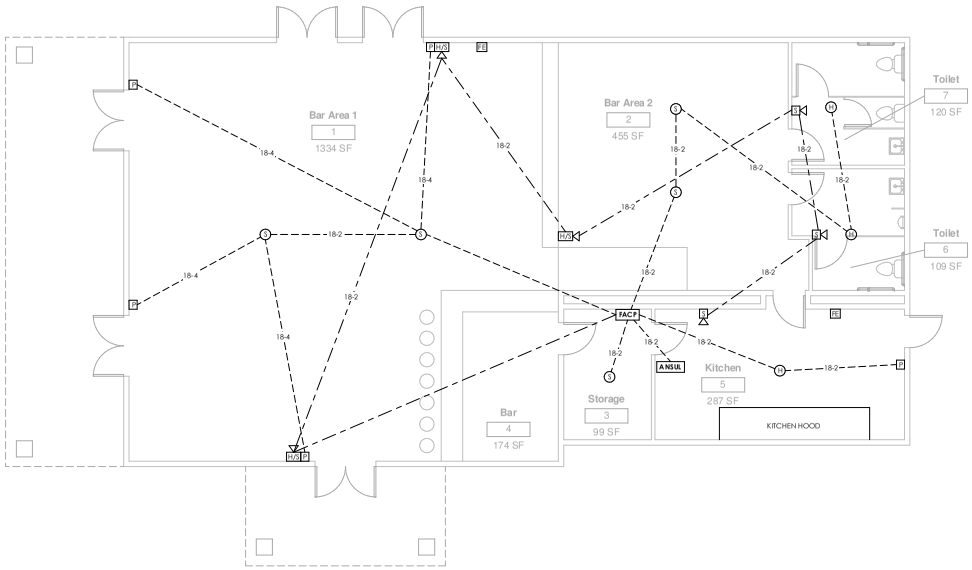


1 Floor Plan
3/16" = 1'-0"



2 Fire Alarm Plan
3/16" = 1'-0"

CODE SUMMARY

Use and Occupancy Classification - IBC Chapter 3
Assembly Group A - 303.1 — Group A-2 (Bar/Restaurant)

Allowable Height & Building Area - IBC Chapter 5
Table 503 — Group A-2 (Type VB)
Max Height - 1 Story (40' Max)
Actual = 1 Story
Max Area 6,000 SF (Per Floor)
Actual = 2,865 SF

Construction Type - IBC Chapter 6
Section 602.5, Table 601 — Type VB

Fire Protection Systems - IBC Chapter 9
Automatic Sprinkler System 903
Section 903.2.1.2 - Required if:
1. Fire area exceeds 5000 SF
Actual = 1,789 SF
2. Occupant Load of 100 or greater
Actual = 97 Occupants
3. Fire area located on floor other than level of discharge
Actual = Single story building

Alternative Automatic Fire-Extinguishing Systems 904
Commercial Cooking System - 904.11 — System to meet requirements of this section

Portable Fire Extinguishers 906
Section 906.1 *Refer to Fire Code of NYS* — Fire Extinguishers
75' Max Travel Distance

Fire Alarm Detection System 907
Section 907.2.1 - Group A Requirements — System to meet requirements of this section

Means of Egress - IBC Chapter 10
Occupant Load 1004
Table 1004.1.1 — Assembly without fixed seats
Unconcentrated 15 net SF/occ.
Gross SF = 1789 SF
Net SF = 1430 SF (minus area of furniture)
Max. Occupants = 96 Occupants

Egress Width 1005
Table 1005.1 — Without Sprinkler System
0.2" per occupant
Minimum egress width = 19.2"
Actual = 360"

Ramps 1010
Slope 1010.2 — Max Slope = 1:12
Actual = 1:9
Handrail 1010.8 — >6" Rise = Required
Handrail to be provided
Edge Protection 1010.9.1 — Curbs shall prevent passage of 4" sphere
Curb/Rail provided

Handrails 1012
Height 1012.2 — >= 34" & <= 38"
Graspability 1012.3 — >=1.25" & <= 2"
Extensions 1012.5 — Handrail required to extend 12" beyond end of ramp run

Exit and Exit Access Doorways 1015
Required Exits 1015.1 — 2 Exits Required
5 Exits Provided

Exit Access Travel Distance 1016
Table 1016.1 — Without Sprinkler System = 200' Max
Max. Actual = 97' (see plan)

Plumbing Systems - IBC Chapter 29
Minimum Fixture Requirements - Table 2902.1
97 Total Occupants - 49 Male & 49 Female

Water Closets Required	Total Required	Total Provided
Male = 1 per 40	2	**2**
Female = 1 per 40	2	**2**
Lavatories		
Male = 1 per 75	1	**1**
Female = 1 per 75	1	**1**
Drinking Fountains		
1 per 500	1	**1**
Service Sink	1	**1**

FIRE ALARM SYMBOL LEGEND

S	SMOKE DETECTOR
H	HEAT DETECTOR
P	PULL STATION
FACP	FIRE ALARM CONTROL PANEL
H/S	HORN/STROBE
S	STROBE ONLY
ANSUL	KITCHEN ANSUL SYSTEM
FE	FIRE EXTINGUISHER

RCW DESIGN

STATE OF NEW YORK — THOMAS P. MCCARTHY — LICENSED PROFESSIONAL ENGINEER — LIC. NO. 099176

STAMP

THE OWNER AGREES THAT THE MAXIMUM LIMIT OF PERSONAL LIABILITY FOR THE PREPARATION OF THESE DESIGN DRAWINGS FOR THE SUBSEQUENT CONSTRUCTION AND USE/OCCUPANCY OF THE STRUCTURE IS THE ACTUAL AMOUNT OF OUR DESIGN FEE.

Chris DiCerbo

Building Renovation

Code Review Floor Plan & Fire Alarm Plan

Project Number	01
Date	03/08/2016
Drawn By	RCW

A1

Scale: As indicated

3/7/2016 4:52:30 PM