

R-2 OCCUPANCY

MAINTENANCE 166 SF / 300 SF

PLUMBING FIXTURE REQUIREMENTS PER 2018 BC TABLE 2902.1 PLUMBING FIXUTRES REQUIRED BASED ON OCCUPANCY M OCCUPANCY M OCCUPANCY TOTAL OCCUPANTS: 47 MALE: 23.5/500 = 0.05 FEMALE: 23.5/500 = 0.05 MALE: 23.5/750 = 0.03 FEMALE: 25.3/750 = 0.03 NONE REQUIRED DRINKING FOUNTAINS DRINKING FOUNTAINS 1 PER 1000 OTHER: 1 SERVICE SINK B OCCUPANCY TOTAL OCCUPANTS: 47 OCCUPANTS PER GENDER: 23.5 B OCCUPANCY 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 WATER CLOSETS: WATER CLOSETS MALE: 23.5/25 = 0.94 FEMALE: 23.5/25 = 0.94 LAVATORIES: DRINKING FOUNTAINS: 47/100 = 0.5 R-2 OCCUPANCY 34 TOTAL DWELLING UNITS BATHTUBS/SHOWERS: NONE REQUIRED DRINKING FOUNTAINS: 1 PER 100 OTHER: 1 SERVICE SINK FIXTURES PROVIDED ON PLAN R-2 OCCUPANCY M & B OCCUPANCIES WATER CLOSETS 1 PER DWELLING UNIT WATER CLOSETS: LAVATORIES: 1 PER DWELLING UNIT LAVATORIES: MALE: 1 PROVIDED FEMALE: 1 PROVIDED BATHTUBS/SHOWERS: 1 PER DWELLING UNIT DRINKING FOUNTAINS: NONE REQUIRED DRINKING FOUNTAINS: 2 PROVIDED OTHER: OTHER: 1 SERVICE SINK PROVIDED (3RD FLOOR) R-2 OCCUPANCY WATER CLOSETS: AT LEAST 1 PER DWELLING UNIT, SEE PLANS LAVATORIES: AT LEAST 1 PER DWELLING UNIT, SEE PLANS AT LEAST 1 PER DWELLING UNIT, SEE PLANS KITCHEN SINKS: 1 PER DWELLING UNIT

LEGEND FIRE EXTINGUISHER, RE: [71-22 FOR MOUNTING REQUIREMENTS REQUIRED EXIT FROM BUILDING OCCUPANT LOAD X ACCESSORY USE ACTUAL SQUARE | 150 SF| | LOAD FACTOR PER | BC TABLE 1004.5

UNIT 121

1 CODE PLAN - LEVEL 1

APPLICABLE ACCESSIBILITY CODES: INTERNATIONAL BUILDING CODE 2018 FEDERAL HOUSING ACCESSIBILITY GUIDELINES (FHA) ICC/ANSI A117.1-2009 ADAMG ALL UNITS ARE TYPE B UNITS PER IBC 1107.6.2.2.2 AND ICC-ANSI A117.1 UNLESS INDICATED OTHERWISE. ALL USABLE KITCHENS SHALL HAVE 40° MINIMUM CLEARANCE BETWEEN ALL OPPOSING ELEMENTS PER ANSI SECTION 1003.12.1.1. ALL USABLE KITCHENS AND BATHROOMS SHALL HAVE ALL SWITCHES, OUTLETS AND ENVIRONMENTAL CONTROLS IN AN ACCESSIBLE LOCATION FORWARD REACH AND SIDE REACH SHALL COMPLY WITH ANSI SECTION 308, CW/ELECTRICAL FOR MOUNTING HEIGHTS.

