



### LEGEND

	NEW PARTITION
	EXISTING PARTITION
	DEMOLISHED ITEM
	DEMISING WALL WITH SOUND INSULATION
	OFFICE ROOM NAME
	ROOM NUMBER

### CODE INFORMATION

<b>SPRINKLERED:</b>	YES		
<b>OCCUPANT LOAD</b>			
MERCANTILE	1290 SF	60	22
STORAGE	656 SF	300	2
BUSINESS	436 SF	150	3
<b>TOTAL</b>	<b>2,382 SF</b>		<b>27</b>
<b>REQUIRED # OF EXITS:</b>			
ACTUAL # OF EXITS:	2		
MAX COMMON PATH OF EGRESS:	75'		
ACTUAL COMMON PATH OF EGRESS:	20'-4"		
LONGEST DIAGONAL:	85'-9"		
REQUIRED EXIT SEPARATION:	42'-7"		
ACTUAL EXIT SEPARATION:	80'-3"		
REQUIRED DEAD END CORRIDOR:	20'		
ACTUAL DEAD END CORRIDOR:	NONE		

### APPLICABLE CODES

BUILDING CODE:	2024 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
FIRE/LIFE SAFETY CODE:	2024 INTERNATIONAL FIRE CODE WITH AMENDMENTS
MECHANICAL CODE:	2024 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
PLUMBING CODE:	2024 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
ENERGY CODE:	2024 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
ADA GUIDELINES:	STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS) AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)



**02** KEY PLAN

PROJECT NAME AND ADDRESS  
 HYPOTHETICAL RETAIL  
 4885 ALPHA ROAD  
 SUITE 110  
 FARMERS BRANCH  
 TEXAS, 75244

1600 N. COLLINS  
 SUITE 1900  
 RICHARDSON, TX 75080  
 TEL: 469.804.2400

DRAWN BY: MN  
 REVIEWED BY: MN

No.	Revision/Issue	Date
1.0	SPACE PLAN	10-23-25

SEAL/SIGNATURE

**NOT TO BE USED  
 FOR PERMIT,  
 CONSTRUCTION OR  
 REGULATORY  
 APPROVAL**

SHEET NAME  
**SPACE PLAN**

SHEET NUMBER  
**1.0**

**01** SPACE PLAN  
 SCALE: 3/32" = 1'-0"