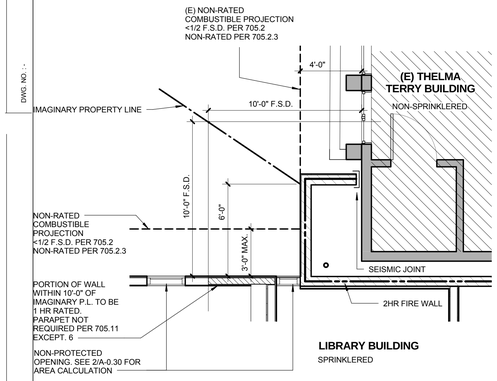
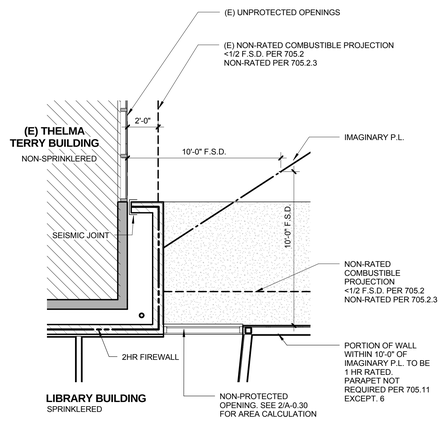


