

BUILDING CODE SUMMARY

1. SPRINKLED	NFPA 13 SPRINKLER SYSTEM TO BE USED		
2. OCCUPANCIES	M	MERCANTILE	
	S-2	GARAGE	
	R-2	MULTIFAMILY RESIDENTIAL	
3. CONSTRUCTION TYPE	TYPE VA - RATED WOOD FRAME		
4. RATED CONSTRUCTION	TYPE VA, PER CBC TABLE 601 1 HR @: STRUCTURAL FRAME		
	M	S-2	R-2
< 5 FT.	2 HR.	1 HR.	1 HR.
5 FT ≤ X < 10 FT.	1 HR.	1 HR.	1 HR.
10 FT. ≤ X < 30 FT.	1 HR.	1 HR.	1 HR.
X ≥ 30 FT.	0	0	0
SPECIAL PROVISIONS, PER CBC CHAPTER 4			
S-2, PER CBC SEC. 406	MOTOR VEHICLE RELATED PER OCCUPANCY SEPARATION, CBC 508, TABLE 508.4		
R-2, PER CBC SEC. 420	WALLS SEPARATING UNITS - 1 HR. FIRE PARTITION, PER CBC 708		
FLOORS SEPARATING UNITS - 1 HR., PER CBC 711			
OCCUPANCY SEPARATION, PER CBC SEC. 508 & TABLE 508.1			
M to S-2	1 HR.		
M to R-2	1 HR.		
S-2 to R-2	1 HR.		

