

FAIRMONT BUILDING

- BLDG SERVICE AREA
- FLOOR SERVICE AREA
- TENANT ANCILLARY AREA
- TENANT USEABLE AREA
- VACANT

1 LL USF PLAN
1/8" = 1'-0"

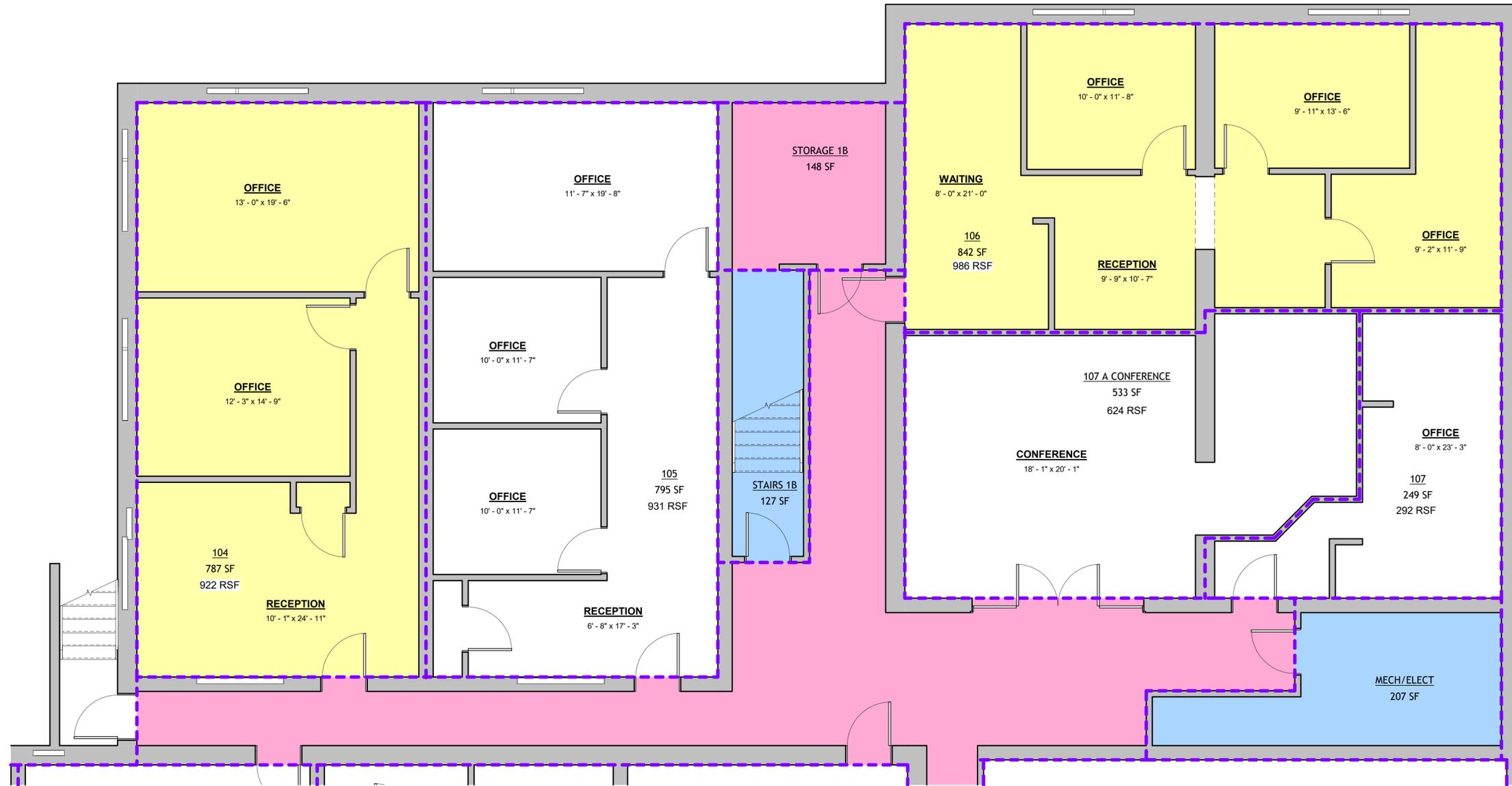
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RHODY ARCHITECTURAL DESIGNS
 PO BOX 165, ST. JOHN, IN 46373
 P: 219-718-0086 . F: 219-365-5188
 www.rhodydesigns.com

PROPOSED PROJECT FOR:
FAIRMONT BUILDING
 1ST AM. MGMT CO, INC
 9245 CALUMET AVE, MUNSTER, IN

DESCRIPTION	LOWER LEVEL
JOB NUMBER	25152
DATE	REV 1/23/26
SHEET	A1



① LL PLAN-EAST
1/4" = 1'-0"

