

VEN STUDIO, LLC
5909 BERWYN ROAD
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STATE OF MARYLAND, LICENSE NUMBER 16979, EXPIRATION DATE
04/23/2025.



**WOODFIELD ROAD
COMMERCIAL
SPACE**

19830 WOODFIELD ROAD
GAITHERSBURG, MD 20879

**EXISTING OVERALL
FLOOR PLAN**

VS #2415

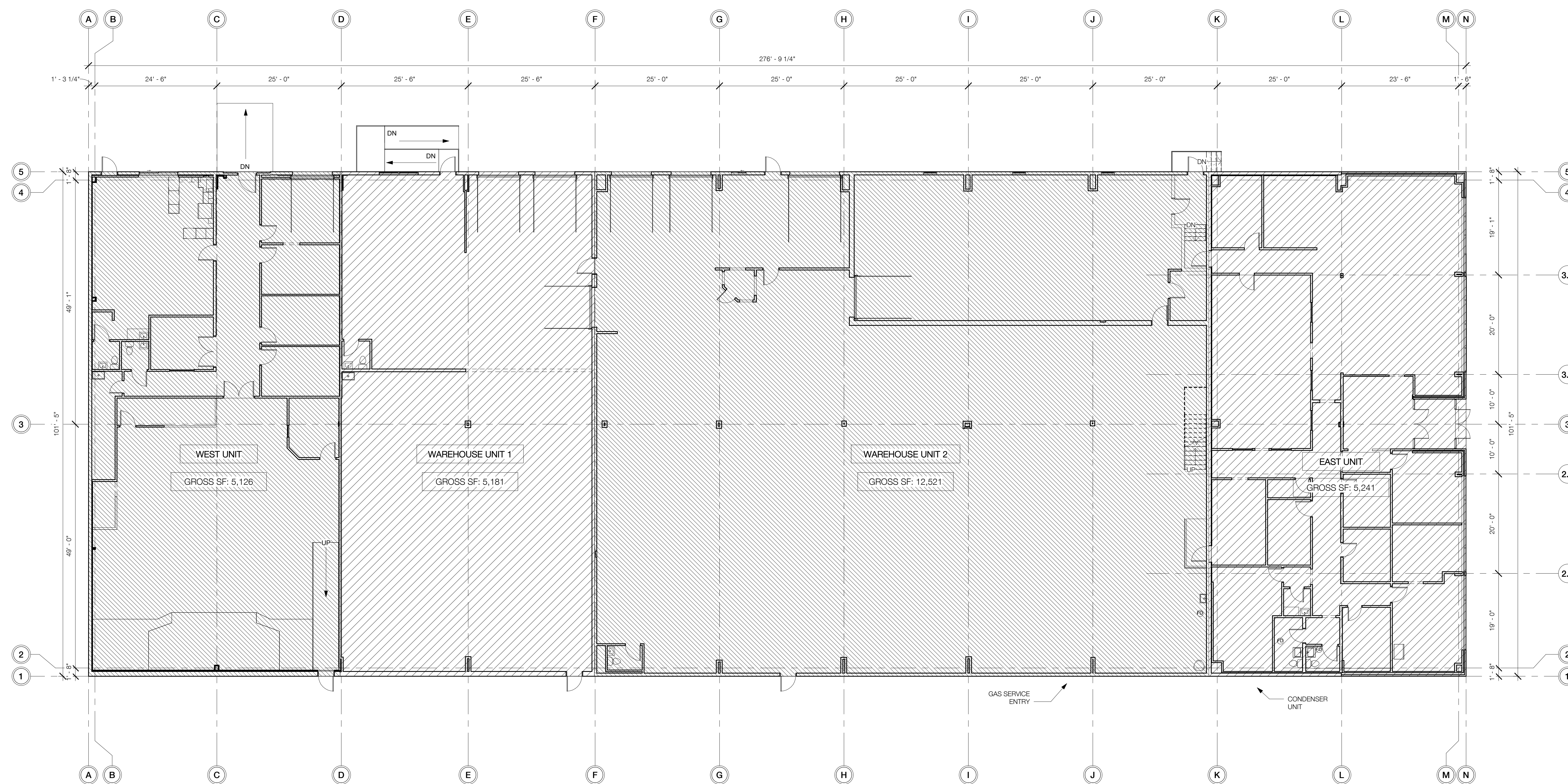
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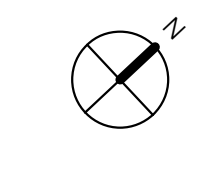
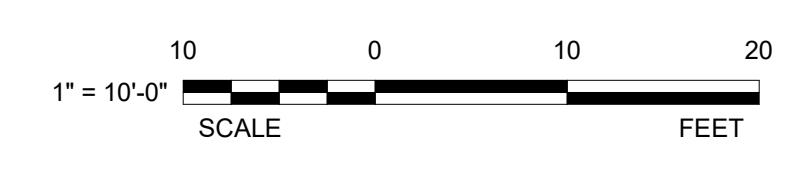
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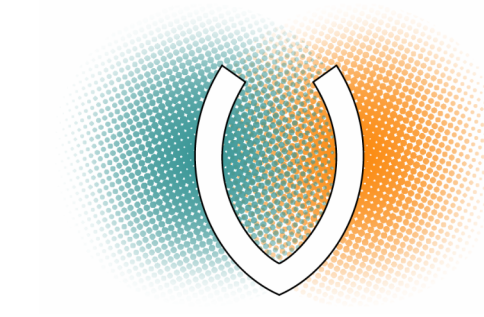


