Proposed "Concrete Batch Plant"
Dispatch Office Building for

Crete Solutions LLC

2520 US-401
Lillington, NC 27546

CONTRACT DOCUMENTS: SUBMITTAL (Issued for Code Enforcement Permit Review Approval)
Occupancy Group Use: " Business (B) "

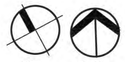
APPROXIMATE VICINITY OF PROPOSED PROJECT SEE LOCATION MAP

VICINITY MAP
NTS

APPROXIMATE AREA OF EXISTING BUILDING FACILITY NEW CONSTRUCTION

LOCATION MAP
NTS

1
A100



KEY PLAN NOT TO SCALE

SHEET TITLES

G100	COVER SHEET
G100	BUILDING CODE & LIFE SAFETY PLANS
N100	ACCESSIBILITY DETAILS
N101	GENERAL CONSTRUCTION NOTES
C0.0	GENERAL COVER SHEET
C1.0	GENERAL NOTES
C2.0	SITE PLAN
C2.1	SITE INVENTORY MAP
C3.0	EROSION CONTROL PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0–5.4	DETAILS
L1.0	LANDSCAPING PLAN
S1.0	FOUNDATION AND SLAB PLAN
S2.0	ROOF FRAMING PLAN
AS100	FOUNDATION PLAN
A100	DIMENSIONAL FLOOR PLAN
A101	REFLECTED CEILING PLAN
A200	EXTERIOR BUILDING ELEVATIONS
	BUILDING CROSS SECTION
A300	TYPICAL WALL SECTIONS
A400	ENLARGED PLANS, ELEVATIONS & DETAILS
A500	DOOR/WINDOW SCHEDULES, ELEVATIONS & DETAILS
P100	PLUMBING SCHEDULES, NOTES & DETAILS
P101	FLOOR PLAN – PLUMBING – WASTE
P102	FLOOR PLAN – PLUMBING – WATER
M100	MECHANICAL SCHEDULES NOTES & DETAILS
M101	FLOOR PLAN – MECHANICAL
E100	ELECTRICAL SCHEDULES, NOTES & DETAILS
E101	FLOOR PLAN – ELECTRICAL – POWER
E102	FLOOR PLAN – ELECTRICAL – LIGTHING

Contract Documents – Issued for Construction

CRETE SOLUTIONS, LLC; CONCRETE BATCH PLANT OFFICE 2018

ARCHITECTURAL FIRM OF RECORD:

DESIGN ELEMENT, INC. REGISTERED ARCHITECTURAL CORPORATION CERT.NO. 51371 WRIGHTSVILLE BEACH, NC NORTH CAROLINA

Design Elements
Michael L. Saieed, Jr., AIA, LEED-AP
Architect

ENGINEERING FIRM (MECHANICAL, ELECTRICAL, PLUMBING) OF RECORD:

McDOWELL CONSULTING ENGINEERS, INC
P.O. BOX 367
HAMPSTEAD, NC 28443
TEL.(910) 270–3747 FAX.270–3779

ENGINEERING FIRM STRUCTURAL OF RECORD:

DT
DAVID TERKELTOUB AND ASSOCIATES
CONSULTING ENGINEERS
902 PINE GROVE DRIVE
WILMINGTON, NC 28409
PHONE: (910) 794–3070 FAX: (910) 794–3090

2012 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: Crete Solution, LLC "Concrete Batching Plant Office Building"
Address: 239 Raleigh Street Zip Code 28401
Proposed Use: Business Office
Owner/Authorized Agent: MICHAEL SAIEED (Designer/Owner Agent) Phone # (910) 509-3131
E-Mail msaieed@designelements.com
Owner Contact: Tyler Shaw , Owner Associate (Crete Investments, LLC) Phone # (910) 762-1691
E-Mail tms@cretellc.com
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City Wilmington ☐ County ☐ State

LEAD DESIGN PROFESSIONAL: Michael Saieed, AIA / Architect of Record

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Design Elements	Michael Saieed AIA	NC-8773	(910) 509-3131	msaieed@designelements.com
Civil					
Electrical	McDowell Consulting	Gregory McDowell PE	NC-18518	(910) 270-3747	
Fire Alarm					
Plumbing	McDowell Consulting	Steven H. Everhart, PE	NC-23933	(910) 270-3747	
Mechanical	McDowell Consulting	Steven H. Everhart, PE	NC-23933	(910) 270-3747	
Sprinkler-Standpipe	N/A				
Structural					
Retaining Walls >5' High	N/A				
Other					

2012 EDITION OF NC CODE FOR: ☒ New Construction ☐ Addition ☐ Upfit
EXISTING: ☐ Reconstruction ☐ Alteration ☐ Repair ☐ Renovation
CONSTRUCTED (date) _____ ORIGINAL USE(S)(Ch. 3): _____
RENOVATED: (date) - _____ CURRENT USE(S)(Ch. 3): _____
PROPOSED USE(S)(Ch. 3): _____

BUILDING DATA
Construction Type: (check all that apply) ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ V-B
Mixed construction: ☒ No ☐ Yes Types: _____
Sprinklers: ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes (Primary) Flood Hazard Area: ☒ No ☐ Yes
Building Height: Feet NOM. 16'-8" Number of Stories 1 (ONE)
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Central Reference Sheet # (if provided) _____

ALLOWABLE AREA:
Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1ST FLOOR (Single Story Mixed Use)	N/A sqft		
OFFICE (BUSINESS USE)		1,455 sqft	1,455 sqft
Total	N/A sqft	1,455 sqft	1,455 sqft

TOTAL GROSS SQUARE FOOT AREA (FOOTAGE / CONDITION SPACES, AS DEFINED NCBC-2012 SECTION 1002) ESTIMATED (DENOTED sqft), ARE FOR CODE SUMMARY REVIEW ONLY; NOT FOR GENERAL CONTRACTOR'S REFERENCE USE OF ACTUAL AREA "BUILD TO SUIT " CONSTRUCTION COST

Occupancy: ☐ Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☒ 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 ☐ I-2 ☐ I-3 ☐ I-4
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile ☐ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
☐ Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High Piled
Utility and Miscellaneous Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage

Accessory Occupancy: (N/A)
Incidental Uses (Table 508.2.5):
(N/A) ☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
(N/A) ☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
(N/A) ☐ Refrigerant machine room
(N/A) ☐ Hydrogen cutoff rooms, not classified as Group H
(N/A) ☐ Incinerator rooms
(N/A) ☐ Paint shops, not classified as Group H, located in occupancies other than Group F
(N/A) ☐ Laboratories and vocational shops, not classified as Group H, located in a Group E or I2 occupancy
(N/A) ☐ Laundry rooms over 100 square feet
(N/A) ☐ Group I-3 cells equipped with padded surfaces
(N/A) ☐ Group I-2 waste and linen collection rooms
(N/A) ☐ Waste and linen collection rooms over 100 square feet
(N/A) ☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies
(N/A) ☐ Rooms containing fire pumps
(N/A) ☐ Group I-2 storage rooms over 100 square feet
(N/A) ☐ Group I-2 commercial kitchens

(N/A) ☐ Group I-2 laundries equal to or less than 100 square feet
(N/A) ☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☒ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427

Special Provisions: ☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9
Mixed Occupancy: ☒ No ☐ Yes Separation 0 Hr. Exception: _____

☐ Incidental Use Separation (508.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions).

MOST RESTRICTIVE
☒ 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.

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503[3] AREA	(C) AREA FOR FRONTAGE INCREASE[1]	(D) AREA FOR SPRINKLER INCREASE[2]	(E) ALLOWABLE AREA OR UNLIMITED[3]	(F) MAXIMUM BUILDING AREA[4]
OVERALL/GROSS FLR BLD'G AREA	B	1600 sqft	9000 sqft	N/A	N/A	9000 sqft	

Percent of frontage increase I = 100 [F/P - 0.25] x W/30 (N/A Not Applicable to the project means)

1 Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase I = 100 [F/P - 0.25] x W/30 = (%)
2 The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building I = 200 percent
b. Single story building I = 300 percent
3 Unlimited area applicable under conditions of Sections 507
4 Maximum Building Area = total number of stories in the building x E (506.4)
5 The maximum area of open parking garages must comply with 406.3.5. The maximum area of air traffic control towers must comply with 412.1.2.

ALLOWABLE AREA:

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type V-B		Type V-B	
Building Height in Feet	Feet 40'	Feet = H + 20' = 60'	16'-8"	-
Building Height in Stories	Stories 1	Stories = 1 + 2	Stories 1	-

FIRE PROTECTION REQUIREMENTS:

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (No REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural frame, including columns, girders, trusses	> 30'	0			-		
Bearing Walls							
Exterior					-		
North		0					
East		0					
West		0					
South		0					
Interior		0			-		
Non-bearing walls and partitions Exterior		0					
North	15' < X < 30'	0 HR					
East	X > 30'	0					
West	X > 30'	0					
South	15' < X < 30'	0					
Interior Walls and partitions		0					
Floor construction including supporting beams and joists		0			-		
Roof construction including supporting beams and joists		0					
Shaft Enclosures - Exit		-			-		
Shaft Enclosures - Other		-			-		
Corridor Separation		-					
Occupancy Separation		0	-				
Party/Fire Wall Separation		-					
Smoke Barrier Separation		-					
Tenant Separation		-					
Incidental Use Separation		-	.	.	.		

*Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS:

Emergency Lighting:	☐ No	☒ Yes
Exit Signs:	☐ No	☒ Yes
Fire Alarm:	☒ No	☐ Yes
Smoke Detection Systems:	☒ No	☐ Yes
Panic Hardware:	☒ No	☐ Yes

LIFE SAFETY SYSTEM REQUIREMENTS:
Life Safety Plan Sheet # A / G100

(N/A) ☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations
(N/A) ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
(N/A) ☐ Existing structures within 30' of the proposed building
☐ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
☐ Occupant loads for each area
☐ Exit access travel distances (1016)
☐ Common path of travel distances (1014.3 & 1026.8)
(N/A) ☐ Dead end lengths (1018.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
☐ Actual occupant load for each exit door
(N/A) ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
(N/A) ☐ Location of doors with panic hardware (1008.1.10)
(N/A) ☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
(N/A) ☐ Location of doors with electromagnetic egress locks (1008.1.8.8)
(N/A) ☐ Location of doors equipped with hold-open devices
(N/A) ☐ Location of emergency escape windows (1029)
☐ The square footage of each fire area (902)
(N/A) ☐ The square footage of each smoke compartment (407.4)
(N/A) ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

EXIT REQUIREMENTS
NUMBER AND ARRANGEMENT OF EXITS ☐ NO CHANGE TO MEANS OF EGRESS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM[2] NUMBER OF EXITS REQ'D	MINIMUM[2] NUMBER OF EXITS SHOWN ON PLANS	TRAVEL DISTANCE ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	TRAVEL DISTANCE ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT OF EGRESS[3] (SECTION 1015.2) REQUIRED DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT OF EGRESS[3] (SECTION 1015.2) MEANS OF ACTUAL DISTANCE SHOWN ON PLANS
B (BUSINESS)	1	2	75 ft	51 FT	27 FT	31 FT
					-	-

1 Corridor dead ends (Section 1018.4
2 Single exits (Table 1021.2), Spaces with one means of egress (Table 1015.1)
3 Common Path of Travel (Section 1014.3)

EXIT WIDTH ☐ NO CHANGE TO BUILDING EXITS

USE GROUP OR SPACE DESCRIPTION	(a) AREA[4] SQ. FT.	(b) AREA[1] PER OCCUPANT (TABLE 1004.1.1)	CALCULATED OCCUPANT LOAD	(c) EGRESS WIDTH PER OCCUPANT (TABLE 1005.1) STAIR	LEVEL	EXIT WIDTH (in)[2, 3, 4, 5, 6] REQUIRED WIDTH (SECTION 1005.1) (a)÷(c) = L STAIR	LEVEL	ACTUAL WIDTH SHOWN ON PLANS STAIR	LEVEL
B (BUSINESS)	1455	100 Gross	14	.3	.2	-	3.2"	-	34"
						-		-	

1 See Table 1004.1.1 to determine whether net or gross area is applicable.
See definition "Area, Gross" and "Area, Net" (Section 1002)
2 Minimum stairway width (Section 1009.1), min. corridor width (Section 1018.2);
min. door width (Section 1008.1.1)
3 Minimum width of exit passageway (Section 1023.2)
4 See Section 1004.5 for converging exits.
5 The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
6 Assembly occupancies (Section 1028)

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

PLUMBING FIXTURE REQUIREMENTS: (TABLE 2902.1) ☐ NO CHANGE TO BUILDING PLUMBING FIXTURES

	USE Grp Type	Occupancy Load	WATER CLOSETS MALE	WATER CLOSETS FEMALES	URINALS	LAVATORIES MALE	LAVATORIES FEMALES	CAN WASH	DRINKING FOUNTAINS REGULAR	DRINKING FOUNTAINS ACCESSIBLE
REQUIRED	B	15 M=R/L/T=B	1	1		1	1		0	0
		PROVIDED	2 TOILETS (UNISEX)							

DESIGN LOADS SUMMARY
(SEE ENGINEERED MANUFACTURE METAL BUILDING VENDOR CONSTRUCTION DRAWINGS FOR CONTINUATION OF "BUILDING CODE SUMMARY")

ELECTRICAL SYSTEM AND EQUIPMENT
(SEE ELECTRICAL DRAWINGS FOR CONTINUATION OF "BUILDING CODE SUMMARY")

MECHANICAL SUMMARY
(SEE MECHANICAL DRAWINGS FOR CONTINUATION OF "BUILDING CODE SUMMARY")

ENERGY REQUIREMENTS
The BELOW data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

CLIMATE ZONE: ✔3 ☐ 4 ☐ 5
Method of Compliance:
☐ Prescriptive (Energy Code) ☐ Prescriptive (ASHRAE 90.1)
☐ Performance (Energy Code) ✔ Performance (ASHRAE 90.1)
ComCheck Building Model

COMcheck Software Version 4.0.5.1

Envelope Compliance Certificate

Section 1: Project Information

Energy Code: **2012 North Carolina Energy Conservation Code**
Project Title: **Crete Batch Plant Office Building**
Project Type: New Construction

Construction Site:
239 Raleigh Street
Wilmington, NC 28401
Permit No. To Be Determined

Owner/Agent:
Mike Saieed
Wilmington, , NC

Designer/Contractor:
Michael Saieed, RA, AIA, LEED-AP
Design Elements, RA (Architectural Firm)
Wilmington, NC 28401
(910) 509-3131
msaieed@designelements.com

Building Location (for weather data): Wilmington, North Carolina
Climate Zone: 3a
Vertical Glazing / Wall Area Pct.: 17%

Building Use: Area Type	Floor Area
1-Building area: slab on grade (Office) : Nonresidential	1600

Section 2: Envelope Assemblies and Requirements Checklist

Envelope PASSES: Design 1.1% better than code

Envelope Assemblies:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Orientation: **NORTH**					
North Wall: vinyl siding, 6" stud w/ R-19 fiberglass Insulation Infill: Wood-Framed, 16" o.c., [Bldg. Use 1 - Building area: slab on grade] Comments: Vinyl siding, AWB membrane, cavity, R-19 fiberglass	331	19.0	0.0	0.067	0.064
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.400	0.450
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	32	---	---	0.440	0.450
Insulated Storefront Trifab 500T type A2: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.38, [Bldg. Use 1 - Building area: slab on grade] (b)	21	---	---	0.400	0.770
Orientation: **EAST**					
East Wall: vinyl siding, 6" stud w/ R-19 fiberglass Insulation Infill: Wood-Framed, 16" o.c., [Bldg. Use 1 - Building area: slab on grade] Comments: Vinyl siding, AWB membrane, cavity, R-19 fiberglass	428	19.0	0.0	0.067	0.064
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.400	0.450
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.440	0.450
Orientation: **SOUTH**					
South Wall: vinyl siding, 6" stud w/ R-19 fiberglass Insulation Infill: Wood-Framed, 16" o.c., [Bldg. Use 1 - Building area: slab on grade] Comments: Vinyl siding, AWB membrane, cavity, R-19 fiberglass	347	19.0	0.0	0.067	0.064
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.400	0.450
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.440	0.450
Insulated Storefront Trifab 500T type A2: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.38, [Bldg. Use 1 - Building area: slab on grade] (b)	21	---	---	0.400	0.770
Orientation: **WEST**					
West Wall: vinyl siding, 6" stud w/ R-19 fiberglass Insulation Infill: Wood-Framed, 16" o.c., [Bldg. Use 1 - Building area: slab on grade] Comments: Vinyl siding, AWB membrane, cavity, R-19 fiberglass	375	19.0	0.0	0.067	0.064
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	16	---	---	0.400	0.450
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	32	---	---	0.400	0.450
Insulated Storefront 451T type B: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.22, [Bldg. Use 1 - Building area: slab on grade] (b)	32	---	---	0.400	0.450
Insulated Storefront Trifab 500T type A2: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SOLARBAN 60 Clear+Clear, SHGC 0.38, [Bldg. Use 1 - Building area: slab on grade] (b)	21	---	---	0.400	0.770
Orientation: **ROOF**	1600	0.0	42.0	0.023	0.027
Asphalt Shingle, R42 batts attic insulation: Attic Roof with Wood Joists, [Bldg. Use 1 - Building area: slab on grade]					
Orientation: **FLOOR**	160	---	10.0	---	---
Slab-On-Grade:Unheated, Vertical 1 ft., [Bldg. Use 1 - Building area: slab on grade] Comments: Slab on grade					

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

☑ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
☑ 2. Windows, doors, and skylights certified as meeting leakage requirements.
☑ 3. Component R-values & U-factors labeled as certified.
☑ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
☑ 5. 'Other' components have supporting documentation for proposed U-Factors.
☑ 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
N/A 7. Shaft vents serving stairs and elevators integral to the building envelope are equipped with motorized dampers.
Exceptions:
Buildings without fire alarm system.
Stairway vents open to the exterior.
N/A 8. Cargo doors and loading dock doors are weather sealed.
☐ 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
N/A 10. Building entrance doors have a vestibule equipped with self-closing devices.
Exceptions:
Building entrances with revolving doors.
Doors not intended to be used as a building entrance.
Doors that open directly from a space less than 3000 sq. ft. in area.
Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
Doors opening directly from a sleeping/dwelling unit.
Buildings less than four stories above grade and less than 10,000 ft2 in area.

Additional Efficiency Package Requirements:

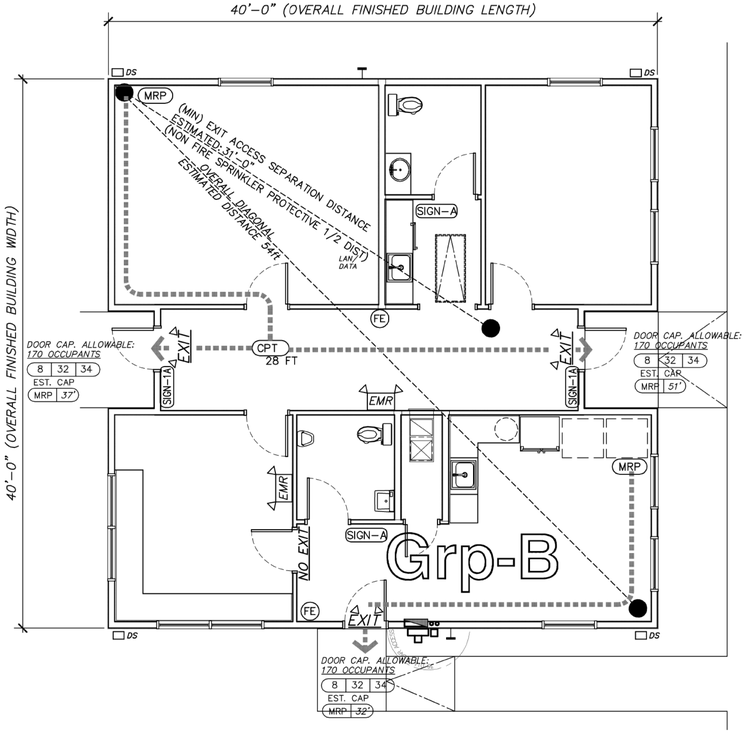
☑ 1. The reduced interior lighting power option has been selected as the additional efficiency package required by this energy code. Requirements for this package are applied to the interior lighting allowance calculations. Full compliance with this efficiency option requires inspection and verification that the interior lighting allowances and fixture schedule found in the interior lighting report are compliant and deemed to pass.

Section 3: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2012 North Carolina Energy Conservation Code requirements in COMcheck Version 4.0.5.1 and to comply with the mandatory requirements in the Requirements Checklist.

MITCHELL LEE SAIEED JR. REGISTERED ARCHITECT 8773 NORTH CAROLINA WILMINGTON BEACH, NC

Michael L Saieed, RA, AIA, LEED-AP — Designer of Record (Name - Title) — Signature — February 19, 2018 (Date)

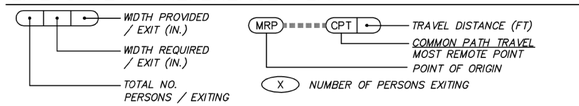


SITE NORTH / PLAN NORTH — A / G101

GENERAL ARRANGEMENT LIFE SAFETY PLANS

SCALE: 1" = 10'-0"

"LIFE SAFETY" REFERENCE PLAN



11 TOTAL NUMBER OF PERSONS EXITING BUILDING (OR) OCCUPIED SPACE (HIGHEST CAPACITY FLOOR LEVEL) (BY DESIGN/PROGRAMMING)

LEGEND (LIFE SAFETY PLAN)

FE — PORTABLE FIRE EXTINGUISHER SURFACE WALL MOUNT UNIT; TOP/LEVER HEIGHT @ 42" AFF (MULTI-PURPOSE CARBON DIOXIDE (MIN.15lb) CLASS TYPE ABC)

SIGN-- — WALL MOUNTED EXIT IDENTIFICATION SIGNAGE (SEE SIGNAGE DETAIL B/N100)

EXIT — DEDICATED BUILDING ACCESSIBLE MEANS OF EGRESS W/ OVERHEAD EXIT LIGHT AND EMERGENCY BACKUP. AT NON-DIRECT EXITS, PROVIDE DIRECTIONAL ARROW TO EXIT. (OPTIONAL: COMBINATION UNIT W/ EMERGENCY DIRECTIONAL (ACCESSIBLE PATHWAY) ADJUSTABLE (TWO) HEADS LED LIGHTING (REFERENCE NEC 2015 ELECTRICAL CODE AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILED INFORMATION)

NO EXIT — EXTERIOR SERVICE ACCESS DOOR; NOT DECLARED AN ACCESSIBLE (HC/ADAG) MEANS OF EGRESS. (PROVIDE "NO EXIT" PLACARD, MIN. 2" RED LETTERS; MOUNTED 48" A.F.F.)

EMR — MEANS OF EGRESS EMERGENCY DIRECTIONAL LIGHTING; BATTERY BACKUP; SURFACE WALL OR CEILING MOUNTED (REFERENCE NEC 2015 ELECTRICAL CODE AND ELECTRICAL DRAWINGS FOR APPROXIMATE REQUIRED QUANTITIES FOR ALLOWABLE DISTANCE LOCATIONS) (OPTIONAL: COMBINATION UNIT W/ EXIT SIGNAGE)

ASSUMED PATH OF TRAVEL (LESS THAN 200ft) FROM THE "MOST REMOTE POINT" TO DEDICATED MULTIPLE EXITS: ACCESSIBLE MEANS OF EGRESS

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
-	-	-
-	-	-

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

BUILDING CODE & LIFE SAFETY PLAN
job status **Contract Documents - Issued for Construction**

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
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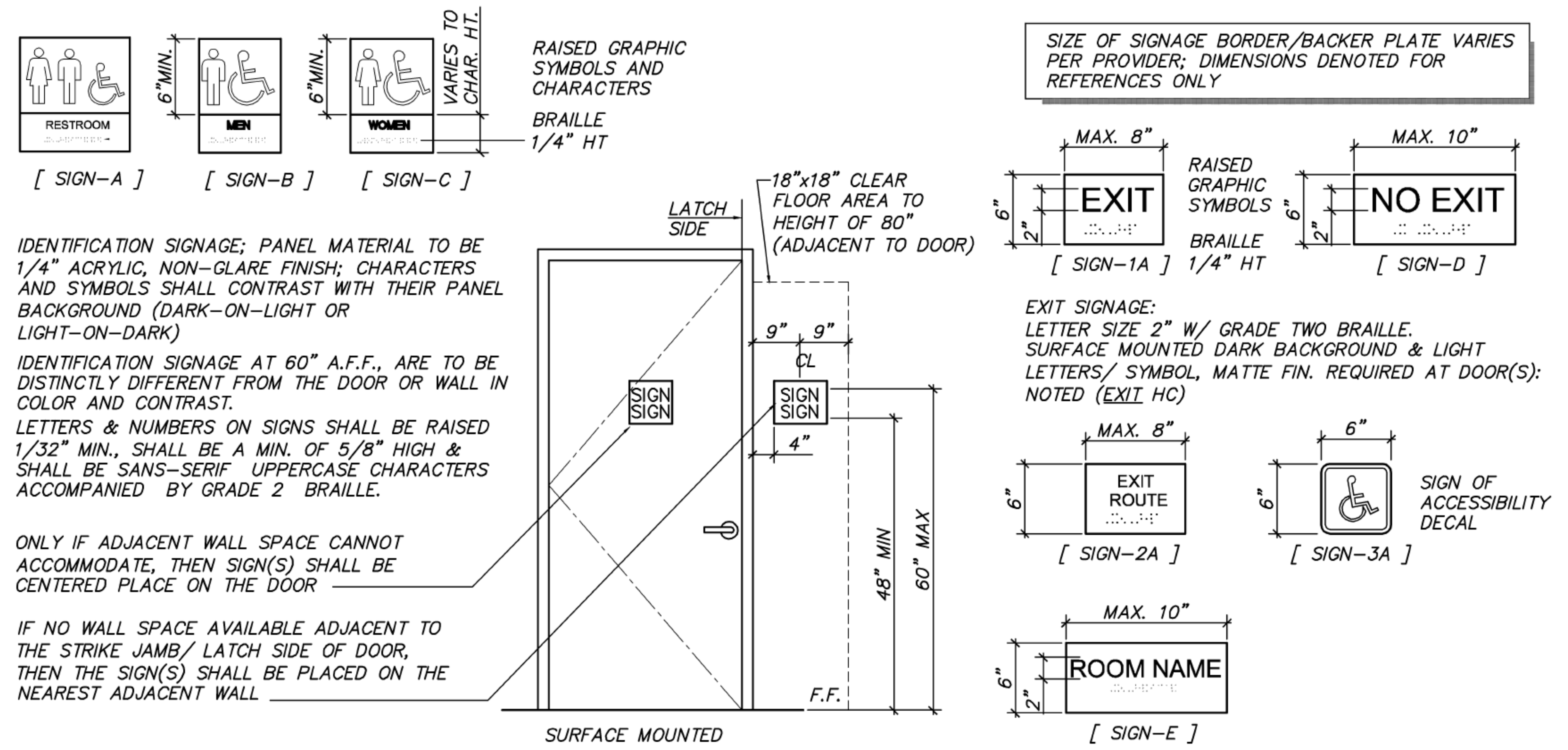
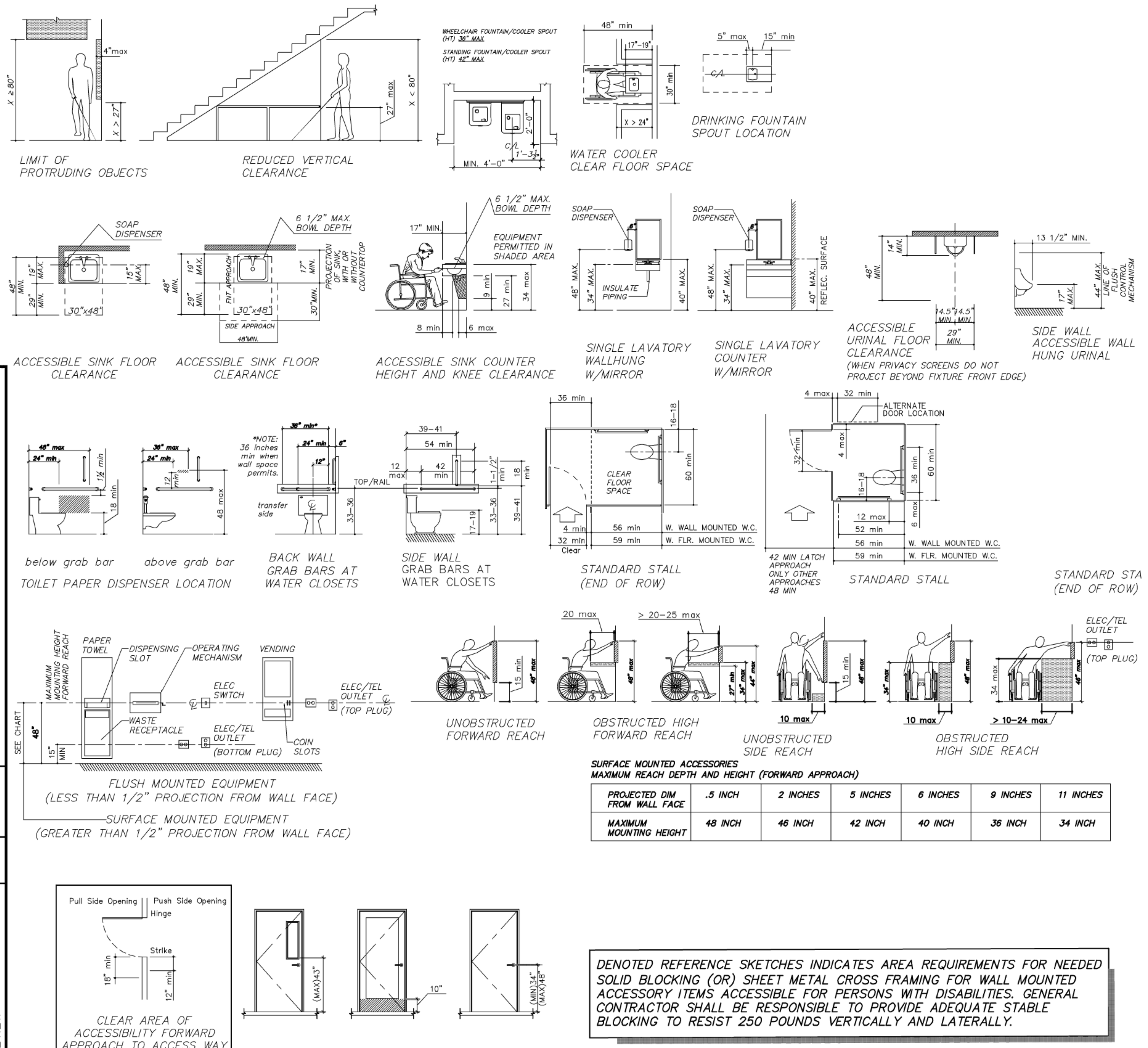


(B / N100) TACTILE SIGN DETAILS

NOT TO SCALE:



SURFACE MOUNTED ACCESSORIES
MAXIMUM REACH DEPTH AND HEIGHT (FORWARD APPROACH)

PROJECTED DIM FROM WALL FACE	.5 INCH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAXIMUM MOUNTING HEIGHT	48 INCH	46 INCH	42 INCH	40 INCH	36 INCH	34 INCH

DENOTED REFERENCE SKETCHES INDICATES AREA REQUIREMENTS FOR NEEDED SOLID BLOCKING (OR) SHEET METAL CROSS FRAMING FOR WALL MOUNTED ACCESSORY ITEMS ACCESSIBLE FOR PERSONS WITH DISABILITIES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE STABLE BLOCKING TO RESIST 250 POUNDS VERTICALLY AND LATERALLY.

(A / N100) TYPICAL REFERENCES for (ANSI/ADAAG (HC) ACCESSIBILITY CLEARANCES

NOT TO SCALE

GENERAL NOTES (SEE ADDITIONAL REFERENCES FOR REQUIRED "IN-WALL" BLOCKING)

TYPICAL BATHROOMS (PRIMARY AND SECONDARY USES) ARE DESIGNED IN REFERENCE TO ICC-IBC/NCBC 2012 CHAPTER 11 & ICC/ANSI A117.1 FOR AMERICANS WITH DISABILITIES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PRE-FRAME WITH BLOCKING FOR SUPPORTING WALL MOUNTED HARDWARE ACCESSORIES NEEDED FOR PERSONS WITH DISABILITIES.

ALL GRAB BARS ACCESSORIES, AND THEIR FASTENERS SHALL BE CAPABLE OF SUPPORTING A 250 POUND LOAD APPLIED IN ANY DIRECTION, ANYWHERE ALONG ITS LENGTH.

