

# 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 WELDING SOCIETY - AWS
  - AMERICAN NATIONAL STANDARDS INSTITUTE - ANSI
  - ALUMINIUM ASSOCIATION, INC. - AA
  - NATIONAL ASSOC. OF ARCHIT. METAL MANUF'S - NAAMM
  - NATIONAL WOODWORK MANUF'S ASSOCIATION - NWWA
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION - AISC
  - AMERICAN CONCRETE INSTITUTE - ACI
  - ARCHITECT, ALUMINUM MANUF'S ASSOCIATION - AAMA
  - CONCRETE REINFORCING STEEL INSTITUTE - CRSI
  - NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
  - 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 BE NEAT, UNEXPOSED, 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 INSTALLED 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 MARKS, BRANDS, ETC., IS TO ESTABLISH TYPE AND QUALITY (DESIRE); SUBSTITUTIONS OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED WITH OWNERS APPROVAL UNLESS SPECIFICALLY NOTED OTHERWISE. WORK SHALL BE 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
  - FLOOR FINISHES
  - DOORS, DOOR HARDWARE + HOLLOW METAL FRAMES
  - LIGHTING, EXIT SIGNAGE, AND EMERGENCY DEVICES
  - FINISH CARPENTRY
  - ACOUSTICAL CEILING TILE AND GRID
  - ALUMINUM FRAMES
  - ELECTRICAL DEVICES
  - GLAZING
  - WALL FINISHES
  - MECHANICAL EQUIPMENT
- 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 BY SUBCONTRACTORS INDICATES ACCEPTANCE OF SUBSTRATE AND THAT THE SUBSTRATE IS ACCEPTABLE FOR THAT SPECIFIC FINISH.

## 2018 APPENDIX B 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**  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) 630-2552**  
 Electrical: **FDR ENGINEERS Robert Pennington 025045 (910) 520-0278**  
 Fire Alarm: **BY OTHERS defemred**  
 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**

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**

FLOOR, ROOM OR SPACE DESIGNATION	NUMBER OF EXITS	TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS <sup>1,2</sup> (SECTION 1007.1)
SHOWROOM LEVEL	1 3	200'	92' NA NA
OFFICE MEZZANINE	1 3	200'	142' NA NA
WORKSHOP	1 2	200'	62' NA NA
STORAGE MEZZANINE	1 1	200'	102' NA NA

ALLOWABLE AREA  
 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.

- Frontage area increases from Section 506.2 are computed thus:
  - Perimeter which fronts a public way or open space having 20 feet minimum width = **498' (F)**
  - Total Building Perimeter = **498' (P)**
  - Ratio (F/P) = **1 (F/P)**
  - W = Minimum width of public way = **24' (W)**
$$[(24 \times 1) + (29 \times 1) + (30 \times 40)] / 498 = 29.6'$$
- Percent of frontage increase  $I_f = 100 [(F/P) - 0.25] \times W/30 = 74 (\%)$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503.5 AREA	(C) AREA FOR FRONTAGE INCREASE <sup>1</sup>	(D) AREA FOR SPRINKLER INCREASE <sup>2</sup>	(E) ALLOWABLE AREA OR UNLIMITED <sup>3</sup>	(F) MAXIMUM BLDG AREA <sup>4</sup>
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

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

$$\frac{10,043}{15,660} = 0.642 \leq 1.00$$

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

MEZZANINES (505)	505.2.1		505.2.2 - enclosed	
	room	mezz	occ. < 10'	occ. < 10%
[B] SHOWROOM	3,251	1,056	32.48' ±	8' ± <b>768 - 77.92 - X</b>
[S1] STORAGE MEZZANINE	2,870	488	17.00' ±	— ± <b>53 - 10.86 - X</b>

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

## FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQD.	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'± < 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 Ffairs		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				

## 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)  
 Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))  
 Dead end lengths (1020.4)  
 Clear exit widths for each exit door  
 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 (1010.1.10)  
 Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)  
 Location of doors with electromagnetic egress locks (1010.1.9.9)  
 Location of doors equipped with hold-open devices  
 Location of emergency escape windows (1030)  
 The square footage of each fire area (302)  
 The square footage of each smoke compartment for Occupancy Classification 1-2 (407.5)  
 Note any code exceptions or table notes that may have been utilized regarding the items above