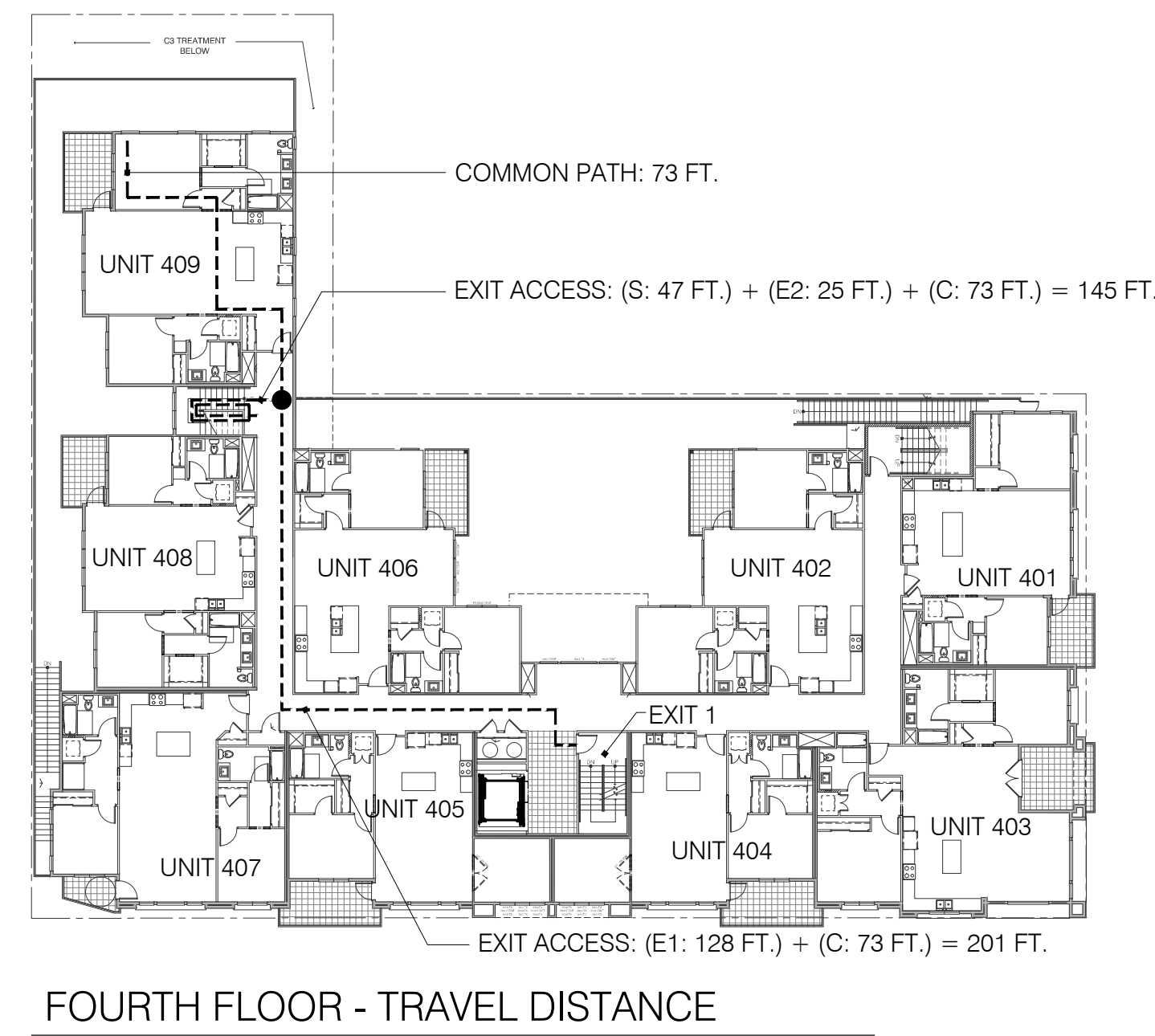
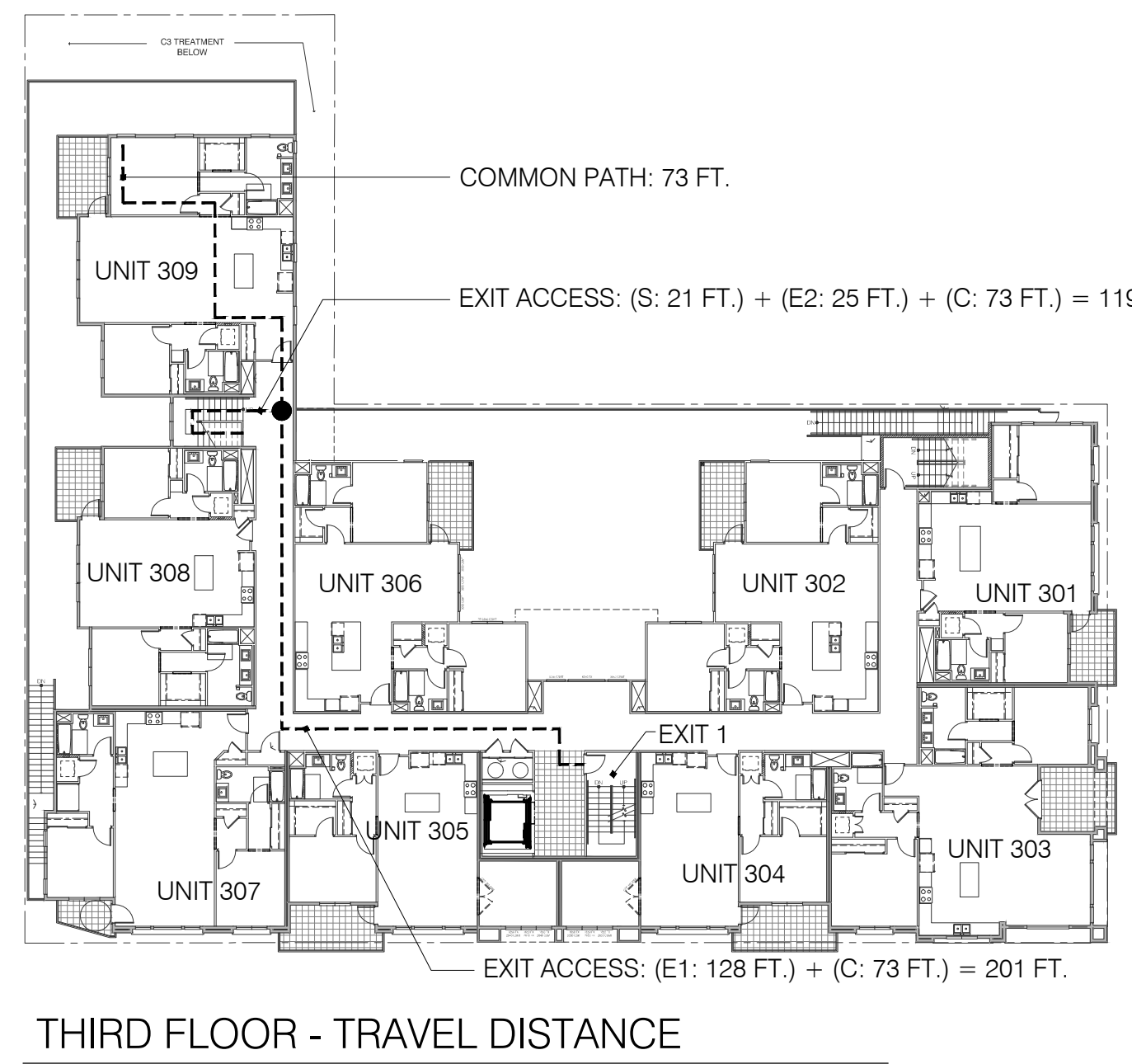
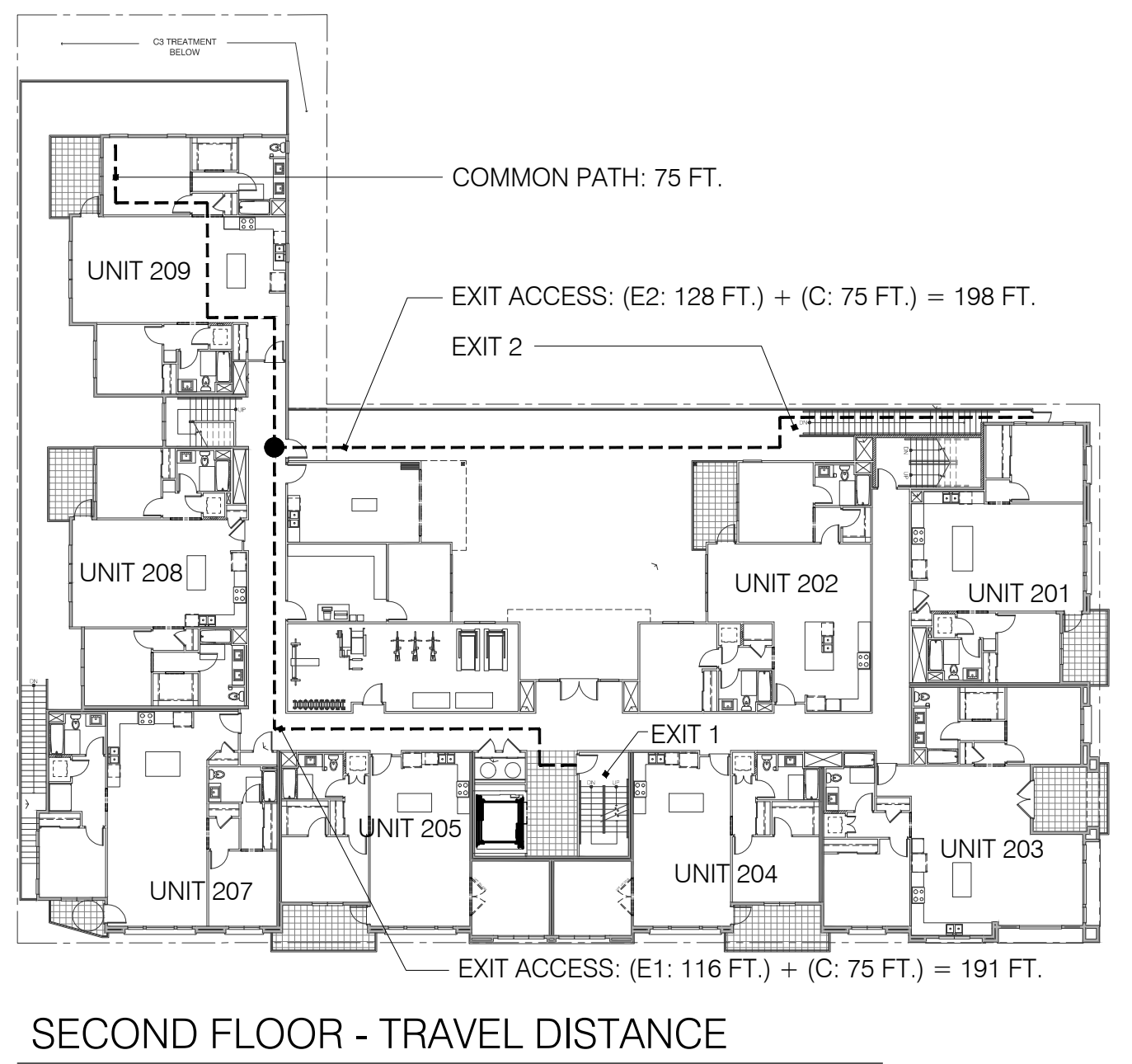
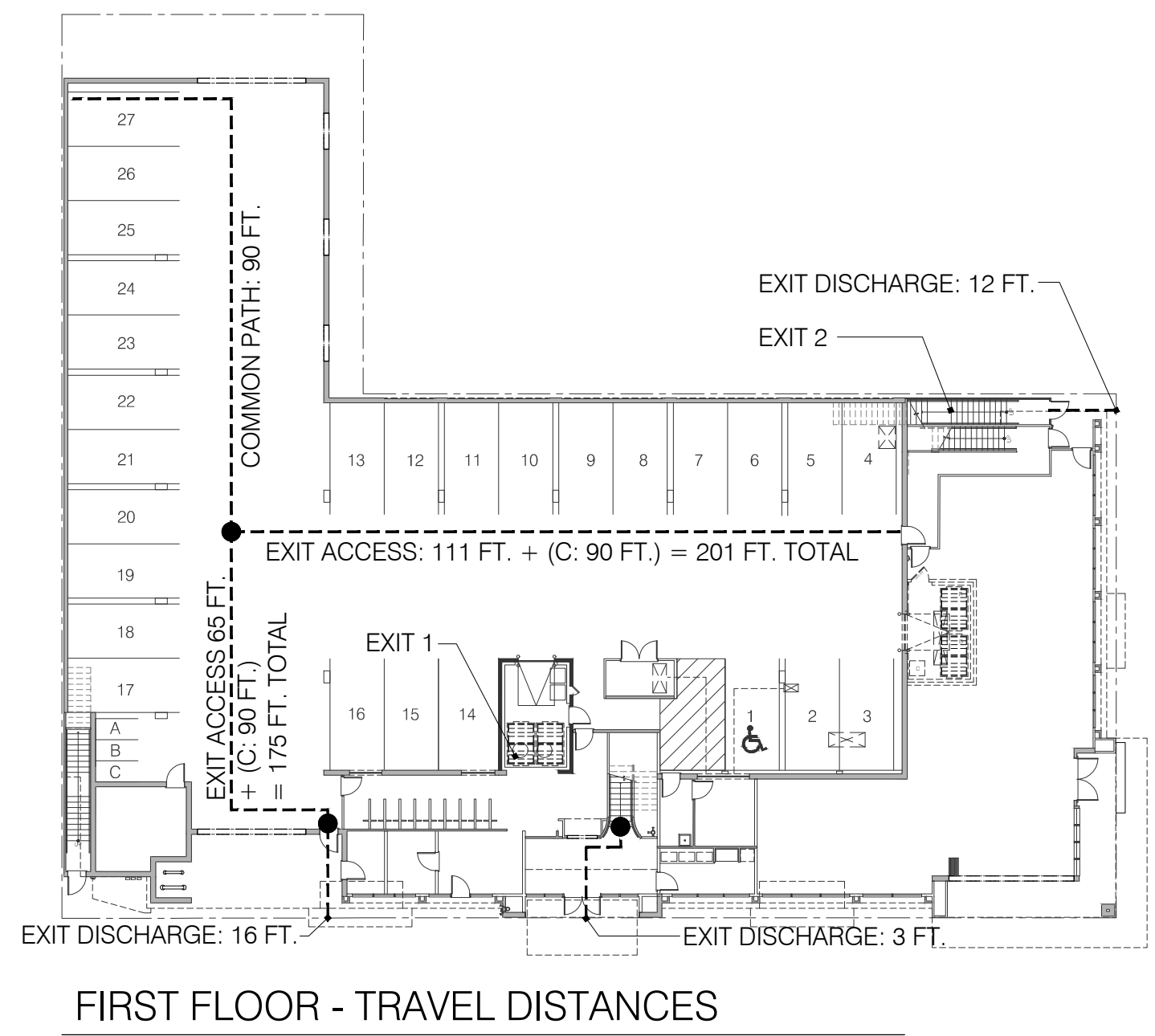
AREA SEPARATION	NOT REQUIRED, SEE PART 6	
SHAFT CONSTRUCTION, PER CBC SEC. 713		
2 HR. WHEN CONNECTING 4 STORIES OR MORE		
* NOT LESS THAN FLOOR ASSEMBLY PENETRATED		
1 HR. WHEN CONNECTION LESS THAN 4 STORIES		
5. ALLOWABLE OPENINGS	PER CBC TABLE 705.8	
0 TO LESS THAN 3 FT.:	NOT PERMITTED	
3 TO LESS THAN 5 FT.:	15%	
5 TO LESS THAN 10 FT.:	25%	
10 TO LESS THAN 15 FT.:	45%	
15 TO LESS THAN 20 FT.:	75%	
20 OR GREATER:	UNLIMITED	
6. ALLOWABLE BUILDING HEIGHT AND AREA		
M OCCUPANCY	70 FT., 4 STORIES AND 42,000 SQ. FT. / 1 STORY PROVIDED	
S-2 OCCUPANCY	70 FT., 5 STORIES AND 63,000 SQ. FT. / 1 STORY PROVIDED	
R-2 OCCUPANCY	70 FT., 4 STORIES AND 36,000 SQ. FT. / 4 STORIES PROVIDED	

