



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Irving Lofts Historic Rehabilitation Cleburne, Texas	Report No.	One (1)
OWNER:	OPG Irving Partners, LLC Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	March 27, 2026
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	24-3479
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:
 - a. Correction: CFP1 – Building A shall have an NFPA 13R Sprinkler System.

Attachments:

- 1. Revised Sheet CFP1

Issued by:

Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

Copies to:

MCP Group – Adam Wegener, Bruce Melius, Alysia Best
OPG - Dan Maximuk, April Engstrom, Caroline Hurst, Amanda Klaus
Design Team – Maggie Gillam, Ryan Lies, Andrea Taylor, Brent Engelland, Jackson Rhoades, Michael Boerst, Heather Braland
Historic – Ellis Mumford-Russell, Megan McDonald

PROJECT INFORMATION

TYPES OF CONSTRUCTION EXTERIOR RENOVATION, INTERIOR RENOVATION & REMODEL
 FACILITY NAME THE IRVING LOFTS
 FACILITY ADDRESS 1108 N ANGLIN ST CLEBURNE, TEXAS 76031
 OWNER NAME OPG - IRVING LOFTS PARTNERS, LLC
 OWNER ADDRESS 254 N SANTA FE AVE, STE A SALINA, KS 67401
 ph: 913-396-6310
 REASON FOR SUBMITTAL CHANGE IN USE, PRIOR SCHOOL TO MULTI-FAMILY HOUSING
 COUNTY JOHNSON
 LOCAL FIRE DEPARTMENT CITY OF CLEBURNE
 WATER SUPPLY CITY OF CLEBURNE
 LOCAL BUILDING INSPECTION DEPARTMENT CITY OF CLEBURNE
 ARCHITECT JONES GILLAM RENZ ARCHITECTS, INC.
 730 N. NINTH ST. SALINA, KS 67401
 ph: 785-827-0386

CODES/REGULATIONS 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2023 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 FAIR HOUSING ACT DESIGN MANUAL
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS

LEGEND

DESIGNATED EMERGENCY EXIT 68"/24.4" EXIT WIDTH (ACTUAL/REQUIRED)
 122/340 OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION
 1/2 HOUR FIRE PARTITION W/ 20 MIN OPENINGS (PER IBC TABLE 716.5)
 1 HOUR FIRE PARTITION W/ 45 MIN. OPENINGS (PER IBC 708.3 & 716.1(2))
 1 HOUR CONSTRUCTION, SHAFT WALLS W/ 60 MIN. OPENINGS (PER IBC TABLE 716.1(2))

EXIT LIGHT FIRE HYDRANT
 EXIT/EMERGENCY LIGHT FIRE ALARM CONTROL PANEL
 EMERGENCY LIGHT FIRE ALARM REMOTE ANNUNCIATOR PANEL
 FIRE EXTINGUISHER KNOX BOX

OCCUPANCY GROUP (AU - ACCESSORY USE)	A-1
OCCUPANCY USE	ASSEMBLY HALL
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550 15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370 2

BUILDING A CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: III-A (ASSUMED CONSTRUCTION TYPE - EXISTING BUILDING)
 OCCUPANCY BASIC R-2 APARTMENTS
 *BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM, SECTION 903.3.1.2
 *ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.
 ALLOWABLE AREA INCREASE: R-2 ACTUAL BUILDING AREA:
 BASE ALLOWABLE 24,000 SF FIRST FLOOR 11,260 SF
 AREA INCREASE (37.30%) 8,952 SF SECOND FLOOR 6,839 SF
 TOTAL FLR ALLOWABLE/FLOOR 32,952 SF TOTAL BLDG AREA 24,988 SF
 BASIC ALLOWABLE STORIES: 4 ACTUAL STORIES: 3
 (PER IBC TABLE 503)
 BASIC ALLOWABLE HEIGHT: 60' ACTUAL HEIGHT: 47'
 (PER IBC TABLE 503)
 FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-A
 EXTERIOR BEARING WALLS: 2 HOUR
 (EXISTING: BRICK OVER CMU BLOCK PLASTER FINISH)
 PRIMARY STRUCTURAL FRAME: 1 HOUR
 (EXISTING: REF. INTERIOR BEARING WALLS & FLOOR/CEILING ASSEMBLY BELOW)
 INTERIOR BEARING WALLS: 1 HOUR
 (EXISTING: PLASTER FINISH (BOTH SIDES) OVER WOOD CONSTRUCTION)
 INTERIOR NON-BEARING WALLS: 0 HOUR
 SHAFT ENCLOSURES: 1 HOUR
 (NEW ELEVATOR CONSTRUCTION)
 STAIRS 0 HOUR
 FLOOR/CEILING ASSEMBLY: 1 HOUR
 (EXISTING: T&G FLOORING/SHEATHING OVER WOOD TRUSSES, PLASTER FINISH CEILING)
 CEILING/ROOF ASSEMBLY: 0 HOUR
 (TABLE 601, EXCEPTION B)
 CORRIDOR/DWELLING UNITS: 1/2 HOUR
 DWELLING UNITS - 1 HR FIRE PARTITIONS

ELEVATOR REQUIREMENTS
 HOISTWAY OPENING PROTECTION: NOT REQUIRED PER 3006.2.
 ELEVATOR HOISTWAY DOES NOT CONNECT MORE THAN 3 STORIES
 BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
 AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE.
 PLUMBING AND MECHANICAL SYSTEMS SHALL NOT BE LOCATED IN AN ELEVATOR HOISTWAY ENCLOSURE (EXCEPTIONS: FLR DRAINS, SUMPS & SUMP PUMPS)
 OPENINGS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION. PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED.
 ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH ASME A17.1/CSA B44 (3003.2)
 AN AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. (SECTION 1009.4.2, Exception 2)

OCCUPANCY & INCIDENTAL SEPARATIONS: (NON-SEPARATED USES, PER IBC SEC. 508.3)
 WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE-RESISTIVE RATING NOT LESS THAN 1-HR (SECT. 708.3)
 HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 1-HR RATED. (SECT. 711.2.4.3)
 LAUNDRY ROOMS OVER 100 SF - 1 HR RATED

ROOF COVERINGS CLASS C OR BETTER (TABLE 1505.1)
 REQUIRED SEPARATION OF OCCUPANCIES (PER IBC 508.4.4 & TABLE 508.4)
 USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 *THE MAJORITY OF DWELLING UNITS ARE SEPARATED BY EXISTING HISTORIC PLASTER WALLS; ALL NEW WALLS WILL BE 1-FIRE PARTITIONS.

DRAFTSTOPPING (SECT. 708.4.2)
 FIRE PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK ABOVE.
 AUTOMATIC FIRE SUPPRESSION SYSTEM:
 REQUIRED, PROVIDED PER NFPA 13R - ENTIRE BUILDING
 PORTABLE FIRE EXTINGUISHERS
 REQUIRED - PROVIDED.
 EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
 - ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
 - IN EACH ROOM USED FOR SLEEPING
 - ON EACH STORY
 SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
 WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
 SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

EMERGENCY POWER SOURCE:
 EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
 NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES:
 NOT REQUIRED NOT REQUIRED NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 88
 EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10
B	BUSINESS	100 sf/OCCUPANT	49
S-1	STORAGE	300 sf/OCCUPANT	29
M	MECHANICAL	300 sf/OCCUPANT	49

BUILDING B CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: II-B (ASSUMED - EXISTING BUILDING)
 OCCUPANCY BASIC R-2 APARTMENTS
 *BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM, SECTION 903.3.1.2
 *ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.
 ALLOWABLE AREA INCREASE: R-2 ACTUAL BUILDING AREA:
 BASE ALLOWABLE 16,000 SF FIRST FLOOR 5,780 SF
 AREA INCREASE (25%) 4,000 SF THIRD FLOOR 4,000 SF
 TOTAL FLOOR ALLOWABLE 20,000 SF TOTAL BLDG AREA 5,780 SF
 BASIC ALLOWABLE STORIES: 2 ACTUAL STORIES: 1
 (PER IBC TABLE 503)
 BASIC ALLOWABLE HEIGHT: 40' ACTUAL HEIGHT: 16'
 (PER IBC TABLE 503)
 FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B
 EXTERIOR BEARING WALLS: 0 HOUR
 STRUCTURAL FRAME: 0 HOUR
 INTERIOR BEARING WALLS: 0 HOUR
 INTERIOR NON-BEARING WALLS: 0 HOUR
 STAIRS 0 HOUR N/A
 FLOOR/CEILING ASSEMBLY: 0 HOUR
 CEILING/ROOF ASSEMBLY: 0 HOUR
 CORRIDOR/DWELLING UNITS: 1/2 HOUR
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 ROOF COVERINGS CLASS C OR BETTER
 REQUIRED SEPARATION OF OCCUPANCIES (PER IBC 508.4.4 & TABLE 508.4)
 USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 DRAFTSTOPPING (PER IBC 718.4.1.1 & 718.4.2)
 DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
 AUTOMATIC FIRE SUPPRESSION SYSTEM:
 REQUIRED, PROVIDED PER NFPA 13R - ENTIRE BUILDING
 PORTABLE FIRE EXTINGUISHERS
 REQUIRED - PROVIDED.
 EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
 - ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
 - IN EACH ROOM USED FOR SLEEPING
 SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
 WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
 SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.
 SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR
 EMERGENCY POWER SOURCE:
 EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP
 HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
 NO HAZARDOUS MATERIALS ARE TO BE STORED
 SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES:
 NOT REQUIRED NOT REQUIRED NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 24
 EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10
M	MECHANICAL	300 sf/OCCUPANT	49

BUILDING C CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: II-B (ASSUMED - EXISTING BUILDING)
 OCCUPANCY BASIC R-2 APARTMENTS
 *BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM, SECTION 903.3.1.2
 *ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.
 ALLOWABLE AREA INCREASE: R-2 ACTUAL BUILDING AREA:
 BASE ALLOWABLE 16,000 SF FIRST FLOOR 5,922 SF
 AREA INCREASE (25%) 4,000 SF THIRD FLOOR 4,000 SF
 TOTAL FLOOR ALLOWABLE 20,000 SF TOTAL BLDG AREA 5,922 SF
 BASIC ALLOWABLE STORIES: 2 ACTUAL STORIES: 1
 (PER IBC TABLE 503)
 BASIC ALLOWABLE HEIGHT: 40' ACTUAL HEIGHT: 16'
 (PER IBC TABLE 503)
 FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B
 EXTERIOR BEARING WALLS: 0 HOUR
 STRUCTURAL FRAME: 0 HOUR
 INTERIOR BEARING WALLS: 0 HOUR
 INTERIOR NON-BEARING WALLS: 0 HOUR
 STAIRS 0 HOUR N/A
 FLOOR/CEILING ASSEMBLY: 0 HOUR
 CEILING/ROOF ASSEMBLY: 0 HOUR
 CORRIDOR/DWELLING UNITS: 1/2 HOUR
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 ROOF COVERINGS CLASS C OR BETTER
 REQUIRED SEPARATION OF OCCUPANCIES (PER IBC 508.4.4 & TABLE 508.4)
 USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 DRAFTSTOPPING (PER IBC 718.4.1.1 & 718.4.2)
 DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
 AUTOMATIC FIRE SUPPRESSION SYSTEM:
 REQUIRED, PROVIDED PER NFPA 13R - ENTIRE BUILDING
 PORTABLE FIRE EXTINGUISHERS
 REQUIRED - PROVIDED.
 EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
 - ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
 - IN EACH ROOM USED FOR SLEEPING
 SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
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 REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
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 SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR
 EMERGENCY POWER SOURCE:
 EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP
 HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
 NO HAZARDOUS MATERIALS ARE TO BE STORED
 SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES:
 NOT REQUIRED NOT REQUIRED NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 24
 EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10
B	OFFICE	100 sf/OCCUPANT	49



REVISION:
 12-16-2025
 3-27-2026
 DATE: 11-20-2025
 JOB: 25-3479
 SHEET NO.: