SERENITY SUBDIVISION

956 Serenity Walk Pkwy
Fuquay-Varina, NC 27526
HARNETT COUNTY

MAIL KIOSK
PIN# 0645-92-4765

Know what's **below.**
Call before you dig.
Dial 811 or 1-800-632-4949

owner:

Greenfield Serenity Investco LLC
8601 Six Forks Rd Ste. 270
Raleigh, NC 27615
Contact: Ben Taylor
btaylor@greenfieldcommunities.com

landscape architect:

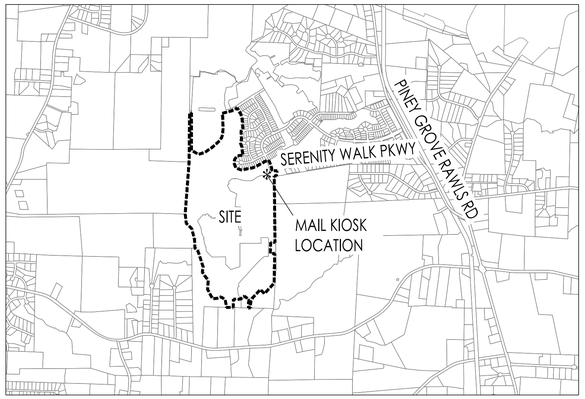
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pamela Porter, PLA

structural engineer:

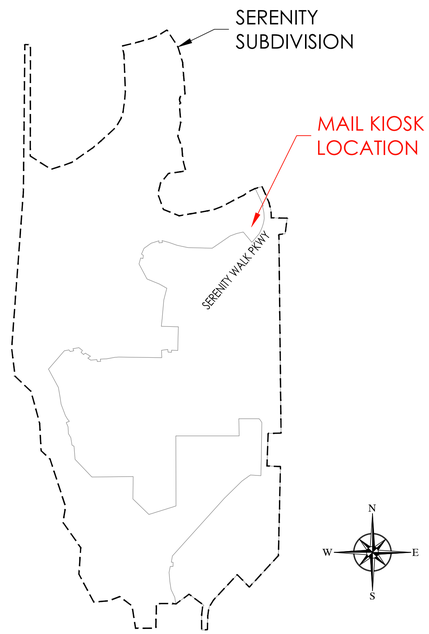
Golden Engineering, PLLC
9104 Cornwell Drive
Wake Forest, NC 27587
(984) 220-2637
Contact: Jeffrey R. Morrison, PE

SITE DATA

OWNER:	Greenfield Serenity Investco LLC
OWNER ADDRESS:	8601 Six Forks Rd Ste. 270, Raleigh NC 27615
PROPERTY ADDRESS:	956 Serenity Walk Pkwy, Fuquay-Varina NC 27526
PIN:	0645-92-4765
EX. ZONING:	RA-40



VICINITY MAP
NOT TO SCALE



SITE VICINITY MAP
NOT TO SCALE

SUBMITTAL DATES

FIRST SUBMITTAL——————06/03/2025

SHEET INDEX

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 FIRM/LAND DESIGN PLLC DBA TMTLA ASSOCIATES

REVISIONS:

MAIL KIOSK - COVER SHEET
SERENITY SUBDIVISION
956 SERENITY WALK PKWY
FUQUAY-VARINA, NC 27526

SCALE: AS NOTED
DRAWN BY: TMT, MK
PROJECT # 25007
DATE: 05/28/2025
SHEET M-0
OF 5

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

Name of Project: Serenity Subdivision- New Mail Kiosk Structure
Address: Serenity Walk Pkwy, Fuquay-Varina NC Zip Code 27526
Owner/Authorized Agent: Ben Taylor Phone # ( ) - E-Mail bettylor@serenitycommunities.com
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ■ County Harnett ☐ State

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	TMTLA Associates	Andy Porter PLA	NCRLA 1826	(919-484-8880	Andy@TMTLA.com
Civil				( )	
Electrical				( )	
Fire Alarm				( )	
Plumbing				( )	
Mechanical				( )	
Sprinkler-Standpipe				( )	
Structural	Golden Engineering PLLC	Jeffrey R.Morrison, PE	NCPE 046048	(984-220-2637	jeff@goldenengineering-us.com
Retaining Walls >5' High				( )	
Other				( )	

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

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

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

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

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor	0 SF Existing	470 SF Proposed	470SF Proposed
Basement			
TOTAL	470 SF		

ALLOWABLE AREA

Primary Occupancy Classification(s): Select one Select one Select one Select one Select one Select one
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 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☒

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: ☐ No ☐ Yes Separation: ____ Hr. Exception: _____

☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

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

_____ + _____ + ... = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	Mail Kiosk	427 SF	5,500 SF	N/A	N/A

[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 $I_f = 100[F/P - 0.25]$ x W/30 = _____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	35'	19'	
Building Height in Stories (Table 504.4)			

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

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

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

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ Occupant loads for each area
☐ Exit access travel distances (1017)
☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☐ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
TOTAL						

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS MALE	WATERCLOSETS FEMALE	WATERCLOSETS UNISEX	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	LAVATORIES UNISEX	SHOWERS / TUBS	DRINKING FOUNTAINS REGULAR	DRINKING FOUNTAINS ACCESSIBLE
SPACE	EXIST'G										
	NEW										
	REQ'D										

SPECIAL APPROVALS

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

_____

_____

ENERGY SUMMARY

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

Existing building envelope complies with code: ☐ No ☐ Yes (The remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide code or statutory reference): _____

Climate Zone: ☐ 3A ☐ 4A ☐ 5A

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here)_____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

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

DESIGN LOADS:

Importance Factors: Snow (I_s) 1.0
Seismic (I_E) 1.0

Live Loads: Roof 20 psf
Mezzanine N/A psf
Floor N/A psf

Ground Snow Load: 15 psf

Wind Load: Basic Wind Speed 115 mph (ASCE 7-10)
Exposure Category C

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration S_s 17.3 %g S_1 8.3 %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F
Data Source: ☒ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☒ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☒ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

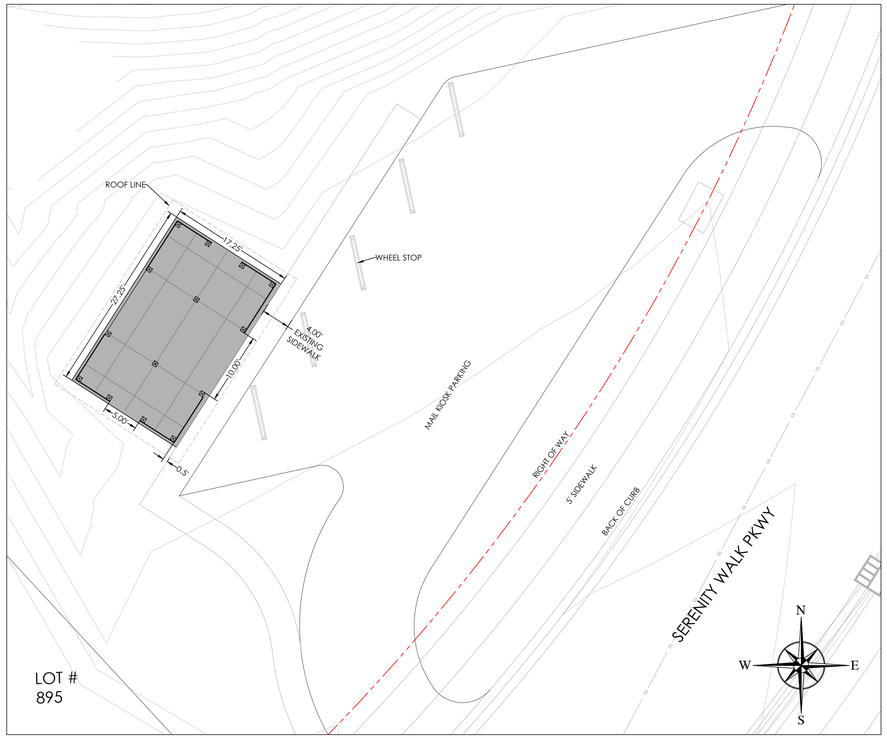
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) 2000 psf
Presumptive Bearing capacity N/A psf
Pile size, type, and capacity N/A

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551
DBA TMTLA ASSOCIATES

REVISIONS:

MAIL KIOSK - APPENDIX B
SERENITY SUBDIVISION
956 SERENITY WALK PKWY
FUQUAY-VARINA, NC 27526

SCALE: AS NOTED
DRAWN BY: TMT, MK
PROJECT # 25007
DATE: 05/28/2025
SHEET M-0.1
OF 5



1 M-1 LOCATION PLAN
SCALE: 1"=10'

10' 5' 0 10' 20'
SCALE: 1" = 10'

MAIL KIOSK PLAN NOTES

1. CAD BASE MAP PROVIDED BY THE OWNER, LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL NORTH CAROLINA STATE AND TOWN OF FUQUAY-VARINA STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
4. DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION.
6. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
9. CALL UTILITY LOCATOR SERVICE PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION OF BOTH PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
11. ALL HARDWARE SHALL BE APPROVED FOR USE WITH PRESSURE TREATED LUMBER.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM SITE DIMENSIONS AND LAYOUT PRIOR TO CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND REQUESTING MUNICIPAL INSPECTIONS AS REQUIRED FOR SIGN-OFF AND FINAL MUNICIPAL APPROVAL.
14. ALL WOODEN MEMBERS ARE TO BE PAINTED. PAINT COLOR TO MATCH THE AMENITY CLUB HOUSE OR APPROVED OWNER EQUIVALENT.

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL AND OTHER DRAWINGS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND ADDITIONAL ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH CAROLINA STATE BUILDING CODE, 2018 EDITION.

3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.

4. DESIGN CRITERIA:

CLASSIFICATION OF BUILDING
RISK CATEGORY II
SUPERIMPOSED ROOF DEAD LOAD..... 15 PSF
ROOF LIVE LOAD ..... 20 PSF

SNOW LOADS
GROUND SNOW LOAD ..... 15 PSF
SLOPED ROOF SNOW LOAD ..... 12.6 PSF
IMPORTANCE FACTOR, Is 1.0
THERMAL FACTOR, Ct 1.2
EXPOSURE FACTOR, Ce 1.0

WIND LOADS
ULTIMATE DESIGN WIND SPEED, Vult ..... 115 MPH
SERVICE LEVEL WIND SPEED, Vasd ..... 89 MPH
EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFFICIENT 0

ULTIMATE COMPONENT AND CLADDING PRESSURES:
WALLS, ZONE 5 (10 SF) ..... 34 PSF
ROOFS, ZONE 3 (10 SF) ..... 54 PSF
ULTIMATE WIND BASE SHEARS
Vx ..... 4.4 KIPS
Vy ..... 3.2 KIPS

SEISMIC LOADS
SITE CLASSIFICATION..... D
DESIGN CATEGORY ..... B
IMPORTANCE FACTOR, Ie 1.0
SPECTRAL RESPONSE ACCELERATIONS
Ss..... 0.173 S1 .....0.083
Sms ..... 0.276 Sm1 ..... 0.199
Sds ..... 0.184 Sd1 ..... 0.133
ANALYSIS PROCEDURE ..... EQUIVALENT LATERAL FORCE
LATERAL FORCE RESISTING SYSTEM ....CANTILEVERED COLUMN SYSTEM
(DETAILED TO CONFORM TO THE REQUIREMENTS FOR TIMBER FRAMES)
RESPONSE MODIFICATION COEFFICIENT, R 1.5
SEISMIC RESPONSE COEFFICIENT, Cs 0.1227
ULTIMATE SEISMIC BASE SHEAR, V ..... 1.7 KIPS
LATERAL DESIGN CONTROL ..... WIND

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TIMMONS GROUP DATED JANUARY 21, 2019.

2. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2000 PSF. THIS BEARING PRESSURE SHALL BE CONFIRMED AT ALL FOUNDATION EXCAVATIONS BY THE OWNER'S GEOTECHNICAL TESTING AGENCY.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROL OF GROUNDWATER AND SURFACE RUNOFF THROUGHOUT THE CONSTRUCTION PROCESS. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES WHICH RESULT IN DETERIORATION OF BEARING SHALL BE PREVENTED.

CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301 AND 318.

2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

A. FOOTINGS:
MINIMUM COMPRESSIVE STRENGTH = 3000 PSI AT 28 DAYS
MAXIMUM WATER/CEMENT RATIO = 0.50
SLUMP = 4 INCHES +/- 1 INCH
AIR CONTENT = 2% +/- 1%
MAXIMUM AGGREGATE SIZE = 1-1/2 INCHES
MAXIMUM CHLORIDE ION CONTENT IN CEMENT = 0.30
B. SLABS-ON-GRADE AND PIERS:
MINIMUM COMPRESSIVE STRENGTH = 4500 PSI AT 28 DAYS
MAXIMUM WATER/CEMENT RATIO = 0.45
SLUMP = 4 INCHES +/- 1 INCH
AIR CONTENT = 6% +/- 1%
MAXIMUM AGGREGATE SIZE = 1 INCH
MAXIMUM CHLORIDE ION CONTENT IN CEMENT = 0.30

3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:

A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.

B. WELDED WIRE REINFORCEMENT - ASTM A 185, WELDED STEEL WIRE REINFORCEMENT; PROVIDE SHEET TYPE, ROLL TYPE IS NOT ACCEPTABLE.

4. ALL REINFORCING STEEL AND EMBEDDED ITEMS SUCH AS POST BASES SHALL BE ACCURATELY PLACED AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.

5. CONCRETE COVER TO REINFORCING STEEL SHALL CONFORM TO THE MINIMUM COVER RECOMMENDATIONS IN ACI 318, UNLESS THE DRAWINGS SHOW GREATER COVER REQUIREMENTS.

6. LAP CONTINUOUS REINFORCING STEEL 57 X BAR DIAMETER, TYPICAL UNLESS OTHERWISE NOTED.

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY SHALL BE IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL (AWC) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."

2. UNLESS OTHERWISE NOTED, USE 'COMMON' NAILS AND ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" TABLE 2304.10.1 OF THE BUILDING CODE.

3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:

A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT
B. GRADE - NO. 2, OR BETTER
C. SPECIES - SPRUCE-PINE-FIR (SOUTH) UNDER WWPA RULES OR SOUTHERN PINE GRADED UNDER SPIB RULES

4. WOOD STRUCTURAL PANELS (WSP) SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:

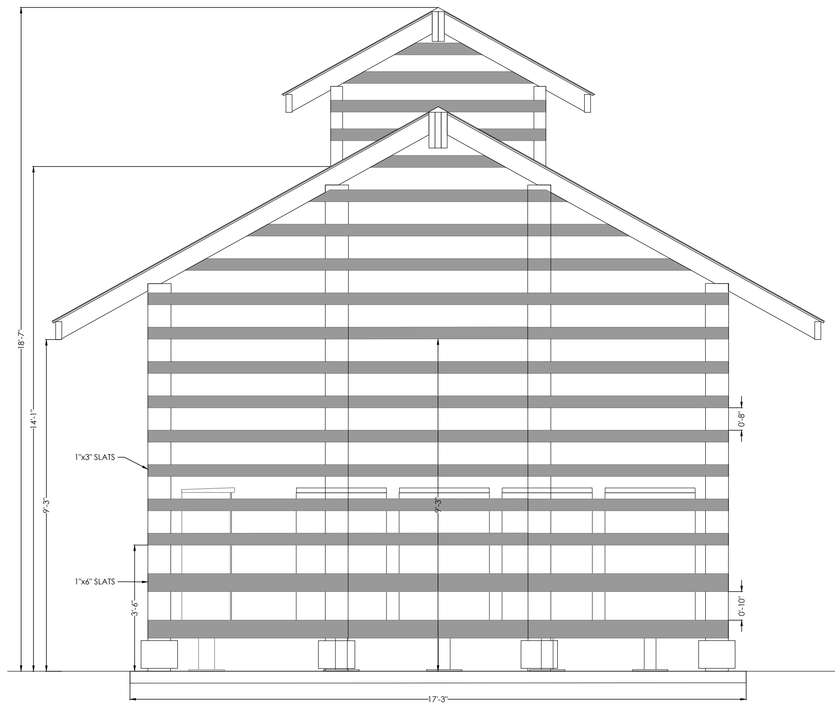
A. ROOF SHEATHING: 3/4" INCH, APA RATED SHEATHING, EXPOSURE 1 DURABILITY CLASSIFICATION. PROVIDE TONGUE-AND-GROOVE EDGES OR USE "PLY-CLIPS" AT MID-SPAN BETWEEN EACH SUPPORT.
B. FASTEN EACH SHEATHING PANEL WITH 10D COMMON NAILS (0.148" X 3") AT 6" ON-CENTER AT ALL PANEL EDGES/PERIMETER SUPPORT MEMBERS AND 12" ON-CENTER AT ALL FIELD/INTERIOR SUPPORT MEMBERS.
C. PANEL EDGES PERPENDICULAR TO FRAMING ARE NOT REQUIRED TO BE BLOCKED.