7. EXISTING		
OCCUPANCY LOAD		
M OCCUPANCY	2,563 / 60 = 42	
S OCCUPANCY	10,459 / 200 = 52	
R OCCUPANCY	31,287 / 200 = 156	
REQUIRED EXITS	2 EXITS REQ'D @ OCCUPANT LOAD LESS THAN 500	
COMMON PATH		
PER TABLE 1006.2.1	M - 75 FT.	
	S-2 - 100 FT.	
	R-2 - 125 FT.	
EXIT ACCESS		
PER TABLE 1017.2	M - 250 FT.	
	S-2 - 400 FT.	
	R-2 - 250 FT.	
* SEE EXITING DIAGRAMS FOR DISTANCES		
8. ACCESSIBILITY	ALL SPACES AND RESIDENTIAL UNITS EXCEPT UNOCCUPIED ROOF, TO BE ACCESSIBLE PER CBC CHAPTER 11A	

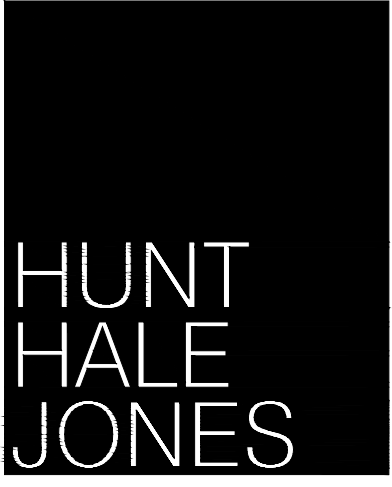
FIRE SAFETY NOTES

1. A LIFE SAFETY FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING
2. A FIRE ALARM SYSTEM SHALL BE INSTALLED AS OUTLINED IN THE 2016 CALIFORNIA FIRE CODE
3. RESIDENTIAL UNITS ARE REQUIRED TO HAVE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS OUTLINED IN THE CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE
4. THE BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS OUTLINED IN SECTION 510.1 OF THE 2016 CALIFORNIA FIRE CODE

