

EXITING DIAGRAM

CBC SECTION 1006.2.2.6.

BUILDINGS WITH NFPA 13D SPRINKLER SYSTEM, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125 FEET.



BUILDING CODE ANALYSIS

BUILDING 3 (TYPE VA CONSTRUCTION)		FULLY SPRINKLERED
FIRST LEVEL		
(3,530 S.F. / 36,000 S.F.) + (3,041 S.F. / 27,000 S.F.) = 0.10 + 0.11 = 0.21 < 1		COMPLIED
SECOND LEVEL		
(6,072 S.F. / 36,000 S.F.) = 0.17 < 1		COMPLIED
THIRD LEVEL		
(6,703 S.F. / 36,000 S.F.) = 0.19 < 1		COMPLIED
FORTH LEVEL		
(729 S.F. / 36,000 S.F.) = 0.02 < 1		COMPLIED
OCCUPANCY SEPARATIONS PER CBC TABLE 508.4 & SECTION 406.3.4		
R-2 AND U: NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AT THE CEILING		
NOT LESS THAN 1/2" GYPSUM BOARD AT THE WALLS		
FIRE RATING PER CBC SECTION 420 + SECTION 708 + SECTION 711 & SECTION 406		
VERTICAL SEPARATION BETWEEN R-2 DWELLING UNITS: 1-HOUR RATED FIRE PARTITION		
HORIZONTAL SEPARATION BETWEEN R-2 DWELLING UNITS: 1-HOUR RATED HORIZONTAL ASSEMBLIES		
VERTICAL SEPARATION BETWEEN U (FOR R-2 DWELLING UNITS): 1-HOUR RATED FIRE BARRIER		
HORIZONTAL SEPARATION BETWEEN U & R-2 (AT DIFFERENT UNITS): 1-HOUR RATED HORIZONTAL ASSEMBLIES		
HORIZONTAL SEPARATION BETWEEN U & R-2 (AT SAME UNIT): NOT LESS THAN 5/8" TYPE X GYPSUM BOARD AT THE CEILING		
NOTES: 1. PER SECTION 406.3.1, PRIVATE GARAGES AND CARPORTS SHALL BE CLASSIFIED AS GROUP U OCCUPANCIES. EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 S.F. IN AREA. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGE BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH. EXCEPTION: THE AREA OF A PRIVATE GARAGE ACCESSORY TO GROUP R-3 ONE- OR TWO-FAMILY DWELLINGS SHALL NOT BE GREATER THAN 3,000 S.F. IN AREA.		
TYPE OF CONSTRUCTION PER CBC TABLE 508.4 & SECTION 406.3.4		
GROUP-R2 RESIDENTIAL BUILDINGS : TYPE VA - FULLY SPRINKLERED (NFPA 13)		
FULLY SPRINKLERED (NFPA 13): AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. QUICK RESPONSE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2 IN ALL DWELLING UNITS.		

GOVERNING CODE	
PROJECT SHALL COMPLY WITH THE CURRENT STATE BUILDING CODES ADOPTED BY THE CITY OF SANTA ANA AT THE TIME OF PERMIT APPLICATION SUBMITTAL. 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN STANDARDS CODE (CALGREEN) AND THE SANTA ANA MUNICIPAL CODE (SAMC).	
OCCUPANCY	
4 STORY TYPE - VA (FULLY SPRINKLERED) - 60'-0" MAX.	GROUP R-2
NOTE: ALL THE MIXED-OCCUPANCY RESIDENTIAL BUILDINGS IN THIS PROJECT SHALL BE CLASSIFIED AS SEPARATED OCCUPANCIES PER CBC TABLE 504.4 AND SECTION 508.4.	
SEPARATED OCCUPANCIES JUSTIFICATIONS PER CBC SECTION 508.4	
IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1. CBC SECTION 508.4.2	
NOTE: ALLOWABLE BUILDING AREA = TABLE 506.2 ALLOWABLE BUILDING AREA FACTOR OR TABLE 506.2 ALLOWABLE BUILDING AREA FACTOR WITH FRONTAGE INCREASE PER SECTION 506.3	
BUILDING 1 (TYPE VA CONSTRUCTION)	
FULLY SPRINKLERED	
FIRST LEVEL	
(3,868 S.F. / 36,000 S.F.) + (5,434 S.F. / 27,000 S.F.) = 0.11 + 0.20 = 0.31 < 1	
COMPLIED	
SECOND LEVEL	
(9,080 S.F. / 36,000 S.F.) = 0.25 < 1	
COMPLIED	
THIRD LEVEL	
(10,134 S.F. / 36,000 S.F.) = 0.28 < 1	
COMPLIED	
FORTH LEVEL	
(3,519 S.F. / 36,000 S.F.) = 0.10 < 1	
COMPLIED	
BUILDING 2 (TYPE VA CONSTRUCTION)	
FULLY SPRINKLERED	
FIRST LEVEL	
(5,095 S.F. / 36,000 S.F.) + (6,739 S.F. / 27,000 S.F.) = 0.14 + 0.25 = 0.39 < 1	
COMPLIED	
SECOND LEVEL	
(11,357 S.F. / 36,000 S.F.) = 0.32 < 1	
COMPLIED	
THIRD LEVEL	
(12,627 S.F. / 36,000 S.F.) = 0.35 < 1	
COMPLIED	
FORTH LEVEL	
(2,031 S.F. / 36,000 S.F.) = 0.06 < 1	
COMPLIED	

CABRILLO CROSSING - LIVE / WORK - RESIDENTIAL

BUILDING CODE ANALYSIS