5. ALL WOOD FRAMING MEMBERS SHALL BE PRESERVATIVE TREATED AND FIELD PAINTED. PAINT TO BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER.

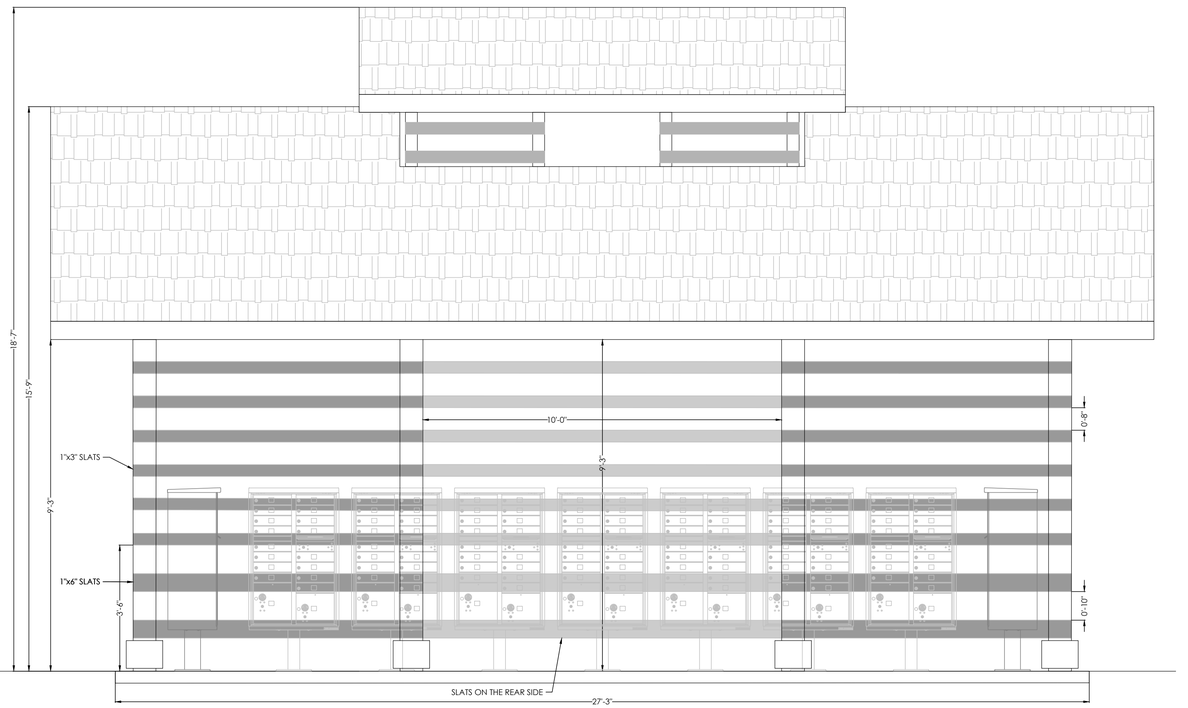
6. ALL METAL FRAMING CONNECTIONS (BEAM AND JOIST HANGERS, HURRICANE TIES AND POST BASES) SHALL BE HOT DIP GALVANIZED PER ASTM A123 AND FIELD PAINTED BLACK PRIOR TO INSTALLATION. PAINT TO BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER.

7. METAL FRAMING CONNECTIONS SHALL BE SIMPSON BASIS OF DESIGN PRODUCTS AS NOTED ON DRAWINGS OR APPROVED EQUIVALENT. ALL CONNECTIONS SHALL BE INSTALLED WITH MAXIMUM NUMBER OF FASTENERS AS LISTED BY MANUFACTURER.

8. ALL MULTI-PLY BEAMS SHALL BE FASTENED TOGETHER AS NOTED BELOW FOR FULL LENGTH OF MEMBER. LOCATE EACH ROW OF FASTENERS 1-1/2 INCHES CLEAR FROM EDGE OF MEMBER.
A. 2-PLY MEMBERS - 2 ROWS OF 10D COMMON NAILS (0.148" X 3") AT 12" ON-CENTER FROM ONE SIDE OF MEMBER
B. 3-PLY MEMBERS - 2 ROWS OF 10D COMMON NAILS (0.148" X 3") AT 12" ON-CENTER FROM BOTH SIDES OF MEMBER, STAGGERED EACH SIDE