EXITING - PATH OF TRAVEL



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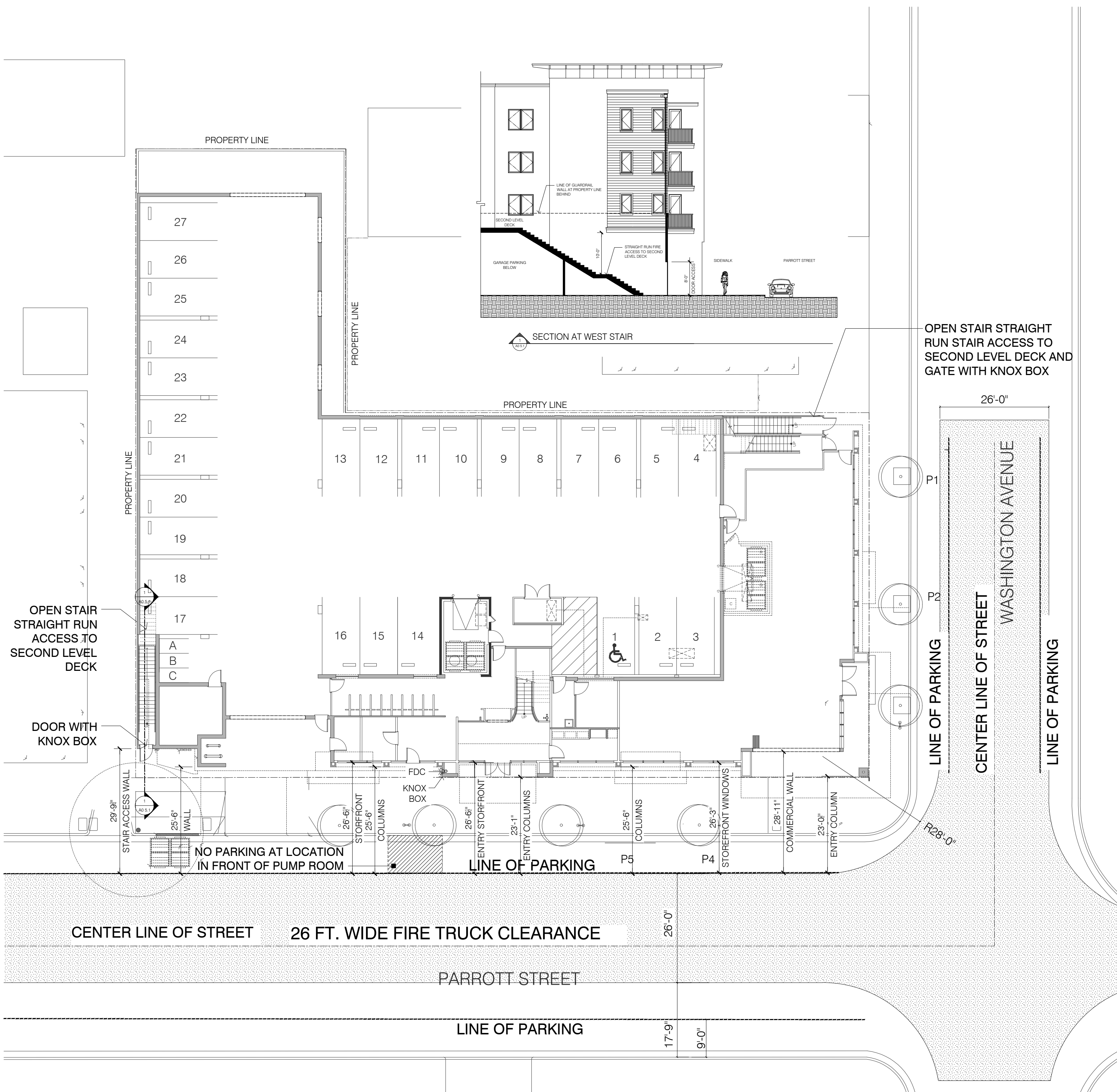
PROJECT SCOPE AND SUMMARY

A0.4

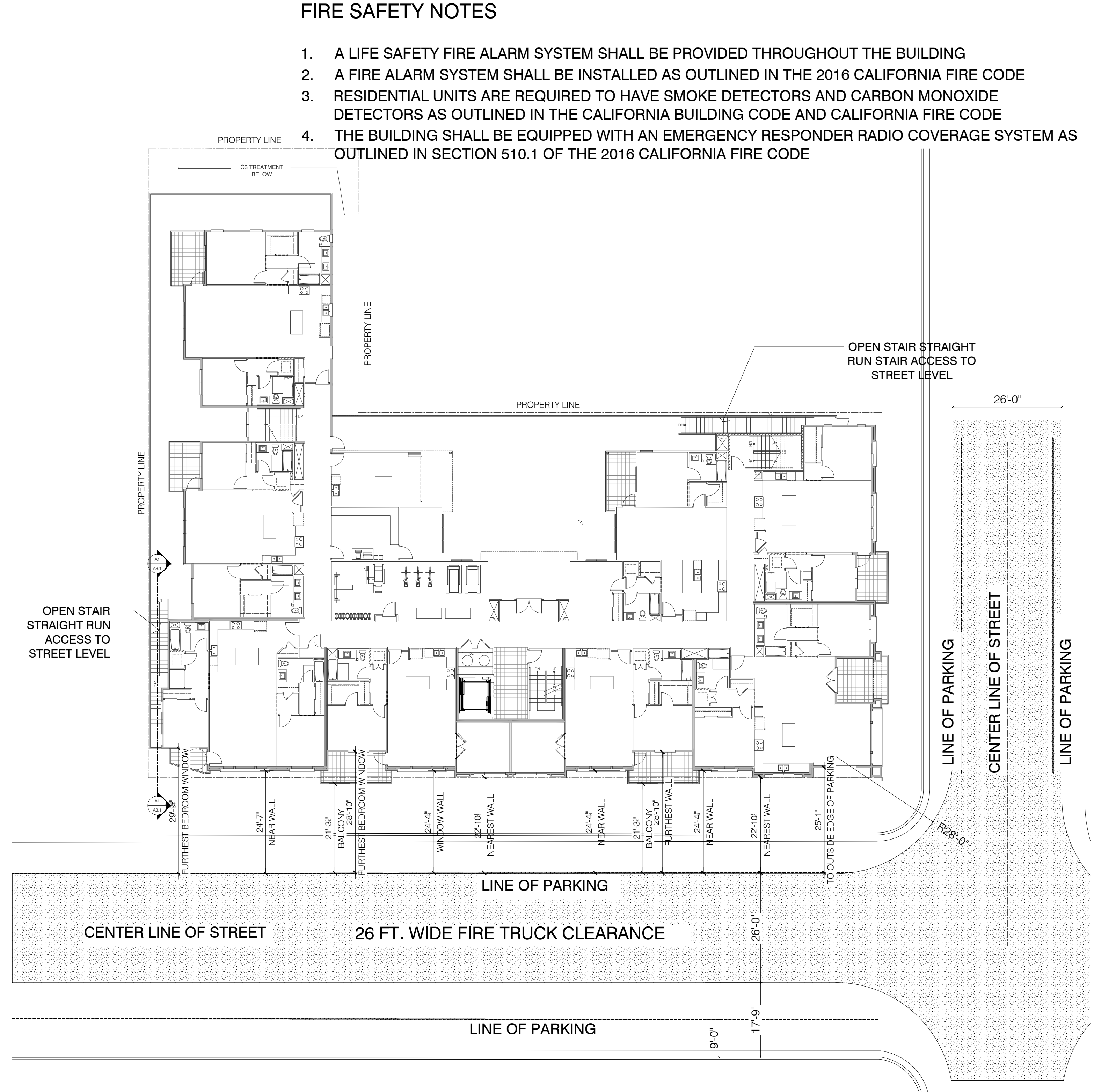
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DATE: 01.03.2019
PROJECT: 335006

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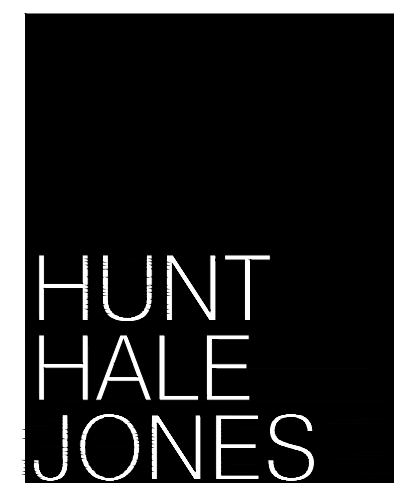


GROUND FLOOR - FIRE APPARATUS ACCESS
NFPA 13 SPRINKLER SYSTEM TO BE USED



SECOND- FOURTH FLOOR - FIRE APPARATUS ACCESS
NFPA 13 SPRINKLER SYSTEM TO BE USED

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FIRE SAFETY DESIGN ANALYSIS _ FIRE APPARATUS ACCESS

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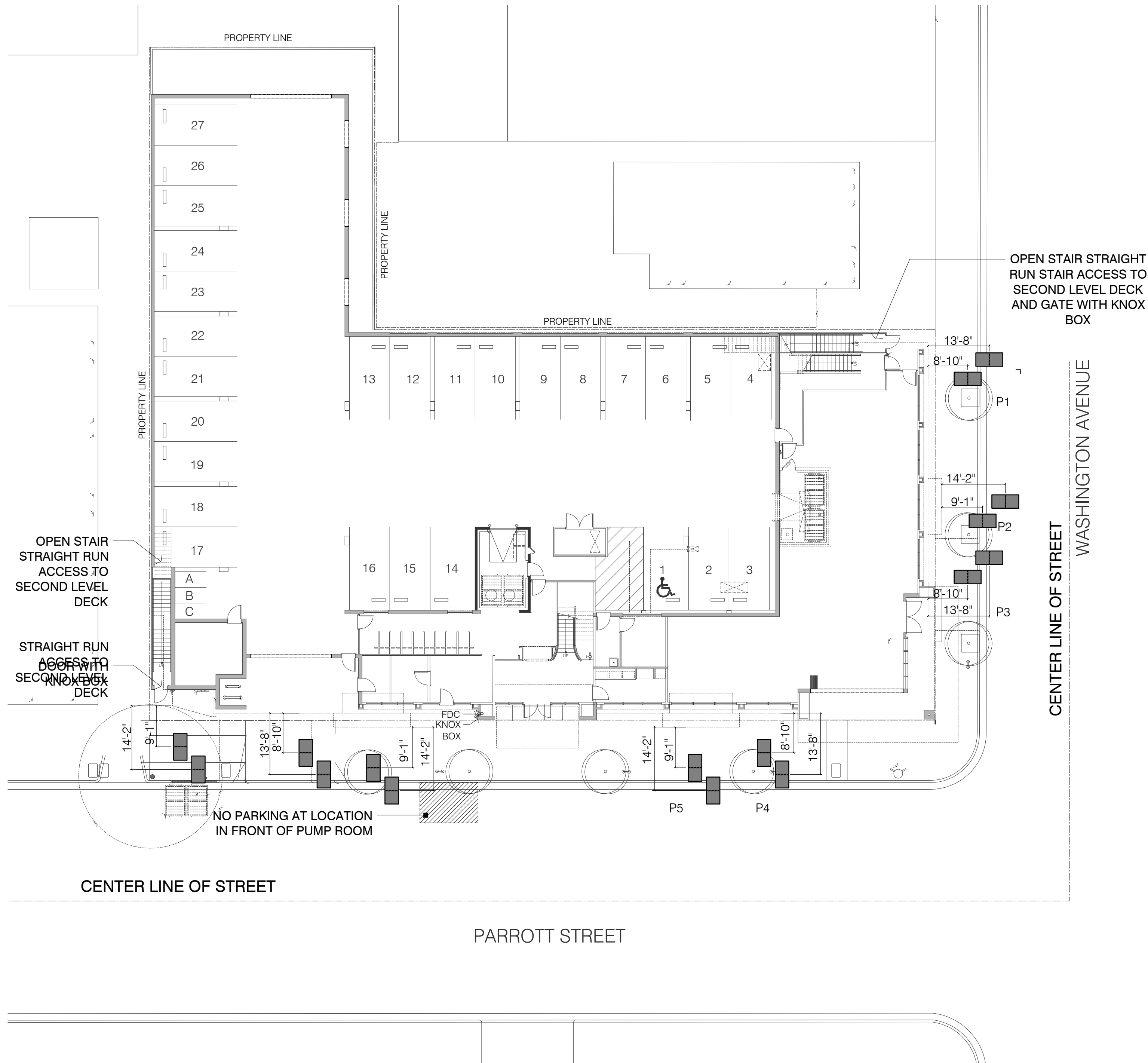
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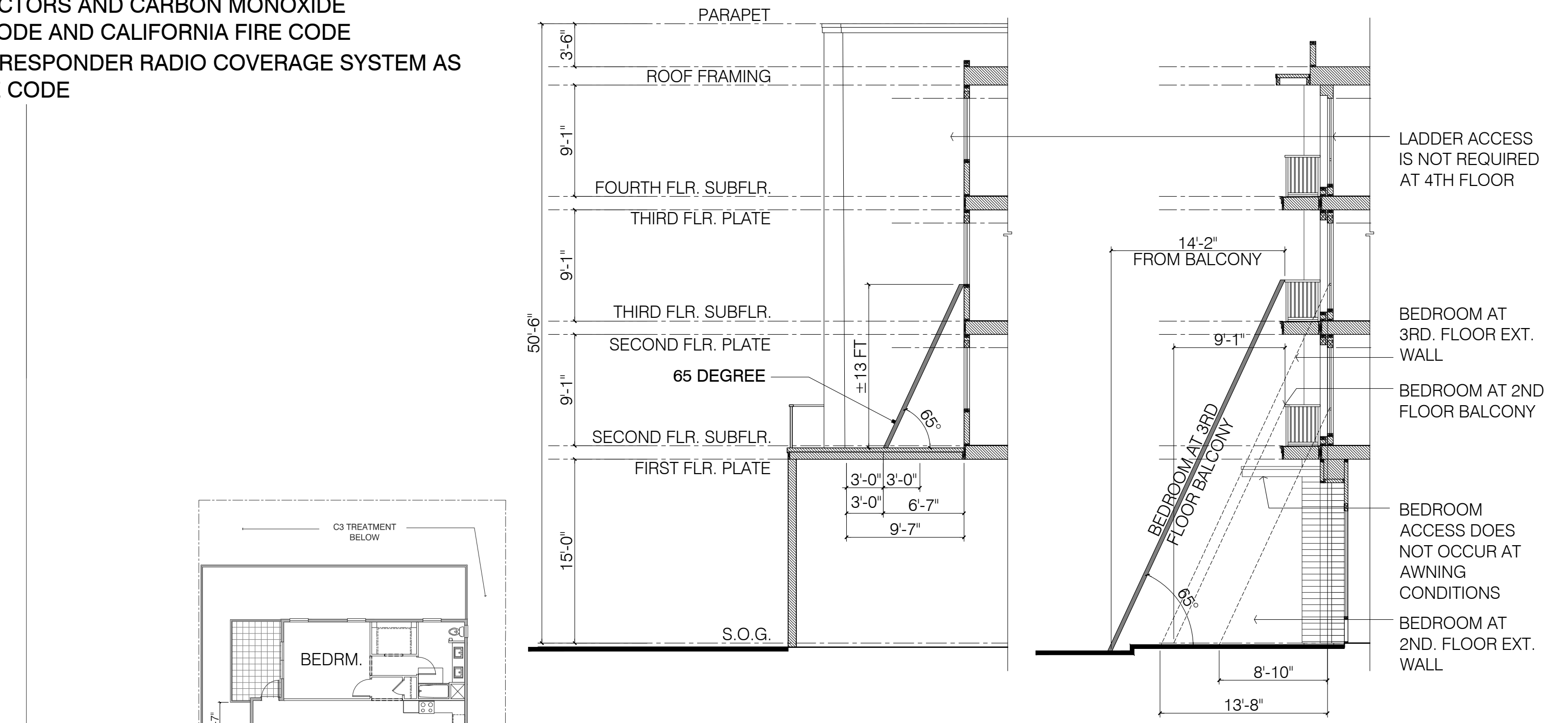
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FIRE SAFETY NOTES

