OCCUPANT LOAD CALCULATIONS
BASED ON B OCCUPANCY CONCENTRATED LOAD
AND/OR VOCATIONAL OLF=50
GROSS FLOOR AREA = 8,676 SF
OCCUPANT LOAD THIS FLOOR = 174 OCCUPANTS

OCCUPANT LOAD CALCULATIONS
BASED ON B OCCUPANCY CONCENTRATED LOAD
AND/OR VOCATIONAL OLF=50
GROSS FLOOR AREA = 8,705 SF
OCCUPANT LOAD THIS FLOOR = 174 OCCUPANTS

OCCUPANT LOAD CALCULATIONS
BASED ON B OCCUPANCY CONCENTRATED LOAD
AND/OR VOCATIONAL OLF=50
GROSS FLOOR AREA = 8,751 SF
OCCUPANT LOAD THIS FLOOR = 175 OCCUPANTS

BUILDING CODE SUMMARY
BASED ON 2018 IBC FAMILY OF CODES
OCCUPANCY B
CONSTRUCTION TYPE III B *
*2 hr rated exterior bearing wall non rated elsewhere

BUILDING AREAS
BASEMENT 8676 SF *
1ST LEVEL 8705 SF
2ND LEVEL 8751 SF
ROOF OVERHANG 2487 SF
TOTAL BUILDING 26,487 SF *

ALLOWABLE AREA TABLE 506.2
TYPE III B SM 57,000 SF
4 STORY HEIGHT LIMIT

OCCUPANT LOAD FACTORS
Based on B occupancy concentrated load of 50. Also satisfies shop/vocational uses.
See life safety plans for occupant load calculations and distribution.

SHAFT ENCLOSURES
1 hr rated when connecting 4 stories or less

MEANS OF EGRESS SIZING
STAIRS .3 inches
OTHER .2 inches

TRAVEL DISTANCE
COMMON PATH OF EGRESS
B OCCUPANCY 100 ft** with sprinkler
EXIT ACCESS TRAVEL DISTANCE
B OCCUPANCY 300 ft** with sprinkler

REQUIRED PLUMBING FIXTURES
WC - 1/25 first 50 and 1/50 for remainder
LAVS - 1/40 first 80 and 1/80 for remainder
DF - 1/100
Service Sink - 1
Total Occupant load 523
WC = 2 + (473/50 = 9.46) 10 = 12 total
LAVS = 2 + (443/80 = 5.53) 6 = 8 total
DF = 523/100 = 6
Service Sink = 1

PROJECT SUMMARY
1. Adaptive re-use of former City of Mesa IT Building Main Facility Hub into Innovation Studios.
Innovation Studio functions consist of open flexible work space to facilitate collaboration and
communications. Typical higher educational features like classrooms and similar support
functions will not be provided.
2. Retain main vertical circulation cores (existing stairs)
3. Upgrade/modernize existing main lobby elevator
4. Retain main plumbing infrastructure cores but new toilet rooms required
5. Retain main electrical service gear but new distribution and electrical panels to be provided.
6. New mechanical systems to be provided and connected to city chiller district system.
7. New lighting systems to be provided.
8. New AV and IT systems to be provided.
9. Demolition to the building structural core; all existing floor materials, wall and ceiling systems
   to be removed
Baseline Level Plan - Existing Conditions

--- DASHED ITEMS
NOTE PROPOSED WALL DEMOLITION

OPEN TO ABOVE

FINISH FLOOR
ELEV. - 12'-0"

FINISH FLOOR
ELEV. - 15'-0"

FINISH FLOOR
ELEV. - 12'-0"

FINISH FLOOR
ELEV. - 15'-0"

EXISTING LIFT To REMAIN

SUMP PUMP

UP
Second Level Plan - Existing Conditions

DASHED ITEMS
NOTE PROPOSED WALL DEMOLITION
NEW STEEL SCREENING
NEW GLASS CURTAIN WALL
NEW CONCRETE PAD
NEW RAMP PAD GUARDS
NEW RAMP PAD GUARDS
NEW RAMP PAD GUARDS
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