### plumbing facilities required

use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
<b>B</b>	14	required	1	1	1	1	NA <sup>1</sup> NA 403.2(2)
		provided:	1	1	1	1	NA 1 403.3.1

### NC ICC Table C402.1.3

use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
<b>S-1</b>	14	required	1	1	1	1	NA <sup>1</sup> NA 403.2(2)
		provided:	1	1	1	1	NA 1 403.3.1

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

### EXIT REQUIREMENTS

FLOOR, ROOM OR SPACE DESIGNATION	NUMBER OF EXITS	TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS <sup>1,2</sup> (SECTION 1007.1)
SHOWROOM LEVEL	1 3	200'	92' NA NA
OFFICE MEZZANINE	1 3	200'	142' NA NA
WORKSHOP	1 2	200'	62' NA NA
STORAGE MEZZANINE	1 1	200'	102' NA NA

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

### EXIT WIDTH

USE GROUP DESCRIPTION	AREA		CALCULATED OCCUPANT LOAD	EGRESS WIDTH (TABLE 1009.3)			REQUIRED WIDTH (SECTION 1009.3)	ACTUAL WIDTH SHOWN ON PLANS
	(a) AREA 1	(b) AREA 1 PER OCCUPANT (TABLE 1004.1.2)		STAIR LEVEL	STAIR LEVEL	STAIR LEVEL		
[B] SHOWROOM			29	0.3	0.2	NA	5.8'	NA 34'
[B] OFFICE MEZZANINE			11	0.3	0.2	3.3'	2.2'	36' 34'
[S1] WORKSHOP			9	0.3	0.2	NA	1.8'	NA 34'
[S1] STORAGE MEZZANINE			2	0.3	0.2	NA	0.4'	36' 34'

## 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.

### 3 OCCUPANCY LOAD CALCULATION

designation	sf	net	ICC Occ class	sf / occ.	code	actual	occ.
varnada	922		warehouses	500 gross	2		2
office - grade	488		business areas	100 gross	5		5
office - 2nd	1,076		business areas	100 gross	11		11
showroom	3,251		warehouses	500 gross	7		7
porte cochere	1,200		warehouses	500 gross	3		3
						8 occupants:	28
shop	3,500		warehouses	500 gross	7		7
storage - mezz	800		accessory storage areas	300 gross	2		2
						S-1 occupants:	9