ESTABLISHED PER CBC 706.5.1 METHOD 2
F.S.D.= FIRE SEPARATION DISTANCE PER TABLE 602

FIRE WALL - WEST TERMINATION

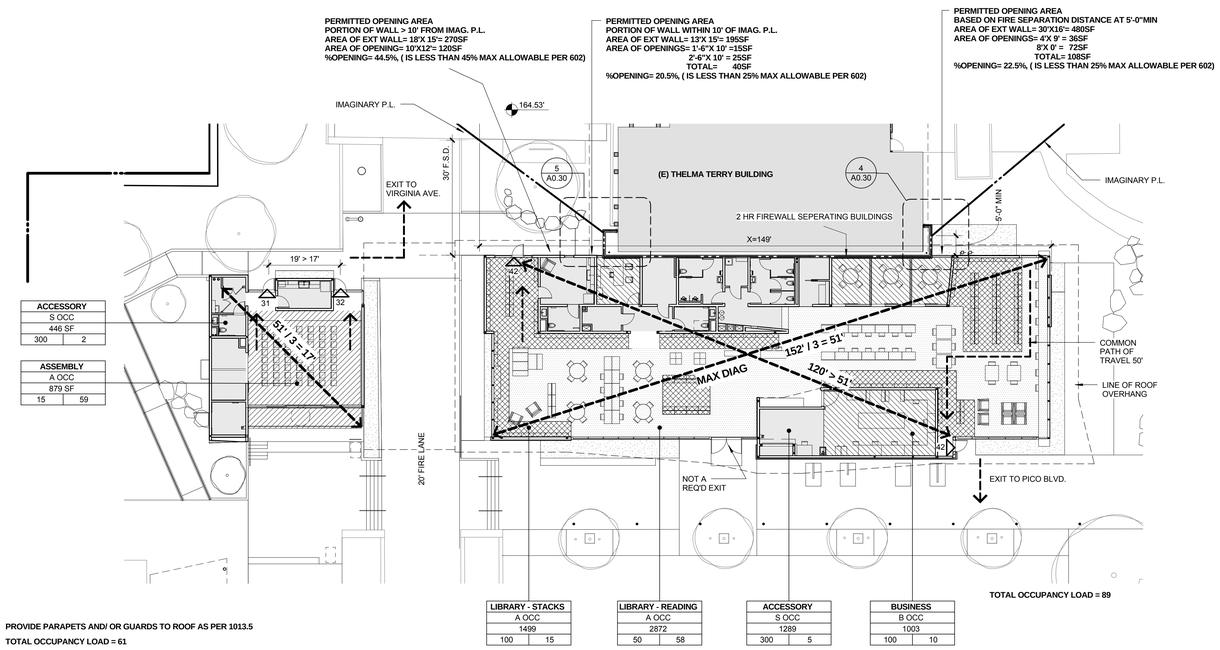
0 1' 2' 4' | 1/4" = 1'-0" | 5



ESTABLISHED PER CBC 706.5.1 METHOD 2
F.S.D.= FIRE SEPARATION DISTANCE PER TABLE 602

FIREWALL - EAST TERMINATION

0 1' 2' 4' | 1/4" = 1'-0" | 4



ACCESSORY	
S OCC	
446 SF	
300	2

ASSEMBLY	
A OCC	
879 SF	
15	59

LIBRARY - STACKS	
A OCC	
1499	
100	15

LIBRARY - READING	
A OCC	
2872	
50	58

ACCESSORY	
S OCC	
1289	
300	5

BUSINESS	
B OCC	
1003	
100	10

TOTAL OCCUPANCY LOAD = 89

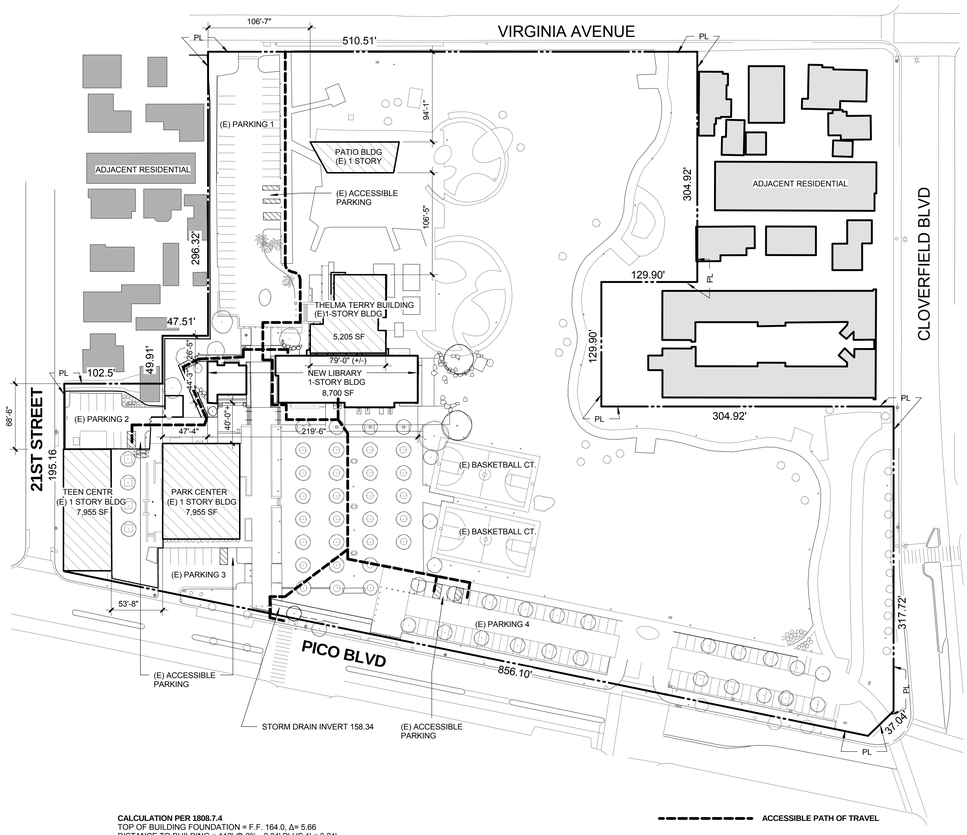
PROVIDE PARAPETS AND/ OR GUARDS TO ROOF AS PER 1013.5

TOTAL OCCUPANCY LOAD = 61

FRONTAGE INCREASE CALCULATION
If= F/P- 0.25/W/30 (W= 30. ONLY COUNTING FRONTAGE >30')
F= BUILDING PERIMETER w/ FRONTAGE >30' (P-X ABOVE)= 379'
P= BUILDING PERIMETER= 528'
If= 379/528 - .25= .467

MAIN FLOOR PLAN - OCCUPANCY AND EXIT DIAGRAM

0 4' 8' 16' | 1/16" = 1'-0" | 2



CALCULATION PER 1808.7.4
TOP OF BUILDING FOUNDATION = F.F. 164.0, Δ= 5.66
DISTANCE TO BUILDING = 112' @ 2% - 2.24' PLUS 1' = 3.24'

PLOT PLAN & ACCESSIBLE ROUTES 1/64"= 1'-0"

3

PARKING TABULATION:

NO ADDITIONAL PARKING REQUIRED FOR PROJECT.

EXISTING PARKING ON SITE:

PARKING 1:

	41	STANDARD
	2	EV STALLS
	3	ACCESSIBLE
	1	VAN ACCESSIBLE
TOTAL	47 STALLS	

PARKING 2:

	6	STANDARD
	3	COMPACT
	1	VAN ACCESSIBLE
TOTAL	10 STALLS	

PARKING 3:

	6	STANDARD
	1	ACCESSIBLE
	1	VAN ACCESSIBLE
TOTAL	8 STALLS	

PARKING 4:

	44	STANDARD
	17	COMPACT
	2	EV
	4	ACCESSIBLE
	1	VAN ACCESSIBLE
TOTAL	68 STALLS	

TOTAL ON SITE: 133 STALLS

TABLE 508.2.5	
STORAGE ROOM < 100 SF	1 HR SEPERATION OR PROVIDE SPRINKLERS

OCCUPANCY SEPARATION
NON SEPERATED OCCUPANCIES PER 508.3

TABLE 601 FIRE RESISTANCE RATINGS

	TYPE VB	
PRIMARY STRUCTURAL FRAME: FOOTNOTE A	0	
BEARING WALLS		
EXTERIOR	0	
INTERIOR	0	
NON-BEARING WALLS		
EXTERIOR	0	
INTERIOR	0	
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0	
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 0	