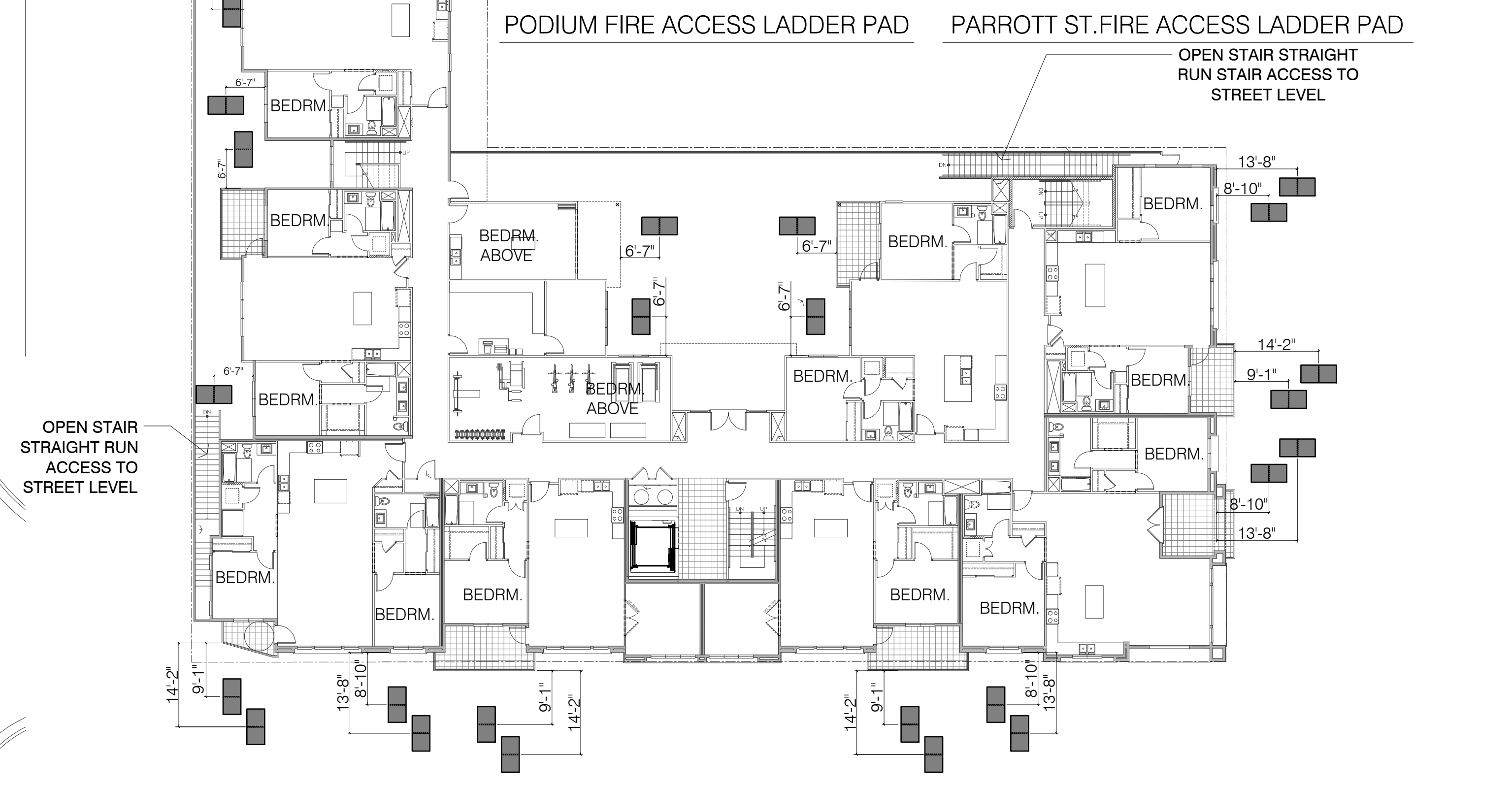
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FIRST FLOOR - LADDER ACCESS
NFPA 13 SPRINKLER SYSTEM TO BE USED



