APARTMENT PARKING SUMMARY	
Number of Bedrooms - Apartments	418
Total Parking Provided within Gated Area	424

INSULATION TABLE PER 2012 International Energy Conservation Code

ZONE	WINDOW		INSULATION			
	U-FACTOR	SHGC	WOOD FRAMED WALLS	CEILING	FLOOR	UNHEATED SLAB
4A	0.45	0.40	R-20	R-38	R-30	R-10 FOR 24" BELOW

APPLICABLE CODES:

Building Code - 2012 International Building Code, with local amendments

Mechanical Code - 2012 International Mechanical Code, with local amendments

Plumbing Code - 2012 International Plumbing Code, with local amendments

Electrical Code - 2011 National Electrical Code, with local amendments

Energy Code - 2012 International Energy Conservation Code

Gas Code - 2012 International Fuel Gas Code, with local amendments

Life Safety Code - 2012 Life Safety Code (NFPA 101), with local amendments

Fire Code - 2012 International Fire Code,with local amendments

Accessibility- 2009 ICC/ANSI A-117.1 Accessible and Usable Buildings and Facilities

Foundry 33

Building Number:	1a	1b	2a	2b	3	4		5	6-13	14
Type of Construction per IBC Table 503	VA	VA	VA	VA	VA	VB		VB	VB	VB
Sprinkler System Provided	NFPA 13R	NFPA 13R	NFPA 13R	NFPA 13R	NFPA 13R	N/A		N/A	N/A	N/A
Separated Occupancy per IBC 508.4	N/A	N/A	N/A	N/A	N/A	YES		N/A	N/A	N/A
Group	R2	R2	R2	R2	R2	A3	B	A3	U	A3
Maximum Number of Stories per IBC Table 503 (406.3.5):	3	3	3	3	3	1	2	1	1	1
Height Modification per IBC 504.2	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Allowable Number of Stories after IBC 504.2 Height Modifications	4	4	4	4	4	4	2	1	4	1
Actual Number of Stories	4	4	4	4	4	1	1	1	1	1
Location of Occupancy Within Building per IBC 508.4.3:	1st – 4th	1st – 4th	1st – 4th	1st – 4th	1st – 4th	1st	1st	1st	1st	1st
Maximum Building Height in feet per IBC Table 503	50'	50'	50'	50'	50'	40'	40'	40'	40'	40'
Height Modification per IBC 504.2	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Allowable Building Height after IBC 504.2 Height Modification	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'
* = Total allowable height not to exceed 60' when building is equipped with NFPA 13R										
Actual Building Height in Feet	49'	49'	49'	49'	49'	15'	15'	15'	15'	12'
Allowable Building Area per floor per IBC Table 503	12,000	12,000	12,000	12,000	12,000	6,000	9,000	6,000	5,500	6,000
Frontage Increase allowed per IBC 506.2	7,714	8,012	7,714	8,012	9,000	N/A	N/A	N/A	N/A	N/A
Automatic Sprinkler System Increase per IBC 506.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Allowable Building Area per floor	19,714	20,012	19,714	20,012	21,000	N/A	N/A	N/A	N/A	N/A
Allowable Building Area per IBC 506.5.2 (Area Determination) – TOTAL	78,857	80,047	78,857	80,047	84,000	N/A	N/A	N/A	N/A	N/A
Actual Building Area per floor										
• First Level	17,914	18,498	17,914	18,498	18,432	2,772	2,772	2,772	1,440	1,440
• Second Level	14,918	16,486	14,918	16,486	16,532	N/A	N/A	N/A	N/A	N/A
• Third Level	12,916	16,493	12,916	16,493	16,532	N/A	N/A	N/A	N/A	N/A
• Fourth Level	12,916	16,486	12,916	16,486	16,532	N/A	N/A	N/A	N/A	N/A
Actual Building Area – TOTAL	51,664	65,958	51,664	65,966	68,028			3,770	1,440	1,440
Mixed Occupancy Allowable Building Area per IBC 508.3.2 – Calculations										
Building 2 Area Ratio (Building area per each separated occupancy / Allowable building area per each separated occupancy)										
• First Level	N/A	N/A	N/A	N/A	N/A	0.48	0.35	N/A	N/A	N/A
• Second Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
• Third Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
• Fourth Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Aggregate Sum of Ratios per Occupancy	N/A	N/A	N/A	N/A	N/A	0.48	0.35	N/A	N/A	N/A
Total Ratio of All Building Levels	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A

Per IBC Section 506.5.2, as the total ratios above do not exceed 3, and per IBC Section 508.4.2, as the sum of ratios at each story does not exceed 1 – Building 2 complies with separated mixed occupancy requirements for building height and area with R-2 and A-2 occupancies.