2 M-1 SIDE ELEVATION
SCALE: 1/2"=1'



3 M-1 FRONT ELEVATION
SCALE: 1/2"=1'

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

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6/3/2025

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SCALE: AS NOTED
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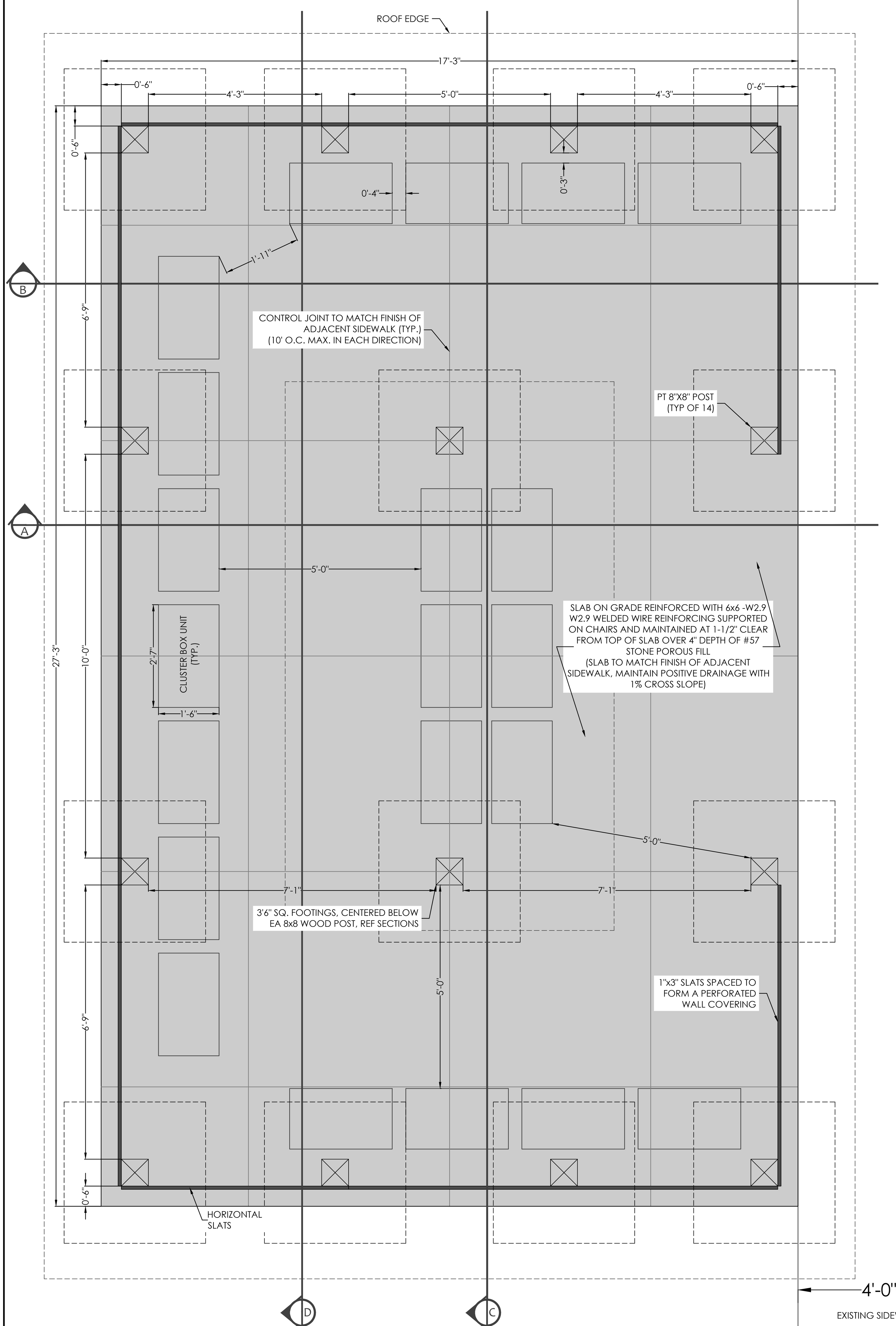
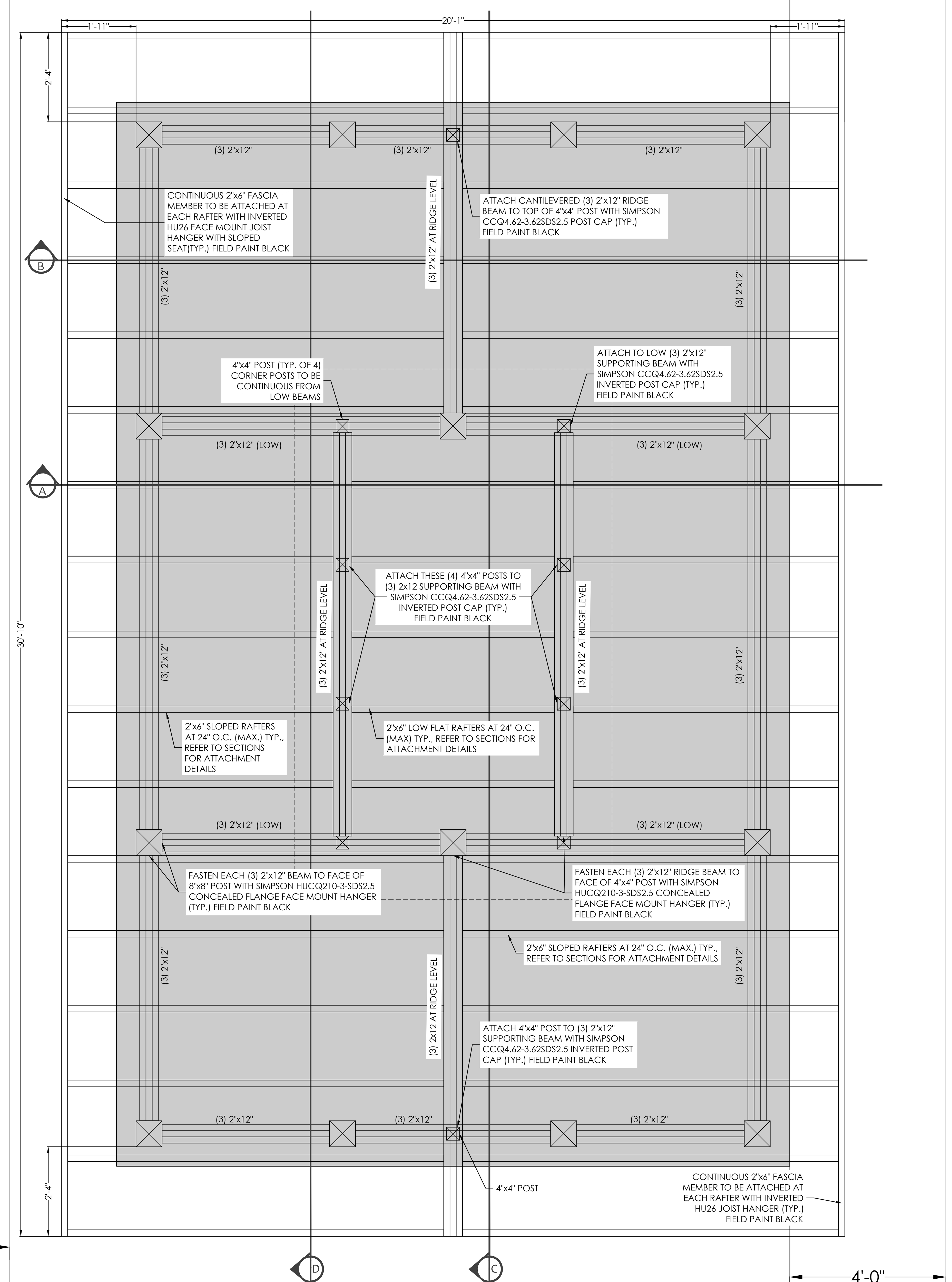
PROJECT # 25007
DATE: 05/28/2025
SHEET M-1
OF 5