### plumbing facilities required

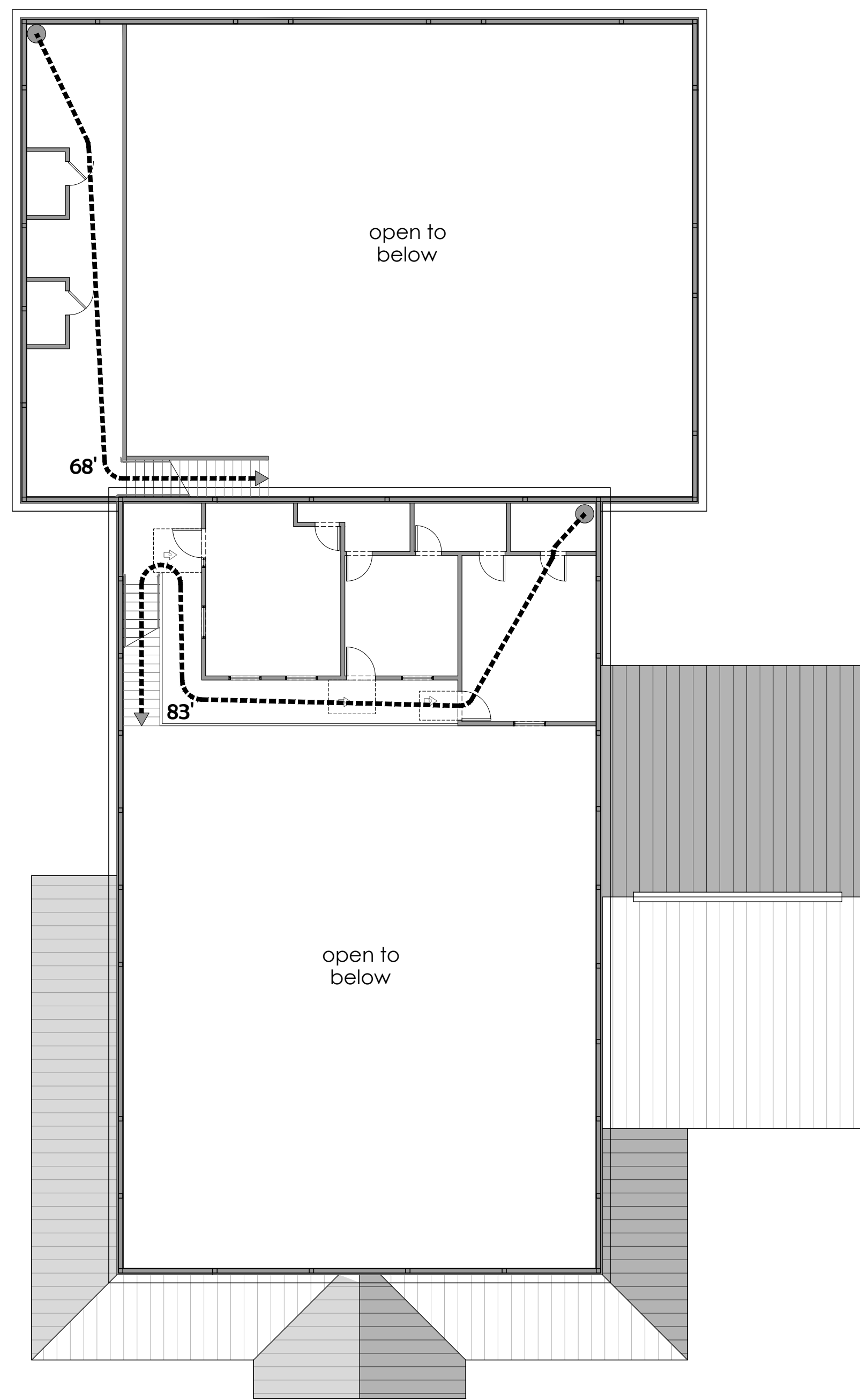
use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
<b>B</b>	14	required	1	1	1	1	NA <sup>1</sup> NA 403.2(2)
		provided:	1	1	1	1	NA 1 403.3.1