A5 OVERALL FLOOR PLAN
1" = 10'-0"



WEST UNIT AREA: 5,126
WH AREA 1: 5,181
WH AREA 2: 12,521
OFFICE AREA: 5,241
TOTAL GROSS AREA: 28,069

Occupant Load Calculations - East Unit						
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD	Occupancy Type	EGRESS WIDTH REQ'D (*0.2')
ASSEMBLY (HUDDLE/TEAM ROOM)						
MEETING ROOM 1	246 SF	50 SF	NET	5	ASSEMBLY (HUDDLE/TEAM ROOM)	1.1
MEETING ROOM 2	727 SF	50 SF	NET	15	ASSEMBLY (HUDDLE/TEAM ROOM)	3.0
ASSEMBLY (UN-CONCENTRATED)						
LOBBY	283 SF	15 SF	NET	18	ASSEMBLY (UN-CONCENTRATED)	3.6
OPEN MEETING AREA	1069 SF	15 SF	NET	72	ASSEMBLY (UN-CONCENTRATED)	14.4
BUSINESS AREAS						
OFFICE 1	168 SF	150 SF	GROSS	2	BUSINESS AREAS	0.3
OFFICE 2	204 SF	150 SF	GROSS	2	BUSINESS AREAS	0.4
OFFICE 3	306 SF	150 SF	GROSS	3	BUSINESS AREAS	0.5
OFFICE 4	122 SF	150 SF	GROSS	1	BUSINESS AREAS	0.3
OFFICE 5	110 SF	150 SF	GROSS	1	BUSINESS AREAS	0.2
OFFICE 6	109 SF	150 SF	GROSS	1	BUSINESS AREAS	0.2
OFFICE 7	142 SF	150 SF	GROSS	1	BUSINESS AREAS	0.3
OFFICE 8	224 SF	150 SF	GROSS	2	BUSINESS AREAS	0.4
OFFICE 9	168 SF	150 SF	GROSS	2	BUSINESS AREAS	0.3
OFFICE 10	291 SF	150 SF	GROSS	2	BUSINESS AREAS	0.5
CIRCULATION						
HALLWAY	792 SF	0 SF			CIRCULATION	
LOBBY VESTIBULE	90 SF	0 SF			CIRCULATION	
STORAGE / MECH UNOCCUPIED						
HALL CLOSET	36 SF	300 SF	GROSS	1	STORAGE / MECH UNOCCUPIED	0.1
JAN. CLOSET	34 SF	300 SF	GROSS	1	STORAGE / MECH UNOCCUPIED	0.1
Grand total	5101 SF			129		25.8



