

2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (except 1 and 2 family dwellings and townhouses)

PROJECT NAME

NAME OF PROJECT: CRABTREE NORTH APARTMENTS - BUILDING #4
 ADDRESS: 2251 CHARLES DRIVE, RALEIGH, NC ZIP CODE: 27612
 OWNER / AUTHORIZED AGENT: CHARLES WATTS PHONE # 704 560 4001 E-MAIL cwatts@wattsleaf.com
 OWNED BY: CITY/COUNTY PRIVATE STATE
 CODE ENFORCEMENT JURISDICTION: CITY_RALEIGH COUNTY_WAKE STATE

CONTACT:

DESIGNER	NAME/FIRM	LICENSE #	TELEPHONE #	E-MAIL
ARCHITECTURAL	CHARLES WATTS AIA WATTS LEAF ARCHITECTS	4586	704 376 1200	cwatts@wattsleaf.com
CIVIL				
ELECTRICAL	GREG ANDREWS CHARLOTTE MECHANICAL	26004	704 688 9320	greg.andrews@cmeplic.com
FIRE ALARM				
PLUMBING	GREG ANDREWS CHARLOTTE MECHANICAL	26004	704 688 9320	greg.andrews@cmeplic.com
MECHANICAL	GREG ANDREWS CHARLOTTE MECHANICAL	26004	704 688 9320	greg.andrews@cmeplic.com
SPRINK. STANDPIPE				
STRUCTURAL	FATH OKTEN STRUCTURAL CONSULTING GROUP	44884	678 513 4242	fokten@scg-att.com
RETAIN G WALLS >5 H				
POST TENSIONED SLAB				
PRE-FAB WOOD TRUSS				
OTHER				

(OTHER SHOULD INCLUDE FIRMS AND INDIVIDUALS SUCH AS TRUSS, PRECAST, PRE-ENGINEERED, INTERIOR DESIGNERS, ETC.)

2018 NC BUILDING CODE: NEW BUILDING ADDITION 1ST TIME INTERIOR COMPLETIONS
 SHELLCORE PHASED CONSTRUCTION
 *CONTACT THE LOCAL INSPECTION JURISDICTION FOR POSSIBLE ADDITIONAL PROCEDURES AND REQUIREMENTS.

2018 NC EXISTING BUILDING CODE: PRESCRIPTIVE ALTERATION LEVEL I HISTORIC PROPERTY
 REPAIR ALTERATION LEVEL II CHANGE OF USE
 CHAPTER 14 ALTERATION LEVEL III

CONSTRUCTED: (DATE) _____ CURRENT OCCUPANCY(S): (CH. 3) _____
 RENOVATED: (DATE) _____ PROPOSED OCCUPANCY(S): (CH. 3) _____
 OCCUPANCY CATEGORY: (TABLE 1004.5) CURRENT: _____ PROPOSED: _____

BASIC BUILDING DATA:

CONSTRUCTION TYPE: I-A II-A III-A IV V-A
 I-B II-B III-B V-B

SPRINKLERS: NO PARTIAL NFPA 13 NFPA 13R NFPA 13D

STANDPIPES: NO CLASS II III WET DRY

PRIMARY FIRE DISTRICT: NO YES FLOOD HAZARD AREA: NO YES

SPECIAL INSPECTIONS REQUIRED: NO YES
 IF SPECIAL INSPECTIONS ARE REQUIRED, CONTACT THE LOCAL INSPECTION JURISDICTION FOR ADDITIONAL PROCEDURES AND REQUIREMENTS.

GROSS BUILDING AREA TABLE:

FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	SUB-TOTAL
5TH FLOOR	-	-	-
LEVEL 344.63	-	7,902	7,902
LEVEL 336.94	-	7,902	7,902
LEVEL 325.25	-	7,902	7,902
MEZZANINE	-	-	-
LEVEL 312.05	-	7,858	7,858
BASEMENT	-	-	-
TOTAL	-	31,564	31,564