PROVIDE HORIZONTAL GALV. SHEET METAL STRIPPING (MIN 54mils 16ga) CROSS WIDTH TO WALL STUD FLANGES FOR SECURING INDICATED WALL MOUNT ACCESSORIES; CONTRACTOR TO REFERENCE MILLWORK SHOP DRAWINGS AND TOILET ACCESSORIES LOCATIONS FOR RECOMMENDED MOUNTING HEIGHTS

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
–	–	–

FLOOR PLAN LEGEND

- (SIGN-) WALL MOUNTED (DOOR MOUNTED IF NOT APPLICABLE) IDENTIFICATION SIGNAGE (SEE SIGNAGE DETAIL SHEET B/N100)
- ⟨1⟩ DESIGNATES WALL TYPE CONSTRUCTION; (SEE SHEET 1/N102 FOR TYPICAL WALL TYPES)
- (FE) FIRE EXTINGUISHER WALL MOUNT UNIT W/ LEVER HT. @ 42" AFF (MULTI-PURPOSE CARBON DIOXIDE (MIN.10lb) CLASS TYPE ABC)
- [FEC] FIRE EXTINGUISHER & SEMI-RECESS METAL CABINET; IN-WALL MOUNTED 42" AFF FROM TOP LEVER/HANDLE (MIN.10lb) CLASS TYPE ABC); FACE FINISHED CABINET SHALL NOT EXTEND > 4" INTO ANY PATH OF CIRCULATION; PROVIDE RATED CABINET WHERE INSTALLED IN RATED WALL.
- (#) INDICATES DOOR IDENTIFICATION NUMBER; SEE ARCH SHT XXX FOR INFORMATION ON NOM. DOOR/FRAME SIZES, DESIGNATION TYPES & HARDWARE (REFERENCE ARCH AXXX FOR DETAILED INFOR'N)
- (A) INDICATES WINDOW IDENTIFICATION NUMBER; REF. SEE SHEET D/A201 FOR DETAILED INFORMATION FOR WINDOW FRAME DIMENSIONS AND NOTES
- SWC/HM (WIDTH) x (HEIGHT) DESIGNATES SIZES AND DOOR – SOLID WOOD CORE (SCW) AND FRAME – METAL FRAME (HM) HOLLOW METAL OR METAL KNOCK DOWN FRAME
- M.T. DESIGNATES EXTRUDED (SOLID) ALUMINUM FLOOR FINISH FLUSH TRANSITION THRESHOLD; ADAAG/HC "BARRIER FREE" ACCESSIBLE CROSS-OVER (MAX. 1/2" THK'N,)
- E.J. EXPANSION CONSTRUCTION JOINT EXTERIOR (NOM. 1/2"); TRAFFIC GRADE BITUMINOUS MATERIAL; PERIMETER CONCRETE SLAB TO WALL
- M.T.S. ALUM. EXTRUDED THRESHOLD TRANSITION STRIP; APPROPRIATE FINISH STRIP, JOINT SYSTEM AT FINISHED FLOORING CHANGES FROM ONE MATERIAL TO ANOTHER; TYPICAL FINISHED CARPET TO TAPERED TO FINISHED CONCRETE SLAB; DISABILITY ACCESSIBLE (ANSI/ADAAG)
- C.T.J. CONCRETE FLAT SLAB CONTROL JOINT; PER-FORMED "T-SHAPE" PLASTIC CRACK CONTROL STRIP (OPTIONAL: SAW CUT CONTROL JOINT; SAW CUT TOP SURFACE)
- C.J. CONSTRUCTION JOINT; SEPARATE FLOOR SLAB POUR W/ FORMED CONT. (SHEAR) KEYWAY AT ABUTTING PERIMETER SLAB EDGES
- C.S. CONCRETE SLAB CONTROL JOINT; TOOLED JOINT
- ⌖ ARCHITECTURAL VERTICAL CONTROL; SURFACE FINISHED ELEVATION POINT
- FD ⊠ FLOOR DRAIN, APPROXIMATE LOCATION CAST-IN-SLAB RECESS AND SLOPE FOR DRAINAGE (MIN 16" SQ. FLOOR SLAB TAPERED TO DROPPED INLET WASTE DRAIN) REFERENCE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
- ═ DESIGNATES PROPOSED (NEW WORK) WOOD STUD WALL FRAMING LOCATIONS (REFERENCE A/XXX FOR TYPICAL WALL TYPE CONSTRUCTION ASSEMBLY)
- (HC) DESIGNATED AS HANDICAPPED ACCESSIBILITY "ARCHITECTURAL BARRIER FREE" (CLEAR FLOOR AREA: 60" DIAMETER TURNING AND 60"x60" SQUARE SPACE DENOTED ADA/ANSI) (OR) 30"x48" FORWARD AND SIDE APPROACHES)

GENERAL ACCESSIBILITY REQUIREMENTS

THE BUILDING OWNER AND GENERAL CONTRACTOR SHALL INSURE THAT THIS FACILITY SHALL BE "BARRIER FREE" ACCESSIBLE TO AND USABLE BY PERSON(S) WITH DISABILITIES. ACCORDING TO THE LATEST EDITION TO THE ICC-IBC/NCBC 2012 CHAPTER 11 & ICC/ANSI A117.1 ACCESSIBILITY CODES REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST (BUT NOT LIMITED TO) OF REQUIREMENTS. (REFERENCE 1/N103 FOR ADDITIONAL DETAILS AND GENERAL NOTES)

1. OPERABLE DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30"(MIN.) AND 42"(MAX.) ABOVE FLOOR OR GROUND LEVEL AND BE LEVER TYPE, DESIGNATED FOR (HC) ACCESSIBLE..

2. TOILETS ROOMS & ACCESSORIES:

A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.

B: A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR (or) BACK OF ENTRY DOOR.

C. LOCATE THE WATER CLOSET (MIN.)16.6" TO (MAX)17.5" FROM THE CENTER LINE OF THE FIXTURE TO THE FINISHED WALL SURFACE. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. TANK TYPE FLUSH LEVER SHALL BE POSITION TOWARD (SIDE APPROACH) ACCESSIBLE CLEAR FLOOR AREA FOR SIDE REACH

D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL, WITH (36) BEHIND TOILET AT 6" FROM THE WALL, AND (42) ADJACENT TO AT 12" FROM THE WALL AND CENTERLINE MEASURED 33"-36" PARALLEL TO AND ABOVE THE FLOOR. PROVIDE ADDITIONAL SIMILAR 18" VERTICAL PULL BAR 1-1/2" ABOVE HORIZONTAL SIDE BAR CENTERLINE MEASURED AVE. 39"-41" FROM REAR WALL.

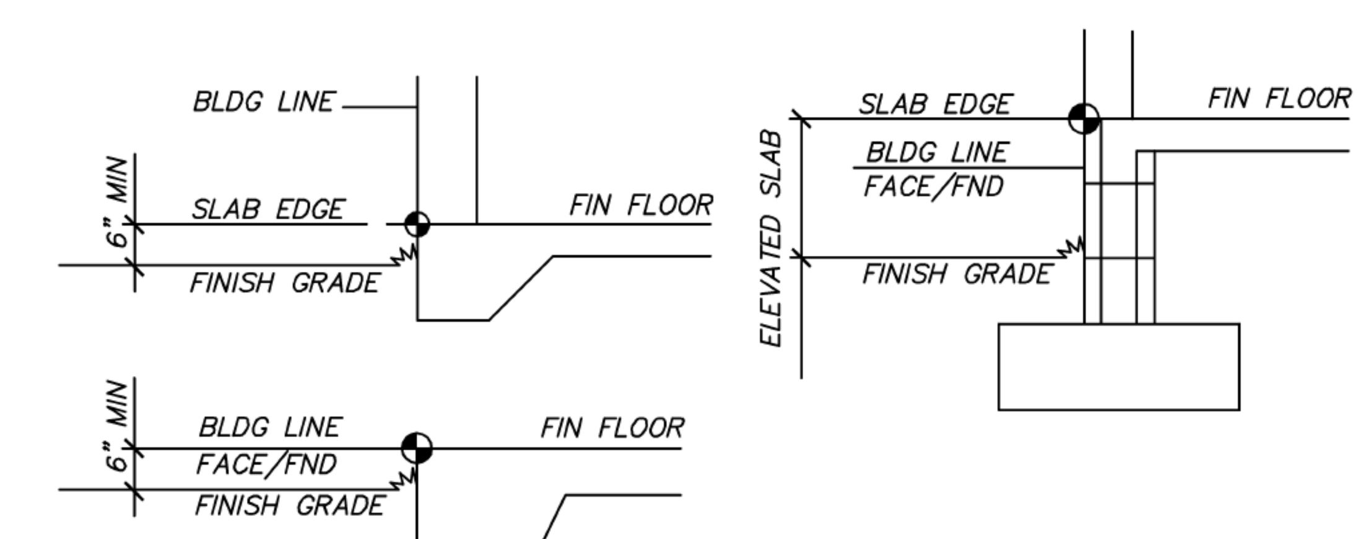
E. LAVATORY TO BE MOUNTED 34"(MAX.) ABOVE THE FINISHED FLOOR TO RIM WITH CLEAR FLOOR KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE). EXPOSED WATER/WASTE PLUMBING SHALL BE CLEAR OF ACCESSIBLE FLOOR AREA AND PROTECTED WITH PROPRIETARY VENDOR SUPPLIED "VINYL INSULATED PROTECTION COVERS" SHALL BE PROVIDED TO EACH SERVICE LINE (SIM. MFG. "TRUEBRO")

F. INSTALL MIRROR 40"(MAX.) ABOVE THE FINISHED FLOOR (BOTTOM FIN. EDGE) AND (72" TOP FIN. EDGE).

SYMBOL KEY

- (20) WINDOW TYPE
- (A) DOOR NUMBER
- ⟨01⟩ PLAN/SECTIONAL KEYNOTES
- ⟨1⟩ WALL TYPE CONSTRUCTION
- (D / SHEET) ELEVATION KEY
- (3 / SHEET) ASSIGNED IDENTIFIER (LETTER OR NUMBER); SHEET NUMBER FOR REFERENCE DRAWING
- [100] ROOM NUMBER
- (5 / SHEET) BUILDING SECTION KEY
- A301 SECTION KEY
- (5 / SHEET) DETAIL KEY ENLARGED PLAN
- ⌖ ELEVATION TARGET POINT

BUILDING LINE DEFINITION



VERTICAL CONTROL EQUIVALENTS:

FF – ARCHITECTURAL (DENOTED FOR SIMPLISTIC DESIGNS)
FINISHED FIRST FLOOR ELEVATION (EL) = 0'-00" (0.00' A.F.F.)

FG – ARCHITECTURAL FINISHED GRADE
ELEVATION (EL) = (-)3.000' A.F.F.
(EST. 5'-0" FROM DESIGNATED BUILDING LINE)

EL. FF – CIVIL SITE PLAN = FINISHED SLAB ELEVATION (MHSL)

FG – FINISH GRADE (BUILDING GRADE PERIMETER) = EL. (T.B.D.') MSL
(EST. 12'-0" FROM DESIGNATED BUILDING LINE)
(SEE CIVIL SITE DWG'S FOR ACTUAL FINISH GRADE (DECIMAL (FT) DESIGNATION)

CONVERSION CHART

US STANDARD STEEL GAUGE
EQUIVATENTS IN NOMINAL DIMENSIONS

MINIMUM DELIVERED THICKNESS (mils)	REFERENCE GAUGE STEEL SHEET (ga)	REFERENCE THICKNESS ALUMINUM 3003 (inch)
18	25	0.018"~0.021"
27	22	0.027"~0.031"
33	20	0.035"~0.040"
43	18	0.042"~0.045"
54	16	0.050"~0.055"
68	14	0.064"~0.071"
97	12	0.080"~0.102"

GENERAL ABBREVIATIONS

ADA AMERICAN/DISABILITY ACT
ADAAG ADA ACCESSIBLE GUIDELINES
AFF ABOVE FINISHED FLOOR*
AFG ABOVE FINISHED GRADE*
AGGR AGGREGATE
AHR ANCHOR
AHU AIR HANDLING UNIT*
ALUM ALUMINUM
ALT ALTERNATE*
ANOD ANODIZED
ASSY ASSEMBLY
ATTACH ATTACHMENT
AVG AVERAGE
AHJ AUTHORITY HAVING JURISDICTION

BRD BOARD
BITUM BITUMINOUS
BL BUILDING LINE
BLDG BUILDING
BLK BLOCK
BM BEAM
BOT BOTTOM
BRG BEARING

C/C CENTER TO CENTER*
CABT CABINET
CPT CARPET
CAV CAVITY
CD CORNER GUARD*
CEMT CEMENT
CER CERAMIC
CHAN CHANNEL
CHFR CHAMFER*
CJ CONSTRUCTION JOINT
CL CENTER LINE
CLG CEILING
CJ CONTROL JOINT
CLR CLEAR
CMU CONCRETE MASONRY UNIT*
CO CASED OPENING*
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS (ACTION)

DBL DOUBLE
DEMO DEMOLITION*
DET DETAIL
DF DRINKING FOUNTAIN
DIM DIMENSION
DIST DISTANCE
DN DOWN
DS DOWNSPOUT
DWG DRAWING

EL ELEVATION
EMER EMERGENCY
EQ EQUALLY SPACED
EQUIP EQUIPMENT*
EST ESTIMATE
EW EACH WAY
EWC ELECTRICAL WATER COOLER
EWH ELECTRICAL WATER HEATER*

EXHT EXHAUST FAN*
EXP EXPANSION
EJ EXPANSION JOINT
EXST EXISTING
EXT EXTERIOR

FACP FIRE ALARM CONTROL PANEL*
FD FLOOR DRAIN
FDN FOUNDATION
FEC FIRE EXTINGUISHER CABINET*
FRP FIBERGLASS*
FIN FINISH*
FIN FL FINISH FLOOR*
FIN GR FINISH GRADE*
FLR FLOOR(ING)*
FTG FOOTING

GA GAGE
GALV GALVANIZED
GND GROUND
GYP BD GYPSUM BOARD*

H PLAM HIGH PRESSURE LAMINATE*
HC HOLLOW CORE*
HDWR HARDWARE*
HGT HEIGHT
HORIZ HORIZONTAL
HPT HIGH POINT
HVAC HEATING, VENTILATION, AIR CONDITIONING*
HWH HOT WATER HEATER

INSUL INSULATION
INTR INTERIOR

JST JOIST*
JNT JOINT

LAM LAMINATION
LAV LAVATORY
LONG LONGITUDINAL
LPT LOW POINT*
LT WT LIGHTWEIGHT*
LTG PNL LIGHTING PANEL*
LVL LAMINATED VENEER LUMBER

MASO MASONRY*
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MET METAL
MFG MANUFACTURING
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MR MOISTURE RESISTANT
MTD MOUNTED

NA NOT APPLICABLE
NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE

O/C ON CENTER
OD OUTSIDE DIAMETER
OPP OPPOSITE
OVHD OVERHEAD

PEMB PRE-ENGINEERED METAL (MFR) BUILDING
PERP PERPENDICULAR
PLYWD PLYWOOD
PNL PANEL
PR PAIR
PREFAB PREFABRICATED
PREFIN PREFINISHED*
PRELIM PRELIMINARY
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
PTD PAINTED

REF REFERENCE
REINF REINFORCE(D)(ING)(MENT)
REQ REQUIRED
RO ROUGH OPENING

SCHED SCHEDULE
SHT SHEET(ING)*
SIM SIMILAR
SPCL SPECIAL
SPEC SPECIFICATION
SF (SqFt) SQUARE FOOT
SS STAINLESS STEEL
STC SOUND TRANSMISSION CLASS*
STD STANDARD
STL STEEL
STOR STORAGE
STRUCT STRUCTURAL*

T&B TOP AND BOTTOM
T&G TONGUE AND GROOVE
T/ TOP OF (CONSTRUCTED ELEMENT)
THK THICKNESS*
THRU THROUGH
TEMP TEMPERED GLASS*
TOL TOTAL
TV TELEVISION
TYP TYPICAL
TELE TELEPHONE CABINET*
TYP TYPICAL
TBD TO BE DETERMINE

UNO UNLESS OTHERWISE NOTED*

VCT VINYL COMPOSITION TILE*
VERT VERTICAL

W/ WITH
W/O WITHOUT
W/W WALL TO WALL*
WC WATER CLOSEST
WCO WALL CLEANOUT*
WD WOOD
WWF WELDED WIRE FABRIC*

XFMR TRANSFORMER

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

ACCESSIBILITY DETAILS, SYMBOLS AND LEGENDS

job status: **Contract Documents - Issued for Construction**

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
drawing no.	N100
revision no.	0

GENERAL CONDITIONS

1. THE USE OF THESE DOCUMENTS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED

2. GENERAL CONTRACTOR AND ASSOICATED TRADES (SUB-CONTRACTORS) SHALL TO BE FAMILIAR WITH ALL LOCAL ZONING CRITERIA, SPECIAL WORKING CONDITIONS PERTAINING TO ALL BARRICADES, NOISE, DUST, TRASH REMOVAL, ETC. COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION. ANY WORK THAT IS REQUIRED TO TAKE PLACE AT NIGHT OR DURING OFF HOURS SHALL BE VERIFIED WITH GENERAL CONTRACTOR'S PROJECT MANAGER AND ITS COST TO BE INCLUDED IN THE BID.

3. THE GENERAL CONTRACTOR SHALL TO PROTECT NEWLY INSTALLED MATERIALS, MILLWORK, BUILT-INS AND FINISHES. PROTECT PUBLIC AREAS NOT UNDERGOING WORK, ADJOINING AREAS FROM ANY DAMAGE WHICH MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ANY DAMAGE ARISING FROM HIS WORK.

4. THE GENERAL CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THEIR WORK INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT, AND TELEPHONE (OR SITE SUPERINTENDENT W/ CELLULAR PHONE). THE CONTRACTOR SHALL MAINTAIN AT THEIR COST A JOB PHONE, AND ON SITE OFFICE AREA PROPERLY SECURED.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN AT THE SITE A WORKING DOCUMENT PRINT SET (IF NOT PRESENTED OTHERWISE WITHIN CONTRACT DOCUMENT SET) AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES, INDICATING ANY CHANGES, DEVIATIONS, OR ALTERATIONS; AND SHALL PROVIDE A REVISED SET DENOTED AS "RECORD DOCUMENTS" DRAWINGS TO BE TURNED OVER TO THE BUILDING OWNER/DEVELOPER AND LEASE TENANT/OWNER AT THE COMPLETION OF WORK.

6. THE GENERAL CONTRACTOR SHALL DILIGENTLY PERFORM THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE THE PERSONAL SUPERVISION AND ATTENTION THERETO AND MAINTAIN A COMPETENT SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR THE CONTRACTOR'S FIRM. PROVIDE SUFFICIENT AND SATISFACTORY ON-SITE WORKERS REQUIRED TO ENSURE THE PERFORMANCE OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LAYOUT AND FOR THAT OF THEIR TRADE SUB-CONTRACTORS. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. DENOTED (REF) SHALL BE DIMENSION "TO" AS (COMPARISON) PRE-EXISITNG CONDITIONS TO CROSS-REFERENCE. ANY VARIANCES FROM THESE WILL BE AT THE RISK OF THAT TRADE OR CONTRACTOR. VERIFY ANY EQUIPMENT CLEARANCES PRIOR TO LAYOUT, THE TRADES SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT THESE TO THE ARCHITECT. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THEIR ON-SITE WORKERS WITH TRADE SUB CONTRACTORS, AND OWNER. ANY FAILURE TO PROPERLY COORDINATE WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE SHALL BE BOURNE BY THE GENERAL CONTRACTOR.

8. THE GENERAL CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK WORKMAN'S COMPENSATION, COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE, IN ACCORDANCE WITH THE OWNER(S), AND LOCAL REQUIREMENTS. LAWS OF THE STATE AND AS DIRECTED BY THE OWNER(S), PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE OWNER(S) AND ARCHITECT. THE GENERAL CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY OF ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. ANY ADDITIONAL SINGLE PROJECT SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION COSTS, SHALL BE BORNE BY THE GENERAL CONTRACTOR.

9. GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK INCLUDING WORK PERFORMED BY TRADE SUB-CONTRACTOR'S FOR A PERIOD OF ONE (1) YEAR COMMENCING WITH THE DATE OF TOTAL COMPLETION (PUNCH LIST) OF THE WORK. FURNISH ALL WRITTEN WARRANTIES TO OWNERS REPRESENTATIVES PRIOR TO SUBMISSION OF FINAL PAYMENT.

10. GENERAL CONTRACTOR AND TRADES SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK, JOIN MATERIALS TO UNIFORM, ACCURATE FITS SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS OF OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT

11. THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL MILLWORK ITEMS FOR THE DEVELOPER'S REVIEW. DRAWINGS SHALL SHOW FIELD VERIFIED DIMENSIONS, METHODS OF SUPPORT AND ATTACHMENT, AND SAMPLES OF FINISH TO BE APPLIED.

12. WARRANTIES AND GUARANTEES: IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, GENERAL CONTRACTOR HEREBY GUARANTEES THAT AT DELIVERY TO THE OWNER(S) FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS AGREEMENT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY OWNER AND OWNER'S PROPRIETARY EQUIPMENT SPECIALIST) AND THAT ALL LABOR, THE AFOREMENTIONED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE SAME SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE OWNER'S SATISFACTION BY THE GENERAL CONTRACTOR AT THE GENERAL CONTRACTOR'S EXPENSE.

13. ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF THE LEASE TENANT/OWNER PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE LEASE TENANT/OWNER OR THEIR REPRESENTATIVES FOR SUCH ITEMS.

14. THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES AND POLICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND RUBBISH. ALL MATERIALS SHALL BE STACKED NEATLY IN CENTRAL LOCATIONS AND COORDINATE IT'S DISPOSAL LOCATION WITH THE GENERAL CONTRACTOR'S SUPERINTENDENT. GENERAL CONTRACTOR AND TRADE SUB-CONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. PROVIDE DUMPSTER AS REQUIRED.

15. CLEAN UP AND JOB COMPLETION.
    A. ALL PUNCH LIST ITEMS SHALL BE COMPLETED WITH THE SATISFACTION OF [LEASE TENANT AND BUILDING OWNER(S)] REPRESENTATIVE BEFORE FINAL PROJECT RELEASE WITH A WRITTEN ACCEPTANCE BETWEEN CONTRACTOR AND OWNER(S)
    B. PREMISES TO BE TURNED OVER CLEAR OF ALL DEBRIS, PACKING BOXES, WRAPPINGS, AND EXCESS MATERIALS.
    C. ALL GLASS TO BE CLEANED OF PROTECTIVE PADS, MASTIC AND MARKINGS.
    D. ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE PROVIDED.
    E. A COMPLETE LIST OF ALL SUB NAMES, ADDRESSES, AND TELEPHONE NUMBERS, TO BE SUBMITTED TO [LEASE TENANT AND BUILDING OWNER(S)]

16. FINAL PAYMENT
    1. ALL FINAL WAIVER MUST BE SUBMITTED WITH FINAL PAYMENT REQUEST.
    2. ALL PUNCH LIST ITEMS MUST BE COMPLETED PRIOR TO RELEASE OF FINAL PAYMENT.

GEN. ARCHITECTURAL CONSTRUCTION & PLAN NOTES

THESE WORKING DOCUMENTS HAVE BEEN PREPARED FOR THE BUILDING OWNER(S) AND BY THE BUILDING OWNER(S)' DIRECTIONS WITH SELECTED GENERAL CONTRACTOR AS A DESIGN/BUILD SERVICES FOR THE PURPOSE OF DEPICTING OVERALL BUILDING GEOMETRY, AND THE ASSEMBLY OF ARCHITECTURAL ELEMENTS AND THEIR COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS FOR BUILDING TYPE, MATERIAL FINISHES, ACCESS TO EXITS, AND EXIT SYSTEMS ONLY. FOR COMPLETE CONSTRUCTION INFORMATION, THESE DRAWINGS MUST BE USED IN CONJUNCTION WITH PLUMBING, MECHANICAL, ELECTRICAL, AND MANUFACTURER ENGINEERED BUILDING WOOD TRUSSES PROPRIETARY VENDOR'S SHOP DRAWINGS; AND (IF APPLICABLE) SPECIAL CONSTRUCTION STEEL FABRICATOR'S SHOP DRAWINGS; PROVIDED BY OTHERS.

THESE WORKING DRAWINGS SHOULD PROVIDE THE BUILDING OWNER(S)/GENERAL CONTRACTOR A BASIC SET OF CONTRACT DOCUMENTS (AS A DESIGN/BUILD MECHANISM) FOR PRICE BIDDING AND PERMITTING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THESE CONTRACT DOCUMENTS, FOR CROSS-REFERENCING RESPECTIVE DESIGN/BUILD CONSTRUCTION TRADES, DIMENSIONS AND SITE VERIFYING OF EXISTING CONDITIONS (ABOVE AND BELOW GRADE) FOR ALL THEIR ACCURACY'S, AND CONFIRMING THAT THE WORK IS BUILD-ABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE BUILDING OWNER(S)/GEN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT OR PROJECT DESIGN DISCIPLINES BEFORE PROCEEDING WITH CONSTRUCTION IN QUESTION. THE CONTRACTOR SHALL BE ABLE TO MAKE ANY MODIFICATIONS DEEMED NECESSARY FOR GOOD CONSTRUCTION PRACTICE UNDER THE LATEST EDITION "ICC/IBC-NCBC 2012 ed. GENERAL CONSTRUCTION" INCLUDING AND ANY OTHER ADDITIONAL LOCAL AREA ZONING ORDINANCE

THE BUILDING OWNER'S ASSIGNED AGENT (AND/OR) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THESE CONTRACTS DOCUMENT REVIEWED FOR ALL NECESSARY APPROVALS AND OBTAINING ALL REQUIRED PERMITS, AND APPLICATIONS IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY BUILDING CODES, AND LOCAL AREA ZONING ORDINANCE, FROM LOCAL AUTHORITIES HAVING JURISDICTION.

THE BUILDING OWNER'S GENERAL CONTRACTOR SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE TO AND USABLE BY PERSON(S) WITH DISABILITIES. ACCORDING TO THE LATEST EDITION/REVISION TO THE "AMERICAN NATIONAL STANDARDS" ICC/ANSI A117.1 2009; ACCESSIBILITY CODE REQUIREMENTS OF THE APPLICABLE STANDARDS.

BUILDING OWNER'S SHALL SPECIFY COMMERCIAL TYPE OF APPLIANCES (KITCHEN EQUIPMENT) AND CABINETRY MILLWORKS (KITCHEN & BAR) DESIGN LAYOUTS WITH MATERIAL SELECTIONS FROM VENDOR'S DESIGN ARRANGEMENT INSTALLATION SHOP DRAWINGS AND PLUMBING FIXTURES FOR SUB-CONTRACTORS TO INSTALL. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE WITH BUILDING OWNER'S APPROVAL ALL OTHER APPLIANCES AND FIXTURES, (MECHANICAL, ELECTRICAL AND PLUMBING (MEPs)) THAT BUILDING OWNER(S) HAS NOT PREVIOUSLY SPECIFIED (OR) WITHIN REFERENCED ENGINEEER(S) MEP DRAWINGS.

GENERAL CONTRACTOR SHALL COORDINATE W/ BUILDING OWNER(S)' SPECIALITY EQUIPMENT VENDOR'S PRODUCT "CUT SHEETS" FOR REQUIRED SERVICE UTILITY CONNECTIONS AND LOCATIONS OF ALL WALL OR CEILING MOUNTED EQUIPMENT AND THEIR ADEQUATE REQUIRED REINFORCEMENT OF WALL STUDS AND MOUNTING BRACKET CONSTRUCTION DURING ROUGH-IN FRAMING INSPECTIONS,

BUILDING OWNER(S) TO COORDINATE WITH GENERAL CONTRACTOR'S MILLWORK CONTRACTOR FOR CUSTOM DESIGNS AND SELECTED FINISHES FOR CABINETRY BUILT-IN'S & CLOSET STORAGE UNITS. (MILLWORK SUB-CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR ANY REQUIRED WALL FRAMED BLOCKING AND ELECTRICAL/DATA/PHONE OUTLETS NEEDED FOR MILLWORK INSTALLATION) DRAWINGS SHALL SHOW FIELD VERIFIED DIMENSIONS, METHODS OF SUPPORT AND ATTACHMENT, AND SAMPLES OF FINISH TO BE APPLIED.

BUILDING OWNER SHALL REVIEW RESTROOM ACCESSORIES FOR FINAL APPROVAL; GENERAL CONTRACTOR TO PROVIDE SELECTED FINISHING MATERIALS AND COLOR SAMPLES FOR ALL INTERIOR SURFACE FINISHES NOT DESIGNATED BY BUILDING OWNER(S) OR THE OWNER(S)' REPRESENTATIVE

THE GENERAL CONTRACTOR SHALL SUBMIT ALL PROPOSED SUBSTITUTIONS TO THE DESIGNER(S) OF RECORD IN WRITING WITH SUFFICIENT INFORMATION, SAMPLES AND DIFFERENCE IN COST FOR EVALUATION. SUBSTITUTIONS MUST BE APPROVED IN WRITING BEFORE THEY MAY BE USED. IF THE CONTRACTOR, BUILDING OWNER(S) OR THE OWNER(S)' REPRESENTATIVE SUBSTITUTE A MATERIAL, REVISE A CONSTRUCTION DETAIL, METHOD OF ATTACHMENT OR IN ANY WAY ALTER THE WORK SO THAT IT DOES NOT CONFORM WITH THESE DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY AS TO THE AESTHETIC EFFECT, SUBSEQUENT FAILURE, PROPERTY DAMAGE OR PERSONAL LIABILITY.

THE USE OF THE WORD 'TYPICAL' MEANS FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

DETAILS ARE USUALLY KEYED ONLY ONCE ON THE PLANS (ON ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT CONSTRUCTION DOCUMENT SET UNLESS OTHERWISE NOTED.

REFER TO "WALL TYPE LEGEND" DETAILS FOR DESIGNATED WALL TYPES KEYED ON FLOOR PLAN.

SEE FLOOR PLAN SHEETS FOR ALL BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATIONS

DO NOT SCALE DRAWINGS. GOVERN DIMENSIONS: LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTORS SHALL WORK FROM MOST RECENT DRAWINGS SUPPLIED BY OWNER(S) OR ARCHITECT.

TYPICAL FLOOR PLAN DIMENSIONS OF INTERIOR WALLS ARE MEASURED FROM "FACE TO FACE" OF WALL STUDS (FACE END (2x WOOD) EDGE FRAMING, UNLESS NOTED OTHERWISE

THE GENERAL CONTRACTOR SHALL LAYOUT WALL LOCATIONS AND CENTER LINE PLUMBING FIXTURE LOCATIONS AND REVIEW THIS LAYOUT WITH THE ARCHITECT AS NECESSARY.

HINGE SIDE OF DOOR TO BE MIN. 5" OFF INSIDE FACE OF PERPENDICULAR STUD WALL (UNLESS NOTED OTHERWISE); PROVIDE WALL MOUNTED BUMPER @ DOOR LEVER-SET HEIGHT.

DIMENSIONAL LUMBER TO BE USED AS BLOCKING WITHIN WALLS (FOR DENOTED "WALL MOUNTED" ACCESSORIES) ALTERNATE BLOCKING: GALV SHEET METAL (ASTM G40 16 GAUGE (54mils) FASTEN TO AND CONTINUOUS CROSS MULTIPLE WALL STUD FACE EDGES

THE GENERAL CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK, JOIN MATERIALS TO UNIFORM, ACCURATE FITS SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS OF OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT

ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S RECOMMENDATIONS.

ABSOLUTELY NO THRU ROOF PENETRATION ALLOWED WITHOUT BUILDING OWNER'S WRITTEN ACCEPTANCE AND GENERAL CONTRACTOR'S WRITTEN ASSURANCE TO MAINTAIN ROOF WARRANTY PER FINISHED ROOF PROPRIETARY MANUFACTURER RECOMMENDATIONS

"SPECIFIC" GENERAL CONDITIONS: THE PRESENCE OF THE ARCHITECT'S REPRESENTATIVE (OR VISITING ARCHITECT) ON THE JOB SITE DOES NOT IMPLY CONCURRENCE OR APPROVAL OF THE WORK COMPLETED OR BEING PERFORMED DURING SITE VISITS. THE GENERAL CONTRACTOR SHALL CALL SPECIFIC ITEMS TO THE ATTENTION OF THE ARCHITECT'S REPRESENTATIVE IF CONTRACTOR WISHES TO OBTAIN THE ARCHITECT'S APPROVAL. CONSTRUCTION OBSERVATION IS NOT PART OF THIS DESIGN/BUILD CONTRACT BETWEEN DESIGN ELEMENT, INC., WITH BUILDING OWNER(S) AND/OR GENERAL CONTRACTOR

JOB SITE SAFETY: DESIGN/BUILD ARCHITECTURAL FIRM (DESIGN ELEMENT, INC) DOES NOT HAVE CONTRACTUAL RESPONSIBILITY FOR "JOB SITE" SAFETY (AND) PROVIDING SERVICES INVOLVED IN CONSTRUCTION ACTIVITY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE IN HAVING CONTROL OF "JOB-SITE" CONSTRUCTION MEANS, METHODS AND SAFETY PROCEDURES TO ALL EMPLOYED PERSONNEL, CONTRACTED SUB-CONTRACTORS AND BUILDING OWNER'S PROPERTY DURING CONSTRUCTION.

SEVERE COASTAL ENVIRONMENT: DESIGN/BUILD ARCHITECTURAL FIRM (DESIGN ELEMENT, INC) DOES NOT HAVE CONTRACTUAL WARRANTIES FOR OWNER(S)' CONTRACTOR'S PRODUCT MATERIALS, METHODS OF CONSTRUCTION OR INSTALLATION AND MAINTENANCE PROCEDURES FOR THIS PROPOSED PROJECT. "ADVISORY NOTICE:" DUE TO THE VICINITY (WITHIN THREE MILES OF COASTAL SALT WATERS) OF PROPOSED DESIGN/BUILD PROJECT; LOCATED AND SUBJECTED TO SEVERE/ADVERSE ENVIRONMENTAL SURROUNDING CONDITIONS (SALT LATENT AIR AND OCEAN FRONT EXCESSIVE WINDS), THE PROJECT OWNER(S)' MUST BE AWARE TO MAINTAIN A REGULAR SCHEDULE OF AGGRESSIVE BUILDING MAINTENANCE AND AN OPERATIONAL PLAN WITH RECORDS, TO INSURE A REASONABLE PRODUCT MATERIAL LONGEVITY OF THE BUILDING'S FINISHES AND EXTERIOR COMPONENTS. THE "ARCHITECT OF RECORD" HAS PREPARED ONLY, ARCHITECTURAL DETAILED CONSTRUCTION DOCUMENTS AS TO THE BEST PROFESSIONAL DESIGNED OPINIONS, TO REDUCE ABNORMAL WEARING EFFECTS OF AREAS SUBJECTED TO SEVERE COASTAL ENVIRONMENT CONDITIONS.

FINISH NOTES

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADVISING THE BUILDING OWNER(S) AND OWNER(S)' REPRESENTATIVE OF ANY QUESTIONS REGARDING THE FINISH SELECTIONS, FINISH SYSTEMS, METHOD OF APPLICATION, OR SCOPE OF WORK PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

ALL FLAME SPREAD RATINGS FOR INTERIOR FINISHES TO BE IN ACCORDANCE WITH IBC/NCBC-2012 CODE TABLE 803.9 AS FOLLOWS:
EXIT ACCESS CORRIDOR & OTHER EXITWAYS: MINIMUM CLASS "B"
ROOMS AND ENCLOSED SPACES: MINIMUM CLASS "C" OR BETTER.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD INSPECTION OF THE SURFACES TO RECEIVE DECORATIVE COLORED STAIN CONCRETE FINISH, PAINT OR WALL COVERING AND ASSURING THAT SUCH SURFACES ARE ACCEPTABLE FOR APPLICATION PRIOR TO INITIATING ACTUAL FINISH WORK. NO STAIN, PAINT OR FINISH SHALL BE APPLIED ON ANY SURFACE WHICH IS UNFINISHED, OR IMPROPERLY PREPARED OR OTHERWISE NOT FULLY ACCEPTABLE FOR THE FINISH APPLICATION. ALL ROUGHNESS OR OTHER IRREGULARITIES THAT MAY APPEAR AFTER PRIMING SHALL BE THOROUGHLY SANDED OUT OR OTHERWISE CORRECTED TO PROVIDE A SMOOTH, EVEN SURFACE FOR PAINTING AND FINISHING. FINISHED APPLICATION AND WALL APPEARANCE SHALL BE FREE OF SURFACE AND COLOR IRREGULARITIES. BY FINISHING THESE SURFACES, THE FINISH/PAINTING CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR FINAL PRODUCT.