PODIUM FIRE ACCESS LADDER PAD PARROTT ST. FIRE ACCESS LADDER PAD



SECOND FLOOR - LADDER ACCESS
NFPA 13 SPRINKLER SYSTEM TO BE USED

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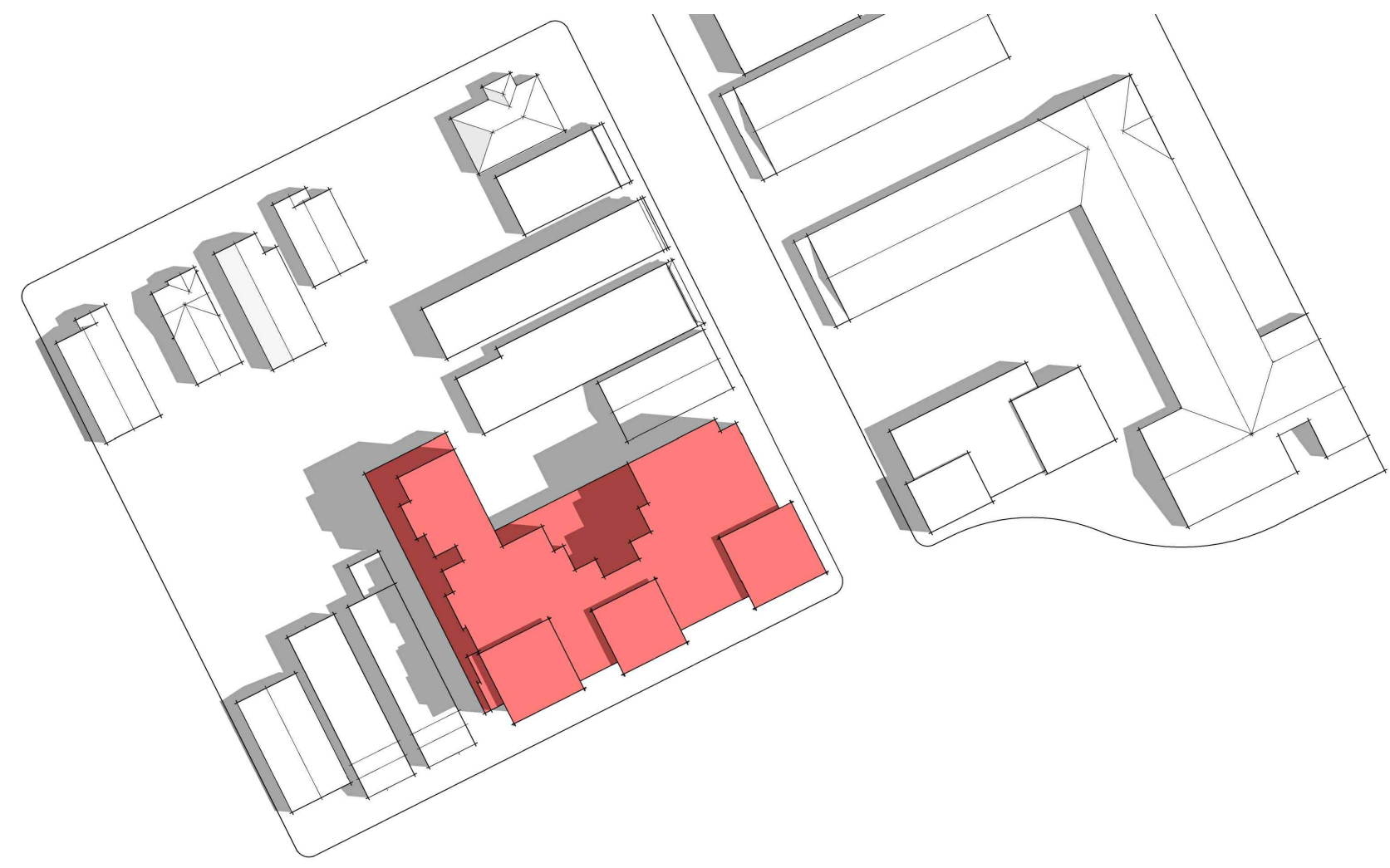
Architecture | Planning | Interiors FIRE SAFETY DESIGN ANALYSIS - LADDER PAD DIAGRAMS