FAIRMONT BUILDING

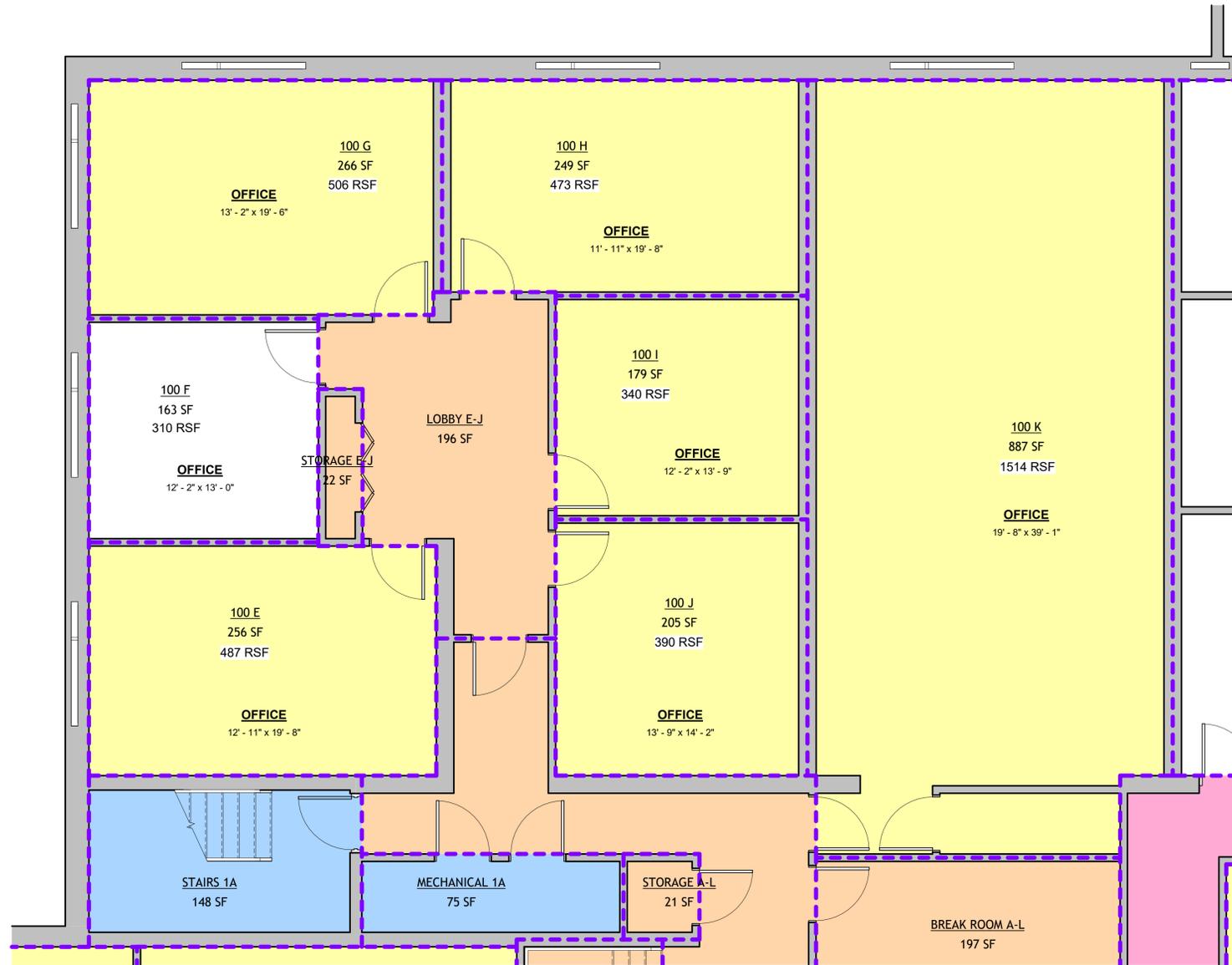
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SHEET	A1 EAST



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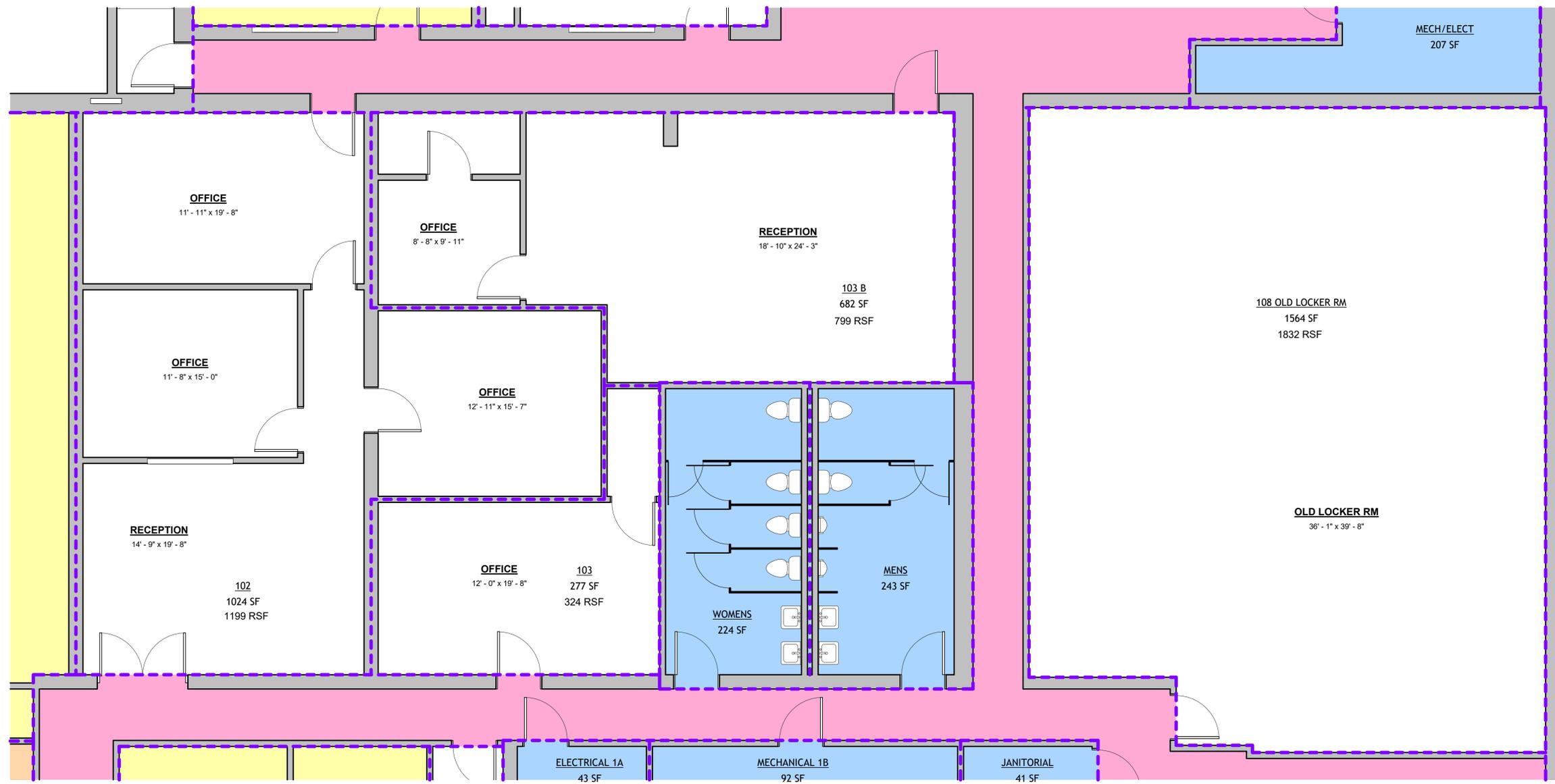
1 LL PLAN-NE
1/4" = 1'-0"