GENERAL NOTES

EXITING DATA		
NMUM NUMBER OF EXITS OR EXIT ACCESS PER SPACE PE	ER IBC SECTION 1006.2.1:	EGRESS WIDTH REQUIREMENTS:
M OCCUPANCY: TWO (2) WHERE OCCUPANT LOS OCCUPANCY: TWO (3) WHERE OCCUPANT LOS OCCUPANCY: TWO (3) WHERE OCCUPANT LOS TWO (3) WHERE OCCUPANT LOS TWO (3) WHERE OCCUPANCY: TWO (3) WHERE OCCUPANCY: TWO (3) WHERE OCCUPANCY: TWO (4) WHERE OCCUPANCY: TWO	AD EXCEEDS 49 AD EXCEEDS 20 LE 1008,2,1: ANS 1 = NOT LESS THAN 1/3/RD DING OR AREA TO BE FPLANS	STAR EGRESS WIDTH: 44" MINIMUM PER IBC SECTION 1011.2 OTHER EGRESS COMPONENTS PER 1005.3.2. 115FLOOR: 120 COLEMATS v. 0.2" = 10.2" 3RD FLOOR: 51 COCUPANTS v. 0.2" = 10.2" 3RD FLOOR: 51 COCUPANTS v. 0.2" = 10.4" EGRESS WIDTH PROVIDED: 48" MIN. SEE PLANS. MEANS OF EGRESS LLUMINATION: PROVIDED, PER IBC SECTION 1008, ACCESSIBLE MEANS OF EGRESS: PROVIDED PER IBC SECTION 1009, DOOR SWINKIG IN DIRECTION OF TARVEL: FOR ROOMS OR AREAS CONTAINING AN OCCUPANT LOAD OF 50 OR MORE OCCUPANTS PER IBC SECTION 1010.1,2.1.
SEPARATION DISTANCE BETWEEN EXITS MEASURED IN	N A STRAIGHT LINE = SEE	

