| ROOM NO                         | EXISTING ROOMS     | Occupant<br>Load<br>Factor | AREA | Allowable<br>Occupants |
|---------------------------------|--------------------|----------------------------|------|------------------------|
|                                 | FIRST F            | LOOR                       | · ×  | :                      |
| 101                             | STAFF OFFICE 1     | 150                        | 140  | 0.93                   |
| 102                             | STAFF OFFICE 2     | 150                        | 130  | 0.87                   |
| 103                             | STAFF OFFICE 3     | 150                        | 113  | 0.75                   |
| 109                             | STAFF OFFICE 4     | 150                        | 149  | 0.99                   |
| 113                             | STAFF OFFICE 5     | 150                        | 150  | 1.00                   |
| 115                             | STAFF OFFICE 6     | 150                        | 133  | 0.89                   |
| 117                             | STAFF OFFICE 7     | 150                        | 135  | 0.90                   |
| 120                             | STAFF OFFICE 8     | 100                        | 130  | 1.30                   |
| 122                             | WORKSTATIONS       | 100                        |      | 8.00                   |
| 114                             | KITCHENETTE        | 15                         | 205  | 13.67                  |
| 118                             | DOCKET ROOM 1      | 300                        | 105  | 0.35                   |
| 121                             | DOCKET ROOM 2      | 300                        | 150  | 0.50                   |
| FIRST FLOOR TOTAL OCCUPANT LOAD |                    |                            |      |                        |
|                                 | SECOND             | FLOOR                      |      |                        |
| 201                             | PARTNER'S OFFICE 1 | 100                        | 352  | 3.52                   |
| 30.731.00000                    | PARTNER'S MEETING  |                            |      |                        |
| 202                             | RM                 | 15                         | 260  | 17.33                  |
| 203                             | PARTNER'S OFFICE 2 | 100                        | 304  | 3.04                   |
| 206                             | CONFERENCE ROOM    | 15                         | 458  | 30.53                  |
| 207                             | DOCKET ROOM 3      | 300                        | 101  | 0.34                   |
| 209                             | PARTNER'S OFFICE 3 | 100                        | 204  | 2.04                   |
| 210                             | STAFF OFFICE 9     | 100                        | 126  | 1.26                   |
| 214                             | PARTNER'S OFFICE 4 | 100                        | 204  | 2.04                   |
| 215                             | DOCKET ROOM 4      | 300                        | 245  | 0.82                   |
| 216                             | 1.25               |                            |      |                        |
| SECO                            | 63.00              |                            |      |                        |
| TOTAL O                         | 22.22              |                            |      |                        |
| TOTAL CO                        | 61.53              |                            |      |                        |
| TOTAL ST                        | 2.00               |                            |      |                        |
| *TOTAL E                        | 94.00              |                            |      |                        |

\*Total Gross Building Area is based on measurements from the outside face of the building exterior walls.

|                          |   | ATIONS  | PER STORY                                  | *ACTUAL BUILDING AREA PER STORY  | FLOOR                       | Allowable Building Area? |
|--------------------------|---|---|--|--|-----------------------------|--------------------------|
|                          | (Street<br>Frontage<br>Increase)                          | (Automatic<br>Sprinkler<br>System<br>Increase)                          |  |  |                             |                          |
| 23,000                   | 16,500  | -   | 39,500                                     | 4,576<br>4,480   | FIRST FLOOR<br>SECOND FLOOR | Y<br>Y                   |
| Construction and 2 story |   |   |  |  |                             |                          |
| ING HEIGHT: 4 STORIES    | ABOVE GRADE   | PLANE   |  |  |                             |                          |
| 11                       | 23,000<br>onstruction and 2 story<br>NG HEIGHT: 4 STORIES | 23,000 16,500 construction and 2 story NG HEIGHT: 4 STORIES ABOVE GRADE | Increase) System Increase) 23,000 16,500 - | Increase)  System Increase)  23,000  16,500  39,500  onstruction and 2 story  NG HEIGHT: 4 STORIES ABOVE GRADE PLANE | Increase   System           | Increase   System        |