ALL GYPSUM BOARD AT DENOTED RATED PARTITIONS WALLS SHALL BE 5/8" FIRE CODE TYPE "X" (UL LISTED) GYPSUM BOARD CLOSED TO UNDERSIDE OF ROOF/FLOOR DECKS ABOVE IN COMPLIANCE WITH APPLICABLE CODES. GENERAL CONTRACTOR TO VERIFY WALLS ARE CLOSED TO ROOF/FLOOR DECKS AND IN COMPLIANCE WITH CODE, INCLUDE ANY WORK REQUIRED IN BASE BID. [ALL HORIZONTAL GYPSUM BOARD SHEATHING AT THE CEILINGS SHALL BE 5/8" FIRE CODE TYPE "C" (UL LISTED)]

MOISTURE RESISTANT GYPSUM WALL BOARD FINISH (ALL WET AREAS AND ENTRY ALCOVES

ALL FINISHED TRIM TO BE PAINT GRADE POPLAR SMOOTH SANDED FINISHED WITH SCARFED JOINTS AND MITERED CORNER JOINTS GLUED AND NAILED-NO BUTT JOINTS.

PLASTIC LAMINATE COLORS NOT SHOWN ON THE DRAWINGS WILL BE SELECTED AT THE TIME OF SHOP DRAWING SUBMITTAL BY GEN CONTRACTOR W/ OWNER'S APPROVAL..

SOLID SURFACE COMPOSITE, CULTURE (AND/OR) GRANITE COUNTERTOPS TEXTURES AND COLORS NOT SHOWN ON THE DRAWINGS SHALL BE SELECTED AT THE TIME OF SHOP DRAWING SUBMITTAL BY GEN CONTRACTOR W/ OWNER'S APPROVAL.

INTERIOR PAINTING IF APPLICABLE

THE GENERAL CONTRACTOR SHALL SUBMIT FOR THE OWNER'S REPRESENTATIVE 12"x12" SAMPLES, IN DUPLICATES, OF ALL SPECIFIED FINISHES. UPON ACCEPTANCE, ON SAMPLES OF EACH FINISH, SIGNED DUPLICATES FROM THE OWNER'S REPRESENTATIVE SHALL HAVE ONE RETAINED BY OWNER(S) AND THE GENERAL CONTRACTOR. ADDITIONAL DUPLICATES SHALL BE FORWARD TO THE PROPRIETARY MATERIAL VENDOR AND PAINTING SUB-CONTRACTOR FOR THEIR ACKNOWLEDGMENT OF SAMPLE FINISHES TO THE GENERAL CONTRACTOR. COLORS AND MATERIAL FINISHES SHALL BE AS SPECIFIED ON OWNER'S REPRESENTATIVE'S SELECTED COLOR SCHEDULES. ALL FINISHES SHALL MATCH EXACTLY THE SAMPLES AND SPECIFIED COLORS.

BEFORE PAINTING BEGINS, PAINTING CONTRACTOR SHALL VERIFY ALL INTERIOR GYPSUM WALL BOARD SURFACES HAVE RECEIVED A MIN. (GA-214) LEVEL FIVE (5) FINISH. GENERAL CONTRACTOR TO CONFIRM SUITABILITY OF ALL SURFACES TO RECEIVE PAINT AS PER MANUFACTURER'S SPECIFICATIONS. PAINTING CONTRACTOR SHALL NOTIFY TO GENERAL CONTRACTOR IF ANY SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISH AS SPECIFIED. POOR APPLICATION OVER UNSUITABLE SURFACE IS PAINTING CONTRACTORS RESPONSIBILITY.

APPLICATION FOR ALL PAINTED SURFACES SHALL RECEIVE NOT LESS ONE (1) COAT HIGH BUILD (MIN. 35% SOLID) SURFACE PAINT PRIMER AND TWO (2) FINISHED COATS OF ACRYLIC LATEX PAINT SYSTEM, UNLESS OTHERWISE NOTED, USING THE COMPLETE PAINT SYSTEM (SEALER, PRIMER, FINISH COAT, ETC.) AS RECOMMENDED BY THE PAINT MANUFACTURER AND ALL APPLICABLE MINIMUM TRADE STANDARDS.

UNLESS OTHERWISE SPECIFIED, PAINTED FINISH "SHEEN" SHALL BE AS FOLLOWS:

CEILINGS:	LATEX BASE - FLAT "MATTE" FINISH (ONLY IF GYPSUM BOARD)
WALLS:	LATEX BASE - EGG SHELL FINISH (ONLY IF GYPSUM BOARD)
	LATEX BASE - SEMI-GLOSS FINISH (AT ALL PAINTED WALL SURFACES WITHIN BATHROOMS AND HIGH TRAFFIC AREAS: CORRIDORS)
TRIM:	BASE, CROWN MOLDING, DOOR AND WINDOWS (EXCEPT SELECTED AREAS TO BE STAINED))
	LATEX BASE - HIGH-GLOSS FINISH (ONLY IF WOOD OR MDF SELECTED)

ALL MATERIAL WORKMANSHIP OF PAINTED SURFACE SHALL PRODUCE A UNIFORM FINISH OF SMOOTH ROLLED OR BRUSHED WITH NO SKIPS, LAPS, OR STREAKS.

THE GENERAL CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING LIGHT FIXTURES, DIFFUSERS, REGISTERS, FITTINGS, ETC. THE GENERAL CONTRACTOR SHALL RECEIVE ALL ELECTRICAL SWITCH AND OUTLET PLATES, SURFACE HARDWARE, ETC. BEFORE PAINTING. THE GENERAL CONTRACTOR SHALL PROTECT AND REPLACE THE SAME WHEN PAINTING IS COMPLETE.

PAINTING CONTRACTOR TO FILL AND TOUCH UP ALL NAIL HOLES IN WOOD TRIM.

PAINTING CONTRACTOR SHALL PROVIDE CAULKING AROUND ALL INTERIOR AND EXTERIOR FINISHED WINDOW FRAMES, BUILT-INS, JOINTS AND INTERSECTIONS OF DISSIMILAR MATERIALS IN COORDINATION WITH THE GENERAL CONTRACTOR. FINISHED CAULKING SHALL BY POLYURETHANE ADHESIVES / SEALANT COLOR MATCH TO WINDOW AND DOOR FRAMES; (SIM MFR. SONNEBORNE NP-1) ABSOLUTELY NO SILICONE SEALANT ALLOWED

PAINTING CONTRACTOR TO LEAVE ON SITE ONE (1) QUART OF EACH PAINT TYPE AND COLOR USED FOR THIS JOB, IN CLEARLY MARKED CONTAINERS.

ALL WALLS SCHEDULED TO RECEIVE WALL COVERING SHALL BE PRIMED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

ALL STAINED WOODWORK TO BE MINIMUM TWO (2) COATS STAIN WITH MINIMUM TWO (2) COATS SATIN FINISH POLYURETHANE.

EXTERIOR CONCRETE: SURFACE SEALER FINISH
ALL EXPOSED CONCRETE SHALL BE FINISHED W/ (2) COATS CONCRETE WATERPROOFING SEALER W/ UV BLOCKERS (SIM. MFG. BENJAMIN MOORE & CO. "SEALER 075"; COLOR: CLEAR)

WALLCOVER IF APPLICABLE

WALLCOVERING IF SELECTED BY OWNER(S) SHALL BE SUPPLIED BY INTERIOR DESIGNER AND INSTALLED BY GENERAL CONTRACTOR. "ABSOLUTELY NO" VINYL WALLCOVERING SHALL BE ALLOWED ON ANY INTERIOR SURFACE FINISHES OF EXTERIOR WALLS (THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT).

ALL WALLS (IF SCHEDULED OR DESIRED BY OWNER'S INTENT) TO RECEIVE WALL FINISH COVERING SHALL BE GYPSUM WALL BOARD PAINTED PRIMED BEFORE FINISHING PRIMER IS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

WALLCOVERING TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS INCLUDING RECOMMENDED ADHESIVE. ALL WALLS TO BE PROPERLY SIZED PRIOR TO INSTALLATION.

WALLCOVERING SURFACES TO BE CLEANED OF ALL ADHESIVE RESIDUE. ALL EXCESS ADHESIVE TO BE REMOVED WITH COMMERCIAL CLEANER COMPATIBLE WITH ALLOVER.

ALL EXTRA WALLCOVERING ROLLS TO REMAIN AT JOB SITE.

CLEAN MATERIAL OF EXCESS PASTE, DIRT, DEBRIS, OR LABELS.

CONCRETE WORK

(REFERENCE STRUCTURAL CONTRACT DOCUMENTS (IF PROVIDED) FOR COMPREHENSIVE ENGINEERING NOTES AND SPECIFICATIONS; NOTE: THE MOST STRINGENT DETAIL INFORMATION AND GENERAL NOTES (ARCH (OR) STRUC) SHALL TAKE PRECEDENCE!

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND REFERENCE PROFESSIONAL SOIL ENGINEER'S SUBSURFACE ECO-TECHNICAL SOIL REPORT (PROVIDED BY BUILDING OWNER(S)) FOR RECOMMENDATIONS TO STRUCTURALLY SITE PREP AND CONDITION EXISTING GRADES TO ACHIEVE PROPER SOIL BEARING CAPACITIES.

WITHIN BUILDING PAD (FOOT PRINT) AND 5'-0" BEYOND BUILDING LINE; REMOVE TOPSOIL CONTAINING, ORGANICS, SOFT CLAY AND OTHER UNSUITABLE MATERIALS UNDER PROPOSED FOUNDATION FOOTINGS AND INTERIOR CONCRETE FLOOR (SLAB-ON-GRADE) AND TERMITE TREAT SOIL BEFORE (FOOTING & SLAB) BUILDING CONSTRUCTION BEGINS. CONCRETE FLOOR SLAB SHALL BEAR ON SELECT (MIN. 6") DRAIN-ABLE CLEAN COMPACTED SUB-GRADE FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OR 2000 PSF; WHERE DRAIN-ABLE SUB-GRADE DOES NOT EXTEND TO SUITABLE UNDISTURBED SUBSOIL, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE INTERIOR BUILDING FOOTPRINT PAD SHALL BE FILLED WITH CLEAN MATERIAL SELECT AND COMPACTED TO 95% DENSITY (COMPACTION PROCEDURE PER ASTM RECOMMENDATIONS) FILL FOR INTERIOR BUILDING PAD AND AREA OF PROPOSED TRENCHING FOR INTERIOR UNDER FLOOR SLAB UTILITIES (ELECTRICAL). CONCRETE FLOOR SLAB AND "BACK-FILL) SUB-GRADE FROM UTILITIES TRENCHING SHALL NOT BE ACCEPTABLE UNTIL SOIL COMPACT TESTS HAVE BEEN PASSED (OR) GENERAL CONTRACTOR ACCEPTS SURETIES AND RESPONSIBILITIES FOR EXISTING AND BACK-FILL SOIL CONDITIONS TO RESIST BUILDING SETTLEMENT ISSUES.

CONCRETE WORK (CONTINUED)

ALL FOUNDATIONS (FOOTINGS) SHALL BEAR ON UNDISTURBED (WITHOUT ORGANIC) SOIL (OR) SELECT FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE (AS DENOTED IN STRUCTURAL CONTRACT DOCUMENTS AND SOIL ENGINEER'S REPORT); WHERE THE BOTTOM OF FOOTER ELEVATION DOES NOT EXTEND TO SUITABLE UNDISTURBED SUBSOIL, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND FILLED WITH CLEAN MATERIAL SELECT AND COMPACTED TO 95% DENSITY (COMPACTION PROCEDURE PER ASTM RECOMMENDATIONS) FILL SHALL BE TESTED FOR COMPACTION BY A CERTIFIED GEO-TECHNICAL SOIL ENGINEERING TESTING FIRM. TEST SHALL BE CONDUCTED IN AN AREA OF PROPOSED TRENCHED FOOTING, ONE TEST PER 50 LINEAR FEET OF FOOTING. FOOTING SUB GRADE WILL NOT BE ACCEPTABLE UNIT TESTS HAVE BEEN PASSED (OR) GENERAL CONTRACTOR ACCEPTS SURETIES AND RESPONSIBILITIES FOR EXISTING SOIL CONDITIONS TO RESIST BUILDING SETTLEMENT ISSUES.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND REFERENCE PROFESSIONAL SOIL ENGINEER'S SUBSURFACE ECO-TECHNICAL SOIL REPORT (PROVIDED BY BUILDING OWNER(S)) FOR RECOMMENDATIONS TO STRUCTURALLY SITE PREP AND CONDITION EXISTING GRADES TO ACHIEVE PROPER SOIL BEARING CAPACITIES.

CONCRETE FLOOR SLAB-ON-GRADE SHALL OBTAIN A COMPRESSIVE STRENGTH OF (MIN.) 3500psi (LOW SLUMP POUR) AT AN AGE OF 28 DAYS; CONCRETE TEST RESULTS AND SUPPLYING PRODUCT VENDOR'S CONCRETE MIXTURE RATIO REPORT SHALL BE AVAILABLE AT THE JOB SITE FOR REVIEW BY INSPECTOR
ALL REINFORCING STEEL BARS SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60 ksi; WELD WIRE FABRIC (WWF) WITH ASTM A185;

PLACEMENT AND PROTECTION (AND CLEAN FROM SURFACE RUST) OF STEEL REINFORCING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. 318 (LATEST EDITION); MINIMUM CLEAR CONCRETE COVER CAST AGAINST AND PERMANENTLY EXPOSED TO GRADE: (3") EXPOSED TO WEATHER ABOVE GRADE: (2")

WHERE CONTINUOUS REINFORCING BARS ARE REQUIRED THERE SHALL BE A MIN. 36 (X) BAR DIAMETER AT END LAPPED SPLICES

ALL CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE OF WITH ASTM C-90 TYPE I GRADE N-1 (FM 1350psi); GROUT FOR MASONRY WALL SHALL COMPLY WITH ASTM C-476, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500psi; ALL MORTAR SHALL BE ASTM C-270. TYPE M OR S.

CONVENTIONAL 2x WOOD FRAMING

LUMBER ABOVE GROUND AND EXPOSED TO WEATHER SHALL BE PRESSURE TREATED PER USE CATEGORY UC1-3 IN ACCORDANCE WITH AWPA C2/C9. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PER USE CATEGORY UC1-3

JOISTS, STUDS, RAFTERS AND GIRDERS SHALL BE GRADE NO. 2 SOUTHERN YELLOW PINE (SYP); OR NO. 1 STRUCTURAL GRADE; SPRUCE PINE FIR (SPF)

PROVIDE SOLID BLOCKING LOCATED AT ⅓' POINTS FOR EXTERIOR LOAD BEARING WALLS. FOR ALL OTHER WALLS, PROVIDE BLOCKING AT MID HEIGHT.

SHEAR WALLS SHALL BE NOM. 5/8" (APA) C-D EXTERIOR GRADE PANELS. FASTEN WITH 8d RING SHANK NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT ALL "IN-FILL" INTERMEDIATE SUPPORTS. PROVIDE DOUBLE WALL STUDS @ EDGES OF SHEAR WALLS.

ROOF SHEATHING SHALL BE NOM. 3/4" (APA) C-D EXTERIOR GRADE PLYWOOD PANELS OR APPROVED EQUAL. PLACE WITH LONG DIMENSION PERPENDICULAR TO FRAMING. STAGGER END JOINTS. FASTEN WITH 8d HOT-DIPPED GALVANIZED BOX NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, EXCEPT WITHIN THE FIRST 4'-0" FROM ROOF EDGES. FASTENERS WITHIN THE FIRST 4'-0" SHALL BE AT 4" O.C.

WALL SHEATHING SHALL BE NOM. 5/8" (APA) C-D EXTERIOR GRADE PLYWOOD PANELS OR APPROVED EQUAL. PLACE WITH LONG DIMENSION PERPENDICULAR TO FRAMING. STAGGER END JOINTS. FASTEN WITH 8d HOT-DIPPED GALVANIZED RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, (4" O.C. AT EDGES WITHIN 48" OF ALL BUILDING CORNER SUBJECTED TO HIGH WINDS) AND "IN-FILL" INTERMEDIATE FRAMING FASTENERS SHALL BE AT 12" O.C.

MANUFACTURED ENGINEERED ROOF FRAMED TRUSSES

CONTRACT DOCUMENTS (WORKING DRAWINGS) SHOW BASIC BUILDING ARRANGEMENTS, WORK POINTS, TIMBER TRUSSES, FRAMING DETAILS AND BUILDING CROSS SECTIONS ARE FOR PRESENTATION PURPOSES ONLY AS A SCHEMATIC LAYOUT FOR A PROPRIETARY ROOF TRUSS SUPPLYING VENDOR. SEE STRUCTURAL ENGINEER'S WORKING DRAWINGS AND PRE-FAB/ENGINEERED TRUSS MANUFACTURER'S DESIGNED SHOP DRAWINGS FOR ACTUAL QUANTITIES, LOCATIONS AND INSTALLATION OF ROOF TRUSSES, AND TRUSS SUPPORTING (LAMINATED VENEER LUMBER) BEAMS. GENERAL CONTRACTOR SHALL COORDINATE TYPICAL ROOF TRUSS END BEARING AND UPLIFT REACTIONS WITH "STRUCTURAL ENGINEER OF RECORD" FOR VERIFYING ADEQUATE TRUSS HANGERS, AND HOLD-DOWN "HURRICANE" CLIPS SIZES

GENERAL STRUCTURAL NOTES (SEE FRAMING DRAWINGS "BUILDING ANALYSIS SUMMARY FOR ADDITIONAL DETAILED INFORMATION)

1. DESIGN LIVE LOADS
   ROOF : 20.0 PSF
   COLLATERAL LOAD: 15.0 PSF (AUTOMATIC FIRE SPRINKLER SYSTEM ASSEMBLY);

   (COLLATERAL LOADS SHALL NOT BE USED IN WIND UPLIFT LOAD CASES)

2. WIND LOADS
   BASIC WIND VELOCITY: (MIN) 130 MPH
   EXPOSURE CLASS: C

GENERAL CONTRACTOR (GC) TO HAVE WALL SECTIONS AND FRAMING SCHEMATIC PLANS REVIEWED BY PRE-FAB/ENGINEERED FLOOR, ROOF & BEAM MANUFACTURER BEFORE COST ESTIMATING AND CONSTRUCTION BEGINS. (MANUFACTURED/ENGINEERED TRUSSES & LAMINATED VENEER LUMBER BEAM FABRICATOR TO PROVIDE G.C. WITH CERTIFIED (NC ENGINEERED SEALED) WORKING DOCUMENTS & INSTALLATION DETAILS, THAT SHOWS THEIR TRUSS SYSTEM IS DESIGNED IN COMPLIANCE TO LATEST EDITION OF ICC/IBC-NCBC 2012 GENERAL CONSTRUCTION & ASCE-7 (NC RECOGNIZED LATEST EDITION) CODES.
(G.C.) TO SUBMIT THESE SEALED WORKING DOCUMENTS TO ENGINEER OF RECORD FOR VERIFICATION OF MANUFACTURER'S COMPLIANCE TO CODE CRITERIA DESIGNED LOADS.

IF REQUESTED BY AUTHORITIES HAVING JURISDICTION, GENERAL CONTRACTOR SHALL HAVE TRUSS MANUFACTURER SUBMIT FOR APPROVAL: SEALED SHOP DRAWINGS WITH DESIGN CALCULATIONS BY AN ENGINEER REGISTERED IN N.C..

THE GENERAL CONTRACTOR DURING CONSTRUCTION AND ERECTION SHALL ADEQUATELY BRACE AND SUPPORT ALL FRAMING UNTIL ALL CONNECTIONS, PERMANENT BRACING, AND ROOF DECK ARE IN PLACE

BEFORE FINAL PLACEMENT AND CONSTRUCTION OF ROOF TRUSSES, GENERAL CONTRACTOR & RESPECTED SUB-CONTRACTOR(S) OF TRADES ARE TO COORDINATE ALL PROPOSED VERTICAL AND HORIZONTAL INSTALLATION OF THEIR COMPONENT (PLUMBING WASTE STACKS AND TRAPS, ELECTRICAL AND (IF APPLICABLE) FIRE SPRINKLER PIPING) DESIGNS RUNNING BETWEEN AND THRU ROOF TRUSSES. COORDINATION FOR FIELD ADJUSTMENTS SHALL BE REVIEWED WITH STRUCTURAL ENGINEER AND "TRUSS MANUFACTURER" SHOP DRAWINGS FOR THEIR ALLOWABLE CLEAR VERT./HORZ. DIMENSIONS. SPACE TRUSS FRAMING LOCATIONS AWAY FROM WASTE WATER PLUMBING SYSTEMS; "ABSOLUTELY NO MODIFICATION (CUTTING (OR) NOTCHING) OF PRE-MANUFACTURED (TRUSS VENDOR) TRUSSES SHALL BE ALLOWED" GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR(S) SHALL BE HELD RESPONSIBLE FOR RELOCATING (OR) RECEIVE FROM PROPRIETARY TRUSS MFG "FIELD ALTERATION" DETAILING INFORMATION ENABLING "FIELD MODIFY" TO EXISTING CONFLICTING TRUSSES TO THEIR RESPECTED WORK OF TRADE.

MECHANICAL ELECTRICAL, PLUMBING DESIGNERS-CONTRACTORS (IF REQUIRED FIRE SPRINKLER) AND RESPECTED TRADE SUB-CONTRACTOR(S) TO COORDINATE WITH (GENERAL CONTRACTOR) ANY PROPOSED DUCTWORK AND PIPING DESIGNS RUNNING THRU MANUFACTURED TRUSSES. COORDINATION OF THE MECHANICAL/PIPNG DESIGNS SHALL BE REVIEWED WITH PROPRIETARY "ENGINEER OF RECORD" FOR THEIR ALLOWABLE SUSPENDED WEIGHT, CLEAR ROUGH OPENING SIZES AND HORIZ. LOCATIONS THRU TRUSS WEB FRAMING

NOTICE: GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO ENGINEERED-MANUFACTURED ROOF WOOD TRUSS ASSEMBLY SYSTEMS DURING CONSTRUCTION (SEE MANUFACTURER'S RECOMMENDATIONS). NOTE: IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE INSTALLATION AND DIMENSIONAL ALIGNMENT OF TRUSSES AS NOT TO INTERFERE WITH CONSTRUCTION OF THRU FLOOR PLUMBING PLACEMENT OF TOILET OR ANY OTHER (UNDER FLOOR FIXTURE) DIRECT WASTE LINES

MANUFACTURED EXTERIOR VINYL SIDING AND SOFFIT

THE GENERAL CONTRACTOR SHALL REFERENCE PROPRIETARY MANUFACTURER'S COMMERCIAL PROJECT INSTALLATION INSTRUCTIONS AND ICC-ES PRODUCT EVALUATION REPORT ESR-1066 (REISSUED MAY 2016) FOR DETAILED INFORMATION

no.	date	revision			
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL	0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW	-	-	-

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8773
03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

GENERAL CONSTRUCTION NOTES
job status **Contract Documents - Issued for Construction**

date 2/15/18
job no. CRETE/BUS
drawn by MSAIEED
checked by MSAIEED
drawing no. N101
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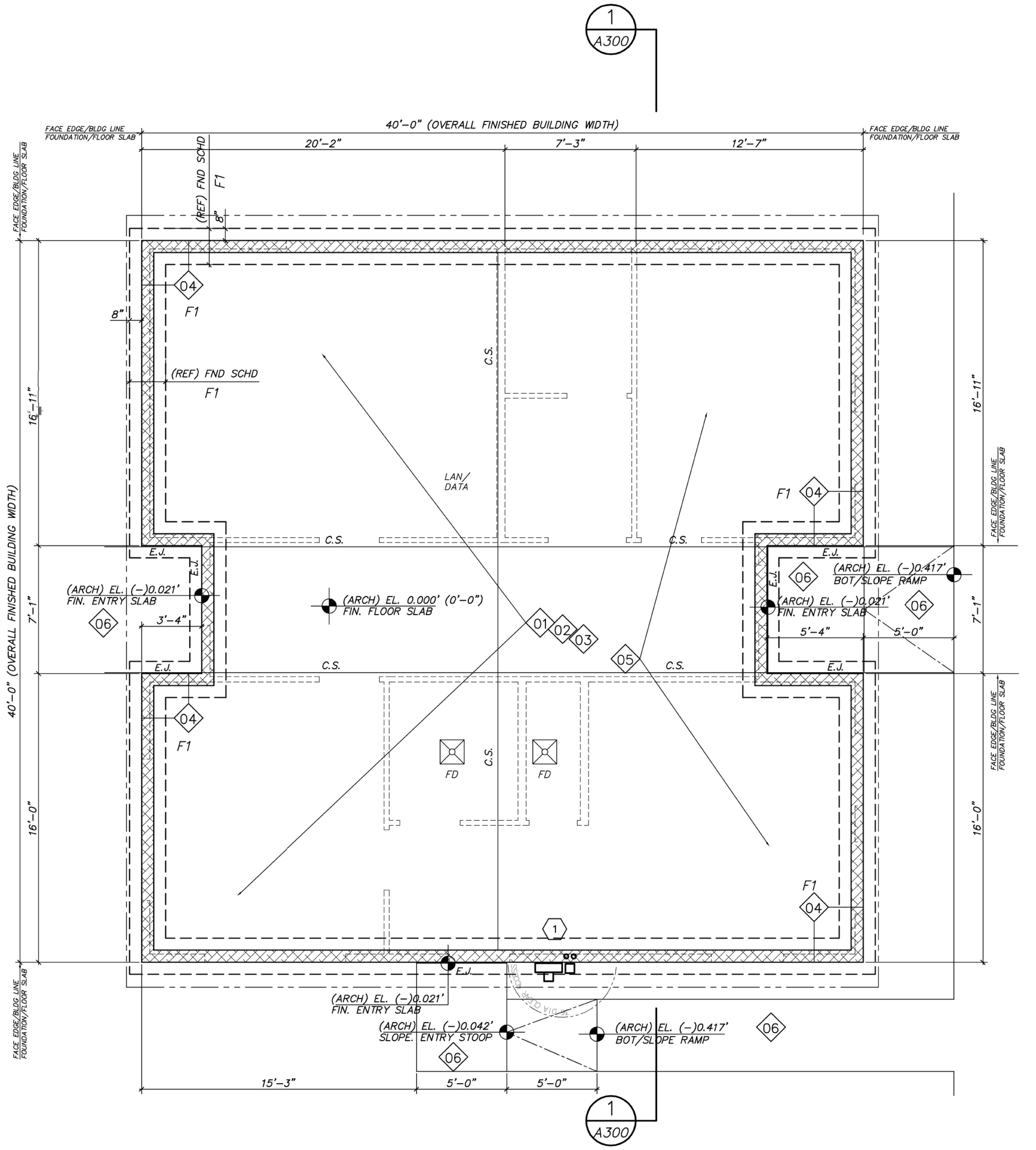

(REF) SITE NORTH

PLAN NORTH

1 A100 FOUNDATION PLAN

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

GRAPHIC BAR SCALE (FOOT UNITS)
0 2 4 8

GENERAL FOUNDATION PLAN NOTES

REFERENCE ARCHITECTURAL (TYP) WALL SECTIONS (<u>AND IF PROVIDED AS SUPPLYMENT</u>: STRUCTURAL DRAWINGS TAKES PRECEDENCE OVER ARCHITECTURAL

<u>PRE-CONSTUCTION SITE PREP</u> REMOVE REQUIRED LAYERS OF EXISTING TOPSOIL (ORGANIC SOIL) GRADES OF SOFT CLAY AND OTHER UNSUITABLE MATERIALS UNDER ALL FLOOR SLABS, RIBBON SLABS, FOOTINGS, AND 5'-0" BEYOND BUILDING FOOTPRINT EXTERIOR WALLS. REFERENCE GEO-TECHNICAL SOIL ENGINEERING REPORT OF SUBSURFACE INVESTIGATION FOR PROPER SOIL BEARING CONDITIONS FOR RECOMMENDATIONS TO STRUCTURALLY SITE PREP AND CONDITION TO IMPROVE EXISTING GRADES AT DEPTHS (DENSIFY THE SOIL) TO ACHIEVE PROPER SOIL BEARING CAPACITIES AND (IF REQUIRED) SEISMIC RESISTANCE. PREPARED SOILS SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. <u>TERMITE TREAT BEFORE CONSTRUCTING BUILDING PAD, PERIMETER SLABS AND FOUNDATIONS;</u> GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REFERENCE STRUCTURAL DRAWINGS AND BUILDING OWNER PROVIDED PROFESSIONAL SOIL ENGINEER'S SUBSURFACE GEO-TECHNICAL SOIL REPORT (OPTIONAL: REMOVED ORGANIC SOILS TO BE STORED AND REUSED FOR LANDSCAPING)

ALL FOUNDATIONS (FOOTINGS) SHALL BEAR ON UNDISTURBED (WITHOUT ORGANIC) SOIL (OR) SELECT FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OR 1500 PSF; WHERE THE BOTTOM OF FOUNDATION ELEVATION DOES NOT EXTEND TO SUITABLE UNDISTURBED SUBSOIL, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE BUILDING FOOTPRINT PAD SHALL BE FILLED WITH CLEAN MATERIAL SELECT AND COMPACTED TO 95% DENSITY (COMPACTION PROCEDURE PER ASTM D698 RECOMMENDATIONS) FILL FOR BUILDING PAD SHALL BE TESTED FOR COMPACTION BY A CERTIFIED GEO-TECHNICAL SOIL ENGINEERING TESTING FIRM. TEST SHALL BE CONDUCTED IN AN AREA OF PROPOSED TRENCHED FOOTING, ONE TEST PER 25 LINEAR FEET OF FOOTING. FOOTING SUB GRADE WILL NOT BE ACCEPTABLE UNIT TESTS HAVE BEEN PASSED (OR) GENERAL CONTRACTOR ACCEPTS SURETIES AND RESPONSIBILITIES FOR EXISTING SOIL CONDITIONS TO RESIST BUILDING SETTLEMENT ISSUES.

GENERAL CONDITIONS AND NOTES

PLAN DIMENSIONS OF INTERIOR WALLS ARE MEASURED FROM FACE TO FACE OF WALL STUD END FACE EDGE AND FACE OF MASONRY, FACE OF FLOOR SLAB/MASONRY FOUNDATION WALL, UNLESS NOTED OTHERWISE; REFERENCE ARCHITECTURAL SHEET A100 FOR DIMENSIONAL LOCATIONS OF WALLS AND PLUMBING FIXTURES LOCATIONS; GENERAL CONTRACTOR SHALL PROVIDE (AND CHECK REFERENCE WITH PROPRIETARY VENDOR SPECIFICATIONS AND SPECIALITY EQUIPMENT DRAWINGS) ALL LAYOUTS (AND UNDER SLAB (COMMON AND SPECIALITY) SERVICES) REQUIRED BEFORE CONSTRUCTION BEGINS

ALL CONCRETE FLOOR SLABS OVER EXCAVATION TRENCHING FOR BUILDING UNDER SLAB OPERATIONAL SERVICES SHALL BEAR ON UNDISTURBED (WITHOUT ORGANIC) SOIL (OR) SELECT FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OR 1500 PSF IF GEO-TECHI WHERE BACKFILLING (SUB-GRADE) SOIL IS REQUIRED WITHIN EXCAVATED TRENCHED AREAS THE SUB-GRADE SOIL MATERIAL SHALL BE CLEAN SELECTED AND COMPACTED IN 8-INCH LAYERS TO A (MINIMUM) 95% STANDARD PROTECTOR DRY DENSITY (COMPACTION PROCEDURES SHALL FOLLOW ASTM D698 RECOMMENDATIONS); TEST SHALL BE CONDUCTED IN AN AREA OF PROPOSED TRENCHING, ONE TEST PER 25 LINEAR FEET OF FOOTING. FOOTING SUB GRADE WILL NOT BE ACCEPTABLE UNIT TESTS HAVE BEEN PASSED (OR) GENERAL CONTRACTOR ACCEPTS SURETIES AND RESPONSIBILITIES FOR EXISTING SOIL CONDITIONS TO RESIST BUILDING SETTLEMENT ISSUES.
FINAL SUB-GRADE BACKFILL SHALL BE FINISHED FLUSH AND LEVEL TO EXISTING BASE SOIL (UNDER SLAB) SUB-GRADE AS NOT TO CAUSE ANY UN-INFORMED THICKNESS OF CONCRETE FLOOR SLAB CONSTRUCTION. GENERAL CONTRACTOR ACCEPTS SURETIES AND RESPONSIBILITIES FOR EXISTING SOIL CONDITIONS AND SUB-GRADE SOIL BACKFILL TO RESIST FLOOR SLAB SETTLEMENT ISSUES. (<u>ONLY IF PROVIDED AS A SUPPLEMENT</u>: REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION TO TAKE PRECEDENCE)

ALL CONCRETE FOOTINGS, INCLUDING FLOOR (IF PROVIDED CUSTOM COLORED) SLAB-ON-GRADE SHALL OBTAIN A COMPRESSIVE STRENGTH OF (MIN) 3,500 psi AT AN AGE OF 28 DAYS AND A MAXIMUM SLUMP OF 5 INCHES, UNLESS NOTED OTHERWISE. (DO NOT AIR ENTRAIN CONCRETE) (<u>ONLY IF PROVIDED AS A SUPPLEMENT:</u> REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION TO TAKE PRECEDENCE)

ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60 ksi; PLACEMENT AND PROTECTION (AND CLEAN FROM SURFACE RUST) OF STEEL REINFORCING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. 318; WHERE CONTINUOUS REINFORCING BARS ARE REQUIRED THERE SHALL BE A MIN. 36 (X) BAR DIAMETER AT END LAPPED SPLICES

MINIMUM CLEAR COVER ON REINFORCING: PER ACI 318 (LATEST EDITION) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOILS: 3" CONCRETE OVER EXPOSED TO SOIL; WELD WIRE FIBER (W.W.F.) MID-POINT (CENTER) PLACEMENT WITHIN CONCRETE FLOOR SLAB

ALL CONCRETE MASONRY UNITS (CMU) SHALL BE IN ACCORDANCE OF WITH ASTM C-90 TYPE I GRADE N-1 (FM 1350psi); GROUT FOR MASONRY WALL SHALL COMPLY WITH ASTM C-476, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500psi; ALL MORTAR SHALL BE ASTM C-270. TYPE M OR S.

