

Proposed Building Features & Rooms (15,436.92 SF Gross BCCA Area) – Rev. 6b, 6c & 6d:

Lower Level (425.86 SF Gross BCCA Area):

Common Features (1277.57 SF Gross Area):

1. Emergency Staircases (515.28 SF Gross Area):
 - Front Stairs – 18'6.75" x 9'1.5" (169.38 SF)
 - Side Stairs – 21'11.25" x 9' (197.44 SF)
 - Back Stairs – 19'3.75" x 7'8.25" (148.46 SF)
2. Sprinkler Room – 3'6" x 6'1.5" (21.44 SF)
 - * 4'2.25" x 6'9.75" (28.53 SF) Gross Area
3. Building Electrical Feed & Telephone Room – 21'5.25" x 8'10.5" (190.26 SF)
(Includes a Lower Level Air Conditioning Unit)
 - * 21'9.75" x 9'3" (201.77 SF)
4. Elevator & Landing Area – 25'0.75" x 13'4.5" (335.21 SF)
5. Main Electrical Room – 12'1.5" x 8'4.5" (101.55 SF)
 - * 12'9" x 9' (114.75 SF) Gross Area
6. Freight Elevator – 10'6 x 7'9.75" (82.03 SF)

=> Rough BCCA Common Area Share (1/3) = 425.86 SF

First Level (532.74 SF Gross BCCA Area):

Common Features (1,598.22 SF Gross Area):

1. Front Concierge – 10'2.25" x 4'6.75" (46.48 SF)
2. Emergency Staircases (515.28 SF Gross Area):
 - Front Stairs – 18'6.75" x 9'1.5" (169.38 SF)
 - Side Stairs – 21'11.25" x 9' (197.44 SF)
 - Back Stairs – 19'3.75" x 7'8.25" (148.46 SF)
3. Main Hallway – 82'6.75" x 7'6" (619.22)
4. Elevator & Landing Area – 25'0.75" x 13'4.5" (335.21 SF)
5. Freight Elevator – 10'6 x 7'9.75" (82.03 SF)

=> Rough BCCA Common Area Share (1/3) = 532.74 SF

BCCA Features:

1. Front & Back Signage (Possibly a Side Mural)
2. Plasma Screen (Inside Stair Case Window) Facing Street

Second Level (14,478.32 SF Gross BCCA Area):

Common Features (932.52 SF Gross Area):

1. Emergency Staircases (515.28 SF Gross Area):
 - Front Stairs – 18'6.75" x 9'1.5" (169.38 SF)
 - Side Stairs – 21'11.25" x 9' (197.44 SF)
 - Back Stairs – 19'3.75" x 7'8.25" (148.46 SF)
2. Elevator & Landing Area – 25'0.75" x 13'4.5" (335.21 SF)
3. Freight Elevator – 10'6 x 7'9.75" (82.03 SF)

=> Rough BCCA Common Area Share (1/3) = 310.84 SF

BCCA Features (15,100 SF – 932.52 SF = 14,167.48 SF Gross Area):

1. Main Reception
 - Includes:
 - Front Desk
 - Coat Check & Shoe Rack
 - Visitor Lounge
2. Front Office – 13' x 13' (169 SF)
3. Urban & Dancewear Store – 22'1.5" x 24'9.75" (548.98 SF)
4. Art Gallery – 23'8.25" x 16'3.75" (386.40 SF)
5. Women's & Dressing Rooms – 28'1.5" x 13' (365.63 SF)
 - Includes:
 - 7'9" x 13' (100.75 SF) Dressing Area
 - 4 Stalls with 1 Sink/Stall
 - 1 Wheelchair Accessible Bathroom with Sink
 - 7' Makeup Counter
6. Men's & Dressing Rooms – 24'7.5" x 13' (320.13 SF)
 - Includes:
 - 7'9" x 13' (100.75 SF) Dressing Area
 - 3 Stalls with 1 Sink/Stall
 - 1 Wheelchair Accessible Bathroom with Sink
 - 2 Urinals
 - 2' Makeup Counter
7. Studio 1 – Sprung-Wood Floors – 25'8.25" x 24'9.75" (637.37 SF)
8. Studio 2 – Sprung-Wood Floors – 25'11.25" x 24'9.75" (643.57 SF)
9. Non-Profit Radio Station & Recording Studio – 14'7.5" x 24'9.75" (362.88 SF)
 - Includes:
 - Visitor Lounge
 - 9'3" x 8' (74 SF) Office
 - 14'7.5" x 11' (160.88 SF) Recording Studio
 - * Direct sight lines (windows) into Studios 2 (&1) & 3 for large/specialty recording sessions
10. Studio 3 (Gym & Private Training Room) – 3.25" Sprung-Wood Floors – 25' x 24'9.75" (620.31 SF)
11. Conference Room – 15' x 13' (195 SF)
12. Director's Office – 10' x 13' (130 SF)
 - * Internal access to Conference Room, and Marketing, IT, & Finance Office
13. Marketing, IT, & Finance Office – 12'6" x 13' (162.5 SF)
14. Storage & Custodian Room – 8'7.5" x 15'9.75" (136.38 SF)
15. Electrical Room – 12'1.5" x 8'4.5" (101.55 SF)
16. Faculty & Staff Lounge & Kitchenette – 16' x 15'9.75" (253 SF)
 - Includes:
 - Sink with 7' Counter
17. Storage Closet – 4'7.5" x 15'3.75" (70.82 SF)
18. Wheelchair Lift & Ramps:
 - Stage Wheel-O-Vator – Negative 1'8.75" Elevation
 - 4 Corridor Ramps – 3' x 9'5.25", 1' Length per 1" Rise
19. Studio 4 – Sprung-Wood Floors – 29'11.5" x 39'9.75" (1,192.72 SF)
 - Includes:
 - DJ & Lighting Booth
 - Bar & Kitchenette
 - Storage Closet – 4'7.5" x 15'3.75" (70.82 SF)
20. Studio 5 – Sprung-Wood Floors – 26' x 39'9.75" (1,035.13 SF)
21. Studio 6 – Sprung-Wood Floors – 31'1.5" x 39'9.75" (1,239.16 SF)
22. Studio 7 (Stage) – Sprung-Wood Floors – 35' x 27'6" (962 SF)
 - Includes:
 - Back Stage Right – 23'6.5" x 5' (117.71 SF)
 - Back Stage Left – 6'6.75" x 6'11.25" (45.53 SF)
23. Sound-Proof partitions separate Studios 1 & 2, and Studios 4, 5, 6, & 7, to allow for several combinations of Studio/Ballroom sizes, and to give Studio 7 the dual Stage/Studio functionality.