

Code Summary
12" = 1'-0"

ALLOWABLE HEIGHT				
Type of Construction	ALLOWABLE (TABLE 502)		INCREASE FOR SPRINKLERS	
	Type		Type	
Building Height in Feet	55'-0"		Feet = H + 20' = 75'-0"	34'-6"
Building Height in Stories	3		Stories + 1 = 4	2

- ¹ Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____ (F)
b. Total Building Perimeter = ____ (P)
c. Ratio (F/P) = ____ (F/P)
d. W = Minimum width of public way = ____ (W)
e. Percent of frontage increase $I_f = 100 \left[\left(\frac{F}{P} - 0.25 \right) \times \frac{W}{30} \right] =$ ____ (%)
- ² The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building $I_s = 200$ percent
b. Single story building $I_s = 300$ percent
- ³ Unlimited area applicable under conditions of Section 507.
⁴ Maximum Building Area = total number of stories in the building x E (504.6).
⁵ The maximum area of open parking garages must comply with Table 406.3.5. The maximum area of air traffic control towers must comply with Table 412.1.2.

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 502 ¹ AREA	(C) AREA FOR FRONTAGE INCREASE ²	(D) AREA FOR SPRINKLER INCREASE ³	(E) ALLOWABLE AREA OR UNLIMITED ⁴	(F) MAXIMUM BUILDING AREA ⁵
B		1,232 SF	23,000 SF		46,000 SF		
1		13,709 SF	23,000 SF		46,000 SF		138,000 SF
2		9,877 SF	23,000 SF		46,000 SF		

- Special Uses:** ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427
- Special Provisions:** ☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9
- Mixed Occupancy:** ☐ No ☐ Yes Separation: _____ Hr. Exception: _____
- ☐ Incidental Use Separation (508.2.5)

- Incidental Uses** (Table 508.2.5):
- ☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
- ☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
- ☐ Refrigerant machine room
- ☐ Hydrogen cutoff rooms, not classified as Group H
- ☐ Incinerator rooms
- ☐ Paint shops, not classified as Group H, located in occupancies other than Group F
- ☐ Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy
- ☐ Laundry rooms over 100 square feet
- ☐ Group I-3 cells equipped with padded surfaces
- ☐ Group I-2 waste and linen collection rooms
- ☐ Waste and linen collection rooms over 100 square feet
- ☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies
- ☐ Rooms containing fire pumps
- ☐ Group I-2 storage rooms over 100 square feet
- ☐ Group I-2 commercial kitchens
- ☐ Group I-2 laundries equal to or less than 100 square feet
- ☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment

- Assembly Occupancies:**
- Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
- Business ☐ B
- Educational ☐ E
- Factory ☐ F-1 Moderate ☐ F-2 Low
- Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
- Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
- I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- Mercantile ☐ M
- Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
- Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
- ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
- Utility and Miscellaneous ☐ U

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ALLOWABLE AREA			
Assembly	<input type="checkbox"/> A-1 <input type="checkbox"/> A-2 <input type="checkbox"/> A-3 <input type="checkbox"/> A-4 <input type="checkbox"/> A-5		
Business	<input type="checkbox"/> B		
Educational	<input type="checkbox"/> E		
Factory	<input type="checkbox"/> F-1 Moderate <input type="checkbox"/> F-2 Low		
Hazardous	<input type="checkbox"/> H-1 Detonate <input type="checkbox"/> H-2 Deflagrate <input type="checkbox"/> H-3 Combust <input type="checkbox"/> H-4 Health <input type="checkbox"/> H-5 HPM		
Institutional	<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> I-3 <input type="checkbox"/> I-4		
I-3 Condition	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
Mercantile	<input type="checkbox"/> M		
Residential	<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4		
Storage	<input type="checkbox"/> S-1 Moderate <input type="checkbox"/> S-2 Low <input type="checkbox"/> High-piled		
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Open <input type="checkbox"/> Enclosed <input type="checkbox"/> Repair Garage		
Utility and Miscellaneous	<input type="checkbox"/> U		

Gross Building Area:			
Floor	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
6 th Floor			
5 th Floor			
4 th Floor			
3 rd Floor			
2 nd Floor		9,877 SF	
Mezzanine			
1 st Floor		13,709 SF	
Basement		1,222 SF	
TOTAL			

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LIFE SAFETY SYSTEM REQUIREMENTS			
Emergency Lighting:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Exit Signs:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Fire Alarm:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Smoke Detection Systems:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial		
Panic Hardware:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		