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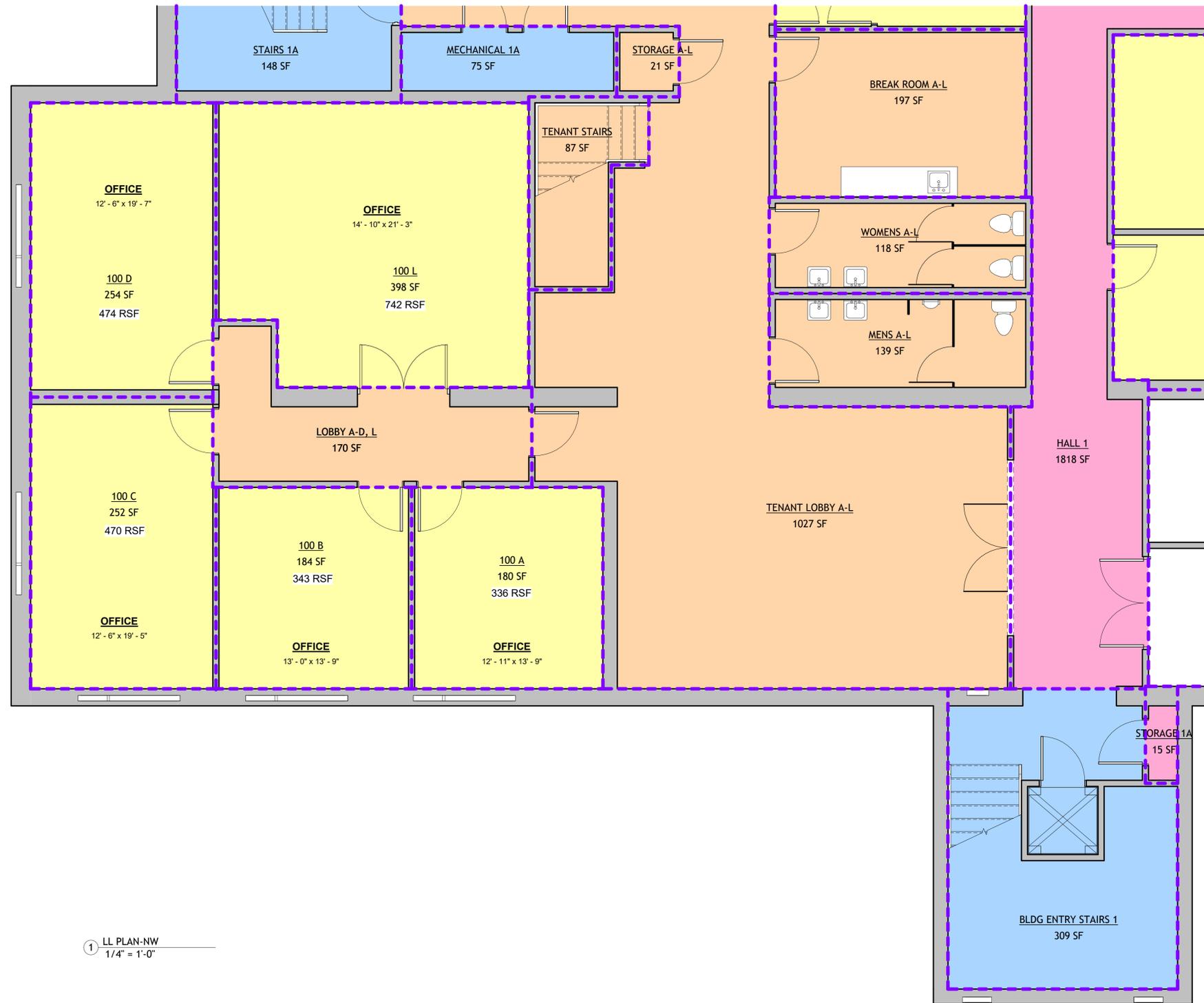
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1 LL PLAN-SE
 1/4" = 1'-0"

