

# PROJECT GENERAL NOTES

- THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ANY ADDENDA, MODIFICATIONS, THE CONDITIONS OF THE CONSTRUCTION CONTRACT, AND SPECIFICATIONS AS NOTED ON THE DRAWINGS.
- THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- THE WORK WILL CONFORM WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- FURNISH MEANS SUPPLY ONLY FOR OTHERS TO PUT IN PLACE.
- PROVIDE MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
- SIMILAR MEANS COMPATIBLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
- TYPICAL MEANS IDENTICAL FOR CONDITIONS NOTED.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO AND FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB OR DECK, EXCEPT WHERE NOTED TO BE ABOVE FINISH FLOOR (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
- COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL WALL-MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.
- MAKE ALL NECESSARY PROVISIONS FOR ITEMS TO BE FURNISHED OR INSTALLED BY TENANT. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE N.J.C. ITEMS WITH APPROPRIATE TRADES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED BEFORE RELATED WORK IS STARTED.
- GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING, AND SPRINKLING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION PROCEEDING.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
- EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.
- WITHIN FIVE (5) DAYS FROM CONTRACT DATE, PREPARE AND SUBMIT AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB SCHEDULES OF RELATED ACTIVITIES SUCH AS DATA/TELEPHONE CABLING AND FURNITURE INSTALLATION.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENT APPLICABLE EDITIONS OF THE NEW JERSEY STATE BUILDING AND CONSTRUCTION CODES WHICH ARE RECORDED ON THE COVER SHEET OF THIS SET, AS FOUND ON THE WEBSITE OF THE NJ DEPARTMENT OF COMMUNITY AFFAIRS AS OF THE DATE OF COMMENCEMENT FOR THIS PROJECT.
- ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 

AMERICAN SOCIETY OF TESTING MATERIALS - ASTM	AMERICAN INSTITUTE OF STEEL CONSTRUCTION - AISC
AMERICAN WELDING SOCIETY - AWS	AMERICAN CONCRETE INSTITUTE - ACI
AMERICAN NATIONAL STANDARDS INSTITUTE - ANSI	ARCHITECT, ALUMINUM MANUFACTURERS ASSOCIATION - AAMA
ALUMINUM ASSOCIATION, INC. - AA	CONCRETE REINFORCING STEEL INSTITUTE - CRSI
NATIONAL ASSOC. OF ARCHIT. METAL MANU'FS - NAAMM	NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
NATIONAL WOODWORK MANU'FS ASSOCIATION - NWWA	AMERICAN WOODWORK INSTITUTE - AWI
- IN THE EVENT OF CONFLICTS BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS, AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL CLARIFICATION HAS BEEN MADE.
- ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND BE REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED ITEMS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
- THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE; WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLOR. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED, UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS OR UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISIONS FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ATTACHMENTS, CONNECTIONS, OR FASTENERS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE OWNER/AGENT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK. AS REQUIRED BY CONTRACT, DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT, NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD OR OTHER SIMILAR STANDARDS, SHALL COMPLY WITH REQUIREMENTS IN THE LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECTS CONTRACT DOCUMENTS. SUCH STANDARDS, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
- CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE.
- CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLIFIED TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY TO ALLOW THE OWNER A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTION.
- IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT, OR APPLIANCES ARE INAPPROPRIATE FOR SECURING QUALITY OF WORK OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
- WITH REFERENCE TO CEILINGS, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE THAT CONFLICTS DO NOT OCCUR BETWEEN LIGHT FIXTURES, DUCTWORK, DIFFUSERS, ETC., AND THAT THE CEILING HEIGHTS INDICATED ON DRAWINGS ARE ACHIEVED.
- REFERENCE TO MAKES, BRANDS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTIONS OF ACCEPTABLE EQUALS WILL BE PERMITTED WITH OWNERS APPROVAL UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDING TO PROCEDURES FOR SUBSTITUTIONS.
- CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS FOR CONSTRUCTION AND OCCUPANCY.
- PROVIDE SHOP AND/OR SUBMITTALS FOR THE FOLLOWING ITEMS AT THE OWNERS REQUEST:
 

MILLWORK, CASEWORK, AND HARDWARE	FINISH CARPENTRY	GLAZING
FLOOR FINISHES	ACOUSTICAL CEILING TILE AND GRID	WALL FINISHES
DOORS, DOOR HARDWARE + HOLLOW METAL FRAMES	ALUMINUM FRAMES	MECHANICAL EQUIPMENT
LIGHTING, EXIT SIGNAGE, AND EMERGENCY DEVICES	ELECTRICAL DEVICES	
- PRIOR TO SUBMITTING A QUOTATION FOR THIS WORK, THE CONTRACTOR SHALL REVIEW THESE DRAWINGS AND SPECIFICATIONS AND SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF (THEMSELVES) WITH EXISTING CONDITIONS AND LIMITATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AS SOON AS POSSIBLE OF ANY NOTABLE DISCREPANCIES.
- WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE FIRE, HEALTH, SAFETY AND BUILDING CODES OF THE STATE AND LOCAL JURISDICTION IN WHICH THE PREMISES ARE SITUATED, WORKING CONDITIONS TO COMPLY WITH FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT GUIDELINES. CONTRACTORS SHALL REMOVE OR REPAIR ALL CONDITIONS NOT IN ACCORDANCE WITH STATE AND LOCAL CODES.
- ALL WORK SHALL BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ALL SUCH DEFECTS SHALL BE CORRECTED BY THIS CONTRACTOR (S) AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, GOODS AND SERVICES REQUIRED TO COMPLETE THE WORK IN GOOD ORDER AND ON TIME, IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SUBMITTED BEFORE COMMENCING WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEBRIS REMOVAL. DO NOT ALLOW DEBRIS TO ACCUMULATE. PROVIDE ADEQUATE DUST AND NOISE BARRIERS. ALL AREAS SHALL BE LEFT BROOM CLEAN DAILY. WASH AND CLEAN ALL WORK AFFECTED BY CONSTRUCTION AT COMPLETION OF PROJECT. PROVIDE WEATHER BARRIERS AS REQUIRED. ALL COMPLETED OR ADJACENT WORK SHALL BE PROTECTED. ALL RUBBISH AND DEBRIS REMOVED ON A DAILY BASIS, AND THE PREMISES DELIVERED TO THE LANDLORD, READY FOR TENANT. CLEAN ALL EXPOSED SURFACES, INCLUDING GLAZING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL. COORDINATE WITH LANDLORD FOR SOURCE OF WATER DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEYING ALL REQUIRED LOCK SETS AND COORDINATING WITH OWNER TO ENSURE THAT CYLINDERS ARE KEED TO BUILDING MASTER KEY SYSTEM AND THAT SUFFICIENT NUMBER OF KEYS ARE SUPPLIED AT TIME OF SUBSTANTIAL COMPLETION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE EXTINGUISHERS IN HIS WORK SPACE TO COMPLY WITH ALL FIRE REGULATIONS THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTORS SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REGULATIONS IN THE EXECUTION OF THEIR WORK.
- THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND MAY NOT BE USED ON ANY OTHER PROJECT.
- FIELD INVESTIGATIONS SHALL BE MADE TO THE EXTENT NECESSARY TO INSURE NO BUILDING OR ADJACENT TENANT SERVICES ARE DISTURBED OR INTERRUPTED WITHOUT PRIOR PERMISSION OF THE OWNER.
- THE EXIT AND EMERGENCY LIGHTS SHOWN ARE FOR GUIDANCE. THE CONTRACTOR SHALL VERIFY/COORDINATE WITH LOCAL INSPECTOR FOR EXACT QUANTITY AND LOCATIONS.
- CONTRACTOR SHALL INSPECT ALL SUBSTRATES PRIOR TO INSTALLING FINISH MATERIALS. INSTALLATION OF FINISH MATERIALS WITH LOCAL SUBCONTRACTORS INDICATES ACCEPTANCE OF SUBSTRATE AND THAT THE SUBSTRATE IS ACCEPTABLE FOR THAT SPECIFIC FINISH.

# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: NC WAKE BOATS  
 Address: 143 HOLLY SPRINGS CHURCH ROAD Zip Code: 27505  
 Proposed Use: SHOWROOM & WORKSHOP  
 Owner/Authorized Agent: DAVID TURNER Phone # (910) 928-1104 Email: david@ncwakeboats.com  
 Owned By: City / County Private State  
 Code Enforcement Jurisdiction: City County MOORE County MOORE State

LEAD DESIGN PROFESSIONAL: ROBERT PENNINGTON, ENGINEER  
 DESIGNER FIRM NAME LICENSE # TELEPHONE #  
 Architectural FDR ENGINEERS Heath M Hendrick 035655 (910) 427-0501  
 Civil Arnold Land Design James David Arnold 036865 (910) 430-2552  
 Electrical FDR ENGINEERS Robert Pennington 025045 (910) 520-0278  
 Fire Alarm BY OTHERS defemled  
 Plumbing FDR ENGINEERS Robert Pennington 025045 (910) 520-0278  
 Mechanical FDR ENGINEERS Robert Pennington 025045 (910) 520-0278  
 Sprinkler-Standpipe FDR ENGINEERS Heath M Hendrick 035655 (910) 427-0501  
 Structural Foundation FDR ENGINEERS Heath M Hendrick 035655 (910) 427-0501

2018 NC BUILDING CODE FOR:  New Construction  Addition  Upfit  
 2018 EXIST. BUILDING CODE FOR:  Reconstruction  Alteration  Repair  Renovation  
 CONSTRUCTED: (date) CURRENT USE(S) (Ch. 3):  
 RENOVATED: (date) PROPOSED USE(S) (Ch. 3): B & S-1

BUILDING DATA:  
 Construction Type:  I-A  II-A  III-A  IV  V-A  
 I-B  II-B  III-B  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 Flood Hazard Area:  No  Yes  
 Building Height: 28 +/- Feet 1 Number of Stories  
 Special Inspections: none  
 Gross Building Area:  

FLOOR	EXIST. (GR SQ FT)	NEW (GR SQ FT)	SUB-TOTAL
Mezzanine [505.2 not as bldg. area]		< 1,672 sf >	< 1,672 sf >
1st Floor	10,043 sf		10,043 sf
TOTAL		10,043 sf	10,043 sf

## ALLOWABLE AREA

Primary Occupancy: Business  Educational  Mercantile   
 Storage  S-1 Moderate  S-2 Low  High-piled  
 Mixed Occupancy:  No  Yes Separation: NA Hr. Exception:  Non-Separated Use (508.3)  
 The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.  
 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 = 498' (F)  
 b. Total Building Perimeter = 498' (P)  
 c. Ratio (F/P) = 1 (F/P)  
 d. W = Minimum width of public way = 24' (W)  

$$100 [(24 \times W) + (F \times W) + (F \times W)] / [(24 \times 20) + (498 \times 20) + (498 \times 20)] = 498 \times 29.6$$
  
 e. Percent of frontage increase  $I_f = 100 [F/P - 0.25] \times W/30 = 74$  (%)  

$$100 [(490/490) - 0.25] \times 29.6 / 30 = 74.12\%$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503.5 AREA	(C) AREA FOR FRONTAGE INCREASE 1	(D) AREA FOR SPRINKLER INCREASE 2	(E) ALLOWABLE AREA OR UNLIMITED 3	(F) MAXIMUM BLDG AREA 4
1	B. SHOWROOM	6,523	9,000	+74%	NA	NA	15,660
1	S-1. WORKSHOP	3,520	9,000	+74%	NA	NA	15,660

Actual Area of Occupancy A + Actual Area of Occupancy B  
 Allowable Area of Occupancy A ≤ 1  
 = 10,043 + 0,642 ≤ 10,043

## ALLOWABLE HEIGHT

BUILDING HEIGHT IN FEET	ALLOWABLE (TABLE 503)	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet	40'	28'	
Building Height in Stories	(B) 2 / (S) 1	1 / 1	

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

USE	mezzanine area	505.2.1 area		505.2.3 enclosed	
		room	meze	occ. ≤ 10'	occ. ≤ 10'
[B] SHOWROOM	3,251	1,056	32.48 v	8 v	768 - 77.72 - X
[S1] STORAGE MEZZANINE	2,870	488	17.00 v	- v	53 - 10.86 - X

1104.4 Ex. 1. - Acc. route not req'd where area ≤ 3,000sf & located adj. to an acc. level.

## FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION (FEET)	RATING PROVIDED (W/ REDUCTIONS)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural frame, including columns, girders, and trusses		NA				
Bearing walls		NA				
Exterior		NA				
North		NA				
East		NA				
West [602, F.S.D.]	10' max 30'	0hrs				
South		NA				
Interior		NA				
Nonbearing walls and partitions		NA				
Exterior Walls		NA				
North		NA				
East		NA				
West		NA				
South		NA				
Interior walls and partitions		NA				
Floor construction including supporting beams and joists		NA				
Floor-Ceiling Assembly		NA				
Columns Supporting Floors		NA				
Roof construction including supporting beams and joists		NA				
Roof-Ceiling Assembly		NA				
Columns Supporting Roof		NA				
Shaft Enclosures - Exit		NA				
Shaft Enclosures - Others		NA				
Corridor Separation		NA				
Occupancy Separation		NA				
Party Fire Wall Separation		NA				
Smoke Barrier Separation		NA				
Tenant Separation		NA				
Incidental Use Separation		NA				

\* 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  Partial AHU RA Duct Detectors  
 Carbon Monoxide Detection:  No  Yes