LIFE SAFETY PLAN REQUIREMENTS			
Life Safety Plan Sheet #: GL100, GL101, GL102			
<input checked="" type="checkbox"/> Fire and/or smoke rated wall locations (Chapter 7)			
<input type="checkbox"/> Assumed and real property line locations			
<input type="checkbox"/> Exterior wall opening area with respect to distance to assumed property lines (705.8)			
<input type="checkbox"/> Existing structures within 30' of the proposed building			
<input type="checkbox"/> Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)			
<input type="checkbox"/> Occupant loads for each area			
<input checked="" type="checkbox"/> Exit access travel distances (1016)			
<input checked="" type="checkbox"/> Common path of travel distances (1014.3 & 1023.8)			
<input checked="" type="checkbox"/> Dead end lengths (1018.4)			
<input checked="" type="checkbox"/> Clear exit widths for each exit door			
<input checked="" type="checkbox"/> Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)			
<input checked="" type="checkbox"/> Actual occupant load for each exit door			
<input type="checkbox"/> A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation			
<input checked="" type="checkbox"/> Location of doors with panic hardware (1008.1.10)			
<input checked="" type="checkbox"/> Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)			
<input checked="" type="checkbox"/> Location of doors with electromagnetic egress locks (1008.1.9.8)			
<input checked="" type="checkbox"/> Location of doors equipped with hold-open devices			
<input type="checkbox"/> Location of emergency escape windows (1029)			
<input type="checkbox"/> The square footage of each fire area (902)			
<input type="checkbox"/> The square footage of each smoke compartment (407.4)			
<input type="checkbox"/> Note any code exceptions or table notes that may have been utilized regarding the items above			

ACCESSIBLE DWELLING UNITS (SECTION 1107)							
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 PARKING (SECTION 1106)					
LOT OR PARKING AREA	REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED		
			REGULAR WITH 5' ACCESS AISLE	132" ACCESS AISLE	W ACCESS AISLE
		28	12		
TOTAL					15

STRUCTURAL DESIGN			
DESIGN LOADS:			
Importance Factors:			
Wind	(I _w)	1.25	
Snow	(I _s)	-	
Seismic	(I _e)	1.25	
Live Loads:			
Roof		20	psf
Mezzanine		-	psf
Floor		100	psf
Ground Snow Load:			
		10	psf
Wind Load:			
Basic Wind Speed	90	mph (ASCE-7)	
Exposure Category	B		
Wind Base Shears (for MWFRS)	V _x =	47.8k	V _y = 47.8k

- SEISMIC DESIGN CATEGORY:** ☐ A ☒ B ☐ C ☐ D
- Provide the following Seismic Design Parameters:
- Occupancy Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
- Spectral Response Acceleration S_s 0.287 %g S_1 0.284 %g
- Site Classification (Table 1613.5.2) ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F
- Data Source: ☒ Field Test ☐ Presumptive ☐ Historical Data
- Basic structural system (check one)
- ☐ Bearing Wall ☐ Dual w/Special Moment Frame
- ☒ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
- ☐ Moment Frame ☐ Inverted Pendulum
- Seismic base shear: $V_s = 95.3k$ $V_e = 95.3k$
- Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
- Architectural, Mechanical, Components anchored? ☒ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake <input checked="" type="checkbox"/> Wind <input type="checkbox"/>			
SOIL BEARING CAPACITIES:			
Field Test (provide copy of test report)	2500	psf	
Presumptive Bearing capacity	3000, 4000, & 5000	psf	
Pile size, type, and capacity	STRUCTURAL FILL & GEOTECHS		

SPECIAL INSPECTIONS REQUIRED: ☒ Yes ☐ No

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)							
SPACE	EXISTING	WATERCLOSETS		URINALS		SHOWERS/TUBS	
		MALE	FEMALE	MALE	FEMALE	REGULAR	ACCESSIBLE
	NEW REQUIRED	3	3		3		2

SPECIAL APPROVALS			
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, 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.			
Climate Zone:	<input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
Method of Compliance:			
<input type="checkbox"/> Prescriptive (Energy Code)			
<input type="checkbox"/> Performance (Energy Code)			
<input type="checkbox"/> Prescriptive (ASHRAE 90.1)			
<input checked="" type="checkbox"/> Performance (ASHRAE 90.1)			