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EAST UNIT - OCCUPANCY PLAN

VS #2415

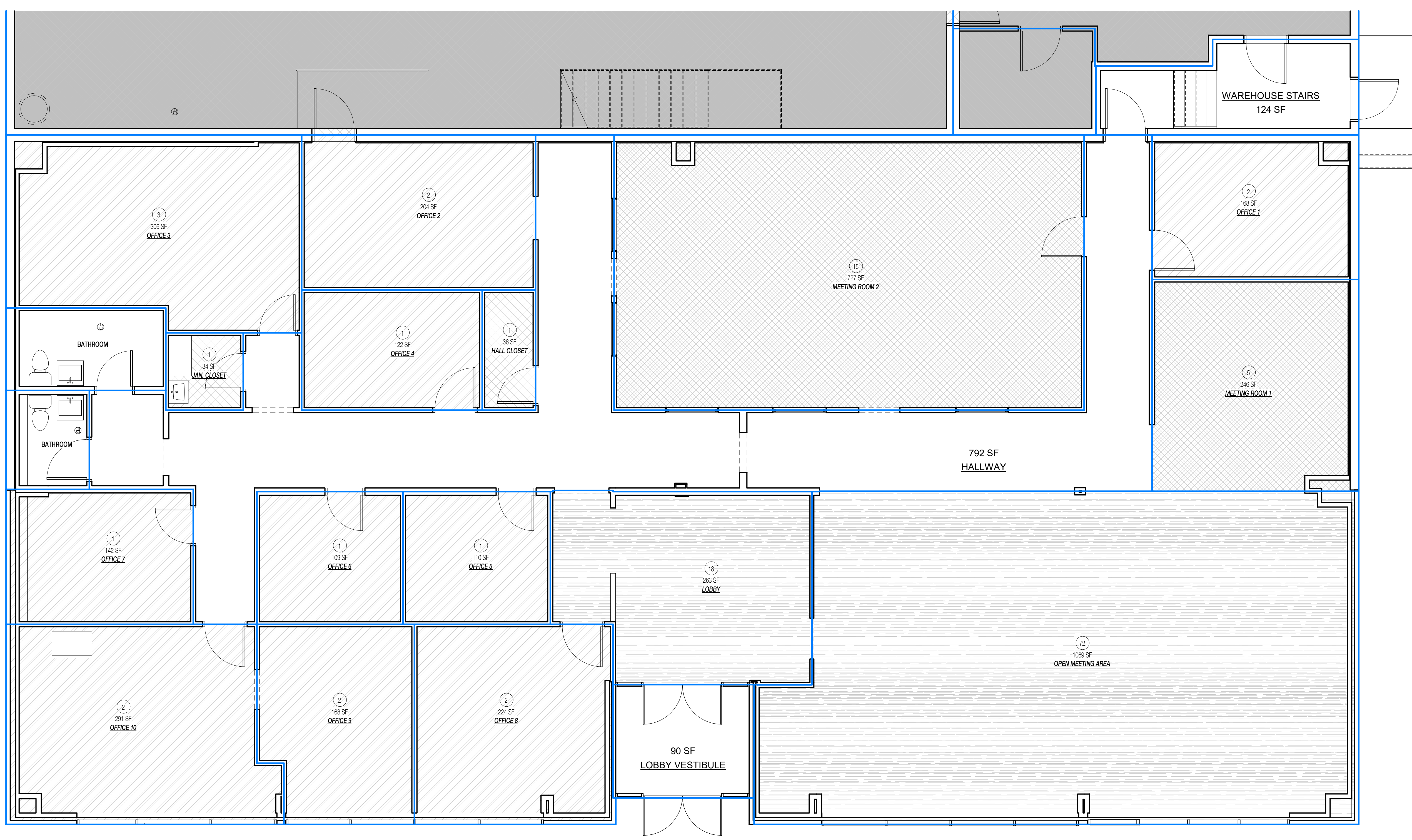
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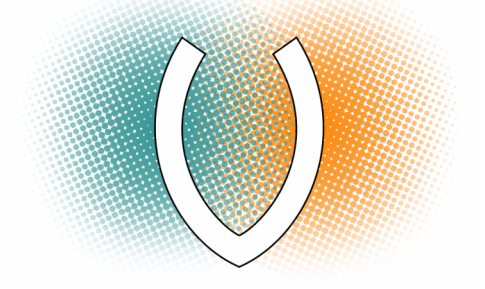
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A5 EAST UNIT OCCUPANCY PLAN
1/4" = 1'-0"

Occupant Load Calculations - West Unit					
AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD	EGRESS WIDTH REQ'D ("0.2")
ACCESSORY STORAGE / MECHANICAL EQUIPMENT					
AV/MEDIA AREA 1	118 SF	300 SF	GROSS	1	0.2
AV/MEDIA AREA 2	83 SF	300 SF	GROSS	1	0.1
ASSEMBLY (CONCENTRATED)					
ASSEMBLY ROOM	1753 SF	7 SF	NET	251	50.2
ASSEMBLY (UN-CONCENTRATED)					
DINING HALL	671 SF	15 SF	NET	45	9.0
BUSINESS AREAS					
OFFICE	127 SF	150 SF	GROSS	1	0.3
CIRCULATION					
CIRCULATION - RAMP	149 SF	0 SF			
HALLWAY	516 SF	0 SF			
EDUCATION (CLASSROOMS)					
CLASSROOM 1	234 SF	20 SF	NET	12	2.4
CLASSROOM 2	166 SF	20 SF	NET	9	1.8
CLASSROOM 3	164 SF	20 SF	NET	9	1.7
CLASSROOM 4	166 SF	20 SF	NET	9	1.8
CLASSROOM 5	143 SF	20 SF	NET	8	1.5
KITCHEN					
KITCHENETTE	125 SF	100 SF	GROSS	2	0.4
STAGES AND PLATFORMS					
STAGE AREA	543 SF	15 SF	NET	37	7.3
STORAGE / MECH UNOCCUPIED					
UTILITY ROOM	130 SF	300 SF	GROSS	1	0.2
Grand total	5058 SF			385	76.9



