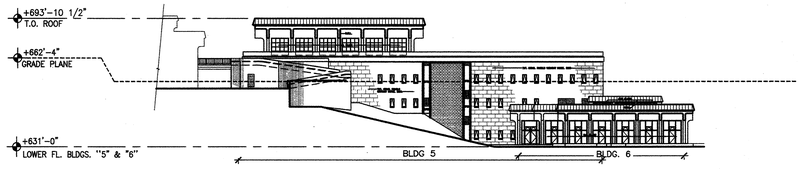
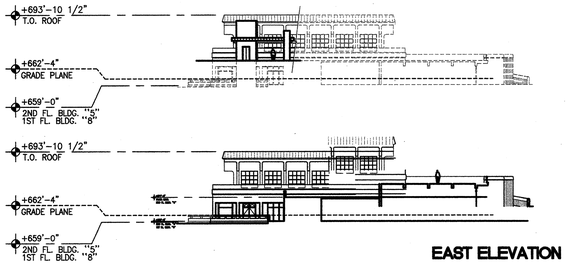
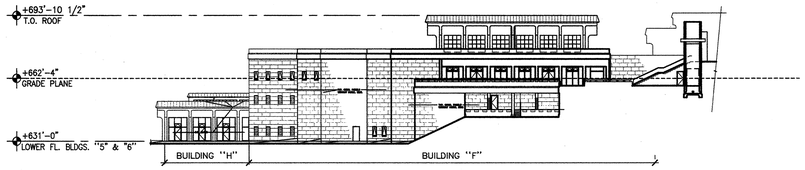


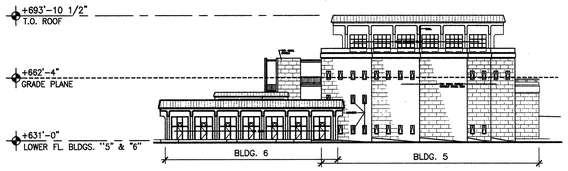
NORTH ELEVATION



EAST ELEVATION



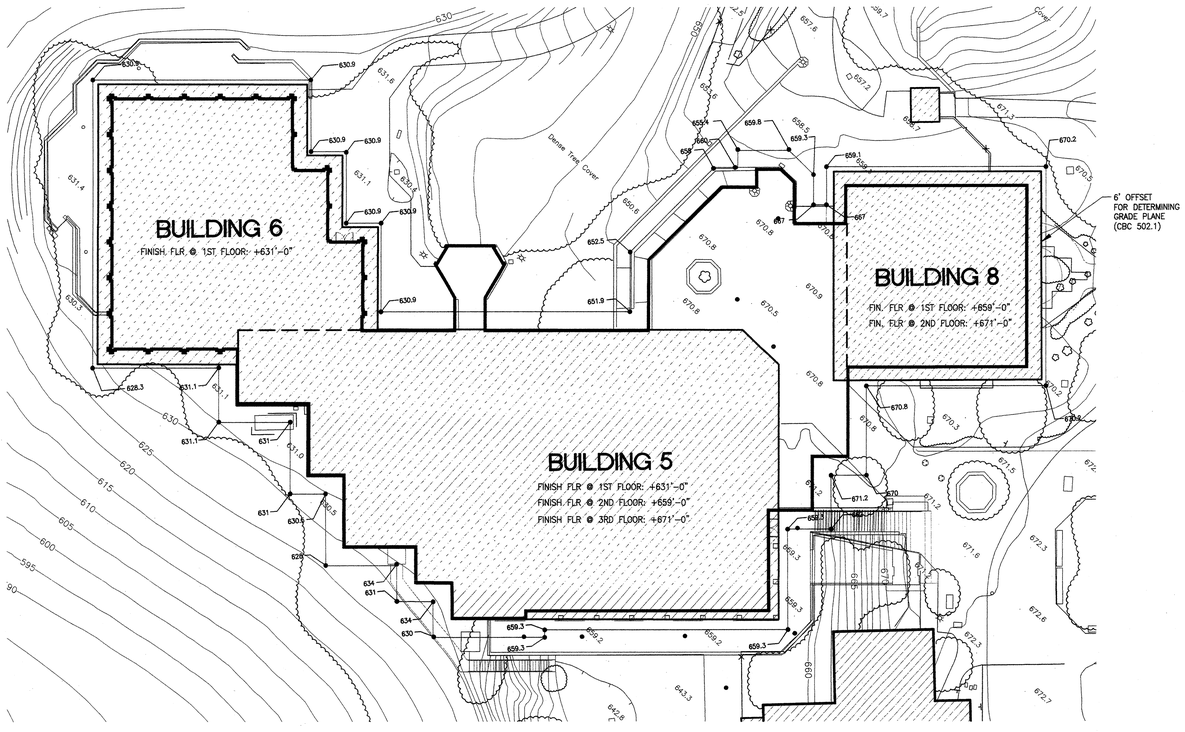
SOUTH ELEVATION



WEST ELEVATION

GRADE PLANE EXTERIOR ELEVATIONS (1)

SCALE 1= 20'-0"



PROJECT NORTH

N

SCALE 1= 20'-0"

GRADE PLANE SITE PLAN (2)

CODE SUMMARY

APPLICABLE BUILDING CODE:
1. CALIFORNIA BUILDING CODE – 2007 ED. (2006 IBC)

DESCRIPTION:
2. AN INTERIOR RENOVATION TO AN EXISTING THREE-STORY, 40,000 GSF COLLEGE STUDENT SERVICES & CLASSROOM BUILDING. NEW WORK ALSO INCLUDES EXT. ELEVATOR & REPLACEMENT OF (E) EXTERIOR STAIRS.
3. PRIMARY OCCUPANCY IS GROUP B.
4. TYPE I–A CONSTRUCTION (602.2).
5. NO AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT SPACE. NEW FIRE SPRINKLERS SHALL BE ADDED TO INDIVIDUAL ROOMS AS REQUIRED BY CODE.
6. FOR CODE ANALYSIS, BUILDING 8 SHALL BE CLUSTERED WITH BUILDINGS 5 AND 6.