Corridor Width – Minimum required width – 44" / Provided Width – 72" Min.

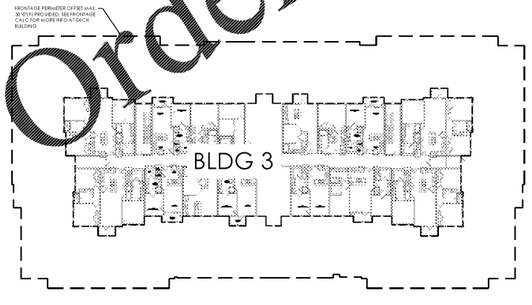
Stair Width – Minimum required width – 44" / Provided Width – 48"

$$I_{FP} = [F/P - 0.25]W/30 \qquad I_F = 1 - I_{FP}$$

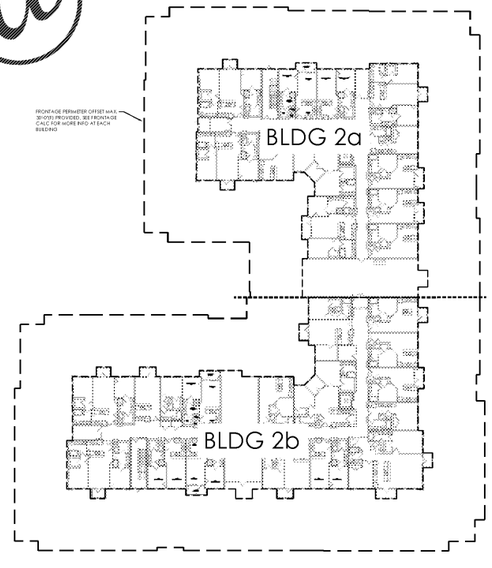
	F	P	W	I_{FP}	I_F
Bldg 1a	566	816	30	0.88	0.64
Bldg 1b	702		30	0.92	0.67
Bldg 2a	566		30	0.88	0.64
Bldg 2b	702		30	0.92	0.67
Bldg 3	936	936	30	1.00	0.75

$$A_B = \{A_H + [A_{E1} \times I_F] + [A_{E2} \times I_S]\}$$

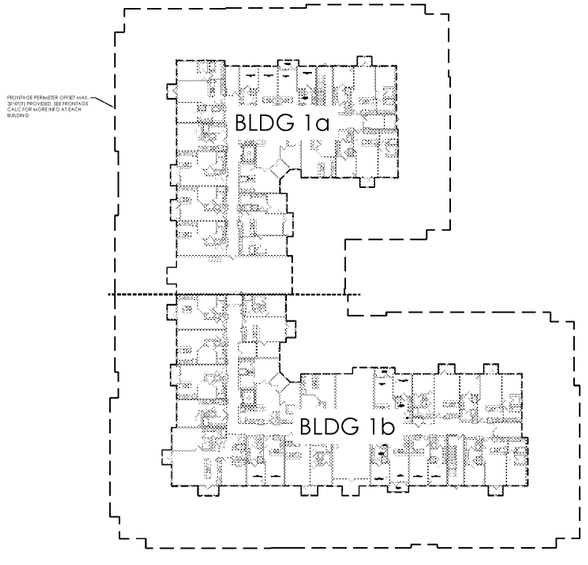
	A_H	$A_{E1} \times I_F$	$A_{E2} \times I_S$	A_B
Bldg 1a	12,000	7,714		19,714
Bldg 1b	12,000	8,012		20,012
Bldg 2a	12,000	7,714		19,714
Bldg 2b	12,000	8,012		20,012
Bldg 3	12,000	9,000		21,000



3 Frontage Increase Diagram - Building 3
Scale: 1/32" = 1'-0" Plan



2 Frontage Increase Diagram - Building 2
Scale: 1/32" = 1'-0" Plan



1 Frontage Increase Diagram - Building 1
Scale: 1/32" = 1'-0" Plan

Order Plans @ www.DLine.com

Seal

March 19, 2021

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CADD File: CODE
Drawn By: SGS
Checked By: GA

Permit Release:
May 15, 2020
Construction Release Set:
May 15, 2020

Revisions

No.	Date	Description
1	03/19/21	Owner Comments

ASI / RFI Revisions

No.	Date	Description

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Borough 33
an Apartment Community by
33 Broad MF, LLC
in Chattanooga, Tennessee

Drawing Title:
Code Data, Calculations
Area Increase Diagram

A0.3b

ISSUED FOR CONSTRUCTION