TABLE 602

FIRE RATING OF EXTERIOR WALLS		
FIRE SEP. DISTANCE	**CONSTRUCTION TYPE**	**OCC. A B C**
X ≤ 5'	ALL	1 HR
5' ≤ x ≤ 10'	VB	1 HR
10' ≤ x ≤ 30'	VB	0

TABLE 705.8

EXTERIOR WALL OPENINGS		
x < 3'	UNPROTECTED SPRINKLERED	NOT PERMITTED
3' - 5'	UNPROTECTED SPRINKLERED	15 %
5' - 10'	UNPROTECTED SPRINKLERED	25 %
10' - 15'	UNPROTECTED SPRINKLERED	45 %

TABLE 1016.1

MAX TRAVEL DISTANCE WITH SPRINKLER		
TYPE	A - E	250'
	B	300'

TABLE 1018.1 CORRIDOR RATING

A - B	WITHOUT SPRINKLERED	NO RATING REQ'D

COMMON PATH OF EGRESS TRAVEL

MAX TRAVEL DISTANCE WITH SPRINKLER		
TYPE	A	75'
	B	100'

CODE ANALYSIS:

1. BUILDING CONSIDERED 1 BUILDING CONNECTED BY TRELLIS.
2. NEW BUILDING IS (TYPE V B SPRINKLERED) SEPERATED FROM (E) THELMA TERRY BY 2 HR FIREWALL PER CBC 706 TABLE 706.4 FOOTNOTE a.
3. LIMITED WORK WILL BE PERFORMED TO (E) "THELMA TERRY" BUILDING INCLUDING CUTTING BACK (E) FASCIA, RELOCATING UTILITIES, CLOSING OFF (E) WINDOWS, ADDING (N) SKYLIGHTS & SOME ADA IMPROVEMENTS.
4. AREA OF LIBRARY = 8,700 SF
   TABULAR BUILDING AREA PER 503 FOR A-3 OCC = 6,000SF

   AREA INCREASE FOR AUTOMATIC SPRINKLER SYSTEM PER 506.3 = 300%

   FRONTAGE INCREASE (EQUATION 5.2) If= .467

   ALLOWABLE BUILDING AREA(EQUATION 5.1)
   = 6000 SF +(6000 x 3)+ (6000x .467)= 26,802SF
5. ENTIRE BUILDING IS CONSIDERED A NON-SEPARATED OCCUPANCY PER 508.3

PLUMBING REQUIREMENTS

TABLE 4-1 2010 CA PLUMBING CODE (LOAD FACTOR DETERMINED BY TABLE 10-A)

OCCUPANCY	SQ. FT.	LOAD FACTOR	100% M&F
GROUP A- ASSEMBLY	(SEE DIAGRAM ABV)		132
GROUP S- STORAGE			7
GROUP B- BUSINESS			11
TOTAL			150

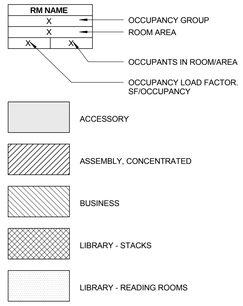
FIXTURES REQUIRED (ASSEMBLY OR PUBLIC BUILDING)

	WC	URINAL	LAV	DF
MALE OCC = 75	1	1	1	1
FEMALE OCC = 75	4	0	1	

FIXTURES PROVIDED (ASSEMBLY OR PUBLIC BUILDING)

	WC	URINAL	LAV	DF
MALE OCC = 75	2	2	2	2
FEMALE OCC = 75	4	0	2	
EMPLOYEE FIXTURES	1	0	1	
TOTAL	7	2	5	

CODE DIAGRAM LEGEND



CODE ANALYSIS/ INFORMATION

1

PICO BRANCH LIBRARY

2201 Pico Blvd.
Santa Monica, CA 90404

PROJECT

KoningEizenbergArchitecture
1454 25th St, Santa Monica, CA 90404
310.828.6131 info@kearch.com
310.828.0719 fax www.kearch.com

ARCHITECT'S PROJECT NO.
1001

ARCHITECT

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DATE : _____ 20 __
SUBMITTED BY :

DATE : _____ 20 __
APPROVED BY :
Miriam Mulder,
Architecture Services Manager
CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

REVIEWED BY : DATE : _____ 20 __

REVIEWED BY : DATE : _____ 20 __

REVIEWED BY : DATE : _____ 20 __

CITY CLIENT

NO.	DATE	BY	DESCRIPTION
3	05/07/12		PLAN CHECK 1
1	02/21/12		ADDENDUM 2

REVISIONS

ISSUE

PLAN CHECK CORRECTIONS

DATE
05/07/2012

DRAWING NO. **6693**

SHEET TITLE
CODE ANALYSIS & DIAGRAMS

SHEET NO.
A0.30

SHEET OF

DWG. NO. - -

TITLE OF PROJECT: