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**RE: RESPONSE TO OCTOBER 21, 2019 NOTIFICATION OF PROJECT ISSUES LETTER
FILE NO. PRJ19-028 (LMA19-013 and DR19-045)
Avenue 320 Apartments – 320 College Avenue**

ALLOWABLE BUILDING AREA CALCULATION

Occupancy Type:

Parking Garage	S-2
Apartments	R-2

Proposed Construction Type:

Existing Building A:	VA (Parking garage and apartments)
New Building B:	VA

Fire Sprinklers:

Existing Building A:	NFPA 13
New Building B:	NFPA 13

Allowable Area Factor (CBC Table 506.2):

Existing Building A S-2 Occupancy: 63,000 s.f. per floor

Existing Building A R-2 Occupancy: 36,000 s.f. per floor

New Building B R-2 Occupancy: 36,000 s.f. per floor

Assumptions:

1. "SM" in table 506.2, Type VA construction and NFPA 13 fire sprinklers throughout.
2. "Separated occupancy" between S-2 and R-2 at Building A with 1-hour separation.
3. No "height increase" required.
4. The two buildings will be considered as one building per CBC 503.1.2.

Maximum Allowable Areas:

S-2 Occupancy 63,000 s.f. (1)

R-2 Occupancy 108,000 s.f. total with maximum 36,000 s.f. per floor (2)

(1) Per CBC Table 506.2; no frontage increase assumed

(2) Per CBC Table 506.2: total for both buildings on site; no frontage increase assumed

Actual Areas:

S-2 Occupancy 8941 s.f

R-2 Occupancy 34,051 s.f. (total of both buildings)

Respectfully submitted,



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