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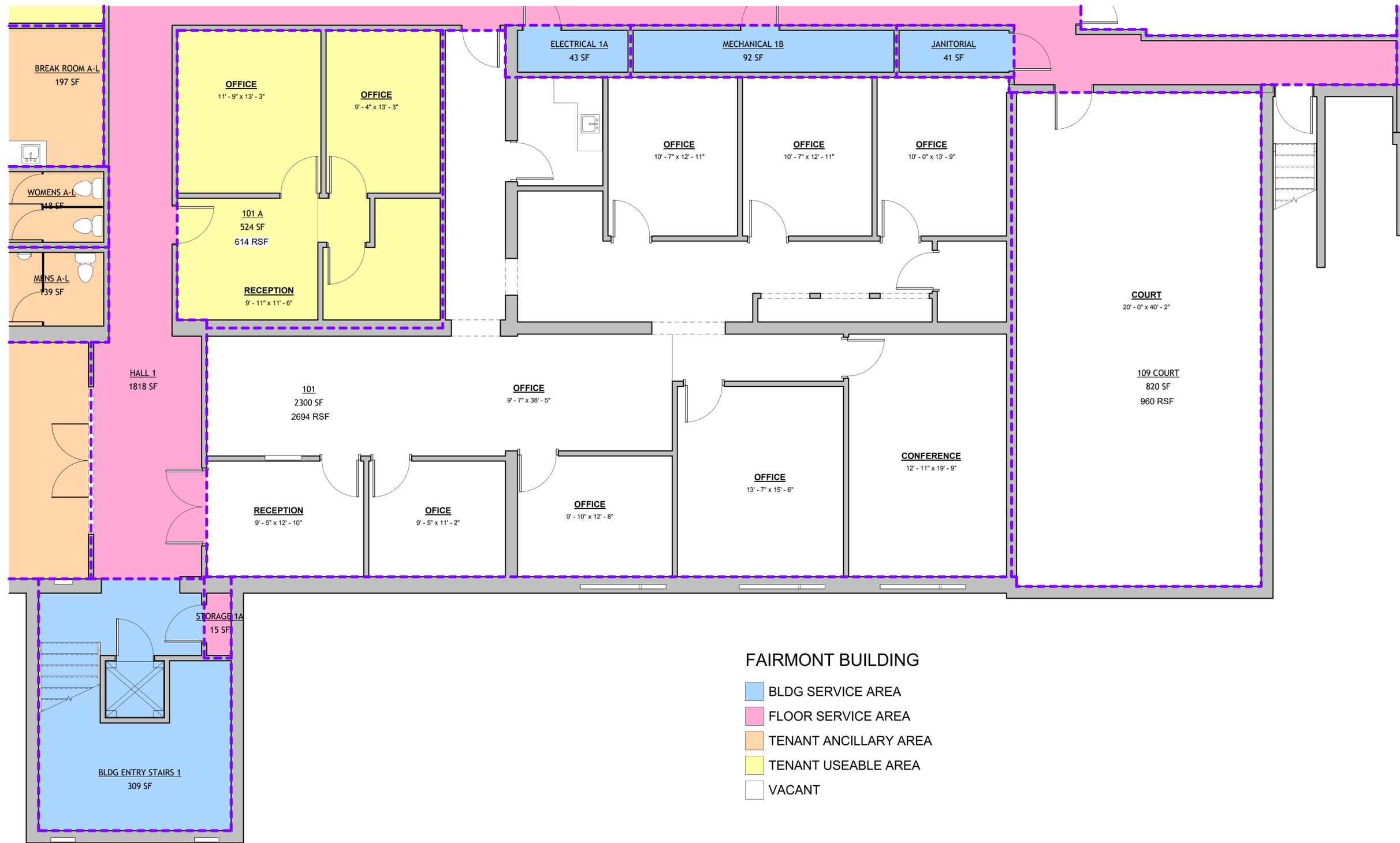
① LL PLAN-NW
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SHEET	A1 NW



