LIFE SAFETY PLAN SYMBOLS LEGEND **EXIT ACCESS DISTANCE** ■ • • • • ■ COMMON PATH OF TRAVEL FIRE EXTINGUISHER CABINET (SEMI-RECESSED) EXIT SEPARATION DISTANCE

Plumbing - Water Fixture

EGRESS

ELEMENTS

on Occupant Load Calculations

Exit Doors, Exit Corridors

Egress Width from First Floor Multi-Purpose Room Based

GENERAL CODE INFORMA	IION			
Applicable Building Codes	2015 Virginia Construction Code (IBC) USBC, Part 1 2015 Virginia Mechanical Code (IMC)2012 Virginia Plumbing Code (IPC) 2015 Virginia Fire Prevention Code (IFC) 2015 Virginia Fuel Code (IFGC) 2015 Virginia Rehabilitation Code (IEBC)			
Use Group:	Use Group- B			
Construction Type:	IIB			
Scope Description:	Tenant build-out with upgrades to the building common area.			
CODE COMPLIANCE ELEMENTS	DESCRIPTION	Required	Actual/Existing or Proposed	Code Section - Virginia Constructi Code Section (unless where noted otherwise)
Fire Resistance Ratings: (Based on IIB Construction)	Primary structural frame, interior bearing wall, floor construction and associated secondary members, roof construction and associated secondary members	0 HR	1 HR	Table 601
	Exterior Bearing and Interior Bearing Walls,	0 HR	1 HR	Table 601
	Non-bearing walls and partitions - Exterior	0	î	Table 601
	Non-bearing walls and partitions - Interior	0	0	Table 601
	Floor Construction and associated secondary members	0	1 HR	Table 601
	Roof Construction and associated secondary members	0	0	Table 601
Automatic Sprinkler Systems,	Automatic Sprinkler systems per NFPA 13	NONE	NONE	IEBC 1012.2.1

Manual fire alarm system is required per IBC 907.2.

Gravity Loads per IBC 1607.1, Item 4, 100 psf for movable seats.

Snow and Wind Loads - the Risk Category per Table 1604.5 is at "II"

eismic Loads - no change since the Risk Category being unaltered.

Plumbing Fixture requirements are already exceeded as there are more

ixtures than required. See Separate table, "Plumbing Fixture Calculation

WIDTH IN INCHES

9677 MAIN STREET, SUITE C, FAIRFAX, VA 22031 T: 703.956.1420 • www.adcs-arch.com

> IP& T Group at 100 Maple Avenue East Vienna, VA 22182

CLIENT: IP& T Group, LLP

IBC 907.2.2

IEBC 1007.1 IBC 1607.1 IEBC 1007.2

IBC 1604.5

IEBC 1007.3, IBC 1604.5

IPC Table 403.1

COMPLIANCE

Not required

Virginia Construction Code

Section

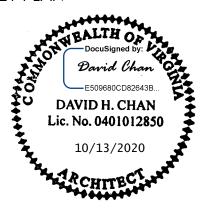
1004.1.1, Table 1004.1.1

Risk Category II Risk Category II

8230 Leesburg Pike, Suite 650 Vienna, VA 22182

NO.	ISSUED	COMMENTS
1	9.10.2020	75% PROGRESS SET
2	10.13.2020	PERMIT SET/ PRICING

KEY PLAN



CODE ANALYSIS

A1.2.1

STAFF OFFICE PARTNER'S OFFICE 4 PARTNER'S OFFICE 1 (J.J) WORKSTATION UNISEX AREA 2 RESTROOM 4 HVAC / HVAC / ELECTRIC 213 HVAC / ROOM - EXISTING ELECTRIC ROOM -EXISTING STAFF OFFICE 219 RESTROOM PARTNER'S MEETING ROOM 212 CONFERENCE ROOM DOCKET ROOM PARTNER'S OFFICE 3 OFFICE 2 (KEVIN) EXISTING EXISTING EXISTING STAIR NO. 1 PUBLIC STAIR NO. 2 CORRIDOR 200C

Main Electric Room (Exstg)

STAFF OFFICE

RECEPTION ' AREA

ROOM - Exstg

SUPPLY

EXISTING STAIR NO. 1

DOCKET ROOM

 $1 \frac{\text{LEVEL 1 LIFE SAFETY PLAN}}{1/8" = 1'-0"}$

2 LEVEL 2 LIFE SAFETY PLAN

1/8" = 1'-0"

STAFF OFFICE

KITCHENETTE

STAFF OFFICE

STAFF OFFICE

SERVER ROOM

RESTROOM 1

RESTROOM 2

104

DOCKET ROOM

HVAC/ELECTRIC ROOM - EXSTG

WORKSTATION

AREA 1

PUBLIC

CORRIDOR

ELEVATOR

MACHINE RM 100D

STAFF OFFICE

STAIR NO. 2

Required Egress Width = 63 Occupants (Second 13" OR 32" MIN. Floor) x .2"/occupant = 1005.3.2 Complies Actual Egress Width Provided = 1 single 3' door Complies Stairways Stairways = 63 Occupants (Second Floor) x .3"/occupant = 18.9" or 44" MIN. 1005.3.1 Complies Actual Egress Width Provided = 51" Complies Virginia Construction Code FIRST FLOOR Section ALLOWED AND ACTUAL TRAVEL DISTANCE (unless where noted COMPONENTS LENGTH IN FEET COMPLIANCE otherwise) Allowed Exit Access Distance Proposed longest Exit Access Distance (First Floor) (A to B on Egress Plan) Complies 73.5 Proposed longest Exit Access Distance (Second Floor) (I to J on Egress Plan) Complies Allowed Common Path of Travel 75 1006.2.1 Proposed longest Common Path of Travel at First Floor (C to D on Egress Plan) 41.5 Complies Proposed longest Common Path of Travel at Second Floor (G to H on Egress Plan) 59.5 Complies Virginia Construction Code (unless where noted REMOTENESS OF EXITS **LENGTH IN FEET** COMPLIANCE otherwise) FIRST FLOOR 150 1016.2 MINIMUM SEPARATION DISTANCE REQUIRED BETWEEN EXITS AT FIRST FLOOR = 93'(C to E) X 1/2 = 46.546.5 Proposed separation distance (B to F) 1014.3 Complies SECOND FLOOR 41.5 MINIMUM SEPARATION DISTANCE REQUIRED BETWEEN EXITS AT FIRST FLOOR = 97' X 1/2 = 48.5 Proposed separation distance (L to M) 49 Complies

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