

Building Occupant Load Calculation per IBC Section 1004						
Name	Function of Area	Area	Area Per Occ.	Area Type	Occupant Load	Egress Width
Ground Floor						
8985 (Vacant)	Business Areas	1,345.0 SF	100	Gross	14	2.8"
8989 (Vacant)	Business Areas	1,998.1 SF	100	Gross	20	4.0"
8993 (Vacant)	Business Areas	2,629.3 SF	100	Gross	27	5.4"
8995 (1st Heritage Credit)	Business Areas	2,015.5 SF	100	Gross	21	4.2"
8999 (Money Matters)	Business Areas	820.4 SF	100	Gross	9	1.8"
Corridor/RR/Elec	(none)	835.5 SF				
Covered Porch	Exterior Area	2,095.2 SF	0			
Total Building Area		11,738.9 SF			91	18.2"

CODE REVIEW SUMMARY:

Applicable Codes: 2012 International Building Code
 2012 International Fire Code
 2012 International Plumbing Code
 2012 International Mechanical Code
 2012 International Fuel Gas Code
 2012 International Energy Conservation Code
 2011 National Electric Code
 2010 ADA Standards for Accessible Design

Occupancy Classifications:
 Overall Building = Mixed Use Nonseparated
 Group B - Business (No Fire Separation Req'd)
 Group M - Mercantile (Most Restrictive, No Fire Separation Req'd)

Construction Type:
 Type II, B - Unsprinkled (Allowed with No Change in Occupancy or Ownership)

Allowable Height & Areas:
 Table 503: Allowable Height in Stories: 2
 Table 503: Allowable Area per Floor: 12,500 SF
 506.2 Allowable Area Increase for Frontage: 58 %
 $A(f) = 100[F/P - 0.25]W/30$
 Total Allowable Area with All Allowed Increases:
 Table Area + Frontage Area Inc = 19,750 SF
 Total Actual Building Area (Under Roof): 11,739 SF
 Total Actual Heated Area: 9,644 SF

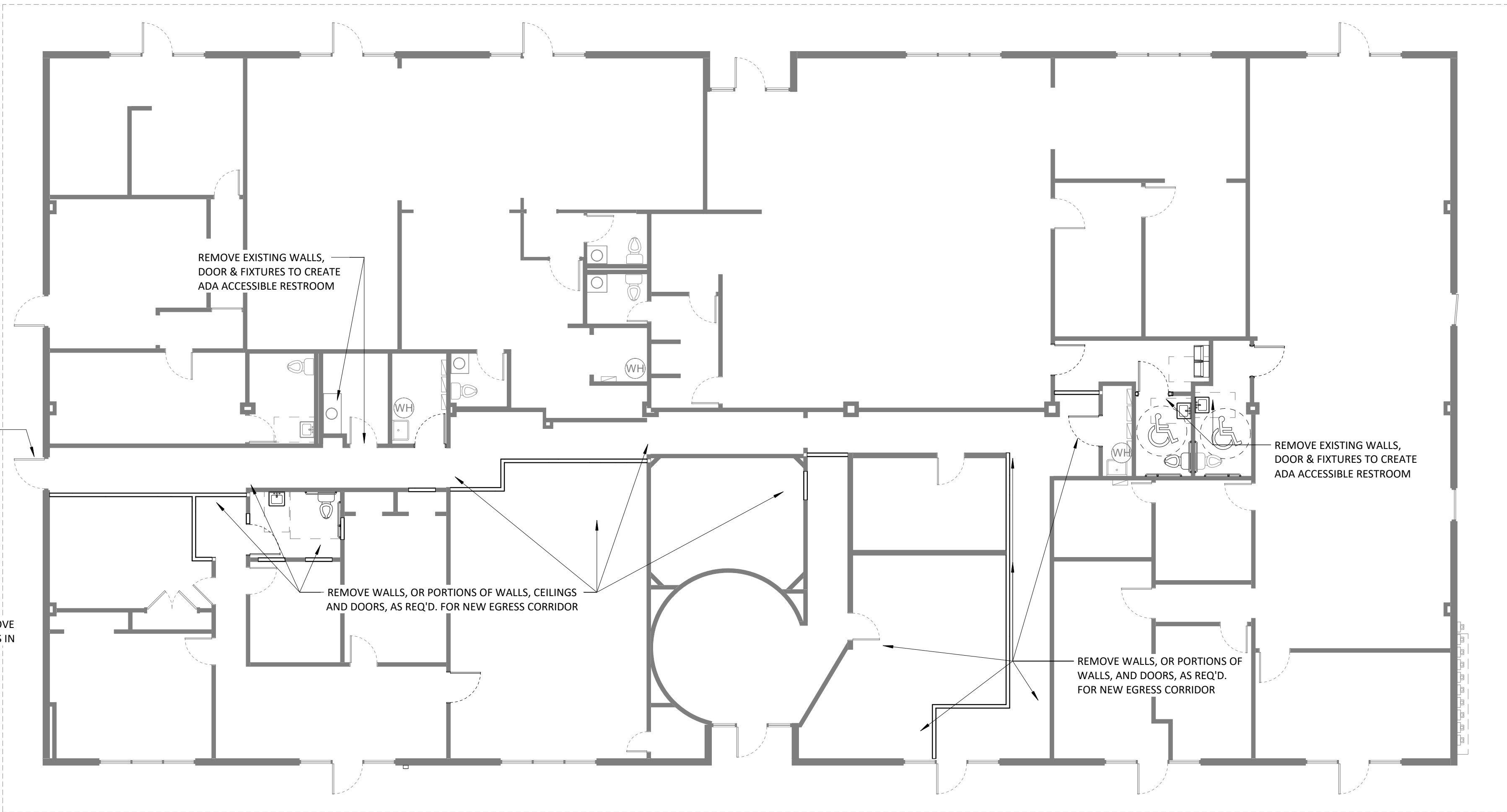
Exterior Wall Ratings: Not Required due to >10 LF Clear Area

