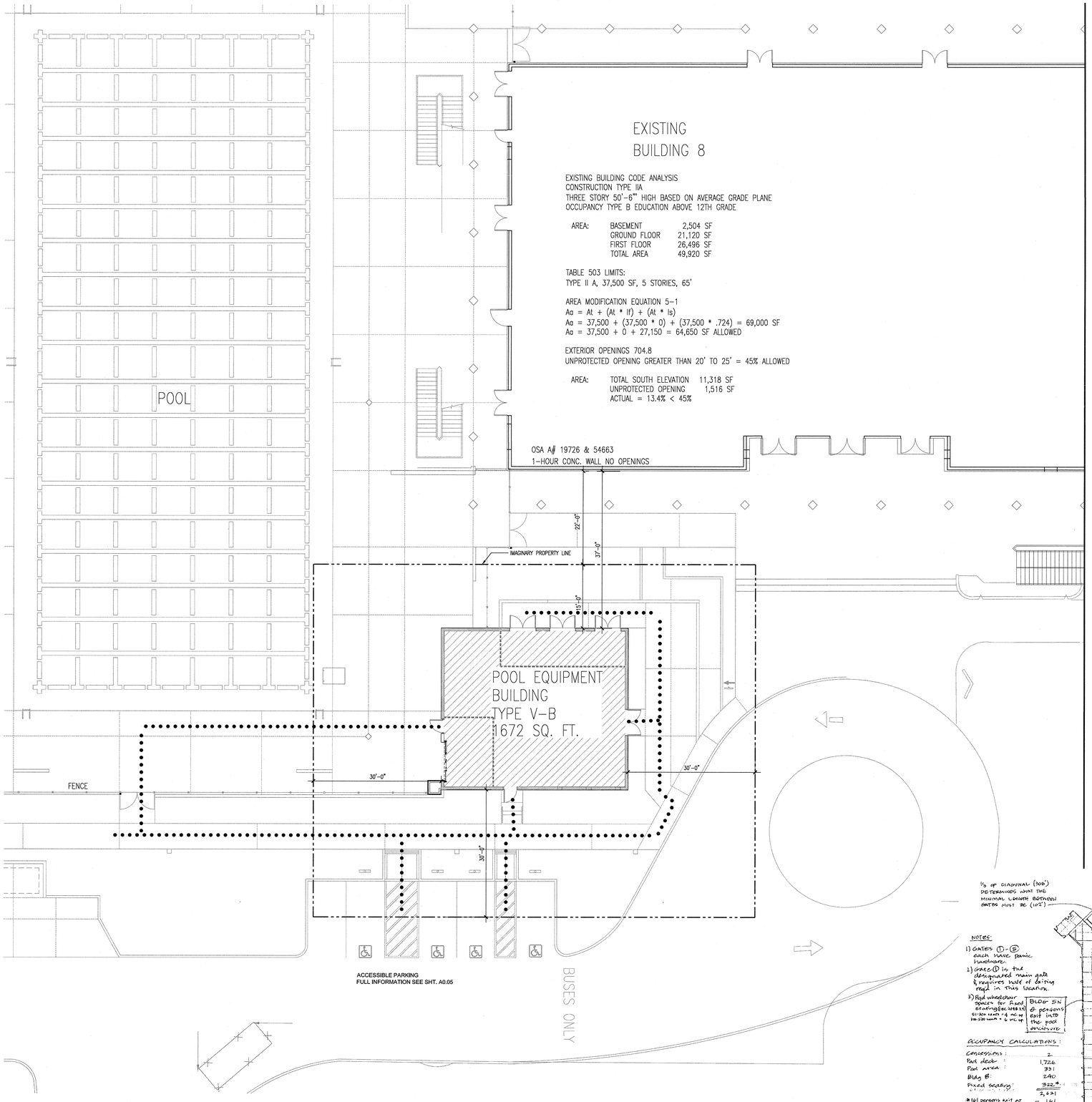


EXISTING BUILDING CODE ANALYSIS
CONSTRUCTION TYPE IIA
THREE STORY 50'-6"' HIGH BASED ON AVERAGE GRADE PLANE
OCCUPANCY TYPE B EDUCATION ABOVE 12TH GRADE

AREA:	BASEMENT	2,504 SF
	GROUND FLOOR	21,120 SF
	FIRST FLOOR	26,496 SF
	TOTAL AREA	49,920 SF

TABLE 503 LIMITS:
TYPE II A, 37,500 SF, 5 STORIES, 65'

AREA MODIFICATION EQUATION 5-1
Aa = At + (At * If) + (At * Is)
Aa = 37,500 + (37,500 * 0) + (37,500 * .724) = 69,000 SF
Aa = 37,500 + 0 + 27,150 = 64,650 SF ALLOWED

