

## PROJECT ANNOUNCEMENT

Post Date: 09.04.2020

Submittal Deadline: 09.18.2020

---

Project Title: Region 3 Headquarters Buildings Bathrooms Remodel

Facility Name: Region 3 - Middle TN

City: Nashville

County: Davidson

SBC Project No.:

Agency: TENNESSEE DEPARTMENT OF TRANSPORTATION

Maximum Allowable Construction Cost (MACC): \$803,000.00

Development Manager: Shumaker, David

Agency Representative: Durham, Alan

---

**Project Description:**

Remodel bathrooms of buildings A, B, and C, including ADA requirements, and all required related work.

Additional information about the project can be found in the project's program document included as a part of this announcement.

**Special Design or Submission Requirements:**

N/A

Note: All information previously made available to consultants, by the State, and all information supplied by consultants to the State, relating to the subject project, will be made available to any potential respondents. Potential respondents desiring to review these documents can submit a request to [STREAMDesigner.Interest@TN.gov](mailto:STREAMDesigner.Interest@TN.gov).

---

Anticipated SBC Approval Date: 10.08.2020

Anticipated ESC Designer Selection Date: 10.19.2020

Anticipated Designer NTP Date: 10.20.2020

Anticipated Project Bid Date: 04.01.2021

## VERIFICATION OF OWNER PROVIDED INFORMATION REPORT

**DATE:** 14 May 2020

**PROJECT:** TDOT Region 3  
Buildings A, B and C Restroom Upgrades

**SBC NUMBER:** 529/000-02-2019

**PARTICIPANTS:**

Mike Brown	TDOT
Shane Hester	TDOT
Jimmy Kistner	TDOT
Steven Grant	STREAM
JC Elder	BAA

BAA met with representatives of TDOT and STREAM on site to review existing conditions and discuss project scope. General notes of the discussion are as follows:

### General Notes

- TDOT noted the preference for touchless/sensored fixtures and dispensers throughout all restroom upgrades.
- STREAM/BAA noted that any restroom upgrades will require compliance with current code requirements and ADA guidelines.
- Jimmy noted jetting of all plumbing lines should be included as part of this project.
- All restrooms will require full finish upgrades, including, but not limited to:
  - o Ceilings
  - o Floors
  - o Wall Tile
  - o Paint
  - o Countertops
  - o ADA compliant casework
  - o Lighting
  - o Mirrors and other accessories

### Building A

- The team discussed several options for the restroom upgrades but noted the most efficient option should be pursued. Based on initial discussions, this appears to be relocating the 'rear' wall of the restrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors with slight reconfigurations of the adjacent spaces. BAA will explore multiple options to help make this determination. At the upper floors, it was requested to exchange (1) W.C. for (1) existing urinal at the Men's Restrooms.
- At the first floor, expansion of the 'rear' wall will not be possible. However, these restrooms were previously retrofitted to comply with ADA guidelines. The retrofit solution eliminated one fixture per restroom, which will need further analysis based on code requirements and occupancy. These restrooms also serve the auditorium area which houses larger events. Jimmy noted (2) W.C.'s and (1) urinal would be preferable at the Men's Restroom at this level.
- Signage may be required at the first floor to direct occupants to additional restrooms in Building B.
- P-Trap reconfiguration may potentially need to be included as part of this project at this building specifically to avoid drying out. This will be a more significant item at the first floor as the floor is slab on grade.

### Building B

- It was noted this location will need to be brought into compliance with ADA requirements, but not additional fixtures are anticipated. This will require modification of the entry areas, as the 'rear' wall cannot be modified.
- Overall finish upgrades will be required at these locations, as well.

### Building C

- The desire for this restroom group is similar to other buildings. Jimmy noted countertops for the sinks would be preferable.
- The HW Heater in the Men's RR would ideally be hidden from view, either in the ceiling or below the countertops, but not in the current location.
- At the Men's RR, the ideal fixture count would be 3 W.C./2 Urinals.
- The Women's RR has been made ADA-compliant but eliminate a plumbing fixture in the process. Jimmy noted gaining the fixture back would be preferable.
- It was noted that very little space exists for ADA compliance without eliminating fixtures. One option may be to utilize adjacent space as a unisex ADA-compliant solution while restoring the existing restrooms back to their original fixture counts. All solutions will be contingent upon building occupancy counts.

### Next Steps

- TDOT will provide occupancy information/counts to STREAM/BAA for each level of each of the buildings (A, B and C).
- BAA will produce the required Phase I report and begin laying out options for each restroom within the project scope.

No observations significantly alter the original Statement of Need. Refer to the following pages for imagery of the existing spaces taken during this site visit.

The information documented above represents our understanding of the issues discussed and the conclusions reached. Please notify this office immediately of any discrepancies.

Respectfully:



JC Eder, LEED AP BD+C  
Architect

cc: Participants; file

IMAGES OF EXISTING SPACE



Building A – Third Level RR Entry



Building A – Third Level Men's RR



Building A – Third Level Men's RR



Building A – Third Level Women's RR



Building A – Third Level RR 'Rear' Wall



Building A – Second Level RR 'Rear' Wall



Building A – Second Level Men's RR



Building A – Second Level Men's RR



Building A – Second Level RR Entry Wall



Building A – Second Level Women's RR



Building A – Second Level Women's RR



Building A – First Level Men's RR



Building A – First Level Men's RR



Building A – First Level RR 'Rear' Wall



Building A – First Level Women's RR



Building A – First Level Women's RR



Building A – First Level RR Entry



Building B – Men's RR



Building B – RR Entry



Building B – Women's RR



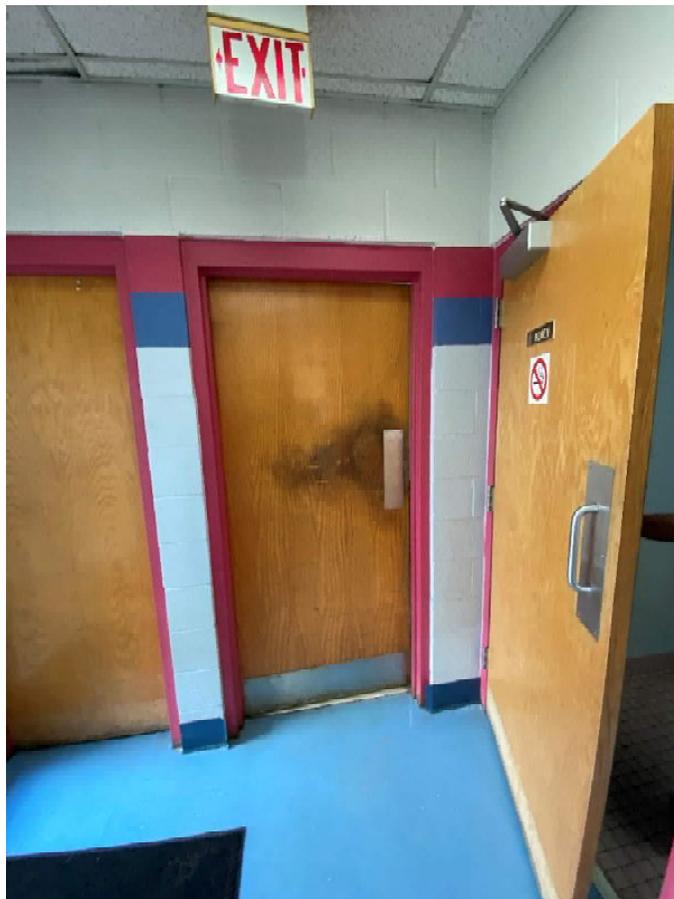
Building B – Women's RR



Building C – Men's RR



Building C – Men's RR



Building C – RR Entry



Building C – Women's RR



Building C – Women's RR

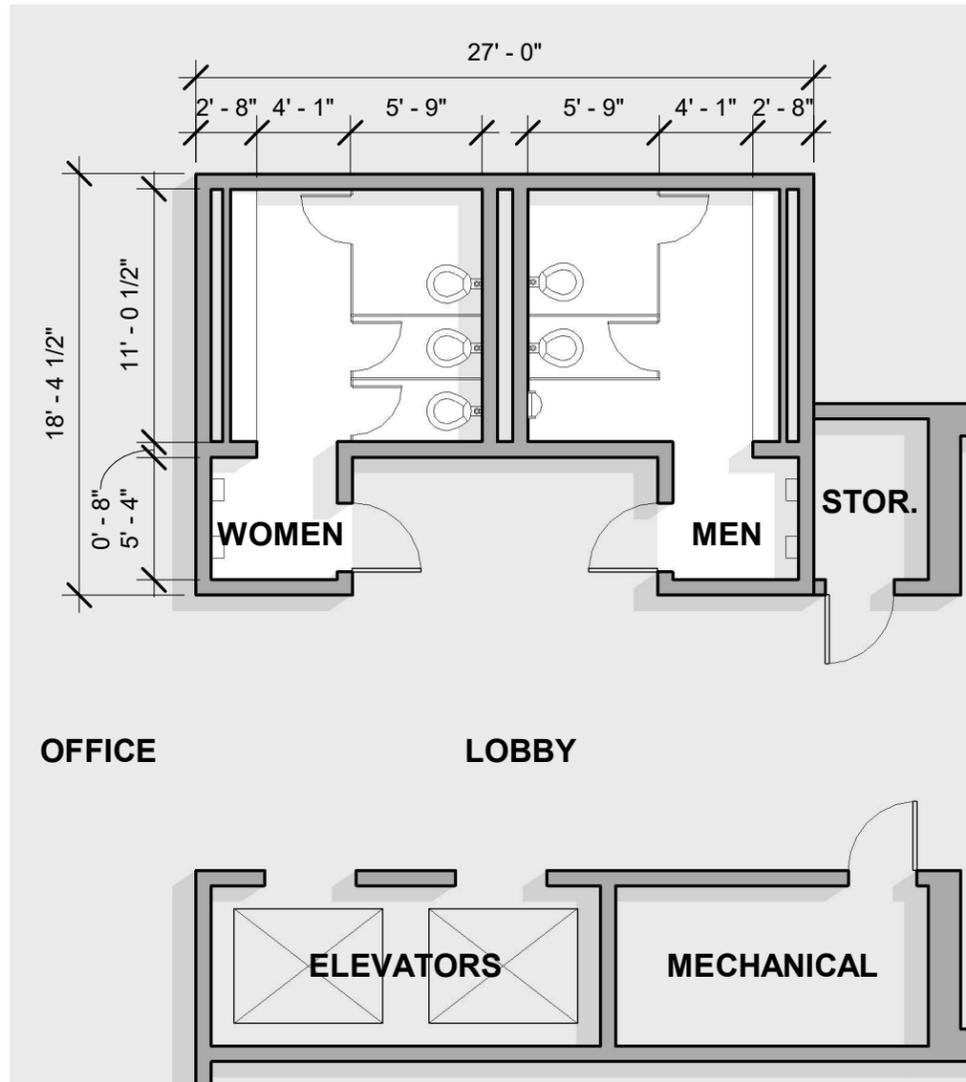
## P R O J E C T   N A R R A T I V E

Upon completing Phase I for this study, it was apparent there were potentially multiple options for renovation of the restrooms that would satisfy TDOT's request for interior finish upgrades while also satisfying current code and ADA requirements. Based on our initial research, all three buildings exceed the current code requirements for restroom fixture requirements (number of toilets/urinals) based on occupant load. This was confirmed by a similar analysis by TDOT regarding the number of current users per floor. For the purposes of this study, the higher amount of occupants per floor (based on square footage and use classification) was utilized.

There were two potential scenarios presented to TDOT to accomplish the goals of this study.

1. Most Efficient – The most efficient and economic route would be to eliminate a fixture in each restroom, creating a similar layout to the 1st level – Building A. There were no code issues discovered with this approach and it would allow the restrooms to achieve code and ADA compliance without major modifications to walls and other interior spaces. The existing layout of the restrooms will remain but each space will have one less fixture.
2. Maximize Plumbing Fixture Count – If the goal is to maintain the existing number of fixtures, an option to relocate restroom walls is recommended. This option would require some additional work in spaces adjacent to the restrooms. Additionally, this option would present a challenge at Building C, as there are no readily apparent solutions to bring the restrooms into compliance without requiring additional space. If pursued, the most efficient option would be to utilize an existing adjacent office space to create a unisex ADA compliant restroom and complete only minor modifications in the existing restrooms.

The end user elected to include Option #1, which is reflected in the following diagrams.



OCCUPANT LOAD (IBC 2018)

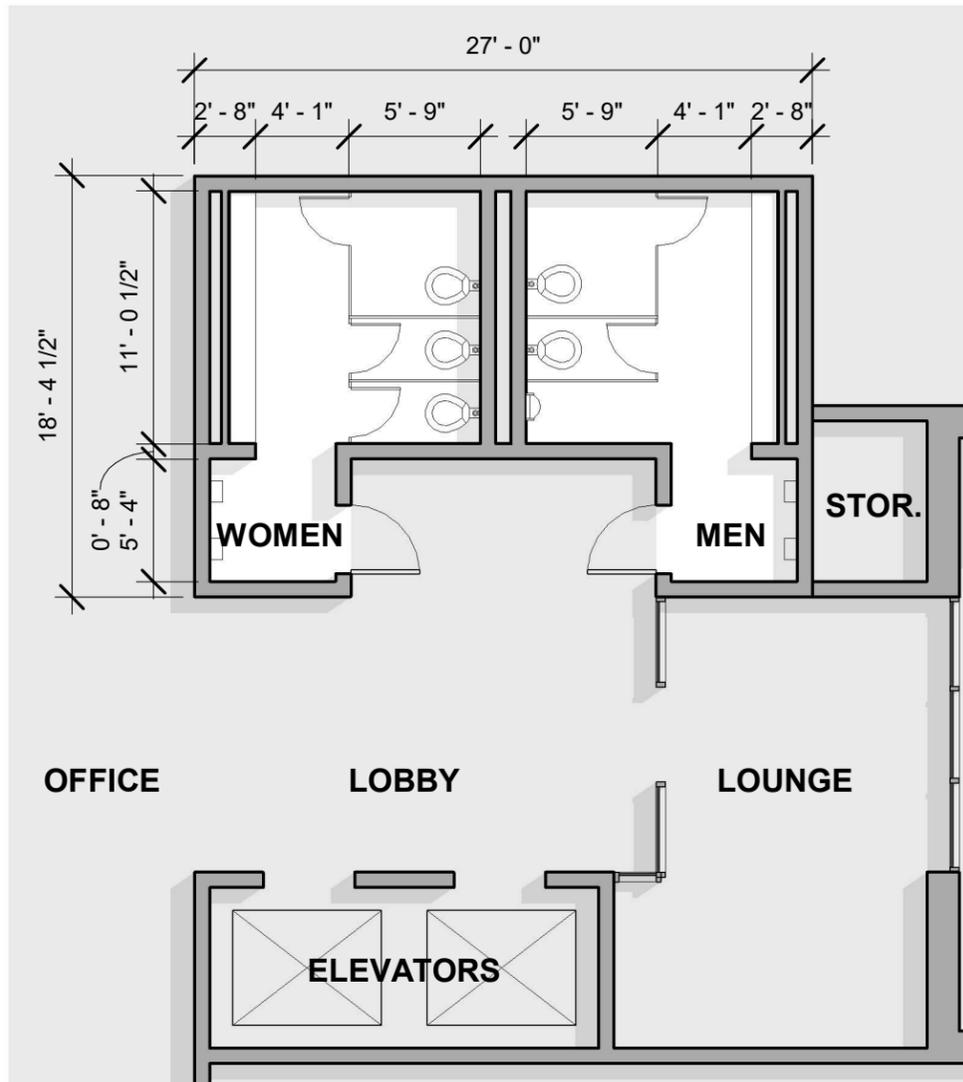
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1..... 14,480		150 GROSS		LEVEL 1 ..... 97

MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

REQUIRED FIXTURE COUNT

MEN	WOMEN
<p>LEVEL 1</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> <li>• DRINKING FOUNTAIN..... 1</li> </ul>	<p>LEVEL 1</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> </ul>



OCCUPANT LOAD (IBC 2018)

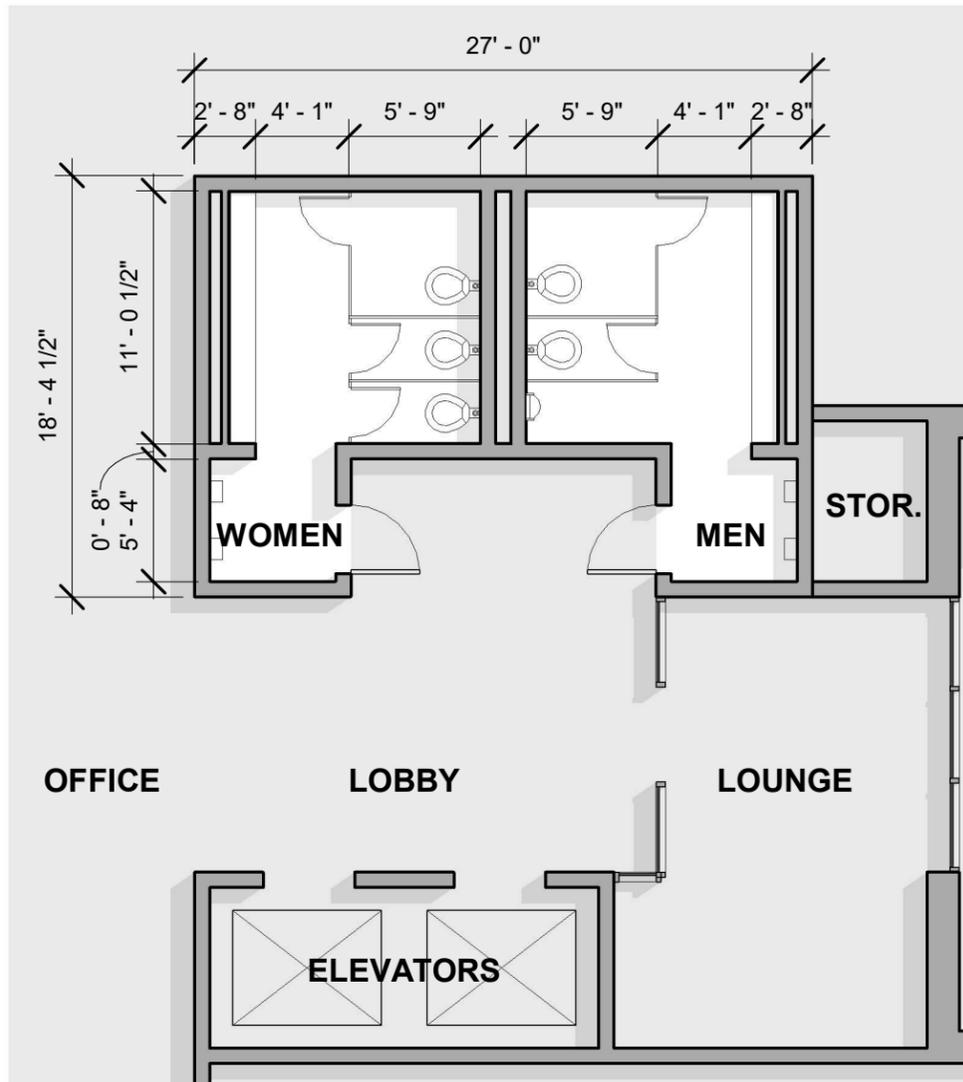
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 2..... 14,644		150 GROSS		LEVEL 2 ..... 98

MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

REQUIRED FIXTURE COUNT

MEN	WOMEN
<p>LEVEL 2</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> <li>• DRINKING FOUNTAIN..... 1</li> </ul>	<p>LEVEL 2</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> </ul>



OCCUPANT LOAD (IBC 2018)

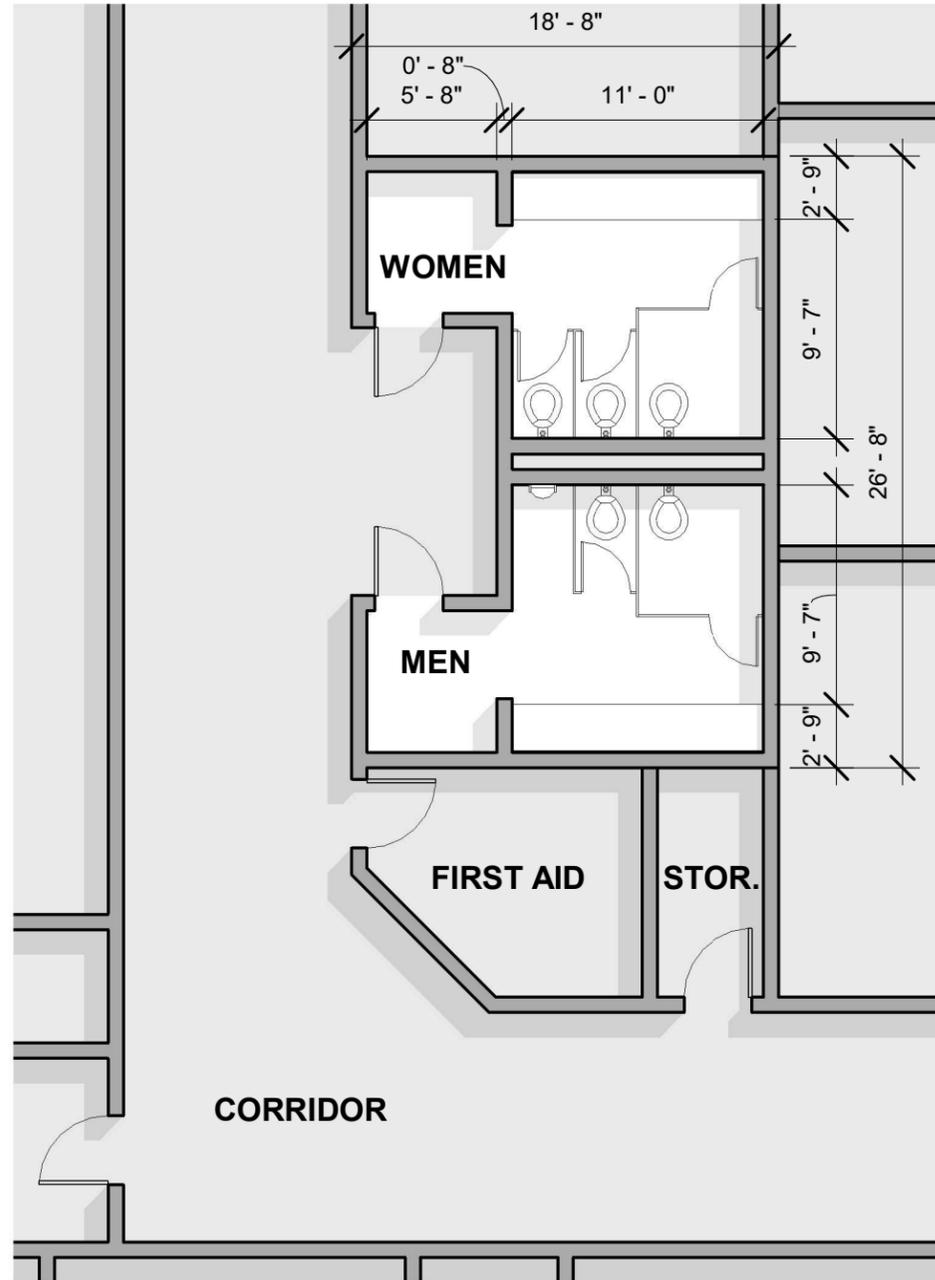
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 3..... 14,644		150 GROSS		LEVEL 3 ..... 98

MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

REQUIRED FIXTURE COUNT

MEN	WOMEN
<p>LEVEL 3</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> <li>• DRINKING FOUNTAIN..... 1</li> </ul>	<p>LEVEL 3</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 2</li> </ul>



**OCCUPANT LOAD (IBC 2018)**

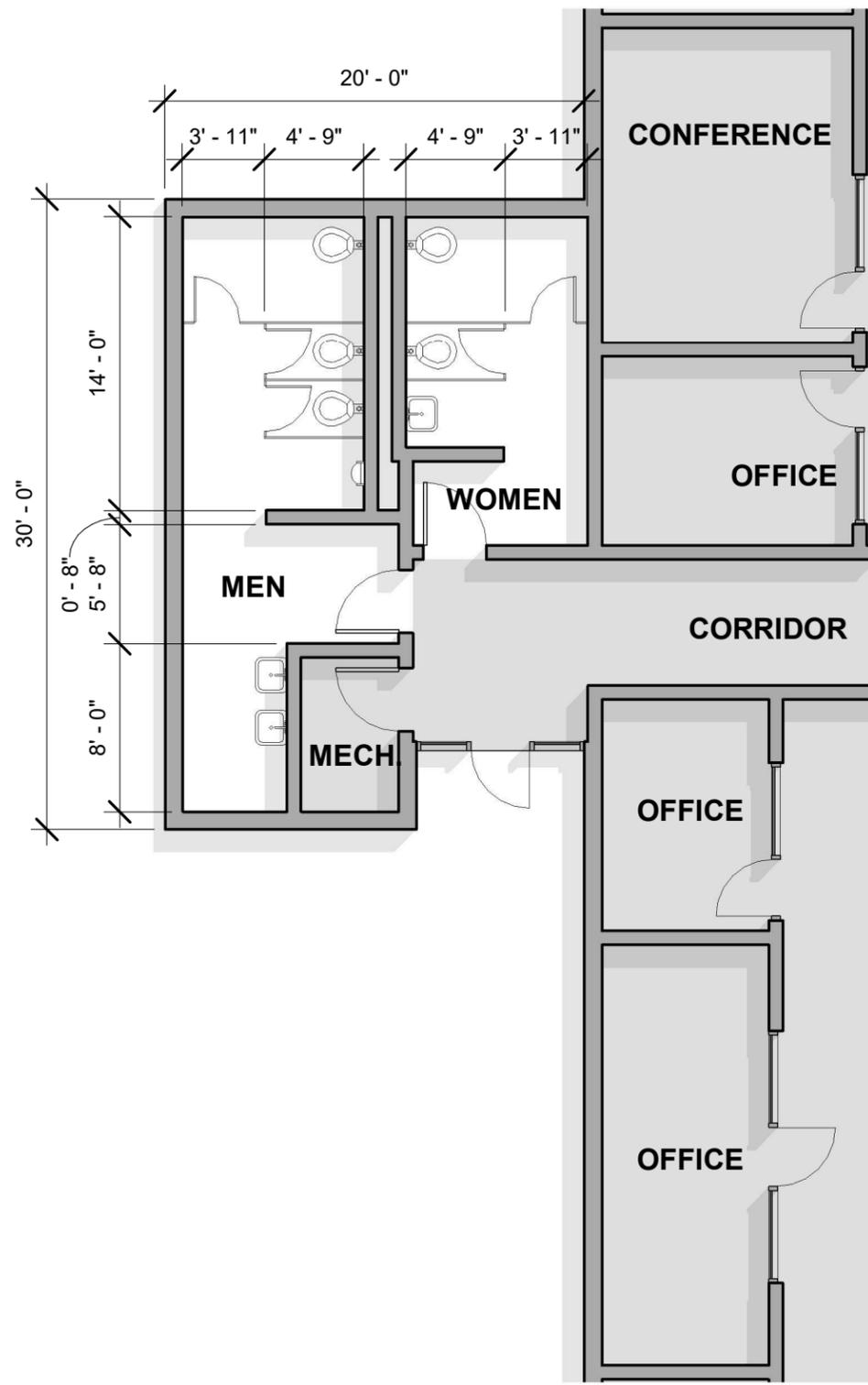
	SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1.....	27,598		150 GROSS		LEVEL 1 .....184

**MINIMUM FIXTURE RATIOS (IBC 2018)**

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

**REQUIRED FIXTURE COUNT**

MEN	WOMEN
LEVEL 1	LEVEL 1
• WATER CLOSETS..... 3	• WATER CLOSETS..... 3
• LAVATORIES ..... 3	• LAVATORIES ..... 3
• DRINKING FOUNTAIN..... 1	



**OCCUPANT LOAD (IBC 2018)**

SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1..... 7,874		150 GROSS		LEVEL 1 .....53

**MINIMUM FIXTURE RATIOS (IBC 2018)**

<b>WATER CLOSETS</b>	<b>LAVATORIES</b>	<b>DRINKING FOUNTAINS</b>
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

**REQUIRED FIXTURE COUNT**

<b>MEN</b>	<b>WOMEN</b>
<p>LEVEL 1</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 1</li> <li>• DRINKING FOUNTAIN..... 1</li> </ul>	<p>LEVEL 1</p> <ul style="list-style-type: none"> <li>• WATER CLOSETS..... 2</li> <li>• LAVATORIES ..... 1</li> </ul>

PROGRAM DOCUMENT

STREAM PROGRAM CONSULTANT  
SBC#529/000-02-2019

17 JUNE 2020

## TABLE OF CONTENTS

PROJECT NARRATIVE	03
OPINION OF PROBABLE COST	04
CONCEPTUAL GRAPHIC DOCUMENTATION	05

# PROJECT NARRATIVE

## PROJECT GOALS, OBJECTIVES + APPROACH

Tennessee Department of Transportation seeks to renovate the restrooms in three existing buildings on the Region 3 Headquarters campus located at 6601 Centennial Boulevard in Nashville, Tennessee. This renovation is to provide finish upgrades, but also to bring the project into compliance with current code requirements and ADA guidelines.

Upon completing Phase I for this study, it was apparent there were potentially multiple options for renovation of the restrooms that would satisfy TDOT's request for interior finish upgrades while also satisfying current code and ADA requirements. Based on initial research, all three buildings exceed the current code requirements for restroom fixture requirements (number of toilets/urinals) based on occupant load. This was confirmed by a similar analysis by TDOT regarding the number of current users per floor. For the purposes of this study, the higher amount of occupants per floor (based on square footage and use classification) was utilized. There were two potential scenarios presented to TDOT to accomplish the goals of this study.

1. Most Efficient – The most efficient and economic route would be to eliminate a fixture in each restroom, creating a similar layout to the 1st level – Building A. There were no code issues discovered with this approach and it would allow the restrooms to achieve code and ADA compliance without major modifications to walls and other interior spaces. The existing layout of the restrooms will remain but each space will have one less fixture.
2. Maximize Plumbing Fixture Count – If the goal is to maintain the existing number of fixtures, an option to relocate restroom walls is recommended. This option would require some additional work in spaces adjacent to the restrooms. Additionally, this option would present a challenge at Building C, as there are no readily apparent solutions to bring the restrooms into compliance without requiring additional space. If pursued, the most efficient option would be to utilize an existing adjacent office space to create a unisex ADA compliant restroom and complete only minor modifications in the existing restrooms.

Option #1 was selected for further development as part of this program document. The scope of work will include selective demolition, new ceilings, patch and repair of walls, new plumbing fixtures with hands-free operation, new toilet accessories, new vanity casework, new paint, new floor and wall tile, as well as selective electrical, mechanical and plumbing work. Further information pertinent to the project is included below.

## SITE INFORMATION/ANALYSIS

Buildings A, B and C on the TDOT Region 3 Headquarters campus are located at 6601 Centennial Boulevard in Nashville, Tennessee. Adequate parking to accommodate this renovation is provided currently on site, as well as all other required infrastructure.

## ENERGY REQUIREMENTS

Base energy code considerations will need to be addressed, but no major challenges are anticipated, as the existing building is assumed to be compliant.

## CODE REQUIREMENTS

This project includes renovation of interior spaces within a larger office buildings. The occupancy classification of the overall buildings is Business (B). There is no change of use or occupancy classification, as the current use of space remains. Whereas appropriate code compliant conditions exist currently in the space, code compliance will be required by fire alarm and sprinkler equipment once new ceilings are in place. Door hardware code compliance will also be required with any new doors installed.

## LICENSING/CERTIFICATION/ACCREDITATION REQUIREMENTS

The Agency does not anticipate any licensing, certification and/or accreditation requirements associated with this project.

## POTENTIAL ADDITIONAL FUTURE NEEDS

The Agency does not anticipate any further future needs related to this project.

## STATISTICAL INFORMATION

Itemized below are the various statistical items related to the project.

Gross Square Feet.....	1,713 GSF
Designer's Estimate.....	\$136,829
Cost per SF (Interior Renovation Only)...	\$79.88/SF

## ANTICIPATED DURATION FOR DESIGN PHASE

Program Verification.....	5 DAYS
Schematic Design.....	10 DAYS
Design Development.....	20 DAYS
Construction Documents.....	30 DAYS
Total Duration - Design Phase.....	65 DAYS

## ANTICIPATED DURATION FOR CONSTRUCTION

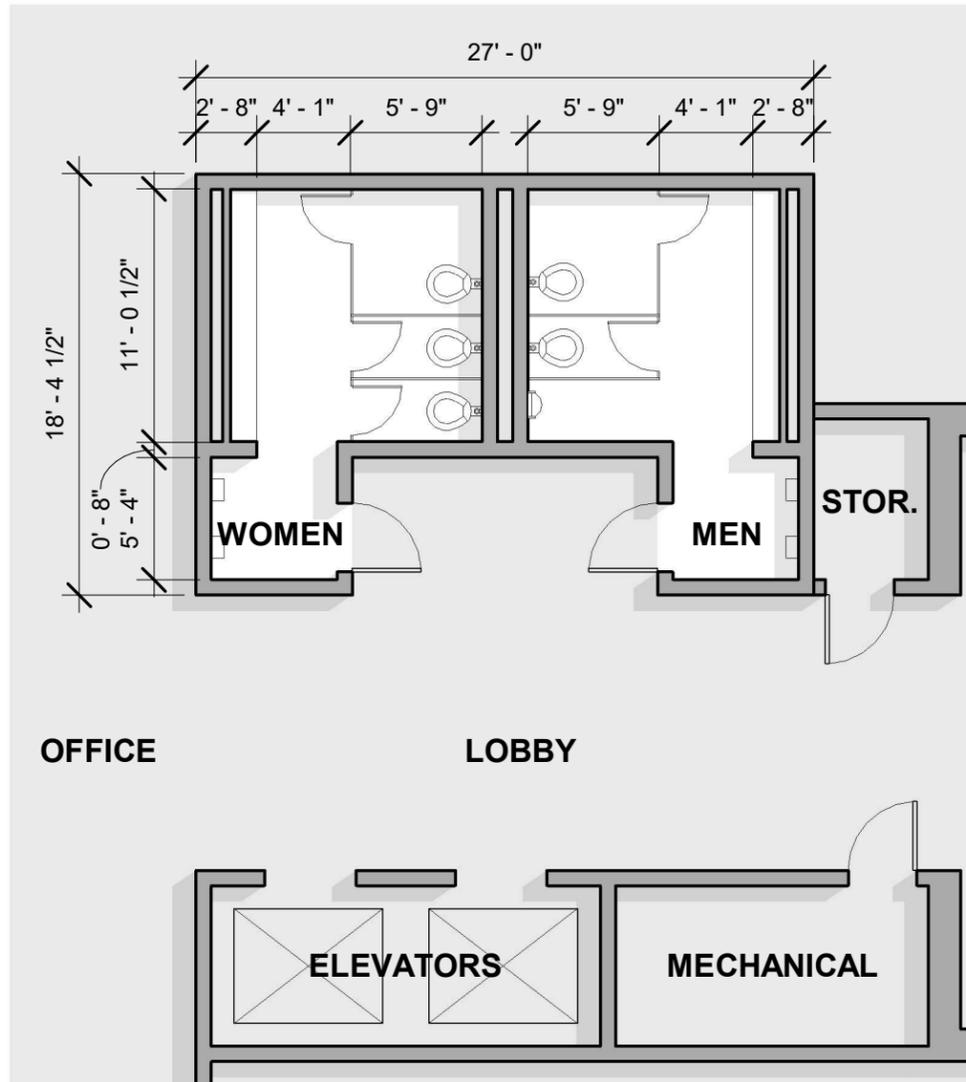
6 Weeks per Restroom with Phased Work anticipated - 24 Weeks total

## OPINION OF PROBABLE COST

Per the Opinion of Probable Cost on the following page, the anticipated budget for this project is estimated as \$755,484. This represents \$419.95/sf for 1,799 sf. It is noted this estimate includes an estimating contingency, as well as inflation to Quarter 2 of 2022. The cost evaluation was developed based on historic data, as well as industry cost information resources.

