

**57 VIA DEL CIELO**

**JULY 6, 2022**

**BUILDING CODE ANALYSIS**

**BUILDING STATISTICS :**

**EXISTING**

**RESIDENCE**

OCCUPANCY CLASSIFICATION: R-3 (CONDITIONED), U (GARAGE)  
BUILDING TYPE: V-B  
NUMBER OF STORIES: 2  
ACTUAL BUILDING HEIGHT: 15'-6" (STREET LEVEL)

**BUILDING FOOTPRINT: 7,931 S.F.**

NON-CONDITIONED AREA (UPPER): 1,269 S.F.

GARAGE AREA: 1,269 SQ. FT.

NON-CONDITIONED AREA (LOWER): 2,210 S.F.

UTILITY AREA: 262 S.F.

POOL AREA: 1,948 S.F.

**NON-CONDITIONED AREA (TOTAL): 3,479 S.F.**

CONDITIONED AREA (UPPER): 5,428 S.F.

CONDITIONED AREA (LOWER): 2,648 S.F.

**CONDITIONED AREA (TOTAL): 8,076 S.F.**

**GROSS BUILDING AREA: 11,555 S.F.**

**RAISED DECK AREA (UPPER): 1,189 S.F.**

**SOUTH: 318 S.F.**

**WEST: 587 S.F.**

**NORTH: 183 S.F.**

**STAIR: 101 S.F.**

**COVERED DECK AREA (LOWER): 501 S.F.**

**SOUTH: 318 S.F.**

**NORTH: 183 S.F.**

AREA AND/OR HGT INCREASES: NONE

FIRE SPRINKLERED: NONE

FIRE ALARM: NONE

SMOKE CONTROL SYSTEM: NONE

TOTAL OCCUPANT LOAD (CBC 1004): 47 (1:200 RESIDENTIAL & GARAGE)

HIGH FIRE HAZARD SEVERITY ZONE? YES