Occupant Load & Means of Egress:
 See Room Code Schedule for Detailed Occupancies, Total Occupant Load = 90 Occupants

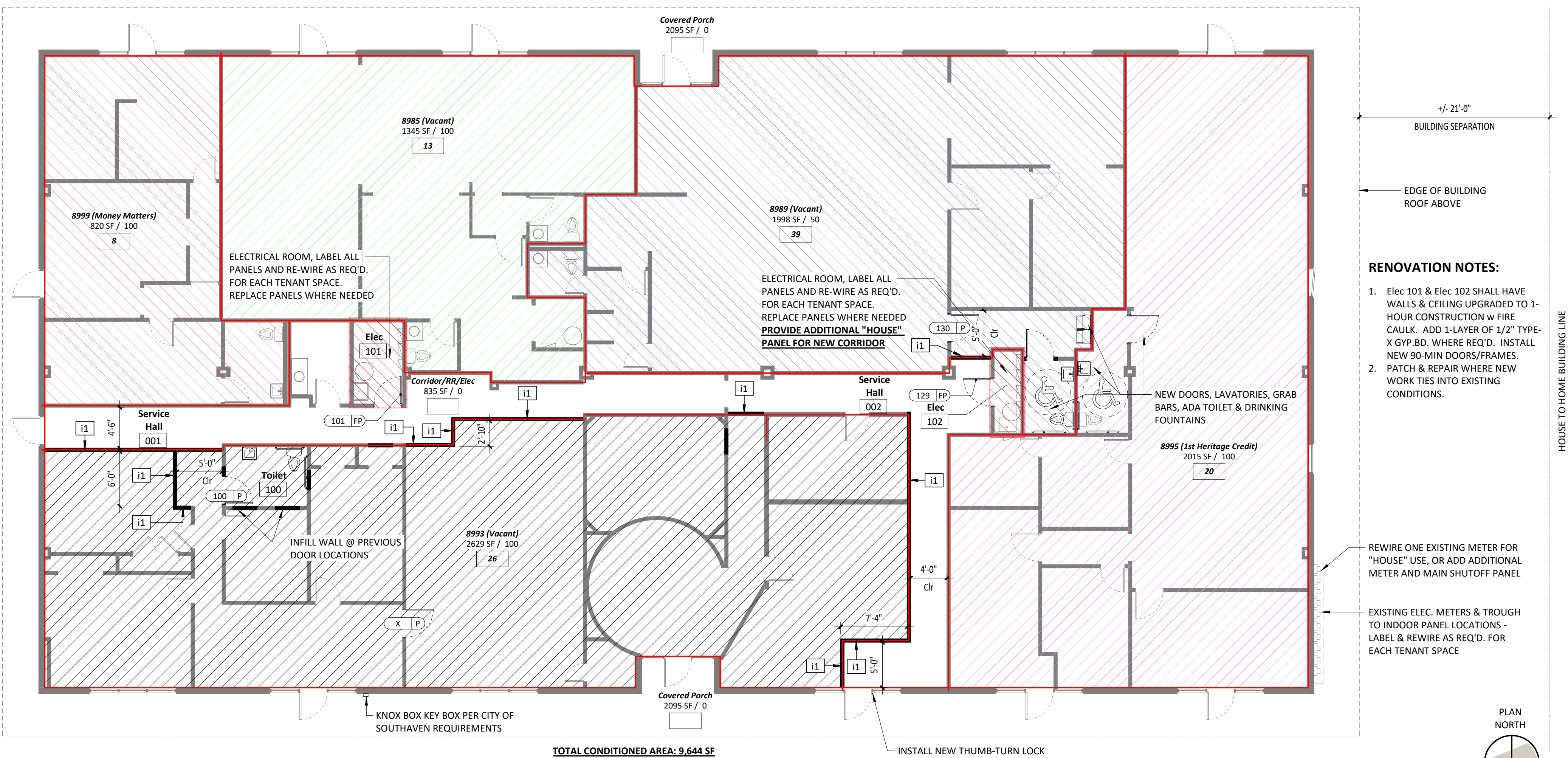
Egress Widths:
 See Room Code Schedule for Specific Room Requirements
 Stairways: Not Applicable
 Egress: Occupant Load x Table Factor = Minimum Required Width
 $90 \times 0.2 = 18$ Required Inches
 Compared to 370+ Actual Inches -- OK
 Rooms with Occupant Load > 50 Require 2 Exits, See Room Code Schedule
 Exit Travel Distances < 250 LF (See Code Plan)