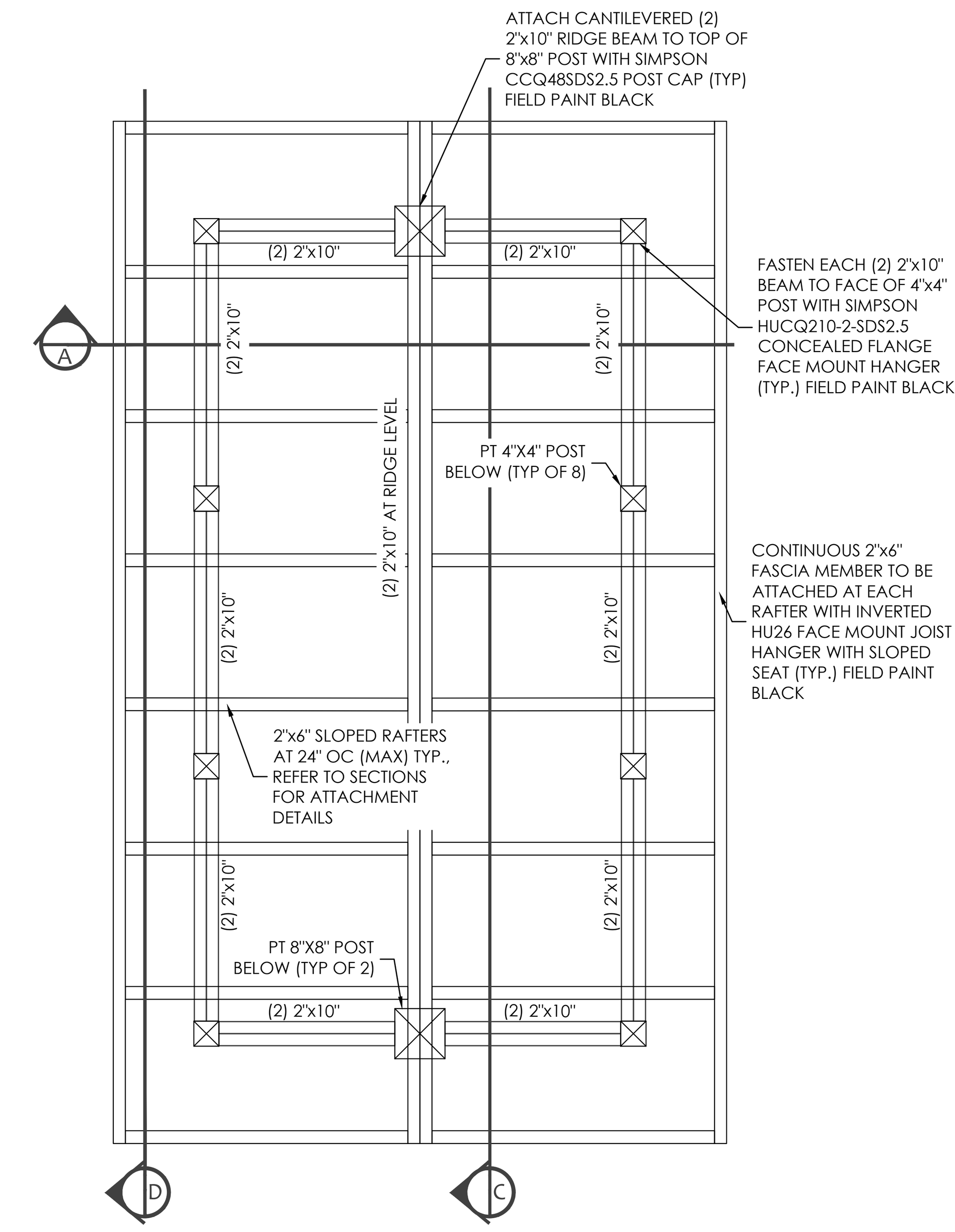
1 FOUNDATION / SLAB ON GRADE PLAN

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



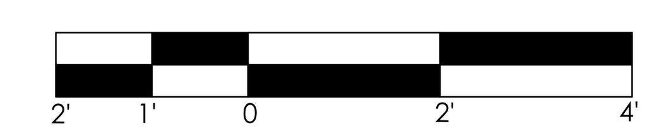
2 LOW ROOF FRAMING PLAN

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



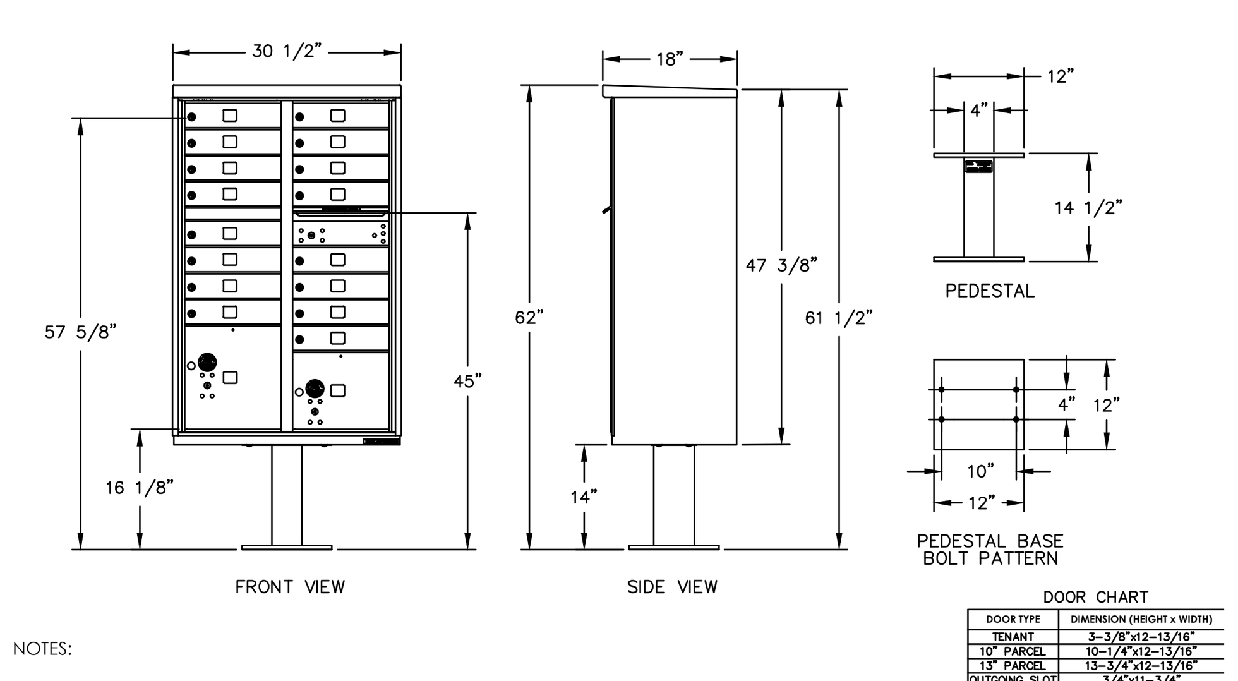
3 HIGH ROOF FRAMING PLAN

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