### NC ICC Table C402.1.3

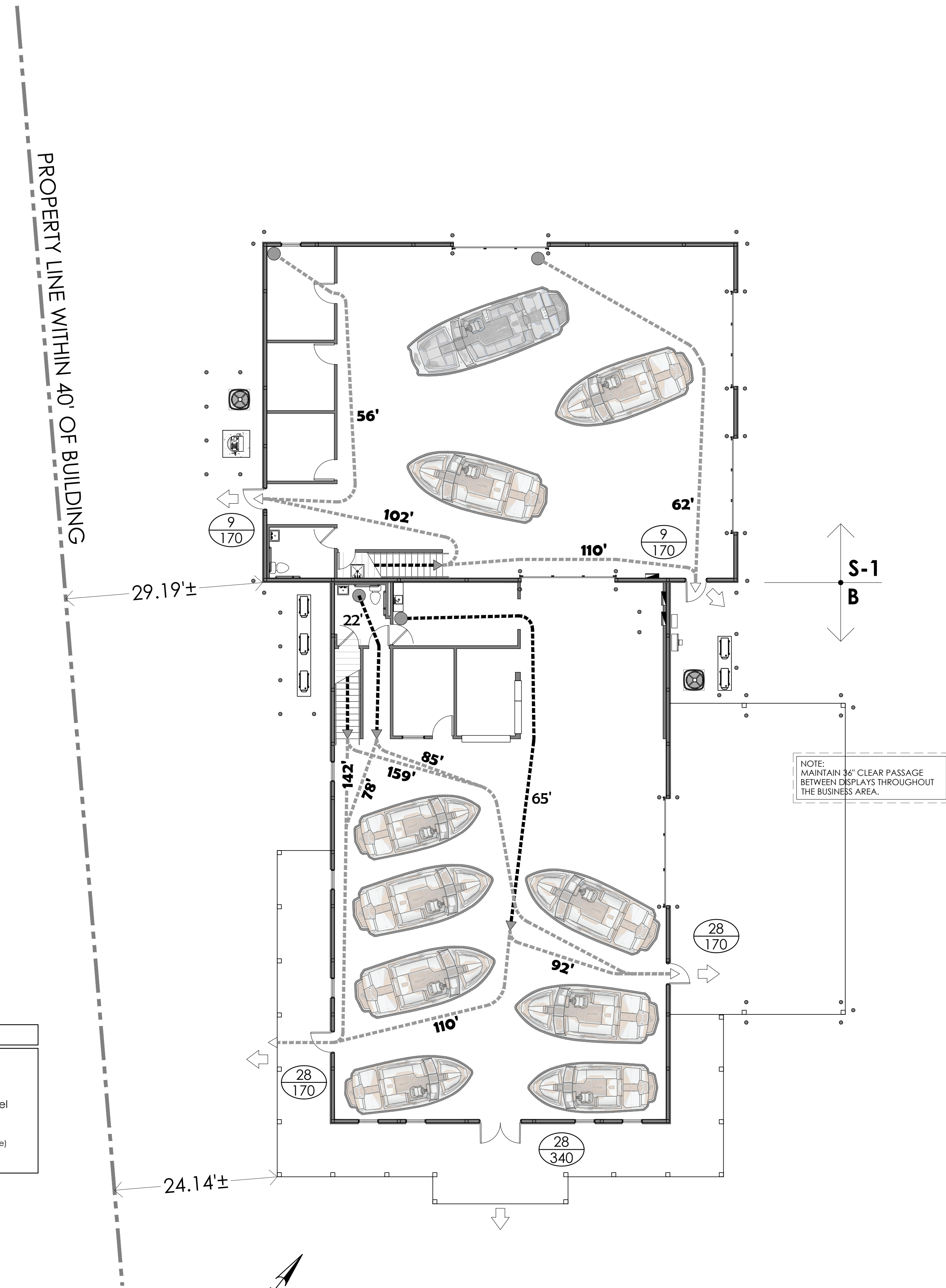
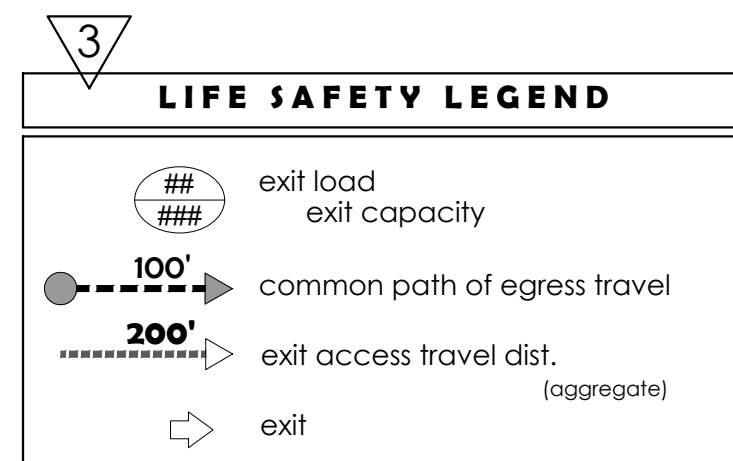
use	total occ.	per gender	W.C.	lav.	D.F.	S.S.	code references
<b>S-1</b>	14	required	1	1	1	1	NA <sup>1</sup> NA 403.2(2)
		provided:	1	1	1	1	NA 1 403.3.1

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

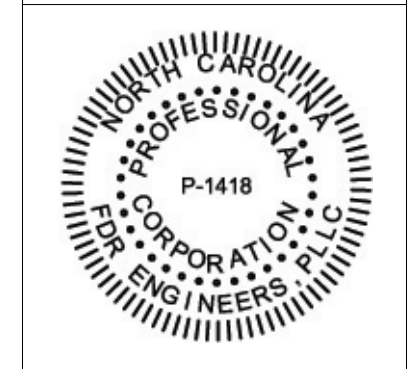
ROOF: **R-30d** Insulation entirely above deck R-13 FG BATT's in truss cavities  
**-R-42** wood framed attic insulation and R-30 perpendicular atop  
 WALLS: **R-13 +**



3  
2 2nd LEVEL LIFE SAFETY LAYOUT  
scale : N.T.S.



