

Planning and Development
Engineering Division
APPROVED
By
AUG - 2007

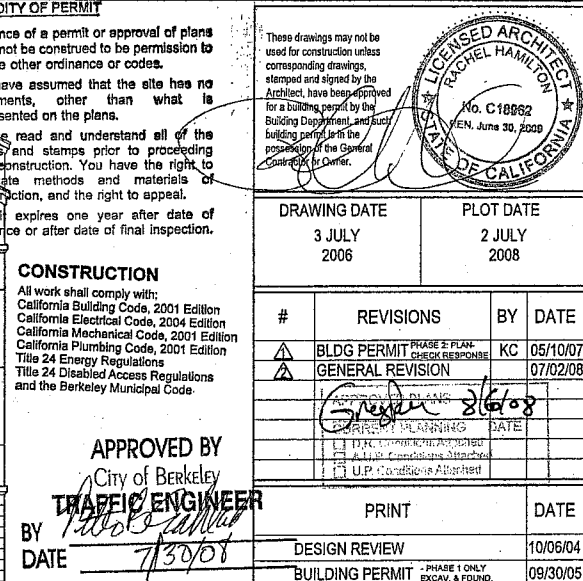
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BERKELEY FIRE DEPARTMENT

☐ APPROVED SUBJECT TO FIELD INSPECTION

☒ APPROVED - NO FIRE DEPT INSPECTION REQUIRED

BY DATE 1/6/10
DIVISION OF FIRE PREVENTION



RKELEY

DRAWING INDEX

PROJECT DESCRIPTION:

FIVE-STORY TYPE-V BUILDING CONTAINING 81 RESIDENTIAL UNITS AND A SUBTERRANEAN PARKING GARAGE. GROUND FLOOR ALSO INCLUDES COMMERCIAL SPACES, 3 WORKVIVE UNITS, AND GARBAGE/RECYCLE ROOM.

BUILDING AREA:	OCCUPANCY GROUPS
BASEMENT LEVEL (B-3): GROUND FLOOR (BIA/3-B): RESIDENTIAL (R-1) WORKVIVE (W) COMMERCIAL (M) SUBTOTAL (FLOOR I)	R-1 RESIDENTIAL UNITS S-3 PARKING GARAGE B WORKVIVE UNITS [greater than 1500 sq. ft.] (Berkley Municipal Code 10.28.120) M COMMERCIAL SPACES
SECOND FLOOR (R-1): THIRD FLOOR (R-1): FOURTH FLOOR (R-1): FIFTH FLOOR (R-1): TOTAL (FLOORS B-5)	17,988 sq. ft. 4,075 sq. ft. 4,095 sq. ft. 15,961 sq. ft. 102,045 sq. ft.

PARKING:

(B1) STANDARD
 (13) COMPACT
 (2) ACCESSIBLE
 (79) TOTAL
 (73) REQUIRED

1 Parking
 2 Commercial
 3 Accessible
 4 Handicapped
 5 Storage
 6 Workvive

ALLOWABLE BUILDING AREA

TYPE-V, 1-HR STRUCTURE DIVIDED INTO 4 SECTIONS WITH 2-HR AREA SEPARATION WALLS - SEE SHEET 2/A-2 FOR SECTION BREAKDOWN

	ALLOWED	PROVIDED
TYPE I, BASIC ALLOWABLE AREA	UNLIMITED	22,924 sq. ft. basement & front building
TYPE V, 1-HR, BASIC ALLOWABLE AREA	21,000 sq. ft. per section (CBC §95.3)	section 1-14,775 sq. ft. section 2-17,855 sq. ft. section 3-18,500 sq. ft. section 4-12,355 sq. ft.

ALLOWABLE BUILDING HEIGHT

3 STORIES W/ 10,500 SQ. FT. (CBC TABLE 5-B)

ALLOWABLE BUILDING AREA WITH AUTOMATIC SPRINKLER SYSTEM

3 STORIES W/ 21,000 SQ. FT. (CBC SECTION 905.3)

ALLOWABLE HEIGHT INCREASE WITH AUTOMATIC SPRINKLER SYSTEM

1 ADDITIONAL STORY (CBC SECTION 906)

Exception to occupancy separation 2-hour occupancy separation walls
 1. Main Department occupancy group 10-2

[illegible]

