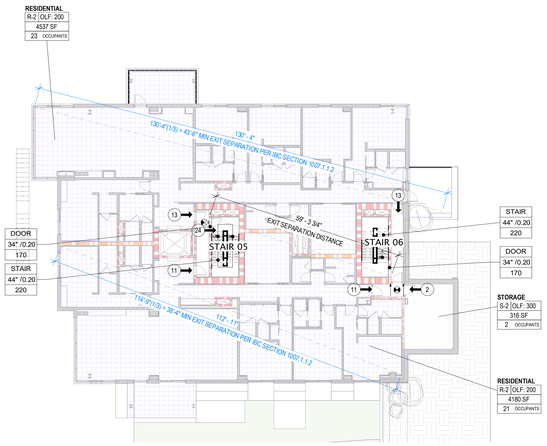
GENERAL NOTES

1. MEANS OF EGRESS SIZING (IBC 1005.3)
   1. STAIRWAYS (1005.3.1) EXCEPTION:
      CAPACITY FACTOR OF 0.20 INCHES PER OCCUPANT WITH SPRINKLERS & EMERGENCY ALARM
   2. DOORS & OTHER COMPONENTS (1005.3.2) EXCEPTION:
      CAPACITY FACTOR OF 0.15 INCHES PER OCCUPANT WITH SPRINKLERS & EMERGENCY ALARM
2. COMMON PATH OF EGRESS TRAVEL (1006.2.1):
   OCCUPANCY B, S = 100' WITH SPRINKLERS
   OTHER OCCUPANCIES (INCLUDES A, M, R-2) = 75' WITH SPRINKLERS
3. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet (38 100 mm).
4. EXIT ACCESS AND DOORWAYS (1006.2.1)
   MAXIMUM OCCUPANT LOAD FOR SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:
   A, B, M = 49
   S = 29
5. SEPARATION OF EXITS (1007.1.1) EXCEPTION:
   DOOR SEPARATION SHOULD BE MINIMUM 1/3 DIAGONAL OF SPACE SERVED WITH SPRINKLERS
6. MAXIMUM EXIT ACCESS TRAVEL DISTANCE (1017.2) WITH SPRINKLER SYSTEM:
   OCCUPANCIES A, M, R, S-1 = 250' WITH SPRINKLERS
   OCCUPANCY B = 300' WITH SPRINKLERS

LEGEND

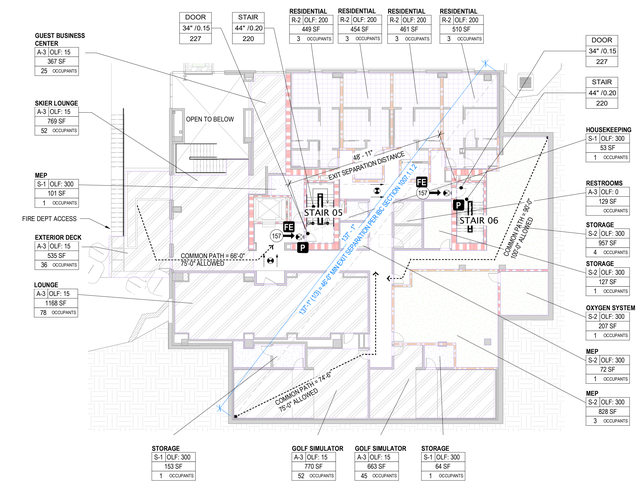
DOOR / 33" / 0.15 / 220	MEANS OF EGRESS COMPONENT CLEAR WIDTH / REQUIRED CAPACITY FACTOR MAX ALLOWABLE CAPACITY PER PROVIDED WIDTH
x	NUMBER OF OCCUPANTS AT AN EXIT
P	EXIT DOOR WITH PANIC HARDWARE
FE	FIRE EXTINGUISHER LOCATION
	EXIT SIGN LOCATION
	CALCULATED DISTANCE (COMMON PATH OF TRAVEL, MAX TRAVEL DISTANCE)
	1-HOUR WALL RATING
	2-HOUR WALL RATING
	ELEVATOR SMOKE CURTAIN



3 CODE - LIFE SAFETY - TOWER C - LEVEL 2
SCALE: 1/16" = 1'-0"

Life Safety Occupant Load - Tower C Level 2

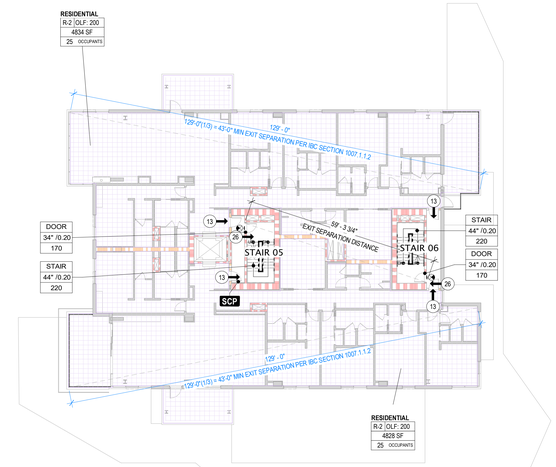
Name	Occupancy Class	Function	Occupant Load Factor	Net/Gross	Area	Occupant Load
TOWER C - LEVEL 2						
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,180 SF	21
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,837 SF	23
STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	316 SF	2
3					9,333 SF	46



