

1 CODE ANALYSIS

2 PROJECT:

3 Denver, Co. 80218
 4 ARCHITECT: W. S. Culbertson
 5 Denver, Co. 80203
 6 831-4455

7 PROJECT DESCRIPTION: An addition of two stories plus a basement, plus renovation of existing third floor attic
 8 space. All the new apartments shall be two stories in height with two and one half baths and one bedroom and one
 9 den / home office. There shall be 6 apartments of aprox. 1500 sf each. There is an existing permit (no.
 10 99156419) to renovate the existing building.

11 BUILDING CONSTRUCTION TYPE: V one hour
 12 table 6A

13 OCCUPANCY CLASSIFICATION: apartments R - 1 1st floor new addition
 14 table 3A apartments R - 1 2nd floor, existing and new addition
 15 apartments R - 1 3rd floor, existing renovation
 16 garage S - 3 Parking garage, basement

17 BUILDING HEIGHT: 34 feet, in the existing and new structure
 18 STORIES: two plus existing 3rd floor
 19 BASEMENT: yes, parking
 20 FIRE ZONE: one

21 GROSS AREAS / OCCUPANT LOAD BY FLOOR AND USE
 22 table 10 A

| | | | | |
|-----------------------------------|-----------|-------|-----|--------|
| 23 BASEMENT GARAGE NEW ADDN | 2750 sf | S - 3 | 200 | 14 occ |
| 24 BASEMENT EXISTING HOUSE | 1185 sf | R - 1 | 200 | 6 occ |
| 25 FIRST FLOOR NEW ADDITION | 1932 sf | R - 1 | 200 | 10 occ |
| 26 FIRST FLOOR EXISTING HOUSE | 1361 sf | R - 1 | 200 | 7 occ |
| 27 SECOND FLOOR NEW ADDITION | 1932 sf | R - 1 | 200 | 10 occ |
| 28 SECOND FLOOR EXISTING HOUSE | 1185 sf | R - 1 | 200 | 6 occ |
| 29 THIRD FLOOR EXISTING HOUSE | 708 sf | R - 1 | 200 | 4 occ |
| 30 TOTAL ABOVE GRADE PROJECT AREA | 7,118 sf | | | |
| 31 GRAND TOTAL PROJECT GROSS AREA | 11,053 sf | | | |

32 AREA LIMITATIONS

33 table 5B
 34 existing / addn building grand total area - 7,118 sf
 35 permitted area per table 5-B and 504.2 - 21,000 sf
 36 basement: $2750 / 14,000 + 1185 / 10,500 = 0.39 < 1.0$

37 FIRE SEPERATIONS

38 table 3B
 39 One hour corridor walls
 40 One hour walls and ceilings between units
 41 One hour separation between garage and apartments (see 302.4 exception 2.)

42 FIRE EXTINGUISHING SYSTEMS

43 per 904.2.9, the entire building shall be fully sprinkled (new and existing)

44 BUILDING ACCESSIBILITY

45 the building is six units and has no elevator. Ground floor dwelling units are multi story units. Per 1103.1.8.2,
 46 exceptions 2 and 3, type B dwelling units are not required. Per table 11-B type A dwelling units are not required.
 47 Per the exception to 1103.1.8.1 accessibility is not required to the public and common use areas because this
 48 building contains neither type A or B dwelling units.