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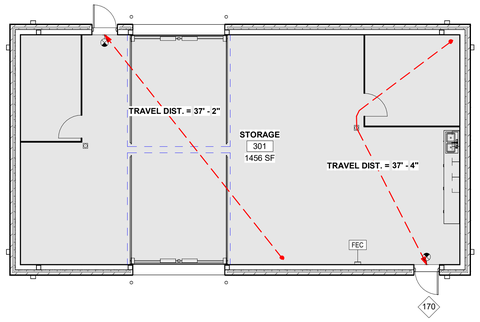
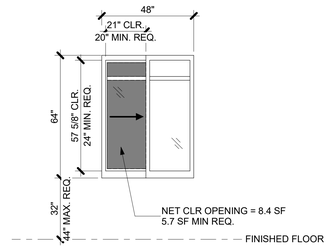


2 LIFE SAFTEY PLAN - STORAGE

SCALE: 1/8" = 1'-0"



3 EMERGENCY EGRESS WINDOW - TYPE SF1A

SCALE: 3/8" = 1'-0"

1 LEVEL 1 - LIFE SAFETY

SCALE: 1/8" = 1'-0"

BUILDING DATA

OCCUPANCY CLASSIFICATION:

LEVEL 1 - MIXED AND SEPARATED OCCUPANCY
(LSC 6.1.14.4)(IBC SEC 508.4)
BUSINESS / GROUP B - (LSC 6.1 & CHPT 38) (IBC SEC 304)
STORAGE / GROUP S-1- (LSC CHPT 42) (IBC SEC 311.2)
ENCLOSED PARKING STRUCTURE / GROUP S-2
(LSC CHPT. 42) (IBC SEC 311.3)
RESIDENTIAL/GROUP R-2 - (LSC CHPT 24/28)
(IBC SEC 310.3 & 420)

LEVEL 2 - NON SEPARATED OCCUPANCY
BUSINESS / GROUP B - (LSC 6.1 & CHPT 38) (IBC SEC 304)
ACCESSORY
STORAGE / GROUP S-1- (LSC CHPT 42) (IBC SEC 311.2)

TYPE OF CONSTRUCTION (IBC 602):

TYPE II-B, SPRINKLERED

BUILDING RISK CATEGORY IV(4)

HEIGHT AND AREA LIMITS (IBC):

ALLOWABLE HEIGHT (TABLE 504.3)
TYPE II-B CONSTRUCTION ('B' , 'S1' & 'S2') : 75FT
('R2'): 60FT
ACTUAL HEIGHT: 41' - 2"

ALLOWABLE STORIES ABOVE GRADE PLANE (TABLE 504.4)
-OCCUPANCY 'B': 4 STORIES
-OCCUPANCY 'S-1' AND 'S-2': 3 STORIES
-OCCUPANCY 'R-2': 4 STORIES
ACTUAL STORIES: 2 STORIES

ALLOWABLE AREA FACTOR (TABLE 506.2)
-OCCUPANCY 'B': 69,000SF
-OCCUPANCY 'S-1': 17,500SF
-OCCUPANCY 'S-2': 78,000SF
-OCCUPANCY 'R-2': 16,000SF
ACTUAL AREA: 16,260SF

BUILDING AREAS (IBC):		BUILDING OCCUPANCY (LSC):	
LEVEL 1 =	11,860 GSF	LEVEL 1 =	43
LEVEL 2 =	4,400 GSF	LEVEL 2 =	20
STORAGE BLDG =	1,840 GSF	STORAGE BLDG =	4
TOTAL =	**18,100 GSF**	**TOTAL =**	**67**

OCCUPANCY SEPARATIONS (IBC TABLE 508.4):

B TO S2 = 2 HR
R-2 TO B = 1 HR
R-2 TO S1 = 1 HR

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (LSC CHAPT 10.2.2.1):

