

BUILDING CODE ANALYSIS

APPLICABLE CODES
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI A117.1

DESCRIPTION OF WORK
NEW TWO STORY OFFICE BUILDING

OCCUPANCY CLASSIFICATION
B (OFFICE)

TYPE OF CONSTRUCTION
V-B, SPRINKLED

FLOOR AREA
FIRST FLOOR: 5,882 SQ.FT.
SECOND FLOOR: 5,834 SQ.FT.
(ALLOWABLE AREA = 23,000 SQ.FT. PER FLOOR X 3 FLOORS)

OCCUPANT LOAD
FIRST FLOOR: 5,882 / 100 = 59
SECOND FLOOR: 5,834 / 100 = 59
TOTAL: 118

EXITS REQUIRED
SECOND FLOOR: TWO
FIRST FLOOR: TWO

EXITS PROVIDED
SECOND FLOOR: TWO
FIRST FLOOR: TWO

TOILET FACILITIES REQUIRED
MEN: 3 WC & 2 LAV
WOMEN: 3 WC & 2 LAV
MOP SINK
DRINKING FOUNTAIN (ADA)

TOILET FACILITIES PROVIDED
MEN: 2 WC & 2 UR & 2 LAV
WOMEN: 4 WC & 2 LAV
MOP SINK
DRINKING FOUNTAIN (ADA)

PROVIDE MINIMUM OF TWO WALL MOUNTED 2A:10BC FIRE EXTINGUISHERS ON EACH FLOOR OF THE BUILDING, LOCATED WITH A MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER OF 75'.

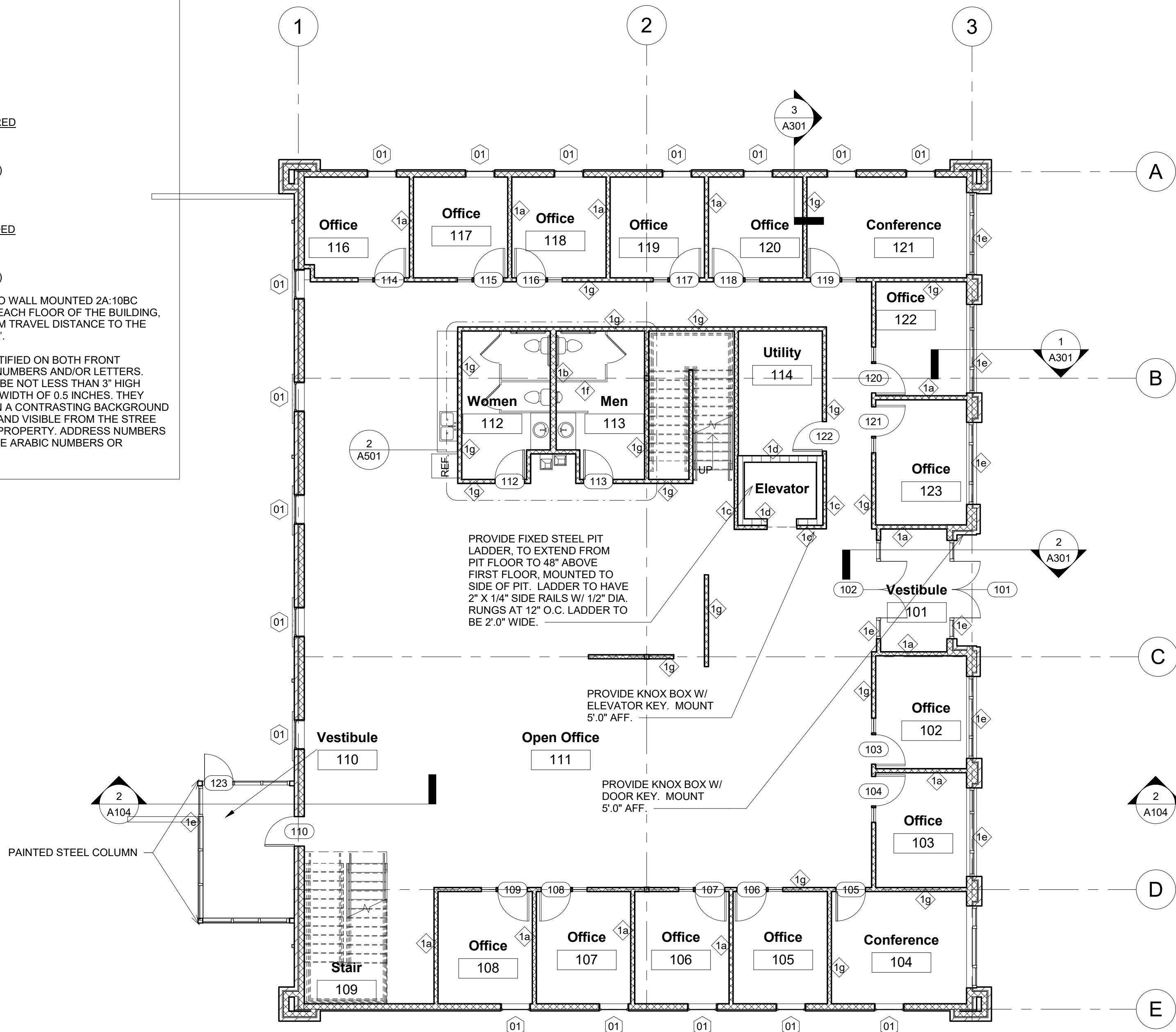
PREMISES SHALL BE IDENTIFIED ON BOTH FRONT AND REAR DOORS, WITH NUMBERS AND/OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 3" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. THEY SHOULD BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS AND/OR LETTERS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS.