## LIFE SAFETY PLAN REQUIREMENTS

- Life Safety Plan Sheet #: CS
- Fire and/or smoke rated wall locations (Chapter 7)
  - Assumed and real property line locations (if not on the site plan)
  - Exterior wall opening area with respect to distance to assumed property lines (705.8)
  - Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
  - Occupant loads for each area
  - Exit access travel distances (1017)
  - Exit access travel distances (Tables 1006.2.1 & 1006.3.2(1))
  - Dead end lengths (1020.4)
  - Clear exit widths for each exit door
  - Max. calculated occ. load capacity each exit door can accommodate based on egress width (1005.3)
  - Actual occupant load for each exit door
  - A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
  - Location of doors with panic hardware (1010.11.0)
  - Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
  - Location of doors with electromagnetic egress locks (1010.1.9.9)
  - Location of doors equipped with hold-open devices
  - Location of emergency escape windows (1030)
  - The square footage of each smoke compartment for Occupancy Classification 1-2 (407.5)
  - Note any code exceptions or table notes that may have been utilized regarding the items above

## EXIT REQUIREMENTS NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	NUMBER OF EXITS	MINIMUM 2	TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS 3 (SECTION 1007.1.1)
BUILDING	2	7	200'	132'
SHOWROOM LEVEL	1	4	200'	7'
OFFICE MEZZANINE	1	1	200'	132'
WORKSHOP	1	3	200'	53'
STORAGE MEZZANINE	1	1	200'	102'

- Corridor dead ends (Section 1020.4)
- Single exits (Table 1006.3.1). Spaces with one egress (Table 1006.2.1)
- Common Path of Travel (Section 1006.1.2)

## EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	AREA 1		CALCULATED OCCUPANT LOAD	EGRESS WIDTH PER OCCUPANT (TABLE 1003.3)		REQUIRED WIDTH (TABLE 1003.3)		ACTUAL WIDTH (a) b) x c)
	(a)	(b)		(a)	(b)			
BUILDING			37	NA	0.2	NA	7.4'	NA
SHOWROOM [B]			28	NA	0.2	NA	5.6'	NA
OFFICE MEZZANINE [B]			(11)	0.3	0.2	3.3'	2.2'	36'
WORKSHOP [S1]			9	NA	0.2	NA	1.8'	NA
STORAGE MEZZANINE [S1]			(2)	0.3	0.2	0.6'	0.4'	36'

## BONDING OF METAL VENEERS

ELECTRICAL CONTRACTOR SHALL PROVIDE ADEQUATE BONDING OF THE INSTALLED METAL VENEER PANELS, PURSUANT TO SECTION 250 OF THE 2020 NFPA-70 (NEC) WITH NORTH CAROLINA AMENDMENTS AND TO THE SATISFACTION OF THE LOCAL ELECTRICAL CODE OFFICIAL/INSPECTOR HAVING AUTHORITY.

### OCCUPANCY LOAD CALCULATION

Description	sq. ft.	IBC Use Class	sq. ft. / occup.	occup.	notes
veranda	962	warehouse	500 gross	2	
office - grade	498	business areas	100 gross	5	
office - 2nd	1,076	business areas	100 gross	11	
showroom	3,251	warehouse	500 gross	7	
party enclosure	1,300	warehouse	500 gross	3	
					8 occupants = 1
shop	3,900	warehouse	500 gross	7	
storage - mezz	800	accessory storage areas	300 gross	2	
					5-1 occupants = 9
					total occupants = 37

### plumbing facilities required

2018 NCPCC Table 403.1

use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
B	14		M	F	M	F	NA
		required:	1	1	1	1	NA
		provided:	1	1	1	1	NA

use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
S-1	14		M	F	M	F	NA
		required:	1	1	1	1	NA
		provided:	1	1	1	1	NA

\* no DF required for occupancies ≤ 30 per NCPCC 410.2

### NC IECC Table 402.1.1.3

OPaque THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS Climate Zone 4

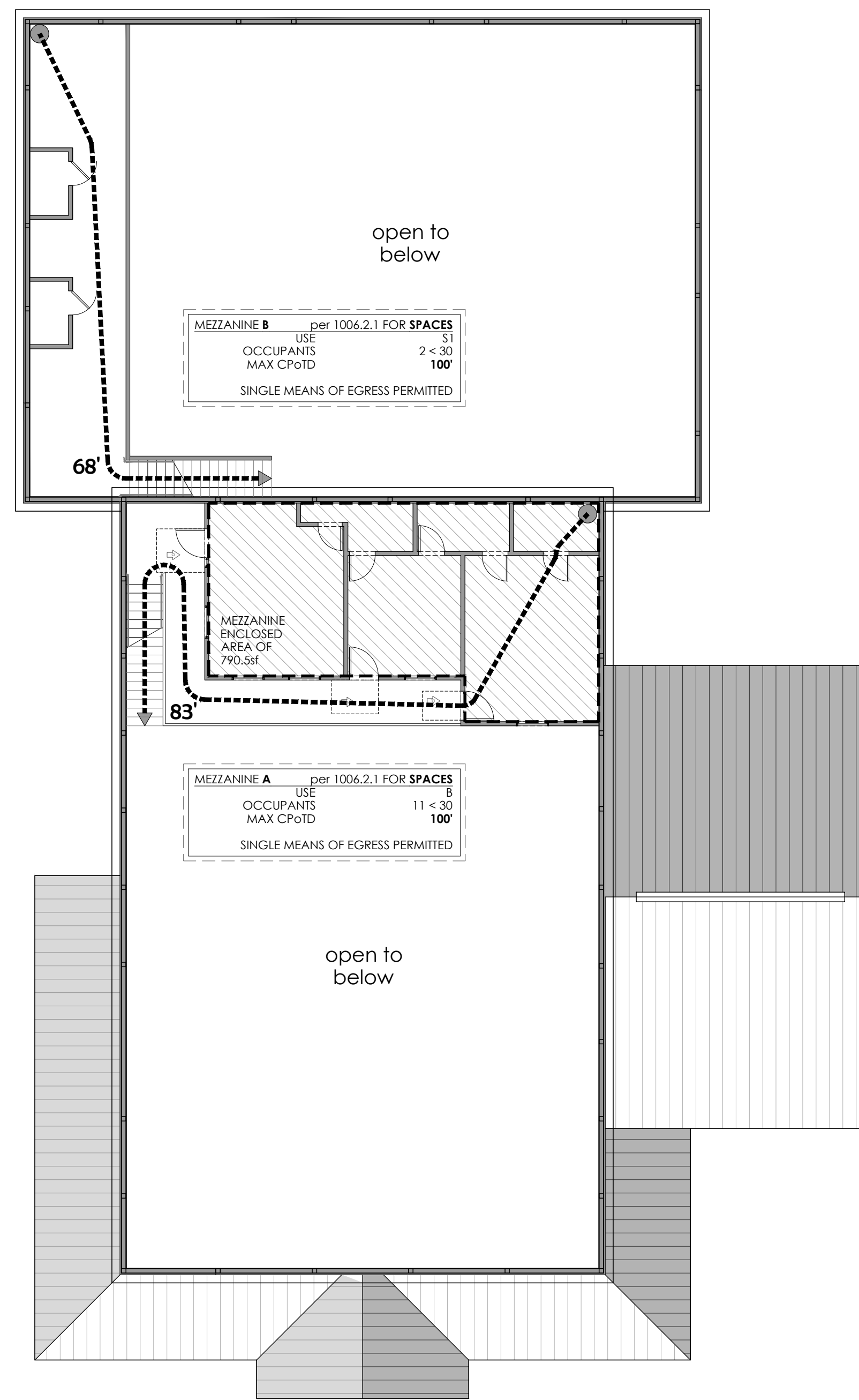
location	described requirements	prescribed
ROOF:	R-30ci insulation entirely above deck	R-13 FG BATT's in truss cavities and R-30 perpendicular atop
WALLS:	R-13 + R-3.8ci BATT's in cavity + board/roll BATT's in cavities	R-21 FG BATT's between studs
SLAB:	R-15 for 24" @ perimeter	24" of 2" polysty rigid board