OCCUPANCY CLASSIFICATION:
7. PRIMARY OCCUPANCY: GROUP B – EDUCATIONAL OCCUPANCIES FOR STUDENTS ABOVE THE 12TH GRADE (304).
8. ASSEMBLY ROOMS WITH OCCUPANT LOAD < 50 SHALL ALSO BE OCCUPANCY GROUP B (303.1, EX. 2).
9. SECONDARY OCCUPANCIES ARE A–2 (BLDG. 5 CAFETERIA), A–3 (BLDG. 6 MULTI–PURPOSE ROOM AND SEVERAL LARGE BLDG. 5 CLASSROOMS) AND S–1 (FOOD SERVICES STORAGE ROOMS).

HEIGHT LIMITATIONS (TABLE 503):
10. GRADE PLANE = 662.3' (FROM SHT. A0.51)
11. MAXIMUM ALLOWABLE HEIGHT = UNLIMITED
12. ACTUAL HEIGHT = 32'–10"
13. MAXIMUM ALLOWABLE STORIES = UNLIMITED
14. ACTUAL NO. OF STORIES = 4

ALLOWABLE FLOOR AREA (CHAPTER 5, TABLE 503)
15. MAXIMUM ALLOWABLE AREA/STORY = UNLIMITED

ACTUAL FLOOR AREA
16. ACTUAL AREA/STORY = 21,879 SF MAX. (COMBINING BLDG. 5 SECOND FLR. AND BLDG. 8 FIRST FLR., AS THEY'RE ON THE SAME STORY).
17. ACTUAL TOTAL AREA =

BLDGS. 5/6 GROUND FLR.	= 12,288 SF
BLDG. 5 FIRST FLR.	= 12,325 SF
BLDG. 5 SECOND	= 17,654 SF
BLDG. 8 FIRST FLR.	= 4,225 SF
BLDG. 8 SECOND FLR.	= 3,540 SF
TOTAL	= 50,032 SF

OCCUPANCY SEPARATIONS: SPACES COMPLY WITH CBC 508.3.3 SEPARATED OCCUPANCIES.
18. SEPARATIONS ARE DETERMINED WITH TABLE 508.3.3 – NO SPRINKLER SYSTEM THROUGHOUT (NEW SPRINKLERS PROVIDED ~~WHEN REQUIRED – REQUIRED BY CODE~~) AT THIRD FLOOR, PER CBC 903.2.1
19. SEPARATION BETWEEN B & A: 2–HR.
20. SEPARATION BETWEEN B & S–1: NONE
21. SEPARATION BETWEEN A & S–1: 2–HR.
22. SEPARATION BETWEEN A & A: NONE

FIRE RESISTIVE CONSTRUCTION (CH. 5 & 6)
23. MECH. ROOM W/ ANY ONE PIECE OF FURNACE EQUIPMENT > 400MBTU SHALL BE EITHER 1 HR. CONSTRUCTION OR HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM (TABLE 508.2)
24. STORAGE ROOMS > 100 SF SHALL BE EITHER 1 HR. CONSTRUCTION OR HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM (TABLE 508.2)
25. WASTE COLLECTION ROOM > 100 SF SHALL BE EITHER 1 HR. CONSTRUCTION OR HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM (TABLE 508.2)

EXITING REQUIREMENTS
26. SEE SHEETS A0.61 THROUGH A0.63 FOR EXITING PLANS AND ANALYSIS.

AUTOMATIC SPRINKLER SYSTEMS
27. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN CBC SEC. 903.2.
28. SINCE BLDGS. 5, 6 AND 8 ARE EXISTING, WITH INTERIOR RENOVATION ONLY, AND THE STRUCTURE IS AN EXISTING TYPE I–A CONSTRUCTION, SECTION 903.2 DOES NOT APPLY.

FOOTNOTES

CALCULATIONS

GRADE PLANE PER CBC 502 IS BASED ON AVERAGE OF BUILDINGS CORNERS ELEVATIONS.

AVG= 630.9
+630.9
+630.9
+630.9
+630.9
+630.9
+630.9
+651.9
+625.5
+658.0
+655.4
+660.0
+659.8
+659.3
+667.0
+667.0
+659.1
+670.2
+670.2
+670.8
+670.0
+671.2
+662.0
+659.3
+658.3
+658.3
+657.3
+630.0
+631.0
+634.0
+626.0
+630.5
+631.0
+631.0
+631.1
+631.1
+628.3
+635.0
25,167.4/38 = 662.3

GRADE PLANE = 662'4"

BC|A
architecture
planning
interiors

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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN CURTIS BUNTON, No. 10189 REN.: 05/30/08 STATE OF CALIFORNIA	

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REVISION HISTORY

	REMARKS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWING STATUS

		DATE
●	DSA PLAN CHECK	06/26/08
●	DSA BACK CHECK	01/22/09
○	BIDDING	
○	CONSTRUCTION	

FILE NO. 41–C1

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BUILDINGS 5 & 6 RENOVATIONS

San Mateo County Community College District

DSA SUBMITTAL

CAÑADA COLLEGE

4200 Farm Hill Boulevard
Redwood City, CA 94061

CODE REVIEW - BUILDING HEIGHT CALCULATIONS

Date 08/29/08
Scale AS NOTED
Project Number 07013
Drawing Number A0.5