ELEVATOR TO BE SCHINDLER 3300 MRL TRACTION ELEVATOR. SSCO 2100 # CAPACITY. 100 fpm W/ CENTER OPENING

NOTE: IF ALTERNATE MANUFACTURER IS SELECTED, VERIFY ALL PIT AND SHAFT SIZE REQUIREMENTS PRIOR TO CONSTRUCTION.

NORTH AND SOUTH BUILDING WALLS TO BE 1 HOUR RATED (NON BEARING) UL DESIGN V432. PER IBC TABLE 705.8 WALLS ARE ALLOWED TO HAVE 25% UNPROTECTED OPENINGS. SEE BUILDING ELEVATIONS FOR UNPROTECTED OPENING PERCENTAGES FOR NORTH AND SOUTH WALLS. A MINIMUM 30" HIGH PARAPET IS PROVIDED ON THE NORTH AND SOUTH WALLS. SEE SHEET A105 FOR UL DESCRIPTION

PROVIDE (4) 2A:10BC FIRE EXTINGUISHERS PER FLOOR. LOCATION TO BE COORDINATED WITH FIRE DEPARTMENT.



1 First Floor Plan-Annotation
1/8" = 1'-0"



2 Second Floor Plan- Annotation
1/8" = 1'-0"

scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd. #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhag@att.net

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NEW BUILDING FOR

REECE NICHOLS

222 SW Main Street

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority 000022

1	City Comment	5.7
No.	Description	Date
Revision Schedule		

Annotation Floor Plans

Project number 1981
Date 05/02/2019

A101

Scale 1/8" = 1'-0"

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1 3D View 1

Dimensions and Weights

Figure 32. Cooling and gas/electric - 10 tons ultra high efficiency

Note: All dimensions are in inches/millimeters.

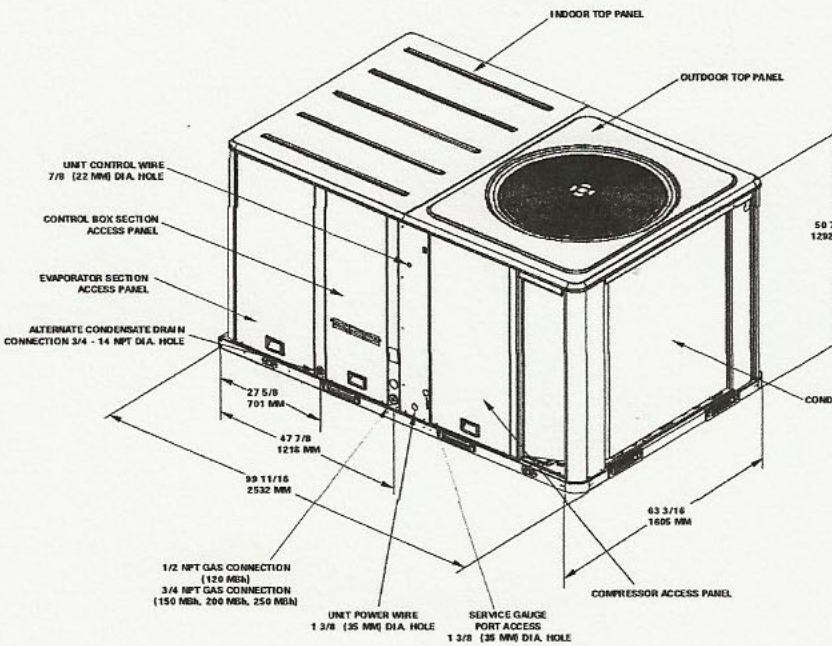


Figure 33. Cooling and gas/electric - 10 tons ultra high efficiency - downflow airflow supply/return, through-the-base utilities

Note: All dimensions are in inches/millimeters.

