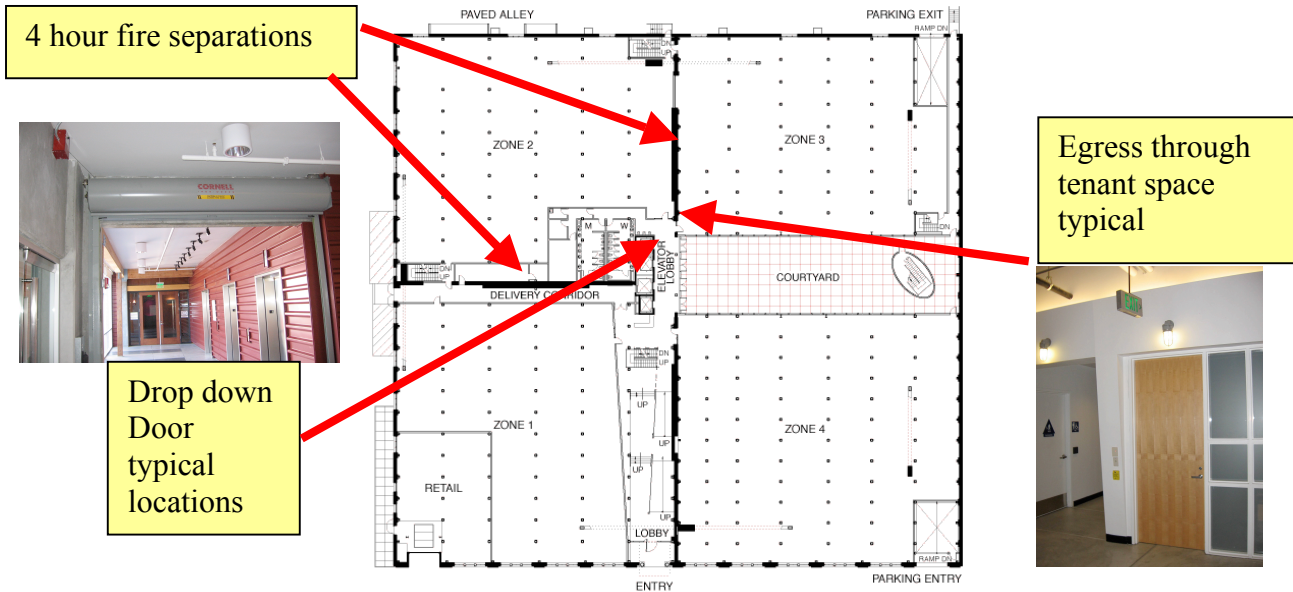


Building Overview

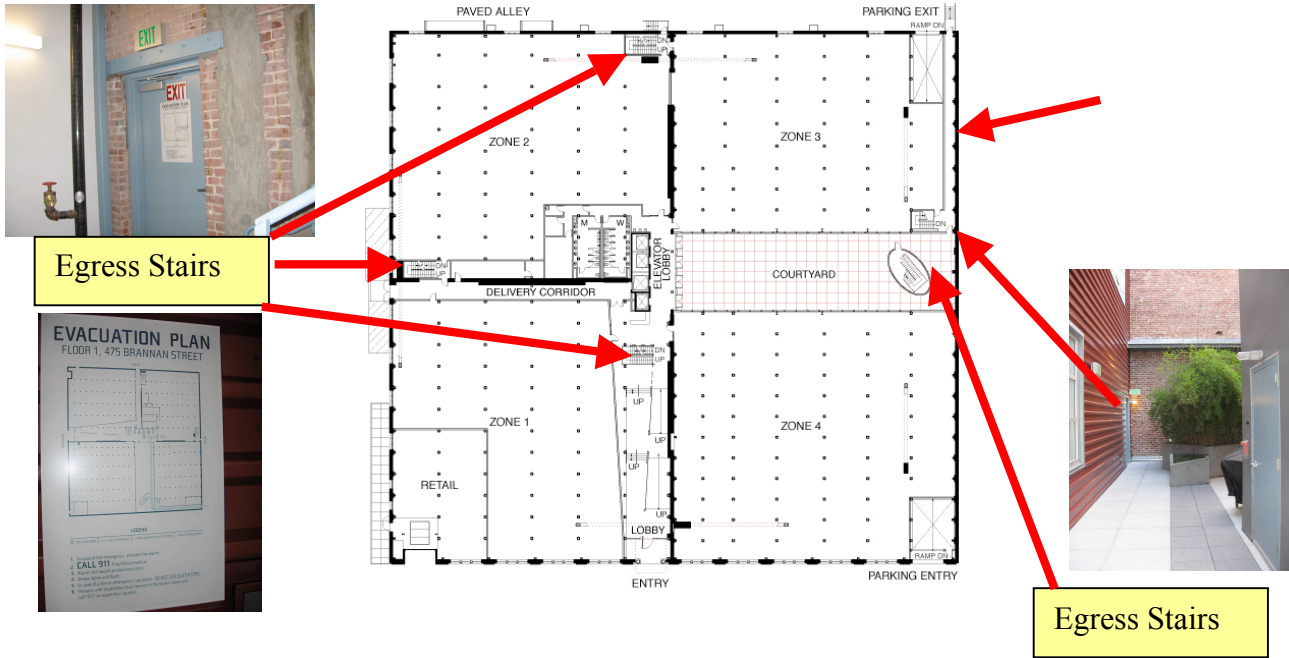
475 Brannan is a (4) four stories low-rise commercial office building with a split-level basement garage. It has approximately 320,000 gross square foot. The entire building was seismically and mechanically retrofitted in 1999. Its primary construction is of Heavy Timber.

The building was designed with four quadrants. These four quadrants limit the amount of open space for fire separations. A 4-hour fire rated wall and 3 hour rated door separates each of these quadrants. Some of these doors are roll down doors. They will drop if the building losses power or a smoke detector on either side activates. There is no egress in this direction when the doors are down. All planned egress is away from these doors.



The building has four primary emergency egress stairwells. All egress stair exits and elevator lobby has evacuation signage posted. The evacuation signage will show your current location and the paths for egress out of the building.





This building is equipped with wet standpipes located in the stairwells for fire fighter hose connections and the entire building is fully sprinkled with most of the sprinkler heads rated to operate at 155 degrees F.

ABC Fire Extinguishers are located in various locations on each floor for small fires. Visual inspections are performed monthly by the engineering staff and annually by an authorized extinguisher service company.

This building is also equipped with an intelligent fire alarm system that is addressable. Devices such as smoke detectors, fire pull stations, water flow switches and water shutoff tamper valves are program to give exact locations. This system is remotely monitored by Bay Alarm. In case of any alarm, Bay Alarm will dispatch the Fire Department.

The building notification of alarms consists of a bell and strobe combination for audio and visual alarms.



We are also equipped with a 400KVA emergency diesel generator located on the roof. This generator serves as a backup in case of any loss of power. The generators purpose is to provide power to:

Emergency Stair Lighting
Exit light signage
Egress path of travel lighting
Fire alarm equipment
Freight Elevator

The building is equipped with (4) four hydraulic elevators.

Elevator #1 accesses the basement garage to the 1st floor.

Elevators #2 - #4 access the 1st floor to the 4th floor.

Elevator #2 also serves as a freight elevator and is electrically backed up by the building emergency generator.

All elevators will recall to primary floors on any smoke detector alarms located in elevator lobbies or elevator equipment rooms.

All elevators are also equipped with alternate recall floors if alarm is in the 1st floor lobby.

All elevators can be recalled by using the elevator recall key located in the security key box or fireman's key box.

This building is considered a low rise, below 75 feet. Because of this, on any alarms, the entire building will evacuate to a safe distance from the building.

A pre-designated location has been established by the building management. The location for each tenant is listed on a map in the last page of this handout. The location does not cross any streets due to safety issues and fire equipment access. The fire warden will need to account for their staff and report any one missing to the Fire Safety Director.