



RCVD. 12.6.19

Peter's Landing Marina

CUP for Restaurant

ARCHITECTURAL

- T-100 SHEET INDEX, PROJECT TEAM AND GENERAL NOTES
- T-101 EXISTING SITE PLAN
- T-102 CODE ANALYSIS
- A-201 PROPOSED FLOOR PLAN
- A-300 BUILDING ELEVATIONS

PROPERTY OWNER
PETER'S LANDING PROPERTY OWNER, LLC
C/O PENDULUM PROPERTY PARTNERS
5 PETERS CANYON ROAD, SUITE 350
IRVINE, CA 92606
949-449-1380

ARCHITECT/PROJECT APPLICANT
CMS ARCHITECTS LLC
1041 W. 18TH ST., STE A-208
COSTA MESA, CA 92627
(949) 764-0010

INTERIORS

RESTAURANT OWNER/TENANT
SOCIAL
512 WEST 19TH STREET
COSTA MESA, CA 92627

MECHANICAL AND PLUMBING

STRUCTURAL ENGINEER

ELECTRICAL ENGINEER

PROJECT TEAM

LEGAL DESCRIPTION
APN: 178-441-13

RESTAURANT AREA (PARTIAL 1st FLOORLEVEL ONLY)

NO. OF STORIES: 2
OCCUPANCY GROUP(S): A/B/M (ASSEMBLY/BUSINESS/MERCANTILE)
OCCUPANCY GROUP PER SCOPE: A-2 (RESTAURANT)
FIRE SPRINKLERS: YES
TYPE OF CONSTRUCTION: TYPE V-B W/ ONE-HOUR FIRE RATED WALLS BETWEEN BUSINESS/MERCANTILE

OCCUPANCY BREAKDOWN AND CODE ANALYSIS - SEE SHEET T-101

SQUARE FOOTAGE:
RESTAURANT BUILDING AREA 3,800 SF.
RESTAURANT PATIO AREA 212 SF.
TOTAL AREA 4,012 SF.

BUILDING DATA

NEW RESTAURANT IN AN EXISTING BUILDING. THE CUP IS FOR A REQUEST OF APPROVAL FOR THE RESTAURANT/BAR (SOCIAL) TO SERVE BEER, WINE, LIQUOR AND SPIRITS, ON-PREMISES*. THE CALIFORNIA LIQUOR LICENSE IS A TYPE 47.

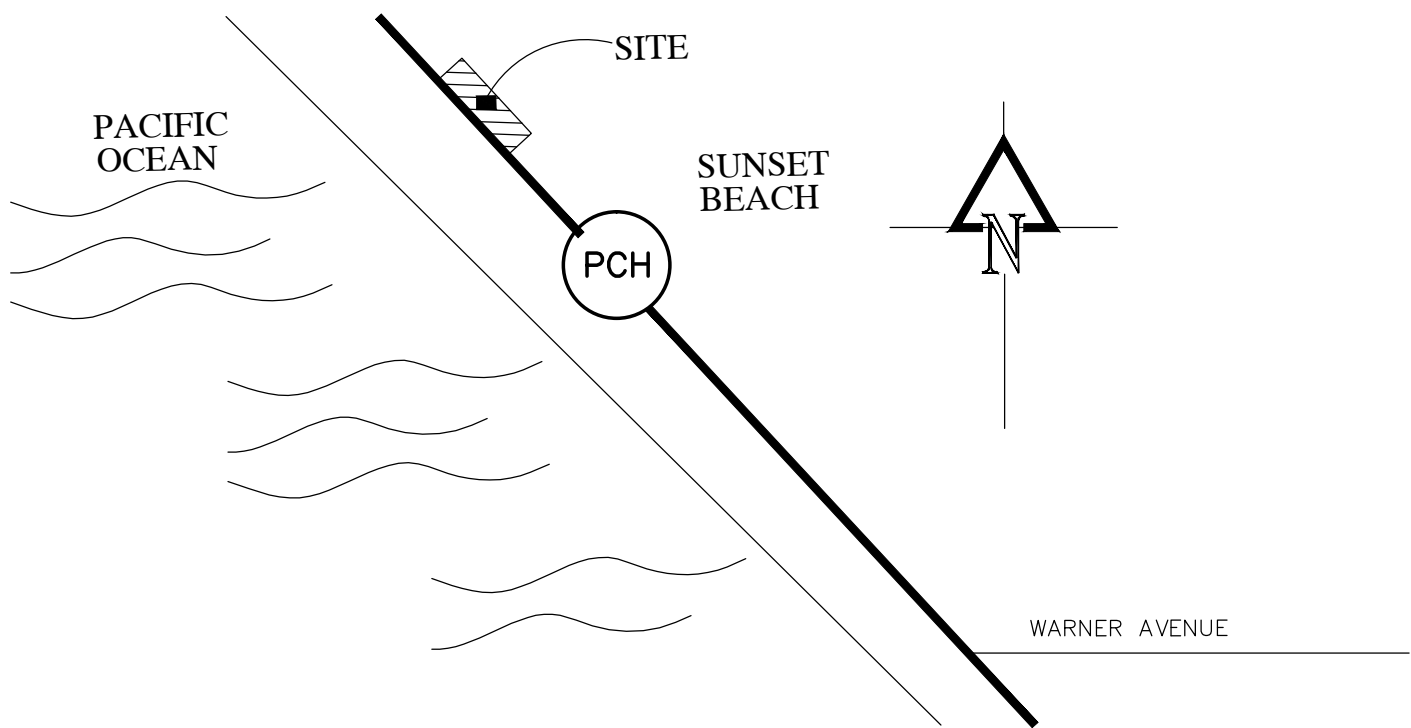
SCOPE OF WORK

SEE SHEET T-101.

