

ROOM TYPE	FLOOR	WALL BASE	WAINSCOTTING	WALL	CEILING	NOTES
KITCHEN	CERAMIC TILE	CERAMIC TILE	EXISTING STAINLESS STEEL	FRP	VINYL FACED GWB TILE IN GRID	
COOLER	CERAMIC TILE	CERAMIC TILE	NONE	FRP	GWB PAINTED	
DINING	VCT	VINYL BASE	NONE	GWB PAINTED	NRC TILE IN GRID	
BATHROOMS	VCT	VINYL BASE	NONE	FRP	GWB PAINTED	
HALL	VCT	VINYL BASE	NONE	GWB PAINTED	GWB PAINTED	

GENERAL FINISH SCHEDULE NOTES:
 • FINISH COLORS TO BE APPROVED BY OWNER

SPECIFIC FINISH SCHEDULE NOTES:
 1. N/A

Code Summary:	Existing	Proposed
IBC Use	M (Mercantile)	B (Assemb. under 50)
NFPA 101 Use	R-3 (Single unit) Mercantile One-Family	R-3 (Single unit) Mercantile (Assemb. under 50) One-Family
Sprinkler	None	None
Fire separation of uses	1 hr	2 hr
First floor tenant area	1475sf	1475sf
Second floor tenant area	1142sf	1142sf

Zoning:
 Current zone: R-3

IBC:
 303.1 Occupancy load under 50 Group B Occupancy
 304.1 Business Group B Occupancy (Restaurant under 50 people)
 310.1 Residential Group R-3 (single upstairs unit)

420.2 Walls separating dwelling units from other occupancies shall be fire partitions
 420.3 Floors separating dwelling units from other occupancies shall be Horizontal Assemblies

503 B VB 2 Stories 9,000sf 40' tall
 R-3 VB 3 Stories UL 40' tall

508.3 Non-separated Occupancies allowed
 508.4 Separated Occupancies 2 hour separation

601 Type VB No required ratings
 602 Type VB x>10' No ratings required

709.3 Fire Partition Rating: 1 hour
 709.4 Fire separation shall be continuous from decking to decking or fire blocked Supporting construction does not need to be rated for walls separating dwelling units
 712.3 Horizontal Assembly rating: 1 hour

1004.1.1 Occupancy Load Table

Kitchen	495sf	200 gross	3 occs
Assembly (Tables&Bar)	501sf	15 net	34 occs
Business (Bath&Circ)	179sf	200 gross	1 pcc
TOTAL OCCUPANTS			38 occupants

1014.3 Common Path of Egress Travel Limit: 75'
 1015.1 Only (1) exit required for occupancy < 49
 1016.1 200' max exit access travel distance
 1021.1 Only (1) exit required for occupancy < 49

NFPA 101:

3.3.25.5 Building is NEW

6.1.10 Mercantile Occupancy (ch. 36)

6.1.8 Residential Occupancy - One & Two Family Dwelling Unit (ch. 24)

6.1.14.4.1 Mercantile/Residential separation: 2 hrs

6.2.2.3 Ordinary Hazard of contents

7.3.1.2 Total Occupancy Load:

Kitchens:	495sf	100 gross	5 occs
Assembly (Tables&Bar)	501sf	15 net	34 occs
Business (Bath&Circ)	179sf	200 gross	1 occ

36.1.4.2.1 Tenant space is Class C mercantile
 36.1.6 No Min construction requirement
 36.2.4.3 Single Means of Egress permitted under 75' travel distance
 36.3.2.3 Cooking equipment shall be protected according to NFPA 96

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