

FAYETTEVILLE, NORTH CAROLINA
PERMIT/BID SET - 01.28.2025

ARCHITECTURAL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
PROJECT COVER SHEET			
ARCHITECTURAL SITE PLAN			
NCHFA APPENDIX B DESIGN STANDARDS			
BUILDING 100 & 200 - LIFE SAFETY PLANS			
BUILDING 300 & CLUBHOUSE - LIFE SAFETY PLANS			
WINDOW, DOOR, & APPLIANCE SCHEDULES			
2016 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 100			
2016 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 200			
2016 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 300			
2016 NC ADMINISTRATIVE CODE AND POLICIES - CLUBHOUSE			
BUILDING 100 - FIRST AND SECOND FLOOR PLANS			
BUILDING 100 - THIRD FLOOR & ROOF VIEW PLANS			
BUILDING 200 - FIRST AND SECOND FLOOR PLANS			
BUILDING 200 - THIRD FLOOR & ROOF VIEW PLANS			
BUILDING 300 - FIRST AND SECOND FLOOR PLANS			
BUILDING 300 - THIRD FLOOR & ROOF VIEW PLANS			
CLUBHOUSE - FLOOR PLAN			
CLUBHOUSE - ROOF VIEW PLAN			
ENLARGED BREEZEWAY FLOOR PLANS			
ACCESSORY BUILDINGS & INTERIOR ROOM SIGNAGE			
UNIT TYPE "A1(a)dwrf" & "A1(a)" PLANS & INTERIOR ELEVATIONS			
UNIT TYPE "A1(a)" & "A1(b)" PLANS & INTERIOR ELEVATIONS			
UNIT TYPE "B1(a)dwrf" & "B1(a)" PLANS & INTERIOR ELEVATIONS			
UNIT TYPE "B1(a)" & "B1(b)" PLAN & INTERIOR ELEVATIONS			
UNIT TYPE "C1(a)dwrf" & "C1(a)" PLAN & INTERIOR ELEVATIONS			
UNIT TYPE "C1(a)" & "C1(b)" PLAN & INTERIOR ELEVATIONS			
BUILDINGS 100 & 200 - ELEVATIONS			
BUILDING 300 - ELEVATIONS			
CLUBHOUSE - ELEVATIONS			
EXTERIOR WALL SECTIONS			
INTERIOR WALL SECTIONS			
INTERIOR WALL SECTIONS			
ENLARGED EXTERIOR WALL SECTIONS			
ENLARGED INTERIOR WALL SECTION			
MISCELLANEOUS DETAILS			
SECTION PLAN DETAILS			
ENLARGED WINDOW & DOOR WATERPROOFING DETAILS			
MISCELLANEOUS DETAILS			
STAIR SECTION & DETAILS			
CLUBHOUSE SECTION DETAILS			
FIRE PROTECTION SYSTEM			
STRUCTURAL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
STRUCTURAL NOTES & SCHEDULE			
STRUCTURAL DETAILS			
BUILDING 100 - FOUNDATION FLOOR PLAN			
BUILDING 200 - FOUNDATION FLOOR PLAN			
CLUBHOUSE FOUNDATION FLOOR PLAN			
UNIT AND BREEZEWAY FRAMING PLANS			
BUILDINGS 100 & 200 ROOF FRAMING PLANS			

MECHANICAL		ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
M0.1	MECHANICAL NOTES, SCHEDULES & DIAGRAMS			
M1.1	BUILDING #100 - MECHANICAL PLANS			
M1.2	BUILDING #200 - MECHANICAL PLANS			
M1.3	BUILDING CLUBHOUSE - MECHANICAL FLOOR PLANS			
M2.1	UNIT MECHANICAL PLANS			
ELECTRICAL		ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
E0.1	ELECTRICAL NOTES, SCHEDULES & DIAGRAMS			
E0.2	ELECTRICAL RISER SCHEDULES			
E1.1	BUILDING #100 - FIRST & SECOND FLOOR ELECTRICAL PLANS			
E1.2	BUILDING #100 - THIRD FLOOR & ROOF ELECTRICAL PLANS			
E1.3	BUILDING #200 - FIRST & SECOND FLOOR ELECTRICAL PLANS			
E1.4	BUILDING #200 - THIRD FLOOR & ROOF ELECTRICAL PLANS			
E1.5	CLUBHOUSE - ELECTRICAL FLOOR PLANS			
E2.1	UNIT ELECTRICAL PLANS			
E2.2	UNIT ELECTRICAL PLANS			
E2.3	UNIT ELECTRICAL PLANS			
PLUMBING		ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
P0.1	PLUMBING NOTES, SCHEDULES & DIAGRAMS			
P0.2	RISER DIAGRAMS			
P1.1	BUILDING #100 - FIRST & SECOND FLOOR PLUMBING PLANS			
P1.2	BUILDING #200 - FIRST & SECOND FLOOR PLUMBING PLANS			
P1.3	CLUBHOUSE PLUMBING PLAN			
P2.1	UNIT PLUMBING PLANS			
P2.2	UNIT PLUMBING PLANS			

- FIRE PROTECTION SYSTEM SHOP DRAWINGS: BUILDING TO BE FULLY SPRINKLERED PER NFPA 13R. SEE SHEET FP.1 FOR SPRINKLER SYSTEM SPECIFICATIONS, DESIGN STANDARDS, FIRE FLOW DATA AND DETAILS.
- FIRE ALARM SYSTEM SHOP DRAWINGS: BUILDING TO HAVE FIRE ALARM SYSTEM AS PER NFPA 72 FIRE ALARM CODE. SUBMITTAL SHALL BE PREPARED BY A LICENSED OR CERTIFIED INSTALLER.
- POST-TENSIONED CONCRETE SLAB FOUNDATION SHOP DRAWINGS: BUILDING TO HAVE POST-TENSIONED SLAB CONCRETE FOUNDATION AS PER LOADS AND DIMENSIONS ON DIMENSIONAL CONTROL PLANS IN THIS SET AND SHALL BE PREPARED BY A STRUCTURAL ENGINEER THAT IS EXPERIENCED IN DESIGNING POST-TENSIONED SLABS.

BUILDING TO COMPLY WITH IFC SECTION 510.
 PROVIDE EQUIPMENT AS NECESSARY TO MEET CRITERIA. TESTING SHALL BE CONDUCTED AT 50% COMPLETION
 AND 80% COMPLETION TO ENSURE THAT CERTIFICATE OF OCCUPANCY IS NOT HELD. G.C. TO COORDINATE WITH
 LOCAL FIRE & EMERGENCY SERVICES.

OWNER

WEST CUMBERLAND ASSOCIATES LIMITED PARTNERSHIP
100 NORTH GREENE STREET
SUITE 600
GREENSBORO, NC 27401

T.B.D.	
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- 2018 NORTH CAROLINA BUILDING CODE
- 2018 NORTH CAROLINA MECHANICAL CODE
- 2018 NORTH CAROLINA PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE WITH NORTH CAROLINA AMENDMENTS
- 2018 NORTH CAROLINA FIRE PREVENTION CODE
- 2018 NORTH CAROLINA ENERGY CONSERVATION CODE
- ANSI 117.1 - 2009 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2010 ADA AMERICANS WITH DISABILITY ACT (SITE AREAS, TYPE "a" AND "as") UNITS AND AMENITIES ACCESS)
- UFAS
- LOCAL ZONING ORDINANCE

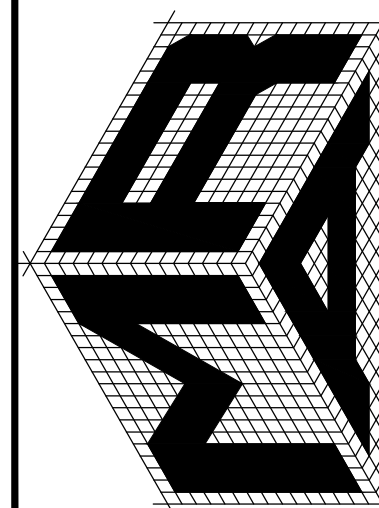
SITE & BUILDING DESCRIPTION:		PARKING INFORMATION:		
ZONED:	MRS	TOTAL STANDARD PARKING SPACES REQUIRED:	= 126	
OCCUPANCY GROUP:	TYPE "R-2"	TOTAL ACCESSIBLE PARKING SPACES REQUIRED:	<ul style="list-style-type: none"> • "TYPE A" UNITS REQUIRE 1 SPACE EACH HC UNIT = 8 • "TYPE B" UNITS REQUIRE 2% OF THE REMAINING PARKING SPACES 	
	TYPE "A3"			
	TYPE "B"			
	TYPE "S-2"			
OCCUPANCY NOTE:		• PUBLIC FACILITIES	= 2	
ACCESSORY GROUPS "A3", "B", & "S2" NOT REQUIRED TO BE SEPARATED DUE TO COMBINED SQUARE FOOTAGES BEING LESS THAN 10% OF THE TOTAL BUILDING SQUARE FOOTAGE.		3 HANDICAP SPACES MUST BE VAN ACCESSIBLE		
OCCUPANT LOAD:	RESIDENTIAL	TOTAL SPACES PROVIDED @ 1.75 SPACE / UNIT:	= 126	
	ASSEMBLY			
	BUSINESS			
	MAINTENANCE			
	STORAGE			
	TOTAL			
CONSTRUCTION TYPE:	"VA" FOR 3-STORY FAMILY BUILDING	UNIT DESCRIPTION:		
	"VB" FOR 1-STORY CLUBHOUSE			
	"VB" FOR 1-STORY PICNIC PAVILION			
SPRINKLERS:	SPRINKLERS PER N.F.P.A. 13R	A UNITS (1-BEDROOM/1BATHROOM): = 12 B UNITS (2-BEDROOMS/2 BATHROOMS): = 36 C UNITS (3-BEDROOMS/2 BATHROOMS): = 24 TOTAL UNITS = 72		
BUILDINGS:	(3) 3-STORY BUILDING: (1) 1-STORY CLUBHOUSE	5% OF TOTAL UNITS ARE ACCESSIBLE, ANSI TYPE "a" UNITS WITH TUB REQUIRED: = 3.6 PROVIDED: = 4 (LABELED AS UNIT TYPE "a") ON THE DRAWINGS		
BUILDING HEIGHT:	40'-0" AT (3) 3-STORY BUILDING 18'-11" AT (1) 1-STORY CLUBHOUSE	ADDITIONAL 5% OF TOTAL UNITS ARE ACCESSIBLE, ANSI TYPE "a" WITH ROLL-IN SHOWER REQUIRED: = 3.6 PROVIDED: = 4 (LABELED AS UNIT TYPE "(asav)" ON THE DRAWINGS)		
BUILDING 100 & 200 FLOOR AREA:				
	FIRST FLOOR: =	9,641 SQ. FT.		
	SECOND FLOOR: =	9,356 SQ. FT.		
	THIRD FLOOR: =	9,356 SQ. FT.		
TOTAL BUILDING AREA: =		28,353 SQ. FT.		
BUILDING 200 FLOOR AREA:				
	FIRST FLOOR: =	10,552 SQ. FT.		
	SECOND FLOOR: =	10,267 SQ. FT.		
	THIRD FLOOR: =	10,267 SQ. FT.		
TOTAL BUILDING AREA: =		31,086 SQ. FT.		
BUILDING - CLUBHOUSE				
	BUILDING AREA: =	1,910 SQ. FT.		

WEST CUMBERLAND 2 PROJECT MATRIX									
BUILDING SQUARE FOOTAGE									
BUILDING FLOOR/LEVEL				FLOOR ACCESSORY SPACE GROSS AREA	NET BUILDING AREA A	GROSS BUILDING AREA			
BUILDING 100 & 200									
First Floor									
Residential Unit Square Footage				8,202		8,916	9,641		
Building Circulation Space Square Footage				1,439					
Building Patio Square Footages				0					
Second Floor									
Residential Unit Square Footage				8,202		8,916	9,356		
Building Circulation Space Square Footage				1,154					
Building Patio / Balcony Square Footages				0					
Third Floor									
Residential Unit Square Footage				8,202		8,916	9,356		
Building Circulation Space Square Footage				1,154					
Building Patio / Balcony Square Footages				0					
SUB-TOTAL BUILDING 100 & 200 GROSS AREA (EXCLUDES PATIOS/BALCONIES):				28,353					
BUILDING 100 & 200 NET TOTAL AREA:						26,748			
BUILDING 100 & 200 GROSS TOTAL AREA:								28,353	
BUILDING 300									
First Floor									
Residential Unit Square Footage				9,112		9,667	10,552		
Building Circulation Space Square Footage				1,440					
Building Patio Square Footages				0					
Second Floor									
Residential Unit Square Footage				9,112		9,667	10,267		
Building Circulation Space Square Footage				1,155					
Building Patio / Balcony Square Footages				0					
Third Floor									
Residential Unit Square Footage				9,112		9,667	10,267		
Building Circulation Space Square Footage				1,155					
Building Patio / Balcony Square Footages				0					
SUB-TOTAL BUILDING 300 GROSS AREA (EXCLUDES PATIOS/BALCONIES):				31,086					
BUILDING 300 NET TOTAL AREA:						29,001			
BUILDING 300 GROSS TOTAL AREA:								31,086	
CLUBHOUSE									
				Square Footage	1,691				
				Building Patio Square Footages	611		2,775		2,302
UNIT FLOOR FOOTAGE- BUILDING									
UNIT	TYPE	BUILDING 100	BUILDING 200	BUILDING 300	TOTAL BUILDING UNITS	UNIT NET AREA	UNIT GROSS AREA	TOTAL BUILDING UNIT NET AREA	TOTAL BUILDING UNIT GROSS AREA
A1(b)	1 Bedroom 1 Bathroom ANSI Type "B" Adaptable	0	2	0	2	725	775	1,450	1,550
A1(s)	1 Bedroom 1 Bathroom ANSI Type "B" Adaptable	4	4	0	8	725	775	5,800	6,200
A1(a)	1 Bedroom 1 Bathroom ANSI Type "A" Accessible	1	0	0	1	725	775	725	775
A1(a)/w)	1 Bedroom 1 Bathroom ANSI Type "A" w/ Shower	1	0	0	1	725	775	725	775
B1(b)	2 Bedroom 2 Bathroom ANSI Type "B" Adaptable	4	2	2	8	978	1,048	7,824	8,384
B1(s)	2 Bedroom 2 Bathroom ANSI Type "B" Adaptable	8	8	8	24	978	1,048	23,472	25,152
B1(a)	2 Bedroom 2 Bathroom ANSI Type "A" Accessible	0	1	1	2	978	1,048	1,956	2,096
B1(a)/w)	2 Bedroom 2 Bathroom ANSI Type "A" w/ Shower	0	1	1	2	978	1,048	1,956	2,096
C1(b)	3 Bedroom 3 Bathroom ANSI Type "B" Adaptable	0	2	4	6	1,150	1,230	6,900	7,380
C1(s)	3 Bedroom 3 Bathroom ANSI Type "B" Adaptable	4	4	8	16	1,150	1,230	18,400	19,580
C1(a)	3 Bedroom 3 Bathroom ANSI Type "A" Accessible	1	0	0	1	1,150	1,230	1,150	1,230
C2(a)/s)	3 Bedroom 3 Bathroom ANSI Type "A" w/ Shower	1	0	0	1	1,150	1,230	1,150	1,230
TOTALS:		24	24	24	72			71,508	76,548

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRI

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

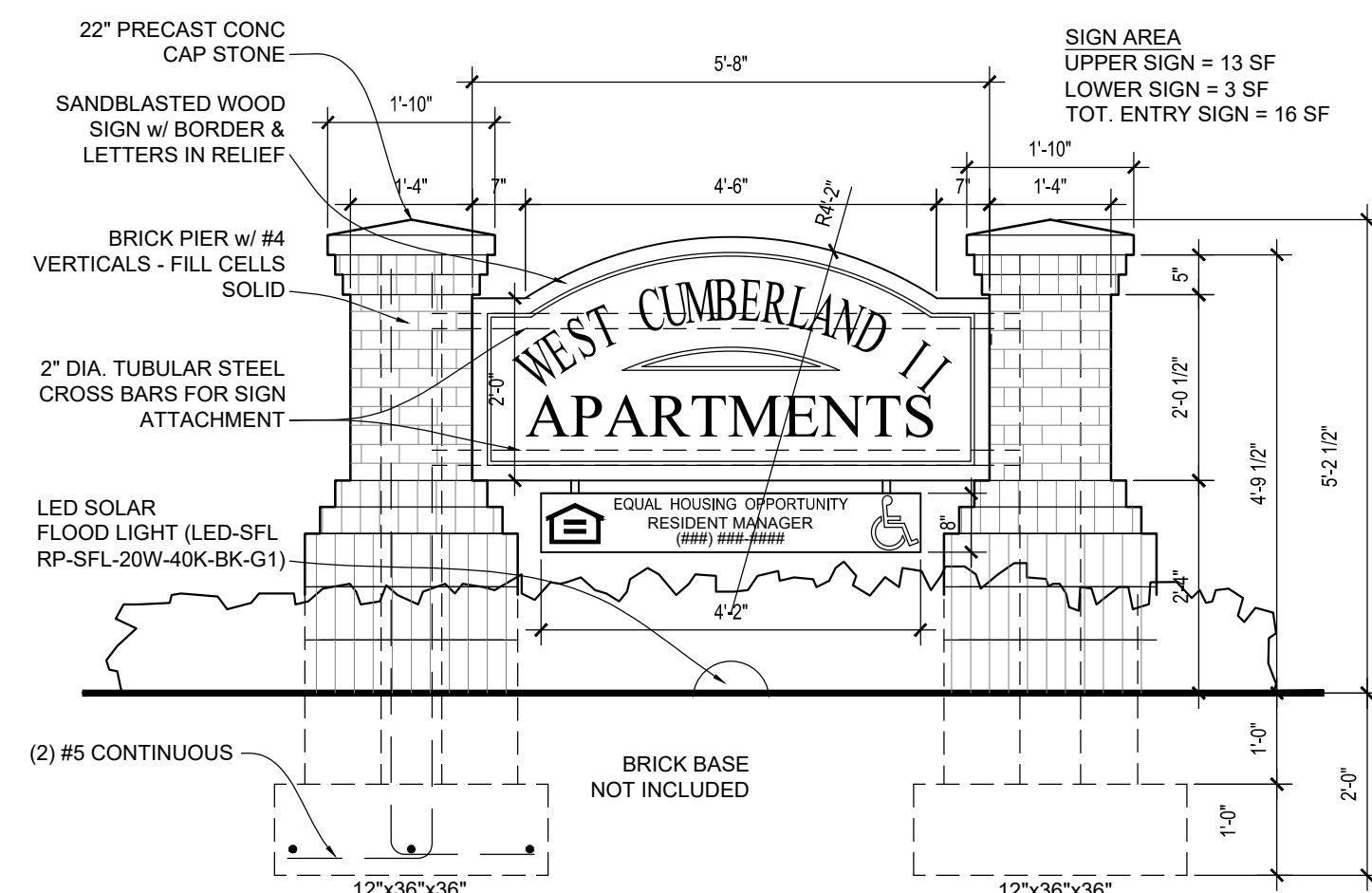
MARTIN RILEY
100 CRESCENT CENTRE PARK
WEST CUMBERLAND 2
FAYETTEVILLE, NC



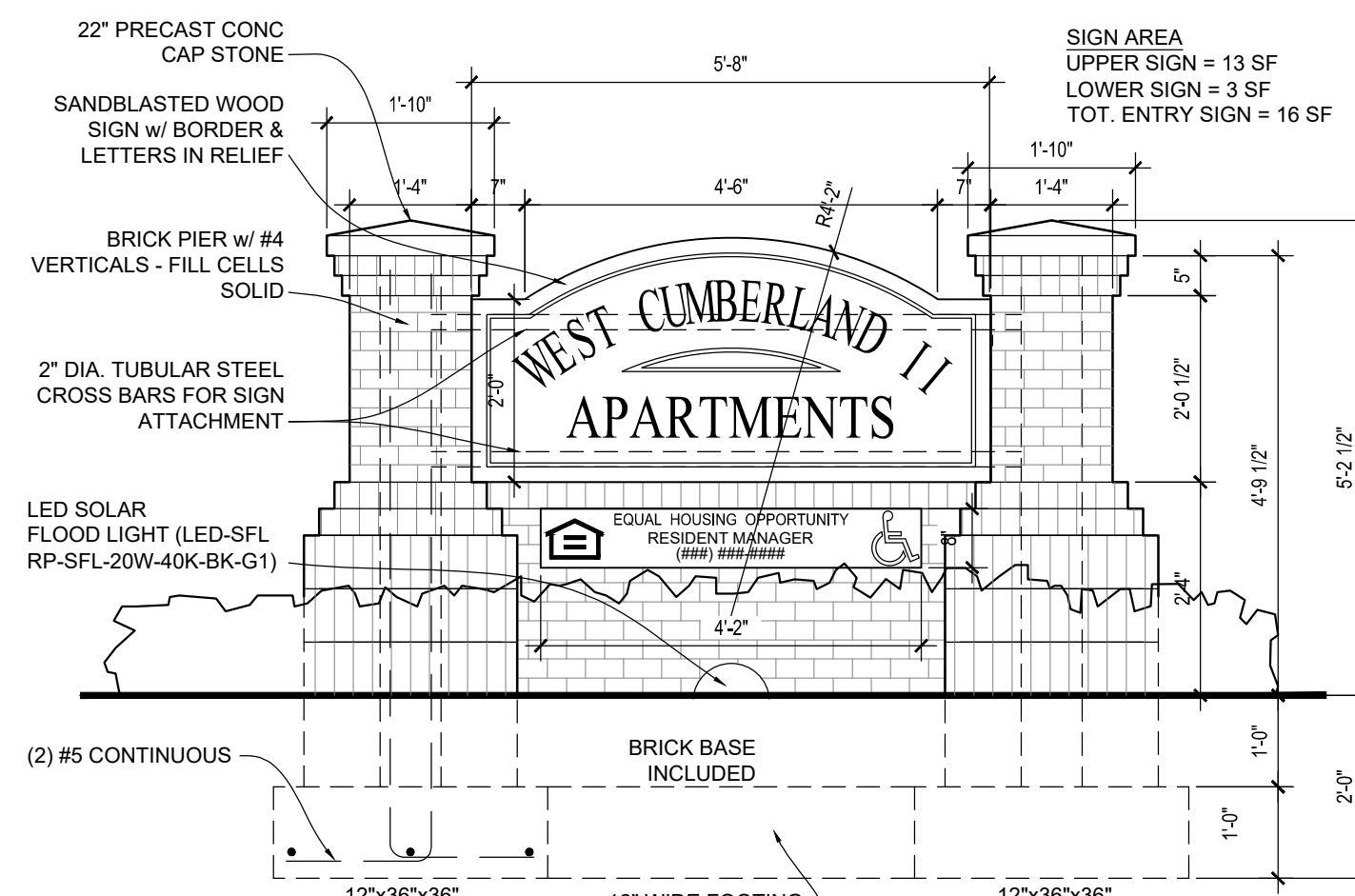
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PROJECT COVER SHEET

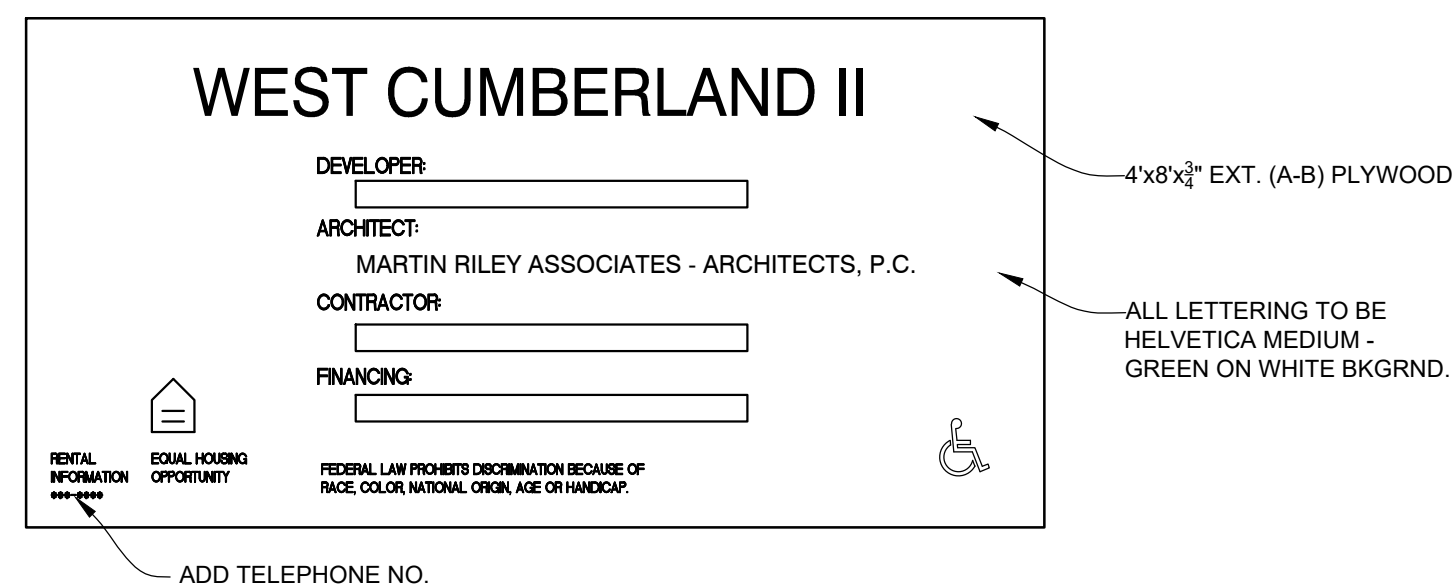
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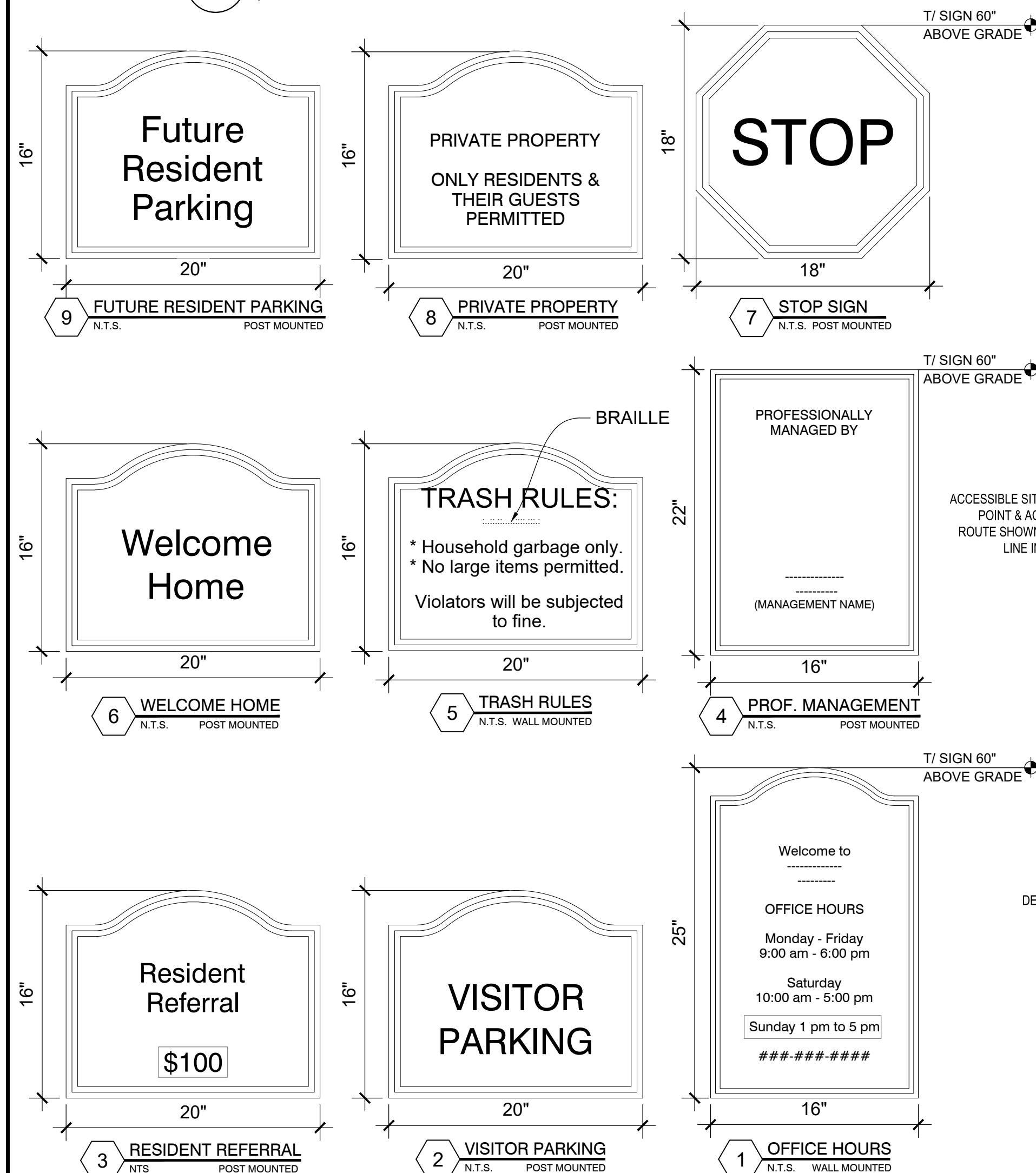
5 **OPTION #2 ENTRY SIGN**
1/2" = 1'-0" G.C. TO CONFIRM w/OWNER



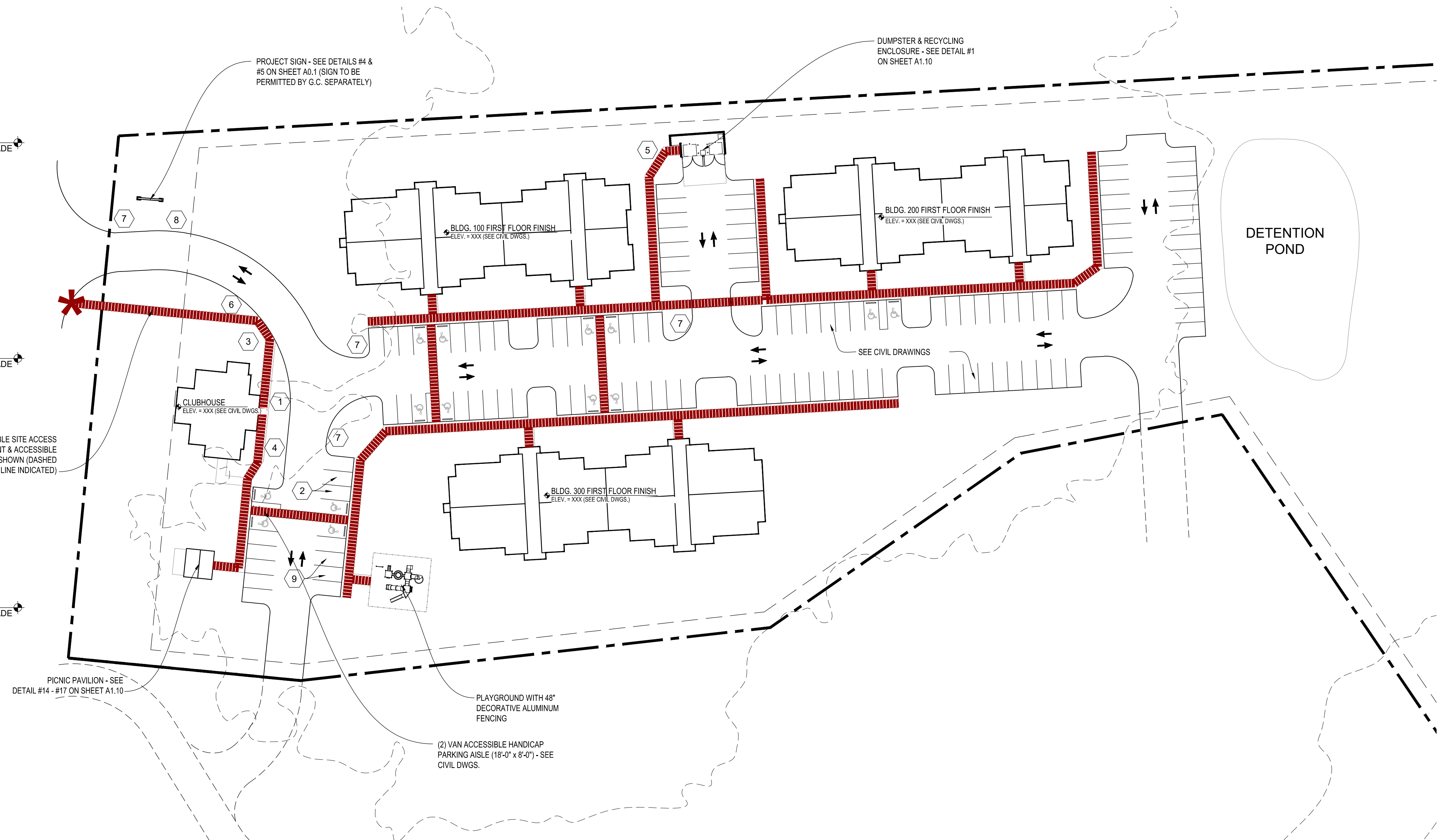
4 **OPTION #1 ENTRY SIGN**
1/2" = 1'-0" G.C. TO CONFIRM w/ OWNER



3 PROJECT CONSTRUCTION SIGN (TEMPORARY)
1/2" - 1'-0"



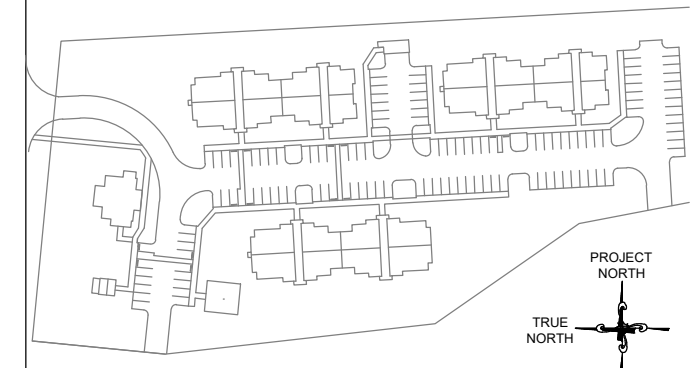
2 PROJECT - EXTERIOR AND SITE SIGNAGE
W.T.S.



1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
1" = 40'-0"

BUILDING KEY PLAN:

NOT TO SCALE:



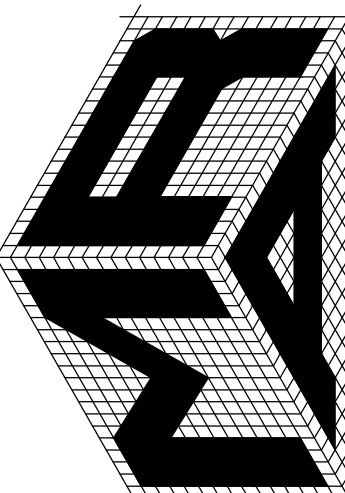
SITE GENERAL NOTES:

- * A01 PROVIDED FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR FINAL SITE PLANS AND LAYOUTS.
- * SEE PHOTOGRAPHIC PLAN BY ELECTRICAL ENGINEER FOR SITE LIGHTING LAYOUTS.
- * ALL ACCESSIBLE ROUTES SHALL HAVE MAX. RUNNING SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%.
- * MINIMUM WIDTH OF SIDEWALK ADJACENT TO PARKING 6'-6" W/ 6" C/URB UNLESS PARKING STOPS ARE INSTALLED THEN SIDEWALK CAN BE REDUCED TO 5'0". ALL OTHER NEW SITE SIDEWALKS MUST BE MINIMUM 4'-0" U.N.O.
- * ALL AREAS AROUND BUILDING ARE TO BE GRADED WITH A MINIMUM 1% SLOPE AWAY FROM BUILDING. SEE PLAN FOR A MINIMUM OF 10'.
- * ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING, EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS. AVOID RUNNING DOWNSPOUT LEADERS AT OR CLOSE TO CURB OR TO UNDERGROUND UNO. UNO SIDEWALK DOWNSPOUTS UNDER COMPRESSOR PADS IF NOT POSSIBLE MOVE DOWNSPOUTS ACCORDINGLY.

SITE LIGHTING NOTES:

- LIGHT POLES SHALL BE DIRECTED AND PROVIDED CUT-OFF AS INDICATED TO AVOID ENCRoACHMENT ON ADJACENT PROPERTY, BUT oVERLAP TO ASSURE INDICATED POLE CANDLES.
- LOCATIONS SHOWN ARE APPROXIMATE. ADJUST AT SITE TO AVOID OTHER UTILITY OR STRUCTURE CONFLICTS.
- CIRCUITING SHALL BE DIRECT BURIAL AND SERVED FROM HOUSE PANEL OR METER ENCLOSURE AS INDICATED.
- ALL FIXTURES SHALL HAVE PHOTOCELL CONTROL.
- INSTALLATION SHALL COMPLY WITH LOCAL JURISDICTIONAL DIRECTIVES.
- CIRCUIT BELOW PARKING OR TRAFFIC SURFACE SHALL BE 24" MINIMUM DEPTH BELOW SURFACE TREATMENT REQUIREMENTS IN OTHER DIVISIONS OF THE WORK.
- POLES SHALL BE BLACK ROUND FIBERGLASS DIRECT BURIAL.

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084



A0.1

PERMIT / BID SET

ARCHITECTURAL SITE PLAN

SHEET REVISION LOG

PROJECT NUMBER

2024-012

DRAWN BY

MRL

PROJECT PROMISES (FROM APPENDIX B OF THE NORTH CAROLINA 2024 QAP)				STANDARD	LOCATION	CHECK	STANDARD	LOCATION	CHECK	STANDARD	LOCATION	CHECK			
VILLAGES AT BROADVIEW - BURLINGTON, NC				E. BATHROOMS			6.			IV. ENERGY STAR CERTIFICATION					
II. BUILDING AND UNIT DESIGN PROVISIONS	STANDARD	LOCATION	CHECK	1.	A2.1 - A2.6		IN NEW CONSTRUCTION AND ADAPTIVE RE-USE PROJECTS, ALL WATER HEATER TANKS MUST BE PLACED IN AN OVERFLOW PAN PIPED TO THE EXTERIOR OF THE BUILDING, REGARDLESS OF LOCATION AND FLOOR LEVEL UNLESS A PRIMED P-TRAP IS INSTALLED.								
				2.	A2.1 - A2.6		ALL WATER HEATER TEMPERATURE AND RELIEF VALVES MUST BE PIPED TO THE EXTERIOR.								
A. EXTERIOR DESIGN AND MATERIALS				3.	A2.1 - A2.6		WATER HEATERS MUST BE PLACED IN CLOSETS TO ALLOW FOR THEIR REMOVAL AND INSPECTION BY OR THROUGH THE CLOSET DOOR. WATER HEATERS MAY NOT BE INSTALLED OVER THE CLOTHES WASHER OR DRYER SPACE.								
				4.	E2.1 - E2.3		WATER HEATERS REQUIRED TO BE ELEVATED ABOVE THE FINISHED FLOOR MUST HAVE A WATER HEATER STAND OR WOOD PLATFORM DESIGNED FOR THAT INSTALLATION AND PROFESSIONALLY FINISHED/PAINTED.								
1.	DIFFERENT ROOF PLANES BREAK UP THE ROOF LINES	A3.1 - A3.3		5.	E2.1 - E2.3		WATER HEATERS MAY NOT BE INSTALLED IN EXTERIOR STORAGE CLOSETS OR IN UNCONDITIONED SPACES.								
	WIDE DOOR AND WINDOW TRIM PROVIDED.	A3.1 - A3.3 & A4.1		6.	M2.1		A FROST-PROOF EXTERIOR FAUCET IS LOCATED ON AN EXTERIOR WALL OF THE COMMUNITY/OFFICE SPACE.								
	WHERE HORIZONTAL BANDING IS USED BETWEEN FLOOR LEVELS, SEPARATE COLOR TONES ARE USED FOR UPPER AND LOWER LEVELS.	A3.1 - A3.3		7.	A2.1 - A2.6		ALL TUBSHOWER KNOBS ARE SINGLE LEVER HANDED AND OFFSET TOWARDS THE FRONT OF THE TUBSHOWER.								
2.	EXTERIOR FINISHES ARE LOW OR NO MAINTENANCE MATERIALS - EITHER BRICK, FIBER CEMENT, OR HIGH QUALITY VINYL SIDING.	A3.1 - A3.3 & A4.1		8.	A2.1 - A2.6		LEVER FAUCET CONTROLS FOR ALL KITCHEN AND BATHROOM SINKS.								
	VINYL SHALL BE .04" THICKNESS OR GREATER, WITH LIMITED LIFETIME WARRANTY.	N/A		9.	A0.1 & P0.1		ALL BATHROOM FAUCETS, SHOWER HEADS, AND TOILETS ARE EPA "WATERSENSE" RATED.								
	WHERE BAND BOARDS ARE ATTACHED TO AND ARE PART OF THE VINYL SIDING APPLICATION, Z-FLASHING IS INSTALLED BEHIND, ON TOP OF, AND BELOW BANDS.	N/A		10.	P1.1 - P1.3		DOMESTIC WATER LINES ARE NOT LOCATED IN UNCONDITIONED SPACES.								
3.	EXTERIOR TRIM IS CONSTRUCTED OF LOW OR NO MAINTENANCE MATERIALS.	A3.1 - A3.3 & A4.1		11.	A2.1, A2.3 & A2.6		IN ALL "TYPE A" AND "TYPE B" UNITS, TUBS AND SHOWERS MUST HAVE WOOD BLOCKING INSTALLED ON THE BATHING FIXTURE.								
4.	SEAMLESS GUTTERS AND ALUMINUM DRIP EDGE PROVIDED ON ALL GABLE RAKES AND FASCIA. DRIP EDGE MUST EXTEND 2 INCHES MINIMUM UNDER THE SHINGLES.	A4.1		12.	A2.1, A2.3 & A2.6		IN ALL "TYPE A" ACCESSIBLE UNITS, THE TOILETS, TUBS AND SHOWERS ALL HAVE GRAB BARS INSTALLED, PER MOUNTING HEIGHTS AND LOCATIONS INDICATED IN ANSI A117.1. GRAB BAR INSTALLED BEHIND THE TOILET IS 36" IN LENGTH MINIMUM.								
	DOWNSPOUTS ARE INSTALLED TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL.	CIVIL		13.	E2.1 - E2.3		ALL PLUMBING PIPES MUST BE INSTALLED INSIDE WALL CAVITIES. CONNECTIONS TO WATER AND SEWER LINES MAY NOT BE MADE THROUGH FLOORS OR CABINET BOTTOMS.								
5.	MINIMUM 12" BRICK VENEER EXPOSED ABOVE FINISH GRADE AND LANDSCAPING AT ALL BUILDING FOUNDATIONS.	A3.1 - A3.3		14.	P0.1		UNIT WATER SHUT-OFF VALVES MUST BE LOCATED 16" TO 48" ABOVE FLOOR AND IN A REACHABLE LOCATION TO THE RESIDENT AND BE CLEARLY MARKED WITH SIGNAGE.								
6.	BREEZEWAYS AND STAIRWELL CEILINGS CONSTRUCTED OF EXTERIOR RATED MATERIALS.	A1.6		15.	P2.1 - P2.2		ALL WALL-HUNG SINKS MUST HAVE SOLID BLOCKING BEHIND FIXTURE AND BE MOUNTED TO PLYWOOD RATHER THAN SHEETROCK. NO WALL HUNG SINKS IN RESIDENTIAL UNITS.								
7.	PATH OF TRAVEL THROUGH BUILDING BREEZEWAYS MUST BE A MINIMUM OF 48 INCHES.	N/A		16.	N/A		STEP-IN SHOWERS (36"x60") MAY BE INSTALLED IN RESIDENTIAL UNITS. FOR 1 BEDROOM AND 2 BEDROOM UNITS WITH ONLY ONE BATHROOM, BOTH OF THE BATHING FIXTURES MAY BE STEP-IN SHOWERS. FOR UNITS WITH TWO FULL BATHROOMS, ONE BATHING FIXTURE MAY BE A STEP-IN SHOWER WHILE THE OTHER MUST HAVE A TUBSHOWER FIXTURE. BOTH BATHROOMS CANNOT HAVE A STEP-IN SHOWER. THE ABOVE DOES NOT APPLY TO "TYPE A" UNITS.								
8.	BUILDINGS AND UNITS IDENTIFIED WITH CLEARLY VISIBLE SIGNAGE AND NUMBERS THAT ARE WELL LIT FROM DUSK TILL DAWN.	A0.1, & E1.1 - E1.3		B. ELECTRICAL PROVISIONS											
9.	AN ACCESSIBLE AUTOMATIC DOOR OPENER IS INSTALLED ON THE PRIMARY ENTRANCE INTO AND OUT OF SENIOR CONGREGATE BUILDINGS.	A0.6 & A1.5		1.	A2.1 - A2.6		AN OVERHEAD LIGHT, CEILING FAN, TELEPHONE JACK, AND CABLE CONNECTION IS PROVIDED IN EVERY BEDROOM AND LIVING ROOM. CEILING FANS WITH LIGHT KIT HAVE FAN AND LIGHT SEPARATELY SWITCHED.								
10.	BREEZEWAY STAIRS AND BUILDING STAIRWELLS MUST HAVE A MINIMUM CLEAR WIDTH OF 40" BETWEEN HANDRAILS AND BE COVERED.	A1.6		2.	A2.1 - A2.6		WALK-IN CLOSETS (DEEPER THAN 36") HAVE SWITCHED, OVERHEAD LIGHTS.								
	HANDRAIL DIAMETER MUST BE 1½ TO 1½ INCHES.	A4.10		3.	A2.1 - A2.6		SWITCHES AND THERMOSTATS LOCATED NO MORE THAN 48 INCHES ABOVE FINISHED FLOOR HEIGHT.								
11.	EXTERIOR RAILINGS MADE OF VINYL, ALUMINUM, OR STEEL.	N/A		4.	SPEC 10520-2.01		RECEPTACLES, TELEPHONE JACKS AND CABLE JACKS LOCATED NO LESS THAN 16" ABOVE FINISHED FLOOR.								
12.	SHINGLES ARE DIMENSIONAL, ANTI-FUNGAL WITH MINIMUM 30 YEAR WARRANTY. OTHER TYPES OF ROOF COVERINGS OR INSTALLATIONS ALSO HAVE MINIMUM 30 YEAR WARRANTY.	A3.1 - A3.3		5.	A2.1 - A2.7		SWITCHED EXTERIOR LIGHTING IS REQUIRED AT EACH UNIT ENTRY DOOR FOR RESIDENT USE ON BUILDINGS WITH PORCHES AND BREEZEWAYS.								
13.	COVERED DROP-OFFS HAVE A MINIMUM 13 FOOT VEHICLE HEADROOM CLEARANCE.	A3.1 - A3.3 & A4.6		6.	A0.6		EXTERIOR LIGHTING IS PROVIDED AT ALL BUILDINGS. THIS LIGHTING IS WIRED TO BUILDING "HOUSE" PANEL AND ACTIVATED BY PHOTO CELL MOUNTED ON EAST OR NORTH SIDE OF BUILDING.								
14.	IN VINYL SIDING APPLICATIONS, ALL EXTERIOR PENETRATIONS ARE INSTALLED IN PLASTIC J-BOXES.	N/A		7.	A2.1 - A2.6		ALL EXTERIOR STAIRS HAVE LIGHT FIXTURES WIRED TO BUILDING "HOUSE" PANEL, ACTIVATED BY PHOTO CELL MOUNTED ON EAST OR NORTH SIDE OF BUILDING.								
15.	WEEP HOLES MUST BE BELOW FINISHED SLAB ELEVATION AND NOT COVERED WITH SOO, MULCH, FINISHED GRADE OR LANDSCAPING.	A4.1 - A4.8		8.	A0.6		PROJECTS WITH GAS HEATING AND/OR APPLIANCES MUST PROVIDE A HARD-WIRED CARBON MONOXIDE DETECTOR WITH A BATTERY BACK-UP IN EACH RESIDENTIAL UNIT.								
16.	ALL PROPERTY ENTRANCES MUST HAVE A MONUMENT SIGN WITH BRICK OR STONE COLUMNS AND LIGHTING.	A0.1		9.	A2.1 - A2.6		RESIDENTIAL AND NON-RESIDENTIAL SPACES HAVE SEPARATE ELECTRICAL SYSTEMS.								
17.	ALL HVAC CONDENSATE DRAIN LINES MAY NOT DRAIN ON BRICK VENEERS OR SIDING MATERIALS.	M.01		10.	A2.1 - A2.6		INITIALLY INSTALLED BULBS IN RESIDENTIAL UNITS AND COMMON AREAS ARE COMPACT FLORESCENT, LED, OR PIN-BASED IN 80% OF ALL FIXTURES.								
18.	EXTERIOR HALLWAYS, CORRIDORS OR BREEZEWAYS AND INTERIOR HALLWAYS AND CORRIDORS MAY NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.	N/A		11.	A2.1 - A2.6		ALL TELEPHONE LINES ARE TONED AND TAGGED PROPERLY TO EACH UNIT.								
19.	FOUR-STORE RESIDENTIAL BUILDINGS MUST HAVE AN ELEVATOR WHERE PARKING IS ONLY PROVIDED ON THE 1ST FLOOR.	N/A		12.	A2.1 - A2.6		ALL EXTERIOR STORAGE CLOSETS MUST HAVE A SWITCHED OVERHEAD LIGHT.								
B. DOORS AND WINDOWS				13.	A2.1, A2.3 & A2.6		ALL CALL FOR AID DEVICES MUST BE INSTALLED BESIDE OR BELOW CEILING LIGHT SWITCHES IN BEDROOMS AND BATHROOMS.								
				14.	A2.1, A2.3 & A2.6		EACH BUILDING HAS A CABLE TERMINATION AND DEMARCATION BOX FOR CABLE VENDOR CONNECTION.								
1.	UNIT ENTRIES WITHIN A BREEZEWAY OR COVERED BY A ROOF 3/5'S WITH CORRESPONDING PORCH OR CONCRETE PAD.	A1.1 - A1.3		C. HEATING, VENTILATING AND AIR CONDITIONING PROVISIONS											
2.	HIGH DURABILITY, INSULATED STEEL OR FIBERGLASS DOORS PROVIDED AT ALL EXTERIOR LOCATIONS.	A0.6		1.	A2.1 - A2.6		RESIDENTIAL AND NON-RESIDENTIAL SPACES HAVE SEPARATE HEATING AND AIR CONDITIONING SYSTEMS.								
	SINGLE LEVER DEADLOCKS AND EYE VIEWERS ON ALL RESIDENTIAL UNIT ENTRY DOORS.	A0.6		2.	A2.1 - A2.6		THRU-WALL HVAC UNITS ONLY OCCUR IN STUDIO, EFFICIENCY, AND SRO UNITS; AND IN LAUNDRY ROOMS AND MANAGEMENT OFFICES.								
3.	EXTERIOR DOORS FOR FULLY ACCESSIBLE (TYPE A) UNITS PROVIDED WITH SPRING HINGES.	A0.6		3.	E2.1 - E2.3		HVAC INTERIOR AIR HANDLERS MUST BE ENCLOSED FROM RETURN AIR GRILLE TO BLOWER MOTOR/FILTER.								
4.	INSULATED, DOUBLE PANE, VINYL WINDOWS MEETING CURRENT NORTH CAROLINA MODEL ENERGY CODE ARE REQUIRED FOR NEW CONSTRUCTION AND REHABILITATION PROJECTS (IF REPLACING WINDOWS).	A0.6		4.	A2.1 - A2.6		THE USE OF DUCT BOARD IS PROHIBITED. GALVANIZED METAL USED FOR FLEXUMS AND MIXING BOXES.								
	WINDOW U-VALUE SHALL BE 0.32 OR LESS.	A0.6		5.	E2.1 - E2.3		CONNECTIONS IN DUCT SYSTEM SEALED WITH MASTIC AND FIBERGLASS MESH.								
	WINDOW SHGC SHALL BE 0.40 OR LESS.	A0.6		6.	SPEC 16000-2.12		ALL OPENINGS IN DUCT WORK AT REGISTERS AND GRILLES MUST BE COVERED AFTER INSTALLATION TO KEEP OUT DEBRIS DURING CONSTRUCTION.								
5.	NO WINDOWS LOCATED OVER TUB OR SHOWER UNITS.	A2.1 - A2.6		7.	A2.1 - A2.6		FRESH AIR RETURNS LOCATED A MINIMUM OF 12" ABOVE THE FLOOR.								
6.	A CONTINUOUS BEAD OF SILICONE CAULK IS INSTALLED BEHIND ALL NAIL FINS BEFORE INSTALLING NEW VINYL WINDOWS PER MANUFACTURER'S SPECIFICATIONS.	A4.10		8.	A2.1 - A2.6		ELECTRIC MECHANICAL CONDENSATE PUMPS NOT USED.								
C. UNIT DESIGN AND MATERIALS				9.	A2.1 - A2.6		SUPPLY DUCTS IN UNCONDITIONED ATTICS INSULATED WITH AN R-4 OR GREATER VALUE.								
1.	1 BEDROOM UNITS HAVE 680 SQ. FT. (OR GREATER) HEATED AREA AS MEASURED AT INTERIOR WALL FACES, AND 2 BEDROOM UNITS HAVE 900 SQ. FT. 3 BEDROOM UNITS HAVE 1100 SQ. FT. (OR GREATER) HEATED AREA AS MEASURED AT INTERIOR WALL FACES.	A0.0		10.	M0.1		RANGE HOODS AND MICRO-HOODS MUST BE VENTED TO THE EXTERIOR OF THE BUILDING WITH GALVANIZED SHEET METAL USING THE SHORTEST POSSIBLE RUN.								
2.	ALL UNITS (EXCEPT FOR SRO, STUDIO, AND EFFICIENCY UNITS) HAVE A SEPARATE DINING AREA.	A2.1 - A2.6		11.	P0.1		ALL HUB DRAINS SERVING HVAC CONDENSATE LINES ARE PIPED TO THE OUTSIDE. THERE IS NO PIPING TO THE SANITARY SEWER UNLESS A PRIMED P-TRAP IS INSTALLED.								
	DINING AREAS MAY NOT BE IN KITCHENS WITHIN A 60" CLEAR FLOOR SPACE OF ANY CABINETS OR APPLIANCES. DINING AREAS MAY NOT BE CLOSE TO HALLWAY OPENINGS OR WITHIN RESIDENT WALKING PATHS OF TRAVEL.	A2.1 - A2.6		12.	A2.1 - A2.6		EXTERIOR CLOTHES DRYER VENTS MUST BE MECHANICALLY SECURED TO SIDING AND/OR BRICK VENEER.								
3.	NEW UNITS SHALL HAVE AN EXTERIOR CLOSET WITH MINIMUM 16 SQ. FT. UNOBSTRUCTED AND MINIMUM WIDTH AND DEPTH OF 36 INCHES.	A1.1 - A1.4		13.	A2.1 - A2.6		VENTING FOR EXHAUST FANS DO NOT TERMINATE IN ROOF SOFFITS.								
4.	CARPET AND PAD MEETS FHA MINIMUM STANDARDS.	SPEC 09865-1.05		14.	N/A		TOTAL DRYER VENT RUN MAY NOT EXCEED 35 FEET, INCLUDING DEDUCTIONS FOR ELBOWS.								
	"TYPE A" UNIT CARPET SHALL BE GLUE-DOWN TYPE W/ID PADDING	SPEC 09865-1.05		15.	N/A		DRYER EXHAUST DUCTS MAY NOT BE VENTED THROUGH THE ROOF.								
5.	KITCHENS, DINING AREAS AND ENTRANCE AREAS HAVE VINYL, VCT OR OTHER NON-CARPET FLOORING.	A2.1 - A2.6		16.	N/A		CLOTHES WASHER AND DRYER CONNECTIONS MUST BE CENTERED BEHIND THE APPLIANCE.								
6.	NO INTERIOR HALLWAY IN RESIDENTIAL UNITS IS LESS THAN 40".	A2.1 - A2.6		17.	N/A		ALL UNITS 1,100 SQUARE FEET OR GREATER WHICH USE HEAT PUMPS USE A MINIMUM OF 2-TON EQUIPMENT.								
7.	INTERIOR DOORS ARE SIX PANEL AND CONSTRUCTED OF HARDBOARD, SOLID CORE BIRCH, OR SOLID CORE LAUAN.	A0.6, SPEC 08200-2.01		D. BUILDING ENVELOPE AND INSULATION											
	NO HOLLOW CORE, FLAT-PANEL DOORS.	A0.6, SPEC 08200-2.01		1.	A4.1 - A4.8		FRAMING ALLOWS FOR COMPLETE BUILDING INSULATION: INSULATED HEADERS ON ALL EXTERIOR WALLS, ROOF AND CEILING FRAMING ALLOWS FULL DEPTH OF CEILING INSULATION TO EXTEND OVER TO THE ROOF TO SAFELY EXTERIOR WALLS, WALL CORNERS AND INTERSECTIONS FRAMED TO ALLOW FOR INSULATION.								
8.	INTERIOR DOORS HAVE A MINIMUM OF 3 HINGES.	A0.6		2.	SPEC 07200, 07920		ALL DOORS, WINDOWS, PLUMBING AND ELECTRICAL PENETRATIONS SEALED TO PREVENT MOISTURE AND AIR LEAKAGE.								
9.	NO BI-FOLD, POCKET, LOUVERED OR BY-PASS DOORS.	A0.6, A2.1-A2.6		E. SITEWORK AND LANDSCAPING											
10.	UNIT FLOORS (EXCEPT SLAB-ON-GRADE) AND COMMON TENANT WALLS HAVE SOUND INSULATION BATTS.	A4.1 & A4.2		1.	CIVIL		ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS AND DUMPTER PADS ARE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER.								
11.	UNCONDITIONED BEDROOM CLOSETS, INTERIOR STORAGE ROOMS, COAT CLOSETS, AND LAUNDRY ROOMS / CLOSETS HAVE A PASS-THRU GRILLE ABOVE DOORS (MINIMUM 4"x20" FOR AIR CIRCULATION).	M2.1		2.	CIVIL		NO SIDEWALKS SHALL EXCEED A 2% CROSS SLOPE REGARDLESS OF WHERE LOCATED.								
	CLOSETS OR ROOMS DEEPER THAN 48" MUST BE SERVED BY HEATING AND COOLING SYSTEMS WITH ITS OWN SUPPLY DIFFUSER.	M2.1		3.	CIVIL		SWITCHBACKS ARE NOT PERMITTED FROM HANDICAP PARKING SPACES OR ACCESS AISLES TO BUILDING ENTRANCE IN NEW CONSTRUCTION PROJECTS.								
12.	ALL INTERIOR DOORS HAVE A MINIMUM ¾" UNDERCUT (AS MEASURED FROM FINISH FLOOR) FOR AIR CIRCULATION.	A0.6		4.	CIVIL		ALL WATER FROM ROOF AND GUTTER SYSTEM PIPED AWAY FROM BUILDINGS AND DISCHARGED NO LESS THAN 6' FROM BUILDING FOUNDATION.								
13.	ALL INTERIOR & EXTERIOR MECHANICAL & STORAGE CLOSETS HAVE FINISHED FLOOR COVERINGS. INTERIOR CLOSETS HAVE EITHER CARPET, SHEET VINYL, OR VCT FLOORING. EXTERIOR STORAGE CLOSETS MAY HAVE SEALED, PAINTED CONCRETE FLOORS.	A0.6		5.	CIVIL		FINAL GRADES DIRECT SURFACE WATER AWAY FROM FOUNDATION WALLS, WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.								
14.	SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS MUST BE IN BRAILLE AND MEET ANSI A117.1, SECTION 703 STANDARDS.	A1.8		6.	CIVIL		NO PART OF DISTURBED SITE WILL BE LEFT UNCOVERED OR UNSTABILIZED AT CONSTRUCTION COMPLETION.								
15.	THE FOLLOWING AREAS SHALL HAVE MOISTURE RESISTANT DRYWALL: CEILINGS AND WALLS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS AND BEHIND KITCHEN SINK BASE.	A0.6		7.	CONTRACT		A LANDSCAPING BUDGET OF \$300 PER UNIT IS PROVIDED FOR TREES AND PLANTS. THIS AMOUNT DOES NOT INCLUDE COSTS FOR PINE GRADING, SEEDING, STRAW, OR SOO.								
16.	ONE ELEVATOR MUST BE PROVIDED FOR EVERY 60 UNITS/BUILDING.	N/A		8.	CIVIL		SITEWORK CHANGES AFTER APPLICATION AWARD ARE NOT PERMITTED WITH AGENCY APPROVAL.								
17.	ALL INTERIOR STAIR HANDRAILS MUST BE MOUNTED ON A CONTINUOUS WOOD BACKER BOARD.	A4.9		9.			ALL NEW CONSTRUCTION AND REHAB PROPERTIES MUST HAVE LIGHTED ENTRY SIGN WITH BRICK OR STONE COLUMNS.								
18.	ACCESSIBLE CABINETS WITH REMOVABLE FRONTS MUST BE REMOVABLE WITH ONLY A SCREWDRIVER.	N/A		F. RADON VENTILATION											
	SHOE MOLDING INSTALLED WHERE GLUE-DOWN OR LAMINATE FLOORING IS INSTALLED.	N/A		1.	N/A (ZONE 3)		PASSIVE, "STACK EFFECT" RADON VENTILATION SYSTEMS ARE REQUIRED FOR ALL NEW CONSTRUCTION PROJECTS IN ZONE 1 AND 2 COUNTIES. THESE SYSTEMS REDUCE SOIL GAS ENTRY INTO THE BUILDINGS BY VENTING THE GASES TO THE OUTDOORS AND MUST INCLUDING THE FOLLOWING COMPONENTS:								
	VINYL/RUBBER BASE ONLY INSTALLED ON WALLS WITH METAL FRAMING OR MASONRY/BLOCK WALLS.	N/A		2.	N/A		GAS PERMEABLE LAYER OF AGGREGATE: THIS LAYER IS PLACED BETWEEN THE SLAB OR FLOORING SYSTEM TO ALLOW THE SOIL GAS TO MOVE FREELY UNDERNEATH THE HOUSE AND ENTER AN EXHAUST PIPE IN MANY CASES. THE MATERIAL USED IS 4-INCH LAYER OF CLEAN GRAVEL.								
20.	FOR ACCESSIBLE "TYPE A" UNITS, A 60 INCH MINIMUM TURN RADIUS IS REQUIRED IN THE KITCHEN, ACCESSIBLE BATHROOM, LAUNDRY ROOM, AND CLOSETS OVER 48" DEEP.	A2.1, A2.3 & A2.6		3.	N/A		PLASTIC SHEETING/SOIL GAS RETARDER: THIS IS THE PRIMARY SOIL GAS BARRIER AND SERVICES TO SUPPORT ANY CRACKS THAT MAY FORM AFTER THE BASEMENT SLAB IS CURED. THE RETARDER IS USUALLY MADE OF 6 MIL POLYETHYLENE SHEETING, OVERLAPPED 12" AT THE SEAMS. FITTED CLOSELY AROUND ALL PIPE, WIRE, OR OTHER PENETRATIONS, AND PLACED OVER THE GAS PERMEABLE LAYER OF AGGREGATE.								
21.	ALL INTERIOR COMMON AREAS, HALLWAYS, ENCLOSED CORRIDORS, AND ENCLOSED BUILDING STAIRWELLS MUST BE SERVED BY HEATING AND COOLING SYSTEMS.	M0.1 - M1.3		4.	N/A		PVC VENT PIPE: A STRAIGHT (NO ELBOWS) VERTICAL PVC VENT PIPE OF 3" DIAMETER WILL BE CONNECTED TO A VENT PIPE "T" WHICH IS INSTALLED BELOW THE SLAB IN THE AGGREGATE. THE STRAIGHT VENT PIPE RUNS FROM THE GAS PERMEABLE LAYER THROUGH THE APARTMENT TO THE ROOF TO SAFELY VENT RADON AND OTHER SOIL GASES ABOVE THE ROOF. A 12" PERFORATED PVC PIPE MUST BE ATTACHED TO THE "T" ON BOTH ENDS IN THE AGGREGATE TO ALLOW RADON GAS TO EASILY ENTER THE PIPING. THE STRAIGHT VENT PIPE RUNS VERTICALLY THROUGH THE BUILDING AND TERMINATES AT LEAST 12" ABOVE THE ROOF'S SURFACE IN A LOCATION AT LEAST 10 FEET FROM WINDOWS OR OTHER OPENINGS AND ADJOINING OR ADJACENT BUILDINGS. ON EACH FLOOR OF THE APARTMENT, THE PIPE SHOULD BE LABELED AS A "RADON REDUCTION SYSTEM." SEALING AND CAULKING WITH POLYURETHANE OR SILICONE ON ALL OPENINGS IN THE CONCRETE FOUNDATION FLOOR MUST BE USED.								
22.	ALL PENETRATIONS THROUGH WALLS AND CEILING ARE SEALED WITH APPROPRIATE SEALANTS TO PREVENT MOISTURE AND AIR LEAKAGE.	A4.1 - A4.8		5.	P0.1										
D. BEDROOMS				A. PLUMBING PROVISIONS											
1.	PRIMARY BEDROOMS ARE AT LEAST 130 SQ.FT., EXCLUDING CLOSETS.	A2.1 - A2.6		1.	A2.1 - A2.6		ALL RENTAL UNITS REQUIRE AT LEAST ONE (1) FULL BATHROOM.								
2.	SECONDARY BEDROOMS ARE AT LEAST 110 SQ. FT., EXCLUDING CLOSETS.	A2.2 - A2.6		2.	N/A		THREE BEDROOM UNITS REQUIRE AT LEAST 1.75 BATHROOMS (INCLUDING ONE BATH WITH UPRIGHT SHOWER AND ONE BATH WITH FULL TUB).								
	EVERY BEDROOM PROVIDED WITH A CLOSET WITH A SHELF, CLOSET ROD, AND DOOR. THE AVERAGE SIZE OF BEDROOM CLOSETS IS AT LEAST 7 LINEAR FEET.	A2.1 - A2.6		3.	N/A		ALL TUBS AND SHOWERS MUST HAVE SLIP RESISTANT FLOORS.								
4.	IN TYPE A UNITS, A CALL FOR AID STATION IS REQUIRED IN ALL BEDROOMS.	E2.1 - E2.3		4.	A2.1 - A2.6		FOR NEW CONSTRUCTION PROJECTS, ALL TUBS AND SHOWERS MUST BE ONE-PIECE AND A MINIMUM OF 32" IN WIDTH AND 58" IN LENGTH.								
				5.	P0.1		ALL ELECTRIC WATER HEATS MUST HAVE A UNIFORM ENERGY FACTOR OF 0.92 EFFICIENCY OR AN ENERGY FACTOR OF AT LEAST 0.94 EFFICIENCY AND BE A MINIMUM OF 40 GALLON OR ONE (1) GALLON MINIMUM FOR 3 BEDROOM OR LARGER). THIS CANNOT BE ACHIEVED BY USING AN INSULATED WATER HEATER JACKET.								

PROJECT NUMBER
2024-012

DATE ISSUED
01-28-2025

DRAWN BY
LI

CHECKED BY
MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAYETTEVILLE, NC

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WEST CUMBERLAND 2

FAY

LIFE SAFETY
DESIGN BASED ON NFPA 101 & NFPA 13R SYSTEM

OCCUPANCY LOAD FACTOR
APARTMENT = 1 PERSON / 200 S.F.
BUSINESS = 1 PERSON / 150 S.F.
ASSEMBLY = 1 PERSON / 15 S.F.
STORAGE = 1 PERSON / 500 S.F.
EXERCISE = 1 PERSON / 50 S.F.

(DISTANCES SHOWN PER NFPA 13R SPRINKLERS INSTALLED)

APARTMENTS ASSEMBLY

COMMON PATH OF TRAVEL MAX. 50'-0" 20'-0"

DEAD END CORRIDOR MAX. 50'-0" 20'-0"

APARTMENT TRAVEL DIST. MAX. 125'-0" N/A

TRAVEL FROM APARTMENT EXIT DOOR TO EXIT MAX. 200'-0" N/A

TRAVEL FROM OTHER AREAS TO EXIT MAX. 250'-0" 250'-0"

EXITWAY TYPE LOAD FACTOR
STAIRS = 0.3 IN. / PERSON
OTHERS = 0.2 IN. / PERSON

ADDITIONAL LIFE SAFETY COMPONENTS:

1. SEE ELECTRICAL PLANS FOR EXIT LIGHTING AND SIGNAGE LOCATIONS

2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING @ CORRIDORS/STAIRS.

3. FIRE ALARM SYSTEM WITH PULL STATIONS, ANNUNCIATORS & CENTRAL CONTROL STATION TO BE PROVIDED & SUBMITTED UNDER SEPARATE PERMIT.

4. SMOKE DETECTORS ARE LOCATED OUTSIDE ALL SLEEPING ROOMS, WITHIN ALL SLEEPING ROOMS & INTERCONNECTED IN PROJECT. SEE ELECTRICAL PLANS FOR LOCATIONS.

5. EMERGENCY SIGNAGE, INSTRUCTIONS AND LABELS TO BE LOCATED AND INSTALLED PER CODE.

6. G.C. TO HAVE SUB-CONTRACTOR INSTALL (1) FIRE EXTINGUISHER CABINET @ EVERY FLOOR IN EACH BREEZEWAY PER LIFE SAFETY REQUIREMENTS.

2018 I.B.C. (TABLE: 601)

EXTERIOR BEARING WALLS:

1-HR

UL U356

DETAILS #1 & #2 ON SHEETS A4.1

INTERIOR BEARING WALLS:

1-HR

UL U305 & UL U341

DETAIL #4 ON SHEET A4.2

TENANT SEPARATION WALLS:

1-HR

UL U341

DETAIL #2 & #3 ON SHEET A4.2

BREEZEWAY WALLS:

1-HR

UL U311

DETAIL #1 ON SHEET A4.2

BUILDING FIREWALL SEPARATION

2-HR

UL U347

DETAILS #2 ON SHEET A4.4

UNIT FLOOR-CEILING ASSEMBLIES:

1-HR

UL L521

DETAILS #4, #5 ON SHEETS A4.4 & A4.5

ROOF-CEILING ASSEMBLIES:

1-HR

UL P522

DETAILS #7, #8 & #9 ON SHEETS A4.4

IBC SECTION 1009.3.3 - AREA OF REFUGE
NOT REQUIRED IN GROUP R-2 OCCUPANCIES AS PER EXCEPTION #6

2018 I.B.C. W/ NC AMENDMENTS - CHAPTER 5

CONSTRUCTION TYPE: V-A
GROUP: R2
NFPA 13R: SPRINKLER SYSTEM

TABLE 504.3 & TABLE 504.4 ALLOWABLE BUILDING HEIGHTS
HEIGHT: 60' OR 4 STORIES

SECTION 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING EQUATION
Aa = [Ai + (NS x If)] x Sa

Aa = ALLOWABLE AREA PER STORY (SF)
Ai = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 506.2 (SF) =12,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED) = 12,000 SF
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE W/ SECTION 506.3 (SEE BELOW)
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ SECTION 903.2.1.2, USE THE ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED FOUR.

SECTION 506.2 FRONTAGE INCREASE FORMULA
If = (F/P-0.25) W / 30

BUILDING 100 & 200:
BUILDING A (BUILDINGS ARE 3-STORIES)

FIRST FLOOR = 9,641 S.F.
SECOND FLOOR = 9,356 S.F.
THIRD FLOOR = 9,356 S.F.
TOTAL = 28,353 S.F.

BUILDING 300:
BUILDING A (BUILDINGS ARE 3-STORIES)

FIRST FLOOR = 10,552 S.F.
SECOND FLOOR = 10,267 S.F.
THIRD FLOOR = 10,267 S.F.
TOTAL = 31,086 S.F.

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 9,641 S.F. < 12,000 S.F. ALLOWED

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 10,552 S.F. < 12,000 S.F. ALLOWED

BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 28,353 S.F. < 36,000 S.F. ALLOWED

BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 31,086 S.F. < 36,000 S.F. ALLOWED

3 BUILDING 100 & 200 - THIRD FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

2 BUILDING 100 & 200 - SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

1 BUILDING 100 & 200 - FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER
2024-012

DATE ISSUED
01-28-2025

DRAWN BY
LI

CHECKED BY
MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

A0.3

BUILDING 100 & 200 - LIFE SAFETY PLANS

PERMIT / BID SET

LIFE SAFETY

DESIGN BASED ON NFPA 101 & NFPA 13R SYSTEM

OCCUPANCY

LOAD FACTOR

APARTMENT = 1 PERSON / 200 S.F.

BUSINESS = 1 PERSON / 150 S.F.

ASSEMBLY = 1 PERSON / 15 S.F.

STORAGE = 1 PERSON / 500 S.F.

EXERCISE = 1 PERSON / 50 S.F.

(DISTANCES SHOWN PER NFPA 13R SPRINKLERS INSTALLED)

APARTMENTS

ASSEMBLY

COMMON PATH OF TRAVEL

DEAD END CORRIDOR

APARTMENT TRAVEL DIST.

TRAVEL FROM APARTMENT EXIT DOOR TO EXIT

TRAVEL FROM OTHER AREAS TO EXIT

MAX. 50'-0"

MAX. 50'-0"

MAX. 125'-0"

MAX. 200'-0"

MAX. 250'-0"

20'-0"

N/A

N/A

250'-0"

EXITWAY TYPE

LOAD FACTOR

STAIRS = 0.3 IN. / PERSON

OTHERS = 0.2 IN. / PERSON

ADDITIONAL LIFE SAFETY COMPONENTS:

1. SEE ELECTRICAL PLANS FOR EXIT LIGHTING AND SIGNAGE LOCATIONS

2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING @ CORRIDORS/STAIRS.

3. FIRE ALARM SYSTEM WITH PULL STATIONS, ANNUNCIATORS & CENTRAL CONTROL STATION TO BE PROVIDED & SUBMITTED UNDER SEPARATE PERMIT.

4. SMOKE DETECTORS ARE LOCATED OUTSIDE ALL SLEEPING ROOMS, WITHIN ALL SLEEPING ROOMS & INTERCONNECTED IN PROJECT. SEE ELECTRICAL PLANS FOR LOCATIONS.

5. EMERGENCY SIGNAGE, INSTRUCTIONS AND LABELS TO BE LOCATED AND INSTALLED PER CODE.

6. G.C. TO HAVE SUB-CONTRACTOR INSTALL (1) FIRE EXTINGUISHER CABINET @ EVERY FLOOR IN EACH BREEZEWAY PER LIFE SAFETY REQUIREMENTS.

2018 I.B.C. (TABLE: 601)

EXTERIOR BEARING WALLS:

1-HR

UL U356

DETAILS #1 & #2 ON SHEETS A4.1

INTERIOR BEARING WALLS:

1-HR

UL U305 & UL U341

DETAIL #4 ON SHEET A4.2

TENANT SEPARATION WALLS:

1-HR

UL U341

DETAIL #2 & #3 ON SHEET A4.2

BREEZEWAY WALLS:

1-HR

UL U311

DETAIL #1 ON SHEET A4.2

BUILDING FIREWALL SEPARATION

2-HR

UL U347

DETAILS #2 ON SHEET A4.4

UNIT FLOOR-CEILING ASSEMBLIES:

1-HR

UL L521

DETAILS #4, #5 ON SHEETS A4.4 & A4.5

ROOF-CEILING ASSEMBLIES:

1-HR

UL P522

DETAILS #7, #8 & #9 ON SHEETS A4.4

IBC SECTION 1009.3.3 - AREA OF REFUGE

NOT REQUIRED IN GROUP R-2 OCCUPANCIES AS PER EXCEPTION #6

2018 I.B.C. W/ NC AMENDMENTS - CHAPTER 5

CONSTRUCTION TYPE: V-A

GROUP: R2

NFPA 13R: SPRINKLER SYSTEM

TABLE 504.3 & TABLE 504.4 ALLOWABLE BUILDING HEIGHTS

HEIGHT: 60' OR 4 STORIES

SECTION 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING EQUATION

Aa = [Ai + (NS x If)] x Sa

Aa = ALLOWABLE AREA PER STORY (SF)

AI = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 506.2 (SF) =12,000 SF

NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED) = 12,000 SF

If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE W/ SECTION 506.3 (SEE BELOW)

Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR BUILDINGS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ SECTION 903.2.1.2, USE THE ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED FOUR.

SECTION 506.2 FRONTAGE INCREASE FORMULA

If = (F/P-0.25) W / 30

BUILDING 100 & 200:

BUILDING A (BUILDINGS ARE 3-STORIES)

FIRST FLOOR = 9,641 S.F.

SECOND FLOOR = 9,356 S.F.

THIRD FLOOR = 9,356 S.F.

TOTAL = 28,353 S.F.

BUILDING 300:

BUILDING A (BUILDINGS ARE 3-STORIES)

FIRST FLOOR = 10,552 S.F.

SECOND FLOOR = 10,267 S.F.

THIRD FLOOR = 10,267 S.F.

TOTAL = 31,086 S.F.

FLOOR ACTUAL WORST CASE:

FIRST FLOOR: = 9,641 S.F. < 12,000 S.F. ALLOWED

BUILDING ACTUAL WORST CASE:

TOTAL FLOORS: = 28,353 S.F. < 36,000 S.F. ALLOWED

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100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAVETTEVILLE, NC

A0.4

BUILDING 300 & CLUBHOUSE - LIFE SAFETY PLANS

PERMIT / BID SET

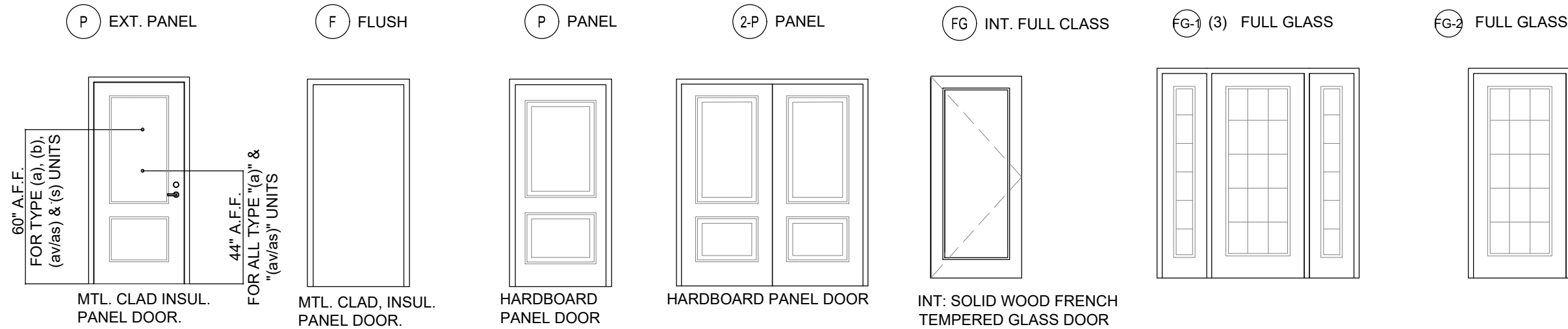
DOOR #	ROOM/SPACE NAME	DOOR						HARDWARE SEE SPECS.	NOTES
		TYPE	RATING	MATERIAL/FINISH	PANELS/LEAFS	WIDTH	HEIGHT		
BUILDING 100									
125	RISER ROOM #125	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
BUILDING 200									
225	RISER ROOM #225	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
BUILDING 300									
325	RISER ROOM #325	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
CLUBHOUSE									
401	MAIN ENTRY (EXTERIOR)	FG-2	-	ALUMINMUM PRE-FINISH	SINGLE	3'-0"	6'-8"	1	TEMPERED
402	SECONDARY ENTRY (EXTERIOR)	FG-1	-	ALUMINMUM PRE-FINISH	SINGLE	3'-0"	6'-8"	1	TEMPERED
403	LAUNDRY	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	1	
404	MAINTENACE ROOM	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
406A	OFFICE	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	1	
406B	OFFICE	FG	-	HARDBOARD	SINGLE	3'-0"	6'-8"	2	TEMPERED
406C	PACKAGE/STORAGE ROOM	2-P	-	HARDBOARD	PAIR	6'-0"	6'-8"	2	
407	BUSINESS CENTER	FG	-	HARDBOARD	SINGLE	3'-0"	6'-8"	1	TEMPERED
408	MENS RESTROOM	P	-	HARDBOARD	SINGLE	3'-0"	6'-8"	3	
409	WOMEN'S RESTROOM	P	-	HARDBOARD	SINGLE	3'-0"	6'-8"	3	
DOOR #	ROOM/SPACE NAME	DOOR						HARDWARE NOTES	NOTES
		TYPE	RATING	MATERIAL/FINISH	FRAME	WIDTH	HEIGHT		
01	UNIT ENTRY	P	-	INSUL. MTL	MTL CLAD	3'-0"	6'-8"	5	
02	BEDROOM	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	6	
03	BATHROOM	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	6	
04	BATHROOM	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	6	
05	LAUNDRY	2-P	-	HARDBOARD	WOOD	5'-0"	6'-8"	7	2'-6" PANEL & 2'-6" PANEL
06	MECH. CLOSET	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	8	
07	BEDROOM CLOSET	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	7	
08	BEDROOM CLOSET	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	7	
09	COAT CLOSET	P	-	HARDBOARD	WOOD	2'-4"	6'-8"	7	
10	EXTERIOR STORAGE	P	-	HARDBOARD	WOOD	2'-4"	6'-8"	7	

DOOR HARDWARE PACKAGES		
PACKAGE #1 (EGRESS/CARD ACCESS): (3) 1-1/2 PR HINGE STL. BALL BEARING LEVER LOCK SET w/ ELECTRIC STRIKE CLOSER PANIC PUSH BAR EXIT DEVICE PUSH PLATE & KICK PLATE DOOR SWEEP WEATHERSTRIPING THRESHOLD - ADA COMPLIANT COORDINATE w/ CARD ACCESS SYSTEM DOOR CAP	PACKAGE #4 (UTILITY LOCKED): (3) 1-1/2 PR HINGE STL. BALL BEARING LEVER LOCK SET WEATHERSTRIPING DOOR SWEEP DOOR CAP	PACKAGE #7 (UNIT CLOSET/LAUNDRY): OVERHEAD BALL CATCH (2) LEVER DUMMY 4" HINGE (3 EA. LEAF) HINGE DOORSTOP (1) THRESHOLD - ADA COMPLIANT
PACKAGE #2 (STD. LOCKED): (3) 1-1/2 PR HINGE STL. BALL BEARING LEVER LOCK SET CLOSER DOOR SILENCER	PACKAGE #5 (UNIT ENTRY): DEADBOLT SINGLE LEVER LOCK SET 4" BALL BEARING (2) WALL DOORSTOP (1) WEATHERSTRIPING THRESHOLD - ADA COMPLIANT DOOR SEAL	PACKAGE #8 (UNIT MECHANICAL): DEADBOLT SINGLE LEVER PASSAGE 4" HINGE (3 EA. LEAF) HINGE DOORSTOP (1)
PACKAGE #3 (TOILET): (3) 1-1/2 PR HINGE STL. BALL BEARING LEVER BATHROOM SET VACANT / OCCUPIED DEADBOLT WALL STOP DOOR SILENCER	PACKAGE #6 (UNIT BED/BATH): LEVER PRIVACY 4" HINGE (3 EA. LEAF) HINGE DOORSTOP (1) THRESHOLD - ADA COMPLIANT	

- ENERGY STAR NOTES:**
- WHERE INSTALLED IN COMMON SPACES, REFRIGERATORS AND DISHWASHERS ARE ENERGY STAR CERTIFIED AND SHOWERHEADS ARE WATERSENSE LABELED.
 - DOORS ADJACENT TO UNCONDITIONED SPACES (E.G. ATTICS, GARAGES, BASEMENTS) OR AMBIENT CONDITIONS/DOORS SERVING AS A UNIT ENTRANCE FROM A CORRIDOR/STAIRWELL SHALL BE MADE SUBSTANTIALLY AIR-TIGHT WITH DOOR SWEEP AND WEATHER STRIPPING OR EQUIVALENT GASKET.
 - FENESTRATION MEETS OR EXCEEDS SPECIFICATION IN ITEMS 2.1 & 2.2 OF THE NATL RATER DESIGN REVIEW CHECKLIST.

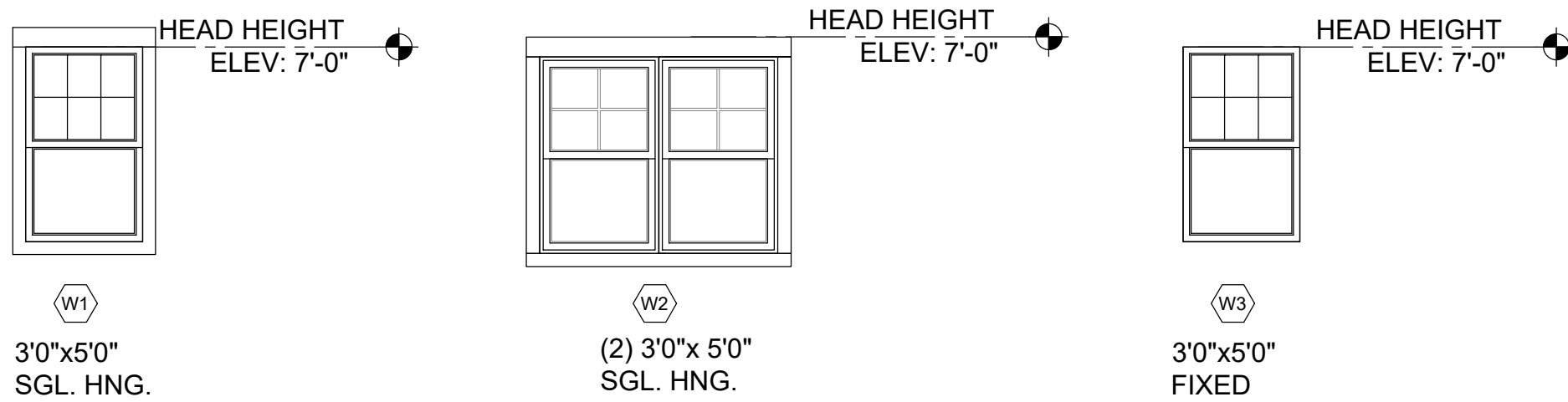
CLUBHOUSE APPLIANCE SCHEDULE					
RM. NAME	MFG	DESCRIPTION	MODEL #	FINISH:	NOTES:
COMMON AREAS:					
REFRIGERATOR	GE	24 CU. FT. FROST FREE, GLASS SHELVES, ICE MAKER, FRENCH DOOR REFRIGERATOR	GNE25JYKFS	STAINLESS STEEL	ENERGYSTAR
MICROWAVE	GE	1.0 CU.FT. COUNTERTOP MICROWAVE	JES1109RRSS	STAINLESS STEEL	
DISHWASHER	GE	DISHWASHER W/ HIDDEN CONTROLS: ADA COMPLIANT W/ POWER CORD	GDT 225 SSLSS	STAINLESS STEEL	ENERGYSTAR
DISPOSAL	GE	1/3 HP CONTINUOUS FEED DISPOSER, CORDED, 27-OUNCE GRIND CHAMBER CAP	GFC 325N		
WASHER	GE	FRONT LOADED 3.6 CU. FT. WASHER: ADA COMPLIANT	GFW400SCMWW	WHITE BAKED ENAMEL W/ STAINLESS STEEL INTERIOR	ENERGYSTAR
DRYER	GE	7.0 CU. FT. ADA COMPLIANT ELECTRIC DRYER	GFV40SCMWW	WHITE BAKED ENAMEL	

DOOR TYPES:

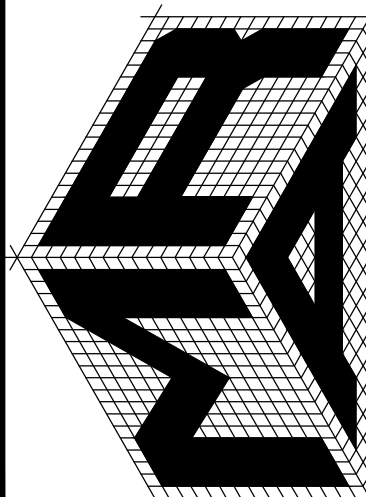


- DOOR NOTES:**
- EXTERIOR DOORS SHALL HAVE A U FACTOR EQUAL OR GREATER 0.30 AND SHGC 0.25, AND BE ENERGY STAR RATED
 - PROVIDE MECHANICAL CLOSET WITH DEAD BOLT ONLY AND KEYED DIFFERENT FROM THE UNIT AND ALL KEYED THE SAME.
 - ALL INTERIOR DOORS EXCEPT DOORS TO MECH CLOSETS SHALL BE SET OR UNDERCUT FOR 1-1/2" CLEARANCE ABOVE THE FINISH MATERIAL FOR HVAC AIR RETURN.
 - INSULATED STEEL DOORS PROVIDED AT ALL EXTERIOR LOCATIONS.
 - SINGLE LEVER DEADBOLTS AND EYE VIEWERS ON ALL RESIDENTIAL UNIT ENTRY DOORS.
 - ALL DOORS PRIMED AND PAINTED.
 - PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS
 - HARDWARE NOTES:**
 - DOOR HANDLES TO BE DEXTER BY SCHLAGE, MARIN, SATIN NICKEL, FOR PRIVACY, DUMMY, AND PASSAGE.
 - DOOR HANDLES TO BE DEXTER BY SCHLAGE, MARIN, METAL, SATIN NICKEL, KEY LOCK.
 - DEAD BOLT TO BE DEXTER BY SCHLAGE, JD-60, SATIN NICKEL, UNIT ENTRY DOORS AND MECHANICAL CLOSETS.
 - BUILDING EXTERIOR DOORS TO HAVE KEY FOB ENTRY SYSTEMS WITH POWER CLOSURES. SEE COMMUNITY FLOOR PLAN FOR LOCATIONS.

WINDOW TYPES:



- WINDOW NOTES:**
- WINDOW GLAZING SHALL BE INSULATED, DOUBLE PANE, WITH A U-FACTOR OF 0.30 (OR LOWER) AND SHGC OF 0.25 (OR LOWER) AND BE ENERGY STAR RATED
 - WINDOWS MUST BE TEMPERED WHERE NOTED WITH "T"
 - A CONTINUOUS BEAD OF SILICONE CAULK IS INSTALLED BEHIND ALL NAIL FINS BEFORE INSTALLING NEW VINYL WINDOWS PER MANUFACTURERS SPECIFICATIONS.
 - ALL GROUND FLOOR WINDOWS SHALL HAVE "AUTO-LOCK" LATCH EXTENSION FOR HC ACCESS.
 - ALL WINDOWS ABOVE THE FIRST FLOOR WITH SILL LESS THAN 24" A.F.F. TO BE LIMITED TO 4" MAX. SASH OPENING.
 - ALL WINDOWS IN BEDROOMS MUST COMPLY WITH ALL LOCAL AND STATE LIFE SAFETY REQUIREMENTS.
 - ALL WINDOW BLINDS SHALL BE CORDLESS HAND RAISED GRAVITY BLINDS PER SCSHFDA
 - WINDOWS SHALL BE NFRC CERTIFIED.



2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: WEST CUMBERLAND 2
Address: S RAEFORD RD, FAYETTEVILLE, NC Zip Code: 28304
Owner/Authorized Agent: Phone # (336) 339 - 2827 E-Mail: _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ☒ County CUMBERLAND ☐ State

CONTACT: DESIGNER: FIRM: NAME: LICENSE # TELEPHONE # E-MAIL:
Architectural: MARTIN RILEY ASSOC. MRC RILEY 6221 404 373-2800
Civil: BORUM WADE & ASSOCIATES P.A. DAVID L. MENIUS, P.E. C- (336) 275-0471
Electrical: R.M. SUGGS P.E. MATT WILLIAMS, P.E. 11382 (770) 494-0844
Fire Alarm: TBD ()
Plumbing: R.M. SUGGS P.E. ROBERT M. SUGGS III 11382 (770) 494-0844
Mechanical: R.M. SUGGS P.E. ROBERT M. SUGGS III 11382 (770) 494-0844
Sprinkler-Standpipe: TBD ()
Structural: DEL VALLE + MCNEIL WALSH/DEL VALLE P.E. (678) 944-7274
Retaining Walls >5' High TBD ()
Other: ()
(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Cor: Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Cor: Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch. 3):
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch. 3): MULTI-FAMILY APARTMENTS

RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ☒ V-B
Sprinklers: ☐ No ☐ Partial ☒ Yes ☐ NFPA 13 ☒ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ☐ Yes ☒ Flood Hazard Area: ☒ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

2018 NC Administrative Code and Policies

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 rd Floor		BUILDING	GROSS
2 nd Floor		1st LEVEL	= 9,641 S.F.
Mezzanine		2nd LEVEL	= 9,356 S.F.
1 st Floor		3rd LEVEL	= 9,356 S.F.
Basement		TOTAL	= 28,353 S.F.
TOTAL			

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5 (COMMUNITY BUILDING)
Business ☐
Educational ☐
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 Condition ☐ I 2
☐ I-2 Condition ☐ I 2
☐ I-3 Condition ☐ I 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4 (APARTMENTS)
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception: _____
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☒ 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.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$+ + = \leq 1.00$$

2018 NC Administrative Code and Policies

STORY NO.	DESCRIPTION AND USE	(A) BUILDING AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ¹ AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,5}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{1,3}
	SEE A.03 FOR FRONTAGE / AREA INCREASE CALCULATIONS				

¹ Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter _____ (P) SEE 03 FOR FRONTAGE / AREA INCREASE CALCULATIONS
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase $I_f = 100(F/P - 0.25) \times W/30 =$ _____ (%)
² Unlimited area applicable under conditions of Section 507.
³ Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
⁴ The maximum area of open parking garages must comply with Table 406.5.4.
⁵ Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) ²	47'	36'-11"	
Building Height in Stories (Table 504.4) ³	3	3	

¹ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
² The maximum height of air traffic control towers must comply with Table 412.3.1.
³ The maximum height of open parking garages must comply with Table 406.5.4.

2018 NC Administrative Code and Policies

FIRE PROTECTION REQUIREMENTS						
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RTO/D	RATING PROVIDED (W/ REDUCTIONS)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.			
Bearing Walls						
Exterior		1 HR.	1 HR.		U356	Specs.
North	47'-3"					
East	36'-2"					
West	36'-2"					
South	48'-0"					
Interior		1 HR.	1 HR.		U305	Specs.
Nonbearing Walls and Partitions						
Exterior walls		1 HR.	1 HR.		U356	Specs.
North						
East						
West						
South						
Interior walls and partitions		1 HR.	1 HR.			
Floor Construction including supporting beams and joists						
Floor Ceiling Assembly		1 HR.	1 HR.		U521	Specs.
Columns Supporting Floors						
Floor Construction, including supporting beams and joists						
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.
Columns Supporting Roof						
Shaft Enclosures - East						
Shaft Enclosures - Other						
Corridor Separation		1 HR.	1 HR.		U311	Specs.
Occupancy Type Barrier Separation		1 HR.	1 HR.		U305	Specs.
Smoke Barrier Separation		1 HR.	1 HR.		U305	Specs.
Smoke Partition		1 HR.	1 HR.		U305	Specs.
Tenant Dwelling Unit/ Sleeping Unit Separation		1 HR.	1 HR.		U341	Specs.
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.

* Indicate section number permitting reduction

2018 NC Administrative Code and Policies

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25' - WORST CASE. NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON-SPRINKLERED (13-R)	45%	CLEARLY<45% - SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____
Carbon Monoxide Detection: ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.3
☒ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ 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 (101.7)
☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum 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
☒ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☒ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☒ Note any code exceptions or table notes that may have been utilized regarding the items above

2018 NC Administrative Code and Policies

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
72	18	8	8	8	10	10	18

ACCESSIBLE PARKING (SECTION 1106)						
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
TOTAL	126	126	10	0	4	14

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)										
USE	SPACE	WATER CLOSING			URINALS	LAVATORIES			SHOWERS	DRINKING FOUNTAINS
		MALE	FEMALE	UNSEX		MALE	FEMALE	UNSEX		
EXIST'G										
NEW		0	0	2	0	0	0	2	0	1
REQ'D		0	0	2	0	0	0	2	0	1

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

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: ☐ No ☒ Yes (The remainder of this section is not applicable)
Exempt Building: ☒ No ☐ Yes (Provide code or statutory reference): _____
Climate Zone: ☒ 3A ☐ 4A ☐ 5A
Method of Compliance: Energy Code ☒ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here.) _____
THERMAL ENVELOPE (Prescriptive method only)
Roof/ceiling Assembly (each assembly): FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD TRUSSES, R-38 INSULATION, GYP. BD, CEILING
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____
Exterior Walls (each assembly): BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP BD, WALL
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-15
Openings (windows or doors with glazing): _____
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Value: R-7
Walls below grade (each assembly): _____
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Floors over unconditioned space (each assembly): _____
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Floors slab on grade: P.T. SLAB ON 1 LAYER OF 10 MIL POLY/V.B. ON COMPACTED GRAVEL BASE
Description of assembly: _____
U-Value of total assembly: R-10 AT SLAB EDGE
R-Value of insulation: R-10 IN BOTTOM GRADE TO THE BOTTOM OF THE TUNCOIN FOOTING
Horizontal/vertical requirement: _____
slab heated: _____

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)
DESIGN LOADS:
Importance Factors: Snow (I_s) 1.0
Seismic (I_s) 2.0
Live Loads: Roof 20 psf
Mezzanine 20 psf
Floor 40 psf
Ground Snow Load: 15 PSF psf
Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category 8
SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration S_s %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system: ☒ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☒ Yes ☐ No
LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

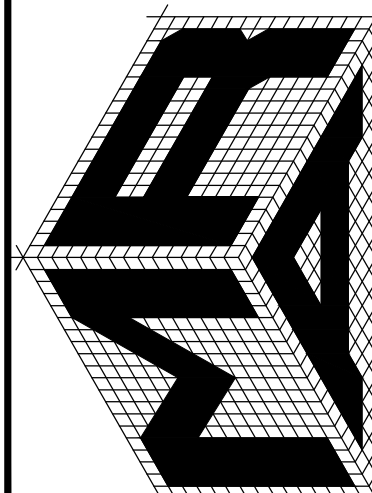
2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)
MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone
winter dry bulb: 23°F
summer dry bulb: 80°F
Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%
Building heating load: _____
Building cooling load: _____
Mechanical Spacing Conditioning System
Unitary description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.5 (14.5 IN PUBLIC AREAS)
cooling efficiency: HSPF 7.7
size category of unit: 1.5 - 2.0 TON
Boiler size category. If oversized, state reason: NA
Chiller size category. If oversized, state reason: NA
List equipment efficiencies: SEER 15.5 (14.5 IN PUBLIC AREAS)
HSPF 7.7

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)
ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Energy Code ☐ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
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 Efficiency Package Options
(When using the 2018 NCEEC; not required for ASHRAE 90.1)
☒ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



A0.6

PERMIT / BID SET

SHEET REVISION LOG

PROJECT NUMBER: 2024-012
DATE ISSUED: 01-28-2025
DRAWN BY: NG
CHECKED BY: MRL

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 100

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: WEST CUMBERLAND 2
Address: S RAEFORD RD, FAYETTEVILLE, NC Zip Code: 28304
Owner/Authorized Agent: Phone #: (336) 339 - 2827 E-Mail:
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ☒ County CUMBERLAND ☐ State

CONTACT:
DESIGNER: FIRM NAME LICENSE # TELEPHONE # E-MAIL:
Architectural MARTIN RILEY ASSOC. INC RILEY 6221 404 373-2800
Civil BORUM VALE & ASSOCIATES, PA DAVID L VUENUS, P.E. C 336 275-0471
Electrical R.M. SUGGS P.E. MAT WILLIAMS, P.E. 11362 (770) 394-0944
Fire Alarm TBD ()
Plumbing R.M. SUGGS P.E. ROBERT M. SUGGS III 11362 (770) 394-0944
Mechanical R.M. SUGGS P.E. ROBERT M. SUGGS III 11362 (770) 394-0944
Sprinkler-Standpipe TBD ()
Structural DEL VALLE + MCNEIL HILDEMAR DEL VALLE PE 678 944-7274
Retaining Walls >5' High TBD ()
Other ()
(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core-Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level III ☐ Level II ☐ Change of Use
☐ Historic Property

CONSTRUCTED: (date) CURRENT OCCUPANCY(S) (Ch. 3):
RENOVATED: (date) PROPOSED OCCUPANCY(S) (Ch. 3): MULTI-FAMILY APARTMENTS

RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
(check all that apply)
Sprinklers: ☐ No ☐ Partial ☒ Yes NFPA 13 ☒ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes Flood Hazard Area: ☒ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

2018 NC Administrative Code and Policies

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
72	18	8	8	8	10	10	18

ACCESSIBLE PARKING (SECTION 1106)						
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132' ACCESS AISLE	8' ACCESS AISLE	
TOTAL	126	126	10	0	4	14

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
SPACE	EXIST'G	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS
		MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	
NEW	0	0	2	0	0	0	0	2	0	1	1
REQ'D	0	0	2	0	0	0	0	2	0	1	1

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, ODC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 rd Floor		BUILDING	GROSS
2 nd Floor		1 st LEVEL	= 10,562 S.F.
Mezzanine		2 nd LEVEL	= 10,287 S.F.
1 st Floor		3 rd LEVEL	= 10,267 S.F.
Basement		TOTAL	= 31,086 S.F.
TOTAL			

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5 (COMMUNITY BUILDING)
Business ☐
Educational ☐
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 Condition ☐ I 1 ☐ 2
☐ I-2 Condition ☐ I 1 ☐ 2
☐ I-3 Condition ☐ I 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4 (APARTMENTS)
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐
Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
Special Uses (Chapter 4 – List Code Sections):
Special Provisions: (Chapter 5 – List Code Sections):
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception:
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☒ 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
Allowable Area of Occupancy A Allowable Area of Occupancy B
+ + + = ≤ 1.00

2018 NC Administrative Code and Policies

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: ☐ No ☐ Yes (The remainder of this section is not applicable)
Exempt Building: ☒ No ☐ Yes (Provide code or statutory reference):
Climate Zone: ☒ 3A ☐ 4A ☐ 5A
Method of Compliance: Energy Code ☒ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here).

THERMAL ENVELOPE (Prescriptive method only)
Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD TRUSSES, R-38 INSULATION, GYP. BD. CEILING
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:
Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP BD. WALL
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Openings (windows or doors with glazing):
U-Value of assembly:
Solar heat gain coefficient:
projection factor:
Door R-Values:
Walls below grade (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Floors over unconditioned space (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Floors slab on grade
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Horizontal/vertical requirement:
slab heated:

2018 NC Administrative Code and Policies

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ¹ AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,3}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{1,3}
	SEE A.M. FOR FRONTAGE / AREA INCREASE CALCULATIONS				

¹ Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P) SEE 03 FOR FRONTAGE / AREA
c. Ratio (F/P) = (F/P) INCREASE CALCULATIONS
d. W = Minimum width of public way = (W)
e. Percent of frontage increase $I_f = 100(F/P - 0.25) \times W/30 =$ (%)
² Unlimited area applicable under conditions of Section 507.
³ Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
⁴ The maximum area of open parking garages must comply with Table 406.5.4.
⁵ Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3) ²	40'	36'-11"	
Building Height in Stories (Table 504.4) ²	3	3	

¹ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
² The maximum height of air traffic control towers must comply with Table 412.3.1.
³ The maximum height of open parking garages must comply with Table 406.5.4.

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (I_s) 1.0
Seismic (I_e) 2.5
Live Loads: Roof 20 psf
Mezzanine 40 psf
Floor 40 psf
Ground Snow Load: 15 PSF psf
Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B
SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration S_e %g S_i %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☒ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Analysis Procedure: Architectural, Mechanical, Components anchored? ☒ Yes ☐ No
LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2600 psf
Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

FIRE PROTECTION REQUIREMENTS						
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED OR REDUCTION	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.			
Bearing Walls		1 HR.	1 HR.		U356	Specs.
Exterior	47'-2"					
North						
East	90'-2"					
West	86'-2"					
South	48'-0"					
Interior		1 HR.	1 HR.		U305	Specs.
Nonbearing Walls and Partitions						
Exterior walls		1 HR.	1 HR.		U356	Specs.
North						
East						
West						
South						
Interior walls and partitions		1 HR.	1 HR.			
Floor Construction including supporting beams and joists						
Floor Ceiling Assembly		1 HR.	1 HR.		LS21	Specs.
Columns Supporting Floors						
Roof Construction, including supporting beams and joists						
Roof Ceiling Assembly		1 HR.	1 HR.		PS22	Specs.
Columns Supporting Roof						
Shaft Enclosures - Fire						
Shaft Enclosures - Other						
Corridor Separation		1 HR.	1 HR.		U311	Specs.
Occupancy/Fire Barrier Separation		1 HR.	1 HR.		U305	Specs.
Smoke Barrier Separation		1 HR.	1 HR.		U305	Specs.
Smoke Partition		1 HR.	1 HR.		U305	Specs.
Tenant Dwelling Unit Separation		1 HR.	1 HR.		U341	Specs.
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.

* Indicate section number permitting reduction

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone
winter dry bulb: 23°F
summer dry bulb: 90°F
Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 55%
Building heating load: _____
Building cooling load: _____
Mechanical Spacing Conditioning System
Unitary description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.5 (14.5 IN PUBLIC AREAS)
cooling efficiency: HSPF 7.7
size category of unit: 1.5 - 2.0 TON
Boiler size category. If oversized, state reason.: NA
Chiller size category. If oversized, state reason.: NA
List equipment efficiencies: SEER 15.5 (14.5 IN PUBLIC AREAS)
HSPF 7.7

2018 NC Administrative Code and Policies

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DOUBLE OR OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25' - WORST CASE, NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON-SPRINKLERED (13-R)	45%	CLEARLY <45% - SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial
Carbon Monoxide Detection: ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.4
☒ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ 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 (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum 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
☒ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☒ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☒ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☒ Note any code exceptions or table notes that may have been utilized regarding the items above

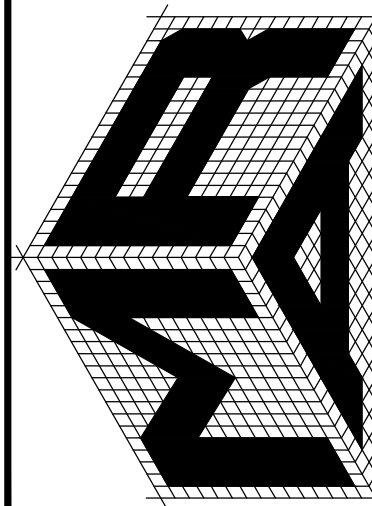
2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Energy Code ☐ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
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 Efficiency Package Options
(When using the 2018 NEC/CC, not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



A0.7

PERMIT / BID SET

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 01-28-2025
DRAWN BY NG
CHECKED BY MRL

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 200

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: WEST CUMBERLAND 2
Address: S RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: Phone # (336) 339 - 2627 E-Mail
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ☒ County CUMBERLAND ☐ State

CONTACT:
DESIGNER FIRM NAME LICENSE # TELEPHONE # E-MAIL
Architectural MARTIN RILEY ASSOC. 6221 404-373-2800
Civil BORUM WATZ ASSOCIATES P.A. DAVID L. MENJUS, P.E. C-336 275-0471
Electrical R.W. SUGGS P.E. MATT WILLIAMS, P.E. 11352 (770) 934-2844
Fire Alarm TBD
Plumbing R.W. SUGGS P.E. ROBERT M. SUGGS III 11352 (770) 934-2844
Mechanical R.W. SUGGS P.E. ROBERT M. SUGGS III 11352 (770) 934-2844
Sprinkler-Standpipe TBD
Structural DEL VALLE & MCNEIL WALDRON DEL VALLE, PE (678) 344-7274
Retaining Walls >5' High TBD
Other
(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch. 3):
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch. 3): MULTIFAMILY APARTMENTS

RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B
Sprinklers: ☐ No ☐ Partial ☒ Yes ☐ NFPA 13 ☒ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes Flood Hazard Area: ☒ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

2018 NC Administrative Code and Policies

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	New (SQ FT)	SUB-TOTAL
3 rd Floor		BUILDING	GROSS
2 nd Floor		1st LEVEL =	10,562 S.F.
Mezzanine		2nd LEVEL =	10,267 S.F.
1 st Floor		3rd LEVEL =	10,267 S.F.
Basement		TOTAL =	31,096 S.F.
TOTAL			

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5 (COMMUNITY BUILDING)
Business ☐
Educational ☐
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 Condition ☐ I 1 ☐ 2
☐ I-2 Condition ☐ I 1 ☐ 2
☐ I-3 Condition ☐ I 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4 (APARTMENTS)
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
Special Uses (Chapter 4 - List Code Sections):
Special Provisions (Chapter 5 - List Code Sections):
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception:
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☒ 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
Allowable Area of Occupancy A Allowable Area of Occupancy B ≤ 1
+ + = ≤ 1.00

2018 NC Administrative Code and Policies

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 AREA PER STORY OR UNLIMITED ³
	SEE A.04 FOR FRONTAGE / AREA INCREASE CALCULATIONS				

¹ Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P) SEE B.03 FOR FRONTAGE / AREA INCREASE CALCULATIONS
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase $I = 100(F/P - 0.25) \times W/30 =$ (%)
² Unlimited area applicable under conditions of Section 507.
³ Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
⁴ The maximum area of open parking garages must comply with Table 406.5.4.
⁵ Frontage increase is based on the un sprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) ²	40'	38'-11"	
Building Height in Stories (Table 504.4) ³	3	3	

¹ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
² The maximum height of air traffic control towers must comply with Table 412.3.1.
³ The maximum height of open parking garages must comply with Table 406.5.4.

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (I_s) 1.0 Seismic (I_e) 2.0
Live Loads: Roof 20 psf Mezzanine 20 psf Floor 40 psf
Ground Snow Load: 15 PSF psf
Wind Load: Ultimate Wind Speed Exposure Category B 115 mph (ASCE-7)

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration S_s _____ %g S₁ _____ %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☒ Bearing Wall ☐ Dual w/Special Moment Frame ☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel ☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☒ Yes ☐ No
LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

FIRE PROTECTION REQUIREMENTS						
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D (W/ - REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOISTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.			
Roofing Walls						
Exterior		1 HR.	1 HR.	U556	Specs.	
North	47'-7"					
East	35'-7"					
West	35'-7"					
South	48'-0"					
Interior		1 HR.	1 HR.	U305	Specs.	
Nonbearing Walls and Partitions						
Exterior walls		1 HR.	1 HR.	U356	Specs.	
North						
East						
West						
South						
Interior walls and partitions		1 HR.	1 HR.			
Floor Construction						
Including supporting beams and joists						
Floor Ceiling Assembly		1 HR.	1 HR.	L521	Specs.	
Columns Supporting Floors						
Roof Construction, including supporting beams and joists		1 HR.	1 HR.	P522	Specs.	
Roof Ceiling Assembly						
Columns Supporting Roof						
Shaft Enclosures - Exit						
Shaft Enclosures - Other						
Corridor Separation		1 HR.	1 HR.	U311	Specs.	
Occupancy/Fire Barrier Separation		1 HR.	1 HR.	U305	Specs.	
Smoke Barrier Separation		1 HR.	1 HR.	U305	Specs.	
Smoke Partitions		1 HR.	1 HR.	U305	Specs.	
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 HR.	1 HR.	U341	Specs.	
Incidental Use Separation		1 HR.	1 HR.	U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.3)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25'- WORST CASE NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON-SPRINKLERED (13-R)	45%	CLEARLY 45% - SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarms: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____
Carbon Monoxide Detection: ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.4
☒ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ 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 (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum 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
☒ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (302)
☐ The square footage of each smoke compartment for Occupancy Classification 1-2 (407.5)
☒ Note any code exceptions or table notes that may have been utilized regarding the items above

2018 NC Administrative Code and Policies

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
72	18	8	8	8	10	18

ACCESSIBLE PARKING (SECTION 1106)						
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		FOR ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE UNITS PROVIDED	
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
TOTAL	126	126	10	0	4	14

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
USE	SPACE	WATERCLOSETS		URINALS		LAVATORIES		SHOWERS	DRINKING FOUNTAINS		TOTAL # ACCESSIBLE
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	7'0"	REGULAR	ACCESSIBLE	
EXIST'G		0	0	2	0	0	0	2	0	1	1
NEW		0	0	2	0	0	0	2	0	1	1
REQ'D		0	0	2	0	0	0	2	0	1	1

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

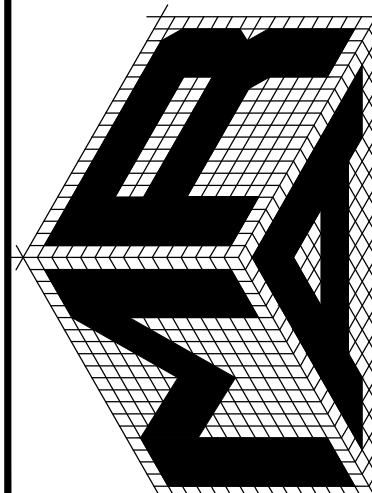
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



A0.8

PERMIT / BID SET

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 300

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 01-28-2025
DRAWN BY NG
CHECKED BY MRL

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: WEST CUMBERLAND 2
Address: S RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: Phone # (1 336) 339 - 2627 E-Mail
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ☒ County CUMBERLAND ☐ State

CONTACT:
DESIGNER FIRM NAME LICENSE # TELEPHONE # E-MAIL
Architectural MARTIN RILEY ASSOC. MIKE RILEY 6221 404 372-2800
Civil BRIAN WILSON ASSOCIATES, P.A. DAVID C. MENOUS, P.E. C 336 275-0471
Electrical R.M. SUGGS P.E. MATT WILLIAMS, P.E. 11352 (770) 834-0844
Fire Alarm TBD ()
Plumbing R.M. SUGGS P.E. ROBERT W. SUGGS III 11352 (770) 834-0844
Mechanical R.M. SUGGS P.E. ROBERT W. SUGGS III 11352 (770) 834-0844
Sprinkler-Standpipe TBD ()
Structural DEL VALLE + MCNEIL WILHELM DEL VALLE, PE 678 944-7274
Retaining Walls >5' High TBD ()
Other ()
(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1* Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) CURRENT OCCUPANCY(S) (Ch. 3):
RENOVATED: (date) PROPOSED OCCUPANCY(S) (Ch. 3): MULTI-FAMILY APARTMENTS
RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☒ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ☐ V-B
Sprinklers: ☐ No ☐ Partial ☒ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes Flood Hazard Area: ☐ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

2018 NC Administrative Code and Policies

ACCESSIBLE DWELING 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	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE UNITS PROVIDED	
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 13'2" ACCESS AISLE 8' ACCESS AISLE		
TOTAL	84	84	7	0	2	9

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
USE	EXIST'G	WATERCLOSETS			URINALS			LAVATORIES			SINKS /TUBS
		MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	
NEW	REQ'D	0	0	2	0	0	0	2	0	1	1
		0	0	2	0	0	0	2	0	1	1

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 rd Floor		BUILDING GROSS	
2 nd Floor		1st LEVEL	= 1,910 S.F.
Mezzanine			
1 st Floor			
Basement			
TOTAL			

ALLOWABLE AREA
Primary Occupancy Classification(s):
Business ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5
Educational ☐
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 Condition ☐ I ☐ 2
☐ I-2 Condition ☐ I ☐ 2
☐ I-3 Condition ☐ I ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
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 ☐

Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
Special Uses (Chapter 4 – List Code Sections):
Special Provisions: (Chapter 5 – List Code Sections):
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception:
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☒ 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.

$$\frac{Actual\ Area\ of\ Occupancy\ A}{Allowable\ Area\ of\ Occupancy\ A} + \frac{Actual\ Area\ of\ Occupancy\ B}{Allowable\ Area\ of\ Occupancy\ B} \leq 1$$
$$+ + + + + = \leq 1.00$$

2018 NC Administrative Code and Policies

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: ☐ No ☒ Yes (The remainder of this section is not applicable)
Exempt Building: ☒ No ☐ Yes (Provide code or statutory reference):
Climate Zone: ☒ 3A ☐ 4A ☐ 5A
Method of Compliance: Energy Code ☒ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)
Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD TRUSSES, R-38 INSULATION, GYP. BD. CEILING
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____
Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
Description of assembly: _____
U-Value of total assembly: R-15
R-Value of insulation: _____
Openings (windows or doors with glazing): _____
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Values: R-7
Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Floors over unconditioned space (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Floors slab on grade
Description of assembly: P.T. SLAB ON 1 LAYER OF 10 MIL. POLY V.B. ON COMPACTED GRAVEL BASE
U-Value of total assembly: _____
R-Value of insulation: R-10 AT SLAB EDGE
Horizontal/vertical requirement: 24" MIN. BELOW GRADE (TO THE BOTTOM OF THE TURNDOWN FOOTING) slab heated: _____

2018 NC Administrative Code and Policies

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ¹ AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,3}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{2,3}
	SEE A.04 FOR FRONTAGE / AREA INCREASE CALCULATIONS				

¹ Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P) SEE 03 FOR FRONTAGE / AREA INCREASE CALCULATIONS
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W) INCREASE CALCULATIONS
e. Percent of frontage increase $f_f = 100[F/P - 0.25] \times W/30 =$ (%)
² Unlimited area applicable under conditions of Section 507.
³ Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
⁴ The maximum area of open parking garages must comply with Table 406.5.4.
⁵ Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) ²	87	18-11'	1
Building Height in Stories (Table 504.4) ³	3		

¹ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
² The maximum height of air traffic control towers must comply with Table 412.3.1.
³ The maximum height of open parking garages must comply with Table 406.5.4.

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (I_s) 1.0
Seismic (I_e) 2.0
Live Loads: Roof 20 psf
Mezzanine 40 psf
Floor 40 psf
Ground Snow Load: 15 PSF psf
Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
Spectral Response Acceleration S_s %g S_i %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☒ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Analysis Procedure: Architectural, Mechanical, Components anchored? ☒ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

FIRE PROTECTION REQUIREMENTS							
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls		1 HR.	1 HR.		U356		Specs.
Exterior	47'-2"	1 HR.	1 HR.				
North	97'-2"						
East	86'-2"						
West	46'-0"						
South							
Interior		1 HR.	1 HR.		U305		Specs.
Nonbearing Walls and Partitions							
Exterior walls		1 HR.	1 HR.		U356		Specs.
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction							
Including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		LS21		Specs.
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		PS22		Specs.
Columns Supporting Roof							
Shall Enclosures - East							
Shall Enclosures - Other							
Corridor Separation							
Occupancy/Ten Barrier Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit Sleeping Unit Separation							
Incidental Use Separation		1 HR.	1 HR.		U305		Specs.

* Indicate section number permitting reduction

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone
winter dry bulb: 23°F
summer dry bulb: 90°F
Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%
Building heating load: _____
Building cooling load: _____
Mechanical Spacing Conditioning System
Unitary description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.5 (14.5 IN PUBLIC AREAS)
cooling efficiency: HSPF 7.7
size category of unit: 1-5 - 2.0 TON
Boiler Size category. If oversized, state reason: NA
Chiller Size category. If oversized, state reason: NA
List equipment efficiencies: SEER 15.5 (14.5 IN PUBLIC AREAS)
HSPF 7.7

2018 NC Administrative Code and Policies

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENING PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____
Carbon Monoxide Detection: ☐ No ☒ Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.4
☒ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ 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 (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum 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
☒ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☒ Note any code exceptions or table notes that may have been utilized regarding the items above

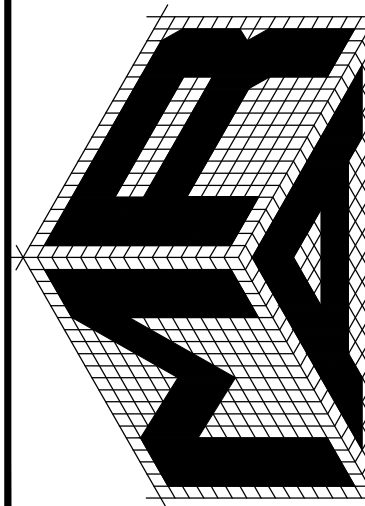
2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Energy Code ☐ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
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 Efficiency Package Options
(When using the 2018 NEC/C, not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



A0.9

SHEET REVISION LOG

PROJECT NUMBER 2024-012

DATE ISSUED 01-28-2025

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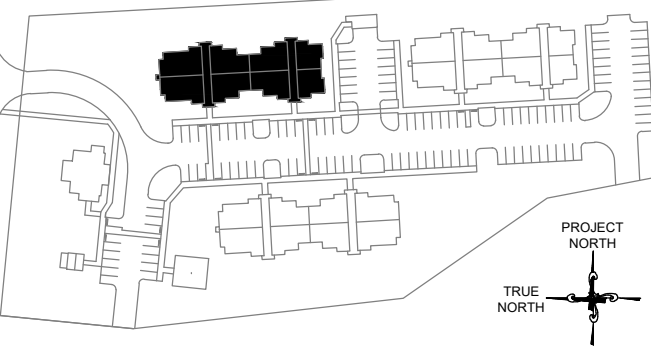
CHECKED BY MRL

2018 NC ADMINISTRATIVE CODE AND POLICIES - CLUBHOUSE

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
- "as/av" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "A")
- "b" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A5.9
- CANE DETECTION RAIL LOCATED UNDER STAIRS
- STEEL GUARDRAIL 42" A.F.F. MIN.

GENERAL BUILDING NOTES:

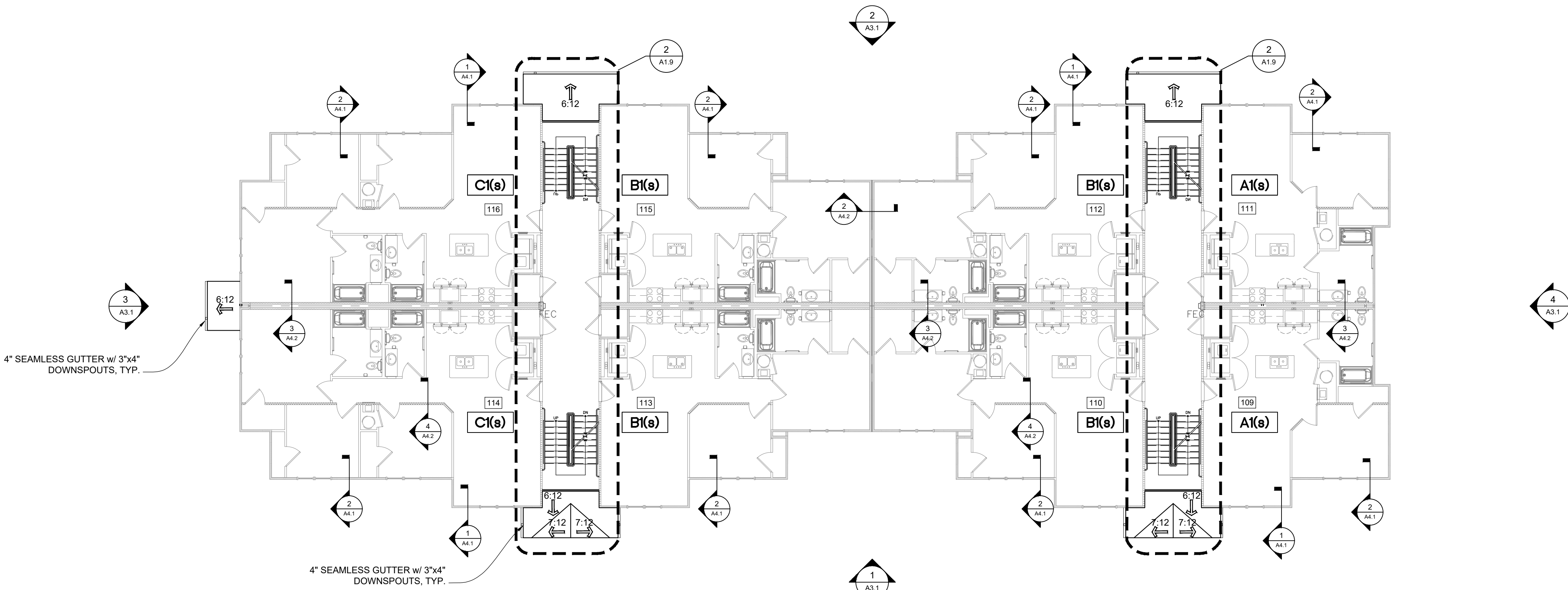
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

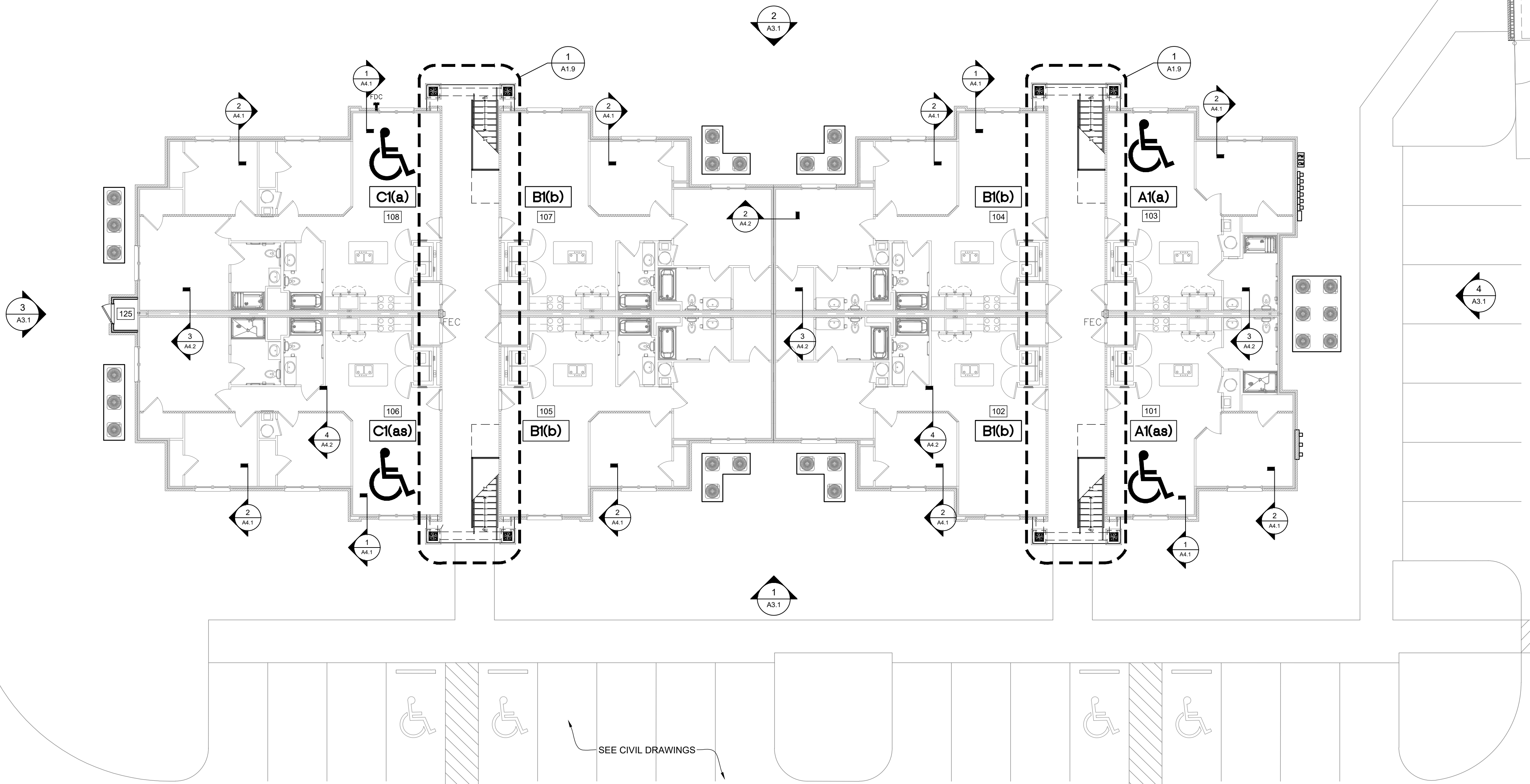
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- ALL ROOF OVERHANGS TO BE 24" U.N.O.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPPS.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 3/4" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 1/4" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE



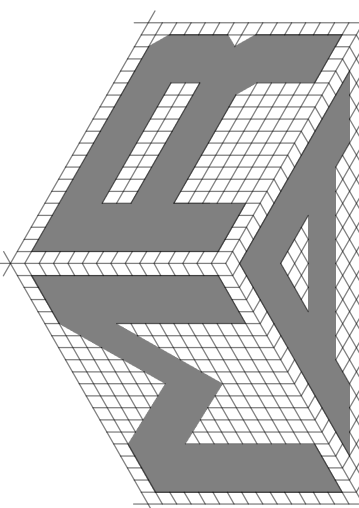
2 BUILDING 100 - SECOND FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 100 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.1

SHEET REVISION LOG

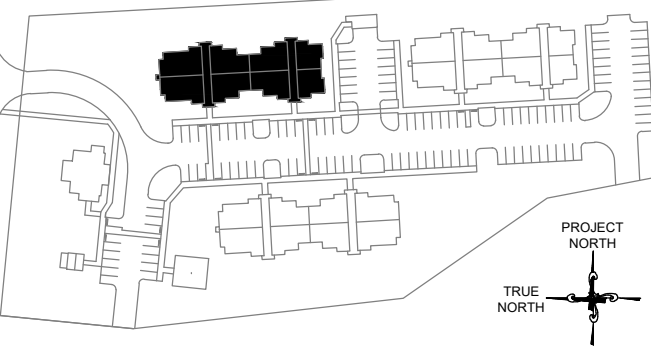
PROJECT NUMBER
2024-012
DATE ISSUED
01-28-2025
DRAWN BY
LI
CHECKED BY
MRL

BUILDING 100 - FIRST AND SECOND FLOOR PLANS

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
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- STEEL GUARDRAIL 42" A.F.F. MIN.