1 LL PLAN-SW
1/4" = 1'-0"

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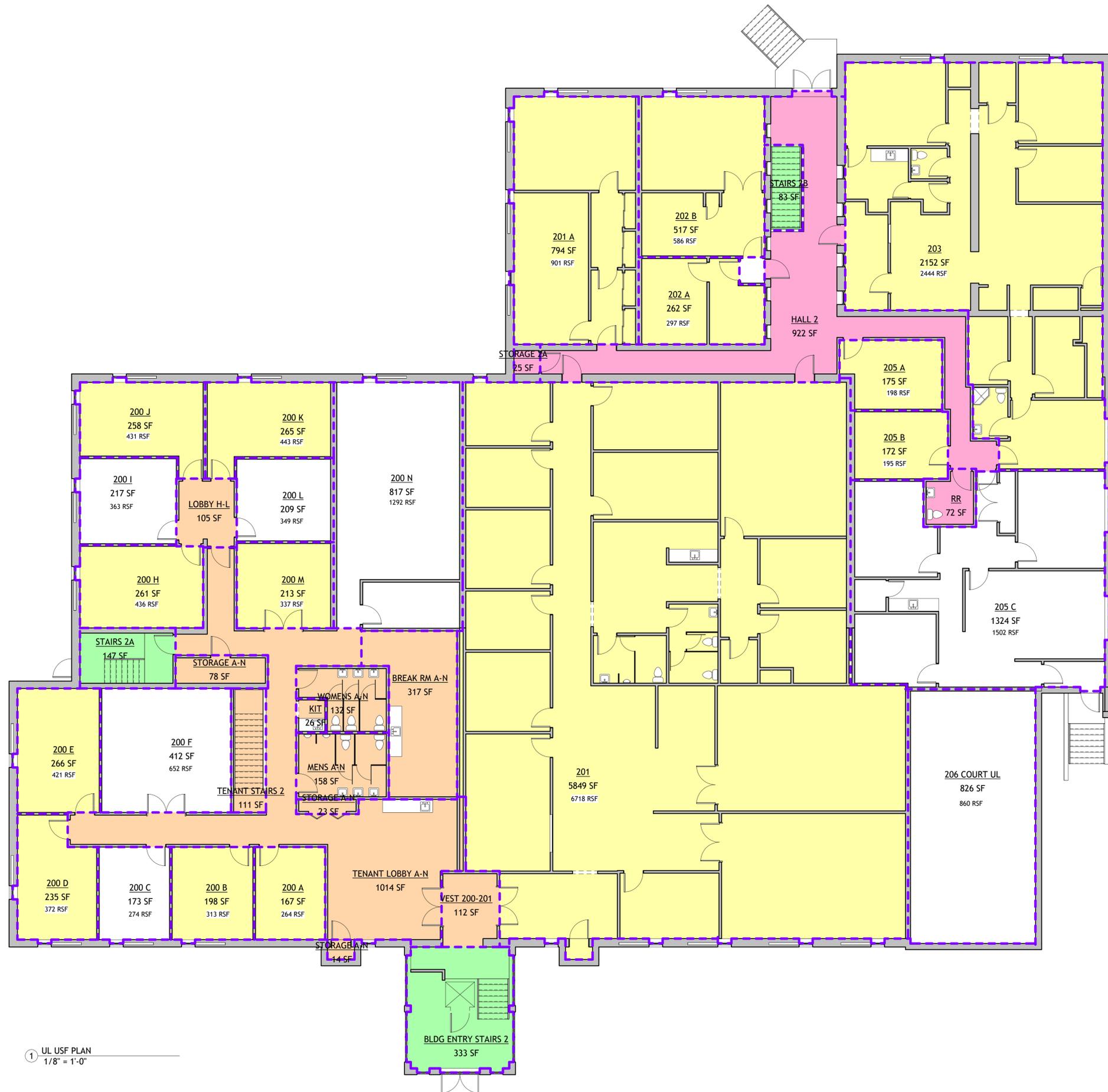
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- FLOOR SERVICE AREA
- MAJOR VERTICAL PENETRATION
- TENANT ANCILLARY AREA
- TENANT USEABLE AREA
- VACANT

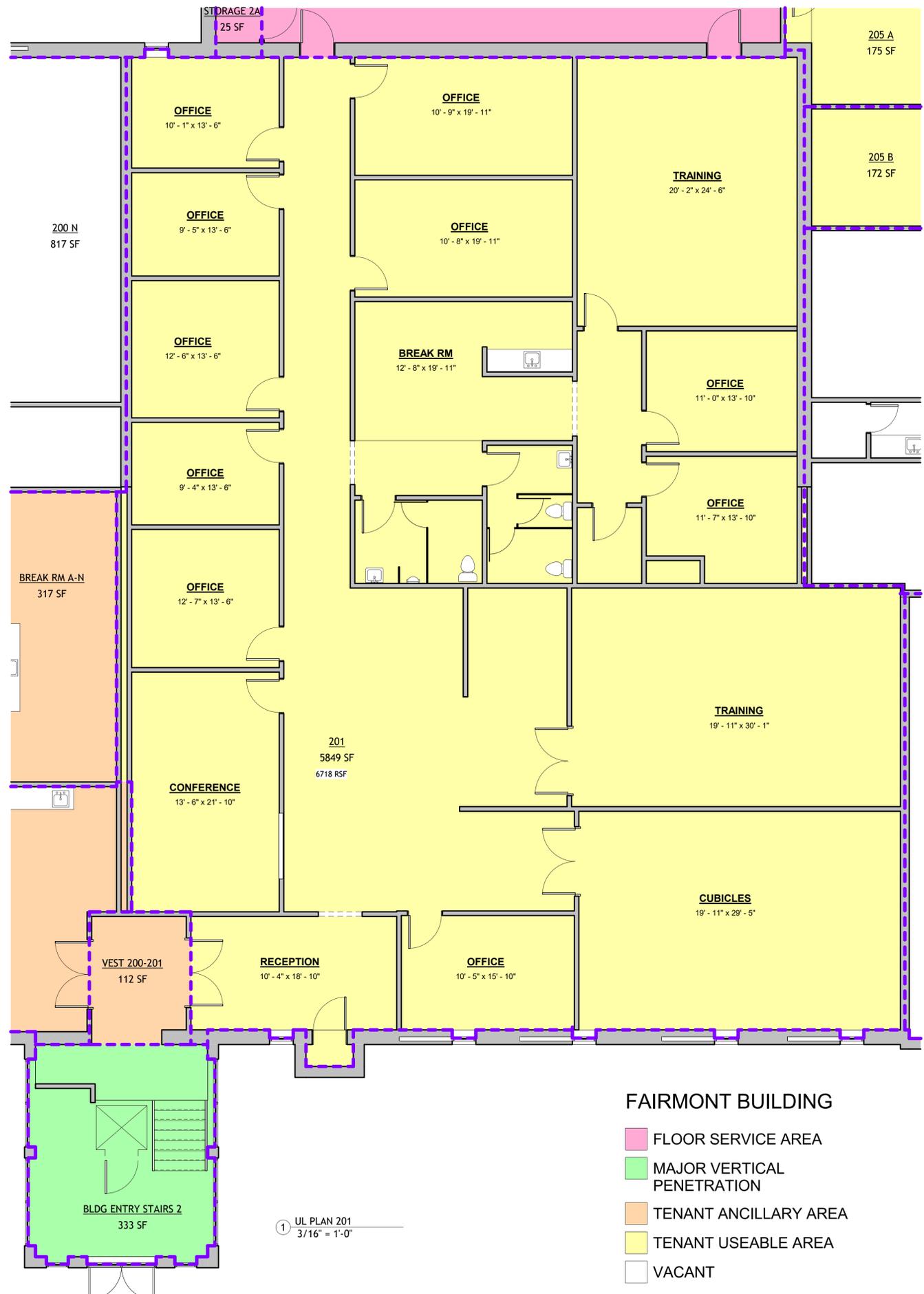
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DESCRIPTION	UPPER LEVEL
JOB NUMBER	25152
DATE	REV 1/23/26
SHEET	A2



