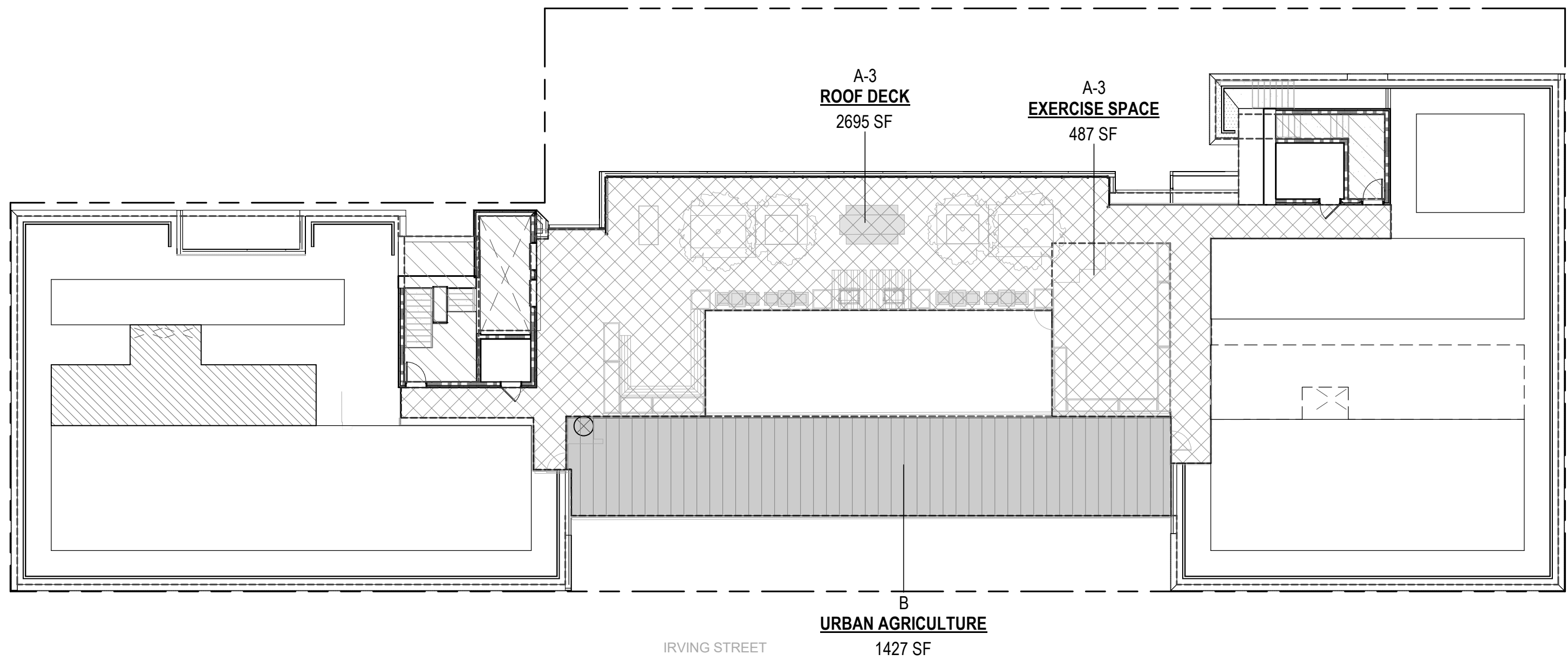
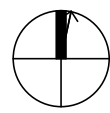
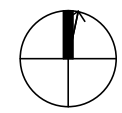
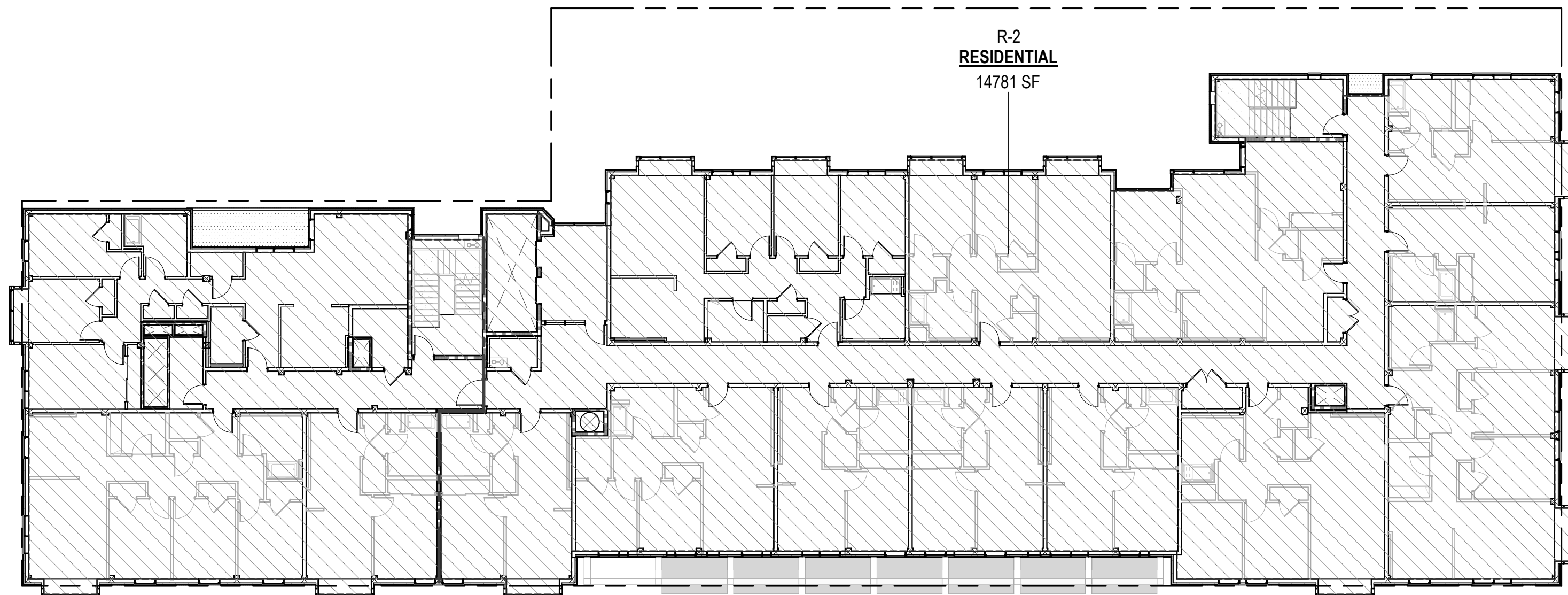