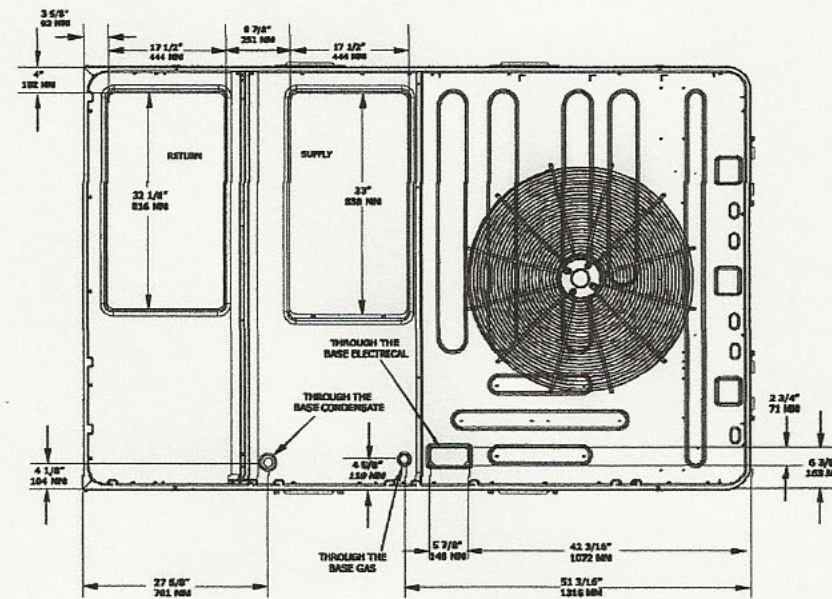
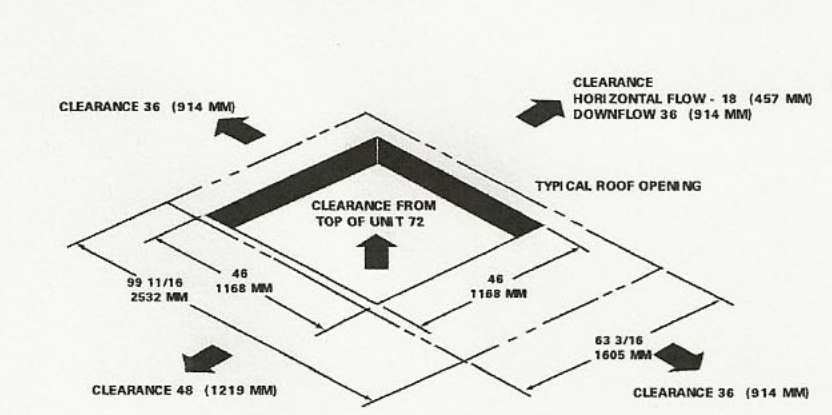
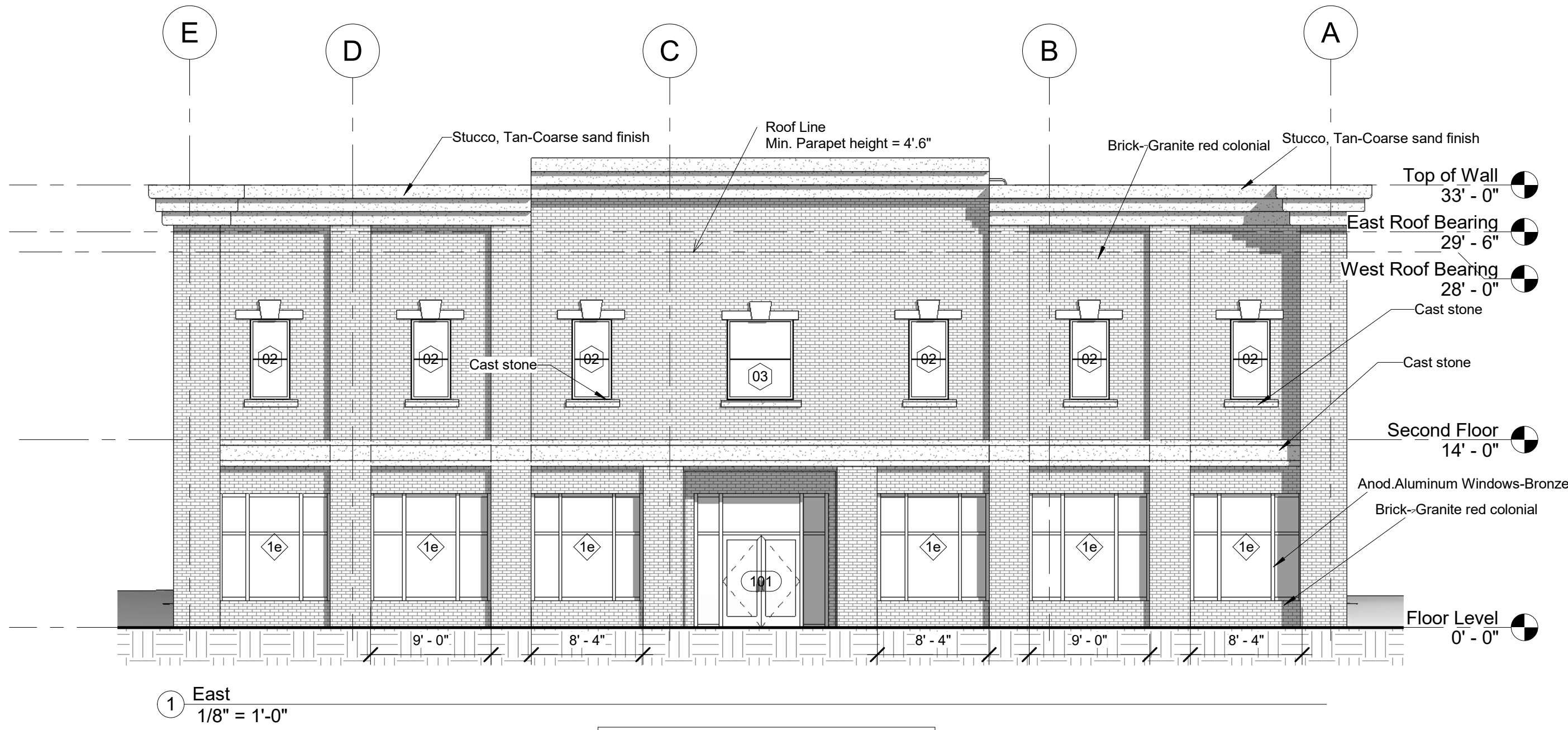


