

PROJECT DATA

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE NEW CONSTRUCTION OF (3) THREE STORY RESIDENTIAL APARTMENT BUILDINGS CONSISTING OF (108) DWELLING UNITS AND (1) COMMUNITY BUILDING ALONG WITH GARAGES AND ASSOCIATED SITEWORK.

ZONING DATA

Table with zoning details: ZONING DISTRICT, PRINCIPAL USE, SITE AREA, BUILDING AREAS.

Table with building specifications: DESCRIPTION, PERMITTED / REQUIRED, ACTUAL, REMARKS. Includes building height, stories, units, setbacks, coverage, etc.

BUILDING CODE DATA

Table with applicable codes and accessibility requirements. Lists various building codes and unit accessibility percentages.

NOTES

- 1. THE ENTIRE STRUCTURE SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM...
2. THE BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM...
3. THE BUILDING SHALL BE EQUIPPED WITH A RADON MITIGATION SYSTEM...

FIRE RESISTANCE REQUIREMENTS: TYPE 5-A CONSTRUCTION (RESIDENTIAL BUILDINGS)

Table with fire resistance requirements for Type 5-A construction. Columns: CONSTRUCTION ELEMENT, HOURLY RATING REQUIRED, HOURLY RATING PROVIDED, REMARKS.

FIRE RESISTANCE REQUIREMENTS: TYPE 5-B CONSTRUCTION (COMMUNITY BUILDING)

Table with fire resistance requirements for Type 5-B construction. Columns: CONSTRUCTION ELEMENT, HOURLY RATING REQUIRED, HOURLY RATING PROVIDED, REMARKS.

FIRE RESISTANCE REQUIREMENTS: TYPE 5-B CONSTRUCTION (GARAGES)

Table with fire resistance requirements for Type 5-B construction (Garages). Columns: CONSTRUCTION ELEMENT, HOURLY RATING REQUIRED, HOURLY RATING PROVIDED, REMARKS.

BUILDING AREA - RESIDENTIAL BUILDINGS A,B,C

Table with building area calculations for Residential Buildings A, B, C. Columns: FLOOR, GROSS AREA, AREA AS DEFINED IN 2015 IBC, NET AREA.

MAXIMUM ALLOWABLE FLOOR AREA (5-A CONSTRUCTION)

Table with maximum allowable floor area for Type 5-A construction. Columns: OCCUPANCY, BASIC MAX. AREA, AREA INCREASE FOR STREET FRONTAGE, MAX. ALLOWABLE AREA.

ALLOWABLE AREA CALCULATION (TYPE V-A):

BUILDING A: li = ((772'-10" / 772'-10") - 0.25) / (30/30) = 0.75
Aa = 12,000 SF + (12,000 SF X 0.75) = 21,000 SF
BUILDING B: li = ((772'-10" / 772'-10") - 0.25) / (30/30) = 0.75
Aa = 12,000 SF + (12,000 SF X 0.75) = 21,000 SF
BUILDING C: li = ((772'-10" / 772'-10") - 0.25) / (30/30) = 0.75
Aa = 12,000 SF + (12,000 SF X 0.75) = 21,000 SF

BUILDING AREA - COMMUNITY BUILDING

Table with building area calculations for Community Building. Columns: FLOOR, GROSS AREA, AREA AS DEFINED IN 2015 IBC, NET AREA.

MAXIMUM ALLOWABLE FLOOR AREA (5-B CONSTRUCTION)

Table with maximum allowable floor area for Type 5-B construction. Columns: OCCUPANCY, BASIC MAX. AREA, AREA INCREASE FOR STREET FRONTAGE, MAX. ALLOWABLE AREA.

ALLOWABLE AREA CALCULATION (TYPE V-B):

COMMUNITY BUILDING: li = ((211'-7" / 211'-7") - 0.25) / (30/30) = 0.75
Aa = 6,000 SF + (6,000 SF X 0.75) = 10,500 SF

BUILDING AREA - GARAGES (SINGLE-LOADED)

Table with building area calculations for Single-Loaded Garages. Columns: FLOOR, GROSS AREA, AREA AS DEFINED IN 2015 IBC, NET AREA.

BUILDING AREA - GARAGES (DOUBLE-LOADED)

Table with building area calculations for Double-Loaded Garages. Columns: FLOOR, GROSS AREA, AREA AS DEFINED IN 2015 IBC, NET AREA.

Table with maximum allowable floor area for Double-Loaded Garages. Columns: OCCUPANCY, BASIC MAX. AREA, AREA INCREASE FOR STREET FRONTAGE, MAX. ALLOWABLE AREA.