GENERAL BUILDING NOTES:

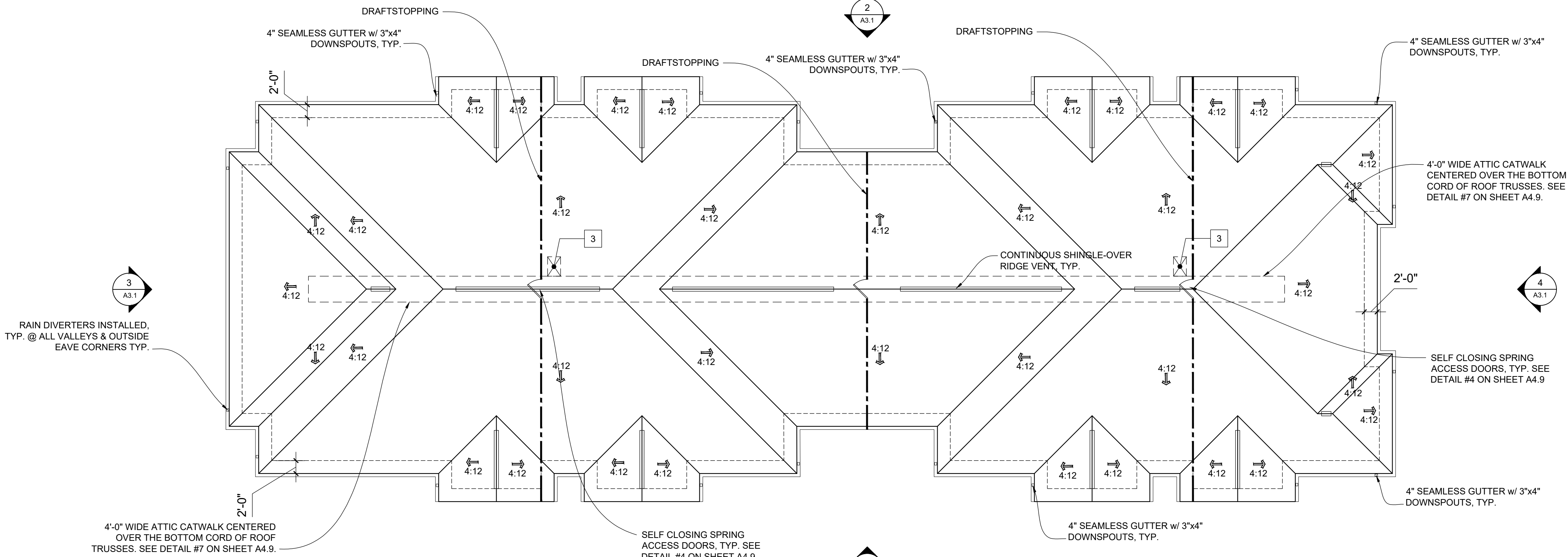
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GENERAL ROOFING NOTES:

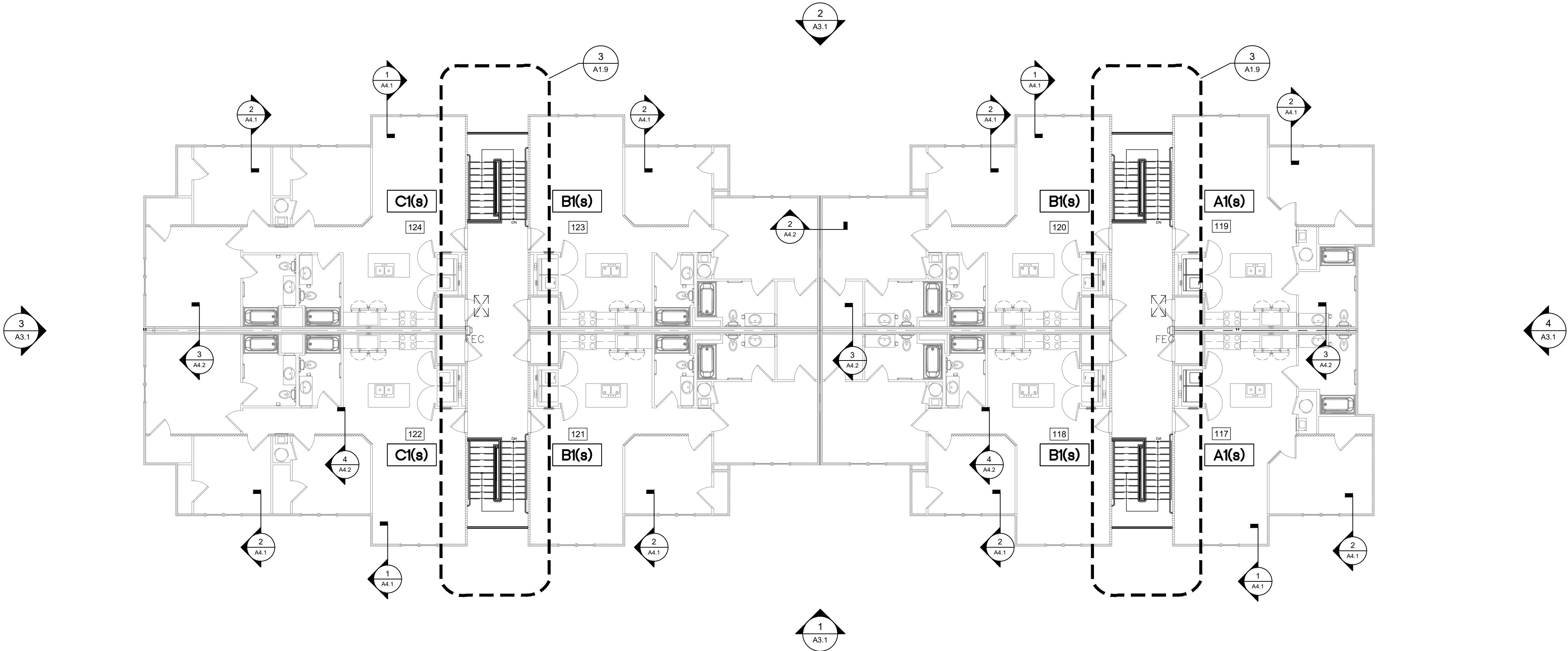
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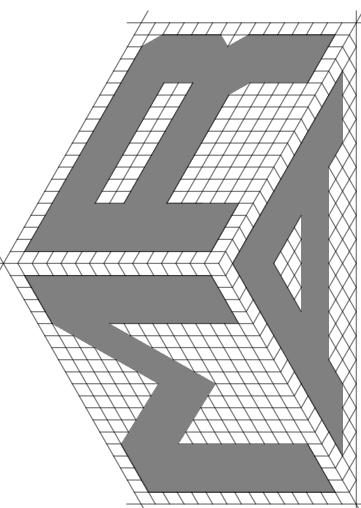
2 BUILDING 100 - ROOF PLAN
3/32" = 1'-0"



1 BUILDING 100 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.2

PERMIT / BID SET

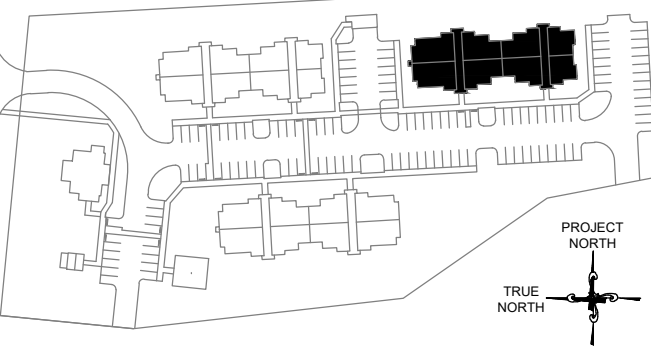
BUILDING 100 - THIRD FLOOR AND ROOF PLANS

SHEET REVISION LOG

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

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GENERAL BUILDING NOTES:

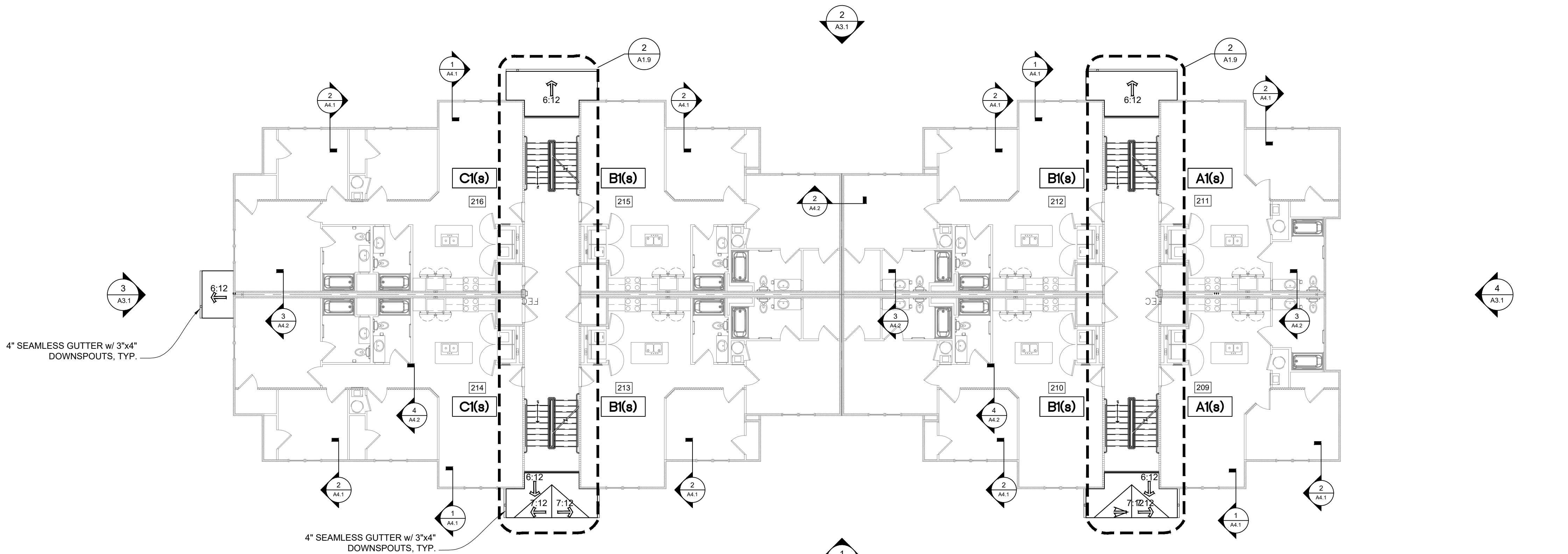
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GENERAL ROOFING NOTES:

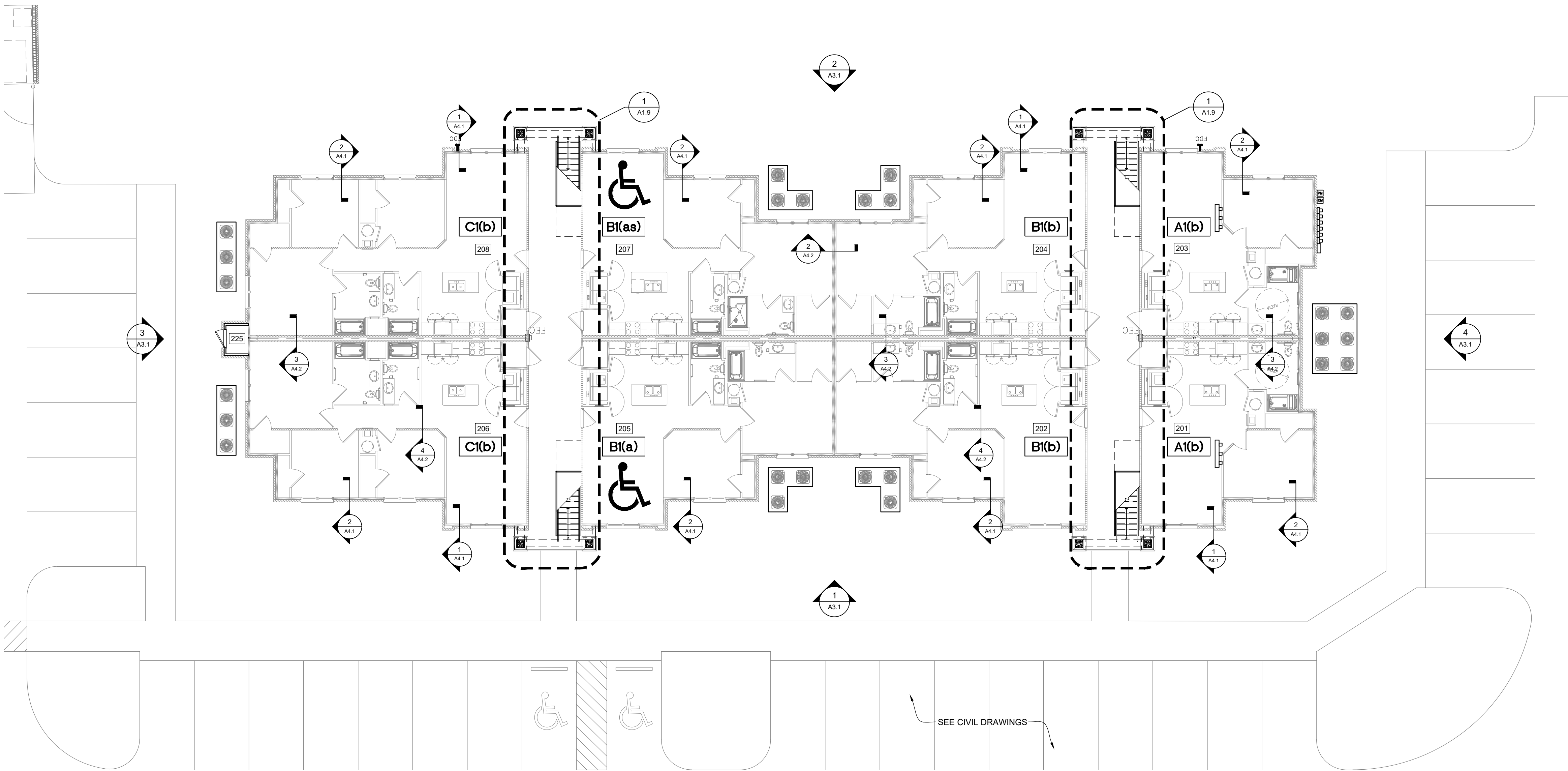
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PROJECT SYMBOLS:

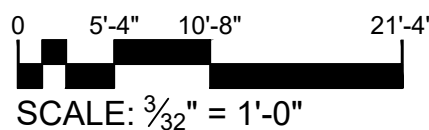
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- ELEVATION HEIGHT CALL OUT / DATUM
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- BREAKLINE



2 BUILDING 200 - SECOND FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 200 - FIRST FLOOR PLAN
3/32" = 1'-0"



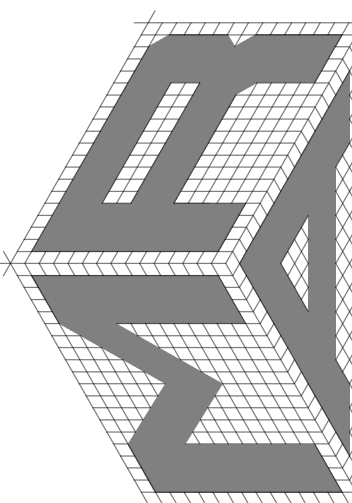
SCALE: 3/32" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAVETTEVILLE, NC



A1.3

SHEET REVISION LOG

PROJECT NUMBER

2024-012

DATE ISSUED

01-28-2025

DRAWN BY

LI

CHECKED BY

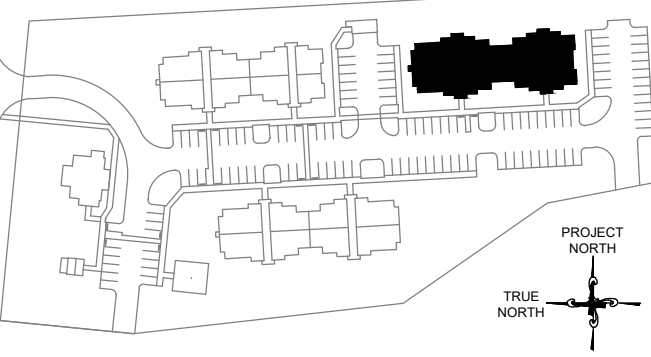
MRL

BUILDING 200 - FIRST AND SECOND FLOOR PLANS

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
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GENERAL BUILDING NOTES:

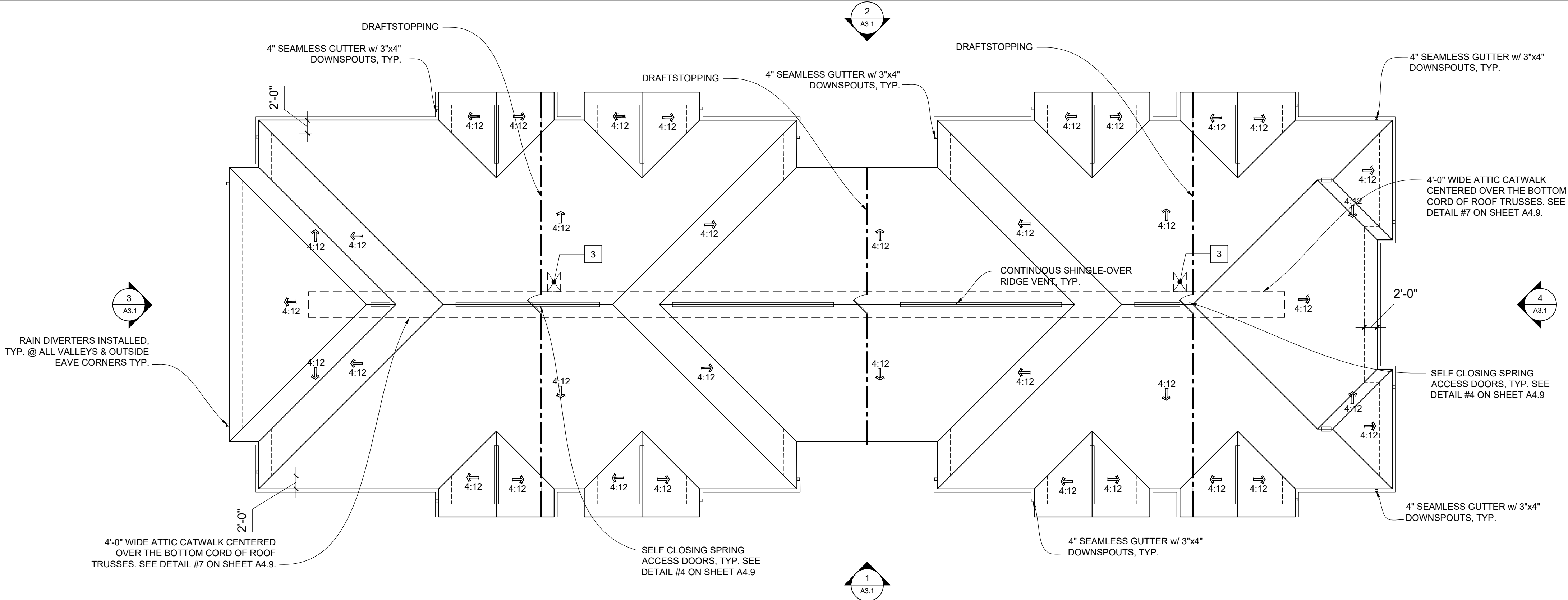
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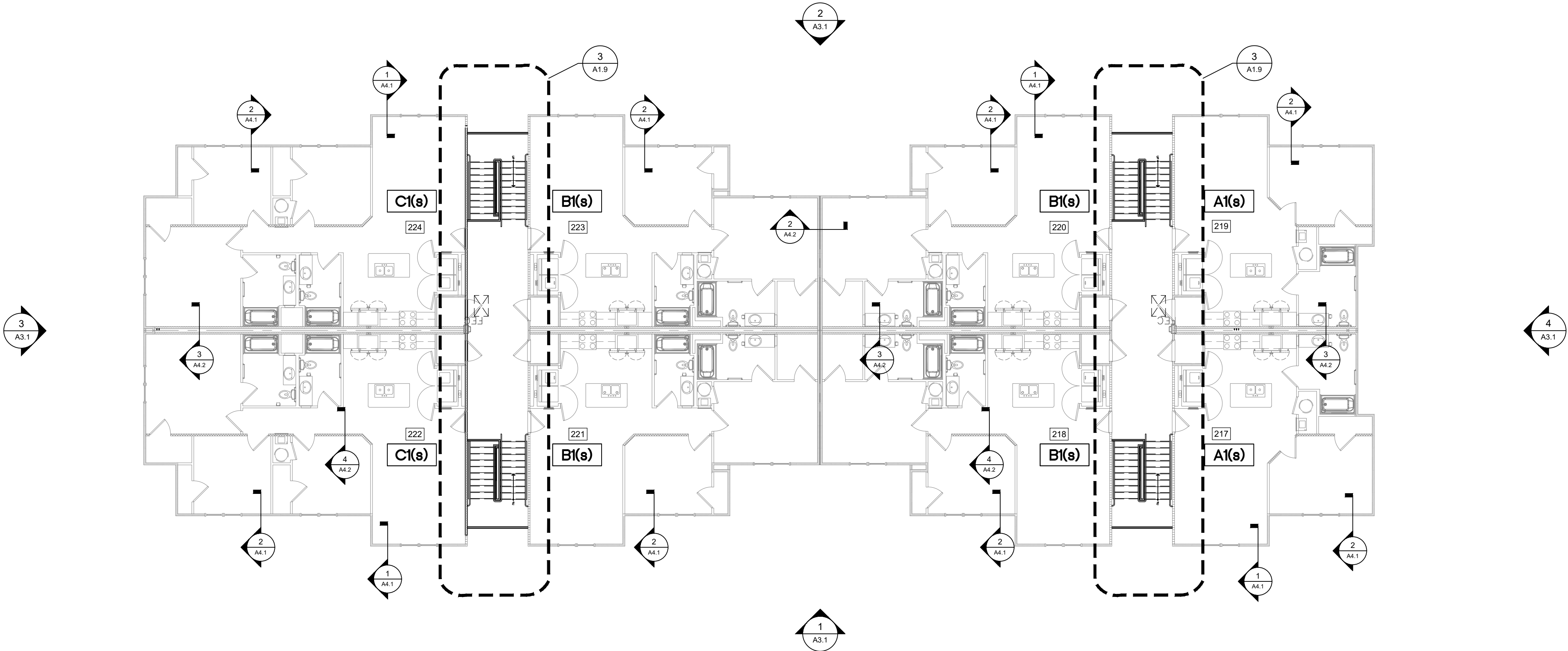
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- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 3/4" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 1/2" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE



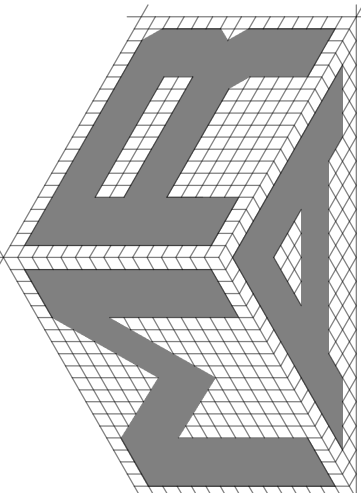
2 BUILDING 200 - ROOF PLAN
3/32" = 1'-0"



3 BUILDING 200 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.4

PERMIT / BID SET

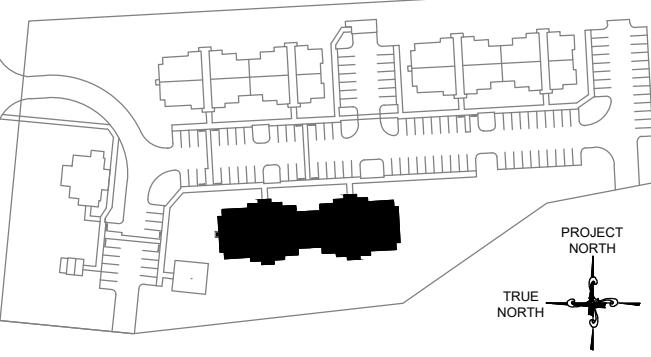
BUILDING 200 - THIRD FLOOR AND ROOF PLANS

SHEET REVISION LOG

PROJECT NUMBER	2024-0-12
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as/asv" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- [1] F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- [2] ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- [3] 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A5.9
- [4] CANE DETECTION RAIL LOCATED UNDER STAIRS
- [5] STEEL GUARDRAIL 42" A.F.F. MIN.

GENERAL BUILDING NOTES:

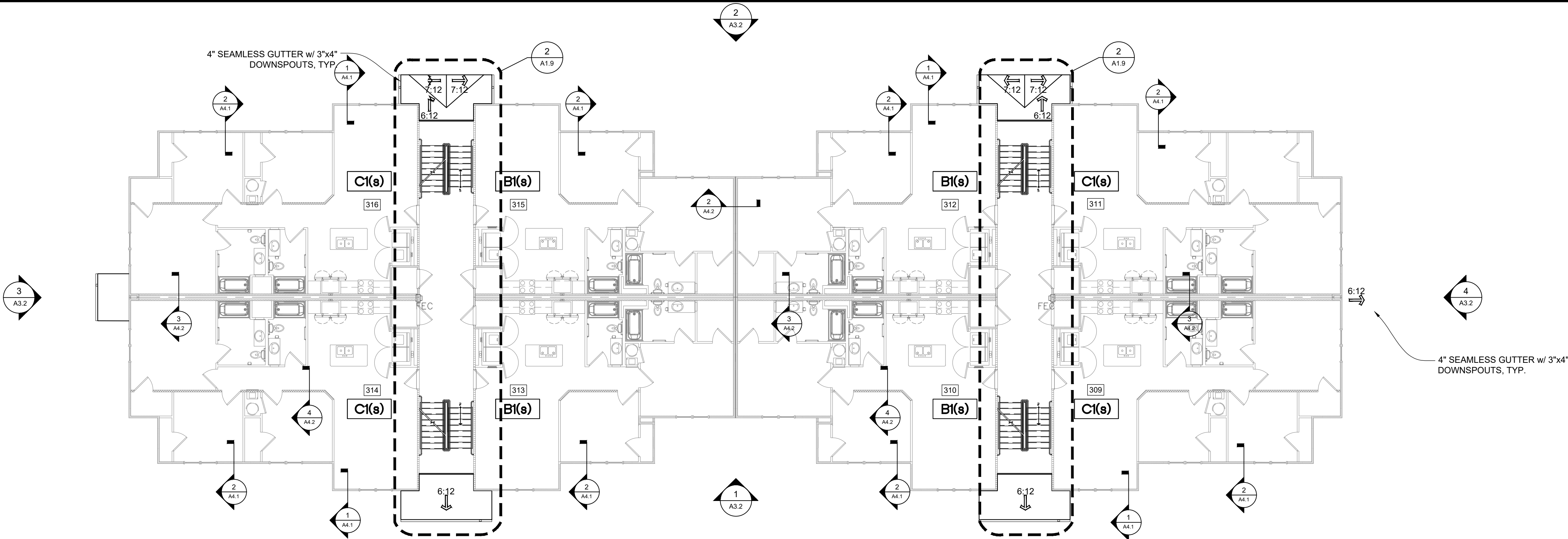
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH+CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

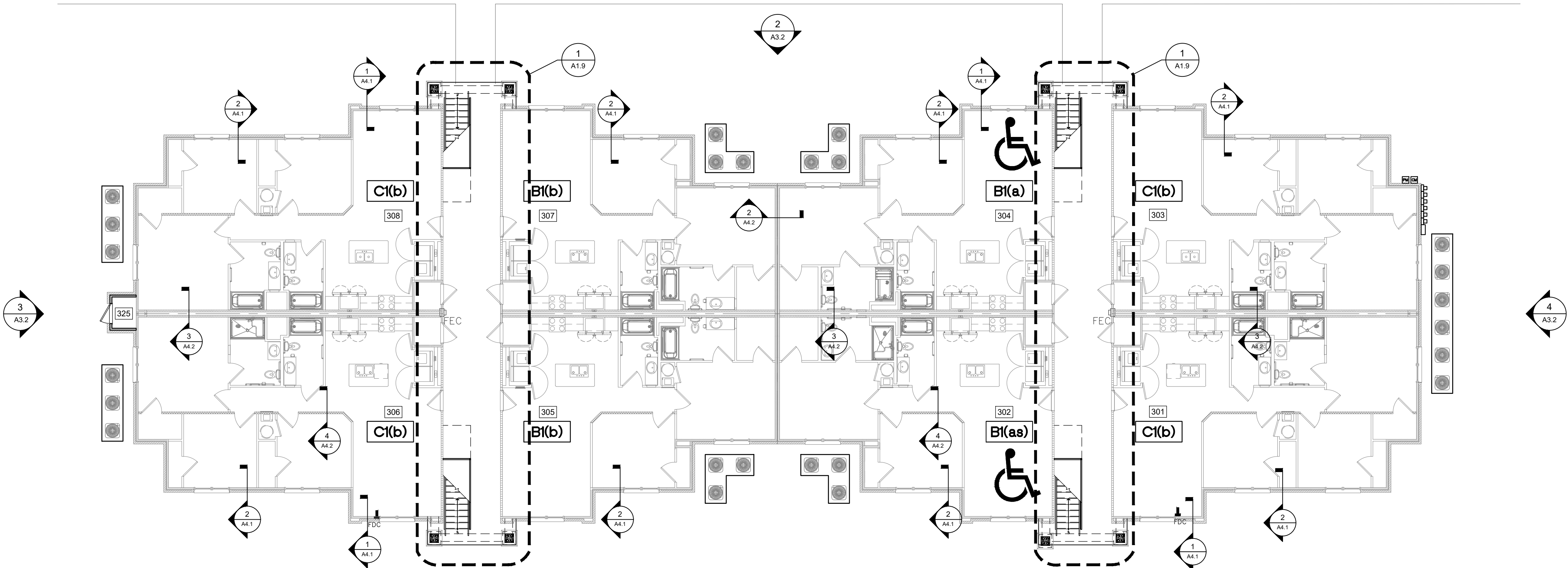
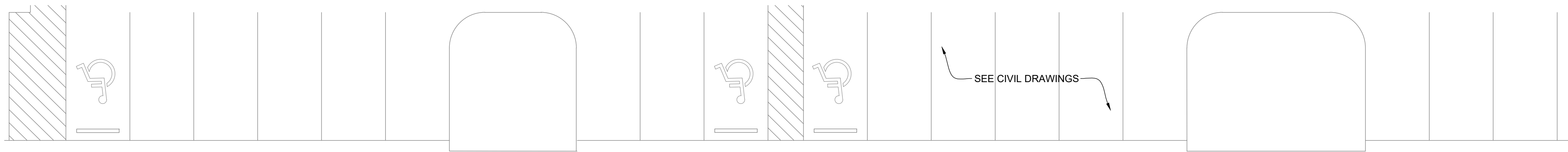
- GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
- INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
- ALL ROOF OVERHANGS TO BE 24" U.N.O.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIP.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 2" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 2 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX TYP. DIMENSION CALL-OUT
- 1/2" WALL SECTION NUMBER DWG. SECTION LOCATION
- 1/2" ELEVATION NUMBER DWG. ELEVATION LOCATION
- 1/2" ELEVATION NUMBER DWG. ELEVATION LOCATION
- 1/2" ELEVATION HEIGHT CALL OUT / DATUM
- XX DOOR NUMBER DESIGNATION
- 1/2" DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 300 - SECOND FLOOR PLAN
3/32" = 1'-0"



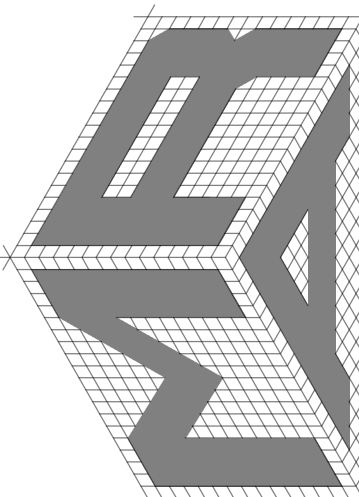
1 BUILDING 300 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER
2024-012
DATE ISSUED
01-28-2025
DRAWN BY
LI
CHECKED BY
MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



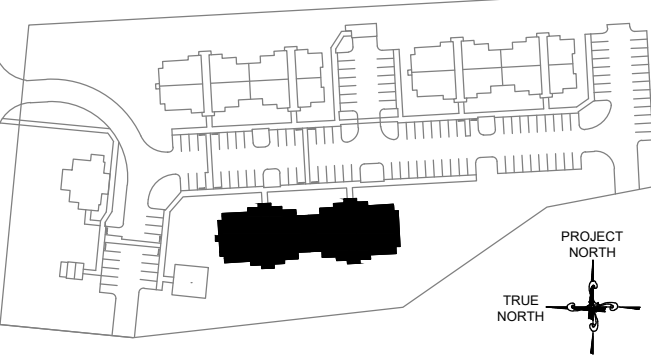
A1.5

BUILDING 300 - FIRST AND SECOND FLOOR PLANS

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as/av" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
- CANE DETECTION RAIL LOCATED UNDER STAIRS
- STEEL GUARDRAIL 42" A.F.F. MIN.

GENERAL BUILDING NOTES:

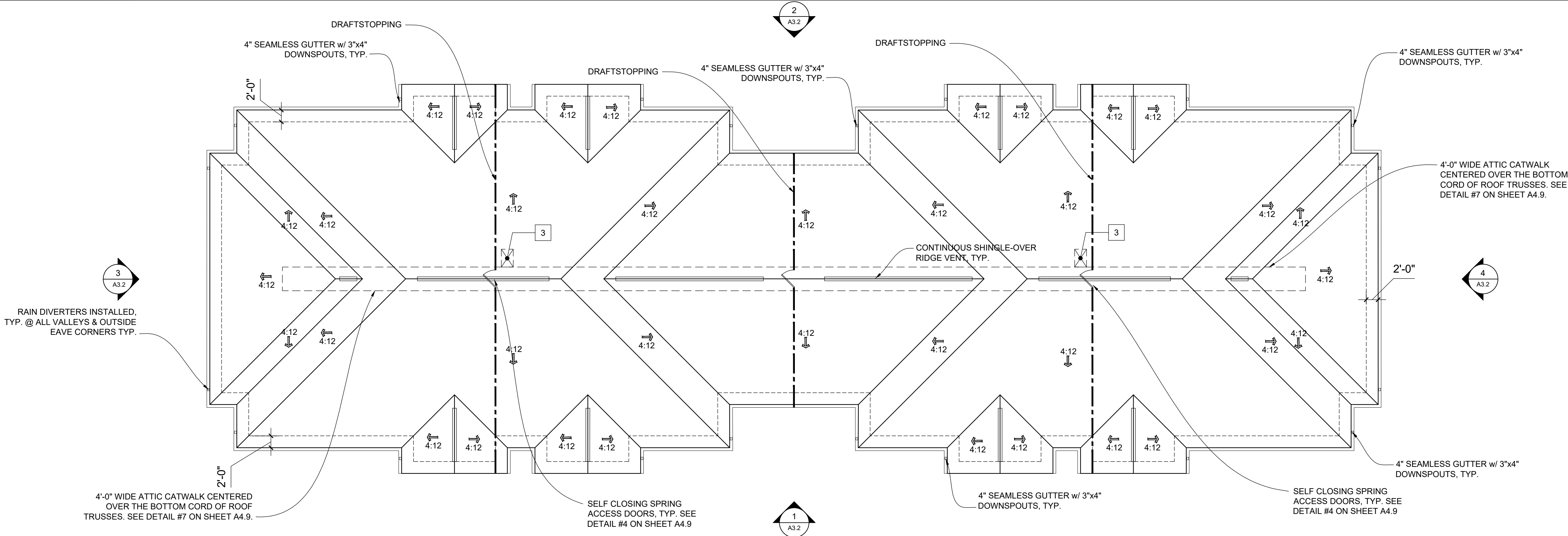
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS W/ PROJECT DESIGN, THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE, CERTIFIED LOW OR NO VOC MATERIALS, INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

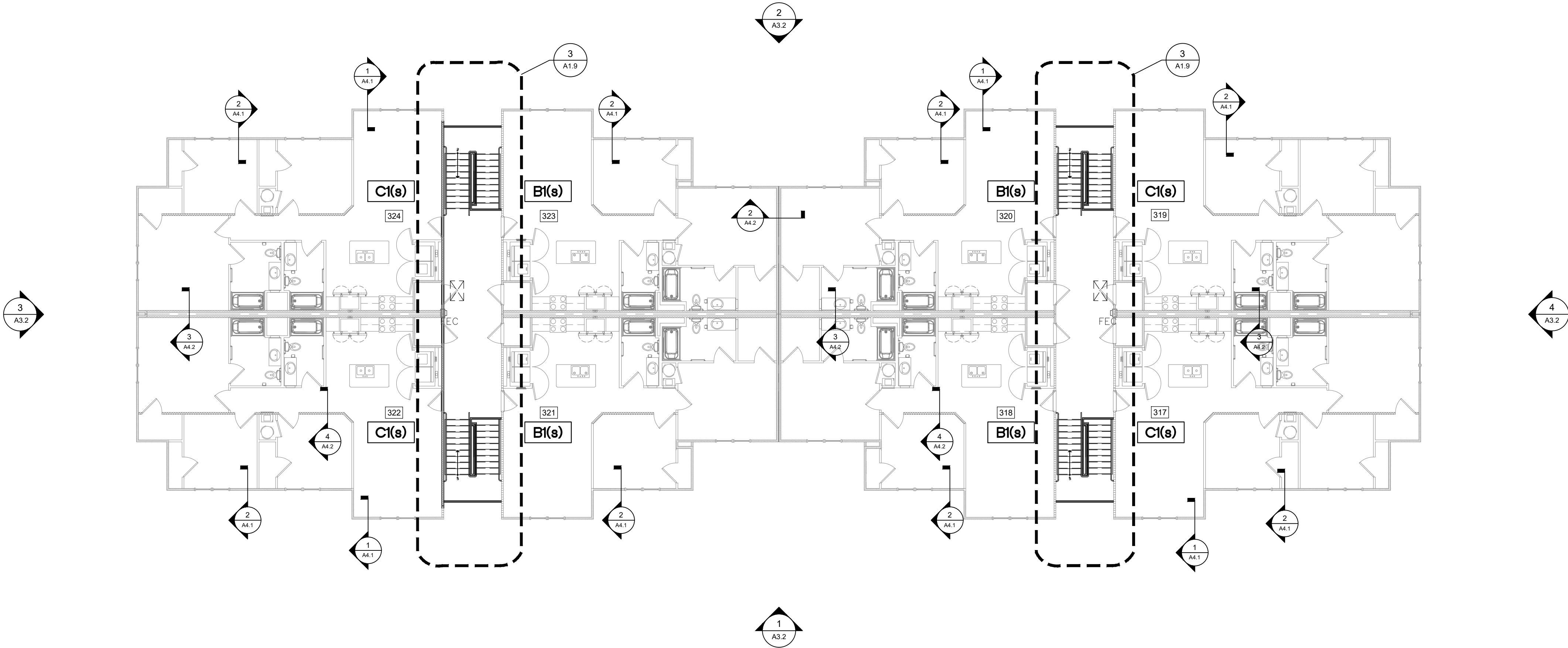
- GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
- INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
- ALL ROOF OVERHANGS TO BE 24" U.N.G.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIP.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 3/4" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 1/2" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER
DWG. SECTION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
- BREAKLINE



1 BUILDING 300 - ROOF PLAN
3/32" = 1'-0"



3 BUILDING 300 - THIRD FLOOR PLAN
3/32" = 1'-0"

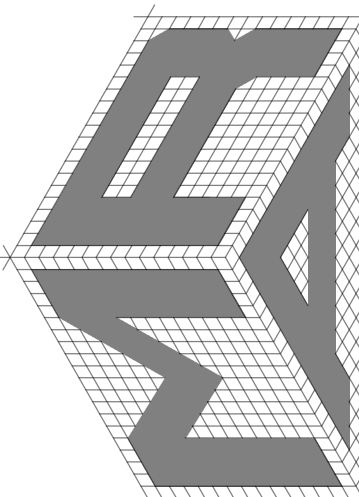
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAVETTEVILLE, NC



A1.6

PERMIT / BID SET

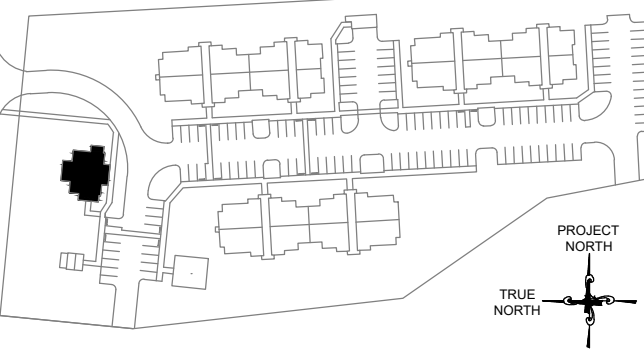
BUILDING 300 - THIRD FLOOR AND ROOF PLANS

SHEET REVISION LOG

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED CORRIDOR WALL ASSEMBLY (UL U311)
- 1-HR. RATED SHAFT WALL ASSEMBLY (UL U305)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
- "as/asv" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "A")
- "b" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 30" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- RENT DROP BOX IN 1-HR RATED CORRIDOR WALL (UL U305)
- MAIL BOXES - SEE DETAIL #6 ON SHEET A1.6
- 48"x26" PLASTIC LAMINATE FOLDING TABLE (NCHFA QAP REQUIREMENT)
- MOP SINK
- 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A5.9

GENERAL BUILDING NOTES:

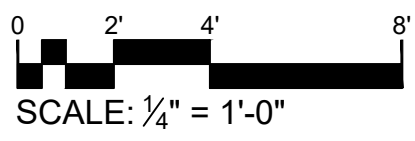
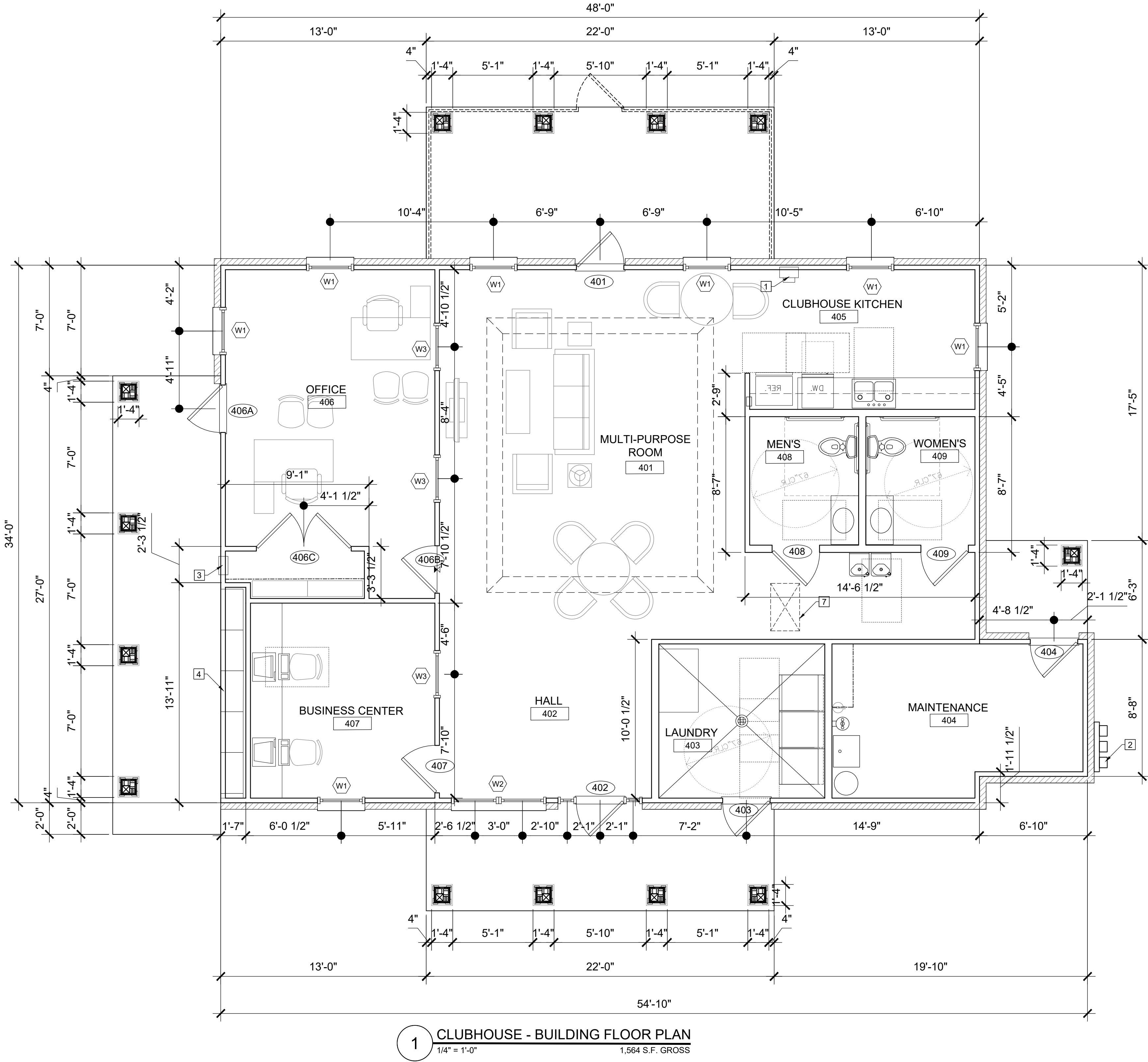
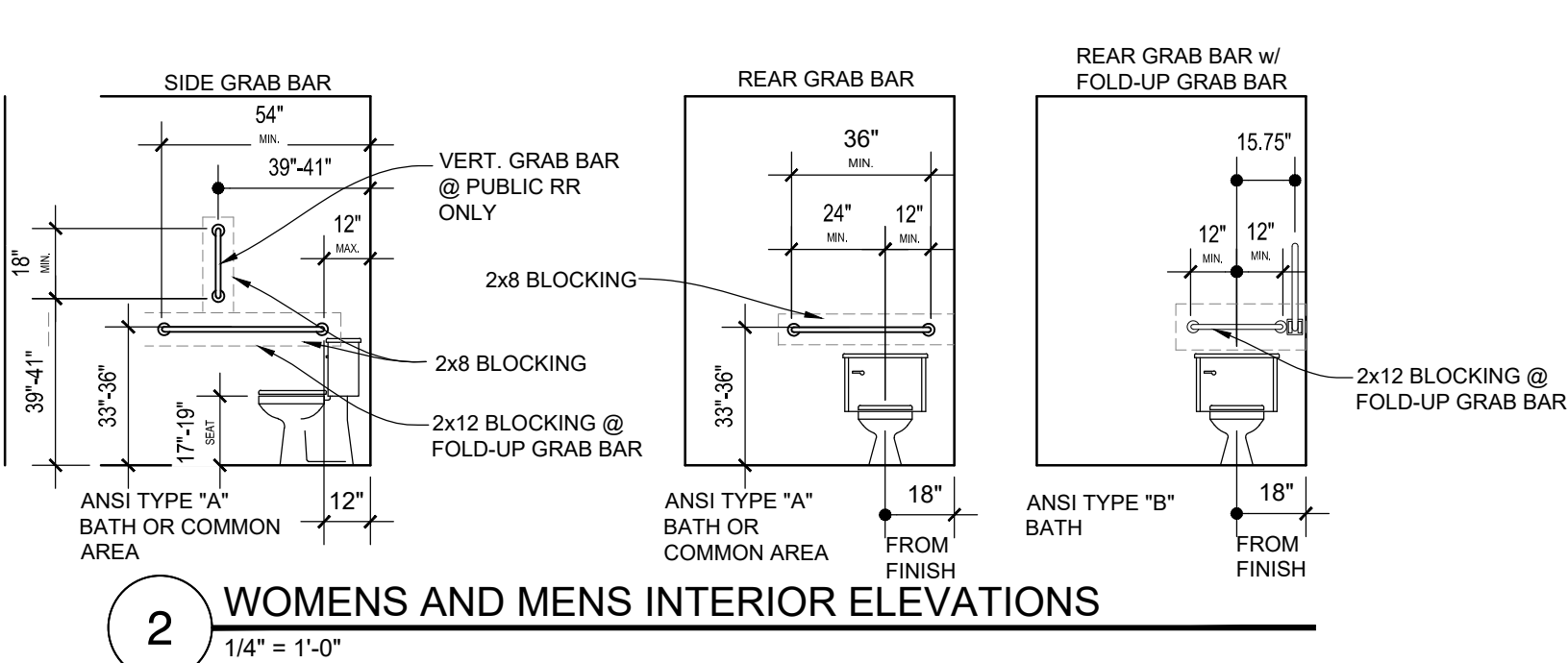
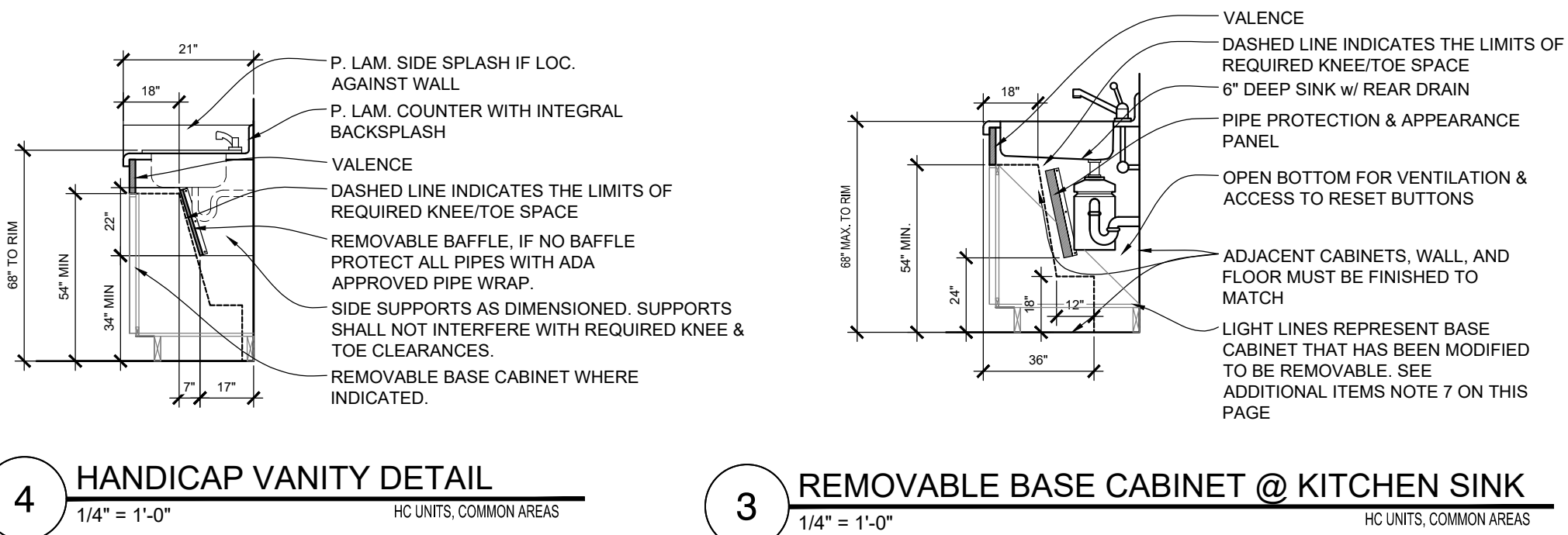
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

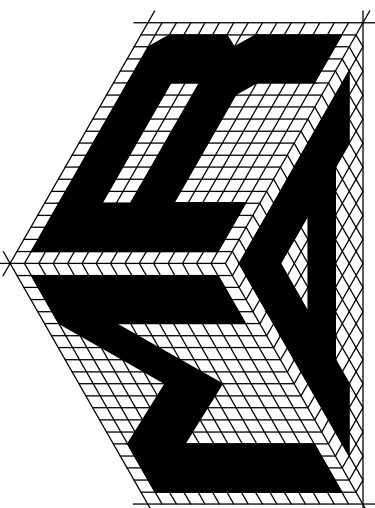
- GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL"
- INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
- ALL ROOF OVERHANGS TO BE 24" U.N.O.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT STOPPING, HIPS.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 2" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 2" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.7

SHEET REVISION LOG

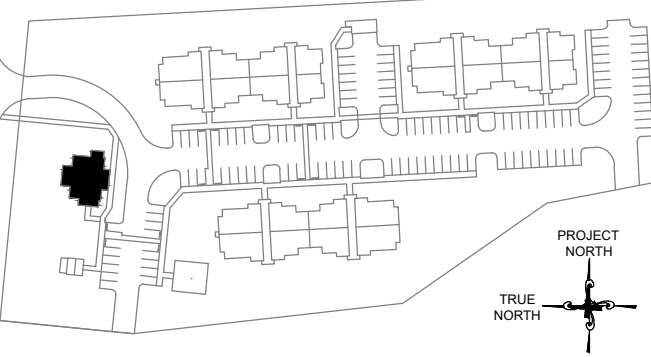
PROJECT NUMBER: 2024-012
DATE ISSUED: 01-28-2025
DRAWN BY: LI
CHECKED BY: MRL

CLUBHOUSE - FLOOR PLAN

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED CORRIDOR WALL ASSEMBLY (UL U311)
- 1-HR. RATED SHAFT WALL ASSEMBLY (UL U305)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as/asv" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 30" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- RENT DROP BOX IN 1-HR RATED CORRIDOR WALL (UL U305)
- MAIL BOXES - SEE DETAIL #6 ON SHEET A1.6
- 48"x26" PLASTIC LAMINATE FOLDING TABLE. (NCHQA QAP REQUIREMENT)
- MOP SINK
- 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A5.9

GENERAL BUILDING NOTES:

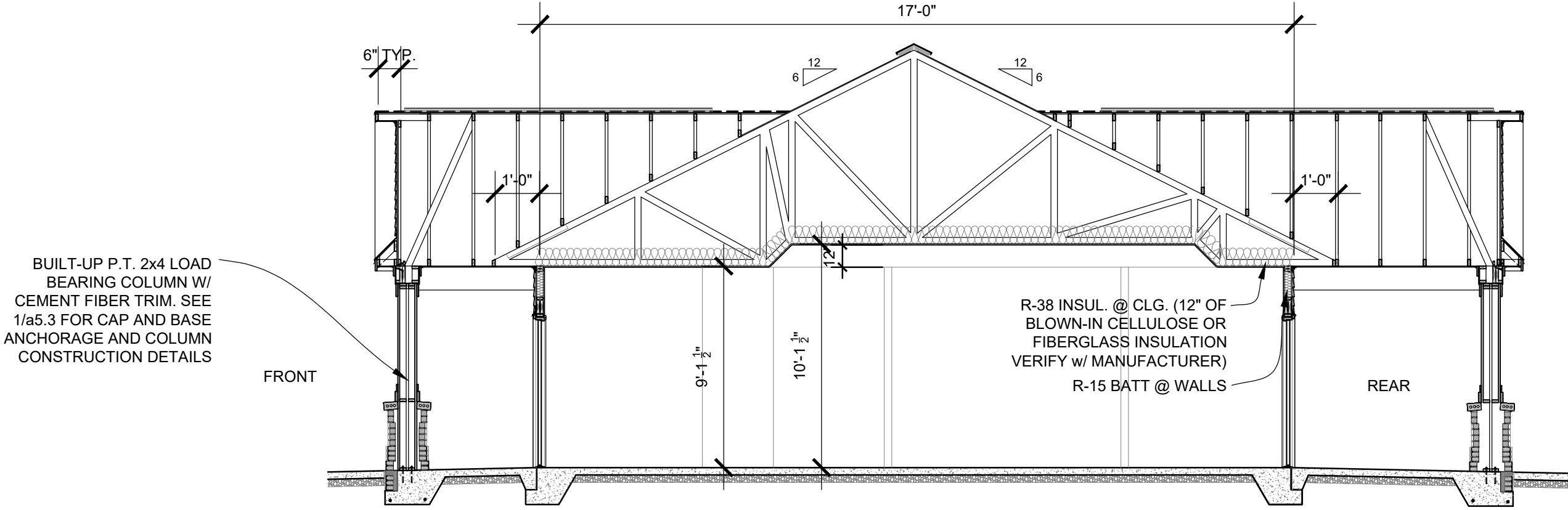
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

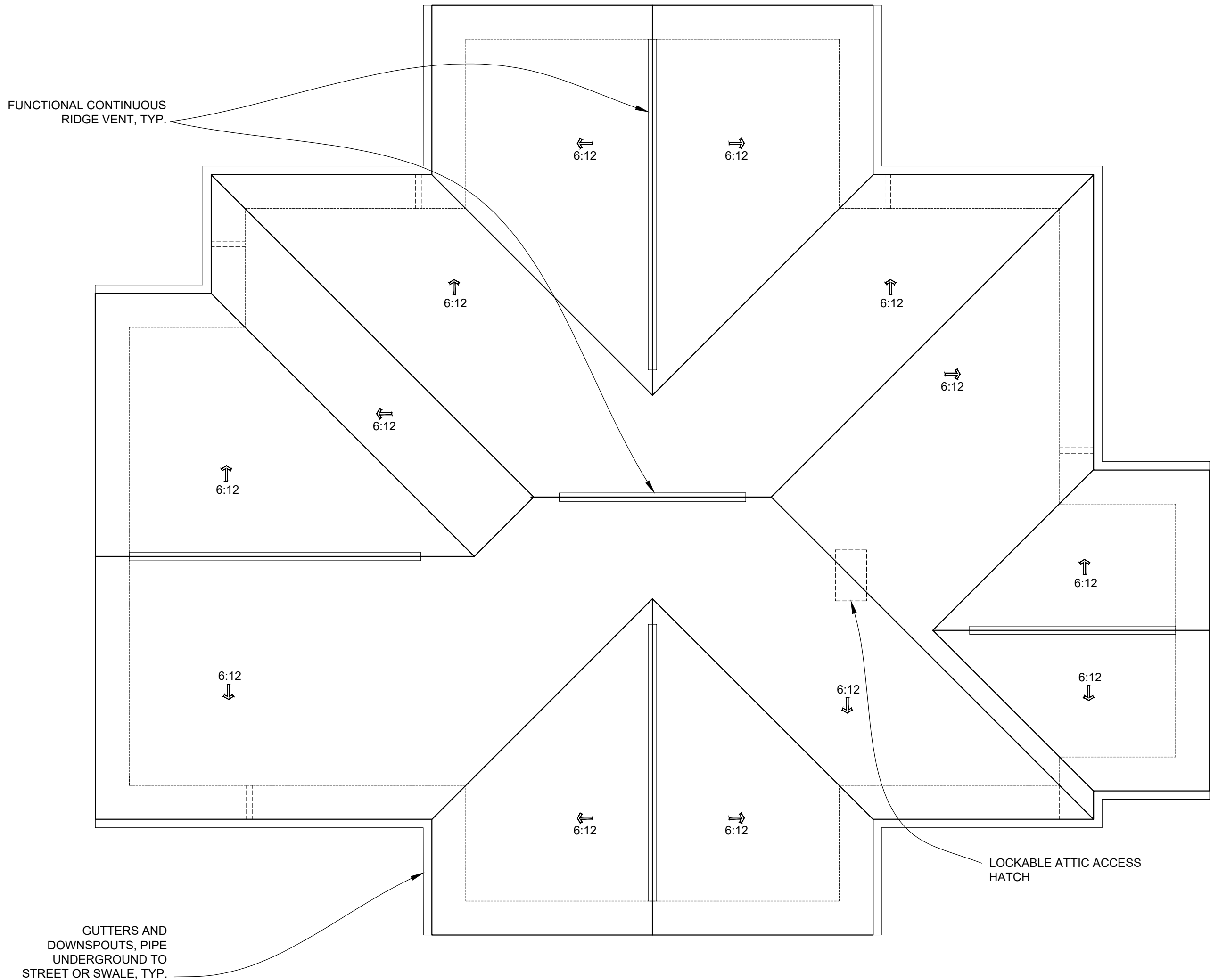
- GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL"
- INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
- ALL ROOF OVERHANGS TO BE 24" U.N.O.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT STOPPING, HIP.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON 2" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 2" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE

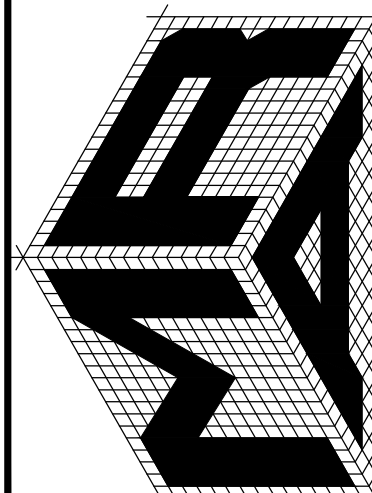


2 CLUBHOUSE SECTION
3/16" = 1'-0"



1 CLUBHOUSE ROOF VIEW PLAN
3/16" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.8

SHEET REVISION LOG

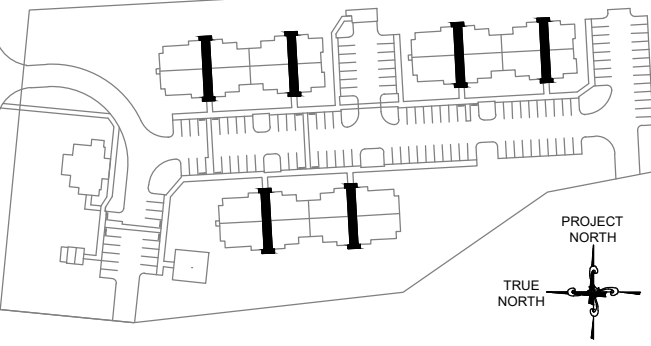
PROJECT NUMBER
2024-012
DATE ISSUED
01-28-2025
DRAWN BY
LI
CHECKED BY
MRL

CLUBHOUSE - ROOF VIEW PLAN

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
- "as/av" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "A")
- "b" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR MOST UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

- F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
- ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
- 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A5.9
- CANE DETECTION RAIL LOCATED UNDER STAIRS
- STEEL GUARDRAIL 42" A.F.F. MIN.

GENERAL BUILDING NOTES:

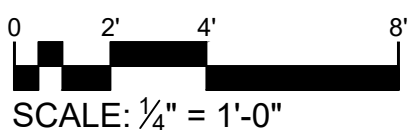
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "ARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
- FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
- NO ADDED UREA-FORMALDEHYDE INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

- GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
- INSTALL RAIN DIVERSERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
- ALL ROOF OVERHANGS TO BE 24" U.N.O.
- HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPPS.
- ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
- ROOF CONDENSER FANS TO HAVE 80 MIL TPO MEMBRANE ON 3/4" PLYWOOD SHEATHING.
- ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. 3/4" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- XXX ● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION
- AREA COVERED BY DETAIL
- BREAKLINE

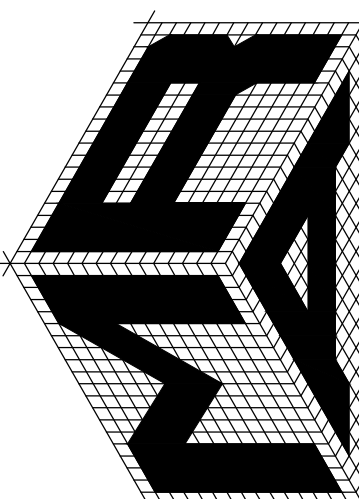


3 TYPICAL THIRD FLOOR BREEZEWAY PLAN
1/4" = 1'-0"

2 TYPICAL SECOND FLOOR BREEZEWAY PLAN
1/4" = 1'-0"

1 TYPICAL FIRST FLOOR BREEZEWAY PLAN
1/4" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



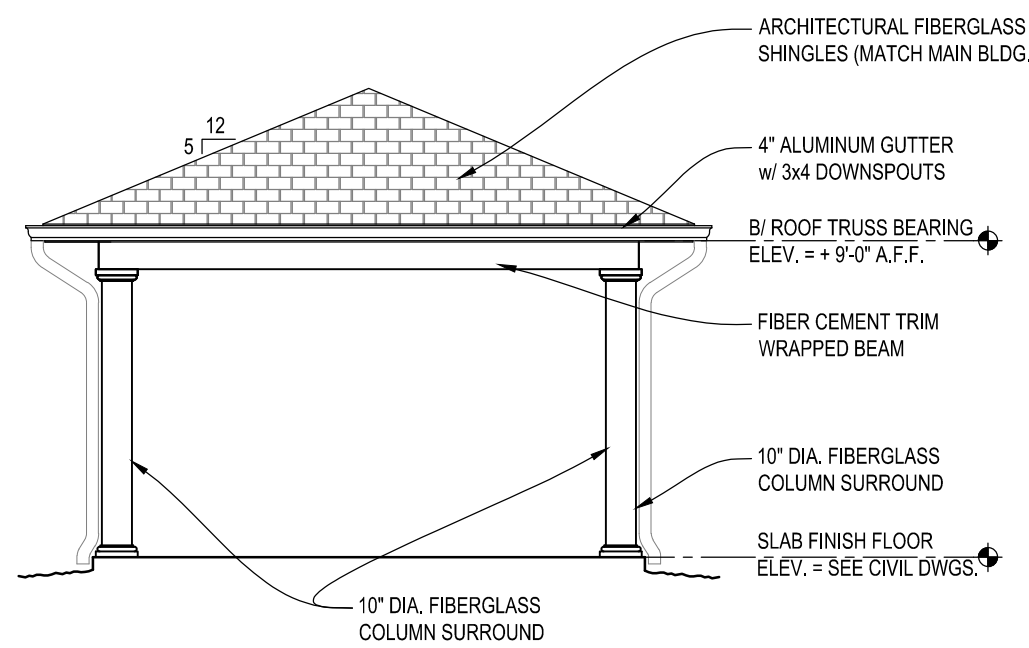
A1.9

PERMIT / BID SET

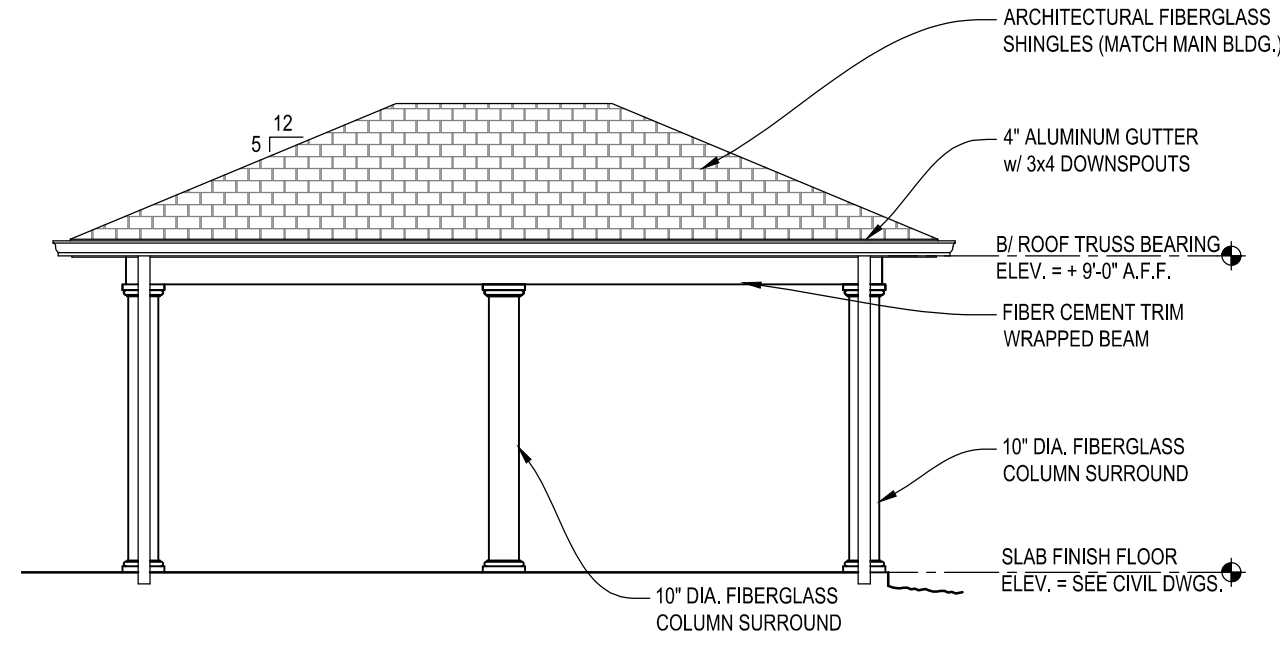
ENLARGED BREEZEWAY FLOOR PLANS

SHEET REVISION LOG

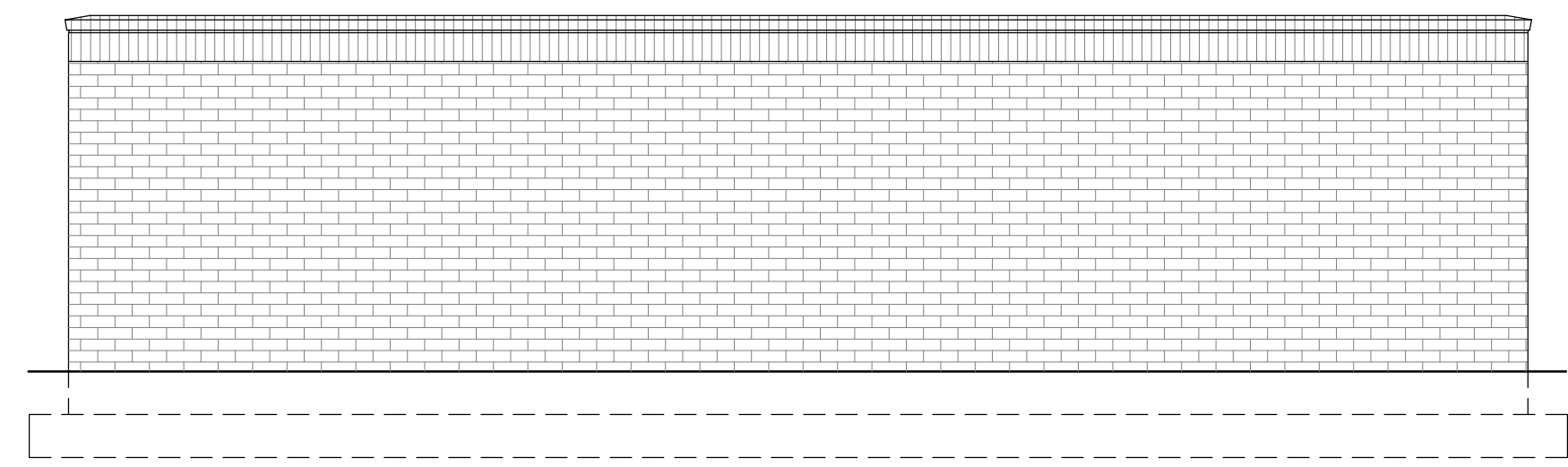
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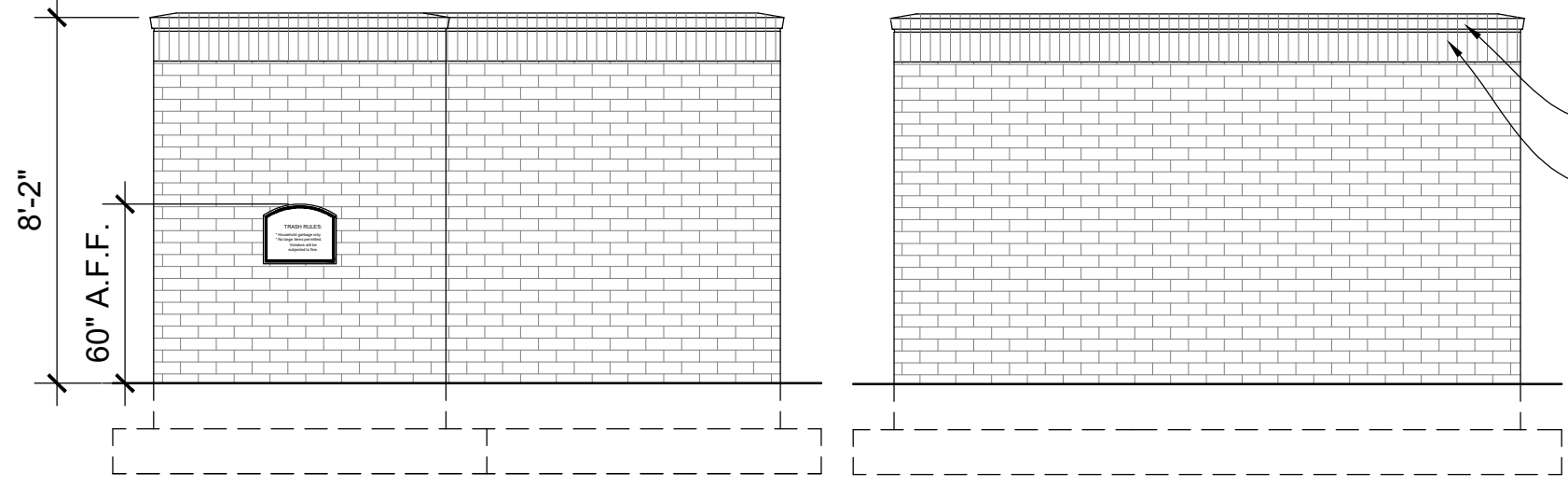
17 PICNIC PAVILION ELEVATION
3/16" = 1'-0"
OPPOSITE SIDE SIMILAR



15 PICNIC PAVILION ELEVATION
3/16" = 1'-0"
OPPOSITE SIDE SIMILAR

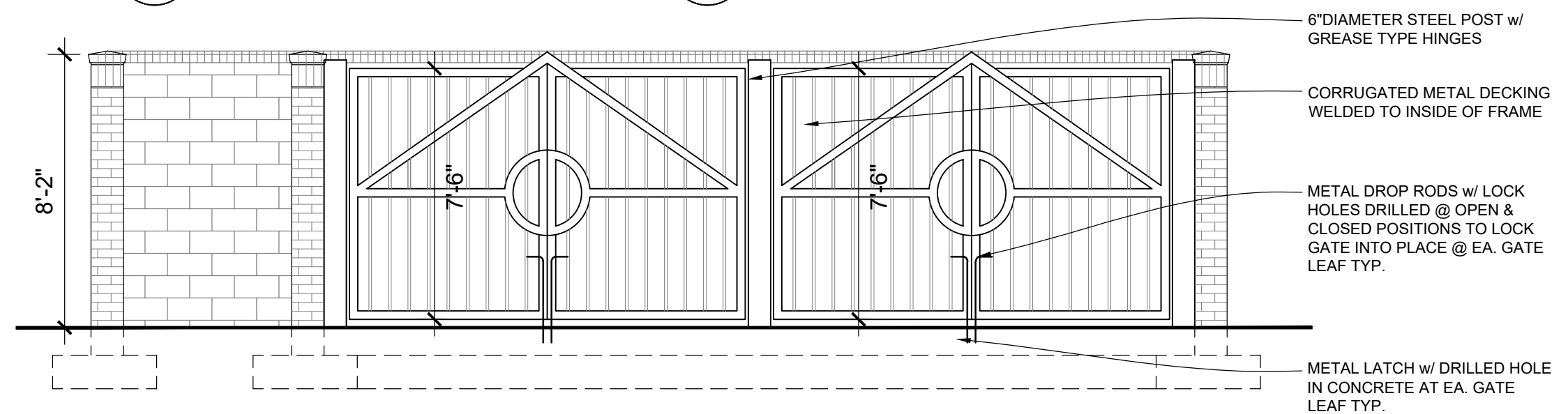


4 DUMPSTER - REAR ELEVATION
1/4" = 1'-0"

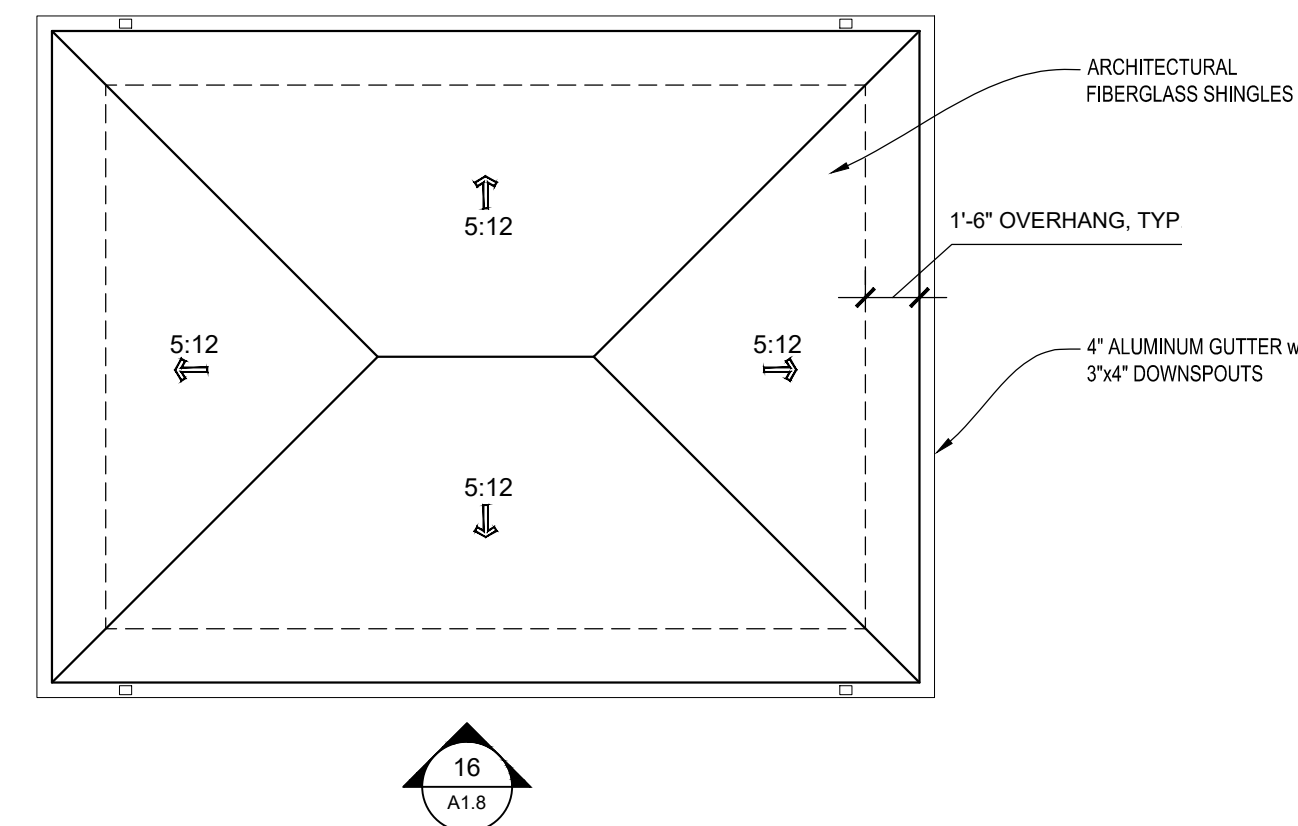


3b DUMPSTER - SIDE ELEVATION
1/4" = 1'-0"

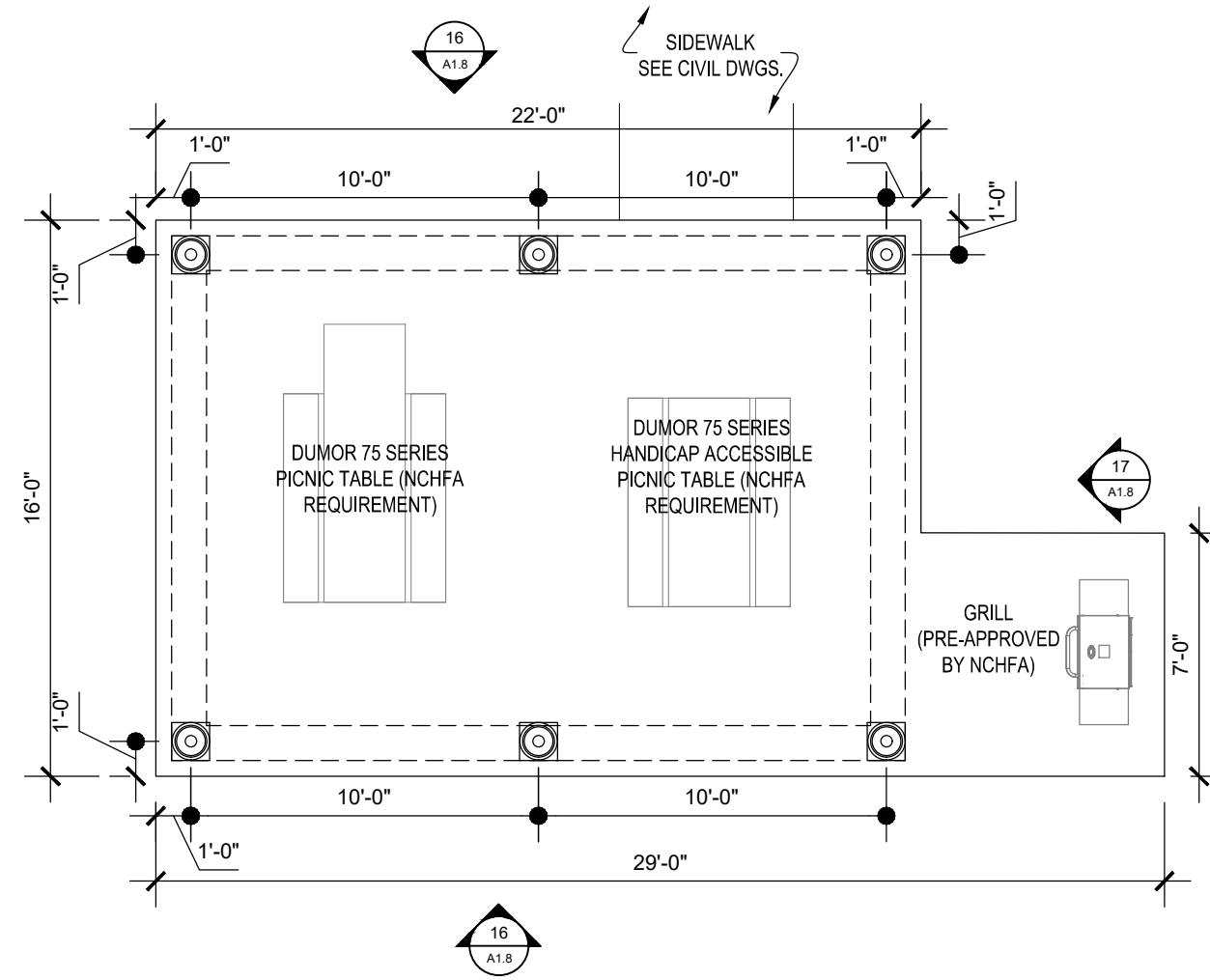
3a DUMPSTER - SIDE ELEVATION
1/4" = 1'-0"



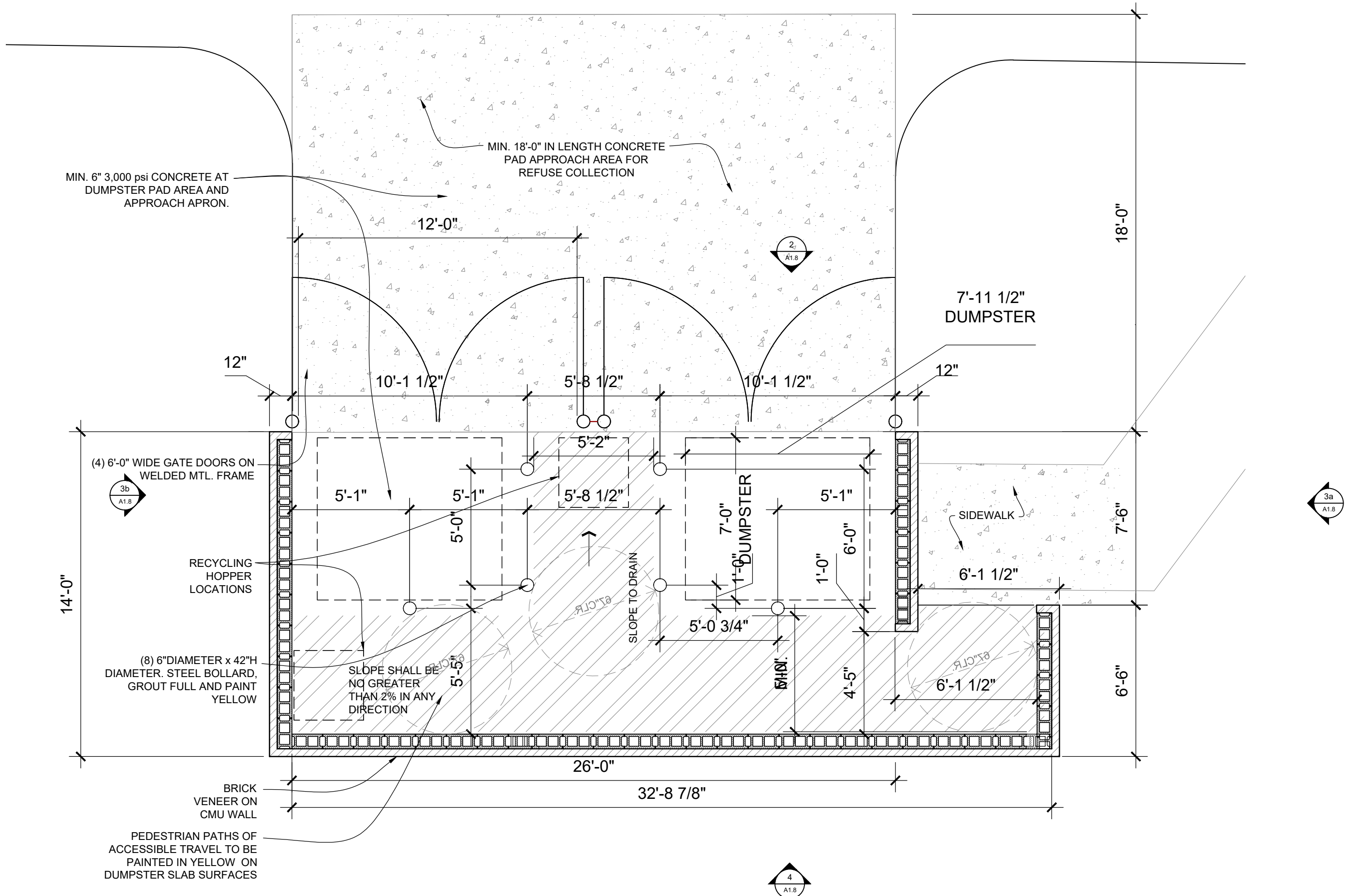
2 DUMPSTER - FRONT ELEVATION
1/4" = 1'-0"



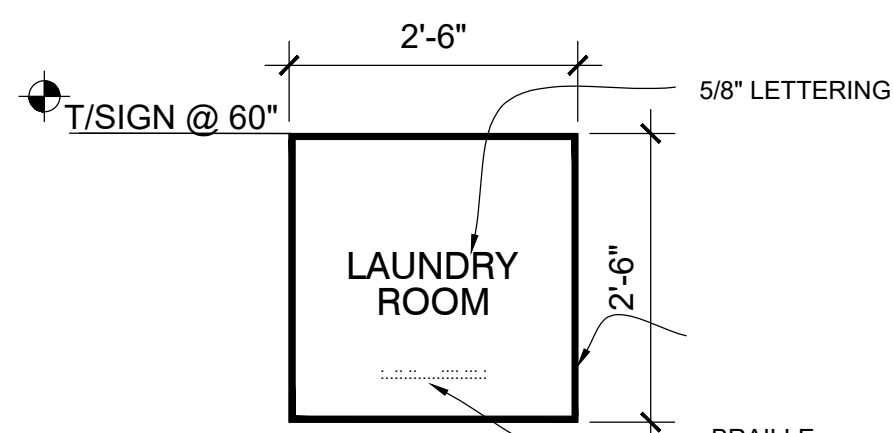
16 PICNIC PAVILION ROOF VIEW PLAN
3/16" = 1'-0"



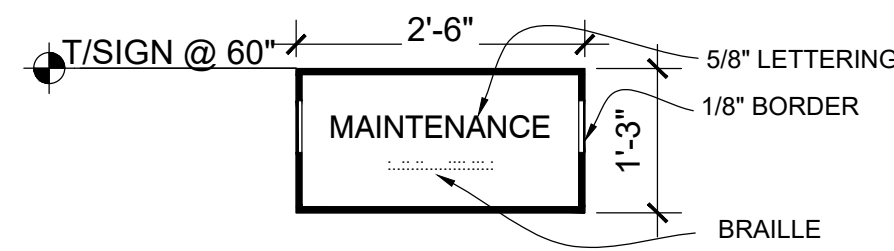
14 PICNIC PAVILION FLOOR PLAN
3/16" = 1'-0"



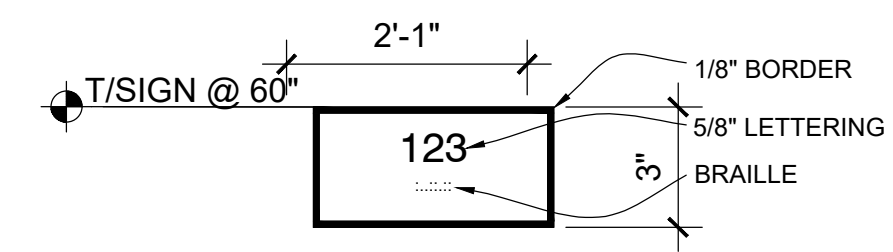
1 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"



13 LAUNDRY ROOM SIGN
3" = 1'-0"



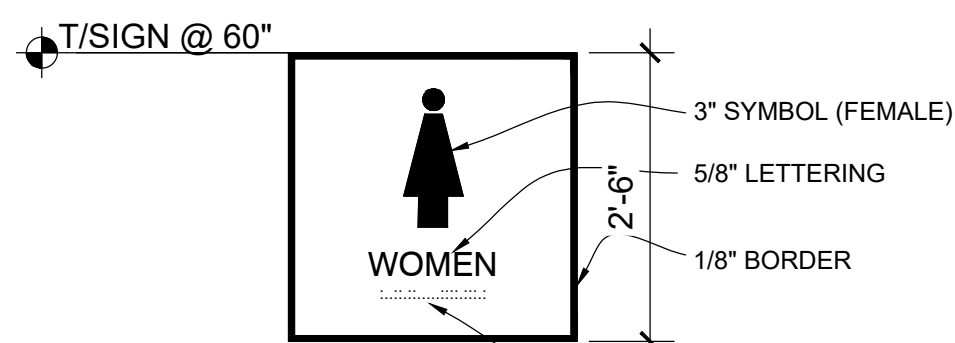
10 ROOM SIGN FOR MAINTENANCE
3" = 1'-0"
EXTERIOR WALL MOUNT



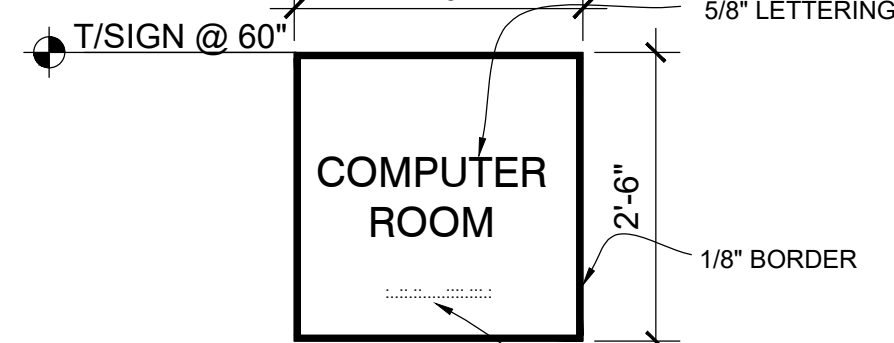
12 UNIT OR STORAGE CLOSET SIGN
3" = 1'-0"
LATCH SIDE OF DOOR - BREEZEWAY



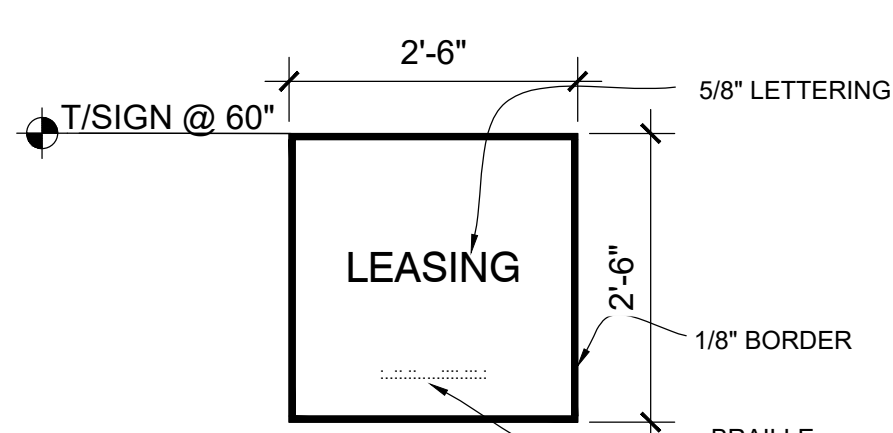
9 ROOM SIGN FOR COMMUNITY ROOM
3" = 1'-0"



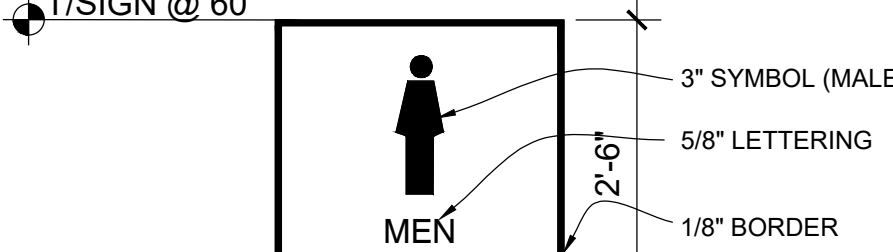
11 RESTROOM SIGN FOR WOMEN
3" = 1'-0"



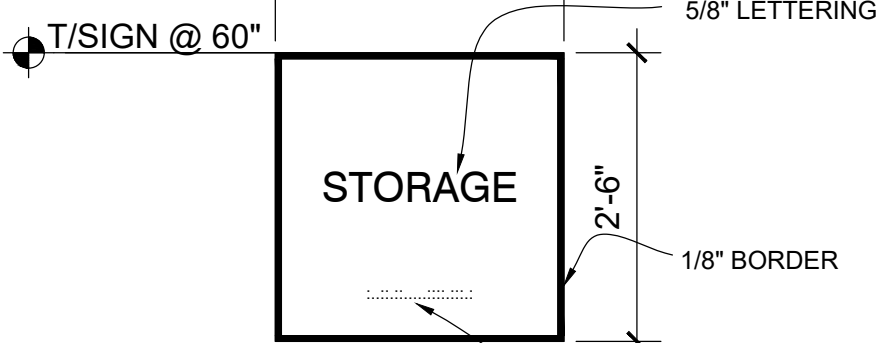
8 ROOM SIGN COMPUTER ROOM
3" = 1'-0"



7 ROOM SIGN FOR LEASING OFFICE
3" = 1'-0"



6 RESTROOM SIGN FOR MEN
3" = 1'-0"

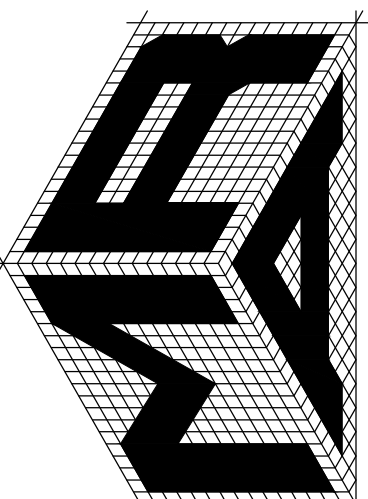


5 ROOM SIGN
3" = 1'-0"

GENERAL INTERIOR SIGNAGE NOTES:
1. ALL INTERIOR SIGNAGE TO BE EQUAL TO MOHAWK SERIES 200A. COLORS AS SELECTED BY ARCHITECT. (EXTERIOR SIMILAR WHERE INDICATED).
2. LETTERING ON SIGNAGE TO BE TIMES NEW ROMAN BOLD.
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH- TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE -WIDTH- TO -HEIGHT RATIO BETWEEN 1:5 AND 1:10.
4. LETTERS AND NUMBERS SHALL BE RAISED 1/8", UPPERCASE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.
5. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH BUT NO HIGHER THAN 2".
6. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND.
7. WALL MOUNTED SIGNAGE SHALL BE AFFIXED WITH SILASTIC ADHESIVE - VINYL FOAM TAPE MAY BE USED AS A TEMPORARY POSITIONING ADHESIVE.
8. SIGN TO BE MOUNTED 2" FROM THE DOOR FRAME ON THE LATCH SIDE

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A1.10

PERMIT / BID SET

ACCESSORY BUILDINGS & INTERIOR ROOM SIGNAGE

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WALL LEGEND:

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1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
1" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
1" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
1" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

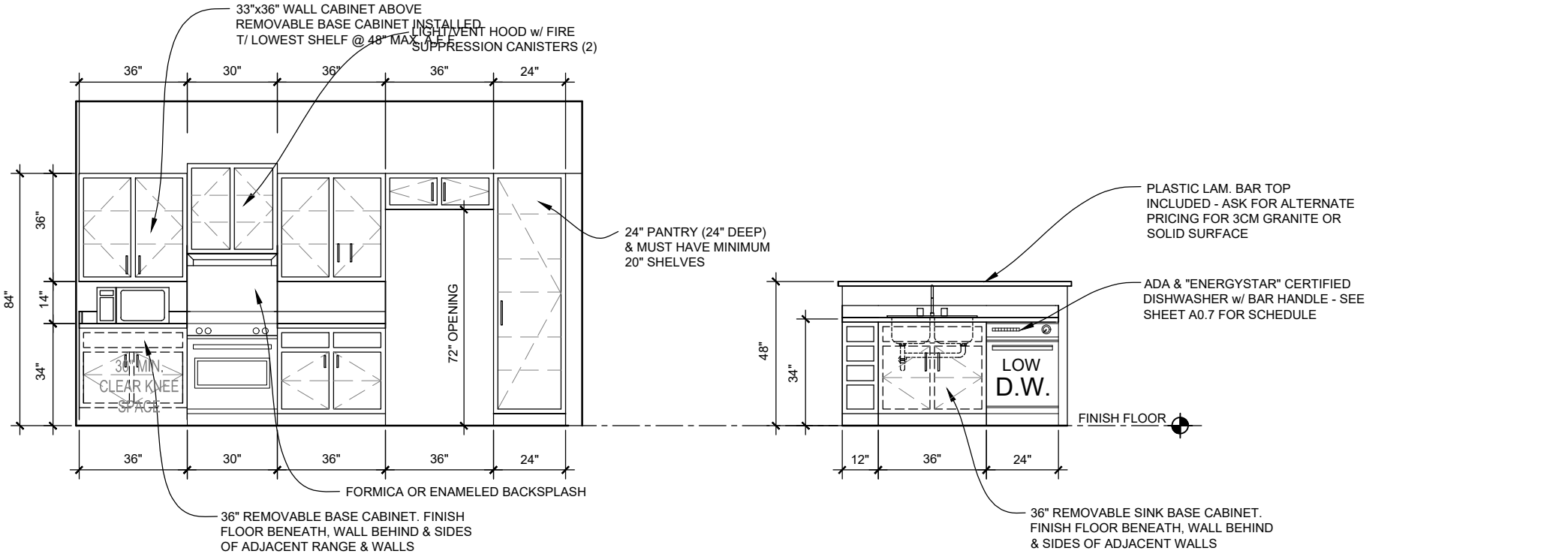
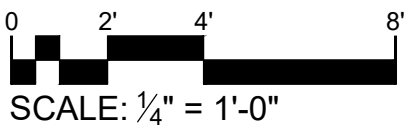
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 66" A.F.F.
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 44" A.F.F.
- 16" SHELF MOUNTED @ 66" A.F.F.
- FUTURE DEHUMIDIFIER (T) OF DEVICE MTD. @ 32" A.F.F.)
- RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
- UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T) OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE.
- FOLD-UP GRAB BAR (T) OF BAR MOUNTED @ 36" A.F.F.)
- 36" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 42" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T) OF BAR MOUNTED @ 54" A.F.F.
- LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
- 2"x6" INTERIOR FRAMED WALL IN UNIT
- WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
- DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
- ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
- RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE IS 7/21-05) w/ MIRROR DOOR & 8" OF SHELF @ 43" A.F.F. MAX.)
- TOILET PAPER HOLDER (FLAMINGO SERIES #US26D: CHROME FINISH) T) OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
- ELECTRICAL PANEL BOX IN NON RATED WALL (T) OF BREAKER MOUNTED @ 44" A.F.F.)
- MEDIA PANEL (T) OF PANEL MOUNTED @ 44" A.F.F.)

UNIT NOTES:

- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH+CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
- ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSINKOMA 1611-1-2000 & BEAR THE KCM CERTIFICATION SEAL.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
- SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
- MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
BATHROOMS - ALL CEILINGS & WALLS.
MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
KITCHEN - BEHIND ALL WET WALLS.
ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.
- KITCHENS & BATHROOMS:
9. ANTI-TIP DEVICES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. INSTALL A RECESSED MEDICINE CABINET IN ALL UNIT BATHROOMS.
- ADDITIONAL NOTES: FOR UNITS "1(a)" AND "1(as/av)"
15. ALL "1(a)" AND "1(as/av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "1(a)" AND "1(as/av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "1(a)" AND "1(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
18. ALL "1(a)" AND "1(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "1(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR REVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.

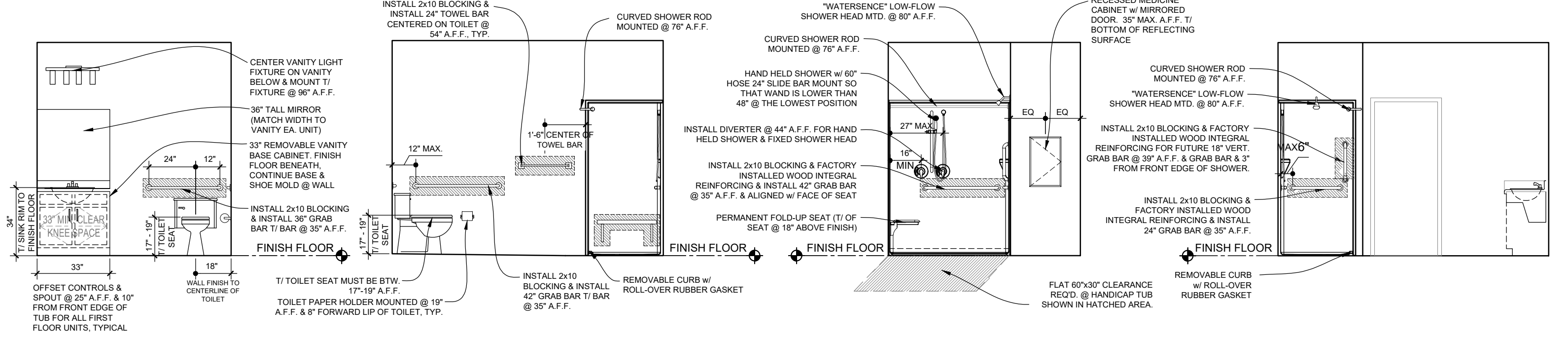
PROJECT SYMBOLS:

- xxx DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
xxx TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER
DWG. SECTION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE

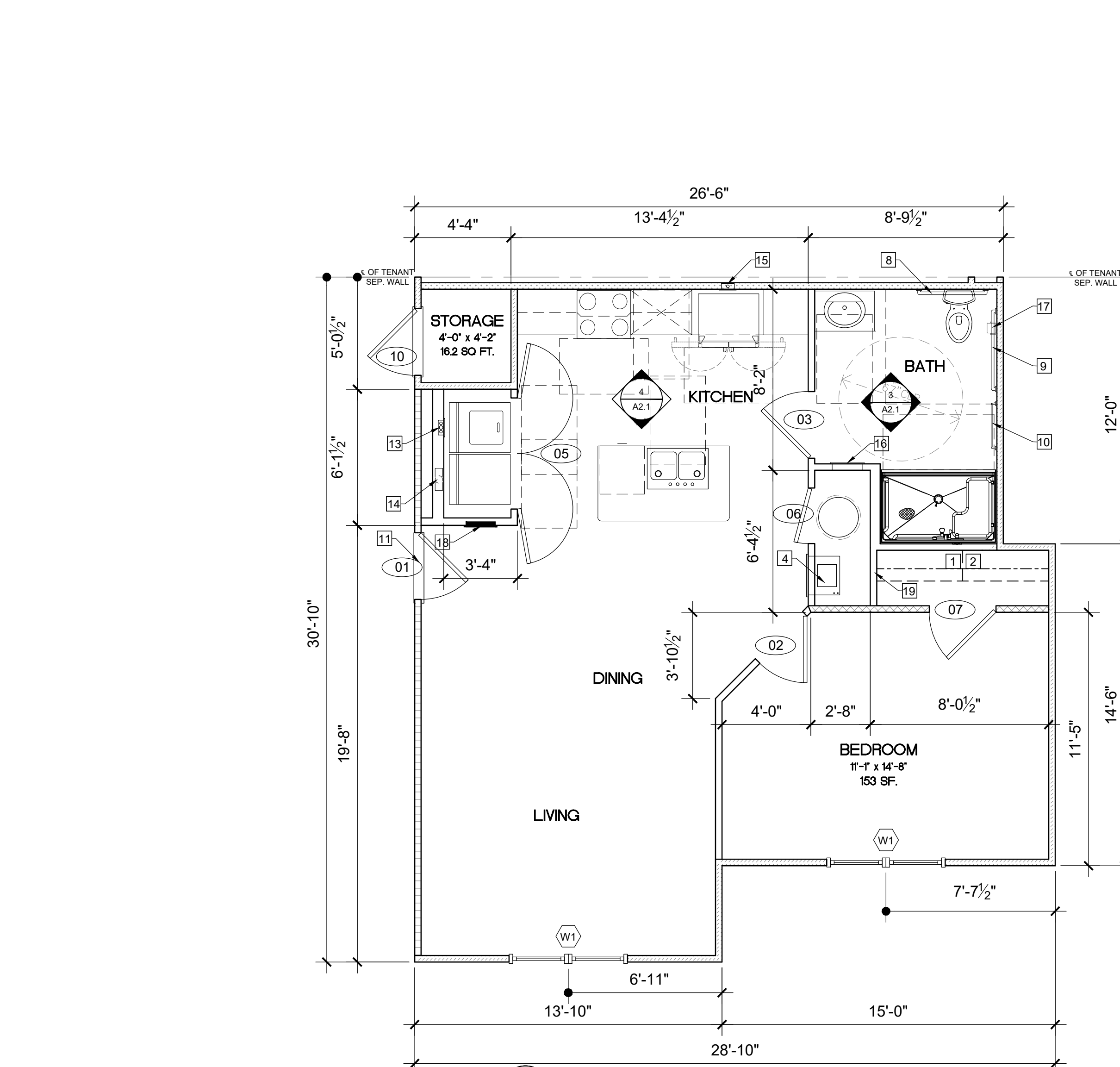


4 UNIT TYPE "A1(a)", "A1(as/av)", "B1(a)", "B1(as/av)", "C1(a)", "C1(as/av)" - KITCHEN INTERIOR ELEVATIONS
1/4" = 1'-0"
FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE KITCHEN ELEVATION

5 UNIT TYPE "A1(a)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"
FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE BATHROOM ELEVATION



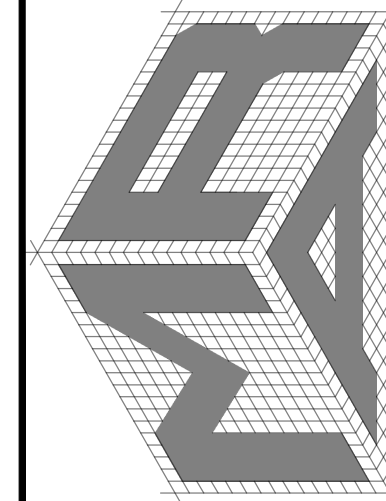
3 UNIT TYPE "A1(as/av)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"
FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE BATHROOM ELEVATION



2 UNIT TYPE "A1(a)" - UNIT FLOOR PLAN
1/4" = 1'-0"
FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

1 UNIT TYPE "A1(as/av)" - UNIT FLOOR PLAN
1/4" = 1'-0"
FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A2.1

UNIT TYPE "A1(a)", "A1(as/av)", "B1(a)", "B1(as/av)", "C1(a)", "C1(as/av)" PLANS & INTERIOR ELEVATIONS
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	1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
	BRICK VENEER ON EXTERIOR WALL

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	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

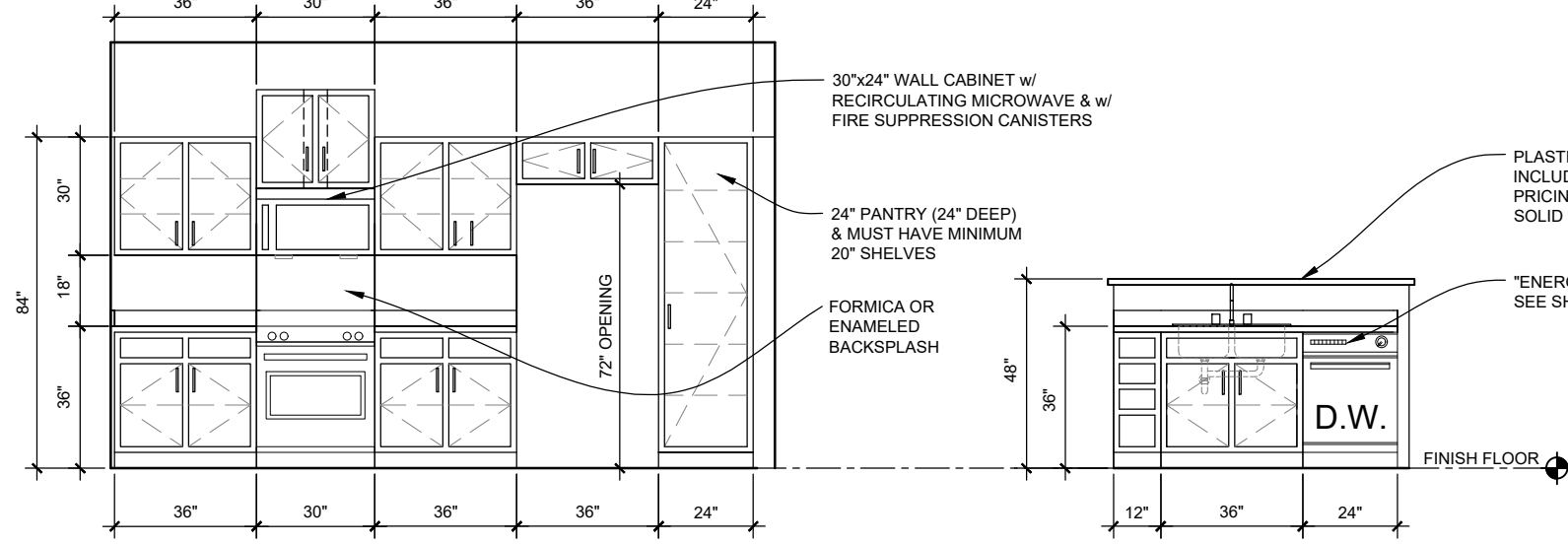
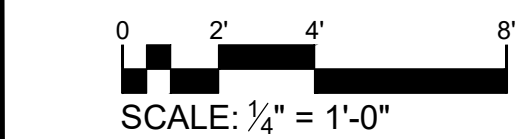
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- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 44" A.F.F.
- 16" SHELF MOUNTED @ 66" A.F.F.
- FUTURE DEHUMIDIFIER (T) OF DEVICE MTD. @ 32" A.F.F.)
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- UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T) OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE.
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- 36" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 42" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
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- 2"x6" INTERIOR FRAMED WALL IN UNIT
- WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
- DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
- ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
- RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-S5) w/ MIRROR DOOR & T) OF SHELF @ 43" A.F.F. MAX.)
- TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T) OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
- ELECTRICAL PANEL BOX IN NON RATED WALL (T) OF BREAKER MOUNTED @ 44" A.F.F.)
- MEDIA PANEL (T) OF PANEL MOUNTED @ 44" A.F.F.)

UNIT NOTES:

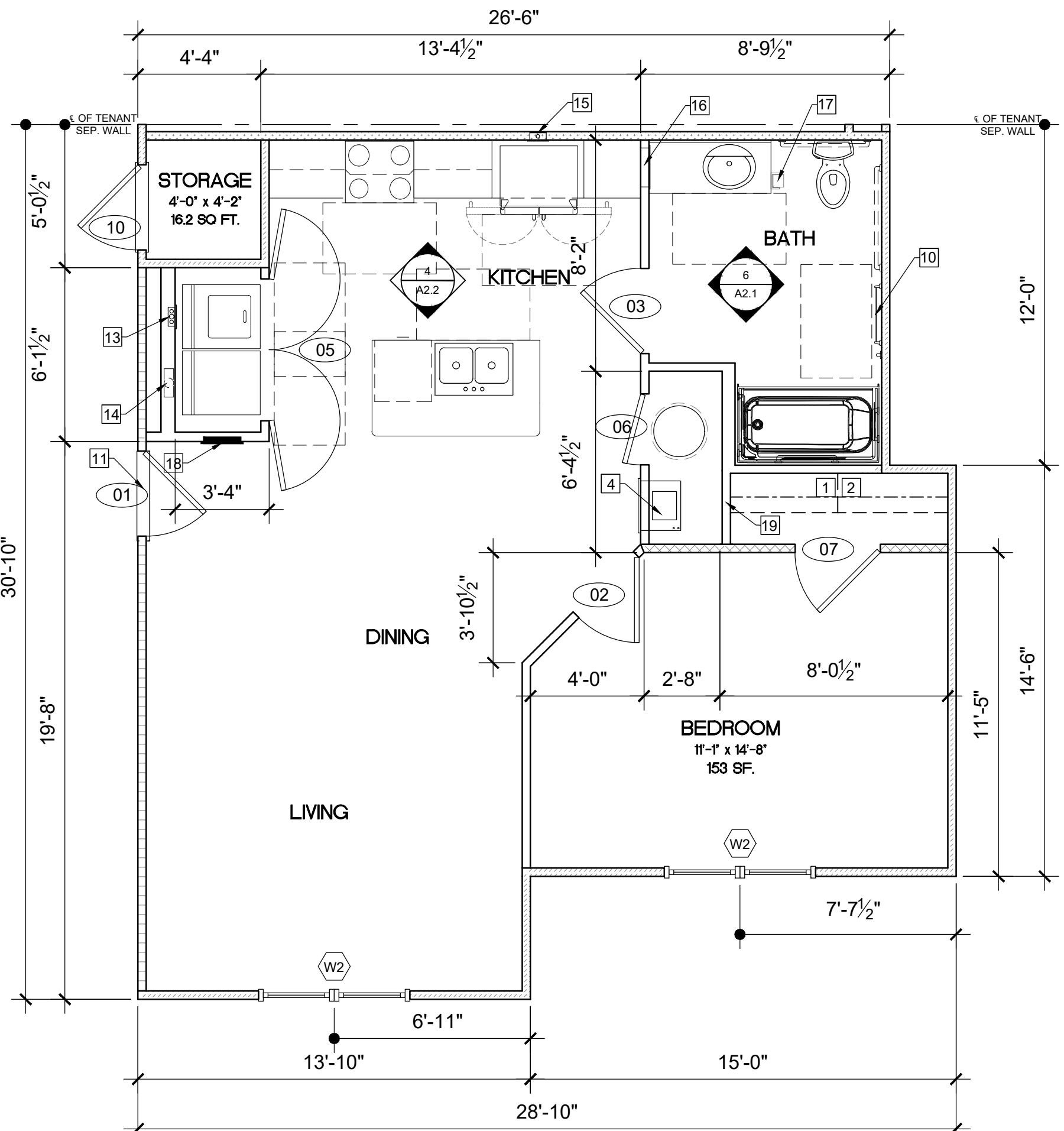
- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH+CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
- ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSINKOMA A161.1-2000 & BEAR THE KCM CERTIFICATION SEAL.
- CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
- SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
- MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
BATHROOMS - ALL CEILINGS & WALLS.
MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
KITCHEN - BEHIND ALL WET WALLS.
ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.
- KITCHENS & BATHROOMS:
9. ANTI-TIP DEVICES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. INSTALL A RECESSED MEDICINE CABINET IN ALL UNIT BATHROOMS.
- ADDITIONAL NOTES: FOR UNITS "1(a)" AND "1(a)(b)"
15. ALL "1(a)" AND "1(a)(b)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "1(a)" AND "1(a)(b)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "1(a)" AND "1(a)(b)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
18. ALL "1(a)" AND "1(a)(b)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "1(a)(b)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.

PROJECT SYMBOLS:

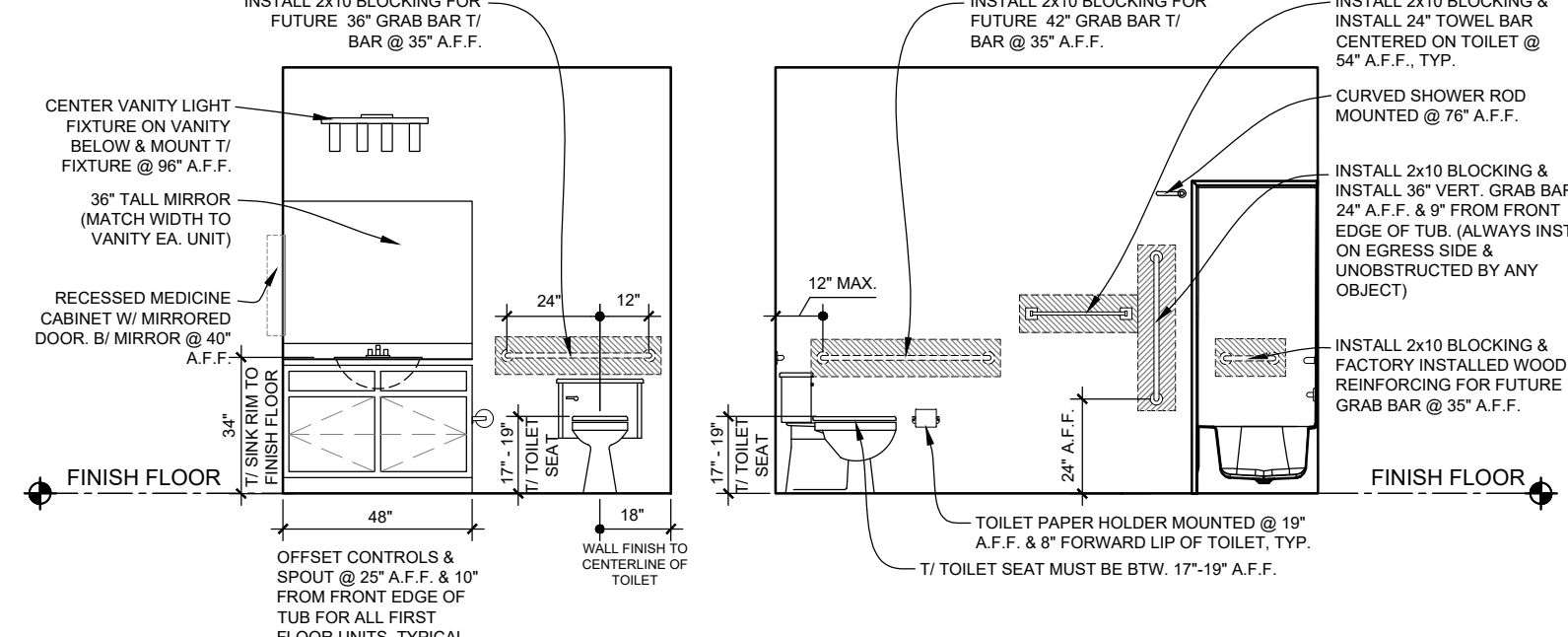
	DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
	TYP. DIMENSION CALL-OUT
	WALL SECTION NUMBER DWG. SECTION LOCATION
	ELEVATION NUMBER DWG. ELEVATION LOCATION
	ELEVATION NUMBER DWG. ELEVATION LOCATION
	ELEVATION HEIGHT CALL OUT / DATUM
	DOOR NUMBER DESIGNATION
	DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
	BREAKLINE



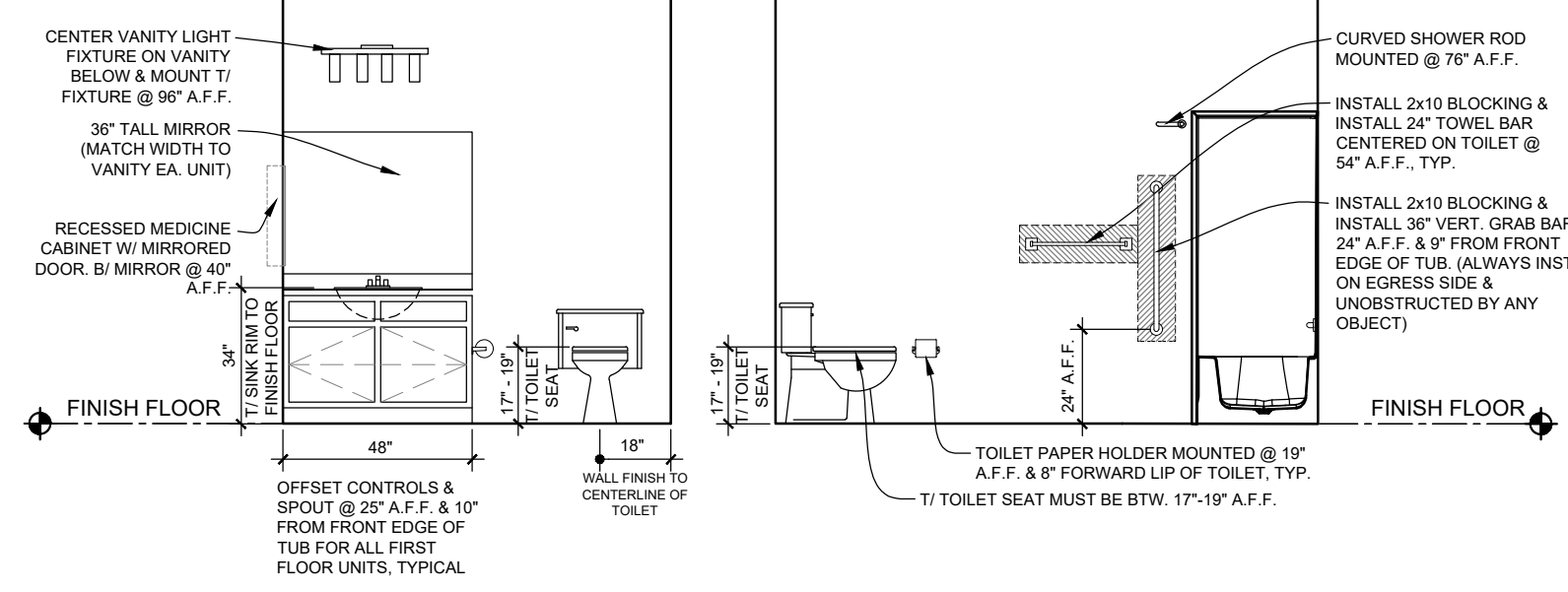
4 UNIT TYPES "A1(b)", "A1(s)", "B1(b)", "B1(s)", "C1(b)", "C1(s)" & - KITCHEN ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT KITCHEN ELEVATION



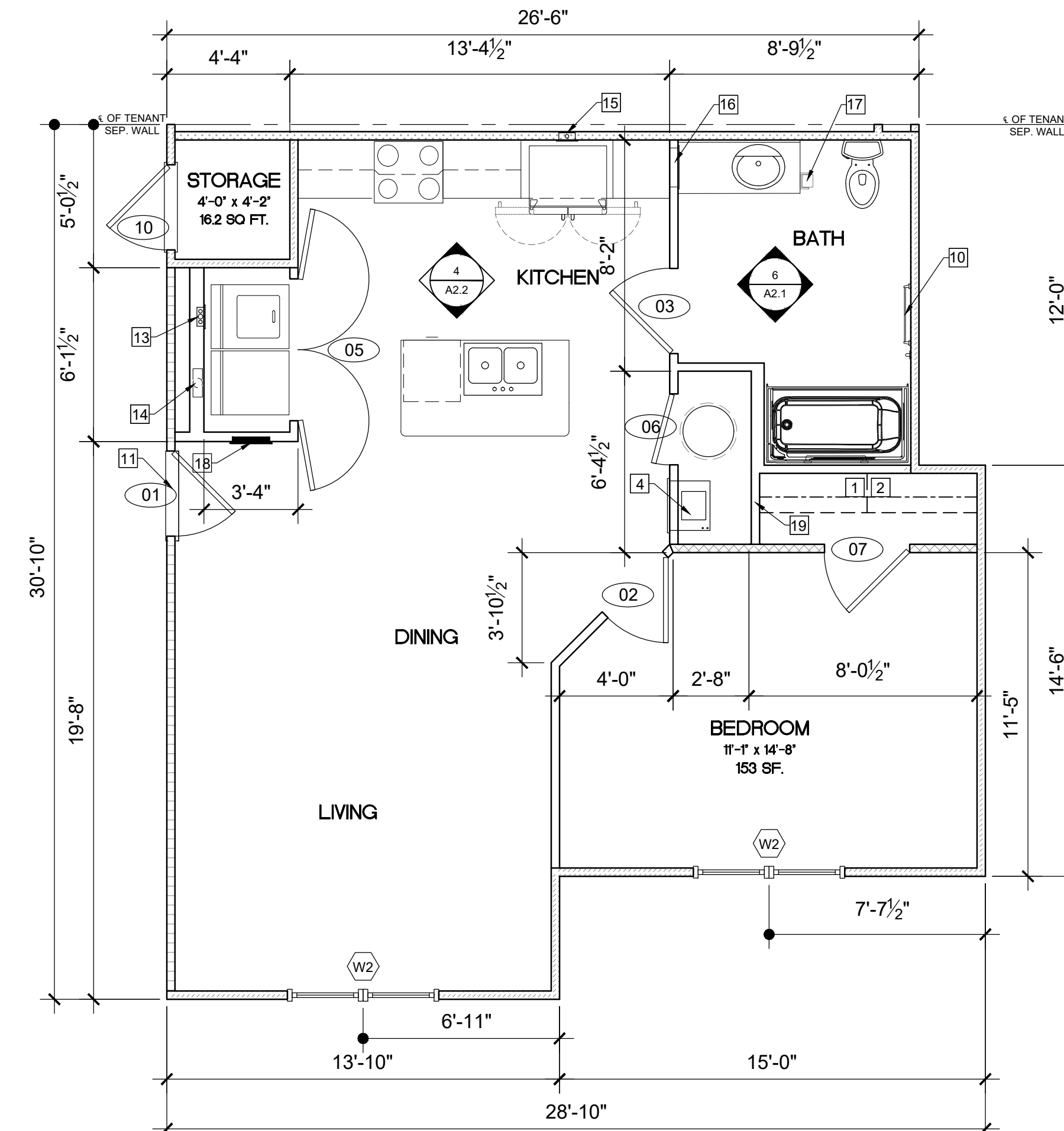
2 UNIT TYPE "A1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT



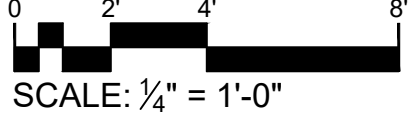
5 UNIT TYPE "A1(b)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT BATHROOM ELEVATION



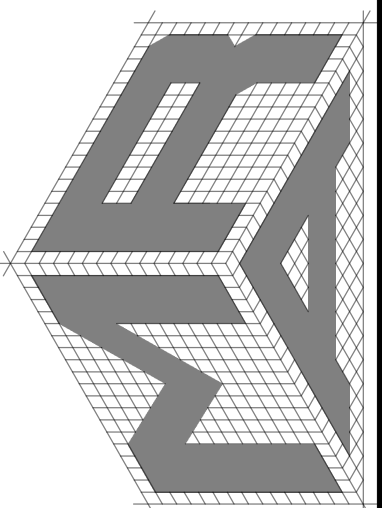
3 UNIT TYPE "A1(s)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT BATHROOM ELEVATION



1 UNIT TYPE "A1(s)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



A2.2

PERMIT / BID SET

UNIT TYPE "A1(s)", "A1(b)" PLANS & INTERIOR ELEVATIONS

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL

SHEET REVISION LOG

WALL LEGEND:	
	NON RATED INTERIOR WALL
	1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U366)
	1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
	1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
	1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
	BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

²⁴	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
^{24a/24b}	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
^{7b}	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
^{7c}	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 66" A.F.F.
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 44" A.F.F.
- 16" SHELF MOUNTED @ 66" A.F.F.
- FUTURE DEHUMIDIFIER (T) OF DEVICE MTD. @ 32" A.F.F.)
- RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
- UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T) OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE.
- FOLD-UP GRAB BAR (T) OF BAR MOUNTED @ 36" A.F.F.)
- 36" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 42" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T) OF BAR MOUNTED @ 54" A.F.F.)
- LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
- 2"x6" INTERIOR FRAMED WALL IN UNIT
- WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
- DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
- ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
- RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-65) w/ MIRROR DOOR & 6" OF SHELF @ 43" A.F.F. MAX.)
- TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T) OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
- ELECTRICAL PANEL BOX IN NON RATED WALL (T) OF BREAKER MOUNTED @ 44" A.F.F.)
- MEDIA PANEL (T) OF PANEL MOUNTED @ 44" A.F.F.)

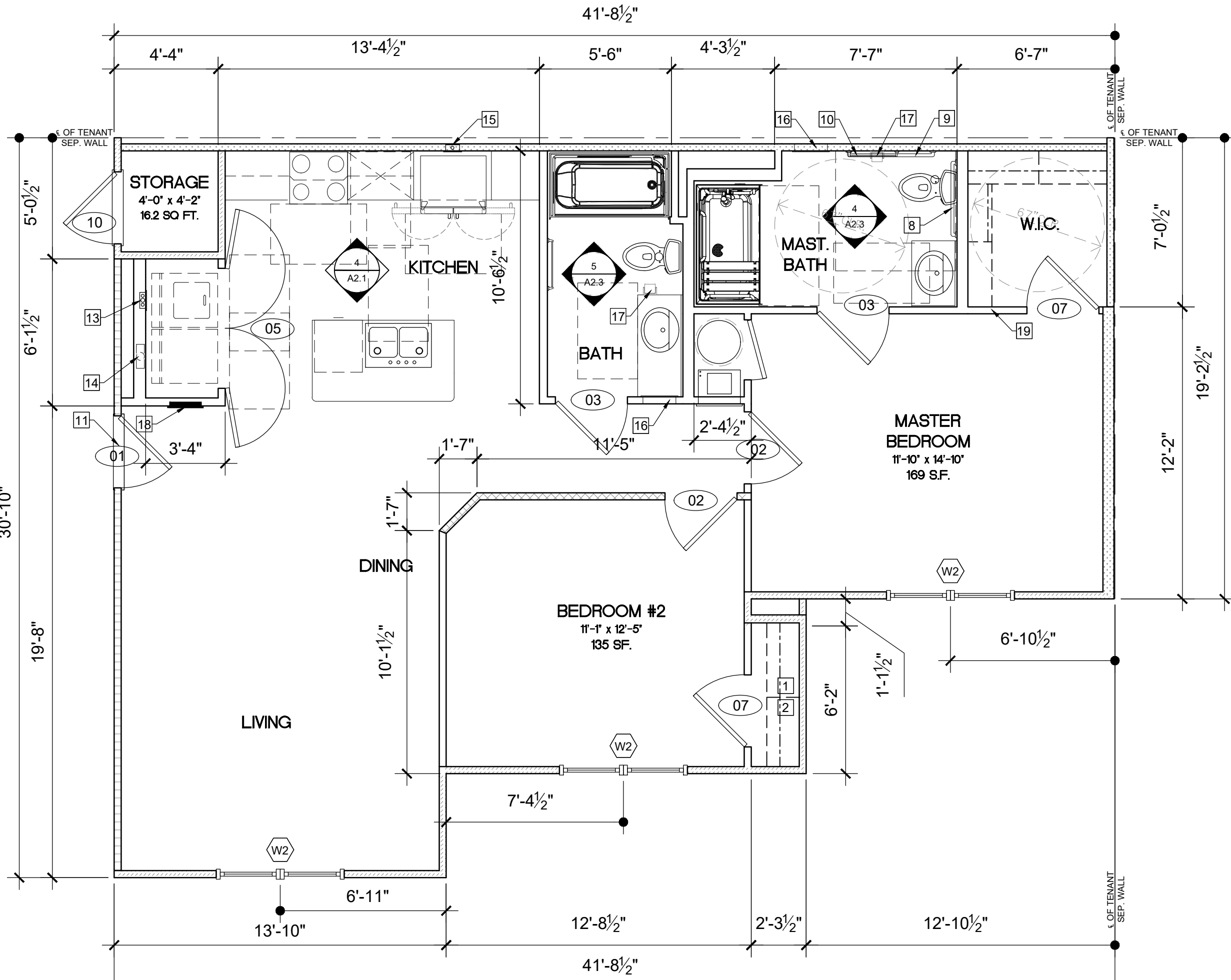
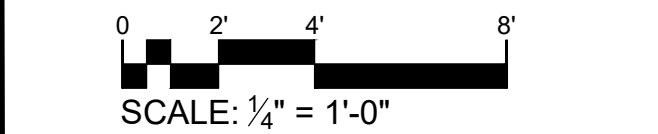
UNIT NOTES:

- ALL UNITS MUST BE BUILT TO FOLLOW THE STANDARDS AND REQUIREMENTS OF "EARTH+CRAFT MULTIFAMILY CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN, THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
 - PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
 - CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
 - ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSINKOMA A161-1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
 - CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
 - SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
 - MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
BATHROOMS - ALL CEILINGS & WALLS.
MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
KITCHEN - BEHIND ALL WET WALLS.
 - ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

KITCHENS & BATHROOMS:
9. ANTI-TIP DEVICES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
 - ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
 - PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
 - INSTALL A RECESSED MEDICINE CABINET IN ALL UNIT BATHROOMS.
- ADDITIONAL NOTES: FOR UNITS "1a)" AND "2a/24b/24c)"
- ALL "1a)" AND "2a/24b/24c)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
 - ALL "1a)" AND "2a/24b/24c)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
 - ALL "1a)" AND "2a/24b/24c)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TY T) DEVICES.
 - ALL "1a)" AND "2a/24b/24c)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
 - ALL "2a/24b/24c)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.

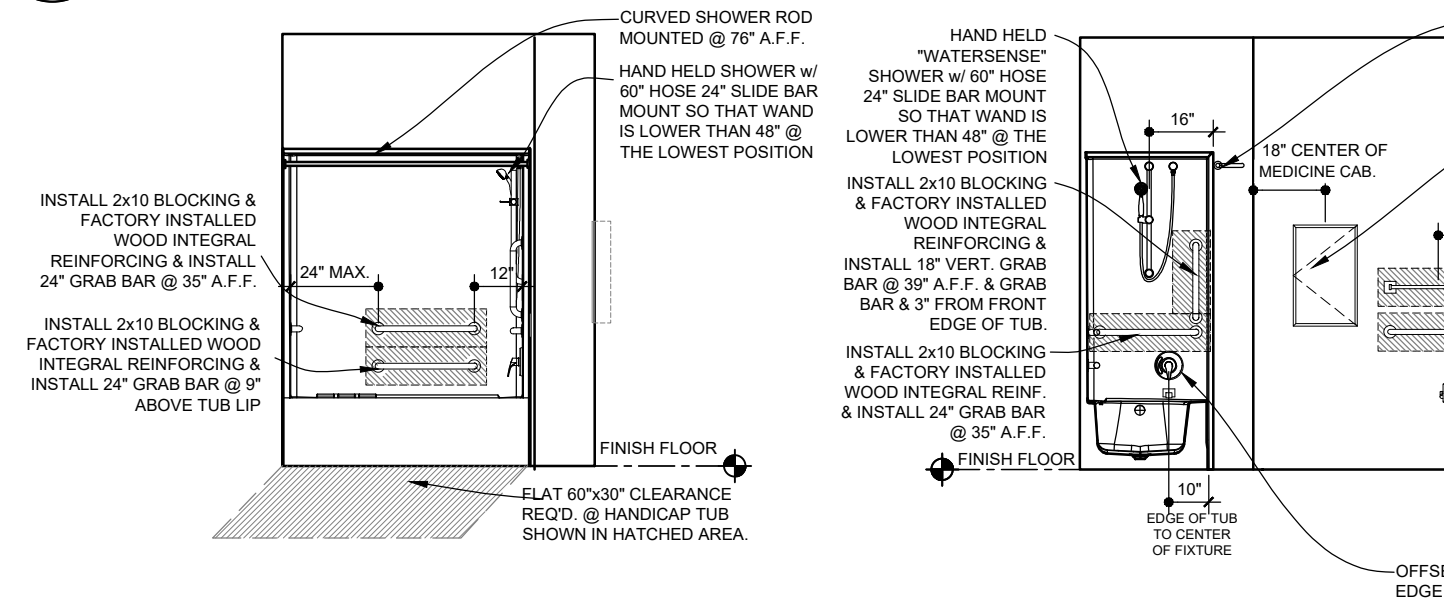
PROJECT SYMBOLS:

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	TYP. DIMENSION CALL-OUT
	WALL SECTION NUMBER DWG. SECTION LOCATION
	ELEVATION NUMBER DWG. ELEVATION LOCATION
	ELEVATION NUMBER DWG. ELEVATION LOCATION
	ELEVATION HEIGHT CALL OUT / DATUM
	DOOR NUMBER DESIGNATION
	DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
	BREAKLINE

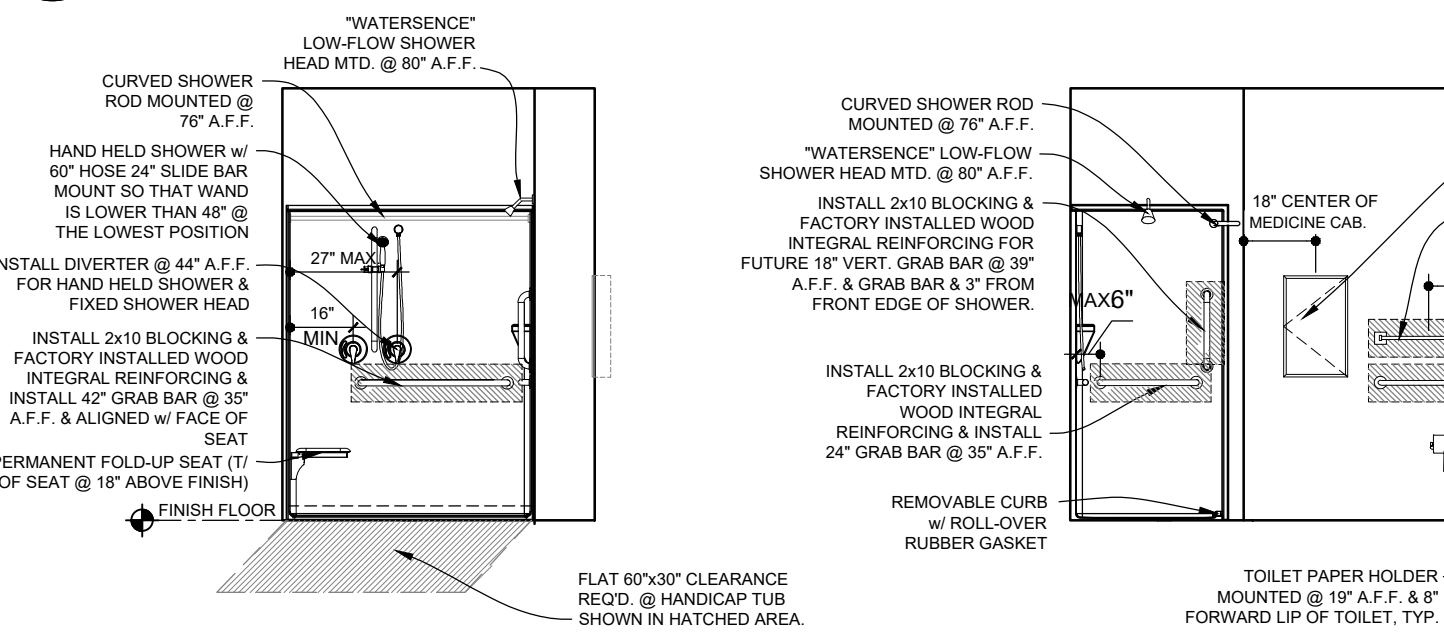


2 UNIT TYPE "B1(a)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

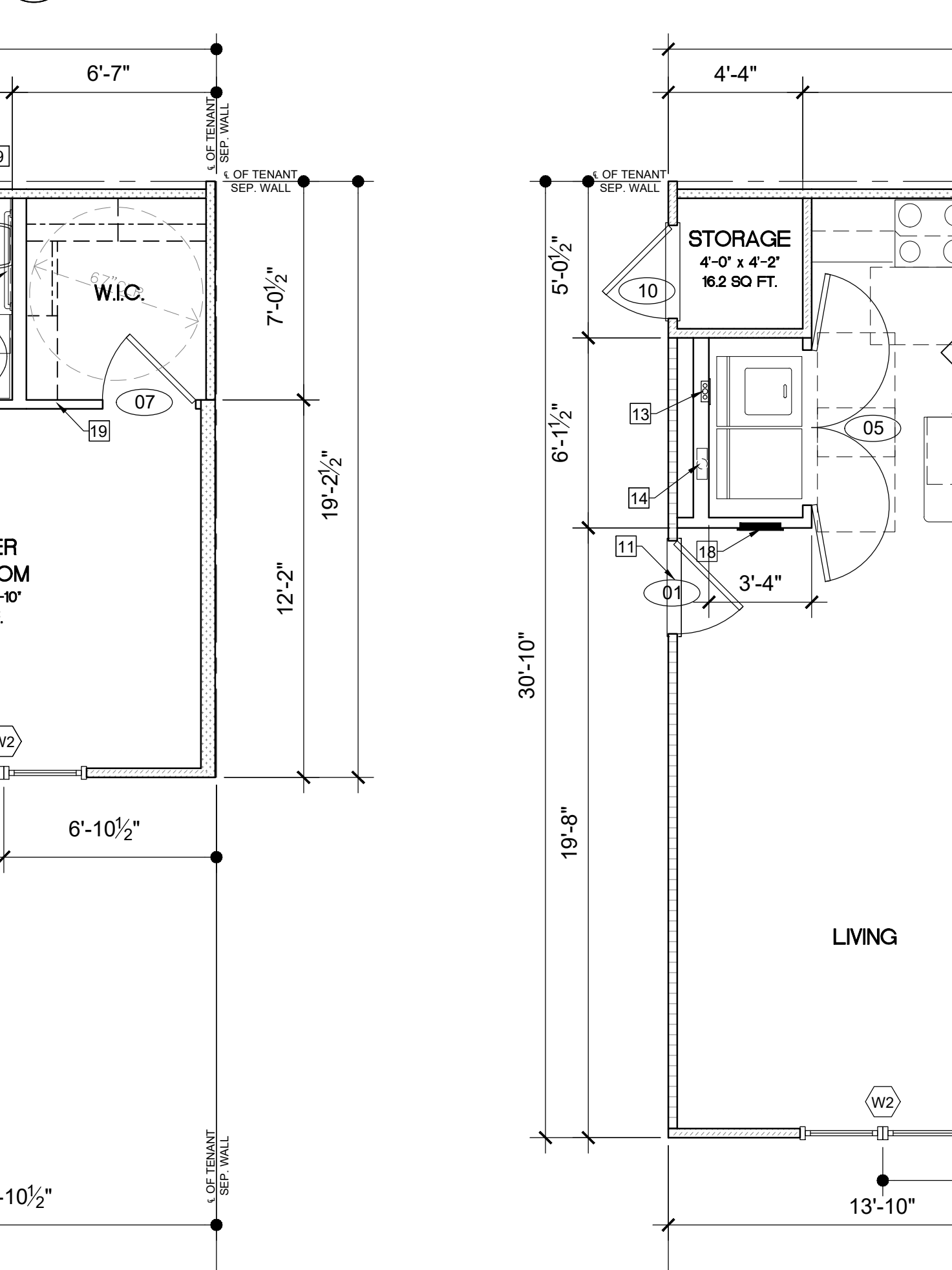
5 UNIT TYPE "B1(a)", "B1(as)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



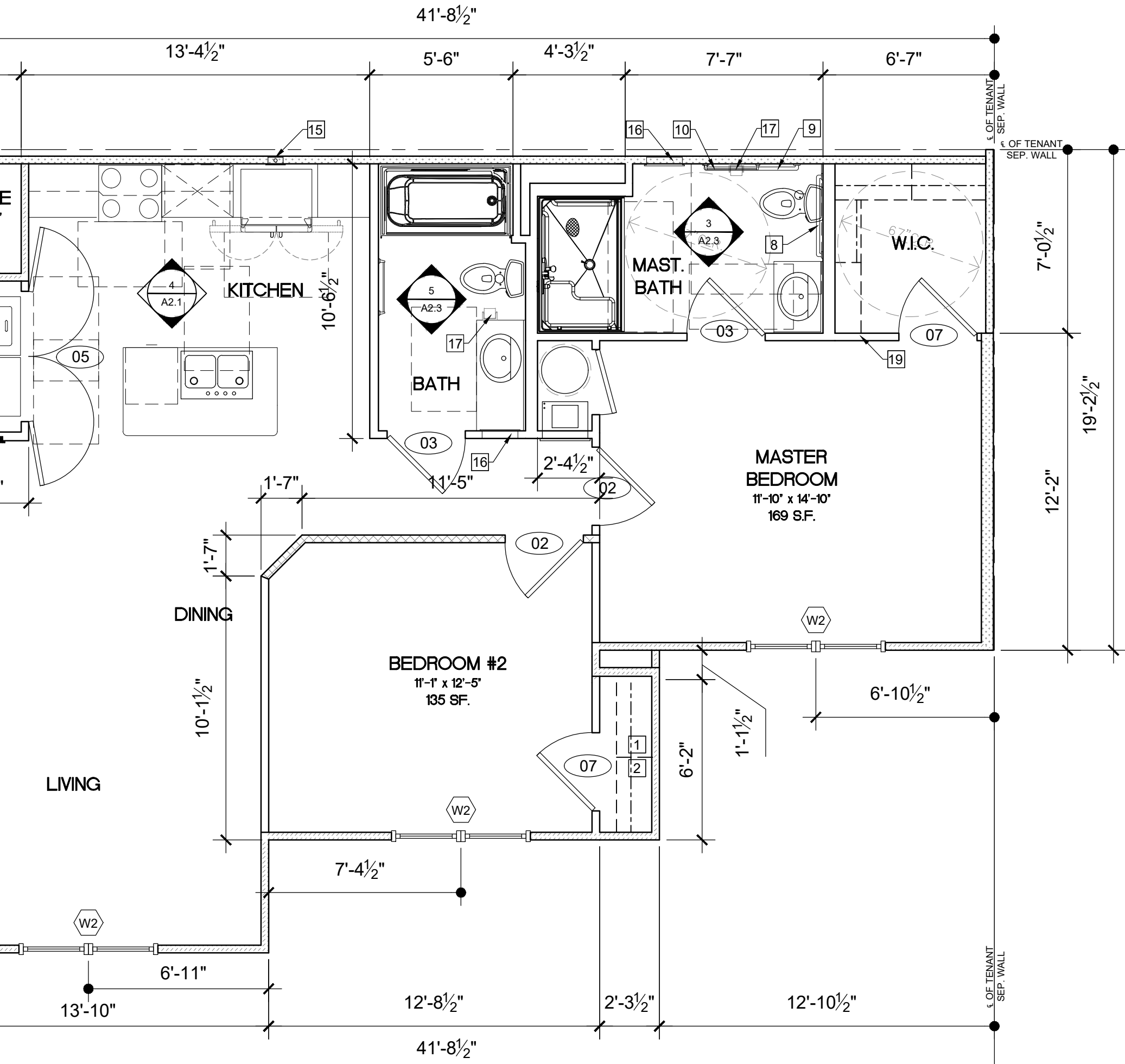
4 UNIT TYPE "B1(a)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



3 UNIT TYPE "B1(as)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



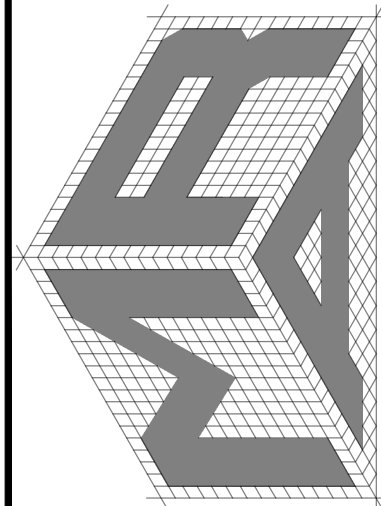
1 UNIT TYPE "B1(as/av)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT



PROJECT NUMBER		SHEET REVISION LOG	
2024-012			
DATE ISSUED			
01-28-2025			
DRAWN BY			
LI			
CHECKED BY			
MRL			

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAVETTEVILLE, NC



A2.3

PERMIT / BID SET

UNIT TYPE "B1(as/av)", "B1(a)", "B1(b)", PLANS & INTERIOR ELEVATIONS

WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

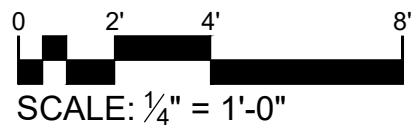
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 66" A.F.F.
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 44" A.F.F.
- 16" SHELF MOUNTED @ 66" A.F.F.
- FUTURE DEHUMIDIFIER (T) OF DEVICE MTD. @ 32" A.F.F.)
- RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
- UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T) OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE.
- FOLD-UP GRAB BAR (T) OF BAR MOUNTED @ 36" A.F.F.)
- 36" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 42" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T) OF BAR MOUNTED @ 54" A.F.F.)
- LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
- 2"x6" INTERIOR FRAMED WALL IN UNIT
- WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
- DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
- ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
- RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-S5) w/ MIRROR DOOR & B) OF SHELF @ 43" A.F.F. MAX.)
- TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T) OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
- ELECTRICAL PANEL BOX IN NON RATED WALL (T) OF BREAKER MOUNTED @ 44" A.F.F.)
- MEDIA PANEL (T) OF PANEL MOUNTED @ 44" A.F.F.)