200 N
817 SF

205 A
175 SF

205 B
172 SF

201
5849 SF
6718 RSF

VEST 200-201
112 SF

RECEPTION
10'-4" x 18'-10"

OFFICE
10'-5" x 15'-10"

BLDG ENTRY STAIRS 2
333 SF

UL PLAN 201
3/16" = 1'-0"

FAIRMONT BUILDING

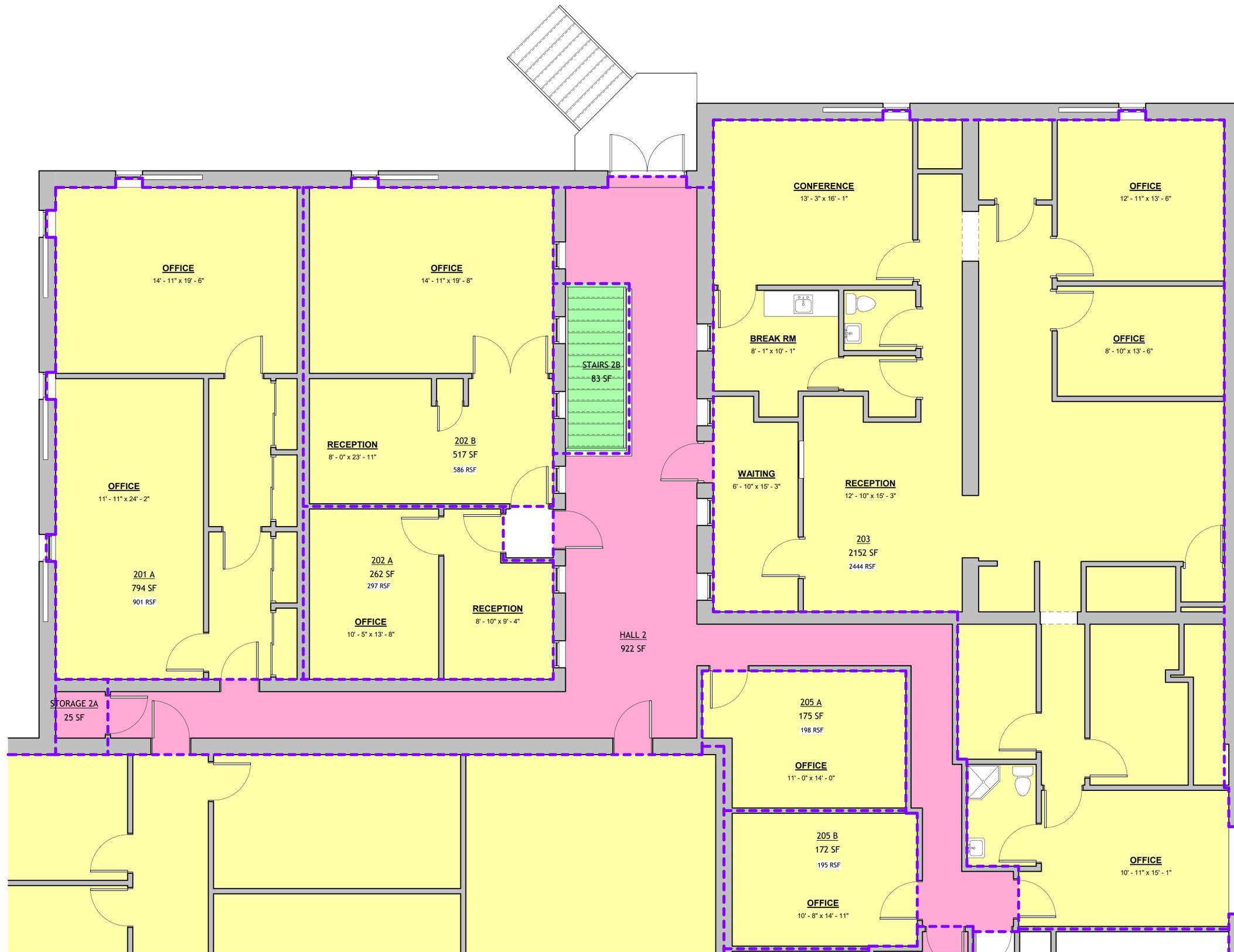