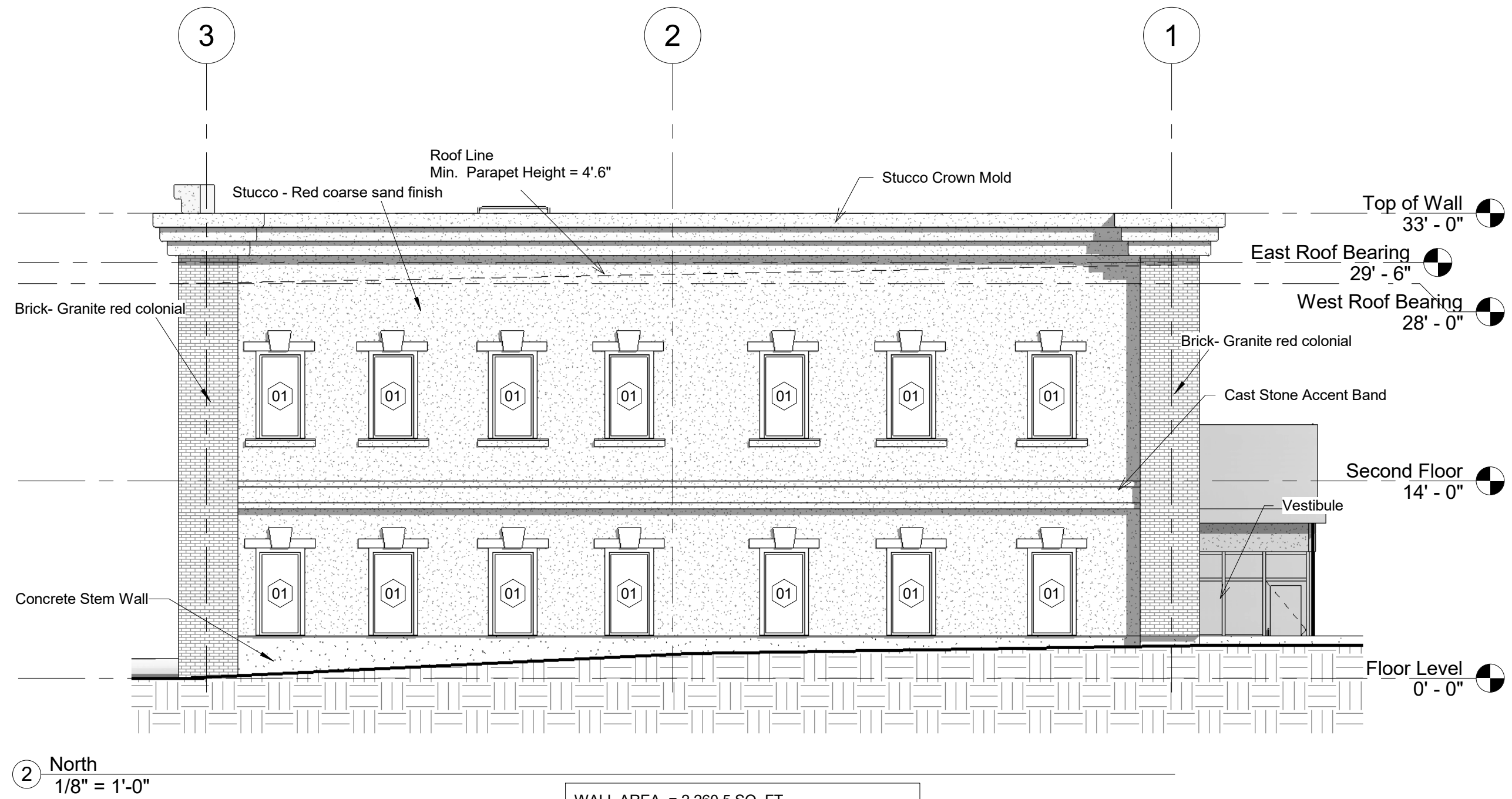
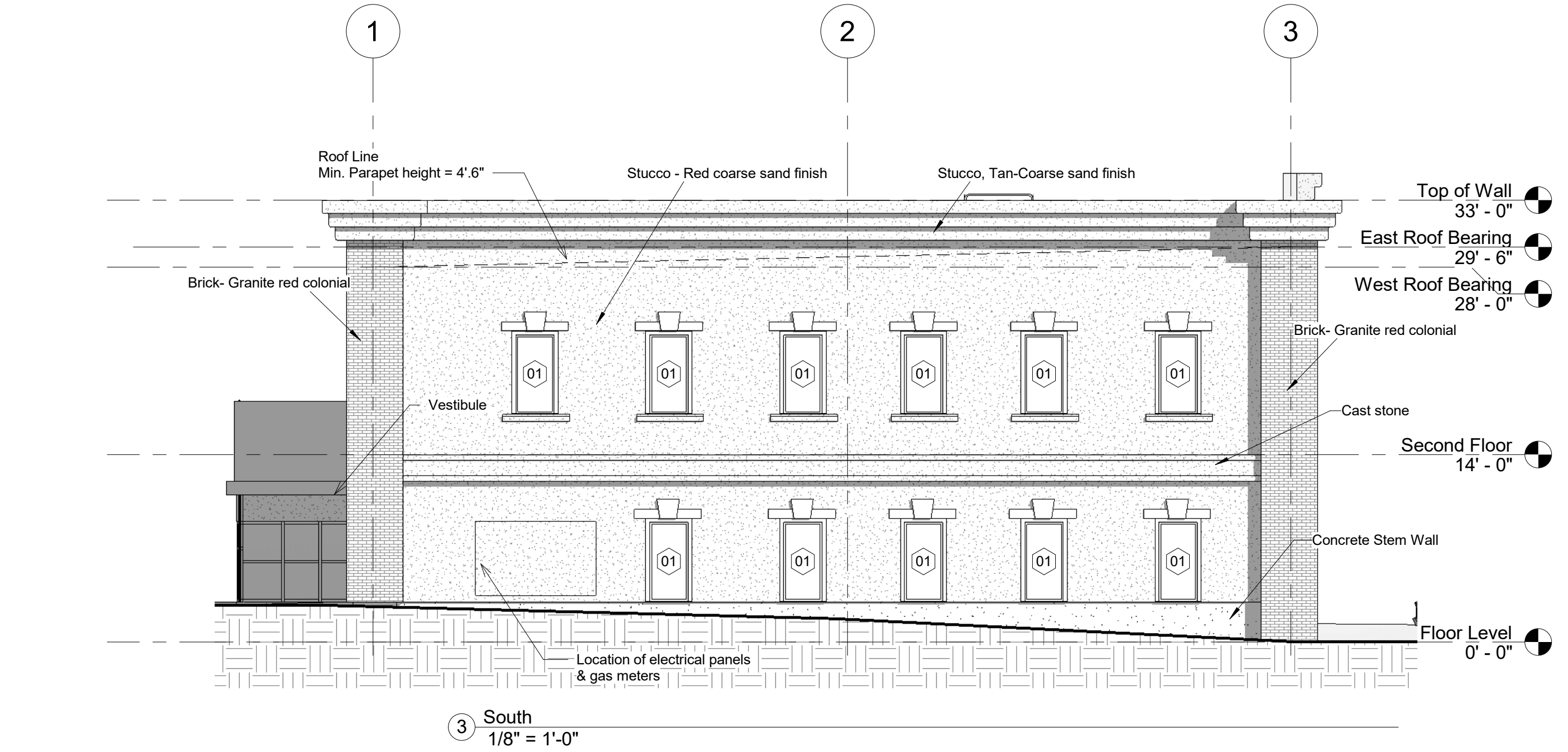
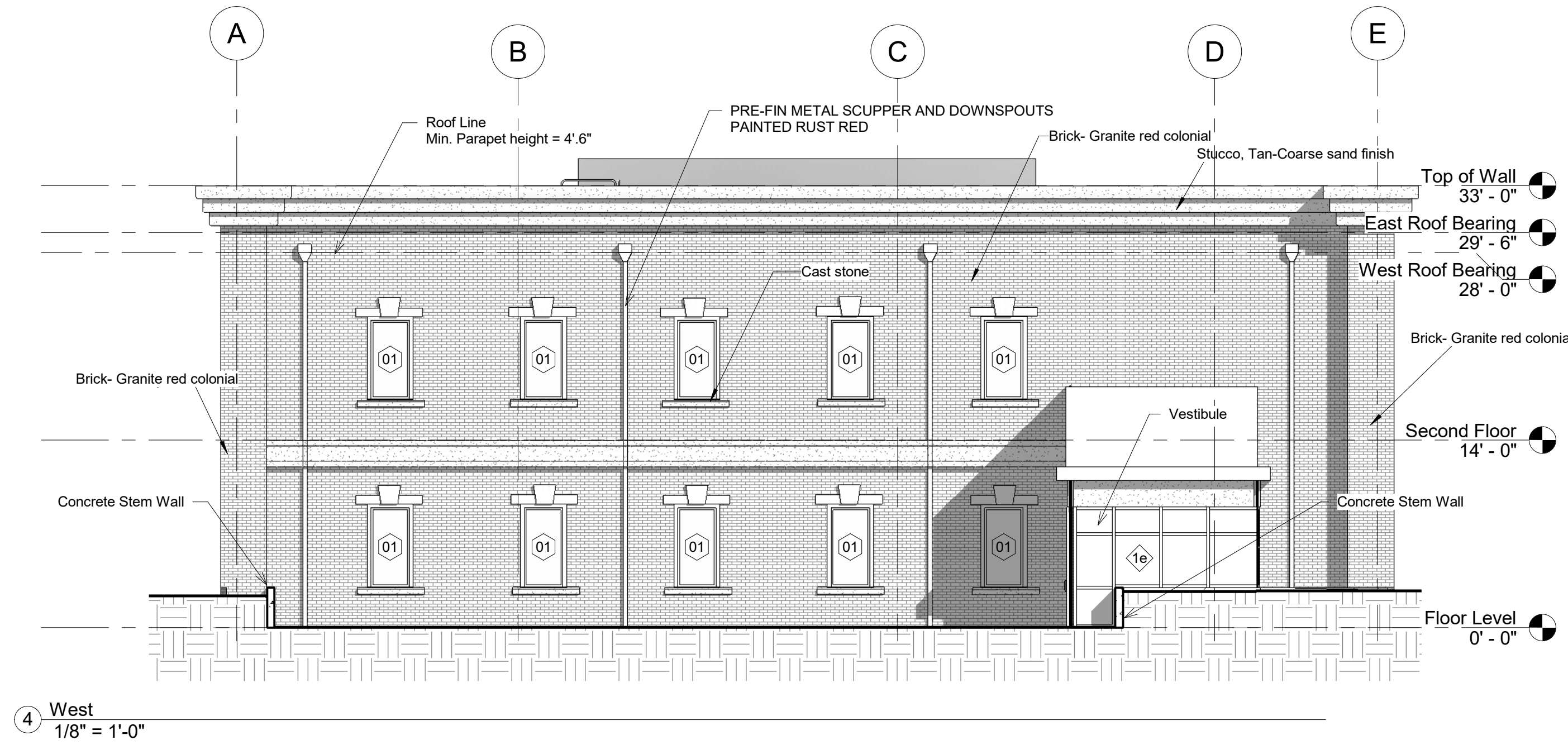
Figure 34. Cooling and gas/electric - 10 tons ultra high efficiency - unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

