# ZONING AND CODE REQUIREMENTS

CITY OF OAKLAND PLANNING CODE

OAKLAND MUNICIPAL CODE TITLE 17

ZONING DISTRICT: S-15 . . . TRANSIT ORIENTED
C-28 . . . COMMERCIAL

* 18 residential units are located in the C-28 zone and 12 in the S-15 zone, however 17.102.070.B(4) allows the units to be "distributed without regard for zone boundaries.")

LOT AREA: 13,291 sq. ft.

BUILDING FOOTPRINT AREA: 12,501 sq. ft.

SITE COVERAGE: 94%

BUILDING DATA:

| Space (Net Area) | Zone C-28 | | Zone S-15 |
|---|---|---|---|
| | 1st Floor Proposed sq. ft. | 2nd Floor Proposed sq. ft. | Proposed sq. ft. |
| C1 | 1,151 | | |
| C2 | 942 | | |
| C3 | 1,251 | | |
| B1 | | 546 | |
| C4 | | | 1,287 |
| C5 | | | 1,028 |
| C6 | | | 751 |
| Parking | 4,663 | | |
| Accessory | 1,428 | | |
| Total Area | 9,435 | 546 | 3,066 |

| Space (Net Area) | Zone C-28 | | Zone S-15 | |
|---|---|---|---|---|
| | Limit | Proposed | Limit | Proposed |
| Lot Area (sq ft) | 4000 min. | 9000 | 4000 min. | 4291 |
| Lot Width (ft) | 25 min. | 56 | 25 min. | 40 |
| Lot Frontage (ft) | 25 min. | 56 | 25 min. | 194 |
| Building Height (ft) | 55 max. | 45.16 | 55 min. | 45.16 |
| Roof Top Projections (ft) | 55 | 50.16 | 60 | 60 |
| Side Yard (opposite liv. rm) (ft) | 11.2 | 16 | 5 | N.A. |
| Rear Yard (ft) | 10 | N/A | 10 | N.A. |
| Courts (ft) | 10 | 16 | 10 | N.A. |
| Group Open Space (sq ft) | 18*150=2700 | 1275 | 12*150=1800 | 0 |
| Private Open Space (sq ft)*<br>2nd Floor<br>3rd Floor<br>4th Floor | 180 | 2280<br>380*2=760<br>380*2=760<br>380*2=760 | 120 | 1032<br>172*2=344<br>172*2=344<br>172*2=344 |
| Regular Dwelling Units | 19 | 19 | 11 | 11 |
| NonRes Floor Area Ratio | 3 | 1 | 4.4 | N/A |

# BUILDING CODES

2007 CALIFORNIA BUILDING CODE (2006 UNIFORM BUILDING CODE)
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA ENERGY CODE
2007 CALIFORNIA FIRE CODE

FIRST FLOOR: GROSS AREA = 12,501 SQ. FT.

| CONDITIONED SPACE | AREA (SQ. FT.) | UNCONDITIONED SPACE | AREA (SQ. FT.) |
|---|---|---|---|
| C1 | 1,151 | PARKING | 4,663 |
| C2 | 942 | STAIR | 419 |
| C3 | 1,251 | MACHINE RM | 67 |
| C4 | 1,287 | BOILER RM | 79 |
| C5 | 1,028 | TRASH RM | 100 |
| C6 | 751 | | |
| LOBBY | 153 | | |
| | | ELEVATOR SHAFT | 79 |
| TOILETS | 531 | | |
| TOTAL AREA | 7,094 | TOTAL AREA | 5,407 |

SECOND FLOOR: GROSS AREA = 12,612 SQ. FT.

| CONDITIONED SPACE | AREA (SQ. FT.) | UNCONDITIONED SPACE | AREA (SQ. FT.) |
|---|---|---|---|
| B1 | 546 | STAIR | 423 |
| UNITS | 7575 | TRASH AREA | 40 |
| | | COMMON TOILET | 82 |
| | | SHAFT/CHASE | 105 |
| | | ELEVATOR SHAFT | 81 |
| | | CORRIDOR | 1,717 |
| | | STO./BALCONY | 708 |
| | | COURT YARD | 1275 |
| TOTAL AREA | 8,121 | TOTAL AREA | 4,491 |