INTERIOR EXIT ENCLOSURES: CLASS A OR B (7.1.4.1)
INTERIOR FLOOR FINISH IN EXIT ENCLOSURES: CLASS II (7.1.4.2)

FIRE RATING CRITERIA (IBC)	RATING:
TABLE 601:	
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
NONBEARING WALLS	
INTERIOR	0 HOUR
FLOOR SYSTEM	0 HOUR
ROOF SYSTEM	0 HOUR
PARTY & FIRE WALLS (TABLE 706.4):	
BETWEEN: B TO S-1	0 HOUR
BETWEEN: B TO S-2	2 HOUR
FIRE PARTITION (TABLE 708):	
BETWEEN: R-2 TO B	1 HOUR

MEANS OF EGRESS/ESCAPE REQUIREMENTS (IBC 1030 & LSC CHPT 28)

REQUIREMENTS EGRESS WINDOW:
-MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT. (5.0 SQ. FT. IF GRADE-FLOOR LEVEL)
-MINIMUM CLEAR OPENING HEIGHT: 24 INCHES.
-MINIMUM CLEAR OPENING WIDTH: 20 INCHES.
-MAXIMUM SILL HEIGHT: 44 INCHES A.F.F.

PROVIDED:
-PRODUCT: KAWNEER OPTIQ AA 5450 SLIDING WINDOW, 48" x 64", XO CONFIGURATION.
-CALCULATED NET CLEAR OPENING EXCEEDS 5.7 SQ. FT. WHEN ONE SASH IS FULLY OPEN.
-UNIT MEETS NFPA 101 AND IBC EMERGENCY EGRESS REQUIREMENTS WHEN INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

SEE DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.

APPLICABLE CODES

2024 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL FIRE CODE WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
2024 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
2023 NATIONAL ELECTRICAL CODE WITH GEORGIA AMENDMENTS (2026)
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023)
2024 NFPA 101, LIFE SAFETY CODE WITH GEORGIA CURRENT AMENDMENTS
2022 NFPA 72, NATIONAL FIRE ALARM & SIGNALING CODE WITH GEORGIA CURRENT AMENDMENTS
2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS WITH GEORGIA CURRENT AMENDMENTS
2010 ADA STANDARDS, PER RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER 120-3-20A

LIFE SAFETY PLAN LEGEND

SEPARATION PER IBC CHAPTER 5

2-HOUR RATED PARTITION
1-HOUR RATED PARTITION
NON-RATED PARTITION

EXTINGUISHER LOCATION PER NFPA 10

FEC FIRE EXTINGUISHER IN RECESSED CABINET
● FE BRACKET MOUNTED FIRE EXTINGUISHER

CAPACITY PER LSC TABLE 7.3.3.1

DOORS = 0.2"/PERSON
32"W DOOR = 30" CLR. = 150 CAPACITY
36"W DOOR = 34" CLR. = 170 CAPACITY
42"W DOOR = 40" CLR. = 200 CAPACITY
48"W DOOR = 46" CLR. = 230 CAPACITY
68"W DOOR = 64" CLR. = 320 CAPACITY
72"W DOOR = 68" CLR. = 340 CAPACITY
96"W DOOR = 92" CLR. = 460 CAPACITY

DOORS PER IBC 1010.1

EXIT SIGNS PER IBC 1013

EXIT SIGNAGE (SHADING INDICATES FACE OF SIGN; ARROW SHOWN INDICATES DIRECTION)

NO EXIT SIGNS PER LSC 7.10.8.3

PROVIDE 'NO EXIT' SIGNS AT ALL DOORS INDICATED AS NOT AN EXIT

OCCUPANCY LOAD FACTOR LSC 7.3.1.2 W/GEORGIA AMENDMENTS

AREA SF / OCCUPANT LOAD FACTOR = OCCUPANCY COUNT

ALLOWABLE DISTANCE PER LSC 12.2.6

TRAVEL DISTANCE LIMIT - MAX. 300 FT. SPRINKLERED
COMMON PATH LIMIT - MAX. 100 FT. SPRINKLERED
DEAD END LIMIT - MAX. 50 FT. SPRINKLERED
PATH OF EGRESS WITHIN BUILDING
P.O.C. = POINT OF CHOICE
TRAVEL DISTANCE & COMMON PATH (SEE NOTES ON PLANS)