ALLOWABLE AREA CALCULATION (TYPE V-B):

GARAGES (MAX): li = ((273'-2" / 273'-2") - 0.25) / (0/30) = 0
Aa = 5,500 SF + (5,500 SF X 0) = 5,500 SF

* GROSS AREA IS MEASURED TO EXTERIOR FACE OF FINISHED WALL; DOES NOT INCLUDE DOUBLE-HEIGHT SPACES OR EXTERIOR PORCHES/CANOPIES

** AREA DEFINED BY IBC IS MEASURED TO EXTERIOR FACE OF FINISHED WALL; INCLUDES DOUBLE-HEIGHT SPACES AND EXTERIOR PORCHES/CANOPIES

*** NET AREA IS MEASURED TO INTERIOR FACE OF EXTERIOR WALLS; DOES NOT INCLUDE DOUBLE-HEIGHT SPACES OR EXTERIOR PORCHES/CANOPIES

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* G1.2 GEN. NOTES, ABBR. & SYMBOLS
* G1.3 ENERGY CODE DATA
* G1.4 1ST FLOOR LIFE SAFETY PLAN
* G1.5 TYPICAL FLOOR LIFE SAFETY PLAN
* G1.6 ATTIC LIFE SAFETY PLAN
* A1.1 SITE PLAN
* A1.2 SITE DETAILS
* A2.1 TYPICAL - FIRST FLOOR PLAN
* A2.2 TYPICAL APARTMENT BUILDING - TYPICAL FLOOR PLAN (2-3)
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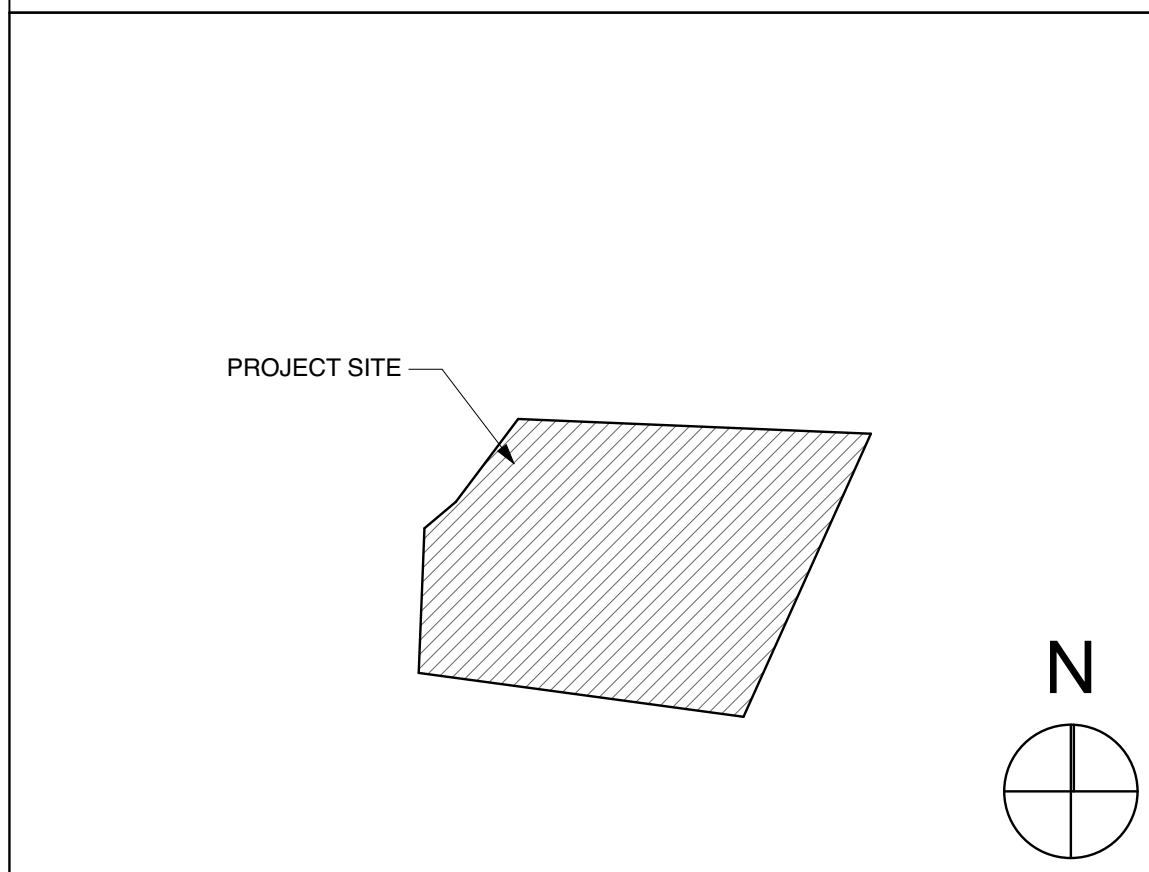
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LOCATION MAP



RED HAWK APARTMENTS

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Table with issue information: NO., ISSUED FOR, DATE. Includes issue 1 for 100% DESIGN DEVELOPMENT dated 08/12/19.

NOT FOR CONSTRUCTION

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Table with project and sheet information: STAMP, PROJECT NUMBER (18836), SHEET NUMBER (G1.1), DR. BY (CC & JMK), CK. BY (DZ), EXPIRATION DATE (11.30.2020).