Plumbing Fixture Requirements:
 Based on B Occupancy of 90 Total Occupants:

	Total Fixtures Provided:
	Single-User Restrooms:
Waterclosets:	2.8 Calc. = 3 Req'd
Urinals:	N/A
Lavatories:	2.13 Calc. = 3 Req'd
Tubs/Showers:	N/A
Drinking Fountains:	1.0 Calc. (2 Min. Req'd)
Service Sinks:	1 Req'd per Bldg.



3D Demolition Plan - 1st Floor
 Scale: 1/8" = 1'-0"



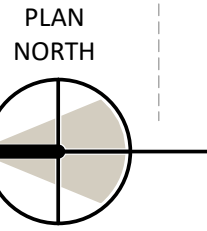
RENOVATION NOTES:

- Elec 101 & Elec 102 SHALL HAVE WALLS & CEILING UPGRADED TO 1-HOUR CONSTRUCTION w FIRE CAULK. ADD 1-LAYER OF 1/2" TYPE-X GYP.BD. WHERE REQ'D. INSTALL NEW 90-MIN DOORS/FRAMES.
- PATCH & REPAIR WHERE NEW WORK TIES INTO EXISTING CONDITIONS.

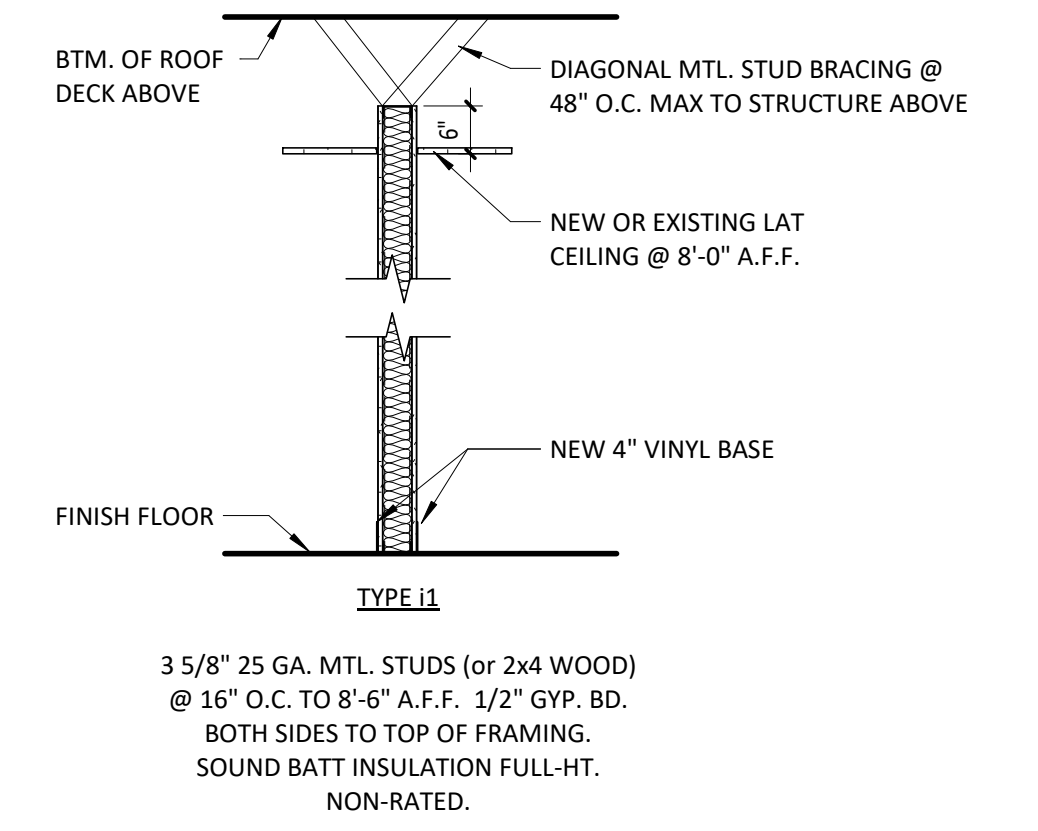
REWIRE ONE EXISTING METER FOR "HOUSE" USE, OR ADD ADDITIONAL METER AND MAIN SHUTOFF PANEL

EXISTING ELEC. METERS & TROUGH TO INDOOR PANEL LOCATIONS - LABEL & REWIRE AS REQ'D. FOR EACH TENANT SPACE

TOTAL CONDITIONED AREA: 9,644 SF



2E IBC 2012 Code Review Summary
 Scale: No Scale



1E Interior Wall Types
 Scale: 1/2" = 1'-0"

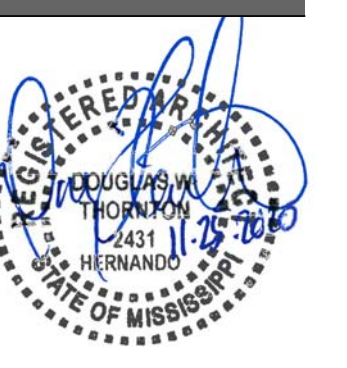
1D Life Safety Plan - 1st Floor
 Scale: 1/8" = 1'-0"



ARCHITECTURAL & ENERGY RESOURCES FOR CONSTRUCTION

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Project No.: 19169
 Date: 11.25.2020
 Drawn by: PKS/DT
 Checked by: DWT