THIRD & FOURTH FLOOR: GROSS AREA = 10,750 x 2

| CONDITIONED SPACE | AREA (SQ. FT.) | UNCONDITIONED SPACE | AREA (SQ. FT.) |
|---|---|---|---|
| UNITS | 7,608 | STAIR | 358 |
| | | TRASH AREA | 40 |
| | | ELEC./UTILITY RM | 82 |
| | | SHAFT/CHASE | 96 |
| | | ELEVATOR SHAFT | 81 |
| | | CORRIDOR | 1,777 |
| | | STO./BALCONY | 708 |
| TOTAL AREA | 7,608 | TOTAL AREA | 3,142 |

SUMMARY:

| FLOOR AREA : | CONDITIONED SPACE (SQ. FT.) | UNCONDITIONED SPACE (SQ. FT.) |
|---|---|---|
| FIRST FLOOR | 7,094 | 5,407 |
| SECOND FLOOR | 8,121 | 4,491 |
| THIRD FLOOR | 7,608 | 3,142 |
| FOURTH FLOOR | 7,608 | 3,142 |
| SUB-TOTAL AREA : | 30,431 | 16,182 |
| TOTAL AREA : | 46,613 | |

# BUILDING CODE REQUIREMENTS

MIXED USE OR OCCUPANCY:

LEVEL 1: S-2 (PARKING GARAGE) WITH GROUP B OR M.
LEVEL 2, 3 & 4: GROUP R2 (APARTMENTS).

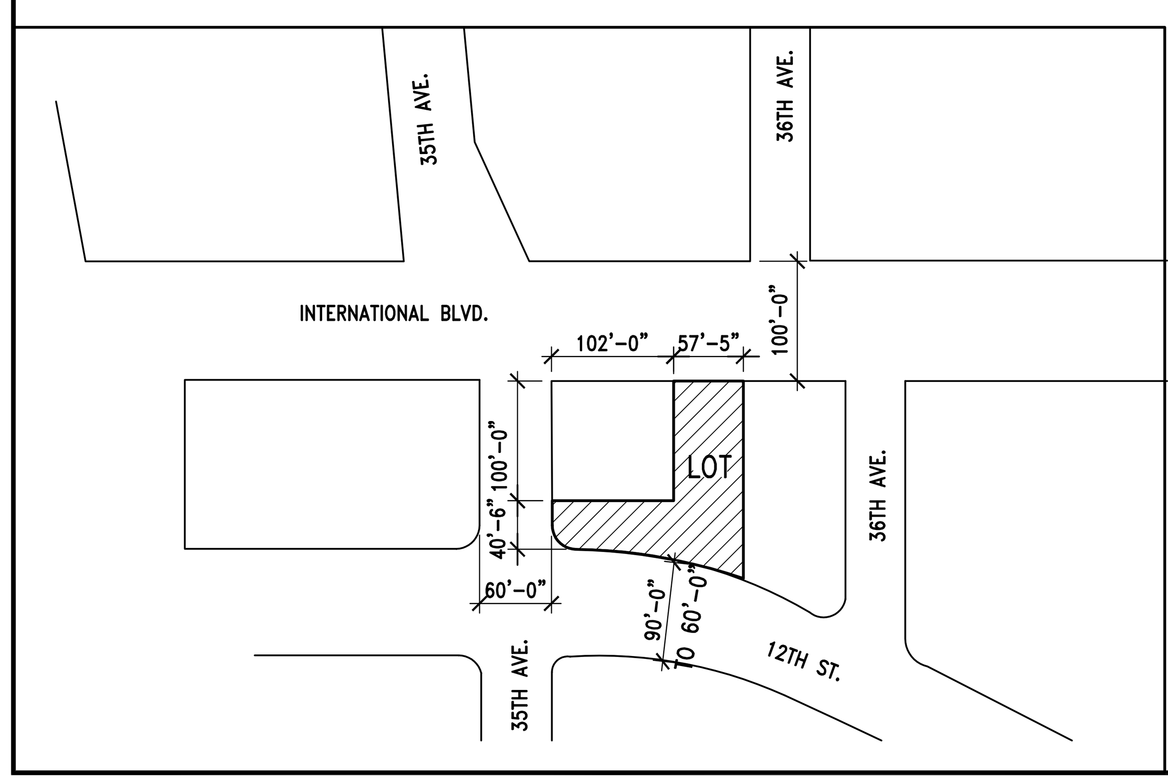
### CHECK ALLOWABLE HEIGHT AND LOCATION (TABLE 503)

| OCC | TYPE OF CONSTRUCTION | MAX HEIGHT (FT) | PROPOSED HEIGHT (FT) | CHECK | HIGHEST LEVEL | PROPOSED LEVEL | CHECK | REMARKS |
|---|---|---|---|---|---|---|---|---|
| R-2 SEPARATE BLDG | V-1 HR | 50 | 45 | OKAY | 3 ABOVE S-2 UBC 311.2.2.1 | 2, 3 & 4 | OKAY | 1. 3-HR OCCUPANCY SEPARATION BETWEEN B, M, S-2 AND R2 ABOVE. |
| B, M, S-2 SEPARATE BLDG | I-F.R. | UL | 12 | OKAY | UL UBC 311.2.2.1 | 1 | OKAY | 2. PROTECT BLDG BELOW 3-HR OCCUPANCY SEPARATION WITH AN AUTOMATIC SPRINKLER SYSTEM. |