2 CODE - LIFE SAFETY - TOWER C - LEVEL 1
SCALE: 1/16" = 1'-0"

Life Safety Occupant Load - Tower C Level 1

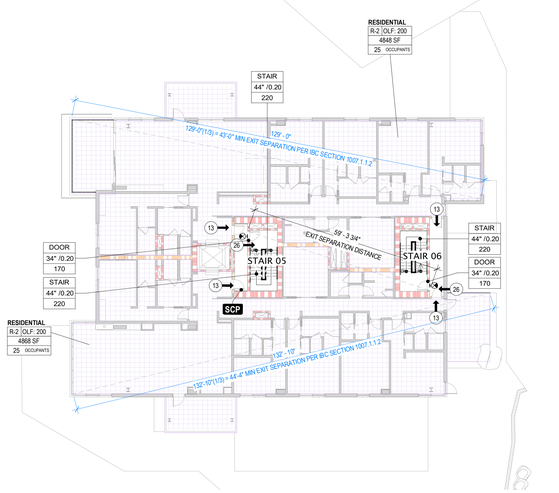
Name	Occupancy Class	Function	Occupant Load Factor	Net/Gross	Area	Occupant Load
TOWER C - LEVEL 1						
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	449 SF	3
SKIER LOUNGE	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	769 SF	52
RESTROOMS	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	129 SF	9
GOLF SIMULATOR	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	663 SF	45
MEP	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	828 SF	3
LOUNGE	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	1,168 SF	78
HOUSEKEEPING	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	53 SF	1
EXTERIOR DECK	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	535 SF	36
MEP	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	101 SF	1
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	454 SF	3
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	461 SF	3
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	510 SF	3
GOLF SIMULATOR	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	770 SF	52
STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	127 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	153 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	64 SF	1
MEP	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	72 SF	1
GUEST BUSINESS CENTER	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	367 SF	25
OXYGEN SYSTEM	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	207 SF	1
STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	957 SF	4
35					8,838 SF	314



5 CODE - LIFE SAFETY - TOWER C - LEVEL 4
SCALE: 1/16" = 1'-0"

Life Safety Occupant Load - Tower C Level 4

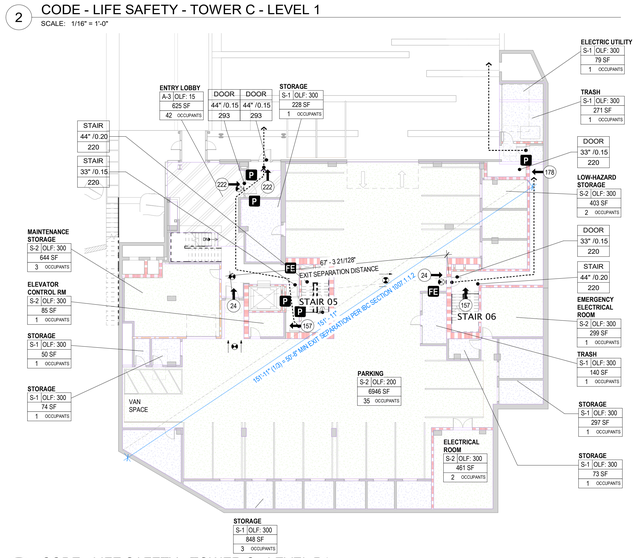
Name	Occupancy Class	Function	Occupant Load Factor	Net/Gross	Area	Occupant Load
TOWER C - LEVEL 4						
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,828 SF	25
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,834 SF	25
2					9,662 SF	50



4 CODE - LIFE SAFETY - TOWER C - LEVEL 3
SCALE: 1/16" = 1'-0"

Life Safety Occupant Load - Tower C Level 3

Name	Occupancy Class	Function	Occupant Load Factor	Net/Gross	Area	Occupant Load
TOWER C - LEVEL 3						
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,848 SF	25
RESIDENTIAL	R-2	RESIDENTIAL	200 SF	GROSS	4,868 SF	25
2					9,716 SF	50



1 CODE - LIFE SAFETY - TOWER C - LEVEL P1
SCALE: 1/16" = 1'-0"

Life Safety Occupant Load - Tower C Level P1

Name	Occupancy Class	Function	Occupant Load Factor	Net/Gross	Area	Occupant Load
TOWER C - PARKING						
PARKING	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	6,946 SF	35
ELECTRICAL ROOM	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	461 SF	2
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	848 SF	3
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	297 SF	1
MAINTENANCE STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	644 SF	3
LOW-HAZARD STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	403 SF	2
ENTRY LOBBY	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLE AND CHAIRS)	15 SF	NET	625 SF	42
TRASH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	140 SF	1
TRASH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	271 SF	1
ELEVATOR CONTROL RM	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	85 SF	1
EMERGENCY ELECTRICAL ROOM	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	299 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	50 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	74 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	228 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	73 SF	1
ELECTRIC UTILITY	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 SF	GROSS	79 SF	1
16					11,522 SF	97

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	09/30/22	BUILDING PERMIT RESUBMITTAL #1

IFC SET 2 OF 3
05/17/2024

CODE ANALYSIS - LIFE SAFETY - TOWER C

A0.35