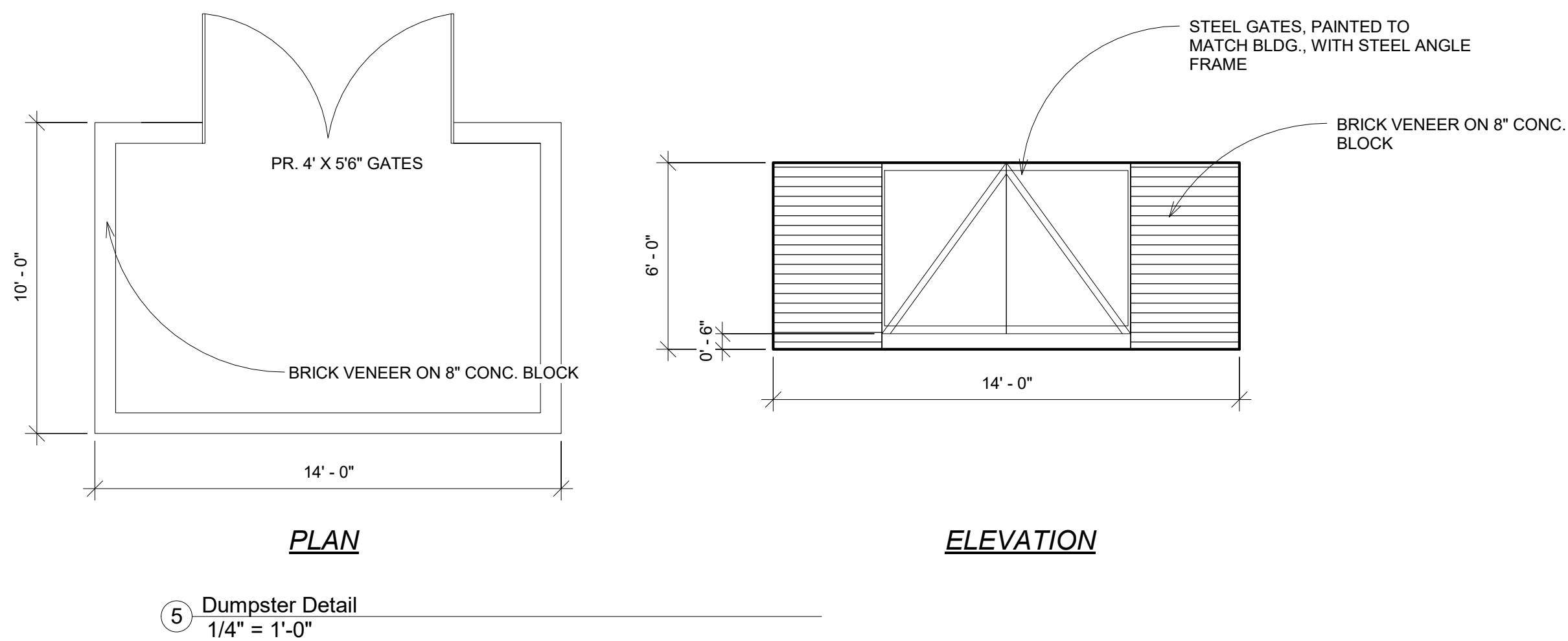




WALL AREA = 2,260.5 SQ. FT.
25% WINDOW AREA IS ALLOWED (565 SQ. FT.)
ACTUAL WINDOW AREA = 180 SQ. FT.



WALL AREA = 2,260.5 SQ. FT.
25% WINDOW AREA IS ALLOWED (565 SQ. FT.)
ACTUAL WINDOW AREA = 252 SQ. FT.



Scharhag

HERMAN A. SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd. #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhag@att.net

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No.	Description	Date
Revision Schedule		

