

APARTMENT BUILDINGS ENVELOPE THERMAL PERFORMANCE REQUIREMENTS					
PER ASHRAE 90.1 - 2007 TABLE 5.5-2 SLIDELL, ST. TAMMANY PARISH, LOUISIANA CLIMATE ZONE: 2A					
FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE & DEPTH
0.70	0.25	38	13	19	0

CLUBHOUSE, MAINTENANCE ENVELOPE THERMAL PERFORMANCE REQUIREMENTS						
PER ASHRAE 90.1 - 2007 TABLE 5.5-2 SLIDELL, ST. TAMMANY PARISH, LOUISIANA CLIMATE ZONE: 2A						
FENESTRATION U-FACTOR WOOD FRAME	FENESTRATION U-FACTOR STOREFRONT	ALL FRAME TYPES SHGC (PF<0.25)	GLAZED ENTRANCE DOOR U-FACTOR (SWING)	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	SLAB R-VALUE
0.70	0.70	0.25	1.10	38	13	NR

NR = NO REQUIREMENT

CODE DATA SUMMARY				
<b>SCOPE OF WORK:</b> NEW CONSTRUCTION FOR MULTI-FAMILY DEVELOPMENT: (14) 2-STORY APARTMENT BUILDINGS, PRIVATE GARAGE BUILDINGS, MAINTENANCE BUILDING, TRASH ENCLOSURE, MAIL KIOSK, CLUBHOUSE				
APARTMENT BUILDINGS WILL CONSIST OF TWO TYPES: TYPE B4 BUILDING - 20 GROUP R-2 DWELLING UNITS ON TWO FLOORS AND 8 GROUP U GROUND LEVEL PRIVATE GARAGE BAYS. TYPE G24 BUILDING - 24 GROUP R-2 DWELLING UNITS ON TWO FLOORS.				
ANCILLARY BUILDINGS: DETACHED GARAGES, TRASH ENCLOSURE, MAIL KIOSK, MAINTENANCE, CLUBHOUSE AND POOL.				
THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE ADOPTED CODES OF THE CITY OF SLIDELL, ST. TAMMANY PARISH, AND THE STATE OF LOUISIANA APPLICABLE CODES SECTION.				
ENERGY CODE ANALYSIS: NEW CONSTRUCTION FOR A MULTI-FAMILY APARTMENT BUILDING COMPLEX AND ACCESSORY STRUCTURES TO COMPLY WITH THE 2007 COMMERCIAL ENERGY CODE ASHRAE 90.1.				
REFER TO BUILDING PLANS FOR LOCATIONS OF 1-HOUR RATED TENANT AND OCCUPANCY SEPARATION WALLS. 1-HOUR RATED CONSTRUCTION ASSEMBLIES: SEPARATION BETWEEN GARAGE AND DWELLING UNITS: 1-HOUR; UL# U305, U341, L528 OPENING PROTECTION: 3/4 HOUR AT DOOR BETWEEN GARAGE AND UNIT SEPARATION BETWEEN DWELLING UNITS: 1-HOUR; UL# U341 AND L528 APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; UL# U356 SEE BUILDING ASSEMBLY NOTES FOR SPECIFIC UL DESIGN SYSTEMS REFERENCED.				
ALL FIRST AND SECOND FLOOR PARTITIONS FOR THE APARTMENT BUILDINGS EXTEND FROM THE FLOOR TO THE UNDERSIDE OF THE FLOOR AND/OR ROOF ASSEMBLY. CEILING HEIGHT TO TOP PLATE 9'-1 1/8".				
APARTMENT BUILDINGS - CONSTRUCTION TYPE VA CLUBHOUSE/GARAGES/MAINTENANCE/MAIL KIOSK - CONSTRUCTION TYPE VB				
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601):				
BUILDING ELEMENT	TYPE VA	PROVIDED	TYPE VB	PROVIDED
Structural Frame	1 hr	1 hr	0 hr	0 hr
Bearing Walls - Exterior	1 hr	1 hr	0 hr	0 hr
Bearing Walls - Interior	1 hr	1 hr		
Nonbearing Walls and Partitions - Exterior	See Below			
Non Bearing Walls and Partitions - Interior	0 hr	0 hr	0 hr	0 hr
Floor Constructions Including Beams and Joists	1 hr	1 hr	0 hr	0 hr
Roof Construction Including Beams and Joists	1 hr	1 hr	0 hr	0 hr
FIRE SEPARATION DISTANCE PER TABLE 602:				
SEPARATION DISTANCE OCCUPANCY= A, R, U	CONSTRUCTION TYPE VA	CONSTRUCTION TYPE VB		
X<5'	1 hr	1 hr		
5'<X<10'	1 hr	1 hr		
10'<X<30'	1 hr	0 hr		
X>30	0 hr	0 hr		
OCCUPANT LOADS:				
OCCUPANT LOAD (2012 IBC TABLE 1004.1.2)				
RESIDENTIAL APARTMENTS GARAGE		200 GSF/PERSON		
CLUBHOUSE		200 GSF/PERSON		
Assembly A-3 Concentrated		7 Net SF/Person		
Assembly A-3 Unconcentrated		15 Net SF/Person		
Business Area		100 GSF/Person		
Exercise Room		50 GSF/Person		
Accessory Storage		300 GSF/Person		
MEANS OF EGRESS:				
Apartment Buildings (Sprinklered):				
Egress width Section 1005				
0.3"/Person - Stairways				
0.2"/Person - Other egress components				
Maintenance Building/Private Detached Garages/Clubhouse:				
(Non-sprinklered)				
Egress width Section 1005				
0.3"/Person - Stairways				
0.2"/Person - Other egress components				
Dwelling Units:				
Stairway width (1009.4) 44" min.*				
*36" if serving 50 or less occupants				
Common Path of Travel (1014.3):				
Residential Group R2		125'		
Garage Group U		100'		
Assembly		75'		
Dead End Corridors (1018.4)				
*50' max where protected by an automatic sprinkler system		20' max*		
Vertical Shafts (IBC 708.4)		1 hr		
Exit Distance (1016.1):				
Groups R-2: Sprinklered (903.3.1.2)		250'		
Groups A: Non Sprinklered		200'		
Groups U: Non Sprinklered		300'		
Corridor Width (1018.2):				
44" min				
Exceptions:				
36" within Dwelling Unit or Occupancy less than 50				
24" for access utilization of MEP systems				

