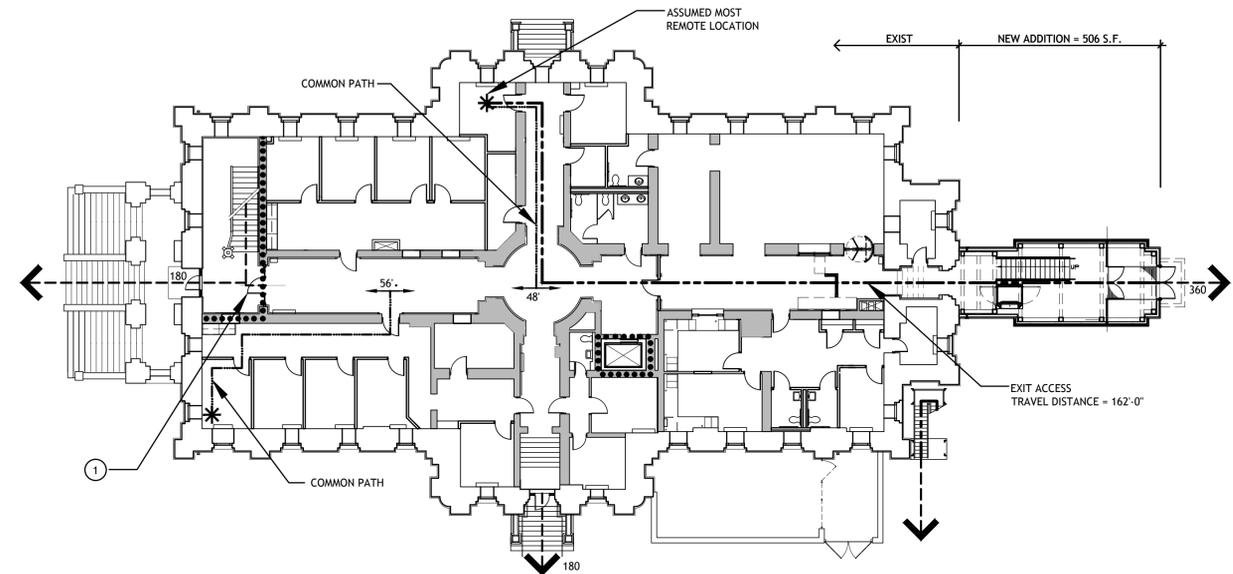


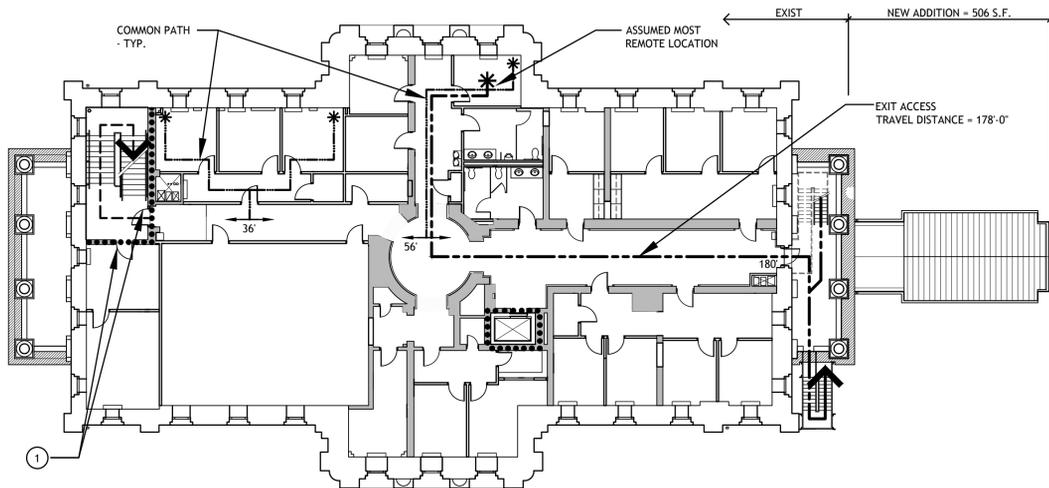
Lower Level Floor Plan

1/16" = 1'-0"



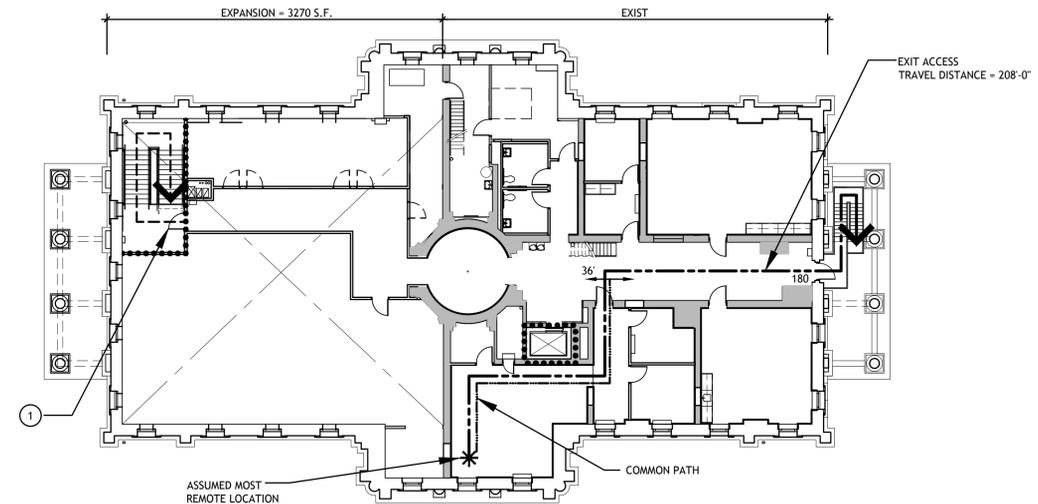
First Floor Plan

1/16" = 1'-0"



Second Floor Plan

1/16" = 1'-0"



Third Floor Plan

1/16" = 1'-0"

LEGEND

① ← 90 MIN DOOR

← 100 ← TOTAL EXIT CAPACITY

EXISTING SMOKE BARRIER

EXISTING SOLID MASONRY WALL TO REMAIN. ONE HOUR RATED ASSEMBLY. SEAL ALL EXISTING AND NEW PENETRATIONS THRU THE SMOKE PARTITION PER UL C-AJ-7103 OR SIMILAR. VERIFY DETAIL WITH MFR PRIOR TO BIDDING.

COMMON PATH OF TRAVEL (SEC. 1014.3)

TRAVEL DISTANCE
300 FEET (SPRINKLERED BUILDING PER TABLE 1016.1)

BUILDING CODE INFORMATION (2011 OBC)

Chapter 34 Existing Buildings & Structures
Building Evaluated Per Section 3412 Compliance Alternatives
Refer to Documentation Provided With Permit Application

Existing 4-Story Building	27940 s.f. Total Area	Addition	
Lower Level	7740 s.f.	1st Floor	506 s.f.
1st Floor	8100 s.f.	3rd Floor	3270 s.f.
2nd Floor	7900 s.f.	Area of Addition	3776 s.f. Total Area
3rd Floor	4200 s.f.		
Total Building Area	31716 s.f.		

Use & Occupancy Classification
B-Business Chapter 3 OBC
Sections 304

General Building Heights and Areas
Allowable Height and Building Area
B
23,000 s.f. per floor maximum
3 stories maximum
55' maximum height

Automatic Sprinkler System Increase
Maximum stories increase by 1 (4 stories total allowed)
Maximum height increased by 20' (75' maximum allowed)

Building Area Modifications Section 506.2, 506.3 & 3412.6.1
75% area increase allowed - frontage increase
200% area increase allowed - automatic sprinkler system increase

Construction Type Chapter 6 OBC
Construction Classification Section 603
IIIB Section 602.2
Table 601
Fire Resistance Rating for Building Elements
No Rating Required Table 602
Fire Resistance Requirements for Exterior Walls
Greater than 30' - 0" hours required

Fire Protection Systems
Automatic sprinkler system will be provided throughout the building
Sprinkler system designed and installed per NFPA 13
Portable Fire Extinguishers
Fire extinguisher locations to be confirmed with Elyria Fire Department
Fire Alarm and Detection Systems
Manual fire alarm in Group B not required if alarm notification appliances activate with sprinkler water flow.

Means of Egress Chapter 10 OBC
Occupant load Section 1004
Table 1004.1.1
Total occupants based on square footage and use = 312
Egress width Section 1005 & 3412.6.11
Group B 2" / occupant - stairs. 20.2" / occupant - other components
Accessible Means of Egress - Not Required Section 1007.1 Exception #1

Exit Access Section 1014 & 3412.6.13
Common Path of Egress Travel Section 1014.3
Group B - 75' maximum
Exit Access Travel Distance Section 1016.1
Group B - 300'
Corridors Section 1017 & 3412.6.5
Table 1017.1
Fire resistance rating
Group B - 0' hour
Minimum width - 44"
Dead ends 1018.2
Group B - 50' 1018.4 Exception #2

Chapter 9 OBC
Section 903.2.1.3
Section 903.3.3.1.1
Section 906
Section 907 & 3412.6.9
Section 907.2.2 Exception & 3412.6.9

Accessibility Section 3411
All portions of building shall conform with provisions of Section 3411

Plumbing Systems Chapter 29 OBC
Table 2902.1
Minimum number of fixtures required
312 occupants - 156 M, 156 F

Water closets	- M = 4
	- F = 4
Urinals	- M = 4
Lavatories	- M = 2
	- F = 2
Drinking fountains	= 3
Service sinks	= 1

Fixtures provided:	
Water closets	- M = 6
	- F = 9
Lavatories	- M = 5
	- F = 9

Unisex	
Water closets	= 4
Lavatories	= 4
Drinking fountains	= 1
Service sinks	= 1

CLARK & POST architects inc.

E: clarkpost@clarkandpost.com
6125 So. Broadway Lorain, Ohio 44053
T: (440) 233-8487 F: (440) 233-8658

dates/ revisions
October 14, 2016
March 9, 2017
Conforming Set
sheet description

Life Safety Plan & Code Review

project name
Phase 2 Building Alteration Package
Lorain County Commissioners
Addition & Alterations to
Lorain County Courthouse

308 2nd Street, Elyria, Ohio 44035

project number 1516

sheet

CR1.0 Rev.