# NC WakeBoats

## Broadway, NC

## INDEX

STRUCTURAL	deferral - D	no changes - C	changes - O
C3 CODE, PROJECT DATA	H/H	•	•
S0.1 LIFE SAFETY	H/H	-	-
S1.0 STRUCTURAL NOTES	H/H	•	•
S1.1 LIFT TRAILING	H/H	-	-
S2.1 FOUNDATION	H/H	•	•
S2.2 ROOF FRAMING	H/H</		

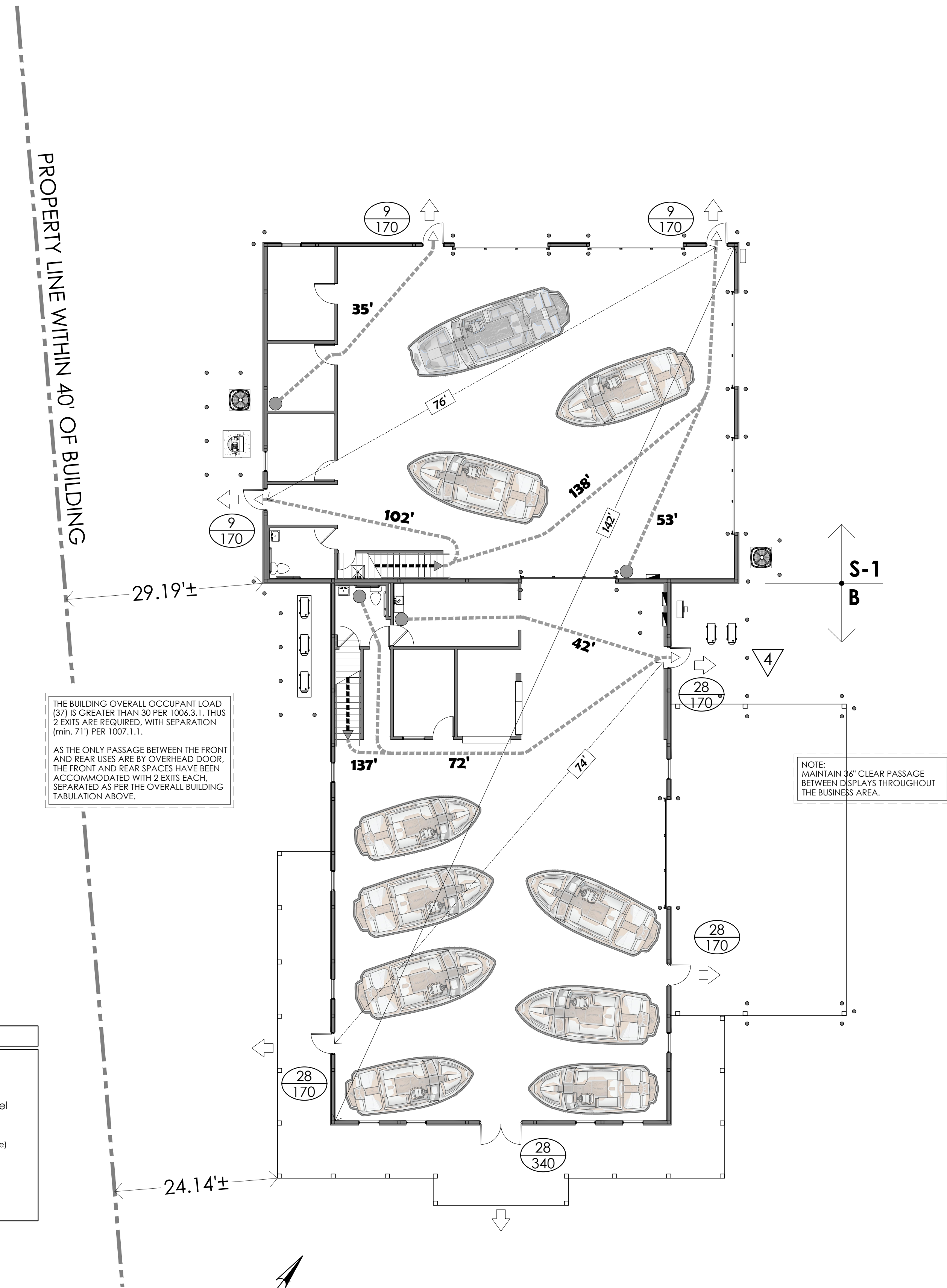


4  
 2 2nd LEVEL LIFE SAFETY LAYOUT  
 scale: N.T.S.

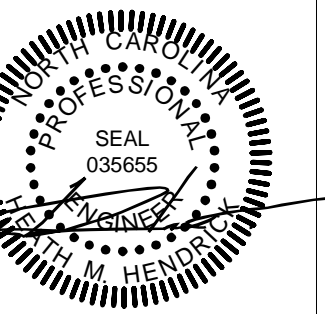
4

**LIFE SAFETY LEGEND**

##	exit load
###	exit capacity
100'	common path of egress travel
200'	exit access travel dist. (aggregate)
→	exit
← 142' →	level - longest diagonal
← 71' →	level - exit separation