SEATING COUNT

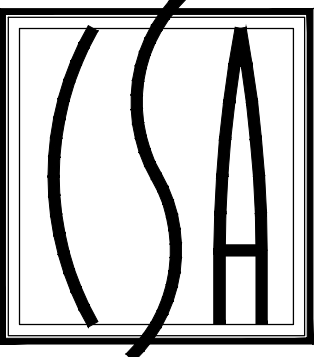
CODE YEAR	CODE TYPE
2016	CALIFORNIA BUILDING CODE
2016	CALIFORNIA MECHANICAL CODE
2016	CALIFORNIA PLUMBING CODE
2016	CALIFORNIA ELECTRICAL CODE
2016	CALIFORNIA ENERGY CODE
2016	CALIFORNIA ADMINISTRATIVE CODE
2016	CALIFORNIA FIRE CODE

APPLICABLE BUILDING CODES



SHEET INDEX

VICINITY MAP



CMS ARCHITECTS LLC.

1041 WEST 18TH STREET, STE. A-208
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(949) 764-0010

ARCHITECTURE
PLANNING
INTERIORS

STAMP:



CONSULTANT:



16400 Pacific Coast Highway, Suite 400-100
Huntington Beach, California 92649

CONDITIONAL USE PERMIT

XXX HEALTH DEPT. CORRECTIONS

XXX XXX

XXX XXX

XXX XXX

XXX XXX

XXX XXX

ISSUES & REVISIONS

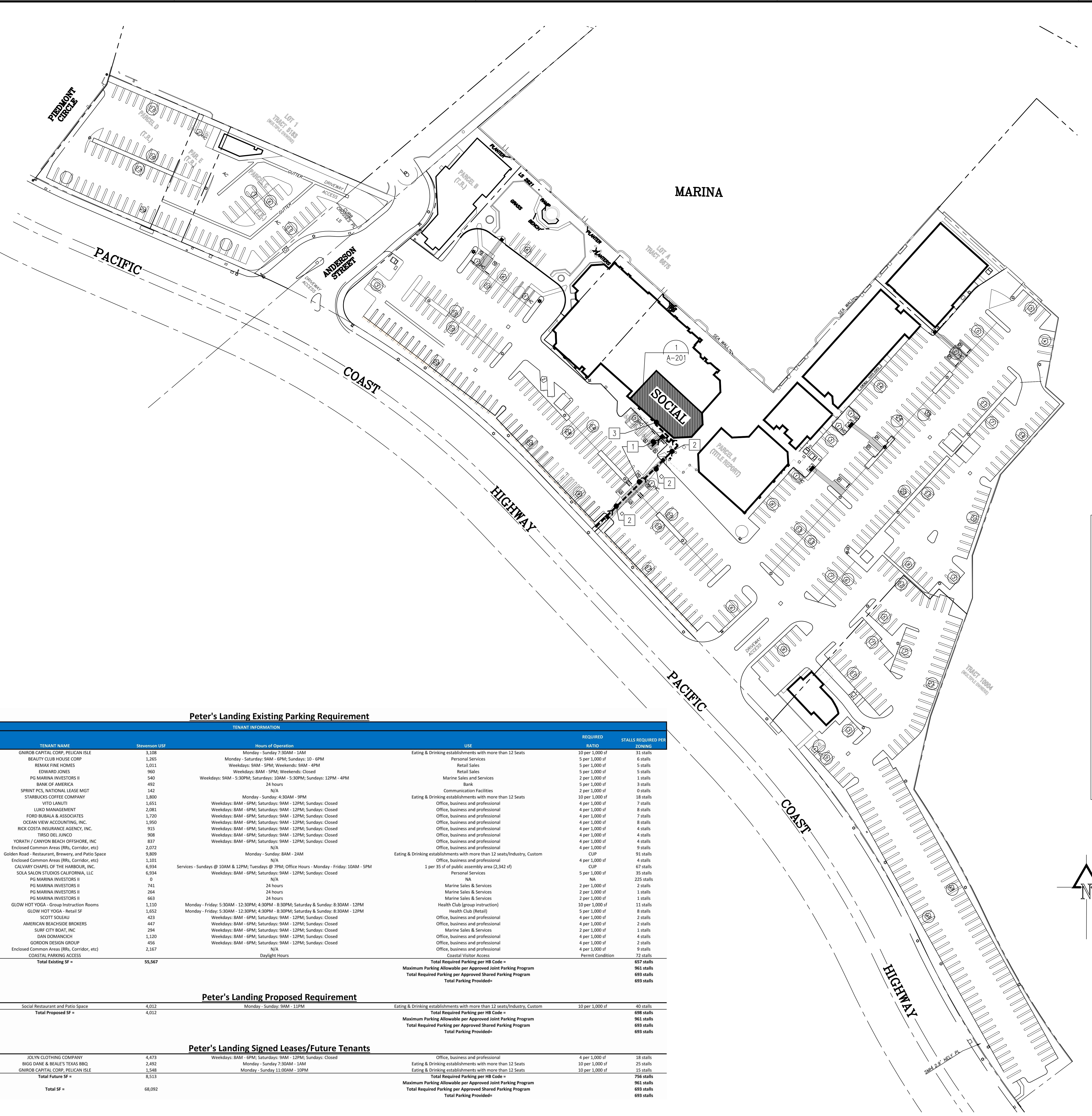
TITLE:

- SHEET INDEX
- PROJECT TEAM
- GENERAL
- NOTES

CITY SUBMITTAL DATE:
12-6-19
ISSUED FOR CONSTRUCTION:
XXX

SHEET #:

T-100



- SITE PLAN KEY NOTES**
- 1 ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES
 - 2 ACCESSIBLE PARKING SPACES & PATH OF TRAVEL TO BUILDING ENTRANCE
 - 3 CONCRETE WALKWAY: 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE
 - 4 ADA ENTRANCE SIGNAGE PER DETAIL. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 1117B.5.7

CSA
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(949) 764-0010
ARCHITECTURE
PLANNING
INTERIORS

STAMP:
LICENSED ARCHITECT
ORANGE COUNTY
No. C 20154
REN. 04/30/21
STATE OF CALIFORNIA
CONSULTANT:

EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY CONVEYED

Real property in the City of Huntington Beach, County of Orange, State of California, described as follows:

PARCEL A:

PARCELS 2, 3, 4 AND 5 OF PARCEL MAP NO. 79-566, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 8 AND 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCELS 4 AND 5 HAVE BEEN RECONFIGURED AS PARCELS 1 AND 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 01-02 RECORDED DECEMBER 05, 2002 AS INSTRUMENT NO. 2002001098182 OFFICIAL RECORDS.

EXCEPT ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND CHARACTER, (EXCEPT WATER AND RIGHT TO APPROPRIATE OF DIVERT WATER, WHETHER SUCH RIGHTS BE VESTED OR CONTINGENT), IN, UNDER OR RECOVERABLE FROM A PORTION OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF SAID LAND ABOVE 500 FEET BELOW THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID LAND, AS RESERVED IN VARIOUS DEEDS TO JASAM INC., A CORPORATION RECORDED OCTOBER 11, 1960 IN BOOK 5456, PAGE 410, ET SEQ., OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PROPERTY, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED IN THE DEED FROM SUNSET LAND AND WATER COMPANY, RECORDED SEPTEMBER 27, 1961 IN BOOK 5861, PAGE 612 OF OFFICIAL RECORDS.

