

NOTE: THE FOLLOWING OCCUPANT LOAD CALCULATION HAS BEEN DERIVED UTILIZING THE JUNE 5, 2015 100% CD FLOOR PLAN SET.

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
<u>BUILDING 1: First Floor Existing & Proposed with Additions</u>							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Resident Units	Residential	I-1	-	11,685 gross	200 gross	60	
Private Dining	Assembly	I-1	-	543 net	15 net	37	IBC 303.1 Exc 2
Dining waiting	Assembly	I-1	-	95 net	15 net	7	IBC 303.1 Exc 2
Main Lobby Lounge	Assembly	I-1	-	714 net	15 net	48	IBC 303.1 Exc 2
Boiler Room	Mechanical	I-1	S-1	459 gross	300 gross	2	IBC 508.2
Electrical Closet	Mechanical	I-1	S-1	35 gross	300 gross	1	IBC 508.2
Main Mechanical	Mechanical	I-1	S-1	1,217 gross	300 gross	5	IBC 508.2
Laundry Room	Equipment	I-1	S-1	400 gross	300 gross	2	IBC 508.2
Garage/Maintenance	Storage	I-1	S-1	755 gross	300 gross	3	IBC 508.2
Administrative Area	Business	B	-	981 gross	100 gross	10	
Bistro/Dining	Assembly	A-2	-	1,148 net	15 net	77	
Kitchen Suite - Bistro	Kitchen	A-2	-	503 gross	200 gross	3	
Store	Mercantile	M	-	332 gross	60 gross	6	
Wellness Center	Exercise	I-1	-	911 gross	50 gross	19	
Salon	Business	B	-	450 gross	100 gross	5	
Media Room	Assembly	I-1	-	450 net	15 net	30	IBC 303.1 Exc 2
Entry/Lounge	Assembly	I-1	-	329 net	15 net	22	IBC 303.1 Exc 2
Kitchen Suite	Kitchen	A-2	-	2,081 gross	200 gross	11	
Main Dining	Assembly	A-2	-	2,355 net	15 net	157	
Activity/Multi-Purpose	Assembly	I-1	-	405 net	15 net	27	IBC 303.1 Exc 2
Auditorium	Assembly	A-1	-	1,972 net	7 net	282	
Storage	Storage	I-1	-	413	300 gross	2	
Reception Area	Business	B	-	254 gross	100 gross	3	
TOTAL OCCUPANCY						819	

First Floor Total Area (Building 1): 30,679 gsf x 10% = 3,067gsf >2,866 gsf

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
BUILDING 2: Basement (Proposed)							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Mechanical Room(S)	Mechanical	S-1	-	3,484 gross	300 gross	12	
Parking Garage	Parking	S-2	-	14,063 gross	200 gross	71	
TOTAL OCCUPANCY						83	

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
BUILDING 2: First Floor							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Resident Units	Residential	I-1	-	11,423 gross	200 gross	58	
Board Room	Assembly	I-1	-	600 net	15 net	40	IBC 303.1 Exc 2
Administrative Area	Business	B	-	2,470 gross	100 gross	25	
Staff Lounge	Assembly	I-1	-	276	15 net	19	IBC 303.1 Exc 2
Marketing Suite	Business	B	-	608 gross	100 gross	7	
Activity/Multi-Purpose	Assembly	I-1	-	375 net	15 net	29	IBC 303.1 Exc 2
Business Center	Business	I-1	B	124	100 gross	2	IBC 508.2
TOTAL OCCUPANCY						180	

First Floor Total Area (Building 2): 22,327 gsf x 10% = 2,232gsf >124 gsf

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
BUILDING 2: Second Floor							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Resident Units	Residential	I-1	-	14,006 gross	200 gross	71	
Activity Area/Lounge	Assembly	I-1	-	386 net	15 net	26	IBC 303.1 Exc 2
TOTAL OCCUPANCY						97	

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
BUILDING 2: Third & Fourth Floor							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Resident Units	Residential	I-1	-	14,038 gross	200 gross	71	
Activity Area/Lounge	Assembly	I-1	-	341 net	15 net	23	IBC 303.1 Exc 2
TOTAL OCCUPANCY						94	Each floor level.

OCCUPANCY CLASSIFICATION AND OCCUPANCY LOADS							
BUILDING 2: Fifth Floor							
IBC 1004 & NFPA 101 Table 7.3.1.2							
Room Name	Functional Use	Classification		Room Area (gross or net as noted)	Occupant Load		Notes
		Occupancy Group	Incidental Accessory Occupancy		Factor 1 Person/X sf Gr or net noted	Total persons	
Resident Units	Residential	I-1	-	12,539 gross	200 gross	63	
Activity Area	Assembly	I-1	-	400 net	15 net	27	IBC 303.1 Exc 2
Office	Business	I-1	-	115 gross	100 gross	2	
Roof Garden	Assembly	I-1	A-3	1,343 net	15 net	49 Posted Limit	90 per Calculation based on Occupant Load Factor (IBC 303.1 Exc 2)
TOTAL OCCUPANCY						138	