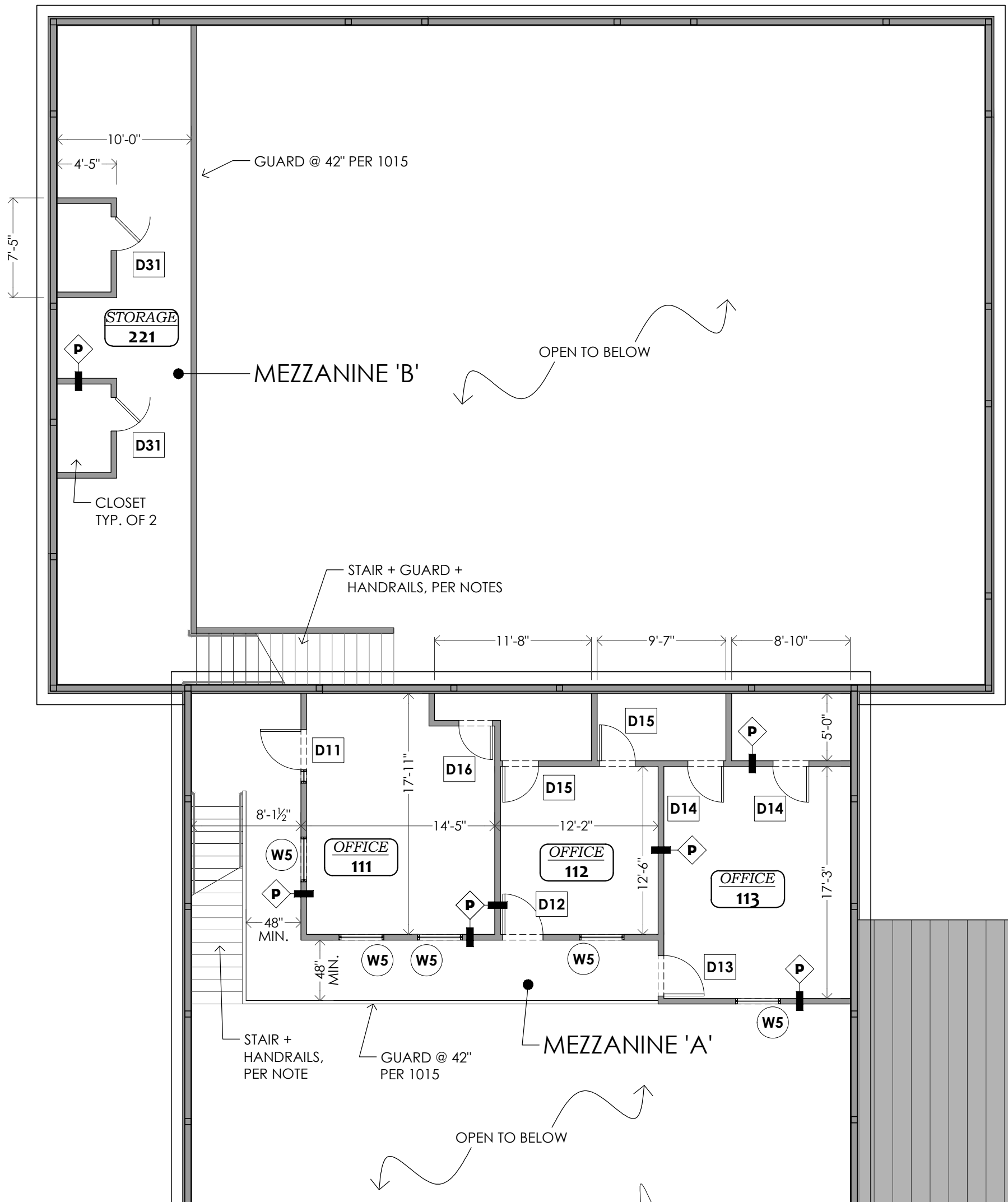


4  
 1 GRADE LIFE SAFETY LAYOUT  
 scale: N.T.S.



DESIGNED BY: SMB  
 DRAWN BY: SMB  
 APPROVED BY: RLP  
 PROJECT #: R2408270  
 DATE: 2024-10-23

#	Revision	Date
0	for permit	11/25/24
1	BCO comments	01/23/25
2	1ph + HVAC	04/16/25
3	int. off. + mezz.	02/26/26
4	BCO comments	04/02/26



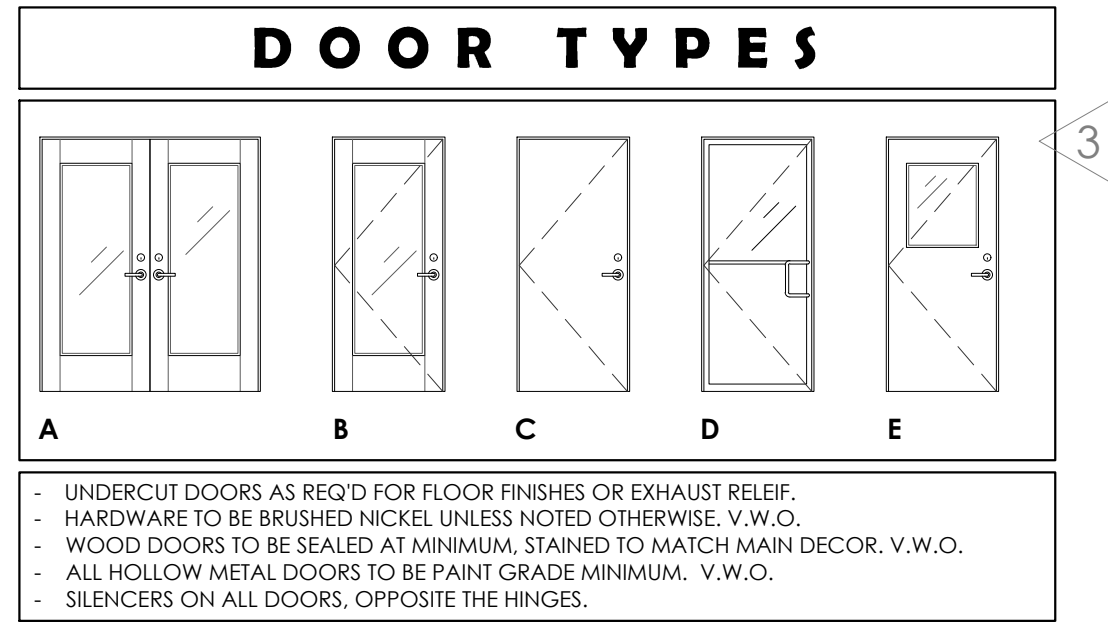
**2 PROPOSED MEZZANINE LAYOUT**  
scale: 1/8" = 1'-0"