WASHER CONNECTIONS: 3 PROVIDED

OCCUPANCY:	GROUP M PER IBC SECTION 309 GROUP B PER IBC SECTION 304
SEPARATED OCCUPANCIES:	GROUP R-2 PER IBC SECTIONS 310,4 AND 419 NO SEPARATION REQUIREMENT RETWEEN M AND B
DCCUPANT LOAD:	1 HOUR BETWEEN M/B AND R-2 PER IBC TABLE 508.4 SEE PLANS
CONSTRUCTION TYPE:	VA
EISMIC DESIGN CATAGORY:	SEE STRUCTURAL
ALLOWABLE BUILDING HIEGHT:	M, B: 70°-0" R-2: 60°-0" PER IBC TABLE 504.3 AND SECTION 508.4.3
ACTUAL BUILDING HEIGHT:	38'-4"
LLOWABLE STORIES:	M, B, R-2: 4 STORIES PER IBC TABLE 504.4 AND SECTION 508.4.3
CTUAL STORIES:	3 STORIES
ALLOWABLE AREA:	FRONTAGE INCREASE PER SECTION 506,3 I ₁ = [F/P - 0.25]W/30
	P = 725' F = 663'
	W = 30' I _I = [663/725 - 0.25]30/30 = 0.66
	ALLOWABLE AREAS PER SECTION 506 $A_0 = A_0 + (NS \times I_1)$
	M OCCUPANCY A = 42,000 SF
	NS = 14,000 SF I _I = 0,66 A _a = 42,000 + (14,000 x 0.66) = 51,240 SF
	B OCCUPANCY
	At = 54,000 SF NS = 18,000 SF It = 0,66
	A _n = 54,000 + (18,000 x 0.66) = 65,880 SF
	R-2 OCCUPANCY A _E = 12,000 SF NS = 12 000 SF
	NS = 12,000 SF I _I = 0.66 A _B = 12,000 + (12,000 x 0.66) = 19,920 SF
	PER IBC SECTION 508.4.2: THE SUM OF THE RATIOS OF THE
	ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANC DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.
	1ST FLOOR
	M AREA (ACTUAL): 2,804 SF M AREA (ALLOWED): 51,240 SF M RATIO: 0.05
	B AREA (ACTUAL): 6,095 SF B AREA (ALLOWED): 65,880 SF B RATIO: 0.09
	R-2 AREA (ACTUAL): 5.901 SF
	R-2 AREA (ALLOWED): 19,920 SF R-2 RATIO: 0.3 SUM OF RATIOS: 0.05 + 0.09 + 0.3 = 0.44
	2ND FLOOR M AREA (ACTUAL): 0 SF
	M AREA (ALLOWED): 51,240 SF M RATIO: 0
	B AREA (ACTUAL): 0 SF B AREA (ALLOWED): 65,880 SF B RATIO: 0
	R-2 AREA (ACTUAL): 14.410 SF
	R-2 AREA (ALLOWED): 19,920 SF R-2 RATIO: 0.72 SUM OF RATIOS: 0 + 0 + 0.72 = 0.72
	3RD FLOOR M AREA (ACTUAL): 0 SF
	M AREA (ALLOWED): 51,240 SF M RATIO: 0 B AREA (ACTUAL): 0 SF
	B AREA (ACTUAL): 0 SF B AREA (ALLOWED): 65,880 SF B RATIO: 0
	R-2 AREA (ACTUAL): 15,570 SF R-2 AREA (ALLOWED): 19,920 SF R-2 RATIO: 0.78
	SUM OF RATIOS: 0 + 0 + 0 78 = 0.78
CTUAL AREA:	1ST FLOOR: 14,800 SF 2ND FLOOR: 14,410 SF 3RD FLOOR: 15,570 SF
OWELLING UNIT 'TYPE A' ACCESSIBLE:	TOTAL: 44,780 SF 1 REQUIRED (2 PROVIDED) PER IBC SECTION 1107.6.2.2.1
DWELLING UNIT TYPE B' ADAPTABLE:	ALL UNITS PER IBC SECTION 1107.6.2.2.2
RE RESISTANCE RATINGS OF BUILDING ELEMENTS:	BUILDING ELEMENTS PER IBC TABLE 601, U.O.N.
PRIMARY STRUCTURAL FRAME:	1 HOUR
EARING WALLS - EXTERIOR EXTERIOR WALLS:	1 HOUR
RE SEPARATION DISTANCE 30'	M, B, R-2: 0 HOURS PER IBC TABLE 602
EXTERIOR WALLS: 0' ≤ FIRE SEPARATION DISTANCE < 30'	M, B, R-2: 1 HOUR PER IBC TABLE 602
EXTERIOR WALLS: 5' < FIRE SEPARATION DISTANCE < 10'	M, B, R-2: 1 HOUR PER IBC TABLE 602
XTERIOR WALLS: IRE SEPARATION DISTANCE < 5'	M: 2 HOURS PER IBC TABLE 602 B, R-2: 1 HOUR PER IBC TABLE 602
BEARING WALLS - INTERIOR:	1 HOUR
ONBEARING WALLS - INTERIOR	0 HOURS
LOOR CONSTRUCTION:	1 HOUR 1 HOUR
INIMUM ROOF CLASS	CLASS B PER IBC TABLE 1505.1
XTERIOR OPENINGS: IRE SEPARATION DISTANCE > 30'	NO LIMIT PER IBC TABLE 705.8
EXTERIOR OPENINGS: 0' ≤ FIRE SEPARATION DISTANCE < 15'	45% PER IBC TABLE 705.8
EXTERIOR OPENINGS: I' < FIRE SEPARATION DISTANCE < 10'	25% PER IBC TABLE 705.8
RE BARRIERS:	1 HOUR PER IBC SECTIONS 707.3.3 AND 713.4
RE PARTITIONS:	1 HOUR PER IBC SECTION 708,3
HAFT ENCLOSURES:	1 HOUR PER IBC SECTION 711.2.4.3 1 HOUR PER IBC SECTION 713.4
ENETRATIONS:	PER IBC SECTION 714
RE-RESISTANT JOINT SYSTEMS:	PER IBC SECTION 715
RE PARTITION OPENING RATINGS:	FIRE PARTITIONS (CORRIDOR WALLS): 20 MINUTES FIRE BARRIERS (INTERIOR EXIT STAIRWAYS): 60 MINUTES PER IBC TABLE 716,1(2)
RE BLOCKING:	PER BC TABLE 716.1(2) PER BC SECTION 718,2
RAFT STOPPING IN FLOORS:	PER IBC SECTION 718,2 PER IBC SECTION 718,3
AUTOMATIC SPRINKLER SYSTEM:	M, B: NFPA 13 PER BC SECTION 903.3.1.1
	R-2: NFPA 13R PER IBC SECTIONS 903.2.8 AND 903.3.1.2
TANDPIPE SYSTEM:	CLASS PER BC SECTION 905.3.1 EXCEPTION 1
STANDPIPE SYSTEM: PORTABLE FIRE EXTINGUISHERS:	905.3.1 EXCEPTION 1 PER IBC SECTION 906
	905.3.1 EXCEPTION 1



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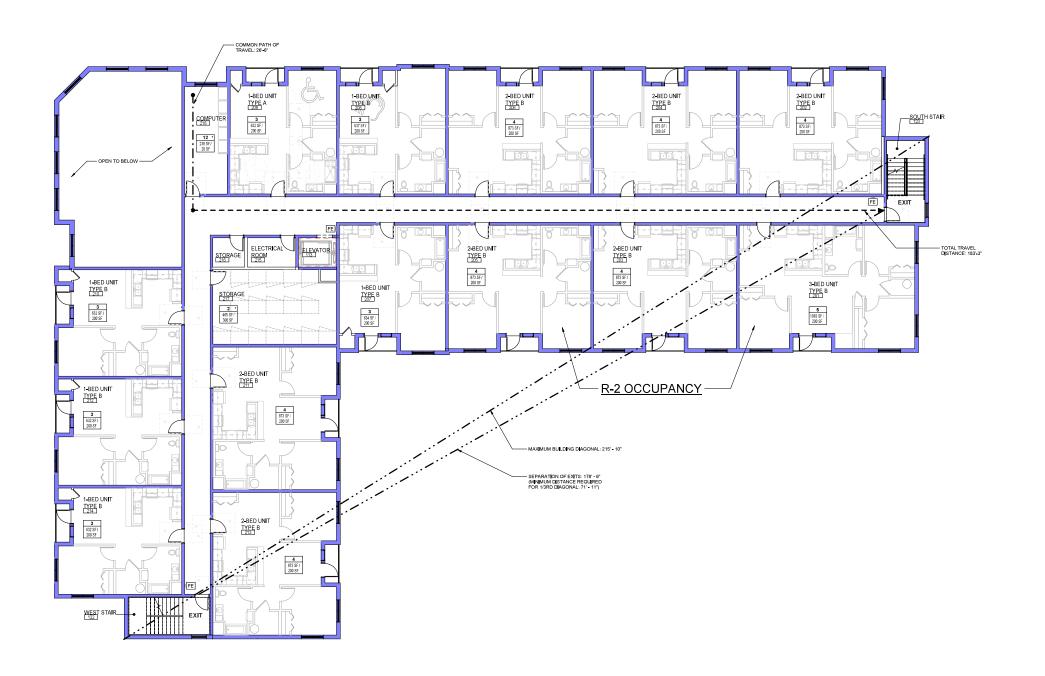
DEPOT SQUARE TBD FRONT STREET CSH₀A

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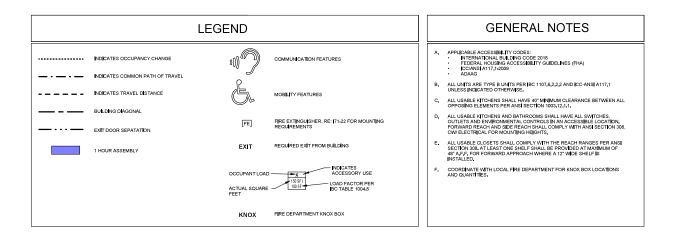
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CODE PLAN LEVEL 1

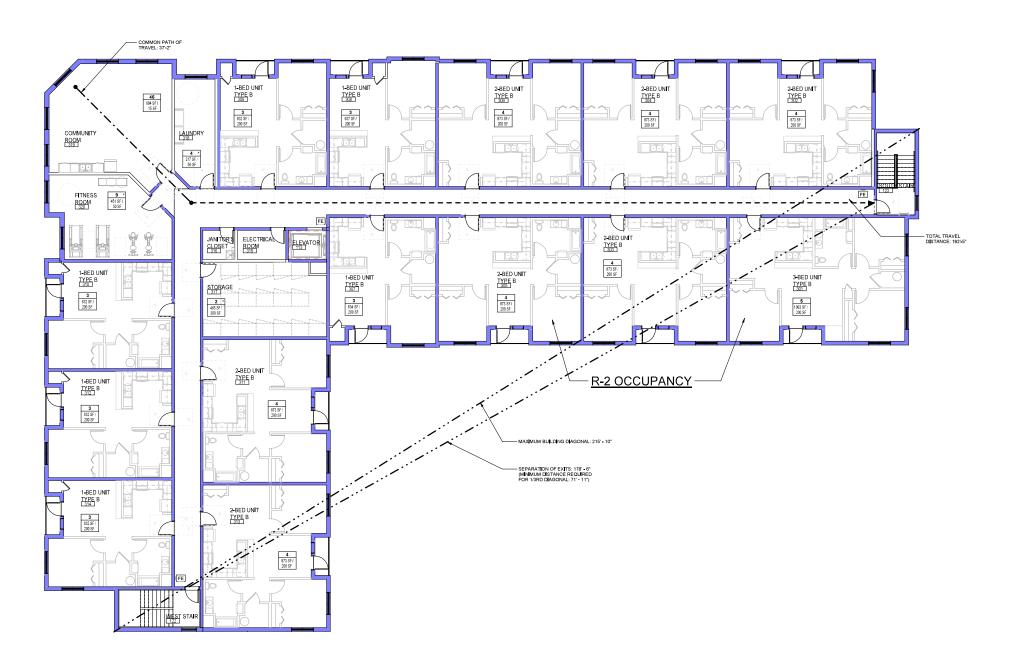
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CODE PLAN - LEVEL 2







1 CODE PLAN - LEVEL 3