THERMAL ENVELOPE	
Roof/ceiling Assembly (each assembly): METAL DECK CONCRETE, TAPERED INSULATION AND SINGLE PLY	
Description of assembly:	MEMBRANE
U-Value of total assembly:	30
R-Value of insulation:	38
Skylights in each assembly:	
U-Value of skylight:	29
total square footage of skylights in each assembly:	
Exterior Walls (each assembly)	
Description of assembly:	BRICK AND HARD COAT STUCCO
U-Value of total assembly:	19
R-Value of insulation:	
Openings (windows or doors with glazing):	29
U-Value of assembly:	24
Solar heat gain coefficient:	
projection factor:	
Door R-Values:	
Walls below grade (each assembly)	
Description of assembly:	CONCRETE
U-Value of total assembly:	
R-Value of insulation:	19
Floors over unconditioned space (each assembly)	
Description of assembly:	
U-Value of total assembly:	
R-Value of insulation:	
Horizontal-vertical requirement:	
slab heated:	

MECHANICAL SUMMARY			
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT			
Thermal Zone			
winter dry bulb:	18°F		
summer dry bulb:	94°F		
Interior design conditions			
winter dry bulb:	70°F		
summer dry bulb:	75°F		
relative humidity:	58%		
Building heating load:	1400 MSH		
Building cooling load:	112 TONS		
Mechanical Spacing Conditioning System			
Unitary	description of unit: CHWHV VAV AHU		
heating efficiency:	NA		
cooling efficiency:	NA		
size category of unit:	8923 TONS		
Boiler	Size category. If oversized, state reason: NA		
Chiller	Size category. If oversized, state reason: 120 TONS		
List equipment efficiencies:	10.0 EER		

ELECTRICAL SUMMARY			
ELECTRICAL SYSTEM AND EQUIPMENT			
Method of Compliance:			
Energy Code: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance			
ASHRAE 90.1: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance			
Lighting schedule (each fixture type)			
lamp type required in fixture			
number of lamps in fixture			
ballast type used in the fixture			
number of ballasts in fixture			
total wattage per fixture			
total interior wattage specified vs. allowed (whole building or space by space)			
total exterior wattage specified vs. allowed			
Additional Prescriptive Compliance			
<input type="checkbox"/> 506.2.1 More Efficient Mechanical Equipment			
<input type="checkbox"/> 506.2.2 Reduced Lighting Power Density			
<input type="checkbox"/> 506.2.3 Energy Recovery Ventilation Systems			
<input type="checkbox"/> 506.2.4 Higher Efficiency Service Water Heating			
<input type="checkbox"/> 506.2.5 On-Site Supply of Renewable Energy			
<input type="checkbox"/> 506.2.6 Automatic Daylighting Control Systems			