**DOOR SCHEDULE** ~ VERIFY ALL PARAMETERS WITH OWNER ~

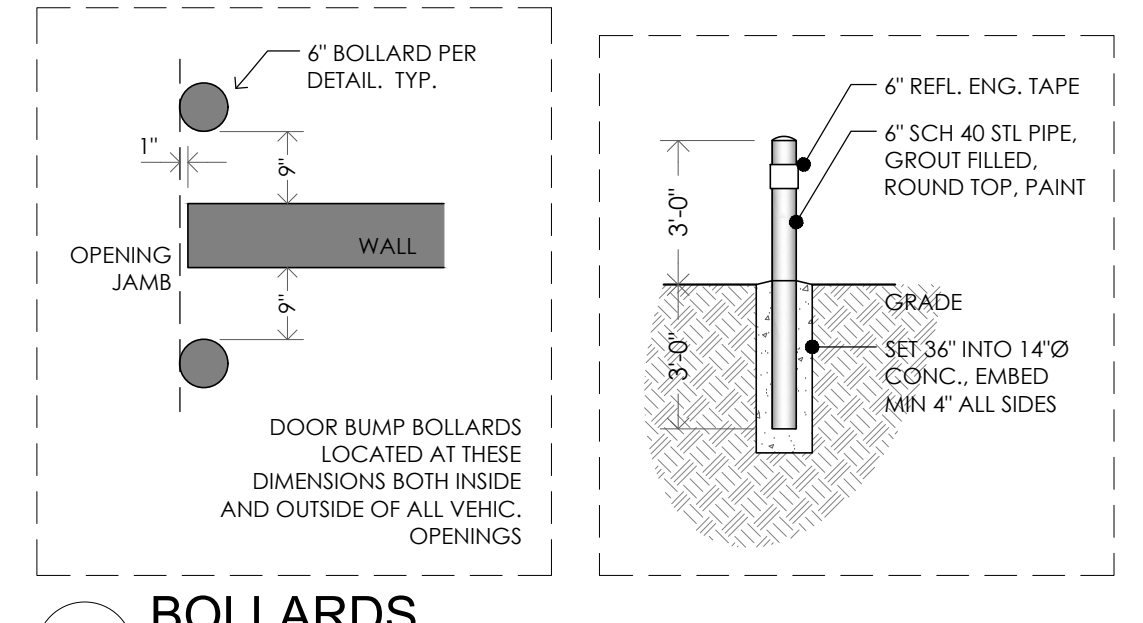
MARK	QTY	TYPE	LOCATION	HAND	NOM. OPENING W	H	GLAZ.	FRAME MAT.	DOOR MAT.	NOTES
D1	1	A	MAIN ENTRANCE	2x	72"	84"	Y	P.B.O.	P.B.O.	1 2 4 5 6 8 G
D2	2	B	SHOWROOM	RHR	36"	84"	Y	P.B.O.	P.B.O.	1 2 4 5 6 8 G
D2L	1	B	SHOWROOM	LHR	36"	84"	Y	P.B.O.	P.B.O.	1 2 4 5 6 8 G
D3	3	C	WORKSHOP	LHR	36"	84"	N	P.B.O.	P.B.O.	1 2 4 5 6 8
D8	2	C	RESTROOM	LHR	36"	84"	N	P.B.O.	P.B.O.	2 8 9 NC
D8a	1	C	RR CLOSET	RHR	36"	84"	N	P.B.O.	P.B.O.	2 8
D9	1	D	OFFICE	RH	36"	84"	Y	P.B.O.	P.B.O.	1 7 8
D11	1	D	OFFICE	LHR	36"	84"	Y	P.B.O.	P.B.O.	1 7 8 SL
D12	1	D	OFFICE	LH	36"	84"	Y	P.B.O.	P.B.O.	1 7 8
D13	1	D	OFFICE	RH	36"	84"	Y	P.B.O.	P.B.O.	1 7 8 NC
D14	2	C	CLOSET	RHR	36"	84"	N	P.B.O.	P.B.O.	2 8
D15	2	C	CLOSET	LHR	36"	84"	N	P.B.O.	P.B.O.	2 8
D16	1	C	UTILITY CLOSET	RHR	36"	84"	N	P.B.O.	P.B.O.	2 8
D21	1	C	RESTROOM	RH	36"	84"	N	P.B.O.	P.B.O.	2 8 9
D22	1	C	UTILITY CLOSET	RH	30"	84"	N	P.B.O.	P.B.O.	2 8
D23	1	E	OFFICE	RH	36"	84"	Y	P.B.O.	P.B.O.	1 7 8
D24	2	E	OFFICE	RH	36"	84"	Y	P.B.O.	P.B.O.	1 7 8
D31	2	C	CLOSET	RHR	36"	84"	N	P.B.O.	P.B.O.	2 8
OH1	1	-	CANOPY	OHD	16"	12"	N	P.B.O.	P.B.O.	1 4 5 G I O P
OH2	2	-	WORKSHOP	OHD	14"	14"	N	P.B.O.	P.B.O.	1 4 5 G I O P
OH3	2	-	WORKSHOP	OHD	14"	12"	N	P.B.O.	P.B.O.	1 4 5 G I O P
OH4	1	-	INTERIOR	OHD	14"	14"	N	P.B.O.	P.B.O.	1 4 5 G I O P

**STAIR + EDGE PROTECTION**

parameter	requirement	reference
<b>STAIRS</b>		
RISER	MAX. 7"	-1011.5.2
TREAD	MIN. 11"	-1011.5.2
WIDTH	MIN. 36" CLEAR	-1011.2 Ex.1
& GUARDS	@ MEZZ. ≤ 3,000sf	-1104.4
	PER 1015	-1011.13
<b>HANDRAILS</b>		
WHERE	BOTH SIDES	-1011.1.1
HEIGHT	@ 34"-38" A.F.F.	-1014.2
EXTENSIONS	12" @ TOP	
&	1 TREAD @ BOTTOM	-1014.6
&	CORNERS	-Ex.4
<b>GUARDS</b>		
WHERE	@ ≤30" A.F.F.	1015.2
HEIGHT	42" A.F.F.	1015.3
OPENINGS	MAX. 4" @ F.F.-42"	
&	MAX. 2" @ BOTTOM	1015.4
&	MAX. 4" @ 36"-42" Ex.1	
&	MAX. 6" @ STAIR Δ	Ex.2



- UNDERCUT DOORS AS REQ'D FOR FLOOR FINISHES OR EXHAUST RELIEF.
- HARDWARE TO BE BRUSHED NICKEL UNLESS NOTED OTHERWISE, V.W.O.
- WOOD DOORS TO BE SEALED AT MINIMUM, STAINED TO MATCH MAIN DECOR, V.W.O.
- ALL HOLLOW METAL DOORS TO BE PAINT GRADE MINIMUM, V.W.O.
- SILENCERS ON ALL DOORS, OPPOSITE THE HINGES.