ALSO EXCEPT THE SUBSURFACE WATER RIGHTS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OR TO THE SUBSURFACE ABOVE THE DEPTH OF 500 FEET, AS DEDICATED TO THE CITY OF HUNTINGTON BEACH, BY ENDORSEMENT ON THE MAP OF TRACT NO. 6675 AS PER MAP RECORDED IN BOOK 436, PAGES 47 AND 48 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Peter's Landing Existing Parking Requirement									
TENANT INFORMATION									
Address	UNIT	TYPE	TENANT NAME	Stevenson USF	Hours of Operation	USE	REQUIRED RATIO	STALLS REQUIRED PER ZONING	
16400 PCH	103/104	Retail	GNIROB CAPITAL CORP. PELICAN ISLE	3,108	Monday - Sunday 7:30AM - 1AM	Eating & Drinking establishments with more than 12 Seats	10 per 1,000 sf	31 stalls	
16400 PCH	105	Retail	BEAUTY CLUB HOUSE CORP	1,265	Monday - Saturday: 9AM - 6PM; Sundays: 10 - 6PM	Personal Services	5 per 1,000 sf	6 stalls	
16400 PCH	106	Retail	REMAX FINE HOMES	1,011	Weekdays: 9AM - 5PM; Weekends: 9AM - 4PM	Retail Sales	5 per 1,000 sf	5 stalls	
16400 PCH	107	Office	EDWARD JONES	960	Weekdays: 8AM - 5PM; Weekends: Closed	Retail Sales	5 per 1,000 sf	5 stalls	
16400 PCH	108	Retail	PG MARINA INVESTORS II	540	Weekdays: 9AM - 5:30PM; Saturdays: 10AM - 5:30PM; Sundays: 12PM - 4PM	Marine Sales and Services	2 per 1,000 sf	1 stalls	
16400 PCH	111	Retail	BANK OF AMERICA	492	24 hours	Bank	5 per 1,000 sf	3 stalls	
16400 PCH	16430	Roof	SPRINT PCS, NATIONAL LEASE MGT	142	N/A	Communication Facilities	2 per 1,000 sf	0 stalls	
16470 PCH	16470	Retail	STARBUCKS COFFEE COMPANY	1,800	Monday - Sunday: 4:30AM - 9PM	Eating & Drinking establishments with more than 12 Seats	10 per 1,000 sf	18 stalls	
16400 PCH	201/202	Office	VITO LANUTI	1,651	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	7 stalls	
16400 PCH	206/207	Office	LUKO MANAGEMENT	2,081	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	8 stalls	
16400 PCH	210/211	Office	FORD BUBBIA & ASSOCIATES	1,720	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	7 stalls	
16400 PCH	212	Office	OCEAN VIEW ACCOUNTING, INC.	1,950	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	8 stalls	
16400 PCH	219	Office	RICK COSTA INSURANCE AGENCY, INC.	915	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	4 stalls	
16400 PCH	220	Office	TIRSO DEL JUNCO	908	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	4 stalls	
16400 PCH	221	Office	YORATH / CANYON BEACH OFFSHORE, INC	837	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	4 stalls	
16400 PCH			Enclosed Common Areas (RRs, Corridor, etc.)	2,072	N/A	Office, business and professional	4 per 1,000 sf	9 stalls	
16390 PCH	390-100	Retail	Golden Road - Restaurant, Brewery, and Patio Space	9,809	Monday - Sunday: 8AM - 2AM	Eating & Drinking establishments with more than 12 seats/Industry, Custom	CUP	91 stalls	
16390 PCH	450-100	Retail	Enclosed Common Areas (RRs, Corridor, etc.)	1,101	N/A	Office, business and professional	4 per 1,000 sf	4 stalls	
16450 PCH	450-100	Retail	CALVARY CHAPEL OF THE HARBOUR, INC.	6,934	Services - Sundays @ 10AM & 12PM; Tuesdays @ 11PM; Office Hours - Monday - Friday: 10AM - 5PM	1 per 35 sf of public assembly area (2,342 sf)	CUP	67 stalls	
16450 PCH	450-100	Retail	SOLA SALON STUDIOS CALIFORNIA, LLC	6,934	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Personal Services	5 per 1,000 sf	35 stalls	
16400 PCH	CCR	Marina	PG MARINA INVESTORS II	0	N/A	NA	NA	225 stalls	
16400 PCH	Restrooms	Marina	PG MARINA INVESTORS II	741	24 hours	Marine Sales & Services	2 per 1,000 sf	2 stalls	
16400 PCH	Utility Room	Marina	PG MARINA INVESTORS II	264	24 hours	Marine Sales & Services	2 per 1,000 sf	1 stalls	
16340 PCH	Restrooms	Marina	PG MARINA INVESTORS II	663	24 hours	Marine Sales & Services	2 per 1,000 sf	1 stalls	
16360 PCH	OCE - 100	Retail	GLOW HOT YOGA - Group Instruction Rooms	1,110	Monday - Friday: 5:30AM - 12:30PM; 4:30PM - 8:30PM; Saturday & Sunday: 8:30AM - 12PM	Health Club (group instruction)	10 per 1,000 sf	11 stalls	
16360 PCH	OCE - 100	Retail	GLOW HOT YOGA - Retail SF	1,652	Monday - Friday: 5:30AM - 12:30PM; 4:30PM - 8:30PM; Saturday & Sunday: 8:30AM - 12PM	Health Club (Retail)	5 per 1,000 sf	8 stalls	
16360 PCH	OCE - 200	Office	SCOTT SOLEAU	423	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	2 stalls	
16360 PCH	OCE - 208	Office	AMERICAN BEACHSIDE BROKERS	447	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	2 stalls	
16360 PCH	OCE - 212	Office	SURE CITY BOAT, INC.	394	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Marine Sales & Services	2 per 1,000 sf	1 stalls	
16360 PCH	OCE - 222/224	Office	DAN DOMANICH	1,120	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	4 stalls	
16360 PCH	OCE - 228	Office	GORDON DESIGN GROUP	456	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	2 stalls	
16360 PCH			Enclosed Common Areas (RRs, Corridor, etc.)	2,167	N/A	Office, business and professional	4 per 1,000 sf	9 stalls	
					Daylight Hours	Coastal Visitor Access	Permit Condition	72 stalls	
Total Existing SF =				55,567	Total Required Parking per HB Code = 657 stalls				
					Maximum Parking Allowable per Approved Joint Parking Program 961 stalls				
					Total Required Parking per Approved Shared Parking Program 693 stalls				
					Total Parking Provided= 693 stalls				
Peter's Landing Proposed Requirement									
16390 PCH	400-101	Retail	Social Restaurant and Patio Space	4,012	Monday - Sunday: 9AM - 11PM	Eating & Drinking establishments with more than 12 seats/Industry, Custom	10 per 1,000 sf	40 stalls	
Total Proposed SF =				4,012	Total Required Parking per HB Code = 698 stalls				
					Maximum Parking Allowable per Approved Joint Parking Program 961 stalls				
					Total Required Parking per Approved Shared Parking Program 693 stalls				
					Total Parking Provided= 693 stalls				
Peter's Landing Signed Leases/Future Tenants									
16390 PCH	390-201	Office	JOLYN CLOTHING COMPANY	4,473	Weekdays: 8AM - 6PM; Saturdays: 9AM - 12PM; Sundays: Closed	Office, business and professional	4 per 1,000 sf	18 stalls	
16400 PCH	117	Retail	BIGG DANE & BEALE'S TEXAS BBQ	2,492	Monday - Sunday 7:30AM - 1AM	Eating & Drinking establishments with more than 12 Seats	10 per 1,000 sf	25 stalls	
16400 PCH	120	Retail	GNIROB CAPITAL CORP. PELICAN ISLE	1,548	Monday - Sunday 11:00AM - 10PM	Eating & Drinking establishments with more than 12 Seats	10 per 1,000 sf	15 stalls	
Total Future SF =				8,513	Total Required Parking per HB Code = 756 stalls				
					Maximum Parking Allowable per Approved Joint Parking Program 961 stalls				
					Total Required Parking per Approved Shared Parking Program 693 stalls				
					Total Parking Provided= 693 stalls				
Total SF =				66,092					

OWNER/APPLICANT

PROPERTY OWNER
TAKI SUN, INC. AND PETER'S LANDING MARINA, L.P.
C/O PENDULUM PROPERTY PARTNERS
5 PETERS CANYON ROAD
SUITE 350
IRVINE, CA 92606
949-449-1383

RESTAURANT OWNER/TENANT
SOCIAL
512 WEST 19TH STREET
COSTA MESA, CA 92627

ARCHITECT/PROJECT APPLICANT
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1041 W. 18TH ST., STE A-208
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TITLE:
EXISTING
SITE PLAN

CITY SUBMITTAL DATE:
12-6-19

ISSUED FOR CONSTRUCTION:
XXX

SHEET #:
T-101

1

2

3

4

5

A

B

C

D

FLOOR PLAN KEY NOTES

1 X

LEGEND

EXISTING WALL TO REMAIN

NEW WALL- SEE STRUCTURAL

NEW LOW WALL - BELOW COUNTER TOP

EXISTING BLOCK WALL

NEW PRE-FAB COOLER AND FREEZER WALL-BY OTHER

1

WALL TYPE, SEE STRUCTURAL FOR ADDITIONAL INFORMATION

HATCHING INDICATES "EXIT" LIGHTED SIDE

ARROW INDICATES DIRECTION OF TRAVEL TO BE INDICATED ON SIGN SIDE

XXX

DOOR TAG, SEE DOOR SCHEDULE

E

TACTILE EXIT SIGN- SEE DETAIL 13&14/A-601

XXX

FINISH DESIGNATIONS, SEE HATCH DESIGN FINISH SPECIFICATION SUMMARY

XXX

FINISH LOCATIONS

PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

CSA

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ARCHITECTURE
PLANNING
INTERIORS

STAMP:

LICENSED ARCHITECT
CRAIG MONROE SMITH
No. C 20154
REN. 04/30/21
STATE OF CALIFORNIA

CONSULTANT:

SOCIAL

KITCHEN + CRAFT BAR

16400 Pacific Coast Highway, Suite 400-100
Huntington Beach, California 92649

CONDITIONAL USE PERMIT

ISSUES & REVISIONS

XXX HEALTH DEPT. CORRECTIONS

XXX

XXX

XXX

XXX

XXX

TITLE:

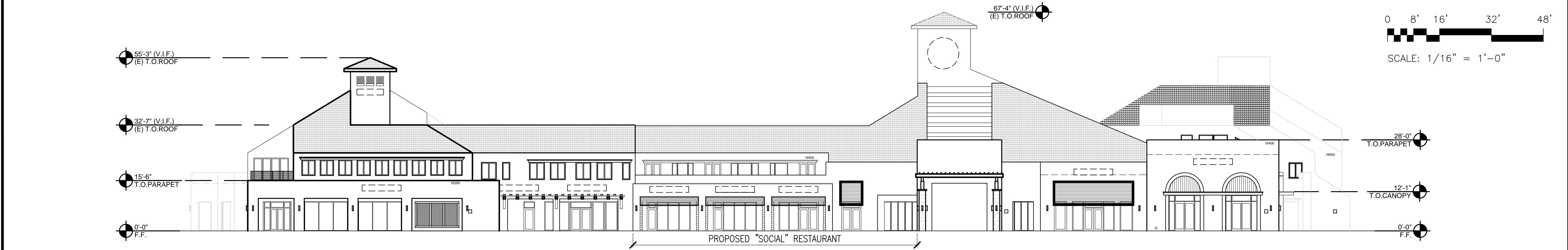
PROPOSED
FLOOR PLAN

CITY SUBMITTAL DATE:
12-6-19

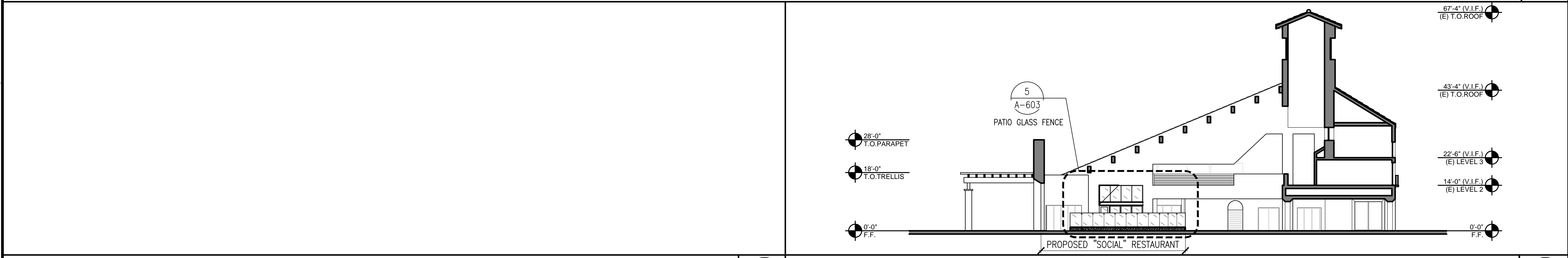
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SHEET #:

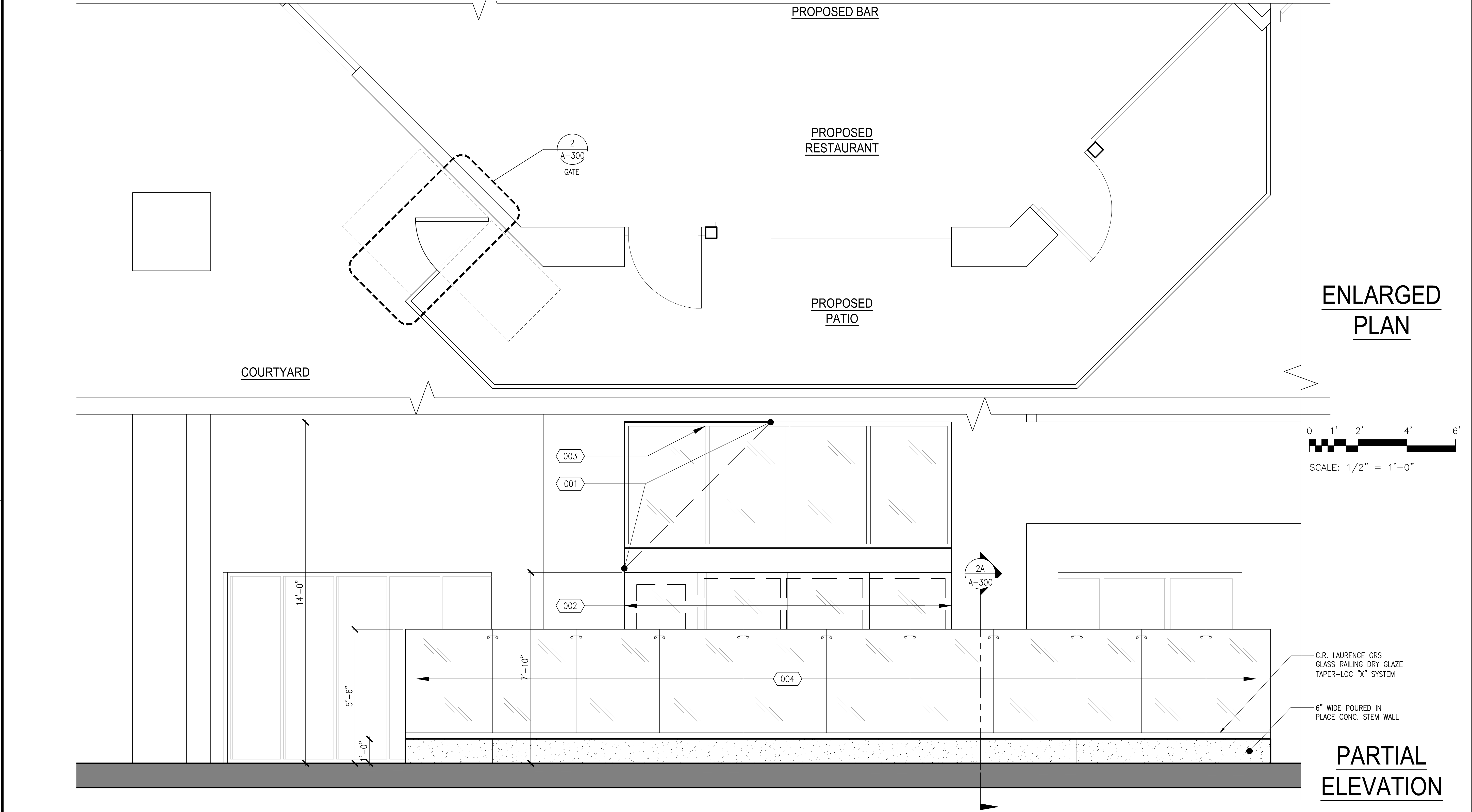
A-201



BUILDING ELEVATION - WEST



BUILDING ELEVATION - SOUTH

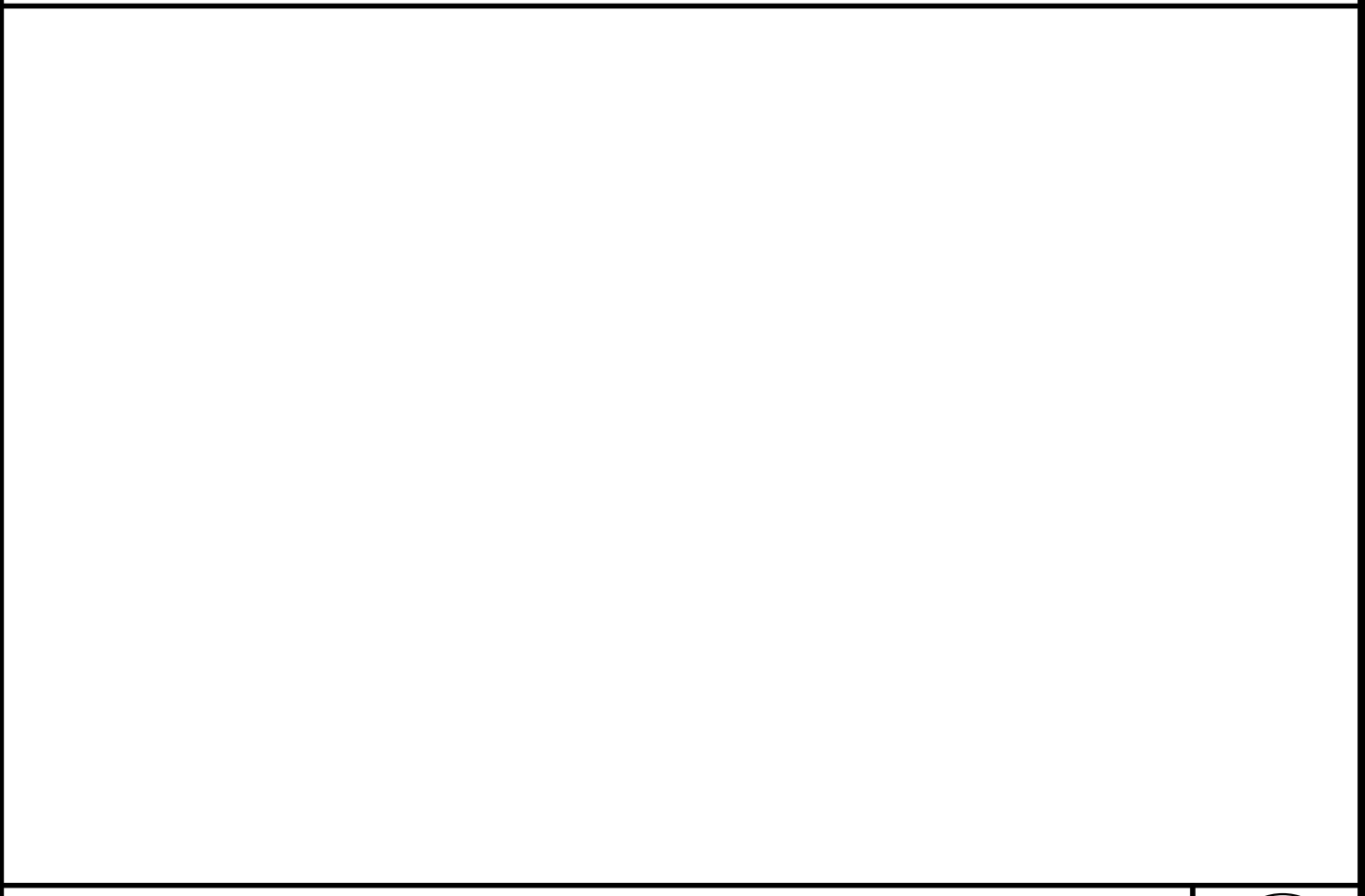


PATIO GLASS FENCE AT EXISTING BREEZEWAY

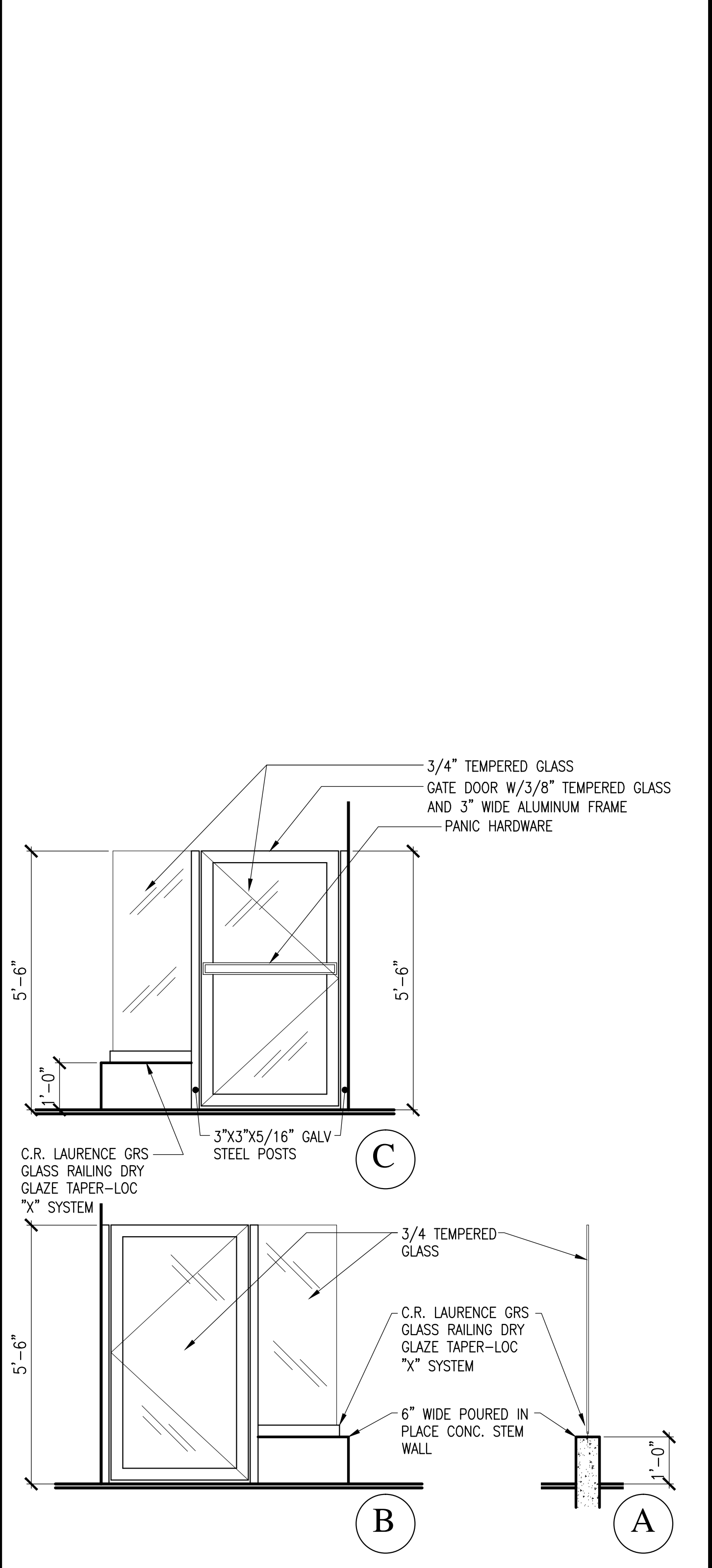
LEGEND

- 001 REMOVE EXISTING "TRIANGLE" AT (E) WINDOW. PATCH PLASTER TO MATCH (E).
- 002 PROVIDE NEW 8" HIGH FOLDING DOOR.
- 003 STOREFRONT GLAZING SYSTEM ABOVE. MATCH EXISTING SYSTEM AND COLOR.
- 004 3/4" TEMPERED GLASS

NOT USED



NOT USED



GLASS PATIO GATE, TYP.

CSA

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NO.	DATE	DESCRIPTION
1	12-6-19	ISSUED FOR CONSTRUCTION: XXX

TITLE:

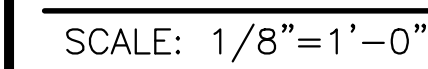
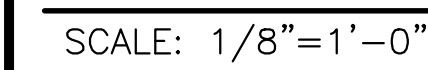
BUILDING
ELEVATIONS

CITY SUBMITTAL DATE:
12-6-19

ISSUED FOR CONSTRUCTION:
XXX

SHEET #:

A-300



APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE FOR COMMERCIAL BUILDINGS AND INDIVIDUAL DWELLING UNITS OF MULTI-RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL BUILDINGS, INDUSTRIAL BUILDINGS AND MULTI-RESIDENTIAL BUILDINGS HAVING EIGHT INDIVIDUAL DWELLING UNITS OR MORE. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE CODE OFFICIAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS. (ORD. 2013-1143 § 7; ORD. 94 § 6, 1958; PRIOR CODE §§ 7026, 7026.1)

AUTOMATIC FIRE SPRINKLER SYSTEM

1. THE NEW RESTAURANT SPACE IS NEW CONSTRUCTION AND IS REQUIRED TO BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM PER § 9.2.4. THE MOST CURRENT EDITION SHALL BE USED, IN CONJUNCTION WITH THE IMPERIAL BEACH FIRE DEPARTMENT POLICIES. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION PLANS AND INSTALLATIONS MUST BE BY A LICENSED SPRINKLER CONTRACTOR
2. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS, A MINIMUM 1-INCH WATER METER SHALL BE INSTALLED.
3. A FIRE-UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTIONS
4. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING BE TESTED.
5. IMPORTANT—WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND USABLE PRIOR TO AND DURING TIME OF CONSTRUCTION HYDRANT(S) SHALL BE INSTALLED AT LOCATIONS REQUIRED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION WORK. GFCF SECT. 501.4








MATERIALS/ROADWAYS/GATES

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (CBC Table 803.11)						
GROUP	SPRINKLERED			NONSPRINKLERED		
	INT. EXIT STAIRWAY, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSURE SPACES	INT. EXIT STAIRWAY, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSURE SPACES
B	B	C	C	A	B	C

FIRE PROTECTION SYSTEM	
AUTOMATIC FIRE SPRINKLERS, FIRE ALARM SYSTEM, AND SMOKE DETECTORS ARE REQUIRED THROUGHOUT THE BUILDING.	
THE FIRE PROTECTION SYSTEM DESIGNED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN NFPA REQUIREMENTS AND THE CALIFORNIA FIRE CODE (2016).	
THE LEVELS OF PROTECTION ARE TO BE AS FOLLOWS: STANDPIPE SYSTEM – CLASS 1 AUTOMATIC SPRINKLER SYSTEM – NFPA 13 SPRINKLER SYSTEM	
KNOX BOXES ARE REQUIRED AT ENTRY POINTS.	
FIRE SPRINKLER SYSTEM AND DESIGN TO COMPLY WITH DESIGN CRITERIA. PROVIDE CONCEALED FIRE SPRINKLER HEADS FINISHED TO MATCH THE ADJACENT CEILING	

MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION (Table 1505.1)	
TYPE OF CONSTRUCTION	VB
ROOF COVERING CLASSIFICATION	CLASS C



<div> <div>  <div> <div>XXX</div> <div>HEALTH DEPT. CORRECTIONS</div> </div> </div> </div>	
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<div>ISSUES & REVISIONS</div>	
<div>TITLE:</div> <div>CODE ANALYSIS</div>	
<div>CITY SUBMITTAL DATE:</div> <div>12-6-19</div> <div>ISSUED FOR CONSTRUCTION:</div> <div>XXX</div>	
<div>SHEET #:</div>	

T-102