

1 SCHEMATIC DESIGN SITE PLAN

G002 1/16" = 1'-0"



ASSUMPTIONS & REQUIREMENTS

- PROGRAM:** BUILDING TO BE +/-11,880 SQ FT. (GROSS) PER FLOOR, 2 STORIES OF OFFICE SPACE LOCATED ON COLTON AND ZIMMERMAN, BILLINGS, MT.
- ZONING REQUIREMENTS:** SITE AND DESIGN REQUIREMENTS TO BE COMPLIANT WITH THE NEIGHBORHOOD OFFICE (NO) CITY OF BILLINGS ZONING REQUIREMENTS
- PARKING - 1 STALL PER 350 SF OF FLOOR AREA**
+/-23,836/350 = 60 MIN. PARKING STALLS
2 ADA STALLS REQUIRED PER IBC
CURRENT SITE: 68 STALLS + 2 ADA STALLS
- CONSTRUCTION TYPE:** V-B, B OCCUPANCY (NS)
MAX ALLOWABLE AREA = 16,625 SF PER FLOOR
MAX BUILDING HEIGHT PER IBC: 2 STORIES AT 40' TOTAL
- TOTAL OCCUPANTS PER B OCCUPANCY:** 100 SF PER OCCUPANT
+/-23,836/150 = 159 OCCUPANTS
- PLUMBING REQUIREMENTS:** PER 159 OCCUPANTS
B OCCUPANCY - 6 WATER CLOSETS & 4 LAVATORIES; 1 HI/LOW WATER FOUNTAIN



1 FIRST FLOOR PLAN
A101 1/8" = 1'-0"

11,886 SQ. FT



2 SECOND FLOOR PLAN
A101 1/8" = 1'-0"

11,950 SQ. FT



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ISSUE DATES:
11/8/2022 - SCHEMATIC DESIGN

SCHEMATIC DESIGN

NAI/PE HOLDINGS
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FLOOR PLANS