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A0.5.2

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JUNE 21 / 9AM



JUNE 21 / 12PM



JUNE 21 / 3PM



MARCH 20 / SEPTEMBER 22 / 9AM



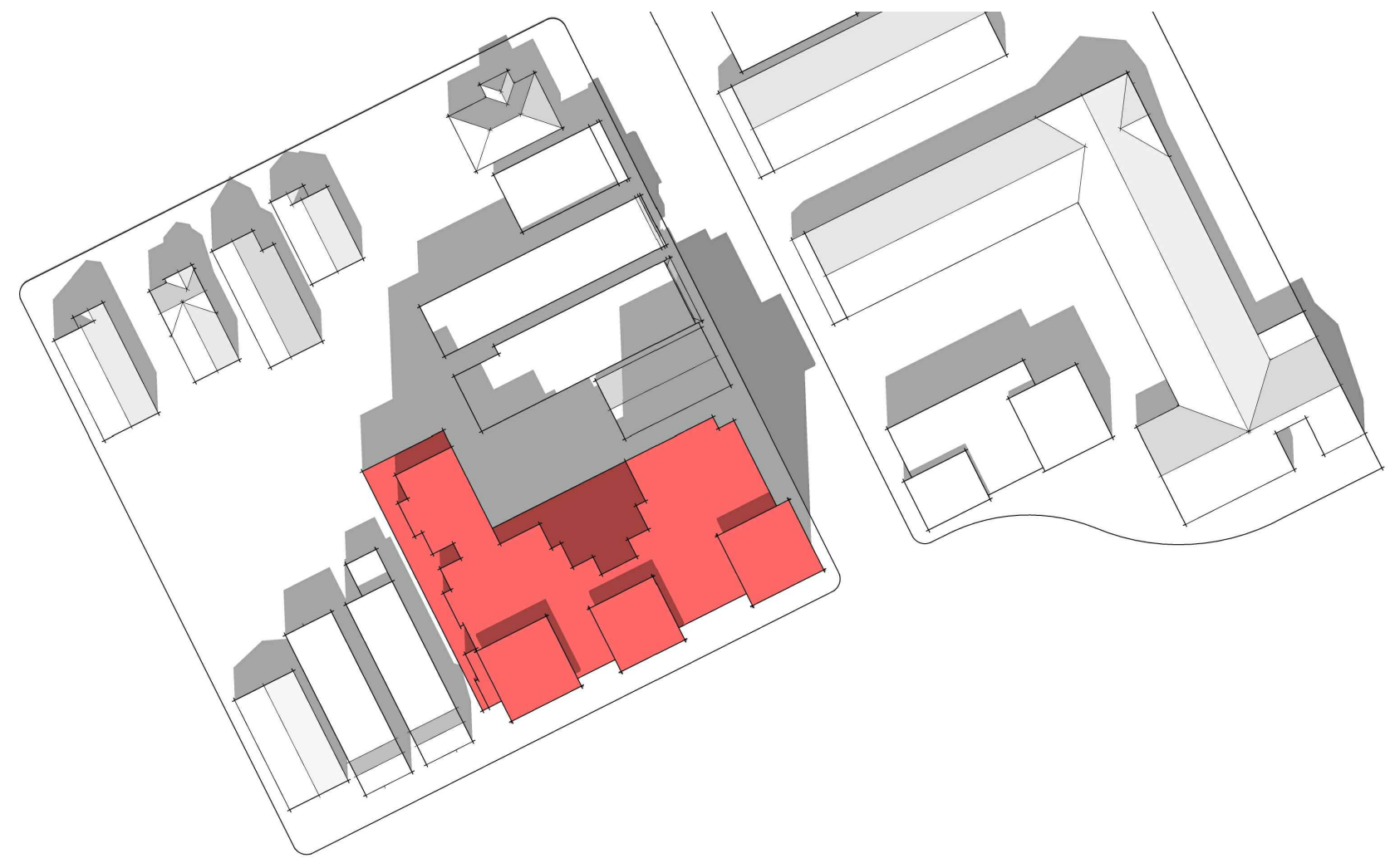
MARCH 20 / SEPTEMBER 22 / 12 PM



MARCH 20 / SEPTEMBER 22 / 3 PM



DECEMBER 22 / 9AM



DECEMBER 22 / 12PM



DECEMBER 22 / 3PM

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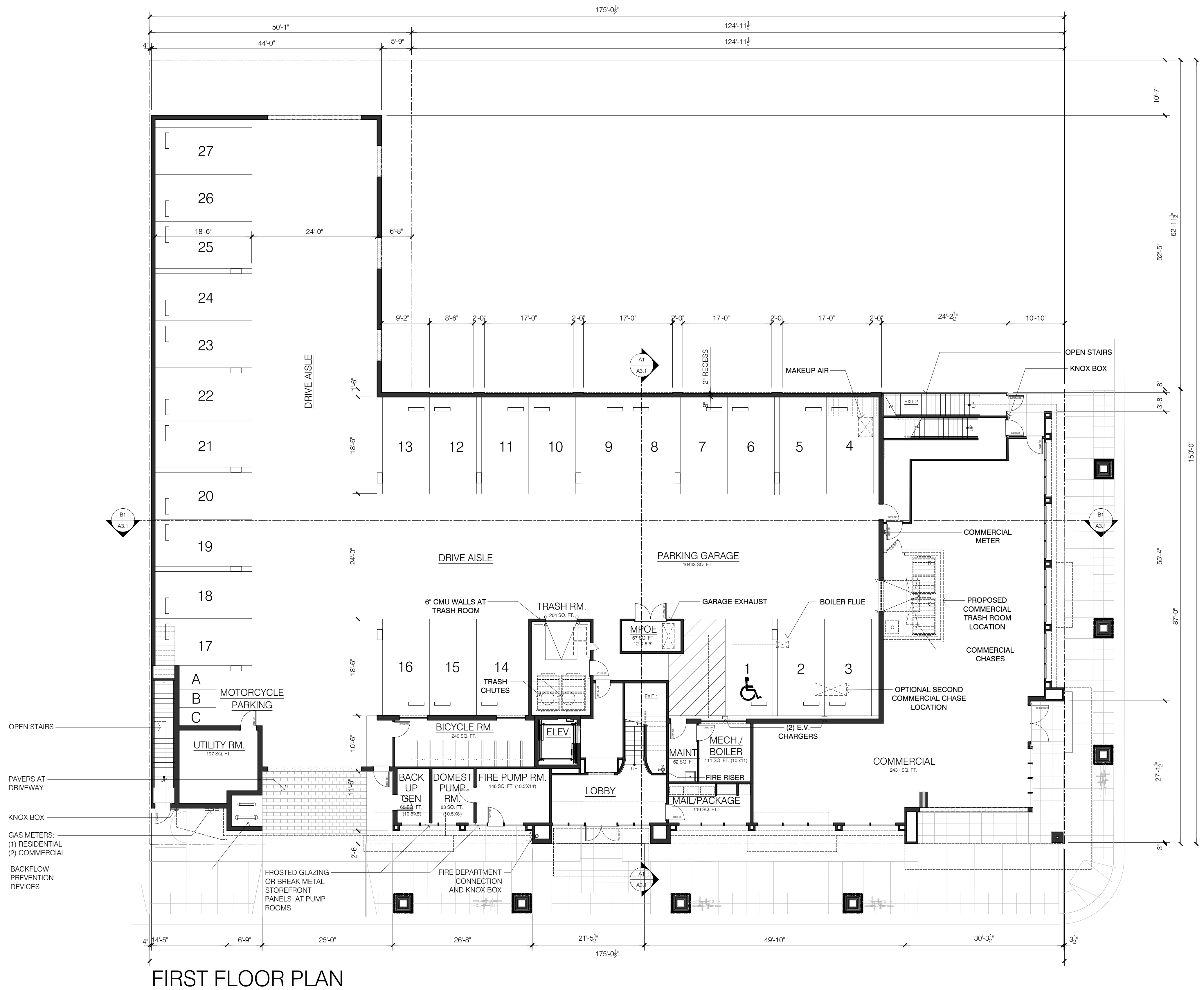
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SOLAR STUDY

A0.6

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GROUND FLOOR PLAN

A1.1

SCALE: 3/32" = 1'-0"
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