|                         | T*                 |                              | PL         | UMBING FIXTUR   | RE CALC | ULATION         |            |                 |       | Lange                |
|-------------------------|--------------------|------------------------------|------------|-----------------|---------|-----------------|------------|-----------------|-------|----------------------|
|                         | LOAD               |                              | WATER      | CLOSETS         |         |                 | LA         | VATORIES        |       | Drinking<br>Fountain |
|                         |                    | Mal                          | е          | Female          |         | Male            |            | Female          |       |                      |
| Offices                 | 23                 |                              | 7          |                 | Ÿ       |                 |            |                 |       |                      |
| Per Table IPC 403.1     |                    |                              | 1 per 25 f | or first 50     |         |                 | 1 per      | 40 for first 80 |       | 1 per 100            |
| Required based on       |                    | 12 males x 1                 |            | 12 females x 1  |         | 12 males x 1    |            | 12 females x 1  |       |                      |
| Occupant Load           |                    | Fixture/25                   | 0.48       | Fixture/25      | 0.48    | fixture/40      | 0.3        | fixture/40      | 0.3   | 0.07                 |
| Docket Rooms            |                    |                              |            |                 |         |                 |            |                 |       |                      |
| (Storage)               | 2                  |                              |            |                 |         |                 |            |                 |       |                      |
| Per Table IPC 403.1     |                    | 1 per                        | 100        | 1 per 100       |         | 1 per 10        | 0          | 1 per 100       |       | 1 per 1000           |
| Required based on       |                    | 1 males x 1                  |            | 1 females x 1   |         | 1 males x 1     |            | 1 females x 1   |       |                      |
| Occupant Load           | , 1 <del>4</del> 1 | Fixture/100                  | 0.01       | Fixture/100     | 0.01    | Fixture/100     | 0.01       | Fixture/100     | 0.01  | 0.007                |
| Conference Room 216     | 62                 |                              |            |                 |         |                 |            |                 |       |                      |
| Per Table IPC 403.1     | -                  | 1 per                        | 125        | 1 per 65        |         | 1 per 20        | 0          | 1 per 200       |       | 1 per 500            |
|                         |                    | 31 males x 1                 |            |                 |         |                 |            |                 |       |                      |
| Required based on       |                    | fixture/125=                 |            | 31 Females      |         | 31 males x 1    |            | 31 females x 1  |       |                      |
| Occupant Load           | -                  |                              | 0.248      | x 1 fixture/65= | 0.48    | fixture/200     | 0.155      | fixture/200     | 0.155 | 0.056                |
|                         |                    |                              |            |                 |         |                 |            |                 |       |                      |
| TOTAL BUILDING ( BOTH F | LOORS)             | 1                            | *          | of 85           | *       | i               |            | \$2 \$2         |       | *                    |
|                         |                    |                              |            |                 |         |                 |            |                 |       | Drinking             |
|                         |                    | WATER CLOSETS                |            |                 |         | LA              | LAVATORIES |                 |       |                      |
|                         |                    | D4-I                         | _          | Famala          |         | Male            |            | Famala          |       |                      |
| Damiliand               |                    | 0.74                         |            | Female          |         | - Lander Lander |            | Female<br>0.47  |       | 0.12                 |
| Required                | 2 <b>=</b> 3       | -                            |            | 0.97            |         | 0.47            |            | 0.47            |       | 0.13                 |
| Proposed                | 5 <u>2</u> 8       | 3 urinals,<br>3 water closet | 6          | 2 water closets | 2       | 4               |            | 2               |       | 2                    |
| Compliant?              |                    | Yes                          | ****       | Yes             |         | Yes             |            | Yes             |       | Yes                  |

| ACCESSIBILITY                          |  |  |
|--|--|--|
| ELEMENTS                               | DETAIL   | Code Section - Virginia Construction Code Section (unless where noted otherwise) |
| Accessibility - governing code section | Specifically, per 705.2, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.             | IEBC<br>906, 705.1, 806  |
| Accessible Means of Egress:            | Not Required since this is a renovation  | 1009.1   |
| Accessible Parking:                    | Parking: A total of 51 spaces currently exists. Of those 46 are regular spaces and 5 are accessible parking. No van spaces are provided. Based on this number, 3 accessible spaces (2 regular, 1 van space) are required and will be provided. |  |
| Accessible Entrances                   | A total of one (1) public entrance and one (1) exit is provided and both are accessible.   | IEBC 705.1.1   |
| Accessible Ramp                        | As the grade is less than 5%, no accessible ramp is required between the accessible parking to the main Public Entrance.   | 906  |



IP& T Group at 100 Maple Avenue East Vienna, VA 22182

CLIENT: IP& T Group, LLP

8230 Leesburg Pike, Suite 650 Vienna, VA 22182

| NO. | ISSUED     | COMMENTS            |
|-----|------------|---------------------|
| 1   | 9.10.2020  | 75% PROGRESS SET    |
| 2   | 10.13.2020 | PERMIT SET/ PRICING |
|     |            |                     |
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CODE ANALYSIS

A1.2.2