NOTE: OCCUPIED ROOF

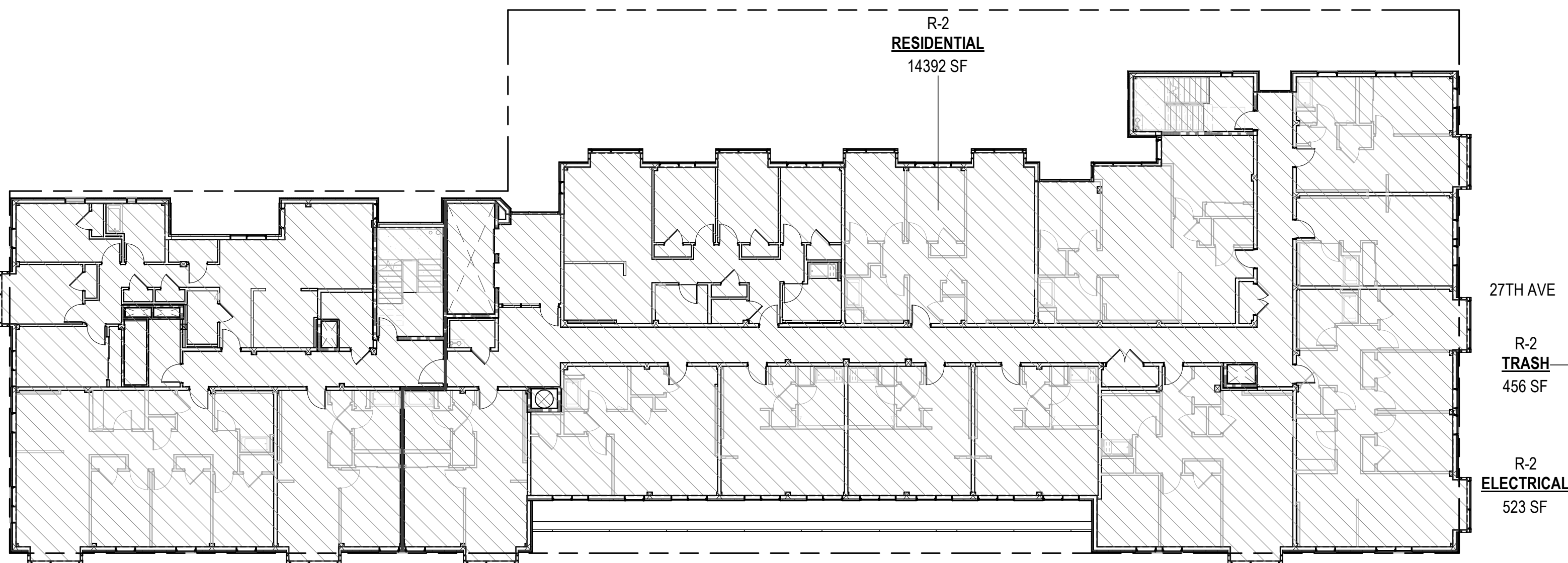
ROOF AREA PLAN
1/16" = 1'-0"