3  
1 GRADE LIFE SAFETY LAYOUT  
scale : N.T.S.

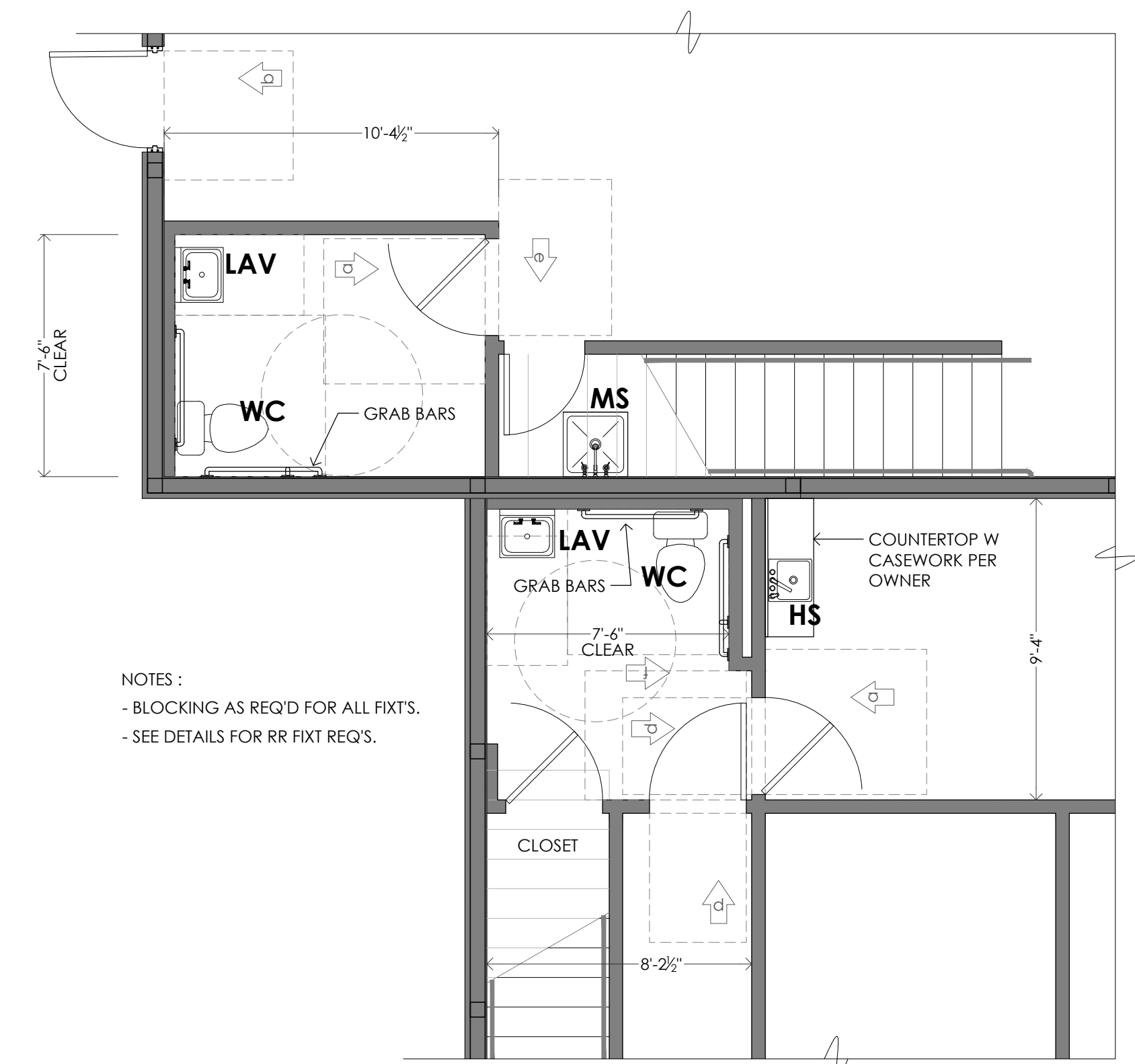
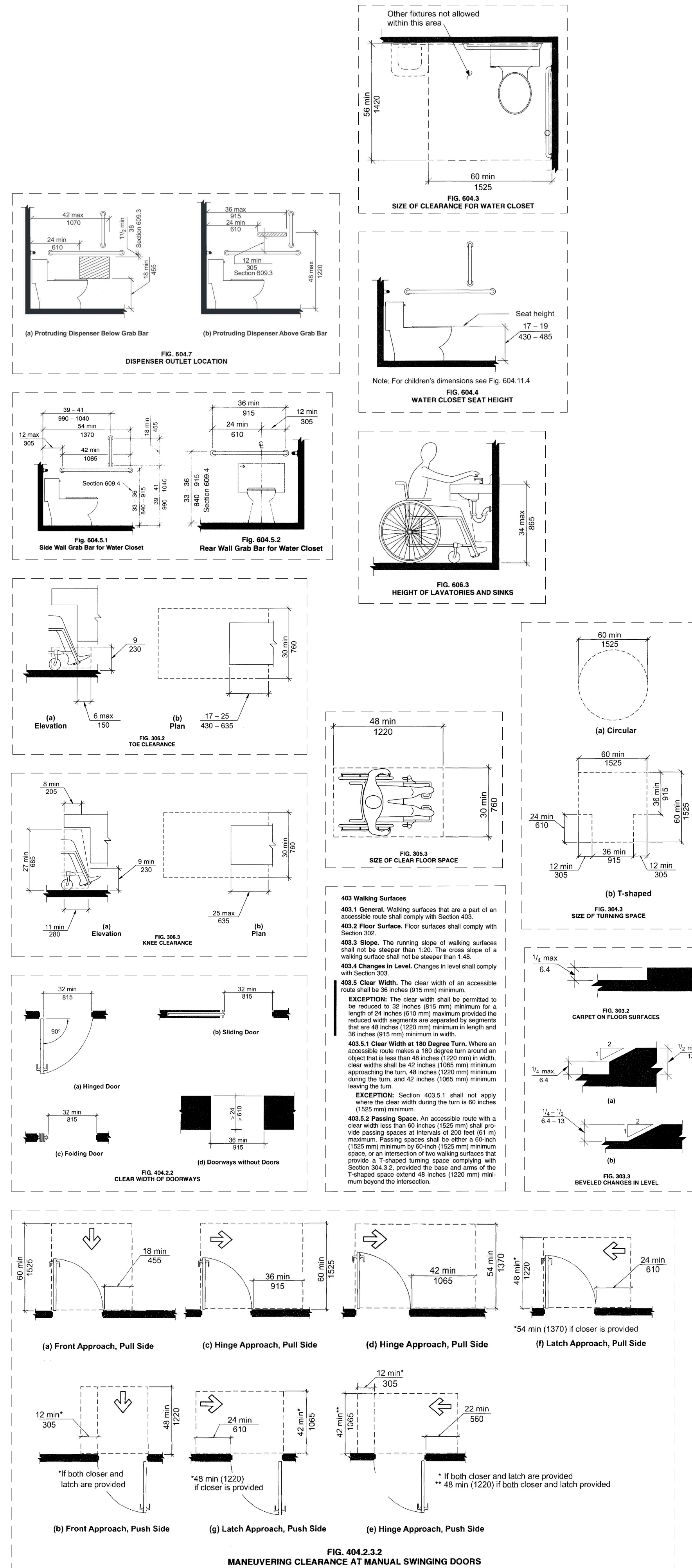


DESIGNED BY: SMB  
DRAWN BY: SMB  
APPROVED BY: RLP  
PROJECT #: R2408270  
DATE: 2024-10-23

#	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

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ACCESSIBLE DETAILS PER 2009 ANSI A117.1