CLUBHOUSE BUILDING DATA	
OCCUPANCY TYPE:	ASSEMBLY A-3 (MIXED-USE NONSEPARATED - PER IBC SECTION 508.3)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	6,000 SF
PROPOSED FIRST FLOOR AREA	4,246 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	30'-4"
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

MAIL KIOSK BUILDING DATA	
OCCUPANCY TYPE:	LOW HAZARD STORAGE S-2
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	13,500 SF
PROPOSED FIRST FLOOR AREA	227 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	10'-7"
MAXIMUM # OF FLOORS	2
PROPOSED # OF FLOORS	1

DETACHED GARAGE BUILDING DATA	
OCCUPANCY TYPE:	U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
GARAGE TYPE 1 (6 BAY) PROPOSED FIRST FLOOR AREA	1,494 SF
GARAGE TYPE 2 (12 BAY) PROPOSED FIRST FLOOR AREA	2,966 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
GARAGE TYPE 1 HEIGHT	12'-6"
GARAGE TYPE 2 HEIGHT (GRADE TO ROOF MIDPOINT)	13'-6"
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

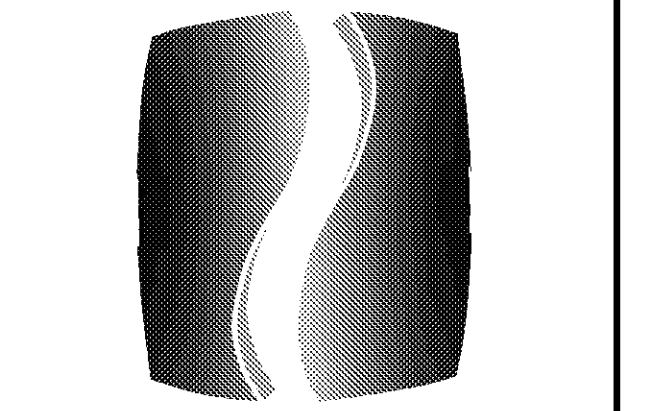
MAINTENANCE/CAR CARE/FHA GARAGE DATA	
OCCUPANCY TYPE:	U (MAINTENANCE, CARPORT)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
PROPOSED FIRST FLOOR AREA	
MAINTENANCE AREA	496 SF
FHA GARAGE BAY	298 SF
CAR PORT AREA	416 SF
TOTAL	1210 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	15'
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