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

vital™ Cluster Box Unit - Type III



NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-8-0012

vital™ CLUSTER BOX UNIT

AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

1570-16 | NONE | 1570-16CS | AFD

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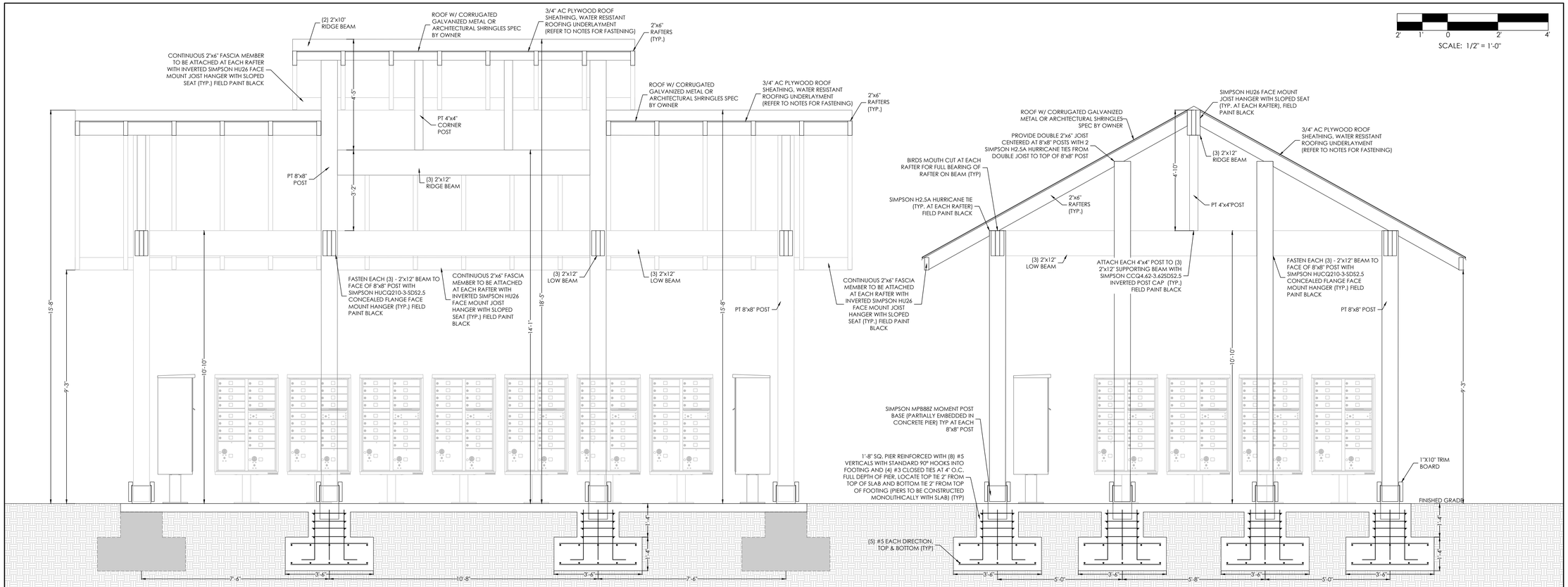
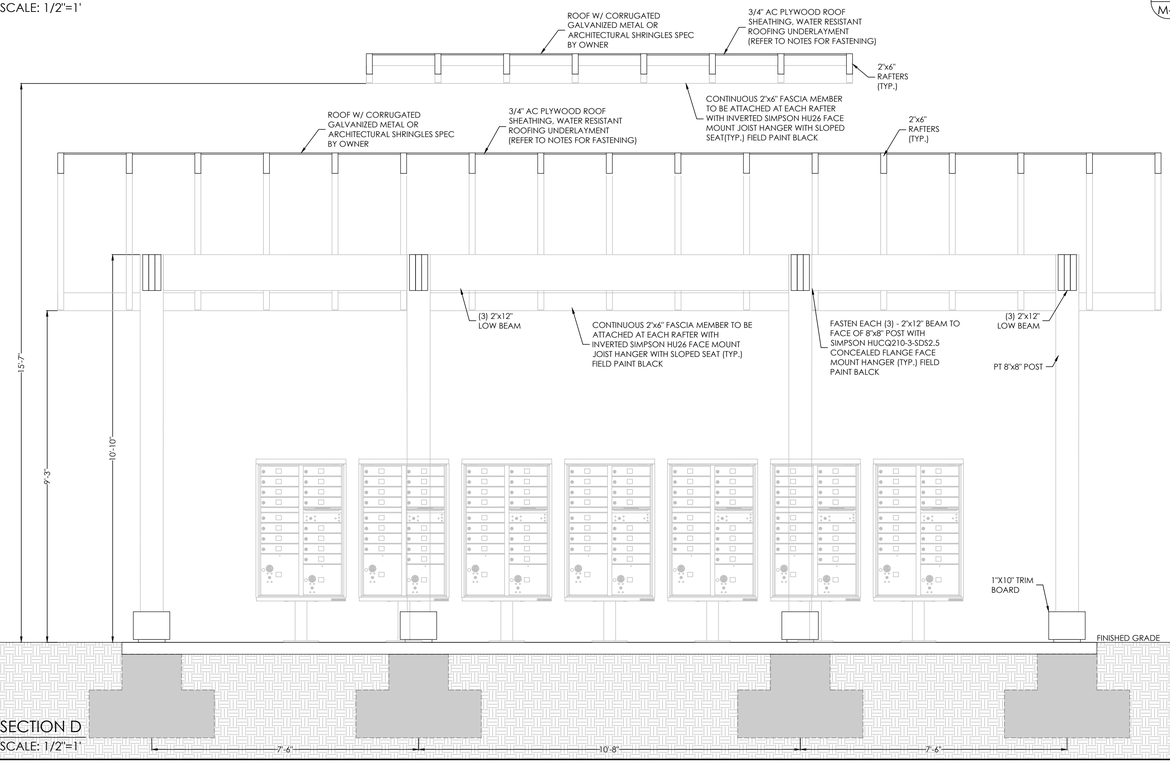
SHEET M-2 OF 5

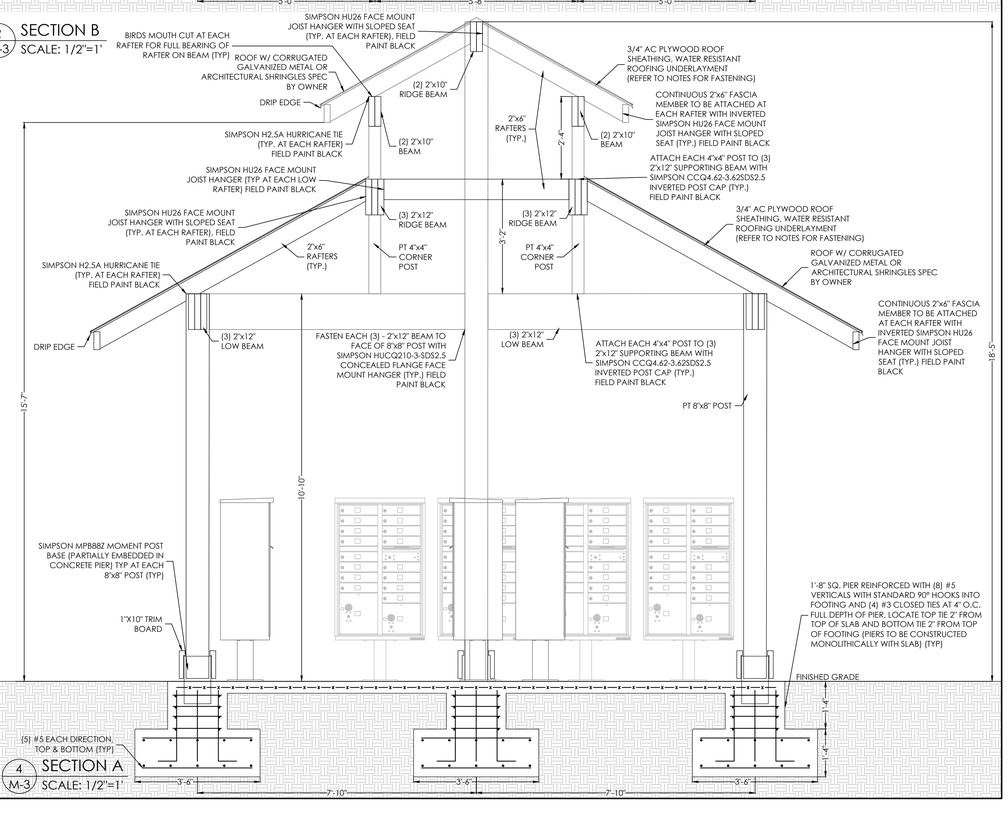


1 M-3 SECTION C
SCALE: 1/2"=1'

2 M-3 SECTION B
SCALE: 1/2"=1'



3 M-3 SECTION D
SCALE: 1/2"=1'



4 M-3 SECTION A
SCALE: 1/2"=1'

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