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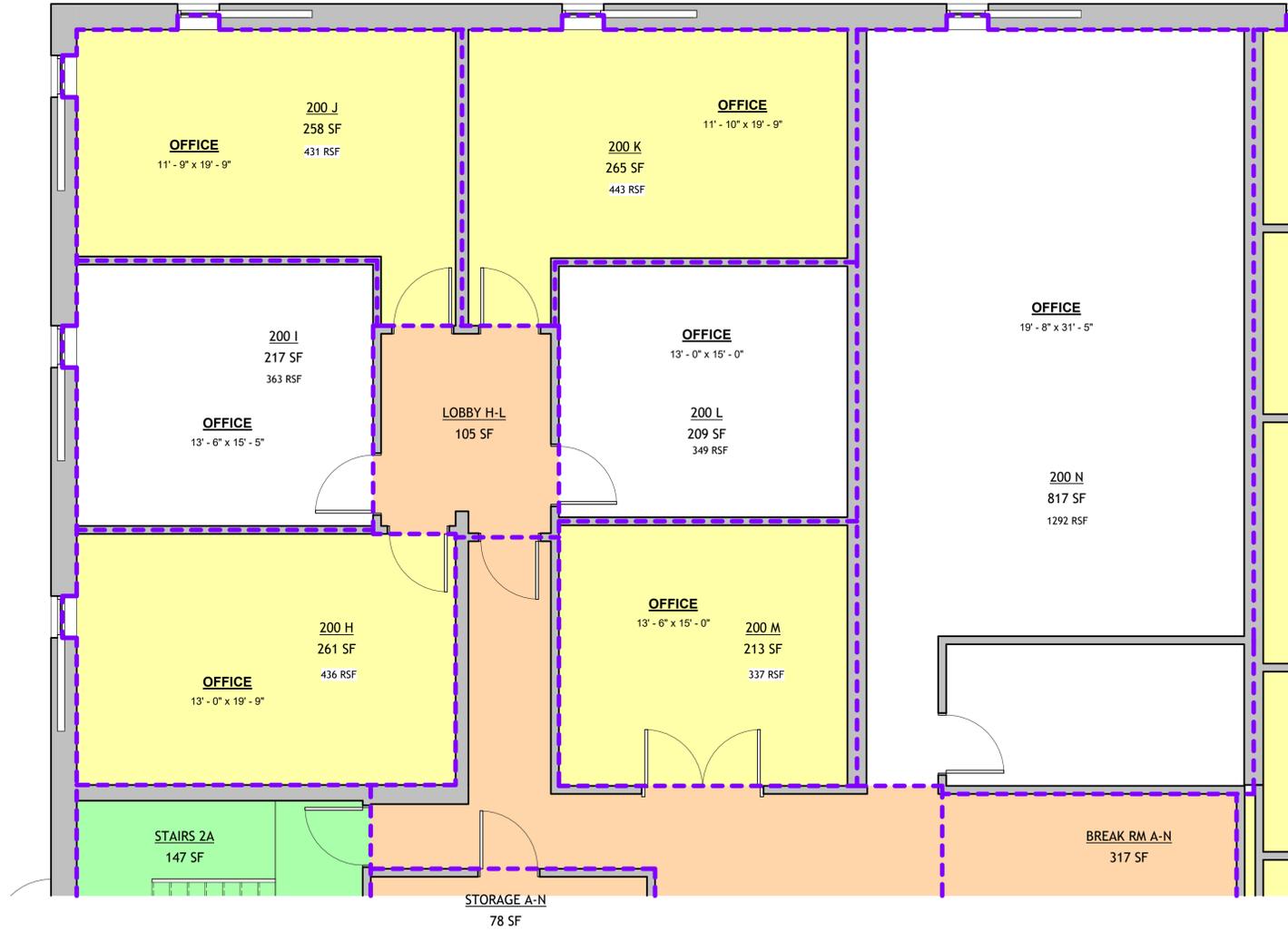
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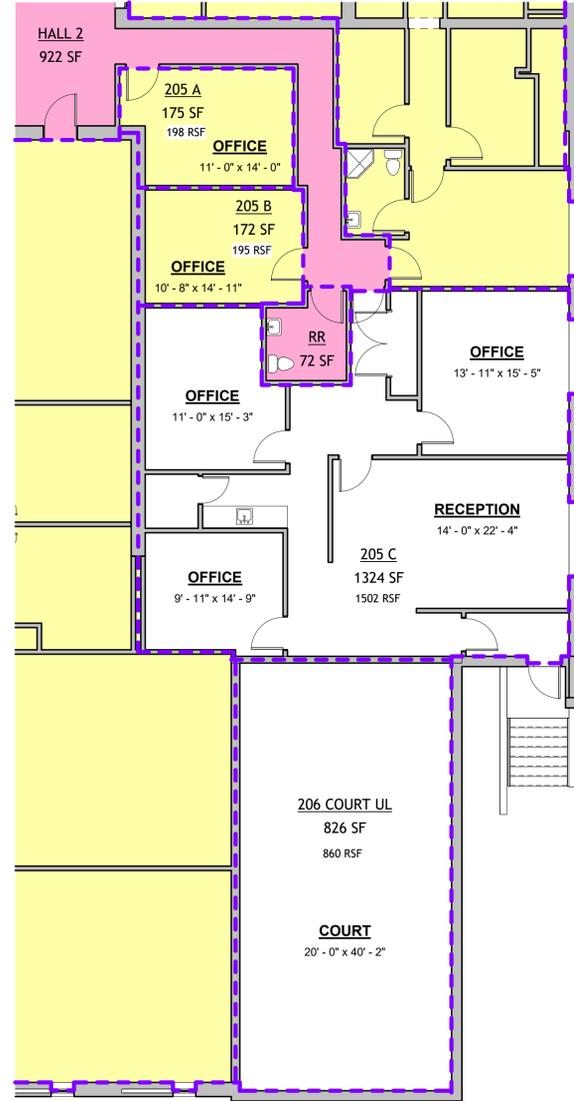
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① UL PLAN-SOUTH
1/8" = 1'-0"

