

PERMIT SET



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Toso Real Estate LLC

Toso Family Eye Care
Renovations

827 Commercial St.
Emporia, KS 66801

Revision Key

No.	Date	Revision
1	10/02/2024	ASI #1

Project Manager: Clint Hibbs, AIA

Project Designer: Grant Urban, AIA

Checked By:

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G105

Code Information

CODE SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	EXIT - EXTERIOR
	EXIT - INTERIOR (Assembly occ. +50 and exits from floors)
	FIRE EXTINGUISHER
	FIRE DEPARTMENT CONNECTION
	STANDPIPE
	HOSE CABINET
	HOSE CABINET WITH EXTINGUISHER
	FIRE EXTINGUISHER SPACING (Show Radius)
	NON-PROTECTED EXIT PATH (None) or (None per exception of fully sprinkled A, B, E, F, M, S, U occupancy) or (10 occupancy smoke partition walls (No fire resistive wall rating). Doors limit transfer of smoke and shall have positive latching.)
	LIMITED PROTECTED EXIT PATH Automatic Smoke Detection Throughout Exit Path.
	PROTECTED EXIT PATH 1 Hour Fire Partition wall construction. 20-minute rated door assembly. Fire and Smoke Dampers.
	PROTECTED EXIT PATH (sprinkled R occupancy) 0.5 Hour Fire Partition wall construction. 20-minute rated door assembly. Fire and Smoke Dampers.
	SPECIAL COVERAGE Limited sprinkler coverage.
	1 HOUR EXIT PASSAGEWAY 1 Hour Fire Barrier wall construction. No openings other than required exit doors. 1-Hour door assembly.
	2 HOUR EXIT PASSAGEWAY 2 Hour Fire Barrier wall construction. No openings other than required exit doors. 1 1/2-Hour door assembly.
	1 HOUR FIRE BARRIER (vertical) (stairwell - 3 stories or less) 1-Hour Fire Barrier wall construction. 3/4-hour rated door assembly. Fire Dampers, (Edg Fire Damper requirement as necessary for sprinkled buildings).
	2 HOUR FIRE BARRIER (Occupancy and Building Separation) 2-Hour Fire Barrier wall construction. 1 1/2-hour rated door assembly. Fire Dampers, (Edg Fire Damper requirement as necessary for sprinkled buildings).
	1 HOUR SHAFT (3 stories or less) 1-Hour Fire Barrier wall construction. 1-Hour door assembly. Fire/Smoke Dampers.
	2 HOUR SHAFT (4 stories or more) 2-Hour Fire Barrier wall construction. 1 1/2-hour door assembly. Fire/Smoke Dampers.
	SPRINKLED INCIDENTAL USE AREAS Wall construction to resist the passage of smoke from floor to floor to F.R. floor/ceiling assembly. Self or automatic closing doors with no air transfer grilles.
	FIRE PARTITIONS (dwelling unit separation) (R-1 and R occupancies) 1-hour resistive rated walls. 3/4-Hour rated door assembly. Smoke damper.
	INDICATES EXISTING
	ACCUMULATED EXIT WIDTH @ RECD EXIT (clear width) Occupants / Required width Provided width
	ROOM DESIGNATION Room type / Occupancy type Occupant Load Factor / Maximum Allowable occupants
	SHOW ACCUMULATED OCCUPANT LOADS FOR COMPLEX EXIT PATHS (when applicable)
	PUBLIC FIRE HYDRANT (show distance from building)
	EXIT LIGHT
	INDICATES ACCESSIBLE ENTRANCE/EXIT
	EMERGENCY LIGHTING
	SMOKE DETECTOR
	AUDIBLE FIRE ALARM
	STROBE FIRE ALARM
	FIRE ALARM MANUAL PULL

GENERAL INFORMATION

LOCATION: 827 Commercial St.
Emporia, KS 66801

REASON FOR SUBMITTAL: Level II Alterations

OWNER/AGENCY: Toso Family Eye Care

ARCHITECT: BG Consultants, Inc.