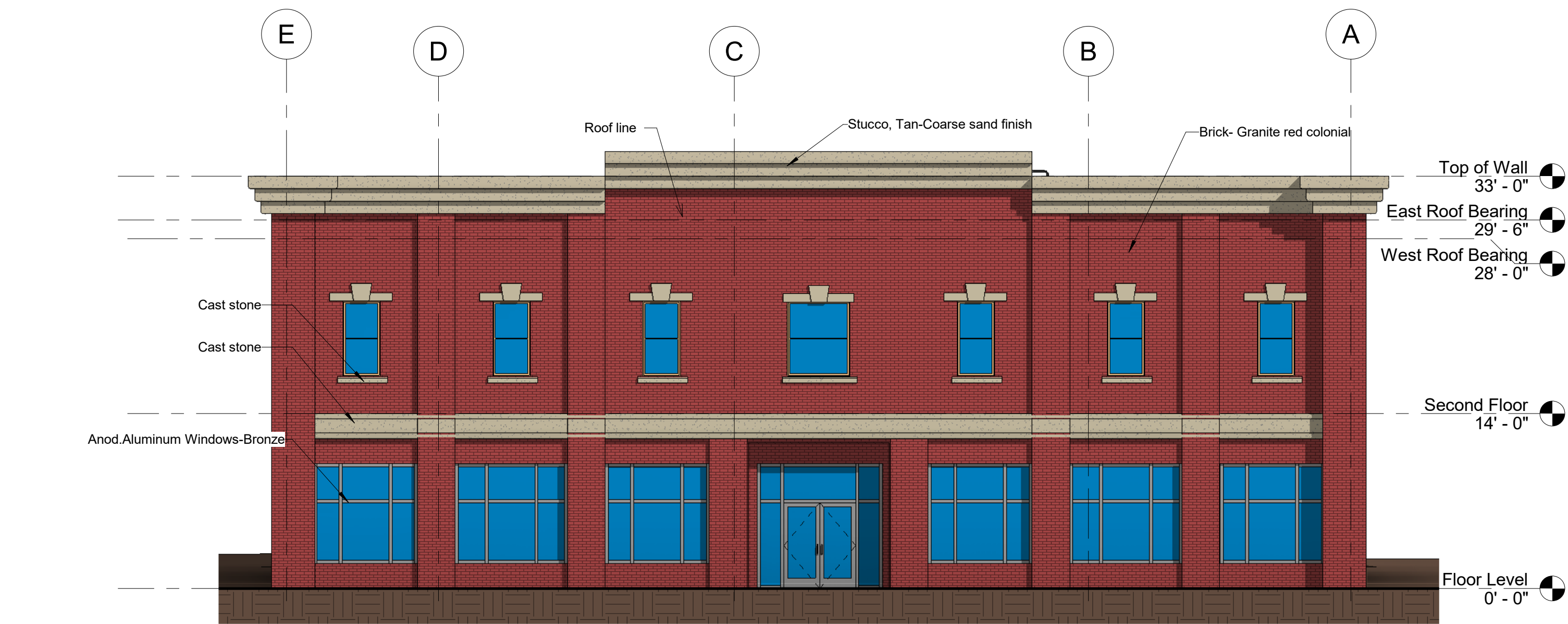
Elevations

Project number 1981
Date 05/02/2019

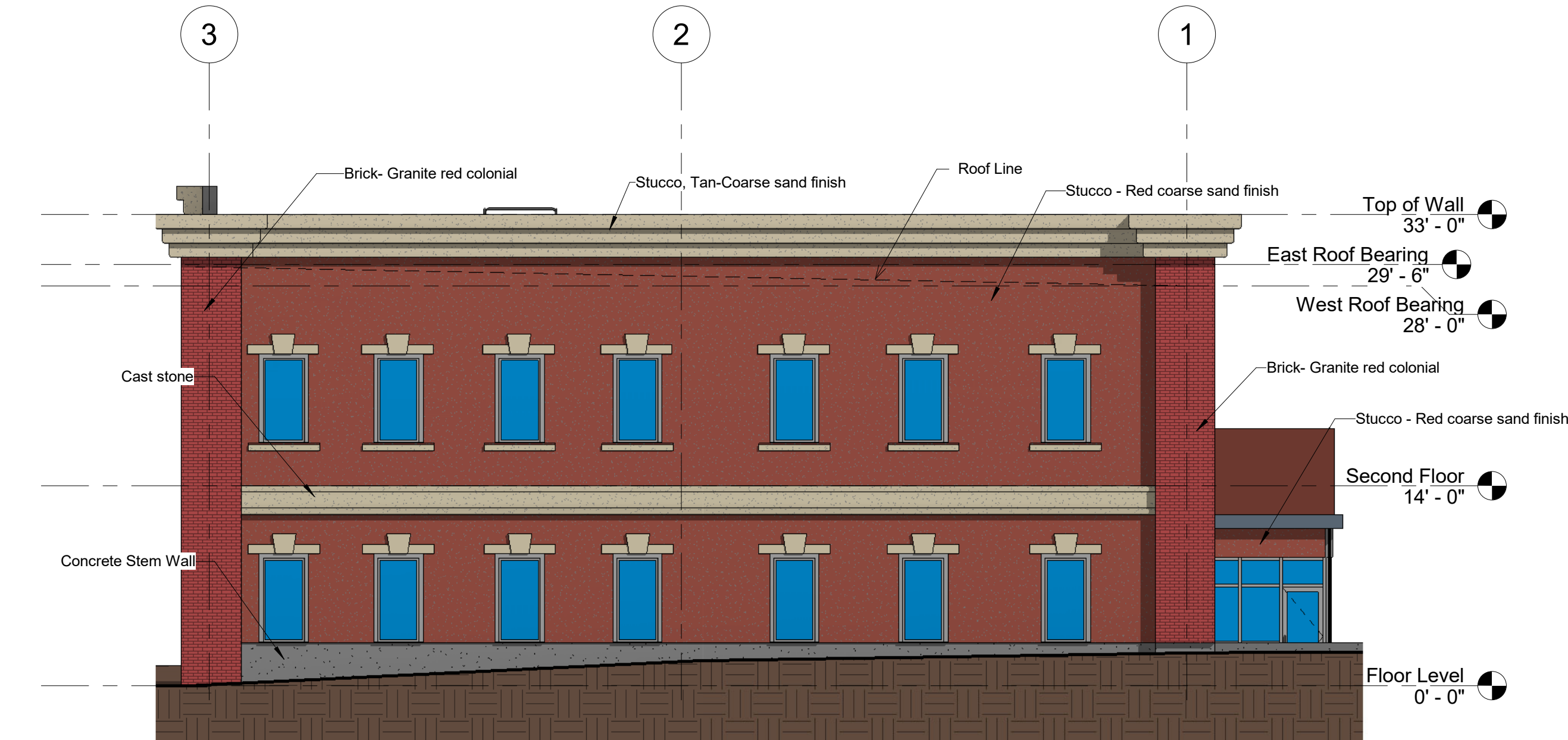
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Scale As indicated