Probable Construction Cost Estimate - Schematic Design Phase						21-Apr-20
TDOT Restroom Upgrades						
	Quan.	\$/unit	unit	Subtotals	Cost	Remarks
<b>Restroom Upgrades</b>						
<b>Project Summary</b>						
	1,799	\$	419.95 SF		\$ 755,484	
<b>1. General Requirements</b>						\$ 268,587
Trades subtotal						\$ 486,897
CMGC Self Performance						\$ 14,607
General Conditions						\$ 32,598
Permits						
Bond, Bus. License Fee & Ins.						\$ 8,012
<b>Construction Subtotal</b>						\$ 542,113
Construction Contingency (CMGC)						\$ 16,263
Fee						\$ 13,959
Inflation - Q2 2022						\$ 57,234
<b>Construction Total</b>						\$ 629,570
Estimating Contingency						\$ 125,914
<b>Probable Construction Cost</b>						\$ 755,484
<b>2. Existing Conditions</b>						\$ 22,488
<b>Selective Demolition</b>						
Demolition						\$ 22,488
<b>3. Concrete</b>						\$ 3,665
<b>Cast in Place Concrete</b>						
Concrete Trenching + Patching						\$ 3,665
<b>4. Masonry</b>						\$ -
<b>Unit Masonry</b>						
CMU - 8"						\$ 4,224 patching
<b>5. Metals</b>						\$ -
<b>6. Wood &amp; Plastic</b>						\$ 900
<b>Rough Carpentry</b>						
Blocking						\$ 900
<b>7. Thermal / Moist</b>						\$ 1,601
<b>Firestopping</b>						
Firestopping						\$ 630
<b>Joint Sealants</b>						
Caulking						\$ 971
<b>7a. Roofing</b>						\$ -
<b>8. Openings</b>						\$ 14,175
<b>Doors/frames/hardware</b>						
Frames						
HM Frame - Single						\$ 4,615
Doors						
Wood - 36 x 96						\$ 3,560
Hardware						\$ 6,000
<b>9. Finishes</b>						\$ 132,993
<b>Gypsum Board Assemblies</b>						
Interior drywall partition - 3 5/8" (One Side)						\$ 5,526 1 layer of 5/8" GB
Soffits/Ceilings						\$ 1,181 Above Sinks
<b>Acoustic Ceiling</b>						
Acoustic Ceiling 2'x2' - incl. grid and tile						\$ 7,649 Tegalur, 2 x 2
<b>Hard Tile</b>						
Floor Tile - Porcelain						\$ 16,724
Tile Base						\$ 11,795
Wall Tile - Porcelain						\$ 17,628 RR Wet Walls (full height)
Mosaic Wall Tile						\$ 49,644 D.F., Sink Walls

TDOT Restroom Upgrades						
	Quan.	\$/unit	unit	Subtotals	Cost	Remarks
<b>Paint &amp; wallcoverings</b>						
Paint @ drywall						\$ 7,192 Adjacent spaces
Epoxy paint						\$ 14,567 Interior of RR
Drywall ceilings/soffit						\$ 492
HM door frame						\$ 595
<b>10. Specialties</b>						\$ 81,098
<b>Toilet Partitions</b>						
Toilet compartments						\$ 27,500 Bobrick Duraline (Flr.-Clg.)
Urinal screen						\$ 1,950
<b>Signage</b>						
Signage - Allowance						\$ 500 1/RR
<b>Toilet &amp; Bath Accessories</b>						
Tissue dispenser						\$ 1,250 1/WC
Grab bar						\$ 2,015 1/ADA WC
18" Vertical						\$ 590
36" Horizontal						\$ 690
42" Horizontal						\$ 735
Mirror						\$ 4,617 1/sink
San napkin receptacle						\$ 3,990 1/WC - Womens
Hand Dryer - electric						\$ 32,000 2/RR - ADA mount
Waste receptacle						\$ 4,250 1/RR
Robe Hook						\$ 888 back of partition door
<b>Wall Protection</b>						
Recessed Corner Guards						\$ 2,138
Bldg A - Level 1						\$ 713 10' high
Bldg A - Level 2						\$ 713 10' high
Bldg A - Level 3						\$ 713 10' high
<b>11. Equipment</b>						\$ -
<b>12. Furnishings</b>						\$ 20,743
<b>Countertops</b>						
Quartz Countertops						\$ 20,743 w/ plastic laminate apron
Bldg A - Level 1						\$ 4,598
Bldg A - Level 2						\$ 4,598
Bldg A - Level 3						\$ 4,598
Bldg B - Level 1						\$ 4,598
Bldg C - Level 1						\$ 2,351
<b>13. Special Const.</b>						\$ -
<b>14. Conveying</b>						\$ -
<b>21. Fire Suppression</b>						\$ 7,196
1,799 4 sf						\$ 7,196 reconfigure sprinkler heads
<b>22. Plumbing</b>						\$ 164,800
Basic plumbing						\$ 164,800 new plumbing fixtures, drinking fountains and locations
<b>23. HVAC</b>						\$ 8,096
Basic HVAC						\$ 8,096 duct/diffuser reconfiguration
<b>25. Integrated Automation</b>						\$ -
<b>26. Electrical</b>						\$ 29,144
Basic Electrical						\$ 24,107 light fixture replacement, hardwired plumb fixtures, EHD
Basic Fire Alarm						\$ 5,037 Minor Reconfiguration



### OCCUPANT LOAD (IBC 2018)

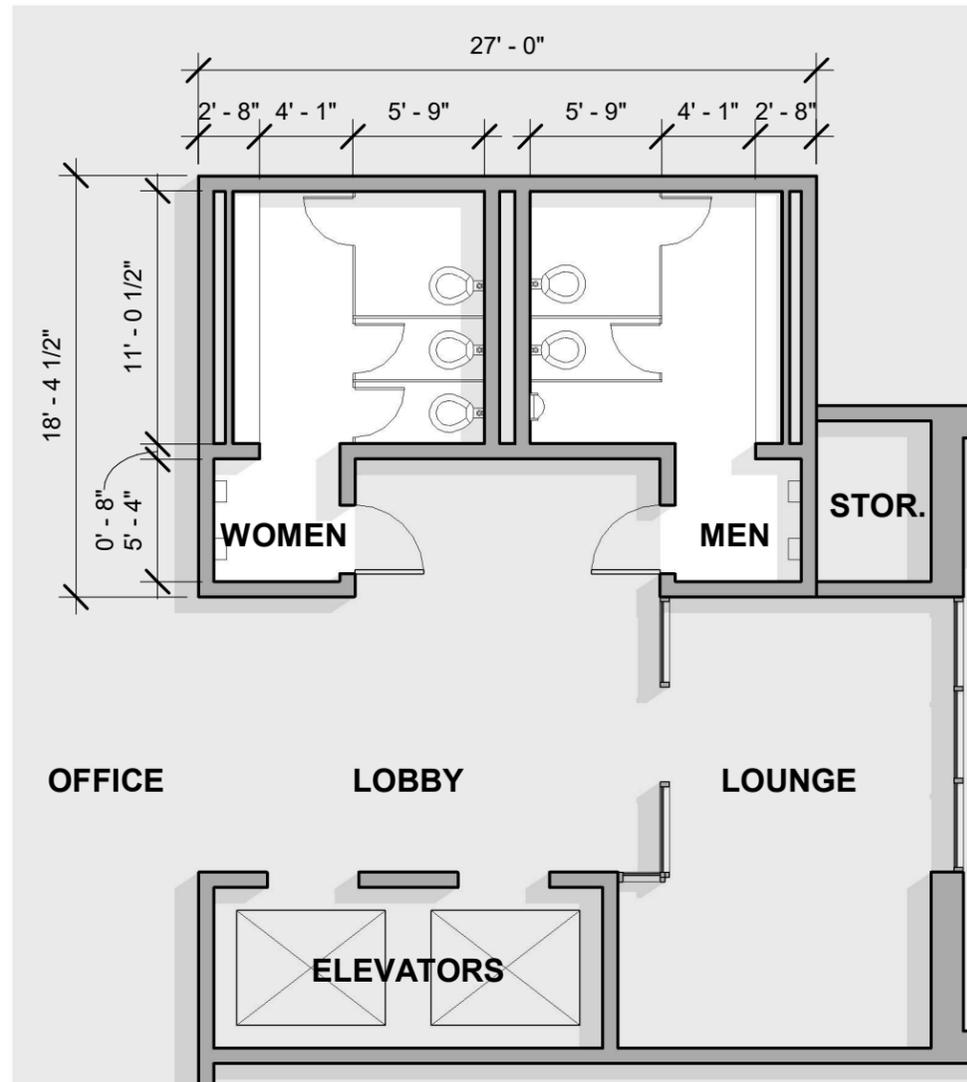
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1..... 14,480		150 GROSS		LEVEL 1..... 97

### MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

### REQUIRED FIXTURE COUNT

	MEN	WOMEN
LEVEL 1		
• WATER CLOSETS .....	2	2
• LAVATORIES .....	2	2
• DRINKING FOUNTAIN .....	1	



### OCCUPANT LOAD (IBC 2018)

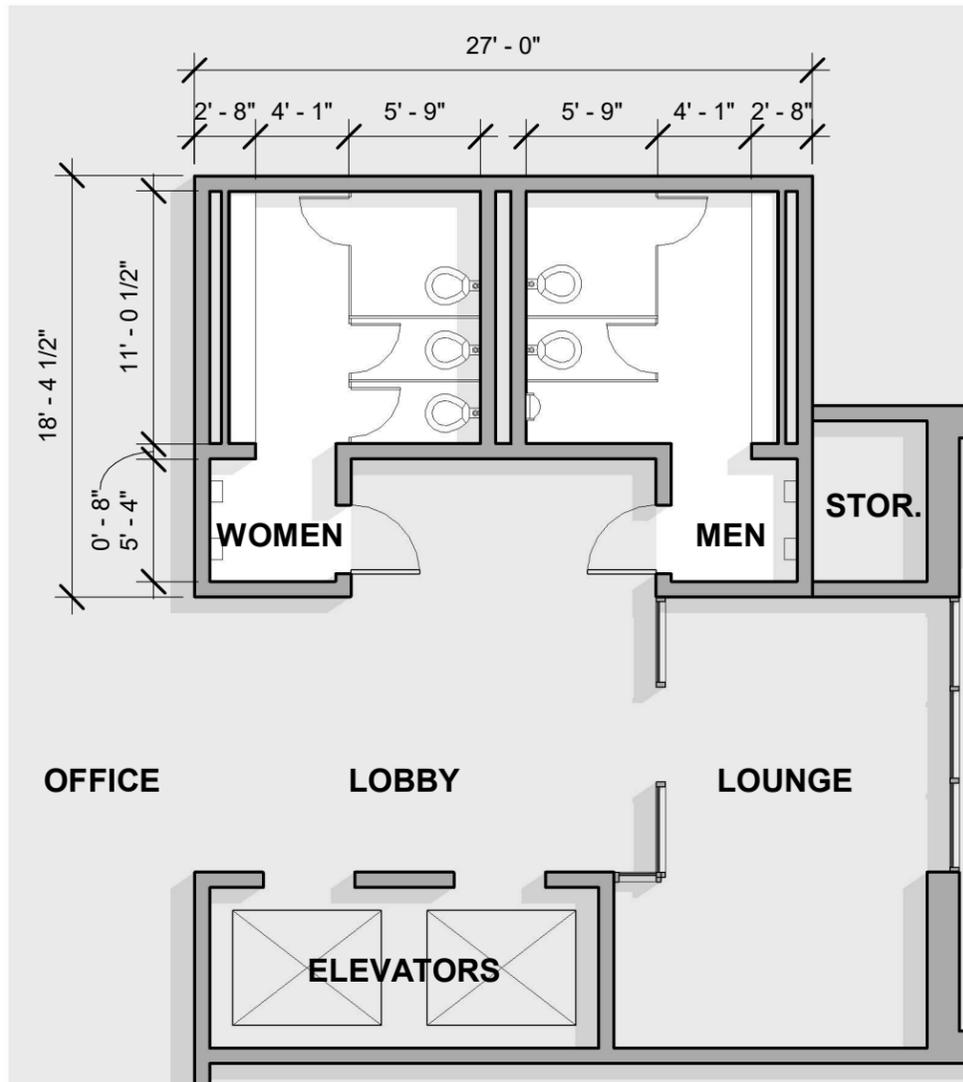
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 2..... 14,644		150 GROSS		LEVEL 2..... 98

### MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

### REQUIRED FIXTURE COUNT

	MEN	WOMEN
LEVEL 2		
• WATER CLOSETS .....	2	2
• LAVATORIES .....	2	2
• DRINKING FOUNTAIN.....	1	



### OCCUPANT LOAD (IBC 2018)

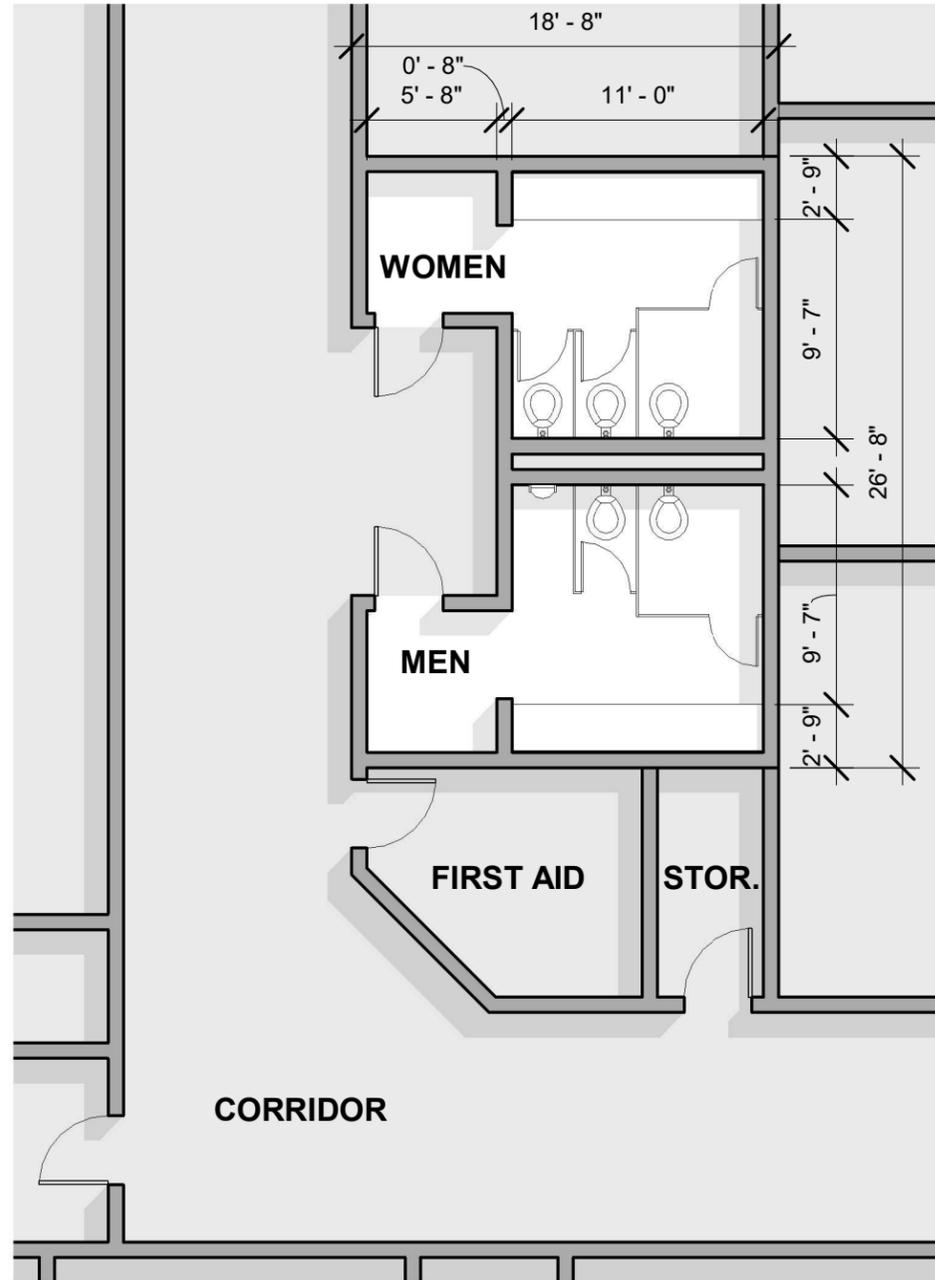
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 3..... 14,644		150 GROSS		LEVEL 3..... 98