### CHECK ALLOWABLE AREA (TABLE 503)

| OCC | TYPE OF CONSTRUCTION | BASIC ALL. AREA (FT^2) | INCREASES | | | ALLOWABLE AREA (FT^2) | LEVEL | OCC. | PROPOSED AREA (FT^2) | CHECK | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | >1 STORY | SEPARATION | SPRINKLERS | | | | | | |
| R-2 | V-1 HR | 10500 | 100 % | 0 % | 100 % | 10500*2*2= 42000 | 4<br>3<br>2 | R-2<br>R-2<br>R-2 & B4<br>TOTAL | 10,120<br>10,120<br>11,129<br>31,370 | OKAY | – |
| B, M, S-2 | I-F.R. | UL | UL | – | | UL | 1 | M1, M2 & ACC<br>B1, B2, B3<br>1ST S-2<br>TOTAL | 4,249<br>3,413<br>8,167<br>15,829 | OKAY | – |

### BUILDING SEPARATION FROM PUBLIC WAYS AND YARDS




### OCCUPANCY SEPARATION (TABLE 508.2, 508.3.3)

| | B | M | S-2 | R-2 |
|---|---|---|---|---|
| B | – | – | 1 | 1 |
| M | N | – | 1 | 1 |
| S-2 | 1 | 1 | – | 1 |
| R-2 | 1 | 1 | 1 | – |

## CODE SUMMARY

CONTINUED. . . . . .

### EXTERIOR WALL FIRE RESISTANCE AND OPENING PROTECTION

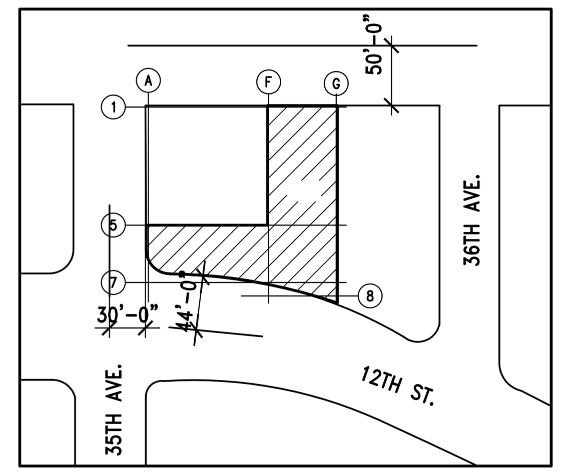



TABLE 704.8 – EXTERIOR WALL AND OPENING PROTECTION

| LEVEL | OCC. | CONSTRUCTION TYPE | LINE | DIST. FROM PROP. LINE (FT) | BRG. WALL | MIN. CONSTR. | NON-BRG. WALL | OPNG. PROTECTION |
|---|---|---|---|---|---|---|---|---|
| 1 | B, M, S-2 | I-F.R. | 1 | 50 | 2 HR. N/C | 6" CONC. | NR, N/C | NONE |
| | | | 5, F, I | 0 | 4 HR. | 8" CONC | 4 HR. | NOP |
| | | | H.7 | | | | | PROTECTED |
| | | | 7 | 40 | 2 HR. N/C | 6" CONC. | 1-HR, N/C | NONE |
| | | | A | 30 | 2 HR. N/C | 6" CONC. | 1-HR, N/C | NONE |
| 2 | B | V-1 HR | 1 | 50 | 1 HR | GA WP 8122 | 1 HR | NONE |
| 2, 3, 4 | R-2 | V-1 HR | 1 | 60 | 1 HR | GA WP 8122 | 1 HR | NONE |
| | | | 5, F, I | 0 | 1 HR | GA WP 8122 | 1 HR | NOP |
| | | | 7 | 40 | 1 HR | GA WP 8122 | 1 HR | NONE |
| | | | A | 30 | 1 HR | GA WP 8122 | 1 HR | NONE |
| | | | H | 16.92 | 1 HR | GA WP 8122 | 1 HR | NONE |

N/C ... NON COMBUSTIBLE MATERIAL
C ... THE EXTERIOR WALLS MAY BE COMBUSTIBLE MATERIAL
NONE... NO FIRE PROTECTION REQUIREMENTS FOR OPENINGS.
NOP ... OPENINGS ARE NOT PERMITTED IN THIS WALL.
* ... THESE WALLS MAY BE REQUIRED TO HAVE A PARAPET WALL 30 INCHES ABOVE THE ROOFING. THE PARAPET WALL IS REQUIRED TO HAVE THE SAME FIRE RATING AS THE WALL. SEE SEC.1709. FOR DETAILS AND EXCEPTIONS.

