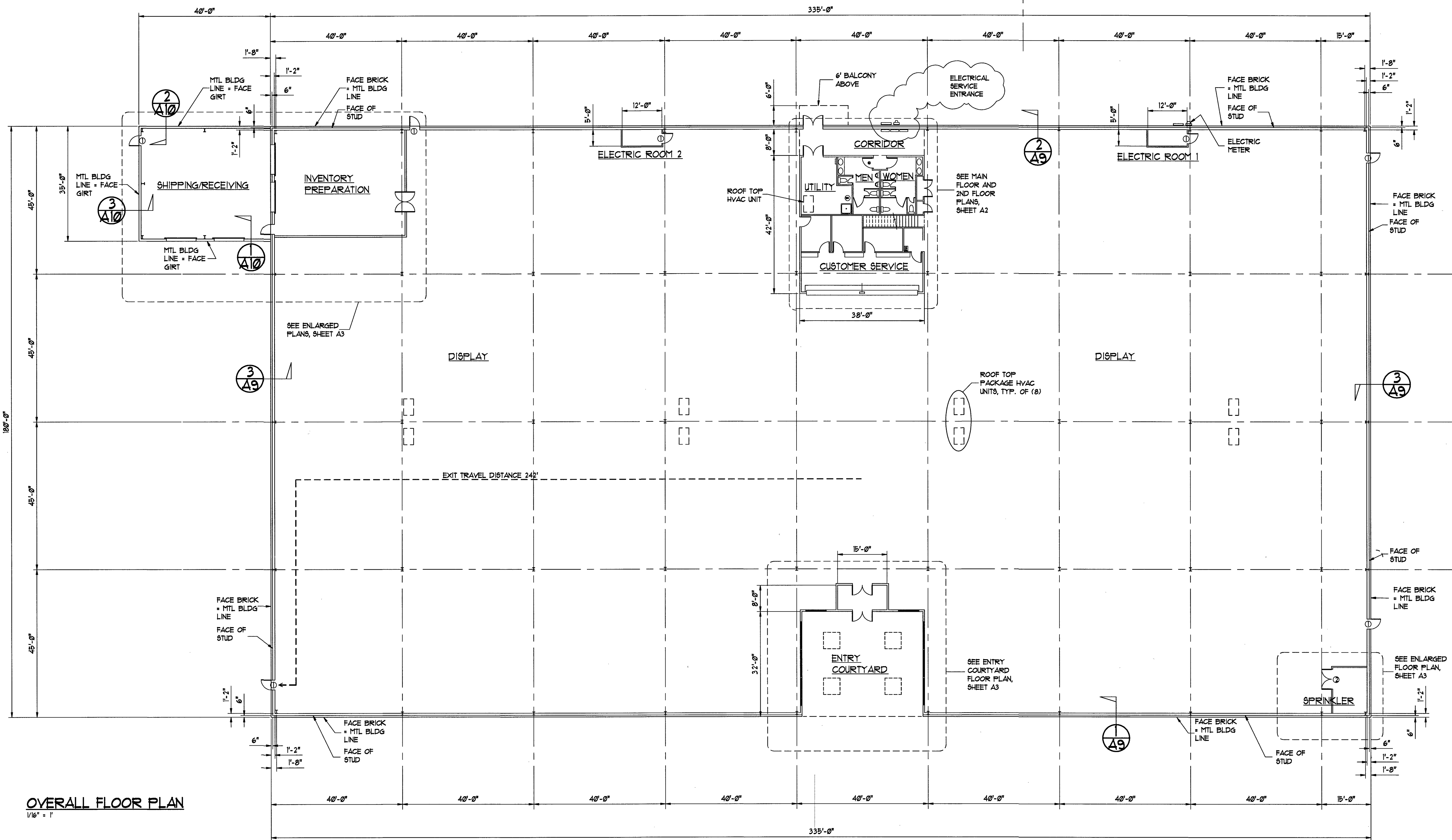




OVERALL FLOOR PLAN
1/8" = 1'

BUILDING CODE ANALYSIS

BUILDING CODE: INTERNATIONAL BUILDING CODE IBC 2012

BUILDING USE: RETAIL FURNITURE SALES

USE GROUP: MERCANTILE, M

CONSTRUCTION TYPE: IIB, UNPROTECTED

AUTOMATIC SPRINKLER SYSTEM: YES, FULLY SPRINKLED

ACTUAL BUILDING AREA: MAIN FLOOR: 60000 SF
ACCESSORY FLOOR: 1600 SF

ALLOWABLE AREA

USE GROUP IIB, SPRINKLERED, ONE STORY (ACCESSORY FLOOR SMALL AND USE UNRELATED TO GENERAL BUILDING USE), USE GROUP M; BUILDING IS SURROUNDED ON ALL SIDES BY PUBLIC WAYS OR YARD AREAS AT LEAST 60' WIDE =;> PER IBC 507.3, BUILDING QUALIFIES FOR UNLIMITED AREA. SEPARATION OF ENTIRE BUILDING AREA INTO FIRE AREAS IS NOT REQUIRED.

EXTERIOR WALL FIRE RESISTANCE, IBC TABLES 601 & 602: 0 HOURS.

IBC CHAPTER 4: NO USE SPECIFIC REQUIREMENTS PRESCRIBED.

OCCUPANCY

DISPLAY & SALES (MERCANTILE): 55500 SF; (55500)/(100 SF/OCC) = 555 OCCUPANTS
TOILETS, CUSTOMER SERVICE: 1600 SF; (1600/60 SF/OCC) 27 OCCUPANTS
INVENTORY PREP: 3200 SF; (3200/500 SF/OCC) 11 OCCUPANTS

TOTAL OCCUPANCY: 583 OCCUPANTS

EGRESS & ACCESSIBILITY

MULTIPLE EXTERIOR DOOR PROVIDED AT GRADE

MAX TRAVEL DISTANCE ALLOWED IBC 1028.1: 250 FT
ACTUAL TRAVEL DISTANCE: 55 FT, OK

PLUMBING

MINIMUM FIXTURE REQUIREMENTS, IBC TABLE 2902.1, A-2
WATER CLOSETS: 1 PER 500 MEN & 1 PER 500 WOMEN, 583 TOTAL OCCUPANCY =;> 2 EACH MEN & WOMEN
LAVATORIES: 1 PER 750 MEN & 1 PER 750 WOMEN, 583 TOTAL OCCUPANCY =;> 1 EACH MEN & WOMEN
WATER FOUNTAINS: 1 REQUIRED
SERVICE SINK: 1 REQUIRED

FIXTURES PROVIDED:
WATER CLOSETS: 2 MEN, 3 WOMEN
URINALS: 1
LAVATORIES: 1 MEN, 1 WOMEN
WATER FOUNTAINS: 1
SERVICE SINK: 1

Revisions By Date

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OVERALL FLOOR PLAN / LIFE SAFETY PLAN

CHRISTIANSBURG STORE
VIRGINIA FURNITURE MARKET
CHRISTIANSBURG, VIRGINIA

Scale: AS SHOWN
Date: 9-14-17
Design By: RBS
CAD By: RBS
Checked By:
Comm. No.: 17121

Sheet No.

A1

DRAWING ISSUANCE	
DATE	PURPOSE
9-14-17	GMP PRICING