ALLOWABLE AREA

PRIMARY OCCUPANCY:
 ASSEMBLY A-1 A-2 A-3 A-4 A-5
 BUSINESS
 EDUCATIONAL
 FACTORY F-1 MODERATE F-2 LOW
 HIGH-HAZARD H-1 DETONATE H-2 DEFLAGRATE H-3 COMBUST H-4 HEALTH H-5 TOXIC
 INSTITUTIONAL I-1 I-2 I-1 & I-2 CONDITION I-3 I-4 I-3 USE CONDITION I-5
 MERCANTILE
 RESIDENTIAL R-1 R-2 R-3
 STORAGE S-1 MODERATE S-2 LOW S-3 HIGH-PILED
 PARKING GARAGE OPEN ENCLOSED REPAIR GARAGE
 UTILITY AND MISC.
 ACCESSORY OCCUPANCY CLASSIFICATION:
 INCIDENTAL USES (TABLE 509):
 SPECIAL USES (CHAPTER 4 - LIST CODE SECTIONS):
 SPECIAL PROVISIONS (CHAPTER 5 - LIST CODE SECTIONS):
 MIXED OCCUPANCY: NO YES SEPARATION: _____ HR. EXCEPTION: _____
 NON-SEPARATED USE (508.3)
 SEPARATED USE (508.4) SEE BELOW FOR AREA CALCULATIONS FOR EACH STORY. THE AREA OF THE OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE SHALL NOT EXCEED 1.
 ACTUAL AREA OF OCCUPANCY A _____ + ACTUAL AREA OF OCCUPANCY B _____ <= 1
 ALLOWABLE AREA OF OCCUPANCY A _____ + ALLOWABLE AREA OF OCCUPANCY B _____ <= 1

ALLOWABLE AREA CONTINUED

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,2}	(D) ALLOWABLE PER STORY OR UNLIMITED ^{3,4}
LEVEL 312.05	A2	7,858	11,500	6,394	17,894
TWO HOUR RATED CONCRETE PODIUM SLAB					
LEVEL 325.25	R2	7,902	12,000	6,672	18,672
LEVEL 336.94	R2	7,902	12,000	6,672	18,672
LEVEL 344.63	R2	7,902	12,000	6,672	18,672
TOTAL		31,564			73,910

¹FRONTAGE AREA INCREASES FROM SECTION 506.2 ARE COMPUTER. THUS:
 a. PERIMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET MINIMUM WIDTH = 356'-8" (F)
 b. TOTAL BUILDING PERIMETER = 442'-4" (F)
 c. RATIO (F/P) = 806 (F/P)
 d. W = MINIMUM WIDTH OF PUBLIC WAY = 30 (W)
 e. PERCENT OF FRONTAGE INCREASE IF = 100(F/P - 0.25) X W/30 = .556 (%)
²UNLIMITED AREA APPLICABLE UNDER CONDITIONS OF SECTION 507.
³MAXIMUM BUILDING AREA = TOTAL NUMBER OF STORIES IN THE BUILDING X D (MAXIMUM 3 STORIES) (506.2).
⁴THE MAXIMUM AREA OF OPEN PARKING GARAGES MUST COMPLY WITH TABLE 406.5.4. THE MAXIMUM AREA OF AIR TRAFFIC CONTROL TOWERS MUST COMPLY WITH TABLE 412.3.1.
⁵FRONTAGE INCREASE IS BASED ON THE UNSPRINKLED AREA VALUE IN TABLE 506.2.

ALLOWABLE HEIGHT

BLDG. HT. IN FEET (TABLE 504.3)	ALLOWABLE HEIGHT	SHOWN ON PLANS	CODE REFERENCE
BLDG. HT. IN STORIES (TABLE 504.4)			

¹PROVIDE CODE REFERENCE IF THE "SHOWN ON PLANS" QUANTITY IS NOT BASED ON TABLE 504.3 OR 504.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ D	PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES							
BEARING WALLS							
EXTERIOR	0						
WEST	0						
EAST	0						
WEST	0						
SOUTH	0						
INTERIOR	0						
NON-BEARING WALLS AND PARTITIONS							
EXTERIOR WALLS	0						
WEST	0						
EAST	0						
WEST	0						
SOUTH	0						
INTERIOR WALLS AND PARTITIONS							
FLR. CONSTRUCTION INCLD. SUPPORTING BEAMS & JOISTS	0						
FLOOR CEILING ASSEMBLY	0						
COLUMNS SUPPORTING FLOORS	0						
ROOF CONSTRUCTION INCLD. SUPPORTING BEAMS AND JOISTS	0						
ROOF CEILING ASSEMBLY	0						
COLUMNS SUPPORTING ROOF	0						
SHAFT ENCLOSURES - ELEV	N/A						
SHAFT ENCLOSURES - OTHER	N/A						
TERRACE PARAPET	N/A						
WALLS	N/A						
CEILING	N/A						
STAIRWAY ENCLOSURE	N/A						
STAIRWAY ENCLOSURE	N/A						
SMOKE BARRIER SEPARATION	N/A						
SMOKE PARTITION	N/A						
RENTAL/DWELLING UNIT/ SLEEPING UNIT SEPARATION	N/A						
RESIDENTIAL USE SEPARATION	N/A						