4



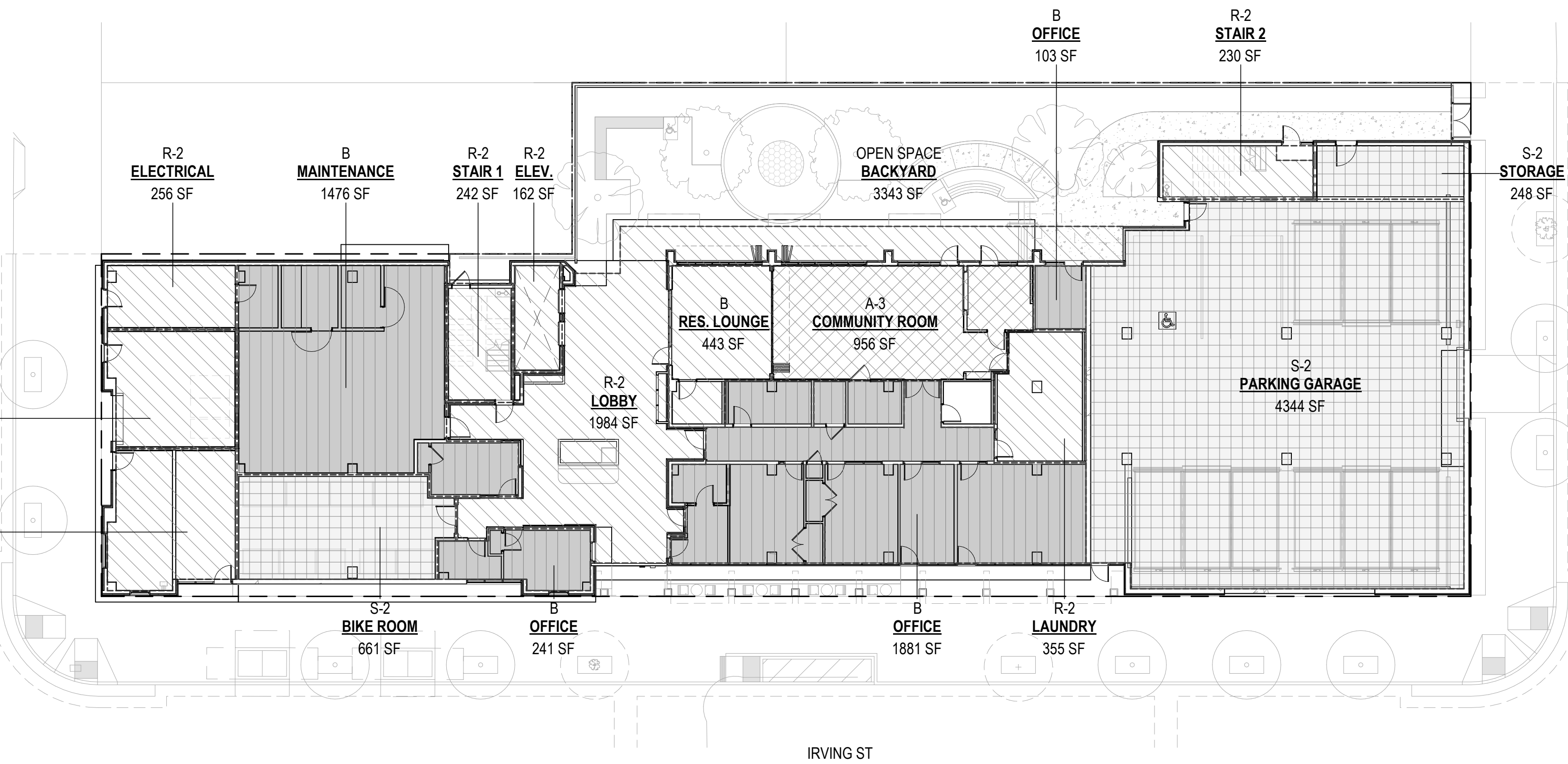
LEVEL 2-6 AREA PLAN
1/16" = 1'-0"

2



LEVEL 7 AREA PLAN
1/16" = 1'-0"

3



LEVEL 1 AREA PLAN
1/16" = 1'-0"

1

FIRE-RESISTANCE RATING REQ. FOR BLDG. ELEMENTS (HOURS)

(PER CBC TABLES 601, 602, 705.8; *NOTE: SEE PLANS AND DETAILS FOR ADDITIONAL INFORMATION I.E. SHAFT ENCLOSURES)

BUILDING ELEMENT	TYPE I-B	TYPICAL ASSEMBLY / DETAIL
PRIMARY STRUCTURAL FRAME	2	
BEARING WALLS	2	
NON-BEARING WALLS & PARTITIONS - EXTERIOR W/ FIRE SEPERATION DISTANCE LESS THAN 20FT	1	
NON-BEARING WALLS & PARTITIONS - EXTERIOR W/ FIRE SEPERATION DISTANCE GREATER THAN 20FT	0	
NON-BEARING WALLS & PARTITIONS - INTERIOR	0	
FLOOR CONSTRUCTION	2	
ROOF CONSTRUCTION	1	

HEIGHT AND AREA

THE BUILDING IS MIXED-OCCUPANCY. OCCUPANCIES ARE R-2, S-2, A-3, AND B AND ARE NONSEPERATED. THE CONSTRUCTION TYPE IS I-B. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC 903.3.1.3.

PER CBC 508.3.2, THE MAXIMUM ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE NONSEPERATED OCCUPANCY GROUPS UNDER CONSIDERATION.