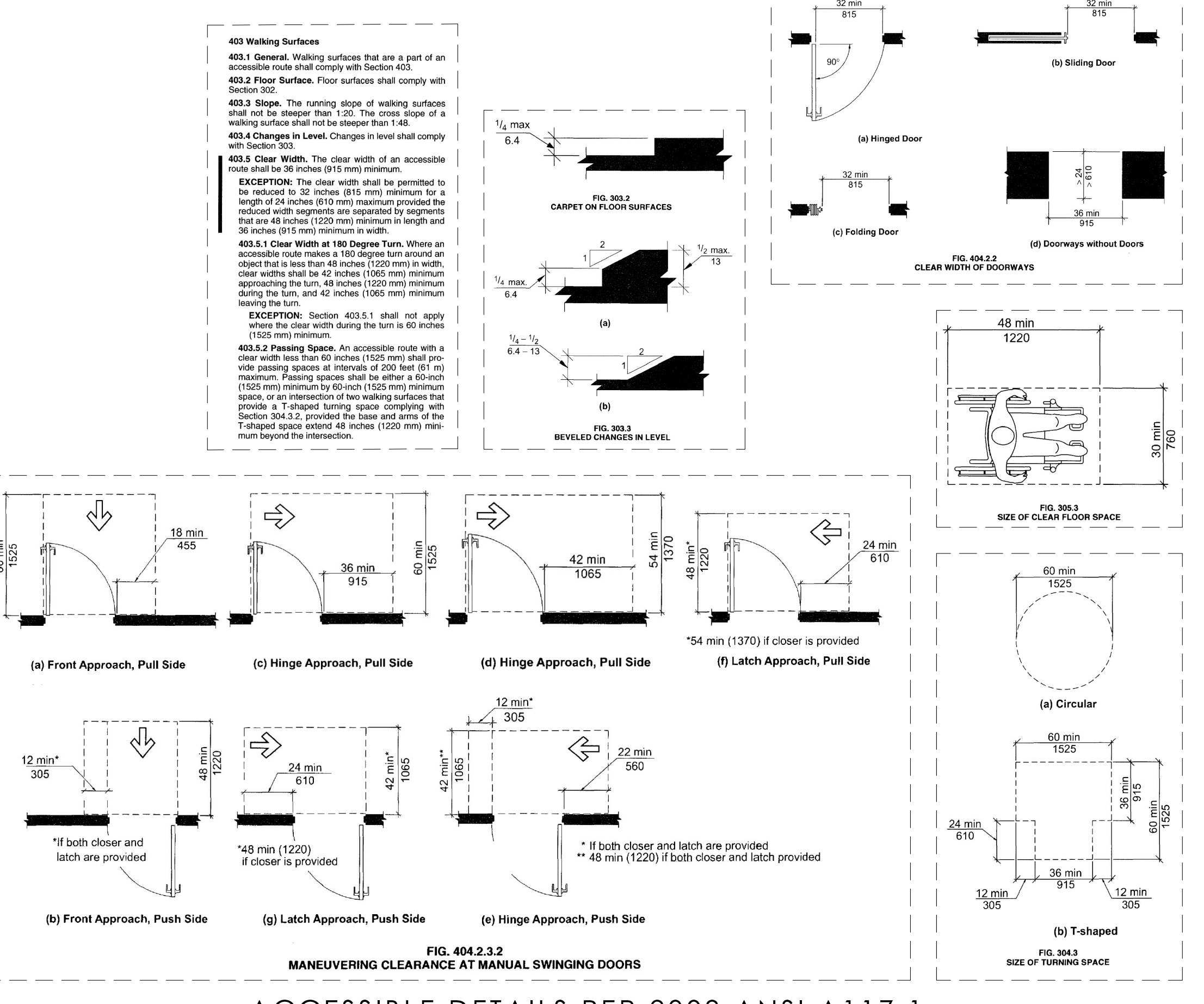
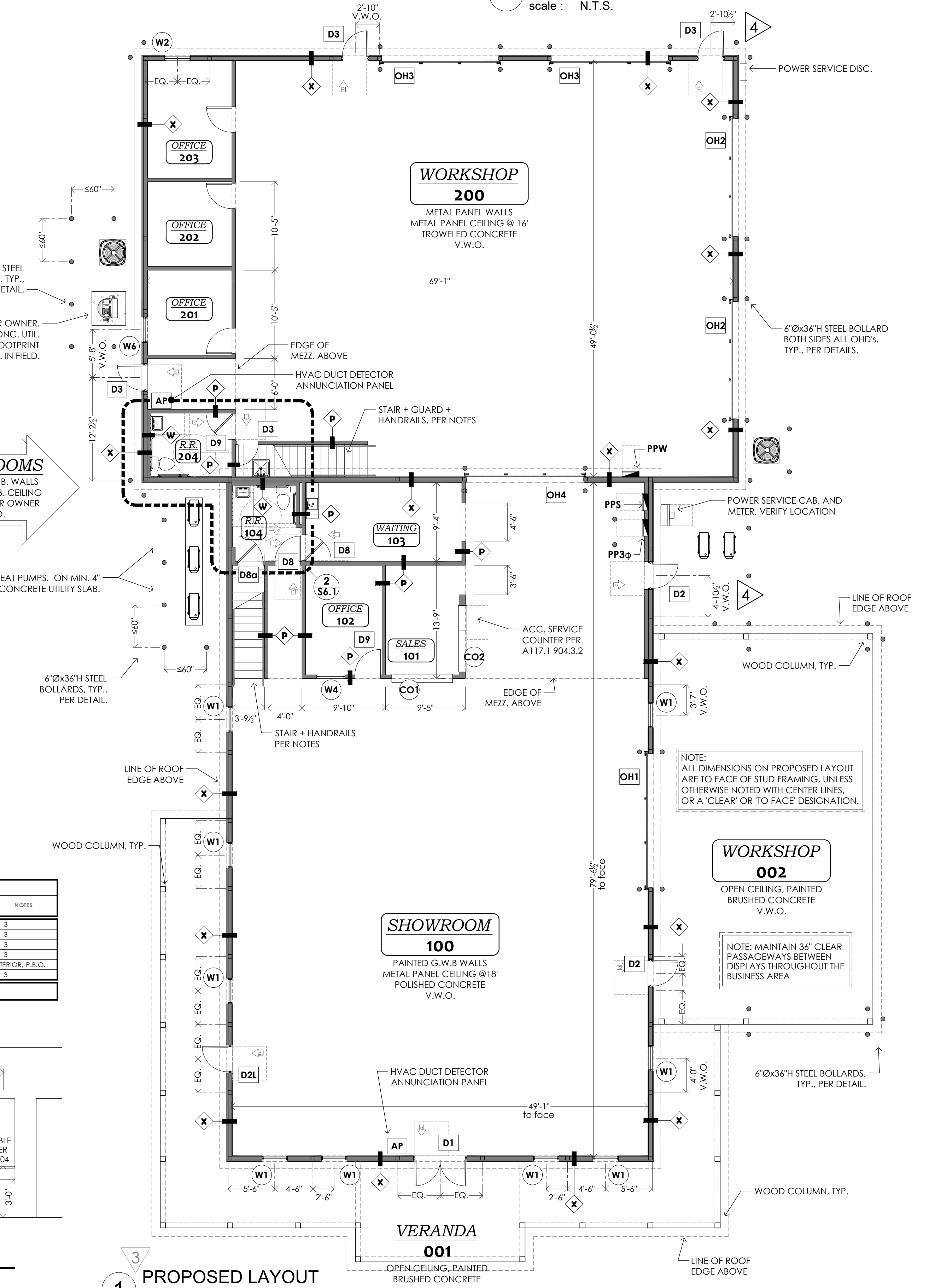
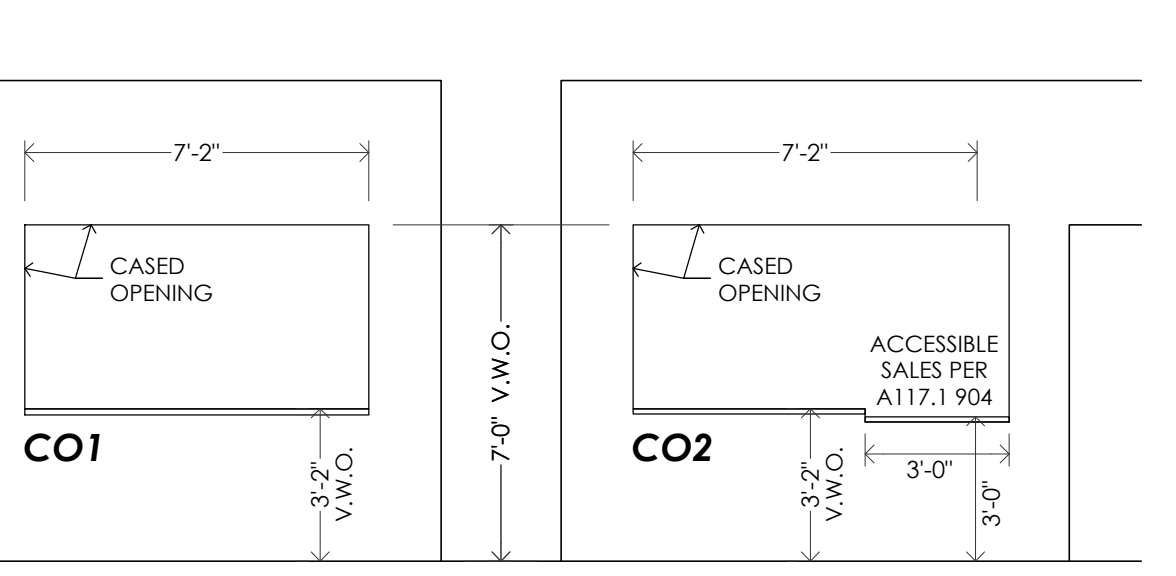
**RESTROOMS**  
PAINTED G.W.B. WALLS  
PAINTED G.W.B. CEILING  
FLOOR TILE PER OWNER  
V.W.O.