### MINIMUM FIXTURE RATIOS (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

### REQUIRED FIXTURE COUNT

	MEN	WOMEN	
LEVEL 3			
• WATER CLOSETS .....	2	• WATER CLOSETS .....	2
• LAVATORIES .....	2	• LAVATORIES .....	2
• DRINKING FOUNTAIN.....	1		



**OCCUPANT LOAD** (IBC 2018)

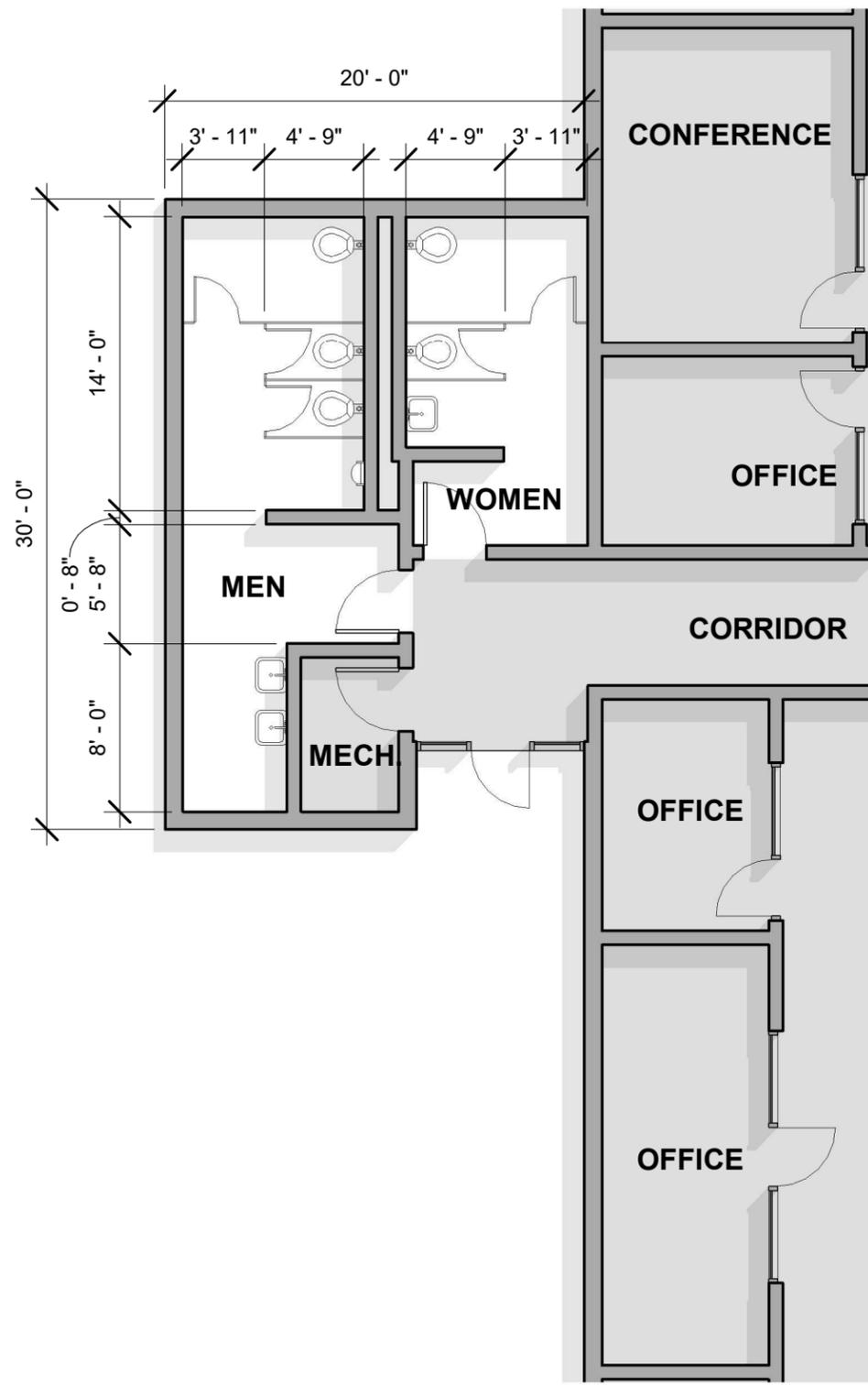
SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1 .....	27,598	150 GROSS		LEVEL 1 .....
				184

**MINIMUM FIXTURE RATIOS** (IBC 2018)

WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

**REQUIRED FIXTURE COUNT**

	MEN	WOMEN
LEVEL 1		LEVEL 1
• WATER CLOSETS .....	3	• WATER CLOSETS .....
• LAVATORIES .....	3	• LAVATORIES .....
• DRINKING FOUNTAIN.....	1	



**OCCUPANT LOAD** (IBC 2018)

SQUARE FOOTAGE	/	OCCUPANT LOAD FACTOR	=	OCCUPANT LOAD
LEVEL 1.....	7,874	150 GROSS		LEVEL 1.....53

**MINIMUM FIXTURE RATIOS** (IBC 2018)

<b>WATER CLOSETS</b>	<b>LAVATORIES</b>	<b>DRINKING FOUNTAINS</b>
<ul style="list-style-type: none"> <li>• 1 PER 25 FOR THE FIRST 50</li> <li>• 1 PER 50 FOR THE REMAINDER EXCEEDING 50</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 40 FOR THE FIRST 80</li> <li>• 1 PER 80 FOR THE REMAINDER EXCEEDING 80</li> </ul>	<ul style="list-style-type: none"> <li>• 1 PER 100</li> </ul>

**REQUIRED FIXTURE COUNT**

	<b>MEN</b>	<b>WOMEN</b>	
LEVEL 1		LEVEL 1	
• WATER CLOSETS .....	2	• WATER CLOSETS .....	2
• LAVATORIES .....	1	• LAVATORIES .....	1
• DRINKING FOUNTAIN.....	1		