INDICATE SECTION NUMBER PERMITTING REDUCTION

PERCENTAGE OF WALL OPENING CALCULATIONS

(TABLE 705.5)

	FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENINGS PROTECTIONS (T105.5)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (5)
NORTH				
WEST				
SOUTH				
EAST				

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTING	<input type="checkbox"/> NO <input type="checkbox"/> YES
EXIT SIGNS	<input type="checkbox"/> NO <input type="checkbox"/> YES
FIRE ALARM	<input type="checkbox"/> NO <input type="checkbox"/> YES
SMOKE DETECTION SYSTEMS	<input type="checkbox"/> NO <input type="checkbox"/> YES
CARBON MONOXIDE DETECTION	<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> PARTIAL

LIFE SAFETY PLAN REQUIREMENTS (N/A)

LIFE SAFETY PLAN SHEET #:

FIRE AND/OR SMOKE RATED WALL LOCATIONS (CHAPTER 7): N/A
 ASSUME 0 AND REAL PROPERTY LINE LOCATIONS IF NOT ON SITE PLANS N/A
 EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE TO ASSUMED PROPERTY LINES (705.8): N/A
 OCCUPANCY USE FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
 OCCUPANT LOADS FOR EACH AREA
 EXIT ACCESS TRAVEL DISTANCES (1017)
 COMMON PATH OF TRAVEL DISTANCES (1006.2.1 & 1006.3.2(1))
 REAR END LENGTHS (1009.4): N/A
 CLEAR EXIT WIDTHS FOR EACH EXIT DOOR
 MAX. CALCULATED OCCUPANT LOAD CAPACITY EACH EXIT DOOR CAN ACCOMMODATE BASED ON EGRESS WIDTH (1005.3)
 ACTUAL OCCUPANT LOAD FOR EACH EXIT DOOR
 A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR/CEILING AND/OR ROOF STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION N/A
 LOCATION OF DOORS WITH PANIC HARDWARE (1010.1.10): N/A
 LOCATION OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF DELAY (1010.1.9.7): N/A
 LOCATION OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.9): N/A
 LOCATION OF DOORS WITH HOLD-OPEN DEVICES N/A
 LOCATION OF EMERGENCY ESCAPE WINDOWS (1030): N/A
 THE SQUARE FOOTAGE OF EACH FIRE AREA (202): N/A
 THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION I-2 (407.5): N/A
 NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE

ACCESSIBLE DWELLING UNITS (SECTION 1107) N/A

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE DWELLING UNITS - ENTIRE SITE (SECTION 1107) N/A

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

(OVERALL SITE COUNT) SEE PLAN FOR TYPE A LOCATIONS

ACCESSIBLE PARKING (SECTION 1106) EXISTING

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES PROVIDED	REGULAR WITH ACCESS AISLE	11' ACCESS AISLE	8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

EXISTING - UPDATE EXISTING WC & LAVS

SPACE	EXISTING	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS/TUBS	DRINKING FOUNTAINS
		MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX		

NO CHANGE PLUMBING FIXTURES

SPECIAL APPROVALS

(LOCAL JURISDICTION, NC DEPARTMENT OF INSURANCE, OSC, DPI, DHHS, ETC., DESCRIBE BELOW)