FLOOR LEVEL	BOUNDARY AREAS	RENTABLE EXCLUSIONS	FLOOR RENTABLE AREAS	SPACE ID	TENANT USABLE AREAS (USF)	TENANT ANCILLARY AREAS			FLOOR USABLE AREAS	BUILDING SERVICE AREAS	FLOOR SERVICE AREAS	FLOOR ALLOCATION RATIOS	FLOOR ALLOCATIONS	BUILDING ALLOCATION RATIO	RENTABLE AREAS (RSF)	LOAD FACTORS A
						TENANT ANCILLARY AREAS A-L	TENANT ANCILLARY AREAS A-D & L	TENANT ANCILLARY AREAS E-J								
LOWER LEVEL										ALL TENANTS						
					100 A	180	82	24	286				322		336	1.17
					100 B	184	84	25	293				329		343	1.17
					100 C	252	115	34	401				451		470	1.17
					100 D	254	116	34	404				455		474	1.17
					100 E	256	117	42	415				467		487	1.17
					100 F	183	75	27	285				298		310	1.17
					100 G	266	122	44	432				488		506	1.17
					100 H	249	114	41	404				455		473	1.17
					100 I	179	82	30	291				327		340	1.17
					100 J	205	94	34	333				374		390	1.17
					100 K	887	406		1293				1454		1514	1.17
					100 L	398	182	53	633				713		742	1.17
					101	2300			2300				2588		2694	1.17
					101 A	524			524				590		614	1.17
					102	1024			1024				1152		1199	1.17
					103	277			277				312		324	1.17
					103 B	682			682				767		799	1.17
					104	787			787				885		922	1.17
					105	795			795				894		931	1.17
					106	842			842				947		986	1.17
					107	249			249				280		292	1.17
					CONFERENCE	533			533				603		624	1.17
					108 OLD LOCKER RM	1564			1564				1760		1832	1.17
					109 COURT	820			820				923		960	1.17
					SUB TOTAL		1589	170	218							
					STORAGE A-L		21		21							
					TENANT STAIRS 1		87		87							
					WOMENS A-L		118		118							
					MENS A-L		139		139							
					BREAK ROOM A-L		197		197							
					TENANT LOBBY A-L		1027		1027							
					STORAGE E-J				22							
					LOBBY E-J				196							
					LOBBY A-D & L			170								
					ELECTRICAL 1A					43						
					MECHANICAL 1A					75						
					MECHANICAL 1B					92						
					STAIRS 1B					127						
					STAIRS 1A					148						
					MECH/ELECT					207						
					BLDG ENTRY STAIRS 1					309						
					HALL 1					41	1818					
					JANITORIAL					243						
					MENS						15					
				STORAGE 1A						148						
				STORAGE 1B												
				WOMENS					224							
				MATCH SUBTOTAL ABOVE		1589	170	218								
FLOOR TOTALS	19337	0	19337		13870	0.4575	0.1341	0.1654	15847	1509	1981	1.1250	17828	18561		
UPPER LEVEL										TENANTS 201-205						
					200 A	167	85	2	254				254	284	1.04	
					200 B	198	100	2	301				301	313	1.04	
					200 C	173	86	2	263				263	274	1.04	
					200 D	235	119	3	357				357	372	1.04	
					200 E	266	135	3	404				404	421	1.04	
					200 F	412	209	5	626				626	652	1.04	
					200 H	261	132	3	419				419	436	1.04	
					200 I	217	110	19	348				348	363	1.04	
					200 J	258	131	22	414				414	431	1.04	
					200 K	205	134	23	352				352	369	1.04	
					200 L	209	106	18	336				336	349	1.04	
					200 M	213	108	3	324				324	337	1.04	
					200 N	817	415	10	1241				1241	1292	1.04	
					201	5949		69	5918				6453	6718	1.14	
					201 A	794			794				865	901	1.13	
					202 A	262			262				285	297	1.13	
					202 B	517			517				563	586	1.13	
					203	2152			2152				2347	2444	1.14	
					205 A	175			175				190	198	1.13	
					205 B	172			172				187	195	1.13	
					205 C	1324			1324				1443	1502	1.13	
					206 COURT	826			826				906	944	1.04	
					SUBTOTAL		1873	105	112							
					83											
					147											
					333											
					BLDG ENTRY STAIRS 2											
					STORAGE A-N		14		14							
					STORAGE A-N		23		23							
				RIT A-N		25		25								
				STORAGE A-N		78		78								
				TENANT STAIRS 2		111		111								
				WOMENS A-N		132		132								
				MENS A-N		158		158								
				BREAK ROOM A-N		317		317								
				TENANT LOBBY A-N		1014		1014								
				LOBBY H-L			105									
				HALL 2						922						
				RR						72						
				STORAGE 2A						25						
				VEST 200-201												
				MATCH SUBTOTAL ABOVE		1873	105	112			1019					
FLOOR TOTALS	19434	563	18871		15762	0.5075	0.0868	0.0117	17852	0	1,0906		18871	19647		
BLDG TOTALS (SUM)	38771	563	38208		29632				33699				36699	1,0411	38208	



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