**WALL TYPES**

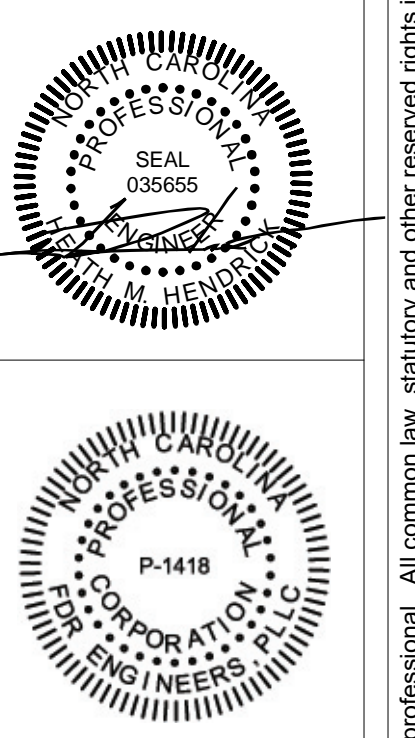
#description	assembly
<b>X EXTERIOR</b>	MIN. 26ga EXT. METAL SIDING PANEL 2x WOOD PURLINS PER FRAMING VAPOR PERMEABLE AIR & WATER BARRIER WOOD COLUMNS PER FRAMING 2x WOOD STUD INFILL PER FRAMING MIN. R-20 F.G. BATT CAVITY INSULATION >OPTIONAL< SMART VAPOR BARRIER MIN. 1/2" G.W.B., PRIMED + PAINTED -OR- MIN. 26ga INT. METAL FINISH PANEL
<b>P INTERIOR W.D STUD</b>	MIN. 1/2" G.W.B., PRIMED + PAINTED 2x4 WOOD STUDS @ 16" O.C. BLOCKING @ 1/3s AND FOR FIXTURES >OPTIONAL< SOUND BATT INSULATION MIN. 1/2" M.R.G.W.B., PRIMED + PAINTED
<b>W WET WALL</b>	2x4 WOOD STUDS @ 16" O.C. BLOCKING @ 1/3s AND FOR FIXTURES MIN. 1/2" M.R.G.W.B., PRIMED + PAINTED

**WINDOW SCHEDULE**

MARK	QTY	NOM. OPENING W	H	ILL	HEAD	TYPE	GLAZING	OUTSIDE MAT.	INSIDE MAT.	FRAME	NOTES
W1	0	36"	60"	36"	96"	FIXED	V.W.O.	P.B.O.	P.B.O.	ALUM.	1 3
W2	13	36"	36"	11 1/2"	14 1/2"	FIXED	V.W.O.	P.B.O.	P.B.O.	ALUM.	1 3
W3	4	96"	48"	13"	17"	FIXED	V.W.O.	P.B.O.	P.B.O.	ALUM.	1 3
W4	1	96"	24"	15"	17"	FIXED	V.W.O.	P.B.O.	P.B.O.	ALUM.	1 3
W5	3	40"	40"	3"	7"	FIXED	V.W.O.	P.B.O.	P.B.O.	INTERIOR, P.B.O.	
W6	1	36"	36"	48"	84"	FIXED	V.W.O.	P.B.O.	P.B.O.	P.B.O.	1 3



**FDR ENGINEERS, PLLC**  
13200 Strickland Road  
Suite #111 NC 27613  
Raleigh, NC  
www.fdr-eng.com  
(919) 957-5100



**NoWakerBoats**  
155 Holly Springs Church Road  
Broadway, NC 27505

DESIGNED BY: SMB  
DRAWN BY: SMB  
APPROVED BY: RLP  
PROJECT #: R2408270  
DATE: 2024-10-23

#	Revision	Date
0	for permit	11/25/24
1	BCO comments	01/23/25
2	1ph + HVAC	04/16/25
3	int. off. + mezz.	02/26/26
4	BCO comments	04/02/26

Sheet **S2.3**

Ownership of Instruments of Service: All reports, plans, specifications, computer files, field data, notes and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. All common law, statutory and other reserved rights including the copyright therein.