UNIT NOTES:

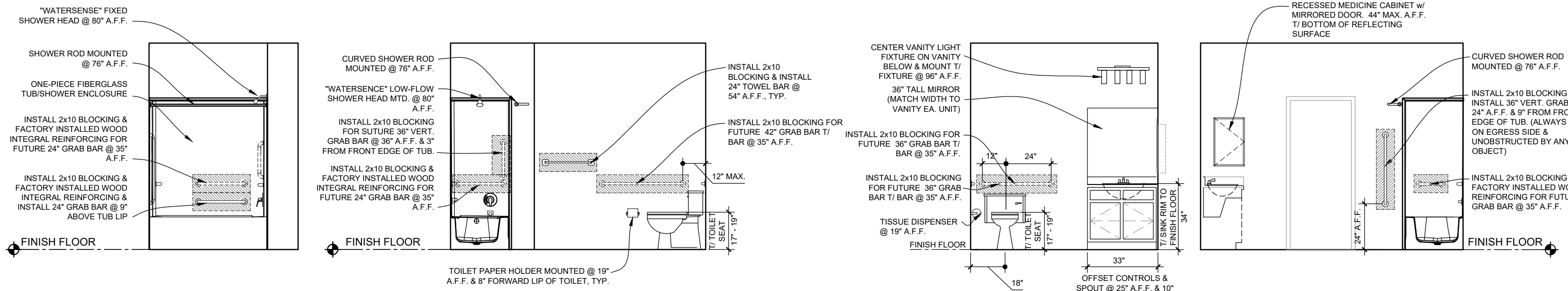
- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH+CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
 - PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
 - CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
 - ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSHIKOMA A161: 1-2000 & BEAR THE KCM CERTIFICATION SEAL.
 - CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
 - SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
 - MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
BATHROOMS - ALL CEILINGS & WALLS.
MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
KITCHEN - BEHIND ALL WET WALLS.
 - ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.
 - KITCHENS & BATHROOMS:
9. ANTI-TIP DEVICES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
 - INSTALL A RECESSED MEDICINE CABINET IN ALL UNIT BATHROOMS.
- ADDITIONAL NOTES: FOR UNITS "1a)" AND "1a1a)"
- ALL "1a)" AND "1a1a)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
 - ALL "1a)" AND "1a1a)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
 - ALL "1a)" AND "1a1a)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
 - ALL "1a)" AND "1a1a)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
 - ALL "1a1a)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.

PROJECT SYMBOLS:

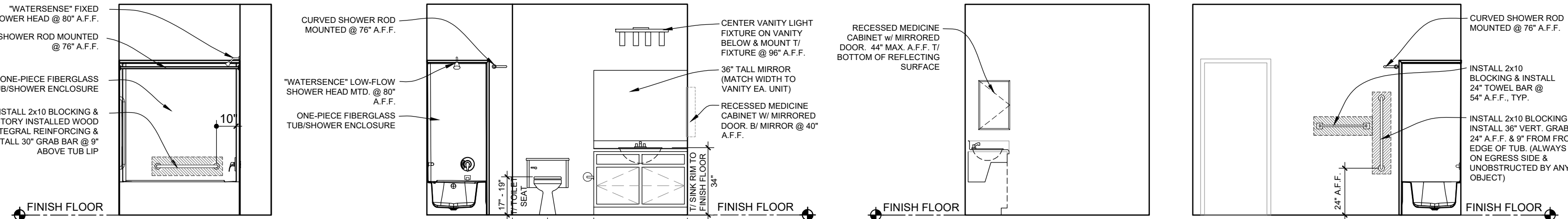
- xxx DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
xxx TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER DWG. SECTION LOCATION
ELEVATION NUMBER DWG. ELEVATION LOCATION
ELEVATION NUMBER DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE



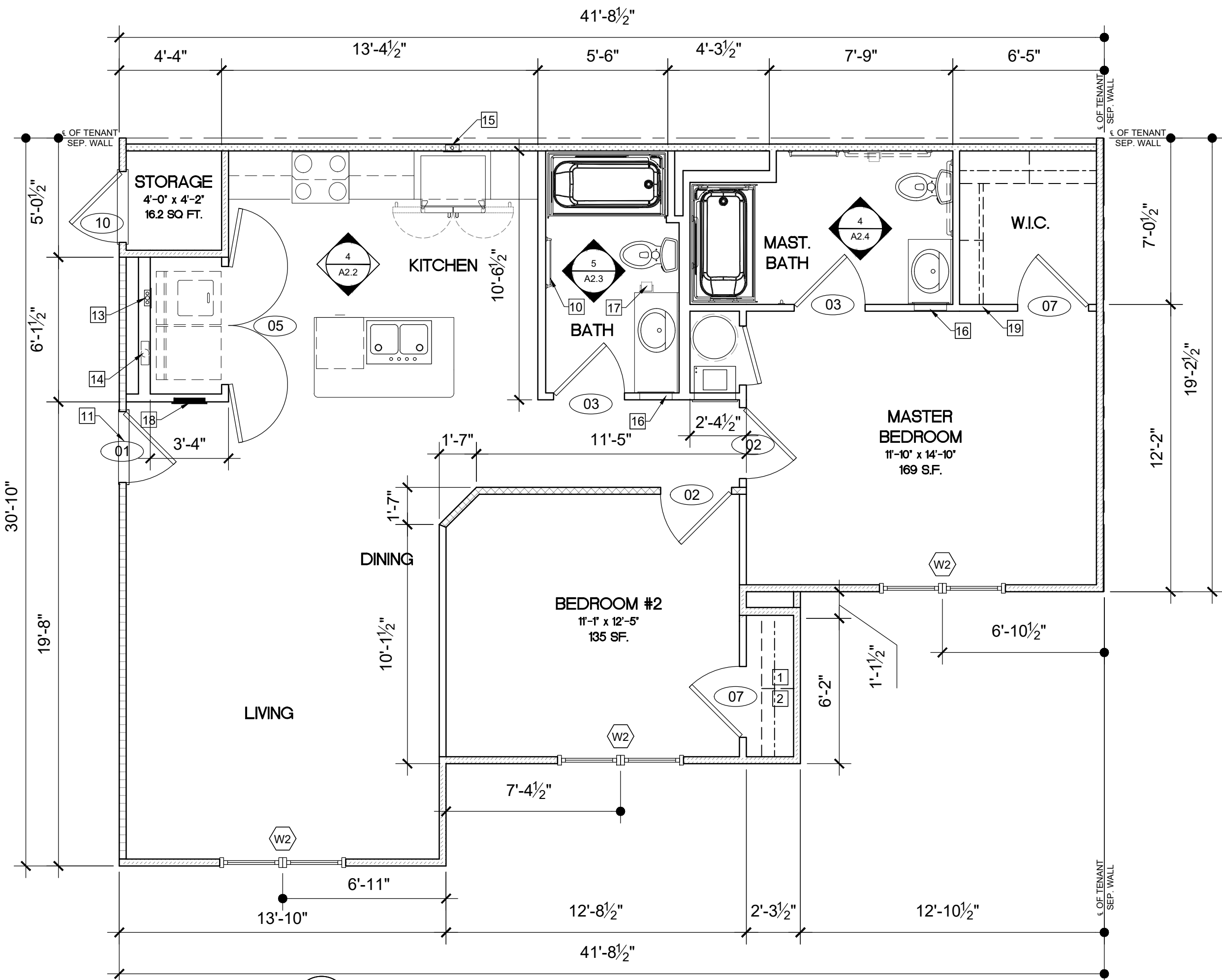
UNIT TYPE "B1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT



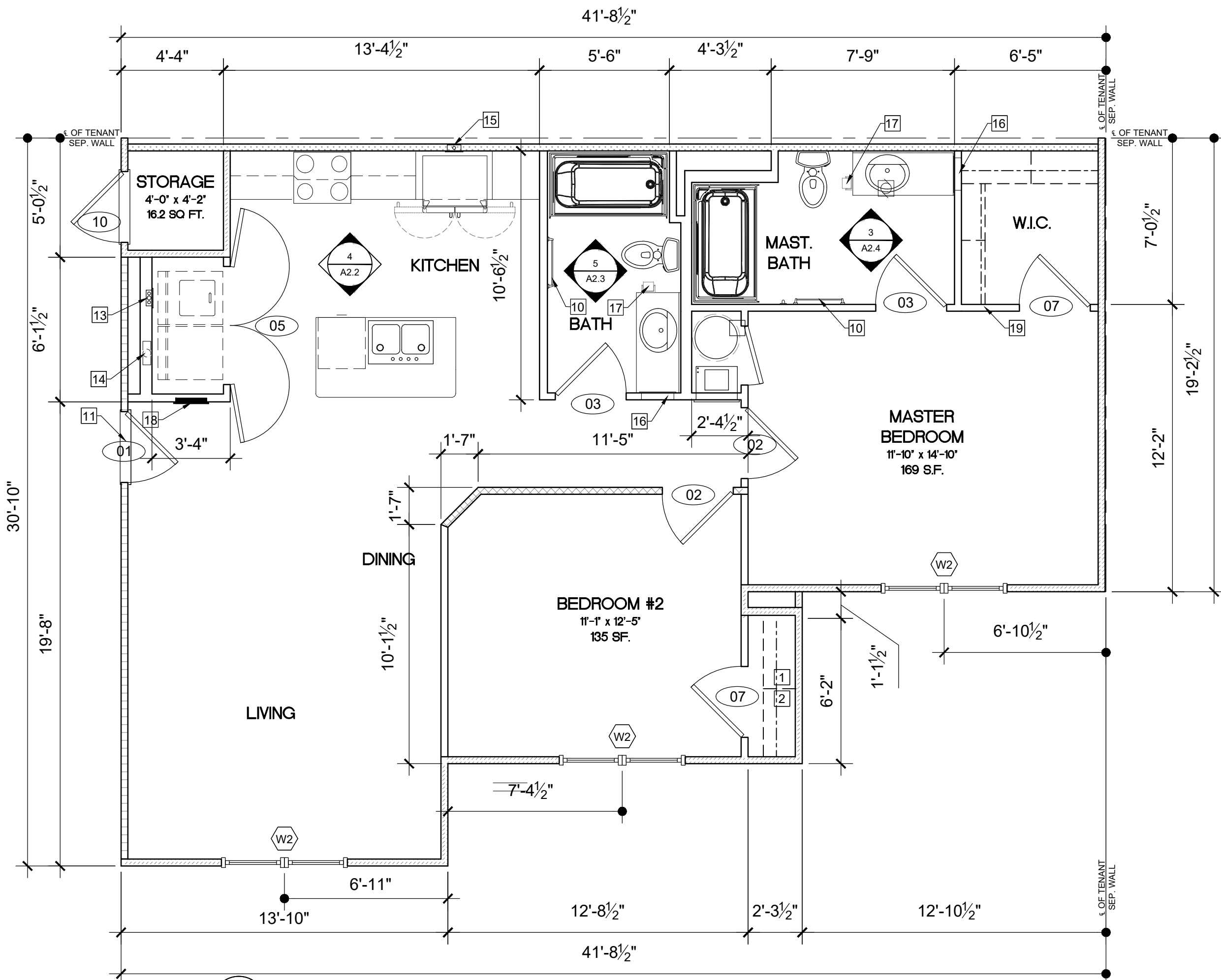
UNIT TYPE "B1(b)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT BATHROOM ELEVATION



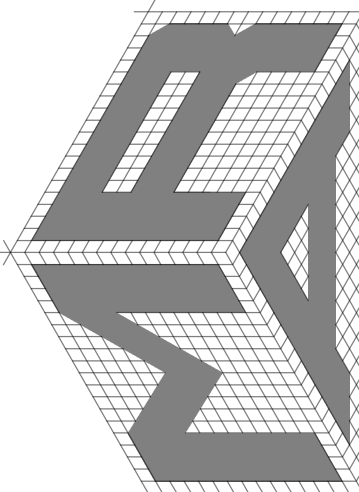
UNIT TYPE "B1(s)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT BATHROOM ELEVATION



UNIT TYPE "B1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT



UNIT TYPE "B1(s)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE "B" ACCESSIBLE UNIT



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WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U366)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
2" ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
3" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
4" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

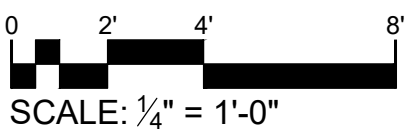
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 66" A.F.F.
- FREE SLIDE ROD w/ 12" SHELF MOUNTED @ 44" A.F.F.
- 16" SHELF MOUNTED @ 66" A.F.F.
- FUTURE DEHUMIDIFIER (T) OF DEVICE MTD. @ 32" A.F.F.)
- RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
- UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T) OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE.
- FOLD-UP GRAB BAR (T) OF BAR MOUNTED @ 36" A.F.F.)
- 36" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 42" GRAB BAR (1 1/2" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T) OF BAR @ 36" A.F.F.
- 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T) OF BAR MOUNTED @ 54" A.F.F.)
- LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
- 2x6" INTERIOR FRAMED WALL IN UNIT.
- WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
- DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
- ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
- RECESSED MEDICINE CABINET IN NON-RATED WALL. TRIANGLE 5-7/32-53" w/ MIRROR DOOR & 8" OF SHELF @ 43" A.F.F. MAX.)
- TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T) OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
- ELECTRICAL PANEL BOX IN NON RATED WALL (T) OF BREAKER MOUNTED @ 44" A.F.F.)
- MEDIA PANEL (T) OF PANEL MOUNTED @ 44" A.F.F.)

UNIT NOTES:

- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH-CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
 - PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
 - CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
 - ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSICOMA A161-1:2000 & BEAR THE KCMA CERTIFICATION SEAL.
 - CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
 - SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
 - MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
BATHROOMS - ALL CEILINGS & WALLS.
MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
KITCHEN - BEHIND ALL WET WALLS.
 - ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.
KITCHENS & BATHROOMS:
9. ANTI-TIP DEVICES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
 - ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
 - ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
 - PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
 - INSTALL A RECESSED MEDICINE CABINET IN ALL UNIT BATHROOMS.
- ADDITIONAL NOTES: FOR UNITS "1a)" AND "1a)w)"
- ALL "1a)" AND "1a)w)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
 - ALL "1a)" AND "1a)w)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
 - ALL "1a)" AND "1a)w)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
 - ALL "1a)" AND "1a)w)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
 - ALL "1a)w)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.

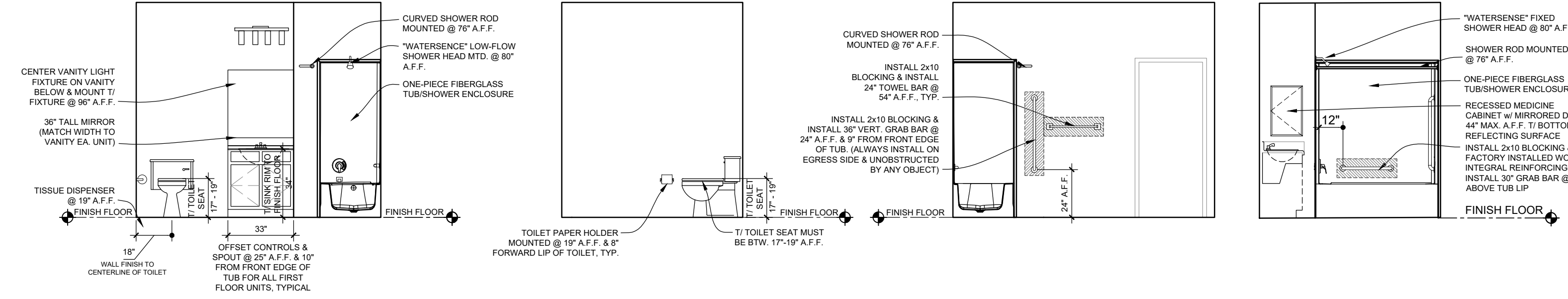
PROJECT SYMBOLS:

- xxx DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
xxx TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER
DWG. SECTION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE



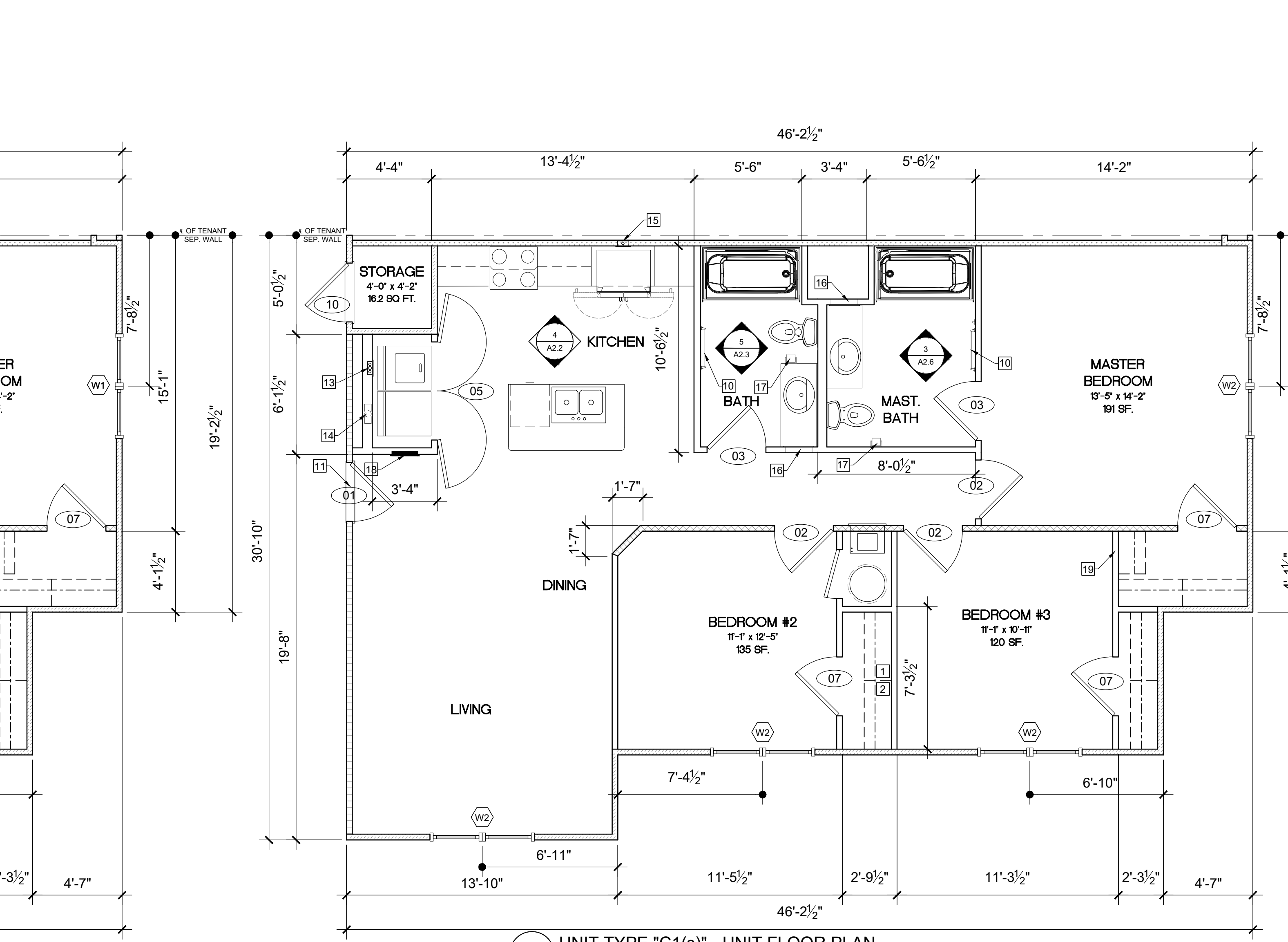
4 UNIT TYPE "C(b)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"

FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT BATHROOM ELEVATION



3 UNIT TYPE "C1(s)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"

FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT BATHROOM ELEVATION



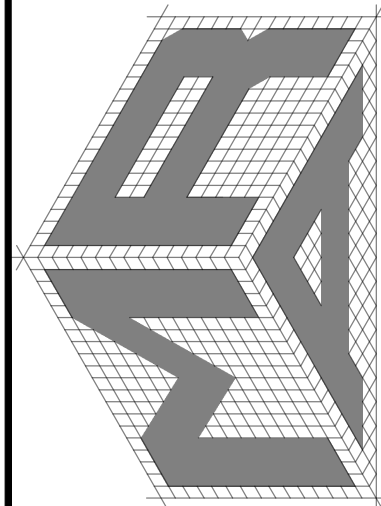
2 UNIT TYPE "C1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0"

FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT

1 UNIT TYPE "C1(s)" - UNIT FLOOR PLAN
1/4" = 1'-0"

FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT

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WEST CUMBERLAND 2
FAVETTEVILLE, NC



A2.6

PERMIT / BID SET

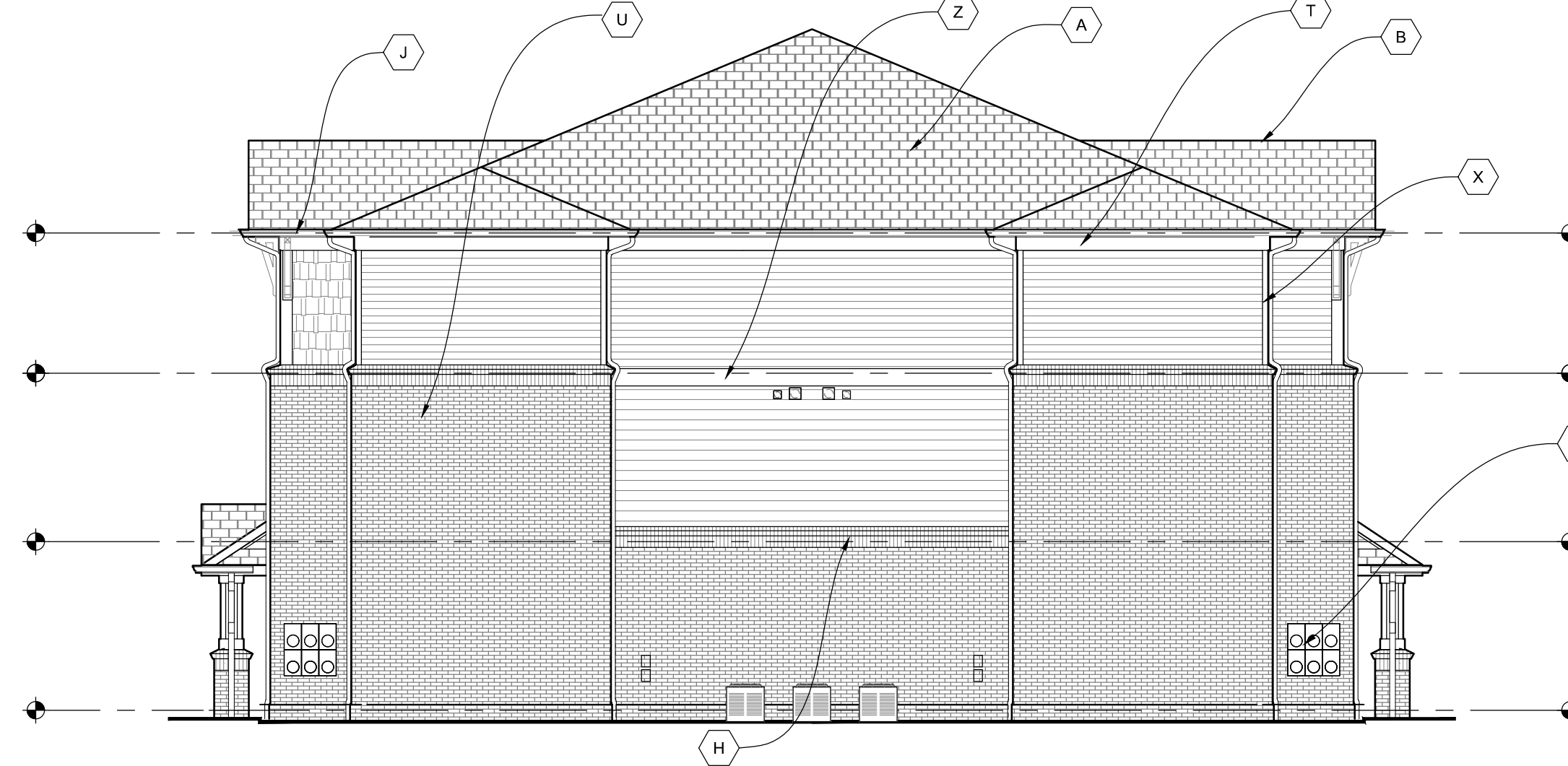
UNIT TYPE "C1(s)", "C1(b)" PLANS & INTERIOR ELEVATIONS

SHEET REVISION LOG

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4 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



3 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



2 BUILDINGS 100 & 200 - REAR ELEVATIONS
1/8" = 1'-0"



1 BUILDINGS 100 & 200 - FRONT ELEVATIONS (PARKING LOT)
1/8" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HD2 "PEWTER GRAY"
(B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
(C) DRAFTSTOPPING - (1-HOUR RATED)
(D) QUEEN SIZE BRICK VENEER - #1
(E) QUEEN SIZE BRICK VENEER - #2
(F) 8" BRICK SOLDIER HEADER - PROJECTED 3/4", TYP. - SEE DETAIL #3 ON SHEET A4.8
(G) BRICK ROWLOCK SILL w/ 1:2 SLOPE - PROJECTED 3/4" TYP. - SEE DETAIL #1 ON SHEET A4.8

- (H) BRICK ROWLOCK/SOLDIER COURSE w/ 3/4" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
(I) PREFAB. 5" SEAMLESS ALUM. GUTTER
(J) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
(K) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.7
(L) ARCHITECTURAL BRACKET

- (M) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
(N) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
(O) 1x8 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(P) 1x12 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(Q) HARDI FIBER CEMENT SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
(R) 1x4 HARDI FIBER CEMENT CORNER BOARD - COLOR T.B.D. BY OWNER

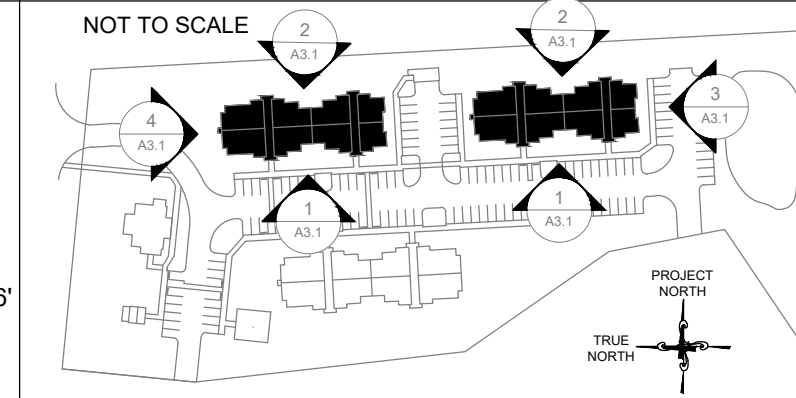
- (S) 1x6 FIBER CEMENT WINDOW HEAD TRIM - COLOR T.B.D. BY OWNER
(T) 1x10 HARDI FIBER CEMENT TRIM BOARD - COLOR T.B.D. BY OWNER
(U) 1x10 FIBER CEMENT FREIZE BOARD, TYP. - COLOR T.B.D. BY OWNER
(V) EXHAUST VENTS w/ COVERS, COLOR T.B.D. AT A LATER DATE

PROJECT ELEVATION GENERAL NOTES:

1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.6 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

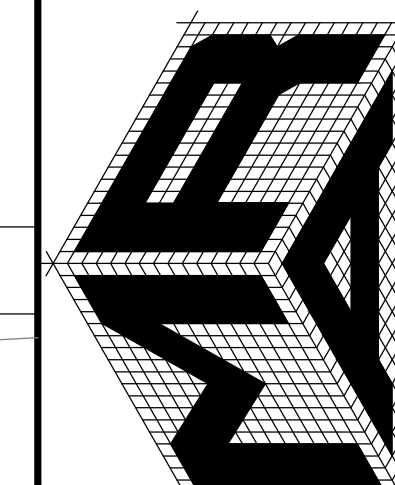
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

BUILDING KEY PLAN



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAVETTEVILLE, NC



A3.1

PERMIT / BID SET

BUILDINGS 100 & 200 - ELEVATIONS

SHEET REVISION LOG

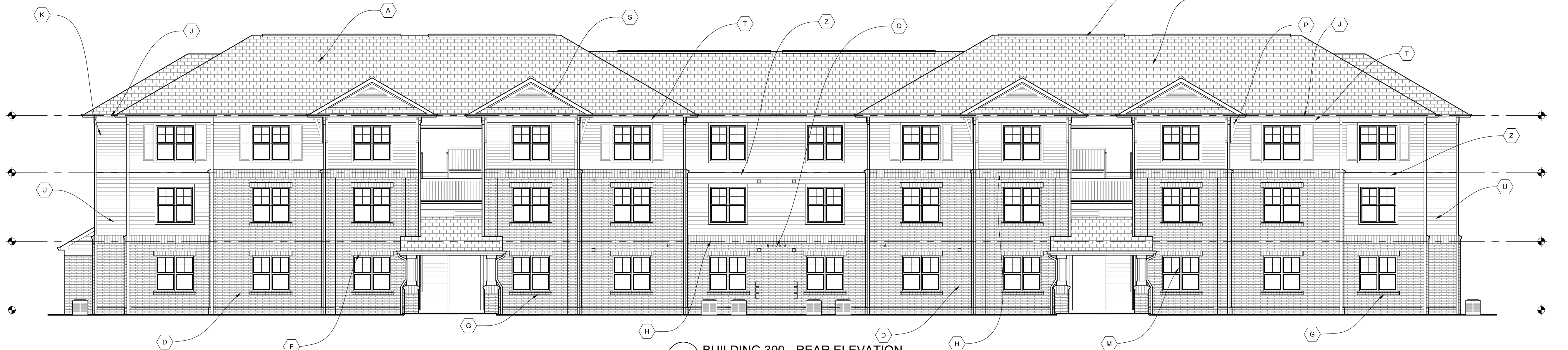
PROJECT NUMBER
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MRL



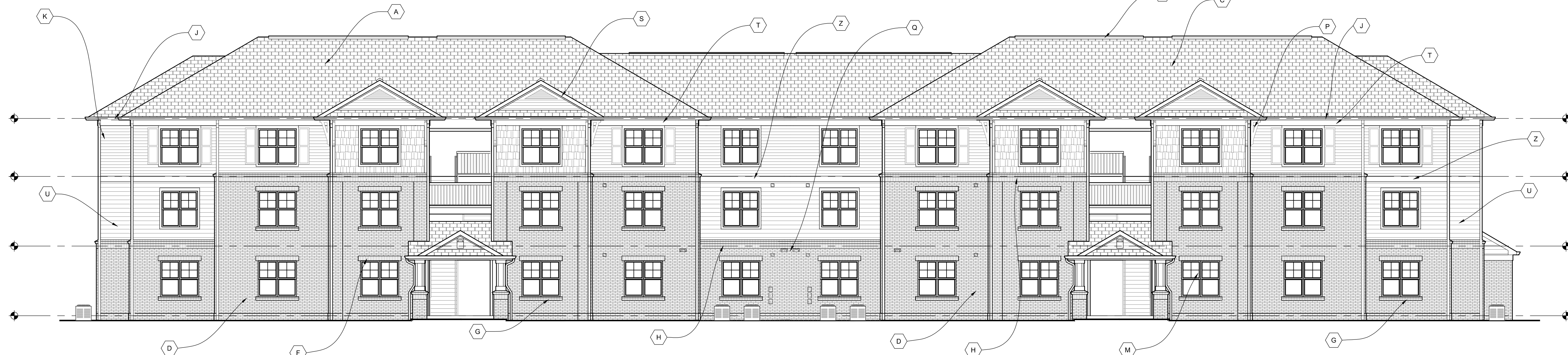
4 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 300 - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING 300 - FRONT ELEVATION (PARKING LOT)
1/8" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HD2 "PEWTER GRAY"
(B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
(C) DRAFTSTOPPING - (1-HOUR RATED)
(D) QUEEN SIZE BRICK VENEER - #1
(E) QUEEN SIZE BRICK VENEER - #2
(F) 8" BRICK SOLDIER HEADER - PROJECTED 1/2", TYP. - SEE DETAIL #3 ON SHEET A4.8
(G) BRICK ROWLOCK SILL w/ 1/2 SLOPE - PROJECTED 1/2" TYP. - SEE DETAIL #1 ON SHEET A4.8

- (H) BRICK ROWLOCK/SOLDIER COURSE w/ 1/2" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
(I) PREFAB. 5" SEAMLESS ALUM. GUTTER
(J) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
(K) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.7
(L) ARCHITECTURAL BRACKET

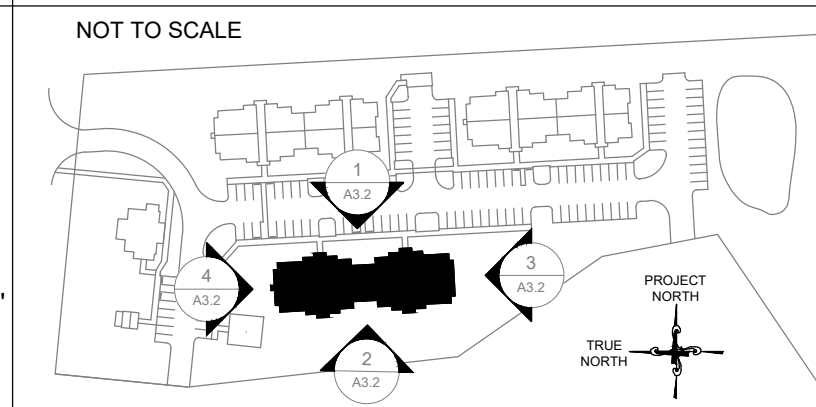
- (M) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
(N) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
(O) 1x8 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(P) 1x12 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(Q) HARDI FIBER CEMENT SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
(R) 1x4 HARDI FIBER CEMENT CORNER BOARD - COLOR T.B.D. BY OWNER

- (S) 1x6 FIBER CEMENT WINDOW HEAD TRIM - COLOR T.B.D. BY OWNER
(T) 1x10 HARDI FIBER CEMENT TRIM BOARD - COLOR T.B.D. BY OWNER
(U) 1x10 FIBER CEMENT FREIZE BOARD, TYP. - COLOR T.B.D. BY OWNER
(V) EXHAUST VENTS w/ COVERS, COLOR T.B.D. AT A LATER DATE

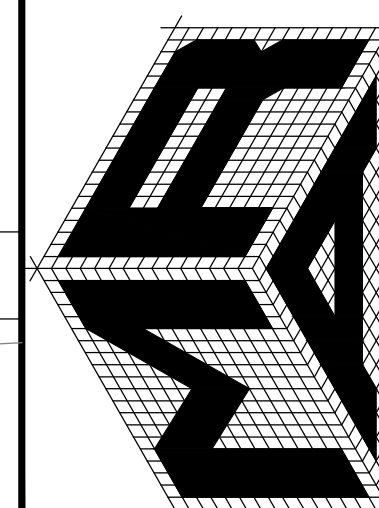
PROJECT ELEVATION GENERAL NOTES:

1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.6 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

BUILDING KEY PLAN



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



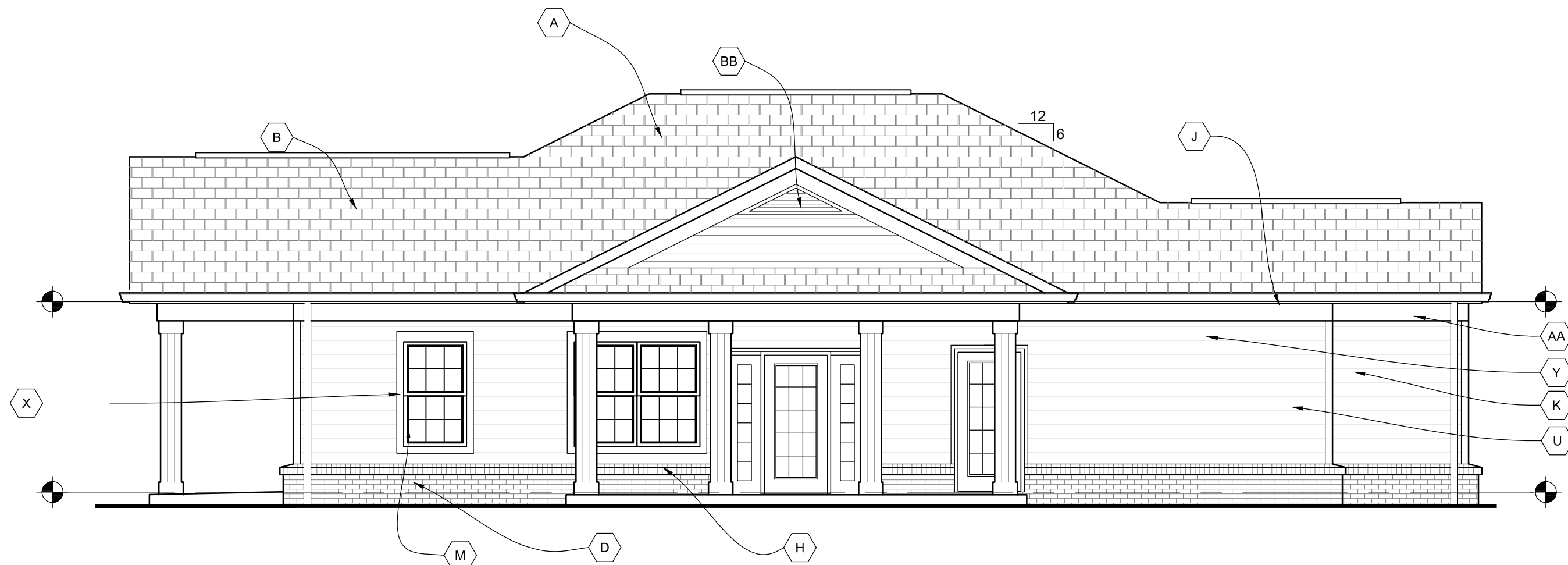
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PERMIT / BID SET

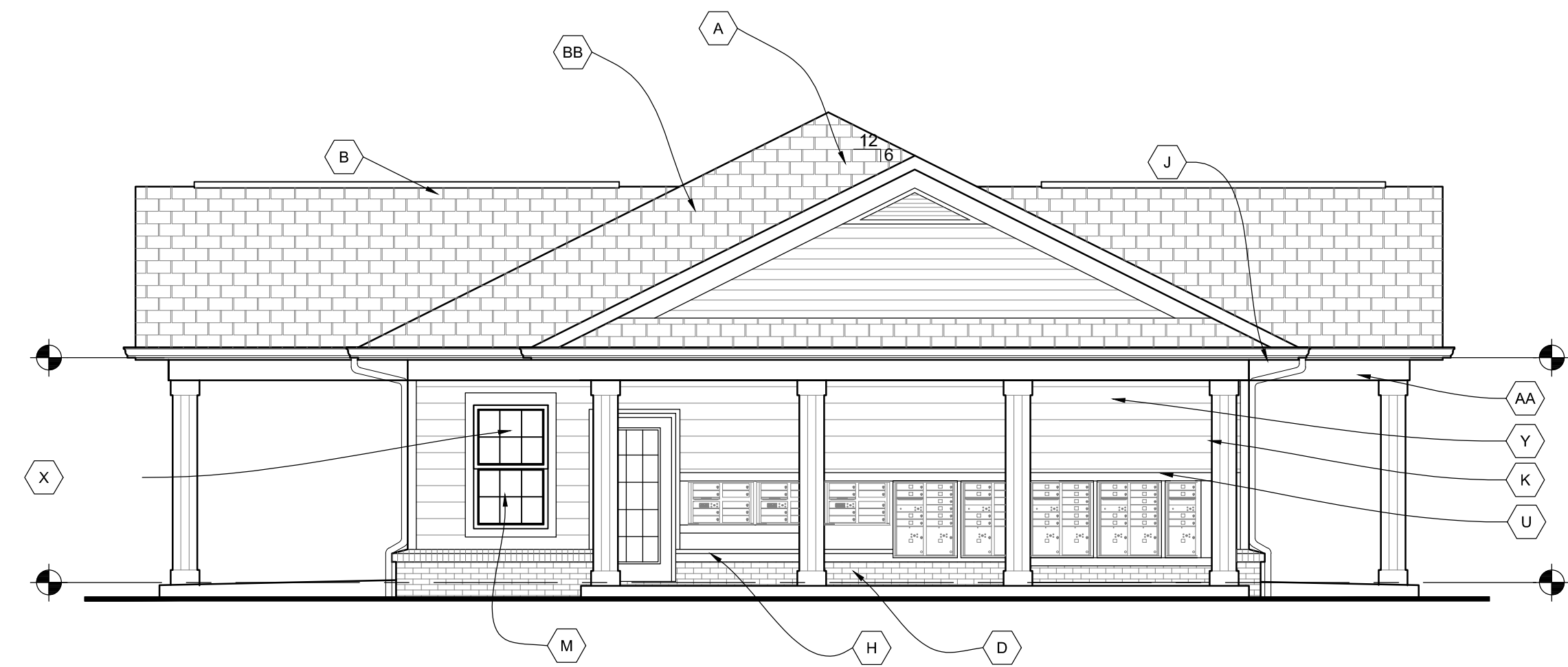
BUILDING 300 - ELEVATIONS

SHEET REVISION LOG

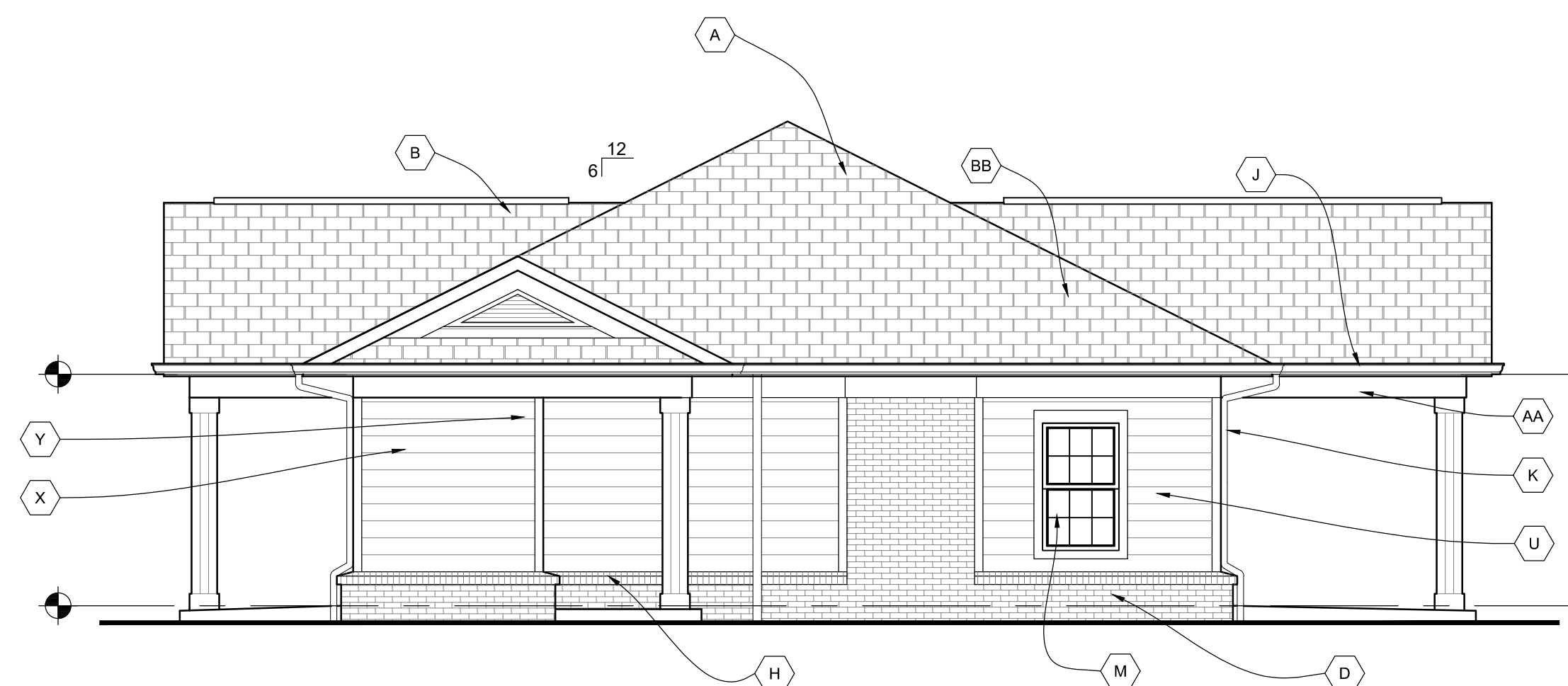
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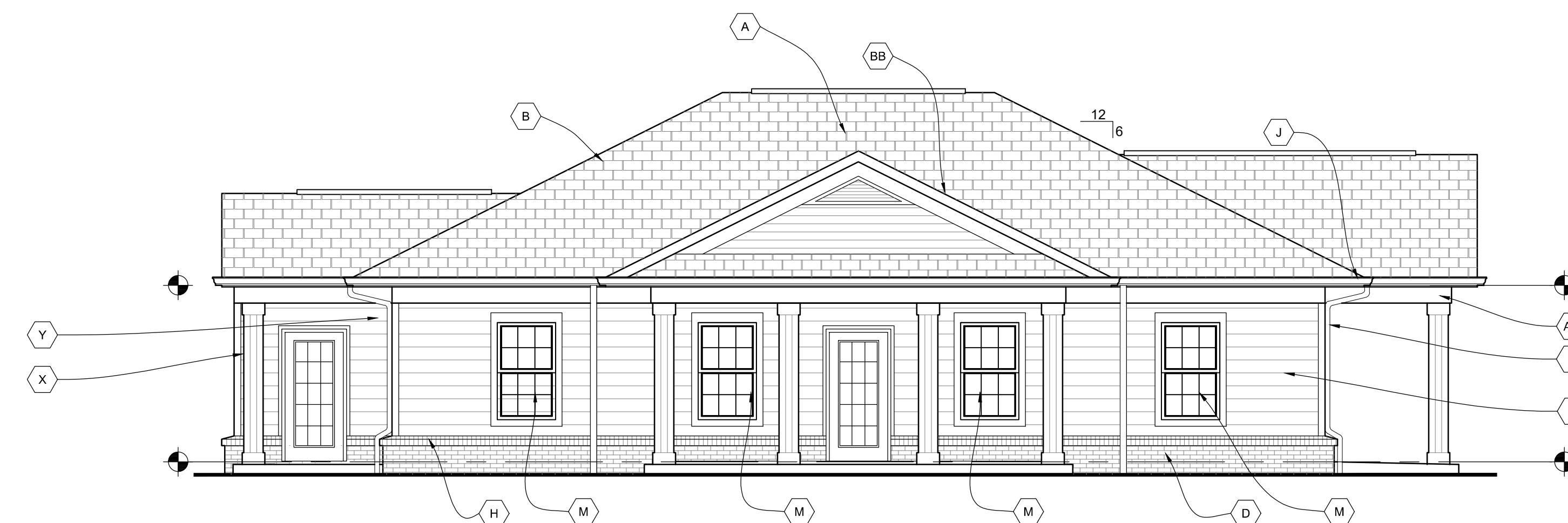
4 CLUBHOUSE REAR ELEVATION
3/16" = 1'-0"



3 CLUBHOUSE SIDE ELEVATION
3/16" = 1'-0"



2 CLUBHOUSE SIDE ELEVATION
3/16" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
3/16" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HD2 "PEWTER GRAY"
(B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
(C) DRAFTSTOPPING - (1-HOUR RATED)
(D) QUEEN SIZE BRICK VENEER - #1
(E) QUEEN SIZE BRICK VENEER - #2
(F) 8" BRICK SOLDIER HEADER - PROJECTED 3/4", TYP. - SEE DETAIL #3 ON SHEET A4.8
(G) BRICK ROWLOCK SILL w/ 1:2 SLOPE - PROJECTED 3/4" TYP. - SEE DETAIL #1 ON SHEET A4.8

- (H) BRICK ROWLOCK/SOLDIER COURSE w/ 3/4" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
(I) PREFAB. 5" SEAMLESS ALUM. GUTTER
(K) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
(M) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.7
(P) ARCHITECTURAL BRACKET

- (Q) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
(R) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
(S) 1x8 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(T) 1x12 FIBER CEMENT FASCIA BOARD, TYP. - COLOR T.B.D. BY OWNER
(U) HARDI FIBER CEMENT SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
(V) 1x4 HARDI FIBER CEMENT CORNER BOARD - COLOR T.B.D. BY OWNER

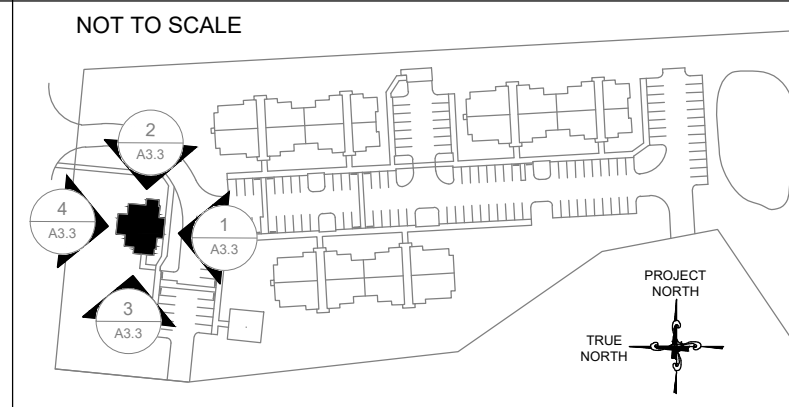
- (Y) 1x6 FIBER CEMENT WINDOW HEAD TRIM - COLOR T.B.D. BY OWNER
(Z) 1x10 HARDI FIBER CEMENT TRIM BOARD - COLOR T.B.D. BY OWNER
(AA) 1x10 FIBER CEMENT FREIZE BOARD, TYP. - COLOR T.B.D. BY OWNER
(BB) EXHAUST VENTS w/ COVERS. COLOR T.B.D. AT A LATER DATE

PROJECT ELEVATION GENERAL NOTES:

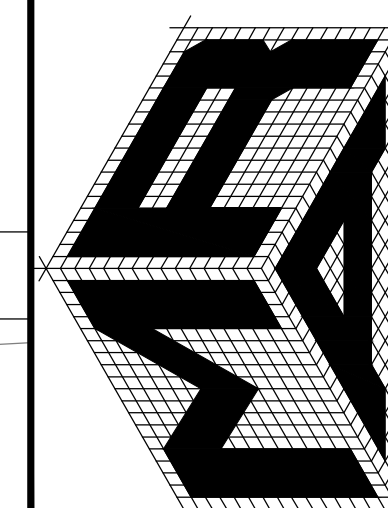
1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.6 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

BUILDING KEY PLAN



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC



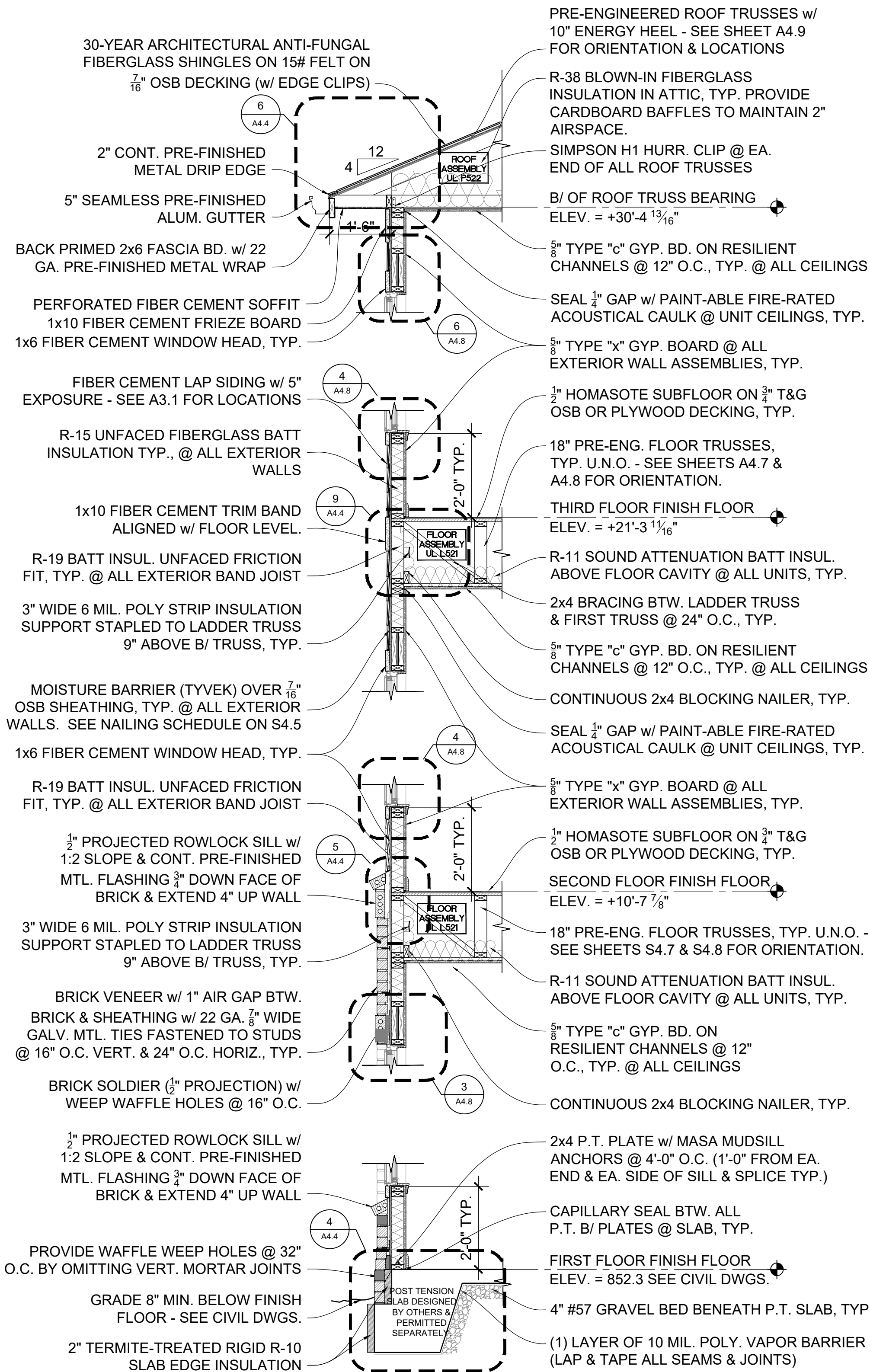
A3.3

PERMIT / BID SET

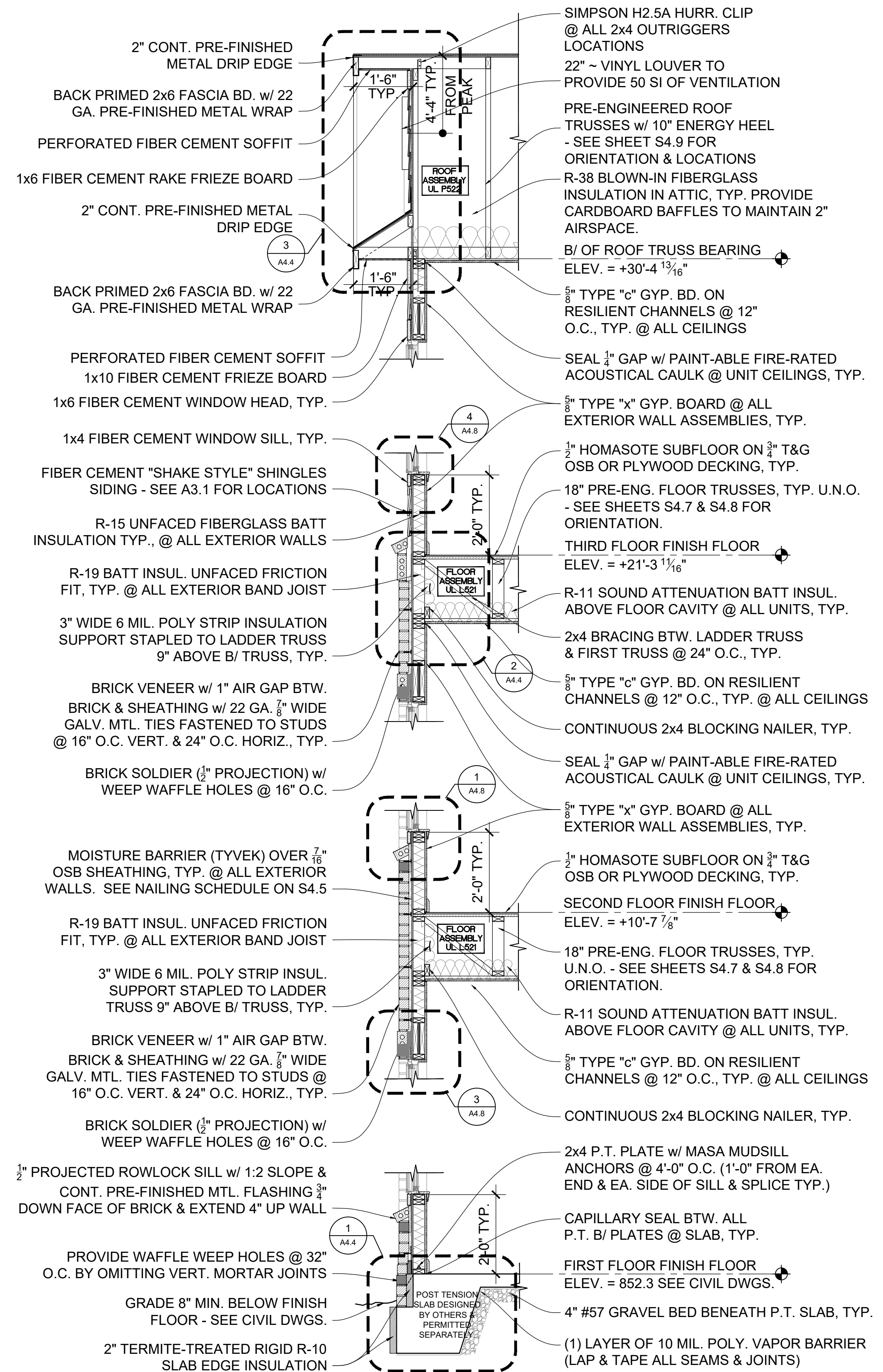
CLUBHOUSE - ELEVATIONS

SHEET REVISION LOG

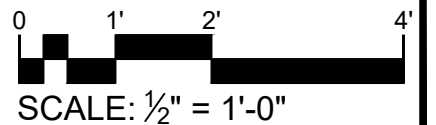
PROJECT NUMBER
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LI
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MRL



2 EXTERIOR WALL SECTION w/ EAVE ROOF (UL U356)
1/2" = 1'-0"

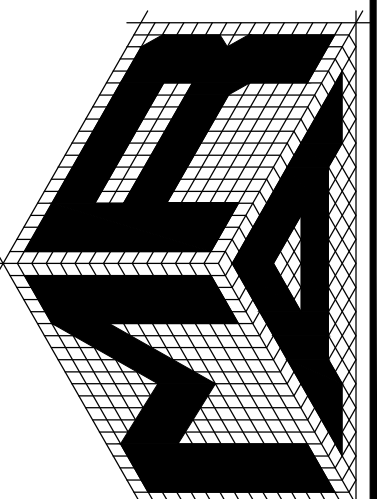


1 EXTERIOR WALL SECTION w/ GABLE ROOF (UL U356)
1/2" = 1'-0"



SCALE: $\frac{1}{2}$ " = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

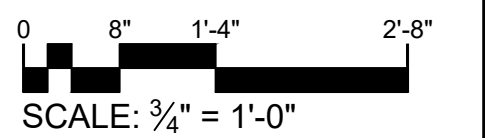
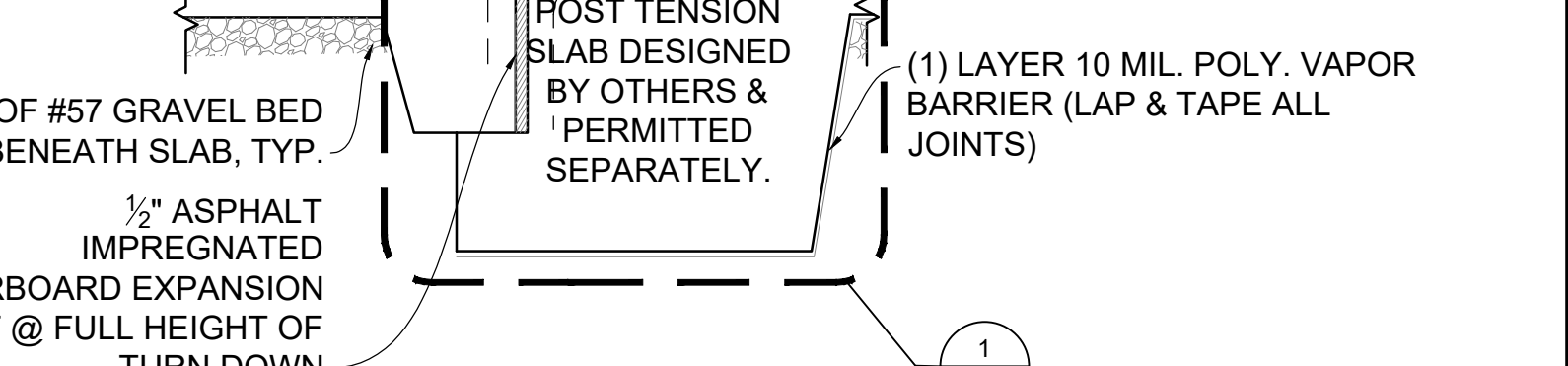
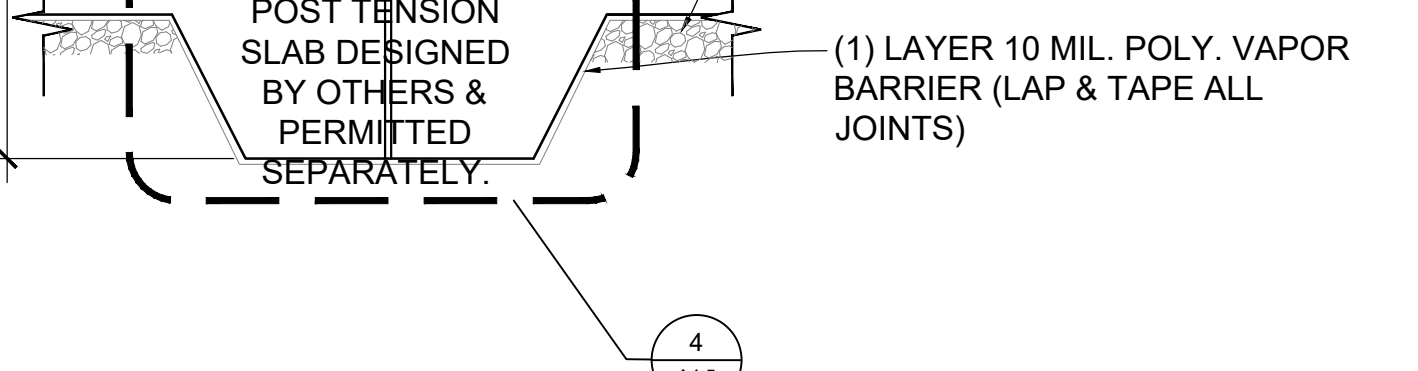
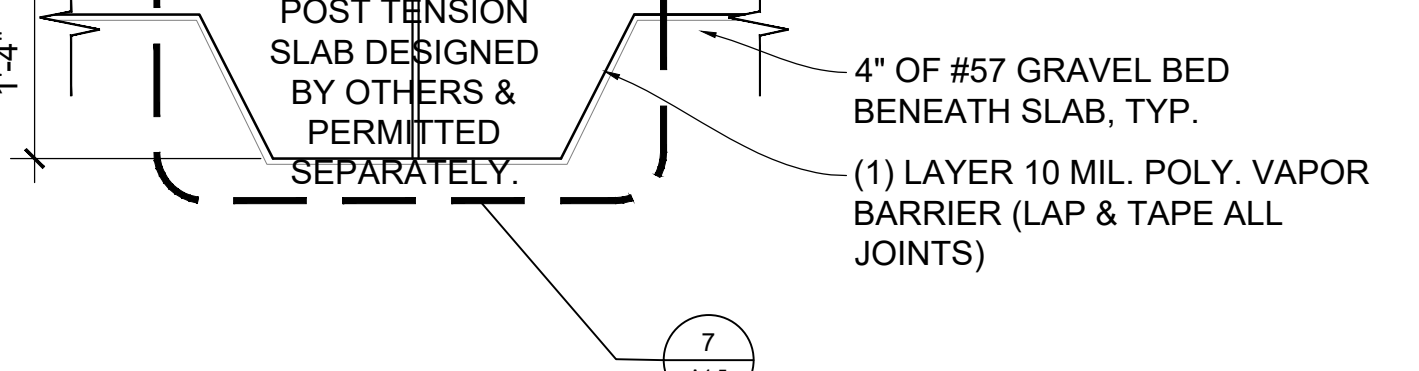
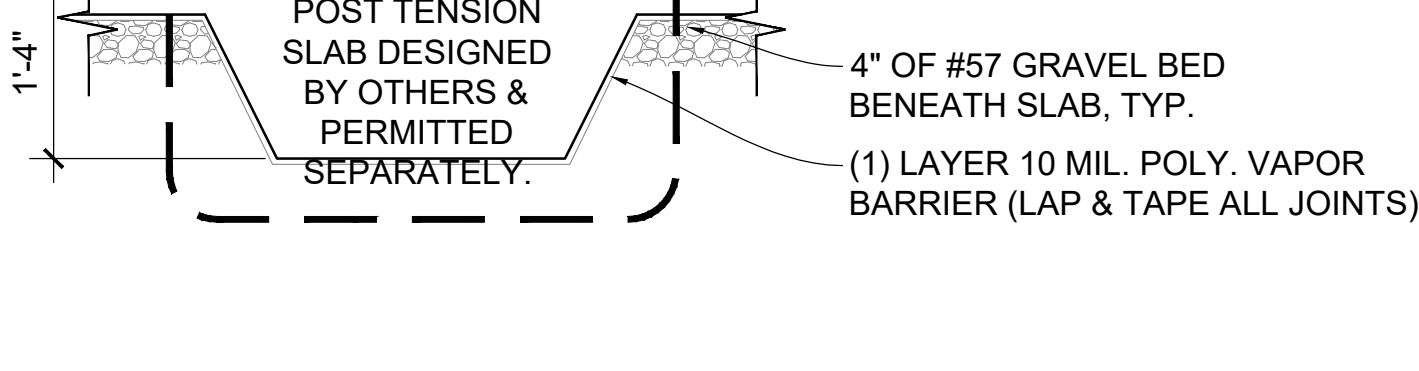
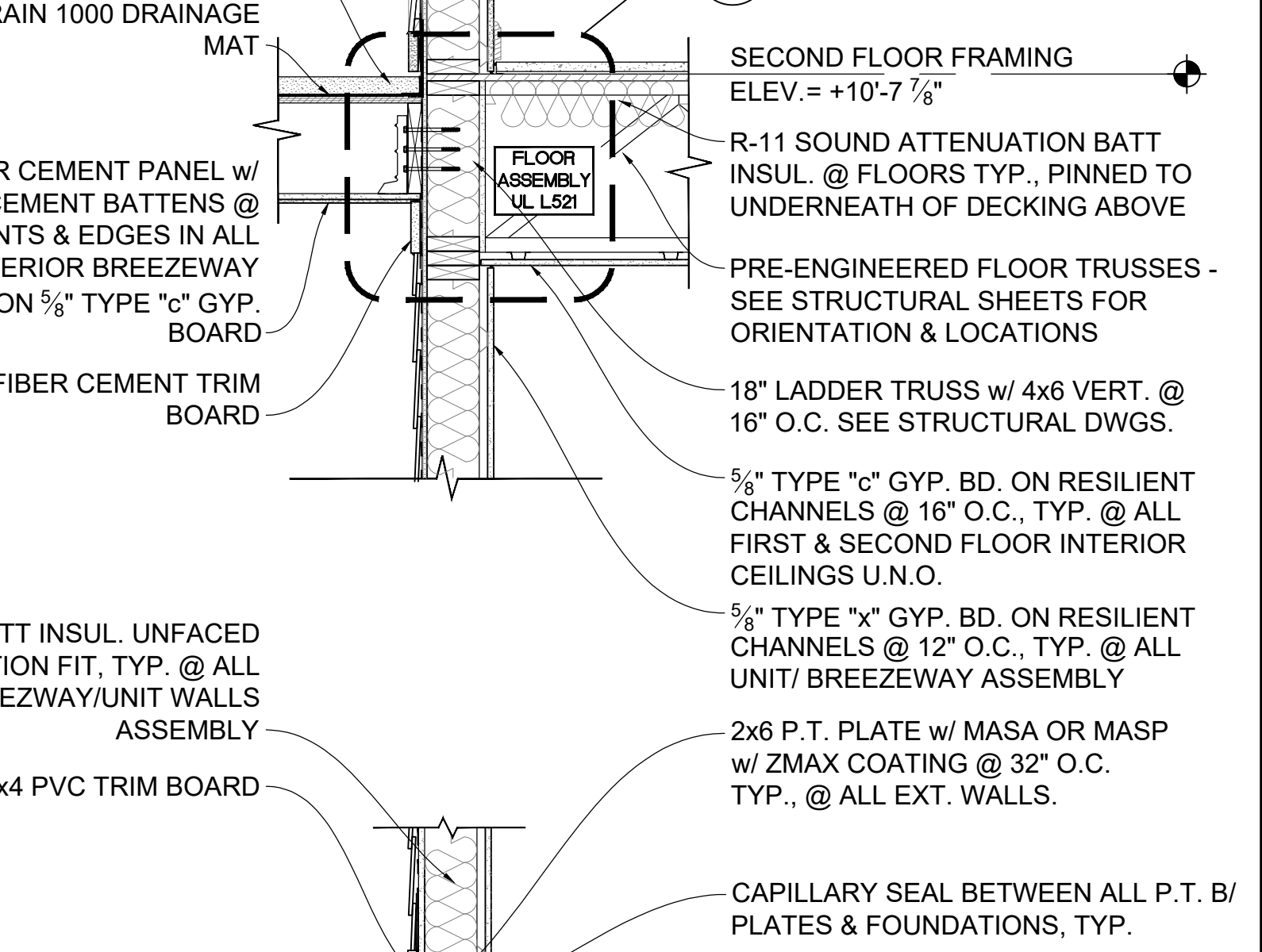
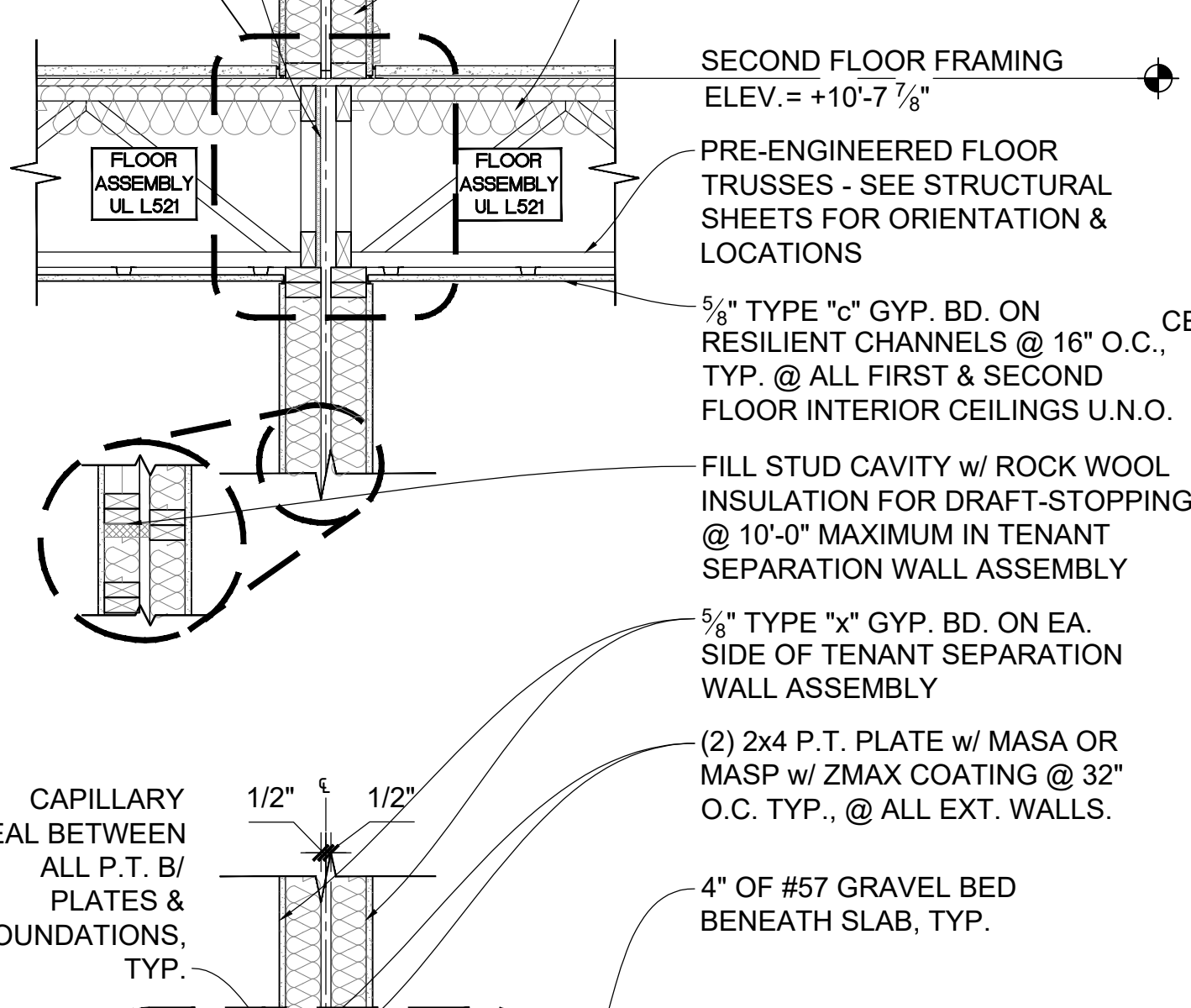
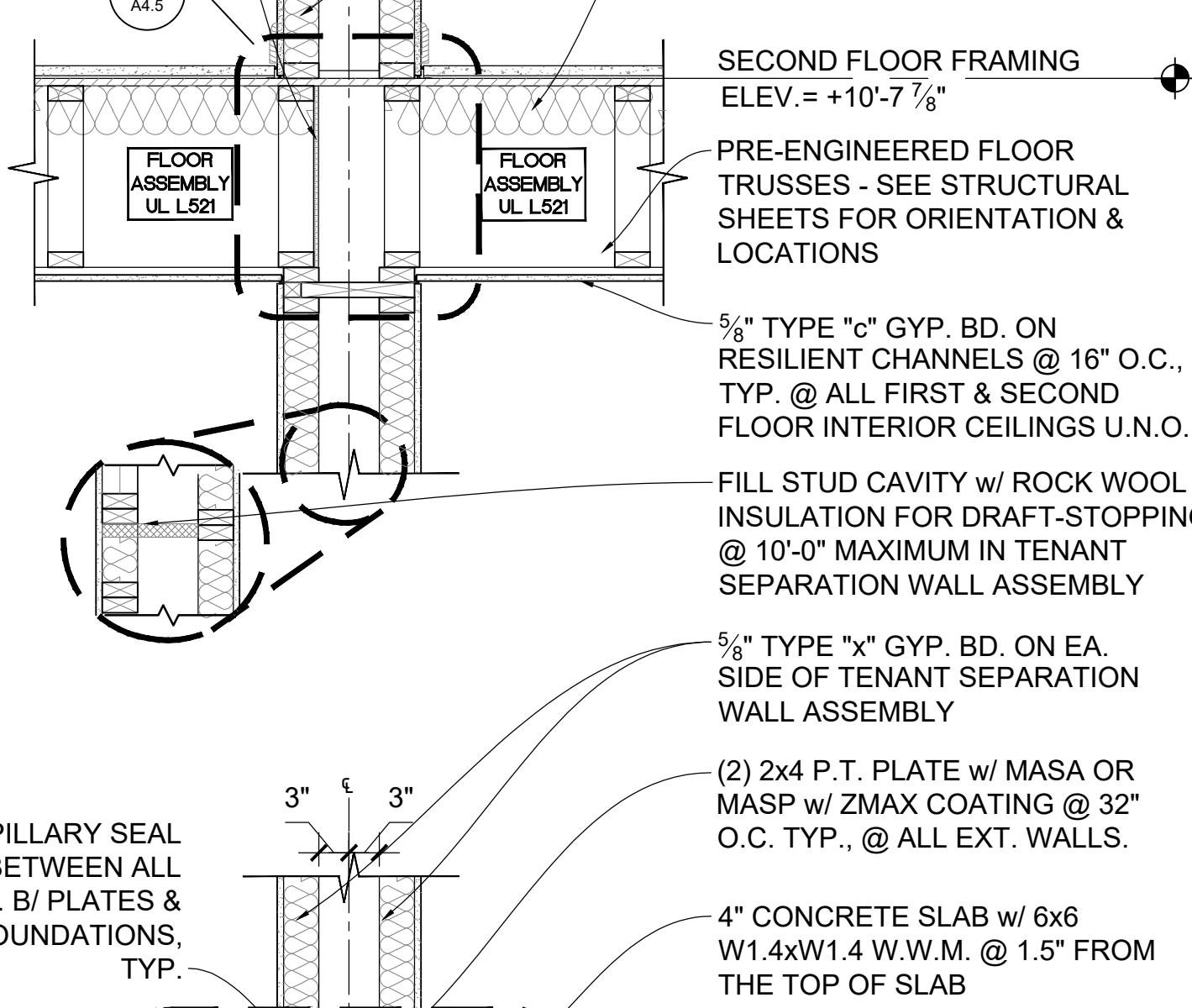
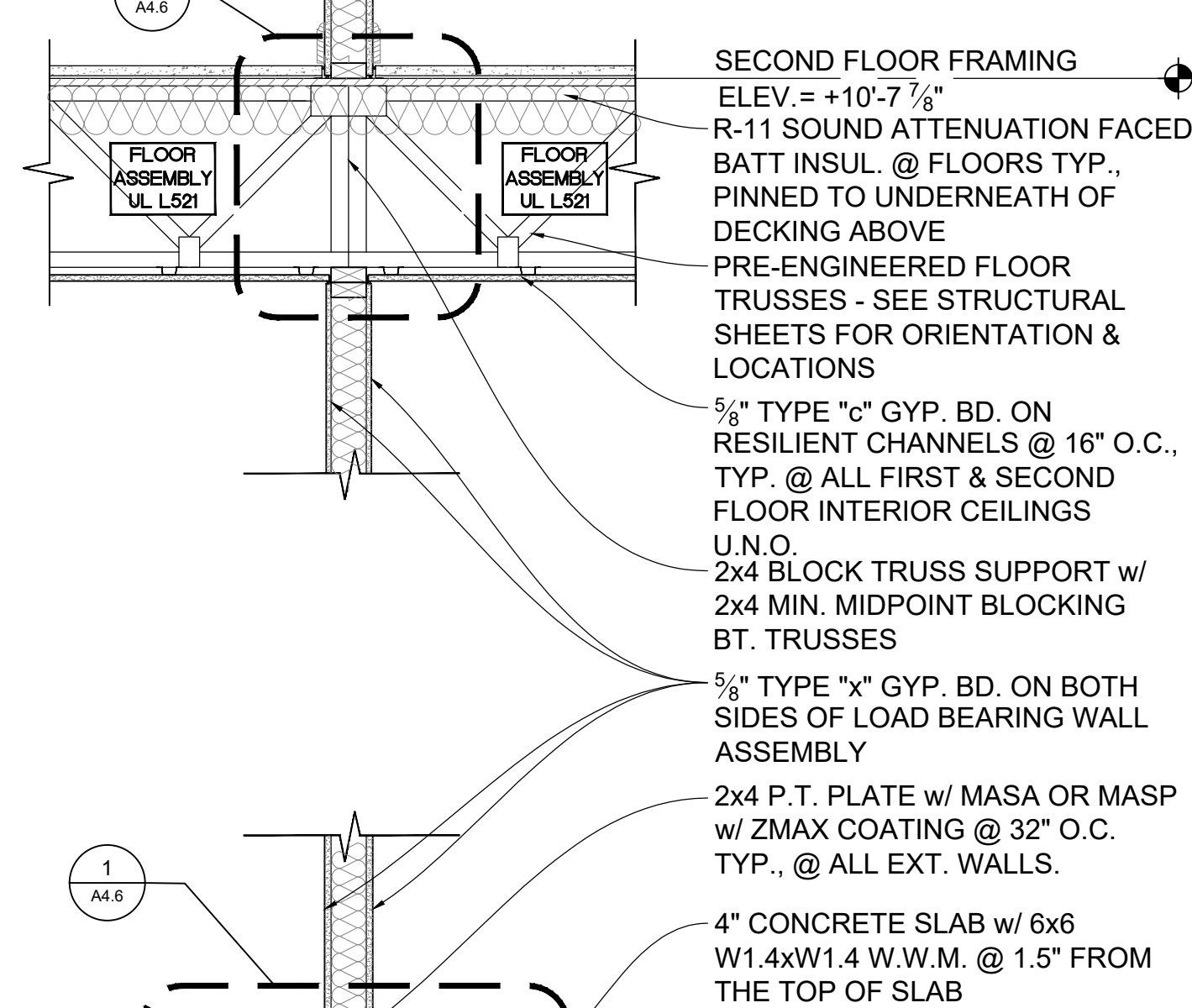
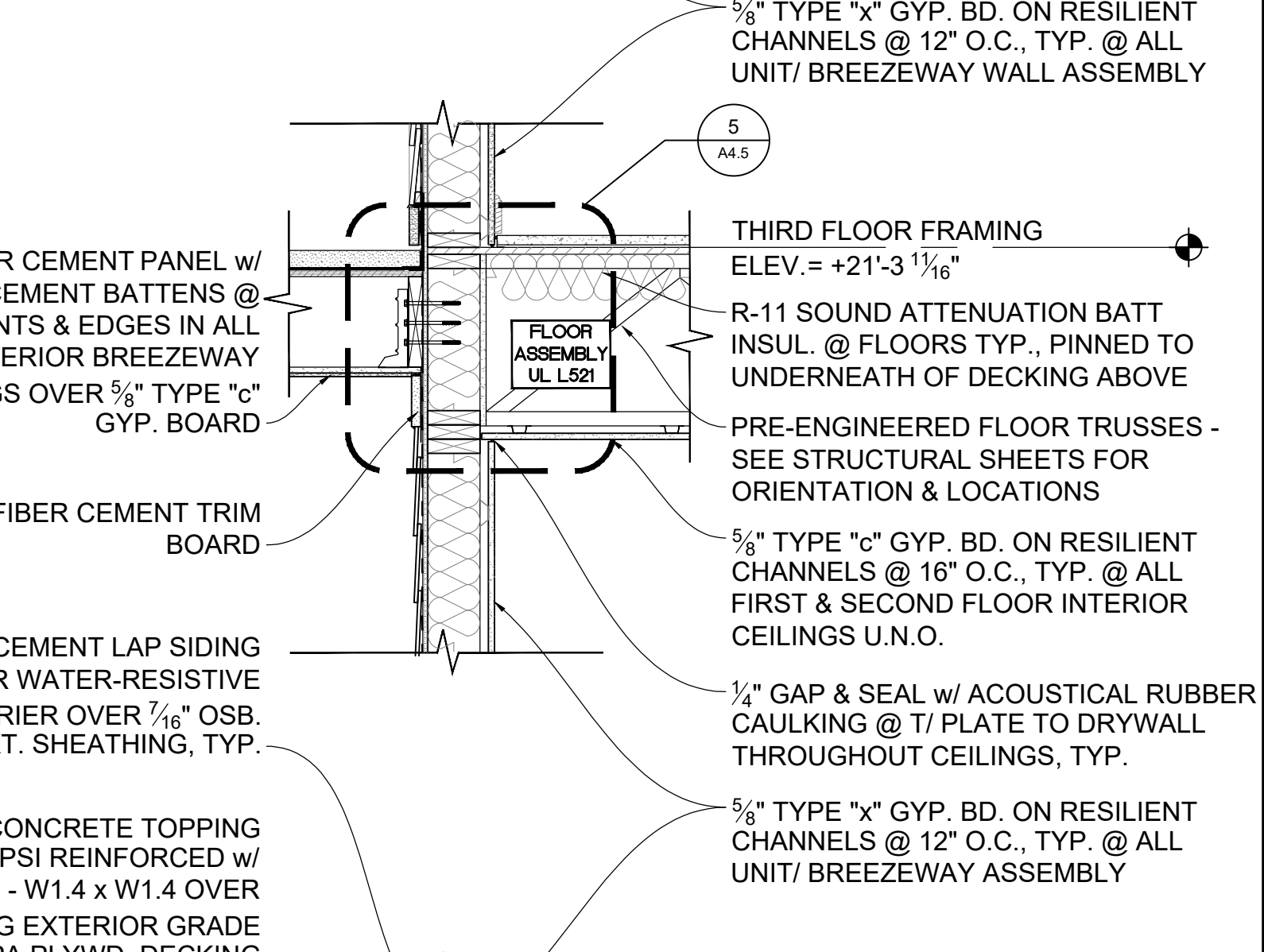
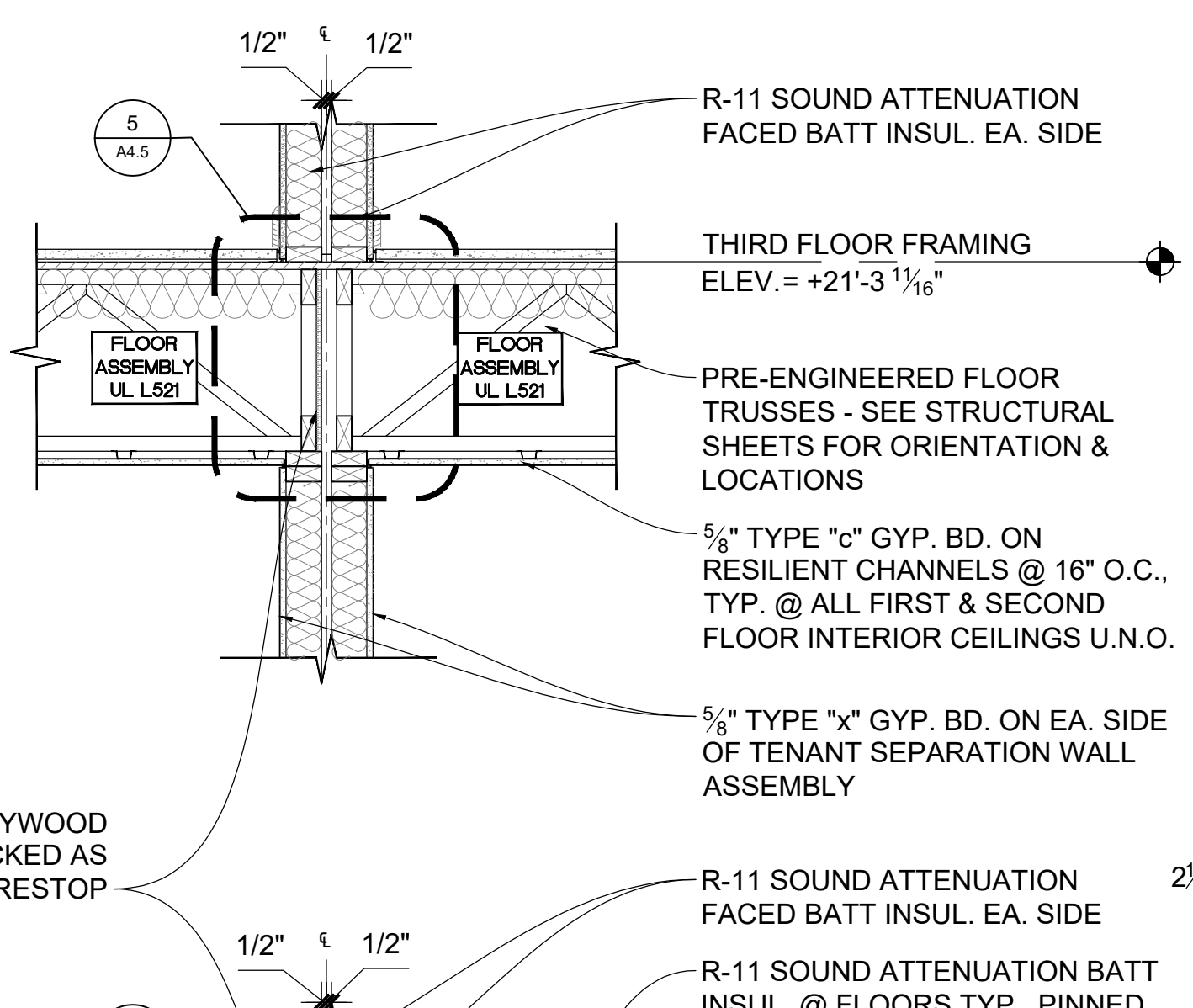
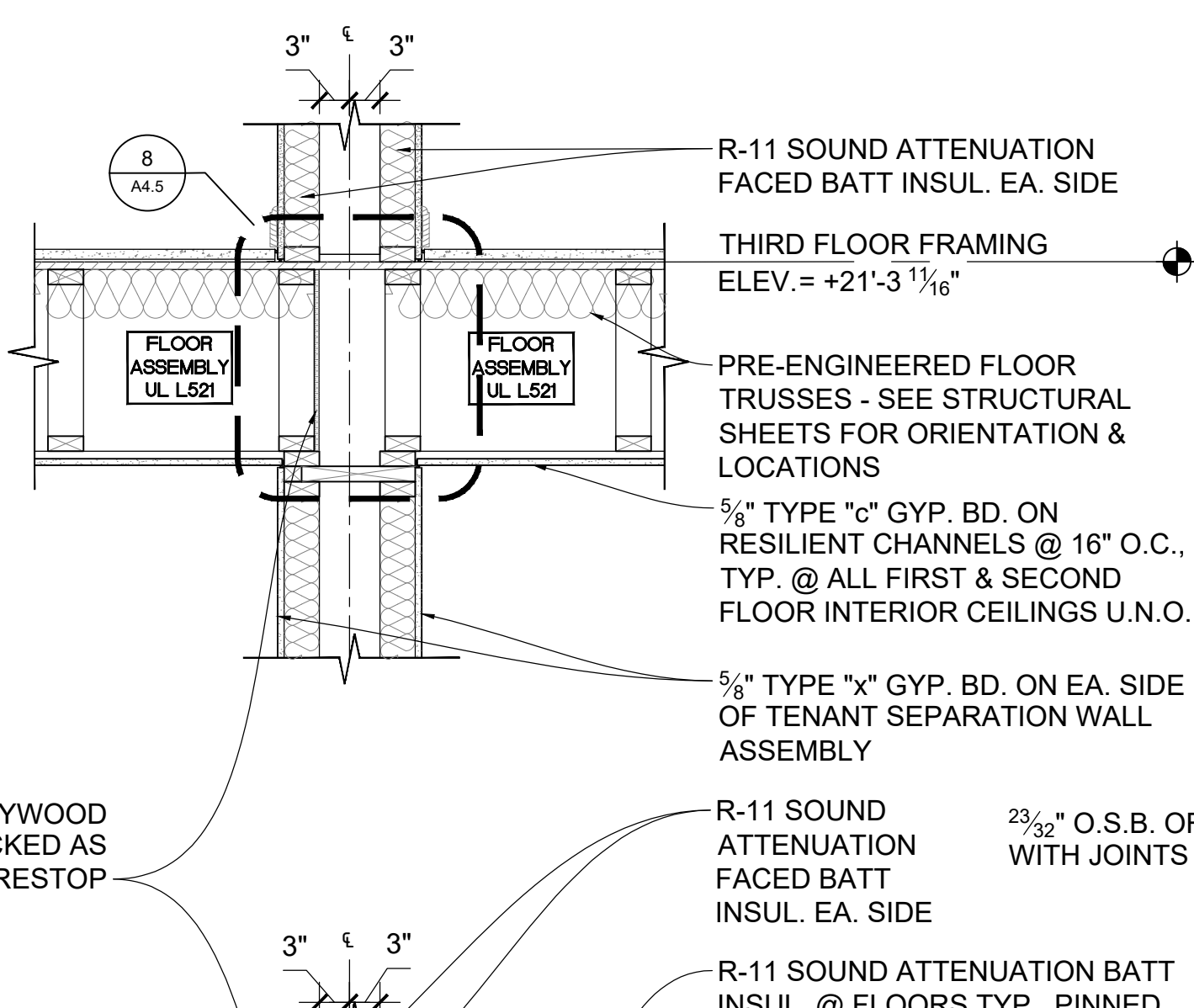
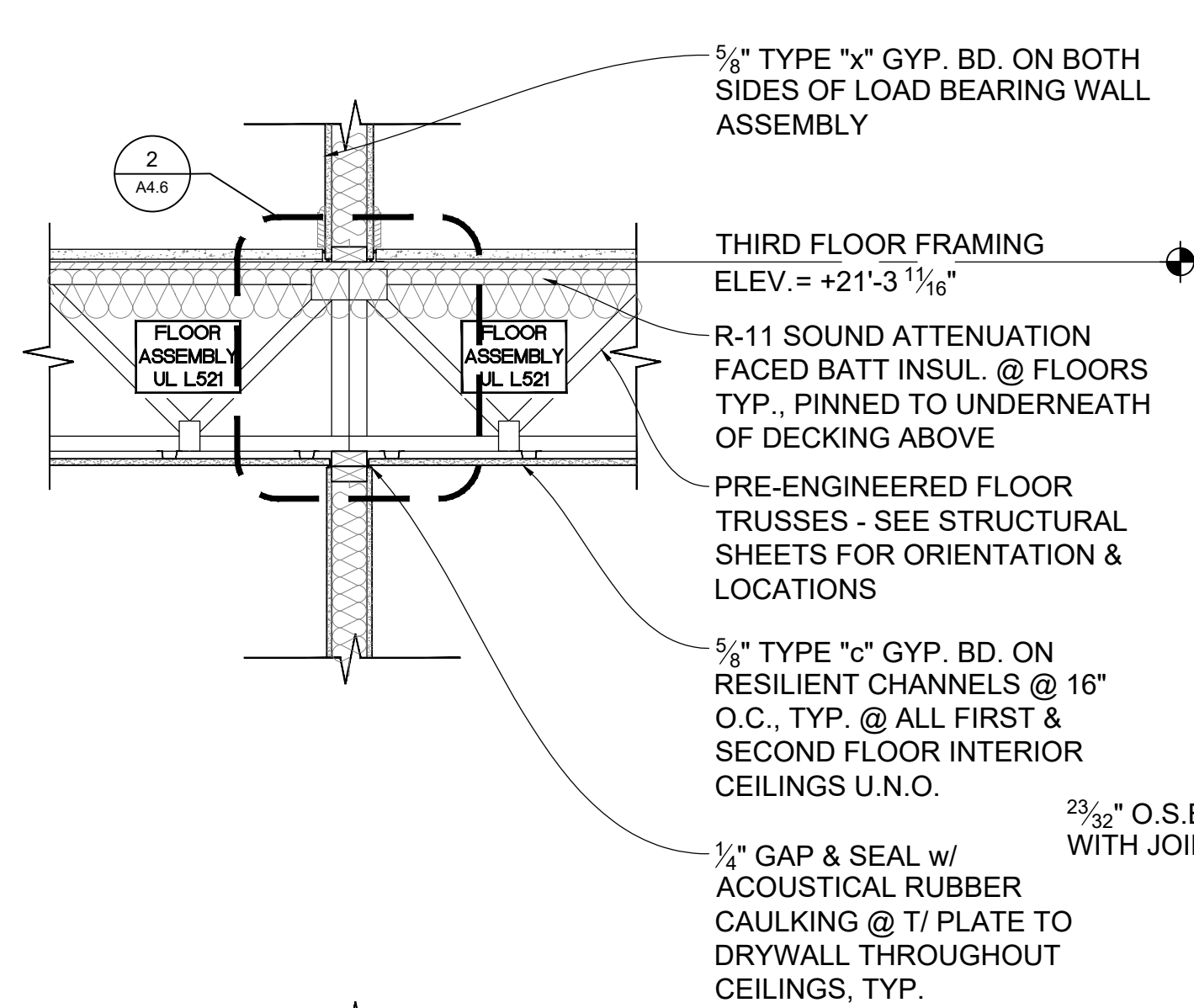
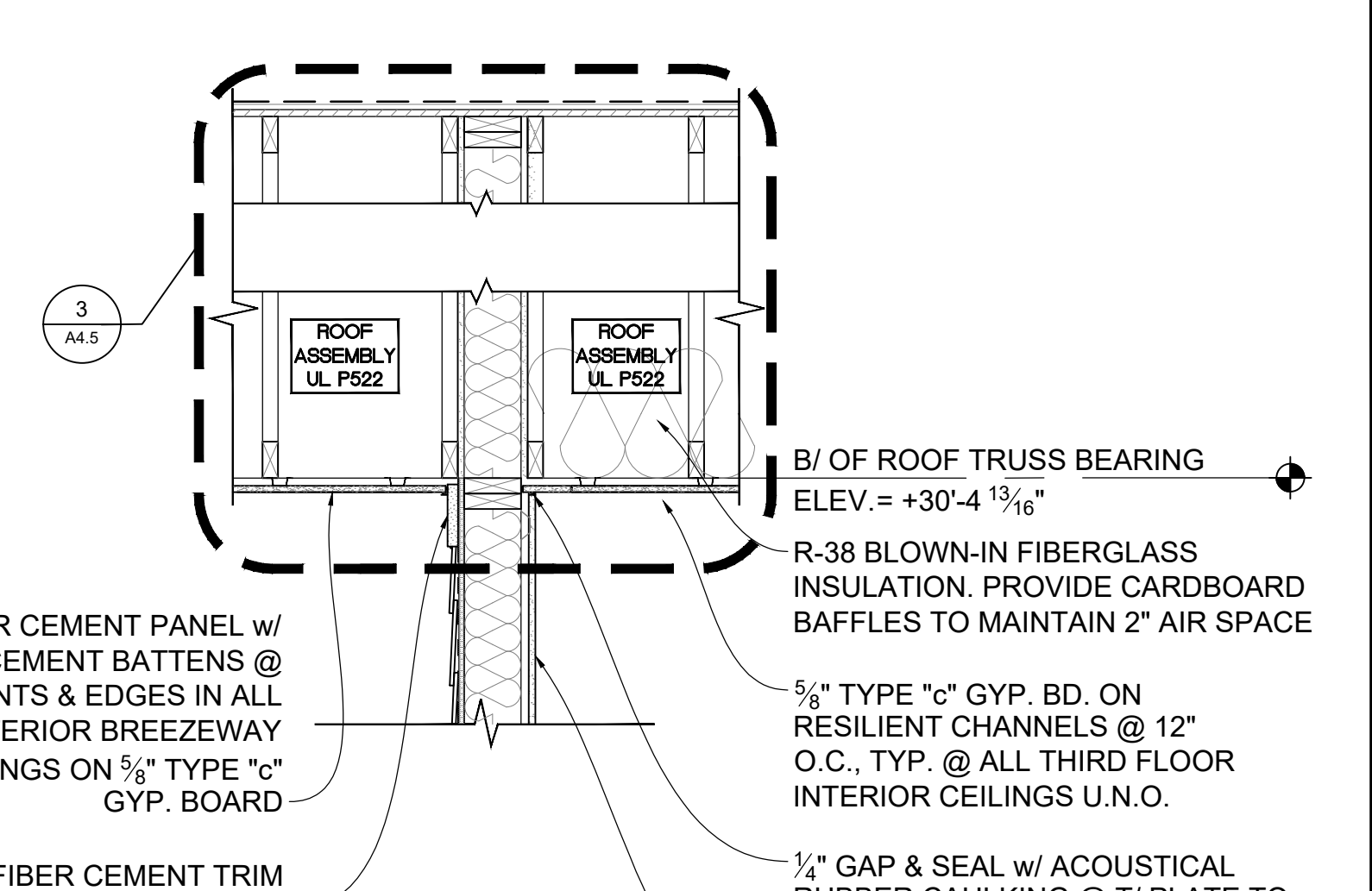
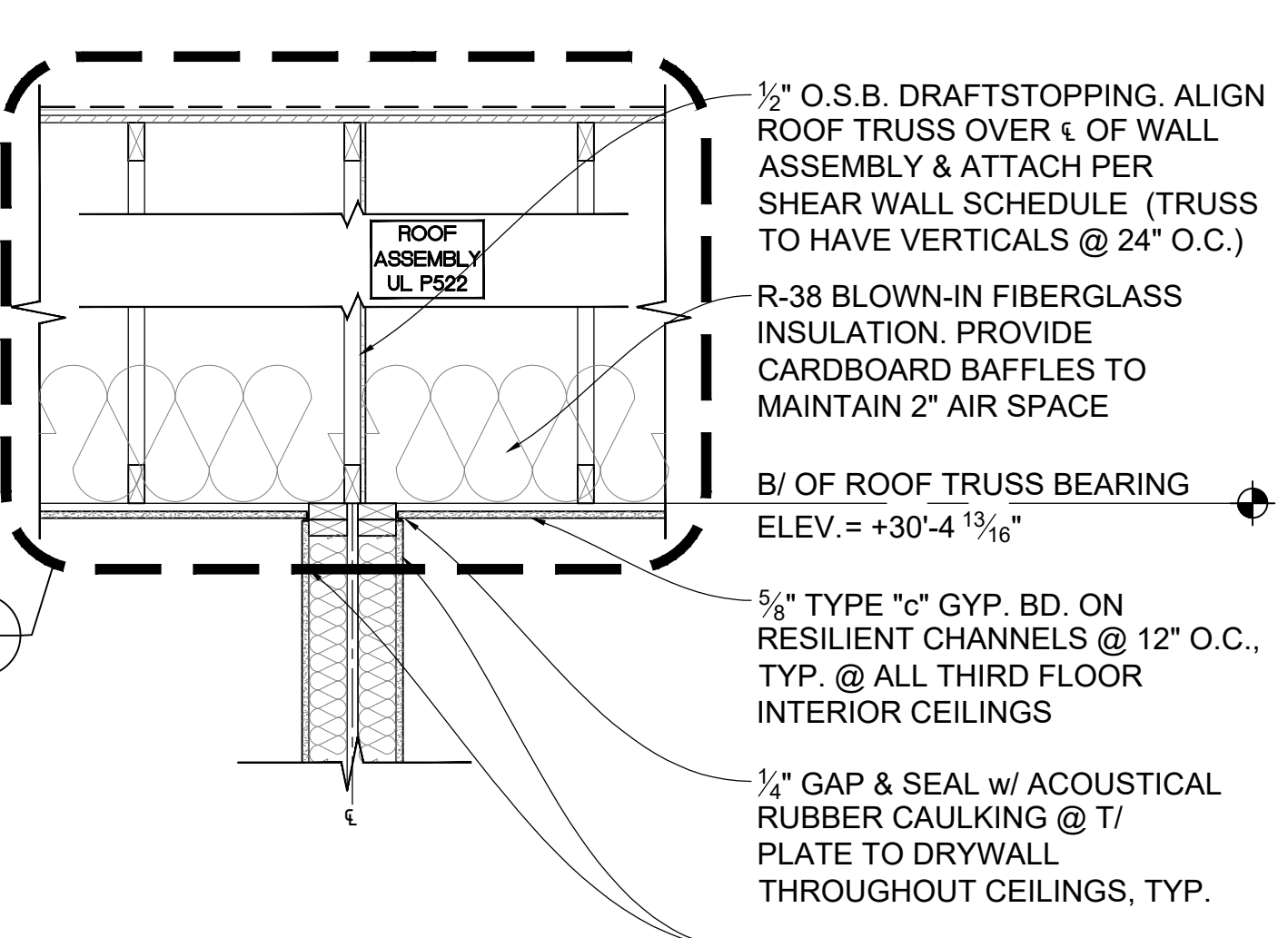
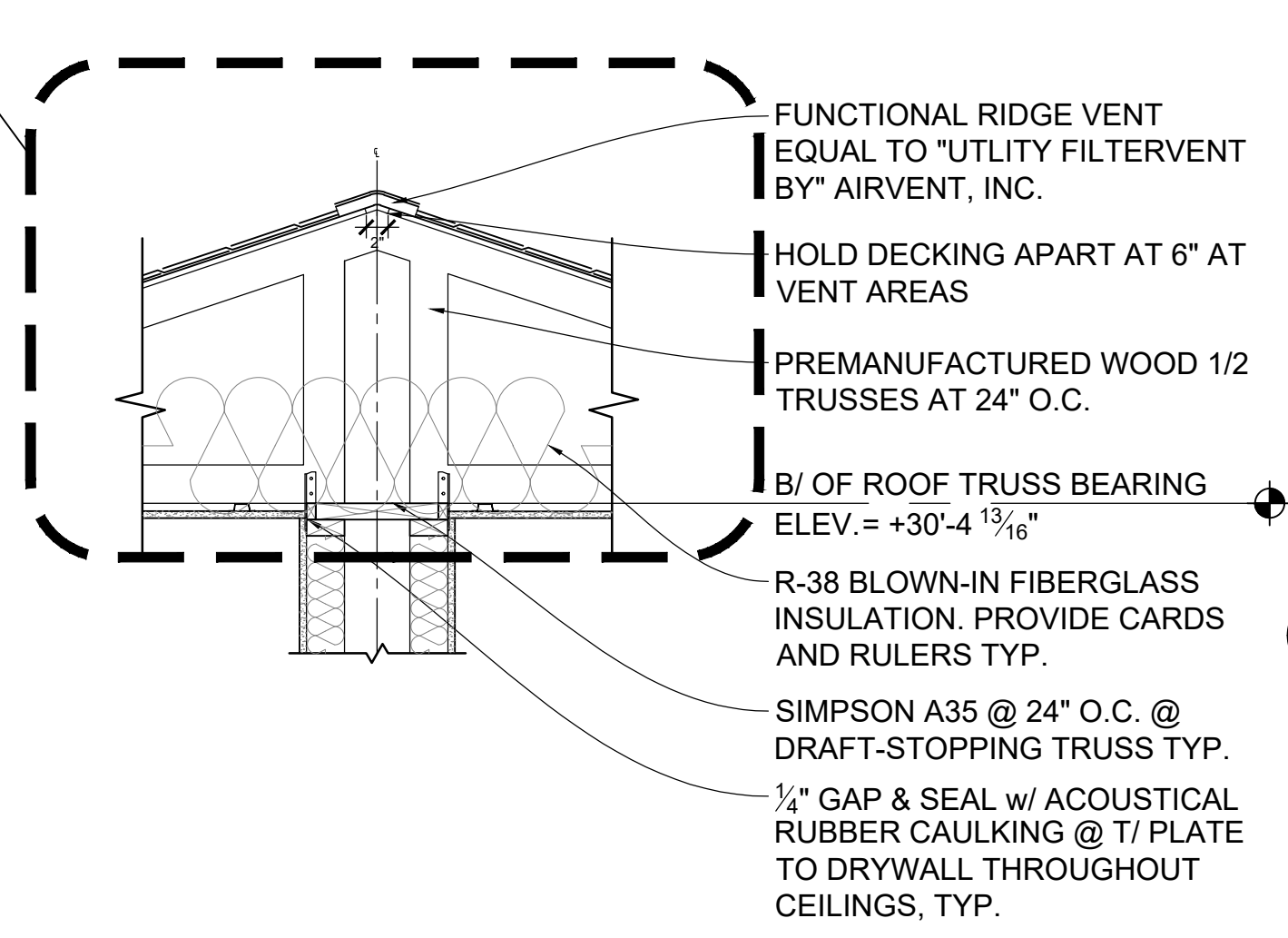
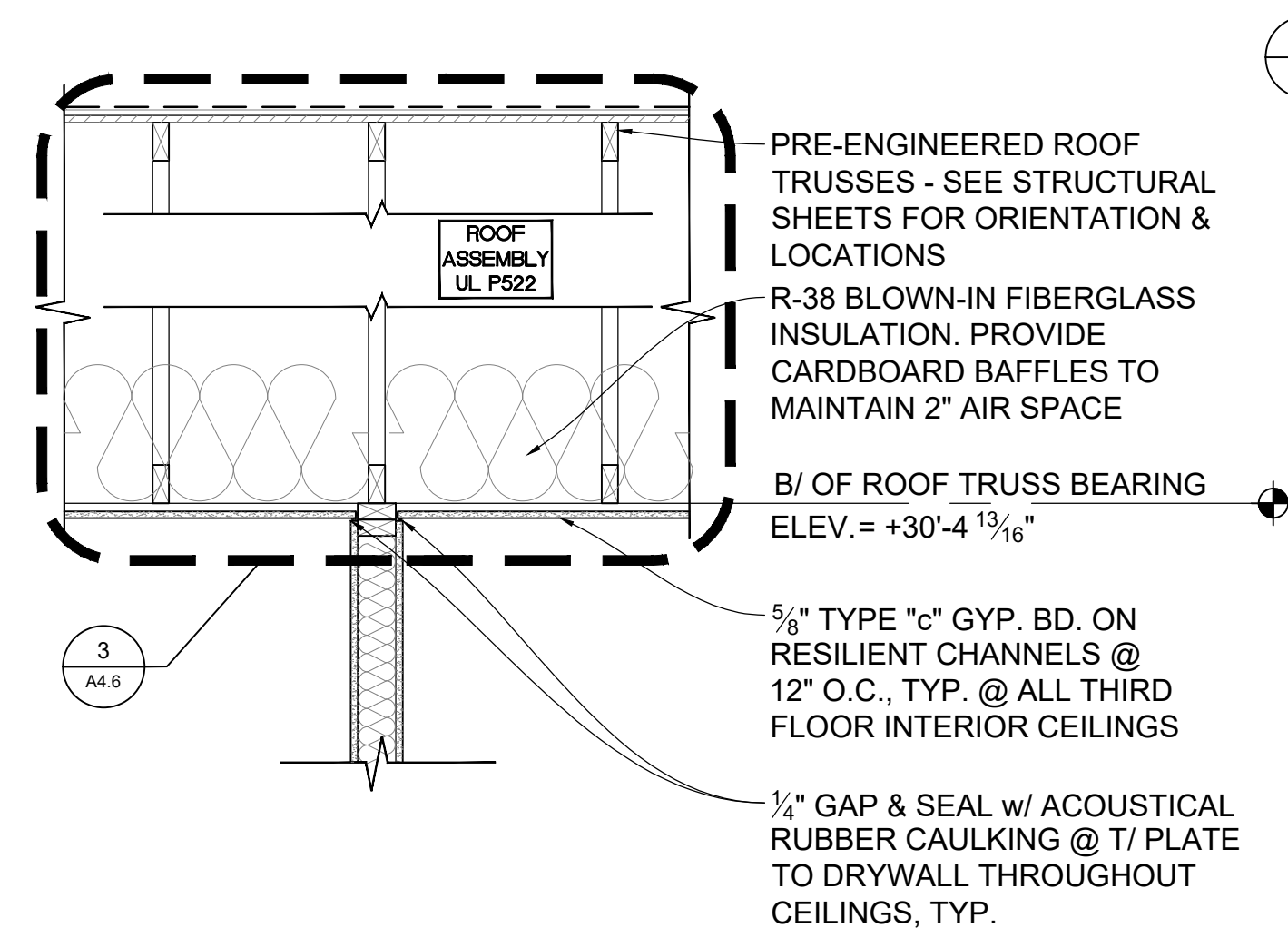


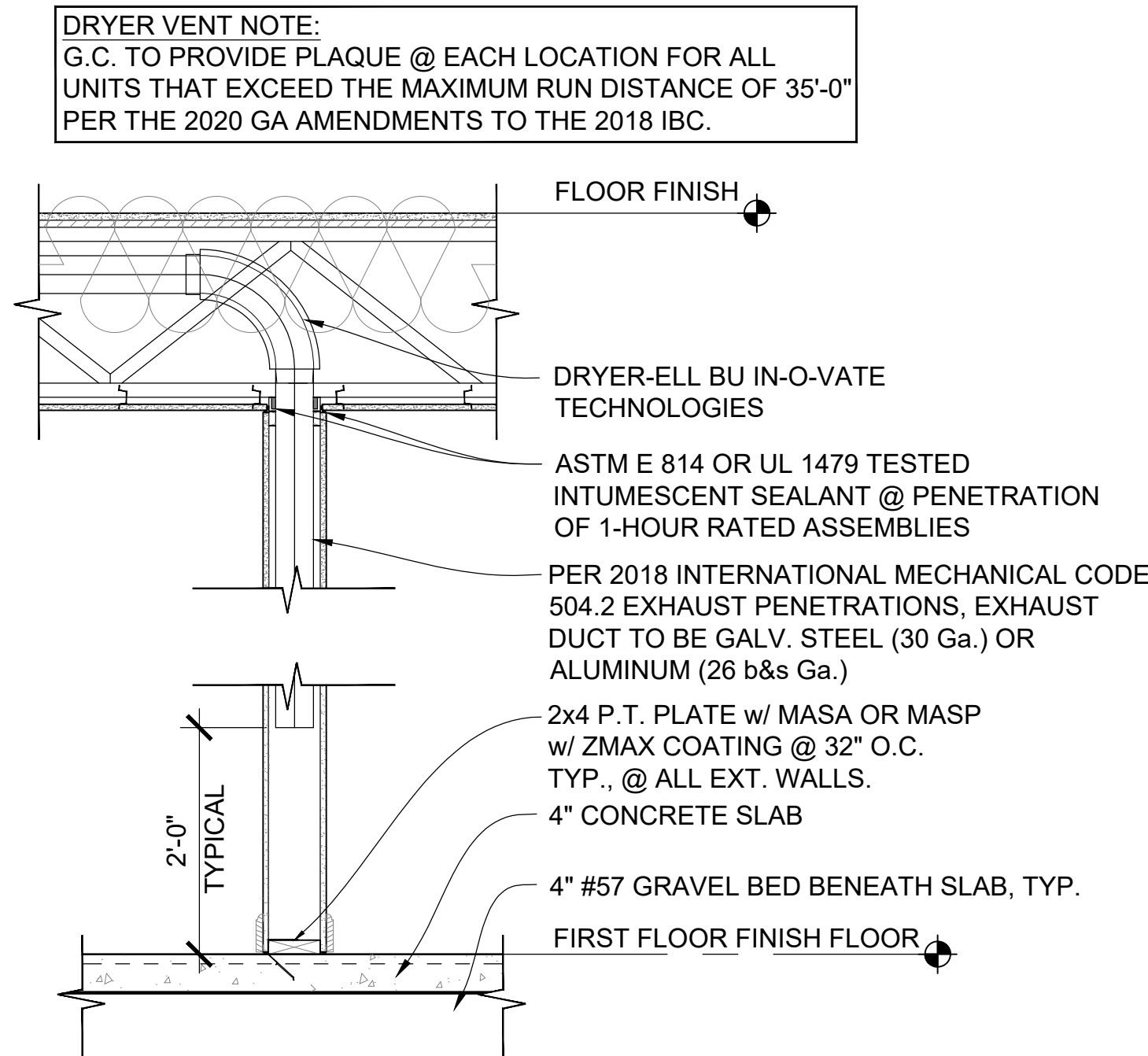
A4.1

PERMIT / BID SET

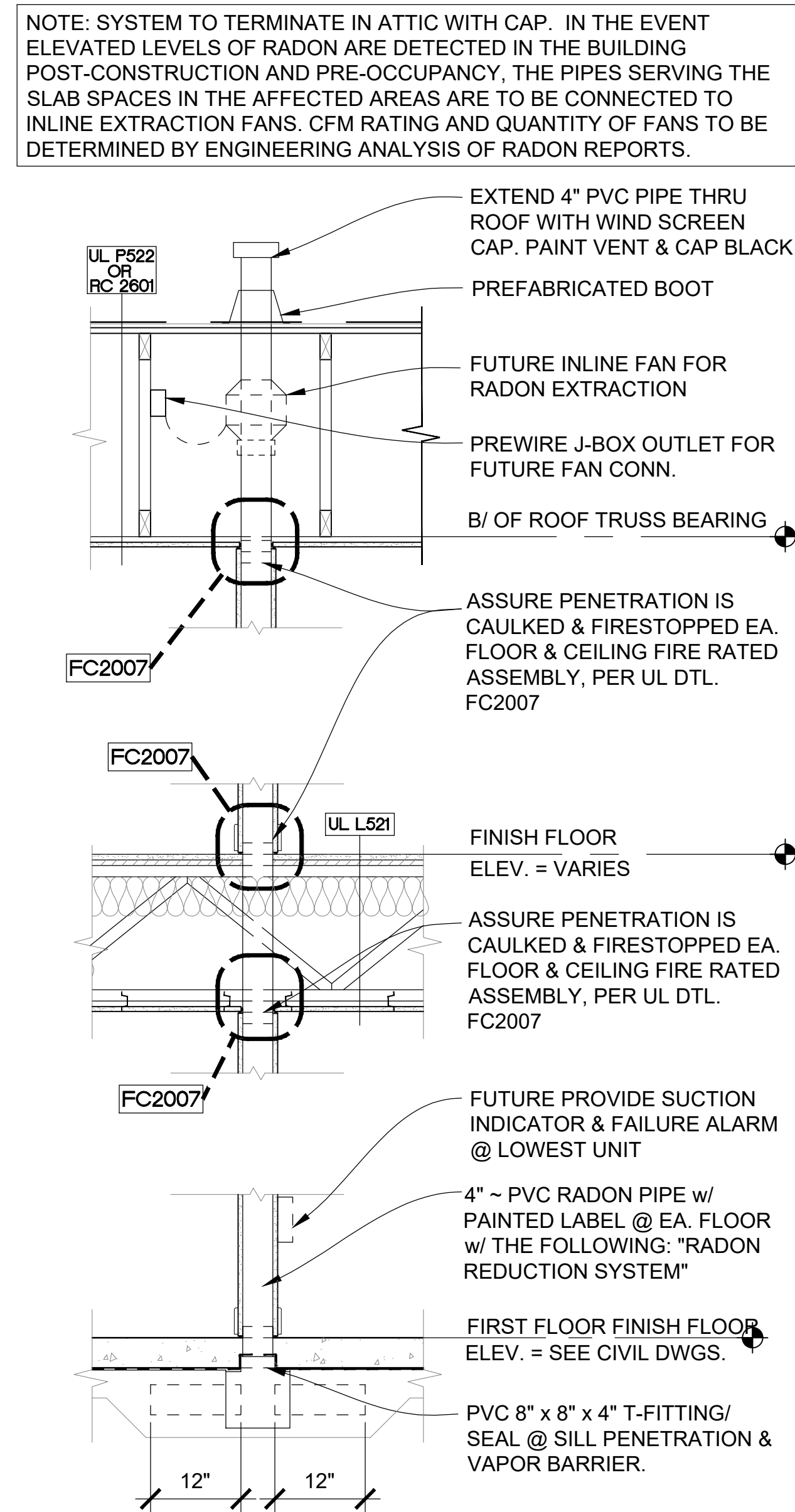
SHEET REVISION LOG

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL





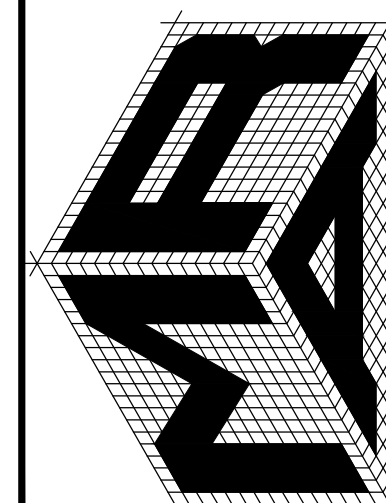
2 DRYER VENT BOX SECTION DETAIL, TYP.
3/4" = 1'-0"



1 RADON PIPING WALL SECTION
3/4" = 1'-0"

0 8" 1'-4" 2'-8"
SCALE: 3/4" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAVETTEVILLE, NC



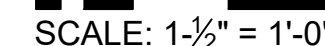
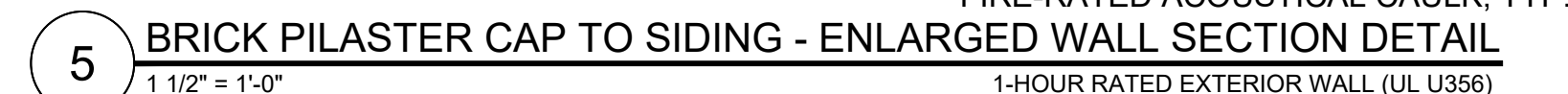
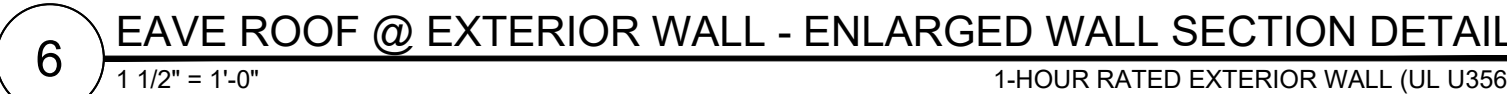
A4.3

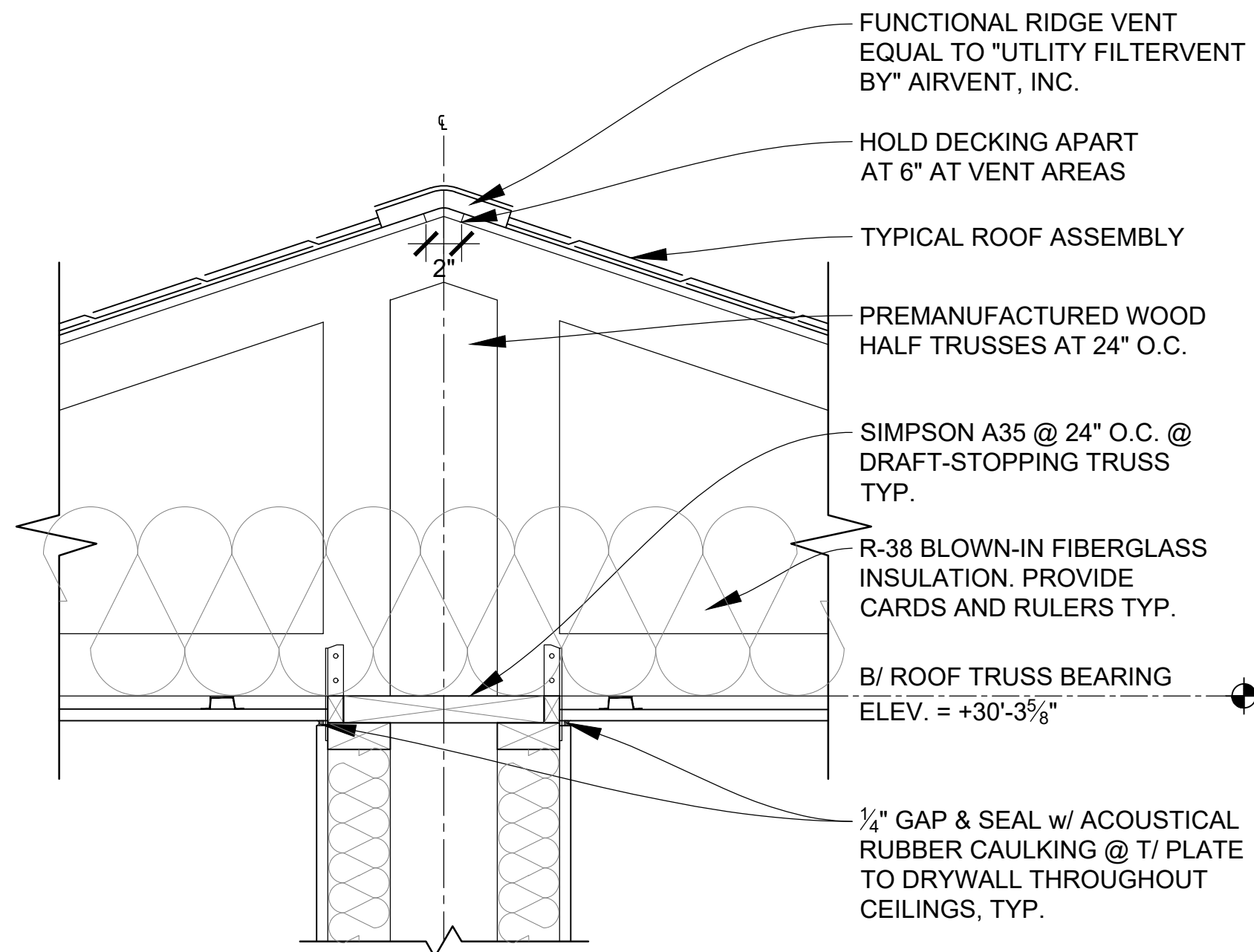
INTERIOR WALL SECTIONS

PERMIT / BID SET

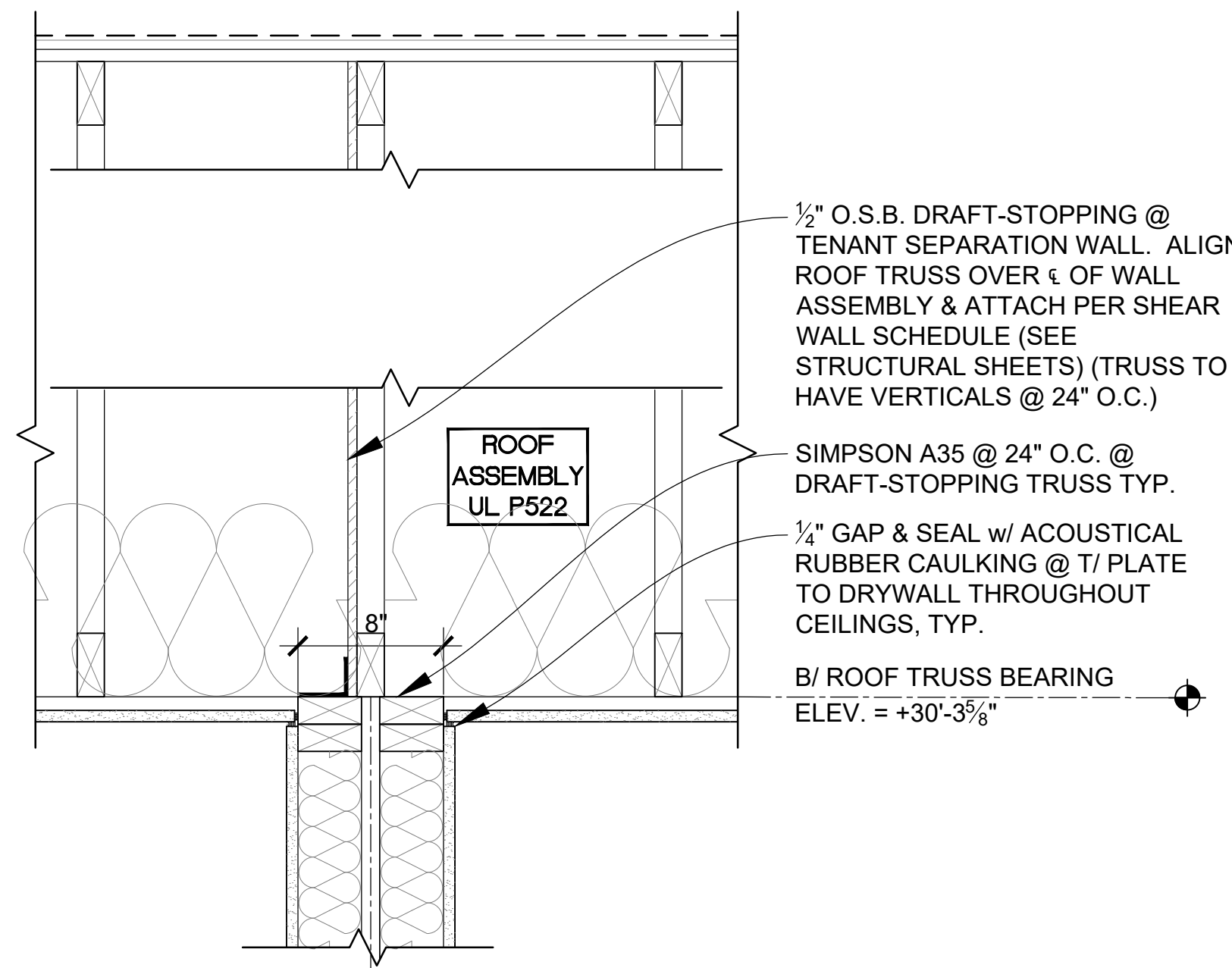
SHEET REVISION LOG

PROJECT NUMBER	2024-012
DATE ISSUED	01-28-2025
DRAWN BY	LI
CHECKED BY	MRL

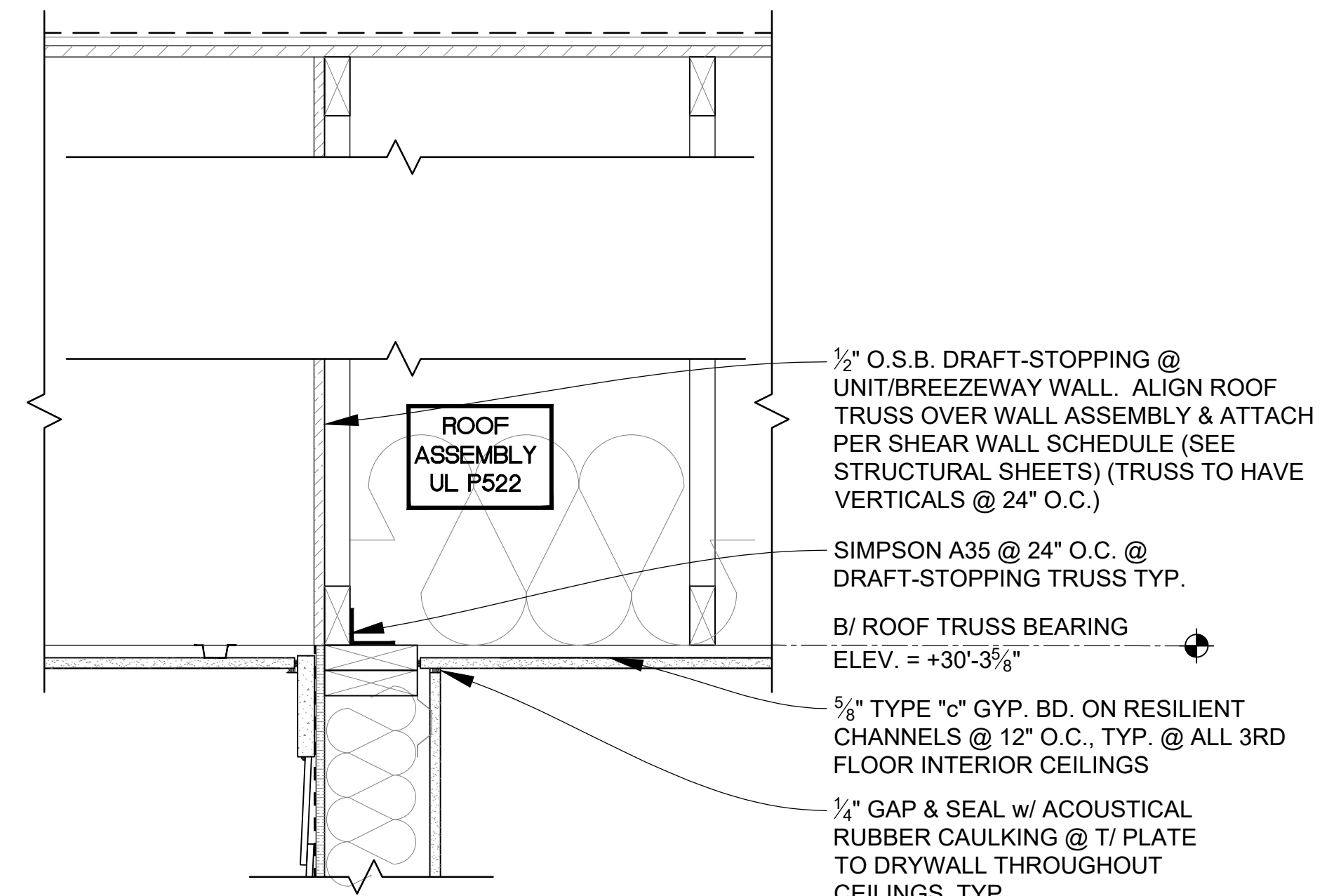




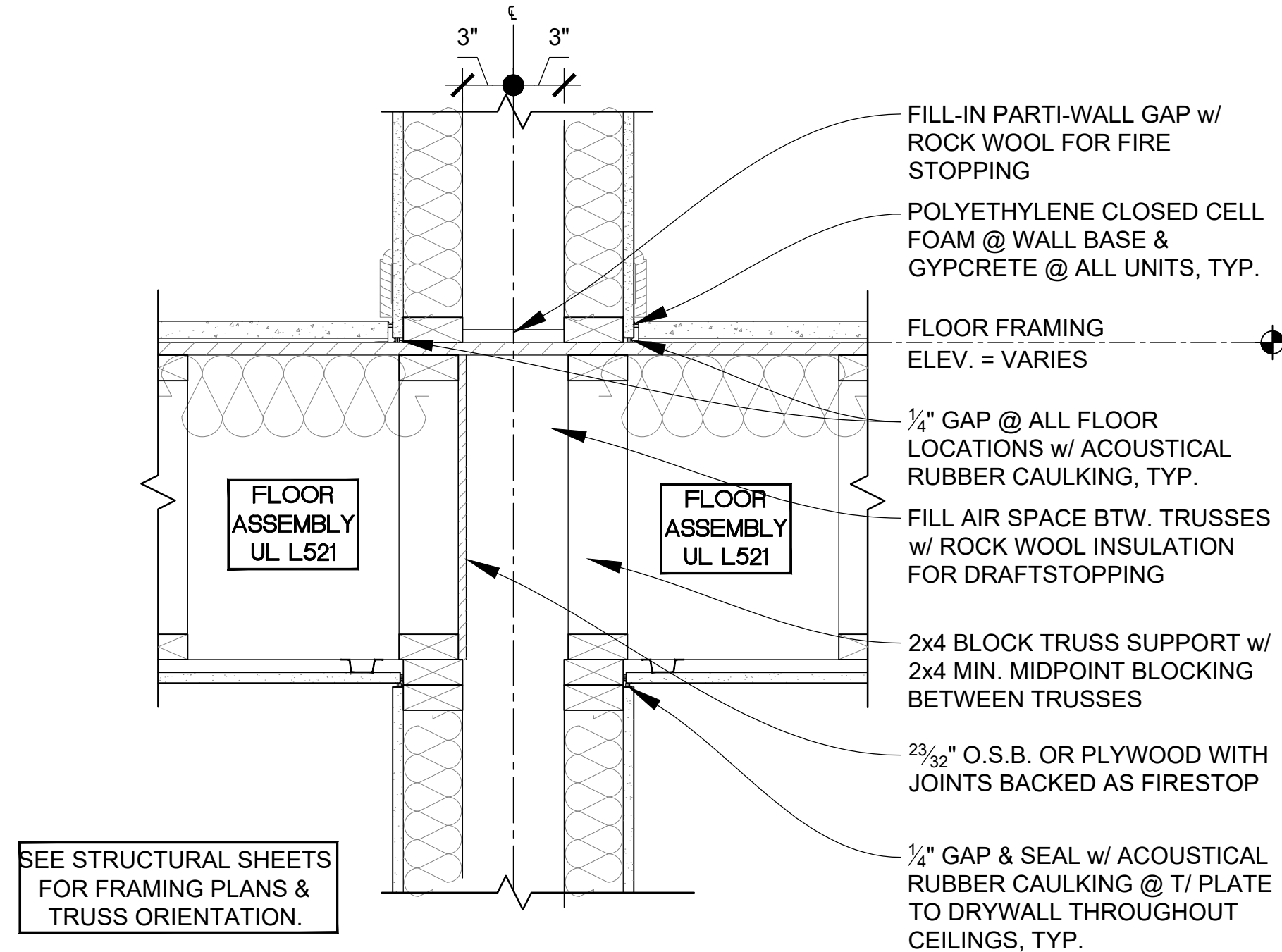
9 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U305)
1 1/2" = 1'-0"



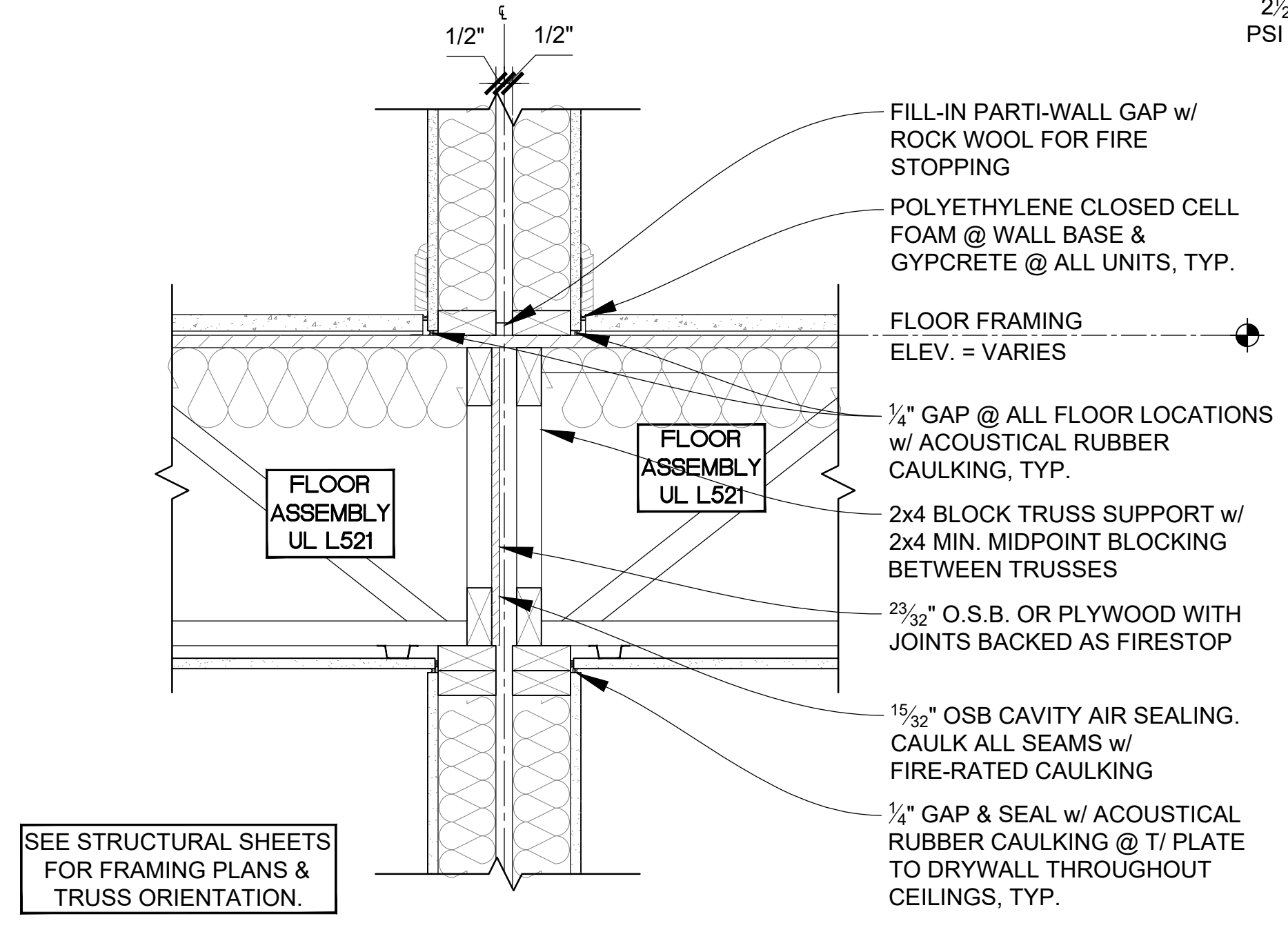
6 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U341)
1 1/2" = 1'-0"



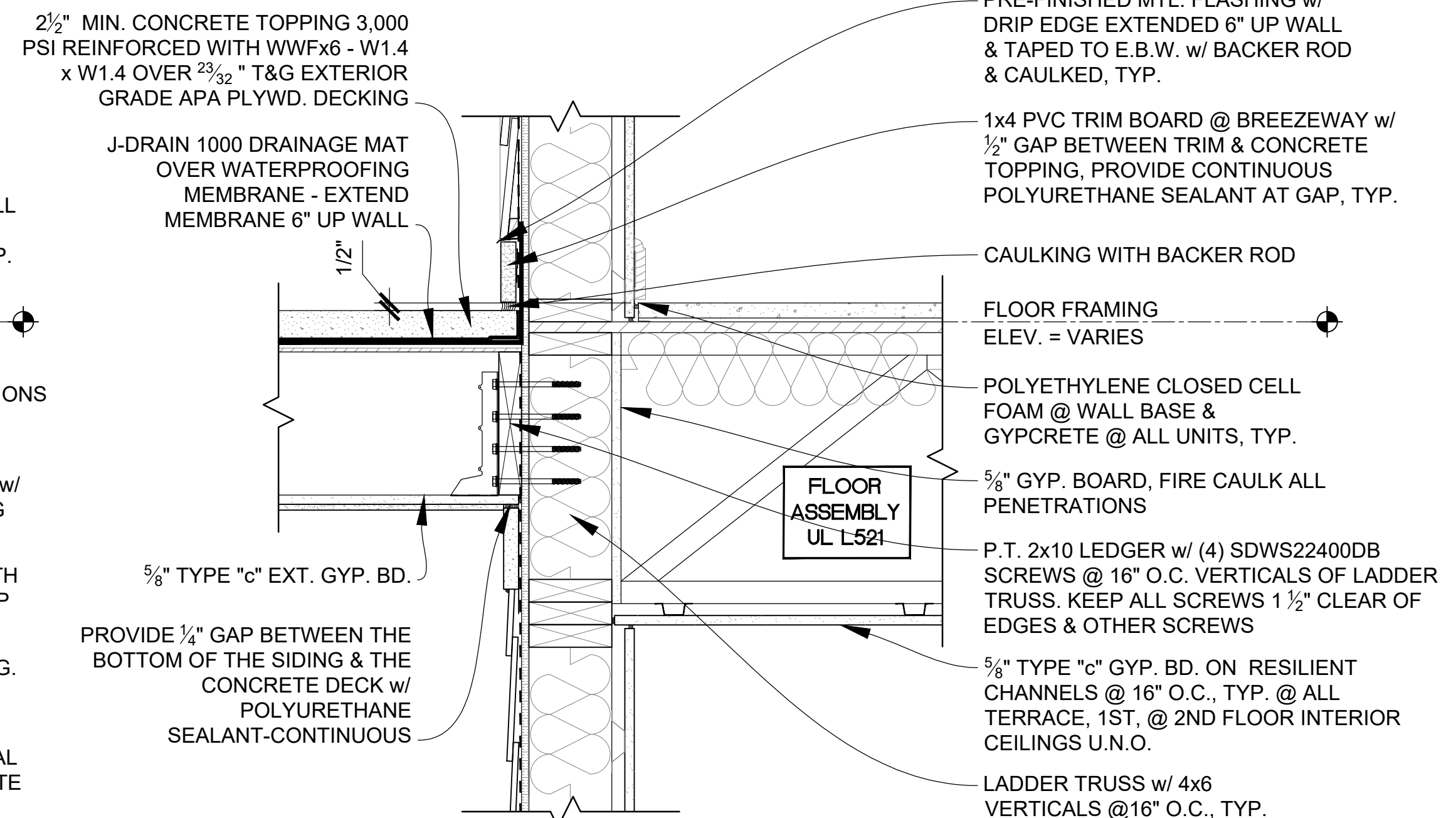
3 UNIT/BREEZEWAY SECTION DETAIL @ ROOF (UL U311)
1 1/2" = 1'-0"



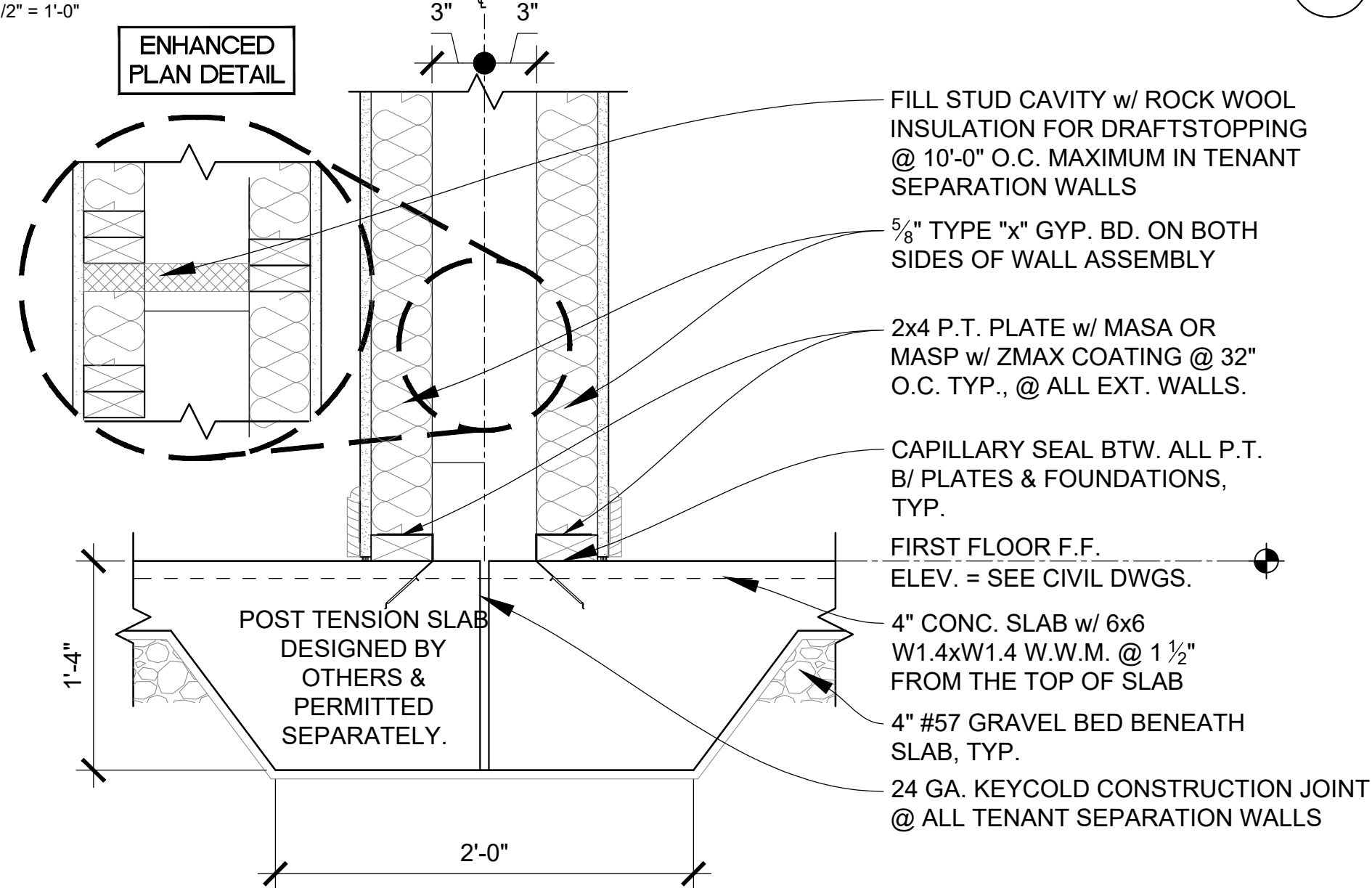
8 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U305)
1 1/2" = 1'-0"



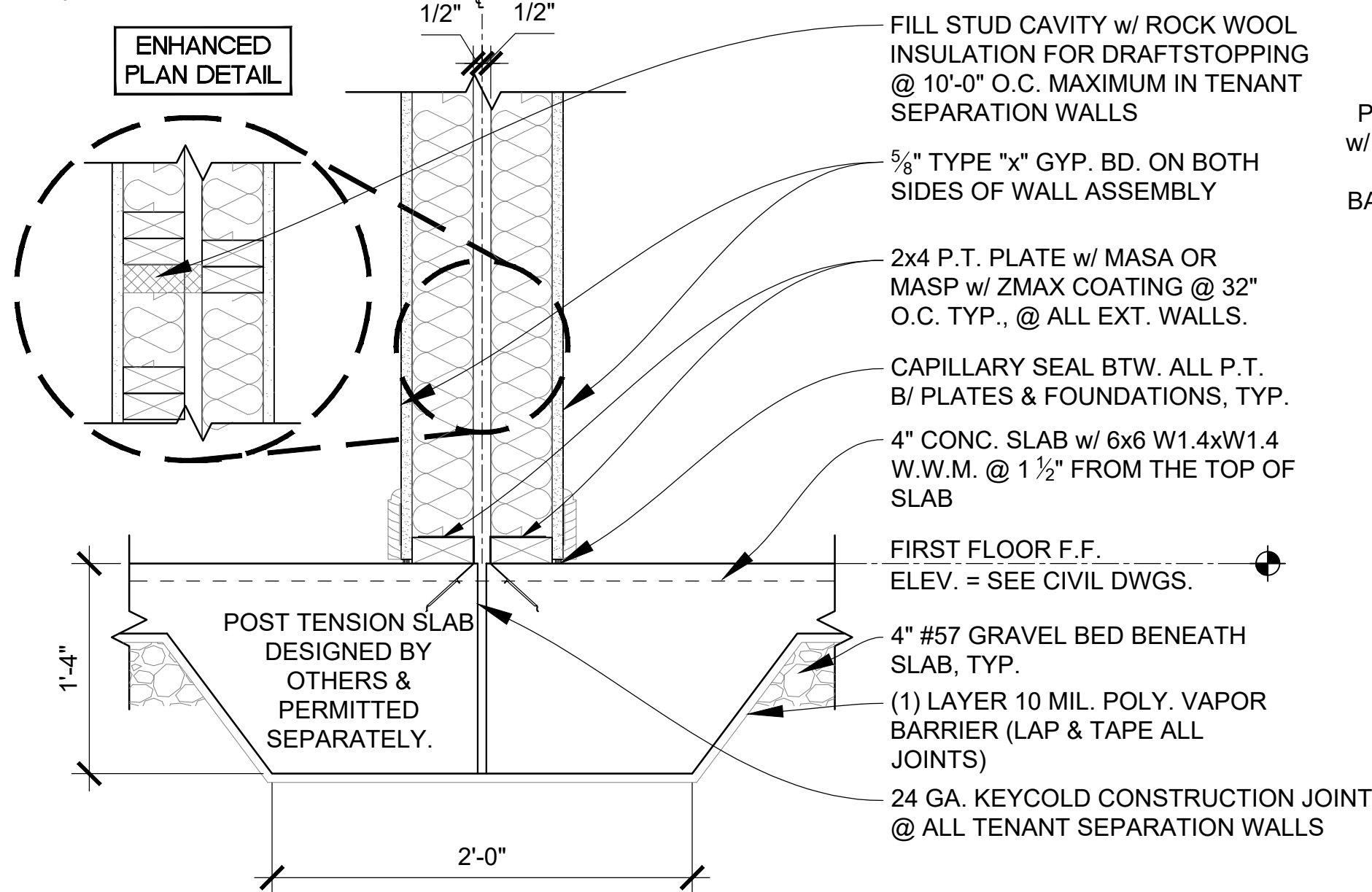
5 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U341)
1 1/2" = 1'-0"



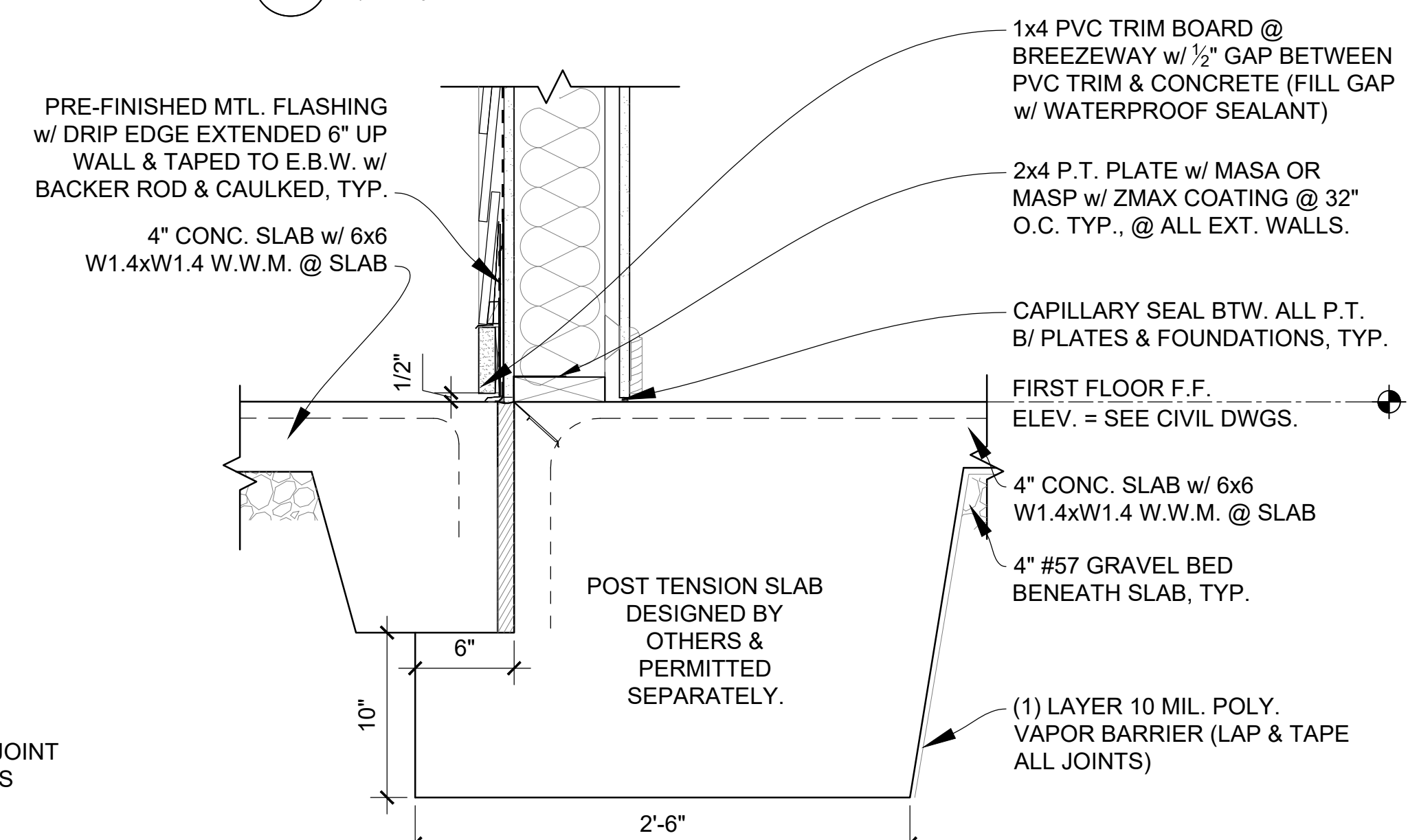
2 UNIT/BREEZEWAY SECTION DETAIL @ UPPER FLOORS (UL 311)
1 1/2" = 1'-0"



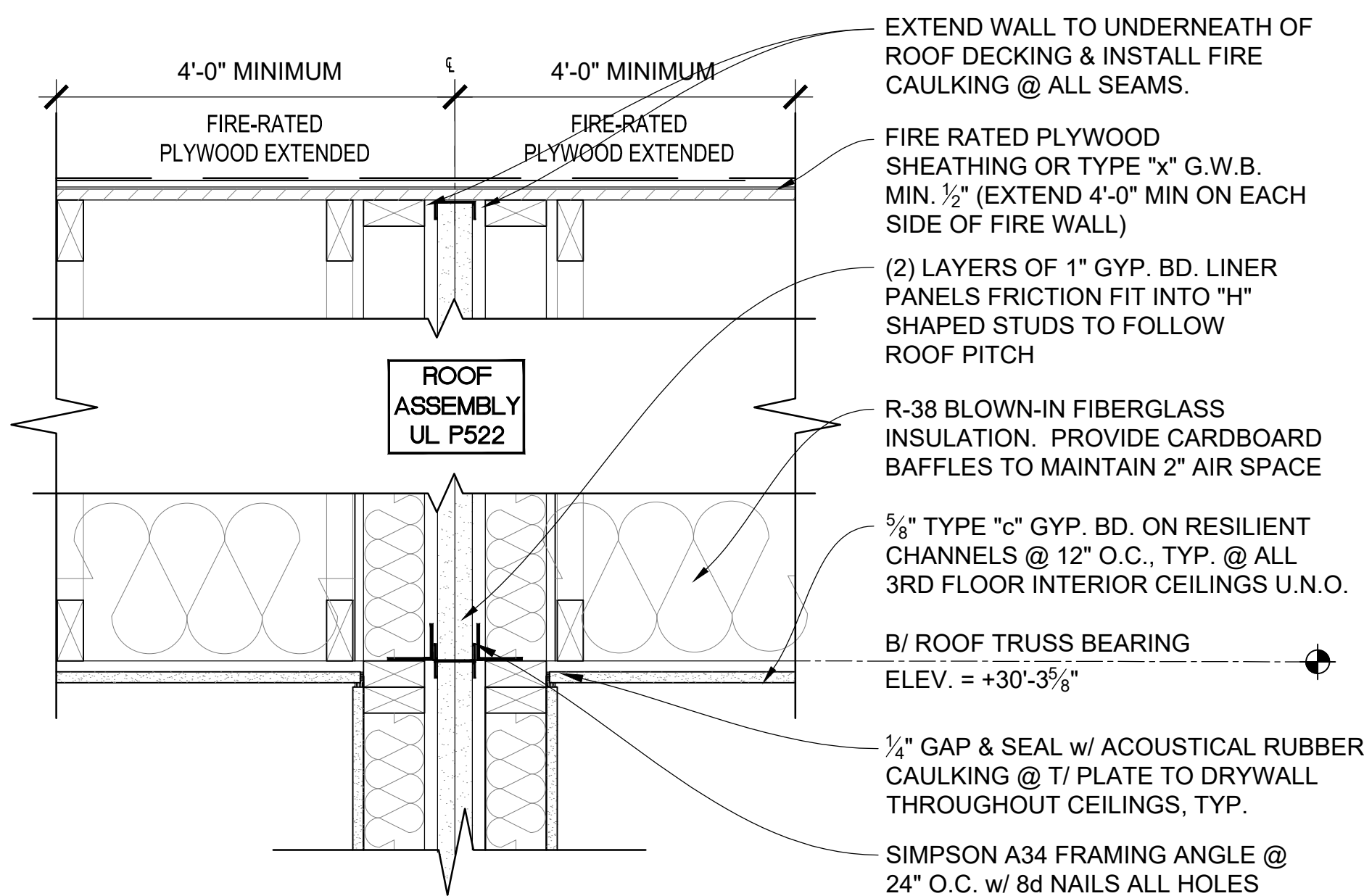
7 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"



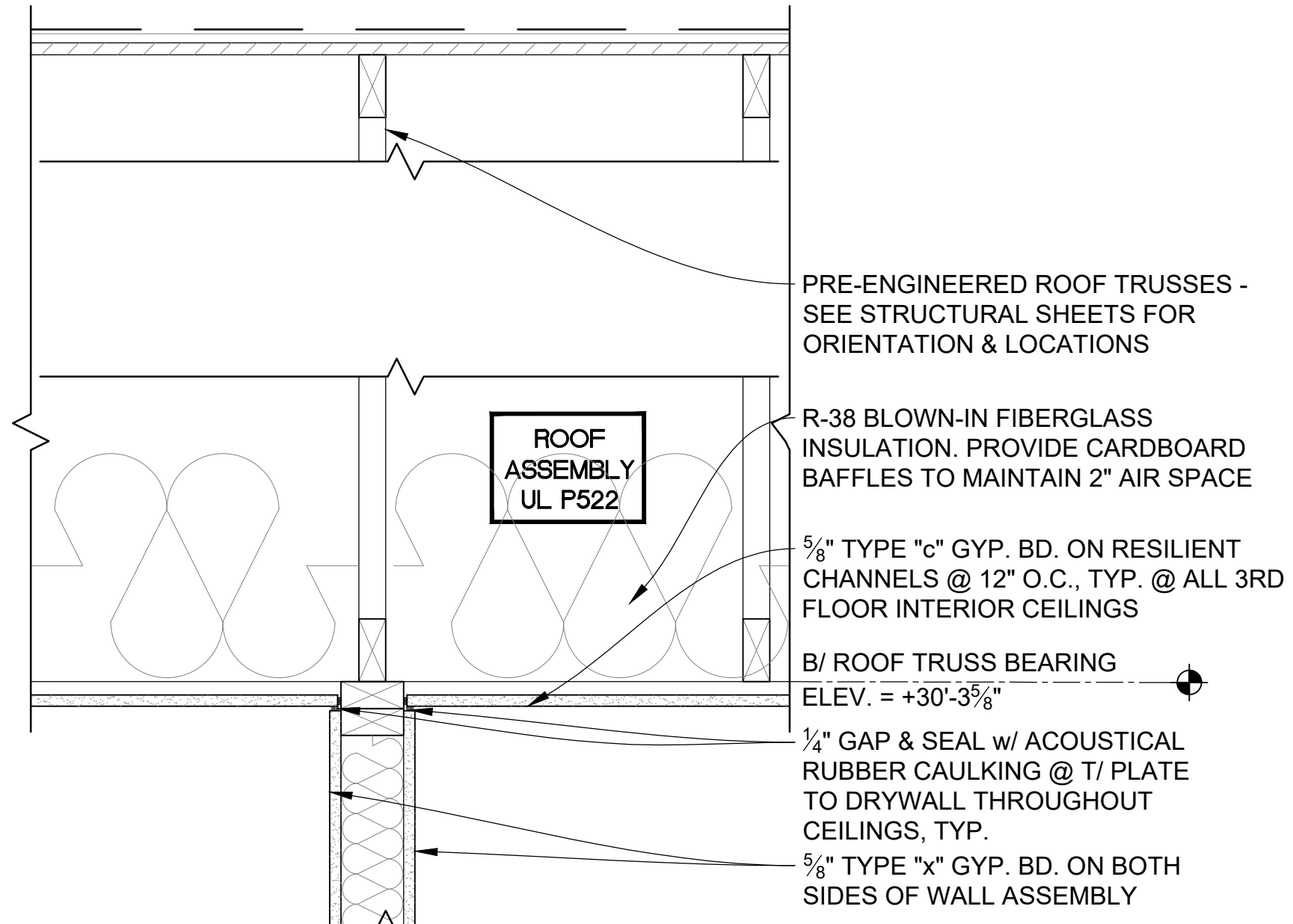
4 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U341)
1 1/2" = 1'-0"



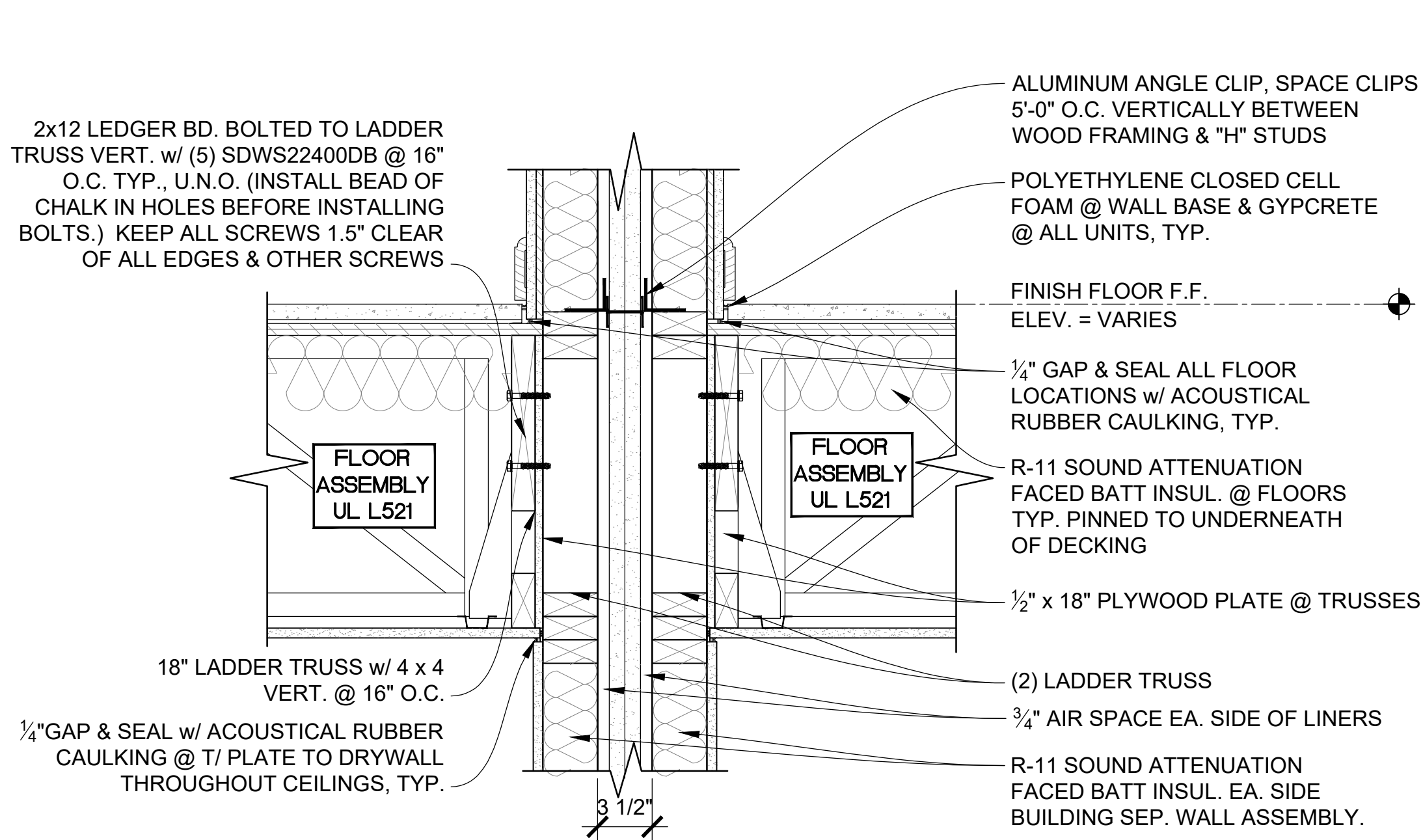
1 UNIT/BREEZEWAY SECTION DETAIL @ SLAB (UL U311)
1 1/2" = 1'-0"



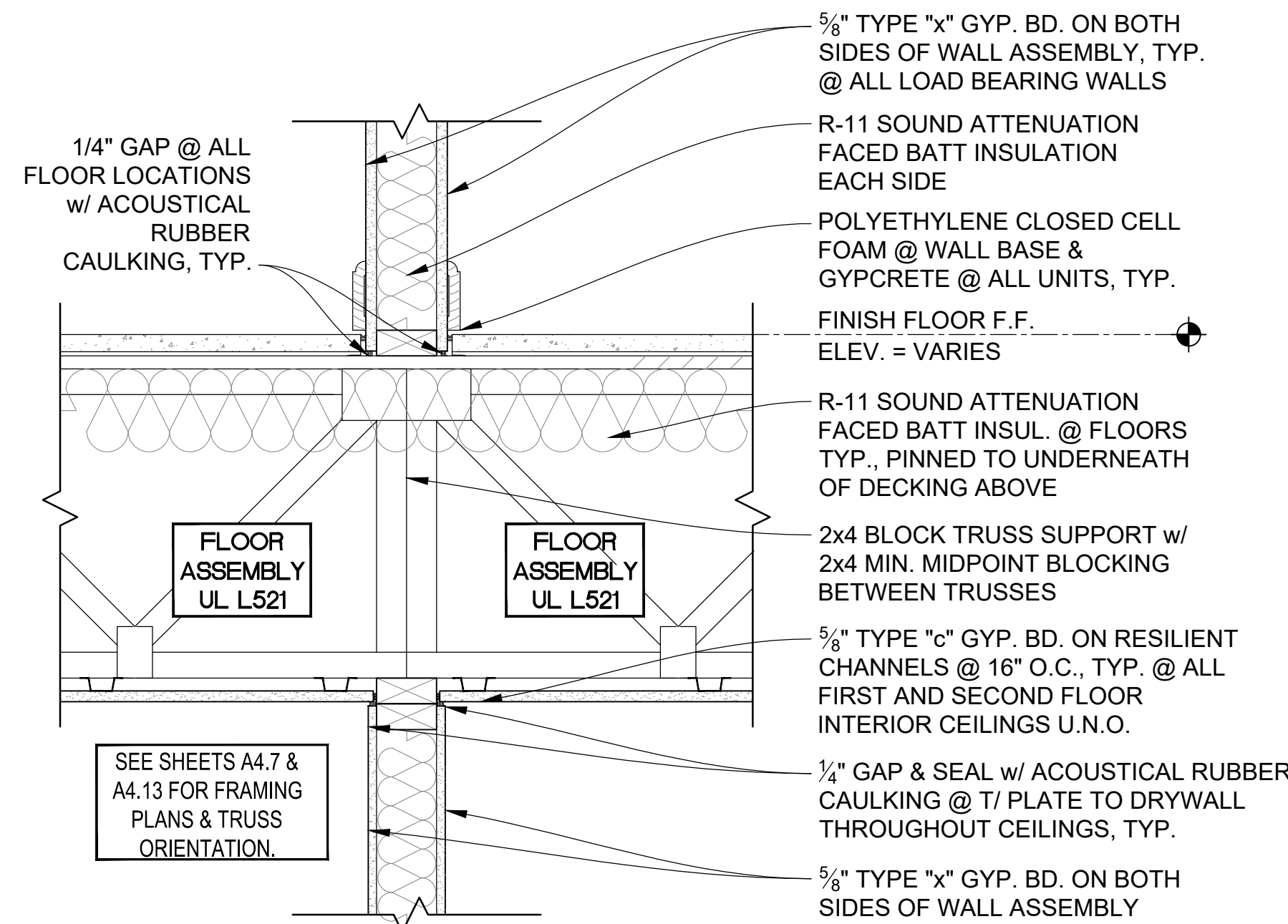
6 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ ROOF (UL U347)
1 1/2" = 1'-0"



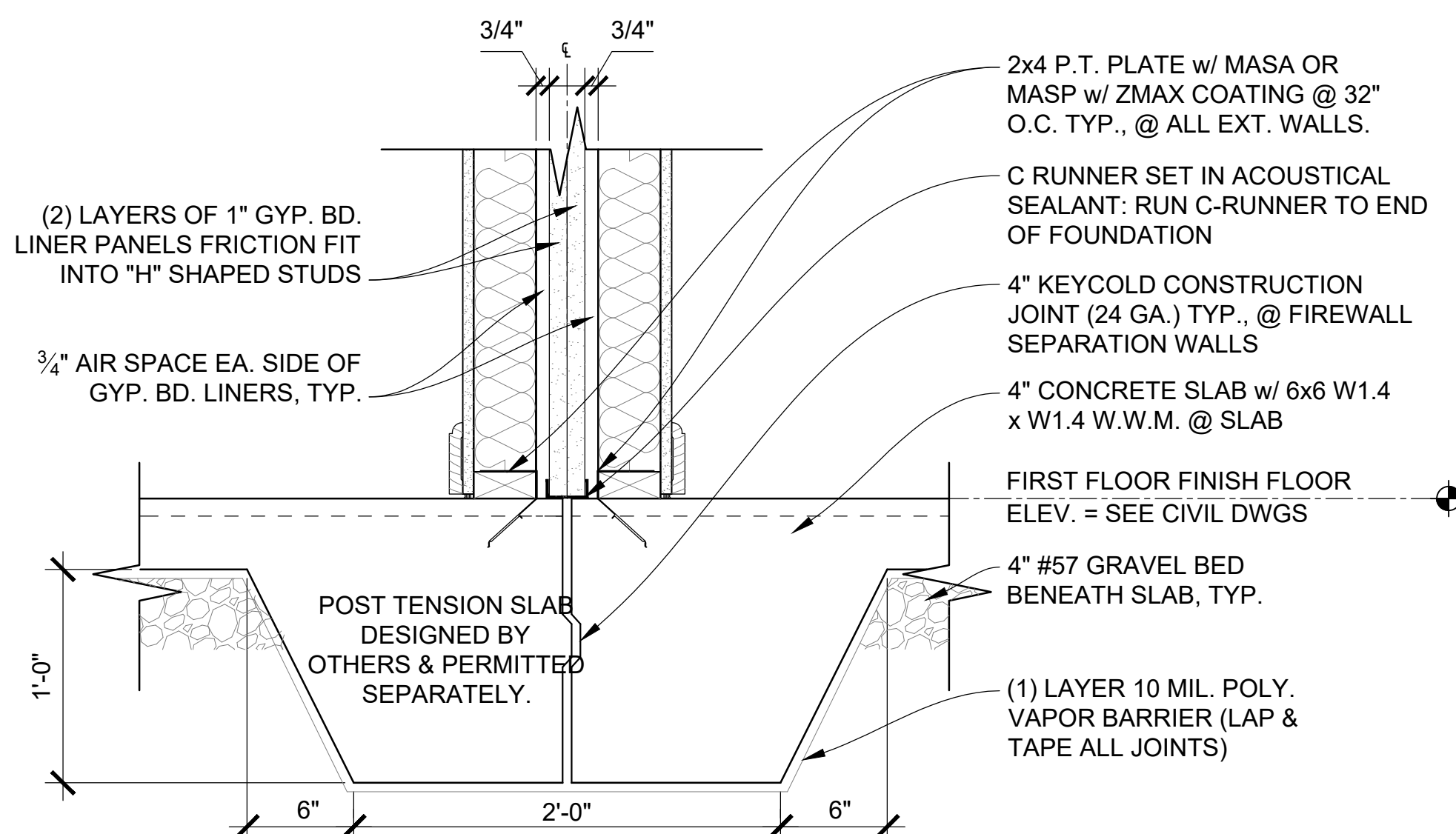
3 INTERIOR LOAD BARING WALL SECTION DETAIL @ ROOF (UL U305)
1 1/2" = 1'-0"



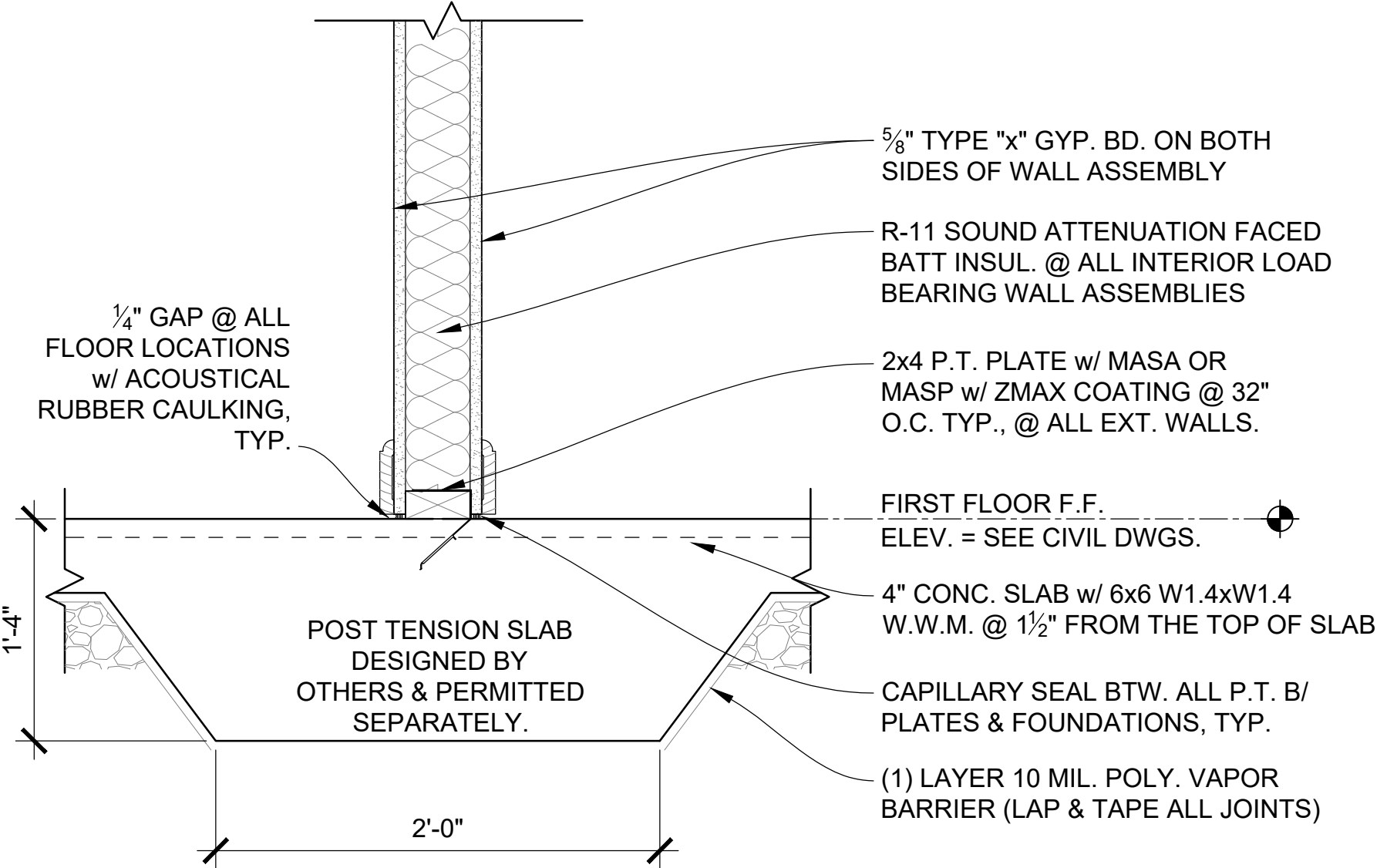
5 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U347)
1 1/2" = 1'-0"



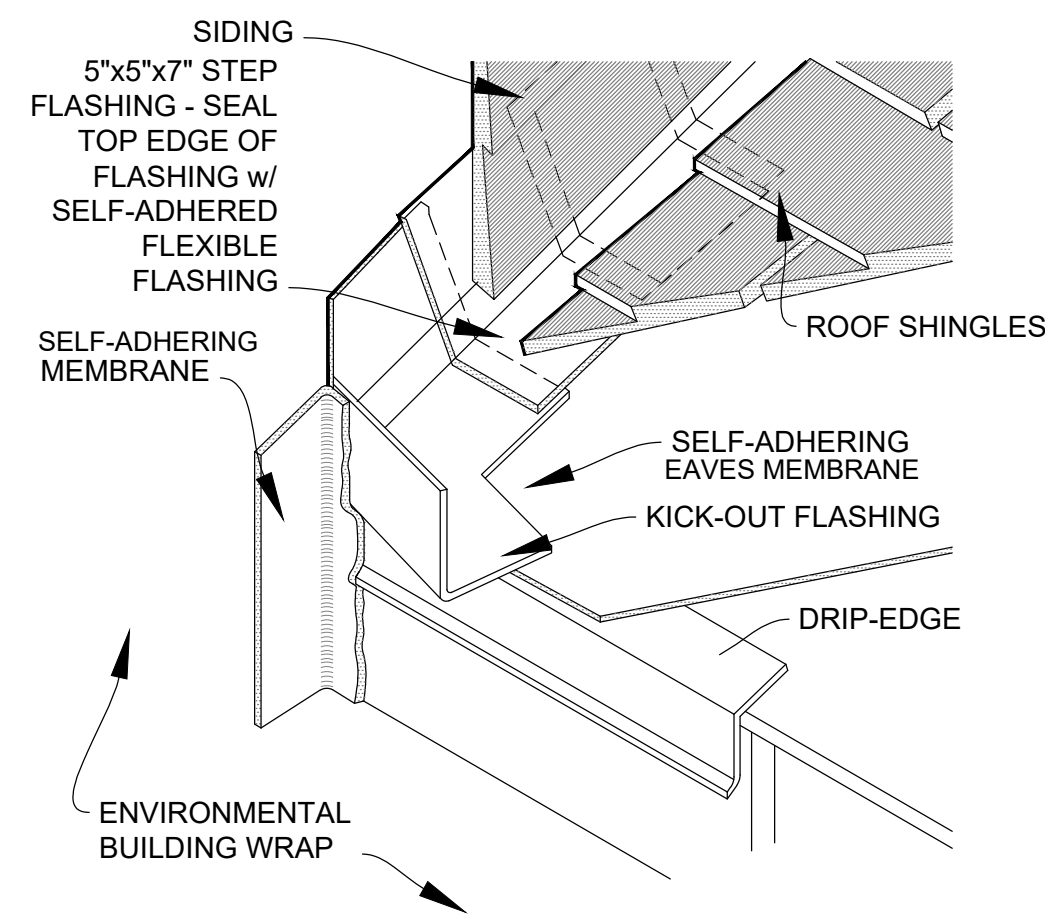
2 INTERIOR LOAD BARING WALL SECTION DETAIL @ UPPER FLOORS (UL U305)
1 1/2" = 1'-0"



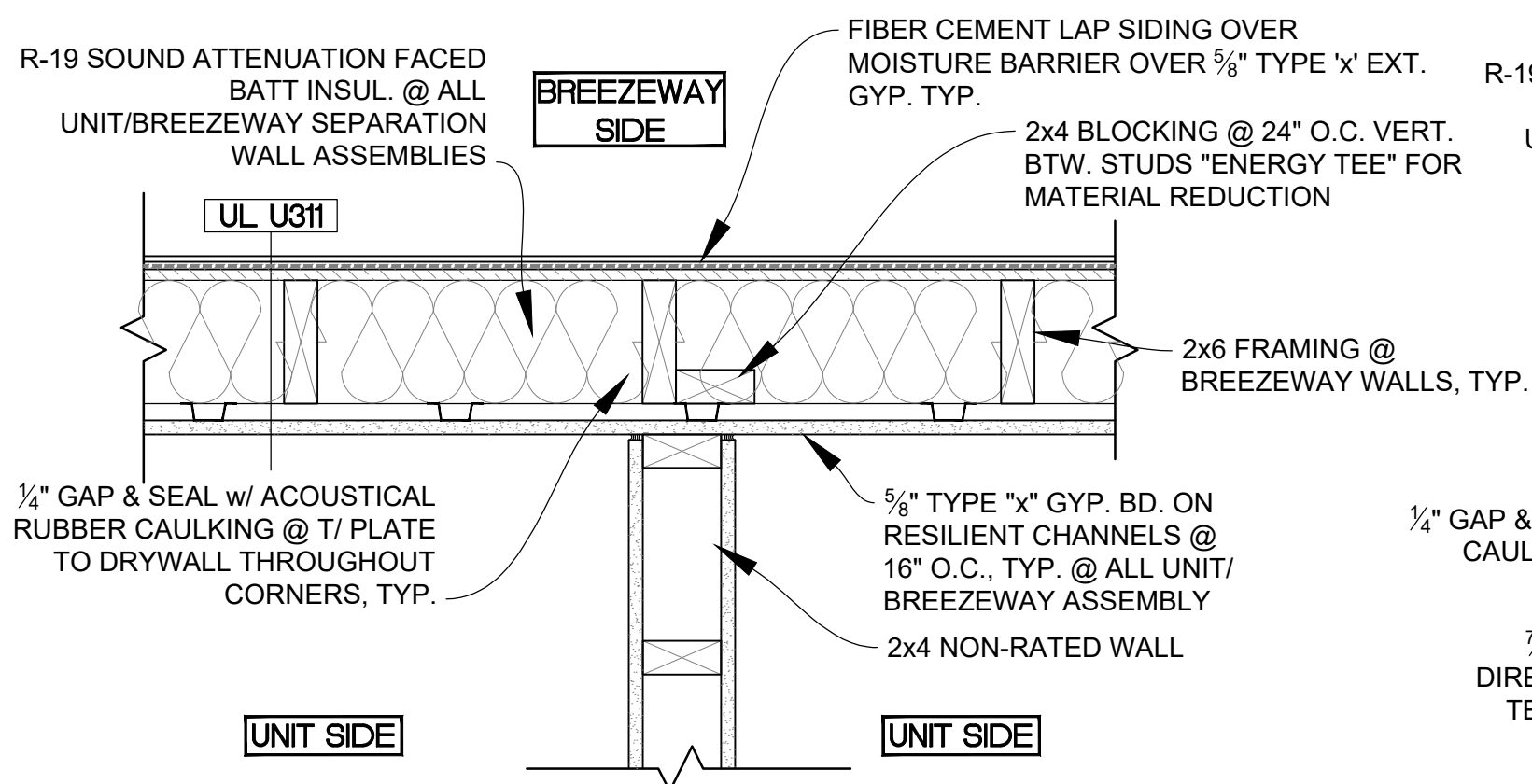
4 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ FOOTING (UL U347)
1 1/2" = 1'-0"



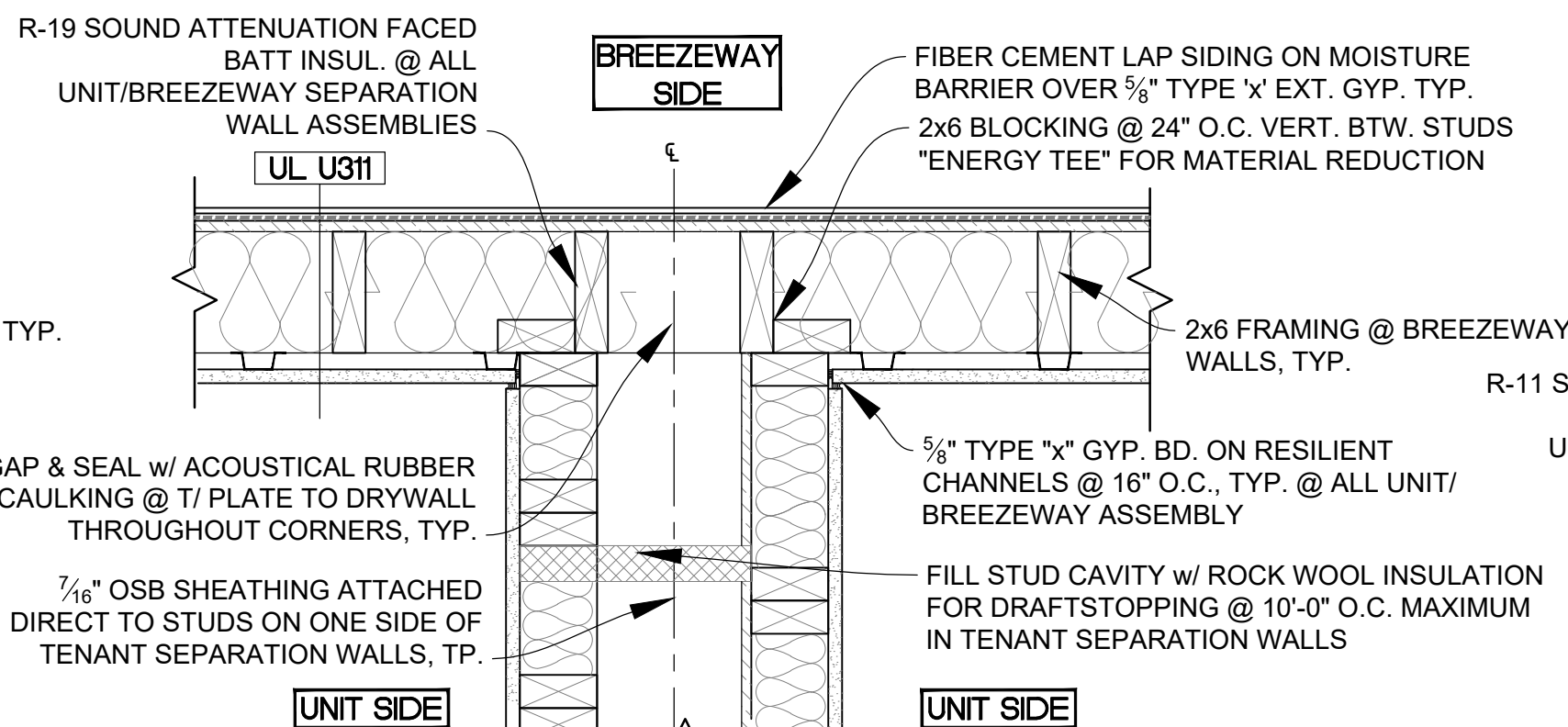
1 INTERIOR LOAD BARING WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"



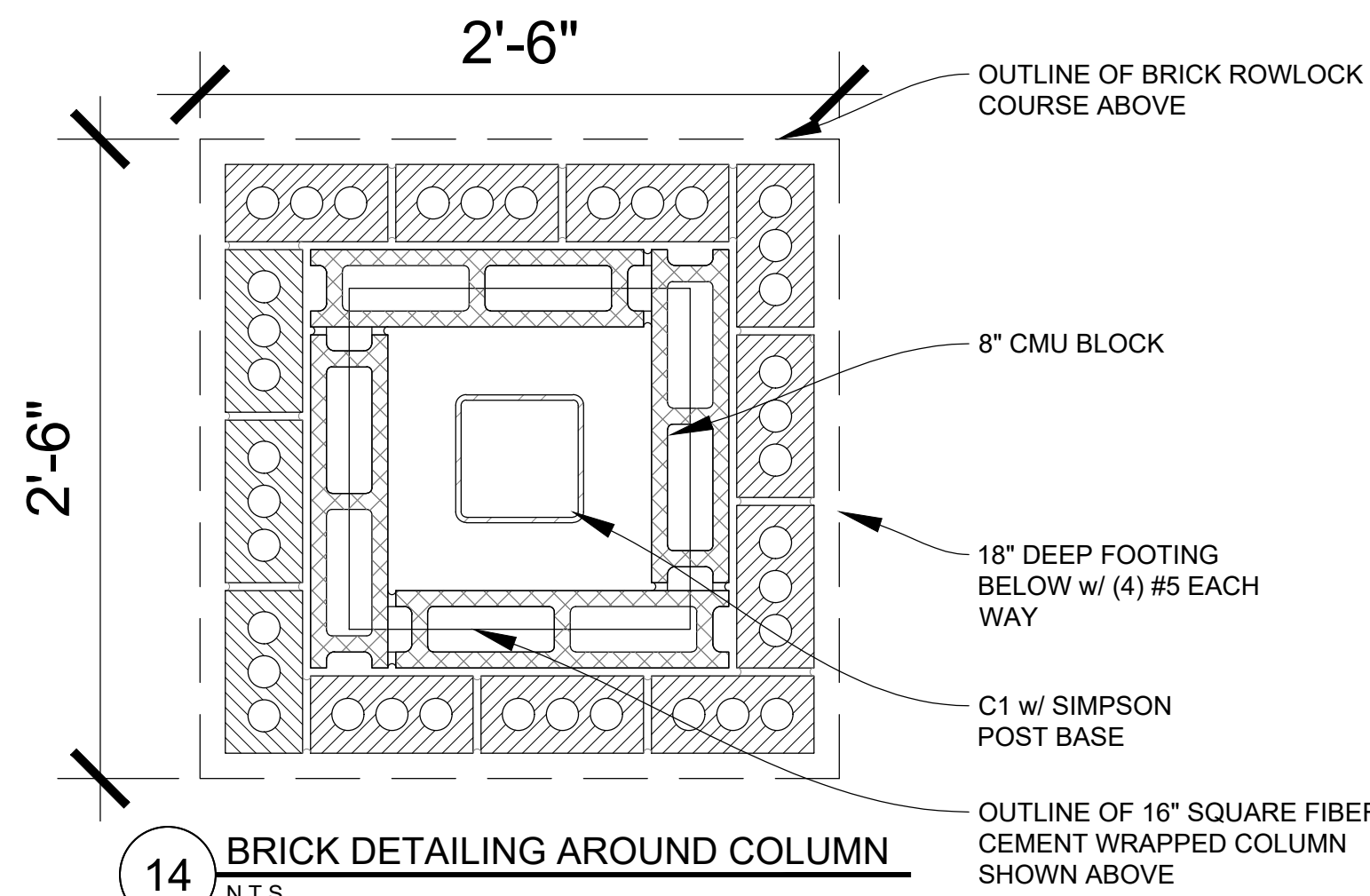
12 KICKOUT FLASHING @ SLOPING ROOF/WALL
N.T.S.



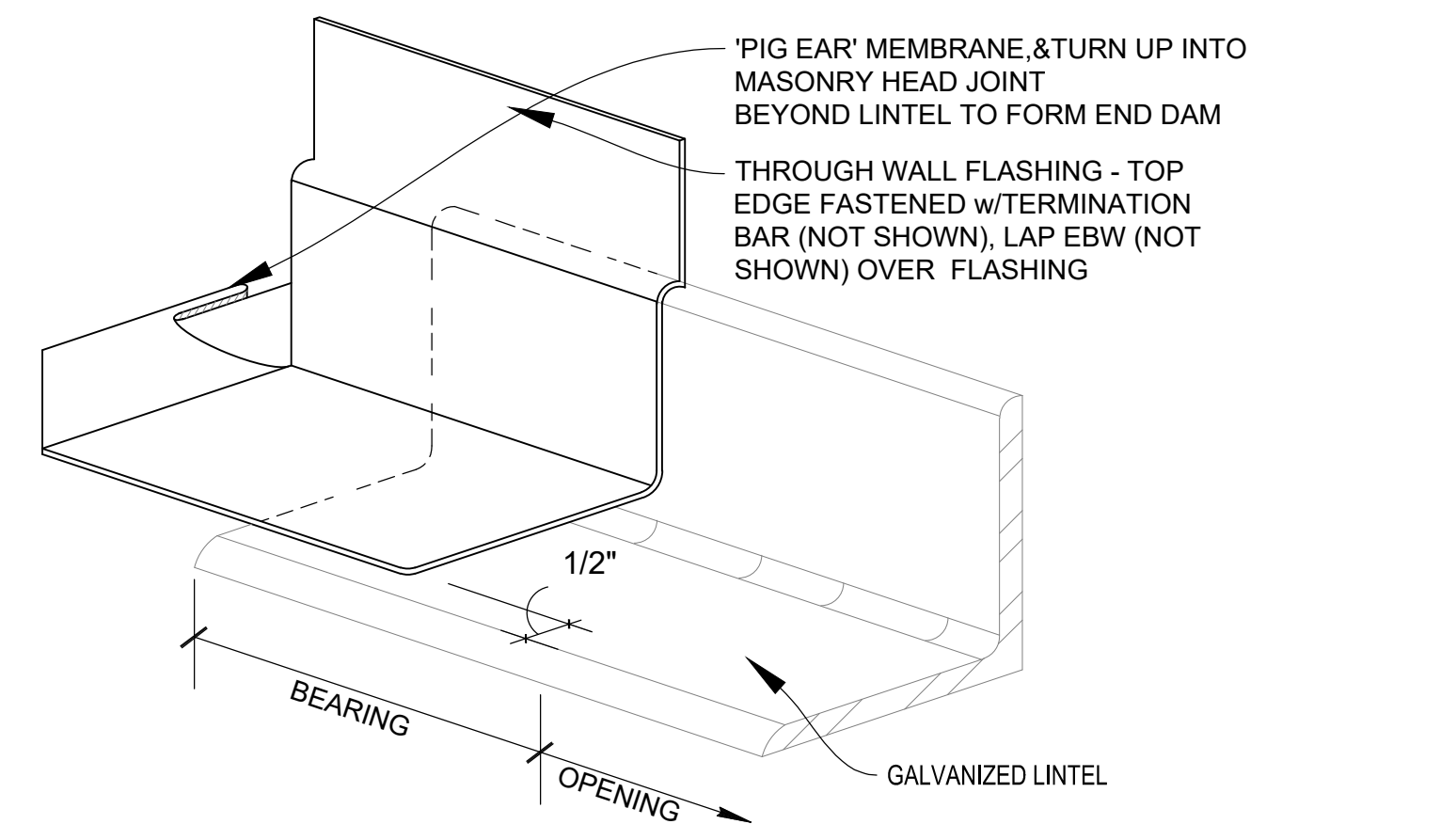
11 BREEZEWAY/RATED WALL SEPARATION PLAN DETAIL
1" = 1'-0"



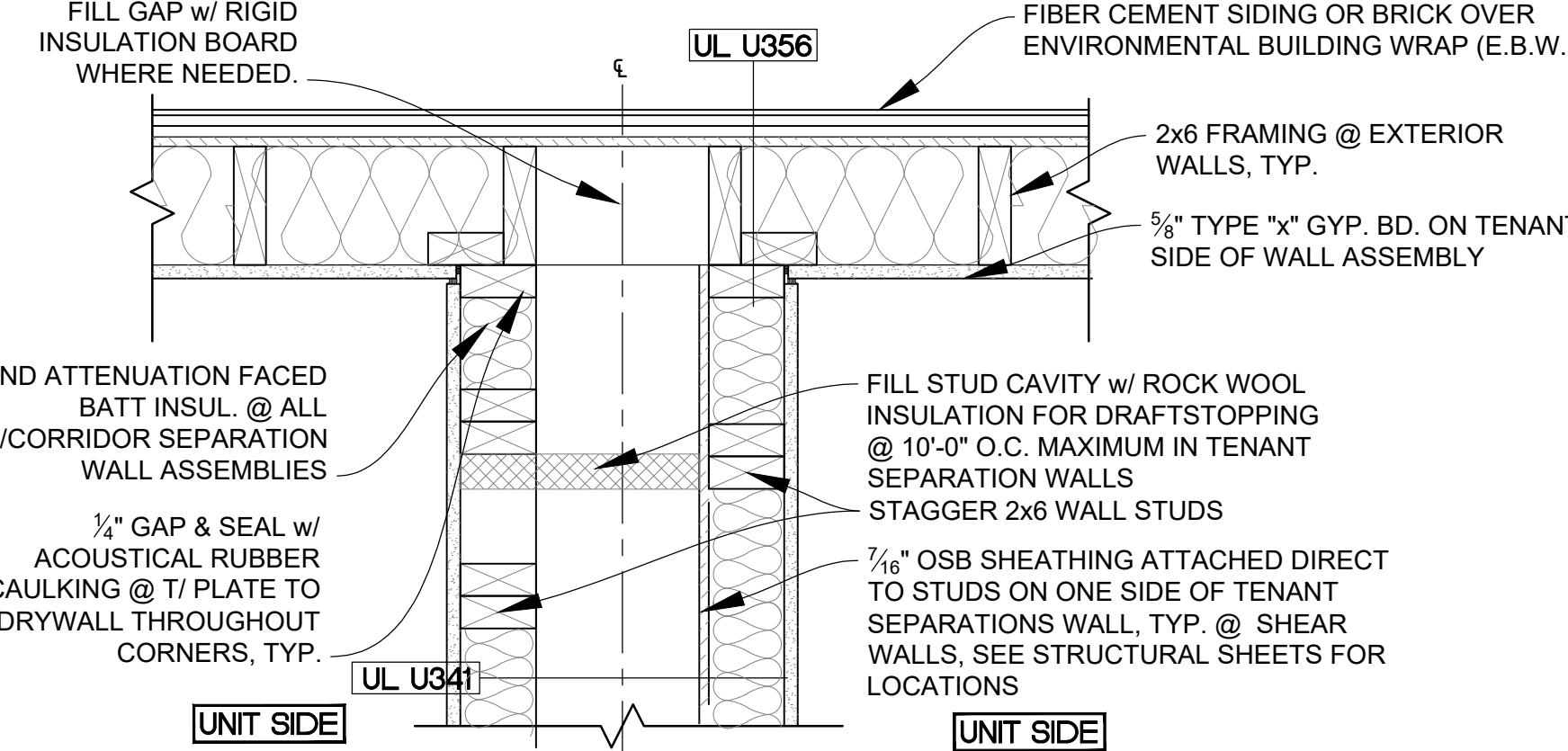
10 BREEZEWAY/TENANT SEPARATION RATED WALL PLAN DETAIL
1" = 1'-0"



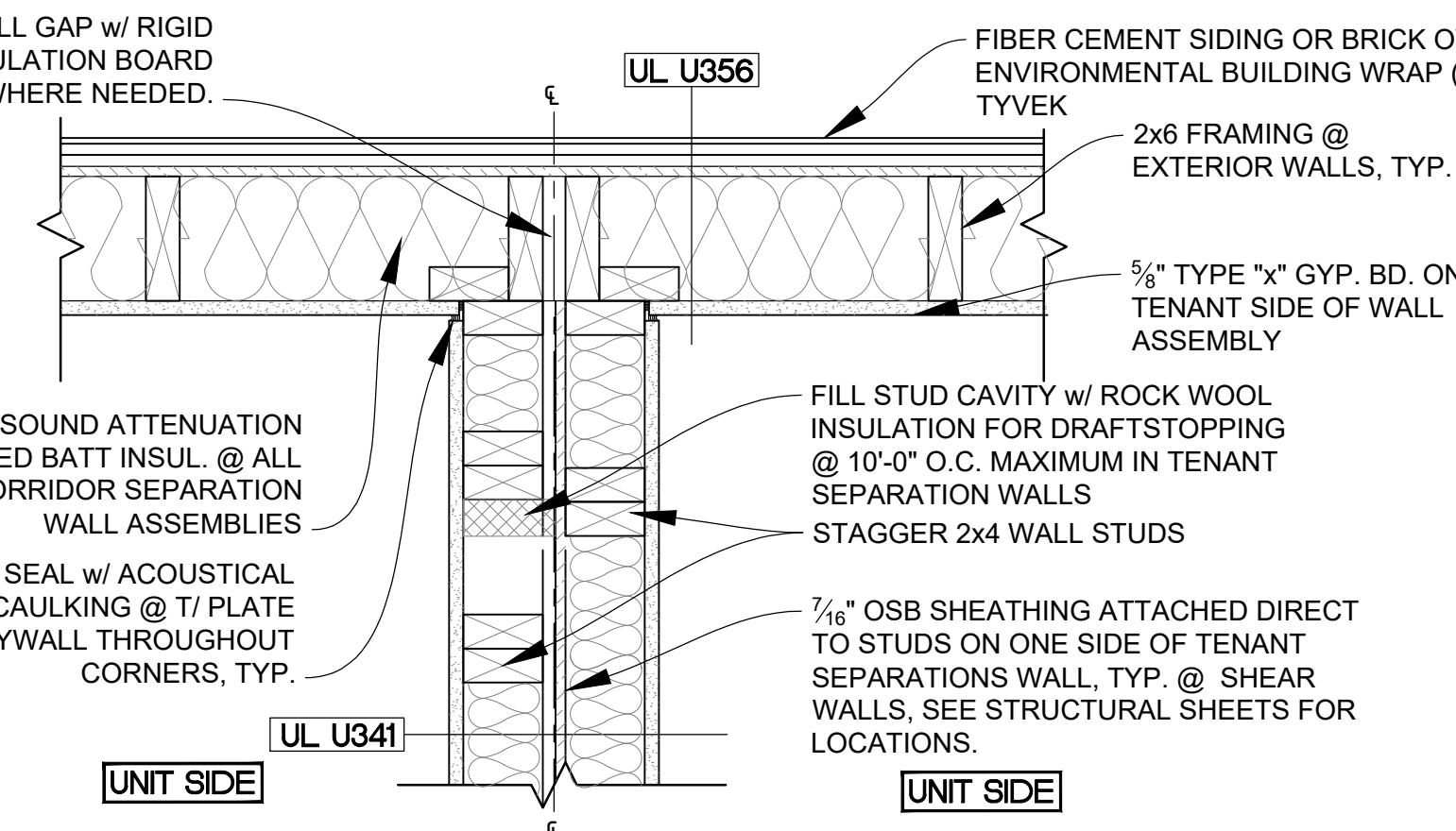
14 BRICK DETAILING AROUND COLUMN
N.T.S.



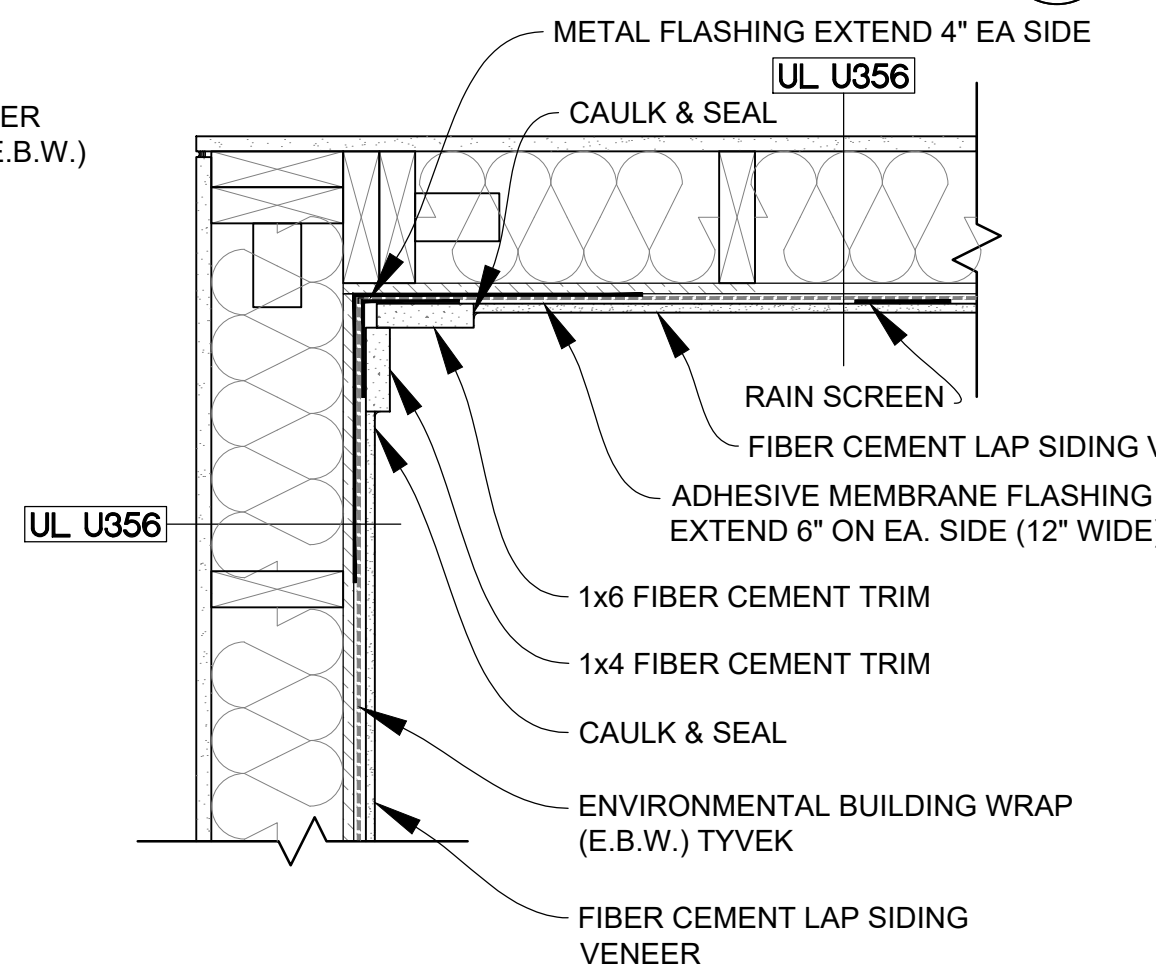
13 TYPICAL FLASHING TERMINATION @ LOOSE LINTEL
N.T.S.



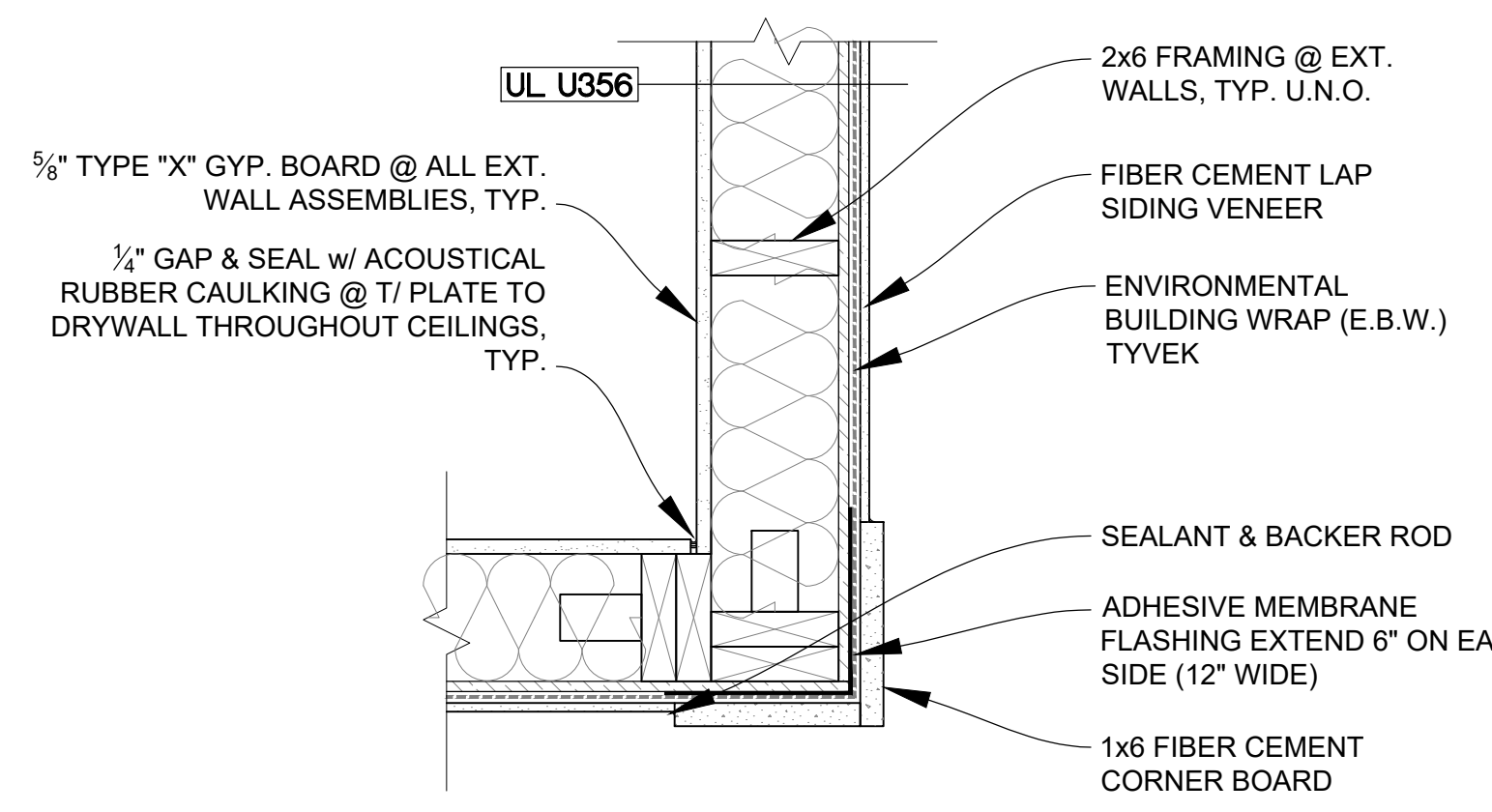
9 EXT. WALL PLAN DETAIL @ TENANT SEPARATION
1" = 1'-0"



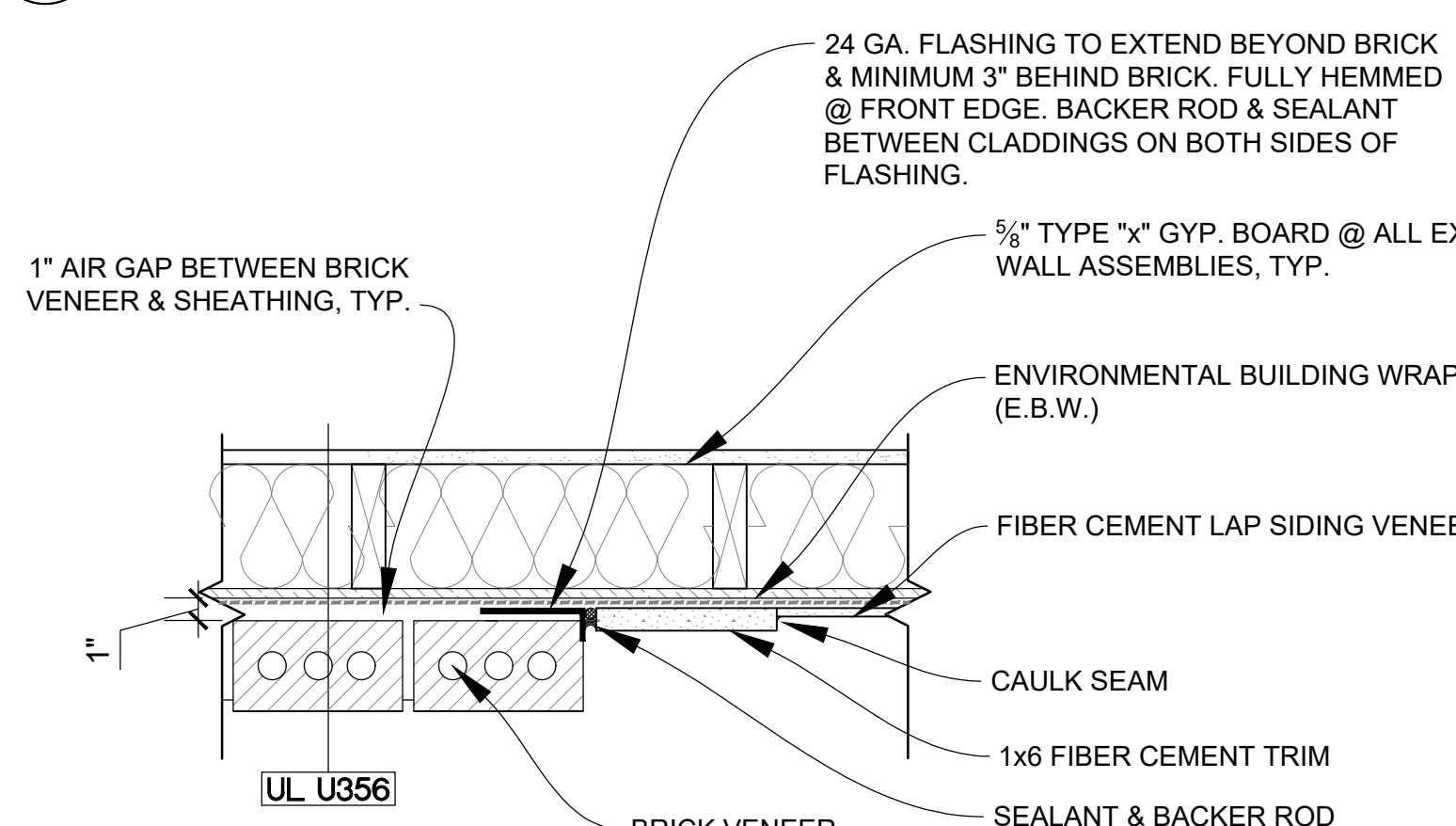
8 EXT. WALL PLAN DETAIL @ TENANT SEPARATION
1-1/2" = 1'-0"



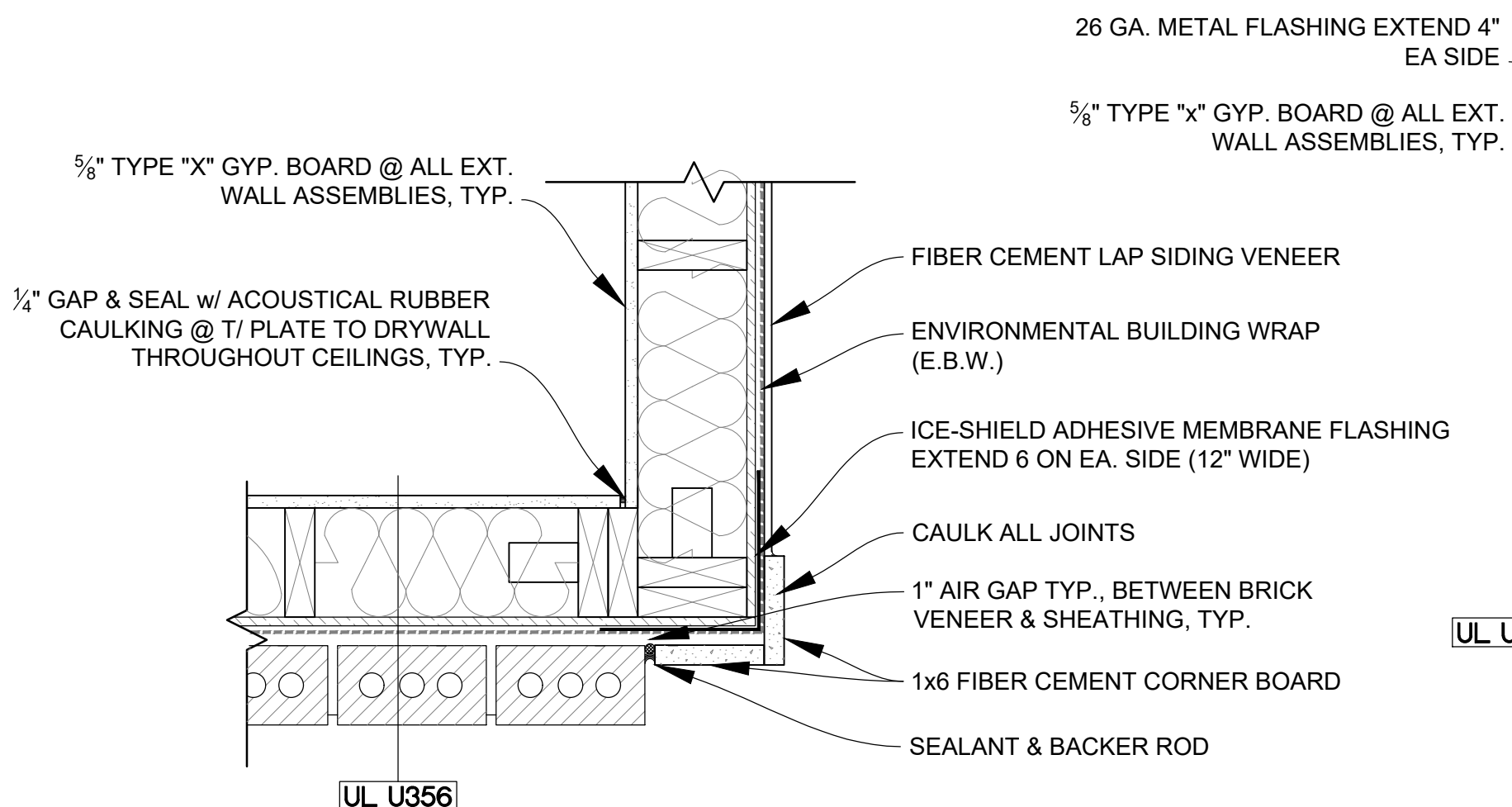
7 EXT. WALL PLAN DETAIL @ SIDING INSIDE CORNER
1-1/2" = 1'-0"



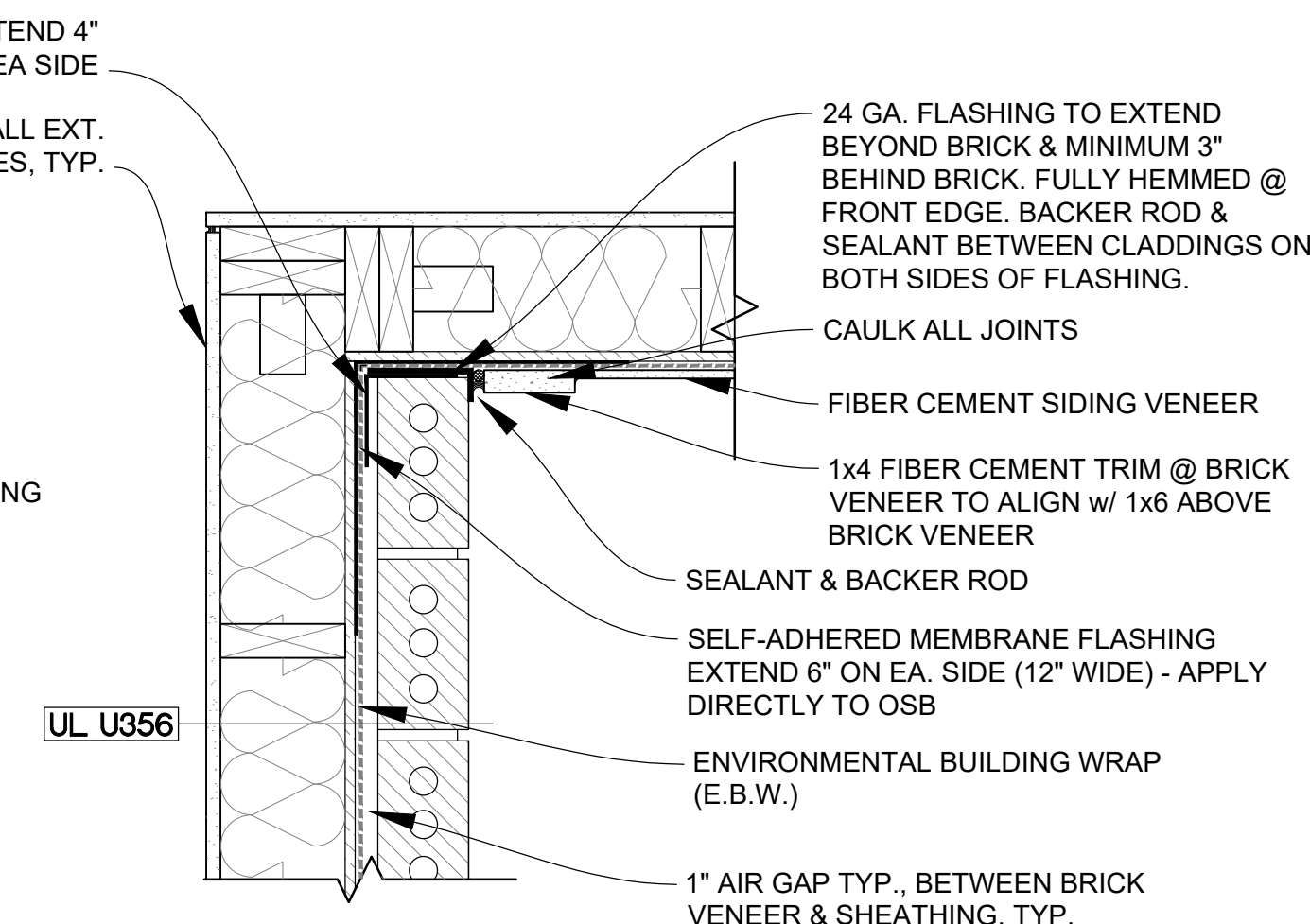
6 EXT. WALL PLAN DETAIL @ SIDING OUTSIDE CORNER
1 1/2" = 1'-0"



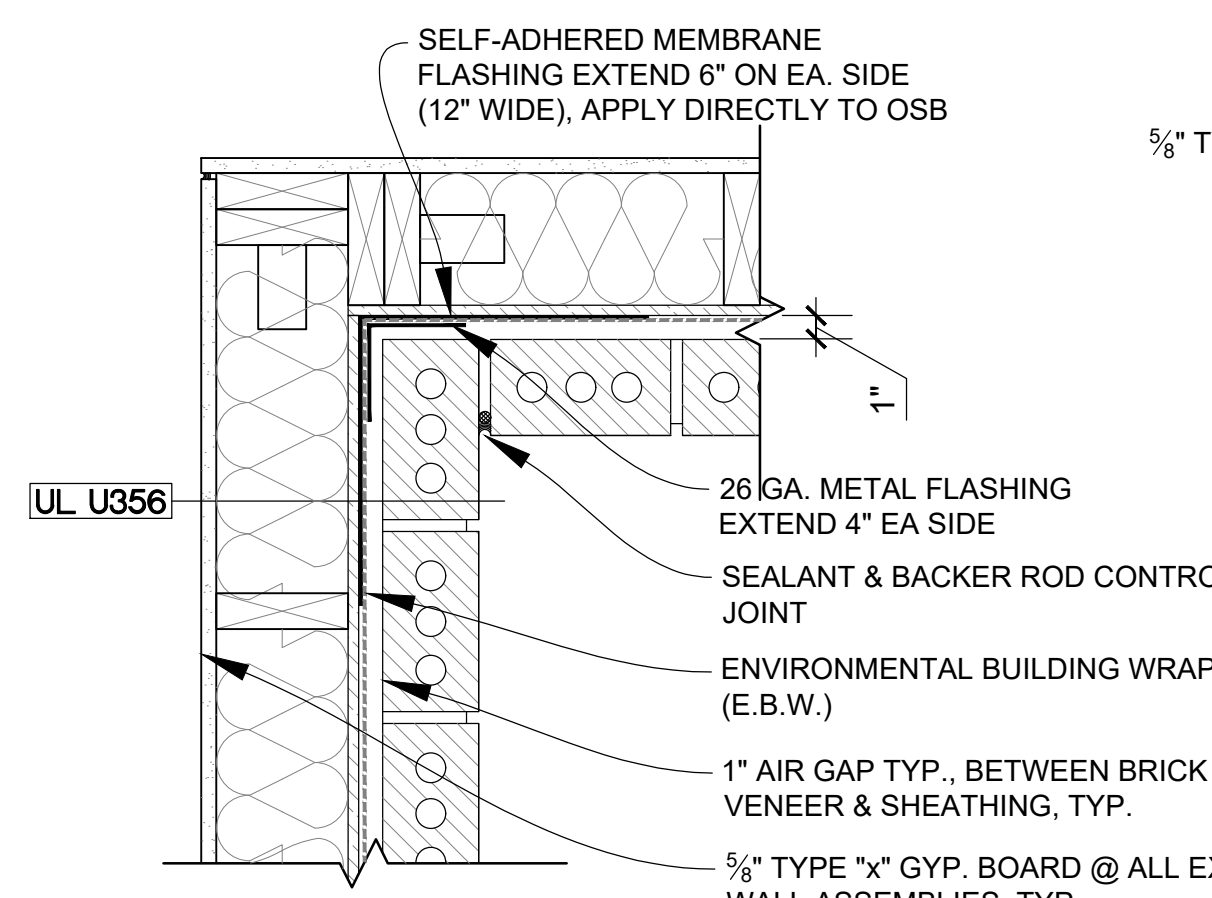
5 EXT. WALL PLAN DETAIL @ BRICK/SIDING JOINT
1-1/2" = 1'-0"



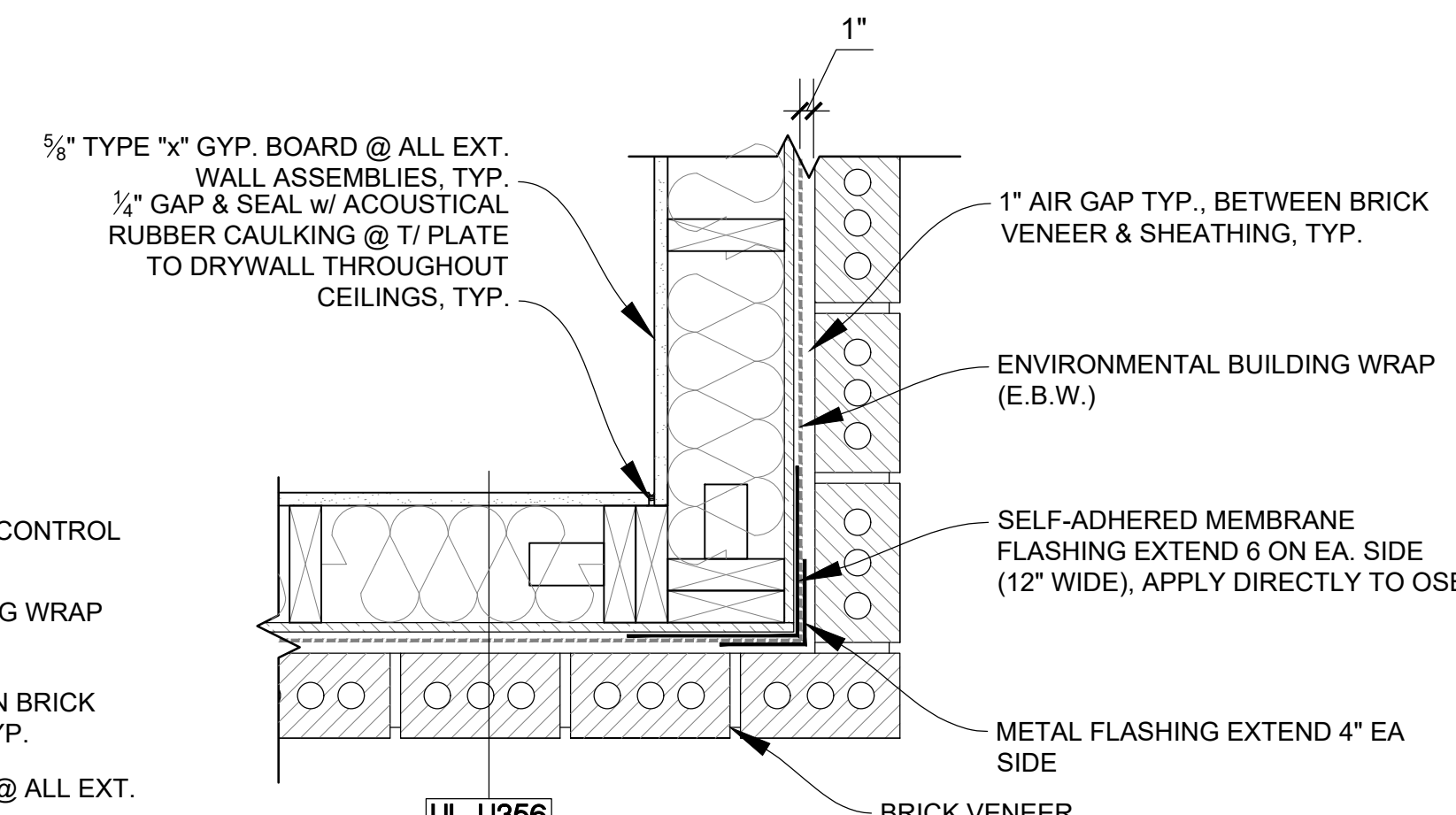
4 EXT. WALL PLAN DETAIL @ BRICK/SIDING OUTSIDE CORNER
1-1/2" = 1'-0"



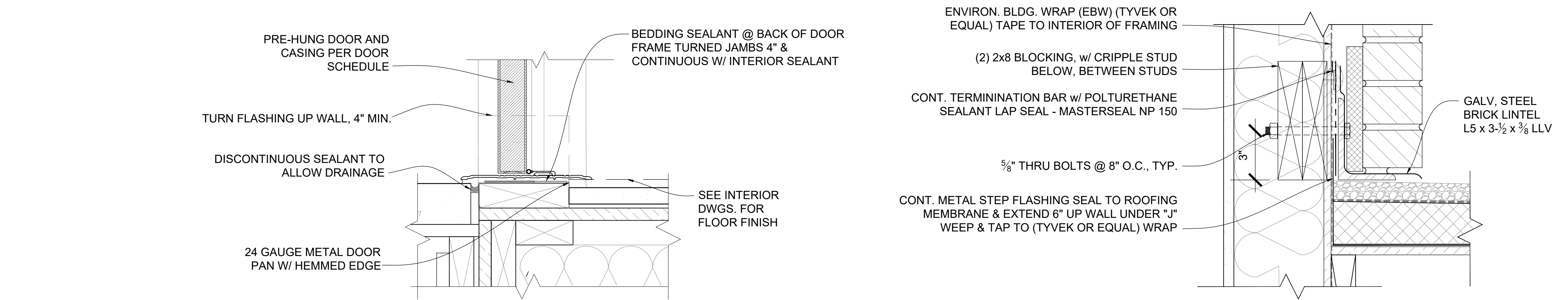
3 EXT. WALL PLAN DETAIL @ BRICK/SIDING INSIDE CORNER
1 1/2" = 1'-0"



2 EXT. WALL PLAN DETAIL @ BRICK INSIDE CORNER
1 1/2" = 1'-0"

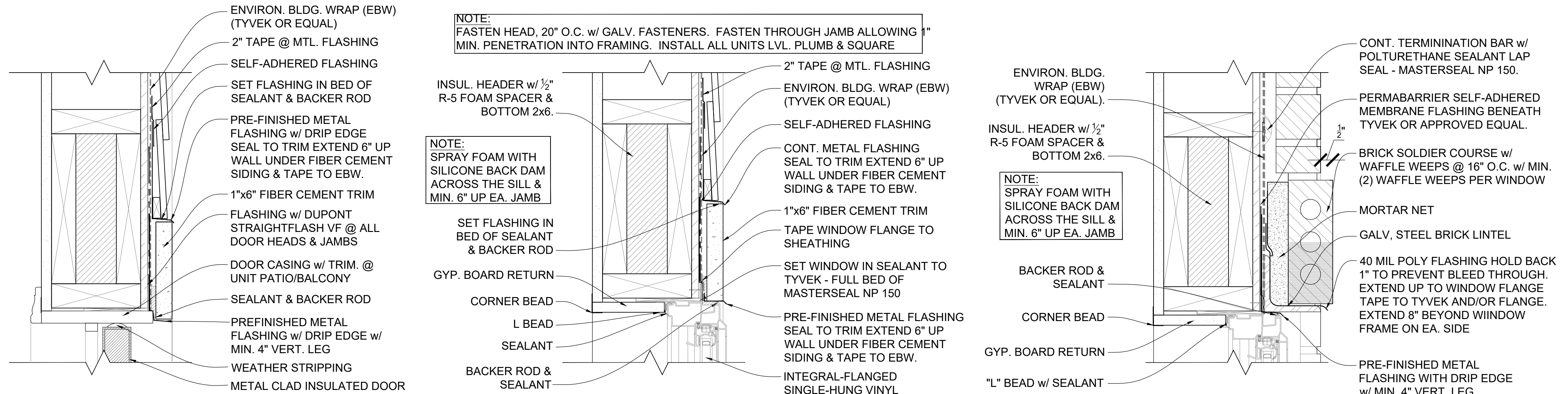


1 EXT. WALL PLAN DETAIL @ BRICK OUTSIDE CORNER
1 1/2" = 1'-0"



15 INTERIOR DOOR THRESHOLD @ UPPER FLOORS
3" = 1'-0"

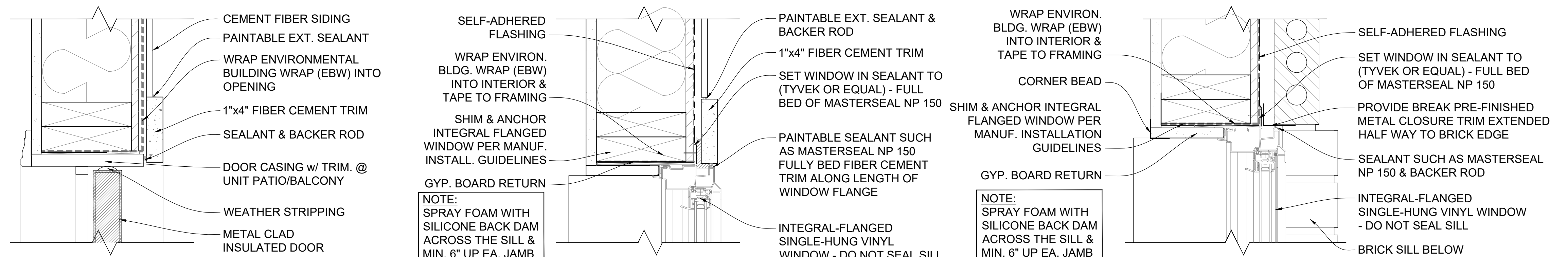
14 WATERPROOFING VENEER/ROOF FLASHING DETAIL @ BRICK
3" = 1'-0"



9 WATERPROOFING DOOR HEAD DETAIL @ LAP SIDING
3" = 1'-0"

6 WATERPROOFING WINDOW HEAD DETAIL @ LAP SIDING
3" = 1'-0"

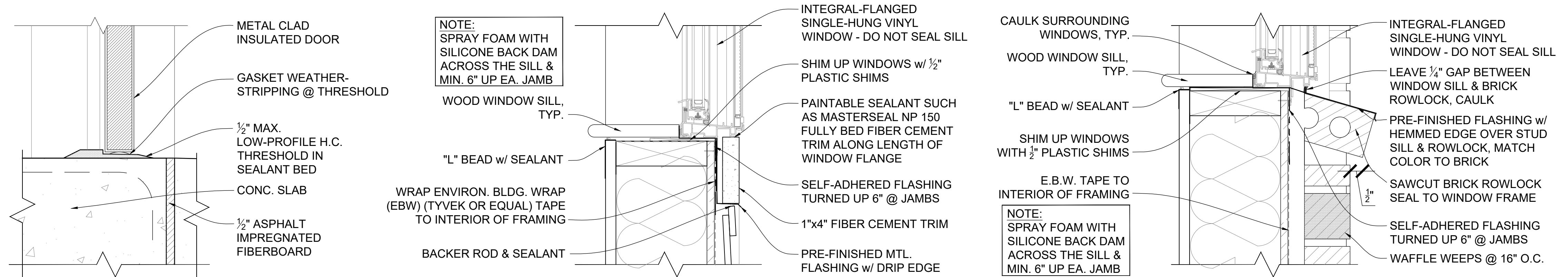
3 WATERPROOFING WINDOW HEAD DETAIL @ BRICK
3" = 1'-0"



8 WATERPROOFING DOOR JAMB DETAIL @ LAP SIDING
3" = 1'-0"

5 WATERPROOFING WINDOW JAMB DETAIL @ LAP SIDING
3" = 1'-0"

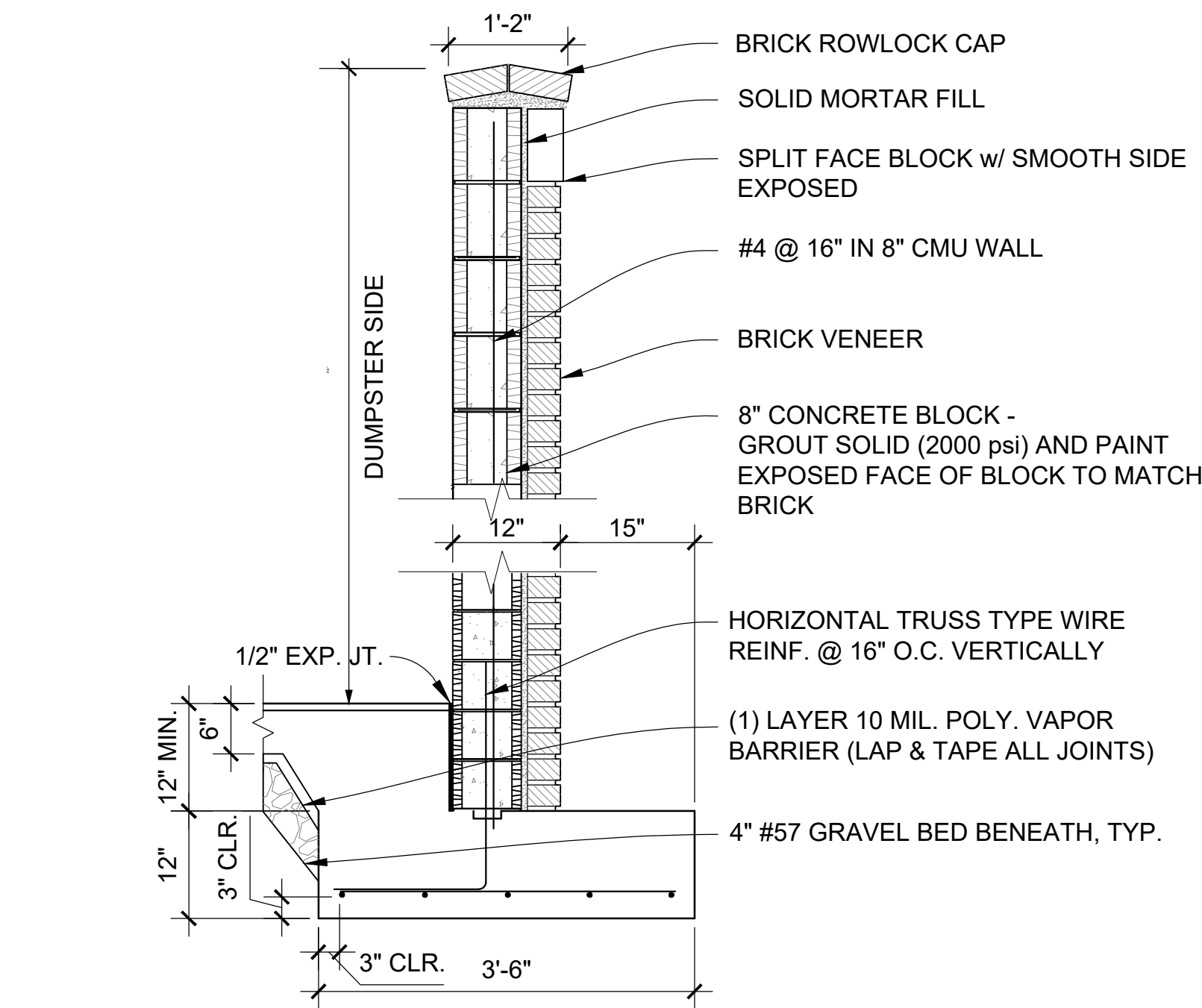
2 WATERPROOFING WINDOW JAMB DETAIL @ BRICK
3" = 1'-0"



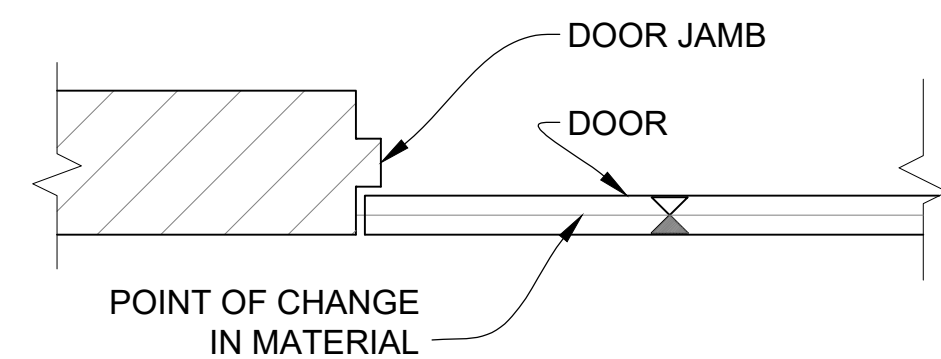
7 WATERPROOFING EXT. PATIO SLAB DETAIL @ THRESHOLD
3" = 1'-0"

4 WATERPROOFING WINDOW SILL DETAIL @ LAP SIDING
3" = 1'-0"

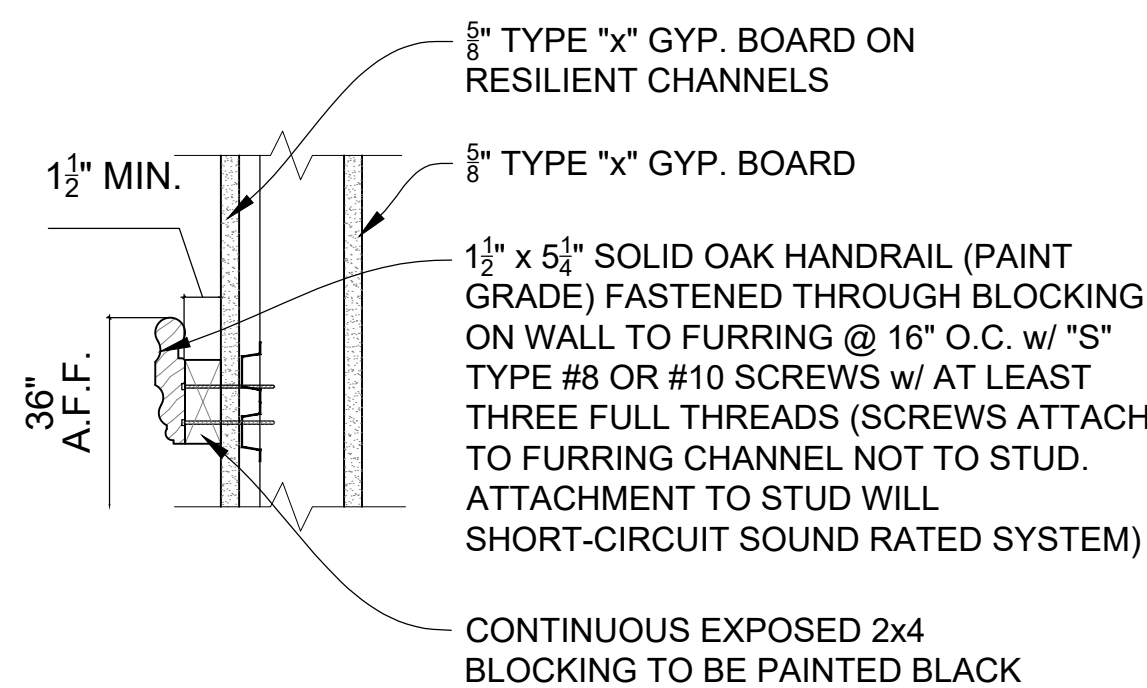
1 WATERPROOFING WINDOW SILL DETAIL @ BRICK
3" = 1'-0"



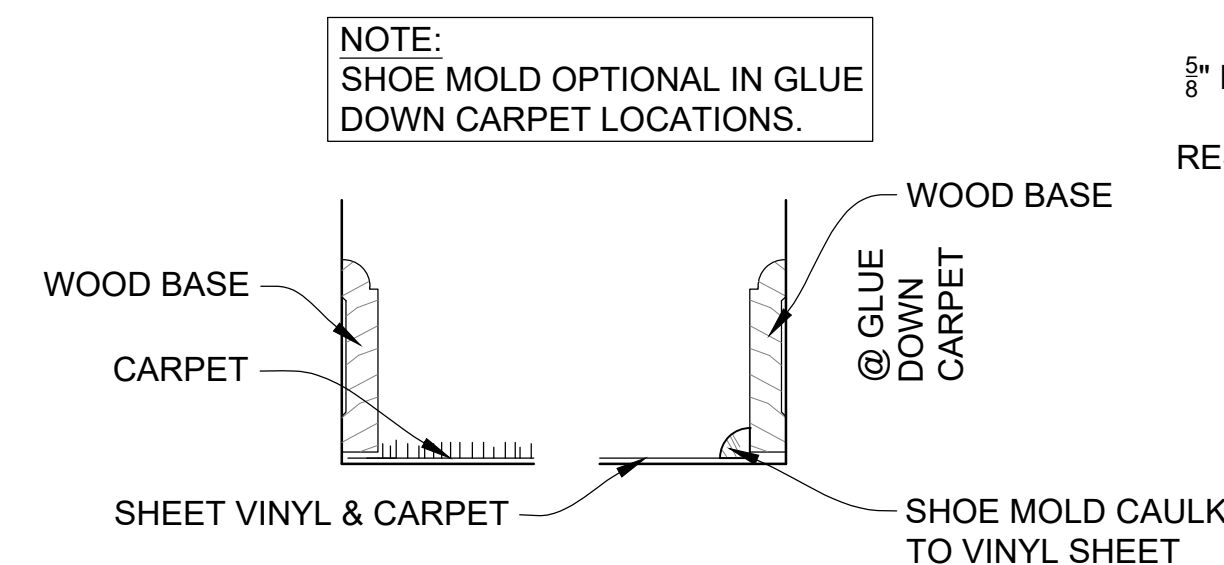
11 DUMPSTER WALL SECTION DETAIL
1 1/2" = 1'-0"



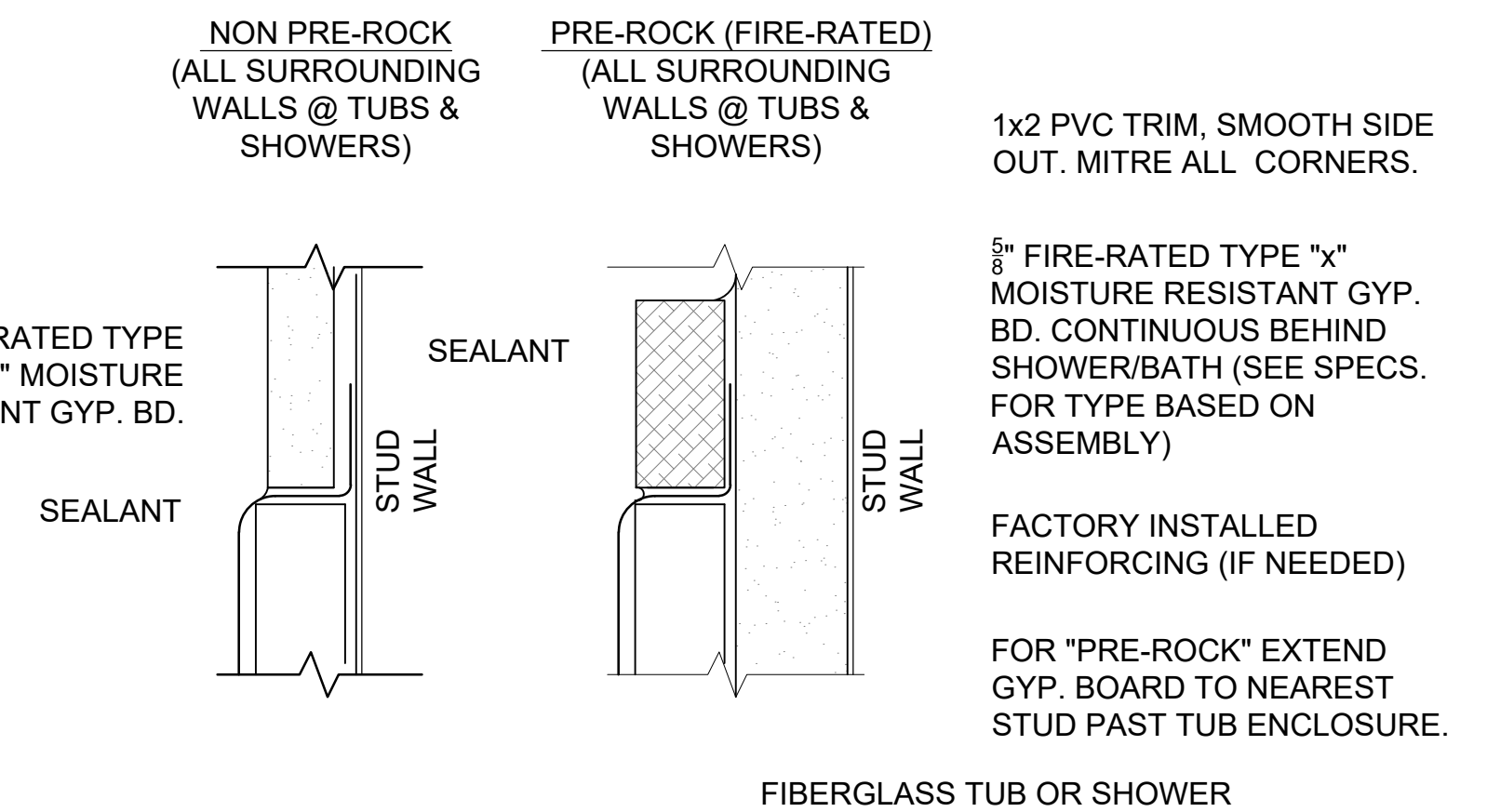
14 WOOD BASE DETAIL
3" = 1'-0"



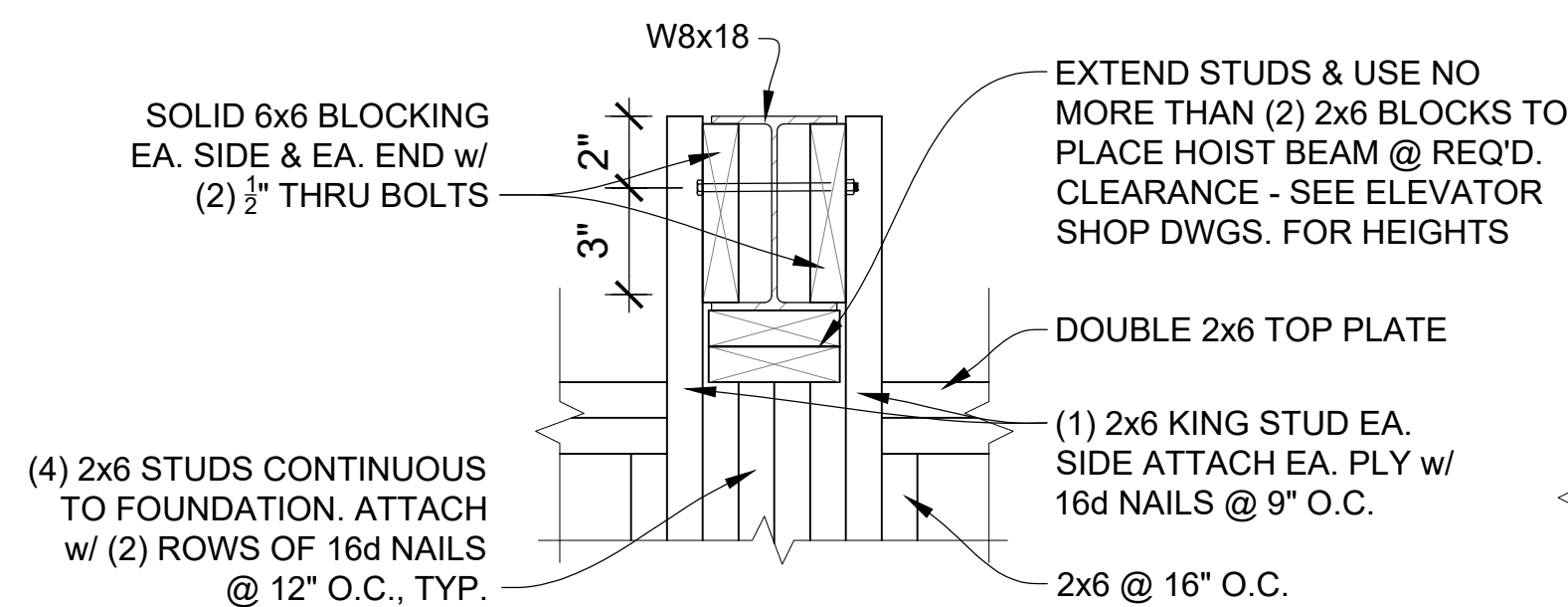
10 CORRIDOR OAK HANDRAIL DETAIL
1 1/2" = 1'-0"



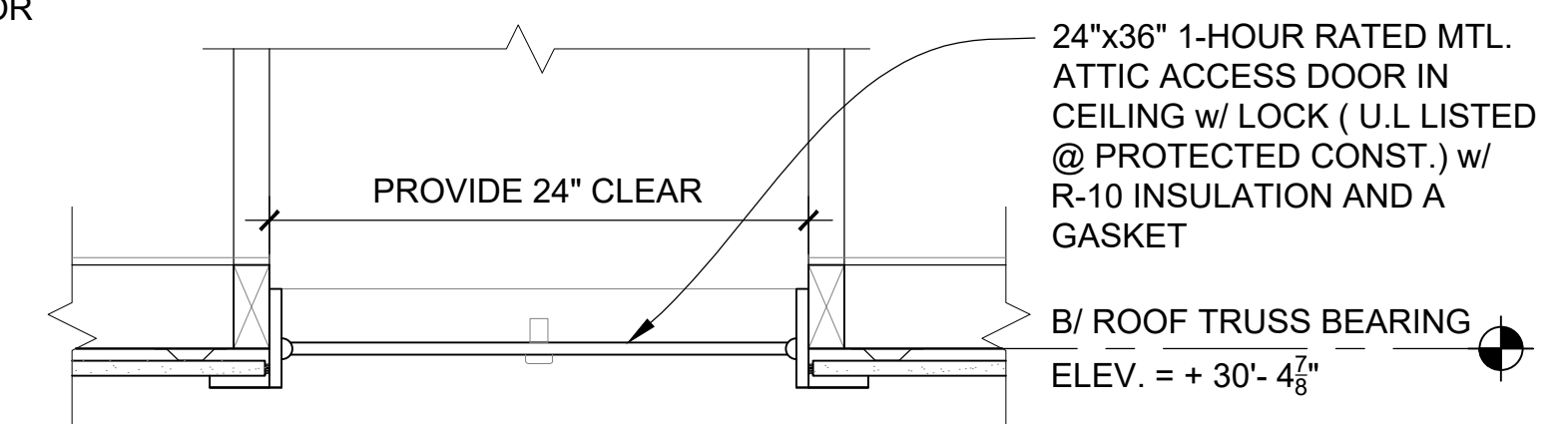
13 FLOOR MATERIAL CHANGE PLAN VIEW DETAIL
N.T.S.



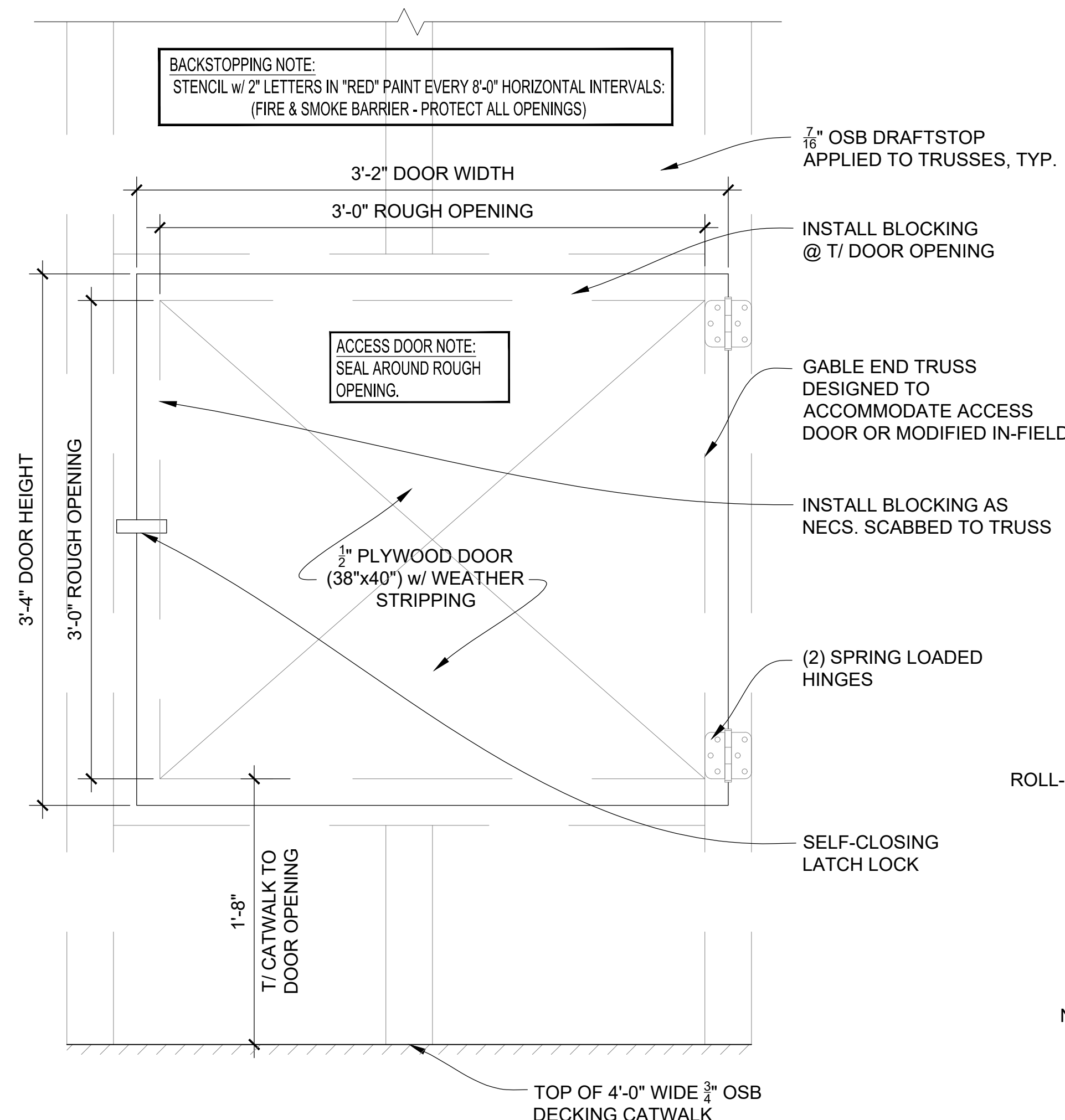
12 SECTION PLAN DETAIL @ UNITS TUB / SHOWER
N.T.S.



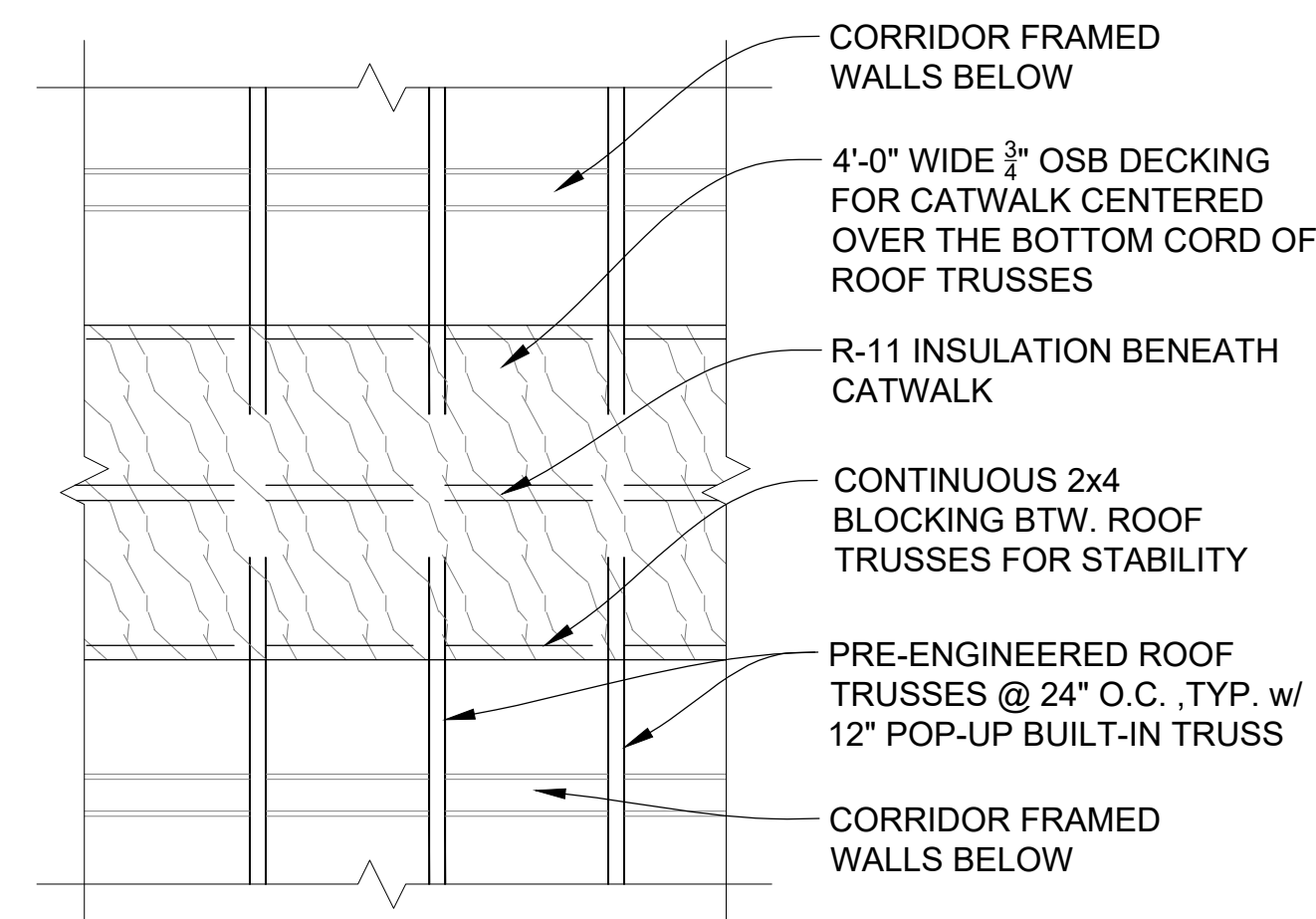
9 WALL SECTION DETAIL @ ELEVATOR HOIST BEAM
1 1/2" = 1'-0"



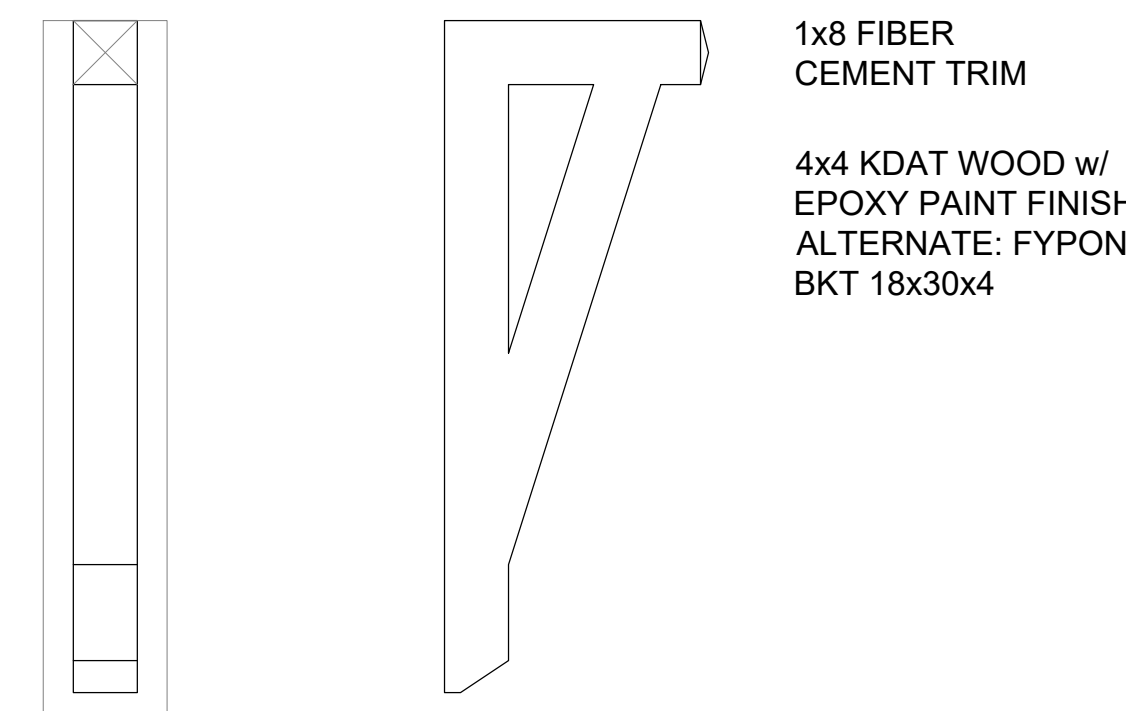
8 WALL SECTION DETAIL @ ATTIC ACCESS
1 1/2" = 1'-0"



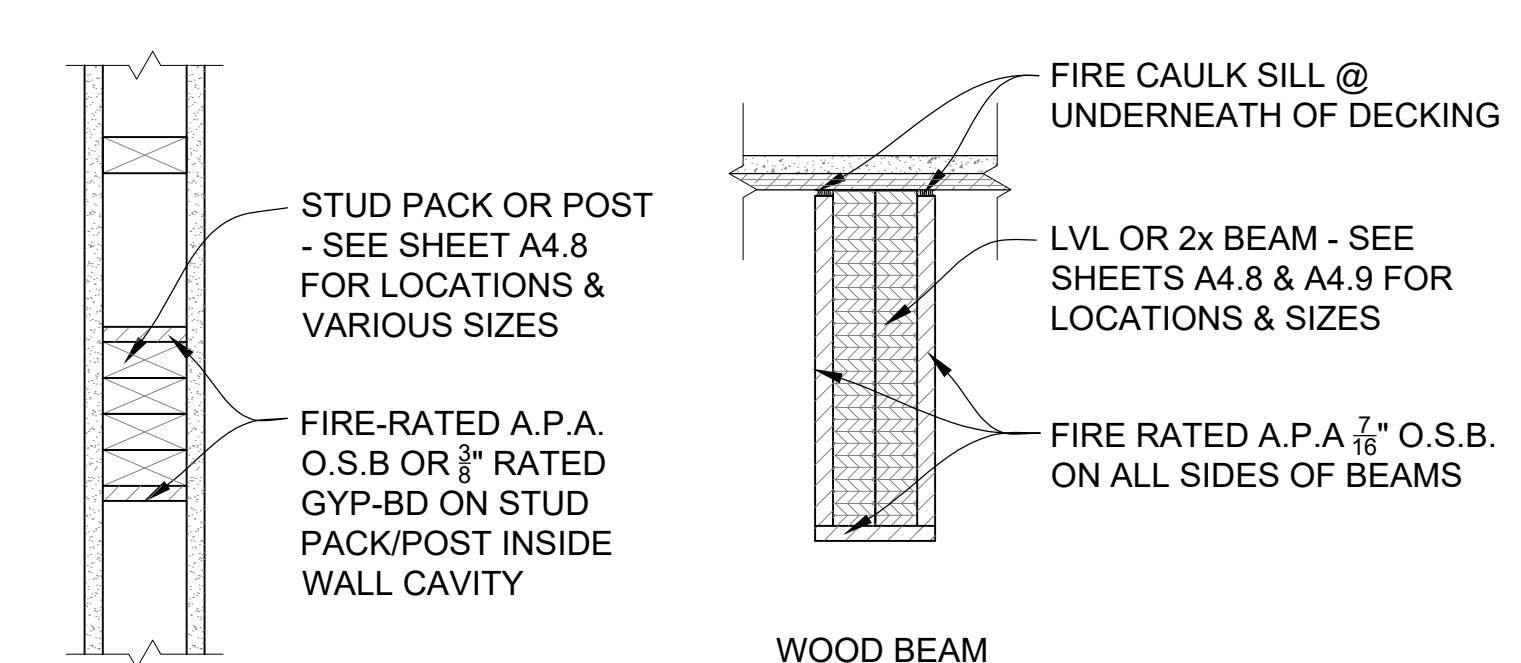
4 ACCESS DOOR THROUGH ATTIC DRAFTSTOPPING
1 1/2" = 1'-0"



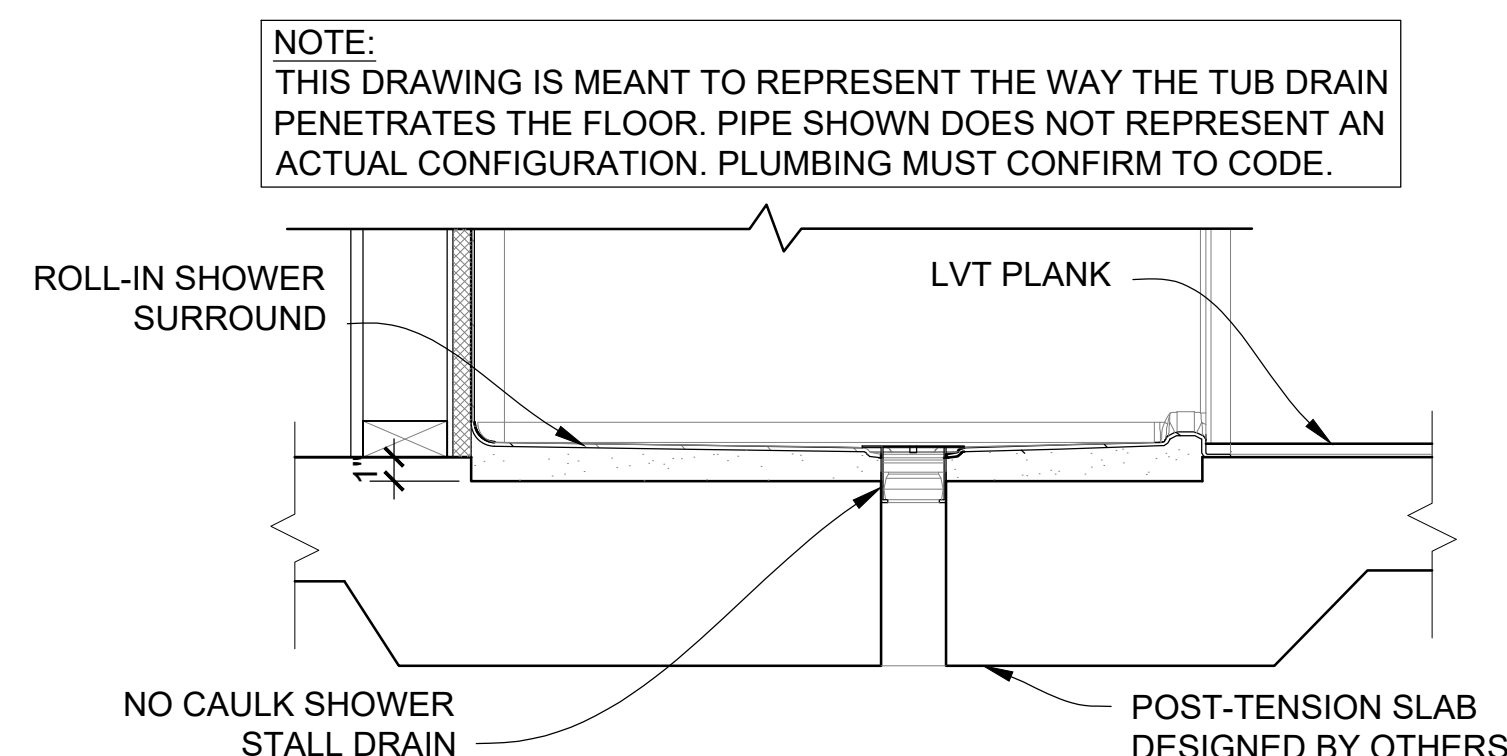
7 PLAN SECTION DETAIL @ ATTIC CATWALK
1 1/2" = 1'-0"



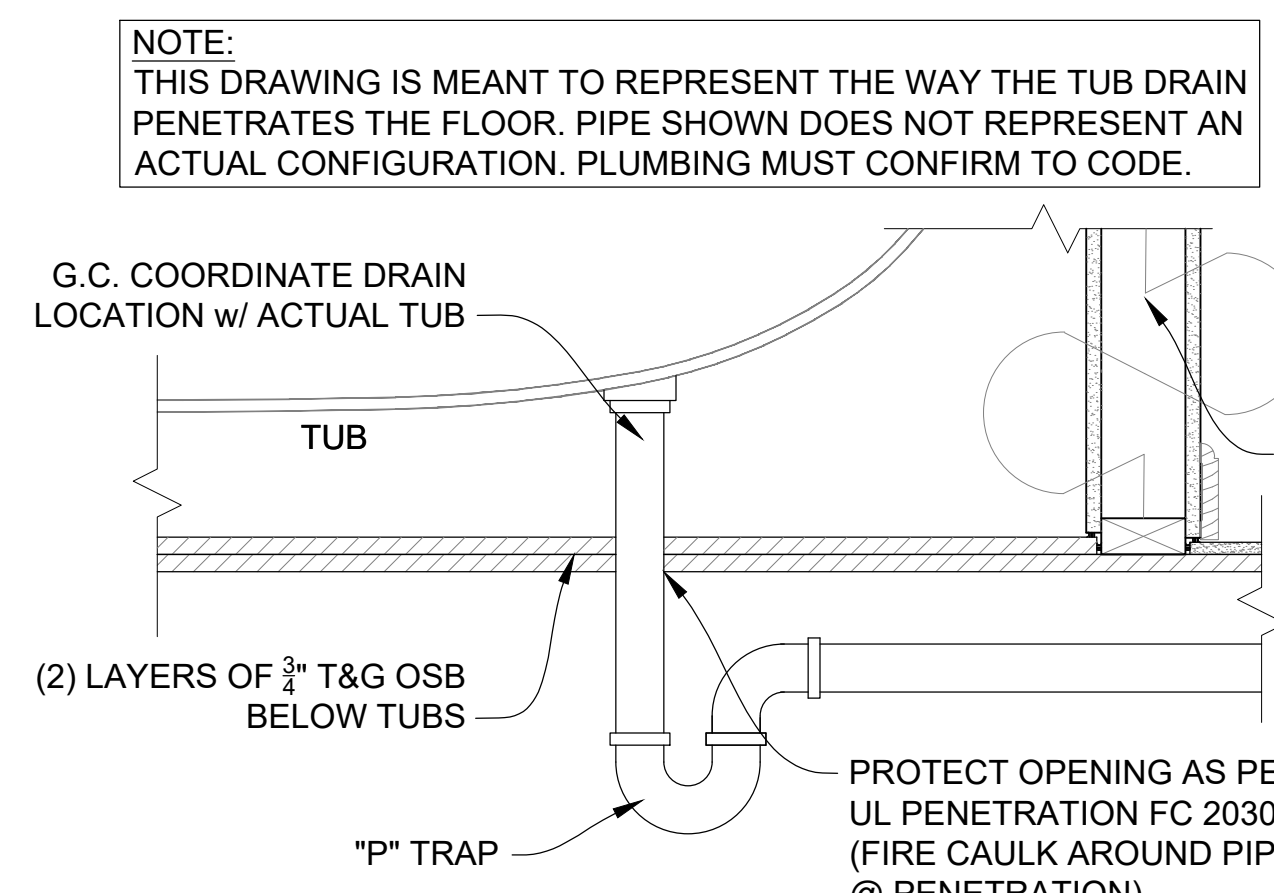
6 ENLARGED EAVE BRACKET DETAIL
1" = 1'-0"



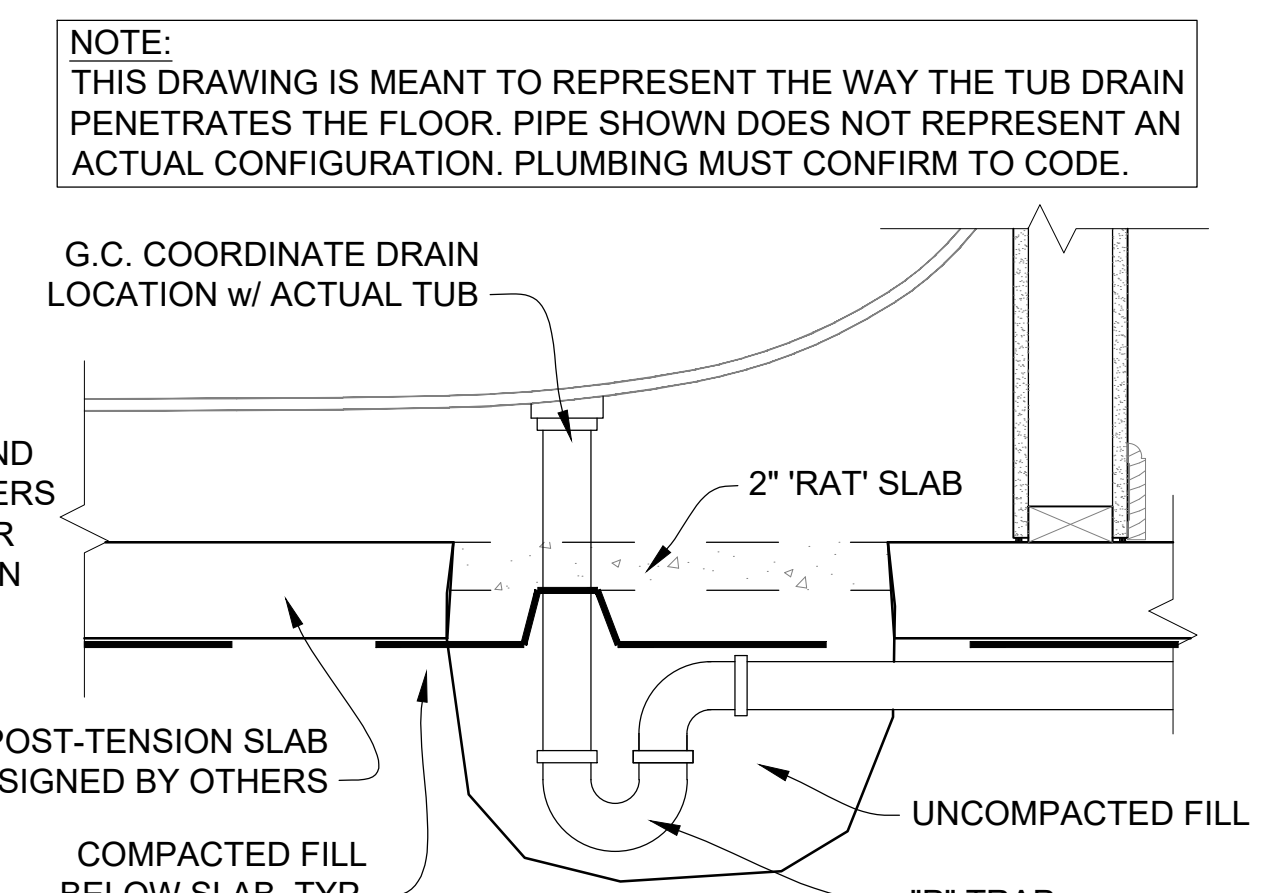
5 1-HOUR BEAM AND COLUMN WRAP DETAIL @ FLOOR CAVITIES
1 1/2" = 1'-0"



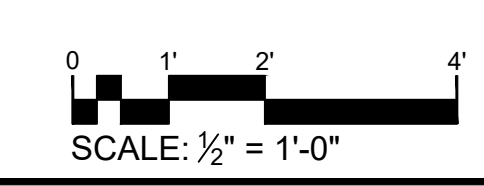
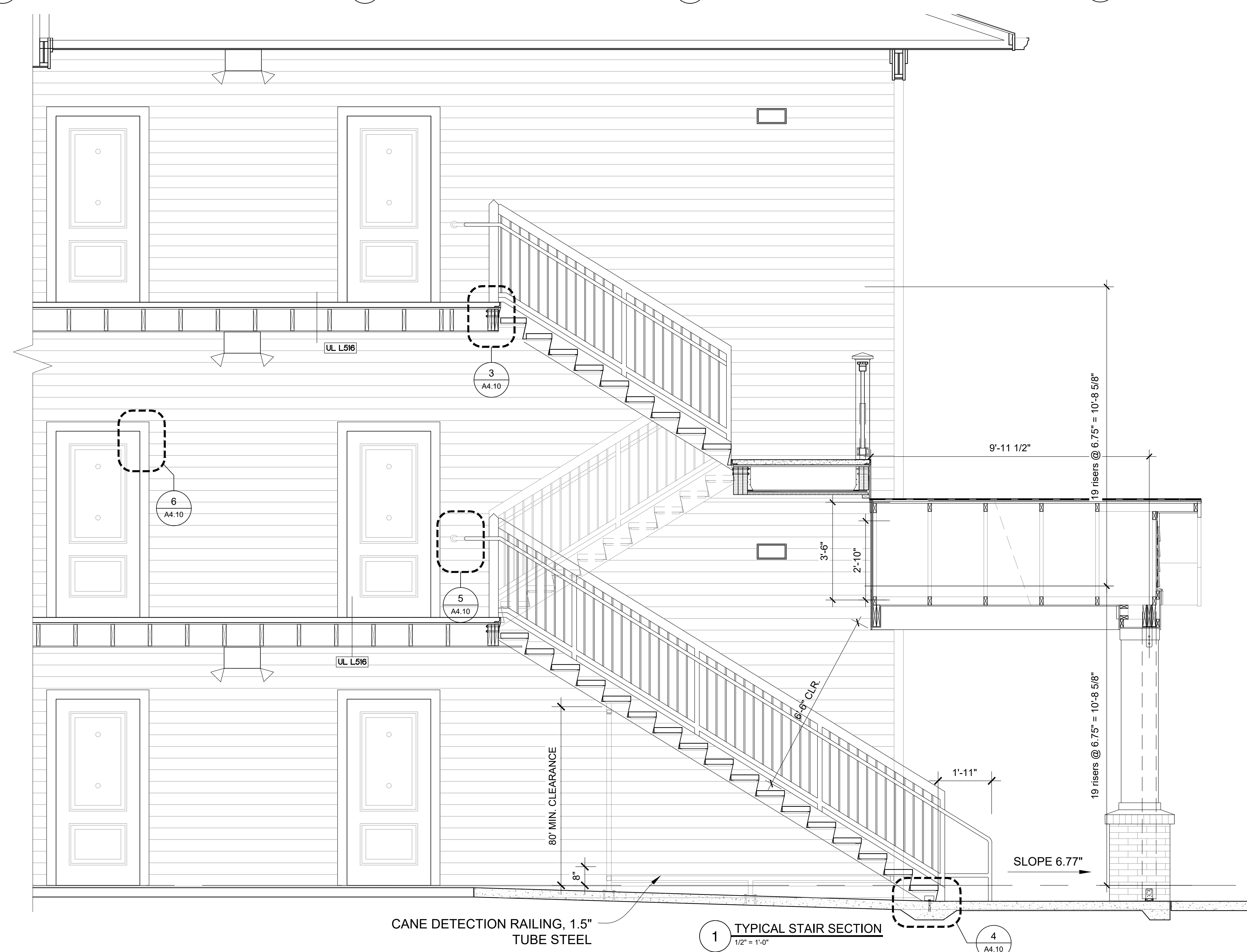
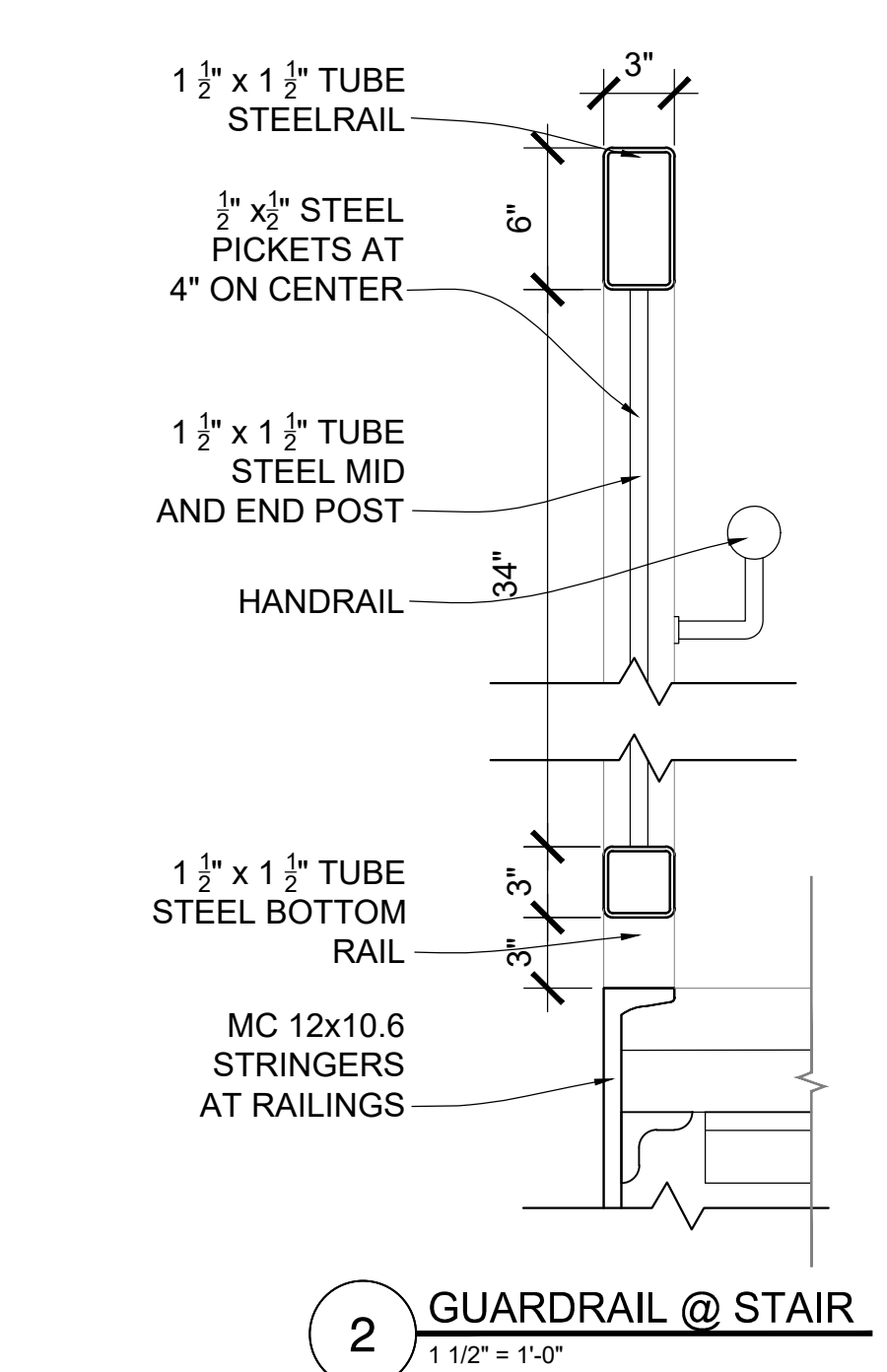
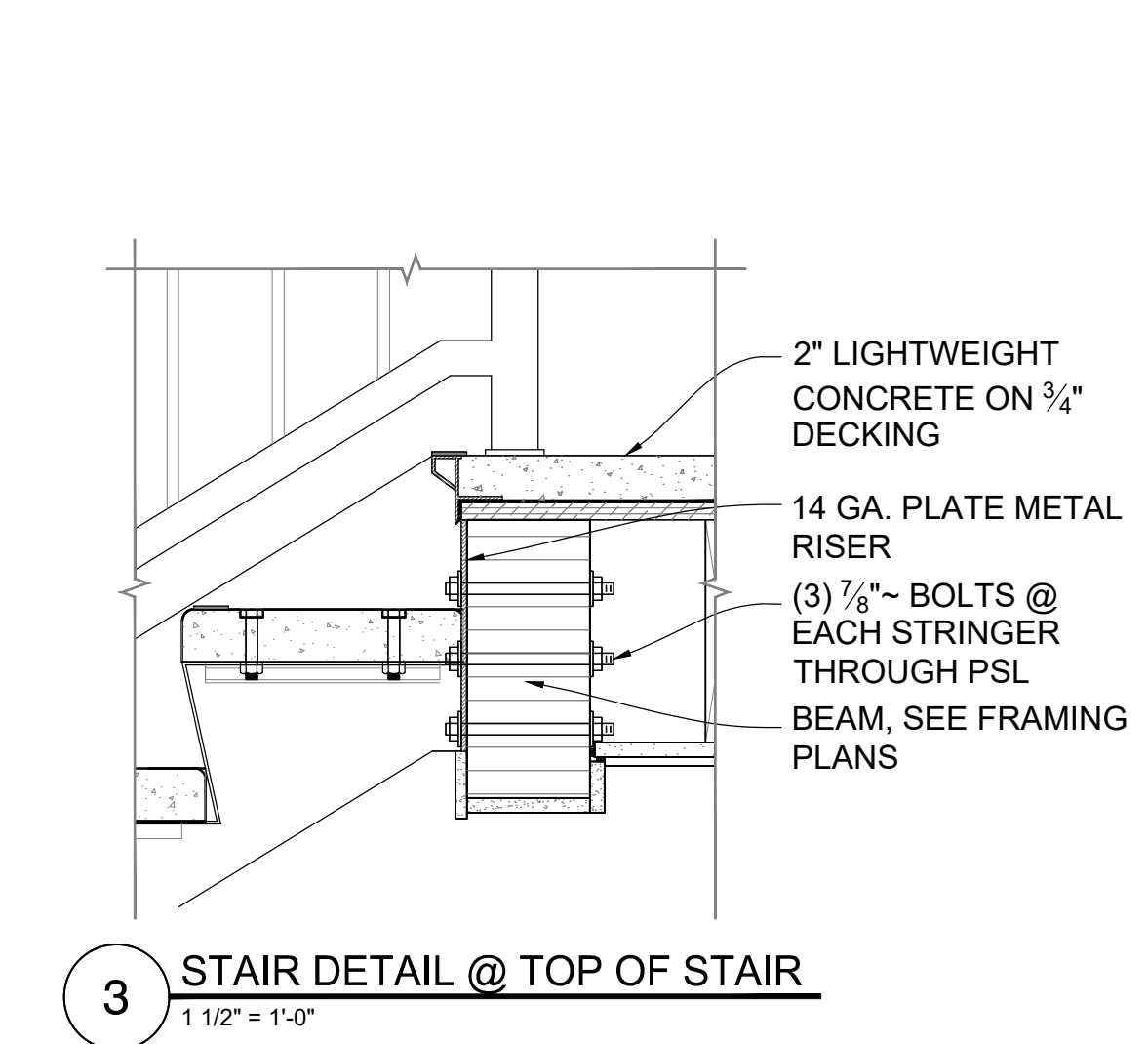
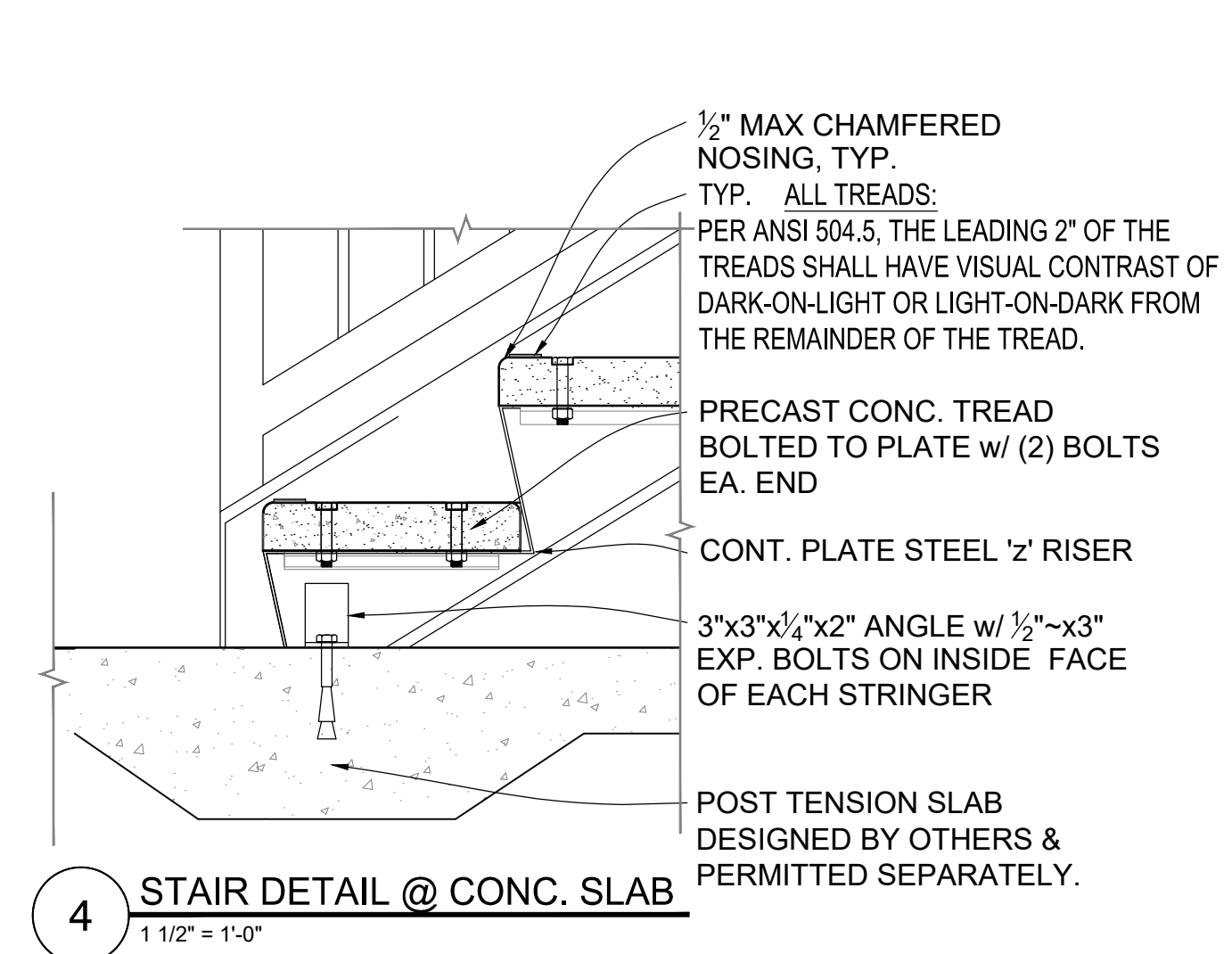
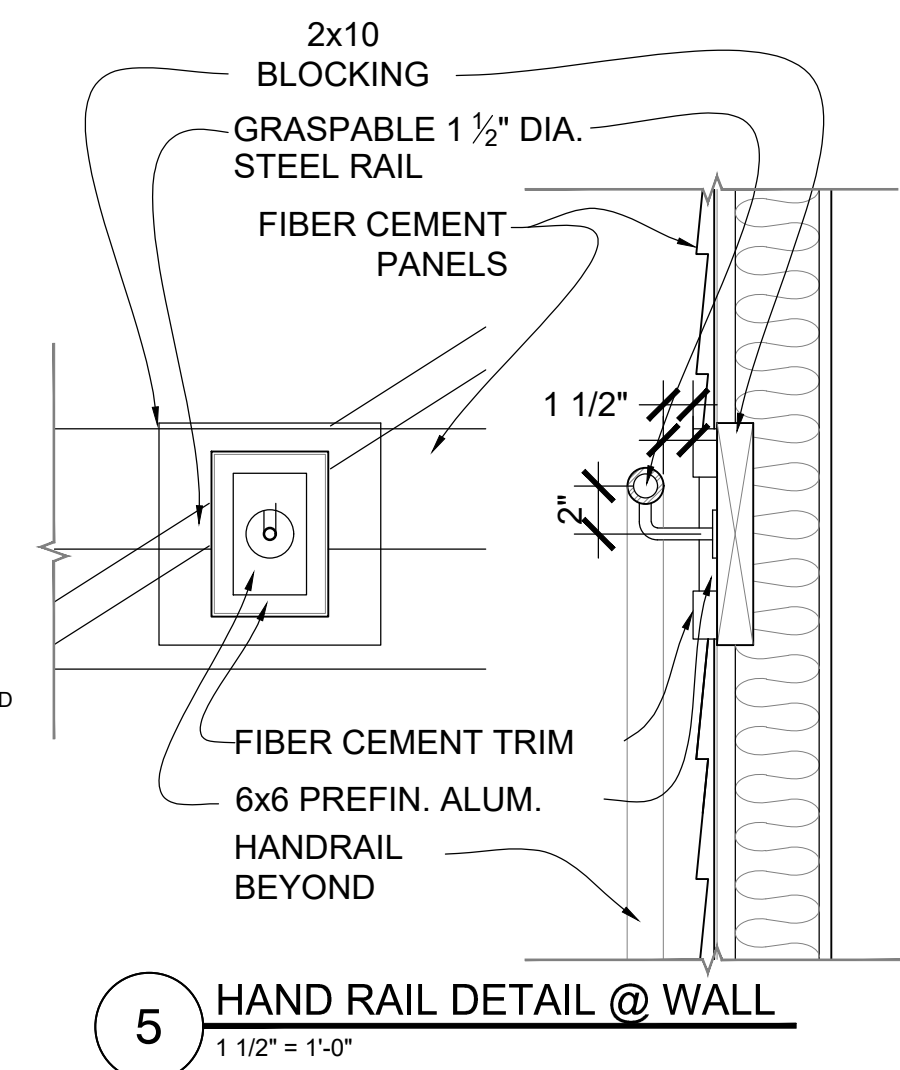
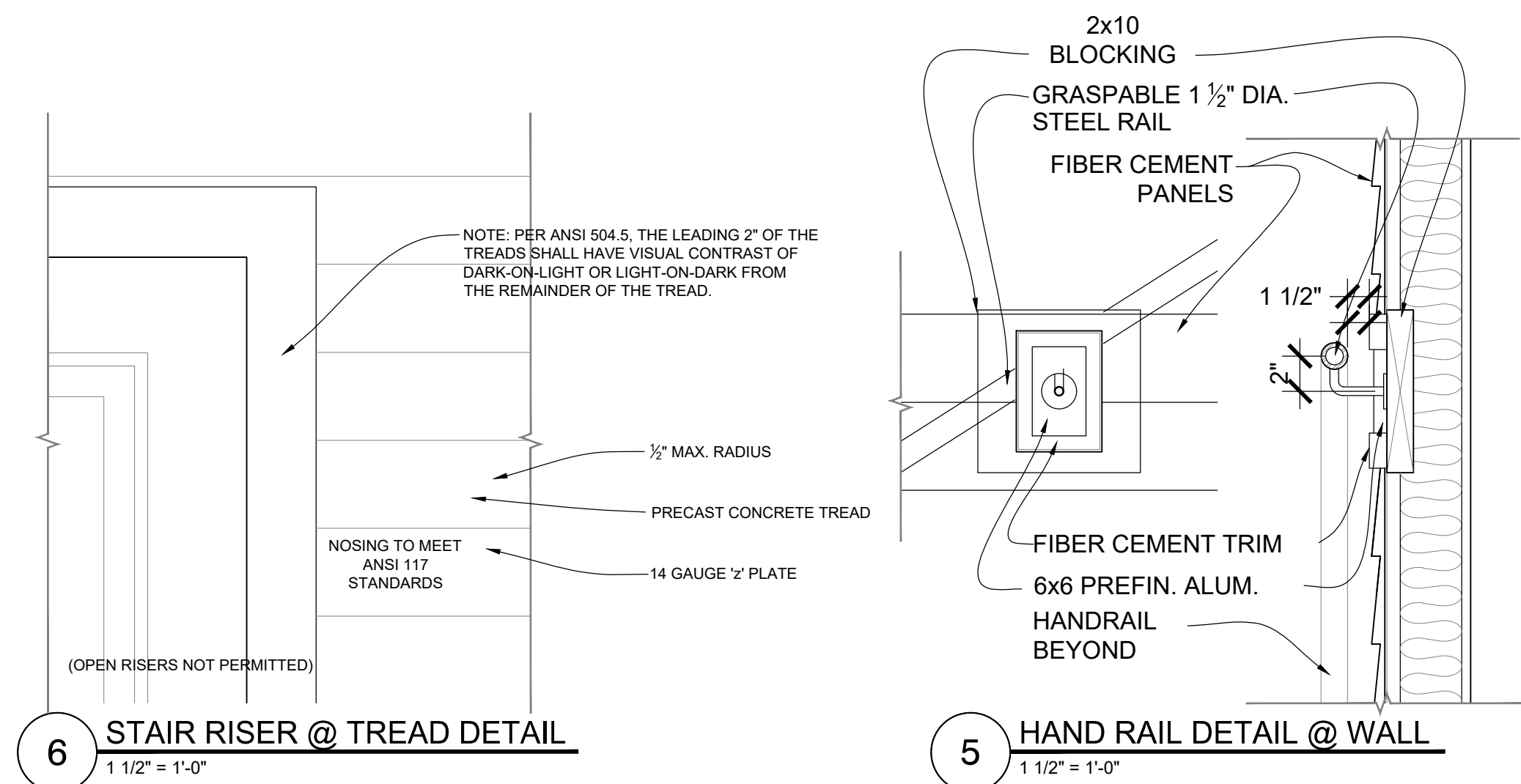
3 SECTION DETAIL @ ANSI TYPE '(as/av)' ROLL-IN SHOWER ON SLAB
1 1/2" = 1'-0"

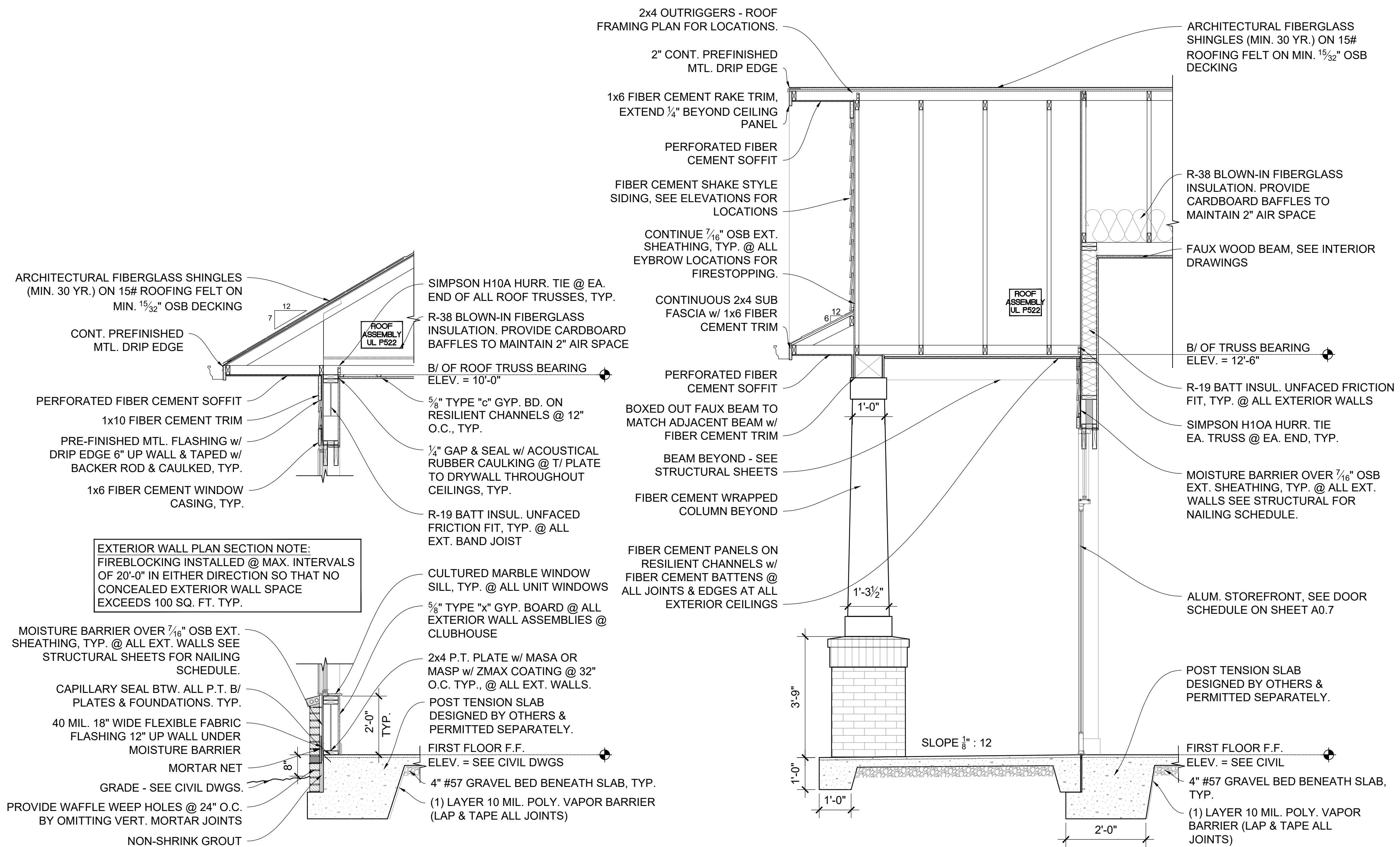


2 SECTION DETAIL @ TUB ON UPPER FLOORS
1 1/2" = 1'-0"



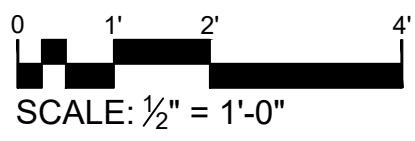
1 SECTION DETAIL @ TUB ON FIRST FLOOR SLAB
1 1/2" = 1'-0"





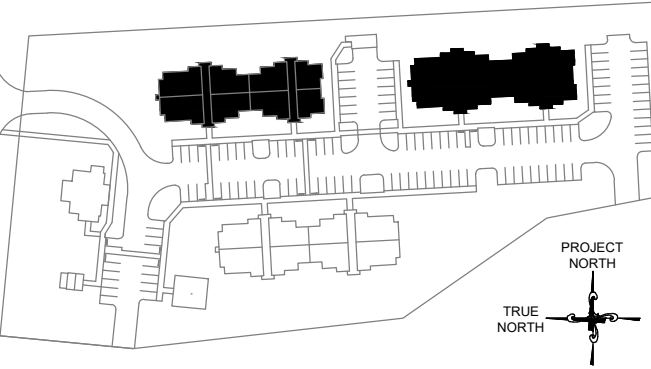
2 CLUBHOUSE EXTERIOR WALL SECTION DETAIL
1/2" = 1'-0"

1 CLUBHOUSE EXTERIOR WALL SECTION DETAIL @ PORCH
1/2" = 1'-0"



BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

FOOTING SCHEDULE:

- TD-1 NON-LOAD BEARING SLAB EDGE 8" WIDE MIN. w/ (2) #4 - REF #4/S2.1
- TD-2 TYP. EXTERIOR SLAB EDGE 24" WIDE w/ (3) #4's - REF #1/S2.1
- TS-1 THICKENED SLAB @ LOAD BEARING WALL 18" WIDE w/ (3) #4's - REF #2/S2.3
- TS-2 THICKENED SLAB @ LOAD BEARING TENANT SEP. WALL 24" WIDE w/ (4) #4's - REF #4 & #7/S2.2
- TS-3 THICKENED SLAB @ LOAD BEARING BUILDING SEP. WALL 24" WIDE w/ (4) #4's - REF #1/S2.3
- TS-4 THICKENED SLAB @ FOOT OF STAIR 12" WIDE w/ (2) #4's - REF #9/S2.3
- FT-1 FOOTING @ COLUMN 24"x24"x18" DEEP w/ (3) #4's EACH WAY - REF #7/S2.1
- TYP. SHEAR WALL HOLDDOWN LOCATION, ARROW POINTS TO WALL w/ HOLDDOWN

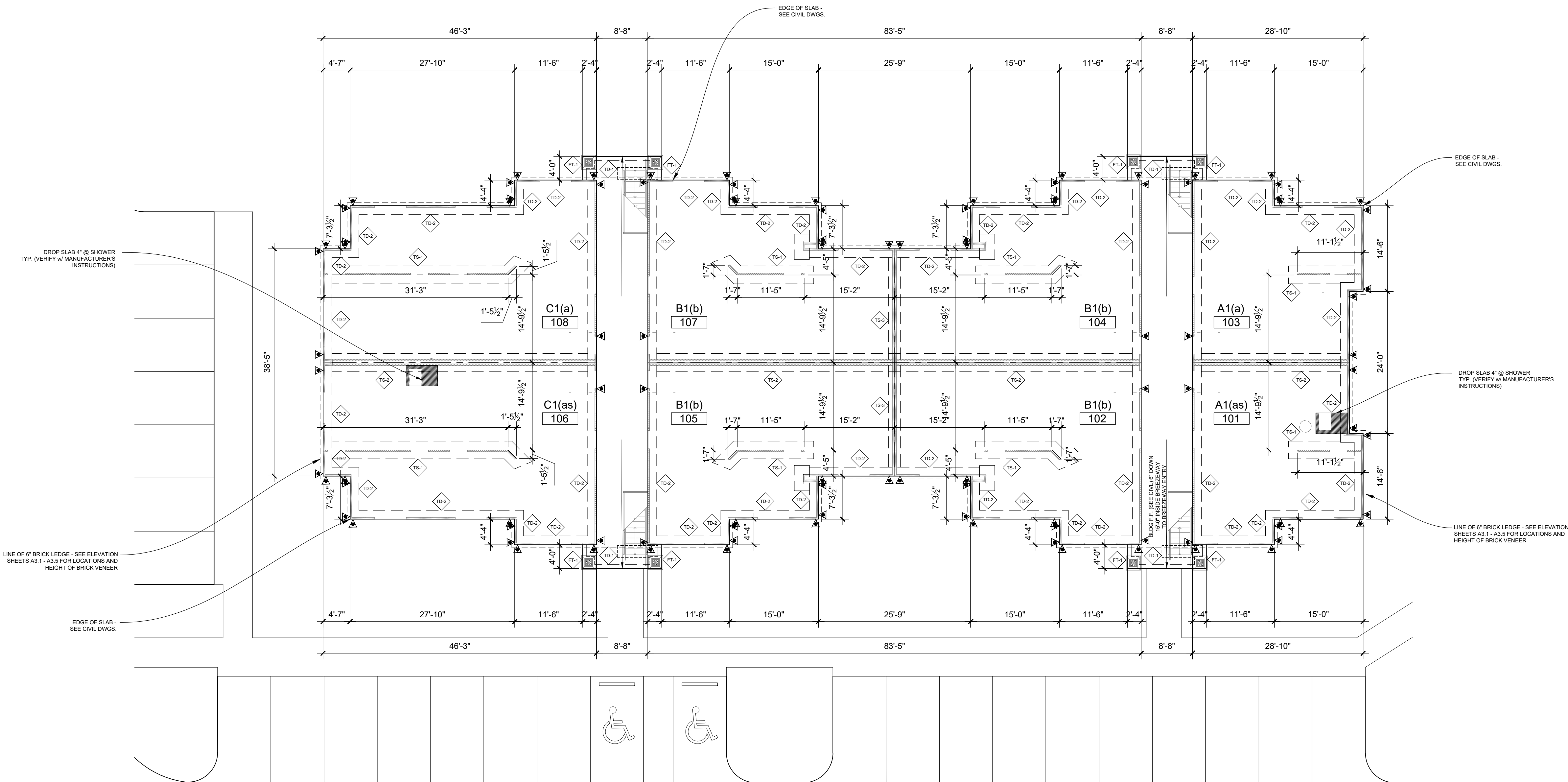
GENERAL FOUNDATION NOTES:

- CONTROL JOINTS (CJ) MAX. SPACING IS 12'-0" O.C. IN BOTH DIRECTIONS. CJ TO BE LOCATED BETWEEN INDIVIDUAL UNITS. TYP. CJ IN SLAB TO BE OFFSET FROM CENTERLINE OF LOAD BEARING WALLS, SEPARATION WALLS & TENANT UNIT/BREEZEWAY SEPARATION WALLS BY A MINIMUM OF 24" TYP.
- 4" SLAB TO BE 3,000 PSI CONCRETE w/ 6x6 W1.4W1.4 W.W.F. OVER (1) LAYER 10 MIL POLY. LAPPED 8" MIN. TYP. TAPE & SEAL ALL SEAMS. SUPPORT WWF MESH ON PRECAST CONCRETE SUPPORTS OR STEEL CHAIRS @ 4'-0" OC EACH WAY. 1" CLEAR FROM TOP OF SLAB.
- FINISHED FIRST FLOOR ELEVATION (VARIES BY BUILDING) TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE. TYP. AND GRADED WITH A MINIMUM 5% SLOPE AWAY FROM FOUNDATION WALLS AT BUILDING PERIMETER, TYP.
- INSTALL HORIZONTAL REINFORCEMENT IN SLAB @ RE-ENTRANT CORNERS (2) #4 @ 4'-0" TYP.
- ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS. AVOID RUNNING DOWNSPOUT LEADERS @ AC COMPRESSOR PADS. WHERE UNAVOIDABLE RUN DOWNSPOUTS UNDER COMPRESSOR PADS IF NOT POSSIBLE MOVE DOWNSPOUTS.
- POST-TENSION SLAB ON GRADE, IF REQUIRED, TO BE DESIGNED & PERMITTED BY OTHERS. PLANS MUST BE SUBMITTED TO LOCAL CITY/COUNTY FOR APPROVAL AS A DEFERRED SUBMITAL. REFER TO POST-TENSION SLAB DESIGN DRAWINGS FOR SLAB AND REINFORCING INFO.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



1 BUILDINGS 100 & 200 - FOUNDATION FLOOR PLAN
3/32" = 1'-0"



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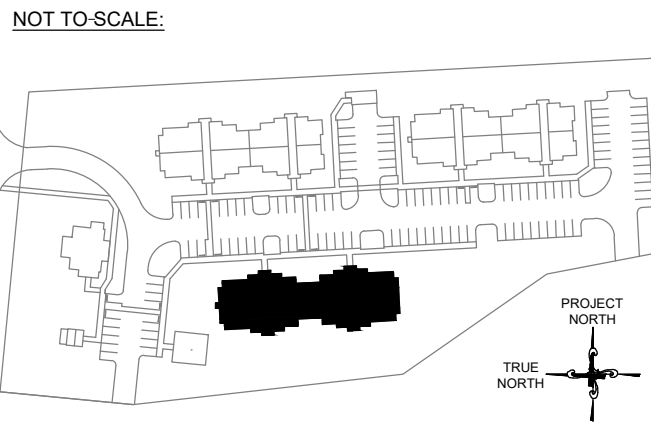
WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date Issue

BUILDINGS #100 & #200
FOUNDATION PLAN

S1.1

BUILDING KEY PLAN:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
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- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
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FOOTING SCHEDULE:

- TD-1 NON-LOAD BEARING SLAB EDGE 8" WIDE MIN. w/ (2) #4 - REF #4/S2.1
- TD-2 TYP. EXTERIOR SLAB EDGE 24" WIDE w/ (3) #4's - REF #1/S2.1
- TS-1 THICKENED SLAB @ LOAD BEARING WALL 18" WIDE w/ (3) #4's - REF #2/S2.3
- TS-2 THICKENED SLAB @ LOAD BEARING TENANT SEP. WALL 24" WIDE w/ (4) #4's - REF #4 & #7/S2.2
- TS-3 THICKENED SLAB @ LOAD BEARING BUILDING SEP. WALL 24" WIDE w/ (4) #4's - REF #1/S2.3
- TS-4 THICKENED SLAB @ FOOT OF STAIR 12" WIDE w/ (2) #4's - REF #9/S2.3
- FT-1 FOOTING @ COLUMN 24"x24"x18" DEEP w/ (3) #4's EACH WAY - REF #7/S2.1
- TYP. SHEAR WALL HOLDDOWN LOCATION, ARROW POINTS TO WALL w/ HOLDDOWN

GENERAL FOUNDATION NOTES:

- CONTROL JOINTS (CJ) MAX. SPACING IS 12'-0" O.C. IN BOTH DIRECTIONS. CJ TO BE LOCATED BETWEEN INDIVIDUAL UNITS. TYP. CJ IN SLAB TO BE OFFSET FROM CENTERLINE OF LOAD BEARING WALLS, SEPARATION WALLS & TENANT UNIT/BREEZEWAY SEPARATION WALLS BY A MINIMUM OF 24" TYP.
- 4" SLAB TO BE 3,000 PSI CONCRETE w/ 6x6 W1.4/W1.4 W.W.F. OVER (1) LAYER 10 MIL POLY. LAPPED 8" MIN. TYP. (TAPE & SEAL ALL SEAMS). SUPPORT W.W.F. MESH ON PRECAST CONCRETE SUPPORTS OR STEEL CHAIRS @ 4'-0" OC EACH WAY. 1" CLEAR FROM TOP OF SLAB.
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- INSTALL HORIZONTAL REINFORCEMENT IN SLAB @ RE-ENTRANT CORNERS (2) #4 @ 4'-0" TYP.
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PROJECT SYMBOLS:

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- XXX TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

4x4 P.T. POST w/ ABU44 BASE & BCS2-2/4 CAP, TYP.

4" STEEL POST AT GAZEBO CORNERS
-SEE 1/S2.4 FOR FOUNDATION SIZE AND REINFORCEMENT

4" CONC. SLAB w/ 6x6 w1.4xw1.4 W.W.M. @ CONTINUOUS TURN DOWN (w/ BROOM FINISH)

4" STEEL POST AT GAZEBO CORNERS
-SEE 1/S2.4 FOR FOUNDATION SIZE AND REINFORCEMENT

4x4 P.T. POST w/ ABU44 BASE & BCS2-2/4 CAP, TYP.

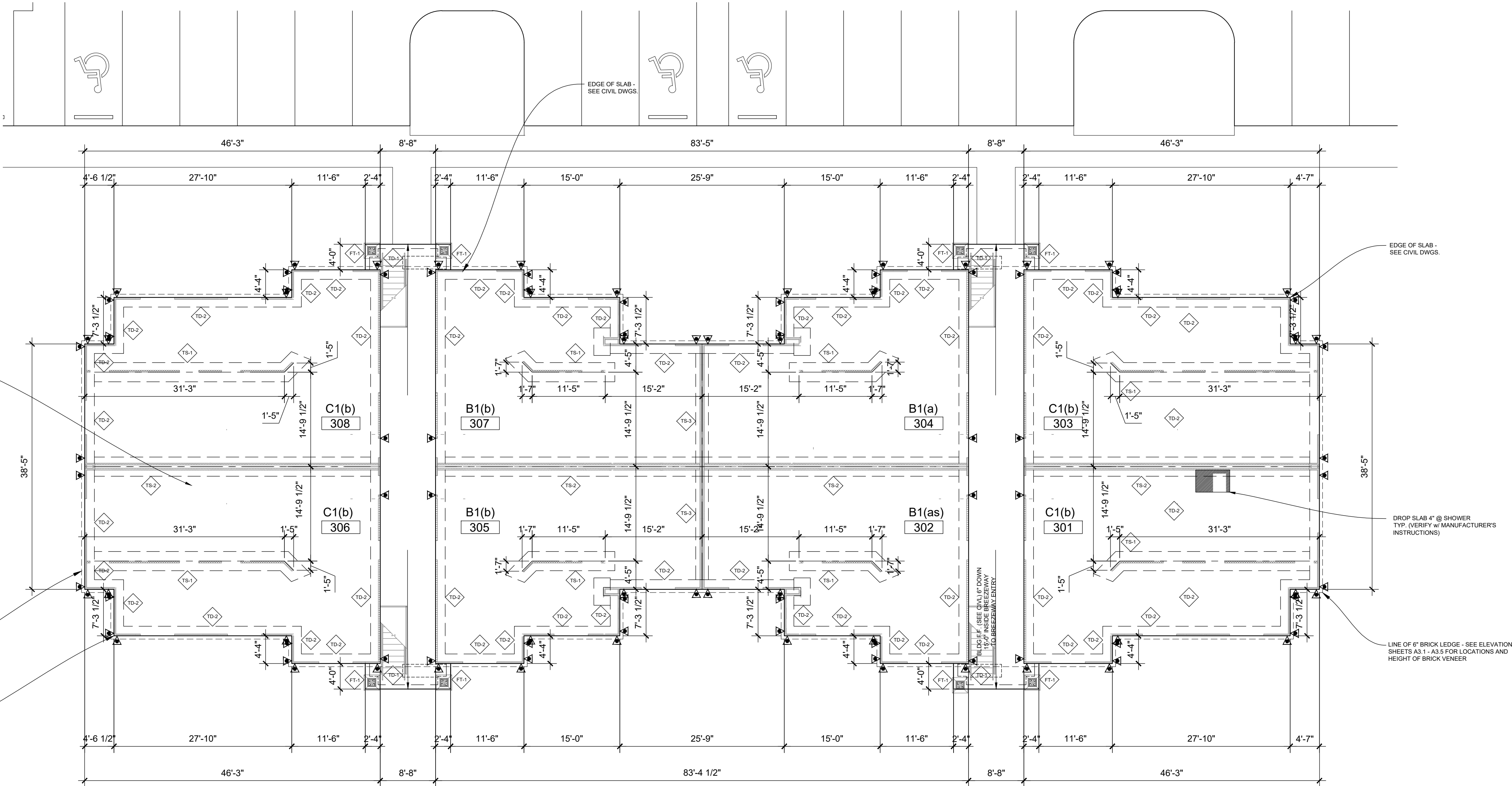
2 PICNIC SHELTER - FOUNDATION PLAN

1/4" = 1'-0"

NOTE: SEE BUILDING FRAMING KEY NOTES FOR CALLOUTS

3 PICNIC SHELTER - ROOF FRAMING PLAN

1/4" = 1'-0"



1 BUILDING 300 - FOUNDATION FLOOR PLAN

3/32" = 1'-0"



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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

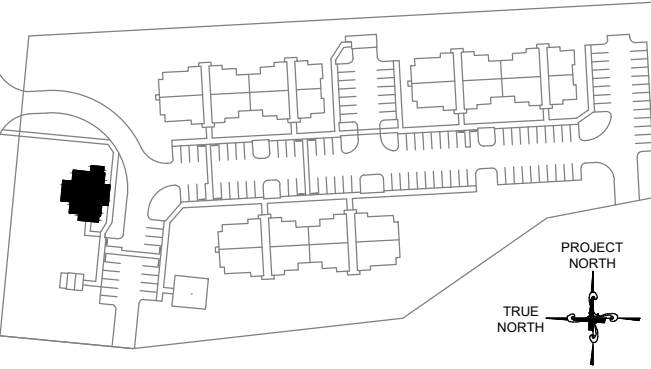
Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date Issue

BUILDING #300
FOUNDATION PLAN

S1.2

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

FOOTING SCHEDULE:

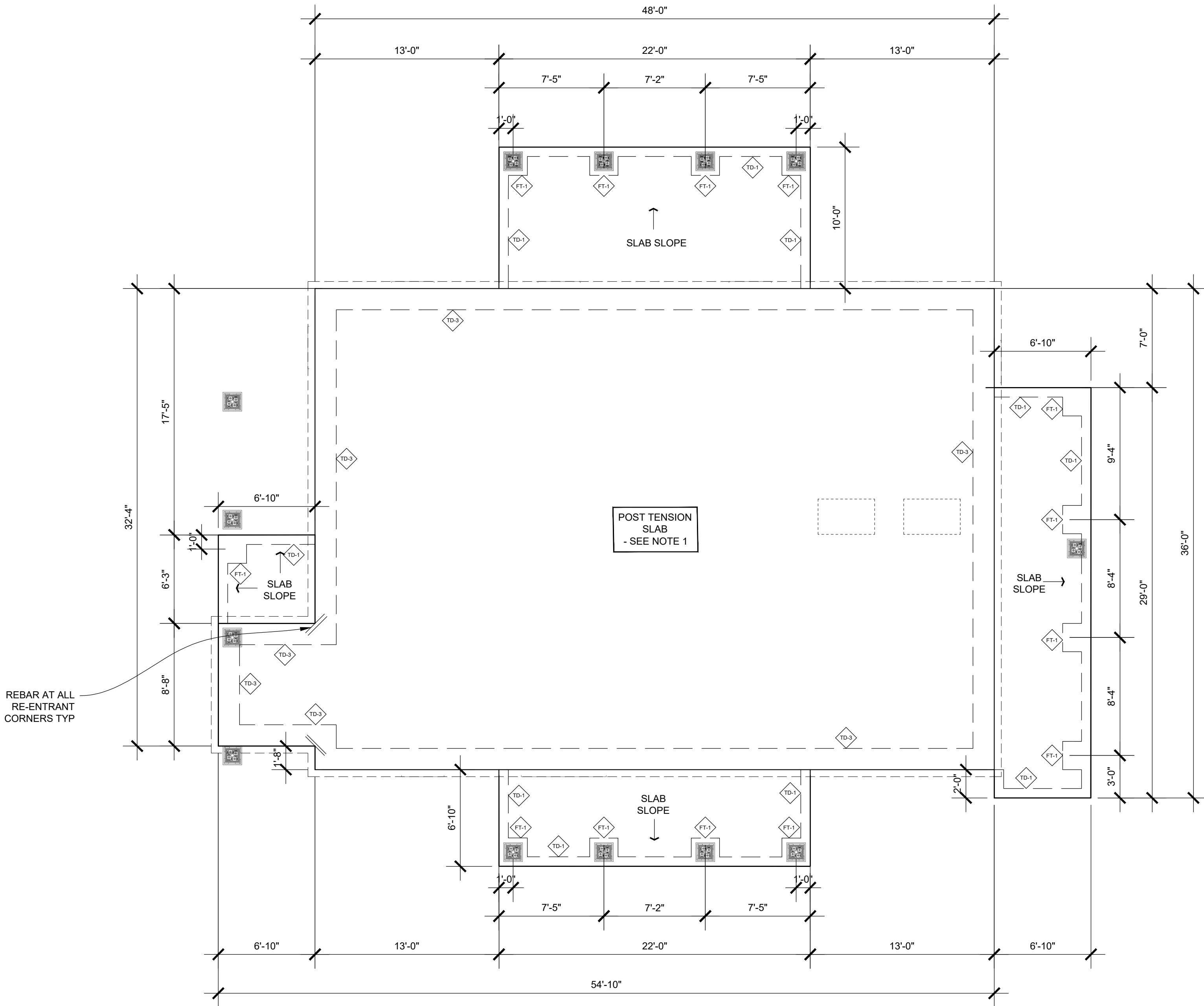
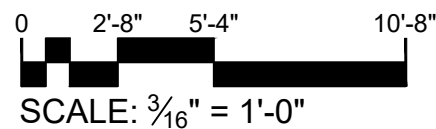
- TD-1 NON-LOAD BEARING SLAB EDGE 8" WIDE MIN. w/ (2) #4 - REF #4/S2.1
- TD-2 TYP. EXTERIOR SLAB EDGE 24" WIDE w/ (3) #4's - REF #1/S2.1
- TD-3 THICKENED SLAB @ LOAD BEARING WALL 18" WIDE w/ (3) #4's - REF #2/S2.3
- TD-4 THICKENED SLAB @ LOAD BEARING TENANT SEP. WALL 24" WIDE w/ (4) #4's - REF #4 & #7/S2.2
- TD-5 THICKENED SLAB @ LOAD BEARING BUILDING SEP. WALL 24" WIDE w/ (4) #4's - REF #1/S2.3
- TD-6 THICKENED SLAB @ FOOT OF STAIR 12" WIDE w/ (2) #4's - REF #9/S2.3
- FT-1 FOOTING @ COLUMN 24"x24"x18" DEEP w/ (3) #4's EACH WAY - REF #7/S2.1
- TYP. SHEAR WALL HOLDDOWN LOCATION, ARROW POINTS TO WALL w/ HOLDDOWN

GENERAL FOUNDATION NOTES:

- CONTROL JOINTS (CJ) MAX. SPACING IS 12'-0" O.C. IN BOTH DIRECTIONS. CJ TO BE LOCATED BETWEEN INDIVIDUAL UNITS. TYP. CJ IN SLAB TO BE OFFSET FROM CENTERLINE OF LOAD BEARING WALLS, SEPARATION WALLS & TENANT UNIT/BREEZEWAY SEPARATION WALLS BY A MINIMUM OF 24" TYP.
- 4" SLAB TO BE 3,000 PSI CONCRETE w/ 6x6 W1.4W1.4 W.W.F. OVER (1) LAYER 10 MIL POLY. LAPPED 8" MIN. TYP. (TAPE & SEAL ALL SEAMS). SUPPORT WWF MESH ON PRECAST CONCRETE SUPPORTS OR STEEL CHAIRS @ 4'-0" OC EACH WAY. 1" CLEAR FROM TOP OF SLAB.
- FINISHED FIRST FLOOR ELEVATION (VARIES BY BUILDING) TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE. TYP. AND GRADED WITH A MINIMUM 5% SLOPE AWAY FROM FOUNDATION WALLS AT BUILDING PERIMETER, TYP.
- INSTALL HORIZONTAL REINFORCEMENT IN SLAB @ RE-ENTRANT CORNERS (2) #4 @ 4'-0". TYP.
- ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS. AVOID RUNNING DOWNSPOUT LEADERS @ AC COMPRESSOR PADS. WHERE UNAVOIDABLE RUN DOWNSPOUTS UNDER COMPRESSOR PADS IF NOT POSSIBLE MOVE DOWNSPOUTS.
- POST-TENSION SLAB ON GRADE. IF REQUIRED, TO BE DESIGNED & PERMITTED BY OTHERS. PLANS MUST BE SUBMITTED TO LOCAL CITY/COUNTY FOR APPROVAL AS A DEFERRED SUBMITTAL. REFER TO POST-TENSION SLAB DESIGN DRAWINGS FOR SLAB AND REINFORCING INFO.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION AREA COVERED BY DETAIL
- BREAKLINE



1 CLUBHOUSE FOUNDATION PLAN
3/16" = 1'-0"



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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: NG
Checked By: WT
Date Issue

CLUBHOUSE
FOUNDATION PLANS

S1.3

WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)

BEAM SCHEDULE:

- (B1) (2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B2) (3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B3) (3) P.T. 2x10 w/ 6x6 @ EA. END
(B4) (3) 1 1/2" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B5) (2) 1 1/2" x 9 1/2" LVL w/ SIMPSON HANGER EA. END
(B6) (2) 1 1/2" x 9 1/2" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
(B7) (2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B8) (3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B9) (3) 1 1/2" x 9 1/2" LVL w/ 6x6 @ EA. END
(B10) (2) 1 1/2" x 9 1/2" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

- A 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
B 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
C 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
D 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
E 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
F PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
G PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
H PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CHORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
J PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
K 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
L DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
M P.T. 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
N P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
O PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

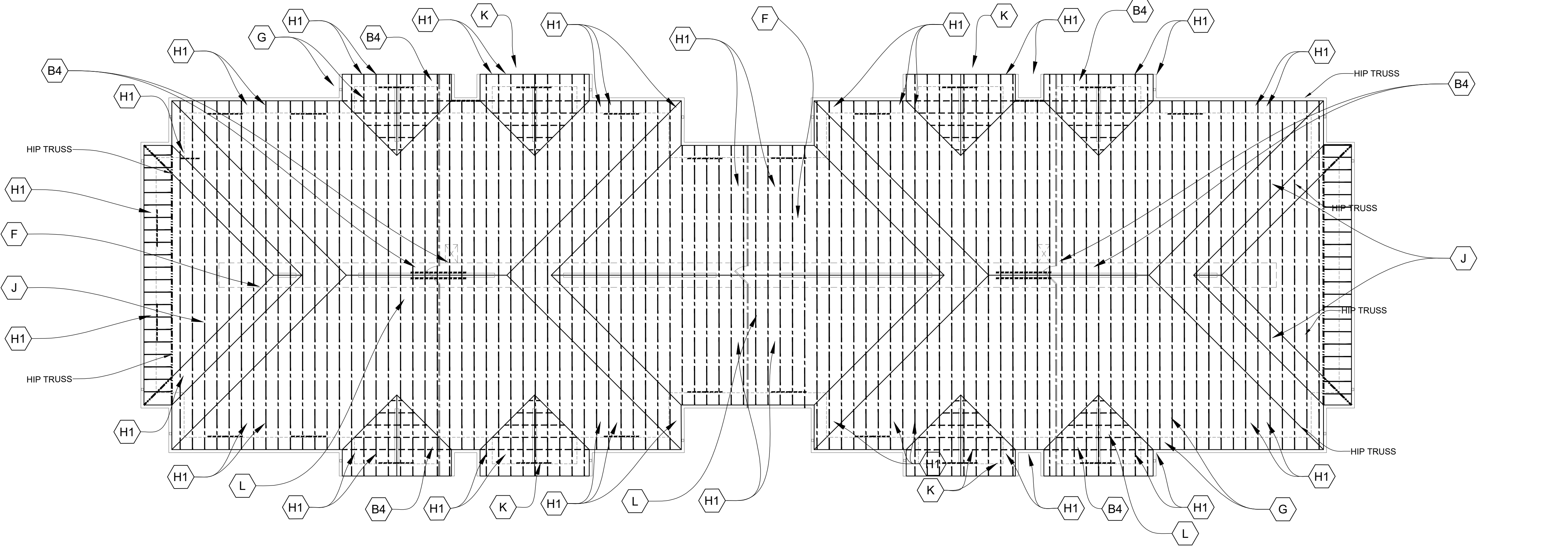
GENERAL FRAMING NOTES:

1. NO USE OF TROPICAL WOOD FOR LUMBER OR MILLWORK PERMITTED.
2. USE BUILDING MATERIAL EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF SITE WHERE FEASIBLE.
3. SEE ELEVATIONS ON SHEETS A3.1 & A3.2 FOR ALL BRICK VENEER LOCATIONS.
4. ALL BUILDINGS & UNIT CEILING HEIGHTS ARE TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. G.C. TO COORDINATE TRUSS DESIGN w/ ALL HVAC AND PLUMBING LAYOUTS.
6. ALL PENETRATIONS "THROUGH", "AROUND", AND AT "SEAMS AND GAPS" TO BE SEALED.
7. SEAL ALL DRYWALL PENETRATIONS AT UNIT ENVELOPE.
8. PROVIDE LADDER BLOCKING @ ALL NON-LOAD BEARING WALL HEADERS.
9. LINTELS CARRY MASONRY ONLY. WHERE FLOOR, ROOF, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

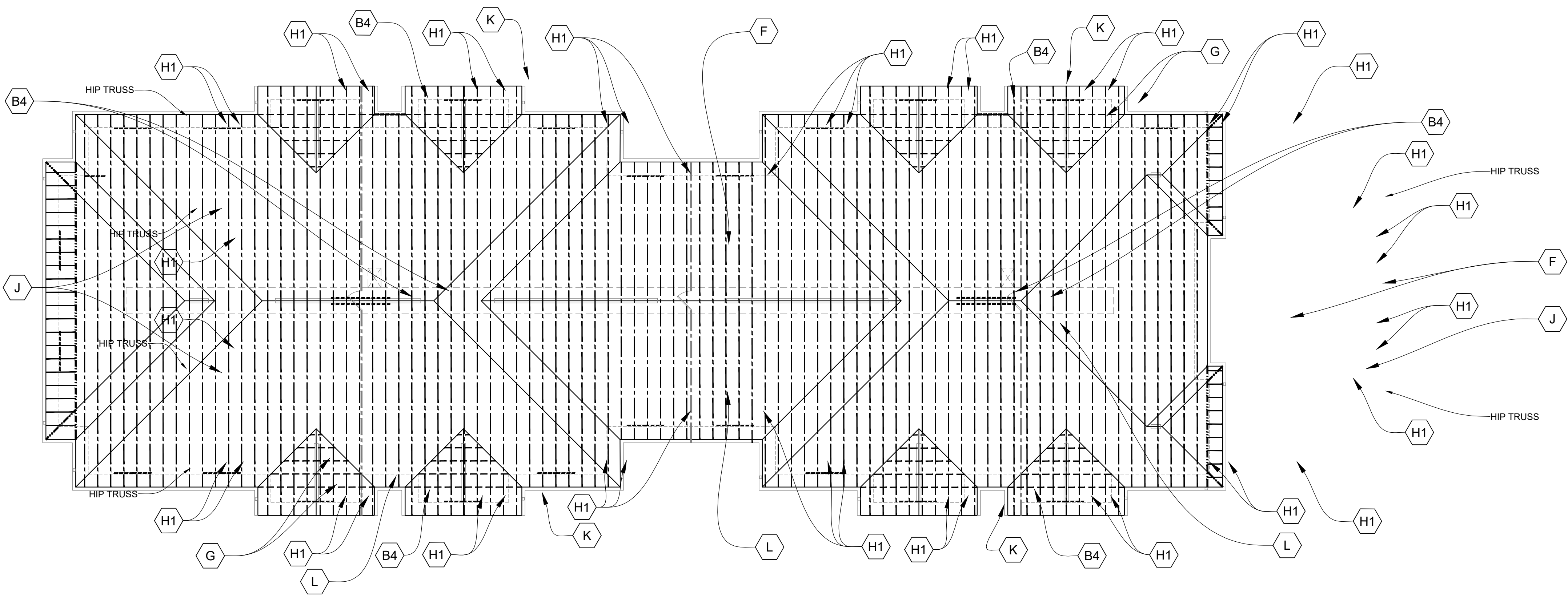
PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
-XXX- TYP. DIMENSION CALL-OUT
-XXX- WALL SECTION NUMBER
-XXX- DWG. SECTION LOCATION
-XXX- ELEVATION NUMBER
-XXX- DWG. ELEVATION LOCATION
-XXX- ELEVATION NUMBER
-XXX- DWG. ELEVATION LOCATION
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-XX- DOOR NUMBER DESIGNATION
-XX- DETAIL NUMBER
-XX- DWG. DETAIL LOCATION
-XX- AREA COVERED BY DETAIL
-XXX- BREAKLINE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



2 BUILDING 300 - ROOF FRAMING PLAN
3/32" = 1'-0"



1 BUILDING 100 & 200 - ROOF FRAMING PLAN
3/32" = 1'-0"



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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LJ
Checked By: WT
Date Issue

BUILDING #100, #200 & #300
ROOF FRAMING PLANS

S1.4

WALL LEGEND:

- NON RATED INTERIOR WALL
===== 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
===== 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
===== 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
===== 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
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BEAM SCHEDULE:

- (B1) (2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B2) (3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B3) (3) P.T. 2x10 w/ 6x6 @ EA. END
(B4) (3) 1 3/4" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B5) (2) 1 3/4" x 9 3/4" LVL w/ SIMPSON HANGER EA. END
(B6) (2) 1 3/4" x 9 3/4" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
(B7) (2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B8) (3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B9) (3) 1 3/4" x 9 3/4" LVL w/ 6x6 @ EA. END
(B10) (2) 1 3/4" x 9 3/4" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

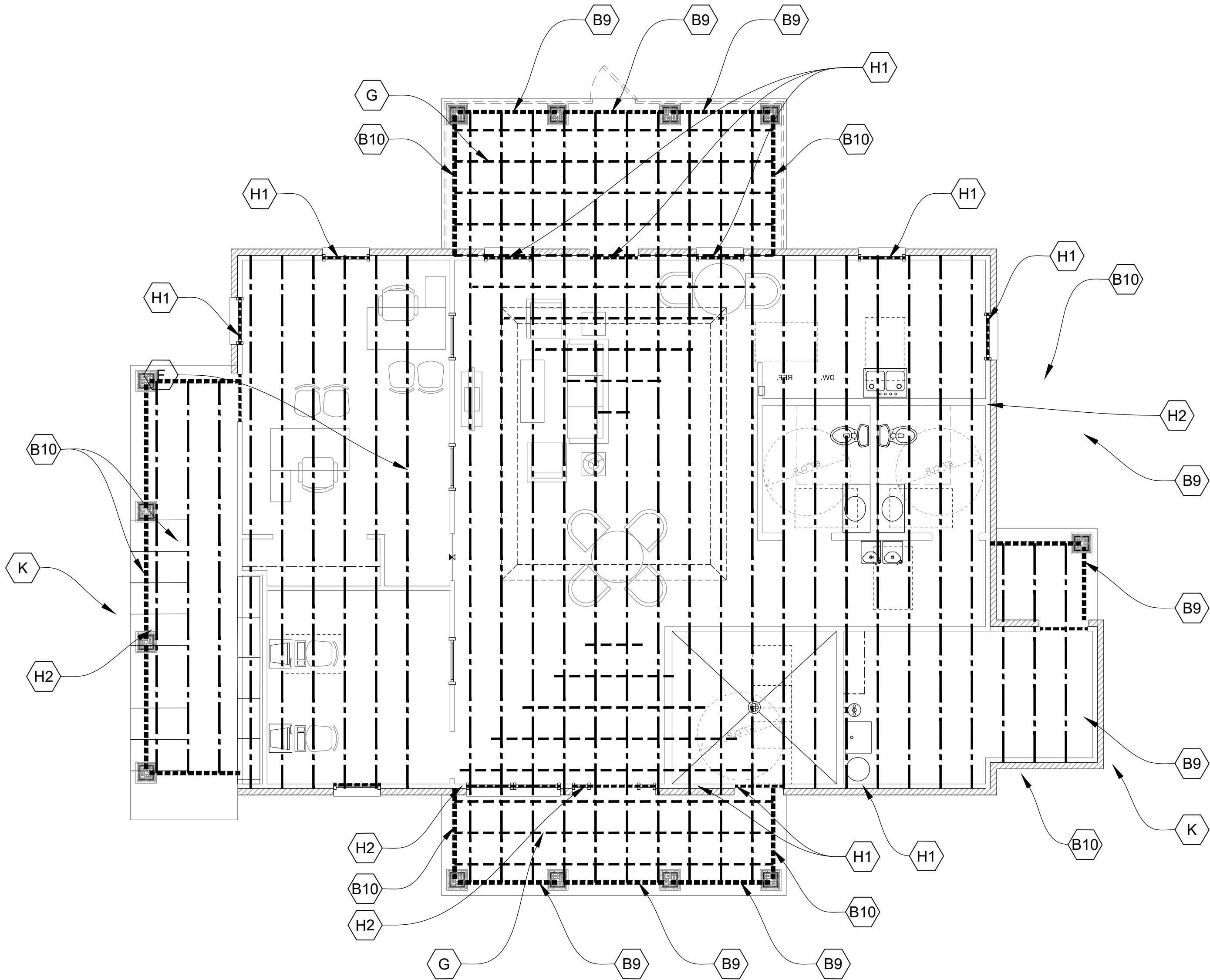
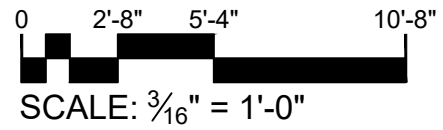
- (A) 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
(B) 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(C) 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
(D) 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
(E) 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(F) PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
(G) PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(H) PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(J) PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
(K) 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
(L) DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
(M) P.T. 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
(N) P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(D) PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

GENERAL FRAMING NOTES:

1. NO USE OF TROPICAL WOOD FOR LUMBER OR MILLWORK PERMITTED.
2. USE BUILDING MATERIAL EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF SITE WHERE FEASIBLE.
3. SEE ELEVATIONS ON SHEETS A3.1 & A3.2 FOR ALL BRICK VENEER LOCATIONS.
4. ALL BUILDING & UNIT CEILING HEIGHTS ARE TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. G.C. TO COORDINATE TRUSS DESIGN w/ ALL HVAC AND PLUMBING LAYOUTS.
6. ALL PENETRATIONS "THROUGH", "AROUND", AND AT "SEAMS AND GAPS" TO BE SEALED.
7. SEAL ALL DRYWALL PENETRATIONS AT UNIT ENVELOPE.
8. PROVIDE LADDER BLOCKING @ ALL NON-LOAD BEARING WALL HEADERS.
9. LINTELS CARRY MASONRY ONLY. WHERE FLOOR, ROOF, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
X-XXX-X TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER
DWG. SECTION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE



DEL VALLE + MCNEIL, LLC
Structural Engineers
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404.369.0058

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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date Issue

CLUBHOUSE
FRAMING PLANS

S1.5

WALL LEGEND:

- NON RATED INTERIOR WALL
===== 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
===== 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
===== 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
===== 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
===== 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)

BEAM SCHEDULE:

- (B1) (2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B2) (3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B3) (3) P.T. 2x10 w/ 6x6 @ EA. END
(B4) (3) 1 3/4" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B5) (2) 1 3/4" x 9 1/2" LVL w/ SIMPSON HANGER EA. END
(B6) (2) 1 3/4" x 9 1/2" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
(B7) (2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B8) (3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B9) (3) 1 3/4" x 9 1/2" LVL w/ 6x6 @ EA. END
(B10) (2) 1 3/4" x 9 1/2" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

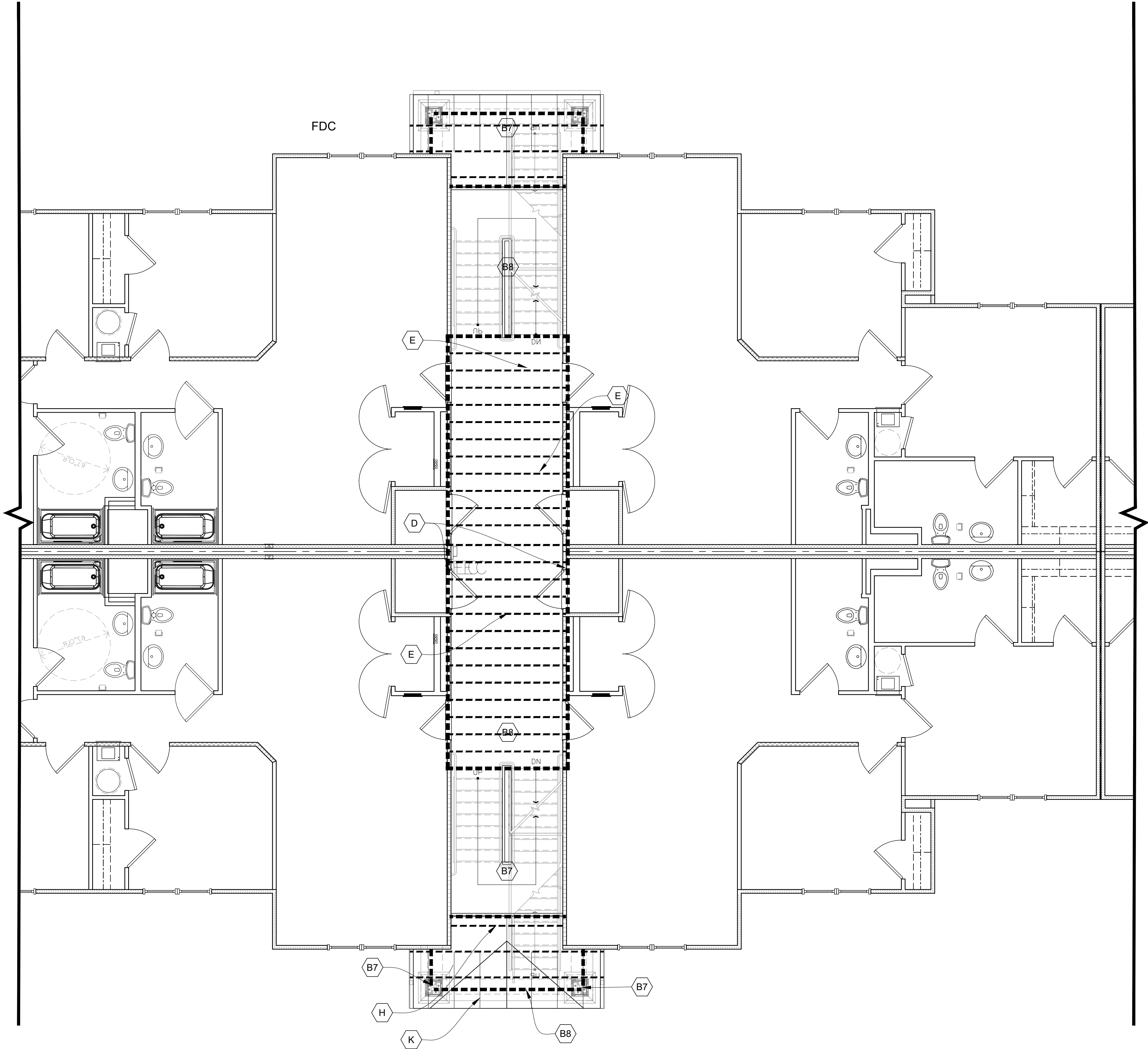
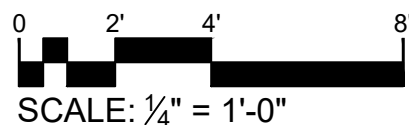
- (A) 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
(B) 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(C) 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
(D) 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
(E) 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(F) PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
(G) PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(H) PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CHORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(J) PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
(K) 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
(L) DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
(M) P.T. 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
(N) P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(O) PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

GENERAL FRAMING NOTES:

1. NO USE OF TROPICAL WOOD FOR LUMBER OR MILLWORK PERMITTED.
2. USE BUILDING MATERIAL EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF SITE WHERE FEASIBLE.
3. SEE ELEVATIONS ON SHEETS A3.1 & A3.2 FOR ALL BRICK VENEER LOCATIONS.
4. ALL BUILDING & UNIT CEILING HEIGHTS ARE TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. G.C. TO COORDINATE TRUSS DESIGN w/ ALL HVAC AND PLUMBING LAYOUTS.
6. ALL PENETRATIONS "THROUGH", "AROUND", AND AT "SEAMS AND GAPS" TO BE SEALED.
7. SEAL ALL DRYWALL PENETRATIONS AT UNIT ENVELOPE.
8. PROVIDE LADDER BLOCKING @ ALL NON-LOAD BEARING WALL HEADERS.
9. LINTELS CARRY MASONRY ONLY. WHERE FLOOR, ROOF, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

PROJECT SYMBOLS:

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X-XXX-X TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER
DWG. SECTION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE



1 2ND FLOOR DOUBLE STAIR BREEZEWAY FRAMING PLAN
1/4" = 1'-0"



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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date Issue

BUILDING #100, #200 & #300
STAIR FRAMING PLANS

S1.6

WALL LEGEND:

- NON RATED INTERIOR WALL
===== 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
===== 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
===== 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
===== 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
===== 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)

BEAM SCHEDULE:

- (B1) (2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B2) (3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B3) (3) P.T. 2x10 w/ 6x6 @ EA. END
(B4) (3) 1 3/4" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B5) (2) 1 3/4" x 9 1/2" LVL w/ SIMPSON HANGER EA. END
(B6) (2) 1 3/4" x 9 1/2" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
(B7) (2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B8) (3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B9) (3) 1 3/4" x 9 1/2" LVL w/ 6x6 @ EA. END
(B10) (2) 1 3/4" x 9 1/2" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

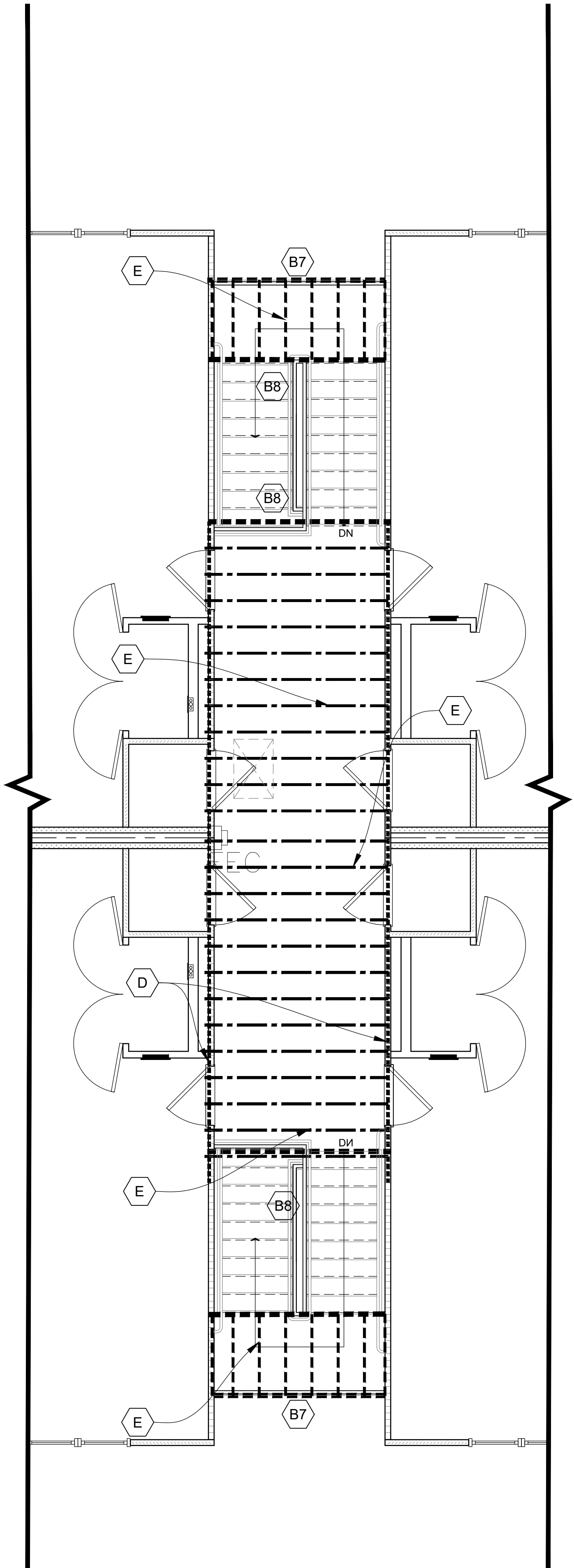
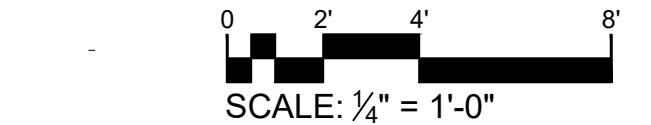
- (A) 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
(B) 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(C) 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
(D) 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
(E) 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(F) PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
(G) PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(H) PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
(J) PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
(K) 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
(L) DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
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(N) P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
(D) PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

GENERAL FRAMING NOTES:

1. NO USE OF TROPICAL WOOD FOR LUMBER OR MILLWORK PERMITTED.
2. USE BUILDING MATERIAL EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF SITE WHERE FEASIBLE.
3. SEE ELEVATIONS ON SHEETS A3.1 & A3.2 FOR ALL BRICK VENEER LOCATIONS.
4. ALL BUILDING & UNIT CEILING HEIGHTS ARE TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. G.C. TO COORDINATE TRUSS DESIGN w/ ALL HVAC AND PLUMBING LAYOUTS.
6. ALL PENETRATIONS "THROUGH", "AROUND", AND AT "SEAMS AND GAPS" TO BE SEALED.
7. SEAL ALL DRYWALL PENETRATIONS AT UNIT ENVELOPE.
8. PROVIDE LADDER BLOCKING @ ALL NON-LOAD BEARING WALL HEADERS.
9. LINTELS CARRY MASONRY ONLY. WHERE FLOOR, ROOF, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
X-XXX-X TYP. DIMENSION CALL-OUT
WALL SECTION NUMBER
DWG. SECTION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION NUMBER
DWG. ELEVATION LOCATION
ELEVATION HEIGHT CALL OUT / DATUM
DOOR NUMBER DESIGNATION
DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
BREAKLINE



1 TYPICAL 3RD FLOOR SINGLE STAIR BREEZEWAY FRAMING PLAN
1/4" = 1'-0"



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WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

Project No.:	2024-012
Project Date:	02-18-2025
Drawn By:	LI
Checked By:	WT
Date	Issue

BLDG #100 & #200
STAIR FRAMING PLANS

S1.7

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)

BEAM SCHEDULE:

- (B1) (2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
- (B2) (3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
- (B3) (3) P.T. 2x10 w/ 6x6 @ EA. END
- (B4) (3) 1 1/2" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
- (B5) (2) 1 1/2" x 9 1/2" LVL w/ SIMPSON HANGER EA. END
- (B6) (2) 1 1/2" x 9 1/2" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
- (B7) (2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
- (B8) (3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
- (B9) (3) 1 1/2" x 9 1/2" LVL w/ 6x6 @ EA. END
- (B10) (2) 1 1/2" x 9 1/2" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

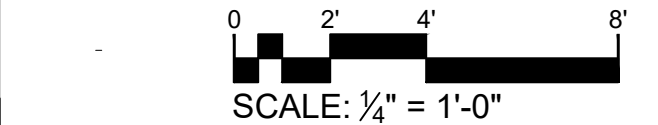
- (A) 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
- (B) 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (C) 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
- (D) 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
- (E) 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
- (F) PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
- (G) PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (H) PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CHORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (J) PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TRYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
- (K) 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
- (L) DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
- (M) P.T. 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
- (N) P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
- (D) PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

GENERAL FRAMING NOTES:

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- UNIT'S CARRY MASONRY ONLY. WHERE FLOOR, ROOFS, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION
- AREA COVERED BY DETAIL
- BREAKLINE



LEGEND:

- TYP. SHEAR WALL HOLDDOWN LOCATION, ARROW POINTS TO WALL w/ HOLDDOWN - SEE FOUNDATION PLANS FOR LOCATIONS
- TYP. GYP SHEAR WALL - SEE SHEAR WALL SCHEDULE FOR NAILING PATTERN - TYP. GYP SHEAR WALL - SEE SHEAR WALL SCHEDULE FOR NAILING PATTERN

- NOTES:
- SEE S1.6 FOR FOR SHEAR WALL SCHEDULE AND SHEAR WALL END COLUMN LOAD INFORMATION

SHEAR WALL END COLUMN LOAD & HOLD-DOWN SCHEDULE				
FLOOR	TRANSVERSE INT	LOCATION	LONG EXT	BREEZEWAY/TENANT SEPARATION
1st FLOOR 3-STORY	2.6K / HDU4	7.8K / HDU11	2.0K / DT12Z	2.0K / DT12Z
2nd FLOOR 3-STORY	1.0K / CS20	3.4K / (2) CS16	1.0K / CS20	1.0K / CS20
3rd FLOOR 3-STORY	1.0K / CS20	1.0K / CS20	0.9K / CS20	0.9K / CS20

- NOTES:
- LOADS SHOWN ARE FOR SIZING END COLUMNS AND CONTINUOUS ROD TIE-DOWN SYSTEM.
 - HOLDDOWNS SHOWN ARE USED ONLY AS AN ALTERNATE TO THE CONTINUOUS ROD TIE-DOWN SYSTEM
 - STUDS ARE REQUIRED IN ADDITION TO CONTINUOUS TIE-DOWN ROD REQUIRED AT EACH SHEAR WALL END

SHEAR WALL END COLUMN	
LOAD	SIZE
LESS THAN 9K	(2) 2x4 / (2) 2x6
UP TO 10.0K	(3) 2x4 / (2) 2x6

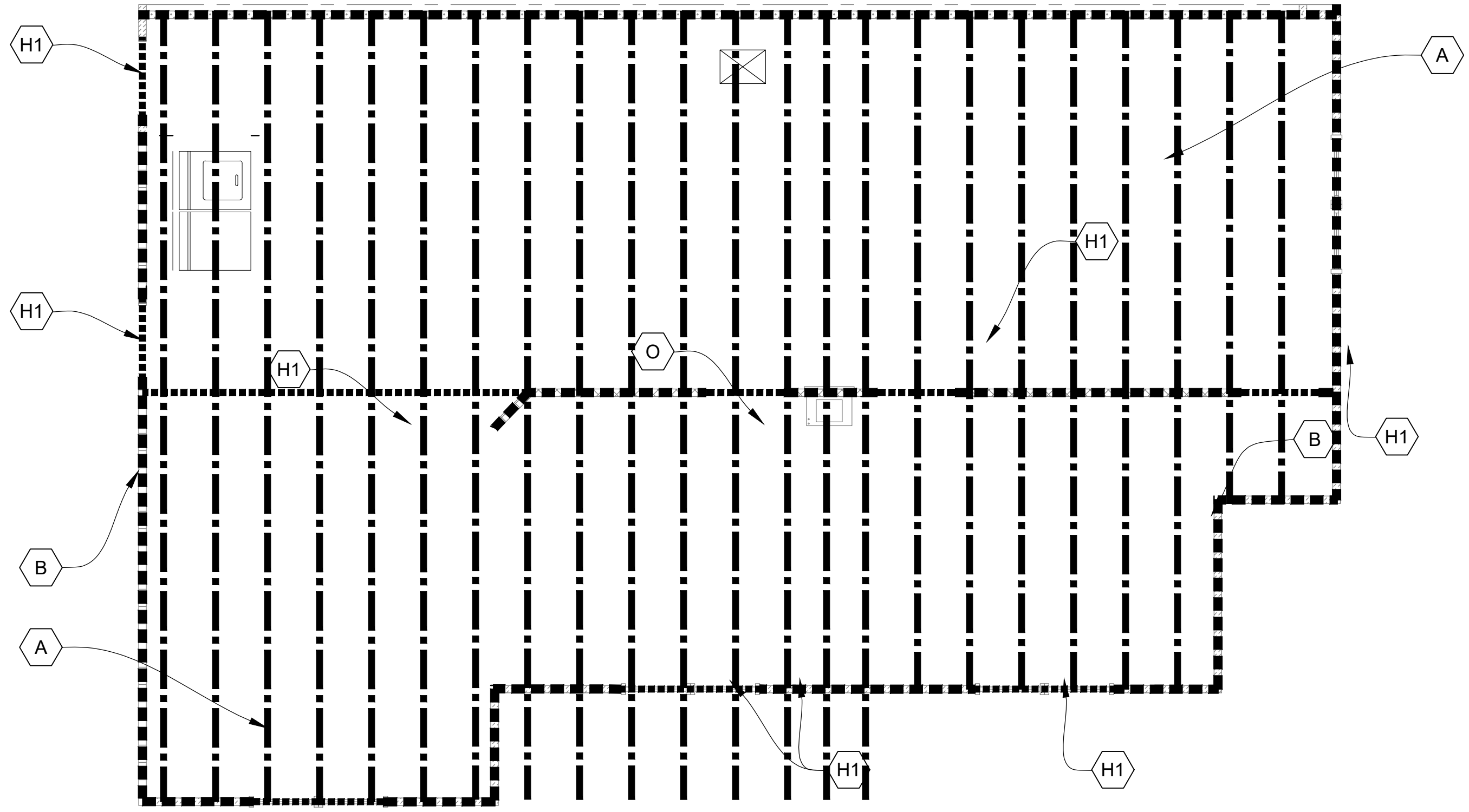
- NOTES:
- SEE SHEAR WALL END COLUMN LOAD TABLE FOR LOAD
 - STUDS ARE REQUIRED IN ADDITION TO CONTINUOUS TIE-DOWN ROD REQUIRED AT EACH SHEAR WALL END

SHEAR WALL SCHEDULE					
FLOOR	TRANSVERSE INT	TRANSVERSE EXT	LONG INT	LONG EXT	BREEZEWAY/TENANT SEPARATION
1st FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)
2nd FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)
3rd FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (UNBLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (UNBLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (UNBLOCKED)

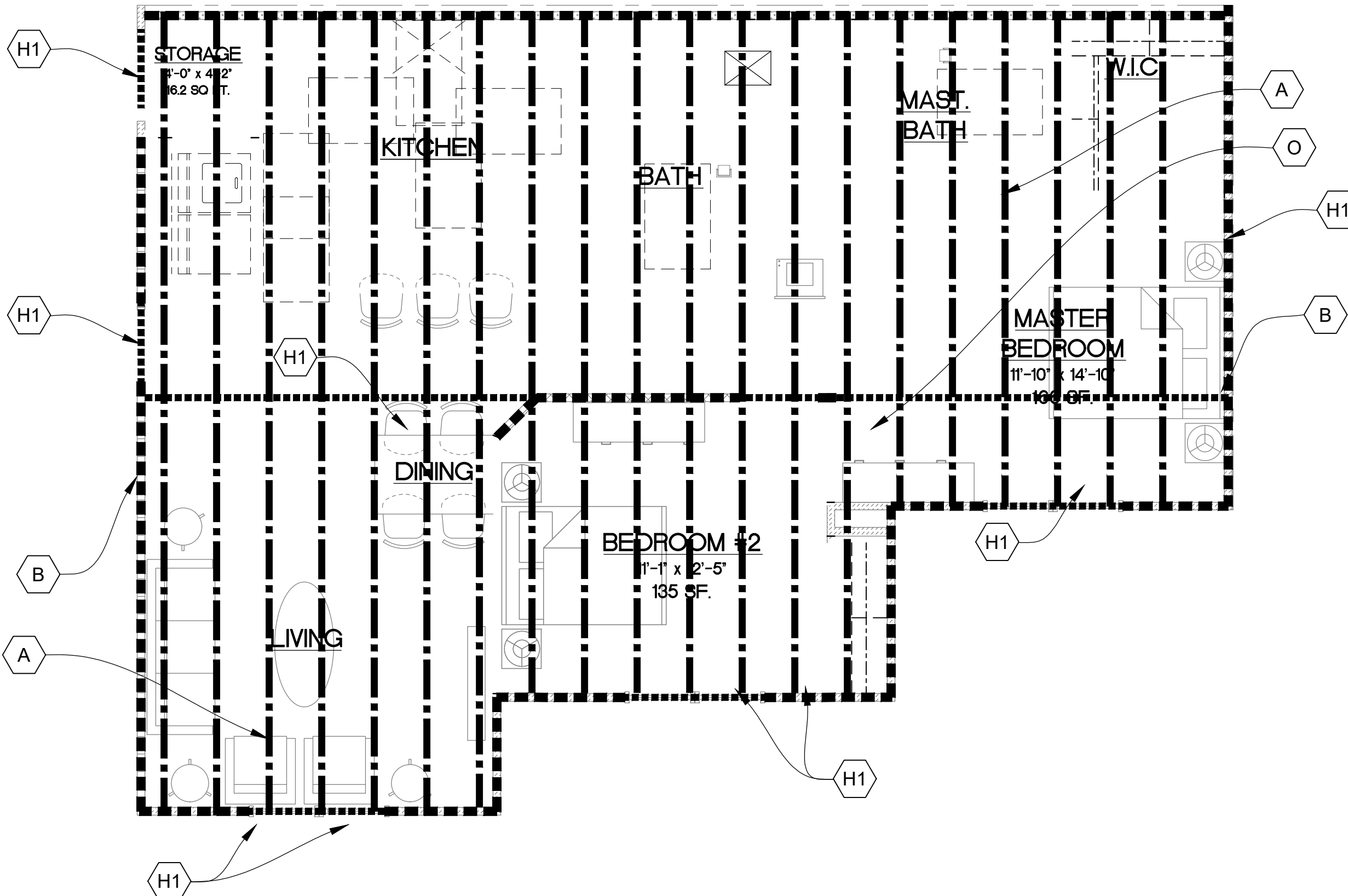
- NOTES:
- EXTERIOR WALLS/TENANT SEPARATION WALLS, AND BREEZEWAY WALLS TO BE SHEAR WALLS AS SHOWN ON SHEAR WALL PLANS.
 - ALL EXTERIOR SHEATHING FOR EACH FLOOR TO BE NAILED IN ACCORDANCE W/ SHEAR WALL SCHEDULE.
 - ALL UNBOLTED EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING MEMBERS. BOLT UP POSTS SHALL BE NAILED WITH ONE ROW 16D NAILS AT 12" O.C. MAX. STAGGERED WITH ADJACENT NAILS DRAWN FROM OPPOSITE SIDES. 2x4 STUDS REQUIRED AT ENDS U.N.O.
 - AT SHEAR WALLS WITH BLOCKING REQUIRED AT EDGES, BLOCKING CAN BE INSTALLED IN FLAT DIRECTION ON SIDE WITH REQUIRED SHEAR WALL SHEATHING.
 - SHEAR WALLS TO HAVE 3" DIAMETER ANCHOR BOLTS, SPACED AT 32" O.C. AND 12" FROM ENDS, WITH 7" EMBEDDED INTO CONCRETE.
 - SHEAR WALLS WITH TRUSSES BEARING PERPENDICULAR TO WALL SHALL HAVE 2x4 CROSS BRACING BETWEEN TRUSSES FOR THE LENGTH OF THE SHEAR WALL (SEE DETAIL S0.2)
 - SHEAR WALLS WITH TRUSSES BEARING ON WALL SHALL HAVE BOTTOM CHORD OF TRUSS ATTACHED TO TOP PLATE OF WALL WITH 16D NAILS AT 4" ON CENTER GYPSUM SHEATHING IN FLOOR TRUSSES TO BE FASTENED SAME AS SHEAR WALLS BELOW.
 - SHEAR WALLS TO HAVE A CONTINUOUS ROD TIE-DOWN SYSTEM FOR HOLDDOWNS AT ENDS OF SHEAR WALLS AS SHOWN ON THE DWGS. HOLDDOWN LOCATIONS ARE CENTERED ON THE PLANS. CONTINUOUS ROD TIE-DOWN SUPPLIER TO SUBMIT SHOP DRAWINGS TO STRUCTURAL FOR APPROVAL PRIOR TO INSTALLATION.
 - EXTERIOR OSB SHEATHING LAPPING THE FLOOR TRUSSES ABOVE AND BELOW SHALL BE ATTACHED TO TOP OF THE LOWER FLOOR STUDS AND BOTTOMS OF THE UPPER FLOOR STUDS WITH 8d NAILS AT 4" ON CENTER. (SEE DETAIL S0.4-1)
 - AS CLIPS @ 24" O.C. REQUIRED @ TRUSSES BEARING @ TENANT SEPARATION (SEE DETAIL S0.2)
 - AS AN ALTERNATE TO CONTINUOUS ROD TIE-DOWN SYSTEM, HOLDDOWNS AT EACH FLOOR MAY BE USED AS SHOWN IN THE SHEAR WALL END COLUMN LOAD TABLE ON S0.2 & DETAILS ON S0.2

TYPICAL HEADER AND POST SCHEDULE						
TAG	HEADER SIZE	1ST FLOOR		2ND FLOOR		NOTES
		KING	JACK	KING	JACK	
H1	(2) 2x8	(2) 2x4	(2) 2x4	(2) 2x4	(1) 2x4	(1) 2x4
H2	(2) 2x10	(2) 2x4	(2) 2x4	(2) 2x4	(2) 2x4	(1) 2x4
H3	(2) 2x12	(3) 2x4	(2) 2x4	(3) 2x4	(2) 2x4	(1) 2x4
H4	(3) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
H5	(3) 2x10	(2) 2x6	(2) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
H6	(3) 2x12	(3) 2x6	(2) 2x6	(3) 2x6	(1) 2x6	(1) 2x6

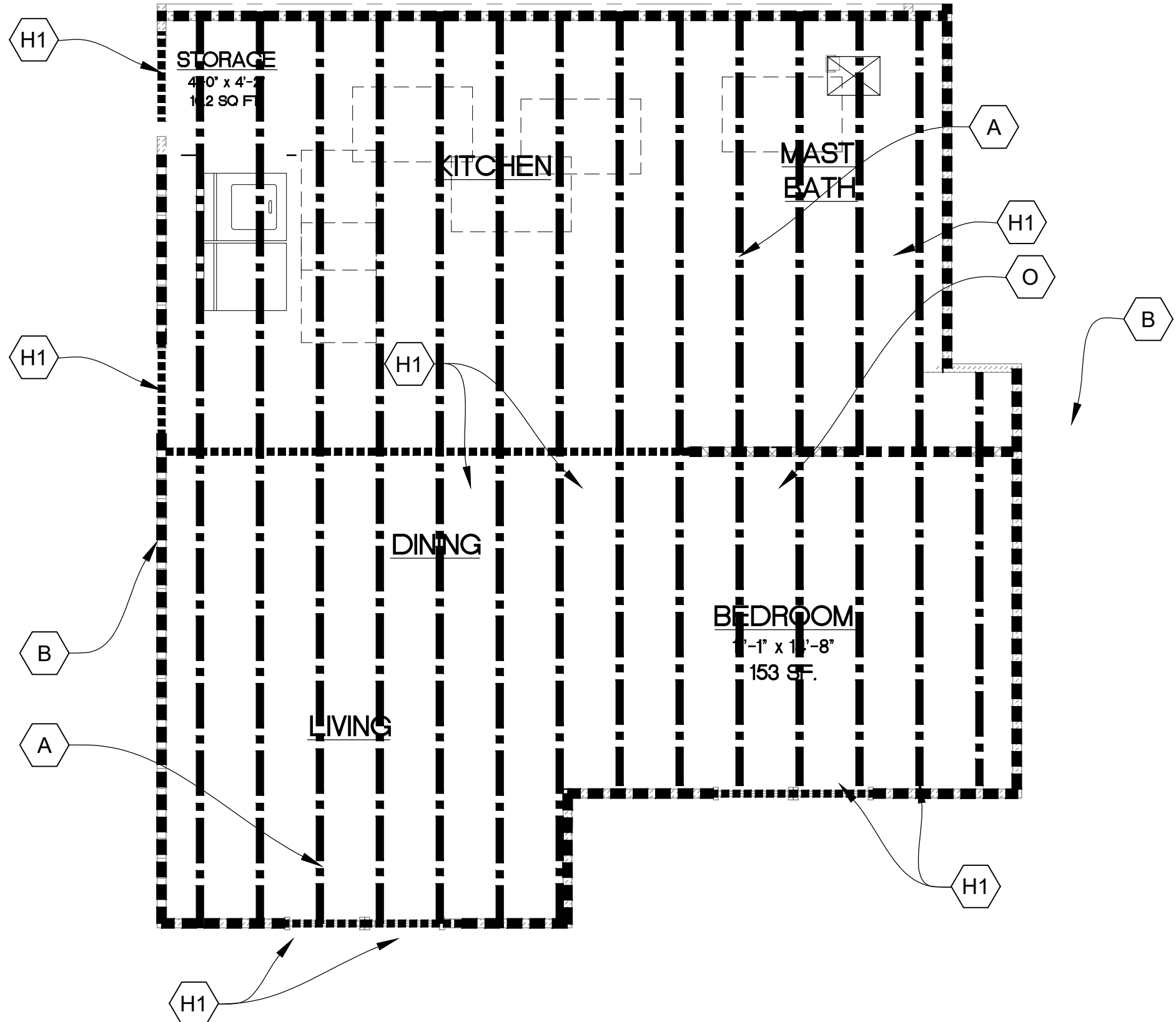
- NOTE:
- FRAMING BASED ON #2 SPF OR #2 SYP GRADE



3 UNIT TYPE "C1(s)" - TYPICAL FRAMING PLAN
1/4" = 1'-0"



2 UNIT TYPE "B1" - TYPICAL FRAMING PLAN
1/4" = 1'-0"



1 UNIT TYPE "A1" - TYPICAL FRAMING PLAN
1/4" = 1'-0"



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WEST CUMBERLAND 2

S RAEFORD RD
FAYETTEVILLE, NC

Project No.: 2024-012
Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date: Issue

BUILDING #100 & #200
UNIT FRAMING PLANS

S1.8

WALL LEGEND:	
	NON RATED INTERIOR WALL 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356) 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341) 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305) 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311) 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
BEAM SCHEDULE:	
(B1)	(2) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B2)	(3) P.T. 2x10 w/ 6x6 @ ONE END, (2) 2x6 ONE END
(B3)	(3) P.T. 2x10 w/ 6x6 @ EA. END
(B4)	(3) 1 3/4" x 7 1/2" LVL w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B5)	(2) 1 3/4" x 9 3/4" LVL w/ SIMPSON HANGER EA. END
(B6)	(2) 1 3/4" x 9 3/4" LVL w/ P.T. 4x4 OR STEEL POST BOTH ENDS
(B7)	(2) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B8)	(3) 2x10 w/ (3) 2x6 CONT. TO FOUNDATION EA. END
(B9)	(3) 1 3/4" x 9 3/4" LVL w/ 6x6 @ EA. END
(B10)	(2) 1 3/4" x 9 3/4" LVL w/ (2) 2x4 @ EA. END

BUILDING FRAMING KEY NOTES:

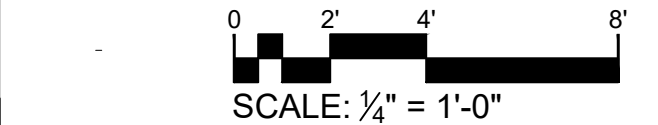
- (A) 18" TRUSSES @ 24" O.C. MAX. 40 PSF LIVE LOAD w/ SIMPSON THA29 EA. SIDE (REDUCE SPACING TO 16" O.C. WHEN SPAN EXCEEDS 24'-0") SEE ENGINEERED TRUSS SHOP DWGS.
- (B) 18" LADDER TRUSS w/ 6x6 VERT. @ 16" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (C) 14" TRUSSES @ 16" O.C. 100 PSF LIVE LOAD w/ SIMPSON THA29 EA. END
- (D) 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ (2) 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
- (E) 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
- (F) PRE-MANUFACTURED ROOF TRUSSES 24" O.C. w/ SIMPSON H2.5 CLIP EA. END U.N.O. - SEE ENGINEERED TRUSS SHOP DWGS.
- (G) PRE-MANUFACTURED STEP-BACK TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (H) PRE-MANUFACTURED GABLE END TRUSS w/ GABLE FRAMING @ 16" O.C. & DROPPED TOP CHORD TO ACCEPT OUTRIGGERS ROOF TRUSSES @ 24" O.C. - SEE ENGINEERED TRUSS SHOP DWGS.
- (J) PRE-MANUFACTURED ROOF GIRDER TRUSS (PROVIDE (3) 2x4 POST MIN. DOWN TO FOUNDATION @ ALL TRUSS GIRDER BEARING, TYP.) - SEE ENGINEERED TRUSS SHOP DWGS.
- (K) 2x4 OUTLOOKERS @ 24" O.C. w/ H2.5 EA. END @ GABLE AND A35 @ SUPPORTING TRUSS EA. END, TYP.
- (L) DRAFTSTOP TRUSS w/ 2x6 VERTICALS @ 24" O.C. ALIGNED w/ TOP OF BREEZEWAY/TENANT SEPARATION WALL - SEE ENGINEERED TRUSS SHOP DWGS.
- (M) P.T. 2x10 LEDGER BOARD BOLTED TO LADDER TRUSS VERT. w/ 7/8" x 5" THRU BOLTS w/ WASHERS @ 16" O.C. STAGGERED (COUNTER SINK BOLT HEADS.)
- (N) P.T. 2x10 JOIST @ 16" O.C. w/ LUS210 HANGER EA. END
- (O) PRE-MANUFACTURED GIRDER TRUSS w/ (4) 2x4/2x6 POST CONT. TO FOUNDATION

GENERAL FRAMING NOTES:

1. NO USE OF TROPICAL WOOD FOR LUMBER OR MILLWORK PERMITTED.
2. USE BUILDING MATERIAL EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF SITE WHERE FEASIBLE.
3. SEE ELEVATIONS ON SHEETS A3.1 & A3.2 FOR ALL BRICK VENEER LOCATIONS.
4. ALL BUILDINGS & UNIT CEILING HEIGHTS ARE TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. G.C. TO COORDINATE TRUSS DESIGN w/ ALL HVAC AND PLUMBING LAYOUTS.
6. ALL PENETRATIONS "THROUGH", "AROUND", AND AT "SEAMS AND GAPS" TO BE SEALED.
7. SEAL ALL DRYWALL PENETRATIONS AT UNIT ENVELOPE.
8. PROVIDE LADDER BLOCKING @ ALL NON-LOAD BEARING WALL HEADERS.
9. LINTELS CARRY MASONRY ONLY. WHERE FLOOR, ROOF, OR CONCENTRATED LOADS OCCUR, PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE LINTEL SCHEDULE ON SHEET S0.1 UNLESS NOTED OTHERWISE. LONGEST LEG IS VERTICAL.

PROJECT SYMBOLS:

- XXX-● DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- ✂-XXX-✂ TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER
DWG. SECTION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
- BREAKLINE



LEGEND:

- TYP. SHEAR WALL HOLDDOWN
LOCATION, ARROW POINTS TO WALL w/ HOLDDOWN. - SEE FOUNDATION PLANS FOR LOCATIONS

- TYP. GYP SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR NAILING PATTERN - TYP. GYP SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR NAILING PATTERN

LONG INT
BREEZEWAY
LONG EXT
TRANSVERSE EXT. TO TENANT SEPARATION

- NOTES:
1. SEE S1.6 FOR FOR SHEAR WALL SCHEDULE AND SHEAR WALL END COLUMN LOAD INFORMATION

FLOOR	LOCATION			
	TRANSVERSE INT	TRANSVERSE EXT	LONG EXT	BREEZEWAY/TENANT SEPARATION
1st FLOOR 3-STORY	2.6K / HDU4	7.8K / HDU11	2.0K / DT12Z	2.0K / DT12Z
2nd FLOOR 3-STORY	1.0K / CS20	3.4K / (2) CS16	1.0K / CS20	1.0K / CS20
3rd FLOOR 3-STORY	1.0K / CS20	1.0K / CS20	0.9K / CS20	0.9K / CS20

- NOTES:
1. LOADS SHOWN ARE FOR SIZING END COLUMNS AND CONTINUOUS ROD TIE-DOWN SYSTEM.
2. HOLDDOWNS SHOWN ARE USED ONLY AS AN ALTERNATE TO THE CONTINUOUS ROD TIE-DOWN SYSTEM
3. STUDS ARE REQUIRED IN ADDITION TO CONTINUOUS TIE-DOWN ROD REQUIRED AT EACH SHEAR WALL END

SHEAR WALL END COLUMN	
LOAD	SIZE
LESS THAN 9K	(2) 2x4 (2) 2x6
UP TO 10.0K	(3) 2x4 (2) 2x6

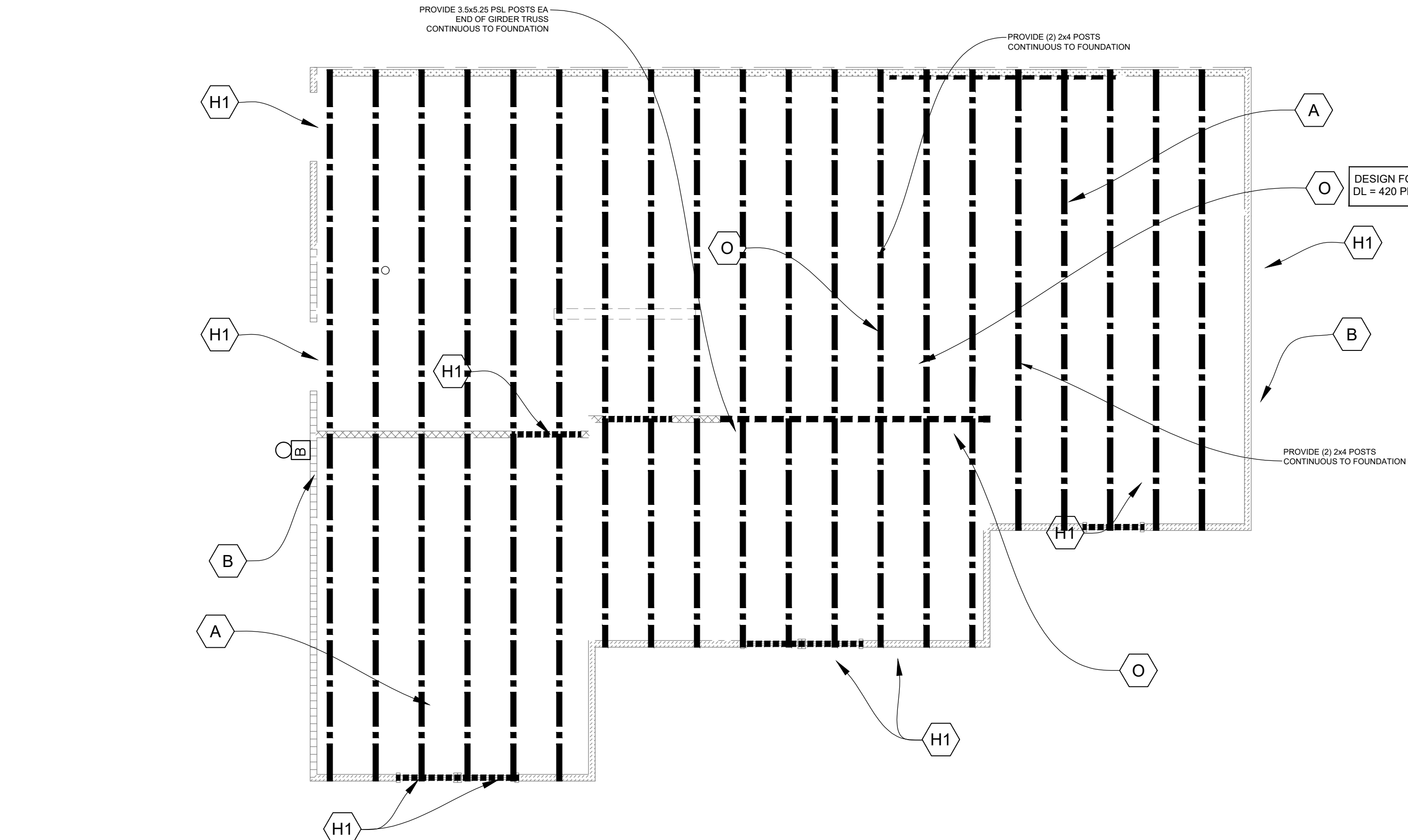
- NOTES:
1. SEE SHEAR WALL END COLUMN LOAD TABLE FOR LOAD
2. STUDS ARE REQUIRED IN ADDITION TO CONTINUOUS TIE-DOWN ROD REQUIRED AT EACH SHEAR WALL END

FLOOR	SHEAR WALL SCHEDULE					
	TRANSVERSE INT	TRANSVERSE EXT	LONG INT	LONG EXT	BREEZEWAY/TENANT SEPARATION	INTERIOR
1st FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)
2nd FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)
3rd FLOOR 3-STORY	3/4" GYP. ID. COOLER @ 4" O.C. (UNBLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" OSB ID. NAILS @ 8" O.C. (UNBLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (BLOCKED)	3/4" GYP. ID. COOLER @ 4" O.C. (UNBLOCKED)

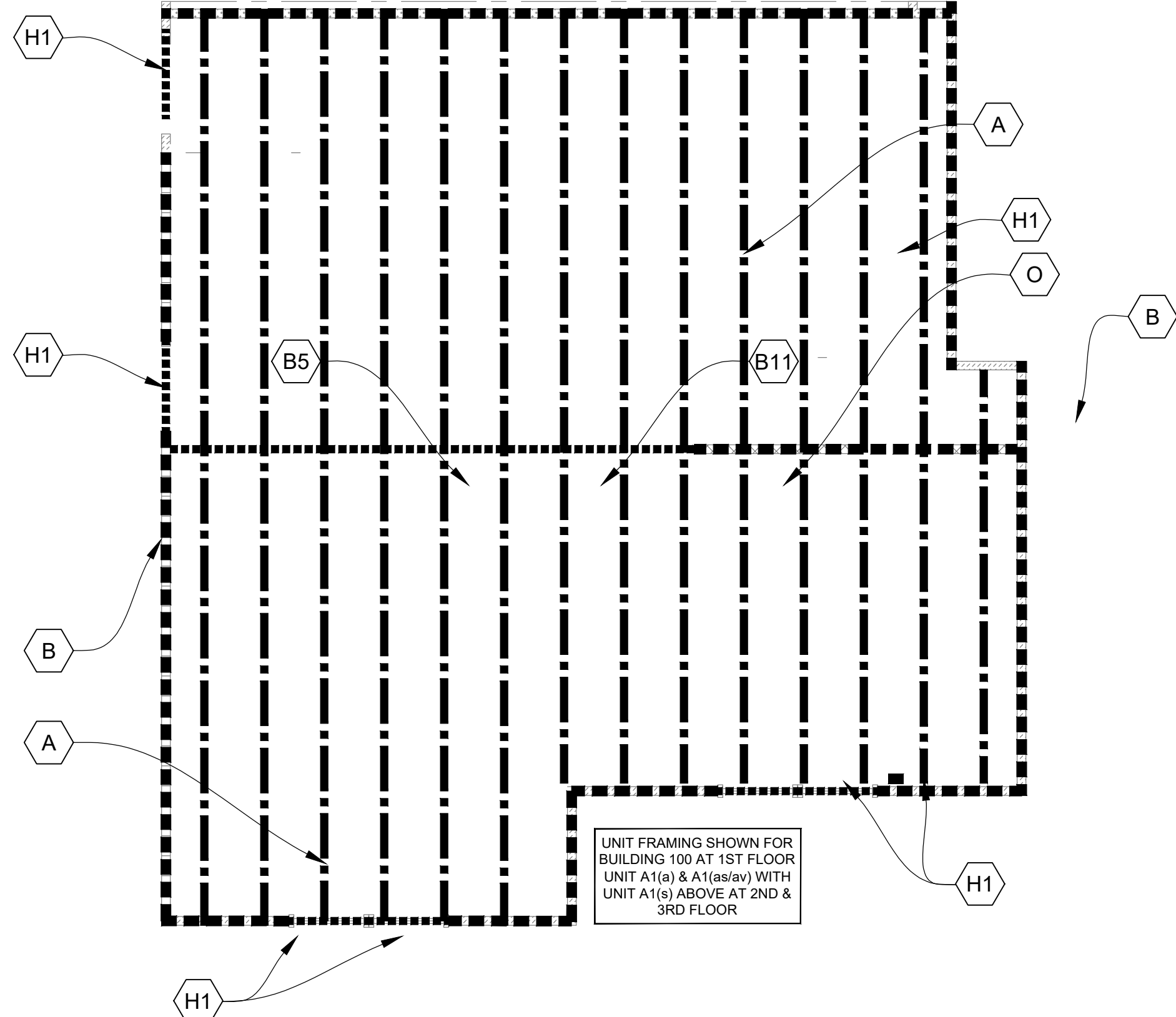
- NOTES:
1. EXTERIOR WALLS/TENANT SEPARATION WALLS, AND BREEZEWAY WALLS TO BE SHEAR WALLS AS SHOWN ON SHEAR WALL PLANS.
2. ALL EXTERIOR SHEATHING FOR EACH FLOOR TO BE NAILED IN ACCORDANCE w/ SHEAR WALL SCHEDULE.
3. ALL UNBOLTED EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING MEMBERS. BOLT UP BOLTS SHALL BE NAILED WITH ONE ROW OF 16D NAILS, AT 12" O.C. MAX. STAGGERED WITH ADJACENT NAILS DRAWN FROM OPPOSITE SIDES. 2x4 STUDS REQUIRED AT ENDS U.N.O.
4. AT SHEAR WALLS WITH BLOCKING REQUIRED AT EDGES, BLOCKING CAN BE INSTALLED IN FLAT DIRECTION ON SIDE WITH REQUIRED SHEAR WALL SHEATHING.
5. SHEAR WALLS TO HAVE 3" DIAMETER ANCHOR BOLTS, SPACED AT 32" O.C. AND 12" FROM ENDS, WITH 7" EMBEDDED INTO CONCRETE.
6. SHEAR WALLS WITH TRUSSES BEARING PERPENDICULAR TO WALL SHALL HAVE 2x4 CROSS BRACING BETWEEN TRUSSES FOR THE LENGTH OF THE SHEAR WALL. (SEE DETAIL S0.2)
7. SHEAR WALLS WITH TRUSSES BEARING ON WALL SHALL HAVE BOTTOM CHORD OF TRUSS ATTACHED TO TOP PLATE OF WALL WITH 16D NAILS AT 4" ON CENTER GYPSUM SHEATHING IN FLOOR TRUSSES TO BE FASTENED SAME AS SHEAR WALLS BELOW.
8. SHEAR WALLS TO HAVE A CONTINUOUS ROD TIE-DOWN SYSTEM FOR HOLDDOWNS AT ENDS OF SHEAR WALLS AS SHOWN ON THE DWGS. HOLDDOWN LOCATIONS ARE CENTERED ON THE PLANS. CONTINUOUS ROD TIE-DOWN SUPPLIER TO SUBMIT SHOP DRAWINGS TO STRUCTURAL FOR APPROVAL PRIOR TO INSTALLATION.
9. EXTERIOR OSB SHEATHING LAPPING THE FLOOR TRUSSES ABOVE AND BELOW SHALL BE ATTACHED TO TOP OF THE LOWER FLOOR STUDS AND BOTTOMS OF THE UPPER FLOOR STUDS WITH 8d NAILS AT 4" ON CENTER. (SEE DETAIL S0.4 & 11)
10. A35 CLIPS @ 24" O.C. REQUIRED @ TRUSSES BEARING @ TENANT SEPARATION. (SEE DETAIL S0.2)
11. AS AN ALTERNATE TO CONTINUOUS ROD TIE-DOWN SYSTEM, HOLDDOWNS AT EACH FLOOR MAY BE USED AS SHOWN IN THE SHEAR WALL END COLUMN LOAD TABLE ON S0.2 & DETAILS ON S0.2

TYPICAL HEADER AND POST SCHEDULE						
TAG	HEADER SIZE	1ST FLOOR		2ND FLOOR		NOTES
		KING	JACK	KING	JACK	
H1	(2) 2x6	(2) 2x4	(2) 2x4	(2) 2x4	(2) 2x4	(1) 2x4
H2	(2) 2x10	(2) 2x4	(2) 2x4	(2) 2x4	(2) 2x4	(1) 2x4
H3	(2) 2x12	(3) 2x4	(2) 2x4	(3) 2x4	(3) 2x4	(1) 2x4
H4	(3) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6
H5	(3) 2x8	(2) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6
H6	(3) 2x12	(3) 2x6	(2) 2x6	(3) 2x6	(1) 2x6	(1) 2x6

- NOTE:
1. FRAMING BASED ON #2 SPF OR #2 SYP GRADE



2 UNIT TYPE "B1(s)" - TYPICAL FRAMING PLAN
1/4" = 1'-0"



1 UNIT TYPE "A1(as/av) & A1(a)" - FRAMING PLAN
1/4" = 1'-0"



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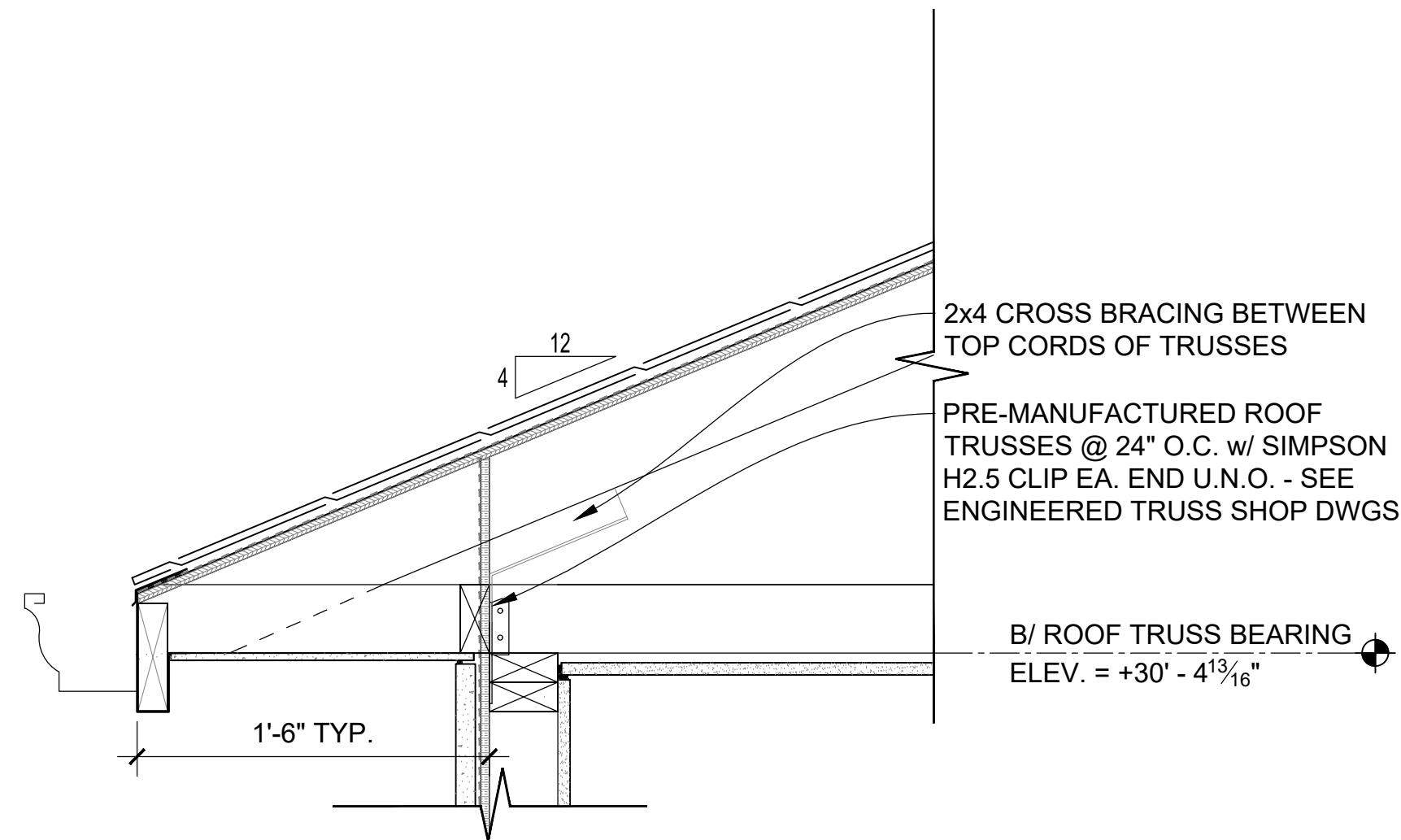
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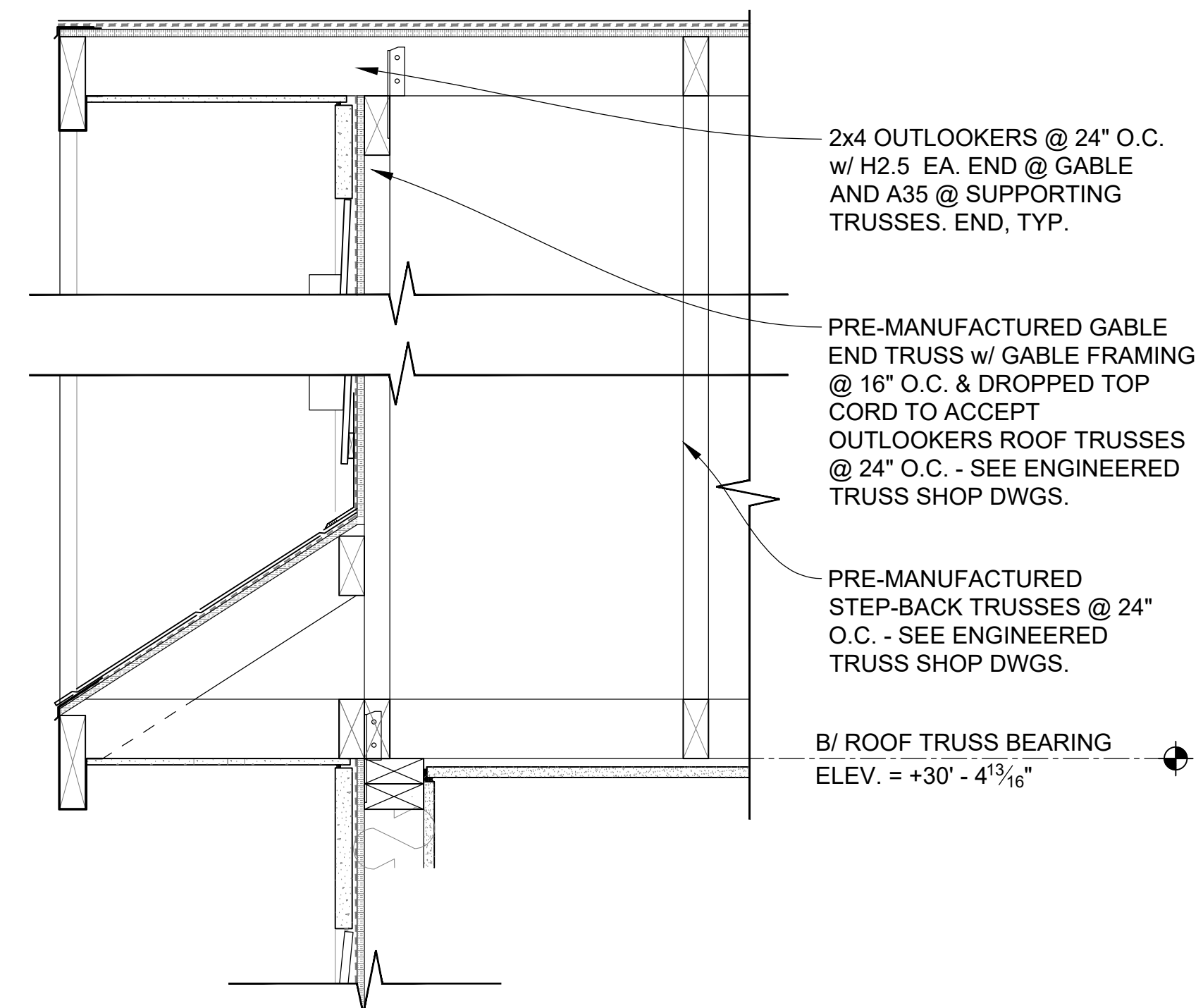
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Project Date: 02-18-2025
Drawn By: LI
Checked By: WT
Date Issue

BUILDING #100 & #200
UNIT FRAMING PLANS

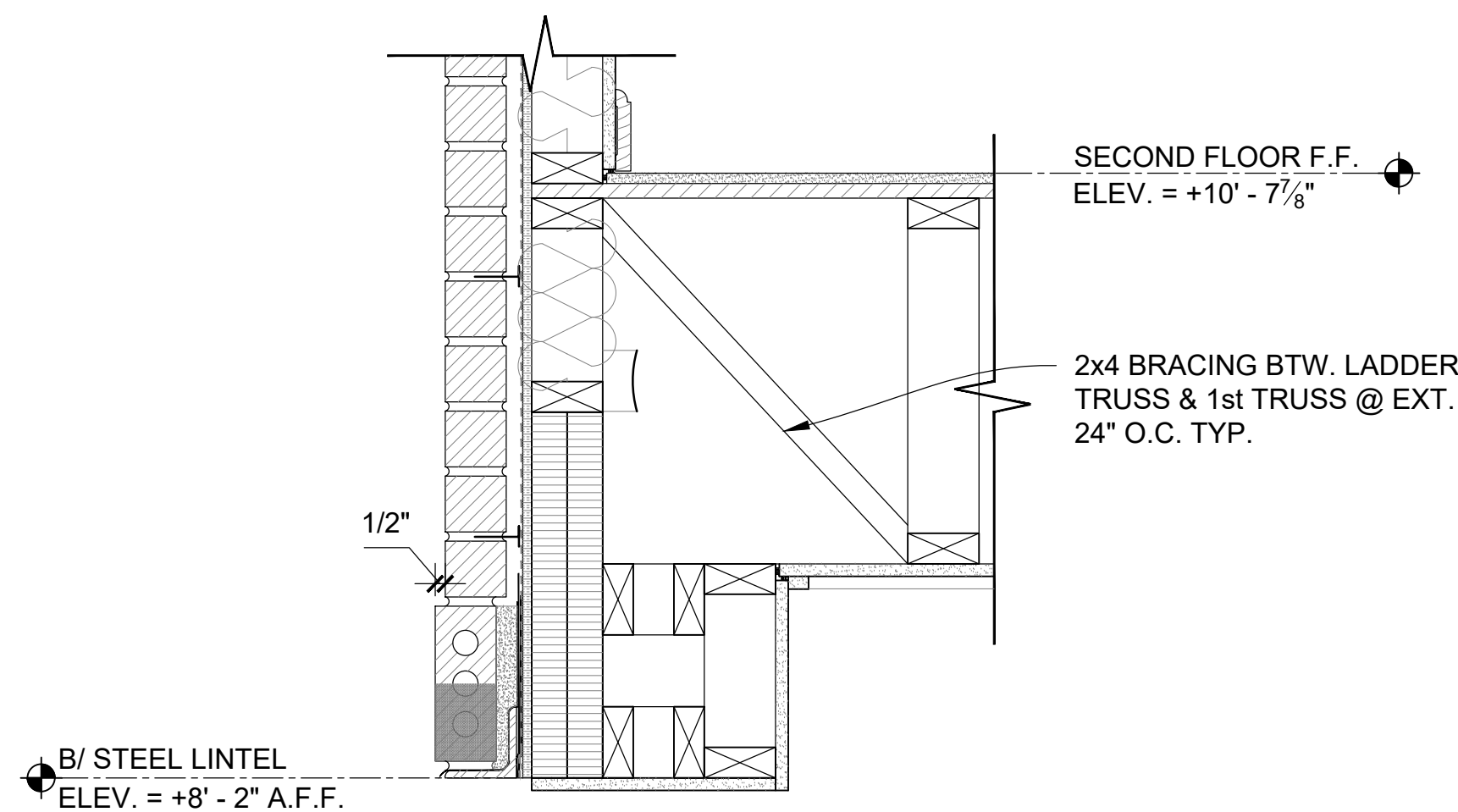
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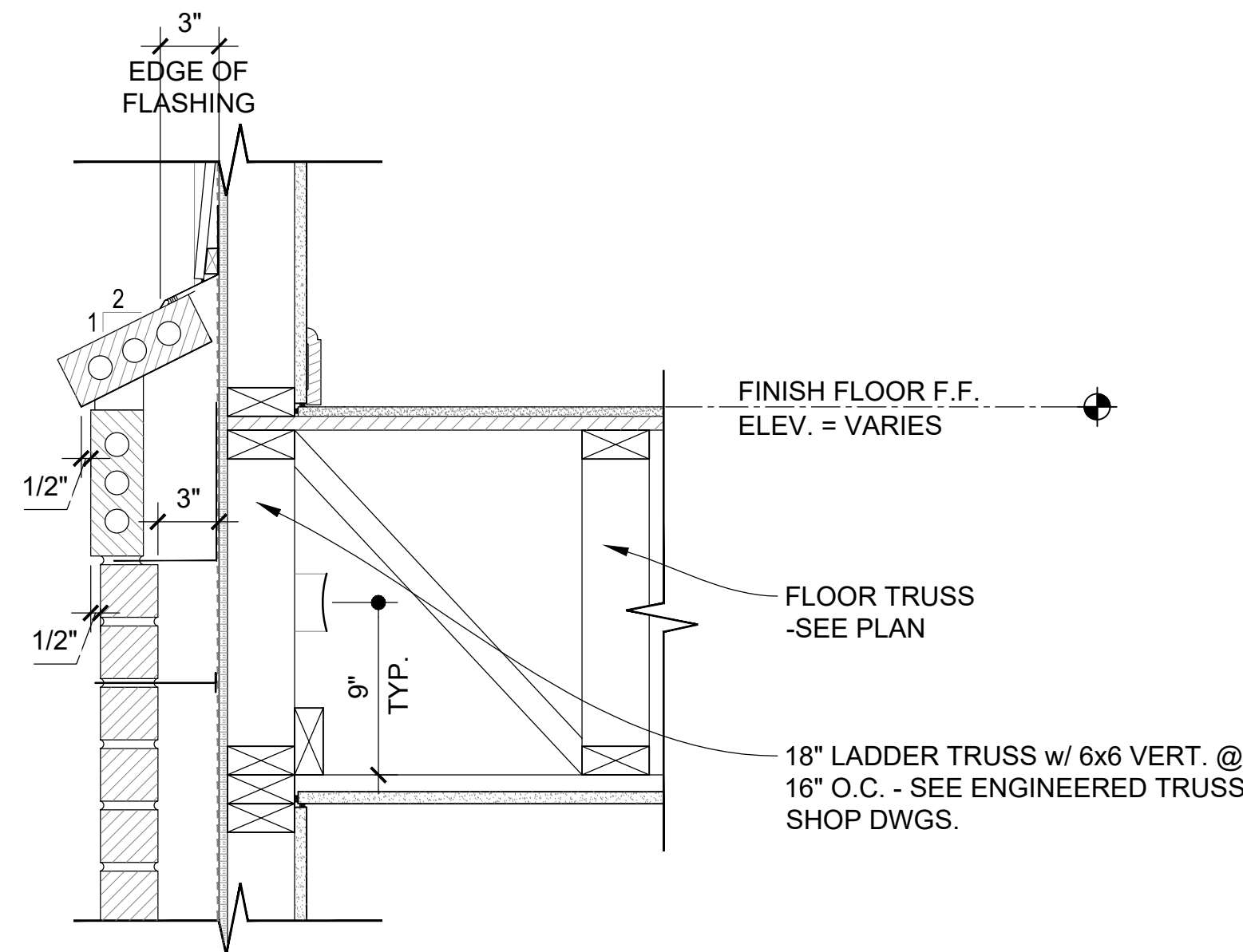
6 EAVE ROOF @ EXTERIOR WALL - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



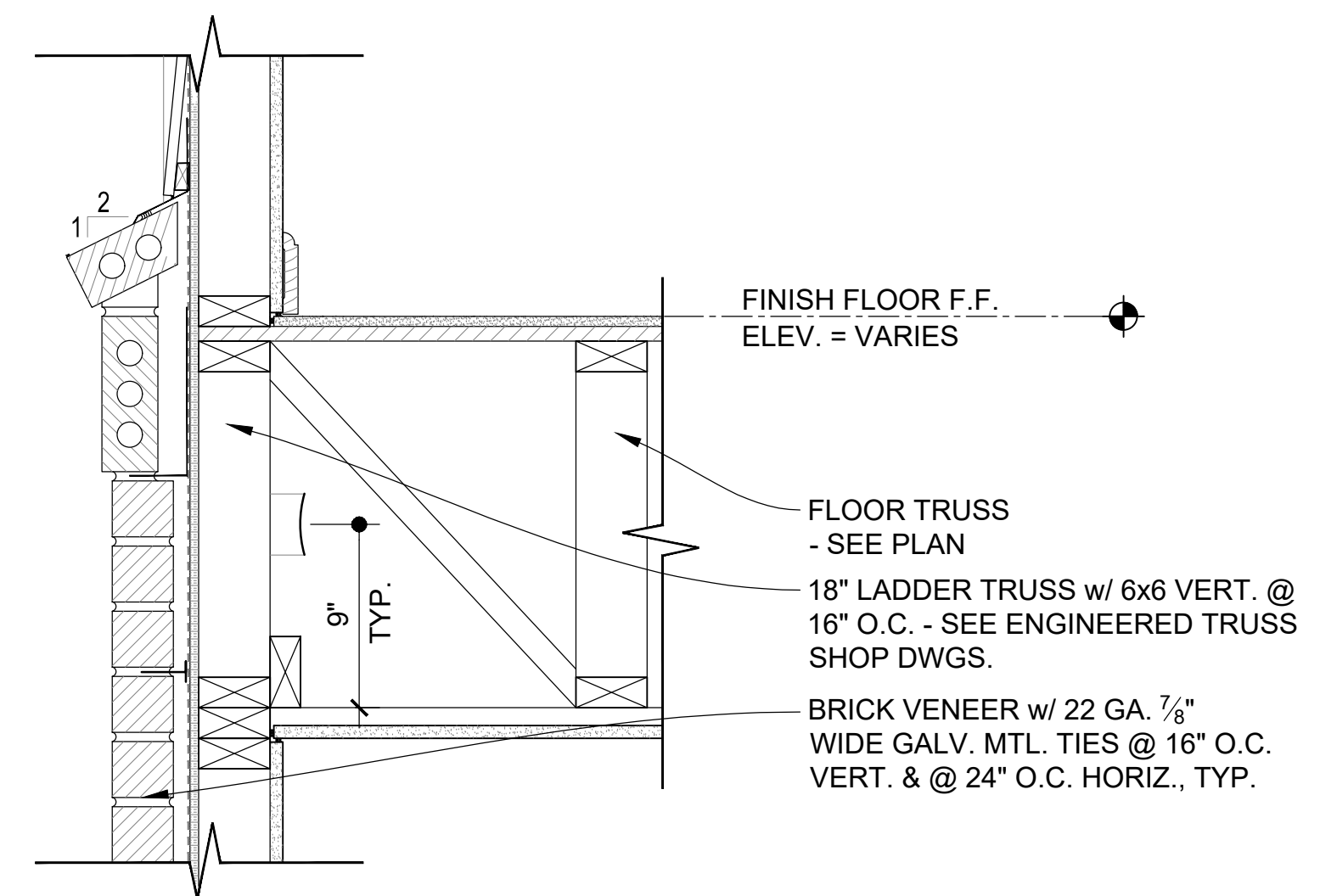
3 GABLE ROOF @ EXTERIOR WALL - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



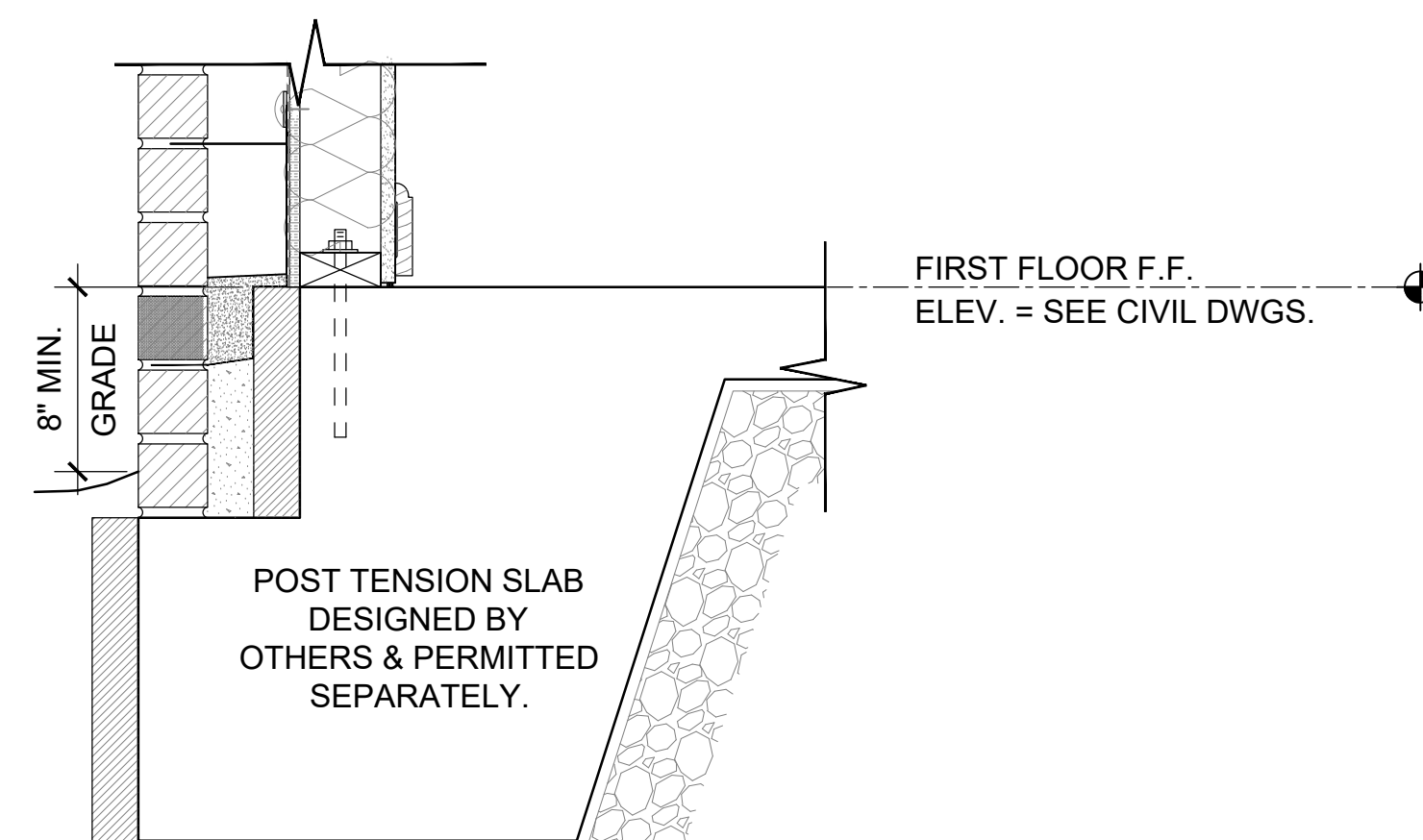
8 BRICK LINTEL @ EXTERIOR PORCH - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



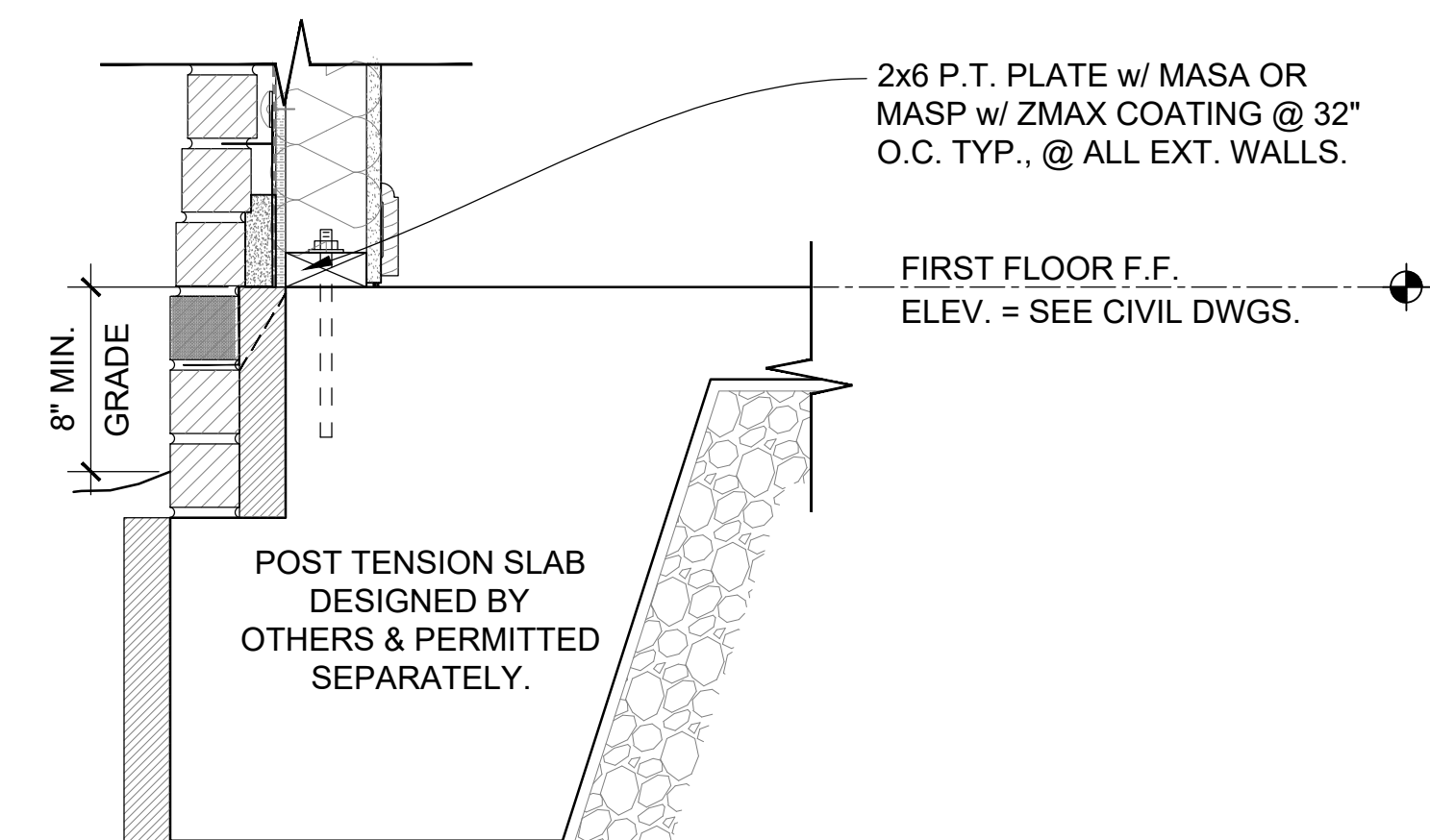
5 BRICK PILASTER CAP TO SIDING - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



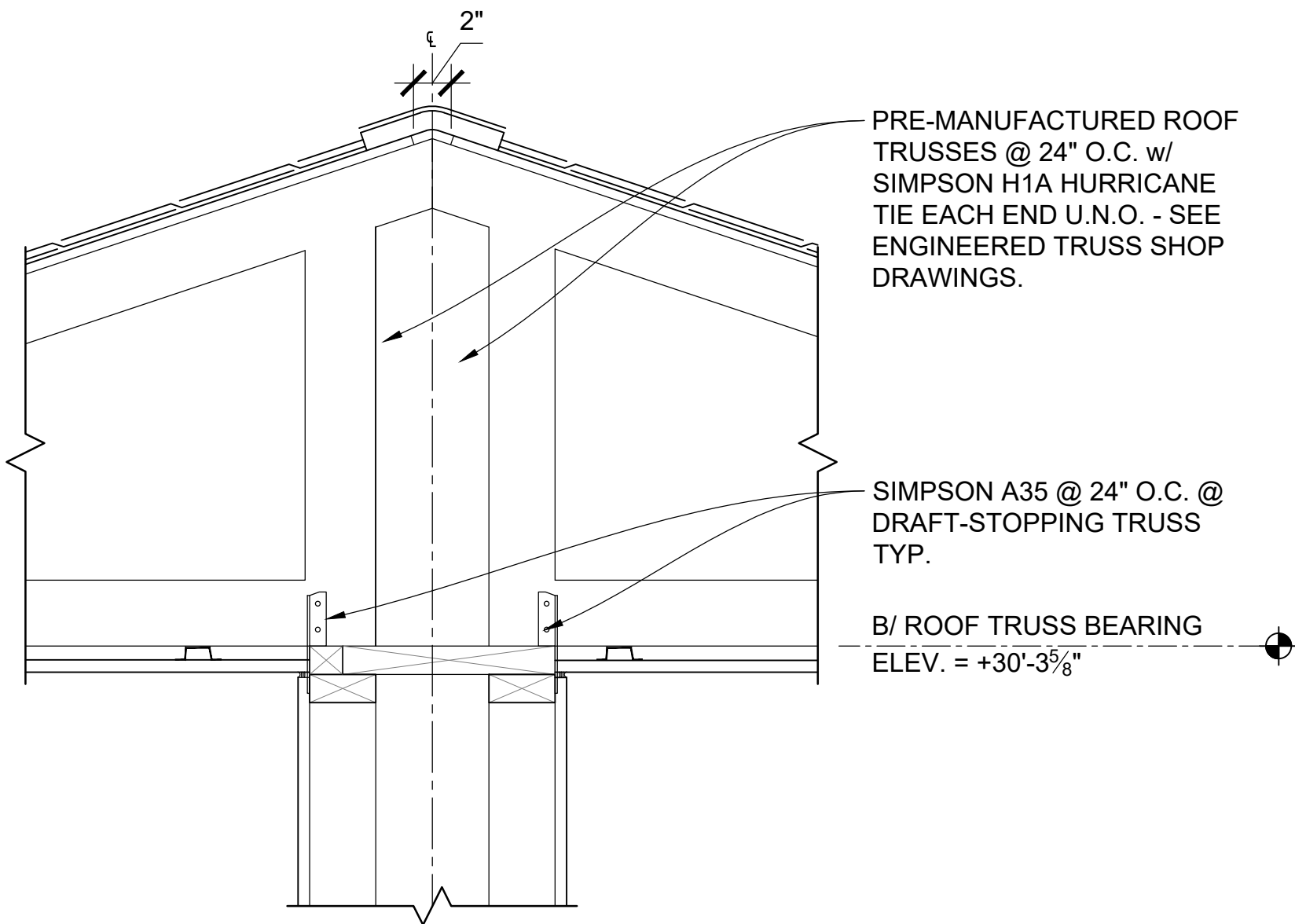
2 BRICK CAP TO SIDING - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



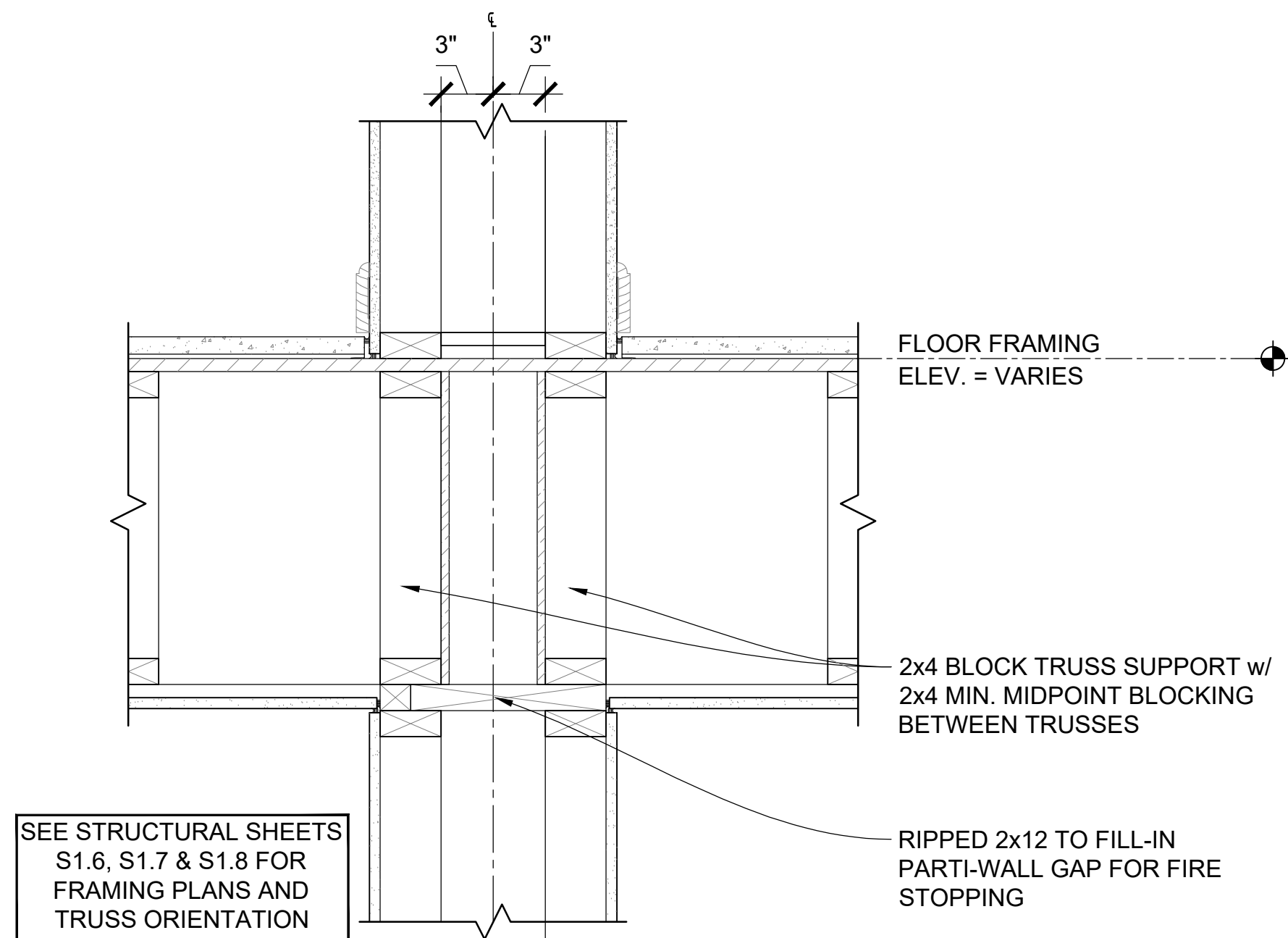
4 EXTERIOR WALL FOOTING @ BRICK PILASTER - ENLARGED SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



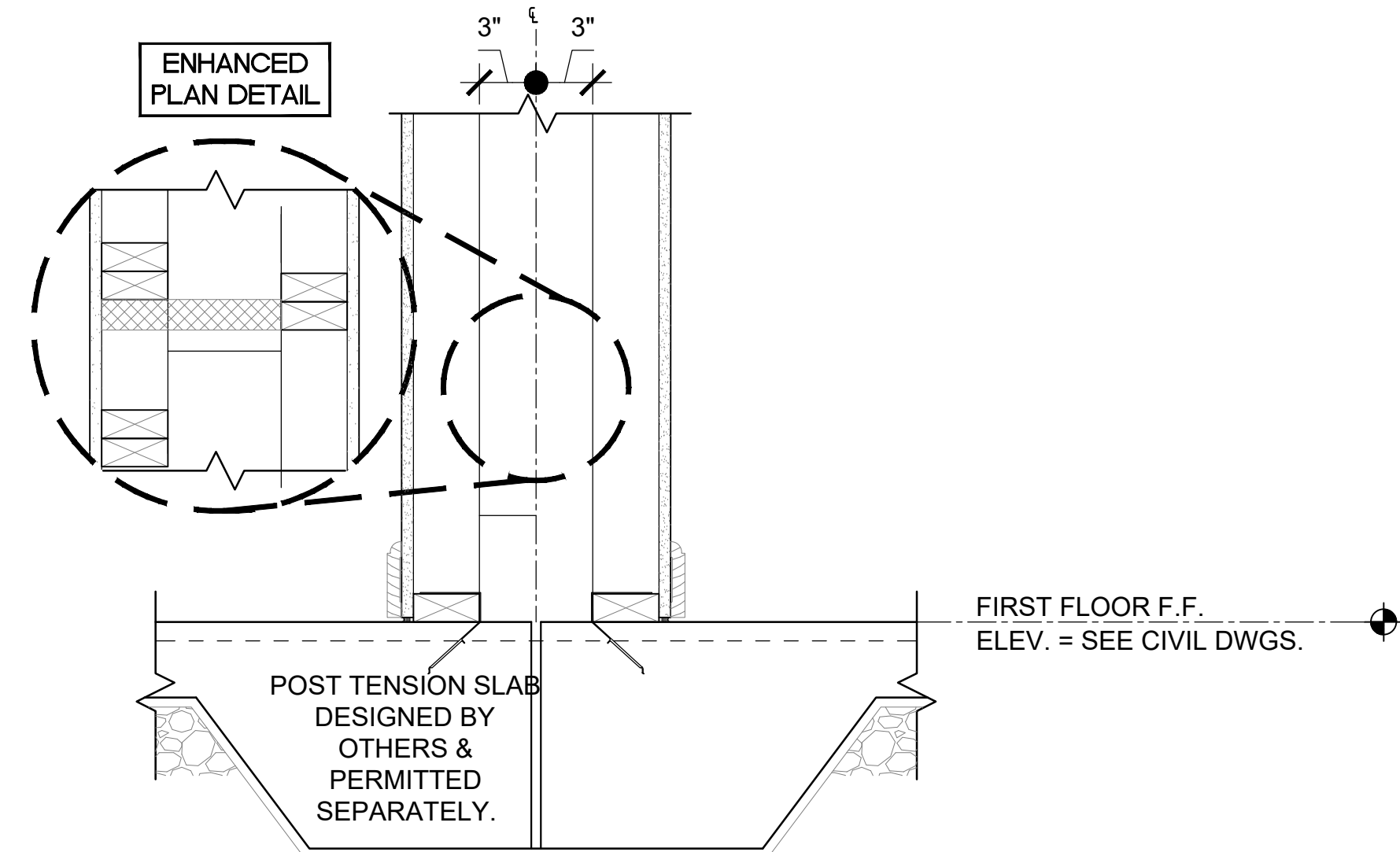
1 EXTERIOR WALL FOOTING - ENLARGED SECTION DETAIL
1 1/2" = 1'-0" 1-HOUR RATED EXTERIOR WALL (UL U356)



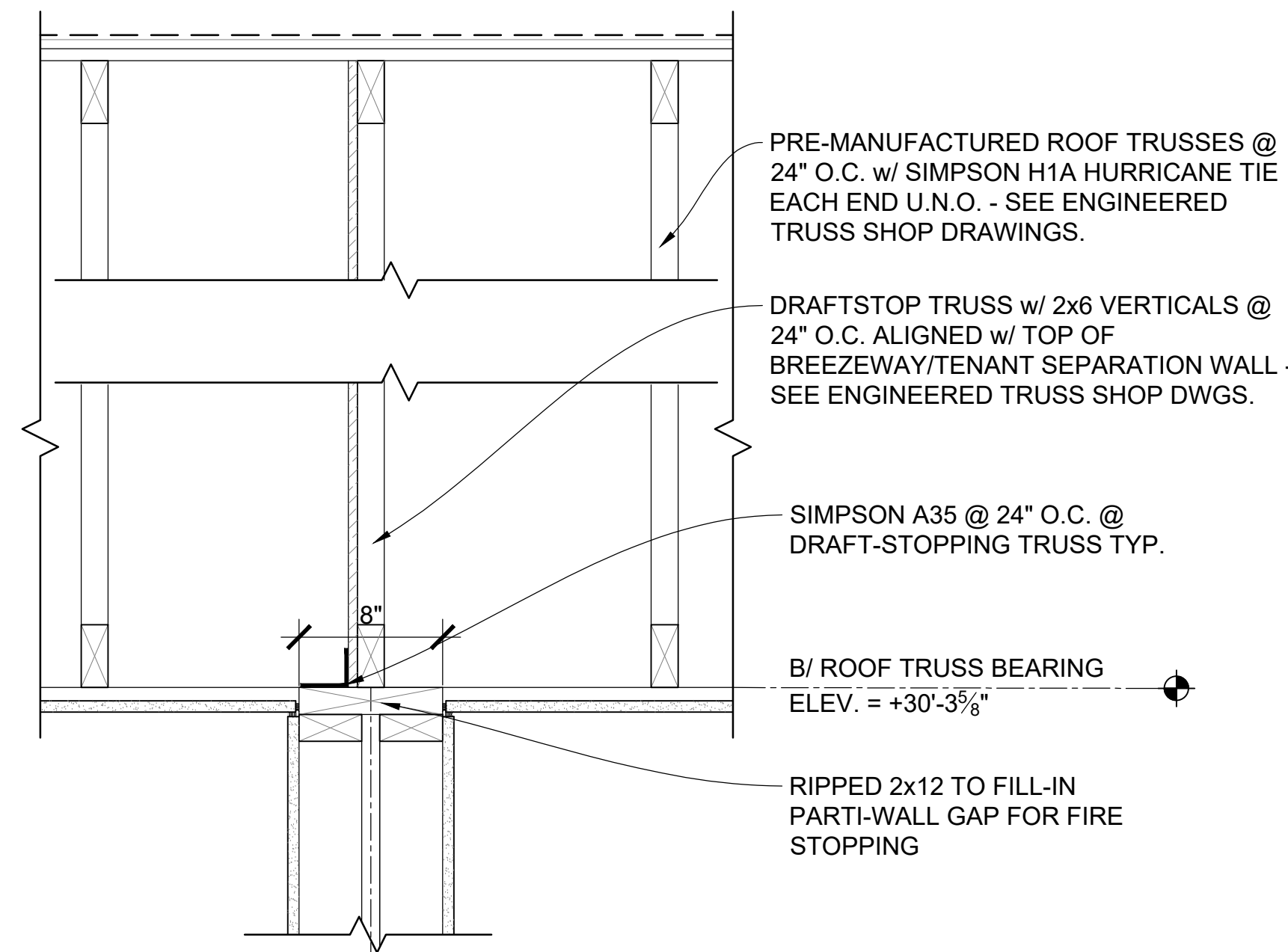
9 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U305)
1 1/2" = 1'-0"



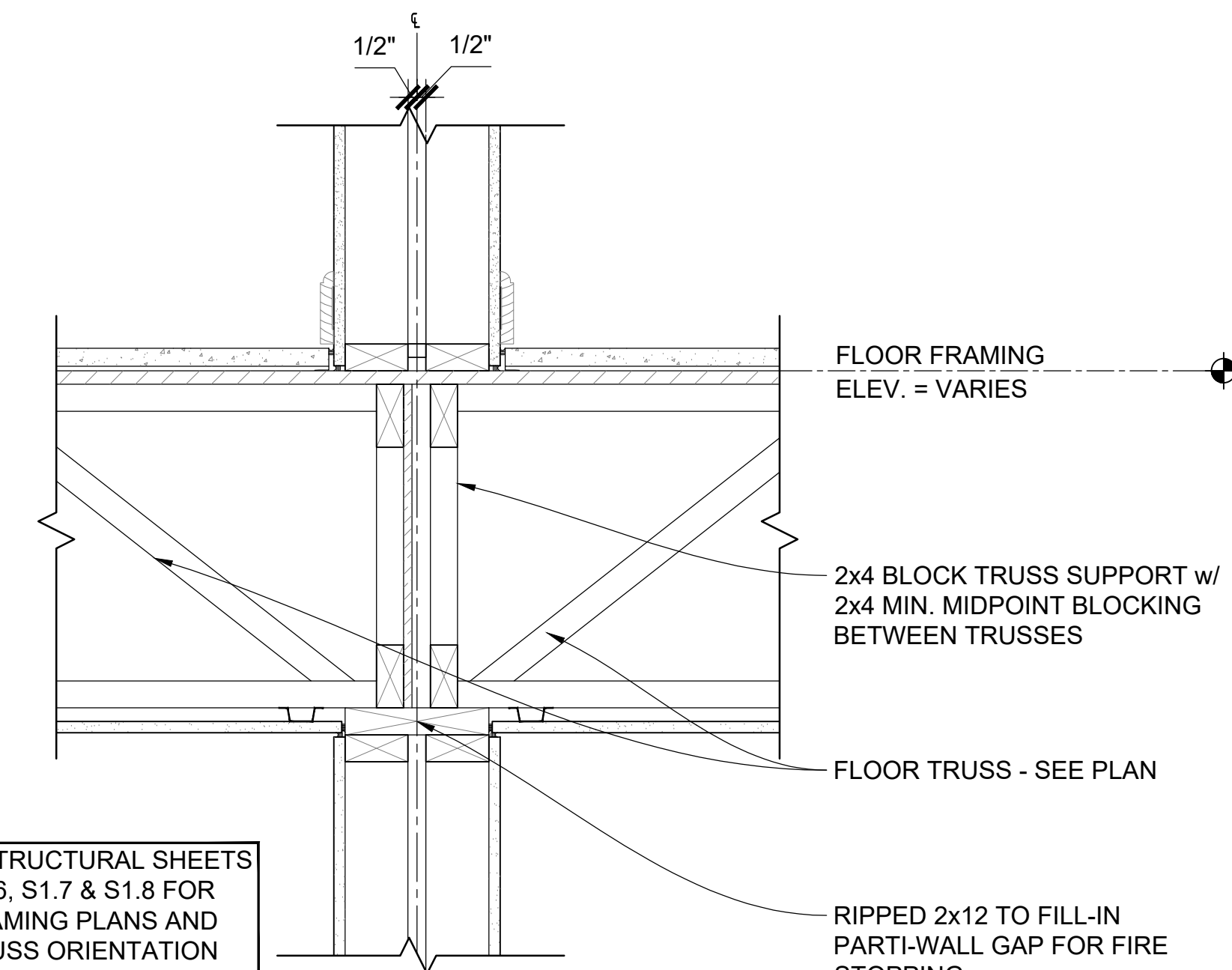
8 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U305)
1 1/2" = 1'-0"



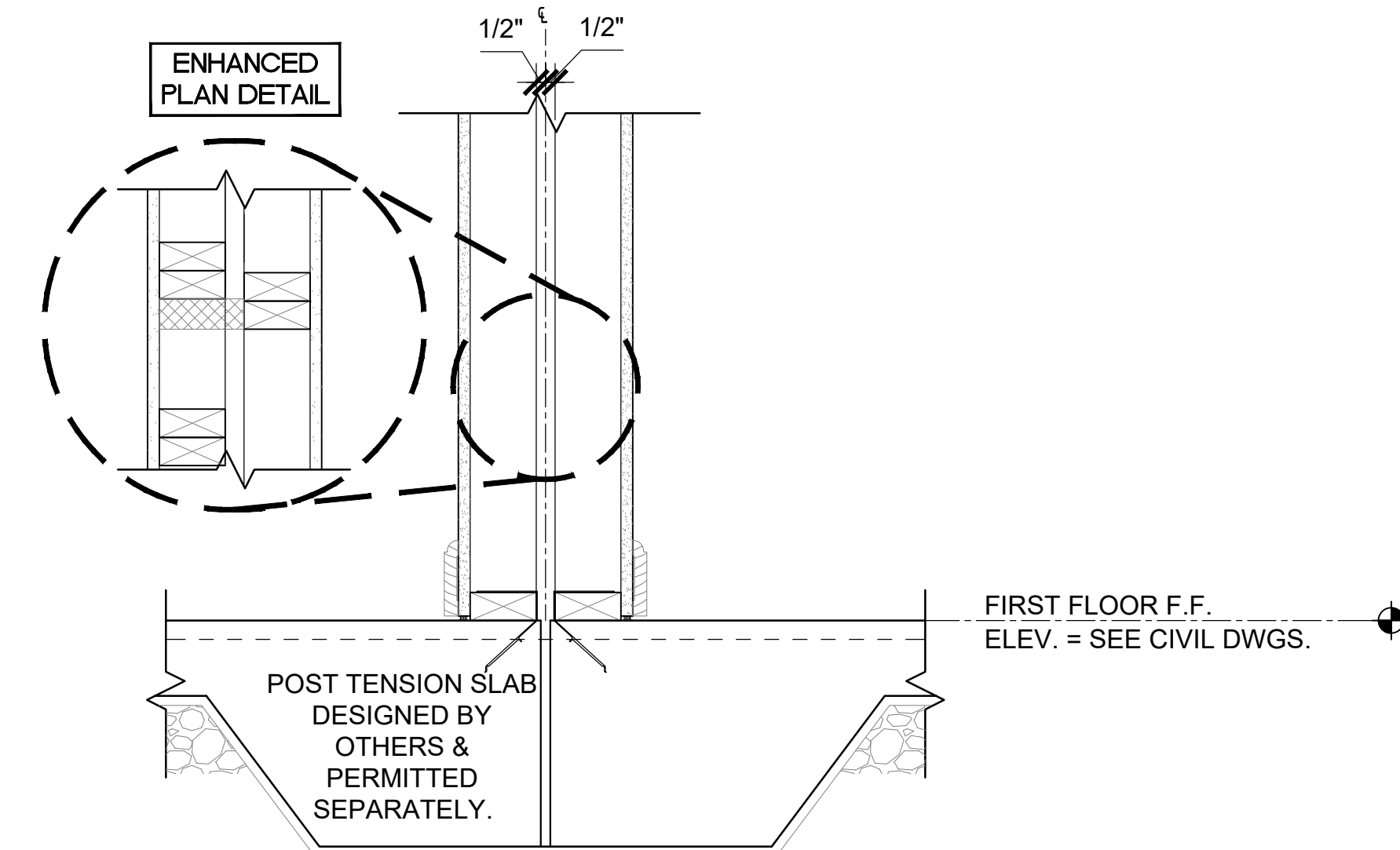
7 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"



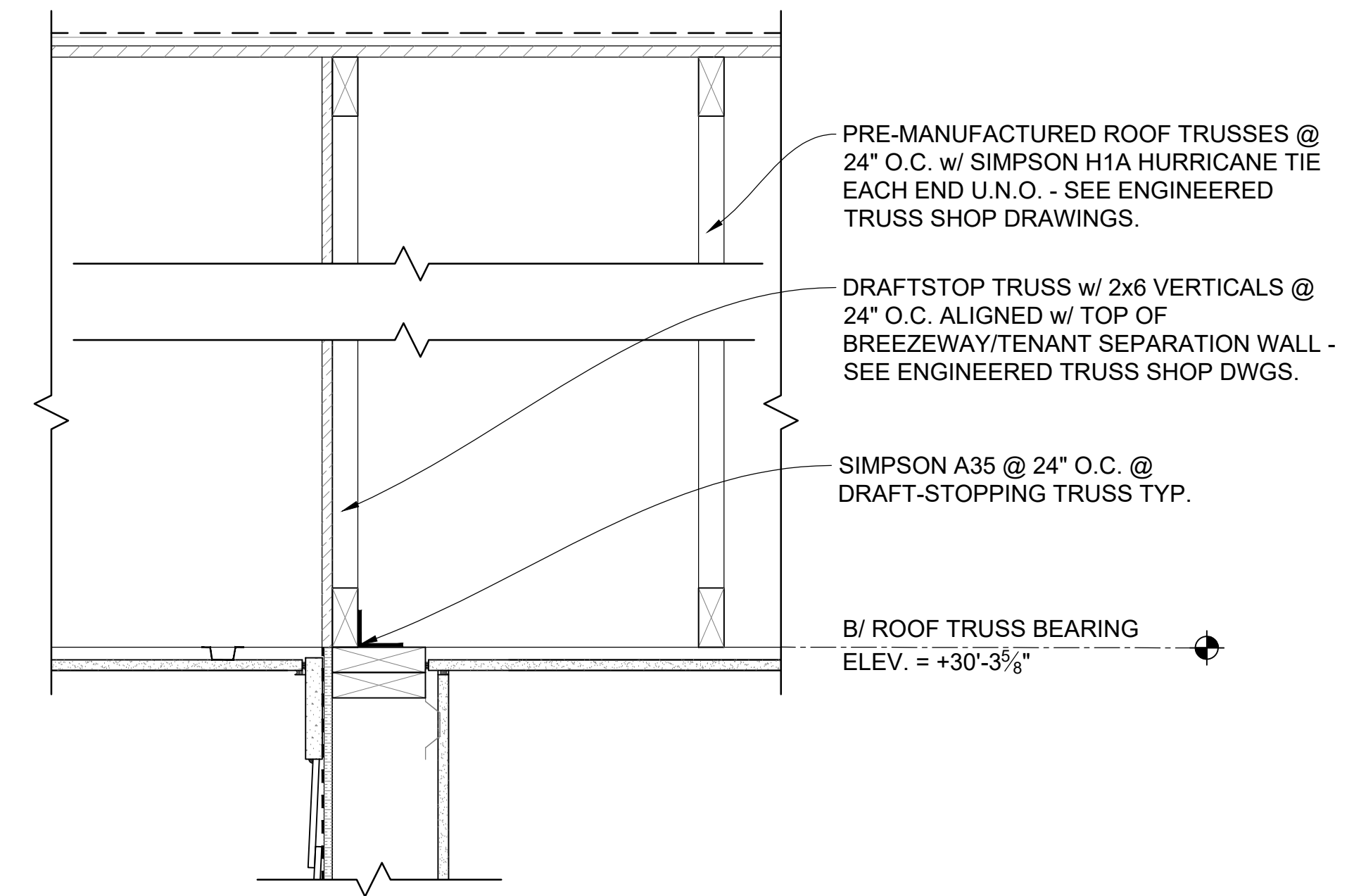
6 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U341)
1 1/2" = 1'-0"



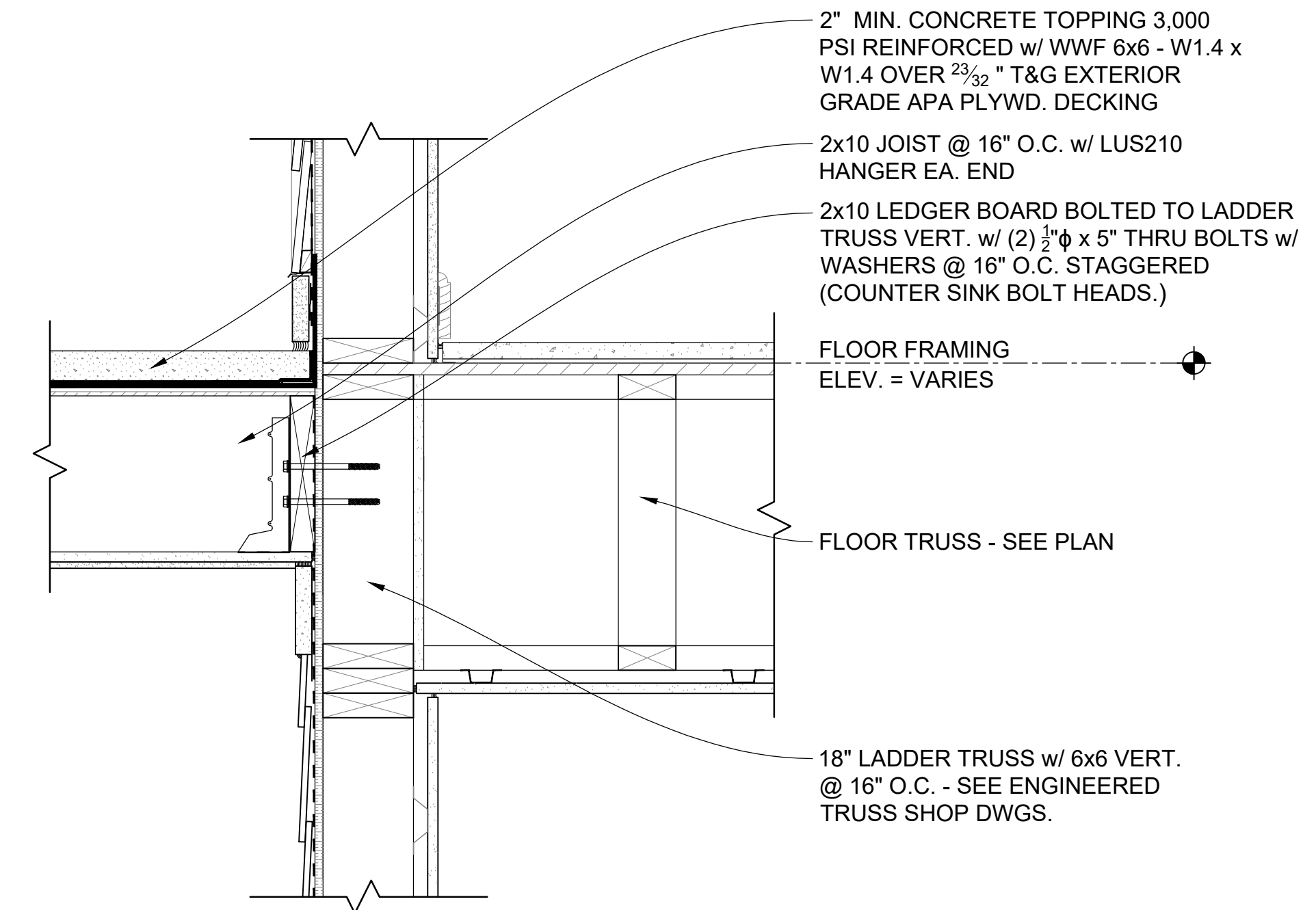
5 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U341)
1 1/2" = 1'-0"



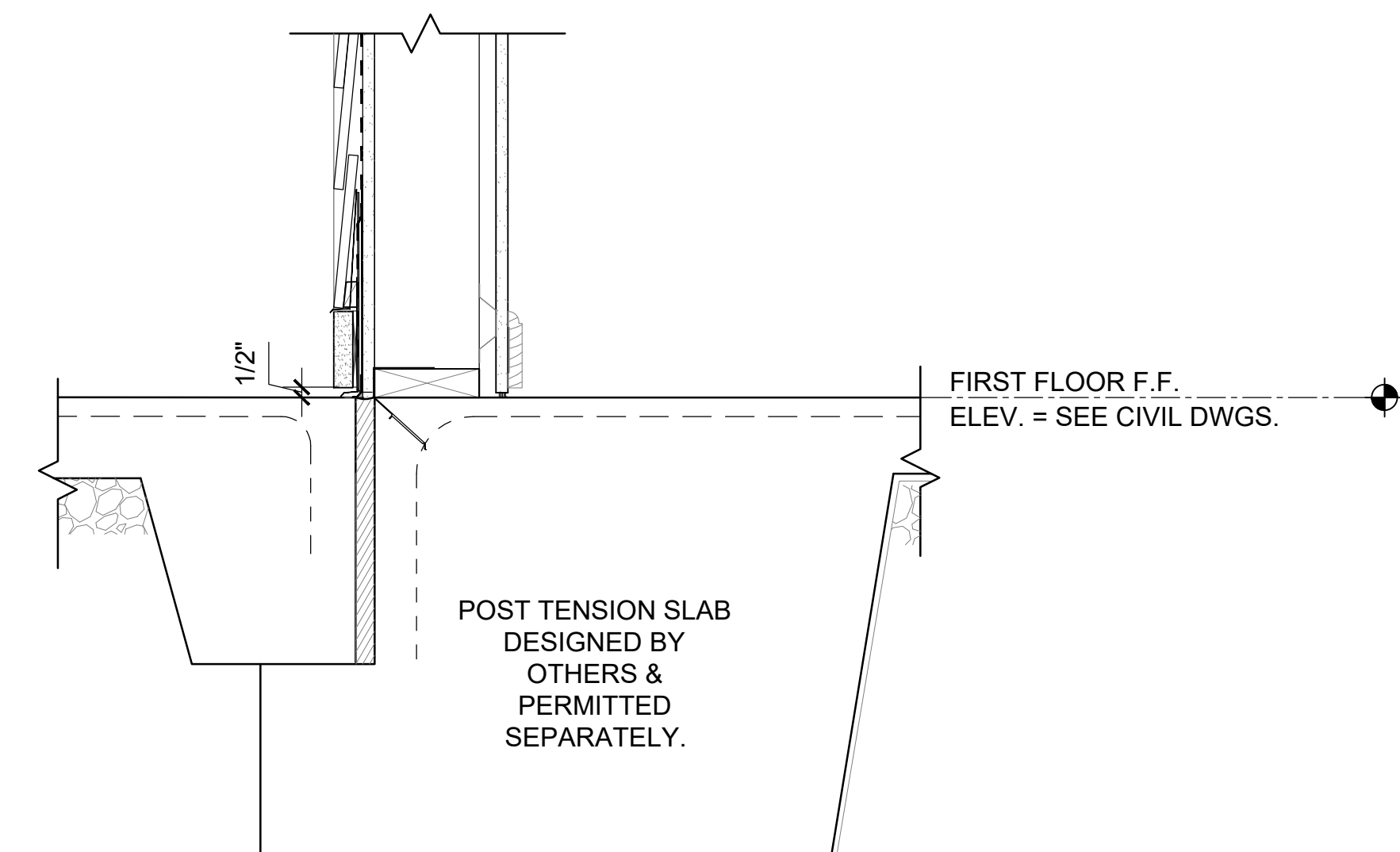
4 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U341)
1 1/2" = 1'-0"



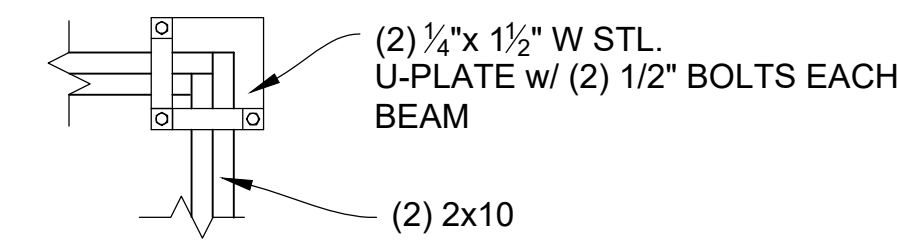
3 UNIT/BREEZEWAY SECTION DETAIL @ ROOF (UL U311)
1 1/2" = 1'-0"



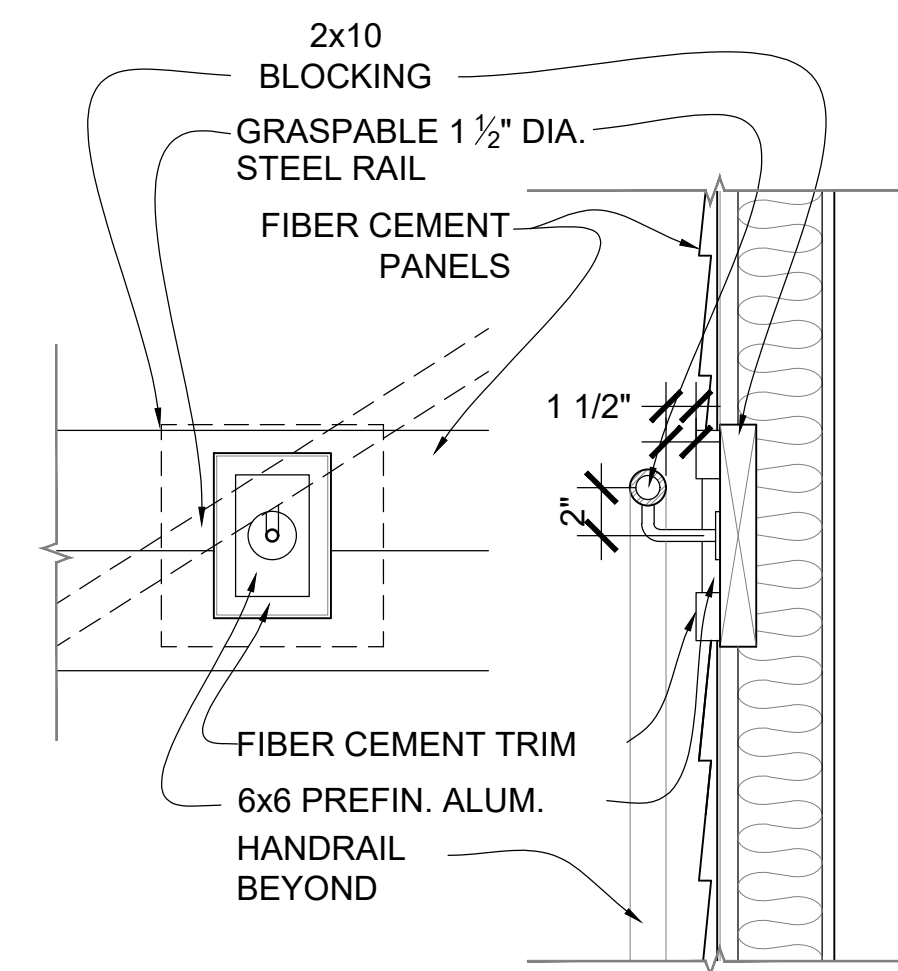
2 UNIT/BREEZEWAY SECTION DETAIL @ UPPER FLOORS (UL 311)
1 1/2" = 1'-0"



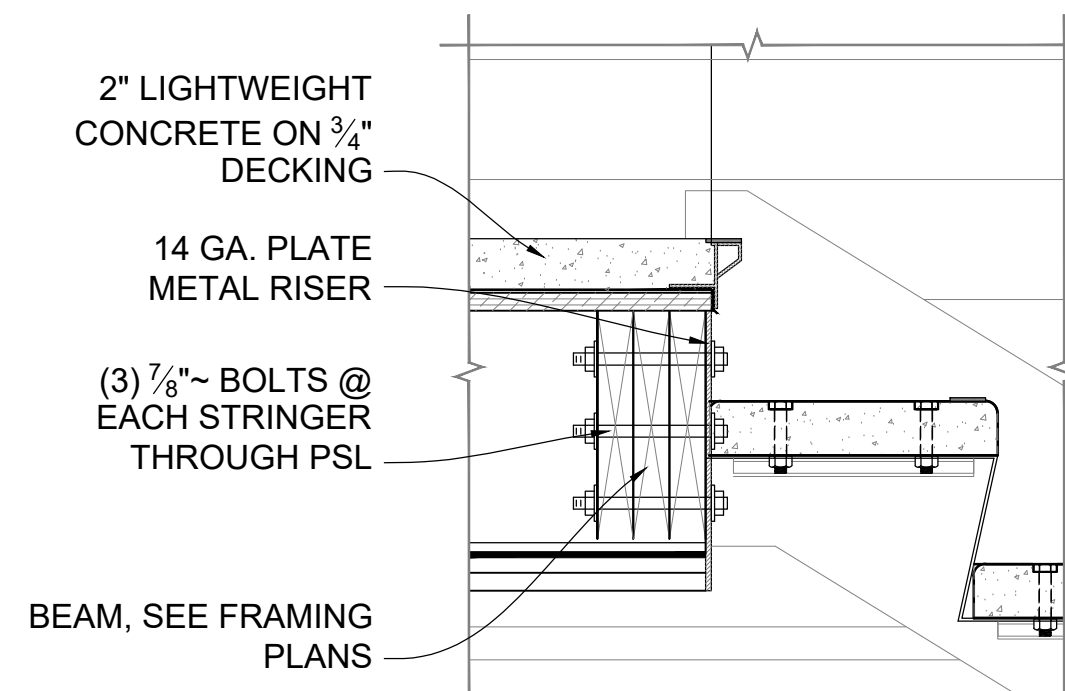
1 UNIT/BREEZEWAY SECTION DETAIL @ SLAB (UL U311)
1 1/2" = 1'-0"



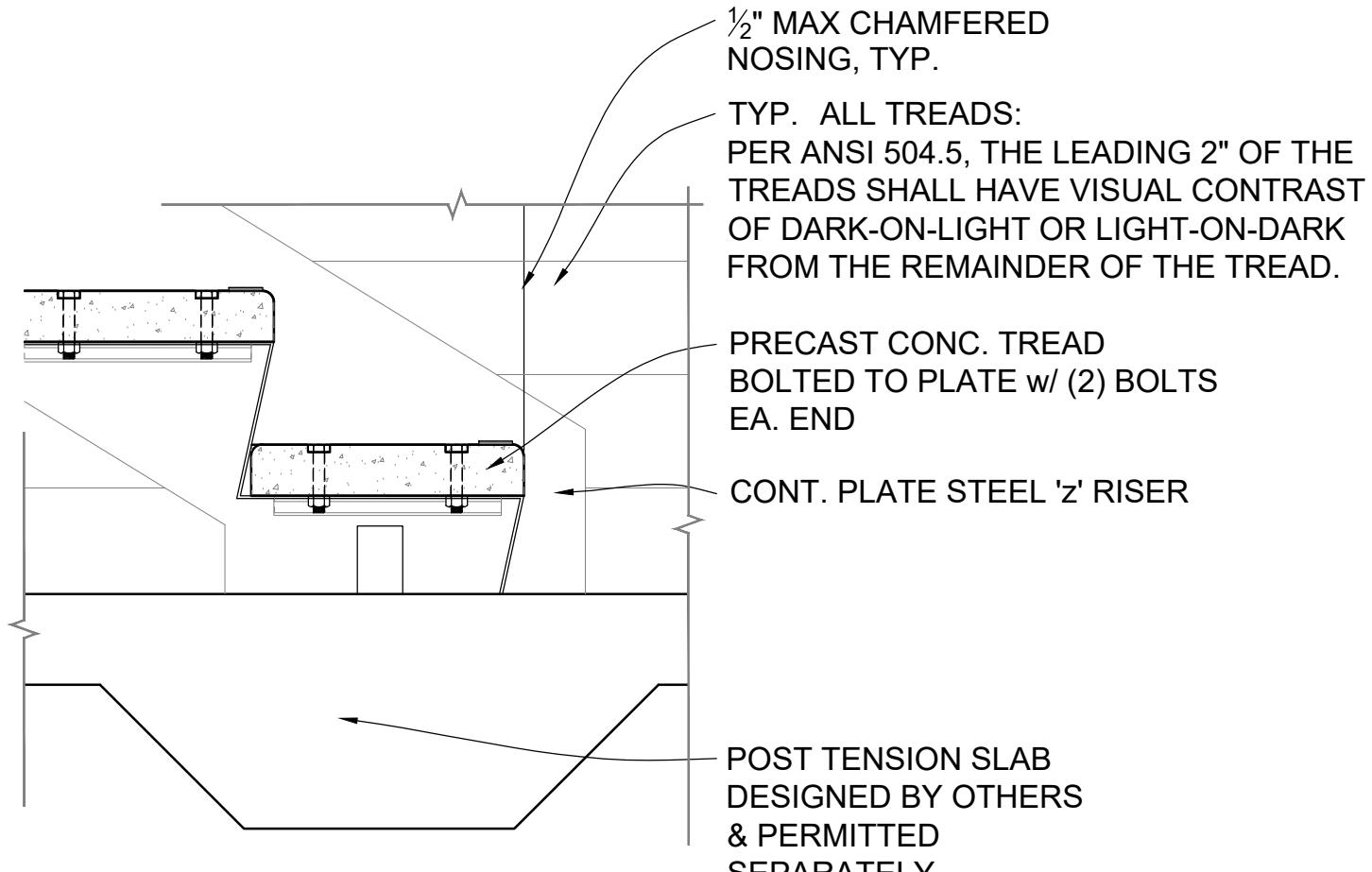
8 U-PLATE DETAIL
3/4" = 1'-0"



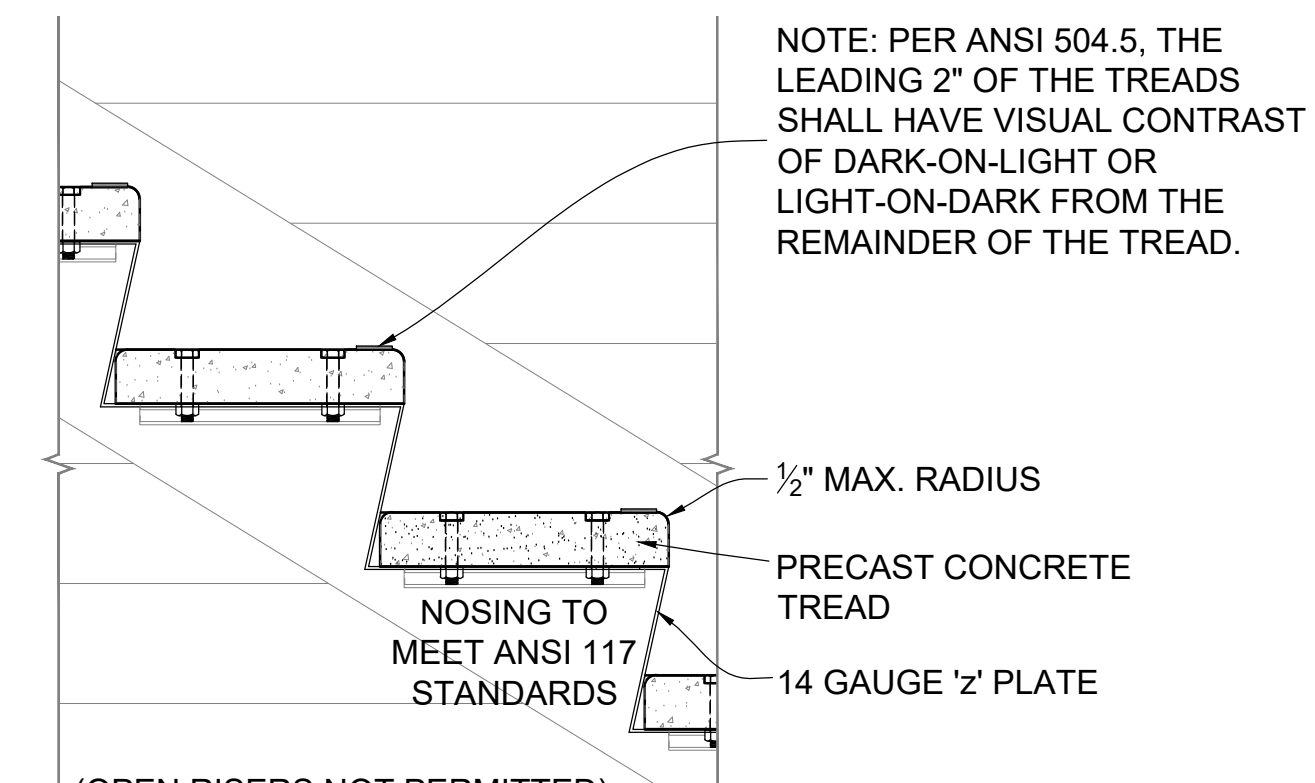
4 HAND RAIL DETAIL @ WALL
1 1/2" = 1'-0"



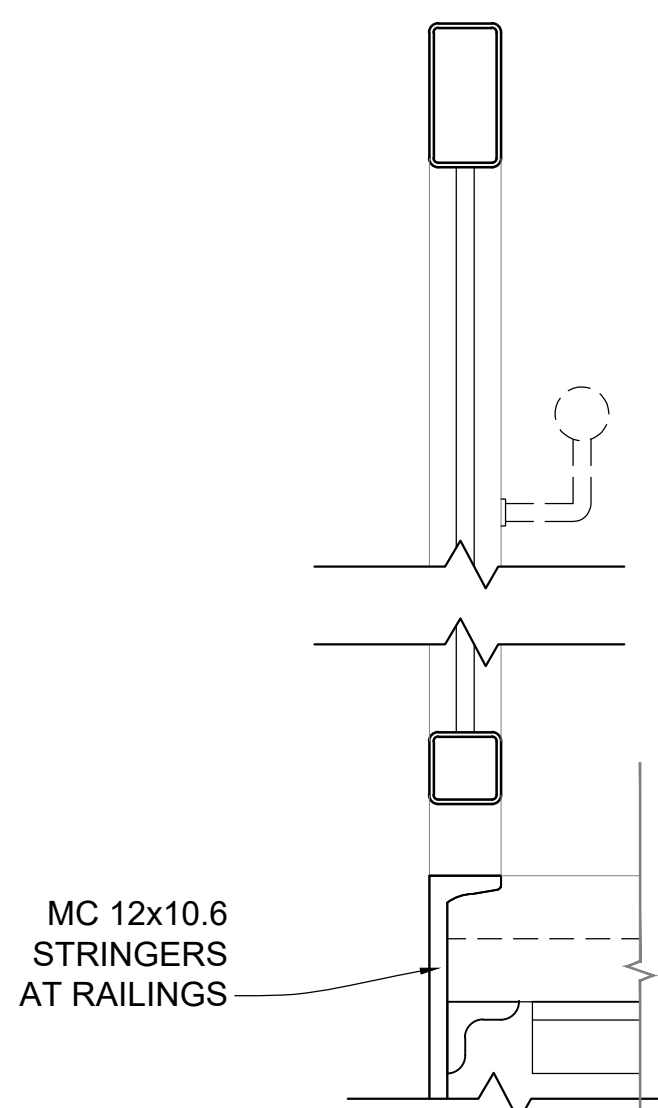
5 STAIR DETAIL @ TOP OF STAIR
1 1/2" = 1'-0"



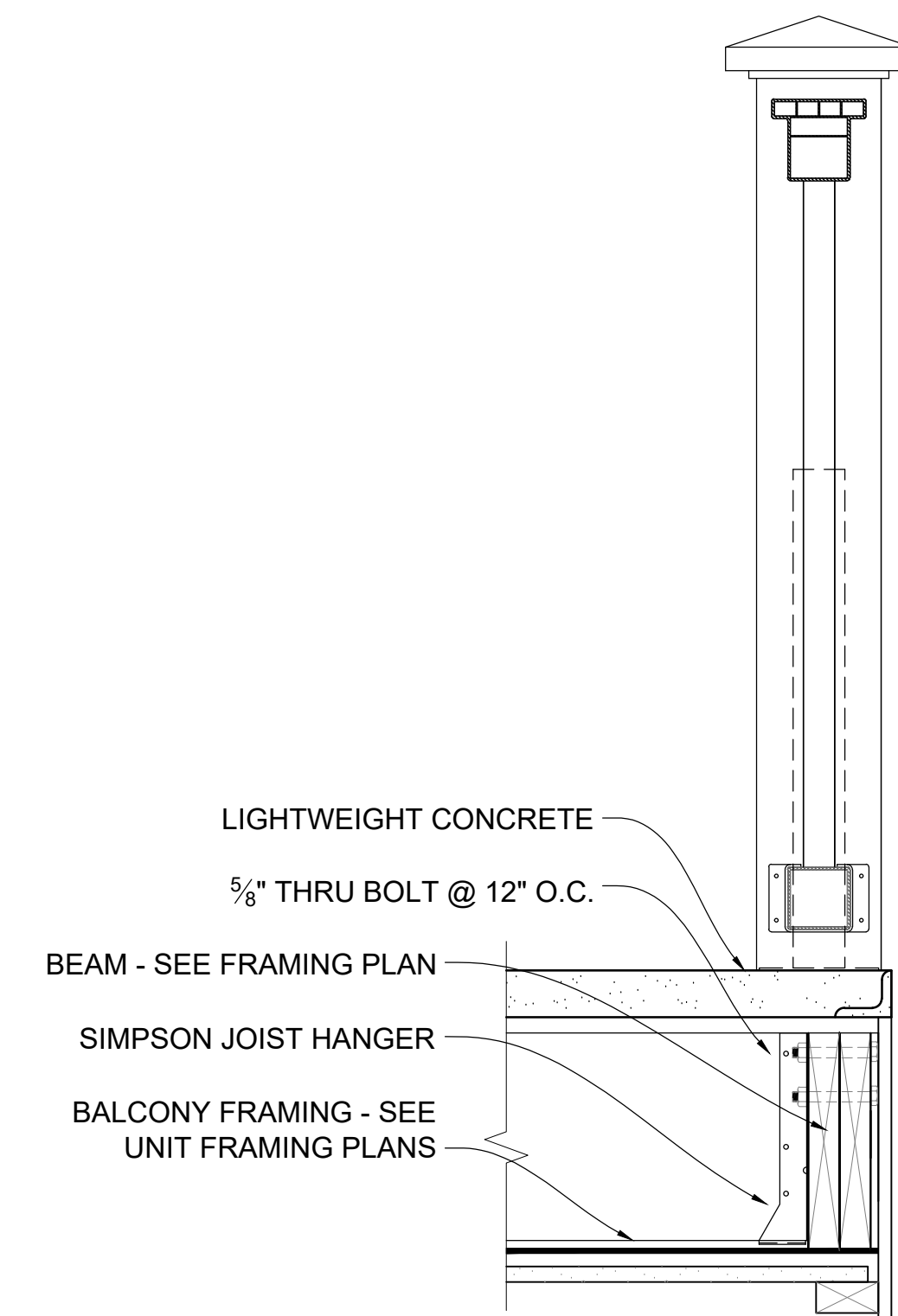
6 STAIR DETAIL @ CONC. SLAB
1 1/2" = 1'-0"



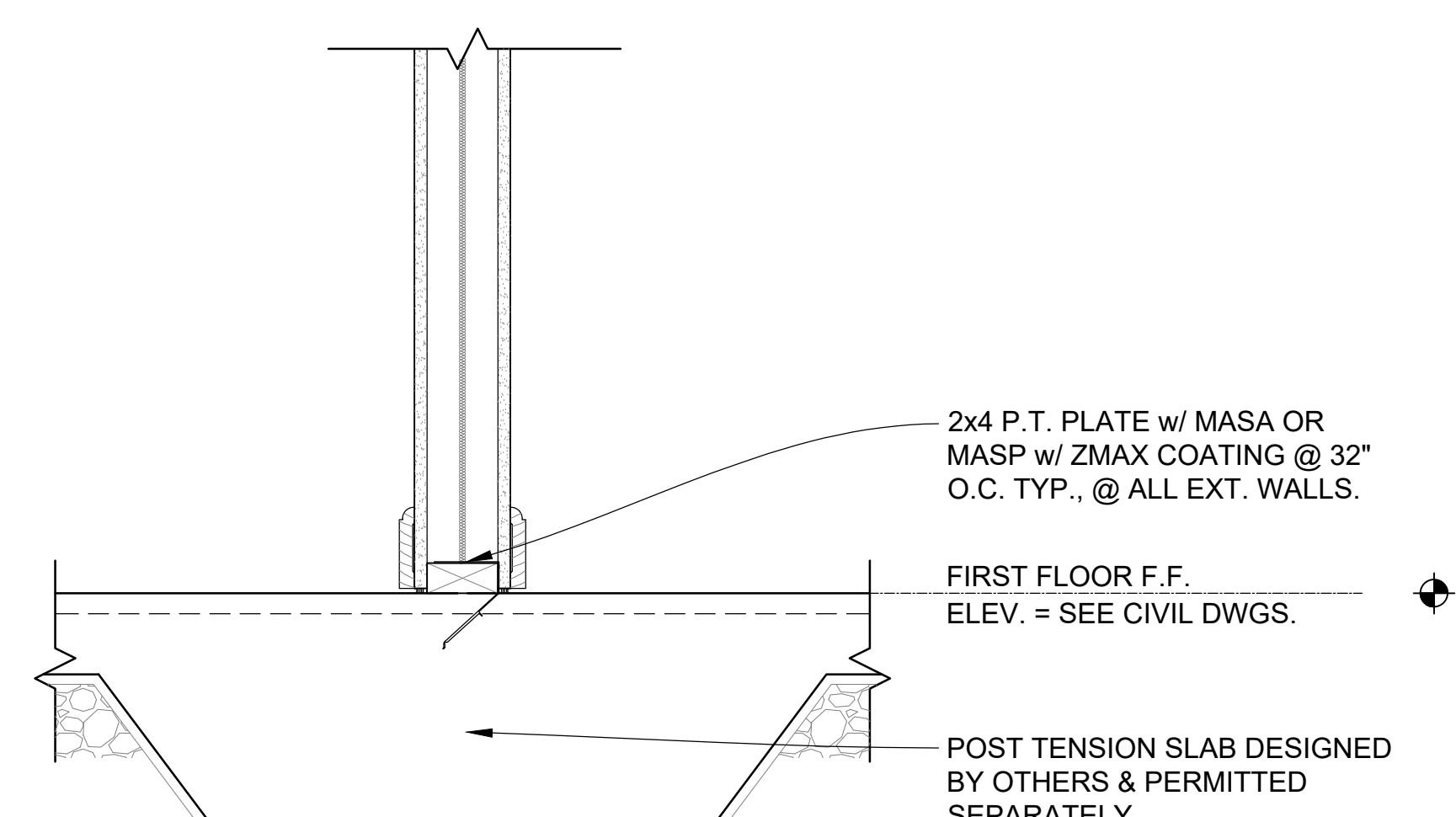
7 STAIR RISER @ TREAD DETAIL
1 1/2" = 1'-0"



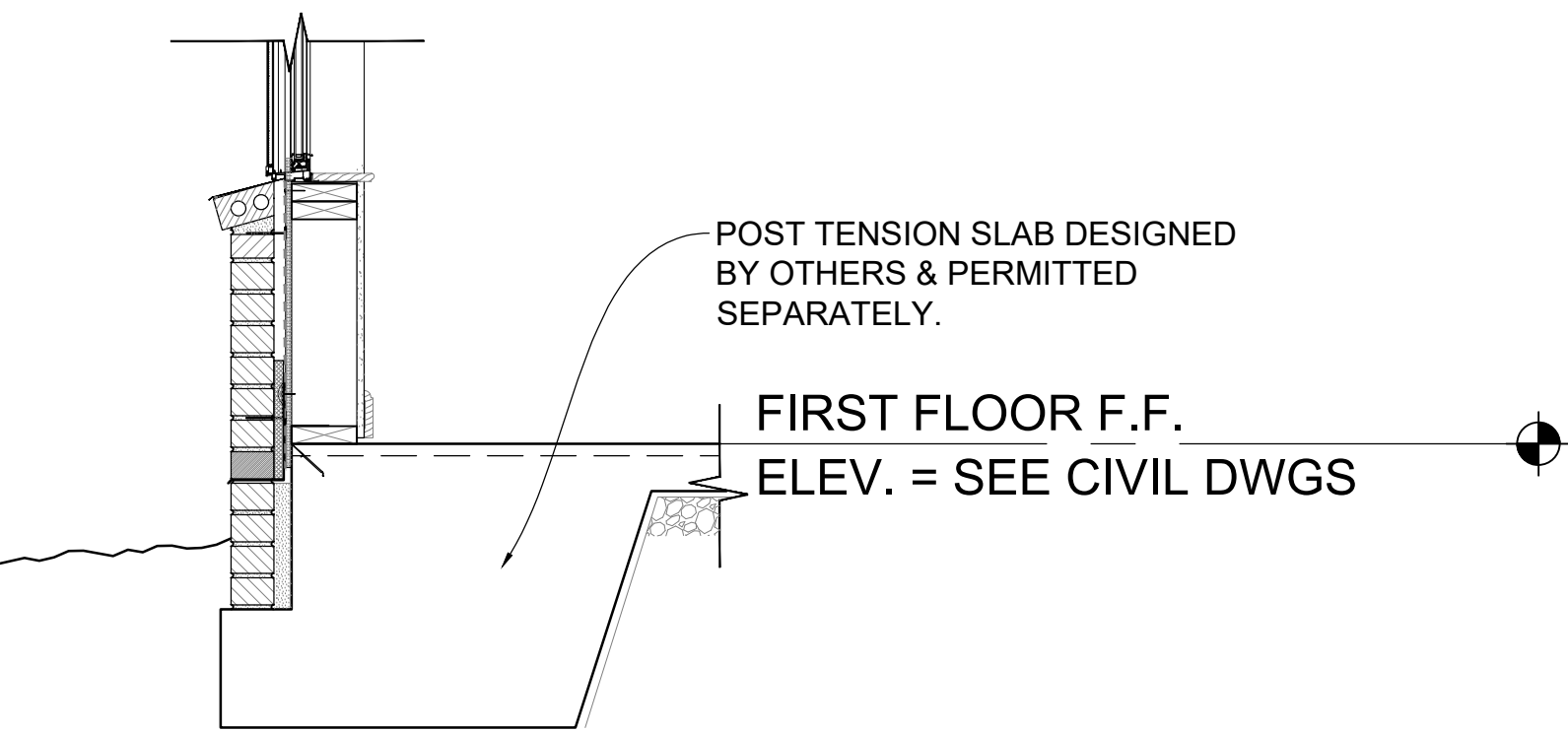
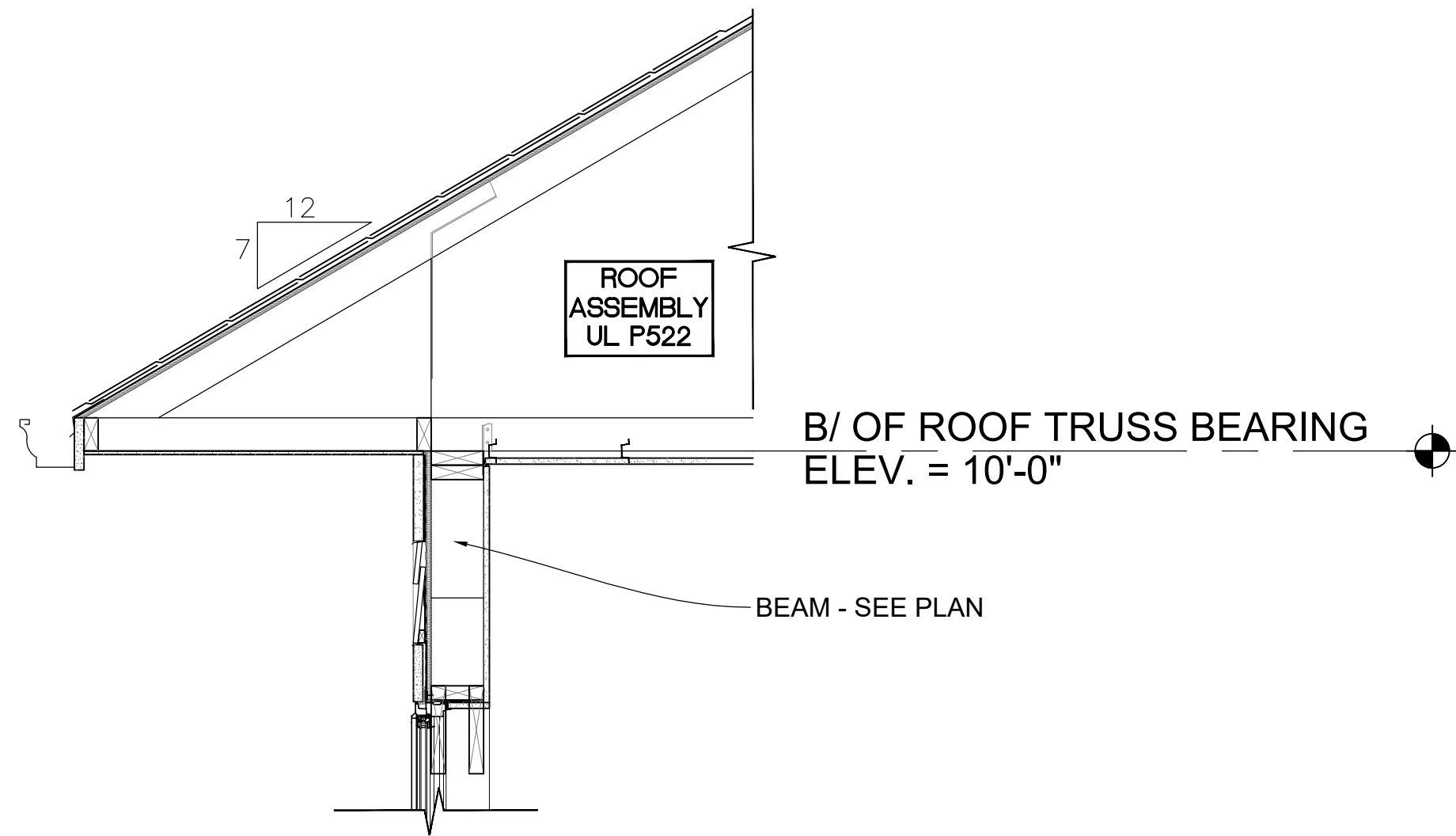
3 GUARDRAIL @ STAIR
1 1/2" = 1'-0"



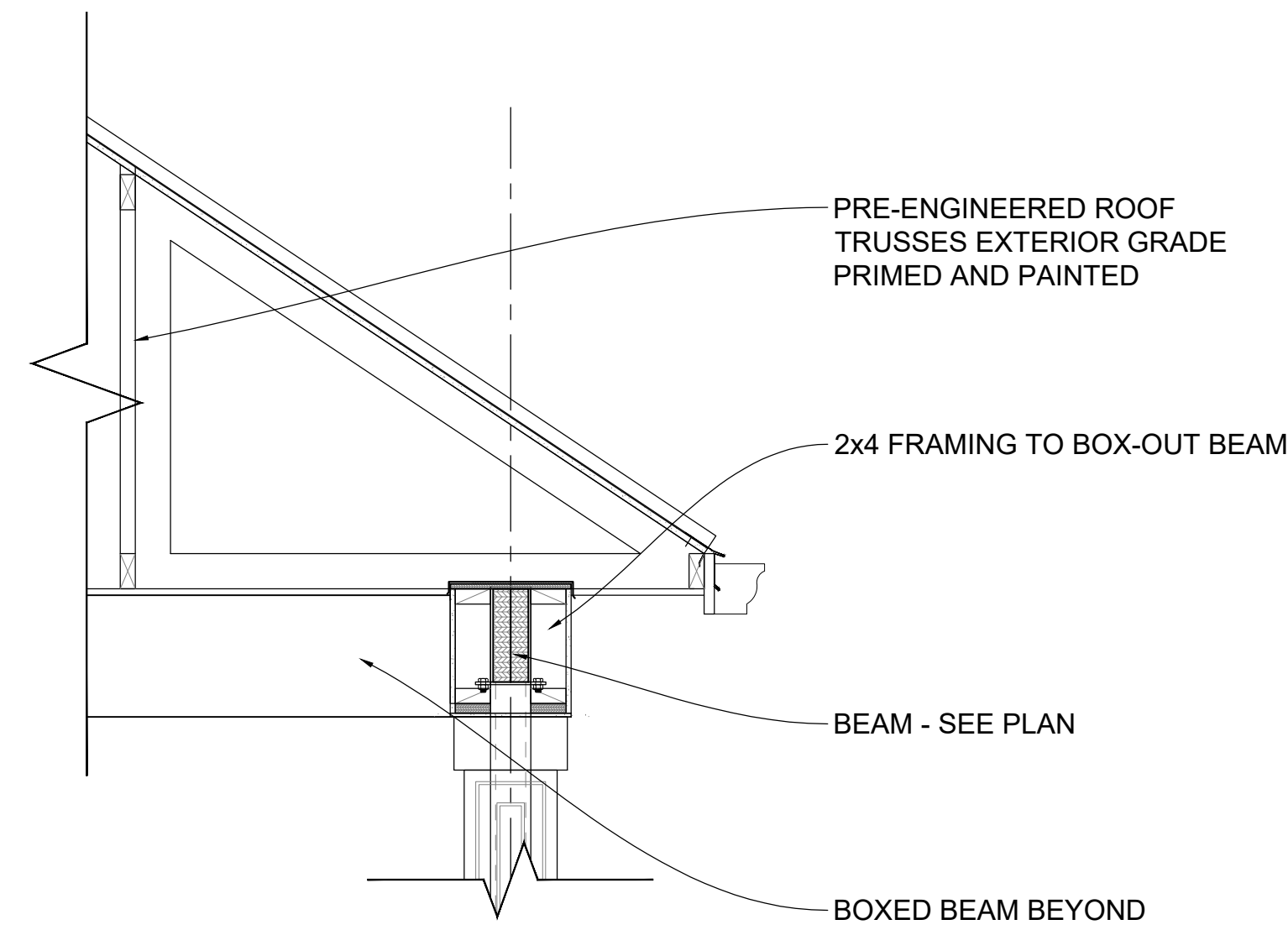
2 GUARDRAIL @ LANDING
1 1/2" = 1'-0"



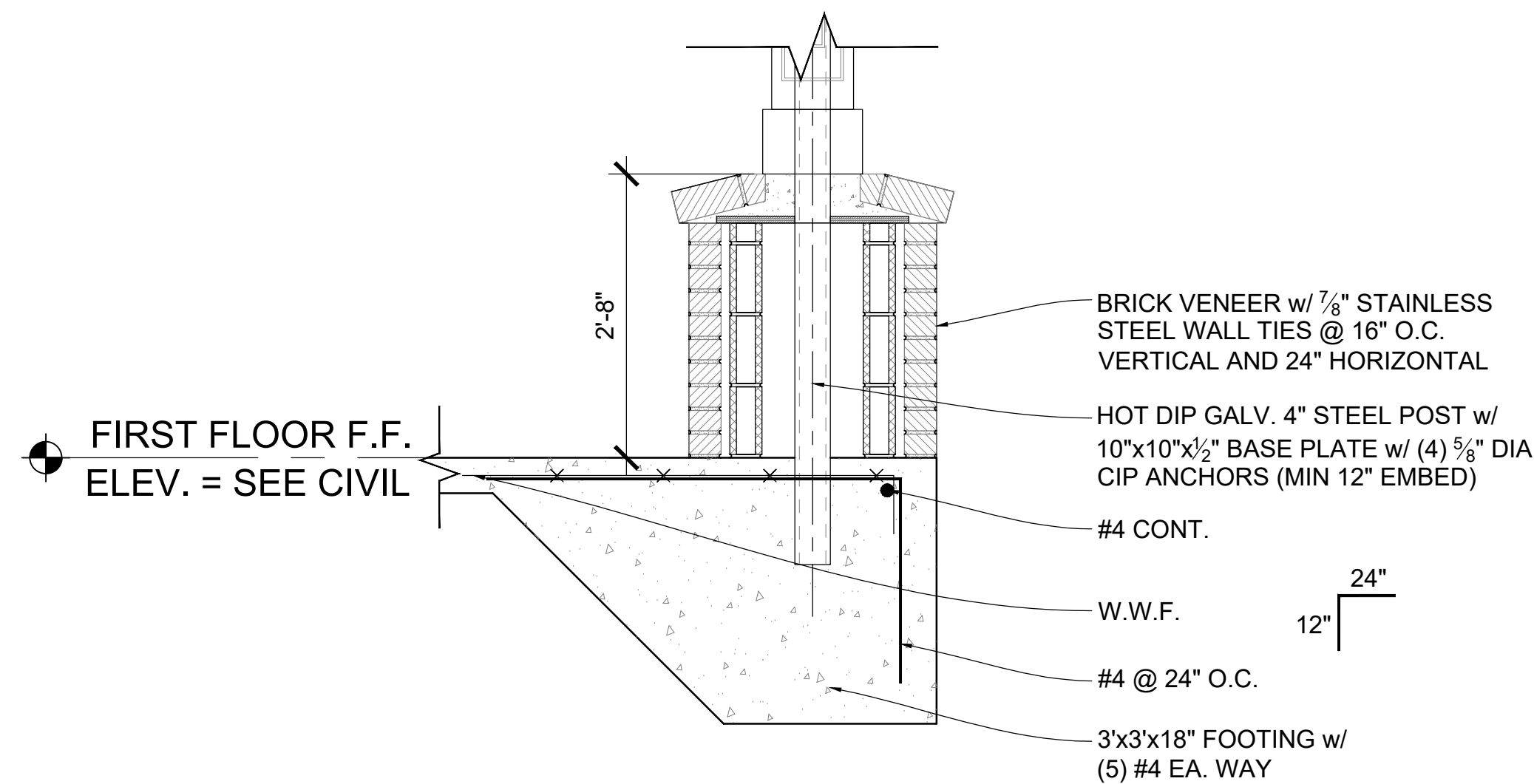
1 INTERIOR LOAD BEARING WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"



2 CLUBHOUSE EXTERIOR WALL SECTION DETAIL
1/2" = 1'-0"



2 PICNIC PAVILION EAVE SECTION DETAIL
3/4" = 1'-0"



1 PICNIC PAVILION FOOTING SECTION DETAIL
3/4" = 1'-0"

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS:

- A. PROVIDE AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT THE ENTIRE PROJECT AS SPECIFIED HEREIN & SHOWN ON THE PLANS.
- B. WHEN THE ABOVE WORK HAS BEEN COMPLETED ACTIVATE THE SYSTEM FOR FIRE PROTECTION DURING CONSTRUCTION.
- C. ACTIVATE HEAT TO INSURE THAT NO PIPING SHALL BE ROUTED IN ATTIC AREA OR LOCATION SUBJECT TO FREEZING.
- D. GENERAL CONDITIONS APPLY TO THIS SECTION WITH THE ADDITION AND MODIFICATIONS SPECIFIED HEREIN. THE FIRE PROTECTION SYSTEM INCLUDES THE DESIGNING, FURNISHING OF MATERIALS AND INSTALLATION OF AN APPROVED FIRE PROTECTION SYSTEMS AS HEREIN DESCRIBED FOR THE FOLLOWING AREAS.
- E. THE DESIGN, HYDRAULIC CALCULATIONS, EQUIPMENT, MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH NFPA 13 CODES AND STANDARDS. THE SYSTEM INSTALLATION SHALL INCLUDE ALL MATERIALS, ACCESSORIES AND EQUIPMENT NECESSARY FOR AN APPROVED FIRE PROTECTION SYSTEM COMPLETE AND READY FOR USE. THE SYSTEM DESIGN AND INSTALLATION AS ALL OTHER CONSTRUCTION EQUIPMENT. THE SPRINKLER SHALL BE FREE OF OPERATING AND MAINTENANCE DIFFICULTIES. THE INSTALLATION SHALL BE AS PER DETAILED DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT AND/OR ENGINEER. DEVICES AND EQUIPMENT SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE OF A MAKE AND TYPE LISTED BY UNDERWRITERS LABORATORIES INC., OR APPROVED BY FACTORY MUTUAL LABORATORIES.

1.02 CONTRACTOR'S QUALIFICATIONS:

- A. THE FIRE PROTECTION CONTRACTOR SHALL BE CERTIFIED, REGISTERED AND HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN THE FIELD OF FIRE PROTECTION SYSTEM DESIGN AND INSTALLATION.

1.03 DRAWINGS AND SPECIFICATIONS:

- A. THE COMMENCEMENT OF WORK UNDER THIS SECTION INDICATES THAT THE CONTRACTOR HAS EXAMINED AND HAS KNOWLEDGE OF THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND SITE WORK DRAWINGS AND SPECIFICATIONS. THE FAILURE OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH ALL AVAILABLE INFORMATION SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY.

1.04 ORDINANCES, PERMITS AND CODES:

- A. IT SHALL BE THE CONTRACTOR'S DUTY TO PROVIDE ALL THE LABOR AND MATERIALS COVERED BY THESE SPECIFICATIONS IN CONFORMANCE WITH ALL ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONNECTIONS, AND SPECIFICATION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE FIRE PROTECTION SYSTEMS.
- D. ALL WORK HEREIN SHALL CONFORM TO ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES.
- E. THE WORK SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF:
- NATIONAL FIRE PROTECTION ASSOCIATION NFPA 13R, 2018 EDITION
 - INTERNATIONAL FIRE CODE (IFC) 2018 EDITION, W/ GEORGIA AMENDMENTS
 - LOCAL FIRE MARSHALL
 - NFPA-101, LIFE SAFETY CODE 2018 EDITION, W/ GEORGIA AMENDMENTS
 - OWNER'S INSURANCE UNDERWRITER
 - ANSI 117.1 ELEVATOR CODE, 2009 EDITION W/ GEORGIA AMENDMENTS
- F. CODES AND REGULATIONS REFERRED TO ARE MINIMUM STANDARDS. WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS EXCEED THOSE OF THE CODES AND REGULATIONS, THE DRAWINGS AND SPECIFICATIONS GOVERN.

1.05 COORDINATION AND CONFLICTS:

- A. WHERE MINOR DEVIATIONS FROM PLANS ARE REQUIRED IN ORDER TO CONFORM TO SPACE LIMITATIONS, SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER & SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- B. PRIOR TO ANY WORK ON THIS PROJECT THE SPRINKLER CONTRACTOR SHALL BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION OF FLOORS, ROOF AND WALLS (POST TENSION, FLAT PLATE, PAN JOIST, ETC.). ALL STEEL RODS, POST TENSION CABLES AND BEAMS SHALL BE LOCATED BEFORE DRILLING HOLES FOR PIPE OR USING POWER-DRIVEN STUDS, SELF-DRILLING ANCHORS, OR EXPANSION SHIELDS, ETC., FOR PIPE HANGERS. THE CONTRACTOR IS TOTALLY LIABLE FOR ANY AND ALL PROBLEMS OR DAMAGES CAUSED BY FAILURE TO COMPLY WITH THE ABOVE.

1.06 SPECIAL CONDITIONS:

- A. CLEAN-UP:
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ANY DEBRIS RESULTING FROM HIS WORK. ANY AREAS IN WHICH THE CONTRACTOR HAS PERFORMED WORK SHALL BE LEFT BROOM CLEAN UNLESS A MORE THOROUGH CLEANING IS REQUIRED BY AN OTHER SECTION OF THESE SPECIFICATIONS.

1.07 WARRANTY:

- A. ALL EQUIPMENT SHALL BE STARTED, TESTED, ADJUSTED, AND PLACED IN SATISFACTORY OPERATING CONDITION BY THE CONTRACTOR. ALL EQUIPMENT SHALL BE COVERED BY WARRANTY FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY & THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF ALL MANUF. GUARANTEES OR WARRANTIES.
- B. ALL EQUIPMENT FURNISHED SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE.

1.08 RECORD DOCUMENTS:

- A. CONTRACTOR SHALL FURNISH AT THE TIME OF REQUEST FOR FINAL PAYMENT. BROCHURES CONTAINING THE FOLLOWING INFORMATION AS CALLED FOR IN THESE SPECIFICATIONS.
- LETTER OF GUARANTEES.
 - OPERATING INSTRUCTIONS.
 - MANUFACTURER'S PART DATA AND SERVICE INSTRUCTIONS ON ALL ITEMS OF EQUIPMENT.
 - MANUFACTURER'S GUARANTEES AND WARRANTIES.

1.09 ELECTRICAL WORK: (NOTE: THE REFERENCE TO A CONTROL PANEL IS ONLY APPLICABLE WHERE ONE EXISTS. IF THERE IS NOT A CONTROL PANEL THEN SUPERVISE THE VALVES WITH LOCKS & PROVIDE AN ALARM MOTOR GONG).

- A. FLOW SWITCHES TO BE WIRED TO A LOCAL CONTROL PANEL.
- B. TAMPER SWITCHES TO BE WIRED TO A LOCAL CONTROL PANEL FOR LOCAL TROUBLE ALARM ONLY.
- C. ALL CONTROL WIRING SHALL BE FURNISHED AND INSTALLED UNDER THIS SECTION.
- D. POWER WIRING TO THE JUNCTION BOX AT THE ALARM VALVE, UNLESS OTHERWISE INDICATED HEREIN BEFORE, SHALL BE FURNISHED AND INSTALLED UNDER THE ELECTRICAL SECTION, EXCEPT AS SPECIFIED HEREIN.

1.10 ELECTRICAL ROOMS:

- A. SPRINKLER PIPE MAY EXTEND INTO BUT NOT PASS THROUGH ELECTRICAL ROOMS.

1.11 STANDARDS FOR MATERIAL AND WORKMANSHIP:

- A. ALL MATERIALS USED IN THIS WORK SHALL BE NEW, LISTED & LABELED BY THE UNDERWRITERS LABORATORIES, INC., AND/OR HAVE AN FM APPROVAL AS CONFORMING TO ITS STANDARDS. WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER & SHALL PRESENT A NEAT & MECHANICAL APPEARANCE WHEN COMPLETED. THE ARCHITECT OR ENGINEER WILL JUDGE THE QUALITY OF WORKMANSHIP.

1.12 SUBMITTALS:

- A. ALL MATERIALS AND EQUIPMENT THE CONTRACTOR PROPOSES TO FURNISH SHALL BE SUBMITTED FOR REVIEW WITHIN 30 DAYS AFTER THE CONTRACT HAS BEEN AWARDED. DATA SHALL BE COMPLETE IN ALL RESPECTS AND SHALL REFERENCE, WHERE APPLICABLE, TO THE UNIT SYMBOL UTILIZED ON THE DRAWINGS AND SPECIFICATIONS.
- B. SUBMITTAL REVIEW IS CONSIDERED AS GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE EQUIPMENT AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN THE CONTRACTOR DESIRES TO USE SUBSTITUTED EQUIPMENT, HE SHALL BE RESPONSIBLE FOR PRODUCING HIS OWN COORDINATED WORK DRAWINGS WHICH DEPICT THE SUBSTITUTED EQUIPMENT ACCOMMODATED IN THE SPACE. WHERE THE SUBSTITUTED EQUIPMENT CREATES THE NEED FOR ALTERATIONS IN ANY PORTION OF THE WORK DEPICTED IN THE CONTRACT DOCUMENT, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSUME ANY ADDITIONAL COST TO THE CONTRACT CREATED BY SUBSTITUTED EQUIPMENT.
- C. SUBSTITUTED EQUIPMENT IS CONSIDERED TO BE ANY EQUIPMENT OTHER THAN NAMED ITEMS IN THE SPECIFICATIONS OR ON THE DRAWINGS.

- D. CONTRACTOR FURTHER AGREES THAT IF DEVIATIONS, DISCREPANCIES OR CONFLICTS BETWEEN THE SHOP DRAWINGS AND SPECIFICATIONS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWING AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED. REVIEW OF SUBMITTAL DATA SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS DUTY TO PERFORM ALL WORK AND PROVIDE ALL EQUIPMENT IN STRICT COMPLIANCE WITH THE REQUIREMENTS SET FORTH ON THE DRAWINGS HEREIN.
- E. SUBMIT FOR REVIEW COMPLETE DATA AND DRAWINGS ON THE FOLLOWING ITEMS:
- COMPLETE SET OF SHOP (WORKING) DRAWINGS BEARING EVIDENCE OF REGISTRATION AND CERTIFICATION, THE UNDERWRITERS LETTER OF APPROVAL AND/OR COMMENTS.
 - HYDRAULIC CALCULATIONS.
 - EQUIPMENT (SPRINKLERS, SIAMESE CONNECTIONS, WATER MOTOR ALARM, ETC..)
 - VALVES
 - HANGERS
 - FITTINGS
 - PIPING
- F. THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR "WORKING PLANS" AS SPECIFIED IN NFPA 13, CHAPTER 6 "PLANS AND CALCULATIONS" SHALL INCLUDE ALL APPLICABLE DATA SPECIFIED HEREIN. NO WORK SHALL BEGIN UNTIL THE DESIGN OF THE SYSTEMS AND THE VARIOUS COMPONENTS HAVE BEEN APPROVED.

PART 2 - PRODUCTS

2.01 CLASSIFICATION OF PIPING:

- A. MINIMUM THICKNESS OF PIPE SHALL BE SCHEDULE 10 BLACK STEEL CONFORMING TO ASTM A135.
- B. SCHEDULE 40 WELDED OR SEAMLESS STEEL PIPE, ASTM A53 AND A135
- CLASS 125 AND 250 CAST IRON THREADED FITTINGS, ASME B16.4
 - CLASS 150 AND 300 MALLEABLE IRON THREADED FITTINGS, ASME B16.3
 - CLASS 125 AND 250 CAST IRON FLANGED FITTINGS, ASME B16.1
 - SCHEDULE 40, FORGED STEEL BUTTWELD FITTINGS, ASME B16.9
 - GROOVED MECHANICAL COUPLINGS AND FITTINGS WITH EPDM GASKET, MALLEABLE IRON OR DUCTILE IRON, 800 PSI MINIMUM RATING ASTM A47 & A536 UL LISTED FM APPROVED.
- C. LIGHTWALL WELDED OR SEAMLESS STEEL PIPE, ASTM A53 AND A135
- GROOVED MECHANICAL COUPLINGS AND FITTINGS WITH EPDM GASKET, MALLEABLE IRON OR DUCTILE IRON, 800 PSI MINIMUM RATING ASTM A47 & A536 UL LISTED FM APPROVED.
- D. AT THE CONTRACTOR'S OPTION, CPVC PIPING COMPLYING WITH STANDARD ASTM F 442 AND NFPA 13 MAY BE USED WHERE APPLICABLE FOR ABOVE GROUND WET SPRINKLER PIPING.

2.02 FIRE PROTECTION SYSTEM:

- A. THE SPRINKLER SYSTEMS SHALL CONFORM TO NFPA 13 STANDARDS AND CODES. HOSE THREADS SHALL CONFORM TO LOCAL FIRE DEPARTMENT EQUIPMENT. PIPING AND FITTINGS: PIPING SHALL BE AS NOTED IN 2.01, A. ABOVE. SYSTEM PIPE AND FITTINGS SHALL BE DESIGNED FOR A MINIMUM 175 PSI WORKING PRESSURE.

2.03 SPRINKLER EQUIPMENT MATERIAL:

- A. ALL VALVE HANDWHEELS SHALL BE ORIENTED TO PROVIDE MAXIMUM ACCESSIBILITY FOR OPERATION. VALVES SHALL HAVE U.L. LISTINGS AND F.M. APPROVAL.
- B. GATE VALVES 2-1/2" IN SIZE AND LARGER SHALL BE OS&Y TYPE WITH CAST IRON BODY, SOLID WEDGE, AND FLANGED ENDS FOR 175 POUND W.W.P. VALVES SHALL BE UNDERWRITERS LABORATORIES LISTED WITH IDENTIFICATION MARK FOR SUCH STAMPED OR CAST ON VALVE BODY. VALVES SHALL BE:
- STOCKHAM B-634
 - MUELLER NO. A-2073-6
 - KENNEDY FIG. 68
- C. GATE VALVES FOR MECHANICAL JOINT PIPING SHALL BE OS&Y TYPE AND HAVE CAST IRON BODY CONFORMING TO ASTM A-120. CLASS B, RATED FOR 175 POUND WWP. VALVE SHALL HAVE BRONZE OR A COPPER-SILICON ALLOY STEM CONFORMING TO ASTM B-138 ALLOY 675 AND B-584 ALLOY 875 RESPECTIVELY:
- STOCKHAM FIG. G-635-0
 - MUELLER NO. A-2050-20
 - KENNEDY FIG. 71X
- D. CHECK VALVE 2-1/2" IN SIZE AND LARGER SHALL BE HORIZONTAL SWING TYPE WITH CAST IRON BODY, RUBBER DISC, AND FLANGED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:
- STOCKHAM B-305-B
 - FIREMATIC MOD CV
 - KENNEDY FIG. 440
- E. GLOBE VALVES SHALL HAVE BRONZE BODY, RISING STEM, COMPOSITION DISC, & THREADED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:
- STOCKHAM B-13-T
 - NIBCO/SCOTT T-211-W
 - KENNEDY FIG. 97
- G. ANGLE VALVES SHALL HAVE BRONZE BODY, RISING STEM, COMPOSITION DISC AND THREADED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:
- STOCKHAM B-222
 - NIBCO/SCOTT T-311-W
 - KENNEDY FIG. 98
- H. SIGHT GLASS: FIREMATIC SIGHT DRAINS.
- I. WAFER CHECK VALVE: CAST IRON BODY CONFORMING TO ASTM A-26 WITH EITHER CAST BRONZE OR BUNA-N SEATING RING AND STAINLESS STEEL HINGE. MUELLER MODEL NO. A-2102, CENTRAL MODEL "G", MISSION "DUO-CHECK", FIREMATIC SUPER CHECK.
- J. BUTTERFLY VALVE: FOR 1" TO 2-1/2" PIPE SIZE. BRONZE BODY, STAINLESS STEEL DISC WITH VITON SEAL. WORKING PRESSURE SHALL BE 175 PSI. THE VALVE SHALL HAVE A BUILT-IN SUPERVISORY SWITCH. MILWAUKEE VALVE COMPANY, INC. "BUTTERBALL" MODEL BB-SCS01, NIBCO, FIREMATIC BUTTERFLY VALVE WITH TAMPER SWITCH OR APPROVED EQUAL.
- K. WET ALARM VALVE: PROVIDE ALARM CHECK VALVE FOR VERTICAL INSTALLATION COMPLETE WITH RETARD CHAMBER, ALARM SWITCH, TESTING BY-PASS, SYSTEM DRAIN, AND ALL NECESSARY PIPE, FITTINGS, GAUGES, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- CENTRAL MODEL ("F") OR ("G")
 - GRINNELL MODEL (F200) OR ("A")
 - FIRMATIC MODEL ("G")
- L. VALVE TAGS:
- EACH VALVE SHALL HAVE A VALVE TAG AFFIXED TO THE VALVE BODY. VALVE TAGS SHALL BE A MINIMUM OF 1-1/2" ROUND WITH 1/2" BLACK FILLED NUMBERS, 18 GAUGE BRASS, A MINIMUM OF 1-1/4" IN SIZE, AND SHALL HAVE IDENTIFICATION NUMBERS STAMPED INTO THE TAGS. VALVE TAG SHAPES AND NUMBERING SHALL BE AS FOLLOWS:

2.04 ACCESSORIES:

- A. SETON NAME PLATE COMPANY - NEW HAVEN, CT.
- EACH VALVE TAG SHALL BE ATTACHED TO THE HANDWHEEL WITH #16 BRASS JACK CHAIN AND "S" HOOKS.
 - A VALVE CHART, FRAMED UNDER GLASS AND WALL MOUNTED, SHALL BE LOCATED IN SPRINKLER RISER VALVE ROOM, AND SHALL LIST EACH VALVE BY IDENTIFICATION NUMBER, ITS LOCATION IN THE PIPING SYSTEM (I.E. ZONE CONTROL VALVE, ETC.) AND ITS FUNCTION.

SPRINKLER SYSTEM DESIGN CRITERIA

AREA ②	HAZARD CLASS	DENSITY	REMOTE AREA	HOSE STREAM	SPRINKLER TEMP RATING	MAX COVERAGE PER SPRINKLER ③	NOTES
ENTIRE BUILDING	13R	0.05 GPM/SF	MINIMUM 4 HEADS @ 13 GPM EACH	--	ORDINARY, 155°	144 SF	① ④

NOTES:

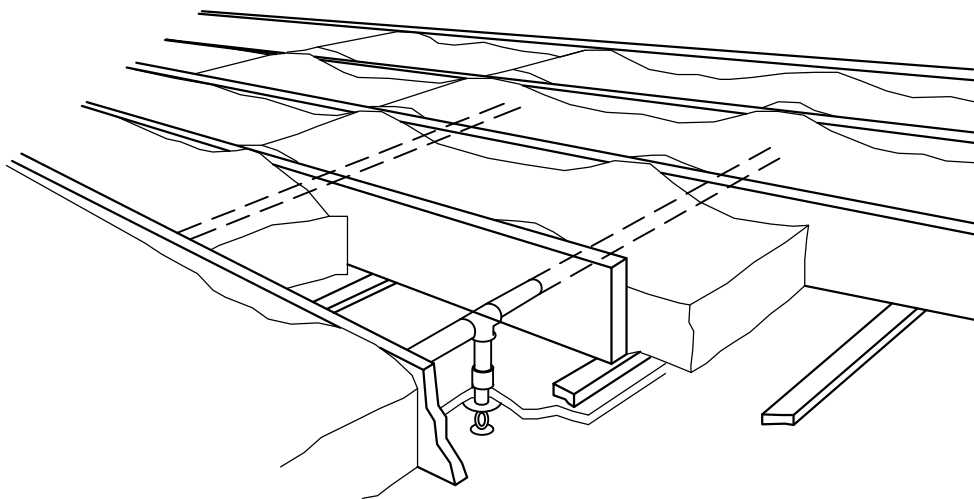
- ① A. SPRINKLER HEADS SHALL BE SEMI-RECESSED, FAST RESPONSE PENDANT SPRINKLERS IN ALL AREAS WITH LAY-IN CEILINGS.
- B. SPRINKLER HEADS SHALL BE UPRIGHT PENDANT FAST RESPONSE SPRINKLERS IN AREAS WITHOUT A CEILING.
- C. SPRINKLER HEADS SHALL BE CONCEALED TYPE (RECESSED WITH COVER PLATE), FAST RESPONSE SPRINKLERS IN ALL AREAS WITH A GYP BOARD CEILING.
- ② IF AT THE TIME OF CONSTRUCTION THE AREAS ARE NOT DEFINED USE THE MORE DEMANDING CRITERIA WHERE NECESSARY.
- ③ COVERAGE AREAS ARE SHOWN FOR STANDARD HEADS. LISTED EXTENDED HEADS MAY BE USED AND COVERAGE AREAS INCREASED.
- ④ PROVIDE DRY PENDANT, FAST RESPONSE SPRINKLERS FOR BALCONY AREAS.

STANDPIPE NOTE:
STANDPIPES ARE REQUIRED TO BE INSTALLED FOR THIS PROJECT.

FIRE PROTECTION SCOPE

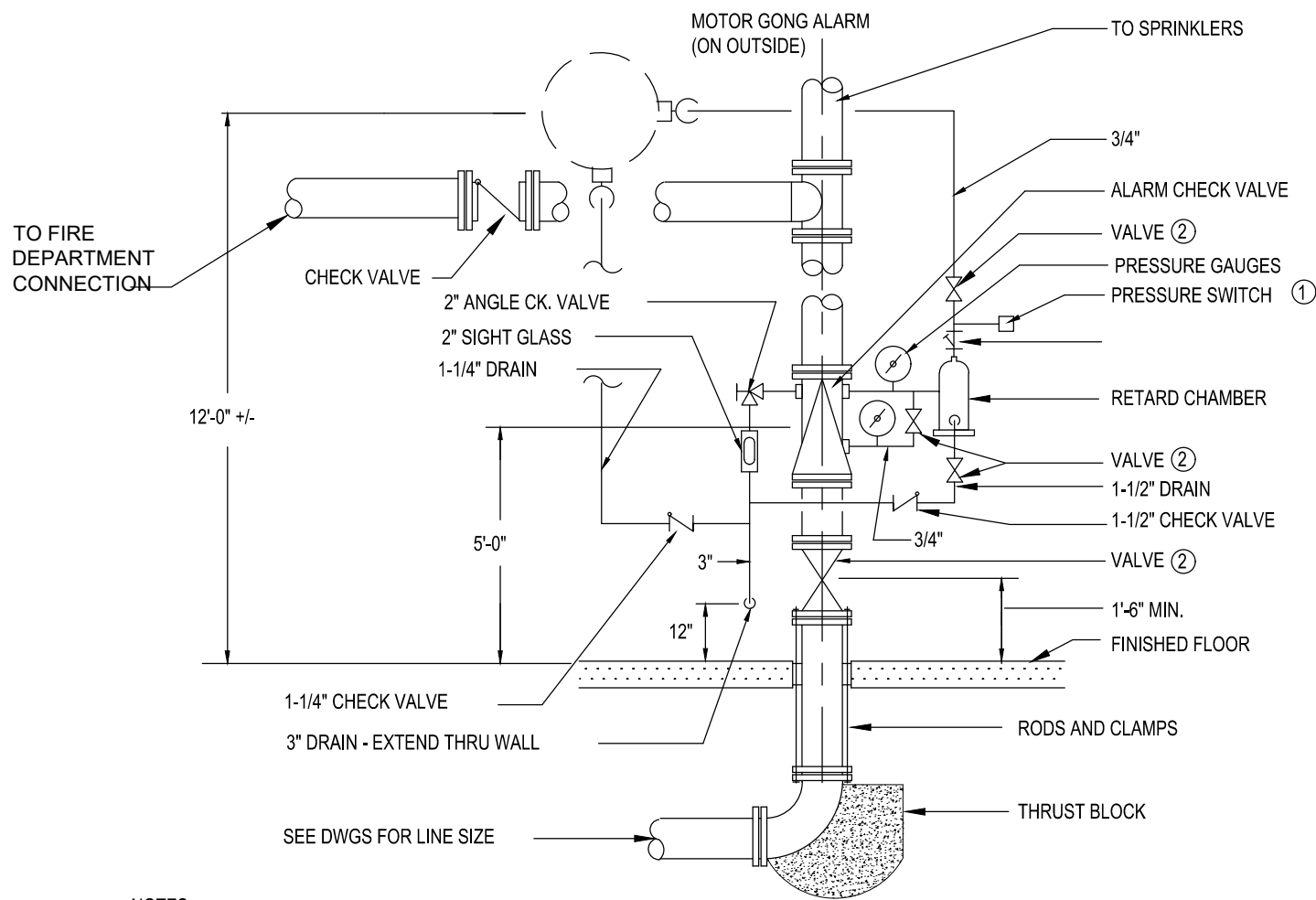
THE CONTRACTOR SHALL PROVIDE A RISER AND FULL DISTRIBUTION PIPING, SPRINKLER HEADS AND ALL OTHER COMPONENTS TO PROVIDE A COMPLETE SYSTEM. PROVIDE SPRINKLER HEADS AND PIPING TO MEET THE CEILING TYPE & HAZARD CLASSIFICATION (DESIGN CRITERIA). THE SYSTEM SHALL BE HYDRAULICALLY DESIGNED. SUBMIT SHOP DRAWINGS INCLUDING HYDRAULIC CALCULATIONS DETAILING THE SYSTEM DESIGN AND PERFORMANCE.

FOLLOW THE SPECS ON THIS SHEET FOR SYSTEM REQUIREMENTS.



CAUTION: IT IS IMPORTANT THAT THE INSULATION BE INSTALLED TIGHT AGAINST THE JOIST, IN UNHEATED AREAS; ANY SPACES OR VOIDS BETWEEN THE INSULATION MAY CAUSE THE WATER IN THE SPRINKLER PIPING TO FREEZE.

2 SPRINKLER PIPING DETAIL (TO BE DESIGNED BY OTHERS)
N.T.S.



NOTES:

- ① PRESSURE SWITCH IS FOR CONNECTION TO FIRE ALARM SYSTEM OR REMOTE ALARM. THE MOTOR GONG (INCLUDING DRAIN PIPE FROM GONG AND PIPE ABOVE PRESSURE SWITCH) IS NOT REQUIRED (UNLESS REQUIRED BY AHJ) WHEN SPRINKLER SYSTEM IS BEING MONITORED BY THE BUILDINGS FIRE ALARM SYSTEM.
- ② INDICATING TYPE VALVE
- ③ ALL INDICATING VALVES SHALL BE SUPERVISED BY CONNECTING TO THE FIRE ALARM SYSTEM OR BY LOCKING OPEN

1 SPRINKLER RISER DETAIL (TO BE DESIGNED BY OTHERS)
N.T.S.

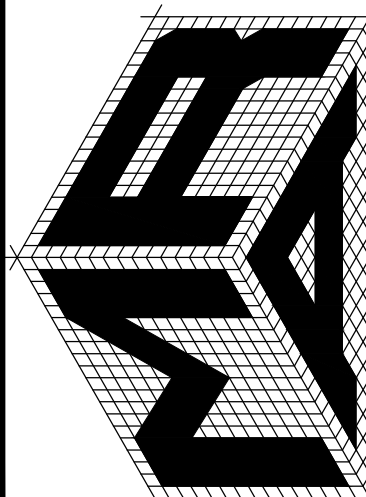
FOR INFORMATION PURPOSES ONLY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAVETTEVILLE, NC



FP.1

SHEET REVISION LOG

PROJECT NUMBER
2024-012

DATE ISSUED
01-28-2025

DRAWN BY
LI

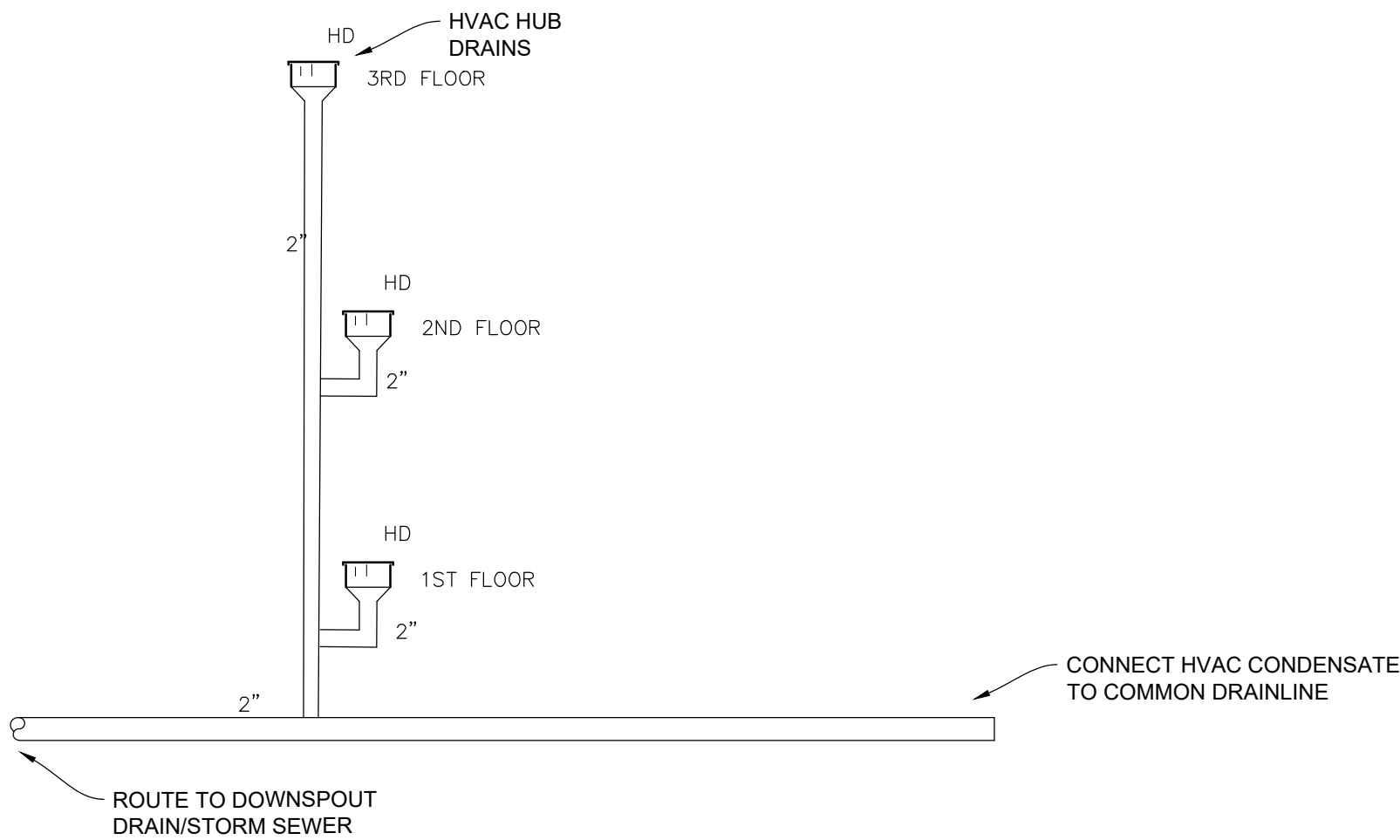
CHECKED BY
MRL

FIRE PROTECTION SYSTEM

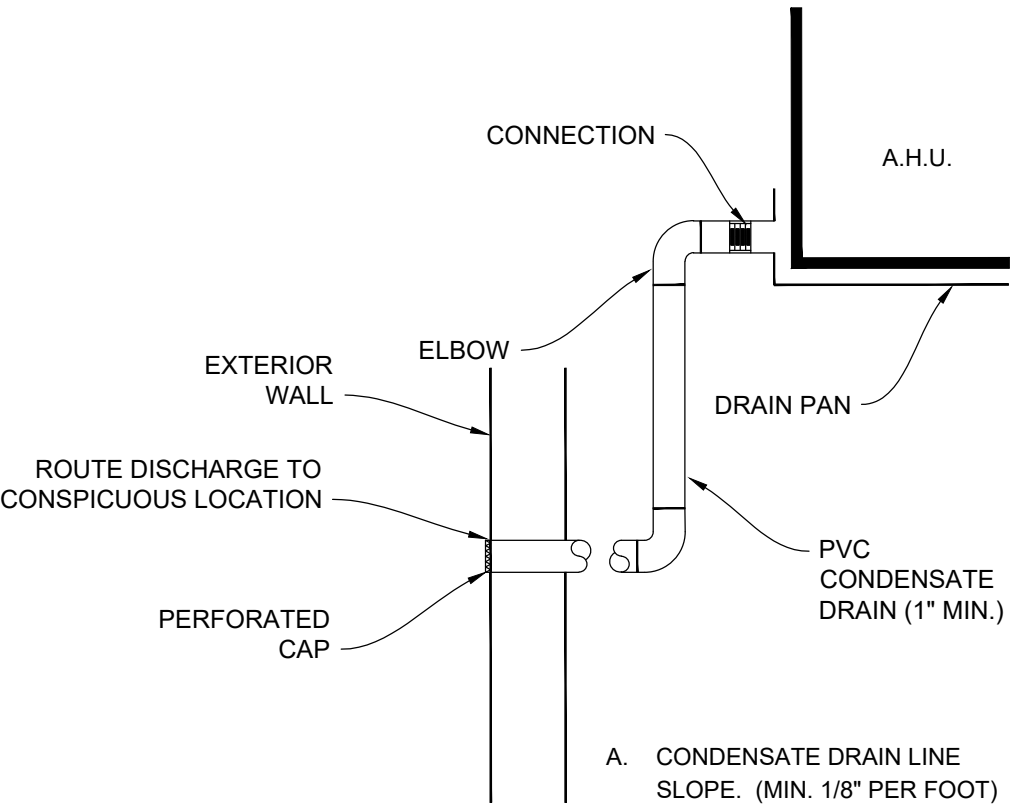
PERMIT / BID SET

GENERAL MECHANICAL NOTES:

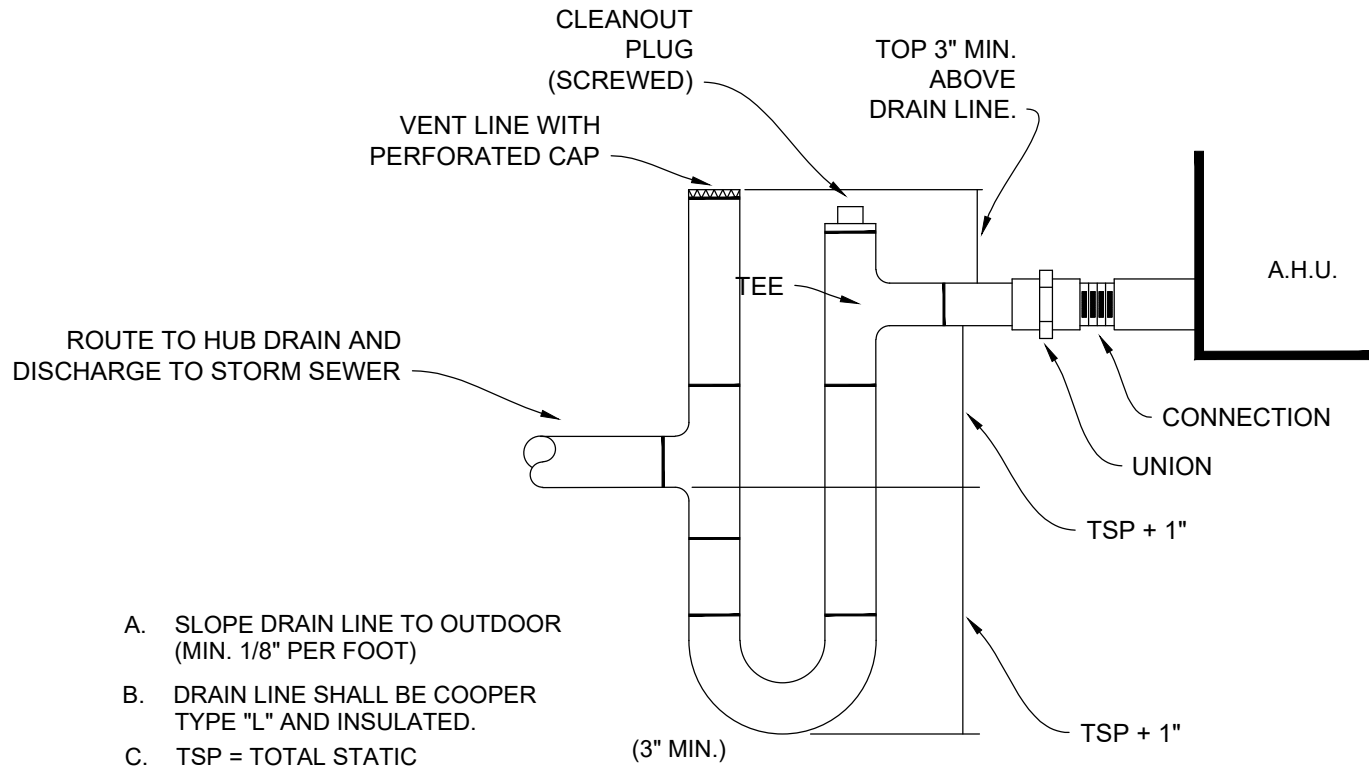
1. ALL PENETRATIONS OF A RATED ASSEMBLY TO BE PROTECTED BY MEASURES APPROVED BY THAT ASSEMBLY.
2. ALL MECHANICAL LAYOUTS MAY OCCUR MIRRORED.
3. DRAWINGS ARE SCHEMATIC AND MAY VARY FROM FINAL INSTALLATION.
4. H.V.A.C. CONTRACTOR TO COORDINATE LOCATION OF CONDENSATE LINES WITH LOCATION OF GRAVEL PITS AROUND THE BUILDING. MECHANICAL UNITS GREATER THAN 3 TONS SHALL HAVE THE CONDENSATE LINES CONNECTED TO AN APPROVED FRENCH DRAIN SYSTEM OR THE SANITARY SEWER.
5. REFERENCE BUILDING PLANS FOR LOCATION AND NUMBER OF COMPRESSORS AT THE ENDS OF EACH BUILDINGS.
6. PROVIDE FIRE DAMPERS AT ALL LOCATIONS WHERE A DUCT/PLENUM PENETRATES A FIRE RATED ASSEMBLY.
7. REFERENCE UNIT FLOOR PLANS FOR WALL RATING LEGEND.
8. WHERE DAMPERS ARE PROVIDED. INSTALL 5' OF RIGID METAL DUCTWORK AT THE DAMPER.
9. THE FLEXIBLE DUCT WORK MAY NOT EXCEED 20' IN LENGTH.
10. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF DOORS, WINDOWS AND CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL PIPING AND CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING. VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. DAMAGE TO STRUCTURE BEYOND CUTTING AND PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
12. COORDINATE ALL PIPING AND DUCT WORK LOCATIONS WITH OTHER DIVISIONS AND EXISTING CONDITIONS.
13. SUPPLY DIFFUSERS SHALL BE 12" X 8" UNLESS NOTED OTHERWISE.
14. DRYER DUCT SHALL BE SOLID GALVANIZED SHEET METALS. ELBOWS WILL BE LARGE SWEEP 6" RADIUS. A PERMANENT PLAQUE SHALL BE PROVIDED WITHIN 6' OF THE DRYER CONNECTION INDICATING EQUIVALENT LENGTH OF DRYER DUCT.
15. WHERE DRYER VENT DEVELOPED LENGTH EXCEEDS 35' CONTRACTOR SHALL PROVIDE DRYER WITH BLOWER CAPACITY TO PROVIDE MINIMUM EXHAUST FLOW RATE. MANUFACTURER SPECIFICATIONS/INSTRUCTIONS SHALL BE PROVIDED TO BUILDING INSPECTOR UPON REQUEST.
16. DUCTS PENETRATING A RATED FLOOR/CEILING/ROOF ASSEMBLY SHALL COMPLY WITH NCBC 717.6.2
17. FIRE/RADIATION DAMPERS INDICATED SHALL HAVE A 1 HOUR RATING UNLESS NOTED OTHERWISE. SPECIFICATIONS FOR FIRE/RADIATION DAMPERS SHALL BE PROVIDED AT ROUGH-IN INSPECTION.
18. CONTRACTOR TO PROTECT DUCTS AND BATH FANS IN CEILING UNTIL CONSTRUCTION IS COMPLETED.
19. CONTRACTOR TO FLUSH HOME BEFORE OCCUPANCY.
20. NO ELECTRIC RESISTANT HEAT AS PRIMARY HEAT SOURCE.
21. ENERGY STAR QUALIFIED HEAT PUMP EFFICACY MUST BE GREATER THAN OR EQUAL TO 8.2 HSPF OR EQUIVALENT COP
22. COOLING EQUIPMENT MUST BE GREATER THAN OR EQUAL TO 15 SEER
23. ROOF TOP CONDENSER TO BE SPACE 24" MINIMUM APART AND PER MANUFACTURE SPECIFICATION.
24. SEAL AIR HANDLER AND DUCT SYSTEMS WITH MASTIC
25. BACK-DRAFT DAMPERS FOR ALL KITCHEN AND BATHROOM EXHAUST
26. SUPPLY & EXHAUST FANS SHALL BE RATED LESS THAN OR EQUAL TO 3 SONES (INTERMITTENT) AND 1 SONE (CONTINUOUS)
27. CONTRACTOR TO PROVIDE CODE APPROVED SOLID CONNECTOR FOR ALL FLEX TO FLEX CONNECTIONS
28. DUCT INSULATION SHALL BE R-10 IN UNCONDITIONED SPACE AND R-6 AT ALL CONDITIONED SPACE
29. NO DUCTS TO PERMITTED IN EXTERIOR WALLS OR VAULTED CEILING AND NO PLENUM WITHIN 2'-0" OF ROOFLINE
30. CONTRACTOR TO PROTECT INDOOR COIL UNTIL FINISHED FLOOR INSTALLED
31. NO DUCT TAKE-OFFS WITHIN 6" OF SUPPLY PLENUM CAP OR SUPPLY TRUCK CAP
32. TWO PIECE HVAC BOOT SEALED AT MECHANICAL CONNECTION
33. INSTALL RIGID DUCT WORK OR PULL ALL FLEX DUCTS WITH NO PINCHES AND SUPPORT AT INTERVALS OF LESS THAN OR EQUAL TO 4'-0".
34. CONTRACTOR TO ENSURE HVAC SYSTEM AND DUCTWORK REMAIN DRY AND CLEAN
35. SPACE ALL SUPPLY DUCT TAKE-OFFS GREATER THAN OR EQUAL TO 6" APART.
36. CONTRACTOR TO TEST AND RECORD DUCT LEAKAGE BASED OF FLOOR AREA SERVED; LEAKAGE TO OUTSIDE SHALL NOT BE GREATER THAN OR EQUAL TO 3%. TOTAL LEAKAGE LESS THAN OR EQUAL TO 6% AT FINAL
37. CONDENSATE FROM ALL CONDENSING FURNACES, COOLING COILS & EVAPORATORS SHALL BE CONVEYED FROMTHE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. WHERE PUMPS ARE USED, THEY SHALL BE INSTALLED WITH A FACTORY-EQUIPPED AUXILIARY HIGH-LEVEL SWITCH THAT SHALL SHUT OFF EQUIPMENT SERVED UPON ACTIVATION OF THE AUXILIARY HIGH-LEVEL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE PUMP, THE PUMP SHALL ALSO BE LOCATED IN THE AUXILIARY DRAIN PAN OR IN A SEPARATE DRAIN PAN EQUIPPED WITH A SEPARATE DRAIN LINE OR WATER-LEVEL DETECTION CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY OR OTHER AREAS SO AS TO CAUSE A NUISANCE.



3 HVAC CONDESATE ROUNTING (TYPICAL)
N.T.S.



2 AUXILIARY DRAN PAN DETAIL
N.T.S.



1 HVAC CONDESATE ROUNTING (TYPICAL)
N.T.S.

SPLIT SYSTEMS WITH ELECTRIC HEAT PUMP																			
MARK	BLOWER DATA				TOTAL COOLING CAPACITY (BTU (HR))	SENSIBLE COOLING CAPACITY (BTU (HR))	HEATING CAPACITY 47°/17° (BTU (HR))	ELEC. HEAT (KW)	ELECTRICAL 240/120V, 1Ø HEAT PUMP						AHRI RATING	MODEL (OR APPROVED EQUAL)			
	CFM	SP	HP	OA					MCA	RLA	MOPP	MCA	RLA	MOPP		SEER	HSFP	AIR HANDLER	COMPRESSOR
AHU-1, CU-1 (1 BR UNITS)	600	0.5"	1/2	22	19,600	13,000	16,500/9500	5		24.4	30/2	11.9	9.0	20/2	15.0	8.5	RHEEM RF1T2421MTAN	RHEEM 15PJM18	1
AHU-2, CU-2 (2 BR UNITS)	800	0.5"	1/2	32	19,600	13,000	16,500/9500	5		24.4	30/2	11.9	9.0	20/2	15.0	8.5	RHEEM RF1T2421MTAN	RHEEM 15PJM18	1
AHU-3, CU-3 (3 BR UNITS)	800	0.5"	1/2	41	25,400	18,100	22,000/13,200	8		34.6	40/2	17.1	12.8	25/2	15.0	8.5	RHEEM RF1T2421MTAN	RHEEM 15JM24	1
AHU-4, CU-4 (CLUBHOUSE)	1600	0.5"	3/4	192	48,000	32,500	47,000/32,600	10		57.0	60/2	22.4	16.7	40/2	15.0	8.5	RHEEM RHKL-HM-4824	RHEEM 15PJM48	

EXHAUST FANS							
MARK	CFM	S.P.	OUTLET	WATTS	MODEL	DESCRIPTION	NOTES
EF-1	80	0.1	3"	26	BROAN LPN 80	TENANT RESTROOMS	1
EF-2	110	0.1	6"	36	BROAN ZB110	TENANT KITCHEN EXHAUST	2
EF-3	80	0.1	3"	26	BROAN LPN 80	CLUBHOUSE RESTROOMS	
EF-4	150	0.1	6"	42	NUTONE QTXEN 150	MAINTENACE EXHAUST	

1. PROVIDE COMBO FAN-TIMER DELAY/ON-OFF SWITCH FOR FAN/LIGHT BROAN 64V/W OR EQUIVALENT
2. PROVIDE PROGRAMMAB'E FAN-TIMER DELAY/ON-OFF SWITCH FOR FAN/LIGHT. AIR CYCLER SMART-EXHAUST OR EQUIVALENT.

ELECTRIC WALL HEATER SCHEDULE

MARK	WATTS	AMPS	MCOP	DESCRIPTION	MODEL
EWH-1	1500	12.	20/1	SPRINKLER ROOM HEATER	BERKO MODEL FRA-1512
EWH-2	3600	17.3	30/2	MAINTENANCE HEATER	BERKO MODEL FRA-4824

TENANT UNITS OUTDOOR AIR

ASHRAE Standard 62.2 Equation4.1(a):
The whole building exhaust fan shall provide a minimum ventilation rate according to

$$Q_{fan} = 0.01 \cdot A_{floor} + 7.5(Nbr + 1)$$

Where:
 Q_{fan} =fanflowrate (cfm)
 A_{floor} =conditioned floor area, ft2
 Nbr =number of bedrooms

ASHRAE 62.2 CONTINUOUS OUTDOOR AIR FLOW RATE CALCULATION				
CFM= (OCC X 7.5) +(AREA X 0.01)				
UNIT TYPE	#BR	OCCUP.	AREA Ft²	CFM
UNIT A	1	2	730	22
UNIT B	2	3	964	32
UNIT C	3	4	1155	42

KITCHEN EXHAIST ON/OFF CYCLE				
%ON TIME = (CONT. OA REQUIREMENT) / (MAX OA)				
UNIT TYPE	OA DUCT SIZE	MAX OA	CONTINUOUS OA REQUIREMENT	AIR CYCLER ON-TIME
UNIT A	6"	110	22	20%
UNIT B	6"	110	32	29%
UNIT C	6"	110	41	37%

WEST CUMBERLAND 2
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FAYETTEVILLE, NC

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DATE:

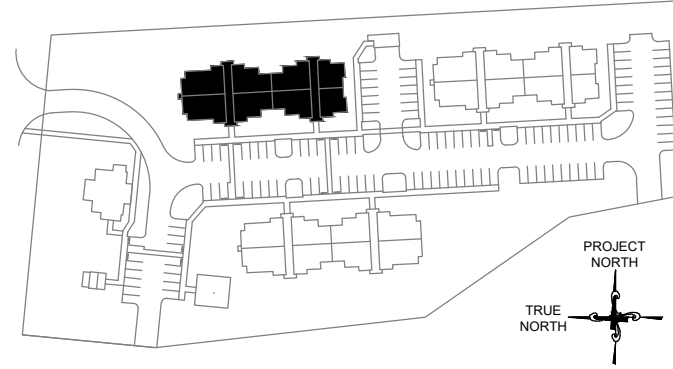
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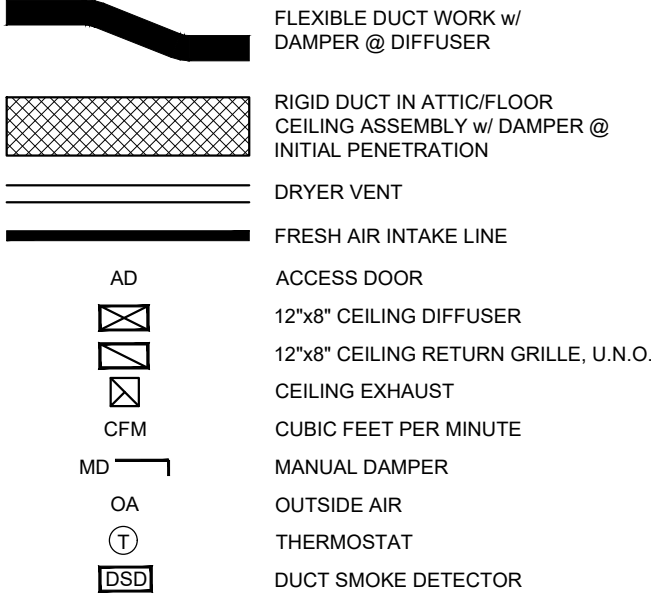
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BUILDING KEY PLAN:

NOT TO SCALE.



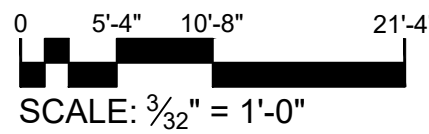
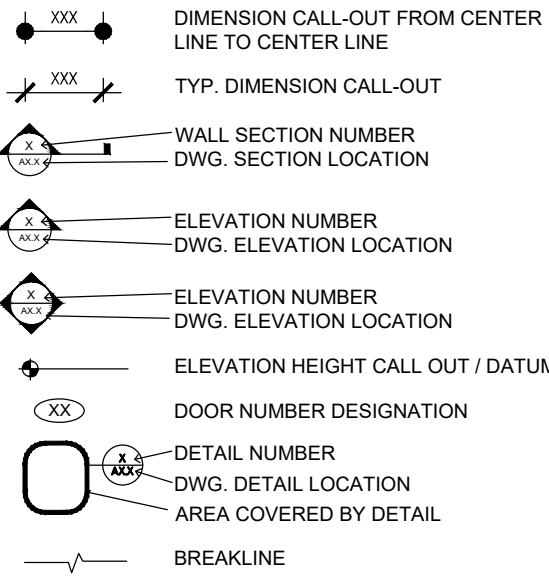
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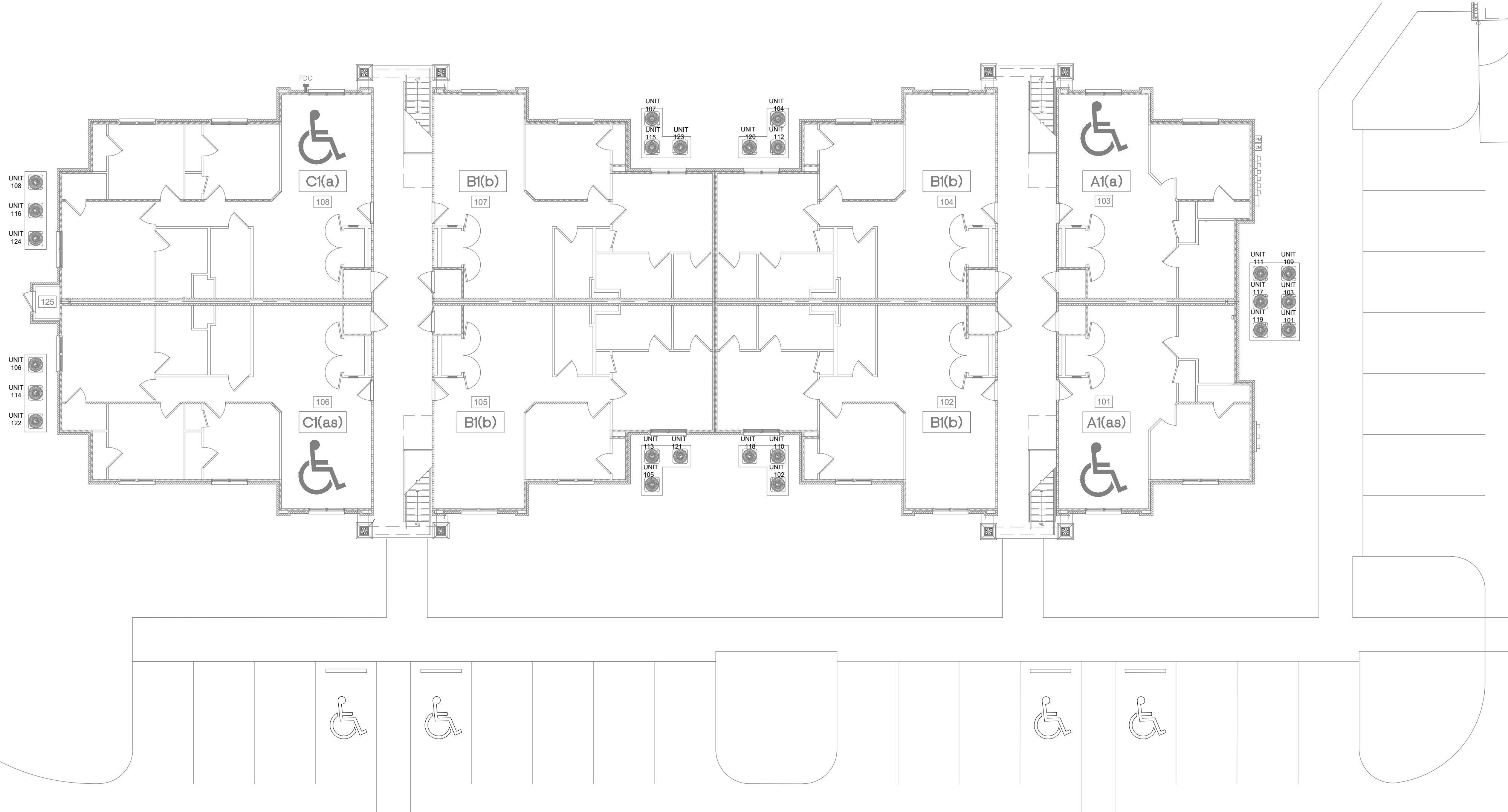
MECHANICAL NOTES:

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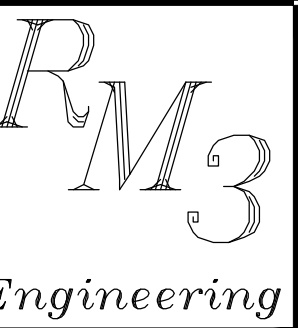
PROJECT SYMBOLS:



SCALE: 3/32" = 1'-0"



1 BUILDING 100 - FIRST FLOOR MECHANICAL PLAN
3/32" = 1'-0"



RM3 ENGINEERING

2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

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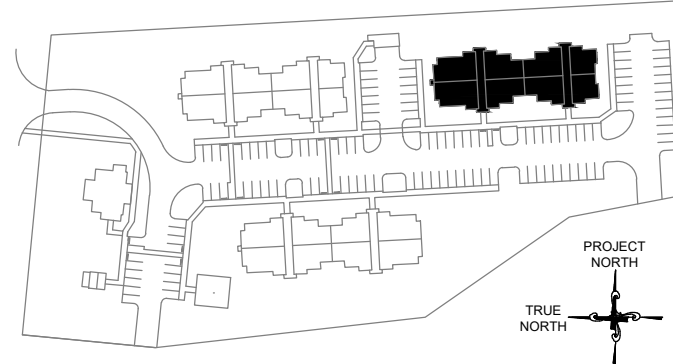
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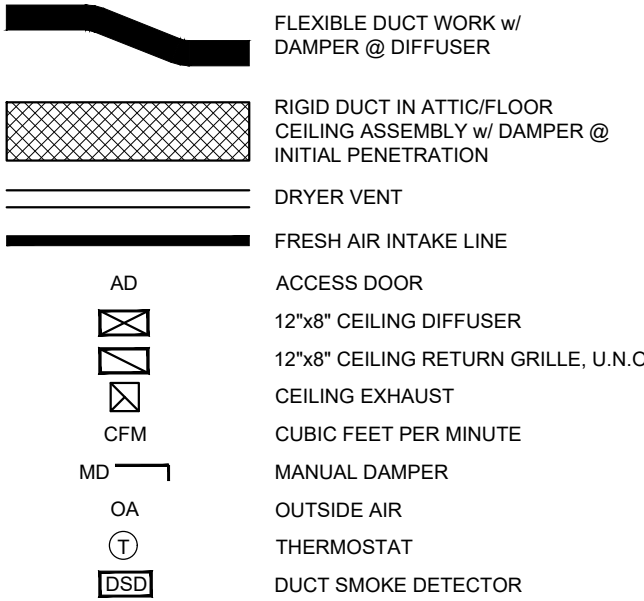
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BUILDING KEY PLAN:

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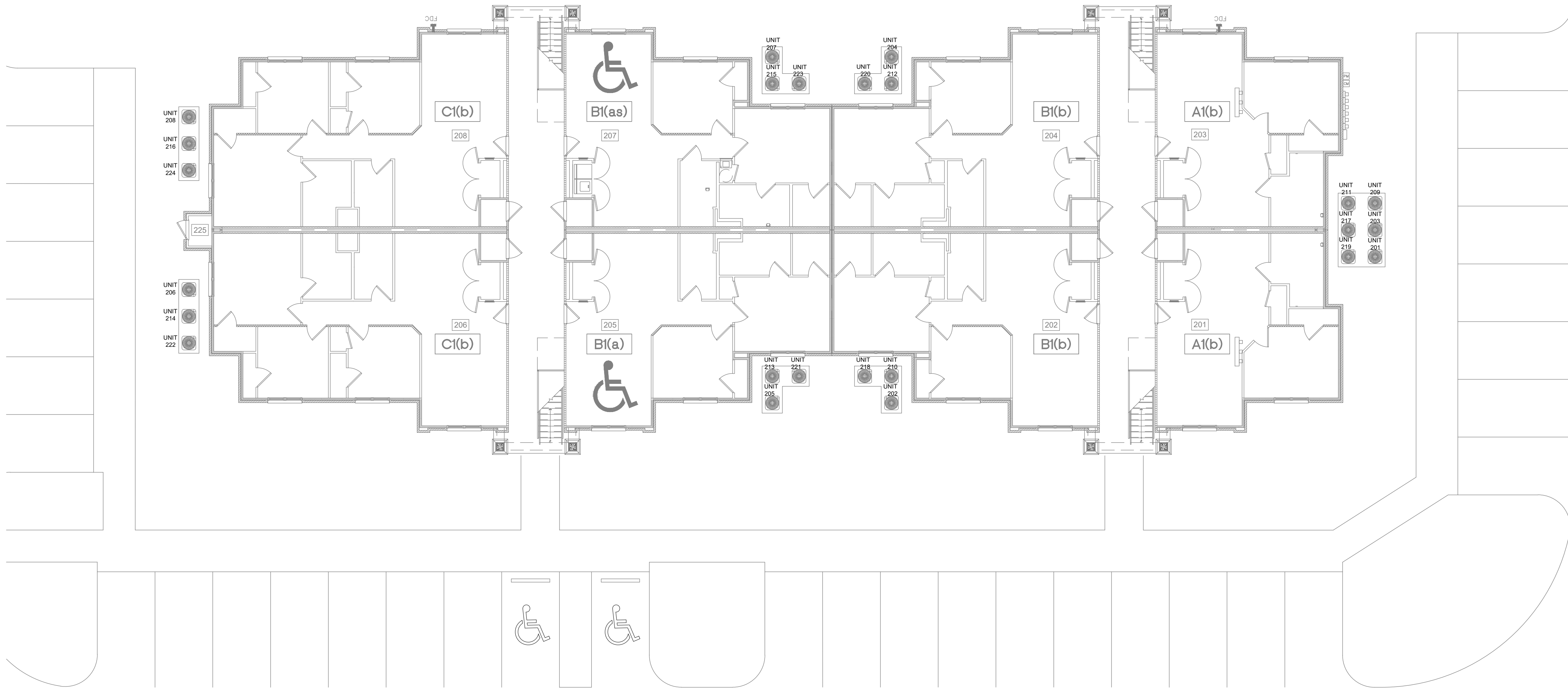
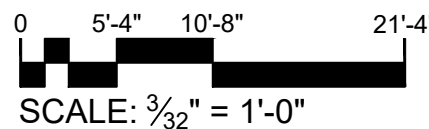
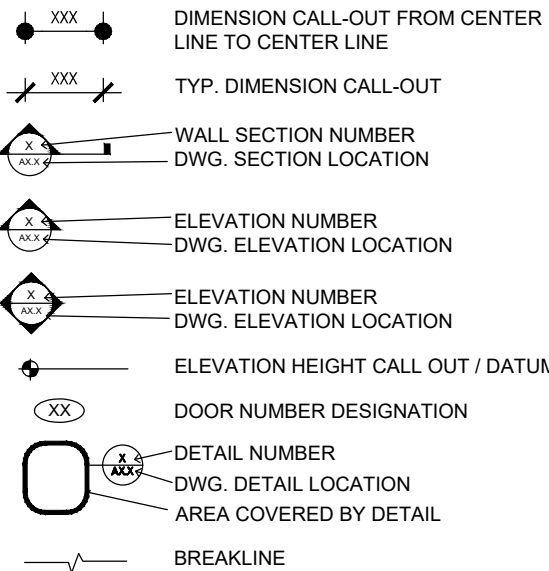
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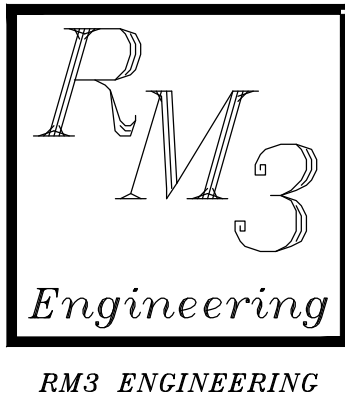
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PROJECT SYMBOLS:



1 **BUILDING 200 - FIRST FLOOR MECHANICAL PLAN**
3/32" = 1'-0"



2302 Brockett Road
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30084

770 934 0944
770 934 0945

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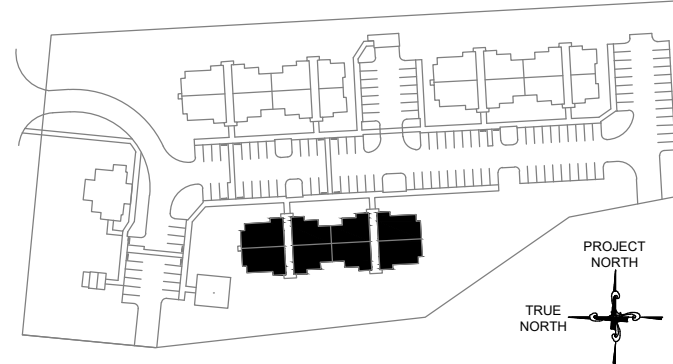
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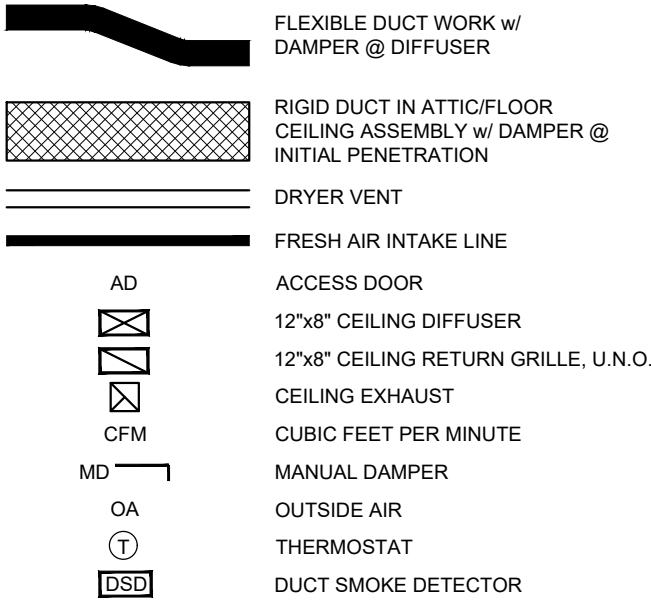
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BUILDING KEY PLAN:

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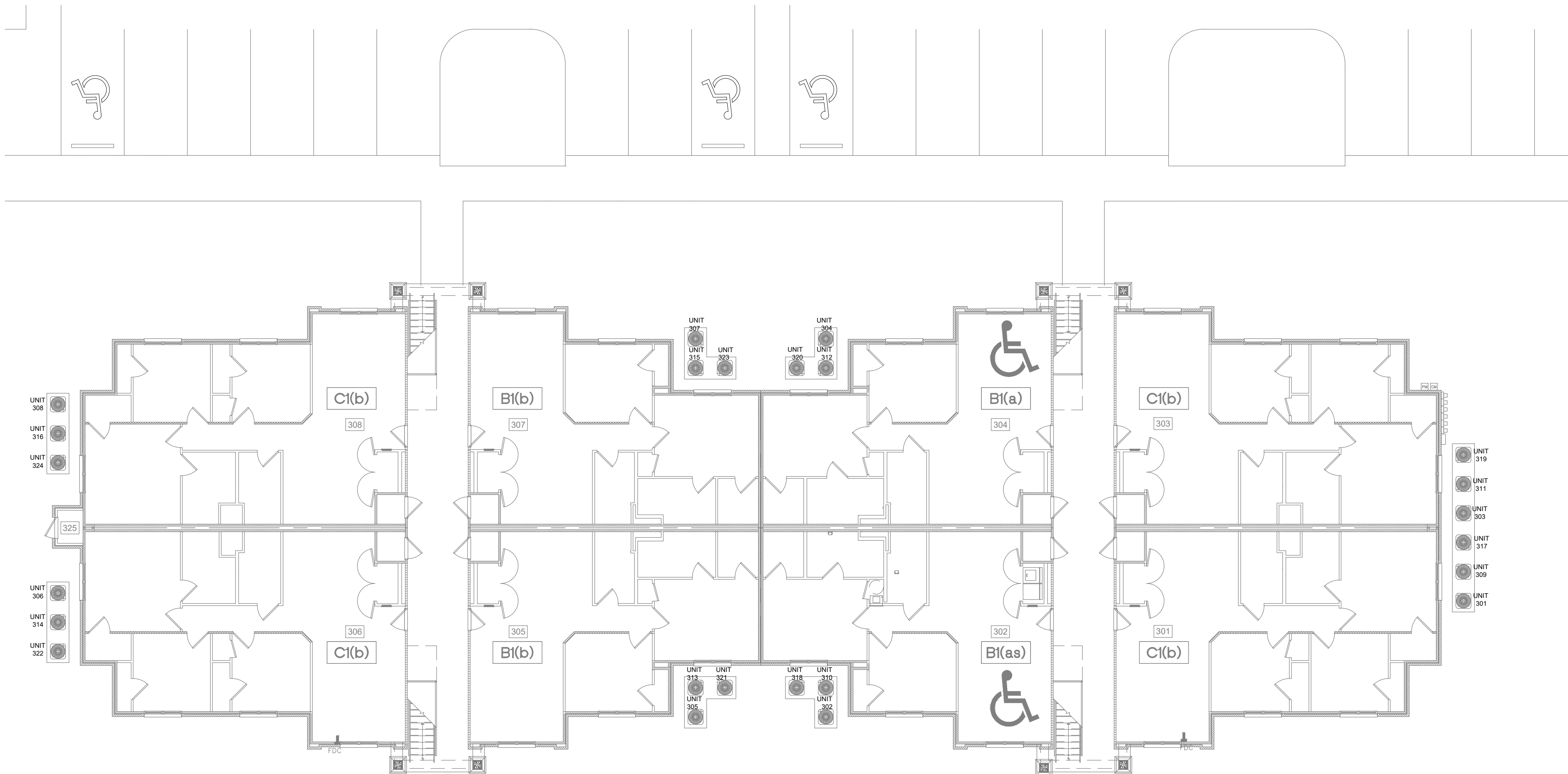
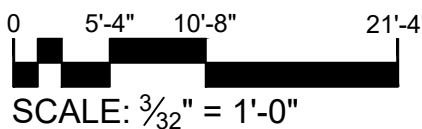
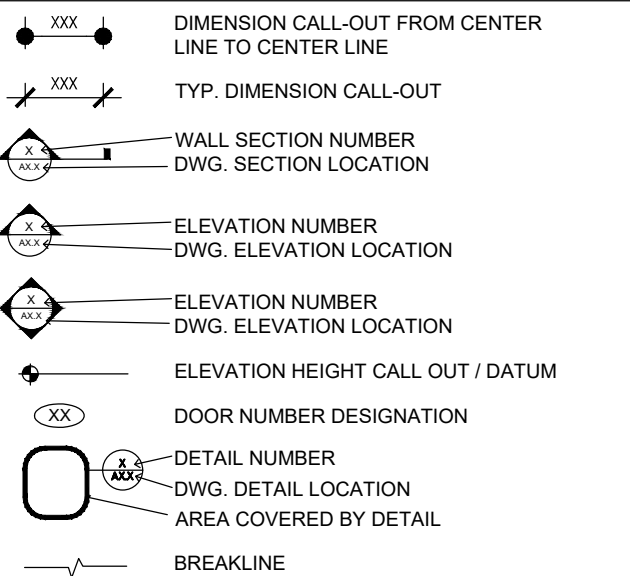
HVAC SYMBOL LEGEND:



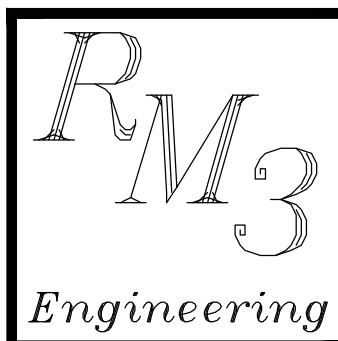
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3/32" = 1'-0"



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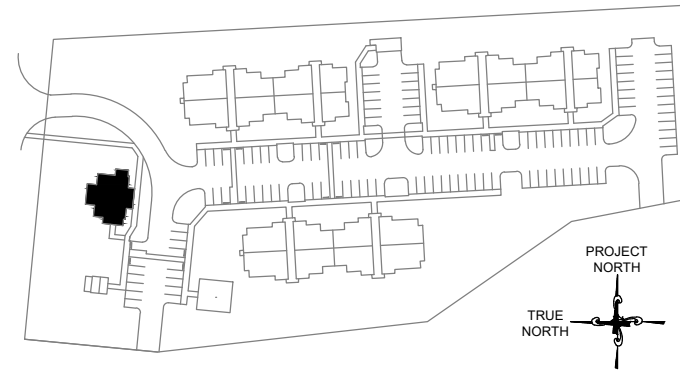
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SHEET NO.

M1.3

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED SHAFT WALL ASSEMBLY (UL U301)
- BRICK VENEER ON EXTERIOR WALL

HVAC SYMBOL LEGEND:

- FLEXIBLE DUCT WORK w/ DAMPER @ DIFFUSER
- RIGID DUCT IN ATTIC/FLOOR CEILING ASSEMBLY w/ DAMPER @ INITIAL PENETRATION
- DRYER VENT
- FRESH AIR INTAKE LINE
- AD ACCESS DOOR
- 12"x8" CEILING DIFFUSER
- 12"x8" CEILING RETURN GRILLE, U.N.O.
- CEILING EXHAUST
- CUBIC FEET PER MINUTE
- MANUAL DAMPER
- OUTSIDE AIR
- THERMOSTAT
- DUCT SMOKE DETECTOR

GENERAL MECHANICAL KEY NOTES:

- OUTSIDE AIR INTAKE RAN w/ RIGID DUCT AND w/ ADJUSTABLE DAMPER.
- THRU-WALL/CEILING MECHANICAL UNIT TO BE MOUNTED TO WALL/CEILING w/ DAMPER LOCATED @ PLENUM.
- INTEGRATED RETURN AIR GRILLE ON THRU-WALL MECHANICAL UNIT.
- 12"x8" WALL DIFFUSER w/ FIRE DAMPER.
- 12"x8" CEILING DIFFUSER w/ FIRE DAMPER.
- 6"x12" TRANSFER GRILLE w/ DUAL GRILLE.
- 4" RIGID METAL DRYER VENT. ROUTE TO THE EXTERIOR AND TERMINATE w/ A CAP, TYP.
- 4" RIGID METAL RANGE HOOD EXHAUST VENT. ROUTE TO EXTERIOR w/ BACKDRAFT DAMPER & CEILING RADIATION DAMPER @ MEMBRANE PENETRATION
- DAMPER NOTES:
1-HR FIRE DAMPER (MANUFACTURE RUSKIN - MODEL # DFD23)

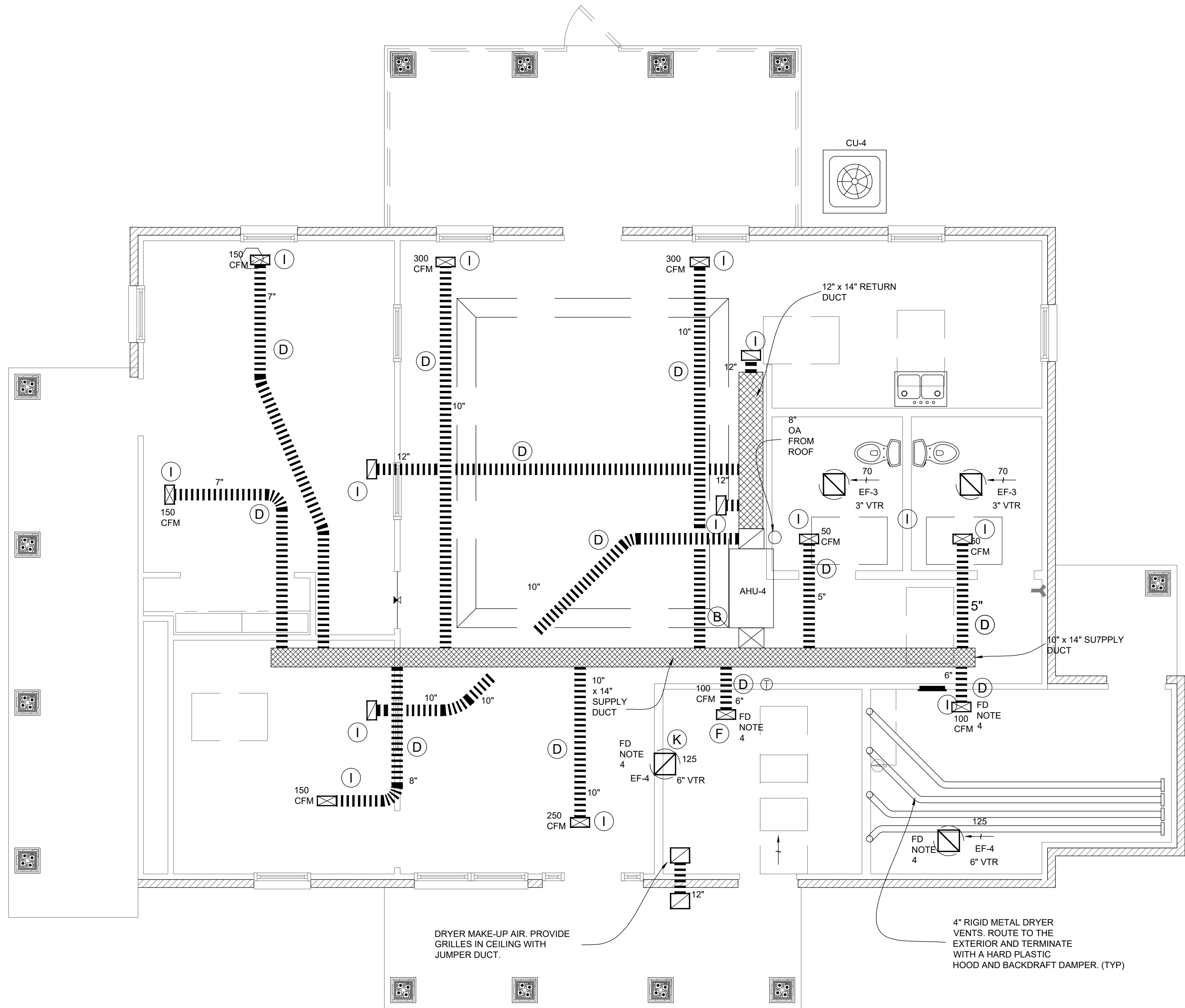
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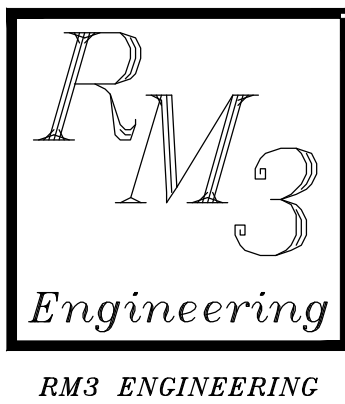
PROJECT SYMBOLS:

- DIMENSION CALL-OUT ROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER
DWG. SECTION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION NUMBER
DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER
DWG. DETAIL LOCATION
AREA COVERED BY DETAIL
- BREAKLINE

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



1 CLUBHOUSE MECHANICAL FLOOR PLAN
1/4" = 1'-0"



2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

PROJECT No.
2024-012

SHEET NO.

M1.4

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
"a" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE "A")
"v" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "B")
"b" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR 1st FLOOR UNITS
"s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT LIGHT FIXTURE LEGEND:

- SEE SHEET E0.1 FOR LIGHT FIXTURE SCHEDULES.

UNIT ELECTRICAL NOTES:

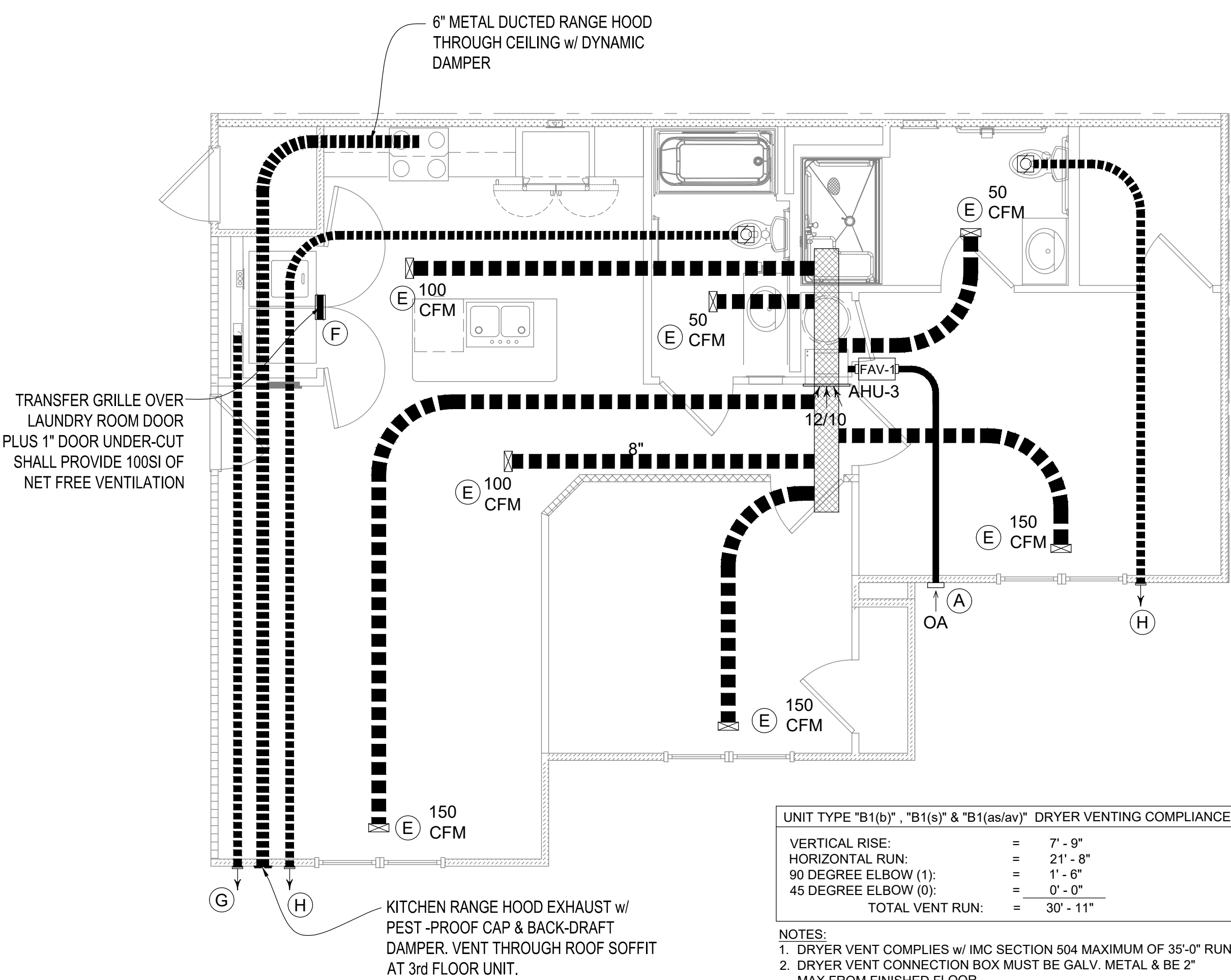
- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND MECHANICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- SEE SHEET ARCHITECTURAL SHEETS FOR ALL SWITCH, RECEPTACLE, TELEPHONE JACKS, CABLE JACKS & THERMOSTAT MOUNTING HEIGHTS.
- ALL UNIT METERS TO BE LABELED WITH A PERMANENT LABEL IDENTIFYING EACH RESPECTIVE UNIT.
- UNLESS OTHERWISE NOTED, ALL WALL MOUNTED OUTLETS SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF FIXTURE.
- ALL UNITS MUST HAVE CEILING FAN WITH LIGHT KIT, TELEPHONE JACK, AND CABLE CONNECTION INSTALLED IN ALL BEDROOMS AND LIVING ROOMS. (CEILING FAN AND LIGHT MUST BE ON SEPARATE SWITCHES).
- INSTALL FLUORESCENT OR LED LIGHTS FOR AT LEAST 95% (BY FIXTURE COUNT) OF THE REQUIRED LIGHTING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- ALL BATHROOMS MUST HAVE OVERHEAD CEILING LIGHT AND EXHAUST FAN (80 CFM MINIMUM) ON SAME SWITCH.
- ALL BATHROOM FANS MUST BE ENERGY STAR CERTIFIED WIRED WITH A LIGHT, AND EQUIPPED w/ A HUMIDISTAT OR A TIMER THAT ENSURES THE FAN OPERATES FOR A MINIMUM OF 10 MINUTES ONCE THE FAN HAS BEEN SWITCHED OFF.
- EXHAUST VENTS AND LIGHTING ABOVE RANGES MUST BE WIRED TO REMOTE SWITCHES FOR BOTH THE LIGHT AND THE FAN - SEE SHEETS E2.1 & E2.2 FOR LOCATIONS.
- ALL SMOKE DETECTORS ARE TO HAVE AN AUDIBLE ALARM OF 80 DECIBELS MINIMUM THROUGHOUT THE UNIT. THE SMOKE DETECTOR SHALL ALSO SOUND AN AUDIBLE ALARM THAT IS 15 DECIBELS OVER THE AMBIENT ROOM SOUND AT PELLOW LEVEL WITH BEDROOM DOOR CLOSED.
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED TO ALL SIGNALS AT THE SAME TIME IN ALL UNITS.
- INSTALL (2) JUNCTION BOXES FOR THE AUD & WATER HEATER IN ALL UNIT MECHANICAL CLOSETS AS SHOWN ON THE UNIT ELECTRICAL PLANS.

ADDITIONAL ELECTRICAL NOTES:
FOR UNITS "a" AND "as" & "av"

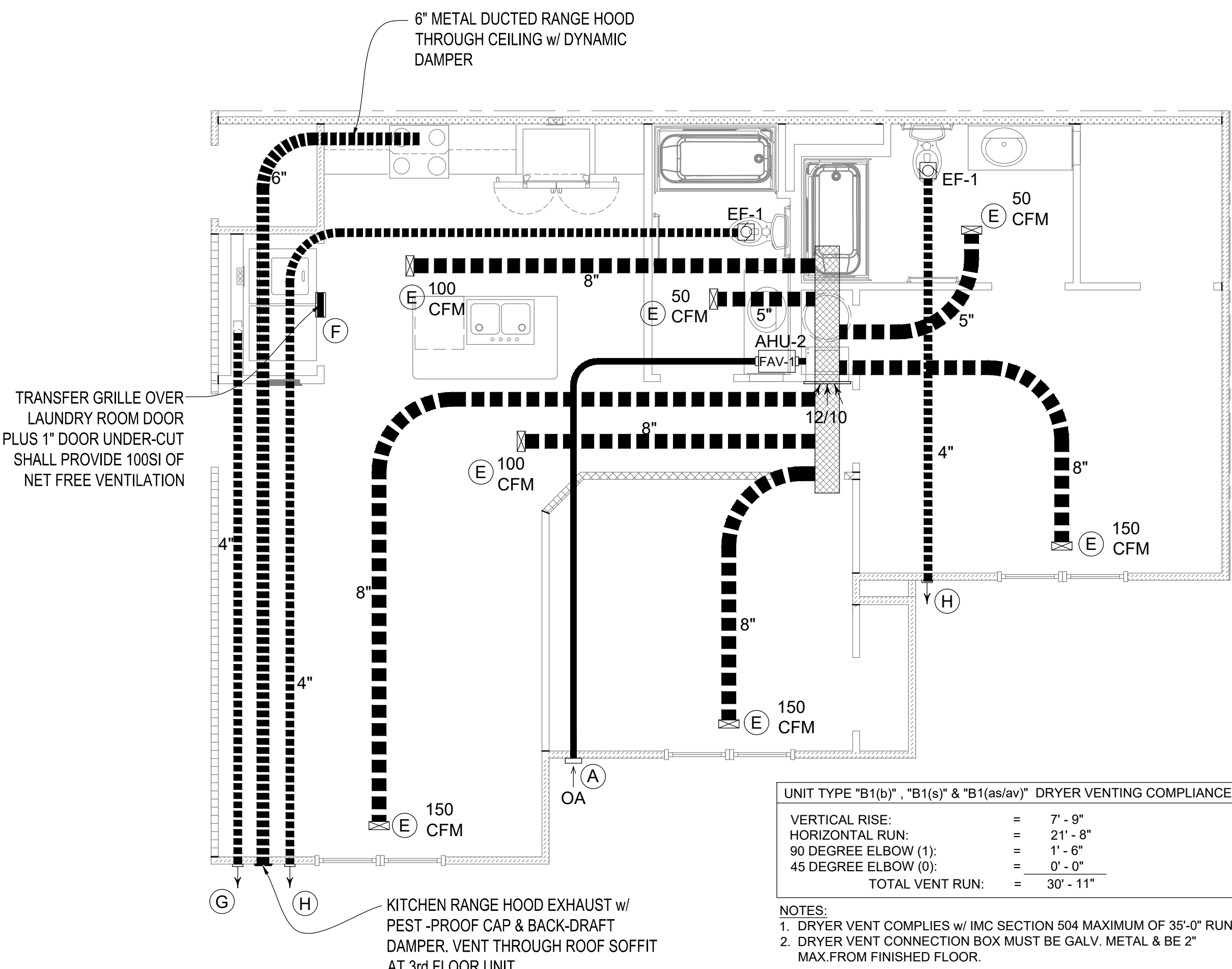
- TYPE "a" ("as"), "av" ("av") UNITS MUST HAVE ANTI-TIP DEVICES INSTALLED ON ALL KITCHEN RANGES AND BE SECURELY FASTENED TO THE FLOOR.
- TYPE "a" ("as"), "av" ("av") UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS AND BATHROOMS.
- TYPE "a" ("as"), "av" ("av") UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING ROOM. SMOKE ALARMS SHALL MEET 907.9 IBC 2006 w/ AUDIO/VISUAL ALARMS.
- TYPE "av" ("av") UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
- TYPE "av" ("av") UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, AND COMMON AREAS.
- TYPE "a" ("as") & "av" ("av") UNITS SHALL INSTALL OUTLETS & SWITCH CONTROLS OVER THE COUNTER ON EXTENSION BOXES SO AS TO KEEP THE OVERALL REACH RANGE FROM THE COUNTER UP TO THE OUTLET @ NO GREATER THAN 24".

ELECTRICAL LEGEND:

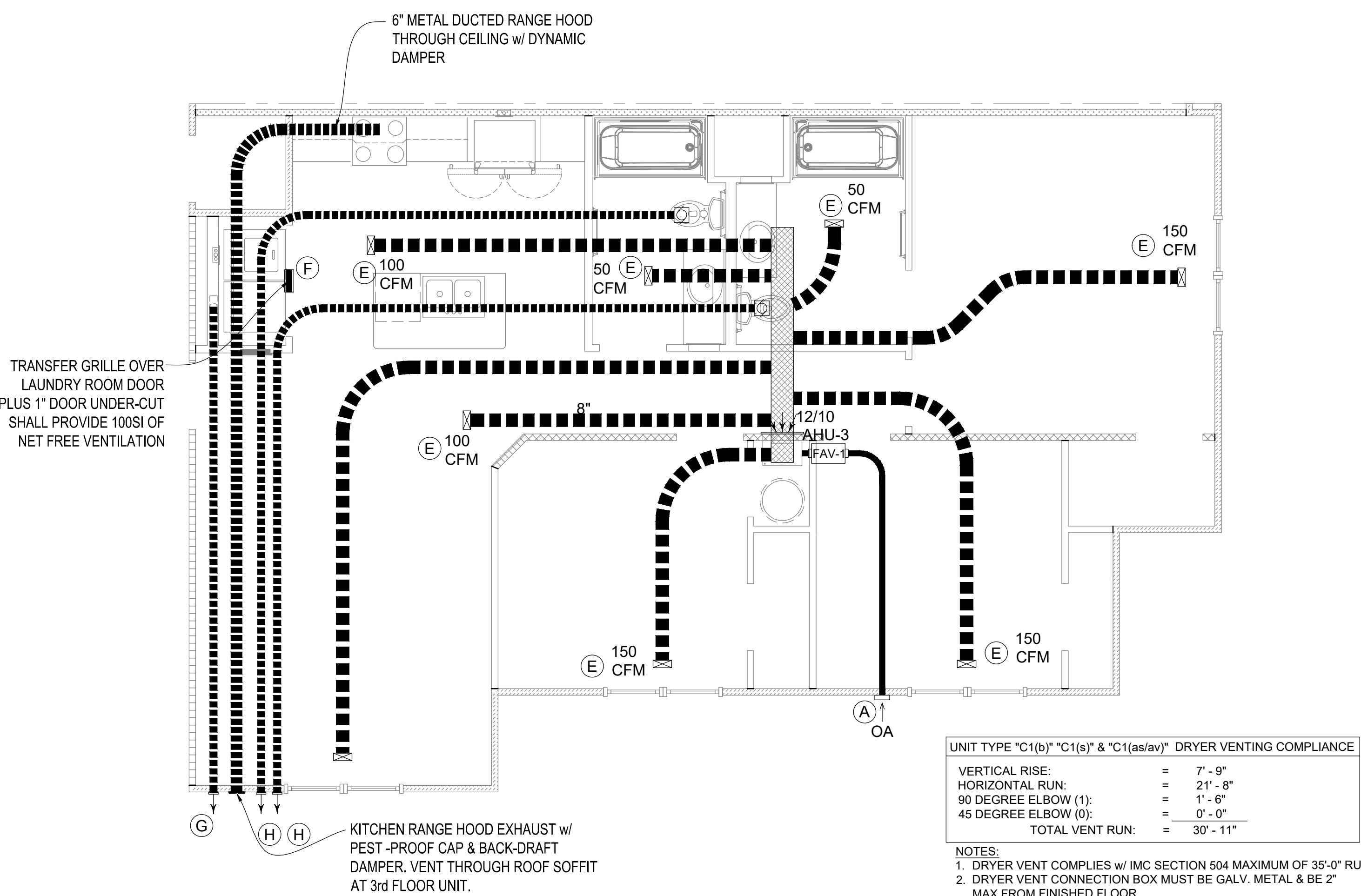
- RECESSED ELEC. PANEL (T/ OF BREAKER @ 44" A.F.F.)
RECESSED MEDIA PANEL (T/ OF PANEL @ 44" A.F.F.)
TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
THERMOSTAT - MOUNTED @ 46" A.F.F.
EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
WALL EXIT SIGN, PERPENDICULAR TO WALL
JUNCTION BOX
PHOTOCELL
TELEPHONE OUTLET - MOUNTED 18" A.F.F.
DATA OUTLET - MTD. @ 18" A.F.F.
SMOKE DETECTOR CEILING MTD.
SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
CARBON MONOXIDE DETECTOR CEILING MTD.
EMERGENCY HORN / STROBE
HORN/STROBE DOOR BELL FOR "av" UNITS
FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
SINGLE POLE SWITCH - MTD. @ 46" A.F.F.
PULL CORD FOR ALL "a" ("as") & "av" UNITS
THREE-WAY SWITCH - MTD. @ 46" A.F.F.
60 MINUTE SWITCH TIMER - MTD. @ 46" A.F.F.
DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
220 VOLT RECEPTACLE - MTD. 44" A.F.F.
DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
DUPLEX (GFCI) - MTD. @ 44" OR 6" ABOVE COUNTER
DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
SWITCHED RECEPTACLE - MTD. B/ OF OUTLET @ 18" A.F.F.
QUAD RECEPTACLE - MTD. @ 18" A.F.F.
QUAD RECEPTACLE - MRECESSED FLOOR MOUNT
MAGNETIC DOOR HOLD-OPEN MTD. @ 80" A.F.F.



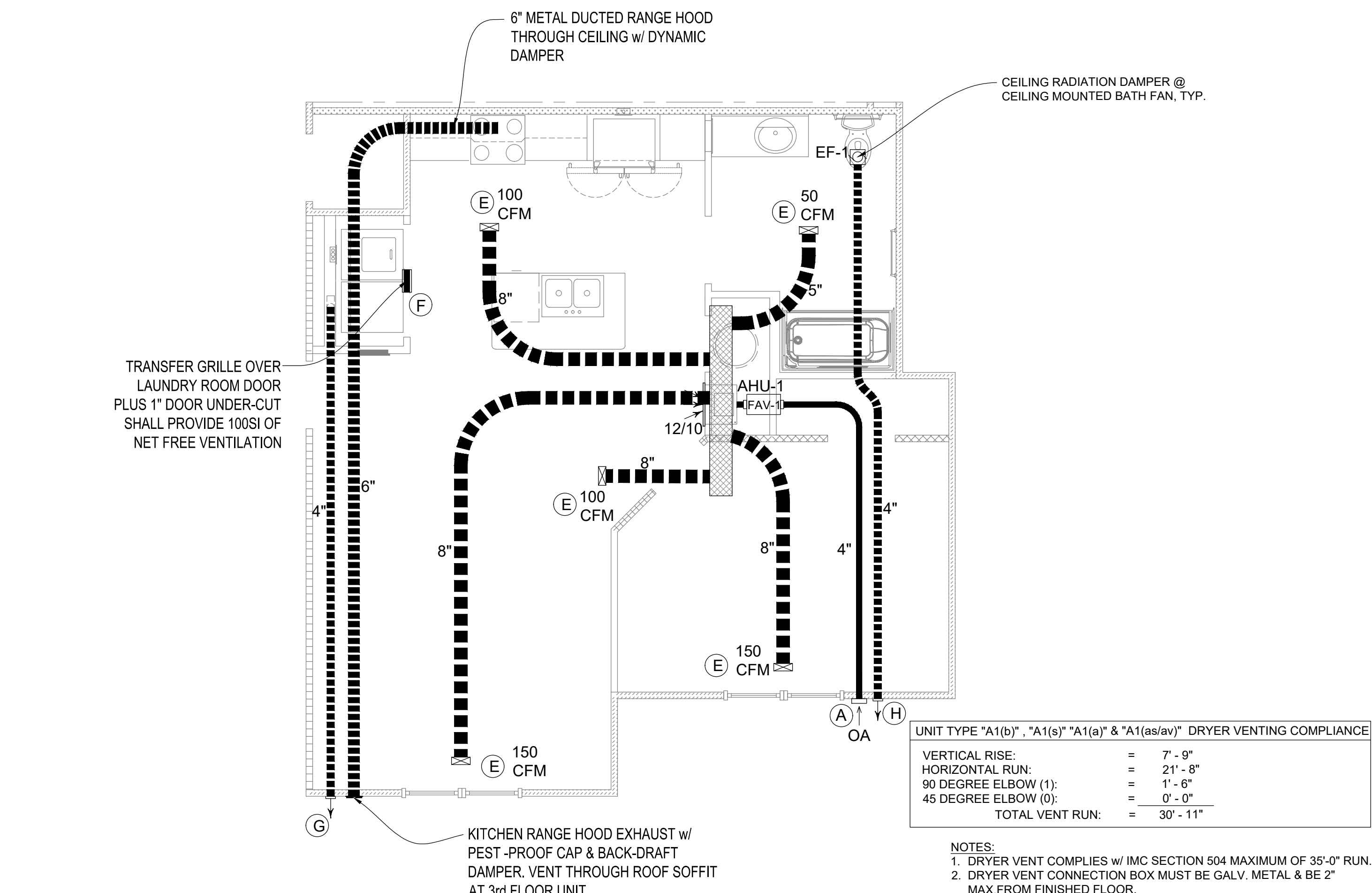
4 UNIT TYPE "B1(s)" - MECHANICAL PLAN
1/4" = 1'-0"



2 UNIT TYPE "B1(b)", "B1(a)" & "B1(as/av)" - MECHANICAL PLAN
1/4" = 1'-0"

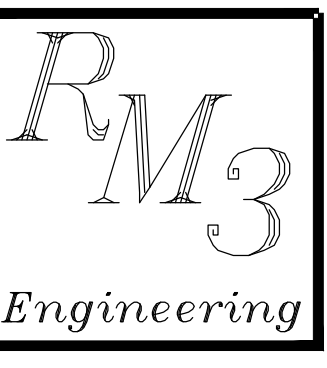


3 UNIT TYPE "C1(b)", "C1(s)", "C1(s)" & "C1(as/av)" - MECHANICAL PLAN
1/4" = 1'-0"



1 UNIT TYPE "A1(b)", "A1(s)", "A1(a)" & "A1(as/av)" - MECHANICAL PLAN
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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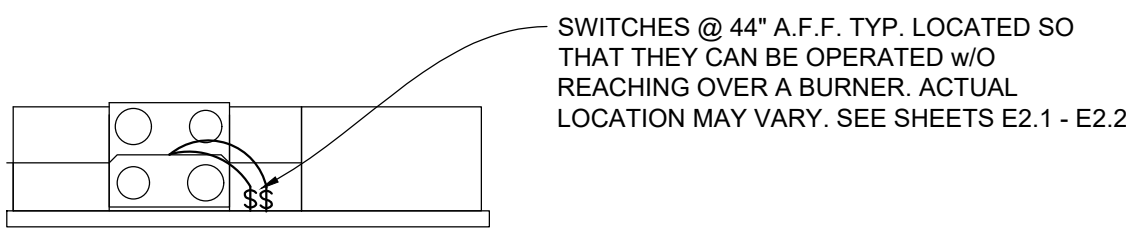
DATE:
PROJECT No.
2024-012

SHEET NO.

M2.1

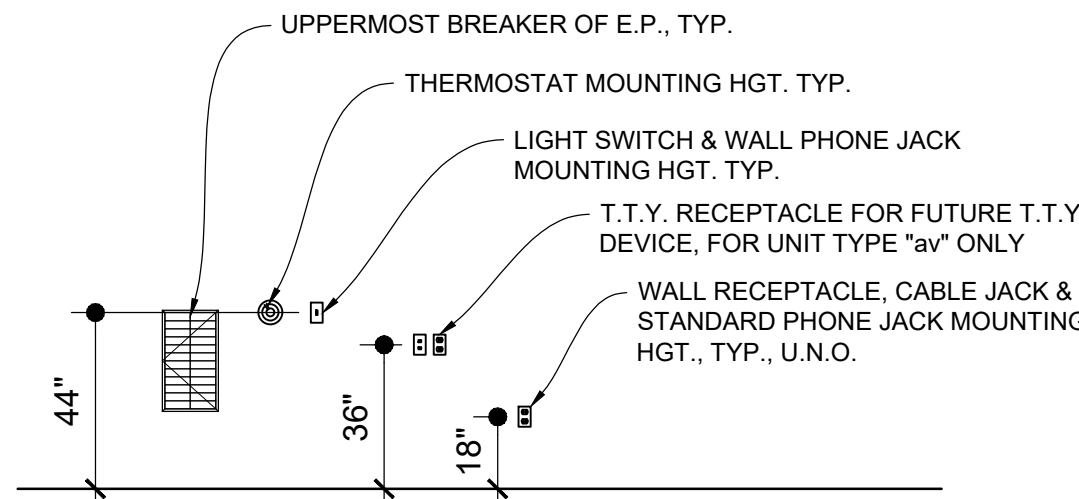
GENERAL ELECTRICAL NOTES:

- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF DOORS, WINDOWS, AND CEILING OR WALL DEVICES.
- PROJECT IS A NEW STRUCTURE. ROUTE ALL CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE BUILDING.
- VERIFY ANY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- WHERE CONDUITS OR OTHER UTILITIES ARE ABANDONED, THEY SHALL BE TERMINATED IN A SAFE CONDITION. WHERE UTILITIES OR CONTROL DEVICES ARE TO BE LEFT IN SERVICE, THEY SHALL BE RETURNED TO OPERATIONAL CONDITION. DAMAGE TO STRUCTURE BEYOND CUTTING AND PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITION AT CONTRACTORS EXPENSE.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF BID AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITER'S LABORATORIES APPROVED.
- COORDINATE ALL CIRCUITING REQUIREMENTS WITH OTHER DISCIPLINES. REVIEW ALL DIVISIONS AND SECTIONS FOR ADDITIONAL REQUIREMENTS OR COORDINATION.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL WALL-MOUNTED OUTLETS SHALL BE MOUNTED 12" ABOVE FINISHED FLOOR TO OUTLET CENTERLINE.
- ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE IVORY, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT AND RACEWAYS CONDUITS SHALL BE 3/4" MINIMUM AND TERMINATED ABOVE CEILING WITH INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER AND COLOR CODED IN ACCORDANCE WITH NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE, EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #8 AWG. FURNISH AND INSTALL "GROUNDING" IN ACCORDANCE WITH NEC ARTICLE 250.
- FEEDER FROM METER TO ELECTRICAL PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP AND INTERCONNECTED TO ALL SIGNALS AT THE SAME TIME IN ALL UNITS.
- THE SMOKE DETECTORS ARE TO HAVE AN AUDIBLE ALARM OF MIN. 80 DECIBELS THROUGHOUT THE UNIT. THE SMOKE DETECTOR SHALL ALSO SOUND AN AUDIBLE ALARM THAT IS 15 DECIBELS OVER THE AMBIENT ROOM SOUND AT PILLOW LEVEL WITH BEDROOM DOOR CLOSED.
- ALL EXTERIOR LIGHTS AND OUTLETS TO BE MOUNTED WITH A MOUNTMASTER SYSTEM.
- PROVIDE STROBE AT 54" IN THE BATHROOM OF THE DESIGNATED HEARING/VISUAL IMPAIRED UNITS.
- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 AND NFPA 72. (DEFERRRED SUBMITTAL)
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM. (DEFERRRED SUBMITTAL)
- ALL PULL STATION BOXES, HORN AND STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- SMOKE ALARMS SHALL MEET 907.9 IBC 2006 W/ AUDIO/VISUAL ALARMS AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- ALL ELECTRICAL SCOPE OF WORK SHALL COMPLY WITH NEC 2020 WITH NC AMENDMENTS.
- PERMANENT PLAQUE OR DIRECTORY SHALL BE INSTALLED AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS, AND BRANCH CIRCUITS SUPPLYING THAT BUILDING OR STRUCTURE AND THE AREA SERVED BY EACH.
- BUILDINGS WITH TWO ELECTRICAL SERVICES SHALL HAVE THEIR GROUNDING ELECTRODES BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50



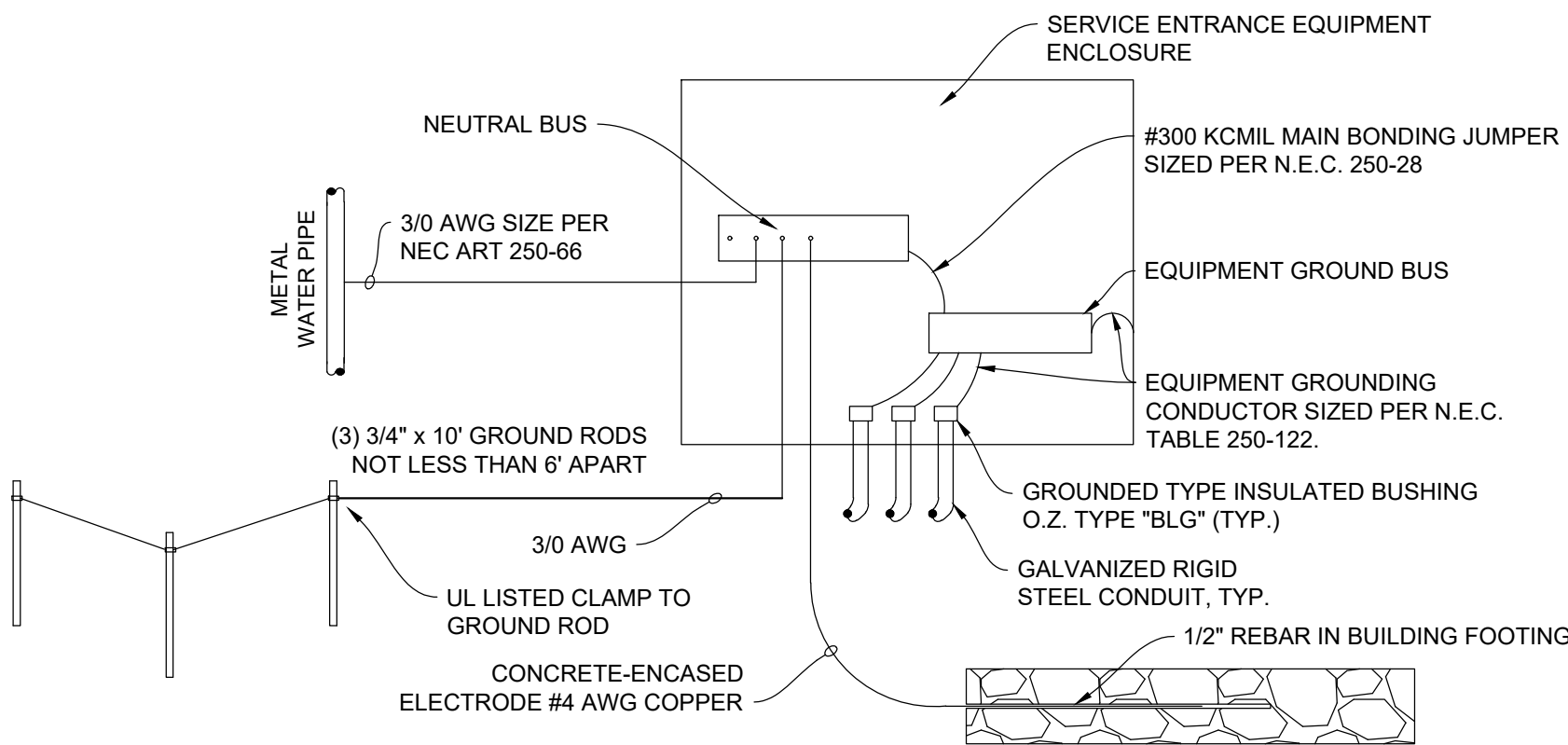
4 HANDICAP UNIT TYPES "(a)" & "(as/av)" FAN & LIGHT REMOTE SWITCH @ RANGE LOCATIONS

1/4" = 1'-0"



3 HANDICAP UNIT TYPES "(a)" & "(as/av)" - OUTLETS & SWITCH DETAILS

1/4" = 1'-0"



2 ELECTRICAL SERVICE GROUNDING DETAIL (TYP)

N.T.S.

UNIT LIGHT FIXTURE SCHEDULE							
SYMBOL	KEY	LOCATIONS	DESCRIPTION	MANUFACTURER	MODEL #	FINSH	NOTES
	F1	BATH, HALL, LAUNDRY ROOMS, & BEDROOM CLOSETS	ALABASTER GLASS w/ SOLID BRUSHED NICKEL TRIM & KNOB	PROGRESS LIGHTING	P3925-09	BRUSHED NICKEL	
	F2	KITCHEN	SURFACE MOUNTED 1x4 FLUORESCENT LIGHT FIXTURE 2 BULB, UNLESS NOTED OTHERWISE	PROGRESS LIGHTING	P7279-60EB	BRUSHED NICKEL	
	F3	ENTRY	CFL, UNIT ENTRY	PROGRESS LIGHTING	P7092-90EBWB	BRUSHED NICKEL	FIXTURE SHALL BE MTD. ENTIRELY 80" A.F.F.
	F4	DINING ROOM	CFL, CEILING MOUNT, DINING ROOM	PROGRESS LIGHTING	P4440-09EBWB		
	F5	LIVING ROOM & BEDROOMS	INDOOR 5 BLADE ENERGYSTAR CEILING FAN	TRANS GLOBE LIGHTING	ES-F-1034	BRUSHED NICKEL	
	F5	LIVING ROOM & BEDROOMS	ALABASTER INCANDESCENT PULL CHAIN LIGHT KIT	PROGRESS LIGHTING	P2612-09	BRUSHED NICKEL	
	F6	BATH	CFL, WALL MOUNT, BATHROOM	PROGRESS LIGHTING	P2006-09WB	BRUSHED NICKEL	FIXTURE SHALL BE MTD. ENTIRELY 80" A.F.F.
BUILDING LIGHT FIXTURE SCHEDULE							
	F9	EXTERIOR BUILDING	EMERGENCY EGRESS LIGHTING WITH BATTERY BACKUP	PROGRESS LIGHTING	PE007-30	PE007-30	
	F10	CORRIDOR	CFL, CEILING SURFACE MOUNT, BATHROOM, HALL & CLOSETS	PROGRESS LIGHTING	P3816-09 EBWB	BRUSHED NICKEL	
	F11	EXTERIOR BUILDING	BUILDING LIGHT	TBD	TBD	TBD	
CLUBHOUSE LIGHT FIXTURE SCHEDULE							
	F12	INTERIOR BUILDING, EXTERIOR BUILDING	ALABASTER GLASS w/ SOLID BRUSHED NICKEL TRIM & KNOB	PROGRESS LIGHTING	P3925-09	BRUSHED NICKEL	
	F13	CEILING FAN, EXTERIOR	INDOOR 5 BLADE ENERGYSTAR CEILING FAN	TRANS GLOBE LIGHTING	ES-F-1034	BRUSHED NICKEL	
	F13	CEILING FAN, EXTERIOR	ALABASTER INCANDESCENT PULL CHAIN LIGHT KIT	PROGRESS LIGHTING	P2612-09	BRUSHED NICKEL	
	F14	COMMUNITY FOYER	CEILING MOUNT	PROGRESS LIGHTING	P4440-09EBWB		
	F15	DECK, BATHROOM, PORCH WALL MOUNT	WALL MOUNT	PROGRESS LIGHTING	P5986-31		
	F16	MAINTENANCE, LAUNDRY	FLUORESCENT	PROGRESS LIGHTING	P7206-30EB		
	F17	EXTERIOR BUILDING	EMERGENCY EGRESS LIGHTING WITH BATTERY BACKUP	PROGRESS LIGHTING	PE007-30	PE007-30	

POWER PANEL A UNITS									
MAIN: MLO		LOCATION: HALLWAY				FAULT:			
AMP: 125A		VOLTAGE: 240/120V, 1Ø				AIC RATING: 10K			
CIR	DESCRIPTION	BRKR	L1	L2	BRKR	DESCRIPTION	CIR		
1	LIGHTING	201 AF1	1.0	0.8	201 AF1	RECEPTACLES	2		
3	MICROWAVERANGE FAN	201 AF101	1.0	0.8	201 AF1	RECEPTACLES	4		
5	RANGE	402	4.0	1.5	201 AF1	KITCHEN GFI RECEPTACLES	6		
7					201 AF1	KITCHEN GFI RECEPTACLES	8		
9	DISHWASHER	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	10		
11	DISPOSAL	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	12		
13	WASHER	201 AF1	1.0	2.2	302	WATER HEATER	14		
15	DRYER	302	2.5	2.7	302	AIR HANDLER HEATER	16		
17	REFRIGERATOR	201 AF101	1.0	1.1	202	HEAT PUMP 1.5 TON	18		
21							22		
23							24		
25							26		
27							28		
TOTALS			16.4	15.8					
CONNECTED LOAD:			34.2 KVA		DEMAND LOAD:	22.7 KVA			94.4 AMPS

A UNIT DEMAND LOAD CALCULATION		
UNIT AREA LOAD 3 VA/FT ²	900 FT ²	2.7 KVA
2 SMALL APPLANCE CIRCUITS		3.0 KVA
LAUNDRY CIRCUIT		6.5 KVA
RANGE		8.0 KVA
WATER HEATER		4.5 KVA
DISHWASHER		1.2 KVA
DISPOSAL		0.5 KVA
MICROWAVERANGE FAN		1.5 KVA
TOTAL CONNECTED LOAD		27.9 KVA
FIRST 10 KVA OF LOAD @ 100%		10.0 KVA
REMAINDER OF LOAD @ 40%		7.2 KVA
HVAC LOAD		5.5 KVA
TOTAL DEMAND LOAD		22.7 KVA
TOTAL AMP LOAD @ 240 V 1ø		94.4 AMP

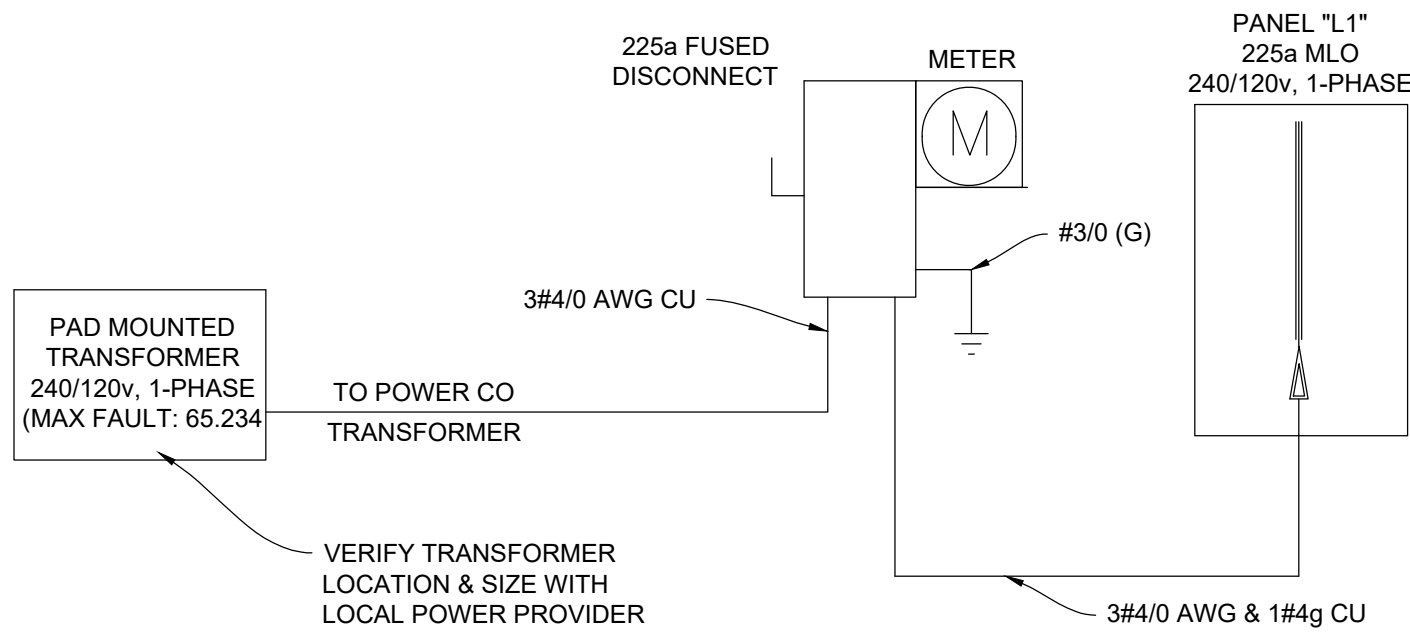
POWER PANEL B UNITS									
MAIN: MLO		LOCATION: HALLWAY				FAULT:			
AMP: 125A		VOLTAGE: 240/120V, 1Ø				AIC RATING: 10K			
CIR	DESCRIPTION	BRKR	L1	L2	BRKR	DESCRIPTION	CIR		
1	LIGHTING	201 AF1	1.0	0.8	201 AF1	RECEPTACLES	2		
3	MICROWAVERANGE FAN	201 AF101	1.0	0.8	201 AF1	RECEPTACLES	4		
5	RANGE	402	4.0	1.5	201 AF1	KITCHEN GFI RECEPTACLES	6		
7					201 AF1	KITCHEN GFI RECEPTACLES	8		
9	DISHWASHER	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	10		
11	DISPOSAL	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	12		
13	WASHER	201 AF1	1.0	2.2	302	WATER HEATER	14		
15	DRYER	302	2.5	2.7	302	AIR HANDLER HEATER	16		
17	REFRIGERATOR	201 AF101	1.0	1.1	202	HEAT PUMP 1.5 TON	18		
21							22		
23							24		
25							26		
27							28		
TOTALS			16.4	15.8					
CONNECTED LOAD:			34.2 KVA		DEMAND LOAD:	22.7 KVA			94.4 AMPS

B UNIT DEMAND LOAD CALCULATION		
UNIT AREA LOAD 3 VA/FT ²	900 FT ²	2.7 KVA
2 SMALL APPLANCE CIRCUITS		3.0 KVA
LAUNDRY CIRCUIT		6.5 KVA
RANGE		8.0 KVA
WATER HEATER		4.5 KVA
DISHWASHER		1.2 KVA
DISPOSAL		0.5 KVA
MICROWAVERANGE FAN		1.5 KVA
TOTAL CONNECTED LOAD		27.9 KVA
FIRST 10 KVA OF LOAD @ 100%		10.0 KVA
REMAINDER OF LOAD @ 40%		7.2 KVA
HVAC LOAD		5.5 KVA
TOTAL DEMAND LOAD		22.7 KVA
TOTAL AMP LOAD @ 240 V 1ø		94.4 AMP

POWER PANEL C UNITS									
MAIN: MLO		LOCATION: HALLWAY				FAULT:			
AMP: 125A		VOLTAGE: 240/120V, 1Ø				AIC RATING: 10K			
CIR	DESCRIPTION	BRKR	L1	L2	BRKR	DESCRIPTION	CIR		
1	LIGHTING	201 AF1	1.0	0.8	201 AF1	RECEPTACLES	2		
3	MICROWAVERANGE FAN	201 AF101	1.0	0.8	201 AF1	RECEPTACLES	4		
5	RANGE	402	4.0	1.5	201 AF1	KITCHEN GFI RECEPTACLES	6		
7					201 AF1	KITCHEN GFI RECEPTACLES	8		
9	DISHWASHER	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	10		
11	DISPOSAL	201 AF101	1.2	0.4	201 AF1	RR GFI RECEPTACLES	12		
13	WASHER	201 AF1	1.0	2.2	302	WATER HEATER	14		
15	DRYER	302	2.5	2.7	302	AIR HANDLER HEATER	16		
17	REFRIGERATOR	201 AF101	1.0	1.1	202	HEAT PUMP 1.5 TON	18		
21							22		
23							24		
25							26		
27							28		
TOTALS			16.9	19.6					
CONNECTED LOAD:			38.5 KVA		DEMAND LOAD:	25.5 KVA			106.2 AMPS

C UNIT DEMAND LOAD CALCULATION		
UNIT AREA LOAD 3 VA/FT ²	1000 FT ²	3.0 KVA
2 SMALL APPLANCE CIRCUITS		3.0 KVA
LAUNDRY CIRCUIT		6.5 KVA
RANGE		8.0 KVA
WATER HEATER		4.5 KVA
DISHWASHER		1.2 KVA
DISPOSAL		0.5 KVA
MICROWAVERANGE FAN		0.5 KVA
TOTAL CONNECTED LOAD		27.2 KVA
FIRST 10 KVA OF LOAD @ 100%		10.0 KVA
REMAINDER OF LOAD @ 40%		6.9 KVA
HVAC LOAD		8.6 KVA
TOTAL DEMAND LOAD		25.5 KVA
TOTAL AMP LOAD @ 240 V 1ø		106.2 AMP

CLUBHOUSE - POWER PANEL L1									
MAIN: MLO		LOCATION: MAINTENANCE ROOM				AIC RATING: 22K			
AMP: 400A		VOLTAGE: 240/120V, 1Ø							
CIR	DESCRIPTION	BRKR	L1	L2	BRKR	DESCRIPTION	CIR		
1	LIGHTING	201	1.0	1.4	201	RECEPTACLES	2		
3	LIGHTING	201			201	RECEPTACLES	4		
5	WATER HEATER WH-2	30/2	3.0	1.4	201	RECEPTACLES	6		
7					201	RECEPTACLES	8		
9	AHU-1	30/2	5.0	1.4	201	MAINTENANCE RECEPT	10		
11					201	WASHER	12		
13					201	WASHER	14		
15	CU-1	25/2	1.5	0.8	201	RECEPTACLES	16		
17					201	RECEPTACLES	18		
19	WALL HEATER EWH-1	30/2	1.8	0.8	201	RECEPTACLES	20		
21	DISHWASHER	201 GFI	1.2	2.5	30/2	DRYER	22		
23	DISPOSAL	201 GFI			30/2	DRYER	24		
25	MICROWAVE	201	1.5	2.5	30/2	DRYER	26		
27	LIGHTING	201			30/2	DRYER	28		
29	LIGHTING	201	0.5	2.5	30/2	DRYER	30		
31	OUTDOOR LIGHTS	201			30/2	DRYER	32		
33			5.0	2.5	30/2	DRYER	34		
35	AHU-2	50/2					36		
37			1.5				38		
39	CU-2	30/2					40		
TOTALS			37.8	34.8					
CONNECTED LOAD:			72.6 KVA		DEMAND LOAD:	66.2 KVA			275.8 AMPS



1 CLUBHOUSE - ELECTRICAL SERVICE DIAGRAM & CALCULATIONS

N.T.S.

RM3
Engineering

RM3 ENGINEERING

2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

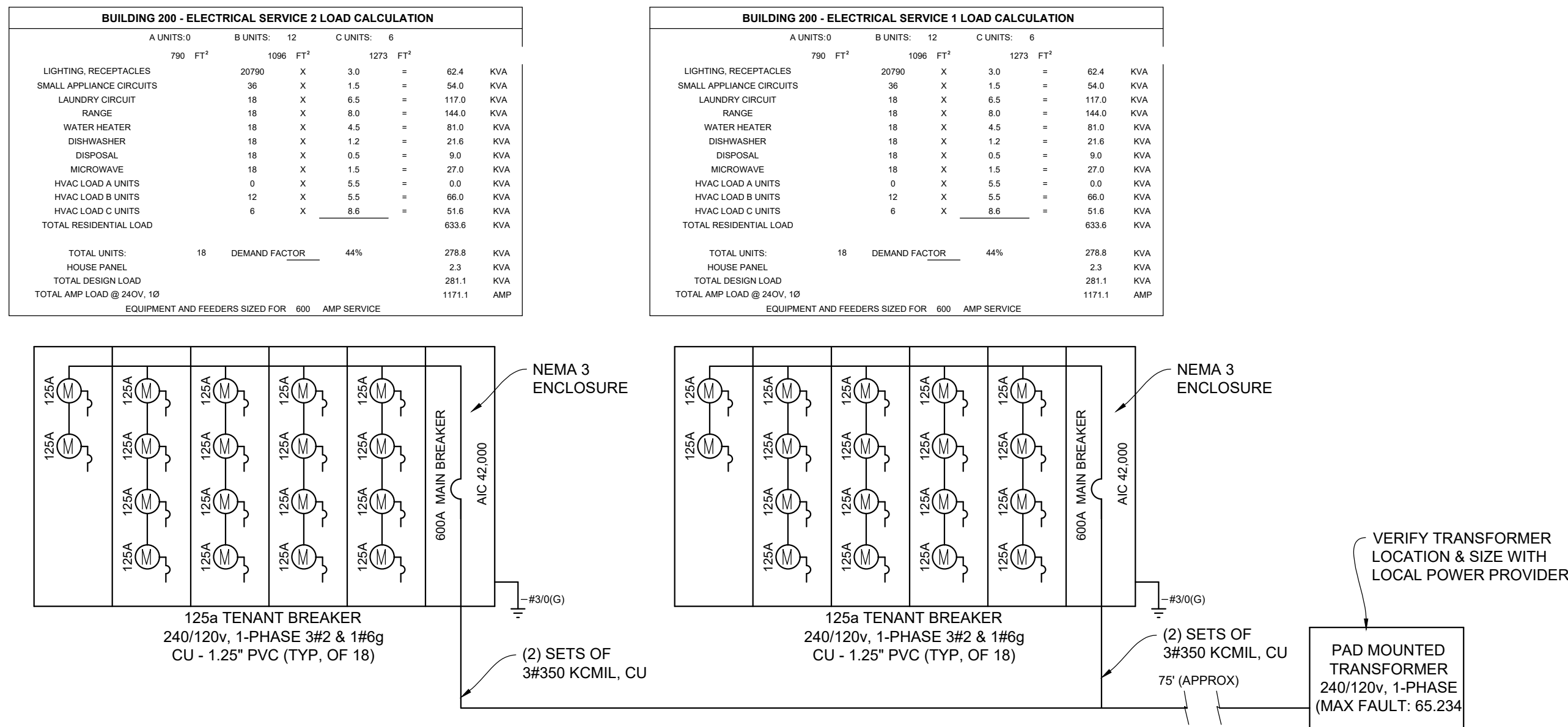
DATE:

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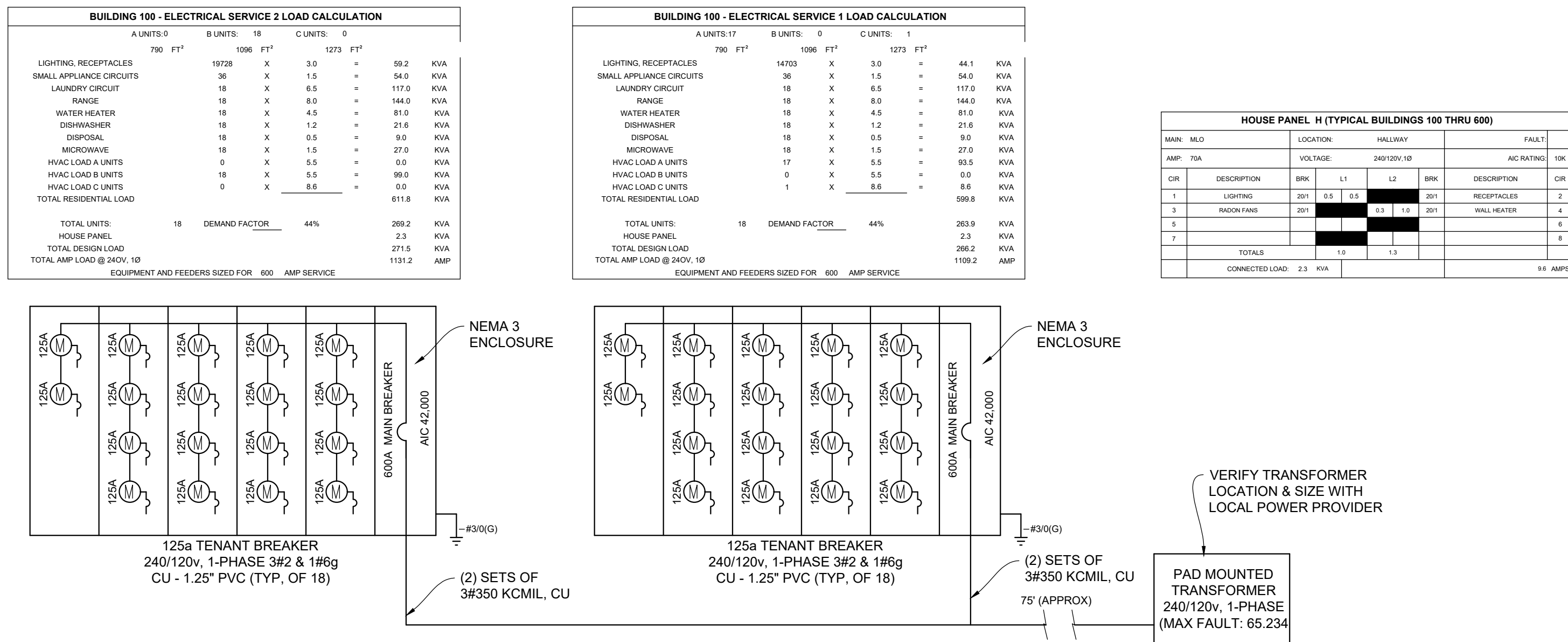
DATE:
PROJECT NO.
2024-012

SHEET NO.

E0.2



2 BUILDING 200 - ELECTRICAL SERVICE #1 AND ELECTRICAL SERVICE #2 DIAGRAM & CALCULATIONS
N.T.S.

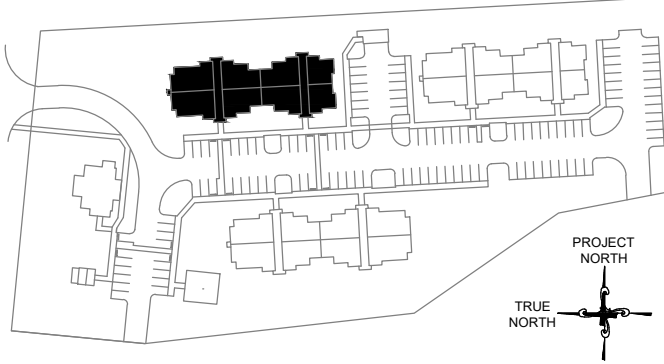


HOUSE PANEL H (TYPICAL BUILDINGS 100 THRU 600)									
MARK	W/O	LOCATION	HALLWAY		FAULT				
AMP	75A	VOLTAGE	240/120V 1Ø		A/C RATING		10K		
CIR	DESCRIPTION	BRK	L1	L2	BRK	DESCRIPTION	CIR		
1	LIGHTING	201	0.5	0.5	201	RECEPTACLES	2		
3	RADON FANS	201	0.5	0.5	201	WALL HEATER	4		
4							6		
7							8		
TOTALS			1.0	1.0					
CONNECTED LOAD			2.3 KVA				9.8 AMPS		

1 BUILDING 100 - ELECTRICAL SERVICE #1 AND ELECTRICAL SERVICE #2 DIAGRAM & CALCULATIONS
N.T.S.

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT ELECTRICAL NOTES:

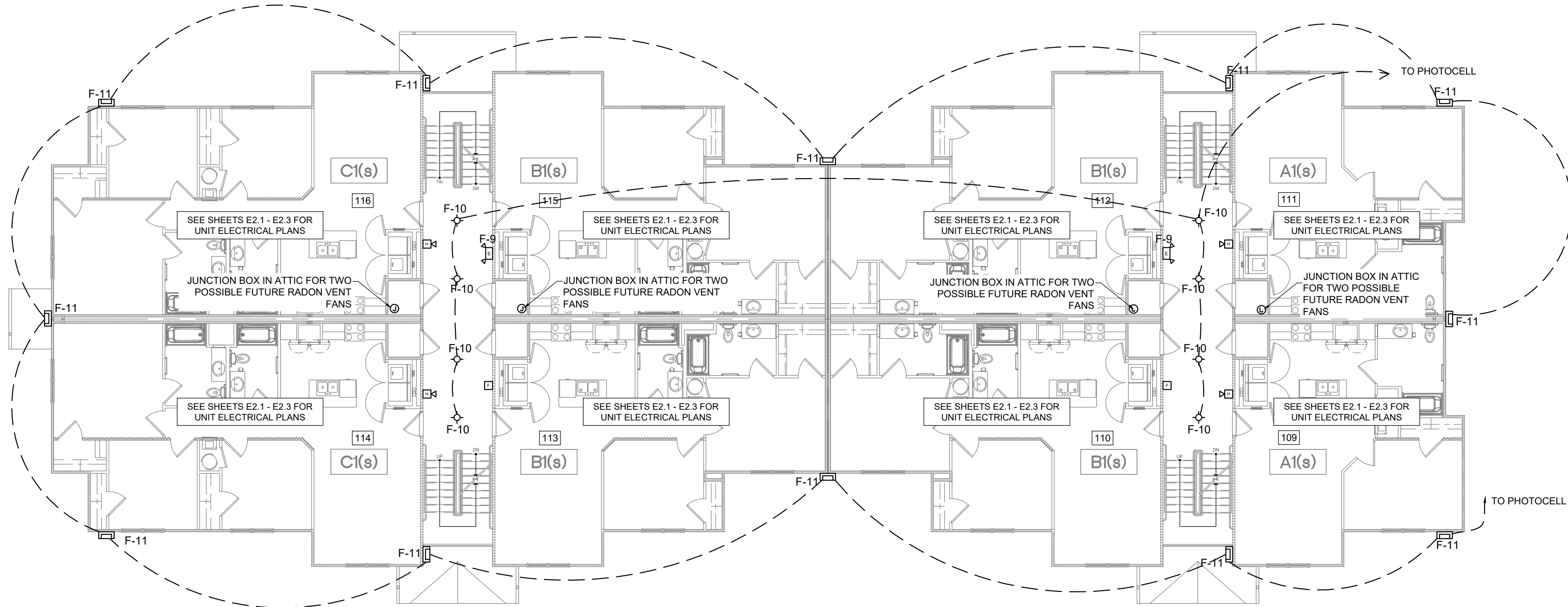
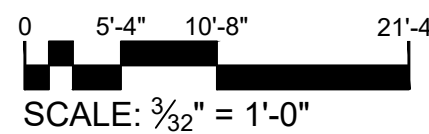
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS & CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING. DAMAGE TO STRUCTURE BEYOND CUTTING & PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITION @ CONTRACTORS EXPENSE.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE w/ THE PLUMBING & MECHANICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- LINK TRADE PERMITS w/ THE BUILDING PERMIT.
- INSTALL PER NEC2020 PAYING CLOSE ATTENTION TO ARTICLE 210 & 220. THE FIELD INSPECTOR WILL REVIEW FOR COMPLIANCE w/ NEC DURING THE INSPECTION.
- ALL GROUNDING & BONDING REQUIRED TO COMPLY w/ NEC ARTICLE 250. (NEC 250.1)
- ALL NEW AND/OR ALTERED WIRING IS REQUIRED TO BE PERMITTED & INSPECTED FOR COMPLIANCE w/ CURRENT NEC.
- CLEARANCE REQUIRED @ ELECTRICAL EQUIPMENT PER (NEC 110.26).
- FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS PER (NEC 400.8).
- RECEPTACLE PLACEMENT SHALL BE IN COMPLIANCE w/ NEC 210.52.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD w/ THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED & BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT (NEC 110.24(A)).
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE w/ THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF PERMIT AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITERS LABORATORIES APPROVED/CERTIFIED.
- ALL WIRING, INCLUDING LOW VOLTAGE, DATA, PHONE, FIRE ALARM, SECURITY, HVAC CONTROLS, & POWER SHALL BE PERMITTED & INSPECTED PER NC GENERAL STATUTES AND/OR CITY OF LEXINGTON ORDINANCES.
- TRANSFORMERS TO BE SIZED & SELECTED BY LOCAL POWER PROVIDER. DETAILED INFORMATION SHALL BE SUBMITTED TO LOCAL CODE OFFICIALS AS A POST APPROVAL SUBMITTAL.
- THE CONNECTION OF LOW VOLTAGE SYSTEMS TO THE HIGH VOLTAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICIAN.
- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 & NFPA 72. (SUBMITTED AS A DEFERRED SUBMITTAL).
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM.
- ALL AIC RATINGS ON PANELBOARD AIC VALUES ARE SERIES RATED.

BUILDING ELECTRICAL NOTES:

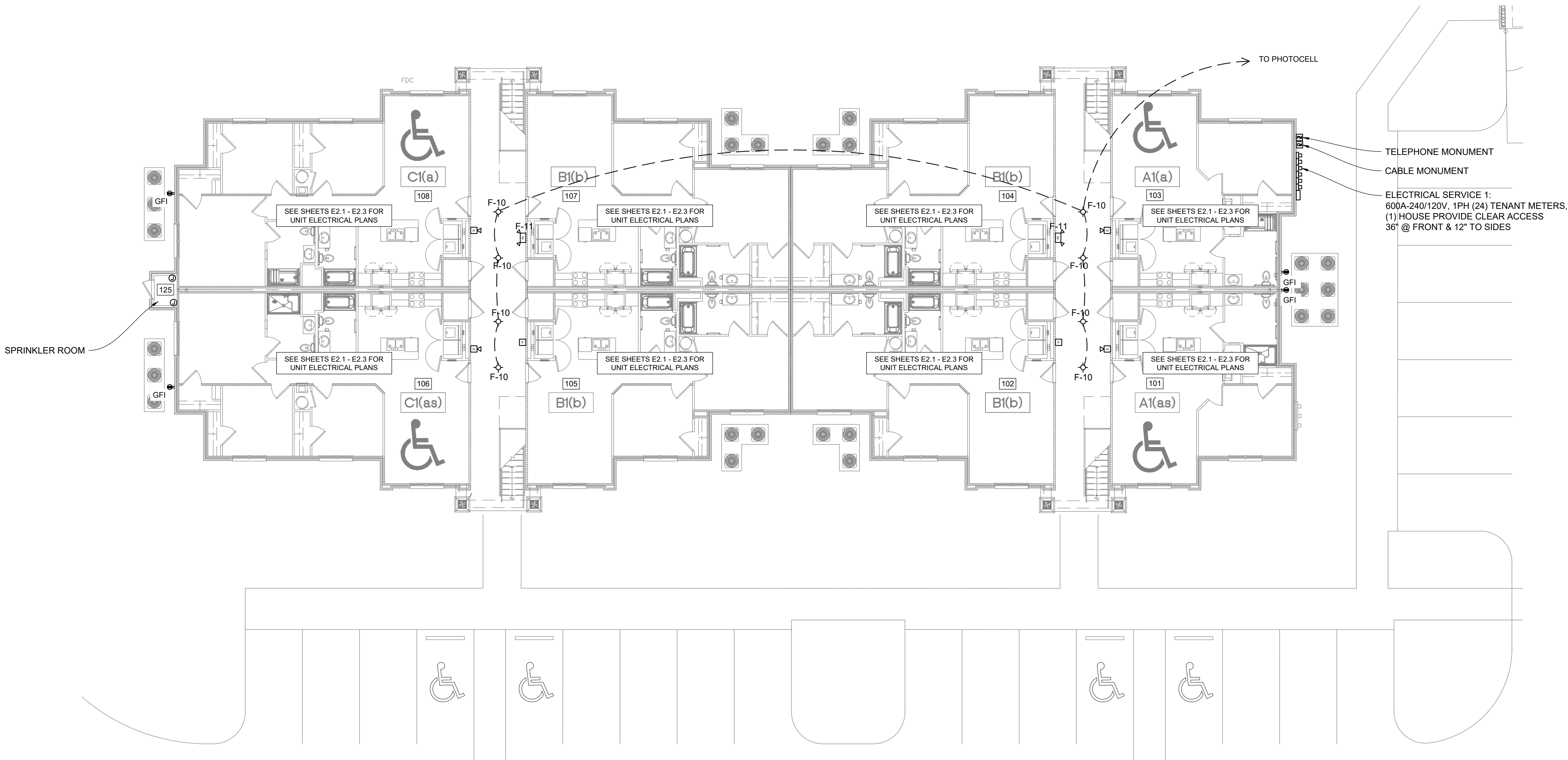
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHQUAKE MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL COVER PLATES FOR ELECTRICAL & TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE 100% LED.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIRE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- WIRING TYPE NMB WITHIN BUILDING AND UNITS IS ALLOWED.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDING" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ A "MOUNT MASTER" SYSTEM.
- PULL STATION BOXES, HORN, & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

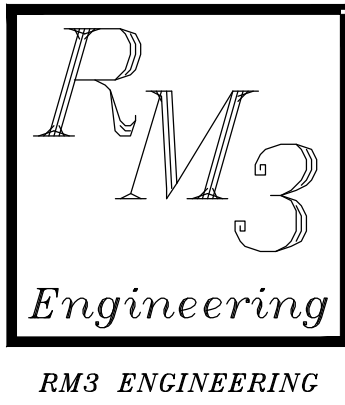
- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 48" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as(av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
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- THREE-WAY SWITCH - MTD. @ 48" A.F.F.
- 60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
- DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
- DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. 8" OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



2 BUILDING 100 - SECOND FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



1 BUILDING 100 - FIRST FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



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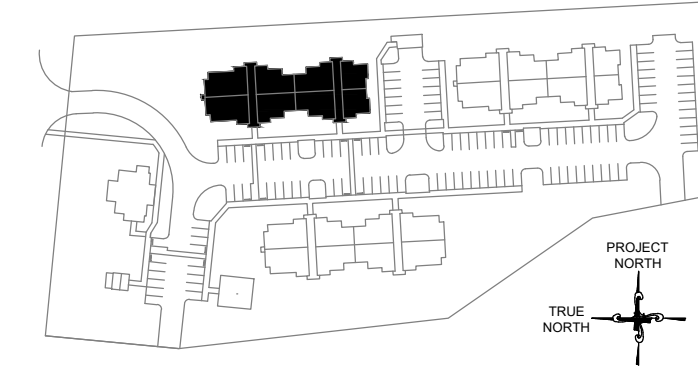
PROJECT No.
2024-012

SHEET NO.

E1.1

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
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PROJECT ELECTRICAL NOTES:

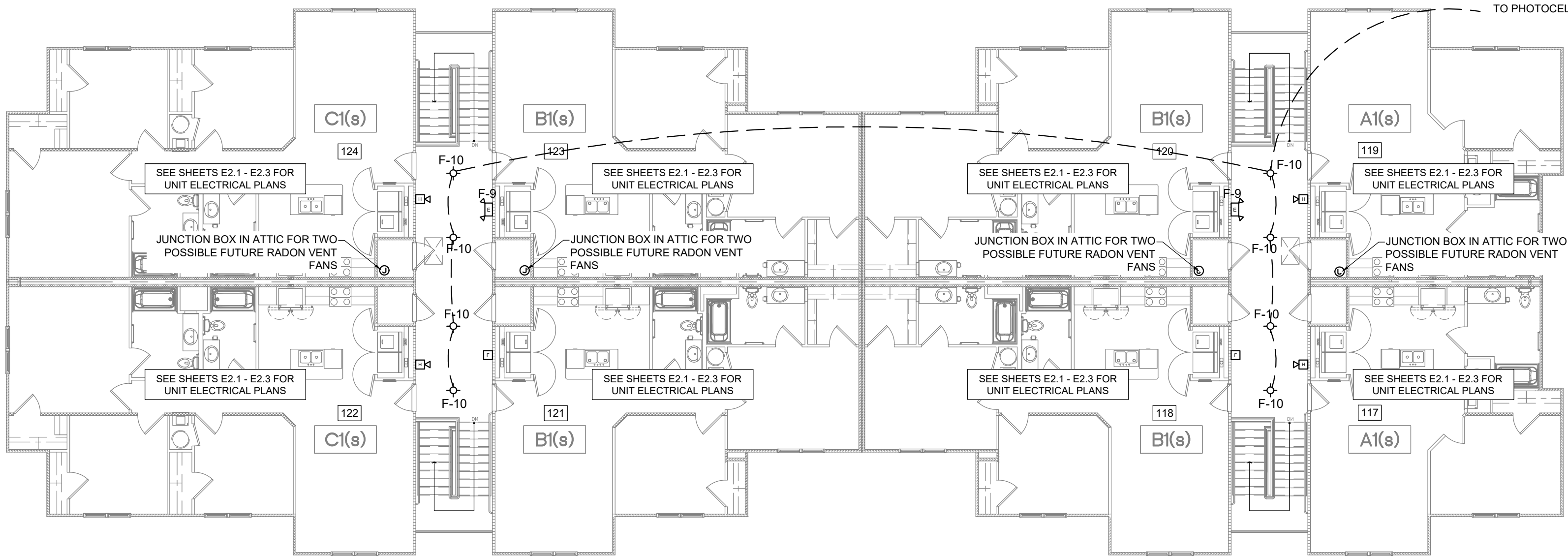
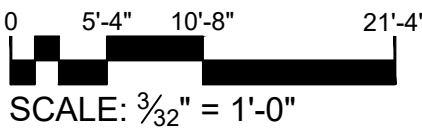
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BUILDING ELECTRICAL NOTES:

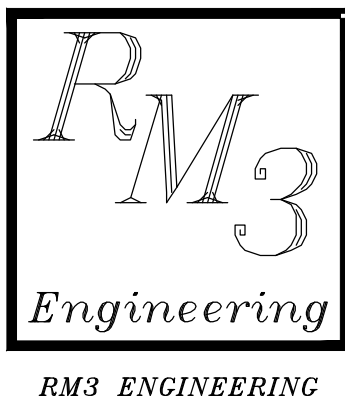
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ELECTRICAL LEGEND:

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- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 46" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
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1 BUILDING 100 - THIRD FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



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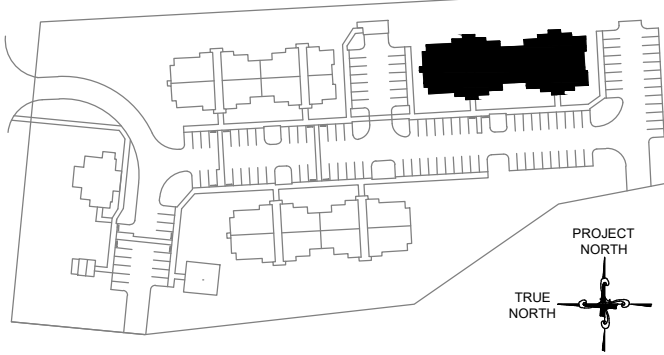
PROJECT No.
2024-012

SHEET NO.

E1.2

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U366)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
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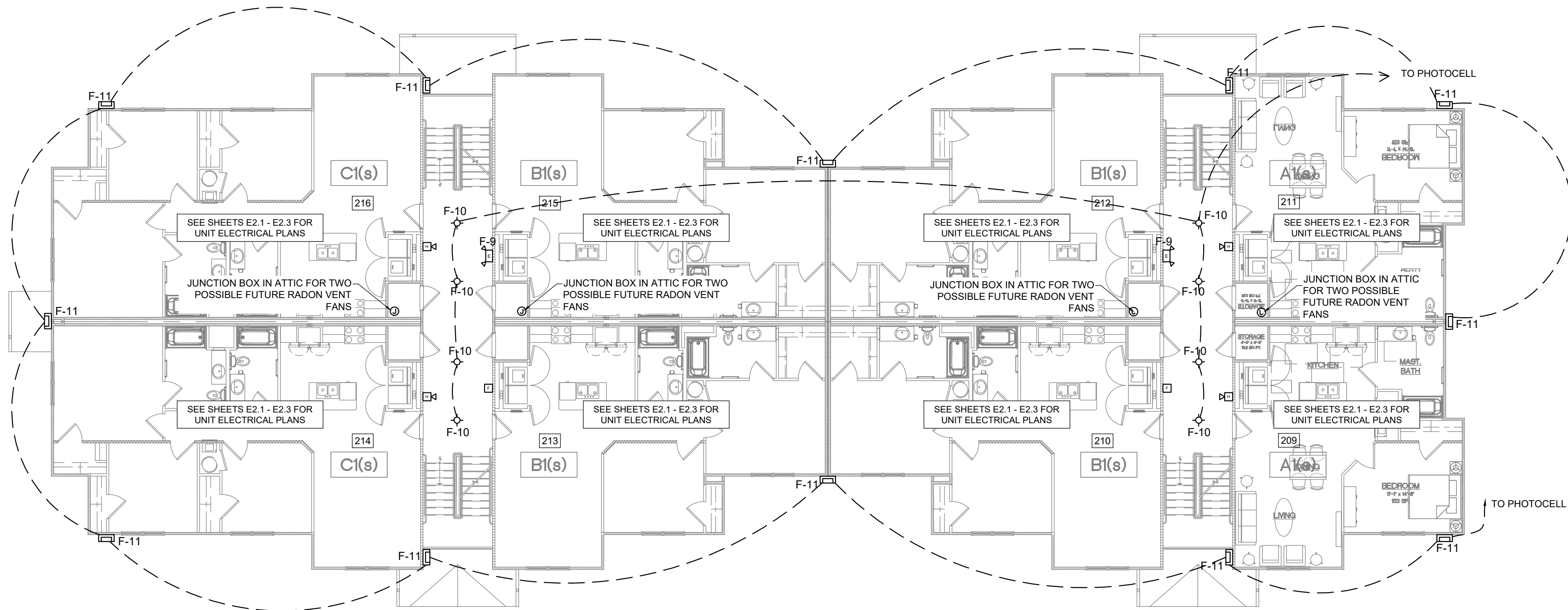
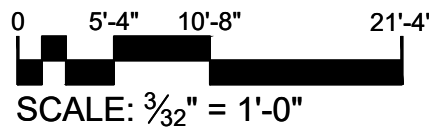
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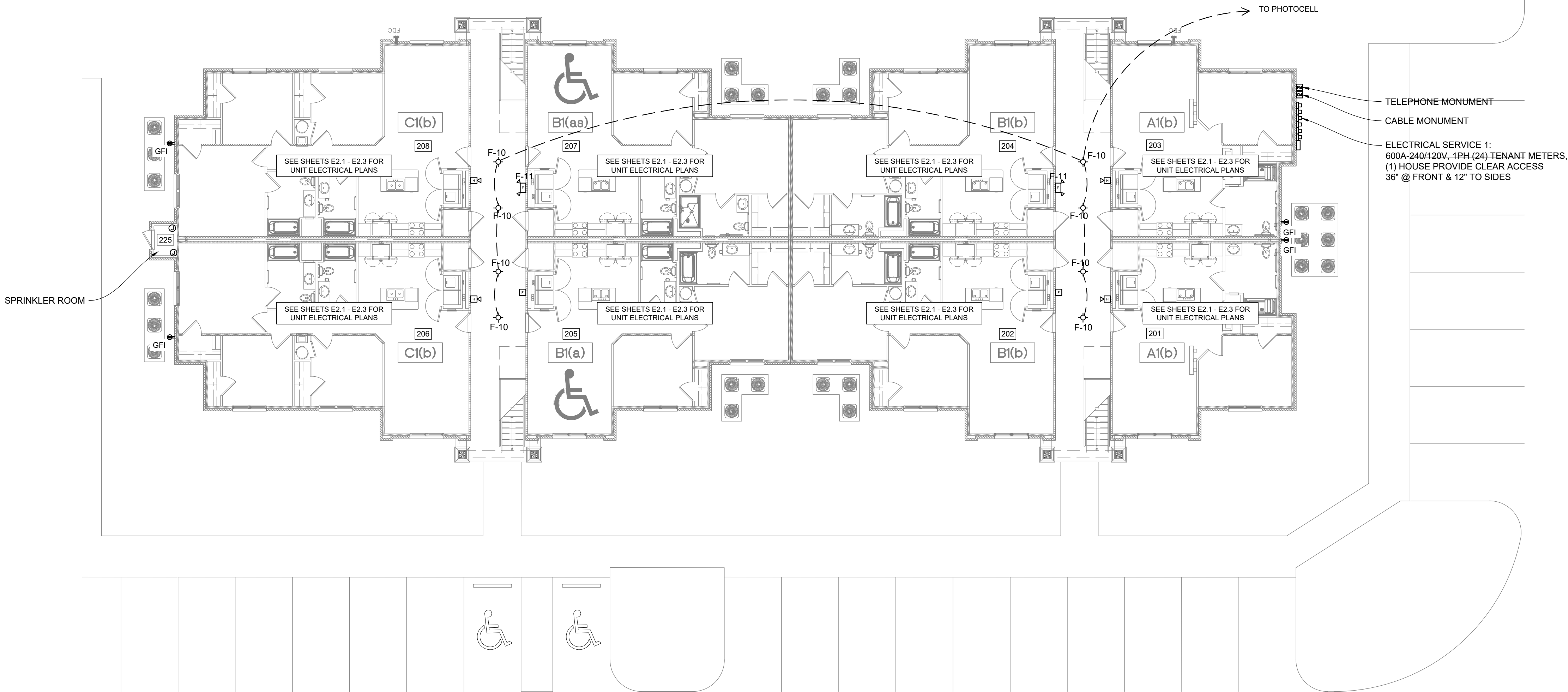
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- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDINGS" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ A "MOUNT MASTER" SYSTEM.
- ALL PULL STATION BOXES, HORN, & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

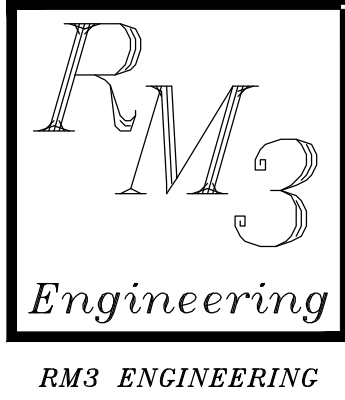
- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 48" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as(av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM MINI HORN/STROBE DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM VISUAL SIGNALING DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM CONTROL PULL STATION MTD. @ 48" A.F.F.
- SINGLE POLE SWITCH - MTD. @ 48" A.F.F.
- PULL CORD FOR ALL UNITS
- THREE-WAY SWITCH - MTD. @ 48" A.F.F.
- 60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
- DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
- DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. 8" OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



2 BUILDING 200 - SECOND FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



1 BUILDING 200 - FIRST FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



2302 Brockett Road
Tucker, Georgia
30084
770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

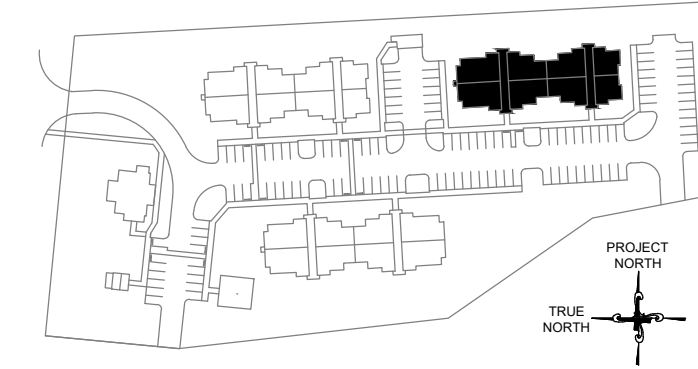
PROJECT No.
2024-012

SHEET NO.

E1.3

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT ELECTRICAL NOTES:

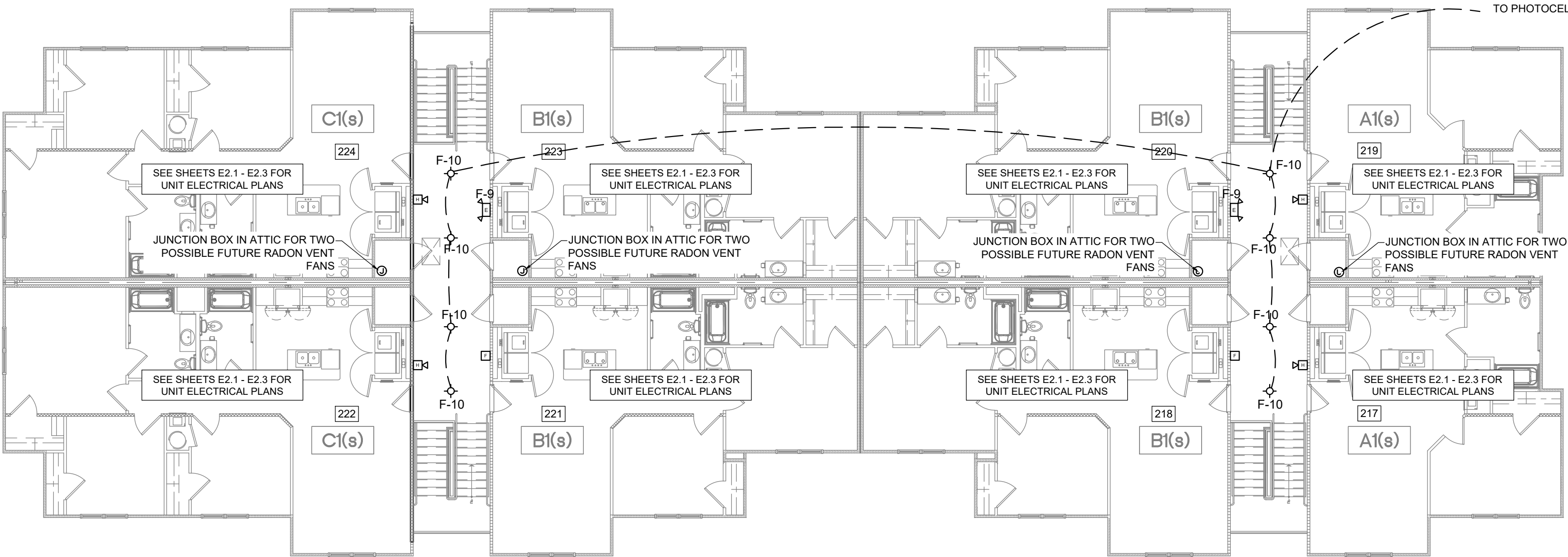
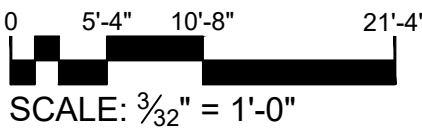
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS & CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING. DAMAGE TO STRUCTURE BEYOND CUTTING & PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITION @ CONTRACTORS EXPENSE.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE w/ THE PLUMBING & MECHANICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- LINK TRADE PERMITS w/ THE BUILDING PERMIT.
- INSTALL PER NEC2020 PAYING CLOSE ATTENTION TO ARTICLE 210 & 220. THE FIELD INSPECTOR WILL REVIEW FOR COMPLIANCE w/ NCEC DURING THE INSPECTION.
- ALL GROUNDING & BONDING REQUIRED TO COMPLY w/ NEC ARTICLE 250. (NEC 250.1)
- ALL NEW AND/OR ALTERED WIRING IS REQUIRED TO BE PERMITTED & INSPECTED FOR COMPLIANCE w/ CURRENT NEC.
- CLEARANCE REQUIRED @ ELECTRICAL EQUIPMENT PER (NEC 110.26).
- FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS PER (NEC 400.5).
- RECEPTACLE PLACEMENT SHALL BE IN COMPLIANCE w/ NEC 210.52.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD w/ THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED & BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT (NEC 110.24[A]).
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE w/ THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF PERMIT AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITERS LABORATORIES APPROVED/CERTIFIED.
- ALL WIRING, INCLUDING LOW VOLTAGE, DATA, PHONE, FIRE ALARM, SECURITY, HVAC CONTROLS, & POWER SHALL BE PERMITTED & INSPECTED PER NC GENERAL STATUTES AND/OR CITY OF LEXINGTON ORDINANCES.
- TRANSFORMERS TO BE SIZED & SELECTED BY LOCAL POWER PROVIDER. DETAILED INFORMATION SHALL BE SUBMITTED TO LOCAL CODE OFFICIALS AS A POST APPROVAL SUBMITTAL.
- THE CONNECTION OF LOW VOLTAGE SYSTEMS TO THE HIGH VOLTAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICIAN.
- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 & NFPA 72. (SUBMITTED AS A DEFERRED SUBMITTAL).
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM.
- ALL AIC RATINGS ON PANELBOARD AIC VALUES ARE SERIES RATED.

BUILDING ELECTRICAL NOTES:

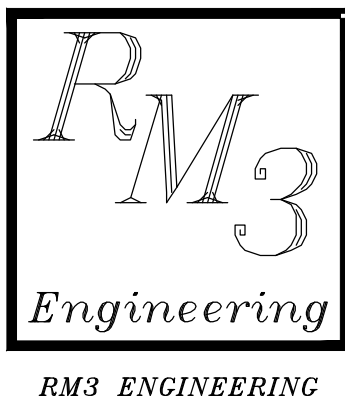
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHQUAKE MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL COVER PLATES FOR ELECTRICAL & TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE 100% LED.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- WIRING TYPE NMB WITHIN BUILDING AND UNITS IS ALLOWED.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDING" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ A "MOUNT MASTER" SYSTEM.
- PULL STATION BOXES, HORN & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 46" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as/av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM MINI HORN/STROBE DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM VISUAL SIGNALING DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM CONTROL PULL STATION MTD. @ 48" A.F.F.
- SINGLE POLE SWITCH - MTD. @ 46" A.F.F.
- PULL CORD FOR ALL UNITS
- THREE-WAY SWITCH - MTD. @ 46" A.F.F.
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- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
- DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. B/ OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



1 BUILDING 200 - THIRD FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

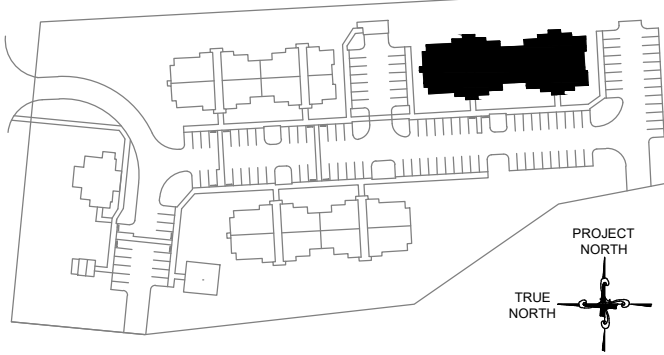
PROJECT No.
2024-012

SHEET NO.

E1.4

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT ELECTRICAL NOTES:

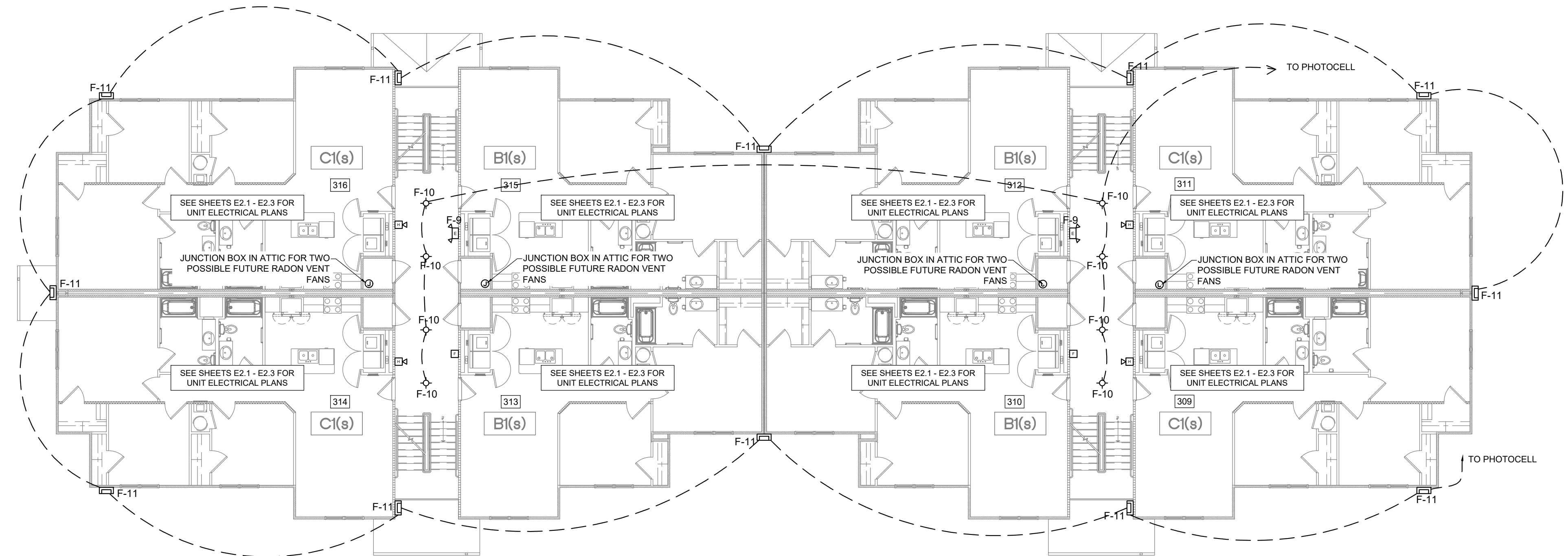
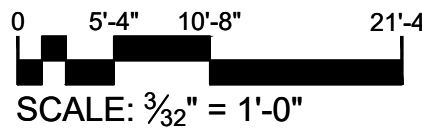
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- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE w/ THE PLUMBING & MECHANICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- LINK TRADE PERMITS w/ THE BUILDING PERMIT.
- INSTALL PER NEC200 PAYING CLOSE ATTENTION TO ARTICLE 210 & 220. THE FIELD INSPECTOR WILL REVIEW FOR COMPLIANCE w/ NEC DURING THE INSPECTION.
- ALL GROUNDING & BONDING REQUIRED TO COMPLY w/ NEC ARTICLE 250. (NEC 250.1)
- ALL NEW AND/OR ALTERED WIRING IS REQUIRED TO BE PERMITTED & INSPECTED FOR COMPLIANCE w/ CURRENT NEC.
- CLEARANCE REQUIRED @ ELECTRICAL EQUIPMENT PER (NEC 110.26).
- FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS PER (NEC 400.5).
- RECEPTACLE PLACEMENT SHALL BE IN COMPLIANCE w/ NEC 210.52.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD w/ THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED & BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT (NEC 110.24[A]).
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE w/ THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF PERMIT AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITERS LABORATORIES APPROVED/CERTIFIED.
- ALL WIRING, INCLUDING LOW VOLTAGE, DATA, PHONE, FIRE ALARM, SECURITY, HVAC CONTROLS, & POWER SHALL BE PERMITTED & INSPECTED PER NC GENERAL STATUTES AND/OR CITY OF LEXINGTON ORDINANCES.
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- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 & NFPA 72. (SUBMITTED AS A DEFERRED SUBMITTAL).
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM.
- ALL AIC RATINGS ON PANELBOARD AIC VALUES ARE SERIES RATED.

BUILDING ELECTRICAL NOTES:

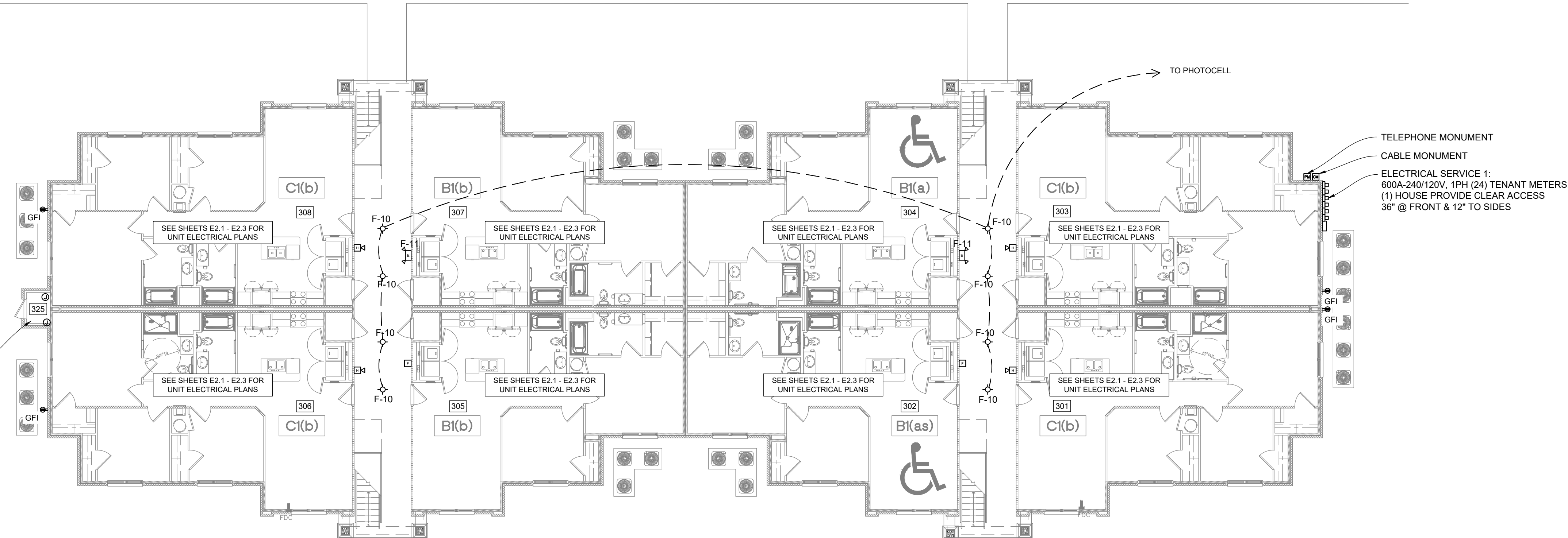
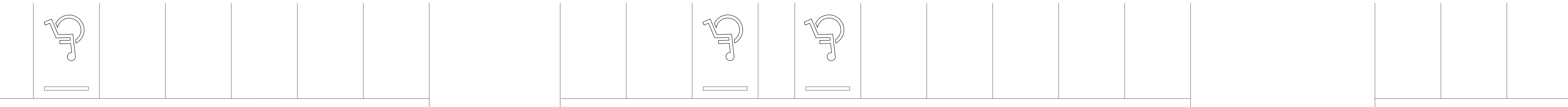
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- ALL COVER PLATES FOR ELECTRICAL & TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE 100% LED.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- WIRING TYPE NMB WITHIN BUILDING AND UNITS IS ALLOWED.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDING" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ a "MOUNT MASTER" SYSTEM.
- PULL STATION BOXES, HORN, & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

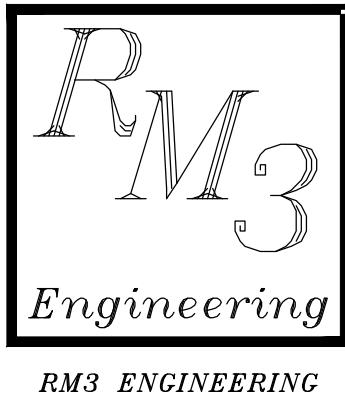
- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 48" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as(av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM MINI HORN/STROBE DEVICE MTD. @ 80" A.F.F.
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- FIRE ALARM CONTROL PULL STATION MTD. @ 48" A.F.F.
- SINGLE POLE SWITCH - MTD. @ 48" A.F.F.
- PULL CORD FOR ALL UNITS
- THREE-WAY SWITCH - MTD. @ 48" A.F.F.
- 60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
- DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
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- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. 8" OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



2 BUILDING 300 - SECOND FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



1 BUILDING 300 - FIRST FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

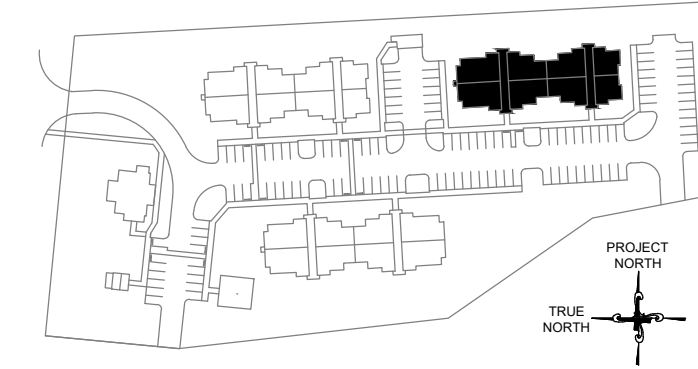
PROJECT No.
2024-012

SHEET NO.

E1.5

BUILDING KEY PLAN:

NOT TO SCALE.



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT ELECTRICAL NOTES:

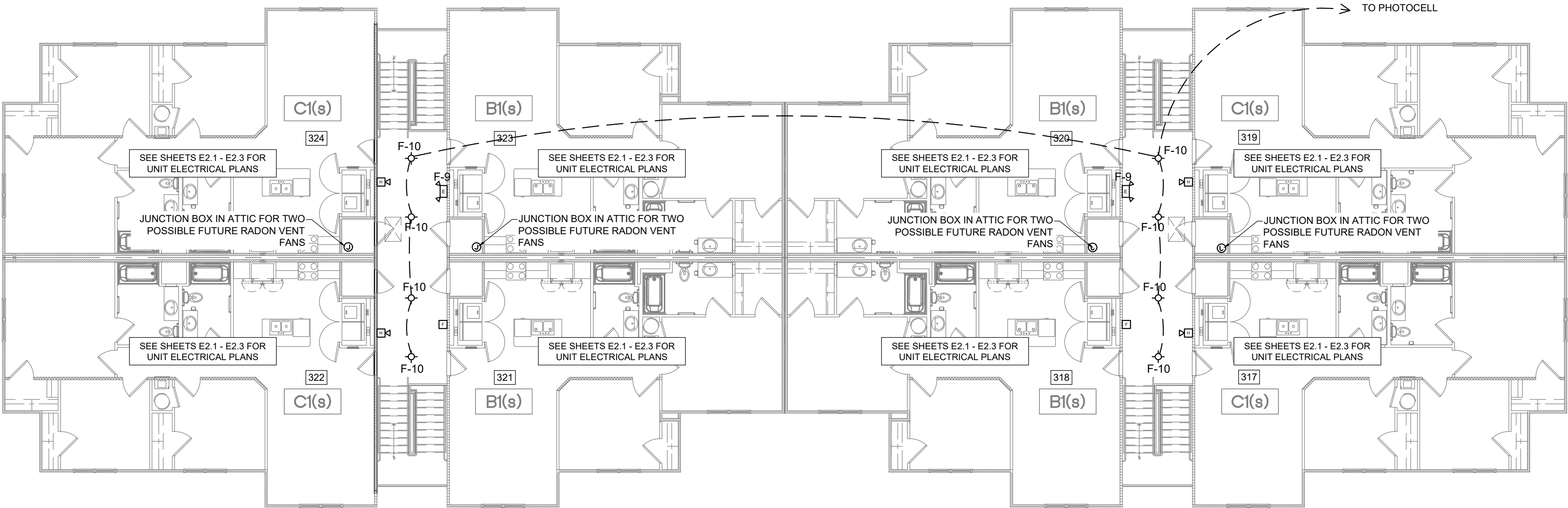
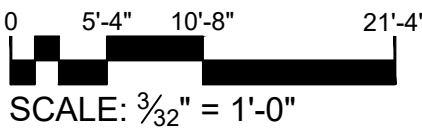
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- LINK TRADE PERMITS w/ THE BUILDING PERMIT.
- INSTALL PER NEC2020 PAYING CLOSE ATTENTION TO ARTICLE 210 & 220. THE FIELD INSPECTOR WILL REVIEW FOR COMPLIANCE w/ NCEC DURING THE INSPECTION.
- ALL GROUNDING & BONDING REQUIRED TO COMPLY w/ NEC ARTICLE 250. (NEC 250.1)
- ALL NEW AND/OR ALTERED WIRING IS REQUIRED TO BE PERMITTED & INSPECTED FOR COMPLIANCE w/ CURRENT NEC.
- CLEARANCE REQUIRED @ ELECTRICAL EQUIPMENT PER (NEC 110.26).
- FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS PER (NEC 400.5).
- RECEPTACLE PLACEMENT SHALL BE IN COMPLIANCE w/ NEC 210.52.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD w/ THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED & BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT (NEC 110.24[A]).
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE w/ THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF PERMIT AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITERS LABORATORIES APPROVED/CERTIFIED.
- ALL WIRING, INCLUDING LOW VOLTAGE, DATA, PHONE, FIRE ALARM, SECURITY, HVAC CONTROLS, & POWER SHALL BE PERMITTED & INSPECTED PER NC GENERAL STATUTES AND/OR CITY OF LEXINGTON ORDINANCES.
- TRANSFORMERS TO BE SIZED & SELECTED BY LOCAL POWER PROVIDER. DETAILED INFORMATION SHALL BE SUBMITTED TO LOCAL CODE OFFICIALS AS A POST APPROVAL SUBMITTAL.
- THE CONNECTION OF LOW VOLTAGE SYSTEMS TO THE HIGH VOLTAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICIAN.
- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 & NFPA 72. (SUBMITTED AS A DEFERRED SUBMITTAL).
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM.
- ALL AIC RATINGS ON PANELBOARD AIC VALUES ARE SERIES RATED.

BUILDING ELECTRICAL NOTES:

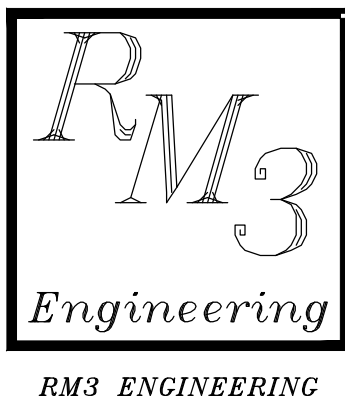
- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHQUAKE MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL COVER PLATES FOR ELECTRICAL & TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE 100% LED.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- WIRING TYPE NMB WITHIN BUILDING AND UNITS IS ALLOWED.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDING" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ A "MOUNT MASTER" SYSTEM.
- PULL STATION BOXES, HORN & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 48" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as/av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM MINI HORN/STROBE DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM VISUAL SIGNALING DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM CONTROL PULL STATION MTD. @ 48" A.F.F.
- SINGLE POLE SWITCH - MTD. @ 48" A.F.F.
- PULL CORD FOR ALL UNITS
- THREE-WAY SWITCH - MTD. @ 48" A.F.F.
- 60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
- DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
- DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. B/ OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



1 BUILDING 300 - THIRD FLOOR ELECTRICAL PLAN
3/32" = 1'-0"



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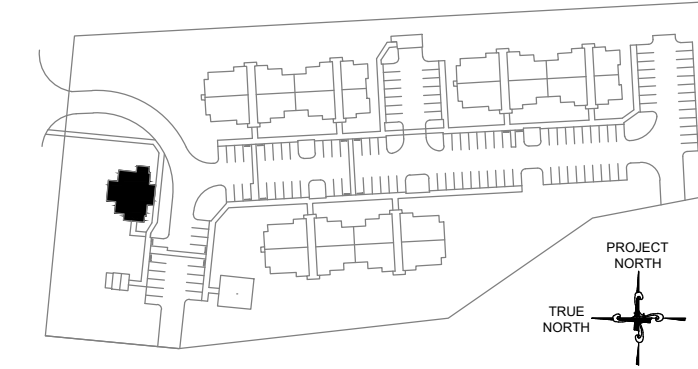
PROJECT No.
2024-012

SHEET NO.

E1.6

BUILDING KEY PLAN:

NOT TO SCALE.



- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- "as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- "av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- "b" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
- "s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT ELECTRICAL NOTES:

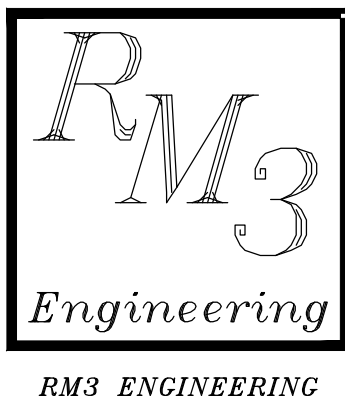
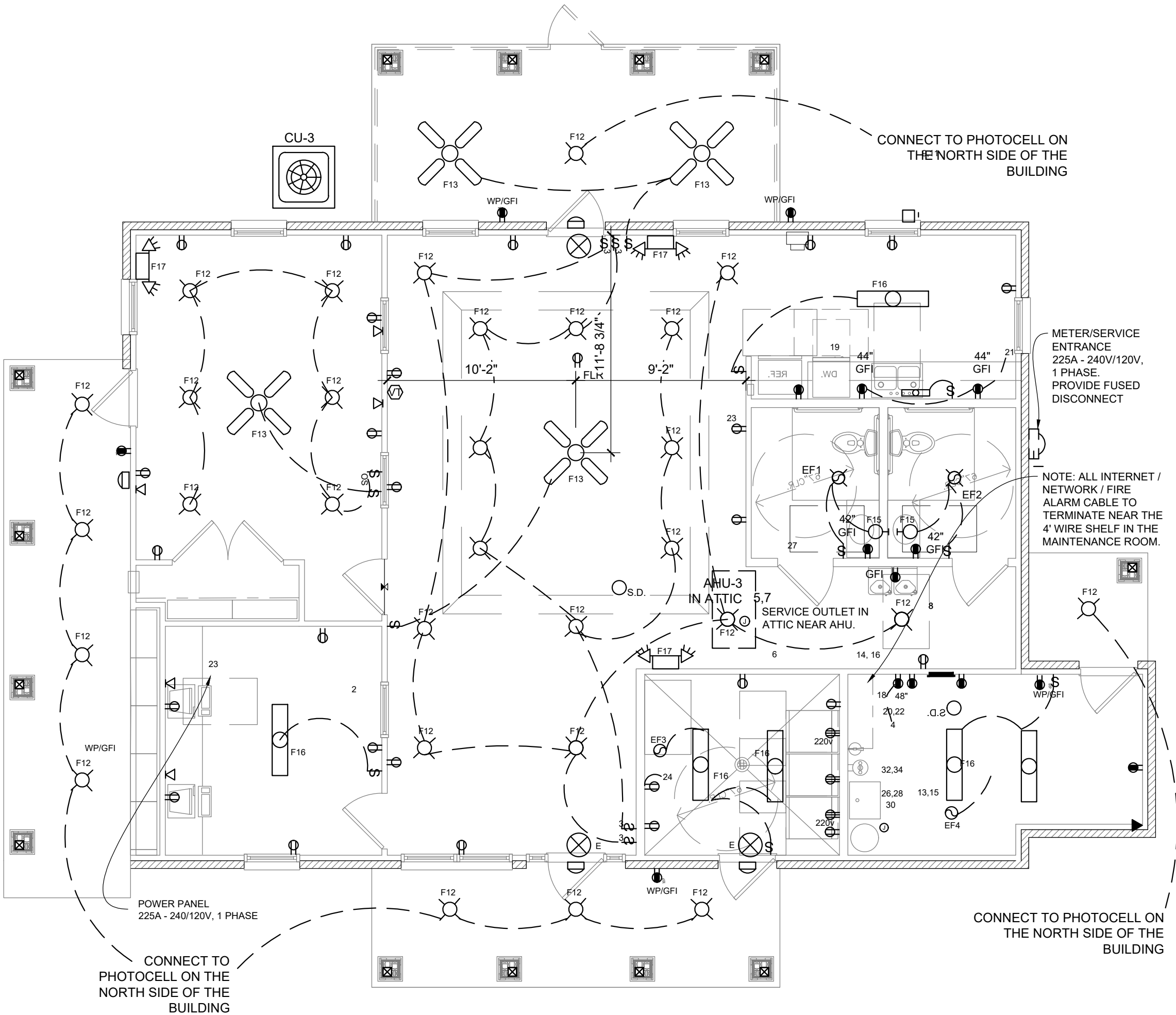
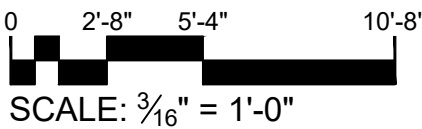
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS & CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING. DAMAGE TO STRUCTURE BEYOND CUTTING & PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITION @ CONTRACTORS EXPENSE.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE w/ THE PLUMBING & MECHANICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- LINK TRADE PERMITS w/ THE BUILDING PERMIT.
- INSTALL PER NEC2020 PAYING CLOSE ATTENTION TO ARTICLE 210 & 220. THE FIELD INSPECTOR WILL REVIEW FOR COMPLIANCE w/ NCEC DURING THE INSPECTION.
- ALL GROUNDING & BONDING REQUIRED TO COMPLY w/ NEC ARTICLE 250. (NEC 250.1)
- ALL NEW AND/OR ALTERED WIRING IS REQUIRED TO BE PERMITTED & INSPECTED FOR COMPLIANCE w/ CURRENT NEC.
- CLEARANCE REQUIRED @ ELECTRICAL EQUIPMENT PER (NEC 110.26).
- FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS PER (NEC 400.5).
- RECEPTACLE PLACEMENT SHALL BE IN COMPLIANCE w/ NEC 210.52.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD w/ THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED & BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT (NEC 110.24[A]).
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE w/ THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF PERMIT AND ALL GOVERNING LOCAL CODES OR ORDINANCES. ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITERS LABORATORIES APPROVED/CERTIFIED.
- ALL WIRING, INCLUDING LOW VOLTAGE, DATA, PHONE, FIRE ALARM, SECURITY, HVAC CONTROLS, & POWER SHALL BE PERMITTED & INSPECTED PER NC GENERAL STATUTES AND/OR CITY OF LEXINGTON ORDINANCES.
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- FIRE ALARM SUB-CONTRACTOR TO INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF NFPA 101 & NFPA 72. (SUBMITTED AS A DEFERRED SUBMITTAL).
- FIRE ALARM SUB-CONTRACTOR TO FURNISH CERTIFICATE OF INSTALLATION ON FIRE ALARM SYSTEM.
- ALL AIC RATINGS ON PANELBOARD AIC VALUES ARE SERIES RATED.

BUILDING ELECTRICAL NOTES:

- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHQUAKE MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL COVER PLATES FOR ELECTRICAL & TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE 100% LED.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- WIRING TYPE NMB WITHIN BUILDING AND UNITS IS ALLOWED.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT & RACEWAYS CONDUITS SHALL BE 3" MIN. & TERMINATED ABOVE CEILING w/ INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER & COLOR CODED IN ACCORDANCE w/ NEC.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #6 AWG. FURNISH & INSTALL "GROUNDINGS" IN ACCORDANCE w/ NEC ARTICLE 250.
- FEEDER FROM METER TO ELEC. PANEL TO BE IN CONDUIT UNDER SLAB.
- ALUMINUM WIRE MAY BE USED FOR SERVICE FROM METER TO PANEL.
- ALL EXT. LIGHTS & OUTLETS TO BE MTD. w/ A "MOUNT MASTER" SYSTEM.
- ALL PULL STATION BOXES, HORN, & STROBE BOXES MUST BE ACCESSIBLE FOR INSPECTION OF WIRING.
- NEED GFCI PROTECTION ON ALL RECEPTACLES WITHIN 6'-0" OF SINKS, WATER FOUNTAINS, AND VENDING MACHINES.

ELECTRICAL LEGEND:

- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.)
- RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.)
- TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
- THERMOSTAT - MOUNTED @ 48" A.F.F.
- EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
- WALL EXIT SIGN, PERPENDICULAR TO WALL
- JUNCTION BOX
- PHOTOCELL
- TELEPHONE OUTLET - MOUNTED 18" A.F.F.
- DATA OUTLET - MTD. @ 18" A.F.F.
- SMOKE DETECTOR CEILING MTD.
- SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
- CARBON MONOXIDE DETECTOR CEILING MTD.
- EMERGENCY HORN / STROBE
- HORN/STROBE DOOR BELL FOR "a)" & "as/av)" UNITS
- FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
- FIRE ALARM MINI HORN DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM MINI HORN/STROBE DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM VISUAL SIGNALING DEVICE MTD. @ 80" A.F.F.
- FIRE ALARM CONTROL PULL STATION MTD. @ 48" A.F.F.
- SINGLE POLE SWITCH - MTD. @ 48" A.F.F.
- PULL CORD FOR ALL UNITS
- THREE-WAY SWITCH - MTD. @ 48" A.F.F.
- 60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
- DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
- 220 VOLT RECEPTACLE - MTD. 44" A.F.F.
- DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
- DUPLEX (GFCI) - MTD. @ 48" OR 6" ABOVE COUNTER
- DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
- SWITCHED RECEPTACLE - MTD. 8" OF OUTLET @ 18" A.F.F.
- QUAD RECEPTACLE - MTD. @ 18" A.F.F.



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DATE:

PROJECT No.
2024-012

SHEET NO.

E1.7

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
"as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE "A")
"av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "B")
"b" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR 1st FLOOR UNITS
"s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT LIGHT FIXTURE LEGEND:

- SEE SHEET E0.1 FOR LIGHT FIXTURE SCHEDULES.

UNIT ELECTRICAL NOTES:

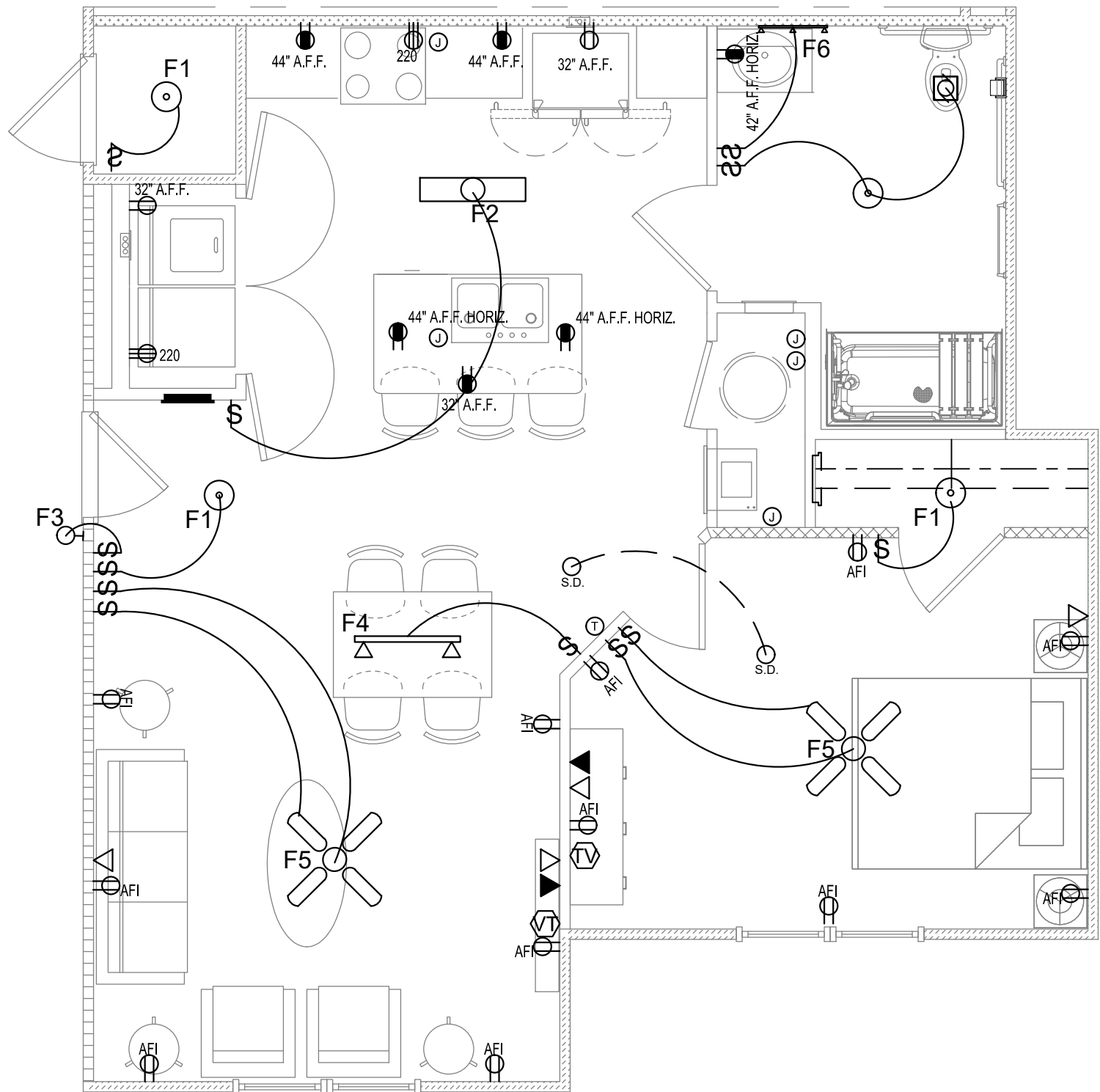
- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND MECHANICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- SEE SHEET ARCHITECTURAL SHEETS FOR ALL SWITCH, RECEPTACLE, TELEPHONE JACKS, CABLE JACKS & THERMOSTAT MOUNTING HEIGHTS.
- ALL UNIT METERS TO BE LABELED WITH A PERMANENT LABEL IDENTIFYING EACH RESPECTIVE UNIT.
- UNLESS OTHERWISE NOTED, ALL WALL MOUNTED OUTLETS SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF FIXTURE.
- ALL UNITS MUST HAVE CEILING FAN WITH LIGHT KIT, TELEPHONE JACK, AND CABLE CONNECTION INSTALLED IN ALL BEDROOMS AND LIVING ROOMS. (CEILING FAN AND LIGHT MUST BE ON SEPARATE SWITCHES).
- INSTALL FLOURESCENT OR LED LIGHTS FOR AT LEAST 95% (BY FIXTURE COUNT) OF THE REQUIRED LIGHTING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- ALL BATHROOMS MUST HAVE OVERHEAD CEILING LIGHT AND EXHAUST FAN (80 CFM MINIMUM) ON SAME SWITCH.
- ALL BATHROOM FANS MUST BE ENERGY STAR CERTIFIED WIRED WITH A LIGHT, AND EQUIPPED w/ A HUMIDISTAT OR A TIMER THAT ENSURES THE FAN OPERATES FOR A MINIMUM OF 10 MINUTES ONCE THE FAN HAS BEEN SWITCHED OFF.
- EXHAUST VENTS AND LIGHTING ABOVE RANGES MUST BE WIRED TO REMOTE SWITCHES FOR BOTH THE LIGHT AND THE FAN - SEE SHEETS E2.1 & E2.2 FOR LOCATIONS.
- ALL SMOKE DETECTORS ARE TO HAVE AN AUDIBLE ALARM OF 80 DECIBELS MINIMUM THROUGHOUT THE UNIT. THE SMOKE DETECTOR SHALL ALSO SOUND AN AUDIBLE ALARM THAT IS 15 DECIBELS OVER THE AMBIENT ROOM SOUND AT PLOW LEVEL WITH BEDROOM DOOR CLOSED.
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED TO ALL SIGNALS AT THE SAME TIME IN ALL UNITS.
- INSTALL (2) JUNCTION BOXES FOR THE AUD & WATER HEATER IN ALL UNIT MECHANICAL CLOSETS AS SHOWN ON THE UNIT ELECTRICAL PLANS.

ADDITIONAL ELECTRICAL NOTES:
FOR UNITS "a)" AND "as)" & "av)"

- TYPE "a)" , "as)" , "av)" UNITS MUST HAVE ANTI-TIP DEVICES INSTALLED ON ALL KITCHEN RANGES AND BE SECURELY FASTENED TO THE FLOOR.
- TYPE "a)" , "as)" , "av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS AND BATHROOMS.
- TYPE "a)" , "as)" , "av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING ROOM. SMOKE ALARMS SHALL MEET 907.9 IBC 2006 w/ AUDIO/VISUAL ALARMS.
- TYPE "av)" UNITS UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
- TYPE "av)" UNITS UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, AND COMMON AREAS.
- TYPE "a)" & "as)" UNITS SHALL INSTALL OUTLETS & SWITCH CONTROLS OVER THE COUNTER ON EXTENSION BOXES SO AS TO KEEP THE OVERALL REACH RANGE FROM THE COUNTER LIP TO THE OUTLET @ NO GREATER THAN 24".

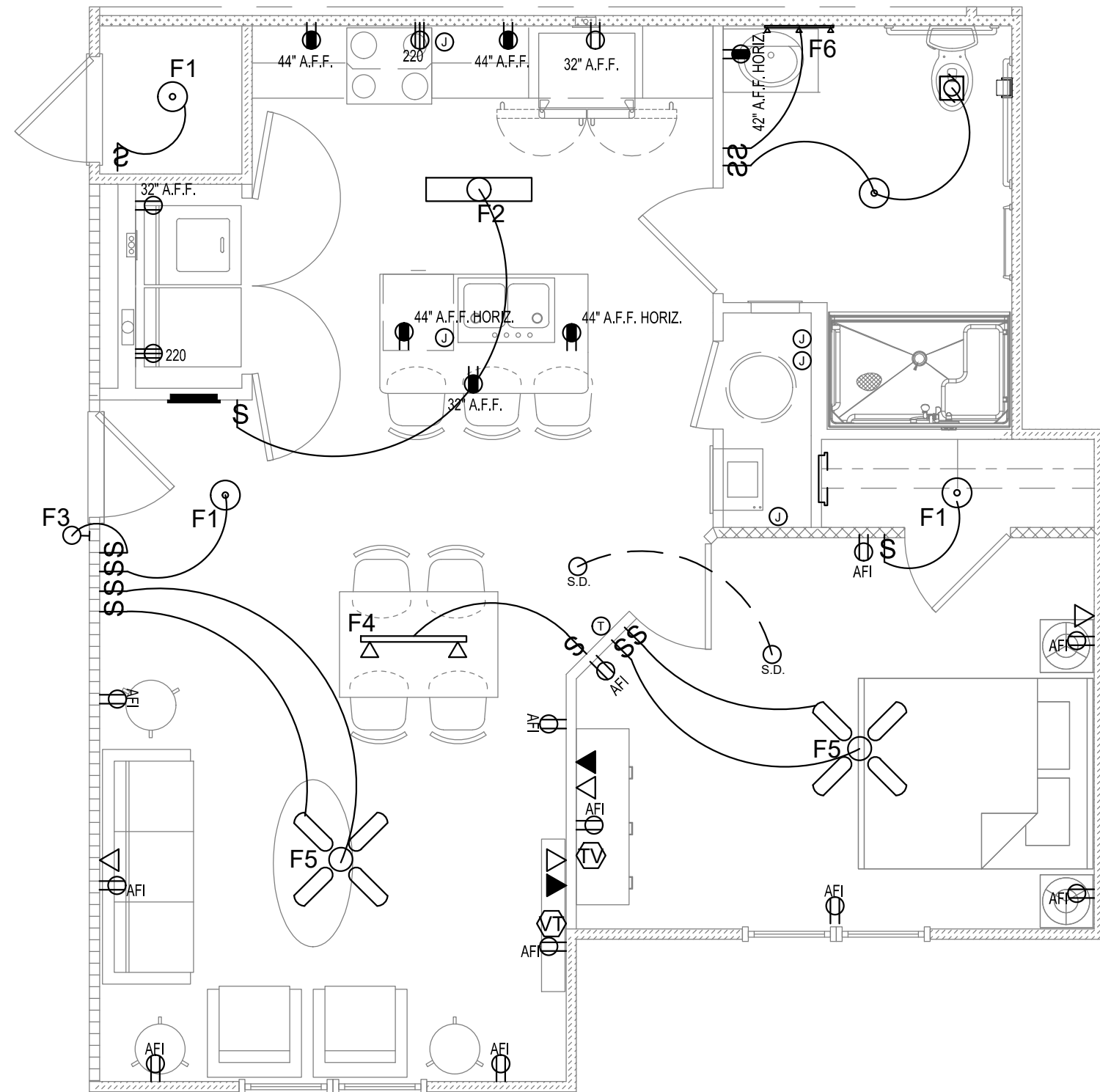
ELECTRICAL LEGEND:

- RECESSED ELEC. PANEL (T/ OF BREAKER @ 44" A.F.F.)
RECESSED MEDIA PANEL (T/ OF PANEL @ 44" A.F.F.)
TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
THERMOSTAT - MOUNTED @ 48" A.F.F.
EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
WALL EXIT SIGN, PERPENDICULAR TO WALL
JUNCTION BOX
PHOTOCCELL
TELEPHONE OUTLET - MOUNTED 18" A.F.F.
DATA OUTLET - MTD. @ 18" A.F.F.
SMOKE DETECTOR CEILING MTD.
SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
CARBON MONOXIDE DETECTOR CEILING MTD.
EMERGENCY HORN / STROBE
HORN/STROBE DOOR BELL FOR "av)" UNITS
FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
SINGLE POLE SWITCH - MTD. @ 48" A.F.F.
PULL CORD FOR ALL "a)" , "as)" & "av)" UNITS
THREE-WAY SWITCH - MTD. @ 48" A.F.F.
60 MINUTE SWITCH TIMER - MTD. @ 48" A.F.F.
DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
220 VOLT RECEPTACLE - MTD. 44" A.F.F.
DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
DUPLEX (GFCI) - MTD. @ 44" OR 6" ABOVE COUNTER
DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
SWITCHED RECEPTACLE - MTD. B/ OF OUTLET @ 18" A.F.F.
QUAD RECEPTACLE - MTD. @ 18" A.F.F.
QUAD RECEPTACLE - MRECESSED FLOOR MOUNT
MAGNETIC DOOR HOLD-OPEN MTD. @ 80" A.F.F.

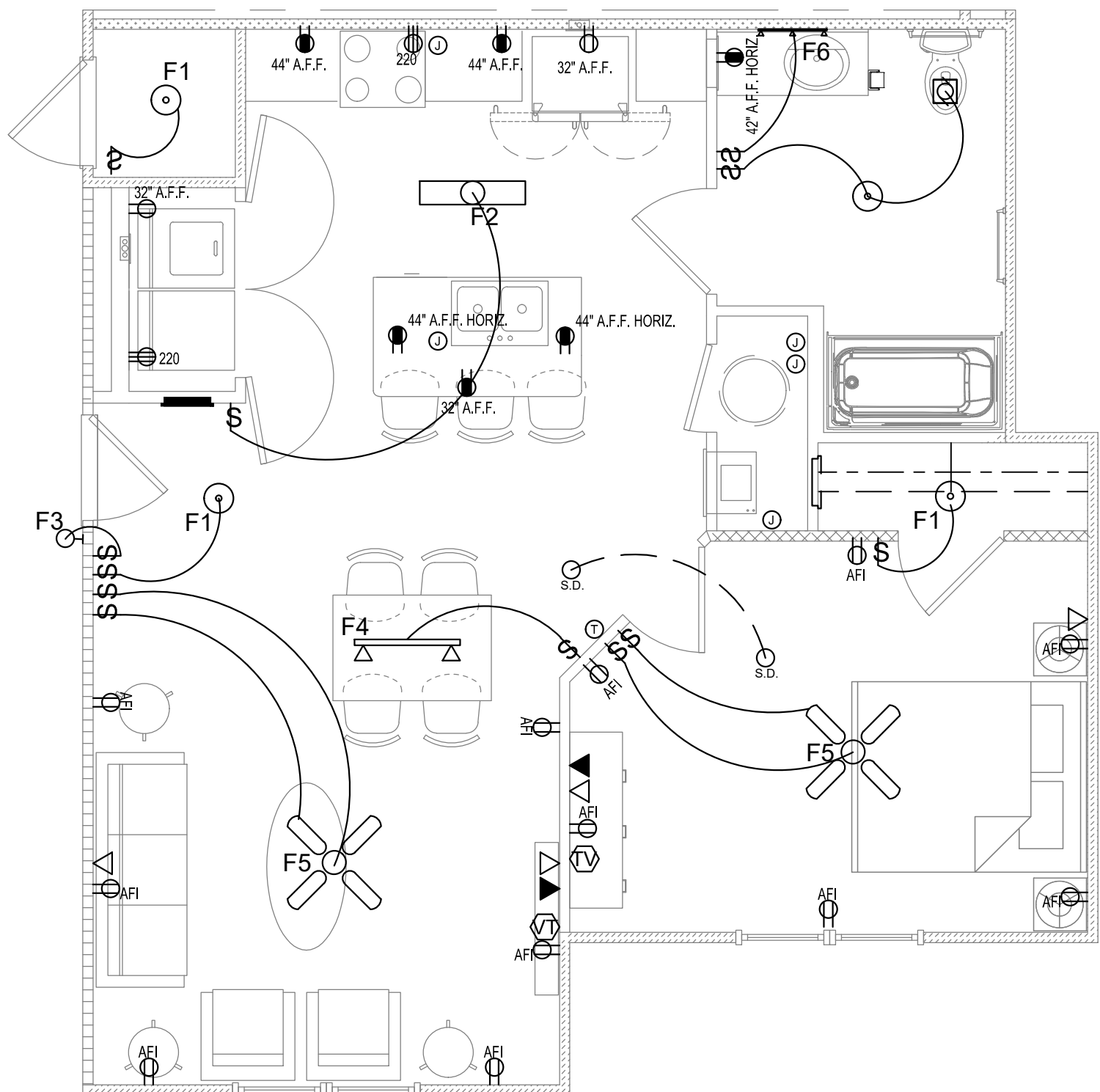


2 UNIT TYPE "A1(a)" - ELECTRICAL PLAN
1/4" = 1'-0"

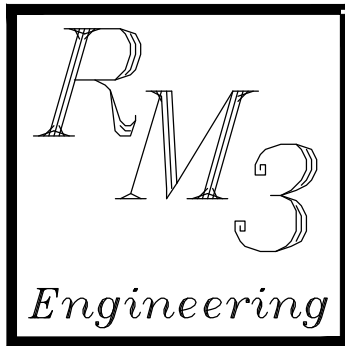
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SCALE: 1/4" = 1'-0"



3 UNIT TYPE "A1(as/av)" - ELECTRICAL PLAN
1/4" = 1'-0"



1 UNIT TYPE "A1(s)" & "A1(b)" - ELECTRICAL PLAN
1/4" = 1'-0"



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2024-012

SHEET NO.

E2.1

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
"sa" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE "A")
"b" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "B")
"s" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR 1st FLOOR UNITS
"v" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT LIGHT FIXTURE LEGEND:

- SEE SHEET E0.1 FOR LIGHT FIXTURE SCHEDULES.

UNIT ELECTRICAL NOTES:

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- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND MECHANICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- SEE SHEET ARCHITECTURAL SHEETS FOR ALL SWITCH, RECEPTACLE, TELEPHONE JACKS, CABLE JACKS & THERMOSTAT MOUNTING HEIGHTS.
- ALL UNIT METERS TO BE LABELED WITH A PERMANENT LABEL IDENTIFYING EACH RESPECTIVE UNIT.
- UNLESS OTHERWISE NOTED, ALL WALL MOUNTED OUTLETS SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF FIXTURE.
- ALL UNITS MUST HAVE CEILING FAN WITH LIGHT KIT, TELEPHONE JACK, AND CABLE CONNECTION INSTALLED IN ALL BEDROOMS AND LIVING ROOMS. (CEILING FAN AND LIGHT MUST BE ON SEPARATE SWITCHES).
- INSTALL FLOURESCENT OR LED LIGHTS FOR AT LEAST 95% (BY FIXTURE COUNT) OF THE REQUIRED LIGHTING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
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- ALL BATHROOM FANS MUST BE ENERGY STAR CERTIFIED WIRED WITH A LIGHT, AND EQUIPPED w/ A HUMIDISTAT OR A TIMER THAT ENSURES THE FAN OPERATES FOR A MINIMUM OF 10 MINUTES ONCE THE FAN HAS BEEN SWITCHED OFF.
- EXHAUST VENTS AND LIGHTING ABOVE RANGES MUST BE WIRED TO REMOTE SWITCHES FOR BOTH THE LIGHT AND THE FAN - SEE SHEETS E2.1 & E2.2 FOR LOCATIONS.
- ALL SMOKE DETECTORS ARE TO HAVE AN AUDIBLE ALARM OF 80 DECIBELS MINIMUM THROUGHOUT THE UNIT. THE SMOKE DETECTOR SHALL ALSO SOUND AN AUDIBLE ALARM THAT IS 15 DECIBELS OVER THE AMBIENT ROOM SOUND AT PULLOW LEVEL, WITH BEDROOM DOOR CLOSED.
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED TO ALL SIGNALS AT THE SAME TIME IN ALL UNITS.
- INSTALL (2) JUNCTION BOXES FOR THE AUD & WATER HEATER IN ALL UNIT MECHANICAL CLOSETS AS SHOWN ON THE UNIT ELECTRICAL PLANS.

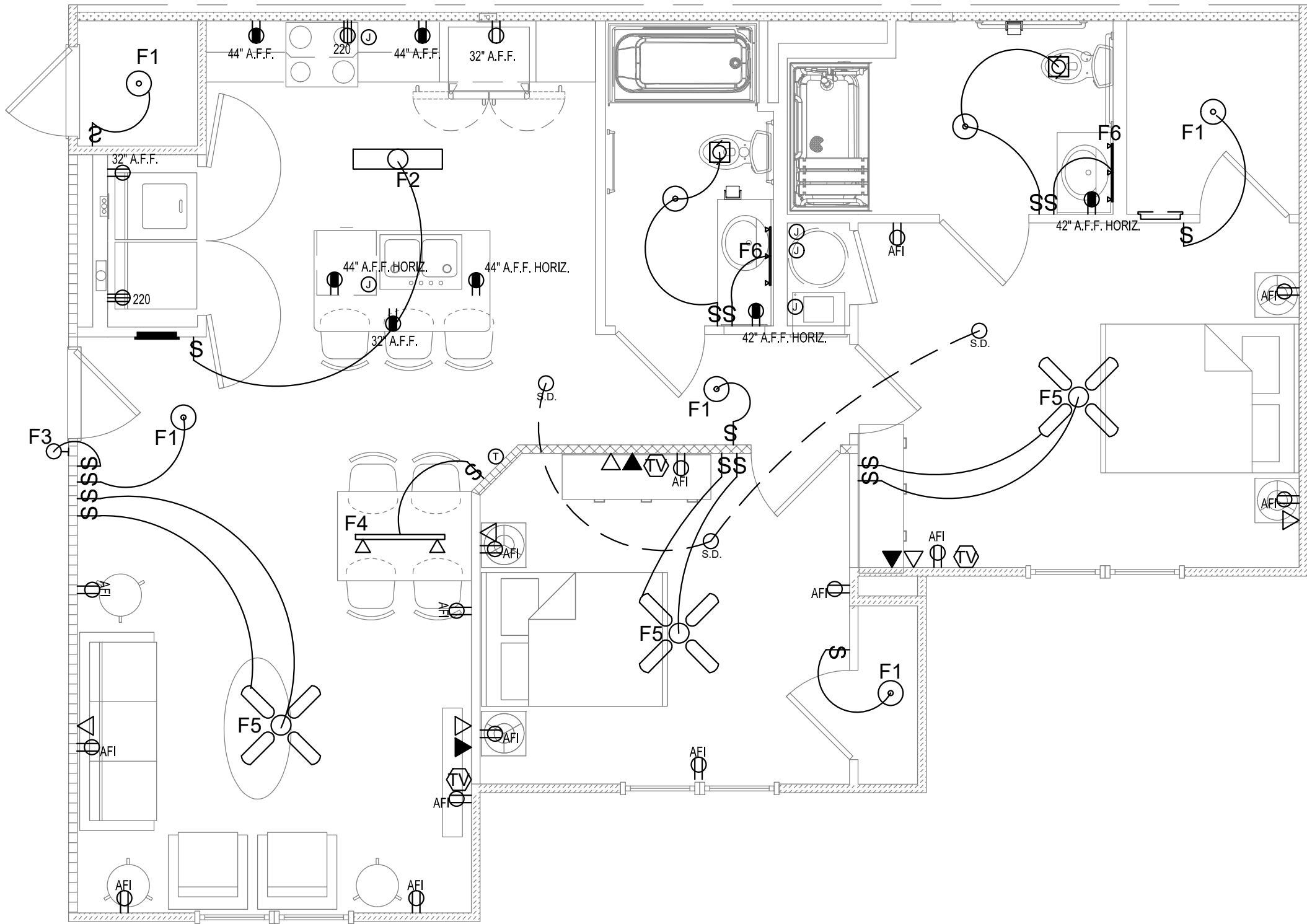
ADDITIONAL ELECTRICAL NOTES:
FOR UNITS "a)" AND "sa)" & "av)"

- TYPE "a)" , "sa)" , "av)" UNITS MUST HAVE ANTI-TIP DEVICES INSTALLED ON ALL KITCHEN RANGES AND BE SECURELY FASTENED TO THE FLOOR.
- TYPE "a)" , "sa)" , "av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS AND BATHROOMS.
- TYPE "a)" , "sa)" , "av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING ROOM. SMOKE ALARMS SHALL MEET 907.9 IBC 2006 w/ AUDIO/VISUAL ALARMS.
- TYPE "av)" UNITS UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.
- TYPE "av)" UNITS UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, AND COMMON AREAS.
- TYPE "a)" & "sa)" UNITS SHALL INSTALL OUTLETS & SWITCH CONTROLS OVER THE COUNTER ON EXTENSION BOXES SO AS TO KEEP THE OVERALL REACH RANGE FROM THE COUNTER LIP TO THE OUTLET @ NO GREATER THAN 24".

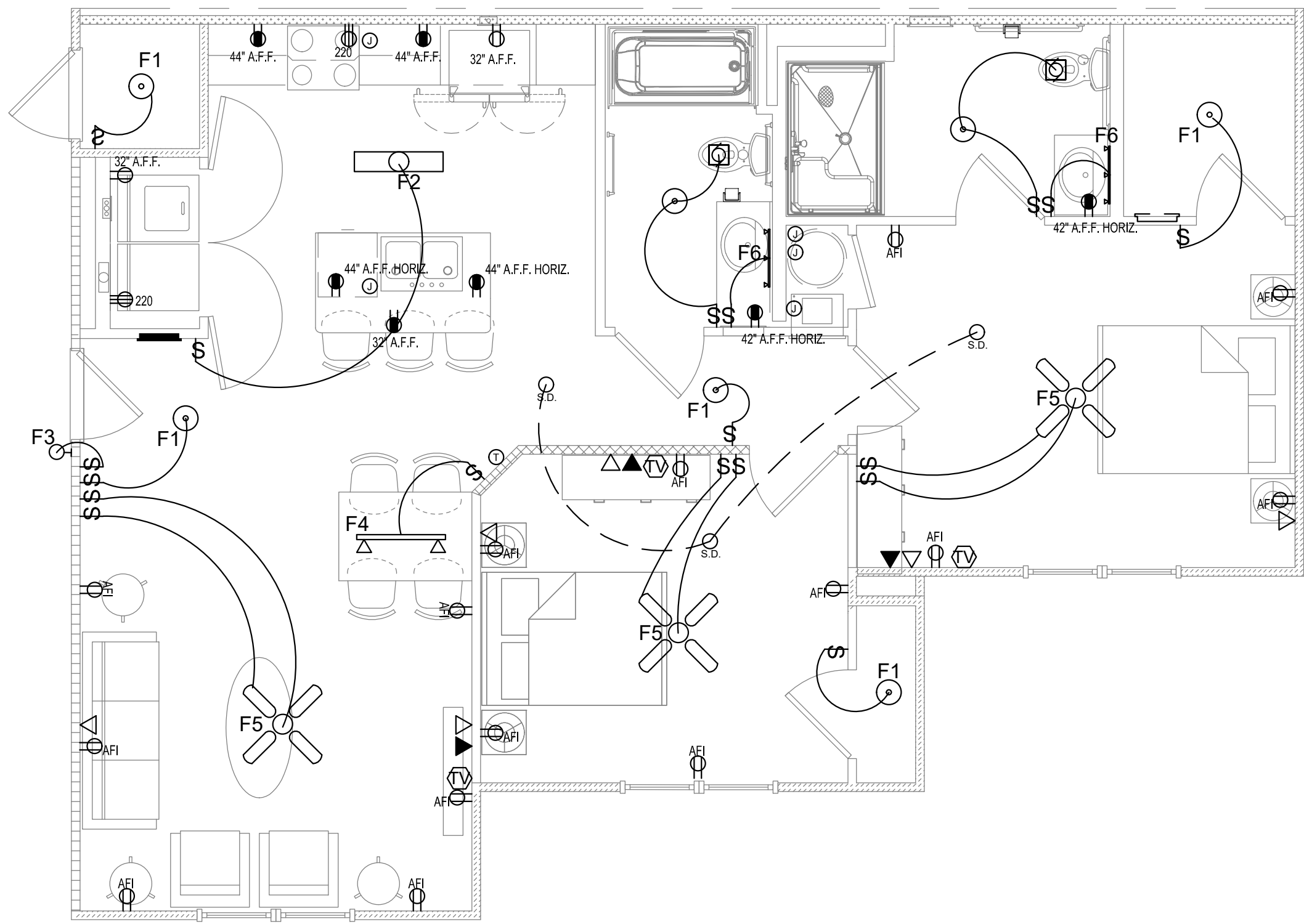
ELECTRICAL LEGEND:

- RECESSED ELEC. PANEL (T) OF BREAKER @ 44" A.F.F.)
RECESSED MEDIA PANEL (T) OF PANEL @ 44" A.F.F.)
TV ANTENNA OUTLET - MOUNTED @ 18" A.F.F.
THERMOSTAT - MOUNTED @ 46" A.F.F.
EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
WALL EXIT SIGN, PERPENDICULAR TO WALL
JUNCTION BOX
PHOTOCCELL
TELEPHONE OUTLET - MOUNTED 18" A.F.F.
DATA OUTLET - MTD. @ 18" A.F.F.
SMOKE DETECTOR CEILING MTD.
SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
CARBON MONOXIDE DETECTOR CEILING MTD.
EMERGENCY HORN / STROBE
HORN/STROBE DOOR BELL FOR "av)" UNITS
FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
SINGLE POLE SWITCH - MTD. @ 46" A.F.F.
PULL CORD FOR ALL "a)" , "sa)" & "av)" UNITS
THREE-WAY SWITCH - MTD. @ 46" A.F.F.
60 MINUTE SWITCH TIMER - MTD. @ 46" A.F.F.
DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
220 VOLT RECEPTACLE - MTD. 44" A.F.F.
DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
DUPLEX (GFCI) - MTD. @ 44" OR 6" ABOVE COUNTER
DUPLEX (GFCI) - MTD. @ 18" AFF (WEATHER PROTECTED)
SWITCHED RECEPTACLE - MTD. B/ OF OUTLET @ 18" A.F.F.
QUAD RECEPTACLE - MTD. @ 18" A.F.F.
QUAD RECEPTACLE - MRECESSED FLOOR MOUNT
MAGNETIC DOOR HOLD-OPEN MTD. @ 80" A.F.F.

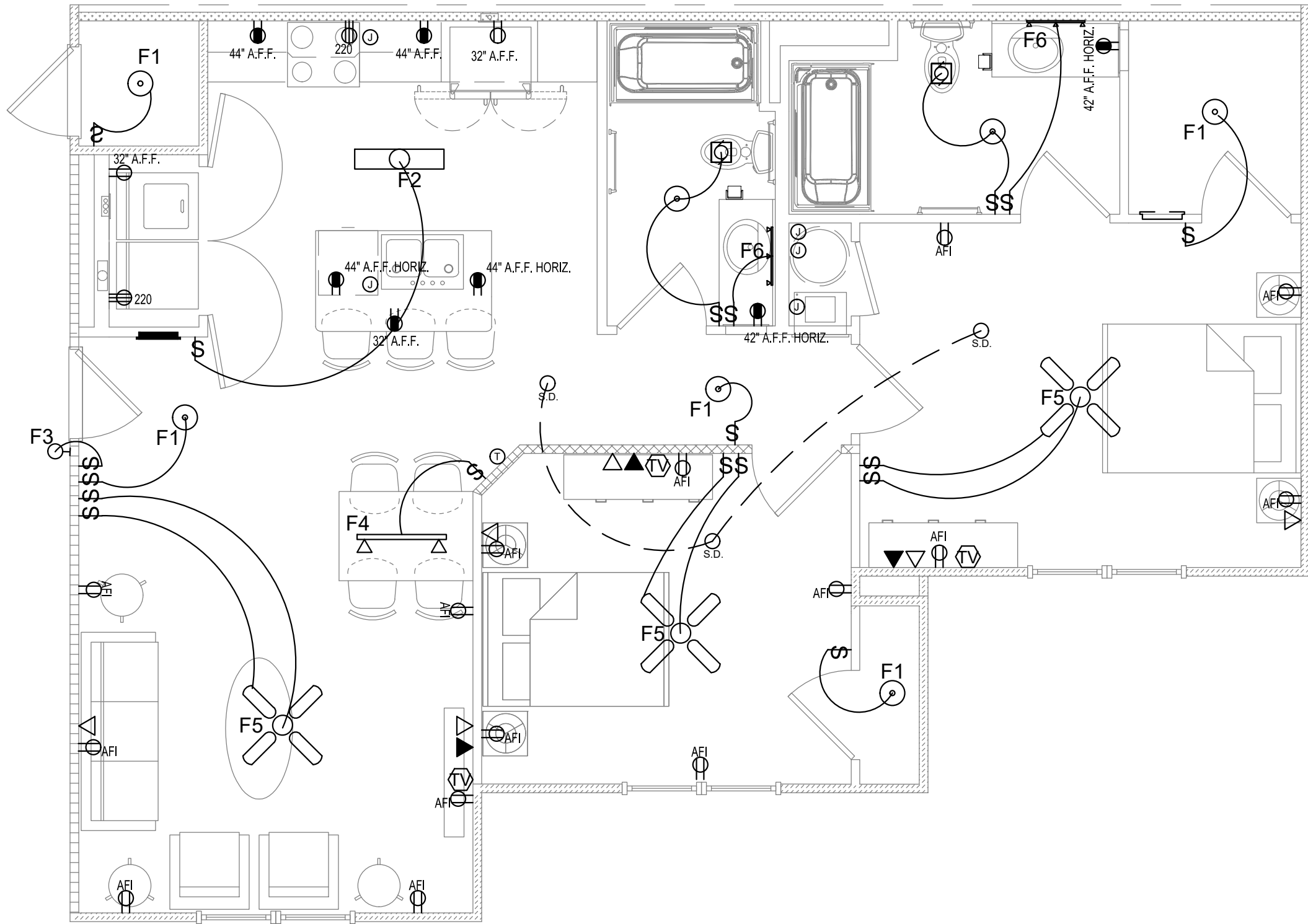
2 UNIT TYPE "B1(a)" - ELECTRICAL PLAN
1/4" = 1'-0"



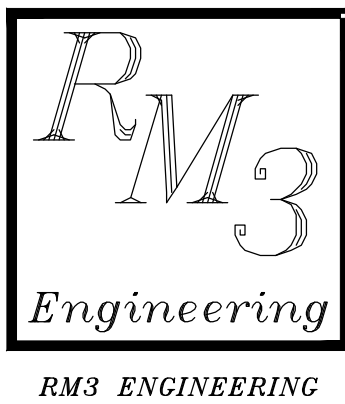
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



3 UNIT TYPE "B1(as/av)" - ELECTRICAL PLAN
1/4" = 1'-0"



1 UNIT TYPE "B1(b)" & "B1(s)" - ELECTRICAL PLAN
1/4" = 1'-0"



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DATE:

PROJECT No.
2024-012

SHEET NO.

E2.2

UNIT LABELING LEGEND:

- 1a ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
1b ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
1c HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
1d FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
1e STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

UNIT LIGHT FIXTURE LEGEND:

- SEE SHEET E0.1 FOR LIGHT FIXTURE SCHEDULES.

UNIT ELECTRICAL NOTES:

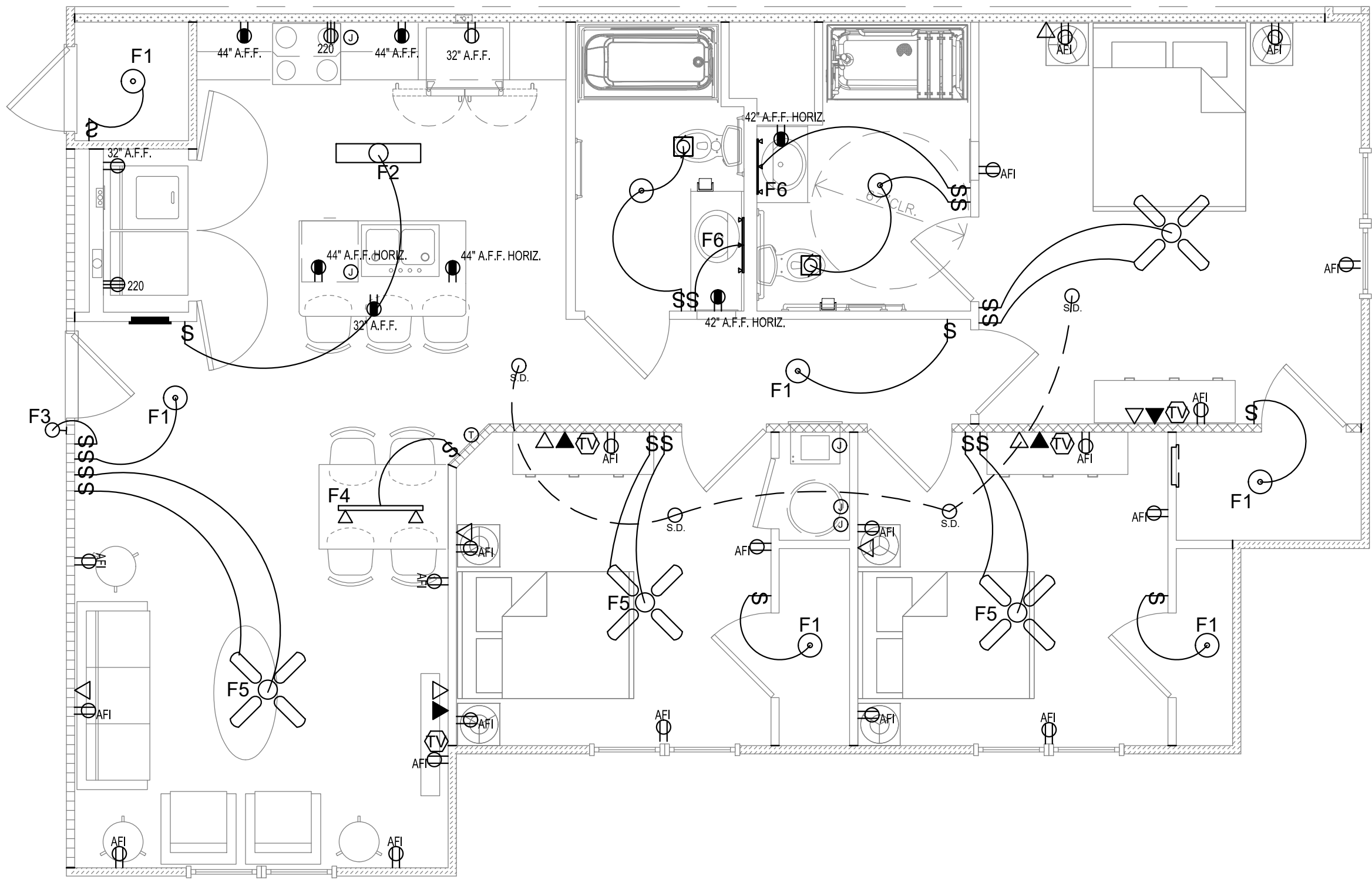
- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTH-CRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND MECHANICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE WHITE, UNLESS NOTED OTHERWISE.
- SEE SHEET ARCHITECTURAL SHEETS FOR ALL SWITCH, RECEPTACLE, TELEPHONE JACKS, CABLE JACKS & THERMOSTAT MOUNTING HEIGHTS.
- ALL UNIT METERS TO BE LABELED WITH A PERMANENT LABEL IDENTIFYING EACH RESPECTIVE UNIT.
- UNLESS OTHERWISE NOTED, ALL WALL MOUNTED OUTLETS SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF FIXTURE.
- ALL UNITS MUST HAVE CEILING FAN WITH LIGHT KIT, TELEPHONE JACK, AND CABLE CONNECTION INSTALLED IN ALL BEDROOMS AND LIVING ROOMS. (CEILING FAN AND LIGHT MUST BE ON SEPARATE SWITCHES).
- INSTALL FLOURESCENT OR LED LIGHTS FOR AT LEAST 95% (BY FIXTURE COUNT) OF THE REQUIRED LIGHTING.
- PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
- ALL DIMENSIONS REPRESENT FINISHED DIMENSIONS. ALL FIXTURE, OUTLETS, & OTHER ITEMS SHALL BE COORDINATED WITH THESE DIMENSIONS IN LIEU OF WHAT IS SHOWN ON PLANS.
- ALL BATHROOMS MUST HAVE OVERHEAD CEILING LIGHT AND EXHAUST FAN (80 CFM MINIMUM) ON SAME SWITCH.
- ALL BATHROOM FANS MUST BE ENERGY STAR CERTIFIED WIRED WITH A LIGHT, AND EQUIPPED w/ A HUMIDISTAT OR A TIMER THAT ENSURES THE FAN OPERATES FOR A MINIMUM OF 10 MINUTES ONCE THE FAN HAS BEEN SWITCHED OFF.
- EXHAUST VENTS AND LIGHTING ABOVE RANGES MUST BE WIRED TO REMOTE SWITCHES FOR BOTH THE LIGHT AND THE FAN - SEE SHEETS E2.1 & E2.2 FOR LOCATIONS.
- ALL SMOKE DETECTORS ARE TO HAVE AN AUDIBLE ALARM OF 80 DECIBELS MINIMUM THROUGHOUT THE UNIT. THE SMOKE DETECTOR SHALL ALSO SOUND AN AUDIBLE ALARM THAT IS 15 DECIBELS OVER THE AMBIENT ROOM SOUND AT PLOW LEVEL WITH BEDROOM DOOR CLOSED.
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED TO ALL SIGNALS AT THE SAME TIME IN ALL UNITS.
- INSTALL (2) JUNCTION BOXES FOR THE AUD & WATER HEATER IN ALL UNIT MECHANICAL CLOSETS AS SHOWN ON THE UNIT ELECTRICAL PLANS.

ADDITIONAL ELECTRICAL NOTES:
FOR UNITS "1a)" AND "1c)" & "1e)"

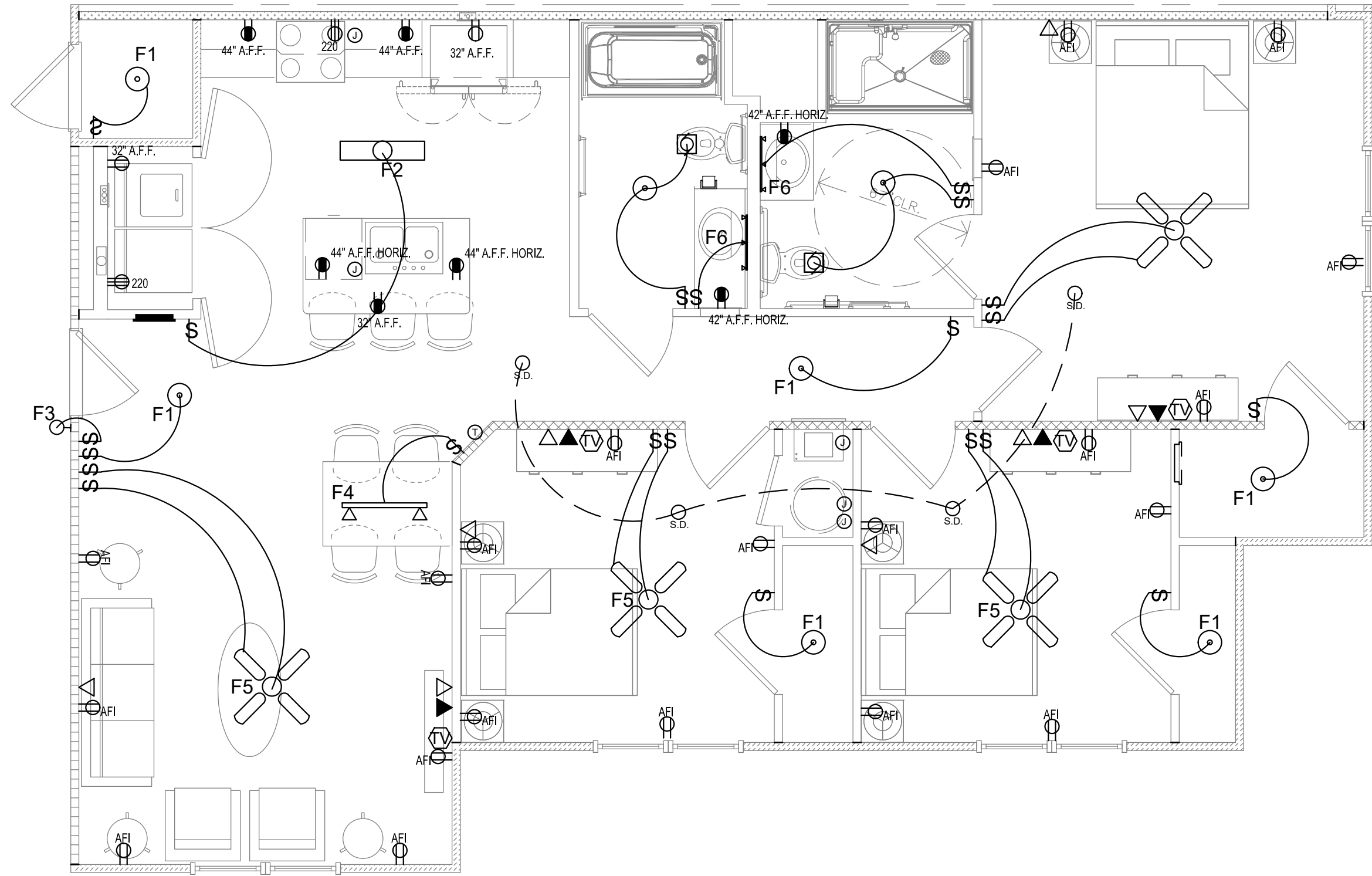
- TYPE "1a)" "1c)" "1e)" UNITS MUST HAVE ANTI-TIP DEVICES INSTALLED ON ALL KITCHEN RANGES AND BE SECURELY FASTENED TO THE FLOOR.
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- TYPE "1a)" & "1c)" UNITS SHALL INSTALL OUTLETS & SWITCH CONTROLS OVER THE COUNTER ON EXTENSION BOXES SO AS TO KEEP THE OVERALL REACH RANGE FROM THE COUNTER UP TO THE OUTLET @ NO GREATER THAN 24".

ELECTRICAL LEGEND:

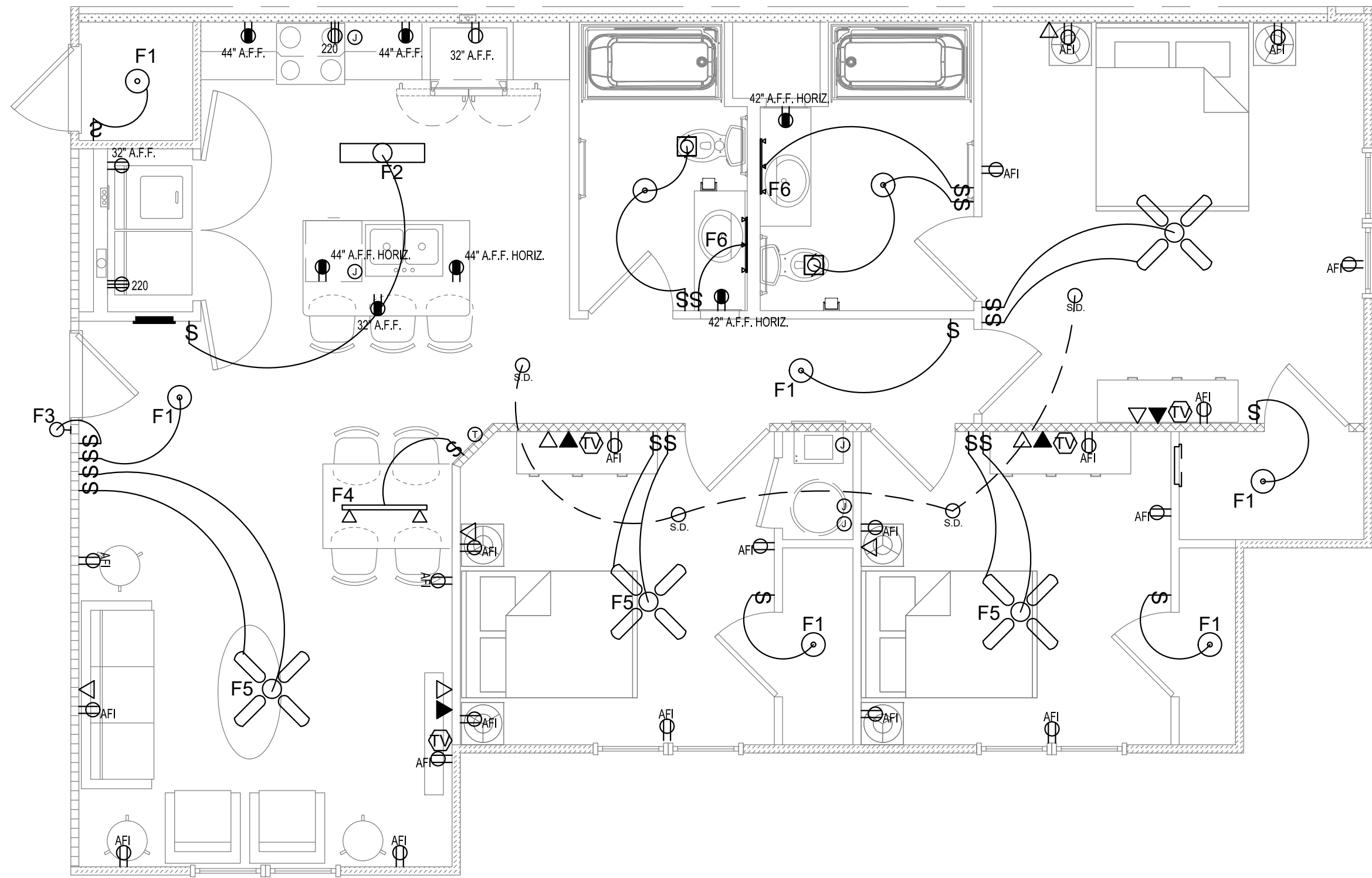
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EXIT SIGN (SHADING INDICATED DIRECTIONAL ARROWS)
WALL EXIT SIGN, PERPENDICULAR TO WALL
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SMOKE DETECTOR CEILING MTD. w/ VISUAL ALARM
CARBON MONOXIDE DETECTOR CEILING MTD.
EMERGENCY HORN / STROBE
HORN/STROBE DOOR BELL FOR "1a)" UNITS
FIRE ALARM COMBO AUDIO/VISUAL DEVICE @ 80" A.F.F.
SINGLE POLE SWITCH - MTD. @ 46" A.F.F.
PULL CORD FOR ALL "1a)" "1c)" & "1e)" UNITS
THREE-WAY SWITCH - MTD. @ 46" A.F.F.
60 MINUTE SWITCH TIMER - MTD. @ 46" A.F.F.
DUPLEX RECEPTACLE - MTD. @ 18" A.F.F.
220 VOLT RECEPTACLE - MTD. 44" A.F.F.
DUPLEX (GFCI) RECEPTACLE - MTD. @ 18" A.F.F.
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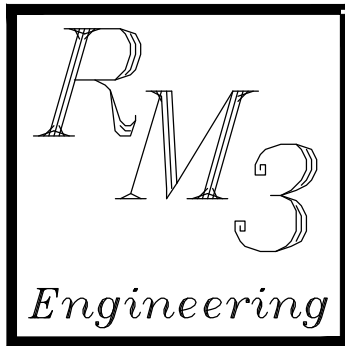
2 UNIT TYPE "C1(a)" - ELECTRICAL PLAN
1/4" = 1'-0"



3 UNIT TYPE "C1(as/av)" - ELECTRICAL PLAN
1/4" = 1'-0"



1 UNIT TYPE "C1(b)" & "C1(s)" - ELECTRICAL PLAN
1/4" = 1'-0"



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WEST CUMBERLAND 2
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DATE:

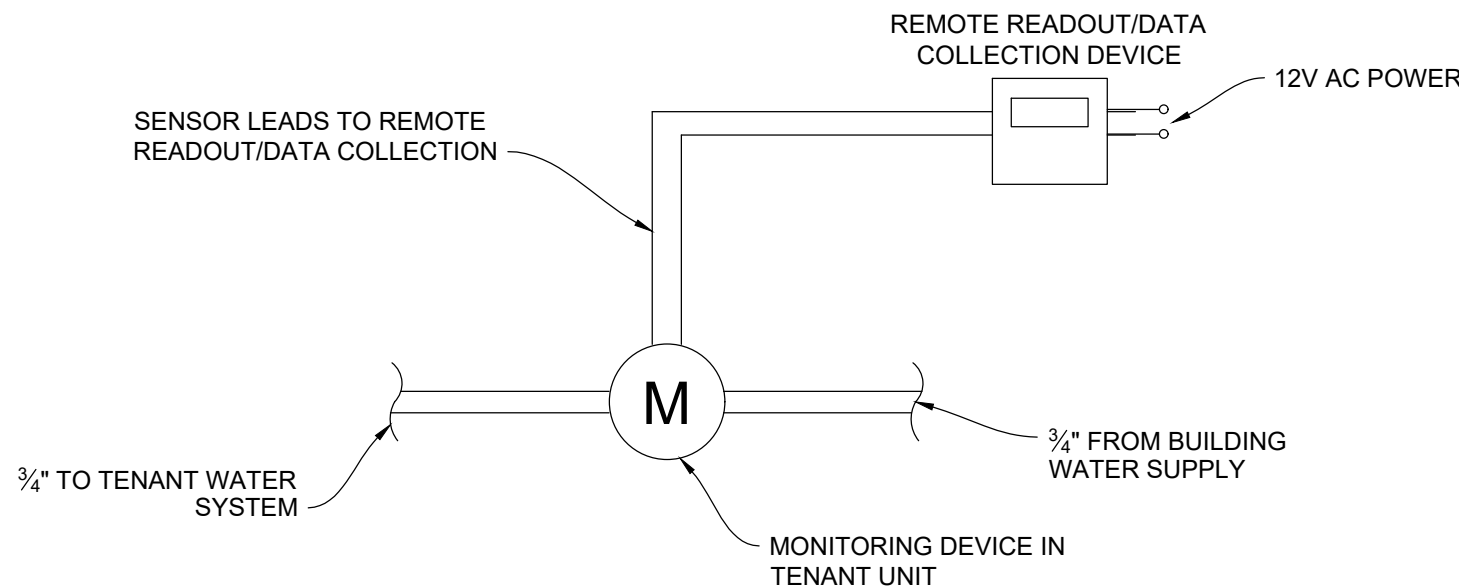
PROJECT No.
2024-012

SHEET NO.

E2.3

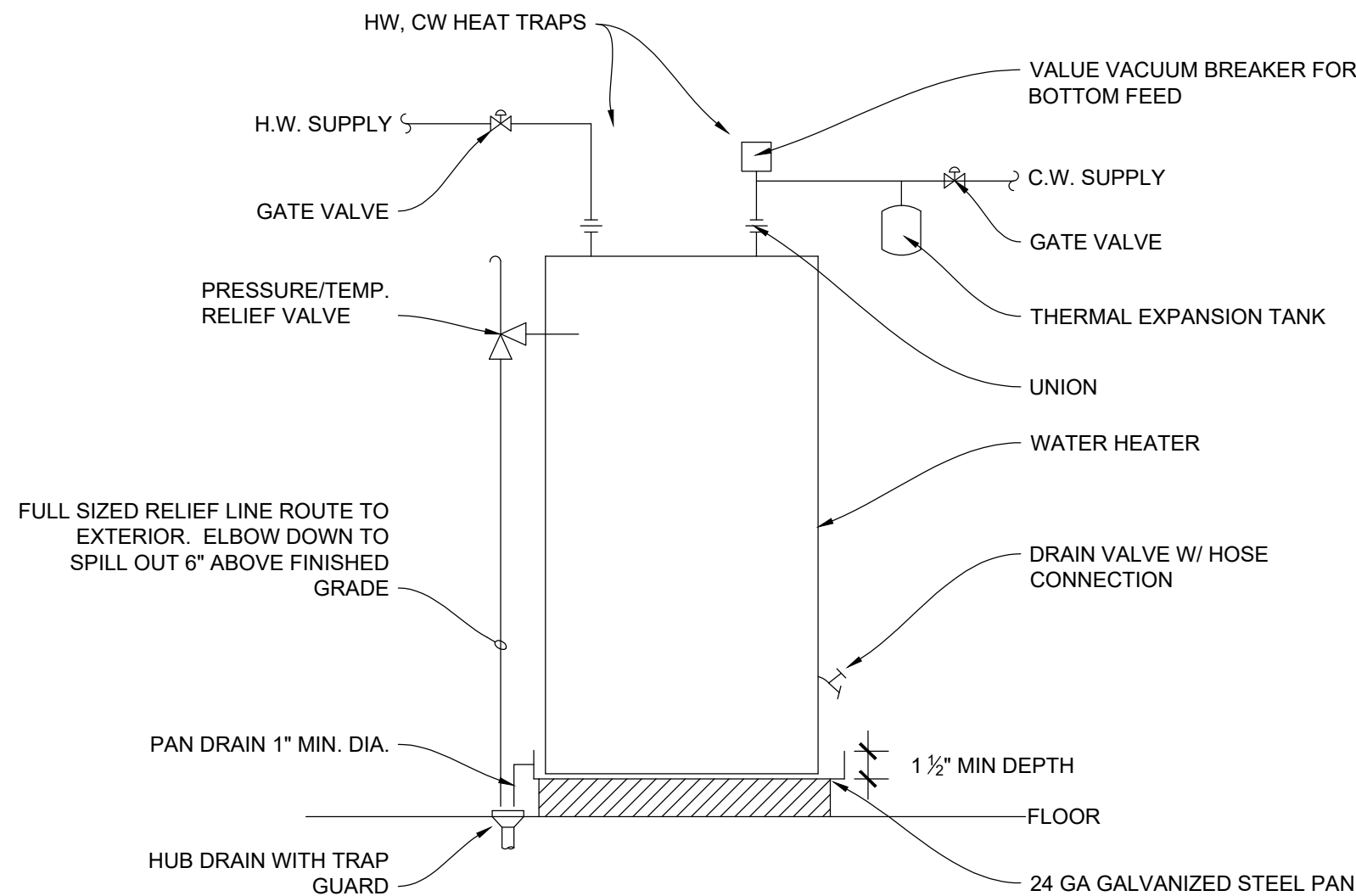
GENERAL PLUMBING NOTES:

- ALL PENETRATIONS OF A RATED ASSEMBLY TO BE PROTECTED BY MEASURES APPROVED BY THAT ASSEMBLY.
- ALL PLUMBING LAYOUTS MAY OCCUR MIRRORED.
- DRAWINGS ARE SCHEMATIC AND MAY VARY FROM FINAL INSTALLATION.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE HVAC AND ELECTRICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADE.
- FURNISH AND INSTALL ALL SYSTEMS OF WASTE AND VENT PIPING, HOT WATER PIPING, AND COLD WATER PIPING, INCLUDING ALL FITTINGS, VALVES, ETC., AS REQUIRED.
- FURNISH AND INSTALL ALL PLUMBING FIXTURES AND EQUIPMENT AS SHOWN ON THE DRAWINGS.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE.
- ALL PLUMBING PIPING SHALL BE CONCEALED WITHIN THE BUILDING ENVELOPE.
- ALL HOT AND COLD WATER PIPING ABOVE DROP CEILINGS SHALL BE INSULATED WITH $\frac{3}{4}$ " THICK FIBERGLASS PIPE INSULATION.
- HOT AND COLD WATER PIPING SHALL BE TYPE "L" COPPER. (PEX CAN BE USED AS ALTERNATE)
- HOT WATER PIPING INSULATION MUST BE GREATER THAN OR EQUAL TO R-4
- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS AT EACH CHANGE IN DIRECTION AND SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.
- ALL PLUMBING FIXTURES SHALL BE HIGH EFFICIENCY FIXTURES IN ACCORDANCE WITH 2012 IPC SECTION 301.1
- PROVIDE HOT WATER TEMPERING VALVE FOR PUBLIC LAVATORY HOT WATER SUPPLY TO LIMIT TEMPERATURE TO 110°F. WATTS LF-1170 OR EQUIVALENT
- PROVIDE 0.5 GPM AERATORS AT LAVATORY SINK AS REQUIRED BY IPC TABLE 604.4
- FLUSH HANDLES SHALL BE ON OPEN SIDES OF ADA WATER CLOSET COMPARTMENT AS REQUIRED BY 2010 ADA STANDARDS 604.6
- WATER HAMMER ARRESTOR REQUIRED AT ALL ICE MAKERS AND WASHER BOXES INSTALL REDUCED PRESSURE PRINCIPAL ASSEMBLY BACKFLOW PREVENTION DEVICE ON THE MAIN WATER DOMESTIC WATER LINE AT THE CLOSEST POINT PRACTICALLY NEAR THE DOMESTIC WATER METER.
- WATER HEATERS MUST COMPLY WITH ENERGY STAR MULTIFAMILY NEW CONSTRUCTION (MFNC) PROGRAM (VERSION 1) FOR UNIFORM ENERGY FACTOR (UEF).

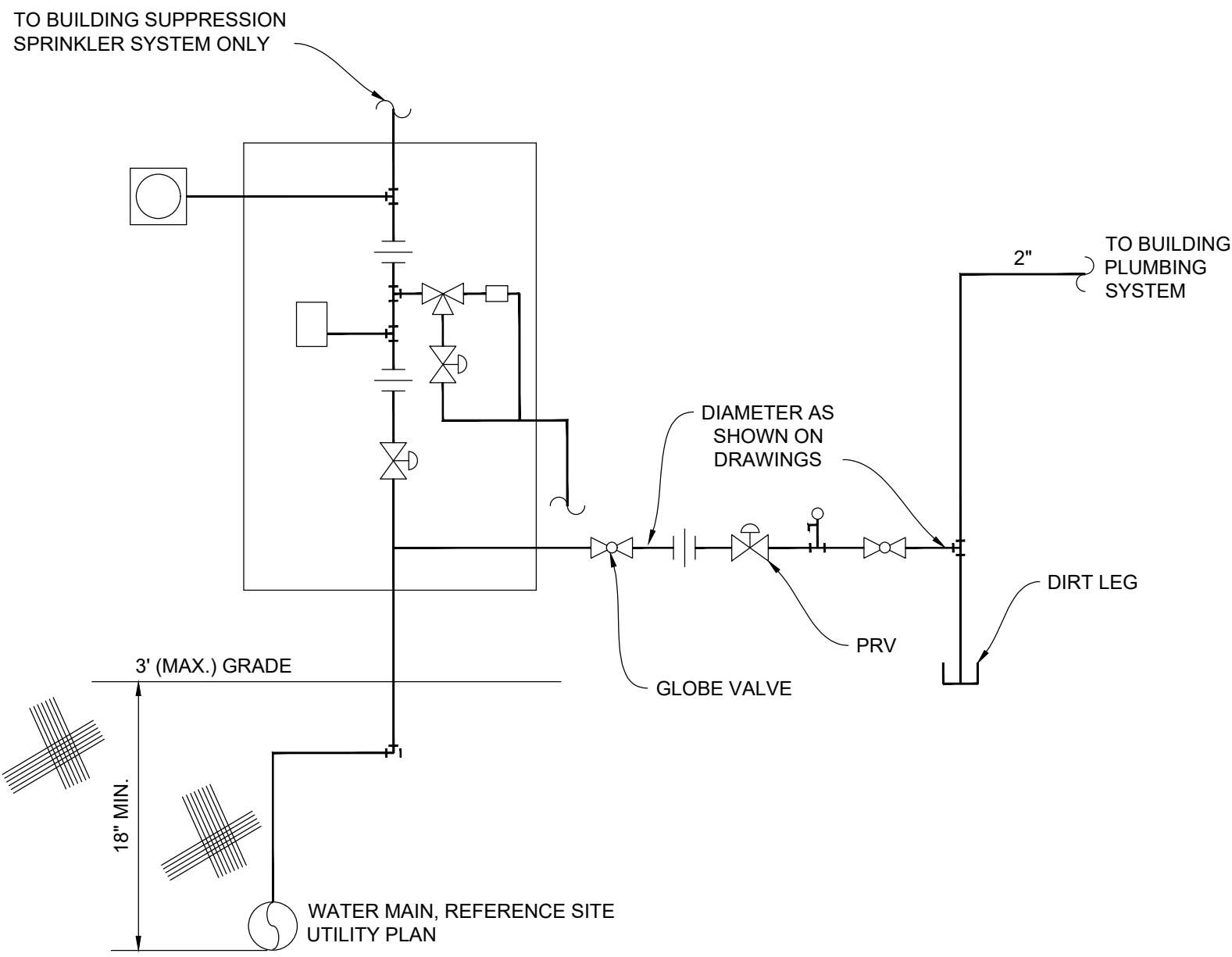


PROVIDE $\frac{3}{4}$ " TENANT SUB-METERS AS INDICATED. COORDINATE WITH OWNER ON METERING AND MODEL.

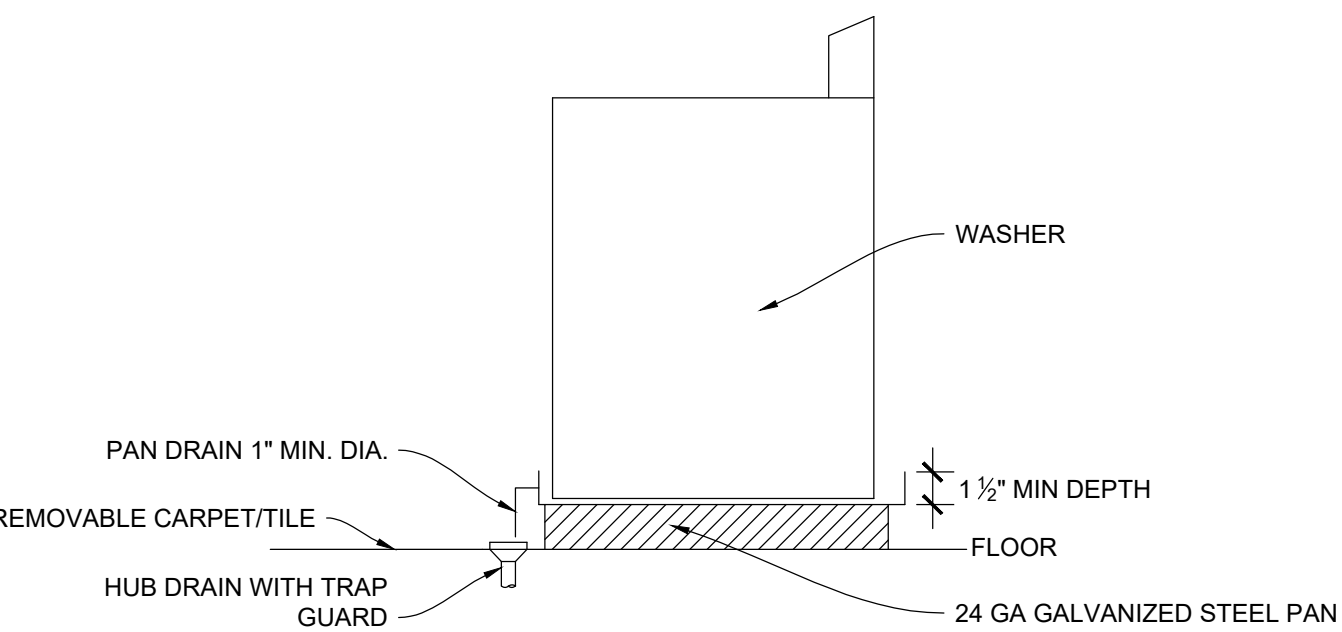
7 TENANT SUBMETER DETAIL
N.T.S.



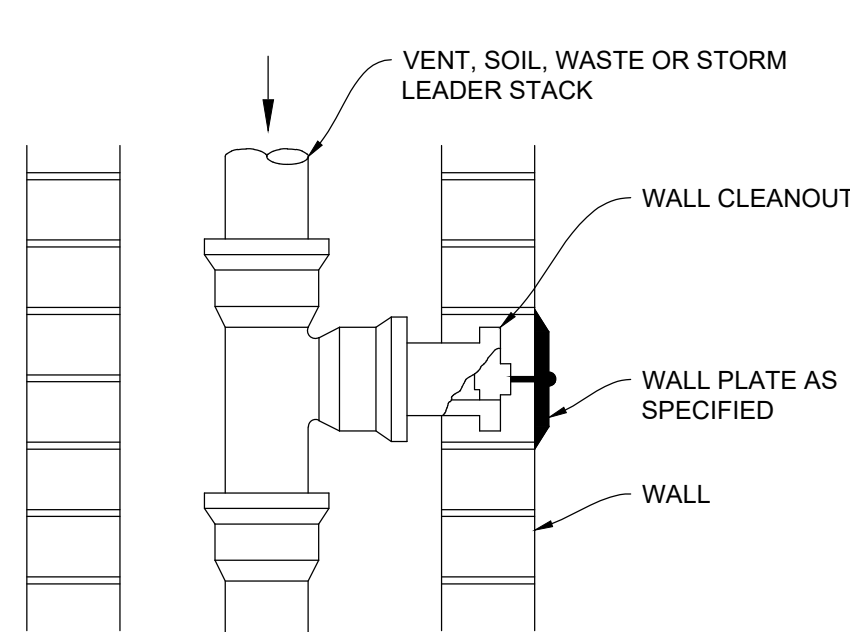
6 WATER HEATER DETAIL
N.T.S.



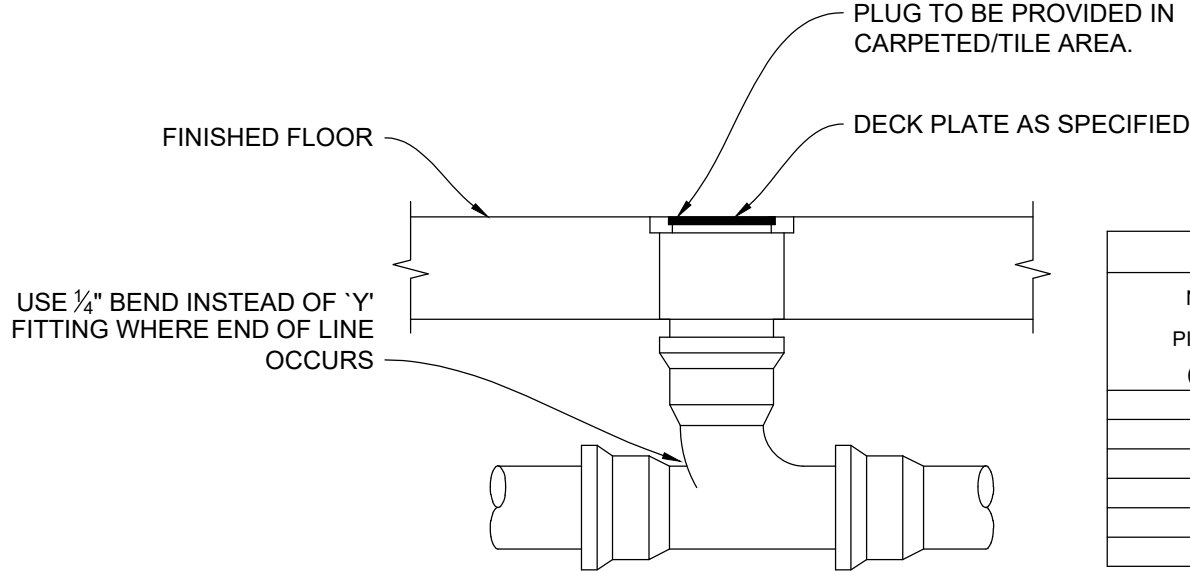
5 INCOMING WATER SERVICE DETAIL
N.T.S.



4 WASHER DRAIN PAN DETAIL
N.T.S.

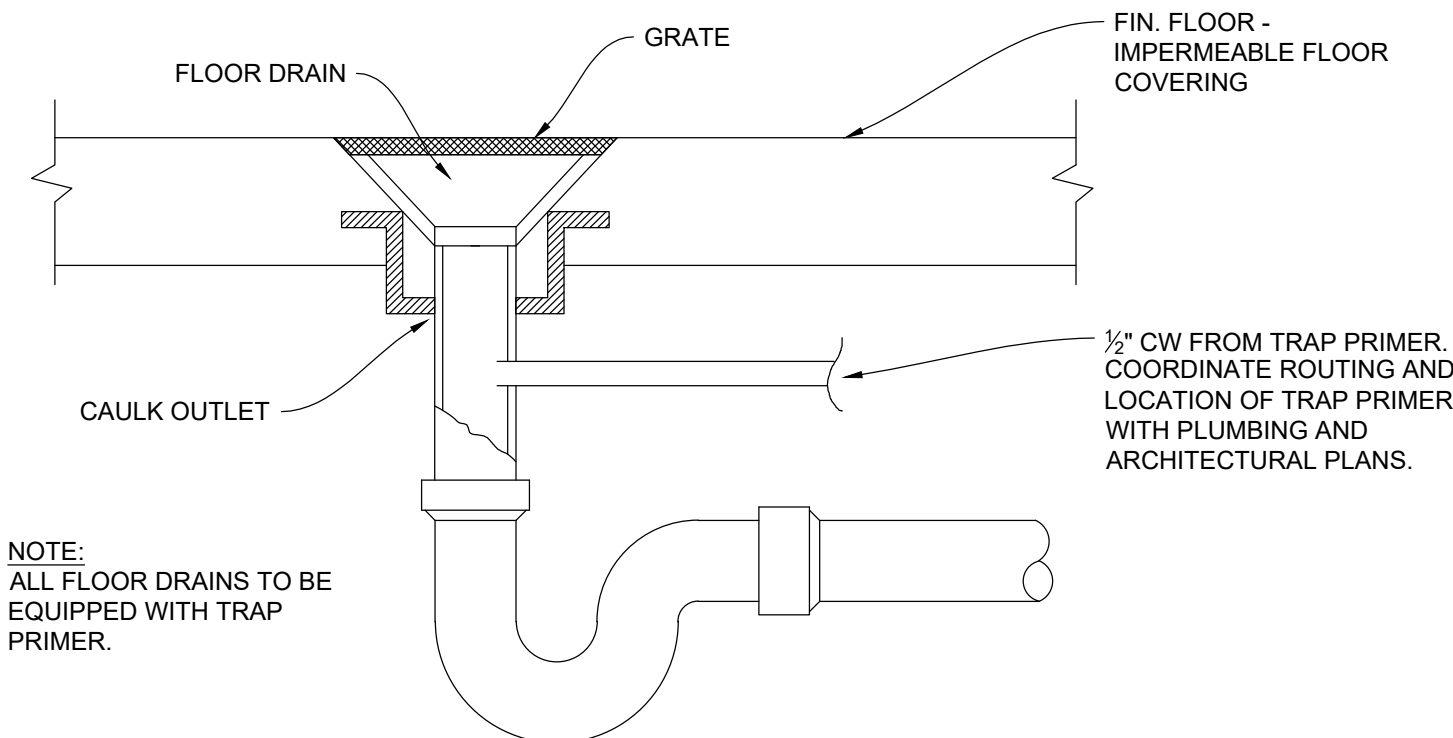


3 WALL CLEANOUT DETAIL
N.T.S.



2 FLOOR CLEANOUT DETAIL
N.T.S.

SIZE OF CLEANOUT	
NOMINAL PIPING SIZE (INCHES)	NOMINAL CLEANOUT SIZE (INCHES)
1-1/4	1-1/4
1-1/2	1-1/2
2	2
3	3
4 AND 6	4

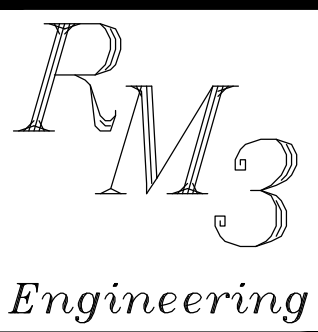


1 FLOOR DRAIN DETAIL
N.T.S.

ELECTRIC TANK WATER HEATERS												
MARK	GAL	UEF	GPH RECOVERY			ELEMENTS		BRKR	CONNECTIONS		MODEL	NOTES
			60F	80F	100F	VOLTS	W		COLD	HOT		
WH-1	40	0.92	31	23	18	240V	4500	30/2	3/4"	3/4"	A.O. SMITH PNS-40	1BR, 2 BR
WH-2	50	0.92	31	23	18	240V	4500	30/2	3/4"	3/4"	A.O. SMITH PNS-50	3 BR
WH-3	80	NA	41	24	30	240V	6000	35/2	3/4"	3/4"	A.O. SMITH DEN-80	CLUBHOUSE

Plumbing Fixture Schedule							
Mark	Hot Water	Cold Water	Vent	Waste	Fixture	Model #	Notes
P-1	-	1/2"	2"	3"	ANSI Type "A" Water Closet for Units w/ (a) or (as/av) designations & Common Areas	Proflow: PF1503WH ADA Height HET Bowl Proflow: PF6112WH 1.28 HET Tank	Complies w/ ANSI/ICC A117.1-2009 in Units, ADA-2010 in Common Areas. Water Sense labeled (1.28 gal/flush max.) Includes seat & lid. Flush control on open side. Use commercial seat (open, w/o lid) in common areas.
P-2	-	1/2"	2"	3"	Water Closet	Proflow: PF1501WH Elongated HET Bowl Proflow: PF6112WH 1.28 HET Tank	Complies w/ ANSI/ICC A117.1-2009 in Units. Water Sense labeled (1.28 gal/flush max.) Includes seat & lid. Flush control on open side.
P-3	3/8"	3/8"	1-1/2"	1-1/2"	Lavatory	Proflow: PFWS3016CP Lavatory Faucet	Water Sense labeled (1.5 gal/minute max.) Includes controls/spout, pop-up stopper & basin
P-4	3/8"	3/8"	1-1/2"	2"	ANSI Type "A" Tub Surround for Units w/ (a) designation	Aquatic: 2603SMTE 1-piece tub/shower 60"x33"x79" w/ ANSI Grab Bar Option	Reinforcing & grab bars that comply w/ ANSI/ICC A117.1-2009. Includes seat, spout, mixing valve, & trip-lever stopper.
P-5	3/8"	3/8"	1-1/2"	2"	ANSI Type "B" Tub Surround for Units w/ (b) designation	Aquatic: 2603MTM 1-piece tub/shower w/ ANSI Grab Bar Reinforcing	Reinforcing for future grab bars that comply w/ ANSI/ICC A117.1-2009. Includes spout, mixing valve, & trip-lever stopper.
P-6	-	-	1-1/2"	2"	ANSI Type "A" Roll-in Shower Surround for Units w/ (as/av) designation	Aquatic: 16037BFS 1-piece fiberglass roll-in shower 62"x39"x78" Installed to have roll-in threshold w/ ANSI Grab Bar Option	Reinforcing, grab bars & seat that comply w/ ANSI/ICC A117.1-2009. Includes mixing valve, and diverter so shower wand, shower head, or both may be used.
P-7	3/8"	3/8"	-	-	ANSI Type "A" Shower Wand for Units w/ (a) or (as/av) designations	Proflow: PF05844CP Hand Shower Wand Proflow: PF05130CP Slide Bar	Shall be Water Sense labeled (1.75 gal/minute max.) Includes 60" hose adjustable slider able to place wand w/in reach ranges (see drawings).
P-8	3/8"	3/8"	-	-	Shower Head	Proflow: PF7611SCP Shower Head	Water Sense labeled (1.75 gal/minute max.)
P-9	3/8"	3/8"	1-1/2"	2"	ANSI Type "A" Kitchen Sink for Unitsw/ (a) or (as/av) designations	Dayton: GE23321 Rear Drain S.S. Sink Proflow: PFXC3111CP Kitchen Faucet	6" deep max. w/ rear drain. Includes basin, controls, spout, sprayer & stoppers.
P-10	3/8"	3/8"	1-1/2"	2"	Kitchen Sink	Proflow: PFSR332264BP Stainless Steel Sink Proflow: PFXC3111CP Kitchen Faucet	Includes basin, controls, spout, sprayer & stoppers.
P-11	3/8"	-	1-1/2"	2"	Dishwasher	See Appliance Schedule on Sheet A0.7	All Designated "(a)", "(as/av)", + "common area" Dishwashers
P-12	3/8"	-	1-1/2"	2"	Dishwasher	See Appliance Schedule on Sheet A0.7	All Designated "(a)", "(as/av)", + "common area" Dishwashers
P-13	1/2"	1/2"	2"	2"	Washer Hookup	Oatey: 38470 for Fire-rated wall (1hr) Oatey: 38550 for Un-rated wall	Mount @ 42" A.F.F to the bottom of the box. Includes lint trap. Fire-rating of box shall match wall. When Connected Hose shall not block valve.
P-14	1/2"	1/2"	2"	2"	Utility Sink	Basin = Florestone: MSR-2424 Faucet = T&S Brass & Bronze Works: B-0665-BSTR	Mop-sink in Room 117 A. Complies w/ ADA-2010
P-15	1/2"	1/2"	-	-	Ice Maker Hook-up	IPS: Metal FR-12	1-Hour Rated
HB	-	1/2"	-	-	Hose Bib (Sill-cock)	Woodford: 101PX	Frostproof
FD	-	1/2"	2"	2"	Floor Drain	Jones Stephen Corp	3" x 4" Level Best Pipe Fit Drain Base w/ 3" Plastic Spud & 5" Nickel Bronze Round Strainer Primer tapped w/ 1/2" IPS Plug. Provide Trap Primer
WF	-	3/8"	1-1/2"	1-1/2"	Hi/Lo Water Fountain	Elkay: EMABFTLDDSC	Complies w/ ADA-2010

- Notes:
- All bathroom fixtures must be "watersense" labelled.
 - Shower surround may be tiled enclosure w/ tileon cementitious instead of one-piece fiberglass surround. If this is the case, 2x8 reinforcing shall be installed between the studs in locations as indicated on the drawings.
 - Similar models may be acceptable with Architect approval.
 - Typical valves, hoses, escutcheons, etc. are also required as per common installations
 - All grab bar locations and blocking shall be as indicated on sheets A2.1-A2.4.



RM3 ENGINEERING

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WEST CUMBERLAND 2
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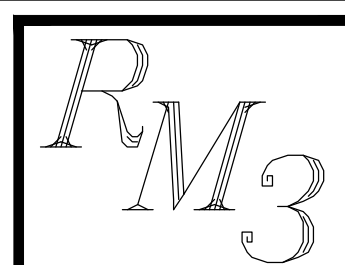
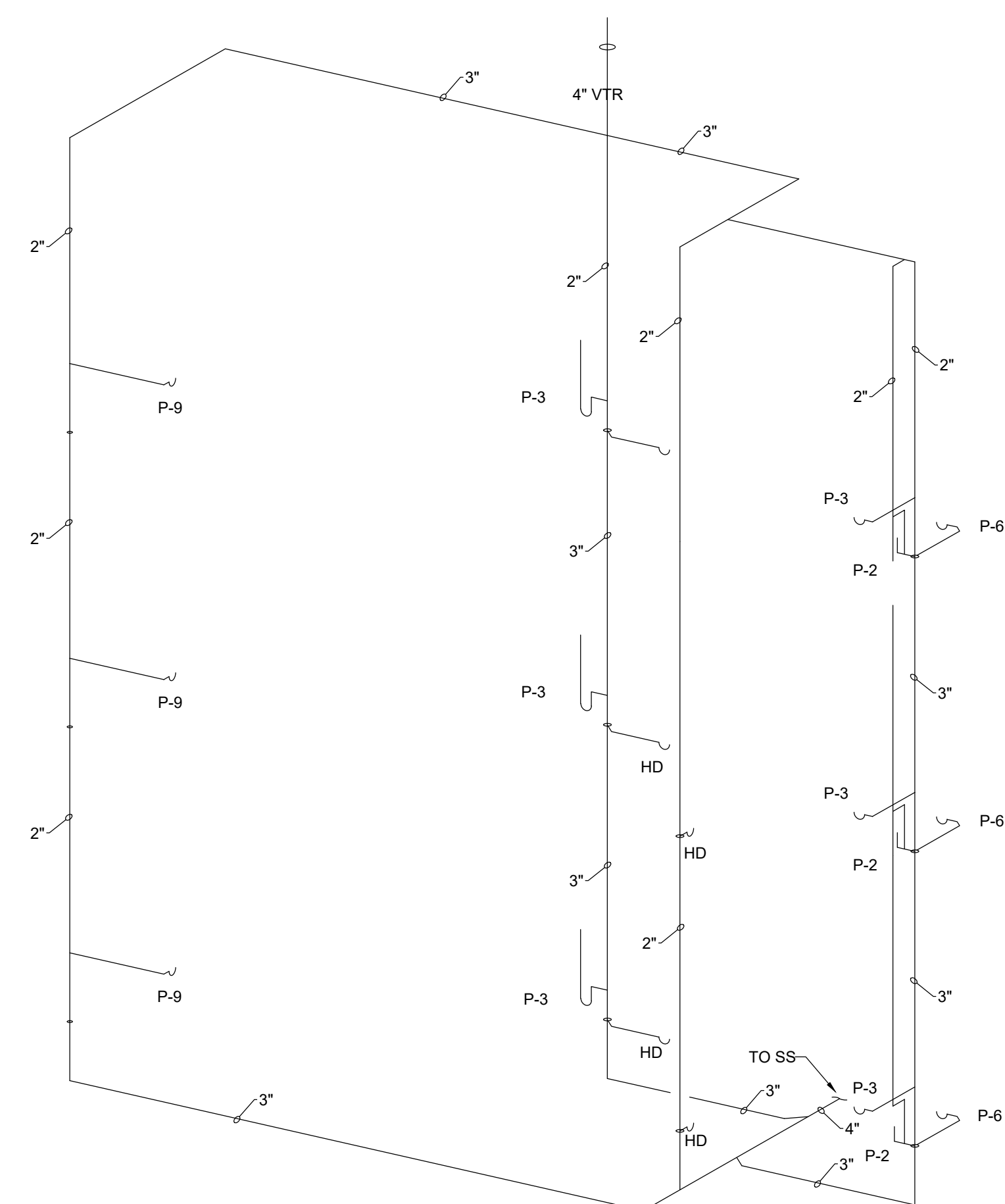
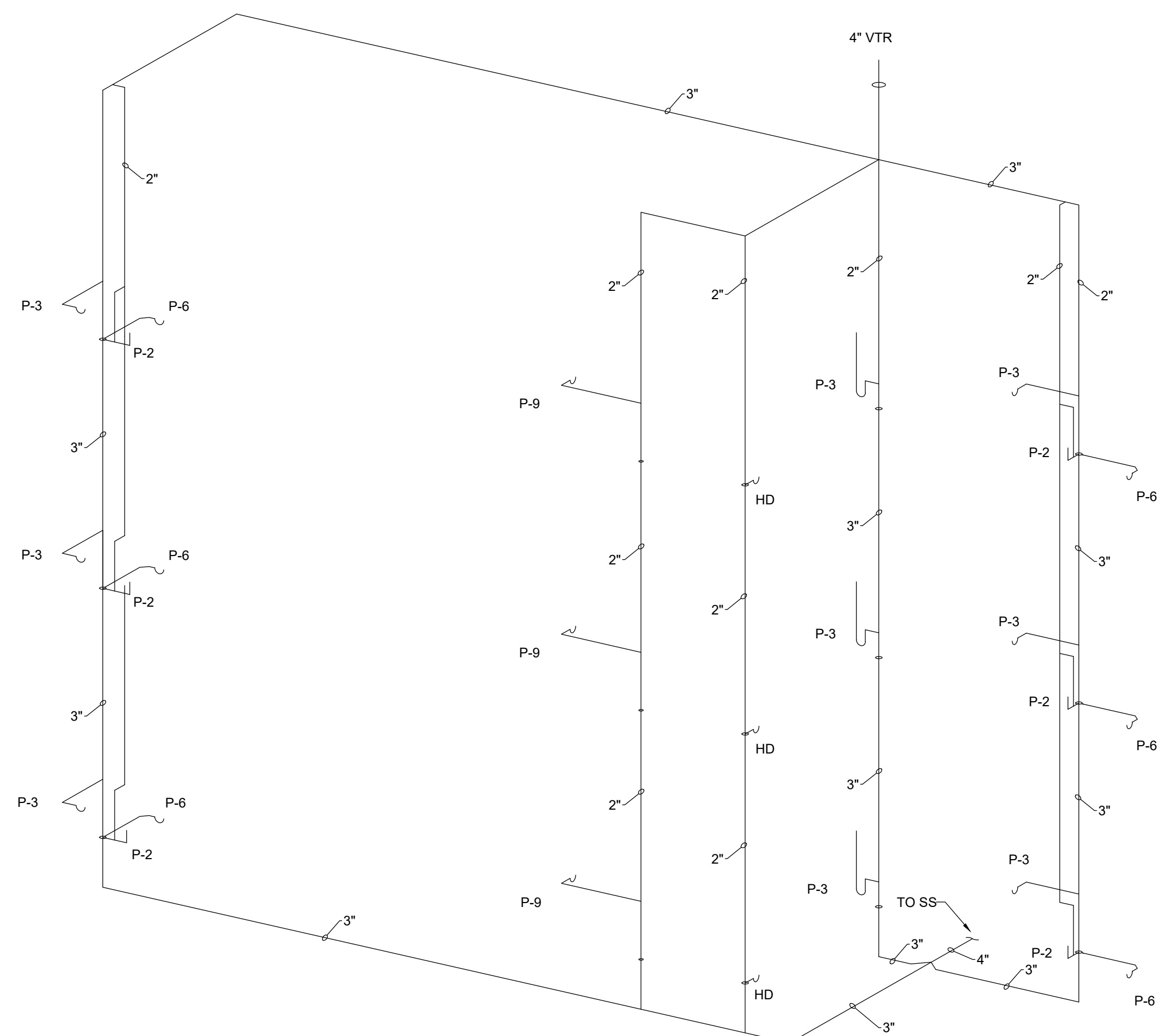
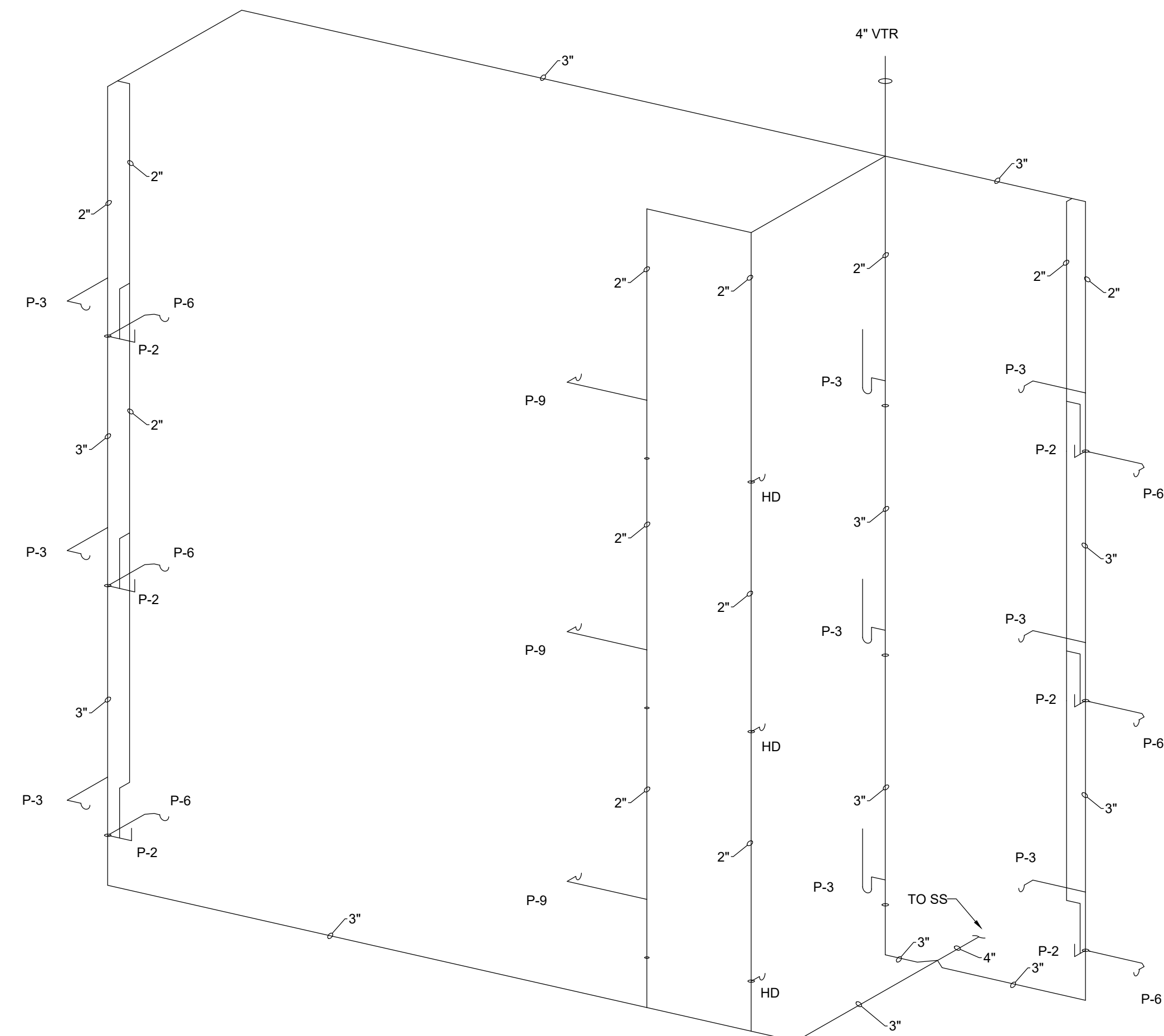
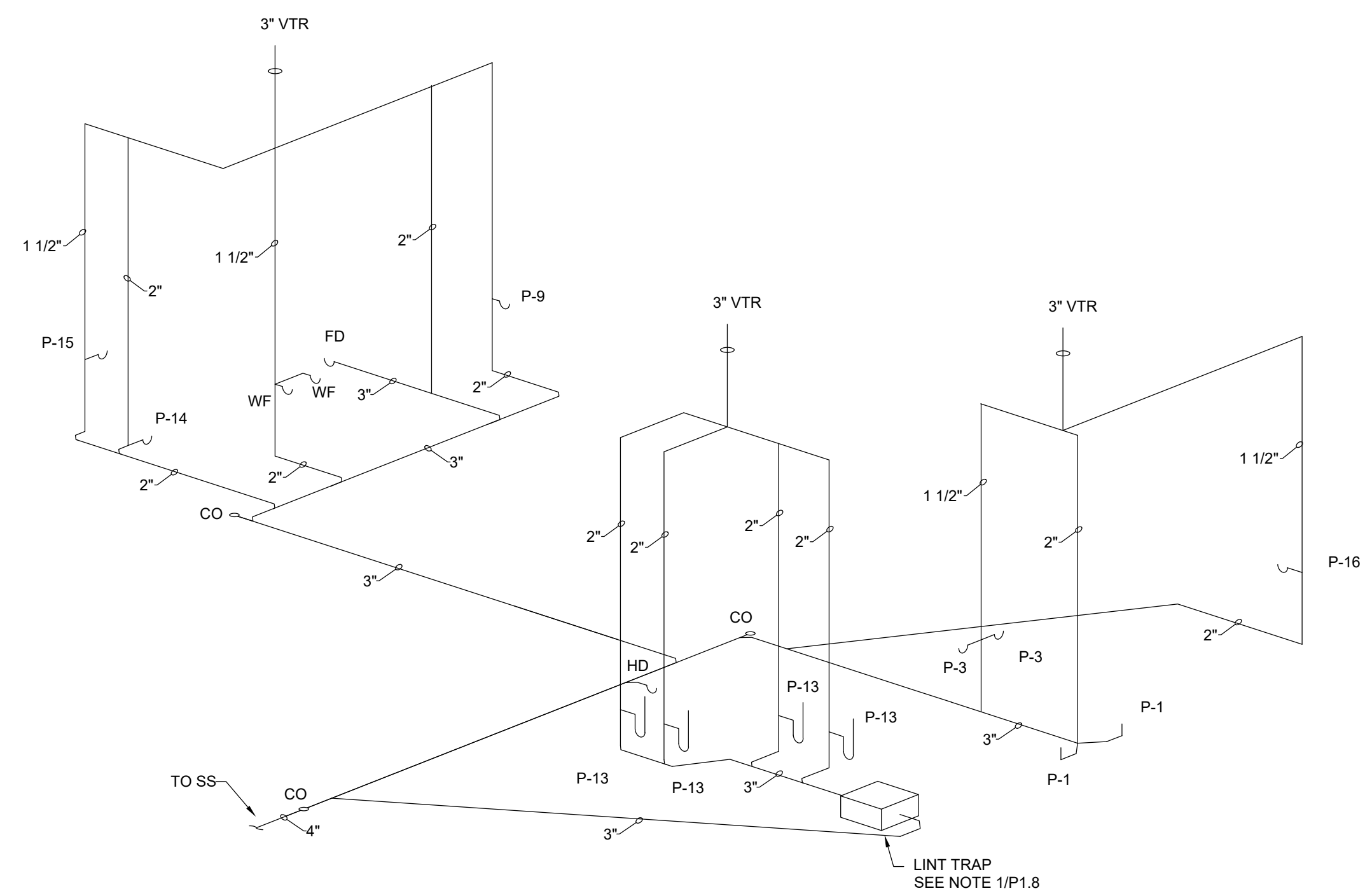
NO.	REVISION/SUBMISSION	DATE

DATE:

PROJECT NO.
2024-012

SHEET NO.

P0.1



Engineering
RM3 ENGINEERING

2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

[illegible]

DATE:

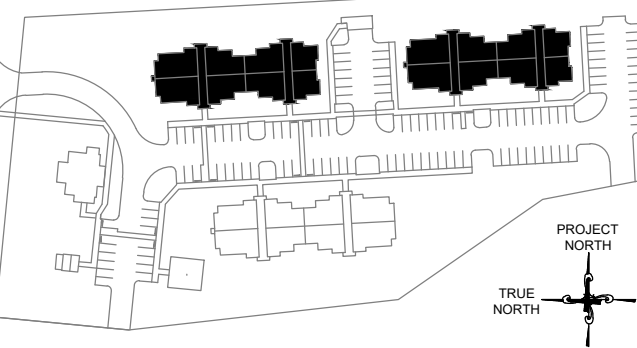
PROJECT No.	2024-012
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SHEET NO.

P0.2

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- 1" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- 1" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- 1" FAIR HOUSING UNIT (ANSI TYPE 'B')
- 1" TYPICAL FOR 1st FLOOR UNITS
- 1" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT PLUMBING NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS OR EXACT LOCATIONS OF DOORS, WINDOWS AND CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL PIPING & CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- PLUMBING SUB-CONTRACTOR SHALL COORDINATE w/ THE MECHANICAL & ELECTRICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE w/ PLUMBING CODE REQUIREMENTS @ EACH CHANGE IN DIRECTION. CLEANOUTS SHALL BE PLACED PER THE DRAWINGS.
- FURNISH & INSTALL ALL SYSTEMS OF WASTE & VENT PIPING, HOT WATER PIPING & COLD WATER PIPING, INCLUDING ALL FITTINGS, VALVES, ETC., AS REQUIRED.
- FURNISH & INSTALL ALL PLUMBING FIXTURES & EQUIPMENT AS SHOWN ON THE DRAWINGS.

BUILDING PLUMBING NOTES:

- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL PLUMBING PIPING SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE & ABOVE DROP CEILINGS.
- NO PIPING INCLUDING DOMESTIC WATER LINES ARE ALLOWED IN UNCONDITIONED SPACES.
- ALL FAUCETS, SHOWER HEADS, & TOILETS MUST BE EPA "WATERSENSE" RATED.
- ALL WATER HEATERS MUST HAVE OVERFLOW PANS INSTALLED & HAVE PRIMED A "P-TRAP" INSTALLED. THE TEMPERATURE & RELIEF VALVE MUST BE PIPED TO THE EXTERIOR.
- PROVIDE SHUT-OFF VALVES @ EACH FIXTURE. ALL DOMESTIC WATER LINE CUT OFF VALVES MUST HAVE METAL HANDLES (NO PLASTIC).
- HOT AND COLD WATER PIPING SHALL BE PEX OR CPVC TYPES.

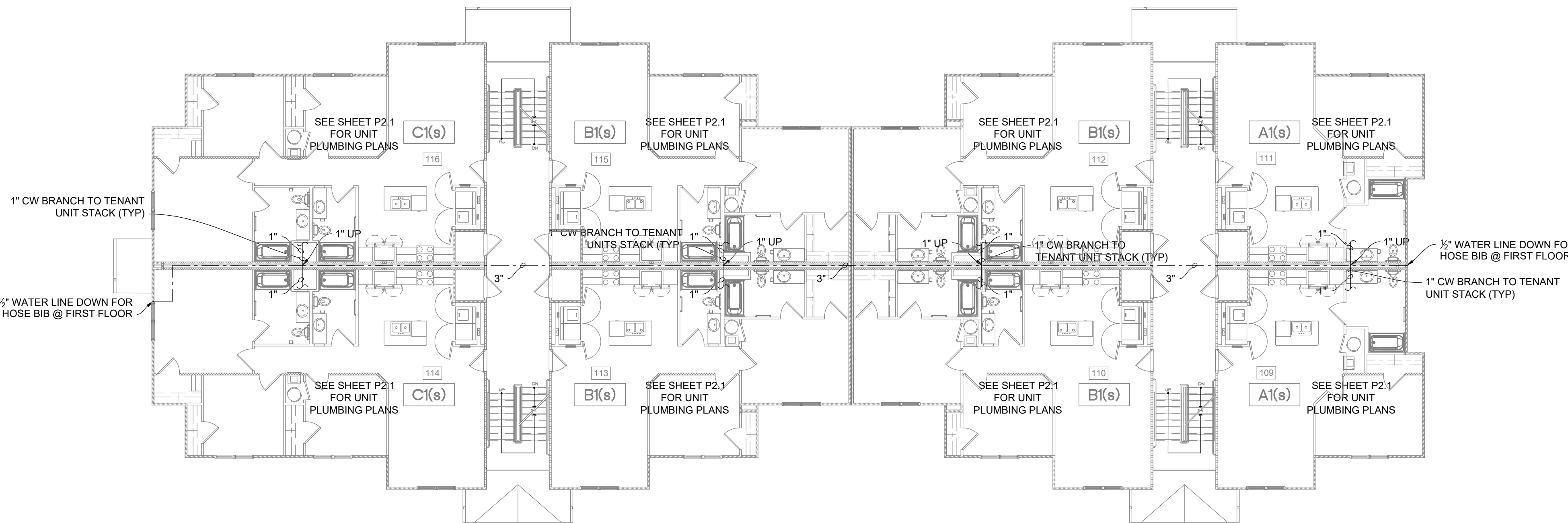
PLUMBING SYMBOL LEGEND:

- CO CLEANOUT
- FD FLOOR DRAIN
- HD HUB DRAIN
- VENT
- WASTE
- COLD WATER
- HOT WATER

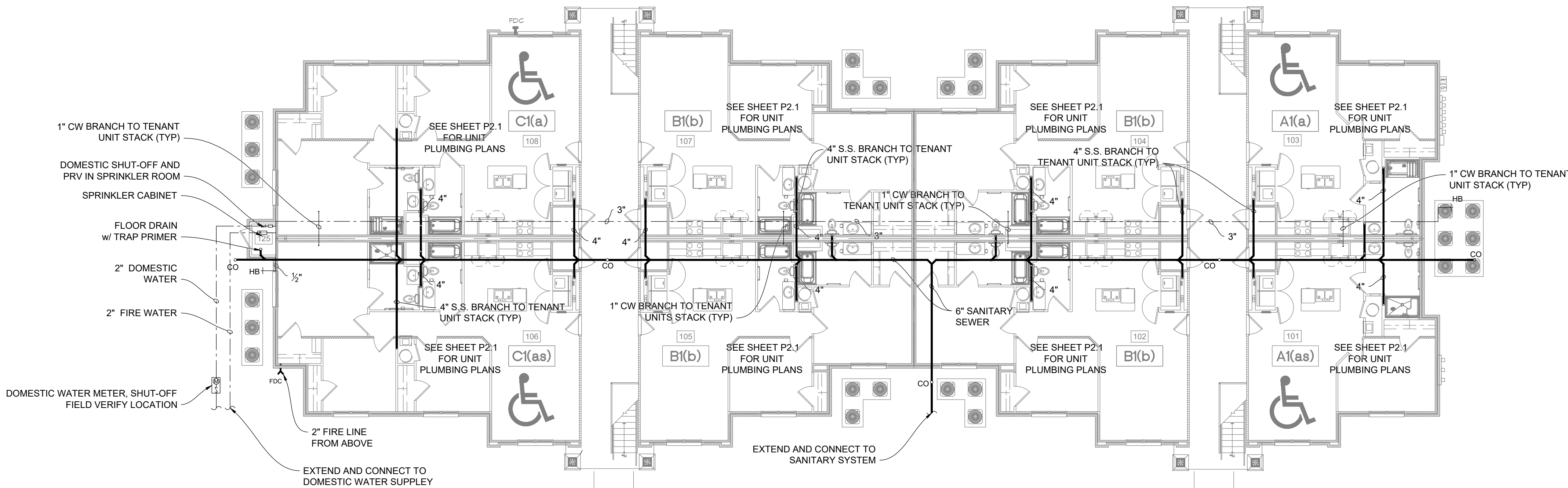
PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER
- DWG. SECTION LOCATION
- ELEVATION NUMBER
- DWG. ELEVATION LOCATION
- ELEVATION NUMBER
- DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER
- DWG. DETAIL LOCATION
- AREA COVERED BY DETAIL
- BREAKLINE

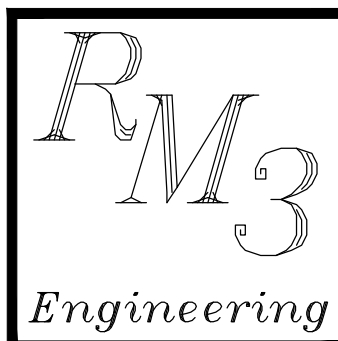
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



2 BUILDING 100 & 200 - SECOND & THIRD FLOOR PLUMBING PLANS
3/32" = 1'-0"



1 BUILDING 100 & 200 - FIRST FLOOR (UNDER SLAB) PLUMBING PLAN
3/32" = 1'-0"



RM3 ENGINEERING

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30084

770 934 0944
770 934 0945

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FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

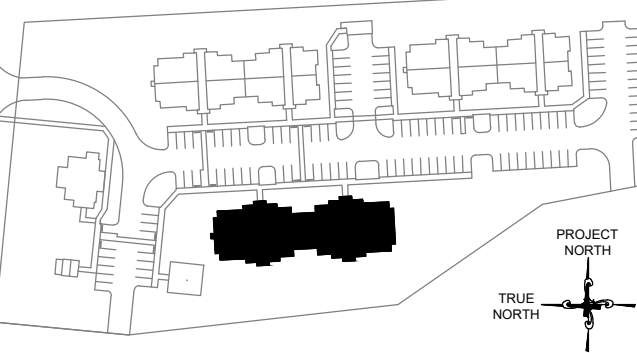
PROJECT No.
2024-012

SHEET NO.

P1.1

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1a ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- 1b ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- 1c HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- 1d FAIR HOUSING UNIT (ANSI TYPE 'B')
- 1e TYPICAL FOR 1st FLOOR UNITS
- 1f STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT PLUMBING NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS OR EXACT LOCATIONS OF DOORS, WINDOWS AND CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL PIPING & CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- PLUMBING SUB-CONTRACTOR SHALL COORDINATE w/ THE MECHANICAL & ELECTRICAL DIVISIONS TO AVOID INTERFERENCE w/ TRADES.
- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE w/ PLUMBING CODE REQUIREMENTS @ EACH CHANGE IN DIRECTION. CLEANOUTS SHALL BE PLACED PER THE DRAWINGS.
- FURNISH & INSTALL ALL SYSTEMS OF WASTE & VENT PIPING, HOT WATER PIPING & COLD WATER PIPING, INCLUDING ALL FITTINGS, VALVES, ETC., AS REQUIRED.
- FURNISH & INSTALL ALL PLUMBING FIXTURES & EQUIPMENT AS SHOWN ON THE DRAWINGS.

BUILDING PLUMBING NOTES:

- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
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- NO PIPING INCLUDING DOMESTIC WATER LINES ARE ALLOWED IN UNCONDITIONED SPACES.
- ALL FAUCETS, SHOWER HEADS, & TOILETS MUST BE EPA "WATERSENSE" RATED.
- ALL WATER HEATERS MUST HAVE OVERFLOW PANS INSTALLED & HAVE PRIMED A "P-TRAP" INSTALLED. THE TEMPERATURE & RELIEF VALVE MUST BE PIPED TO THE EXTERIOR.
- PROVIDE SHUT-OFF VALVES @ EACH FIXTURE. ALL DOMESTIC WATER LINE CUT OFF VALVES MUST HAVE METAL HANDLES (NO PLASTIC).
- HOT AND COLD WATER PIPING SHALL BE PEX OR CPVC TYPES.

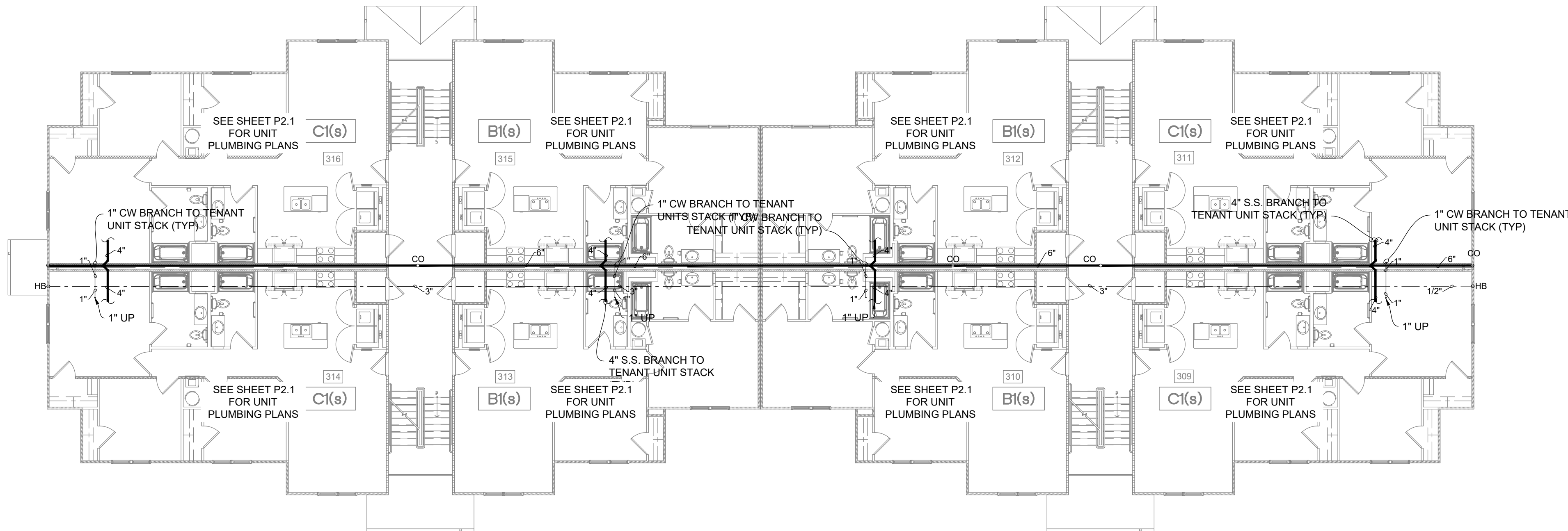
PLUMBING SYMBOL LEGEND:

- CO CLEANOUT
- FD FLOOR DRAIN
- HD HUB DRAIN
- VENT
- WASTE
- COLD WATER
- HOT WATER

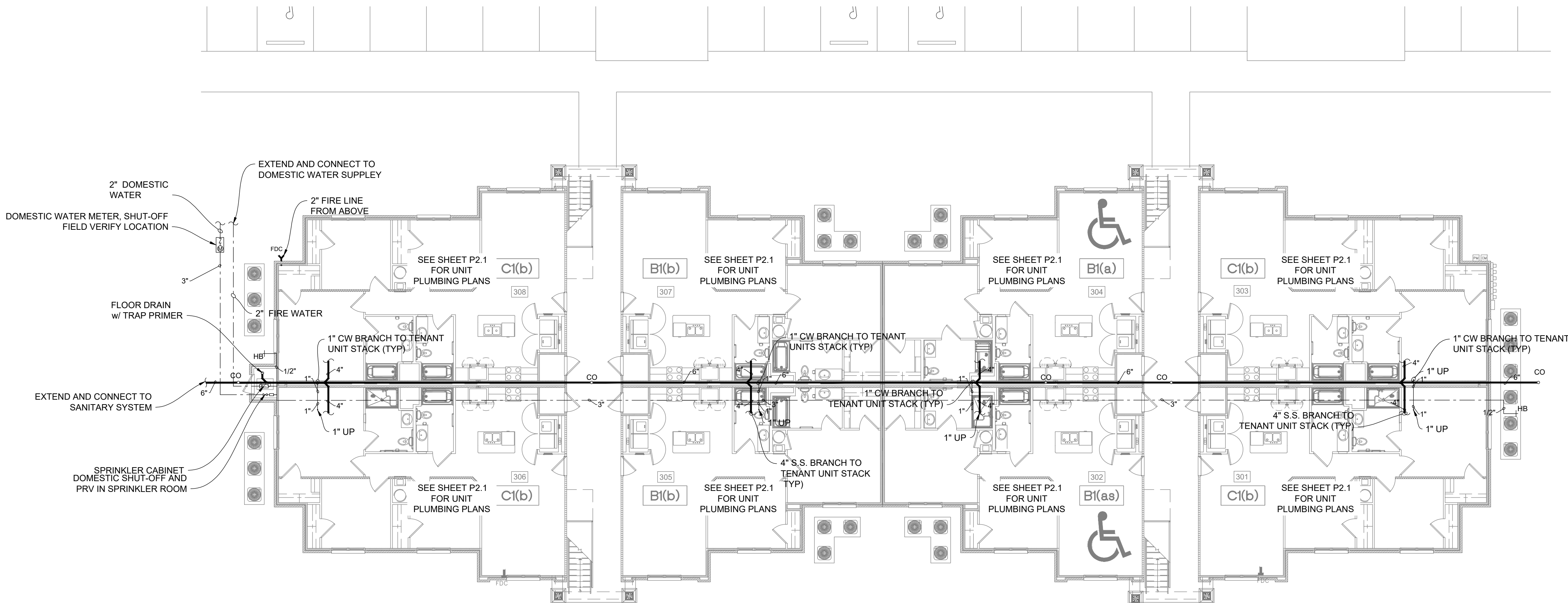
PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION
- AREA COVERED BY DETAIL
- BREAKLINE

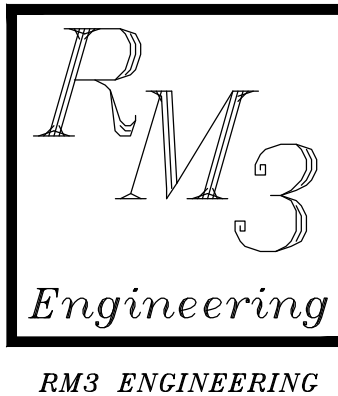
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



2 BUILDING 300 - SECOND & THIRD FLOOR PLUMBING PLANS
3/32" = 1'-0"



1 BUILDING 300 - FIRST FLOOR (UNDER SLAB) PLUMBING PLAN
3/32" = 1'-0"



2302 Brockett Road
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30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

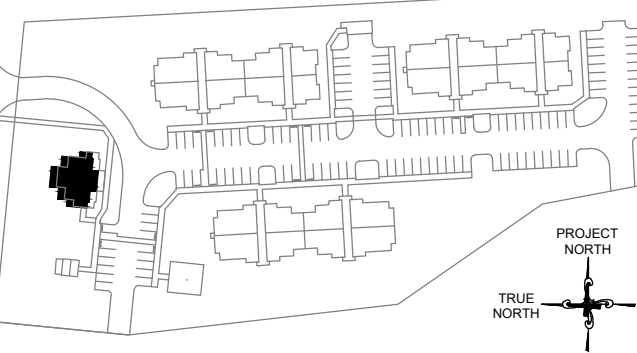
PROJECT No.
2024-012

SHEET NO.

P1.2

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- 2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 'a' ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
- 'as' ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
- 'av' HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
- 'b' FAIR HOUSING UNIT (ANSI TYPE 'B')
- TYPICAL FOR 1st FLOOR UNITS
- 's' STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

PROJECT PLUMBING NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS OR EXACT LOCATIONS OF DOORS, WINDOWS AND CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL PIPING & CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING.
- VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
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- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE w/ PLUMBING CODE REQUIREMENTS @ EACH CHANGE IN DIRECTION. CLEANOUTS SHALL BE PLACED PER THE DRAWINGS.
- FURNISH & INSTALL ALL SYSTEMS OF WASTE & VENT PIPING, HOT WATER PIPING & COLD WATER PIPING, INCLUDING ALL FITTINGS, VALVES, ETC., AS REQUIRED.
- FURNISH & INSTALL ALL PLUMBING FIXTURES & EQUIPMENT AS SHOWN ON THE DRAWINGS.

BUILDING PLUMBING NOTES:

- PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT" MULTIFAMILY CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN.
- ALL PLUMBING PIPING SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE & ABOVE DROP CEILINGS.
- NO PIPING INCLUDING DOMESTIC WATER LINES ARE ALLOWED IN UNCONDITIONED SPACES.
- ALL FAUCETS, SHOWER HEADS, & TOILETS MUST BE EPA "WATERSENSE" RATED.
- ALL WATER HEATERS MUST HAVE OVERFLOW PANS INSTALLED & HAVE PRIMED A "P-TRAP" INSTALLED. THE TEMPERATURE & RELIEF VALVE MUST BE PIPED TO THE EXTERIOR.
- PROVIDE SHUT-OFF VALVES @ EACH FIXTURE. ALL DOMESTIC WATER LINE CUT OFF VALVES MUST HAVE METAL HANDLES (NO PLASTIC).
- HOT AND COLD WATER PIPING SHALL BE PEX OR CPVC TYPES.

PLUMBING SYMBOL LEGEND:

- CO CLEANOUT
- FD FLOOR DRAIN
- HD HUB DRAIN
- VENT
- WASTE
- COLD WATER
- HOT WATER

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER DWG. SECTION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION NUMBER DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER DWG. DETAIL LOCATION
- AREA COVERED BY DETAIL
- BREAKLINE

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



1 CLUBHOUSE PLUMBING PLAN
1/4" = 1'-0"

RM3
Engineering

RM3 ENGINEERING

2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

PROJECT No.
2024-012

SHEET NO.

P1.3








WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- "a" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE "A")
"as" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE "A")
"av" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE "B")
"f" FAIR HOUSING UNIT (ANSI TYPE "B") TYPICAL FOR 1st FLOOR UNITS
"s" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)















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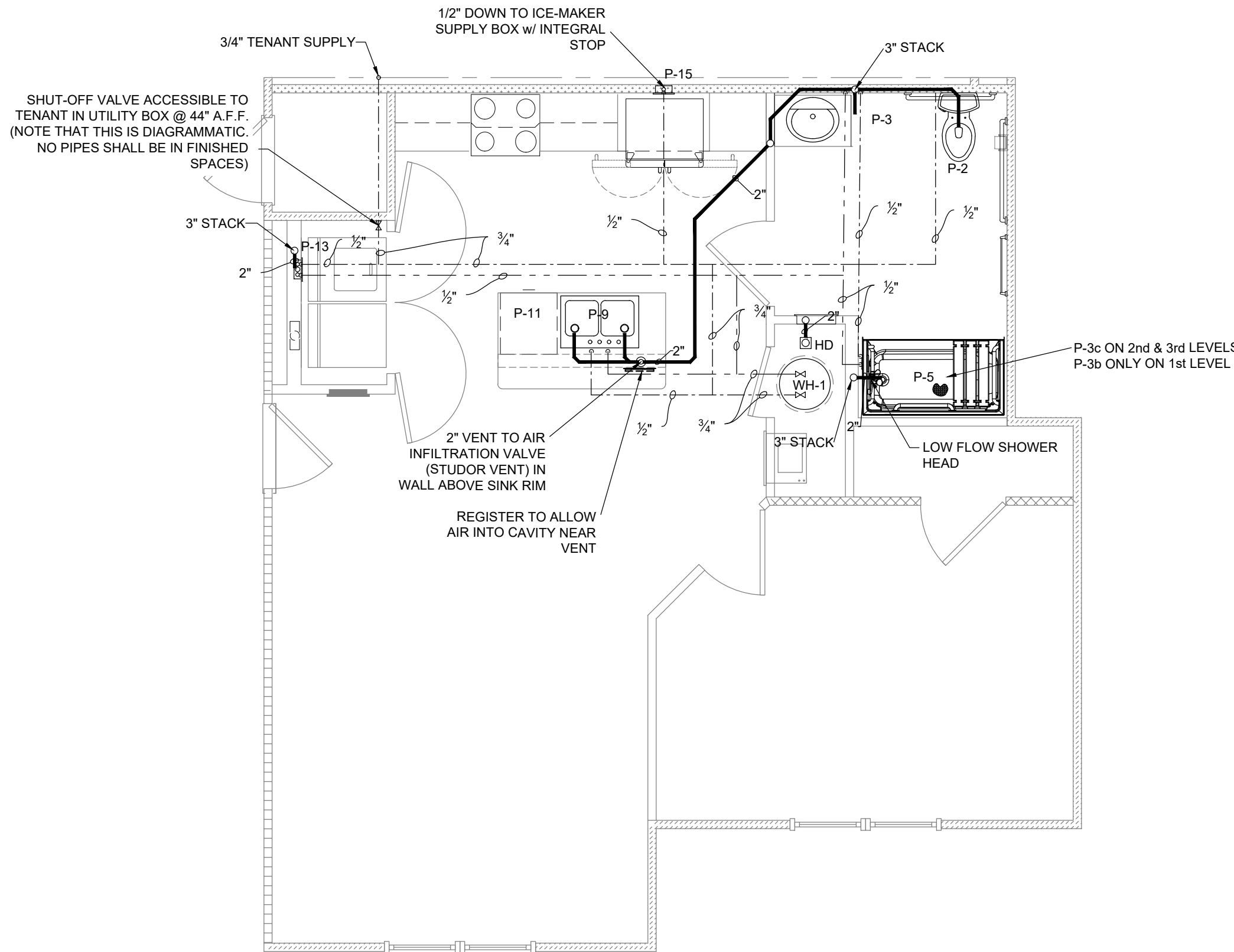
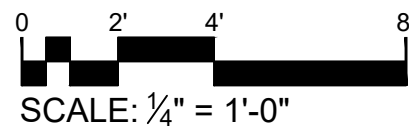
- CO  CLEANOUT
FD  FLOOR DRAIN
HD  HUB DRAIN
VENT 
WASTE 
COLD WATER 
HOT WATER 

UNIT PLUMBING NOTES:

- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "GARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- PLUMBING SUB-CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS @ EACH CHANGE IN DIRECTION. CLEANOUTS SHALL BE PLACED PER THE DRAWINGS.
- ALL TUBS AND SHOWERS MUST BE ONE-PIECE AND MUST HAVE SLIP RESISTANT FLOORS.
- ALL TUBSHOWER CONTROL KNOBS MUST BE SINGLE LEVER AND OFFSET 10" TOWARDS THE FRONT OF THE TUB.
- ALL FAUCETS, SHOWER HEADS, AND TOILETS MUST BE EPA "WATERSENSE" RATED.
- ALL WATER HEATERS MUST HAVE OVERFLOW PANS INSTALLED AND HAVE PRIMED A "P-TRAP" INSTALLED. THE TEMPERATURE AND RELIEF VALVE MUST BE PIPED TO THE EXTERIOR.
- UNIT WATER SHUT-OFF VALVES MUST BE INSTALLED WITH 1" OF VALVE @ 44" A.F.F. AND MARKED w/ SIGNAGE.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE. ALL DOMESTIC WATER LINE CUT OFF VALVES MUST HAVE METAL HANDLES (NO PLASTIC).
- HOT AND COLD WATER PIPING SHALL BE PEX OR CPVC TYPES.

PROJECT SYMBOLS:

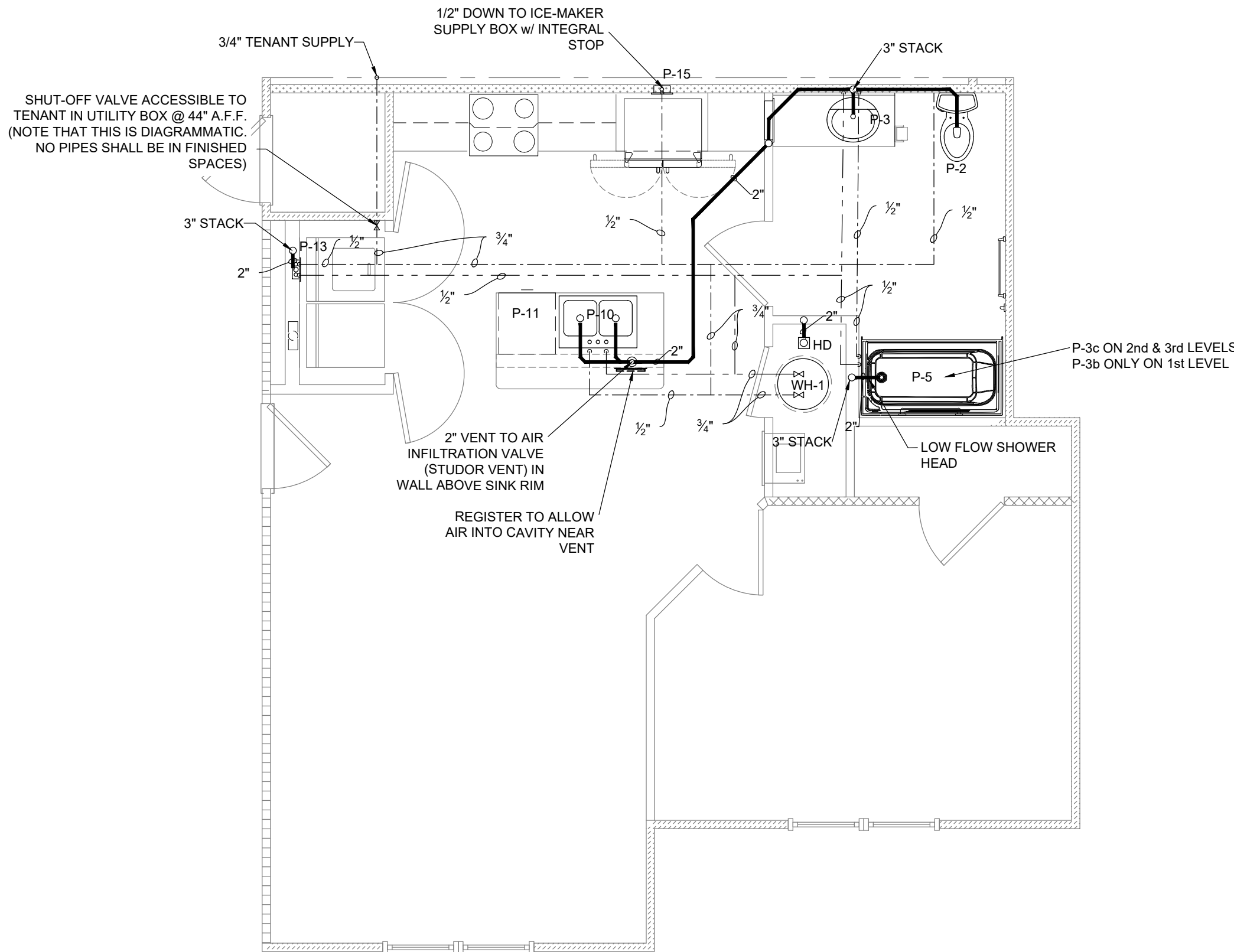
-  DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
 TYP. DIMENSION CALL-OUT
 WALL SECTION NUMBER
 DWG. SECTION LOCATION
 ELEVATION NUMBER
 DWG. ELEVATION LOCATION
 ELEVATION NUMBER
 DWG. ELEVATION LOCATION
 ELEVATION HEIGHT CALL OUT / DATUM
 DOOR NUMBER DESIGNATION
 DETAIL NUMBER
 DWG. DETAIL LOCATION
 AREA COVERED BY DETAIL
 BREAKLINE



2

UNIT TYPES "A1(a)" - PLUMBING PLAN

1/4" = 1'-0"



1

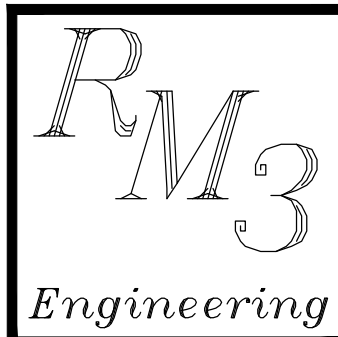
UNIT TYPES "A1(s)"&"A1(b)" - PLUMBING PLAN

1/4" = 1'-0"

3

UNIT TYPES "A1(as/av)" - PLUMBING PLAN

1/4" = 1'-0"



RM3 ENGINEERING

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WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

PROJECT No.
2024-012

SHEET NO.

P2.1








WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U100)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
2-HR. RATED BLOG. SEPARATION FIREWALL ASSEMBLY (UL U347)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
1/2" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
1/4" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
1/2" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
1" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)















PLUMBING SYMBOL LEGEND:

- CO  CLEANOUT
FD  FLOOR DRAIN
HD  HUB DRAIN
VENT 
WASTE 
COLD WATER 
HOT WATER 

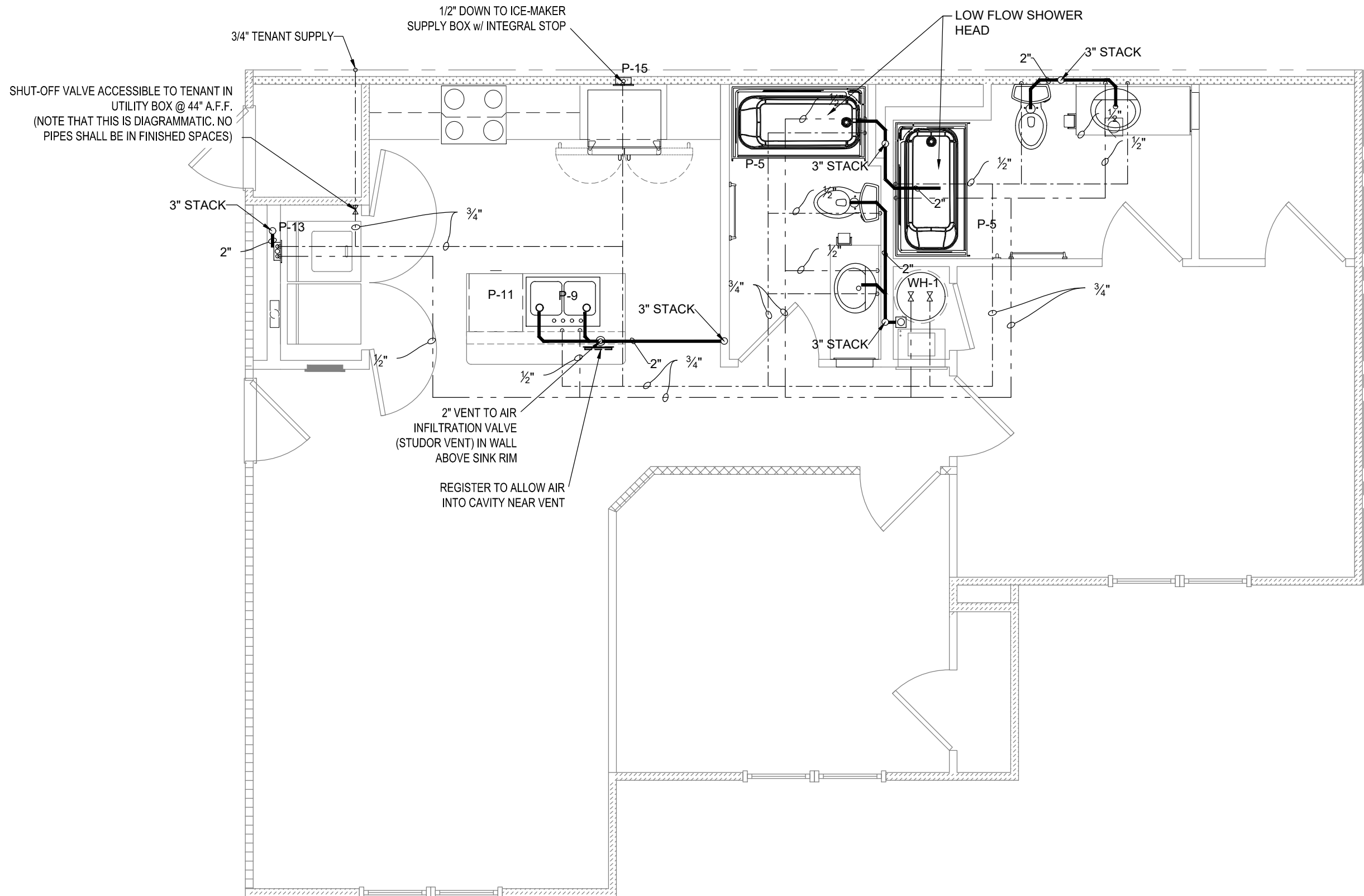
UNIT PLUMBING NOTES:

- ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHQUAKE MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
- PLUMBING SUB-CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL DIVISIONS TO AVOID INTERFERENCE WITH TRADES.
- CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS @ EACH CHANGE IN DIRECTION. CLEANOUTS SHALL BE PLACED PER THE DRAWINGS.
- ALL TUBS AND SHOWERS MUST BE ONE-PIECE AND MUST HAVE SLIP RESISTANT FLOORS.
- ALL TUBSHOWER CONTROL KNOBS MUST BE SINGLE LEVER AND OFFSET 10" TOWARDS THE FRONT OF THE TUB.
- ALL FAUCETS, SHOWER HEADS, AND TOILETS MUST BE EPA "WATERSENSE" RATED.
- ALL WATER HEATERS MUST HAVE OVERFLOW PANS INSTALLED AND HAVE PRIMED A "P-TRAP" INSTALLED. THE TEMPERATURE AND RELIEF VALVE MUST BE PIPED TO THE EXTERIOR.
- UNIT WATER SHUT-OFF VALVES MUST BE INSTALLED WITH 1" OF VALVE @ 44" A.F.F. AND MARKED w/ SIGNAGE.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE. ALL DOMESTIC WATER LINE CUT OFF VALVES MUST HAVE METAL HANDLES (NO PLASTIC).
- HOT AND COLD WATER PIPING SHALL BE PEX OR CPVC TYPES.

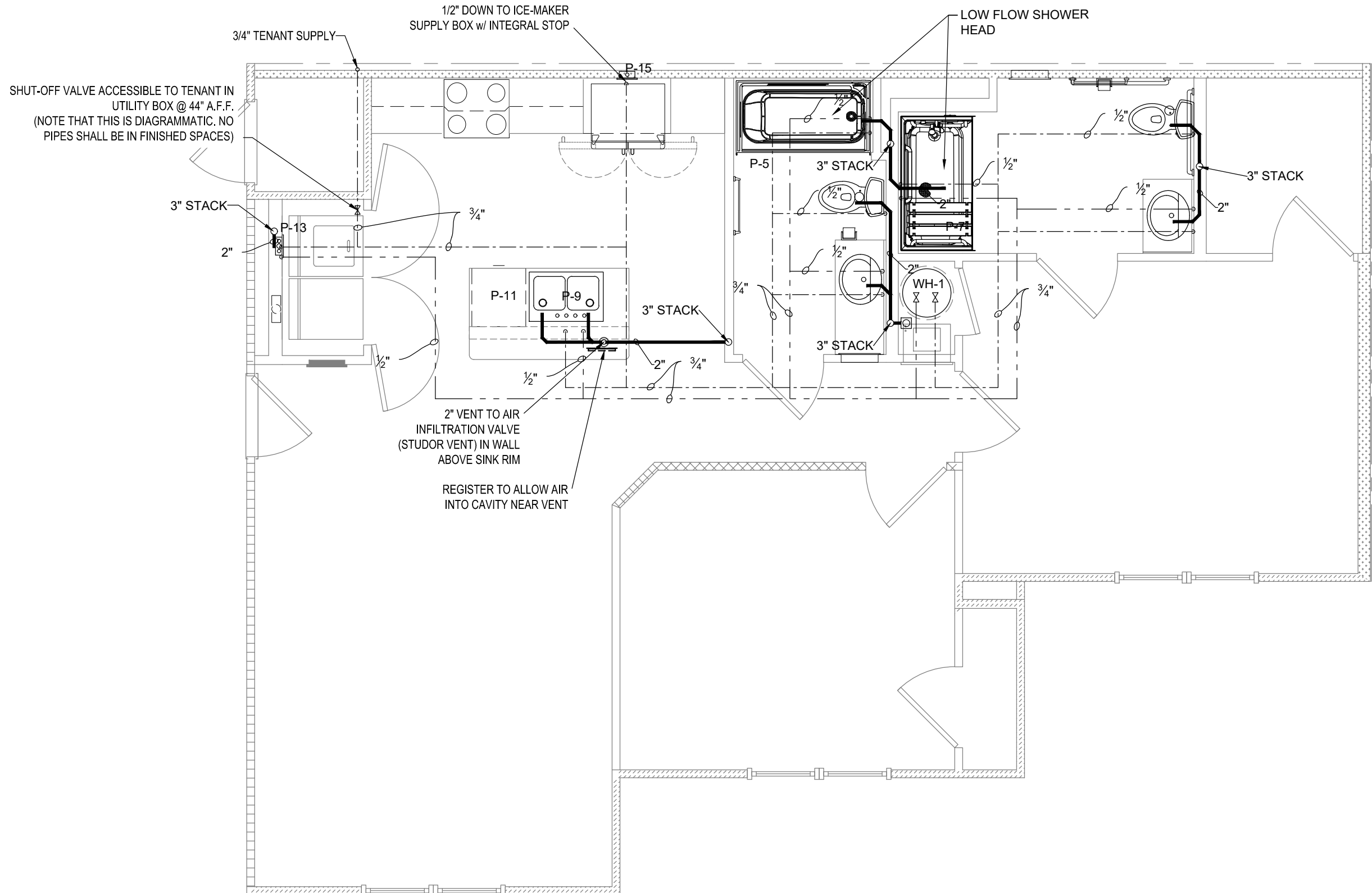
PROJECT SYMBOLS:

-  DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
 TYP. DIMENSION CALL-OUT
 WALL SECTION NUMBER
 DWG. SECTION LOCATION
 ELEVATION NUMBER
 DWG. ELEVATION LOCATION
 ELEVATION NUMBER
 DWG. ELEVATION LOCATION
 ELEVATION HEIGHT CALL OUT / DATUM
 DOOR NUMBER DESIGNATION
 DETAIL NUMBER
 DWG. DETAIL LOCATION
 AREA COVERED BY DETAIL
 BREAKLINE

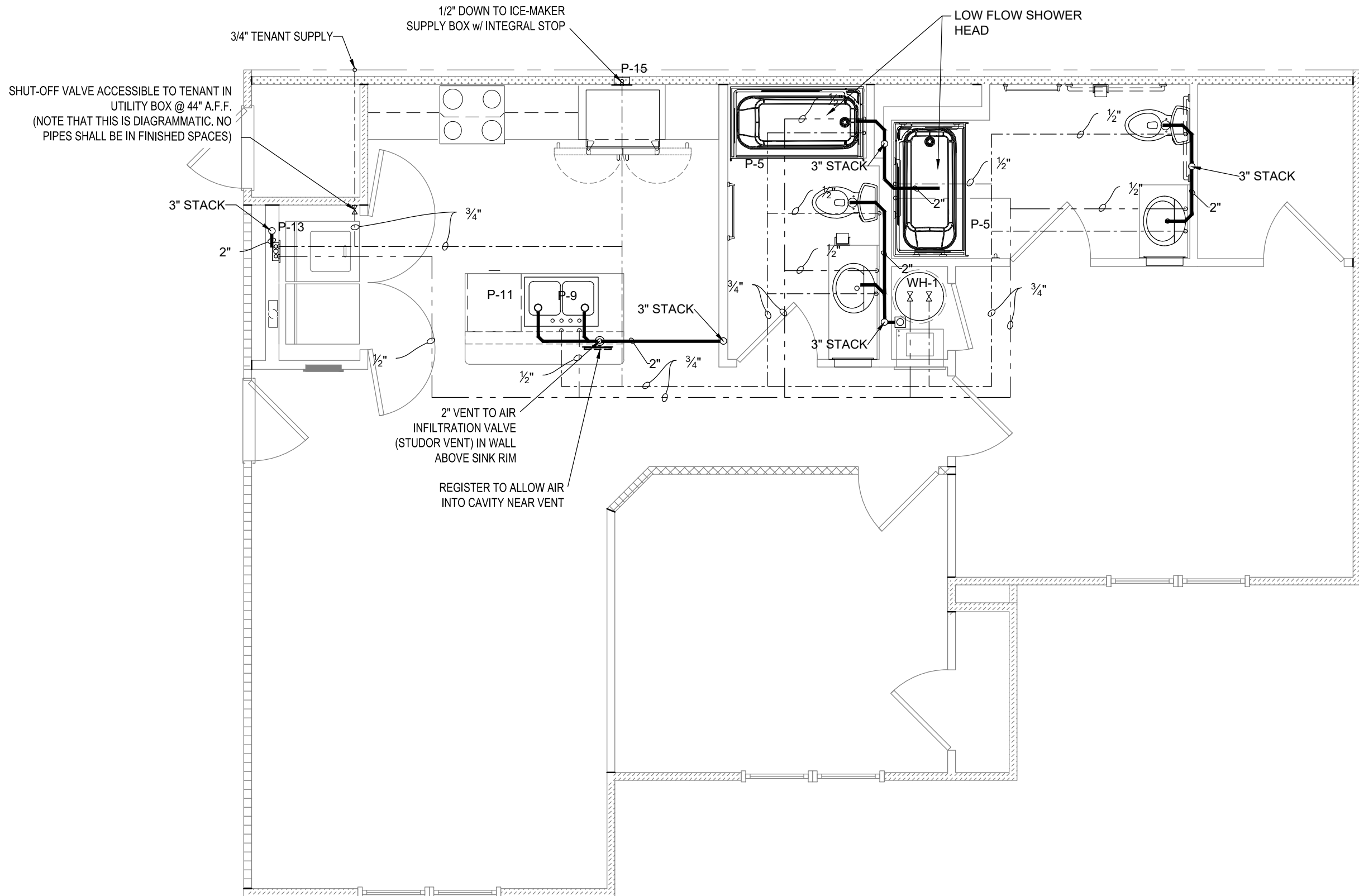
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



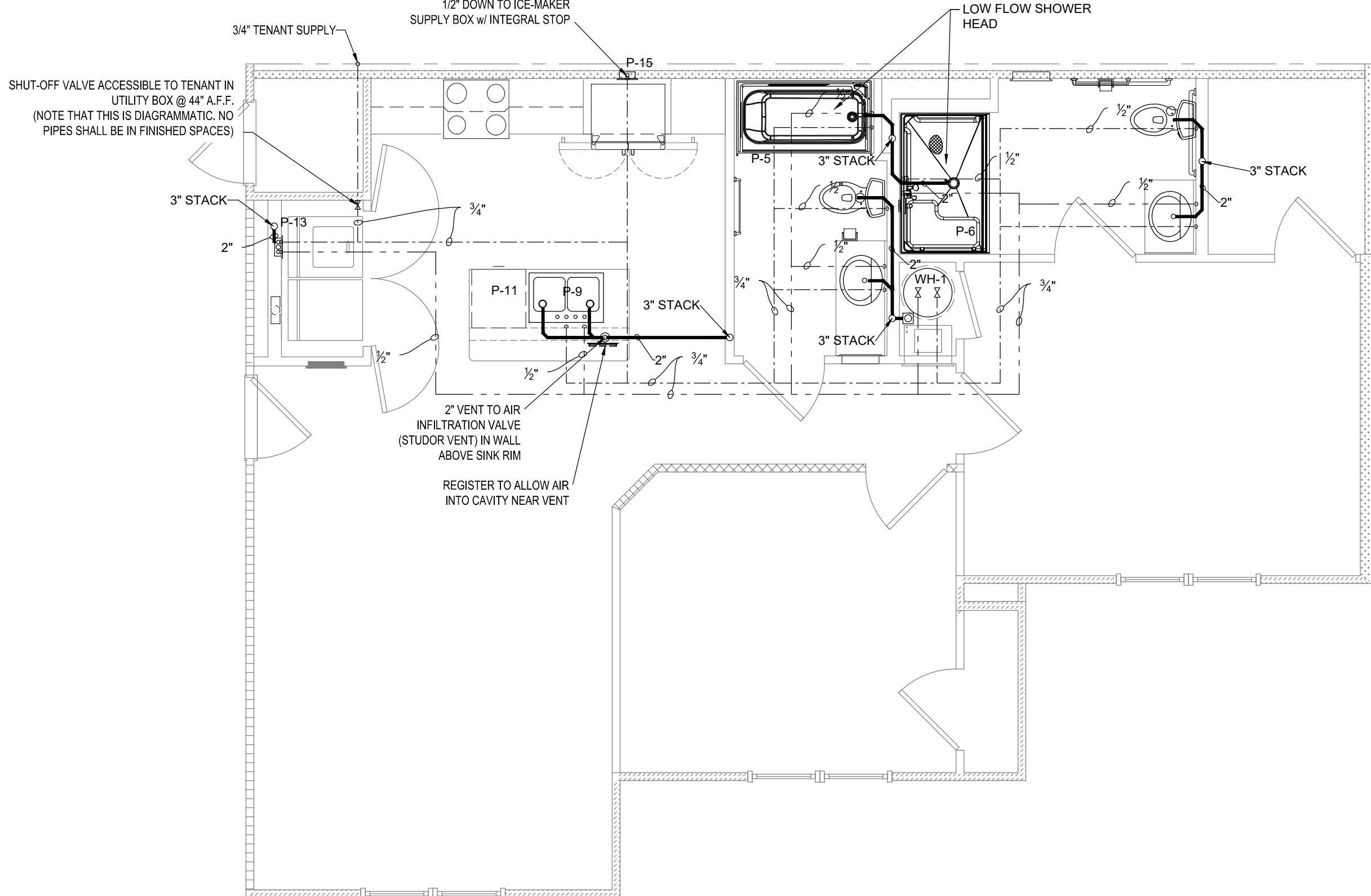
4 UNIT TYPE "B1(s)" - PLUMBING PLAN
1/4" = 1'-0"



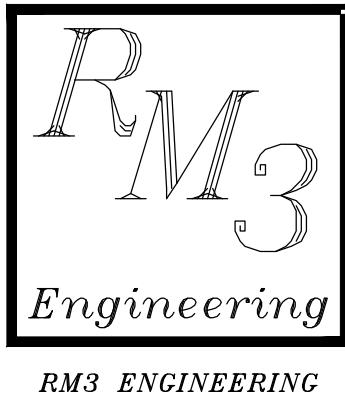
2 UNIT TYPES "B1(a)" - PLUMBING PLAN
1/4" = 1'-0"



3 UNIT TYPE "B1(b)" - PLUMBING PLAN
1/4" = 1'-0"



1 UNIT TYPES "B1(as/av)" - PLUMBING PLAN
1/4" = 1'-0"



2302 Brockett Road
Tucker, Georgia
30084

770 934 0944
770 934 0945

WEST CUMBERLAND 2
S RAEFORD RD
FAYETTEVILLE, NC

NO.	REVISION/SUBMISSION	DATE

DATE:

PROJECT No.
2024-012

SHEET NO.

P2.2

WALL LEGEND:

- NON RATED INTERIOR WALL
1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
2-HR. RATED BLDG. SEPARATION FIREWALL ASSEMBLY (UL U347)
BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

- 1" ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
1/2" ACCESSIBLE UNIT w/ ROLL-IN SHOWER (ANSI TYPE 'A')
1/2" HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'B')
1/2" FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR 1st FLOOR UNITS
1/2" STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

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VENT
WASTE
COLD WATER
HOT WATER

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