RESPONDING FIRE DEPARTMENT: City of Emporia

AUTHORITY HAVING JURISDICTION: City of Emporia

WATER SERVICE: City of Emporia

SEWER TREATMENT: City of Emporia

APPLICABLE CODES

2015 International Building Code
2011 National Electric Code
2012 Uniform Mechanical Code
2012 Uniform Plumbing Code
2010 ADA Standards for Accessible Design

PROJECT DESCRIPTION

Level II Alterations and expansion into existing adjacent building (no change of use). Project consisting of 4,500 SF, non-sprinklered, Business (B) occupancy, of existing Type V-B construction. Alterations include, but not limited to, exterior facade improvements, new interior doors, walls, casework, ceilings, finishes, etc. Miscellaneous structural, mechanical, electrical, and plumbing improvements.

CONSTRUCTION / OCCUPANCY TYPE

Occupancy Type per 301: B	Exterior Wall Protection per T602:
Mixed Occupancy: None	<5' 1
Construction Type per 601: V-B	≥5', <10' 1
	≥10', <30' 0
	≥30' 0
Structural Frame	non rated
Exterior Bearing Walls	non rated
Interior Bearing Walls	non rated
Exterior Walls	non rated
Interior Walls	non rated
Floor Construction	non rated
Roof Construction	non rated

BUILDING HEIGHTS AND AREAS

Allowable Area per T506.2:	9,000 sf / Fir
Actual Building Area:	4,500 sf
Allowable Stories per T504.4:	2
Actual Stories:	1
Allowable Height per T504.3:	40'-0"
Actual Height:	+/- 18'-0"

EGRESS COMPONENTS

Single Egress from Spaces per T1006.2.1:	49 Occupants
Common Path of Egress per 1006.2.1:	75 ft
Egress Width Factors per 1005.3.2 and T1020.2:	
Corridor	44 in. MINIMUM
Stair	0.3 in. MINIMUM
Door	0.2 in./Occupant
Maximum Dead End Corridor: per 1020.4:	20 ft

OCCUPANT LOAD

IBC CALCULATED
Total Occupants: 67 Occupants

PASSIVE LIFE SAFETY SYSTEMS

Corridor Rating per T1020.1 (serving <30 occ.):	None
Corridor Rating per T1020.1 (serving >30 occ.):	1 Hour
Stairwells (Unenclosed) per 1023:	NA
Shafts per 713.2:	NA
Building Separations per T706.4:	2 Hour

ACTIVE LIFE SAFETY SYSTEMS

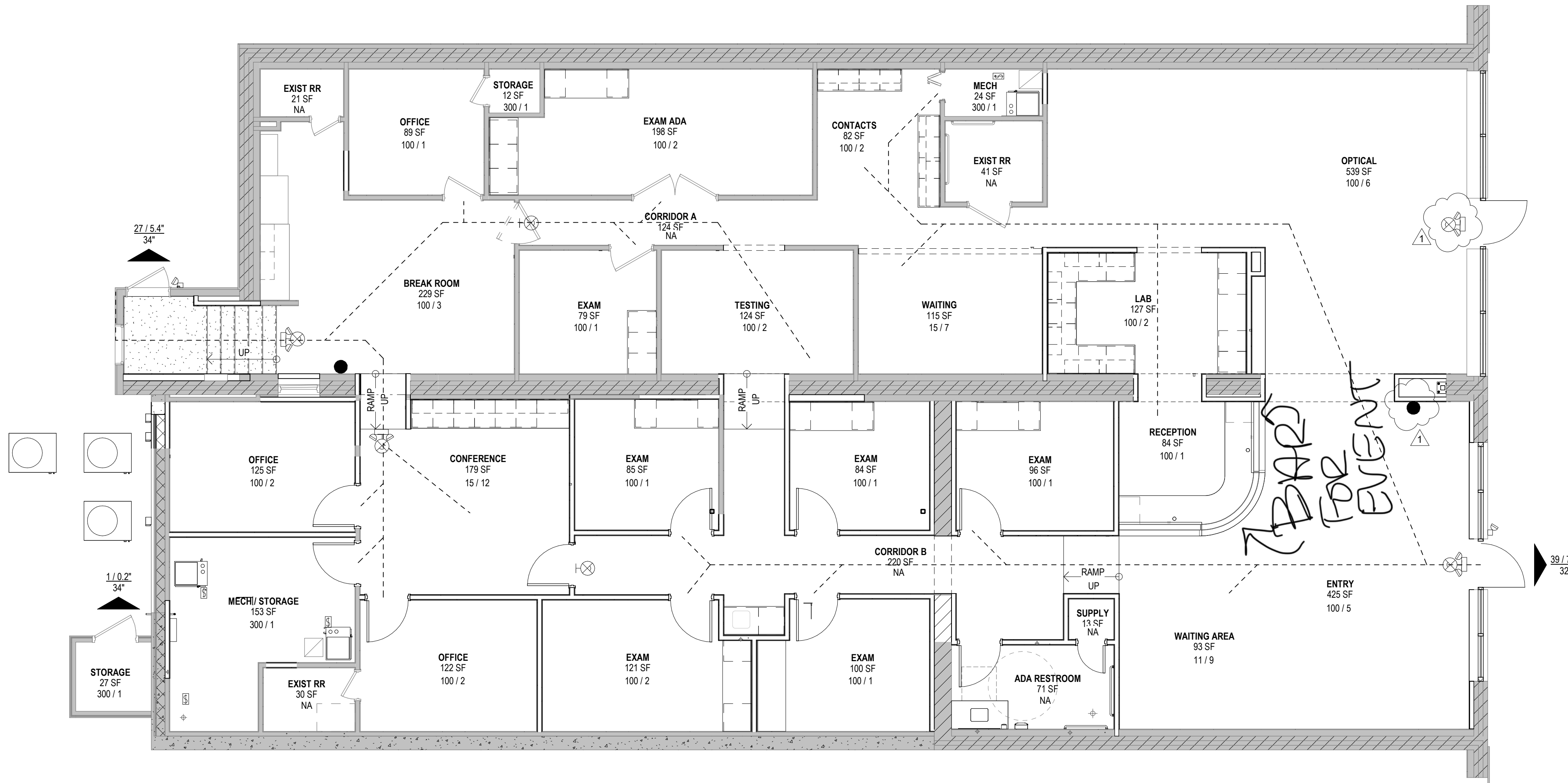
Exit Signs per 1013.1:	Required / Provided
Emergency Lights per 1008:	Required / Provided
Backup Power per 2707:	Not Required / Not Provided
Fire Alarm per 907:	Not Required / Not Provided
Voice/Alarm per 907:	Not Required / Not Provided
Manual/Pull per 907:	Not Required / Not Provided
FACP per 907:	Not Required / Not Provided
Zones per 907.6.4:	Not Required / Not Provided
Smoke Detection per 907:	Not Required / Not Provided
Fire Connection per 912:	Not Required / Not Provided
Sprinkler System per 912:	Not Required / Not Provided
Alternative F-E per 904:	Not Required / Not Provided
Standpipe per 905:	Not Required / Not Provided
Fire Extinguishers per 906:	Required / Provided
Smoke Control per 909:	Not Required / Not Provided
CO Detection per 915:	Not Required / Not Provided

REQUIRED PLUMBING SYSTEMS

REQUIRED:	PROVIDED:
Water Closets: 3	Water Closets: 4
Lavatories: 2	Lavatories: 4
Drinking Fountain: 1	Drinking Fountain: 1 (High-Low)
Service Sink: 1	Service Sink: 1

NON-CONFORMING ITEMS

- IBC 2015 T706.4
Existing north and south masonry party walls shared with adjacent commercial properties are not 2-hour rated as required.
- IBC 2015 T1020.2
Existing Corridor A actual width is 38' 3/4", and does not meet the minimum 44" width. All new wall construction shall meet minimum corridor widths.



Commercial Street

1 Code Footprint
G105 SCALE: 3/16" = 1'-0"