REVISIONS

No.	Description

CONSTRUCTION DOCUMENTS

A100
 Floor Plans & Code Review

Plot Date & Time: 12/22/2020 3:22:20 PM



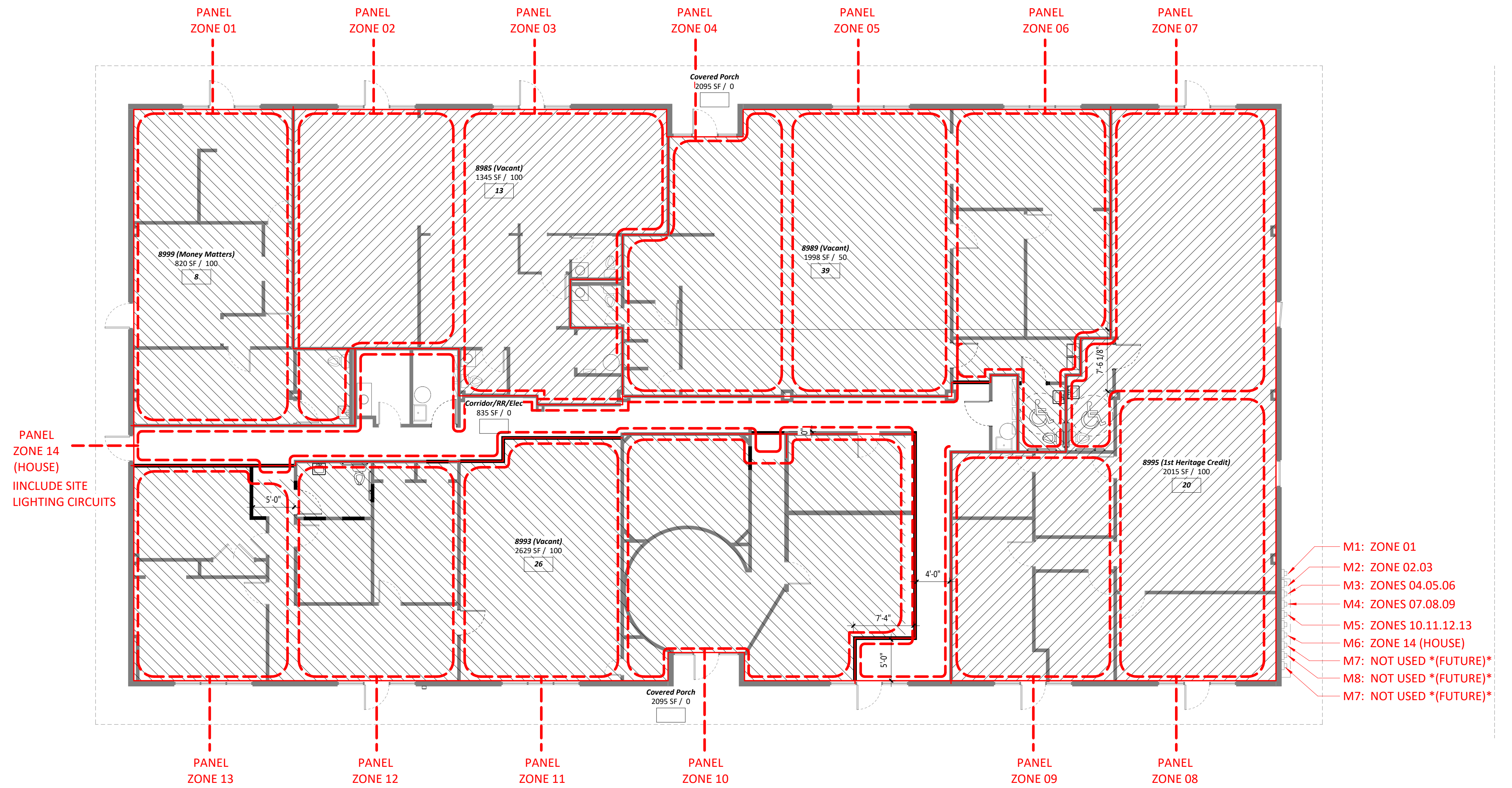
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DOOR NO.	OVERALL UNIT SIZE			DOOR					FRAME		
	WIDTH	HEIGHT	THICK.	MATL.	FINISH	DOOR TYPE	GLAZING	FIRE RATING	FRAME MATL.	FRAME FINISH	FRAME TYPE
	100	3'-0"	6'-8"	1 3/8"	SCW	PAINT	P			WOOD	PAINT
101	3'-0"	6'-8"	1 3/8"	SCW	PAINT	FP		45 MIN	HM	PAINT	45-MIN
129	3'-0"	6'-8"	1 3/8"	SCW	PAINT	FP		45 MIN	HM	PAINT	45-MIN
130	3'-0"	6'-8"	1 3/8"	SCW	PAINT	P			WOOD	PAINT	PRE-HUNG
177	3'-0"	7'-0"	1 3/4"	SCW	PAINT	F			WOOD	PAINT	PRE-HUNG
178	3'-0"	7'-0"	1 3/4"	SCW	PAINT	F			WOOD	PAINT	PRE-HUNG
X	3'-0"	6'-8"	1 3/8"	SCW	PAINT	P			WOOD	PAINT	PRE-HUNG



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1D Electrical Diagram Plan - 1st Floor
Scale: 1/8" = 1'-0"



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A101
Electrical Diagram