LEGEND

THIS SHEET ONLY

FD — FLOOR DRAIN, APPROXIMATE LOCATION CAST-IN-SLAB RECESS AND SLOPE FOR DRAINAGE (MIN 18" SQ. FLOOR SLAB TAPERED TO DROPPED INLET WASTE DRAIN) REFERENCE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION

C.S. — CONCRETE FLAT SLAB CONTROL JOINT (APPROXIMATE LOCATION) WHERE APPLICABLE PLACE UNDER PARTITION WALLS; PRE-FORMED "T-SHAPE" PLASTIC CRACK CONTROL STRIP (OPTIONAL: SAW CUT CONTROL JOINT; SAW CUT TOP SURFACE)

E.J. — EXPANSION CONSTRUCTION JOINT, (NOM. 1/2" WIDTH) EXTERIOR TRAFFIC GRADE BITUMINOUS MATERIAL; PERIMETER FOUNDATION TO SLAB EDGE; WEATHER TIGHT JOINT SEAL W/ POUR-ABLE SELF LEVELING SEALANT (SIMILAR MFR: SIKAFLEX)

UNDERGROUND PVC CONDUIT STUB UP FOR MULTIPLE CIRCUITED ELECTRICAL JUNCTION BOX(S) (ELECTRICAL OUTLET(S) COMBINATION; REFERENCE ELECTRICAL DRAWINGS; VERIFY LOCATION WITH GENERAL ARRANGEMENT FLOOR PLAN, CAP ALL CONDUITS/PIPING DURING CONSTRUCTION. PVC CONDUIT ONLY AT UNDERGROUND LOCATIONS. (SCHEDULE 20 PVC, UTILIZE 45° BENDS ONLY); <u>COORDINATE FINIAL LOCATIONS WITH BUILDING OWNER.</u>

NOM. 8" CONCRETE MASONRY UNIT FOUNDATION WALL (REFERENCE ARCHITECTURAL WALL SECTION FOR ADDITION INFORMATION) SEE STRUCTURAL WORKING DRAWINGS FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES

(TYPICAL; UNLESS NOTED OTHERWISE) CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE OF WITH ASTM C-90 TYPE I GRADE N-1 (FM 1350psi); GROUT FOR MASONRY WALL SHALL COMPLY WITH ASTM C-476, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500psi; ALL MORTAR SHALL BE ASTM C-270. TYPE M OR S.

PLAN KEYNOTES

01 — REMOVE REQUIRED LAYERS OF EXISTING (ORGANIC SOIL) FINISHED TOPSOIL GRADE TO VIRGIN GRADE SOIL LEVEL; (IF PROVIDED AS NECESSARY, REMOVE TOPSOIL AT DEPTHS DENOTED IN GEO-TECHNICAL SOIL ENGINEERING REPORT). PREPARED BUILDING FOOTPRINT BEARING SOIL SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL (OPTIONAL: REMOVED ORGANIC SOILS TO BE STORED AND REUSED FOR LANDSCAPING)

02 — BACK-FILL SUB-GRADE FOR ELEVATED FLOOR SLAB AND SPREAD FOOTING BEARING; PROVIDE CLEAN SANDY/CLAY SOIL (IF REQUIRED BY GEO-TEC SOIL ENGINEER'S REPORT: #57 AGGREGATE) IN COMPACTED "LIFT GRADE" 8 INCH LAYERS (MIN. 95% COMPACTION (MECHANICAL ACTION) OF EACH LAYER) IF PROVIDED AS NECESSARY GENERAL CONTRACTOR TO REVIEW BUILDING OWNER'S PROVIDED "SOIL ENGINEER'S" REPORT OF SUBSURFACE INVESTIGATION FOR PROPER SOIL BEARING CONDITIONS

03 — <u>"VAPOR BARRIER (VB)" UNDER CONDITIONED SPACES ONLY</u> (MIN. 15mils) UNDER CONCRETE FLOOR SLAB (OVER CLEAN COMPACTED/ELEVATED GRADE LIFT SUB-BASE SOIL) MOISTURE PROTECTION-PUNCTURE RESISTANT PLASTIC SHEETING (METALLOCENE POLYOLEFIN); PROVIDE MIN. 6" SEAL LAPPED JOINTS WITH TAPED SEAMS INSTALLATION; THRU BARRIER/SLAB PIPE PENETRATIONS (ei. PLUMBING AND ELECTRICAL SERVICES) SHALL BE TAPED (OR) MASTIC (MFR. "STEGO INDUSTRIES-15MIL," ASTM E1745 CLASS A; WITH 0.01 PERMANENCE)

04 — CONTINUOUS 8" CONCRETE MASONRY UNIT FOUNDATION WALL; REINFORCED W/ #5 HOOKED VERT. DOWELS TO FOOTING, TYPICAL 2'-0" O/C. AND MAX. 16" FROM INSIDE/OUTSIDE BUILDING CORNERS; STAGGER PLACEMENT 24" FROM TRAVERSE BARS; PROVIDE HORZ MASONRY "TRUSS TYPE" REINF. @ 8" VERT. O.C.; CONCRETE GROUT (PEA GRAVEL (MAX. 3/8" DIA) AGGREGATE) FILL ALL CMU CELLS SOLID.

05 — MIN. 4" THK CONCRETE SLAB ON GRADE; REINFORCED W/ 6x6 W2.1-W2.1 (FLAT SHEETS) W.W.F. ON VAPOR BARRIER OVER CLEAN COMPACTED DRAINAGE SUB-BASE AGGREGATE (CONC Fy 3500 psi; STL. TROWEL SURFACE FINISH)

06 — EXTERIOR CONCRETE SLAB ON ELEVATE GRADE; NOM. 4" THK'N REINFORCED W/ 6x6 1.4-1.4 W.W.F. OVER CLEAN COMPACTED GRANULAR SUBFILL (CONC 2800 psi; LIGHT BROOM SURFACE FINISH) SITE-VERFIY AND MODIFY TO MATCH EXISTING GRADE CONDITIONS. HORIZONTAL RUNS SHALL NOT EXCEED VERTICAL GRADIENT FOR: WALKWAY 1:20; SLOPE ACCESSIBLE RAMPS: 1:12; MAX. (FIXED) CROSS SLOPE (FROM CENTER) SIDE DRAINAGE 1/4" PER FOOT

1 — PROPOSED ELECTRICAL POWER AND LIGHTING PANELS; PROVIDE (2) ADDITIONAL UNDER SLAB 2" DIA. PVC SPARE CONDUITS "STUB-UP" (MIN. 6" AFF) AND CAP UNDER ELEC PANEL (SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILED SERVICES & "MD" PNL LOCATIONS)

THIS SHEET SHOWS BASIC DRAFTING STANDARDS

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03/30/2018

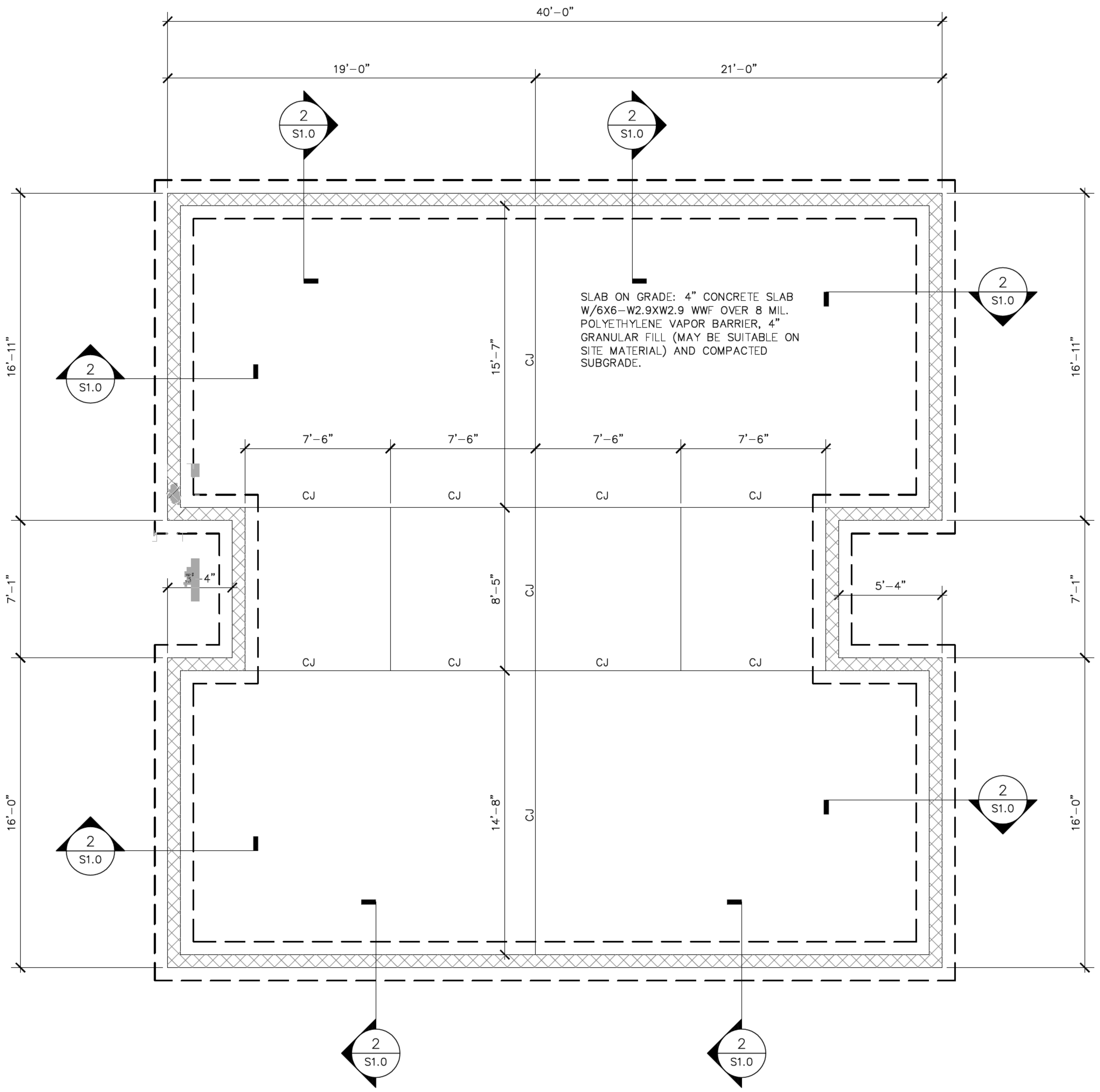
Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

ARCHITECTURAL FOUNDATION PLAN

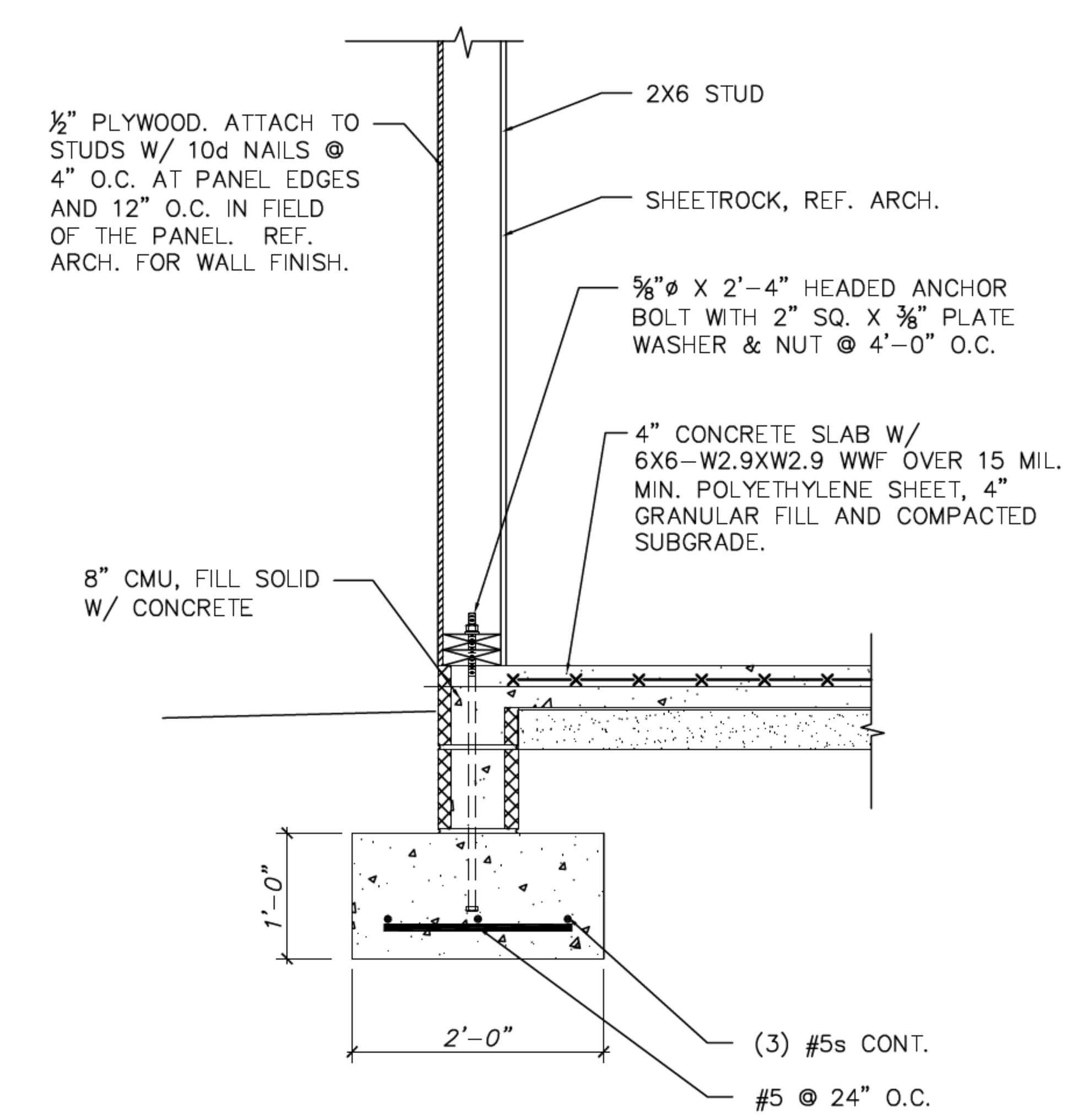
job status: **Contract Documents - Issued for Construction**

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
drawing no.	AS100
revision no.	0

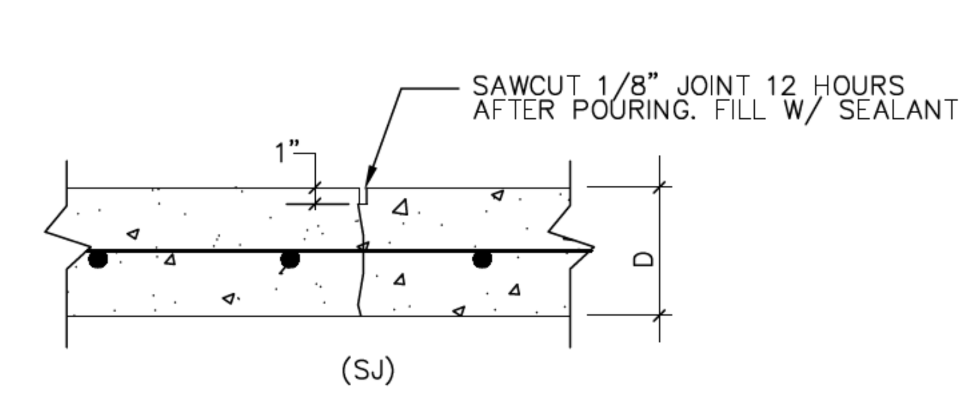
no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
-	-	-
-	-	-



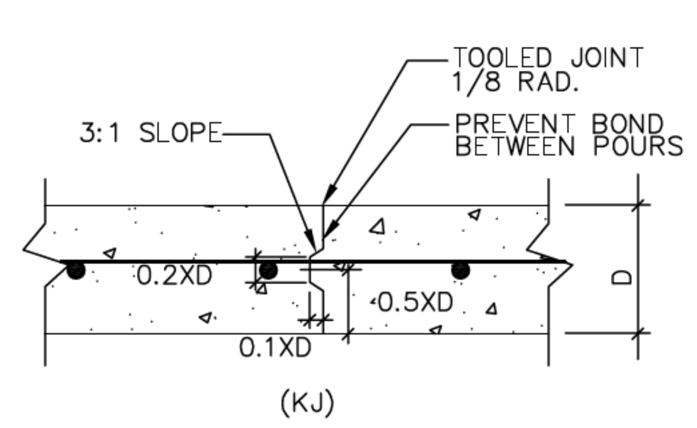
1 S1.0 FOUNDATION AND SLAB PLAN
SCALE: 1/4" = 1'-0"



2 S1.0 SECTION
SCALE: 3/4" = 1'-0"



3 S1.0 SAWED CONST. JT.
SCALE: 1" = 1'-0"



4 S1.0 KEYED CONST. JT.
SCALE: 1" = 1'-0"

STRUCTURAL NOTES

GENERAL

1. DESIGN LOADS:
   ROOF:
   LIVE LOAD 20 PSF

   FLOOR:
   LIVE LOAD 150 PSF

   BASIC WIND DESIGN VELOCITY: 130 MPH (N.C. STATE BUILDING CODE LATEST EDITION).
   DESIGN PRESSURES PER ASCE 7-05 EXPOSURE C
   NET UPLIFT: a = 5.0 FT.
   ZONE 1: 35 PSF ZONE 2 & 3: 45 PSF

   IMPORTANCE FACTORS: Wind (I_W) 1.0
   Snow (I_S) 1.0
   Seismic (I_E) 1.0

   COLLATERAL LOAD: 5.0 psf
   GROUND SNOW LOAD: 10.0 psf
   WIND LOAD: Basic Wind Speed 130 MPH (ASCE-7-05)
   Exposure Category C
   Wind Base Shears (for MWFRS) Vx = 56.0K Vy = 48.0K
   SEISMIC DESIGN CATEGORY A
   Compliance with Section 1616.4 only ? ☐Yes ☐No
   SEISMIC DESIGN CATEGORY ☐B ☒C ☐D
   Provide the following Seismic Design Parameters:
   Seismic Use Group I
   Spectral Response Acceleration S_S = 29.24 %g S_1 = 9.7 %g
   Site Classification E ☐ Field Test ☒ Presumptive ☐ Historical Data
   Basic Structural System (check one)
   X Bearing Wall ____ Dual w/Special Moment Frame
   ____ Building Frame ____ Dual w/Intermediate R/C or Special Steel
   ____ Moment Frame ____ Inverted Pendulum
   Seismic base shear Vx = 31.6 Vy = 31.6
   Analysis Procedure ____ Simplified X Equivalent Lateral Force ____ Modal
   Architectural, Mechanical, Components anchored? ____
   LATERAL DESIGN CONTROL: Earthquake ____ Wind X
   SOIL BEARING CAPACITIES:
   Field Test (provide copy of test report) ____ psf
   Presumptive Bearing Capacity 2000 psf
   Pile size, type, and capacity ____

2. STRUCTURE SHALL BE BRACED UNTIL CONSTRUCTION IS COMPLETE.

LAYOUT

1. THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.

FOUNDATION

1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.

2. REMOVE TOPSOIL, ORGANICS, SOFT CLAY AND OTHER UNSUITABLE MATERIALS UNDER ALL FLOOR SLABS, FOOTINGS, AND 5'-0" BEYOND BUILDING WALLS. BACKFILL AS REQUIRED WITH CLEAN SELECT FILL COMPACTED IN 8-INCH LAYERS TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ALL LAYERS UP TO THE UPPER ONE FOOT. FILL TO BE PLACED WITHIN 12-INCHES OF THE DESIGN SUBGRADE ELEVATION SHALL BE COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT.

CAST-IN-PLACE CONCRETE

1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI
2. REINFORCING STEEL: ASTM A615, GRADE 60
3. WELDED WIRE MESH: ASTM A185
4. MINIMUM CLEAR COVER ON REINFORCING: PER ACI 318 (LATEST EDITION)
5. DOWELS AND CONTINUOUS REINFORCING SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS, BUT SHALL NOT BE LESS THAN 24 INCHES.
6. PROVIDE AIR ENTRAINMENT OF 4 TO 6 PERCENT IN EXTERIOR CONCRETE.

MASONRY

1. COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS: GRADE N, TYPE I, ASTM C90, F'M=1500 PSI MINIMUM.
2. COMPRESSIVE STRENGTH OF MORTAR AT 28 DAYS SHALL BE 1800 PSI MIN., TYPE M OR S.
3. TIE WYTHES WITH HORIZONTAL REINFORCING AS SPECIFIED.

STRUCTURAL TIMBER

1. LUMBER SHALL BE SOUTHERN YELLOW PINE OR SPF GRADE 2 MINIMUM.
2. ALL WORK SHALL COMPLY WITH THE N.C. STATE BUILDING CODE (LATEST EDITION). WOOD CONNECTIONS AND DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE "WOOD CONSTRUCTION" CHAPTER AND THE FASTENING SCHEDULES OF THE N.C. STATE BUILDING CODE.
3. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH ACQ TO 0.25 PCF RETENTION.
4. LUMBER ABOVE GROUND AND EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH ACQ TO 0.25 PCF RETENTION.

WOOD TRUSS GENERAL NOTES

1. TRUSS AND DETAILS ON THESE DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY AND SUBJECT TO MODIFICATION DEPENDING ON THE PARTICULAR TRUSS USED.
2. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ENGINEER OF RECORD FOR APPROVAL BASED ON THE INFORMATION PROVIDED.
3. THE DRAWINGS AND CALCULATIONS SHALL BE SEALED BY AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA.
4. DURING CONSTRUCTION AND ERECTION, THE CONTRACTOR SHALL ADEQUATELY BRACE AND SUPPORT ALL TRUSSES UNTIL ALL CONNECTIONS, PERMANENT BRACING, AND ROOF DECK ARE IN PLACE.
5. TRUSS LOADING:
   ROOF TRUSSES
   TOP CHORD DL = 10 PSF, LL = 20 PSF, WIND = 130 MPH
   BOTTOM CHORD DL = 10 PSF, LL = 10 PSF (NON-STORAGE)

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
-	-	-
-	-	-
-	-	-
-	-	-

THIS SHEET SHOWS BASIC DRAFTING STANDARDS

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DT PROJECT NO. 16036
FIRM LICENSE NO.: C-2874

NORTH CAROLINA PROFESSIONAL SEAL 16872 ENGINEER DAVID TERKELTOUB

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Proposed Office Building for Concrete Batching Plant
2520 US-401
Lillington, NC 27546

job status: Contract Documents - Issued for Construction

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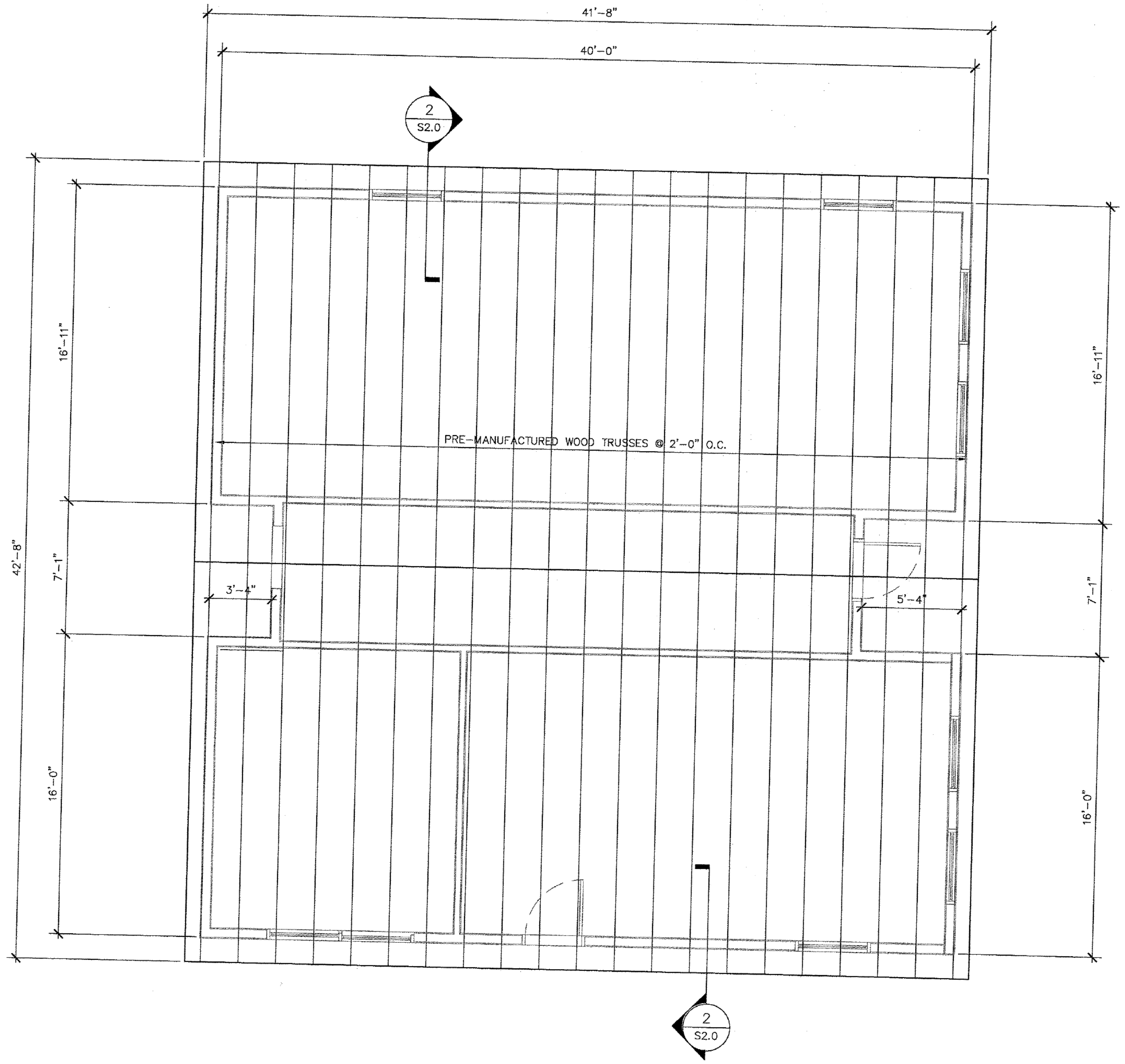
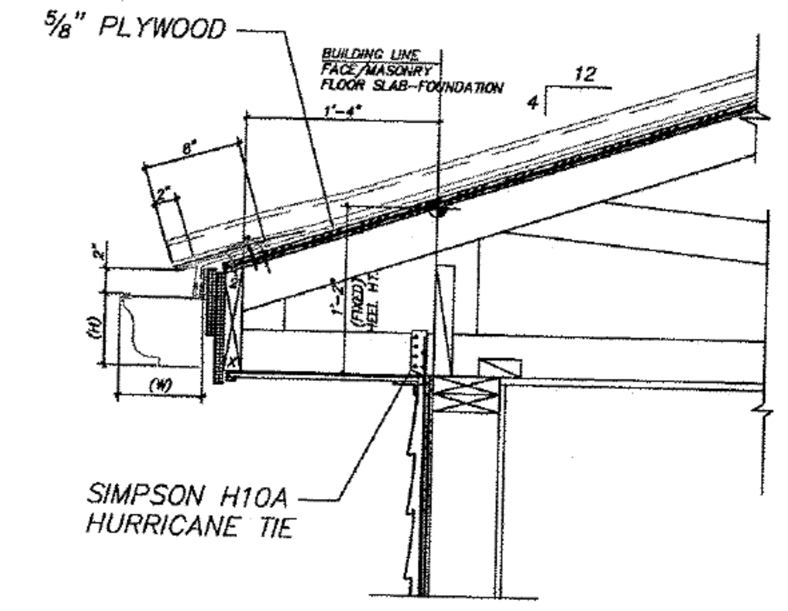
checked by	DTERKELTOUB
drawing no.	S1.0
revision no.	B



ALL HEADERS IN EXTERIOR WALLS SHALL BE (3) 2X10s W/½" PLYWOOD FILLER PLATES BETWEEN THE 2X10s

1 ROOF FRAMING PLAN

S2.0 SCALE: 1/4" = 1'-0"



2 SECTION

S2.0 SCALE: 3/4" = 1'-0"

no.	date	revision			
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL	-	-	-
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FIRM LICENSE NO.: C-2874

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DAVID TERKELTOUB
7-2-18

Design Elements
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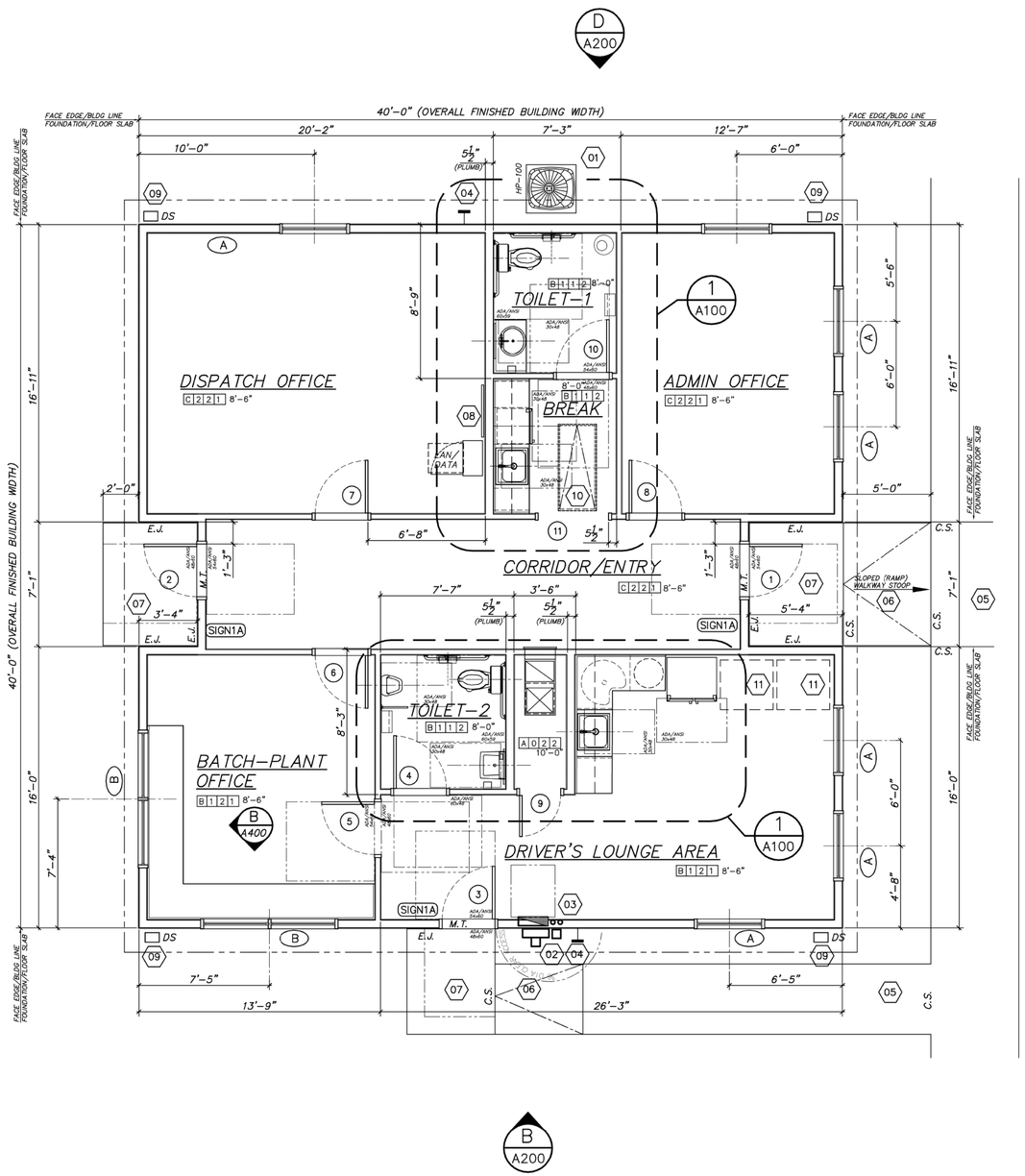
Proposed Office Building for Concrete Batching Plant

2520 US-401
Lillington, NC 27546

job status **Contract Documents - Issued for Construction**

date	2/15/18
job no.	CRETE/BUS
drawn by	DTERKELTOUB
checked by	DTERKELTOUB
drawing no.	S2.0



PROPOSED FLOOR PLAN

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

GRAPHIC BAR SCALE (FOOT UNITS) 0 2 4 8

(REF) SITE NORTH

PLAN NORTH

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
–	–	–
–	–	–
–	–	–

GENERAL KEYNOTES

FOR THIS SHEET ONLY!