NUMBER OF EXITS PER IBC 1006 & LSC 7.4.1.2

00 ACTUAL EGRESS COUNT
00 EGRESS CAPACITY OF EXIT

OCCUPANCY LOAD LEVEL 1

OCCUPANCY LOAD FACTOR LSC 7.3.1.2 W/GEORGIA AMENDMENTS

AREA SF / OCCUPANT LOAD FACTOR = OCCUPANCY COUNT (REFER TO PLANS FOR OCCUPANCY TYPE AND AREA SF)

OCCUPANCY TYPE	TOTAL SF	SF/PERSON	OCCUPANTS
BUSINESS	1,740 SF	150	12
RESIDENTIAL (INCLUDES 9 BUNKS)	3,452 SF	200	12
STORAGE (S-1 & S-2)	5,839 SF	300	19
		TOTAL OCCUPANTS	**43**

PLUMBING FIXTURE REQUIREMENTS (IBC 2902.1) (IPC TABLE 403.1) LEVEL 1

OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	TUB/ SHOWERS	SERVICE SINK
BUSINESS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1 PER 100	N/A	1
STORAGE	1 PER 100	1 PER 200	1 PER 200	N/A	1
RESIDENTIAL	1 PER 10	1 PER 10	1 PER 100	1 PER 8	N/A

PLUMBING FIXTURE COUNT: (TOTAL OCCUPANCY 43) PER (IPC TABLE 403.1) LEVEL 1

OCCUPANCY	WATER CLOSETS			LAVATORIES			TUB/SHOWERS		DRINKING FOUNTAINS		SERVICE SINK	
BUSINESS	REQUIRED			REQUIRED					REQUIRED		REQUIRED	
	M	F		M	F				1		N/A PER EXCEPTION	
	1	1		1	1							
STORAGE	REQUIRED			REQUIRED					REQUIRED		REQUIRED	
	M	F		M	F				N/A PER IPC 410.2		1	
	1	1		1	1							
RESIDENTIAL	REQUIRED			REQUIRED			REQUIRED		REQUIRED			
	1 UNISEX			1 UNISEX			1 UNISEX		N/A PER IPC 410.2			
TOTAL (BUSINESS + STORAGE + RESIDENTIAL)	REQUIRED		PROVIDED	REQUIRED		PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	M	F	UNISEX	M	F	UNISEX	UNISEX	UNISEX	1	2 + BOTTLE FILLER	1	1
	2	2	6	2	2	6	1	4				
ADDITIONAL SINGLE OCCUPANT HCAP RESTROOMS	REQUIRED		PROVIDED	REQUIRED		PROVIDED	REQUIRED	PROVIDED				
	UNISEX		UNISEX	UNISEX		UNISEX	UNISEX	UNISEX				
	1		6	1		6	1	4				

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STATE OF GEORGIA
DOUGLAS E SHAW
07/22/2026
CERTIFICATE NO. RA014375
REGISTERED ARCHITECT

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SHEAR STRUCTURAL

TOTAL ENGINEERS

Electrical Engineers

CITY OF COVINGTON
ESTABLISHED 1822
FIRE RESCUE
GEORGIA
FIRE DEPARTMENT

FIRE STATION #23

City of Covington
HIGHWAY 36
COVINGTON, GA 30014

PRINT RECORD

No.	DATE	DESCRIPTION
	07/22/2026	ISSUED FOR PERMIT

Drawn By ED
Checked By JDG
Date 07/22/2026
Job No. 25033

Sheet Title
LEVEL 1 - LIFE SAFETY

Sheet No.
LS-1.01

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