

PLUMBING FIXTURE REQUIREMENTS												
NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	NUMBER OF OCCUPANTS PER USE GROUP	WATER CLOSET OCCUPANCY FACTOR	REQUIRED WATER CLOSETS	LAVATORY OCCUPANCY FACTOR	REQUIRED LAVATORIES	BATHTUBS / SHOWERS	DRINKING FOUNTAIN OCCUPANCY FACTOR	REQUIRED DRINKING FOUNTAINS	OTHER
	BUSINESS (SEE SECTIONS 403.2, 403.4 AND 403.6)	B 1 OCC/100 SF	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MERCHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES.	13	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	0.32	1 PER 40 FOR THE FIRST 50 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 50	0.20	—	100	0.08	SERVICE SINK
TOTAL PLUMBING FIXTURES REQUIRED						2		2			1	SERVICE SINK
NUMBER OF PLUMBING FIXTURES PROVIDED						2		2			1	SERVICE SINK
DEFICIENT NUMBER OF REQUIRED PLUMBING FIXTURES						0		0			0	

NOTE: THE BASE BUILDING PROVIDES ACCESSIBLE TOILET FIXTURES TO ACCOMMODATE THE NEW TENANT OCCUPANT LOAD PER ABOVE CHART. THE REQUIRED DRINKING FOUNTAINS ARE LOCATED ON FLOORS 2 & 3.

EXISTING BUILDING INFORMATION:

JURISDICTION: CITY OF MANASSAS
 EXISTING BUILDING CONSTRUCTED IN 2006 UNDER 2000 IBC AND ANSI A117.1-1998
 EXISTING USE GROUP: B-BUSINESS
 EXISTING CONSTRUCTION TYPE: II-B (SPRINKLERED)
 EXISTING FIRE SUPPRESSION SYSTEM: YES
 CORRIDOR RATING: 0 HR
 REQUIRED RATING: 0 HR RATING REQUIRED WITH SPRINKLER SYSTEM
 EXISTING AREA OF BUILDING:
 EXISTING 1ST FLOOR AREA (INCLUDING EXTERIOR WALLS) APPROX: 5,870.00 G.S.F
 EXISTING 2ND FLOOR AREA (INCLUDING EXTERIOR WALLS) APPROX: 5,870.00 G.S.F
 EXISTING 2ND FLOOR AREA (INCLUDING EXTERIOR WALLS) APPROX: 5,870.00 G.S.F
 TOTAL: 17,610.00 G.S.F
 EXISTING BUILDING IS 3 STORIES APPROX: 41 FEET

PROPOSED TENANT SPACES 104 CODE ANALYSIS:

DESIGNED UNDER THE FOLLOWING CODES:

2012 VIRGINIA CONSTRUCTION CODE
 2012 VIRGINIA MECHANICAL CODE
 2012 VIRGINIA PLUMBING CODE
 2011 NEC
 2012 NFPA 101 LIFE SAFETY CODE
 2009 ANSI A117.1 ACCESSIBILITY CODE

USE GROUP: B-BUSINESS AND A3-ASSEMBLY
 BUILDING CONSTRUCTION TYPE: II B, SPRINKLERED

OCCUPANCY LOAD (TABLE 1004.1.2)

1ST FLOOR TENANT SPACE SUITE 100 (BUSINESS): 1,276 SF @ 100 SF PER OCCUPANT = 13 OCC

MIN REQUIRED EXITS (TABLE 1015.1): 1 EXITS REQUIRED

PROVIDED EXITS: 2 EXITS

MAXIMUM ALLOWABLE EXIT TRAVEL DISTANCE (TABLE 1016.2): 300 FEET (BUSINESS) (TD)

MAXIMUM COMMON PATH OF TRAVEL (VCC 1014.3): 100 FEET (CPD)

