August 14, 2020

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RE: RESPONSE TO OCTOBER 21, 2019 NOTIFICATION OF PROJECT ISSUES LETTER
FILE NO. PRJ19-028 (LMA19-013 and DR19-045)
Avenue 320 Apartments – 320 College Avenue

ALLOWABLE BUILDING AREA CALCULATION

Occupancy Type:
Parking Garage       S-2
Apartments           R-2

Proposed Construction Type:
Existing Building A: VA (Parking garage and apartments)
New Building B: VA

Fire Sprinklers:
Existing Building A: NFPA 13
New Building B: NFPA 13
Allowable Area Factor (CBC Table 506.2):
Existing Building A  S-2 Occupancy:  63,000 s.f. per floor
Existing Building A  R-2 Occupancy:  36,000 s.f. per floor
New Building B         R-2 Occupancy:  36,000 s.f. per floor

Assumptions:
1. “SM” in table 506.2, Type VA construction and NFPA 13 fire sprinklers throughout.
2. “Separated occupancy” between S-2 and R-2 at Building A with 1-hour separation.
3. No “height increase” required.
4. The two buildings will be considered as one building per CBC 503.1.2.

Maximum Allowable Areas:
S-2 Occupancy  63,000 s.f. (1)
R-2 Occupancy  108,000 s.f. total with maximum 36,000 s.f. per floor (2)

(1) Per CBC Table 506.2; no frontage increase assumed
(2) Per CBC Table 506.2: total for both buildings on site; no frontage increase assumed

Actual Areas:
S-2 Occupancy  8941 s.f.
R-2 Occupancy  34,051 s.f. (total of both buildings)

Respectfully submitted,

Randy Figueiredo AIA
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