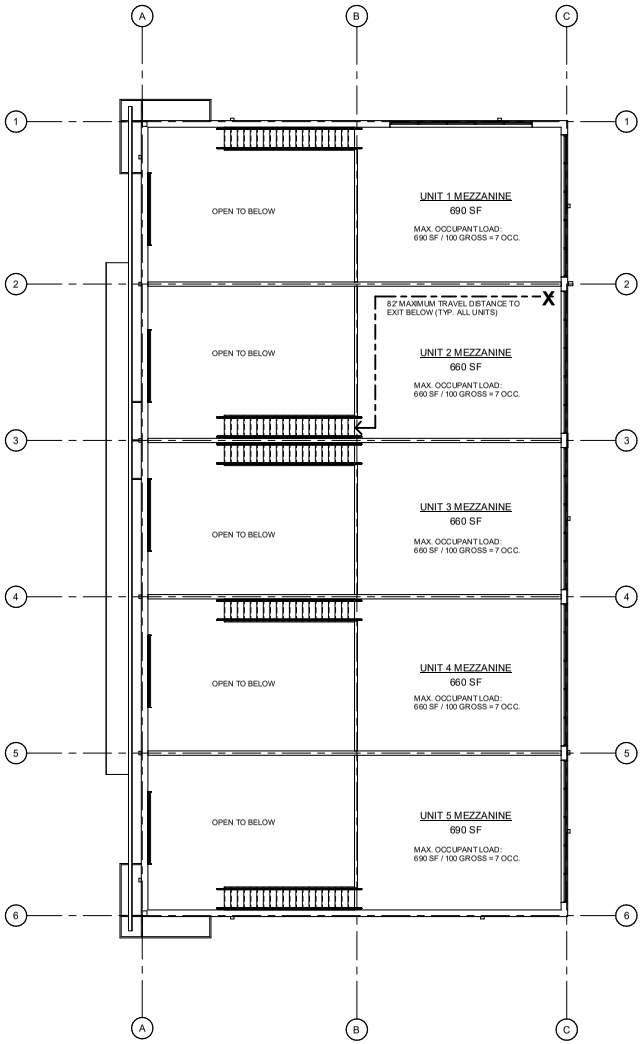
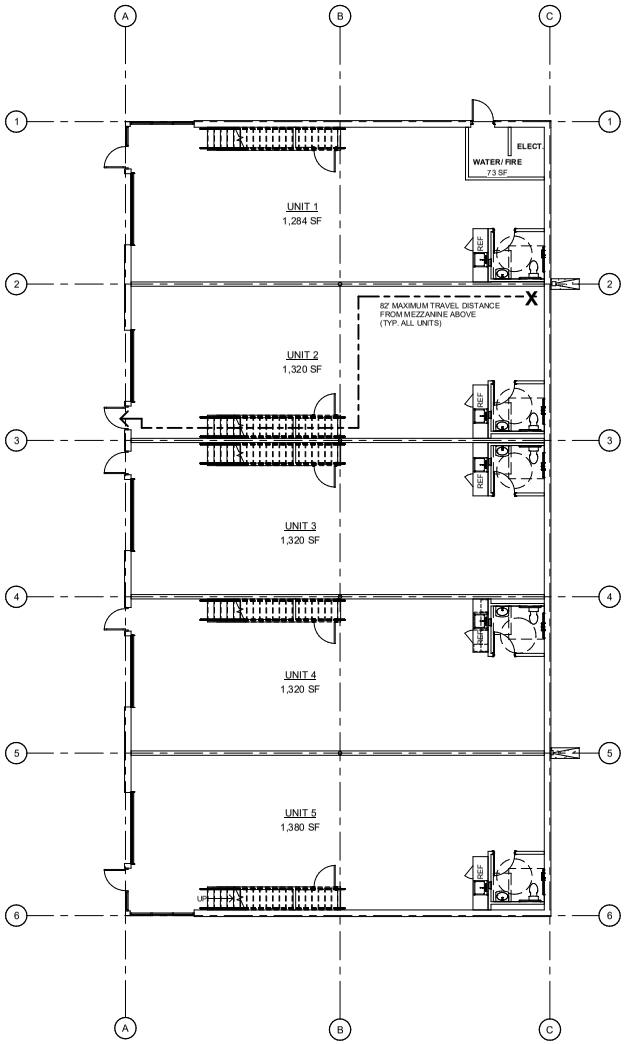