01 HEATING/AIR CONDITIONING (HVAC) EXTERIOR COMPRESSOR UNIT W/ ON-GRADE CONCRETE MAINTENANCE PAD (EPOXY ADHESIVE ANCHORED BOLT UNIT IN-PLACE); (MIN. 4" THK CONC PAD); HVAC UNIT ZONED PER SINGLE FLOOR LEVEL (OCCUPIED SPACES); MECHANICAL UNIT ELECTRICAL DISCONNECT SWITCH EXTERIOR SURFACE WALL MOUNTED ABOVE GRADE (MIN. 36"); MIN. HORIZONTAL DISTANCE 36" AWAY FROM ANY UNIT; (REFERENCE MECHANICAL DRAWINGS FOR DETAILS)

02 ELECTRICAL MAIN DISTRIBUTION (CENTER) PANEL AND METER BASE; APPROXIMATE LOCATION (REFERENCE ELECTRICAL DRAWINGS)

03 PROPOSED RECESSED INTERIOR WALL MOUNTED ELECTRICAL (POWER AND LIGHTING) PANEL (APPROXIMATE CENTERLINE LOCATION); PROVIDED THRU WALL ABOVE (OR CENTERED) ELECTRICAL PANEL PVC CONDUIT; NOTE PROVIDE: (2) ADDITIONAL UNDER SLAB 2" DIA. PVC SPARE CONDUITS AND (1) 1" PVC SPARE CONDUIT "STUB-UPS" (MIN. 6" A.F.F. AND CAP) UNDER ELECTRICAL PANEL (ELECTRICAL PANEL AMPERAGE AND ITS DESIGNATED SERVICE ASSIGNED SPACES, SHALL BE COORDINATED WITH BUILDING OWNER AND BATCH-PLANT SPECIALIZE ELECTRICAL EQUIPMENT AND VERIFIED WITH ELECTRICAL CONTRACTOR) REFERENCE ELECTRICAL ENGINEER DRAWINGS FOR ADDITIONAL DETAIL INFORMATION)

04 EXTERIOR HOSE BIB; THRU WALL WALL SECUREMENT; PROVIDE FREEZE PROTECTION

05 (TYPICAL) ACCESSIBLE CONCRETE (FRONT EGRESS/ENTRY) WALKWAY/PARKING CURB STEP DOWN; (MIN. 5'-0" WIDTH U.N.O.) MIN. 4" THICKNESS EXTERIOR CONCRETE "SLAB/CURB ON GRADE" w/ TURN-DOWN PERIMETER THICKEN EDGES; REINFORCED SLAB/CURB W/ 6x6 1.4-1.4 W.W.F. (MESH SHEETS) OVER CLEAN COMPACTED GRANULAR SUBFILL (CONC 3000 psi), PROVIDE TOP/BOTTOM No.4 NOSING BARS AT TURN-DN EDGES;

FINISHED WALKWAY/CURBING: HIGH POINT (HP) ELEVATION (–) 0.25" DROP FROM FINISHED CONCRETE FLOOR SLAB; LOW POINT (LP) MAX. 6" ELEVATED WALKWAY/CURBING ABOVE FINISH PAVEMENT; SLOPE WALKWAY/CURBING CROSS-SECTION FOR DRAINAGE (MAX. 1/4" IN 12"); LT. BROOM SURFACE TEXTURE FINISH PROVIDED W/ ADEQUATE CONTROL JOINT ON-CENTER MIN. NOMINAL SPACING EQUAL TO WIDTH OF WALKWAY/CURBING; OVERALL WALKWAY "RUN" SHALL NOT EXCEED 5% SLOPE; OFFSET EGRESS/ENTRY STOOP TO PROVIDE MIN. 18" WIDE (FLAT SURFACE) "ARCHITECTURAL BARRIER FREE" FORWARD APPROACH TO DOOR STRIKE SIDE

SEE CIVIL/SITE PLANS FOR "ARCHITECTURAL BARRIER FREE" ACCESSIBLE ACCESS POINTS "CURB CUTS," LOCATIONS AND CONSTRUCTION DETAILS

06 (TYP) ACCESSIBLE SLOPED CONCRETE SIDEWALK AND APRON; SLOPE TO FINISHED WALKWAY (OR) FOR DRAINAGE (MAX. NOT TO EXCEED 6'-0" RUN LENGTH @ 1"IN 12" SLOPE; FLUSH TO FINISHED GRADE: MAX. 1/2" ELEVATION GRADE DIFFERENCE) SLOPE CROSS-SXN FOR DRAINAGE (MAX. 1/4" IN 12"); SITE VERIFY/ADJUST FOR WIDTH; REINF. W/ 1.4x1.4-6x6 W.W.F.; LIGHT BROOM TEXTURE FINISH;

07 (TYP) ACCESSIBLE CONCRETE STOOP ENTRY/EXIT ACCESS POINT; STOOP (NOMINAL FLAT) FLUSH TO FINISHED BUILDING FLOOR SLAB AT ACCESS POINT; SLOPE TO FINISHED WALKWAY (OR) ACCESSIBLE RAMP AT CROSS-SXN FOR DRAINAGE (MAX. 1/4" IN 12"); (REFERENCE KEYNOTE [05] FOR CONSTRUCTION)

08 PROPOSED TELEPHONE BACKBOARD (APPROXIMATE LOCATIONS; SEE PLAN) FOR EQUIPMENT SERVICE; MIN. 24"(W)x48"(H)-3/4"; SURFACE WALL MOUNTED (BOTTOM 30" A.F.F.) RATED PLYWOOD (FRTW) BACKER (BLUE) BOARD (UL-LISTED); PROVIDE DOUBLE GANG ELECTRICAL OUTLET (IF NOT DENOTE ON ELECTRICAL DRAWINGS)

09 NOM. 12"(W) x 30"(L) PRE-CAST CONCRETE SPLASH (GUARD) BLOCKS; PLACED DIRECTLY UNDER DOWNSPOUT DISCHARGE; LOCATIONS AS DENOTED; (OPTIONAL: DOWNSPOUTS SHALL CONNECT DIRECTLY TO UNDERGROUND STORM DRAINAGE)

10 ATTIC ACCESS "CEILING RECESS FOLDING PULL-DOWN" LADDER, ALUM EXTRUDED COMMERCIAL GRADE FRAMING; (MIN. 300lb CAP.) VERIFY R.O. DIMENSION W/PROPRITARY ACCESS STAIR MFR. AND COORDINATE W/ TRUSS VENDOR/SUPPLIER) PROVIDE MIN. 36"X36" CLEAR FLOOR AREA AT PULL-DOWN (RECESS FOLDING NOM. SIZE 22"x54" SITE VERIFY ACCESSIBILITY BEFORE ROUGH OPENING CONSTRUCTION.

11 (FUTURE) PROPOSED LOCATION FOR COIN/CURRACY OPERATED VENDING MACHINE (COLD SOFT DRINKS/BOTTLE WATER AND SNACK/CANDY) PROVIDED BY BUILDING OWNER. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICES TO FUTURE INSTALLATION.

FLOOR PLAN LEGEND

FOR THIS SHEET ONLY!

(#) INDICATES DOOR IDENTIFICATION NUMBER; SEE ARCH SHT A6XX FOR INFORMATION ON NOM. DOOR/FRAME SIZES, DESIGNATION TYPES & HARDWARE

(X) INDICATES WINDOW IDENTIFICATION LETTER; REFERENCE SEE SHEET A6XX FOR DETAILED INFORMATION FOR WINDOW FRAME DIMENSIONS AND NOTES

E.J. EXPANSION CONSTRUCTION JOINT, (NOM. 1/2" WIDTH) EXTERIOR TRAFFIC GRADE BITUMINOUS MATERIAL; PERIMETER FOUNDATION TO SLAB EDGE; WEATHER TIGHT JOINT SEAL W/ POUR-ABLE SELF LEVELING SEALANT (SIMILAR MFR: SIKAFLEX)

T DESIGNATES FREEZE-PROOF ENCLOSED COMMERCIAL WALL "HOSE BIB" WITH VACUUM BREAKER & "TEE" KEY

DS PRE-FINISHED NOM. 4x2 DOWN SPOUT (DS) (MIN. 26Ga) FROM CONTINUOUS GEE GUTTER, (MIN. 26Ga); PROVIDE (DS) CONNECTION WALL STRAPS AT EACH 1/3 POINT VERTICAL WALL HEIGHT; PROVIDE EACH W/ PRE-CAST CONCRETE SLASH BLOCK; SURFACE SHEET STORM-WATER DRAINAGE MANAGEMENT SYSTEM, REFERENCE CIVIL SITE DWG'S

C.S. CONCRETE SLAB CONTROL JOINT; TOOLED JOINT

MTS APPROPRIATE ALUMINUM SOLID EXTRUDED TRANSITION STRIPS, JOINT SYSTEM AT FINISHED FLOORING CHANGES FROM ONE MATERIAL TO ANOTHER

M.T. DESIGNATES EXTRUDED ALUMINUM FLOOR FINISH FLUSH TRANSITION THRESHOLD; ADAAG/HC "BARRIER FREE" ACCESSIBLE CROSS-OVER (MAX. 1/2" THK'N,)

(SIGN-) WALL MOUNTED IDENTIFICATION SIGNAGE (SEE SIGNAGE DETAIL A/N100)

ROOM FINISH LEGEND

FOR BUILDING OWNER REVIEWS AND FINAL APPROVALS, GENERAL CONTRACTOR SHALL PROVIDE SELECTED FINISHING (FLOOR, WALL & CEILING AND RESTROOM ACCESSORIES) MATERIALS AND COLOR SAMPLES FOR ALL INTERIOR SURFACE FINISHES. ADDITIONAL SUBMITTALS FOR BUILDING OWNER APPROVALS SHALL INCLUDE ELECTRICAL LIGHTING AND PLUMBING FIXTURES AND MECHANICAL APPLIANCES FROM PROPRIETARY VENDORS.

NAME A 1 1 1 — ROOM IDENTIFICATION NAME; ' CEILING HEIGHT ABOVE FIN FLOOR

CEILING
1 = 2x2 SUSPENDED CEIL'G ACOUSTICAL LAY-IN SYSTEM; COLOR: WHITE TILE/CEILING GRID; (USG: "MARS" (HIGH-NRC/HIGH-CAC); TEGULAR TILES 7/8"(D) (SLT) EDGES, ACOUSTICAL SUSPENSION SYSTEM: DONN DX/DXL 15/16" GRID)
2 = PAINTED GYPSUM SOFFIT/CEILING BOARD (GA214-LEVEL 5 SURFACE TEXTURE FINISH) (OPTIONAL: USG:"TUFF-HIDE") SMOOTH SURFACE FINISHED

WALLS
1 = PAINTED GYPSUM BOARD PARTITION; (GA214-LEVEL 4 SURFACE FINISH) (WASHABLE, AND MILDEW/MOISTURE RESISTANCE PAINT REQUIRED); (PRE-PRIMED PAINTED) SEMI-GLOSS ACRYLIC LATEX; COLOR: T.B.D.
2 = PAINTED GYPSUM BOARD PARTITION; (GA214-LEVEL 4 SURFACE FINISH); (PRE-PRIMED PAINTED) EGG-SHELL SHEEN FINISH, ACRYLIC LATEX PAINT; COLOR: T.B.D.

BASE
0 = NONE
1 = RUBBER/VINYL BASE (NOM 4" HEIGHT); COLOR: T.B.D.
2 = 5.5" WOOD BASE W/ BEVEL COVE (PAINT GRADE) (OWNER SPECIFIED)

FLOOR
A = SEALED CONCRETE FINISH; MULI-APPLIED "PENETRATING" CONCRETE MOISTURE BARRIER SEALER (PROPRIETARY MFR.:"AQUAFIN INC."
B = 12"x12" VINYL COMPOSITE TILE (OWNER SPECIFIED)
C = 24"x24" (GR) 12"x36" COMPOSITE CARPET TILE; DIRECT GLUED-DOWN (FLEECE BACKER (OR) NEOPRENE FOAM BACKER)

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

FLOOR PLAN

job status **Contract Documents - Issued for Construction**

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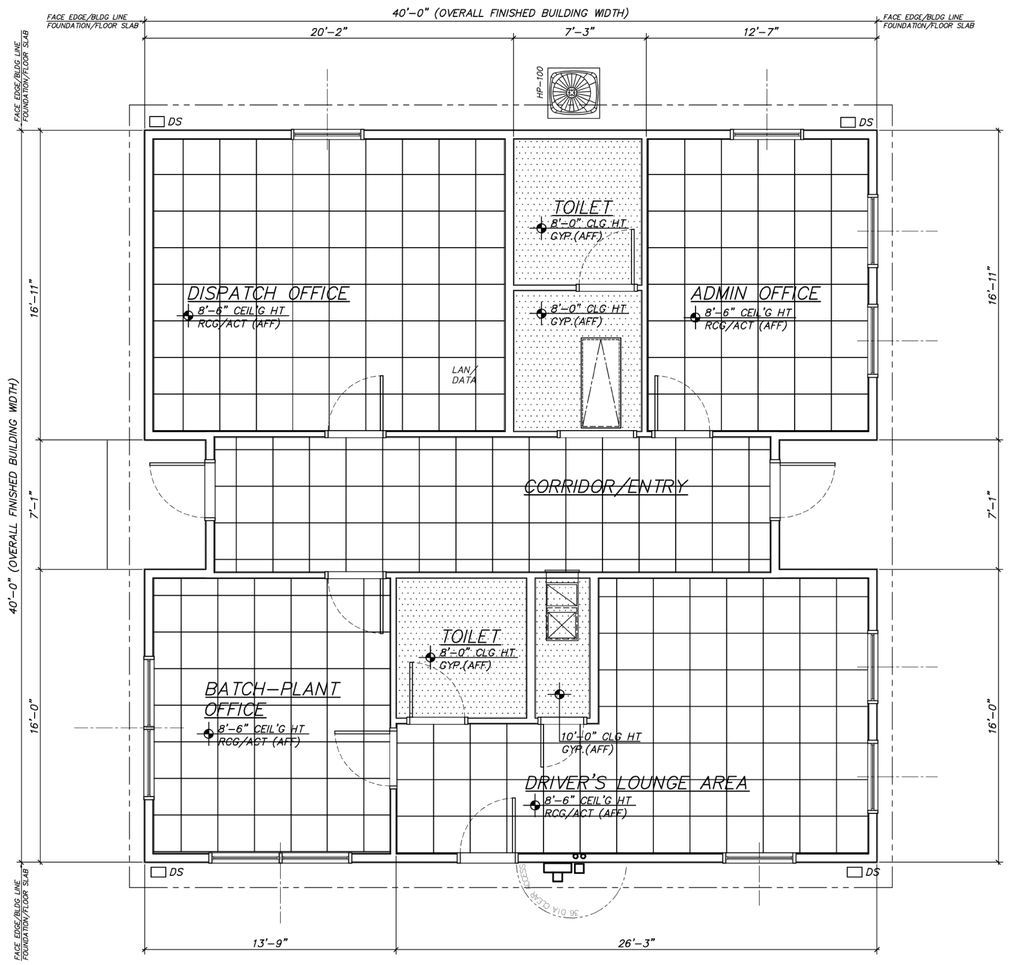
checked by	MSAIEED
drawing no.	A100
revision no.	0



(REF) SITE NORTH

PLAN NORTH

1 / A101 PROPOSED REFLECTED CEILING PLAN

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

GRAPHIC BAR SCALE (FOOT UNITS) 0 2 4 8

no.	date	revision			
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL	0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW	-	-	-
			-	-	-
			-	-	-

REFLECTED SUSPENDED CEILING NOTES

REFERENCE ELECTRICAL AND MECHANICAL DRAWINGS FOR 2x2 FINISHED CEILING GRID LAYOUTS WITH SPECIFIED LIGHTING FIXTURE TYPES AND ACTUAL MECHANICAL (SUPPLY AND RETURN) DIFFUSERS CONFIGURATIONS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SITE VERIFY ALL OVERHEAD EXISTING CONDITIONS (STRUCTURAL WOOD FRAMING, AND MECHANICAL DUCTWORK SYSTEM, BUT NOT LIMITED TO), FOR ALL THEIR LOCATIONS OF VERTICAL HEIGHTS ABOVE FINISHED FLOOR, AND CONFIRMING THAT THE PROPOSED FINISHED CEILING ASSEMBLIES ARE BUILD-ABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE LEASE TENANT OWNER (OR) DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION IN QUESTION.

POSITION 2x2 LAY-IN GRID ASSEMBLY TO PROVIDE THE OPTIMUM USAGE OF FULL TILES WITH MINIMUM REQUIRED FIELD CUTTING TO FIT. "ABSOLUTELY NO CEILING TILE SLIVERS ALLOWED" WHERE PERIMETER 2x2 GRID LAYOUT MEETS HEAD WALLS, THE MIN. ALLOWED FINISHED TILE WIDTH SHALL NOT BE LESS THAN 6". CONTRACTOR SHALL MODIFY ONLY ADJACENT PERIMETER 2x2 GRIDS INTO 2x4 GRIDS TO ELIMINATE TILE SLIVERS. (CONTRACTOR SHALL ORDER AN EXTRA BOX (10 PERCENT) MATCHING CEILING TILES AS NECESSARY FOR DAMAGE REPLACEMENTS)

(BUILDING OWNER) SHALL SPECIFY SELECTED LIGHTING FIXTURE ARCHITECTURAL STYLE/TYPES (ELECTRICAL DRAWING DENOTING ONLY RECOMMENDED FIXTURE STYLE/TYPE); GENERAL CONTRACTOR SHALL PROVIDE (UNLESS NOTED OTHERWISE); REFERENCE ELECTRICAL DRAWINGS FOR ALLOWABLE WATTAGE PER FIXTURE AS DENOTED AND REQUIRED TO MEET NCBC/ECC-2012

GENERAL CONTRACTOR SHALL REFERENCE PROPRIETARY VENDOR'S SUSPENDED CEILING FRAMING ASSEMBLY SYSTEM FOR APPROPRIATE STANDARD SUSPENSION REQUIRED OF HANGERS AND "SEISMIC" DIAGONAL SPLAY WIRES (GAUGE & O/C SPACING) AT FRAMING GRID INTERSECTIONS AND LIGHTING FIXTURE CORNERS (AND IF APPLICABLE) ADDITION ALTERNATING SPLAYS AT SUSPENDED FRAMING SYSTEM (CROSS MEMBERS AND RUNNERS) WHERE LOCATED ABOVE PARTITION WALLS CONTACTING CEILING GRID.

CEILING LEGEND

NOM. 2x4 LAY-IN SUSPENDED (OR) SURFACE MOUNTED CEILING "LED" LIGHTING FIXTURE; FLAT PANEL GASKET DIFFUSING LENS (REFERENCE: ELECTRICAL DWGS FOR ADD'N DETAILED INFOR'N)

RECESS DOWNLIGHT "LAY-IN" SUSPENDED CEILING GIRD FIXTURE; (REFERENCE: ELECTRICAL DWGS FOR ADD'N DETAILED INFORMATION)

PENDANT LIGHTING FIXTURE (BUILDING OWNER) SHALL SPECIFY AND COORDINATE FINAL LOCATIONS WITH GENERAL CONTRACTOR (REFERENCE: ELECTRICAL DWGS FOR ADD'N DETAILED INFORMATION)

PENDANT LIGHTING FIXTURE (BUILDING OWNER) SHALL SPECIFY AND COORDINATE FINAL LOCATIONS WITH GENERAL CONTRACTOR (REFERENCE: ELECTRICAL DWGS FOR ADD'N DETAILED INFORMATION)

WALL MOUNTED LIGHT FIXTURE: COORDINATE LOCATION CENTERED ABOVE MIRROR

REFLECTED CEILING GRID SYSTEM (RCG), (AND) SOFFIT/BULKHEAD FINISHED HEIGHT ABOVE FINISHED FLOOR (A.F.F)

2X2 SUPPLY AIR DIFFUSER (REFERENCE MECHANICAL DRAWINGS FOR SIZE AND LOCATIONS)

2X2 RETURN AIR DIFFUSER (REFERENCE MECHANICAL DRAWINGS FOR SIZE AND LOCATIONS)

(TYP) 2x2 ACOUSTICAL SUSPENDED REFLECTED CEILING GRID SYSTEM ASSEMBLY PLAN (RCP); FINISHED HEIGHT A.F.F. SEE PLAN (UNLESS NOTED OTHERWISE)

(TYP) CENTER RECESSED LIGHT (OR PENDANT JUNCTION BOX) FIXTURE WITHIN CEILING TILE (OR) WIRE GRILLE/WOOD SLATS SUSPENDED CEILING

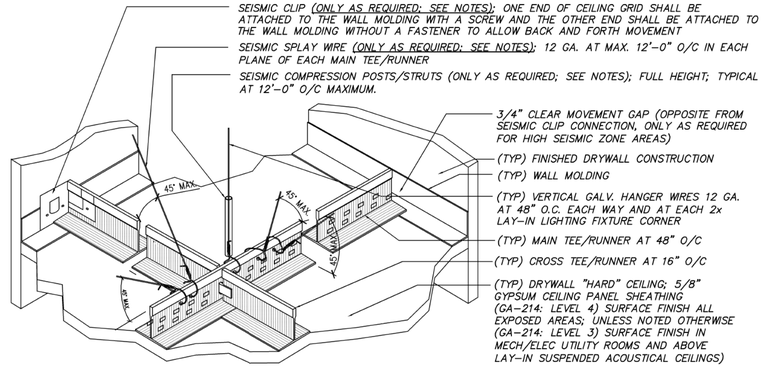
FINISH-X
CEILING FINISH

(TYP) LAY-IN LIGHT FIXTURE WITHIN CEILING GIRD FRAMING; OVERHEAD WIRE SUSPENSION ALL FOUR CORNERS

1 = 2x2 SUSPENDED CEIL'G ACOUSTICAL LAY-IN SYSTEM; COLOR: WHITE TILE/CEILING GRID; (USG: "MARS" (HIGH-NRC/HIGH-CAC); TEGULAR TILES 7/8"(D) (SLT) EDGES; ACOUSTICAL SUSPENSION SYSTEM: DONN DX/DXL 15/16" GRID)
2 = PAINTED GYPSUM SOFFIT/CEILING BOARD (GA214-LEVEL 5 SURFACE TEXTURE FINISH) (OPTIONAL: USG: "TUFF-HIDE") SMOOTH SURFACE FINISHED

HATCH PATTERN AREAS DESIGNATES SUSPENDED GYPSUM BOARD PANEL (HARD) TEXTURE FINISH CEILING OR BUILT-DOWN SOFFIT/BULKHEAD; FINISHED HEIGHT A.F.F. SEE PLAN (UNLESS NOTED OTHERWISE) ASSEMBLY SYSTEM REFERENCE AS FOLLOWS: (SEE SCHEMATIC DETAILS FOR SIMILAR CONSTRUCTION GUIDANCE)

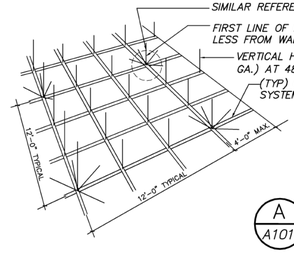
1. 1/2" GYPSUM CEILING PANEL SHEATHING (GA-214: LEVEL 4) SURFACE FINISH ALL EXPOSED AREAS
2. SUSPENDED METAL CEILING GRID SYSTEM; HEAVY DUTY TEE/RUNNER (24" O/C EACH-WAY) SUPPORTED W/VERTICAL HANGER GALV WIRES (12 GA.) AT 48" O/C EACH WAY



GENERAL SUSPENDED CEILING NOTE:

1. SEISMIC SPLAY WIRE BRACING AND COMPRESSION POSTS/STRUTS ARE ONLY REQUIRED IN HIGH SEISMIC ZONE AREAS DESIGNED FOR: CATEGORIES D, E, F.
2. AREAS SMALLER THAN 1000 SQ. FT. AND WITH WALLS ON FOUR SIDES EXTENDING TO THE STRUCTURE NEED NOT HAVE SEISMIC SPLAY WIRE REINFORCING. BOUNDARY WALLS MUST BE BRACED TOP AND BOTTOM INDEPENDENT OF CEILING TO QUALIFY.
3. SEISMIC CLIPS ARE REQUIRED IN SEISMIC DESIGN CATEGORIES D, E AND F.
4. NOMINAL 2" HORIZONTAL LEG ON WALL MOLDING IS REQUIRED ONLY IN SEISMIC DESIGN CATEGORIES D, E AND F. WITH CC-ES EVALUATION REPORT, A 7/8" LEG WOULD BE ACCEPTABLE WITH PROPER SEISMIC CLIPS.

TYPICAL FINISHED ACOUSTICAL METAL LAY-IN SUSPENSION SYSTEM ASSEMBLIES SHALL BE SIMILAR AS METAL SUSPENSION SYSTEM WITH GYPSUM PANEL SHEATHING (HARD CEILINGS)



A / A101 (TYP) SCHEMATIC SUSPENDED CEILING GRID SYSTEM

NOT TO SCALE

THIS SHEET SHOWS BASIC DRAFTING STANDARDS

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05/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

REFLECTED CEILING PLAN

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checked by	MSAIEED
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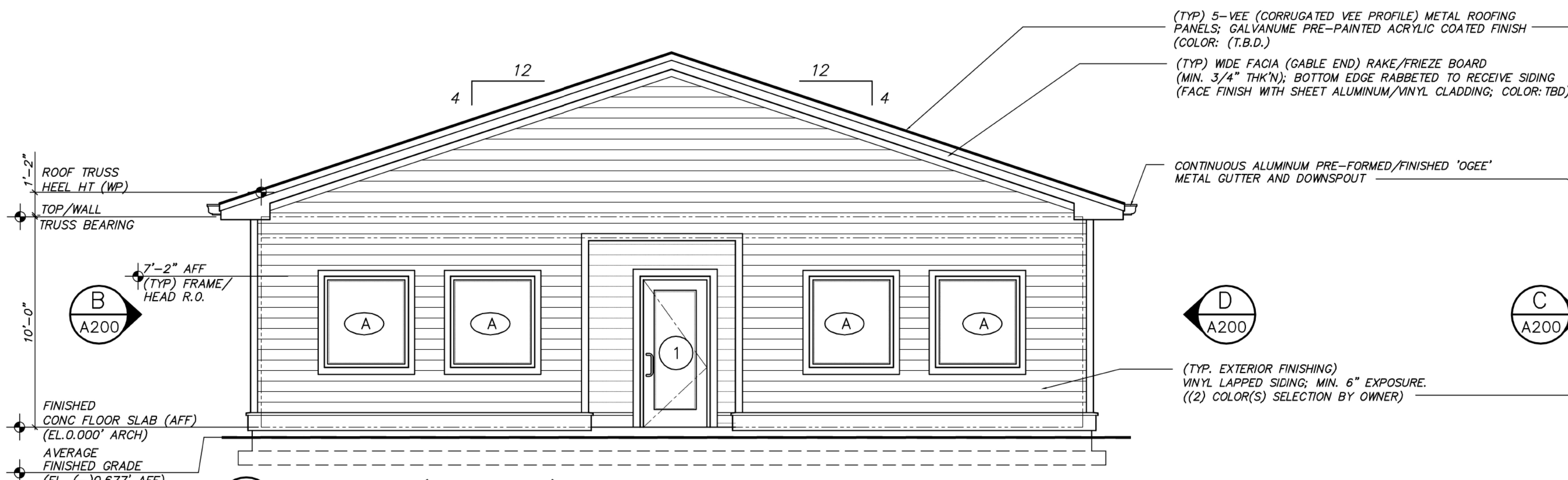
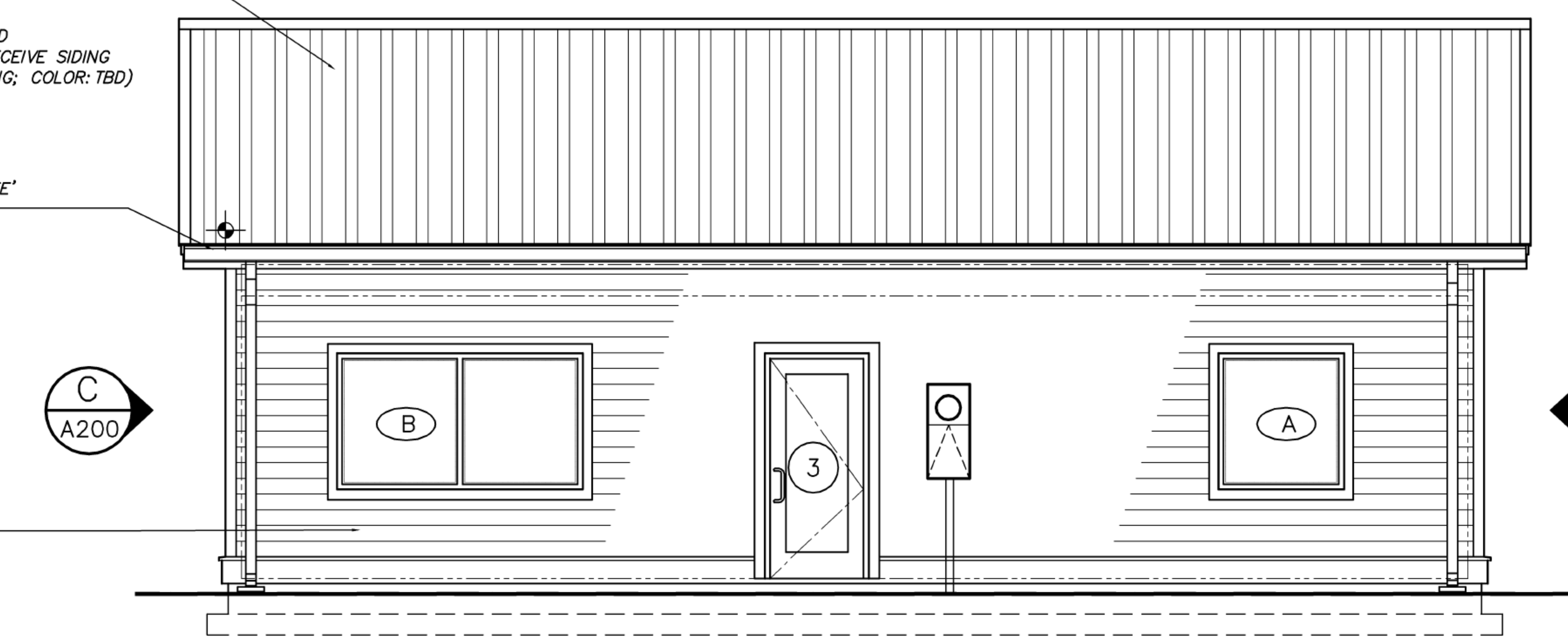
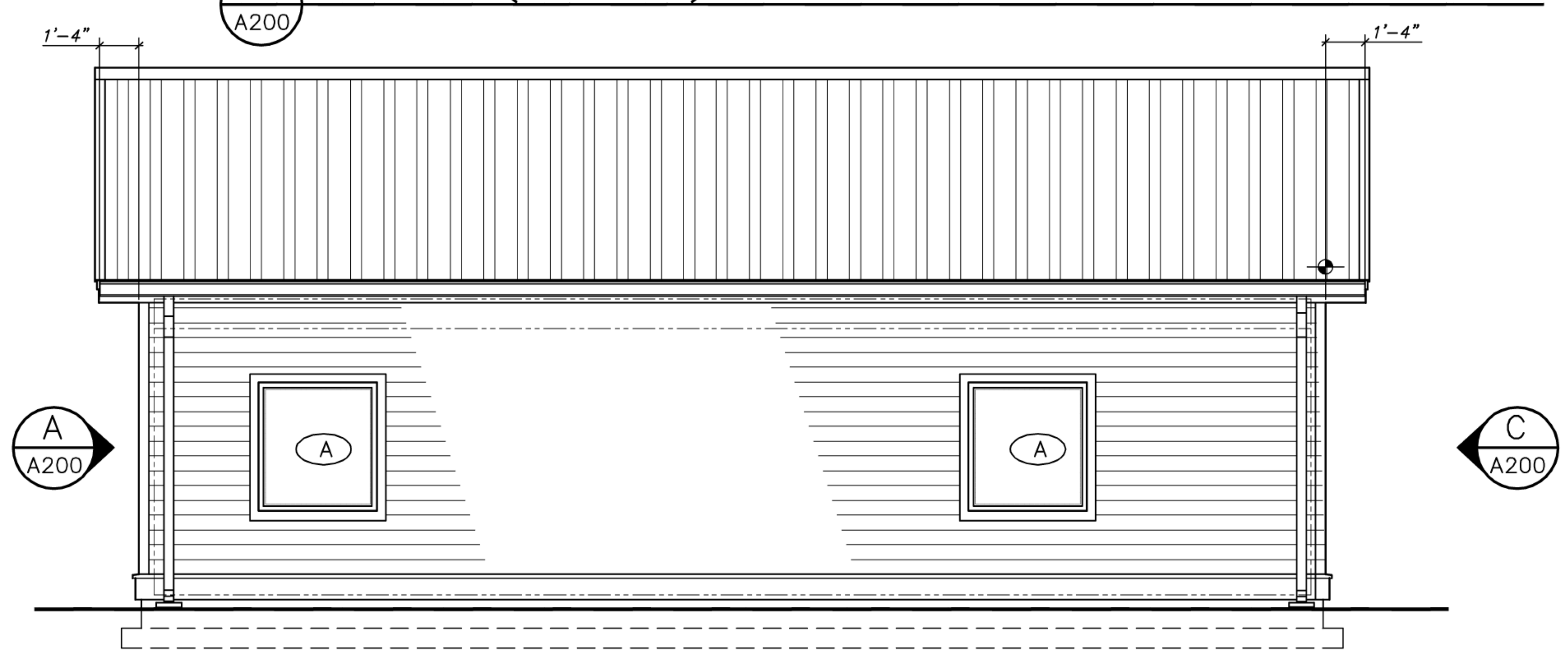
revision no.	0



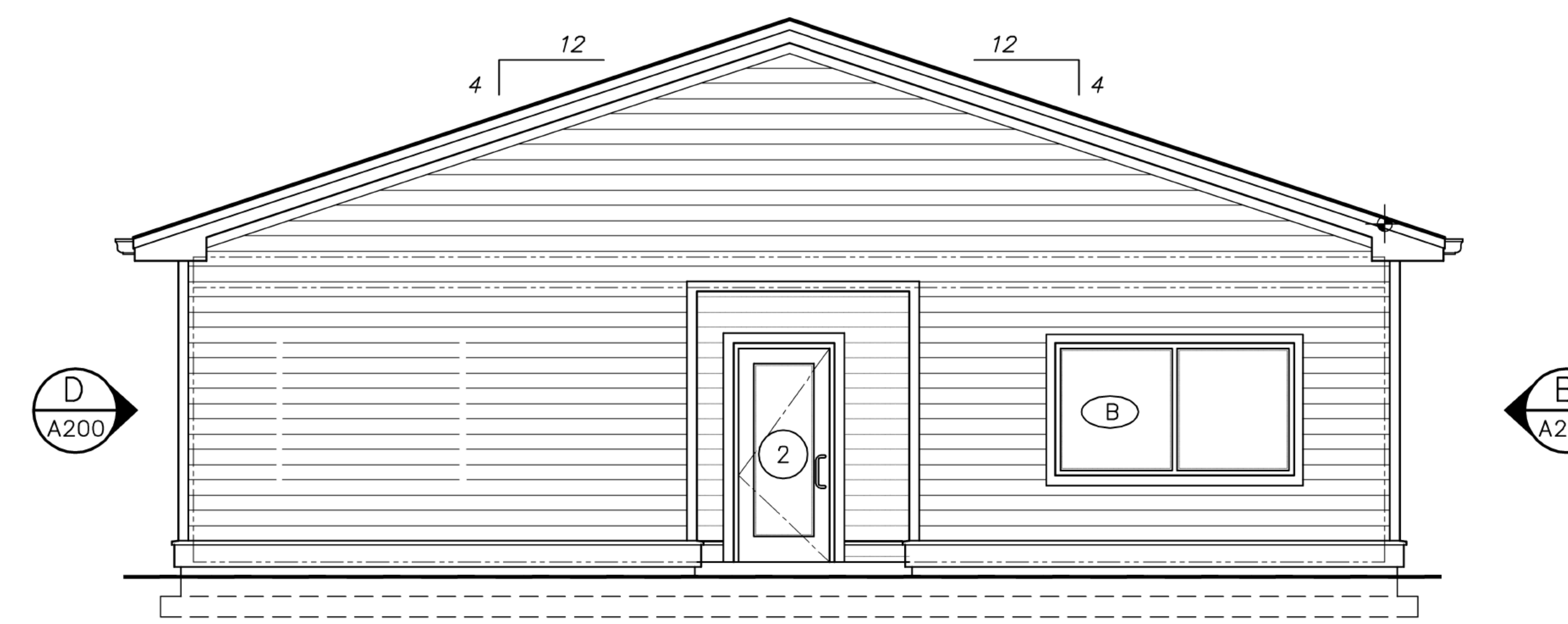
A A200 FRONT (SOUTH) ELEVATION SCALE: 1/4" = 1'-0"