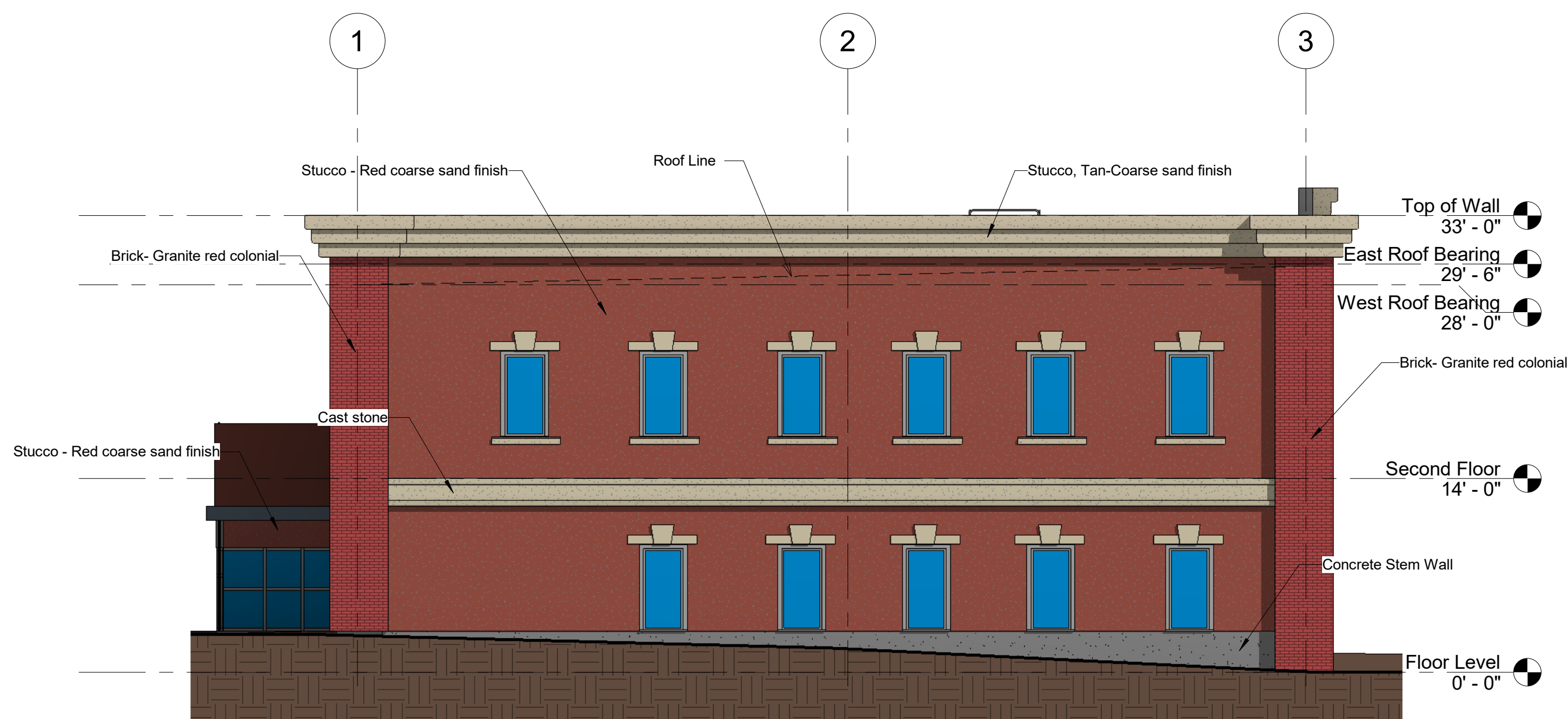
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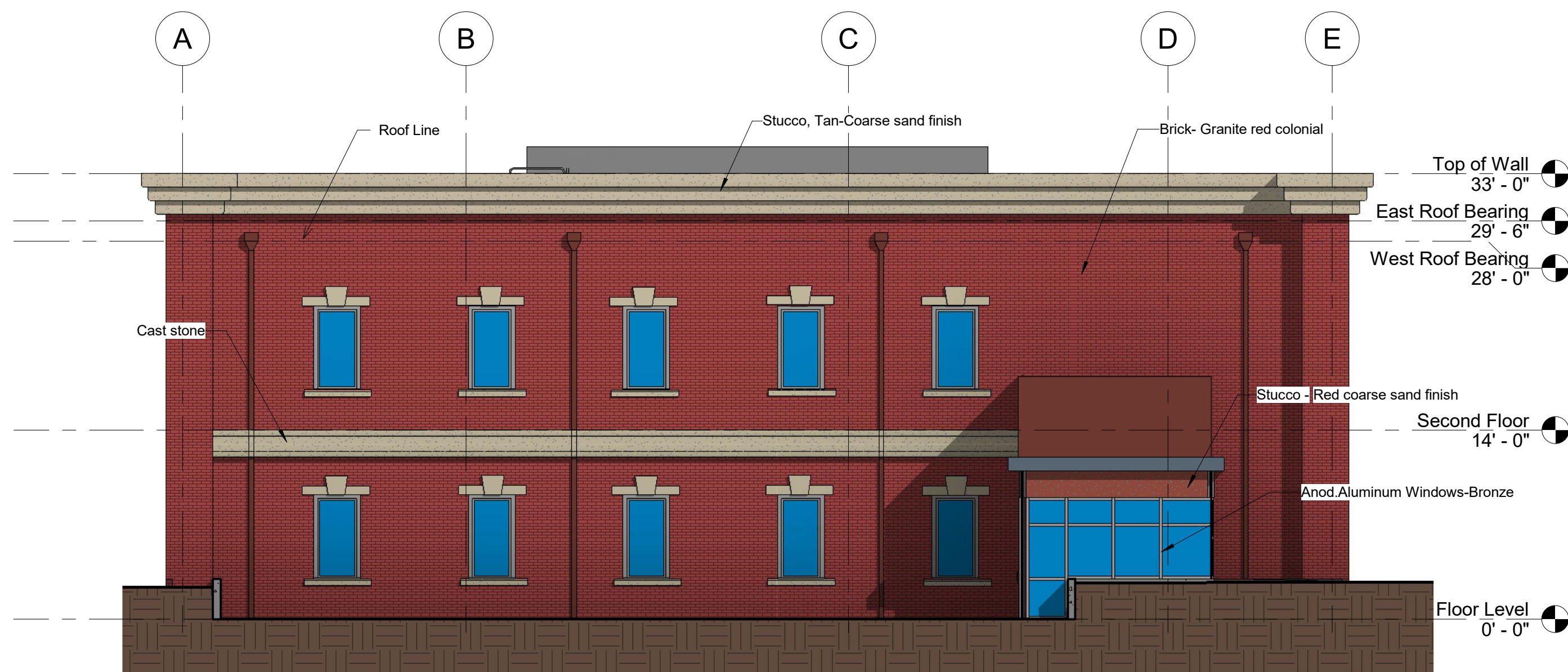
① East Color
1/8" = 1'-0"



② North Color
1/8" = 1'-0"



③ South Color
1/8" = 1'-0"



④ West Color
1/8" = 1'-0"

Scharhag

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NEW BUILDING FOR

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No.	Description	Date
Revision Schedule		

Colored
Elevations

Project number 1981
Date 05/02/2019

A202

Scale 1/8" = 1'-0"

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