2 MEZZANINE
SCALE: 1/8" = 1'-0"
NORTH



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"
NORTH

BUILDING CODE INFORMATION

OCCUPANCY CLASSIFICATIONS:

B BUSINESS
F-1 FACTORY AND INDUSTRIAL
S-1 STORAGE

THESE UNITS ARE SPEC. SUITES AND THE OCCUPANT LOADS ARE CALCULATED USING A PERCENTAGE OF THE SPACE FOR B, F-1 AND S-1 OCCUPANCIES. THE OCCUPANT LOAD SHALL NOT EXCEED 15 OCCUPANTS IN ANY OF THE UNITS.

OCCUPANT LOAD PER UNIT:

UNIT 1
TOTAL AREA = 1,974 SF
B OR F-1 (60% OF AREA) 1,185 SF / 100 GROSS = 12 OCC.
S-1 (40% OF AREA) 789 SF / 500 GROSS = 2 OCC.
TOTAL = 14 OCC.

UNIT 2
TOTAL AREA = 1,980 SF
B OR F-1 (60% OF AREA) 1,188 SF / 100 GROSS = 12 OCC.
S-1 (40% OF AREA) 792 SF / 500 GROSS = 2 OCC.
TOTAL = 14 OCC.

UNIT 3
TOTAL AREA = 1,980 SF
B OR F-1 (60% OF AREA) 1,188 SF / 100 GROSS = 12 OCC.
S-1 (40% OF AREA) 792 SF / 500 GROSS = 2 OCC.
TOTAL = 14 OCC.

UNIT 4
TOTAL AREA = 1,980 SF
B OR F-1 (60% OF AREA) 1,188 SF / 100 GROSS = 12 OCC.
S-1 (40% OF AREA) 792 SF / 500 GROSS = 2 OCC.
TOTAL = 14 OCC.

UNIT 5
TOTAL AREA = 2,070 SF
B OR F-1 (60% OF AREA) 1,242 SF / 100 GROSS = 13 OCC.
S-1 (40% OF AREA) 828 SF / 500 GROSS = 2 OCC.
TOTAL = 15 OCC.

TOTAL BUILDING OCCUPANT LOAD: **71 OCC.**

EXIT WIDTH REQUIREMENTS:

TOTAL REQUIRED EXIT WIDTH
DOORS: 71 OCC. x 0.2 = 14.2 INCHES (32" MIN.) OF REQUIRED WIDTH
DOOR EXITS PROVIDED: (5) 32" CLEAR DOOR OPENINGS = 160 INCHES PROVIDED

STAIRS: 7 OCC. x 0.2 = 1.4 INCHES (36" MIN. PER IBC SECTION 1011.2, EXCEPTION 1) OF REQUIRED WIDTH
STAIR WIDTH PROVIDED: 36"

FOR UNITS 1-5, ONE EXIT FROM SPACE IS ALLOWED PER IBC TABLE 1006.2.1

MINIMUM PLUMBING FIXTURES PER UNIT:

UNISEX TOILET ROOM - (1) WATER CLOSET, (1) LAVATORY

SEPARATE FACILITIES FOR MEN AND WOMEN ARE NOT REQUIRED PER IBC SECTION 2902.2, EXCEPTION 2.

DRINKING FOUNTAINS - NONE REQUIRED PER IBC SECTION 2902.6

SERVICE SINKS - (1) KITCHEN/SERVICE SINK

KS-10876

INTERGROUP ARCHITECTS

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■planning
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B-2689
10-13-20
LICENSED ARCHITECT

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MICRO SPACES AT IBC

PHASE II - BUILDING 1
6690 HOLMAN STREET
ARVADA, COLORADO 80004

DATE	DESC.
09.30.2020	CON. DOCS.

A0.4
LIFE SAFETY PLANS

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