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Sheet Number	Sheet Name	Sheet Number	Sheet Name
00-General		05-Equip	
G000	Cover Sheet	Q101	Equipment First Floor Plan
G001	Sheet Index and Code Summary	Q102	Equipment Second Floor Plan
G002	General Notes	Q103	Pneumatic Tube Route Plans
G003	Partition Types	06-Structural	
G004	UL Listings	S001	Structural Notes
G005	UL Listings	S002	Foundation Plan
G006	UL Listings	S003	First Floor Framing Plan
G007	UL Listings	S004	Second Floor & Roof Framing Plan
G100	Area Plan Ground Floor		
G101	Area Plan First Floor	S005	Roof (Future Third Floor) Framing Plan
G102	Area Plan Second Floor		
GL100	Ground Floor Life Safety Plan	S006	Sections & Details
GL101	First Floor Life Safety Plan	S007	Sections & Details 2
GL102	Second Floor Life Safety Plan	S008	Foundation Plan 2
		07-Mechanical	
PH101	Phasing Plan	M001	Mechanical Notes & Legends
PH102	Phasing Plan	M002	Mechanical Schedules
PH103	Phasing Plan	M003	Mechanical Schedules
PH104	Phasing Plan	M004	Mechanical Details
		M005	Mechanical Details
01- Civil		M006	Mechanical Details
C-1	Note Sheet	M007	Mechanical Details
C-2	Survey Sheet	M008	Mechanical Details
C-3	Removal Sheet	M009	Mechanical Controls
C-4	Site Plan	M010	Mechanical Controls
C-5	Utilities	M011	Mechanical Controls
C-6	Grading Sheet		
C-7	Soil Erosion Control	M103	Mechanical Ground Floor Ducting Plan
C-8	Landscape Plan Sheet		
C-9	Detail Sheet	M104	Mechanical Ground Floor Piping Plan
C-10	Detail Sheet - 2		
C-11	Detail Sheet - 3	M201	Mechanical Ground Floor Pressurization Plan
01-Architectural	Demolition		
D100	Ground Floor - Demolition Plan	M202	Mechanical First Floor Ducting Plan
D101	First Floor - Demolition Plan	M203	Mechanical First Floor Air Distribution
D102	Second Floor - Demolition Plan	M204	Mechanical First Floor Piping Plan
01-Architectural	Site	M301	Mechanical Second Floor Piping Plan
AS101	Architectural Site Plan	M302	Mechanical Second Floor Ducting Plan
02-Architectural		M303	Mechanical Second Floor Air Distribution
A100	Ground Floor Plan	M304	Mechanical Second Floor Piping Plan
A101	First Floor Plan		
A102	Second Floor Plan	M305	Mechanical Second Floor Pressurization Plan
A103	Roof Plan		
A111	First Floor Dimension Plan		
A112	Second Floor Dimension Plan	M401	Mechanical Room Enlarged Plans
A113x	First Floor Exterior Dimension Plan	08-Plumbing	
A114x	Second Floor Exterior Dimension Plan	P001	Plumbing Notes & Legends
A120	Ground Floor Reflected Ceiling Plan	P002	Plumbing Schedules
A121	First Floor Reflected Ceiling Plan	P003	Plumbing Details
A122	Second Floor Reflected Ceiling Plan	P004	Sanitary Isometric Diagram
A200	Exterior Images	P101	Plumbing Ground Floor Plan
A201	Building Exterior Elevations	P201	Plumbing First Floor Waste & Vent Plan
A300	Building Sections	P202	Plumbing First Floor Domestic Water Piping Plan
A301	Not Used		
A302	Typical Wall Section	P301	Plumbing Second Floor Waste & Vent Plan
A303	Typical Wall Sections, Cont'd	P302	Plumbing Second Floor Domestic Water Piping Plan
A401	Enlarged Floor Plans - Building 2		
A402	Enlarged Floor Plans - Building 3	P401	Plumbing Roof Plan
A411	Stair Plans and Sections	09-Telecommunications	
A412	Public Elevator Plans, Sections, and Details	TC101	Ground Floor Telecomm Plan
A413	Staff Elevator Plans, Sections, and Details	TC201	First Floor Telecomm Plan
A431	Enlarged Toilet Room Plans	TC301	Second Floor Telecomm Plan
A451	Interior Elevations	10-Fire Protection	
A501	Exterior Details - Misc.	FS001	Fire Sprinkler Notes & Legend
A502	Exterior Details Exterior Details - Cont'd.	FS101	Ground Floor Fire Sprinkler Plan
A503	Roof Details Enlarged	FS201	First Floor Fire Sprinkler Plan
A504	Exterior Plan Details	FS301	Second Floor Fire Suppression Plan
A505	Enlarged Ceiling Plans and Details		
A521	Enlarged Interior Plan Details	11-Electrical	
A522	Typical Stair Details	E001	Electrical Notes & Legend
A523	Elevator Details	E002	Electrical Schedules & Details
A601	Door & Interior Window Schedule	E003	Electrical One Line Diagrams
A602	Exterior Window Schedule and Details	E004	Electrical Panel Schedules
A901	First Floor Axon Views	E005	Electrical Panel Schedules
A902	Second Floor Axon Views	E006	Electrical Panel Schedules
A903	Interior Perspectives	E007	Electrical Details
A904	Interior Perspectives	E008	Electrical Details
		E010	Electrical Site Plan
		E100	Ground Floor Lighting Plan
04-Interior			
		E110	Ground Floor Power Plan
IF001	Interior Finish Specifications & Abbreviations	E120	Ground Floor Equipment Power Plan
IF100	Ground Floor - Finish Plan	E130	Ground Floor Signal Plan
IF101	First Floor- Finish Plan	E200	First Floor Lighting Plan
IF102	Second Floor - Finish Plan	E210	First Floor Power Plan
		E220	First Floor Equipment Power Plan
		E230	First Floor Signal Plan
		E300	Second Floor Lighting Plan
		E310	Second Floor Power Plan
		E320	Second Floor Equipment Power Plan
		E330	Second Floor Signal Plan
		E400	Roof Electrical Plan