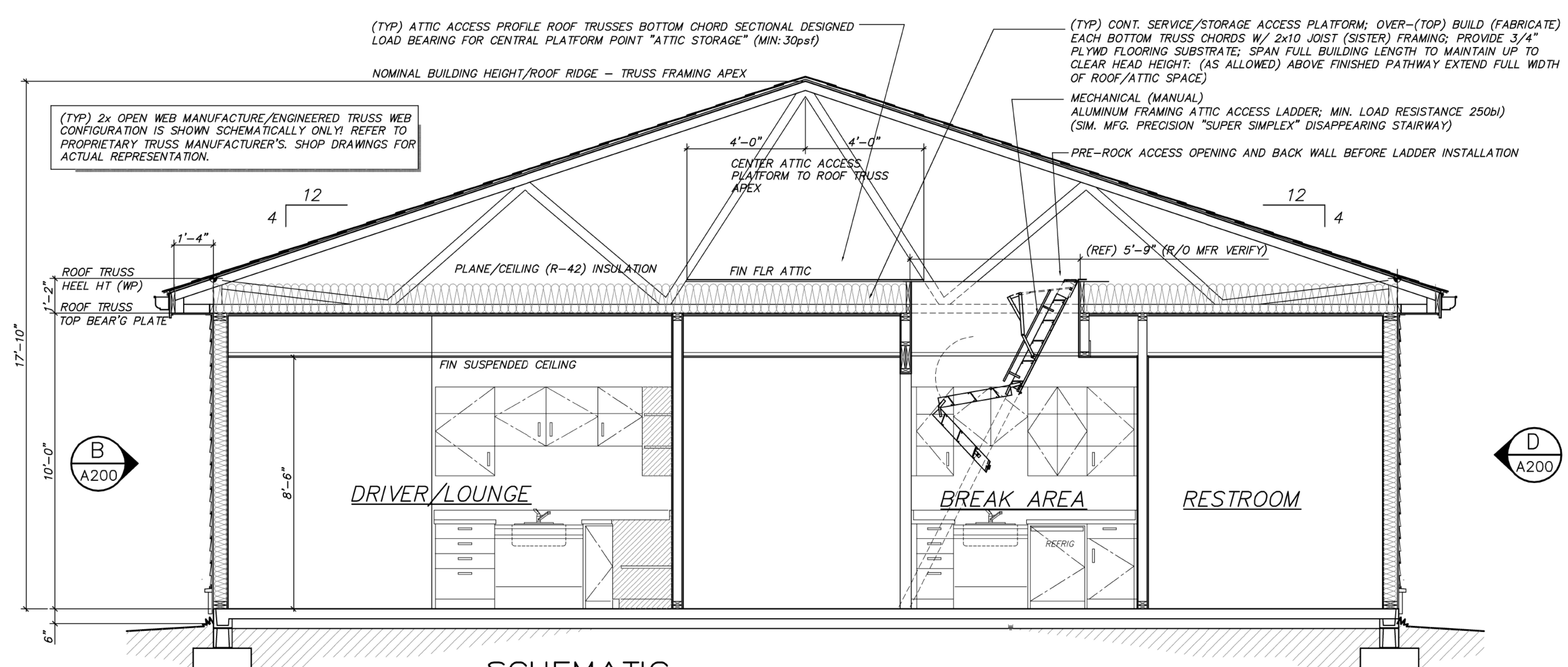
B A200 SIDE (WEST) ELEVATION SCALE: 1/4" = 1'-0"



D A200 SIDE (EAST) ELEVATION SCALE: 1/4" = 1'-0"



C A200 REAR (NORTH) ELEVATION SCALE: 1/4" = 1'-0"



1 A200 SCHEMATIC BUILDING CROSS SECTION SCALE: 3/8" = 1'-0"

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A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL
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0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL

THIS SHEET SHOWS BASIC DRAFTING STANDARDS

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

EXTERIOR BUILDING ELEVATIONS

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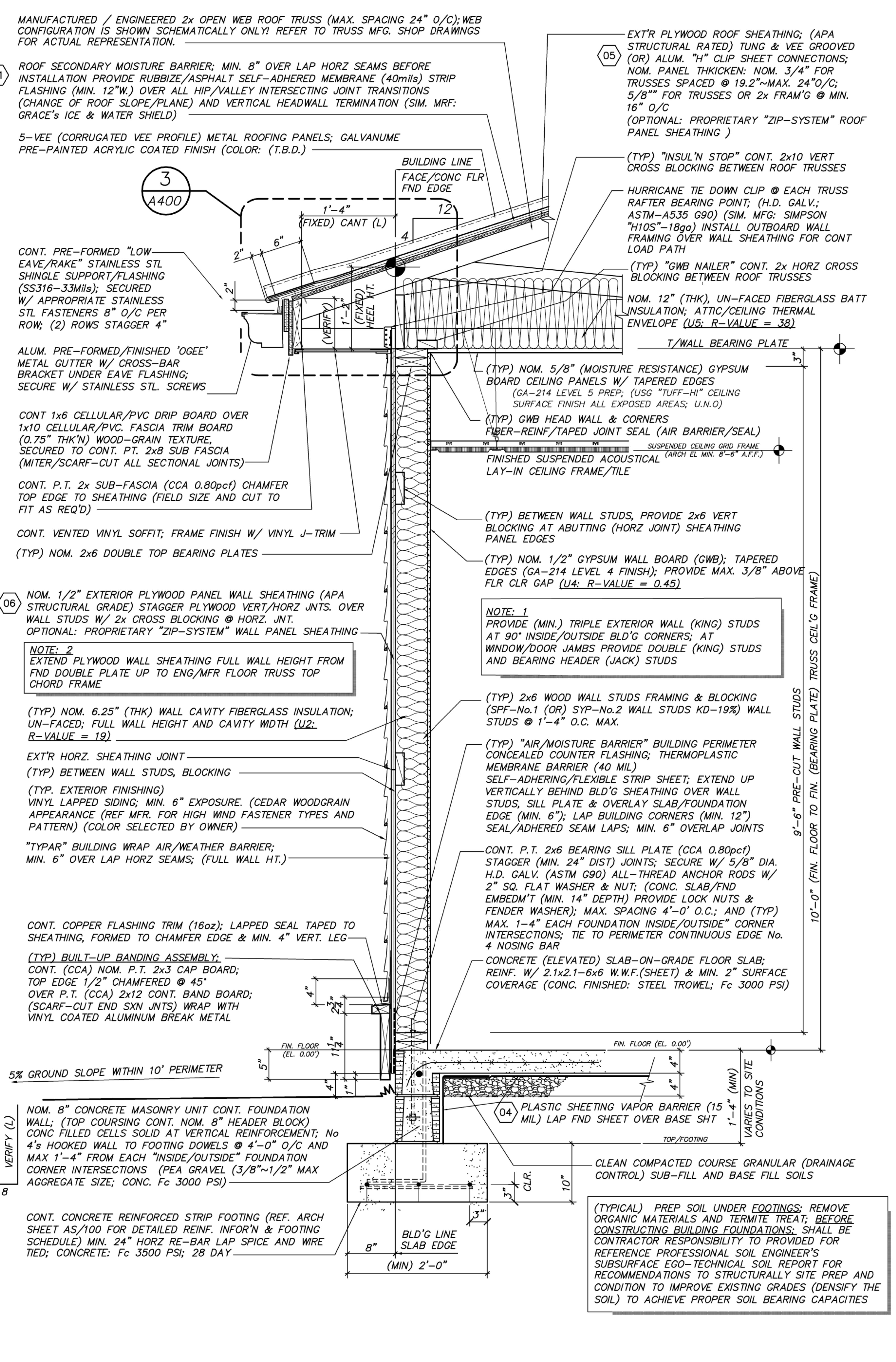
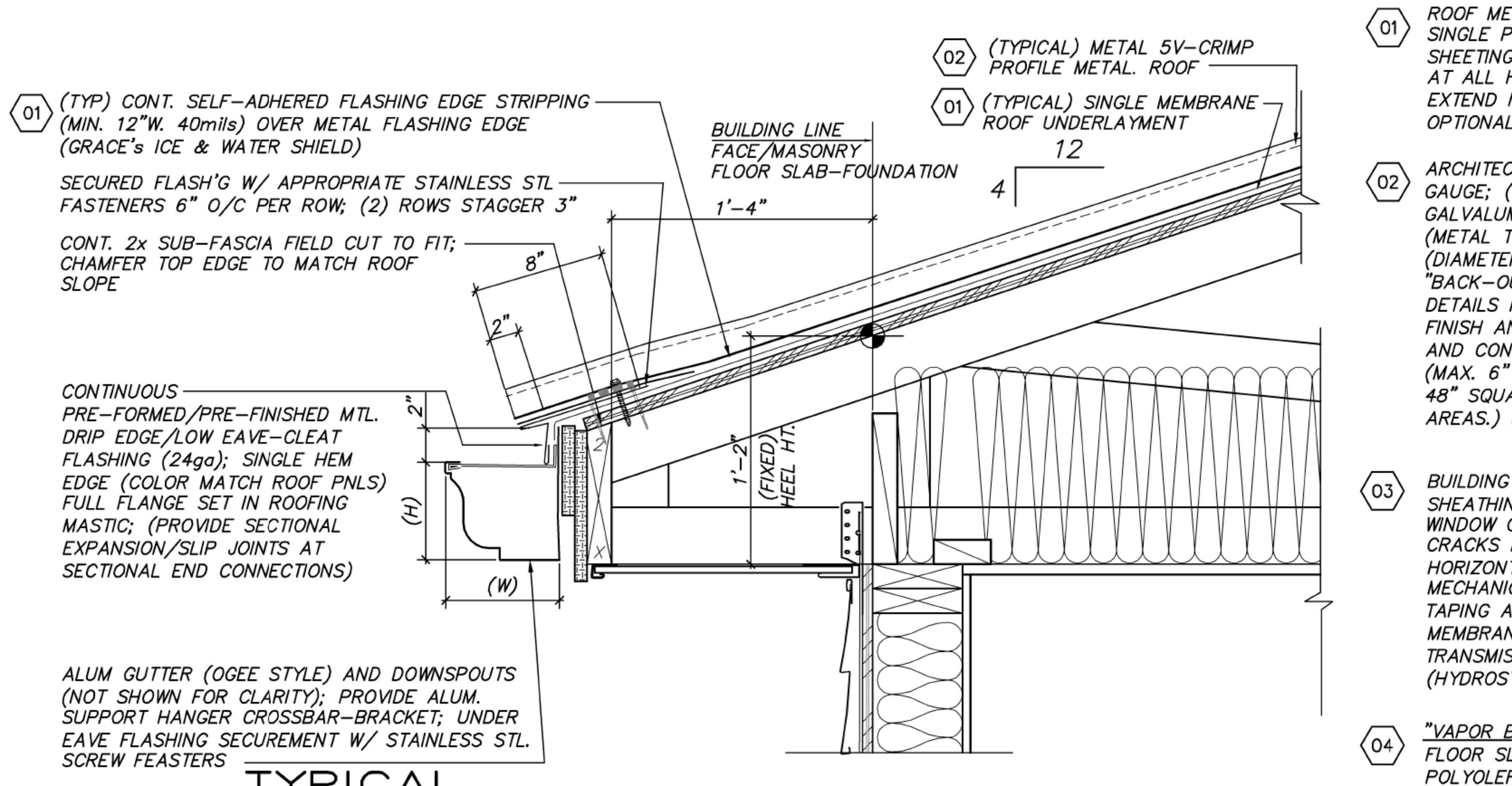
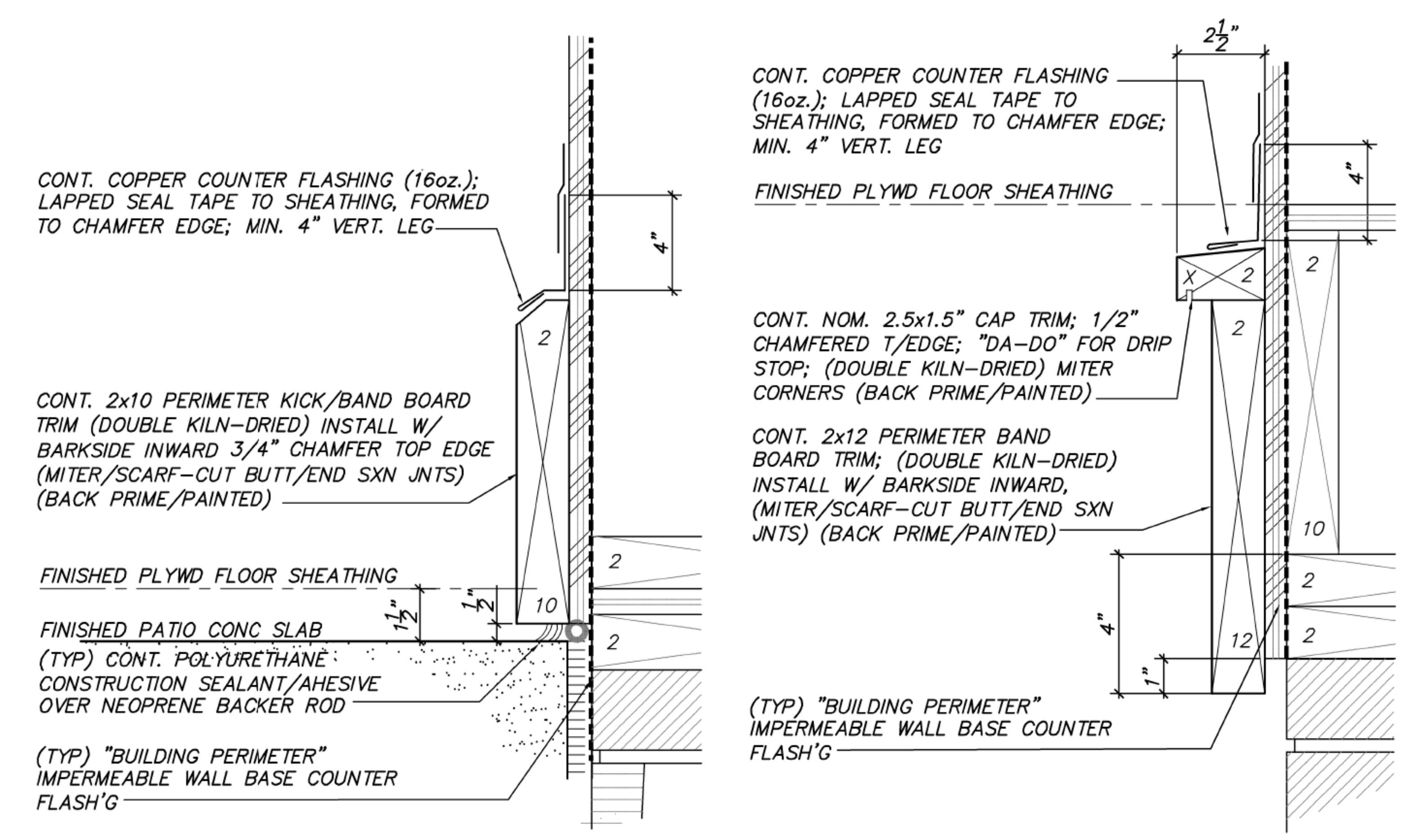


1 A300 TYPICAL WALL SECTION SCALE: 1" = 1'-0"



3 A400 TYPICAL LOW EAVE ROOF SECTION SCALE: 1-1/2" = 1'-0"



B A300 TYPICAL BANDBOARD PERIMETER TRIM SCALE: 3" = 1'-0"

GENERAL KEYNOTES

FOR SHEETS A400 AND A401

01 ROOF MEMBRANE UNDERLAYMENT, "ROOF SECONDARY WATER-BARRIER" (MIN. (+)40mil); SINGLE PLY MYLAR SURFACE FINISHED SELF-ADHERED, RUBBERIZED ASPHALT, FLEXIBLE SHEETING; LAP EDGES MIN. 6"; PROVIDE ADDITIONAL SINGLE STRIPPING AS COUNTER FLASHING AT ALL HEADWALL INTERSECTIONS AND CHANGE OF SLOPE INTERSECTIONS AT HIPS & VALLEYS; EXTEND MIN. 6" VERT/HORZ OVERLAPS (SIMILAR MFG.: WR GRACE "ICE & WATER SHIELD" W/ OPTIONAL "RIPCORD"

02 ARCHITECTURAL METAL ROOF; PRE-FINISHED 5V-CRIMP (RIB NOM. 1/2" HT) PANELS MIN.26 GAUGE; (MAX PANEL: 24" WIDE; 45'-0 RECOMMENDED LENGTHS); ACRYLIC COATED GALVALUME; SECURE W/ APPROPRIATE SIZE AND SPACING EXPOSED STAINLESS STL CAP (METAL TO WOOD) FASTENERS W/ NEOPRENE SEAL WASHERS (SIZE PROPERLY (DIAMETER/LENGTH) TO RESIST PANEL EXPANSION/CONTRACTION AND FASTENER "BACK-OUT." REFERENCE PROPRIETARY MFG. RECOMMENDATIONS FOR COMPLETE ASSEMBLY DETAILS FOR FULL SYSTEM INSTALLATION W/ (20 YR.) WARRANTIES: INSTALLATION, MATERIAL FINISH AND HIGH WIND UP-LIFT RESISTANCE FOR 130mph WIND SPEED; PROVIDE W/ MFR'S AND CONTRACTOR'S "QUALITY OF ASSURANCE"); RECOMMENDED PANEL FASTENER SPACING: (MAX. 6" O/C LINEAR ROOF PERIMETER "END" PANEL EDGES, MAX. 12" O/C EACH WAY WITHIN 48" SQUARE "IN-FILL" AREAS OF ROOF EDGE CORNERS; MAX. 16" O/C ROOF "IN-FILL" PANEL AREAS.) (UL LISTED "CLASS A" ROOF MATERIAL) COLOR FINISH: COLORFAST GALVALUME.

03 BUILDING WRAP; "VAPOR PERMEABILITY/MOISTURE BARRIER" SHALL BE INSTALLED EXTERIOR SHEATHING PANELS AND "BACKWRAP" (FLEXI-TAPED FLASHING) THRU ROUGH DOOR AND WINDOW OPENINGS. OVERALL MEMBRANE MATERIAL SHALL NOT HAVE UNSEALED: SEAMS, CUTS, CRACKS PENETRATIONS OR ANY VOIDS IN THE PROPRIETARY PRODUCT; AND VERTICAL AND HORIZONTAL SEAMS SHALL BE OVERLAPPED (MIN. 6") AND CONTINUOUS SEAL TAPED. ALL MECHANICALLY FASTENER SHALL BE SEALED; CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL TAPING ALL JOINT SEAMS W/ PROPRIETARY MEMBRANE TAPE. PROPRIETARY BARRIER MEMBRANE PERFORMANCE: FLEXIBLE AND TEAR RESISTANCE, HIGH BREATHABILITY (VAPOR TRANSMISSION); HIGH AIR PENETRATION PROTECTION; HIGH MOISTURE RESISTANCE (HYDROSTATIC HEAD); (SPECIFIED MFR: "TYPAR" COMMERCIAL BUILDING WRAP)

04 "VAPOR BARRIER (VB)" UNDER CONDITIONED SPACES ONLY (MIN. 15mils) UNDER CONCRETE FLOOR SLAB MOISTURE PROTECTION-PUNCTURE RESISTANT PLASTIC SHEETING (METALLOCENE POLYOLEFIN); PROVIDE MIN. 6" SEAL LAPPED JOINTS WITH TAPED SEAMS INSTALLATION; THRU BARRIER/SLAB PIPE PENETRATIONS (ei. PLUMBING AND ELECTRICAL SERVICES) SHALL BE TAPED (OR) MASTIC (MFR. "STEGO INDUSTRIES-15MIL," ASTM E1745 CLASS A; WITH 0.01 PERMANENCE)

05 NOM. 5/8" EXTERIOR PLYWOOD PANEL ROOF SHEATHING; (APA STRUCTURAL RATED) OPTIONAL: PROPRIETARY ROOF PANEL SHEATHING W/ BUILT-IN ENERGY EFFICIENT MOISTURE/VAPOR BARRIER SURFACE FINISH; ALL PANEL JOINTS SHALL BE PRESSURED SEAM-SEALED TAPED (ENGINEERED PRODUCT SIM. HUBER ENG'R WOODS:-"ZIP SYSTEM") PANEL FASTENER TYPES AND SPACING SHALL BE GOVERN BY NCRC-12 FOR COASTAL HAZARD HIGH WIND ZONE (AREAS PRONE TO HURRICANE FORCED MIN. 130 mph)

06 NOM. 1/2" EXTERIOR PLYWOOD PANEL WALL SHEATHING (APA STRUCTURAL GRADE) STAGGER PLYWOOD VERT/HORZ JNTS. OVER WALL STUDS W/ BLK'G @ HORZ. JNT. OPTIONAL: PROPRIETARY PANEL WALL SHEATHING W/ BUILT-IN ENERGY EFFICIENT MOISTURE/VAPOR BARRIER SURFACE FINISH; ALL PANEL JOINTS SHALL BE PRESSURED SEAM-SEALED TAPED (ENGINEERED PRODUCT SIM. HUBER ENG'R WOODS:-"ZIP SYSTEM") (U1: R-VALUE = 0.63)

no.	date	revision
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL

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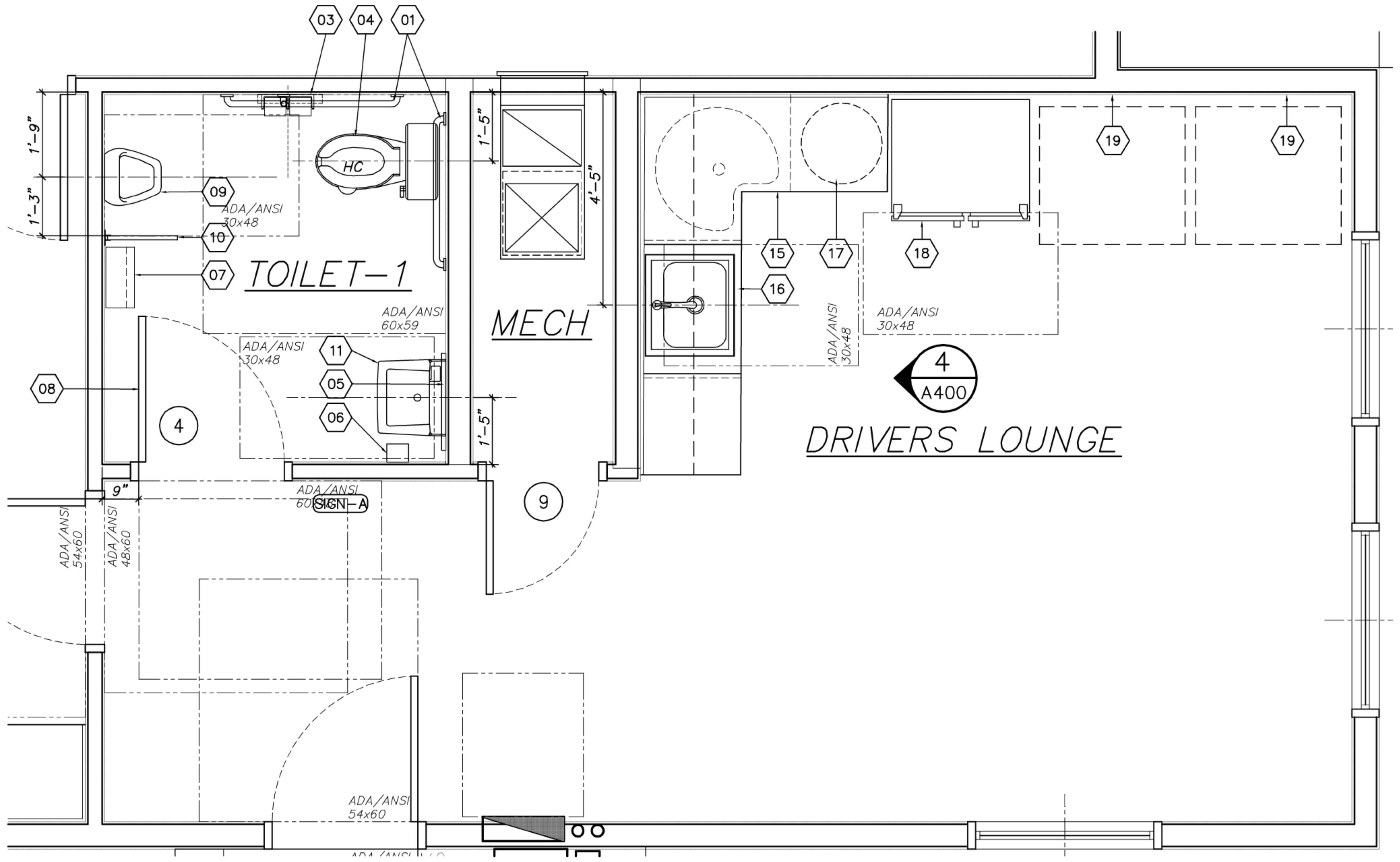
03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

TYPICAL WALL SECTION AND DETAILS

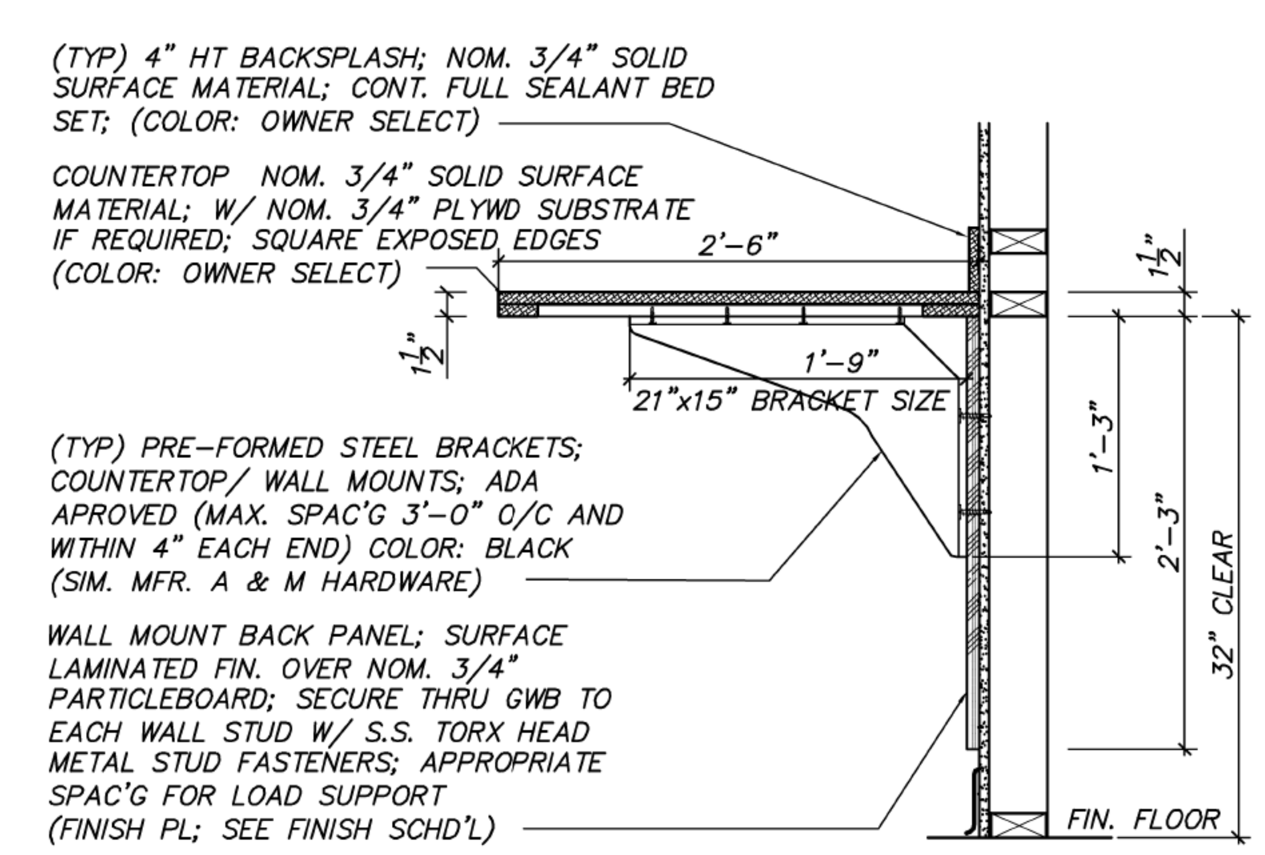
job status: Contract Documents - Issued for Construction

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
drawing no.	A300
revision no.	0



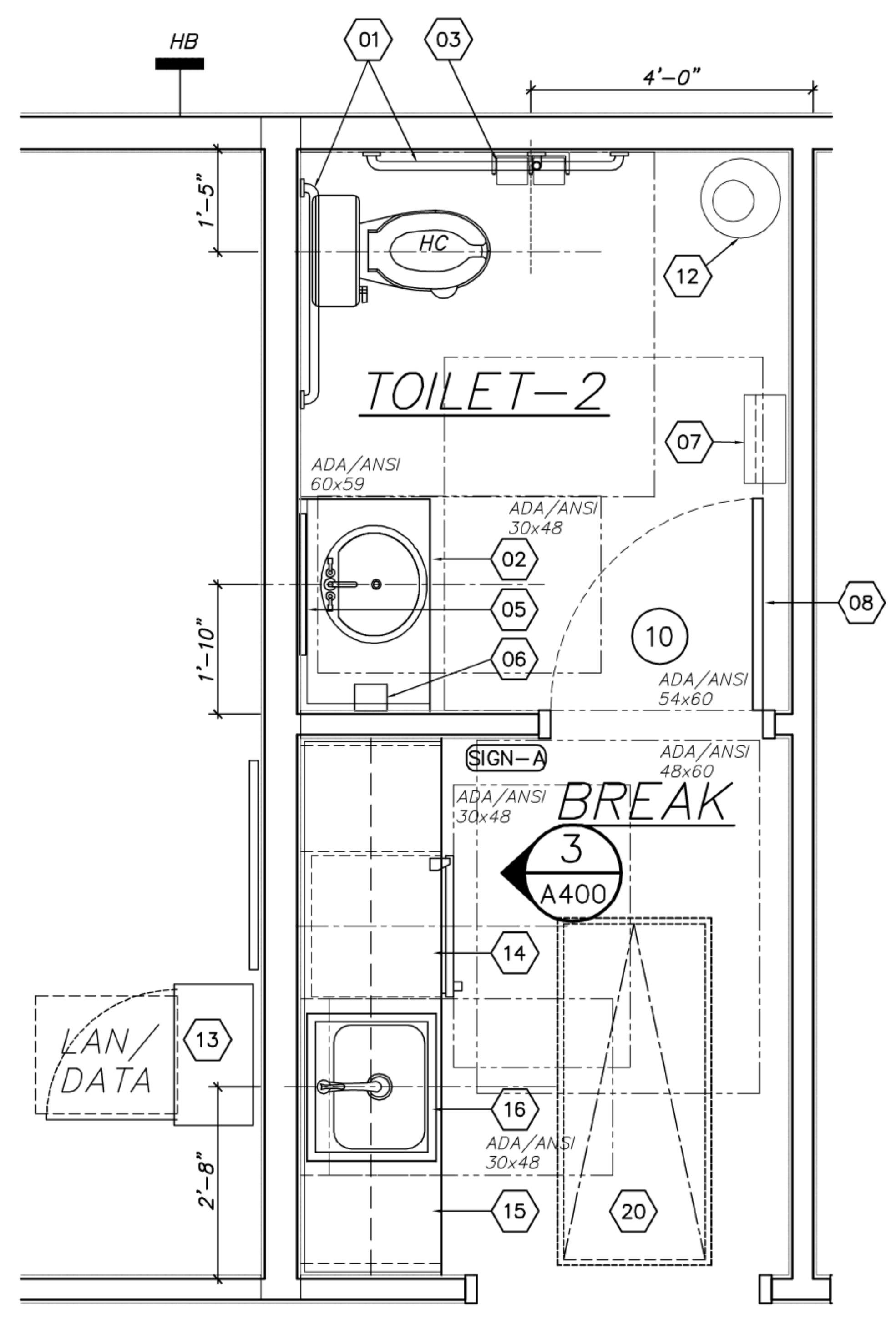
1 A400 ENLARGED RESTROOM AND DRIVERS LOUNGE PLAN

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



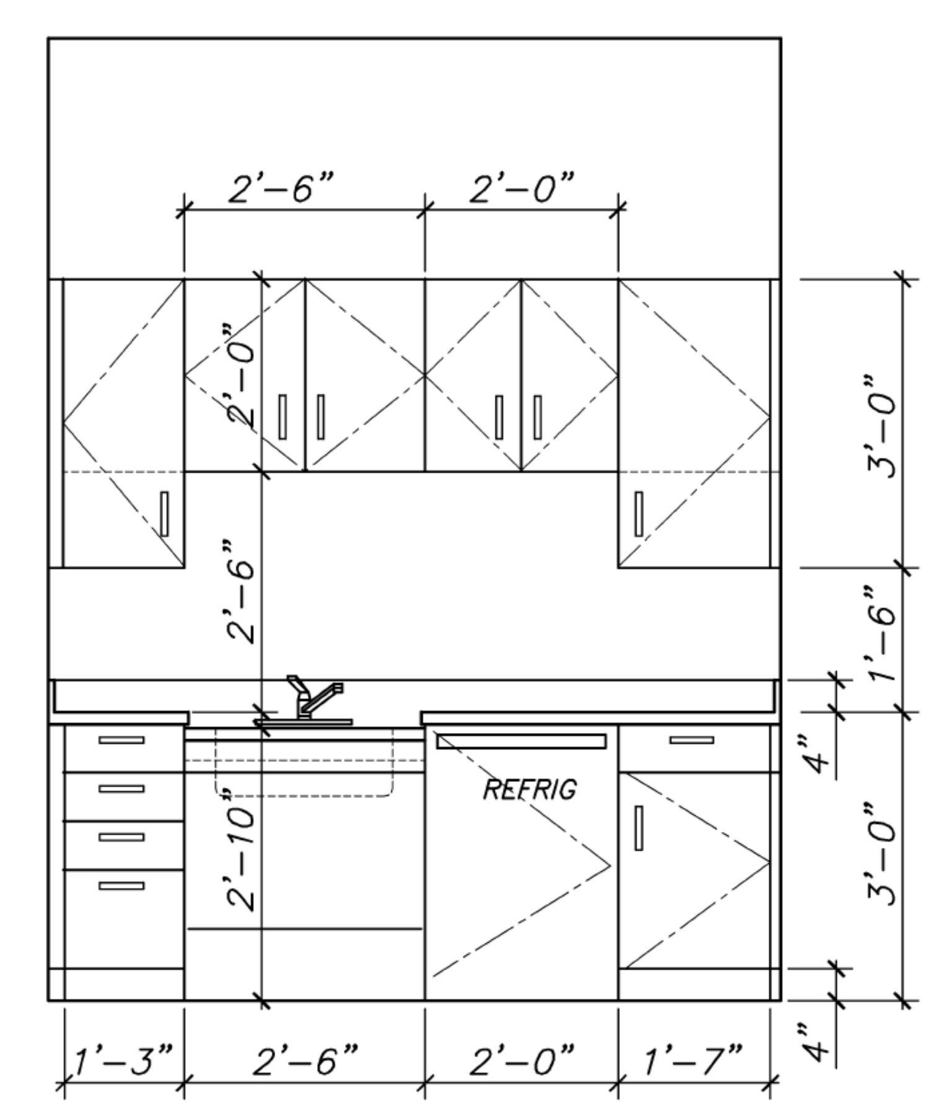
B A400 COUNTER DETAIL

SCALE: 1" = 1'-0"