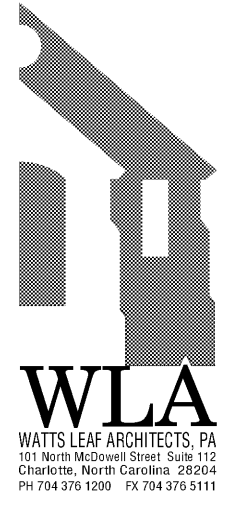
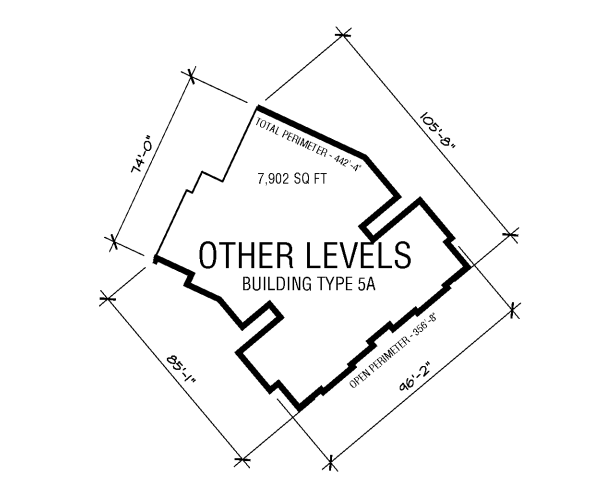
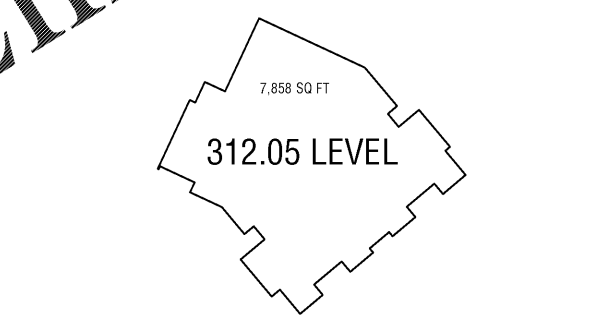
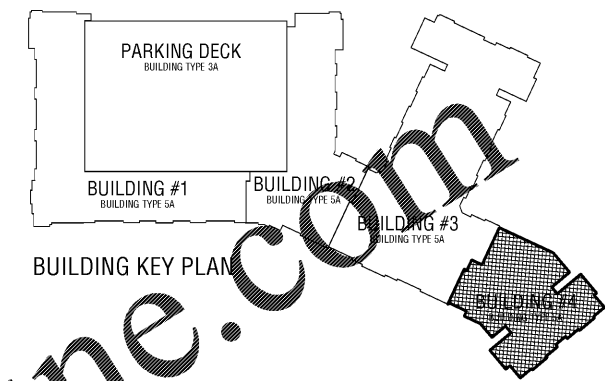
ENERGY SUMMARY

ENERGY REQUIREMENTS:
 THE FOLLOWING DATA SHALL BE CONSIDERED MINIMUM AND ANY SPECIAL ATTRIBUTE REQUIRED TO MEET THE ENERGY CODE SHALL ALSO BE PROVIDED. EACH DESIGNER SHALL FURNISH THE REQUIRED PORTIONS OF THE PROJECT INFORMATION FOR THE PLAN DATA SHEET. IF PERFORMANCE METHOD, STATE THE ANNUAL ENERGY COST FOR THE STANDARD REFERENCE DESIGN VS ANNUAL ENERGY COST FOR THE PROPOSED DESIGN.
 EXISTING BUILDING ENVELOPE COMPLIES WITH CODE: (IF CHECKED THE REMAINDER OF THIS SECTION IS NOT APPLICABLE)
 EXEMPT BUILDING: (PROVIDE CODE OR STATUTORY REFERENCE)
 CLIMATE ZONE: 3A 4A 5A
 METHOD OF COMPLIANCE:
 ENERGY CODE PERFORMANCE PRESCRIPTIVE
 ASHRAE 90.1 PERFORMANCE PRESCRIPTIVE
 OTHER PERFORMANCE (SPECIFY SOURCE)

STRUCTURAL DESIGN NOT APPLICABLE

MECHANICAL DESIGN SEE NOTES ON M1.1

ELECTRICAL DESIGN SEE NOTES ON E1.1



CRABTREE NORTH APTS.
 2251 Charles Drive
 Raleigh, North Carolina
 EYC COMPANIES

PROJECT	1915
DATE	09DEC19
DRAWN BY	WJP
CHECKED BY	CMW
CODE SUMMARY - BUILDING #4	
A0.04	