EXTERIOR OPENINGS 704.8
UNPROTECTED OPENING GREATER THAN 20' TO 25' = 45% ALLOWED

AREA:	TOTAL SOUTH ELEVATION	11,318 SF
	UNPROTECTED OPENING	1,516 SF
	ACTUAL = 13.4% < 45%	

CODE ANALYSIS

BUILDING AUTHORITY
DSA/CITY OF SAN MATEO FIRE DEPARTMENT

REGULATORY CODES
2007 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24C.C.R
2007 CALIFORNIA BUILDING CODE (CBC), PART 2 TITLE 24C.C.R
(2006 INTERNATIONAL BUILDING CODE VOLUMES 1-3 AND 2007 CALIFORNIA AMENDMENTS)
2007 CALIFORNIA ELECTRICAL CODE (CEC), PART 43 TITLE 24C.C.R
(2005 NATIONAL ELECTRICAL CODE AND 2007 CALIFORNIA AMENDMENTS)
2007 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24C.C.R.
(2006 INTERNATIONAL MECHANICAL CODE AND 2007 CALIFORNIA AMENDMENTS)
2007 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24C.C.R.
(2006 INTERNATIONAL PLUMBING CODE AND 2007 CALIFORNIA AMENDMENTS)
2007 CALIFORNIA ENERGY CODE, PART 6, TITLE 24C.C.R.
2004 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2007 CALIFORNIA FIRE CODE, PART 9, TITLE 24C.C.R.
(2006 INTERNATIONAL FIRE CODE AND 2007 CALIFORNIA AMENDMENTS)
2007 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24C.C.R.
TITLE 19C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS (2002)
NFPA 14	STANDPIPE SYSTEMS (2003)
NFPA 17	DRY CHEMICAL EXT. SYSTEMS (2002)
NFPA 17A	WET CHEMICAL SYSTEMS (2002)
NFPA 20	STATIONARY PUMPS (2003)
NFPA 24	PRIVATE FIRE MAINS (2002)
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) – 2002 EDITION (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS (2006)
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (2004) (REFERENCE CODE SECTION FOR NFPA STANDARDS –2007 CBC (SFM) CHAPTER 35)

BUILDING INFORMATION

BUILDING USE: OCCUPANCY:	CONCESSIONS AND POOL FILTRATION & HEATING EQUIPMENT U POOL EQUIPMENT
	CBC508.3.1 CONCESSION STAND IS <10% OF THE MAIN OCCUPANCY AND NOT CONSIDERED MIXED USE.
	CBC TABLE 508.3.3 OCCUPANCY SEPARATION U TO M = 1HR SEPARATION.
CONSTRUCTION TYPE:	CBC 602.5 TYPE V-B NON SPRINKLERED.
ALLOWABLE HEIGHT:	CBC TALBE 503: 40' SINGLE STORY ACTUAL: 15'-6" OVERALL HEIGHT SINGLE STORY
ALLOWABLE AREA:	5,500 s.f. NO INCREASES ACTUAL: 1, 726 g.s.f.
ALLOWABLE EXTEIOR WALL OPENINGS:	CBC TABLE 704.8 NORTH WALL: 25% NON-PROTECTED 15'-20;' FROM PROPERTY LINE ACTUAL: 126s.f openings/633s.f. wall = 20% EAST, SOUTH, WEST WALLS: NO LIMIT GREATER THAN 30' FROM PROPERTY LINE
OCCUPANT LOAD:	CBC TABLE 1004.1.1 MERCHANTILE (GRADE FLOOR AREA) 1:30 = 5 OCC. MECHANICAL EQUIPMENT ROOMS 1:300 = 5 OCC.
EXITS	CBC TABLE 1019.2 ONE EXIT REQUIRED FOR M&U OCCUPANCY <49 CBC 1015.3 BOILER ROOMS TWO EXITS REQUIRED OVER 400g.s.f. & 400,000btu.

ALL AREAS AND SQUARE FOOTAGE DESCRIPTIONS SHOWN ARE FOR AGENCY USE ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

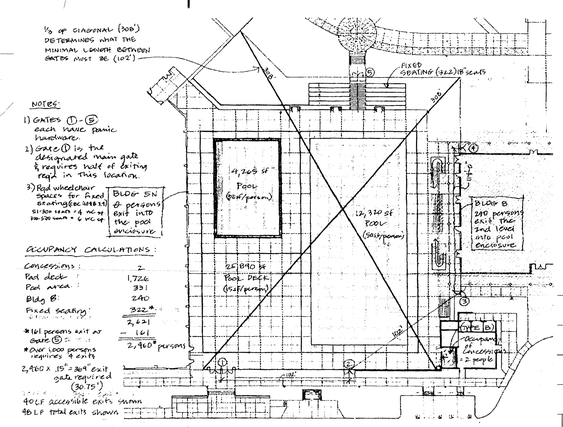
LEGEND

ACCESSIBLE PATH OF TRAVEL.
FULL INFORMATION SEE SHT. A0.05

NOTES:

1. SEE LAYOUT & MATERIAL PLANS FOR SITE INFORMATION.

2. SEE SHEET A0.05 FOR OVERALL ACCESSIBLE PATH OF TRAVEL.



SITE PLAN | 1" = 10'-0" | 01

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LICENSED ARCHITECT
STEVEN C. KENDALL
No. C14099
REN 06-30-09
STATE OF CALIFORNIA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICE
APPL. # 01-110097
AC. FLS. SCS. DSA
DATE APR 09 2009
FILE NUMBER

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College of San Mateo
Site Package
San Mateo, CA

Developed for
San Mateo County Community College District

Revision	Description	Date

Revision	Description	Date
	DSA SUBMITTAL	19 SEPT. 2008
	DSA FINAL	02 APRIL 2009

Job. No.	(FILED IN 27082.20) 27082.30
Date	09 APRIL 2009
Drawn by	HE
Checked by	JR
Scale	AS SHOWN

CODE-OCCUPANCY & SITE

A1.01