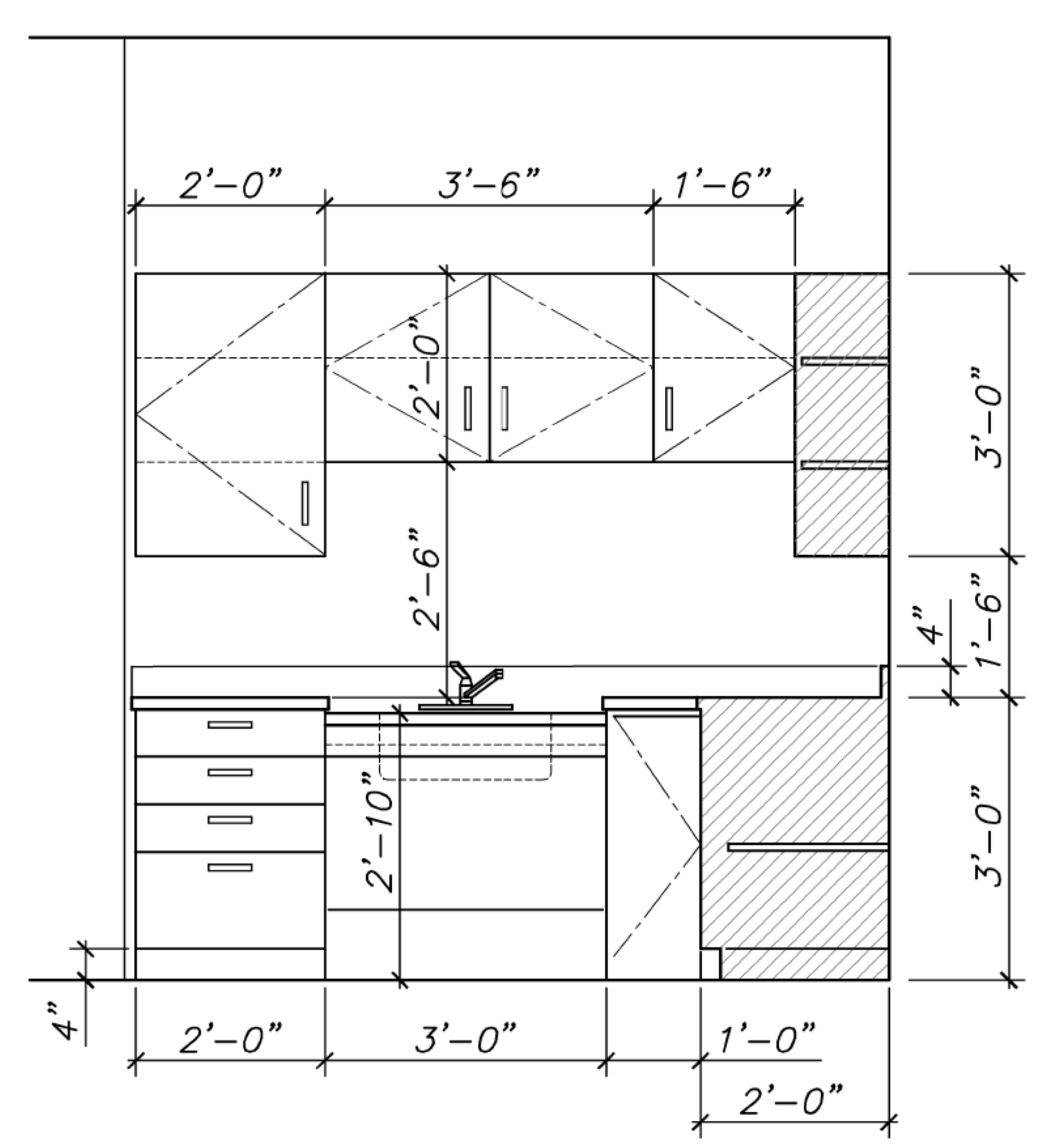
2 A400 ENLARGED RESTROOM AND BREAK PLAN

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



3 A400 ENLARGED BREAK ELEVATION

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



4 A400 ENLARGED LOUNGE ELEVATION

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

PLAN KEYNOTES

THIS SHEET ONLY

01 1 1/2"ø – STAINLESS STEEL HANDRAIL BACK WALL & SIDE WALL MOUNTED "HORIZONTAL GRAB BARS" WITH "VERTICAL SIDE WALL PULL BAR" (SEE STANDARD HC ACCESSIBILITY DETAILS) SIMILAR MFG: GAMCO PRODUCTS "GRAB BAR"; FINISH: BRUSHED SATIN/TEXTURE GRIP "T"). (REFERENCE STANDARD HC ACCESSIBILITY DETAILS 1/N104)

02 CUSTOM VANITY UNIT (MIN. 22"(D)); PLASTIC LAMINATE COUNTERTOP AND BACKSPLASH W/ "DROP-IN" LAVATORY; FAUCET FIXTURE SETBACK FROM FRONT RIM (MAX. DIST. 19") PROVIDE ADA COMPLIANT ELECTRONIC SENSOR ACTIVATED FAUCET CONTROLS. (MAX. RIM HT. 34" A.F.F.) SEE GENERAL ACCESSIBILITY REQUIREMENTS (SEE STANDARD HC ACCESSIBILITY DETAILS 1/N100) AND SECTION A/A400 (REF PLUMBING DWG'S FOR ADDITIONAL INFOR'N)

03 TOILET TISSUE (MULTI-ROLL) STAINLESS STL. DISPENSERS; TWO UNITS, SURFACE MOUNT (SIM. MFG: BOBRICK: B-4288)

04 FLOOR MOUNTED TOILET; TANK TYPE W/ ELONGATED BOWEL AND OPEN-FRONT SEAT WITH INTEGRATED HANDLE; ADA/ANSI ACCESSIBLE; PROVIDE FLUSH VALUE LEVER ON ACCESSIBLE SIDE CLEAR FLOOR AREA (REFERENCE: PLUMBING DWGS)

05 WALL MOUNTED VANITY MIRROR – (1/4" TEMP/SAFETY) W/ METAL EDGE CENTERED TO SINK (UNLESS NOTED OTHERWISE FULL LENGTH OF VANITY: VERIFY W/ OWNER): (MIN. 24"(W) x 36"(H)). MOUNT BOTTOM EDGE 40" MAX A.F.F.

06 SOAP SANITIZER AND LOTION DISPENSER; SURFACE MOUNTED (SIM. MFG: GEORGIA- PACIFIC; "53253"; COLOR: TRANS-SMOKE)

07 COMBINATION; STAINLESS STL. SURFACE-MOUNT FOLDING PAPER TOWEL DISPENSER (ABOVE) AND WALL WASTE RECEPTACLE (BELOW) (SIM. MFG: BOBRICK B-3944-BARRIER FREE)

08 (TYP) "BARRIER FREE" ACCESSIBILITY COAT HOOK, MOUNTED (HT. 48" A.F.F.) (SIM. MFG: BOBRICK BRUSHED-NICKEL FINISH)

09 WALL MOUNTED URINAL; PROVIDE THRU-WALL VERTICAL CARRIAGE (THIN WALL), ADA/HC ACCESSIBLE WHERE NOTED (HC); (REF PLUMBING DWGS)

10 WALL MOUNTED URINAL/PRIVACY (24" WIDTH x 48" HEIGHT; MOUNT BOTTOM EDGE 12" AFF) PARTITIONS (DESIGN WEIGHT SUPPORT 250 lbs); PROVIDE STAINLESS STEEL PANELS; WALL MOUNTED INSTALLATION WITH CONTINUOUS STAINLESS STEEL WALL MOUNTING BRACKETS (FULL PANEL LENGTH)

11 WALL-HUNG LAVATORY 19"x 17", VITREOUS CHINA, WITH MATCHING PIPE SHROUD, WHITE; PROVIDE WITH STEEL BRACKET WALL HANGER, INSTALL ADA COMPLIANT ELECTRONIC SENSOR ACTIVATED FAUCET CONTROLS.; FAUCET FIXTURE SETBACK FROM FRONT RIM (MAX. DIST. 19") "UNLESS NOTED OTHERWISE;) REFERENCE ACCESSIBILITY DETAILS

12 WASTE RECEPTACLE STAINLESS STL. W/ DOME-LIP; FLOOR FREE-STANDING; (SIM. MFG: BOBRICK: B-2300)

13 OWNER'S ROUTER/DATA STATION; 19" METAL RACK

14 NOM. 24" UNDERCOUNTER REFRIGERATOR (PROVIDED BY OWNER; INSTALLED BY CONTRACTOR)

15 NOM. 24"(D)x 36"(H) (UNLESS NOTED OTHERWISE) STANDARD BUILT-IN BASE CABINETS W/ (HP) PLASTIC LAMINATED FINISHES: COUNTER TOP W/ 4"H. BACKSPLASH, FRONT FACE CABINETS W/ DOOR PANELS AND DRAWER; NOM. 12" DEEP WALL CABINETS W/ ADJUSTABLE SHELVING

16 STAINLESS STEEL (HEAVY GAUGE 304 TYPE; 33mil) SHALLOW BASIN "DROP-IN" KITCHEN SINK, FULL SEALANT BED SET; PROVIDE LEVER TYPE HOT/COLD WATER SUPPLY HANDLES W/ GOOSE NECK FAUCET; (FAUCET MAX. FRONT RIM DIST. 19") PROVIDE CLEAR FRONT OPEN'G FOR ACCESSIBLE TO PERSONS W/ DISABILITIES SEE DETAILS; (REF. PLUMBING FOR ADD'N INFOR'N)

17 PROPOSED LOCATION: (28 GAL CAPACITY; UNLESS DIRECTED OTHERWISE BY OWNER) ELECTRIC "LOWBOY" WATER HEATER (UNDERCOUNTER); PROVIDE DRAINAGE PAN PLUMBING AND PRESSURE RELEASE VALUE "BLOW-OUT". (PLUMBING CONTRACTOR SHALL PROVIDE, ELECTRICAL CONTRACTOR SHALL WIRE FOR FULL POWER SERVICE)

18 RESIDENTIAL STYLE FREE-STANDING (SUPPLIED BY OWNER) REFRIGERATOR/FREEZER W/ ICE MAKER; [MAX. CLR FLOOR SPACE 36"(W)] (CONTRACTOR INSTALL), CONTRACTOR SHALL INSTALL ICE/WATER LINES AND LOCAL WATER SHUT-OFF VALVE.

19 PROVIDE DEDICATED POWER FOR PROPOSED VENDING MACHINE(S) (PROVIDED BY OWNER) (REFERENCE ARCH SHEET 1/A100)

20 ATTIC ACCESS "CEILING RECESS FOLDING PULL-DOWN" LADDER, (REFERENCE ARCH SHEET 1/A100)

GENERAL ACCESSIBILITY REQUIREMENTS

THE BUILDING OWNER AND GENERAL CONTRACTOR SHALL INSURE THAT THIS FACILITY SHALL BE "BARRIER FREE" ACCESSIBLE TO AND USABLE BY PERSON(S) WITH DISABILITIES. ACCORDING TO THE LATEST EDITION TO THE ICC-IBC/NCBC 2012 CHAPTER 11 & ICC/ANSI A117.1 ACCESSIBILITY CODES REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST (BUT NOT LIMITED TO) OF REQUIREMENTS. (REFERENCE 1/N103 FOR ADDITIONAL DETAILS AND GENERAL NOTES)

1. OPERABLE DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30"(MIN.) AND 42"(MAX.) ABOVE FLOOR OR GROUND LEVEL AND BE LEVER TYPE, DESIGNATED FOR (HC) ACCESSIBLE..

2. TOILETS ROOMS & ACCESSORIES:

A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.

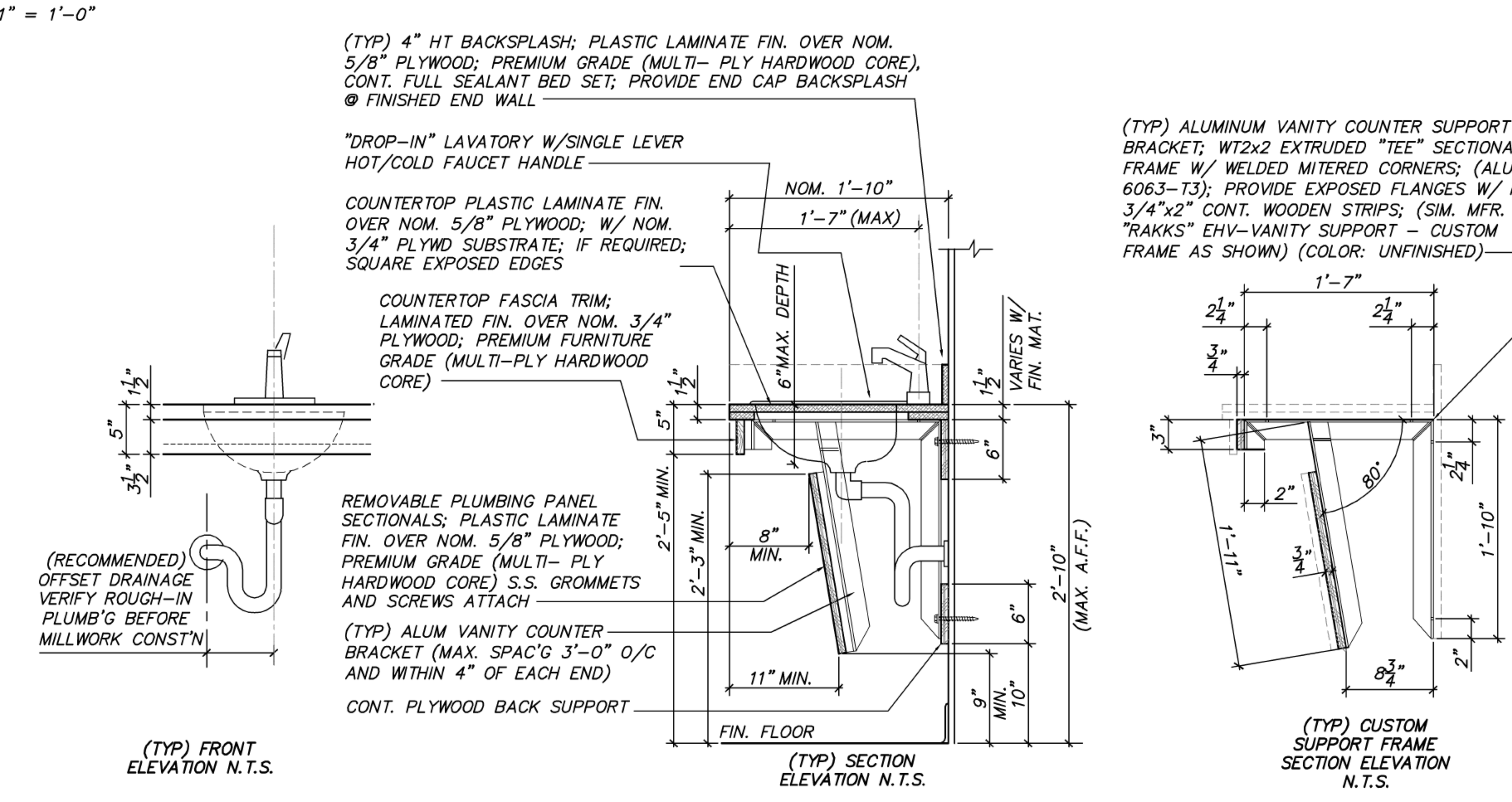
B: A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR (or) BACK OF ENTRY DOOR.

C. LOCATE THE WATER CLOSET (MIN.)16.6" TO (MAX)17.5" FROM THE CENTER LINE OF THE FIXTURE TO THE FINISHED WALL SURFACE. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. TANK TYPE FLUSH LEVER SHALL BE POSITION TOWARD (SIDE APPROACH) ACCESSIBLE CLEAR FLOOR AREA FOR SIDE REACH

D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL, WITH (36) BEHIND TOILET AT 6" FROM THE WALL, AND (42) ADJACENT TO AT 12" FROM THE WALL AND CENTERLINE MEASURED 33"-36" PARALLEL TO AND ABOVE THE FLOOR. PROVIDE ADDITIONAL SIMILAR 18" VERTICAL PULL BAR 1-1/2" ABOVE HORIZONTAL SIDE BAR CENTERLINE MEASURED AVE. 39"-41" FROM REAR WALL.

E. LAVATORY TO BE MOUNTED 34"(MAX.) ABOVE THE FINISHED FLOOR TO RIM WITH CLEAR FLOOR KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE). EXPOSED WATER/WASTE PLUMBING SHALL BE CLEAR OF ACCESSIBLE FLOOR AREA AND PROTECTED WITH PROPRIETARY VENDOR SUPPLIED "VINYL INSULATED PROTECTION COVERS" SHALL BE PROVIDED TO EACH SERVICE LINE (SIM. MFG. "TRUEBRO")

F. INSTALL MIRROR 40"(MAX.) ABOVE THE FINISHED FLOOR (BOTTOM FIN. EDGE) AND (72" TOP FIN. EDGE).



A A400 ACCESSIBLE VANITY SECTION

SCALE: 1" = 1'-0"

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVEIW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

ENLARGED RESTROOM PLAN & DETAILS

job status Contract Documents - Issued for Construction

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
drawing no.	A400
revision no.	0

DOOR AND FRAME SCHEDULE

DOOR NO.	SPACE	DOOR: OPENING WIDTH	DOOR: OPENING HGT.	DOOR: OPENING THK.	DOOR: MAT'L.	DOOR: TYPE	DOOR: GLAZING	FRAME: MAT'L.	FRAME: DETAILS HEAD / JAMB / SILL	HDW SET	REMARKS NOTE 1 & 2	DOOR NO.
EXTERIOR DOORS – ALL UNITS												
	HOLLOW METAL											
1	ENTRY	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	1
2	ENTRY	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	2
3	DRIVER LOUNGE	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	3
INTERIOR DOORS – ALL UNITS												
4	TOILET	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			4
5	BATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			5
6	BATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			6
7	DISPATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			7
8	ADMIN OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			8
9	UTILITY	2'–4"	7'–0"	1–3/4"	MDF	B		HM	––			9
10	TOILET	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			10
11	BREAK	4'–0"	7'–0"	–––	MDF	–––		HM	––		Cased Opening	11

MATERIAL LEGEND:
- ALUM – ALUMINUM STOREFRONT
- SCW – SOLID CORE WOOD
- HM – HOLLOW METAL
- I–HM – INSULATED HOLLOW METAL
- WD – WOOD
- PLAS – POLYVINYL REINF HOLLOW CORE
- FRC – FIBERGLASS COMPOSITE OSB CORE
- MDF – MEDIUM DENSITY FIBERGLASS
- GHM – GALVANIZED HOLLOW METAL
- GIHM – GALV INSULATED HOLLOW METAL
- GMS – GALVANIZED METAL SLATS
- STL – STEEL RAIL ASSEMBLY
- GLV – GALVANIZED METAL RAIL ASSEMBLY
- GIPNL – GALV. INSULATED SECTIONAL PANEL

GLAZING MATERIAL
- FULL TEMPERED SINGLE PANE (FULL LITE)
- HALF TEMPERED SINGLE PANE (HALF LITE)
- NVP TEMERED GLASS NARROW VIEW PANEL
- DV DOOR VIEWER (180° FIELD OF VIEW MIN)

NOTE 1 SUPPLY WALL MOUNTED DOOR STOPS ON ALL DOORS MOUNTED W/ THE HINGE SIDE 5" OR LESS FROM A PERPENDICULAR WALL

NOTE 2 PAINT ALL FRAMES

NOTE 3 ALL DOOR HARDWARE TO BE SATIN NICKEL FINISH

ABBREVIATED DOOR HARDWARE NOTES & SCHEDULE

OPERABLE DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30"(MIN.) AND 42"(MAX.) ABOVE FLOOR OR GROUND LEVEL AND "ALL" SHALL LEVER STYLE WITH TURN–BACK END RETURN, DESIGNATED FOR ARCHITECTURAL BARRIER FREE ACCESSIBLE. CONTRACTOR SHALL COORDINATE LATCH/LOCKSETS KEYING SCHEDULE WITH BUILDING OWNER BY PROVIDING MASTER AND GRAND MASTER KEYING SYSTEM

DOOR HARDWARE MATERIAL FINISH TYPES SHALL BE STAIN NICKEL PLATED (US26D) OR STAIN STAINLESS STEEL (US32D) AND INSTALLED BY CONTRACTOR. IF NOT DIRECTLY SPECIFIED BY OWNER, CONTRACTOR SHALL PROVIDE. ALL EXTERIOR HARDWARE AND MOVING PARTS SHALL HAVE SALT AIR RESISTANCE (STAINLESS STEEL OR BRASS) MECHANISMS SHALL BE HEAVY DUTY GRADE.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DOOR ASSEMBLY AND HARDWARE IDENTIFICATIONS AND QUANTITIES AS SHOWN ON PLANS. PRIOR TO ORDERING ANY HARDWARE, CONTRACTOR TO SUPPLY OWNER AND DESIGNER WITH SPECS AND CUT SHEETS FOR APPROVAL AND TO COORDINATE WITH DOOR HARDWARE SPECIALIST AN ASSIGNED MASTER KEYING SYSTEM.

GENERAL FRAME & GLAZING NOTES

EXTERIOR METAL STOREFRONT WINDOW / DOOR AND FRAME SYSTEM ASSEMBLIES, U.N.O.
(TYP) NOM. 4.5" WIDE ALUM. EXTRUDED FIXED "THERMALLY BROKEN" EXTERIOR STOREFRONT WINDOW FRAME SYSTEMS W/ 1" INSULATED GLAZING (FRAME COLOR: "KYNAR" (CONFIRM WITH OWNER) (70% KYNAR PREMIUM PERFORMANCE COATING) FINISHED FRAMES (AAMA 2605; CLASS 1 611–CURRENT EDITION); GLAZING: PPG/SOLARBAN 60 CLEAR+CLEAR; TINTED, LOW–E GLASS; SHGC MIN. 0.38);

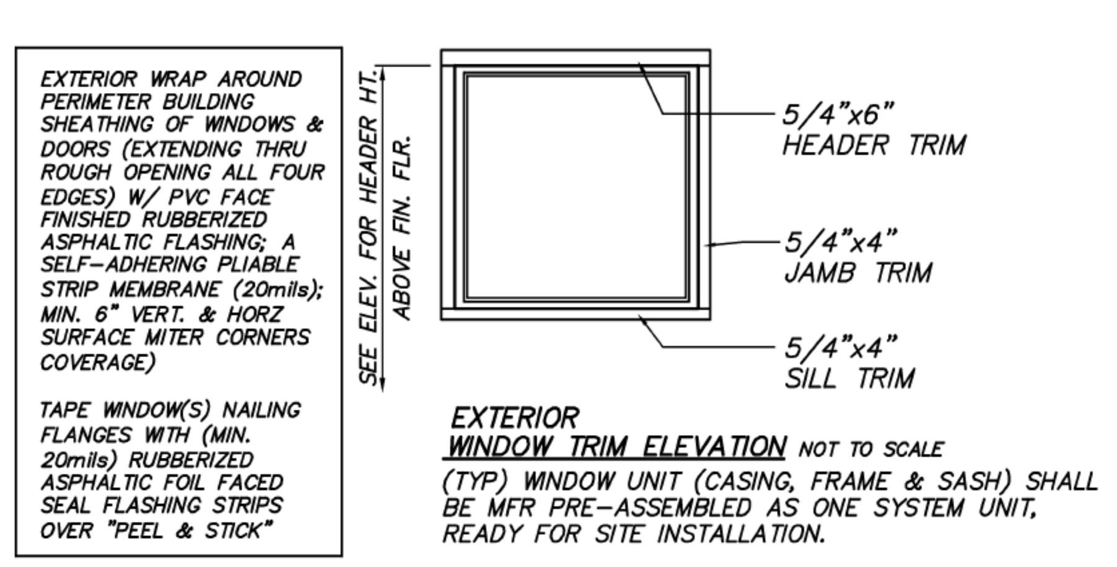
WINDOW/DOOR SYSTEM (FRAM'G–GLAZ'G) SHALL BE DESIGN PRESSURE (DP) WIND RATED FOR ITS GEOGRAPHICAL LOCATION; WINDOW INSTALLER SHALL BE RESPONSIBLE FOR ADEQUATELY USING APPROPRIATE FASTENER TYPES, SPACING AND VERTICAL FRAME STEEL STRUTS TO RESIST WIND SPEED (130 MPH) DP RATING. BASIS OF DESIGN:

SAFETY (S) – DESIGNATES IMPACT GLAZING:

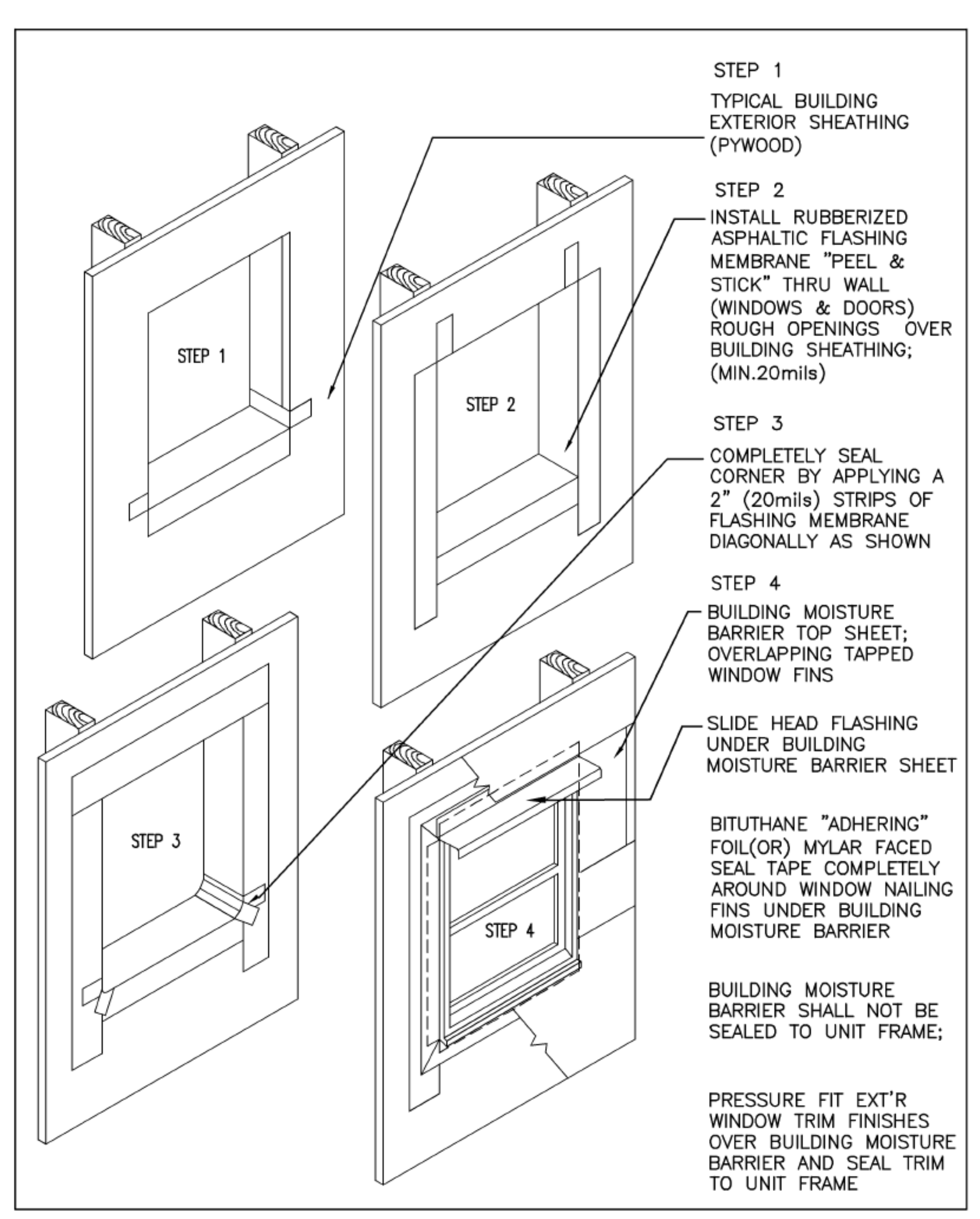
ALL SAFETY GLAZING PRODUCTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS UNDER CPSC 16 CFR PART 1201 CATEGORY II FOR TEMPERED/SAFETY–IMPACT GLAZING WHEN SUCH PRODUCTS ARE INSTALLED IN CONDITIONS CONSIDERED HAZARDOUS FOR HUMAN IMPACT AND AS REQUIRED UNDER CHAPTER 24 AND RELATED SECTIONS OF THE INTERNATIONAL BUILDING CODE: ICC/NCBC–2012; CHAPTER 24; SECTION 2406

WINDOW/DOOR SUPPLIER SHALL PROVIDE ROUGH–OPENING SIZES, BEFORE FRAMING CONSTRUCTION BEGINS!
WINDOW INSTALLER SHALL BE RESPONSIBLE FOR ADEQUATELY USING APPROPRIATE MOULDING TRIM STOPS, FASTENER TYPES AND SPACING AND FOR LATERAL STABILITY. PROPRIETARY COMMERCIAL WINDOW MFR SPECIFIED: KAWNEER

(X) SYMBOL INDICATES WINDOW/FRAME STYLE AND SIZE; REFERENCE FLOOR PLAN A101 FOR WINDOW/FRAME TYPE SYMBOL LOCATIONS; NOMINAL WINDOW SIZES SHOWN; VERIFY ROUGH OPENING SIZE.

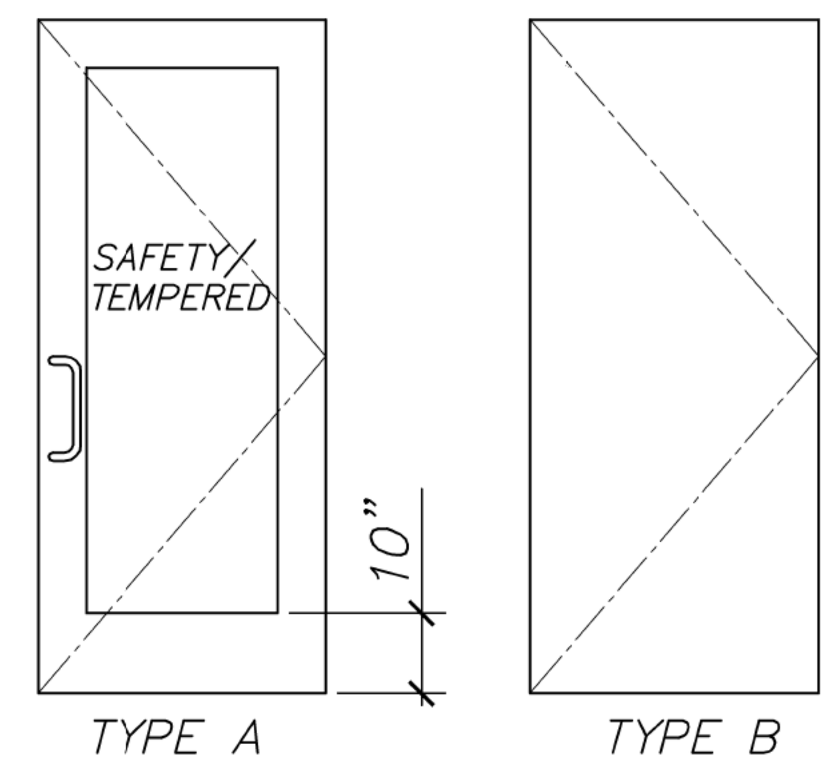


C / A500 EXTERIOR TRIM DETAIL N.T.S.

