

# BUILDING HEIGHT FACTORS

PROGRAM	MULTIFAMILY			OFFICE		PARKING			
	WOOD	STEEL	CONCRETE	STEEL	CONCRETE	C.I.P. (FLAT)	C.I.P. (BEAMS)	PRECAST	
Ceiling Height	9'	9'	9'	10'	10'	-	-	-	
Floor Assembly	structure	1'-8"	1'-9"	8"	2'	2'-6"	8"	1'-8"	2'
	MEP	-	-	12"	2'	1'-6"	-	-	-
Floor-to-Floor	typ. level	10'-8"	10'-9"	10'-8"	14'	14'	9'-6"	10'-9"	10'-8"
	top level	-	-	-	-	-	12'	12'	-
Roof Depth	3'-0"	3'-0"	2'-6"	3'	2'-6"	-	-	-	
Ground Floor Retail	13' < 15'	13' < 15'	15' < 18'+	15' < 18'+	15' < 18'+	-	-	-	

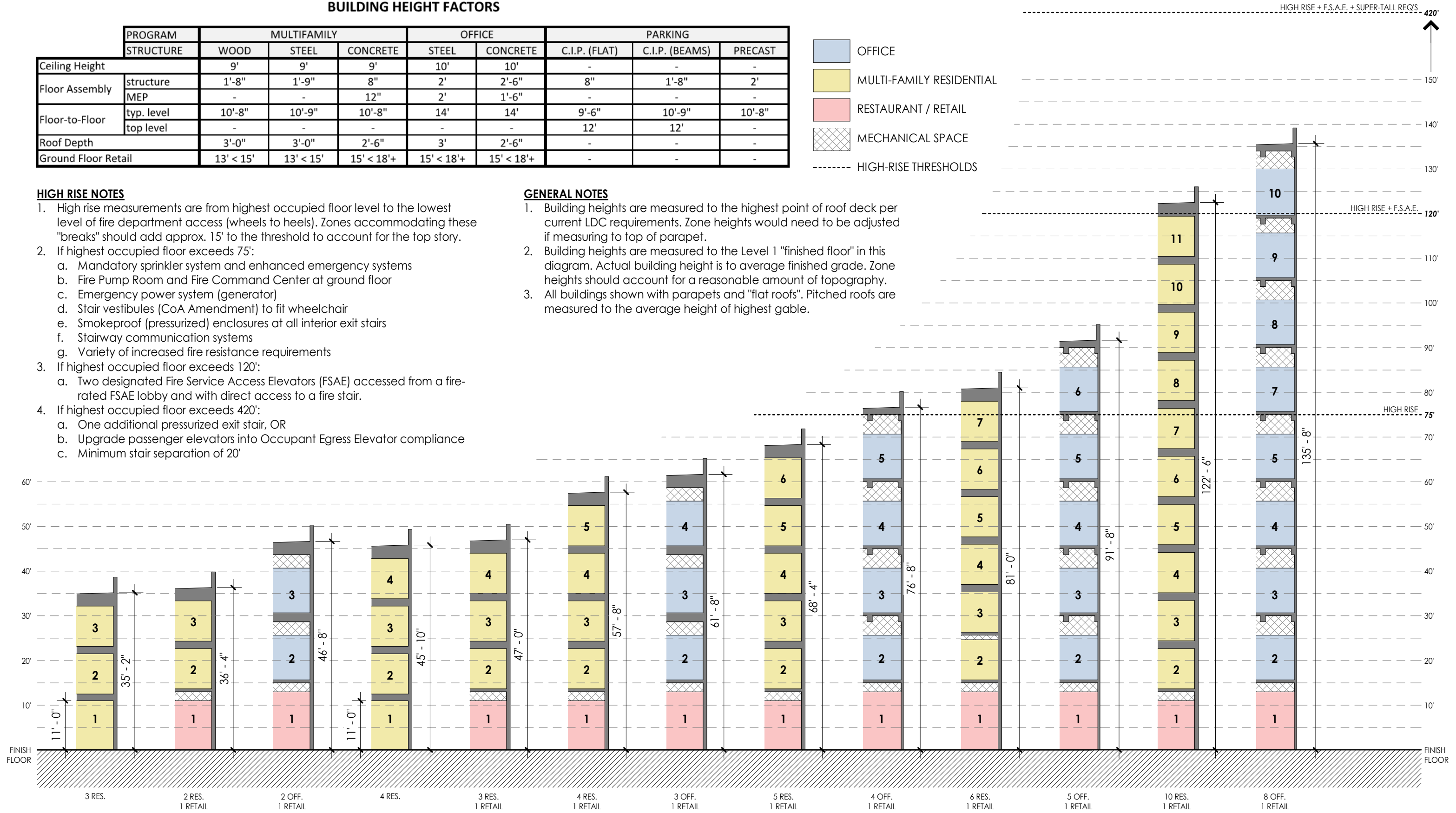
- OFFICE
- MULTI-FAMILY RESIDENTIAL
- RESTAURANT / RETAIL
- MECHANICAL SPACE
- HIGH-RISE THRESHOLDS

### HIGH RISE NOTES

1. High rise measurements are from highest occupied floor level to the lowest level of fire department access (wheels to heels). Zones accommodating these "breaks" should add approx. 15' to the threshold to account for the top story.
2. If highest occupied floor exceeds 75':
  - a. Mandatory sprinkler system and enhanced emergency systems
  - b. Fire Pump Room and Fire Command Center at ground floor
  - c. Emergency power system (generator)
  - d. Stair vestibules (CoA Amendment) to fit wheelchair
  - e. Smokeproof (pressurized) enclosures at all interior exit stairs
  - f. Stairway communication systems
  - g. Variety of increased fire resistance requirements
3. If highest occupied floor exceeds 120':
  - a. Two designated Fire Service Access Elevators (FSAE) accessed from a fire-rated FSAE lobby and with direct access to a fire stair.
4. If highest occupied floor exceeds 420':
  - a. One additional pressurized exit stair, OR
  - b. Upgrade passenger elevators into Occupant Egress Elevator compliance
  - c. Minimum stair separation of 20'

### GENERAL NOTES

1. Building heights are measured to the highest point of roof deck per current LDC requirements. Zone heights would need to be adjusted if measuring to top of parapet.
2. Building heights are measured to the Level 1 "finished floor" in this diagram. Actual building height is to average finished grade. Zone heights should account for a reasonable amount of topography.
3. All buildings shown with parapets and "flat roofs". Pitched roofs are measured to the average height of highest gable.



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## BUILDING HEIGHT STUDIES

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