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WEST UNIT OCCUPANCY PLAN

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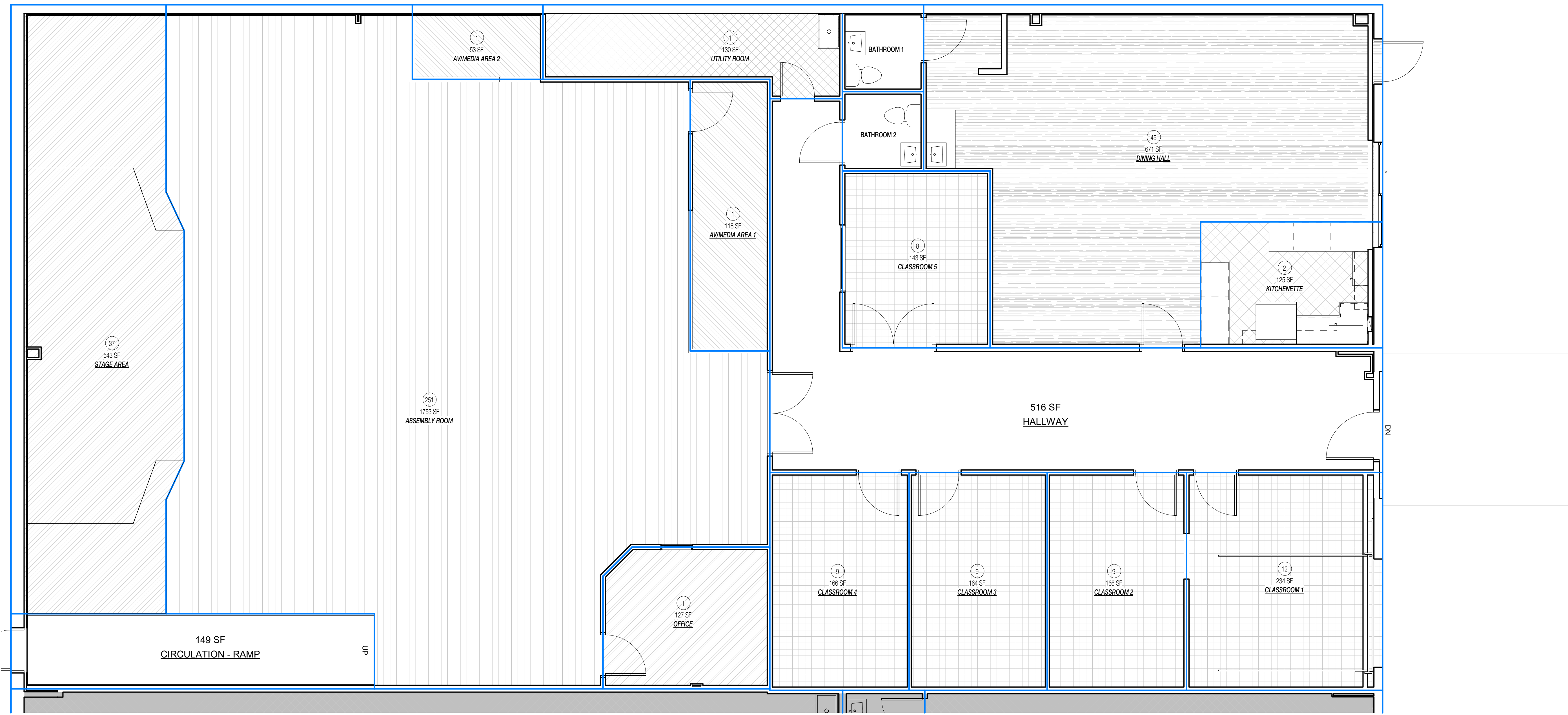
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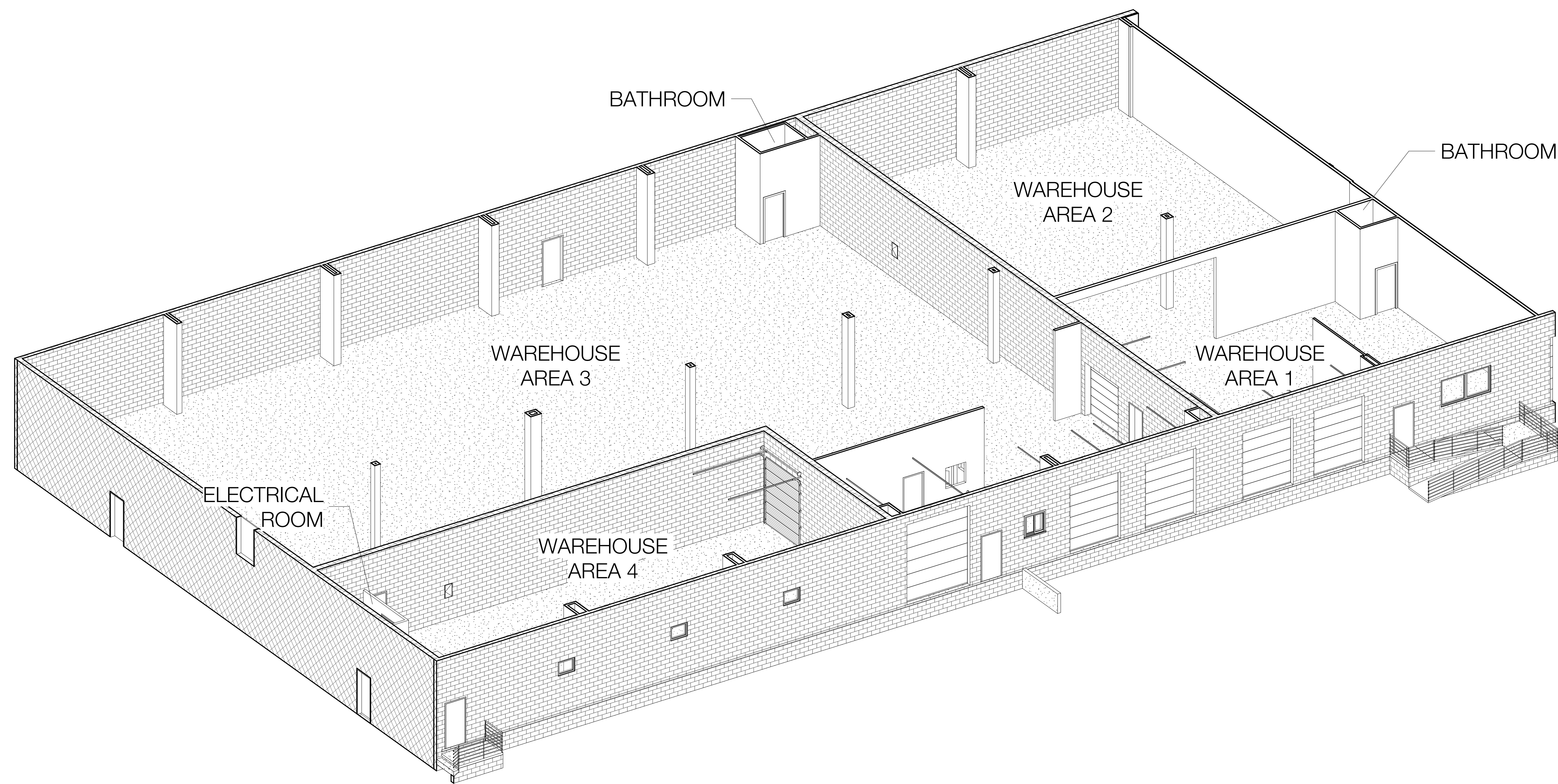
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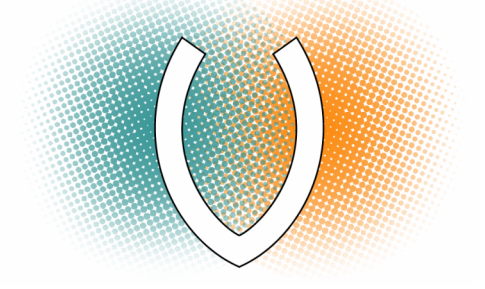
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A6 WEST UNIT OCCUPANCY PLAN
1/4" = 1'-0"



A6 WAREHOUSE UNIT - 3D VIEW



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**WAREHOUSE UNIT -
 3D VIEW**

VS #2415

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