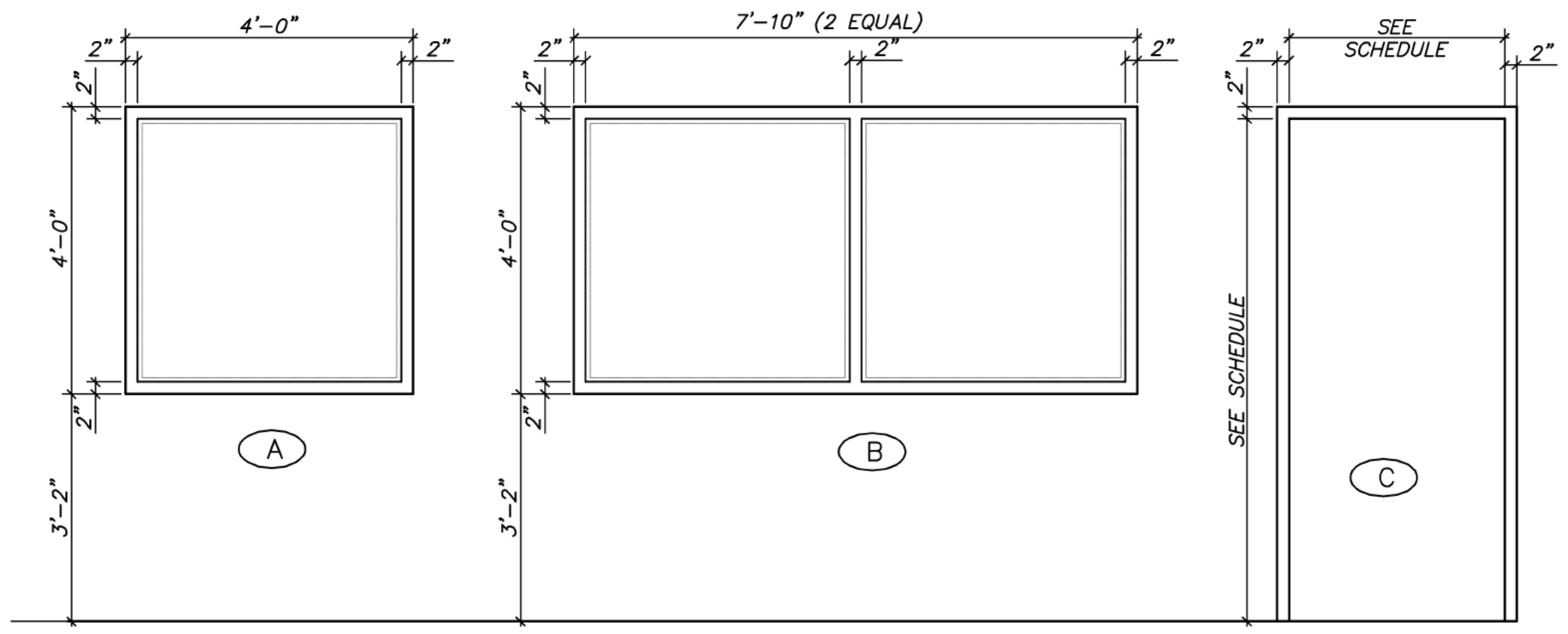


EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF–ADHERING PLIABLE STRIP MEMBRANE (MIN. 20mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

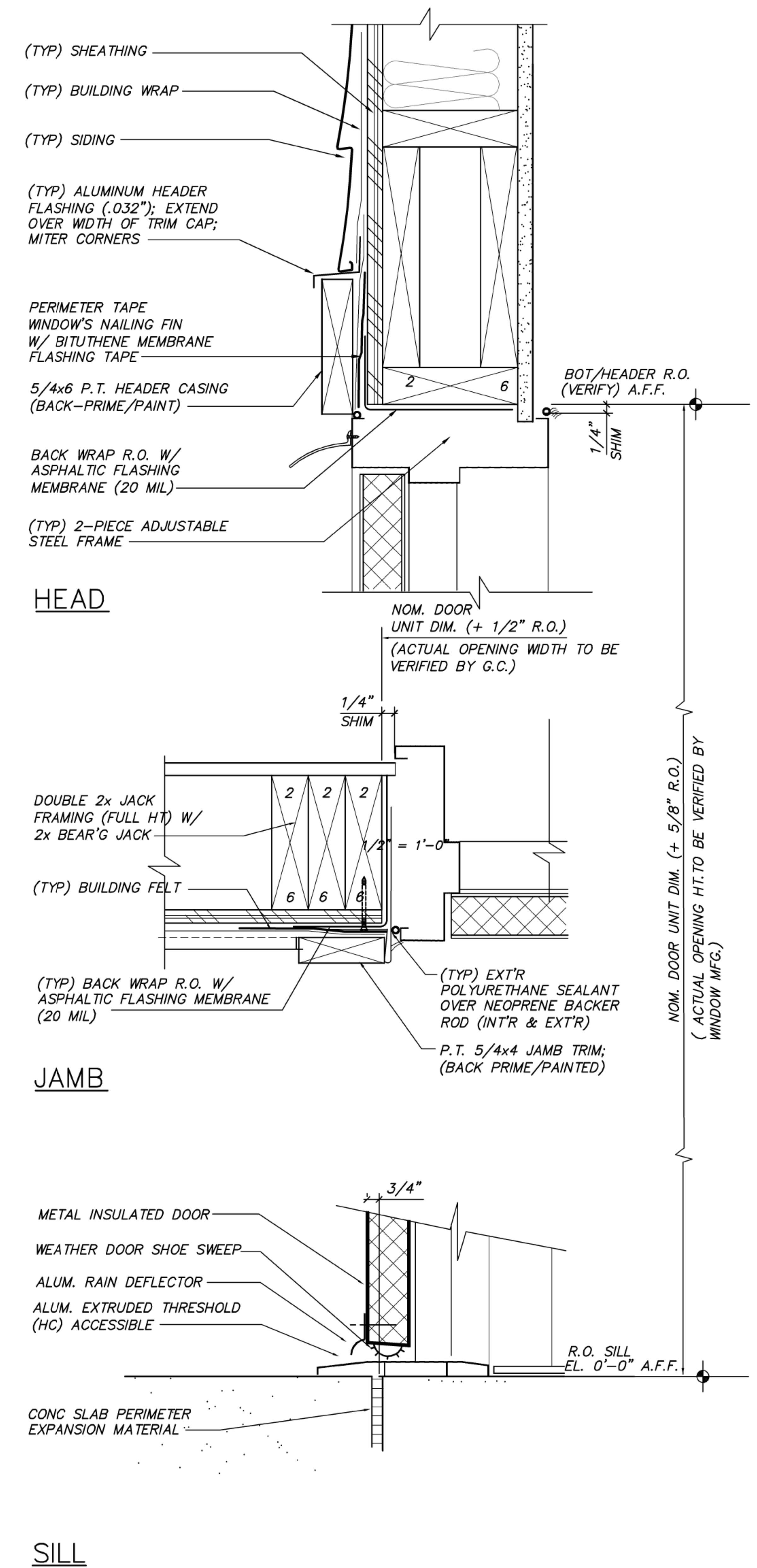
D / A500 SCHEMATIC FLASHING DETAIL NTS



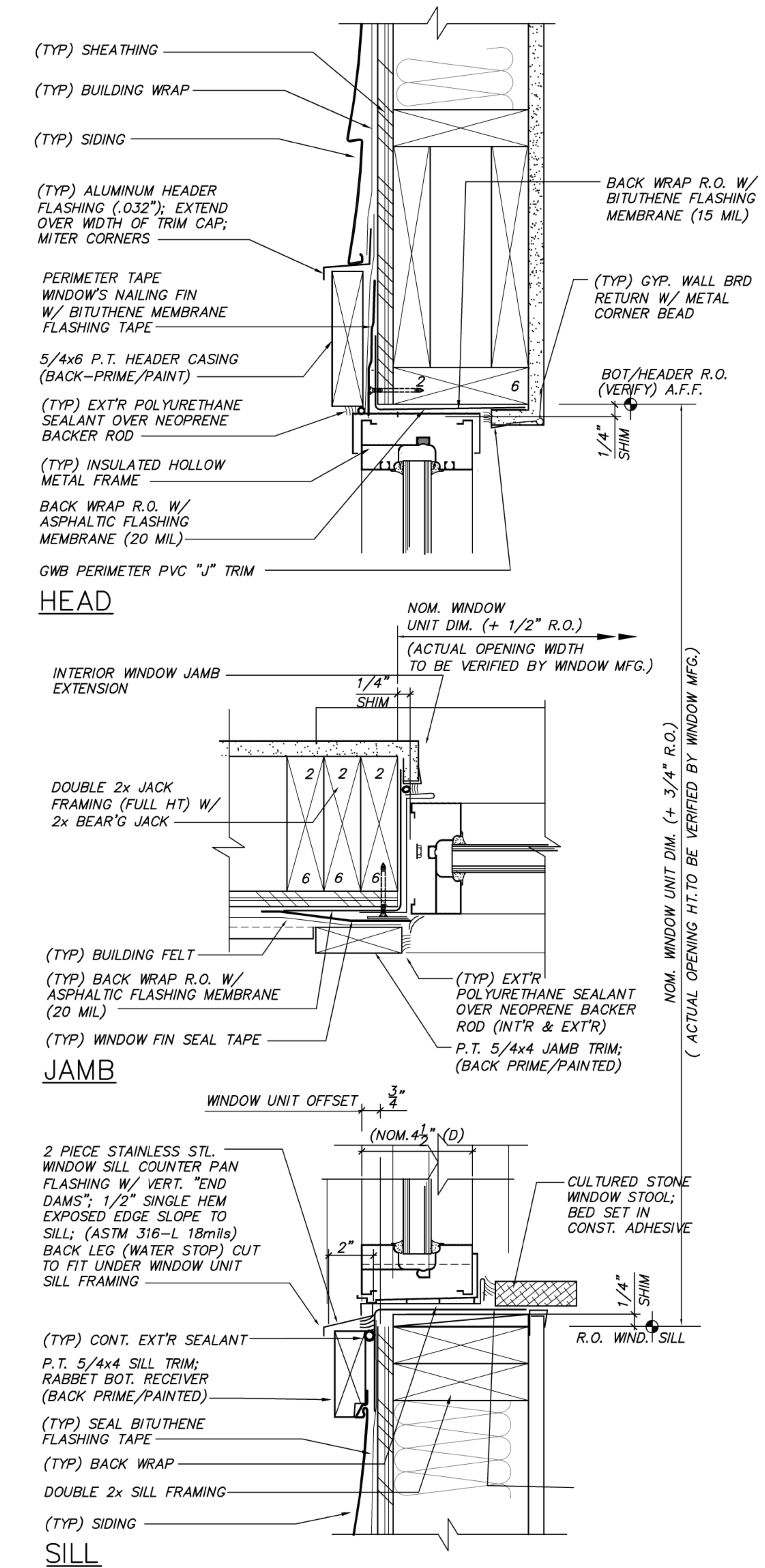
A / A500 SCHEMATIC DOOR ELEVATIONS 1/2" = 1'–0"



B / A500 SCHEMATIC FRAME ELEVATIONS 1/2" = 1'–0"



1 / A500 (TYP) EXTERIOR ENTRANCE DOOR DETAIL 3" = 1'–0"



2 / A500 (TYP) WINDOW DETAIL 3" = 1'–0"

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A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL	
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WINDOW AND DOOR SCHEDULES & DETAILS
job status Contract Documents - Issued for Construction

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drawn by	MSAIEED
checked by	MSAIEED
drawing no.	A500
revision no.	0

DOOR NO.	SPACE	DOOR: OPENING WIDTH	DOOR: OPENING HGT.	DOOR: OPENING THK.	DOOR: MAT'L.	DOOR: TYPE	DOOR: GLAZING	FRAME: MAT'L.	FRAME: DETAILS HEAD / JAMB / SILL	HDW SET	REMARKS NOTE 1 & 2	DOOR NO.
EXTERIOR DOORS – ALL UNITS												
	HOLLOW METAL											
1	ENTRY	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	1
2	ENTRY	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	2
3	DRIVER LOUNGE	3'–0"	7'–0"	1–3/4"	I–HM	A	FULL	CLAD	1/A601 (ACCESSIBLE SILL)	–	Exterior Outswing Door	3
INTERIOR DOORS – ALL UNITS												
4	TOILET	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			4
5	BATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			5
6	BATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			6
7	DISPATCH OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			7
8	ADMIN OFFICE	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			8
9	UTILITY	2'–4"	7'–0"	1–3/4"	MDF	B		HM	––			9
10	TOILET	3'–0"	7'–0"	1–3/4"	MDF	B		HM	––			10
11	BREAK	4'–0"	7'–0"	–––	MDF	–––		HM	––		Cased Opening	11

DOOR AND FRAME SCHEDULE

MATERIAL LEGEND:
ALUM – ALUMINUM STOREFRONT
SCW – SOLID CORE WOOD
HM – HOLLOW METAL
I–HM – INSULATED HOLLOW METAL
WD – WOOD
PLAS – POLYVINYL REINF HOLLOW CORE
FRC – FIBERGLASS COMPOSITE OSB CORE
MDF – MEDIUM DENSITY FIBERGLASS
GHM – GALVANIZED HOLLOW METAL
GIHM – GALV INSULATED HOLLOW METAL
GMS – GALVANIZED METAL SLATS
STL – STEEL RAIL ASSEMBLY
GLV – GALVANIZED METAL RAIL ASSEMBLY
GIPNL – GALV. INSULATED SECTIONAL PANEL

GLAZING MATERIAL
FULL TEMPERED SINGLE PANE (FULL LITE)
HALF TEMPERED SINGLE PANE (HALF LITE)
NVP TEMERED GLASS NARROW VIEW PANEL
DV DOOR VIEWER (180° FIELD OF VIEW MIN)

NOTE 1 SUPPLY WALL MOUNTED DOOR STOPS ON ALL DOORS MOUNTED W/ THE HINGE SIDE 5" OR LESS FROM A PERPENDICULAR WALL

NOTE 2 PAINT ALL FRAMES

NOTE 3 ALL DOOR HARDWARE TO BE SATIN NICKEL FINISH

ABBREVIATED DOOR HARDWARE NOTES & SCHEDULE

OPERABLE DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30"(MIN.) AND 42"(MAX.) ABOVE FLOOR OR GROUND LEVEL AND "ALL" SHALL LEVER STYLE WITH TURN–BACK END RETURN, DESIGNATED FOR ARCHITECTURAL BARRIER FREE ACCESSIBLE. CONTRACTOR SHALL COORDINATE LATCH/LOCKSETS KEYING SCHEDULE WITH BUILDING OWNER BY PROVIDING MASTER AND GRAND MASTER KEYING SYSTEM

DOOR HARDWARE MATERIAL FINISH TYPES SHALL BE STAIN NICKEL PLATED (US26D) OR STAIN STAINLESS STEEL (US32D) AND INSTALLED BY CONTRACTOR. IF NOT DIRECTLY SPECIFIED BY OWNER, CONTRACTOR SHALL PROVIDE. ALL EXTERIOR HARDWARE AND MOVING PARTS SHALL HAVE SALT AIR RESISTANCE (STAINLESS STEEL OR BRASS) MECHANISMS SHALL BE HEAVY DUTY GRADE.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DOOR ASSEMBLY AND HARDWARE IDENTIFICATIONS AND QUANTITIES AS SHOWN ON PLANS. PRIOR TO ORDERING ANY HARDWARE, CONTRACTOR TO SUPPLY OWNER AND DESIGNER WITH SPECS AND CUT SHEETS FOR APPROVAL AND TO COORDINATE WITH DOOR HARDWARE SPECIALIST AN ASSIGNED MASTER KEYING SYSTEM.

GENERAL FRAME & GLAZING NOTES

EXTERIOR METAL STOREFRONT WINDOW / DOOR AND FRAME SYSTEM ASSEMBLIES, U.N.O.
(TYP) NOM. 4.5" WIDE ALUM. EXTRUDED FIXED "THERMALLY BROKEN" EXTERIOR STOREFRONT WINDOW FRAME SYSTEMS W/ 1" INSULATED GLAZING (FRAME COLOR: "KYNAR" (CONFIRM WITH OWNER) (70% KYNAR PREMIUM PERFORMANCE COATING) FINISHED FRAMES (AAMA 2605; CLASS 1 611–CURRENT EDITION); GLAZING: PPG/SOLARBAN 60 CLEAR+CLEAR; TINTED, LOW–E GLASS; SHGC MIN. 0.38);

WINDOW/DOOR SYSTEM (FRAM'G–GLAZ'G) SHALL BE DESIGN PRESSURE (DP) WIND RATED FOR ITS GEOGRAPHICAL LOCATION; WINDOW INSTALLER SHALL BE RESPONSIBLE FOR ADEQUATELY USING APPROPRIATE FASTENER TYPES, SPACING AND VERTICAL FRAME STEEL STRUTS TO RESIST WIND SPEED (130 MPH) DP RATING. BASIS OF DESIGN:

SAFETY (S) – DESIGNATES IMPACT GLAZING:

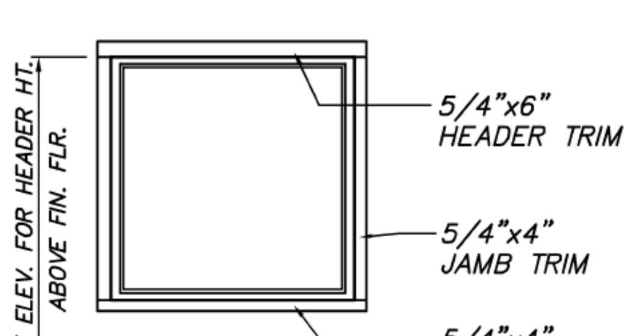
ALL SAFETY GLAZING PRODUCTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS UNDER CPSC 16 CFR PART 1201 CATEGORY II FOR TEMPERED/SAFETY–IMPACT GLAZING WHEN SUCH PRODUCTS ARE INSTALLED IN CONDITIONS CONSIDERED HAZARDOUS FOR HUMAN IMPACT AND AS REQUIRED UNDER CHAPTER 24 AND RELATED SECTIONS OF THE INTERNATIONAL BUILDING CODE: ICC/NCBC–2012; CHAPTER 24; SECTION 2406

WINDOW/DOOR SUPPLIER SHALL PROVIDE ROUGH–OPENING SIZES, BEFORE FRAMING CONSTRUCTION BEGINS!
WINDOW INSTALLER SHALL BE RESPONSIBLE FOR ADEQUATELY USING APPROPRIATE MOULDING TRIM STOPS, FASTENER TYPES AND SPACING AND FOR LATERAL STABILITY. PROPRIETARY COMMERCIAL WINDOW MFR SPECIFIED: KAWNEER

(X) SYMBOL INDICATES WINDOW/FRAME STYLE AND SIZE; REFERENCE FLOOR PLAN A101 FOR WINDOW/FRAME TYPE SYMBOL LOCATIONS; NOMINAL WINDOW SIZES SHOWN; VERIFY ROUGH OPENING SIZE.

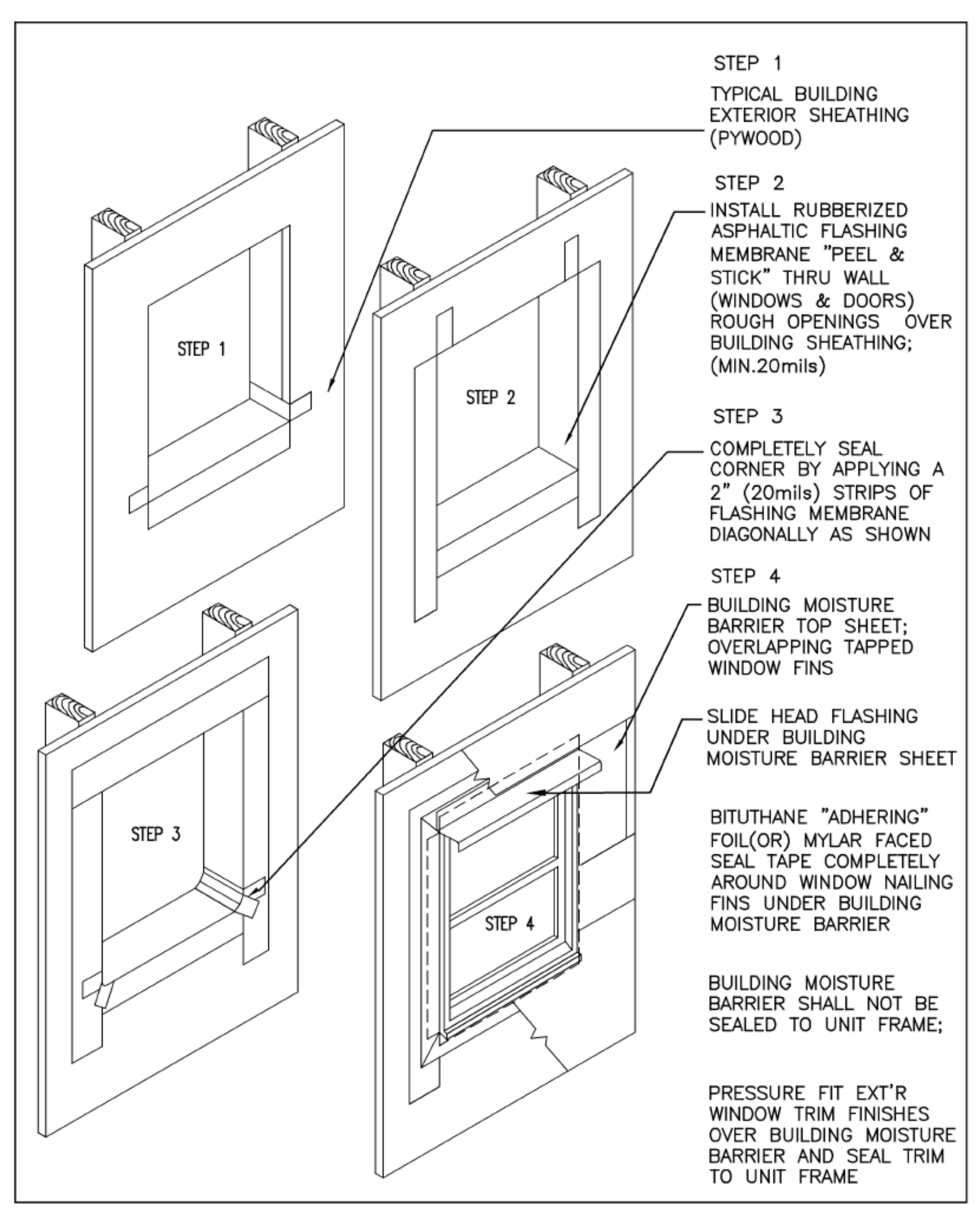
EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ PVC FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF–ADHERING PLIABLE STRIP MEMBRANE (20mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE)

TAPE WINDOW(S) NAILING FLANGES WITH (MIN. 20mils) RUBBERIZED ASPHALTIC FOIL FACED SEAL FLASHING STRIPS OVER "PEEL & STICK"



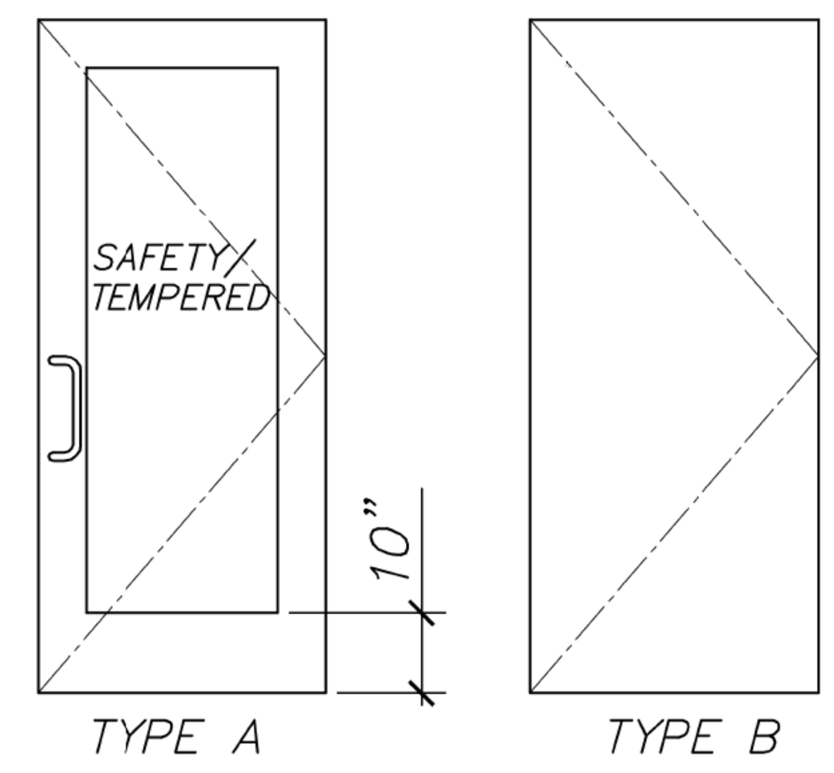
EXTERIOR WINDOW TRIM ELEVATION NOT TO SCALE
(TYP) WINDOW UNIT (CASING, FRAME & SASH) SHALL BE MFR PRE–ASSEMBLED AS ONE SYSTEM UNIT, READY FOR SITE INSTALLATION.

C / A600 EXTERIOR TRIM DETAIL N.T.S.

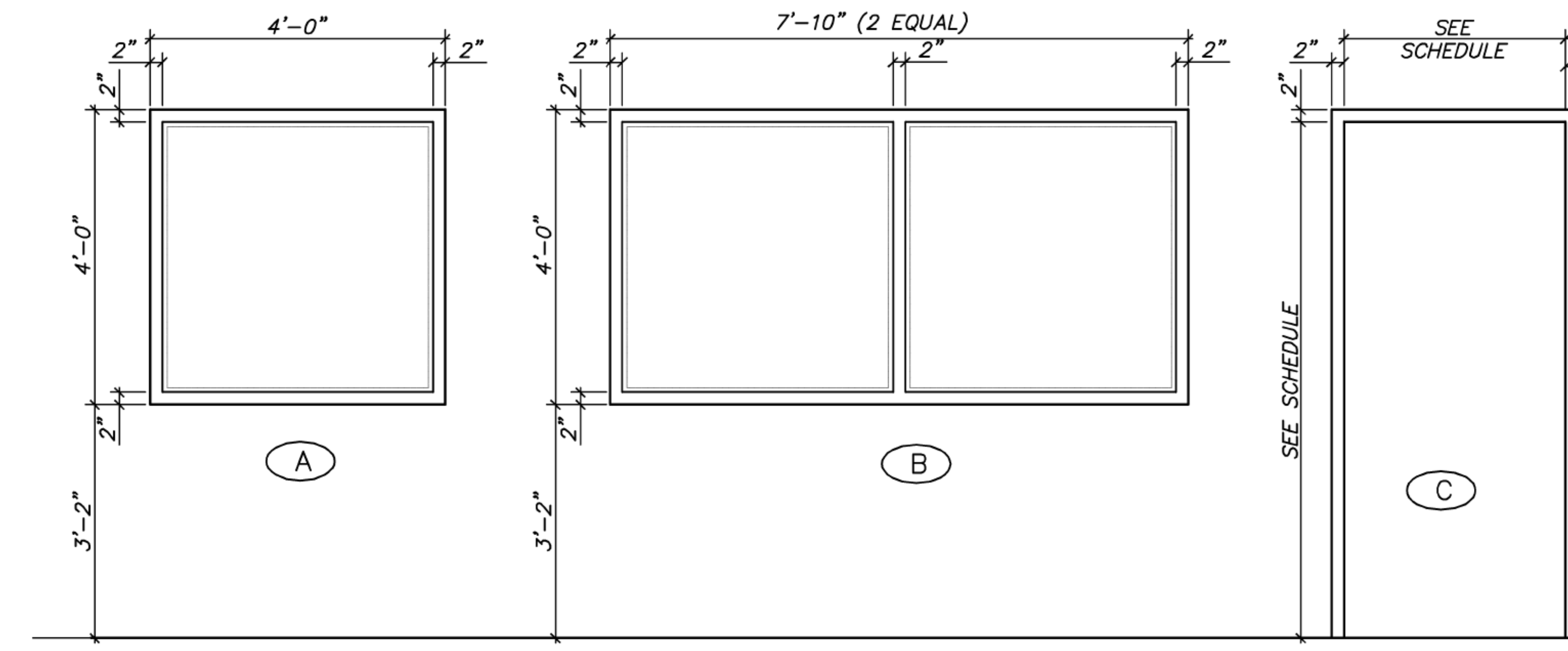


EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF–ADHERING PLIABLE STRIP MEMBRANE (MIN. 20mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

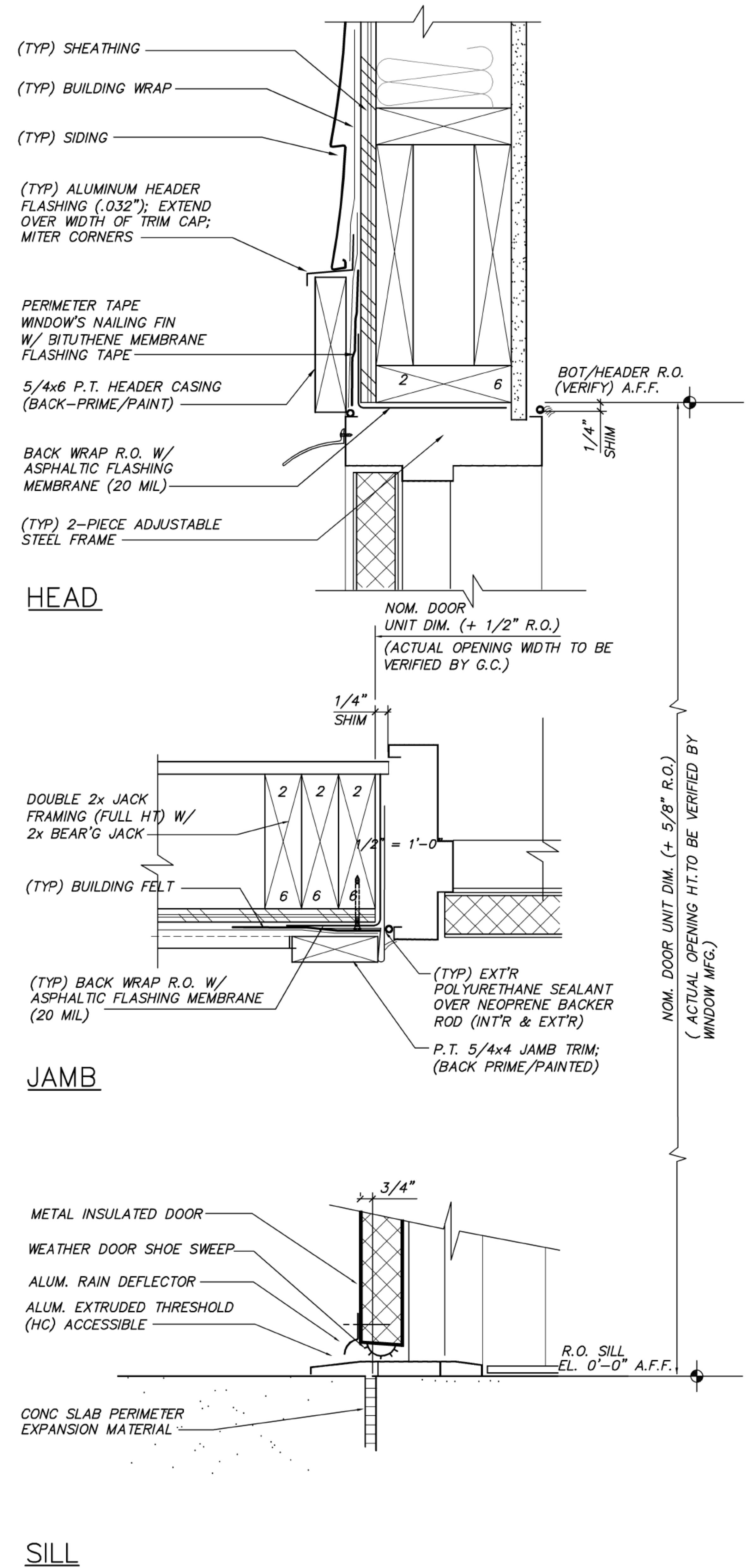
D / A600 SCHEMATIC FLASHING DETAIL NTS



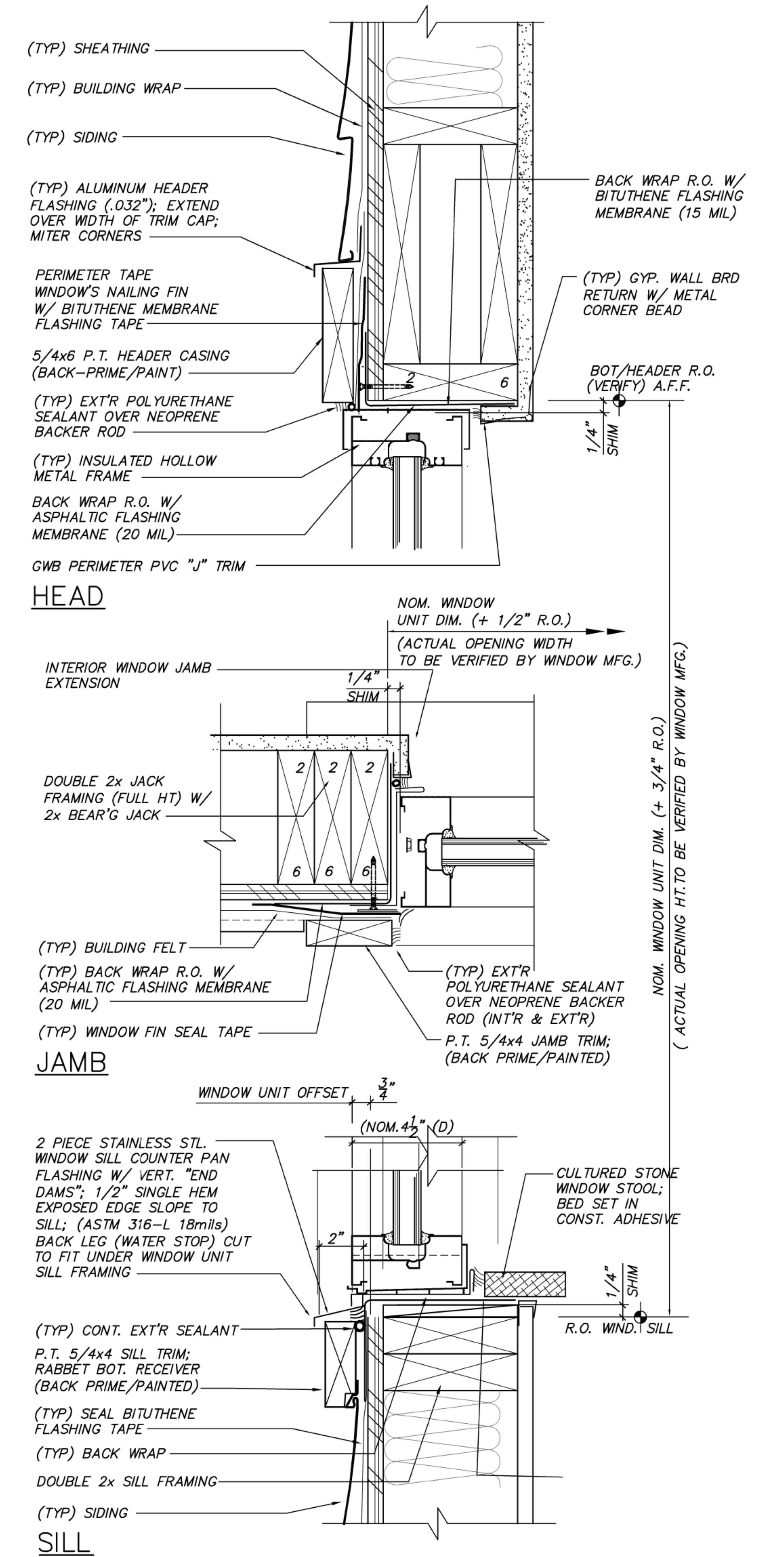
A / A600 SCHEMATIC DOOR ELEVATIONS 1/2" = 1'–0"



B / A600 SCHEMATIC FRAME ELEVATIONS 1/2" = 1'–0"



1 / A600 (TYP) EXTERIOR ENTRANCE DOOR DETAIL 3" = 1'–0"



2 / A600 (TYP) WINDOW DETAIL 3" = 1'–0"

no.	date	revision
A	2/19/18	SCHEMATIC DESIGN PROGRESS REVIEW AND APPROVAL
B	3/7/18	DESIGN DEVELOPMENT PROGRESS REVIEW
0	3/28/18	ISSUE FOR CODE ENFORCEMENT REVIEW AND APPROVAL

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03/30/2018

Proposed Dispatch Office Building for
Crete Solutions, LLC
2520 US-401
Lillington, NC 27546

WINDOW AND DOOR SCHEDULES & DETAILS

job status **Contract Documents - Issued for Construction**

date	2/15/18
job no.	CRETE/BUS
drawn by	MSAIEED
checked by	MSAIEED
drawing no.	A600
revision no.	0