TRASH ENCLOSURE DATA	
OCCUPANCY TYPE:	U (TRASH ENCLOSURE)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
Area:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
PROPOSED FIRST FLOOR AREA	800 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT	9'
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

BUILDING CODES	
APPLICABLE CODES:	
2012 INTERNATIONAL BUILDING CODE (IBC)	
2012 NFPA 101 LIFE AND SAFETY CODE	
2012 INTERNATIONAL MECHANICAL CODE (IMC)	
2013 LOUISIANA PLUMBING CODE (IPC)	
2012 INTERNATIONAL FUEL GAS CODE (IFGC)	
2011 NATIONAL ELECTRICAL CODE (NEC)	
2007 COMMERCIAL ENERGY CODE - ANSI/ASHRAE/IESNA 90.1	
2013 NFPA 13 - SPRINKLER SYSTEMS	
2013 NFPA 13R - SPRINKLER SYSTEMS	
2013 NFPA 14 - STANDPIPE, HOSE SYSTEMS	
2013 NFPA 72 - FIRE ALARM	
2000 FAIR HOUSING ACT DESIGN MANUAL	
2004 ADA-ABA (STANDARDS FOR ACCESSIBLE DESIGN 2010)	
ENGINEERING DATA: (SEE S0.1)	
FROST DEPTH:	4" MIN.
WIND SPEED:	140 MPH
SEISMIC DESIGN CATEGORY:	B
SITE CLASS:	D
WIND-BOURNE DEBRIS REGION	

BUILDING SITE TOTALS	
BUILDING TYPE	TOTAL #
BUILDING TYPE B20	10
BUILDING TYPE G24	4
CLUBHOUSE	1
MAINTENANCE/CAR CARE/FHA GARAGE	1
DETACHED GARAGE TYPE-1 (6 CAR)	1
DETACHED GARAGE TYPE-2 (12 CAR)	1
MAIL KIOSK	1
TOTAL NUMBER OF BUILDINGS	19
COMPACTOR/RECYCLING ENCLOSURE	1

APARTMENT BUILDING DATA	
BUILDING TYPES B20 AND G24	
OCCUPANCY TYPE:	R-2 RESIDENTIAL (APARTMENTS)
CONSTRUCTION TYPE:	VA
SPRINKLER TYPE:	SPRINKLERED PER NFPA 13R
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	12,000 SF
ALLOWABLE AREA WITH AREA INCREASE DUE TO FRONTAGE PER SECTION 506.2	18,000 SF
$I_f = [F / P - 0.25] W / 30$	
$I_f = [690/690 - 0.25] 20/30 = 0.5$	
$A_a = [A_t + [A_t \times I_f] + [A_t \times I_s]]$	
$A_a = [12,000 + [12,000 \times 0.5] + [12,000 \times 0]] = 18,000$	
PROPOSED FIRST FLOOR AREA	12,629 SF
PROPOSED SECOND FLOOR AREA	12,517 SF
TOTAL BUILDING AREA	25,146 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	50'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	26'
MAXIMUM # OF FLOORS (PER IBC TABLE 503)	3
PROPOSED # OF FLOORS	2



PHILLIPS

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CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT  
FREMAUX  
TOWN CENTER  
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES  
CONTINENTAL 294 FUND LLC  
W134 N8875 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051  
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PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE

CODE DATA

SHEET NUMBER

G1.00

NORTH TERRACES  
400 PERIMETER CENTER TERRACE  
SUITE 660  
ATLANTA, GEORGIA 30346