PHASE I - EXCAVATION AND FOUNDATION AND FOUNDATION SUBMITTAL ONLY, (ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY) PHASE II - SHELL AND INTERIOR BUILDOUT	THE SCOPE OF WORK FOR THIS STRUCTURAL ONLY APPLICATION INCLUDES A REINFORCED CONCRETE MAT SLAB, 1st AND 2nd FLOOR POST-TENSIONED CONCRETE SLABS, AND BASEMENT AND SHEAR WALLS; PARKING GARAGE PHASE III - TENANT IMPROVEMENTS (IF REQUIRED) CURRENT SUBMITTAL IS FOR PHASE I EXCAVATION AND FOUNDATION ONLY. MECHANICAL, PLUMBING, ELECTRICAL AND ALL OTHER INFORMATION IS FOR REFERENCE PURPOSES ONLY, NOT PART OF THIS SUBMITTAL.
GENERAL NOTES	
1. ALL DIMENSIONS ARE TO FACE OF STUDS, U.O.N. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY IN FIELD ALL DIMENSIONS AND REPORT DISCREPANCIES IMMEDIATELY TO ARCHITECT. 2. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS, PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS, AND FOR COMPLIANCE WITH O.S.H.A. SAFETY STANDARDS. ARCHITECTS AND THEIR CONSULTANTS JOB SITE OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES. 3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SPECIFIED PRODUCTS RELATING TO HIS WORK. HE IS TO SUBMIT WRITTEN OBJECTIONS PRIOR TO BIDDING, IF THE CONTRACTOR HAS AN OBJECTION TO ANY PRODUCT AND/OR DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS. 4. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ANY OTHER SEPARATE CONTRACTS SUCH AS OWNER FURNISHED ITEMS, SITE ADJACENT CONSTRUCTION, AND WORK WHICH ARE BEING DONE BY OTHERS. 5. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND HOLD ALL WORK IN THAT AREA UNTIL SUCH DISCREPANCIES ARE RESOLVED. 6. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO ALL BUILDING CODES AND APPLICABLE LAWS. 7. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO SAFEGUARD ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. 8. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE OR ALLOW ANY MUD, SILT, AND OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY, ANY MUD, SILT, AND OR DEBRIS WHICH ENCROACHES OR FALLS ONTO PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY. 9. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES. 10. THE OWNER SHALL OBTAIN ANY AND ALL REQUIRED ENCROACHMENT PERMITS FOR OFF-SITE WORK FROM THE CITY OR OTHER GOVERNING AUTHORITY.	
PROJECT DIRECTORY	

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ARCHITECTURAL AND MECHANICAL SYMBOLS

[illegible]

ENG.		S16	STRUCTURAL DETAILS		M2.3	MECHANICAL THIRD FLOOR PLAN
		S17	STRUCTURAL DETAILS		M2.4	MECHANICAL FIFTH FLOOR PLAN
		S17	STRUCTURAL DETAILS		M3.1	MECHANICAL DIAGRAMS
		SH1	GENERAL NOTES AND DETAILS	PLUMBING		
		S12	SHORING PLAN		F6.1	PLUMBING NOTES, SCHEDULES, ABBREVIATION, LEGEND
		S13	SHORING ELEVATIONS		F6.2	PLUMBING SCHEDULES
		S14	SHORING DETAILS		F1.0	PLUMBING GARAGE PLAN WATERGAS
			Lighting and Development		F1.1	PLUMBING FIRST FLOOR PLAN
			BUILDING AND SAFETY DIVISION		F1.2	PLUMBING SECOND FLOOR PLAN
			APPROVED		F1.3	PLUMBING THIRD FLOOR PLAN
		By			F2.0	PLUMBING GARAGE PLAN
					F2.1	PLUMBING FIRST FLOOR PLAN
					F2.2	PLUMBING SECOND FLOOR PLAN
					F2.3	PLUMBING THIRD FLOOR PLAN
					F2.4	PLUMBING FOURTH FLOOR PLAN
					F2.6	PLUMBING FIFTH FLOOR PLAN
					F2.8	PLUMBING ROOF PLAN
		A5.2	OCCUPANCY & EXITING PLANS	P3.1	PLUMBING DIAGRAM WATERGAS	
		A1.0	SITE PLAN	P3.2	PLUMBING DIAGRAM WASTEWATER	
		A1.1	SITE DETAILS	P4.1	PLUMBING DETAILS	
		A1.2	STRIPPING PLAN	ELECTRICAL		
		A2.0	GARAGE LEVEL PLAN		E6.1	ELECTRICAL SCHEDULES, LEGEND, CALCULATIONS

●	●	A3.1	GROUND FLOOR PLAN	●	E2.0	ELECTRICAL GARAGE PLAN
●	●	A3.2	SECOND FLOOR PLAN	●	E3.1	ELECTRICAL FIRST FLOOR PLAN
●	●	A3.3	THIRD FLOOR PLAN	●	E3.2	ELECTRICAL SECOND FLOOR PLAN
●	●	A3.4	FOURTH FLOOR PLAN	●	E3.3	ELECTRICAL THIRD FLOOR PLAN
●	●	A2.5	FIFTH FLOOR PLAN	●	E2.4	ELECTRICAL FOURTH FLOOR PLAN
●	●	A2.6	ROOF PLAN	●	E2.5	ELECTRICAL FIFTH FLOOR PLAN
●	●	A3.1	FRONT BUILDING NORTH/SOUTH ELEVATIONS	●	E2.8	ELECTRICAL ROOF PLAN
●	●	A3.2	REAR BLDG NORTH/SOUTH ELEVATIONS	●	E3.1	ELECTRICAL DIAGRAMS, DETAILS
●	●	A3.3	EAST & WEST ELEVATIONS	●	E3.2	ELECTRICAL DIAGRAMS, DETAILS
●	●	A3.4	ENLARGED WALL SECTIONS			
●	●	A3.5	BLDG SECTIONS			
●	●	A3.6	TRASH CHUTE/RECYCLING PLAN/SECTION			
●	●	A3.7	ELEVATOR PLAN/SECTION			

REVISION OF APPROVED PLANS