PER CBC TABLE 504.3, THE MOST RESTRICTIVE MAXIMUM BUILDING HEIGHT IS 160 FT. THE BUILDING IS 73FT HIGH WITH AN OCCUPIED ROOF. **COMPLIES**

PER CBC TABLE 504.4, THE MOST RESTRICTIVE MAXIMUM ALLOWABLE NUMBER OF STORIES IS 11. THE BUILDING IS 7 STORIES WITH AN OCCUPIED ROOF. **COMPLIES**

PER CBC TABLE 506.2, THE MOST RESTRICTIVE ALLOWABLE AREA FACTOR (A_i) IS 237,000 SQUARE FEET.

TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 SHALL NOT EXCEED TWO.

EQUATION 5-3: $A_i = [A + (NS \times h)]$

A_i = ALLOWABLE AREA

A_i = TABULAR AREA

NS = NON-SPRINKLERED AREA

h = FRONTAGE INCREASE FACTOR = NOT USED

LEVEL 1:
ACTUAL AREA / ALLOWABLE AREA = 14,562 SF / 237,000 SF = 0.06

LEVEL 2:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

LEVEL 3:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

LEVEL 4:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

LEVEL 5:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

LEVEL 6:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

LEVEL 7:
ACTUAL AREA / ALLOWABLE AREA = 14,781 SF / 237,000 SF = 0.06

AGGREGATE SUM OF THE RATIOS = 0.42 **COMPLIES**

AN OCCUPIED PORTION OF THE ROOF INCLUDES OCCUPANT GROUP A-3 AND B USES SPACES. PER CBC 503.1.4, THE OCCUPIED ROOF AREAS SHALL NOT CONTRIBUTE TO BUILDING AREAS.

SEPARATION

PER CBC 420.2 FIRE PARTITIONS CONSTRUCTED PER CBC 708 SHALL SEPARATE DWELLING UNITS.

PER CBC 420.3 HORIZONTAL ASSEMBLIES CONSTRUCTED PER CBC 711 SHALL SEPARATE DWELLING UNITS AND DWELLING UNITS FROM CONTIGUOUS OCCUPANCIES.

BUILDING AREA SCHEDULE		
Name	Occupant Group	Area
LEVEL 1		
COMMUNITY ROOM	A-3	956 SF
MAINTENANCE	B	1,476 SF
OFFICE	B	2,226 SF
RES. LOUNGE	B	443 SF
ELECTRICAL	R-2	779 SF
ELEV.	R-2	162 SF
LAUNDRY	R-2	355 SF
LOBBY	R-2	1,964 SF
STAIR 1	R-2	242 SF
STAIR 2	R-2	230 SF
TRASH	R-2	456 SF
BIKE ROOM	S-2	661 SF
PARKING GARAGE	S-2	4,344 SF
STORAGE	S-2	248 SF
		14,562 SF
LEVEL 2		
RESIDENTIAL	R-2	14,781 SF
		14,781 SF
LEVEL 3		
RESIDENTIAL	R-2	14,781 SF
		14,781 SF
LEVEL 4		
RESIDENTIAL	R-2	14,781 SF
		14,781 SF
LEVEL 5		
RESIDENTIAL	R-2	14,781 SF
		14,781 SF
LEVEL 6		
RESIDENTIAL	R-2	14,781 SF
		14,781 SF
LEVEL 7		
RESIDENTIAL	R-2	14,392 SF
		14,392 SF
BUILDING AREA TOTAL		102,858 SF

SYMBOLS LEGEND

OCCUPANCY GROUPS

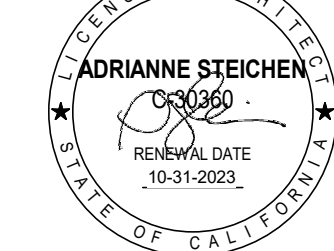
- GROUP S-2, PARKING GARAGE
- GROUP R-2, RESIDENTIAL
- GROUP B, BUSINESS / SMALL ASSEMBLY SPACE
- GROUP A-3, COMMUNITY

LINE TYPES

--- PROPERTY LINE



STAMP:



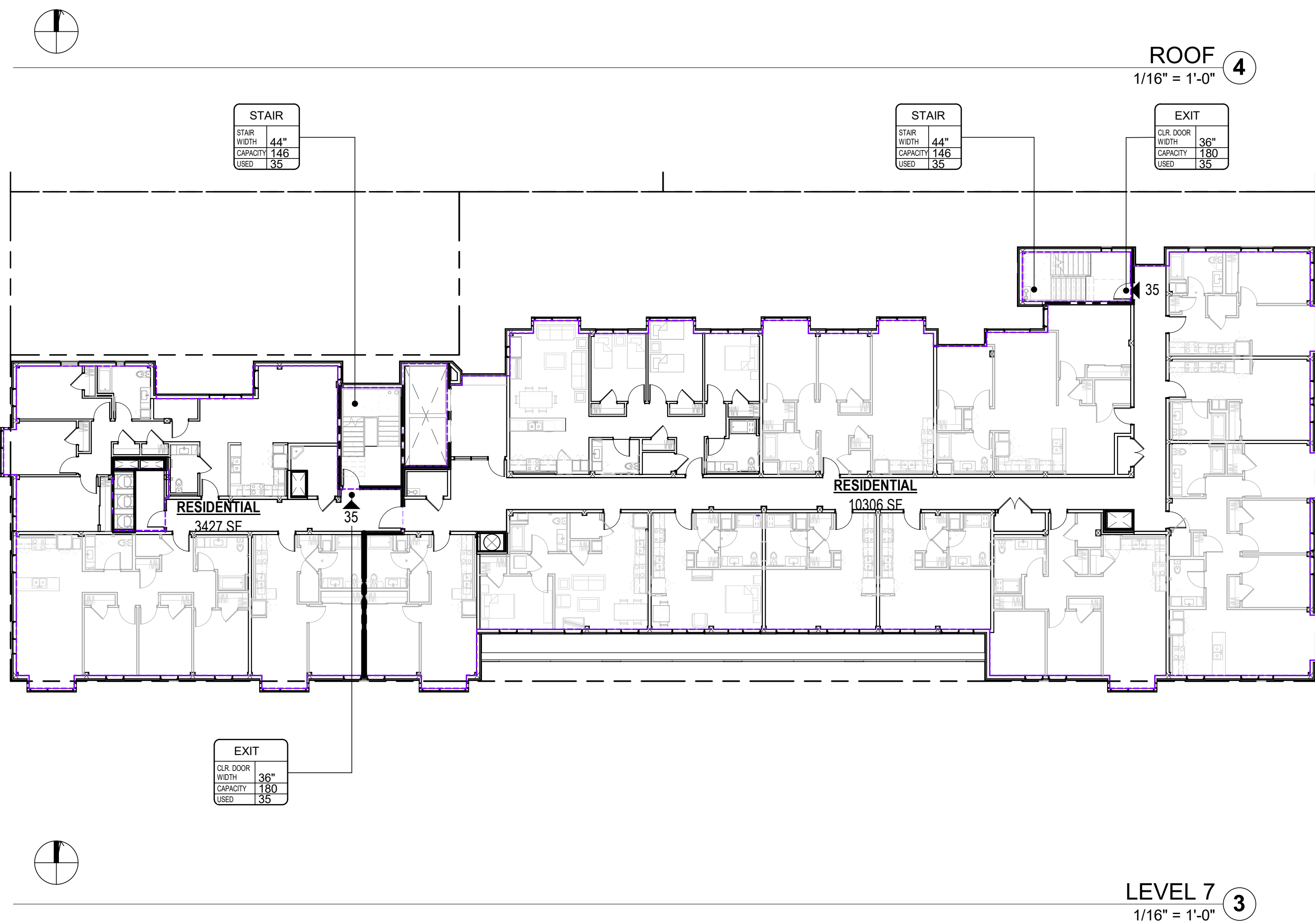
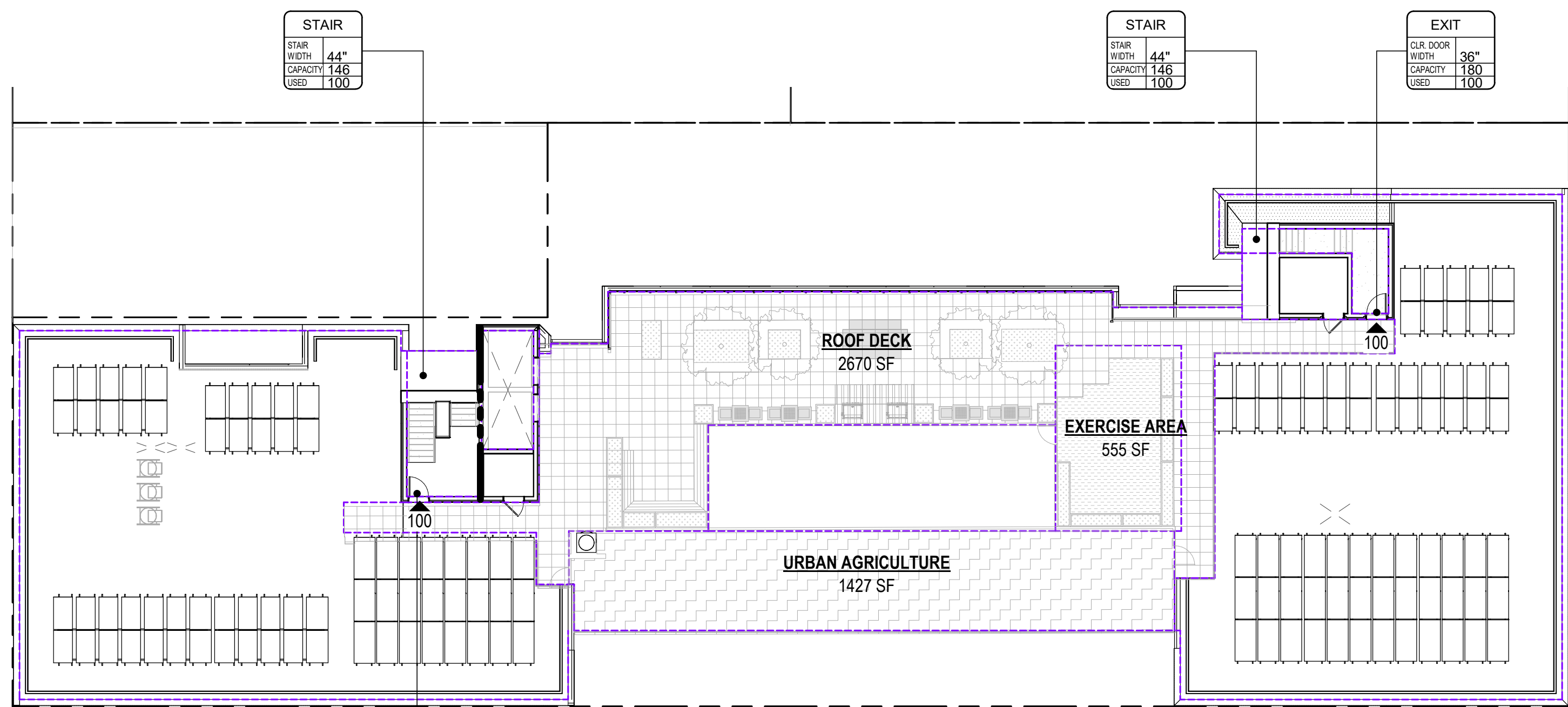
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ISSUE DATE: 04/27/2022
SCALE: As Indicated
TITLE: CODE SUMMARY

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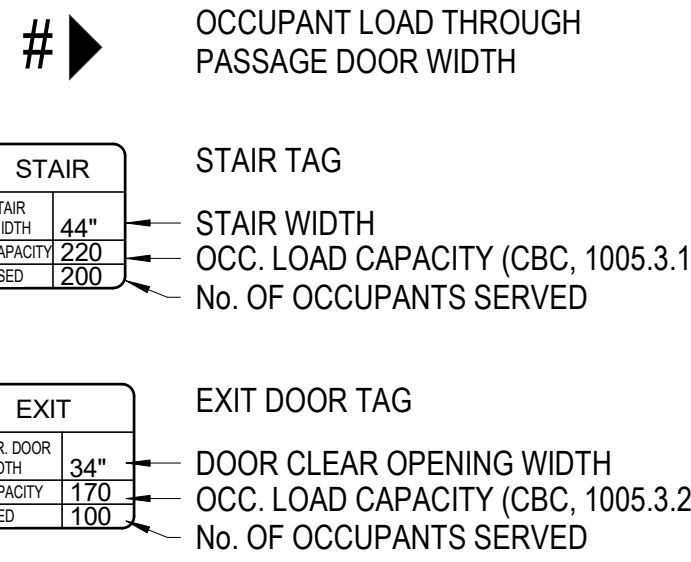


OCCUPANT LOAD						
Name	Occupancy Group	Function	Area	Occupancy Load Factor	Units	No. of Occupants
LEVEL 1						
AG. OFFICE	B	BUSINESS	112 SF	150	gross	1
BACKYARD	A-3	ASSEMBLY (CONCENTRATED)	1051 SF	7	net	151
BACKYARD (WALKWAY)	R-2	RESIDENTIAL AREA	905 SF	200	gross	5
BAG & TAG	B	STORAGE	118 SF	150	gross	1
BIKE ROOM	S-2	BIKE STORAGE	661 SF	300	gross	3
COMMUNITY ROOM	A-3	ASSEMBLY (UNCONCENTRATED)	777 SF	15	net	52
ELECTRICAL	S-2	ELECTRICAL STORAGE	496 SF	300		2
FIRE PUMP	R-2	MECH. STORAGE	269 SF	200	gross	2
JANITOR CLOSET	B	STORAGE	119 SF	300	gross	1
KITCHEN	B	ASSEMBLY (UNCONCENTRATED)	147 SF	15	net	10
LAUNDRY	B	BUSINESS	360 SF	150	gross	3
LOBBY	R-2	RESIDENTIAL AREA	1383 SF	200	gross	7
MAINTENANCE	B	BUSINESS	1032 SF	150	gross	7
MEETING ROOM	B	ASSEMBLY (UNCONCENTRATED)	417 SF	15	net	28
MPOE	B	ELECTRICAL STORAGE	84 SF	300	gross	1
OFFICE	B		493 SF	150	gross	6
PARKING GARAGE	S-2	PARKING GARAGE	4335 SF	200	gross	22
PRINT/COPY	B	BUSINESS	82 SF	150	gross	1
RECEPTION	B	BUSINESS	178 SF	150	gross	2
RES. LOUNGE	B	ASSEMBLY (UNCONCENTRATED)	457 SF	15	net	31
STORAGE	B	STORAGE	322 SF	300	gross	2
TELCOM	B	ELECTRICAL STORAGE	84 SF	150	gross	1
TENANT SERV.	B	BUSINESS	543 SF	150	gross	4
TRASH	R-2	ACCESSORY STORAGE	458 SF	200	gross	3
			14881 SF			346

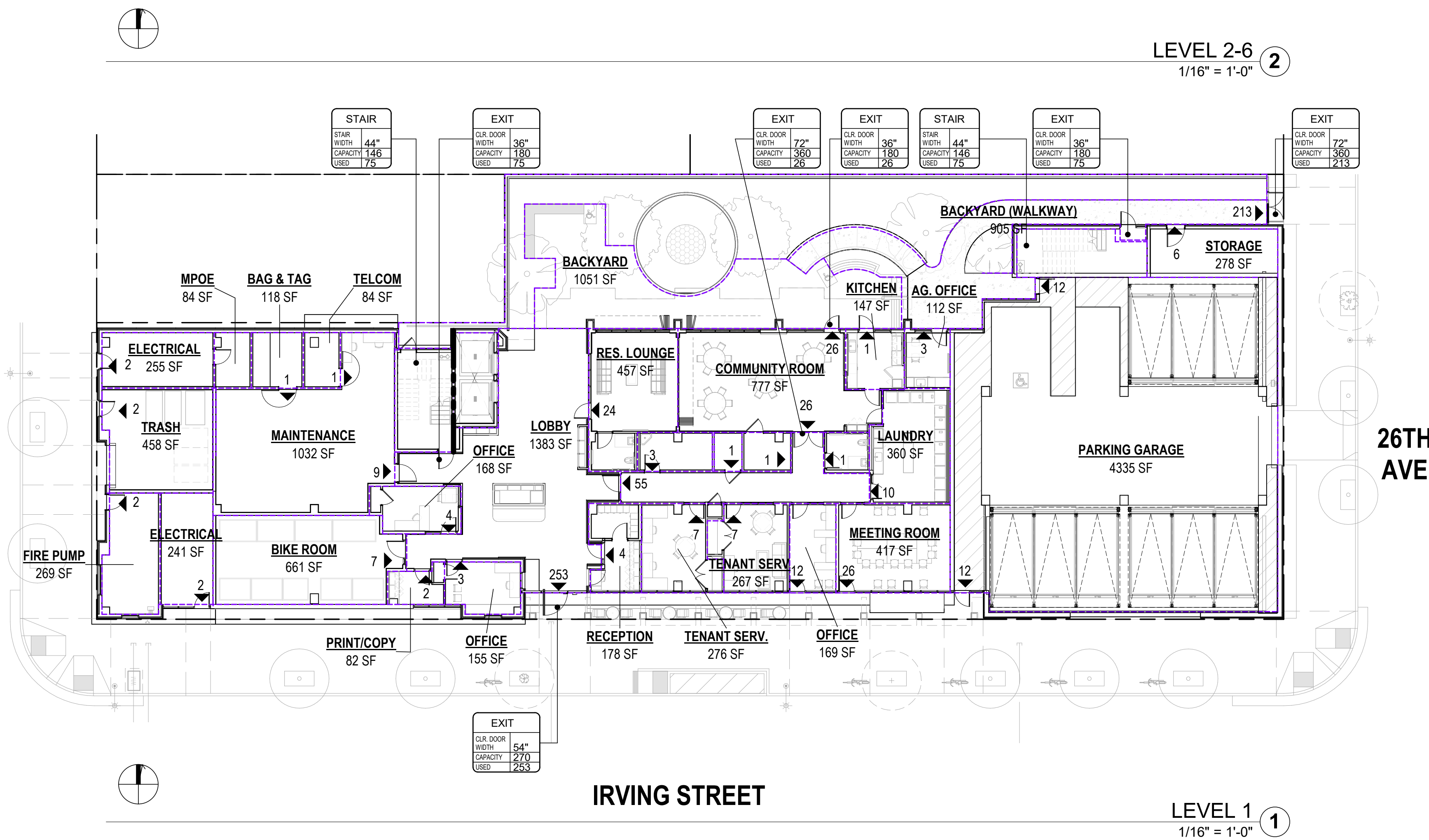
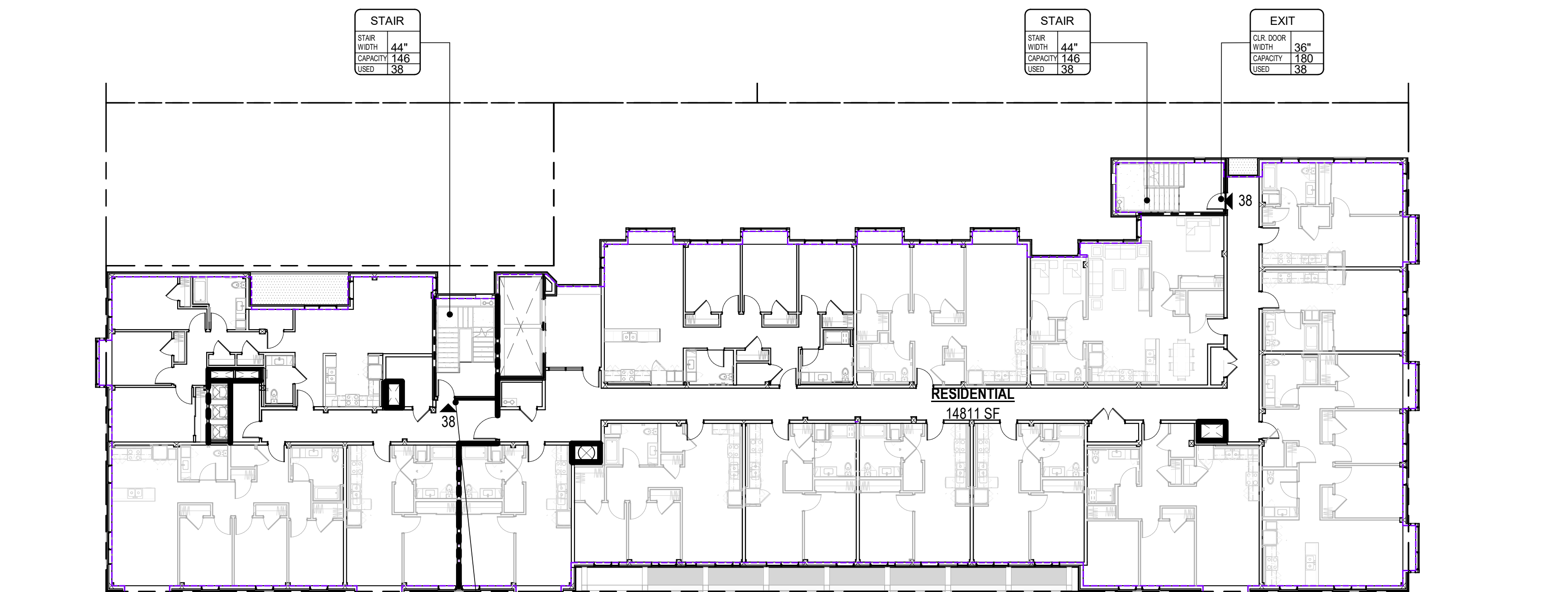
OCCUPANT LOAD						
Name	Occupancy Group	Function	Area	Occupancy Load Factor	Units	No. of Occupants
LEVEL 2						
RESIDENTIAL	R-2	RESIDENTIAL AREA	14811 SF	200	gross	75
			14811 SF			75
LEVEL 3						
RESIDENTIAL	R-2	RESIDENTIAL AREA	14832 SF	200	gross	75
			14832 SF			75
LEVEL 4						
RESIDENTIAL	R-2	RESIDENTIAL AREA	14832 SF	200	gross	75
			14832 SF			75
LEVEL 5						
RESIDENTIAL	R-2	RESIDENTIAL AREA	14832 SF	200	gross	75
			14832 SF			75
LEVEL 6						
RESIDENTIAL	R-2	RESIDENTIAL AREA	14832 SF	200	gross	75
			14832 SF			75
LEVEL 7						
RESIDENTIAL	R-2	RESIDENTIAL AREA	13734 SF	200	gross	70
			13734 SF			70
T.O. ROOF						
EXERCISE AREA	A-3	EXERCISE ROOM	555 SF	50	gross	12
ROOF DECK	A-3	ASSEMBLY (UNCONCENTRATED)	2670 SF	15	net	178
URBAN AGRICULTURE	B	BUSINESS	1427 SF	150	gross	10
			4652 SF			200
Grand total			107405 SF			991

GENERAL NOTES

- CORRIDOR WALLS SHALL BE 1-HOUR FIRE RATED, WITH 20-MINUTE FIRE RATED DOOR ASSEMBLIES AND 45-MINUTE FIRE RATED SIDELITES, TRANSOMS, OR WINDOWS, UNLESS OTHERWISE NOTED.
- WHERE MORE THAN ONE EXIT IS REQUIRED, THE DISTRIBUTION OF EGRESS CAPACITY IS CONFIGURED SO THAT THE LOSS OF ANY ONE EXIT, OR THE ACCESS TO ONE EXIT, DOES NOT REDUCE AVAILABLE CAPACITY TO LESS THAN 50% OF THE REQUIRED CAPACITY.
- SEE TABLES, THIS SHEET, FOR USE AREA AND SPACE OCCUPANT LOAD CALCULATIONS

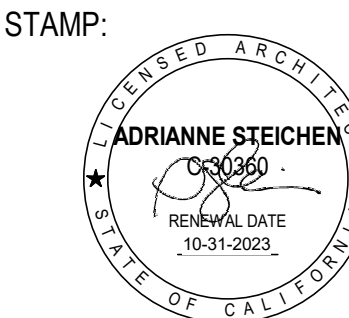


----- 2-HOUR FIRE-RESISTANCE RATED CONSTRUCTION



TNDC
201 Eddy Street
San Francisco, CA
94102

2550 IRVING ST
2550 Irving Street
San Francisco, CA 94122



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SCALE: As Indicated
TITLE: CODE DIAGRAMS - OCCUPANT LOAD & FIRE RATED SHAFTS

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G3.02