### FIRE RESISTIVE REQUIREMENTS FOR OTHER BUILDING ELEMENTS.

OTHER BUILDING ELEMENTS – TABLE 6-A

| | TYPE I CONST | | | TYPE V-1 HR. CONST w/ SPRINKLERS | | |
|---|---|---|---|---|---|---|
| ELEMENT | MATERIAL | RATING | NOTES | MATERIAL | RATING | NOTES |
| EXTERIOR BEARING OR NONBEARING WALL | SEE TABLE 5-A, ABOVE | | | SEE TABLE 5-A, ABOVE | | |
| BEARING WALL – INTERIOR | N/C | 3 HR. | | ANY | 1 HR. | |
| STRUCTURAL FRAME | N/C | 3 HR. | | ANY | 1 HR. | |
| PARTITIONS | N/C | 1 HR. | | ANY | 1 HR. | |
| SHAFT ENCLOSURE | N/C | 2 HR. | | ANY | 1 HR. | |
| ROOF/CEILING ASSEMBLY | N/C<br>3 HR BETWEEN OCCUPANCY B, M, S-2 AND R1 | 2 HR. | | ANY | 1 HR. | |
| FLOOR/CEILING ASSEMBLY | N/C | 2 HR. | | ANY | 1 HR. | |
| STAIRWAY CONSTRUCTION | N/C | NONE | 1 | ANY | NONE | |
| RUBBISH CHUTE | N/C | 2 HR | | ANY | 1 HR. | |

FOOTNOTES:

1. STAIRWAYS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, OR STEEL WITH TREADS AND RISERS OF CONCRETE OR STEEL.

### DISABLED ACCESSIBILITY

ALL UNITS MUST BE ADAPTABLE
ALL COMMON USE AREAS MUST BE ACCESSIBLE.

### MINIMUM FIRE PROTECTION OF STRUCTURAL PARTS (TABLE 7-A, 7-B)

| FL | STRUCTURAL MEMBER | ITEM | MIN. THICKNESS | FIRE RESISTANCE (IN HRS) |
|---|---|---|---|---|
| 4TH, 3RD & 2ND | STEEL COLUMNS | CBC 1-4.1<br>CBC 1-7.1 | 7/8"<br>1" | 1 |
| | STEEL BEAMS | CBC 2-2.1<br>CBC 2-4.1 | 7/8"<br>1 1/4" | 1 |
| 1ST | STEEL COLUMNS, NOT PART OF STR. FRAME | CBC 1-4.1<br>CBC 1-7.1 | 7/8"<br>1" | 1 |
| | STEEL BEAMS, NOT PART OF STRUCTURAL FRAME | CBC 2-2.1<br>CBC 2-4.1 | 7/8"<br>1 1/4" | 1 |
| 1ST | CONCRETE WALL | CBC 7-1.1 | 7"/5" | 4/2 |
| THROUGH-OUT | FRAMED PARTITION WALL | – | – | 1 |

### MEANS OF EGRESS

| FL | DESCRIPTION | AREA (SQ. FT.) | OCCUPANT LOAD FACTOR | OCCUPANT LOAD | NUMBER REQUIRED EXITS | EXIT WIDTH= OL*0.2/MIN. (IN) | PANIC HDWR | RATED CORRIDOR | DOOR SWING | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| | UNIT X02, X03, X05, X07, & X08 | 373 | 200 | 2 | 1 | 0.4/36 | NO | – | N/R | |
| | UNIT X01 | 361 | 200 | 2 | 1 | 0.4/36 | NO | – | N/R | |
| | UNIT X04 | 497 | 200 | 3 | 1 | 0.6/36 | NO | – | N/R | |
| | UNIT X06 | 467 | 200 | 3 | 1 | 0.6/36 | NO | – | N/R | |
| | UNIT X09 | 557 | 200 | 3 | 1 | 0.6/36 | NO | – | N/R | |
| | UNIT X10 | 594 | 200 | 3 | 1 | 0.6/36 | NO | – | N/R | |
| 4TH, 3RD | CORRIDOR, UNITS X01-X05, X07-X10 | – | – | 21 | 2 | 36 | NO | 1-HR | R | EXIT SIGNS CBC 1003.2.8, 1007.6.2, ELEVATOR LOBBY; 20 MIN., SELF CLOSING, TIGHT FITTING DOORS |
| 2ND | HALLWAY, UNIT X06 | – | – | 2 | 2 | 36 | NO | NO | N/R | NO RESTRICTION ON OPENINGS |
| 1ST | CORRIDOR UNITS 201-205, 207-210<br>OFFICE (B1) | –<br>460 | –<br>100 | 21<br>5 | 2<br>2 | 36<br>36 | NO<br>NO | 1-HR | R | CORRIDOR; EXIT SIGNS CBC 1003.2.8, 1007.6.2, ELEVATOR LOBBY |
| | UNIT 206 | – | – | 2 | 2 | 36 | NO | NO | R | HALLWAY; NO RESTRICTION ON OPENINGS |
| 1ST | RETAIL ROOMS C1 & C2 | 1498 | 30 | 49 | 1 | 36 | NO | – | NR | |
| | RETAIL ROOMS C3, C4, C5 | 1062, 880, 1471 | 30 | 35<br>29<br>49 | 1 | 36 | NO | – | NR | |
| 1ST | PARKING GARAGE | 8167 | 200 | 41 | 2 | 36 | NO | NO | NR | HALLWAY; NO RESTRICTION ON OPENINGS |

### SANITATION REQUIREMENT – PLUMBING FIXTURES (TABLE A-29-A)

| FL | DESCRIPTION | AREA (SQ.FT.) | OCCUPANT LOAD FACTOR | OCCUPANT LOAD | REQ'D W/C | REQ'D LAVATORIES | REQ'D BATHTUB OR SHOWER | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 4TH, 3RD & 2ND | EACH DWELLING UNIT R OCC. | – | – | – | 1 | 1 | 1 | |
| 2ND | OFFICE (B1) | 460 | 200 | 2 | 1 | 1 | | UNISEX FACILITY |
| 1ST | RETAIL SPACES C2, C3, C5 & C6 | 942 TO 1288 | 200 | 6 | 1 | 1 | | UNISEX FACILITY |
| 1ST | DINING C1<br>DINING C4 | 1174<br>1277 | 15 | 42<br>50 | 2 | 2 | | ONE FOR EACH SEX |
| 1ST | PARKING GARAGE | 8167 | – | – | – | – | – | NONE |

### SOUND TRANSMISSION CONTROL – SECTION 1208

1. WALLS & FLOOR-CEILING ASSEMBLIES SHALL MEET SOUND TRANSMISSION CLASS (STC) OF 50 ( 45 IF FIELD TESTED). INSULATE, SEAL, LINE OR TREAT OTHERWISE TO MAINTAIN RATING ALL PENETRATIONS OR OPENINGS FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, HEATING OR VENTILATING OR EXHAUST DUCTS. IN WALL OR FLOOR-CEILING ASSEMBLIES

2. ENTRY DOORS FROM INTERIOR CORRIDORS TOGETHER WITH THEIR PERIMETER SEALS SHALL MEET SOUND TRANSMISSION CLASS (STC) OF 26.

3. FLOOR-CEILING ASSEMBLIES SEPARATING UNITS SHALL MEET IMPACT SOUND TRANSMISSION CLASS (IIC) OF 50 ( 45 IF FIELD TESTED).

### ROOFING ( TABLE 15-A)

THE ROOF COVERING OR ROOFING ASSEMBLY SHALL BE CLASS B OR BETTER.

### FIRE PROTECTION:

### AUTOMATIC SPRINKLER SYSTEMS:

STANDPIPE REQUIREMENTS:
A CLASS I STANDPIPE IS REQUIRED.-- TABLE 9-A
A HOSE IS NOT REQUIRED. TABLE 9-A

### WALL AND CEILING FINISH:

1. WALL AND CEILING FINISH MATERIALS ARE REQUIRED TO COMPLY WITH SEC. 804 AND TABLE 8-A&B.

CITY APPROVAL STAMP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SHEET TITLE: ZONING AND CODE REQUIREMENTS

REVISIONS

JOB NUMBER J2002.060

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SCALE (U.O.N.) AS SHOWN

DATE 2/29/08

SHEET NUMBER T0.3

3 OF _ SHEETS