2012 VIRGINIA CONSTRUCTION CODE - SECTION 1005.3.1 AND 1005.3.2

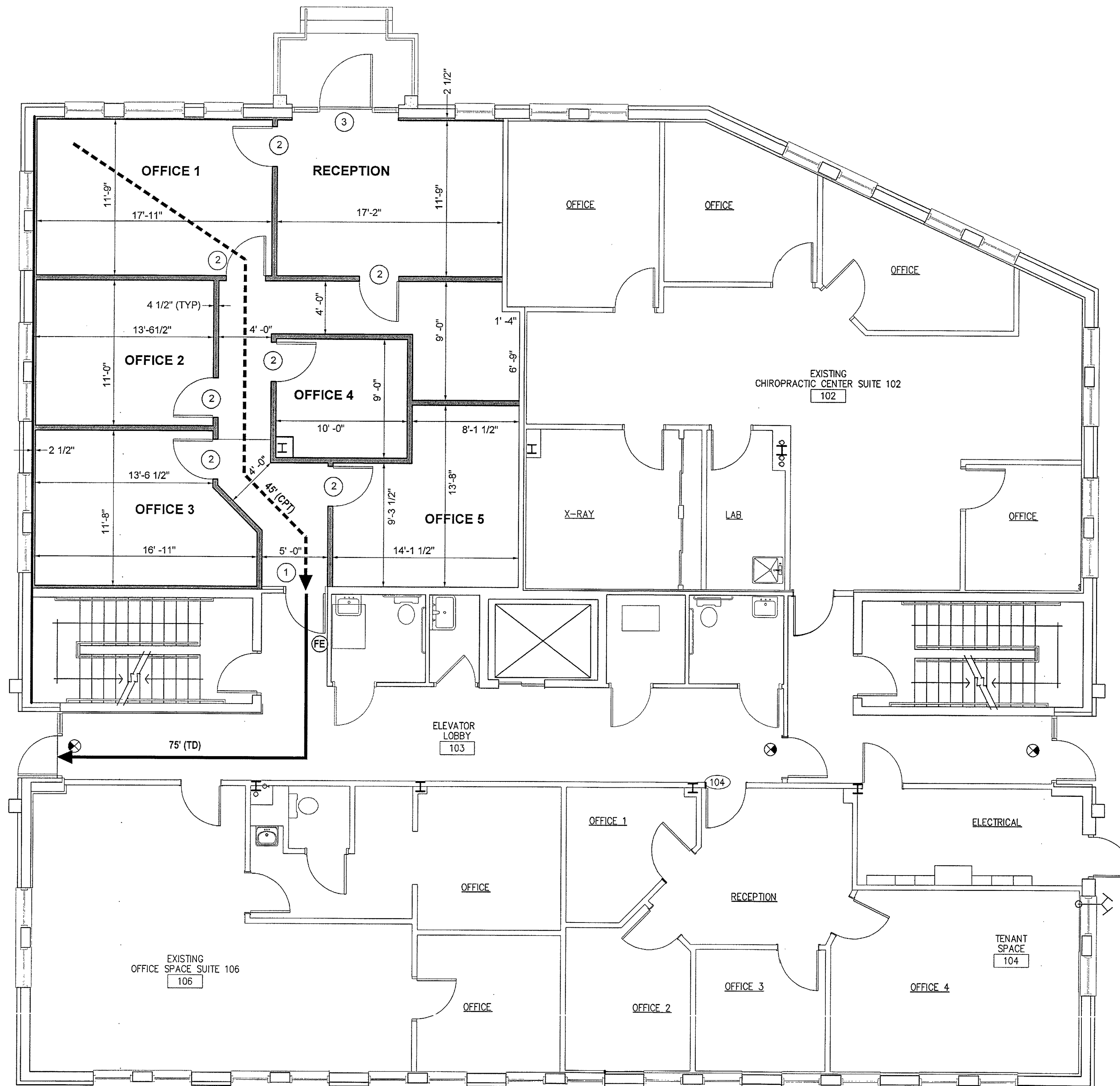
OCCUPANCY	EGRESS WIDTH PER OCCUPANT SERVED	
	STAIRWAYS	OTHER
OTHER OCCUPANCIES	0.2	0.15
H AND I-2 OCCUPANCIES	0.3	0.2

MAXIMUM DOOR EGRESS LOAD

DOOR #	DOOR SIZE	CLEAR WIDTH AVAILABLE	W/SPRINKLER
100	36	34-25	229

LIFE-SAFETY LEGEND

- 300 FT ——— MAXIMUM TRAVEL DISTANCE (TD)
- 100 FT - - - - - MAXIMUM COMMON PATH OF TRAVEL (CPT)
- (FE) 2-A RATED FIRE EXTINGUISHER
- (X) HUNG LIGHTED EMERGENCY EXIT SIGN
- (E) EMERGENCY EXIT SIGN W/ EMERGENCY LIGHTING



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

LOGAN BUILDING - SUITE 100 - 1ST FLOOR
 ALLIANCE ELECTRICAL STAFFING, LLC
 9401 CENTERVILLE ROAD, MANASSAS, VIRGINIA
 CODE ANALYSIS AND LIFE SAFETY PLANS

DATE	ISSUED

SHEET
A0.2