MAYNARD CROSSING APARTMENTS

HARNETT COUNTY
ERWIN, NORTH CAROLINA

Reviewed for Fire Code Compliance
Harnett COUNTY NORTH CAROLINA
Roger Sullivan
10/22/2026 9:56:43 AM

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT			JAN	JANITOR		
ACT	ACOUSTICAL CEILING TILE	EA	EACH	JT	JOINT		
AFF	ABOVE FINISH FLOOR	EE	EMERGENCY EGRESS	K	KIPS		
ALUM	ALUMINUM	ELEC	ELECTRICAL	KPL	KICK PLATE		
AL/GL	ALUMINUM AND GLASS	EWC	ELEC WATER COOLER			REF	REFERENCE
AP	ACCESS PANEL	ELEV	ELEVATION	LAM	LAMINATE	REINF	REINFORCED
APPROX	APPROXIMATE	ENG	ENGINEERING	LAV	LAVATORY	REQD	REQUIRED
AR	ABUSE-RESISTANT	ENT	ENTRANCE	LBL	LABEL	REV	REVISION
ARCH	ARCHITECURAL	EQ	EQUAL	LG	LONG	RES	RESILIENT FLOORING
A/G	ASPHALT AND GRAVEL	EQUIP	EQUIPMENT	LIN	LINOLEUM	R	RISER
ASD	ACTIVE SYS. DEPRESSURIZATION	EXT	EXTERIOR	LP	LOW POINT	RD	ROOF DRAIN
		EXIST	EXISTING	LTL	LINTEL	RDL	ROOF DRAIN LEADER
B	BASE	EF	EXHAUST FAN	LVR	LOUVER	RM	ROOM
BD	BOARD					RUB	RUBBER
BLDG	BUILDING	FACT	FACTORY	MRB	MOISTURE RESISTIVE BARRIER		
BLK	BLOCK	FW	FIELD WELD	=	WATER RESISTIVE BARRIER	SC	SOLID CORE
BM	BENCH MARK	FUR	FLOOR	MH	MANHOLE	SD	STANDARD DUTY
BN	BULL NOSE BLOCK	FTG	FOOTING	MBL	MARBLE	SECT	SECTION
BOT	BOTTOM	FDN	FOUNDATION	MBM	METAL BLDG MFGR	SHT	SHEET
BRK	BRICK	FH	FULL HEIGHT	MAS	MASONRY	SIM	SIMILAR
BS	BOTH SIDES	F/M	FACE OF MASONRY	MO	MASONRY OPENING	SIPS	STRUCURAL INSULATED
BW	BOTH WAYS	F/C	FACE OF CONRETE	MAT	MATERIAL		PANEL
				MTL	METAL	SPR	SPRINKLER
CI	CAST IRON	F/F	FACE OF FINISH	MISC	MISCELLANEOUS	SQ IN (FT)	SQUARE INCH (FEET)
CPT	CARPET	FB	FACE BRICK	MVBL	MOVEABLE	SS	SERVICE SINK
CLG	CEILING	FIN	FINISH			STD	STANDARD
CH	CEILING HEIGHT	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	STL	STEEL
CT	CERAMIC TILE	FLOUR	FLOURESCENT	NOM	NOMINAL	STRUC	STRUCTURAL
CD	CEILING DIFFUSER	FEC	FIRE EXTINGUISHER	NTS	NOT TO SCALE	SUSP	SUSPENDED
CO	CLEAN OUT		CABINET	NC	NON-COMBUSTIBLE	SW	SHOP WELD
CLR	CLEAR	FR	FIRE RETARDANT				
CLSR	CLOSER	FRP	FIBERGLASS REINF PANEL	OC	ON CENTER	TD	TREAD
CLOS	CLOSET	FOS/C	FACE OF STUD/CONC PIT	OD	OUTSIDE DIAMETER	TELE	TELEPHONE
CONST	CONSTRUCTION	GA	GAUGE	OF	OUTSIDE FACE	THRD	THRESHOLD
CONC	CONC	GALV	GALVANIZED	OH	OVERHEAD	T	TEMPERED
CMU	CONCRETE MASONRY UNIT	GWB	GYPSUM WALL BOARD	OPG	OPENING	TYP	TYPICAL
CB	CEMENTITIOUS BACKER	GL	GLASS	OPP	OPPOSITE		
	BOARD	G	GRID	OPER	OPERATION	UD	UNIVERSAL DESIGN (VHDA)
CJ	CONTROL JOINT	GT	GROUT	OA	OVERALL	UNO	UNLESS NOTED OTHERWISE
CTSK	COUNTER SUNK			ORD	OVERFLOW ROOF DRAIN	UON	UNLESS NOTED OTHERWISE
CRSE	COURSE	HDWE	HARDWARE	OSB	ORIENTED STRAND BOARD	VCT	VINYL COMPOSITION TILE
CC	INTEGRALLY COLORED	HD	HEAVY DUTY				
	CONCRETE	HGT	HEIGHT	PT	PAINT	VWC	VINYL WALLCOVERING
		HM	HOLLOW METAL	PFE	PRESSURE FIELD EVALUATION	VERT	VERTICAL
DA	DOUBLE ACTING	HORZ	HORIZONTAL	POB	PAINTED OYP. BD.	VTR	VENT THROUGH ROOF
DEP	DEPRESSION	HP	HIGH POINT	PCB	PAINTED CONC. BLOCK		
DEPT	DEPARTMENT	HPDL	HIGH PRESSURE DENSITY	PART	PARTITION	WSCT	WAINSCOT
DET	DETAIL		LAMINATE	PLAS	PLASTER	WC	WATER CLOSET
DIA	DIAMETER	HWD	HARDWOOD	PLYWD	PLYWOOD	WWF	WELDED WIRE FABRIC
DL	DOCK LEVELER	ID	INSIDE DIAMETER	PSI	POUNDS / SQUARE INCH	WG	WIRE GLASS
DR	DOOR	IF	INSIDE FACE	PROP	PROPERTY	WWM	WELDED WIRE MESH
DS	DOWN SPOUT	INSUL	INSULATION	PV	PHOTOVOLTAIC	W/	WITH
DWG	DRAWING	INT	INTERIOR	PTD	PAPER TOWEL DISPENSER	WD	WOOD
				PLAM	PLASTIC LAMINATE	WRB	WATER RESISTIVE BARRIER

PROJECT TEAM

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Building and Unit Mix Matrix **Maynard Crossing Apartments**
Date: 2/10/2026

Bldg. No.		Description	1 Bedroom Units A	A/RIS	B(FHA)	B	2 Bedroom Units A	A/RIS	B(FHA)	B	3 Bedroom Units A	A/RIS	B(FHA)	B		
1		Community Center													4	
2	1Fl	3223-2							2				1 (A/V)	1	4	
	2Fl									2				2	4	8
3	1Fl	1221-2	1			1			2						4	
	2Fl									2					4	8
4	1Fl	1221-3			1 (A/V)	1		1	1						4	
	2Fl					2				2					4	
	3Fl					2				2					4	12
5	1Fl	322223-3					1		3		1		1		6	
	2Fl									4				2	6	
	3Fl									4				2	6	18
6	1Fl	322223-3					1	1 (A/V)	2				2		6	
	2Fl									4				2	6	
	3Fl									4				2	6	18
		Subtotal	1	1		2 6	2	2	10	24	1	1	4	10	64	64
		Total Unit Type	**10**	15.6%			**38**				**16**				**64**	64
		Total Type A	1				2				1				4	6.3%
		Total Type A/RIS	1				2				1				4	6.3%
		Total Type B(FHA)	2				10				4				16	
		Total Type B(non-FHA)	6				24				10				40	
		A/V (Sight and Hearing Impaired Units)													3	4.7%
															64	

Notes:
1 Type B nomenclature is used for both ground floor and upper floor unit designations. Units are similar; ground floor units are labeled B-FHA and meet ANSI Type B requirements and the Fair Housing Act. Upper floor units of walk-up buildings are labeled B and are not required to and do not meet all ANSI Type B and Fair Housing Act requirements.
2 Some A/RIS units are to meet Sight and Hearing-Impaired requirements; See Architectural and Electrical building plans for locations.

ERI Specifications Worksheet

Maynard Crossing Apartments
Date: 3/12/2026

	Design	Comments
Thermal Envelope		
Exterior Wall	21	
Attic	R42	12/1/25 review by SEM shows compliance with this and R-21 walls
Slab	0	no code requirement, negligible impact on ERI score
Windows	U 0.29 / SHGC 0.26	
Ducts are not to be installed within conditioned space	Top floor 8 ft studs, ducts run in attic.	
HVAC / Appliances / Lighting		
Water Heater	.93 UEF	55 Gallon
Heat Pump	15.2 SEER2 / 7.8 HSPF2	Current standard used on most recent project by Atlantec
Dehumidifier	Innovative Dehumidifier IW-25-1	To be provided in each unit.
Fresh Air Strategy	Aprilaire 8145	install/operate with controller
Unit Interior Lighting	100% LED	
Exterior Lighting	90% Energy Star	
Dishwasher/Refrigerator	ES Std DW, ES std unit Refrigerator 443 kWh/yr max	
	HERS Index modeled	ES MD v1.1 Maximum allowed score
Unit Type		no modeling has been done at this time.

Notes:
1. Design values are to be maintained or exceeded through construction to meet all unit min. ERI/HERS requirements for Energy Star v1.1.
2. Energy Star compliance consists of performance testing in addition to design criteria.
3. Project developer to contract with rating and testing company.
4. All submittals relating to these items are to be reviewed by the rater, do not proceed without approval.
5. ERI analysis has not been done by rater at this point in the design process, this table is subject to revision.

Project Data Summary **Maynard Crossing Apartments**
5/11/2026

Building Summary

Bldg. Number	Bldg. Type	1 BR	2 BR	3 BR		Gross	Net	Net to Gross
1 90 Maynard Lake Road	Comm. Ctr.					3,205	2,140	**0.67**
2 92 Maynard Lake Road	3223-2		4	4		10,646	9,668	**0.91**
3 94 Maynard Lake Road	1221-2	4	4			9,061	8,092	**0.89**
4 100 Maynard Lake Road	1221-3	6	6			13,593	12,138	**0.89**
5 98 Maynard Lake Road	322223-3		12	6		23,388	21,264	**0.91**
6 96 Maynard Lake Road	322223-3		12	6		23,388	21,264	**0.91**
Total		**10**	**38**	**16**		**83,281**	**74,566**	**0.90**
Total number of residential units		**64**	16%	59%	25%			
Building Ht. (Mean Roof Height - Residential Buildings)	36		Feet					

Bldg. Type		Gross SF / 1st Floor	Gross SF / Upper Floor(s)		Gross / Bldg		
1221-2		4,667	4,394		9,061		
3223-2		5,465	5,181		10,646		
1221-3		4,805	4,394		13,593		
322223-3		8,166	7,611		23,388		
Community Center		3,205	0		3,205	2,140	**0.67**

Residential Units SF	Net	# Units	Net Total	Heated			Heated Total
1 Bedroom Apartment Unit	896	10	8,960	829			8,290
2 Bedroom Apartment Unit	1,127	38	42,826	1,062			40,356
3 Bedroom Apartment Unit	1,290	16	20,640	1,208			19,328
Other (Community Building)			2,140	2,077			2,077
Total Net SF		**64**	**74,566**				**70,051**

Maximum number of stories in building	3					
Proposed number of residential buildings	5					
Project includes						
Separate Community Building	2,140	SF (Floor Area)				
Community space within residential buildings	-	SF (Floor Area)				
Number of Elevators	0	SF (Floor Area)				
Gross Footage Information						
Gross Floor Square Footage	83,281					
Total Net Sq. Ft. (All Heated Areas)	74,566					

HC Units	**1 BR**	**2 BR**	**3 BR**			
Type A	1	2	1		6.3%	
Type A with Roll in Shower	1	2	1		6.3%	
Subtotal	2	4	2			
Total Fully Accessible Units				8	12.5%	% of total units
ANSI Type B units	2	10	4	16	Total Ground Floor Type B-FHA Units	
Non-ANSI Type B units	6	24	10	40	All Upper Floor Walk-Up Type B Units	
Total Units	10	38	16	64	64	
Sight and Hearing Impaired Units	1	1	1	3	4.7%	% of total units
Requirement is min. 2% of units						

Picnic Shelter (Use PIN - 0597-77-7438.000; this will be sent to addressing during permitting)
Gazebo (Use PIN - 0597-77-7438.000; this will be sent to addressing during permitting)
Dumpster Enclosure (Use PIN - 0597-77-7438.000)

Applicable Building Codes and Standards

2018 North Carolina State Building Code
2018 NC Energy Conservation Code
2018 NC Plumbing Code
2018 NC Mechanical Code
2020 NC Electrical Code
ANSI/ICC A117.1-2009, Accessible and Usable Buildings and Facilities.
Fair Housing Act 1998
Americans with Disabilities Act - 2010 ADA Standards for Accessible Design
NCHFA 2025 Appendix B Design Quality Standards
NCHFA 2025 Field Guide
Energy Star Multi-Family New Construction Certification

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5/11/26

MAYNARD
CROSSING APARTMENTS
ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 8/19/2026
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

PROJECT DATA
DESIGNERS

COVER A

Maynard Crossing Apartments

PROJECT DRAWING LOG

Date: 8/19/2026

Drawing Index		(S)-Seal Date Date	Rev	Rev	Comments
Cover Sheets					
COVER_A	MASTER	8/19/2026			
COVER_B	DRAWING LOG	8/19/2026			
1 0f 1	Photometric Site Plan	3/2/2026			
1 0f 1	Site Lighting Arrangement	3/2/2026			
Civil (Owner's Consultant)					
	TRC COVER SHEET	June 2026			
C1.0	COVER SHEET	June 2026			
C1.1	GENERAL NOTES (1 of 2)	June 2026			
C1.2	GENERAL NOTES (2 of 2)	June 2026			
1 OF 1	TOPOGRAPHICAL SURVEY	June 2026			
C2.0	EROSION CONTROL PLAN - INITIAL	June 2026			
C2.1	EROSION CONTROL PLAN - FINAL	June 2026			
C2.2	EROSION CONTROL NOTES	June 2026			
C2.3	NC CONSTRUCTION GENERAL PERMIT (NCG01) NOTES	June 2026			
C2.4	NCDEQ STANDARD DETAILS (1 OF 2)	June 2026			
C2.5	NCDEQ STANDARD DETAILS (2 OF 2)	June 2026			
C3.0	SITE PLAN	June 2026			
C3.1	SITE DETAILS (1 OF 2)	June 2026			
C3.2	SITE DETAILS (2 OF 2)	June 2026			
C3.3	ACCESSIBLE ROUTE PLAN	June 2026			
C4.0	GRADING PLAN	June 2026			
C4.1	DRAINAGE PLAN	June 2026			
C4.2	DRAINAGE PROFILES (1 OF 2)	June 2026			
C4.3	DRAINAGE PROFILES (2 OF 2)	June 2026			
C4.4	DRAINAGE DETAILS (1 OF 2)	June 2026			
C4.5	DRAINAGE DETAILS (2 OF 2)	June 2026			
C4.6	STORMWATER MANAGEMENT DETAILS (1 OF 2)	June 2026			
C4.7	STORMWATER MANAGEMENT DETAILS (2 OF 2)	June 2026			
C4.8	DRAINAGE AREA MAP	June 2026			
C5.0	SEWER PLAN	June 2026			
C5.1	WATER PLAN	June 2026			
C5.2	UTILITY NOTES	June 2026			
C5.3	SEWER PROFILES (1 OF 2)	June 2026			
C5.4	SEWER PROFILES (2 OF 2)	June 2026			
C5.5	SEWER DETAILS	June 2026			
C5.6	WATER DETAILS	June 2026			
C5.7	WATER DETAILS	June 2026			
Architectural					
A0.01	Building Code Data - Bldg 01 Community Center	4/26/2026			
A0.02	Building Code Data - Bldg 02 Type 3223-2	4/26/2026			
A0.03	Building Code Data - Bldg 03 Type 1221-2	4/26/2026			
A0.04	Building Code Data - Bldg 04 Type 1221-3	4/26/2026			
A0.05	Building Code Data - Bldg 05 & 06 Type 322223-3	4/26/2026			
A0.06	Building Code Data - Accy Picnic Shelter & Gazebo	4/26/2026			
A0.07	Building Code Data - Dumpster Enclosure	4/26/2026			
A0.08	Specifications	4/26/2026			
A0.09	NCHFA Appendix B Design Standards	4/26/2026			
A0.10	NCHFA Appendix B Design Standards	4/26/2026			
A0.11	UL Details - AER-09038, UL U032	4/26/2026			
A0.12	UL Details - UL U309	4/26/2026			
A0.13	UL Details - UL U376, UL L521	4/26/2026			
A0.14	UL Details - UL L521 cont'd, UL P522	4/26/2026			
A0.15	Access Panels	4/26/2026			
A0.16	Penetration Details	4/26/2026			
A0.17	Penetration Details	4/26/2026			
A0.18	Statement and Schedule of Special Inspections	4/26/2026			
A1.01	Building Plan 01 Community Center	4/26/2026			
A1.01LS	Building Plan 01 Community Center Life Safety Plan	4/26/2026			
A1.02	Building Plan 02 3223-2	4/26/2026			
A1.02LS	Building Plan 02 3223-2 Life Safety Plan	4/26/2026			
A1.03	Building Plan 03 1221-2	4/26/2026			
A1.03LS	Building Plan 03 1221-2 Life Safety Plan	4/26/2026			
A1.04	Building Plan 04 1221-3	4/26/2026			
A1.04LS	Building Plan 04 1221-3 Life Safety Plan	4/26/2026			
A1.05	Building Plan 05 322223-3	4/26/2026			
A1.05LS	Building Plan 05 322223-3 Life Safety Plan	4/26/2026			
A1.06	Building Plan 06 322223-3	4/26/2026			
A1.06LS	Building Plan 06 322223-3 Life Safety Plan	4/26/2026			
A1.07	Building Planting Plans	4/26/2026			
A1.08	Accessory Plans	4/26/2026			
A1.09	Roof Plans	4/26/2026			
A1.10	HC Layout and Address Plan	3/30/2026			
A1.11	Doors, Windows, Arch Schedules	4/26/2026			
A2.01	Unit Plans - 1 BR	4/26/2026			
A2.02	Unit Plans - 2 BR	4/26/2026			
A2.03	Unit Plans - 3 BR	4/26/2026			
A2.04	Unit Plans - 3 BR	4/26/2026			
A2.05	Reflected Ceiling Plans - 1 BR	4/26/2026			
A2.06	Reflected Ceiling Plans - 2 BR	4/26/2026			
A2.07	Reflected Ceiling Plans - 3 BR	4/26/2026			
A3.01	Enlarged Plans - Kitchen with Elevations, 1, 2 BR	4/26/2026			
A3.02	Enlarged Plans - Kitchen with Elevations, 2, 3 BR	4/26/2026			
A3.03	Enlarged Plans with Elevations - Bathrooms, 1, 2 BR	4/26/2026			
A3.04	Enlarged Plans with Elevations - Bathrooms, 2 BR	4/26/2026			
A3.05	Enlarged Plans with Elevations - Bathrooms, 3 BR	4/26/2026			
A3.06	Enlarged Plans with Elevations - Bathrooms, 3 BR	4/26/2026			
A3.07	Kitchen and Bathroom Details	4/26/2026			
A3.08	Kitchen and Bathroom Details	4/26/2026			
A3.09	Enlarged Plans - Stairs and Sections - 2 Story	4/26/2026			
A3.10	Enlarged Plans - Stairs and Sections - 3 Story	4/26/2026			
A4.01	Building Sections - 2 & 3 Story	4/26/2026			
A5.01	Building Elevations	4/26/2026			
A5.02	Building Elevations	4/26/2026			
A5.03	Building Elevations	4/26/2026			
A5.04	Building Elevations	4/26/2026			
A6.01	Wall Sections - 2 Story	4/26/2026	8/10/2026		Detail numbering corrections
A6.02	Wall Sections - 3 Story	4/26/2026			
A6.03	Wall Sections	4/26/2026			
A6.04	Wall Sections	4/26/2026			
A6.05	Comm. Ctr. Wall Sections and Details	4/26/2026			
A6.06	Details	4/26/2026			
A6.07	Details	4/26/2026			
A6.08	Details	4/26/2026			
A6.09	Details	4/26/2026			
A6.10	Radon Details and Notes	4/26/2026			

Structural					
S0.01	Structural Notes and Abbreviations	5/1/2026			
S0.02	Structural Notes and Abbreviations	5/1/2026			
S1.01	Foundation Plans - Comm Ctr, Accessory Structures	5/1/2026			
S1.02	Foundation Plans - Bldg 02 3223-2	5/1/2026			
S1.03	Foundation Plans - Bldg 03 1221-2	5/1/2026			
S1.04	Foundation Plans - Bldg 04 1221-3	5/1/2026			
S1.05	Foundation Plans - Bldg 05 322223-3	5/1/2026			
S1.06	Foundation Plans - Bldg 06 322223-3	5/1/2026			
S1.11	Framing Plans - Comm Ctr, Accessory Structures	5/1/2026			
S1.12	Framing and Roof Framing Plans - Bldg 02 3223-2	5/1/2026			
S1.13	Framing and Roof Framing Plans - Bldg 03 1221-2	5/1/2026			
S1.14	Framing Plans - Bldg 04 1221-3	5/1/2026			
S1.15	Framing Plans - Bldg 05 322223-3	5/1/2026			
S1.16	Framing Plans - Bldg 06 322223-3	5/1/2026			
S1.17	Roof Framing Plans - Bldg 04 1221-3	5/1/2026			
S1.18	Roof Framing Plans - Bldg 05 322223-3	5/1/2026			
S1.19	Roof Framing Plans - Bldg 06 322223-3	5/1/2026			
S1.21	Loading Plan - Comm Ctr	5/1/2026			
S1.22	Loading Plan - Bldg 02 3223-2	5/1/2026			
S1.23	Loading Plan - Bldg 03 1221-2	5/1/2026			
S1.24	Loading Plan - Bldg 04 1221-3	5/1/2026			
S1.25	Loading Plan - Bldg 05 322223-3	5/1/2026			
S1.26	Loading Plan - Bldg 06 322223-3	5/1/2026			
S3.01	Sections	5/1/2026			
S3.11	Sections	5/1/2026			
S3.21	Sections	5/1/2026			
S3.22	Sections	5/1/2026			
S5.01	Typical Details	5/1/2026			
S5.02	Typical Details	5/1/2026			
S5.11	Typical Details	5/1/2026			
S5.12	Typical Details	5/1/2026			
Plumbing					
P0.01	Plumbing Notes, Legend, Load and Details	4/30/2026			
P0.02	Plumbing Fixture Schedule	4/30/2026			
P1.01	Plumbing Plan Comm Ctr	4/30/2026			
P1.02	Plumbing Building Plans - Bldg 02	4/30/2026			
P1.03	Plumbing Building Plans - Bldg 03	4/30/2026			
P1.04	Plumbing Building Plans - Bldg 04	4/30/2026			
P1.05	Plumbing Building Plans - Bldg 04	4/30/2026			
P1.06	Plumbing Building Plans - Bldg 05	4/30/2026			
P1.07	Plumbing Building Plans - Bldg 05	4/30/2026			
P1.08	Plumbing Building Plans - Bldg 06	4/30/2026			
P1.09	Plumbing Building Plans - Bldg 06	4/30/2026			
P2.01	Plumbing Unit Plans - 1 Bedroom	4/30/2026			
P2.02	Plumbing Unit Plans - 1 Bedroom	4/30/2026			
P2.03	Plumbing Unit Plans - 2 Bedroom	4/30/2026			
P2.04	Plumbing Unit Plans - 2 Bedroom	4/30/2026			
P2.05	Plumbing Unit Plans - 3 Bedroom	4/30/2026			
P2.06	Plumbing Unit Plans - 3 Bedroom	4/30/2026			
P3.01	Plumbing Risers - Community Center	4/30/2026			
P3.02	Plumbing Risers - 1 Bedroom	4/30/2026			
P3.03	Plumbing Risers - 2 Bedroom	4/30/2026			
P3.04	Plumbing Risers - 3 Bedroom	4/30/2026			
P4.01	Plumbing Details	4/30/2026			
P4.02	Plumbing Details	4/30/2026			
P4.03	Plumbing Details	4/30/2026			
Mechanical					
M0.01	Mechanical Legend, Schedules and Notes	4/30/2026	8/26/2026(S)		
M1.01	Mechanical Plan Comm Ctr	4/30/2026			
M1.02	Mechanical Building Plans - Bldg 2	4/30/2026			
M1.03	Mechanical Building Plans - Bldg 3	4/30/2026			
M1.04	Mechanical Building Plans - Bldg 4	4/30/2026			
M1.05	Mechanical Building Plans - Bldg 5	4/30/2026			
M1.06	Mechanical Building Plans - Bldg 5	4/30/2026			
M1.07	Mechanical Building Plans - Bldg 6	4/30/2026			
M1.08	Mechanical Building Plans - Bldg 6	4/30/2026			
M2.01	Unit Mechanical Plans - 1 Bedroom	4/30/2026			
M2.02	Unit Mechanical Plans - 1 Bedroom	4/30/2026			
M2.03	Unit Mechanical Plans - 2 Bedroom	4/30/2026	8/19/2026		Tstat location
M2.04	Unit Mechanical Plans - 2 Bedroom	4/30/2026	8/19/2026		Tstat location
M2.05	Unit Mechanical Plans - 3 Bedroom	4/30/2026	8/19/2026		Tstat location
M2.06	Unit Mechanical Plans - 3 Bedroom	4/30/2026	8/19/2026		Tstat location
M3.01	Mechanical Details	4/30/2026			
M3.02	Mechanical Details	4/30/2026			
Electrical					
E0.01	Electrical Notes, Legend	4/30/2026			
E0.02	Electrical Notes	4/30/2026			
E1.00	Power Plan Comm Ctr	4/30/2026			
E1.01	Lighting Plan Comm Ctr	4/30/2026			
E1.02	Electrical Building Plans - Bldg 2	4/30/2026			
E1.03	Electrical Building Plans - Bldg 3	4/30/2026			
E1.04	Electrical Building Plans - Bldg 4	4/30/2026			
E1.05	Electrical Building Plans - Bldg 4	4/30/2026			
E1.06	Electrical Building Plans - Bldg 5	4/30/2026			
E1.07	Electrical Building Plans - Bldg 5	4/30/2026			
E1.08	Electrical Building Plans - Bldg 6	4/30/2026			
E1.09	Electrical Building Plans - Bldg 6	4/30/2026			
E2.01	Enlarged Plans, 1 Bedroom Unit Plans	4/30/2026			
E2.02	Enlarged Plans, 2 Bedroom Unit Plans	4/30/2026			
E2.03	Enlarged Plans, 3 Bedroom Unit Plans	4/30/2026			
E2.04	Enlarged Plans, 3 Bedroom Unit Plans	4/30/2026			
E3.01	Power Risers & House Panel Schedules	4/30/2026			
E3.02	Power Risers	4/30/2026			
E3.03	Fixture Schedule, Sprinkler Alarm Riser	4/30/2026			
E3.04	Electrical Details	4/30/2026			
Fire Protection					
FP100 B02	Fire Protection Site Plan - Building 02	8/7/2026			
FP200 B02	Typical Unit Layouts	8/7/2026			
FP300 B02	Typical Notes and Details	8/7/2026			
FP400 B02	Piping Plan - Building 02	8/7/2026			
FP100 B03	Fire Protection Site Plan - Building 03	8/7/2026			
FP200 B03	Typical Unit Layouts	8/7/2026			
FP300 B03	Typical Notes and Details	8/7/2026			
FP400 B03	Piping Plan - Building 03	8/7/2026			
FP100 B04	Fire Protection Site Plan - Building 04	8/7/2026			
FP200 B04	Typical Unit Layouts	8/7/2026			
FP300 B04	Typical Notes and Details	8/7/2026			
FP400 B04	Piping Plan - Building 04	8/7/2026			
FP401 B04	Piping Plan - Building 04	8/7/2026			
FP100 B05	Fire Protection Site Plan - Building 05	8/7/2026			
FP200 B05	Typical Unit Layouts	8/7/2026			
FP300 B05	Typical Notes and Details	8/7/2026			
FP400 B05	Piping Plan - Building 05	8/7/2026			
FP401 B05	Piping Plan - Building 05	8/7/2026			
FP100 B06	Fire Protection Site Plan - Building 06	8/7/2026			
FP200 B06	Typical Unit Layouts	8/7/2026			
FP300 B06	Typical Notes and Details	8/7/2026			
FP400 B06	Piping Plan - Building 06	8/7/2026			
FP401 B06	Piping Plan - Building 06	8/7/2026			

JA
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2005 Beecham Circle
Raleigh, NC 27607
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JONES ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
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WILLIAM WAYNE JONES
REGISTERED ARCHITECT
6919
NORTH CAROLINA
RALEIGH, NC
8/19/26

MAYNARD
CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 03/30/2026
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

DRAWING LOG

COVER B



Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED *(white)*

Wattage: 150 | 220 | 420 | 530 watts

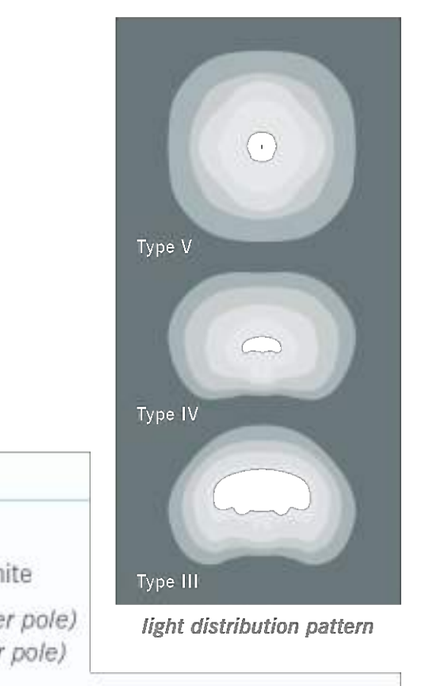
Light pattern: IES Type V | Type IV (forward throw) | Type III

IESNA cutoff classification: Full-cutoff

BUG rating: 150W Type III = B2U0G3 / Type IV = B3U0G4 / Type V = B5U0G3
220W Type III = B2U0G4 / Type IV = B3U0G4 / Type V = B4U0G3
420W Type IV = B3U0G5 / Type V = B5U0G5
530W Type IV = B3U0G5 / Type V = B5U0G5

Color temperature: 4,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*



light distribution pattern

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, email us at
ODLCarolinas@duke-energy.com.

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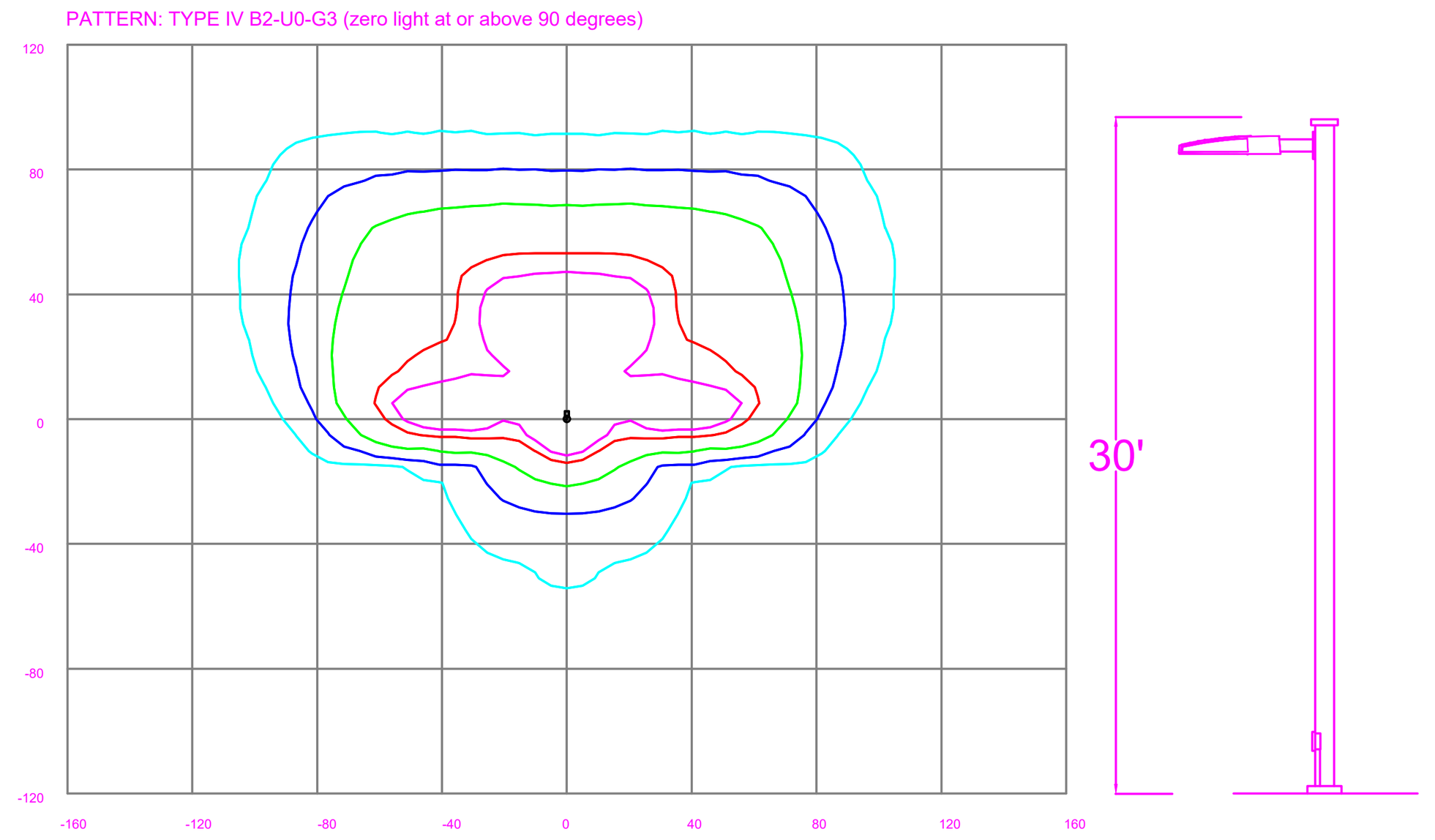
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ISOFOOTCANDLE CURVES

FIXTURE: LED150W SHOEBOX
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 3000K, 70 CRI
LUMENS - 16176
PATTERN: TYPE IV B2-U0-G3 (zero light at or above 90 degrees)

ASSY# LFIX-SBX-LED-150-BLK-IV-3000K-___-P
POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___-P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___-P (BLACK)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	⚹	1.1 fc	2.2 fc	0.5 fc	4.4:1	2.2:1

Schedule

Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
◆●	A	8	LED 150w Shoebox - Type IV - 3000K	48	337	0.85

NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

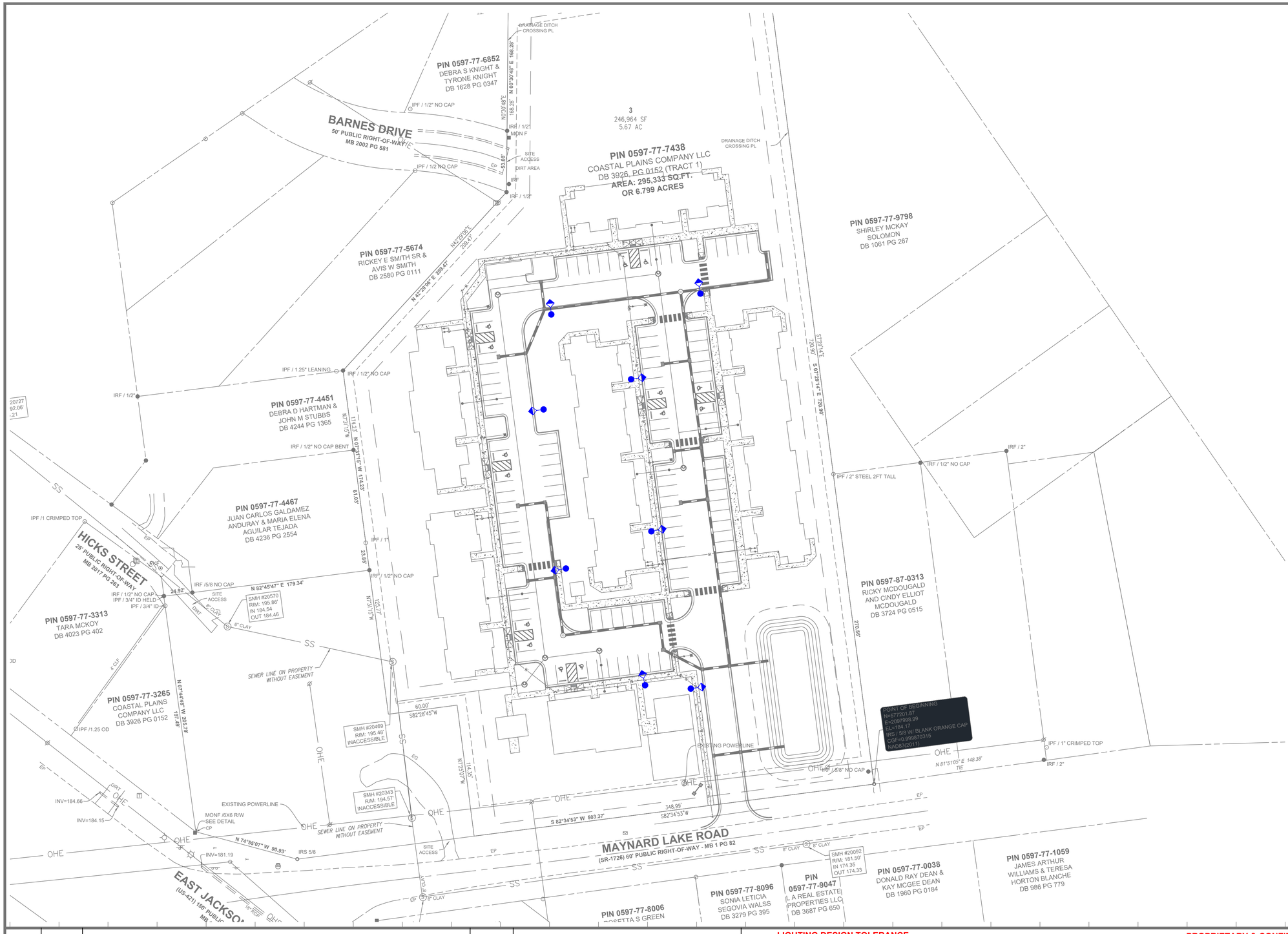
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MAYNARD CROSSING APARTMENTS
ERWIN, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson   Scale 1" = 40'
Date 03/02/2026   Size Drawing size "D"
Description LED SHOEBOX
Drawing No. 26-0072A   Sht. 1 OF 1



Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED *(white)*

Wattage: 150 | 220 | 420 | 530 watts

Light pattern: IES Type V | Type IV (forward throw) | Type III

IESNA cutoff classification: Full-cutoff

BUG rating: 150W Type III = B2U0G3 / Type IV = B3U0G4 / Type V = B5U0G3
220W Type III = B2U0G4 / Type IV = B3U0G4 / Type V = B4U0G3
420W Type IV = B3U0G5 / Type V = B5U0G5
530W Type IV = B3U0G5 / Type V = B5U0G5

Color temperature: 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

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Design services by lighting professionals included	Meets industry standards and lighting ordinances
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For additional information, email us at ODLCarolinas@duke-energy.com.

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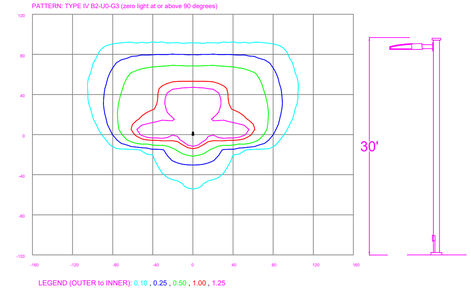
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ISOFOOTCANDLE CURVES

FIXTURE: LED150W SHOEBOX
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 3000K, 70 CRI
LUMENS - 16176
PATTERN: TYPE IV B2-U0-G3 (zero light at or above 90 degrees)

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POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___-P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___-P (BLACK)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

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Schedule

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NO.	DATE	REVISION	BY

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MAYNARD CROSSING APARTMENTS
ERWIN, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 40'
Date 03/02/2026 Size Drawing size "D"
Description LED SHOEBOX
Drawing No. 26-0072A Sht. 1 OF 1

CONSTRUCTION PLANS FOR
MAYNARD CROSSING APARTMENTS
PIN #0597-77-7438

PROJECT SUMMARY	
PROJECT NAME	MAYNARD CROSSING APARTMENTS
DESCRIPTION	64 MULTI-FAMILY RESIDENTIAL UNITS (APARTMENTS), WATER MAIN, SANITARY SEWER MAIN, ROADWAYS, STORM DRAINS & STORMWATER MANAGEMENT POND
OWNER	COASTAL PLAINS COMPANY LLC
PROPERTY SUMMARY	
MUNICIPALITY	TOWN OF ERWIN
PROPERTY ADDRESS	MAYNARD LAKE ROAD, ERWIN, NC 28339
PIN	#0597-77-7438
ZONING	RESIDENTIAL (R-6)
TOTAL SITE ACREAGE	5.67 ACRES
COORDINATES	N 35° 20' 11", W 78° 40' 20"
AREA OF DISTURBANCE	4.83 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	0.00 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.35 ACRES



VICINITY MAP
1" = 200'

SHEET LIST TABLE	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES (1 OF 2)
C1.2	GENERAL NOTES (2 OF 2)
1 OF 1	TOPOGRAPHIC SURVEY
C2.0	EROSION CONTROL PLAN - INITIAL
C2.1	EROSION CONTROL PLAN - FINAL
C2.2	EROSION CONTROL NOTES
C2.3	NC CONSTRUCTION GENERAL PERMIT (NCG01) NOTES
C2.4	NCDEQ STANDARD DETAILS (1 OF 2)
C2.5	NCDEQ STANDARD DETAILS (2 OF 2)
C3.0	SITE PLAN
C3.1	SITE DETAILS (1 OF 2)
C3.2	SITE DETAILS (2 OF 2)
C3.3	ADA PLAN
C4.0	GRADING PLAN
C4.1	DRAINAGE PLAN
C4.2	DRAINAGE PROFILES (1 OF 2)
C4.3	DRAINAGE PROFILES (2 OF 2)
C4.4	DRAINAGE DETAILS (1 OF 2)
C4.5	DRAINAGE DETAILS (2 OF 2)
C4.6	STORMWATER MANAGEMENT DETAILS (1 OF 2)
C4.7	STORMWATER MANAGEMENT DETAILS (2 OF 2)
C4.8	DRAINAGE AREA MAP
C5.0	SEWER PLAN
C5.1	WATER PLAN
C5.2	UTILITY NOTES
C5.3	SEWER PROFILES (1 OF 2)
C5.4	SEWER PROFILES (2 OF 2)
C5.5	WATER MAIN PROFILE
C5.6	SEWER DETAILS
C5.7	WATER DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS AND NOTES
---	SITE LIGHTING ARRANGMENT

AGENCIES AND CONTACTS

SEWER: HARNETT REGIONAL WATER
CONTACT: KATHERINE E. MOORE
PHONE: KEMOORE@HARNETT.ORG

WATER: HARNETT REGIONAL WATER
CONTACT: KATHERINE E. MOORE
PHONE: KEMOORE@HARNETT.ORG

ZONING: TOWN OF ERWIN
CONTACT: DYLAN EURE
PHONE: (910) 591-4201
EMAIL: DEURE@ERWIN-NC.ORG

OWNER/APPLICANT

MAYNARD CROSSING APARTMENTS, LLC
P.O. BOX 6171
RALEIGH, NC 27628
CONTACT: BOBBY FUNK
PHONE: (919) 719-6589
EMAIL: BOBBY@MILLSCONSTRUCTIONCO.COM

ENGINEER

BOWMAN NORTH CAROLINA, LTD
4006 BARRETT DRIVE, SUITE 104
RALEIGH, NC 27609
(919) 553-6570
CONTACT: MATT LOWDER, PE
EMAIL: MLOWDER@BOWMAN.COM

SURVEYOR

BOWMAN NORTH CAROLINA, LTD
10130 PERIMETER PKWY, SUITE 100
CHARLOTTE, NC 28216
(704) 412-7474
CONTACT: MATTHEW C. SMITH
EMAIL: MATT.SMITH@BOWMAN.COM

HARNETT REGIONAL WATER (HRW) NOTES:

A. WATERLINE CONSTRUCTION AND TIE-IN WILL NEED TO BE COORDINATED AND INSPECTED BY HRW CONSTRUCTION INSPECTOR CHAD EVERETT 910-263-0356 AND BRANDON WEST 910-984-6352.
B. APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRED ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER SYSTEM TO MEET FUTURE WATER DEMANDS PRIOR TO PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.
C. MAIL KIOSK, OPEN SPACE AND DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. (HOA)

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SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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COVER SHEET
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA
PROFESSIONAL
SEAL 24438
ENGINEER
MATTHEW E. LOWDER

PLAN STATUS	
DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001
DATE: JUNE, 2026
SHEET C1.0



VICINITY MAP
1" = 200'

PROJECT NARRATIVE

MAYNARD CROSSING APARTMENTS IS BEING DEVELOPED UNDER TOWN OF ERWIN, HARNETT COUNTY, AND NCDEQ REQUIREMENTS. THE PROPERTY IS CURRENTLY VACANT WOODS. THE PROPOSED SITE WILL BE DISTURBING 4.73 ACRES AND CONSISTS OF 64 MULTI-FAMILY UNITS (APARTMENTS), WATER AND SEWER INFRASTRUCTURE TO SERVE THOSE UNITS, ROADWAYS, AND STORMWATER INFRASTRUCTURE AND PONDS.

SEWER NARRATIVE

SEWER IMPROVEMENTS WILL BE SERVED BY HARNETT REGIONAL WATER. THE PROPOSED GRAVITY SANITARY SEWER MAIN IS 8" SDR-26 PVC PIPE. THE PROPOSED MAIN WILL TIE INTO THE EXISTING 8" SEWER MAIN WITHIN THE SITES BOUNDARY.

WATER NARRATIVE

WATER IMPROVEMENTS WILL BE SERVED BY HARNETT REGIONAL WATER. THE PROPOSED WATER MAIN SERVING THE SITE WILL BE AN 8" C-900 WATER MAIN. THE PROPOSED WATER MAIN WILL CONNECT TO AN EXISTING 8" MAIN LOCATED WITHIN THE MAYNARD LAKE ROAD R/W.

PROJECT GENERAL NOTES

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS HIRED BY THE CONTRACTOR SHALL BE LICENSED TO WORK IN THE STATE OF NORTH CAROLINA.
2. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, OR STORM DRAINAGE AS INDICATED AND APPROVED BY THE TOWN OF ERWIN MUST BE SUBMITTED AND APPROVED IN WRITING BY THE TOWN ENGINEER.
3. UNLESS OTHERWISE NOTED HEREIN, CONSTRUCTION OF PAVEMENT AND DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) DRIVEWAY MANUAL STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL ROAD IMPROVEMENTS AT THE DRIVE CONNECTIONS ARE TO BE COORDINATED WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) PRIOR TO CONSTRUCTION.
5. ANY STREET CONSTRUCTED OR IMPROVED ON A STATE MAINTAINED ROADWAY MUST ALSO CONFORM TO THE SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
6. ALL STREETS CONSTRUCTED WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TRANSPORTATION SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR OF TRANSPORTATION, OR A DESIGNATED REPRESENTATIVE, AND THE COUNTY ENGINEER, OR A DESIGNATED REPRESENTATIVE. WHEN APPLICABLE, STREETS MUST CONFORM TO WATERSHED REGULATIONS AND ANY CONDITIONAL USES OR ZONING RESTRICTIONS PLACED ON THE PROPERTY DURING THE ZONING OR PROCESS.
7. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "NORTH CAROLINA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
8. ALL EROSION AND SEDIMENT CONTROL DESIGN BASED ON ARE TO BE COORDINATED WITH NCDEQ AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. ALL DEVICES SHALL BE IN ACCORDANCE WITH THE NCDEQ BMP MANUAL. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
10. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 AT, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND SEE WHAT IS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
11. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET APPLICABLE NCDOT AND NCDEQ STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING.
12. IF WORK IS SUSPENDED OR DELAYED FOR FOURTEEN (14) DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
13. THE NCDEQ EROSION AND SEDIMENT CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES, AND IN A DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
14. SEE THE NCDEQ EROSION CONTROL PLAN SHEETS AND NOTES INCLUDED IN THIS SET FOR NCDEQ SEDIMENT AND POLLUTION CONTROL NOTES.
15. ALL SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HARNETT REGIONAL WATER MINIMUM STANDARDS AT THE TIME OF CONSTRUCTION.
16. ALL WATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH HARNETT REGIONAL WATER STANDARDS AT THE TIME OF CONSTRUCTION.

Bowman

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GENERAL NOTES (1 OF 2)

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049146 ENGINEER MATTHEW E. LOWDER

PLAN STATUS	
DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C1.1

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-COV.dwg

GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE BASED ON NC83F, NAVD88, AND WERE SURVEYED BY BOWMAN CONSULTING GROUP, LTD. DATED NOVEMBER 14, 2025. SURVEY PROVIDED IS BASED ON EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY PROPERTY LINES, BUILDING DIMENSIONS, AND ALL OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY
4. UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY TRADE PERMITS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS, INCLUDING ALL APPLICATIONS AND FEES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM ALL RESPONSIBLE AGENCIES.
6. THE CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
7. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE COUNTY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
8. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE CITY PERSONNEL AT THEIR REQUEST.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS
11. IF WORK IS SUSPENDED OR DELAYED FOR FOURTEEN (14) DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
12. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
13. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SIGNAGE AND MAINTENANCE OF EXISTING PERMANENT SIGNS DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROVIDE APPROPRIATE BARRICADES, WARNING LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
16. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.
17. ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAR CONDITION, FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.
18. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
19. ALL CURVE RADII ARE SHOWN TO THE FACE OF CURBING, UNLESS NOTED OTHERWISE.
20. ALL CONCRETE SLAB ON-GRADE FLATWORK SIDEWALKS TO BE MINIMUM 4" THICK REINFORCED STEEL (#4 REBAR) CONCRETE WHEN SPECIFIED WITHIN THE DRAWINGS UNLESS OTHERWISE SHOWN ON THE PLAN.
21. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) OF 2008.
22. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ADA ACCESSIBILITY GUIDELINES, AND WITH THE ADA DESIGN MANUAL. SHOULD A DESIGN QUESTION ARISE OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
23. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
24. NEITHER THE CIVIL ENGINEER NOR THE SURVEYOR CAN CONTROL THE EXACT MEANS AND METHODS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING THE EXECUTION AND SITE WORK FOR CONSTRUCTION OF THE PROJECT. THEREFORE, NEITHER THE CIVIL ENGINEER NOR THE SURVEYOR ASSUMES RESPONSIBILITY FOR THE FINAL ACCEPTANCE BY THE COUNTY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.
25. THE SEDIMENT AND EROSION CONTROL STAMPED AND APPROVED PLAN SET WITH EXECUTED PRE-CONSTRUCTION CERTIFICATIONS MUST BE KEPT ON SITE AT ALL TIMES, AND IN A DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
26. SEDIMENT AND EROSION CONTROL INSPECTIONS MUST BE COMPLETED BY A CERTIFIED INSPECTOR.
27. ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER DURING FIELD REVIEW. EACH EXISTING ROAD WILL BE CLEANED OF DEBRIS AND RESTORED DAILY, OR MORE OFTEN IF NECESSARY.
28. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. DEVICES SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL BMP MANUAL.
29. THE CONTRACTOR SHALL STAGE CLEARING AND GRUBBING WORK TO MINIMIZE THE AMOUNT OF EROSION AND SEDIMENTATION.
30. IF WORK IS SUSPENDED OR DELAYED FOR FOURTEEN (14) DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT CONTRACTORS EXPENSE.
31. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY OFF-SITE DAMAGE TO ADJACENT PROPERTY OR TO CITY STREETS (MUD AND EROSION IN STREET), THAT MAY HAVE BEEN CAUSED BY THE LACK OF EROSION CONTROL MEASURES AND POOR MAINTENANCE.
32. SEDIMENT AND EROSION CONTROL SHOULD INCLUDE A CONCRETE WASHOUT/STAGING AREA FOR SITE AND BUILDING CONSTRUCTION AND ALL OTHER PURPOSES OF THE DEVELOPMENT.
33. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
34. CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
35. CONSTRUCTION DEBRIS MUST BE PLACED INSIDE CONTAINERS AND NOT LEFT EXPOSED TO THE ELEMENTS.
36. NO OBSTRUCTIONS, TO INCLUDE BUT NOT LIMITED TO FENCES, STRUCTURES, OR LANDSCAPING MAY BE PERMITTED OR BUILT WITHIN ANY SWALES OR DRAINAGE EASEMENT.
37. SITE MUST BE BUILT ACCORDING TO APPROVED STATE AND CITY PLANS UNLESS SEDIMENT AND EROSION CONTROL PLAN DOCUMENTS ARE UPDATED BY THE ORIGINAL PREPARER, REVIEWED AND APPROVED. OTHERWISE PERMITS WILL BE INVALIDATED.
38. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OF THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
39. STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THESE PLANS. CLASS III PIPE AS A MINIMUM, WILL BE REQUIRED WITHIN THE LIMITS OF RIGHT-OF-WAY.
40. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
41. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
42. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
43. UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY EXCAVATION.
44. PIPE LENGTHS THAT ARE SHOWN ON THE PLANS ARE 2D LENGTH FROM CENTER TO CENTER. FIELD ADJUSTMENT OF THE ACTUAL PIPE LENGTHS MAY BE NECESSARY.
45. ALL GAS LINES REQUIRE A MINIMUM OF 1 FOOT VERTICAL AND 5 FEET HORIZONTAL SEPARATION. CONSTRUCTION WITHIN 10 FEET OF THE GAS LINE REQUIRES A GAS LINE REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE GAS COMPANY PRIOR TO CONSTRUCTION.
46. NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITIES LINE OR STRUCTURES. BLASTING TO BE EXTENDED TO 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
47. WHEN REFERENCE TO AMERICAN SOCIETY FOR TESTING MATERIALS (A.S.T.M.) OR OTHER SPECIFICATIONS IS USED, THE LATEST EDITION SHALL APPLY.
48. THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF EXISTING EASEMENTS OF RECORD, WHERE IMPROVEMENTS ARE PROPOSED WITHIN THESE EASEMENTS, FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
49. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTIONS OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
50. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB-BASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
51. ALL COMPONENTS OF THIS DESIGN PACKAGE SHALL BE IN OPERABLE CONDITION, MEETING ITS REQUIREMENTS AT THE CONCLUSION OF THE CONSTRUCTION PROJECT.
52. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THE JOB. BOWMAN CONSULTING GROUP SHALL BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.
53. TYPICAL SECTIONS ARE INTENDED TO SHOW GENERAL FEATURES OF THE PROPOSED CONSTRUCTION. FOR EXACT DETAILS AT ANY GIVEN LOCATION, SEE CORRESPONDING PLAN SHEETS.
54. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
55. THIS IS A STANDARD LIST, THEREFORE SOME NOTES MAY APPEAR ON THIS SHEET AND NOT SPECIFIC TO THIS PROJECT. PROJECT SPECIFIC NOTES CAN BE FOUND ON THE CORRESPONDING PLAN SHEETS. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE ENGINEER.

DRAWING LEGEND

LINE TYPES	EXISTING	NEW
PROPERTY BOUNDARY		N/A
CENTERLINE		
LOT LINE		
RIGHT-OF-WAY (ROW) LINE		
EASEMENT		
LIMITS OF DISTURBANCE	N/A	
SETBACK	N/A	
SANITARY SEWER (GRAVITY)	SS	S
SANITARY SEWER (FORCE MAIN)	FM	N/A
SANITARY SEWER LATERAL		
WATER LINE	W	8" W
WATER LATERAL		
DUCTILE IRON PIPE	N/A	
CURB AND GUTTER		
STORM DRAIN		
SUBGRADE DRAIN	N/A	
PHASE LINE	N/A	
CONDUIT	N/A	
OVERHEAD ELECTRICAL		
UNDERGROUND ELECTRICAL		
UNDERGROUND TELEPHONE		
UNDERGROUND NATURAL GAS	G	G
FENCE	X	
MAJOR CONTOUR	10	10
MINOR CONTOUR	13	13

REVISIONS	PERMITTING	CONSTRUCTION
REVISION CLOUD	N/A	2
REVISION ID#	F	2

OBJECT AND SYMBOLS	EXISTING	NEW
BENCH MARK	BM 30001 EL=30.41 VRS CAP RBR	BM 30001 EL=30.41 VRS CAP RBR
SANITARY SEWER MANHOLE	N/A	
SANITARY SEWER CLEAN-OUT	N/A	
WATER VALVE AND BOX		
WATER LINE REDUCER		
FIRE HYDRANT ASSEMBLY		N/A
CURB INLET	N/A	
GRATE INLET	N/A	
HEADWALL	N/A	
JUNCTION BOX	N/A	JB
CONCRETE BEVELED END	N/A	
CONTROL STRUCTURE	N/A	CS
MANHOLE - STORM	N/A	SD
RIP RAP	N/A	
GRAND TREE		
TREE REMOVED	N/A	
SPOT ELEVATION	+ 14.99	+ 14.99
TREE PROTECTION	N/A	
STREET SIGN/STOP SIGN		
TRAFFIC SIGN		
POWER POLE		N/A
ELECTRICAL BOX	N/A	N/A
TELEPHONE MANHOLE	N/A	N/A

HATCH PATTERNS
HOT MIX ASPHALT (HMA)
CONCRETE
FRESHWATER WETLANDS
FRESHWATER WETLAND BUFFER
SALTWATER MARSH
SALTWATER MARSH BUFFER
AREA TO BE CLEARED/GRUBBED

ADA NOTES

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5' X 5' SHALL BE LOCATED EVERY 200' OR LESS. (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT.) LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED. (RAMPS MAY NOT EXCEED 8.33%.) CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED ½" IN WIDTH.
2. FINISH SERVICE HEIGHT DIFFERENCE REQUIREMENTS
   A. 0 TO ¼": NO REQUIREMENTS
   B. ¼" TO ½": BEVEL WITH 1:2 SLOPE
   C. LARGER THAN ½": CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS
   - MAX RAMP SLOPE IS 8.33% (1:12).
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
   - MAX RISE FOR ANY RAMP RUN IS 30" AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30'.
   - MAX CROSS SLOPE OF RAMP 2% (1:50).

   A. LANDINGS:
   - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   - LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
   - IF RAMPS CHANGED DIRECTION AT LANDING, MINIMUM LANDING SIZE SHOULD BE 5' X 5'.
   - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

   B. HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM OF LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR LESS THAN FOUR INCHES CLEAR TO RAMP IF RAMP HAS DROP OFFS.
   - ROUTES BETWEEN BUILDINGS WITH DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%.
   - MAX SLOPE OF SIDE FLARES 10%.
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS:
   AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES
   - MINIMUM 8" WIDE ACCESSIBLE PARKING SPACE
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES.
   - MINIMUM 8' WIDE ACCESS AT VAN ACCESSIBLE SPACES.
   - MAXIMUM 2% SLOPE IN ANY DIRECTION.
7. SIGNAGE:
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).
8. ACCESSIBLE ROUTES:
   ACCESSIBLE ROUTES MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC / ANSI A117.1-2003.

ABBREVIATIONS

ACRE	AC	ELEVATION	EL; ELEV	LINEAR FEET	LF	PROPERTY OWNER ASSOCIATION	POA
BACK OF CURB	BC	ENGINEER	ENGR	MAXIMUM	MAX	RADIUS	R
BENCHMARK	BM	FINISHED GRADE	FG	MILES PER HOUR	MPH	REINFORCED CONCRETE PIPE	RCP
BEVELED END SECTION	BES	FINISHED SUBGRADE	FSG	MINIMUM	MIN	RIGHT OF WAY	RW; ROW
CORRUGATED METAL PIPE	CMP	FINISHED FLOOR ELEVATION	FFE	ON CENTER	O.C.	SANITARY SEWER	SS
CUBIC YARD	CY	FIRE HYDRANT	FH	OUTSIDE DIAMETER	OD	SQUARE YARD	SY
CURB INLET	CI	EXISTING	EX	PAVEMENT	PVMT	STATION	STA.
DUCTILE IRON	DI	GRATE INLET	GI	POINT OF CURVE	PC	STORM	STRM
EASEMENT (ACCESS)	A.E.	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	HDPE	POINT OF TANGENCY	PT	TOP OF CURB	TC
EASEMENT (DRAINAGE)	D.E.	HOME OWNER'S ASSOCIATION	HOA	POLYVINYL CHLORIDE PIPE	PVC	TOP OF PAVEMENT	TP
EASEMENT (GENERAL UTILITY)	G.U.E.	INGRESS/EGRESS EASEMENT	I/E.E.	POND MAINTENANCE EASEMENT	P.M.E.	TOP OF WALK	TW
EASEMENT (SEWER)	S.E.	INSIDE DIAMETER	ID	PRELIMINARY	PRELIM	TYPICAL	TYP
EASEMENT (WATER)	W.E.	INVERT ELEVATION	IE	PROPERTY LINE	PL	WATER SURFACE ELEVATION	WSE
EDGE OF PAVEMENT	EOP	JUNCTION BOX	JB	PROPOSED	PROP		

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

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GENERAL NOTES (2 OF 2)

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049146 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C1.2

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-COV.dwg

GENERAL NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON ARE LOCATED IN THE CITY OF ERWIN, HARNETT COUNTY, NORTH CAROLINA AS REID #**0597-77-7438**
2. THE SURVEYED PROPERTIES ARE CURRENTLY IN THE NAME OF COASTAL PLAINS COMPANY LLC RECORDED IN DEED BOOK 3926, PAGE 152; IN THE ROD OFFICE OF HARNETT COUNTY, NORTH CAROLINA.
3. NO ADDRESS ASSIGNED
4. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 US SURVEY FOOT, DISTANCES SHOWN ARE HORIZONTAL "GROUND DISTANCES".
5. VERTICAL DATUM IS BASED ON NAVD88. CONTOUR INTERVALS ARE 1 FOOT.
6. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. BETWEEN THE DATES OF 10/14/25 AND 1/7/2026.
7. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED WITH A COPY OF INVESTORS TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 202110204F, EFFECTIVE JANUARY 20, 2021, AT 8:18 AM, FOR TITLE INSURANCE, AND SCHEDULE B EXCEPTIONS ARE ADDRESSED IN THE TITLE COMMITMENT REVIEW.
8. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
9. AS TO TABLE A ITEM 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY.
10. AS TO TABLE A ITEM 16, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTIES.
11. AS TO TABLE A ITEM 17, NO DOCUMENTS WERE PROVIDED INDICATING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. AS TO TABLE A ITEM 18, ALL PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR HAVE BEEN SHOWN.
13. NO NCGS MONUMENT FOUND WITHIN 2000'

LEGAL DESCRIPTION PER TITLE COMMITMENT 20211020F

TRACT 1:

BEING LOTS NUMBERED ELEVEN (11) AND TWELVE (12) AS SHOWN ON MAP L, RECORDED IN MAP BOOK 7, PAGE 16, HARNETT COUNTY REGISTRY, SAID MAP ENTITLED "PROPERTY OF ERWIN MILLS, INC., ERWIN, NC" AS SURVEYED AND PLATTED BY H. T. TURLINGTON, REGISTERED SURVEYOR, REFERENCE TO SAID MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. FOR REFERENCE ALSO SEE MAP BOOK 9, PAGE 32, HARNETT COUNTY REGISTRY.

LESS AND EXCEPT THE FOLLOWING TRACTS:
A. TRACT DESCRIBED IN BOOK 392, PAGE 421, HARNETT COUNTY REGISTRY.
B. TRACT DESCRIBED IN BOOK 493, PAGE 331, HARNETT COUNTY REGISTRY.
C. TRACT DESCRIBED IN BOOK 392, PAGE 270, HARNETT COUNTY REGISTRY.
D. LOTS 1 THRU 5 AS SHOWN ON MAP RECORDED IN MAP NUMBER 2002, PAGE 581, HARNETT COUNTY REGISTRY.
E. TRACT DESCRIBED IN BOOK 3591, PAGE 446, HARNETT COUNTY REGISTRY.

THIS IS A PORTION OF THAT CERTAIN 8.06-ACRE TRACT AS SHOWN ON THAT SURVEY AND MAP PREPARED BY PIEDMONT SURVEYING, DUNN, NORTH CAROLINA, ENTITLED "PROPERTY OF J. RUSSELL BAILEY", DATED JULY 6, 1987 AND RECORDED IN PLAT CABINET C, PAGE 199-C, HARNETT COUNTY REGISTRY.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THAT 25' R/W (HICKS STREET) AS SHOWN ON MAP RECORDED IN MAP NUMBER 2017, PAGE 263, HARNETT COUNTY REGISTRY.

TRACT 2:

BEING LOT NO. SEVEN (7) OF THE "WILLIE V. BAILEY PROPERTY", LOCATED IN DUKE TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA, ABOUT FOUR MILES WET FROM THE TOWN OF DUNN, N.C., AND BEING ON U. S. HIGHWAY #421, AS SHOWN ON MAP A MADE BY CARL H. WALKER, JR., REGISTERED ENGINEER, MAY, 1959 AND REVISED OCTOBER 1961, SAID MAP BEING RECORDED IN MAP BOOK 10, PAGE 7, IN THE REGISTRY OF HARNETT COUNTY, N.C., AND SAID LOT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE AT THE SOUTHEAST CORNER OF LOT NO. 7, IT BEING THE CORNER BETWEEN THE LAND OF J. R. BAILEY'S ESTATE AND THE LANDS OF WILLIE V. BAILEY AND RUNS THENCE ALONG THE MARGIN OF U.S. HIGHWAY #421 NORTH 50 DEGREES 34 MINUTES WEST 132 FEET TO A STAKE; THENCE NORTH 39 DEGREES 26 MINUTES EAST 136.9 FEET TO A STAKE; THENCE SOUTH 4 DEGREES 17 MINUTES EAST 181.1 FEET TO THE BEGINNING. THIS BEING A PART OF LOT NO. 10 AS SHOWN ON MAP DESIGNATED AS "L" OF THE PROPERTY OF ERWIN MILLS, INC., ERWIN, NC, AS SURVEYED AND PLATTED BY H. T. TURLINGTON, REGISTERED SURVEYOR, DATED JAN. 1954, AND BEING RECORDED IN THE REGISTRY OF HARNETT COUNTY, NC IN PLAT BOOK 7, AT PAGE 16.

LEGAL DESCRIPTION AS NOW SURVEYED

BEGINNING AT A 5/8" IRON ROD SET WITH CAP IN THE NORTHERLY RIGHT OF WAY LINE OF MAYNARD LAKE ROAD (S.R.-1726 A 60' PUBLIC RIGHT-OF-WAY RECORDED AT MAP BOOK 1 PAGE 82), HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:577,201.87 E:2,097,998.99 AND BEING THE SOUTHWESTERLY CORNER OF RICKY MCDOUGALD AND CINDY ELLIOT MCDOUGALD (RECORDED AT DEED BOOK 3724 PAGE 0515); THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MAYNARD LAKE ROAD SOUTH 82 DEG. 34 MIN. 53 SEC. WEST FOR 503.37 FEET TO A 5/8" IRON ROD SET ; THENCE NORTH 74 DEG. 55 MIN. 07 SEC. WEST FOR 90.93 FEET TO A COMPUTED POINT, SAID COMPUTED POINT BEING LOCATED NORTH 37 DEG. 36 MIN. 38 SEC. EAST 1.08' FROM A 6" SQUARE CONCRETE RODOT MONUMENT FOUND, SAID COMPUTED POINT BEING THE SOUTHERLY CORNER OF COASTAL PLAINS COMPANY, LLC (RECORDED AT DEED BOOK 3926 PAGE 0152); THENCE WITH THE LINE OF COASTAL PLAINS COMPANY, LLC NORTH 07 DEG. 44 MIN. 48 SEC. WEST FOR 205.79 FEET (PASSING OVER A 3/4" IRON PIPE FOUND AT 197.48 FEET) TO A 3/4" IRON PIPE FOUND, BEING AN EASTERLY CORNER OF TARA MCKOY (RECORDED AT DEED BOOK 4023 PAGE 402) AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HICKS STREET (A 25' PUBLIC RIGHT OF WAY RECORDED AT MAP BOOK 2017 PAGE 263); THENCE DEPARTING THE LINE OF TARA MCKOY AND CROSSING THE RIGHT OF WAY OF HICKS STREET NORTH 82 DEG. 45 MIN. 47 SEC. EAST FOR 179.34 FEET (CROSSING OVER A 5/8" IRON ROD FOUND AT 24.92') TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEASTERLY CORNER OF JUAN CARLOS GALDAMEZ ANDURAY & MARIA ELENA AGUILAR TEJADA (RECORDED AT DEED BOOK 4236 PAGE 2554); THENCE WITH THE LINE OF JUAN CARLOS GALDAMEZ ANDURAY & MARIA ELENA AGUILAR TEJADA NORTH 07 DEG. 31 MIN. 15 SEC. WEST FOR 174.23 FEET (PASSING OVER A 1" IRON PIPE FOUND AT 23.85 FEET, AND A 1/2" IRON ROD FOUND AT 104.88 FEET) TO A 1/2" IRON ROD FOUND, BEING A NORTHEASTERLY CORNER OF DEBRA D. HARTMAN AND JOHN M. STUBBS (RECORDED AT DEED BOOK 4244 PAGE 1365)AND A SOUTHEASTERLY CORNER OF RICKEY E. SMITH & AVIS W. SMITH (RECORDED AT DEED BOOK 2580 PAGE 0111); THENCE NORTH 42 DEG. 29 MIN. 06 SEC. EAST FOR 209.47 FEET TO A 1/2" IRON ROD FOUND, SAID IRON BEING THE NORTHEASTERLY CORNER OF RICKEY E. SMITH & AVIS W. SMITH AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BARNES DRIVE (A 50' PUBLIC RIGHT-OF-WAY RECORDED AT MAP BOOK 2002 PAGE 581); THENCE CROSSING THE RIGHT-OF-WAY OF BARNES DRIVE AND WITH THE EASTERN LINE OF DEBRA S KNIGHT & TYRONE KNIGHT (RECORDED AT DEED BOOK 1628 PAGE 0347) NORTH 00 DEG. 30 MIN. 48 SEC. EAST FOR 168.28 FEET (PASSING OVER A 1/2" IRON ROD FOUND AT 53.08 FEET)TO A 5/8" IRON ROD FOUND, THE POINT BEING THE NORTHEASTERLY CORNER OF DEBRA S. KNIGHT & TYRONE KNIGHT AND THE BEING A POINT IN THE SOUTHERLY LINE OF OF ERNEST ROSS BAILEY AND JAQUELINE BELL (RECORDED AT DEED BOOK 1010 PAGE 0193); THENCE WITH THE SOUTHERLY LINE OF ERNEST ROSS BAILEY AND JAQUELINE BELL NORTH 81 DEG. 17 MIN. 20 SEC. EAST FOR 225.26 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE, BEING THE SOUTHEASTERLY CORNER OF ERNEST ROSS BAILEY AND JAQUELINE BELL AND A POINT IN THE WESTERLY LINE OF SHIRLEY MCKAY SOLOMON (RECORDED AT DEED BOOK 1061 PAGE 267); THENCE WITH THE LINE OF SHIRLEY MCKAY SOLOMON AND RICKY MCDOUGALD AND CINDY ELLIOT MCDOUGALD (RECORDED AT DEED BOOK 3724 PAGE 0515) SOUTH 07 DEG. 29 MIN. 14 SEC. EAST FOR 720.90 FEET (PASSING OVER A 2" IRON PIPE FOUND AT 450.34 FEET) TO THE POINT AND PLACE OF BEGINNING, CONTAINING 295,333 SQUARE FEET OR 6.779 ACRES MORE OR LESS.

TITLE COMMITMENT SCHEDULE B REVIEW

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NUMBER 202110204F, EFFECTIVE DATE JANUARY 20, 2021 AT 8:18 AM, WERE REVIEWED AND ADDRESSED AS FOLLOWS WITH REGARD TO THEIR CONNECTION TO THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SAID COMMITMENT:

I. THE DOWER, CURTESY, HOMESTEAD, COMMUNITY PROPERTY, OR OTHER STATUTORY MARITAL RIGHTS, IF ANY, OF THE SPOUSE OF ANY INDIVIDUAL INSURED.
RESPONSE: NOT A SURVEY MATTER.

1. TAXES FOR THE YEAR 2021, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
RESPONSE: NOT A SURVEY MATTER.
2. MATTERS SHOWN ON RECORDED MAP BOOK 7 AT PAGE 16; MAP BOOK 9 AT PAGE 32; PLAT CABINET C AT PAGE 199C; AND MAP NUMBER 2017 AT PAGE 263. (TRACT ONE)
RESPONSE: MAPS HAVE BEEN REVIEWED AND USED FOR DETERMINATION OF PARCEL BOUNDARIES. NO PLOTTABLE EASEMENTS FOUND.
3. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF HICKS STREET. (TRACT ONE)
RESPONSE: RIGHT OF WAY OF HICKS STREET SHOWN HEREON
4. MATTERS SHOWN ON RECORDED MAP BOOK 10 AT PAGE 7. (TRACT TWO)
RESPONSE: SAID EXCEPTION IS NOT ON, OR DOES NOT TOUCH THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
5. EASEMENT(S), RECORDED IN BOOK 352, AT PAGE 16.
RESPONSE: SAID EXCEPTION CONTAINS NO PLOTTABLE EASMENTS. LOCATION OF EXISTING OVERHEAD POWERLINES ON THE PROPERTY ARE SHOWN.
6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
RESPONSE: NOT A SURVEY MATTER.

FLOOD ZONE NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP # 3720059700J WITH AN EFFECTIVE DATE OF 10/03/2006

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN
- FLOOD HAZARD AREA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
- FLOOD HAZARD AREA ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED

FLOOD ZONE INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO FLOOD SURVEY WAS PERFORMED TO DETERMINE THE ZONES SHOWN HEREON.

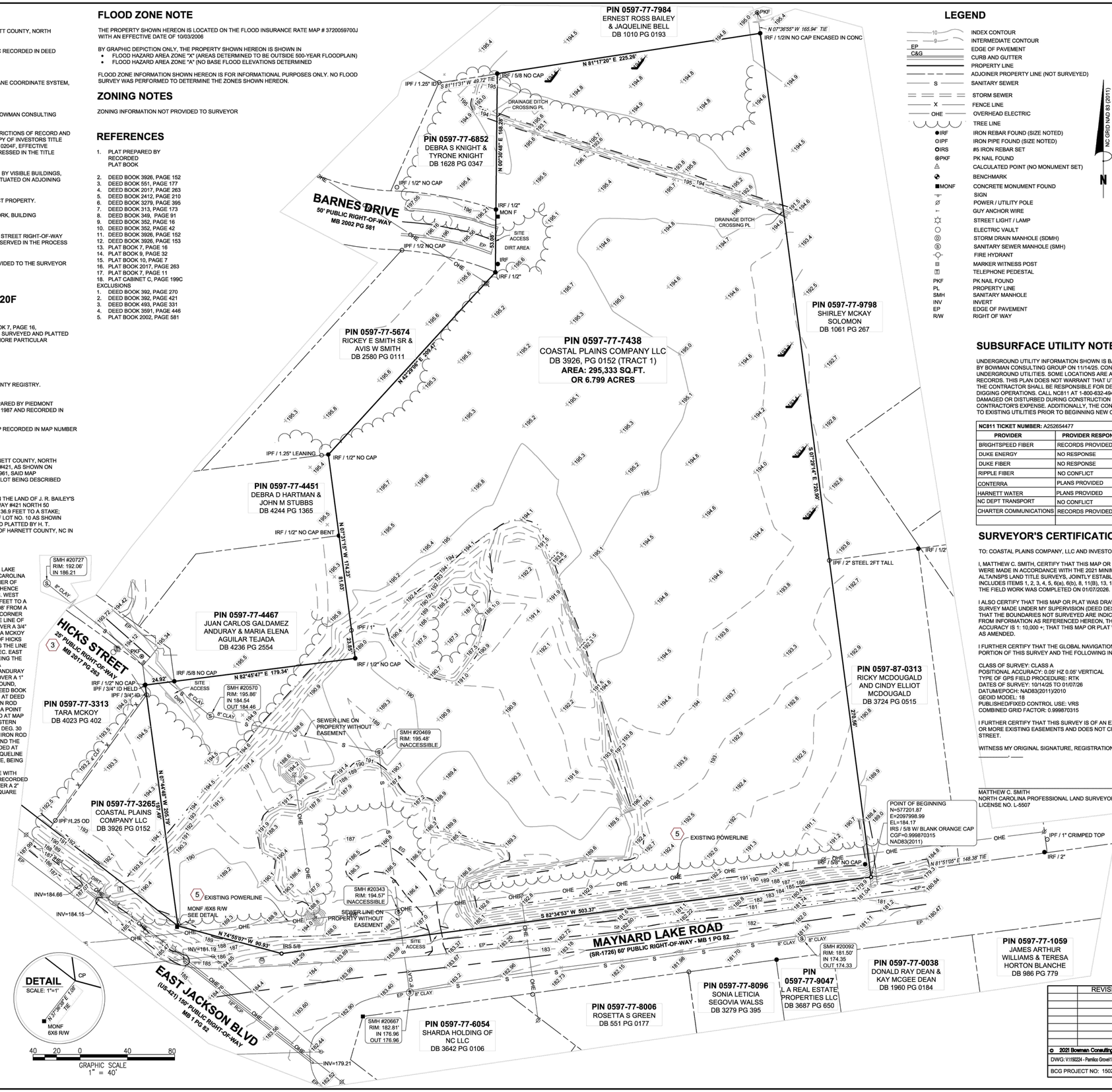
ZONING NOTES

ZONING INFORMATION NOT PROVIDED TO SURVEYOR

REFERENCES

1. PLAT PREPARED BY RECORDED PLAT BOOK
2. DEED BOOK 3926, PAGE 152
3. DEED BOOK 551, PAGE 177
4. DEED BOOK 2017, PAGE 263
5. DEED BOOK 2412, PAGE 210
6. DEED BOOK 3279, PAGE 395
7. DEED BOOK 313, PAGE 173
8. DEED BOOK 349, PAGE 91
9. DEED BOOK 352, PAGE 16
10. DEED BOOK 352, PAGE 42
11. DEED BOOK 3926, PAGE 152
12. DEED BOOK 3926, PAGE 153
13. PLAT BOOK 7, PAGE 16
14. PLAT BOOK 9, PAGE 32
15. PLAT BOOK 10, PAGE 7
16. PLAT BOOK 2017, PAGE 263
17. PLAT BOOK 7, PAGE 11
18. PLAT CABINET C, PAGE 199C

EXCLUSIONS
1. DEED BOOK 392, PAGE 270
2. DEED BOOK 392, PAGE 421
3. DEED BOOK 493, PAGE 331
4. DEED BOOK 3591, PAGE 446
5. PLAT BOOK 2002, PAGE 581



LEGEND

- 10 — INDEX CONTOUR
- 9 — INTERMEDIATE CONTOUR
- EP — EDGE OF PAVEMENT
- C&G — CURB AND GUTTER
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- S — SANITARY SEWER
- STORM SEWER
- X — FENCE LINE
- OHE — OVERHEAD ELECTRIC
- TREE LINE
- ●IRF — IRON REBAR FOUND (SIZE NOTED)
- ○IPF — IRON PIPE FOUND (SIZE NOTED)
- ■IRS — #5 IRON REBAR SET
- ⊙PKF — PK NAIL FOUND
- △ — CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- ■MONF — CONCRETE MONUMENT FOUND
- SIGN
- POWER / UTILITY POLE
- GUY ANCHOR WIRE
- STREET LIGHT / LAMP
- ELECTRIC VAULT
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SMH)
- FIRE HYDRANT
- MARKER WITNESS POST
- TELEPHONE PEDESTAL
- PKF — PK NAIL FOUND
- PL — PROPERTY LINE
- SMH — SANITARY MANHOLE
- INV — INVERT
- EP — EDGE OF PAVEMENT
- R/W — RIGHT OF WAY

NC GRID NAD 83 (2011)
N



VICINITY MAP
SCALE: 1" = 5000'

SUBSURFACE UTILITY NOTES

UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON FIELD EVIDENCE AS IDENTIFIED BY NC811 AND FIELD SURVEY BY BOWMAN CONSULTING GROUP ON 11/14/25. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL NC811 AT 1-800-632-4949 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

NC811 TICKET NUMBER: A252654477		**ORDER DATE:** 09/22/25
PROVIDER	**PROVIDER RESPONSE**	**BOWMAN RESPONSE**
BRIGHTSPEED FIBER	RECORDS PROVIDED	PLAN INFORMATION SHOWN
DUKE ENERGY	NO RESPONSE	*
DUKE FIBER	NO RESPONSE	*
RIPPLE FIBER	NO CONFLICT	*
CONTERRA	PLANS PROVIDED	PLAN INFORMATION SHOWN
HARNETT WATER	PLANS PROVIDED	PLAN INFORMAITON SHOWN
NC DEPT TRANSPORT	NO CONFLICT	*
CHARTER COMMUNICATIONS	RECORDS PROVIDED	PLAN INFORMATION SHOWN

SURVEYOR'S CERTIFICATION

TO: COASTAL PLAINS COMPANY, LLC AND INVESTORS TITLE INSURANCE COMPANY,

I, MATTHEW C. SMITH, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(B), 13, 14, AND 16 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 01/07/2026.

I ALSO CERTIFY THAT THIS MAP OR PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3926, PAGE 0152), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 +; THAT THIS MAP OR PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED FOR A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.06'HZ 0.05' VERTICAL
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 10/14/25 TO 01/07/26
DATUM/EPOCH: NAD83(2011)/2010
GEOID MODEL: 18
PUBLISHED/FIXED CONTROL USE: VRS
COMBINED GRID FACTOR: 0.999870315

I FURTHER CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS __ DAY OF _____, ___

NOT FOR RECORDATION OR CONVEYANCES

MATTHEW C. SMITH
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-5507

ALTA / NSPS SURVEY OF:
MAYNARD CROSSING APARTMENTS
PROPERTY OWNED BY
COASTAL PLAINS COMPANY LLC
TMS #0597-77-7438
TOWN OF ERWIN, CITY OF ERWIN,
HARNETT COUNTY, NORTH CAROLINA
PREPARED FOR
COASTAL PLAINS COMPANY LLC

DATE: 12/13/25

REVISION

Bowman
Bowman North Carolina LTD.
10130 Perimeter Pkwy, Suite 100
Charlotte, NC 28216
Phone: (704) 412-7474
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www.bowman.com

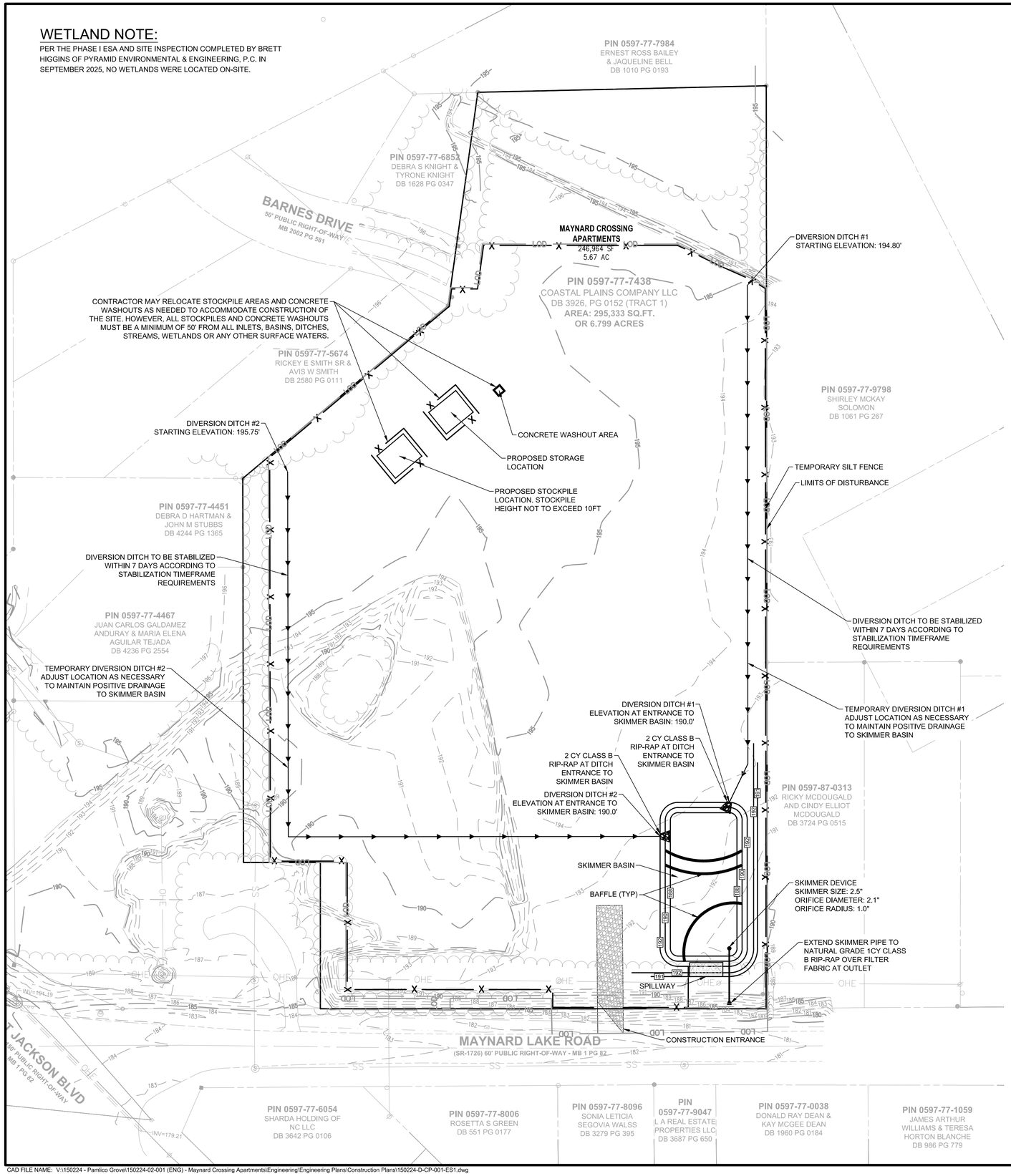
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DWG: V:\150224 - Pamlico Grove\150224-02-001 (SUR) - Maynard Crossing Apartments\Survey\CAD\150224-02-001 - ALTA Topo Survey | BY: MCS | CHK: MR | QC:

BCG PROJECT NO: 150224-02-001 | TASK: 0001 | SURVEY DATE: 11/14/25 | SHEET 1 OF 1

WETLAND NOTE:

PER THE PHASE I ESA AND SITE INSPECTION COMPLETED BY BRETT HIGGINS OF PYRAMID ENVIRONMENTAL & ENGINEERING, P.C. IN SEPTEMBER 2025, NO WETLANDS WERE LOCATED ON-SITE.



CONSTRUCTION SEQUENCE:

1. EROSION & SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR. THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (e-NOI) FORM AT deq.nc.gov/NCG01. PLEASE NOTE, THE e-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON-SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTIONS.
2. CONTACT NCDEQ FAYETTEVILLE REGIONAL OFFICE BEFORE ANY LAND DISTURBANCE OCCURS.
3. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN RECEIVED AND THAT THOSE REQUIRED TO BE DISPLAYED ON-SITE ARE AVAILABLE.
4. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS BEFORE THE ACTUAL START OF CONSTRUCTION. CONTACT NCDEQ INSPECTOR.
5. CONTRACTOR SHALL CONTACT CAROLINA ONE CALL AND ALL ENTITIES HAVING BURIED UTILITIES AT LEAST 72 HOURS PRIOR TO DIGGING OR AS DIRECTED AT THE PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES AT EACH POINT OF ACCESS TO STORAGE AND CONSTRUCTION AREAS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION AND TREE REMOVAL OPERATIONS.
7. INITIAL PHASE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS BEFORE STARTING WORK INCLUDING SILT FENCE, INLET PROTECTION, SKIMMER BASIN, DIVERSION DITCHES, TREE PROTECTION, ETC., CLEARING ONLY AS NECESSARY FOR THE INSTALLATION OF THESE MEASURES.

   CONTRACTOR SHALL INCLUDE A RAIN GAUGE AND LOG BOOK CONTAINING THE INSPECTION RECORDS FOR THE SITE

   INSTALL INITIAL PHASE SKIMMER BASIN AND TEMPORARY DITCHES– STABILIZE EARTH BERMS AS WELL AS BASIN SLOPES & INSTALL EROSION CONTROL MATTING IN TEMPORARY DIVERSIONS PRIOR TO BEGINNING MASS GRADING OF THE SITE

   ONCE THE BASIN/DIVERSION ARE INSTALLED SEED/MULCH IMMEDIATELY

   ALL DEMOLITION DEBRIS IS TO GO TO AN APPROVED LANDFILL OR RELATED FACILITY

   AS SOON AS REASONABLE BEFORE RETAINING WALL INSTALLATION BEGINS ADJUST SKIMMER BASIN AND TEMPORARY DITCHES TO MATCH FINAL PHASE DESIGN.

   INITIALLY CONSTRUCT THE GRADE FOR THE BUILDING PAD AND THE PARKING AREAS THAT ARE DRAINING TO THE TEMPORARY SKIMMER BASIN, MAINTAINING STORMWATER RUNOFF TOWARD THE BASIN. ADJUST THE LOCATION OF TEMPORARY DITCHES AS NECESSARY TO DIVERT RUNOFF FROM THE DRAINAGE SYSTEMS TO THE TEMPORARY SKIMMER BASIN. ONCE THESE AREAS ARE UP TO GRADE AND STABILIZED WITH CONCRETE, PAVEMENT, OR VEGETATION THEN DIVERT STORMWATER RUNOFF TO THE PROPOSED STORM DRAINAGE DEVICES AND THE TEMPORARY SKIMMER BASIN CAN BE REMOVED AND THE AREA CAN BE BROUGHT UP TO GRADE. ONCE THE AREA IS UP TO GRADE, STABILIZE WITH CONCRETE, PAVEMENT, OR VEGETATION IMMEDIATELY.

   CONTRACTOR TO USE PARKING AREAS ADJACENT TO THE PROPOSED BUILDING FOR LAY-DOWN/STAGING AREAS – MAINTAIN THESE AREAS SO THAT SEDIMENT LADEN RUNOFF WILL BE DIVERTED TO EROSION CONTROL MEASURES. INSTALL SILT FENCE AROUND LAY-DOWN/STAGING AREA AS SHOWN
8. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

   ALL APPLICABLE E&S CONTROL MEASURES MUST BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. SELF-INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN.
10. STOCKPILE RIP-RAP ON SITE AND INSTALL ALL EROSION CONTROL MEASURES WHERE THE WORK IS OCCURRING. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR UPON RECOMMENDATION OF NCDEQ INSPECTION PERSONNEL AS CONDITIONS WARRANT.
11. ALL DISTURBED AREAS SHALL HAVE GROUND STABILIZATION BY THE CONTRACTOR ACCORDING TO THE CHART ON THIS SHEET.
12. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE.
13. UPON COMPLETION OF THE INSTALLATION AND WITH APPROVAL OF NCDEQ, ALL EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF IN AN ACCEPTABLE MANNER. EACH SECTION SHALL BE SEEDED/MULCHED IMMEDIATELY AFTER INSTALLATION OF PIPE, STRUCTURE, OR ACCESS. COORDINATE WITH THE EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

    WITH APPROVAL OF NCDEQ, THE SKIMMER BASIN SHALL BE DECOMMISSIONED, REMOVING AND DISPOSING OF ALL ACCUMULATED SEDIMENT IN A LAWFUL MANNER. USE SILT BAG/FILTER BAG FOR DEWATERING THE BASIN AND DIVERSION DITCHES. UPON SKIMMER BASIN REMOVAL, THE AREA SHALL BE CONVERTED INTO THE PERMANENT STORMWATER MANAGEMENT FACILITY – WET DETENTION POND.

    DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
14. ONCE ADEQUATE PERMANENT GROUND COVER IS ESTABLISHED, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITH THE APPROVAL OF NCDEQ INSPECTOR.
15. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION & SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, NCDOT, U.S. DEPT. OF AGRICULTURE, AND STATE STANDARDS.
16. WHEN THE PROJECT IS COMPLETE, THE PERMITTEES SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCG01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (e-NOT). A $120 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE e-NOT HAS BEEN FILLED OUT.

EROSION CONTROL LEGEND

REFER TO DETAIL SHEET FOR CONSTRUCTION REQUIREMENTS

- CE
- HORSESHOE INLET PROTECTION
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE OUTLET
- CHECK DAM
- FILTER BAG
- PUMP
- RIP RAP APPRON
- SKIMMER DEVICE
- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE
- TEMPORARY DIVERSION DITCH
- LOD — LOD — LIMITS OF DISTURBANCE

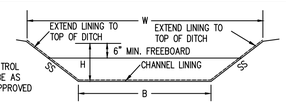
STABILIZATION TIMEFRAME

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
BASIN & TEMPORARY DIVERSION DITCHES	IMMEDIATELY	NONE
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

GROUND COVER REQUIREMENTS:

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, ACCORDING TO THE FOLLOWING CHART, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PROVISIONS FOR PERMANENT GROUNDCOVER SUFFICIENT TO RETAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS ACCORDING TO THE FOLLOWING CHART FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

DITCH	FLOW Q(25)	LONG. SLOPE(%)	H	B	W	SS	CHANNEL LINING
TEMPORARY DITCH #1	**10.20 CFS**	**1.20%**	**1.5'**	**2'**	**8.0'**	**2:1**	**STRAW WITH NET NAG DS75**
TEMPORARY DITCH #2	**7.70 CFS**	**1.00%**	**1.5'**	**2'**	**11.0'**	**3:1**	**STRAW WITH NET NAG DS75**



EROSION CONTROL MAT SHALL BE AS NOTED OR APPROVED EQUAL.

TEMPORARY DIVERSION DITCH DATA BLOCK

REFER TO DETAIL SHEET FOR TEMPORARY DITCH DETAIL

HTHORN

N

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

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EROSION CONTROL PLAN - INITIAL

MAYNARD CROSSING APARTMENTS

MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 24424
MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

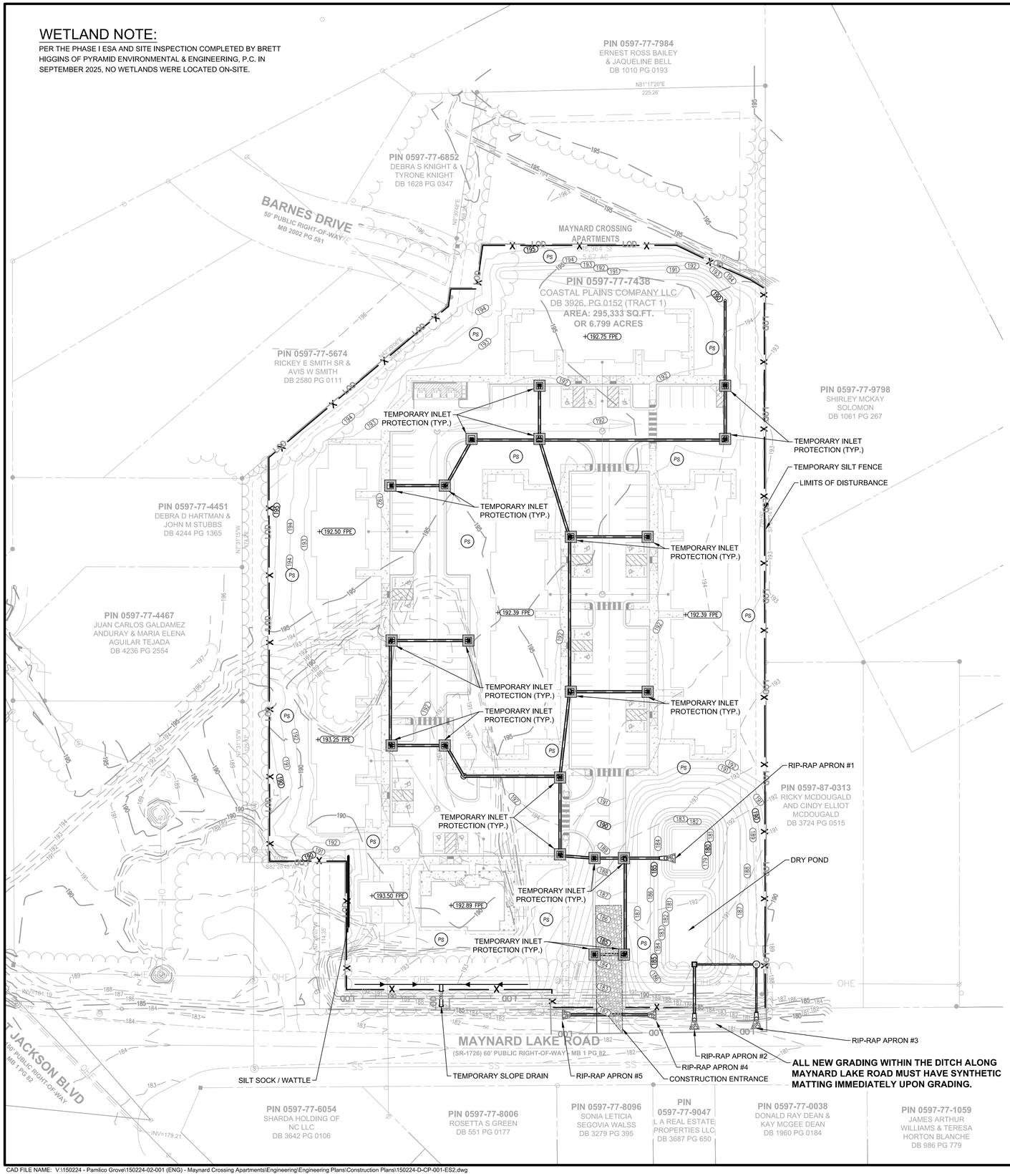
DATE: JUNE, 2026

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CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-ES1.dwg

WETLAND NOTE:

PER THE PHASE I ESA AND SITE INSPECTION COMPLETED BY BRETT HIGGINS OF PYRAMID ENVIRONMENTAL & ENGINEERING, P.C. IN SEPTEMBER 2025, NO WETLANDS WERE LOCATED ON-SITE.


PIN 0597-77-7984
ERNEST ROSS BAILEY
& JAQUELINE BELL
DB 1010 PG 0193
PIN 0597-77-6852
DEBRA S KNIGHT &
TYRONE KNIGHT
DB 1628 PG 0347
BARNES DRIVE
50' PUBLIC RIGHT-OF-WAY
MB 2002 PG 381
MAYNARD CROSSING
APARTMENTS
PIN 0597-77-7438
COASTAL PLAINS COMPANY LLC
DB 3926, PG 0152 (TRACT 1)
AREA: 295,333 SQ.FT.
OR 6.799 ACRES
PIN 0597-77-5674
RICKEY E SMITH SR &
AVIS W SMITH
DB 2580 PG 0111
PIN 0597-77-9798
SHIRLEY MCKAY
SOLOMON
DB 1061 PG 267
PIN 0597-77-4451
DEBRA D HARTMAN &
JOHN M STUBBS
DB 4244 PG 1365
PIN 0597-77-4467
JUAN CARLOS GALDAMEZ
ANDURAY & MARIA ELENA
AGUILAR TEJADA
DB 4236 PG 2554
PIN 0597-87-0313
RICKY MCDOUGALD
AND CINDY ELLIOT
MCDOUGALD
DB 3724 PG 0515
MAYNARD LAKE ROAD
(SR-1726) 60' PUBLIC RIGHT-OF-WAY - MB 1 PG 82
T JACKSON BLVD
(US 421) 100' PUBLIC RIGHT-OF-WAY
MB 1 PG 92
PIN 0597-77-6054
SHARDA HOLDING OF
NC LLC
DB 3642 PG 0106
PIN 0597-77-8006
ROSETTA S GREEN
DB 551 PG 0177
PIN 0597-77-8096
SONIA LETICIA
SEGOVIA WALSS
DB 3279 PG 395
PIN
0597-77-9047
L A REAL ESTATE
PROPERTIES LLC
DB 3687 PG 650
PIN 0597-77-0038
DONALD RAY DEAN &
KAY MCGEE DEAN
DB 1960 PG 0184
PIN 0597-77-1059
JAMES ARTHUR
WILLIAMS & TERESA
HORTON BLANCHE
DB 986 PG 779
TEMPORARY INLET PROTECTION (TYP.)
TEMPORARY SILT FENCE
LIMITS OF DISTURBANCE
TEMPORARY SLOPE DRAIN
RIP-RAP APRON #1
RIP-RAP APRON #2
RIP-RAP APRON #3
RIP-RAP APRON #4
RIP-RAP APRON #5
CONSTRUCTION ENTRANCE
SILT SOCK / WATTLE
DRY POND
ALL NEW GRADING WITHIN THE DITCH ALONG MAYNARD LAKE ROAD MUST HAVE SYNTHETIC MATTING IMMEDIATELY UPON GRADING.
+192.75 FPE
+192.50 FPE
+192.39 FPE
+193.25 FPE
+193.50 FPE
+192.89 FPE
N81°17'20"E
225.26'
N7°31'51"W
N7°31'51"W
N7°31'51"W

EROSION CONTROL NOTES:

REFER TO DETAIL SHEETS FOR CONSTRUCTION DETAILS OF THE PROPOSED EROSION CONTROL MEASURES TO BE USED IN THE DEVELOPMENT OF THIS SITE.

REFER TO DETAIL SHEETS FOR TEMPORARY AND PERMANENT SEEDING SCHEDULES FOR PROVIDING GROUND COVER THE FOR THE DEVELOPMENT.

BASIN NOTES:

SKIMMER BASIN DESIGN BASED ON 3 DAYS TO DRAIN.

BASIN AND DIVERSIONS SHALL BE SEEDED, MULCHED AND ANCHORED/LINED AND PINNED UPON INSTALLATION OF MEASURES.

NOTE TO CONTRACTOR:

EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE BEGINNING OF DEMOLITION & TREE REMOVAL

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE EROSION CONTROL INSPECTOR OF THE LOCATION OF ANY OFF-SITE BORROW SOURCE OR OFF-SITE WASTE MATERIAL DISPOSAL SITE. OFF-SITE DISTURBANCES COUNT TOWARDS THE OVERALL PROJECT DISTURBED AREA AND MUST BE COVERED BY THE PERMIT FOR THIS PROJECT AND/OR THE PERMIT FROM ANOTHER ACTIVE NCDEQ PERMITTED SITE THAT IS APPROPRIATE FOR THE INTENDED USE (I.E. APPLICABLE MINING REQUIREMENTS). NO OFF-SITE ACTIVITIES SHALL OCCUR UNTIL THE PERMIT FOR THIS PROJECT HAS BEEN MODIFIED TO INCLUDE THE AFFECTED AREAS OR IT HAS BEEN VERIFIED WITH THE EROSION CONTROL INSPECTOR THAT THE OFF-SITE AREAS ARE COVERED UNDER ACTIVE APPLICABLE NCDEQ PERMITS.

EROSION CONTROL NOTES:

1. TOTAL AREA DISTURBED = 4.83 ACRES
   TOTAL SITE AREA = 5.67 ACRES
   SOIL TYPE = NORFOLK LOAMY SAND
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF NCDEQ EROSION AND SEDIMENT CONTROL HANDBOOK
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS.
4. CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER GENERAL PERMIT.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE NCDEQ EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. A REVISED PLAN SHOWING OFF-SITE IMPACTS SHOULD BE SUBMITTED AND APPROVED PRIOR TO ANY OFF-SITE GRADING. CONTACT PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO NCDEQ FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RE-SEEDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
11. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE NCDEQ SEDIMENT CONTROL REGULATIONS. PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
12. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA. SIX INCHES OF STONE SHALL BE USED FOR THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
14. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
15. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
16. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS COMPLETED.
17. DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
19. NATIVE RIPARIAN SEEDS TO BE USED WITHIN THE RIPARIAN BUFFER.

EROSION CONTROL NARRATIVE:

MAYNARD CROSSING APARTMENTS, TOWN OF ERWIN, NC

CONTRACTOR WILL FIRST INSTALL THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL THEN MOBILIZE ON SITE AND INSTALL THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCE, INLET PROTECTION, SKIMMER BASIN, AND OTHER DEVICES IN ACCORDANCE WITH THE PLANS (CLEARING ONLY AS NECESSARY TO INSTALL THESE ITEMS). BEGIN DEMOLITION, CLEARING AND SITE GRADING OPERATIONS. STABILIZATION OF EARTHEN STRUCTURES IS REQUIRED IMMEDIATELY AFTER INSTALLATION. THE ON-SITE STORM SEWER SYSTEM CAN NOW BE INSTALLED. IMMEDIATELY AFTER AN INLET IS INSTALLED, INLET PROTECTION SHALL BE PROPERLY INSTALLED ON THE STRUCTURE. THE ON-SITE SANITARY SEWER AND WATER SYSTEMS MAY ALSO BE INSTALLED ONCE THE SITE IS BROUGHT UP TO GRADE. THE SITE PAD WILL BE PREPARED FOR THE PROPOSED BUILDING. THE ROUGH GRADE WILL THEN BE ESTABLISHED FOR THE SITE. INSTALLATION OF CURB AND GUTTER WILL THEN BE PERFORMED. BASE STONE WILL THEN BE PLACED AND FINE GRADED. ALL DISTURBED AREAS WILL BE DRESSED AND SEEDED. REMOVE ALL INLET PROTECTION FROM STORM STRUCTURES WHEN PAVING IS TO BEGIN. PAVING AND STRIPING WILL THEN BE COMPLETED. FINALIZE STORMWATER POND STRUCTURE ONCE UPSTREAM AREAS HAVE BEEN STABILIZED (REMOVE ACCUMULATED SEDIMENT). ALL LANDSCAPING WILL BE COMPLETED. THE ON-SITE STORM SEWER SYSTEM SHALL BE CLEANED OF ANY ACCUMULATED SEDIMENT WHICH SHALL BE DISPOSED OF IN A LAWFUL MANNER. ALL ACCUMULATED SEDIMENT BEHIND SILT FENCE AND OTHER SEDIMENT DEVICES SHALL BE REMOVED AND DISPOSED OF IN A LAWFUL MANNER. ACCORDING TO THE GROUND STABILIZATION REQUIREMENTS ON THIS SHEET, REMOVE ALL REMAINING SEDIMENT CONTROL MEASURES FROM THE SITE. CONTRACTOR SHALL MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL LAND DISTURBANCE AND FINAL VEGETATION STABILIZATION OF THE SITE.

THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE INTENDED TO TRAP ANY STORMWATER RUNOFF FROM THE CONSTRUCTION SITE AND DETAIN IT LONG ENOUGH FOR SEDIMENT AND POLLUTANTS TO SETTLE OUT OF THE STORMWATER BEFORE DISCHARGE. VARIOUS EROSION CONTROL MEASURES ARE USED TO PREVENT POLLUTANT-LADEN STORMWATER RUNOFF FROM FLOWING ONTO ADJACENT PROPERTIES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
2. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
3. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
5. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
6. THE CONTRACTOR MUST, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

SEDIMENT & EROSION CONTROL NOTES:

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES (BMPS) WERE DESIGNED USING THE NCDEQ REQUIREMENTS AND SHALL BE INSTALLED ACCORDINGLY. CONTRACTOR SHALL PERFORM ALL ACTIVITIES IN STRICT COMPLIANCE WITH THE NORTH CAROLINA NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (GENERAL PERMIT).
2. REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS FOR EROSION CONTROL DETAILS AND DESIGN TABLES FOR SEDIMENT BASINS, DIVERSION DITCHES, AND CULVERTS, SLOPE DRAINS, RIP-RAP APRONS AND OTHER EROSION CONTROL MEASURES.
3. EXISTING BOUNDARIES, TOPOGRAPHY, 100-YR FLOODPLAIN, UTILITY AND ROAD INFORMATION TAKEN FROM AN EXISTING CONDITIONS SURVEY. ALL EXISTING INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR.
4. SEE THE LANDSCAPE PLAN FOR LOCATIONS OF PROPOSED PLANTINGS AND FINAL STABILIZATION.
5. TEMPORARY DIVERSION DITCHES AND BERMS SHALL BE MAINTAINED AS THE SITE IS BROUGHT TO GRADE.
6. DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTORS SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
7. SEE THE GENERAL NOTES SHEET AND THE GRADING AND DRAINAGE PLAN FOR OTHER NOTES REGARDING GRADING ACTIVITIES.
8. SEE SITE PLAN, GRADING AND DRAINAGE PLAN, UTILITY PLAN, PLANTING PLAN AND OTHER PLAN SHEETS FOR DETAILED DESIGN INFORMATION OF PERMANENT SITE APPURTENANCES SHOWN ON THIS SHEET.
9. WHERE THE LIMITS OF DISTURBANCE AND TEMPORARY FENCE (SF, SF-PF, OR PF) LIMITS ARE ADJACENT, THE TEMPORARY FENCE LINE IS THE LIMITS OF DISTURBANCE. THE LINE TYPES ARE SHOWN SEPARATED FOR ILLUSTRATIVE PURPOSES ONLY.
10. CONTRACTOR SHALL NOT DISTURB ANY EXISTING VEGETATIVE GROUND COVER OR TREES OUTSIDE OF THE LIMITS OF DISTURBANCE OR WITHIN ANY REQUIRED BUFFER LIMITS UNLESS OTHERWISE NOTED OR ILLUSTRATED.
11. PROVIDE CONTROLS OF POLLUTANTS, INCLUDING, BUT NOT LIMITED TO DUST CONTROL, DE-WATERING, SOLID WASTE DISPOSAL, AND HAZARDOUS MATERIALS.
12. CLEAR ONLY AS REQUIRED TO INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES. MASS CLEARING AND GRUBBING CAN BEGIN ONLY AFTER ALL DOWNSTREAM MEASURES HAVE BEEN INSTALLED.
13. USE ROCK OR WASHED STONE TO BRING CONSTRUCTION EXIT TO GRADE. IMPLEMENT WHEEL WASHES AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. DIVERT STORM WATER RUNOFF OFF THE FACE OF THE SEDIMENT BASIN SLOPES USING DIVERSION DITCHES AND SLOPE DRAINS. CONTRACTOR SHALL MAINTAIN AND RELOCATE DIVERSION DITCHES AND SLOPES DRAINS TO ENSURE STORM WATER RUNOFF DOES NOT ERODE THE FACE OF FINAL SLOPES.
15. MAINTAIN POSITIVE FLOW TO THE SEDIMENT BASINS THROUGHOUT ALL PHASES OF CONSTRUCTION. PLACE EXCAVATED SOILS ALONG DOWNSTREAM EDGE OF THE DIVERSION DITCHES TO PROVIDE ADDITIONAL CAPACITY.
16. REFER TO THE GRADING AND DRAINAGE PLAN FOR FINAL SITE AND PAVEMENT GRADES AND ELEVATIONS OF THE PROPOSED STORM SEWER SYSTEMS.
17. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED EROSION AND SEDIMENT CONTROL DRAWINGS DURING CONSTRUCTION OPERATIONS.
18. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
19. ALL WORK SHALL BE CONFINED TO PERMIT LIMITS SHOWN ON PLANS. UNLESS OTHERWISE NOTED, THE SITE PLAN PROPERTY LIMITS SHALL BE CONSIDERED THE PERMIT LIMITS.
20. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE.
21. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
22. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.
23. ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
24. ALL EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE.
25. CONSTRUCTION LIMITS SHALL NOT BE EXCEEDED WITHOUT THE APPROVAL OF NCDEQ.

NORTH CAROLINA CONSTRUCTION GENERAL PERMIT NOTE:

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form MUST be submitted prior to the commencement of any land disturbing activity on the above named project. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at Annette.lucas@ncdenr.gov or Paul Clark at Paul.clark@ncdenr.gov.

After you submit a complete and correct NOI Form, a COC will be emailed to you within three business days. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, on or after May 1, 2019, a $100 fee will be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:
1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 30 days.
4. The Certificate of Approval

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

TO SIMPLIFY DOCUMENTATION OF SELF-INSPECTION REPORTS AND NPDES SELF-MONITORING REPORTS, DWQ AND DEMLR DEVELOPED A COMBINED FORM. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CALL THE APPLICABLE NCDENR REGIONAL OFFICE: (RALEIGH: 919-791-4200) (FAYETTEVILLE: 910-433-3300) (WILMINGTON: 910-796-7215) (WASHINGTON: 252-946-6481) (WINSTON-SALEM: 336-771-5000) (MOORESVILLE: 704-663-1699) (ASHEVILLE: 828-296-4500).

SELF-INSPECTION REPORT FOR LAND DISTURBING ACTIVITY AS REQUIRED BY NCGS 113A-54.1		
Phase of Approved Erosion & Sedimentation Control Plan:	Date	Signature (landowner, financially responsible party, or agent)
Installation of erosion control Devices and seeding		
Fill and slopes completed (fine grades established)		
Installation of site utilities		
Stabilization of building pad and parking areas		
Final grades achieved; obtained building c/o		
Vegetation established; removal of erosion control measures		
Closing of permit; final inspection		

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
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PHONE: (704) 412-7474
BOWMAN.COM

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Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

EROSION CONTROL NOTES
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA
BOWMAN NORTH CAROLINA LTD.
LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049146 ENGINEER MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C2.2

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-ESD.dwg

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

	Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a)	Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b)	High Quality Water (HQW) Zones	7	None
(c)	Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d)	Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e)	Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. A temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

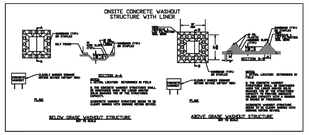
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NORTH CAROLINA *Environmental Quality*

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-recorded days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." You may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the streams or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part II, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover), 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes [After Discovery] and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA *Environmental Quality*

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

INSPECTION AND MONITORING RECORDS FOR ACTIVITIES UNDER STORMWATER GENERAL PERMIT NCG010000 AND SELF-INSPECTION RECORDS FOR LAND DISTURBING ACTIVITIES PER G.S. 113A-54.1

Project Name			Land Quality or Local Program Project/Permit #
Approving Authority		Date of Plan Approval	Expiration Date, if applicable
NCG010000 Certificate of Coverage Number			Date of COC Issuance

Coverage under the NCG010000 permit must be renewed annually, if issued after April 1, 2019 until Notice of Termination is filed and approved.

PART 1A: Rainfall Data

	Rain Amount (inches) Daily Rainfall Required. If no rain, indicate with a "zero"
M	
T	
W	
Th	
F	
Sat (Inspection Optional)	
Sun (Inspection Optional)	

PART 1B: Phase(s) of the Plan

Check ALL applicable box(es) that apply to completed & current phases	X
Initial installation of erosion and sediment control measures	
Clearing and grubbing of existing ground cover	
Completion of any grading that requires ground cover	
Completion of all land-disturbing activity, construction or development	
Permanent ground cover sufficient to restrain erosion has been established	

Are there any site or project conditions that limit completion of inspection? If yes, explain conditions and areas of site that were inaccessible.	

PART 2: STORMWATER PLANS AND CONTROLS: For each question below, mark the corresponding box as Yes, No or N/A. For all items marked "No", note in Part 3A the Reference letter and provide the Corrective Action and location of the deficiency, the original date noted, and the date it was noted as being corrected. NOTE: Reference letters may be used multiple times.

Reference	Part 2A: Storm Water Plans and Related Documents	Yes	No	N/A
A	Is the approval letter or certificate, COC and a copy of the NPDES Construction General Permit (CGP) on site? (Readily available electronic copy of CGP is acceptable)			
B	Is the approved plan on site and current?			
Reference	**Part 2B: Stormwater Pollutant Controls**	**Yes**	**No**	**N/A**
C	Are erosion and sediment controls that are shown on the approved plan installed and operating properly with no repairs needed?			
D	Are stormwater controls that are shown on the approved plan installed and operating properly with no repairs needed?			
E	Vehicle Tracking: Are construction entrances operating properly with no repairs needed?			
F	Soil Stabilization: Are areas of the site where construction activities have ceased been properly stabilized within the required timeframes?			
G	Are earthen stockpiles stabilized or otherwise protected from sediment loss, and located at least 50 feet away or downhill from drain inlets and surface waters?			
Reference	**Part 2C: Non-Storm Water Pollutant Controls**	**Yes**	**No**	**N/A**
H	Concrete, stucco, paint, etc. washouts: Are washouts installed, properly located, posted and operating with no repairs needed?			
I	Solid & hazardous wastes: Are trash, debris, and hazardous materials properly managed?			
J	Sanitary waste: Are portable toilets properly located and operating with no visible repairs needed?			
K	Equipment and stored fluids: Are fuel, lubricants, hydraulic fluids, etc. contained so as not to enter surface and ground waters?			
L	**Report oil spills and the release of hazardous substances to the appropriate DEQ Regional Office via phone call or email within 24 hours of discovery.** https://deq.nc.gov/contact/regional-offices			

For any items listed in the section below, a full description of sedimentation is required in Part 3A. This includes, but may not be limited to, location, estimated amount of sediment that has left the site and/or entered waters, apparent causes of the sediment loss, and what corrective actions need to be taken to prevent this from recurring.

Reference	Part 2D: Sedimentation	Yes	No	N/A
L	Are sediment or other pollutants noted beyond the approved or permitted limits of disturbance?			
M	Are BMPs defected as releasing sediment or other pollutants into receiving waters?			
	Report visible sedimentation into streams or wetlands to the appropriate DEQ Regional Office via phone call or email within 24 hours of discovery. https://deq.nc.gov/contact/regional-offices			

PART 3A: EROSION AND SEDIMENTATION CONTROL MEASURES: Measures must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD. *Add rows as needed.*

Erosion and Sedimentation Control Measures Inspected

Measure ID or Location and Description	Reference(s)	Operating Properly? (Y/N)	Inspection Date	Describe Actions Needed **Corrective actions should be performed as soon as possible and before the next storm event**	Date Previous Action(s) Observed as Corrected

Report unanticipated bypasses, or non-compliance conditions that may endanger health or the environment, to the appropriate DEQ Regional Office via phone call or email within 24 hours of discovery. https://deq.nc.gov/contact/regional-offices

PART 3B: STORMWATER DISCHARGE OUTFALLS (SDOs): SDOs must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD. *Add rows as needed.*

Stormwater Discharge Outfalls Inspected

Stormwater Discharge Outfall ID or Location	Any Visible Sedimentation in Streams, Wetlands or Oilaster Site Limits? (Y/N)	Any Increase in Stream Turbidity from Discharge? (Y/N)	Any Visible Erosion Below SDO? (Y/N)	Any visible oil sheen, floating or suspended solids or discoloration? (Y/N)	Inspection Date	Describe Actions Needed **Corrective actions should be performed as soon as possible and before the next storm event**	Date Previous Action(s) Observed as Corrected

PART 3C: GROUND STABILIZATION: Must be recorded, at a minimum, after each phase. *Add rows as needed.*

Site area description and location where construction activities have temporarily or permanently ceased	Time Limit for Ground Cover (refer table below)	Have stabilization measures been installed? (Y/N)	Temporary or Permanent Stabilization (TSP)	Is Ground Cover Sufficient to Restrain Erosion? (Y/N)	Original Inspection Date	Describe Actions Needed **Corrective actions should be performed as soon as possible and before the next storm event**	Date Previous Action(s) Observed as Corrected

GROUND STABILIZATION TIMEFRAMES

Site Area Description	Stabilization	Timeframe Variations
Perimeter dikes, swales and slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes Steeper than 3:1	7 Days	7 days for perimeter dikes, swales, slopes and HWQ zones 14 days for slopes 10 ft or less in length and not steeper than 2:1 10 days for Falls Lake Watershed
Slopes 3:1 to 4:1	14 Days	7 days for perimeter dikes, swales, slopes and HWQ zones 7 days for slopes greater than 50 ft in length 10 days for Falls Lake Watershed
All other areas with slopes flatter than 4:1	14 Days	7 days for perimeter dikes, swales, slopes and HWQ zones 10 days for Falls Lake Watershed

PART 3D: NEW OR REVISED MEASURES: Erosion and sedimentation control measures omitted or installed at a minimum since the last inspection, shall be documented here or by initialing and dating each measure or practice shown on a copy of the approved erosion and sedimentation control plan. Alterations and relocations of measures shall also be documented if they significantly deviate from the approved plan. The removal of measures should also be documented. List dimensions of measures such as Sediment Basins and Dissipator Pads. Add rows as needed. Corrective actions should be included in Part 3A.

Measure ID or Location and Description	Proposed Dimensions (ft.)	Actual Dimensions (ft.)	Significant Deviation* from Plan? (Y/N)	Date measure observed as installed, altered, relocated or removed	Installed (I) Altered (A) Relocated (R) Removed (X)

*Significant deviation means any omission, alteration or relocation of an erosion or sedimentation control measure that prevents it from performing as intended.

PART 4: Signature of Inspector

Financially Responsible Party (FRP) / Permittee			County
INSPECTOR	Name	Employer	
Inspector Type (Mark) X	Address		
FRP/Permittee			
Agent/Designee	Phone Number	Email Address	

By this signature, I certify in accordance with the NCG010000 permit & G.S. 113A-54.1 that this report is accurate and complete to the best of my knowledge.

Financially Responsible Party / Permitted or Agent / Designee	Date & Time of Inspection

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.
BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM
© Bowman North Carolina Ltd.

NC CONSTRUCTION GENERAL PERMIT (NCG01) NOTES

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL SEAL 042142 ENGINEER MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C2.3

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-ESD.dwg

SEDIMENT BASIN REQUIREMENTS:

SEDIMENT BASINS AND TRAPS SHALL MEET THE FOLLOWING REQUIREMENTS:

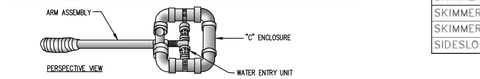
A) OUTLET STRUCTURES SHALL BE UTILIZED THAT WITHDRAW WATER FROM THE SURFACE.

B) FOR BASINS OR TRAPS THAT HAVE A DRAINAGE AREA OF LESS THAN 1.0 ACRE, DRAW-DOWN DESIGNS SPECIFIED IN THE DIVISION OF LAND RESOURCES OR DELEGATED LOCAL PROGRAM REQUIREMENTS ARE ACCEPTABLE.

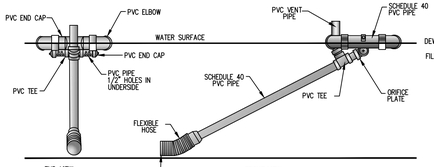
C) CHEMICAL TREATMENT:
   1) ALL TREATMENT CHEMICALS MUST BE STORED IN LEAK-PROOF CONTAINERS THAT ARE KEPT UNDER STORM-RESISTANT COVER OR SURROUNDED BY SECONDARY CONTAINMENT STRUCTURES DESIGNED TO PROTECT ADJACENT SURFACE WATERS.
   2) ALL TREATMENT CHEMICALS MUST BE USED IN ACCORDANCE WITH DOSING SPECIFICATIONS AND APPLICATION RATES PROVIDED BY THE MANUFACTURER, SUPPLIER AND AS SPECIFIED BY THE DIVISION OF WATER QUALITY.
   3) THE PERMITTEE MUST ONLY USE CHEMICALS THAT HAVE BEEN APPROVED BY THE NC DIVISION OF WATER QUALITY AND POSTED ON THEIR "NORTH CAROLINA DIVISION OF WATER QUALITY APPROVED PAMS/FLOCCULANTS LIST" FOUND ON THEIR WEB SITE AT: http://portal.ncdenr.org/web/wq/ws/su.
   4) THE PERMITTEE MUST ROUTE STORMWATER TREATED WITH POLYMERS, FLOCCULANTS, OR OTHER TREATMENT CHEMICALS THROUGH SEDIMENT TRAPPING, FILTERING, AND/OR SETTLING DEVICES(S) TO ENSURE ADEQUATE REMOVAL OF SEDIMENT FLOCCULENT PRIOR TO DISCHARGE TO SURFACE WATERS.

D) DISCHARGE REQUIREMENT – DISCHARGES MUST MEET THE STATUTORY REQUIREMENTS OF THE SEDIMENT POLLUTION CONTROL ACT AND UTILIZE THE PROVISIONS OF SECTION 6.74 OF THE EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL TO ASSURE THAT BUFFERS AND VEGETATED AREAS WILL BE USED TO REDUCE THE POTENTIAL FOR VISIBLE SILTATION OUTSIDE OF THE 25% BUFFER ZONE NEAREST THE LAND-DISTURBING ACTIVITY.

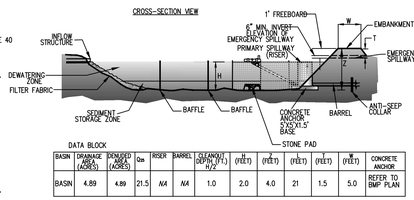
Skimmer Basin #1					
SURFACE AREA REQUIRED	7,001			SF	
SURFACE AREA PROVIDED	7,200			SF	
VOLUME REQUIRED	8,802			CF	
VOLUME PROVIDED	13,024			CF	
STORAGE DEPTH	2.0			FT	
STORAGE ELEVATION	120	x	60	FT	190.00
TOP OF DAM	128	x	68	FT	192.00
EMGY. SPILLWAY LENGTH	21			FT	190.50
BOTTOM OF BASIN	112	x	52	FT	188.00
SKIMMER SIZE	2.5			IN	
SKIMMER ORIFICE DIAMETER	2.1			IN	
SKIMMER ORIFICE RADIUS	1.0			IN	
SIDESLOPES	2:1				



PERSPECTIVE VIEW



END VIEW FRONT VIEW



DATA BLOCK

BASIN	DRAINAGE AREA (ACRES)	DEVELOPED AREA (ACRES)	Qp	RISER	BARREL	CLEANOUT DEPTH (FT.) H/2	H (YELT)	W (YELT)	T (YELT)	Z (YELT)	W (YELT)	CONCRETE ANCHOR
BASIN	4.89	4.89	21.5	N/A	N/A	1.0	2.0	4.0	21	1.5	5.0	REFER TO EMP PLAN

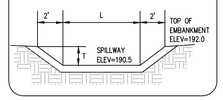
NOTES:
1. REFER TO NCESCPM SECTION 6.60 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING SEDIMENT BASINS.

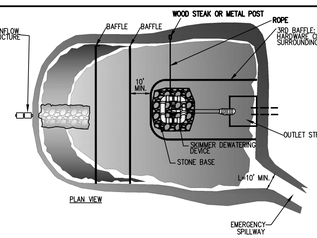
SKIMMER CONTACT INFORMATION

J.W. FAIRCLOTH & SONS, INC.
P.O. BOX 757
HILLSBOROUGH, NC 27278
919-732-1244
919-732-1266 FX

SPILLWAY	L	T
BASIN	21 FT	1.5 FT

SPILLWAY SECTION





STANDARD SKIMMER DETAIL

SKIMMERS SHALL BE FAIRCLOTH SKIMMERS REFER TO DETAILS FOR SKIMMER SIZE REQUIREMENTS

BAFFLE MAINTENANCE

INSPECT BAFFLES AT LEAST ONE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

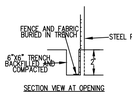
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.



CROSS SECTION



SECTION VIEW AT OPENING

SKIMMER BASIN MAINTENANCE

INSPECT SKIMMER SEDIMENT BASIN AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATED TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. FILL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE PIPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS.

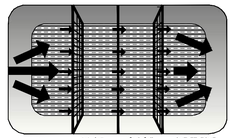
IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

1A SKIMMER BASIN #1
NOT TO SCALE

NOTES:
1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
4. BAFFLE SHALL BE 700 G/M2 COIR EROSION BLANKET.
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL

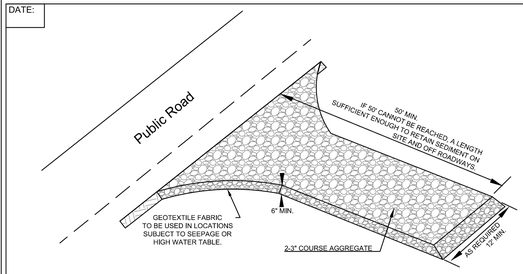


PLAN VIEW

CONSTRUCTION SPECIFICATIONS:

1. CLEAR, GRUB, AND STRIP THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MAT. REMOVE ALL SURFACE SOIL CONTAINING ACCUMULATIONS OF ORGANIC MATTER, AND STOCKPILE OR DISPOSE OF IT PROPERLY. HAUL ALL OBJECTIONABLE MATERIAL TO THE DESIGNATED DISPOSAL AREA. PLACE TEMPORARY SEDIMENT CONTROL MEASURES BELOW BASIN AS NEEDED.
2. ENSURE THAT FILL MATERIAL FOR THE EMBANKMENT IS FREE OF ROOTS, WOODY VEGETATION, ORGANIC MATTER, AND OTHER OBJECTIONABLE MATERIAL. PLACE THE FILL IN LIFTS NOT TO EXCEED 9 INCHES, AND MACHINE COMPACT IT. OVER FILL THE EMBANKMENT 6 INCHES TO ALLOW FOR SETTLEMENT.
3. SHAPE THE BASIN TO THE SPECIFIED DIMENSIONS, PREVENT THE SKIMMER DEVICE FROM SETTLING INTO THE MUD BY EXCAVATING A SHALLOW PIT UNDER THE SKIMMER OR PROVIDING A LOW SUPPORT UNDER THE SKIMMER OF STONE OR TIMBER.
4. PLACE THE BARREL (TYPICALLY 4-INCH SCHEDULE 40 PVC PIPE) ON A FIRM, SMOOTH FOUNDATION OF IMPERVIOUS SOIL. DO NOT USE PERVIOUS MATERIAL SUCH AS SAND, GRAVEL, OR CRUSHED STONE AS BACKFILL AROUND THE PIPE. PLACE THE FILL MATERIAL AROUND THE PIPE SPILLWAY IN 4-INCH LAYERS AND COMPACT IT UNDER AND AROUND THE PIPE TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. CARE MUST BE TAKEN NOT TO RAISE THE PIPE FROM THE FIRM CONTACT WITH ITS FOUNDATION WHEN COMPACTING AROUND THE PIPE HAUNCHES. PLACE A MIN. DEPTH OF 2 FEET OF COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT. IN NO CASE SHOULD THE PIPE CONDUIT BE INSTALLED BY CUTTING A TRENCH THROUGH THE DAM AFTER THE EMBANKMENT IS COMPLETE.
5. ASSEMBLE THE SKIMMER FOLLOWING THE MANUFACTURERS INSTRUCTIONS, OR AS DESIGNED.
6. LAY THE ASSEMBLED SKIMMER ON THE BOTTOM OF THE BASIN WITH THE FLEXIBLE JOINT AT THE INLET OF THE BARREL PIPE. ATTACH THE FLEXIBLE JOIN TO THE BARREL PIPE AND POSITION THE SKIMMER OVER THE EXCAVATED PIT OR SUPPORT. BE SURE TO ATTACH A ROPE TO THE SKIMMER AND ANCHOR IT TO THE SIDE OF THE BASIN. THIS WILL BE USED TO PULL THE SKIMMER TO THE SIDE FOR MAINTENANCE.
7. EARTHEN SPILLWAYS–INSTALL THE SPILLWAY IN UNDISTURBED SOIL TO THE GREATEST EXTENT POSSIBLE. THE ACHIEVEMENT OF PLANNED ELEVATIONS, GRADE, DESIGN WIDTH, AND ENTRANCE AND EXIT CHANNEL SLOPES ARE CRITICAL TO THE SUCCESSFUL OPERATION OF THE SPILLWAY. THE SPILLWAY SHOULD BE LINED WITH A LAMINATED PLASTIC OR IMPERMEABLE GEOTEXTILE FABRIC. THE FABRIC MUST BE WIDE AND LONG ENOUGH TO COVER THE BOTTOM AND SIDES AND EXTEND ONTO THE TOP OF THE DAM FOR ANCHORING IN A TRENCH. THE EDGES MAY BE SECURED WITH 8-INCH STAPLES OR PINS. THE FABRIC MUST BE LONG ENOUGH TO EXTEND DOWN THE SLOPE AND EXIT ONTO STABLE GROUND. THE WIDTH OF THE FABRIC MUST BE ONE PIECE, NOT JOINED OR SPLICED. OTHERWISE WATER CAN GET UNDER THE FABRIC. IF THE LENGTH OF THE FABRIC IS INSUFFICIENT FOR THE ENTIRE LENGTH OF THE SPILLWAY, MULTIPLE SECTIONS, SPANNING THE COMPLETE WIDTH, MAY BE USED. THE UPPER SECTION(S) SHOULD OVERLAP THE LOWER SECTION(S) SO THAT WATER CANNOT FLOW UNDER THE FABRIC. SECURE THE UPPER EDGE AND SIDES OF THE FABRIC WITH A TRENCH WITH STAPLES OR PINS.
8. INLETS– DISCHARGE WATER INTO THE BASIN IN A MANNER TO PREVENT EROSION. USE TEMPORARY SLOPE DRAINS OR DIVERSIONS WITH OUTLET PROTECTION TO DIVER SEDIMENT-LADEN WATER TO THE UPPER END OF THE POOL AREA TO IMPROVE BASIN TRAP EFFICIENCY.
9. EROSION CONTROL–CONSTRUCT THE STRUCTURE SO THAT THE DISTURBED AREA IS MINIMIZED. DIVERT SURFACE WATER AWAY FROM BARE AREAS. COMPLETE THE EMBANKMENT BEFORE THE AREA IS CLEARED. STABILIZE THE EMERGENCY SPILLWAY EMBANKMENT AND ALL OTHER DISTURBED AREAS ABOVE THE CREST OF THE PRINCIPAL SPILLWAY IMMEDIATELY AFTER CONSTRUCTION.
10. INSTALL POROUS BAFFLES AS SPECIFIED IN PRACTICE 6.63, POROUS BAFFLES.
11. AFTER ALL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL THE UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS AND STABILIZE PROPERLY.

DATE: PAGE:



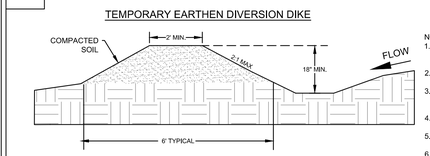
Construction:
1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
3. Provide drainage to carry water to a sediment trap or other suitable outlet.
4. Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.

Maintenance:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone.
3. Sediment on roadways is to be removed immediately by broom and shovel, either by manual or mechanical means, and not to be washed off where it has the potential to enter a stream, drainage way or storm drain system.

DEQ | **TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT** | Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates

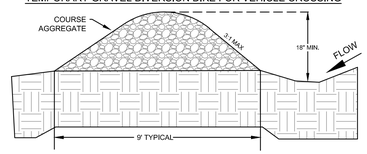
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TEMPORARY EARTHEN DIVERSION DIKE



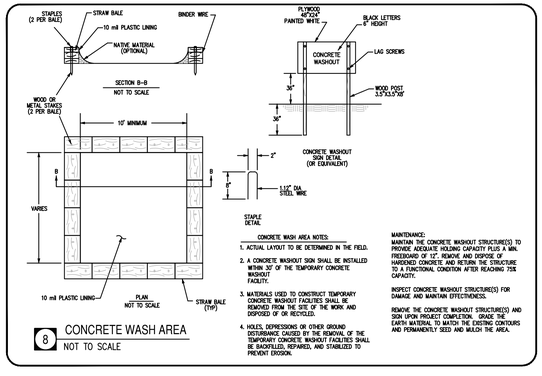
NOTES:
1. Remove and properly dispose of all tree, brush, stumps, and other objectionable material.
2. Temporary diversions are to only be used for drainage areas of 5 acres or less.
3. Ridges will have a 2 feet minimum top width, 2:1 or flatter side slopes and a minimum of 0.3 feet freeboard.
4. Channels will have a parabolic, trapezoidal, or V shape with side slopes of 2:1 or flatter.
5. Any point where vehicles will be crossing should have 3:1 or flatter side slopes.
6. Ensure the top of the dike is not lower at any point than the design elevation plus the specified settlement.
7. Provide sufficient room around diversions to permit machine re-grading and cleanout.
8. Vegetate the ridge immediately after construction unless it will remain in place less than 30 working days.

TEMPORARY GRAVEL DIVERSION DIKE FOR VEHICLE CROSSING



MAINTENANCE:
1. Inspect all measures at least weekly and after every rainfall of 1,0 inch or greater,
2. Make all repairs immediately,
3. Immediately remove any sediment from the flow area and repair the diversion ridge.
4. Check outlets and make timely repairs as needed.

DEQ | **TEMPORARY DIVERSIONS** | Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates



CONCRETE WASH AREA NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

MAINTENANCE:
MAINTAIN THE CONCRETE WASHOUT STRUCTURE(S) TO PROVIDE ADEQUATE HOLDING CAPACITY PLUS A MIN. FREEBOARD OF 12". REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE STRUCTURE TO A FUNCTIONAL CONDITION AFTER REACHING 75% CAPACITY.

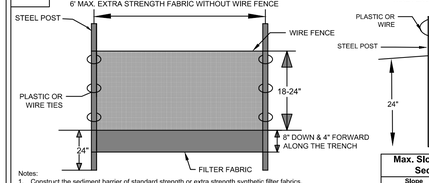
INSPECT CONCRETE WASHOUT STRUCTURE(S) FOR DAMAGE AND MAINTAIN EFFECTIVENESS.

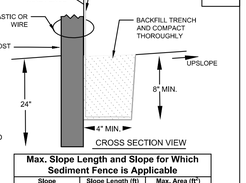
REMOVE THE CONCRETE WASHOUT STRUCTURE(S) AND SIGN UPON PROJECT COMPLETION. GRADE THE EARTH MATERIAL TO MATCH THE EXISTING CONTOURS AND PERMANENTLY SEED AND MULCH THE AREA.

8 CONCRETE WASH AREA
NOT TO SCALE

DATE: PAGE:

8' MAX. STANDARD STRENGTH FABRIC WITH WIRE FENCE
6' MAX. EXTRA STRENGTH FABRIC WITHOUT WIRE FENCE





Notes:
1. Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
2. Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure)
3. Construct the filter fabric from a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with 4 feet minimum overlap to the next post.
4. Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts. Extend the wire mesh support to the bottom of the trench. Fasten the wire reinforcement, then fabric on the upslope side of the fence post. Wire or plastic zip ties should have a minimum 50 pound tensile strength.
5. When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches. Wire mesh should be a minimum 14-gauge with 6 inch mesh spacing.
6. Extra strength filter fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric directly to posts. Wire or plastic zip ties should have a minimum of 50 pound tensile strength.
7. Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
8. Place 12 inches of fabric along the bottom and side of the trench.
9. Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
10. Do not attach filter fabric to existing trees.
11. Do not place across ditches, streams, or any other areas of concentrated flow.

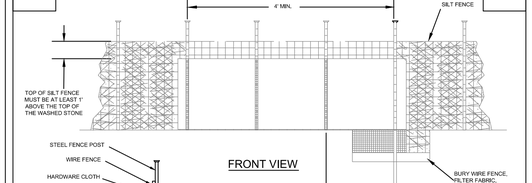
Max. Slope Length and Slope for Which Sediment Fence is Applicable

Slope	Slope Length (ft)	Max. Area (ft²)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

Maintenance:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.
3. Remove sediment deposits as necessary to provide adequate storage volume for the next rain and reduce pressure on the fence. Take care to avoid undermining the fence during cleanouts.
4. Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

DEQ | **SEDIMENT FENCE** | Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates

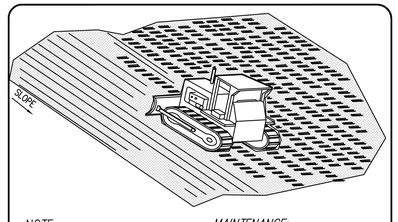
Date: Page:



NOTES:
1. Hardware cloth and gravel should overlay the silt fence at least 12 inches.
2. Stone outlets should be placed on low elevation areas of silt fence and based on field conditions.

MAINTENANCE:
1. Per NCG-01, inspect outlet at lest once a week and after each 1 inch or greater rainfall event. Complete any required repairs immediately. Freshen stone when sediment accumulation exceeds 6 inches. Keep mesh free of debris to provide adequate flow.
2. Remove sediment when half of stone outlet is covered.
3. Replace stone as needed to facilitate de-watering.

NORTH CAROLINA Environmental Quality | EFFECTIVE DATE: 7/1/2007 | **SILT FENCE OUTLET**

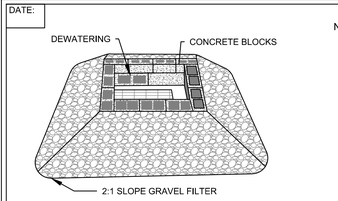


NOTE:
USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

MAINTENANCE:
PERIODICALLY CHECK THE SEEDED SLOPES FOR RILLS AND WASHES. FILL THESE AREAS SLIGHTLY ABOVE THE ORIGINAL GRADE, THEN RESEED AND MULCH AS SOON AS POSSIBLE.

7 SLOPE TRACKING DETAIL
NOT TO SCALE

DATE: PAGE:

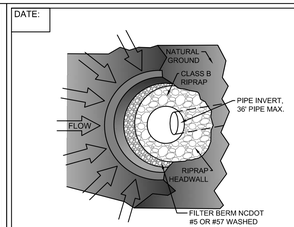


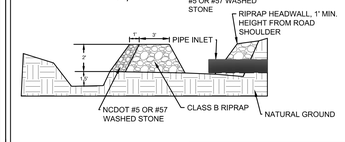
NOTES:
1. Lay one block, on each side of the structure, on its side in the bottom row to allow pool drainage. The foundation should be excavated at least 2 inches below the crest of the storm drain. Place the bottom row of blocks against the edge of the storm drain for lateral support and to avoid washouts when overflow occurs. If needed, give lateral support to subsequent rows by placing 2 inch x 4 inch wood studs through block openings.
2. Carefully fit hardware cloth or comparable wire mesh with 1/2-inch openings over all block openings to hold gravel in place.
3. Use clean gravel 1/2 to 3/4 inch in diameter, placed 2 inches below the top of the block on a 2:1 slope or flatter and smooth it to an even grade. NCDOT #57 washed stone is recommended.

MAINTENANCE:
1. Inspect all measures at least weekly and after every rainfall of 1.0 inch or greater; repair immediately.
2. Remove sediment as necessary to provide adequate storage volume for subsequent rains.
3. When the contributing drainage area has been adequately stabilized, remove all materials and any unstable soil, and either salvage or dispose of it properly. Bring the disturbed area to proper grade, then smooth and compact before stabilizing.

DEQ | **BLOCK AND GRAVEL INLET PROTECTION (TEMPORARY)** | Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates

DATE: PAGE:





NOTES:
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
2. Install the Class B or Class 1 riprap in a semi-circle around the pipe inlet. The stone should be built up higher on each end where it ties into the embankment, The minimum crest width of the riprap should be 3 feet, with a minimum bottom width of 11 feet. The minimum height should be 2 feet, but also 1 foot lower than the embankment of diversions.
3. A 1 foot thick layer of NC DOT #5 or #57 stone should be placed on the outside slope of the riprap.
4. The sediment storage area should be excavated around the outside of the stone horseshoe 18 inches below natural grade.
5. When contributing drainage area has been stabilized, remove the pipe and rock, fill depression, establish final grading elevations, compact the area properly, and stabilize with ground cover.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1,0 inch or greater and repair immediately.
2. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of the trap.
3. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.
4. Check the structure for damage. Any riprap displaced from the stone horseshoe must be replaced immediately.
5. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover.

DEQ | **ROCK PIPE INLET PROTECTION** | Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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NCDEQ STANDARD DETAILS (1 OF 2)

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049146 MATTHEW E. LOWDER

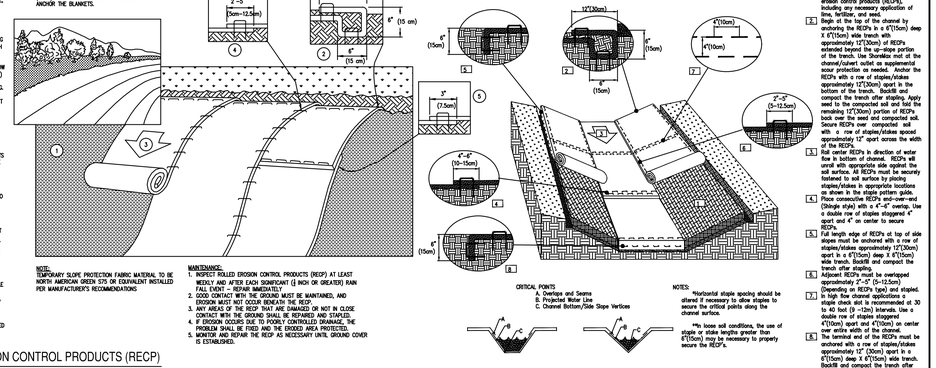
PLAN STATUS	
DATE	DESCRIPTION
SS DESIGN	SS DRAWN / ML CHKD
JOB NO.: 150224-02-001	
DATE: JUNE, 2026	
SHEET	C2.4

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SLOPE PROTECTION – RECP INSTALLATION NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO PREPARED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF THE BLANKET BACK OVER SEED AND SOIL. SECURE BLANKET OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS DOWN ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING A TWO-LANE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-3" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED FOLLOWING MANUFACTURERS SPECIFICATIONS.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



NOTE: TEMPORARY SLOPE PROTECTION FABRIC MATERIAL TO BE NORTH AMERICAN GREEN S75 OR EQUIVALENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

MAINTENANCE:
1. INSPECT ROLLED EROSION CONTROL PRODUCTS (RECP) AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1 INCH OR GREATER) RAIN FALL EVENT – REPAIR IMMEDIATELY.
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE RECP.
3. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

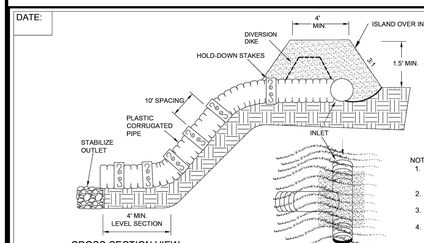
**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

CHANNEL – RECP INSTALLATION NOTES:

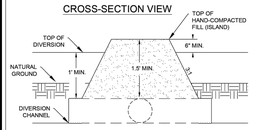
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use Staples/u nail at the channel/outlet outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Full center RECPs in direction of water flow in bottom of channel. RECPs will act with channel flow to dissipate flow velocity. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-4" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 –12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
7. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
8. Slope surfaces must be smooth prior to installation of RECPs. Any irregularities in the slope surface shall be corrected to promote direct contact of the RECPs with the underlying soil surface.

1 ROLLED EROSION CONTROL PRODUCTS (RECP)
NOT TO SCALE

DATE: PAGE:



CROSS-SECTION VIEW



PLAN VIEW
STANDARD T-SECTION

Size of Slope Drain	
Max. Drainage Area per Pipe (Acres)	Pipe Diameter (Inches)
0.50	12
0.75	15
1.00	18
>1.00*	as designed

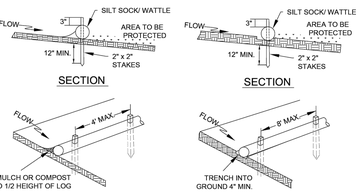
* Inlet design becomes more complex beyond this size.

NOTES:
1. Place slope drains on undisturbed soil or well compacted fill at locations and elevations shown on the plan.
2. Slightly slope the section of pipe under the dike toward its outlet.
3. Hand tamp the soil under and around the entrance section in lifts not to exceed 6 inches.
4. Fill over the drain at the top of the slope to a minimum of 1.5 feet depth, 4 feet top width and 3:1 side slopes.
5. Ensure all slope drain connections are watertight.
6. Compact fill material and securely fasten the exposed section of the drain with grommets or stakes spaced no more than 10 feet apart.
4. Extend the drain beyond the toe of the slope, and adequately protect the outlet from erosion.
5. Make the compacted, settled dike ridge no less than 1 foot above the top of the pipe at every point.
6. Immediately stabilize all disturbed areas following construction.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; repair immediately.

DEQ TEMPORARY SLOPE DRAINS — Effective Date: 9/1/2023

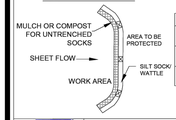
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UNTRENCHED INSTALLATION

ENTRENCHED INSTALLATION*
*THIS APPLICATION MAY NOT BE USED WITH COMPOST SOCKS SMALLER THAN 12".

ISOMETRIC VIEW

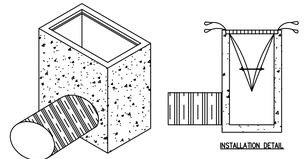


COMPOST SOCK INITIAL FLOW RATES					
Compost Sock Design Length	8 Inch (200 mm)	12 Inch (300 mm)	18 Inch (450 mm)	24 Inch (600 mm)	32 Inch (750 mm)
Maximum Slope Length (<2%)	600 Feet (183 m)	750 Feet (229 m)	1,000 Feet (305 m)	1,300 Feet (396 m)	1,650 Feet (500 m)
Hydraulic Flow Through Rate	7.5 gpm/ft (94 l/m/m)	11.3 gpm/ft (141 l/m/m)	15.0 gpm/ft (188 l/m/m)	22.5 gpm/ft (281 l/m/m)	30.0 gpm/ft (374 l/m/m)

NOTE:
1. Other materials providing equivalent protection against erosive velocities may be substituted for compost use in silt socks or wattles.
2. Fill silt sock/wattle netting uniformly with compost to the desired length such that logs do not deform.
3. Silt sock/Wattle(s) should be installed parallel to and a minimum of 10 feet beyond the toe of a graded slope. Silt Sock/Wattle(s) located below flat areas should be located at the edge of the land disturbance. The ends of the silt sock/wattle(s) should be turned slightly upslope to prevent runoff from going around the end of the silt sock/wattle(s).
4. Oak or other durable hardwood stakes with a 2 inch x 2 inch cross section should be driven vertically plumb, through the center of the silt sock/wattle. Stakes should be placed at a maximum interval of 4 feet or a maximum interval of 8 feet if the silt sock/wattle is placed in a 4 inch trench.
5. In the event staking is not possible (ie. when socks/wattles are used on pavement) heavy concrete blocks shall be used behind the silt sock/wattle to hold it in place during runoff events.

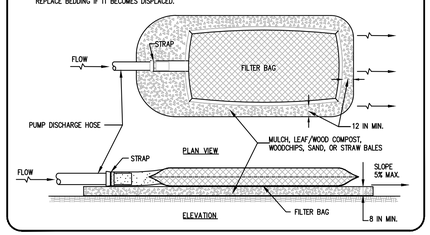
MAINTENANCE
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater.
2. Remove accumulated sediment and any debris as needed to allow for adequate flow.
3. Silt sock/Wattle must be replaced if clogged or torn.
4. If ponding becomes excessive, the silt sock/wattle may need to be replaced with a larger diameter or a different measure.
5. Reinstall if damaged or dislodged.
6. Silt socks/wattles shall be inspected until land disturbance is compete and the area above the measure has been permanently stabilized.

DEQ SILT SOCK / WATTLE FOR PERIMETER AND INLET PROTECTION — Effective Date: 9/1/2023



NOTES:
1. SOME MUNICIPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
2. BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

2 SILT BAG INLET PROTECTION
NOT TO SCALE



11 FILTER BAG
NOT TO SCALE

DATE: PAGE:

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

Seeding Mixture

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

Seeding Dates
Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

Seeding Mixture

Species	Rate (lb/acre)
German millet	40

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

Seeding Dates
Mountains — May 15 - Aug. 15
Piedmont — May 1 - Aug. 15
Coastal Plain — Apr. 15 - Aug. 15

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

Seeding Mixture

Species	Rate (lb/acre)
Rye (grain)	120

Seeding Dates
Mountains — Aug. 15 - Dec. 15
Coastal Plain and Piedmont — Aug. 15 - Dec. 31

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

SEED BED PREPARATION:

LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-½ tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.

FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700 - 1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.

SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading. The finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

DEQ TEMPORARY SEEDING — Effective Date: 9/1/2023

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NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

SEEDING MIXTURE

Species	Rate
Centipede	5 lbs/acre
Indian Woodoats	1.5-2.5 lbs/acre*
Virginia Wild Rye	4-6 lbs/acre

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates
Coastal or Eastern Piedmont for Centipede- Sept. 1 - May 1
Coastal and Piedmont for Indian Woodoats and Virginia Wild Rye- Feb 15 - April 1
Mountains for Indian Woodoats and Virginia Wild Rye- March 1 - May 15

Maintenance:
Significant maintenance may be required to obtain desired cover.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR SUMMER

SEEDING MIXTURE

Species	Rate
Indian Woodoats	1.5-2.5 lbs/acre*
Virginia Wild Rye	4-6 lbs/acre*

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual,

Seeding Dates
Mountains - July 15- Aug 15
Piedmont - Aug 15 - Oct 15

Maintenance:
Indian Woodoats and Virginia Wild Rye are both sun and shade tolerant.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR FALL

SEEDING MIXTURE

Species	Rate
Hard Fescue	15 lbs/acre
Switchgrass	2.5-3.5 lbs/acre*
Indian Grass	5-7 lbs/acre*
Big Bluestem	5-7 lbs/acre*
Indian Woodoats	1.5-2.5 lbs/acre*
Virginia Wild Rye	4-6 lbs/acre*

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates
Mountains - Hard Fescue- Aug 1 - June 1
Mountains- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 15
Piedmont and Coastal- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 1
Coastal- Indian Woodoats and Virginia Wild Rye- Sept 1 - Nov 1

Maintenance:
Hard Fescue is not recommended for slopes > 5%. Prefers shade.

SEED BED PREPARATION:

LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1 to 1 ½ tons/acre on coarse/textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.

FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700-1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.

SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading, the finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. all ridges and depressions shall be removed and filled to provide the approved surface drainage . Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

NOTES:
1. Permanent seeding, sodding or other means of stabilization are required when all construction work is completed according to the NPDES timeframes table.
2. A North Carolina Department of Agriculture soils test (or equal) is highly recommended to be obtained for all areas to be seeded, sprigged, sodded or planted.
3. Use a seeding mix that will produce fast/growing nurse crops and includes non-invasive species that will eventually provide a permanent groundcover. Soil blankets may be used in lieu of nurse crops. Mat, tack or crimp mulch, as needed to stabilize seeded areas until root establishment. Mulch must cover at leaser 80% of the soil surface.
4. Ground cover shall be maintained until permanent vegetation is established and stable against accelerated erosion.

DEQ PERMANENT SEEDING — Effective Date: 9/1/2023

DATE: PAGE:

Mulching Materials and Application Rates			
Material Organic Mulches	Rate Per Acre	Quality	Notes
Straw	1-2 tons	Dry, unchopped, unweathered; avoid weeds.	Should come from wheat or oats; spread by hand or machine; must be tacked down.
Wood Chips	5-6 tons	Air dry	Treat with 12 lbs nitrogen/ton. Apply with multi blower, chip handle, or by hand. Not for use in fine turf.
Wood Fiber	0.5-1 tons		Also referred to as wood cellulose. May be hydroseeded. Do not use in hot, dry weather.
Bark	35 cubic yards	Air dry, shredded or hammer-milled, or chips.	Apply with multi blower, chip handler, or by hand. Do not use asphalt tack.
Corn Stalks	4-6 tons	Cut or shredded in 4-6 inch lengths.	Apply with multi blower or by hand. Not for use in fine turf.
Sericea Lespedeza seed-bearing stems	1-3 tons	Green or dry; should contain mature seed.	
Nets and Mats*			
Jute net	Cover area	Heavy, uniform; woven of single jute yarn.	Withstands waterflow. Best when used with organic mulch.
Fiberglass net	Cover area		Withstands waterflow. Best when used with organic mulch.
Excelsior (wood fiber net)	Cover area		Withstands waterflow.
Fiberglass roving	0.5-1 tons	Continuous fibers of drawn glass bound together with a non-toxic agent.	Apply with a compressed air ejector. Tack with emulsified asphalt at a rate of 25-35 gal/1,000 sq. ft.
Chemical Stabilizers**			
Aquatain Aerospray Curasol AK Pertroset SB Terra Tack Ciset 500 Genapus 7-63-M-145	Follow Manufacturer's specifications		Not beneficial to plant growth

*Refer to Practice No. 6.30, Grass Lined Channels in the NC DEQ ESC Planning and Design Manual
**Use of trade names does not imply endorsement of product.

NOTES:
1. Select material based on site and practice requirements, availability of material, labor and equipment.
2. Before mulching, complete grading, install sediment control practices, and prepare the seedbed. Apply seed before mulching **except** when seed is applied as part of a hydroseeder slurry containing wood fiber mulch or a hydroseeder slurry is applied over straw.

APPLICATION OF ORGANIC MULCH
1. Spread mulch uniformly by hand, or with a mulch blower.
2. When straw is used as mulch material, divide the area to be mulched into sections of approximately 1,000 ft^2, and place 70-90 lb, of straw(1 1/2 to 2 bales) in each section to facilitate uniform distribution.
3. After Spreading, no more than 25% of the ground surface should be visible.
4.In hydroseeding operations a green dye, added to the slurry, assures a uniform application.

ANCHORING ORGANIC MULCH
1. Straw mulch must be anchored immediately after spreading.
2. A tractor-drawn implement designed to punch mulch into the soil or a mulch anchoring tool provides maximum erosion control with straw. A regular farm disk, weighted and set nearly straight, may substitute, but will not do a job comparable to the mulch anchoring tool. The disk should not be sharp enough to cut the straw. These methods are limited to slopes no steeper than 3:1, where equipment can operate safely.
3. Application of liquid mulch binders and tackifiers should be heaviest at the edges of areas and at crests of ridges and banks, to resist winds. Binder should be applied uniformly to the rest of the area. Binders may be applied after mulch is spread, or may be sprayed into the mulch as it is being blown onto the soil. Applying straw and binder together is the most effective method.
4.Emulsified asphalt should be applied at 0.10 gallons per square yard (10 gal/1,000 ft^2). Heavier applications cause straw to "perch" over rills. Use Rapid setting (RS or CRS) designated asphalt in traffic areas to prevent uncured asphalt from being picked up on shoes and causing damage to rugs, clothes, etc.
5. Synthetic binders may be used as recommended by the manufacturer.
6. Cellulose fiber binders, plain or with added fertilizer, may be applied over the mulch according to the manufacturer's recommendations.
7. For small areas where other methods cannot be used, peg and twine anchoring can be used. Drive 8-10 inch wooden pegs to within 3 inches of the soil surface, every 4 feet in all directions. Stakes can be driven before or after straw is spread. Secure mulch by stretching twine between pegs in a criss-cross/within-square pattern. Turn twine two or more times around each peg.
8. Rye Grain may be used to anchor mulch in fall plantings, and German Millet in spring. Broadcast at 15 lb/acre before applying mulch.

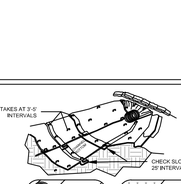
CHEMICAL MULCHES
1.May be effective for soil-stabilization if used between May 1 and June 15, or Sept. 15 and Oct. 15, provided that they are used on slopes **no steeper** than 4:1, and that proper seedbed preparation has been accomplished, including surface roughening where required.
2.Chemical mulches cannot be used to bind other mulches, or with wood fiber in a hydroseeded slurry at any time**.** Follow the manufacturer's recommendations for application.

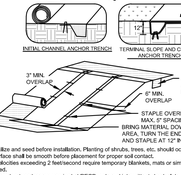
FIBERGLASS ROVING
1.Spread roving uniformly over the area at a rate of 0.25 to 0.35 lb/yd^2. Anchor with asphalt immediately after application, at a rate of 0.25-0.35 gal/yd^2.
2.As a channel lining, and at other sites of concentrated flow, the roving mat must be further anchored to prevent undermining.
3.It may be secured with stakes placed at intervals no greater than 10 feet along the drainageway, and randomly throughout its width, at a density of not more than 10 feet apart.
4.As an option to staking, the roving can be buried to a depth of 5 inches at the upgrade end and at intervals of 50 feet along the length of the channel.

NETS AND MATS
1. Nests alone generally provide little moisture conservation benefits and only limited erosion protection. Therefore, typically use in conjunction with an organic mulch such as straw.
2.Except when wood fiber slurry is used, netting should always be installed **over** the mulch. Wood fiber may be sprayed on top of an installed net.
3. Mats, including "excelsior" (wood fiber) blankets, are considered protective mulches and may be used alone.
4.Place the matting in firm contact with the soil, and staple securely.

DEQ MULCHING — Effective Date: 9/1/2023

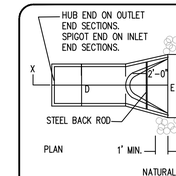
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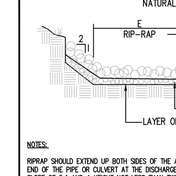




NOTES:
1. Lime, fertilize and seed before installation**.** Planting of shrubs, trees, etc. should occur after installation.
2. Slope surface shall be smooth before placement for proper soil contact.
3. Design velocities exceeding 2 feet/second require temporary blankets, mats or similar liners to protect seed and soil until vegetation becomes established.
4. Terminal anchor trenches are required at RECP ends and intermittent check slots must be constructed across channels at 25 foot intervals.
5. Terminal anchor trenches should be a minimum of 12 inches in depth and 6 inches in width**.** Intermittent check slots should be 6 inches deep and 6 inches wide**.**
6. For installation on a slope, place RECP 2-3 feet over the top of the slope and into an excavated end trench measuring approximately 12 inches deep by 6 inches wide**.** Pin the RECP at 1 foot intervals along the bottom of the trench, backfill and compact**.** Unroll the RECP down the slope maintaining direct contact between the soil and RECP**.** Secure using staples or pins in a 3 foot center-to-center pattern**.**
7. 11 gauge, at least 6 inch by 1 inch staples or 12 inch minimum length wooden stakes are recommended for anchoring**.**
8. Grass-lined channels with design velocities exceeding 6 feet/second should include turf reinforcement mats
9. Check slots to be constructed per manufacturers specifications**.**
10. Staking or stapling layout per manufacturers specification**.**
11. If there is a berm at the top of slope, anchor up-slope of the berm**.**
12. Do not stretch blankets/matting tight, allow the rolls to conform to any irregularities**.**
13. For slopes less than 3H:1V, rolls may be placed in horizontal strips**.**

DEQ ROLLED EROSION CONTROL PRODUCTS — Effective Date: 9/1/2023





MAINTENANCE:
1. Inspect Rolled Erosion Control Products at least weekly and after each rainfall of 1.0 inch or greater; repair immediately**.**
2. Good contact with the ground must be maintained, and erosion must not occur beneath the RECP**.**
3. Any areas of the RECP that are damaged or not in close contact with the ground shall be repaired and stapled**.**
4. If erosion occurs due to poorly controlled drainage, the problem shall be fixed and the eroded area protected**.**
5. Monitor and repair the RECP as necessary until ground cover is established**.**

DEQ ROLLED EROSION CONTROL PRODUCTS — Effective Date: 9/1/2023

NOTES:

RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.

THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE RIP-RAP TO BE PLACED OR RIP-RAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.

MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.

THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL.

ALL SUBGRADE STRUCTURE TO BE COMPACTED TO 95% OR GREATER.

THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.

NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

CONSTRUCTION SPECIFICATIONS:

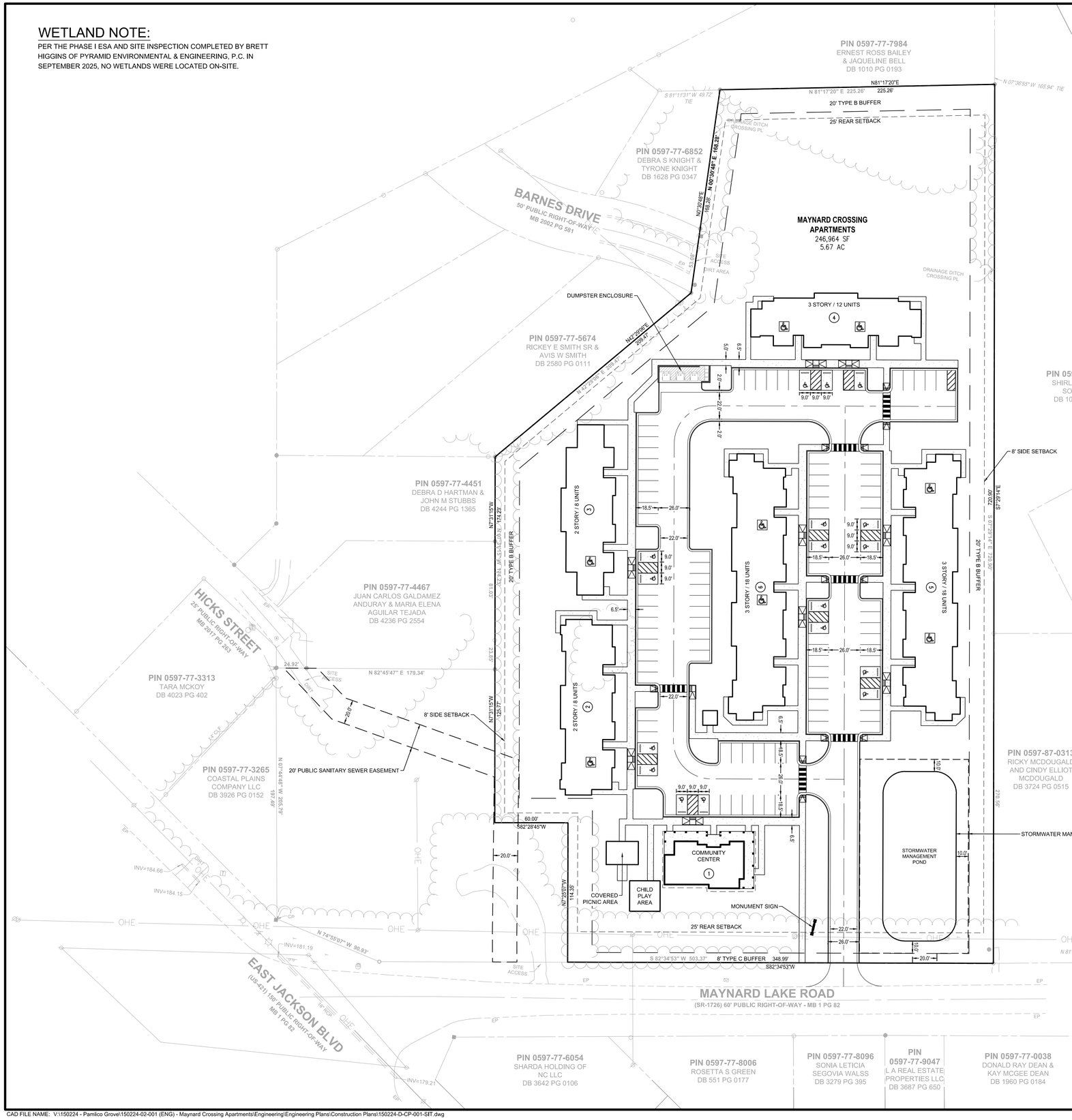
SUBGRADE PREPARATION–PREPARE THE SUBGRADE FOR RIPRAP AND FILTER TO THE REQUIRED LINES AND GRADES SHOWN ON THE PLANS. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY APPROXIMATING THAT OF THE SURROUNDING UNDISTURBED MATERIAL OR OVERFILL DEPRESSIONS WITH RIPRAP. REMOVE BRUSH, TREES, STUMPS, AND OTHER OBJECTIONABLE MATERIAL. CUT THE SUBGRADE SUFFICIENTLY DEEP THAT THE FINISHED GRADE OF THE RIPRAP WILL BE AT THE ELEVATION OF THE SURROUNDING AREA. CHANNELS SHOULD BE EXCAVATED SUFFICIENTLY TO ALLOW PLACEMENT OF THE RIPRAP IN A MANNER SUCH THAT THE FINISHED INSIDE DIMENSIONS AND GRADE OF THE RIPRAP MEET DESIGN SPECIFICATIONS.

SYNTHETIC FILTER FABRIC–PLACE THE CLOTH FILTER DIRECTLY ON THE PREPARED FOUNDATION. OVERLAP THE EDGES BY AT LEAST 12 INCHES, AND SPACE ANCHOR PINS EVERY 3 FT ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE CLOTH A MINIMUM OF 12 INCHES BELOW GROUND AND WHERE NECESSARY, BURY THE LOWER END OF THE CLOTH OR OVER LAP WITH THE NEXT SECTION AS REQUIRED. SEE FIGURE 6.14.A PAGE 6.14.6. TAKE CARE NOT TO DAMAGE THE CLOTH WHEN PLACING RIPRAP. IF DAMAGE OCCURS REMOVE THE RIPRAP, AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FILTER MATERIAL

WITH A MINIMUM OVERLAP

WETLAND NOTE:

PER THE PHASE I ESA AND SITE INSPECTION COMPLETED BY BRETT HIGGINS OF PYRAMID ENVIRONMENTAL & ENGINEERING, P.C. IN SEPTEMBER 2025, NO WETLANDS WERE LOCATED ON-SITE.



SITE LEGEND

- PROPERTY BOUNDARY
- LOT BUILDING SETBACK
- LANDSCAPE BUFFER
- SIDEWALK

GENERAL NOTES:

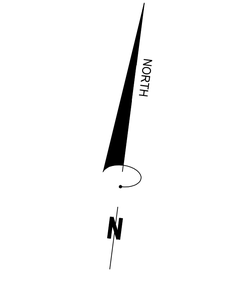
PARCEL IDENTIFICATION NUMBER: 0597-77-7438

JURISDICTION: HARNETT COUNTY, NC

1. ZONING
   1.1. RESIDENTIAL (R-6)
2. REQUIRED SETBACKS
   2.1. FRONT – 25'
   2.2. SIDE – 8'
   2.3. REAR – 25'
3. REQUIRED LANDSCAPE BUFFERS
   3.1. FRONT – 8' TYPE C BUFFER
   3.2. SIDE – 20' TYPE B BUFFER
   3.3. REAR – 20' TYPE B BUFFER
4. PROPOSED 64 UNITS
   4.1. 2 – 18 UNIT APARTMENT BUILDINGS
   4.2. 1 – 12 UNIT APARTMENT BUILDING
   4.3. 2 – 8 UNIT APARTMENT BUILDINGS
5. PARKING ZONING REQUIREMENTS
   5.1. STALL DIMENSIONS – 8' X 20'
6. REQUIRED PARKING CALCULATIONS
   6.1. (64 APARTMENT UNITS) X (1.75 SPACES/UNIT) = 112 REQUIRED SPACES
   6.2. PARKING PROVIDED = 112 SPACES TOTAL
   6.2.1. 95 PARKING SPACES PROVIDED
   6.2.2. 17 HANDICAPPED PARKING SPACES PROVIDED

GENERAL NOTES:

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY **THE TOWN OF ERWIN** AND THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION** BEFORE INSTALLATION.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
7. EXISTING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A SURVEY PREPARED BY BOWMAN NORTH CAROLINA LTD.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION** "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE **TOWN OF ERWIN** CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION** STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
12. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY **HARNETT REGIONAL WATER** FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.



40 20 0 40 80
GRAPHIC SCALE
1" = 40'

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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SITE PLAN

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LICENSE NO. F-1445 BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 34425 ENGINEER MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

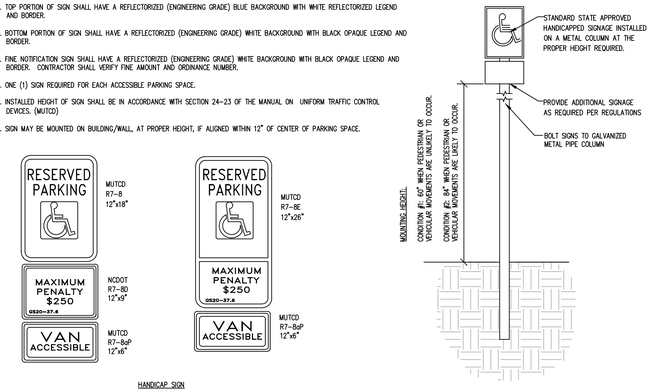
DATE: JUNE, 2026

SHEET C3.0

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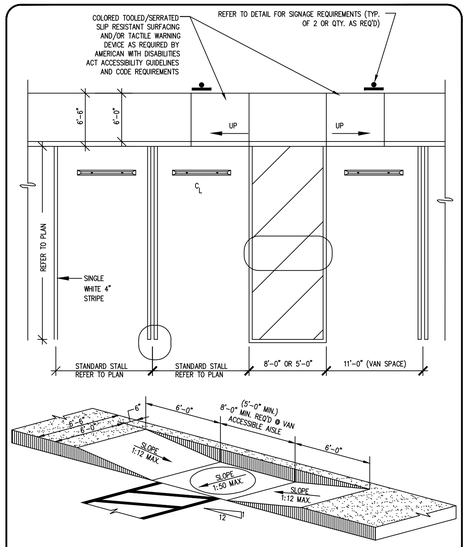
ACCESSIBLE PARKING SIGNAGE NOTES:

1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



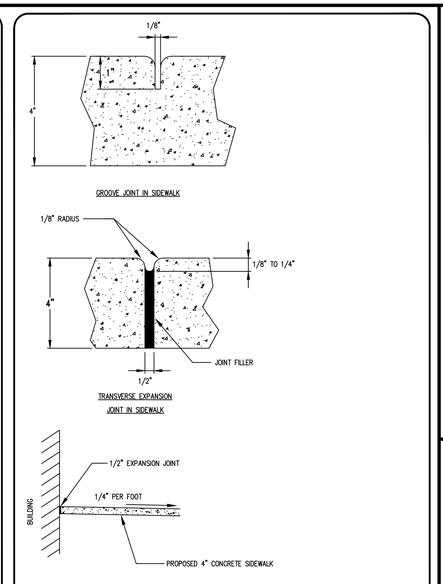
HANDICAP SIGN

2 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



ENLARGED STRIPING LAYOUT

3 HANDICAP PARKING DETAIL
NOT TO SCALE

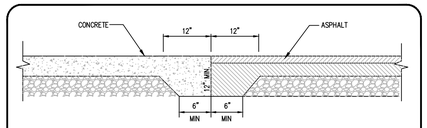


DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK

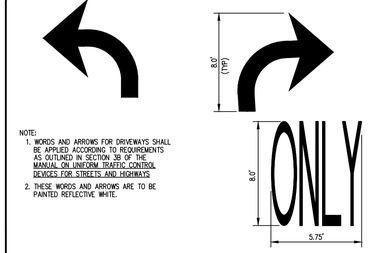
GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SCALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.

4 CONCRETE SIDEWALK
NOT TO SCALE

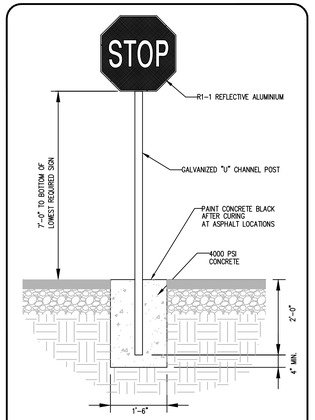


12 ASPHALT/CONCRETE TRANSITION JOINT
NOT TO SCALE

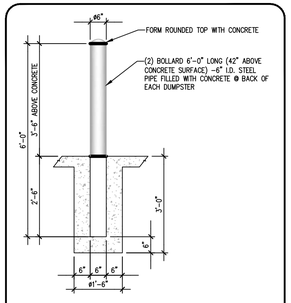


NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

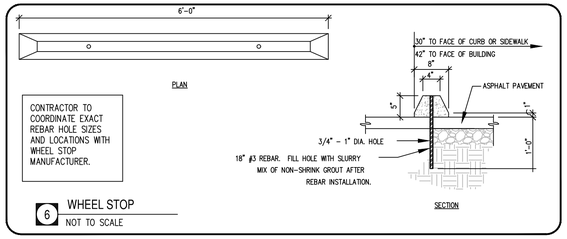
10 PAVEMENT MARKINGS
NOT TO SCALE



8 STOP SIGN DETAIL
NOT TO SCALE

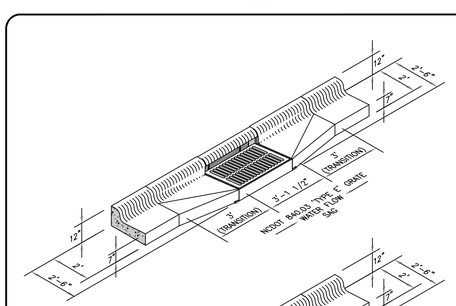


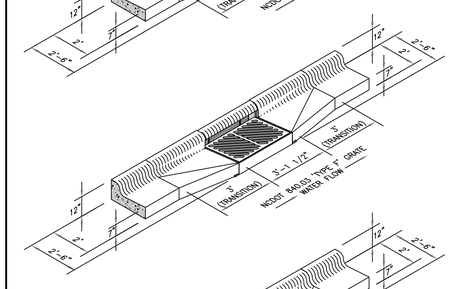
7 TYPICAL BOLLARD DETAIL
NOT TO SCALE

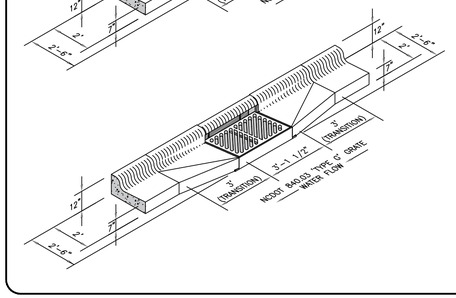


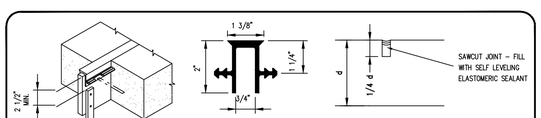
CONTRACTOR TO COORDINATE EXACT REBAR HOLE SIZES AND LOCATIONS WITH WHEEL STOP MANUFACTURER.

6 WHEEL STOP
NOT TO SCALE









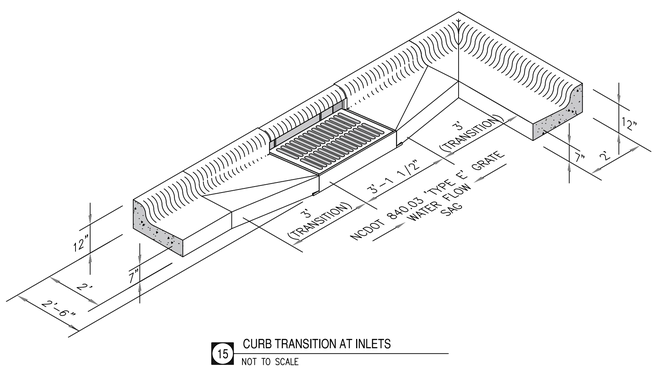
GREENSTREAK PAVING CAP SEAL PROFILE #610 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTE: SEE SPECIFICATIONS FOR SPACING REQUIREMENTS

TYPICAL EXPANSION JOINT

TYPICAL CONTROL JOINT

5 CONCRETE JOINTS
NOT TO SCALE



15 CURB TRANSITION AT INLETS
NOT TO SCALE

Bowman
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BOWMAN NORTH CAROLINA LTD.
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CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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SITE DETAILS (1 OF 2)

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24424 STEVEN E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C3.1

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SIT-DET.dwg

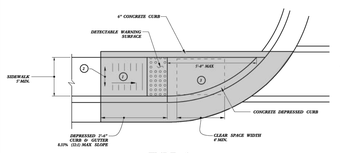
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

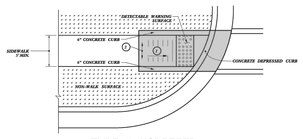
ROADWAY STANDARD DRAWING FOR **CURB RAMP** DIRECTIONAL RAMP

SHEET 6 OF 13

848.06



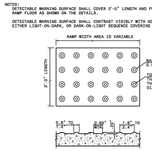
TYPE 1



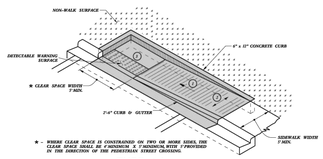
TYPE 1 MODIFIED

2 8.33% (12:1) MAX RAMP SLOPE
3 CROSS SLOPE: 2.00%
4 MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



TYPE 1A

★ - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

PAY LIMITS FOR 1 CURB RAMP

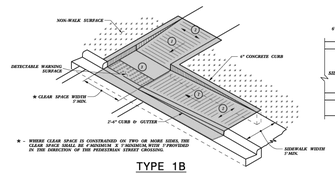
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

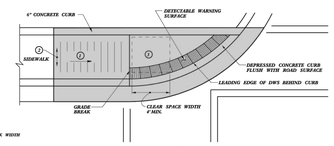
ROADWAY STANDARD DRAWING FOR **CURB RAMP** DIRECTIONAL RAMP

SHEET 7 OF 13

848.06



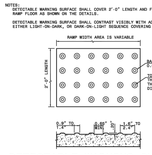
TYPE 1B



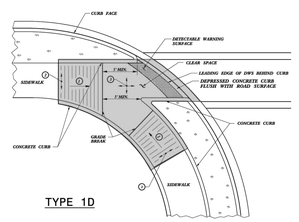
TYPE 1C

2 8.33% (12:1) MAX RAMP SLOPE
3 CROSS SLOPE: 2.00%
4 MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



TYPE 1D

PAY LIMITS FOR 1 CURB RAMP

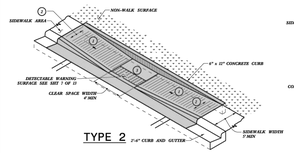
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

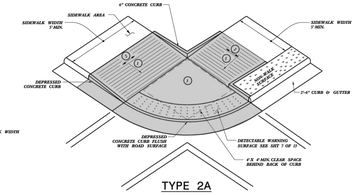
ROADWAY STANDARD DRAWING FOR **CURB RAMP** PARALLEL RAMP

SHEET 8 OF 13

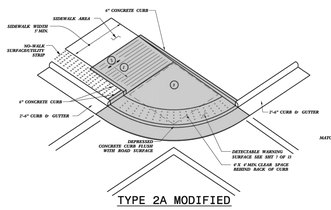
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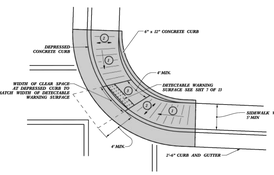
TYPE 2



TYPE 2A



TYPE 2A MODIFIED



TYPE 2B

2 8.33% (12:1) MAX RAMP SLOPE
3 CROSS SLOPE: 2.00%
4 MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

PAY LIMITS FOR 1 CURB RAMP

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

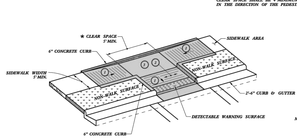
1-24

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PARALLEL RAMP

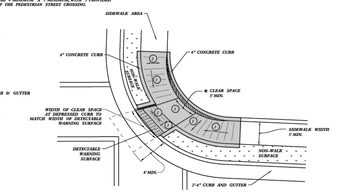
SHEET 9 OF 13

848.06

★ - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

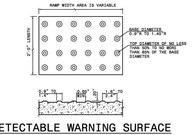


TYPE 3



TYPE 3 MODIFIED
INSTALLATION IN A RADIUS

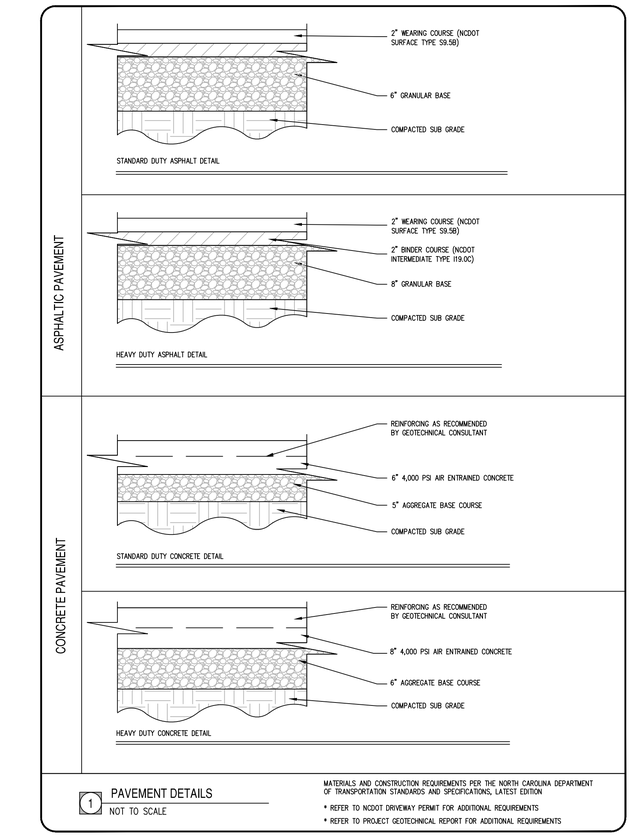
NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE

2 8.33% (12:1) MAX RAMP SLOPE
3 CROSS SLOPE: 2.00%
4 MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

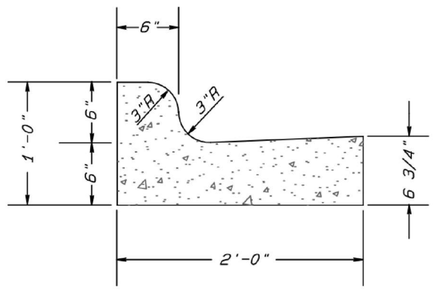
PAY LIMITS FOR 1 CURB RAMP



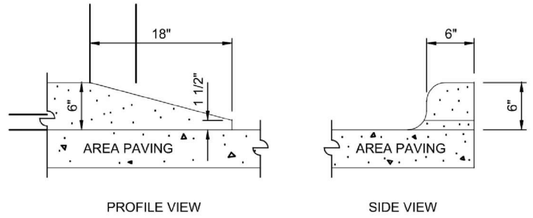
1 PAVEMENT DETAILS
NOT TO SCALE

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION

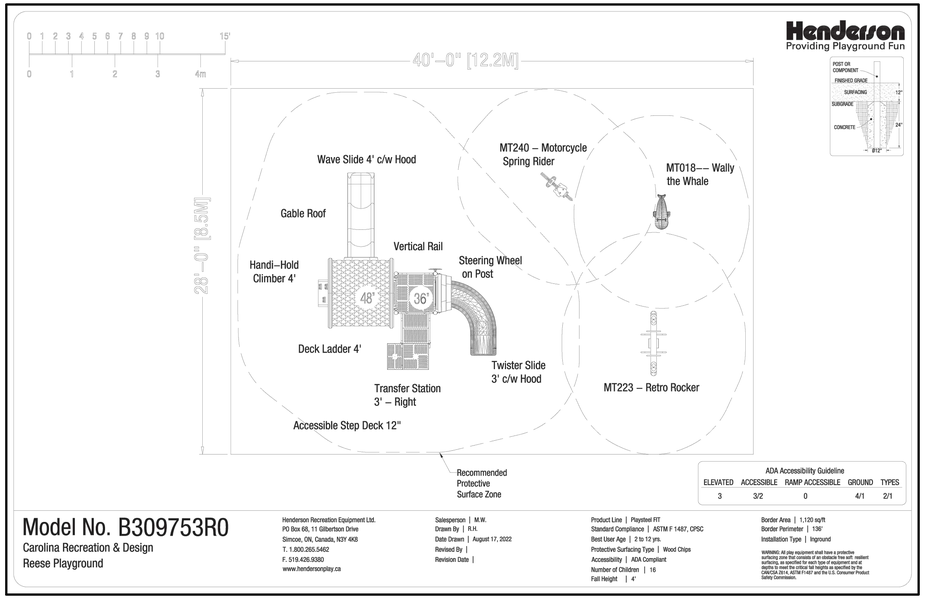
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS
* REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS



2'-0" CONCRETE CURB AND GUTTER



24" CONCRETE CURB & GUTTER TERMINAL



Model No. B309753R0

Carolina Recreation & Design
Reese Playground

Henderson Recreation Equipment Ltd.
PO Box 68, 11 Gilbertson Drive
Simcoe, ON, Canada, N3Y 4K8
T.: 1.800.265.5462
F. 519.426.9380
www.hendersonplay.ca

Salesperson | M.W.
Drawn By | R.H.
Date Drawn | August 17, 2022
Revised By |
Revision Date |

Product Line | Playsteel FIT
Standard Compliance | ASTM F 1487, CPSC
Best User Age | 2 to 12 yrs.
Protective Surfacing Type | Wood Chips
Accessibility | ADA Compliant
Number of Children | 16
Fall Height | 4'

Border Area | 1,120 sq/ft
Border Perimeter | 136'
Installation Type | Inground

WARNING: All play equipment shall have a protective surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the ASTM F 1487-07 and the U.S. Consumer Product Safety Commission.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

SITE DETAILS (2 OF 2)

MAYNARD CROSSING APARTMENTS

MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL SEAL 24439 ENGINEER MATTHEW E. LOMBARD

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C3.2

ADA LEGEND

ADA ACCESSIBLE ROUTE

PIN 0597-77-7984
ERNEST ROSS BAILEY
& JAQUELINE BELL
DB 1010 PG 0193

PIN 0597-77-6852
DEBRA S KNIGHT &
TYRONE KNIGHT
DB 1628 PG 0347

PIN 0597-77-5674
RICKEY E SMITH SR &
AVIS W SMITH
DB 2580 PG 0111

PIN 0597-77-4451
DEBRA D HARTMAN &
JOHN M STUBBS
DB 4244 PG 1365

PIN 0597-77-4467
JUAN CARLOS GALDAMEZ
ANDURAY & MARIA ELENA
AGUILAR TEJADA
DB 4236 PG 2554

PIN 0597-77-3313
TARA MCKOY
DB 4023 PG 402

PIN 0597-77-3265
COASTAL PLAINS
COMPANY LLC
DB 3926 PG 0152

PIN 0597-77-9798
SHIRLEY MCKAY
SOLOMON
DB 1061 PG 267

PIN 0597-87-0313
RICKY MCDOUGALD
AND CINDY ELLIOT
MCDOUGALD
DB 3724 PG 0515

PIN 0597-77-6054
SHARDA HOLDING OF
NC LLC
DB 3642 PG 0106

PIN 0597-77-8006
ROSETTA S GREEN
DB 551 PG 0177

PIN 0597-77-8096
SONIA LETICIA
SEGOVIA WALSS
DB 3279 PG 395

PIN
0597-77-9047
L A REAL ESTATE
PROPERTIES LLC
DB 3687 PG 650

PIN 0597-77-0038
DONALD RAY DEAN &
KAY MCGEE DEAN
DB 1960 PG 0184

PIN 0597-77-1059
JAMES ARTHUR
WILLIAMS & TERESA
HORTON BLANCHE
DB 986 PG 779

BARNES DRIVE
50' PUBLIC RIGHT-OF-WAY
MB 2002 PG 581

HICKS STREET
25' PUBLIC RIGHT-OF-WAY
MB 2017 PG 283

EAST JACKSON BLVD
(US-421) 150' PUBLIC RIGHT-OF-WAY
MB 1 PG 82

MAYNARD LAKE ROAD
(SR-1726) 60' PUBLIC RIGHT-OF-WAY - MB 1 PG 82

MAYNARD CROSSING APARTMENTS
246,964 SF
5.67 AC

3 STORY / 12 UNITS
2 STORY / 8 UNITS
2 STORY / 8 UNITS
3 STORY / 18 UNITS
3 STORY / 18 UNITS

NCDOT TYPE 1 MODIFIED
NCDOT TYPE 1A
NCDOT TYPE 2
Gazebo
COVERED PICNIC AREA
COMMUNITY CENTER
CHILD PLAY AREA
SITE ACCESS
DIRT AREA
DRAINAGE DITCH CROSSING PL

N81°17'20"E 225.26'
N 81°17'20" E 225.26'
S 81°11'31" W 49.72' TIE
N 07°36'55" W 165.94' TIE
N 07°30'46" E 168.28'
N07°30'46"E 169.28'
N72°29'08"E 209.47'
N 84°25'05" W 209.47'
S7°29'14"E 720.89'
S 07°29'14" E 720.90'
N7°31'15"W 174.28'
N7°31'15"W 126.77'
N7°25'07"W 114.35'
S82°28'45"W 60.00'
S82°34'53"W 348.99'
S 82°34'53" W 503.37'
N 82°45'47" E 179.34'
24.92'
N 74°55'07" W 90.93'
N 81°51'05" E 148.38' TIE
N 07°44'49" W 205.57'
INV=184.66
INV=184.15
INV=181.19
INV=179.21

NORTH

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

Bowman

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BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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ADA PLAN

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LICENSE NO. F-1445 BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24424 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

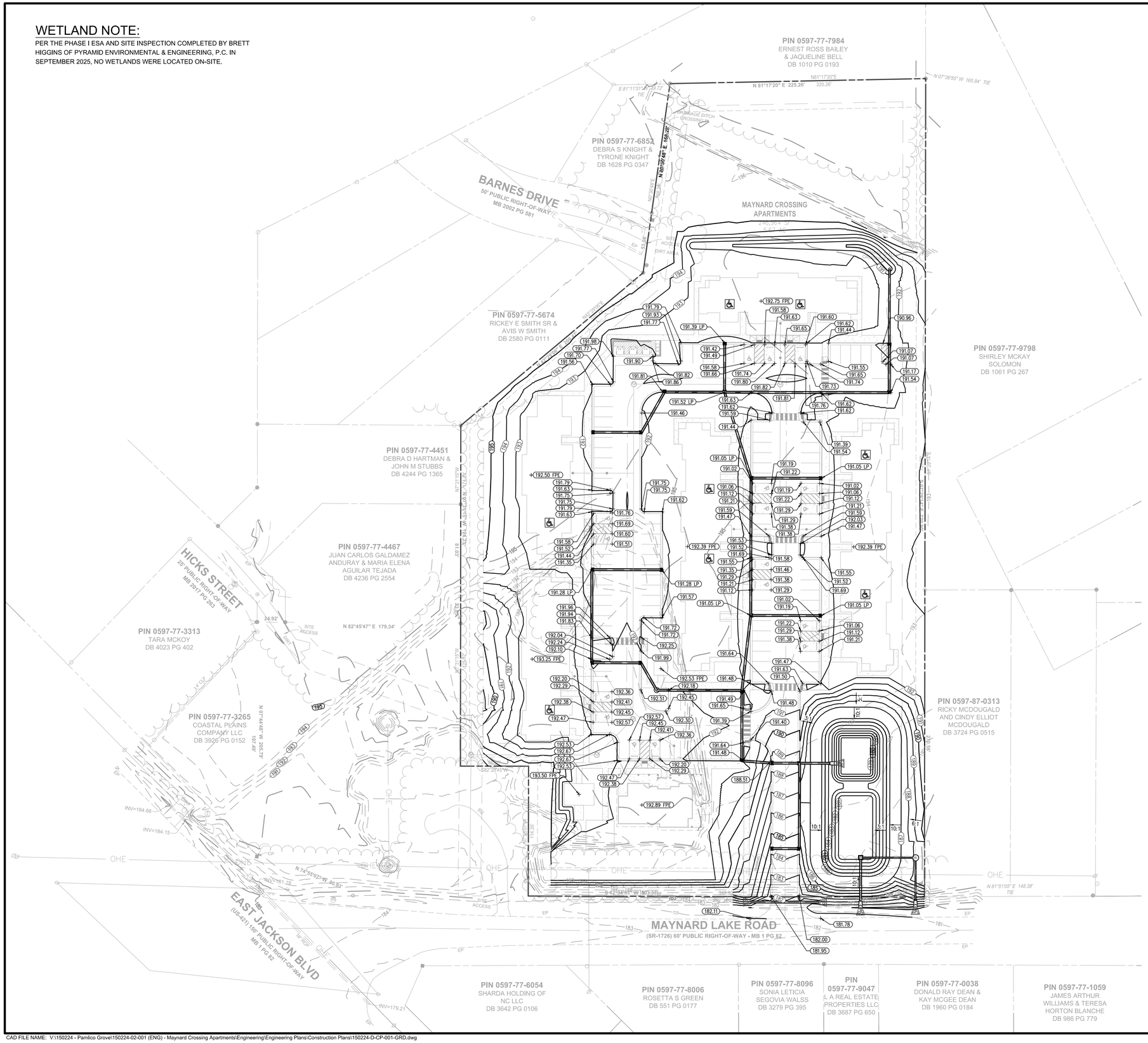
DATE: JUNE, 2026

SHEET C3.3

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-ADA.dwg

WETLAND NOTE:

PER THE PHASE I ESA AND SITE INSPECTION COMPLETED BY BRETT HIGGINS OF PYRAMID ENVIRONMENTAL & ENGINEERING, P.C. IN SEPTEMBER 2025, NO WETLANDS WERE LOCATED ON-SITE.



GRADING NOTES

1. REFER TO THE SITE PLAN FOR RELATED NOTES.
2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
8. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
10. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS SUBJECT TO A FINE.
11. GRADING WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
12. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
13. ALL GRADED SLOPES ARE TO BE SEEDED OR LANDSCAPED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED WITHIN 30 DAYS.
14. EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
15. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
18. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
19. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIREABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
20. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
21. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
24. ALL UNSURFACED AREAS DISTRURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
25. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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GRADING PLAN

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
SEAL 24425
ERIC M. LOWDER
11/14/25

PLAN STATUS	
DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

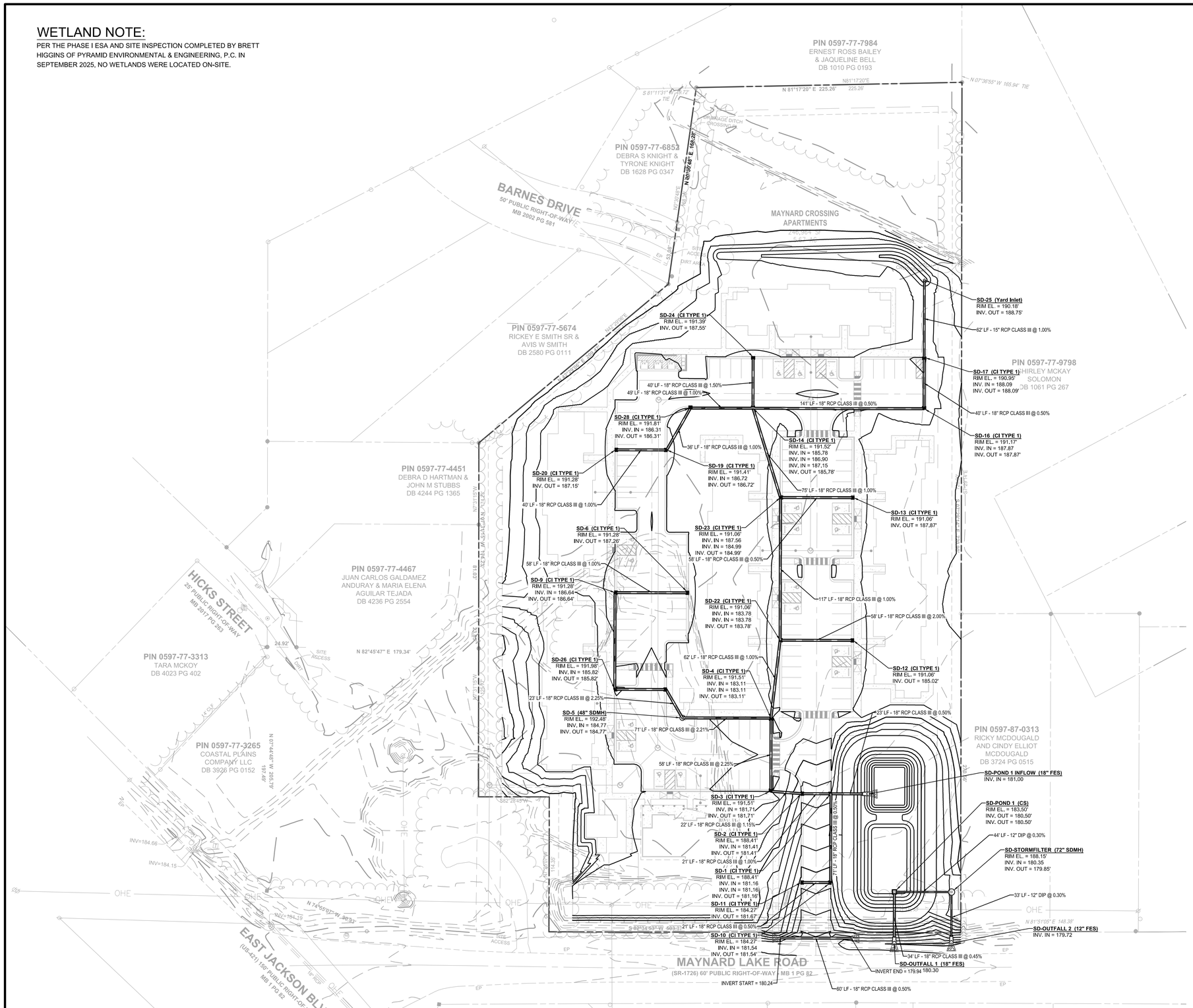
DATE: JUNE, 2026

SHEET C4.0

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-GRD.dwg

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DRAINAGE NOTES

1. A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
3. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   - 3.A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
   - 3.B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   - 3.C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   - 3.D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   - 3.E. RESTABALIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
   - 3.F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
4. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION** STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:

840.02 – CONCRETE CATCH BASIN	840.03 – FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.14 – CONCRETE DROP INLET	840.04 – CONCRETE OPEN THROAT CATCH BASIN
840.14 – CONCRETE DROP INLET	840.16 – DROP INLET FRAME AND GRATES
840.31 – CONCRETE JUNCTION BOX	840.36 – TRAFFIC BEARING GRATED DROP INLET
840.52 – PRECAST MANHOLE	840.45 – PRECAST DRAINAGE STRUCTURE
838.80 – PRECAST CONCRETE ENDWALL	

5. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
6. STORM PIPE SHALL BE AS FOLLOW UNLESS OTHERWISE NOTED:

   TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

   TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) – AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATERTIGHT.
7. ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
8. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

NOTE TO CONTRACTOR:

THE **NCDEQ** STORMWATER MANAGEMENT PERMIT REQUIRES THE DESIGN PROFESSIONAL TO PERIODICALLY OBSERVE THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM AND TO PREPARE A DESIGNER'S CONSTRUCTION CERTIFICATION FOR SUBMITTAL TO **NCDEQ** PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN CONSULTANT FOR THE CONSTRUCTION OBSERVATION AND PREPARATION OF THE CONSTRUCTION CERTIFICATION BY CONTACTING:

MATT LOWDER, PE – BOWMAN NORTH CAROLINA, LTD.
919-553-6570
MLOWDER@BOWMAN.COM

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
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PHONE: (704) 412-7474
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DRAINAGE PLAN

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LICENSE NO. F-1445 BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 34425 MATTHEW E. LOWDER

PLAN STATUS	
DATE	DESCRIPTION

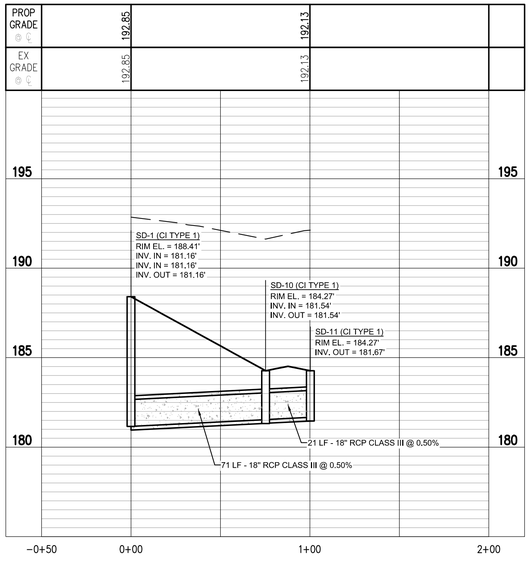
SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

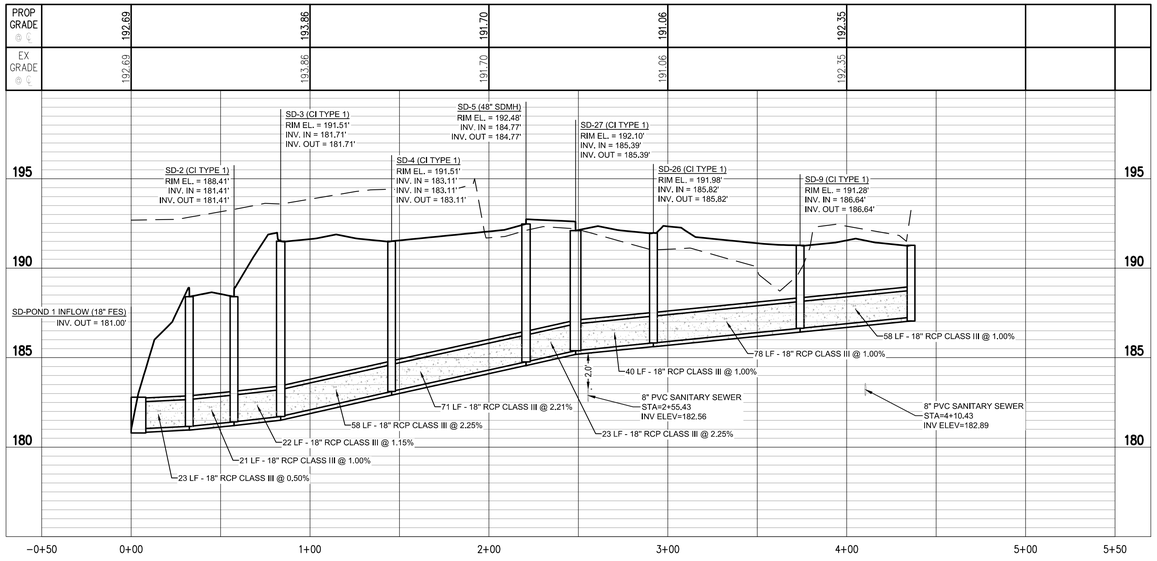
DATE: JUNE, 2026

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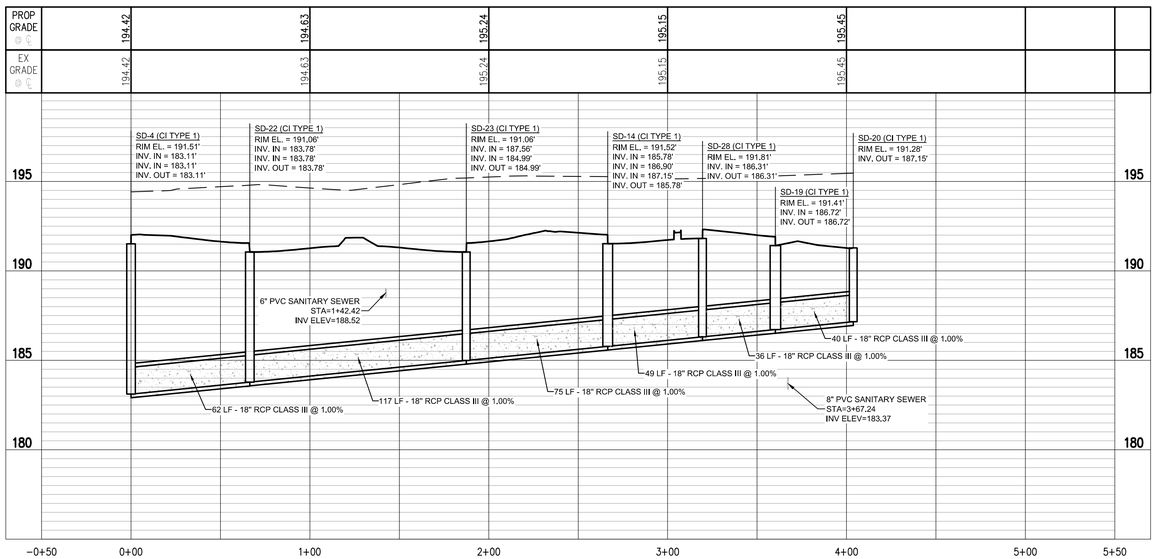
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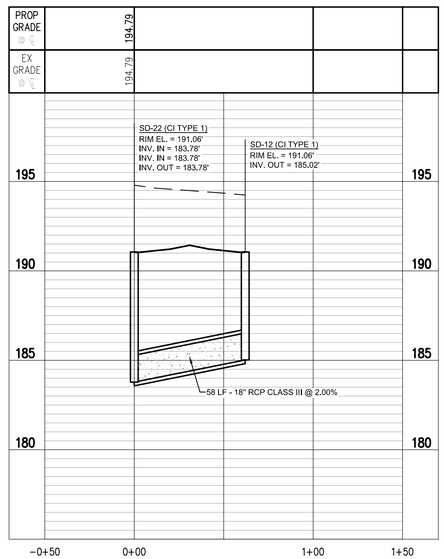
SD11 – POND PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SD8 – POND PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SD20 – SD1 PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SD22 – SD12 PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
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DRAINAGE PROFILES (1 OF 2)

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34484 MATTHEW E. LUDWIG
MATTHEW E. LUDWIG

PLAN STATUS

DATE	DESCRIPTION

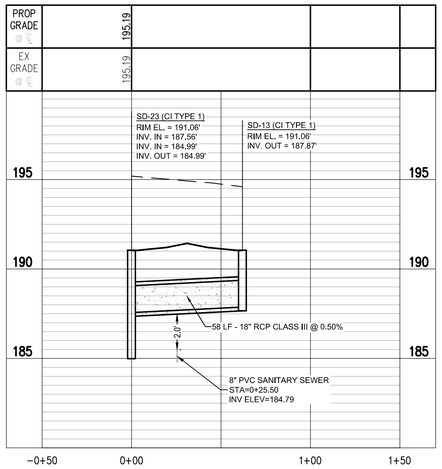
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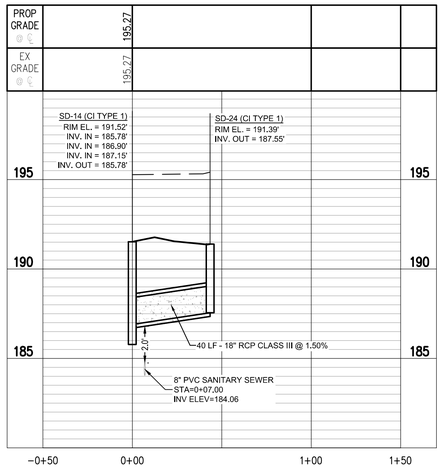
DATE: JUNE, 2026

SHEET C4.2

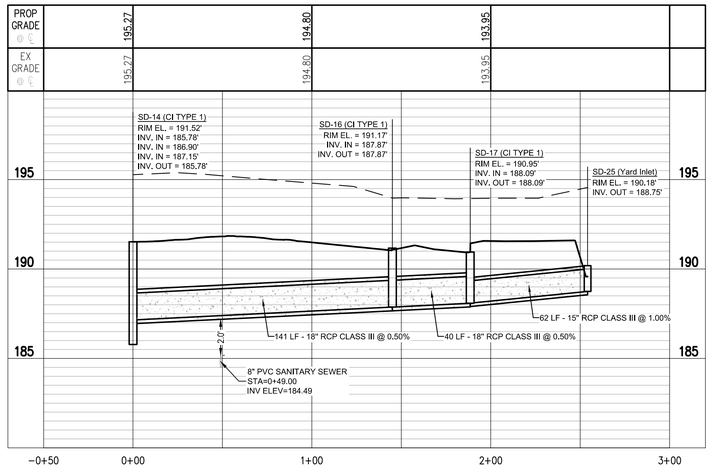
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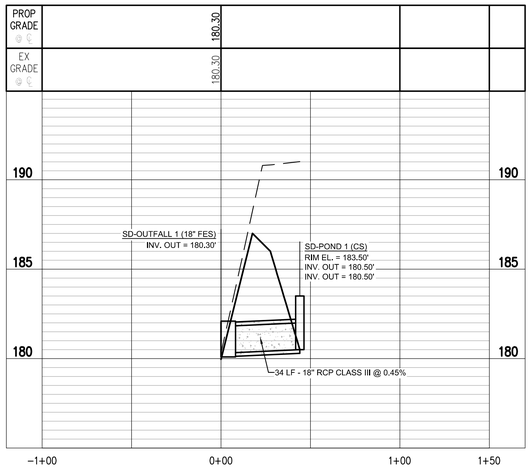
SD21 – SD18 PROFILE VIEW
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VERTICAL SCALE: 1"=4'



SD24 – SD14 PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SD17 – SD15 PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



POND OUTFALL PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
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CHARLOTTE, NC 28216
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DRAINAGE PROFILES (2 OF 2)

MAYNARD CROSSING APARTMENTS

MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA
BOWMAN NORTH CAROLINA LTD.
LICENSE NO. F-1445

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL 049146
ENGINEER
MATTHEW T. LOWDER

PLAN STATUS

DATE	DESCRIPTION

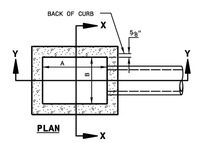
SS DESIGN	SS DRAWN	ML CHKD

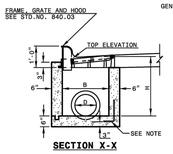
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DATE: JUNE, 2026

SHEET C4.3

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SDP.dwg





GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION : MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

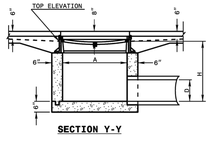
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

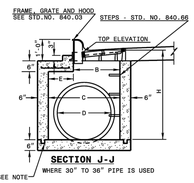
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

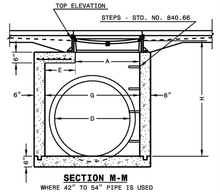
CONSTRUCT WITH PIPE CROWNS MATCHING.

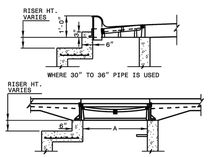
CHAMFER ALL EXPOSED CORNERS 1".

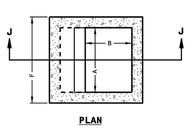
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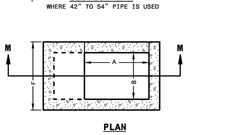










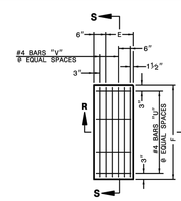


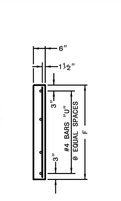
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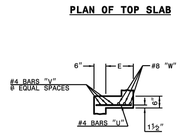
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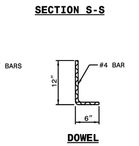
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

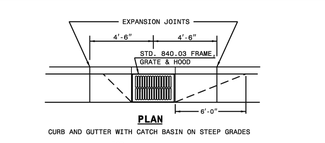
SHEET 1 OF 2
840.02

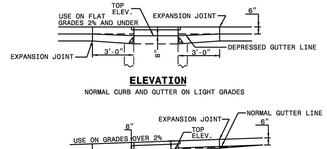


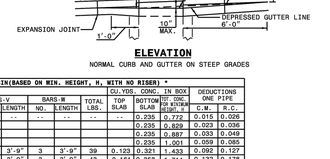












MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION		BARS-U		BARS-V		BARS-W		TOTAL LBS.	CU.YDS. CONC. IN BOX		DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT			NO.	LENGTH	NO.	LENGTH	NO.	LENGTH		TOP SLAB	BOTTOM SLAB	CONC. IN WALLS (MIN. HEIGHT)	C.Y.	R.C.
D	A	B	C	G	H	E	F	---	---	---	---	---	---	---	---	---	---	---	---
12"	3'-0"	2'-2"	--	--	2'-9"	--	--	--	--	--	--	--	--	--	0.235	0.722	0.015	0.026
15"	3'-0"	2'-2"			3'-0"										0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"										0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"										0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-3"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.146	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

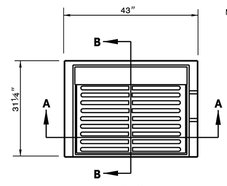
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

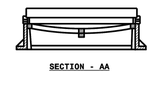
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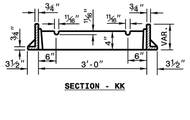
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ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

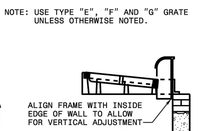
SHEET 2 OF 2
840.02



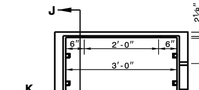


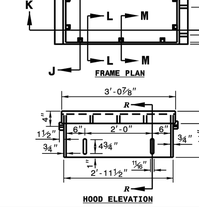


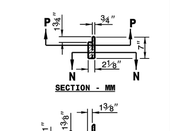
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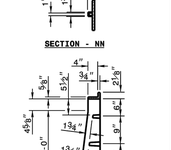


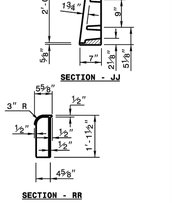












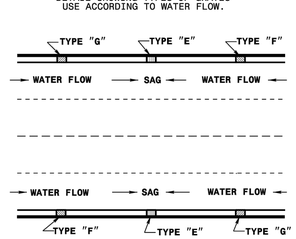
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

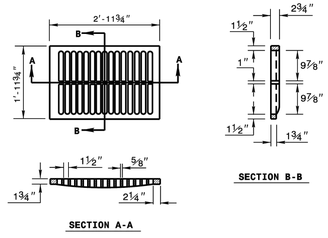
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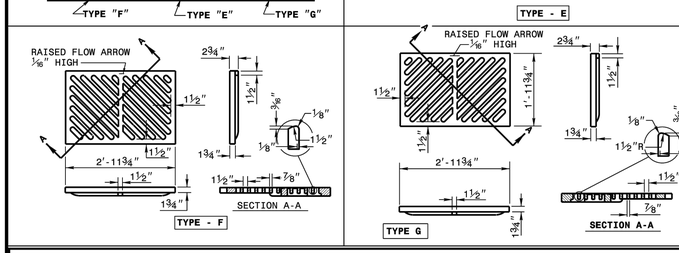
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03

DETAIL SHOWING TYPES OF GRATES USE ACCORDING TO WATER FLOW.





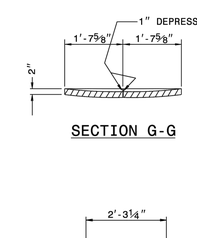


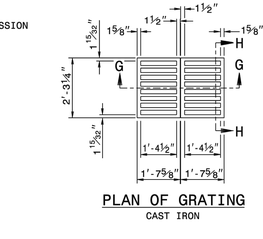
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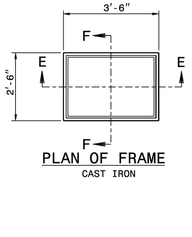
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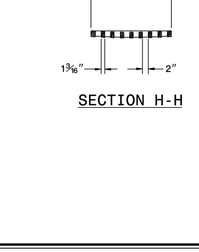
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

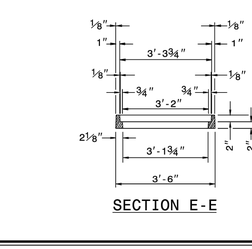
SHEET 2 OF 2
840.03

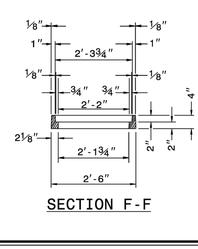










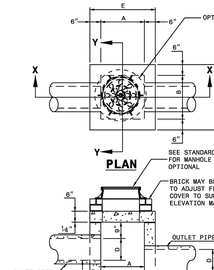


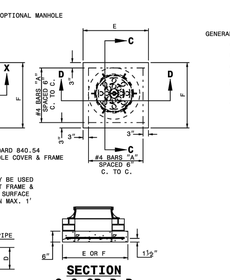
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

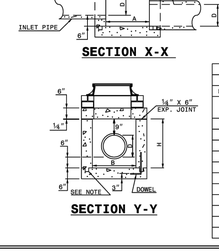
1-23

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16







GENERAL NOTES:

CHAMFER ALL EXPOSED CORNERS 1".

USE CLASS "B" CONCRETE THROUGHOUT.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

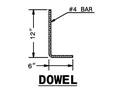
USE FORMS TO CONSTRUCT THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD NO. 840.00.

PROVIDE ALL JUNCTION BOXES OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.

ADJUST THE STEEL, CONCRETE AND BRICK MASONRY QUANTITIES TO INCLUDE THE ADDITION OF THE MANHOLE (I.E. DIAGONAL BARS SHORTENED AROUND OPENING IN TOP SLAB, ADDITIONAL VARIABLE HEIGHT BRICK MASONRY, OPENING IN TOP SLAB.)

MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.



DIMENSIONS AND QUANTITIES FOR CONCRETE JUNCTION BOXES

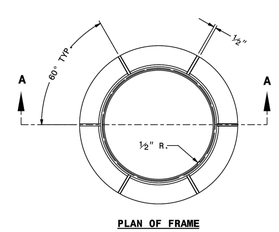
DIMENSIONS OF BOX AND PIPE				REINFORCEMENT BARS "A"		TOP SLAB DIMENSIONS		CUBIC YARDS IN BOX			TOTAL QUANTITIES BOX AND SLABS		DEDUCTIONS FOR ONE PIPE CU.YDS.	
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL Ft. OF Wt.	LBS. REINF	CU. YDS. CONC. "H"	C.S.	R.C.
D	A	B	H	---	---	---	---	---	---	---	---	---	---	---
12"	2'-0"	2'-0"	2'-3"	12	2'-9"	3'-0"	3'-0"	0.167	0.167	0.185	22	0.750	0.015	0.024
15"	2'-3"	2'-3"	2'-6"	12	3'-0"	3'-3"	3'-3"	0.196	0.196	0.204	24	0.902	0.023	0.036
18"	2'-6"	2'-6"	2'-9"	14	3'-3"	3'-6"	3'-6"	0.227	0.227	0.222	30	1.065	0.033	0.049
24"	3'-0"	3'-0"	3'-3"	16	3'-9"	4'-0"	4'-0"	0.296	0.296	0.259	40	1.434	0.059	0.085
30"	3'-6"	3'-6"	3'-9"	18	4'-3"	4'-6"	4'-6"	0.375	0.375	0.296	51	1.860	0.092	0.127
36"	4'-0"	4'-0"	4'-3"	20	4'-9"	5'-0"	5'-0"	0.463	0.463	0.333	64	2.341	0.132	0.178
42"	4'-6"	4'-6"	4'-9"	22	5'-3"	5'-6"	5'-6"	0.560	0.560	0.370	77	2.878	0.180	0.243
48"	5'-4"	5'-4"	5'-3"	26	6'-3"	6'-4"	6'-4"	0.743	0.743	0.407	111	3.623	0.235	0.317
54"	5'-10"	5'-10"	5'-9"	28	6'-7"	6'-10"	6'-10"	0.865	0.865	0.444	126	4.283	0.297	0.401
60"	6'-6"	6'-6"	6'-3"	30	7'-3"	7'-6"	7'-6"	1.042	1.042	0.481	145	5.090	0.367	0.495
66"	7'-1"	7'-1"	6'-9"	32	7'-10"	8'-1"	8'-1"	1.210	1.210	0.518	169	5.917	0.444	0.589

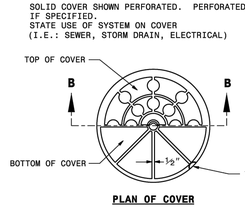
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE JUNCTION BOX
(WITH OPTIONAL MANHOLE)
12" THRU 66" PIPE

SHEET 1 OF 1
840.31





SOLID COVER SHOWN PERFORATED. PERFORATED AVAILABLE IF SPECIFIED.
STATE USE OF SYSTEM ON COVER
(I.E.: SEWER, STORM DRAIN, ELECTRICAL)

MINIMUM WEIGHTS - LBS.
FRAME - 180
COVER - 120
TOTAL - 300

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
MANHOLE FRAME AND COVER

SHEET 1 OF 1
840.54

NYLOPLAST 8" DRAIN BASIN: 2808AG _ _ X

GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4"-24").

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DRAWN BY	NMH	MATERIAL	
DATE	6-25-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-25-18		
DWG SIZE	A	SCALE 1:12	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-272 REV F

0899CGCF

APPROX. WEIGHT WITH FRAME = 8.52 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	NMH	MATERIAL	DUCTILE IRON
DATE	6-22-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-22-18		
DWG SIZE	A	SCALE 1:4	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
8 IN SOLID COVER ASSEMBLY - TYPE B

DWG NO. 7001-110-538 REV A

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM
BOWMAN North Carolina Ltd.

© Bowman North Carolina Ltd.

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445

BOWMAN NORTH CAROLINA LTD.

DRAINAGE DETAILS (1 OF 2)
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

LICENSE NO. F-1445
SEAL 24424 ENGINEER
NORTH CAROLINA

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

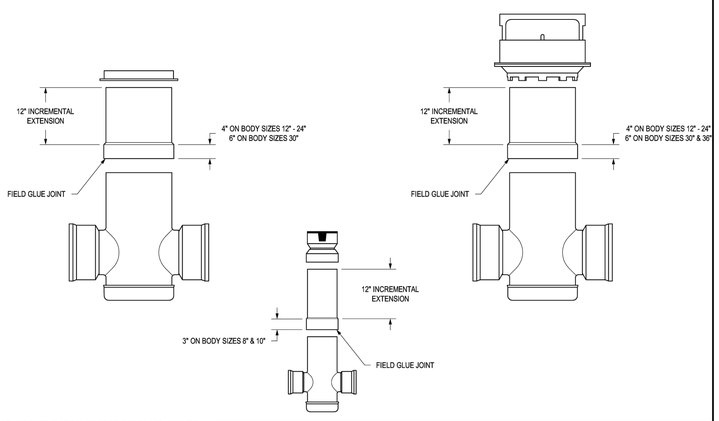
JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C4.4

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SWD.dwg

NYLOPLAST RISER EXTENSION: 29 _ _ AG



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

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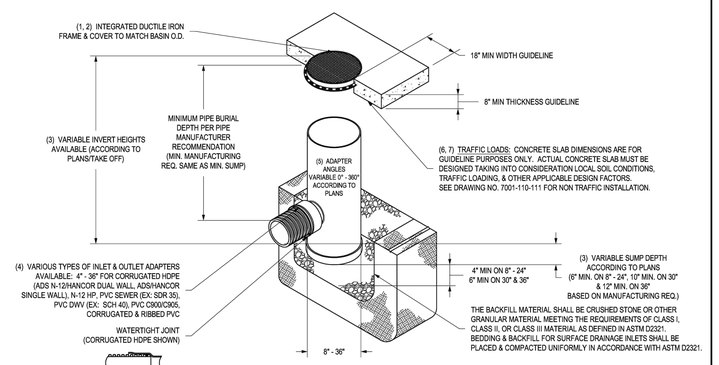
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DATE	9-18-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	3-22-18		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

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BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN RISER EXTENSION

DWG NO. 7001-110-065 REV E

NYLOPLAST DRAIN BASIN WITH SOLID COVER



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DATE	09-14-07		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

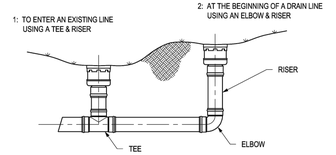
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-298 REV E

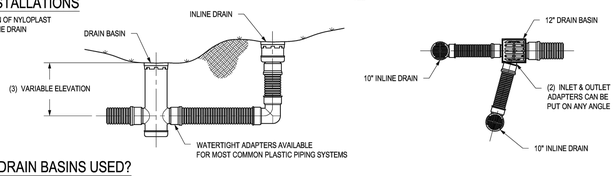
WHEN ARE INLINE DRAINS USED?

2708AG _ _ X
2710AG _ _ X
2712AG _ _ X
2715AG _ _ X
2718AG _ _ X
2724AG _ _ X
2730AG _ _ X



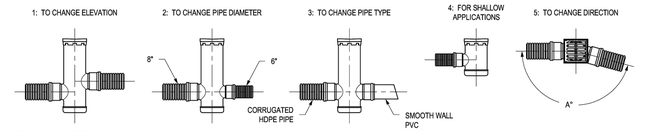
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG _ _ X
2810AG _ _ X
2812AG _ _ X
2815AG _ _ X
2818AG _ _ X
2824AG _ _ X
2830AG _ _ X
2836AG _ _ X



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

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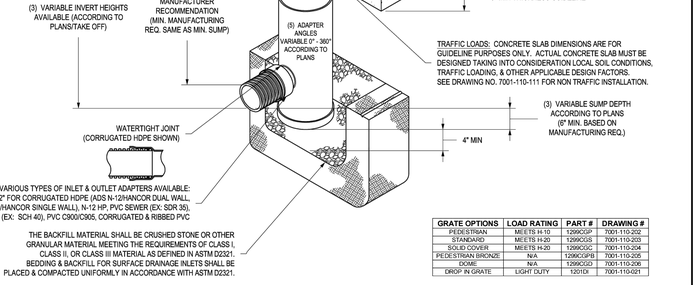
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DATE	8-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

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BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS

DWG NO. 7001-110-042 REV E

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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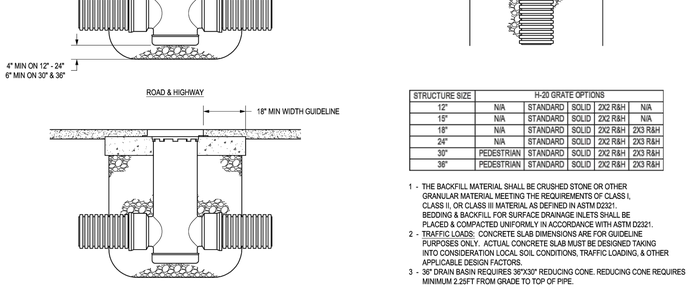
DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

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BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

ASPHALT INSTALLATION



STRUCTURE SIZE	H-20 GRATE OPTIONS				
12"	N/A	STANDARD	SOLID	2X2 R&H	N/A
15"	N/A	STANDARD	SOLID	2X2 R&H	N/A
18"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
24"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
30"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H
36"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.
3 - 36" DRAIN BASINS REQUIRES 36"X30" REDUCING CONE. REDUCING CONE REQUIRES MINIMUM 2.25FT FROM GRADE TO TOP OF PIPE.

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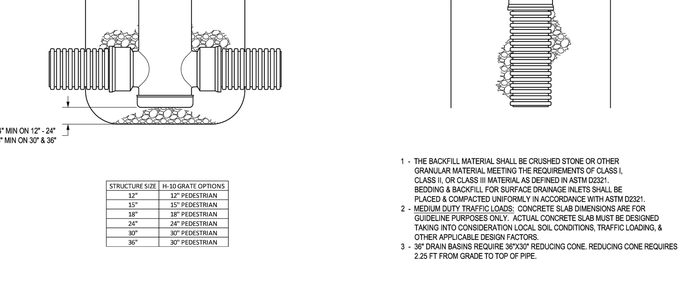
DRAWN BY	EBC	MATERIAL	
DATE	4-4-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL.

DWG NO. 7001-110-188 REV F

ASPHALT INSTALLATION



STRUCTURE SIZE	H-10 GRATE OPTIONS
12"	12" PEDESTRIAN
15"	15" PEDESTRIAN
18"	18" PEDESTRIAN
24"	24" PEDESTRIAN
30"	30" PEDESTRIAN
36"	30" PEDESTRIAN

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - MEDIUM DUTY TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.
3 - 36" DRAIN BASINS REQUIRE 36"X30" REDUCING CONE. REDUCING CONE REQUIRES 2.25 FT FROM GRADE TO TOP OF PIPE.

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DRAWN BY	EBC	MATERIAL	
DATE	03-14-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-20-20		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN (H-10 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

DWG NO. 7001-110-392 REV E

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
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DRAINAGE DETAILS (2 OF 2)
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA ENGINEERING CORPORATION LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24428 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

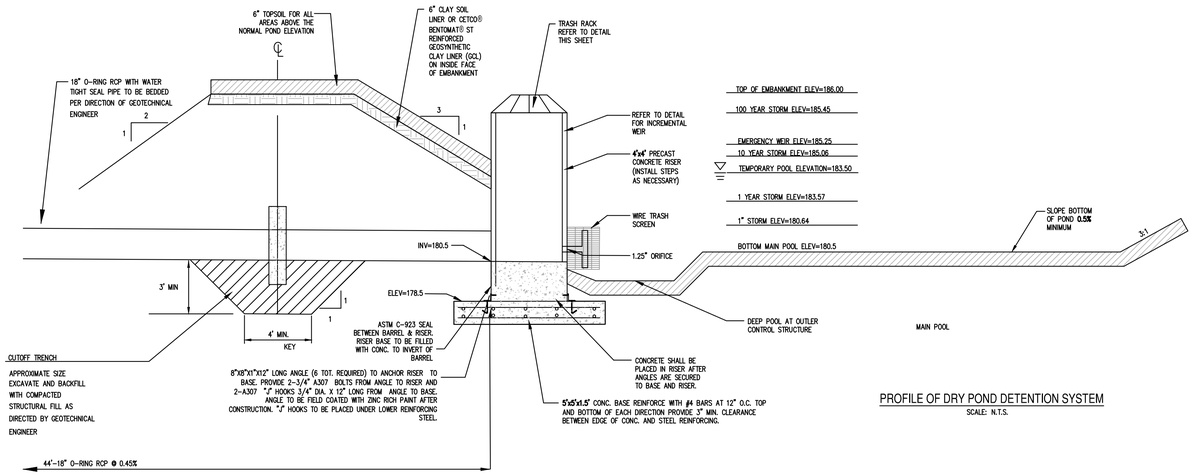
SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

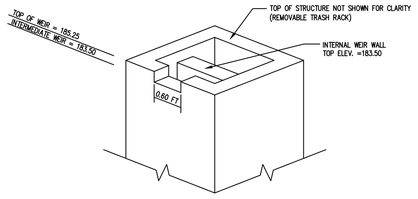
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CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SWD.dwg

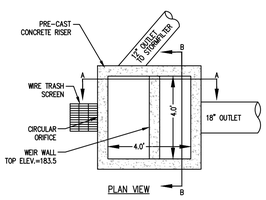


PROFILE OF DRY POND DETENTION SYSTEM
SCALE: N.T.S.

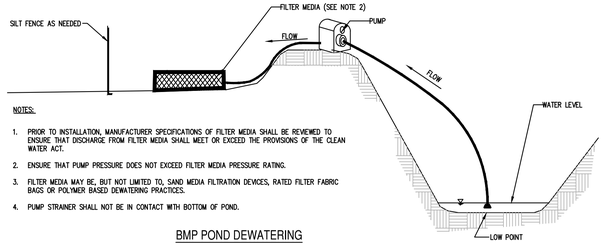
STAGE/STORAGE TABLE				
STAGE (FT)	ELEVATION (FT)	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)
0.0	180.50	2631	0	0
0.5	181.00	3011	1411	1411
1.5	182.00	3831	3421	4832
2.5	183.00	4844	4338	9169
3.5	184.00	5972	5408	14577
4.5	185.00	6989	6481	21058
5.5	186.00	8062	7526	28583



OUTLET CONTROL STRUCTURE - INCREMENTAL WEIR
SCALE: N.T.S.



PLAN VIEW



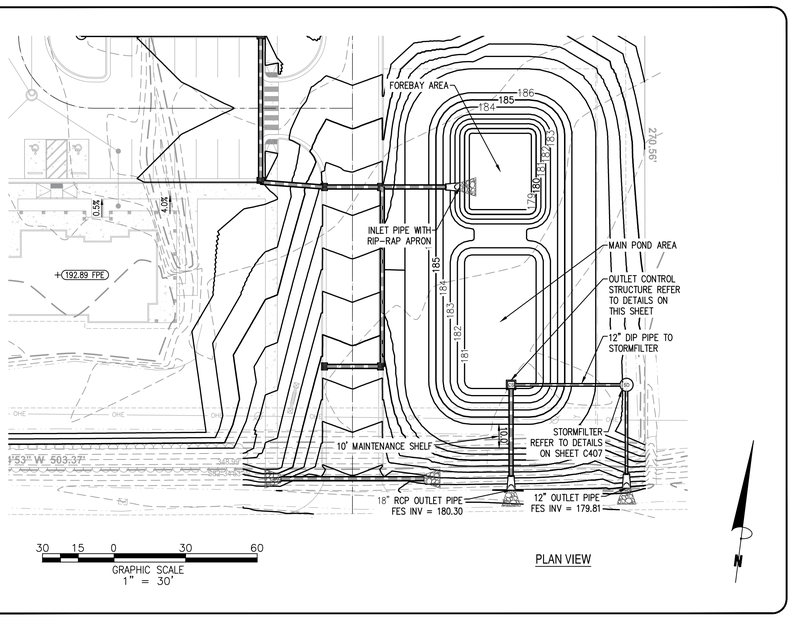
NOTES:

1. PRIOR TO INSTALLATION, MANUFACTURER SPECIFICATIONS OF FILTER MEDIA SHALL BE REVIEWED TO ENSURE THAT DISCHARGE FROM FILTER MEDIA SHALL MEET OR EXCEED THE PROVISIONS OF THE CLEAN WATER ACT.
2. ENSURE THAT PUMP PRESSURE DOES NOT EXCEED FILTER MEDIA PRESSURE RATING.
3. FILTER MEDIA MAY BE, BUT NOT LIMITED TO, SAND MEDIA FILTRATION DEVICES, RATED FILTER FABRIC BAGS OR POLYMER BASED DEWATERING PRACTICES.
4. PUMP STRAINER SHALL NOT BE IN CONTACT WITH BOTTOM OF POND.

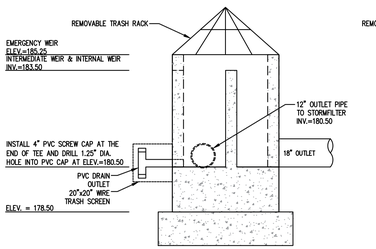
BMP POND DEWATERING

STORMWATER MANAGEMENT NOTES:

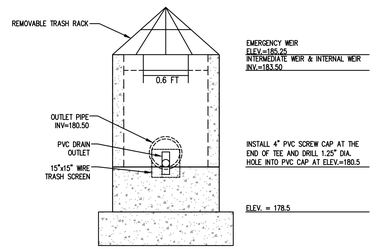
1. THE DEVELOPER OR HIS AGENT SHALL CONTACT THE **DESIGN ENGINEER** WHEN THE BEST MANAGEMENT PRACTICE(S) ARE CONSTRUCTED AND ABOUT TO BECOME OPERATIONAL SO A FINAL INSPECTION CAN BE PERFORMED TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN CAN BE PERFORMED.
2. ANNUAL MAINTENANCE INSPECTION AND REPORT REQUIRED – THE OWNER OF A PERMITTED STRUCTURAL STORMWATER BMP/CONTROL SHALL ANNUALLY SUBMIT A MAINTENANCE AND INSPECTION REPORT FOR EACH BMP TO THE STORMWATER ADMINISTRATOR. ANNUAL INSPECTIONS SHALL BEGIN WITHIN ONE YEAR OF THE RECORDATION OF ANY DEED(S) SHOWING STORMWATER BMPs/CONTROL STRUCTURES.
3. UPON COMPLETION OF THE PROJECT, AND BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE COMPLETED PROJECT IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND DESIGNS.
4. A FINAL INSPECTION OF THE SITE AND STORMWATER MANAGEMENT BMP/CONTROLS TO BE SCHEDULED WITH AND COMPLETED BY THE **PROJECT ENGINEER.**
5. **NCDEQ** AND THEIR ASSIGNS HAVE RIGHT TO ACCESS THE STORMWATER CONTROL(s) FOR INSPECTIONS OR MAINTENANCE AS NECESSARY.
6. THE ENGINEER'S CERTIFICATION OF COMPLETION WILL BE REQUIRED PRIOR TO THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY. THE STORMWATER CONTROL IS TO BE INSPECTED TO ENSURE IT IS FUNCTIONING AS DESIGNED AND HAS FULL DESIGN VOLUME PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE STORMWATER CONTROL(s) ACCORDING TO THE APPROVED MAINTENANCE PLAN AND DIRECTION OF **NCDEQ.**



PLAN VIEW

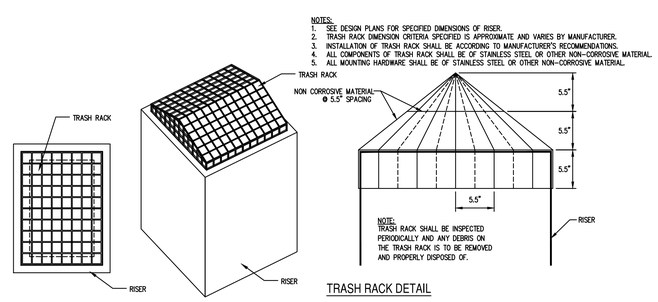


SECTION A-A

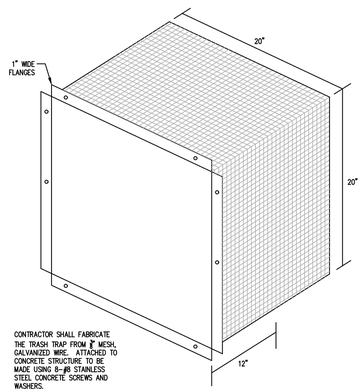


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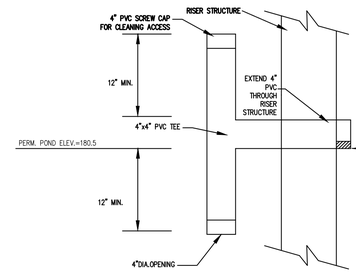
GRASS NOTE:
GRASS SHALL BE EITHER HYBRID BERMUDA GRASS OR CENTIPEDE.



TRASH RACK DETAIL



WIRE TRASH SCREEN FOR PVC DRAIN OUTLET



PVC DRAIN OUTLET
SCALE: N.T.S.

STORMWATER MANAGEMENT SYSTEM DETAILS
NOT TO SCALE

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STORMWATER MANAGEMENT DETAILS (1 OF 2)
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA ENGINEERING LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24424 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

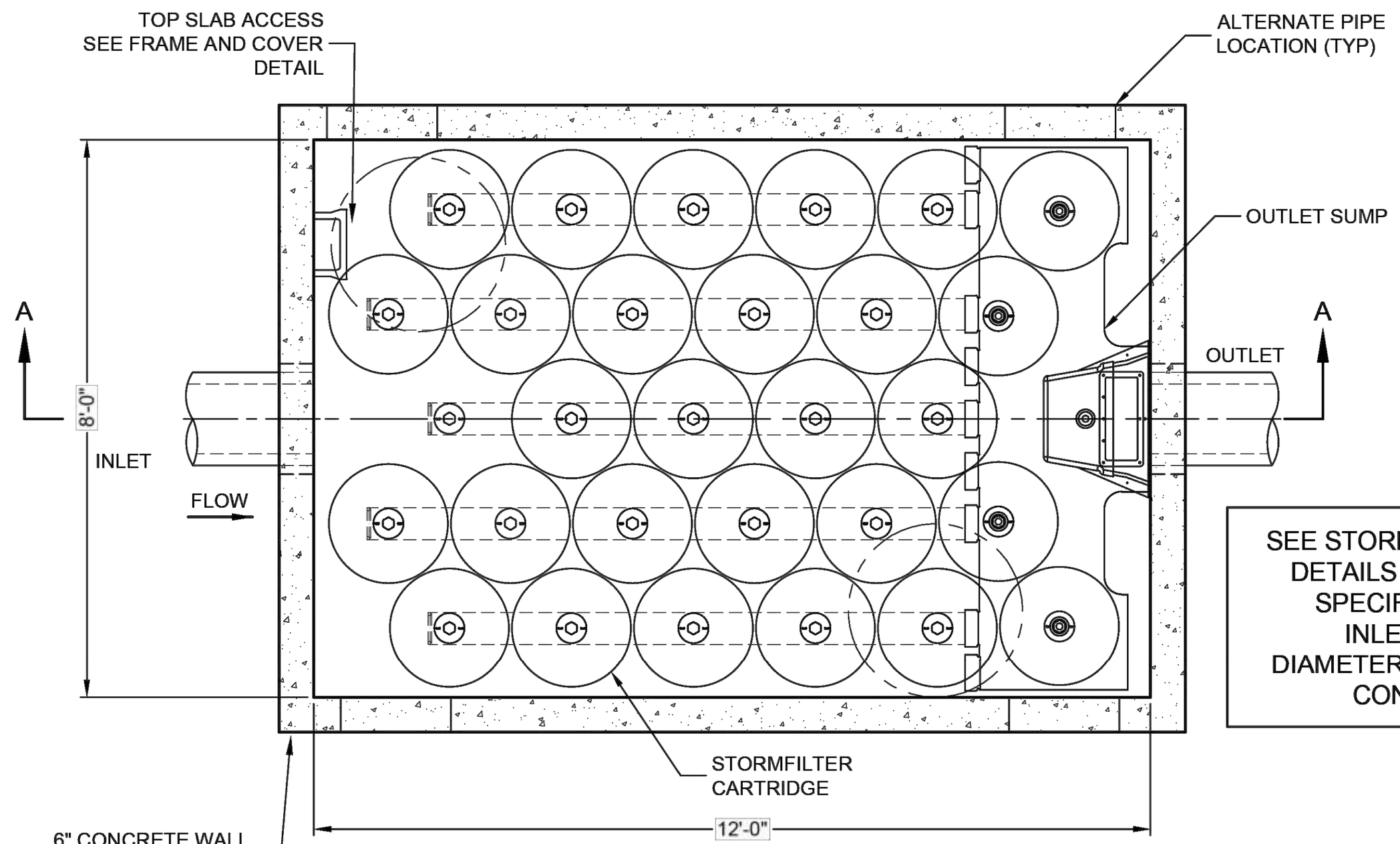
JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C4.6

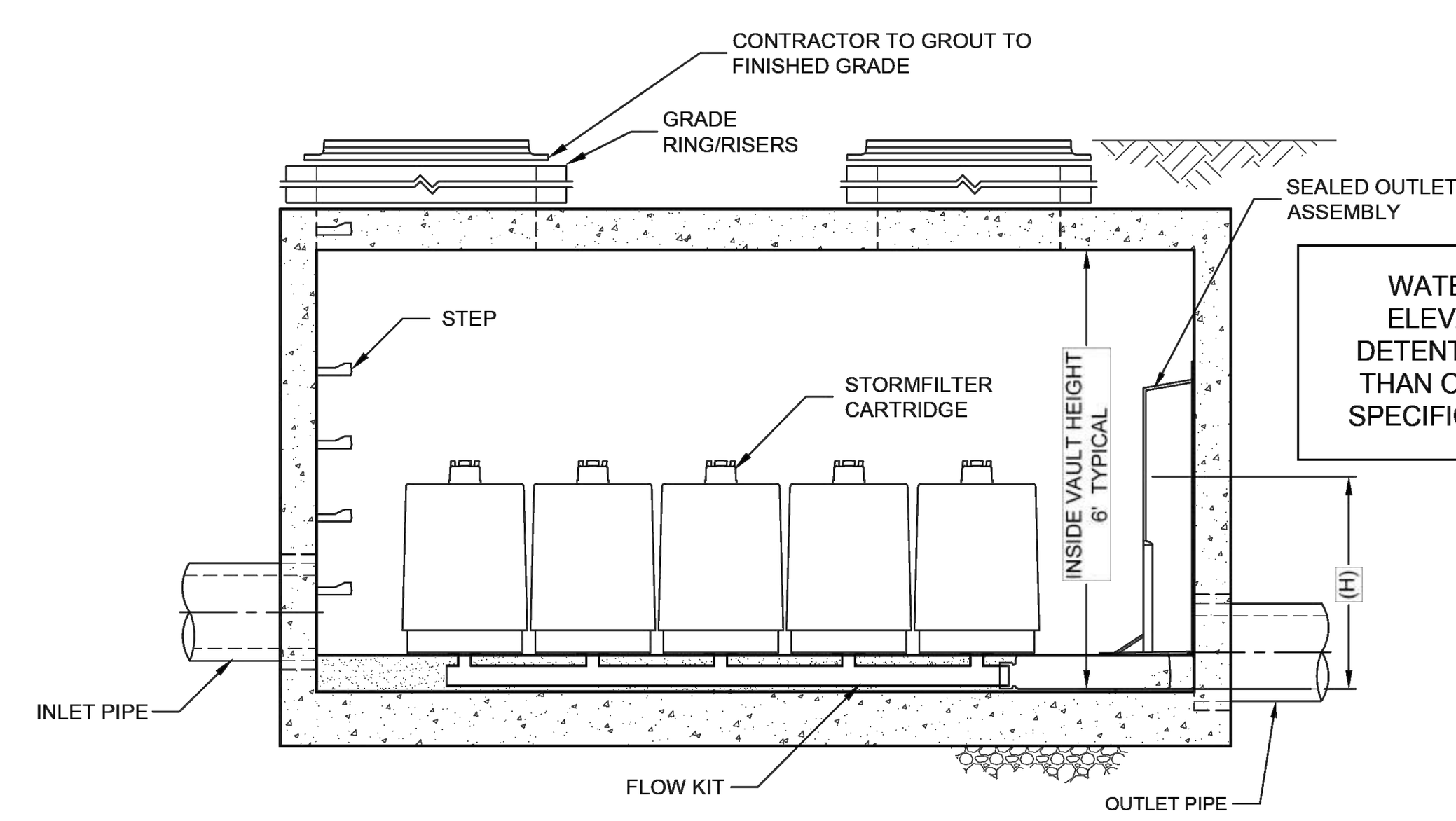
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I:\STORMWATER\JURISDICTIONS\USA\NC\SDE DESIGN TOOLS & COVERAGE DOCS\STORMFILTER PROJECT DETAILS\NC POST DETENTION - SF0812-DTL SEALED OUTLET RISER.DWG 2/25/2026 1:42 PM



PLAN VIEW
VAULT STYLE: OUTLET SUMP (NIB)

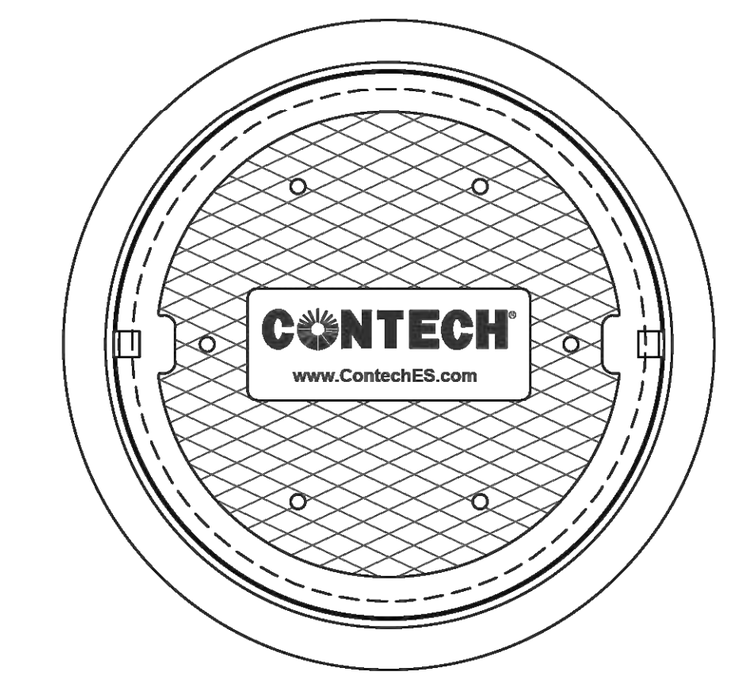
SEE STORM DRAIN TABLES AND DETAILS PER EOR FOR SITE SPECIFIC STORMFILTER INLET/OUTLET PIPE DIAMETERS, ELEVATIONS, AND CONFIGURATIONS



SECTION A-A

The Stormwater Management StormFilter®

WATER QUALITY VOLUME ELEVATION IN UPSTREAM DETENTION MAY BE GREATER THAN OR EQUAL TO PROJECT SPECIFIC ACTIVATION HEAD (H)



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD VAULT STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (28). 6" OF DROP FROM INLET TO OUTLET IS REQUIRED FOR ALL CARTRIDGE SIZE OPTIONS.
CARTRIDGE SELECTION:

CARTRIDGE HEIGHT	27"	18"	LOW DROP
MINIMUM ACTIVATION HEAD (H)	3.05'	2.3'	1.8'
SPECIFIC FLOW RATE (PER NCDEQ MDC 2)	1 GPM/SF (ALL CARTRIDGE HEIGHTS)		
CARTRIDGE FLOW RATE	7.5 GPM (ALL CARTRIDGE HEIGHTS)		

Maynard Crossing Apartments
Erwin, NC CES#894378-10

CARTRIDGE HEIGHT (SEE TABLE ABOVE)	18"
NUMBER OF CARTRIDGES REQUIRED	24
MEDIA TYPE	Perlite
NOTES/SPECIAL REQUIREMENTS:	

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONFORMING TO ASTM C-857 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLE VAULT.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SF0812
POST DETENTION STORMFILTER
DETAIL

SCM element:	Potential problems:	How to remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The perimeter of the dry pond	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, plant ground cover and water until it is established. Provide lime and a one-time fertilizer application.
The inlet device	The pipe is clogged (if applicable).	Unclog the pipe. Dispose of the sediment in a location where it will not cause impacts to streams or the SCM.
	The pipe is cracked or otherwise damaged (if applicable).	Repair or replace the pipe.
	Erosion is occurring in the swale (if applicable).	Regrade the swale if necessary and provide erosion control devices such as reinforced turf
		matting or riprap to avoid future erosion problems.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Water is standing more than 5 days after a storm event.	Check the outlet structure for clogging. If it is a design issue, consult an appropriate professional.
	Weeds and noxious plants are growing in the main treatment area.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Consult a professional to remove muskrats or beavers and repair any holes or erosion.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair.	Make all needed repairs immediately.
The outlet device	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment in a location where it will not cause impacts to streams or the SCM.
	The outlet device is damaged	Repair or replace the outlet device.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the dry pond are causing erosion or sedimentation in the receiving water.	Contact the local NCDEQ Regional Office.

STORMWATER MANAGEMENT NOTES:

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2. ANNUAL MAINTENANCE INSPECTION AND REPORT REQUIRED – THE OWNER OF A PERMITTED STRUCTURAL STORMWATER BMP/CONTROL SHALL ANNUALLY SUBMIT A MAINTENANCE AND INSPECTION REPORT FOR EACH BMP TO THE STORMWATER ADMINISTRATOR. ANNUAL INSPECTIONS SHALL BEGIN WITHIN ONE YEAR OF THE RECORDATION OF ANY DEED(S) SHOWING STORMWATER BMPs/CONTROL STRUCTURES.
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7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE STORMWATER CONTROLS(s) ACCORDING TO THE APPROVED MAINTENANCE PLAN AND DIRECTION OF **NCDEQ**.

OPERATION & MAINTENANCE

North Carolina storm water rules require annual inspections by the regulating agency of level spreader–filter strip areas as a minimum. More frequent inspections by the land owner or system operator are strongly encouraged to ensure the proper operation of level spreader–filter strip areas.

A. Rainfall Event
   1. Inspect the SCM after every runoff–producing rainfall event.
B. Monthly Inspection
   1. Inspect the SCM monthly
   2. Check the level spreader–filter strip area side slopes; remove trash and repair eroded areas before the next rainfall event.
   3. Check the vegetative and rock filters for sediment accumulation, erosion and proper operation of the flow spreader mechanism and repair as necessary.
   4. Visually inspect and repair soil erosion on a monthly basis.
   5. Remulch any void area whenever necessary. Replacement of mulch layers may be necessary every two or three years. mulch should be replaced in the spring. When the mulch layer is replaced, the previous layer should be removed first.
   6. Remove and replace all dead and diseased vegetation considered beyond treatment. This should be done twice a year, once in the spring and once in the fall. Treat all diseased trees and shrubs that are not beyond treatment as needed.
C. Quarterly Inspection
   1. Inspect the collection system (i.e. catch basin, pipes and grass swales) for proper functioning. Clear accumulated trash from basin grates and basin bottoms. Check piping for obstructions.
   2. Check SCM inlet pipes for undercutting, replace rip–rap and repair broken pipes.
   3. Reseed grassed swales, including the vegetated filter if applicable, twice a year as necessary. Repair eroded areas immediately.
D. Six Month Inspection
   1. Remove accumulated sediment from the bottom of the outlet structure or other areas where accumulated sediment is noted.
   2. Inspect the embankment taking note of any wet areas where water may be seeping through the soil.
E. General Inspection
   1. Maximum grass height is to be 6in.
   2. No woody vegetation shall be allowed to grow in the bio–retention area.
   3. Debris shall be removed from blocking the inlet and outlet structures and from areas of potential clogging.
   4. Periodic removal of dead vegetation shall be accomplished.
   5. All components of the level spreader–filter strip system must be kept in good working order.

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BOWMAN NORTH CAROLINA LTD.

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10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
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STORMWATER MANAGEMENT DETAILS (2 OF 2)
MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA Ltd.

NORTH CAROLINA PROFESSIONAL SEAL 24434 ENGINEER MATTHEW E. LOWDER 6/12/26

PLAN STATUS

DATE	DESCRIPTION

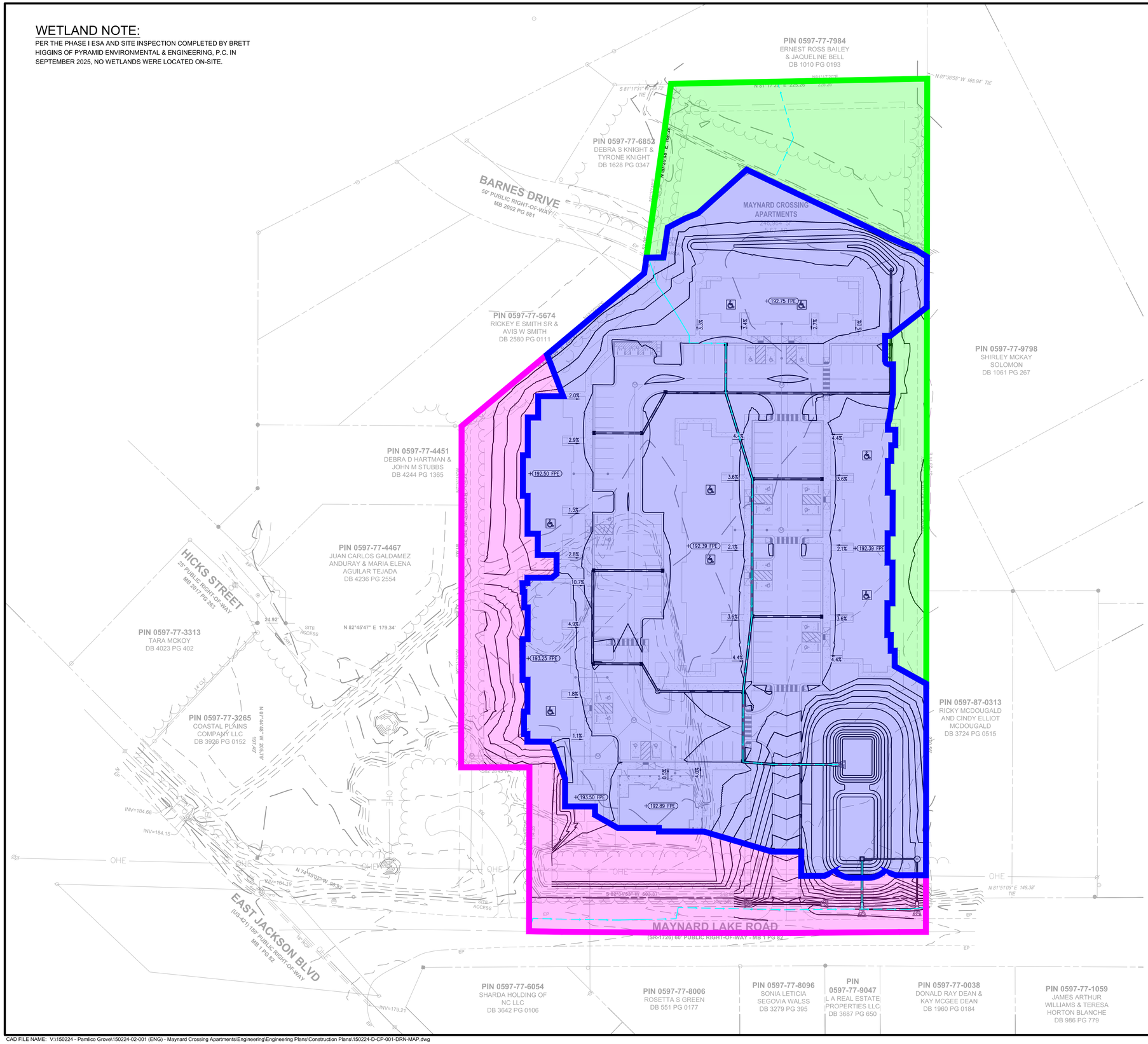
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JOB NO.: 150224-02-001
DATE: JUNE, 2026
SHEET C4.7

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SWD.dwg

WETLAND NOTE:

PER THE PHASE I ESA AND SITE INSPECTION COMPLETED BY BRETT HIGGINS OF PYRAMID ENVIRONMENTAL & ENGINEERING, P.C. IN SEPTEMBER 2025, NO WETLANDS WERE LOCATED ON-SITE.



DRAINAGE AREA MAP LEGEND

- POST DA-1 (SCM #1) (3.76 AC)
- POST DA-2 (BYPASS #1) (1.00 AC)
- POST DA-3 (BYPASS #2) (1.15 AC)
- FLOW PATH

GRAPHIC SCALE
1" = 40'

DRAINAGE NOTES

1. A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
3. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   - 3.A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
   - 3.B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   - 3.C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   - 3.D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   - 3.E. RESTABALIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
   - 3.F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
4. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE **NORTH CAROLINA DEPARTMENT OF TRANSPORTATION** STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:

840.02 – CONCRETE CATCH BASIN	840.03 – FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.14 – CONCRETE DROP INLET	840.04 – CONCRETE OPEN THROAT CATCH BASIN
840.14 – CONCRETE DROP INLET	840.16 – DROP INLET FRAME AND GRATES
840.31 – CONCRETE JUNCTION BOX	840.36 – TRAFFIC BEARING GRATED DROP INLET
840.52 – PRECAST MANHOLE	840.45 – PRECAST DRAINAGE STRUCTURE
838.80 – PRECAST CONCRETE ENDWALL	

5. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
6. STORM PIPE SHALL BE AS FOLLOW UNLESS OTHERWISE NOTED:

   TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

   TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) – AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATERTIGHT.
7. ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
8. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

NOTE TO CONTRACTOR:

THE **NCDEQ** STORMWATER MANAGEMENT PERMIT REQUIRES THE DESIGN PROFESSIONAL TO PERIODICALLY OBSERVE THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM AND TO PREPARE A DESIGNER'S CONSTRUCTION CERTIFICATION FOR SUBMITTAL TO **NCDEQ** PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN CONSULTANT FOR THE CONSTRUCTION OBSERVATION AND PREPARATION OF THE CONSTRUCTION CERTIFICATION BY CONTACTING:

MATT LOWDER, PE – BOWMAN NORTH CAROLINA, LTD.
919-553-6570
MLOWDER@BOWMAN.COM

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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DRAINAGE AREA MAP

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 3448 MATTHEW E. LOWDER
LICENSE NO. F-1445 BOWMAN NORTH CAROLINA LTD.

PLAN STATUS	
DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

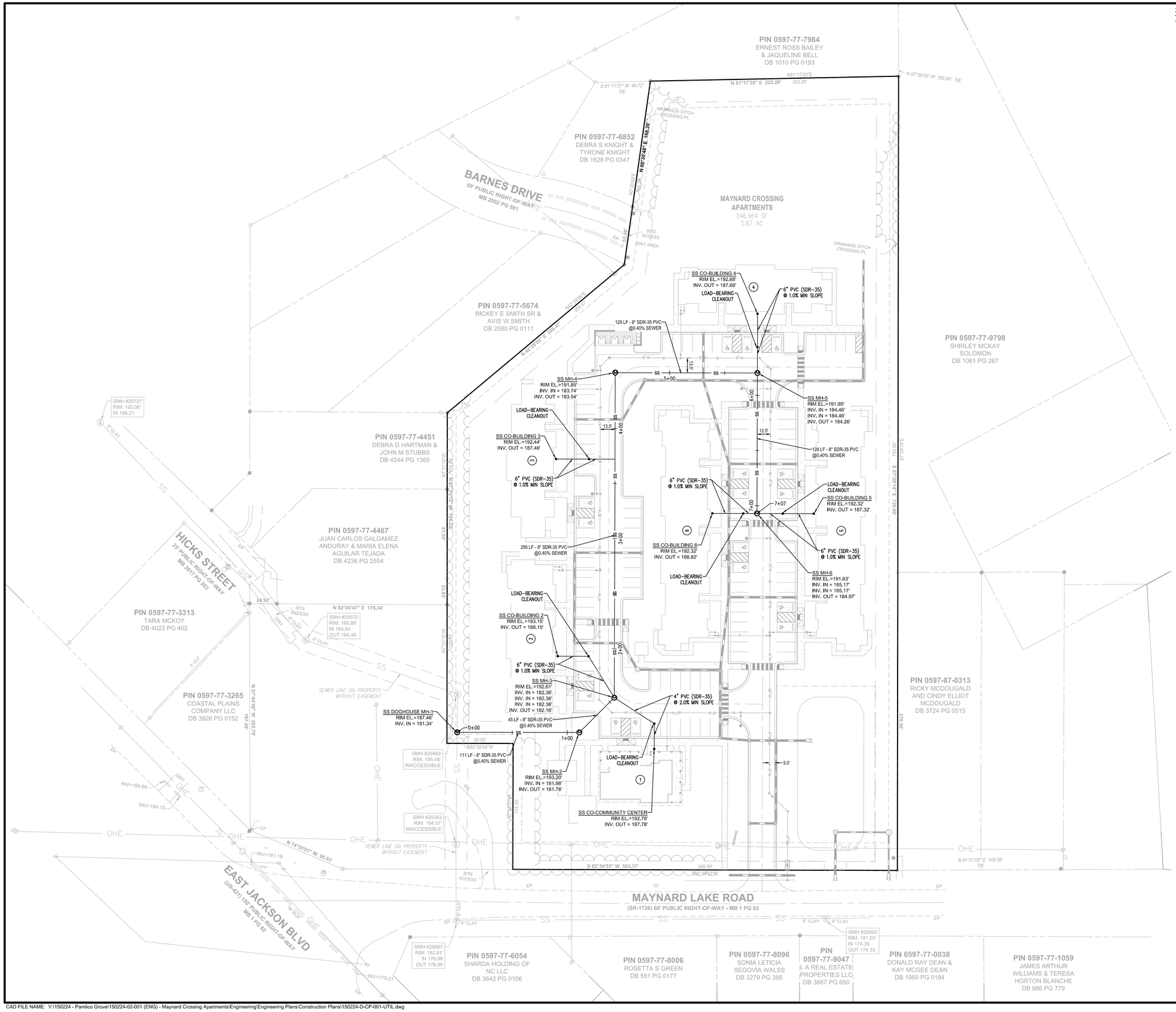
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SEWER NOTES:

A. SEWER SYSTEMS INTERNAL TO THE SITE WILL BE PRIVATELY OWNED AND MAINTAINED.



Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
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SEWER PLAN

MAYNARD CROSSING APARTMENTS

MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049146 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

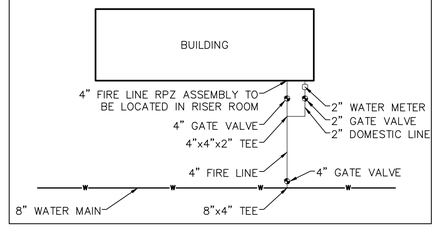
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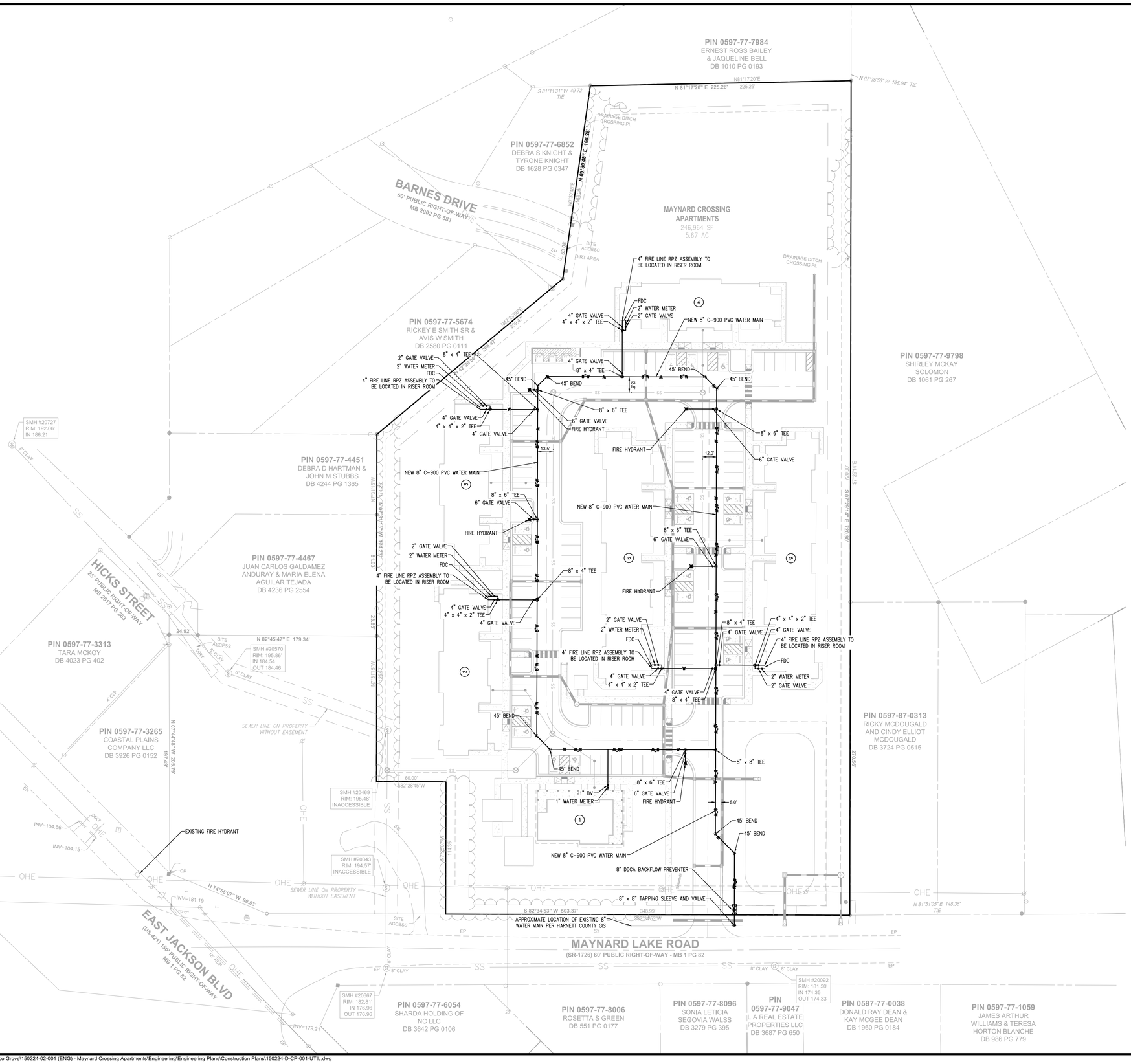
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WATER NOTES:

A. WATER SYSTEMS INTERNAL TO THE SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE DESIGN LAYOUT





BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
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CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

WATER PLAN

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

PROFESSIONAL ENGINEER SEAL 049146 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C5.1

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-UTIL.dwg

HARNETT REGIONAL WATER (HRW) - WATER NOTES:

A. THE FIRE MARSHAL'S OFFICE SHALL APPROVE ALL HYDRANT TYPES AND LOCATIONS IN NEW SUBDIVISIONS. HOWEVER, HARNETT REGIONAL WATER (HRW) PREFERS THE CONTRACTORS TO INSTALL ONE OF THE FOLLOWING FIRE HYDRANTS:
   1. MUELLER - SUPER CENTURION 250 A-423 MODEL WITH A 5¼" MAIN VALVE OPENING THREE WAY (TWO HOSE NOZZLES AND ONE PUMPER NOZZLE);
   2. AMERICAN DARLING - MARK B-84-B MODEL WITH A 5¼" MAIN VALVE OPENING THREE WAY (TWO HOSE NOZZLES AND ONE PUMPER NOZZLE);
   3. WATEROUS - PACER B-67-250 MODEL WITH A 5¼" MAIN VALVE OPENING THREE WAY (TWO HOSE NOZZLES AND ONE PUMPER NOZZLE) OR APPROVED EQUAL FOR STANDARDIZATION.

   *ALL FIRE HYDRANTS LISTED ABOVE MUST HAVE "AMERICAN NATIONAL FIRE HOSE CONNECTION SCREW THREADS" NST/NH HOSE THREADS.

B. FIRE HYDRANTS ARE INSTALLED AT CERTAIN ELEVATIONS. ANY GRADE CHANGE NEAR ANY FIRE HYDRANT, WHICH IMPEDES ITS OPERATION, SHALL BECOME THE RESPONSIBILITY OF THE UTILITY CONTRACTOR FOR CORRECTION. CORRECTIONS WILL BE MONITORED BY THE HRW UTILITY CONSTRUCTION INSPECTOR AND THE HARNETT COUNTY FIRE MARSHAL.

C. THE PROFESSIONAL ENGINEER (PE) SHALL OBTAIN AND PROVIDE THE NCDEQ "AUTHORIZATION TO CONSTRUCT" PERMIT TO THE UTILITY CONTRACTOR BEFORE THE CONSTRUCTION OF THE WATER LINE SHALL BEGIN. THE UTILITY CONTRACTOR MUST POST A COPY OF THE NCDEQ "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) ON SITE PRIOR TO THE START OF CONSTRUCTION. THE PERMIT MUST BE MAINTAINED ON SITE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OF THE PROPOSED WATER LINES THAT WILL SERVE THIS PROJECT.

D. THE UTILITY CONTRACTOR SHALL NOTIFY HARNETT REGIONAL WATER (HRW) AND THE PROFESSIONAL ENGINEER (PE) AT LEAST TWO DAYS PRIOR TO CONSTRUCTION COMMENCING. THE UTILITY CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH MR. CHAD EVERETTE, HRW UTILITY CONSTRUCTION INSPECTOR AT LEAST TWO (2) DAYS BEFORE CONSTRUCTION WILL BEGIN AND THE UTILITY CONTRACTOR MUST COORDINATE WITH HRW FOR REGULAR INSPECTION VISITATIONS AND ACCEPTANCE OF THE WATER SYSTEM(S). CONSTRUCTION WORK SHALL BE PERFORMED ONLY DURING THE NORMAL WORKING HOURS OF HRW WHICH IS 8:00 AM – 5:00 PM MONDAY THROUGH FRIDAY. HOLIDAY AND WEEKEND WORK IS NOT PERMITTED BY HRW.

E. THE PROFESSIONAL ENGINEER (PE) SHALL PROVIDE HRW AND THE UTILITY CONTRACTOR WITH A SET OF NCDEQ APPROVED PLANS MARKED "RELEASED FOR CONSTRUCTION" AT LEAST TWO DAYS PRIOR TO CONSTRUCTION COMMENCING. THE REGISTERED LAND SURVEYOR (RLS) SHOULD STAKE OUT ALL LOT CORNERS AND THE GRADE STAKES FOR THE PROPOSED FINISH GRADE FOR EACH STREET BEFORE THE UTILITY CONTRACTOR BEGINS CONSTRUCTION OF THE WATER LINE(S). THE GRADE STAKES SHOULD BE SET WITH A CONSISTENT OFFSET FROM THE STREET CENTERLINE SO AS NOT TO INTERFERE WITH THE STREET GRADING AND UTILITY CONSTRUCTION.

F. THE UTILITY CONTRACTOR SHALL PROVIDE THE HRW UTILITY CONSTRUCTION INSPECTOR WITH MATERIAL SUBMITTALS AND SHOP DRAWINGS FOR ALL PROJECT MATERIALS PRIOR TO THE CONSTRUCTION OF ANY WATER LINE EXTENSION(S), AND ASSOCIATED WATER SERVICES IN HARNETT COUNTY. THE MATERIALS TO BE USED ON THE PROJECT MUST MEET THE ESTABLISHED SPECIFICATIONS OF HRW AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL SUBSTANDARD MATERIALS OR MATERIALS NOT APPROVED FOR USE IN HARNETT COUNTY FOUND ON THE PROJECT SITE MUST BE REMOVED IMMEDIATELY WHEN NOTIFIED BY THE HRW UTILITY CONSTRUCTION INSPECTOR.

G. THE WATER MAIN(S), FIRE HYDRANTS, SERVICE LINES, METER SETTERS AND ALL ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED IN STRICT IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE HARNETT REGIONAL WATER (HRW). THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE THE NEWLY INSTALLED WATER MAIN(S), WATER SERVICE LINES AND ALL ASSOCIATED METER SETTERS AND METER BOXES FOR OTHER UTILITY COMPANIES AND THEIR CONTRACTORS UNTIL THE NEW WATER MAIN(S) HAVE BEEN APPROVED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF ENVIRONMENTAL HEALTH, PUBLIC WATER SUPPLY SECTION (NCDEQ, DEH, PWS) AND ACCEPTED BY HRW.

H. PRIOR TO ACCEPTANCE, ALL SERVICES WILL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED AT THE PROPER DEPTH. ALL METER BOXES MUST BE FLUSH WITH THE GROUND LEVEL AT FINISH GRADE AND THE METER SETTERS MUST BE A MINIMUM OF 6" BELOW THE METER BOX LID. METER SETTERS SHALL BE CENTERED IN THE METER BOX AND SUPPORTED BY BRICK, BLOCK OR STONE.

I. THE UTILITY CONTRACTOR SHALL PROVIDE THE PROFESSIONAL ENGINEER (PE) AND HRW UTILITY CONSTRUCTION INSPECTOR WITH A SET OF RED LINE DRAWINGS IDENTIFYING THE COMPLETE WATER SYSTEM INSTALLED FOR EACH PROJECT. THE RED LINE DRAWINGS SHOULD IDENTIFY THE MATERIALS, PIPE SIZES AND APPROXIMATE DEPTHS OF THE WATER LINES AS WELL AS THE GATE VALVES, FIRE HYDRANTS, METER SETTERS, BLOW OFF ASSEMBLIES AND ALL ASSOCIATED APPURTENANCES FOR ALL WATER LINE(S) CONSTRUCTED IN HARNETT COUNTY. THE RED LINE DRAWINGS SHOULD CLEARLY IDENTIFY ANY DEVIATIONS FROM THE NCDEQ APPROVED PLANS. ALL CHANGE ORDERS MUST BE APPROVED BY HRW AND THE PROFESSIONAL ENGINEER (PE) IN WRITING AND PROPERLY DOCUMENTED IN THE RED LINE FIELD DRAWINGS.

J. POTABLE WATER MAINS CROSSING OTHER UTILITIES AND NON-POTABLE WATER LINES (SANITARY SEWER, STORM SEWER, RCP, ETC.) SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN THE POTABLE WATER MAIN AND ALL OTHER UTILITIES. NCDOT REQUIRES THE NEW WATER MAINS TO BE INSTALLED UNDER THE STORM WATER LINES. THE POTABLE WATER MAIN SHALL BE INSTALLED WITH TWENTY-FOUR (24") INCHES OF VERTICAL SEPARATION AND WITH DUCTILE IRON PIPE WHEN DESIGNED TO BE PLACED UNDER A NON-POTABLE WATER LINE SUCH AS SANITARY SEWER OR STORM SEWER LINES. IF THESE SEPARATIONS CANNOT BE MAINTAINED THEN THE WATER MAIN SHALL BE INSTALLED WITH DUCTILE IRON PIPE. BOTH THE POTABLE WATER MAIN AND THE NON-POTABLE WATER LINE MUST BE CAST IRON OR DUCTILE IRON PIPE (DIP) IF THE STATE MINIMUM SEPARATIONS CANNOT BE MAINTAINED. THE DUCTILE IRON PIPE MUST BE LAID SO THE MECHANICAL JOINTS ARE AT LEAST (10') FEET FROM THE POINT WHERE THE POTABLE WATER MAIN CROSSES THE NON-POTABLE WATER LINE.

K. POTABLE WATER MAINS INSTALLED PARALLEL TO NON-POTABLE WATER LINES (SANITARY SEWER, STORM SEWER, RCP, ETC.) SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF TEN (10') FEET BETWEEN THE POTABLE WATER MAIN AND SANITARY SEWER MAINS, SEWER LATERALS AND SERVICES. THE HORIZONTAL SEPARATION BETWEEN THE POTABLE WATER MAIN AND ANY OTHER UTILITY OR STORM SEWER SHALL NOT BE LESS THAN FIVE (5') FEET. THE POTABLE WATER MAIN MUST BE DUCTILE IRON PIPE IF THIS HORIZONTAL SEPARATION OF TEN (10') FEET CANNOT BE MAINTAINED. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST TEN (10') FEET BEYOND THE POINT WHERE THE MINIMUM REQUIRED HORIZONTAL SEPARATION OF TEN (10') FEET CAN BE RE-ESTABLISHED.

L. METER SETTERS SHALL BE INSTALLED IN PAIRS ON EVERY OTHER LOT LINE WHERE POSSIBLE TO LEAVE ADEQUATE SPACE FOR OTHER UTILITIES TO BE INSTALLED AT A LATER TIME. THE METER SETTERS SHALL BE INSTALLED AT LEAST ONE (1') FOOT INSIDE THE RIGHT-OF-WAY AND AT LEAST THREE (3') TO FIVE (5') FEET FROM THE PROPERTY LINE BETWEEN THE LOTS.

M. HRW REQUIRES THAT METER BOXES FOR ¾" SERVICES SHALL BE 12" WIDE X 17" LONG ABS PLASTIC BOXES AT LEAST 18" IN HEIGHT WITH CAST IRON LIDS/COVERS. METER BOXES FOR 1" SERVICES SHALL BE 17" WIDE X 21" LONG ABS PLASTIC BOXES AT LEAST 18" IN HEIGHT WITH PLASTIC LIDS AND CAST IRON FLIP COVERS IN THE CENTER OF THE LIDS. METER BOXES FOR 2" SERVICES SHALL BE 20" WIDE X 32" LONG ABS PLASTIC BOXES AT LEAST 20" IN HEIGHT WITH PLASTIC LIDS AND CAST IRON FLIP COVERS IN THE CENTER OF THE LIDS.

N. MASTER METERS MUST BE INSTALLED IN CONCRETE VAULTS SIZED FOR THE METER ASSEMBLY AND ASSOCIATED APPURTENANCES SO AS TO PROVIDE AT LEAST EIGHTEEN (18") INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE CONCRETE VAULT AND THE BOTTOM OF THE METER SETTER. THE MASTER METER MUST BE PROVIDED TEST PORTS IF THE METER IS NOT EQUIPPED WITH TEST PORTS FROM THE MANUFACTURER IN ACCORDANCE WITH THE HRW ESTABLISHED STANDARD SPECIFICATIONS AND DETAILS. DUCTILE IRON PIPE MUST BE USED FOR THE MASTER METER VAULT PIPING AND VALVE VAULT PIPING. THE UTILITY CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR THE METER VAULTS TO HRW PRIOR TO ORDERING THE CONCRETE VAULTS.

O. THE UTILITY CONTRACTOR WILL INSTALL POLYETHYLENE SDR-9 WATER SERVICE LINES THAT CROSS UNDER THE PAVEMENT INSIDE A SCHEDULE 40 PVC CONDUIT TO ALLOW FOR REMOVAL AND REPLACEMENT IN THE FUTURE. TWO (2) INDEPENDENT ¾" WATER SERVICE LINES MAY BE INSTALLED INSIDE ONE (1) – TWO (2") INCH SCHEDULE 40 PVC CONDUIT OR TWO (2) INDEPENDENT 1" WATER SERVICE LINES MAY BE INSTALLED INSIDE ONE (1) – THREE (3") INCH SCHEDULE 40 PVC CONDUIT, BUT EACH WATER SERVICE SHALL BE TAPPED DIRECTLY TO THE WATER MAIN. SPLIT SERVICES ARE NOT ALLOWED BY HRW. IF SIDEWALKS ARE PROPOSED, THE CONDUIT MUST EXTEND PAST THE SIDEWALK.

P. THE WATER MAIN(S), FIRE HYDRANTS, GATE VALVES, SERVICE LINES, METER SETTERS AND ASSOCIATED APPURTENANCES MUST BE RATED FOR 200 PSI AND HYDROSTATICALLY PRESSURE TESTED TO 200 PSI. THE HYDROSTATIC PRESSURE TEST(S) MUST BE WITNESSED BY THE HRW UTILITY CONSTRUCTION INSPECTOR. THE UTILITY CONTRACTOR MUST NOTIFY HRW WHEN THEY ARE READY TO BEGIN FILLING IN LINES AND COORDINATE WITH HARNETT REGIONAL WATER TO WITNESS ALL PRESSURE TESTING.

Q. THE UTILITY CONTRACTOR SHALL CONDUCT A PNEUMATIC PRESSURE TEST USING COMPRESSED AIR OR OTHER INERT GAS ON THE STAINLESS STEEL TAPPING SLEEVE(S) PRIOR TO MAKING THE TAP ON THE EXISTING WATER MAIN. THIS PNEUMATIC PRESSURE TEST MUST BE WITNESSED BY THE HRW UTILITY CONSTRUCTION INSPECTOR. THE UTILITY CONTRACTOR SHALL USE ROMAC BRAND STAINLESS STEEL TAPPING SLEEVE(S) OR APPROVED EQUAL FOR ALL TAPS MADE IN HARNETT COUNTY. ALL NEW WATER LINE EXTENSIONS MUST BEGIN WITH A RESILIENT WEDGE TYPE GATE VALVE SIZED EQUAL TO THE DIAMETER OF THE NEW WATER LINE EXTENSION IN ORDER TO PROVIDE A MEANS OF ISOLATION BETWEEN HARNETT REGIONAL WATER'S EXISTING WATER MAINS AND THE NEW WATER LINE EXTENSIONS UNDER CONSTRUCTION.

R. ALL WATER MAINS WILL BE CONSTRUCTED WITH SDR-21 PVC PIPE OR CLASS 50 DUCTILE IRON PIPE RATED FOR AT LEAST 200 PSI OR GREATER. ALL PIPES MUST BE PROTECTED DURING LOADING, TRANSPORT, UNLOADING, STAGING, AND INSTALLATION. PVC PIPE MUST BE PROTECTED FROM EXTENDED EXPOSURE TO SUNLIGHT PRIOR TO INSTALLATION.

S. ALL WATER MAINS WILL BE FLUSHED AND DISINFECTED IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE HARNETT REGIONAL WATER. ALL WATER SAMPLES COLLECTED FOR BACTERIA TESTING WILL BE COLLECTED BY THE HRW UTILITY CONSTRUCTION INSPECTOR AND TESTED IN THE HRW LABORATORY.

T. ALL FITTINGS LARGER THAN TWO (2") INCHES DIAMETER SHALL BE DUCTILE IRON. HARNETT REQUIRES THAT MECHANICAL JOINTS BE ASSEMBLED WITH GRIP RINGS AS "MEGALUG" FITTINGS ARE NOT APPROVED BY HARNETT REGIONAL WATER FOR PIPE SIZES SMALLER THAN TWELVE INCHES (12") DIAMETER. PVC PIPE USED FOR WATER MAINS SHALL BE CONNECTED BY SLIP JOINT OR MECHANICAL JOINT WITH GRIP RINGS. GLUED PIPE JOINTS ARE NOT ALLOWED ON PVC PIPE USED FOR WATER MAINS IN HARNETT COUNTY.

U. HRW REQUIRES THAT THE UTILITY CONTRACTOR INSTALL TRACER WIRE IN THE TRENCH WITH ALL WATER LINES. THE TRACER WIRE SHALL BE 12 GA. INSULATED, SOLID COPPER CONDUCTOR AND IT SHALL BE TERMINATED AT THE TOP OF THE VALVE BOXES OR MANHOLES. NO SPLICED WIRE CONNECTIONS SHALL BE MADE UNDERGROUND ON TRACER WIRE INSTALLED IN HARNETT COUNTY. THE TRACER WIRE MAY BE SECURED WITH DUCT TAPE TO THE TOP OF THE PIPE BEFORE BACKFILLING.

V. THE UTILITY CONTRACTOR WILL PROVIDE PROFESSIONAL ENGINEER (PE) AND THE HRW UTILITY CONSTRUCTION INSPECTOR WITH A SET OF RED LINE FIELD DRAWINGS TO IDENTIFY THE INSTALLED LOCATIONS OF THE WATER LINE(S) AND ALL ASSOCIATED SERVICES. ALL CHANGE ORDERS MUST BE PRE-APPROVED BY HRW AND THE PROFESSIONAL ENGINEER (PE) IN WRITING AND PROPERLY DOCUMENTED IN THE RED LINE FIELD DRAWINGS.

W. THE UTILITY CONTRACTOR SHALL SPOT DIG TO EXPOSE EACH UTILITY PIPE OR LINE WHICH MAY CONFLICT WITH CONSTRUCTION OF PROPOSED WATER LINE EXTENSIONS WELL IN ADVANCE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES. THE UTILITY CONTRACTOR SHALL PROVIDE BOTH HORIZONTAL AND VERTICAL CLEARANCES TO THE PROFESSIONAL ENGINEER (PE) TO ALLOW THE PE TO ADJUST THE WATER LINE DESIGN IN ORDER TO AVOID CONFLICTS WITH EXISTING UNDERGROUND UTILITIES. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE UTILITY OWNER AND BE RESPONSIBLE FOR TEMPORARY RELOCATION AND/OR SECURING EXISTING UTILITY POLES, PIPES, WIRES, CABLES, SIGNS AND/OR UTILITIES INCLUDING SERVICES IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS DURING WATER LINE INSTALLATION, GRADING AND STREET CONSTRUCTION.

X. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN ESTABLISHED UTILITY EASEMENTS OR NCDOT RIGHT-OF-WAYS THE UTILITY CONTRACTOR IS REQUIRED TO HAVE A SIGNED NCDOT ENCROACHMENT AGREEMENT POSTED ON SITE AND NOTIFY ALL CONCERNED UTILITY COMPANIES IN ACCORDANCE WITH G.S. 87-102. THE UTILITY CONTRACTOR MUST CALL THE NC ONE CALL CENTER AT 811 OR (800) 632-4949 TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. EXISTING UTILITIES SHOWN IN THESE PLANS ARE TAKEN FROM MAPS FURNISHED BY VARIOUS UTILITY COMPANIES AND HAVE NOT BEEN PHYSICALLY LOCATED OR VERIFIED BY THE P.E. (I.E. TELEPHONE, CABLE, WATER, SEWER, ELECTRICAL POWER, FIBER OPTIC, NATURAL GAS, ETC.). THE UTILITY CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY AND ALL DAMAGES TO THE SATISFACTION OF THE RELATED UTILITY COMPANY.

Y. THE UTILITY CONTRACTOR SHALL PROVIDE HRW WITH AT LEAST ONE (1) FIRE HYDRANT WRENCH AND ONE (1) BREAK-AWAY FLANGE KIT FOR EVERY SUBDIVISION WITH FIRE HYDRANTS DEVELOPED IN HARNETT COUNTY. THESE ITEMS MUST BE PROVIDED TO HRW BEFORE THE FINAL INSPECTION WILL BE SCHEDULED BY THE HRW UTILITY CONSTRUCTION INSPECTOR. IN ADDITION, THE UTILITY CONTRACTOR SHALL INSTALL A 4" X 4" CONCRETE VALVE MARKER AT THE EDGE OF THE RIGHT-OF-WAY TO IDENTIFY THE LOCATION OF EACH GATE VALVE INSTALLED IN THE NEW WATER SYSTEM WITH THE EXCEPTION OF THE FIRE HYDRANT ISOLATION VALVES. THE CONTRACTOR SHALL MEASURE THE DISTANCE FROM THE CENTER OF THE CONCRETE MARKER TO THE CENTER OF THE VALVE BOX. THIS DISTANCE (IN LINEAR FEET) SHALL BE STAMPED ON THE BRASS PLATE LOCATED ON THE TOP OF THE CONCRETE VALVE MARKER. IN LIEU OF INSTALLING THE CONCRETE VALVE MARKERS, THE UTILITY CONTRACTOR MAY PROVIDE AT LEAST TWO MEASUREMENTS FROM TWO INDEPENDENT PERMANENT ABOVE GROUND STRUCTURES TO THE PROFESSIONAL ENGINEER (PE) IN THE RED LINE DRAWINGS TO IDENTIFY THE VALVE LOCATIONS. THE PROFESSIONAL ENGINEER (PE) MUST INCLUDE THESE MEASUREMENTS IN THE AS-BUILT RECORD DRAWINGS SUBMITTED TO HRW.

Z. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS DUE TO LEAKAGE DAMAGE FROM POOR WORKMANSHIP DURING THE ONE (1) YEAR WARRANTY PERIOD ONCE THE WATER SYSTEM IMPROVEMENTS HAVE BEEN ACCEPTED BY HARNETT REGIONAL WATER. HARNETT REGIONAL WATER WILL PROVIDE MAINTENANCE AND REPAIRS WHEN REQUESTED AND BILL THE DEVELOPER AND/OR UTILITY CONTRACTOR IF NECESSARY DUE TO LACK OF RESPONSE WITHIN 48 HOURS OF NOTIFICATION OF WARRANTY WORK. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS DUE TO DAMAGES RESULTING FROM FAILURE TO LOCATE THE NEW WATER LINES AND ASSOCIATED APPURTENANCES FOR OTHER UTILITIES AND THEIR CONTRACTORS UNTIL THE WATER LINES HAVE BEEN APPROVED BY NCDEQ AND ACCEPTED BY HRW. THE FINAL INSPECTION OF WATER SYSTEM IMPROVEMENTS CANNOT BE SCHEDULED WITH HRW UNTIL THE STREETS HAVE BEEN PAVED; THE RIGHTS-OF-WAY AND UTILITY EASEMENTS HAVE BEEN SEEDED AND STABILIZED WITH AN ADEQUATE STAND OF GRASS IN PLACE TO PREVENT EROSION ISSUES ON SITE.

AA. THE ENGINEER OF RECORD IS RESPONSIBLE TO ENSURE THAT CONSTRUCTION IS, AT ALL TIMES, IN COMPLIANCE WITH ACCEPTED SANITARY ENGINEERING PRACTICES AND APPROVED PLANS AND SPECIFICATIONS. NO FIELD CHANGES TO THE APPROVED PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY HRW. A COPY OF EACH ENGINEER'S FIELD REPORT IS TO BE SUBMITTED TO HRW AS EACH SUCH INSPECTION IS MADE ON SYSTEM IMPROVEMENTS OR TESTING IS PERFORMED BY THE CONTRACTOR. WATER AND SEWER INFRASTRUCTURE MUST PASS ALL TESTS REQUIRED BY HRW SPECIFICATIONS AND THOSE OF ALL APPLICABLE REGULATORY AGENCIES. THESE TESTS INCLUDE, BUT ARE NOT LIMITED TO: AIR TEST, VACUUM TEST, MANDREL TEST, VISUAL TEST, PRESSURE TEST, BACTERIOLOGICAL TEST, ETC. A HRW INSPECTOR MUST BE PRESENT DURING TESTING AND ALL TEST RESULTS SHALL BE SUBMITTED TO HRW. ALL TESTS MUST BE SATISFIED BEFORE THE FINAL INSPECTION WILL BE SCHEDULED WITH THE HRW INSPECTOR. THE ENGINEER OF RECORD MUST REQUEST IN WRITING TO SCHEDULE THE FINAL INSPECTION ONCE ALL CONSTRUCTION IS COMPLETE. THE DEVELOPER'S ENGINEER OF RECORD AND THE HRW UTILITY CONSTRUCTION INSPECTOR SHALL PREPARE A WRITTEN PUNCH LIST OF ANY DEFECTS OR DEFICIENCIES NOTED DURING THE FINAL INSPECTION, SHOULD ANY EXIST. UPON COMPLETION OF THE PUNCH LIST, THE DEVELOPER'S ENGINEER OF RECORD WILL SCHEDULE ANOTHER INSPECTION. IN THE EVENT THE NUMBER OF INSPECTIONS PERFORMED BY THE HRW EXCEEDS TWO, ADDITIONAL FEES MAY BE ASSESSED TO THE DEVELOPER.

HARNETT REGIONAL WATER (HRW) - SEWER NOTES:

A. THE PROFESSIONAL ENGINEER (PE) SHALL OBTAIN AND SUPPLY A COPY OF THE SEWER PERMIT FOR THE CONSTRUCTION AND OPERATION OF THE WASTEWATER COLLECTION SYSTEM TO THE UTILITY CONTRACTOR BEFORE THE CONSTRUCTION OF THE SANITARY SEWER LINE, SEWER LIFT STATION AND ASSOCIATED FORCE MAIN SHALL BEGIN. THE UTILITY CONTRACTOR MUST POST A COPY OF THE SEWER PERMIT ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) ON SITE PRIOR TO THE START OF CONSTRUCTION. THE PERMIT MUST BE MAINTAINED ON SITE DURING THE CONSTRUCTION OF THE SEWER SYSTEM IMPROVEMENTS.

B. THE UTILITY CONTRACTOR SHALL NOTIFY HARNETT REGIONAL WATER (HRW) AND THE PROFESSIONAL ENGINEER (PE) AT LEAST TWO DAYS PRIOR TO CONSTRUCTION COMMENCING. THE UTILITY CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH MR. CHAD EVERETTE, HRW UTILITY CONSTRUCTION INSPECTOR AT LEAST TWO (2) DAYS BEFORE CONSTRUCTION WILL BEGIN AND THE UTILITY CONTRACTOR MUST COORDINATE WITH HRW FOR REGULAR INSPECTION VISITATIONS AND ACCEPTANCE OF THE WASTEWATER SYSTEM(S). CONSTRUCTION WORK SHALL BE PERFORMED ONLY DURING THE NORMAL WORKING HOURS OF HRW WHICH IS 8:00 AM – 5:00 PM MONDAY THROUGH FRIDAY. HOLIDAY AND WEEKEND WORK IS NOT PERMITTED BY HRW.

C. THE PROFESSIONAL ENGINEER (PE) SHALL PROVIDE HRW WITH A SET OF NCDEQ APPROVED PLANS MARKED "RELEASED FOR CONSTRUCTION" AT LEAST TWO DAYS PRIOR TO CONSTRUCTION COMMENCING. HRW WILL STAMP THE APPROVED PLANS AS "RELEASED FOR CONSTRUCTION" AND PROVIDE COPIES TO THE UTILITY CONTRACTOR. THE REGISTERED LAND SURVEYOR (RLS) SHALL STAKE OUT ALL LOT CORNERS AND ESTABLISH GRADE STAKES FOR THE PROPOSED FINISH GRADE FOR EACH STREET AND SEWER LINE BEFORE THE UTILITY CONTRACTOR BEGINS CONSTRUCTION OR INSTALLATION OF THE MANHOLES, SANITARY SEWER GRAVITY LINE(S), SEWER LIFT STATIONS AND/OR SANITARY SEWER FORCE MAIN(S). THE GRADE STAKES SHOULD BE SET WITH A CONSISTENT OFFSET FROM THE STREET CENTERLINE SO AS NOT TO INTERFERE WITH THE STREET GRADING OR UTILITY CONSTRUCTION.

D. THE UTILITY CONTRACTOR SHALL PROVIDE THE HRW UTILITY CONSTRUCTION INSPECTOR WITH MATERIAL SUBMITTALS AND SHOP DRAWINGS FOR ALL PROJECT MATERIALS PRIOR TO THE CONSTRUCTION OF ANY GRAVITY SEWER LINE(S), MANHOLE(S), SEWER LIFT STATION(S) AND ASSOCIATED FORCE MAIN(S) IN HARNETT COUNTY. THE MATERIALS TO BE USED ON THE PROJECT MUST MEET THE ESTABLISHED SPECIFICATIONS OF HRW AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL SUBSTANDARD MATERIALS OR MATERIALS NOT APPROVED FOR USE IN HARNETT COUNTY FOUND ON THE PROJECT SITE MUST BE REMOVED IMMEDIATELY WHEN NOTIFIED BY THE HRW UTILITY CONSTRUCTION INSPECTOR.

E. THE SANITARY SEWER LATERAL CONNECTIONS SHOULD BE INSTALLED 90° (PERPENDICULAR) TO THE SANITARY SEWER GRAVITY LINES WITH SCHEDULE 40 PVC PIPE. HRW REQUIRES THE UTILITY CONTRACTOR TO PROVIDE THE PROFESSIONAL ENGINEER (PE) WITH ACCURATE MEASUREMENTS FOR LOCATING SANITARY SEWER SERVICE LATERAL AND ASSOCIATED EACH SANITARY SEWER CLEAN-OUT. THESE MEASUREMENTS SHOULD BE TAKEN FROM THE NEAREST DOWNSTREAM MANHOLE UP ALONG THE SANITARY SEWER MAIN TO THE IN-LINE WYE FITTING (OR TAPPING SADDLE) AND THEN ANOTHER MEASUREMENT FROM THE IN-LINE WYE FITTING (OR TAPPING SADDLE) TO THE 4" X 4" LONG SWEEP COMBINATION WYE FITTING AT THE BOTTOM OF THE SEWER CLEAN-OUT STACK. THESE FIELD MEASUREMENTS MUST BE PROVIDED TO THE PROFESSIONAL ENGINEER (PE) IN THE RED LINE DRAWINGS FROM THE UTILITY CONTRACTOR FOR PROPER DOCUMENTATION IN THE AS-BUILT RECORD DRAWINGS SUBMITTED TO HRW.

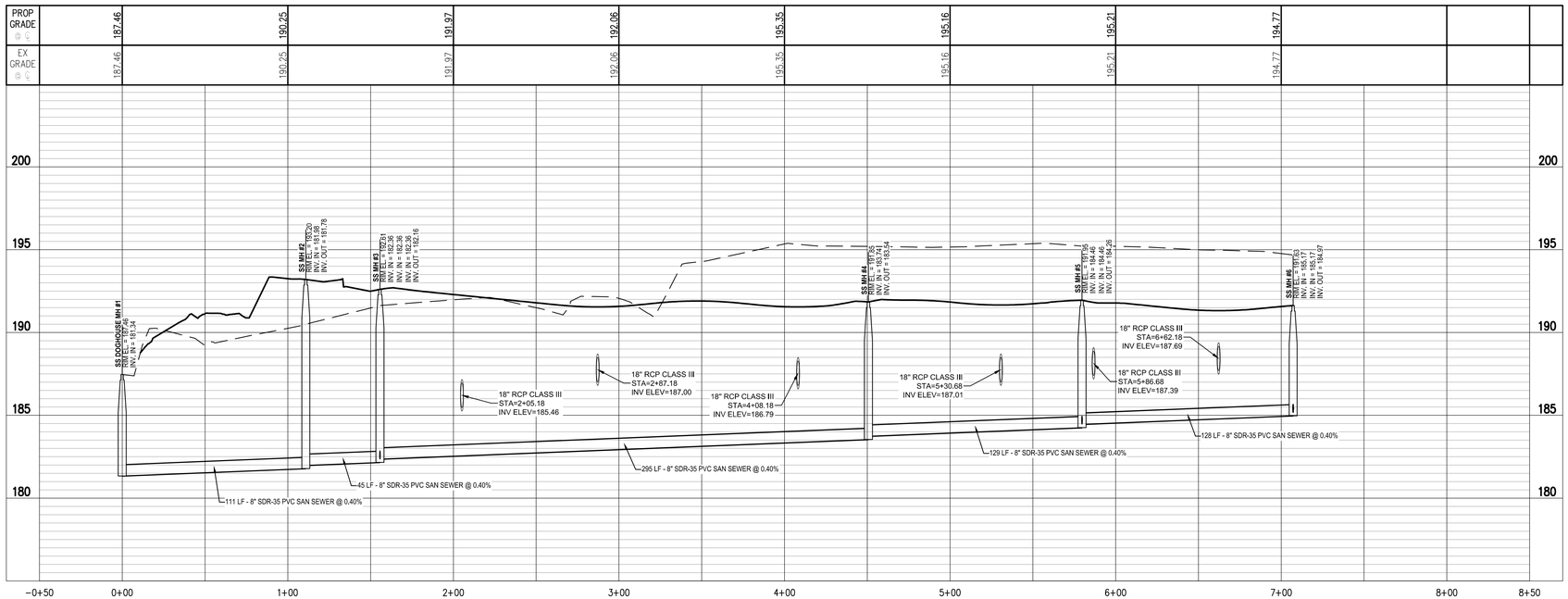
F. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE THE NEWLY INSTALLED SANITARY SEWER GRAVITY LINE(S), SANITARY SEWER FORCE MAIN(S), SANITARY SEWER SERVICE LATERAL(S) AND ALL ASSOCIATED SEWER CLEAN-OUT(S) IN THE PROPOSED SANITARY SEWER SYSTEM FOR OTHER UTILITY COMPANIES AND THEIR CONTRACTORS UNTIL THE NEW SANITARY SEWER LINE(S) AND ASSOCIATED APPURTENANCES HAVE BEEN APPROVED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) AND ACCEPTED BY HRW. ALL NEW SANITARY SEWER LINES MUST HAVE AT LEAST THREE (3 FT.) FEET OF COVER AND EXTEND UNDER ALL EXISTING WATER MAIN AND STORM WATER LINES WITH A LEAST 24" OF VERTICAL CLEARANCE BELOW THE BOTTOM OF THE EXISTING WATER MAIN AND STORM WATER LINES. ALL DUCTILE IRON SEWER PIPING MUST BE 401 EPOXY COATED OR APPROVED EQUAL.

G. THE SANITARY SEWER GRAVITY LINE(S), MANHOLE(S), SANITARY SEWER SERVICE LATERAL(S) AND ASSOCIATED CLEAN-OUT(S) SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE HARNETT REGIONAL WATER. THE SANITARY SEWER GRAVITY LINE(S) MUST PNEUMATICALLY PRESSURE TESTED WITH COMPRESSED AIR AND THE SANITARY SEWER FORCE MAIN(S) MUST HYDROSTATICALLY PRESSURE TESTED WITH WATER OR AIR AT 200 PSI. SANITARY SEWER MANHOLES MUST BE VACUUM TESTED TO 10 INCHES OF MERCURY AND CANNOT DROP BELOW 9 INCHES IN 60 SECONDS FOR 4 FT. DIAMETER MANHOLES, 75 SECONDS FOR 5 FT. DIAMETER MANHOLES. THE TEST MUST BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: FOR DUCTILE IRON PIPELINES TEST IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ASTM C-924. FOR PVC PIPELINES TEST IN ACCORDANCE WITH ASTM F1417-98 AND USPPA UNI-B-6. VACUUM TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C1244. THE HRW UTILITY CONSTRUCTION INSPECTOR AND ENGINEER MUST WITNESS ALL TESTS MENTIONED ABOVE.

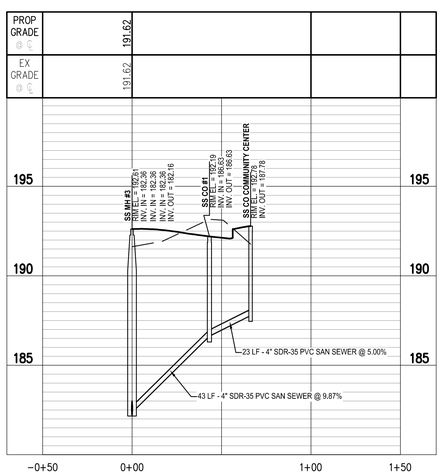
H. PRIOR TO ACCEPTANCE, ALL SEWER SERVICE LATERALS WILL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED AT THE PROPER DEPTH. ALL SEWER CLEAN-OUTS MUST BE INSTALLED SO THE 4" X 4" LONG SWEEP COMBINATION WYE IS AT LEAST THREE (3') FEET BUT NO MORE THAN FIVE (5') FEET BELOW THE FINISH GRADE UNLESS OTHERWISE APPROVED IN WRITING BY HRW. THE SEWER CLEANOUTS SHALL HAVE A FOUR (4") SCHEDULE 40 PVC PIPE STUBBED UP FROM BOTH ENDS OF THE 4" X 4" LONG SWEEP COMBINATION WYE TO BE AT LEAST TWO (2') FEET ABOVE THE FINISH GRADE AND COVER EACH END WITH A FOUR (4") INCH TEMPORARY CAP TO KEEP OUT DIRT, SAND, ROCKS, WATER AND CONSTRUCTION DEBRIS. THE VERTICAL STACK ON EACH CLEAN-OUT MUST BE PROVIDED WITH A CONCRETE DONUT FOR PROTECTION.

I. ONCE THE SANITARY SEWER GRAVITY LINE(S) HAVE BEEN INSTALLED, PNEUMATICALLY PRESSURE TESTED AND IN PLACE FOR AT LEAST 30 DAYS, THE UTILITY CONTRACTOR MUST CONTACT THE HRW UTILITY CONSTRUCTION INSPECTOR TO WITNESS THE MANDREL TEST ON EACH PVC SANITARY SEWER GRAVITY LINE. THE UTILITY CONTRACTOR WILL NOTIFY HRW TO SCHEDULE THE MANDREL TESTING. THE MANDREL AND PROVING RING MUST BE SUPPLIED BY THE UTILITY CONTRACTOR. CLOSED CIRCUIT VIDEO CAMERA INSPECTIONS (AT THE UTILITY CONTRACTOR'S EXPENSE) MAY BE REQUIRED BY THE HRW UTILITY CONSTRUCTION INSPECTOR IF THE MANDREL AND MIRROR TAMPING TESTING CANNOT BE COMPLETED WITH SATISFACTORY RESULTS. THE SANITARY SEWER LINES SHOULD BE FLUSHED CLEAN USING A SEWER BALL OF THE PROPER DIAMETER BEFORE ANY MANDREL TESTING CAN BE PERFORMED. THE UTILITY CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DIRT, SAND, SILT, GRAVEL, MUD AND DEBRIS FROM THE NEWLY CONSTRUCTED LINES. EXERCISING CARE TO KEEP THE HARNETT REGIONAL WATER'S EXISTING SANITARY SEWER SYSTEMS CLEAN. SANITARY SEWER FORCE MAIN(S) SHALL BE PRESSURE TESTED TO 200 PSI FOR AT LEAST 2 HOURS LIKE WATER LINES.

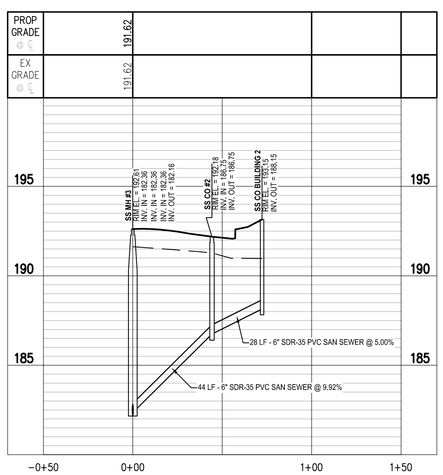
J. THE UTILITY CONTRACTOR SHALL BE RESPONSI



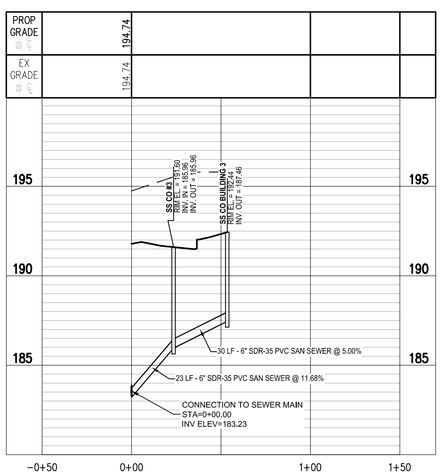
SSMH#6 – TIE-IN PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



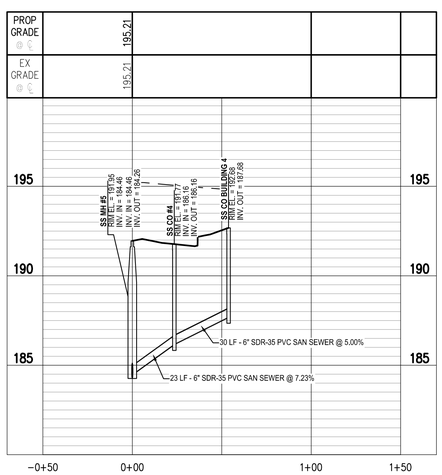
COMMUNITY CENTER SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



BUILDING 2 SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



BUILDING 3 SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



BUILDING 4 SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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SEWER PROFILES (1 OF 2)

MAYNARD CROSSING APARTMENTS

MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA ENGINEERING LICENSE, NO. F-1445
NORTH CAROLINA PROFESSIONAL SEAL 24428 ENGINEER MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

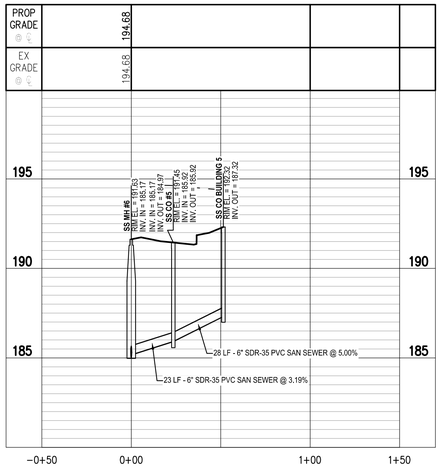
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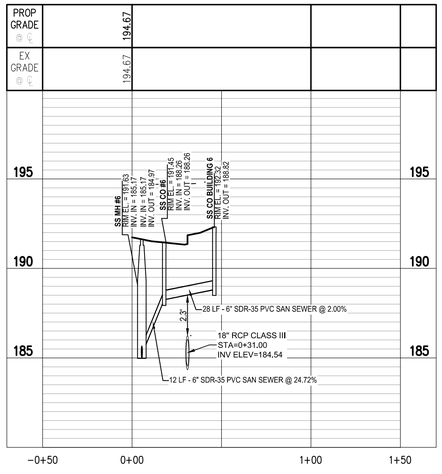
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SHEET C5.3

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BUILDING 5 SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



BUILDING 6 SEWER SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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SEWER PROFILES (2 OF 2)

MAYNARD CROSSING APARTMENTS

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BOWMAN NORTH CAROLINA LTD.
LICENSE NO. F-1445

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL 049136
MATTHEW L. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

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CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-SSP.dwg

WATER MAIN PROFILE VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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WATER MAIN PROFILE

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NORTH CAROLINA
PROFESSIONAL
SEAL
24428
ENGINEER
MATTHEW E. LOMBARDO

PLAN STATUS

DATE	DESCRIPTION

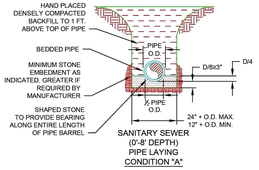
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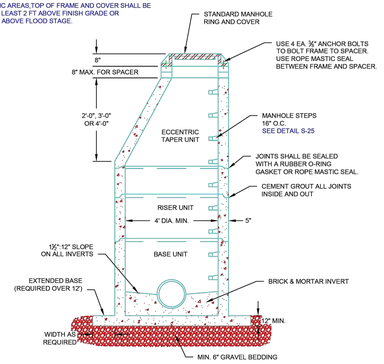
TYPICAL PIPE LAYING CONDITION DETAIL S 16
NO SCALE



NOTE:
CONCRETE ENCASEMENT SHALL ONLY BE USED IN AREAS WHERE COVER IS TO BE FLUSH WITH PAVEMENT OR CONCRETE. CONCRETE ENCASEMENT SHALL NOT BE USED IN NON-TRAFFIC AREAS AND ABOVE GRADE INSTALLATIONS.

TYPICAL STANDARD MANHOLE FRAME & COVER DETAIL S 21
NO SCALE

NOTE:
IN NON-TRAFFIC AREAS,TOP OF FRAME AND COVER SHALL BE INSTALLED AT LEAST 2 FT ABOVE FINISH GRADE OR AT LEAST 1 FT ABOVE FLOOD STAGE.



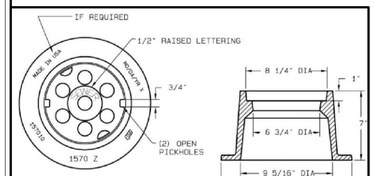
TYPICAL STANDARD PRECAST CONCRETE MANHOLE DETAIL S 24
NO SCALE

NOTES:
1. SEE DETAIL S-28 FOR TYPICAL INVERT.

LAYING CONDITIONS	DESCRIPTION	PROJECT USE
TYPE 1	FLAT BOTTOM UNDISTURBED EARTH TRENCH, LOOSE BACKFILL	NOT USED.
TYPE 2	FLAT BOTTOMED UNDISTURBED EARTH TRENCH. BACKFILL LIGHTLY CONSOLIDATED TO CENTERLINE OF PIPE.	NOT USED.
TYPE 3	PIPE BEDDED IN 4" MININUM JOB EXCAVATED MATERIAL. BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE.	ALL DUCTILE IRON GRAVITY SEWER LINE.
TYPE 4	PIPE BEDDED IN SAND, GRANULAR MATERIAL OR GRADED GRAVEL TO THE DEPTH OF 1/8 PIPE DIAMETER, 4" MIN. JOB EXCAVATED MATERIAL COMPACTED TO 4" ABOVE TOP OF PIPE. (APPROX. 95% STANDARD PROCTOR, AASHTO T-99)	ALL PVC WATER LINE AND PVC FORCE MAIN.
TYPE 5	PIPE BEDDED TO ITS CENTERLINE IN COMPACTED GRANULAR MATERIAL 4" MIN. UNDER PIPE. COMPACTED GRANULAR OR SAND MATERIAL TO 4"ABOVE TOP OF PIPE. (APPROX. 95% STANDARD PROCTOR, AASHTO T-99)	ALL PVC GRAVITY SEWER LINE.

GRAVITY SEWER
35 PIPE FULLY ENCOMPASSED IN 57 STONE 4" UNDER TO 4" ABOVE TOP OF PIPE
26 PIPE GRAVEL 4" BELOW TO TOP OF PIPE

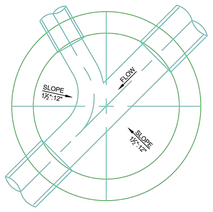
TYPICAL LAYING CONDITIONS DETAIL S 33
NO SCALE



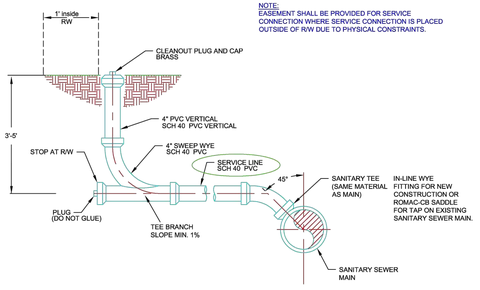
NOTES:
1. LOAD BEARING CLEAN-OUT TO BE INSTALLED IN LOAD BEARING AREAS AS DESIGNATED BY THE DESIGN ENGINEER OR FIELD ENGINEER.
2. THE CLEANOUT ASSEMBLY IS TO BE SET A MIN. 1/2"; NO GREATER THAN 4", FROM THE LOAD BEARING ASSEMBLY COVER.
3. FRAME DESIGN SHALL BE A HEAVY DUTY TYPE, GRAY IRON (ASTM A48 CL.35B), WITH A DIMPLED TOP.
4. A 15"x15" CONCRETE PAD IS REQUIRED FOR THE BASE. THE CONCRETE PAD WILL NEED TO BE 9" THICK (GIVES 8" OF CONCRETE UNDERNEATH THE 7" TALL BASE).
5. ALL CASTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M306.
6. THE CLEAN-OUT COVER AND COVER BASE SHALL BE HEAVY DUTY SUCH AS EJ MODEL 0396023A01.

SEWER CLEANOUT (CO) ASSEMBLY, LOAD BEARING

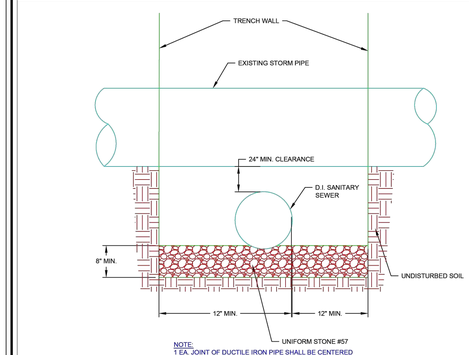
NOTE:
1. THE FLOW CHANNEL THROUGH MANHOLES SHOULD BE MADE TO CONFORM IN SHAPE AND SLOPE TO THE SEWER MAIN.
2. CHANGE IN DIRECTION OF THE CHANNEL SHALL NOT BE EXCEED 90 DEGREES.
3. SEE DETAIL S-24 FOR TYPICAL MANHOLE STRUCTURE.



TYPICAL MANHOLE INVERT DETAIL S 28
NO SCALE

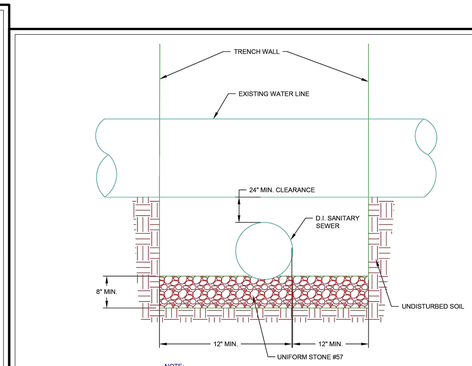


TYPICAL SEWER SERVICE CONNECTION DETAIL S 29
NO SCALE



NOTE:
1 EA. JOINT OF DUCTILE IRON PIPE SHALL BE CENTERED UNDER STORM PIPE FOR ALL CROSSINGS.

TYPICAL STORM SEWER CROSSING FOR SANITARY SEWER DETAIL S 31
NO SCALE



NOTE:
1 EA. JOINT OF DUCTILE IRON PIPE SHALL BE CENTERED UNDER WATER LINE FOR ALL CROSSINGS.

TYPICAL WATER LINE CROSSING FOR SANITARY SEWER DETAIL S 32
NO SCALE

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SEWER DETAILS

MAYNARD CROSSING APARTMENTS

MAYNARD LANE
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24424 MATTHEW E. LOWDER
LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

PLAN STATUS

DATE	DESCRIPTION

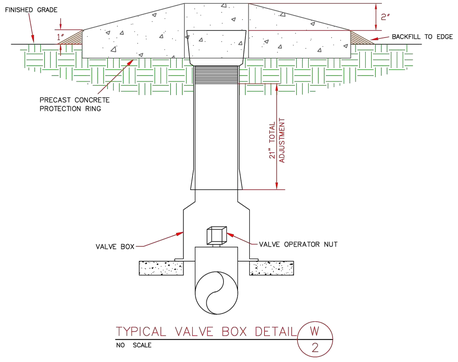
SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

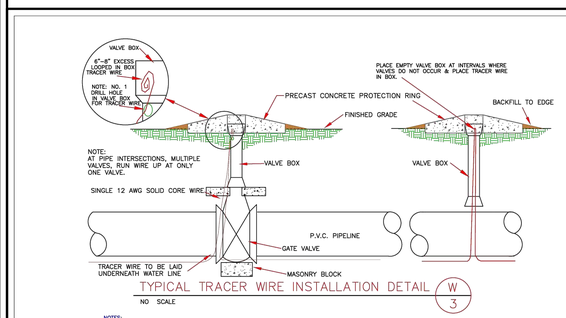
SHEET C5.6

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-UTIL-DET.dwg



TYPICAL VALVE BOX DETAIL W 2

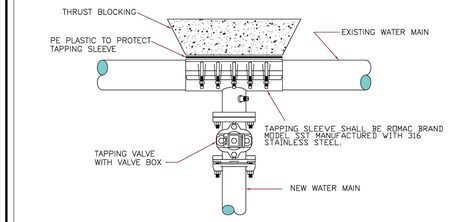
NO SCALE



TYPICAL TRACER WIRE INSTALLATION DETAIL W 3

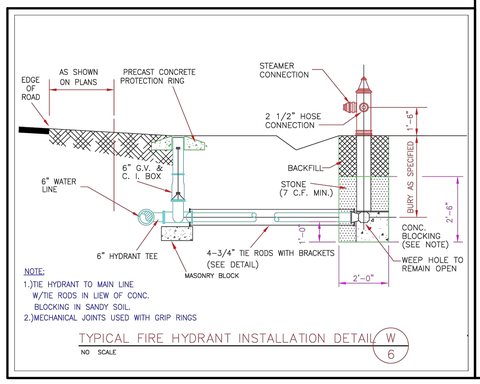
NO SCALE

NOTES:
1. DRILL HOLE IN VALVE BOX TO INSERT TRACER WIRE,BRING UP TO INSIDE AND ROLL UP AT LEAST 6"-8" EXCESS
2. PLACE TRACER WIRE IN VALVE BOX AT 1,000' INTERVALS OR AS NOTED ON THE PLANS, TYPICAL.
3. DO NOT SPLICE WIRE WHEN BEGINNING A NEW SPOOL. INSTEAD INSTALL A VALVE BOX AND ATTACH EACH WIRE WITH A BRASS SCREW TO THE VALVE BOX.



TYPICAL TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL W 5

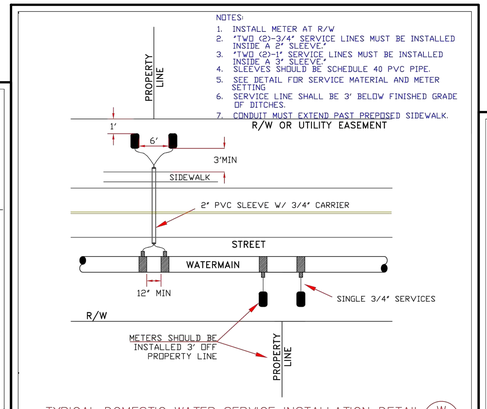
NO SCALE



NOTE:
1.)TIE HYDRANT TO MAIN LINE W/TIE RODS IN LIEW OF CONC. BLOCKING IN SANDY SOIL.
2.)MECHANICAL JOINTS USED WITH GRIP RINGS

TYPICAL FIRE HYDRANT INSTALLATION DETAIL W 6

NO SCALE

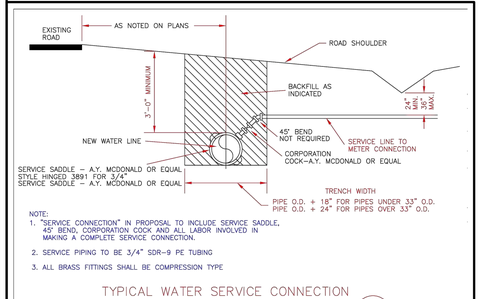


NOTES:
1. INSTALL METER AT R/W
2. *TWO (2)-3/4" SERVICE LINES MUST BE INSTALLED INSIDE A 2" SLEEVE.*
3. *TWO (2)-1" SERVICE LINES MUST BE INSTALLED INSIDE A 3" SLEEVE.*
4. SLEEVES SHOULD BE SCHEDULE 40 PVC PIPE.
5. SEE DETAIL FOR SERVICE MATERIAL AND METER SETTING
6. SERVICE LINE SHALL BE 3' BELOW FINISHED GRADE OF DITCHES.
7. CONDUIT MUST EXTEND PAST PROPOSED SIDEWALK.

R/W OR UTILITY EASEMENT

TYPICAL DOMESTIC WATER SERVICE INSTALLATION DETAIL W 12

NO SCALE



NOTE:
1. "SERVICE CONNECTION" IN PROPOSAL TO INCLUDE SERVICE SADDLE, 45° BEND, CORPORATION COCK AND ALL LABOR INVOLVED IN MAKING A COMPLETE SERVICE CONNECTION.
2. SERVICE PIPING TO BE 3/4" SDR-9 PE TUBING
3. ALL BRASS FITTINGS SHALL BE COMPRESSION TYPE

TYPICAL WATER SERVICE CONNECTION USING TAPPING SADDLE DETAIL W 13

NO SCALE

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-1445
BOWMAN NORTH CAROLINA LTD.

BOWMAN NORTH CAROLINA LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM

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WATER DETAILS

MAYNARD CROSSING APARTMENTS
MAYNARD LAKE ROAD
TOWN OF ERWIN, HARNETT COUNTY, NC

NORTH CAROLINA BOWMAN NORTH CAROLINA LTD. LICENSE NO. F-1445

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049136 MATTHEW E. LOWDER

PLAN STATUS

DATE	DESCRIPTION

SS DESIGN	SS DRAWN	ML CHKD

JOB NO.: 150224-02-001

DATE: JUNE, 2026

SHEET C5.7

CAD FILE NAME: V:\150224 - Pamlico Grove\150224-02-001 (ENG) - Maynard Crossing Apartments\Engineering\Engineering Plans\Construction Plans\150224-D-CP-001-UTIL-DET.dwg

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: Maynard Crossing Apartments – Building 01 – Community Center
Plan Review Address: 90 Maynard Lake Rd, Erwin, NC Zip Code 28339
Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com
Code Enforcement Jurisdiction: County

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	IMEG Consultants Corp	Alex Bowling	NC 58286	(919) 571-1111	alex.r.bowling@imegcorp.com
Fire Alarm					
Mechanical	IMEG Consultants Corp	Patrick McCabe	NC 51195	(919) 571-1111	patrick.j.mccabe@imegcorp.com
Plumbing	IMEG Consultants Corp	Jim Del Papa	NC 22035	(919) 571-1111	james.b.delpapa@imegcorp.com
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Fire Protection	Makson, Inc.	Jackie Towns		(704) 636-5505	jackie.towns@maksonfp.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

2018 NC EXISTING BUILDING CODE: Select one Select one Select one
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): A-3

OCCUPANCY CATEGORY (Table 1604.5): **Current:** Select one **Proposed:** II

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: No N/A
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	3,205	3,205
Basement			
TOTAL			3,205

ALLOWABLE AREA

Primary Occupancy Classification(s): Assembly - A-3 Busniess Select one Select one Select one Select one
Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): Laundry rooms over 100 SF.
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: Yes Separation: Select one Exception: _____

Non-Separated Use (508.3)

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

_____ + _____ + ... = _____ ≤ 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	Community Bldg	3,205	6,000	n/r	6,000

[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)	40'	18'	
Building Height in Stories (Table 504.4)	1	1	

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

FIRE PROTECTION REQUIREMENTS - Table 601

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		0					
Bearing Walls							
Exterior							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior walls and partitions		0					
Floor Construction Including supporting beams and joists		0					
Floor Ceiling Assembly		n/a					
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		0					
Columns Supporting Roof		0					
Shaft Enclosures - Exit		n/a					
Shaft Enclosures - Other		n/a					
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party/Fire Wall Separation		n/a					
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant/Dwelling Unit/ Sleeping Unit Separation		n/a					
Incidental Use Separation		1 Hr.	1 Hr.		UL U376 AER 09038	WL5001	

* 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 (%)
All exterior walls >= 10'	UP, NS	No Limit (705.8.1 exc. 2.)	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: Yes
Fire Alarm: No
Smoke Detection Systems: No
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.01LS

☒ 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 TYPE A & B UNITS PROVIDED
48	0-N/A	0-N/A	3	6	18	18	24

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	# OF ACCESSIBLE SPACES PROVIDED VAN SPACES WITH 132" ACCESS AISLE	# OF ACCESSIBLE SPACES PROVIDED VAN SPACES WITH 8' ACCESS	TOTAL # ACCESSIBLE PROVIDED
All of project	112	112	9	0	3	12
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	1	2		1	1	1		0	1	1
	REQ'D	1	2		1	1	1		0	1	1

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

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: Energy Code - Prescriptive – Table C402.1.2 C4.02-C4.06
(If "Other" specify source here)

BUILDING ENVELOPE (Prescriptive method only) **Comply with C401.2 Application. 2. C402-C405, C406)**

C402.1 General (prescriptive)

Table C40.2.1.3 (R Value)
Walls above grade, wood framed Requirement: R-13 + R-3.8ci, or R-20
Description of assembly: 2x4 wood studs.
R-Value of insulation: R-13 cavity plus R 3.8 continuous insulation

Roof/ceiling Assembly Requirement: R-38, or R-30 with R-30 at truss heel (15.3" min.)
Description of assembly: Loose fill insulation at bottom truss chord, extended chord depth
R-Value of insulation: R-38

Slab on grade floors, unheated Requirement: No requirement
Description of assembly: Slab on grade
R-Value of insulation: 0

C402.4 Fenestration
Maximum Area requirement: <= 30% of gross area
Window Area: 380 SF / 3,157 Gross Area = 12%
U-Value of assembly: 0.30 see window schedule)
Solar heat gain coefficient: 0.27 see window schedule)
projection factor:
Door R-Values: 2 (U=.5)

C402.5.1.2 Air Barrier
Interior gypsum board
C402.5.7 Vestibules (not required, building less than 10,000 SF and 4 stories)
C403 Building Mechanical Systems - See Mechanical Plans
C404 Service Water Heating - See Plumbing
C405 Electrical Power and Lighting Systems - See Electrical Plans
C406 Additional Efficiency Package Options
☐ 1. More efficient HVAC performance in accordance with Section C406.2.
☒ 2. Reduced lighting power density system in accordance with Section C406.3.
☐ 3. Enhanced lighting controls in accordance with Section C406.4.
☐ 4. On-site supply of renewable energy in accordance with Section C406.5.
☐ 5. Provision of a dedicated outdoor air system for certain HVAC equipment in accordance with Section C406.6.
☐ 6. High-efficiency service water heating in accordance with Section C406.7.

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(SEE STRUCTURAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(SEE MECHANICAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(SEE ELECTRICAL SHEETS)

Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

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REGISTERED ARCHITECTURAL COMPANY
51806
NORTH CAROLINA
RALEIGH, NC

WILLIAM WAYNE JONES
REGISTERED ARCHITECT
6919
RALEIGH, NC
5/7/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 10/5/2026
REV:
REV:

CONSTRUCTION DOCUMENTS

BLDG 01 COMM. CTR.
APPENDIX B - CODE DATA

A0.01

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: Maynard Crossing Apartments – Building 02 – 3223-2

Plan Review Address: 92 Maynard Lake Rd, Erwin, NC Zip Code 28339

Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com

Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	IMEG Consultants Corp	Alex Bowling	NC 58286	(919) 571-1111	alex.r.bowling@imegcorp.com
Fire Alarm					
Mechanical	IMEG Consultants Corp	Patrick McCabe	NC 51195	(919) 571-1111	patrick.j.mccabe@imegcorp.com
Plumbing	IMEG Consultants Corp	Jim Del Papa	NC 22035	(919) 571-1111	james.b.delpapa@imegcorp.com
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Fire Protection	Makson, Inc.	Jackie Towns		(704) 636-5505	jackie.towns@maksonfp.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

2018 NC EXISTING BUILDING CODE: Select one Select one Select one

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

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

OCCUPANCY CATEGORY (Table 1604.5): **Current:** Select one **Proposed:** Select one

BASIC BUILDING DATA

Construction Type: V-B

Sprinklers: Yes NFPA 13R

Standpipes: N/A

Primary Fire District: No **Flood Hazard Area:** No

Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	5,465	5,465
2nd Floor	0	5,181	5,181
3rd Floor	0	0	0
TOTAL			10,646

South	>= 10'	0					
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior walls and partitions		0					
Floor Construction Including supporting beams and joists		0					
Floor Ceiling Assembly		1 Hr.	1 Hr.	11/A6.06	UL L521		
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		1 Hr.	1 Hr.	01/A6.06	UL P522		
Columns Supporting Roof		0					
Shaft Enclosures - Exit		1 Hr.	1 Hr.	02/A6.07	UL U032		
Shaft – Fire Barrier Cap		0					
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party/Fire Wall Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Incidental Use Separation		n/a					

* 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 (%)
All exterior walls >= 20'	UP, S	No Limit	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: No
Fire Alarm: No
Smoke Detection Systems: Partial
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.02LS, A1.05LS

☒ Fire and/or smoke rated wall locations (Chapter 7)

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

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: Energy Code - Prescriptive – Table R402.1.2
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: Loose fill insulation at bottom truss chord, raised heel chord depth
U-Value of total assembly: .0263
R-Value of insulation: R-42 (actual heel depth 16")
Skylights in each assembly: n/a U-Value of skylight: n/a Total SF of skylights n/a

Exterior Walls (each assembly)
Description of assembly: 2x4 wood studs.
U-Value of total assembly: .048 (R-21)
R-Value of insulation: R-21 cavity.
Openings (windows or doors with glazing)
U-Value of assembly: 0.29 see window schedule)
Solar heat gain coefficient: 0.26 see window schedule)
projection factor:
Door R-Values: 2 (U=.5)

Walls below grade (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: Slab on grade
U-Value of total assembly: 1.0 _____
R-Value of insulation: 0
Horizontal/vertical requirement: none
slab heated: no

not exceed 1/8 inch (3.2 mm) unless *listed* otherwise.
5. The *annular space* created by the penetration of a fire sprinkler, provided it is covered by a metal escutcheon plate.
6. Noncombustible items that are cast into concrete building elements and that do not penetrate both top and bottom surfaces of the element.
7. The ceiling membrane of 1- and 2-hour fire-resistance-rated horizontal assemblies is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard, provided that all penetrating items through the double top plates are protected in accordance with Section 714.4.1.1 or 714.4.1.2 and the ceiling membrane is tight to the top plates.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

[F] 907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed when a manual fire alarm system is required. A minimum of one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices.

Exceptions:
1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.

[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:
1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.

ALLOWABLE AREA

Primary Occupancy Classification(s): Residential - R-2 Select one Select one Select one Select one Select one

Accessory Occupancy Classification(s): none.

Incidental Uses (Table 509): none.

Special Uses (Chapter 4 – List Code Sections): _____

Special Provisions: (Chapter 5 – List Code Sections): 311.1.1 Accessory storage spaces.

Mixed Occupancy: No Separation: Select one Exception: _____

Non-Separated Use (508.3)

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

_____ + _____ + ... = _____ ≤ 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	R-2 Apartments	5,465	7,000	Not required	7,000
2	R-2 Apartments	5,181	7,000	Not required	7,000

[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 = 25 (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)	60'	26'	
Building Height in Stories (Table 504.4)	3	2	

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

FIRE PROTECTION REQUIREMENTS - Table 601

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		0					
Bearing Walls							
Exterior							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					

☒ 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 – SEE BUILDING #6 SUMMARY FOR THE PROJECT
(SECTION 1107)

ACCESSIBLE PARKING – SEE CIVIL & BUILDING 6 BLDG CODE DATA
(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) – RESIDENTIAL UNITS

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)

_____

_____

(SEE STRUCTURAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(SEE MECHANICAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(SEE ELECTRICAL SHEETS)

CITED CODE SECTIONS

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m 2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for non-sprinklered buildings in Table 506.2 for each such accessory occupancy.

711.2.3 Supporting construction. The supporting construction shall be protected to afford the required *fire resistance rating* of the *horizontal assembly* supported.
Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the *horizontal assembly* is not required to be *fire-resistance rated* at the following:
1. *Horizontal assemblies* at the separations of incidental uses as specified by Table 509 provided the required *fire-resistance rating* does not exceed 1 hour.
2. *Horizontal assemblies* at the separations of *dwelling units* and *sleeping units* as required by Section 420.3.
3. *Horizontal assemblies* at *smoke barriers* constructed in accordance with Section 709.
4. Horizontal assemblies constructed solely for the purpose of satisfying the requirements of Note f, Table 1020.1.

714.4.2 Membrane penetrations. Penetrations of membranes that are part of a *horizontal assembly* shall comply with Section 714.4.1.1 or 714.4.1.2. Where floor/ceiling assemblies are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.
Exceptions:
1. *Membrane penetrations* by steel, ferrous or copper conduits, pipes, tubes or vents, or concrete or masonry items where the *annular space* is protected either in accordance with Section 714.4.1 or to prevent the free passage of flame and the products of combustion. The aggregate area of the openings through the membrane shall not exceed 100 square inches (64 500 mm2) in any 100 square feet (9.3 m2) of ceiling area in assemblies tested without penetrations.
2. Ceiling *membrane penetrations* of maximum 2-hour *horizontal assemblies* by steel electrical boxes that do not exceed 16 square inches (10 323 mm2) in area, provided the aggregate area of such penetrations does not exceed 100 square inches (44 500 mm2) in any 100 square feet (9.29 m2) of ceiling area, and the *annular space* between the ceiling membrane and the box does not exceed 1/8 inch (3.2 mm).
3. *Membrane penetrations* by electrical boxes of any size or type, that have been *listed* as part of an opening protective material system for use in *horizontal assemblies* and are installed in accordance with the instructions included in the listing.
4. *Membrane penetrations* by *listed* electrical boxes of any material, provided such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The *annular space* between the ceiling membrane and the box shall

3. Opcrable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches (0.010 m2). Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings, whether protected or not, between adjacent interior exit stairways and ramps.

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JA

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5/7/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 10/5/2026
REV:
REV:

CONSTRUCTION DOCUMENTS

BUILDING 02 TYPE 3223-2
APPENDIX B - CODE DATA

A0.02

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: Maynard Crossing Apartments – Building 03 – 1221-2
Plan Review Address: 94 Maynard Lake Rd, Erwin, NC Zip Code 28339
Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com
Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	IMEG Consultants Corp	Alex Bowling	NC 58286	(919) 571-1111	alex.r.bowling@imegcorp.com
Fire Alarm					
Mechanical	IMEG Consultants Corp	Patrick McCabe	NC 51195	(919) 571-1111	patrick.j.mccabe@imegcorp.com
Plumbing	IMEG Consultants Corp	Jim Del Papa	NC 22035	(919) 571-1111	james.b.delpapa@imegcorp.com
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Fire Protection	Makson, Inc.	Jackie Towns		(704) 636-5505	jackie.towns@maksonfp.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

2018 NC EXISTING BUILDING CODE: Select one Select one Select one
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

OCCUPANCY CATEGORY (Table 1604.5): **Current:** Select one **Proposed:** Select one

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: Yes NFPA 13R
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	4,667	4,667
2nd Floor	0	4,394	4,394
3rd Floor	0	0	0
TOTAL			9,061

ALLOWABLE AREA

Primary Occupancy Classification(s): Residential - R-2 Select one Select one Select one Select one Select one
Accessory Occupancy Classification(s): none.
Incidental Uses (Table 509): none.
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): 311.1.1 Accessory storage spaces.
Mixed Occupancy: No Separation: Select one Exception: _____

Non-Separated Use (508.3)

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

_____ + _____ + ... = _____ ≤ 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	R-2 Apartments	4,667	7,000	Not required	7,000
2	R-2 Apartments	4,394	7,000	Not required	7,000

[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 = 25 (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)	60'	26'	
Building Height in Stories (Table 504.4)	3	2	

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

FIRE PROTECTION REQUIREMENTS - Table 601

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		0					
Bearing Walls							
Exterior							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior walls and partitions		0					
Floor Construction Including supporting beams and joists		0					
Floor Ceiling Assembly		1 Hr.	1 Hr.	11/A6.06	UL L521		
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		1 Hr.	1 Hr.	01/A6.06	UL P522		
Columns Supporting Roof		0					
Shaft Enclosures - Exit		1 Hr.	1 Hr.	02/A6.07	UL U032		
Shaft – Fire Barrier Cap		0					
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party/Fire Wall Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Incidental Use Separation		n/a					

* 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 (%)
All exterior walls >= 20'	UP, S	No Limit	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: No
Fire Alarm: No
Smoke Detection Systems: Partial
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.03LS

☒ 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 – SEE BUILDING #6 SUMMARY FOR THE PROJECT

(SECTION 1107)

ACCESSIBLE PARKING – SEE CIVIL & BUILDING 6 BLDG CODE DATA

(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) – RESIDENTIAL UNITS

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

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: Energy Code - Prescriptive – Table R402.1.2
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: Loose fill insulation at bottom truss chord, raised heel chord depth
U-Value of total assembly: .0263
R-Value of insulation: R-42 (actual heel depth 16")
Skylights in each assembly: n/a U-Value of skylight: n/a Total SF of skylights n/a

Exterior Walls (each assembly)
Description of assembly: 2x4 wood studs.
U-Value of total assembly: .048 (R-21)
R-Value of insulation: R-21 cavity.
Openings (windows or doors with glazing)
U-Value of assembly: 0.29 (see window schedule)
Solar heat gain coefficient: 0.26 (see window schedule)
projection factor:
Door R-Values: 2 (U=.5)

Walls below grade (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: Slab on grade
U-Value of total assembly: 1.0 _____
R-Value of insulation: 0
Horizontal/vertical requirement: none
slab heated: no

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(SEE STRUCTURAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(SEE MECHANICAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(SEE ELECTRICAL SHEETS)

CITED CODE SECTIONS

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m 2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for non-sprinklered buildings in Table 506.2 for each such accessory occupancy.

711.2.3 Supporting construction. The supporting construction shall be protected to afford the required *fire resistance rating* of the *horizontal assembly* supported.
Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the *horizontal assembly* is not required to be *fire-resistance rated* at the following:
1. *Horizontal assemblies* at the separations of incidental uses as specified by Table 509 provided the required *fire-resistance rating* does not exceed 1 hour.
2. *Horizontal assemblies* at the separations of *dwelling units* and *sleeping units* as required by Section 420.3.
3. *Horizontal assemblies* at *smoke barriers* constructed in accordance with Section 709.
4. Horizontal assemblies constructed solely for the purpose of satisfying the requirements of Note f, Table 1020.1.

714.4.2 Membrane penetrations. Penetrations of membranes that are part of a *horizontal assembly* shall comply with Section 714.4.1.1 or 714.4.1.2. Where floor/ceiling assemblies are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.
Exceptions:
1. *Membrane penetrations* by steel, ferrous or copper conduits, pipes, tubes or vents, or concrete or masonry items where the *annular space* is protected either in accordance with Section 714.4.1 or to prevent the free passage of flame and the products of combustion. The aggregate area of the openings through the membrane shall not exceed 100 square inches (64 500 mm□) in any 100 square feet (9.3 m□) of ceiling area in assemblies tested without penetrations.
2. Ceiling *membrane penetrations* of maximum 2-hour *horizontal assemblies* by steel electrical boxes that do not exceed 16 square inches (10 323 mm□) in area, provided the aggregate area of such penetrations does not exceed 100 square inches (44 500 mm□) in any 100 square feet (9.29 m□) of ceiling area, and the *annular space* between the ceiling membrane and the box does not exceed 1/8 inch (3.2 mm).
3. *Membrane penetrations* by electrical boxes of any size or type, that have been *listed* as part of an opening protective material system for use in *horizontal assemblies* and are installed in accordance with the instructions included in the listing.
4. *Membrane penetrations* by *listed* electrical boxes of any material, provided such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The *annular space* between the ceiling membrane and the box shall not exceed 1/8 inch (3.2 mm) unless *listed* otherwise.
5. The *annular space* created by the penetration of a fire sprinkler, provided it is covered by a metal escutcheon plate.
6. Noncombustible items that are cast into concrete building elements and that do not penetrate both top and bottom surfaces of the element.
7. The ceiling membrane of 1- and 2-hour fire-resistance-rated horizontal assemblies is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard, provided that all penetrating items through the double top plates are protected in accordance with Section 714.4.1.1 or 714.4.1.2 and the ceiling membrane is tight to the top plates.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

[F] 907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.
Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed when a manual fire alarm system is required. A minimum of one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices.
Exceptions:
1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.
[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.
Exceptions:
1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
3. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches (0.010 m2). Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings, whether protected or not, between adjacent interior exit stairways and ramps.

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MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 10/5/2026
REV:
REV:

CONSTRUCTION DOCUMENTS

BUILDING 03 TYPE 1221-2
APPENDIX B - CODE DATA

A0.03

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: Maynard Crossing Apartments – Building 04 – 1221-3
Plan Review Address: 100 Maynard Lake Rd, Erwin, NC Zip Code 28339
Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com
Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	IMEG Consultants Corp	Alex Bowling	NC 58286	(919) 571-1111	alex.r.bowling@imegcorp.com
Fire Alarm					
Mechanical	IMEG Consultants Corp	Patrick McCabe	NC 51195	(919) 571-1111	patrick.j.mccabe@imegcorp.com
Plumbing	IMEG Consultants Corp	Jim Del Papa	NC 22035	(919) 571-1111	james.b.delpapa@imegcorp.com
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Fire Protection	Makson, Inc.	Jackie Towns		(704) 636-5505	jackie.towns@maksonfp.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

2018 NC EXISTING BUILDING CODE: Select one Select one Select one

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

RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): R-2

OCCUPANCY CATEGORY (Table 1604.5): **Current:** Select one **Proposed:** II

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: Yes NFPA 13R
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	4,805	4,805
2nd Floor	0	4,394	4,394
3rd Floor	0	4,394	4,394
TOTAL			13,593

South	>= 10'	0					
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior walls and partitions		0					
Floor Construction Including supporting beams and joists		0					
Floor Ceiling Assembly		1 Hr.	1 Hr.	11/A6.06	UL L521		
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		1 Hr.	1 Hr.	01/A6.06	UL P522		
Columns Supporting Roof		0					
Shaft Enclosures - Exit		1 Hr.	1 Hr.	06/A6.07	UL U032		
Shaft – Fire Barrier Cap		1 Hr.	1 Hr.	04/A6.02	AER 090038		
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party/Fire Wall Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Incidental Use Separation		n/a					

* 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 (%)
All exterior walls >= 20'	UP, S	No Limit	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: No
Fire Alarm: No
Smoke Detection Systems: Partial
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.04LS

☒ Fire and/or smoke rated wall locations (Chapter 7)

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

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: Energy Code - Prescriptive – Table R402.1.2
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: Loose fill insulation at bottom truss chord, raised heel chord depth
U-Value of total assembly: .0263
R-Value of insulation: R-42(actual heel depth 16")
Skylights in each assembly: n/a U-Value of skylight: n/a Total SF of skylights n/a

Exterior Walls (each assembly)
Description of assembly: 2x4 wood studs.
U-Value of total assembly: .048 (R-21)
R-Value of insulation: R-21 cavity.
Openings (windows or doors with glazing)
U-Value of assembly: 0.29 see window schedule)
Solar heat gain coefficient: 0.26 see window schedule)
projection factor:
Door R-Values: 2 (U=.5)

Walls below grade (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: Slab on grade
U-Value of total assembly: 1.0 _____
R-Value of insulation: 0
Horizontal/vertical requirement: none
slab heated: no

not exceed 1/8 inch (3.2 mm) unless *listed* otherwise.
5. The *annular space* created by the penetration of a fire sprinkler, provided it is covered by a metal escutcheon plate.
6. Noncombustible items that are cast into concrete building elements and that do not penetrate both top and bottom surfaces of the element.
7. The ceiling membrane of 1- and 2-hour fire-resistance-rated horizontal assemblies is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard, provided that all penetrating items through the double top plates are protected in accordance with Section 714.4.1.1 or 714.4.1.2 and the ceiling membrane is tight to the top plates.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
[F] 907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.
Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed when a manual fire alarm system is required. A minimum of one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices.
Exceptions:
1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.
[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.
Exceptions:
1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.

ALLOWABLE AREA

Primary Occupancy Classification(s): Residential - R-2 Select one Select one Select one Select one Select one
Accessory Occupancy Classification(s): none.
Incidental Uses (Table 509): none.
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): 311.1.1 Accessory storage spaces.
Mixed Occupancy: No Separation: Select one Exception: _____

Non-Separated Use (508.3)

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

_____ + _____ + ... = _____ ≤ 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	R-2 Apartments	4,805	7,000	n/r	7,000
2	R-2 Apartments	4,394	7,000	n/r	7,000
3	R-2 Apartments	4,394	7,000	n/r	7,000

[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)	60'	36'	
Building Height in Stories (Table 504.4)	3	3	

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

FIRE PROTECTION REQUIREMENTS - Table 601

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		0					
Bearing Walls							
Exterior							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					

☒ 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 – SEE BUILDING #6 SUMMARY FOR THE PROJECT
(SECTION 1107)

ACCESSIBLE PARKING – SEE CIVIL & BUILDING 6 BLDG CODE DATA
(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) – RESIDENTIAL UNITS

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)

(SEE STRUCTURAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(SEE MECHANICAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(SEE ELECTRICAL SHEETS)

CITED CODE SECTIONS

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m 2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for non-sprinklered buildings in Table 506.2 for each such accessory occupancy.

711.2.3 Supporting construction. The supporting construction shall be protected to afford the required *fire resistance rating* of the *horizontal assembly* supported.
Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the *horizontal assembly* is not required to be *fire-resistance rated* at the following:
1. *Horizontal assemblies* at the separations of incidental uses as specified by Table 509 provided the required *fire-resistance rating* does not exceed 1 hour.
2. *Horizontal assemblies* at the separations of *dwelling units* and *sleeping units* as required by Section 420.3.
3. *Horizontal assemblies* at *smoke barriers* constructed in accordance with Section 709.
4. Horizontal assemblies constructed solely for the purpose of satisfying the requirements of Note f, Table 1020.1.

714.4.2 Membrane penetrations. Penetrations of membranes that are part of a *horizontal assembly* shall comply with Section 714.4.1.1 or 714.4.1.2. Where floor/ceiling assemblies are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.
Exceptions:
1. *Membrane penetrations* by steel, ferrous or copper conduits, pipes, tubes or vents, or concrete or masonry items where the *annular space* is protected either in accordance with Section 714.4.1 or to prevent the free passage of flame and the products of combustion. The aggregate area of the openings through the membrane shall not exceed 100 square inches (64 500 mm2) in any 100 square feet (9.3 m2) of ceiling area in assemblies tested without penetrations.
2. Ceiling *membrane penetrations* of maximum 2-hour *horizontal assemblies* by steel electrical boxes that do not exceed 16 square inches (10 323 mm2) in area, provided the aggregate area of such penetrations does not exceed 100 square inches (44 500 mm2) in any 100 square feet (9.29 m2) of ceiling area, and the *annular space* between the ceiling membrane and the box does not exceed 1/8 inch (3.2 mm).
3. *Membrane penetrations* by electrical boxes of any size or type, that have been *listed* as part of an opening protective material system for use in *horizontal assemblies* and are installed in accordance with the instructions included in the listing.
4. *Membrane penetrations* by *listed* electrical boxes of any material, provided such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The *annular space* between the ceiling membrane and the box shall

3. Opcrable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches (0.010 m2). Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings, whether protected or not, between adjacent interior exit stairways and ramps.

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MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

BLDG 04 TYPE 1221-3
APPENDIX B - CODE DATA

A0.04

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: Maynard Crossing Apartments – Bldgs 05 & 06 322223-3

Plan Review Address:
Building 05 98 Maynard Lake Rd, Erwin, NC Zip Code 28339
Building 06 96 Maynard Lake Rd, Erwin, NC Zip Code 28339

Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com

Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	IMEG Consultants Corp	Alex Bowling	NC 58286	(919) 571-1111	alex.r.bowling@imegcorp.com
Fire Alarm					
Mechanical	IMEG Consultants Corp	Patrick McCabe	NC 51195	(919) 571-1111	patrick.j.mccabe@imegcorp.com
Plumbing	IMEG Consultants Corp	Jim Del Papa	NC 22035	(919) 571-1111	james.b.delpapa@imegcorp.com
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Fire Protection	Makson, Inc.	Jackie Towns		(704) 636-5505	jackie.towns@maksonfp.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

2018 NC EXISTING BUILDING CODE: Select one Select one Select one

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

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

OCCUPANCY CATEGORY (Table 1604.5): **Current:** Select one **Proposed:** Select one

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: Yes NFPA 13R
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	8,166	8,166
2nd Floor	0	7,611	7,611
3rd Floor	0	7,611	7,611
TOTAL			23,388

West	>= 10'	0					
South	>= 10'	0					
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10'	0					
East	>= 10'	0					
West	>= 10'	0					
South	>= 10'	0					
Interior walls and partitions		0					
Floor Construction Including supporting beams and joists		0					
Floor Ceiling Assembly		1 Hr.	1 Hr.	11/A6.06	UL L521		
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		1 Hr.	1 Hr.	01/A6.06	UL P522		
Columns Supporting Roof		0		06/A6.07			
Shaft Enclosures - Exit		1 Hr.	1 Hr.	06/A6.07	UL U032		
Shaft – Fire Barrier Cap		1 Hr.	1 Hr.	04/A6.02	AER 090038		
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party/Fire Wall Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 Hr.	1 Hr.	04/A6.06	UL U376		
Incidental Use Separation		n/a					

* 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 (%)
All exterior walls >= 20'	UP, S	No Limit	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: No
Fire Alarm: No
Smoke Detection Systems: Partial
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.05

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

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: Energy Code - Prescriptive – Table R402.1.2
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: Loose fill insulation at bottom truss chord, raised heel chord depth
U-Value of total assembly: .0263
R-Value of insulation: R-42 (actual heel depth 16")
Skylights in each assembly: n/a U-Value of skylight: n/a Total SF of skylights n/a

Exterior Walls (each assembly)
Description of assembly: 2x4 wood studs.
U-Value of total assembly: .048 (R-21)
R-Value of insulation: R-21 cavity.
Openings (windows or doors with glazing)
U-Value of assembly: 0.29 see window schedule)
Solar heat gain coefficient: 0.26 see window schedule)
projection factor:
Door R-Values: 2 (U=.5)

Walls below grade (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: none
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: Slab on grade
U-Value of total assembly: 1.0
R-Value of insulation: 0
Horizontal/vertical requirement: none
slab heated: no

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

ALLOWABLE AREA

Primary Occupancy Classification(s): Residential - R-2 Select one Select one Select one Select one Select one

Accessory Occupancy Classification(s): none.
Incidental Uses (Table 509): none.
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): 311.1.1 Accessory storage spaces.
Mixed Occupancy: No Separation: Select one Exception: _____

Non-Separated Use (508.3)

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

$$\frac{\quad}{\quad} + \frac{\quad}{\quad} + \ldots = \frac{\quad}{\quad} \leq 1.00$$

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	R-2 Apartments	8,166	7,000	5,250	12,250
2	R-2 Apartments	7,611	7,000	5,250	12,250
3	R-2 Apartments	7,611	7,000	5,250	12,250

[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 = 480 (F)
b. Total Building Perimeter = 480 (P)
c. Ratio (F/P) = 1.0 (F/P)
d. W = Minimum width of public way = 30 (W)
e. Percent of frontage increase I_f = 100 [F/P – 0.25] x W/30 = 75 (%)
[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)	60'	36'	
Building Height in Stories (Table 504.4)	3	3	

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

FIRE PROTECTION REQUIREMENTS - Table 601

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		0					
Bearing Walls							
Exterior							
North	>= 10'	0					
East	>= 10'	0					

☒ 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 – SEE BUILDING #1 SUMMARY FOR THE PROJECT
(SECTION 1107)

ACCESSIBLE PARKING – SEE CIVIL
(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	# OF ACCESSIBLE SPACES PROVIDED: VAN SPACES WITH 132" ACCESS AISLE	# OF ACCESSIBLE SPACES PROVIDED: VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
TOTAL						

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1) – RESIDENTIAL UNITS

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)

STRUCTURAL DESIGN
(SEE STRUCTURAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

MECHANICAL DESIGN
(SEE MECHANICAL SHEETS)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

ELECTRICAL DESIGN
(SEE ELECTRICAL SHEETS)

CITED CODE SECTIONS

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m 2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for non-sprinklered buildings in Table 506.2 for each such accessory occupancy.

705.12 Soffit in Group R.
In Group R buildings of combustible construction, the soffit material shall be securely attached to framing members and shall be constructed using one of the following methods:

1. Non-combustible soffit material;
2. Fire retardant treated soffit material;
3. Vinyl soffit installed over 3/4-inch wood sheathing;
4. Vinyl soffit installed over 5/8-inch gypsum board;
5. Aluminum soffit installed over 3/4-inch wood sheathing; or
6. Aluminum soffit installed over 5/8-inch gypsum board.

Venting requirements shall apply to both soffit and underlayment and shall be per Section 1203.2. ~~Vent openings shall not be located within 5 feet horizontally of any unprotected wall opening located within 3 feet vertically below the soffit.~~

Exceptions:
1. Vinyl and aluminum soffit material may be installed without wood sheathing or gypsum backing board if the exterior wall finish is noncombustible for a minimum distance of 10 feet above finished grade or the building is equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1.
2. ~~Location of vent openings in soffits shall not be limited in buildings equipped throughout with an automatic sprinkler system complying with Section 903.3.1.1.~~ Detached one- and two- family dwellings and townhouses.

711.2.3 Supporting construction. The supporting construction shall be protected to afford the required *fire resistance rating* of the *horizontal assembly* supported.
Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the *horizontal assembly* is not required to be *fire-resistance rated* at the following:
1. *Horizontal assemblies* at the separations of incidental uses as specified by Table 509 provided the required *fire-resistance rating* does not exceed 1 hour.
2. *Horizontal assemblies* at the separations of *dwelling units* and *sleeping units* as required by Section 420.3.
3. *Horizontal assemblies* at *smoke barriers* constructed in accordance with Section 709.
4. Horizontal assemblies constructed solely for the purpose of satisfying the requirements of Note f, Table 1020.1.

714.4.2 Membrane penetrations. Penetrations of membranes that are part of a *horizontal assembly* shall comply with Section 714.4.1.1 or 714.4.1.2. Where floor/ceiling assemblies are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.
Exceptions:
1. *Membrane penetrations* by steel, ferrous or copper conduits, pipes, tubes or vents, or concrete or masonry items where the *annular space* is protected either in accordance with Section 714.4.1 or to prevent the free passage of flame and the products of combustion. The aggregate area of the openings through the membrane shall not exceed 100 square inches (64 500 mm2) in any 100 square feet (9.3 m2) of ceiling area in assemblies tested without penetrations.
2. Ceiling *membrane penetrations* of maximum 2-hour *horizontal assemblies* by steel electrical boxes that do not exceed 16 square inches (10 323 mm2) in area, provided the aggregate area of such penetrations does not exceed 100 square inches (44 500 mm2) in any 100 square feet (9.29 m2) of ceiling area, and the *annular space* between the ceiling membrane and the box does not exceed 1/8 inch (3.2 mm).
3. *Membrane penetrations* by electrical boxes of any size or type, that have been *listed* as part of an opening protective material system for use in *horizontal assemblies* and are installed in accordance with the instructions included in the listing.
4. *Membrane penetrations* by *listed* electrical boxes of any material, provided such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The *annular space* between the ceiling membrane and the box shall not exceed 1/8 inch (3.2 mm) unless *listed* otherwise.
5. The *annular space* created by the penetration of a fire sprinkler, provided it is covered by a metal escutcheon plate.
6. Noncombustible items that are cast into concrete building elements and that do not penetrate both top and bottom surfaces of the element.
7. The ceiling membrane of 1- and 2-hour fire-resistance-rated horizontal assemblies is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard, provided that all penetrating items through the double top plates are protected in accordance with Section 714.4.1.1 or 714.4.1.2 and the ceiling membrane is tight to the top plates.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
[F] 907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.
Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed when a manual fire alarm system is required. A minimum of one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices.
Exceptions:
1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.
[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.
Exceptions:
1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
3. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches (0.010 m2). Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings, whether protected or not, between adjacent interior exit stairways and ramps.

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5/7/26

MAYNARD
CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV: 10/5/2026
REV:
REV:

CONSTRUCTION DOCUMENTS

BLDG 05 & 06 322223-3
APPENDIX B - CODE DATA

A0.05

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: Maynard Crossing Apartments – Picnic Shelter
Plan Review Address: no numeric address, Maynard Lake Rd., Erwin, NC Zip Code 28339
Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com
Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	n/a				
Fire Alarm	n/a				
Mechanical	n/a				
Plumbing	n/a				
Structural	Speight Marshall Fr.	Daniel W. Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation	n/a				
Sprinkler-Standpipe	n/a				
Wood Trusses	n/a ("Other" include firms and individuals such as truss, precast, pre-eng, interior design, etc.)				

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: Select one Select one Select one
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

RISK CATEGORY (Table 1604.5): **Current:** N/A **Proposed:** II

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: Yes N/A
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	373	373
TOTAL			373

ALLOWABLE AREA
Primary Occupancy Classification(s): Utility and Miscellaneous Select one Select one Select one Select one Select one
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 Separation: Select one Exception: _____

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.

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

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	Exterior covered	373	5,500		5,500

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = 30 (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 (maximum 3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40	12	
Building Height in Stories (Table 504.4) [3]	2	1	

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

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		0	0				
Bearing Walls							
Exterior							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior walls and partitions		n/a					

Floor Construction Including supporting beams and joists	n/a					
Floor Ceiling Assembly (see tenant separation below)	n/a					
Columns Supporting Floors	n/a					
Roof Construction, including supporting beams and joists	0	0				
Roof Ceiling Assembly	0	0				
Columns Supporting Roof	0	0				
Shaft Enclosures - Exit	n/a					
Shaft Enclosures - Cap	n/a					
Corridor Separation	n/a					
Occupancy/Fire Barrier Separation	n/a					
Party Wall/Tenant Separation	n/a					
Fire Wall Separation	n/a					
Smoke Barrier Separation	n/a					
Smoke Partition	n/a					
Tenant Separation – Floor/Ceiling	n/a					
Incidental Use Separation	n/a					

* Indicate section number permitting reduction

CITED EXCEPTIONS
705.8 Openings. Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.
Exception: 2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

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 (%)
North	UP, NS	No Limit*	100%
East	UP, NS	No Limit*	100%
South	UP, NS	No Limit*	100%
West	UP, NS	No Limit*	100%

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

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A1.09
☐ 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)
Accessible dwelling unit calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

ACCESSIBLE PARKING
(SECTION 1106)
Accessible parking calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

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
COMM. CTR.	EXIST'G										
	NEW	1	1			1	1			1	1
	REQ'D	1	1			1	1			1	1

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

ENERGY SUMMARY (N/A)

STRUCTURAL DESIGN - (PROVIDED ON THE STRUCTURAL SHEETS)

MECHANICAL DESIGN (N/A)

ELECTRICAL DESIGN (N/A)

2018 NC Administrative Code and Policies

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: Maynard Crossing Apartments – Gazebo
Plan Review Address: no numeric address, Maynard Lake Rd., Erwin, NC Zip Code 28339
Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com
Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	n/a				
Fire Alarm	n/a				
Mechanical	n/a				
Plumbing	n/a				
Structural	Speight Marshall Fr.	Daniel Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation					
Sprinkler-Standpipe	n/a				
Wood Trusses	n/a ("Other" include firms and individuals such as truss, precast, pre-eng, interior design, etc.)				

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: Select one Select one Select one
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

RISK CATEGORY (Table 1604.5): **Current:** N/A **Proposed:** II

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: Yes N/A
Standpipes: N/A
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	144	144
TOTAL			144

ALLOWABLE AREA
Primary Occupancy Classification(s): Utility and Miscellaneous Select one Select one Select one Select one Select one
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 Separation: Select one Exception: _____

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.

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

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	Exterior covered	144	5,500		5,500

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = 30 (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 (maximum 3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40	12	
Building Height in Stories (Table 504.4) [3]	2	1	

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

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		0	0				
Bearing Walls							
Exterior							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior							
Nonbearing Walls and Partitions Exterior walls							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior walls and partitions		n/a					

2018 NC Administrative Code and Policies

Floor Construction Including supporting beams and joists	n/a					
Floor Ceiling Assembly (see tenant separation below)	n/a					
Columns Supporting Floors	n/a					
Roof Construction, including supporting beams and joists	0	0				
Roof Ceiling Assembly	0	0				
Columns Supporting Roof	0	0				
Shaft Enclosures - Exit	n/a					
Shaft Enclosures - Cap	n/a					
Corridor Separation	n/a					
Occupancy/Fire Barrier Separation	n/a					
Party Wall/Tenant Separation	n/a					
Fire Wall Separation	n/a					
Smoke Barrier Separation	n/a					
Smoke Partition	n/a					
Tenant Separation – Floor/Ceiling	n/a					
Incidental Use Separation	n/a					

* Indicate section number permitting reduction

CITED EXCEPTIONS
705.8 Openings. Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.
Exception: 2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

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 (%)
North	UP, NS	No Limit*	100%
East	UP, NS	No Limit*	100%
South	UP, NS	No Limit*	100%
West	UP, NS	No Limit*	100%

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

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A1.09
☐ 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)
Accessible dwelling unit calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

ACCESSIBLE PARKING
(SECTION 1106)
Accessible parking calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

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
MGMT AREA	EXIST'G										
	NEW										
	REQ'D										

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

ENERGY SUMMARY (N/A)

STRUCTURAL DESIGN - (PROVIDED ON THE STRUCTURAL SHEETS)

MECHANICAL DESIGN (N/A)

ELECTRICAL DESIGN (N/A)

2018 NC Administrative Code and Policies

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RALEIGH, NC

WILLIAM WAYNE JONES
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6919
RALEIGH, NC
5/7/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

PICNIC SHELTER & GAZEBO APPENDIX B

A0.06

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: Maynard Crossing Apartments – Dumpster Enclosure

Plan Review Address: no numeric address, Maynard Lake Rd., Erwin, NC Zip Code 28339

Owner/Authorized Agent: W. Wayne Jones Phone # (919) 302 - 0404 E-Mail wayne@wjonesarchitecture.com

Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Jones Arch., PLLC	Wayne Jones	NC 6919	(919) 302-0404	wayne@wjonesarchitecture.com
Civil	Bowman NC Ltd.	Matt Lowder	NC 24434	(919) 553-6570	mlowder@bowman.com
Electrical	n/a				
Fire Alarm	n/a				
Mechanical	n/a				
Plumbing	n/a				
Structural	Speight Marshall Fr.	Daniel W. Speight	NC 17019	(757) 427-1020	dws@SMANDF.com
PT Foundation	n/a				
Sprinkler-Standpipe	n/a				
Wood Trusses	n/a ("Other" include firms and individuals such as truss, precast, pre-eng, interior design, etc.)				

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: Select one Select one Select one

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

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

RISK CATEGORY (Table 1604.5): **Current:** N/A **Proposed:** II

BASIC BUILDING DATA

Construction Type: V-B

Sprinklers: No N/A

Standpipes: N/A

Primary Fire District: No **Flood Hazard Area:** No

Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
1st Floor	0	600	600
TOTAL			600

ALLOWABLE AREA

Primary Occupancy Classification(s): Utility and Miscellaneous Select one Select one Select one Select one Select one

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 Separation: Select one Exception: _____

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.

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

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	Masonry wall dumpster enclosure	600	5,500	N/R	5,500

[1] Frontage area increases from Section 506.3 are computed thus:
- a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
- b. Total Building Perimeter = (P)
- c. Ratio (F/P) = (F/P)
- d. W = Minimum width of public way = 30 (W)
- e. Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30 = (\%)$

[2] Unlimited area applicable under conditions of Section 507.

[3] Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).

[4] The maximum area of open parking garages must comply with Table 406.5.4.

[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40	7	
Building Height in Stories (Table 504.4) [3]		1	

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

[2] The maximum height of air traffic control towers must comply with Table 412.3.1.

[3] The maximum height of open parking garages must comply with Table 406.5.4.

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		0	0				
Bearing Walls							
Exterior							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North	>= 10	0	0				
East	>= 10	0	0				
West	>= 10	0	0				
South	>= 10	0	0				
Interior walls and partitions		n/a					
Floor Construction Including supporting beams and joists		n/a					
Floor Ceiling Assembly (see tenant separation below)		n/a					
Columns Supporting Floors		n/a					
Roof Construction, including supporting beams and joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Roof		0	0				
Shaft Enclosures - Exit		n/a					
Shaft Enclosures - Cap		n/a					
Corridor Separation		n/a					
Occupancy/Fire Barrier Separation		n/a					
Party Wall/Tenant Separation		n/a					
Fire Wall Separation		n/a					
Smoke Barrier Separation		n/a					
Smoke Partition		n/a					
Tenant Separation – Floor/Ceiling		n/a					
Incidental Use Separation		n/a					

* Indicate section number permitting reduction

CITED EXCEPTIONS

705.8 Openings. Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.

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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 (%)
North	UP, NS	No Limit*	100%
East	UP, NS	No Limit*	100%
South	UP, NS	No Limit*	100%
West	UP, NS	No Limit*	100%

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: No
Exit Signs: No
Fire Alarm: No
Smoke Detection Systems: No
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A1.09

- ☐ 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)

Accessible dwelling unit calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

ACCESSIBLE PARKING
(SECTION 1106)

Accessible parking calculations are by project, not by building. See this section for the full project listed on the Appendix B for Building 01.

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

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

SPECIAL APPROVALS

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

ENERGY SUMMARY (N/A)

STRUCTURAL DESIGN - (PROVIDED ON THE STRUCTURAL SHEETS)

MECHANICAL DESIGN (N/A)

ELECTRICAL DESIGN (N/A)

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CONSTRUCTION DOCUMENTS

DUMPSTER ENCLOSURE
APPENDIX B

A0.07

Project Specifications

General Conditions

- AIA Document A201 establishes the general conditions between the owner and the General Contractor (G.C.).
- AIA G702 Application for Payment to be used along with schedule of values broken down according to application for payment.
- General Contractor responsible for providing and coordinating testing and inspections, to include all testing required to verify suitability of soils for construction, preparation of subgrade, concrete testing, and termiticide application.
- General Contractor shall monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship to produce work of acceptable quality. G.C. should request clarification from Architect. before proceeding in case of conflicts, have work performed by qualified installers and workmen, verify field measurements, and secure products and materials in place for acceptable performance.
- G.C. to verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Verify locations of survey control points prior to starting work, and protect survey control points and preserve permanent reference points during construction. Periodically verify layout of site elements and buildings.
- G.C. to verify that utility services are available, of the correct characteristics, and in the correct locations.
- G.C. to maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition. Protect installed work from damage from ongoing construction.
- All subcontractor trades are responsible for fire caulking and/or draft stopping as required by building code all of their penetrations from two sides and maintaining all rated assemblies.
- Residential water heater specifications on plumbing plans establish the minimum volume and energy requirements. GC to coordinate water heater installation with door openings for required clearances.
- Owner is responsible for initial geotechnical subsurface exploration, radon testing, and all testing related to existing environmental conditions on site.
- All drawings and other communication released as construction documents, addendum, or architect's supplemental instructions override previous documents. GC is to coordinate requirements of all construction trades and architect's consultant drawings into the construction. In the event of conflict or uncertainty, notify the designer for resolution.
- Use the current construction documents for the execution of the work.
- Interior Exit Stairways are utilized to meet single exit requirements on family projects. Penetrations into or through the enclosure for elements unrelated to the enclosure are not allowed. See NCBC 1023.5. Contractor and electrical subcontractor to review planned electrical service conductors and all other non-allowed penetrations with building inspector prior to proceeding. Plan for and install conduit if necessary.
- Follow Energy Star MFNC and National Water Management System requirements for building materials, some items noted here, follow requirements. Building materials with visible sign of water damage or mold are not allowed to be installed or to remain in place. Do not enclose framing members or insulation products having a high moisture content.
- This project is part of the NCHFA Low Income Housing Tax Credit program. In addition to other standards, the following apply:
  a. 2024 QAP - Appendix B – 2024 Design Quality Standards and Requirements
  b. Construction Field Guide for 2024 NCHFA-Financed Rental Properties
  c. Energy Star Multi Family New Construction – prescriptive and performance requirements – GC is to obtain and coordinate these services with a selected provider/rater.
- Submittals – the contractor is encouraged to provide submittals for various components and systems used in the design and construction of the project, a list is below and is not exhaustive: Allow time for review and revisions in coordination with the construction schedule. Maintain a copy of approved submittals on site.
  d. Sealed pre-engineered wood truss design.
  e. Soil density tests taken during soil placement.
  f. Concrete slump tests and cylinder break reports.

  g. Energy Star review, testing, and certification plan.
  h. Termite treatment
  i. Concrete mix design, if cast-in-place concrete to be used. If post-tensioned design, provide concrete mix design for review by P-T designer (Owner's Consultant).
  j. The owner and contractor may elect to use a post-tensioned slab system (PT). If P-T slab used two submittals are required.
     i. The first submittal is the PT Construction Documents set, to include the following.
        1. The customary plans and details, signed and sealed, with slab elevation offsets, blockouts, recessed areas, and other variations noted as applicable.
        2. All design data from Section 1603 as applicable from the NCBC.
        3. Concrete design strength and any direction regarding mix.
        4. Reference to title, provider, and date of geotechnical report.
        5. Design bearing strength.
        6. Reference to the full construction documents set drawing dates.
     ii. The second certification is to follow the construction and is to be signed and sealed, certifying for the plans designed, on a per-building itemized basis, that the concrete test results and all tendon elongations are in accordance with the post-tensioned slab design, confirming that the construction meets with the intent of the Post-Tension Designer.
  k. Gyp-crete and accessories, including sound matting.
  l. Casework and countertops product data, shop drawings.
  m. Engineered, manufactured wood trusses.
  n. Structural sheathing.
  o. Treated wood decking, if used.
  p. Interior wood trim.
  q. Roofing and accessories.
  r. Insulation
  s. Siding and trim.
  t. Flashing, including laminated copper flashing and brake metal details.
  u. Water resistive barrier (Building Wrap) with typical details and accessories.
  v. Doors.
  w. Door hardware.
  x. Windows.
  y. Interior finishes and colors.
  z. Exterior paint and colors.
  aa. Gypsum board.
  bb. Appliances.
  cc. Handrails and guardrails.
  dd. Stairs, steel/concrete or engineered wood, depending on the application.
  ee. HVAC systems.
  ff. Vent fans.
  gg. Light fixtures.
  hh. Electrical gear.
  ii. Plumbing fixtures.
  jj. Mailbox.
  kk. Fire extinguishers.
  ll. Range-hood mounted fire extinguishers.

Concrete

1. Refer to structural drawings for concrete specifications.
2. Use minimum 10 mil polyethylene film, type recommended for below grade application, for vapor retarder.
3. See wall sections for required slab insulation.
4. Obtain compressive strength tests based on ASTM C39. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 CY or less of each class of concrete placed.

5. Owner and General Contractor agree to use post-tensioned concrete slab design when in the financial benefit of the contract. Third party post-tensioned design is by others at the selection of the General Contractor. See submittal requirements.
6. Lightweight concrete – all interior floors with wood structure.
   a. Min. ¼" gyp crete or equal, thickness may be more based on sound requirements.
   b. Install in coordination with UL listing requirements for rated assemblies.
   c. Verify acceptable moisture content prior to proceeding with floor finish installation.
   d. Prime or seal gypcrete according to manufacturer's installation requirements for flooring applications.
   e. Provide sound mat in coordination with flooring surface selection to achieve a min STC and IIC rating of 50 at floor/ceiling conditions separating units. See wall sections, details, or partition schedule if provided.
   f. See other assembly requirements for additional depth of gypcrete or thickness of sound matt in areas as note on plans.

Termite Treatment

1. Apply conventional sub-slab soil treatment for termites at rates and application requirements in compliance with local building authority

Brick Masonry

1. Install brick masonry veneer in accordance with ASTM C 652, Standard Specification for Hollow Brick (Hollow Masonry Units Made from Clay or Shale).
2. Install expansion joints in accordance with Brick Industry Association guidelines and as noted on plans and other drawings; match mortar color.
3. Provide modular size brick units or other standard sizes as needed.
4. Brick selection is General Shale, M/S Phoenix Brick or other brick as selected by the contractor and owner..
5. Mortar selection is LaFarge Type S Mortar. Mortar color selection is by owner.
6. Provide open vertical head joints at 24" o.c. at the top and bottom of all brick areas, including at brick sill and head opening conditions. Refer to details on drawings.
7. At all top of masonry conditions, provide min. 1" slope at top of brick, flash with broken prefinished coil stock at all top of brick conditions, lap with exterior weatherproofing to manage water. Fully caulk under flashing. Lap and seal 8" overlap of flashing. See details.
8. Provide flexible laminated copper flashing at all weep hole conditions.
9. Do not allow brick mortar into the brick cavity.
10. Masonry wall anchor requirements
    a. Provide galvanized corrugated sheet metal masonry anchors minimum 22 gage, minimum width 7/8" by 7" length.
    b. Install brick with a maximum 1" air space.
    c. Embed anchors into the mortar joint and extend into the veneer a minimum of 1 ½" with at least 5/8" mortar cover at the outside face.
    d. Install at maximum 32" horizontally and maximum 18" vertically. Provide one anchor minimum per 2.67 SF wall area. Note: the required spacing for modular masonry will be 16" vertical by 24" horizontal.
    e. Secure anchors to the studs through the sheathing, not to sheathing alone.
    f. Fasten anchors with corrosion-resistant 8d common nail or equivalent, and within 1/2" of the 90 degree bend of the corrugated anchors..

Rough Carpentry

1. Refer to architectural construction documents for controlling dimensions, slope, profiles and chord extension configurations.
2. Refer to framing requirements on structural drawings.
3. Provide shearwall panels according to the structural and architectural plans, which may exceed that of the architectural plans. Final ply towards the finished side interior shall always be 5/8" gyp board for finishing.
4. Design structural pre-fabricated trusses under direct supervision of a Professional Structural Engineer experienced in design of such trusses and licensed in North Carolina. Provide NC-sealed truss design drawings.

5. Set structural members level, plumb, and true to line. Make provisions for temporary construction loads and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.
6. GC is responsible for temporary bracing of trusses, with design by the truss supplier.
7. Advanced framing techniques are to be used throughout the construction to reduce wood use and to improve thermal performance.
8. All headers and built-up beams located at exterior walls are to be provided with insulated cavities. Use rigid insulation, eps, xps and polyisocyanurate are all acceptable materials.
9. Install structural members full length without splices unless otherwise specifically detailed.

Finish Carpentry

1. Finish carpentry consists of wood base, wainscot trim, door and window trim, and ½" quarter round molding as needed to complete finished installations of casework and flooring.
2. Base trim – typical 3 ½" base.
3. Wainscot trim – see details.
4. ½" quarter round molding
   a. At base cabinet toe-kick conditions, provide finished to match casework.

Roofing

1. Minimum requirement established by NCHFA App B requires Anti-fungal dimensional (architectural) shingles with a minimum 30-year warranty are required for all shingle roof applications..
2. Roofing selection is Landmark Premium AR - 240 lbs., 30 year warranty. Color is to be selected by owner.
3. Submit samples of each shingle color indicating color range and finish for selection with vinyl submittal.
4. Verify that roof penetrations and plumbing stacks are in place and flashed to deck surface and that roof openings are correctly framed. Coordinate installation of roof mounted components, work projecting through the roof, or any roof-mounted construction (gable offsets, gable end sidewall conditions, dormers, etc.) with a weather-tight placement and sequence of counterflashings.
5. Install one layer of sheet metal flashing, min. 24 inches wide, centered over open valley. Extend shingles on both slopes across valley in a weave pattern and fasten. Conceal the valley protection. Ice and water shield material is an acceptable alternate.
6. Provide Shinglevent II high efficiency ridge vent.
7. Use 15# felt paper below shingles with 6" overlap. Install shingles over ridge vents.
8. Place shingles in straight coursing pattern with weather exposure as required by shingle manufacturer.
9. Complete installation to provide weather tight service.
10. At low-slope roofing conditions, provide rubber membrane roof over sheathing with appropriate flashing at intersections with walls and eaves.
11. Provide prefinished metal drip edge flashing to match fascia at all rake and horizontal eave conditions. Drip edge broken from the top edge of the fascia is not acceptable.

Siding - Vinyl

1. Provide manufacturer's lifetime warranty, transferable to new owner.
2. Siding material classification in accordance with ASTM D 3679: Class 2.
3. Provide nominal .044 inch material thickness. Woodgrain texture. Limited lifetime warranty required by NCHFA.
4. Vinyl selection:
   a. Double 5" panels – Certainteed. Color selection by owner.
   b. Triple 3" panels – Certainteed. Color selection by owner.
   c. Shakes – Certainteed. Color selection by owner.
5. Color as selected from manufacturer's full range of colors.
6. Trim materials: standard outside corner post (3"x 3"), standard inside corner post (1 ½" x 1 ½"), J-trim channel, finishing trim.
7. Vinyl soffitt – Universal triple 4" bevel profile, Colonial White. Provide with trim for all edges. In NC install soffit over plywood or other acceptable substrate meeting NCBC 704.14.

8. Soffit selection – Certainteed Ironmax D/5 White. Provide perforated and non-perforated soffit per roof plans.
9. Examine substrate before beginning installation of vinyl products: verify dimensions and acceptability of substrate.
10. Provide a weathertight and breathable system. Coordinate water-resistive barrier and flashing requirements with other trades.
11. Seal all wall penetrations before cladding.

Siding – Fiber Cement

1. Provide cementitious siding and trim with profile as noted on drawings. Prepare and install per manufacturer requirements.
2. Provide a weathertight and breathable system. Coordinate moisture barrier and flashing requirements with other trades.
3. Provide joint flashing at lapped or butted siding joints.
4. Seal all wall penetrations before cladding.

Casework and Cabinets

1. Provide prefabricated cabinet units meeting the ANSI/KCMA A161.1-2000 Standard. New cabinets must include dual side tracks on drawers. Door fronts, styles, and drawer fronts must be made with solid wood or wood/plastic veneer products. Particle board or hardboard doors, stiles, and drawer fronts are prohibited.
2. Cabinet selection: Mid Continent – Pro Series Bayfield Birch Sundance, or Marsh Furniture – Madison Sienna Finish.
3. Postformed countertops – Plastic Laminate
4. Plastic laminate selection: WilsonArt 4761.60 Mystic Mount
5. Finishes are noted for pricing only. Owner to confirm all finish selections.

Thermal and Moisture Protection

1. Grade I installation required at all conditions.
2. Thermal Envelope insulation – Residential Units. Energy Star requirements may exceed 2018 NCEC Table R402.1.2 requirements.
   a. Install R-15 unfaced batt insulation in exterior wall conditions in Zone 3 and 4 locations, including the band condition at floor truss locations.
   b. Insulate all cavities in exterior wood headers and beams.
   c. Install R-49 min fiberglass batt insulation at insulated attic spaces in Zone 3 and 4 locations where full height of uncompressed insulation extends over the top plate. Provide roof baffles for airflow.
   d. Zone 3 – no perimeter insulation required.
   e. Zone 4 perimeter insulation - Install 24" wide 2' deep extruded polystyrene perimeter insulation continuous, installed vertically. Min. R-10.
3. Thermal Envelope insulation – Community Center. 2018 NCEC Table C402.1.3 requirements.
   a. Install min. R-13 unfaced batt insulation plus min.R-3.8 continuous insulation at exterior wall conditions in Zone 3 and 4 locations.
   b. Insulate all cavities in exterior wood headers and beams.
   c. Zone 3 - Install R-38 min blown-in or batt fiberglass insulation at insulated attic spaces in Zone 3 locations where full height of uncompressed insulation extends over the top plate. Provide roof baffles for airflow.
   d. Zone 4 - Install R-42 min blown-in or batt fiberglass insulation at insulated attic spaces in Zone 4 locations where full height of uncompressed insulation extends over the top plate. Provide roof baffles for airflow.
   e. Zone 3 – no perimeter insulation required.
   f. Zone 4 perimeter insulation - Install 24" wide extruded polystyrene perimeter insulation continuous, installed vertically. Min. R-15.
4. Interior insulation
   a. Install 3 ½" unfaced UL listed batt insulation at floor/ceiling assemblies and interior wall and party wall assemblies calling for sound batt insulation. Minimum density 0.80 pcf, flamespread < 25, smoke developed < 50, friction fitted to fill the cavity.
5. Water-resistive barrier.

   a. Exterior walls shall provide the building with a weather-resistant exterior wall envelope, to include flashing, constructed in a manner to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer that manages all bulk water to the exterior.
   b. The water-resistive barrier shall be, at minimum an IBC-approved building wrap material that meets NCHFA requirements as an exterior air and water infiltration barrier. Install in the manner required to meet the air barrier requirement.
   c. Install around openings, tape joints as required by manufacturer. Use capped fasteners for mechanical attachment.
6. Exterior sheathing with integrated weather- and moisture-resistive barrier may be used. Meet all structural requirements, install and provide flashing, sealing, and all other accessories as required by manufacturer. A fully-warranted Zip Sheathing system is acceptable with all details and flashing installed per manufacturer requirements. Install any fire-rated components as needed.
7. New construction projects must achieve ENERGY STAR Multifamily New Construction Program certification as verified by an independent, third party expert who assists with project design, verifies construction quality, and tests completed units.
8. Provide prefinished gutters and downspouts to a drainage system to be designed by civil designer.
9. Through-wall flashing. Use Quickflash products by quickflashproducts.com for exterior wall penetrations. Install through-wall vents prior to any exterior finish application, Install application-specific quickflash product over sheathing in coordination with moisture barrier installation. Lap moisture barrier for management of water intrusion.
10. Flashing. Proper flashing to be installed at all weathering conditions and to be coordinated with the various trades and applications. Weatherproof flashing is to manage all water intrusion to the exterior of the building. Not all conditions are illustrated in the construction plans.
    a. All exterior intersections are to receive appropriate sub-flashing and finished flashing, coordinated with substrate and finish conditions, to be weather-tight and manage any moisture intrusion to the exterior of the assembly.
    b. All wall/wall, wall/roof, roof/roof sub-flashing conditions are to receive flexible adhesive flashing, lapped correctly and installed in concert with roofing felt to manage water intrusion to the exterior. All of these same conditions to receive exterior flashing installed to manage water to the exterior. Take care to continue sub-flashing and flashing into all intersecting conditions and to protect all sub-flashing and flashing from damage.
    c. Lap all flashing shingle style.
    d. All flashing is to overlap a minimum of 6" vertically.
    e. All flashing joints are to be sealed.
    f. Install all adhesive flashing materials with a rigid roller or applicator intended for the application. Select adhesive flashing for the application.
    g. Flash windows in coordination with other assembly components in accordance with ASTM 2112.
    h. All brick/roof intersections are to receive sub-flashing as applicable and exterior stepped flashing as appropriate in conjunction with roof shingles, with installation of fully-weatherproofed counterflashing as appropriate.

Radon Control

1. Radon is a gas that rises from the soil in some areas that has been identified as a potential health hazard. Testing prior to construction has not been identified as a useful way to predict the existence of the gas. The intent of the design measures noted is to provide a passive sub-slab depressurization system upon completion of construction.
2. The system consists of soil gas retarding sheeting and PVC pipes penetrating the concrete slab and tying into the porous gravel fill below. The piping is to be taken up through the building structure and past the roof assembly, properly flashed and painted black to be consistent with other roof penetrations.
3. Plastic Sheeting/Soil Gas Retarder: This is the primary soil gas barrier and serves to support any cracks that may form after the basement slab is cured. The retarder is usually made of 6 mil polyethylene sheeting, overlapped 12 inches at the seams, fitted closely around all pipe, wire, or other penetrations, and placed over the gas permeable layer of aggregate.
4. PVC Vent Pipe: A straight (no elbows) vertical PVC vent pipe of 3 inch diameter will be connected to a vent pipe "T" which is installed below the slab in the aggregate. The straight vent pipe runs from the gas permeable layer (where the "T" is) through the apartment to the roof to safely vent radon and other soil gases above the roof. A 12 inch perforated

PVC pipe must be attached to the "T" on both ends in the aggregate to allow radon gas to easily enter the piping. The straight vent pipe runs vertically through the building and terminates at least 12 inches above the roof's surface in a location at least 10 feet from windows or other openings and adjoining or adjacent buildings. On each floor of the apartment, the pipe should be labeled as a "Radon Reduction System". Sealing and caulking with polyurethane or silicone on all openings in the concrete foundation floor must be used.
5. The owner is to provide radon testing at ground floor units upon completion of construction. If radon is found, then the system is intended to have an in-line fan installed in the attic. The fan is to run continuously or as directed by a remediation expert. A house panel junction box is to be installed at interspersed locations in the attic for this purpose.

Windows and Doors

1. G.C. to verify masonry and framing opening requirements.
2. Unit entry doors - Provide 24 gauge high-definition steel entry doors with steel edge similar to Masonite HD, 6 panel style door, primed, field painted to finish selected by owner, filled with polyurethane foam insulation, provided with rated door and frame.
3. Window and door openings are to be sealed tightly against air infiltration, using a non-expanding foam at the rough opening interior and compatible exterior flexible adhesive flashing and sealant at exterior conditions.
4. Head and sill flashing are to be used at all window and door conditions. Install water-resistive barrier at window perimeter according to manufacturer's specifications. Provide means for water to escape from assembly to the exterior of the building. See details.
5. Windows to be single hung units, with sealed insulated glazing units, meeting minimum U Value and SHGC requirements listed in window schedule. Provide as part of submittal. Windows must comply with the applicable model energy code for the construction location and Energy Star MFNC requirements. All windows to be provided with factory-applied energy performance information stickers.
6. Window supplier to provide certification that window units meet all applicable wind load, rain penetration, and minimum egress opening area and minimum dimension requirements. Provide as part of submittal.
7. Frame: PVC extrusions, welded butt-joint construction. Sloped sill for positive drainage.
8. Provide windows with screens and between-glass muntins.
9. Provide tempered glass at all hazardous locations. See HAZ designation on plans.
10. All interior doors to conditioned spaces are to be undercut min. 5/8" above finished floor surface to allow for minimum airflow when door is closed.
11. Interior doors within residential units are to be hollow core by Jeld-Wen, Avalon style.
12. Coordinate installation of doors with handicapped accessible thresholds at ground floor levels and all levels served by elevator.
13. Provide insulated tempered glazing at doors noted to have vision lights. Glass performance to be equal to window performance requirements.
14. All door openings to be caulked completely for weathertightness at threshhold.
15. Provide fire-rated door and window units as specified in construction documents. All rated door assemblies are to include the frame, door, and accessories and hardware, rated for the application.
16. All doors into corridors, part of fire barriers, or part of firewalls shall be self- or automatic-closing. Single fire doors and both leaves of pairs of side-hinged swinging fire doors shall be provided with an active latch bolt that will secure the door when it is closed. Automatic-closing fire door assemblies shall be self-closing in accordance with NFPA 80.
17. All fire-rated doors are to be provided with fire-rated hardware.
18. General contractor to coordinate owner's hardware requirements, keying, and fire marshal requirements.

Exterior Finishes

1. All paint to be low VOC as provided with tinting mixture.
2. Exterior paint to be water-based acrylic latex to comply with composite trim recommendations and entry door finish. Accent door color to be selected by Owner. Dulux Fortis by ICI Paints

Interior Finishes

1. All paint to be low VOC as provided with tinting mixture.
2. Interior paint to be water-based latex.
   a. Walls – color selection – coordinate with owner

      i. Flat sheen at walls unless otherwise noted.
      ii. Semi-gloss sheen at bathroom and kitchen walls.
   b. Ceilings – color selection – coordinate with owner
   c. Corridor – color selection – coordinate with owner
   d. Interior trim – interior latex semi-gloss – coordinate with owner
3. Resilient flooring – sheet vinyl, VCT, or LVP at the discretion of the owner.
   a. Resilient floor selection – coordinate with owner
4. Carpet. Carpet to be Textured Plush Alladin Collection by Mohawk. Provide carpet with 100% recycled PET content. 1-800-2MOHAWK (1-800-266-4295). Provide 6# recycled content pad in non-hc units.
   a. Commons Primary selection – coordinate with owner
   b. Commons Border selection - coordinate with owner
   c. HC units selection – coordinate with owner
   d. Non HC residential units selection – coordinate with owner.
5. At HC Type A and HC Type A-RIS units and common use areas, glue down carpet directly to substrate with a low-voc glue appropriate for the installation.
6. Provide clear plastic corner guards at high traffic areas in common areas.
7. All noted finishes are for estimating purposes only – all finish selections are by the owner.

Appliances and Accessories

1. Provide and install appliances according to appliance schedule.
2. Acceptable appliance manufacturer is GE.
3. Appliances for Type A and Type A-RIS units are to be certified to meet both ADA and UFAS requirements.
4. Fire extinguishers.
   a. Building - Provide fire extinguisher in wall cabinets as indicated in construction documents. First Alert Rechargeable Heavy Duty UL Rated 3-A: 40-B:C: FE3A40GR.
   b. Unit – Provide First Alert Rechargeable Home Fire Extinguisher UL Rated 1-A, 10-B:C (Red) with wall mounting bracket.
   c. Fire Extinguisher Cabinet - family projects exterior. Brady Tamper-Resistant M2WC by Brooks Equipment Company, Inc. Sized for extinguisher.
   d. Fire Extinguisher Cabinet - clubhouse interior. Larsen's Full Panel, steel, Max 3" opening depth, rolled edge semi-recessed, white. Sized for fire extinguisher.
   e. Fire Extinguisher Cabinet - elderly. Larsen's Full Panel, steel, Max 3" opening depth, rolled edge semi-recessed, white. Sized for fire extinguisher. Rated for installation in 1 hour rated partition.
   f. At rated wall conditions where the fire extinguisher cabinet is to interrupt the fire-rated partition, provide a fire-rated cabinet with the appropriate rating.

Specialties

1. Picnic Shelter – when indicated on site drawings. See architectural and structural plans.
2. Picnic grille – Provide N Series Multilevel Park Grill Model: N-24 by Markstarr or equal. Install with pipe base embedded in concrete. Locate adjacent to picnic shelter.
3. Gazebo Benches - 6-Ft. Bench with Back, Small-Hole 11-Gauge Punched Metal, Rolled Edges, Two 2-3/8" Legs for installation in concrete slab. Provide thermoplastic coating over the steel. Color to be selected.
4. Entry Sign – See Architectural for construction. Refer to site plan for location and Electrical Plan for lighting circuit..
5. Mailboxes. – Provide and install USPS approved wall-mounted and post-mounted exterior Type 4C cluster boxes, see plans and details.
6. Handrails and guardrails.
   a. Provide welded steel construction, prime and 2 coat paint finish
   b. Provide 10 year warranty on paint finish.
7. Provide vinyl coated steel wire shelving as indicated on drawings.
8. GC to coordinate with Fire Department for master keying requirements and locations and installation of knox boxes.

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MAYNARD
CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

SPECIFICATIONS

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APPENDIX B

2025 Design Quality Standards and Requirements

The terms of this Appendix B are the minimum requirements for any project awarded low-income housing tax credits in 2025, and are based on the ICC ANSI A117.1- 2017 requirements. In the event new requirements are issued, projects are expected to comply with the most recent ANSI requirements. Required documents must be prepared by an engineer or architect licensed to do business in North Carolina.

ENERGY STAR CERTIFICATION

New construction projects must achieve ENERGY STAR Multifamily New Construction Program certification. Projects awarded federal funds are required to implement version 1.2. Certification must be verified by an independent, third party expert who assists with project design, verifies construction quality, and tests completed units. Adaptive re-use and rehabilitation projects must comply to the extent doing so is economically feasible and as allowed by historic preservation rules.

Third party accredited energy professional raters must perform blower door tests on the greater of 10% of the total number of units or 8 units. The units tested must be different unit types and in different building locations. Units that fail the blower door tests must be reported to the Agency at the time of failure. Additional testing may be required at owner's expense.

Once final plans and specifications have been completed, owners must submit them to the Agency in PDF format and receive approval before commencing site work or construction.

At all times after award the owner is responsible for promptly informing the Agency of any changes or alterations which deviate from the final plans and specifications approved by the Agency at full application. In particular owners must not take action on any material change in the site layout, floor plan, elevations or amenities without written authorization from the Agency. This includes changes required by local governments to receive building permits.

I. DESIGN DOCUMENT STANDARDS

All required documents must be prepared by an engineer or architect licensed to do business in North Carolina. All drawings must be to scale, using the minimum required scale as detailed below.

A. PRELIMINARY APPLICATION PLAN REQUIREMENTS

Plans must in PDF format for uploading into the application system and indicate the following:

1. Street name(s) where site access is made, site acreage, planned parking areas, layout of building(s) on site to scale, any flood plains that will prohibit development on site, retaining walls where needed, and adjacent properties with descriptions.
2. Unit floor plans, front, rear and side elevations of **ALL** building types and identify all materials to be used on building exteriors.
3. Use a 1/8" or 1/16" scale for each building.

B. FULL APPLICATION PLAN REQUIREMENTS

Site and floor plans must be in PDF format for uploading into the application system and indicate the following:

1. Location of, and any proposed changes to, existing buildings, roadways, and parking areas. Handicap parking spaces with access aisles and regular parking spaces must be clearly depicted.
2. All existing site and zoning restrictions including setbacks, right of ways, boundary lines,

wetlands and any flood plains.

3. Existing topography of site and any proposed changes including retaining walls.
4. Front, rear and side elevations of **ALL** building types and identify all materials to be used on building exteriors.
5. Landscaping and planting areas (a plant list is not necessary). If existing site timber or natural areas are to remain throughout construction, the area must be marked as such on the site plans.
6. Locations of all site and common area features such as playground(s), gazebos, walking trails, refuse collection areas, postal facilities, picnic shelter(s), sitting areas, and site entrance signage. All interior common areas must also be located and labeled, including offices, computer room, exercise room, maintenance room, sitting areas, library, card room, screen porches, interior resident storage rooms, etc.
7. The location of units, common use areas and other spaces using a minimum scale of 1/16" = 1' for each building.
8. Dimensioned floor plans for all unit types using a minimum scale of 1/4" = 1'.
9. Net building square footage and heated square footage. See Definitions in this Appendix.
10. For projects involving renovation and/or demolition of existing structures, proposed changes to building components and design and also describe removal and new construction methods.
11. For projects involving removal of asbestos and/or lead based paint removal, general notes identifying location and procedures for removal.

C. AWARDED PROJECT PLAN REQUIREMENTS

All awarded projects must submit to the Agency an electronic PDF version of the completed drawings for review that must include the following (Incomplete plan sets will not be reviewed):

1. A Page Index at the front of the plan set showing location of all pages within the plans.
2. The plan set must include Section 1106 (Accessible Parking) and Section 1107 (Accessible Dwelling Units). Tables must be accurately populated by project architect.
3. Unit Matrix: Must show unit type and location of ALL units per building and per floor level.
4. Civil Plans: Include site plan showing placement of handicap units in residential buildings, grading plans with enlarged elevations showing spot elevations around the site and building foundations, finished floor elevations shown on all buildings, drainage plans, erosion control plans, utility plans, sewer profile plans, storm drainage plans and profiles and water and sewer details.
5. Accessible Route plan: Must show locations of all accessible parking spaces and access aisles. Must show accessible route(s) throughout the property and accessible sidewalk to public right-of-way.
6. Photometric Site Lighting plan: Must show site lighting and building wall-mounted lighting.
7. Site accessory plans: Plans to include drawings and details for site structures including picnic shelters, garden plots, arbors, garages, mailbox kiosks and gazebos. Must have details for handicap parking spaces with access aisles, site entry signage and accessible (all) dumpster corals.
8. Landscape plans: Must show foundation plantings and tree installations.
9. Foundation plans: Must be dimensioned and identify all unit types and locations of recessed slabs for roll-in showers.
10. Structural plans: Must be dimensioned and prepared by licensed engineer and be project specific.
11. Architectural plans: All plans must include dimensioned building floor plans (one detail per residential floor and per building), dimensioned unit plans for every type of unit (including Type A handicap units with roll-in showers and units with tub/showers, Type B (FHA) units and standard units). Unit plans must be ¼" scale or larger. Buildings with stairs must have stair details.

12. Architectural Detail plans: Plans must include unit and common area finish schedule, door schedule, door hardware schedule, appliance schedule (for Type A, Type B, regular units and common areas), all kitchen appliance/cabinet elevations, all bathroom cabinet/fixture elevations and typical through-wall details.
13. Plumbing plans: Must include labeled building floor plans (one detail per residential floor and per building). Must include labeled unit plans for all unit types. Plans must include waste and domestic water diagrams. Must include plumbing fixture schedule showing all fixtures, including multiple bathing fixtures that serve multiple types of units (Type A, Type B and non-accessible units). Must have water heater detail.
14. Mechanical plans: Must include building floor plans (one detail per residential floor and per building). Must include labeled unit plans for all unit types. Plans must show clothes dryer venting details with distance to exterior, laundry hookup details and HVAC equipment.
15. Electrical plans: Must include building floor plans (one detail per residential floor and per building). Must include labeled unit plans for all unit types. Plans must have electrical fixture schedules. Must show hard-wired sight and hearing-impaired device features.
16. Fire sprinkler plans and Fire Alarm: Must show plans for all units and all buildings.
17. As a reminder, the handicap units shown on the unit matrix, site plan(s), foundation plan(s), building floor plans, plumbing building floor plans, HVAC building floor plans and electrical building floor plans must be in the same locations.

II. BUILDING AND UNIT DESIGN PROVISIONS

A. EXTERIOR DESIGN AND MATERIALS

1. Building design must use different roof planes and contours to break up roof lines. Wide window and door trim must be used to better accent siding. If horizontal banding is used between floor levels, use separate color tones for upper and lower levels. If possible, use horizontal and vertical siding applications to add detail to dormers, gables, and extended front facade areas.
2. The use of no or very low maintenance materials is required for exterior building coverings on all new construction projects. These include high quality vinyl siding, brick, or fiber cement siding. The use of metal siding is prohibited. Vinyl siding must have a .044-inch thickness or greater and a limited lifetime warranty. Where band/ledger boards attach to and are part of the vinyl siding application, metal z-flashing must be installed behind, on top of, and below bands.
3. All exterior trim, including fascia and soffits, window and door trim, gable vents, etc. must also be constructed of no or very low maintenance materials.
4. All buildings must include seamless gutters and aluminum drip edge on all gable rakes and fascia boards. Drip edge must extend a minimum of 2 inches under the shingles. Downspouts must be installed so as not to drain across pedestrian path of travel.
5. All building foundations must have a minimum of 12 inches exposed brick or masonry veneer above finished grade level (after landscaping). No exposed footings will be allowed.
6. Breezeway and stairwell ceilings must be constructed of materials rated for exterior exposure.
7. A minimum 48-inch path of travel is required through building breezeways.
8. Buildings and units must be identified using clearly visible signage and numbers. Building and unit identification signage must be well lit from dusk till dawn and meet ANSI A117.1, Section 703 standards.
9. An accessible automatic door opener is required for the primary entrance into and out of senior congregate buildings.
10. Stairs in breezeways and building stairwells (not to include unit interiors) must have a minimum clear width of 40 inches between handrails and be completely under roof cover. Handrails must be 1 ¼ to 1 ½ inches in diameter. Cane detection rails must be installed 26 inches minimum to 27 inches maximum above finished floor to top rail.

11. Exterior railings must be made of vinyl, aluminum or steel (no wood).
12. Anti-fungal dimensional (architectural) shingles with a minimum 30-year warranty are required for all shingle roof applications. All other types of roof coverings or installations must have a minimum 30-year warranty.
13. Covered drop-offs must have a minimum 13-foot vehicle headroom clearance.
14. In vinyl siding applications all exterior penetrations must be installed in plastic J-boxes.
15. Weep holes must be below finished slab elevation and not covered with sod, mulch, finished grade or landscaping.
16. All property entrances must have a monument sign with brick or stone columns and lighting.
17. All HVAC condensate drain lines may not drain on brick veneers or siding materials.
18. Exterior hallways, corridors or breezeways and interior hallways and corridors may not have a slope greater than 2% in any direction.
19. The Agency will not approve any four-story residential buildings without an elevator where parking is only provided on the 1st floor.

B. DOORS AND WINDOWS

1. All primary unit entries must either be within a breezeway or have a minimum roof covering of 3 feet deep by 5 feet wide, including a corresponding porch or concrete pad. All exterior outswing doors must have security (tamper proof) hinges for all hinges.
2. High durability, insulated doors (such as steel and fiberglass) are required at all exterior locations. Wood or wood composite doors will not be allowed in these locations. Single lever deadbolts and eye viewers are required on all main entry doors to residential units
3. The Agency will not allow the installation of sliding doors.
4. Exterior doors for Type A units must include spring hinges.
5. Insulated, double pane, vinyl windows meeting current North Carolina Model Energy Code and have at least a minimum UFACTOR 0.30 and SHGC 0.27 are required for new construction and rehabilitation projects (if replacing windows). Windows in bedrooms and living rooms of residential units must be operable and have screens and mini-blinds.
6. Windows must not be located over tub or shower units.
7. Install a continuous bead of silicone caulk behind all nail fins before installing new vinyl windows per manufacturer's specifications.
8. All doors used by residents in common areas must be a minimum 36 inches wide.
9. All doors in Type A and Type B units that require through entry must be a minimum 36 inches wide.

C. INTERIOR DESIGN AND MATERIALS

1. All residential units must meet minimum unit size requirements. The square footage measurements below will be for heated square feet only, measured interior wall to interior wall, and do not include exterior wall square footage. Unheated areas such as patios, decks, porches, stoops, or storage rooms cannot be included.

Single Room Occupancy (SRO)	250 square feet
Studio	375 square feet
Efficiency	450 square feet
1 Bedroom	660 square feet
2 Bedroom	900 square feet
3 Bedroom	1,100 square feet
4 Bedroom	1,250 square feet

For additional requirements see the Definitions section at the end of this Appendix.

2. All units must have a separate dining area, except for SRO, Studio, and Efficiency units (see Definitions for description). Dining areas may not be positioned in kitchens within a 60-inch clear floor space of any cabinets or appliances. Dining areas may not be positioned close to hallway openings or where walking paths of travel is used by the residents.
3. Newly constructed residential units must have an exterior storage closet (interior common area only for congregate) with a minimum of 16 unobstructed square feet. Storage closets may not have any interior/finished dimension smaller than 36 inches in width or depth. Water heaters may not be installed in exterior storage closets.
4. Carpet and pad must meet FHA minimum standards. Carpets in Type A units must be glue-down type without padding.
5. Kitchens, dining areas, and entrance areas must have vinyl, VCT or other non-carpet flooring.
6. The minimum width of interior hallways in residential units is 42 inches.
7. For new construction, interior doors must be constructed of two, four or six panel hardboard, solid core birch or solid core lauan. Hollow core, flat-panel doors are prohibited.
8. Interior doors must have a minimum of three (3) hinges.
9. Bi-fold, pocket, louvered, and by-pass doors are prohibited.
10. Residential floors and common tenant walls must have sound insulation batts.
11. All bedroom closets, interior storage rooms, coat closets, and laundry rooms/closets must have a 4-inch-tall by 8-inch-wide minimum pass-thru grille above doors for air circulation in those areas that do not get conditioned. Closets or rooms deeper than 48 inches must be served by heating and cooling systems with its own supply diffuser.
12. There must be a minimum of ¾ inch air space under all interior doors measured from finished floor for air circulation.
13. All interior and exterior mechanical and storage closets must have finished floor coverings. Interior closets must have either carpet, sheet vinyl or VCT flooring. Exterior storage closets may have sealed, painted concrete floors.
14. Signage for designated common areas and all units must be in Braille and meet ANSI A117.1, Section 703 standards.
15. The following areas must contain moisture resistant drywall: ceilings and walls of bathrooms, laundry rooms, mechanical closets, exterior storage closets, and behind kitchen sink base.
16. One elevator must be provided for every 60 units on a per building basis with a minimum of 48 units in a building. The elevator(s) must be centrally located within a given building and sized to be 60 inches x 60 inches minimum. This provision does not apply to buildings with a breezeway.
17. All interior stair handrails must be mounted on a continuous wood backer board.
18. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
19. Shoe molding must be installed in areas where glue-down or laminate flooring is installed. Vinyl/rubber base can only be installed on walls with metal framing or masonry/block walls.
20. In all Type A units, a 67-inch minimum clear floor space for wheel chair turning radius is required into and throughout all usable areas of the kitchen, in accessible bathroom, in laundry rooms, and in closets that exceed 48 inches in depth.
21. All interior common areas, hallways, and enclosed corridors must be served by heating and cooling systems. All enclosed building stairwells must be served with heating and air conditioning.
22. Seal all penetrations through walls and ceiling with appropriate and like sealants to prevent moisture and air leakage.
23. All Type A handicap units must be proportionately distributed to all buildings and on all accessible floor levels.

24. Every part of residential units and in all rooms in congregate buildings must have finished walls, floors and ceilings. This includes storage rooms, mechanical closets, electrical rooms, elevator rooms, etc.
25. All HVAC mechanical equipment and water heaters must be installed in a dedicated mechanical closet with a 30-inch by 80-inch door. May not be installed in closets or rooms used for any other purpose.
26. Building breezeways, hallways or corridors may not have steps or inclined walking surfaces over 2% running slope or cross slope.

D. BEDROOMS

1. The primary bedroom must have at least 130 square feet, excluding the closet(s).
2. Secondary bedrooms must have at least 110 square feet, excluding the closet(s).
3. Every bedroom must have a closet with a shelf, closet rod and door. The average size of all bedroom closets in each unit type must be at least 7 linear feet.

E. BATHROOMS

1. A recessed medicine cabinet must be installed in every full bathroom in each residential unit. A glass door on the medicine cabinet may not have sharp edges that may cause bodily injury.
2. The average size of all vanities in each unit type must be at least 36 inches. Type A units must have a code compliant removable vanity base below sink for storage. Floors and walls under vanities must be finished. Removal of bases must be done so with a screwdriver only. Vanities with removable fronts must be manufactured for that purpose. The Agency will not allow field altered vanities. All vanity countertops must be installed 33 inches minimum to 36 inches maximum. Wall hung sinks are not allowed in residential units.
3. Mirrors in bathrooms must be low enough to reach the counter backsplashes.
4. All full bathrooms must have an overhead ceiling light and exhaust fan on the same switch. Vanity lights must be provided and be on a separate switch.
5. All bathrooms must include an exhaust fan rated at 70 CFM (minimum) vented to the exterior of the building using hard ductwork along the shortest run possible. Bath fans may only be installed in ceilings.
6. All new construction and adaptive re-use projects must comply with QAP Section IV(F)(4) and Appendix B Section VIII regarding additional Type A bathrooms, including roll-in showers. All roll-in showers must have a collapsible water dam or beveled threshold that meets code. All roll-in showers must have a flat, usable minimum floor space of 36 inches by 60 inches and have an adjustable shower rod and weighted curtain installed before occupancy. Shower floor may not be used for code required 67-inch clear floor space in bathrooms.
7. Approaches to roll-in showers must be level, not sloped.
8. All domestic water line cut off valves must have metal handles, not plastic.
9. In all Type A units, the grab bars must be installed using ANSI A117.1, Sections 607 and 608 for bathing fixture specifications and Section 604 for toilet specifications around toilets. In roll-in showers the shower head with wand must be installed on a sliding bar and within code required reach ranges by the seat. An additional diverter must be installed to provide water to a shower head on the short shower wall in front of the seat, mounted 80 inches above finished floor.
10. Offset toilet flanges are prohibited.
11. Wood blocking must be installed for bathroom accessories, including towel bars, towel rings, toilet tissue holders, robe hooks, etc.
12. In Type A units, the 67 inches clear floor space may not include floor spaces under toilets or vanities. The 30 inches by 52 inches clear floor space beyond the swing of the door must be

available in all bathrooms of Type A and Type B units.

F. KITCHENS

1. New cabinets must include dual side tracks on drawers. Door fronts, styles, and drawer fronts must be made with solid wood or wood/plastic veneer products. Particle board or hardboard doors, stiles, and drawer fronts are prohibited.
2. The minimum aisle width between cabinets and/or appliances is 42 inches.
3. A pantry cabinet or closet in or near each kitchen must be provided (does not include SRO, studio or efficiency units). Pantry cabinet or closet door must be 24 inches minimum width and depth. Shelving must be 20 inches deep minimum.
4. All residential units must have either a dry chemical fire extinguisher mounted and readily visible and accessible in every kitchen, including kitchen in community building if present, an automatic fire suppression canister mounted in each range hood, or heat limiting devices permanently installed on ranges that limit burners from reaching temperatures high enough to ignite grease, cloth, or plastic.
5. Each kitchen must have at the least the following minimum linear footage of countertop that are at or below 36 inches in height above finished floor, excluding the sink and range space:

SRO	4.5 linear feet
Studio	5.0 linear feet
Efficiency	5.0 linear feet
1 Bedroom	8.0 linear feet
2 Bedroom	10.0 linear feet
3 Bedroom	11.0 linear feet
4 Bedroom	13.0 linear feet

Bar tops may not be counted.

6. All residential units must have a frost-free Energy Star rated refrigerator with a freezer compartment and factory provided ice maker. Ice maker boxes must be installed with cold water supply line in the wall and centered behind the refrigerator only. Ice maker must be connected and operational. For Type A units the refrigerator must be side by side or bottom freezer drawer type. Water and ice dispensers in the doors, if installed, may not have any controls over 48 inches above finished floor. Doors must open beyond 90 degrees to allow bin removal. The following are the minimum sizes:

0-2 Bedroom	14 cubic feet
3 Bedroom	16 cubic feet
4 Bedroom	18 cubic feet

7. All residential units must have an Energy Star rated dishwasher and be installed beside the kitchen sink. Dishwashers must be a minimum 24 inches wide.
8. All residential units must have a minimum 33 inches wide double bowl kitchen sink.
9. In Type A units:
   a. kitchen sinks must be rear-draining and have sink bottoms insulated if bottom of sink is at or below 29 inches above finished floor;
   b. pull-out worktops are prohibited;
   c. workstations must be installed beside the range with no wall to the left or right of the workstation;
   d. Removable fronts are required on accessible sink base cabinets and work station cabinets. Floors and walls under sink base and work station must be finished. Removal of door fronts must be done so with a screwdriver only. Cabinets with removable fronts must be manufactured for that purpose. The Agency will not allow field altered vanities. Cutting side

panels, cabinet bottoms or backs and removal of plumbing pipes and/or electrical wires will not be allowed.
   e. the wall cabinet mounted over the work station must be 48 inches maximum above finished floor to the top of the bottom shelf; and
   f. both the range hood fan and light must have separate remote switches mounted over the work station.
   g. Pantry cabinets/closets must have 30 inches x 52 inches clear floor space centered on the door.
10. In Type A units and common areas, kitchen ranges with cooktop can be no higher than 34 inches above floor.
11. Anti-tip devices must be installed on all kitchen ranges and be securely fastened to the floor. Walls behind or directly beside ranges must be covered with a splash panel. The panel should span from the range to the hood and be plastic, laminate or aluminum. Ranges must be installed to fit flush to the wall. Range cord receptacles must be recessed in the wall behind the range.
12. Base and shoe molding must be installed behind all ranges and refrigerators. No exposed subfloor should be visible between flooring products and sides of cabinets and walls.
13. All kitchen cabinet countertops must be installed 33 inches minimum to 36 inches maximum. Kitchen countertops may not protrude into entrances into hallways.

G. LAUNDRY ROOM CLOSETS

1. If providing laundry hookups, a laundry room closet is required which must have a 36-inch minimum depth measured from back wall to back of closet doors, must accommodate a full sized (27 inches to 30 inches) clothes washer and dryer adjacent to each other, and cannot be designed for "stacked" appliances.
2. Dryer vent connection box must be galvanized metal and be 2 inches maximum above finished floor.
3. Washer water shutoff valves must be installed right side up with the hose connection below the shutoff handle.
4. In Type A and Type B units, each clothes washer and dryer must be centered on a 30 inches x 52 inches clear floor space for a parallel approach. The washer and dryer clear floor space areas may overlap. The clear floor spaces at each appliance may not use door openings or the ability to remove laundry room/closet doors in achieving the required parallel approach clear floor space. All electrical, plumbing, and venting rough-ins must be centered behind each washer and dryer.
5. Laundry rough-ins or equipment may not be installed in bedroom closets or in non-doored areas within a bathroom.

H. PROVISIONS FOR ALL SENIOR HOUSING

1. Provide loop or "D" shaped handles on cabinet doors and drawers.
2. Exhaust vents and lighting above ranges must be wired to remote switches for both the light and fan near the range in an accessible location.
3. Provide solid blocking at all toilets and tub/shower units for grab bar installation.
4. Provide a minimum 18-inch grab bar in all tub/shower units. The grab bar must be installed centered vertically at 48 inches A.F.F. on the wall opposite the controls.
5. Corridors in any common areas must have a continuous suitable handrail on both sides mounted 34 to 38 inches above finished floor, and be 1 ¼ to 1 ½ inches in diameter.
6. All doors leading to habitable rooms must have a minimum 3'-0" door and include lever handle hardware.
7. Hallways must have a minimum width of 42 inches.

8. The maximum threshold height at any entry door is ½ inch.
9. Any senior building with more than one floor must contain a minimum of one elevator.

I. PROVISIONS FOR SIGHT AND HEARING-IMPAIRED UNITS

Two percent of the total number of units constructed, or a minimum of one, must be able to be equipped for residents with sight and hearing impairments. These requirements include the following:

1. The unit(s) must be roughed in to allow for smoke alarms with strobe lights in every bedroom, bathroom, and living area.
2. The units must have a receptacle next to telephone jacks in units for future installation of TTY devices.
3. The unit must be Type A.
4. Lighted hard-wired doorbell button connected to a horn/ strobe alarm installed in each bathroom, bedroom, and common area is required for each sight and hearing-impaired unit.

The requirements of this provision can be satisfied by adding the elements described above to the additional Accessible units with roll-in showers required by QAP Section IV(F)(3) such that at least two percent (2%) of all units are properly equipped to serve persons with sight and or hearing impairments.

III. MECHANICAL, SITE AND INSULATION PROVISIONS

A. PLUMBING PROVISIONS

1. All rental units require at least one full bathroom.
2. Three and four bedroom units require at least 2 bathrooms (including one bath with step-in shower and one bath with full tub).
3. All tubs and showers must have slip resistant floors. For new construction projects, all tubs and showers must be one-piece and have a minimum outside dimension of 32 inches in width and 60 inches in length.
4. All electric water heaters, including common areas, must have a Uniform Energy Factor of 0.93 efficiency or an Energy Factor of at least 0.95 efficiency and be a minimum of 40 gallons (50-gallon minimum for 3 bedroom and larger). This cannot be achieved by using an insulated water heater jacket. Water heaters may not be installed under HVAC air handlers. They may be installed beside the air handler or in separate closet. All water heaters must be installed in a mechanical closet. Tankless water heaters allowed only in common areas.
5. In new construction and adaptive re-use projects, all water heater tanks must be placed in an overflow pan piped to the exterior of the building, regardless of location and floor level unless a primed p-trap is installed. The temperature and relief valve must also be piped to the exterior. Water heaters must be placed in closets to allow for their removal and inspection by or through the closet door, may not be installed over the clothes washer or dryer space. Water heaters required to be elevated above the finished floor must have a water heater stand or wood platform designed for that installation and be professionally finished/painted. Water heaters may not be installed in exterior storage closets or in unconditioned spaces.
6. A frost-proof exterior faucet must be installed on an exterior wall of the community/office building.
7. All tub/shower control knobs must be single lever handled and offset towards the front of the tub/shower.
8. Provide lever faucet controls for the kitchen and bathroom sinks.
9. All bathroom faucets, shower heads, and toilets must be EPA WaterSense rated.

10. Domestic water lines are not allowed in unconditioned spaces, including breezeways and community building attics.
11. In all Type A and Type B units, tubs and showers must have molded, built-in wood blocking installed on the bathing fixture.
12. In all Type A units, the toilets, tubs, and showers must have grab bars installed. See ANSI A117.1 for mounting heights and locations. The grab bar installed behind the toilet must be a minimum of 36 inches in length.
13. All plumbing pipes must be installed inside wall cavities. Connections to water and sewer lines may not be made through floors or cabinet bottoms.
14. Unit water shut-off valves must be in a wall box with cover/trim located 16 inches to 48 inches above floor and in a reachable location to the resident and be clearly marked with signage.
15. All wall-hung sinks must have solid blocking behind fixture and the fixture mounted to plywood rather than sheetrock. Wall hung sinks may not be installed in residential units.
16. Step-in showers (32 inches x 60 inches minimum outside dimension) in senior properties may be installed in fifty percent (50%) of residential units. For family properties, units having two full bathrooms may have one step-in shower while the other bathroom must have a tub/shower fixture. The above guidance does not apply to Type A units.
17. All buildings must have a minimum of two hose bibs on a house meter.

B. ELECTRICAL PROVISIONS

1. Provide overhead lighting, a ceiling fan, telephone jack, and a cable connection in every bedroom and living room. If using ceiling fans with light kits, the fan and light must have separate switches.
2. Any walk-in closets must also have a switched overhead light. A walk-in closet is defined as any closet deeper than 36 inches from the back wall to the back of the closet door in the closed position.
3. Switches and thermostats must not be located more than 48 inches above finished floor height.
4. Receptacles, telephone jacks, and cable jacks must not be located less than 16 inches above finished floor height.
5. Switched exterior lighting is required at each unit entry door for resident use on buildings with porches and breezeways.
6. Additional exterior light fixtures not specific to a unit must be wired to a "house" panel. The fixtures must be activated by a photo cell placed on the east or north side of the buildings.
7. All exterior stairways must have light fixtures wired to a "house" panel and activated by a photo cell placed on the east or north side of the buildings.
8. Projects with gas heating and/or appliances must provide a hard-wired carbon monoxide detector with a battery back-up in each residential unit.
9. All non-residential and residential spaces must have separate electrical systems.
10. Initially-installed bulbs in residential units and common areas must be compact fluorescent, LED or pin-based lighting in 80% of all fixtures.
11. All telephone lines must be hard-wired and toned and tagged properly to each unit.
12. All exterior storage closets must have a switched overhead light.
13. Each building must have a cable termination and demarcation box for cable vendor connection.
14. Light switches in bedrooms, bathrooms and closets must be installed within 16 inches maximum from latch side of corresponding door.
15. Receptables for refrigerators must be on a designated (home run) circuit to unit breaker panel. No other electrical devices can be on this circuit.

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MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

NCHFA APP. B
DESIGN STANDARDS

A0.09

C. HEATING, VENTILATING AND AIR CONDITIONING PROVISIONS

1. All non-residential areas and residential units must have their own separate heating and air conditioning systems. HVAC equipment must have a minimum SEER2 15.0 performance rating.
2. Through the wall HVAC units are prohibited in all but Studio, Efficiency, and SRO units. They are allowed in laundry rooms and management offices where provided.
3. HVAC interior air handlers must be enclosed from return air grille to blower motor/filter.
4. The use of duct board is prohibited. Galvanized metal must be used for plenums and mixing boxes.
5. Connections in duct system must be sealed with mastic and fiberglass mesh.
6. All openings in duct work at registers and grilles must be covered after installation to keep out debris during construction.
7. Fresh air returns must be a minimum of 12 inches above the floor.
8. Electric mechanical condensate pumps are not allowed.
9. Supply ducts in unconditioned attics must be insulated with an R-8 or greater value.
10. Range hoods and micro-hoods must be vented to the exterior of the building with 8 inches minimum galvanized sheet metal using the shortest possible run.
11. All hub drains serving HVAC condensate lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.
12. Exterior exhaust vents must be mechanically secured to siding and/or brick veneers.
13. Venting for exhaust fans may not terminate in roof soffits.
14. Total dryer vent run may not exceed 35 feet, including deductions for elbows.
15. Dryer exhaust ducts may not be vented through the roof.
16. Clothes washer and dryer connections must be centered behind the appliance.
17. All units under 1,100 square feet must use minimum 1.5-ton electric heat pumps. All units 1,100 square feet or greater must use minimum 2-ton electric heat pumps.
18. HVAC systems must provide outdoor air into conditioned building common areas and apartment units to meet ASHRAE 62.2 per Energy Star Multifamily certification requirements. This must be done by introducing fresh air into return air duct at air handler. The fresh air must be filtered. The use of electrical control boxes with mechanical dampers that limits humidity and temperature extremes must be used. Fresh air ducting must use insulated galvanized piping.
19. Mini-split systems and PTAC may only be used in building stairwells or small community spaces. They may not be used in residential units or in corridors/hallways or large common area spaces.

D. BUILDING ENVELOPE AND INSULATION

1. Framing must provide for complete building insulation including the use of insulated headers on all exterior walls, framing roofs, and ceilings to allow the full depth of ceiling insulation to extend over the top plate of the exterior walls of the building, and framing all corners and wall intersections to allow for insulation.
2. Seal at doors, windows, plumbing and electrical penetrations to prevent moisture and air leakage.

E. SITEWORK AND LANDSCAPING

1. Provide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to prevent standing water.
2. No sidewalks may exceed a 2% cross slope regardless of where located. Provide a non-skid finish to all walkways.
3. Sidewalks and accessible routes adjacent to accessible parking must allow for a 2.5 feet vehicle

overhang. An accessible sidewalk/route must be a minimum 48 inches wide.
4. Switchbacks or ramps are not permitted from handicap parking spaces or access aisles to building entrance in new construction projects.
5. All water from roof and gutter system must be piped away from buildings and discharged no less than 6 feet from building foundation.
6. Lots must be graded so as to drain surface water away from foundation walls. The grade away from foundation walls must fall a minimum of 6 inches within the first 10 feet.
7. No part of the disturbed site may be left uncovered or unstabilized once construction is complete.
8. Minimum landscaping budgets of $300 per residential unit are required. This allowance is for plants and trees only and may not be used for fine grading, seeding and straw or sod.
9. Sitework changes after application award are not permitted without Agency approval.
10. All new construction and rehab properties must have lighted entry sign with brick or stone columns
11. Site lighting poles must be installed in landscaped areas instead of parking spaces. Site lighting must be provided behind buildings and near common use amenities for safety.
12. Pedestrian and required accessible routes throughout the residential property and common areas must be on concrete sidewalks.
13. Marked crosswalks must be installed when crossing vehicular drives.

F. RADON VENTILATION

Passive, "stack effect" radon ventilation systems are required for all new construction projects in Zone 1 and 2 counties. For a map of county zones visit https://www.epa.gov/sites/default/files/2014-08/documents/north_carolina.pdf. These systems reduce soil gas entry into the buildings by venting the gases to the outdoors and must include the following components.

1. Gas Permeable Layer of Aggregate: This layer is placed beneath the slab or flooring system to allow the soil gas to move freely underneath the house and enter an exhaust pipe. In many cases, the material used is a 4-inch layer of clean gravel.
2. Plastic Sheeting/Soil Gas Retarder: This is the primary soil gas barrier and serves to support any cracks that may form after the basement slab is cured. The retarder is usually made of 6 mil polyethylene sheeting, overlapped 12 inches at the seams, fitted closely around all pipe, wire, or other penetrations, and placed over the gas permeable layer of aggregate.
3. PVC Vent Pipe: A straight (no elbows) vertical PVC vent pipe of 3-inch diameter must be connected to a vent pipe "T" which is installed below the slab in the aggregate. The "T" pipe extensions under the slab may not be encapsulated in concrete footings and must be open to aggregate layer. The straight vent pipe runs from the gas permeable layer (where the "T" is) through the apartment to the roof to safely vent radon and other soil gases above the roof. A 12-inch perforated PVC pipe must be attached to the "T" on both ends in the aggregate to allow radon gas to easily enter the piping. The straight vent pipe runs vertically through the building and terminates at least 12 inches above the roof's surface in a location at least 10 feet from windows or other openings and adjoining or adjacent buildings. On each floor of the apartment, the pipe should be labeled as a "Radon Reduction System". Sealing and caulking with polyurethane or silicone on all openings in the concrete foundation floor must be used.

Check applicable federal, state, and local building codes to see if more stringent codes apply.

IV. COMMON AREA AND SITE AMENITY PROVISIONS

All common use areas must be fully accessible to those with disabilities in compliance with all applicable State and Federal laws and regulations.

A. REQUIRED SITE AMENITIES

All new construction projects are required to include a minimum of six (6) tenant amenities. There are three (3) amenities that are mandatory and the additional three (3) can be selected from the list below.

The required amenities vary by project type:

Family	Senior
Covered Picnic Area (150 sq. ft. with 2 tables and grill)	Indoor or Outdoor Sitting Areas (minimum of 3 locations)
Multi-Purpose Room (250 sq. ft.)	Multi-Purpose Room (250 sq. ft.)
Playground w/four play stations minimum	Gazebo or Screened Porch

In addition to the required amenities, projects must also include at least three (3) of the following additional amenities and be on an accessible route:

- covered drive-thru or drop-off at entry
- covered patio with seating (150 sq. ft.) Senior projects only.
- covered picnic area with two tables and one grille (150 sq. ft.). One table must be ADA approved.
- outdoor sitting areas with benches (minimum of 3 locations)
- exercise room (must include new equipment)
- raised bed garden plots (50 sq. ft. per plot, 24 inches deep, one plot per 10 residents, senior projects only) served by a water stand pipe for watering plants
- gazebo with permanent seating (100 sq. ft.; door must accommodate a 36-inch minimum clear opening).
- resident computer center (minimum of 2 computers)
- sunroom with chairs (150 sq. ft.).
- screened porch (150 sq. ft.)
- tot lot w/minimum four play stations or activities (family projects only)
- walking trails (4 ft. wide paved and continuous around property)

Dimensions listed are the minimum required. Amenities must be located on the project site. Projects with multiple sites separated by a road, street, stream, or other similar property must have dumpsters and mailboxes at each site. Swimming pools are prohibited for 9% credit projects.

B. PLAYGROUND AREAS

1. Wherever possible tot lots and playgrounds must be located away from areas of frequent automobile traffic and situated so that the play area is visible from the office and maximum number of residential units.
2. A bench must be provided at playgrounds to allow a child's supervisor to sit. The bench must be anchored permanently, weather resistant and have a back.
3. Playground surface conditions and materials must meet certain guidelines and standards which include:
   - ASTM F1951 (Specification for Determination of Accessibility of Surface Systems)
   - ASTM F1292 (Specification for Impact Determination)

- ASTM F1487 (Standard Consumer Safety Performance Specification)
- ASTM F2020 (Standard Specification for Engineered Wood Fiber
- ASTM F2479 (Specification Guide for Products and Installation of Poured-In-Place Surfaces

4. A letter from the playground floor material provider stating the material meets or exceeds the above ASTM requirements is required. A certificate from a third-party firm licensed to perform playground surface testing stating the installation of approved floor coverings was installed per manufacturer's requirements and that the finished floor surface(s) meet the above ASTM standards is also required.
5. All playgrounds and tot lots must each contain at least four play stations/activities.

C. POSTAL FACILITIES

1. Postal facilities must be located adjacent to available parking and sited such that tenants will not obstruct traffic while collecting mail.
2. On-site postal facilities must have a roof covering which offers residents ample protection from the rain while gathering mail.
3. Postal facilities must have adequate lighting functioning from dusk to dawn.
4. Mailboxes may not be installed higher than 48 inches above finished floor and must be centered on 30 inches x 52 inches clear floor space for a parallel approach.
5. All mail collection areas must have a minimum 67-inch clear floor space for wheel chair turning radius.

D. LAUNDRY FACILITIES

1. Laundry facilities are required for all projects.
2. There must be a minimum of one washer and one dryer per twelve (12) residential units if washer/dryer hookups are not available in each unit. If hookups are available in each unit, there must be a minimum of one washer and one dryer per twenty-five (25) units.
3. The entrance must have a minimum roof covering of 20 square feet.
4. A "clothes folding" table or countertop must be installed. The working surface must be 30 to 34 inches above the floor, and must have a 27-inch high clear knee space below and 48 inches long minimum. The folding table must be centered on a 30 inch by 52-inch clear floor space.
5. The primary entrance door to the laundry must be of solid construction and include a full height tempered glassed panel to allow residents a view of the outside/inside.
6. The laundry room must be positioned on the site to allow for a high level of visibility from residential units or the community building/office.
7. The laundry room must have adequate entrance lighting functioning from dusk to dawn.
8. If the project has only one laundry facility, it must be adjacent to the community building/office (if provided) to allow easy access and provide a handicap parking space(s).
9. One washer and one dryer must be front loading and usable by residents with mobility impairments (front loading), including at least a 30-inch by 52-inch clear floor space in front of each for a parallel approach.
10. Each common area laundry room must have one accessible clothes washer and dryer per three of each installed.

E. COMMUNITY / OFFICE SPACES

1. All projects must have an office on site of at least 200 square feet (inclusive of handicapped toilet facility) and a maintenance room of at least 150 square feet. This includes subsequent phases of a multi-phase development.

2. The community building/space must contain both a handicapped toilet facility and a kitchen area that includes a refrigerator and sink.
3. The community building/space, including toilet facilities and kitchenette but excluding maintenance room and site office, must contain a minimum of seven (7) square feet for each residential unit.
4. The office must be situated as to allow the site manager a prominent view of the residential units, playground, entrances/exits, and vehicular traffic.
5. The office must be clearly marked as such by exterior signage, placed at a visible location close to the building. The signage must use contrasting colors and large letters and numbers.

F. PARKING

1. Family projects require a minimum of 1.75 parking spaces per unit.
2. Senior projects require a minimum of one parking space per unit.
3. If local guidelines mandate parking to less than the Agency requires or if the site limits parking to less than the Agency requires, the number of parking spaces required by the Agency may be reduced upon receiving Agency approval prior to the preliminary application deadline. If the local parking requirements are not known until zoning approval, the Applicant must seek Agency approval prior to the full application deadline.
4. There must be at least one handicap parking space for each designated Type A unit and must be the nearest available parking space to the unit. All handicap parking spaces and associated aisles must be concrete.
5. Handicap ramps may not protrude into parking lot. Handicap parking spaces and access aisles may not exceed 2% slope in any direction. Access aisles cannot be installed through vehicular paths of travel.
   All non-handicap parking spaces must be an asphalt or concrete solid surface with a minimum dimension of 8 feet wide and 18 feet long. Compact parking spaces may be included in addition to those required to meet Agency requirements but will not count towards the minimum required in 1 or 2 above.

G. REFUSE COLLECTION AREAS

1. Fencing consistent with the appearance of the residential buildings must screen the collection area. The fencing must be made of PVC or treated lumber and constructed for permanent use.
2. The pad for the refuse collection area, including the approach area, must be concrete (not asphalt). The approach area must be a minimum 18 feet in length.
3. The refuse collection area(s) may not be at the entrances or exits of the project and should be reasonably located amongst all buildings.
4. A minimum of two painted pipe bollards must be installed behind dumpsters. Pedestrian paths of accessible travel must be marked/identified (painted in yellow or white) on dumpster slab surfaces.

V. ADDITIONAL PROVISIONS FOR REHABILITATION OF EXISTING HOUSING

The following requirements apply to rehabilitation of existing units. Other than as described below, existing apartments do not need to be physically altered to meet new construction standards.

A. Design documents must include a site plan and show all proposed changes to existing and proposed buildings, parking, utilities, and landscaping. An architect or engineer must prepare the design drawings.

B. Any replacement of existing materials or components must comply with the design standards for new construction. In addition to needs identified by the Agency, the rehabilitation scope of work must include/address the following:

Unit Interiors
a. All mechanical and storage closets must have painted, moisture resistant drywall and finished flooring.
b. All bi-fold and accordion doors must be replaced with hinged doors.
c. Shoe molding must be installed in areas where glue down or laminate flooring is/was installed.
d. Splash panels must be installed behind all ranges.
e. Stair handrails must have continuous wood backer board.
f. Anti-tip devices secured to the floor must be installed under all ranges.
g. Clothes washer and dryer connections must be centered behind the appliance.
h. Interior painting must include the entire unit.

Plumbing
a. All water heaters must be in an overflow pan and piped to the outside (where possible).
b. All units must have individual water shut off valves in the unit.
c. Water heaters under kitchen countertops must be relocated.
d. All polybutylene ("Quest") piping must be replaced.
e. All original cast iron p-traps must be replaced.
f. Tub/shower valves over twenty-five years old must be replaced.

Electrical
a. All receptacles, switches and cover plates must be replaced.
b. All units must have looped smoke alarms.
c. In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If the vanity light is the only light source, it then must be switched to the exhaust fan.
d. Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.
e. Cable and telephone jacks must be installed in all living rooms and bedrooms.

Heating and Air
a. If range hoods were previously vented to the outside, the replacement hoods must be similar.
b. Hard duct all new and existing bathroom exhaust fans where possible (in attics).
c. Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.
d. Clothes dryer venting must be hard ducted to the exterior and concealed in a wall.
e. Replacement air handlers must have enclosed air returns where possible. Top distribution collars must be new.
f. All outdoor HVAC condensers must have 410A refrigerant and properly sized line sets.

Site Work
a. Existing site lighting must be adequate and functioning.
b. Property entrance must have a monument sign with brick or stone columns.
c. Sewer lines must be scoped and repaired/replaced as needed.
d. Painted pipe bollards must be installed behind all dumpsters.

Miscellaneous
a. Attic insulation must meet R-30 minimum value.
b. An automatic accessible door opener is required for the primary entrance into and out of senior

congregate buildings.
c. All Type A accessible units must be brought to current building standards to the greatest extent feasible.
d. Existing fire walls in attics between units must be intact and solid.
e. Attic access panels must be lockable with keys available.

C. Applicants must submit the following:

1. For properties built prior to 1978, a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs), and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report written by an architect, building contractor or developer will not suffice. A plan and projected costs for removal of hazardous materials must also be included.
2. A report assessing the structural integrity of the building(s) being renovated from an architect or engineer. Report must be dated no more than six (6) months from the full application deadline.
3. A current termite inspection report. Report must be dated no more than six (6) months from the full application deadline.

D. Demonstrate replacement reserve is adequate to maintain and replace any existing systems and conditions not being replaced or addressed during rehabilitation.

VI. ADDITIONAL PROVISIONS FOR ADAPTIVE RE-USE OF EXISTING STRUCTURES

A. Mechanical Systems: All mechanical systems (including HVAC, plumbing, electrical, fire suppression, security system, etc.) must be completely enclosed and concealed. This may be achieved by utilizing existing spaces in walls, floors, and ceilings, constructing mechanical chases or soffits, dropping ceilings in portions of units, or other means. Where structural or other significant limitations make complete enclosure and concealment impossible, the applicant must secure approval from the Agency prior to installation of affected systems.

B. Windows: Retain original window sashes, frames, and trim where possible. All original sashes must be repaired and otherwise upgraded to ensure that all gaps and spaces are sealed so as to be weather tight. All damaged or broken window panes must be replaced. Where original window sashes cannot be retained, install replacement sashes be installed into existing frames. In all cases, windows must be finished with a complete coating of paint.

C. Floors: All wood flooring is to be restored as closely to original condition as possible. Where repairs are necessary, flooring salvaged from other areas of the building must be utilized as fill material. If salvaged wood is not available, flooring of similar dimension and species must be used. All repairs must be made by feathering in replacement flooring so as to make the repair as discreet as possible. Cutting out and replacing square sections of flooring is prohibited. Where original flooring has gaps in excess of 1/8 inch, the gaps must be filled with an appropriate filler material prior to the application of final finish.

D. Applicants must submit the following:

1. For structures built prior to 1978, a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs), and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report written by an architect or building contractor or developer will not suffice. A plan and projected costs for removal of hazardous materials must also be included.

2. A report assessing the structural integrity of the building(s) being renovated from an architect or engineer. Report must be dated no more than six (6) months from the full application deadline.
3. A current termite inspection report. Report must be dated no more than six (6) months from the full application deadline.

VII. QUALIFIED ALLOCATION PLAN

Five percent (5%) of all units in new construction and adaptive re-use projects must:

1. be a Type A unit according to the standards set forth in Chapter 11 of the North Carolina State Building Code and ANSI A117.1, Section 103,
2. have at least one bathroom with a toilet located in a five foot by five foot clear floor space (may overlap with the five foot turning diameter described in ANSI A117.1, with no overlapping elements or fixtures; the toilet must be positioned in a corner with the centerline of the toilet bowl 16 to 18 inches from the sidewall,
3. have at least one bathroom with a 36-inch by 60-inch roll-in shower as described in Appendix B. Such showers must also meet the requirements for accessible controls and clear floor spaces as required by ANSI A117.1, Section 103, and
4. have a minimum 67-inch turning radius for clear floor space throughout the kitchen floor area with no overlapping elements or fixtures.

At least one unit in each class of Type A units must meet the above requirements. Unit classes are measured by the number of bedrooms. THESE UNITS ARE IN ADDITION TO MOBILITY IMPAIRED UNITS REQUIRED BY FEDERAL AND STATE LAW (INCLUDING BUILDING CODES). If laws or codes do not require mobility impaired units for a project, a total of five percent (5%) of the units must be Type A units with tub/shower bathing fixtures and an additional five percent (5%) with roll-in showers. When calculating the 5% you must round up to a whole number. In congregate buildings served by an elevator, these units must be on each residential floor. All Type A units must be proportionately distributed to all buildings and on all accessible floor levels.

DEFINITIONS

Efficiency Apartment: A unit with a minimum of 450 heated square feet (assuming new construction or adaptive re-use) in which the bedroom and living area are contained in the same room. Each unit has a full bathroom (bathing fixture, lavatory, toilet) and full kitchen (stove top/oven, sink, full size refrigerator) that is located in a separate room.

Heated Square Feet: The floor area of a unit, measured interior wall to interior wall, not including exterior wall square footage. Interior walls are not to be deducted, and the area occupied by a staircase may only be counted once.

One Bedroom Apartment: A unit with a minimum of 660 heated square feet (assuming new construction or adaptive re-use) containing at least four separate rooms including a living/dining room, full kitchen, a bedroom and full bathroom.

Four Bedroom Apartment: A unit with a minimum of 1,250 heated square feet (assuming new construction or adaptive re-use) containing at least eight separate rooms including a living/dining room, full kitchen, four bedrooms and two full bathrooms containing a tub/shower combination unit.

Single Room Occupancy (SRO) Unit: A single room unit with a minimum of 250 heated square feet (assuming new construction or adaptive re-use) that is the primary residence of its occupant(s). The unit must contain either a full bathroom (bathing fixture, lavatory, toilet) or a full kitchen (stove top/oven, sink, full size refrigerator) but not both. There are shared common areas in each building that contain elements of food preparation and/or sanitary facilities that are missing in the individual units.

Studio Apartment: A unit with a minimum of 375 heated square feet (assuming new construction or adaptive re-use) in which the bedroom, living area and full kitchen are contained in the same room. Each unit has components of a full bathroom (bathing fixture, lavatory, toilet) and full kitchen (stove top/oven, sink, full size refrigerator).

Three Bedroom Apartment: A unit with a minimum of 1,100 heated square feet (assuming new construction or adaptive re-use) containing at least seven separate rooms including a living/dining room, full kitchen, three bedrooms and 1.75 bathrooms, with each unit including a minimum of one bath with a full tub and one bath with an upright shower stall.

Two Bedroom Apartment: A unit with a minimum of 900 heated square feet (assuming new construction or adaptive re-use) containing at least five separate rooms including a living/dining room, full kitchen, two bedrooms and full bathroom.

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MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

NCHFA APP. B
DESIGN STANDARDS

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Assembly Evaluation Report

This Document Published By: *Progressive Engineering Inc.*

Initial Listing	Re-Approved		
April, 2009		58640 State Road 15 Goshen, Indiana 46528	574-533-0337 www.p-e-i.com

Listed Assemblies
USG Shaft & Stair Wall Systems
Listed For
United States Gypsum Company
550 West Adams Street
Chicago, IL 60661

Progressive Engineering Inc. is an accredited Testing Laboratory and Third Party Quality Control Agency. This Assembly Evaluation Report represents a product that *Pei* has tested. This Assembly Evaluation Report in no way implies warranty for this product or relieves United States Gypsum Company of their liabilities for this product. *Pei* is accredited to ISO Standard 17020 and 17025. This AER is an official document if it is within one year of the initial or renewal date.

Assemblies Listed For

1. Non Axial Load Bearing Wall
2. Transverse Load Capacity
3. Fire Resistance

Compliance

1. Meets the requirements for shaft enclosures in accordance with the 2003 International Building Code®.
2. Meets the requirements for non-combustible construction in accordance with Section 703.4 of the 2003 International Building Code®.
3. Tested for fire resistance in accordance to ASTM E119.
4. USG Shaftwall Systems are classified by Underwriters Laboratories Inc. as to fire resistive design listings of assemblies, and as described in this report.

Component Descriptions

USG Shaft & Stair Wall Systems are generally constructed with the following components.

1. J-Runners

The metal framing members used in construction of USG Shaft & Stair Wall Systems are manufactured from cold roll-formed light gauge galvanized steel conforming to ASTM A 653, with a yield strength of 33,000 psi minimum. The galvanization coating shall be a G40 minimum. The available sizes in 2-1/2", 4" and 6" deep and lengths of up to 16 feet, 20 or 24 gauges. Position steel J-runners at floor and ceiling with the 1" leg towards the finished side of the wall. Securely attach the runners to the structure supports with power actuated fasteners.

For attachment to steel framed construction install floor and ceiling J-runners and End wall J-Runners or E-Studs, on columns and beams before the steel is fireproofed.

2. Steel C-H Studs

USG Steel C-H and E Studs are manufactured from cold roll-formed light gauge steel conforming to ASTM A653 with a yield strength of 33,000 psi minimum. The galvanization coating shall be a G40 minimum. The available sizes are 2-1/2", 4" and 6" deep and lengths of up to 16 feet, 20 or 25 gauges.

Cut the C-H studs 3/8" to 5/8" shorter than the floor-to-ceiling height. Install C-H studs interlocked between the SHEETROCK brand gypsum Liner Panels with the liner panels securely engaged.

Terminations: Install full length steel E-Studs or J-Runners vertically at T-intersections, corners, door jambs and *Openings:* Frame with vertical E-Stud or J-Runner at vertical edges, horizontal J-runner at head or sill.

3. Gypsum Liner Panels

The paper-faced products listed below comply with ASTM C1396 and Glass-Mat panel is in compliance with ASTM C1658. Both types are tested in accordance with ASTM E119, A136 (modified), E84 and are classified as composite non-combustible, Class A building materials.

SHEETROCK® Brand Gypsum Liner Panels a high performance panel that is composed of a non-combustible gypsum core encased in a water resistant 100% recycled green face and back paper. Gypsum Liner Panels are a nominal thickness of 1" x 24" wide x 8-14 ft. long. Used in Fire-Rated, non-load bearing Shaftwall assemblies.

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3. Gypsum Liner Panels cont.

SHEETROCK® Brand Mold Tough™ Gypsum Liner Panels feature a non-combustible, moisture- and mold-resistant gypsum core encased in moisture and mold-resistant, 100-percent blue face and back papers. They offer enhanced moisture and mold resistance over standard gypsum liner panels. The panels are UL Classified for fire-rated construction (Type SLX). Available 1 inch thick, 24 inches wide and in lengths up to 14 feet.

SHEETROCK® Brand Glass-Mat Liner Panel have a noncombustible, moisture- and mold-resistant gypsum core that is encased in moisture- and mold-resistant glass mat. The panels are UL Classified as to fire resistance (Type SLX) and feature double-beveled edges for easy installation.

Note: All of these panels should be cut 1" shorter than the floor-to-ceiling height, to allow for the panel to be fitted between the top and bottom J-runners. Where shaft wall height exceeds the length of the liner panel; it must be butted together with meeting factory end cuts. The joints should be staggered and positioned in the upper or lower 1/3 of the wall. Panels are UL/ULC classified for fire resistance and identified as Type SLX on the UL marking and UL Fire Resistance Directory.

4. Gypsum Wallboard

The products listed below comply with ASTM C1396 and are tested in accordance with ASTM E119, A136 (modified), E84 and are classified as composite non-combustible, Class A building materials.

SHEETROCK® Brand FIRECODE® Core Gypsum Panels (Type X) are composed of fire-resistant gypsum core encased in 100-percent recycled natural finish face paper and 100-percent recycled liner paper on the back side. The panels are UL Classified for fire-rated construction (Type SCX). Available 5/8 inch thick, 48 or 54 inches wide and lengths up to 14'.

SHEETROCK® Brand FIRECODE® C Core Gypsum Panels provide improved fire protection over standard FIRECODE panels due to additives that enhance the integrity of the core under fire exposure. Comply with Type X requirements. The panels are UL Classified for fire-rated construction (Type C). Available in 1/2 and 5/8 inch thicknesses, 48 inches wide and lengths up to 14'.

SHEETROCK® Brand Mold Tough™ Gypsum Panels have a non-combustible, moisture- and mold-resistant gypsum core encased in moisture- and mold-resistant, 100-percent recycled green face and brown back paper. They offer enhanced moisture and mold resistance over standard gypsum panels. Available in FIRECODE® and FIRECODE® C core formulations in the same widths, thicknesses and lengths listed above.

~ *Cavity Shaft Wall Systems* ~

One-Hour Cavity Shaft Wall (Non-Load Bearing), See Figure 1

1. Minimum 2-1/2" wide 24 gauge floor and ceiling J-runners, attached to structure as described above.
2. One-layer, 5/8" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels (Type X), installed vertically with 1" long Type S screws spaced 12" o.c. in field and at edges for vertical application, and 8" o.c. for horizontal application.
3. Minimum 2-1/2" deep USG C-H Studs 25 gauge 24" o.c., with the H-Section of C-H Stud towards the shaft side of the assembly. Screw attachment is not required to affix the stud to the runner, if Shaft Wall is less then 16 ft. tall. E-shaped studs may be used for closure panels at end of the walls or columns. (If J-runners are used at end walls, the gypsum liner is fastened at the ends with 1-5/8" long Type S screws 12" o.c.)
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Two-Hour Cavity Shaftwall (Non-Load Bearing), See Figure 2

1. 2-1/2" deep 25 gauge minimum floor and ceiling J-runners, attached to structure as described above.
2. Two (2) layers, 1/2" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels. Apply base layer with 1" long Type S screws 24" o.c. in field and at the edges for vertical application and 16" o.c. for horizontal applications. Apply face layer C-H studs and J-runners with 1-5/8" long Type S screws. Space the screws 12" o.c. at the edges and in the field when applied horizontally. All joints between the base and face layers must be staggered.
3. A minimum 2-1/2" deep USG C-H studs 25 gauge, spaced 24" o.c., with the H-Section of the C-H stud towards the shaft side of the assembly. Screw attachment is not required to affix the stud to the runner, if Shaft Wall is less then 16 ft. tall. E-shaped studs may be used for closure panels at the end of walls or columns. (If J-runners are used at end walls, the gypsum liner needs to be fastened at the ends with 1-5/8" long Type S screws that are spaced 12" o.c.).
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of CH studs.

Two-Hour Stair Cavity Shaftwall (Non-Load Bearing), See Figure 3

1. Minimum 2-1/2" deep, 25 gauge floor and ceiling J-runners, attached to the structure as described.
2. Apply one (1) layer of 1/2" SHEETROCK® Brand FIRECODE® Gypsum Panels (Type C) to each side of the C-H stud. Attach the C-H stud with 1" long Type S screws 12" o.c. in the field and at the edges for a vertical application and 8" o.c. center for a horizontal application.

~ *Cavity Shaft Wall Systems cont.* ~

Two-Hour Stair Cavity Shaftwall (Non-Load Bearing) cont., See Figure 3

3. A minimum of 2-1/2" deep USG C-H studs 25 gauge, spaced 24" o.c., with the H-section of the C-H stud towards the shaft side of the assembly, if the Shaft Wall is less than 16 ft. tall. Screw attachment is not required to affix the stud to the runner, if Shaft Wall is less then 16 ft. tall. E-shaped studs may be used for closure panels at the end of walls or columns. (If J-runners are used at end walls, the gypsum liner needs to be fastened at the ends with 1-5/8" long Type S screws that are 12" o.c.).
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Three-Hour Cavity Shaft Wall (Non-Load Bearing), See Figure 4

1. A minimum 2-1/2" deep 25 gauge floor and ceiling J-runners, attached to the structure as described in the Figure 4.
2. Apply (3) layers of 5/8" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels (Type C), vertically or horizontally to the room side of the C-H stud. First layer shall be attached with a 1" long Type S screw placed 24" o.c. in the field and at the edges when applied vertically, for horizontal applications the screws shall be spaced 16" o.c. The second layer shall be applied with 1-5/8" long Type S screws spaced 24" o.c. when applied vertically or spaced 16" o.c. when the applied horizontally. The Face layer shall be applied with 2-1/4" long Type S screws that are spaced 16" o.c. when the board is applied vertically, and spaced 12" o.c. when the board is applied horizontally. All joints must be staggered a minimum of 24" o.c. from the adjacent layers, where screws are offset a minimum of 6" from the layer below.
3. A minimum 2-1/2" USG C-H studs 25 gauge that are spaced 24" o.c., with the H-section of the C-H stud towards the shaft side of the assembly. Screw attachment is not required to affix the stud to the runner, if Shaft Wall is less then 16 ft. tall. E-shaped studs may be used for closure panels at the end of walls or columns. (If J-runners are used at the end walls, the gypsum liner needs to be fastened at the ends with 1-5/8" Type S screws spaced 12" o.c.)
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Three-Hour Stair Cavity Shaftwall (Non-Load Bearing), See Figure 5

1. A minimum 2-1/2" deep 25 gauge floor and ceiling J-runners attached to the structure as described above.
2. Apply two (2) layers of 5/8" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels (Type C), vertically or **horizontally to the "room" side of the C-H stud. For vertical applications using a 1" long Type S screw spaced 24"** o.c. in the field and at the edges. For vertical applications the gypsum panels need to be spaced 16" o.c. and for horizontal applications they need to be spaced at 12" o.c.
3. A minimum 2-1/2" deep USG C-H Stud 25 gauge spaced 24" o.c., where the H-section of the C-H stud faces the shaft. Screw attachment is not required to affix the stud to the runner, if Shaft Wall is less then 16 ft. tall. E-shaped studs may be used for closure panels at the end of the walls or columns. (If J-runners are used at end walls, the gypsum liner should be fastened at the ends with a 1-5/8" long Type S screw, spaced 12" o.c.)
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Two-Hour Horizontal Stud Cavity Shaft Wall Assembly (Non-Load Bearing), See Figure 6

1. A minimum 4" deep 20 gauge J-runner to be installed vertically, on the ends of the wall.
2. Apply two (2) layers of 5/8" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels (Type X) vertically or horizontally to the room side of the C-H stud, with 1" long Type S screws spaced 12" o.c. in the field and at the edges for the BASE layer. The FACE layer shall be installed with 1-5/8" long Type S screws spaced 8" o.c. All joints must be staggered a minimum of 24" from the adjacent layers.
3. A minimum 4" deep USG C-H stud or E Studs 20 gauge, are to be installed horizontally between the J-runners. The H-section of the C-H stud faces the shaft. C-H Studs shall be attached to J-runners with Type S fasteners.
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs. The wall width is limited to the length of the Gypsum Liner Panel.

One & Two Hour Horizontal Cavity Ceiling Membrane (Corridor Ceiling or Underside Stair Applications), See Figure 7

1. A minimum 2-1/2" deep 24 gauge J-runner attached horizontally to perimeter or boundary walls with a power actuated fasteners.
2. Gypsum Wall
   a. For a one (1) hour assembly: Attach one (1) layer of 5/8" thick SHEETROCK® Brand FIRECODE® C Core Gypsum (Type C), to the underside of the "Corridor Ceiling" of the C-H stud and the perimeter J-runners. Use 1" long Type S screws that are spaced 12" o.c. in the field and at the edges.
   b. For a two (2) hour assembly: Attached two (2) layers of minimum 1/2" thick SHEETROCK® Brand FIRECODE® C Core Gypsum Panels (Type C), to the underside of the "Corridor Ceiling" of the C-H stud and the perimeter J-For the BASE layer, use a 1" long Type S screw that is spaced 24" o.c. along the perimeter and the edges. The FACE layer should be applied with a 1-5/8" long Type S screw that is spaced 12" o.c. in the field and perimeter. All joints must be staggered a minimum of 24" o.c. from the adjacent layer.

~ *Cavity Shaft Wall Systems cont.* ~

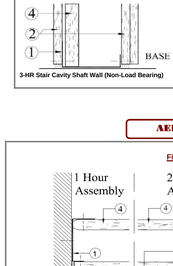
One & Two Hour Horizontal Cavity Ceiling Membrane (Corridor Ceiling or Underside Stair Applications), See Figure 7

3. Install the C-H studs perpendicular to the J-runner spaced 24" o.c. with the C-section of the C-H stud facing downward towards the corridor side of the assembly with two (2) screws a minimum 1/2" long Type S-12 screws, one on each side.
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Two-Hour Horizontal Gypsum Duct Enclosure, See Figure 8

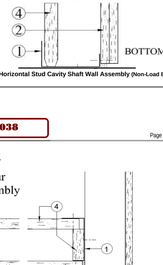
1. A minimum 2-1/2" deep 24 gauge J-runners attached horizontally to the perimeter or boundary wall, with power actuated fasteners.
2. Attach three (3) layers of 1/2" (minimum) SHEETROCK® Brand FIRECODE® C Core Gypsum Panels to the underside "ceiling" side of the assembly. The Base layer is attached with 1" long Type S Screws that are spaced 24" o.c. The second layer is attached with 1-5/8" long Type S screws that are spaced 12" o.c., with all the joints staggered 24" o.c. from the base layer. The Face layer is attached perpendicular to the C-H Studs with 2" long Type S screws that are spaced 12" o.c. and the joints are staggered 24" o.c. from the base layer.
3. Install the C-H studs perpendicular to the J-runners, spacing them 24" o.c. with the C-section of the C-H stud facing downward towards the corridor side of the assembly with two (2) screws a minimum of 1/2" long Type S-12 screws, one on
4. 1" thick SHEETROCK® Brand Gypsum Liner Panel - Friction-fitted in "H" portion of C-H studs.

Figure 1



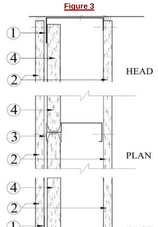
1-HR Cavity Shaft Wall (Non-Load Bearing)

Figure 2



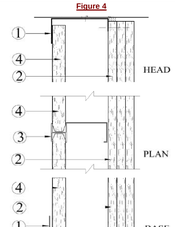
2-HR Cavity Shaft Wall (Non-Load Bearing)

Figure 3



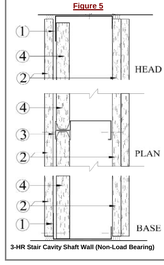
3-HR Stair Cavity Shaft Wall (Non-Load Bearing)

Figure 4



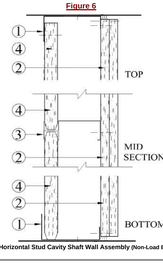
3-HR Cavity Shaft Wall (Non-Load Bearing)

Figure 5



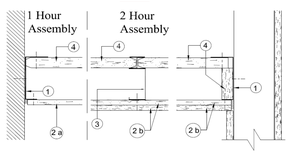
3-HR Stair Cavity Shaft Wall (Non-Load Bearing)

Figure 6



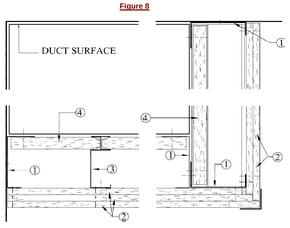
2-Hr Horizontal Stud Cavity Shaft Wall Assembly (Non-Load Bearing)

Figure 7



1 & 2-Hr Horizontal Cavity Shaft Wall (Corridor Ceiling/Stair Application)

Figure 8



Horizontal Gypsum Duct Shaft Enclosure (2HR Fire Rating)

Table 1. Limiting Spans - Horizontal Shaft Walls (Ceiling Application), Applicable to Fig. 7 & 8

2-Hours Horizontal Membrane or Metal Duct Enclosure	
Triple-layer 1/2" gypsum panels	Maximum Span
212HC25-18	6' 5"
212CH20-34	8' 3"
400CH25-18	8' 6"
400CH20-34	12' 0"
600CH20-34	12' 8"
2-Hours Corridor Ceiling and Stair Soffits	
Double-layer 1/2" gypsum panels	Maximum Span
212CH25-18	6' 0"
212CH20-34	9' 2"
400CH25-18	7' 10"
400CH20-34	13' 2"
600CH20-34	15' 10"
1-Hour Corridor Ceiling and Stair Soffits	
Single-layer 5/8" gypsum panels	Maximum Span
212CH25-18	6' 7"
212CH20-34	10' 3"
400CH25-18	8' 8"
400CH20-34	14' 6"
600CH20-34	17' 5"

Notes:
a) Based on L/240 allowable deflection with studs at 24" o.c. and 3PZ4 runner.
b) Full stress allowed based on ASTM E119.

Table 2. Limiting Heights Vertical Shaft Walls, Applicable to Fig. 1

Stud Description	*Allowable Deflection*	*1-hr Shaftwall/Stairwell* 5psf design (ft - in)	7.5psf design (ft - in)	10psf design (ft - in)	15psf design (ft - in)
212CH25-18	L/120	11	10	9	8
	L/240	10	7	6	5
	L/360	9	4	3	2
212CH20-34	L/120	13	11	10	8
	L/240	12	10	9	7
	L/360	10	10	9	6
400CH25-18	L/120	15	12	11	10
	L/240	14	11	10	9
	L/360	12	9	8	7
400CH20-34	L/120	20	16	14	12
	L/240	17	13	12	10
	L/360	15	12	11	9
600CH20-34	L/120	26	21	18	15
	L/240	24	20	17	14
	L/360	21	16	14	12

Stud Description	*Allowable Deflection*	*1-hr Shaftwall/Stairwell* 5psf design (ft - in)	7.5psf design (ft - in)	10psf design (ft - in)	15psf design (ft - in)
212CH25-18	L/120	11	10	9	8
	L/240	10	7	6	5
	L/360	9	4	3	2
212CH20-34	L/120	13	11	10	8
	L/240	12	10	9	7
	L/360	10	10	9	6
400CH25-18	L/120	15	12	11	10
	L/240	14	11	10	9
	L/360	12	9	8	7
400CH20-34	L/120	20	16	14	12
	L/240	17	13	12	10
	L/360	15	12	11	9
600CH20-34	L/120	26	21	18	15
	L/240	24	20	17	14
	L/360	21	16	14	12

Table 3. Limiting Heights - Vertical & Horizontal Shaft Walls, Applicable to Fig. 2, 3 & 7

Stud Description	*Allowable Deflection*	*2-hr Stairwell* 5psf design	7.5psf design	10psf design	15psf design	*2-hr Shaftwall* 5psf design	7.5psf design	10psf design	15psf design
212CH25-18	L/120	12	10	9	8	12	10	9	8
	L/240	11	9	8	7	11	9	8	7
	L/360	9	8	7	6	10	8	7	6
212CH20-34	L/120	14	12	11	9	14	12	11	9
	L/240	13	11	10	8	13	11	10	8
	L/360	11	10	9	7	12	10	9	7
400CH25-18	L/120	16	14	13	11	16	14	13	11
	L/240	15	13	12	10	15	13	12	10
	L/360	13	11	10	9	14	12	11	9
400CH20-34	L/120	19	16	15	13	19	16	15	13
	L/240	17	15	14	12	17	15	14	12
	L/360	15	13	12	10	16	13	12	10
600CH20-34	L/120	24	20	18	15	24	20	18	15
	L/240	21	19	17	14	21	19	17	14
	L/360	19	16	15	12	20	16	15	12

Note: In Horizontal stud applications (Fig. 7), use above values for maximum stud spans.

Table 4. Limiting Heights Vertical Shaft Walls, Applicable to Fig. 4 & 5

Stud Description	*Allowable Deflection*	*3-hr Stairwell* 5psf design (ft - in)	7.5psf design (ft - in)	10psf design (ft - in)	15psf design (ft - in)	*3-hr Shaftwall* 5psf design (ft - in)	7.5psf design (ft - in)	10psf design (ft - in)	15psf design (ft - in)
212CH25-18	L/120	12	12	10	8	12	12	10	8
	L/240	11	9	8	6	11	9	8	6
	L/360	9	7	6	5	9	7	6	5
212CH20-34	L/120	14	12	11	9	14	12	11	9
	L/240	13	11	10	8	13	11	10	8
	L/360	11	9	8	7	11	9	8	7
400CH25-18	L/120	16	14	13	11	16	14	13	11
	L/240	15	13	12	10	15	13	12	10
	L/360	13	11	10	9	13	11	10	9
400CH20-34	L/120	19	16	15	13	19	16	15	13
	L/240	17	15	14	12	17	15	14	12
	L/360	15	13	12	10	16	13	12	10
600CH20-34	L/120	24	20	18	15	24	20	18	15
	L/240	21	19	17	15	21	19	17	14
	L/360	19	16	15	12	20	16	15	12

General Product Usage and Limitations

1. These products shall be installed in accordance with ASTM C 840 *Standard Specification for Application and Finishing of Gypsum Board,* and in accordance with **USG** Product Literature.
2. The **USG** Sheetrock® Brand Cavity Shaftwall system is designed to enclose stairwalls, elevator shafts, mechanical components and other vertical shafts.
3. For horizontal ceiling and ductwork applications, please see manufacturer's product brochure *SA926 Shaft Wall Systems*.
4. Non-load bearing and limited to fire-resistance only. Structural and other requirements shall be in accordance with pertinent building code and and manufacturer's requirements.

Product Labeling

Each assembled **USG** Drywall Shaft Partition System that is covered by this AER, must be marked with the following information:

1. **USG**'s name
2. Product Name
3. Plant Identifier & Date Code
4. UL Classification label for Firecode Resistance, surface burning characteristics and non-combustibility.

Tested to

ICC-ES (Formerly ICBO) AC86 (1995) - Acceptance Criteria for determining limiting height of composite walls constructed of gypsum and steel studs to revision date: July 1995.
ASTM E84 - Standard Test for Surface Burning Characteristics of Building Materials.
ASTM E330-97 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Differences, following procedure A. (Test Reports 2004-0329 B-L were based on this test method)

Product Documentation

USG Drywall Shaft Partition System Product Installation Guidelines SA926 (Rev 10/07)
An Assembly Evaluation Service Agreement between Progressive Engineering Inc. and **USG Company**
Test report No. R1319, Project 04NK2667 - Shaftwall Assembly With Horizontal Placement of Studs and Gypsum Liner Panels - Dated 2/10/2004.
Test report No. R1319, Project 04NK2667 - Shaftwall Assembly With Horizontal Placement of Studs and Gypsum Liner Panels - Dated 3/02/2004.
Test report No. WHI-495-PSH-0154/0167 - Two Pilot Scale Horizontal Fire Endurance Tests on a Corridor Ceiling/Duct Assembly with Either Side as the Exposed Face - Dated 2/05/1990 & 5/23/1990.
Test report No. R1319, Project No. 82NK27438 - Engineering Study - Classification of A 2 H Fire Resistance Shaft Wall Constructed of 1/2" Type C Gypsum Wallboard and 1" Gypsum Board Liner - Dated 12/17/1982.
Test report - Fire Tests of Two-Hour Cavity Shaft Wall System Having C-H Vented Studs - Dated 6/23/1975
Test report - Fire Tests of Two-Hour Cavity Shaft Wall System Having C-H Vented Studs - Dated 4/02/1975
A Per test report No. 2003-1150 (A) - ICBO AC86 Limiting Height Test on a 2 Hour Shaftwall Using a 2-1/2" X 25 ga. CH Stud 8 ft. Wall Heights - Dated 12/01/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (B) - ICBO AC86 Limiting Height Test on a 2 Hour Shaftwall Using a 2-1/2" X 20 ga. CH Stud 8 ft. & 10 ft. Wall Heights - Dated 12/17/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (C) - ICBO AC86 Limiting Height Test on a 2 Hour Shaftwall Using a 4" X 25 ga. CH Stud 8 ft. & 10 ft. Wall Heights - Dated 12/18/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (D) - ICBO AC86 Limiting Height Test on a 2 Hour Shaftwall Using a 4" X 20 ga. CH Stud 8 ft. & 12 ft. Wall Heights - Dated 12/23/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (E) - ICBO AC86 Limiting Height Test on a 2 Hour Shaftwall Using a 6" X 20 ga. CH Stud 8 ft. & 16 ft. Wall Heights - Dated 12/11/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (F) - ICBO AC86 Limiting Height Test on a 2 Hour Stairwall Using a 2-1/2" X 25 ga. CH Stud 8 ft. Wall Heights - Dated 11/26/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (G) - ICBO AC86 Limiting Height Test on a 2 Hour Stairwall Using a 2-1/2" X 20 ga. CH Stud 8 ft. & 10 ft. Wall Heights - Dated 12/17/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (H) - ICBO AC86 Limiting Height Test on a 2 Hour Stairwall Using a 4" X 25 ga. CH Stud 8 ft. & 10 ft. Wall Heights - Dated 12/19/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (I) - ICBO AC86 Limiting Height Test on a 2 Hour Stairwall Using a 4" X 20 ga. C-H Stud 8 ft. & 12 ft. Wall Heights - Dated 12/23/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (J) - ICBO AC86 Limiting Height Test on a 2 Hour Stairwall Using a 6" X 20 ga. CH Stud 8 ft. & 16 ft. Wall Heights - Dated 12/11/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (K) - ICBO AC86 Limiting Height Test on a 1 Hour Shaft/Stairwall Using a 2-1/2" X 25 ga. CH Stud 8 ft. Wall Heights - Dated 12/29/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (L) - ICBO AC86 Limiting Height Test on a 1 Hour Shaft/Stairwall Using a 2-1/2" X 20 ga. CH Stud - Dated 12/18/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (M) - ICBO AC86 Limiting Height Test on a 1 Hour Shaft/Stairwall Using a 4" X 20 ga. CH Stud on 8 ft. and 12 ft. Wall Heights - Dated 12/26/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (O) - ICBO AC86 Limiting Height Test on a 1 Hour Shaft/Stairwall Using a 6" X 20 ga. CH Stud on 8 ft. and 16 ft. Wall Heights - Dated 12/10/2003 - Stamped by a professional engineer.
A Per test report No. 2003-1150 (P) - ICBO AC86 Limiting Height Test on a 1 Hour Shaft/Stairwall Using a 2-1/2" X 20 ga. CH Stud on 8 ft. and 10 ft. Wall Heights - Dated 12/10/2003 - Stamped by a professional engineer.
ICC-ES Report NER-258 - **USG** Drywall Shaft Partition Systems - Dated April 1, 1991
NYC Department of Buildings, Report MEA 309-03-M Volume 2 - Fire Rated Gypsum Panels, Non- Load Bearing Shaft Wall Assembly - Dated 4/23/2007
Test report No. Tz871, Book 22E - Fire Tests of One-Hour Cavity Shaft Wall System Having C-H Vented Studs - Dated 4/3/1975.
Test report for - Fire Resistance of United States Gypsum Company's 3-Hour Cavity Shaft Wall System - Dated 2/16/1972.
Test report for - Fire Tests of Two-Hour Cavity Shaft Wall System Having C-H Vented Studs - Dated 6/23/1975.

www.usg.com

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

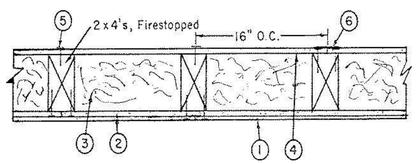
Design No. U032

April 14, 2017

Bearing Wall Rating — 1 HR.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Molded Plastic* —** may be used: Solid vinyl siding mechanically secured to framing members in accordance with manufacturer's recommended installation instructions.

ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick gypsum sheathing supplied in min 2 ft wide sheets, installed horizontally. Attached to each wood stud with 2 in. long 6d nails spaced vertically 8 in. OC.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

3. **Batts and Blankets* —** Min. 3 in. thick mineral or glass fiber batts.

See **Batts and Blankets** (BZJZ) category for names of Classified companies.

3A. **Fiber, Sprayed* —** As an alternate to Item 3 — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 l

Design No. U309

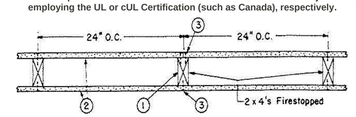
October 06, 2020

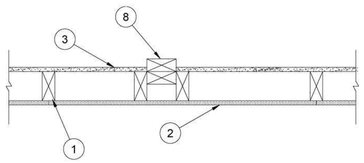
Bearing Wall Rating — 1 Hr.

Finish Rating — See Items 2, 2A and 2B

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC effectively firestopped.

2. **Gypsum Board* —** 5/8 in. thick, 4 ft wide, applied either horizontally or vertically, nailed to studs and bearing plates with 6d cement coated nails min. 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC. Finish Rating 27 Min. When used in widths other than 48 in., gypsum board to be installed horizontally.

When **Steel Framing Members*** (Items 5 or any alternate clips) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6, resilient channels are used, 5/8 in. thick, 4 ft wide applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type X, Type X-1, Types EGRG, GlasRoc, GlasRoc-2, Type C

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6A, LGFC2A, LGFC-C/A, LGCF-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, TG-C, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types -eXP-C, FSK, FSK-C, FSW, FSW-3, FSW-5, FSW-C, FSW-G, FSMR-C, FSW-6 (finish rating 20 min), FSL, FSW-8, RSX

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-9, PG-11, PG-C, PGS-WRS, PGI

PANEL REY S A — Types GREX, GRIX, PRC, PRC2, PRX, RHX, MDX, ETX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X, Type C

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 4E. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 530 (finish rating 23 min)

2B. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last two screws 1 and 4 in. from edge of board or nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

GEORGIA-PACIFIC GYPSUM L L C — Type DGG, GreenGlass Type X (finish rating 23 min).

2C. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.

GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

NATIONAL GYPSUM CO — Type SBWB

2D. **Gypsum Board* —** (As an alternate to Items 2 through 2C) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES

2E. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically or horizontally and secured as described in Item 2 or 2K.

CERTAINTEED GYPSUM INC — Type SilentFX

2F. **Gypsum Board* —** (As an alternate to 5/8 in. Type FSW in Item 2) — 2 layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in item 2, spaced 24 in. OC. Outer layer attached per Item 2.

NATIONAL GYPSUM CO — Type FSW

2G. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick, 4 ft. wide, applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 2 or 2K.

CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

THAI GYPSUM PRODUCTS PCL — 5/8" Easi-Lite Type X

2H. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2J. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing as described in Item 2 or with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. When square edge boards are used joint treatment, Item 3, may be omitted.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2K. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1/2 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

CERTAINTEED GYPSUM INC — Type X, Type X-1, Types EGRG, GlasRoc, GlasRoc-2, Type C

3. **Joints and Fastener Heads —** Wallboard joints covered with paper tape and joint compound. Fastener heads covered with joint compound. Gypsum plaster not more than 1/8 in. thick may be applied over the wallboard in addition to the specified joint treatment.

4. **Batts and Blankets* —** (Not Shown) — Optional glass fiber insulation.

CERTAINTEED CORP

JOHNS MANVILLE

OWENS CORNING

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. When Item 5 is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LD or INS773LD.

U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS745, INS765LD, and INS773LD are to be used for dry application only

4B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

4C. **Batts and Blankets* —** Required for use with resilient channels, Item 6, 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4 in. face of the studs with staples placed 24 in. OC.

ROCKWOOL — Type SAFEnSOUND

THERMAFIBER INC — Type SAFB, SAFB FF

4D. **Glass Fiber Insulation —** (As an alternate to Item 4C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See **Batts and Blankets** (BKNV or BZJZ) Catagories for names of Classified companies.

4E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 2A) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

4F. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

4G. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft³.

APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

5. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 3-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

5A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

5B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 5Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

5C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 5Ca) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

REGUPOL AMERICA — Type SonusClip

5D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 5Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.

KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

5E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.

PAC INTERNATIONAL L L C — Type RC-1 Boost

5F. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:

a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b **Steel Framing Members* —** Used to attach furring channels (Item 5Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

6. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond

shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 4C or 4D is required.

7. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

9. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

9A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 9B-9E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

9B. **Glass Fiber Insulation —** (For use with Item 9A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

9C. **Batts and Blankets* —** (As an alternate to Item 9B, For use with Item 9A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

ROCKWOOL — Type SAFEnSOUND

THERMAFIBER INC — Type SAFB, SAFB FF

9D. **Adhesive —** (For use with Item 9A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 9A).

9E. **Gypsum Board* —** (For use with Item 9A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 9A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 9A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.

PANEL REY S A — Types PRC, PRC2

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

9F. **Mineral and Fiber Board —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 2). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 2) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

BLUE RIDGE FIBERBOARD INC — SoundStop

10. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — For use with Item 1, Item 2, Item 3, Items 4, and Item 6. For maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 2), install RefleXor membrane with the gold side facing outwards. Membrane installed with T50 staples spaced 12 inches on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 2 inches. When RefleXor membrane is used an additional layer of Gypsum Board that is identical to the first layer and as specified in Item 2 shall be installed over the membrane. Additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 2 except the fastener length shall be increased by a minimum of 5/8 inch. Install Batts and Blankets in the stud cavity as per Item 4. On the other side of the wall prior to the installation of the Gypsum Board install Resilient Channels as per Item 6. Over the Resilient Channel install 3/4 inch thick SONOpan panel secured to the Resilient Channel with drywall screws and washers spaced at 16 in. OC on the perimeter of the panel and 8 in. OC in the field of the panel. Over the SONOpan panel install the same Gypsum Board as specified in Item 2 with the fastener length increased by minimum 3/4 inch. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

MSL — RefleXor membrane, SONOpan panel

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-10-06

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5/7/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
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CONSTRUCTION DOCUMENTS

U.L. DETAILS
UL U309

A0.12

ONLINE CERTIFICATIONS DIRECTORY

Design No. U376
BXUV.U376
Fire-resistance Ratings - ANSI/UL 263

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Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U376

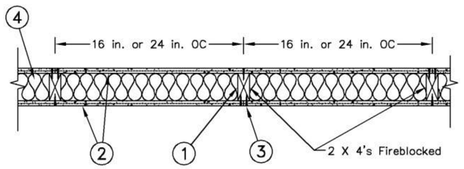
January 29, 2014

Bearing Wall Rating — 1 HR.

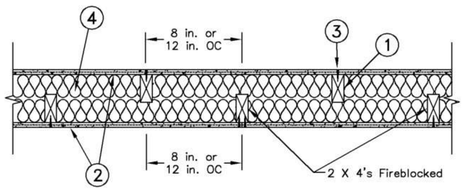
Finish Rating — See Items 2, 2A, 2b or 2C.

Load Restricted for Canadian Applications — See Guide BXUV7

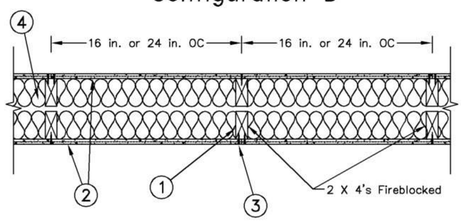
When used in Canada it is required that all materials included within the UL design are also cUL certified.



Configuration A



Configuration B



Configuration C

1. **Wood Studs —** Nom 2 by 4 in., spaced 12, 16 or 24 in. OC as shown in Configurations A, B or C, effectively firestopped.

2. **Gypsum Board* —** Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Vertical joints need not be staggered on opposite sides of wall. Horizontal joints of vertically applied panels need not be backed by studs.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — QuietRock 530 (finish rating 23 min)

2A. **Gypsum Board* —** (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2B. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 2 and 2A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2C. **Gypsum Board* —** (As an alternate to Items 2 through and 2B; acceptable for use with Configuration A when the studs are spaced 16 in. or 24 in. OC) — 5/8 in. thick, 4 ft wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC. Finish rating 27 min.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, or Type C

CERTAINTEED GYPSUM CANADA INC — Type C

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 9, C, DAP, DD, DA, DGG, DS, GPFS6, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type TG-C, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6, LGFC-C, LGFC6A, LGFC2, LGFC2A, LGFC-C/A

NATIONAL GYPSUM CO — Types FSK-C, FSW, FSW-3, FSW-5, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-9 or PG-C

PANEL REY S A — Type PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1.

THAI GYPSUM PRODUCTS PCL — Type C

2D. **Gypsum Board* —** (As an alternate to Items 2 through 2C; acceptable for use with Configuration A only when the studs are spaced 16 in. OC only) — 5/8 in. thick, 4 ft wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads spaced 7 in. OC.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min).

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C or Type X (finish rating 26 min), Type EGRG (finish rating 23 min)

CERTAINTEED GYPSUM CANADA INC — Type C, Type X or Type Abuse-Resistant (finish rating 26 min)

CGC INC — Type AR (finish rating 26 min), Type C (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SCX (finish rating 26 min), Type SHX (finish rating 26 min), Type WRC (finish rating 26 min), Type WRX (finish rating 26 min) .

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), DA, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, TG-C or GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min).

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min) or Type PG-C.

PANEL REY S A — Type PRX.

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Type AR (finish rating 26 min), Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).

USG MEXICO S A DE C V — Type AR (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), SCX (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).

2E. **Gypsum Board* —** (As an alternate to Items 2 through 2D; acceptable for use with Configuration B) — 5/8 in. thick, 4 ft wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC.

AMERICAN GYPSUM CO — Types AG-C.

CERTAINTEED GYPSUM INC — Type FRPC (Finish rating 20 min), Type C.

CERTAINTEED GYPSUM CANADA INC — Type C.

CGC INC — Types C, IP-X2 (Finish rating 26 min).

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (Finish rating 26 min), TG-C

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C.

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2 (Finish rating 26 min).

2F. **Gypsum Board* —** (As an alternate to Items 2 through 2E; acceptable for use with Configuration C) — Nom 5/8 in. thick, 4 ft wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC.

Any UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. See **Gypsum Board*** (CKNX) category for names of Classified companies.

3. **Joints and Screwheads —** Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound.

4. **Batts and Blankets* —** Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See **Batts and Blankets** Category (BKNV) for names of manufacturers.

*Bearing the UL Classification Mark

Last Updated on 2014-01-29

ONLINE CERTIFICATIONS DIRECTORY

Design No. L521
BXUV.L521
Fire Resistance Ratings - ANSI/UL 263

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Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

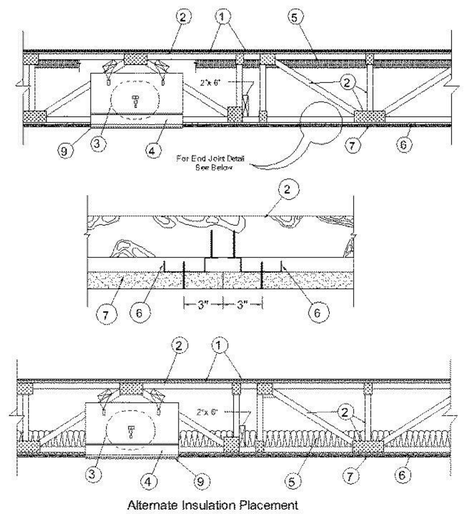
Design No. L521

November 18, 2013

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 25 Min (See Items 5 and 5A)

Load Restricted for Canadian Applications — See Guide BXUV7



Alternate Insulation Placement

1. **Flooring System —** The flooring system shall consist of one of the following:

System No. 1

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor—Min 1 by 4 in. T & G lumber installed perpendicular to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

System No. 2

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material nom 5/64 in. (2mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32mm) of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Qurl 55/025

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Qurl 60/040

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750, Quiet Qurl 65/075

Metal Lath (Optional) — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture* —Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 3

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor - Mineral and Fiber Board* —Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 4

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* —Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

Floor Mat Materials* —(Optional) - Floor mat material nom 1/16 in. loose laid over the subfloor. Refer to manufacturer\'s instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 1/2 in. thick.

OWENS CORNING — Type QuietZone Acoustical Floor Mat

2. **Trusses —** Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. when no Ceiling Damper* is used and 18 in. when a Ceiling Damper* is used. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. **Ceiling Damper* —** For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. . Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521.

4A. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Max nom area shall be 196 sq in. with the length not to exceed 26 in. and the width not to exceed 14 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) not to exceed 144 in.^{2} shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

4B. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Models RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

5. **Batts and Blankets* —** (Optional) - Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 24 in. OC, no insulation shall be installed in the concealed space. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When **Steel Framing Members** (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ca) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring.

5A. **Fiber, Sprayed* —** (Dry Dense Packed 100% Borate Formulation) — (Optional) - As an alternate to Item 5, When used, the resilient channel and gypsum board attachment is modified as specified in Items 6 and 7 and wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 5A (Fiber, Sprayed) is used, two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 6B, 6C or 6D.

U S GREENFIBER L L C — INS735, INS745, INS765LD & INS770LD to be used with dry application only.

5B. **Fiber, Sprayed* —** (Loose Fill 100% Borate Formulation) — (Optional) - As an alternate to Items 5 and 5A, The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied without water or adhesive at a minimum dry density of 0.5 lb/ft^3 and at a max thickness of 3-1/2 in., in accordance with the application instructions supplied with the product. Wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. When Item 5B (Fiber, Sprayed) is used, two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 6B, 6C or 6D.

U S GREENFIBER L L C — INS735, INS745, INS765LD & INS770LD to be used with dry application only.

6. **Resilient Channels —** Formed from min 25 MSG galv steel installed perpendicular to trusses. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation , Item 5 is secured to the underside of the subfloor the resilient channels are spaced16 in. OC. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channels are spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

6A. **Steel Framing Members* —** (Not Shown) - As an alternate to Item 6.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. course drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. When **Fiber, Sprayed** (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 7.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. **Alternate Steel Framing Members —** (Not Shown) - As an alternate to Items 6 and 6A, main runners, cross tees, cross channels and wall angle as listed below.

a. **Main Runners —** Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist-tied on 16d nails driven in to side of trusses at least 5 in. above the bottom face.

b. **Cross Tees or Channels —** Nom 4 ft long cross tees, with 15/16 in. or 1-1/2 in. wide face, or nom 4 ft long cross channels, with 1-1/2 in. wide face, either spaced 16 in. OC, installed perpendicular to the main runners. Additional cross tees or channels used 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall Angle or Channel —** Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.

CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

JA

JONES ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
51806
NORTH CAROLINA
RALEIGH, NC

WILLIAM WAYNE JONES
REGISTERED ARCHITECT
6919
NORTH CAROLINA
RALEIGH, N.C.
5/7/26

MAYNARD
CROSSING APARTMENTS
ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

U.L. DETAILS
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6C. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels —** Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max. 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Cb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 7. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Cd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Cd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Cc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer\'s instructions.

KINETICS NOISE CONTROL INC — Type ICW.

6D. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced at 48 in. OC, and secured to the bottom chord of alternating trusses with two No. 8 x 2-1/2 in. coarse drywall screw through center grommet. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. Not evaluated for use with Item 5B.

KINETICS NOISE CONTROL INC — Type Isomax.

6E. **Steel Framing Members* —** (Optional, Not Shown) - Used as an alternate method to attach min. 1/2 in. deep resilient channels (Item 6) to wood trusses (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the bottom chord of each wood truss with a min. 1-3/4 in. long Type S bugle head steel screw through the center hole of the clip and the resilient channel flange. Adjoining resilient channels are overlapped 4 in. under trusses. The clip flange is opened slighlty to accommodate the two overlapped channels. Additional clips required to hold resilient channel that supports the gypsum board butt joints, as described in Item 7.

6F. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A, 6B, 6C and 6D.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, and secured to the bottom chord of alternating trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. Not evaluated for use with Item 5B.

PLITEQ INC — Type Genie Clip

6G. **Alternate Steel Framing Members —** (Not Shown)* - As an alternate to Items 6-6F, furring channels and Steel Framing Members as described below.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 24 in OC, perpendicular to joists. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 24" OC and secured to the bottom of the joists with one No. 10 x 2-1/2 Coarse Drywall Screw through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and screwed with four #8 x 1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Additional clips are required to hold the Gypsum Butt Joints and side joints as described in item 7.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7. **Gypsum Board* —** Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When **Steel Framing Members** (Item 6A) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members*** (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long , Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long , Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 2 ft OC. When **Fiber, Sprayed** (Items 5A or 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. Outer layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer shall be finished as described in Item 8. When both **Steel Framing Members** (Item 6A) and **Fiber, Sprayed** (Items 5A or 5B) are used, furring channels spaced 12 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimension perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long Type S bugle head screws spaced 8 in. OC along butted end joints and in the field of the board. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the underside of the truss with one clip at each end of the channel. Outer layer secured to furring channels using 1-5/8 in. long Type S screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members** (Item 6B) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members*** (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long , Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long , Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 2 ft OC. When **Fiber, Sprayed** (Items 5A or 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer shall be finished as described in Item 8. When both **Steel Framing Members** (Item 6A) and **Fiber, Sprayed** (Items 5A or 5B) are used, furring channels spaced 12 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimension perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and in the field of the board. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the underside of the truss with one clip at each end of the channel. Outer layer secured to furring channels using 1-5/8 in. long Type S screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members** (Item 6B) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members*** (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long , Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long , Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from

the poultry netting, in-between trusses. The cut-openings in the poultry netting shall be staggered at a maximum of 6 ft.

*Bearing the UL Classification Mark

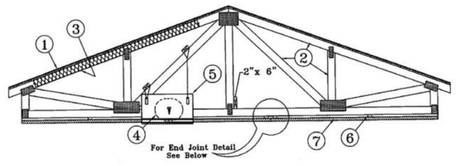
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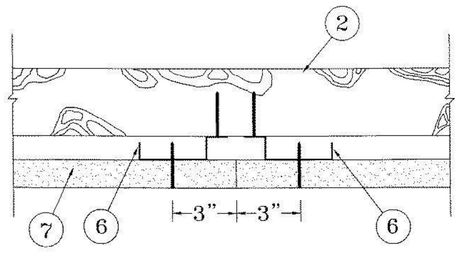
April 11, 2013

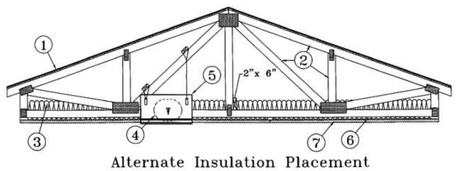
Unrestrained Assembly Rating — 1 Hr

Finish Rating — 25 Min (See Items 3 or 3A)

Load Restricted for Canadian Applications — See Guide BXUV7







Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses —** Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** (Optional) - Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.

3A. **Fiber, Sprayed* —** As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft^3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft^3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft^3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material).

4. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. **Alternate Ceiling Damper* —** Max nom area, 196 sq in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper openings not to exceed 98 sq in. per 100 sq ft of ceiling area.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

6. **Furring Channels —** Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space), or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.

6A. **Steel Framing Members —** (Not Shown)* — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses when no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6Ab. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6Aa. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6 and 6A.

a. **Furring Channels —** Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer\'s instructions.

KINETICS NOISE CONTROL INC — Type ICW.

6C. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 24 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PLITEQ INC — Type Genie Clip

12 SWG galv steel wire. Wires located a max of 48 in. OC.

b. **Cross tees or channels —** Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall angles or channels —** Used to support steel framing member ends and for screw-attachment of the gypsum wallboard — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min. 0.016 in. thick painted or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC.

CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

7. **Gypsum Board* —** One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butted end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane.

When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of sheet located beneath trusses. Gypsum board screws are driven through channel spaced 12 in. OC in the field when no insulation (Item 3 or 3A) is fitted in the concealed space, or 8 in. OC in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle-head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

7A. **Gypsum Board* —** For use with Steel Framing Members (Item 6D) when Batts and Blankets* (Item 3) are not used - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to the main runners. Gypsum board fastened to each cross tee or channel with five wallboard screws, with one screw located at the midspan of the cross tee or channel, one screw located 12 in. from and on each side of the cross tee or channel mid span and one screw located 1-1/2 in. from each gypsum board side joint. Except at wallboard end joints, wallboard screws shall be located on alternating sides of cross tee flange. At gypsum board end joints, gypsum board screws shall be located 1/2 in. from the joint. Gypsum board fastened to main runners with wallboard screws 1/2 in. from side joints, midway between intersections with cross tees or channels (16 in. OC). End joints of adjacent gypsum board sheets shall be staggered not less than 32 in. Gypsum board sheets screw attached to leg of wall angle with wallboard screws spaced 12 in. OC. Joints treated as described in Item 7. For use with **Steel Framing Members*** (Item 6D) when **Batts and Blankets*** (Item 3) are used - Ratings limited to 1 Hour - 5/8 in. thick, 4 ft wide; installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Fastened to cross tees with 1 in. long steel gypsum board screws spaced 8 in. OC along end joints. Fastened to main runners with 1 in. long gypsum board screws spaced midway between cross tees. Screws along sides and ends of boards spaced 3/8 to 1/2 in. from board edge. End joints of the sheets shall be staggered with spacing between joints on adjacent boards not less than 4 ft OC.

CGC INC — Type C or IP-X2.

UNITED STATES GYPSUM CO — Type C or IP-X2.

USG MEXICO S A DE C V — Type C or IP-X2.

8. **Finishing System —** (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board. **Alternate Ceiling Membrane** — Not Shown.

9. **Netting —** Fibrous, woven netting material fastened to underside of each joist with staples, with side joints overlapped.

*Bearing the UL Classification Mark

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JONES ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
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NORTH CAROLINA
RALEIGH, NC

WILLIAM WAYNE JONES
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6919
NORTH CAROLINA
RALEIGH, NC
4/7/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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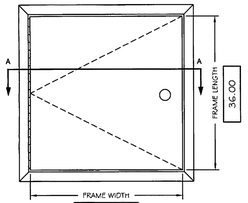
CONSTRUCTION DOCUMENTS

U.L. DETAILS
L521 CONT'D, P522

A0.14

STM SERIES

SECURITY INSULATED FIRE RATED ACCESS PANELS (FOR WALLS ONLY)



FRONT ELEVATION
NOT TO SCALE

SPECIFICATIONS

- 16 GAUGE COLD ROLLED STEEL FRAME
- 14 GAUGE COLD ROLLED STEEL DOOR
- 2" THICK FIRE RATED INSULATION, 8 R VALUE
- 1" WIDE EXPOSED FLANGE
- FLUSH CONTINUOUS HINGE
- SPRING(S) FOR AUTO-CLOSURE FEATURE
- PREPARATION FOR 1.125" MORTISE CYLINDER (CYLINDER PROVIDED BY OTHERS OR FACTORY)
- FRAMES PROVIDED WITH .25" MOUNTING HOLES
- GRAY BAKED ON POWDER COAT FINISH
- INTERIOR RELEASE

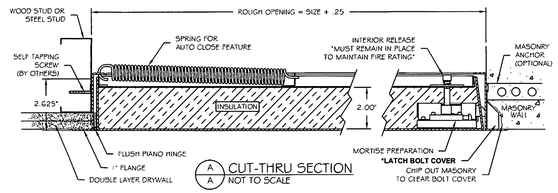
OPTIONS

- ☐ GALVANIZED BONDERIZED STEEL
- ☐ 304 STAINLESS STEEL WITH #4 SATIN FINISH
- ☐ STAINLESS STEEL CONTINUOUS PIANO HINGE (AVAILABLE ON STAINLESS STEEL PANELS ONLY)
- ☐ CONCEALED PIN HINGE

LISTINGS

1 1/2 HR. 'B' LABEL

C UL US



A A CUT-THRU SECTION
NOT TO SCALE

NYSTROM
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Web: www.nystrom.com
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PROJECT:
CONTRACTOR:
ARCHITECT:
INITIALS: QTY: DATE: PART NUMBER:

rev 10-10

STM SERIES

Standard Features:

Door:	14 gauge cold rolled steel
Frame:	16 gauge cold rolled steel with 1" flange
Hinge:	Flush continuous piano hinge Optional: Concealed pin hinge
Latch:	Mortise cylinder preparation (cylinder provided by factory or by others)
Finish:	Gray baked on powder coat Optional: galvanized bonderized or stainless steel with #4 satin finish
Insulation:	2" thickness fire rated mineral fiber, 8 R value
Other:	Interior release and spring(s) for auto-close feature.

Specifications:

Frame shall be 16 gauge cold rolled steel with 1" flange. Door shall be fabricated from 14 gauge cold rolled steel, insulated sandwich type construction. Door shall be self-latching with an interior release and spring(s) for auto-close feature. Hinge shall be concealed pin type. Latch(es) shall be prepared to receive 1⅛" mortise cylinder - cylinder provided by factory or others. This assembly shall carry a 1½ hour UL "B" label for walls (250 degrees maximum temperature rise, 30 minutes). Finish shall be gray baked on powder coat (optional: galvanized bonderized steel or stainless steel with #4 satin polish finish).

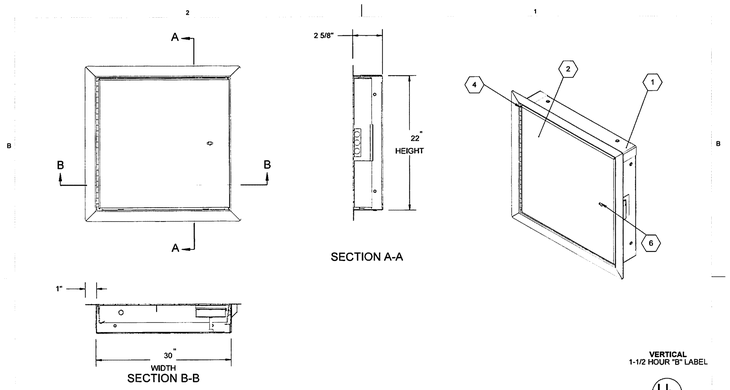
Installation shall be in accordance with manufacturers instructions. Manufacturer shall guarantee against defects in material and workmanship for a period of one year.

Standard Sizes:

Std Sizes (in)	Std Sizes (mm)	Weight/Latches	Std Sizes (in)	Std Sizes (mm)	Weight/Latches
08x08	203x203	1/1	22x30	559x762	32/1
10x10	254x254	1/1	22x36	559x914	39/2
12x12	305x305	1/1	24x24	610x610	29/1
12x18	305x457	25/1	24x30	610x762	36/1
12x24	305x610	28/1	24x36	610x914	40/2
14x14	356x356	16/1	24x48	610x1219	53/2
16x16	406x406	18/1	30x30	762x762	49/1
18x18	457x457	20/1	32x32	813x813	51/1
18x24	457x610	39/1	36x36	914x914	58/2
20x30	508x762	30/1	36x48	914x1219	79/2
22x22	559x559	27/1	48x48	1219x1219	100/2

All units are hinged on the second dimension (height). Rough opening is size plus ¼".
These panels are designed for use in wall applications only.
Minimum height with detention lock is 12" high.

NYSTROM
Right to site.



NOTES:

1. **FRAME:** Cold Rolled Steel 16 ga
2. **DOOR:** Cold Rolled Steel, 20 ga
3. **FINISH:** Gray Powder Coat
4. **HINGE:** Flush Continuous Hinge
5. **SECONDARY LATCH:** No Latch
6. **LOCK:** Knurled Knob/Keyed Slam Latch

ROUGH OPENING: 30.25" x 22.25"
CLEAR OPENING: 27.625" x 20.875"
DEGREE OF OPENING: 125°

Options

- ☐ Drip Cap (C)
- ☐ Gasket Installed (G)
- ☐ Masonry Anchors (M)

VERTICAL
1-1/2 HOUR 'B' LABEL

C UL US
LISTED

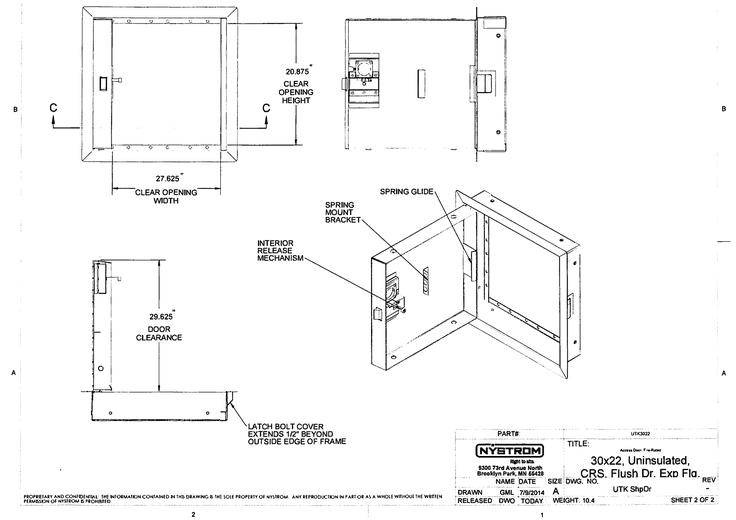
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PROJECT:
ARCHITECT:
CONTRACTOR:
QTY:
PART#

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9300 73rd Avenue North
Brooklyn Park, MN 55428

PART# UTK3022
TITLE: Access Door: Fire Rated
30x22, Uninsulated, CRS, Flush Dr, Exp Flg.

	NAME	DATE	SIZE	DWG. NO.	REV
DRAWN	GML	7/9/2014	A	UTK ShpDr	-
RELEASED	DWO	TODAY	WEIGHT: 10.4		SHEET 1 OF 2



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PART# UTK3022
TITLE: Access Door: Fire Rated
30x22, Uninsulated, CRS, Flush Dr, Exp Flg.

	NAME	DATE	SIZE	DWG. NO.	REV
DRAWN	GML	7/9/2014	A	UTK ShpDr	-
RELEASED	DWO	TODAY	WEIGHT: 10.4		SHEET 2 OF 2

JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

JONES ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
51806
NORTH CAROLINA
RALEIGH, NC

WILLIAM WAYNE JONES
REGISTERED ARCHITECT
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RALEIGH, NC
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MAYNARD
CROSSING APARTMENTS

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV:
REV:
REV:

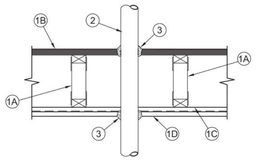
CONSTRUCTION DOCUMENTS

ACCESS PANELS

A0.15

System No. F-C-1006

April 03, 2007
F Rating – 1 Hr
T Ratings – 0 and1 Hr (See Item 2)
L Rating At Ambient – Less Than 1 CFM/sq ft
L Rating At 400 F – Less Than 1 CFM/sq ft



1. **Floor-Ceiling Assembly** – The 1 hr fire rated wood joist, wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500-Series Design in the UL Fire Resistance Directory, as summarized below:
   A. **Joists or Trusses** – Nom 2 by 10 in. (51 by 254 mm) lumber joists, min 12 in. (305 mm) deep parallel chord trusses fabricated from nom 2 by 4 in. (51 by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
   B. **Flooring** – Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Diam of circular cutouts in 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.
   C. **Furring Channels** – Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
   D. **Gypsum Board*** – Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of circular cutouts in 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.

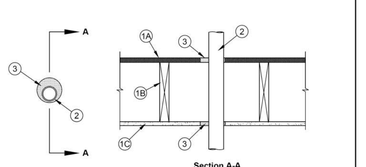
1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated chase wall constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 4 in. (51 by 102 mm) lumber studs spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped. As an alternate to lumber studs, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   B. **Gypsum Board*** – Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 4 in. (102 mm).

1.1 **Chase Wall** – (Optional, Not Shown) - The through penetrant (Item No. 2) may be routed through a fire rated or non fire rated single, double or staggered wood stud/gypsum board chase wall. When fire rated the chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate** -Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. **Top Plate** - The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 5-1/4 in. (133 mm).
   D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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F-C-2032 PAGE 1 OF 2

System No. F-C-2032

F Rating - 1 Hr
T Ratings - 0, 1/4, 3/4 and 1 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. **Floor - Ceiling Assembly** - The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:
   A. **Flooring System -** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 4 in. (102 mm).
   B. **Wood Joists** - Nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   C. **Furring Channels** - (Not Shown) - Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between gypsum board (Item 1D) and wood joists as required in the individual Floor-Ceiling Design.
   D. **Gypsum Board*** - Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 4 in. (102 mm).

1.1 **Chase Wall** - (Optional Not Shown) - The through penetrant (Item No. 2) may be routed through a fire rated or non fire rated single, double or staggered wood stud/gypsum board chase wall. When fire rated the chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate** -Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. **Top Plate** - The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 5-1/4 in. (133 mm).
   D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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F-C-2033 PAGE 1 OF 2

3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Sealant** - Fill material forced into annulus to maximum extent possible on top surface of floor. Additional fill material to be installed such that a min 1/8 in. crown is formed around the penetrating item.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   B. **Fill, Void or Cavity Material* - Wrap Strip** - Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. The layers of wrap strips are individually wrapped around the through-penetrant with the ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The wrap strips are wrapped around through-penetrant on underside of gypsum wallboard ceiling. The number of wrap strips required is dependent upon the diameter of the through-penetrant as tabulated below:

Diam of Thought-Penetrant, In.	No. of Wrap Strip
2	1
3	2
4	3

   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Strip
   C. **Steel Collar** - Collar fabricated from coils of precut 0.016 in. thick (30 MSG) galv sheet steel available form wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with 1 in. wide by 2 in. long anchor tabs for securement of underside of ceiling. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree toward through-penetrant surface to maintain the annular space around the through-penetrant and to retain the wrap strips. Steel collar wrapped around wrap strips and through-penetrant with a 1 in. wide overlap along its perimeter joint and secured together by means of a min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at mid-depth of the steel collar. As an alternate to the steel hose clamp, the steel collar may be secured together by means of three No. 8 steel sheet metal screws. The length of the steel screws is dependent upon the number of layers of wrap strip used within the steel collar. For steel collars incorporating a single layer of wrap strip, the length of the steel screws shall be 1/4 in. long. For steel collars incorporating two or more layers of wrap strip, the length of the steel screws shall be 3/8 in. long. Collar secured to ceiling with 3/16 in. diam by min 2 in. long toggle bolts in conjunction with min 1/4 in. by 1 in. diam steel fender washers. The number of toggle bolts used is dependent upon the nom diam of the through penetrant. Two toggle bolts, symmetrically located, are required for nom 1-1/2 through 2 in. diam through penetrants. Three toggle bolts, symmetrically located, are required for nom 2-1/2 through 3 in. diam through penetrants. Four toggle bolts, symmetrically located, are required for nom 3-1/2 through 4 in. diam through penetrants.
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F-C-2033 PAGE 2 OF 2

3. **Through Penetrants** - One nonmetallic pipe, conduit or tubing to be installed within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be 1/4 to 1-5/8 in. (6 to 41 mm) larger than the outside diam of through-penetrant. Pipe, conduit or tubing to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes, conduits or tubing may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   B. **Rigid Nonmetallic Conduit (RNC)*** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70). **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 0 hr.**
   E. **Polybutylene (PB) Pipe** - Nom 1 in. (25 mm) diam (or smaller) SDR 11 PB pipe for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr.**
   F. **Cross Linked Polyethylene Aluminum-Cross Linked Polyethylene (PEX AL-PEX) Tubing** - Nom 1 in. (25 mm) diam (or smaller) SDR 5 PEX-AL-PEX tubing for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 3/4 hr.**
   G. **Cross Linked Polyethylene (PEX) Tubing** - Nom 2 in. (51 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr.**
   H. **Electrical Nonmetallic Tubing (ENT)*** - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of tube exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   I. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 80 CPVC pipe for use in closed (process or supply) piping systems.
   When 2A, 2B, 2C, 2E, 2F, 2G, 2H or 2I is used, the annular space shall be min 0 in. (point contact) to max 1-5/8 in. (41 mm). When 2D is used, the annular space shall be min 0 in. (point contact) to max 1 in. (25 mm) except that when nom pipe diam exceeds 1-1/2 in. (38 mm), the max annular space is 5/8 in. (16 mm).
3. **Fill, Void or Cavity Material* - Sealant** - Min 3/4 in. (19 mm) thickness of fill material applied within annulus on top surface of floor. Min 5/8 in. (16 mm) thickness of fill material applied within annulus on bottom surface of ceiling or lower top plate of chase wall assembly. Additional fill material to be installed such that a min 1/8 in. (3 mm) crown is formed around the through penetrant on bottom surface of ceiling or lower plate of chase wall assembly.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant, r SpecSeal LCI Sealant, or Type WF300 Firestop Caulk
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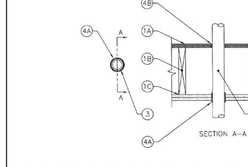
3. **Through-Penetrants** - One nonmetallic pipe, conduit or tubing to be installed within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be 1/4 to 1-5/8 in. (6 to 41 mm) larger than the outside diam of through-penetrant. Pipe, conduit or tubing to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes, conduits or tubing may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   B. **Rigid Nonmetallic Conduit (RNC)*** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70). **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of pipe exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. **The T Rating for the firestop system when this penetrant is used is 0 hr.**
   E. **Polybutylene (PB) Pipe** - Nom 1 in. (25 mm) diam (or smaller) SDR 11 PB pipe for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr.**
   F. **Cross Linked Polyethylene Aluminum-Cross Linked Polyethylene (PEX AL-PEX) Tubing** - Nom 1 in. (25 mm) diam (or smaller) SDR 5 PEX-AL-PEX tubing for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 3/4 hr.**
   G. **Cross Linked Polyethylene (PEX) Tubing** - Nom 2 in. (51 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) piping systems. **The T Rating for the firestop system when this penetrant is used is 1 hr.**
   H. **Electrical Nonmetallic Tubing (ENT)*** - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). **The T Rating for the firestop system when this penetrant is used is 1 hr except that when nom diam of tube exceeds 1 in. (25 mm), the T Rating is 1/4 hr.**
   I. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 80 CPVC pipe for use in closed (process or supply) piping systems.
   When 2A, 2B, 2C, 2E, 2F, 2G, 2H or 2I is used, the annular space shall be min 0 in. (point contact) to max 1-5/8 in. (41 mm). When 2D is used, the annular space shall be min 0 in. (point contact) to max 1 in. (25 mm) except that when nom pipe diam exceeds 1-1/2 in. (38 mm), the max annular space is 5/8 in. (16 mm).
3. **Fill, Void or Cavity Material* - Sealant** - Min 3/4 in. (19 mm) thickness of fill material applied within annulus on top surface of floor. Min 5/8 in. (16 mm) thickness of fill material applied within annulus on bottom surface of ceiling or lower top plate of chase wall assembly. Additional fill material to be installed such that a min 1/8 in. (3 mm) crown is formed around the through penetrant on bottom surface of ceiling or lower plate of chase wall assembly.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant, r SpecSeal LCI Sealant, or Type WF300 Firestop Caulk
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May 23, 2008

3. **Tube Insulation - Plastic#** - Nom 1/2 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Tube insulation to be installed on a one or more of the metallic pipes or tubing. Insulated pipes or tubing shall be spaced a min 0 in. (point contact) to a max 1/8 in. from the other through-penetrants (Items 3, 5 and 6). The space between insulated and periphery of opening shall be a min 1/4 in. to a max 3/4 in.
4. **Nonmetallic Through Penetrants** - One nonmetallic pipe or conduit to be installed within the firestop system. Pipe or conduit shall be spaced a min 0 in. (point contact) to max 1/8 in. from the other through penetrants (Items 3, 4, and 6). The annular space between pipe or conduit and the periphery of the opening shall be a min 1/4 in. to a max 3/4 in. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** - Nom 1 in. diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply or vented) (drain, waste or vent) piping system.
   B. **Rigid Nonmetallic Conduit** - Nom 1 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 3/4 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply or vented) (drain, waste or vent) piping systems.
5. **Cables** - One 4 pair No. 18 AWG (or smaller) cable with PVC insulation and jacket materials. Cables to be spaced a min 0 in. (point contact) to a max 1/8 in. from the other through-penetrants (Items 2, 4 and 5). The annular space between the cable and periphery of opening shall be a min 1/4 in. into a max 3/4 in. Cables to be rigidly supported on both sides of floor-ceiling assembly.
6. **Firestop System** - The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Wrap Strip** - Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. One layer of wrap strip is wrapped around the group of through-penetrants at its egress from bottom surface of ceiling with ends butted and held in place with a single layer of aluminum foil tape.
   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Wrap Strip
   B. **Steel Collar** - Collar fabricated from coils of precut 0.016 in. thick (30 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to underside of ceiling. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree toward through-penetrants surface to maintain the annular space around the through-penetrants and to retain the wrap strips. Steel collar wrapped around wrap strips and through-penetrants with a 1 in. wide overlap along its perimeter joint and secured together by means of a min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at mid-depth of the steel collar. As an alternate to the steel hose clamp, the steel collar may be secured together by means of three No. 8 steel sheet metal screws. The length of the steel screws is dependent upon the number of layers of wrap strip used within the steel collar. For steel collars incorporating a single layer of wrap strip, the length of the steel screws shall be 3/4 in. long. For steel collars incorporating two or more layers of wrap strip, the length of the steel screws shall be 1 in. long. Collar secured to ceiling with 3/16 in. diam by min 2 in. long toggle bolts in conjunction with min 1/4 in. by 1 in. diam steel fender washers. The number of toggle bolts used is dependent upon the nom diam of the through penetrant. Two toggle bolts, symmetrically located, are required for nom 1-1/2 through 2 in. diam through penetrants. Three toggle bolts, symmetrically located, are required for nom 2-1/2 through 3 in. diam through penetrants. Four toggle bolts, symmetrically located, are required for nom 3-1/2 through 4 in. diam through penetrants.
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F-C-8010 PAGE 2 OF 2

F Rating – 2 Hr
T Ratings – 1, 1-1/4, 2 Hr
F-C-2093



SECTION A–A

1. **Floor-Ceiling Assembly** – The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L505 series Floor-Ceiling Design in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System –** Lumber or plywood subfloor with finish floor of lumber plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Diam of opening is dependent on pipe size. See Item 4.
   B. **Wood Joists*** – Nom 10 in. (254 mm) deep (or deeper) lumber joists spaced 16 in. (406 mm) OC with bridging as required and with ends firestopped.
   C. **Wallboard, Gypsum*** – Two layers of 5/8 in. (16 mm) thick gypsum board as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of gypsum board screw attached to furring channels. Diam of opening is dependent on pipe size. See Item 4.
   D. **Furring Channels** – (Not Shown) – Resilient galv steel furring channels installed perpendicular to wood joists between first and second layers of gypsum board (Item 1C) and spaced max 24 in. (610 mm) OC.

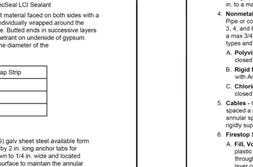
2. **Chase Wall** – (Optional, Not Shown) – The through penetrants (Item 3) are routed through a 2 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the material and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. **Studs –** Nom 2 by 6 in. (51 by 152 mm) or double 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate –** Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening is dependent on pipe size. See Item 4.
   C. **Top Plate –** The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 5-1/4 in. Diam of opening is dependent on pipe size. See Item 4.
   D. **Gypsum Board* –** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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System No. F-C-2044

F Ratings - 1 Hr and 2 Hr (See Item 1)
T Ratings - 1/4 and 1 Hr (See Item 3)



Section A-A

1. **Floor-Ceiling Assembly** - The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. **The F Rating of the firestop system is equal to the fire rating of the floor-ceiling assembly**. The general construction features of the floor assembly are summarized below:
   A. **Flooring System -** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 3 in.
   B. **Wood Joists** - Nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required with ends firestopped.
   C. **Gypsum Board*** - Thickness, type, number of layers and fasteners as required in the individual Floor-Ceiling Design. Max diam of ceiling opening is 3 in. (76 mm).
   D. **Furring Channel** - (Not Shown) - In 2 hr fire-rated assemblies, resilient galv steel furring channels installed perpendicular to wood joists between base and face layers of gypsum board (Item C). Furring channels spaced max 24 in. (610 mm) OC with additional short lengths of furring channel installed adjacent to and max 3 in. (76 mm) from two opposing sides of penetrant.

2. **Chase Wall** - (Optional, Not Shown) - The through-penetrant (Item 3) may be routed through a 1 or 2 hr fire rated single, double or staggered wood stud/gypsum board chase wall constructed of the materials and in the manner specified in individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall have the following construction details:
   A. **Studs** - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate** - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. **Top Plate** - The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 3 in. (76 mm).
   D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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Continued …
F-C-2093

3. **Nonmetallic Penetrant** – One non-metallic pipe or conduit to be centered within the firestop system. Pipe to be rigidly supported on both sides of floor assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe –** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe –** Nom 3 in. (76 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. **Acrylonitrile Butadiene Styrene (ABS) Pipe –** Nom 1-1/4 in. (32 mm) diam (or smaller) Sched 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. **Rigid Nonmetallic Conduit –** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

4. **Firestop System –** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Materials* – Wrap Strip –** Nom 1/8 in. (3.2 mm) thick intumescent material supplied in 2 in. (51 mm) wide strips. The number of layers of wrap strips is dependent on the size of pipe, as shown in the table below. The layers of wrap strips are individually wrapped tightly around penetrant with the ends butted and held in place with aluminum foil tape. Butted ends of successive layers may be staggered or aligned. Layers of wrap strip to be recessed into opening when the bottom surface of wraps extending 1/2 to 1 in. (13 to 25 mm) below bottom of gypsum ceiling or lower top plate.
   Passive Fire Protection Partners – WS1
   B. **Fill, Void or Cavity Material* – Sealant –** Min 3/4 in. (19 mm) thickness of fill material applied within annulus, flush with top surface of floor or top surface of slab. Min 5/8 in. (16 mm) thickness of fill material applied within any annular space between the wrap strip and edge of opening, flush with bottom surface of ceiling.
   Passive Fire Protection Partners – 3600EX
   C. **Foil Tape –** (Not Shown) – Nom 4 mil by 4 in. (102 mm) wide foil tape wrapped tightly around exposed portion of the wrap strip and overlapped onto gypsum ceiling or lower top plate and pipe a min 1 in. (25 mm).

Nom Pipe Size in. (mm)	Pipe Type	Diam of Opening in. (mm)	Number of Wrap Strip Layers	T Rating Hr
1 to 1-1/4 (25 to 32)	PVC, ABS, CPVC, RNC	2 (51)	2	1
2 (51)	PVC, CPVC, RNC	3 (76)	2	I
3 (76)	PVC, CPVC, RNC	4-1/2 (114)	4	3/4

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System No. F-C-2008

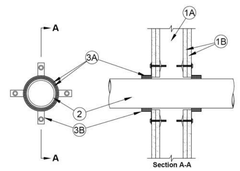
May 20, 2005
F Rating – 1 Hr
T Rating – 1 Hr
L Rating At Ambient – 7 CFM/sq ft (See Item 3B)
L Rating At 400 F – Less Than 1 CFM/sq ft (See Item 3B)



1. **Floor Assembly** - The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Trusses** - Min 12 in. (305 mm) deep parallel chord trusses fabricated from 2 by 4 in. (51 mm by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
   B. **Flooring** - Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Diam of hole-sawed opening in flooring to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening in flooring is 3 in. (76 mm).
   C. **Furring Channels** - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
   D. **Gypsum Board*** – Nom 4 ft (1.22 m) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening in ceiling is 3 in. (76 mm).
2. **Nonmetallic Pipe** – Nom 2 in. (51 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR13.5 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx midway between trusses and centered in circular openings in flooring and in ceiling. A nom 1/4 in. to 3/8 in. (6 mm to 10 mm) annular space is required in the firestop system. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.
2A. **Electrical Nonmetallic Tubing*** – Nom 1 in. (25 mm) diam (or smaller) corrugated wall ENT constructed of polyvinyl chloride. ENT to be installed as a complete system with all terminations in junction boxes, outlet boxes or other approved enclosures as specified in the National Electrical Code. Max one ENT per through opening. ENT to be centered in opening and rigidly supported on both sides of the Floor-Ceiling assembly.
   See **Electrical Nonmetallic Tubing** (FKAU) category in Electrical Construction Materials Directory for names of manufacturers.
3. **Firestop System** - The details of the firestop system shall be as follows:
   A. **Fill, Void or Cavity Materials* - Wrap Strip** – Nom 1/4 in. (6 mm) thick intumescent elastome

System No. W-L-2101

F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 1-1/2 Hr (See Item 1)



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.

      The hourly F and T Ratings of the firestop system are dependent on the hourly fire rating of the wall assembly in which it is installed as shown in the table below:

Rating of Wall Hr	F Rating Hr	T Rating Hr
2	2	1-1/2
1	1	1

2. **Through Penetrants -** One nonmetallic pipe or conduit to be either concentrically or eccentrically within the firestop system. The annular space between pipe or conduit and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduit may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 4 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 4 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   C. **Rigid Nonmetallic Conduit -** Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Wrap Strip -** Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. The layers of wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. The layers of wrap strips are installed on each side of the wall. The number of layers of wrap strip are dependent on the diam of the pipe or conduit as tabulated below:

Diam of Thought Penetrant, In.	Layers of Wrap Strip
4	2
3	2
2	1

   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Wrap Strip, SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   C. **Steel Collar -** Collar fabricated from coils of precut 0.016 in. thick (No. 30 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree inward through penetrant surface to maintain the annular space around the through penetrant and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with a 1 in. wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at midheight of steel collar. Collar secured to wall with 1/8 in. diam by min 2-3/4 in. long steel molly bolts in conjunction with min 1/4 in. by 1-1/4 in. diam steel fender washers. Steel collars are installed on each side of wall.

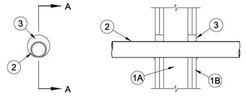
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System No. W-L-2423

F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 0, 1 and 2 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum board/wood stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC.
   B. **Gypsum Board* -** Thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 Series Design in the UL Fire Resistance Directory. Diam of opening to be min 1/2 in. (13 mm) to max 1 in. (25 mm) larger than outside diam of through penetrant.

      The hourly F Rating of the firestop system is equal to the hourly assembly rating of the wall assembly in which it is installed.
2. **Through Penetrants -** One nonmetallic pipe to be installed eccentrically or concentrically within the firestop system. The annular space between the pipe and edge of through opening shall be min 0 in. (point contact) to max 1 in. (25 mm). Nonmetallic pipe to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
   B. **Polyvinyl Chloride (PVC) Pipe -** Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. **Cross-linked Polyethylene (PEX) Tubing -** Nom 2 in. (51 mm) diam (or smaller) SDR9 PEX tube for use in closed (process or supply) piping systems.
   D. **Rigid Nonmetallic Conduit -** Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   E. **Electrical Nonmetallic Tubing* -** Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). See Electrical Nonmetallic Tubing (FKHU) category in the Electrical Construction Materials Directory for names of manufacturers.

      For closed piping systems, the hourly T Rating of the firestop system is equal to the hourly assembly rating of the wall assembly in which it is installed. For vented piping systems, the hourly T Rating of the firestop system is 0 Hr.
3. **Fill, Void or Cavity Material* - Caulk -** For 2 h F Rating, min 1-1/4 in. (32 mm) thickness of fill material applied within the annulus, flush with both surfaces of the wall. For 1 h F Rating, min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of the wall. A min 1/4 in. (6 mm) diam bead of caulk shall be applied at the pipe/gypsum board interface at the point contact location on both sides of the wall.

   SPECIFIED TECHNOLOGIES INC - Type WF300 Caulk

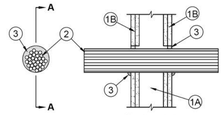
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System No. W-L-3036

F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 1/2 Hr



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC.
   B. **Gypsum Board* -** Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Diam of opening to be 1/2 to 1 in. (13 to 25 mm) larger than diam of cable bundle. Max diam of opening is 4 in. (102 mm).

      The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables -** Aggregate cross sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening shall be min 0 in. (point contact) to max 3/4 in. (0 to 19 mm). Cables to be rigidly supported on both sides of wall assembly. Any combination of the following types and sizes of copper conductor cables may be used:
   A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.
   C. Type RG/U coaxial cable with polyethylene (PE) insulation and jacket.
   D. Fiber optic communication cable jacketed with PVC and having max OD of 5/8 in. (16 mm).
   E. Through Penetrating Products* - Max 3/C No. 8 AWG Metal-Clad Cable+.
   F. Max 3/C (with ground) (or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacket.
   G. Max 3/C (with ground) No. 2/0 AWG aluminum or copper conductor SER cable with PVC insulation and jacket.
3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At the point contact location, min 1/2 in. (13 mm) diam bead of fill material applied at the cable bundle/gypsum board interface.

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F. Max 4 pair No. 18 AWG (or smaller) copper conductor thermostat cable with PVC insulation and jacket materials.
G. Max RG/U Type 11 (or smaller) coaxial cable with fluorinated ethylene insulation and jacket materials.
H. Max 62.5/125 micron fiber optic cable with PVC insulation and jacket materials.

2A. **Through penetrating Product* -** As an alternate to the Item 2, a max 4 in. (102 mm) diam tight bundle of max 4 /C (with ground) - No. 2/0 AWG (or smaller) aluminum or steel jacketed **Armored Cable+ or Metal-Clad Cable+** with aluminum or copper conductors may be used. The annular space between the cable bundle and the periphery of the opening shall be a min of 0 in. (point contact) to a max of 1 in. (25 mm). Through penetrating products may also be used in conjunction with the cables specified in Item 2. The through penetrating products are to be spaced min 1/2 in. (13 mm) from the cable bundle in Item 2. Cables to be rigidly supported on both sides of wall assembly.

AFC CABLE SYSTEMS INC

ENCORE WIRE CORP

3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. Fill material to be forced into interstices of cable group to max extent possible. At point contact location, apply min 1/4 in. (6 mm) diam bead of fill material at cable/gypsum board interface on both sides of wall.

   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

   *Bearing the UL Classification Mark

   + Bearing the UL Listing Mark

Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876
Reproduced courtesy of Underwriters Laboratories, Inc.
Created or Revised: November 18, 2011
(800)992-1180 • (908)526-8000 • FAX (908)231-8415 • E-Mail:techserv@stifirestop.com • Website:www.stifirestop.com
W-L-3076
PAGE 1 OF 2

3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Wrap Strip -** Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. The layers of wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. The layers of wrap strips are installed on each side of the wall. The number of layers of wrap strip are dependent on the diam of the pipe or conduit as tabulated below:

Diam of Thought Penetrant, In.	Layers of Wrap Strip
4	2
3	2
2	1

   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Wrap Strip, SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   C. **Steel Collar -** Collar fabricated from coils of precut 0.016 in. thick (No. 30 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree inward through penetrant surface to maintain the annular space around the through penetrant and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with a 1 in. wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at midheight of steel collar. Collar secured to wall with 1/8 in. diam by min 2-3/4 in. long steel molly bolts in conjunction with min 1/4 in. by 1-1/4 in. diam steel fender washers. Steel collars are installed on each side of wall.

      +Bearing the UL Listing Mark

      *Bearing the UL Classification Marking

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W-L-2101
PAGE 2 OF 2

System No. W-L-3001

September 07, 2004
(Formerly System No. 149)
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 3/4, 1, 1-1/2 and 2 Hr (See Item 2)
L Rating At Ambient – 15 CFM/sq ft (See Item 3)
L Rating At 400 F – less than 1 CFM/sq ft (See Item 3)

Through Penetrations | Cables | 3000 Series | Gypsum | WL

1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in OC.
   B. **Gypsum Board*** – Nom 1/2 or 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and sheet orientation shall be as specified in the individual Wall or Partition Design. Diam of circular through opening to be 3/8 in. to 5/8 in. larger than outside diam of cable or cable bundle.
   C. **Fasteners** – When wood stud framing is employed gypsum wallboard layers attached to studs with cement coated nails as specified in the individual Wall or Partition Design. When steel channel stud framing is employed, gypsum wallboard attached to studs with Type S self-drilling, self-tapping bugle-head steel screws as specified in the individual Wall or Partition Design.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables** – Individual cable or max 1 in. diam cable bundle installed in through opening with an annular space of min 0 in. (point contact) to max 3/4 in. Cable to be rigidly supported on both sides of wall assembly. The following types and sizes of cables may be used:
   A. Max 150 pair No. 24 AWG copper conductor telephone cable with polyvinyl chloride (PVC) insulation and jacket materials. **When max 25 pair telephone cable is used, T Rating is 2 hr. When 50 to 150 pair telephone cable is used in 1 hr fire rated wall, T Rating is 3/4 hr. When 50 to 150 pair telephone cable is used in 2 hr fire rated wall, T Rating is 1 hr.**
   B. Max No. 10 AWG multiple copper conductor Type NM ("Romex") nonmetallic sheathed cable with PVC insulation and jacket materials. **When Type NM cable is used, max T Rating is 1-1/2 hr.**
   C. Multiple fiber optical communication cable jacketed with PVC and having a max outside diam of 5/8 in. **When fiber optic cable is used, max T Rating is 2 hr.**
   D. Max 12 AWG multi conductor (max seven conductors) power/control cable with cross-linked polyethylene (XLPE) insulation and XLPE or PVC jacket materials. **When multi conductor power/control cable is used, max T Rating is 2 hr.**
   E. Max four conductor with ground No. 2 AWG (or smaller) aluminum SER cables with polyvinyl chloride insulation and jacket materials.
3. **Fill, Void or Cavity Materials* – Caulk, Sealant or Putty** – Caulk or putty fill material installed to completely fill annular space between cable and gypsum wallboard on both sides of wall and with a min 1/4 in. diam bead of caulk or putty applied to perimeter of cable(s) at its egress from each side of the wall.

   3M COMPANY – MP+ Stix putty, CP 25WB+ caulk, FB-3000 WT sealant or Cable Wrap putty
   (Note: L Ratings apply only when CP 25WB+ caulk or FB-3000 WT is used.)

*Bearing the UL Classification Mark

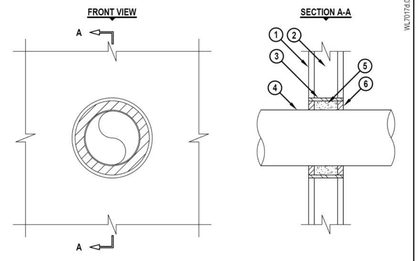
This material was extracted and drawn by 3M Fire Protection Products from the 2007 edition of the UL Fire Resistance Directory.

3M Fire Protection Products
www.3m.com/firestop
W-L-3001 • 1 of 1
Product Support Line: 1-800-328-1687
Classic system # for Std 10 /10/0/0 379

UL/cUL SYSTEM NO. W-L-7017

METAL DUCT (WITHOUT DAMPER) THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR.
T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 OR U400 SERIES) (1-HR. FIRE-RATING).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. MAXIMUM 8" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR HEAVIER).
4. MAXIMUM 6" DIAMETER SHEET METAL DUCT (MINIMUM 28 GAUGE).
5. HILTI CF-AS CJP OR CF 812 FILLER FOAM RECESSED TO ACCOMMODATE FIRESTOP SEALANT.
6. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 8-5/8".
2. ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1-1/2".

HILTI
Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	1 of 1
Scale	11/64" = 1"
Date	May 01, 2012

Drawing No. **WL 7017d**

Saving Lives through Innovation and Education

WL70174/05112

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RALEIGH, NC

WILLIAM WAYNE JONES
REGISTERED ARCHITECT
6919
RALEIGH, NC
5/7/26

MAYNARD
CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

PENETRATION DETAILS

A0.17

SCHEDULE OF SPECIAL INSPECTIONS

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT			
		Y/N/P/C	EXTENT/REFERENCE	AGENT	COMPLETED
GENERAL					
Pre-construction conference	Meeting with parties to discuss Special Inspection procedures	Y	Scheduled by SI with the Contractor prior to commencement of work	1 & 2	
EARTHWORK					
Site preparation (structure)	Field testing and inspection	P	Field review	2	
Fill material (structure)	Review submittals, field testing and inspection	P	Field review	2	
Fill compaction (structure)	In-place density tests, lift thickness	C	Field review	2	
Excavation	Field inspection and verification of proper depth	P	Field review	2	
Foundation sub-grade (structure)	Field inspection of foundation subgrade prior to placement of concrete	P	Field review	2	
DEEP FOUNDATION ELEMENTS/HELICAL PILE FOUNDATION ELEMENTS					
Materials	Review product, sizes, and lengths	N	Submittal & Field Review	NA	
Test piles	Monitor driving of test piles	N	Field Review	NA	
Installation	Monitor drilling, placement, plumbness, driving of piles, including recording blows per foot, cut off and tip elevation	N	Field Review	NA	
Load test	Monitor pile load test	N	Field Review	NA	
CONCRETE					
Materials	Review product supplied versus certificates of compliance and mix design	P	Submittal & Field Review	1	
Installation of reinforcing steel, including prestress tendons and anchor bolts as well as welding	Field inspection of placement	C	Submittal & Field Review	1	
Formwork installation	Field inspection	P	Field Review; ACI 318	1	
Concreting operations & placement	Field inspection of placement/sampling	C	Field Review; ACI 318: 26.5.2, 26.12.3; ASTM C 172, C 31	2	
Concrete curing	Field inspection of curing process	P	Field Review, ACI 318: 26.5.3, 26.5.4	1 & 2	
Concrete strength	Evaluation of concrete strength	P	Laboratory Testing; ACI 318: 26.12	1 & 2	
Application of forces for stressed concrete	Field inspection	C	Field Review; ACI 318: 26.10.2(c)	1	
Grouting of prestress tendons	Field inspection	N	Field Review; ACI 318: 19.4.1, 20.6.4, 26.13.3.2(b)	NA	
PRECAST CONCRETE					
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures**	N	Submittal or Field Review	NA	
Erection and Installation	Review submittals and as-built assemblies; Field inspection of in-place precast	N	Submittal & Field Review; ACI 318	NA	

(Revision Date 7/1/21)

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT			
		Y/N/P/C	EXTENT/REFERENCE	AGENT	COMPLETED
MASONRY (Level ____; Building Risk Category ____)					
Materials	Review of products supplied versus certificate of compliance and material submitted	P	Submittal & Field Review	1	
Strength	Testing/review of strength	P	Submittal & Field Reports	2	
Mortar and grout	Inspection of proportioning, mixing. Placement of mortar only.	P	Field Review	2	
Grout placement, including prestressing grout	Verification to ensure compliance	C	Field Review	2	
Grout Space	Verification to ensure compliance	P	Field Review	2	
Mortar, grout and prism specimens	Observe Preparation	P	Field Review	2	
Reinforcement, prestressing, tendons, and connections	Inspect condition, size, location and spacing	C	Field Review	1	
Welding of reinforcing bars	Inspection and testing of welds	N	Field Review	NA	
Prestressing force	Verify application and measurement	N	Field Review	NA	
Protection	Inspect procedures for protection during cold and hot weather	P	Field Review	1 & 2	
Anchorage	Inspection of anchorages	C	Field Review	1	
Masonry installation	Inspection of placement of masonry and joints	P	Field Review	1 & 2	
STRUCTURAL STEEL					
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures** or submit Certificate of Compliance	Y	Submittal or Field Review	1	
Bolts, nuts, and washers-materials	Material identification markings Review of Certificate of Compliance	P	Submittal & Field Review	1	
Bolts, nuts, and washers-installation	Inspection of in-place high-strength bolts, snug-tight joints, pre-tensioned and bearing type, and slip critical connections	P	Submittal & Field Review	1	
Structural steel-materials	Material identification markings and review of Certificate of Compliance	Y	Submittal & Field Review	1	
Structural steel details - installation	Inspection of member locations, structural details for bracing, connections, stiffening	P	Submittal & Field Review	1	
Open-web steel joists and joist girders – installation	Inspection of end connections and bridging	N	Submittal & Field Review	N	
Weld filler materials and welder certification	Review of identification markings, certificate of compliance, and welder certification	N	Submittal & Field Review	N	
Welds	Inspection and testing of welds	N	Field Review	N	
Cold-formed metal deck - materials	Review of identification marking manufacturer's certified test results	N	Submittal & Field Review	NA	
Cold-formed metal deck - installation	Review laps and welds	N	Submittal & Field Review	NA	
Cold-formed light frame construction - welds	Review welding operation	N	Field Review	NA	

(Revision Date 7/1/21)

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT			
		Y/N/P/C	EXTENT/REFERENCE	AGENT	COMPLETED
Cold form light frame construction wind resistance - screws	Review screw attachment bolting, anchoring hold downs, bracing, diaphragms, struts	N	Field Review	NA	
Cold-formed steel trusses spanning 60' or greater	Inspection of temporary and permanent restraints/bracing	N	Submittal & Field Review	NA	
WOOD					
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures** or submit Certificate of Compliance	Y	Submittal or Field Review	2	
Metal plate connected wood /metal trusses spanning 60' or more	Review approved submittal and installation of restraint/bracing	N	Submittal & Field Review	NA	
Joist Hangers-Materials/Installation	Review manufacturer's material and test standards	P	Field Review	1	
High-Load Diaphragms-Installation	Review submittal and as-built assemblies; Inspection of sheathing, framing size, nail and staple diameter and length, number of fastener lines, and fastener spacing	P	Submittal & Field Review	1	
Wood Shear Walls - installation	Review nailing, bolting, anchoring, fastening, diaphragms, struts, braces, and hold downs when fasteners are ≤ 4" on-center	N	Field Review	NA	
MAIN WIND FORCE RESISTING SYSTEM					
Wind requirements	Review of the system components and installation for wood construction, cold-formed steel light frame construction, components, and cladding	P	Submittal & Field Review	1	
SEISMIC FORCE RESISTING SYSTEM					
Seismic requirements	Review of the designated seismic systems and seismic force resistance systems.	N	Submittal & Field Review	N	
SMOKE CONTROL					
Special inspection of smoke control systems	Leakage testing and recording of device location, pressure difference testing, flow measurement and detection, and control verification	N	Field Review	NA	
SPRAYED FIRE RESISTIVE MATERIAL, FIRE RESISTANT PENETRATIONS; JOINTS, MASTIC AND INTERMESCENT FIRE RESISTANT COATING					
Structural member surface conditions	Field review of surface conditions prior to application	N	AWCI 12-B	NA	
Application/thickness/density/ bond strength	Field review of application operations, thickness, and density	N	ASTM E605, AWCI 12-B	NA	
Mastic & Intumescent Fire Resistant Coating	Field review of application operations and thickness	N	AWCI 12-B	NA	
EXTERIOR INSULATION AND FINISH SYSTEMS					
Application	Field review of application/installation	N	ASTM E2570	NA	
SPECIAL CASES					
Retaining Walls	Field review of installation of pre-manufactured structural components	N	Field Review	NA	
Sprinkler system hangers/supports	Field review of placement and anchorage	N	Field Review; NFPA 13: 9.2	NA	

(Revision Date 7/1/21)

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT			
		Y/N/P/C	EXTENT/REFERENCE	AGENT	COMPLETED
Alternative Materials & Systems	As requested by Building Official, review system & installation	N		NA	

INSPECTION AGENTS	FIRM	ADDRESS	TELEPHONE
1. Special Inspector	To Be Determined By Owner		
2. Materials and Testing Laboratory	To Be Determined By Owner		
3. Special Inspector Smoke Control System			
4. (Additional Agents?)			

Note: * The Qualifications of the Special Inspector and Testing Laboratories are subject to the Approval of the Building Official.
** Inspection of quality control procedures required only if fabricator is not regularly inspected by an independent inspection agency.

(Revision Date 7/1/21)

Appendix A

STATEMENT OF SPECIAL INSPECTIONS

PROJECT
Maynard Lake Crossing Apartments
Harnett County
Erwin, NC 28339

PERMIT APPLICANT

PRIMARY RDP OF RECORD
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607

STRUCTURAL ENGINEER OF RECORD
SPEIGHT ENGINEERING
1228 Perimeter Parkway, Suite 201
Virginia Beach, VA 23454

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the International Building Code (IBC) as stated in the North Carolina Building Code (NCBC). It includes a Schedule of Special Inspections applicable to this project as well as the name of the Special Inspector, and the identity of other testing laboratories or agencies intended to be retained for conducting these inspections or tests.

The Special Inspector shall keep records of all inspections, and shall furnish inspection reports to the Building Official, appropriate Registered Design Professional(s) (RDP(s)), Owner and Contractor. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and appropriate RDP(s). Interim reports shall be submitted to the Building Official, Owner, Contractor.

Jobsite safety is solely the responsibility of the contractor. Materials and activities to be inspected are not to include the contractor's equipment and methods used to erect or install the materials listed. **All fees/costs related to the performance of Special Inspections shall be the responsibility of the Owner. Additionally, the undersigned (RDP or SER) are only acknowledging that the items enumerated on the Schedule of Special Inspections are consistent with the required design elements, the applicable sections of the North Carolina Building Code, and their area of expertise.**

REVIEW, AUTHORIZATION & ACCEPTANCE

Permit Applicant (General Contractor):
Signature / date:
Printed Name:

Owner's Authorization (If other than Applicant):
Signature / date:
Printed Name:

Primary RDP of Record:
(Review and Acceptance of Schedule)
Signature / date:
Printed Name: Wayne Jones, A.I.A.

SER of Record:
(Review and Acceptance of Schedule)
Signature / date: 5/1/2026
Printed Name: Daniel W. Speight, P.E.

Building Official's Acceptance:
Signature / date:
Printed Name:

SCHEDULE OF SI PREPARED BY:

NORTH CAROLINA PROFESSIONAL SEAL 17019 5/1/2026 ENGINEER DANIEL W. SPEIGHT

Virginia RDP Seal of SI Preparer

Daniel W. Speight, P.E.
Printed Name of the Preparer of the Schedule (on line above)

Special Inspector:
Signature / date: 5/1/2026
Printed Name: Daniel W. Speight, P.E.
SI Company Name: Speight Engineering

(Revision date 7/1/21)

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2005 Beecham Circle
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JA

JONES ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL COMPANY 51806 NORTH CAROLINA RALEIGH, NC

WILLIAM WAYNE JONES REGISTERED ARCHITECT 6993 NORTH CAROLINA RALEIGH, NC 5/1/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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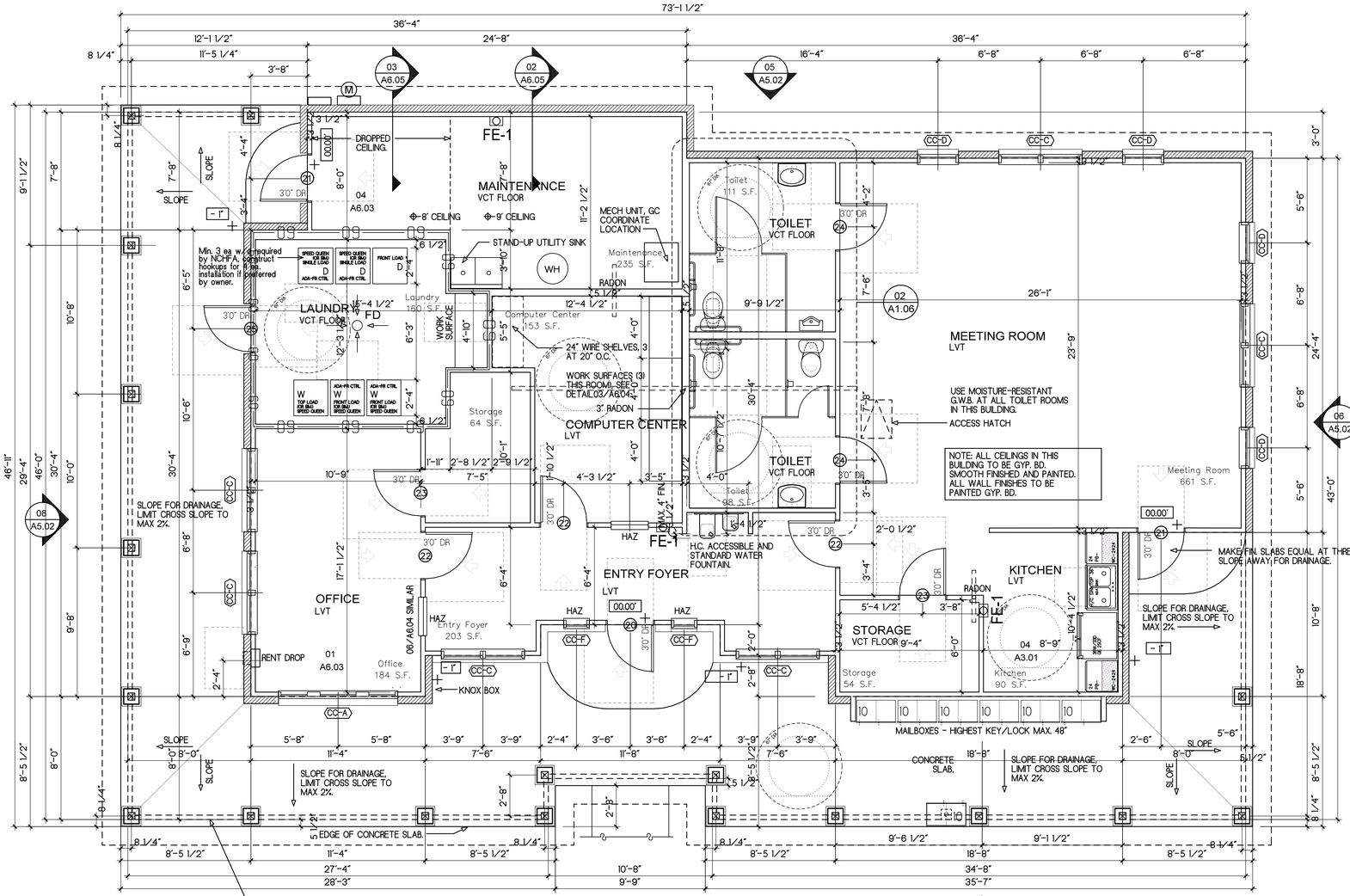
JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

STATEMENT AND SCHEDULE
0F SPECIAL INSPECTIONS

A0.18

General Notes - Building Plans - NC
1. See unit plans for interior dimensions and equipment layout.
2. Recess all roll-in shower locations, provide slab slope to all floor drains if indicated.
3. All plan dimensions refer to face of framing unless otherwise noted.
4. Field coordinate site/building utility entrances.
5. All exterior exits and interior exit enclosures are to be protected by NFPA 13R fire sprinkler system.
6. Install any wall-mounted lights or other equipment to be above 80" to not intrude on the circulation path. Max. protrusion into path is 4" if under 80".
7. Type B units are indicated for ground floor and upper floor conditions. All ground floor units must comply with ANSI and Fair Housing Act defined "Type B" requirements. Upper floor units not served by an elevator are not required to meet "Type B" requirements. Type B units that meet all Fair Housing Act and ANSI A117.1 requirements are noted with "FHA" on building plans.
8. Life Safety (LS) Plans, if provided, are for diagrammatic and illustration purposes. See other plans for source information on scope of work.
8/11/2024



Net Area
2140 S.F.

Gross Area
3205 S.F.

Heated Area
2077 S.F.

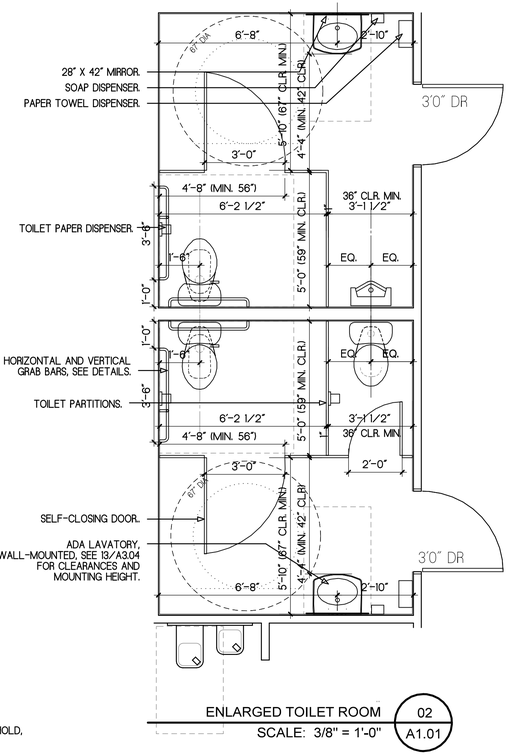
01 A1.01 COMMUNITY BUILDING
SCALE: 1/4" = 1'-0"

9' CEILING ALL ROOMS UNLESS OTHERWISE NOTED

NO FIRE PROTECTION (SPRINKLERS) THIS BUILDING
SET WINDOW HEAD HEIGHTS SIMILAR TO THOSE FOR 8 FT. STUD LOCATIONS.

ALL FIRE-RATED WALLS TO BE LABELED WITH SIGNAGE IN ACCORDANCE WITH NC FIRE PROTECTION CODE 703.5.13.

FIRE-RATED WALL LEGEND
1 HOUR RATED ASSEMBLY



ENLARGED TOILET ROOM
SCALE: 3/8" = 1'-0"
02 A1.01

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WILLIAM WAYNE JONES
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NORTH CAROLINA
RALEIGH, NC
4/27/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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AREA DEFINITIONS:

HEATED SQUARE FEET: THE FLOOR AREA OF AN APARTMENT UNIT MEASURED INTERIOR WALL TO INTERIOR WALL, NOT INCLUDING EXTERIOR WALL FOOTAGE. INTERIOR WALLS NOT DEDUCTED, INTERIOR STAIRS COUNTED ONCE.

NET SQUARE FEET: TOTAL AREA, INCLUDING EXTERIOR WALL SQUARE FOOTAGE, OF ALL CONDITIONED SPACE, INCLUDING HALLWAYS AND COMMON AREAS.

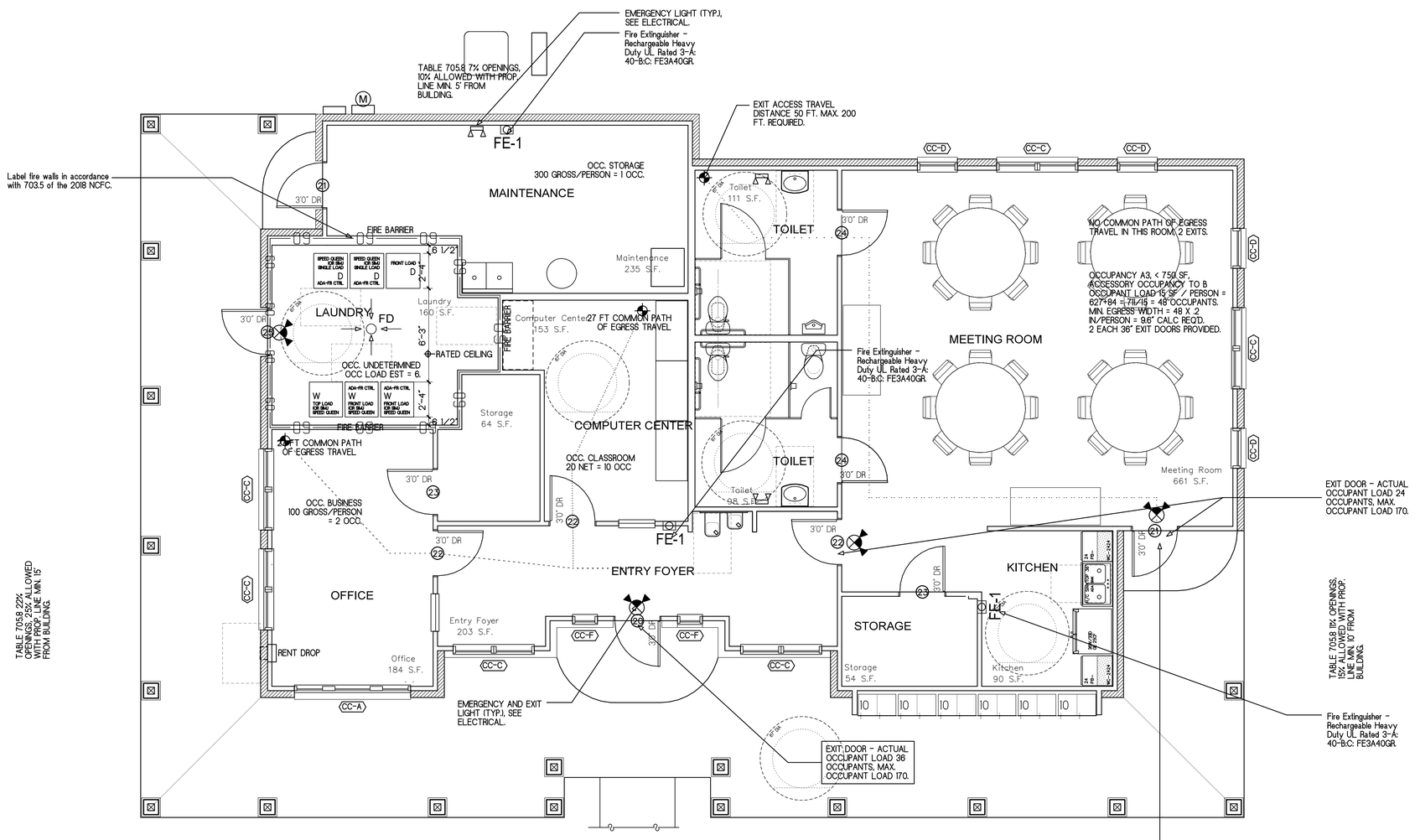
GROSS AREA: NET AREA PLUS COVERED COMMON AREAS, SUCH AS BREEZEWAYS.

CONSTRUCTION DOCUMENTS

BLDG 01 COMMUNITY CENTER BUILDING PLAN

A1.01

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Net Area
2140 S.F.

Gross Area
3205 S.F.

Heated Area
2077 S.F.

01
A1.01LS
COMMUNITY BUILDING BLDG 06 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

ALL FIRE-RATED WALLS TO BE LABELED WITH SIGNAGE IN ACCORDANCE WITH NC FIRE PROTECTION CODE 703.5.13.

FIRE-RATED WALL LEGEND
1 HOUR RATED ASSEMBLY

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CLIMATE ZONE 3A

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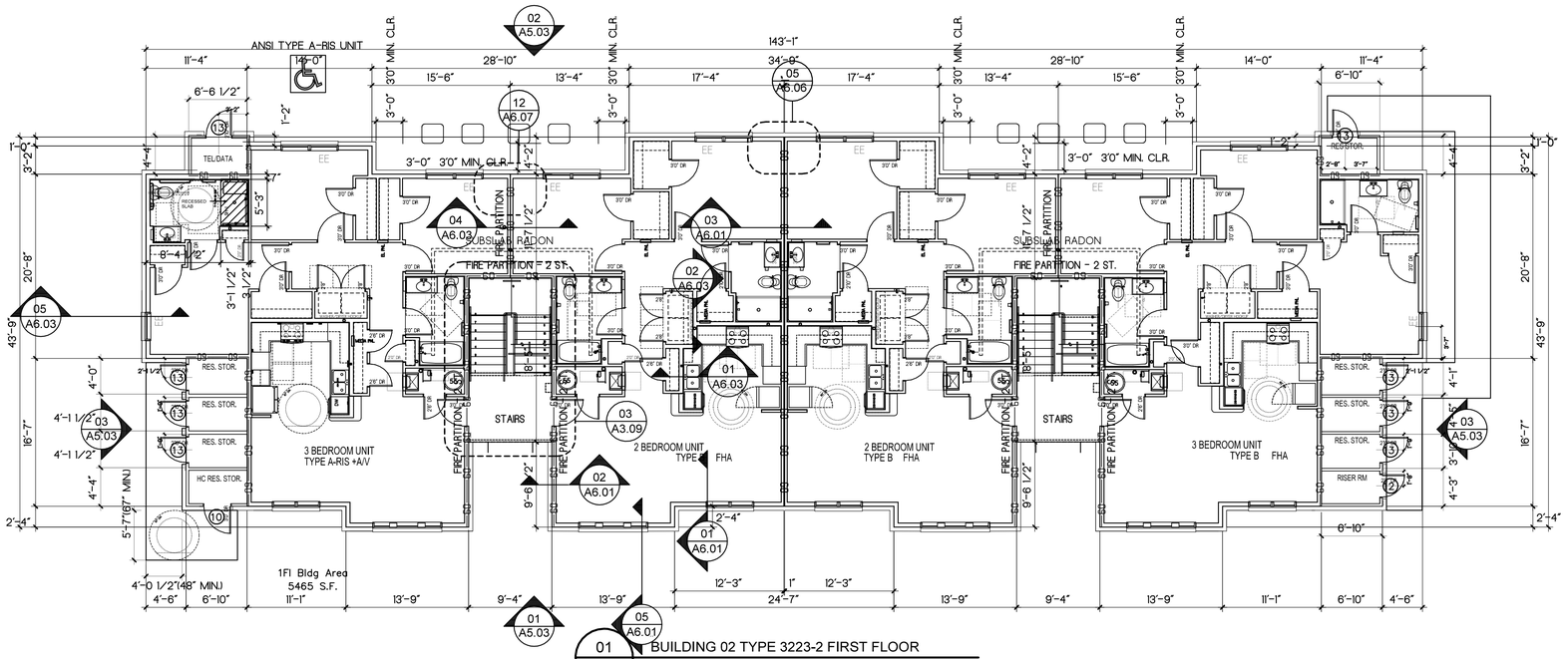
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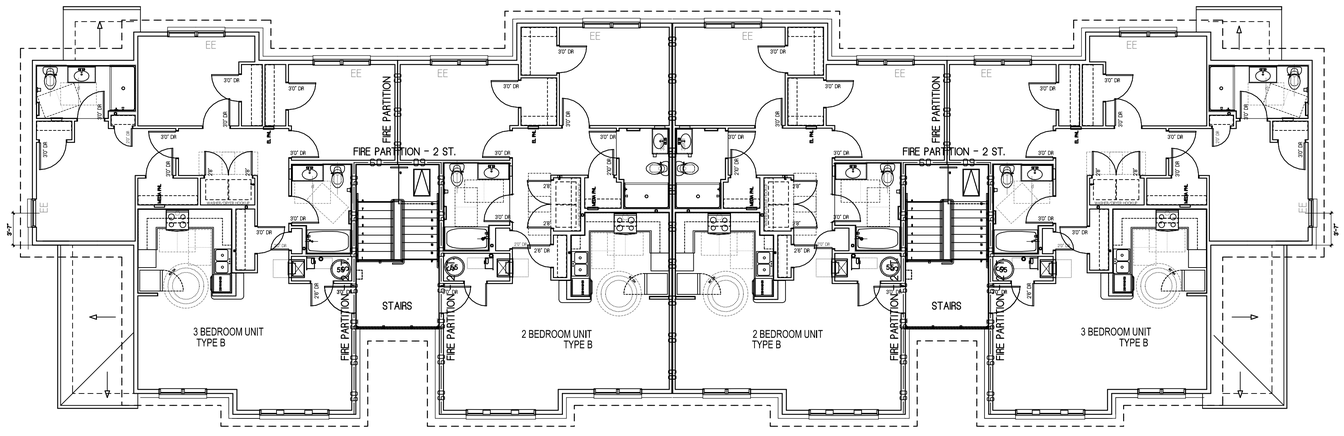
CONSTRUCTION DOCUMENTS

BLDG 01 COMMUNITY CENTER
LIFE SAFETY PLAN

A1.01LS



01 A1.02 BUILDING 02 TYPE 3223-2 FIRST FLOOR
SCALE: 1/8" = 1'-0"



02 A1.02 BUILDING 02 TYPE 3223-2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

General Notes - Building Plans - NC
1. See unit plans for interior dimensions and equipment layout.
2. Recess all roll-in shower locations, provide slab slope to all floor drains if indicated.
3. All plan dimensions refer to face of framing unless otherwise noted.
4. Field coordinate site/building utility entrances.
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8. Life Safety (LS) Plans, if provided, are for diagrammatic and illustration purposes. See other plans for source information on scope of work.
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10/7/2026

MAYNARD CROSSING APARTMENTS

ERWIN
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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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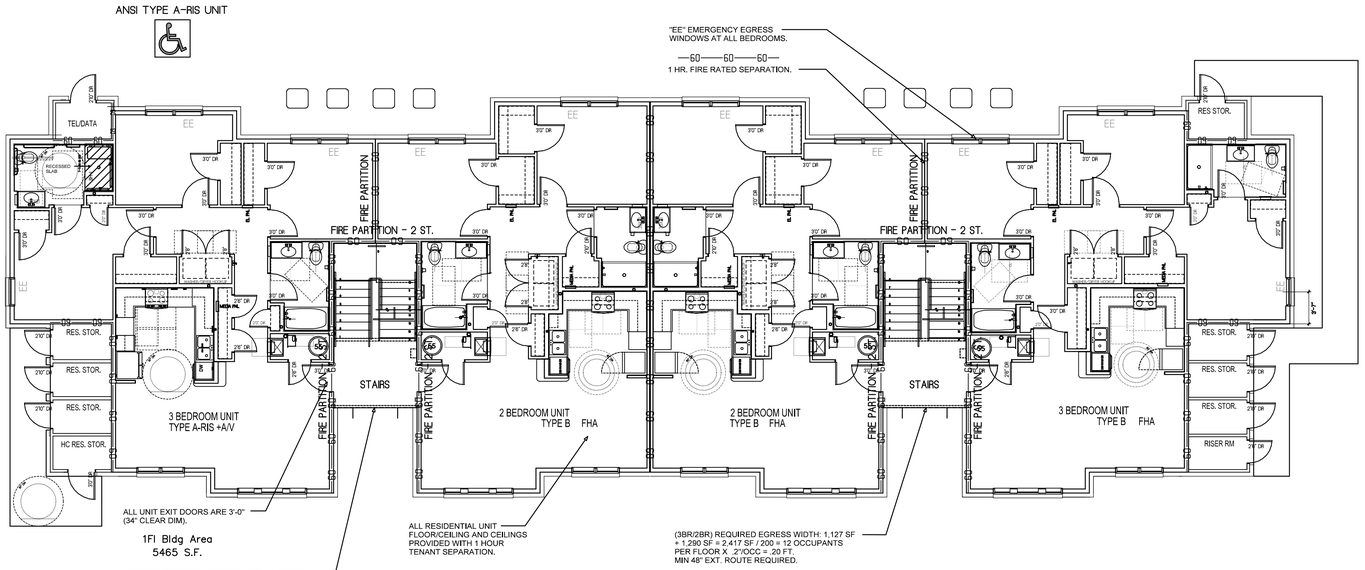
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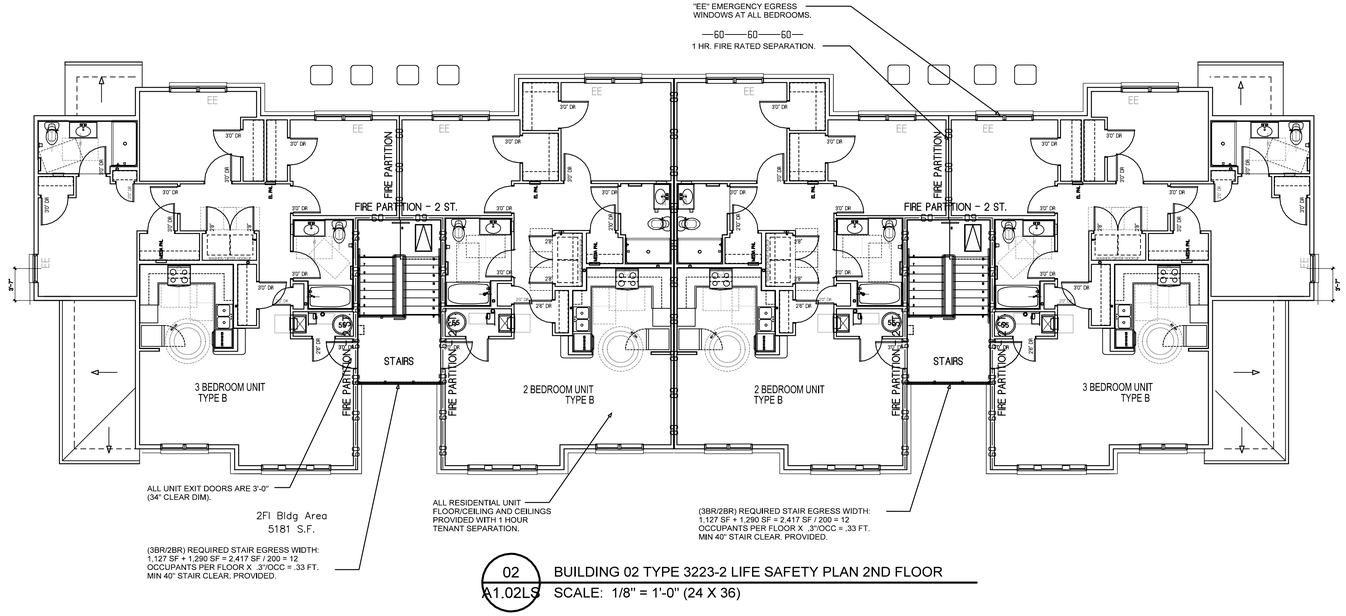
CONSTRUCTION DOCUMENTS

BUILDING 02 3223-3
BUILDING PLANS

A1.02



01 BUILDING 02 TYPE 3223-2 LIFE SAFETY PLAN 1ST FLOOR
A1.02LS SCALE: 1/8" = 1'-0" (24 x 36)



02 BUILDING 02 TYPE 3223-2 LIFE SAFETY PLAN 2ND FLOOR
A1.02LS SCALE: 1/8" = 1'-0" (24 X 36)

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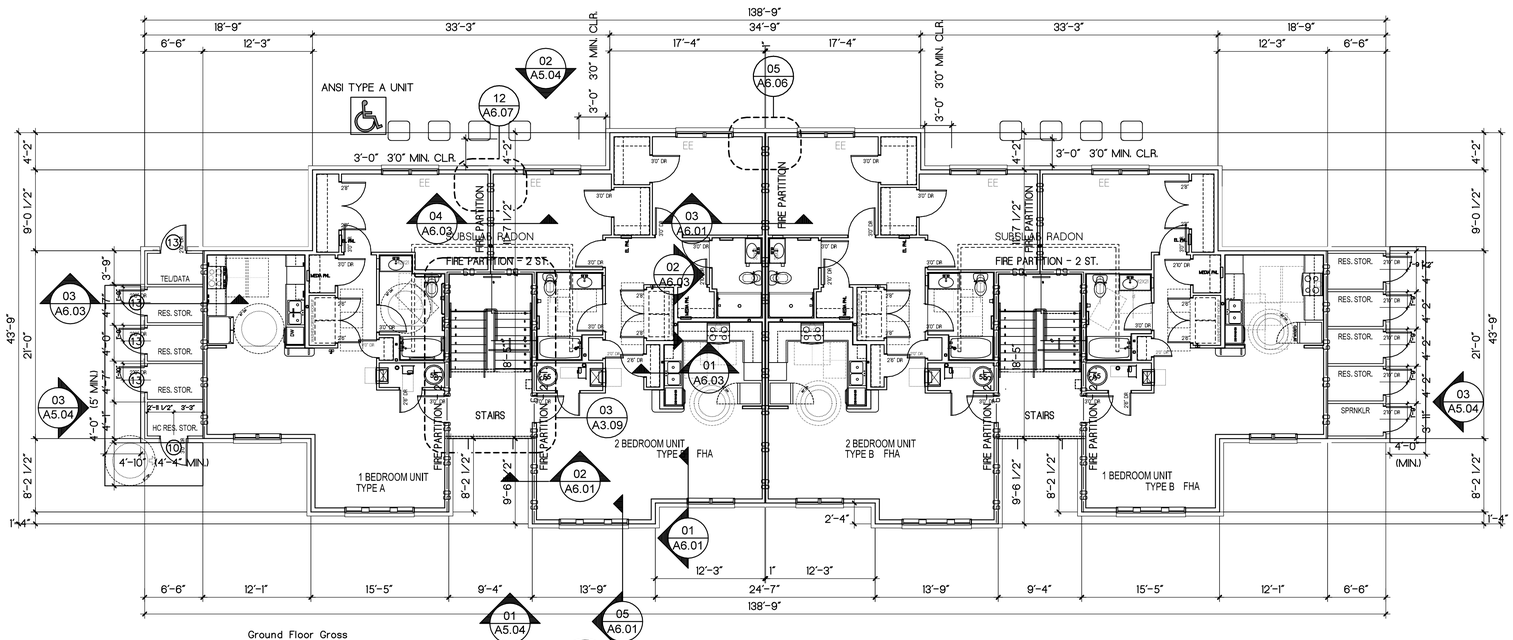
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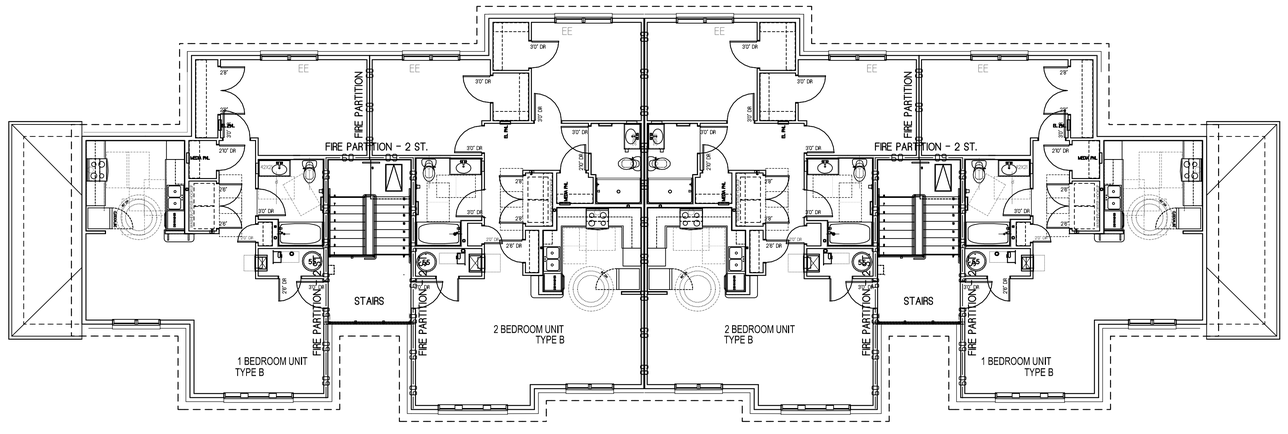
BUILDING 02 3223-2
LIFE SAFETY PLANS

A1.02LS

General Notes - Building Plans - NC
1. See unit plans for interior dimensions and equipment layout.
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4. Field coordinate site/building utility entrances.
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8. Life Safety (LS) Plans, if provided, are for diagrammatic and illustration purposes. See other plans for source information on scope of work.
8/11/2024



01 A1.03 BUILDING 03 TYPE 1221-2 FIRST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
4394 S.F.

02 A1.03 BUILDING 03 TYPE 1221-2 SECOND FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)

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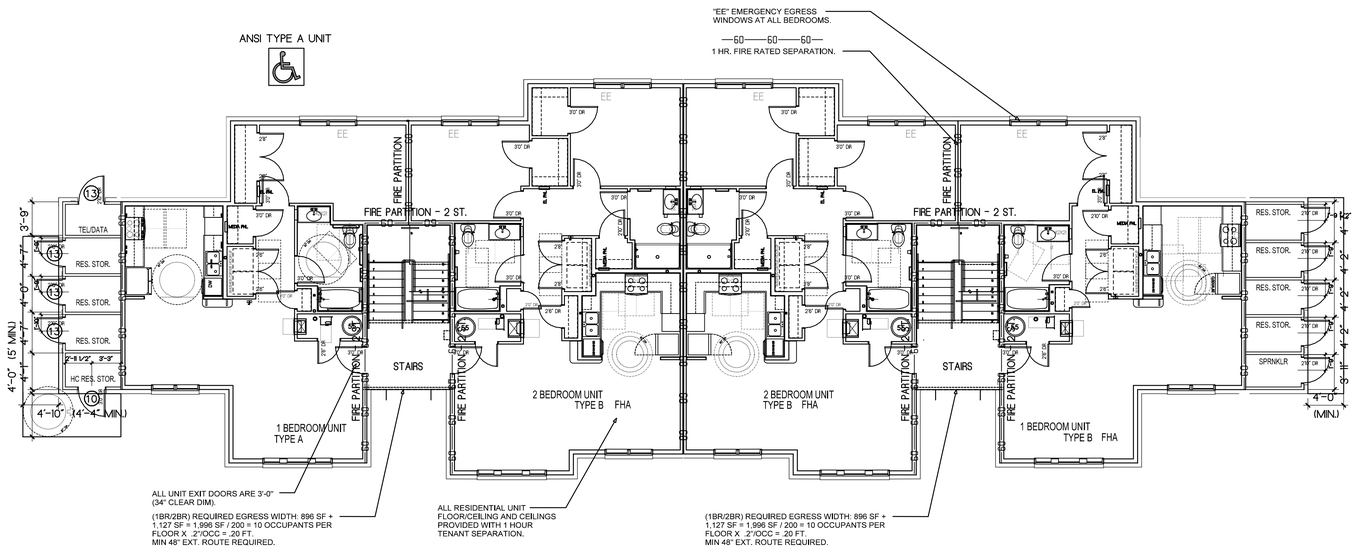
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BUILDING 03 1221-2
BUILDING PLANS

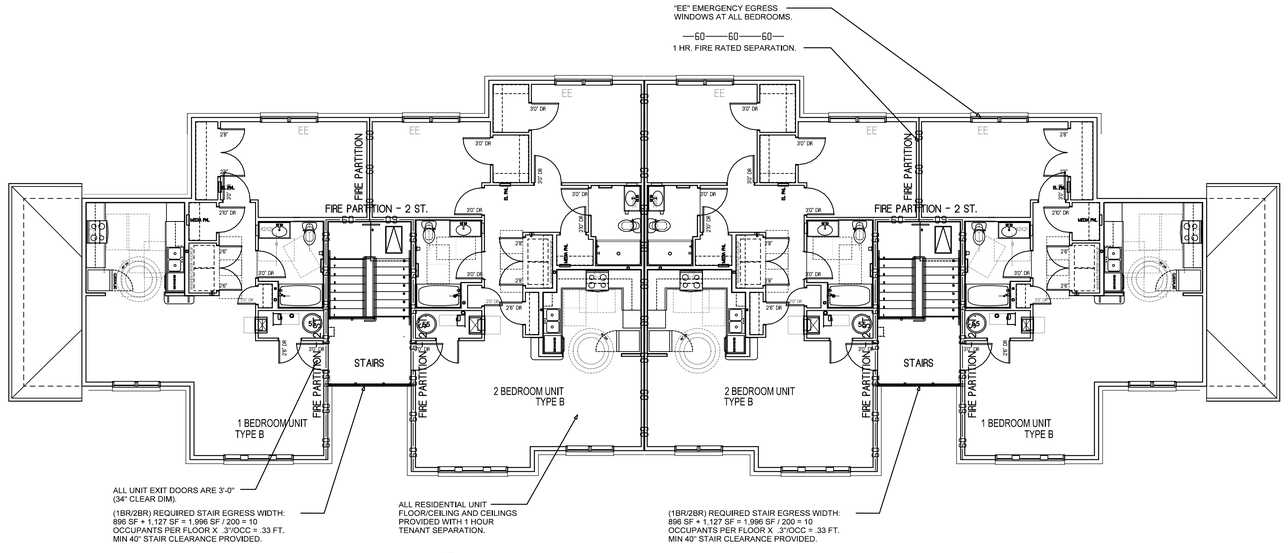
A1.03

General Notes - Building Plans - NC
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8/11/2024



Ground Floor Gross
4667 S.F.

01 / A1.03 BUILDING 03 TYPE 1221-2 LIFE SAFETY PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
4,394 S.F.

02 / A1.03 BUILDING 03 TYPE 1221-2 LIFE SAFETY PLAN 2ND FLOOR
SCALE: 1/8" = 1'-0" (24 X 36)

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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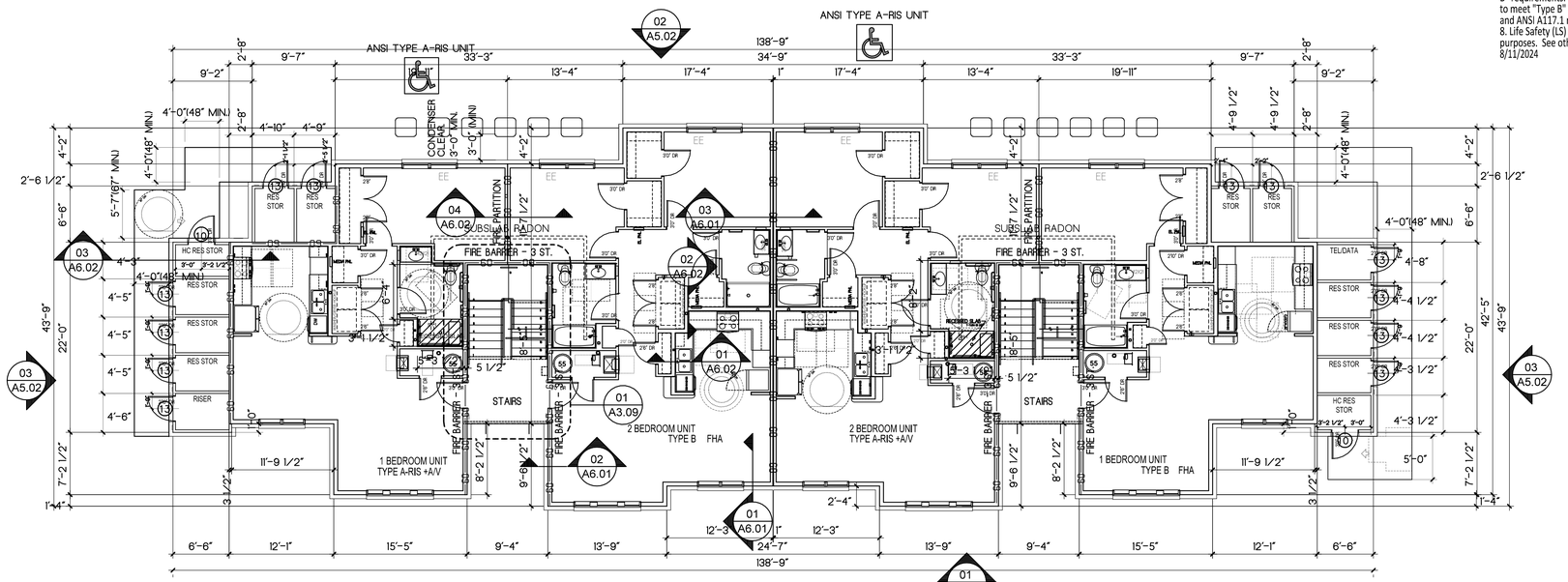
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BUILDING 03 1221-3
LIFE SAFETY PLANS

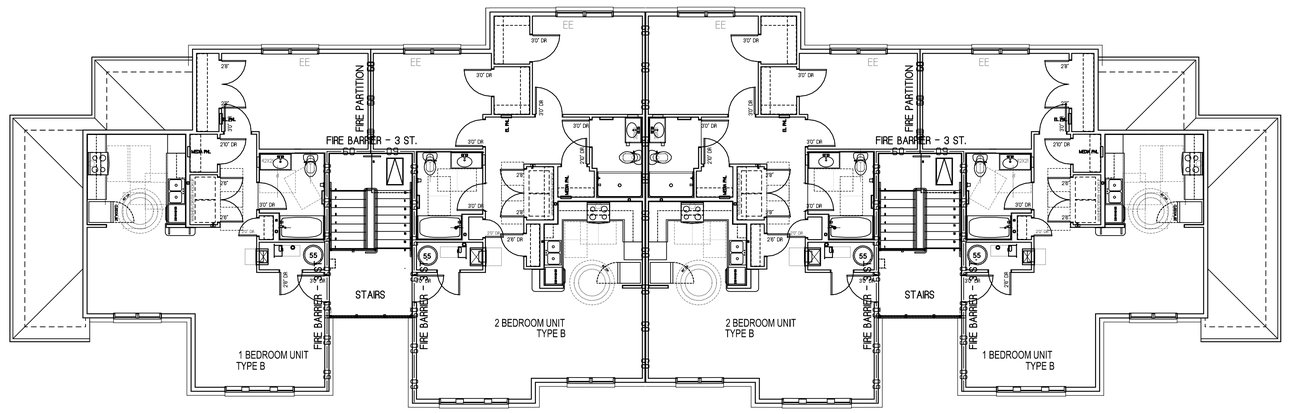
A1.03LS

General Notes - Building Plans - NC
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8/11/2024



Ground Floor Gross
4805 S.F.

01 / A1.04 BUILDING 04 TYPE 1221-3 FIRST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
4394 S.F.

02 / A1.04 BUILDING 04 TYPE 1221-3 2ND AND 3RD FLOORS
SCALE: 1/8" = 1'-0" (24 x 36)

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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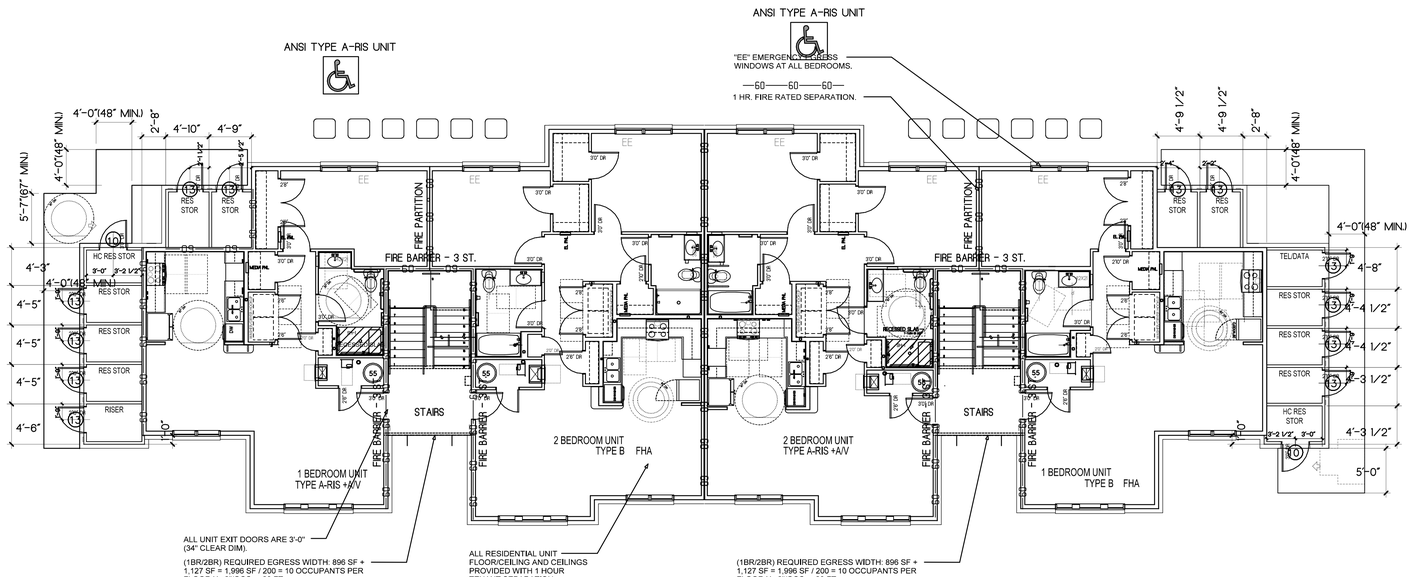
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BUILDING 04 1221-3
BUILDING PLANS

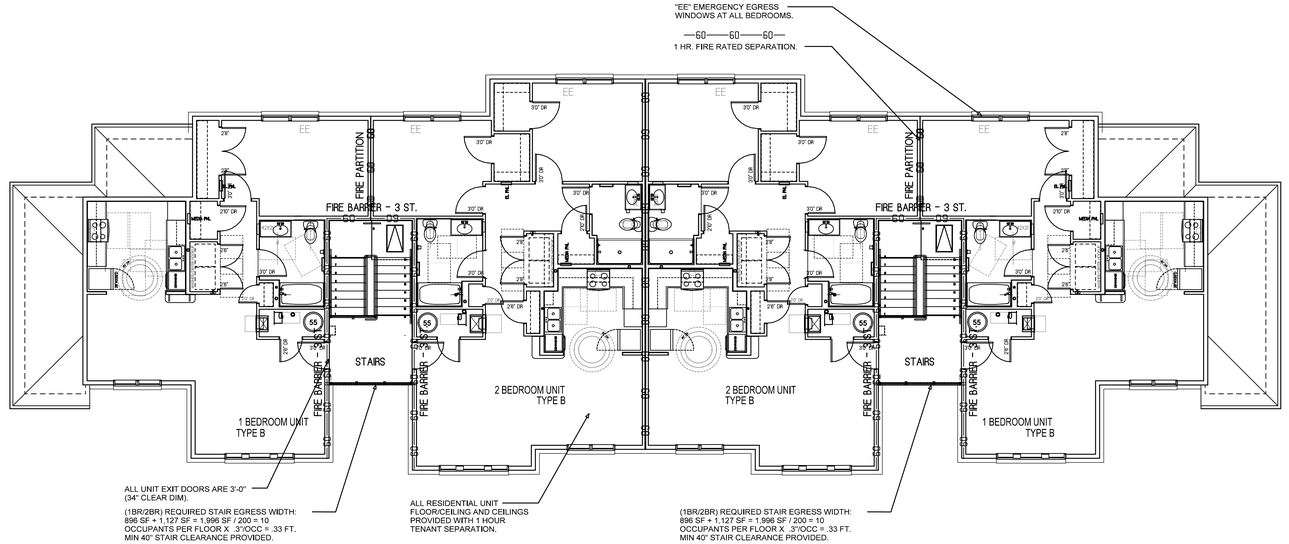
A1.04

General Notes - Building Plans - NC
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8/11/2024



Ground Floor Gross
4805 S.F.

01 A1.04LS BUILDING 04 TYPE 1221-3 LIFE SAFETY PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
4394 S.F.

02 A1.04LS BUILDING 04 TYPE 1221-3 LIFE SAFETY PLAN 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0" (24 X 36)

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CLIMATE ZONE 3A

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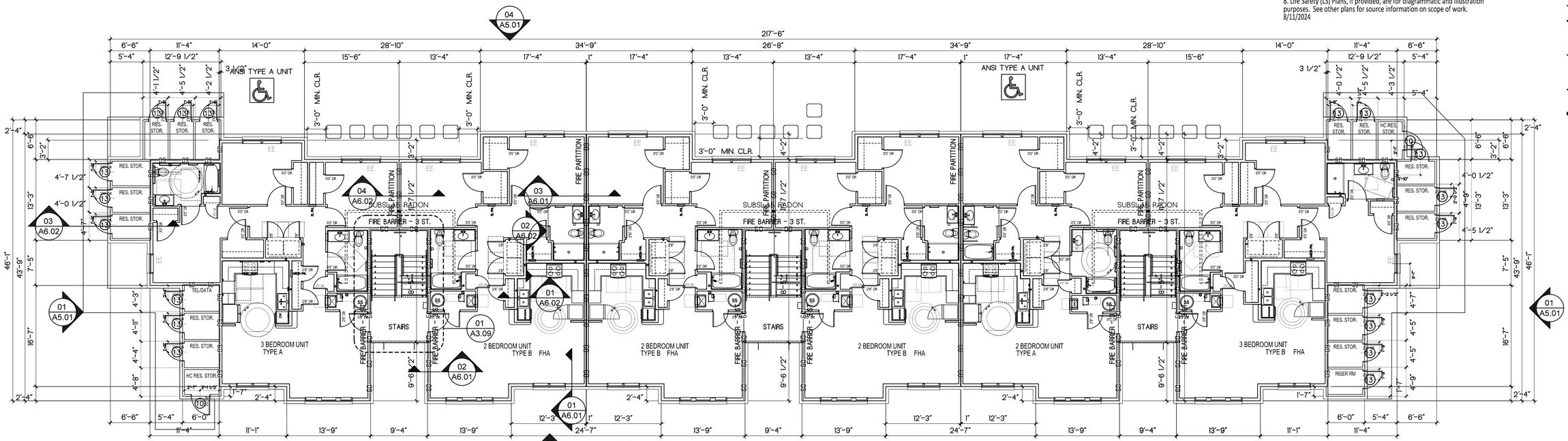
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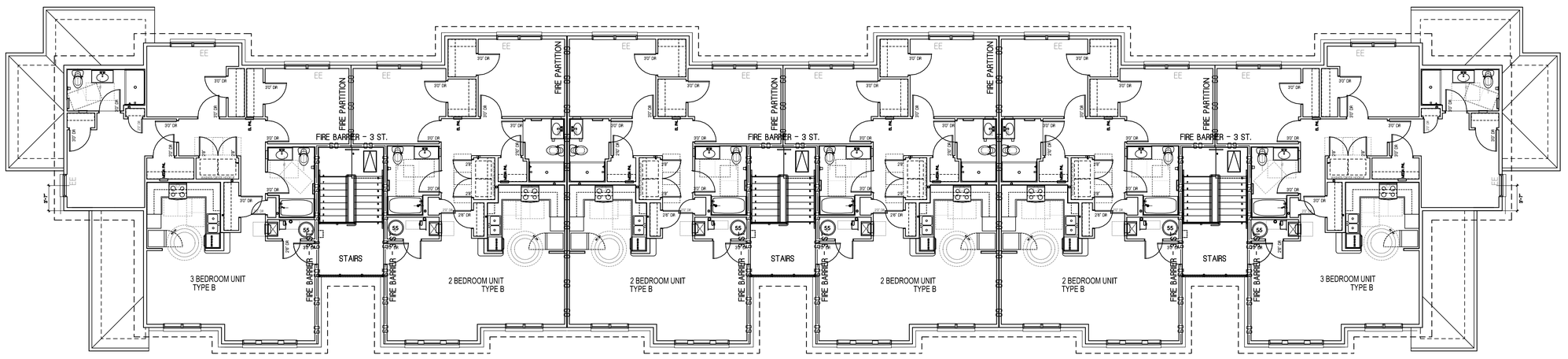
BUILDING 04 1221-3
LIFE SAFETY PLANS
A1.04LS

General Notes - Building Plans - NC
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8/11/2024



Ground Floor Gross
8166 S.F.

01 A1.05 BLDG 05 TYPE 322223-3 FIRST FLOOR
SCALE: 1/8" = 1'-0"



Upper Floor Gross
7611 S.F.

02 A1.05 BLDG 05 TYPE 322223-3 BLDG 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0"

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MAYNARD
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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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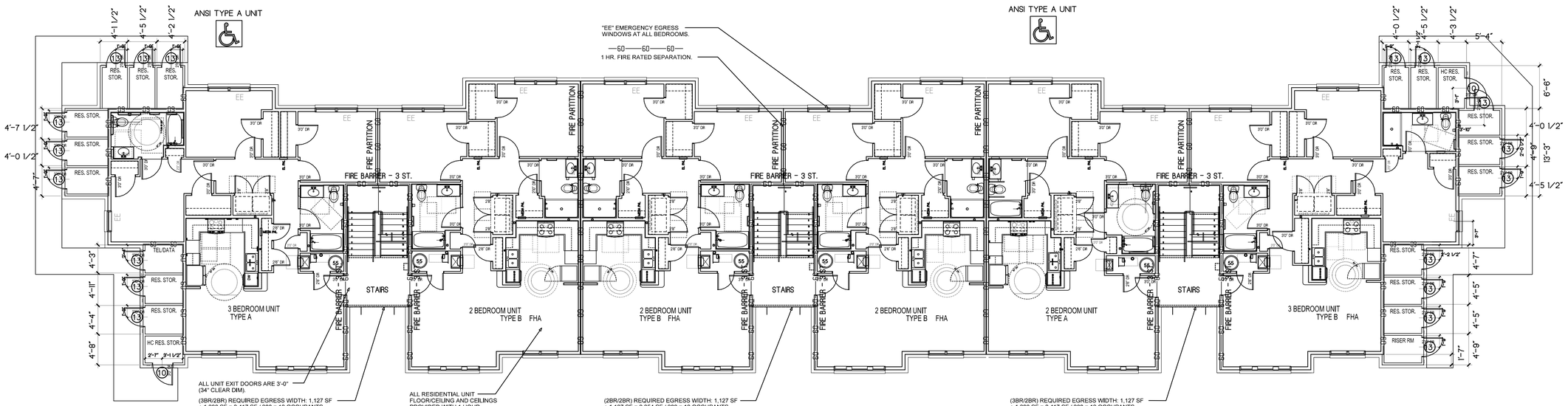
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BUILDING 05 322223-3
BUILDING PLANS

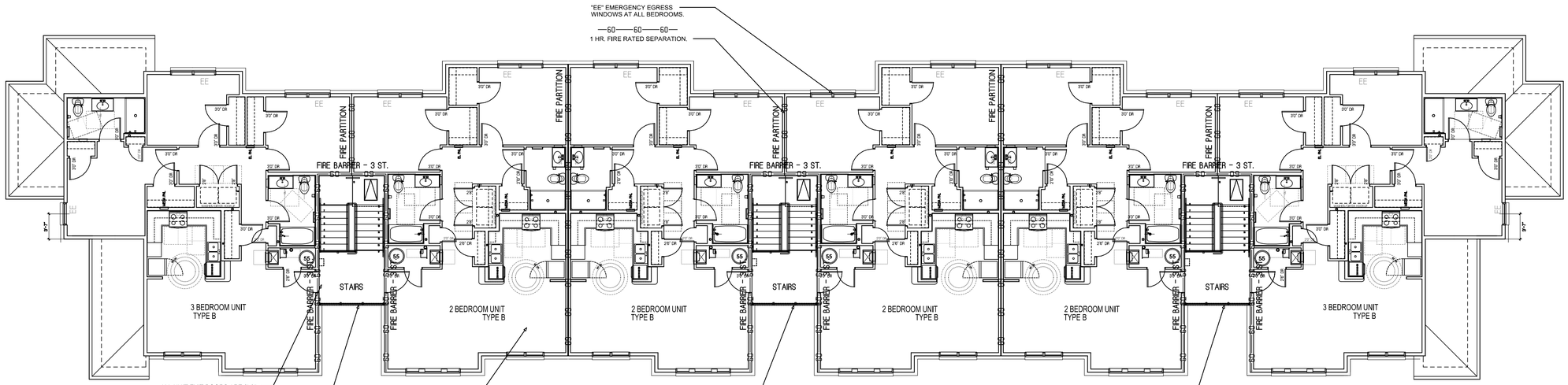
A1.05

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8/11/2024



Ground Floor Gross
8166 S.F.

01 A1.05LS BUILDING 05 TYPE 322223-3 LIFE SAFETY PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
7611 S.F.

02 A1.05LS BUILDING 05 TYPE 322223-3 LIFE SAFETY PLAN 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0" (24 X 36)

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MAYNARD CROSSING APARTMENTS

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CLIMATE ZONE 3A

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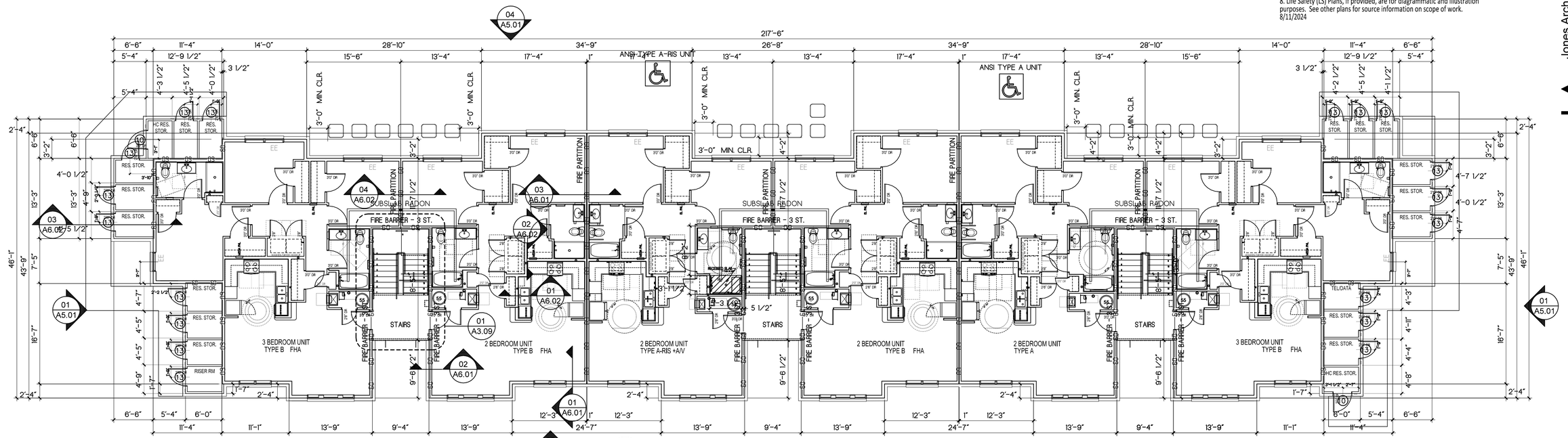
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BUILDING 05 322223-3
LIFE SAFETY PLANS

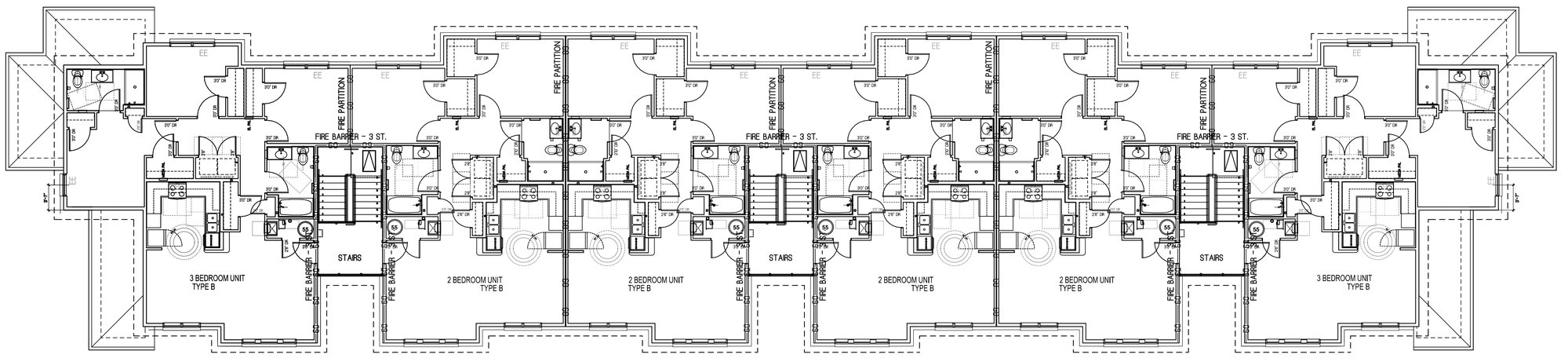
A1.05LS

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8/11/2024



Ground Floor Gross
8166 S.F.

01 A1.06 BLDG 06 TYPE 322223-3 FIRST FLOOR
SCALE: 1/8" = 1'-0"



Upper Floor Gross
7611 S.F.

02 A1.06 BLDG 06 TYPE 322223-3 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0"

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NORTH CAROLINA
64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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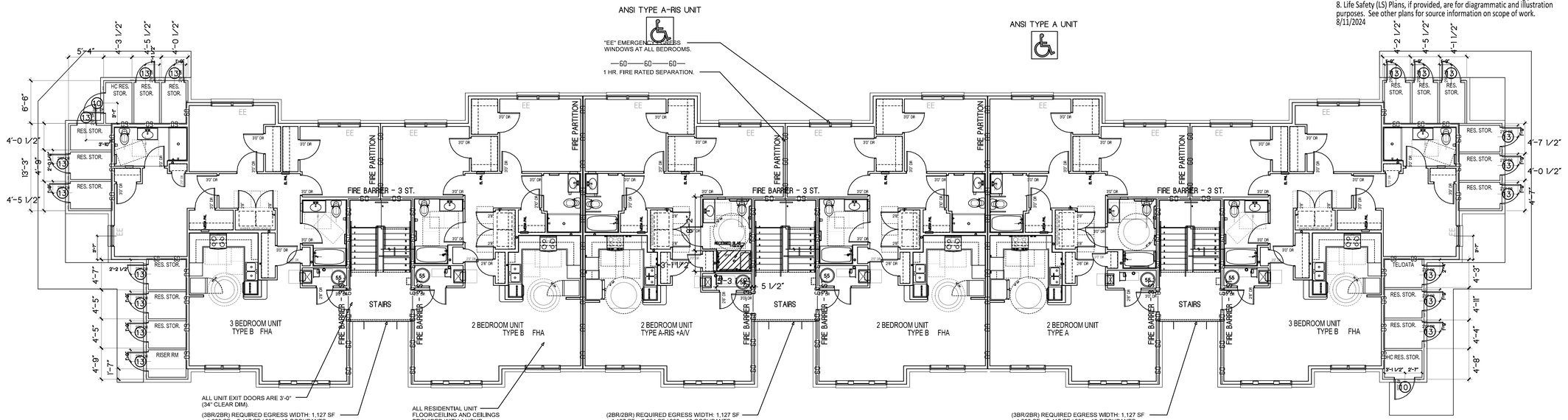
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CONSTRUCTION DOCUMENTS

BUILDING 06 322223-2
BUILDING PLANS

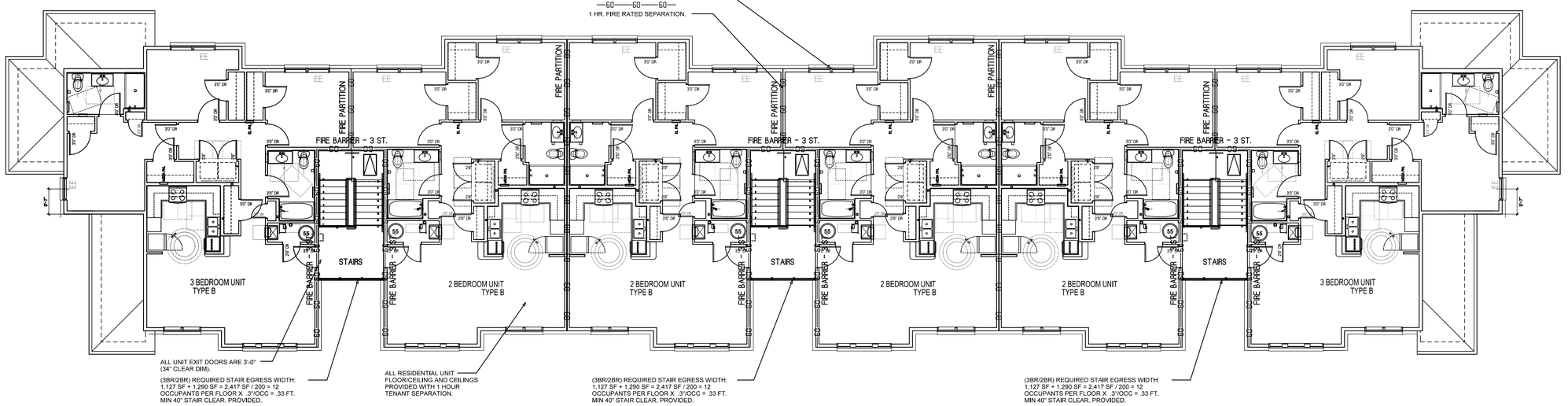
A1.06

General Notes - Building Plans - NC
1. See unit plans for interior dimensions and equipment layout.
2. Recess all roll-in shower locations, provide slab slope to all floor drains if indicated.
3. All plan dimensions refer to face of framing unless otherwise noted.
4. Field coordinate site/building utility entrances.
5. All exterior exits and interior exit enclosures are to be protected by NFPA 13R fire sprinkler system.
6. Install any wall-mounted lights or other equipment to be above 80" to not intrude on the circulation path. Max. protrusion into path is 4" if under 80".
7. Type B units are indicated for ground floor and upper floor conditions. All ground floor units must comply with ANSI and Fair Housing Act defined "Type B" requirements. Upper floor units not served by an elevator are not required to meet "Type B" requirements. Type B units that meet all Fair Housing Act and ANSI A117.1 requirements are noted with "FHA" on building plans.
8. Life Safety (LS) Plans, if provided, are for diagrammatic and illustration purposes. See other plans for source information on scope of work.
8/11/2024



Ground Floor Gross
8166 S.F.

01 A1.06LS BUILDING 06 TYPE 322223-3 LIFE SAFETY PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0" (24 x 36)



Upper Floor Gross
7611 S.F.

02 A1.06LS BUILDING 06 TYPE 322223-3 LIFE SAFETY PLAN 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0" (24 X 36)

ALL FIRE-RATED WALLS TO BE LABELED WITH SIGNAGE IN ACCORDANCE WITH NC FIRE PROTECTION CODE 703.5.13.

FIRE-RATED WALL LEGEND
1 HOUR RATED ASSEMBLY

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MAYNARD
CROSSING APARTMENTS
ERWIN
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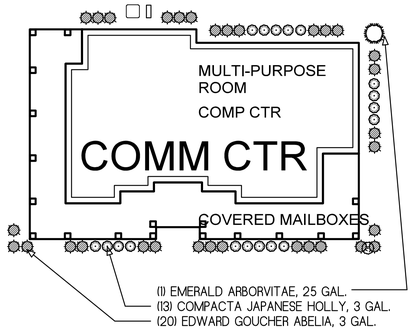
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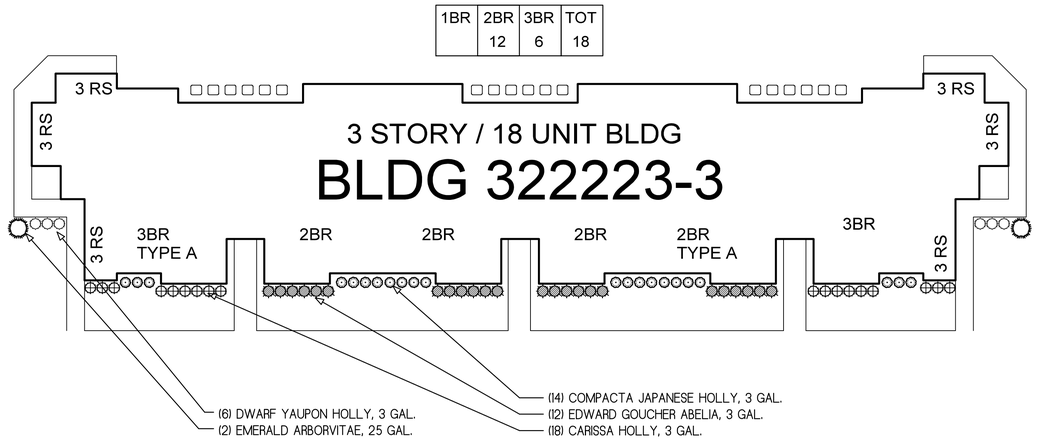
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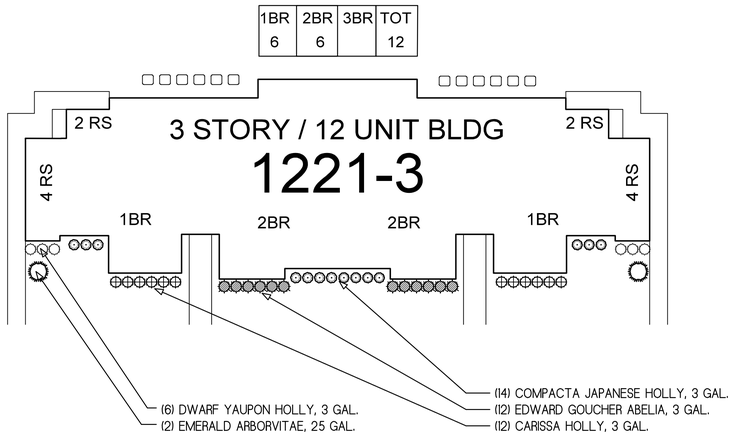
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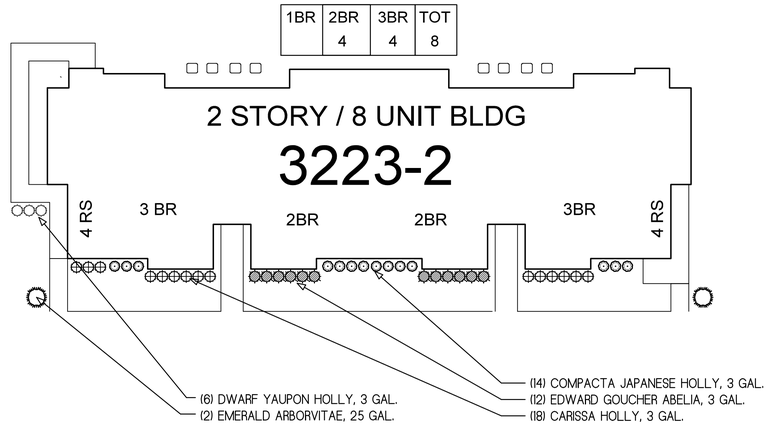
CONSTRUCTION DOCUMENTS

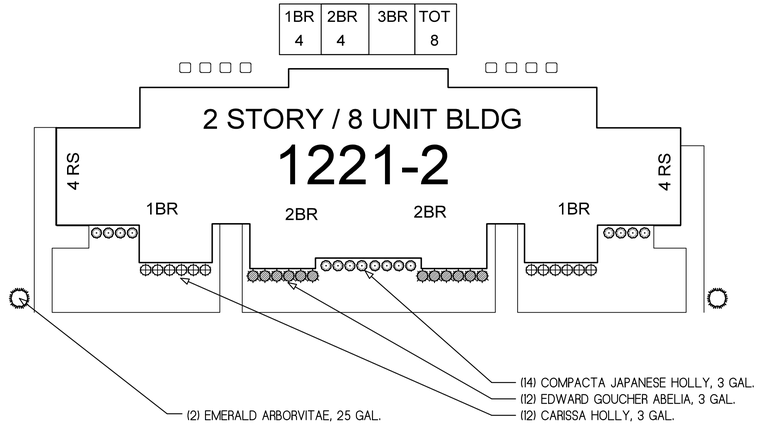
BUILDING 06 322223-2
LIFE SAFETY PLANS
A1.06LS











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MAYNARD
CROSSING APARTMENTS

ERWIN
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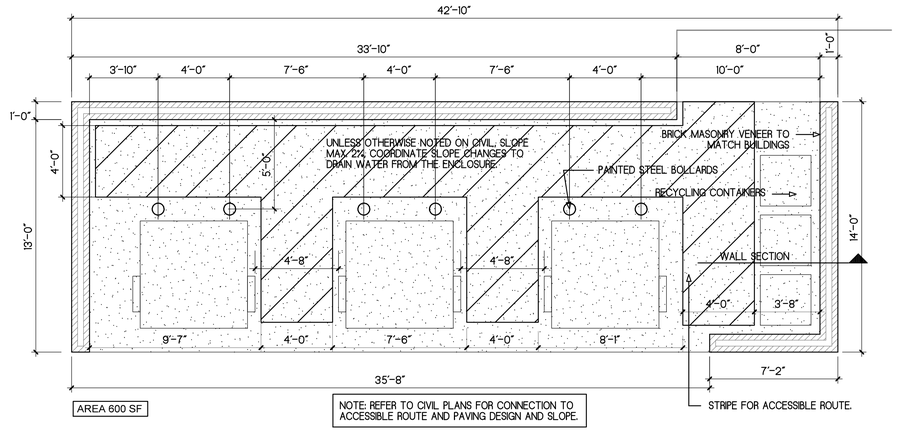
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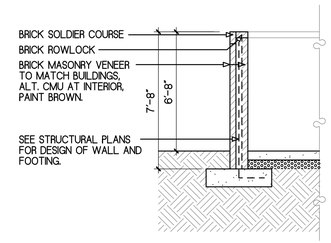
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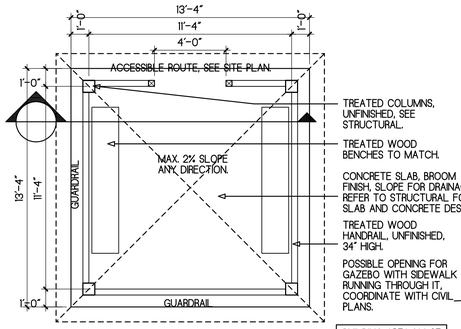
BUILDING
PLANTING PLANS

A1.07

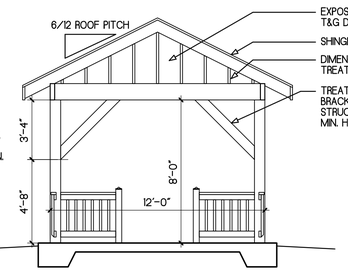


02 / A1.08 — 3 EA 8 YARD DUMPSTER PLAN AND SECTION
SCALE: 1/4" = 1'-0"

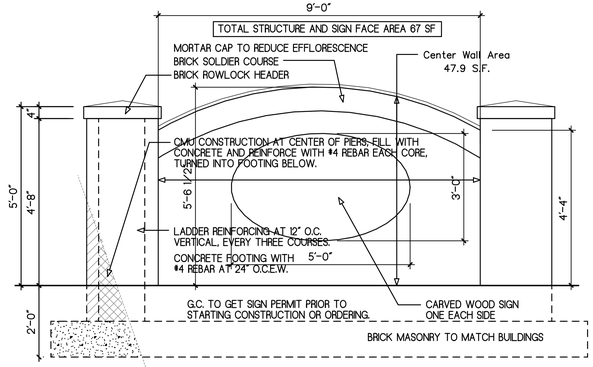




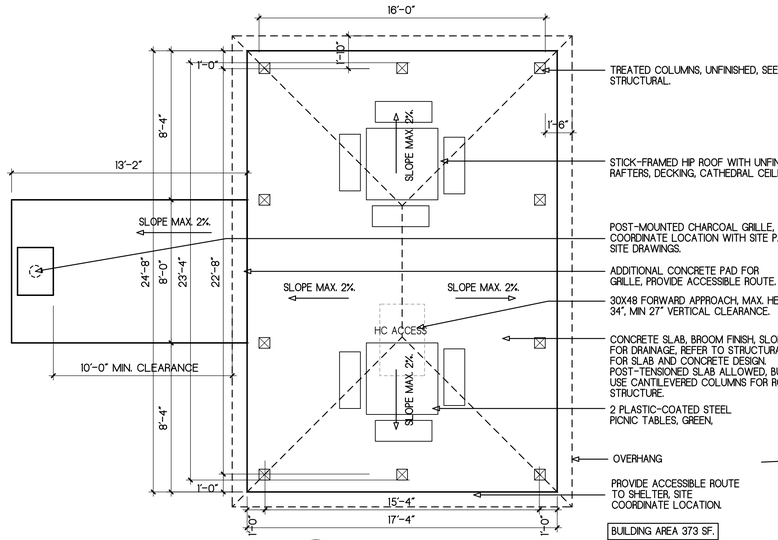
03 / A1.08 — GAZEBO PLAN
0 2 4 8



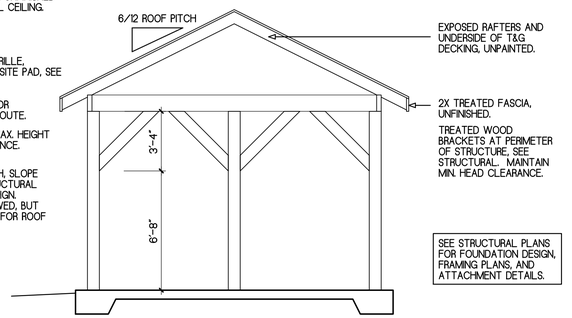
04 / A1.08 — GAZEBO SECTION
0 2 4 8



01 / A1.08 — ENTRY MONUMENT - 50 SF CENTER WALL
0 2 4 8



05 / A1.08 — PICNIC SHELTER PLAN
SCALE: 1/4" = 1'-0"



06 / A1.08 — PICNIC SHELTER SECTION
SCALE: 1/4" = 1'-0"

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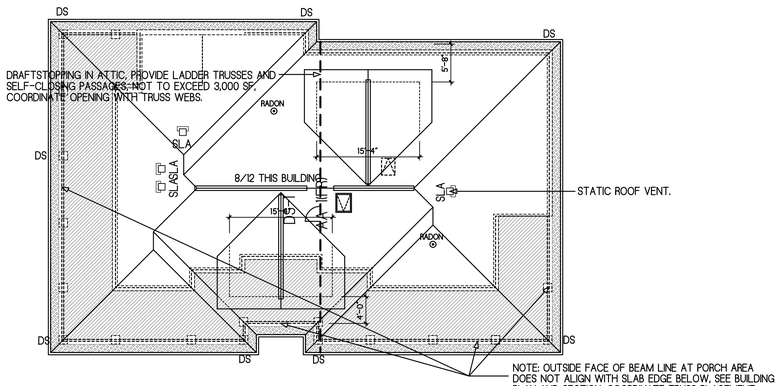
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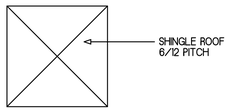
CONSTRUCTION DOCUMENTS

ACCESSORY PLANS

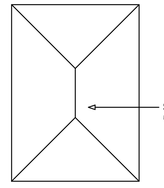
A1.08



01 A1.09 COMMUNITY CENTER ROOF PLAN

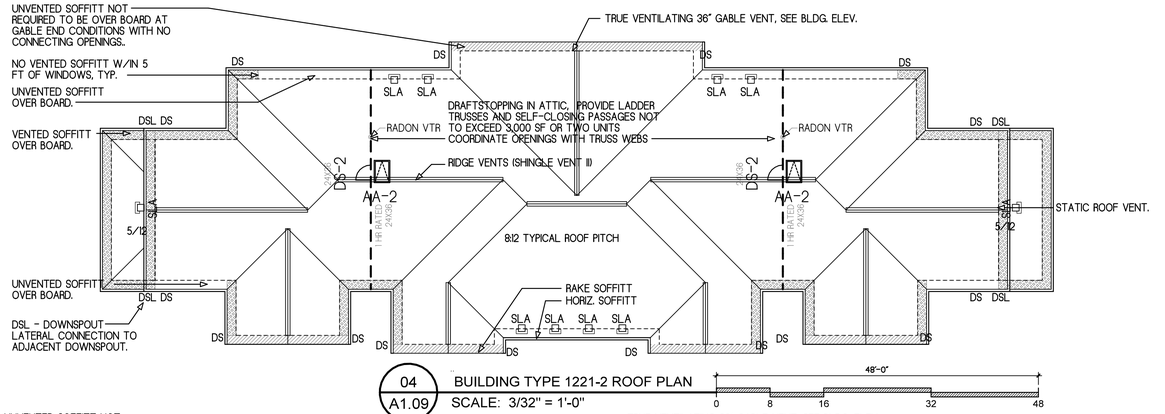


02 A1.09 GAZEBO ROOF PLAN

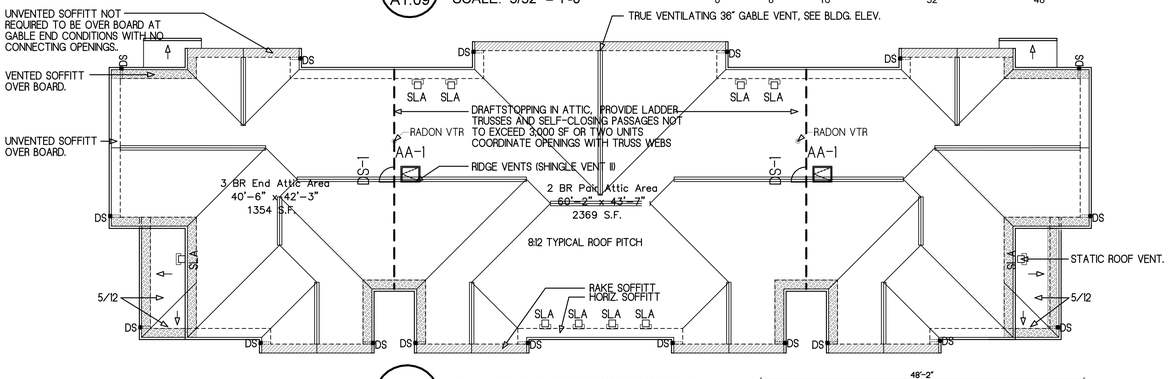


03 A1.09 PICNIC SHELTER ROOF PLAN

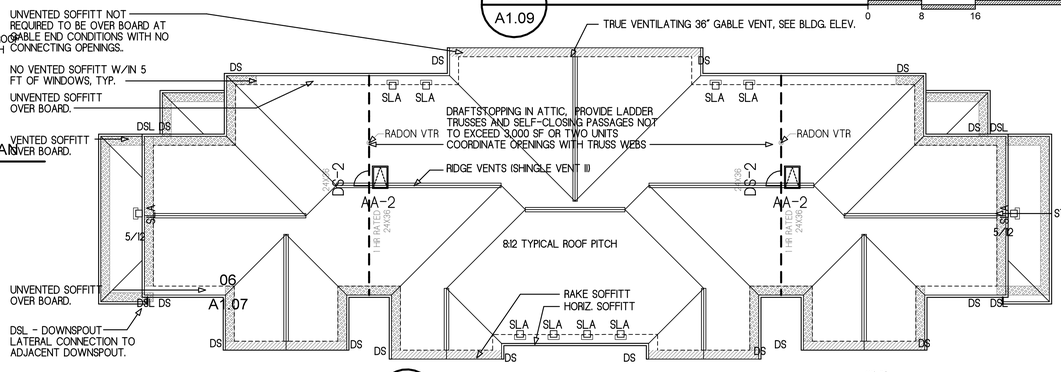
Roof Ventilation Calculations									
Components									
Intake									
		Double 5" Fully Vented Soffit Vent		0.05	SF Free Area per SF Vent				
		Owens Corning VentSure Inflow Eave vent		0.07	SF Free Area per SF Vent				
	SLA	Air-Vent SLA Roof Vent		0.35	SF Free Area per Unit	50	Square inches		
		Corrugated Soffit Vent - 2 Layers		0.14	SF Free Area per LF Vent				
		Mid America 22" Octagon		0.36	SF Free Area per Unit				
		Mid America 27" Octagon		0.56	SF Free Area per Unit				
		Mid America 32" Octagon		0.78	SF Free Area per Unit				
		Mid America 18" Round		0.18	SF Free Area per Unit				
		Mid America 22" Round		0.35	SF Free Area per Unit				
		Mid America 36" Round		0.97	SF Free Area per Unit				
Exhaust									
		Ridge Vent Shingle Vent II		0.13	SF Free Area per LF Vent				
	SLA	Air-Vent SLA Roof Vent		0.35	SF Free Area per Unit				
Ventilation target (1/150 standard)									
Roof Calculations									
			Attic Area (SF)		Min. Reqd Total Vent Area (SF) (1/300)	Provided Vent Area			1/150 requires
1BR End of Building			950		3.17	Exhaust		Total Provided	
Inlet						Count	LF	SF	
		Double 5" Fully Vented Soffit Vent					128	6.7	
		Owens Corning VentSure Inflow Eave vent						0.0	
		Air-Vent SLA Roof Vent						0.0	
		Mid America 22" Octagon						0.0	
		Mid America 27" Octagon						0.0	
		Mid America 32" Octagon						0.0	
		Mid America 18" Round						0.0	
		Mid America 22" Round						0.0	
		Mid America 36" Round						0.0	
							subtotal	6.7	
Outlet									
		Ridge Vent Shingle Vent II					31.6	4.0	
		Air-Vent SLA Roof Vent						0.0	
							subtotal	4.0	
								10.66	6.33
									1/150 OK
3BR End of Building			1354		4.51	Exhaust		Total	
Inlet						Count	LF	SF	
		Double 5" Fully Vented Soffit Vent					152.0	8.0	
		Owens Corning VentSure Inflow Eave vent						0.0	
		Air-Vent SLA Roof Vent						0.0	
		Mid America 22" Octagon						0.0	
		Mid America 27" Octagon						0.0	
		Mid America 32" Octagon						0.0	
		Mid America 18" Round						0.0	
		Mid America 22" Round						0.0	
		Mid America 36" Round						0.0	
							subtotal	8.0	
Outlet									
		Ridge Vent Shingle Vent II		52			52	6.5	
		Air-Vent SLA Roof Vent						0.0	
							subtotal	6.5	
								14.47	9.03
									1/150 OK
2BR Pair, between stairwells			2369		7.90	Exhaust		Total	
Inlet						Count	LF	SF	
		Double 5" Fully Vented Soffit Vent					146.7	7.7	
		Owens Corning VentSure Inflow Eave vent						0.0	
		Air-Vent SLA Roof Vent						0.0	
		Mid America 22" Octagon						0.0	
		Mid America 27" Octagon						0.0	
		Mid America 32" Octagon						0.0	
		Mid America 18" Round						0.0	
		Mid America 22" Round						0.0	
		Mid America 36" Round				0		0.0	
							subtotal	7.7	
Outlet									
		Ridge Vent Shingle Vent II		90			90	11.3	
		Air-Vent SLA Roof Vent						0.0	
							subtotal	11.3	
								18.94	15.79
									1/150 OK
Clubhouse, Left			1822		6.07	Exhaust		Total	
Inlet						Count	LF	SF	
		Double 5" Fully Vented Soffit Vent		137			137	7.2	
		Owens Corning VentSure Inflow Eave vent						0.0	
		Air-Vent SLA Roof Vent						0.0	
		Mid America 22" Octagon						0.0	
		Mid America 27" Octagon						0.0	
		Mid America 32" Octagon						0.0	
		Mid America 18" Round						0.0	
		Mid America 22" Round						0.0	
		Mid America 36" Round						0.0	
							subtotal	7.2	
Outlet									
		Ridge Vent Shingle Vent II					32	4.0	
		Air-Vent SLA Roof Vent				3		1.0	
							subtotal	5.0	
								12.23	12.15
									1/150 OK
Clubhouse, Right			1473		4.91	Exhaust		Total	
Inlet						Count	LF	SF	
		Double 5" Fully Vented Soffit Vent		114			114	6.0	
		Owens Corning VentSure Inflow Eave vent						0.0	
		Air-Vent SLA Roof Vent						0.0	
		Mid America 22" Octagon						0	
		Mid America 27" Octagon						0	
		Mid America 32" Octagon						0	
		Mid America 18" Round						0	
		Mid America 22" Round						0	
		Mid America 36" Round						0.0	
							subtotal	6.0	
Outlet									
		Ridge Vent Shingle Vent II					28	3.5	
		Air-Vent SLA Roof Vent				2		0.7	
							subtotal	4.2	
								10.17	9.82
									1/150 OK



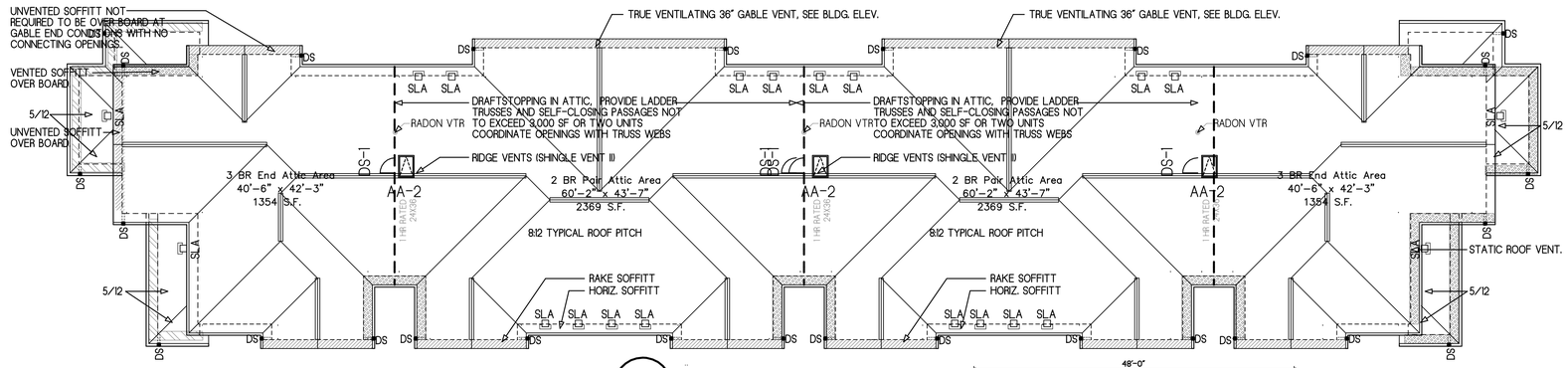
04 A1.09 BUILDING TYPE 1221-2 ROOF PLAN — SCALE: 3/32" = 1'-0"



05 A1.09 BUILDING TYPE 3223-2 ROOF PLAN — SCALE: 3/32" = 1'-0"



06 A1.07 — 06 A1.09 BUILDING TYPE 1221-3 ROOF PLAN — SCALE: 3/32" = 1'-0"



07 A1.09 BUILDING TYPE 322223-3 ROOF PLAN — SCALE: 3/32" = 1'-0"

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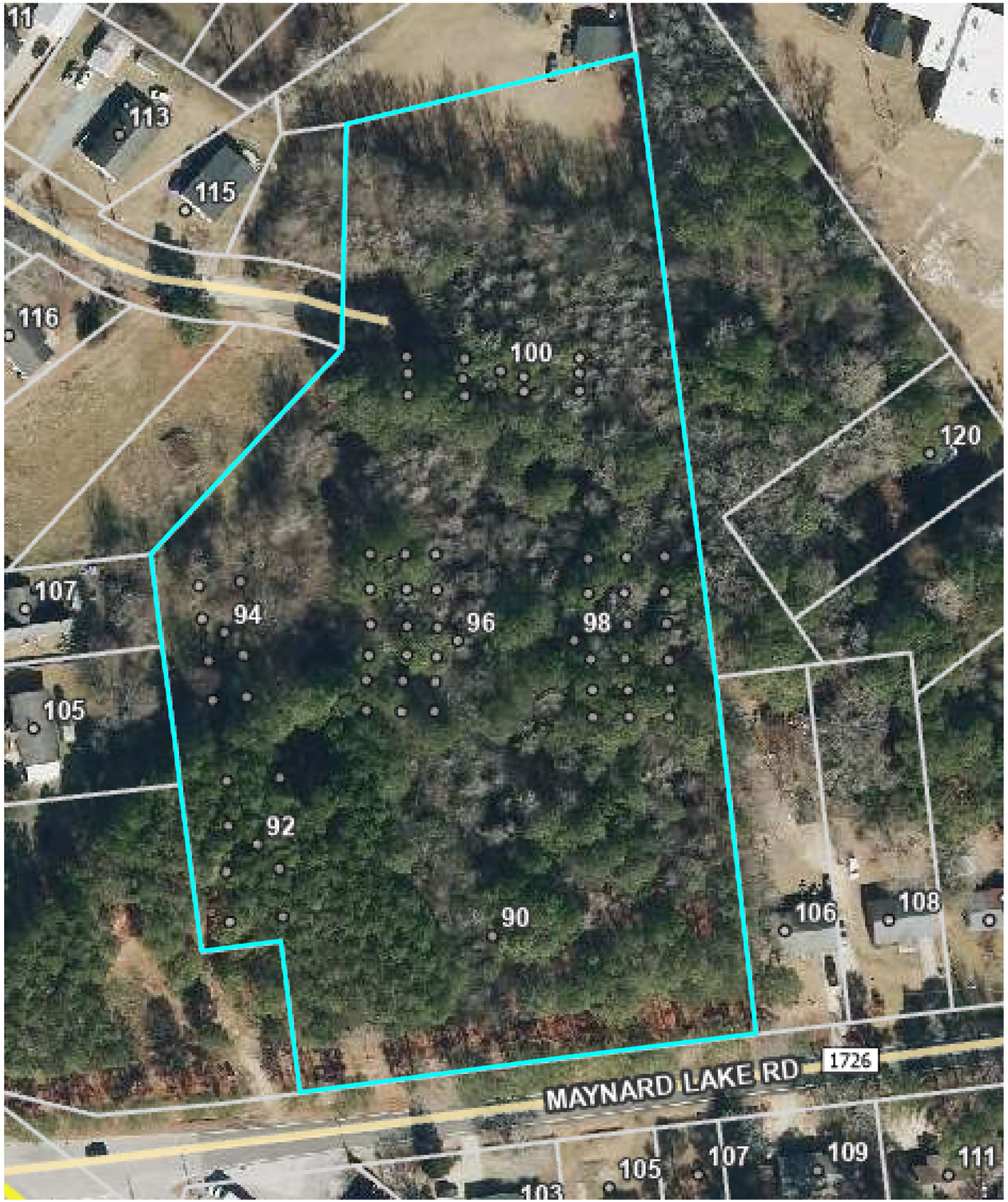
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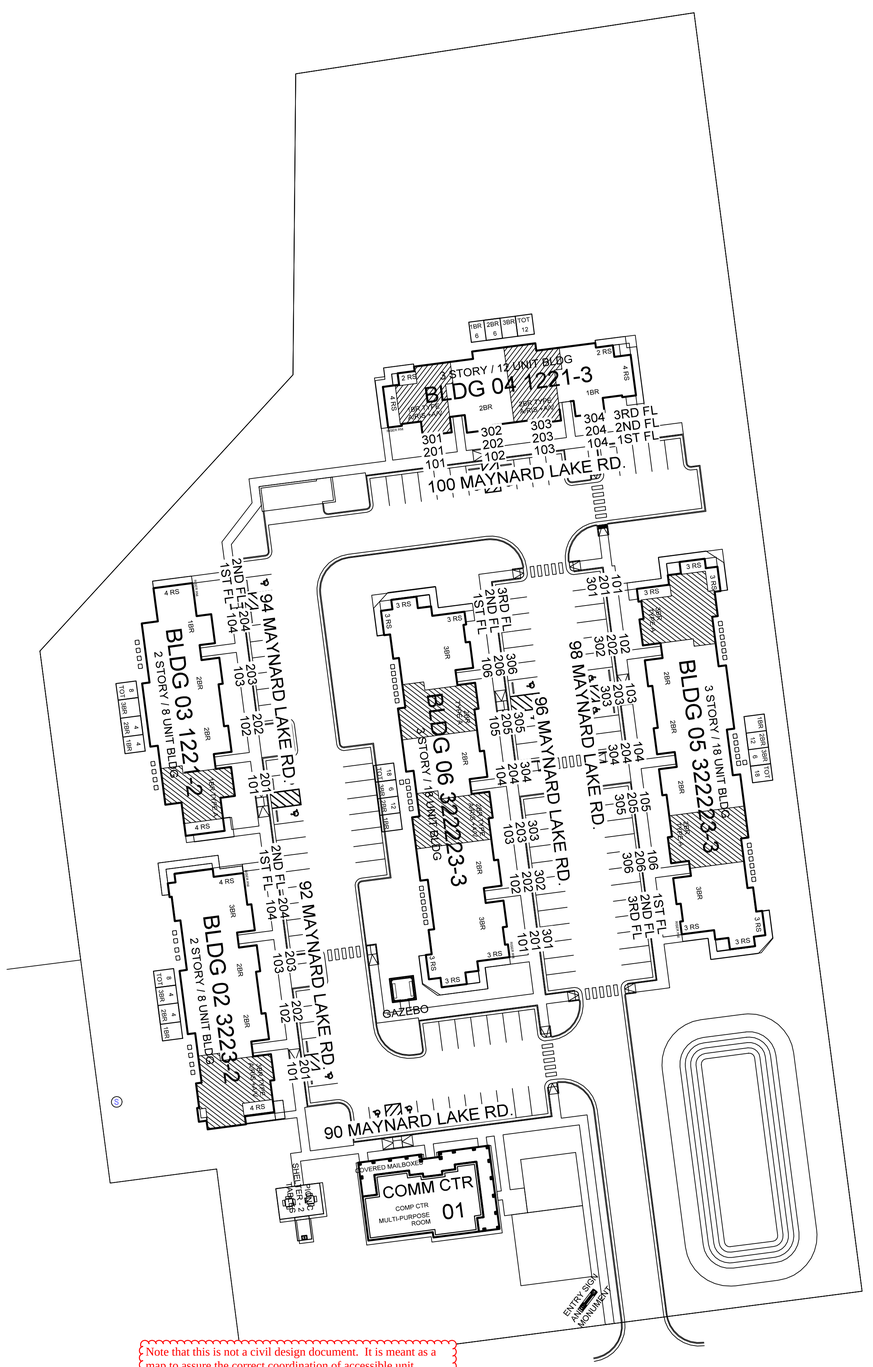
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ROOF PLANS

A1.09





Note that this is not a civil design document. It is meant as a map to assure the correct coordination of accessible unit locations and A/V designations within the building plans and to provide an index for unit numbering and building addressing. See the civil design plans for the location of HC parking spaces, and all other site design and accessibility requirements.

01
A1.10
HC UNIT LAYOUT AND ADDRESS PLAN

GRAPHIC SCALE

0' 50' 100' 300'

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HC LAYOUT AND ADDRESS PLAN

A1.10

GENERAL FINISH MATERIAL SCHEDULE - INTERIOR					NCHFA AWARD YEAR 2025
LOCATION	FLOOR FINISH	BASE	WALL FINISH	CEILING	REMARKS
RESIDENTIAL UNITS - ALL LIVING ROOMS, BEDROOMS, AND CLOSETS UNLESS OTHERWISE NOTED.	CARPET	PAINTED WOOD - FINGER JOINT	GYPSUM BOARD, FINISH LEVEL 4, PAINT.	PAINTED GYPSUM BOARD, FINISH LEVEL 4.	GLUE-DOWN CARPET AT TYPE A UNITS.
RESIDENTIAL UNITS - TYPICAL BATHROOMS AND LAUNDRY ROOMS	RES	PAINTED WOOD - FINGER JOINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	EGSHELL SHEEN PAINT AT WALLS - BATHROOMS.
RESIDENTIAL UNITS - BATHROOMS WITH ROLL-IN SHOWERS IN TYPE A HC-RIS UNITS.	MUDSET CERAMIC TILE, ALT. VCT IF CHOSEN BY OWNER/GC.	CERAMIC TILE BASE TO MATCH FLOOR	MOLD AND MOISTURE RESISTANT GYPSUM BOARD, MOLD INHIBITOR PAINT	MOLD AND MOISTURE RESISTANT GYPSUM BOARD. CEILING WHITE WITH MOLD INHIBITOR PAINT.	SHOWER WALLS TO BE CERAMIC TILE. PROVIDE DENS-GLASS SHEATHING OR CEMENT BACKER BOARD AT SHOWER WALLS. GC COORDINATE THE EXTENT OF SLAB RECESS DEPENDING ON FINAL FLOOR FINISH SELECTION.
KITCHENS	RES	PAINTED WOOD - FINGER JOINT	GYPSUM BOARD, FINISH LEVEL 4, PAINT. M.R. BOARD AT SINK WALL.	PAINTED GYPSUM BOARD, FINISH LEVEL 4.	EGSHELL SHEEN PAINT AT WALLS, QUARTER ROUND COVE BASE AT TOE KICKS, PREFINISHED TO MATCH CABINETS. MATCHING PLAM PANEL BEHIND RANGE.
ALL MECHANICAL ROOMS AND CLOSETS	RES	PAINTED WOOD - FINGER JOINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	WALLS CAN BE ANY WHITE COLOR.
EXTERIOR STORAGE ROOMS - SPRINKLER RISER ROOMS/ DATA ROOMS	SEALED, PAINTED CONCRETE	N/A	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	EXTERIOR STORAGE ROOMS ON CONDITIONED CORRIDORS WITH AIR TRANSFER GRILLES DO NOT REQUIRE M.R. BOARD.
COMMUNITY CENTER BATHROOMS	RES	PAINTED WOOD - FINGER JOINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD-RESISTANT GYP. BOARD. AT EXPOSED CONDITIONS.
MANAGER'S SUITE, RESIDENT COMPUTER CENTER, LOBBY, MEETING ROOM, KITCHENETTE.	RES	PAINTED WOOD - FINGER JOINT	GYPSUM BOARD, FINISH LEVEL 4, PAINT.	PAINTED GYPSUM BOARD, FINISH LEVEL 4. CEILING WHITE.	STANDARD GYPSUM BOARD
COMM. CENTER LAUNDRY	VCT	PAINTED WOOD - FINGER JOINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	MOLD/MOISTURE RESISTANT GYPSUM BOARD, FINISH LEVEL 4, MOLD INHIBITOR PAINT	
GENERAL NOTES					
1. COORDINATE WITH PRE-ROCK (THERMAL PROTECTION) REQUIREMENTS FOR FIRE PROTECTION (SPRINKLERS) AND UL LISTING REQUIREMENTS NOTED ELSEWHERE.					
2. SEE BUILDING PLANS FOR LOCATIONS OF ACCENT CARPETING.					
3. VERIFY ALL FINISH SELECTIONS WITH OWNER. ALL FINISH SELECTIONS SHOWN ARE FOR BIDDING PURPOSES ONLY.					
4. COORDINATE HARD FLOORING AREAS FOR INSTALLATION OF SOUND MATT IN CONJUNCTION WITH GYPCRETE TO ACHIEVE MIN. 50 STC AND IIC RATING - AREAS ADJACENT TO RESIDENTIAL UNITS.					
5. PROVIDE SHOE MOLDING ON ALL GLUE-DOWN FLOOR COVERINGS.					
6. RES REFERS TO RESILIENT FLOORING, VCT, SHEET VINYL, LVT DEPENDING ON THE PROJECT BUDGET AND OWNER'S PREFERENCE. PRICE SHEET VINYL AS BASE BID.					
7. LEVEL 4 CEILING AND WALL GYPSUM BOARD FINISH TYPICAL.					
COLOR AND FINISH SELECTIONS - INTERIOR - ALL FINISH SELECTIONS TO BE VERIFIED WITH OWNER.					
			SHEEN		
UNIT WALLS	DURON BASKETWEAVE		FLAT OR EGGSHELL, DEPENDING ON LOCATION		
CEILING	CEILING WHITE				
TRIM	TO BE SELECTED		SEMI-GLOSS		
RES	RESILIENT FLOORING - SHEET VINYL, VCT, OR LVT AS SELECTED BY OWNER				
LVT-1	EL DORADO LUXURY VINYL PLANK, 6X48X3MM, 20 MIL WEAR LAYER			CACERES ACACIA	
VCT	ARMSTRONG IMPERIAL TEXTURE STANDARD EXCELON			51858 SANDRIFT WHITE	
CERAMIC TILE	DALTILE RIDGEVIEW RD02.				PROVIDE SHOE MOLDING
RESILIENT FLOOR	ARMSTRONG INITIATOR 66180				GLUE-DOWN REQUIRED
CARPET - TYPE B UNIT	MOHAWK PRANCE 727 HOPSACK				PREFINISHED SHOE MOLD TO MATCH
CARPET - TYPE A UNIT	MOHAWK PORTICO GOLD COUNTRY BP508 - TARTS 728				
CABINETS	MARSH COLOR - MADISON SIENNA		TO BE SELECTED IF DIFFERENT MANUFACTURER		
PLASTIC LAMINATE	WILSONART 4761.60 MYSTIC MOUNT				
APPLIANCES	WHITE				
LIGHT FIXTURES	BRUSHED NICKEL				
DOOR HARDWARE	BRUSHED NICKEL				

APPLIANCE SCHEDULE								NCHFA AWARD YEAR 2025
DESIGNATION	DESCRIPTION	PRODUCT	HEIGHT	WIDTH	DEPTH	COLOR	ANSI/UFAS COMPLIANCE	REMARKS
REF-A	HC ACCESSIBLE RESIDENTIAL UNIT REFRIGERATOR	GE Energy Star 25.6 Cu. Ft. French Dr. Refrigerator GFE26JGMWW	70"	36"	36"	WHITE	REQ'D	
REF-B	TYPICAL RESIDENTIAL UNIT REFRIGERATOR	GE Energy Star 17.5 Cu. Ft. Top-Freezer Refrigerator Model GIE18DTNRWW	68"	28"	33"	WHITE		
VH-1	VENTED RANGE HOOD	GE JVX3300DJWW 200 CFM	5 1/2"	30"	20"	WHITE		Provide Accessible switches for range hood fan and light at all units.
DW-A	DISHWASHER	GE Energy Star Built-In Dishwasher GDT226SSLWW	32"	24"	24"	WHITE	REQ'D	Provide Accessible controls at HC units, provide full bar handle for opening unit.
DW-B	DISHWASHER	GE Energy Star Built-In Dishwasher GDF511PGRWW	34"	24"	24"	WHITE		
RE-A	ELECTRIC RANGE/OVEN	GE 30" Drop-In Electric Range Model #JD630DTWW	27"	30" (body)	28 1/2"	WHITE	REQ'D	Provide Accessible controls at HC units, provide with back filler strip.
RE-B	ELECTRIC RANGE/OVEN	Hotpoint 30" Freestanding Electric Range Model #RBS360DMWW	47"	30"	29"	WHITE		
Notes:	1. WASHERS AND DRYERS ARE TO BE PROVIDED BY OTHERS. DRAIN PANS ARE NOT PROVIDED.							
	2. INSTALL ANTI-TIP DEVICES ON KITCHEN RANGES. INSTALL RANGE TO FIT FLUSH TO THE WALL.							
	3. PROVIDE RANGE QUEEN FIRE SUPPRESSION AT RANGES.							
	4. AT GROUND FLOOR, INSTALL DISHWASHERS WITH FACE OF DOOR IN LINE WITH FACE OF CABINET DOORS.							
	5. ALL TYPE A RESIDENTIAL UNITS TO BE PROVIDED WITH ENERGY STAR DISHWASHER WITH BAR HANDLE AND BE INSTALLED BESIDE KITCHEN SINK - NCHFA.							
UNIT ACCESSORIES								
1	PROVIDE WHITE PLASTIC-COATED METAL WIRE SHELVING IN LINEN AND STORAGE CLOSETS. LAUNDRY CLOSETS							
2	PROVIDE MATCHING PLAM BACKSPLASH AT RANGE LOCATION AS INDICATED ON DRAWINGS.							

BUILDING INFORMATION	
Design Wind Speed	Ultimate
Wind Velocity (mph)	119
Exposure	C
Internal Pressure	Enclosed
Height above ground (z) -(ft.)	0.0
Standard Wall Height - (ft.)	28.0
Mean Roof Height (h) - (ft.)	35.0
Building Width (ft.)	200.0
Building Length (ft.)	44.0
Roof Slope (x:12)	8.0
Roof Angle (degrees)	33.69
(a) Edge Strip (ft.)	4.40
End Zone (ft.)	8.80

ASCE 7-16

Wall Openings

(all wall openings: windows, doors, shutters, etc.)

Wind Load Program
2001 - 2018 ©

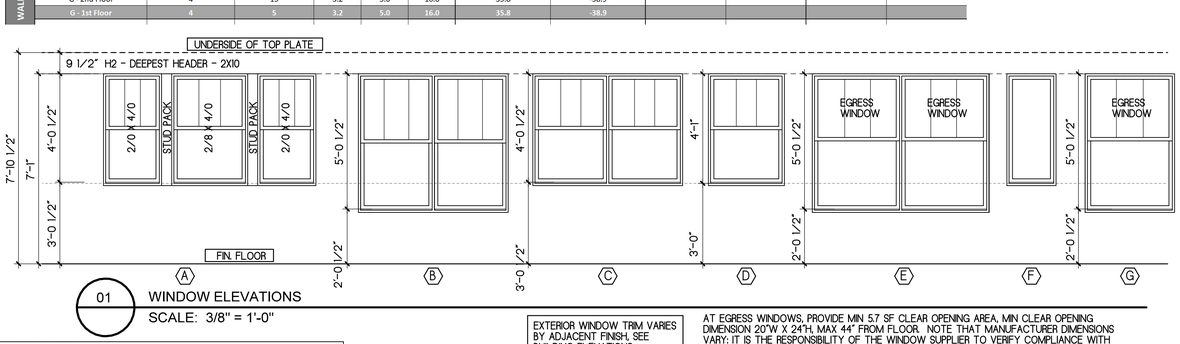
Windloadcalc.com
Your Window to Success

JOB INFORMATION	
Client	Maynard Crossing Apartments
Address	Erwin, NC
Company	Jones Architecture, PLLC
Job Number	2513
Preparer	W. Wayne Jones

TOPOGRAPHIC FACTOR	
Hill Shape	2-D Ridges
H_t (ft.)	0.0
Lh_t (ft.)	0.0
x_t (ft.)	0.0
z_t (ft.)	0.0

WIND LOAD DESIGN INFORMATION

WALL OPENING INFORMATION	APPLYING WIND LOAD FOR:	ZONE	OPENING ELEVATION (ft.)	WIDTH (ft.)	LENGTH (ft.)	EFFECTIVE WIND AREA (sq.ft.)	Ultimate Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	Ultimate Wind Load Pressures: MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
	A - 3rd Floor (center window)	4	25	2.7	4.0	10.8	36.7	-39.8				
	A - 2nd Floor (center window)	4	15	2.7	4.0	10.8	36.7	-39.8				
	A - 1st Floor (center window)	4	5	2.7	4.0	10.8	36.7	-39.8				
	B - 3rd Floor	5	25	5.5	5.0	27.5	34.5	-44.5				
	B - 2nd Floor	5	15	5.5	5.0	27.5	34.5	-44.5				
	B - 1st Floor	5	5	5.5	5.0	27.5	34.5	-44.5				
	C - Clubhouse	4	5	5.5	4.0	22.0	35.0	-38.1				
	D - Clubhouse	4	5	2.7	4.0	10.8	36.7	-39.8				
	E - 3rd Floor	4	25	6.4	5.0	32.0	34.1	-37.2				
	E - 2nd Floor	4	15	6.4	5.0	32.0	34.1	-37.2				
	E - 1st Floor	4	5	6.4	5.0	32.0	34.1	-37.2				
	G - 3rd Floor	4	25	3.2	5.0	16.0	35.8	-38.9				
	G - 2nd Floor	4	15	3.2	5.0	16.0	35.8	-38.9				
	G - 1st Floor	4	5	3.2	5.0	16.0	35.8	-38.9				



01 WINDOW ELEVATIONS
SCALE: 3/8" = 1'-0"

EXTERIOR WINDOW TRIM VARIES BY ADJACENT FINISH, SEE BUILDING ELEVATIONS.

AT EGRESS WINDOWS, PROVIDE MIN 5.7 SF CLEAR OPENING AREA, MIN CLEAR OPENING DIMENSION 20"W X 24"H, MAX 44" FROM FLOOR. NOTE THAT MANUFACTURER DIMENSIONS VARY; IT IS THE RESPONSIBILITY OF THE WINDOW SUPPLIER TO VERIFY COMPLIANCE WITH EGRESS WINDOWS AND SUBMIT EVIDENCE AS PART OF WINDOW SUBMITTAL.

WHEN TOP OF WINDOW SILLS ARE < 36" A.F.F. AND > 72" FROM ADJACENT GRADE, PROVIDE WITH WINDOW OPENING CONTROL DEVICES TO MEET NCBC 1015.8.1.

DOOR SCHEDULE					NCHFA AWARD YEAR 2025
DOOR #	SIZE WIDTH	SIZE WIDTH	DESCRIPTION	HARDWARE	REMARKS
01	3'-0"	6'-8"	UNIT ENTRY DOOR RESIDENTIAL UNIT INSULATED STEEL DOOR AND RATED FRAME	H01	SELF-CLOSING 1 HR. RATED FIRE DOOR WITH PEEPHOLE AT 60". AT HC UNITS, PROVIDE PEEPHOLE AT 43" AND PROVIDE HC THRESHOLD. ALL GROUND FLOOR UNITS TO HAVE HC THRESHOLD
02	3'-0"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H02	
03	2'-6"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H04	CLOSET DOOR
04	3'-0"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H04	
05	2'-10"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H04	CLOSET DOOR
06	DBL 2'-6"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR.	H05	MAGNETIC OR ROLLER/FRICTION CATCH
07	2'0"	6'-8"	LINEN CLOSET DOOR, INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL. PREHUNG	H04	
08	DBL 2'-8"	6'-8"	LAUNDRY DOOR, INTERIOR MOLDED WOOD COMPOSITE. PREHUNG	H05	MAGNETIC OR ROLLER/FRICTION CATCH
09	2'-6"	6'-8"	UTILITY CLOSET DOOR. INTERIOR, HOLLOW CORE RAISED PANEL	H08	ACCESSED BY MANAGEMENT ONLY
10	3'-0"	6'-8"	EXTERIOR STORAGE CLOSET DOOR, RAISED PANEL. FIBERGLASS DOOR AND FRAME	H06	HC THRESHOLD
11	DBL 3'-0"	6'-8"	LAUNDRY DOOR, INTERIOR MOLDED WOOD COMPOSITE. PREHUNG	H05	MAGNETIC OR ROLLER/FRICTION CATCH
12	2'-6"	6'-8"	EXTERIOR UTILITY DOOR. INTERIOR. HOLLOW CORE RAISED PANEL		ACCESSED BY MANAGEMENT ONLY
13	2,-10"	6'-8"	EXTERIOR STORAGE CLOSET DOOR, RAISED PANEL. FIBERGLASS DOOR AND FRAME	H06	HC THRESHOLD
20	3'-0"	6'-8"	COMMUNITY CENTER PRIMARY ENTRY DOOR FULL TEMPERED GLASS PANEL FIBERGLASS DOOR WITH WOOD FRAME	H07	HC THRESHOLD, INSULATED DOOR
21	3'-0"	6'-8"	COMMUNITY CENTER SECONDARY ENTRY DOOR FIBERGLASS DOOR WITH WOOD FRAME	H07	HC THRESHOLD, INSULATED DOOR
22	3'-0"	6'-8"	PAINTED WOOD DOOR WITH FULL TEMPERED GLASS PANEL.	H07	
23	3'-0"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H07	SECURED STORAGE CLOSET
24	3'-0"	6'-8"	RESIDENTIAL INTERIOR MOLDED WOOD COMPOSITE RAISED PANEL DOOR. PREHUNG	H04	
25	3'-0"	6'-8"	LAUNDRY ROOM DOOR. FIRE RATED METAL DOOR AND FRAME AND FULL FIRE-RATED GLASS PANEL.	H09	45 MINUTE RATED DOOR, FRAME, D-H 45 MIN. RATED GLAZING, RATED HARDWARE. HC THRESHOLD, INSULATED DOOR.
NOTE:					
1.	ALL DOORS TO BE FITTED WITH SINGLE-LEVER DOOR HANDLES.				
2.	REFER TO HARDWARE SCHEDULE FOR FURTHER INFORMATION				
3.	HOLLOW CORE DOORS TO BE MOLDED WOOD FIBER DOORS BY JELD-WEN. AVALON STYLE.				
4.	ALL WOOD DOORS TO BE PROVIDED PRE-HUNG.				
5.	UNDERCUT ALL INTERIOR DOORS 3/4" MEASURED FROM FIN. FLOOR. FINISH ALL SURFACES.				
6.	ALL FIRE RATED DOORS TO BE PROVIDED WITH EQUIVALENT FIRE AND SMOKE RATED FRAMES AND HARDWARE.				
7.	DOORS ADJACENT TO UNCONDITIONED SPACE SHALL BE MADE SUBSTANTIALLY AIR-TIGHT WITH DOORSWEEP AND WEATHERSTRIPPING.				

HARDWARE SCHEDULE		NCHFA AWARD YEAR 2025
HARDWARE SET	DOOR TYPE	FUNCTION
H01	UNIT ENTRY	PASSAGE LATCH AND SINGLE CYLINDER DEADBOLT LOCK SELF-CLOSING WITH SPRING LOADED UL LISTED HINGES. ACCESSIBLE THRESHOLD WITH KERF-APPLIED DUAL BULB BOTTOM SWEEP, AIRTIGHT GASKETING/WEATHERSTRIPPING.
H02	UNIT BEDROOM AND BATHROOM	PRIVACY LOCK
H03	UNIT HVAC OR HOT WATER CLOSET	SINGLE CYLINDER DEADBOLT LOCK, NO HANDLE
H04	UNIT CLOSET	PASSAGE LATCH
H05	UNIT LAUNDRY	PAIR SINGLE DUMMY TRIM. WITH MAGNETIC OR ROLLER CATCHES
H06	BLDG. EXTERIOR STORAGE	STOREROOM LOCK. SWING LIMITER AT EXTERIOR
H07	COMMUNITY CENTER 1	PASSAGE LATCHSET. SINGLE CYLINDER DEADBOLT LOCK
H08	UNIT MECH CLOSET	SINGLE CYLINDER DEADBOLT LOCK. NO HANDLE
H09	LAUNDRY ROOM - COMMUNITY CENTER	45 MINUTE FIRE RATED DOOR AND HARDWARE. PASSAGE LATCHSET, SINGLE CYLINDER DEADBOLT LOCK. AUTOMATIC CLOSER.
NOTES:		
HARDWARE IS TO BE BY SCHLAGE. F-SERIES OR EQUAL. WARRANTED FOR MULTI-FAMILY USE.		
ALL PASSAGE AND RESIDENTIAL DOORS TO HAVE LEVER-HANDLE HARDWARE.		
FINISH IS TO BE SELECTED BY OWNER		
PROVIDE ALL STANDARD DOOR COMPONENTS FOR OPERATION, AND 3" FLEXIBLE BASE DOOR STOPS.		
PROVIDE HINGE STOPS AT CONDITIONS WITH NO ADJACENT WALL		
ALL HARDWARE FOR FIRE-RATED DOORS IS TO BE PROVDED WITH EQUAL FIRE RATING		
PROVIDE AIRTIGHT WEATHER SEALS FOR ALL EXTERIOR DOORS		
FUNCTION DEFINITIONS		
	PASSAGE LATCH	BOTH KNOBS/LEVERS ALWAYS UNLOCKED
	SINGLE CYLINDER DEADBOLT LOCK	DEADBOLT THROWN OR RETRACTED BY KEY FROM OUTSIDE OR BY INSIDE TURN UNIT.
	CORRIDOR LOCK	TURN/PUSH-BUTTON LOCKING. PUSHING AND TURNING BUTTON LOCKS OUTSIDE KNOB/LEVER REQUIRING USE OF KEY UNTIL BUTTON IS MANUALLY UNLOCKED. CLOSING DOOR RELEASES BUTTON.
	PRIVACY LOCK	PUSH-BUTTON LOCKING. CAN BE OPENED FROM OUTSIDE WITH A SMALL TOOL. TURNING INSIDE LEVER RELEASES PUSH-BUTTON. CLOSING DOOR RELEASES BUTTON.
	SINGLE DUMMY TRIM	SINGLE DUMMY TRIM FOR ONE SIDE OF DOOR. USED FOR DOOR PULL OR AS MATCHING INACTIVE TRIM.
	STOREROOM LOCK	OUTSIDE LEVER FIXED. ENTRANCE BY KEY ONLY. INSIDE LEVER ALWAYS UNLOCKED.

Rater Field Checklist 4.5
Reviewed by cburnett on 07/27/2026 8:56:53 AM
Rough opening around windows & exterior doors sealed.

WINDOW SCHEDULE				NCHFA AWARD YEAR 2025
WINDOW #	WIDTH	HD HT	DESCRIPTION	REMARKS
A	COMB. 2/0 X 4/0 - 2/8 X 4/0 - 2/0 X 4/0	7'-1"	VINYL SINGLE HUNG WINDOW	
B	DBL 2'-8" X 5'-0"	7'-1"	VINYL SINGLE HUNG WINDOW	
C	DBL 2'-4" X 4'-0"	7'-1"	VINYL SINGLE HUNG WINDOW	BLACK OUT WINDOWS AT DORMER
D	SGL 2'-8" X 4'-0"	7'-1"	VINYL SINGLE HUNG WINDOW	
E	DBL 3'-2" X 5'-0"	7'-1"	VINYL SINGLE HUNG WINDOW	EMERGENCY EGRESS WINDOW
F	SGL 1'-8" X 4'-0"	7'-1"	VINYL FIXED WINDOW	BLACK OUT WINDOWS AT DORMER
G	SGL 3'-2" X 5'-0"	7'-1"	VINYL SINGLE HUNG WINDOW	EMERGENCY EGRESS WINDOW
	GENERAL NOTES:			
1	AT WINDOWS WITH DISTANCE FROM SILL TO ADJACENT GRADE HIGHER THAN 72", AND SILL LOWER THAN 36" FROM FIN. FLOOR.			
2	PROVIDE OPENING CONTROL DEVICES TO MEET NCBC 1015.8.1.			
3	PROVIDE 2 LOCKS AT EACH WINDOW.			
4	PROVIDE 2 ANSI/ADA-COMPLIANT WINDOW LOCKS PER WINDOW AT ALL TYPE A UNITS AND COMMUNITY CENTER. SEE BUILDING PLANS FOR LOCATIONS OF HC UNITS.			
5	PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS (HAZ).			
6	INSTALL 1" VINYL BLINDS AT ALL UNIT AND COMMUNITY CENTER WINDOWS.			
7	INSTALL CORDED BLIND OPERATION AT ALL TYPE A, A-RIS, AND COMMUNITY CENTER WINDOWS.			
8	Community Center - Minimum - Provide windows with U-value <= 0.30 and SHGC <= 0.27 (To exceed 2018 NCECC Table C402.4). Applies to Zone 3 and 4. See ESMFNC Rqmnts			
9	Residential Apartments - Minimum - Provide windows with U-value <= 0.29 and SHGC <= 0.26 (To exceed 2018 NCECC Table R402.1.2). See ESMFNC Rqmnts			
10	Meet windload requirements per ASCE 7-16, this sheet, or provide documentation to the same effect.			

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5/11/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-26-2026
FILE:
REV.: 10/5/2026
REV.:
REV:

CONSTRUCTION DOCUMENTS

ARCHITECTURAL SCHEDULES

A1.11

General Notes - Unit Plans - North Carolina

1. Type B units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted (ANSI 308.2.1).
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed side reach requirement at max 25 1/2" deep and max 36" height base cabinets is 46" max. (Fair Housing Act allows 25" countertop plus 1/2" industry tolerance, when base cabinet depth is 24" or less). Min. 12" off of sidewall (or other obstruction) for backed-in side reach condition. See ANSI C308.3.1
- Obstructed forward high reach is 44" max. ANSI 308.2.2
- Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 10" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Medicine Cabinets top of bottom shelf 42" a.f.f.
- All required reach conditions require a clear floor space complying with ANSI 305.

2. Type A units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted.
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed high side reach rqmnt at max 24" deep and max 34" height base cabinets is 46" max. No exception for countertop is found.

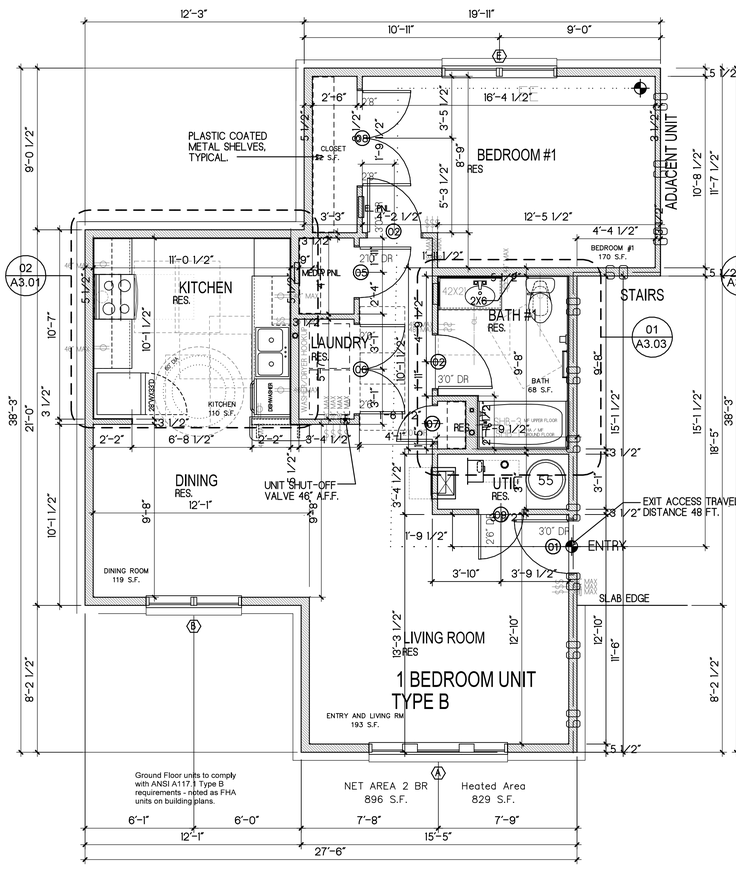
Obstructed forward high reach is 44" max. ANSI 308.2.2 - Worktops and fully accessible sinks.
Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 6" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Appliance controls
- Operating hardware for operable windows
- Plumbing fixture controls (obstructed forward reach 44" max)

3. See building plans for rated wall locations.
4. All ceilings in units to be 5/8" fire rated gypsum board, flat painted finish, see UL Details for other requirements.
5. All partitions to have 5/8" UL Listed gypsum wall board to maintain continuity of rated ceiling membrane per 2018 NCBC, 714.4.2 exception 7.
6. GC to field coordinate the placement of trusses to accommodate other service requirements. i.e. plumbing, mechanical, electrical, fire protection.
7. GC to field coordinate the location of hub drains, etc. for the installation of hot water drain pans, washer drain pans (if required) to provide required clearances.
8. Provide positive slope at all floor drain areas. Rework concrete and reinstall drains if needed to provide correct slope prior to continuing construction.
9. All plan dimensions refer to face of framing unless otherwise noted.
10. Coordinate framed openings for all tub/shower and shower units.
11. Refer to building plans for any alternate window dimensions which may differ from unit plan window dimensions.

12. All residential buildings to be protected by 13R Fire Protection System. Coordinate with other ceiling-located components. FP shop drawings are to be submitted to local jurisdiction for approval prior to the start of any construction.
13. Exceptions for reach-range requirements for controls in kitchens apply when more than one control is provided in an area, uninterrupted by appliance or sink.
14. All reach conditions noted require a clear floor space complying with ANSI 305.
15. Coordinate the installation of acoustical sound matting with gypsum concrete with all floor finishes to achieve a minimum STC and IIC rating of 50 in conjunction with the floor/ceiling assembly.
16. Plumbing, HVAC, and Electrical trades to refer to architectural plans for any specific dimensions; refer to PME plans for general guidance.
17. See NCHFA QAP Appendix B and Construction Field Guide for other construction requirements that may apply.
18. In all Type A and B residential units (ground floor for garden apartments and all floors for elevator buildings) prefab tub/showers and showers must have wood blocking (OSB or plywood) integrated into the prefab assembly.
19. Sight and Hearing Impaired Units- See unit electrical plans for requirements. 2% of total units minimum, Type A units, one per class min. (1,2,3 BR, etc.) See Arch HC Unit Layout and Address Plan.
20. RES notation refers to resilient flooring, VCT, sheet vinyl, or LVT. Refer to finish schedule.
21. At unit washer/dryer locations, install dryer towards building exterior.
22. At Type VA construction, all fiberglass tub/shower walls at exterior or interior load-bearing conditions to be pre-rocked with 5/8" GWB to maintain 1 hr. fire rating
23. Provide 2x10 or 2x12 wood blocking for grab bars at all toilets and tub/shower areas in both Type A and B units. Bottom edge of blocking must be at 30" AFF. Tub / Shower units with built-in support for grab bars still require additional blocking in the wall framing.

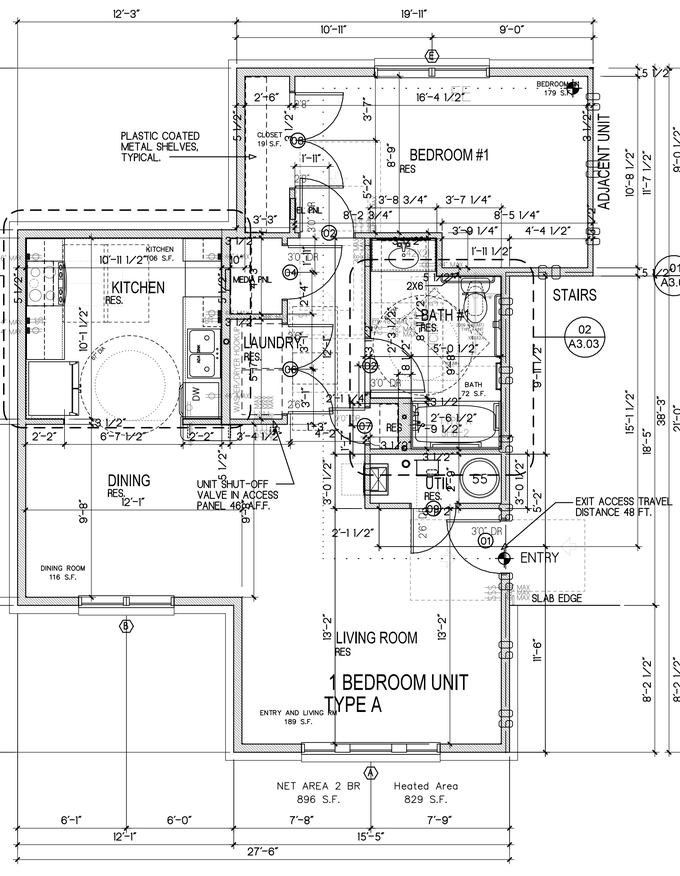
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ANSI TYPE A UNIT



01 A2.01 — 1 BEDROOM PLAN - TYPE B
SCALE: 1/4" = 1'-0"

ANSI TYPE A UNIT

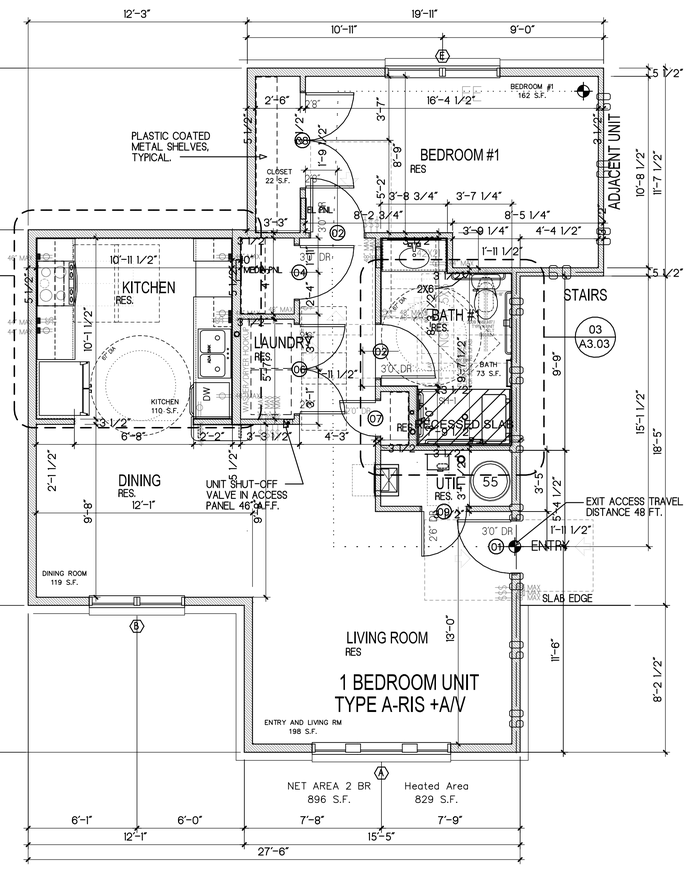


02 A2.01 — 1 BEDROOM PLAN - TYPE A
SCALE: 1/4" = 1'-0"

ALL FIRE-RATED WALLS TO BE LABELED WITH SIGNAGE IN ACCORDANCE WITH NC FIRE PROTECTION CODE 703.5.13.

FIRE-RATED WALL LEGEND
1 HOUR RATED ASSEMBLY

ANSI TYPE A-RIS UNIT



03 A2.01 — 1 BEDROOM PLAN - TYPE A W/ ROLL-IN SHOWER
SCALE: 1/4" = 1'-0"

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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UNIT PLANS
1 BEDROOM

A2.01

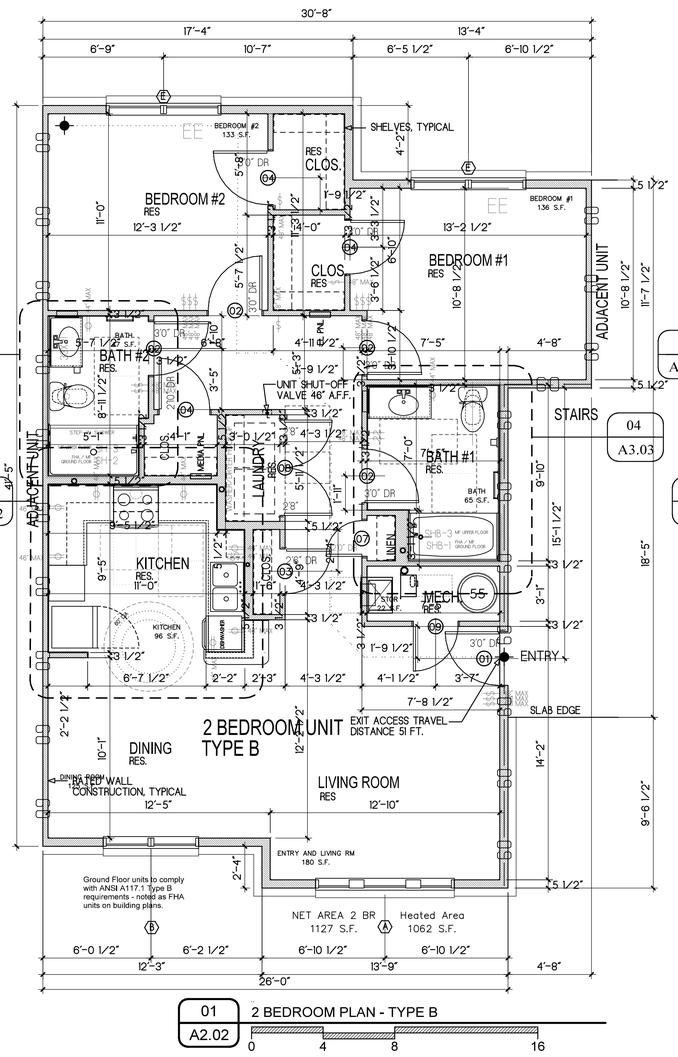
General Notes - Unit Plans - North Carolina

1. Type B units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted (ANSI 308.2.1).
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed side reach requirement at max 25 1/2" deep and max 36" height base cabinets is 46" max. (Fair Housing Act allows 25" countertop plus 1/2" industry tolerance, when base cabinet depth is 24" or less). Min. 12" off of sidewall (or other obstruction) for backed-in side reach condition. See ANSI C308.3.1
- Obstructed forward high reach is 44" max. ANSI 308.2.2
- Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 10" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Medicine Cabinets top of bottom shelf 42" a.f.f.
- All required reach conditions require a clear floor space complying with ANSI 305.

2. Type A units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted.
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed high side reach rqmnt at max 24" deep and max 34" height base cabinets is 46" max. No exception for countertop is found. Obstructed forward high reach is 44" max. ANSI 308.2.2 - Worktops and fully accessible sinks. Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 6" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Appliance controls
- Operating hardware for operable windows
- Plumbing fixture controls (obstructed forward reach 44" max)

3. See building plans for rated wall locations.
4. All ceilings in units to be 5/8" fire rated gypsum board, flat painted finish, see UL Details for other requirements.
5. All partitions to have 5/8" UL Listed gypsum wall board to maintain continuity of rated ceiling membrane per 2018 NCBC, 714.4.2 exception 7.
6. GC to field coordinate the placement of trusses to accommodate other service requirements. i.e. plumbing, mechanical, electrical, fire protection.
7. GC to field coordinate the location of hub drains, etc. for the installation of hot water drain pans, washer drain pans (if required) to provide required clearances.
8. Provide positive slope at all floor drain areas. Rework concrete and reinstall drains if needed to provide correct slope prior to continuing construction.
9. All plan dimensions refer to face of framing unless otherwise noted.
10. Coordinate framed openings for all tub/shower and shower units.
11. Refer to building plans for any alternate window dimensions which may differ from unit plan window dimensions.
12. All residential buildings to be protected by 13R Fire Protection System. Coordinate with other ceiling-located components. FP shop drawings are to be submitted to local jurisdiction for approval prior to the start of any construction.
13. Exceptions for reach-range requirements for controls in kitchens apply when more than one control is provided in an area, uninterrupted by appliance or sink.
14. All reach conditions noted require a clear floor space complying with ANSI 305.
15. Coordinate the installation of acoustical sound matting with gypsum concrete with all floor finishes to achieve a minimum STC and IIC rating of 50 in conjunction with the floor/ceiling assembly.
16. Plumbing, HVAC, and Electrical trades to refer to architectural plans for any specific dimensions; refer to PME plans for general guidance.
17. See NCHFA QAP Appendix B and Construction Field Guide for other construction requirements that may apply.
18. In all Type A and B residential units (ground floor for garden apartments and all floors for elevator buildings) prefab tub/showers and showers must have wood blocking (OSB or plywood) integrated into the prefab assembly.
19. Sight and Hearing Impaired Units- See unit electrical plans for requirements. 2% of total units minimum, Type A units, one per class min. (1,2,3 BR, etc.) See Arch HC Unit Layout and Address Plan.
20. RES notation refers to resilient flooring, VCT, sheet vinyl, or LVT. Refer to finish schedule.
21. At unit washer/dryer locations, install dryer towards building exterior.
22. At Type VA construction, all fiberglass tub/shower walls at exterior or interior load-bearing conditions to be pre-rocked with 5/8" GWB to maintain 1 hr. fire rating
23. Provide 2x10 or 2x12 wood blocking for grab bars at all toilets and tub/shower areas in both Type A and B units. Bottom edge of blocking must be at 30" AFF. Tub / Shower units with built-in support for grab bars still require additional blocking in the wall framing.

ANSI TYPE A UNIT

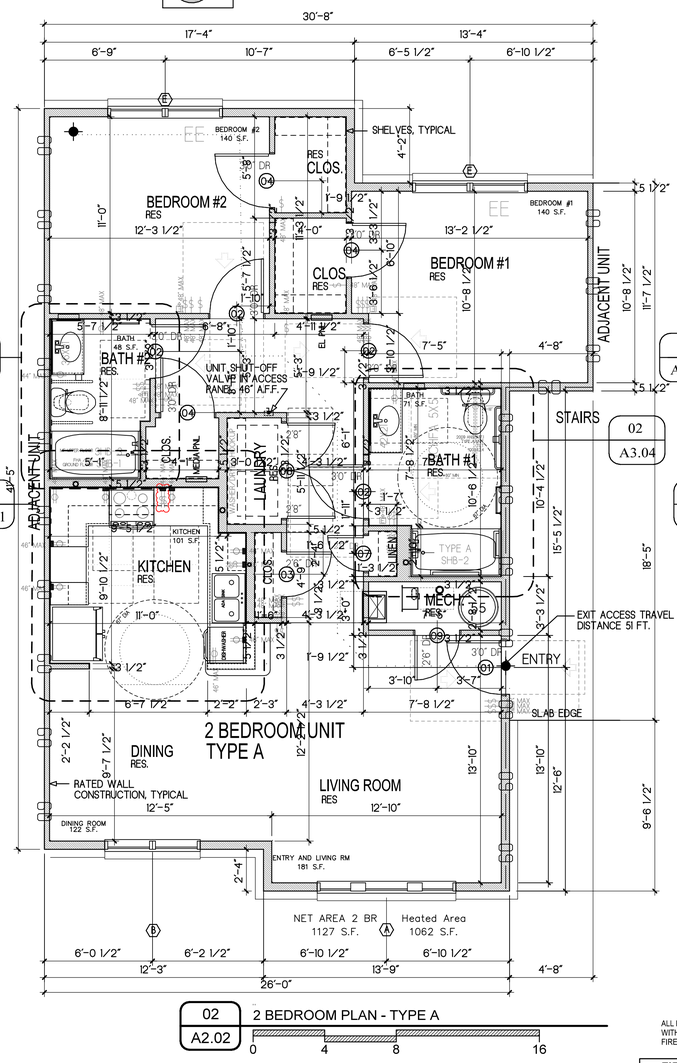


01 A3.04 | 01 A3.02 | 03 A3.04 | 04 A3.03

01 A2.02 2 BEDROOM PLAN - TYPE B

0 4 8 16

ANSI TYPE A UNIT



03 A3.04 | 03 A3.01 | 02 A3.04

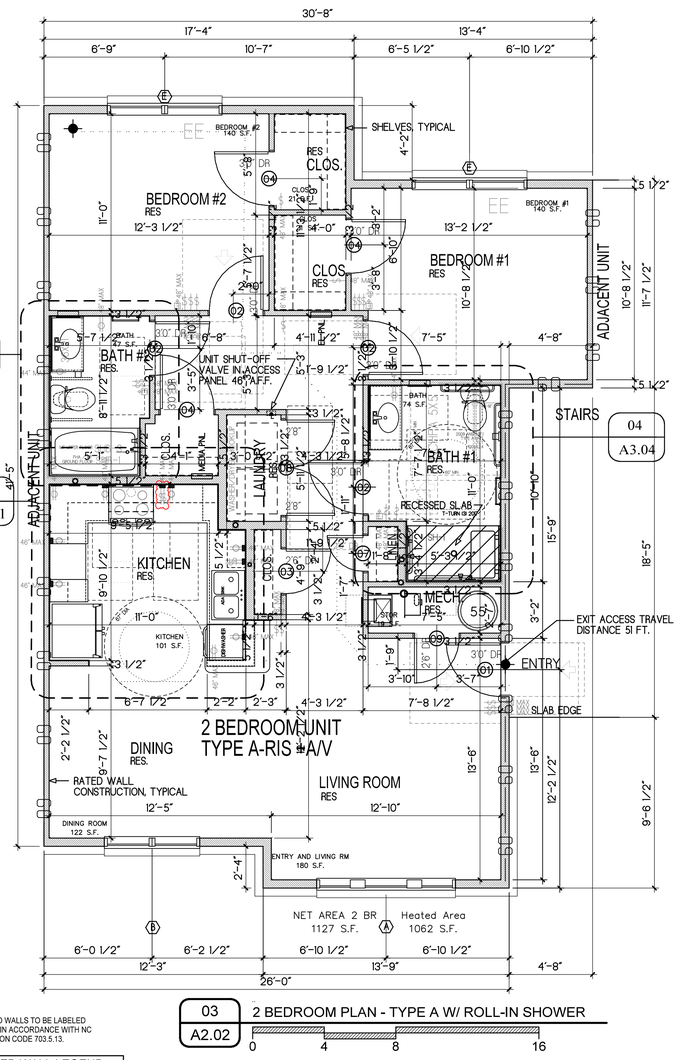
02 A2.02 2 BEDROOM PLAN - TYPE A

0 4 8 16

ALL FIRE-RATED WALLS TO BE LABELED WITH SIGNAGE IN ACCORDANCE WITH NC FIRE PROTECTION CODE 703.5.13.

FIRE-RATED WALL LEGEND
60 60 60
1 HOUR RATED ASSEMBLY

ANSI TYPE A-RIS UNIT



03 A3.04 | 03 A3.01 | 04 A3.04

03 A2.02 2 BEDROOM PLAN - TYPE A W/ ROLL-IN SHOWER

0 4 8 16

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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UNIT PLANS
2 BR

A2.02

General Notes - Unit Plans - North Carolina

1. Type B units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted (ANSI 308.2.1).
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed side reach requirement at max 25 1/2" deep and max 36" height base cabinets is 46" max. (Fair Housing Act allows 25" countertop plus 1/2" industry tolerance, when base cabinet depth is 24" or less). Min. 12" off of sidewall (or other obstruction) for backed-in side reach condition. See ANSI C308.3.1
- Obstructed forward high reach is 44" max. ANSI 308.2.2
- Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 10" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Medicine Cabinets top of bottom shelf 42" a.f.f.
- All required reach conditions require a clear floor space complying with ANSI 305.

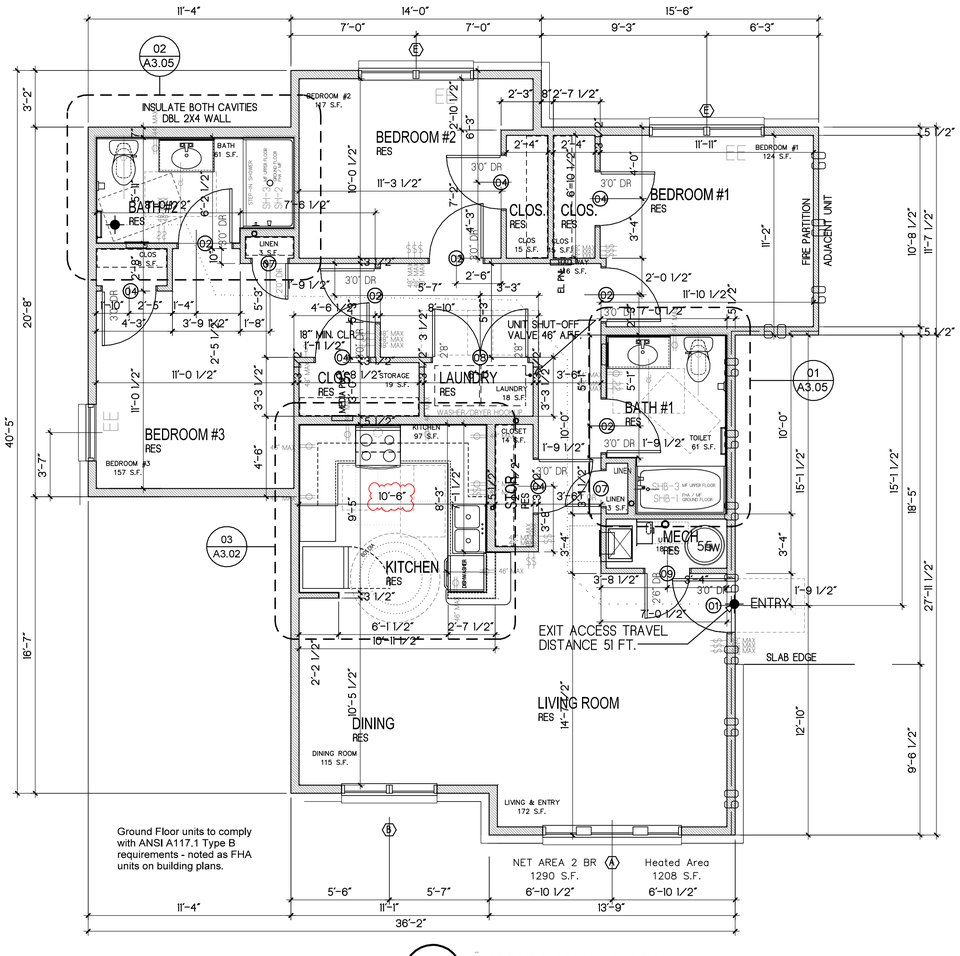
2. Type A units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted.
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed high side reach rqmnt at max 24" deep and max 34" height base cabinets is 46" max. No exception for countertop is found.

Obstructed forward high reach is 44" max. ANSI 308.2.2 - Worktops and fully accessible sinks.
Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 6" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Appliance controls
- Operating hardware for operable windows
- Plumbing fixture controls (obstructed forward reach 44" max)

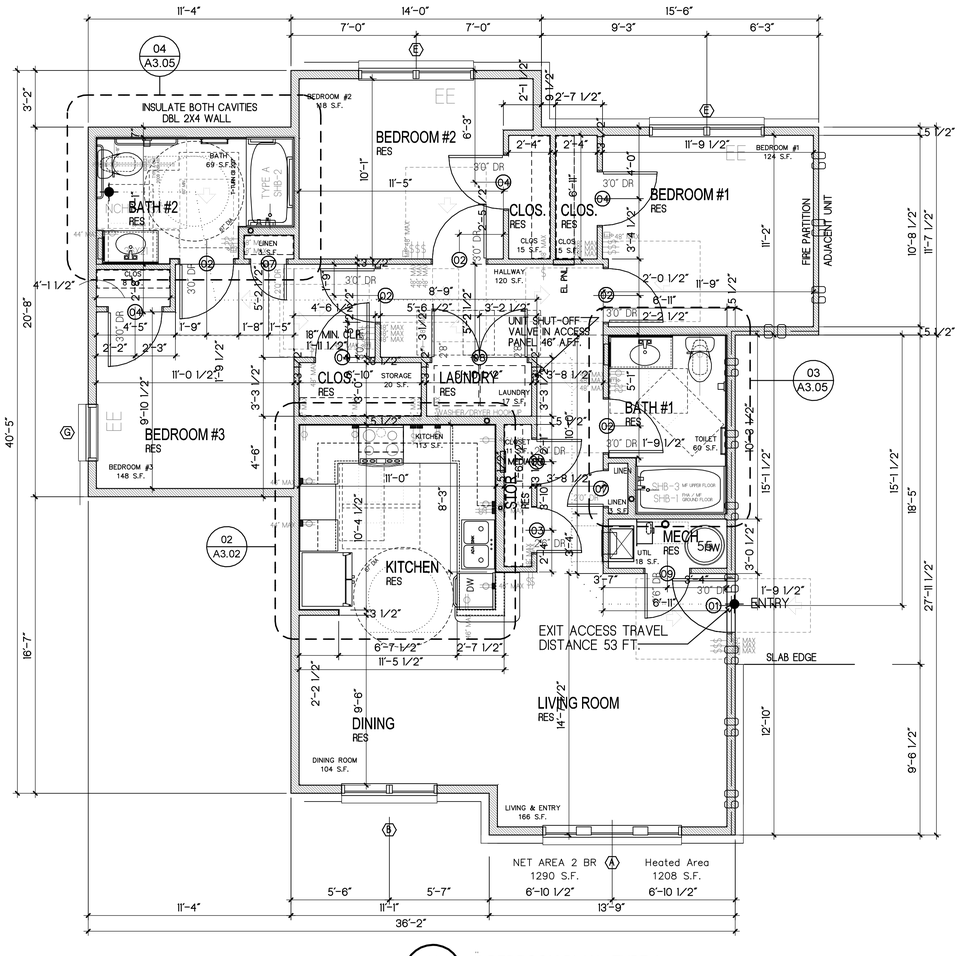
3. See building plans for rated wall locations.
4. All ceilings in units to be 5/8" fire rated gypsum board, flat painted finish, see UL Details for other requirements.
5. All partitions to have 5/8" UL Listed gypsum wall board to maintain continuity of rated ceiling membrane per 2018 NCBC, 714.4.2 exception 7.
6. GC to field coordinate the placement of trusses to accommodate other service requirements. i.e. plumbing, mechanical, electrical, fire protection.
7. GC to field coordinate the location of hub drains, etc. for the installation of hot water drain pans, washer drain pans (if required) to provide required clearances.
8. Provide positive slope at all floor drain areas. Rework concrete and reinstall drains if needed to provide correct slope prior to continuing construction.
9. All plan dimensions refer to face of framing unless otherwise noted.
10. Coordinate framed openings for all tub/shower and shower units.
11. Refer to building plans for any alternate window dimensions which may differ from unit plan window dimensions.

12. All residential buildings to be protected by 13R Fire Protection System. Coordinate with other ceiling-located components. FP shop drawings are to be submitted to local jurisdiction for approval prior to the start of any construction.
13. Exceptions for reach-range requirements for controls in kitchens apply when more than one control is provided in an area, uninterrupted by appliance or sink.
14. All reach conditions noted require a clear floor space complying with ANSI 305.
15. Coordinate the installation of acoustical sound matting with gypsum concrete with all floor finishes to achieve a minimum STC and IIC rating of 50 in conjunction with the floor/ceiling assembly.
16. Plumbing, HVAC, and Electrical trades to refer to architectural plans for any specific dimensions; refer to PME plans for general guidance.
17. See NCHFA QAP Appendix B and Construction Field Guide for other construction requirements that may apply.
18. In all Type A and B residential units (ground floor for garden apartments and all floors for elevator buildings) prefab tub/showers and showers must have wood blocking (OSB or plywood) integrated into the prefab assembly.
19. Sight and Hearing Impaired Units- See unit electrical plans for requirements. 2% of total units minimum, Type A units, one per class min. (1,2,3 BR, etc.) See Arch HC Unit Layout and Address Plan.
20. RES notation refers to resilient flooring, VCT, sheet vinyl, or LVT. Refer to finish schedule.
21. At unit washer/dryer locations, install dryer towards building exterior.
22. At Type VA construction, all fiberglass tub/shower walls at exterior or interior load-bearing conditions to be pre-rocked with 5/8" GWB to maintain 1 hr. fire rating
23. Provide 2x10 or 2x12 wood blocking for grab bars at all toilets and tub/shower areas in both Type A and B units. Bottom edge of blocking must be at 30" AFF. Tub / Shower units with built-in support for grab bars still require additional blocking in the wall framing.

ANSI TYPE A UNIT



01 A2.03 3 BEDROOM PLAN - TYPE B



02 A2.03 3 BEDROOM PLAN - TYPE A

0 4 8 16

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CROSSING APARTMENTS
ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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UNIT PLANS
3 BR

A2.03

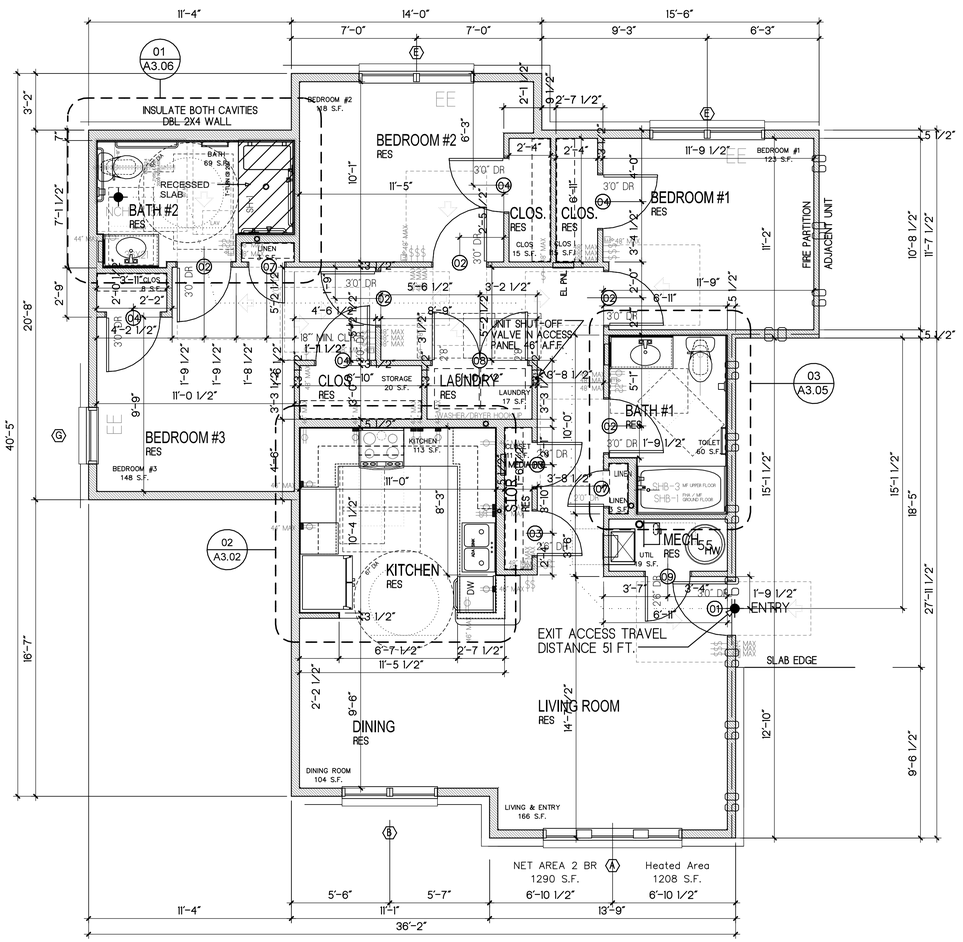
General Notes - Unit Plans - North Carolina

1. Type B units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted (ANSI 308.2.1).
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- Receptacle outlets
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- Obstructed forward high reach is 44" max. ANSI 308.2.2
- Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 10" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Medicine Cabinets top of bottom shelf 42" a.f.f.
- All required reach conditions require a clear floor space complying with ANSI 305.

2. Type A units - Install the following controls for unobstructed side or forward reach minimum 15" and maximum 48" above finished floor or as noted.
- Lighting controls
- Electrical switches
- Receptacle outlets
- Receptacle and switches at kitchen counter areas- Obstructed high side reach rqmnt at max 24" deep and max 34" height base cabinets is 46" max. No exception for countertop is found. Obstructed forward high reach is 44" max. ANSI 308.2.2 - Worktops and fully accessible sinks. Dishwasher area - Install sidewall receptacle above counter at dishwasher, within 6" of obstruction (handle of dishwasher) for forward reach access.
- Environmental controls
- Electrical panelboards
- User controls for security or intercom
- Appliance controls
- Operating hardware for operable windows
- Plumbing fixture controls (obstructed forward reach 44" max)

3. See building plans for rated wall locations.
4. All ceilings in units to be 5/8" fire rated gypsum board, flat painted finish, see UL Details for other requirements.
5. All partitions to have 5/8" UL Listed gypsum wall board to maintain continuity of rated ceiling membrane per 2018 NCBC, 714.4.2 exception 7.
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7. GC to field coordinate the location of hub drains, etc. for the installation of hot water drain pans, washer drain pans (if required) to provide required clearances.
8. Provide positive slope at all floor drain areas. Rework concrete and reinstall drains if needed to provide correct slope prior to continuing construction.
9. All plan dimensions refer to face of framing unless otherwise noted.
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13. Exceptions for reach-range requirements for controls in kitchens apply when more than one control is provided in an area, uninterrupted by appliance or sink.
14. All reach conditions noted require a clear floor space complying with ANSI 305.
15. Coordinate the installation of acoustical sound matting with gypsum concrete with all floor finishes to achieve a minimum STC and IIC rating of 50 in conjunction with the floor/ceiling assembly.
16. Plumbing, HVAC, and Electrical trades to refer to architectural plans for any specific dimensions; refer to PME plans for general guidance.
17. See NCHFA QAP Appendix B and Construction Field Guide for other construction requirements that may apply.
18. In all Type A and B residential units (ground floor for garden apartments and all floors for elevator buildings) prefab tub/showers and showers must have wood blocking (OSB or plywood) integrated into the prefab assembly.
19. Sight and Hearing Impaired Units- See unit electrical plans for requirements. 2% of total units minimum, Type A units, one per class min. (1,2,3 BR, etc.) See Arch HC Unit Layout and Address Plan.
20. RES notation refers to resilient flooring, VCT, sheet vinyl, or LVT. Refer to finish schedule.
21. At unit washer/dryer locations, install dryer towards building exterior.
22. At Type VA construction, all fiberglass tub/shower walls at exterior or interior load-bearing conditions to be pre-rocked with 5/8" GWB to maintain 1 hr. fire rating
23. Provide 2x10 or 2x12 wood blocking for grab bars at all toilets and tub/shower areas in both Type A and B units. Bottom edge of blocking must be at 30" AFF. Tub / Shower units with built-in support for grab bars still require additional blocking in the wall framing.

ANSI TYPE A-RIS UNIT



01 A2.04 3 BEDROOM PLAN - TYPE A-RIS
SCALE: 1/4" = 1'-0"

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CLIMATE ZONE 3A

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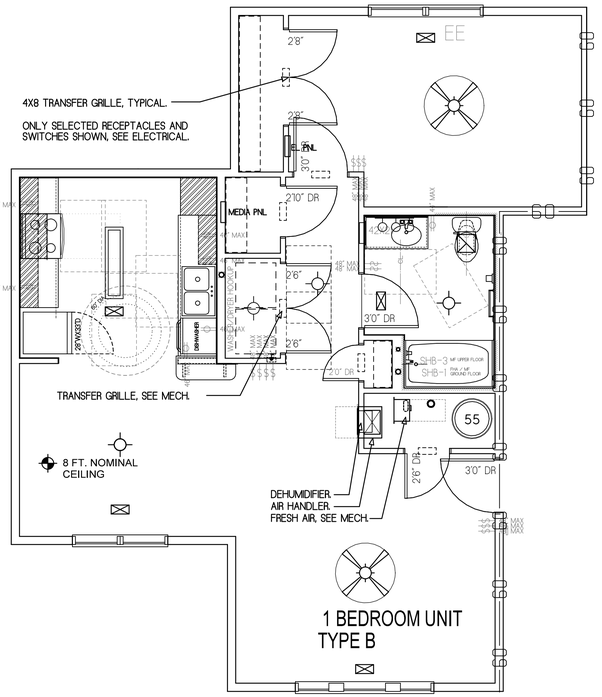
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UNIT PLANS
3 BR

A2.04



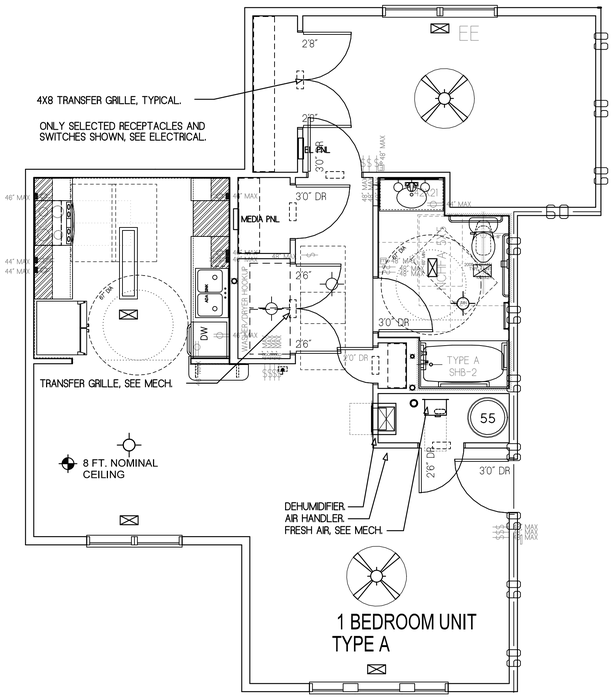
ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

NOTE: ALL RESIDENTIAL BUILDINGS TO BE PROTECTED BY 13R FIRE PROTECTION SYSTEM. FP SHOP DRAWINGS ARE TO BE SUBMITTED TO LOCAL JURISDICTION FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.

01 / A2.05 — 1BR TYPE B UNIT REFL. CEILING PLAN

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

ANSI TYPE A UNIT



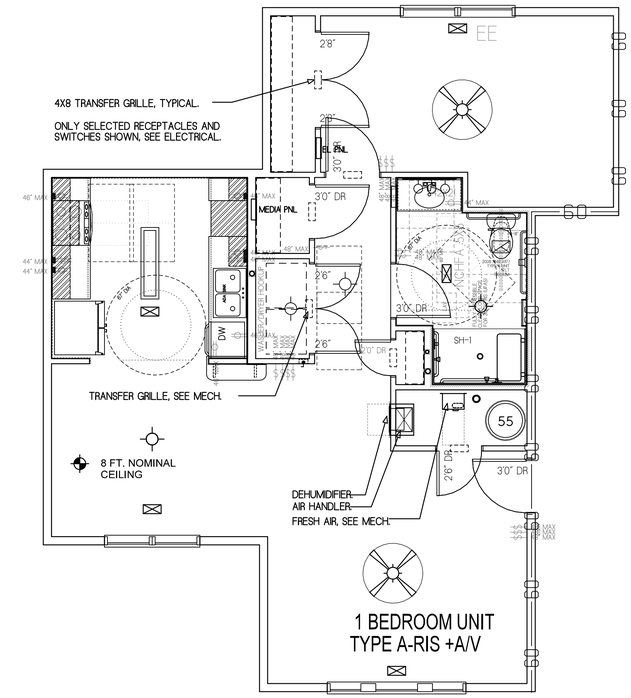
ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

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02 / A2.05 — 1BR TYPE A UNIT REFLECTED CEILING PLAN

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

ANSI TYPE A-RIS UNIT



ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

NOTE: ALL RESIDENTIAL BUILDINGS TO BE PROTECTED BY 13R FIRE PROTECTION SYSTEM. FP SHOP DRAWINGS ARE TO BE SUBMITTED TO LOCAL JURISDICTION FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.

03 / A2.05 — 1BR TYPE A-RIS UNIT REFLECTED CEILING PLAN

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

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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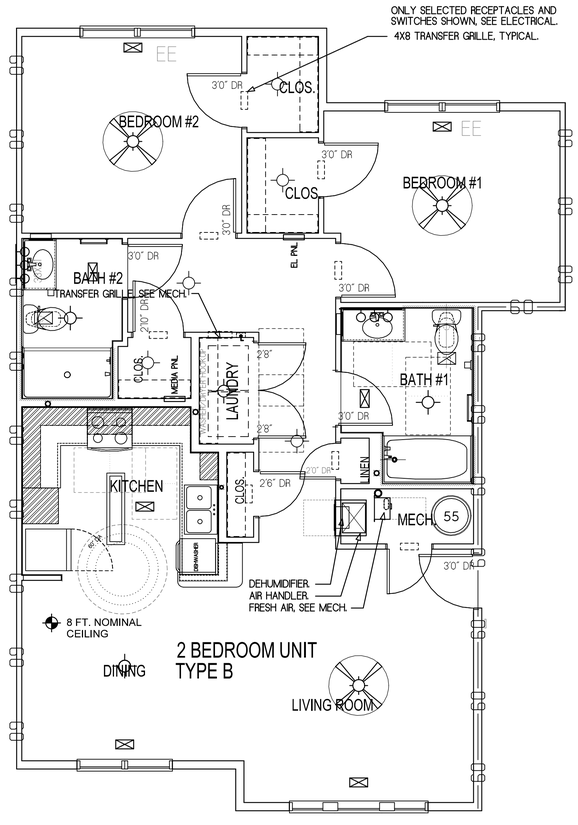
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1 BR
REFLECTED CEILING PLANS

A2.05

ANSI TYPE A UNIT



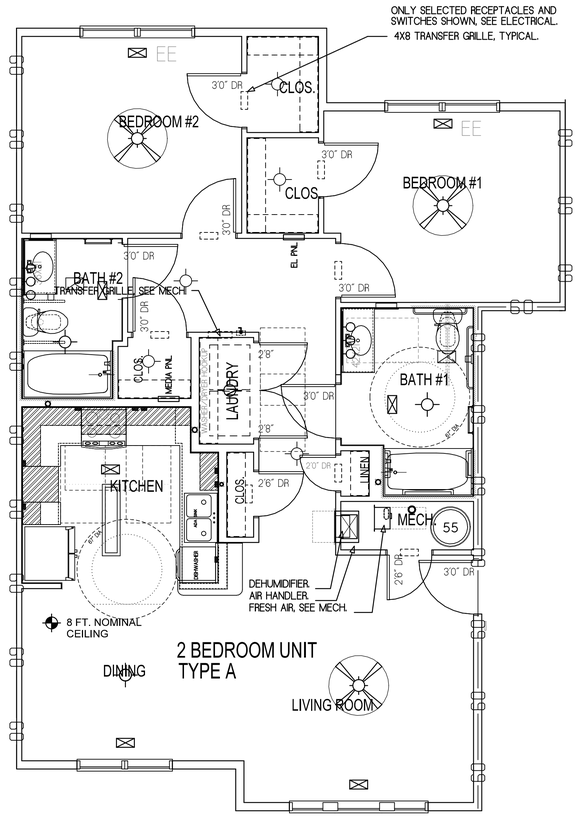
ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

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01 A2.06 2BR 2BA TYPE B REFL. CEILING PLAN

0 4 8 16

ANSI TYPE A UNIT



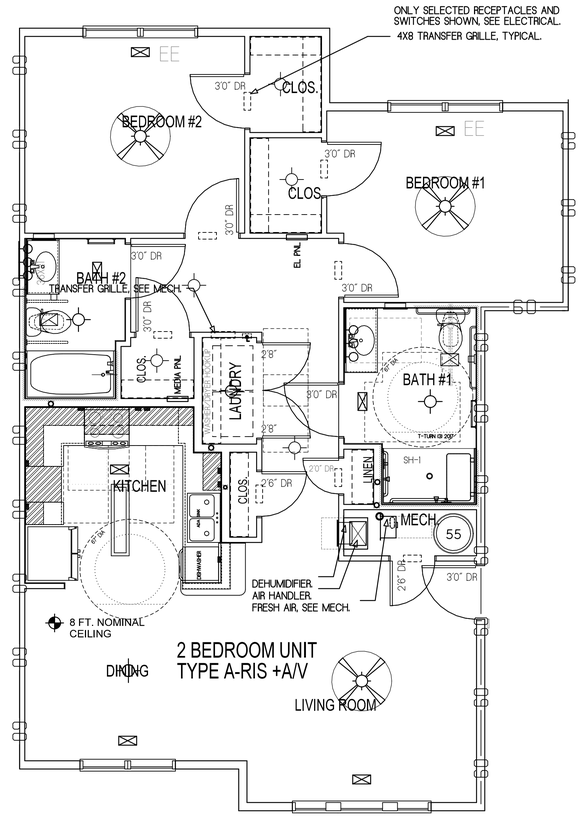
ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

NOTE: ALL RESIDENTIAL BUILDINGS TO BE PROTECTED BY 13R FIRE PROTECTION SYSTEM. FP SHOP DRAWINGS ARE TO BE SUBMITTED TO LOCAL JURISDICTION FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.

02 A2.06 2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN

0 4 8 16

ANSI TYPE A-RIS UNIT



ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

NOTE: ALL RESIDENTIAL BUILDINGS TO BE PROTECTED BY 13R FIRE PROTECTION SYSTEM. FP SHOP DRAWINGS ARE TO BE SUBMITTED TO LOCAL JURISDICTION FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.

03 A2.06 2BR 2BA TYPE A-RIS REFLECTED CEILING PLAN

0 4 8 16

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RALEIGH, NC

WILLIAM WAYNE JONES
REGISTERED ARCHITECT
15819
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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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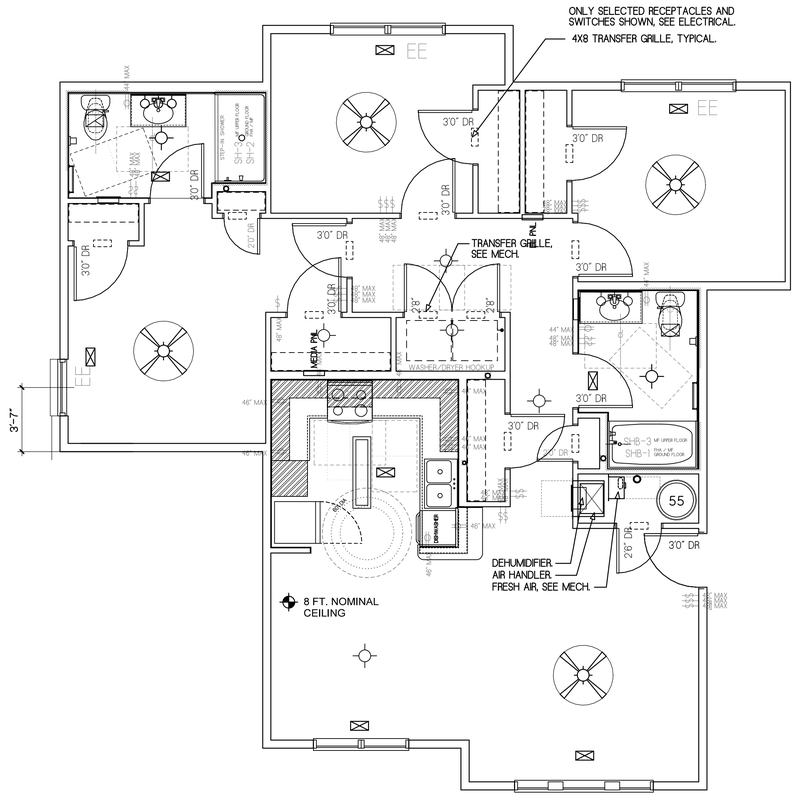
CONSTRUCTION DOCUMENTS

2 BR
REFLECTED CEILING PLANS

A2.06

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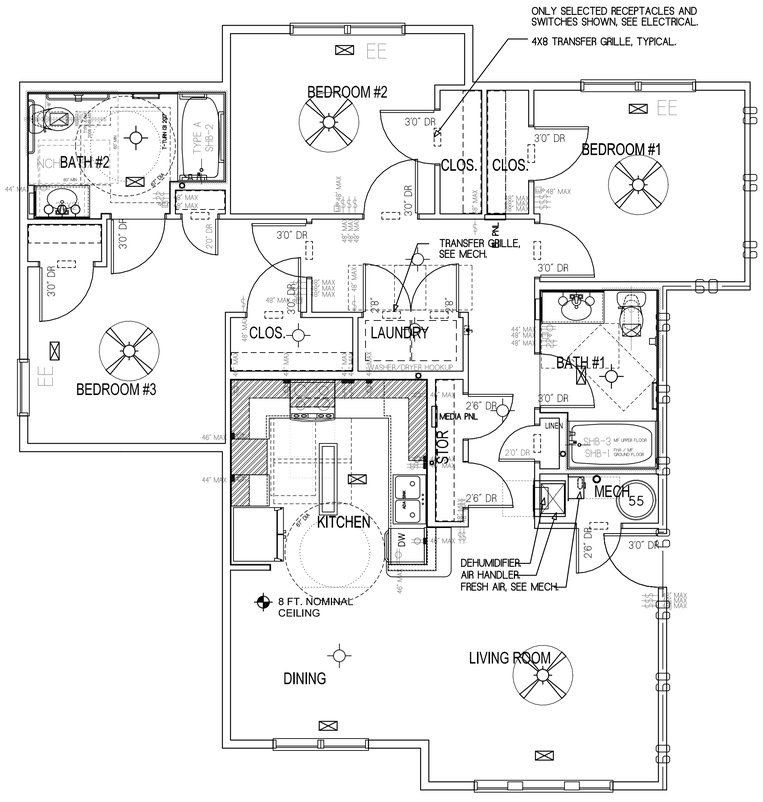
ANSI TYPE A UNIT



NOTE: ALL RESIDENTIAL BUILDINGS TO BE PROTECTED BY 13R FIRE PROTECTION SYSTEM. FP SHOP DRAWINGS ARE TO BE SUBMITTED TO LOCAL JURISDICTION FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.

01 / A2.07 — 3 BR TYPE B UNIT REFL. CEILING PLAN

0 4 8 16



ONLY SELECTED CEILING MOUNTED ITEMS SHOWN, SEE OTHER PLANS.

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02 / A2.07 — 3 BR TYPE A UNIT REFLECTED CEILING PLAN

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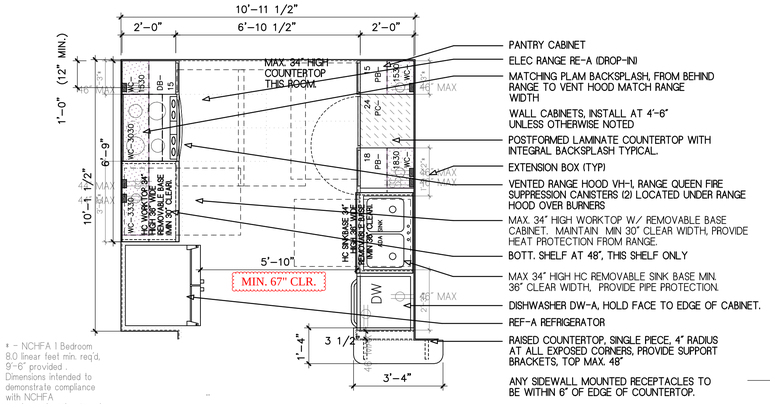
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3 BR
REFLECTED CEILING PLANS

A2.07



* - NCHFA 1 Bedroom 8.0 linear feet min. req'd, 9'-6" provided. Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 10/07/2023

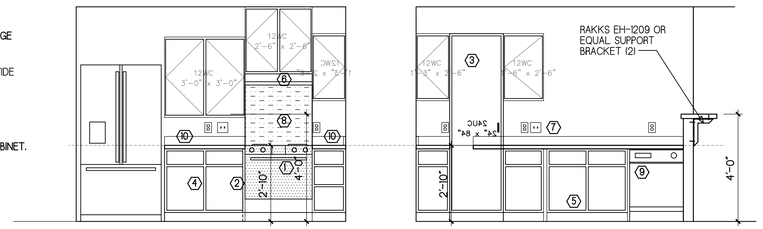
01 / A3.01 — 1 BR TYPE A & A/RIS KITCHEN PLAN
SCALE: 3/8" = 1'-0"

KITCHEN KEY NOTES

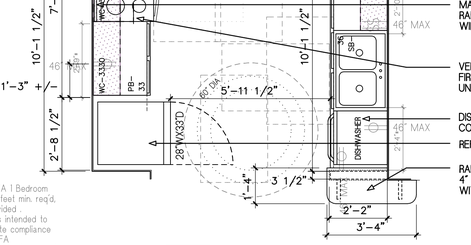
1. HC FRONT CONTROL RANGE - DROP-IN MAX. 34"
2. INSULATED NON HEAT-CONDUCTING PANEL
3. UTILITY CABINET, PROVIDE WITH ADJUSTABLE SHELVES
4. HC 34" MAX. HIGH WORKSPACE, REMOVABLE BASE.
5. HC 34" MAX HIGH SINK BASE, REMOVABLE BASE.
6. RANGE HOOD, PROVIDE ACCESSIBLE SWITCHES AT WALL
7. 4" PLAM POST-FORMED BACKSPLASH
8. MATCHING LAMINATE BACKSPLASH TO VENT HOOD
9. ADA DISHWASHER W/ PUSHBUTTON CONTROLS AND CAFE HANDLE
10. SQUARE EDGE PLAM COUNTERTOP AND BACKSPLASH
11. ELEC. EXTENSION BOX TO CREATE 24" REACH RANGE

KITCHEN GENERAL NOTES

1. PROVIDE FILLER PANELS AND CORNER UNITS AS REQUIRED TO TURN CORNERS.
2. PROVIDE LOOP HANDLES ON ALL NON-HC CABINETS
3. PROVIDE LOOP HANDLES ON ALL HC CABINETS, HANDLES FOR PANTRY CABINETS TO HAVE HANDLES AT 44", HANDLES FOR ACCESSIBLE WALL CABINETS TO HAVE BOTTOM PORTION AT 48" MAX.
4. COORDINATE COUNTERTOP WITH DROP-IN RANGE; SQUARE EDGE CTOP NOTED; POST-FORMED ALTERNATE OK IF END PRODUCT IS ACCEPTABLE.
5. AT RAISED BAR LOCATIONS, COORDINATE ORIENTATION AND HEIGHT WITH COUNTERTOP AND RAISED BAR AND TRIM.



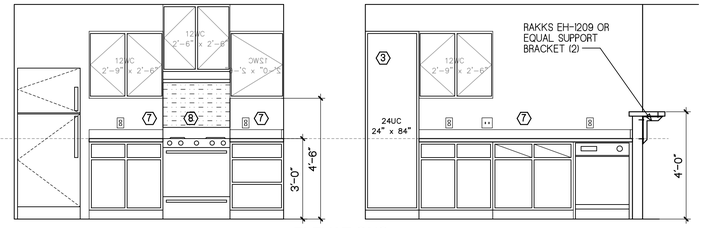
ELEVATIONS



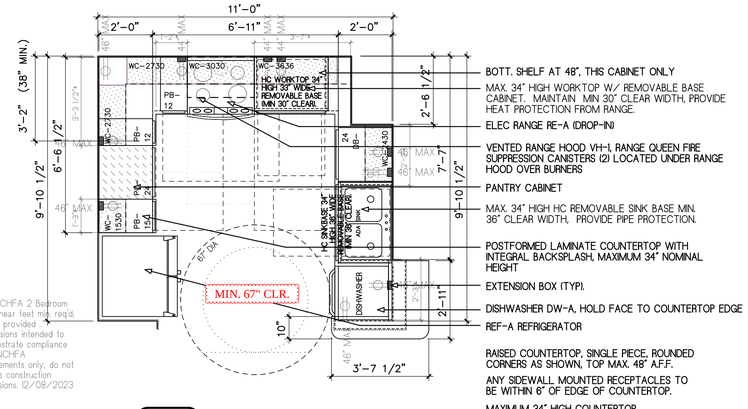
* - NCHFA 1 Bedroom 8.0 linear feet min. req'd, 9'-11" provided. Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 12/10/2023

02 / A3.01 — 1 BR TYPE B KITCHEN PLAN
SCALE: 3/8" = 1'-0"

UPPER FLOOR UNITS (MF) NEED NOT FOLLOW ANSI RECEPTACLE LOCATION REACH REQUIREMENTS.

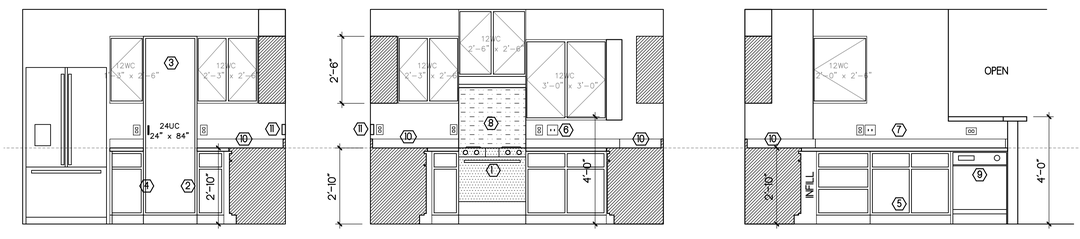


ELEVATIONS



* - NCHFA 2 Bedroom 10.0 linear feet min. req'd, 13'-9" provided. Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 12/08/2023

03 / A3.01 — 2 BR TYPE A & A/RIS KITCHEN PLAN
SCALE: 3/8" = 1'-0"



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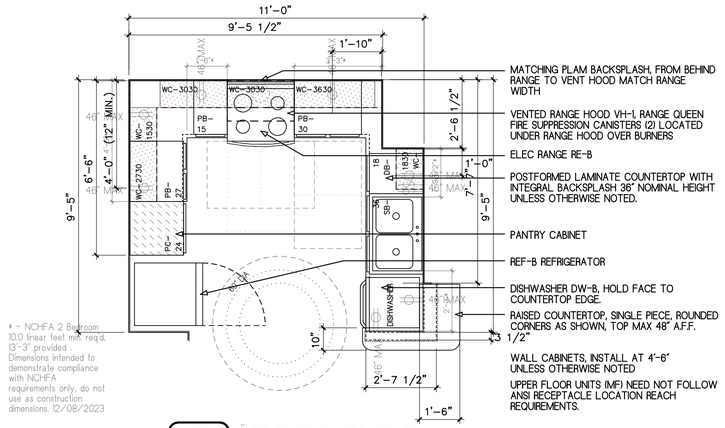
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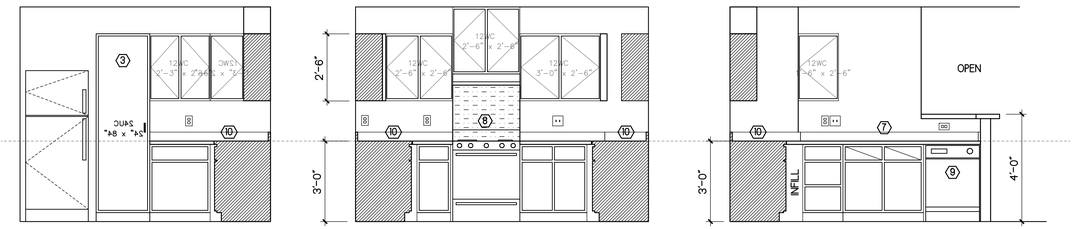
ENL. KITCHEN PLANS AND ELEVATIONS

A3.01

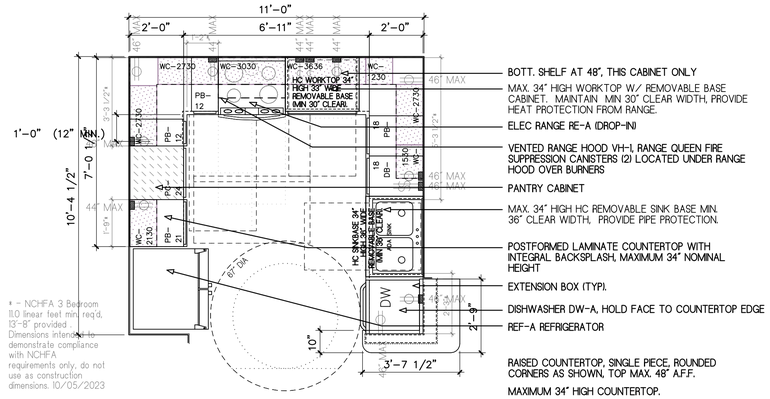


* - NCHFA 2 Bedroom 10.0 linear feet min. req'd. 13'-3" provided . Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 12/08/2023

01 / A3.02 — 2BR TYPE B KITCHEN PLAN
SCALE: 3/8" = 1'-0"

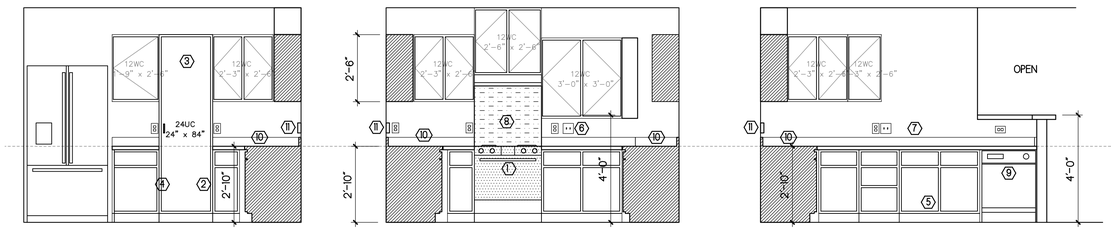


ELEVATIONS

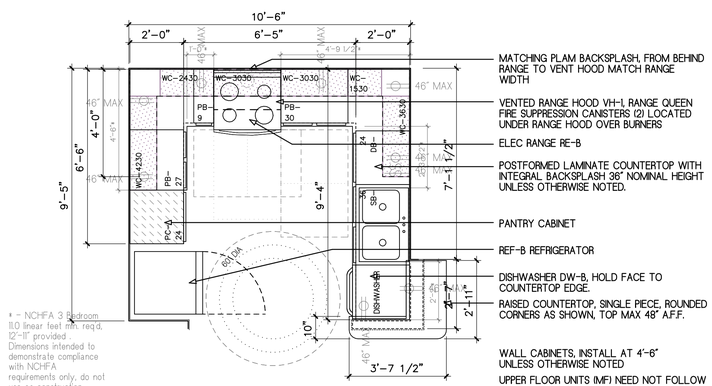


* - NCHFA 3 Bedroom 10.0 linear feet min. req'd. 13'-8" provided . Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 10/05/2023

02 / A3.02 — 3 BR TYPE A & A/RIS KITCHEN PLAN
SCALE: 3/8" = 1'-0"

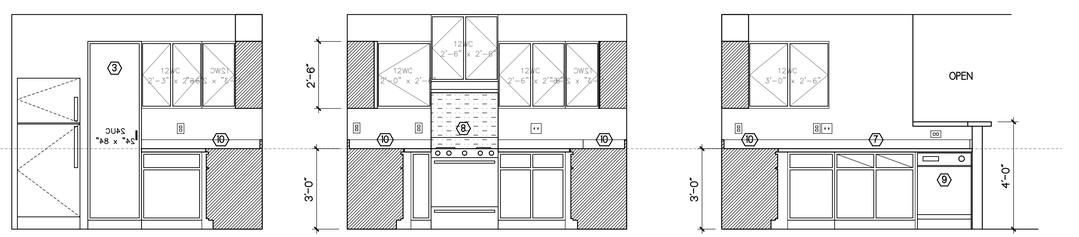


ELEVATIONS



* - NCHFA 3 Bedroom 11.0 linear feet min. req'd. 12'-11" provided . Dimensions intended to demonstrate compliance with NCHFA requirements only, do not use as construction dimensions. 10/06/2023

03 / A3.02 — 3 BR TYPE B KITCHEN PLAN
SCALE: 3/8" = 1'-0"



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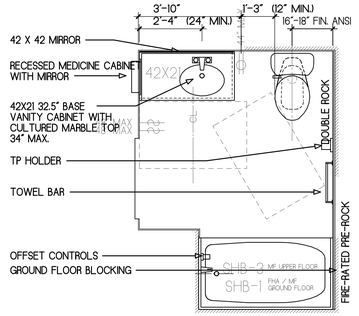
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ENL. KITCHEN PLANS AND ELEVATIONS

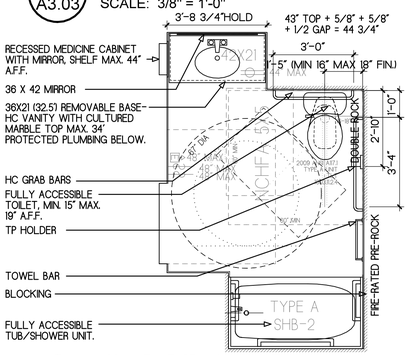
A3.02



01 A3.03 — 1 BR TYPE B ENTRY TOILET

1 BR - TYPE B OPTION B COMPLIANT AT GROUND FLOOR

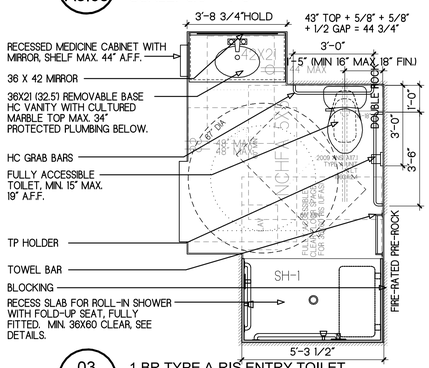
SCALE: 3/8" = 1'-0"



02 A3.03 — 1 BR TYPE A ENTRY TOILET

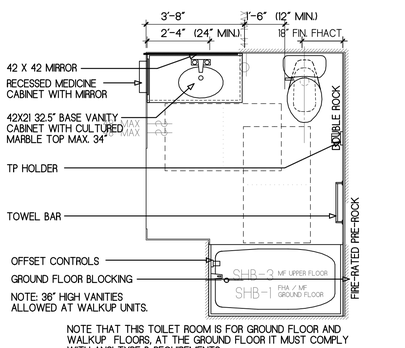
1 BR UNIT - TYPE A COMPLIANT

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



03 A3.03 — 1 BR TYPE A-RIS ENTRY TOILET

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

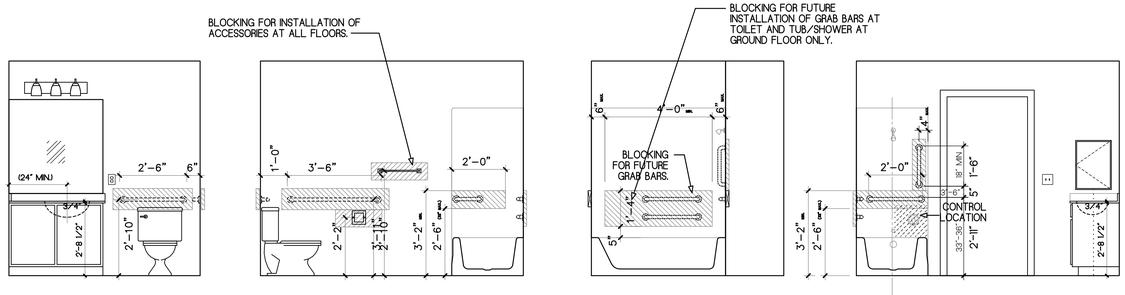


NOTE THAT THIS TOILET ROOM IS FOR GROUND FLOOR AND WALKUP FLOORS, AT THE GROUND FLOOR IT MUST COMPLY WITH ANSI TYPE B REQUIREMENTS.

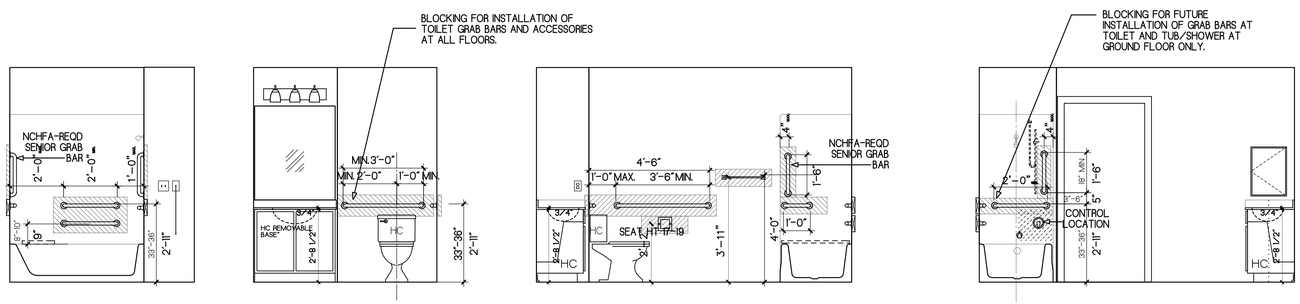
04 A3.03 — 2 BR TYPE B ENTRY TOILET - OPTION B

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

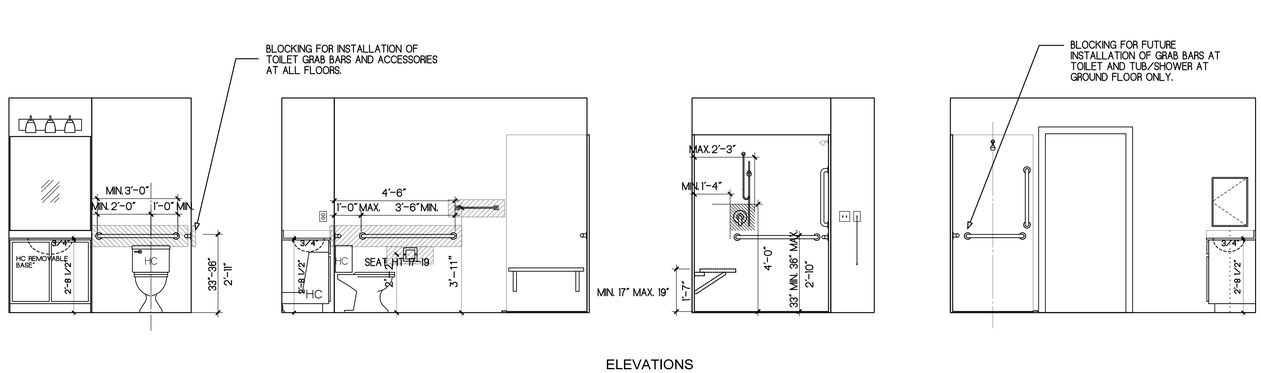
ELEVATIONS



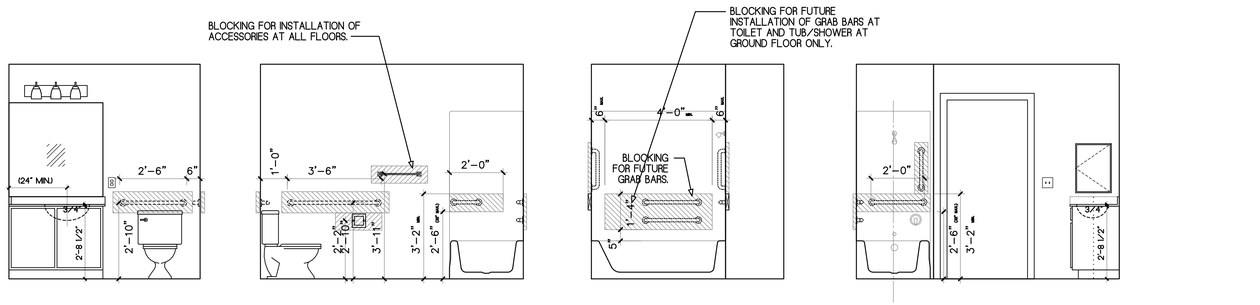
ELEVATIONS



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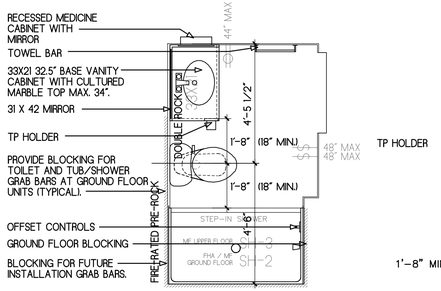
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ENLARGED BATHROOM PLANS AND ELEVATIONS

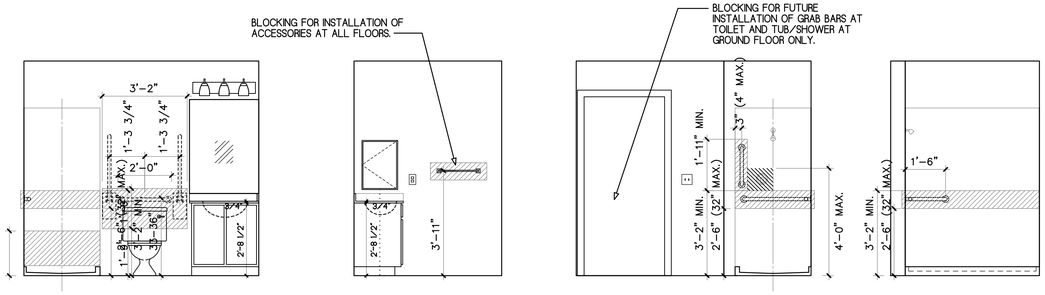
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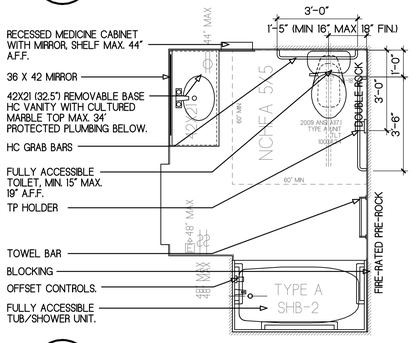
01 A3.04

2 BR UNIT - TYPE B BATH #2

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



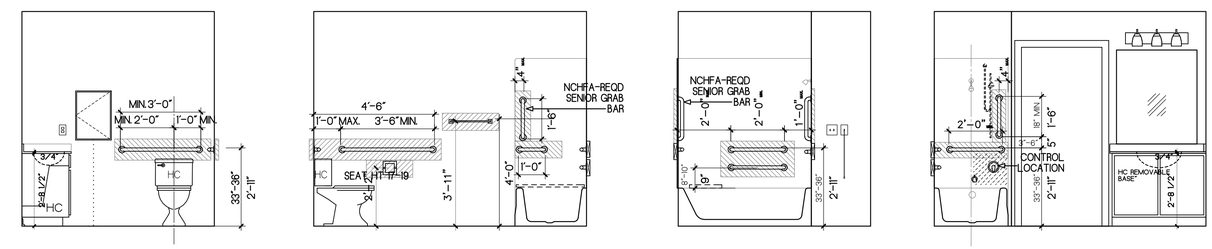
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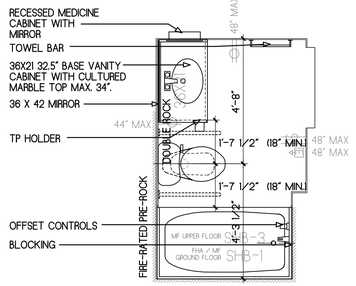
02 A3.04

2 BR TYPE A - ENTRY TOILET ROOM

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



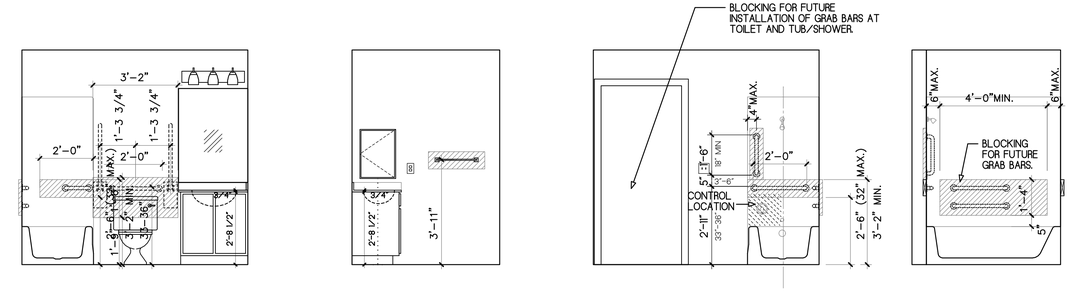
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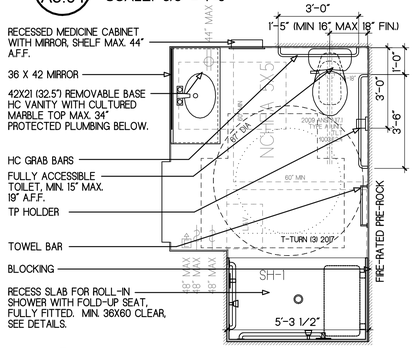
03 A3.04

2 BR UNIT - TYPE A & A/RIS - BATH #2

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



ELEVATIONS

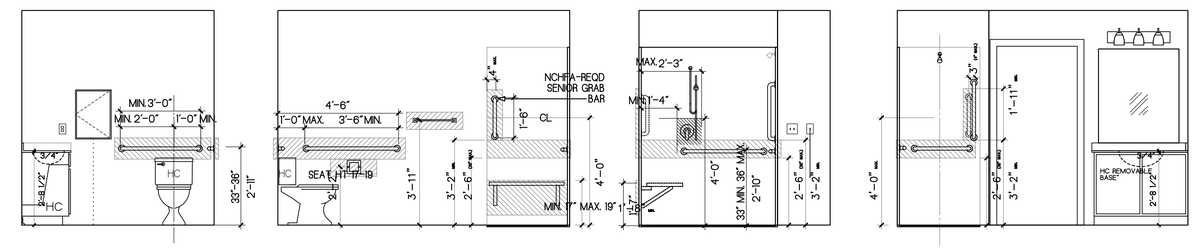


Multifamily Bathroom Entry 2BR2BA HC-RIS

04 A3.04

2 BR TYPE A-RIS ENTRY TOILET

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



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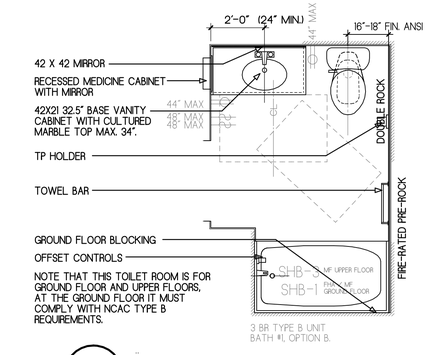
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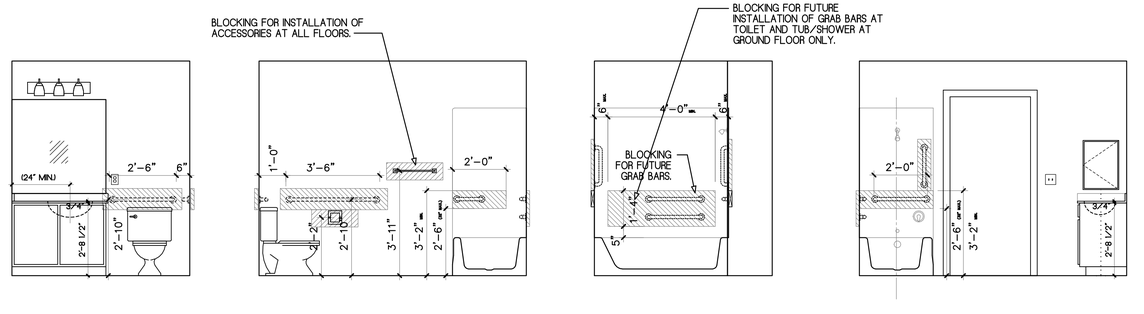
ENLARGED BATHROOM PLANS AND ELEVATIONS

A3.04

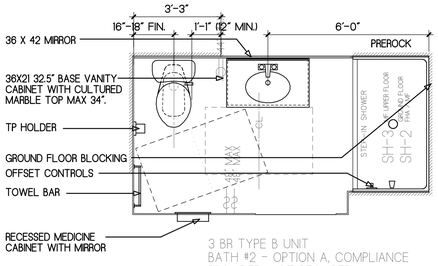


01 A3.05 — 3 BR TYPE B ENTRY TOILET - OPTION B

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

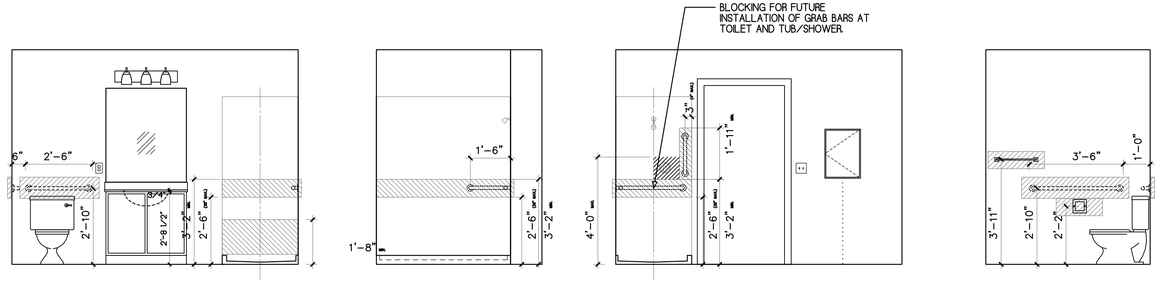


ELEVATIONS

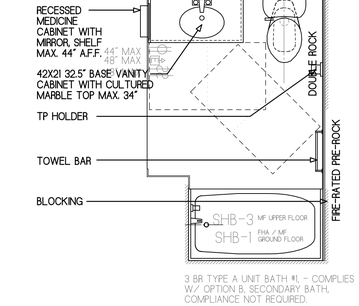


02 A3.05 — 3 BR UNIT - TYPE B - BATH #2

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

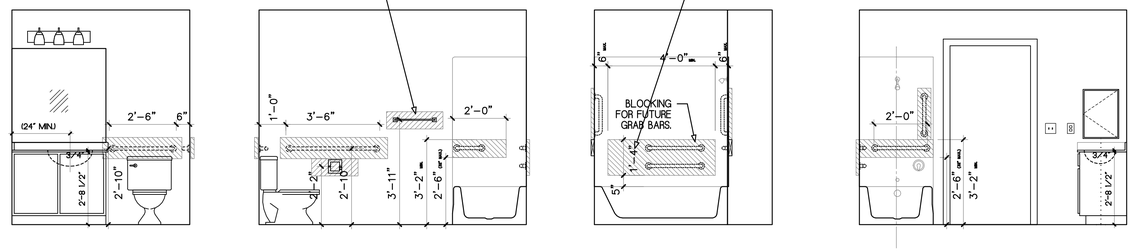


ELEVATIONS

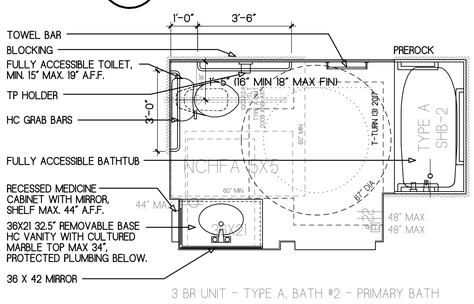


03 A3.05 — 3 BR UNIT - TYPE A & A/RIS ENTRY TOILET - OPTION B

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

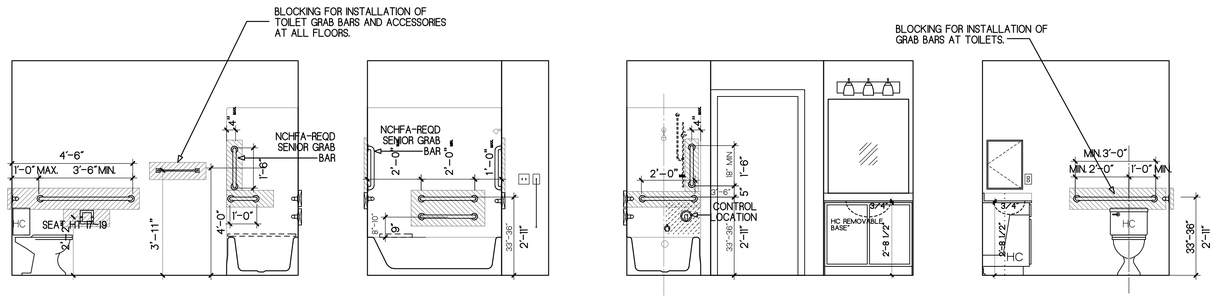


ELEVATIONS



04 A3.05 — 3 BR UNIT - TYPE A BATH #2 - PRIMARY BATH

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



ELEVATIONS

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CLIMATE ZONE 3A

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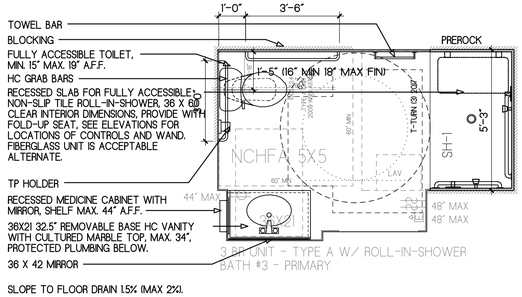
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ENLARGED BATHROOM PLANS AND ELEVATIONS

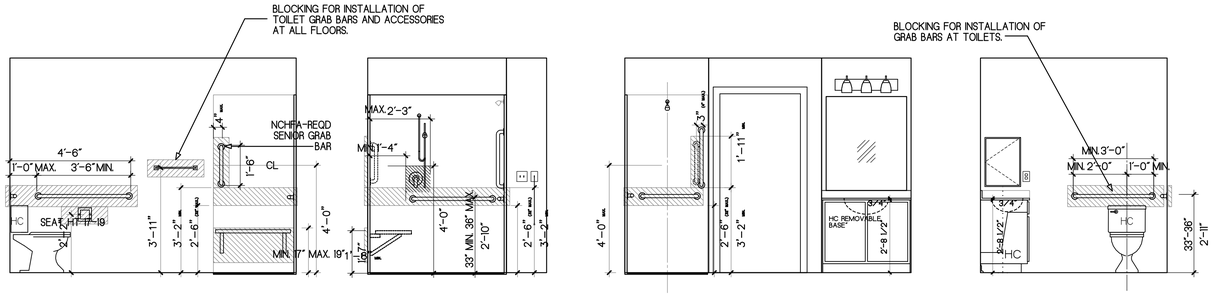
A3.05



SLOPE TO FLOOR DRAIN 1.5% (MAX 2%).

01 / A3.06 — 3 BR UNIT - TYPE A W/ ROLL-IN-SHOWER BATH #2 - PRIMARY

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



ELEVATIONS

Kitchen and Bathroom Cabinet Base Height Requirements				
ANSI A117.1 2017 (2024 NCBC)				
		ANSI Type A	ANSI Type B - FHA (1)	Type B - non-FHA (2)
Kitchen Cabinets				
	ANSI requirement	Max 34" finished	Max 36" finished	no requirement, but see (3)
		ANSI 1103.12.3.2	(dictated by side reach rqmnts)	
	Specification	32.5" base with 1.5" plam ctop	34.5" base with 1.5" plam ctop	34.5" base with 1.5" plam ctop
Vanity Cabinets				
	ANSI requirement	Max 34" finished	Max 34" finished (5)	no requirement, but see (4)
		ANSI 1103.11.2.2	1104.11.3.2.11	
	Specification	32.5" base with .75" cast top	32.5" base with .75" cast top	32.5" base with .75" cast top
Notes				
(1)	Ground floor units in non-elevator projects and all units elevator projects			
(2)	Upper floor walkup units in non-elevator projects			
(3)	NCHFA requires all *kitchen* countertops to be min. 33" and max. 36" finished.			
(4)	NCHFA requires all *vanity* countertops to be min. 33" and max. 36" finished.			
(5)	The Max. 34" requirement only applies to Option B bathrooms, but all Type B bathrooms are specified as 32.5" units			

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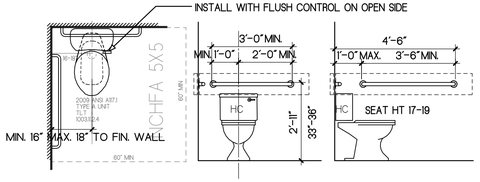
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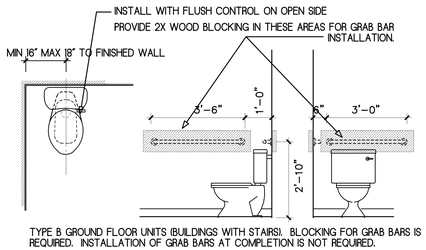
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ENLARGED BATHROOM PLANS AND ELEVATIONS

A3.06

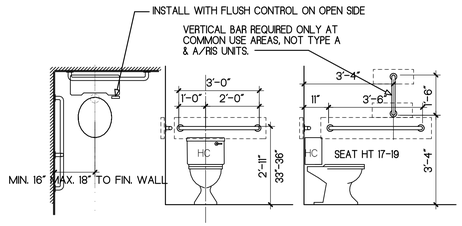


01 A3.07 TYPE A TOILET - TYPE A UNIT
SCALE: 3/8" = 1'-0"

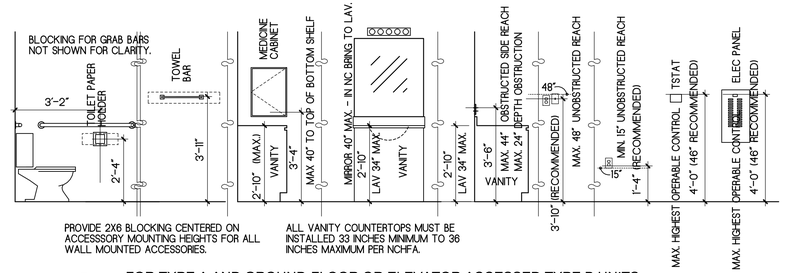


TYPE B GROUND FLOOR UNITS (BUILDINGS WITH STAIRS). BLOCKING FOR GRAB BARS IS REQUIRED. INSTALLATION OF GRAB BARS AT COMPLETION IS NOT REQUIRED.

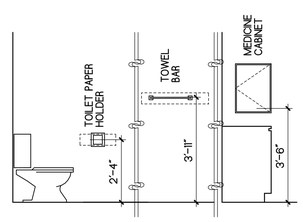
02 A3.07 TYPE B UNIT
GROUND FLOOR TOILET BLOCKING
SCALE: 3/8" = 1'-0"



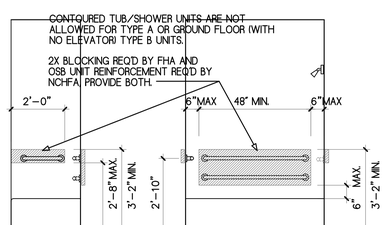
03 A3.07 TOILET AND GRAB BARS - PUBLIC ACCESS TOILETS
SCALE: 3/8" = 1'-0"



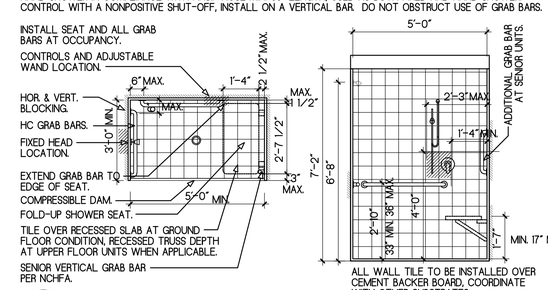
04 A3.07 FOR TYPE A AND GROUND-FLOOR OR ELEVATOR ACCESSED TYPE B UNITS
HC-ACCESSIBLE ACCESSORY AND CONTROLS LOCATIONS
SCALE: 3/8" = 1'-0"



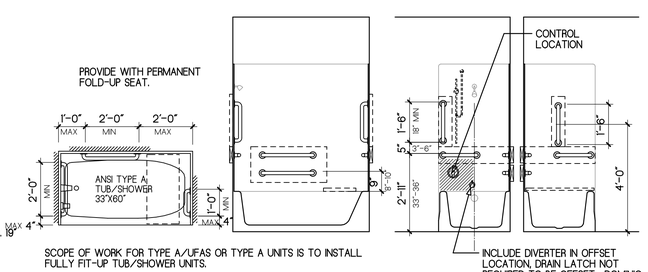
06 A3.07 FOR UPPER-FLOOR WALKUP UNITS ONLY
TYPICAL NON HC-ACCESS. ACCY. LOCATIONS
SCALE: 3/8" = 1'-0"



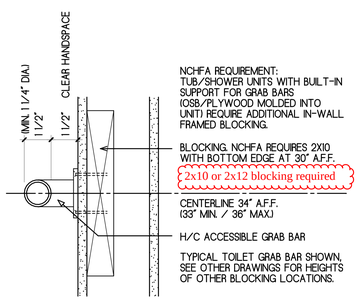
07 A3.07 TYPE B-FHA UNIT
GROUND FLOOR TUB/SHOWER BLOCKING
SCALE: 3/8" = 1'-0"



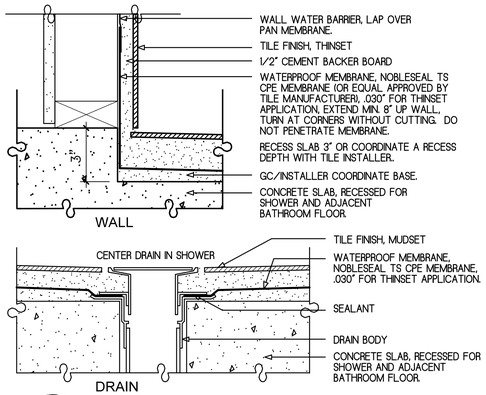
08 A3.07 NCHFA ROLL-IN SHOWER TILE ALT.
SCALE: 3/8" = 1'-0"



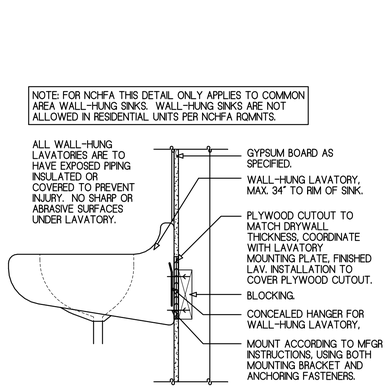
09 A3.07 ANSI TYPE A TUB/SHOWER
SCALE: 3/8" = 1'-0"



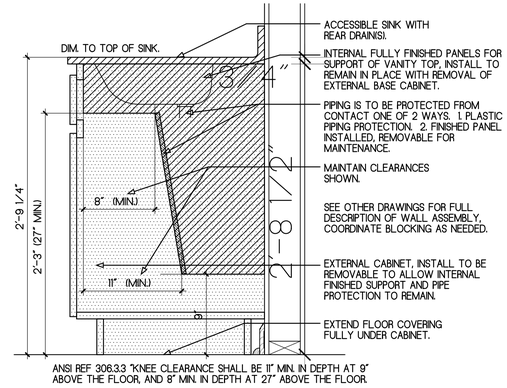
10 A3.07 GRAB BAR / BLOCKING DETAIL
SCALE: 3" = 1'-0"



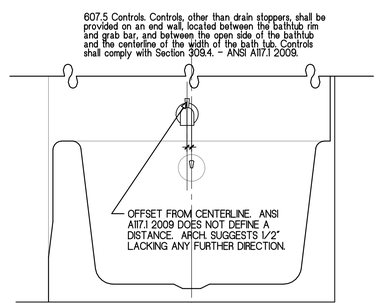
11 A3.07 SHOWER DETAIL - TILE ROLL-IN SHOWER
SCALE: 3" = 1'-0"



12 A3.07 WALL-HUNG LAV DETAIL
SCALE: 1 1/2" = 1'-0"



13 A3.07 HC REMOVABLE BASE CABINET
SCALE: 1 1/2" = 1'-0"



14 A3.07 TUB-SHOWER DIVERTER/SPOUT LOCATION
SCALE: 1 1/2" = 1'-0"

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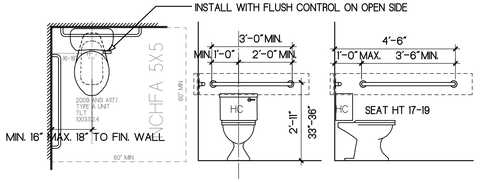
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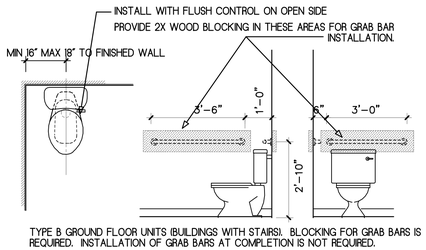
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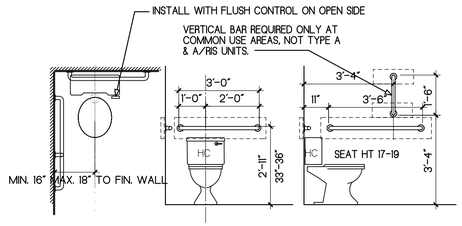
KITCHEN AND BATHROOM DETAILS
A3.07



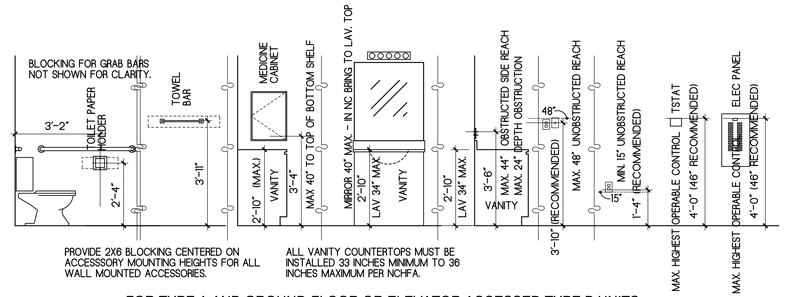
01 A3.07 TYPE A TOILET - TYPE A UNIT
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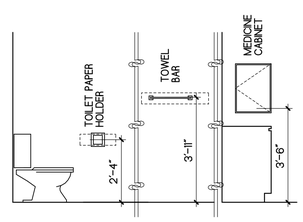
02 A3.07 TYPE B UNIT
GROUND FLOOR TOILET BLOCKING
SCALE: 3/8" = 1'-0"



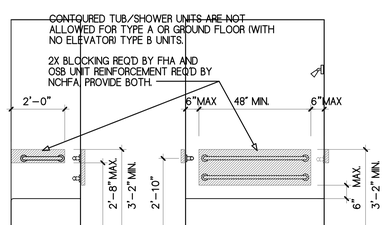
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SCALE: 3/8" = 1'-0"



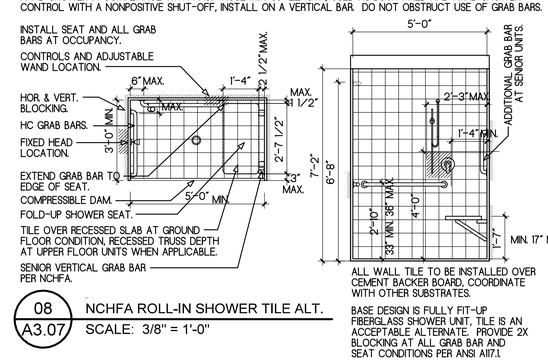
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HC-ACCESSIBLE ACCESSORY AND CONTROLS LOCATIONS
SCALE: 3/8" = 1'-0"



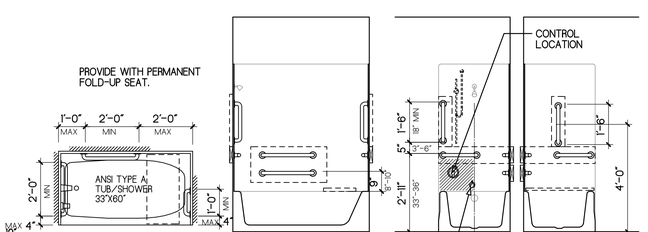
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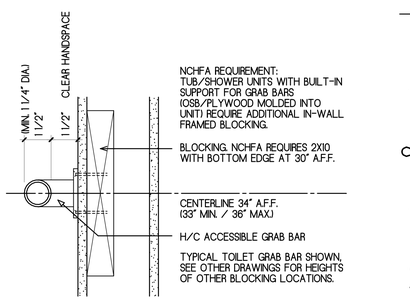
07 A3.07 TYPE B-FHA UNIT
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SCALE: 3/8" = 1'-0"



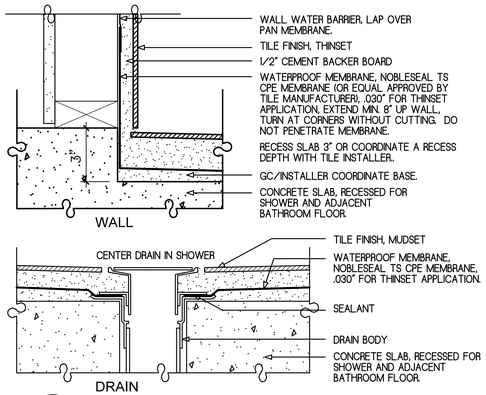
08 A3.07 NCHFA ROLL-IN SHOWER TILE ALT.
SCALE: 3/8" = 1'-0"



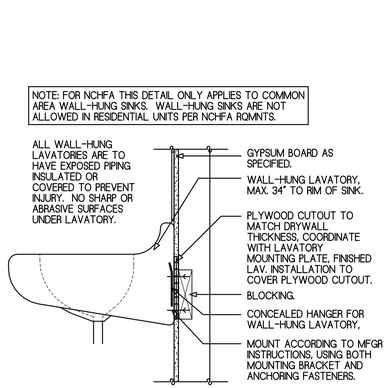
09 A3.07 ANSI TYPE A TUB/SHOWER
SCALE: 3/8" = 1'-0"



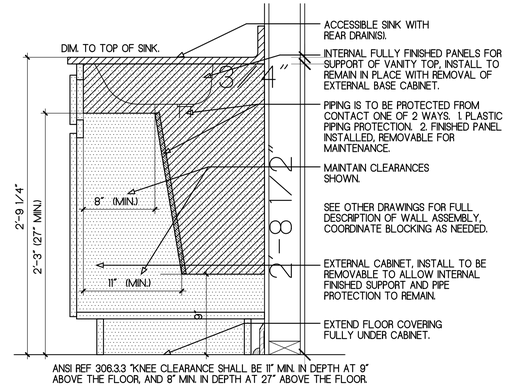
10 A3.07 GRAB BAR / BLOCKING DETAIL
SCALE: 3" = 1'-0"



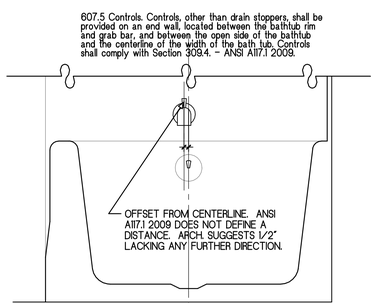
11 A3.07 SHOWER DETAIL - TILE ROLL-IN SHOWER
SCALE: 3" = 1'-0"



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



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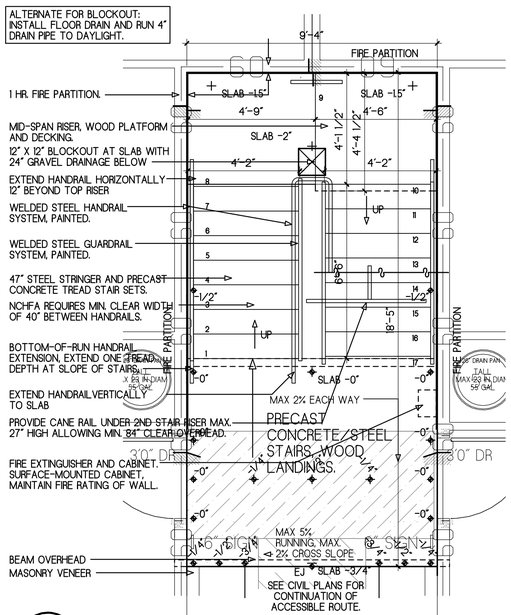
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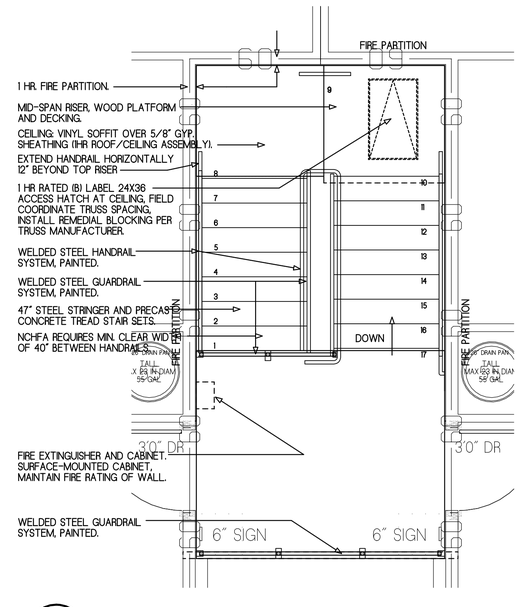
KITCHEN AND BATHROOM DETAILS
A3.07



01 A3.09 ENLARGED CENTRAL STAIR PLAN - 1ST FLOOR OF 2 STORIES

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

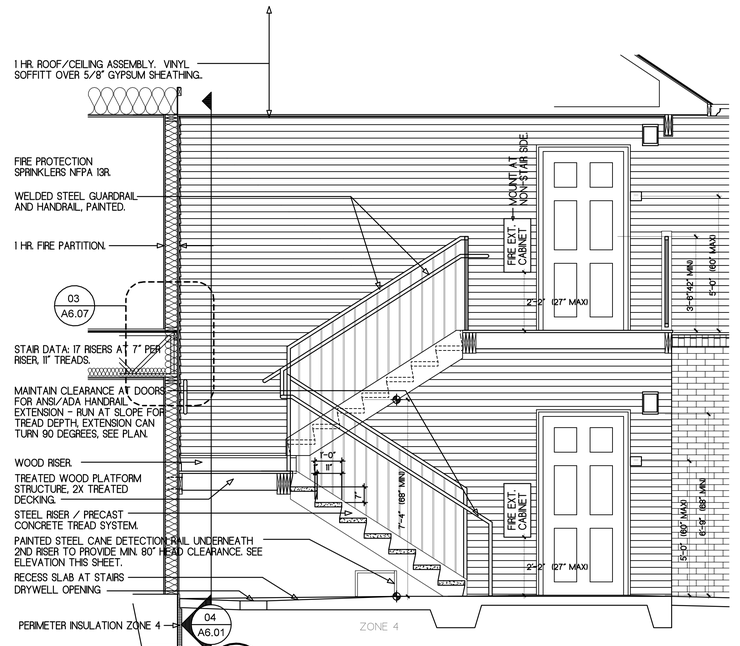
NOTE: COMMON PATH OF TRAVEL AT 2 STORY CONDITION ALLOWS FIRE PARTITION AT UNIT/STAIRS WALL. 3 STORY CONDITION REQUIRES FIRE BARRIER AT UNIT/STAIRS WALL AS PART OF EXIT ENCLOSURE.



02 A3.09 ENLARGED CENTRAL STAIR PLAN - 2ND OF 2 FLOORS

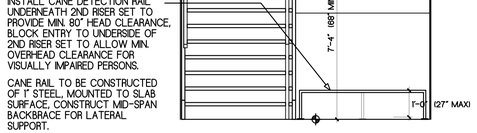
SCALE: 3/8" = 1'-0"

NOTE: COMMON PATH OF TRAVEL AT 2 STORY CONDITION ALLOWS FIRE PARTITION AT UNIT/STAIRS WALL. 3 STORY CONDITION REQUIRES FIRE BARRIER AT UNIT/STAIRS WALL AS PART OF EXIT ENCLOSURE.



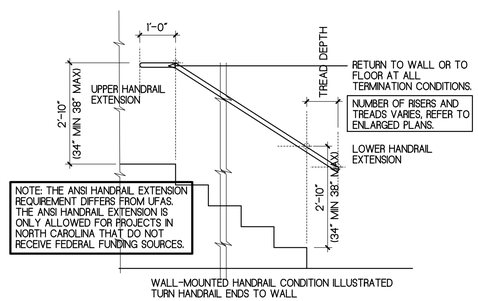
03 A3.09 STAIR SECTION - 2 STORY

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



04 A3.09 CANE DETECTION RAIL ELEVATION

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



05 A3.09 ANSI A117.1-2009 COMPLIANT HANDRAIL EXTENSION DIAGRAM

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

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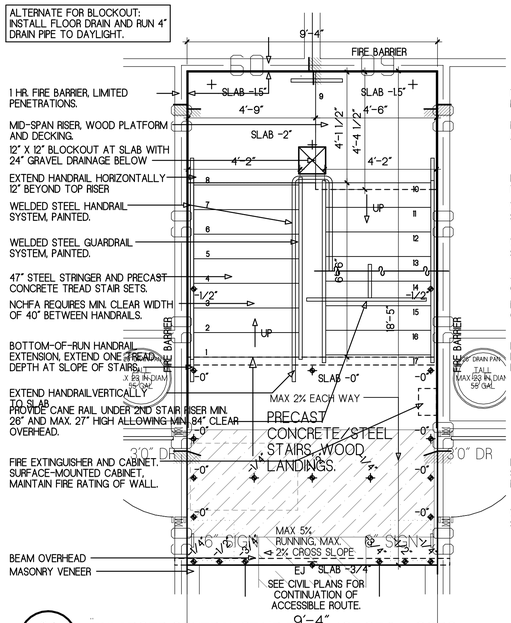
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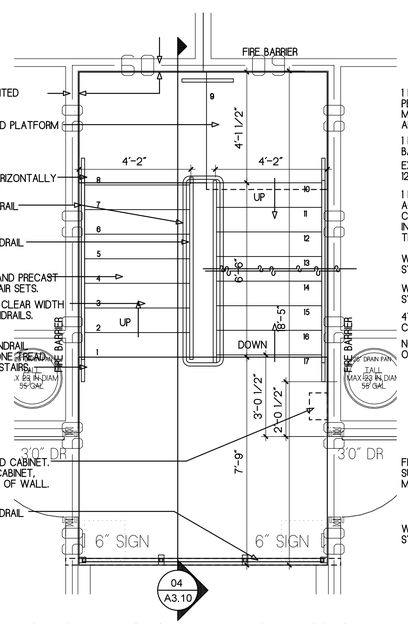
CONSTRUCTION DOCUMENTS

2 STORY ENLARGED STAIR PLANS AND SECTIONS

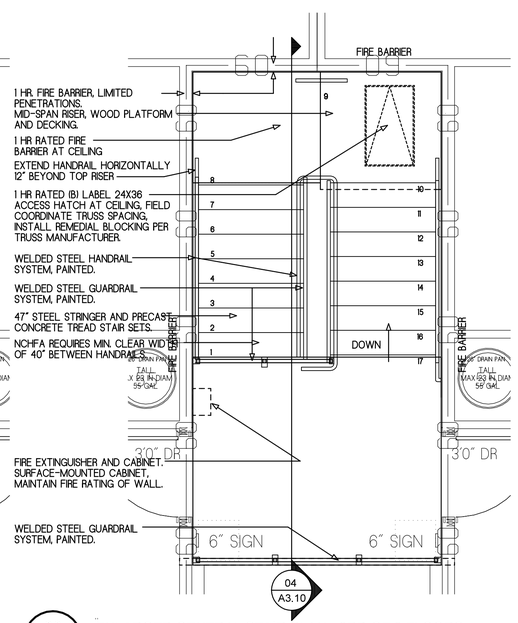
A3.09



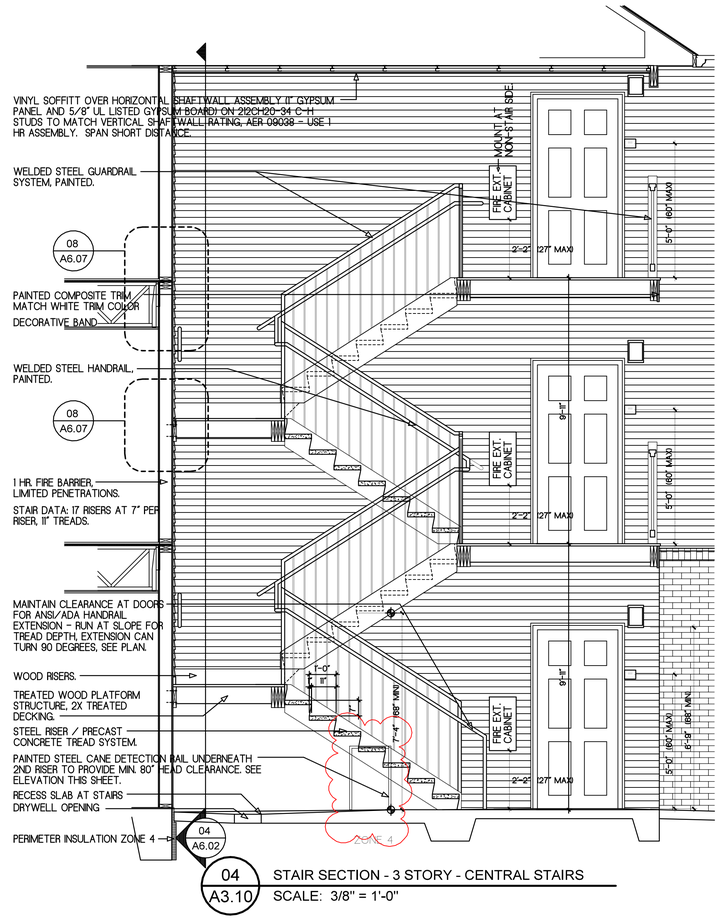
01 A3.10 ENLARGED CENTRAL STAIR PLAN - 1ST OF 3 FLOORS
SCALE: 3/8" = 1'-0"



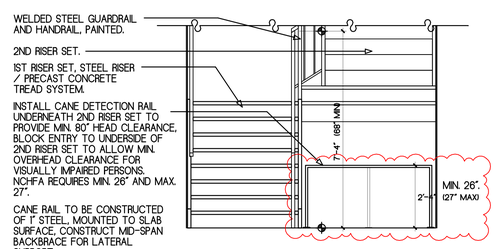
02 A3.10 ENLARGED CENTRAL STAIR PLAN - 2ND OF 3 FLOORS
SCALE: 3/8" = 1'-0"



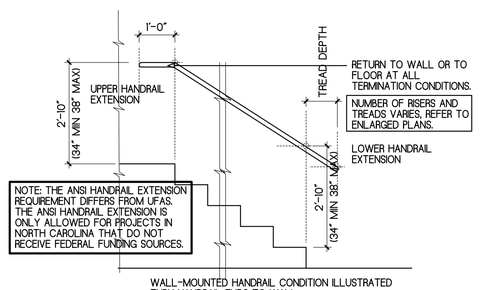
03 A3.10 ENLARGED CENTRAL STAIR PLAN - 3RD OF 3 FLOORS
SCALE: 3/8" = 1'-0"



04 A3.10 STAIR SECTION - 3 STORY - CENTRAL STAIRS
SCALE: 3/8" = 1'-0"



05 A3.10 CANE DETECTION RAIL ELEVATION
SCALE: 3/8" = 1'-0"



06 A3.10 ANSI A117.1-2009 COMPLIANT HANDRAIL EXTENSION DIAGRAM
SCALE: 1/2" = 1'-0"

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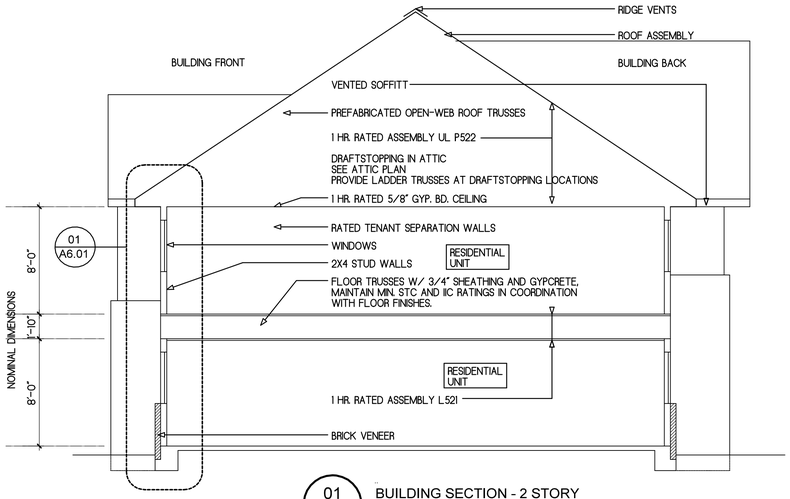
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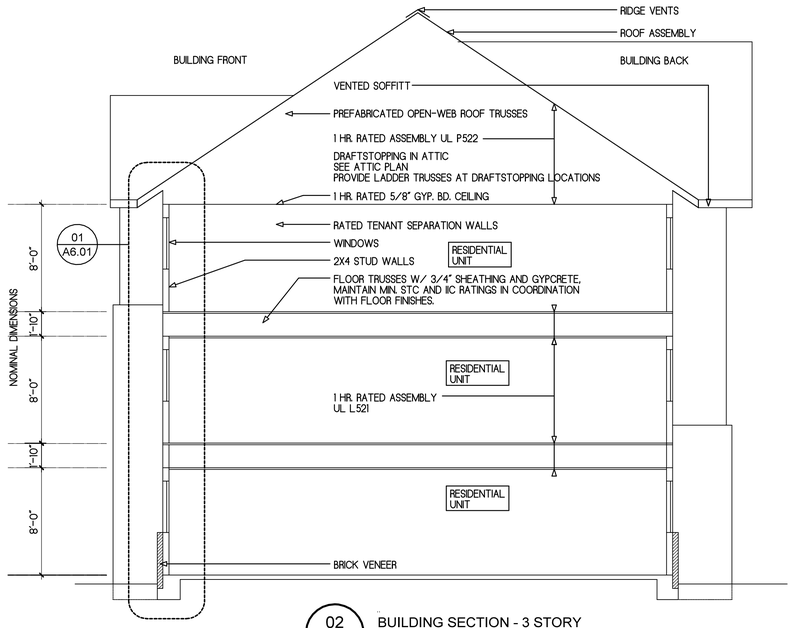
CONSTRUCTION DOCUMENTS

3 STORY ENLARGED STAIR PLANS AND SECTIONS

A3.10



01 A4.01 BUILDING SECTION - 2 STORY
SCALE: 3/16" = 1'-0"



02 A4.01 BUILDING SECTION - 3 STORY
SCALE: 3/16" = 1'-0"

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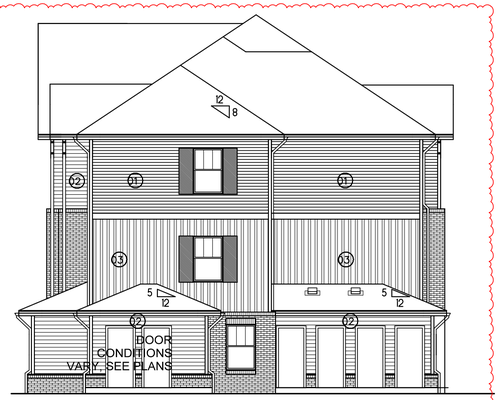
CONSTRUCTION DOCUMENTS

BUILDING SECTIONS

A4.01



01A A5.01 BUILDING TYPE 322223-3 SIDE ELEVATION LEFT
SCALE: 1/8" = 1'-0" (24X36)



RIGHT BUILDING TYPE 322223-3 SIDE ELEVATION 01B A5.01
SCALE: 1/8" = 1'-0" (24X36)



TYPICAL FRONT ELEVATION (3223-3 SHOWN)
SCALE: 1/8" = 1'-0" (24X36)



02 A5.01 BUILDING TYPE 322223-3 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



04 A5.01 BUILDING TYPE 322223-3 REAR ELEVATION
SCALE: 1/8" = 1'-0" (24X36)

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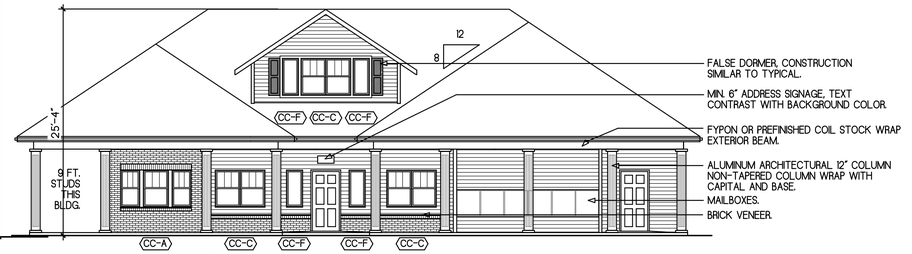
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

A5.01



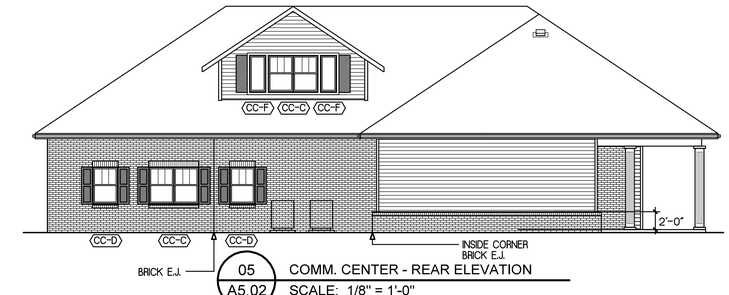
01 A5.02 BUILDING TYPE 1221-3 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



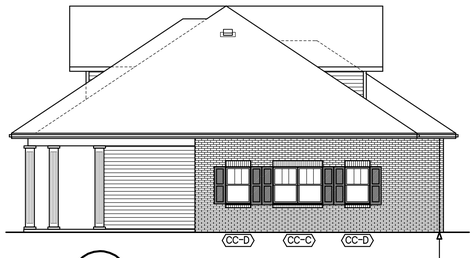
04 A5.02 COMM. CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



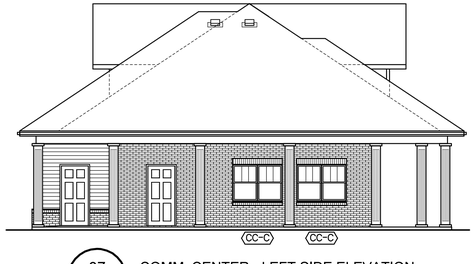
02 A5.02 BLDG. TYPE 1221-3 REAR ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



05 A5.02 COMM. CENTER - REAR ELEVATION
SCALE: 1/8" = 1'-0"



06 A5.02 COMM. CENTER - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



07 A5.02 COMM. CENTER - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT BUILDING TYPE 1221-3 SIDE ELEVATION 03A A5.02
SCALE: 1/8" = 1'-0" (24X36)



03B A5.02 BUILDING TYPE 1221-3 SIDE ELEVATION RIGHT
SCALE: 1/8" = 1'-0" (24X36)

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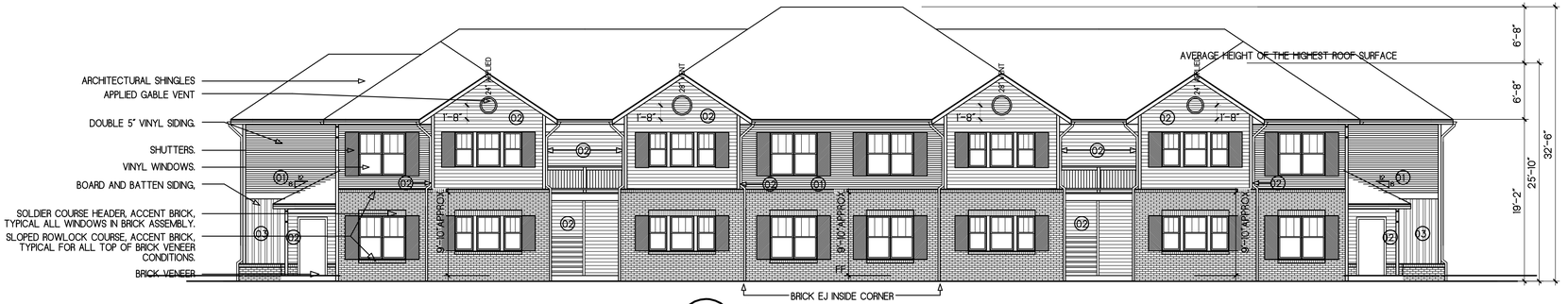
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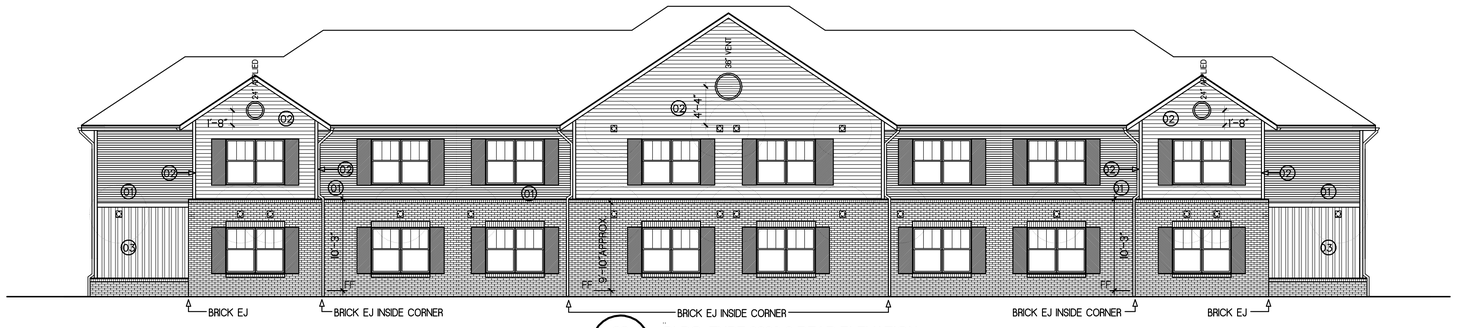
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

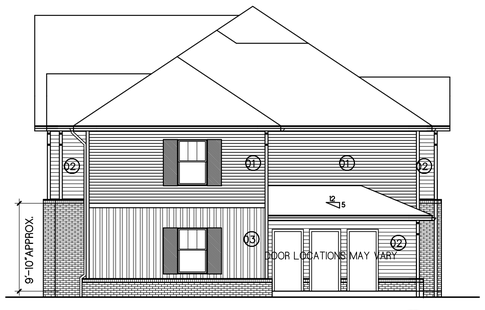
A5.02



01 A5.03 BUILDING TYPE 3223-2 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



02 A5.03 BLDG. TYPE 3223-2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



LEFT BLDG. TYPE 3223-2 - SIDE ELEVATION 03A A5.03
SCALE: 1/8" = 1'-0" (24X36)



03B A5.03 BLDG. TYPE 3223-2 - SIDE ELEVATION RIGHT
SCALE: 1/8" = 1'-0" (24X36)

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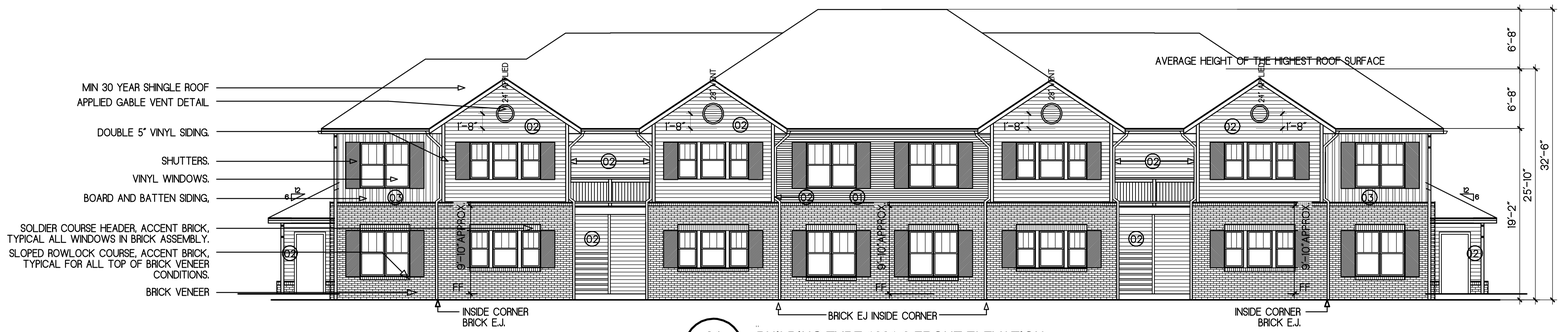
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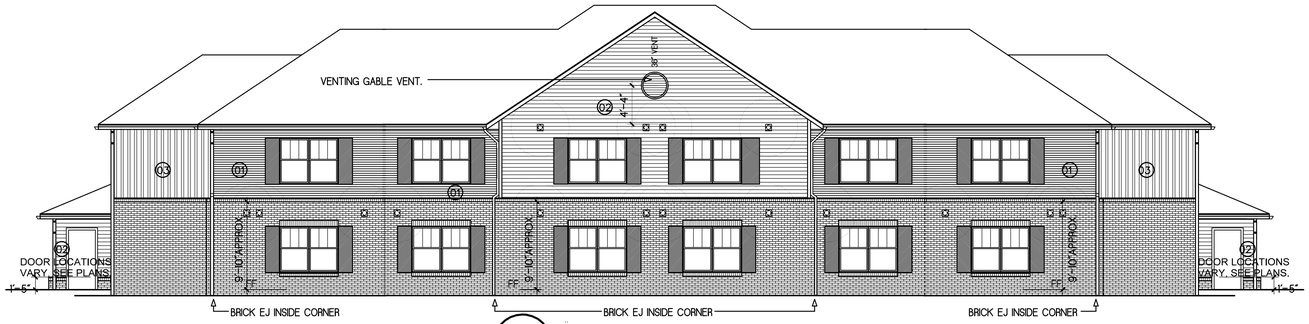
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BUILDING ELEVATIONS

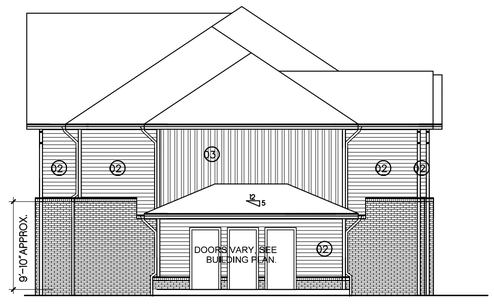
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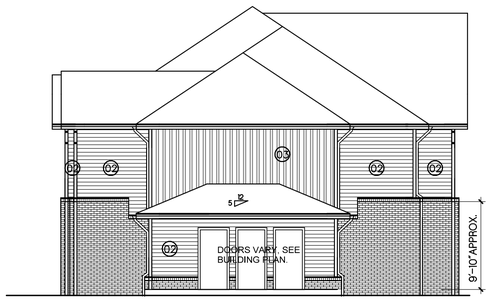
01 A5.04 BUILDING TYPE 1221-2 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



02 A5.04 BLDG. TYPE 1221-2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (24X36)



LEFT BUILDING TYPE 1221-2 SIDE ELEVATION 03A A5.04
SCALE: 1/8" = 1'-0" (24X36)



03B A5.04 BUILDING TYPE 1221-2 SIDE ELEVATION RIGHT
SCALE: 1/8" = 1'-0" (24X36)

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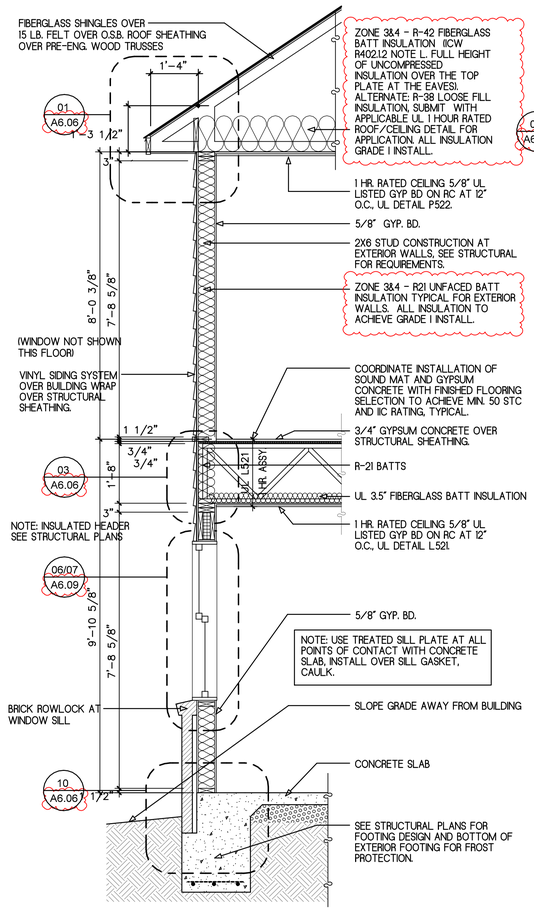
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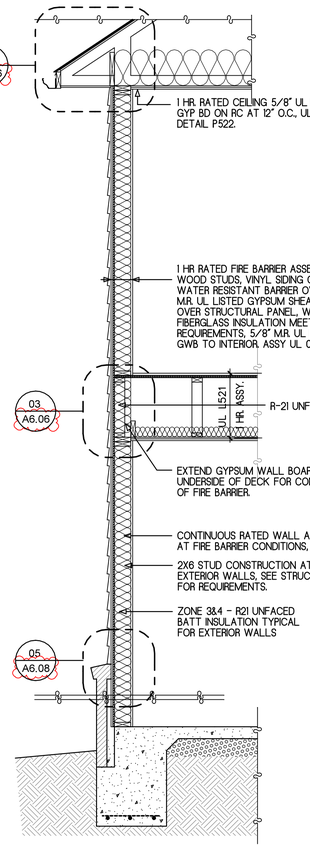
A5.04



ZONE 3

01 A6.01 EXTERIOR NON-RATED WALL SECTION

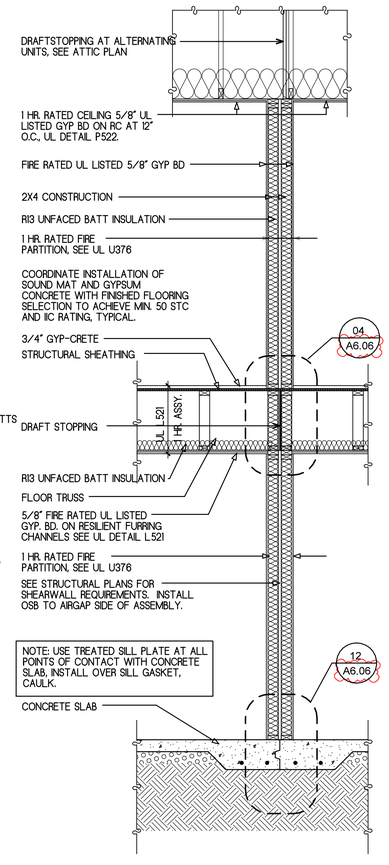
SCALE: 1/2" = 1'-0"



ZONE 3

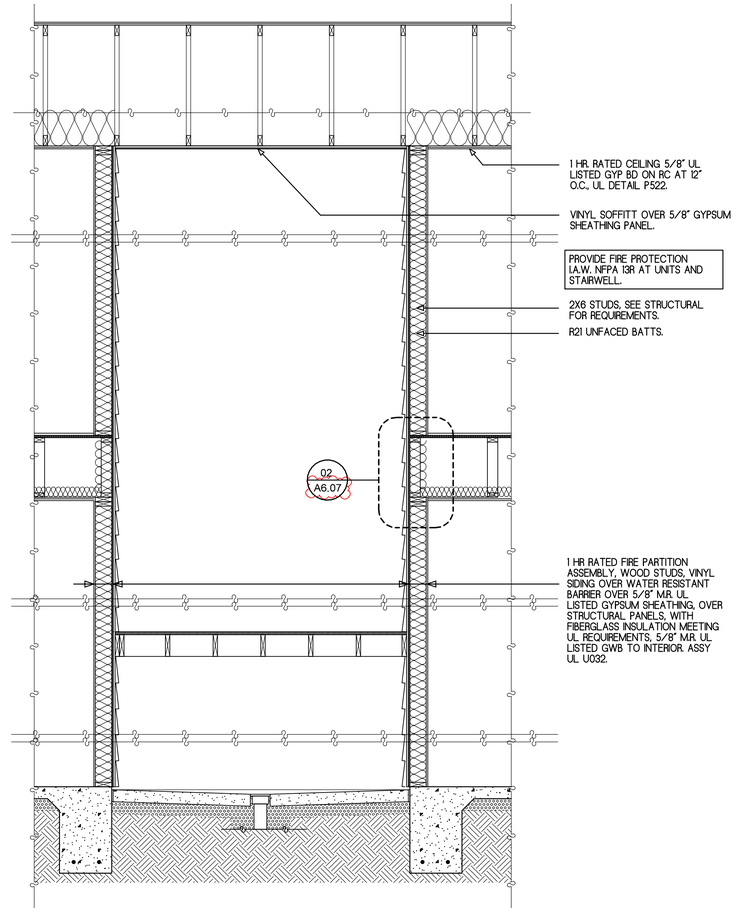
02 A6.01 WALL SECTION AT STAIRWELL

SCALE: 1/2" = 1'-0" 04/19/2017



03 A6.01 WALL SECTION PARTY WALL - LONG

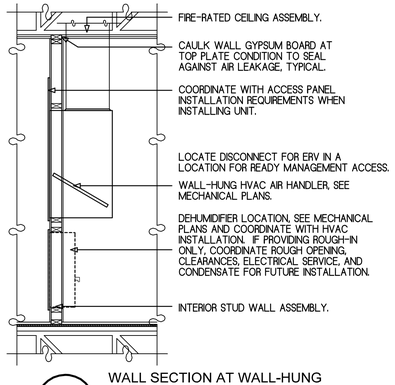
SCALE: 1/2" = 1'-0"



ZONE 3

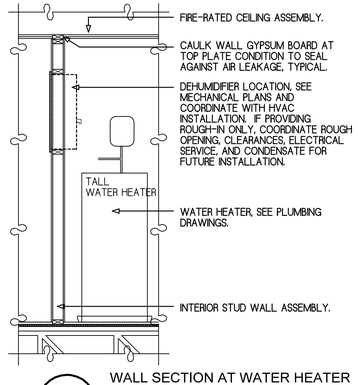
04 A6.01 2 STORY STAIRWELL SECTION

SCALE: 1/2" = 1'-0" 04/19/2017



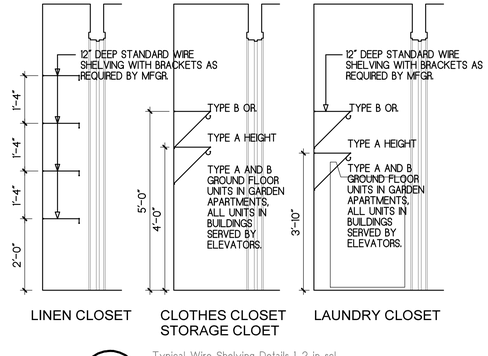
05 A6.01 WALL SECTION AT WALL-HUNG HVAC UNIT WITH DEHU

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



06 A6.01 WALL SECTION AT WATER HEATER CLOSET WITH DEHU

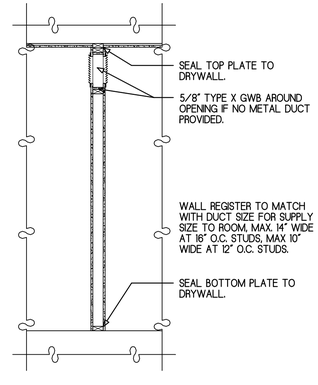
SCALE: 1/2" = 1'-0"



Typical Wire Shelving Details 1_2 in scl

07 A6.01 WIRE SHELVING DETAILS

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



08 A6.01 TRANSFER GRILL DETAIL

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

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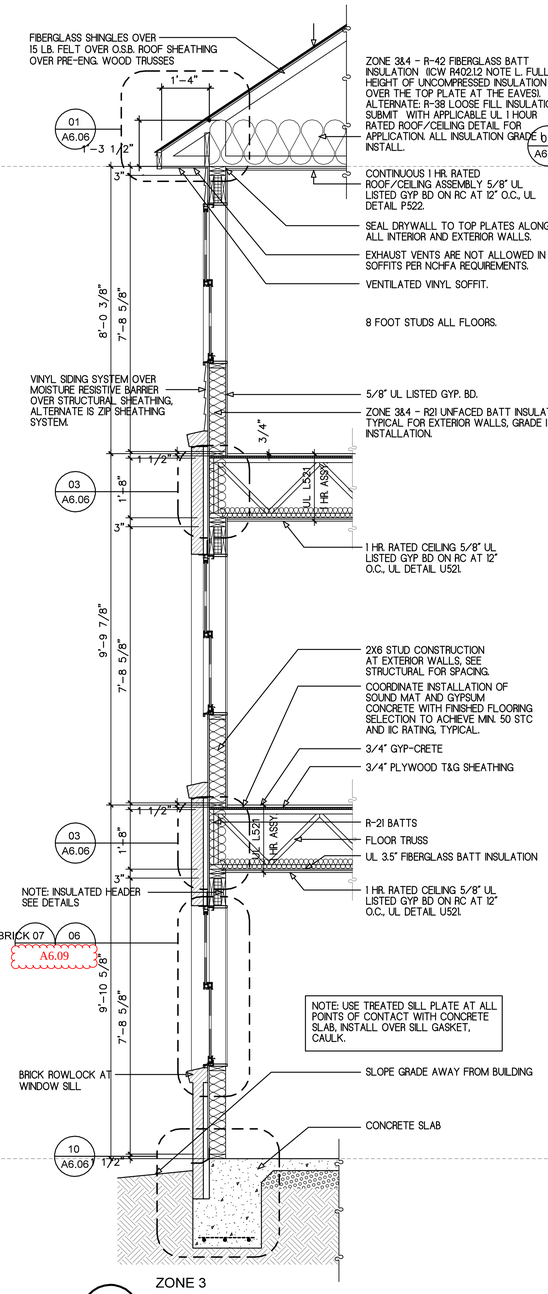
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2 STORY
WALL SECTIONS

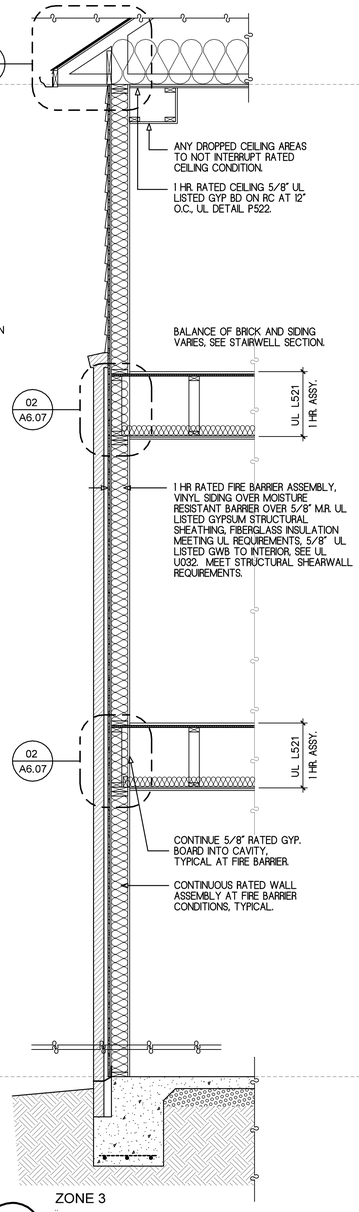
A6.01



ZONE 3

01 A6.02 EXTERIOR NON-RATED WALL SECTION

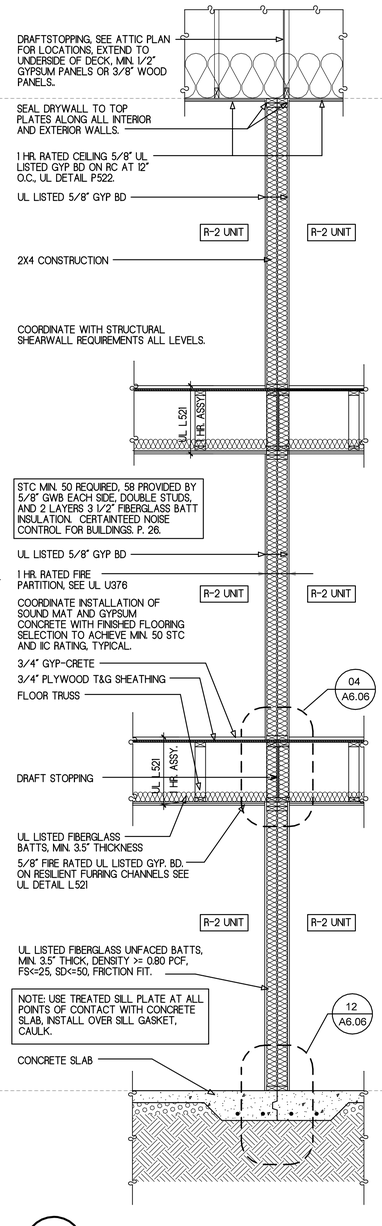
SCALE: 1/2" = 1'-0"



ZONE 3

02 A6.02 WALL SECTION AT FIRE BARRIER

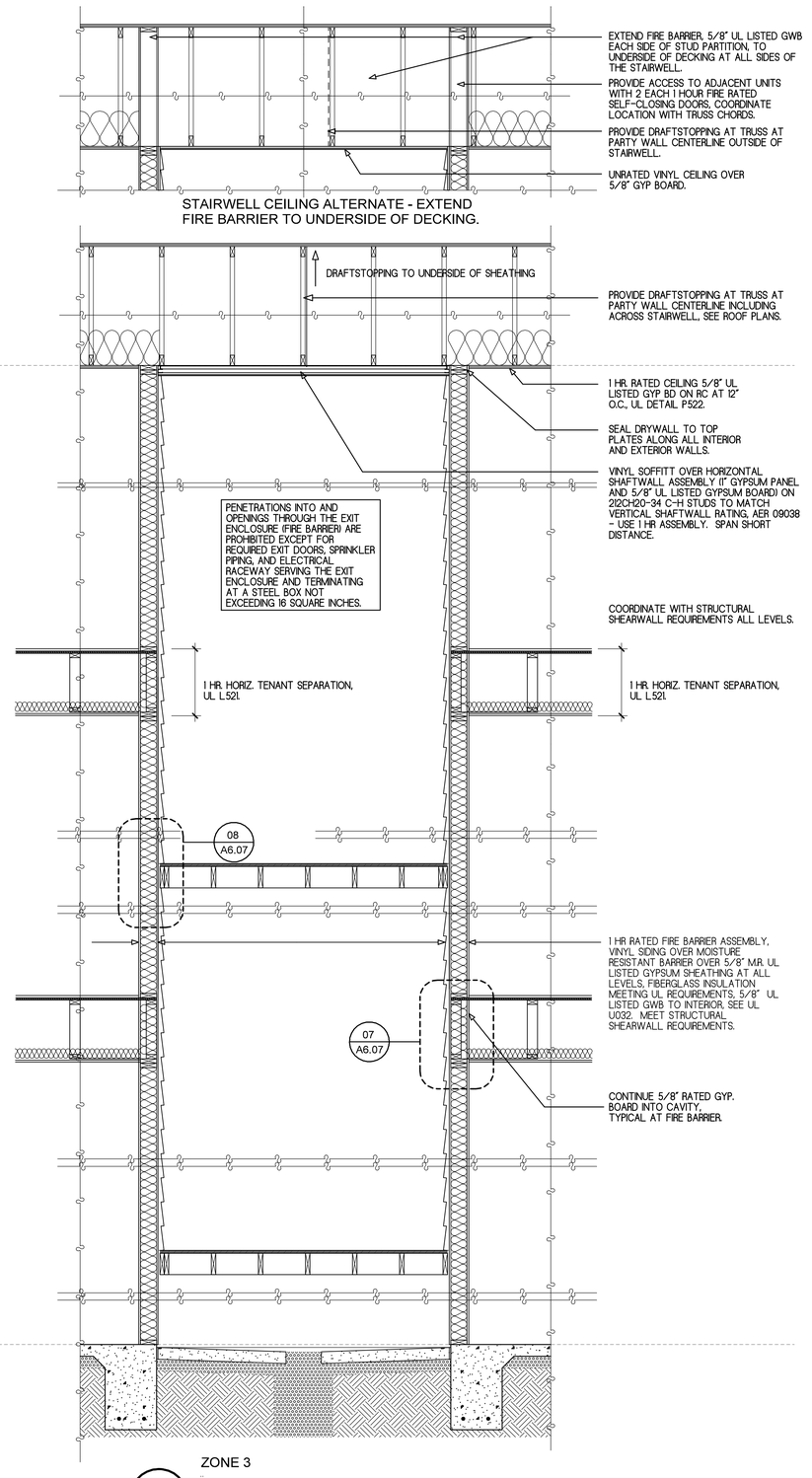
SCALE: 1/2" = 1'-0"



ZONE 3

03 A6.02 WALL SECTION AT LONG PARTY WALL

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



STAIRWELL CEILING ALTERNATE - EXTEND FIRE BARRIER TO UNDERSIDE OF DECKING.

ZONE 3

04 A6.02 3 STORY STAIRWELL SECTION

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

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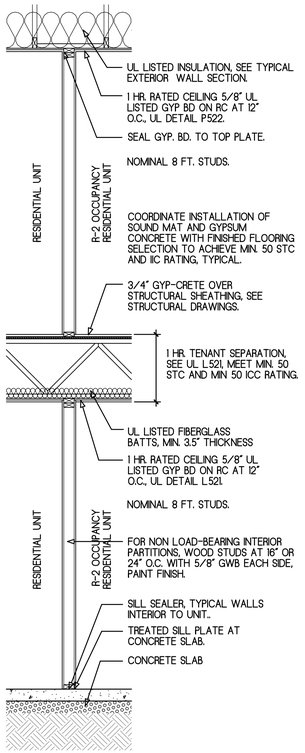
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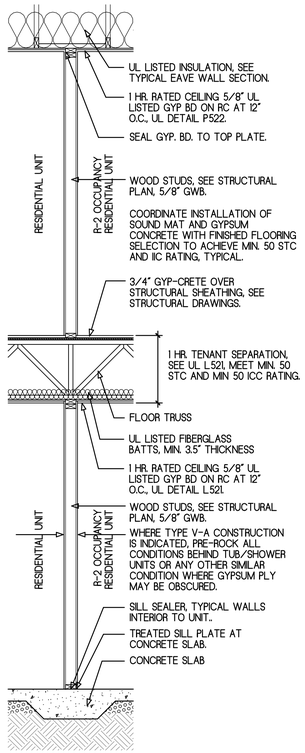
3 STORY WALL SECTIONS

A6.02

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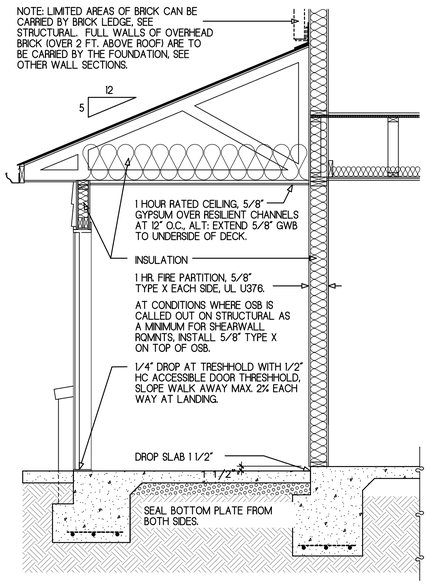


01 A6.03 NON LOAD-BEARING INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



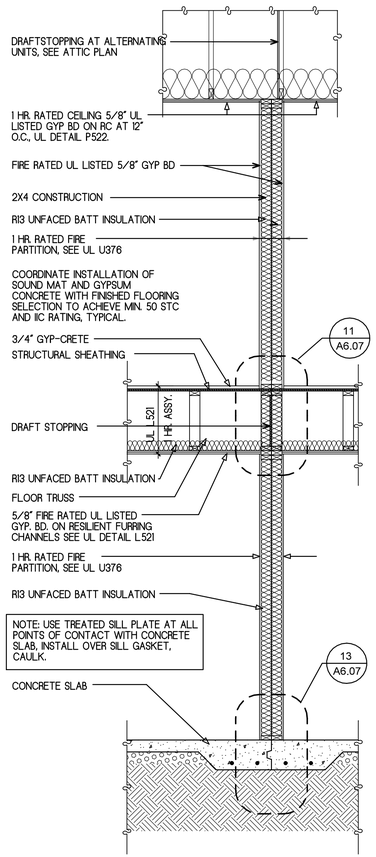
SEE SHEAR WALL REQUIREMENTS ON STRUCTURAL PLANS, WHICH VARY BY FLOOR.

02 A6.03 LOAD-BEARING INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

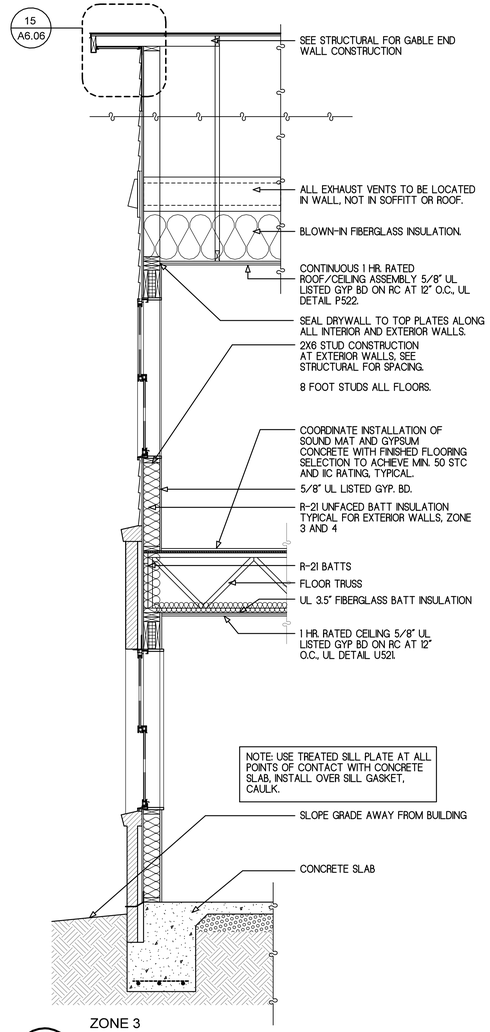


ZONE 3

03 A6.03 WALL SECTION AT STORAGE - NO BRICK OVERHEAD.
SCALE: 1/2" = 1'-0"



04 A6.03 WALL SECTION PARTY WALL - SHORT
SCALE: 1/2" = 1'-0"



ZONE 3

05 A6.03 EXTERIOR NON-RATED WALL SECTION
SCALE: 1/2" = 1'-0"

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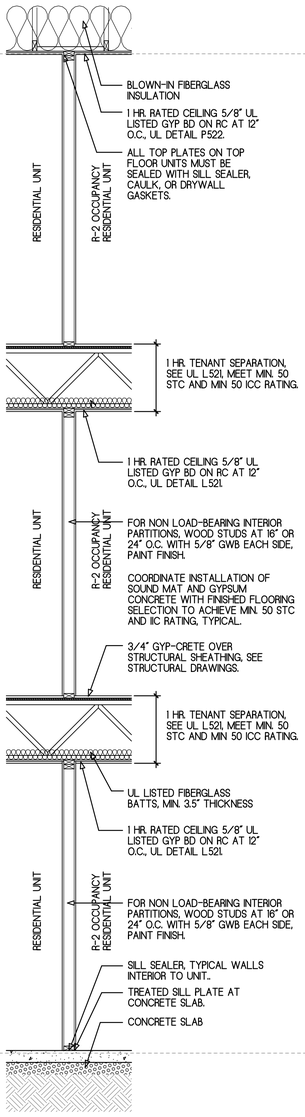
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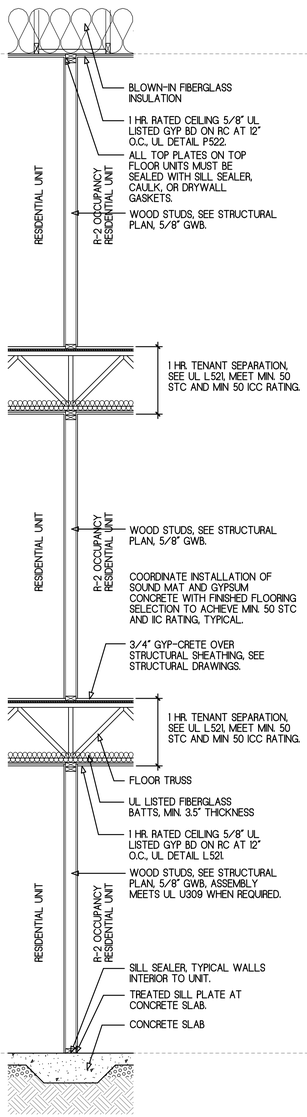
CONSTRUCTION DOCUMENTS

WALL SECTIONS

A6.03

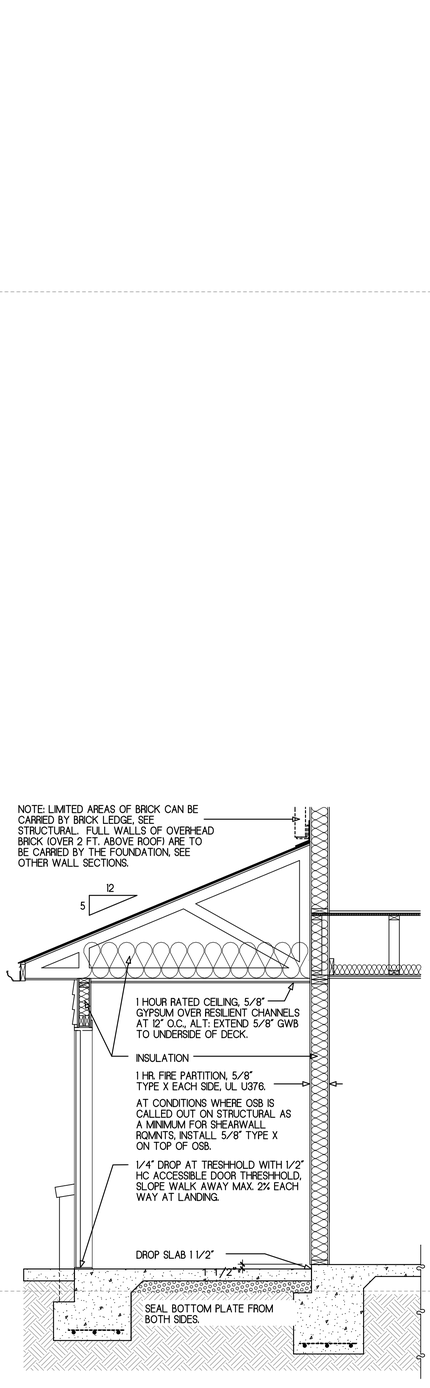


01 A6.04 TYPICAL NON LOAD-BEARING INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



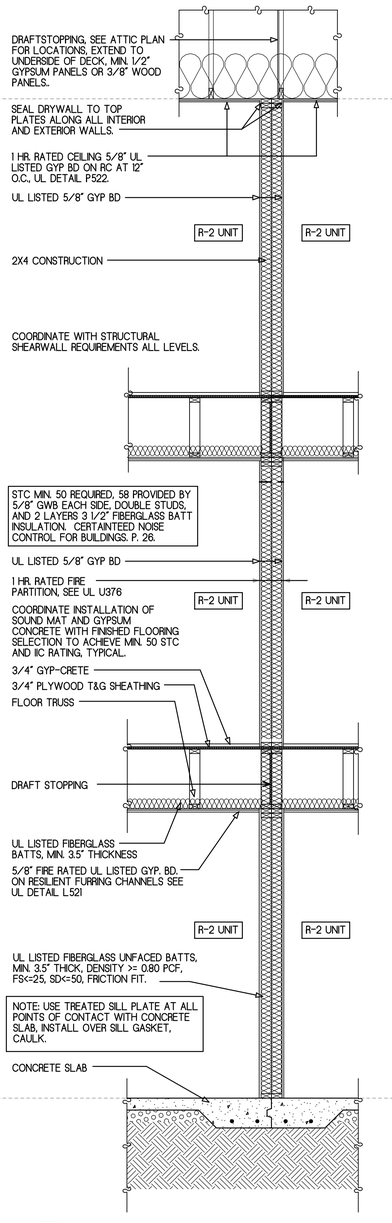
SEE SHEAR WALL REQUIREMENTS ON STRUCTURAL PLANS, WHICH VARY BY FLOOR.

02 A6.04 TYPICAL LOAD-BEARING INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

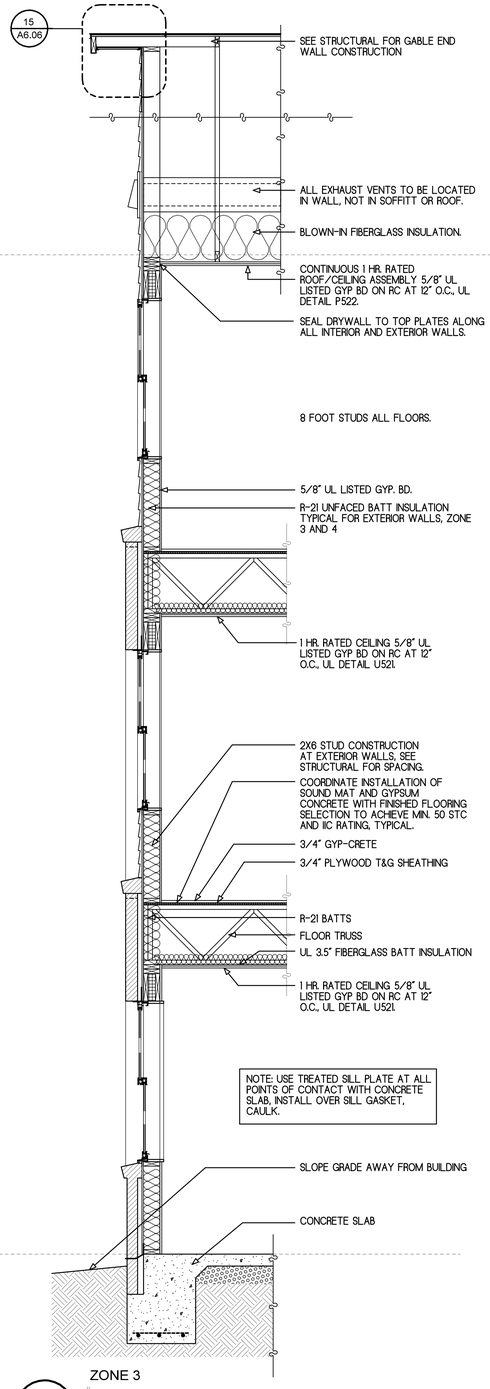


ZONE 3

03 A6.04 WALL SECTION AT STORAGE - NO BRICK OVERHEAD.
SCALE: 1/2" = 1'-0"



04 A6.04 WALL SECTION AT SHORT PARTY WALL
SCALE: 1/2" = 1'-0"



ZONE 3

05 A6.04 EXTERIOR NON-RATED WALL SECTION
SCALE: 1/2" = 1'-0"

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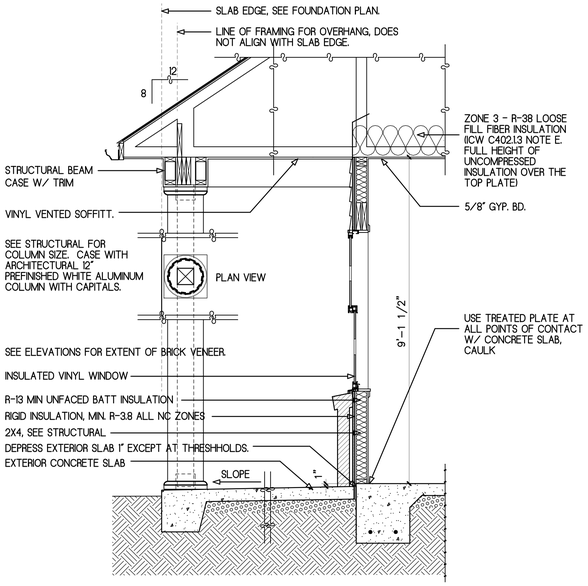
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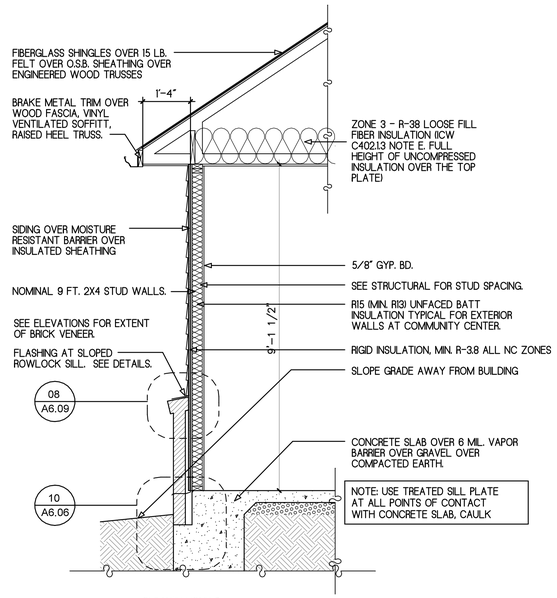
CONSTRUCTION DOCUMENTS

WALL SECTIONS

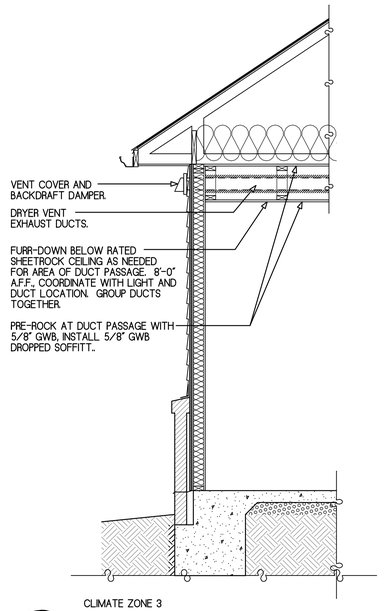
A6.04



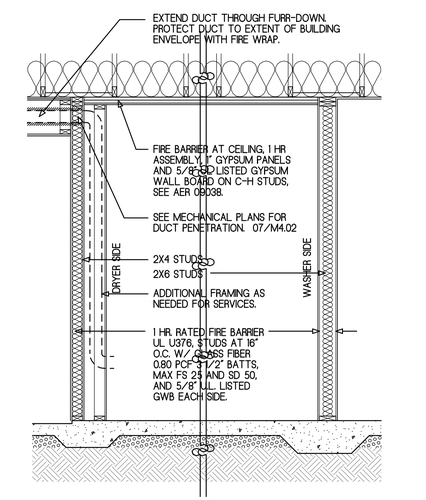
01 A6.05 WALL SECTION AT OFFICE ENTRY (COMMON BLDG.)
SCALE: 1/2" = 1'-0"



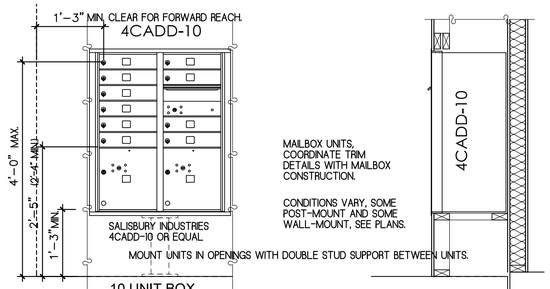
02 A6.05 TYPICAL WALL SECTION AT COMMON BLDG.
SCALE: 1/2" = 1'-0"



03 A6.05 WALL SECTION AT COMMON BLDG.
SCALE: 1/2" = 1'-0"

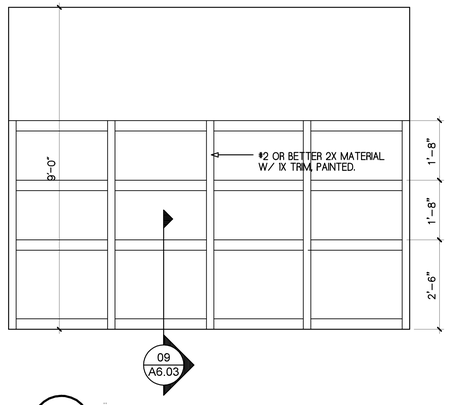


04 A6.05 SECTION AT COMMUNITY CENTER LAUNDRY ROOM - ADJACENT DROPPED CEILING
SCALE: 1/2" = 1'-0"

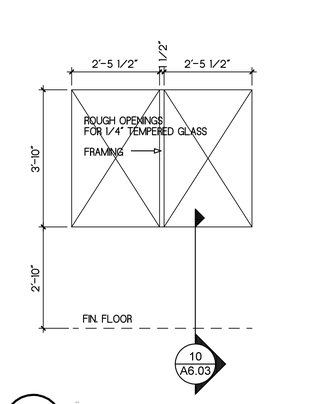


MAILBOX INSTALLATION REQUIREMENTS.
1. PROVIDE 30X48 CLEARANCE WITH FORWARD APPROACH CENTERED ON KEY LOCK.
2. TENANT MAILBOXES TO HAVE MAX. 48" TO KEY LOCK OR OTHER OPERABLE PART, MIN. 28" TO BOTTOM OF BOX.
3. PARCEL LOCKER TO HAVE MAX. 48" TO OPERABLE PART, AND MIN 15" HEIGHT TO BOTTOM OF BOX.
Apt mailbox 4CADD-10 ada and usps compliant

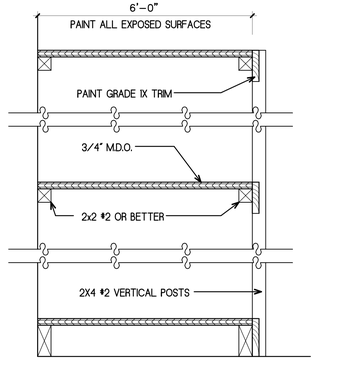
05 A6.05 MAILBOX ELEVATION AND SECTION
SCALE: 3/4" = 1'-0"



07 A6.05 SHELF ELEVATION

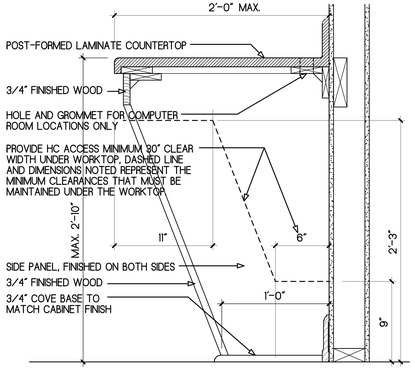


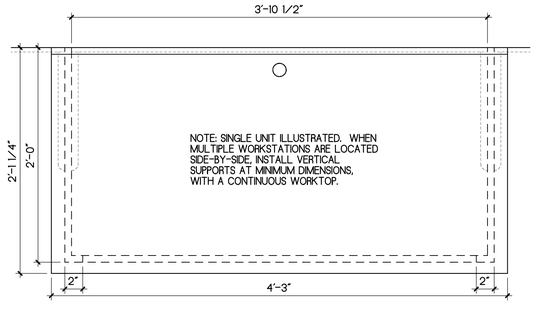
08 A6.05 INTERIOR WINDOWS



09 A6.05 SHELF SECTION

10 A6.05 INT. WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"





11 A6.05 \12-FURN\CASEWORK\APTCABINETDETAIL.TPL
WORK SURFACE DETAIL - COMMUNITY CENTER
SCALE: 1 1/2" = 1'-0"

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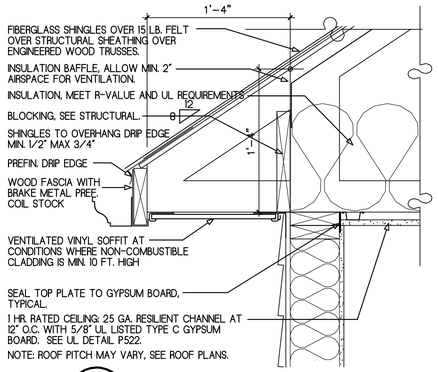
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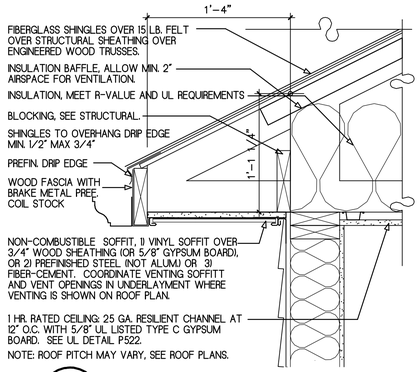
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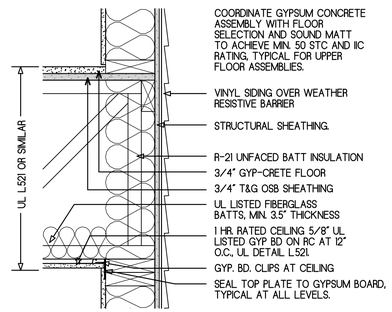
COMM. CTR. WALL SECTIONS & DETAILS
A6.05



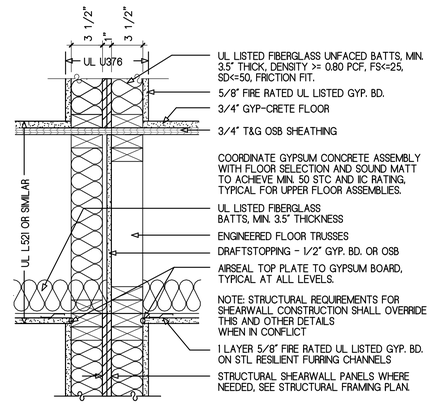
01 A6.06 TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



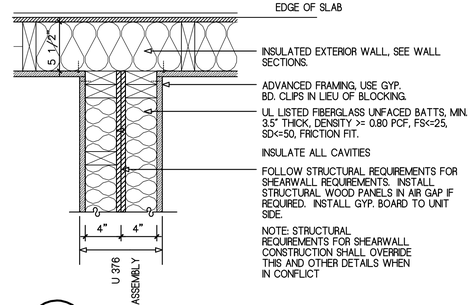
02 A6.06 EAVE DETAIL AT STORAGE ROOMS
SCALE: 1 1/2" = 1'-0"



03 A6.06 FLOOR TRUSS AT EXTERIOR WALL.
SCALE: 1 1/2" = 1'-0"

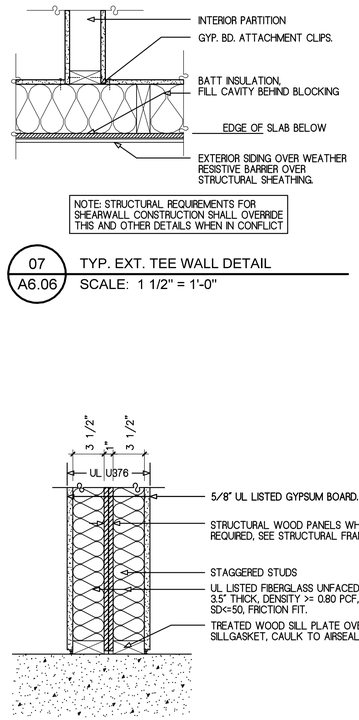


04 A6.06 RATED PARTY WALL DETAIL
SCALE: 1 1/2" = 1'-0"

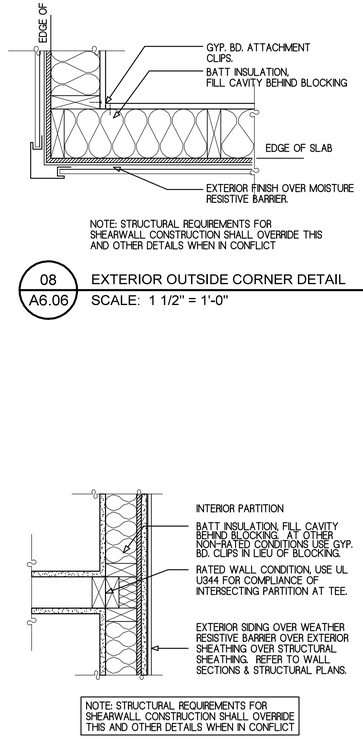


05 A6.06 PLAN DETAIL AT PARTY WALL - LONG
SCALE: 1 1/2" = 1'-0"

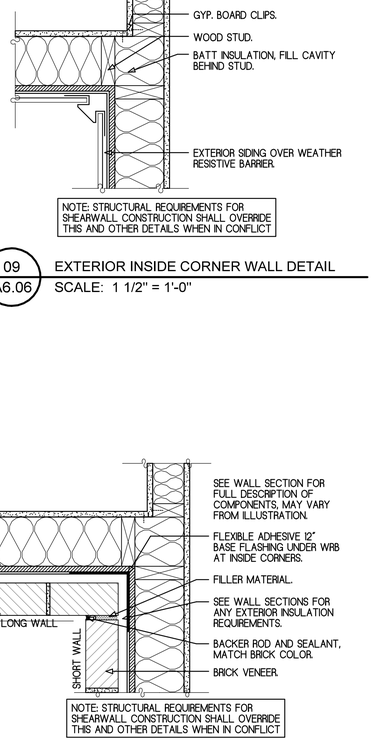
06 A6.06 INSULATED HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



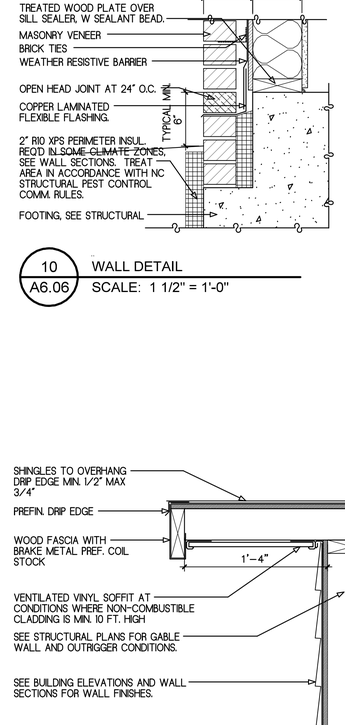
07 A6.06 TYP. EXT. TEE WALL DETAIL
SCALE: 1 1/2" = 1'-0"



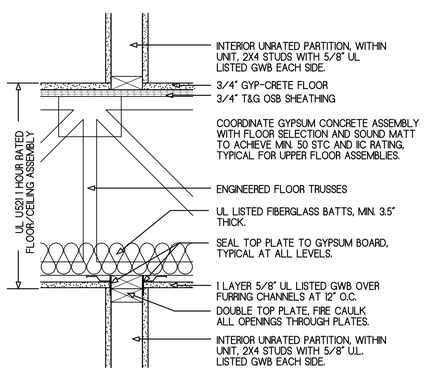
08 A6.06 EXTERIOR OUTSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



09 A6.06 EXTERIOR INSIDE CORNER WALL DETAIL
SCALE: 1 1/2" = 1'-0"



10 A6.06 WALL DETAIL
SCALE: 1 1/2" = 1'-0"



11 A6.06 DETAIL AT RATED FLOOR/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

12 A6.06 PARTY WALL DETAIL AT SLAB - LONG
SCALE: 1 1/2" = 1'-0"

13 A6.06 EXTERIOR WALL DETAIL AT RATED STAIRWELL W/ OSB
SCALE: 1 1/2" = 1'-0"

14 A6.06 BRICK EXPANSION JOINT - INSIDE CORNER
SCALE: 1 1/2" = 1'-0"

15 A6.06 TYPICAL GABLE END EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

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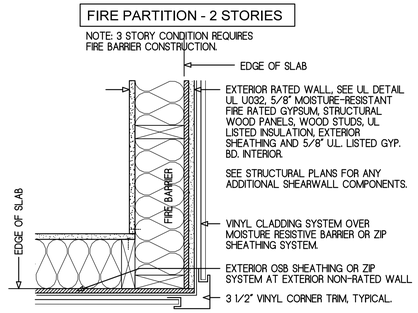
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DETAILS

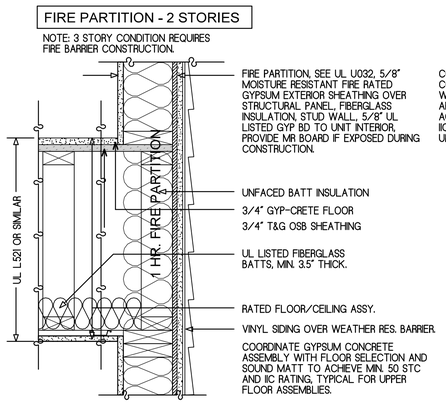
A6.06

FIRE PARTITION - 2 STORIES



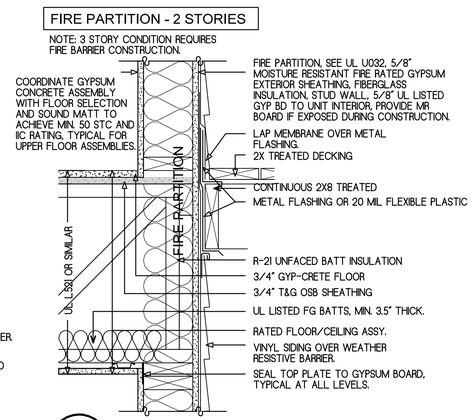
01 A6.07 OUTSIDE CORNER DETAIL AT STAIRWELL
SCALE: 1 1/2" = 1'-0"

FIRE PARTITION - 2 STORIES



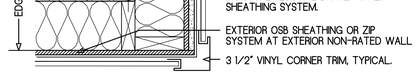
02 A6.07 SIDEWALL OF STAIRWELL
SCALE: 1 1/2" = 1'-0"

FIRE PARTITION - 2 STORIES



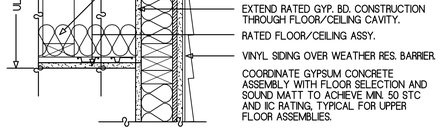
03 A6.07 BACKWALL OF STAIRWELL
SCALE: 1 1/2" = 1'-0"

FIRE BARRIER CONDITION - 3 STORIES



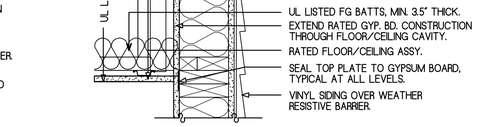
06 A6.07 OUTSIDE CORNER DETAIL AT STAIRWELL
SCALE: 1 1/2" = 1'-0"

FIRE BARRIER CONDITION - 3 STORIES

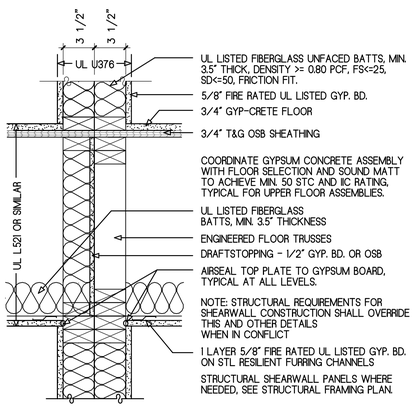


07 A6.07 SIDEWALL OF EXIT ENCLOSURE
SCALE: 1 1/2" = 1'-0"

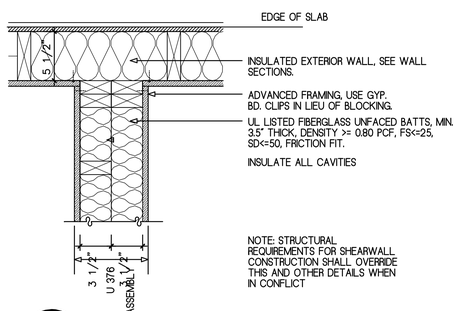
FIRE BARRIER CONDITION - 3 STORIES



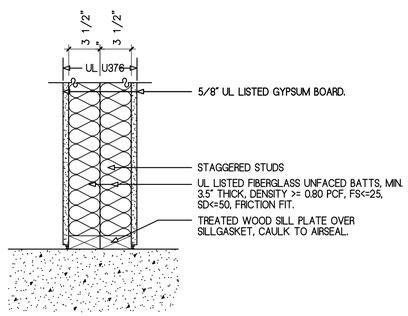
08 A6.07 BACKWALL OF STAIRWELL
SCALE: 1 1/2" = 1'-0"



11 A6.07 PARTY WALL DETAIL - SHORT
SCALE: 1 1/2" = 1'-0"



12 A6.07 PLAN DETAIL AT PARTY WALL - SHORT
SCALE: 1 1/2" = 1'-0"



13 A6.07 PARTY WALL DETAIL AT SLAB - SHORT
SCALE: 1 1/2" = 1'-0"

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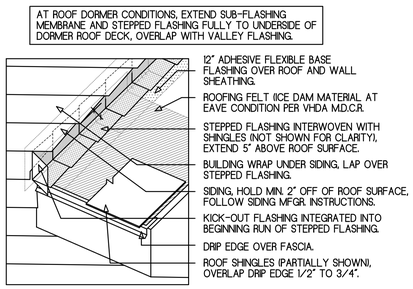
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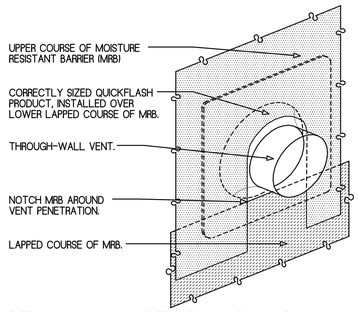
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DETAILS

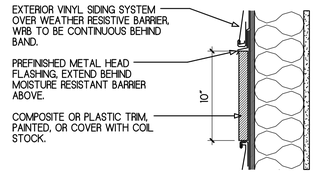
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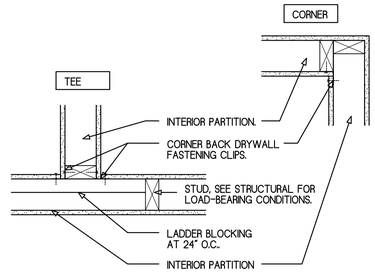
01 A6.08 ROOF/WALL FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



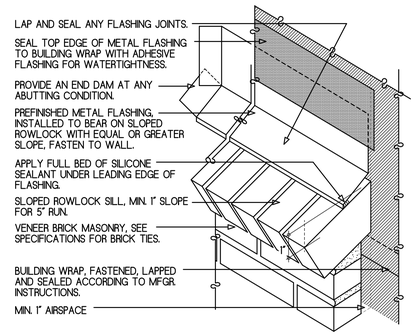
02 A6.08 THROUGH-WALL VENT FLASHING DETAIL
NO SCALE



03 A6.08 EXTERIOR DECORATIVE BAND DETAIL
SCALE: 1 1/2" = 1'-0"

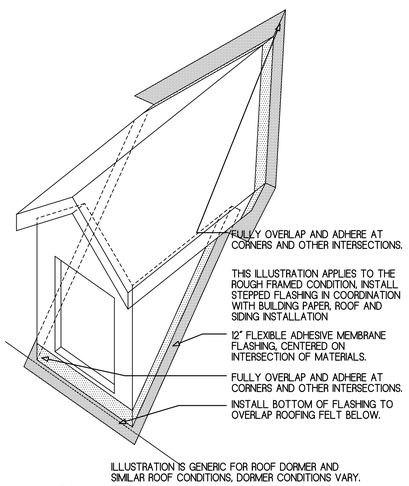


04 A6.08 TYPICAL INTERIOR WALL INTERSECTION DETAIL
SCALE: 1 1/2" = 1'-0"

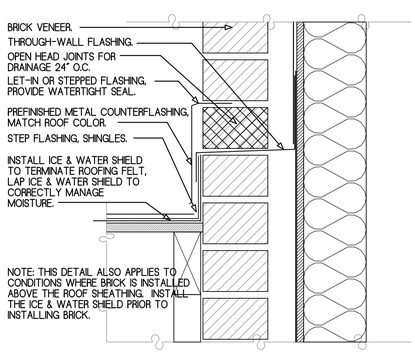


3D DETAIL TOP OF MASONRY AT SIDING
05 A6.08 SLOPED ROWLOCK TOP OF WALL DETAIL
SCALE: 1 1/2" = 1'-0"

06 A6.08 SLAB RADON CONTROL DETAIL
SCALE: 1 1/2" = 1'-0"



12 A6.08 SUB-FLASHING AT DORMERS
NO SCALE



11 A6.08 BRICK / SHINGLE ROOF FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"

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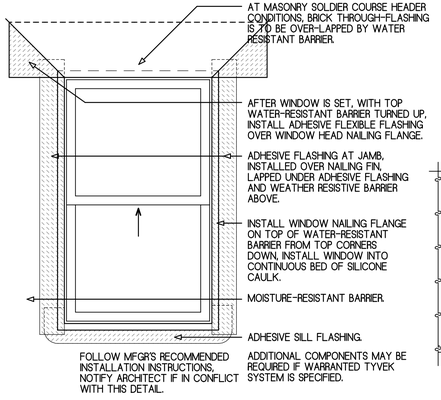
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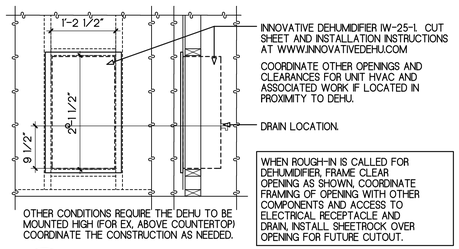
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A6.08



01 A6.09 WINDOW FLASHING ELEVATION
SCALE: 3/4" = 1'-0"



02 A6.09 DEHUMIDIFIER DETAIL - TYPICAL
SCALE: 3/4" = 1'-0"

06 A6.09 WINDOW DETAIL AT SIDING
SCALE: 3" = 1'-0"

07 A6.09 WINDOW DETAIL AT MASONRY
SCALE: 3" = 1'-0"

08 A6.09 MASONRY DETAIL
SCALE: 3" = 1'-0"

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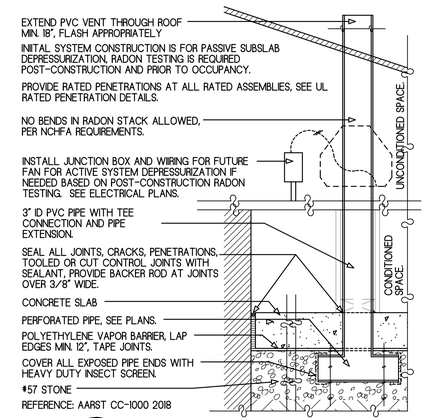
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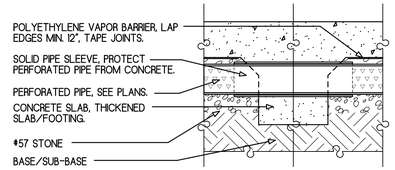
A6.09

Radon Mitigation Summary

		Harnett County - EPA Radon Zone 3
	Applicable excepts from ANSI/AARST CC-1000 2018	Notes
3.1	General - Soil gas control shall be designed and constructed for all portions of foundation systems where there is enclosed space immediately above crawl spaces and slab-on-grade or basement slabs.	
3.2	Soil gas vent systems required. Soil gas vent systems shall be constructed for each ground contact portion of the building except garages ventilated in accordance with Section 4.8. Each soil gas vent system shall include exhaust piping extended from inlets within soil gas collection plenum(s) to an exhaust location at the roof, in accordance with Sections 4 through 10.	
3.2.1	Capacity. Each system shall be sized with no less the capacity needed to allow a fan-driven soil gas depressurization system (ASD) to transport air volumes sufficient to establish a vacuum under each slab or soil gas retarder.	
4	Soil Gas Collection Plemums	
4.1	General. Each soil gas collection plenum shall contain a gas permeable layer meeting specifications stipulated in Section 5.5 and be constructed with surrounding surfaces that sustainably restrict airflow between the gas permeable layer and spaces outside the enclosing surfaces of the soil gas collection plenum.	
4.1.1	Plenum bottom (e.g., subbase or subgrade). The bottom of each plenum shall be constructed to achieve natural closure by way of earthen materials or geosynthetic methods in accordance with Section 5.1.	
4.1.3	Plenum top (surface facing interior spaces). The top of each plenum shall be closed as specified in Section 6 to result in a continuous closed barrier between soil gas and airspaces within the building. Concrete floors that form the plenum top shall be sealed in accordance with Section 6.2.	
4.2	Plenum size calculations. The size of each individual plenum shall first be calculated from the inside perimeter dimensions of the surrounding foundation walls.	
4.2.1	Divisions. Utility piping, ductwork, thickened slabs, grade beams or other obstructions that restricts airflow across a gas permeable layer shall be deemed the edge boundary of a plenum and thereby divide the gas permeable expanse into two or more individual plenums.	
4.3	Soil gas vent systems per plenum size. An independent soil gas vent system with an exhaust pipe extended from the soil gas collection plenum to the roof shall be installed with exhaust pipe sizing no less than specified in Table 4.3 for each individual plenum and combined set of joined soil gas collection plenums.	
4.3.1	Basic Configuration 3 inch ID pipe - max size of Soil Gas Collection Plenum(s) 2,500 SF. 4 inch ID pipe - max size of Soil Gas Collection Plenum(s) 4,500 SF. 6 inch ID pipe - max size of Soil Gas Collection Plenum(s) 10,000 SF.	1/2 unit combination = 2,059 SF plenum area. 3 Inch ID. 2/2 units combination = 2,106 SF total. 3 inch ID. 2/3 unit combination = 2,276 SF plenum area. 3 Inch ID. Comm. Ctr. = 2,029 SF plenum area. 3 Inch ID.
4.5	Joined plenums. Multiple plenums joined from below or above a slab or membrane to a single soil gas vent system shall be permitted for plenums constructed with the same gas permeable layer specifications. To join multiple plenums: a) The configuration of each plenum shall comply with Table 4.3 regarding duct pipe sizing in relationship to the individual plenum size; b) The configuration of each plenum shall comply with Sections 5.5 through 5.8.5 in relationship to the connection of soil gas inlets for each gas permeable layer; and c) Exhaust pipe sizing in relationship to the combined size of all plenums joined to each soil gas vent system shall comply with Table 4.3.	Each unit to provide minimum 18 ft of perforated pipe for joined plenums.
4.6	Joined soil gas vent systems. Multiple soil gas vent systems shall be permitted to join a larger primary trunk exhaust pipe for connecting to a single exhaust location. Primary trunk exhaust piping that joins multiple soil gas vent systems shall be not less than the combined nominal cross-sectional area for inner diameters of all joined exhaust pipes. Exception: Smaller primary trunk exhaust piping is permitted if supported by prorated calculations for the cross-sectional equivalencies of duct pipe sizes relative to actual size of each plenum or if supported by diagnostic evaluations in accordance with Section 7.4.	
Section 5	Plenum Construction	
5.1	Close the bottom of the collection plenum	
5.1.1	Subgrade surface closure	
	Earthen material that contain more than 35% sand, rock fragment fines, clay and silt	In compliance. Predominant soil material is sandy silt per geotechnical report.
5.2	Close the sides of the plenums before installing gas permeable materials	n/a - slab on grade
5.3	Foundation drain systems as part of soil gase collection plenum	n/a - foundation drain for water only, below finished floor, exterior.
5.4	Footings and joined plenums	see radon details for traversing footing with radon collection piping.
5.5	Gas permeable layers	
5.5.2	Gas permeable layer configurations	see radon details
a)	Min. 4 inches gravel or crushed stone that meets ASTM C33 for size numbers 5, 56, 57, 6.	install 6" sub-slab porous stone fill meeting this minimum size requirement. #67 stone not allowed.
b)	A void space that allows unabated air movement acrss the entire soil gas collection plenum such as engineered voids under concrete.	not used
c)	Sand, fine gravel and soils if permitted and with systems configured in accordance with Section 5.5.3.	not used
5.6	Duct sizes	
5.6.1	Primary and main trunk sizing in accordance with Table 4.3	
5.7	Soil gas Inlets and airflow capacity	3 inch perforated pipe in 3/4" clean gravel to have 149 square inches of inlet area. 12 ft pipe length provides this.
5.8	Transition connection to exhaust vent piping. General. Rigid, non-perforated piping in accordance with specifications stipulated in Section 8.7 (Piping materials) shall be configured to transition from soil gas inlets or inlet trunk networks within soil gas collection plenum(s) to above the concrete slab or soil gas retarder membrane that represents the top of the plenum.	
6.1	Continuous sealed barrier between gas permeable layer and interior of building	
6.2.1	Concrete floor cast directly upon soil gas retarder	in compliance
6.2.2	Construction joints	n/a
6.2.3	Sawcut control joints	not required to be sealed with gas permeable layer installed
6.2.4	Openings and penetrations - seal in accordance with ASTM C920 class 25 or better. If joint is over 1/2", use backer road to support caulk joint.	see radon details
6.3	Crawl space earthen floors	n/a
6.4	Materials and installation of soil gas retarders	
6.4.1	under concrete slabs - Polyethylene not less than 6 mils.	see structural general notes and radon details.
6.4.3	Seams - shall be overlapped not less than 12 inches and shall be sealed with a tape recommended by the membrane manufacturer.	
6.4.4	Repairs - sealed with mfgr recommended tape or min. 12" overlapping membrane sealed with complying caulk.	
7.1	Pressure Field Extension (PFE) evaluation - After slabs have been cast, an evaluation of newly constructed soil gas collection plenums shall be conducted to verify that no changes are needed for the design of exhaust vent pipe assemblies to be constructed. The evaluation shall include connecting a fan to the primary trunk of the exhaust vent pipe and measuring the resulting vacuum within the gas permeable layer at strategic locations.	see architectural unit plans for test port locations, provide testing after construction of slab
7.2	Test port locations	
a)	Locations remotely distant from the exhaust vent pipe transition to below the slab that are sufficient in number to evaluate effectiveness of soil gas transport across the major expanse of the slab or membrane	
b)	not less than one test port for each outer quadrant area of the building while also achieving one test port for each soil gas vent system and each soil gas collection plenum joined to a single soil gas vent system.	see architectural unit plans for test port locations, provide testing after construction of slab
c)	For larger expanses allowed in Section 4.3.2 and 4.3.3. not less than one test port for each quadrant area of soil gas collection plenumbs that are 8,000 sf or larger.	
7.4	PFE evaluation - pressure measurements shall be recorded and compared for evidence of	Submit test results to architect for review.
a)	Unexpectedly low vacuum at all test ports associated with the same exhaust vent pipe	
b)	Unexpectedly differences between vacuum at one test port that is associated with the same exhaust vent pipe	
8	Soil Gas Exhaust Vent Pipe	
8.1	Exhaust vent pipes (i.e., vent pipe, riser pipe, primary truch, or main trunk) shall be sized and configured to comply with 4.2, 4.3, 5.6, and 5.8.	
8.2	Slope not less than 1/8" per foot towards the soil. Sloped section of horizontal pipe greater than 15 feet shall be avoided.	
8.3	All exhaust vent piping shall result in an air and water tight duct system.	
8.3.1	Exhaust piping from an ASD fan to the point of exhaust shall not pass within the conditioned space.	
8.4.1	Routing duct pipe within the building. When ASD fans are not installed concurrently with the soil gas vent system, exhaust vents:	
a)	shall not adjoin exterior building walls or traverse other locations, except attics, where the piping is exposed to temperatures that can be colder than indoor air, and	n/a - all pipes to pass through attics as only unconditioned space
b)	shall be provided with insulation that has an R-value of no less than 4 or greater where exhaust piping extends through attics or other areas that are outside the heated and cooled envelope of the building.	
8.5	Pipe support - Above ground piping shall be supported by the structure of the building using hangers or strapping designed for piping support. Supports for plastic horizontal piping shall be installed at intervals not exceeding 4 feet (1.2 m) and supports for vertical piping shall be installed at intervals not exceeding 10 feet (3 m). Support locations and pipe routing shall inhibit both lateral and vertical movement of duct piping that can result in compromised pipe joint connections and avoid of locations that are susceptible to blunt force impact. Duct piping and fans shall be mounted and secured in a manner that minimizes transfer of vibration to the structural framing and finishes of the building.	
8.6	Equivalent length vent pipe pressure loss From its connection at the soil (i.e., gas permeable layer) to the point of exhaust at the roof, exhaust vent piping with smooth inner surfaces shall be nominally no more than these equivalent lengths:	
a)	75 feet (23 m) for 3-inch (7.6 cm) exhaust piping;	
b)	150 feet (46 m) for 4-inch (10.2 cm) exhaust piping;	
c)	440 feet (134 m) for 6-inch (15.2 cm) exhaust piping.	
8.7	Piping materials - The exhaust vent piping that extends from the soil gas collection plenum to the point of exhaust shall be rigid, non-perforated pipe that is suitable for drainage of condensate water, which occurs naturally and consistently within piping.	
8.7.1	PVC piping - PVC pipe shall comply with ASTM D2665, F891 or F1488. The pipe wall thickness shall be Schedule 40.	
8.8	Joints - Plastic pipe joints shall be solvent welded.	
8.8.1	PVC plastic pipe joints. The joint surfaces for PVC plastic pipe and fittings to be solvent-welded shall be prepared with a primer conforming to ASTM F656. PVC plastic pipe joints shall be solvent-welded in accordance with the pipe manufacturer's instructions with solvent cement conforming to ASTM D 2564.	
8.9	Provision for ASD fans	see electrical plans for attic locations of circuits for future ASD fans
8.9.2	Fan Service Access (attics) A space having a vertical height of not less than 48 inches and a diameter of not less than 21 inches shall be provided where the ASD fan will be installed if required. The ASD pipe shall be centered in this space. The exhaust pipe at this location shall be labeled or marked with the words such as "radon fan location," or "soil gas fan location."	
8.9.2.1	Attic access Service access shall be provided for each attic ASD fan location to allow installation of ASD fans and replacement of same. The service access entry shall be located not greater than 20 feet (6 m) from the ASD fan location unless access meeting Section 306.3 of the International Mechanical Code is provided.	see Architectural roof plans for attic access and future ASD locations
8.1	Labels required for exhaust vent piping	
8.10.1	Exhaust vent piping shall be labeled or marked on each floor level of the building and within each room or accessible service area that exhaust piping traverses.	
8.10.2	The label or marking shall identify that the item is a component of a radon or soil gas vent system.	
8.10.3	The labels or marking shall be at intervals not greater than 20 feet [6 m] along the developed length of exhaust piping.	
8.10.4	Label or marking locations on exhaust piping that are exposed and not enclosed behind walls shall be plainly visible to approaching service personnel.	
9	Exhaust locations	
9.6	The point of exhaust shall be located minimum 1 ft above the pitched roof exit location and shall be vertical, protect the opening with wire mesh not smaller than 1/2".	
10.1	Labeling or marking required for all systems within eyesight or in conspicuous places in accordance with Table 10.1. - 8.9.2 Designated location for ASD fans 8.9.4 Electrical conductor boxes 8.9.4.2 Electrical breakers 8.9.5.3 Designated fan monitor location 8.10 Exhaust piping 9.6 c Roof 11.5 HVAC components used for mitigation	
Notes:		
1	The radon system has been designed to function initially as a passive system. Testing is to be provided prior to occupancy for the presence of radon gas. If radon gas is detected at a level requiring remediation; a radon professional is to be engaged for the installation of the active radon remediation and monitoring system.	
2	The General Contractor is responsible for assigning the trade responsibility for the construction and installation or all radon-related construction.	
3	General Contractor is responsible for PFE testing and reporting for all Test Port Locations. Provide report of results to architect.	
4	This is an abbreviated version of the standard and is not comprehensive. Refer to ANSI/AARST CC-1000 2018 for the full document.	
Definitions:		
ASD	Active Soil Depressurization - A fan-driven system to create a vacuum beneath a structure that is greater in strength than the vacuum applied to the soil by the building above.	
PFE	Pressure Field Extension	



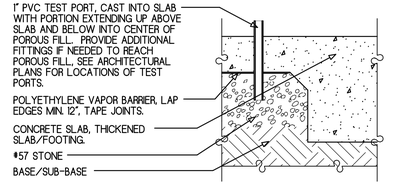
01 / A6.10 SLAB RADON CONTROL DETAIL
SCALE: 1 1/2" = 1'-0"



REFERENCE: AARST CC-1000 2018

02 / A6.10 SLAB RADON CONTROL DETAIL
SCALE: 1 1/2" = 1'-0"

AFTER PFE TESTING AND ACCEPTANCE, CUT OFF TEST PORT AT SLAB LEVEL AND SEAL TO BE AIRTIGHT. COORDINATE PFE TESTING TO ALLOW REMEDIAL WORK AS NEEDED FOR TEST CLEARANCE.



REFERENCE: AARST CC-1000 2018

03 / A6.10 SLAB RADON CONTROL DETAIL
SCALE: 1 1/2" = 1'-0"

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RADON DETAILS AND NOTES

A6.10

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS THE CONTRACTOR MUST VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AS ADOPTED BY THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.

3. THE WORK UNDER THE FOLLOWING SPECIFICATION SECTIONS IS SUBJECT TO SPECIAL INSPECTIONS AND TESTS AS DESCRIBED IN SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION:
   - A. 312000 - EARTHWORK
   - B. 033000 - CAST-IN-PLACE CONCRETE
   - C 033800 - POST-TENSIONED CONCRETE
   - D. 042000 - UNIT MASONRY
   - E. 051200 - STRUCTURAL STEEL
   - F. 061000 - ROUGH CARPENTRY
   - G. 061753 - PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES

4. THE CONTRACTOR MUST BE RESPONSIBLE FOR TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.

5. SPECIFIC NOTES AND SPECIFIC DETAILS ON THE DRAWINGS MUST TAKE PRECEDENCE OVER STRUCTURAL NOTES AND TYPICAL DETAILS.

6. CONSULTANTS' DRAWINGS, INCLUDING STRUCTURAL DRAWINGS, ARE CONSIDERED SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. ANY OMISSIONS OR CONFLICTS, INCLUDING DIMENSIONS, BETWEEN VARIOUS ELEMENTS OF THE CONSULTANTS' DRAWINGS AND/OR SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

7. THE DOCUMENTS DEFINING THE STRUCTURE ARE INSTRUMENTS OF SERVICE PREPARED BY SPEIGHT, MARSHALL AND FRANCIS, P.C. FOR ONE USE ONLY. THE STRUCTURAL DOCUMENTS MUST NOT BE REPRODUCED, OR COPIED, IN WHOLE OR IN PART BY THE CONTRACTOR OR SUBCONTRACTORS FOR PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

8. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   - A. DEAD LOADS:
     - 1. FLOOR — 20 PSF
     - 2. ROOF — 15 PSF
   - B. LIVE LOADS:
     - 1. SLAB-ON-GRADE — 100 PSF
     - 2. STAIRWAYS — 100 PSF
     - 3. DWELLING UNITS — 40 PSF
     - 4. STORAGE — 125 PSF
     - 5. ROOF — 20 PSF
   - C. SNOW DESIGN DATA:
     - 1. GROUND SNOW LOAD — 10 PSF
   - D. WIND DESIGN DATA:
     - 1. ULTIMATE DESIGN WIND SPEED — 119 MPH
     - 2. NOMINAL DESIGN WIND SPEED — 92 MPH
     - 3. RISK CATEGORY — II
     - 4. WIND EXPOSURE — C
     - 5. INTERNAL PRESSURE COEFFICIENT — ±0.18
   - E. SEISMIC DESIGN DATA:
     - 1. RISK CATEGORY — II
     - 2. SEISMIC IMPORTANCE FACTOR — 1.0
     - 3. SS — 0.130g
     - 4. S1 — 0.065g
     - 5. SITE CLASS — D
     - 6. SDS — 0.142g
     - 7. SD1 — 0.104g
     - 8. SEISMIC DESIGN CATEGORY — B
     - 9. DESIGN BASE SHEAR — 40 KIPS
     - 10. SEISMIC RESPONSE COEFFICIENT — 0.085
     - 11. RESPONSE MODIFICATION FACTOR:
       - A. LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE — 2.0
     - 12. ANALYSIS PROCEDURE — EQUIVALENT LATERAL FORCE

   BASIC SEISMIC-FORCE-RESISTING SYSTEM IS LIGHT-FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS.

FOUNDATION NOTES:

1. FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY AARDVARK ENGINEERS, INC. DATED NOVEMBER 7, 2025.

2. FOUNDATIONS HAVE BEEN DESIGNED FOR A BEARING PRESSURE OF 2,000 PSF.

3. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED. REUSE OF EXISTING FILL MATERIAL IS NOT CONSIDERED SUITABLE FOR SUPPORT OF THE FOUNDATIONS.

4. NO UNBALANCED BACKFILLING MAY BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.

5. FROST LINE DEPTH IS 18" BELOW GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS MUST BE A MINIMUM OF 18" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

1. CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14) AND COMMENTARY (ACI 318R-14)".

2. CONCRETE MUST BE NORMAL WEIGHT AND MUST OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
   - A. SLAB-ON-GRADE — 3,500 PSI
   - B. CONCRETE NOT OTHERWISE NOTED — 3,000 PSI

3. CONCRETE MUST COMPLY WITH THE FOLLOWING:
   - A. AIR CONTENT: 5.5 PERCENT PLUS OR MINUS 1.5 PERCENT AT POINT OF DELIVERY. DO NOT ALLOW AIR CONTENT OF TROWEL-FINISHED FLOORS TO EXCEED 3 PERCENT
   - B. SLUMP LIMIT: 4 INCHES (8 INCHES FOR CONCRETE WITH VERIFIED SLUMP OF 2 TO 4 INCHES BEFORE ADDING HIGH-RANGE WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE) PLUS OR MINUS 1 INCH
   - C. MAXIMUM WATER-CEMENTITIOUS MATERIALS (W/C) RATIOS:
     - 1. SLAB-ON-GRADE — 0.50
     - 2. CONCRETE NOT OTHERWISE NOTED — 0.55

4. REINFORCING MATERIALS MUST BE AS FOLLOWS:
   - A. REINFORCING BARS - ASTM A615, GRADE 60, DEFORMED.
   - B. WELDED WIRE FABRIC - ASTM A1064, WELDED STEEL WIRE FABRIC SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE

5. ALL REINFORCING STEEL AND EMBEDDED ITEMS MUST BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.

6. MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS MUST GOVERN WHEN IN CONFLICT WITH ACI 318-14.

POST-TENSIONED CONCRETE NOTES:

1. POST-TENSIONING REINFORCEMENT MUST BE UNBONDED AND ENCAPSULATED.

2. ALL POST-TENSIONING DETAILING, DESIGN, AND ERECTION MUST CONFORM TO THE FOLLOWING:
   - A. ACI COMMITTEE 423.3R-17 RECOMMENDATIONS FOR CONCRETE MEMBERS PRESTRESSED WITH UNBONDED TENDONS
   - B. PTI POST-TENSIONING MANUAL, 6TH EDITION
   - C. ACI 318-14 "AMERICAN CONCRETE INSTITUTE BUILDING CODE"

3. POST-TENSIONING STEEL STRAND (ASTM A416) LOW RELAXATION TYPE. STRESSES IN THE STRAND MUST CONFORM TO ACI 318-14 AND THE FOLLOWING:
   - A. MINIMUM ULTIMATE STRENGTH BASED ON NOMINAL AREA - 270 KSI
   - B. MAXIMUM TEMPORARY STRESS TO OVERCOME FRICTION - 216 KSI
   - C. MAXIMUM ANCHORING STRESS - 189 KSI

4. MILD REINFORCING MATERIALS MUST BE AS FOLLOWS:
   - A. REINFORCING BARS - ASTM A615, GRADE 60, DEFORMED

5. POST-TENSIONING HARDWARE: ALL ANCHORAGES, COUPLERS, BEARING PLATES AND OTHER MISCELLANEOUS HARDWARE MUST BE THE STANDARD PRODUCTS AS MANUFACTURED BY THE POST-TENSIONING SUPPLIER UNLESS SHOWN OTHERWISE AND MUST BE APPROVED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND BY THE ENGINEER. ANCHORAGES MUST CONFORM TO ACI 318-14.

6. ALL TENDONS MUST BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING AND AFTER THE PLACING OF CONCRETE.
   - A. SLAB TENDONS: SUPPORT POINTS MUST CONSIST OF BAR SUPPORTS AND CONTINUOUS ORTHOGONAL STEEL. BAR SUPPORTS MUST BE PLASTIC, PLASTIC TIPPED, EPOXY COATED, OR STAINLESS STEEL. SPACING MUST NOT EXCEED 5'-0" ON-CENTER

7. STRESSING OF TENDONS MUST NOT BEGIN UNTIL CYLINDERS CURED UNDER JOBSITE CONDITIONS INDICATE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. JACKING FORCES MUST BE THOSE INDICATED ON THE SHOP DRAWINGS. TENDONS MUST NOT BE STRESSED MORE THAN 100 FEET IN A ONE-WAY PULL UNLESS APPROVED OTHERWISE BY THE ENGINEER. STRESSING FROM EACH END MAY BE REQUIRED BY THE ENGINEER OF RECORD.

POST-TENSIONED CONCRETE NOTES (CONTINUED):

8. THE SPECIAL INSPECTOR MUST SUBMIT TO THE OWNER, ARCHITECT AND ENGINEER A RECORD OF ALL STRESSING OPERATIONS WITHIN 48 HOURS OF STRESSING.

9. THE CONTRACTOR MUST LOCATE THE TENDONS ON THE SURFACE OF THE SLAB IF DRILLING OR CORING IS TO BE DONE AFTER CONCRETE IS PLACED. OPENINGS MUST NOT BE CUT INTO CAST CONCRETE WITHOUT THE APPROVAL OF THE ARCHITECT.

10. A MINIMUM OF TWO #4 BARS CONTINUOUS MUST BE PLACED ALONG CONCRETE EDGES BEHIND ALL SLAB ANCHORAGES, WITH #4 x 7' - 0" HAIRPINS AT SLAB CORNERS. A MINIMUM OF TWO #4 BARS, HORIZONTAL OR VERTICAL, MUST BE PLACED WITH APPROPRIATE DEVELOPMENT LENGTH BEHIND ALL BEAM ANCHORAGES.

11. ALTERNATE OR ADDITIONAL BURSTING REINFORCEMENT REQUIRED FOR THE POST-TENSIONING SYSTEM HARDWARE MUST BE DESIGNED AND DETAILED BY THE POST-TENSIONING SUPPLIER. CALCULATIONS FOR BURSTING REINFORCEMENT MUST BE SUBMITTED FOR ENGINEER'S REVIEW.

12. ALL POCKETS OR BLOCK-OUTS REQUIRED FOR ANCHORAGES MUST BE ADEQUATELY REINFORCED SO AS NOT TO DECREASE THE STRENGTH OF THE STRUCTURE. ALL POCKETS MUST BE WATERPROOFED TO ELIMINATE WATER LEAKAGE THROUGH OR INTO THE POCKET. BLOCK-OUT FORMS OR POCKET FORMERS MUST NOT BE COATED WITH GREASE, FORM OIL, OR ANY OTHER SUBSTANCE WHICH MAY DECREASE THE BONDING OF THE PATCHING GROUT TO THE SURROUNDING CONCRETE.

13. TENDON ENDS MUST NOT BE CUT OFF UNTIL ALL TENDONS HAVE BEEN SATISFACTORILY STRESSED AND THE ELONGATION RECORDS REVIEWED BY THE ENGINEER OF RECORD.

14. AFTER STRESSING RECORDS HAVE BEEN REVIEWED, ALL STRESSING POCKETS IN WALLS, SLABS AND GIRDERS MUST BE COATED WITH AN APPROVED CORROSION RESISTING COATING AND PATCHED WITH A NON-SHRINK NON-METALLIC GROUT.

15. WELDING IN THE VICINITY OF POST-TENSIONING TENDONS IS FORBIDDEN. TENDONS MUST NOT BE USED AS AN ELECTRICAL GROUND FOR ANY WELDING OPERATIONS.

16. CONSTRUCTION JOINT LOCATIONS IN POST-TENSIONED MEMBERS MUST BE SUBMITTED AND REVIEWED BY THE ENGINEER. PREFERABLY CONSTRUCTION JOINTS MUST BE LOCATED WHERE THE C.G.S. COINCIDES WITH THE CENTER OF GRAVITY OF THE CONCRETE SECTION.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530-13 / ASCE 5-13 / TMS 402-13.

2. CONCRETE MASONRY CONSTRUCTION MUST CONFORM TO THE "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1-13 / ASCE 6-13 / TMS 602-13.

3. CONCRETE MASONRY UNITS MUST CONFORM TO ASTM C90 AND BE MADE WITH LIGHTWEIGHT AGGREGATE. THE COMPRESSIVE STRENGTH OF MASONRY, F'm, EXPRESSED AS FORCE PER UNIT OF NET CROSS-SECTIONAL AREA, MUST BE 2,000 PSI AT 28 DAYS.

4. REINFORCING STEEL MUST COMPLY WITH ASTM A615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.

5. GROUT MUST COMPLY WITH ASTM C476 AND MUST BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

6. MORTAR MUST COMPLY WITH ASTM C270, TYPE S OR M. AGGREGATE FOR MORTAR MUST COMPLY WITH ASTM C144. AGGREGATE FAILING TO COMPLY WITH ASTM C144 GRADATION REQUIREMENTS MAY BE USED PROVIDED THE MORTAR CAN BE PREPARED TO COMPLY WITH THE AGGREGATE RATIO, WATER RETENTION, AND COMPRESSIVE STRENGTH REQUIREMENTS OF THE PROPERTY SPECIFICATIONS OF ASTM C270. USE TYPE M BELOW GRADE AND TYPE S ABOVE GRADE (UNLESS CELLS ARE GROUTED SOLID).

7. VERTICAL REINFORCING BARS MUST BE THE GIVEN SIZE AND SPACING SHOWN. LAP REINFORCING AT ALL SPLICES AS FOLLOWS:
   - A. #3 - 19"
   - B. #4 - 25"
   - C. #5 - 31"

8. REBAR DOWELS MUST BE THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM FOUNDATION. DOWELS MUST HAVE STANDARD ACI HOOKS.

9. HORIZONTAL JOINT REINFORCING MUST BE STANDARD 9 GAGE LADDER TYPE IN CMU WALLS AT 16" ON-CENTER. JOINT REINFORCING MUST COMPLY WITH ASTM A951 AND BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A153, CLASS B.

10. GROUT ALL CELLS SOLID BELOW FINISHED FIRST FLOOR.

11. VERTICAL REINFORCING MUST HAVE BAR POSITIONERS AT SPACING NOT TO EXCEED 200 BAR DIAMETERS, AT GROUT LIFT HEIGHTS OR BAR SPLICE LOCATIONS, WHICHEVER IS LESS.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOURTEENTH EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360-10) "STEEL CONSTRUCTION MANUAL" - ALLOWABLE STRESS DESIGN.

2. STRUCTURAL STEEL MUST COMPLY WITH THE FOLLOWING SPECIFICATIONS:
   - A. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS - ASTM A36, Fy=36 KSI (UNLESS OTHERWISE NOTED)

3. STRUCTURAL STEEL NOTED TO BE GALVANIZED MUST CONFORM TO ASTM A123 OR ASTM A153. GALVANIZE STRUCTURAL STEEL AFTER FABRICATION WHERE PRACTICAL. REPAIR DAMAGED GALVANIZED COATING USING ASTM A780 ZINC-RICH PAINT.

PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSS NOTES:

1. PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES MUST BE DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND THE TRUSS PLATE INSTITUTE (TPI) "DESIGN SPECIFICATION FOR METAL-PLATE-CONNECTED WOOD TRUSSES".

2. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR THE DESIGN OF PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES, INCLUDING DESIGN LOADINGS AND REACTIONS APPLIED TO THE SUPPORTING STRUCTURE. SECONDARY BENDING STRESSES IN TRUSS TOP AND BOTTOM CHORDS MUST BE CONSIDERED IN THE DESIGN.

3. WOOD TRUSS FRAMING MEMBERS MUST 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
   - C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES

4. METAL CONNECTOR PLATES MUST COMPLY WITH ASTM A653, GRADE A.

5. METAL FRAMING ANCHORS MUST COMPLY WITH ASTM A653 GRADE A (STRUCTURAL QUALITY).

6. WOOD ROOF TRUSS DESIGN LOADS MUST BE AS FOLLOWS:
   - A. TOP CHORD LOADING:
     - 1. LIVE LOAD = AS INDICATED IN "GENERAL NOTES"
     - 2. DEAD LOAD = 10 PSF (PLUS ADDITIONAL 5 PSF AT SUPERIMPOSED ROOF FRAMING AREAS)
     - 3. WIND LOAD = AS INDICATED IN "GENERAL NOTES"
   - B. BOTTOM CHORD LOADING:
     - 1. DEAD LOAD = 10 PSF

7. WOOD FLOOR TRUSS DESIGN LOADS MUST BE AS FOLLOWS:
   - A. TOP CHORD LOADING:
     - 1. LIVE LOAD = AS INDICATED IN "GENERAL NOTES"
     - 2. DEAD LOAD = 10 PSF
     - 3. WIND LOAD = AS INDICATED IN "GENERAL NOTES"
   - B. BOTTOM CHORD LOADING:
     - 1. DEAD LOAD = 10 PSF

8. WHERE MULTIPLE TRUSS PLIES ARE INDICATED, FASTEN TOGETHER AS SPECIFIED BY THE TRUSS MANUFACTURER.

9. IN ADDITION TO ANY TRUSS BRACING SHOWN, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR SAFE ERECTION OF THE TRUSSES OR AS RECOMMENDED BY THE MANUFACTURER. THE GUIDELINES SET FORTH IN THE TRUSS PLATE INSTITUTE PUBLICATION "BRACING WOOD TRUSSES, COMMENTARY AND RECOMMENDATIONS" MUST BE CONSIDERED MINIMUM REQUIREMENTS.

10. TRUSS MANUFACTURER MUST DESIGN AND SPECIFY BOTTOM CHORD BRACING WHERE CEILING SHEATHING DOES NOT ATTACH DIRECTLY TO TRUSS BOTTOM CHORD. COORDINATE EXTENTS OF CEILING SHEATHING WITH ARCHITECTURAL DRAWINGS.

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NORTH CAROLINA PROFESSIONAL SEAL 17019 ENGINEER DANIEL W. SPEIGHT
8/13/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
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STRUCTURAL NOTES

S0.01

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".

2. UNLESS OTHERWISE NOTED, ALL NAILING MUST CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.

3. WOOD FRAMING MEMBERS MUST 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
   C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES

4. CONSTRUCTION PANELS MUST COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD AND PS 2 "U.S. PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS" FOR O.S.B. CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16" APA RATED SHEATHING WITH A EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
   B. ROOF SHEATHING: 7/16" APA RATED SHEATHING WITH A EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
   C. FLOOR SHEATHING: 3/4" APA RATED STURD-I-FLOOR TONGUE AND GROOVE PLYWOOD OR OSB 24" SPAN RATING.

5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE BUILDING PERIMETER MUST BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS. WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE, MASONRY OR GROUT MUST BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. STEEL PLATE CONNECTORS MUST COMPLY WITH ASTM A36 SPECIFICATIONS (Fy=36 KSI). BOLTS CONNECTING WOOD MEMBERS MUST COMPLY WITH ASTM A325 STEEL BOLTS, AND MUST BE 3/4' DIAMETER UNLESS OTHERWISE SPECIFIED.

7. METAL FRAMING ANCHORS MUST COMPLY WITH ASTM A653 GRADE A (STRUCTURAL QUALITY).

8. CROSS BRIDGING OR FULL-DEPTH BLOCKING IS REQUIRED AT FLOOR JOIST NOT RECEIVING CEILING SHEATHING AND AT WALL STUDS NOT RECEIVING SHEATHING ON BOTH FACES. UNLESS OTHERWISE INDICATED, CROSS BRIDGING MUST BE SIMPSON TB (OR EQUIVALENT); MAXIMUM BRIDGING/BLOCKING SPACING MUST BE 8'-0" o/c OR AT 1/3 POINTS OF MEMBER SPAN, WHICHEVER IS LESS. COORDINATE EXTENTS OF WALL AND CEILING SHEATHING WITH THE ARCHITECTURAL DRAWINGS.

9. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 16d NAILS AT 12" ON-CENTER ALTERNATING AT 2 INCHES FROM EACH EDGE, UNLESS OTHERWISE INDICATED.

SPECIAL INSPECTIONS:

1. SPECIAL INSPECTIONS MUST BE COMPLETED FOR THE FOLLOWING ELEMENTS ACCORDING TO IBC SECTION 1704.

2. EARTHWORK MUST BE SPECIAL INSPECTED AS FOLLOWS:
   A. PRIOR TO PLACEMENT OF PREPARED FILL, QUALITY ASSURANCE AGENT MUST DETERMINE THE SITE HAS BEEN PREPARED ACCORDING TO THE GEOTECHNICAL REPORT.
   B. QUALITY ASSURANCE AGENT MUST DETERMINE FILL MATERIAL AND LIFT THICKNESSES COMPLY WITH GEOTECHNICAL REPORT.

3. CONCRETE AND ELEMENTS EMBEDDED IN CONCRETE MUST BE SPECIAL INSPECTED PRIOR TO, AND DURING, PLACEMENT OF CONCRETE. SPECIAL INSPECTIONS MUST INCLUDE THE FOLLOWING:
   A. PERIODIC INSPECTION:
      1. REINFORCING STEEL SIZE AND PLACEMENT
      2. VERIFY USE OF APPROVED MIX DESIGN
      3. AFTER PLACEMENT TO ENSURE ADEQUATE CURING AND WEATHER PROTECTION PROCEDURES
      4. SURFACE PREPARATION AND DETAILS AT COLD JOINTS, INCLUDING PLACEMENT OF KEYWAYS
   B. CONTINUOUS INSPECTION:
      1. BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE
      2. DURING PLACEMENT OF CONCRETE

4. STRUCTURAL MASONRY MUST BE SPECIAL INSPECTED ACCORDING TO THE FOLLOWING:
   A. PERIODIC INSPECTION:
      1. PROPORTIONS OF SITE-PREPARED MORTAR
      2. CONSTRUCTION OF MORTAR JOINTS
      3. SPECIFIED SIZE, LOCATION, GRADE AND TYPE OF REINFORCEMENT
      4. SIZE AND LOCATION OF STRUCTURAL ELEMENTS
      5. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO PRIMARY STRUCTURAL SYSTEM
      6. CLEANLINESS OF GROUT SPACE
      7. PROTECTION OF MASONRY DURING HOT AND COLD WEATHER PLACEMENT.
   B. CONTINUOUS INSPECTION:
      1. PREPARATION OF ANY GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS
      2. GROUT PLACEMENT MUST BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.

5. WOOD FRAMING (ROOF RAFTERS, FLOOR JOISTS, LOAD-BEARING WALLS, SHEARWALLS AND EXTERIOR CLADDING STUDS) MUST BE SPECIAL INSPECTED AS FOLLOWS:
   A. PERIODIC INSPECTION:
      1. SIZE, GRADE, SPECIES AND LAYOUT OF FRAMING MEMBERS
      2. CONNECTION DETAILS SUCH AS NAILING, SCREWING, BOLTING, ANCHORING, BRACING AND HOLD DOWNS

STRUCTURAL TESTING:

1. THE FOLLOWING MATERIALS MUST BE TESTED ACCORDING TO IBC SECTION 1705. ANY ITEMS FOUND TO BE DEFICIENT MUST BE CORRECTED AND RE-TESTED AT NO ADDITIONAL COST TO THE OWNER.

2. CONCRETE STRENGTH VERIFICATION AND TESTING: ALL CONCRETE MUST BE TESTED TO VERIFY STRENGTH, SLUMP, UNIT WEIGHT, AIR CONTENT AND TEMPERATURE. SEE THE BELOW FOR TESTING CRITERIA, FREQUENCY AND ACCEPTABILITY CRITERIA:
   A. TESTING FREQUENCY: ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE EXCEEDING 5 CY, BUT NOT LESS THAN 25 CY, PLUS ONE SET FOR EACH ADDITIONAL 50 CY
   B. SLUMP: ASTM C143; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE
   C. AIR CONTENT: ASTM C231, PRESSURE METHOD FOR NORMAL WEIGHT CONCRETE; ONE TEST FOR EACH COMPOSITE SAMPLE
   D. TEMPERATURE: ASTM C1064; ONE TEST FOR EACH COMPOSITE SAMPLE (TEST HOURLY WHEN TEMPERATURE IS BELOW 40, OR ABOVE 80 DEGREES F)
   E. COMPRESSION TEST SPECIMENS: ASTM C31, CAST AND FIELD {LAB} CURE TWO SETS OF TWO STANDARD CYLINDER SPECIMENS, AND ONE SPARE, FOR EACH COMPOSITE SAMPLE
   F. COMPRESSIVE STRENGTH TESTS: ASTM C39, TEST ONE SET OF TWO SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS

3. STRUCTURAL MASONRY STRENGTH VERIFICATION AND TESTING: MASONRY STRENGTH, F'm MUST BE VERIFIED USING THE 'UNIT STRENGTH METHOD' PER IBC CHAPTER 2105 AND AS FOLLOWS:
   A. PRIOR TO CONSTRUCTION MASONRY UNITS AND GROUT MUST BE TESTED FOR COMPRESSIVE STRENGTH
   B. CERTIFICATES OF COMPLIANCE WITH STRENGTH REQUIREMENTS OF MASONRY UNITS AND GROUT MUST BE SUBMITTED BY THE MASONRY AND GROUT SUPPLIERS
   C. DURING CONSTRUCTION MASONRY UNITS AND GROUT MUST BE TESTED FOR EVERY 5,000 SQUARE FEET OF MASONRY CONSTRUCTED
   D. PROPORTIONS OF MATERIALS IN MORTAR AND GROUT DELIVERED TO THE SITE MUST BE VERIFIED

STRUCTURAL ABBREVIATION LIST:

W/	WITH	K	KIPS
±	PLUS/MINUS	K.S.F.	KIPS PER SQUARE FOOT
Ø	DIAMETER	K.S.I.	KIPS PER SQUARE INCH
CL	CENTERLINE		
SQ.	SQUARE	LG.	LONG
o/c	ON CENTER	LLH	LONG LEG HORIZONTAL
		LLO	LONG LEG OUTSTANDING
A.B.	ANCHOR BOLT	LLV	LONG LEG VERTICAL
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	LSH	LONG SIDE HORIZONTAL
		LSV	LONG SIDE VERTICAL
ACI	AMERICAN CONCRETE INSTITUTE		
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	M.O.S.	MIDDLE OF SLAB
		M.O.W.	MIDDLE OF WALL
A.R.	ANCHOR ROD	MANUF.	MANUFACTURER or MANUFACTURER'S
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAS.	MASONRY
		MATL.	MATERIAL
ADJ.	ADJACENT	MAX.	MAXIMUM
ARCH.	ARCHITECT or ARCHITECTURAL	MECH.	MECHANICAL
		MIN.	MINIMUM
B.	BOTTOM	MTL.	METAL
B.E.J.	BUILDING EXPANSION JOINT		
B.D.	BAR DIAMETER		
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BM.	BEAM		
BRCG.	BRACING	OPP.	OPPOSITE
BRDG.	BRIDGING		
BRG.	BEARING	P/T	POST-TENSIONED
BTWN.	BETWEEN	PAF	POWDER ACTUATED FASTENER
		P.C.	PRECAST
C.G.	CENTER OF GRAVITY	P.E.B.	PRE-ENGINEERED BUILDING
C.I.P.	CAST IN PLACE	PLF	POUNDS PER LINEAR FOOT
C.J.P.	COMPLETE JOINT PENETRATION	P.S.	PRE-STRESSED
CANT.	CANTILEVER	PSF	POUNDS PER SQUARE FOOT
CLR.	CLEAR	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	P.T.	PRESSURE TREATED
COL.	COLUMN	Pc	PIECE
CONC.	CONCRETE	PLUMB.	PLUMBING
CONN.	CONNECT or CONNECTION	PROJ.	PROJECTION
CONT.	CONTINUOUS		
COORD.	COORDINATE	R.	RADIUS
		REF.	REFERENCE
D.	DEEP or DEPTH	REINF.	REINFORCED or REINFORCING
DBL.	DOUBLE	REQD.	REQUIRED
DET.	DETAIL	REV.	REVISION
DIA.	DIAMETER		
DIAG.	DIAGONAL	SLO	SHORT LEG OUTSTANDING
DWG.	DRAWING	S.D.I.	STEEL DECK INSTITUTE
DWL.	DOWEL	S.E.J.	SEISMIC EXPANSION JOINT
		S.J.I.	STEEL JOIST INSTITUTE
E.F.	EACH FACE	S.O.G.	SLAB ON GRADE
E.O.	EDGE OF	S.F.	STEPPED FOOTING
E.W.	EACH WAY	SCHED.	SCHEDULE
EA.	EACH	SECT.	SECTION
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR or ELEVATION	S.I.R.D.A.	SLOPED INTEGRAL ROOF DECK ASSEMBLY
EMB.	EMBED or EMBEDMENT		
ENG.	ENGINEER	SL.	SLOPE
EQ.	EQUAL	SPA.	SPACE
EQUIV.	EQUIVALENT	STD.	STANDARD
EXIST.	EXISTING	STIFF.	STIFFENER
EXP.	EXPANSION	STIR.	STIRRUP
		STL.	STEEL
F.L.	FULL LENGTH	STRUCT.	STRUCTURAL
F.O.	FACE OF		
F.R.	FIRST RISER	T.	TOP
FIN.	FINISH or FINISHED	T.O.S.	TOP OF STEEL
FLR.	FLOOR	TEMP.	TEMPERATURE
FTG.	FOOTING	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
ga	GAGE		
GALV.	GALVANIZED	VERT.	VERTICAL
GD.	GRADE		
		W.	WIDE or WIDTH
H.C.	HOLLOW CORE	W.P.	WORKING POINT
HK.	HOOK	W.W.F.	WELDED WIRE FABRIC
HORIZ.	HORIZONTAL		
J.B.E.	JOIST BEARING ELEVATION		
JT.	JOINT		

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8/13/26

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

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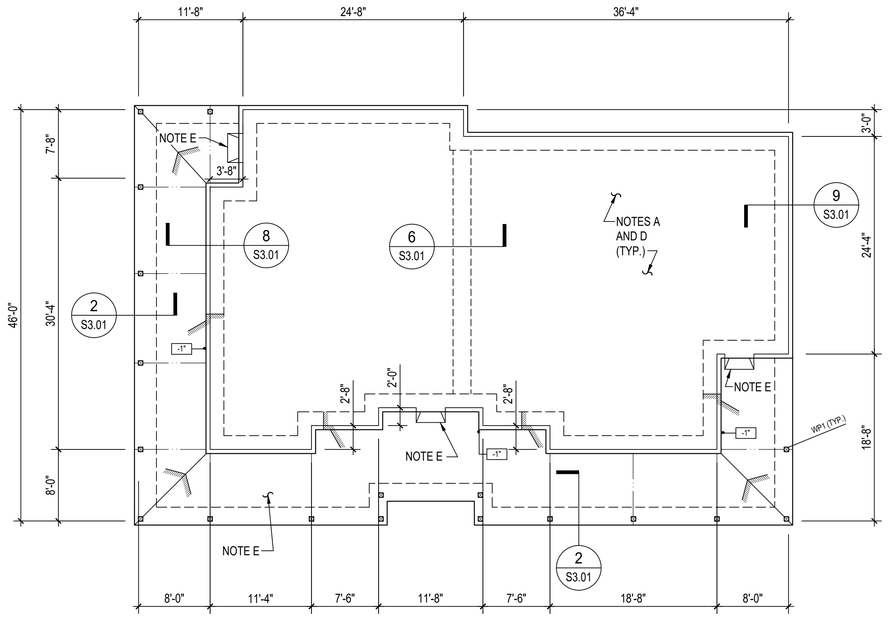
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STRUCTURAL NOTES AND ABBREVIATIONS

S0.02



PLAN NORTH

COMMUNITY BUILDING - FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES :

A. SEE THE CIVIL DRAWINGS FOR ACTUAL FINISHED FLOOR ELEVATION. TOP OF SLAB EQUALS FINISHED FLOOR ELEVATION AND MUST SERVE AS THE REFERENCE ELEVATION 0'-0".

B. FOR STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEET S0.01 AND S0.02.

C. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS.

D. FIRST FLOOR MUST BE A 4" THICK POST-TENSIONED CONCRETE SLAB-ON-GRADE, OVER 10 MIL. POLYETHYLENE VAPOR RETARDER, OVER 4" DEPTH OF POROUS FILL.

E. EXTERIOR SLAB SURFACE MUST BE SLOPED UP TO MAINTAIN FLUSH CONDITION AT DOOR THRESHOLD, SEE THE ARCHITECTURAL DRAWINGS.

F. PICNIC SHELTER SLAB MUST BE A 4" THICK POST-TENSIONED CONCRETE SLAB-ON-GRADE, OVER 4" DEPTH OF POROUS FILL.

G. DUMPSTER ENCLOSURE SLAB MUST BE A 6" THICK CONCRETE SLAB-ON-GRADE, REINFORCED WITH #4 AT 12" ON-CENTER EACH WAY, OVER 4" DEPTH OF POROUS FILL.

H. GAZEBO SLAB MUST BE A 4" THICK CONCRETE SLAB-ON-GRADE, REINFORCED WITH W.W.F. 6x6-W2.1xW2.1, OVER 4" DEPTH OF POROUS FILL.

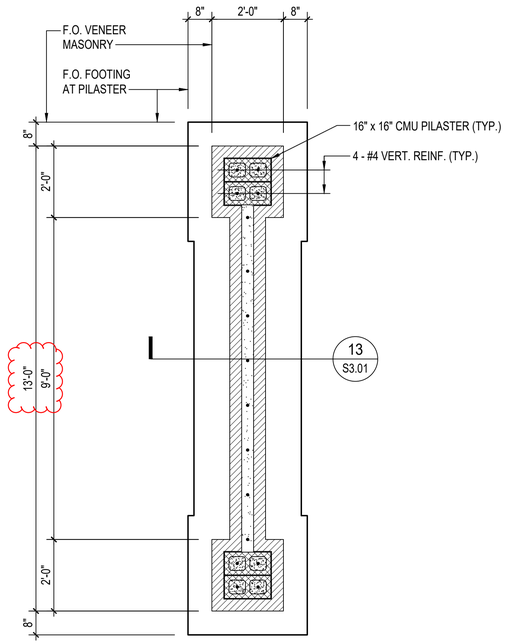
FOUNDATION PLAN LEGEND :

= SLAB-ON-GRADE JOINT (CONTROL JOINT UNLESS OTHERWISE REQUIRED)

WP1 = 6x6 TREATED WOOD POST

WP2 = 8x8 TREATED WOOD POST

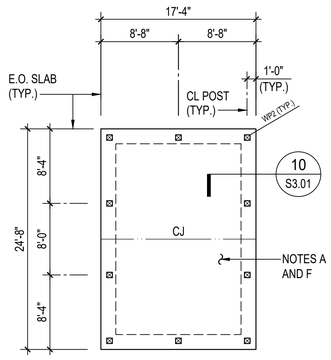
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ENTRY MONUMENT FOUNDATION PLAN

1/2" = 1'-0"

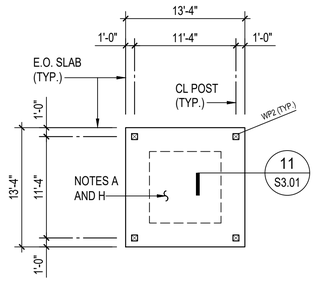
PLAN NORTH



PICNIC SHELTER - FOUNDATION PLAN

1/8" = 1'-0"

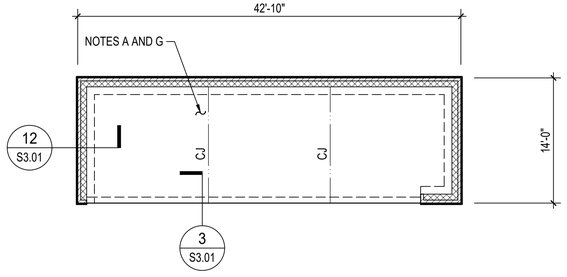
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GAZEBO - FOUNDATION PLAN

1/8" = 1'-0"

PLAN NORTH



DUMPSTER ENCLOSURE - FOUNDATION PLAN

1/8" = 1'-0"

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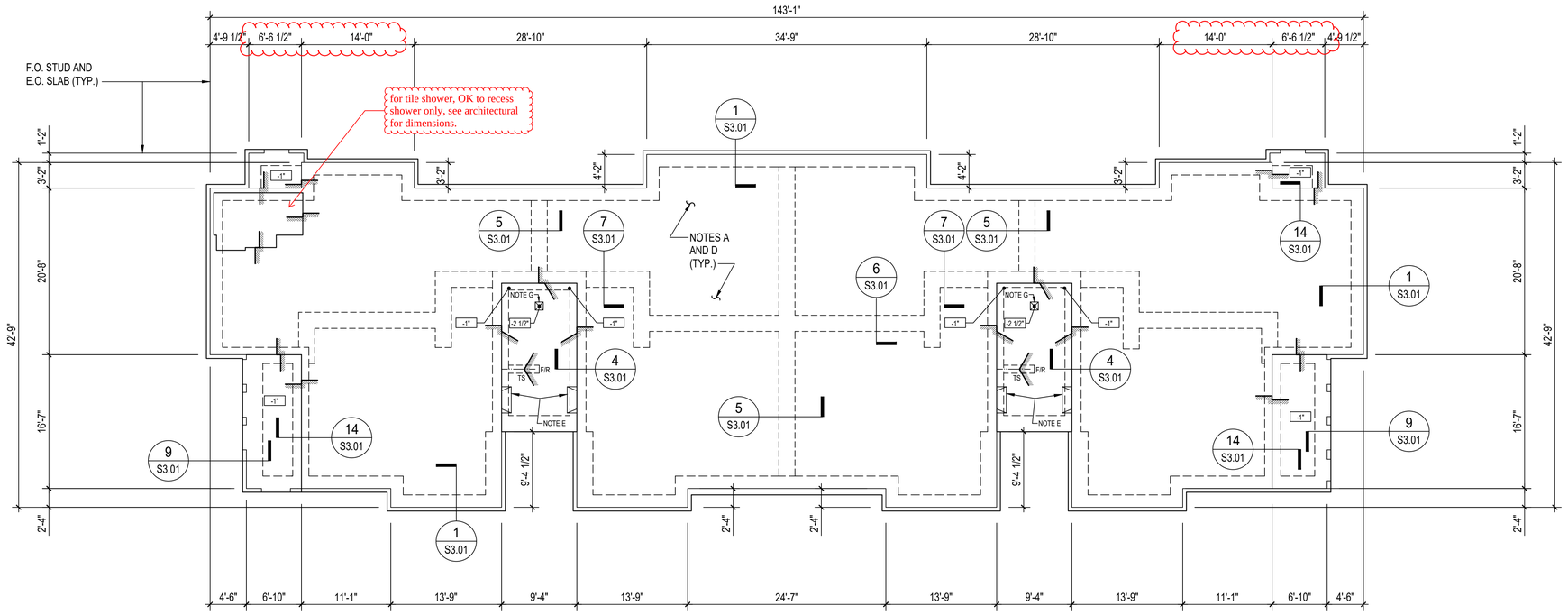
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COMMUNITY BUILDING, PICNIC SHELTER, GAZEBO, DUMPSTER ENCLOSURE AND ENTRY MONUMENT FOUNDATION PLANS

S1.01



PLAN NORTH

BLDG 02 TYPE 3223-2 - FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES :

A. SEE THE CIVIL DRAWINGS FOR ACTUAL FINISHED FLOOR ELEVATION. TOP OF SLAB EQUALS FINISHED FLOOR ELEVATION AND MUST SERVE AS THE REFERENCE ELEVATION 0'-0".

B. FOR STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEET S0.01 AND S0.02.

C. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS.

D. FIRST FLOOR MUST BE A 4" THICK POST-TENSIONED CONCRETE SLAB-ON-GRADE, OVER 10 MIL. POLYETHYLENE VAPOR RETARDER, OVER 4" DEPTH OF POROUS FILL.

E. EXTERIOR SLAB SURFACE MUST BE SLOPED UP TO MAINTAIN FLUSH CONDITION AT DOOR THRESHOLD, SEE THE ARCHITECTURAL DRAWINGS.

F. WALLS BEARING ON FIRST FLOOR SLAB ARE NOT SHOWN ON PLAN. FOR LOCATIONS OF WALLS SEE THE ARCHITECTURAL DRAWINGS. FOR STRUCTURAL BEARING WALLS AND SHEARWALLS SEE THE FRAMING PLANS.

G. RECESSED SLAB DEPRESSION - SEE 'TYPICAL DEPRESSED SLAB DETAIL' ON SHEET S5.01. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATION, DEPTH AND EXTENTS.

H. DRAINAGE BLOCKOUT - SEE THE ARCHITECTURAL DRAWINGS FOR LOCATION, SLOPE AND EXTENTS.

FOUNDATION PLAN LEGEND :

TS = THICKENED SLAB - SEE TYPICAL DETAILS ON SHEET S5.02

= CHANGE IN SLAB ELEVATION - SEE ARCH. DWGS. FOR EXACT SIZE AND LOCATION

F/R = FIRST RISER - SEE ARCH. DWGS. FOR STAIR DETAILS AND EXACT LOCATION

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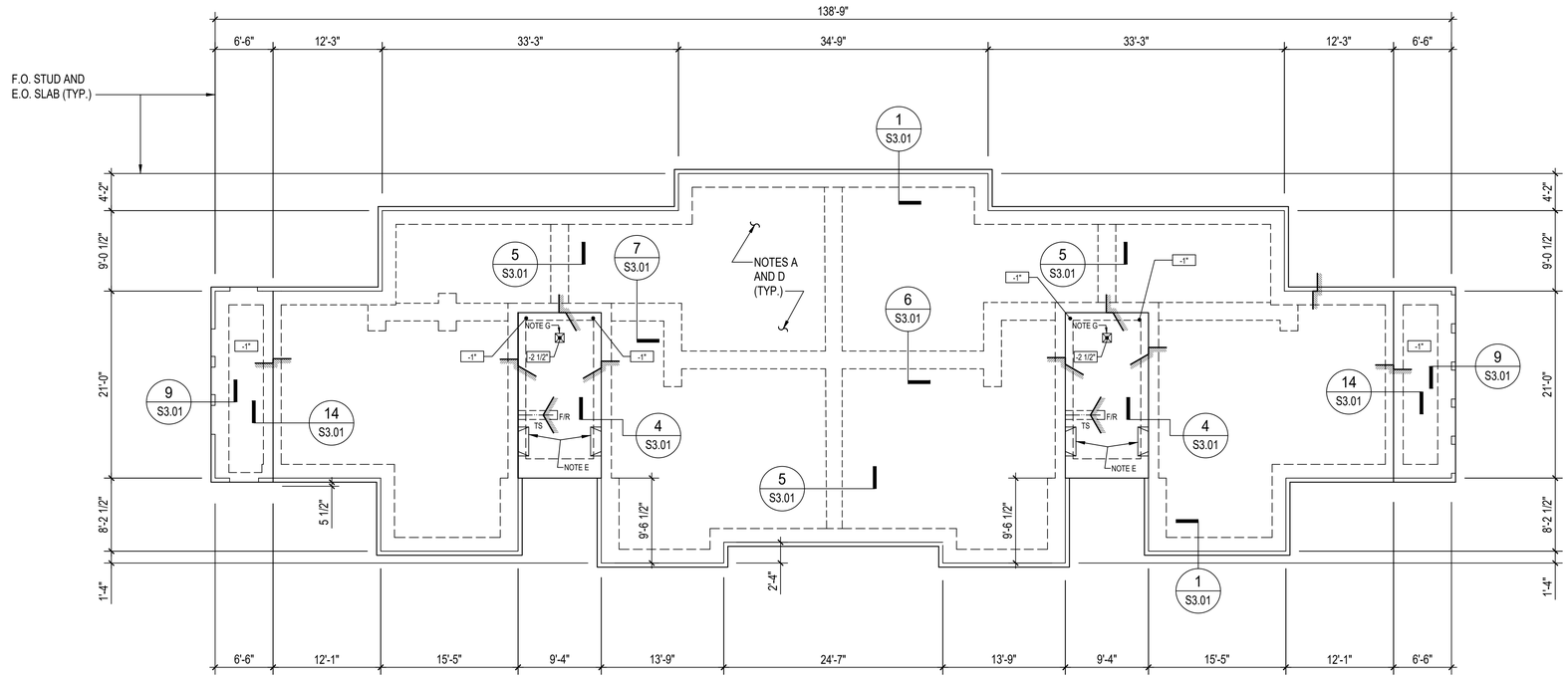
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BUILDING 02 TYPE 3223-2
FOUNDATION PLAN

S1.02



PLAN NORTH

BLDG 03 TYPE 1221-2 - FOUNDATION PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.02)

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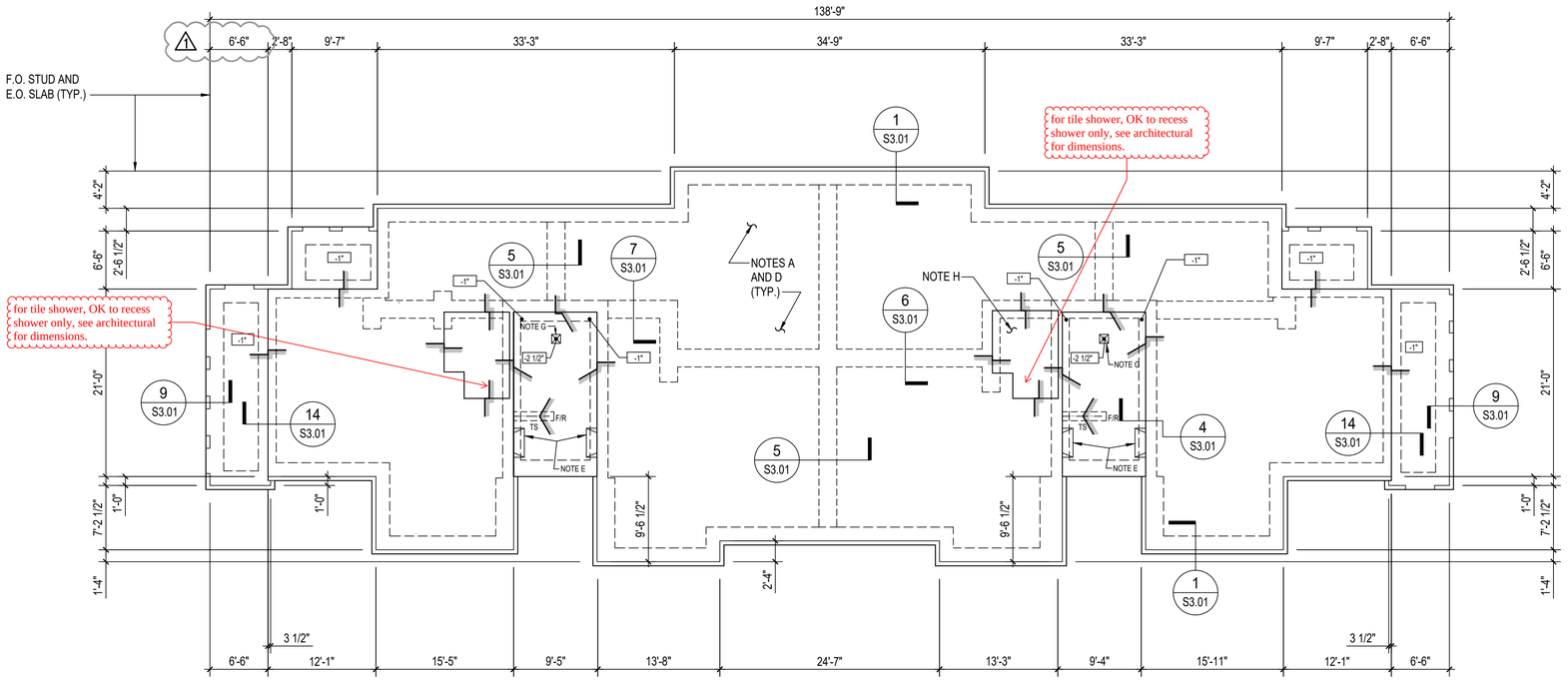
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BUILDING 03 TYPE 1221-2
FOUNDATION PLAN

S1.03



PLAN NORTH

BLDG 04 TYPE 1221-3 - FOUNDATION PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.02)

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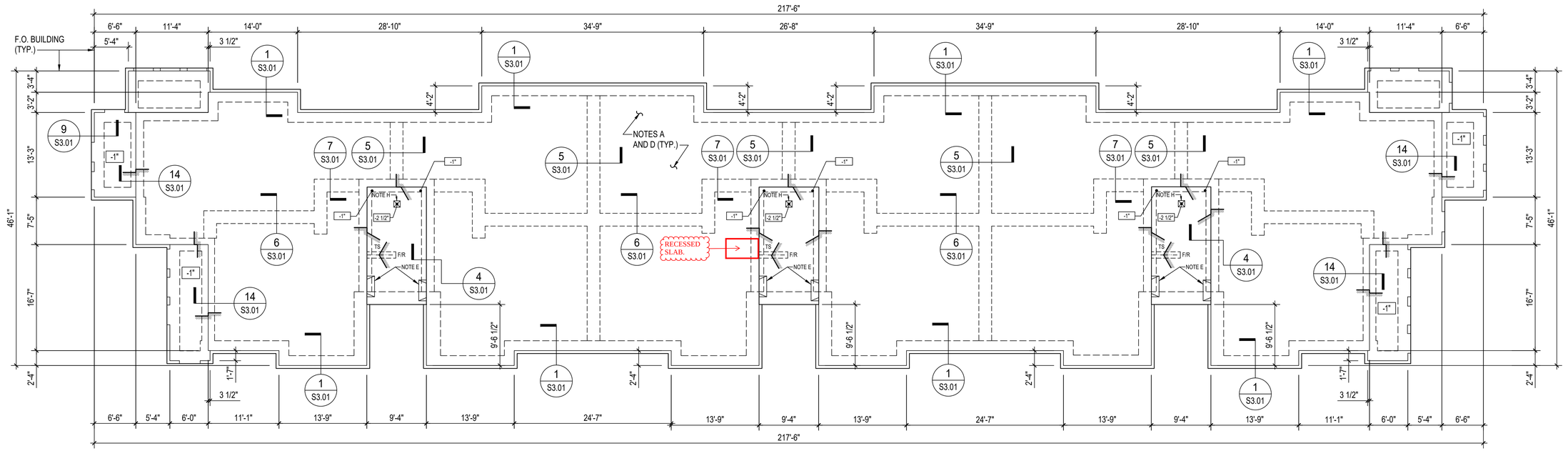
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BUILDING 04 TYPE 1221-3
FOUNDATION PLAN

S1.04



PLAN NORTH

BLDG 05 - TYPE 322223-3 - FOUNDATION PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.02)

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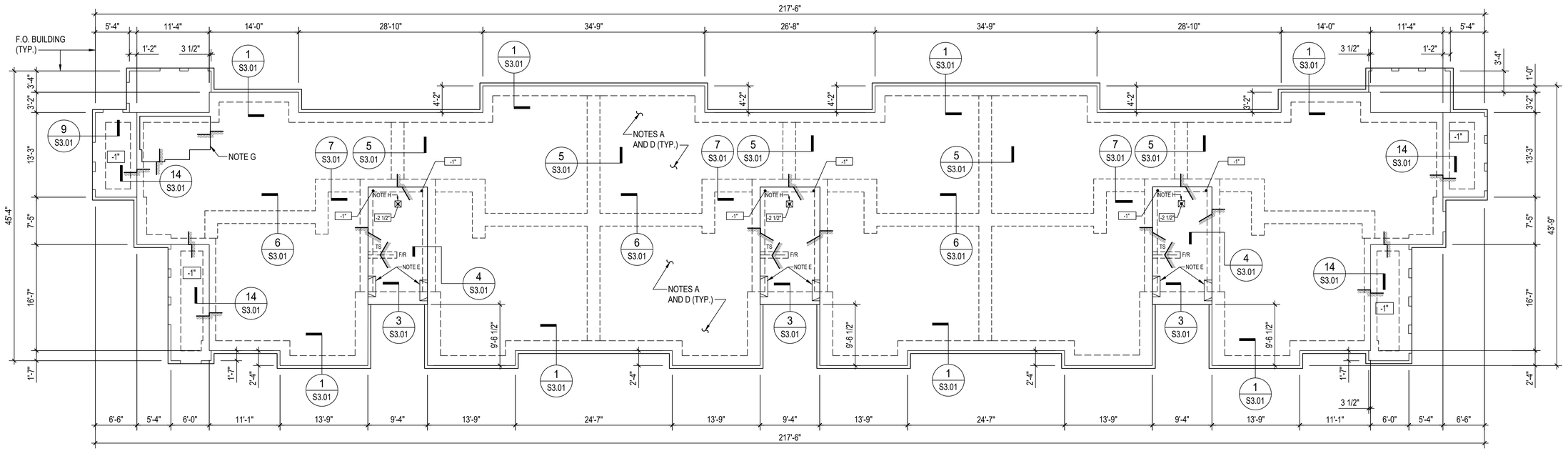
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BUILDING 05 TYPE 322223-3
FOUNDATION PLAN

S1.05



PLAN NORTH

1/8" = 1'-0"

BLDG 06 - TYPE 322223-3 - FOUNDATION PLAN

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.02)

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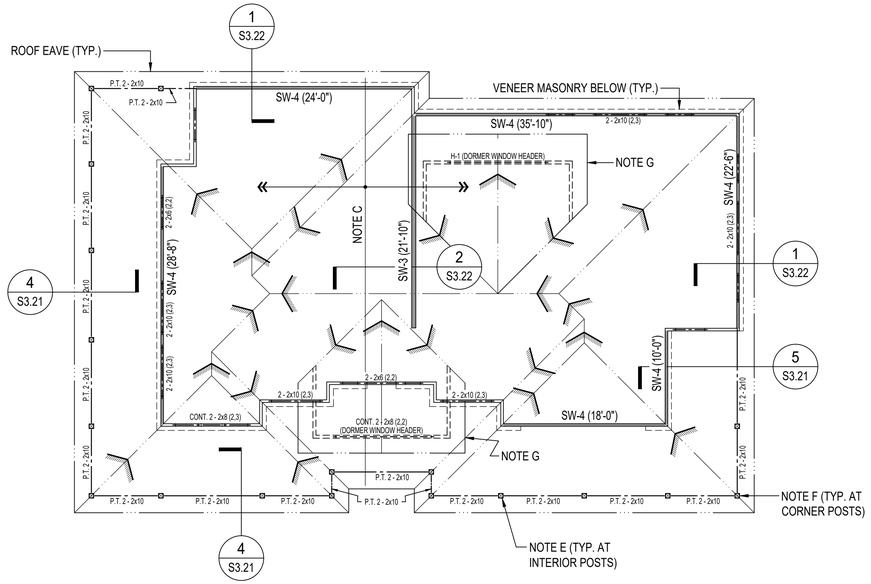
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BUILDING 06 TYPE 322223-3
FOUNDATION PLAN

S1.06



PLAN NORTH

COMMUNITY BUILDING - ROOF FRAMING PLAN

1/8" = 1'-0"

FRAMING PLAN NOTES :

A. SEE THE FOUNDATION PLANS ON SHEET S1.01 AND THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS.

B. FOR STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEETS S0.01 AND S0.02.

C. PREFABRICATED WOOD ROOF TRUSSES SPACED AT 24" ON-CENTER MAXIMUM SPACING. PROVIDE COMPLETE STRUCTURAL SYSTEM UTILIZING BEARING WALLS AND BEAMS INDICATED ON PLAN. INCLUDE REQUIREMENTS FOR SIZE AND TYPE OF HANGERS, HURRICANE ANCHORS, AND ALL OTHER CONNECTIONS. CLEARLY INDICATE ON SHOP DRAWINGS AREAS THAT WILL REQUIRE SUPPLEMENTAL STICK FRAMING. COORDINATE REQUIREMENTS FOR ADDITIONAL BEAMS OR SUPPORTS WITH THE STRUCTURAL ENGINEER.

D. SEE THE ARCHITECTURAL DRAWINGS FOR TRUSS BEARING ELEVATIONS, TRUSS PROFILES, AND DRAFT STOPPING REQUIREMENTS.

E. PROVIDE SIMPSON CC66 COLUMN CAP.

F. PROVIDE SIMPSON ECCLQ-SDS2.5 COLUMN CAP.

G. FALSE DORMER - SEE 'TYPICAL FALSE DORMER DETAIL' ON SHEET S5.11 AND THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

H. PROVIDE SIMPSON 1616 HLPC BEAM TO COLUMN TIE WITH 5 - 5/8"Ø LAG BOLTS.

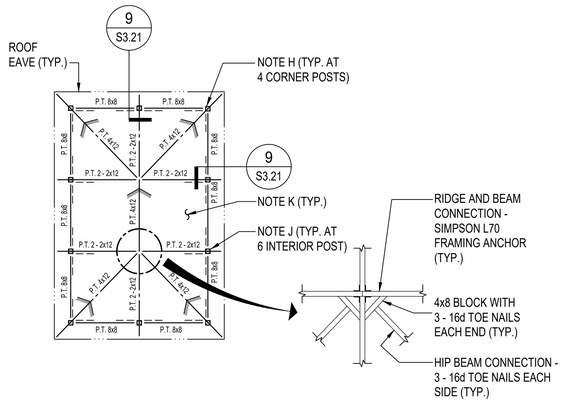
J. PROVIDE SIMPSON 1616 HTPC BEAM TO COLUMN TIE WITH 6 - 5/8"Ø LAG BOLTS.

K. ROOF CONSTRUCTION SHALL BE TREATED 2x6 TONGUE AND GROOVE ROOF DECK.

FRAMING PLAN LEGEND :

- x (X,X) = SEE TYPICAL WOOD HEADER DETAIL ON SHEET S5.11; (2 - 2x6 (1,1) - TYP. U.O.N.)
  (NUMBER OF JACK STUDS, NUMBER OF FULL HEIGHT STUDS) HEADER COMPOSITION
- SW-X / (XX'-XX") = SHEARWALL MARK (WITH MINIMUM LENGTH) - SEE TYPICAL ELEVATION ON SHEET S5.12 FOR ADDITIONAL INFORMATION
- = ROOF LINE (RIDGE, HIP, VALLEY, ETC.)
- = CHANGE IN ROOF SLOPE
- GT = GIRDER TRUSS
- [X] = NUMBER OF WALL STUDS SUPPORTING A BEAM OR GIRDER TRUSS - PROVIDE TWO (2) STUDS MINIMUM WHERE BEAM OR GIRDER TRUSS BEARS ON STUD WALL (U.O.N.) - FOLLOW STUDS THROUGH ALL FLOORS TO FOUNDATION
- = KNEE BRACE - SEE BEAM TO POST KNEE BRACE CONNECTION DETAIL ON SHEET S5.11

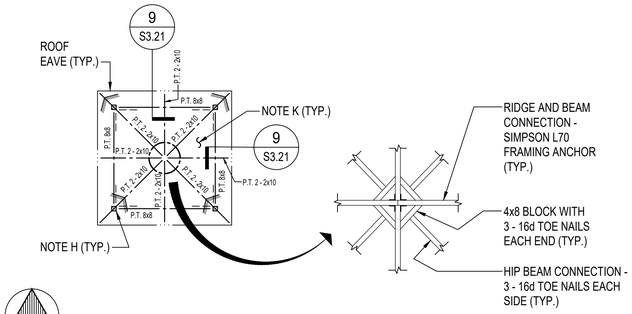
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PLAN NORTH

PICNIC SHELTER - ROOF FRAMING PLAN

1/8" = 1'-0"



PLAN NORTH

GAZEBO - ROOF FRAMING PLAN

1/8" = 1'-0"

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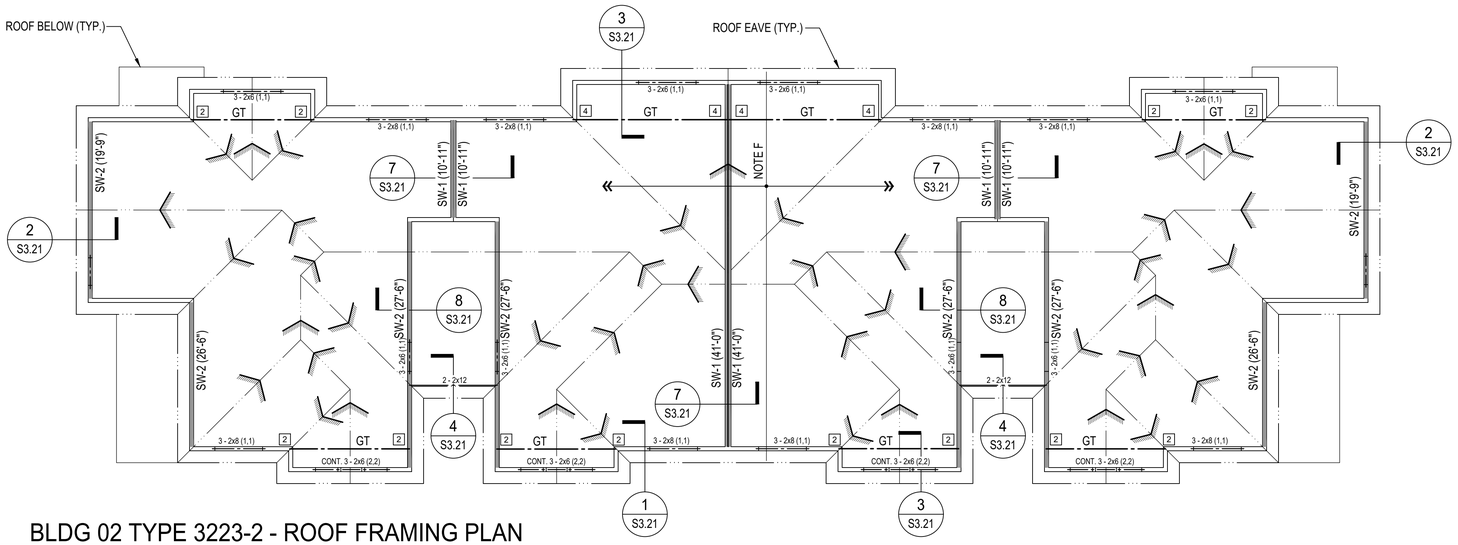
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COMMUNITY BUILDING, PICNIC SHELTER AND GAZEBO FRAMING PLANS

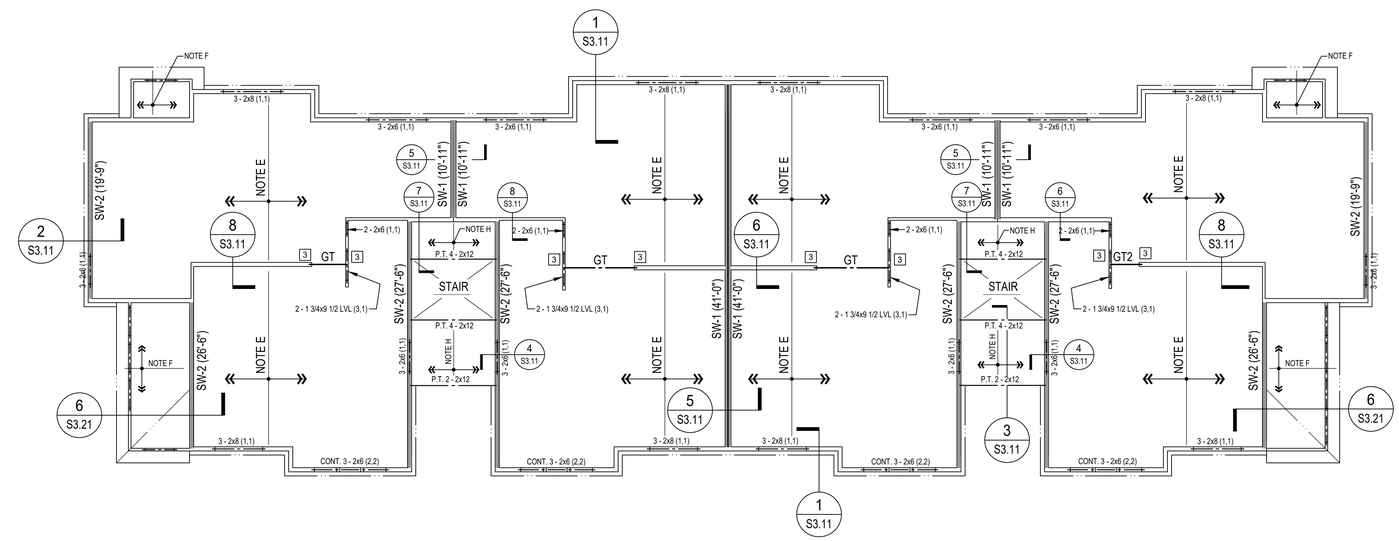
S1.11



PLAN NORTH

1/8" = 1'-0"

BLDG 02 TYPE 3223-2 - ROOF FRAMING PLAN



PLAN NORTH

1/8" = 1'-0"

BLDG 02 TYPE 3223-2 - SECOND FLOOR FRAMING PLAN

FRAMING PLAN NOTES :

A. SEE THE FOUNDATION PLAN ON SHEETS S1.02 THROUGH S1.04 AND THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS.

B. FOR STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEETS S0.01 AND S0.02.

C. FINISHED SECOND FLOOR ELEVATION MUST BE MEASURED FROM REFERENCE ELEVATION 0'-0", UNLESS OTHERWISE NOTED. SEE THE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. TOP OF SHEATHING EQUALS FINISH FLOOR ELEVATION.

D. SECOND FLOOR CONSTRUCTION MUST BE FLOOR SHEATHING OVER FLOOR TRUSSES. FOR UNDERLAYMENT SEE THE ARCHITECTURAL DRAWINGS. FOR GYPCRETE TOPPING SEE THE ARCHITECTURAL DRAWINGS.

E. 20" DEEP PREFABRICATED WOOD FLOOR TRUSSES SPACED AT 24" ON-CENTER MAXIMUM SPACING. PROVIDE COMPLETE STRUCTURAL SYSTEM UTILIZING BEARING WALLS AND BEAMS INDICATED ON PLAN. INCLUDE REQUIREMENTS FOR SIZE AND TYPE OF HANGERS, HURRICANE ANCHORS, AND ALL OTHER CONNECTIONS. CLEARLY INDICATE ON SHOP DRAWINGS AREAS THAT WILL REQUIRE SUPPLEMENTAL STICK FRAMING. COORDINATE REQUIREMENTS FOR ADDITIONAL BEAMS OR SUPPORTS WITH THE STRUCTURAL ENGINEER.

F. PREFABRICATED WOOD ROOF TRUSSES SPACED AT 24" ON-CENTER MAXIMUM SPACING. PROVIDE COMPLETE STRUCTURAL SYSTEM UTILIZING BEARING WALLS AND BEAMS INDICATED ON PLAN. INCLUDE REQUIREMENTS FOR SIZE AND TYPE OF HANGERS, HURRICANE ANCHORS, AND ALL OTHER CONNECTIONS. CLEARLY INDICATE ON SHOP DRAWINGS AREAS THAT WILL REQUIRE SUPPLEMENTAL STICK FRAMING. COORDINATE REQUIREMENTS FOR ADDITIONAL BEAMS OR SUPPORTS WITH THE STRUCTURAL ENGINEER.

G. SEE THE ARCHITECTURAL DRAWINGS FOR TRUSS BEARING ELEVATIONS, TRUSS PROFILES, AND DRAFT STOPPING REQUIREMENTS.

H. PRESSURE TREATED 2x8 DECK JOISTS SPACED AT 16"o/c MAXIMUM.

FRAMING PLAN LEGEND :

- X (X,X) = SEE TYPICAL WOOD HEADER DETAIL ON SHEET S5.11; (2-2x6 (1,1) - TYP. U.O.N.) (NUMBER OF JACK STUDS, NUMBER OF FULL HEIGHT STUDS) HEADER COMPOSITION
- SW-X (XX'-XX") = SHEARWALL MARK (WITH MINIMUM LENGTH) - SEE TYPICAL ELEVATION ON SHEET S5.12 FOR ADDITIONAL INFORMATION
- = ROOF LINE (RIDGE, HIP, VALLEY, ETC.)
- = CHANGE IN ROOF SLOPE
- GT = GIRDER TRUSS
- [X] = NUMBER OF WALL STUDS SUPPORTING A BEAM OR GIRDER TRUSS - PROVIDE TWO (2) STUDS MINIMUM WHERE BEAM OR GIRDER TRUSS BEARS ON STUD WALL (U.O.N.) - FOLLOW STUDS THROUGH ALL FLOORS TO FOUNDATION

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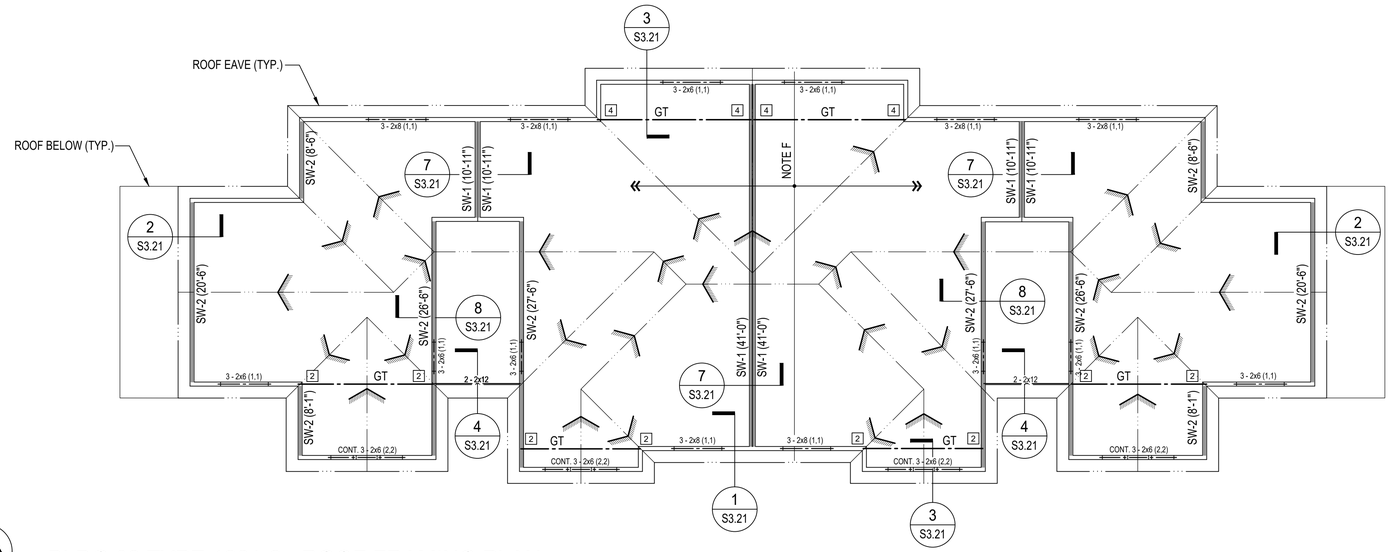
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BUILDING 02 TYPE 3223-2
SECOND FLOOR AND ROOF FRAMING PLANS

S1.12

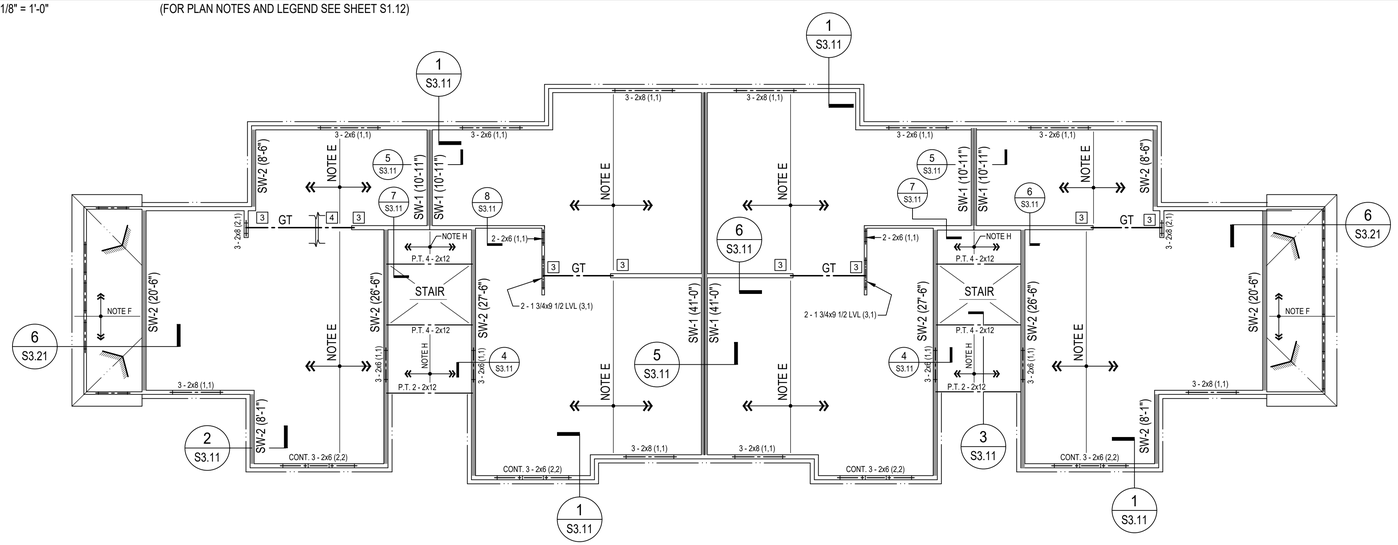


PLAN NORTH

BLDG 03 TYPE 1221-2 - ROOF FRAMING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)



PLAN NORTH

BLDG 03 TYPE 1221-2 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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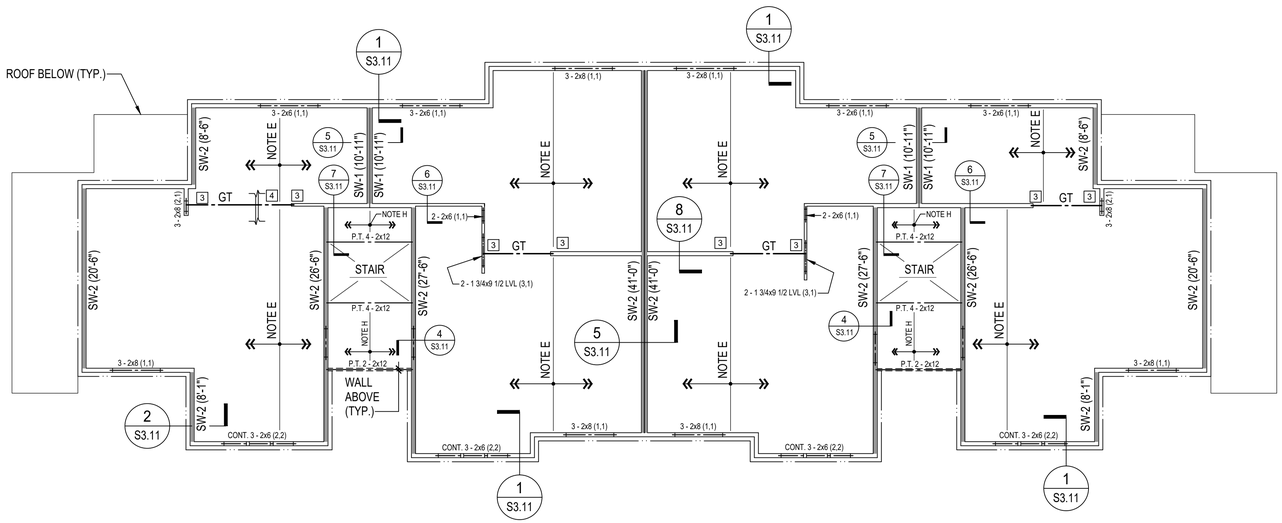
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SECOND FLOOR AND
ROOF FRAMING PLANS

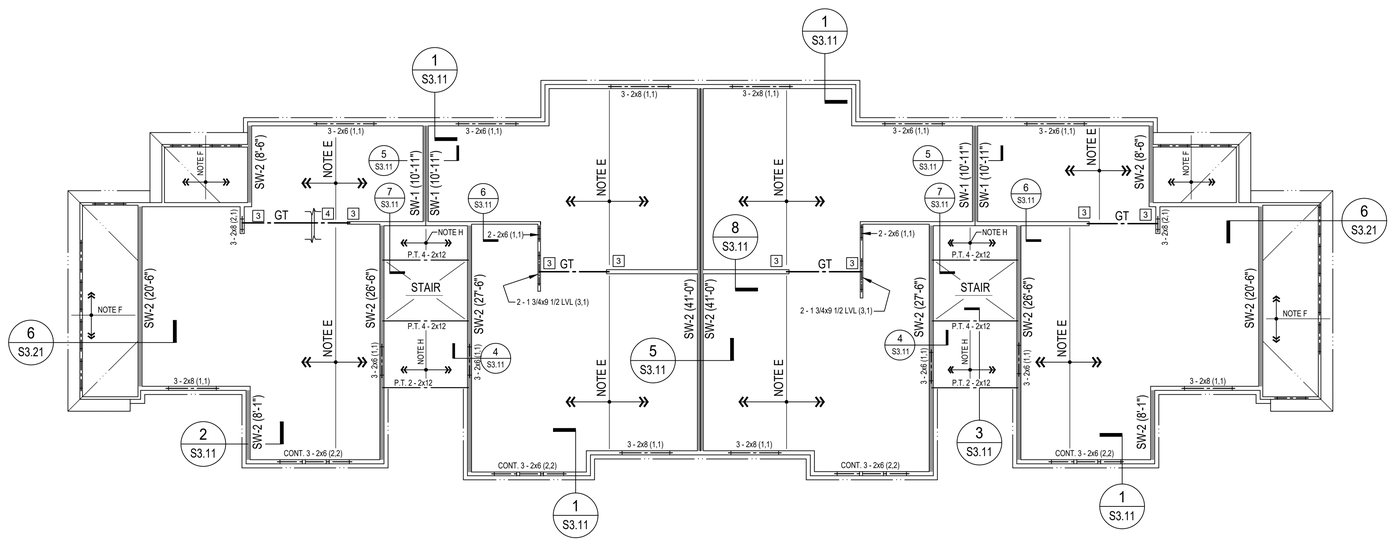
S1.13



PLAN NORTH

BLDG 04 TYPE 1221-3 - THIRD FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)



PLAN NORTH

BLDG 04 TYPE 1221-3 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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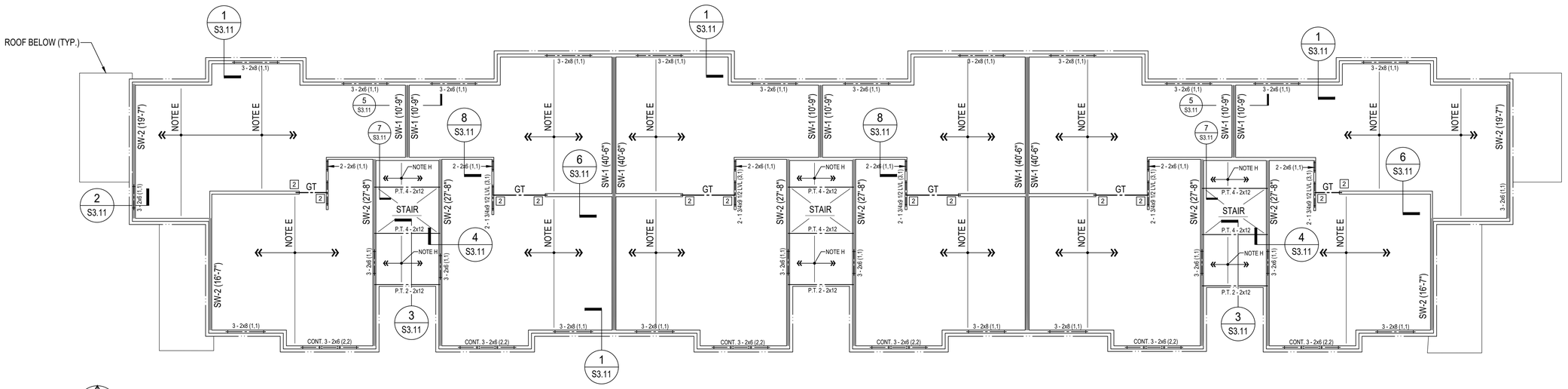
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SECOND FLOOR AND
ROOF FRAMING PLANS

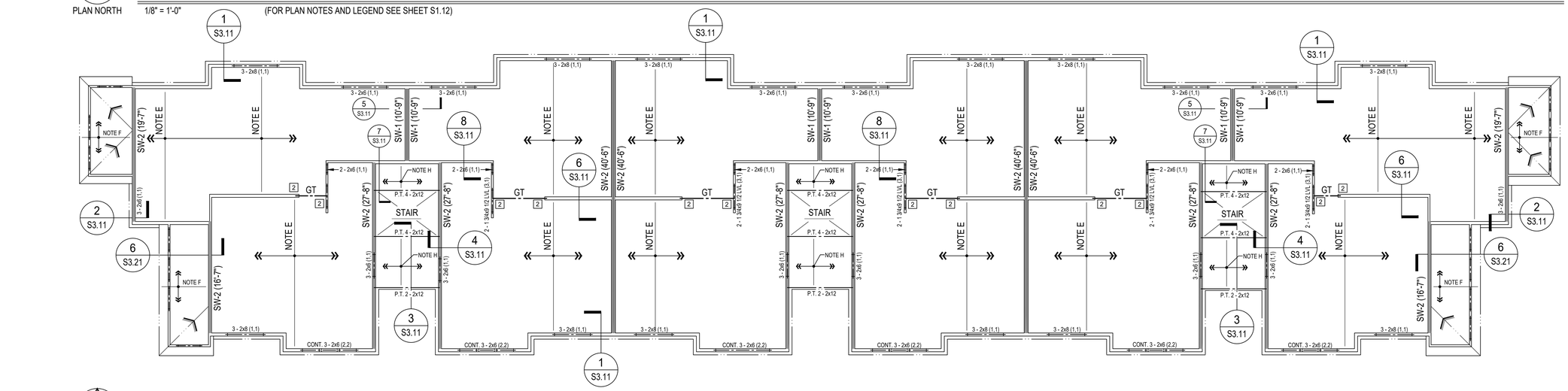
S1.14



PLAN NORTH

BLDG 05 TYPE 322223-3 - THIRD FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)



PLAN NORTH

BLDG 05 TYPE 322223-3 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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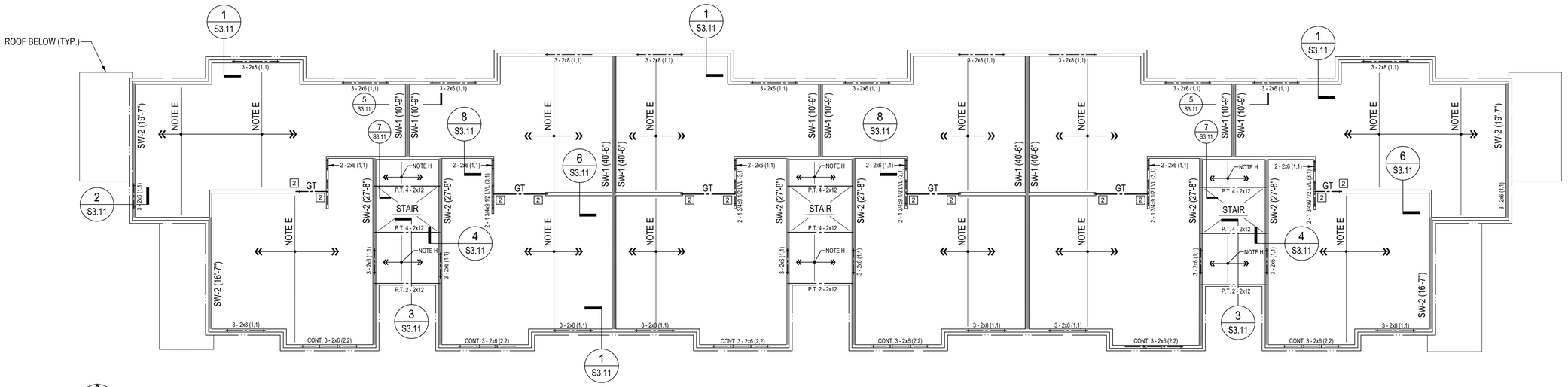
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BUILDING TYPE 05 TYPE 322223-3
SECOND AND THIRD FLOOR
FRAMING PLANS

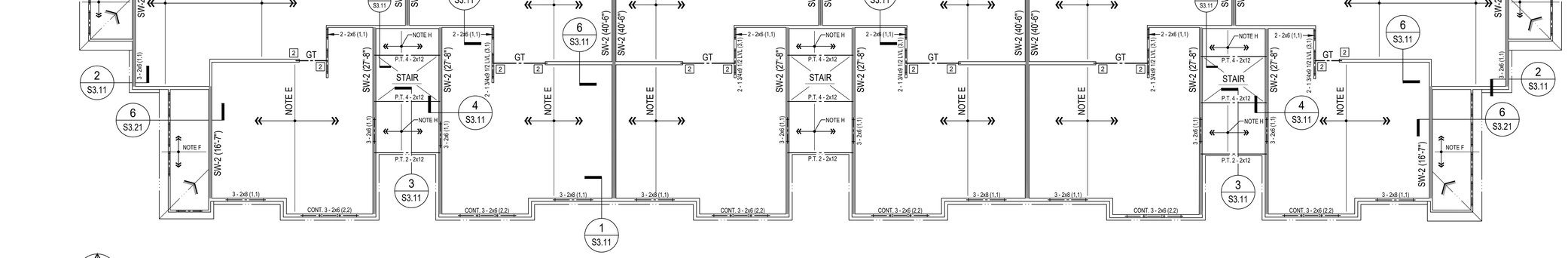
S1.15



PLAN NORTH

BLDG 06 TYPE 322223-3 - THIRD FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)



PLAN NORTH

BLDG 06 TYPE 322223-3 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0" (FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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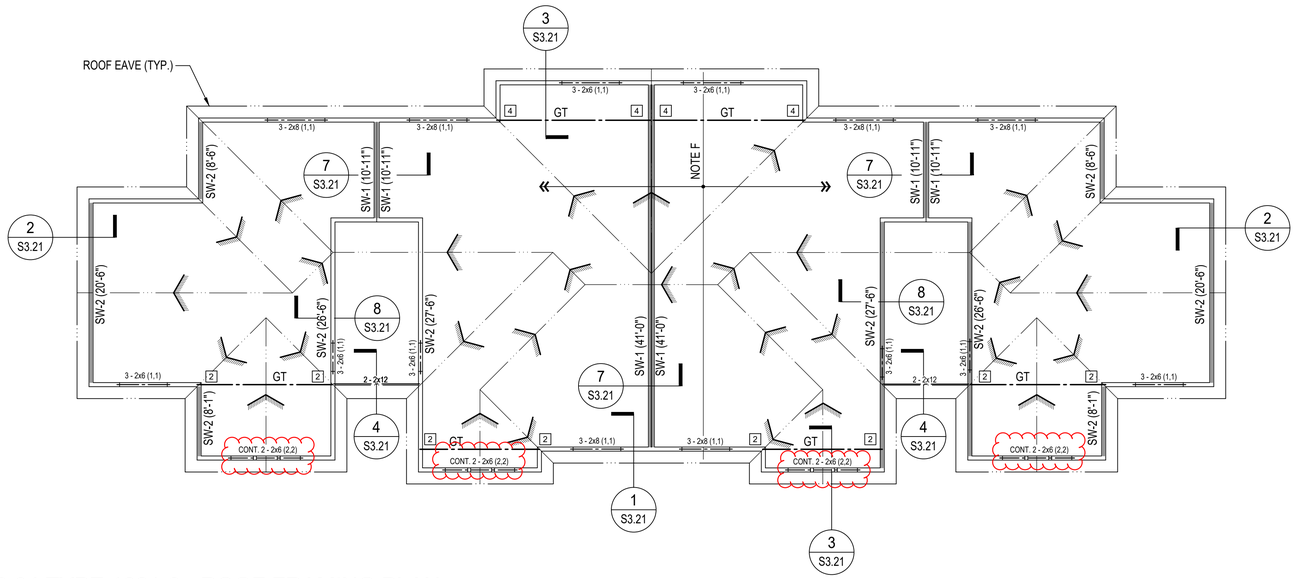
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BUILDING TYPE 06 TYPE 322223-3
SECOND AND THIRD FLOOR
FRAMING PLANS

S1.16



PLAN NORTH

BLDG 04 TYPE 1221-3 - ROOF FRAMING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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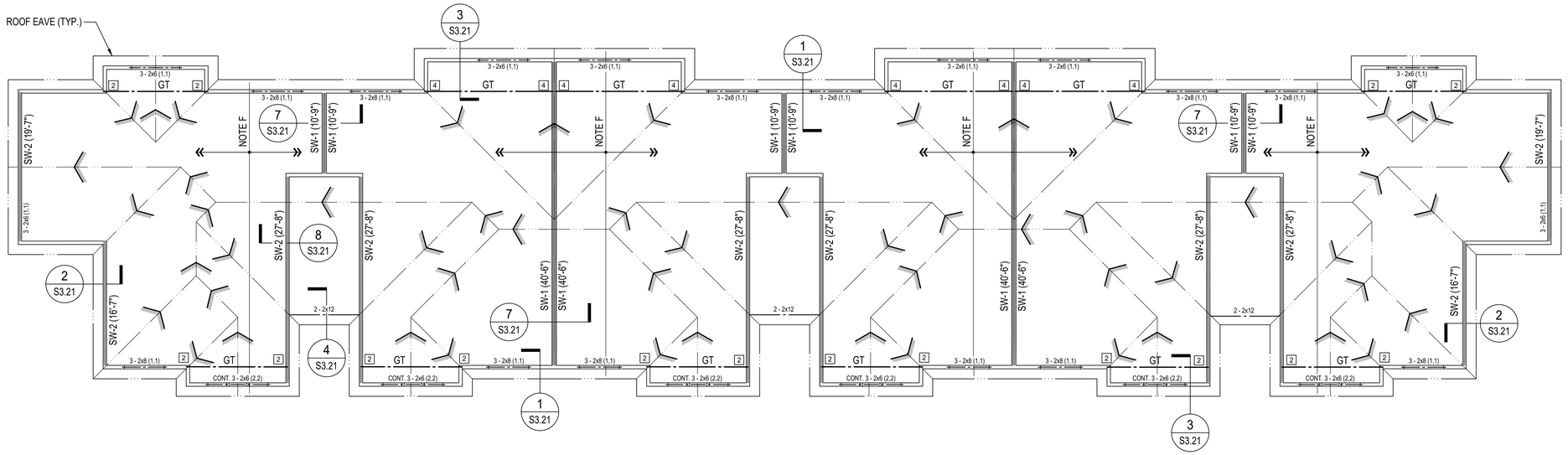
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BUILDING 04 TYPE 1221-3
ROOF FRAMING PLAN

S1.17



PLAN NORTH

BLDG 05 TYPE 322223-3 - ROOF FRAMING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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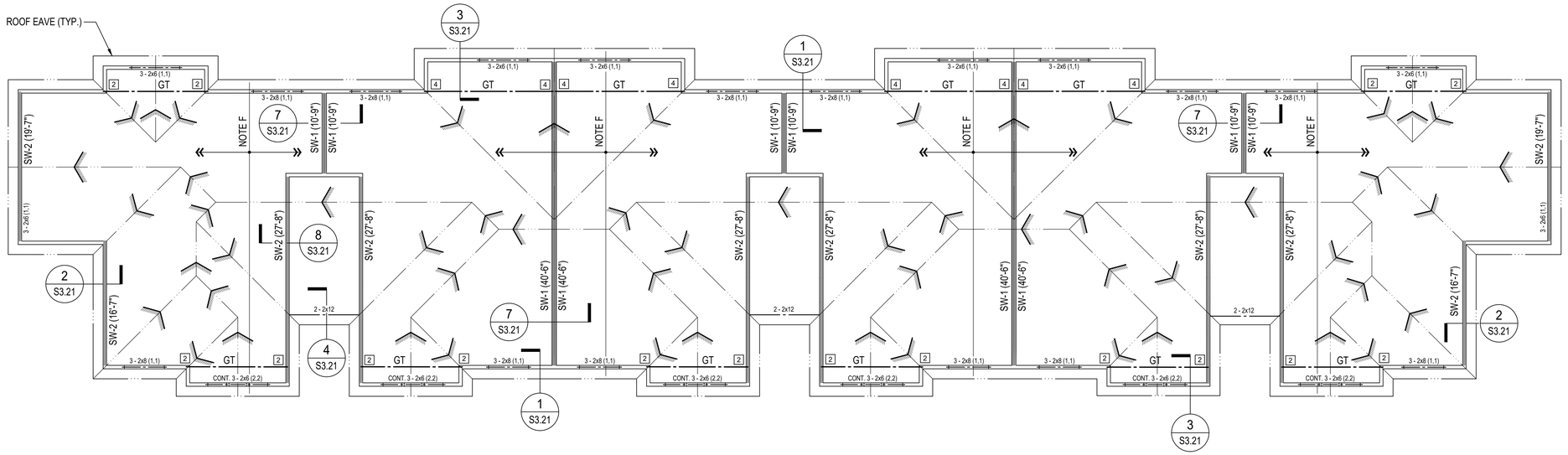
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BUILDING 05 TYPE 322223-3
ROOF FRAMING PLAN

S1.18



PLAN NORTH

BLDG 06 TYPE 322223-3 - ROOF FRAMING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.12)

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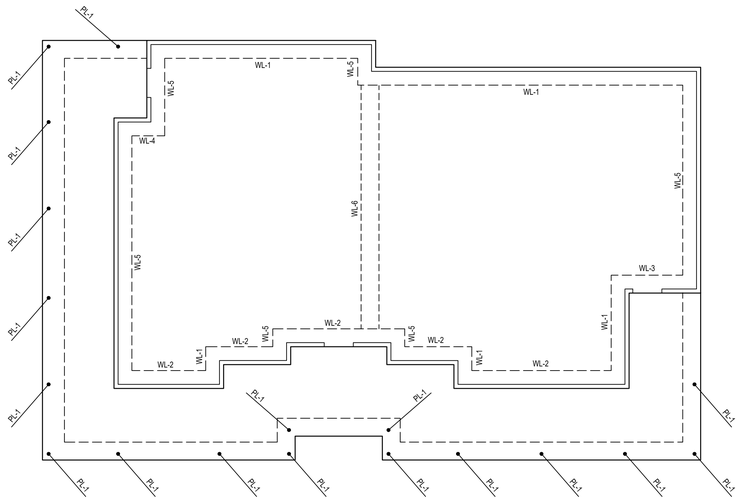
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BUILDING 06 TYPE 322223-3
ROOF FRAMING PLAN

S1.19



PLAN NORTH

COMMUNITY BUILDING - LOADING PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES :

A. SEE THE FOUNDATION PLAN ON SHEET S1.01 AND THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.

B. FOR THE STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEETS S0.01 AND S0.02.

FOUNDATION PLAN LEGEND :

WL-X = WALL LOAD MARK - SEE SCHEDULE THIS SHEET - INDICATES LOAD ON SLAB FROM WALLS ABOVE

PL-X = CONCENTRATED LOAD MARK - SEE SCHEDULE THIS SHEET INDICATING LOAD ON SLAB FROM POSTS ABOVE

CONCENTRATED LOAD SCHEDULE		
MARK	DEAD LOAD	LIVE LOAD
PL-1	900 POUNDS	900 POUNDS

WALL LOAD SCHEDULE		
MARK	DEAD LOAD	LIVE LOAD
WL-1	430 PLF	340 PLF
WL-2	510 PLF	410 PLF
WL-3	330 PLF	240 PLF
WL-4	390 PLF	300 PLF
WL-5	270 PLF	180 PLF
WL-6	130 PLF	40 PLF

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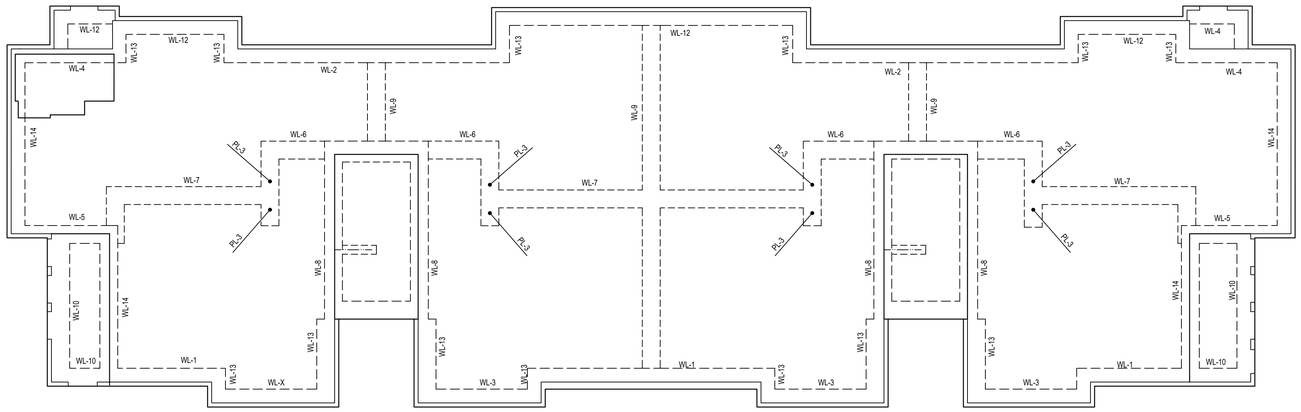
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COMMUNITY BUILDING
LOADING PLAN

S1.21



PLAN NORTH

BLDG 02 TYPE 3223-2 - LOADING PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES :

A. SEE THE FOUNDATION PLANS ON SHEET S1.02 THROUGH S1.04 AND THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.

B. FOR THE STRUCTURAL NOTES AND ABBREVIATIONS SEE SHEETS S0.01 AND S0.02.

FOUNDATION PLAN LEGEND :

WL-X = WALL LOAD MARK - SEE SCHEDULE THIS SHEET - INDICATES LOAD ON SLAB FROM WALLS ABOVE

PL-X = CONCENTRATED LOAD MARK - SEE SCHEDULE THIS SHEET INDICATING LOAD ON SLAB FROM POSTS ABOVE

CONCENTRATED LOAD SCHEDULE		
MARK	DEAD LOAD	LIVE LOAD
PL-1	720 POUNDS	1,440 POUNDS
PL-2	2,280 POUNDS	4,560 POUNDS
PL-3	1,280 POUNDS	2,560 POUNDS
PL-4	1,590 POUNDS	3,170 POUNDS
PL-5	760 POUNDS	1,520 POUNDS
PL-6	1,450 POUNDS	2,900 POUNDS
PL-7	750 POUNDS	1,500 POUNDS

WALL LOAD SCHEDULE		
MARK	DEAD LOAD	LIVE LOAD
WL-1	1,860 PLF	760 PLF
WL-2	1,680 PLF	600 PLF
WL-3	1,980 PLF	1,050 PLF
WL-4	1,700 PLF	750 PLF
WL-5	1,960 PLF	540 PLF
WL-6	860 PLF	1,520 PLF
WL-7	940 PLF	1,680 PLF
WL-8	380 PLF	200 PLF
WL-9	760 PLF	400 PLF
WL-10	630 PLF	70 PLF
WL-11	1,290 PLF	230 PLF
WL-12	2,000 PLF	1,680 PLF
WL-13	1,160 PLF	60 PLF
WL-14	1,380 PLF	160 PLF
WL-15	390 PLF	770 PLF
WL-16	1,460 PLF	800 PLF
WL-17	1,320 PLF	300 PLF
WL-18	1,360 PLF	370 PLF

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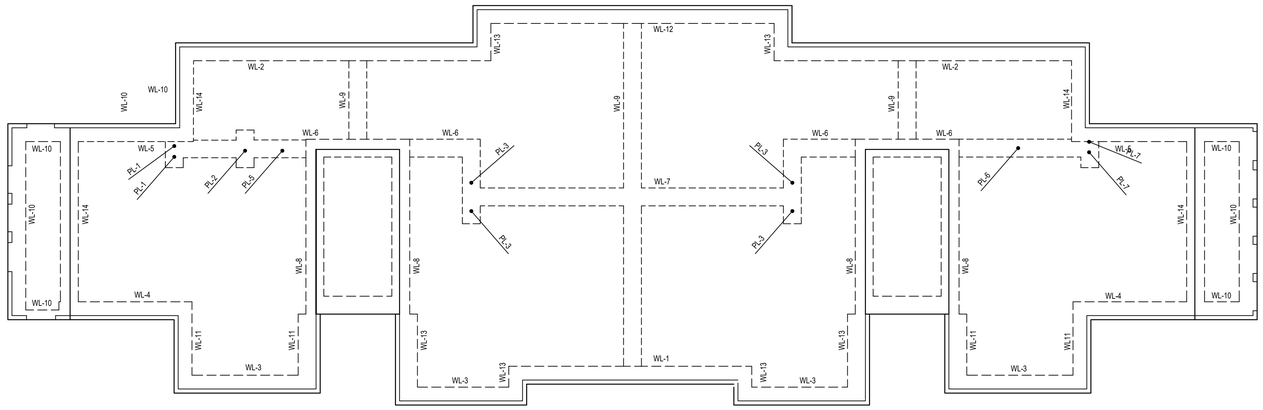
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BUILDING 02 TYPE 3223-2
LOADING PLAN

S1.22



PLAN NORTH

BLDG 03 TYPE 1221-2 - LOADING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.22)

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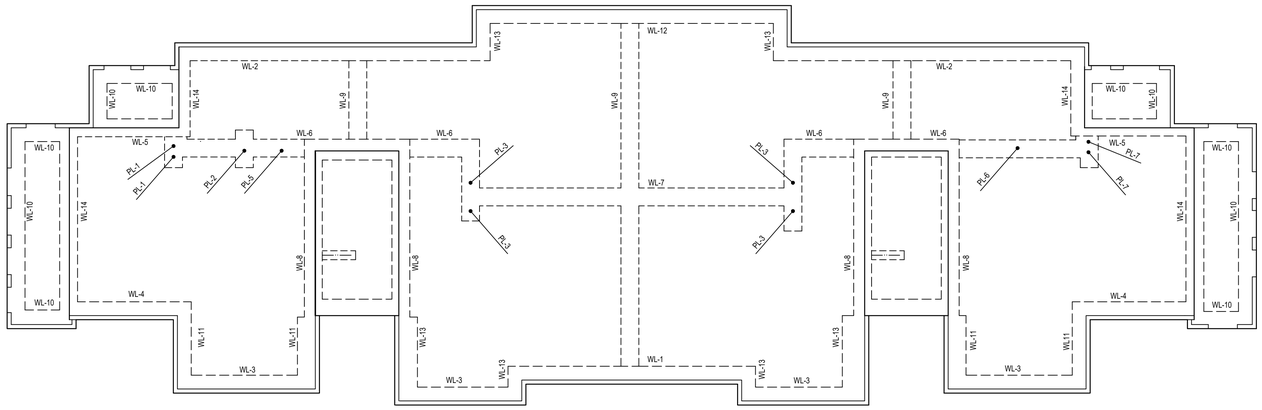
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BUILDING 03 TYPE 1221-2
LOADING PLAN

S1.23



PLAN NORTH

BLDG 04 TYPE 1221-3 - LOADING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.22)

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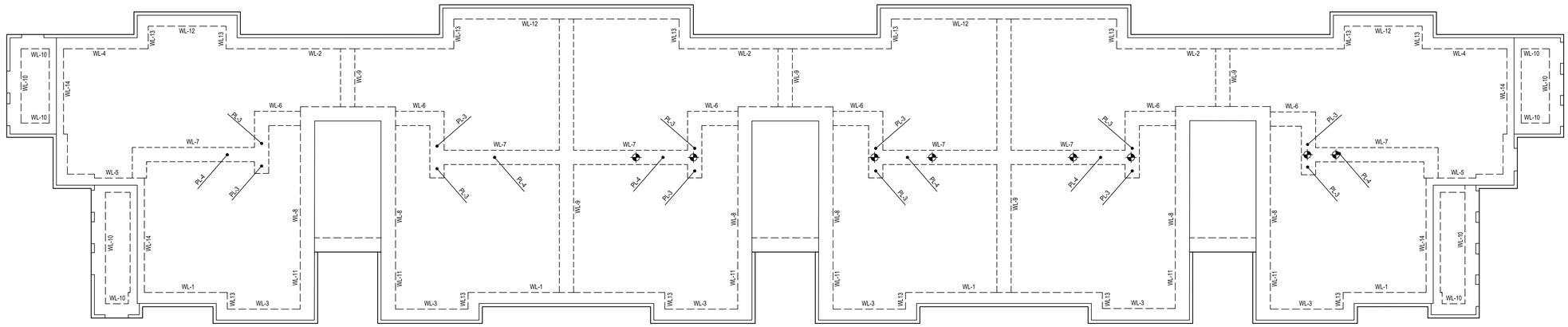
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BUILDING 04 TYPE 1221-3
LOADING PLAN

S1.24



PLAN NORTH

BLDG 05 TYPE 322223-3 - LOADING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.22)

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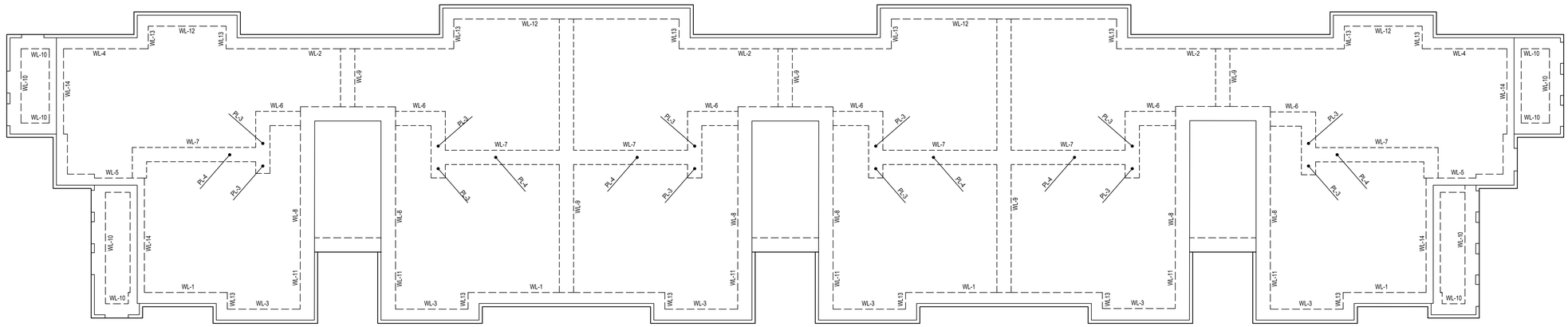
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BUILDING 05 TYPE 322223-3
LOADING PLAN

S1.25



PLAN NORTH

BLDG 06 TYPE 322223-3 - LOADING PLAN

1/8" = 1'-0"

(FOR PLAN NOTES AND LEGEND SEE SHEET S1.22)

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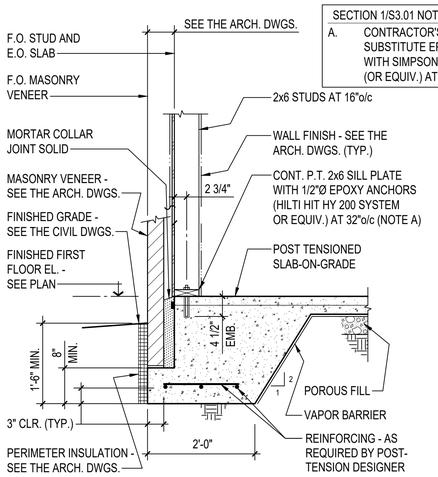
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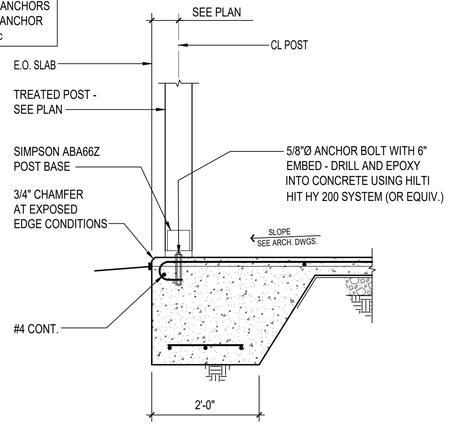
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BUILDING 06 TYPE 322223-3
LOADING PLAN

S1.26

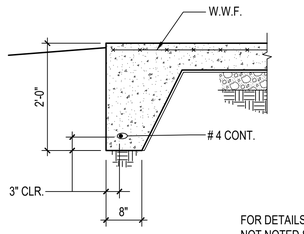


1 S3.01 **SECTION** 3/4" = 1'-0"



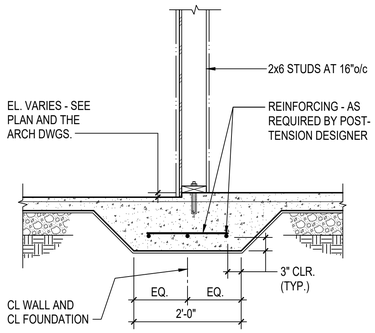
2 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.01



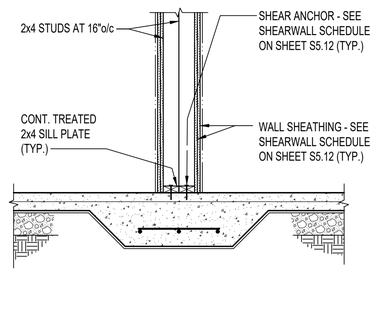
3 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.01



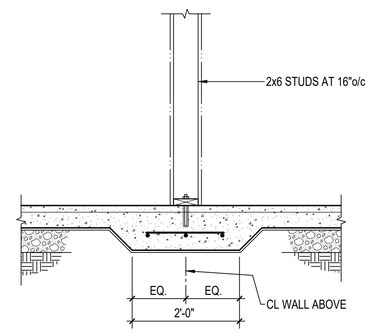
4 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.01



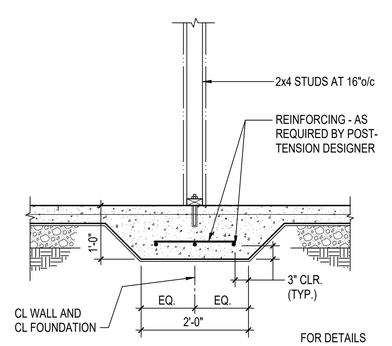
5 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.01 AND 3/S3.01



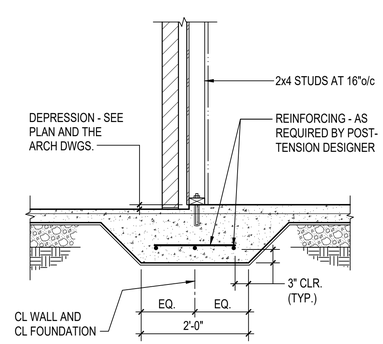
6 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 4/S3.01



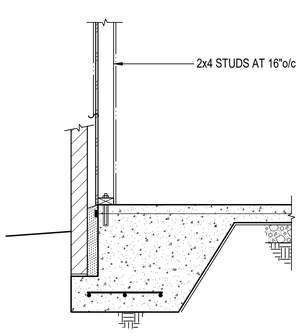
7 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.01 AND 6/S3.01



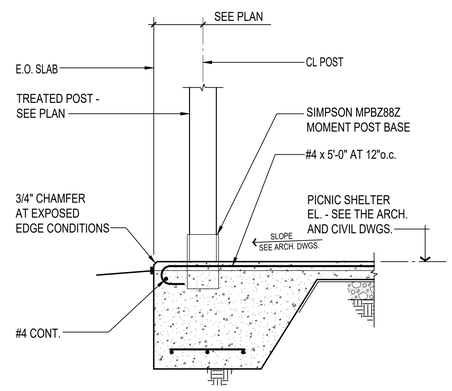
8 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.01



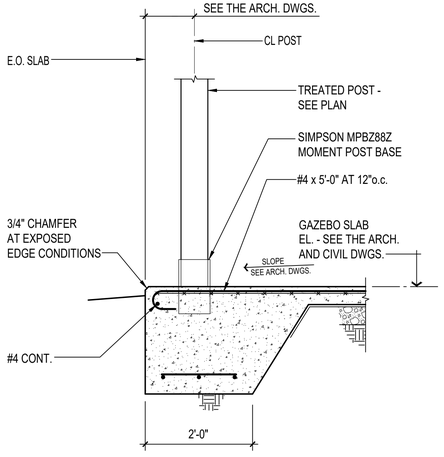
9 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 7/S3.01



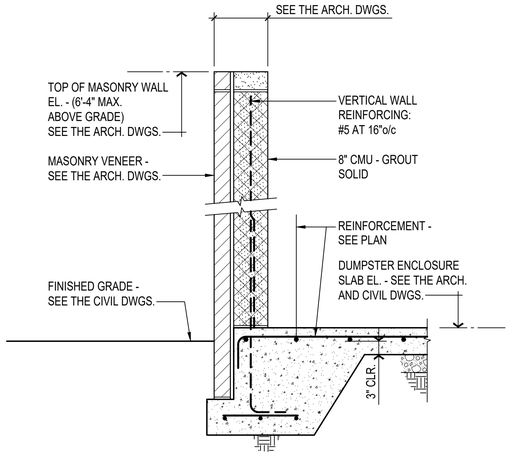
10 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 2/S3.01



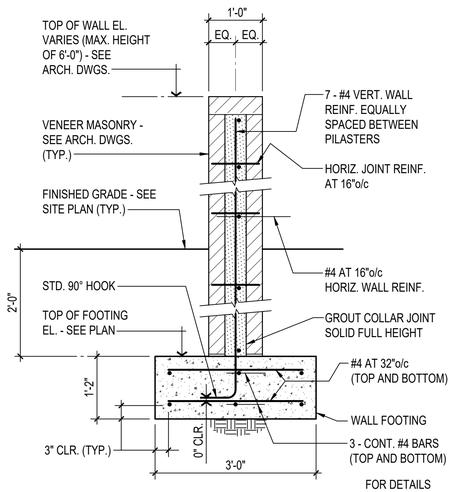
11 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 2/S3.01



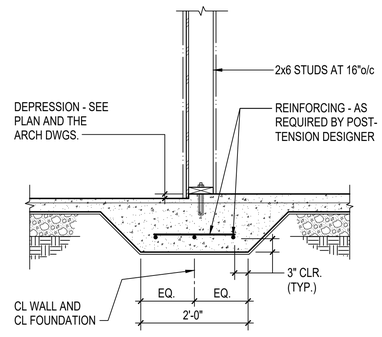
12 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.01



13 S3.01 **SECTION** 3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 12/S3.01



14 S3.01 **SECTION** 3/4" = 1'-0"

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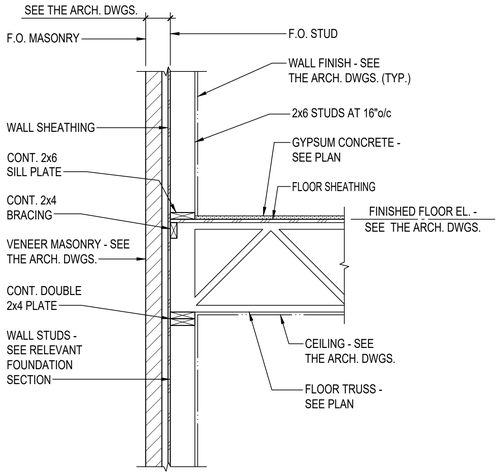
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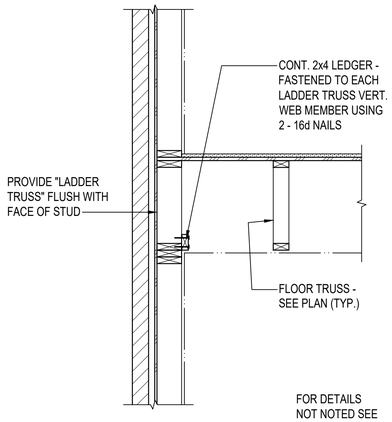
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S3.01

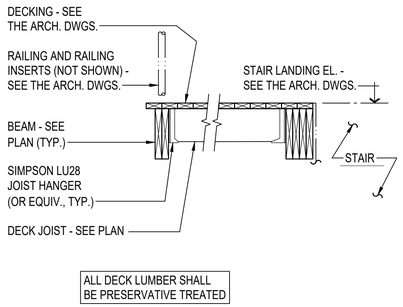


1 S3.11 **SECTION**
3/4" = 1'-0"



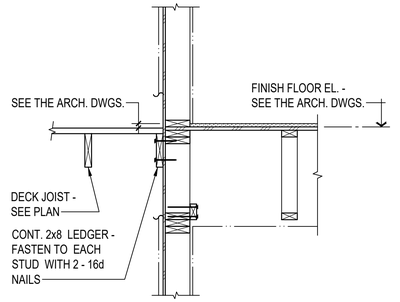
FOR DETAILS NOT NOTED SEE SECTION 1/S3.11

2 S3.11 **SECTION**
3/4" = 1'-0"



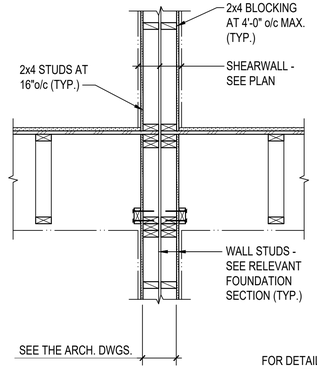
FOR DETAILS NOT NOTED SEE SECTION 2/S3.11

3 S3.11 **SECTION**
3/4" = 1'-0"



FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.11 AND 2/S3.11

4 S3.11 **SECTION**
3/4" = 1'-0"



FOR DETAILS NOT NOTED SEE SECTION 2/S3.11

5 S3.11 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.11

6 S3.11 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.11 AND 3/S3.11

7 S3.11 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 6/S3.11

8 S3.11 **SECTION**
3/4" = 1'-0"

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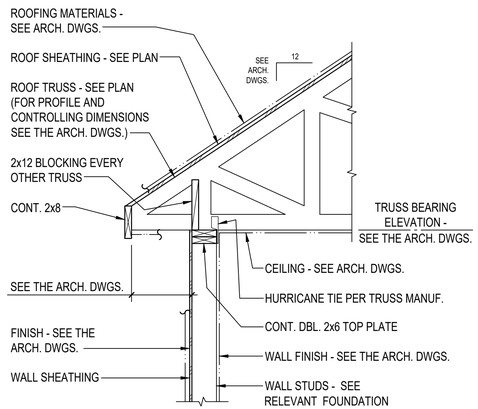
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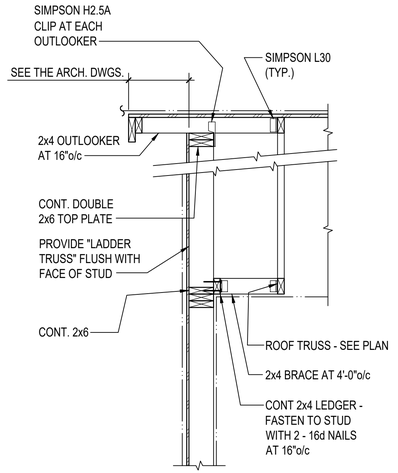
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S3.11

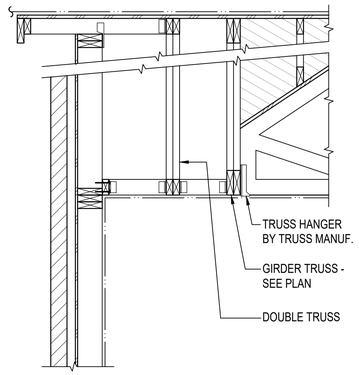


1 S3.21 **SECTION**
3/4" = 1'-0"



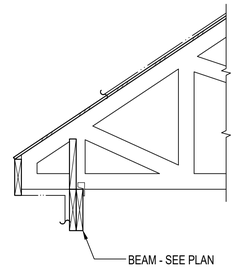
2 S3.21 **SECTION**
3/4" = 1'-0"

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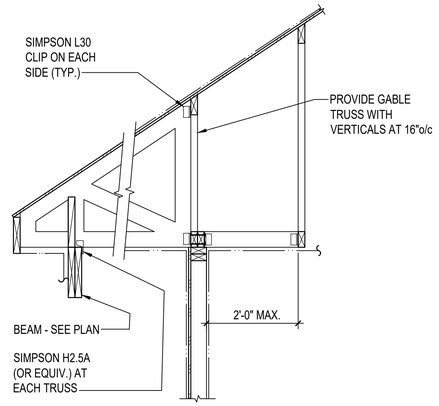
3 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.21 AND 2/S3.21



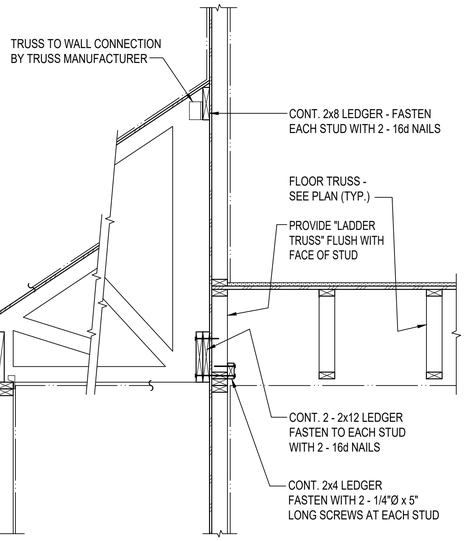
4 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.21



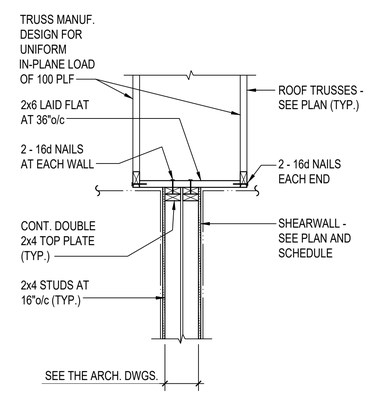
5 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.21 AND 2/S3.21



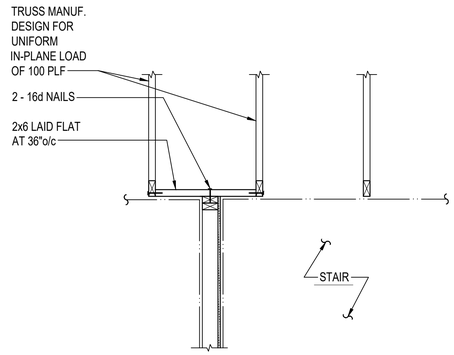
6 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTIONS 1/S3.21



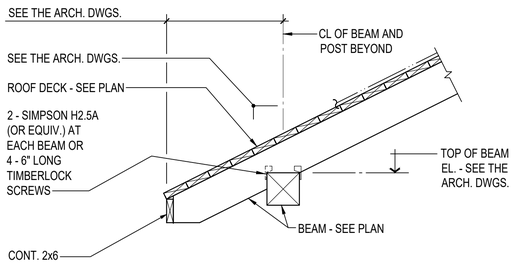
7 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 1/S3.21



8 S3.21 **SECTION**
3/4" = 1'-0"

FOR DETAILS NOT NOTED SEE SECTION 6/S3.21



9 S3.21 **SECTION**
3/4" = 1'-0"

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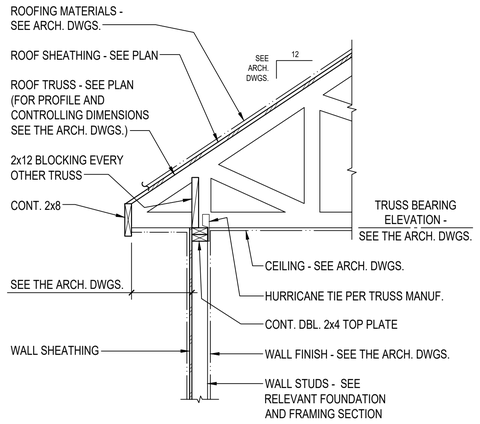
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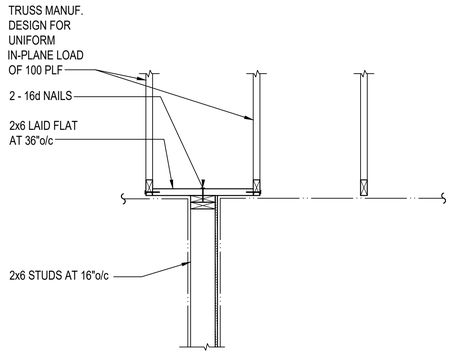
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S3.21



1 S3.22 **SECTION**
3/4" = 1'-0"



2 S3.22 **SECTION**
3/4" = 1'-0"

FOR DETAILS
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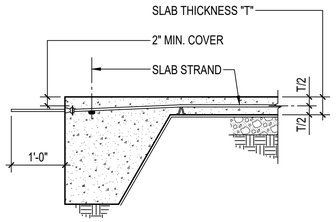
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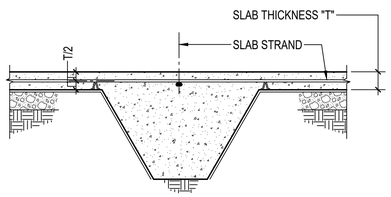
SECTIONS

S3.22



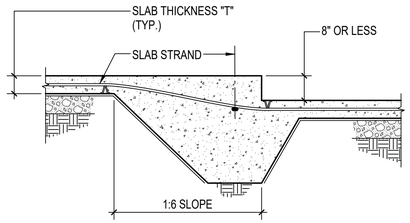
TYPICAL

SECTION AT PERIMETER RIB

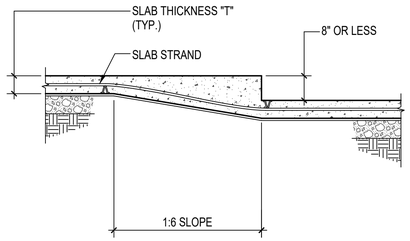


TYPICAL

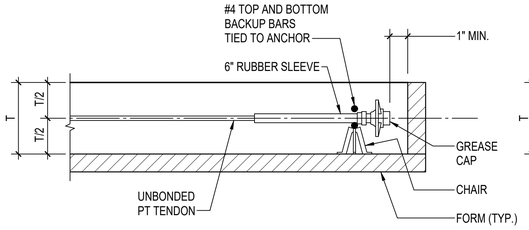
SECTION AT INTERIOR RIB



AT DEPRESSION

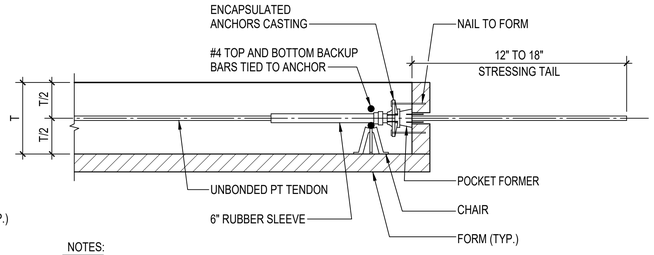


DEPRESSION



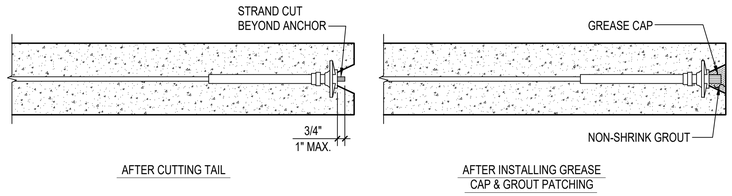
NOTES:
1. FOR SLAB THICKNESS >= 7" PLACE ANCHORS VERTICALLY.
2. FOR SLAB THICKNESS < 7" PLACE ANCHORS HORIZONTALLY.

ENCAPSULATED DEAD END ANCHORS



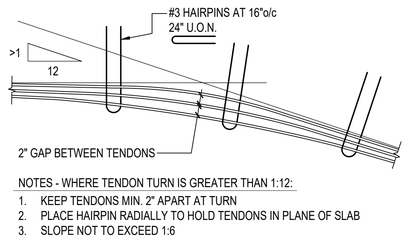
NOTES:
1. PLACE GREASE CAP AFTER STRESSING AND CUTTING TENDONS TAILS.
2. FOR SLAB THICKNESS >= 7" PLACE ANCHORS VERTICALLY.
3. FOR SLAB THICKNESS < 7" PLACE ANCHORS HORIZONTALLY.

ENCAPSULATED STRESSING END ANCHORS



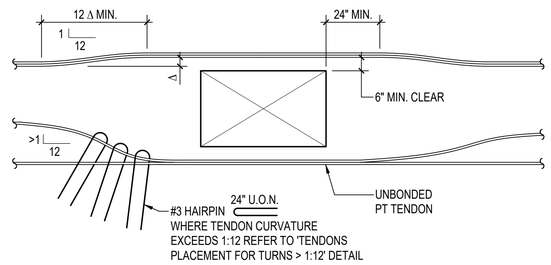
NOTES:
1. CONTRACTOR TO ENSURE THAT STRAND IS NOT CUT GREATER THAN 1". OTHERWISE GREASE CAP WILL NOT FIT INTO ANCHOR.
2. CONTRACTOR TO ENSURE THAT NO GREASE IS LEAKED INTO THE POCKET DURING INSTALLING GREASE CAPS.
3. USE NON-SHRINK GROUT RECOMMENDED PER JOB SPECS AND PATCH THE STRESSING POCKETS.

STRESSING POCKET SEALING DETAIL



NOTES - WHERE TENDON TURN IS GREATER THAN 1:12:
1. KEEP TENDONS MIN. 2" APART AT TURN
2. PLACE HAIRPIN RADIALLY TO HOLD TENDONS IN PLANE OF SLAB
3. SLOPE NOT TO EXCEED 1:6

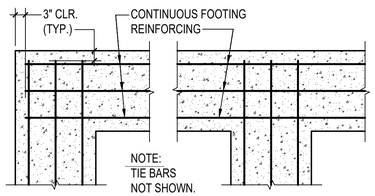
TENDONS PLACEMENT FOR TURNS > 1:12



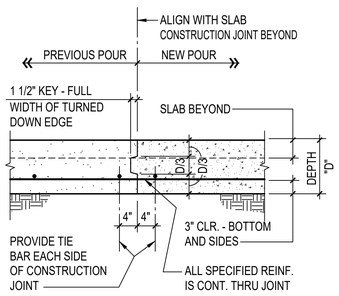
TENDONS PLACEMENT AT OPENINGS

TYPICAL POST-TENSIONED SLAB-ON-GRADE DETAILS

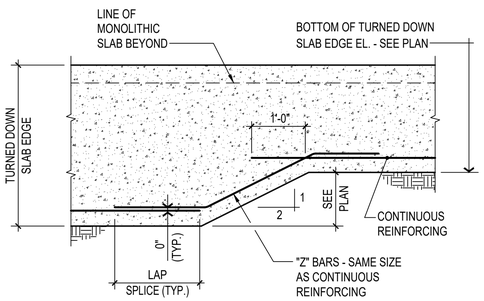
NOT TO SCALE



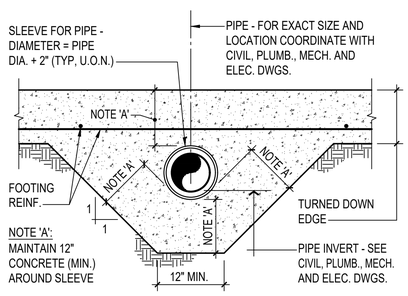
CORNERS AND INTERSECTIONS



CONSTRUCTION JOINT



STEPPED



PIPE SLEEVE UNDER TURNED DOWN EDGE

TYPICAL TURNED DOWN SLAB EDGE DETAILS

NOT TO SCALE

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8/13/26

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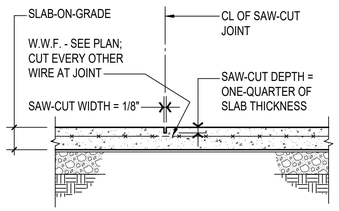
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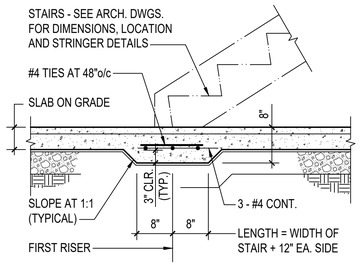
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TYPICAL DETAILS

S5.01



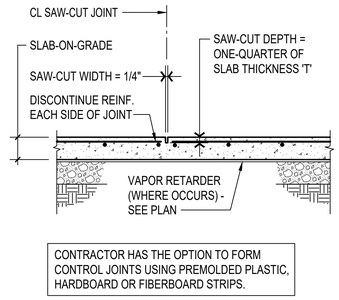
CONTROL JOINT



THICKENED SLAB AT STAIR (TS)

TYPICAL 4" SLAB-ON-GRADE DETAILS

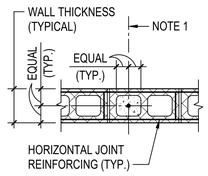
NOT TO SCALE



CONTROL JOINT (CJ)

TYPICAL 6" SLAB-ON-GRADE DETAIL

NOT TO SCALE



TYPICAL BAR

CONCRETE MASONRY VERTICAL WALL REINFORCING DETAIL NOTES:

1. VERTICAL WALL REINFORCING BAR AS SPECIFIED. SEE OTHER DETAILS AND SECTIONS FOR SIZE AND SPACING.
2. VERTICAL WALL REINFORCING BAR AS SPECIFIED (#4 BAR WHERE NOT OTHERWISE SPECIFIED).

TYPICAL CONCRETE MASONRY VERTICAL WALL REINFORCING DETAIL

NOT TO SCALE

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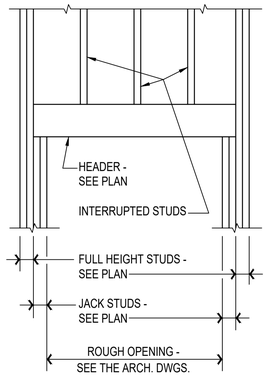
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TYPICAL DETAILS

S5.02



TYPICAL OPENING

WOOD HEADER SCHEDULE NOTES:

1. SPECIFIED JACK STUDS AND FULL HEIGHT STUDS OCCUR AT EACH JAMB OF OPENING.
2. FOR EXACT SIZE AND LOCATION OF ALL WALL OPENINGS COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
3. COORDINATE WITH THE ARCHITECTURAL DRAWING FOR PROPER CONSTRUCTION OF HEADERS.

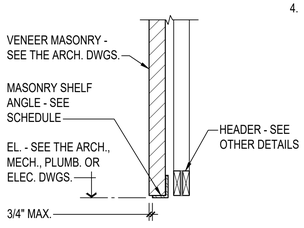
TYPICAL WOOD HEADER DETAIL

NOT TO SCALE

MASONRY SHELF ANGLE SCHEDULE	
CLEAR SPAN	ANGLE SIZE
0 TO 3'-4"	L 3 1/2x 3 1/2x1/4
3'-5" TO 5'-4"	L5x3 1/2x1/4 (LLV)
5'-5" TO 8'-0"	L6x4x5/16 (LLV)

MASONRY SHELF ANGLE NOTES:

1. PROVIDE 8" BEARING EACH END OF ANGLE.
2. FOR EXACT SIZE AND LOCATION OF ALL WALL OPENINGS COORDINATE WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
3. MASONRY SHELF ANGLE SCHEDULE APPLIES ONLY TO MASONRY SHELF ANGLES NOT OTHERWISE SHOWN ON THE DRAWINGS.
4. MASONRY SHELF ANGLES IN EXTERIOR WALLS SHALL BE HOT-DIP GALVANIZED.



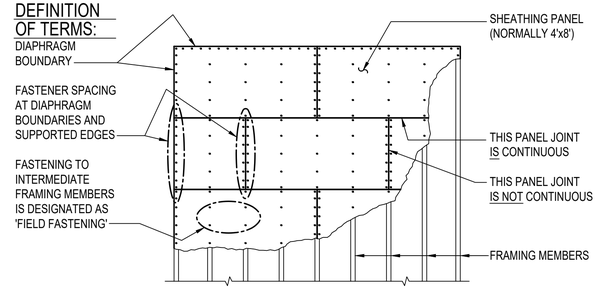
TYPICAL SECTION

TYPICAL MASONRY SHELF ANGLE DETAILS

NOT TO SCALE

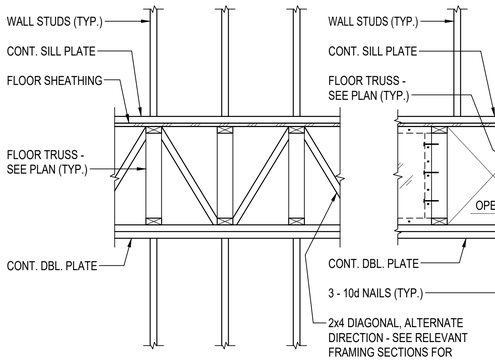
DIAPHRAGM FASTENING SCHEDULE: EXCEPT WHERE OTHERWISE NOTED OR DETAILED, SHEATHING PANELS SHALL BE FASTENED WITH 8d NAILS AT 6"o/c AT PANEL EDGES, 12"o/c FIELD.

DEFINITION OF TERMS:

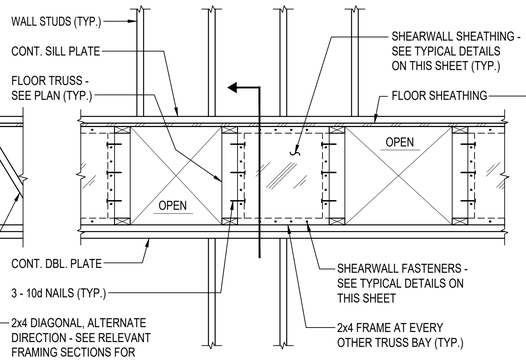


TYPICAL FLOOR OR ROOF SHEATHING FASTENING DETAIL

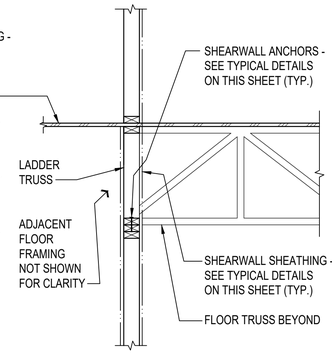
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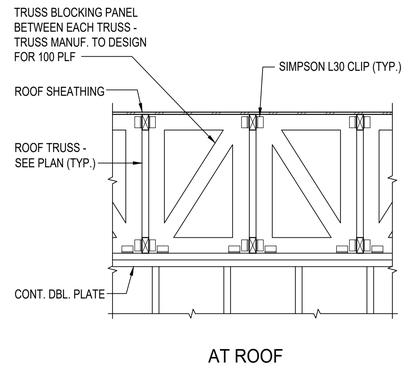


TYPICAL



AT SHEARWALLS

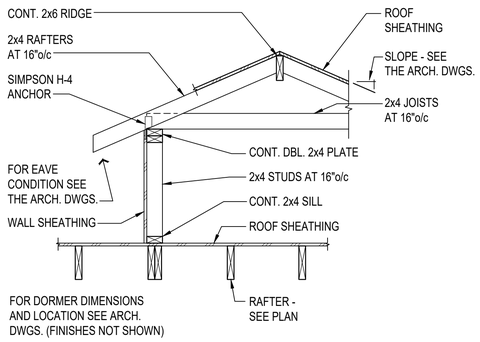




AT ROOF

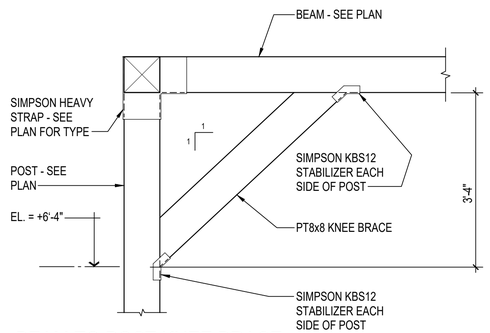
TYPICAL BLOCKING PANEL DETAILS

NOT TO SCALE



TYPICAL FALSE DORMER FRAMING DETAIL

NOT TO SCALE



BEAM TO POST KNEE BRACE CONNECTION DETAIL

NOT TO SCALE

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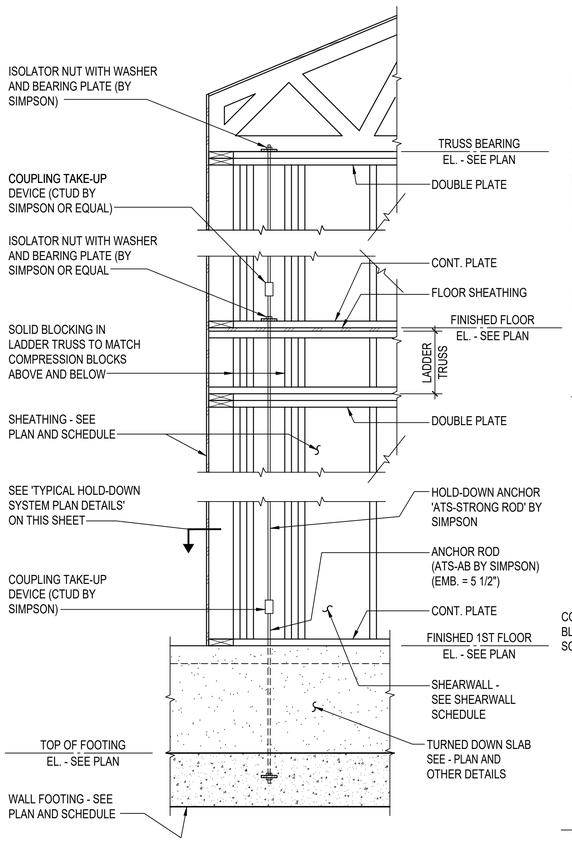
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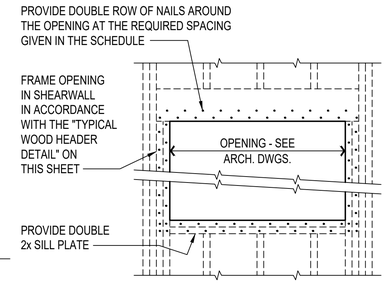
TYPICAL DETAILS

S5.11

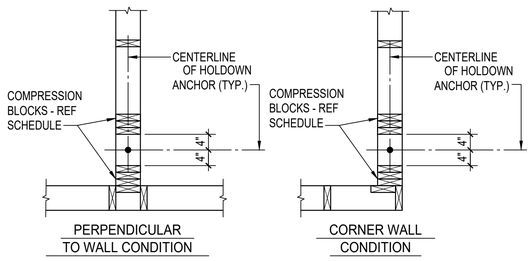


TYPICAL WOOD SHEARWALL DETAILS

NOT TO SCALE



TYPICAL SHEARWALL OPENING DETAIL



TYPICAL HOLD-DOWN SYSTEM PLAN DETAILS

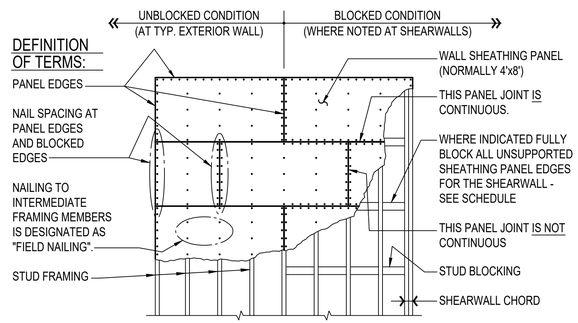
SHEARWALL SCHEDULE

MARK	SHEATHING PANEL TYPE(S)	BLOCKED PANEL EDGES	FASTENERS AT PANEL EDGES	HOLD-DOWN TIE EACH END	COMPRESSION BLOCKS (EA SIDE OF HOLD-DOWN)	SHEAR ANCHORS			REMARKS
						SHEAR ANCHORS		MIN. EMB.	
						AT WOOD	CONCRETE		
SW-1	5/8" GWB, SS	YES	6d AT 4"o/c	ATS-SR4	2-2x6	2 - 16d NAILS AT 16"o/c	1/2"Ø ANCHORS AT 24"o/c	4 1/2"	----
SW-2	1/2" OSB, SS	YES	10d AT 6"o/c	ATS-SR4	2-2x6	2 - 16d NAILS AT 16"o/c	1/2"Ø ANCHORS AT 24"o/c	4 1/2"	----
SW-3	5/8" GWB, DS	YES	6d AT 4"o/c	ATS-SR4	2-2x6	--- ---	1/2"Ø ANCHORS AT 24"o/c	4 1/2"	----
SW-4	1/2" OSB, SS	YES	10d AT 6"o/c	ATS-SR4	2-2x4	--- ---	1/2"Ø ANCHORS AT 24"o/c	4 1/2"	----

SHEARWALL SCHEDULE NOTES:

1. SEE FRAMING PLAN(S) FOR SHEARWALL LOCATIONS AND MINIMUM LENGTHS.
2. SEE "TYPICAL DETAILS" ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. "SS" INDICATES SHEARWALL SHEATHING REQUIRED ON ONE SIDE OF WALL.
   "DS" INDICATES SHEARWALL SHEATHING REQUIRED ON BOTH SIDES OF WALL.
   GWB = GYPSUM WALL BOARD
   OSB = ORIENTED STRAND BOARD
   SHEET S0.01 FOR SHEARWALL SHEATHING.
4. SHEATHING PANELS CAN BE INSTALLED WITH LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO STUDS. FIELD NAILING SHALL BE AT 12"o/c.
5. SEE RELEVANT FRAMING SECTION FOR CHORD STUD SIZE.
6. SHEAR ANCHORS SHALL BE 'STRONG-DRIVE' OR 'TITEN' (AS APPLICABLE) MANUFACTURED BY 'SIMPSON STRONG-TIE COMPANY', EXCEPT WHERE NAILS ARE NOTED.
7. FRAMING AT VERTICAL PANEL EDGES SHALL BE 2x4 WALL STUDS. SEE APPLICABLE FRAMING SECTIONS FOR STUD SIZES. REFERENCE THE 'SHEARWALL AND EXTERIOR SHEATHING NAILING DETAILS' ON THIS SHEET FOR VERTICAL PANEL EDGE DEFINITION.
8. SHEARWALL LENGTH INDICATED ON PLAN IS THE MINIMUM LENGTH FOR WHICH THE FASTENER SIZE AND SPACING SPECIFIED IN THE SHEARWALL SCHEDULE IS REQUIRED. SEE THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS WHERE SHEARWALL SHEATHING IS EXTENDED DUE TO ARCHITECTURAL REQUIREMENTS.
9. HOLD-DOWN ANCHOR TYPES ARE BY SIMPSON. IT IS ACCEPTABLE TO USE THE USP PHD4A (HDU4-SDS2.5).

NAIL SHEARWALL SHEATHING AS INDICATED IN THE SHEARWALL SCHEDULE AND NOTES. TYPICAL WALL SHEATHING SHALL BE NAILED W/ 8d NAILS AT 6"o/c AT PANEL EDGES AND 12"o/c IN FIELD.



SHEARWALL AND EXTERIOR WALL SHEATHING NAILING DETAILS

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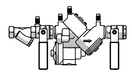
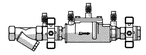
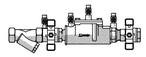
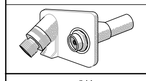
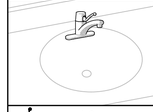
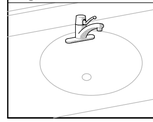
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SPEIGHT ENGINEERING
STRUCTURAL ENGINEERS
FIRM LICENSE #C-1646
1228 PERIMETER PARKWAY, SUITE 201
VIRGINIA BEACH VA. 23454
P: 757.427.1020 F: 757.427.5919
SE Job No: 24.044-n

TYPICAL DETAILS

S5.12

PLUMBING FIXTURE SCHEDULE

SYMBOL / IMAGE	DESCRIPTION	3 - EQUALS						PIPING CONNECTIONS		
		MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	COLD WATER	HOT WATER	SANITARY SEWER
BP-1	BACKFLOW PREVENTOR	WATTS	LF909QTMI-S	WILKINS	975XL2-S	FEBCO	LF860	1 1/4"	-	-
	LEAD FREE, REDUCED PRESSURE ZONE WITH BALL VALVES AND STRAINER. MOUNT 24" ABOVE FINISHED FLOOR.									
BP-2	BACKFLOW PREVENTOR	WATTS	LF007MQT-S	WILKINS	350XL-S	FEBCO	LF850	2"	-	-
	LEAD FREE, DOUBLE CHECK VALVE WITH BALL VALVES AND STRAINER. MOUNT 24" ABOVE FINISHED FLOOR.									
BP-3	BACKFLOW PREVENTOR	WATTS	LF007MQT-S	WILKINS	350XL-S	FEBCO	LF850	1 1/2"	-	-
	LEAD FREE, DOUBLE CHECK VALVE WITH BALL VALVES AND STRAINER. MOUNT 24" ABOVE FINISHED FLOOR.									
CO-1	WALL CLEANOUT	ZURN	CO-2413-PVC	MIFAB		JR SMITH		-	-	SEE PLUMB. DRAWINGS
	ACCESS COVER	ZURN	CO-2530-SS	MIFAB		JR SMITH				
	PVC CLEANOUT BODY AND PLUG TO BE GAS AND WATER TIGHT. PLUG TO HAVE A BRASS THREADED INSERT TO RECEIVE SECURING SCREW FOR STAINLESS STEEL ROUND ACCESS COVER.									
CO-2	FLOOR CLEANOUT	ZURN	CO2449	MIFAB		JR SMITH		-	-	SEE PLUMB. DRAWINGS
	PVC CLEANOUT WITH AND ADJUSTABLE PVC RISER, NICKEL BRONZE FRAME AND COVER, AND AN ABS TAPER THREADED PLUG. CLEANOUT TO BE GAS AND WATERTIGHT.									
CO-3	EXTERIOR CLEANOUT	ZURN	Z-1449-BP	WATTS	CO-380-34B	JR SMITH	4283	-	-	SEE PLUMB. DRAWINGS
	CLEANOUT FERRULE WITH CAST IRON BODY, WITH GAS AND WATERTIGHT BRONZE PLUG, MOUNT IN CONCRETE.									
EWC-1	WATER COOLER	OASIS	P8SBFSL	ELKAY	LZSTL8WS	HALSEY TAYLOR	HTHB-HACDBLPV-WF	1/2"	-	2"
	PROVIDE WITH FRONT AND SIDE CONTROLS, SHUT-OFF VALVE, CARRIER, AND TRAP. PROVIDE STAINLESS STEEL FINISH. PROVIDE WITH BOTTLE FILLER.									
FD-1	FLOOR DRAIN	ZURN	ZN415H	WATTS	FD-100-FC	MIFAB	FI000-C	1/2"	-	3"
	FLOOR DRAIN TO HAVE A 3" WASTE BOTTOM OUTLET, CAST IRON BODY WITH ADJUSTABLE COLLAR, POLISHED NICKEL BRONZE ROUND HEELPROOF STRAINER, AND 1/2" TRAP PRIMER CONNECTION.									
FD-2	FLOOR DRAIN	ZURN	ZN415I	WATTS	FD-100-ER	MIFAB	FI00-CC-DD	1/2"	-	3"
	FLOOR DRAIN TO HAVE A CAST IRON BODY WITH 3" BOTTOM OUTLET, ADJUSTABLE COLLAR, POLISHED 7" DIAMETER NICKEL BRONZE STRAINER, AND 1/2" TRAP PRIMER CONNECTION.									
I-H	ANTIFREEZE HOSE BIBB	WOODFORD	65	WATTS	HY-420	MIFAB	M-HY-15	3/4"	-	-
	ANTIFREEZE HOSE BIBB SHALL HAVE AUTOMATIC DRAINING WITH ANTI-SIPHON VACUUM BREAKER. 3/4" INLET AND OUTLET. EXTERIOR FINISH TO BE CHROME. PROVIDE WITH LOOSE TEE KEY FOR EACH HOSE BIBB. MOUNT 12" ABOVE FINISHED GRADE.									
IM-1	ICE MAKER BOX	OATEY CO.	38572	GUY GRAY	AB9702 HA	SIOUX CHIEF	696-G-1010WF	1/2"	-	-
	PLASTIC ICE MAKER BOX WITH 1/4 TURN BRASS BALL VALVE WITH HAMMER ARRESTOR - PEX AND SUPPLY TUBE TO REFRIGERATOR. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.									
IM-2	ICE MAKER BOX	OATEY CO.	38489	OR EQUAL				1/2"	-	-
	FIRE RATED ICE MAKER BOX WITH VALVE. SUPPLY TUBE TO REFRIGERATOR. PROVIDE WITH WATER HAMMER ARRESTOR. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.									
L-1	LAVATORY	BY OTHERS								
	FAUCET	DELTA	520LF-HDF	CHICAGO FAUCETS		MOEN				
	TRAP	McGUIRE	8902	ELJER	804-1B5	KOHLER	K-8999			2"
	SUPPLY	McGUIRE	156LK	ELJER	802-035	KOHLER	K-760-P	1/2"	1/2"	
	INTEGRAL BOWL. AN OVERFLOW, AND INCLUDE SEALANT. FAUCET SHALL BE RATED "WATER SENSE", CHROME FINISH, SINGLE LEVER, 4" CENTERS, WITH 3/8" COPPER SUPPLY TUBE INLETS, AND PROVIDED WITH AN AERATOR, RIGID SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS WITH THREADED CONNECTIONS, FULL TURN BRASS STEM, REDUCER, AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. P-TRAP SHALL BE CHROME PLATED CAST BRASS BODY WITH CLEANOUT, CAST BRASS ELBOW, CAST BRASS SLIP NUT, AND FLANGE.									
L-2	LAVATORY	BY OTHERS								
	FAUCET	DELTA	520LF-HDF	CHICAGO FAUCETS		MOEN				
	TRAP	McGUIRE	8902	ELJER	804-1B5	KOHLER	K-8999			2"
	SUPPLY	McGUIRE	156LK	ELJER	802-035	KOHLER	K-760-P	1/2"	1/2"	
	INTEGRAL BOWL. AN OVERFLOW, AND INCLUDE SEALANT. FAUCET SHALL BE RATED "WATER SENSE", CHROME FINISH, SINGLE LEVER, 4" CENTERS, WITH 3/8" COPPER SUPPLY TUBE INLETS, AND PROVIDED WITH AN AERATOR, RIGID SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS WITH THREADED CONNECTIONS, FULL TURN BRASS STEM, REDUCER, AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. P-TRAP SHALL BE CHROME PLATED CAST BRASS BODY WITH CLEANOUT, CAST BRASS ELBOW, CAST BRASS SLIP NUT, AND FLANGE. PROVIDE WITH OFFSET DRAIN AND TRUEBRO LAV SHIELD.									

PLUMBING LOAD SUMMARY

	WATER DEMAND FU	WATER DEMAND GPM	SANITARY SEWER DEMAND FU
1 BEDROOM UNIT	8.0	12.8	9.0
2 BEDROOM UNIT	11.6	16.0	14.0
3 BEDROOM UNIT	11.6	16.0	14.0
BUILDING 02 (3223-2)	101.8	42.0	128.0
BUILDING 03 (1221-2)	87.4	41.0	92.0
BUILDING 04 (1221-3)	126.7	50.0	140.0
BUILDING 05 (322223-3)	217.8	68.0	252.0
BUILDING 06 (322223-3)	217.8	68.0	252.0
COMMUNITY BUILDING	44.3	27.0	38.0

PLUMBING GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
2. ANY PERMITS AND INSPECTION FEES SHALL BE SECURED AND PAID FOR BY THE PLUMBING CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMAN. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL OF HIS WORK WITH ALL OTHER CONTRACTORS.
4. THE PLUMBING PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION. ALL DISCREPANCIES OR INTERFERENCE'S SHALL BE BROUGHT TO THE ENGINEERS ATTENTIONS.
5. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. FOR DIMENSIONS, REFER TO THE ARCHITECTURAL PLANS.
6. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL OPENINGS REQUIRED FOR THE PLUMBING WORK. THE PATCHING SHALL BE BY THE PLUMBING CONTRACTOR AND FINISHING BY GENERAL CONTRACTOR.
7. WATER PIPING BELOW GRADE SHALL BE PEX SCHEDULE 40, AND ABOVE GRADE CPVC, SUPPORTED AS REQUIRED AND SHALL BE HYDROSTATICALLY TESTED FOR ONE HOUR AT 150 PSI, TEST TO COMPLY WITH ALL EPA STANDARDS. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE.
8. PROVIDE EXPANSION LOOP FOR CPVC WATER PIPING. COPPER FEMALE / CPVC MALE ADAPTERS TO BE USED AT CONNECTIONS TO NON - CPVC PIPING.
9. WATER PIPING LOCATED ABOVE CEILINGS AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE OF CEILING INSULATION (UNDERSIDE) AND WALL INSULATION (INSIDE).
10. ALL PIPE FITTINGS, FIXTURES, AND SOLDER TO BE LEAD FREE.
11. ALL COLD AND HOT WATER PIPING SHALL BE INSULATED WHEN EXPOSED IN ADA UNITS AND IN EXTERIOR WALLS. INSULATE WASTE PIPING AS DESIGNATED ON PLUMBING DRAWINGS. INSULATION SHALL BE 1" FIBERGLASS. EXPOSED PIPING TO BE WRAPPED WITH ALUMINUM JACKET.
12. DO NOT SUPPORT PIPING FROM BAR JOIST BRIDGING AND/OR ROOF DECK.
13. WATER SHUT - OFF VALVES ABOVE FINISHED CEILING ARE TO BE FREE FROM OBSTRUCTIONS SUCH AS DUCTWORK, LIGHTS, WIRING AND OTHER PIPING SO AS TO PROVIDE EASY ACCESS. MOUNT NO MORE THAN 2'-0" ABOVE FINISHED CEILING.
14. IF THE WATER PRESSURE EXCEEDS 80 PSI A PRESSURE REDUCING VALVE SHALL BE INSTALLED WHERE THE WATER ENTERS THE BUILDING.
15. PLUMBING CONTRACTOR SHALL PROVIDE A DIELECTRIC UNION WHEN CONNECTING DISSIMILAR MATERIAL.
16. WATER HEATERS SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR EXCEEDING ASHRAE 90-75, REVISED AND SO LABELED.
17. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND CONTROL CONNECTIONS TO THE EQUIPMENT FURNISHED UNDER HIS CONTRACT.
18. SANITARY SEWER AND VENT PIPING SHALL BE SCHEDULE 40 PVC. SANITARY SEWER AND VENT PIPING SHALL BE GAS AND AIR TIGHT.
19. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION OF ANY WORK.
20. THE PLUMBING CONTRACTOR SHALL REVIEW ALL UTILITY SITE PLANS FOR WORK BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH WORK BY OTHERS AND AVOID ALL CONFLICTS.
21. LOCATIONS OF UTILITIES (WASTE AND WATER PIPING, ETC.) PROVIDED BY OTHERS, THAT ARE TO BE CONNECTED TO ARE ASSUMED, IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY THESE LOCATIONS AND MAKE FINAL CONNECTIONS AS REQUIRED.
22. VERIFY THE LOCATION OF ALL EQUIPMENT SUPPLIED BY OTHERS.
23. PROVIDE VACUUM BREAKERS ON ALL EQUIPMENT DIRECTLY CONNECTION TO THE WATER SYSTEM (FOAM CORE IS NOT ALLOWED).
24. ALL VENT PIPING THROUGH THE ROOF SHALL BE A MINIMUM OF 15'-0" FROM ALL MAKE-UP AIR INLETS OR A MINIMUM OF 2'-0" ABOVE THE TOP OF ALL MAKE-UP AIR INLETS. VENTS THROUGH ROOF ARE TO BE ON REAR OF BUILDING.
25. ALL INDIRECT WASTE IS TO BE PROVIDED WITH AN AIR GAP 2 TIMES THE SIZE OF THE WASTE INLET.
26. THE PLUMBING CONTRACTOR SHALL VERIFY BUILDING FLOOR ELEVATION IS ABOVE MANHOLE RIM ELEVATION OR PROVIDE A BACKWATER VALVE AS REQUIRED.
27. THE PLUMBING CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A SET OF AS-BUILT DRAWINGS UPON COMPLETION OF PROJECT.
28. DO NOT LOCATE WATER PIPING IN UNCONDITIONED SPACE.

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	COLD WATER PIPING
	WATER PIPING DIRECTION OF FLOW
	COLD WATER PIPING BELOW FINISHED FLOOR
	HOT WATER PIPING
110° F	110° F HOT WATER PIPING
140° F	140° F HOT WATER PIPING
	HOT WATER RETURN PIPING
	BALL VALVE
	GATE VALVE
	WATER PIPING TURNED DOWN
	WATER PIPING TURNED UP
	PIPING SIDE CONNECTION
	SANITARY SEWER / WASTE PIPING
	SANITARY SEWER / WASTE PIPING DIRECTION OF FLOW
	VENT PIPING
	VENT PIPE UP
C	CONDENSATE PIPING
P-1	PLUMBING FIXTURE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR
P-1	PLUMBING FIXTURE PROVIDED BY OTHERS AND INSTALLED BY PLUMBING CONTRACTOR
	1 - HOUR RATED WALL

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25006097.00

NORTH CAROLINA PROFESSIONAL CORPORATION — IMEG CONSULTANTS CORP. No. P-1507

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22035 JAMES G. DELPAPA, JR.

05/01/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
FILE:
REV
REV

CONSTRUCTION DOCUMENTS

PLUMBING FIXTURE SCHEDULE, NOTES, LEGEND, AND LOAD

P0.01

IMEG 3221 BLUE RIDGE ROAD, STE 113 RALEIGH, NC 27612 P: 919.571.1111
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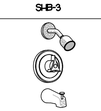
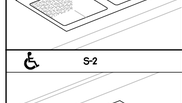
North Carolina Design Registration #F-1507

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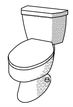
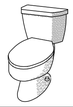
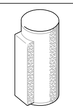
PROJECT # 25006097.00

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PLUMBING FIXTURE SCHEDULE

SYMBOL / IMAGE	DESCRIPTION	3 - EQUALS						PIPING CONNECTIONS		
		MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	COLD WATER	HOT WATER	SANITARY SEWER
L-3	LAVATORY	KOHLER	K-2861-0	AMERICAN STANDARD	0355.012	ZURN	Z5834			
	FAUCET	DELTA	520LF-HDF	CHICAGO FAUCETS		MOEN				
	TRAP	McGUIRE	8902	DEARBORN BRASS	702-1	KOHLER	K-8999			2"
	SUPPLY	McGUIRE	156LK	BRASS CRAFT	R192AC	KOHLER	K-7605-P-CP	1/2"	1/2"	
	WALL HUNG LAVATORY SHALL BE MADE OF CAST IRON WITH A WHITE FINISH, HAVE 4" CENTERS, AN OVERFLOW. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. DECK MOUNTED FAUCET SHALL BE RATED "WATER SENSE", CHROME FINISH, SINGLE LEVER, 4" CENTERS, WITH 3/8" COPPER SUPPLY TUBE INLETS, AND PROVIDED WITH AN AERATOR. RIGID SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS WITH THREADED CONNECTIONS, FULL TURN BRASS STEM, REDUCER, AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. P-TRAP SHALL BE CHROME PLATED CAST BRASS BODY WITH CLEANOUT, CAST BRASS ELBOW AND CAST BRASS SLIP NUT, AND FLANGE. PROVIDE WITH OFFSET DRAIN AND TRUEBRO LAV SHIELD. PROVIDE WITH APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.									
LH	LINT INTERCEPTOR	ZURN	Z-185							-
	30 GPM FLOW RATE, LINT INTERCEPTOR FOR EXTERIOR USE, NON-SKID SECURED COVER, STAINLESS STEEL LINT INTERCEPTING SECONDARY SCREEN ASSEMBLY WITH 3/32 SQUARE OPENINGS AND PERMANENT PRIMARY STRAINING BAFFLE WITH 3/8 DIAMETER PERFORATED HOLES. REGULARLY FURNISHED WITH HIGH INLET AND LOW OUTLET									
P-1	RECIRCULATING PUMP	B & G	PL36							
	RECIRCULATING PUMP SHALL BE 1/6 HORSEPOWER, 120 VOLT, SINGLE PHASE. PROVIDE PUMP WITH MOUNTING BRACKET, TIMER, AQUASTAT AND DISCONNECT, DISCONNECT WIRING BY LICENSED ELECTRICAL CONTRACTOR.									
SH	ROLL IN SHOWER									2"
	HANDSHOWER/VALVE	CLEVELAND FAUCET	4024 W/INTERNAL STOPS 4538	POWERS		SYMMONS		1/2"	1/2"	
	SHOWER HEAD/VALVE	CLEVELAND FAUCET	4038CGR W/ INTERNAL STOPS	POWERS		SYMMONS		1/2"	1/2"	
	ROLL IN SHOWER, ALTERNATE TO BE PREFABRICATED UNIT AT GENERAL CONTRACTOR'S DETERMINATION AND TO BE TILED BY GENERAL CONTRACTOR. SHOWER ROD AND CURTAIN BY OTHERS. PLUMBING CONTRACTOR TO PROVIDE WITH DRAIN AND GRAB BARS. VALVE TO BE ANTI-SCALD PER NCBC. SHOWER IS TO BE RATED "WATER SENSE". SHOWER BOTTOM TO HAVE SLIP RESISTANT FINISH. LOCATE CONTROLS PER NORTH CAROLINA BUILDING CODE AND OFFSET PER NCHFA. PROVIDE WITH 2.0 GPM FLOW RATE RESTRICTOR. IN ROLL-IN SHOWERS THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80 INCHES ABOVE FINISHED FLOOR. PROVIDE WITH BUILT-IN WOOD REINFORCEMENT FOR GRAB BARS.									
SH-2 FHA	SHOWER	OASIS	SH-6034/FH							2"
	VALVE AND HEAD	CLEVLAND FAUCET	4531/4031VGR	POWERS		SYMMONS	8389	1/2"	1/2"	
	SHOWER ROD AND CURTAIN BY OTHERS. PLUMBING CONTRACTOR TO PROVIDE WITH DRAIN. VALVE TO BE ANTI-SCALD PER NCBC. SHOWER IS TO BE RATED "WATER SENSE". SHOWER BOTTOM TO HAVE SLIP RESISTANT FINISH. LOCATE CONTROLS PER NORTH CAROLINA BUILDING CODE AND OFFSET PER NCHFA. PROVIDE WITH 2.0 GPM FLOW RATE RESTRICTOR. PROVIDE WITH BUILT-IN WOOD REINFORCEMENT FOR GRAB BARS. GROUND FLOOR									
SH-3 FHA	SHOWER	AQUATIC	1503TSC	OASIS	SH-6034					2"
	VALVE AND HEAD	CLEVLAND FAUCET	4531/4031VGR	POWERS		SYMMONS	8389	1/2"	1/2"	
	SHOWER ROD AND CURTAIN BY OTHERS. PLUMBING CONTRACTOR TO PROVIDE WITH DRAIN. VALVE TO BE ANTI-SCALD PER NCBC. SHOWER IS TO BE RATED "WATER SENSE". SHOWER BOTTOM TO HAVE SLIP RESISTANT FINISH. LOCATE CONTROLS PER NORTH CAROLINA BUILDING CODE AND OFFSET PER NCHFA. PROVIDE WITH 2.0 GPM FLOW RATE RESTRICTOR. UPPER FLOOR									
SHB-1 FHA	BATH-TUB/SHOWER	OASIS	TSF-6032 ABF/FH							
	VALVE AND HEAD	CLEVLAND FAUCET	4531/4031VGR	POWERS		SYMMONS	8389	1/2"	1/2"	
	PROVIDE WITH INTEGRAL STOPS. SHOWER ROD AND CURTAIN BY OTHERS. PLUMBING CONTRACTOR TO PROVIDE WITH DRAIN. VALVE TO BE ANTI-SCALD PER NORTH CAROLINA BUILDING CODE. SHOWER IS TO BE RATED "WATER SENSE". TUB BOTTOM TO HAVE SLIP RESISTANT FINISH. LOCATE CONTROLS PER NORTH CAROLINA BUILDING CODE AND OFFSET PER NCHFA. PROVIDE WITH BUILT-IN WOOD REINFORCEMENT FOR GRAB BARS.									
SHB-2 TYPE A	BATH-TUB/SHOWER	OASIS	TSF-6032 ABF							2"
	IN-WALL	CLEVELAND FAUCET	4531	POWERS		SYMMONS		1/2"	1/2"	
	HANDSHOWER	CLEVELAND FAUCET	4012.4	POWERS		SYMMONS		1/2"	1/2"	
	DIVERTER TUB SPOUT	CLEVELAND FAUCET	4151	POWERS		SYMMONS				
	PROVIDE WITH INTEGRAL STOPS AND DRAIN. VALVE TO BE ANTI-SCALD PER NCBC. PROVIDE WITH SEAT, GRAB BARS, AND CURTAIN OR DOOR AS REQUIRED PER ADA REQUIREMENTS. SHOWER IS TO BE RATED "WATER SENSE". TUB BOTTOM TO HAVE SLIP RESISTANT FINISH. PROVIDE WITH BUILT-IN WOOD REINFORCEMENT FOR GRAB BAR.									
SHB-3	BATH-TUB/SHOWER	OASIS	TS-6032							
	VALVE AND HEAD	CLEVELAND FAUCET	4531/4031VGR	POWERS		SYMMONS	8389	1/2"	1/2"	
	PROVIDE WITH INTEGRAL STOPS. SHOWER ROD AND CURTAIN BY OTHERS. PLUMBING CONTRACTOR TO PROVIDE WITH DRAIN. VALVE TO BE ANTI-SCALD PER NORTH CAROLINA BUILDING CODE. SHOWER IS TO BE RATED "WATER SENSE". TUB BOTTOM TO HAVE SLIP RESISTANT FINISH. LOCATE CONTROLS PER NORTH CAROLINA BUILDING CODE AND OFFSET PER NCHFA. UPPER FLOOR									
S-1	2-COMPARTMENT SINK	JUST	DL-1933-A-GR	ELKAY	LR-3319					
	FAUCET	DELTA	400	KOHLER	K-15572	MOEN	7437	1/2"	1/2"	
	TRAP	McGUIRE	8902	KOHLER	K8999	ELJER	804-1185			2"
	SUPPLY	McGUIRE	170	KOHLER	K-76-6-P	BRASSCRAFT	CS400AC			
	STRAINER	JUST	JB-99	ELKAY	LK-99	DEARBORN				
	SINK IS TO BE 18 GAUGE STAINLESS STEEL, SELF-RIMMING. DECK MOUNTED FAUCET SHALL BE CHROME FINISHED, WITH 1/2" INLET AND PROVIDED WITH AN AERATOR. RIDGID SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS WITH THREADED CONNECTIONS AND FLANGE. INLET AND OUTLET SHALL BE 3/8" IPS. PROVIDE WITH DISHWASHER AND DISPOSAL CONNECTION IF REQUIRED BY ARCHITECT.									
S-2	2-COMPARTMENT SINK	DAYTON	GE23321	ELKAY						
	FAUCET	DELTA	400	KOHLER	K-15572	MOEN	7437	1/2"	1/2"	
	TRAP	McGUIRE	8902	KOHLER	K8999	ELJER	804-1185			2"
	SUPPLY	McGUIRE	170	KOHLER	K-76-6-P	BRASSCRAFT	CS400AC			
	STRAINER	JUST	JB-99	ELKAY	LK-99	DEARBORN				
	SINK IS TO BE 18 GAUGE STAINLESS STEEL, SELF-RIMMING. DECK MOUNTED FAUCET SHALL BE CHROME FINISHED, WITH 1/2" INLET AND PROVIDED WITH AN AERATOR. RIDGID SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS WITH THREADED CONNECTIONS AND FLANGE. INLET AND OUTLET SHALL BE 3/8" IPS. PROVIDE WITH DISHWASHER CONNECTION AND DISPOSAL IF REQUIRED BY ARCHITECT. PROVIDE WITH McGUIRE PROWRAP INSULATOR AND SPRAYER NOZZLE WITH SINK. RIM OF SINK MAXIMUM 34" ABOVE FINISHED FLOOR.									
S-3	LAUNDRY BASIN	PROFLO	PFLT4024W	AMERICAN STANDARD	FLTD1100	EL MUSTEE	27F			
	FAUCET	DELTA	21.21	FIAT	A-1					
	TRAP	McGUIRE	8903							2"
	SUPPLY	McGUIRE	170					1/2"	1/2"	
	DOUBLE COMPARTMENT FLOOR MOUNTED SERVICE SINK WITH LEGS AND SELF-LEVELING FEET.									

PLUMBING FIXTURE SCHEDULE

SYMBOL / IMAGE	DESCRIPTION	3 - EQUALS						PIPING CONNECTIONS		
		MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	MANUFACTURER	MODEL NUMBER	COLD WATER	HOT WATER	SANITARY SEWER
TP-1	TRAP PRIMER	MIFAB	MR-500					1/2"	-	-
	PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER, WITH INLET OPENING OF 1/2" MALE N.P.T. AND OUTLET OPENING OF FEMALE 1/2" N.P.T.. SERVES UP TO 6 FLOOR DRAIN TRAPS.									
U-1	URINAL	KOHLER	K-5016-ET	SLOAN	SU7009	AMERICAN STANDARD	6541.132			2"
	VALVE	SLOAN	186	DELANY	F45H	ZURN	Z6003-AV	3/4"	-	
	CARRIER	ZURN	Z-1221	JR SMITH	636	WATTS	CA-311			
	URINAL SHALL BE MADE OF VITREOUS CHINA WITH A WHITE FINISH AND 3/4" TOP SPUD. EXPOSED CHROME PLATED FLUSH VALVE WITH 3/4" CHROME PLATED SPUD COUPLING AND FLANGE									
WC-1	WATER CLOSET	MANSFIELD	4135-3121	KOHLER		AMERICAN STANDARD				4"
	SEAT	KOHLER	K-4670	KOHLER		CHURCH				
	SUPPLY	McGUIRE	185	KOHLER	K-7638	ELJER	802-0225	1/2"	-	
	TOILET SHALL BE MADE OF VITREOUS CHINA WITH A WHITE FINISH AND A 12" ROUGH-IN. TOILET SHALL INCLUDE POLISHED CHROME TRIP LEVER. SEAT SHALL BE WOOD WITH CLOSED FRONT AND COVER FOR ELONGATED BOWL. SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS, FULL TURN BRASS STEM AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. WATER CLOSET TO HAVE A FLOW RATE OF 1.28 GPF AND IS TO BE RATED "WATER SENSE".									
WC-2	WATER CLOSET	MANSFIELD	4137-3121	KOHLER	091-1585	AMERICAN STANDARD	2998.012			4"
	SEAT	KOHLER	K-4670	KOHLER		CHURCH				
	SUPPLY	McGUIRE	185	KOHLER	K-7638	ELJER	802-0225	1/2"	-	
	TOILET SHALL BE MADE OF VITREOUS CHINA WITH A WHITE FINISH AND A 12" ROUGH-IN. TOILET SHALL INCLUDE POLISHED CHROME TRIP LEVER. SEAT SHALL BE WOOD WITH CLOSED FRONT AND COVER FOR ELONGATED BOWL. SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS, FULL TURN BRASS STEM AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. WATER CLOSET TO HAVE A FLOW RATE OF 1.28 GPF AND IS TO BE RATED "WATER SENSE".									
WC-3	WATER CLOSET	MANSFIELD	4137-3121	KOHLER	091-1585	AMERICAN STANDARD	2998.012			4"
	SEAT	KOHLER	K-4670-C	KOHLER	124-0355	TOTO	SC134			
	SUPPLY	McGUIRE	185	KOHLER	K-7638	ELJER	802-0225	1/2"	-	
	TOILET SHALL BE MADE OF VITREOUS CHINA WITH A WHITE FINISH AND A 12" ROUGH-IN. TOILET SHALL INCLUDE POLISHED CHROME TRIP LEVER. SEAT SHALL BE EXTRA HEAVY WEIGHT SOLID PLASTIC WITH OPEN FRONT LESS COVER FOR ELONGATED BOWL. SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS, FULL TURN BRASS STEM AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. THE FLUSHING LEVER MECHANISM SHALL BE ON THE WIDE SIDE OF THE STALL. WATER CLOSET TO HAVE A FLOW RATE OF 1.28 GPF AND IS TO BE RATED "WATER SENSE".									
WC-4	WATER CLOSET	MANSFIELD	4137-3121	KOHLER	091-1585	AMERICAN STANDARD	2998.012			4"
	SEAT	KOHLER	K-4670-C	KOHLER	124-0355	TOTO	SC134			
	SUPPLY	McGUIRE	185	KOHLER	K-7638	ELJER	802-0225	1/2"	-	
	TOILET SHALL BE MADE OF VITREOUS CHINA WITH A WHITE FINISH AND A 12" ROUGH-IN. TOILET SHALL INCLUDE POLISHED CHROME TRIP LEVER. SEAT SHALL BE EXTRA HEAVY WEIGHT SOLID PLASTIC WITH OPEN FRONT LESS COVER FOR ELONGATED BOWL. SUPPLY KIT SHALL INCLUDE CHROME PLATED BRASS STOPS, FULL TURN BRASS STEM AND FLANGE. INLET SHALL BE 3/8" IPS. OUTLET SHALL BE 3/8" IPS. THE FLUSHING LEVER MECHANISM SHALL BE ON THE WIDE SIDE OF THE STALL. WATER CLOSET TO HAVE A FLOW RATE OF 1.28 GPF AND IS TO BE RATED "WATER SENSE".									
WM-1	WASHING MACHINE BOX	OATEY CO.	38957	GUY GRAY				1/2"	1/2"	2"
	PLASTIC WASHING MACHINE BOX WITH VALVES, DRAIN, AND WATER HAMMER ARRESTORS, MOUNT 42" ABOVE FINISHED FLOOR.									
WM-2	WASHING MACHINE BOX	OATEY CO.	38474	GUY GRAY		SIOUX CHIEF		1/2"	1/2"	2"
	FIRE RATED WASHING MACHINE BOX WITH VALVES, DRAIN, AND WATER HAMMER ARRESTORS, MOUNT 42" ABOVE FINISHED FLOOR.									
WH-1 & 2	WATER HEATER	STATE INDUSTRIES	EN6 55 DORT	A.O. SMITH		LOCHINVAR		3/4"	3/4"	
	ELECTRIC WATER HEATER SHALL HAVE A 55 GALLON STORAGE CAPACITY, AN UNIFORMED ENERGY FACTOR OF 0.93, AN ELECTRIC INPUT OF 4.5 KW AT 240 VOLT, SINGLE PHASE AND A RECOVERY OF 21 GPH AT A 90° RISE. PROVIDE WITH THERMOSTATIC MIXING VALVE SET AT 110°F, EXPANSION TANK, DRAIN PAN, AND HEAVY DUTY FUSIBLE DISCONNECT, WIRING BY LICENSED ELECTRICAL CONTRACTOR. WATER HEATER TO BE PROVIDED WITH HEAT TRAPS. PROVIDE WITH OATEY MODEL NO. 34174, 26" ALUMINM DRAIN PAN.									
WH-3	WATER HEATER	STATE INDUSTRIES	CSB 52 9 IFE	A.O. SMITH		LOCHINVAR		1 1/4"	1 1/4"	
	ELECTRIC WATER HEATER SHALL HAVE A 82 GALLON STORAGE CAPACITY, AN ELECTRIC INPUT OF 9 KW AT 240 VOLT, SINGLE PHASE AND A RECOVERY OF 37 GPH AT A 100° RISE. PROVIDE WITH EXPANSION TANK AND HEAVY DUTY FUSIBLE DISCONNECT, WIRING BY LICENSED ELECTRICAL CONTRACTOR. WATER HEATER TO BE PROVIDED WITH HEAT TRAPS AND MEET THE ENERGY EFFICIENCY REQUIREMENT PER 2012 NORTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE.									

PLUMBING SCHEDULE NOTES AND LEGEND:

1. THE PLUMBING CONTRACTOR MAY SUBSTITUTE FIXTURES WITH OWNERS' APPROVAL.
2. SUBMIT CUT SHEETS FOR ALL PROPOSED FIXTURES TO ARCHITECT PRIOR TO BIDDING.
3. PROVIDE VACUUM BREAKER ON ALL EQUIPMENT REQUIRING PLUMBING.
4. REFER TO MANUFACTURERS WEB SITE FOR CUT SHEETS AND DATA ON THE FIXTURES AND APPURTENANCES USED IN THIS SCHEDULE.

ADA COMPLIANT

ELECTRICAL POWER

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PLUMBING FIXTURE SCHEDULE

P0.02

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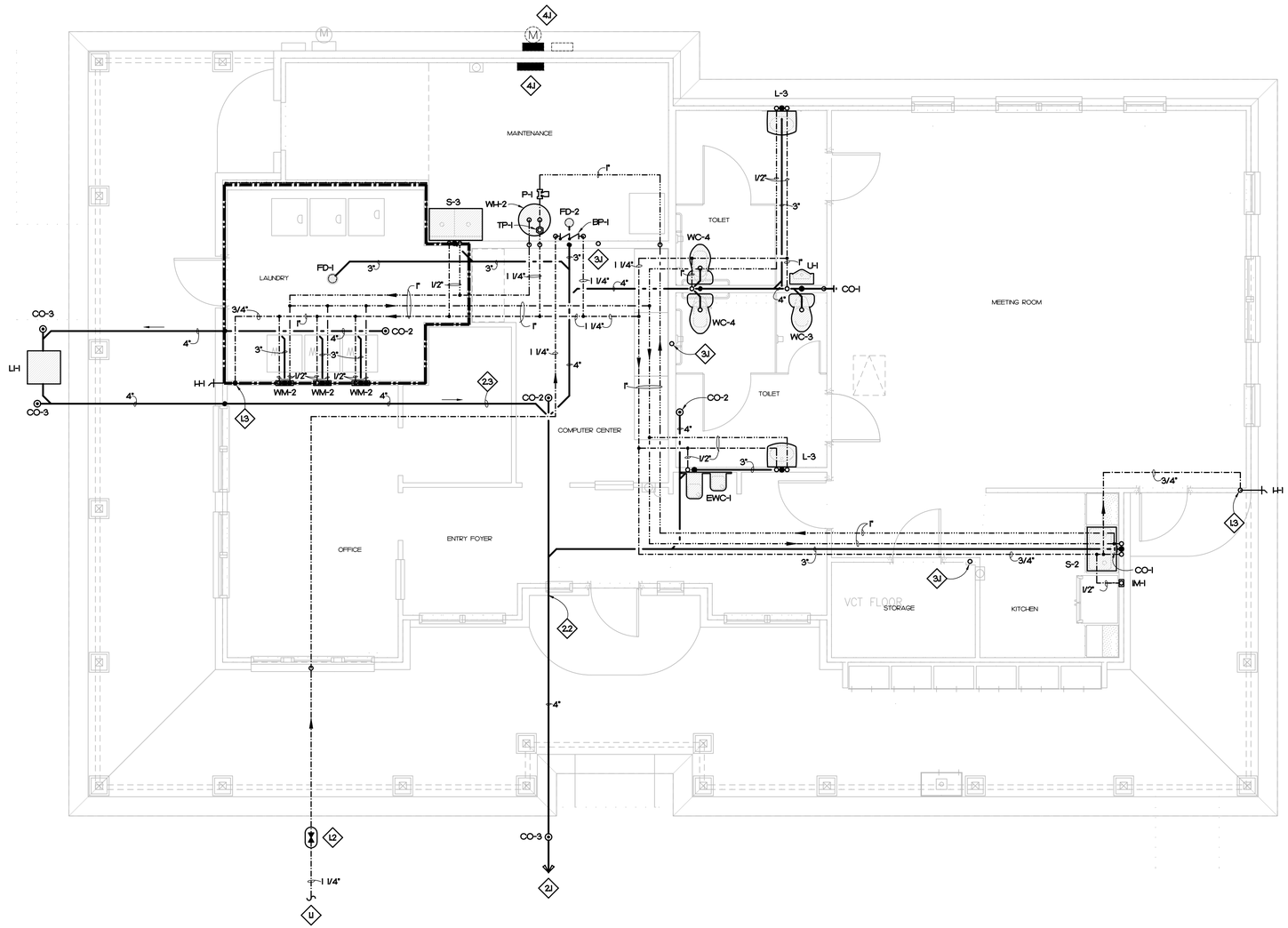
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01 / P1.01 COMMUNITY BUILDING PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING KEY NOTES

L1 1 1/4" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.

L2 MAIN SHUT OFF VALVE IN VALVE BOX.

L3 PROVIDE SHUT OFF VALVE IN WALL WITH ACCESS PANEL.

2J 4" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.

2.2 INVERT ELEVATION IS TO BE 2.3' BELOW FINISHED FLOOR.

2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.

3J 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING IN SUB SLAB GRAVEL ON EACH SIDE OF FOOTING. CONTINUE UP THROUGH ROOF. NO ELBOWS ALLOWED. REFER TO ARCHITECTURAL FOR SLAB PENETRATION LOCATION AND EXTENT OF SUB-SLAB PIPING.

4J ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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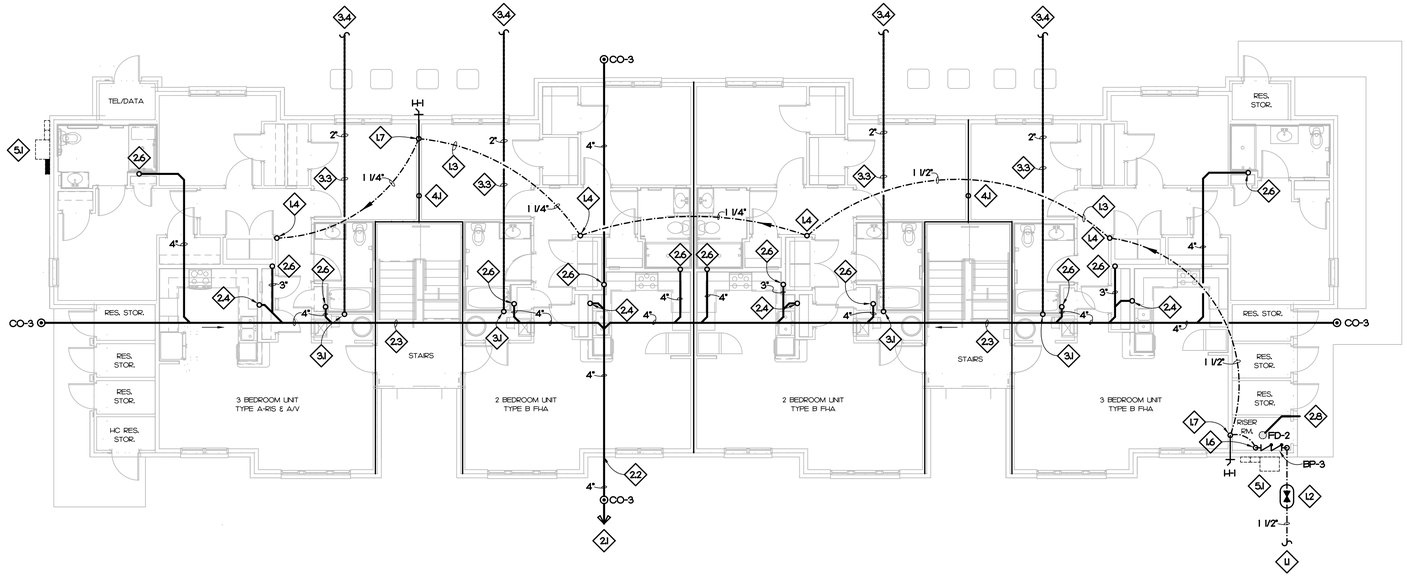
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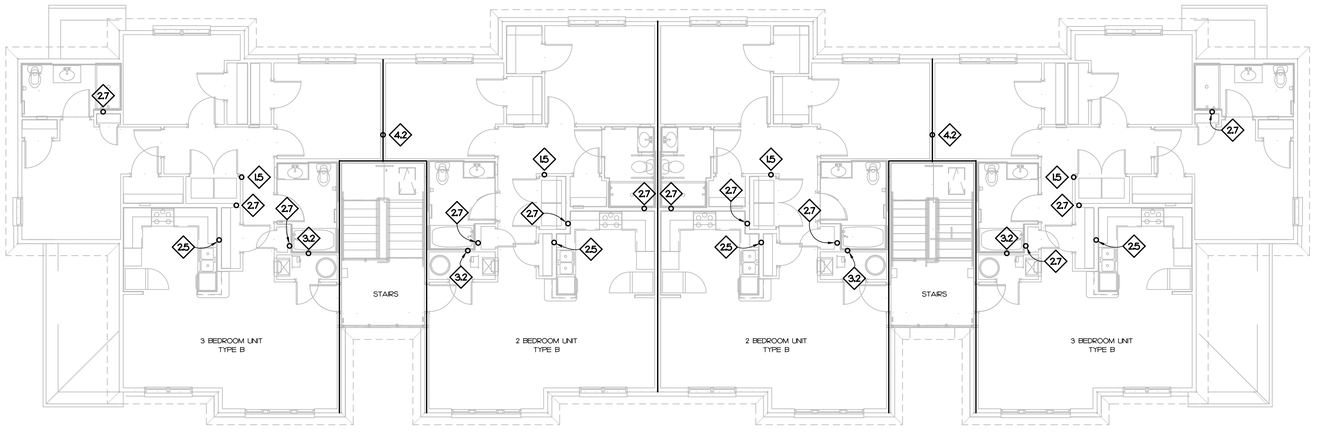
COMMUNITY BUILDING PLUMBINA PLAN

P1.01

25006097.00



01 P1.02 BUILDING 02 FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



02 P1.02 BUILDING 02 SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- U — 1 1/2" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- L2 — MAIN SHUT OFF VALVE IN VALVE BOX.
- L3 — WATER PIPING BELOW FINISHED FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- L4 — 1 1/4" COLD WATER RISER UP FROM BELOW FINISHED FLOOR. 3/4" COLD WATER RISER UP TO SECOND FLOOR.
- L5 — 3/4" COLD WATER RISER UP FROM FIRST FLOOR.
- L6 — DROP COLD WATER PIPE BELOW FINISHED FLOOR.
- L7 — PROVIDE SHUT OFF VALVE WITH ACCESS PANEL.
- 2J — 4" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- 2.2 — INVERT ELEVATION IS TO BE 2.54' BELOW FINISHED FLOOR.
- 2.3 — SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.4 — 2" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.5 — 2" WASTE DOWN TO FIRST FLOOR.
- 2.6 — 3" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.7 — 3" WASTE DOWN TO FIRST FLOOR.
- 2.8 — ROUTE DRAIN TO DAYLIGHT.
- 3J — 2" CONDENSATE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 3.2 — 2" CONDENSATE DOWN TO FIRST FLOOR.
- 3.3 — CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.4 — TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 4J — 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING INTO SUB SLAB GRAVEL ON EACH SIDE OF WALL FOOTING. CONTINUE UP TO SECOND FLOOR. NO ELBOWS ALLOWED. COORDINATE LOCATION WITH ARCHITECT.
- 4.2 — 3" PVC RADON VENT PIPE UP FROM FIRST FLOOR, CONTINUE UP THROUGH ROOF.
- 5J — ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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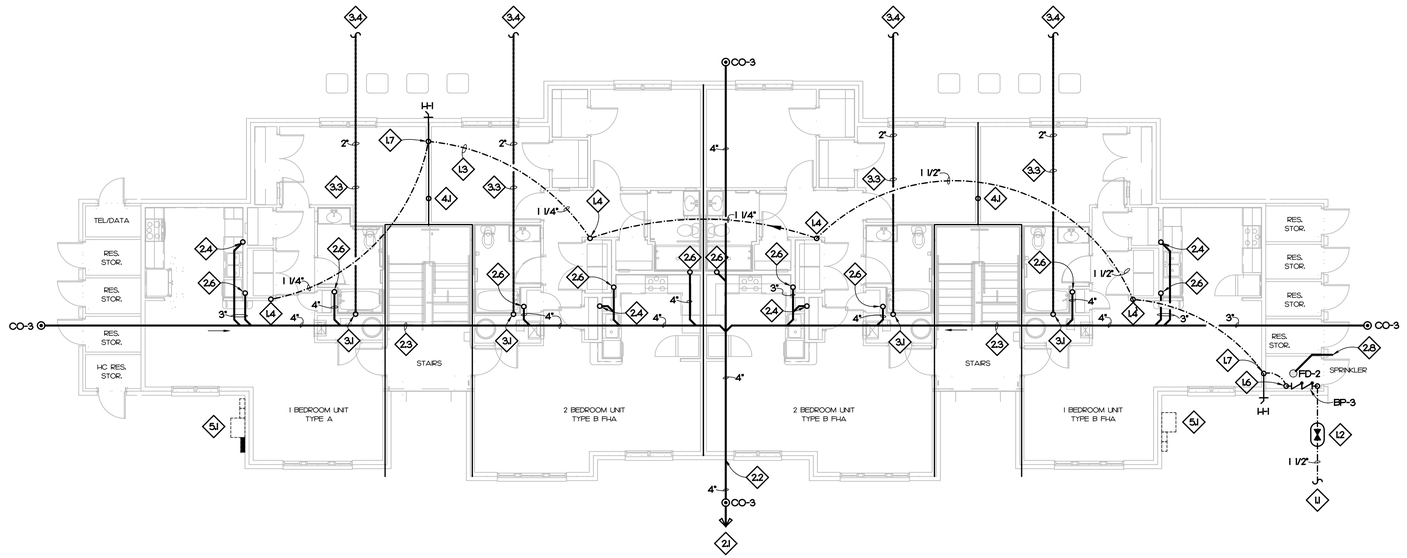
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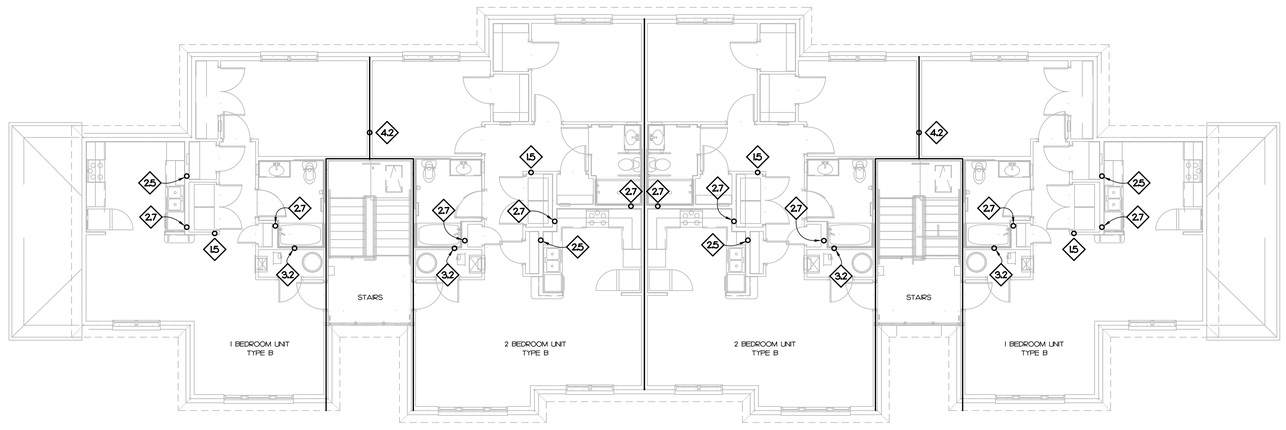
BUILDING 02 FIRST AND SECOND FLOOR PLUMBING PLAN

P1.02

25006097.00



01 BUILDING 03 FIRST FLOOR PLUMBING PLAN
P1.03 SCALE: 1/8" = 1'-0"



02 BUILDING 03 SECOND FLOOR PLUMBING PLAN
P1.03 SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- U — 1 1/2" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- L2 — MAIN SHUT OFF VALVE IN VALVE BOX.
- L3 — WATER PIPING BELOW FINISHED FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- L4 — 1 1/4" COLD WATER RISER UP FROM BELOW FINISHED FLOOR. 3/4" COLD WATER RISER UP TO SECOND FLOOR.
- L5 — 3/4" COLD WATER RISER UP FROM FIRST FLOOR.
- L6 — DROP COLD WATER PIPE BELOW FINISHED FLOOR.
- L7 — PROVIDE SHUT OFF VALVE WITH ACCESS PANEL.
- 2J — 4" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- 2.2 — INVERT ELEVATION IS TO BE 2.34' BELOW FINISHED FLOOR.
- 2.3 — SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.4 — 2" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.5 — 2" WASTE DOWN TO FIRST FLOOR.
- 2.6 — 3" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.7 — 3" WASTE DOWN TO FIRST FLOOR.
- 2.8 — ROUTE TO DAYLIGHT
- 3J — 2" CONDENSATE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 3.2 — 2" CONDENSATE DOWN TO FIRST FLOOR.
- 3.3 — CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.4 — TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 4J — 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING INTO SUB SLAB GRAVEL ON EACH SIDE OF WALL FOOTING. CONTINUE UP TO SECOND FLOOR. NO ELBOWS ALLOWED. COORDINATE LOCATION WITH ARCHITECT.
- 4.2 — 3" PVC RADON VENT PIPE UP FROM FIRST FLOOR, CONTINUE UP THROUGH ROOF.
- 5J — ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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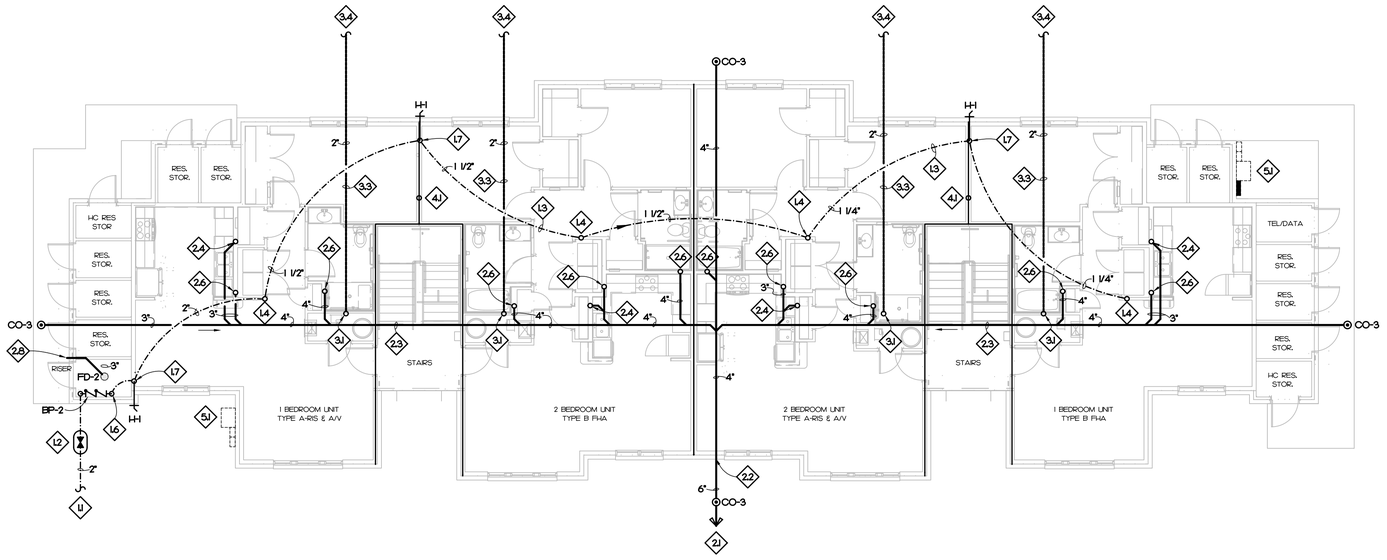
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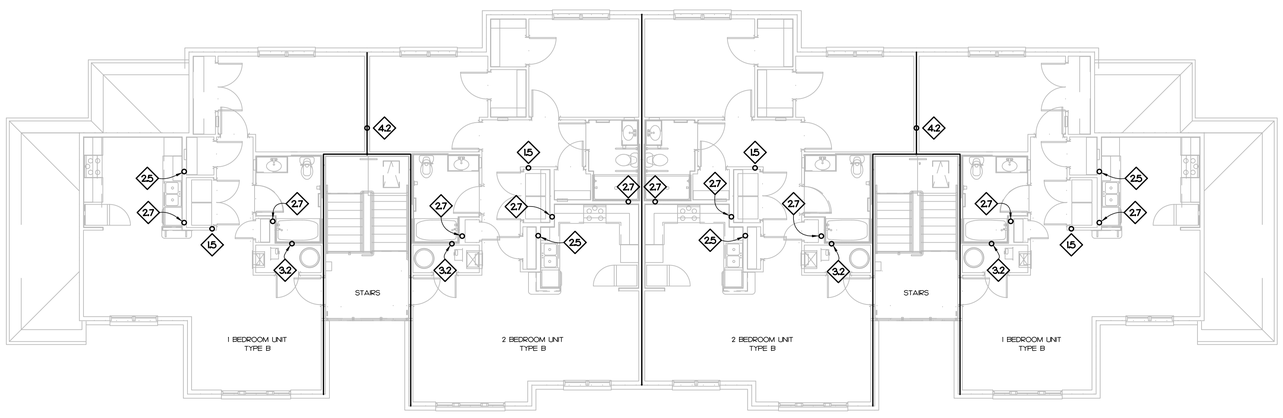
BUILDING 03 FIRST AND SECOND FLOOR PLUMBING PLANS

P1.03

25006097.00



01 P1.04 BUILDING 04 FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



02 P1.04 BUILDING 04 SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- U 2" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- L2 MAIN SHUT OFF VALVE IN VALVE BOX.
- L3 WATER PIPING BELOW FINISHED FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- L4 1 1/4" COLD WATER RISER UP FROM BELOW FINISHED FLOOR. 1 1/4" COLD WATER RISER UP TO SECOND FLOOR.
- L5 1 1/4" COLD WATER RISER UP FROM FIRST FLOOR, CONTINUE 3/4" UP TO THIRD FLOOR.
- L6 DROP COLD WATER PIPE BELOW FINISHED FLOOR.
- L7 PROVIDE SHUT OFF VALVE WITH ACCESS PANEL.
- 2J 4" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- 2.2 INVERT ELEVATION IS TO BE 2.39' BELOW FINISHED FLOOR.
- 2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.4 2" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.5 2" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.6 3" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.7 3" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.8 ROUTE TO DAYLIGHT
- 3J 2" CONDENSATE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 3.2 2" CONDENSATE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 3.3 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.4 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 4J 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING INTO SUB SLAB GRAVEL ON EACH SIDE OF WALL FOOTING. CONTINUE UP TO SECOND FLOOR. NO ELBOWS ALLOWED. COORDINATE LOCATION WITH ARCHITECT.
- 4.2 3" PVC RADON VENT PIPE UP FROM FIRST FLOOR, CONTINUE UP TO THIRD FLOOR.
- 5J ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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BUILDING 04 FIRST AND SECOND FLOOR PLUMBING PLANS

P1.04

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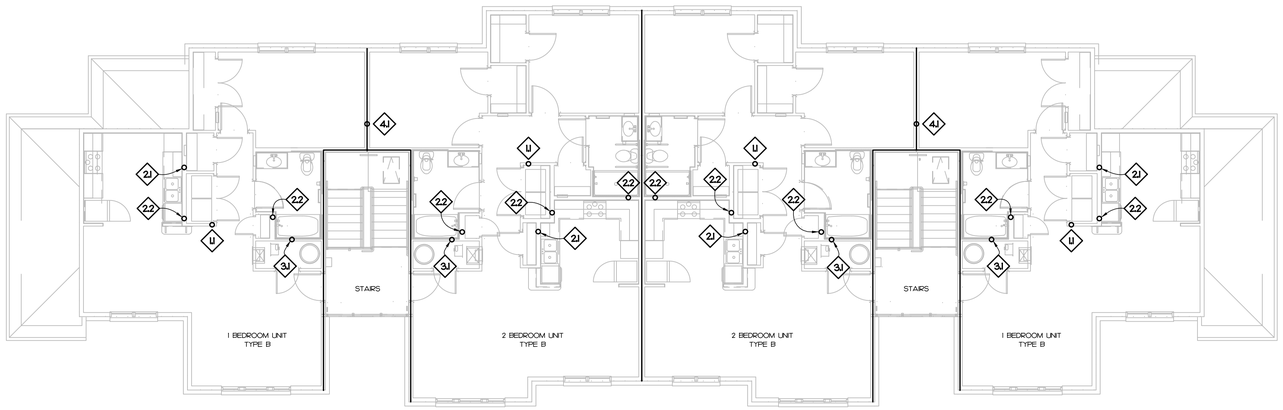
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01 BUILDING 04 THIRD FLOOR PLUMBING PLAN
P1.05 SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- U 3/4" COLD WATER RISER UP FROM SECOND FLOOR.
- 2J 2" WASTE DOWN TO SECOND FLOOR.
- 2.2 3" WASTE DOWN TO SECOND FLOOR.
- 3J 2" CONDENSATE DOWN TO SECOND FLOOR.
- 4J 3" PVC RADON VENT PIPE UP FROM SECOND FLOOR, CONTINUE UP THROUGH ROOF.

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BUILDING 04 THIRD FLOOR PLUMBING PLAN

P1.05

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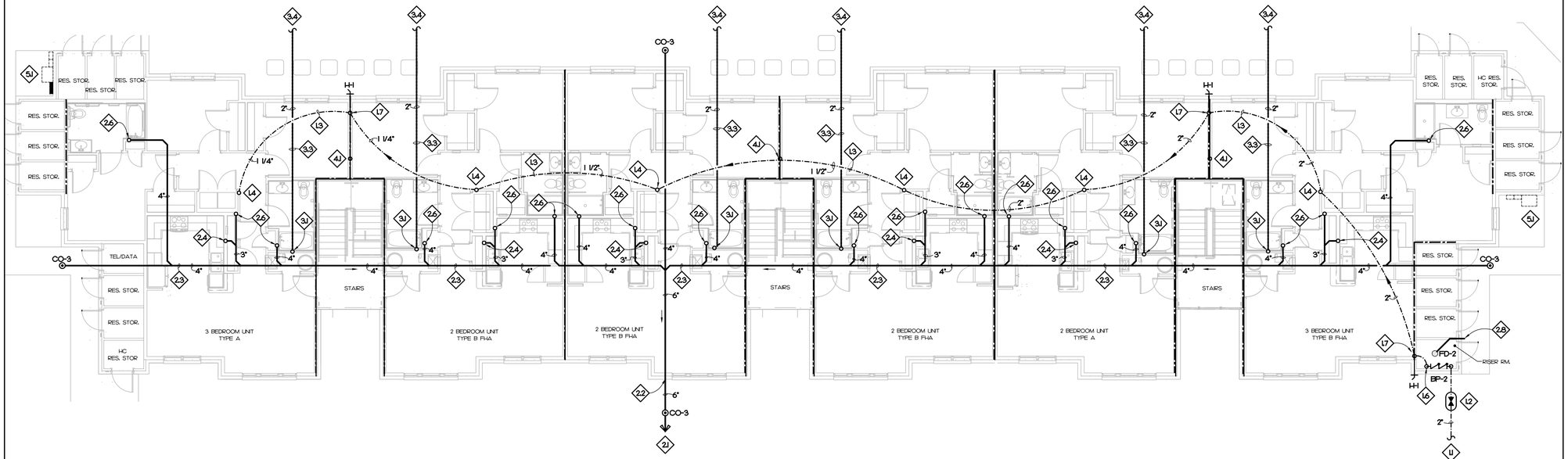
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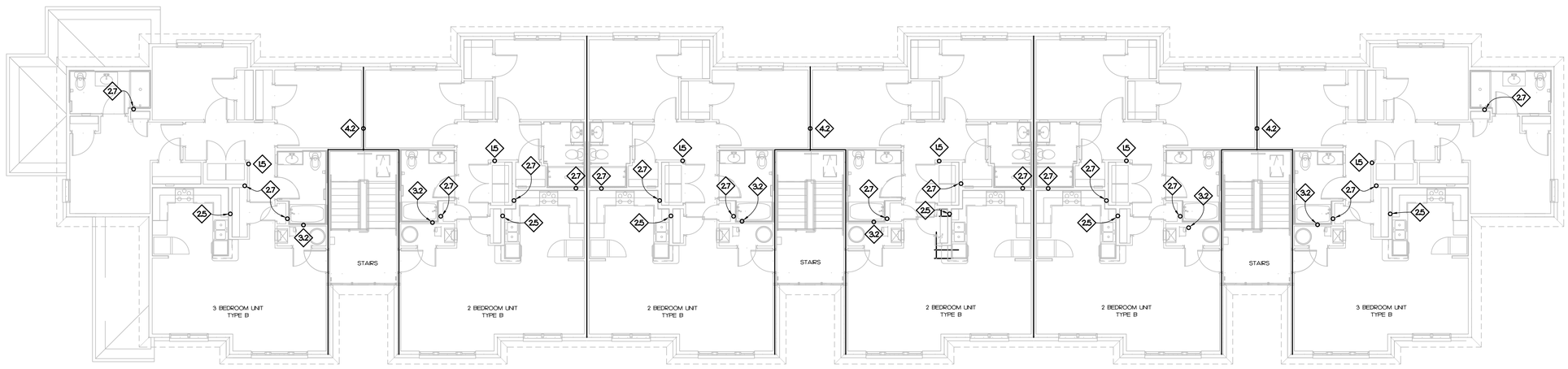
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01 BUILDING 05 FIRST FLOOR PLUMBING PLAN
P1.06 SCALE: 1/8" = 1'-0"



02 BUILDING 05 SECOND FLOOR PLUMBING PLAN
P1.06 SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- L1 2" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- L2 MAIN SHUT OFF VALVE IN VALVE BOX.
- L3 WATER PIPING BELOW FINISHED FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- L4 1 1/4" COLD WATER RISER UP FROM BELOW FINISHED FLOOR. 1 1/4" COLD WATER RISER UP TO SECOND FLOOR.
- L5 1 1/4" COLD WATER RISER UP FROM FIRST FLOOR, CONTINUE 3/4" UP TO THIRD FLOOR.
- L6 DROP COLD WATER PIPE BELOW FINISHED FLOOR.
- L7 PROVIDE SHUT OFF VALVE WITH ACCESS PANEL.
- 2.1 6" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- 2.2 INVERT ELEVATION IS TO BE 288' BELOW FINISHED FLOOR.
- 2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.4 2" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.5 2" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.6 3" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.7 3" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.8 ROUTE TO DAYLIGHT
- 3.1 2" CONDENSATE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 3.2 2" CONDENSATE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 3.3 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.4 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 4.1 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING INTO SUB SLAB GRAVEL ON EACH SIDE OF WALL FOOTING. CONTINUE UP TO SECOND FLOOR. NO ELBOWS ALLOWED. COORDINATE LOCATION WITH ARCHITECT.
- 4.2 3" PVC RADON VENT PIPE UP FROM FIRST FLOOR, CONTINUE UP TO THIRD FLOOR.
- 5.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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P1.06

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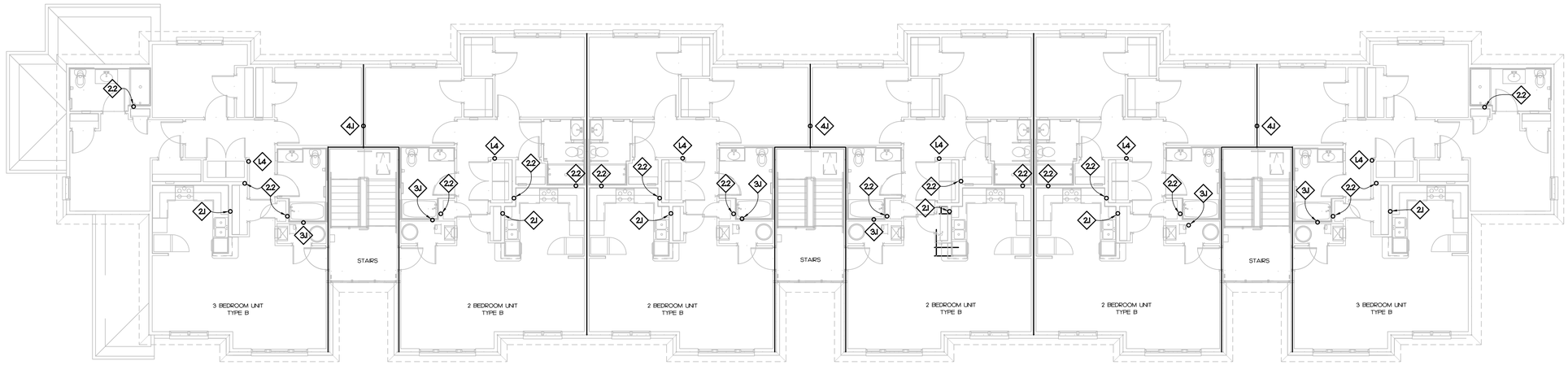
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01 BUILDING 05 THIRD FLOOR PLUMBING PLAN
P1.07 SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

1. 3/4" COLD WATER RISER UP FROM SECOND FLOOR.
2. 2" WASTE DOWN TO SECOND FLOOR.
3. 3" WASTE DOWN TO SECOND FLOOR.
4. 2" CONDENSATE DOWN TO SECOND FLOOR.
5. 3" PVC RADON VENT PIPE UP FROM SECOND FLOOR, CONTINUE UP THROUGH ROOF.

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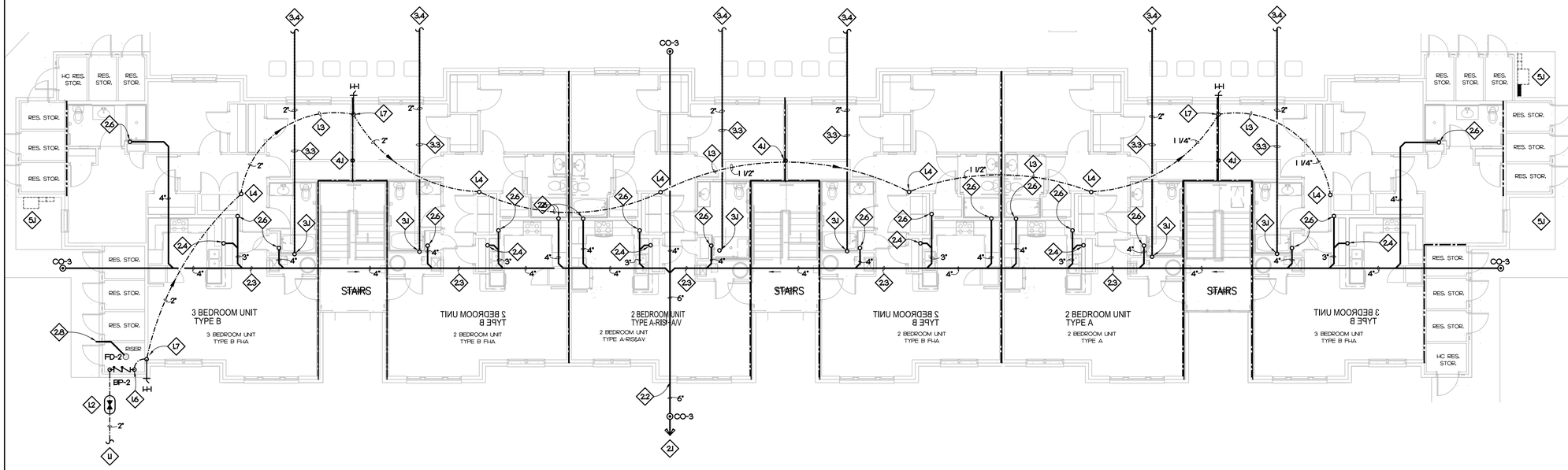
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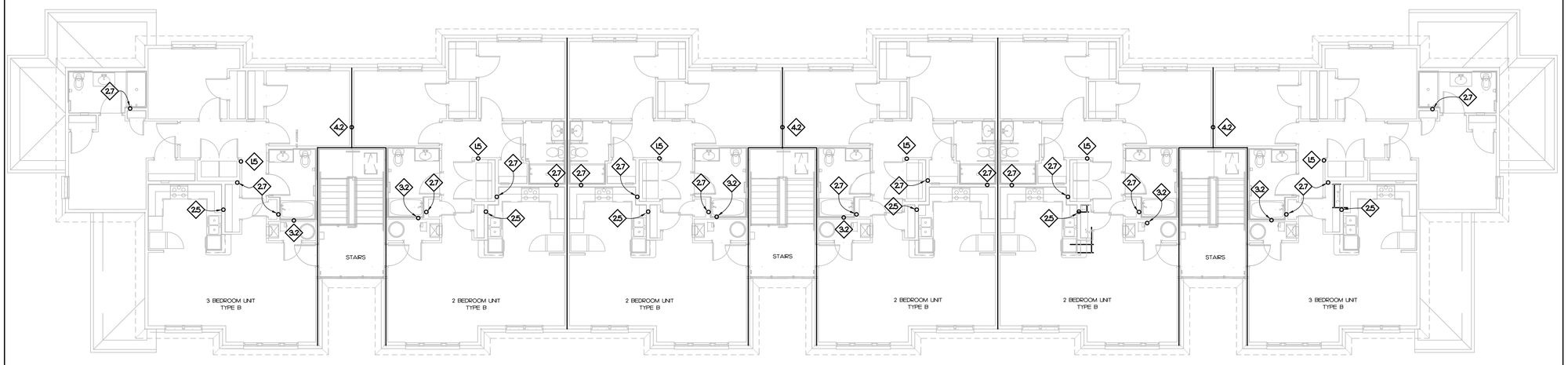
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01 P1.08 BUILDING 06 FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



02 P1.08 BUILDING 06 SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- L1 2" COLD WATER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK BEGINS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- L2 MAIN SHUT OFF VALVE IN VALVE BOX.
- L3 WATER PIPING BELOW FINISHED FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- L4 1 1/4" COLD WATER RISER UP FROM BELOW FINISHED FLOOR. 1 1/4" COLD WATER RISER UP TO SECOND FLOOR.
- L5 1 1/4" COLD WATER RISER UP FROM FIRST FLOOR, CONTINUE 3/4" UP TO THIRD FLOOR.
- L6 DROP COLD WATER PIPE BELOW FINISHED FLOOR.
- L7 PROVIDE SHUT OFF VALVE WITH ACCESS PANEL.
- 2.1 6" SANITARY SEWER PIPE BELOW FINISHED GRADE. PLUMBING CONTRACTOR'S WORK EXTENDS 5'-0" OUTSIDE BUILDING. SEE SITE PLAN FOR CONTINUATION.
- 2.2 INVERT ELEVATION IS TO BE 2.88' BELOW FINISHED FLOOR.
- 2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.4 2" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.5 2" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.6 3" WASTE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 2.7 3" WASTE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 2.8 ROUTE TO DAYLIGHT.
- 3.1 2" CONDENSATE DOWN FROM SECOND FLOOR, CONTINUE DOWN TO BELOW FINISHED FLOOR.
- 3.2 2" CONDENSATE DOWN FROM THIRD FLOOR, CONTINUE DOWN TO FIRST FLOOR.
- 3.3 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.4 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 4.1 3" PVC RADON VENT PIPE UP FROM SUB SLAB. PROVIDE WITH TEE REACHING INTO SUB SLAB GRAVEL ON EACH SIDE OF WALL FOOTING. CONTINUE UP TO SECOND FLOOR. NO ELBOWS ALLOWED. COORDINATE LOCATION WITH ARCHITECT.
- 4.2 3" PVC RADON VENT PIPE UP FROM FIRST FLOOR, CONTINUE UP TO THIRD FLOOR.
- 5.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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BUILDING 06 FIRST AND SECOND FLOOR PLUMBING PLANS

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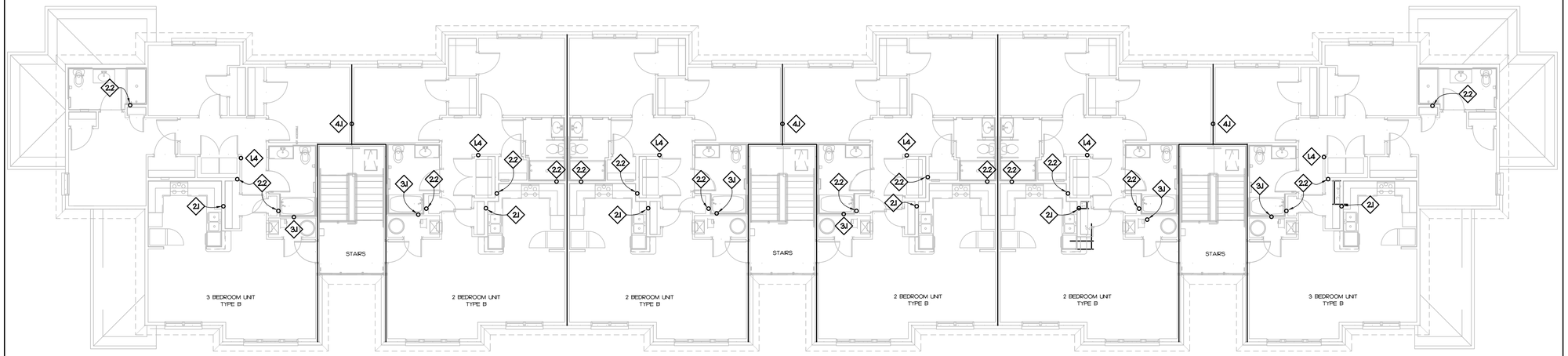
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01 BUILDING 06 THIRD FLOOR PLUMBING PLAN
P1.09 SCALE: 1/8" = 1'-0"

PLUMBING KEY NOTES

- 1J 3/4" COLD WATER RISER UP FROM SECOND FLOOR.
- 2J 2" WASTE DOWN TO SECOND FLOOR.
- 2.2 3" WASTE DOWN TO SECOND FLOOR.
- 3J 2" CONDENSATE DOWN TO SECOND FLOOR.
- 4J 3" PVC RADON VENT PIPE UP FROM SECOND FLOOR, CONTINUE UP THROUGH ROOF.

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BUILDING 06 THIRD FLOOR PLUMBING PLAN

P1.09

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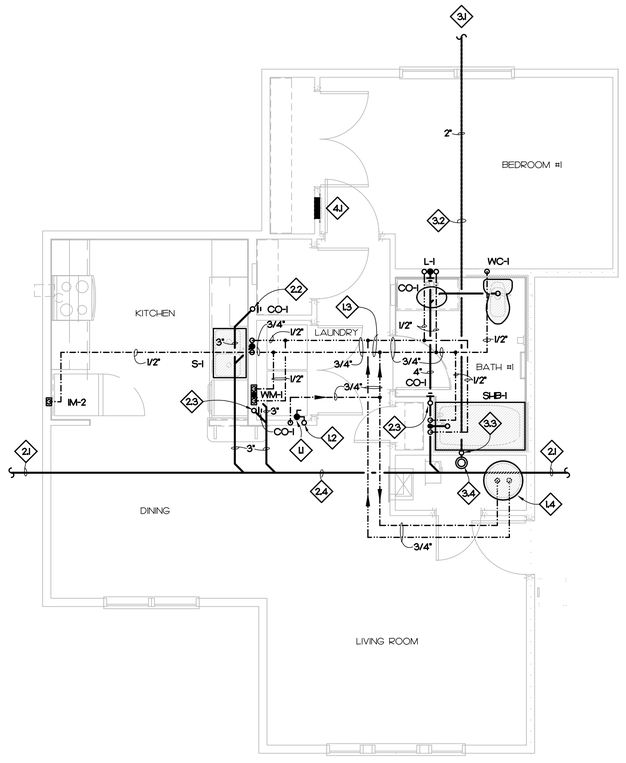
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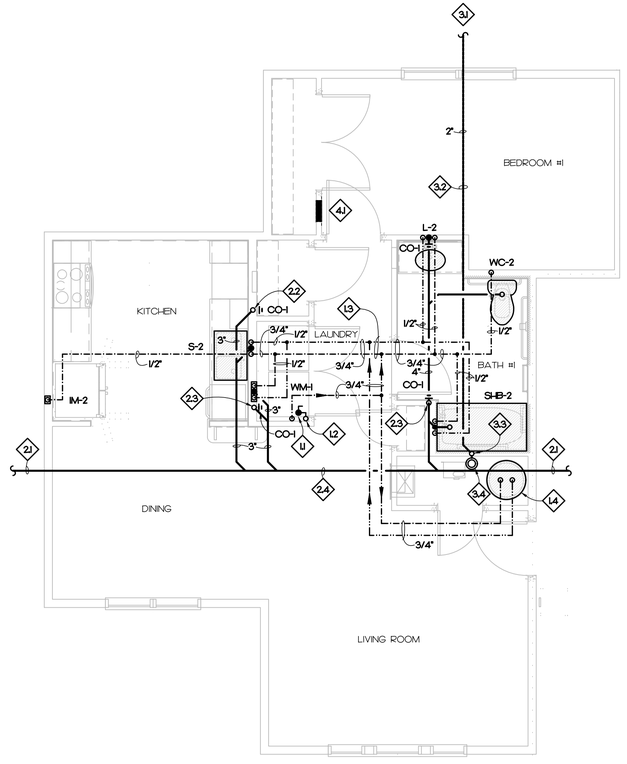
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PLUMBING KEY NOTES

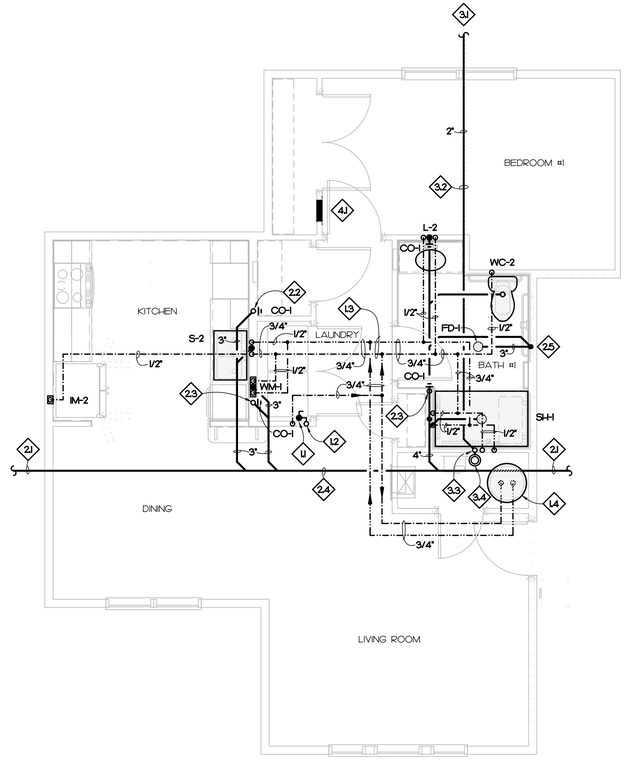
1. UNIT SHUT OFF VALVE, SEE DETAIL 08/P4.02. PROVIDE WITH SIGNAGE WHICH READS "WATER SHUT OFF".
2. WATER RISER.
3. WATER PIPING ABOVE FINISHED CEILING. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
4. WATER HEATER (WH-1) LOCATED IN DRAIN PAN AT FLOOR, SEE DETAIL 05/P4.02.
1. SEE BUILDING PLANS FOR SIZE.
2. 2" WASTE STACK.
3. 3" WASTE STACK.
4. SANITARY SEWER PIPE BELOW FINISHED FLOOR.
1. TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH SITE CONTRACTOR.
2. CONDENSATE PIPE BELOW FINISHED FLOOR.
3. 2" CONDENSATE STACK.
4. HUB DRAIN.
1. ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 / P2.01 1 BEDROOM PLUMBING PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / P2.01 1 BEDROOM PLUMBING PLAN – TYPE A
SCALE: 1/4" = 1'–0"



03 / P2.01 1 BEDROOM PLUMBING PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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UNIT PLUMBING PLAN 1 BEDROOM

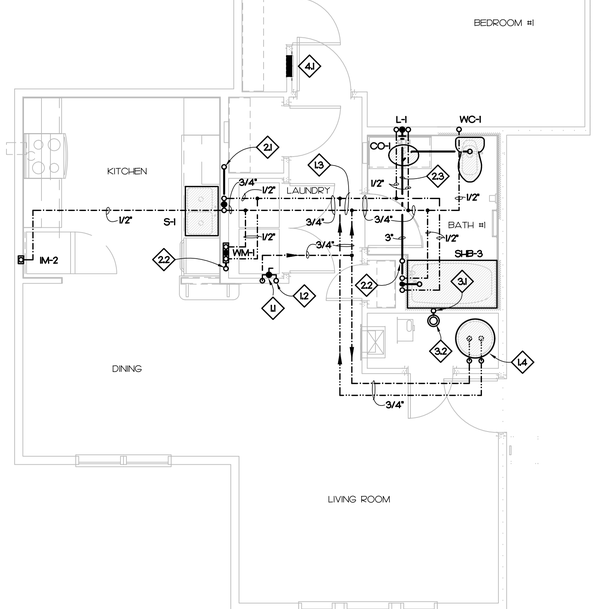
P2.01

PLUMBING KEY NOTES

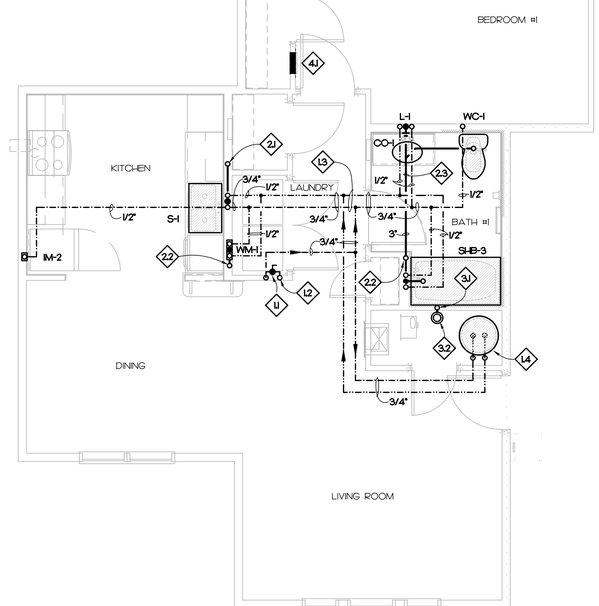
1. U UNIT SHUT OFF VALVE, SEE DETAIL 08/P4.02. PROVIDE WITH SIGNAGE WHICH READS "WATER SHUT OFF".
2. L2 WATER RISER.
3. L3 WATER PIPING BELOW FINISHED FLOOR, ON TOP FLOOR. COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
4. L4 WATER HEATER (WH-1) LOCATED IN DRAIN PAN AT FLOOR, SEE DETAIL 05/P4.02.
5. 2.1 2" WASTE STACK.
6. 2.2 3" WASTE STACK.
7. 2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
8. 3.1 2" CONDENSATE STACK.
9. 3.2 HUB DRAIN.
10. 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

PLUMBING KEY NOTES

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5. 2.1 2" WASTE STACK.
6. 2.2 3" WASTE STACK.
7. 2.3 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
8. 3.1 2" CONDENSATE STACK.
9. 3.2 HUB DRAIN.
10. 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 P2.02 1 BEDROOM PLUMBING PLAN – TYPE B – SECOND FLOOR
SCALE: 1/4" = 1'–0"



02 P2.02 1 BEDROOM PLUMBING PLAN – TYPE B – THIRD FLOOR
SCALE: 1/4" = 1'–0"

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NORTH CAROLINA PROFESSIONAL SEAL 22055 ENGINEER JASON B. DELPARK JR.

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UNIT PLUMBING PLAN 1 BEDROOM

P2.02

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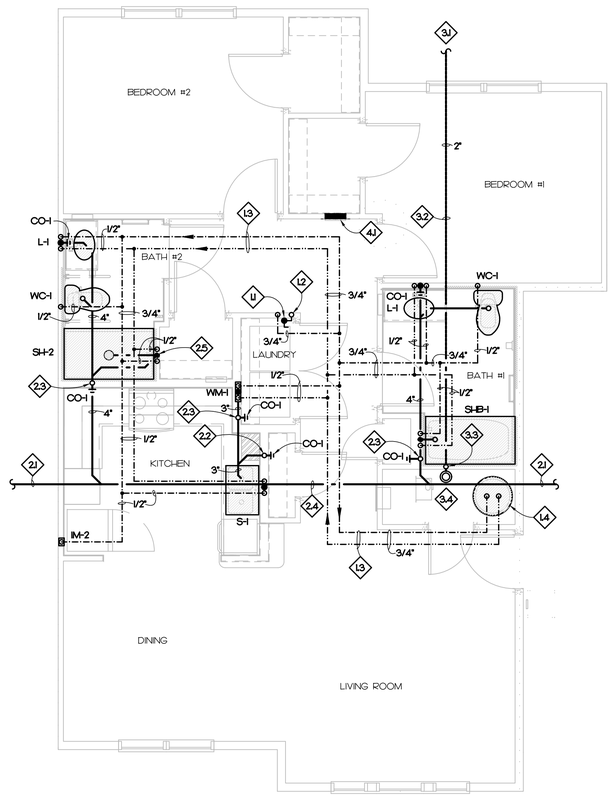
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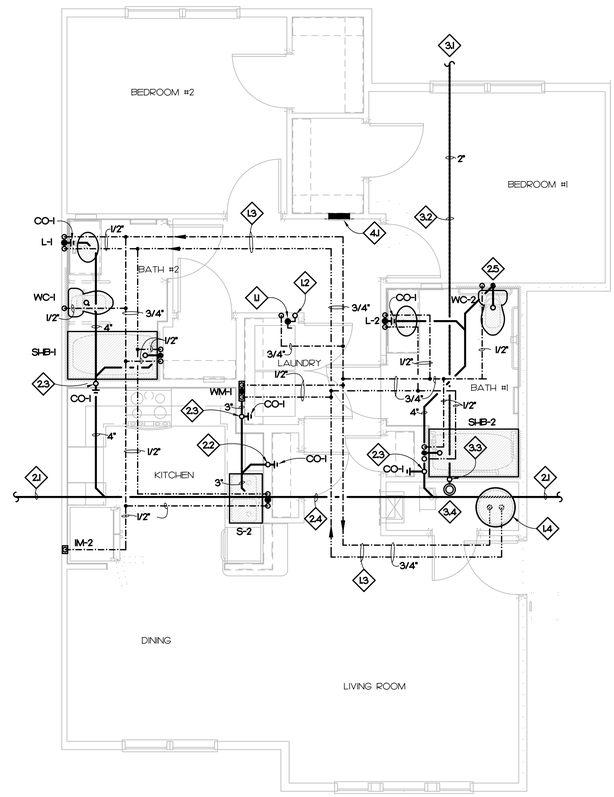
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- 2.1 SEE BUILDING PLANS FOR SIZE.
- 2.2 2" WASTE STACK.
- 2.3 3" WASTE STACK.
- 2.4 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.5 SANITARY TEE.
- 3.1 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH SITE CONTRACTOR.
- 3.2 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.3 2" CONDENSATE STACK.
- 3.4 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 P2.03 2 BEDROOM PLUMBING PLAN – TYPE B
SCALE: 1/4" = 1'–0"

PLUMBING KEY NOTES

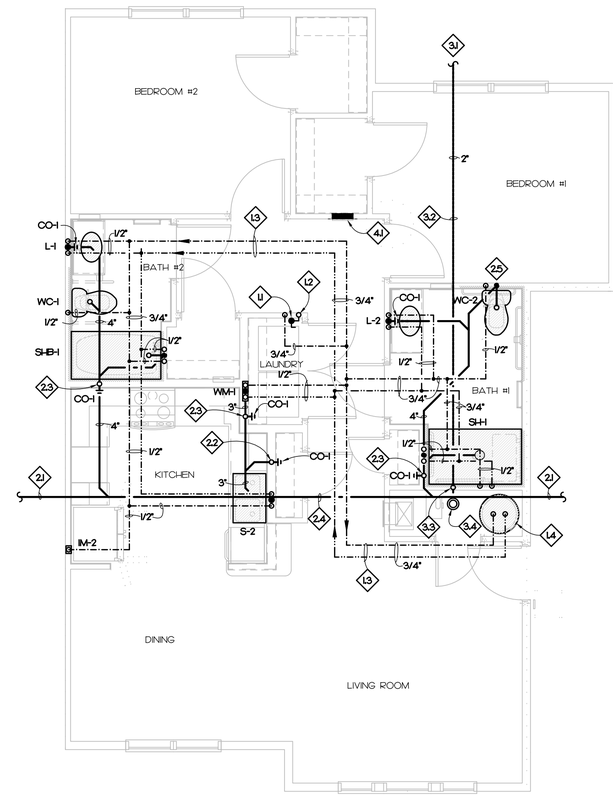
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- 2.3 3" WASTE STACK.
- 2.4 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 3.1 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH SITE CONTRACTOR.
- 3.2 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.3 2" CONDENSATE STACK.
- 3.4 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



02 P2.03 2 BEDROOM PLUMBING PLAN – TYPE A
SCALE: 1/4" = 1'–0"

PLUMBING KEY NOTES

- U UNIT SHUT OFF VALVE, SEE DETAIL 08/P4.02. PROVIDE WITH SIGNAGE WHICH READS "WATER SHUT OFF".
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- 2.2 2" WASTE STACK.
- 2.3 3" WASTE STACK.
- 2.4 SANITARY SEWER PIPE BELOW FINISHED FLOOR.
- 2.5 SANITARY TEE.
- 3.1 TO DRYWELL, SEE DETAIL 07/P4.02. COORDINATE LOCATION WITH SITE CONTRACTOR.
- 3.2 CONDENSATE PIPE BELOW FINISHED FLOOR.
- 3.3 2" CONDENSATE STACK.
- 3.4 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



03 P2.03 2 BEDROOM PLUMBING PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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UNIT PLUMBING PLAN 2 BEDROOM

P2.03

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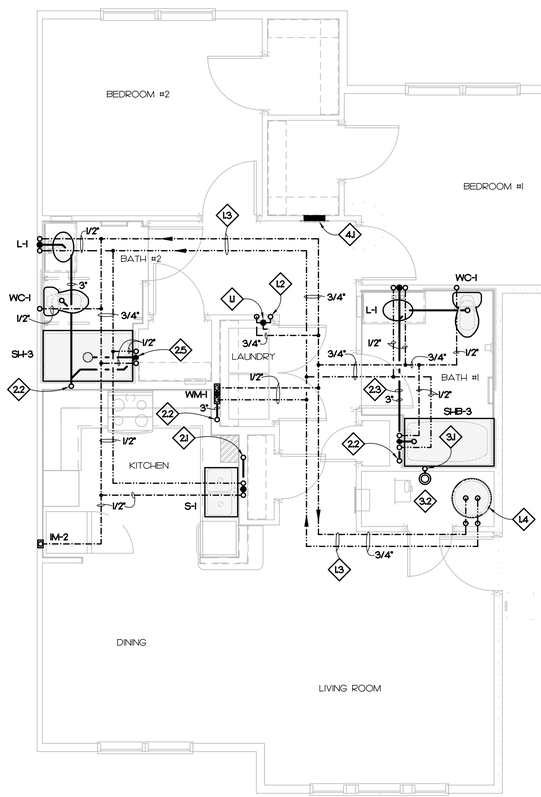
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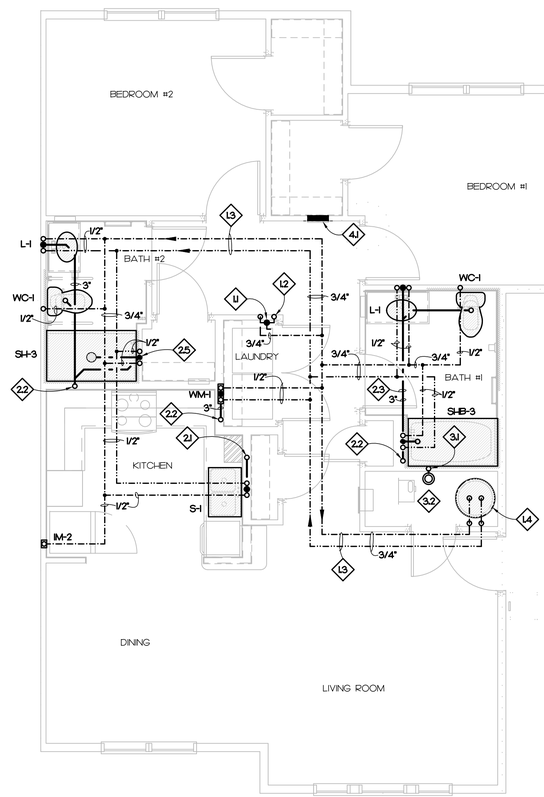
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- 3.1 2" CONDENSATE STACK.
- 3.2 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

PLUMBING KEY NOTES

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- 3.1 2" CONDENSATE STACK.
- 3.2 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 P2.04 2 BEDROOM PLUMBING PLAN – TYPE B – SECOND FLOOR
SCALE: 1/4" = 1'–0"



02 P2.04 2 BEDROOM PLUMBING PLAN – TYPE B – THIRD FLOOR
SCALE: 1/4" = 1'–0"

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CONSTRUCTION DOCUMENTS

UNIT PLUMBING PLAN 2 BEDROOM

P2.04

25006097.00

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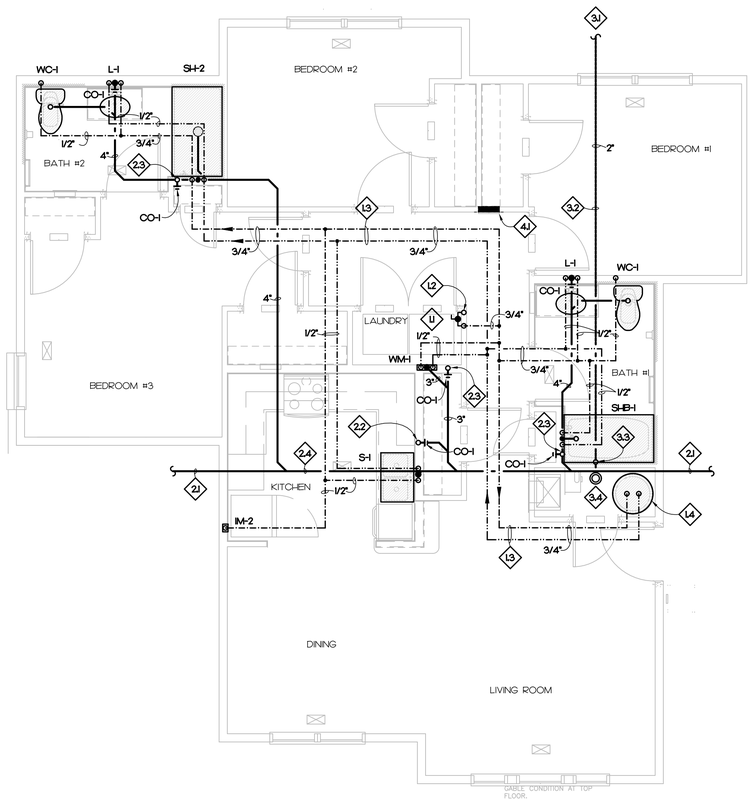
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- 3.2 CONDENSATE PIPE BELOW FINISHED FLOOR.
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- 3.4 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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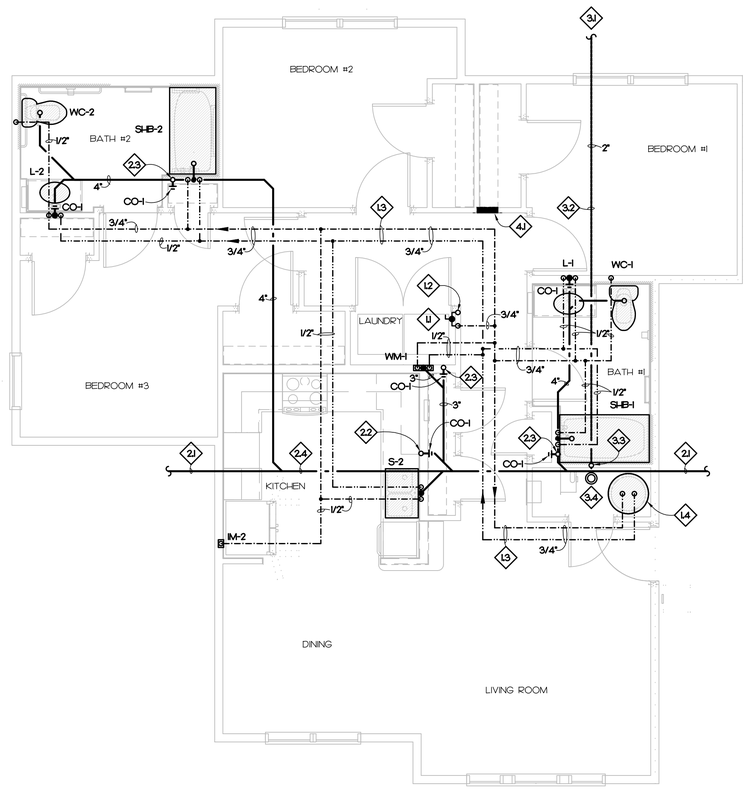
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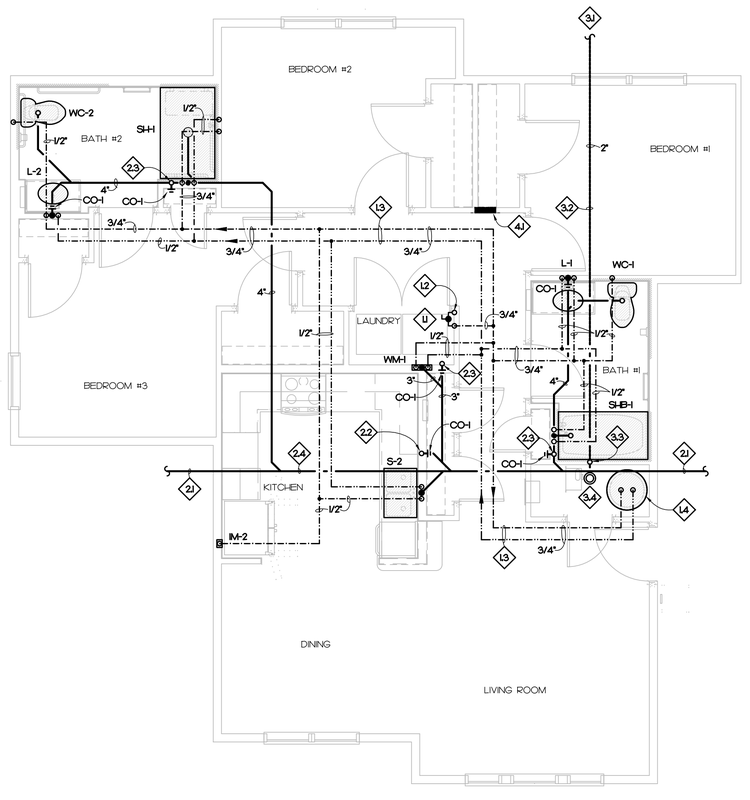
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- 3.4 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 P2.05 3 BEDROOM PLUMBING PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 P2.05 3 BEDROOM PLUMBING PLAN – TYPE A
SCALE: 1/4" = 1'–0"



03 P2.05 3 BEDROOM PLUMBING PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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UNIT PLUMBING PLAN 3 BEDROOM

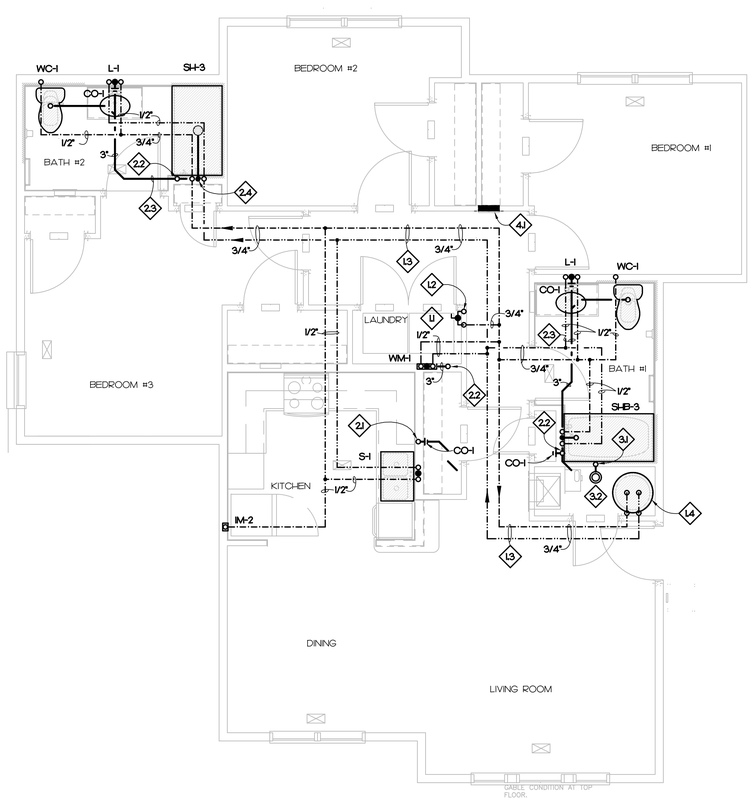
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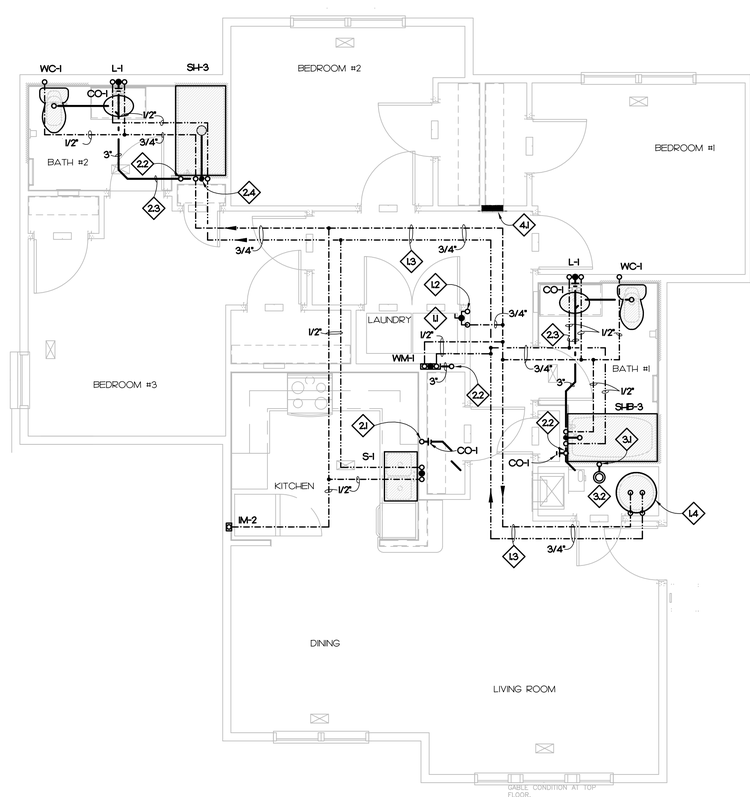
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- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.

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- 2.4 SANITARY TEE.
- 3.1 2" CONDENSATE STACK.
- 3.2 HUB DRAIN.
- 4.1 ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR.



01 P2.06 3 BEDROOM PLUMBING PLAN – TYPE B – SECOND FLOOR
SCALE: 1/4" = 1'-0"



02 P2.06 3 BEDROOM PLUMBING PLAN – TYPE B – THIRD FLOOR
SCALE: 1/4" = 1'-0"

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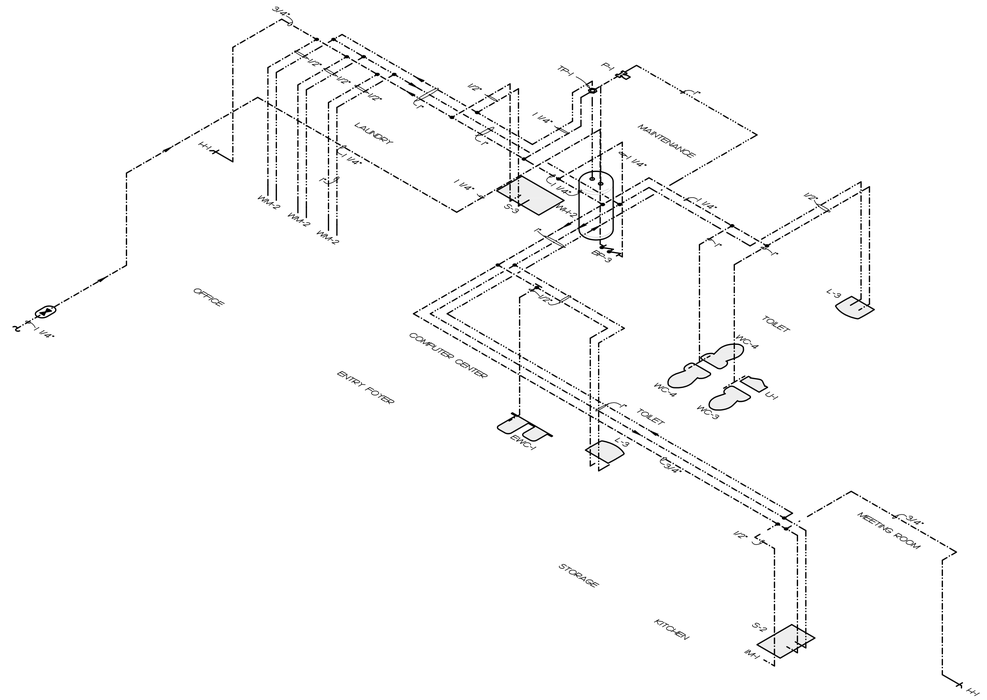
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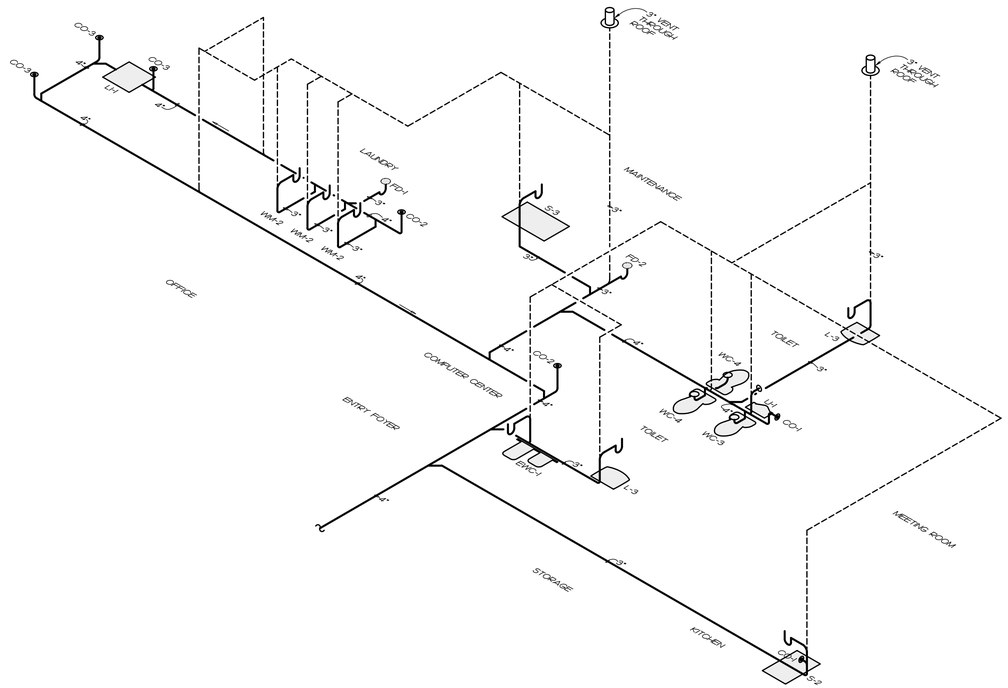
UNIT PLUMBING PLAN 3 BEDROOM

P2.06

25006097.00



01 P3.01 COMMUNITY BUILDING WATER RISER
NOT TO SCALE



02 P3.01 COMMUNITY BUILDING WASTE RISER
NOT TO SCALE

ALL VENT PIPING IS TO BE 3" UNLESS NOTED OTHERWISE.

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IMEG CONSULTANTS CORP. No. F-1507

NORTH CAROLINA PROFESSIONAL SEAL 22035 ENGINEER JAMES B. DELPAPA JR.
05/01/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

COMMUNITY BUILDING PLUMBING RISERS

P3.01

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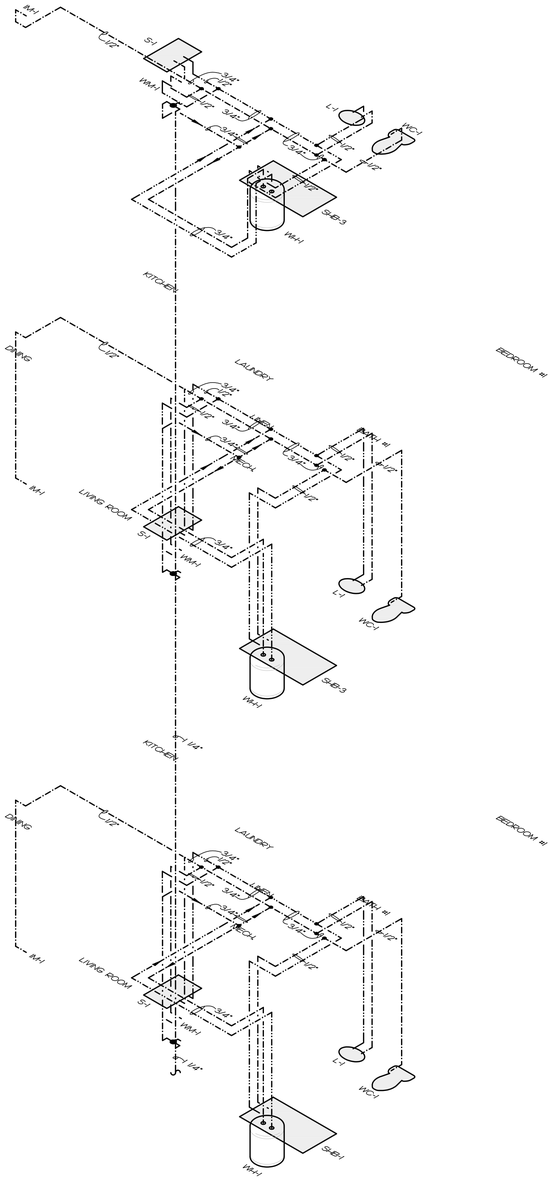
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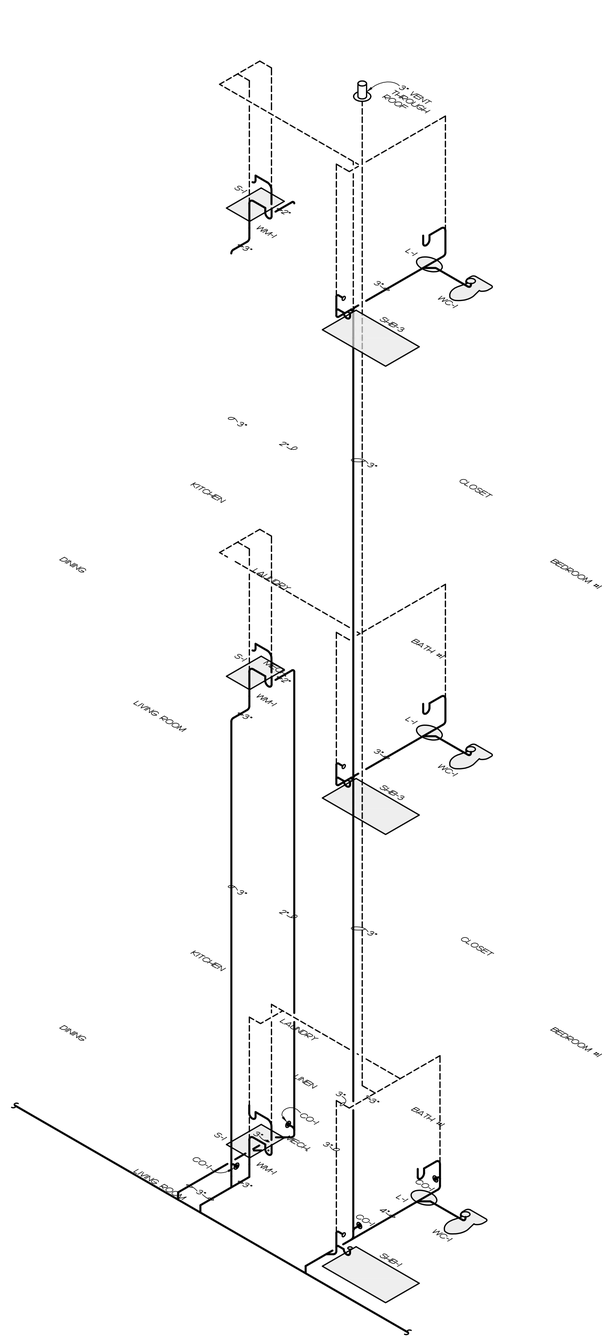
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PROJECT # 25006097.00

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01 P3.02 1 BEDROOM UNIT WATER RISER
NOT TO SCALE



02 P3.02 1 BEDROOM UNIT WASTE RISER
NOT TO SCALE

ALL VENT PIPING IS TO BE 2" UNLESS NOTED OTHERWISE.

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CONSTRUCTION DOCUMENTS

1 BEDROOM PLUMBING RISERS

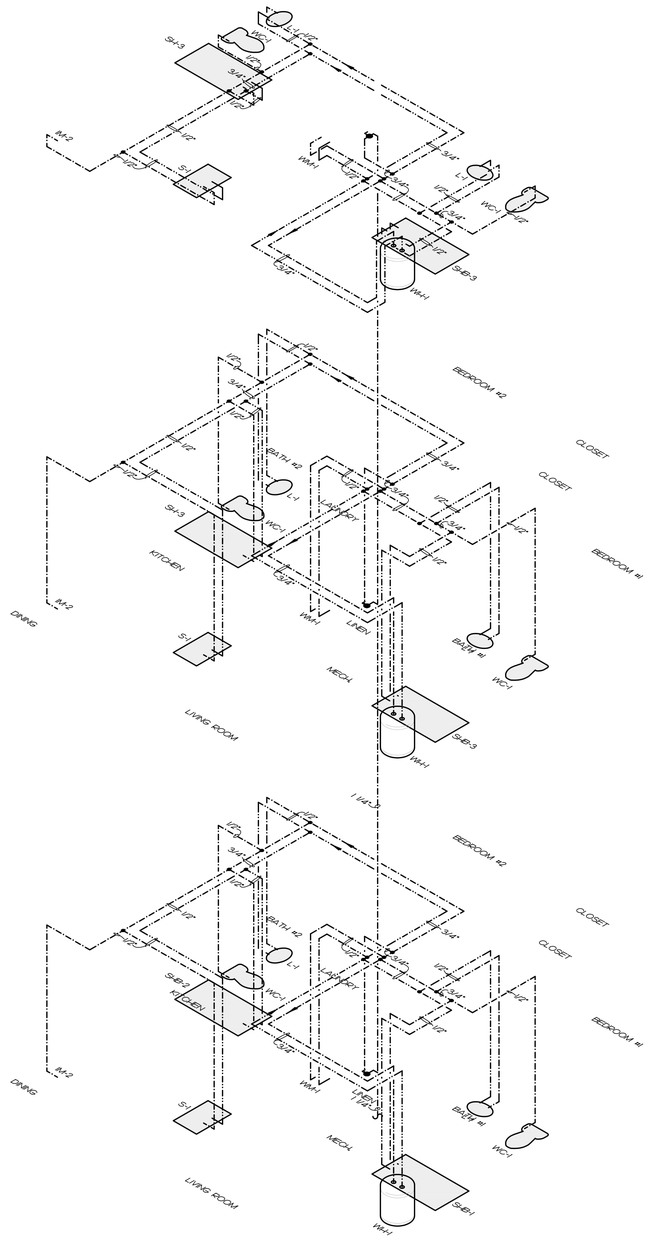
P3.02

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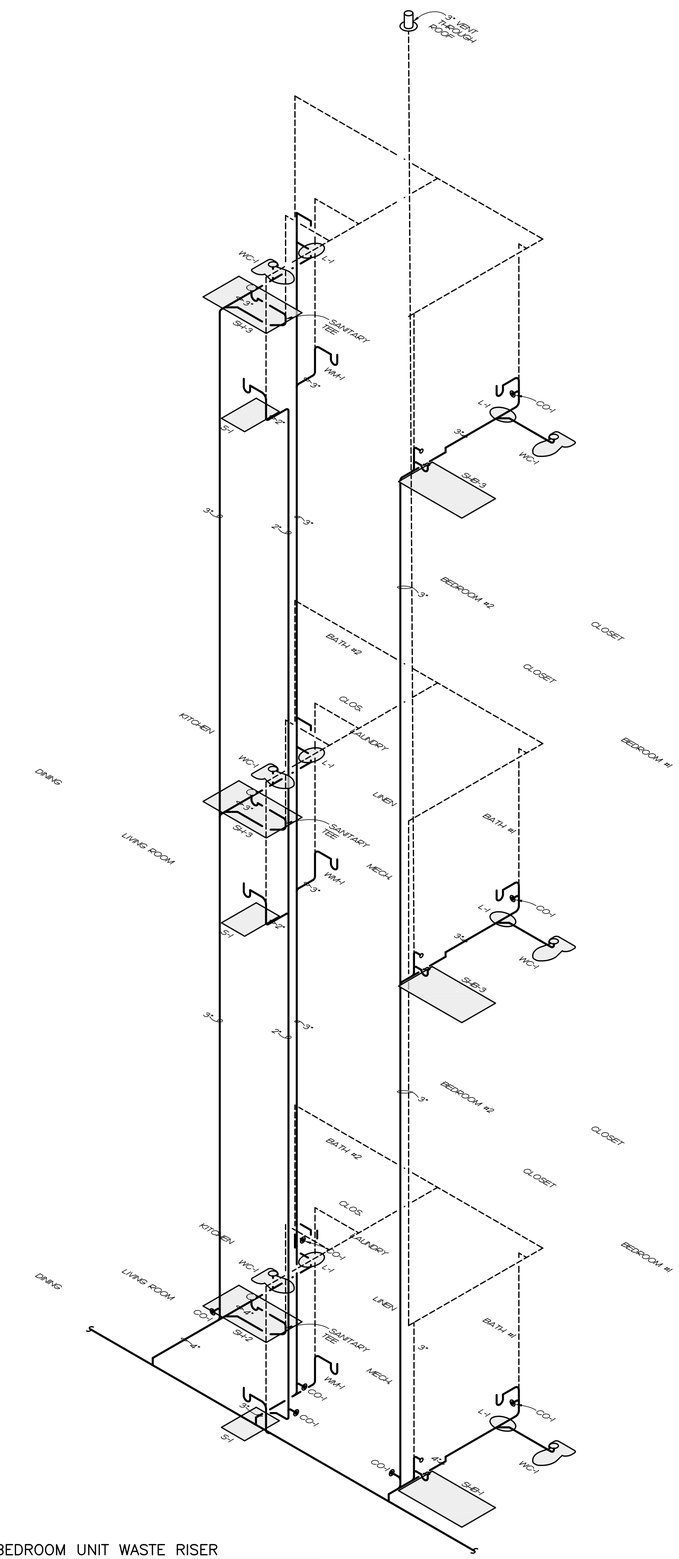
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PROJECT # 25006097.00

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01 2 BEDROOM UNIT WATER RISER
P3.03 NOT TO SCALE



02 2 BEDROOM UNIT WASTE RISER
P3.03 NOT TO SCALE

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2 BEDROOM PLUMBING RISERS

P3.03

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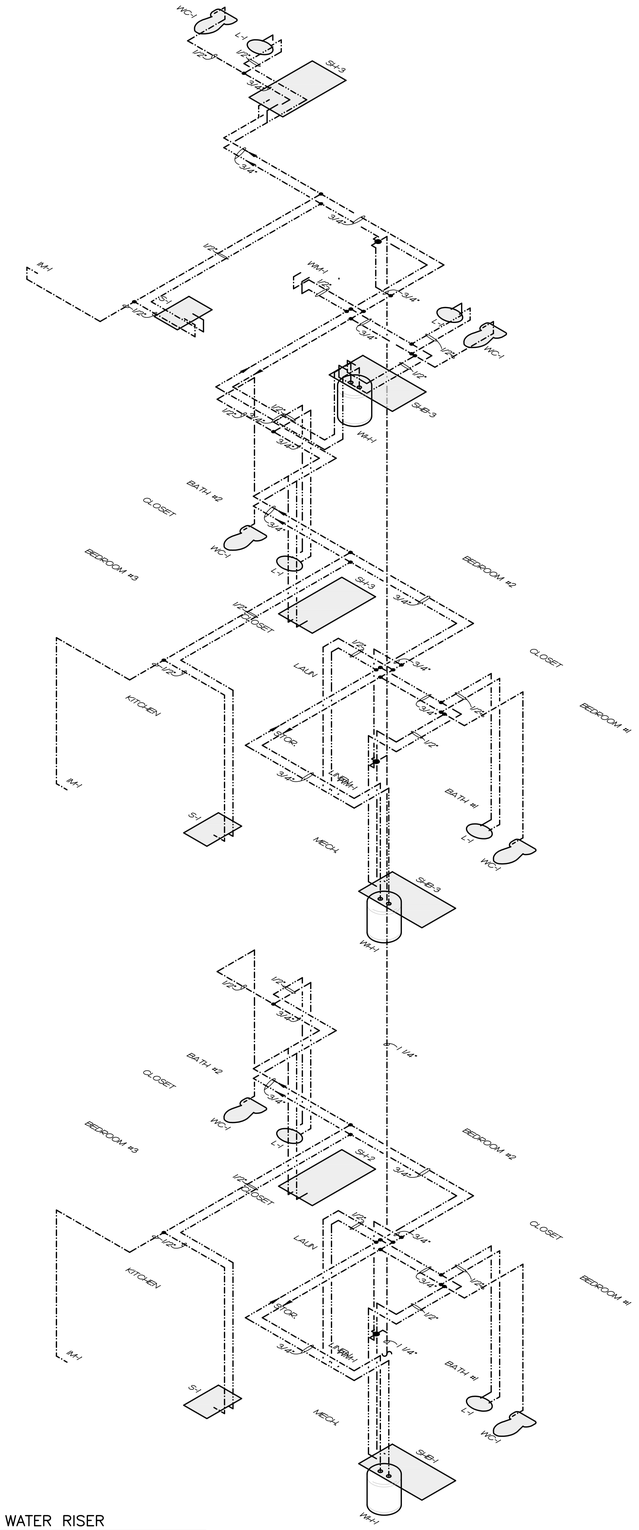
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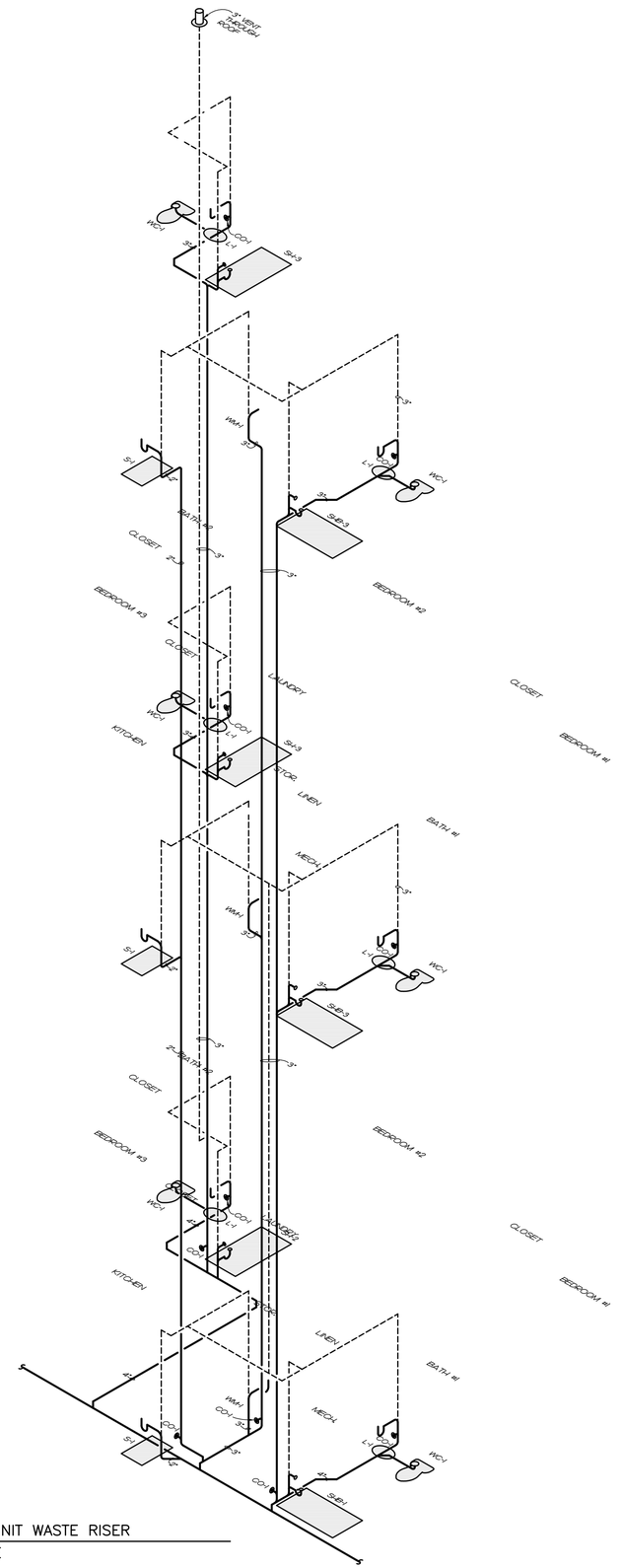
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PROJECT # 25006097.00

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01 P3.04 3 BEDROOM UNIT WATER RISER
NOT TO SCALE



02 P3.04 3 BEDROOM UNIT WASTE RISER
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3 BEDROOM PLUMBING RISERS

P3.04

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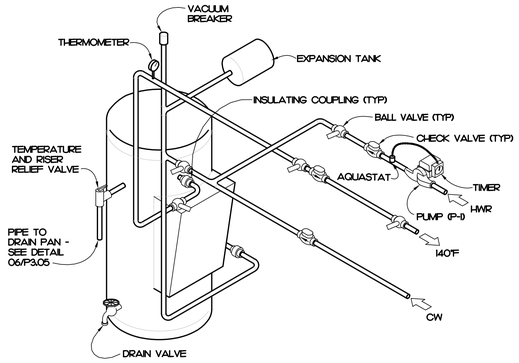
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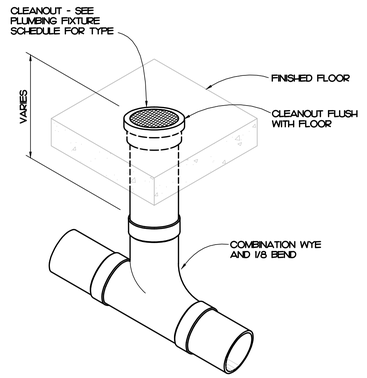
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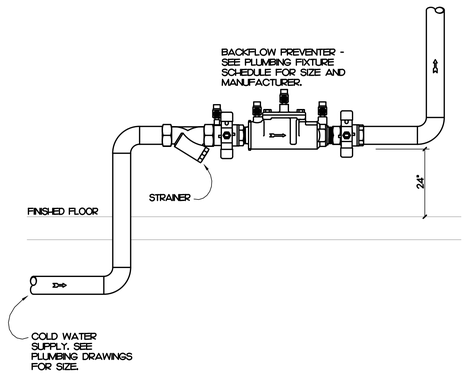
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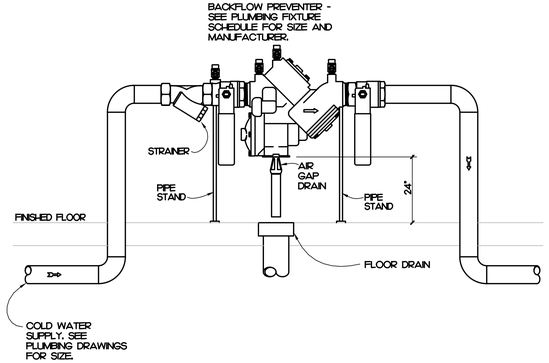
09 P4.01 WATER HEATER DETAIL (WH-2)
NOT TO SCALE



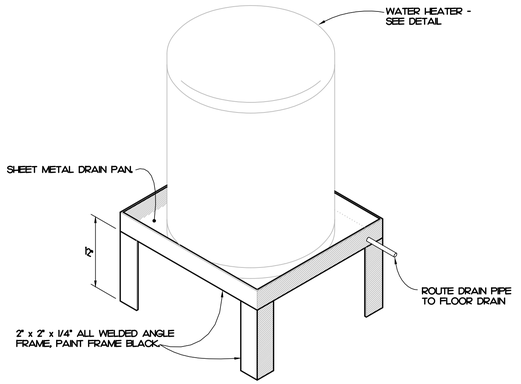
06 P4.01 FLOOR CLEANOUT DETAIL
NOT TO SCALE



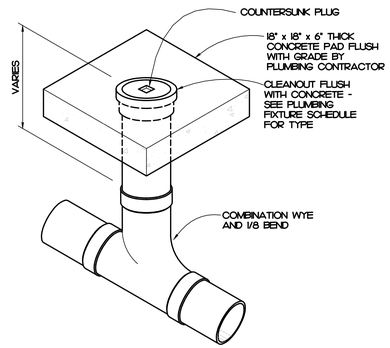
03 P4.01 BACKFLOW PREVENTER DETAIL (BP-1 & BP-2)
NOT TO SCALE



01 P4.01 BACKFLOW PREVENTER DETAIL (BP-3)
NOT TO SCALE

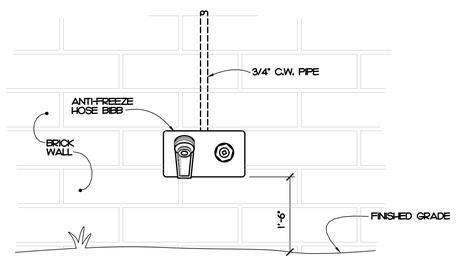


10 P4.01 WATER HEATER STAND DETAIL (WH-1)
NOT TO SCALE

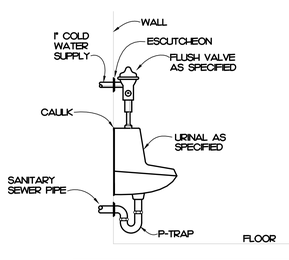


NOTE: SEE SITE AND/OR UTILITY PLAN FOR LOCATION AND FINISH GRADE ELEVATION

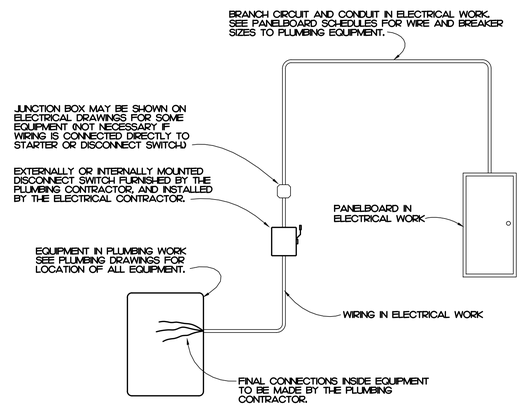
07 P4.01 EXTERIOR CLEANOUT DETAIL
NOT TO SCALE



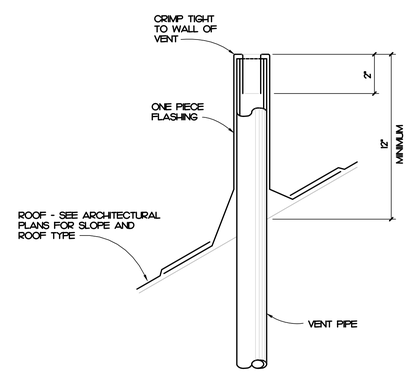
04 P4.01 ANTIFREEZE HOSE BIBB DETAIL
NOT TO SCALE



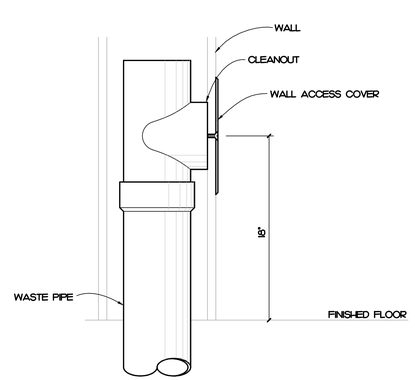
02 P4.01 URINAL DETAIL
NOT TO SCALE



11 P4.01 ELECTRICAL WIRING DETAIL
NOT TO SCALE



08 P4.01 VENT THROUGH ROOF DETAIL
NOT TO SCALE



05 P4.01 WALL CLEANOUT DETAIL
NOT TO SCALE

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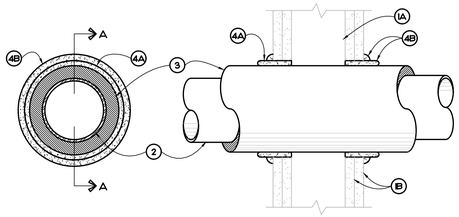
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SYSTEM NO. WL5001
F RATING - 1 AND 2 HOUR
T RATING - 3/4, 1 AND 1 1/2 HR
L RATING AT AMBIENT - 2 CFM/SQ FT
L RATING AT 400 F - LESS THAN 1 CFM/SQ FT



SECTION A - A

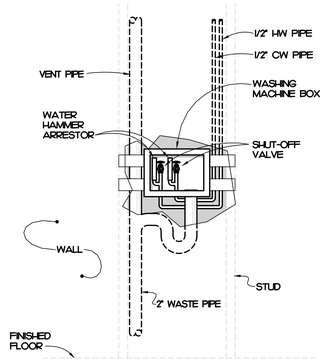
(1) WALL ASSEMBLY-THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS-WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.
B. WALLBOARD, GYPSUM-NOM 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 14-1/2 IN FOR WOOD STUD WALLS AND 18 IN. FOR STEEL STUD WALLS.
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS 1 HR WHEN INSTALLED IN A 1 HR FIRE RATED WALL AND 2 HR WHEN INSTALLED IN A 2 HR FIRE RATED WALL.

(2) THROUGH PENETRANTS-ONE METALLIC PIPE OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR TUBING MAY BE USED:
A. STEEL PIPE-NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. COPPER TUBING-NOM 6 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
C. COPPER PIPE-NOM 6 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

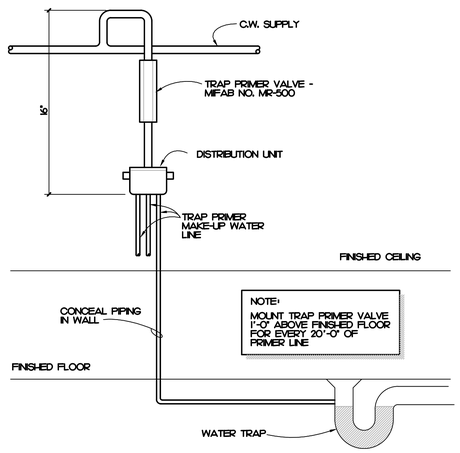
(3) PIPE COVERING-NOM 1 OR 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. WHEN NOM 1 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/4 IN. TO MAX 3/8 IN. WHEN NOM 2 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/2 IN. TO MAX 3/4 IN.
SEE PIPE AND EQUIPMENT COVERING MATERIALS (BRGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.
THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 3/4 HR WHEN NOM 1 IN. THICK PIPE COVERING IS USED. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 1 HR AND 1-1/2 HR WHEN NOM 2 IN. THICK PIPE COVERING IS USED WITH 1 HR AND 2 HR FIRE RATED WALLS, RESPECTIVELY.

(4) FIRESTOP SYSTEM-INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY.
THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
A. FILL, VOID OR CAVITY MATERIAL*-WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX 1/4 IN. SUCH THAT APPROX 3/4 IN. OF THE WRAP STRIP WIDTH PROTRUDES FROM THE WALL SURFACE. ONE LAYER OF WRAP STRIP IS REQUIRED WHEN NOM 1 IN. THICK PIPE COVERING IS USED. TWO LAYERS OF WRAP STRIP ARE REQUIRED WHEN NOM 2 IN. THICK PIPE COVERING IS USED.
MINNESOTA MINING & MFG. CO.-FS-195+
B. FILL, VOID OR CAVITY MATERIAL*-CAULK-MIN 1/4 IN. DIAM CONTINUOUS BEAD APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER APPROX 3/4 IN. FROM THE WALL SURFACE.
MINNESOTA MINING & MFG. CO.-CP 25WB+
*BEARING THE UL CLASSIFICATION MARKING

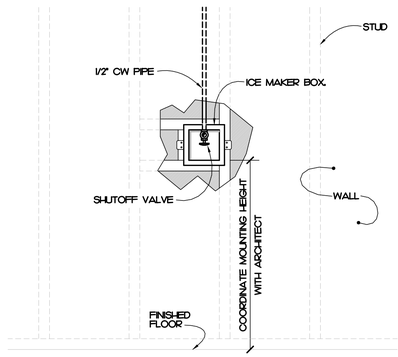
09 P4.02 PENETRATION DETAIL
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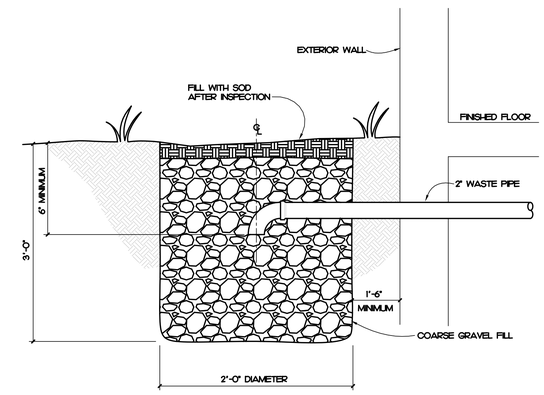
06 P4.02 WASHING MACHINE BOX DETAIL
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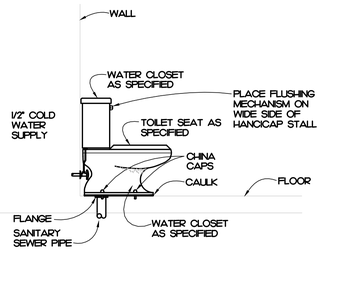
03 P4.02 TRAP PRIMER DETAIL
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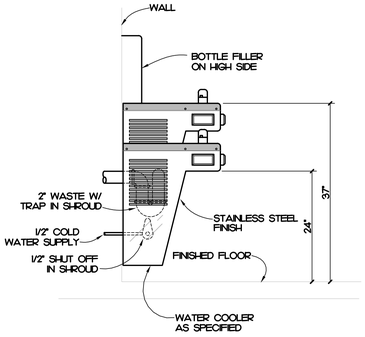
01 P4.02 ICE MAKER BOX DETAIL
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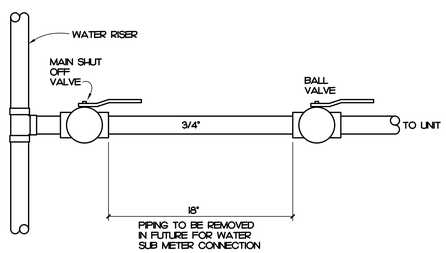
07 P4.02 DRY WELL DETAIL
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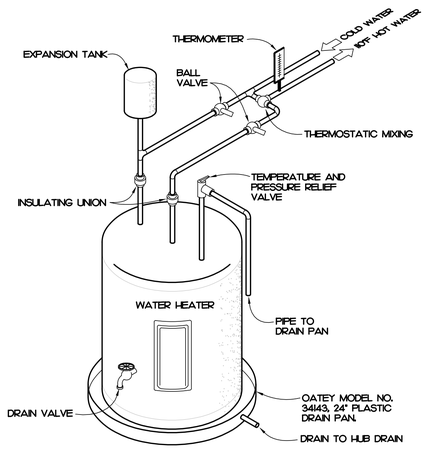
04 P4.02 WATER CLOSET DETAIL
NOT TO SCALE



02 P4.02 ELECTRIC WATER COOLER DETAIL
NOT TO SCALE



08 P4.02 MAIN SHUT OFF VALVE DETAIL
NOT TO SCALE



05 P4.02 WATER HEATER DETAIL (WH-1)
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22955 JASON B. DELPARK JR. IMEG CONSULTANTS CORP. No. F-1507

05/01/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS
PLUMBING DETAILS

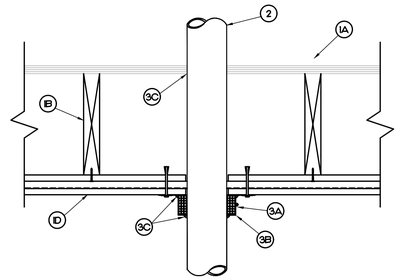
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REF. SCALE IN INCHES 0 1 2 3
PROJECT # 25006097.00

P4.02

SYSTEM NO. FC2024

F RATING - 1 AND 2 HOUR
T RATING - 0, 1 1 1/2 AND 2 HOUR



(1) FLOOR-CEILING ASSEMBLY-THE 1 HR FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE 2 HR FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NOS. L505, L511 OR L536 IN THE UL FIRE RESISTANCE DIRECTORY. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE RATING OF THE FLOOR-CEILING ASSEMBLY. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

(1A) FLOORING SYSTEM-LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.

(1B) WOOD JOISTS-FOR 1 HR FIRE-RATED FLOOR-CEILING ASSEMBLIES NOM 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED. FOR 2 HR FIRE-RATED FLOOR-CEILING ASSEMBLIES, NOM 2 BY 10 IN. LUMBER JOISTS SPACED 16 IN. OC WITH NOM 1 BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED.

(1C) FURRING CHANNELS-(NOT SHOWN)-RESILIENT GALV STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN FIRST AND SECOND LAYERS OF WALLBOARD (ITEM 1D) IN 2 HR FIRE-RATED ASSEMBLY. FURRING CHANNELS SPACED MAX 24 IN OC.

(1D) WALLBOARD, GYPSUM-NOM 4 FT WIDE BY 5/8 IN. THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. FIRST LAYER OF WALLBOARD NAILED TO WOOD JOISTS, SECOND LAYER OF WALLBOARD (2 HR FIRE-RATED ASSEMBLY) SCREW-ATTACHED TO FURRING CHANNELS.

(2) THROUGH PENETRANTS-ONE NONMETALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED APPROX MIDWAY BETWEEN WOOD JOISTS. DIAM OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH TWO LAYERS GYPSUM WALLBOARD CEILING TO BE 0 TO 1/4 IN LARGER THAN THE OUTSIDE DIAM OF THROUGH-PENETRANT. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:

(2A) POLYVINYL CHLORIDE (PVC) PIPE-NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID-CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.

(3) FIRESTOP SYSTEM-THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

(3A) FILL, VOID OR CAVITY MATERIALS-*WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 1 AND 2 IN. WIDE STRIPS. STRIPS TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE EXPOSED) AND BUTTED AGAINST THE BOTTOM SURFACE OF THE GYPSUM WALLBOARD CEILING. THE MIN WRAP STRIP WIDTH, THE NUMBER OF LAYERS OF WRAP STRIP REQUIRED, THE TYPE OF PIPE AND THE NOM DIAM, AS WELL AS THE F AND T RATING OF THE SYSTEM ARE SHOWN IN THE FOLLOWING TABLE:

WRAP STRIP MIN WRAP
NOM PIPE F RATING T RATING WIDTH STRIP
PIPE TYPE DIAM IN. HR HR IN. LAYERS
PVC, CPVC, ABS, 1/2 TO 1H/2 1 1 1 1
CCPVC OR CCABS (A)
PVC, CPVC, ABS, 2 TO 2-1/2 1 1 1 2
CCPVC, OR CCABS (A)
PVC, CPVC, ABS, 3 1 1 1 3
CCPVC OR CCABS (A)
PVC, CPVC, ABS, 1/2 TO 2 1 1 2 1
CCPVC OR CCABS (A)
PVC, CPVC, ABS OR CCPVC 2-1/2 TO 4 1 1 2 2
CCABS (A) 2-1/2 TO 3 1 1/2 2 2
CCABS (A) 3-1/2 TO 4 1 1/2 2 3
PVC, CPVC, ABS, OR CCPVC 1/2 TO 1H/2 2 1H/2 1 1
CCABS (A) 1/2 TO 1H/2 2 2 2 2
ABS, PVC, CCPVC, OR CPVC 1/2 TO 2 2 1H/2 2 1
ABS, PVC, CCPVC OR CPVC 2-1/2 TO 3 2 1H/2 2 2
ABS 3-1/2 TO 4 2 1H/2 2 3
PVC, CCPVC OR CPVC 3-1/2 TO 4 2 2 2 3
(A)-REQUIRES USE OF ALUMINUM TAPE DETAILED IN ITEM 3D
MINNESOTA MINING & MFG. CO.-TYPE FS-195*

(3B) STEEL COLLAR-NOM 2 IN. DEEP COLLAR WITH H/4 IN. WIDE BY 2 IN. LONG ANCHOR TABS AND MIN 3/4 IN. LONG TABS TO RETAIN WRAP STRIP LAYERS. COILS OF PRECUT 0.016 IN. THICK (30 GAUGE) GALV SHEET STEEL ARE AVAILABLE FROM WRAP STRIP MANUFACTURER. AS AN ALTERNATE, COLLAR MY BE FIELD FABRICATED FROM MIN 0.016 IN. THICK (30 GAUGE) GALV SHEET STEEL IN ACCORDANCE WITH INSTRUCTION SHEET APPLIED BY WRAP STRIP MANUFACTURER. STEEL COLLAR, WITH ANCHOR TABS BENT OUTWARD 90 DEGREES, WRAPPED TIGHTLY AROUND WRAP STRIP LAYERS WITH MIN 1 IN. OVERLAP AT THE SEAM, WITH STEEL ANCHOR TABS PRESSED TIGHTLY AGAINST UNDERSIDE OF GYPSUM WALLBOARD CEILING, COMPRESS COLLAR AROUND WRAP STRIP LAYERS USING A MIN 1/2 IN. WIDE BY 0.028 IN. THICK STAINLESS STEEL BAND CLAMP AT THE COLLAR MID-HEIGHT. AS AN ALTERNATE TO THE BAND CLAMPS, COLLARS MAY BE SECURED BY A MEANS NO. 10 BY 1/2 IN. LONG SHEET METAL SCREWS INSTALLED IN THE VERTICAL AXIS AT THE CENTER OF THE 1 IN. OVERLAP ALONG THE PERIMETER JOINT OF THE COLLAR. A MIN OF THREE SCREWS IS REQUIRED. SECURE COLLAR TO GYPSUM WALLBOARD CEILING USING 3/16 IN. DIAM STEEL TOGGLE BOLTS (5/8 IN. GRIP) IN CONJUNCTION WITH 1-1/4 IN. DIAM STEEL FENDER WASHERS. MIN OF THREE FASTENERS, SYMMETRICALLY LOCATED, REQUIRED FOR NOM 1/2 IN. TO NOM 3 IN. DIAM PIPES. MIN OF FOUR SYMMETRICALLY LOCATED FASTENERS REQUIRED FOR NOM 3-1/2 IN. AND 4 IN. DIAM PIPES. AS A FINAL STEP, BEND WRAP STRIP RETAINER TABS 90 DEGREES TOWARD PIPE TO LOCK WRAP STRIP LAYERS IN POSITION.

(3C) C. FILL, VOID OR CAVITY MATERIALS-*CAULK-GENEROUS APPLICATION OF CAULK TO BE APPLIED AROUND THE PERIMETER OF THE STEEL COLLAR AT ITS INTERFACE WITH THE GYPSUM WALLBOARD CEILING AND AROUND THE PERIMETER OF THE PIPE AT ITS INTERFACE WITH THE WRAP STRIP LAYERS. CAULK ALSO APPLIED AROUND PERIMETER OF PIPE TO FILL ANNULAR SPACE TO MAX EXTENT POSSIBLE, FLUSH WITH TOP SURFACE OF FLOOR.

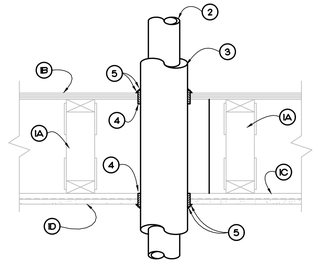
(3D) FOIL TAPE (NOT SHOWN)NOM 4 IN. WIDE, 3 MIL THICK ALUMINUM TAPE WRAPPED AROUND PIPE PRIOR TO THE INSTALLATION OF THE WRAP STRIP (ITEM 3A). MIN OF ONE WRAP, FLUSH WITH THE CEILING AND PROCEEDING DOWNWARD. TAPE IS REQUIRED ONLY FOR NOM 3-1/2 IN. TO 4 IN. DIAM ABS PIPES AND FOR ALL ABS PIPES.
MINNESOTA MINING & MFG. CO.#CP25 WB+

(3E) FIRESTOP DEVICE+(NOT SHOWN)-AS AN ALTERNATE TO ITEM A AND B WHEN NOM 1-1/2, 2, 3, OR 4 IN. DIAM THERMOPLASTIC PIPES ARE USED, A FIRESTOP DEVICE CONSISTING OF A SHEET-STEEL SPLIT COLLAR LINED WITH INTUMESCENT MATERIAL AND PROVIDED WITH STEEL CLIPS FOR ATTACHMENT MAY BE USED IN ACCORDANCE WITH THE TABLE BELOW. FIRESTOP DEVICE TO BE INSTALLED ON UNDERSIDE OF CEILING IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS.
NOM PIPE F RATING T RATING FIRESTOP
PIPE TYPE DIAM IN. HR HR DEVICE
PVC, CPVC, ABS, 1/2 1 1 PPD 15 OR PPD 150
CCPVC OR CCABS (A)
PVC, CPVC, ABS, 2 1 1 PPD 2 OR PPD 200
CCPVC OR CCABS (A)
PVC, CPVC, ABS, 3 1 1 PPD 3 OR PPD 300
CCPVC OR CCABS (A)
PVC, CPVC, ABS OR CCPVC 4 1 1 PPD 4 OR PPD 400
CCABS (A) 2 1 1/2 PPD 200
CCABS (A) 3 1 1/2 PPD 300
CCABS (A) 4 1 1/2 PPD 400
PVC, CPVC, ABS OR CCPVC 1H/2 2 1H/2 PPD 15 OR PPD 150
CCABS (A) 1H/2 2 2 PPD 150
ABS, PVC, CCPVC OR CPVC 1H/2 2 1H/2 PPD 150
ABS, PVC, CCPVC OR CPVC 2 2 1H/2 PPD 200
ABS, PVC, CCPVC OR CPVC 3 2 1H/2 PPD 300
PVC, CCPVC OR CPVC 4 2 2 PPD 400
ABS 4 2 1H/2 PPD 400
(A)-REQUIRES USE OF ALUMINUM TAPE DETAILED IN ITEM 3D
*BEARING THE UL CLASSIFICATION MARKING

04 P4.03 PENETRATION DETAIL
NOT TO SCALE

SYSTEM NO. FC5002

F RATING - 1 HOUR
T RATING - 1 HOUR
L RATING AT AMBIENT - 7 CFM/SQ FT
L RATING AT 400 F - 1 CFM/SQ FT



(1) FLOOR ASSEMBLY-THE FIRE RATED WOOD TRUSS OR COMBINATION WOOD AND STEEL TRUSS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL L500-SERIES DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. TRUSSES-MIN 12 IN. DEEP PARALLEL CHORD TRUSSES FABRICATED FROM NOM 2 BY 4 IN LUMBER IN CONJUNCTION WITH GALV STEEL TRUSS PLATES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED.
B. FLOORING-NOM 3/4 IN. THICK PLYWOOD FLOORING WITH OR WITHOUT FLOOR TOPPING MIXTURE*. MAX DIAM OF HOLE-SAWED OPENING IN FLOORING IS 7 IN.
C. FURRING CHANNELS-RIGID OR RESILIENT GALV STEEL FURRING CHANNELS INSTALLED PERPENDICULAR TO BOTTOM CHORD OF TRUSSES.
D. WALLBOARD, GYPSUM-NOM 4 FT WIDE BY 5/8 IN. THICK, SCREW-ATTACHED TO FURRING CHANNELS. MAX DIAM OF HOLE-SAWED OPENING IN GYPSUM WALLBOARD CEILING IS 7 IN.

(2) PIPE-NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE. PIPE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN TRUSSES AND CENTERED IN CIRCULAR CUTOUTS IN FLOORING (ITEM 1B) AND GYPSUM WALLBOARD CEILING (ITEM 1D). DIAM OF CIRCULAR CUTOUTS IN FLOORING AND GYPSUM WALLBOARD CEILING TO BE 1/2 TO 3/4 IN. LARGER THAN OUTSIDE DIAM OF PIPE. COVERING (ITEM 3) OR TUBE INSULATION (ITEM 3A) ON PIPE, PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.

(3) PIPE COVERING+NOM 1 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY 6MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT.
SEE PIPE AND EQUIPMENT COVERING+MATERIALS+ (SISGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.

(3A) TUBE INSULATION-PLASTICS+-AS AN ALTERNATE TO THE GLASS FIBER PIPE COVERING (ITEM 3), NOM 1/2 OR 5/8 IN. THICK ACRYLONITRILE BUTADIENE/ POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING WITH SKIN MAY BE USED.
SEE PLASTICS (QMFZ2) CATEGORY IN THE RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.

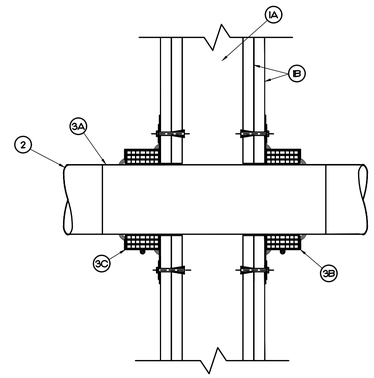
(4) FILL, VOID OR CAVITY MATERIALS+-WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING OR TUBE INSULATION (FOIL SIDE EXPOSED), SECURED WITH TWO STEEL WIRE TIES AND SLID INTO HOLE-SAWED OPENING IN FLOORING (ITEM 1B) AND IN GYPSUM WALLBOARD CEILING (ITEM 1D). BOTTOM EDGE OF WRAP STRIP TO PROJECT 9/16 TO 11/16 IN. BELOW BOTTOM SURFACE OF FLOORING AND BELOW BOTTOM SURFACE OF GYPSUM WALLBOARD.
MINNESOTA MINING & MFG CO.#TYPES FS-195, FS-195+

(5) FILL, VOID OR CAVITY MATERIALS+-CAULK-NOM 1/4 IN. THICKNESS OF CAULK TO BE APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER (TOP OF FLOORING AND BOTTOM OF GYPSUM WALLBOARD CEILING). GENEROUS APPLICATION OF CAULK TO BE APPLIED TO FILL ALL GAPS AT THE WRAP STRIP/FLOORING AND WRAP STRIP/GYPSUM WALLBOARD CEILING INTERFACES.
MINNESOTA MINING & MFG. CO.#CP 25WB+
*BEARING THE UL CLASSIFICATION MARKING

03 P4.03 PENETRATION DETAIL
NOT TO SCALE

SYSTEM NO. WL2073

F RATING - 1 AND 2 HOUR
T RATING - 0, 1 AND 2 HOUR



(1) WALL ASSEMBLY--THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

(1A) STUDS--WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.

(1B) WALLBOARD, GYPSUM--THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. DIAM OF OPENING SHALL BE A MAX OF 1/8 IN. LARGER THAN THE OUTSIDE DIAM OF NOM 2 IN. DIAM (AND SMALLER) NONMETALLIC PIPES OR CONDUITS (ITEM 2) AND A MAX OF 1/2 IN. LARGER THAN THE OUTSIDE DIAM OF NOM 2-1/2 IN. DIAM (AND LARGER) NONMETALLIC PIPES OR CONDUITS.
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

(2) THROUGH PENETRANTS--ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:

(2A) POLYVINYL CHLORIDE (PVC) PIPE--NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE.

(3) FIRESTOP SYSTEM--THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

(3A) FOIL TAPE--NOM 4 IN. WIDE, 3 MIL THICK ALUMINUM TAPE WRAPPED AROUND PIPE OR CONDUIT PRIOR TO THE INSTALLATION OF THE WRAP STRIP (ITEM 3B). MIN OF ONE WRAP, FLUSH WITH THE WALL SURFACES ON BOTH SIDES OF THE WALL ASSEMBLY. FOIL TAPE IS NOT REQUIRED FOR SOLID CORE PVC AND CPVC PIPES AND CONDUITS.

(3B) FILL, VOID OR CAVITY MATERIALS+-WRAP STRIP-IN WIDE, NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL. WRAP STRIP(S) TIGHTLY WRAPPED AROUND PIPE OR CONDUIT (FOIL SIDE EXPOSED) AND BUTTED AGAINST THE WALL SURFACES ON BOTH SIDES OF THE WALL ASSEMBLY. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, WITH BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED. WRAP STRIP(S) TEMPORARILY HELD IN POSITION USING ALUMINUM FOIL TAPE, STEEL WIRE TIE, OR EQUIVALENT. THE MIN NUMBER OF WRAP STRIP LAYERS IS DEPENDENT ON THE SIZE OF THE PIPE OR CONDUIT AS SHOWN BELOW:
NOM PIPE/ NO. OF WRAP
CONDUIT DIAM STRIP LAYERS
1-1/2 TO 2 IN. 1
2-1/2 TO 3 IN. 3
3-1/2 TO 4 IN. 4
MINNESOTA MINING & MFG. CO.-FS-195+

(3C) STEEL COLLAR-NOM 1 IN. DEEP COLLAR WITH H/4 IN. WIDE BY 2 IN. LONG ANCHOR TABS AND MIN 1/2 IN. LONG TABS TO RETAIN WRAP STRIP. COILS OF PRECUT MIN 0.016 IN. THICK (NO. 28 GAUGE) GALV SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. AS AN ALTERNATE, COLLAR MAY BE FIELD-FABRICATED FROM MIN 0.016 IN. THICK (28 GAUGE) GALV SHEET STEEL IN ACCORDANCE WITH INSTRUCTION SHEET SUPPLIED BY WRAP STRIP MANUFACTURER. COLLAR, WITH ANCHOR TABS BENT OUTWARD 90 DEGREE, WRAPPED TIGHTLY AROUND WRAP STRIP WITH MIN 1 IN. OVERLAP AT SEAM AND COMPRESSED AROUND WRAP STRIP(S) USING A MIN 1/2 IN. WIDE BY MIN 0.028 IN. THICK STAINLESS STEEL BAND CLAMP AT THE COLLAR MID-HEIGHT. AS AN ALTERNATE TO THE BAND CLAMPS, COLLARS MAY BE SECURED BY A MEANS NO. 10 BY 1/2 IN. LONG SHEET METAL SCREWS INSTALLED IN THE VERTICAL AXIS AT HTE CENTER OF THE 1 IN. OVERLAP ALONG THE PERIMETER JOINT OF THE COLLAR. A MIN OF THREE SCREWS IS REQUIRED. COLLAR ANCHOR TABS PRESSED TIGHTLY AGAINST WALL SURFACES, AND SECURED TO WALL SURFACES WITH 3/16 IN. DIAM STEEL TOGGLE BOLTS, OR EQUIVALENT, IN CONJUNCTION WITH MIN H/4 IN. DIAM STEEL FENDER WASHERS. MIN THREE ANCHOR BOLTS FOR NOM 1/2 TO 2 IN. PIPES OR CONDUITS, MIN 4 ANCHOR BOLTS FOR NOM 2-1/2 AND 3 IN. PIPES OR CONDUITS AND MIN 5 ANCHOR BOLTS FOR NOM 3-1/2 AND 4 IN. PIPES OR CONDUITS. SYMMETRICALLY LOCATED, RETAINER TABS BENT 90 DEG TOWARD PIPE TO LOCK WRAP STRIP(S) IN POSITION.

(D) FILL, VOID OR CAVITY MATERIALS+-CAULK OR PUTTY(OPTIONAL)-NOT SHOWN-GENEROUS BEAD OF CAULK OR PUTTY APPLIED TO OUTER PERIMETER OF WRAP STRIP AT INTERFACE WITH WALL SURFACES AND TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WRAP STRIP LAYERS.
MINNESOTA MINING & MFG. CO.#CP 25WB+, MPS-2+.

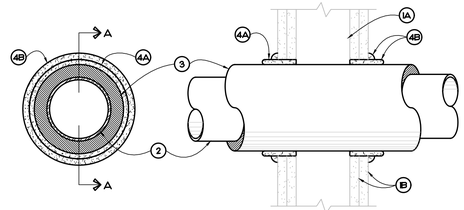
(E) FIRESTOP DEVICE+-(NOT SHOWN)-AS AN ALTERNATE TO ITEM A AND B WHEN NOM 1-1/2, 2, 3 OR 4 IN. DIAM NONMETALLIC PIPES ARE USED, A FIRESTOP DEVICE CONSISTING OF A SHEET-STEEL SPLIT COLLAR LINED WITH INTUMESCENT MATERIAL AND PROVIDED WITH STEEL CLIPS FOR ATTACHMENT MAY BE USED. FIRESTOP DEVICE TO BE INSTALLED ON UNDERSIDE OF TOP PLATE OR ON BOTH SIDES OF WALL IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS.

*-BEARING THE UL LISTING MARK
*BEARING THE UL CLASSIFICATION MARKING

02 P4.03 PENETRATION DETAIL
NOT TO SCALE

SYSTEM NO. WL5001

F RATING - 1 AND 2 HOUR
T RATING - 3/4, 1 AND 1 1/2 HR
L RATING AT AMBIENT - 2 CFM/SQ FT
L RATING AT 400 F - LESS THAN 1 CFM/SQ FT



SECTION A - A

(1) WALL ASSEMBLY-THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS-WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.
B. WALLBOARD, GYPSUM-NOM 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 14-1/2 IN FOR WOOD STUD WALLS AND 15 IN FOR STEEL STUD WALLS.
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS 1 HR WHEN INSTALLED IN A 1 HR FIRE RATED WALL AND 2 HR WHEN INSTALLED IN A 2 HR FIRE RATED WALL.

(2) THROUGH PENETRANTS-ONE METALLIC PIPE OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR TUBING MAY BE USED:
A. STEEL PIPE-NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. COPPER TUBING-NOM 6 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
C. COPPER PIPE-NOM 6 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

(3) PIPE COVERING+NOM 1 OR 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. WHEN NOM 1 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/4 IN. TO MAX 3/4 IN. WHEN NOM 2 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/2 IN. TO MAX 3/4 IN.
SEE PIPE AND EQUIPMENT COVERING MATERIALS (SISGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.
THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 3/4 HR WHEN NOM 1 IN. THICK PIPE COVERING IS USED. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 1 HR AND 1-1/2 HR WHEN NOM 2 IN. THICK PIPE COVERING IS USED WITH 1 HR AND 2 HR WALLS, RESPECTIVELY.

(4) FIRESTOP SYSTEM-INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
A. FILL, VOID OR CAVITY MATERIALS-*WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX 1/4 IN. SUCH THAT APPROX 3/4 IN. OF THE WRAP STRIP WIDTH PROTRUDES FROM THE WALL SURFACE. ONE LAYER OF WRAP STRIP IS REQUIRED WHEN NOM 1 IN. THICK PIPE COVERING IS USED. TWO LAYERS OF WRAP STRIP ARE REQUIRED WHEN NOM 2 IN. THICK PIPE COVERING IS USED.
MINNESOTA MINING & MFG. CO.-FS-195+
B. FILL, VOID OR CAVITY MATERIALS-*CAULK-MIN 1/4 IN. DIAM CONTINUOUS BEAD APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER APPROX 3/4 IN. FROM THE WALL SURFACE.
MINNESOTA MINING & MFG. CO.-CP 25WB+
*BEARING THE UL CLASSIFICATION MARKING

01 P4.03 PENETRATION DETAIL
NOT TO SCALE

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05/01/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
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CONSTRUCTION DOCUMENTS

PLUMBING DETAILS

P4.03

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SPLIT-SYSTEM HEAT PUMP SCHEDULE

INSIDE UNIT									OUTSIDE UNIT											
MARK	BASIS OF DESIGN	FAN CFM	FAN S.P.	FAN HP	SUPP. HEAT	ELECTRICAL POWER	ELECTRICAL MCA	ELECTRICAL MOCP	MARK	BASIS OF DESIGN	CAPACITY TOTAL	CAPACITY SENSIBLE	HEATING CAPACITY	ELECTRICAL POWER	ELECTRICAL MCA	ELECTRICAL MOCP	EFFICIENCY COOLING	EFFICIENCY HEATING	REFRIG.	NOTES
AHU-1	CARRIER FMA5X18	600	0.5	1/3	5 kW	230/1	28.5	30	HP-1	CARRIER GH5SAN518	17.4 MBH	13.1 MBH	17.7 MBH	230/1	10.9	15	15.2 SEER2	7.8 HSPF2	R-454B	1-9
AHU-2	CARRIER FMA5X24	800	0.5	1/3	7.5 kW	230/1	41.5	45	HP-2	CARRIER GH5SAN524	22.2 MBH	17.8 MBH	22.6 MBH	230/1	13.5	20	15.5 SEER2	7.8 HSPF2	R-454B	1-9
AHU-3	CARRIER FMA5X24	800	0.5	1/3	7.5 kW	230/1	41.5	45	HP-3	CARRIER GH5SAN524	22.2 MBH	17.8 MBH	22.6 MBH	230/1	13.5	20	15.5 SEER2	7.8 HSPF2	R-454B	1-9
AHU-C1	CARRIER FE5AN8005	1400	0.75	1/2	10 kW	230/1	58.5	60	HP-C1	CARRIER GH5SAN542	41.6 MBH	32.2 MBH	28.5 MBH	230/1	24.9	40	15.2 SEER2	7.8 HSPF2	R-454B	1-7

1. PROVIDE HEAVY DUTY FUSIBLE DISCONNECT SWITCH.
2. PROVIDE WITH PROGRAMMABLE THERMOSTAT WITH ADAPTIVE RECOVERY. THERMOSTAT SHALL NOT ALLOW SIMULTANEOUS HEATING AND COOLING UNLESS IN DEFROST MODE.
3. ROUTE CONDENSATE TO DRAIN PROVIDED BY P.C.
4. PROVIDE WITH LOW AMBIENT CONTROL ACCESSORY FOR 0°F.
5. PROVIDE WITH 1" PLEATED FILTER RACK AND PROVIDE MERV 6 FILTERS AT UNIT.
6. PROVIDE WITH SINGLE POINT ELECTRICAL CONNECTION ON INDOOR UNIT.
7. PROVIDE WITH OUTDOOR THERMOSTAT WIRED TO PREVENT THE OPERATION OF ELECTRIC HEAT WHEN HEAT PUMP IS CAPABLE OF SATISFYING THE LOAD.
8. PROVIDE WITH RETURN AIR GRILLE/WALL ACCESS DOOR FOR IN WALL UNITS.
9. PROVIDE APRILAIRE MODEL 8145 FRESH AIR VENTILATOR. CONTROL VIA APRILAIRE VENTILATION CONTROLLER AND AIR HANDLING UNIT'S WALL MOUNTED THERMOSTAT. POWER VIA NEMA 5-15 RECEPTACLE BY ELECTRICAL CONTRACTOR.

SPLIT SYSTEM HEAT PUMP SCHEDULE

INSIDE UNIT				OUTSIDE UNIT									
MARK	BASIS OF DESIGN	FAN CFM	FAN WATTS	MARK	BASIS OF DESIGN	COOLING / HEATING CAPACITY	ELECTRICAL POWER	ELECTRICAL MCA	ELECTRICAL MOCP	EFFICIENCY COOLING	EFFICIENCY HEATING	REFRIG.	NOTES
FC-C2	MITSUBISHI MSZ-EX09NL	375	30	HP-C2	MITSUBISHI SUZ-AA09NL	9.0 / 12.0 MBH	230/1	13	15	21.7 SEER2	12.9 HSPF2	R-454B	1-5

NOTES:
1. PROVIDE FUSIBLE DISCONNECT ON OUTDOOR UNIT.
2. PROVIDE MOTOR RATED SWITCH FOR INDOOR UNIT.
3. ROUTE CONDENSATE DISCHARGE TO EXTERIOR.
4. PROVIDE WITH WIRED THERMOSTAT.
5. PROVIDE WITH LOW AMBIENT CONTROLS DOWN TO 0°F.

EXHAUST FAN SCHEDULE

MARK	BASIS OF DESIGN	SERVICE	TYPE	CFM	RPM	HP/AMPS	S.P.	POWER	NOTES
EF-1	PANASONIC FV-05IVQ1	RES. BATH	CABINET FAN	110	957	10.6 W	0.1"	120/1	1-3,5,6
EF-2	PANASONIC FV-05IVQ1	RES. BATH	CABINET FAN	110	957	10.6 W	0.1"	120/1	1-3,5,6
EF-3	PANASONIC FV-05IVQ1	RES. BATH	CABINET FAN	110	957	10.6 W	0.1"	120/1	1-3,5,6
EF-C1	PANASONIC FV-11IVQ1	COMMUNITY	CABINET FAN	150	698	11.8 W	0.1"	120/1	1,2,4,6

NOTES:
1. PROVIDE WITH DISCONNECT SWITCH.
2. PROVIDE WITH BACKDRAFT DAMPER.
3. CONTROL VIA LIGHT SWITCH BY E.C.
4. CONTROL VIA WALL SWITCH BY E.C.
5. PROVIDE WITH RADIATION DAMPER AT ALL RATED FLOOR/CEILING ASSEMBLIES.
6. EXHAUST FAN TO BE ENERGY STAR RATED.

GRILLE & DIFFUSER SCHEDULE

MARK	BASIS OF DESIGN	SERVICE	TYPE	MAX. CFM	FACE SIZE	NECK SIZE	NOTES
A	PRICE 5401	SUPPLY	SURFACE MOUNT	100	12X6	10X4	1-3
B	PRICE 5401	SUPPLY	SURFACE MOUNT	200	15X8	14X6	1-3
C	PRICE SMD	SUPPLY	SURFACE MOUNT	100	8X8	6"Ø	1,2
D	PRICE SMD	SUPPLY	SURFACE MOUNT	200	10X10	8"Ø	1,2
RA	PRICE 530	RETURN	SURFACE MOUNT	800	18X18	SEE DWG	1,2,4
RB	PRICE 530	RETURN	SURFACE MOUNT	400	14X14	SEE DWG	1,2,4
RC	PRICE 530	RETURN	SURFACE MOUNT	100	8X8	SEE DWG	1,2,4
TA	PRICE 530	TRANSFER	SURFACE MOUNT	400	14X14	SEE DWG	1,2,4

NOTES:
1. PROVIDE WITH WHITE FINISH
2. PROVIDE WITH INSULATED SHEET METAL PLENUM.
3. PROVIDE WITH RADIATION DAMPER AT ALL RATED FLOOR/CEILING ASSEMBLIES.
4. GRILLE TO HAVE FULLY LOUVERED FACE.

ELECTRIC UNIT HEATER SCHEDULE

MARK	BASIS OF DESIGN	LOCATION	CFM	CAPACITY (Btu/h)	ELECTRICAL (A)	ELECTRICAL (kW)	ELECTRICAL POWER	NOTES
UH-1	QMARK CWH1008	UTILITY CLOSET	65	3,400	8.4	1.0	120/1	1-3

NOTES:
1. PROVIDE WITH POWER DISCONNECT.
2. PROVIDE WITH INTEGRAL THERMOSTAT.
3. PROVIDE WITH SURFACE MOUNTING KIT

DEHUMIDIFIER SCHEDULE

MARK	BASIS OF DESIGN	FAN CFM	FAN S.P.	FAN HP	PINTS/ DAY	ELECTRICAL POWER	ELECTRICAL FLA	ELECTRICAL MOCP	NOTES
DH-1	INNOVATIVE IW-25-1	150	0.15	1/8	25	120/1	3.9	15	1-3

NOTES:
1. PROVIDE WITH DISCONNECT SWITCH
2. CONTROL VIA WALL MOUNTED HUMIDISTAT
3. PROVIDE CONDENSATE TRAP AND ROUTE TO HUB DRAIN BY P.C.

ERI Specifications Worksheet

Maynard Crossing Apartments
Date: 2/10/2026

	Design	Comments
Thermal Envelope		
Exterior Wall	21	
Attic	R38	Will advance from 38 to 42 to 49 if needed to pass ERI minimums.
Slab	0	no code requirement, negligible impact on ERI score
Windows	U 0.29 / SHGC 0.26	
Ducts are not to be installed within conditioned space	Top floor 8 ft studs, ducts run in attic.	
HVAC / Appliances / Lighting		
Water Heater	.93 UEF	55 Gallon
Heat Pump	15.2 SEER2 / 7.8 HSPF2	Current standard used on most recent project by Atlantec
Dehumidifier	Innovative Dehumidifier IW-25-1	To be provided in each unit.
Fresh Air Strategy	Aprilaire 8145	install/operate with controller
Unit Interior Lighting	100% LED	
Exterior Lighting	90% Energy Star	
Dishwasher/Refrigerator	ES Std DW, ES std unit Refrigerator 443 kWh/yr max	
	HERS Index modeled	ES MD v1.1 Maximum allowed score
Unit Type		no modeling has been done at this time.

Notes:
1. Design values are to be maintained or exceeded through construction to meet all unit min. ERI/HERS requirements for Energy Star v1.1.
2. Energy Star compliance consists of performance testing in addition to design criteria.
3. Project developer to contract with rating and testing company.
4. All submittals relating to these items are to be reviewed by the rater, do not proceed without approval.
5. ERI analysis has not been done by rater at this point in the design process, this table is subject to revision.

01 ERI SPECIFICATIONS
M0.01 NOT TO SCALE

REFRIGERANT CHARGE SUMMARY

THE EQUATIONS BELOW REPRESENT THE MAXIMUM ALLOWABLE EFFECTIVE DISPERSAL VOLUME CHARGE. EACH DWELLING UNIT MECHANICAL SYSTEM SHALL HAVE A TOTAL CHARGE VOLUME LESS THAN WHAT IS PROVIDED IN THE EQUATIONS BELOW. TOTAL CHARGE VOLUMES SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ASHRAE 15 EQUATION 7-8:

EDVC = V_{eff} X LFL X CF X F_{occ}

EDVC = EFFECTIVE DISPERSAL VOLUME CHARGE (LB)
V_{eff} = EFFECTIVE DISPERSAL VOLUME (FT^3)
LFL = LOWER FLAMMABILITY LIMIT (LB/FT^3)
CF = CONCENTRATION FACTOR (VALUE OF 0.5)
F_{occ} = OCCUPANCY ADJUSTMENT FACTOR (VALUE OF 1 FOR ALL OCCUPANCIES OTHER THAN INDUSTRIAL)

1 BEDROOM = 7,168 FT^3 * 0.0191 LB/FT^3 * 0.5 * 1.0 = 68.5 LBS

2 BEDROOM = 9,016 FT^3 * 0.0191 LB/FT^3 * 0.5 * 1.0 = 86.1 LBS

3 BEDROOM = 10,320 FT^3 * 0.0191 LB/FT^3 * 0.5 * 1.0 = 98.6 LBS

CLUBHOUSE = 15,957 FT^3 * 0.0191 LB/FT^3 * 0.5 * 1.0 = 152.3 LBS

THE EQUATIONS BELOW REPRESENT THE MAXIMUM REFRIGERANT CHARGE LIMIT (RCL). THE RCL REPRESENTS THE ALLOWABLE REFRIGERANT CHARGE FOR A SYSTEM IN WHICH A REFRIGERANT LEAK DETECTION SYSTEM IS NOT PROVIDED. EACH MECHANICAL SYSTEM SHALL HAVE A TOTAL CHARGE VOLUME LESS THAN WHAT IS PROVIDED IN THE EQUATIONS BELOW. TOTAL CHARGE VOLUMES SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MAINTENANCE = 2.15 FT^3 * 0.0031 LB/FT^3 = 6.56 LBS

ESTIMATED INSTALLED REFRIGERANT LINESET LENGTHS AND CHARGE VOLUMES:

***ALL HEAT PUMPS (EXCLUDING HP-C2) ARE FACTORY SHIPPED WITH CHARGE TO ACCOUNT FOR 15 FEET OF LINESET. HP-C2 IS FACTORY SHIPPED WITH CHARGE TO ACCOUNT FOR 65 FEET OF LINESET. ***

HP-1: 80' LINESET (MAX), 6.5 LBS + 0.0375 LBS/FT * 65 FT) = 9.0 LBS OF R454B

HP-2: 80' LINESET (MAX), 6.5 LBS + 0.0375 LBS/FT * 75 FT) = 9.3 LBS OF R454B

HP-3: 80' LINESET (MAX), 5.4 LBS + 0.0375 LBS/FT * 75 FT) = 8.2 LBS OF R454B

HP-C1: 40' LINESET, 7.3 LBS + 0.0375 LBS/FT * 25 FT) = 8.3 LBS OF R454B

HP-C2: 35' LINESET, 2 LBS OF R454B

SYMBOL LEGEND

- SUPPLY DIFFUSER - LETTER & NUMBER INDICATES TYPE & CFM
- RETURN GRILLE - LETTER & NUMBER INDICATES TYPE & CFM
- EXHAUST FAN - SEE SCHEDULE
- SHEET METAL DUCT
- FLEXIBLE DUCT
- BALANCING DAMPER
- ELBOW WITH TURNING VANES
- T — THERMOSTAT - MOUNTED 48" ABOVE FINISHED FLOOR
- H-HR FIRE WALL
- E.C. — ELECTRICAL EQUIPMENT BY ELECTRICAL CONTRACTOR ROUTE DUCTWORK TO AVOID
- P.C. — PLUMBING EQUIPMENT BY PLUMBING CONTRACTOR ROUTE DUCTWORK TO AVOID
- RADIATION DAMPER
- DYNAMIC HORIZONTAL RADIATION DAMPER
- FD — VERTICAL FIRE DAMPER
- M — MOTOR OPERATED DAMPER
- PROPOSED REFRIGERANT ROUTING

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT METHOD OF COMPLIANCE

PRESCRIPTIVE ☒ ENERGY COST BUDGET ☐

THERMAL ZONE 4A

EXTERIOR DESIGN CONDITIONS
winter dry bulb: 27°F
summer dry bulb: 92°F
relative humidity: 46%

INTERIOR DESIGN CONDITIONS
winter dry bulb: 70°F
summer dry bulb: 74°F
relative humidity: 50%

BUILDING HEATING LOAD: BLOCK LOAD = 1BR-8.0 MBH, 2BR-9.4 MBH, 3BR-11.7 MBH COMMON AREA - 20.3 MBH

BUILDING COOLING LOAD: BLOCK LOAD = 1BR-11 MBH, 2BR-13.3 MBH, 3BR-15.9 MBH COMMON AREA - 34.1 MBH

MECHANICAL SPACING CONDITIONING SYSTEM
Unitary: (description of unit, heating efficiency, cooling efficiency, heat output of unit, cooling output of unit) } SEE SCHEDULES ON THIS SHEET
Boiler: N/A
total boiler capacity, if oversized state reason.
Chiller: N/A
total chiller capacity, if oversized state reason.

LIST EQUIPMENT EFFICIENCIES: SEE SCHEDULES ON THIS SHEET

EQUIPMENT SCHEDULES WITH MOTORS (MECHANICAL SYSTEMS)
(motor horsepower, number of phases, minimum efficiency, motor type, # of poles) } SEE SCHEDULES ON THIS SHEET

DESIGNER STATEMENT

To the best of my knowledge and belief, the design of this building complies with the mechanical systems, service systems and equipment requirements of the North Carolina State Building Code, Volume X - Energy.

SIGNED: Patrick McCabe

NAME: Patrick J. McCabe, PE

TITLE: Professional Engineer

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES
2. ANY PERMITS AND INSPECTION FEES SHALL BE SECURED AND PAID FOR BY THE MECHANICAL CONTRACTOR (M.C.).
3. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMAN. THE M.C. SHALL COORDINATE ALL OF HIS WORK WITH ALL OTHER CONTRACTORS.
4. THE MECHANICAL PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION. ALL DISCREPANCIES OR INTERFERENCES SHALL BE BROUGHT TO THE ENGINEERS' ATTENTION.
5. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. FOR DIMENSIONS, REFER TO THE ARCHITECTURAL PLANS.
6. INSTALL FLEXIBLE CONNECTORS ON SUPPLY AND RETURN DUCTWORK AT ALL AIR HANDLING UNITS.
7. INSTALL TURNING VANES IN ALL DUCTS AT ELBOWS. PROVIDE BALANCING AND SPLITTER DAMPERS WHERE SHOWN AND AS REQUIRED FOR SYSTEM BALANCING.
8. ALL THERMOSTATS, WIRING AND CONDUIT ARE TO BE FURNISHED BY THE M.C. MOUNT THERMOSTATS SO THAT THE MAXIMUM DIMENSION TO ANY CONTROL ELEMENT IS 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
9. THE M.C. SHALL INSURE THAT ALL MECHANICAL EQUIPMENT INSTALLED UNDER HIS CONTRACT SHALL OPERATE FREE OF OBJECTIONABLE NOISE AND VIBRATION.
10. THE M.C. SHALL KEEP THE PREMISES CLEAR OF DEBRIS FROM HIS WORK DURING CONSTRUCTION AND LEAVE THE AREA AND BUILDING CLEAN AT THE COMPLETION OF HIS WORK. HE SHALL ALSO LEAVE CLEAN ALL EXPOSED EQUIPMENT IN HIS CONTRACT.
11. ALL FLEXIBLE DUCT RUNOUTS SHALL INCLUDE DAMPERED BOOTS AT THE POINT OF CONNECTION WITH RECTANGULAR DUCT.
12. ALL DUCTWORK SIZES SHOWN ARE ACTUAL SHEET METAL DIMENSIONS. WRAP ALL DUCT WITH 2" FOIL-BACKED INSULATION.
13. HEAT PUMPS SHALL BE PROVIDED WITH OUTDOOR THERMOSTATS THAT PREVENT SIMULTANEOUS HEATING AND COOLING UNLESS UNIT IS IN DEFROST CYCLE.
14. THE MINIMUM INSULATION VALUE FOR ALL SUPPLY AIR, RETURN AIR, OUTSIDE AIR, AND EXHAUST DUCT SHALL BE R-8.
15. ALL WORK SHALL COMPLY WITH NCHFA'S 2025 QAP REQUIREMENTS.
16. ALL FRESH AIR DUCT MUST BE LOCATED AND CONNECTED TO RETURN PLENUM A MINIMUM OF 12" ABOVE THE FINISHED FLOOR.
17. MECHANICAL CONTRACTOR SHALL BE ENERGY STAR CERTIFIED.
18. ALL WORK SHALL COMPLY WITH ENERGY STAR REQUIREMENTS.
19. MECHANICAL SYSTEMS AND INSTALLATION SHALL COMPLY WITH ALL SECTIONS OF 2024 ASHRAE 15.
20. REFRIGERANT PIPING SHALL BE INSTALLED PER ASHRAE 15 SECTION 9.12. WHERE PIPING IS INSTALLED WITHIN BUILDING ELEMENTS, PROTECT PIPING WITH STEEL SHIELD OR PROVIDE 1.5" OF CLEARANCE FROM NEAREST BUILDING MEMBER. WHERE REFRIGERANT PIPING IS EXPOSED IN MECHANICAL ROOMS OR CLOSETS, PIPING SHALL BE LABELED IN ACCORDANCE WITH 2024 ASHRAE 15 SECTION 9.12.1.8. OTHER THAN IN MECHANICAL ROOMS AND CLOSETS, REFRIGERANT PIPING SHALL NOT BE EXPOSED INSIDE THE BUILDING.

DWELLING UNIT OUTSIDE AIR SUMMARY

REQUIRED:

BASED ON ASHRAE 62.2 TABLE 4.1a

1 BEDROOM UNIT - 896 SQFT - 45 CFM
2 BEDROOM UNIT - 1127 SQFT - 68 CFM
3 BEDROOM UNIT - 1290 SQFT - 75 CFM

RESIDENTIAL UNITS:

PROVIDE VENTILATION THROUGH FRESH AIR VENTILATOR MODEL 8145. PROVIDE 145 CFM AND VENTILATOR TO HAVE A VENTILATION RUN TIME OF THE FOLLOWING:

1 BR UNIT - 10 MIN/HR
2 BR UNIT - 14 MIN/HR
3 BR UNIT - 18 MIN/HR

CLUBHOUSE OUTSIDE AIR SUMMARY

REQUIRED:

OFFICE SPACE - 951 SQFT. * 0.06 CFM/SQFT + 9 PERSON * 5 CFM/PERSON = 103 CFM
MEETING ROOM - 660 SQFT. * 0.06 CFM/SQFT + 10 PEOPLE * 5 CFM/PERSON = 90 CFM

TOTAL REQUIRED - 193 CFM

PROVIDED:

AHU-C1 - 200 CFM

TOTAL PROVIDED - 200 CFM

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8/7/26
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Patrick McCabe

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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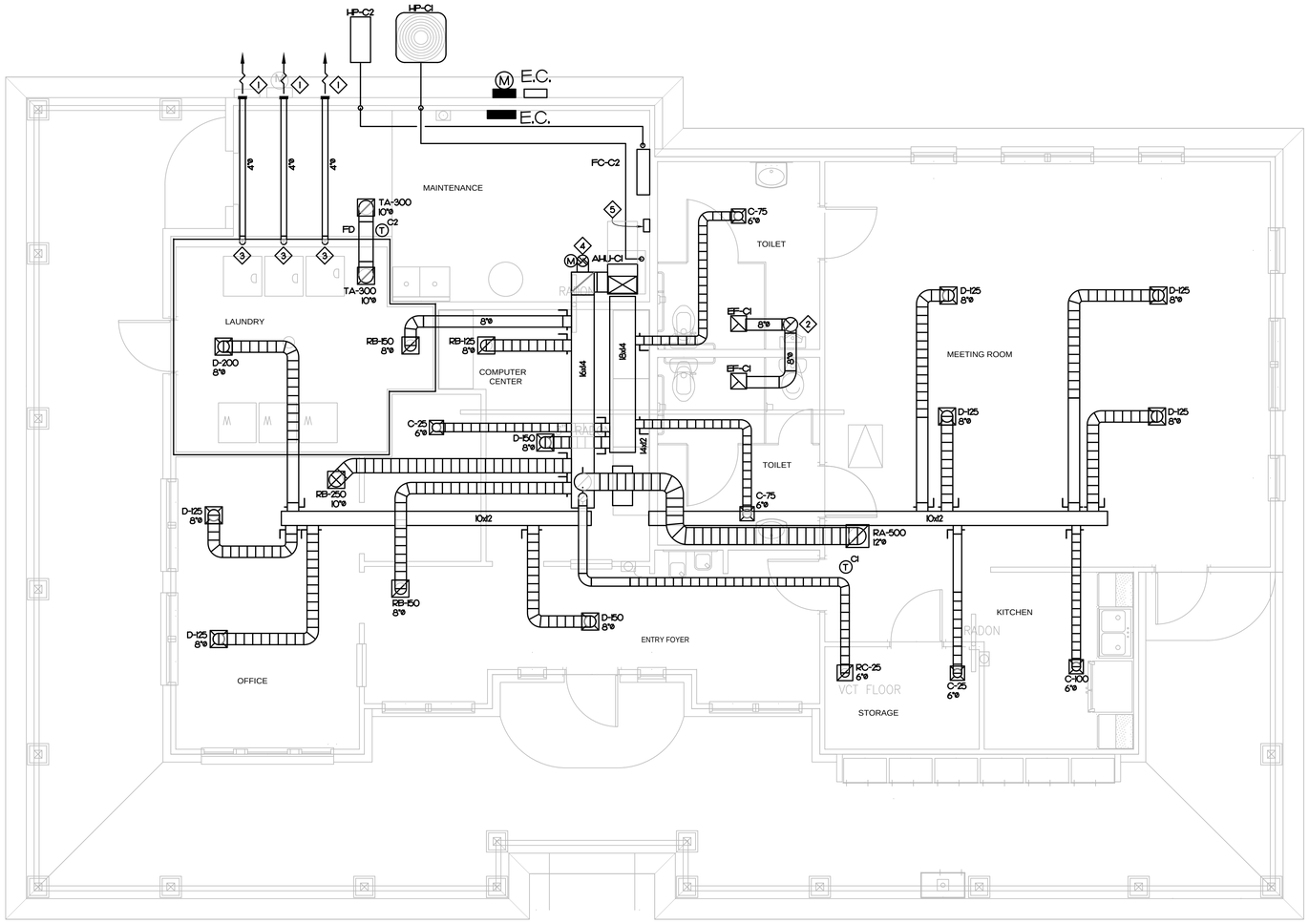
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FILE:
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CONSTRUCTION DOCUMENTS

MECHANICAL NOTES, LEGEND, AND DETAILS

M0.01

25006097.00



01 / M2.1 COMMUNITY BUILDING MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL KEY NOTES

1. ROUTE 4"ø DRYER DUCT TO WALL CAP (TYP. OF 3).
2. ROUTE 10"ø EXHAUST DUCT TO ROOF. TERMINATE WITH ROOF CAP.
3. DRYER VENT CALCULATION: 8'-6(HORZ) + 9'(VERT) + 5'(90° ELBOW) = 22' TEL
4. ROUTE 8"ø OUTSIDE AIR DUCT TO ROOF. TERMINATE WITH ROOF CAP.
5. PROVIDE APRILAIRE MODEL 8126X VENTILATION CONTROLLER. PROVIDE WITH 8"ø MOTORIZED DAMPER. INTERLOCK CONTROLLER TO AIR HANDLING UNIT'S WALL MOUNTED THERMOSTAT AND MOTORIZED DAMPER.

CONSTRUCTION NOTES

1. ALL DUCTWORK SHALL BE LOCATED ABOVE CEILING IN ATTIC.
2. MAINTAIN 10' OF CLEARANCE FROM OUTSIDE AIR INTAKE TO ALL BUILDING EXHAUSTS.
3. TERMINATE EXHAUST AND OUTSIDE AIR DUCTS ON BACK SIDE OF ROOF RIDGE OUT OF PUBLIC RIGHT OF WAY. COORDINATE EXACT LOCATION WITH ARCHITECT.
4. DRYER BOX TO BE CENTERED BEHIND APPLIANCE 2" A.F.F. DRYER BOX TO BE 1-HR FIRE RATED.

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COMMUNITY BUILDING MECHANICAL PLAN

M1.01

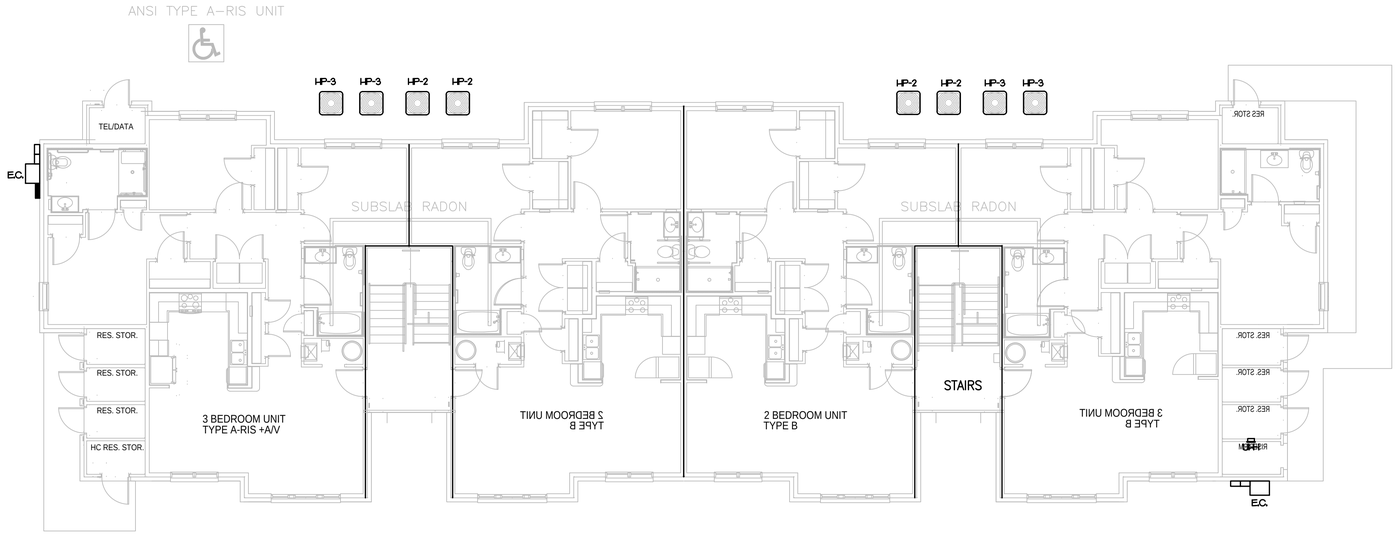
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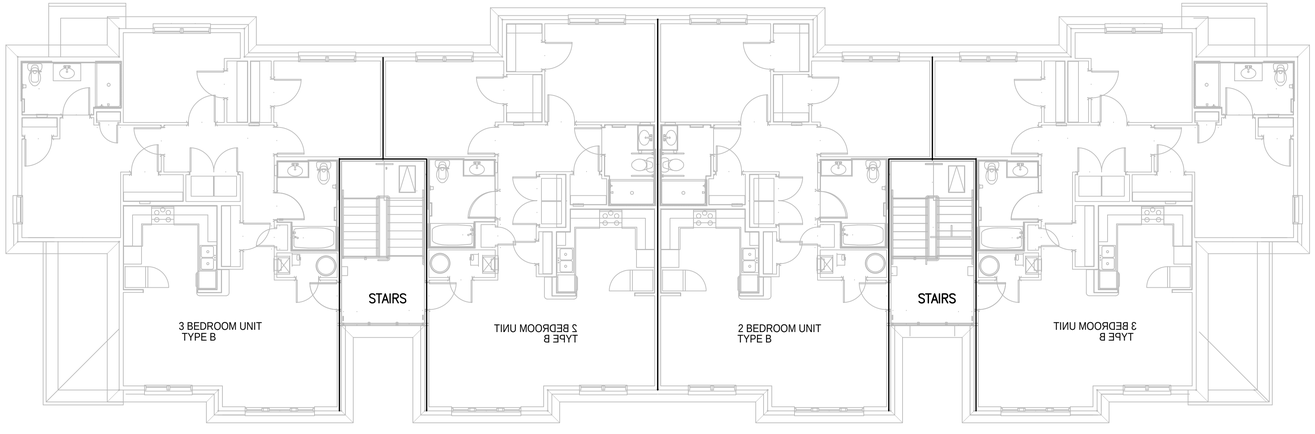
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01 / M2.2 BUILDING 02 – FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"



02 / M2.2 BUILDING 02 – 2ND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 02 FIRST AND SECOND FLOOR PLANS

M1.02

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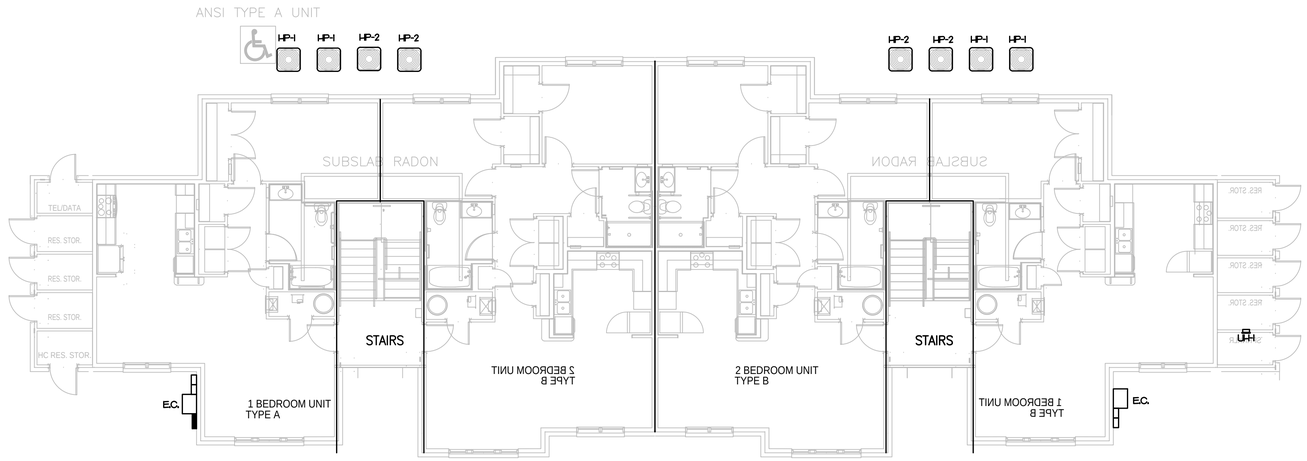
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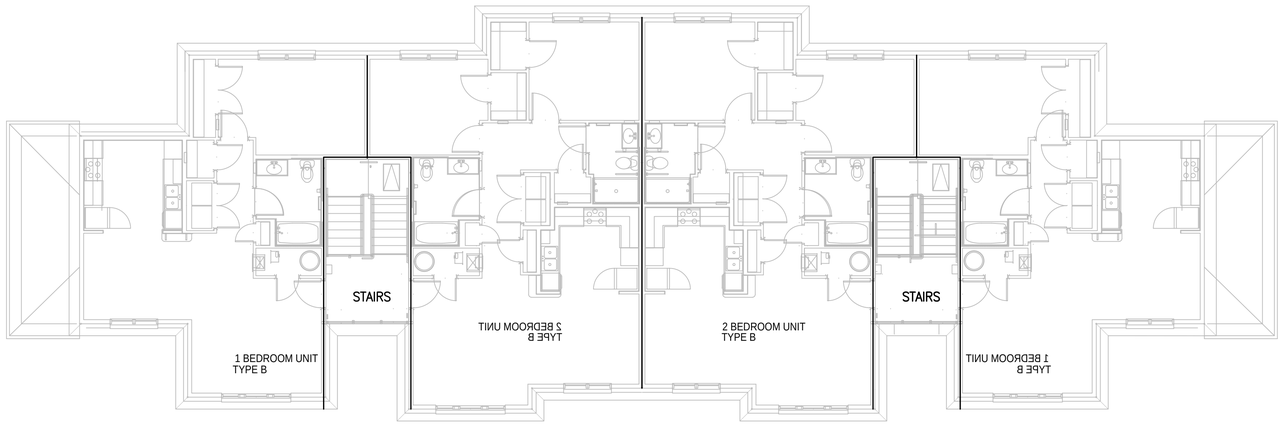
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01 / M2.3 BUILDING 03 – FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"



02 / M2.3 BUILDING 03 – 2ND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 03 FIRST AND SECOND FLOOR PLANS

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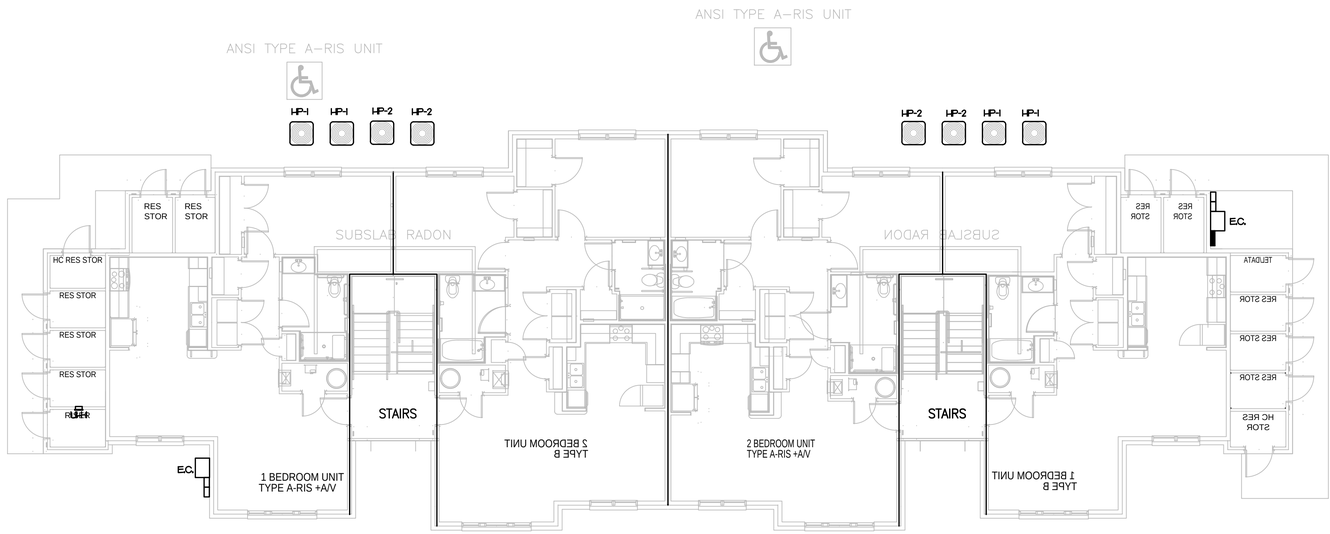
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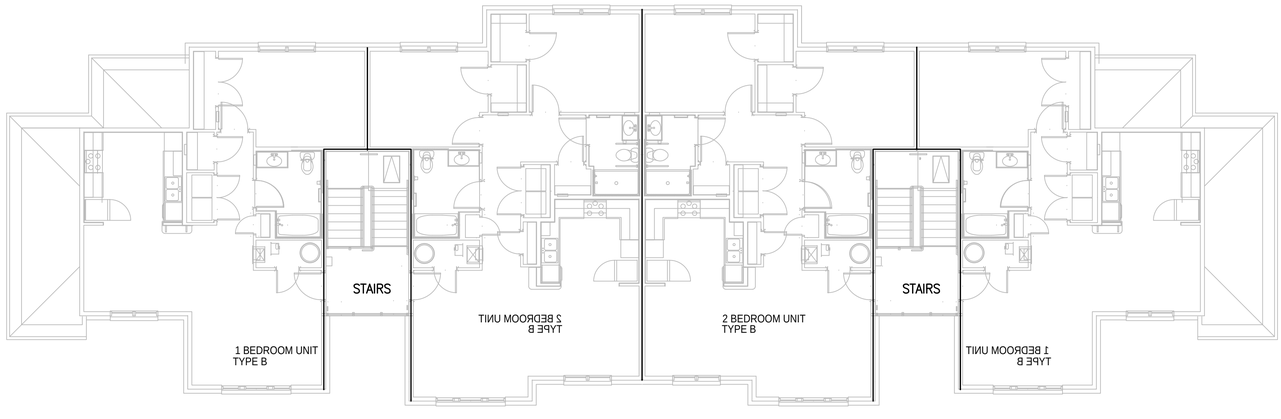
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01 M2.4 BUILDING 04 – FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"



02 M2.4 BUILDING 04 – 2ND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 04 FIRST AND SECOND FLOOR PLANS

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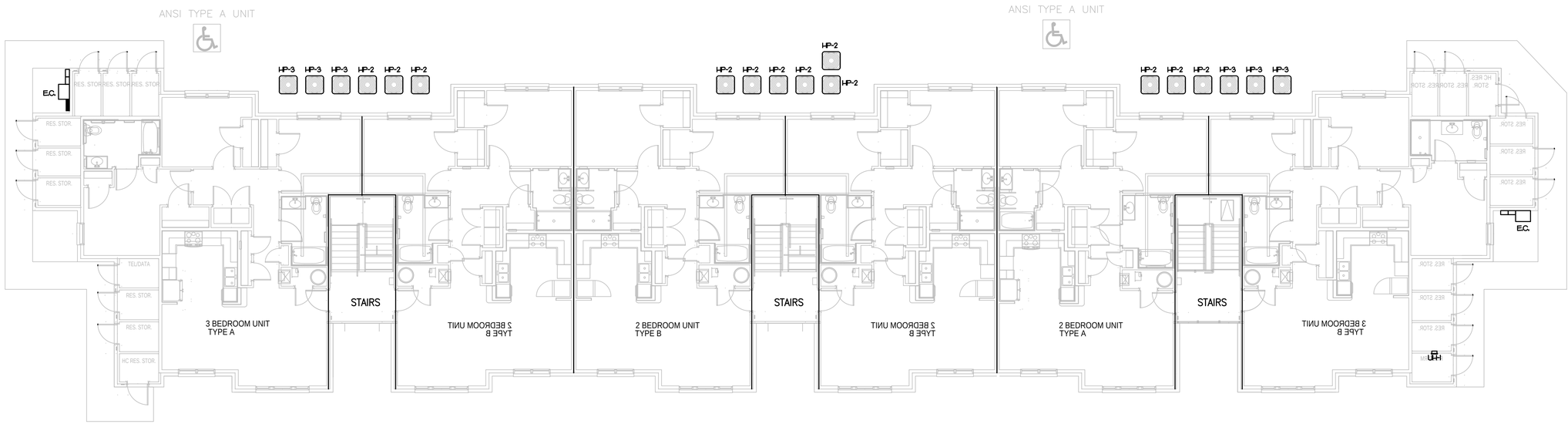
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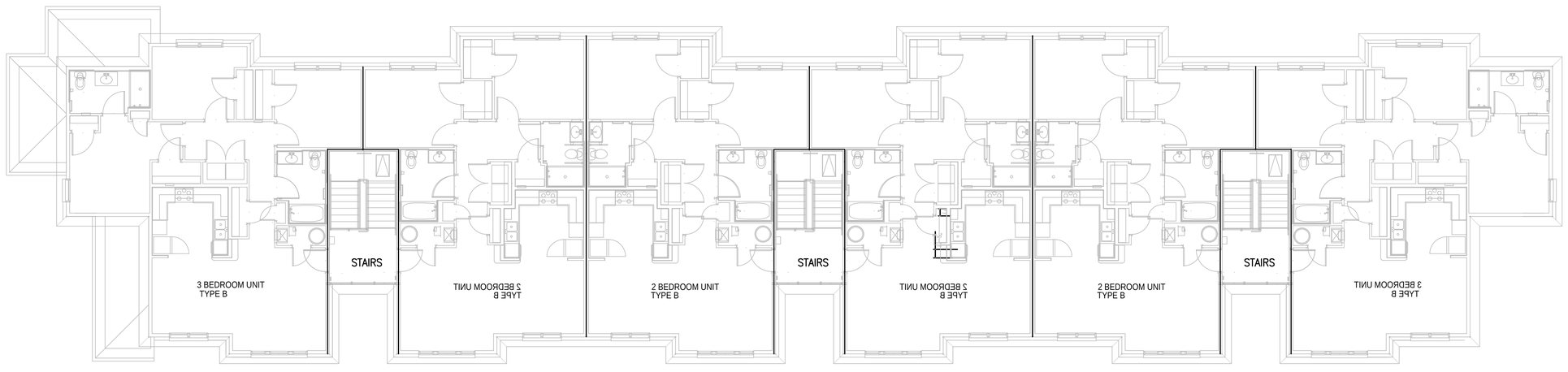
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01 M2.5 BUILDING 05 – FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"



02 M2.5 BUILDING 05 – 2ND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 05 FIRST AND SECOND FLOOR PLANS

M1.05

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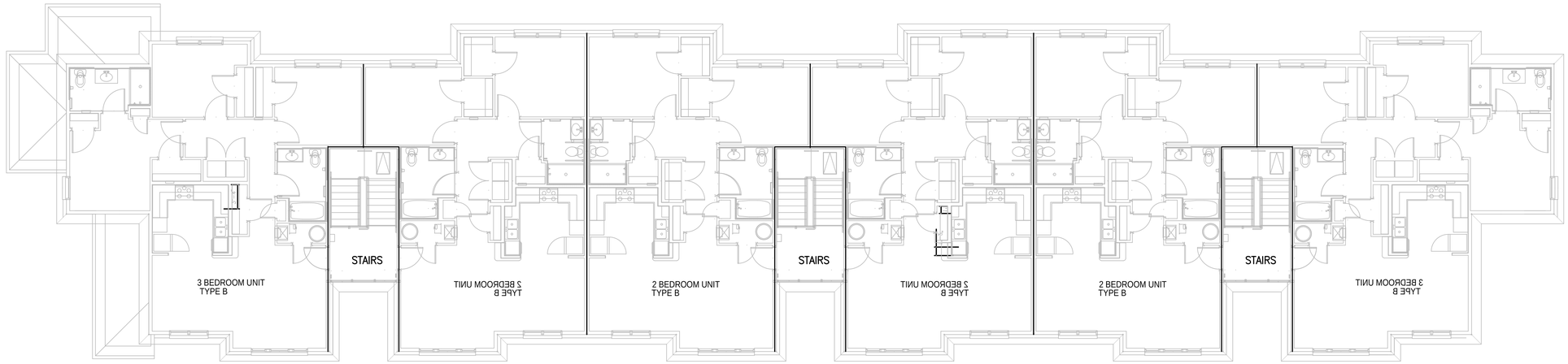
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01 M2.6 BUILDING 05 – 3RD FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 05 THIRD FLOOR PLAN

M1.06

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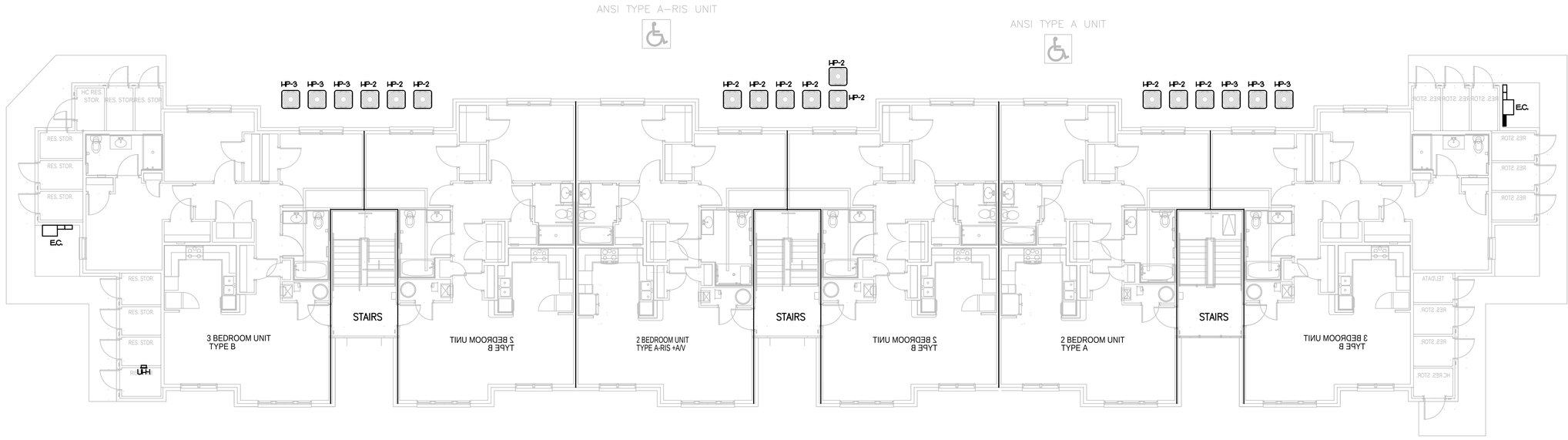
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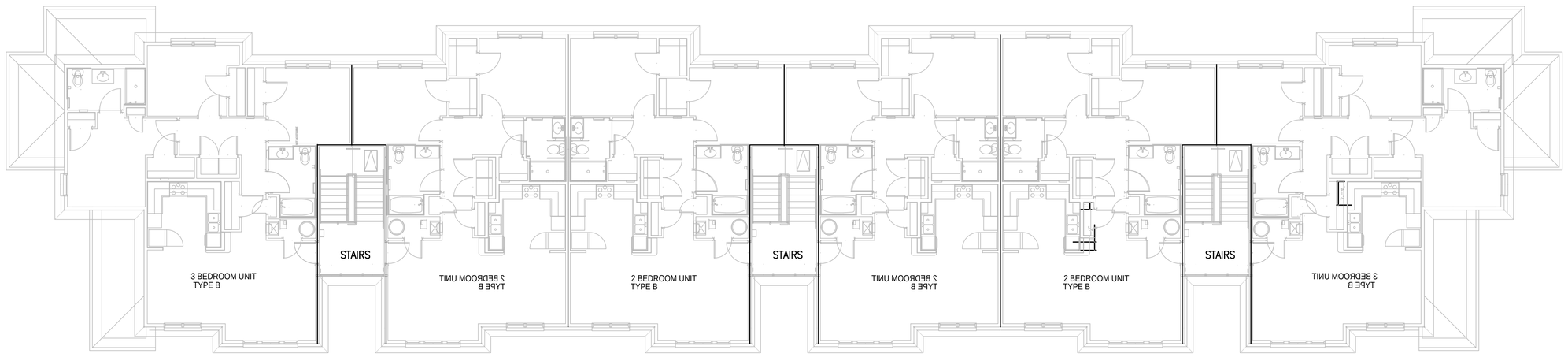
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01 / M2.7 BUILDING 06 – FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"



02 / M2.7 BUILDING 06 – 2ND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 06 FIRST AND SECOND FLOOR PLANS

M1.07

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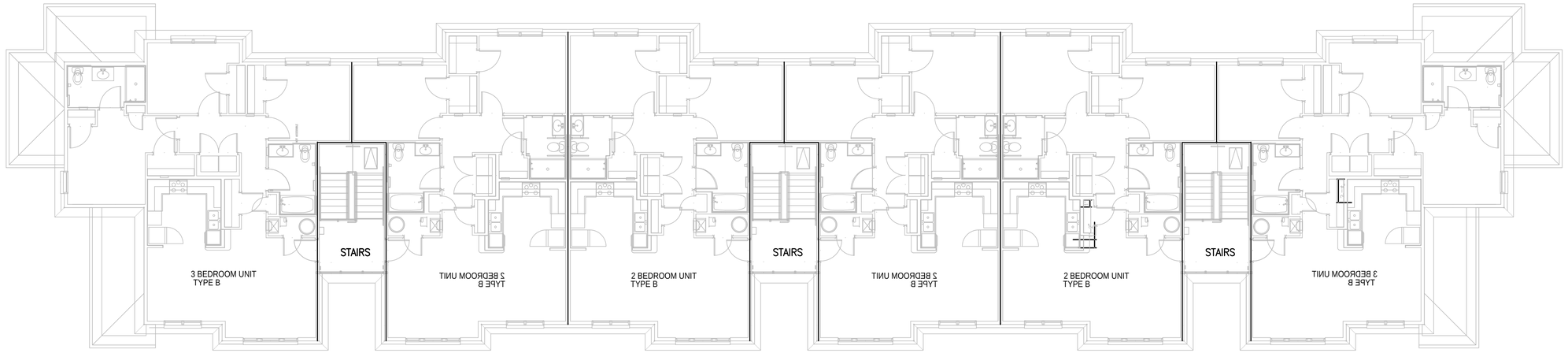
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01 / M2.8 BUILDING 06 – 3RD FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'–0"

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BUILDING 06 THIRD FLOOR PLAN

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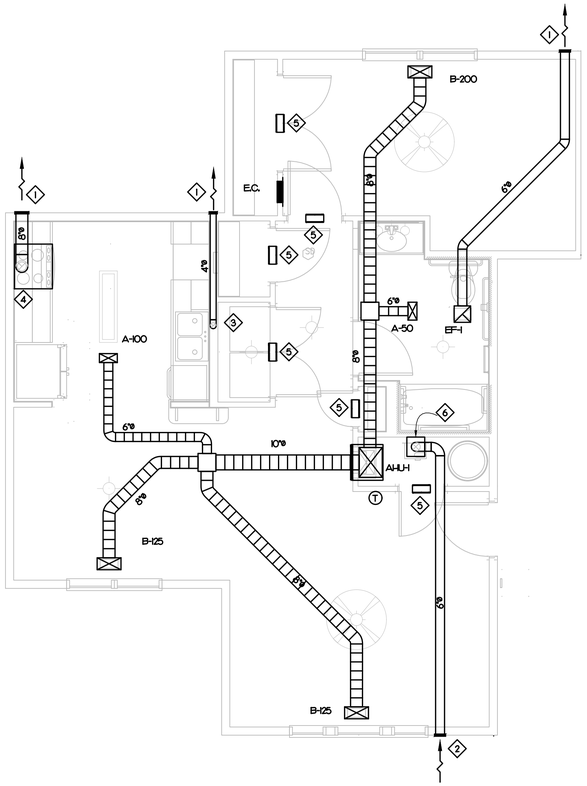
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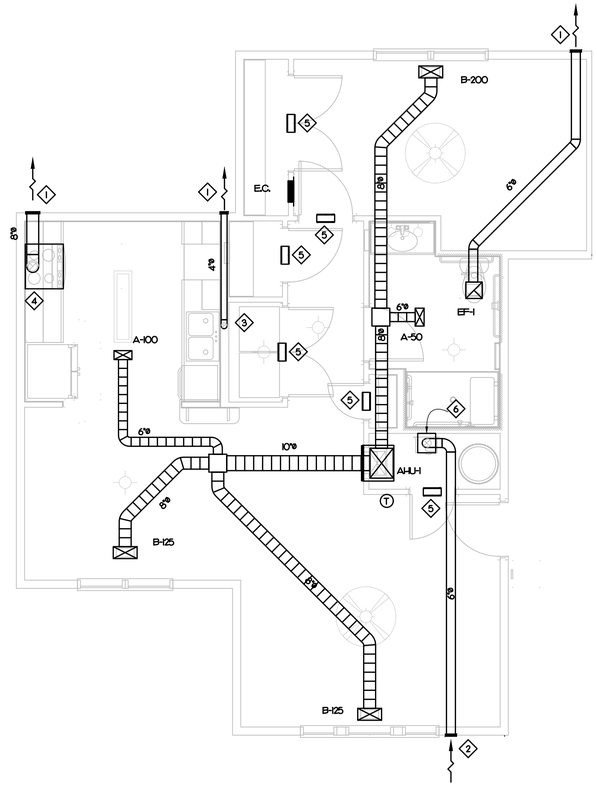
1. CEILING ASSEMBLIES ARE FIRE RATED. PROVIDE ALL DIFFUSERS AND GRILLES LOCATED IN THE CEILING WITH RADIATION DAMPERS.
2. INSTALL RADIATION DAMPERS AT CEILING PENETRATIONS OF SUPPLY DUCTWORK. PROVIDE AIR HANDLING UNIT SHUTDOWN THROUGH CONNECTION TO LOCAL AREA SMOKE DETECTOR.
3. ROUTE FLEX DUCT TAKE-OFFS IN WEBBING OF JOISTS WHERE REQUIRED.
4. PROVIDE BATHROOM EXHAUST FANS WITH RADIATION DAMPER TO PROTECT MEMBRANE PENETRATION OF FIRE RATED ASSEMBLY.
5. MECHANICAL CONTRACTOR TO SUPPLY AND INSTALL WIRING FOR AIR HANDLING UNIT SHUTDOWN.
6. MOUNT THERMOSTATS SO THAT THE MAXIMUM DIMENSION TO ANY CONTROL ELEMENT IS 48" ABOVE FINISHED FLOOR.
7. DRYER EXHAUST DUCT SHALL BE INSTALLED IN ACCORDANCE WITH ENGINEERING JUDGEMENT TO PROTECT ALL RATED ASSEMBLIES. SEE DETAIL 3/M3.2. DRYER DUCT CONNECTION SHALL BE NO MORE THAN 2' ABOVE FINISHED FLOOR AND CENTERED BEHIND THE APPLIANCE.
8. RANGE DUCT SHALL BE WRAPPED WITH FIRE RATED INSULATION TO PROTECT PENETRATION OF FIRE RATED FLOOR/CEILING ASSEMBLY. NO RADIATION DAMPER IS REQUIRED.
9. INTAKE VENTS SHALL PULL AIR DIRECTLY FROM OUTDOORS, MAINTAIN 10' CLEARANCE FROM CONTAMINANT SOURCES NOT EXITING THE ROOF AND 3' CLEARANCE FROM DRYER EXHAUST DUCTS. PROVIDE WITH INSECT SCREEN WITH <0.5" MESH.
10. PROVIDE ALL ROOMS THAT HAVE SUPPLY AIR WITH 1" UNDERCUT DOOR FOR RETURN AIR.

KEY NOTES

1. ROUTE EXHAUST DUCT TO EXTERIOR. TERMINATE WITH WALL CAP. COORDINATE EXACT FINISH AND COLOR WITH ARCHITECT. MAINTAIN 3'-0" FROM OPERABLE OPENINGS.
2. ROUTE OUTSIDE AIR DUCT TO EXTERIOR. TERMINATE WITH WALL CAP. COORDINATE EXACT FINISH AND COLOR WITH ARCHITECT.
3. DRYER VENT CALCULATION: 6'(HORZ) + 9'(VERT) + 5'(90° ELBOW) = 20' TEL
4. RESIDENTIAL RANGE HOOD BY OTHERS. MECHANICAL CONTRACTOR TO PROVIDE 8"ø EXHAUST DUCT TO EXTERIOR. PROTECT FIRE RATED CEILING/FLOOR ASSEMBLY WITH FIRE WRAP INSULATION.
5. PROVIDE (QTY. 2) 12"X4" PRICE MODEL 530 GRILLES ABOVE DOOR FOR LAUNDRY MAKEUP AIR. TRANSFER DUCT BY MECHANICAL CONTRACTOR. INSTALL GRILLE UPSIDE DOWN.
6. PROVIDE APRILAIRE MODEL 8145 FRESH AIR VENTILATOR. CONTROL VIA APRILAIRE VENTILATION CONTROLLER AND AIR HANDLING UNIT'S WALL MOUNTED THERMOSTAT. POWER VIA NEMA 5-15 RECEPTACLE BY ELECTRICAL CONTRACTOR.



01 / M1.1 — 1 BEDROOM MECHANICAL PLAN – TYPE A
SCALE: 1/4" = 1'–0"



02 / M1.1 — 1 BEDROOM MECHANICAL PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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UNIT MECHANICAL PLAN 1 BEDROOM

M2.01

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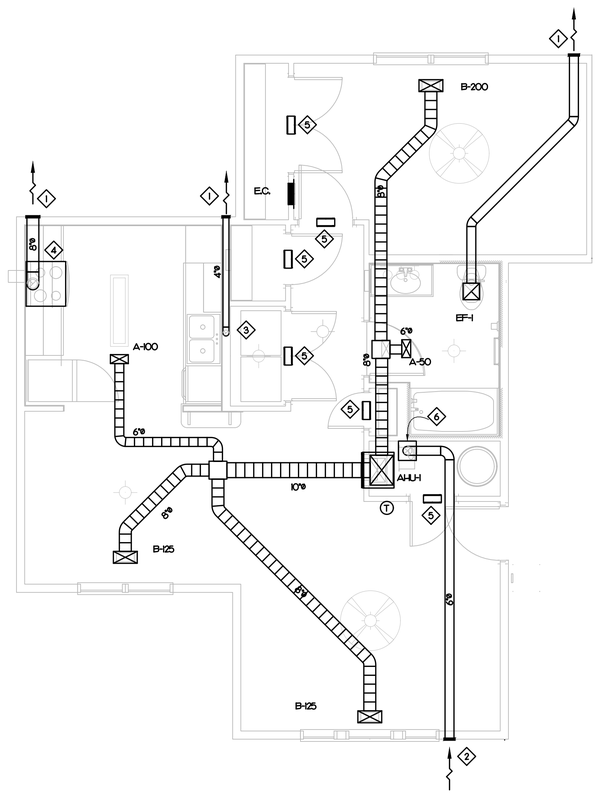
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CONSTRUCTION NOTES

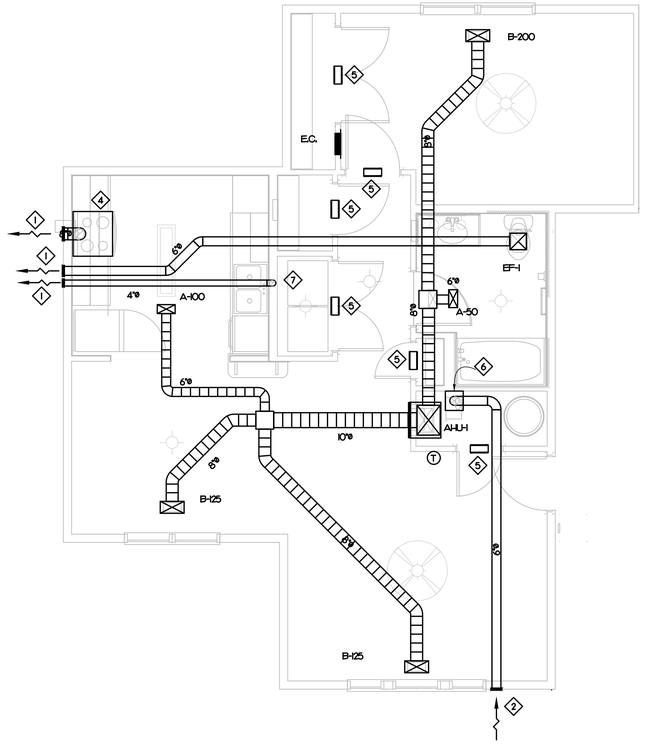
1. CEILING ASSEMBLIES ARE FIRE RATED. PROVIDE ALL DIFFUSERS AND GRILLES LOCATED IN THE CEILING WITH RADIATION DAMPERS.
2. INSTALL RADIATION DAMPERS AT CEILING PENETRATIONS OF SUPPLY DUCTWORK. PROVIDE AIR HANDLING UNIT SHUTDOWN THROUGH CONNECTION TO LOCAL AREA SMOKE DETECTOR.
3. ROUTE FLEX DUCT TAKE-OFFS IN WEBBING OF JOISTS WHERE REQUIRED.
4. PROVIDE BATHROOM EXHAUST FANS WITH RADIATION DAMPER TO PROTECT MEMBRANE PENETRATION OF FIRE RATED ASSEMBLY.
5. MECHANICAL CONTRACTOR TO SUPPLY AND INSTALL WIRING FOR AIR HANDLING UNIT SHUTDOWN.
6. MOUNT THERMOSTATS SO THAT THE MAXIMUM DIMENSION TO ANY CONTROL ELEMENT IS 48" ABOVE FINISHED FLOOR.
7. DRYER EXHAUST DUCT SHALL BE INSTALLED IN ACCORDANCE WITH ENGINEERING JUDGEMENT TO PROTECT ALL RATED ASSEMBLIES. SEE DETAIL 3/M3.2. DRYER DUCT CONNECTION SHALL BE NO MORE THAN 2' ABOVE FINISHED FLOOR AND CENTERED BEHIND THE APPLIANCE.
8. RANGE DUCT SHALL BE WRAPPED WITH FIRE RATED INSULATION TO PROTECT PENETRATION OF FIRE RATED FLOOR/CEILING ASSEMBLY. NO RADIATION DAMPER IS REQUIRED.
9. INTAKE VENTS SHALL PULL AIR DIRECTLY FROM OUTDOORS, MAINTAIN 10' CLEARANCE FROM CONTAMINANT SOURCES NOT EXITING THE ROOF AND 3' CLEARANCE FROM DRYER EXHAUST DUCTS. PROVIDE WITH INSECT SCREEN WITH <0.5" MESH.
10. PROVIDE ALL ROOMS THAT HAVE SUPPLY AIR WITH 1" UNDERCUT DOOR FOR RETURN AIR.

KEY NOTES

1. ROUTE EXHAUST DUCT TO EXTERIOR. TERMINATE WITH WALL CAP. COORDINATE EXACT FINISH AND COLOR WITH ARCHITECT. MAINTAIN 3'-0" FROM OPERABLE OPENINGS.
2. ROUTE OUTSIDE AIR DUCT TO EXTERIOR. TERMINATE WITH WALL CAP. COORDINATE EXACT FINISH AND COLOR WITH ARCHITECT.
3. DRYER VENT CALCULATION: 6'(HORZ) + 9'(VERT) + 5'(90° ELBOW) = 20' TEL
4. RESIDENTIAL RANGE HOOD BY OTHERS. MECHANICAL CONTRACTOR TO PROVIDE 8"Ø EXHAUST DUCT TO EXTERIOR. PROTECT FIRE RATED CEILING/FLOOR ASSEMBLY WITH FIRE WRAP INSULATION.
5. PROVIDE (QTY. 2) 12"X4" PRICE MODEL 530 GRILLES ABOVE DOOR FOR LAUNDRY MAKEUP AIR. TRANSFER DUCT BY MECHANICAL CONTRACTOR. INSTALL GRILLE UPSIDE DOWN.
6. PROVIDE AIRFLAIRE MODEL 8145 FRESH AIR VENTILATOR. CONTROL VIA AIRFLAIRE VENTILATION CONTROLLER AND AIR HANDLING UNIT'S WALL MOUNTED THERMOSTAT. POWER VIA NEMA 5-15 RECEPTACLE BY ELECTRICAL CONTRACTOR.
7. DRYER VENT CALCULATION: 15'(HORZ) + 9'(VERT) + 5'(90° ELBOW) = 25.5' TEL



01 / M1.2 — 1 BEDROOM MECHANICAL PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / M1.2 — 1 BEDROOM MECHANICAL PLAN – TYPE B TOP FLOOR
SCALE: 1/4" = 1'–0"

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4/30/26
NORTH CAROLINA PROFESSIONAL SEAL 051195 ENGINEER PATRICK MOORE
Patrick Moore

MAYNARD CROSSING APARTMENTS

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UNIT MECHANICAL PLANS 1 BEDROOM

M2.02

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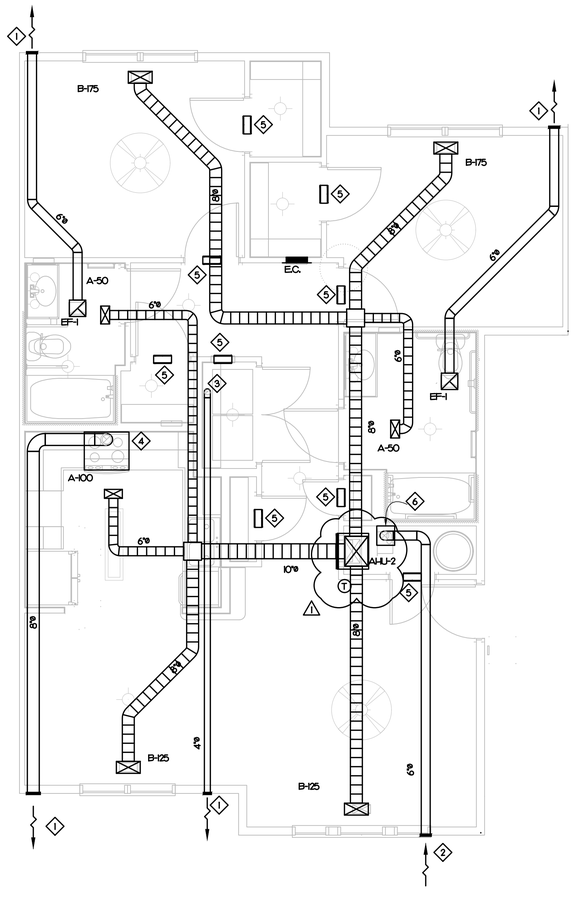
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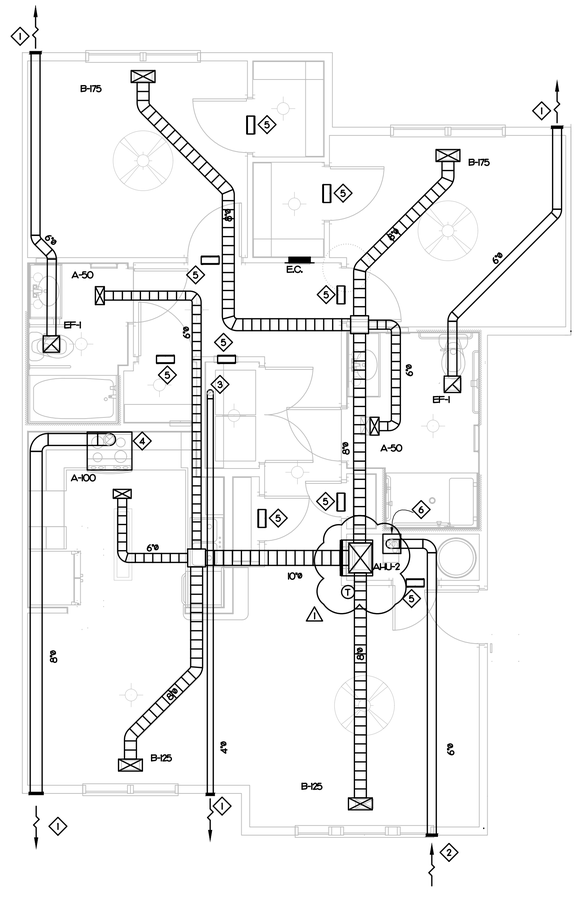
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10. PROVIDE ALL ROOMS THAT HAVE SUPPLY AIR WITH 1" UNDERCUT DOOR FOR RETURN AIR.

KEY NOTES

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01 / M1.3 — 2 BEDROOM MECHANICAL PLAN – TYPE A
SCALE: 1/4" = 1'–0"



02 / M1.3 — 2 BEDROOM MECHANICAL PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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CONSTRUCTION DOCUMENTS

UNIT MECHANICAL PLANS 2 BEDROOM

M2.03

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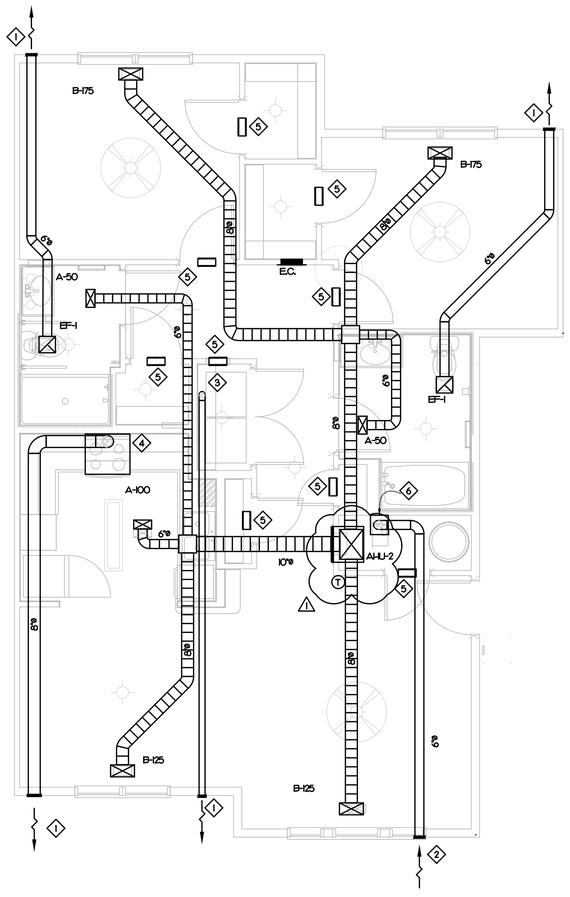
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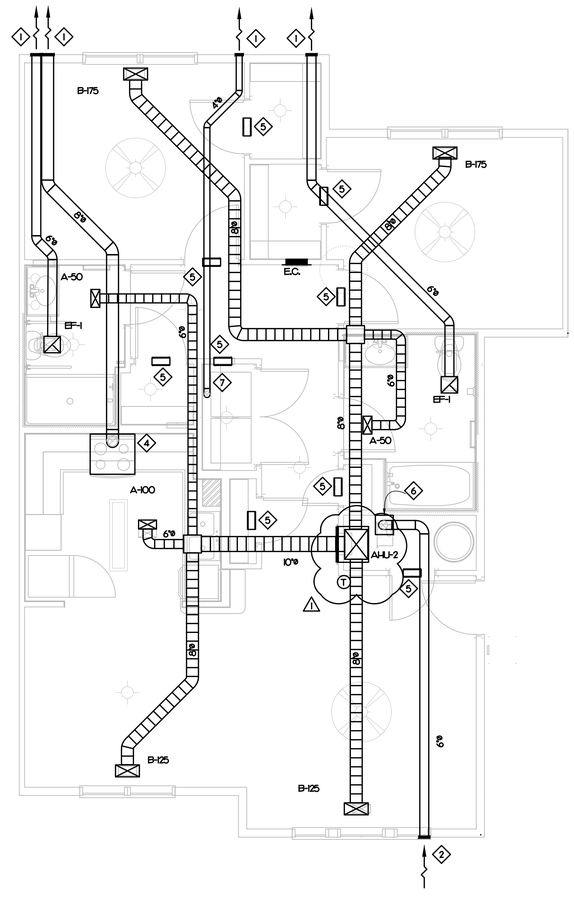
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7. DRYER VENT CALCULATION: 19'(HORZ) + 9'(VERT) + 15'(90° ELBOW) = 43' TEL



01 / M1.4 — 2 BEDROOM MECHANICAL PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / M1.4 — 2 BEDROOM MECHANICAL PLAN – TYPE B TOP FLOOR
SCALE: 1/4" = 1'–0"

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CONSTRUCTION DOCUMENTS

UNIT MECHANICAL PLANS 2 BEDROOM

M2.04

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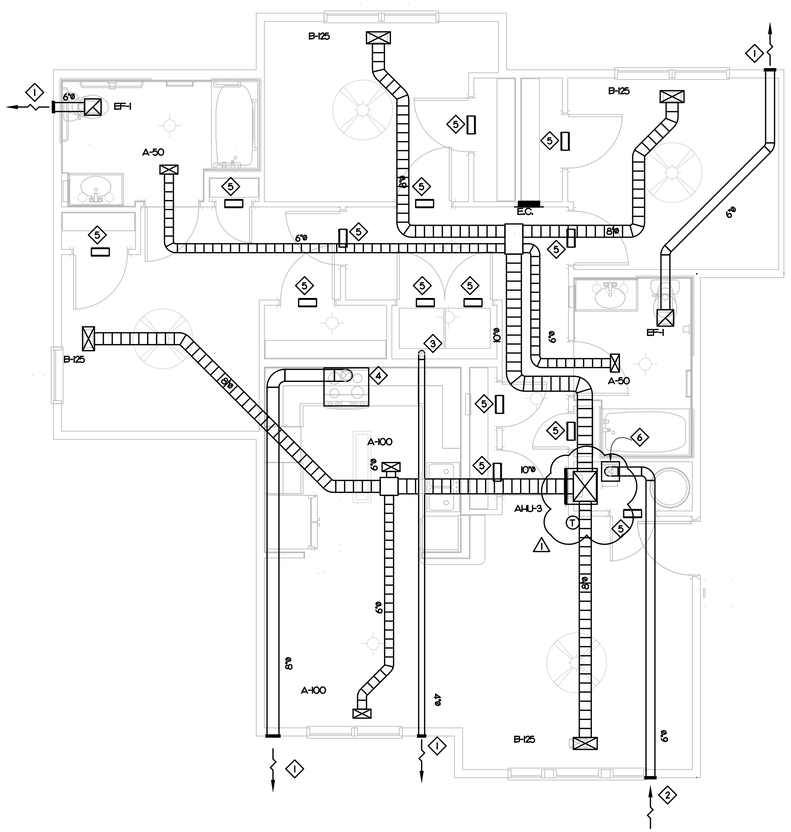
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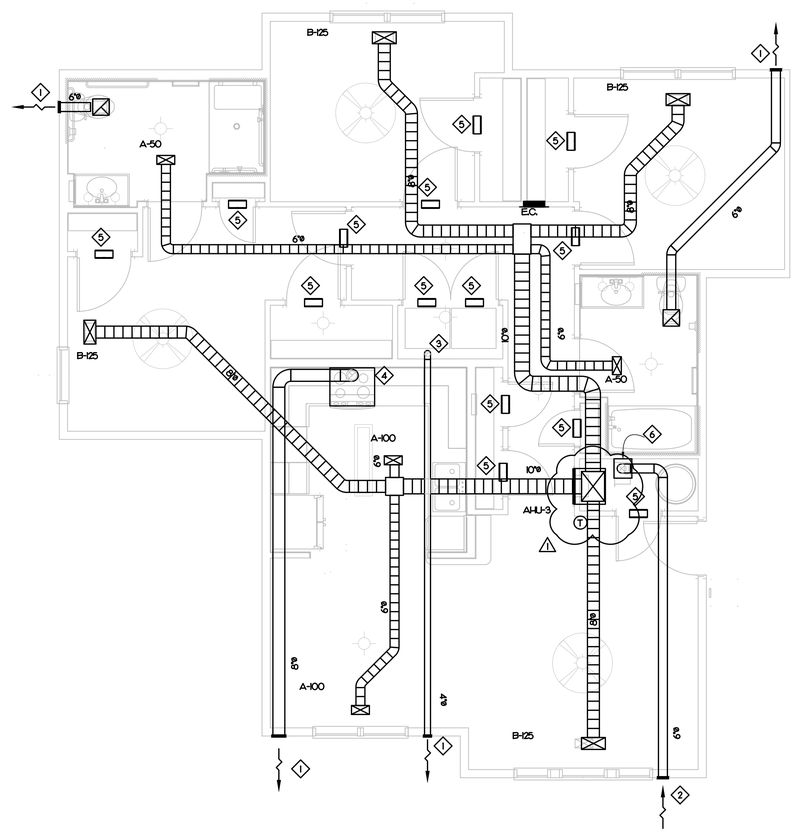
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KEY NOTES

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01 / M1.5 — 3 BEDROOM MECHANICAL PLAN – TYPE A
SCALE: 1/4" = 1'–0"



02 / M1.5 — 3 BEDROOM MECHANICAL PLAN – TYPE A W/ROLL-IN SHOWER
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UNIT MECHANICAL PLANS 3 BEDROOM

M2.05

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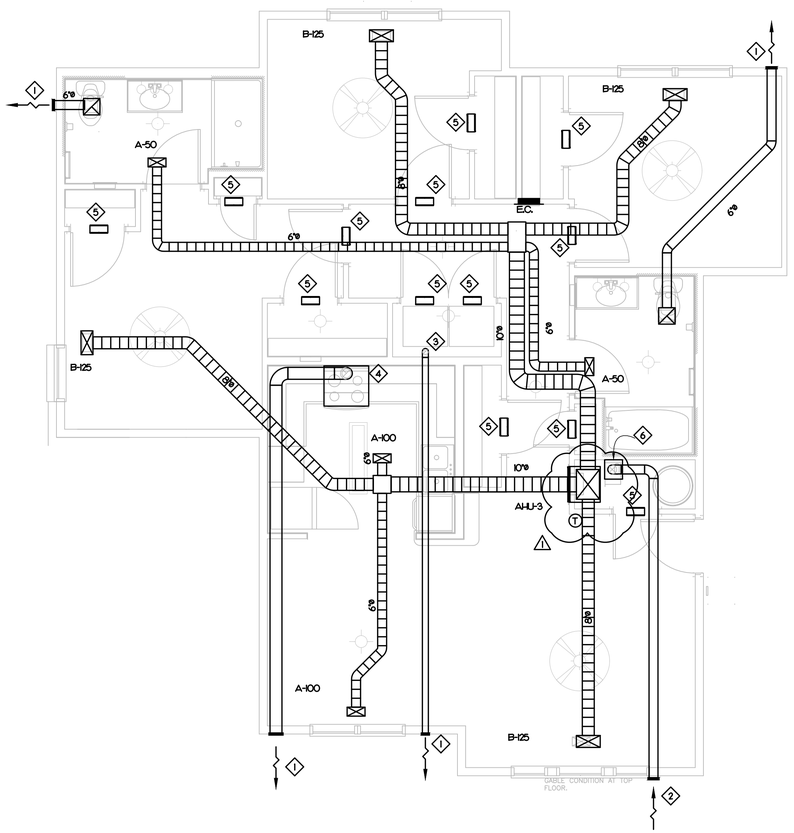
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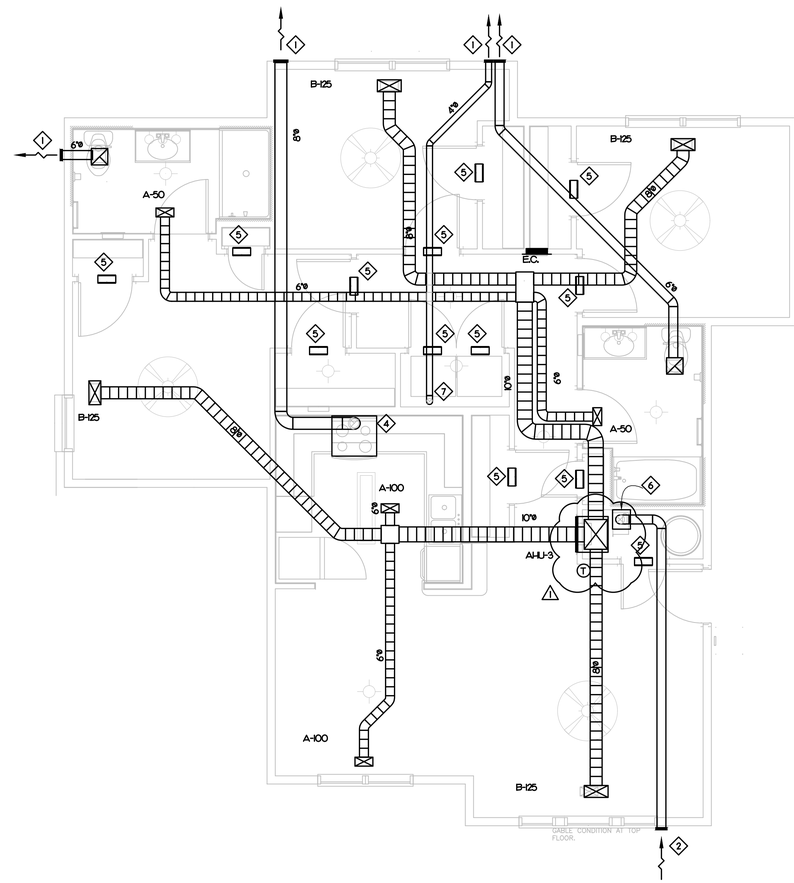
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7. DRYER VENT CALCULATION: 19.5'(HORZ) + 9'(VERT) + 15'(90° ELBOW) = 43.5' TEL



01 / M1.6 — 3 BEDROOM MECHANICAL PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / M1.6 — 3 BEDROOM MECHANICAL PLAN – TYPE B TOP FLOOR
SCALE: 1/4" = 1'–0"

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NORTH CAROLINA PROFESSIONAL SEAL 051195 ENGINEER PATRICK J. MCCABE

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DATE: 04-30-2026
FILE:
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CONSTRUCTION DOCUMENTS

UNIT MECHANICAL PLAN 3 BEDROOM

M2.06

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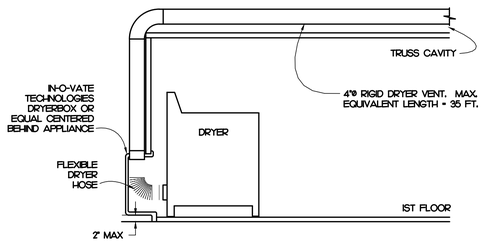
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North Carolina Design Registration #F-1507

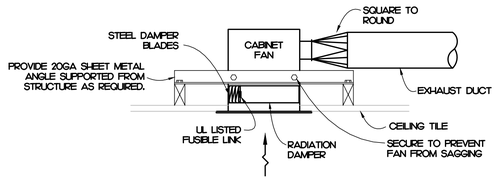
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REF. SCALE IN INCHES

PROJECT # 25006097.00

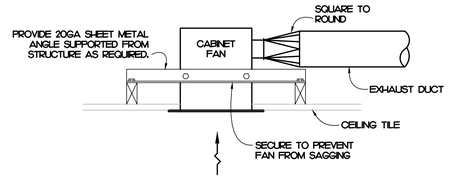
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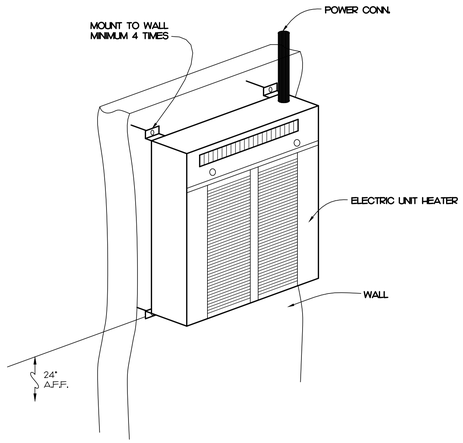
03 / M3.01 DRYER DUCT DETAIL
NOT TO SCALE



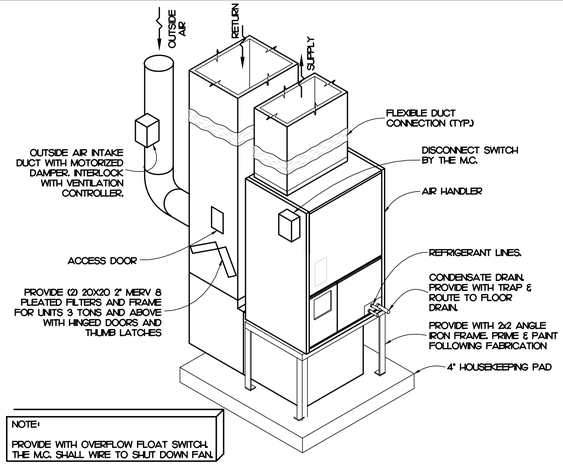
06 / M3.01 CABINET FAN WITH RADIATION DAMPER DETAIL
NOT TO SCALE



09 / M3.01 CABINET FAN DETAIL
NOT TO SCALE

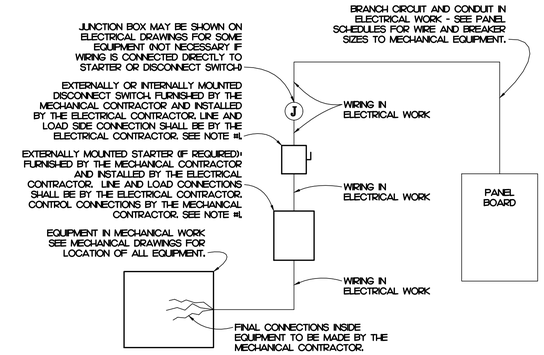


12 / M3.01 UNIT HEATER DETAIL
NOT TO SCALE



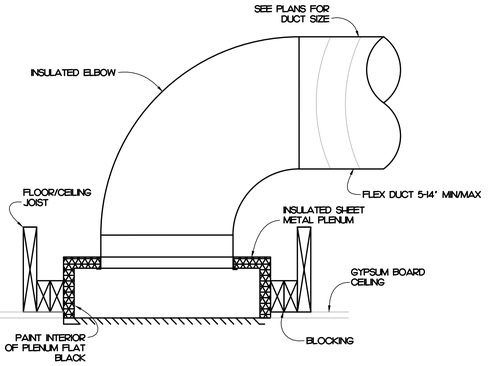
NOTE:
PROVIDE WITH OVERFLOW FLOAT SWITCH. THE M.C. SHALL WIRE TO SHUT DOWN FAN.

02 / M3.01 COMMON AREA AHU DETAIL
NOT TO SCALE



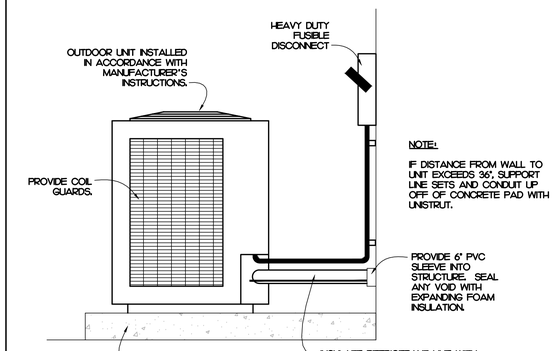
NOTE:
1. A COMBINATION STARTER MAY BE USED IN LIEU OF A SEPARATE DISCONNECT SWITCH AND STARTER.
   - COMBINATION STARTER SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
   - LINE AND LOAD SIDE CONNECTION SHALL BE BY THE ELECTRICAL CONTRACTOR.
   - CONTROL CONNECTIONS BY THE MECHANICAL CONTRACTOR.
2. ELECTRICAL CONTRACTOR SHALL FURNISH ALL REQUIRED FUSES.

05 / M3.01 TYPICAL WIRING DETAIL
NOT TO SCALE



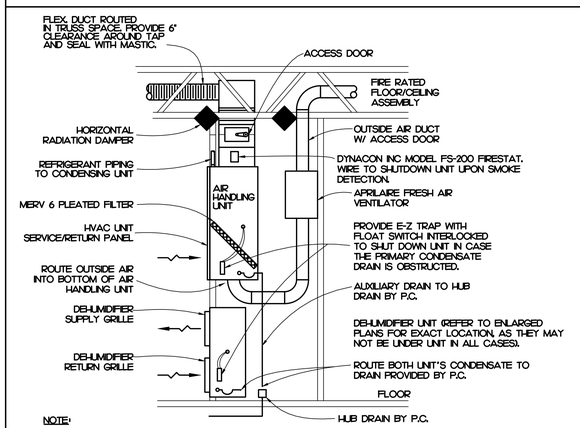
NOTE:
COORDINATE WITH STRUCTURAL ENGINEER BEFORE DRILLING HOLED IN JOISTS OR STRUCTURAL MEMBERS.

08 / M3.01 COMMON AREA RETURN GRILLE DETAIL
NOT TO SCALE



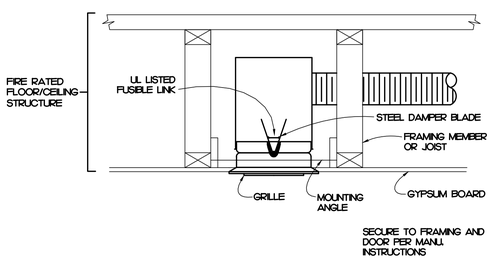
NOTE:
IF DISTANCE FROM WALL TO UNIT EXCEEDS 36", SUPPORT LINE SETS AND CONDUIT UP OFF OF CONCRETE PAD WITH UNISTRUT.

11 / M3.01 OUTDOOR UNIT DETAIL
NOT TO SCALE

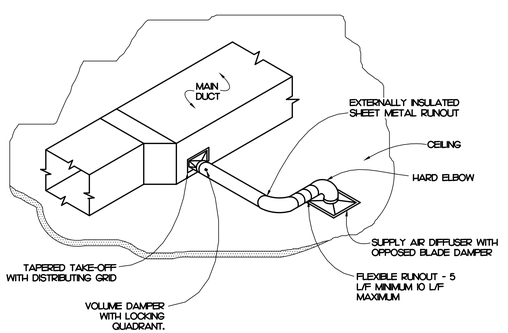


NOTE:
- ALL DUCTWORK IS TO BE INSULATED.
- MECHANICAL CONTRACTOR TO PROVIDE UNIT SUPPORT.

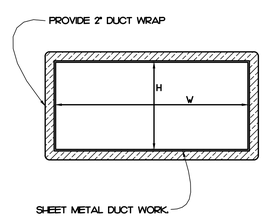
01 / M3.01 DWELLING UNIT AHU DETAIL
NOT TO SCALE



04 / M3.01 RADIATION DAMPER DETAIL
NOT TO SCALE



07 / M3.01 COMMON AREA SUPPLY DIFFUSER DETAIL
NOT TO SCALE



NOTES:
- DIMENSIONS ARE INSIDE CLEAR WIDTH X HEIGHT
- APPLY MASTIC TO ALL JOINTS

10 / M3.01 DUCT CROSS SECTION DETAIL
NOT TO SCALE

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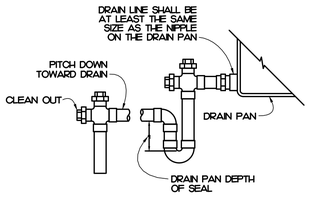
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JA JOB#: 2513
DATE: 04-30-2026
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CONSTRUCTION DOCUMENTS
MECHANICAL DETAILS

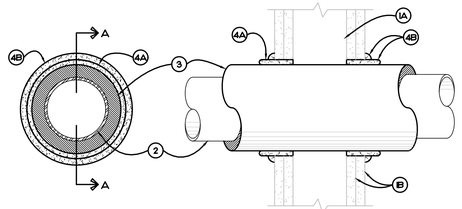
M3.01

25006097.00



02 / M3.02 CONDENSATE TRAP DETAIL
NOT TO SCALE

SYSTEM NO. WL5001
F RATING - 1 AND 2 HOUR
T RATING - 3/4, 1 AND 1 1/2 HR
L RATING AT AMBIENT - 2 CFM/SQ FT
L RATING AT 400 F - LESS THAN 1 CFM/SQ FT



SECTION A - A

WALL ASSEMBLY-THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL L900 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS-WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.
B. WALLBOARD, GYPSUM-NOM 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U900 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENINGS IS 14-1/2 IN FOR WOOD STUD WALLS AND 16 IN. FOR STEEL STUD WALLS. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS 3/4 HR WHEN NOM 1 IN. THICK PIPE COVERING IS USED. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 1 HR AND 1-1/2 HR WHEN NOM 2 IN. THICK PIPE COVERING IS USED WITH 1 HR AND 2 HR FIRE RATED WALLS, RESPECTIVELY.

THROUGH PENETRANTS-ONE METALLIC PIPE OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR TUBING MAY BE USED:

A. STEEL PIPE-NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. COPPER TUBING-NOM 6 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
C. COPPER PIPE-NOM 6 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

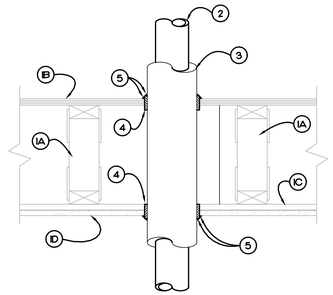
3. PIPE COVERING-NOM 1 OR 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. WHEN NOM 1 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/4 IN. TO MAX 3/8 IN. WHEN NOM 2 IN. THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/2 IN. TO MAX 3/4 IN. SEE PIPE AND EQUIPMENT COVERING MATERIALS (ERGJ) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 3/4 HR WHEN NOM 1 IN. THICK PIPE COVERING IS USED. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS 1 HR AND 1-1/2 HR WHEN NOM 2 IN. THICK PIPE COVERING IS USED WITH 1 HR AND 2 HR FIRE RATED WALLS, RESPECTIVELY.

4. FIRESTOP SYSTEM-INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
   A. FILL, VOID OR CAVITY MATERIALS-WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX 1/4 IN. SUCH THAT APPROX 3/4 IN. OF THE WRAP STRIP WIDTH PROTRUDES FROM THE WALL SURFACE. ONE LAYER OF WRAP STRIP IS REQUIRED WHEN NOM 1 IN. THICK PIPE COVERING IS USED. TWO LAYERS OF WRAP STRIP ARE REQUIRED WHEN NOM 2 IN. THICK PIPE COVERING IS USED. MINNESOTA MINING & MFG. CO.-FS-195+
   B. FILL, VOID OR CAVITY MATERIALS-CAULK-MIN 1/4 IN. DIAM CONTINUOUS BEAD APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER APPROX 3/4 IN. FROM THE WALL SURFACE. MINNESOTA MINING & MFG. CO.-CP 25WB+

+BEARING THE UL CLASSIFICATION MARKING

01 / M3.02 PENETRATION DETAIL
NOT TO SCALE

SYSTEM NO. FC5002
F RATING - 1 HOUR
T RATING - 1 HOUR
L RATING AT AMBIENT - 7 CFM/SQ FT
L RATING AT 400 F - 1 CFM/SQ FT



1. FLOOR ASSEMBLY-THE FIRE RATED WOOD TRUSS OR COMBINATION WOOD AND STEEL TRUSS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL L500-SERIES DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. TRUSSES-MIN 12 IN. DEEP PARALLEL CHORD TRUSSES FABRICATED FROM NOM 2 BY 4 IN. LUMBER IN CONJUNCTION WITH GALV STEEL TRUSS PLATES OR STRUCTURAL WOOD MEMBERS+ WITH BRIDGING AS REQUIRED.
   B. FLOORING-NOM 3/4 IN. THICK PLYWOOD FLOORING WITH OR WITHOUT FLOOR TOPPING MIXTURE+, MAX DIAM OF HOLE-SAWED OPENING IN FLOORING IS 7 IN.
   C. FURRING CHANNELS-RIGID OR RESILIENT GALV STEEL FURRING CHANNELS INSTALLED PERPENDICULAR TO BOTTOM CHORD OF TRUSSES.
   D. WALLBOARD, GYPSUM-NOM 4 FT WIDE BY 5/8 IN. THICK, SCREW-ATTACHED TO FURRING CHANNELS. MAX DIAM OF HOLE-SAWED OPENING IN GYPSUM WALLBOARD CEILING IS 7 IN.

2. PIPE-NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE. PIPE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN TRUSSES AND CENTERED IN CIRCULAR CUTOUTS IN FLOORING (ITEM 1B) AND GYPSUM WALLBOARD CEILING (ITEM 1D). DIAM OF CIRCULAR CUTOUTS IN FLOORING AND GYPSUM WALLBOARD CEILING TO BE 1/2 TO 3/4 IN. LARGER THAN OUTSIDE DIAM OF PIPE COVERING (ITEM 3) OR TUBE INSULATION (ITEM 3A) ON PIPE. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.

3. PIPE COVERING-NOM 1 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. SEE PIPE AND EQUIPMENT COVERINGS/MATERIALS+ (ERGJ) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.

3A. TUBE INSULATION-PLASTICS+-AS AN ALTERNATE TO THE GLASS FIBER PIPE COVERING (ITEM 3), NOM 1/2 OR 5/8 IN. THICK ACRYLONITRILE BUTADIENE/ POLYVINYL CHLORIDE (ABP/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING WITH SIGN MAY BE USED. SEE PLASTICS (QMFZ2) CATEGORY IN THE RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.

4. FILL, VOID OR CAVITY MATERIALS-WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING OR TUBE INSULATION (FOIL SIDE EXPOSED), SECURED WITH TWO STEEL TIE WIRES AND SLID INTO HOLE-SAWED OPENING IN FLOORING (ITEM 1B) AND IN GYPSUM WALLBOARD CEILING (ITEM 1D). BOTTOM EDGE OF WRAP STRIP TO PROJECT 9/16 TO 11/16 IN. BELOW BOTTOM SURFACE OF FLOORING AND BELOW BOTTOM (CEILING) SURFACE OF GYPSUM WALLBOARD. MINNESOTA MINING & MFG. CO.-TYPES FS-195, FS-195+

5. FILL, VOID OR CAVITY MATERIALS-CAULK-NOM 1/4 IN. THICKNESS OF CAULK TO BE APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER (TOP OF FLOORING AND BOTTOM OF GYPSUM WALLBOARD CEILING). GENEROUS APPLICATION OF CAULK TO BE APPLIED TO FILL ALL GAPS AT THE WRAP STRIP/FLOORING AND WRAP STRIP/GYPSUM WALLBOARD CEILING INTERFACES. MINNESOTA MINING & MFG. CO.-CP 25WB+ +BEARING THE UL CLASSIFICATION MARKING

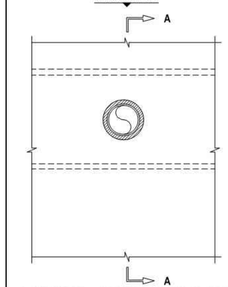
03 / M3.02 PENETRATION DETAIL
NOT TO SCALE

TT

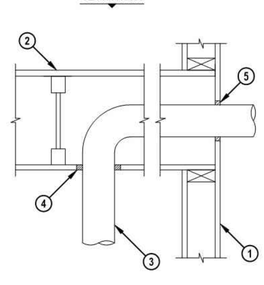
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : MAYNARD LAKE CROSSING
ENGINEER : IMEG CONSULTANTS CORP.
F-RATING = 1-HR.

FRONT VIEW



SECTION A-A



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED) (1-HR FIRE-RATING) (SEE NOTE NO. 3 BELOW).
2. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED DESIGN NO. L550) (1-HR. FIRE-RATING).
3. MAXIMUM 4" NOMINAL DIAMETER SHEET METAL DRYER DUCT (MIN. 28 GA.).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT
5. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT, HILTI CP 606 FLEXIBLE FIRESTOP SEALANT, OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5" (THROUGH CEILING).
2. MAXIMUM DIAMETER OF OPENING = 5-1/2" (THROUGH WALL ASSEMLBY).
3. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 3/4" (THROUGH CEILING).
4. ANNULAR SPACE = MINIMUM 0, MAXIMUM 1-1/2" (THROUGH WALL ASSEMBLY).
5. [NOT SHOWN] WHEN ANNULAR SPACE IS 0", APPLY MINIMUM 1/2" BEAD HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT, HILTI CP 606 FLEXIBLE FIRESTOP SEALANT, OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
6. THIS SYSTEM IS DESIGNED IN ACCORDANCE WITH UL 1479.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. W-L-7042 & F-C-7013)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 556105a
	Designed by	Scale 1/8" = 1"	
		Date 04/06/26	

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CONSTRUCTION DOCUMENTS
MECHANICAL DETAILS

M3.02

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PROJECT # 25006097.00

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SYMBOL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	LINEAR SURFACE/PENDANT MOUNT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	LINEAR WALL MOUNT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	RECESSED CAN LIGHT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	SURFACE MOUNT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	WALL MOUNT LIGHT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	FLOOD LIGHT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	EMERGENCY WITH EXIT LIGHT - CONNECT UNSWITCHED	SEE FIXTURE SCHED.
	BATTERY BACKUP EMERGENCY LIGHT - CONNECT UNSWITCHED	SEE FIXTURE SCHED.
PC	PHOTOCELL, 120/277VAC, 1800VA BALLAST LOAD	TORK: 2107
	5 BLADE 52" FAN, 120V AC WITH LIGHT VERIFY TYPE WITH ARCHITECT/OWNER PRIOR TO PURCHASING	HUNTER OR HAMPTON BAY
	BATHROOM LIGHT FIXTURE - LETTER DESIGNATES TYPE	SEE FIXTURE SCHED.
	SPECIFICATION GRADE DUPLEX TAMPER RESISTANT RECEPTACLE. MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL HBL5362-**-TR WITH NPJ8 COVER PLATE
GFI	SPECIFICATION GRADE TAMPER RESISTANT GFCI RECEPTACLE MOUNT 16" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL GFTRST20-** WITH NPJ26 COVER PLATE
WP	SPECIFICATION GRADE TAMPER RESISTANT, WEATHER RESISTANT AND GFCI DUPLEX RECEPTACLE WITH IN-USE WEATHER PROOF COVER. MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL GFTWRST20-** WITH WP26M COVER PLATE
EWC	SPECIFICATION GRADE DUPLEX RECEPTACLE FOR WATER COOLER. MOUNT 24" A.F.F. FOR CONCEALMENT OF CORD. FED FROM GFCI CIRCUIT BREAKER.	HUBBELL HBL5362 WITH NPJ8 COVER PLATE
	SPECIFICATION GRADE DUPLEX TAMPER RESISTANT RECEPTACLE MOUNT 4" ABOVE COUNTER/BACKSPLASH.	HUBBELL HBL5362-**-TR WITH NPJ8 COVER PLATE
GFI	SPECIFICATION GRADE TAMPER RESISTANT GFCI RECEPTACLE. MOUNT 4" ABOVE COUNTER/BACKSPLASH.	HUBBELL GFTRST20-** WITH NPJ26 COVER PLATE
	SPECIFICATION GRADE QUAD TAMPER RESISTANT RECEPTACLE MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL (2) HBL5362-**-TR WITH NPJ82 COVER PLATE
'AMP'	250 VOLT RECEPTACLE WITH GROUND, 'AMP' DESIGNATED RATING FIELD VERIFY NUMEBR OF POLE AND NEUTRAL MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL TO MATCH EQUIPMENT
	FLUSH FLOOR BOX WITH QUAD OUTLET AND COMMUNICATION OUTLET. STUB 1 1/4" CONDUIT TO NEAREST ACCESSIBLE CEILING	HUBBELL S1SFB S1SP4X4 SUBPLATE, S1CFC** COVER PLATE
S	SINGLE POLE TOGGLE SWITCH. MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL CS1221-** WITH NPJ1 COVER PLATE
S_3	THREE WAY TOGGLE SWITCH. MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL CS1223-** WITH NPJ1 COVER PLATE
S_4	FOUR WAY TOGGLE SWITCH. MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL CS1223-** WITH NPJ1 COVER PLATE
S_F	FAN CONTROL SWITCH MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE.	LUTRON
S_{M1}	WALL MOUNTED OCCUPANCY SENSOR SWITCH, PASSIVE INFRARED MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE. 800W/120VAC OR 1200W/277VAC	WATTSTOPPER PW-301-** NPJ26 COVER PLATE
S_{M2}	WALL MOUNTED OCCUPANCY SENSOR SWITCH, DUAL TECHNOLOGIES. MOUNT 42" A.F.F. UNLESS NOTED OTHERWISE. 800W/120VAC OR 1200W/277VAC	WATTSTOPPER DSW-301-** NPJ26 COVER PLATE
M	CEILING MOUNTED OCCUPANCY SENSOR, PASSIVE INFRARED 800W/120VAC OR 1200W/277VAC	WATTSTOPPER CI-355
J	JUNCTION BOX SIZED PER N.E.C.	
J	DISCONNECT SWITCH SEE PLANS FOR SIZE AND TYPE	SQUARE D HEAVY DUTY
	NEW CONCEALED WIRING	PER N.E.C.
	UNSWITCHED LIGHTING CONDUCTOR	PER N.E.C.
	HOME RUN TO PANEL BOARD NUMBERS OF ARROW INDICATE CIRCUITS	PER N.E.C.
	120/240V 1Ø, 3W PANEL BOARD - SEE PANEL SCHEDULES	SQUARE D NQ
TV	TV OUTLET - MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED	SEE NOTES
	COMMUNICATION OUTLET - MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED	SEE NOTES
TCBB	COMMUNICATION BACKBOARD: 3/4" THICK FIREPROOFED PLYBOARD MOUNTED TO WALL. PROVIDE GROUND BAR AND CONNECT 1-#6 AWG GROUND IN 1/2" C. TO PANEL	
S	LOCAL SMOKE ALARM , 120 VOLT WITH BATTERY BACK-UP CONNECT TO UNSWITCHED CIRCUIT	GENTEX OR EQUAL
S	LOCAL VISUAL SMOKE ALARM , 120 VOLT WITH BATTERY BACK-UP CONNECT TO UNSWITCHED CIRCUIT	GENTEX OR EQUAL
SC	LOCAL SMOKE/CARBON DIOXIDE ALARM , 120 VOLT WITH BATTERY BACK-UP	GENTEX OR EQUAL
S	SMOKE DETECTOR, PHOTOELECTRIC INTELLIGENT, ADDRESSABLE.	NOTIFIER, EST GAMEWELL
	FIRE ALARM PULLSTATION. MOUNT 42" A.F.F. ADDRESSABLE.	NOTIFIER, EST GAMEWELL
WP	OUTDOOR FIRE ALARM STROBE/HORN. MOUNT 80" A.F.F., 75 dBA SOUND LEVEL, "XX" INDICATES CANDELA RATING.	NOTIFIER, EST GAMEWELL
SACP	SPRINKLER ALARM CONTROL PANEL, SURFACE MOUNTED. ADDRESSABLE.	NOTIFIER, EST GAMEWELL
WF	FLOW SWITCH	BY SPRINKLER CONTRACTOR.
VS	TAMPER SWITCH	BY SPRINKLER CONTRACTOR.
S_B	PUSH BUTTON FOR DOOR BELL - KEY NOTE #2 ON UNIT PLANS	
X B	BELL AND TRANSFORMER FOR DOOR BELL - KEY NOTE #2 ON UNIT PLANS	
A.F.C.	ABOVE FINISHED CEILING	
A.F.F.	ABOVE FINISHED FLOOR - NOTE ALL MOUNTING DIMENSIONS GIVEN ARE TO THE BOTTOM OF THE OUTLET BOX	
	1 HOUR RATED FIRE WALL	

GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR FLOOR PLAN DIMENSIONS. DO NOT SCALE THESE DRAWINGS.
2. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY AND ALL WORK WITH OTHER TRADES INVOLVED IN THE PROJECT, PRIOR TO THE INSTALLATION OF EQUIPMENT SO AS TO AVOID CONFLICTS DURING CONSTRUCTION AND TO ALLOW FOR OPTIMUM MAINTENANCE AND WORKING SPACE.
3. USE OF THE CONDUIT SYSTEM FOR EQUIPMENT GROUNDING SHALL NOT BE ACCEPTABLE. A SEPARATE GREEN GROUND WIRE SHALL BE RUN WITH THE CIRCUIT CONDUCTORS IN EACH CONDUIT.
4. ALL BREAKER SIZES, SHOWN FOR MECHANICAL EQUIPMENT SHALL BE VERIFIED WITH THE EQUIPMENT SUPPLIER AND THE MECHANICAL CONTRACTOR PRIOR TO PURCHASE OR INSTALLATION.
5. ALL WORK AND MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2018 NORTH CAROLINA BUILDING CODE AND 2020 NATIONAL ELECTRICAL CODE.
6. EACH CONTRACTOR SHALL PROVIDE INDEPENDENT SUPPORT OF ALL DEVICES AND EQUIPMENT AND SHALL SUPPORT SUCH EQUIPMENT PER APPROVED GOVERNING CODES OR PER APPROVAL OF THE ENGINEER. UNACCEPTABLE WORKMANSHIP OR MATERIALS SHALL BE REPLACED AT THE REQUEST OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
7. THE MOUNTING HEIGHTS AND LOCATIONS OF ALL WALL MOUNTED DEVICES, LIGHTING FIXTURES OR JUNCTION BOXES SHALL BE REVIEWED AND COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DISCONNECTS, SWITCHES, AND RECEPTACLES UNDER THE ELECTRICAL BID AND SHALL INCLUDE ALL NECESSARY CIRCUITS TO AND FINAL CONNECTIONS TO THE EQUIPMENT PROVIDED BY ALL SUPPLIERS - SEE DETAILS FOR CONNECTION TO EQUIPMENT PROVIDED BY MECHANICAL AND PLUMBING CONTRACTORS
9. PENETRATION:
   - WHERE ELECTRICAL EQUIPMENT PENETRATES RATED WALLS AND CEILINGS, EXTERIOR WALLS, THEY SHALL BE PROPERLY SEALED PER APPROVED UL METHODS.
   - WHERE ELECTRICAL EQUIPMENT PENETRATES EXTERIOR WALLS, THEY SHALL BE PROPERLY SEALED WITH METHODS APPROVED BY THE ENGINEER. SUBMIT DETAIL OF PROPOSED SEALING METHODS.
10. ALL PERMITS AND INSPECTION FEES SHALL BE SECURED AND PAID BY THE ELECTRICAL CONTRACTOR.
11. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE COMPLETE UPDATED TYPEWRITTEN PANEL SCHEDULES FOR ALL PANELBOARDS.
13. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE COMPLETION OF THE PROJECT.
14. THE CONTRATOR SHALL VERIFY THE CEILING TYPES WITH THE GENERAL CONTRACTOR PRIOR TO THE PURCHASE OF ANY LIGHT FIXTURES SO THAT THE PROPER TRIM WILL BE PROVIDED FOR ALL FIXTURES. ANY DIFFERENCES WILL BE THE RESPONSIBILITY OF THIS CONTRACTOR.
15. ALL WIRE SIZES INDICATED ON THE PANEL SCHEDULES ARE BASED ON 75 DEGREE COPPER THHN/THWN WIRE. ALL WIRE TERMINALS AND EQUIPMENT SHALL BE LISTED AND APPROVED FOR 75°C. USE THWN/2 WIRE FOR ALL WIRING LOCATED IN WET LOCATION.
16. MINIMUM CONDUIT SIZE SHALL BE 1/2" AND MINIMUM WIRE SIZE SHALL BE #12 AWG.
17. METAL-CLAD CABLE (TYPE MC) AND ARMORED CABLE (TYPE AC) ARE ACCEPTABLE WIRING METHODS, SUBJECT TO NEC RESTRICTIONS. TYPE "AC" AND "MC" CABLE SHALL NOT BE USED WHEN PENETRATING RATED WALLS EXCEPT AS NOTED HEREIN. ALL PENETRAITONS OF RATED WALLS SHALL BE SEALED PER APPROVED METHODS.
18. THE MAXIMUM NUMBER OF HOMERUNS IN A CONDUIT SHALL NOT EXCEED THREE (3).
19. WHERE OUTLETS ARE SHOWN BACK TO BACK ON RATED WALLS, STAGGER OUTLETS SO THAT THEY ARE SEPARATED BY A MINIMUM OF 24".
20. ALL DISCONNECTS SHALL HAVE SEPARATE NEUTRAL AND GROUND BARS.
21. ALL PANELS SHALL BE SINGLE PHASE, THREE WIRE UNLESS OTHERWISE NOTED.
22. THE USE OF "ROMEX" CABLE TO A MAXIMUM SIZE OF #10 AWG IS ACCEPTABLE PER N.E.C. FOR WOOD FRAME RESIDENTIAL CONSTRUCTION ONLY.
23. WHERE SWITCHES AND OUTLETS ARE SHOWN TOGETHER, MOUNT BOTH DEVICES IN A MULTI-GANG BOX WITH A SINGLE COVER.
24. THE ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE THE INSTALLATION OF THE NEW UNDERGROUND ELECTRICAL SERVICE WITH THE LOCAL UTILITY. THE OWNER SHALL PAY ALL CHARGES FOR THE INSTALLATION OF THE NEW UNDERGROUND UTILITY SERVICE.
25. THE ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE THE LOCATION OF TELEPHONE CONDUIT STUB OUTS WITH THE LOCAL TELEPHONE COMPANY PRIOR TO INSTALLING ANY CONDUITS.
26. THE ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE THE LOCATION OF CABLE TV CONDUIT STUB OUTS WITH THE LOCAL CABLE TV COMPANY PRIOR TO INSTALLING ANY CONDUITS.
27. E.C. SHALL VERIFY DEVICE AND WALL PLATE COLOR/MATERIAL WITH OWNER/ARCHITECT AND SHALL SUBMIT CATALOG TO OWNER/ARCHITECT FOR APPROVAL PRIOR PURCHASE ANY.
28. SEE ADDITIONAL NOTES ON UNIT ENLARGEMENT ELECTRICAL PLANS FOR DEVICES IN RESIDENTIAL UNITS. SUBMIT CATALOG TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
29. COMMUNICATION WIRING REQUIREMENTS:
    - PROVIDE AN APPROVED 75 OHM COAXIAL CABLE FROM BUILDING COMMUNICATION BOARD TO EACH APARTMENT UNIT. CONTRACTOR SHALL WIRE AND TERMINATE AT EACH OUTLET SUCH THAT EACH APARTMENT SHALL BE ON INDIVIDUAL CABLE ACCOUNT CONNECTION. CABLE WIRING AND JACKS SHALL BE IN COMPLIANCE WITH LOCAL CABLE COMPANY.
    - PROVIDE APPROVED 4 PAIR DATA CABLES (CAT 6e MIN) FROM BUILDING COMMUNICATION BOARD TO EACH APARTMENT UNIT. CONTRACTOR SHALL WIRE AND TERMINATE AT EACH OUTLET SUCH THAT EACH APARTMENT SHALL BE ON INDIVIDUAL TELEPHONE ACCOUNT CONNECTION. CABLE WIRING AND JACKS SHALL BE IN COMPLIANCE WITH LOCAL TELEPHONE COMPANY.

2018 NORTH CAROLINA ENERGY CODE

ELECTRICAL SYSTEM AND EQUIPMENT
METHOD OF COMPLIANCE: PRESCRIPTIVE

	LIGHTING SCHEDULE:			
	FLUORESCENT T8	LED	CFL	INCAN
LAMP TYPE REQUIRED:	SEE	SEE	SEE	N/A
NUMBER OF LAMPS:	FIXTURE	FIXTURE	FIXTURE	N/A
BALLAST TYPE USED:	SCHEDULE	SCHEDULE	SCHEDULE	N/A
NUMBER OF BALLASTS:				N/A
TOTAL WATTAGE PER FIXTURE:				

	SPECIFIED	ALLOWED BY CODE
INTERIOR WATTAGE		
RESIDENTIAL **	N/A	N/A

NOTES:

1. ** RESIDENTIAL LIGHTING IS IN COMPLIANCE WITH SECTION R404.1

DESIGNER STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING COMPLIES WITH THE ELECTRICAL SYSTEM AND EQUIPMENT REQUIREMENTS OF THE NORTH CAROLINA STATE BUILDING CODE, 2018 - ENERGY.

SIGNED: Alex Bowling

NAME: ALEX R. BOWLING, P.E.
TITLE: ENGINEER

2018 NORTH CAROLINA ENERGY CODE

ELECTRICAL SYSTEM AND EQUIPMENT
METHOD OF COMPLIANCE: PRESCRIPTIVE

	LIGHTING SCHEDULE:			
	FLUORESCENT T8	LED	CFL	INCAN
LAMP TYPE REQUIRED:	SEE	SEE	SEE	N/A
NUMBER OF LAMPS:	FIXTURE	FIXTURE	FIXTURE	N/A
BALLAST TYPE USED:	SCHEDULE	SCHEDULE	SCHEDULE	N/A
NUMBER OF BALLASTS:				N/A
TOTAL WATTAGE PER FIXTURE:				

	SPECIFIED	ALLOWED BY CODE
INTERIOR WATTAGE		
OFFICE	683	1562**
EXTERIOR WATTAGE	ZONE 2	
ALLOWANCE	299	600

NOTES:

1. ** PER SECTION C405.3 THE WHOLE AREA ALLOWED BY CODE IS REQUIRED TO BE 10% LOWER THAN THOSE IN TABLE 505.5.2
   - VALUE PER TABLE C405.4.2(2): 1735 WATTS
   - VALUE PER SECTION C405.3: 1562 WATTS
2. ALL EXTERIOR LIGHTS:
   2.1 CONTROLLED BY PHOTOCELL THAT WILL NOT INTENDED TO BE ON FOR 24 HOUR OPERATION.
   2.2 ALL EXTERIOR LIGHT FIXTURES HAVE A SOURCE EFFICACY OF AT LEAST 60 LUMEN PER WATTS.

DESIGNER STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING COMPLIES WITH THE ELECTRICAL SYSTEM AND EQUIPMENT REQUIREMENTS OF THE NORTH CAROLINA STATE BUILDING CODE, 2018 - ENERGY.

SIGNED: Alex Bowling

NAME: ALEX R. BOWLING, P.E.
TITLE: ENGINEER

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Alex Bowling

NORTH CAROLINA PROFESSIONAL SEAL 058287 ENGINEER ALEX R. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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ELECTRICAL NOTES, LEGEND, AND DETAILS

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NCHFA 2025 QAP REQUIREMENTS

E.C IS RESPONSIBLE FOR ENSURING ALL WORK IS IN COMPLIANCE WITH NCHFA 2025 QAP REQUIREMENTS.

NCHFA - GENERAL ELECTRICAL REQUIREMENTS

1. ALL FULL BATHROOMS MUST HAVE AN OVERHEAD CEILING LIGHT AND EXHAUST FAN ON THE SAME SWITCH. VANITY LIGHTS MUST BE PROVIDED AND BE ON SEPARATE SWITCH.
2. ALL BATHROOMS MUST INCLUDE AN ENERGY STAR RATED EXHAUST FAN RATED AT 70 CFM (MINIMUM) VENTED TO THE EXTERIOR OF THE BUILDING USING H HARD DUCTWORK ALONG THE SHORTEST RUN POSSIBLE.
3. PROVIDE OVERHEAD LIGHTING, A CEILING FAN, TELEPHONE JACK AND A CABLE CONNECTION IN EVERY BEDROOM AND LIVING ROOM. IF USING CEILING FANS WITH LIGHT KITS, THE FAN AND LIGHT MUST HAVE SEPARATE SWITCHED.
4. ANY WALK-IN CLOSETS MUST ALSO HAVE A SWITCHED OVERHEAD LIGHT. A WALK-IN CLOSET IS DEFINED AS ANY CLOSET DEEPER THAN 36" FROM THE BACK WALL TO THE BACK OF THE CLOSET DOOR IN THE CLOSED POSITION.
5. OPERABLE PARTS OF SWITCHES AND THERMOSTATS MUST NOT BE LOCATED MORE THAN 48" ABOVE FINISHED FLOOR HEIGHT, OR INSTALL 47" TO TOP OF BOX.
6. RECEPTACLES, TELEPHONE JACKS AND CABLE JACKS MUST NOT BE LOCATED LESS THAN 16" ABOVE FINISHED FLOOR HEIGHT.
7. SWITCHED EXTERIOR LIGHTING IS REQUIRED AT EACH UNIT ENTRY DOOR FOR RESIDENTIAL USE ON BUILDINGS WITH PORCHES AND BREEZEWAYS.
8. ADDITIONAL EXTERIOR LIGHT FIXTURES NOT SPECIFIED TO A UNIT WILL BE WIRED TO A "HOUSE" PANEL AND ACTIVATED BY A PHOTO CELL PLACED ON THE EAST OR NORTH SIDE OF THE BUILDINGS.
9. ALL EXTERIOR STAIRWAYS MUST HAVE LIGHT FIXTURES WIRED TO A "HOUSE" PANEL AND ACTIVATED BY A PHOTO CELL PLACED ON THE EAST OR NORTH SIDE OF THE BUILDINGS.
10. PROJECTS WITH GAS HEATING AND/OR APPLIANCES MUST PROVIDE A HARD-WIRED CARBON MONOXIDE DETECTOR WITH A BATTERY BACK-UP IN EACH RESIDENTIAL UNIT.
11. ALL NON-RESIDENTIAL AND RESIDENTIAL SPACES MUST HAVE A SEPARATE ELECTRICAL SYSTEMS.
12. INITIALLY-INSTALLED BULBS IN RESIDENTIAL UNITS AND COMMON AREAS MUST BE COMPACT FLUORESCENT, LED, OR PIN-BASED LIGHTING IN 80% OF ALL FIXTURES.
13. ALL TELEPHONE LINES MUST BE TONED AND TAGGED PROPERLY TO EACH UNIT.
14. ALL EXTERIOR STORAGE CLOSETS MUST HAVE A SWITCHED OVERHEAD LIGHT.
15. EACH BUILDING MUST HAVE A CABLE TERMINATION AND DEMARCATION BOX FOR CABLE VENDOR CONNECTION.
16. LIGHT SWITCHES IN BEDROOMS, BATHROOMS, AND CLOSETS MUST BE INSTALLED WITHIN 16 INCHES MAXIMUM FROM LATCH SIDE OF CORRESPONDING DOOR.
17. NEW CONSTRUCTION PROJECTS MUST MEET THE STANDARDS AND REQUIREMENTS OF ENERGY STAR MULTIFAMILY NEW CONSTRUCTION PROGRAM AS VERIFIED BY AN INDEPENDENT, THIRD-PARTY EXPERT WHO ASSISTS WITH PROJECT DESIGN, VERIFY CONSTRUCTION QUALITY, AND TESTS COMPLETED UNITS. ADAPTIVE RE-USE AND REHABILITATION PROJECTS MUST COMPLY TO THE EXTENT DOING SO IS ECONOMICALLY FEASIBLE AND AS ALLOWED BY THE HISTORIC PRESERVATION RULES.
18. WHEN USING ELECTRIC TANKLESS WATER HEATERS THE ELECTRICAL PANEL MUST BE RATED AT 200 AMPS OR GREATER.
19. POSTAL FACILITIES MUST INCLUDE ADEQUATE LIGHTING FROM DUSK TO DAWN.
20. THE LAUNDRY ROOM MUST HAVE ADEQUATE ENTRANCE LIGHTING THAT IS ON FROM DUSK TO DAWN.
21. ALL RESIDENTIAL UNITS MUST HAVE A FROST-FREE ENERGY STAR RATED REFRIGERATOR WITH A FREEZER COMPARTMENT.
22. ALL RESIDENTIAL UNITS MUST HAVE AN ENERGY STAR RATED DISHWASHER.
23. BUILDINGS AND UNITS MUST BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS. BUILDING AND UNIT IDENTIFICATION SIGNAGE MUST BE WELL LIT FROM DUSK TILL DAWN.
24. RECEPTACLES FOR REFRIGERATORS MUST BE ON A DESIGNATED (HOME RUN) CIRCUIT TO UNIT ELECTRICAL PANEL. NOT OTHER ELECTRICAL DEVICES SHALL BE ON THIS CIRCUIT.

NCHFA - PROVISIONS FOR ELDERLY UNITS

1. IN ELDERLY UNITS BOTH THE RANGE HOOD FAN AND LIGHT MUST HAVE SEPARATE REMOTE SWITCHES.
2. EXHAUST VENTS AND LIGHTING ABOVE RANGES MUST BE WIRED TO REMOTE SWITCHES FOR BOTH THE LIGHT AND FAN NEAR THE RANGE IN ACCESSIBLE LOCATION.

NCHFA - PROVISIONS FOR SIGHT AND HEARING IMPAIRED UNITS

1. THE UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA.
2. THE UNITS MUST HAVE A RECEPTACLE NEXT TO PHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES.
3. EACH OVERHEAD LIGHT FIXTURE AND RECEPTACLE MUST BE WIRED TO ACCOMMODATE A 150 WATT LOAD.
4. THE UNIT MUST ALSO BE FULLY ACCESSIBLE (TYPE "A").
5. LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH SIGHT AND HEARING IMPAIRED UNIT.

   THE REQUIREMENTS FOR THIS PROVISION CAN BE SATISFIED BY ADDING THE ELEMENTS DESCRIBED ABOVE TO THE ADDITIONAL FULLY ACCESSIBLE UNITS SUCH THAT AT LEAST TWO PERCENT (2%) OF ALL UNITS ARE PROPERLY EQUIPPED TO SERVER PERSONS WITH SIGHT AND OR HEARING IMPAIRMENTS.

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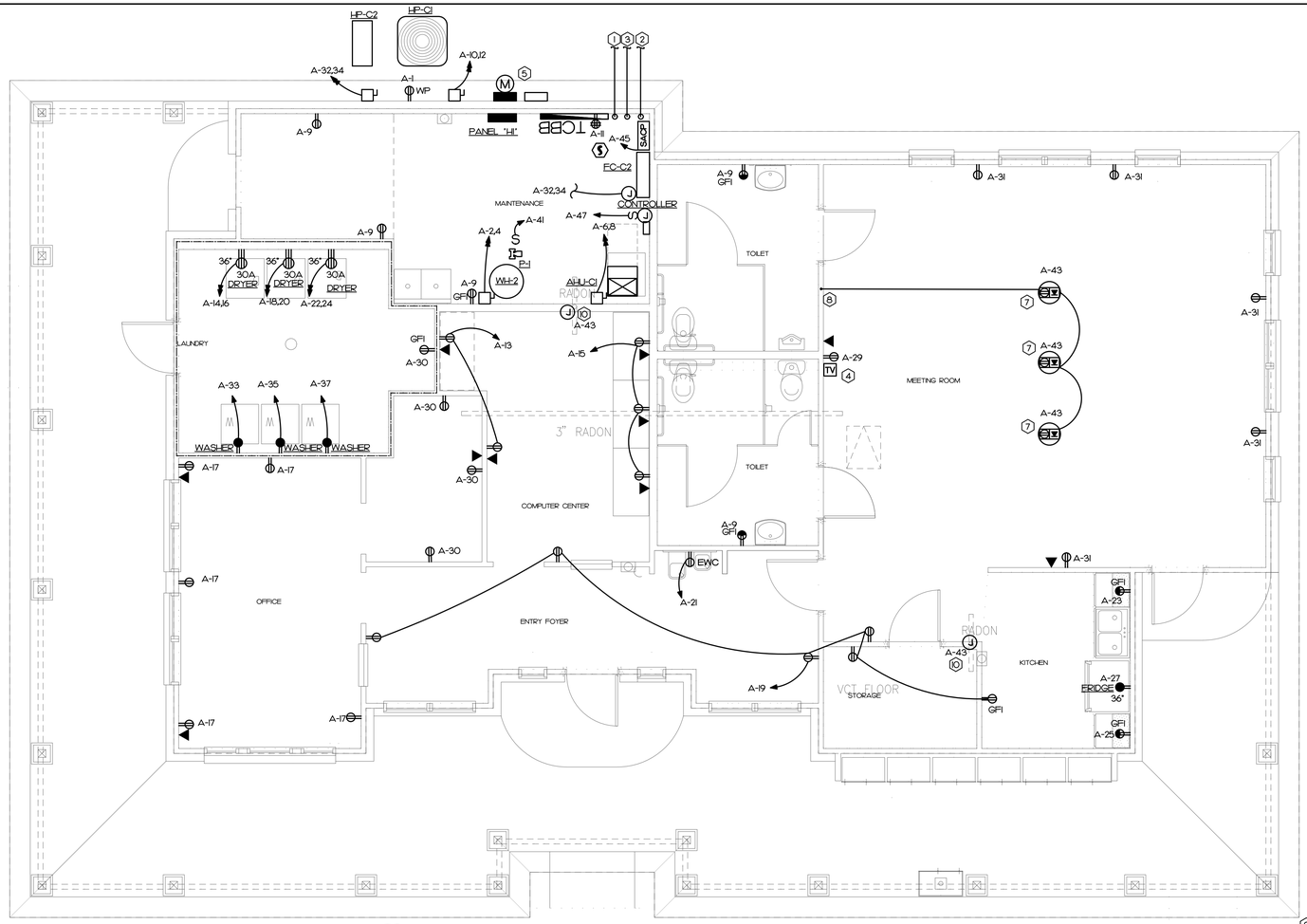
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01 COMMUNITY BUILDING ELECTRICAL PLAN
E1.00 SCALE: 1/4" = 1'-0"

KEY NOTES

1. COMMUNICATION BOARD.
   - STUB 2-2" EMPTY CONDUITS TO PROPERTY LINE PER TELEPHONE COMPANY. PROVIDE WITH PULL ROPE.
   - SEE POWER RISER FOR GROUNDING DETAIL.
   - MOUNT RECEPTACLE ON BOARD TO ACCOMMODATE EQUIPMENT.
2. 1 1/2" CONDUIT UNDERGROUND FROM SACP TO SPRINKLER ALARM MONITORING PANEL IN EACH RESIDENTIAL BUILDING (5 TOTAL).
3. 2" CONDUIT UNDERGROUND FROM TCBB TO SECURITY CAMERAS IN EACH RESIDENTIAL BUILDING (5 TOTAL).
4. RECEPTACLE AND TV OUTLET FOR WALL MOUNTED TV. FIELD COORDINATE EXACT LOCATION AND HEIGHT WITH OWNER PRIOR TO ROUGH-IN.
5. C/T AND METER. SEE POWER RISER FOR DETAIL.
6. FIELD COORDINATE EXACT LOCATION OF MONUMENT SIGN WITH CIVIL PRIOR TO ROUGH IN.
7. FLUSH MOUNTED FLOOR BOX, PROVIDE 3/4" CONDUIT FOR POWER AND 1 1/4" CONDUIT FOR DATA UNDERSLAB. STUB UP AT NEAREST ACCESSIBLE CEILING. CUT AND PATCH FLOOR AS REQUIRED.
8. 1 - 1/4" CONDUIT AND 3/4" CONDUIT UNDER SLAB TO NEAREST WALL AND UP TO NEAREST ACCESSIBLE CEILING SPACE. CUT AND PATCH AS REQUIRED.
9. FIELD COORDINATE EXACT LOCATION OF WEATHER PROOF GFPE PROTECTED RECEPTACLE WITH LOCATION OF HOT BOX.
10. JUNCTION BOX FOR FUTURE RADON CONTROL. FIELD COORDINATE EXACT LOCATION.

NOTES

1. FIELD COORDINATE EXACT LOCATION OF ALL OUTLETS PRIOR TO ROUGH-IN.

PANEL A

120/240V, 1 PHASE, 3 WIRE

CKT	DESCRIPTION	KVA	C	G	W	CB	CKT	CKT	CB	W	G	C	KVA	DESCRIPTION	CKT
1	EXTERIOR LIGHTS, RECEPT	0.7	1/2	12	12	20	1	2	50	8	10	3/4	4.5	WH-2	2
3	LIGHTS MAINT. LAUND. OFFICE	0.9	1/2	12	12	20	3	4	2P	8			4.5		4
5	SPARE	0.0				20	5	6	60	6	10	1	7.0	AHU-C1	6
7	LIGHTS MEETING	0.6	1/2	12	12	20	7	8	2P	6			7.0		8
9	RECEPT MAINT, TOILETS	1.0	1/2	12	12	20	9	10	40	8	10	3/4	3.0	HP-C1	10
11	PHONEBOARD	0.2	1/2	12	12	20	11	12	2P	8			3.0		12
13	RECEPT COMPUTER	0.4	1/2	12	12	20	13	14	30	10	10	3/4	2.5	NOTE 2 DRYER	14
15	RECEPT COMPUTER	0.6	1/2	12	12	20	15	16	2P	10			2.5	#10 NEUTRAL	16
17	RECEPT OFFICE	0.9	1/2	12	12	20	17	18	30	10	10	3/4	2.5	NOTE 2 DRYER	18
19	RECEPT ENTRY,KITCHEN	1.2	1/2	12	12	20	19	20	2P	10			2.5	#10 NEUTRAL	20
21	EWC NOTE 2	1.5	1/2	12	12	20	21	22	30	10	10	3/4	2.5	NOTE 2 DRYER	22
23	RECEPT KITCHEN	0.2	1/2	12	12	20	23	24	2P	10			2.5	#10 NEUTRAL	24
25	RECEPT KITCHEN	0.4	1/2	12	12	20	25	26	20				0.0	SPARE	26
27	REFRIG NOTE 2	1.2	1/2	12	12	20	27	28	20				0.0	SPARE	28
29	RECEPT MEETING	1.5	1/2	12	12	20	29	30	20	12	12	1/2	0.5	STORAGE	30
31	RECEPT MEETING	1.2	1/2	12	12	20	31	32	15	12	12	1/2	1.6	HP-C2	32
33	WASHER NOTE 2	1.5	1/2	12	12	20	33	34	2P	12			1.6	FC-FC2	34
35	WASHER NOTE 2	1.5	1/2	12	12	20	35	36	20	12	12	1/2	0.2	NOTE 4 HOT BOX	36
37	WASHER NOTE 2	1.5	1/2	12	12	20	37	38	20	12	12	1/2	1.2	MONUMENT SIGN	38
39	SPARE	0.0				20	39	40	20				0.0	SPARE	40
41	RECIRC PUMP	1.0	1/2	12	12	20	41	42	20				0.0	SPARE	42
43	RADON CONTROLS	1.2	1/2	12	12	20	41	44					0.0	SPACE ONLY	44
45	SACP NOTE 3	0.5	1/2	12	12	20	43	46					0.0	SPACE ONLY	46
47	SPACE ONLY	0.0					45	48					0.0	SPACE ONLY	48
49	SPACE ONLY	0.0					47	50					0.0	SPACE ONLY	50
51	SPACE ONLY	0.0					49	52					0.0	SPACE ONLY	52
53	SPACE ONLY	0.0					51	54					0.0	SPACE ONLY	54

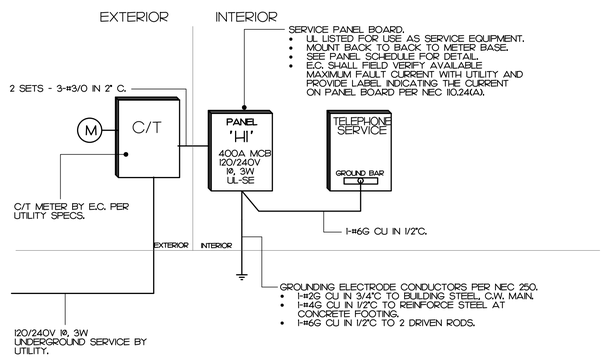
DESCRIPTION	CONNECTED KVA	DEMAND FACTOR	DEMAND KVA
CONT. LOAD	2.71	125%	3.39
RECEPTACLE	15.84	100%/50%	12.92
MTRS/COOLS	14.35	100%	14.35
HEATS	10.00	100%	10.00
WATER HEATER	9.00	100%	9.00
EQUIPMENT	16.90	100%	16.90
KITCHEN EQUIP.	0.00	65%	0.00
SPECIAL EQ.	0.00	100%	0.00
25% OF LARGEST HVAC/MOTOR			1.49
TOTAL DEMAND			68.05

400 A MINIMUM BUS SIZE
400 A MAIN CIRCUIT BREAKER
22 K MINIMUM AIC RATING

SURFACE MOUNTING
NEMA 1 ENCLOSURE
GROUND BAR
UL LISTED FOR USE AS SERVICE EQUIPMENT

NOTES
1. SQUARE D: NQ.
2. PROVIDE WITH GFI BREAKER. NO SHARED NEUTRAL.
3. PROVIDE WITH CIRCUIT BREAKER LOCK
4. PROVIDE WITH GFPE BREAKER
5.

CONNECTED LOADS	
PHASE A:	36.2 KVA
PHASE B:	32.6 KVA
TOTAL:	68.8 KVA
DEMAND	284 AMP



02 POWER RISER
E1.00 NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 058287 ENGINEER ALEX P. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

COMMUNITY BUILDING ELECTRICAL PLAN

E1.00

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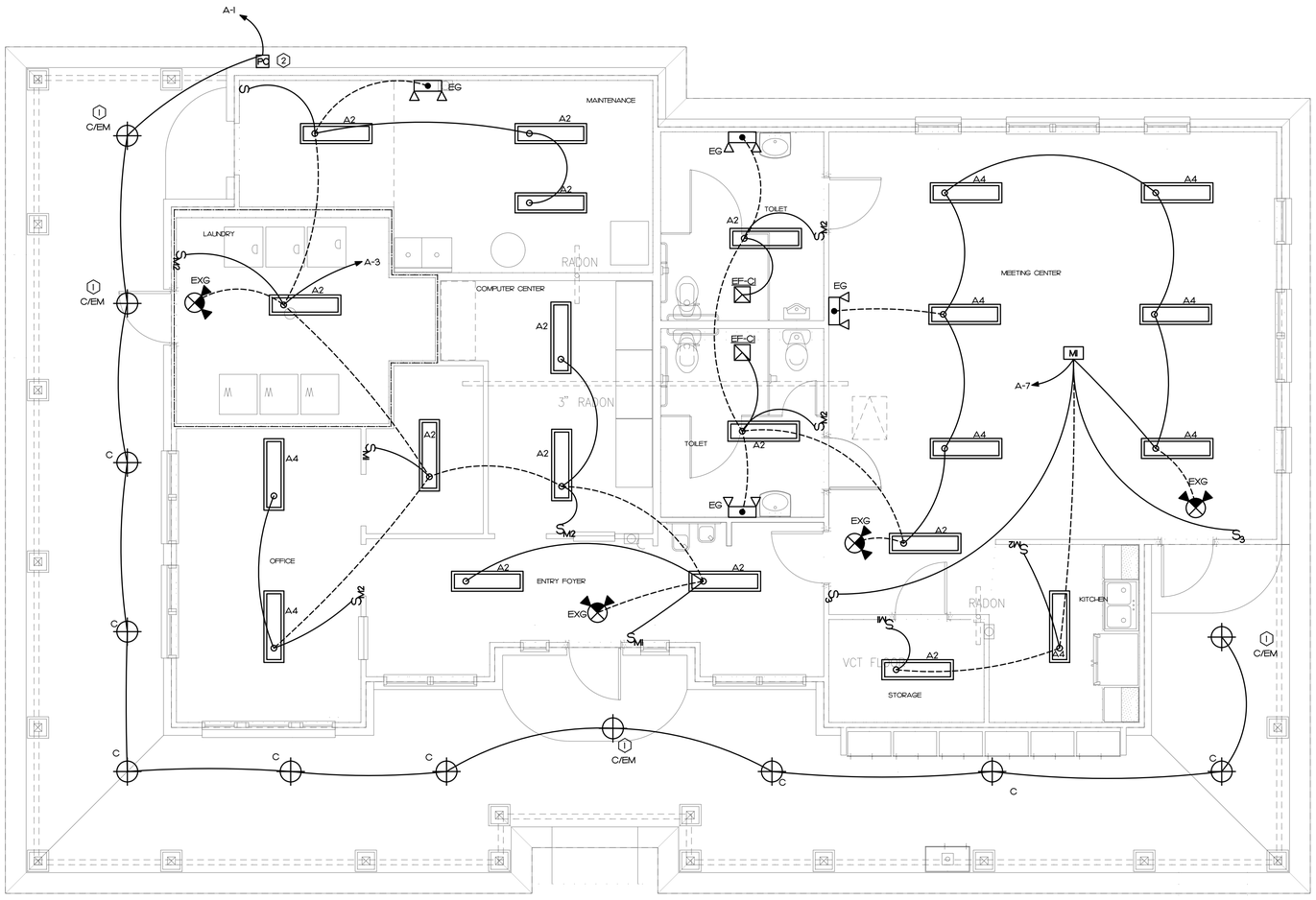
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PROJECT # 2500609700

2500609700



01 COMMUNITY BUILDING LIGHTING PLAN
E1.01 SCALE: 1/4" = 1'-0"

KEY NOTES

1. CONNECT EMERGENCY BALLAST UNSWITCHED AHEAD OF PHOTOCELL CONTROLS.
2. MOUNT PHOTOCELL ON NORTH OF BUILDING. FIELD VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

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COMMUNITY BUILDING LIGHTING PLAN

E1.01

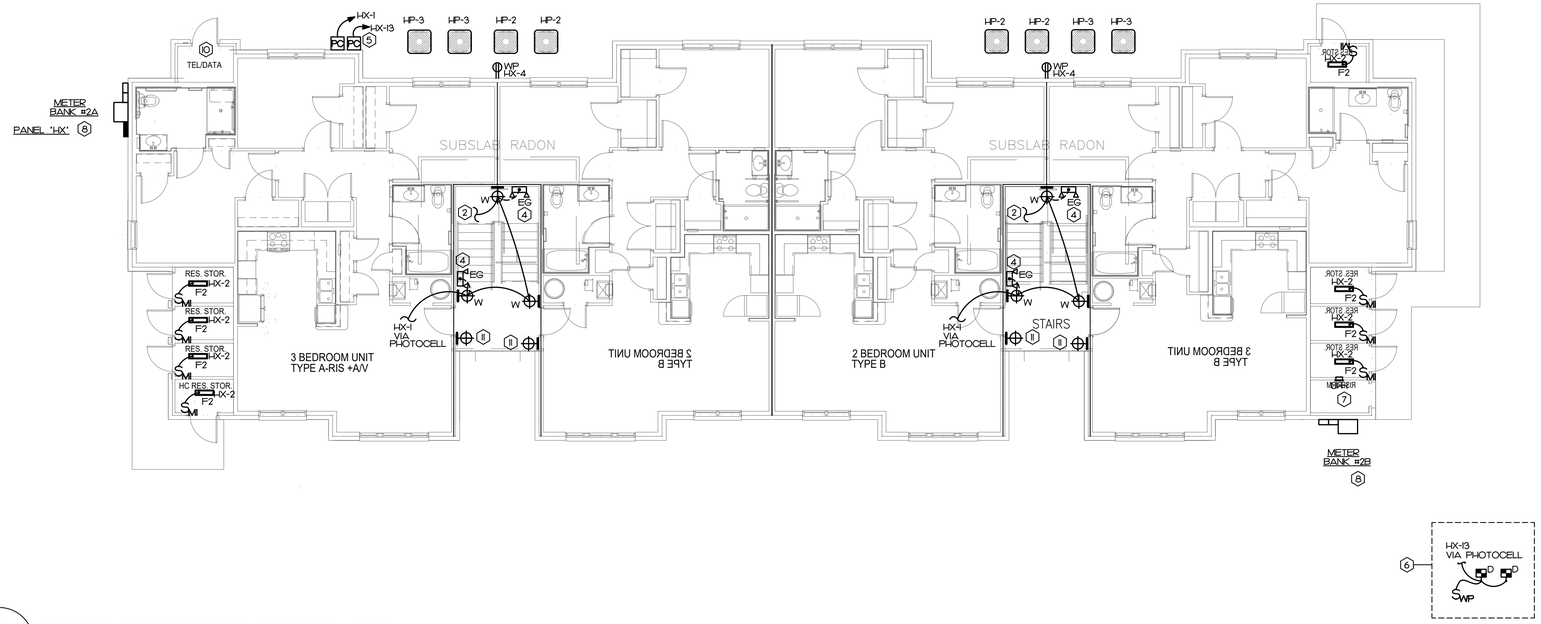
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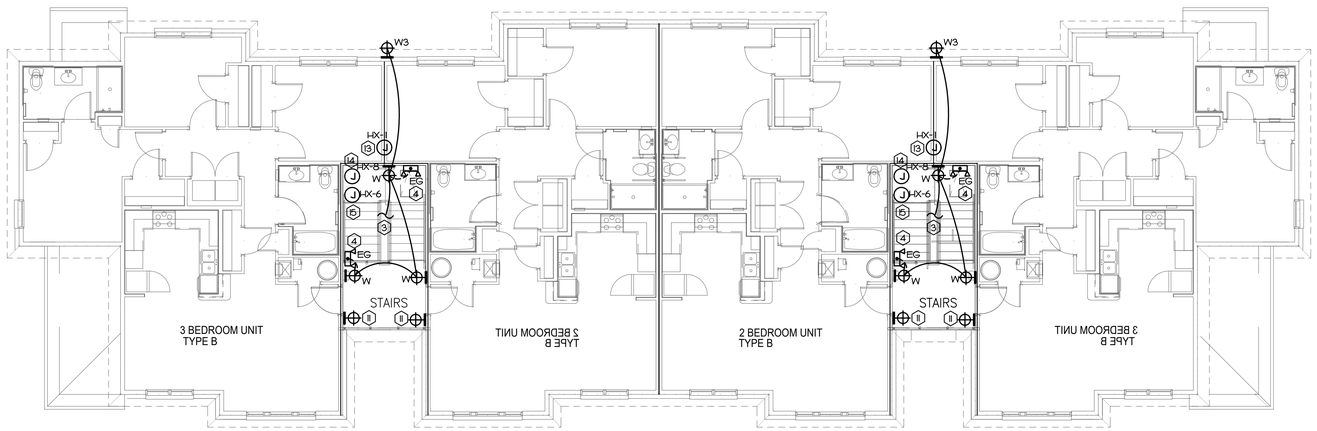
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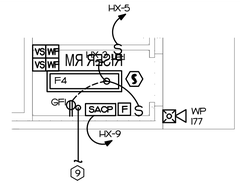
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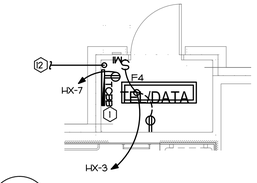
01 E1.02 BUILDING 02 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'–0"



02 E1.02 BUILDING 02 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'–0"



03 E1.02 ENLARGED SPRINKLER ROOM
SCALE: 1/4" = 1'–0"



04 E1.02 ENLARGED TELECOM ROOM
SCALE: 1/4" = 1'–0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE POWER TO OUTDOOR UNITS TO INSURE UNITS ARE FED FROM THE PROPER TENANT PANEL.
3. HOUSE PANEL SHOWN AS 'HX' WHERE 'X' IS THE ASSOCIATED BUILDING NUMBER, LABEL ALL HOUSE PANEL EQUIPMENT AND CIRCUITS WITH THE ASSOCIATED BUILDING NUMBER.
4. ALL COMMON AREA LOADS SHALL BE FED FROM HOUSE PANEL.
5. PROVIDE ALTERNATE PRICING FOR FIXTURE 'W3' TO BE USED AT THE DISCRETION OF THE G.C. AND OWNER.

KEY NOTES

(1) COMMUNICATION BOARD:
- STUB 2-2" EMPTY CONDUITS TO PROPERTY LINE PER UTILITY COMPANY. PROVIDE WITH PULL ROPE.
- SEE POWER RISER FOR GROUNDING DETAIL. MOUNT RECEPTACLE ON BOARD TO ACCOMMODATE EQUIPMENT.
- PROVIDE TELEPHONE WIRING FROM APARTMENT OUTLETS TO TO PHONE BOARD LOCATION.

(2) UP TO FIXTURE ON FLOOR LEVEL ABOVE.

(3) DOWN TO FIXTURE ON LEVEL BELOW.

(4) CONNECT EMERGENCY FIXTURE AHEAD OF PHOTOCELL CONTROL.

(5) PHOTOCELL(S) TO BE LOCATED ON NORTH OR EAST SIDE OF THE BUILDING - FIELD COORDINATE EXACT LOCATION. CONNECT ALL EXTERIOR/COMMON AREA LIGHTING THROUGH PHOTOCELL.

(6) PROVIDE FLOOD LIGHTS FOR SITE SIGN. PROVIDE ONE LIGHT FOR EACH SIDE. SEE SITE PLAN FOR LOCATION. HOMERUN CIRCUIT IN 1"C WITH MIN. BURIAL DEPTH OF 24" BELOW GRADE. MOUNT EACH FIXTURE ON 12"x12"x18" DEEP CONCRETE BASE.

(7) SEE ENLARGED SPRINKLER ROOM PLAN THIS SHEET. FIELD COORDINATE EXACT LOCATION OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR. COORDINATE SPRINKLER CLOSET LOCATION WITH CIVIL PLAN.

(8) METER BANK. SEE POWER RISER FOR DETAIL.

(9) 1 1/2" CONDUIT UNDERGROUND FROM SACP TO MAINTENANCE ROOM OF CLUBHOUSE FOR MONITORING COMMUNICATION CONNECTION.

(10) SEE ENLARGED TELECOM ROOM THIS SHEET. FIELD COORDINATE LOCATION OF TELECOM ROOM WITH CIVIL PLAN.

(11) EXTERIOR FIXTURE CONTROLLED BY SWITCH IN UNIT. SEE UNIT PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT.

(12) 2" EMPTY CONDUIT UNDERGROUND BETWEEN EACH SPRINKER/TELECOM ROOM FOR INSTALLATION OF VIDEO CAMERA CABLING BY OWNER'S CONTRACTOR. VERIFY TERMINATIONS WITH OWNER.

(13) JUNCTION BOX FOR FUTURE RADON CONTROL. FIELD COORDINATE EXACT LOCATION.

(14) JUNCTION BOX FOR CAMERA POWER. FIELD COORDINATE EXACT LOCATION WITH G.C. PER OWNER'S REQUIREMENTS.

(15) JUNCTION BOX FOR WIRELESS SUBMETERING REPEATERS. LOCATE IN ATTIC ABOVE STAIRWELL NEAR ACCESS PANEL. FIELD COORDINATE WITH GENERAL CONTRACTOR.

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4/30/2026

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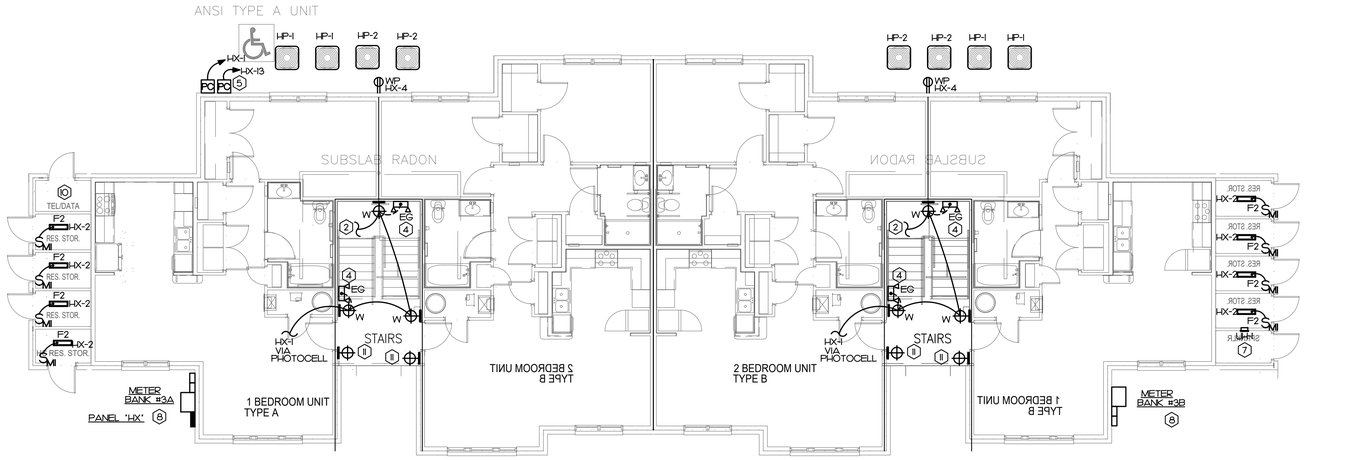
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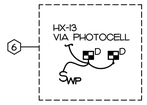
BUILDING 02 FIRST AND SECOND FLOOR PLANS

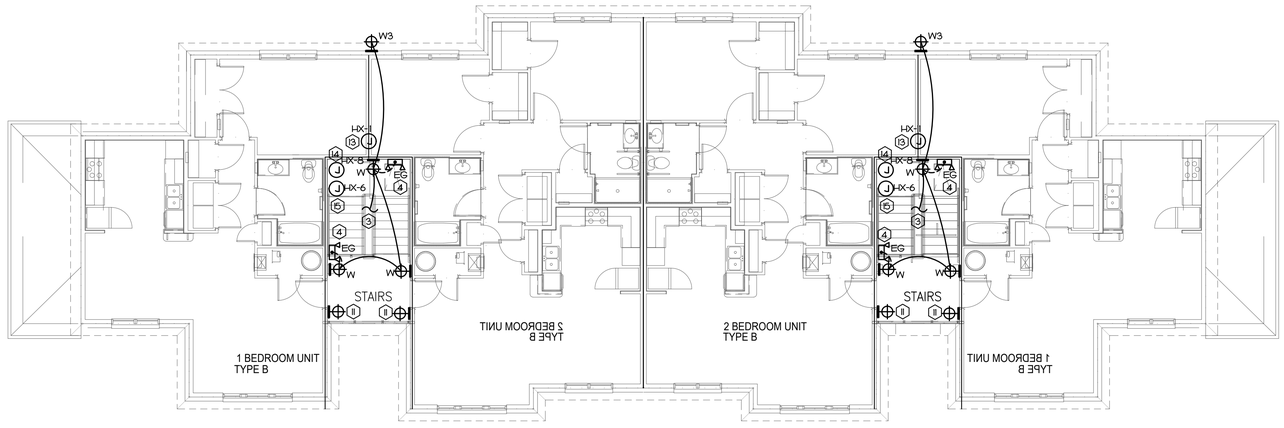
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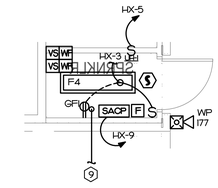


01 E1.03 BUILDING 03 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

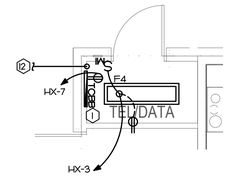




02 E1.03 BUILDING 03 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



03 E1.03 ENLARGED SPRINKLER ROOM
SCALE: 1/4" = 1'-0"



04 E1.03 ENLARGED TELECOM ROOM
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE POWER TO OUTDOOR UNITS TO INSURE UNITS ARE FED FROM THE PROPER TENANT PANEL.
3. HOUSE PANEL SHOWN AS 'HX' WHERE 'X' IS THE ASSOCIATED BUILDING NUMBER, LABEL ALL HOUSE PANEL EQUIPMENT AND CIRCUITS WITH THE ASSOCIATED BUILDING NUMBER.
4. ALL COMMON AREA LOADS SHALL BE FED FROM HOUSE PANEL.
5. PROVIDE ALTERNATE PRICING FOR FIXTURE 'W3' TO BE USED AT THE DISCRETION OF THE G.C. AND OWNER.

KEY NOTES

1. COMMUNICATION BOARD:
   - STUB 2-2" EMPTY CONDUITS TO PROPERTY LINE PER UTILITY COMPANY. PROVIDE WITH PULL ROPE.
   - SEE POWER RISER FOR GROUNDING DETAIL. MOUNT RECEPTACLE ON BOARD TO ACCOMMODATE EQUIPMENT.
   - PROVIDE TELEPHONE WIRING FROM APARTMENT OUTLETS TO TO PHONE BOARD LOCATION.
2. UP TO FIXTURE ON FLOOR LEVEL ABOVE.
3. DOWN TO FIXTURE ON LEVEL BELOW.
4. CONNECT EMERGENCY FIXTURE AHEAD OF PHOTOCELL CONTROL.
5. PHOTOCELL(S) TO BE LOCATED ON NORTH OR EAST SIDE OF THE BUILDING - FIELD COORDINATE EXACT LOCATION. CONNECT ALL EXTERIOR/COMMON AREA LIGHTING THROUGH PHOTOCELL.
6. PROVIDE FLOOD LIGHTS FOR SITE SIGN. PROVIDE ONE LIGHT FOR EACH SIDE. SEE SITE PLAN FOR LOCATION. HOMERUN CIRCUIT IN 1"C WITH MIN. BURIAL DEPTH OF 24" BELOW GRADE. MOUNT EACH FIXTURE ON 12"x12"x18" DEEP CONCRETE BASE.
7. SEE ENLARGED SPRINKLER ROOM PLAN THIS SHEET. FIELD COORDINATE EXACT LOCATION OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR. COORDINATE SPRINKLER CLOSET LOCATION WITH CIVIL PLAN.
8. METER BANK. SEE POWER RISER FOR DETAIL.
9. 1 1/2" CONDUIT UNDERGROUND FROM SACP TO MAINTENANCE ROOM OF CLUBHOUSE FOR MONITORING COMMUNICATION CONNECTION.
10. SEE ENLARGED TELECOM ROOM THIS SHEET. FIELD COORDINATE LOCATION OF TELECOM ROOM WITH CIVIL PLAN.
11. EXTERIOR FIXTURE CONTROLLED BY SWITCH IN UNIT. SEE UNIT PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT.
12. 2" EMPTY CONDUIT UNDERGROUND BETWEEN EACH SPRINKER/TELECOM ROOM FOR INSTALLATION OF VIDEO CAMERA CABLING BY OWNER'S CONTRACTOR. VERIFY TERMINATIONS WITH OWNER.
13. JUNCTION BOX FOR FUTURE RADON CONTROL. FIELD COORDINATE EXACT LOCATION.
14. JUNCTION BOX FOR CAMERA POWER. FIELD COORDINATE EXACT LOCATION WITH G.C. PER OWNER'S REQUIREMENTS.
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4/30/2026

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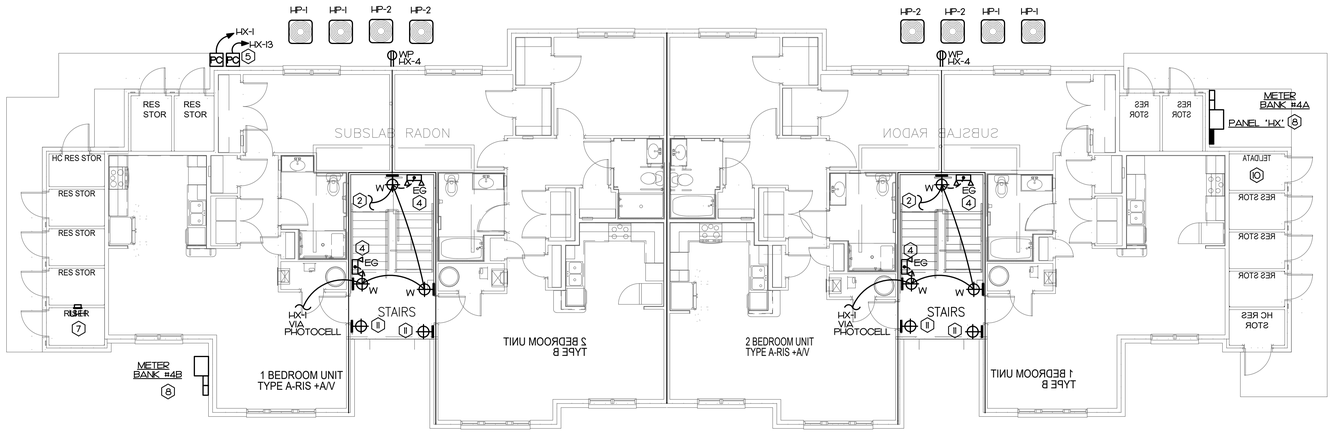
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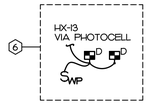
BUILDING 03 FIRST AND SECOND FLOOR PLANS

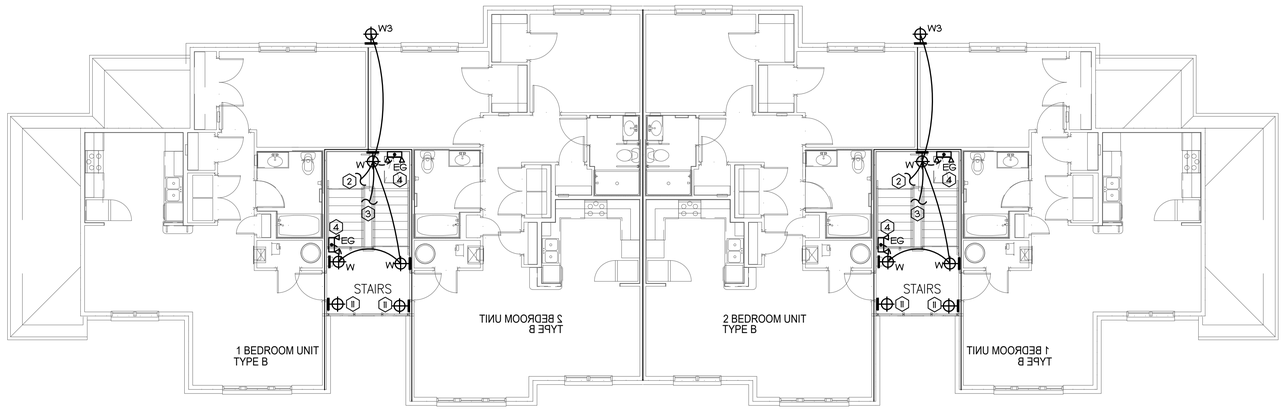
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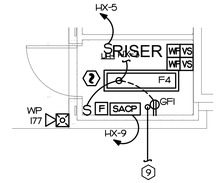


01 E1.04 BUILDING 04 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

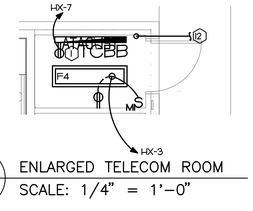




02 E1.04 BUILDING 04 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



03 E1.04 ENLARGED SPRINKLER ROOM
SCALE: 1/4" = 1'-0"



04 E1.04 ENLARGED TELECOM ROOM
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE POWER TO OUTDOOR UNITS TO INSURE UNITS ARE FED FROM THE PROPER TENANT PANEL.
3. HOUSE PANEL SHOWN AS 'HX' WHERE 'X' IS THE ASSOCIATED BUILDING NUMBER, LABEL ALL HOUSE PANEL EQUIPMENT AND CIRCUITS WITH THE ASSOCIATED BUILDING NUMBER.
4. ALL COMMON AREA LOADS SHALL BE FED FROM HOUSE PANEL.
5. PROVIDE ALTERNATE PRICING FOR FIXTURE 'W3' TO BE USED AT THE DISCRETION OF THE G.C. AND OWNER.

KEY NOTES

1. COMMUNICATION BOARD:
   - STUB 2-2" EMPTY CONDUITS TO PROPERTY LINE PER UTILITY COMPANY. PROVIDE WITH PULL ROPE.
   - SEE POWER RISER FOR GROUNDING DETAIL. MOUNT RECEPTACLE ON BOARD TO ACCOMMODATE EQUIPMENT.
   - PROVIDE TELEPHONE WIRING FROM APARTMENT OUTLETS TO TO PHONE BOARD LOCATION.
2. UP TO FIXTURE ON FLOOR LEVEL ABOVE.
3. DOWN TO FIXTURE ON LEVEL BELOW.
4. CONNECT EMERGENCY FIXTURE AHEAD OF PHOTOCELL CONTROL.
5. PHOTOCELL(S) TO BE LOCATED ON NORTH OR EAST SIDE OF THE BUILDING - FIELD COORDINATE EXACT LOCATION. CONNECT ALL EXTERIOR/COMMON AREA LIGHTING THROUGH PHOTOCELL.
6. PROVIDE FLOOD LIGHTS FOR SITE SIGN. PROVIDE ONE LIGHT FOR EACH SIDE. SEE SITE PLAN FOR LOCATION. HOMERUN CIRCUIT IN 1"C WITH MIN. BURIAL DEPTH OF 24" BELOW GRADE. MOUNT EACH FIXTURE ON 12"x12"x18" DEEP CONCRETE BASE.
7. SEE ENLARGED SPRINKLER ROOM PLAN THIS SHEET. FIELD COORDINATE EXACT LOCATION OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR. COORDINATE SPRINKLER CLOSET LOCATION WITH CIVIL PLAN.
8. METER BANK. SEE POWER RISER FOR DETAIL.
9. 1 1/2" CONDUIT UNDERGROUND FROM SACP TO MAINTENANCE ROOM OF CLUBHOUSE FOR MONITORING COMMUNICATION CONNECTION.
10. SEE ENLARGED TELECOM ROOM THIS SHEET. FIELD COORDINATE LOCATION OF TELECOM ROOM WITH CIVIL PLAN.
11. EXTERIOR FIXTURE CONTROLLED BY SWITCH IN UNIT. SEE UNIT PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT.
12. 2" EMPTY CONDUIT UNDERGROUND BETWEEN EACH SPRINKER/TELECOM ROOM FOR INSTALLATION OF VIDEO CAMERA CABLING BY OWNER'S CONTRACTOR. VERIFY TERMINATIONS WITH OWNER.

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Alex Bowling

NORTH CAROLINA PROFESSIONAL SEAL 058287 ENGINEER ALEX B. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

BUILDING 04 FIRST AND SECOND FLOOR PLANS

E1.04

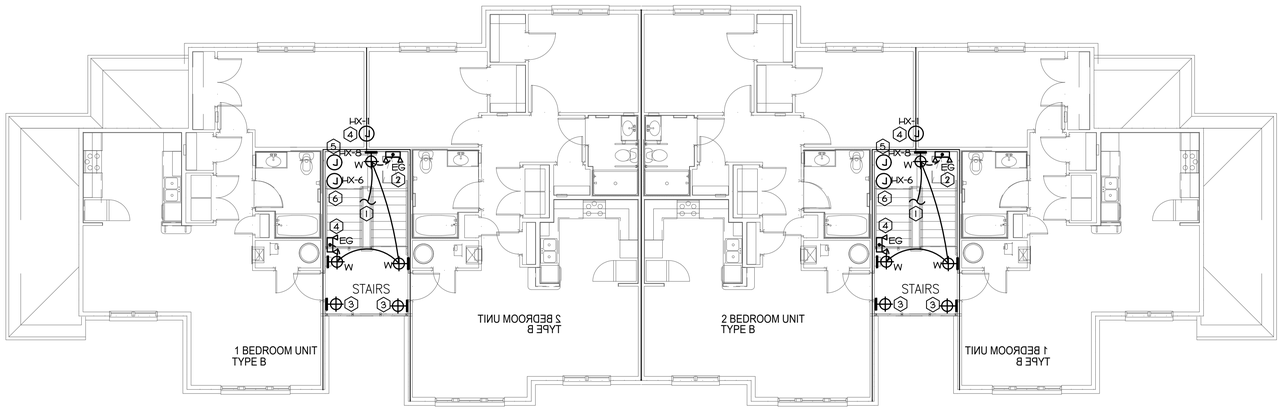
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01 BUILDING 04 THIRD FLOOR ELECTRICAL PLAN
E1.05 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE POWER TO OUTDOOR UNITS TO INSURE UNITS ARE FED FROM THE PROPER TENANT PANEL.
3. HOUSE PANEL SHOWN AS 'HX' WHERE 'X' IS THE ASSOCIATED BUILDING NUMBER, LABEL ALL HOUSE PANEL EQUIPMENT AND CIRCUITS WITH THE ASSOCIATED BUILDING NUMBER.
4. ALL COMMON AREA LOADS SHALL BE FED FROM HOUSE PANEL.
5. PROVIDE ALTERNATE PRICING FOR FIXTURE 'W3' TO BE USED AT THE DISCRETION OF THE G.C. AND OWNER.

KEY NOTES

1. DOWN TO FIXTURE ON LEVEL BELOW.
2. CONNECT EMERGENCY FIXTURE AHEAD OF PHOTOCELL CONTROL.
3. EXTERIOR FIXTURE CONTROLLED BY SWITCH IN UNIT. SEE UNIT PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT.
4. JUNCTION BOX FOR FUTURE RADON CONTROL. FIELD COORDINATE EXACT LOCATION.
5. JUNCTION BOX FOR CAMERA POWER. FIELD COORDINATE EXACT LOCATION WITH G.C. PER OWNER'S REQUIREMENTS.
6. JUNCTION BOX FOR WIRELESS SUBMETERING REPEATERS. LOCATE IN ATTIC ABOVE STAIRWELL NEAR ACCESS PANEL. FIELD COORDINATE WITH GENERAL CONTRACTOR.

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BUILDING 04 THIRD FLOOR PLAN

E1.05

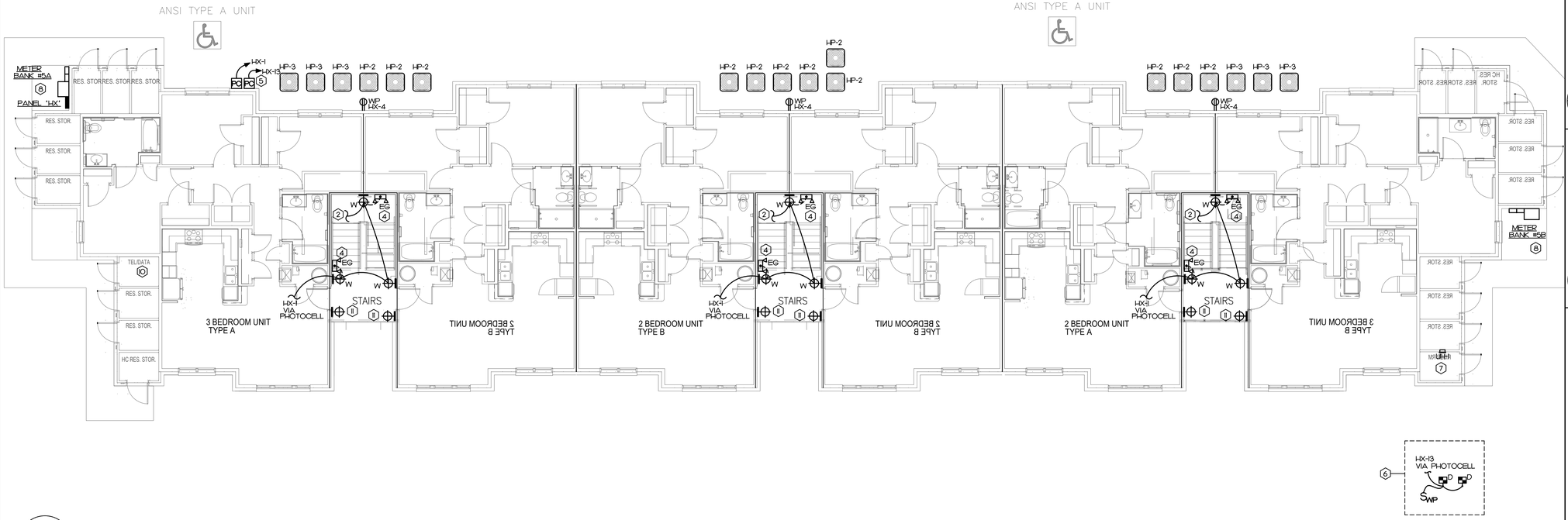
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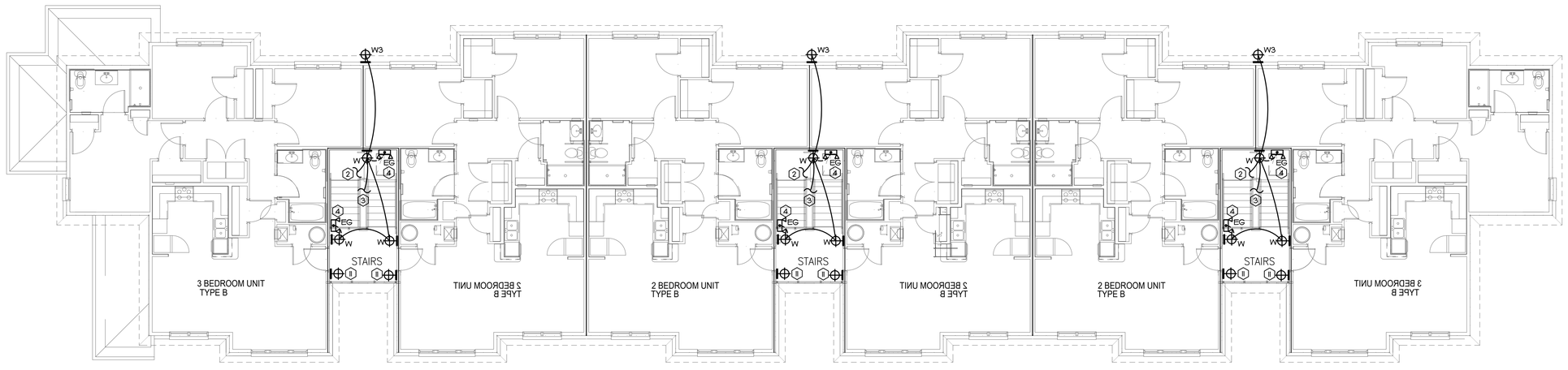
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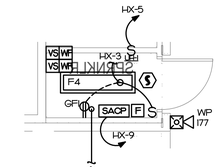
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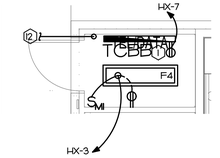
01 E1.06 BUILDING 05 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



02 E1.06 BUILDING 05 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



03 E1.06 ENLARGED SPRINKLER ROOM
SCALE: 1/4" = 1'-0"



04 E1.06 ENLARGED TELECOM ROOM
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
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KEY NOTES

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(3) DOWN TO FIXTURE ON LEVEL BELOW.

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Alex Bowling

NORTH CAROLINA PROFESSIONAL SEAL 058287 ENGINEER ALEX P. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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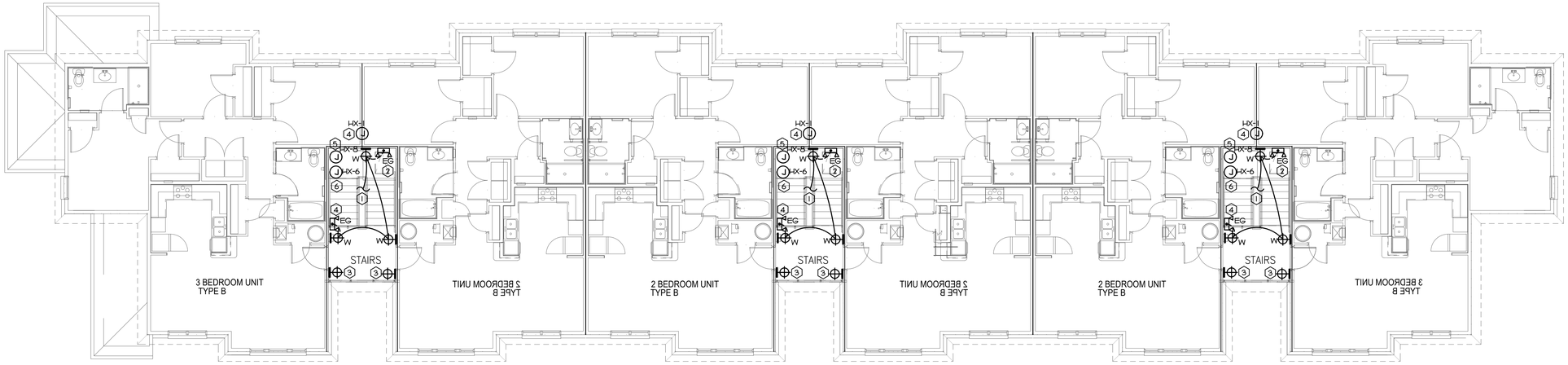
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CONSTRUCTION DOCUMENTS

BUILDING 05 FIRST AND SECOND FLOOR PLANS

E1.06

25006097.00



01 / E1.07 BUILDING 05 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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ALEX B. BOWLING

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BUILDING 05 THIRD FLOOR PLAN

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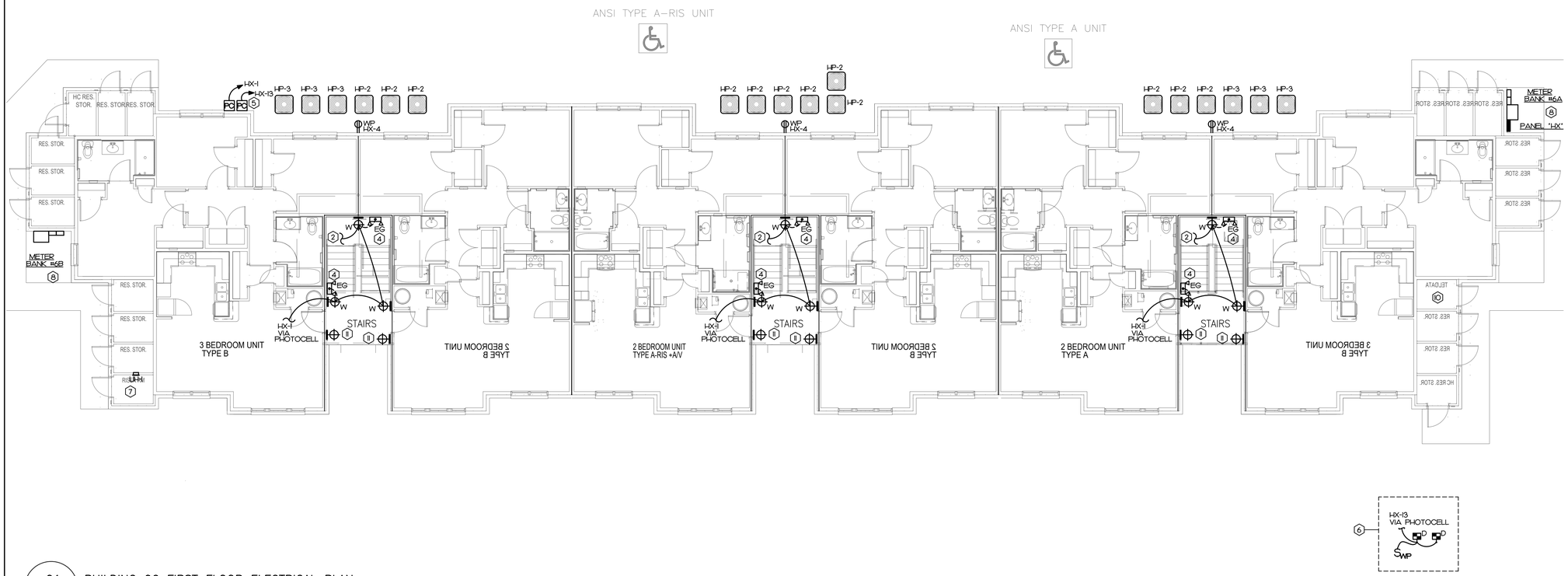
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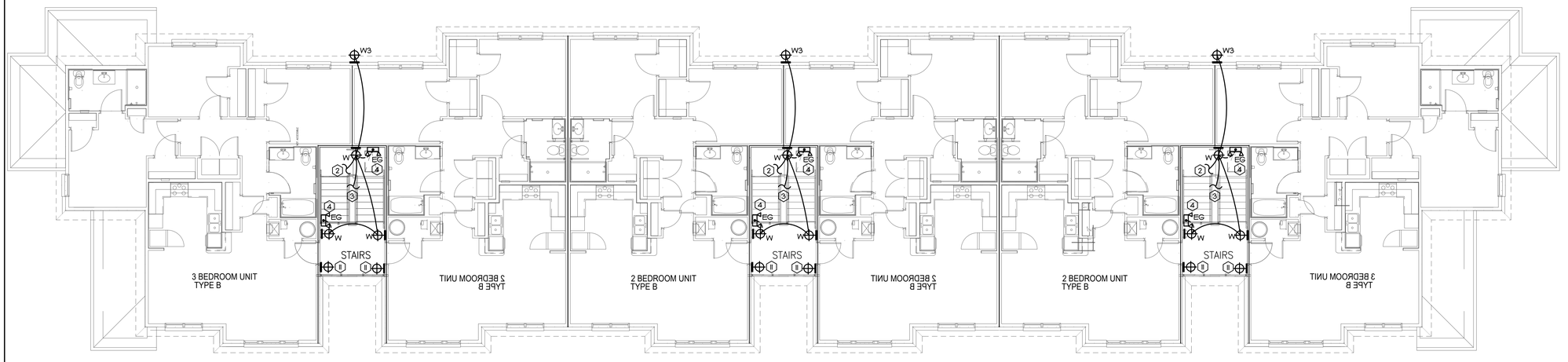
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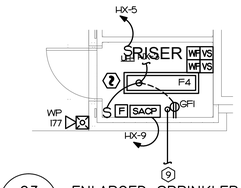
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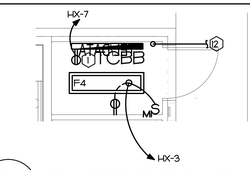
01 E1.08 BUILDING 06 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



02 E1.08 BUILDING 06 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



03 E1.06 ENLARGED SPRINKLER ROOM
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BUILDING 06 FIRST AND SECOND FLOOR PLANS

E1.08

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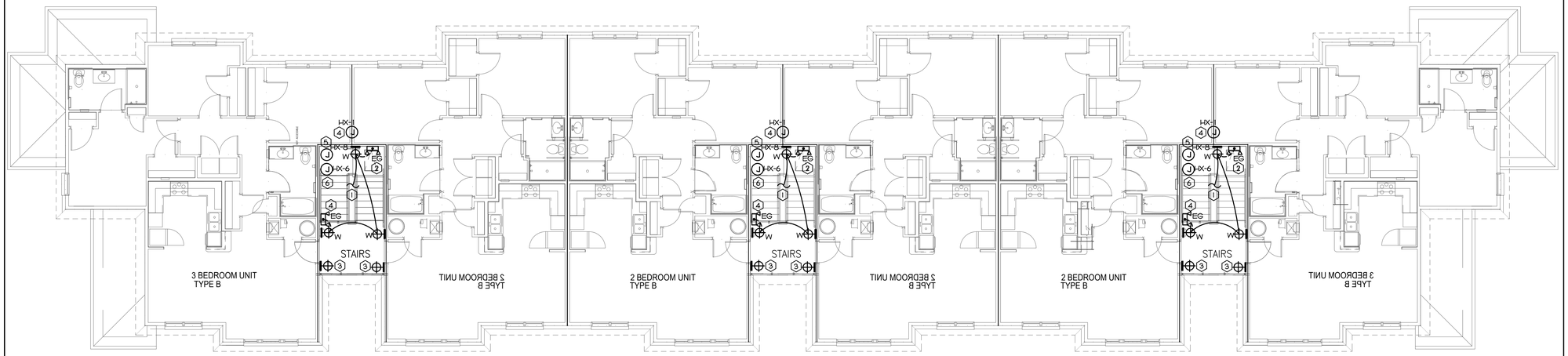
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01 / E1.09 BUILDING 06 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE ARCHITECTURAL HANDICAP UNIT LAYOUT PLAN TO VERIFY EXACT LOCATION OF FULLY ACCESSIBLE UNITS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE POWER TO OUTDOOR UNITS TO INSURE UNITS ARE FED FROM THE PROPER TENANT PANEL.
3. HOUSE PANEL SHOWN AS 'HX' WHERE 'X' IS THE ASSOCIATED BUILDING NUMBER, LABEL ALL HOUSE PANEL EQUIPMENT AND CIRCUITS WITH THE ASSOCIATED BUILDING NUMBER.
4. ALL COMMON AREA LOADS SHALL BE FED FROM HOUSE PANEL.
5. PROVIDE ALTERNATE PRICING FOR FIXTURE 'W3' TO BE USED AT THE DISCRETION OF THE G.C. AND OWNER.

KEY NOTES

1. DOWN TO FIXTURE ON LEVEL BELOW.
2. CONNECT EMERGENCY FIXTURE AHEAD OF PHOTOCELL CONTROL.
3. EXTERIOR FIXTURE CONTROLLED BY SWITCH IN UNIT. SEE UNIT PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT.
4. JUNCTION BOX FOR FUTURE RADON CONTROL. FIELD COORDINATE EXACT LOCATION.
5. JUNCTION BOX FOR CAMERA POWER. FIELD COORDINATE EXACT LOCATION WITH G.C. PER OWNER'S REQUIREMENTS.
6. JUNCTION BOX FOR WIRELESS SUBMETERING REPEATERS. LOCATE IN ATTIC ABOVE STAIRWELL NEAR ACCESS PANEL. FIELD COORDINATE WITH GENERAL CONTRACTOR.

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25006097.00

NORTH CAROLINA PROFESSIONAL CORPORATION
IMEG CONSULTANTS CORP.
No. F-1507

Alex Bowling

NORTH CAROLINA PROFESSIONAL SEAL 058287 ENGINEER ALEX B. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
FILE:
REV
REV

CONSTRUCTION DOCUMENTS

BUILDING 06 THIRD FLOOR PLAN

E1.09

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North Carolina Design Registration #F-1507

0 1 2 3
REF. SCALE IN INCHES

PROJECT # 25006097.00

KEY NOTES

1. VISUAL SMOKE ALARM FOR SIGHT/HEARING IMPAIRED OCCUPANTS INSTALLED FOR COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE 907.5.2.3.4, NFPA 72 18.5.5.7, NFPA 72 29.5.1. SEE ELECTRICAL BUILDING PLANS FOR LOCATIONS OF UNITS DESIGNATED "A/V".
2. PROVIDE DOOR BELL PUSH BUTTON, ELECTRIC DOOR BUZZER AND LOW VOLTAGE TRANSFORMER IN SIGHT/HEARING IMPAIRED UNITS. FIELD COORDINATE EXACT LOCATION OF PUSHBUTTON, TRANSFORMER AND BELL UNIT WITH ARCHITECT. BELL UNIT IS REQUIRED IN EACH BATHROOM, BEDROOM AND COMMON AREA. ITEM(S) REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES. EDWARDS SIGNALING: (3) 6536-G5 HORNSTROBE, 599 40VA TX, 620 PUSH BUTTON.
3. SWITCH FOR HOOD EXHAUST AND LIGHTS TO BE MOUNTED NEAR RANGE IN AN ACCESSIBLE LOCATION. REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES.
4. LOCATE PANEL SUCH THAT NO CIRCUIT BREAKER IS HIGHER THAN 48" A.F.F. SWITCH FOR HOOD EXHAUST AND LIGHTS TO BE MOUNTED NEAR RANGE IN AN ACCESSIBLE LOCATION. REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES.
5. COORDINATE REQUIRED DH-1 POWER ROUGH-IN LOCATION.
6. NOT USED.
7. NOT USED.
8. PROVIDE WITH 1 1/2" BOX EXTENDER.

NOTE:

LOCATE LIGHT FIXTURES ACCORDING TO ARCHITECTURAL UNIT REFLECTED CEILING PLANS.

NOTES FOR RESIDENTIAL AREAS:

1. RESIDENTIAL UNIT NOTES:
   - A. ALL REQUIRED OUTLETS AND LIGHTS ARE INDICATED ON THE PLANS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CIRCUIT THESE OUTLETS AND LIGHTS TO THE UNIT'S PANEL. THIS CIRCUITRY SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF THE 2020 NATIONAL ELECTRIC CODE.
   - B. SEE EXHAUST FAN SCHEDULE ON MECHANICAL PLANS FOR SIZES. EXHAUST FANS ARE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
   - C. NOTE THAT THE INTENT OF THESE DRAWINGS IS THAT NO RECEPTACLE SHALL BE LOCATED MORE THAN 6' FROM AN END WALL, AND THERE SHALL BE NO MORE THAN 12' BETWEEN ANY RECEPTACLES. SPACE RECEPTACLES ACCORDINGLY.
   - D. ALL FIXTURES ARE SURFACE MOUNTED. NO MORE THAN ONE SINGLE GANG BOX FOR MOUNTING LIGHT FIXTURES SHALL BE INSTALLED IN ANY ROOM.
   - E. INSTALLATION OF LIGHT FIXTURE IN CLOTHES CLOSET SHALL BE PER NEC 410.8
2. ALL RECEPTACLES IN THE UNIT SHALL BE TAMPER RESISTANT TYPE AS FOLLOWS:

	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE. MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL CR20-**-TR WITH NP-J8 COVER PLATE
GFI	RESIDENTIAL GRADE TAMPER RESISTANT GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE. MOUNT 16" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL GFTR20-** WITH NP-J26 COVER PLATE
GFI	RESIDENTIAL GRADE TAMPER RESISTANT GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE. MOUNT 4" ABOVE COUNTER/BACKSPLASH.	HUBBELL GFTR20-** WITH NP-J26 COVER PLATE
	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE. WITH TOP HALF SWITCHED MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL CR20-**-TR WITH NP-J8 COVER PLATE
	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED. FED VIA GFCI BREAKER.	HUBBELL CR20-**-TR WITH NP-J8 COVER PLATE

3. FIELD COORDINATE EXACT LOCATION OF BATH-ROOM RECEPTACLE WITH VANITY MIRROR / MEDICINE CABINET.
4. FIELD COORDINATE LOCATIONS OF SWITCHED RECEPTACLES, TELEPHONE OUTLETS AND TV OUTLETS WITH OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.
5. LOCATE LIGHT FIXTURES ACCORDING TO ARCHITECTURAL UNIT REFLECTED CEILING PLANS.
6. REFER TO ARCHITECTURAL ENLARGED KITCHEN PLANS FOR GUIDANCE REGARDING LOCATION OF ABOVE-COUNTER SWITCHES AND OUTLETS.
7. SEE BUILDING PLANS FOR SIGHT/HEARING IMPAIRED UNIT LOCATIONS DESIGNATED WITH "A/V".

NOTES FOR SIGHT AND HEARING IMPAIRED UNIT(S)

1. REFER TO ELECTRICAL BUILDING PLANS FOR EXACT LOCATIONS OF A/V UNITS IN EACH BUILDING.
2. THE UNIT(S) MUST BE INSTALLED WITH SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA. SEE KEY NOTE #1.
3. THE UNITS MUST HAVE A RECEPTACLE NEXT TO PHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES.
4. EACH OVERHEAD LIGHT FIXTURE AND RECEPTACLE MUST BE WIRED TO ACCOMMODATE A 150 WATT LOAD.
5. LIGHTED OR CONTRASTING COLOR DOORBELL BUTTON HARDWIRED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM AND COMMON AREA IS REQUIRED FOR EACH SITE AND HEARING IMPAIRED UNIT. SEE KEY NOTE #2.

PANEL P1

120/240V, 1 PHASE, 3 WIRE

RESIDENTIAL PANEL SCHEDULE

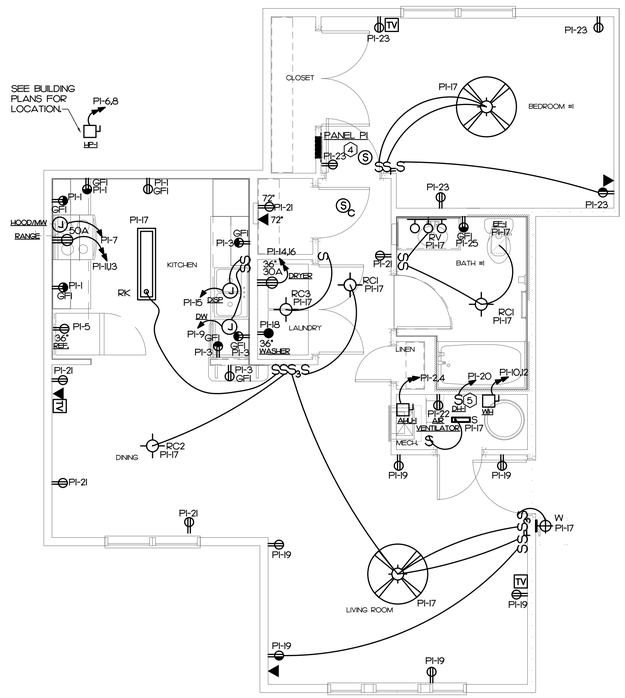
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1	REC-NOTE 2 KITCHEN	1.5	1/2	12	12	20	1	2	30	10	10	1/2	3.4	AHU-1	2
3	REC-NOTE 2 KITCHEN	1.5	1/2	12	12	20	3	4	2P	10			3.4		4
5	FRIDGE-NOTE 2 KITCHEN	1.0	1/2	12	12	20	5	6	15	12	12	1/2	1.3	HP-1	6
7	MICROHOOD KITCHEN	1.8	1/2	12	12	20	7	8	2P	12			1.3		8
9	DISHWASHER-NOTE 3 KITCHEN	1.5	1/2	12	12	20	9	10	25	10	10	3/4	2.3	WH-1	10
11	RANGE KITCHEN	6.0	3/4	10	8	50	11	12	2P	10			2.3		12
13	PROVIDE WITH #8 NEUTRAL	6.0			8	2P	13	14	30	10	10	1/2	2.5	DRYER	14
15	DISPOSAL- NOTE 4	0.5	1/2	12	12	20	15	16	2P	10			2.5	PROVIDE WITH #10 NEUTRAL	16
17	LIGHTS, EF-NOTE 2	1.2	1/2	12	12	20	17	18	20	12	12	1/2	1.5	WASHER-NOTE 4	18
19	REC-NOTE 2 LIVING RM	1.0	1/2	12	12	20	19	20	15	12	12	1/2	0.5	DEHUMIDFIER	20
21	REC-NOTE 2 DINING	0.6	1/2	12	12	20	21	22	15	12	12	1/2	0.1	AIR VENTILATOR	22
23	REC-NOTE 2 BEDROOM 1	1.0	1/2	12	12	20	23	24	--	--	--	--	0.0	SPACE ONLY	24
25	REC BATH 1	0.2	1/2	12	12	20	25	26	--	--	--	--	0.0	SPACE ONLY	26
27	SPARE	0.0				20	27	28	--	--	--	--	0.0	SPACE ONLY	28
29	SPARE	0.0				20	29	30	--	--	--	--	0.0	SPACE ONLY	30

SERVICE SIZING PER NEC 220.82		
TOTAL AREA	851	SQ.FT.
GENERAL LIGHTING	3	VA/SQ.FT.
TOTAL GENERAL LIGHTING	2.6	KVA
LAUNDRY CIRCUIT	1.5	KVA
DRYER	5	KVA
SMALL APPLIANCE CIRCUIT	3	KVA
RANGE	12	KVA
WATER HEATER	4.5	KVA
EQUIPMENT	5.3	KVA
SUB TOTAL	34	KVA
FIRST 10 KVA AT 100%	10	KVA
THE REMAIN AT 40%	9.54	KVA
HVAC PER NEC 220.82(C)(3)	7.7	KVA
TOTAL	27.2	KVA

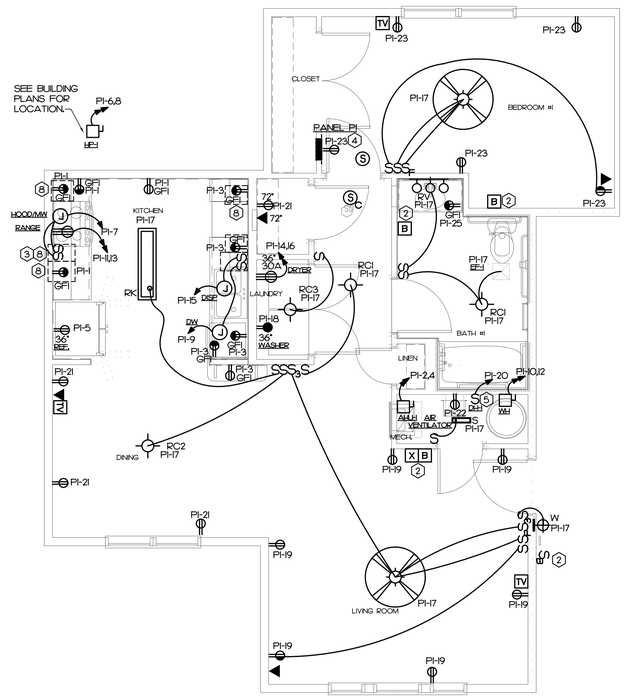
NOTE:
1. **SQUARE D: QO LOAD CENTER**
2. **PROVIDE WITH AFCI BREAKER.**
3. **PROVIDE WITH GFCI BREAKER. NO SHARED NEUTRAL.**
4. **PROVIDE WITH COMBO AFCI/GFCI BREAKER.**

125 A MINIMUM BUS SIZE	
MAIN LUGS ONLY	
10 K MINIMUM AIC RATING	
FLUSH MOUNTING	
NEMA 1 ENCLOSURE	
GROUND BAR	

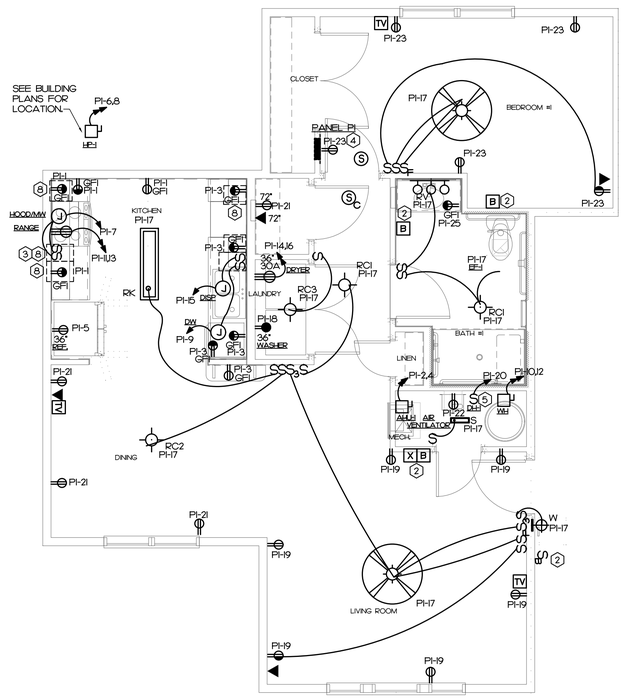
CONNECTED LOADS	
PHASE A:	23 KVA
PHASE B:	21.7 KVA
TOTAL:	44.8 KVA
DEMAND	114 AMP



01 / E2.01 1 BEDROOM ELECTRICAL PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / E2.01 1 BEDROOM ELECTRICAL PLAN – TYPE A
SCALE: 1/4" = 1'–0"



03 / E2.01 1 BEDROOM ELECTRICAL PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

IMEG 3221 BLUE RIDGE ROAD, STE 113 RALEIGH, NC 27612 P: 919.571.1111
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North Carolina Design Registration #F-1507

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PROJECT # 25006097.00

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4/30/2026

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ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
FILE:
REV
REV

CONSTRUCTION DOCUMENTS

UNIT ELECTRICAL PLAN 1 BEDROOM

E2.01

25006097.00

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PANEL P2

120/240V, 1 PHASE, 3 WIRE

RESIDENTIAL PANEL SCHEDULE

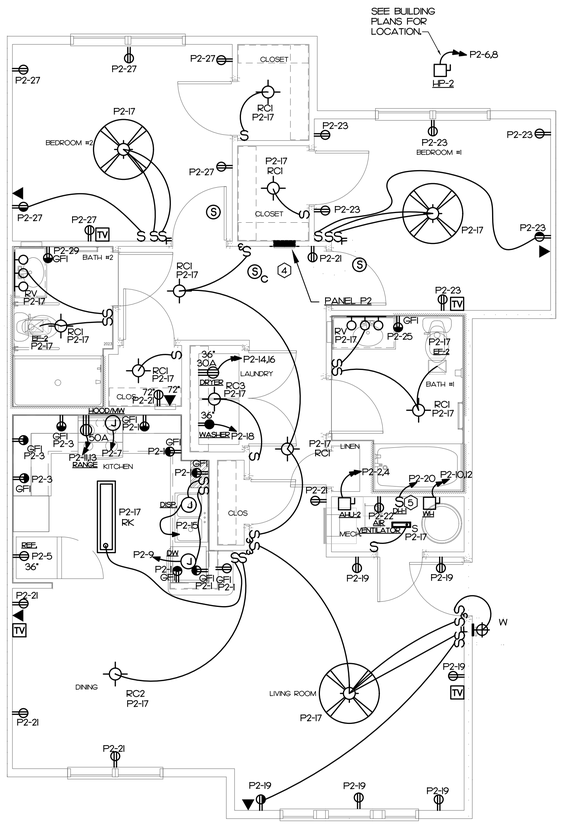
CKT	DESCRIPTION		KVA	C	G	W	CB	CKT	CKT	CB	W	G	C	KVA	DESCRIPTION	CKT
1	REC-NOTE 2	KITCHEN	1.5	1/2	12	12	20	1	2	45	8	10	3/4	5.0	AHU-2	2
3	REC-NOTE 2	KITCHEN	1.5	1/2	12	12	20	3	4	2P	8			5.0		4
5	FRIDGE-NOTE 2	KITCHEN	1.0	1/2	12	12	20	5	6	20	12	12	1/2	1.6	HP-2	6
7	MICROHOOD	KITCHEN	1.8	1/2	12	12	20	7	8	2P	12			1.6		8
9	DISHWASHER- NOTE 3	KITCHEN	1.5	1/2	12	12	20	9	10	25	10	10	3/4	2.3	WH-1	10
11	RANGE	KITCHEN	6.0	3/4	10	8	50	11	12	2P	10			2.3		12
13	PROVIDE WITH #8 NEUTRAL		6.0			8	2P	13	14	30	10	10	1/2	2.5	DRYER	14
15	DISPOSAL-NOTE 4		0.5	1/2	12	12	20	15	16	2P	10			2.5	PROVIDE WITH #10 NEUTRAL	16
17	LIGHTS, EF-NOTE 2		1.2	1/2	12	12	20	17	18	20	12	12	1/2	1.5	WASHER-NOTE 4	18
19	REC-NOTE 2	LIVING RM	1.0	1/2	12	12	20	19	20	15	12	12	1/2	0.5	DEHUMIDIFIER	20
21	REC-NOTE 2	DINING	0.6	1/2	12	12	20	21	22	15	12	12	1/2	0.1	AIR VENTILATOR	22
23	REC-NOTE 2	BEDROOM 1	1.0	1/2	12	12	20	23	24	20				0.0	SPARE	24
25	REC	BATH 1	0.2	1/2	12	12	20	25	26	--	--	--	--	0.0	SPACE ONLY	26
27	REC-NOTE 2	BEDROOM 2	1.0	1/2	12	12	20	27	28	--	--	--	--	0.0	SPACE ONLY	28
29	REC	BATH 2	0.2	1/2	12	12	20	29	30	--	--	--	--	0.0	SPACE ONLY	30

SERVICE SIZING PER NEC 220.82			
TOTAL AREA	1102	SQ.FT.	
GENERAL LIGHTING	3	VA/SQ.FT.	
TOTAL GENERAL LIGHTING	3.3	KVA	
LAUNDRY CIRCUIT	1.5	KVA	
DRYER	5	KVA	
SMALL APPLIANCE CIRCUIT	3	KVA	
RANGE	12	KVA	
WATER HEATER	4.5	KVA	
EQUIPMENT	5.3	KVA	
SUB TOTAL	35	KVA	
FIRST 10 KVA AT 100%	10	KVA	
THE REMAIN AT 40%	9.84	KVA	
HVAC PER NEC 220.82(C)(3)	11	KVA	
TOTAL	30.4	KVA	

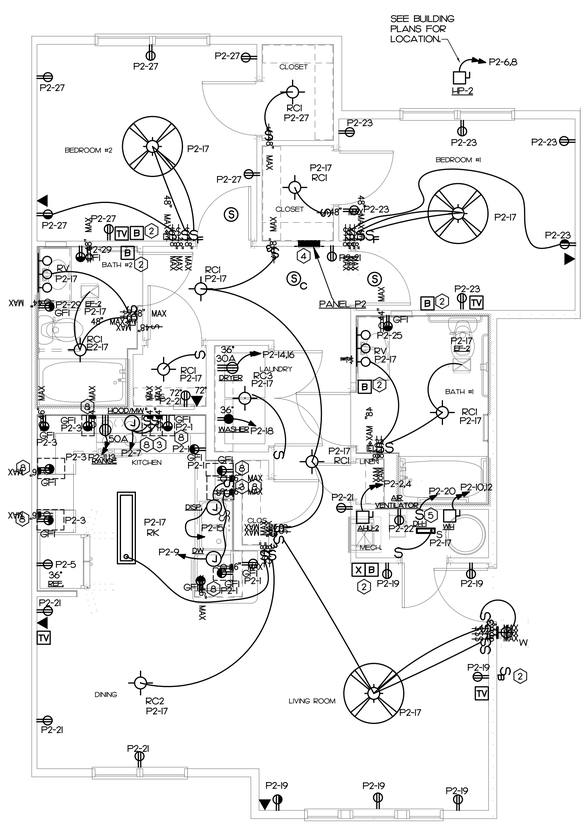
NOTE:
1. **SQUARE D: QO LOAD CENTER**
2. **PROVIDE WITH AFCI BREAKER.**
3. **PROVIDE WITH GFCI BREAKER. NO SHARED NEUTRAL.**
4. **PROVIDE WITH COMBO AFCI/GFCI BREAKER.**

150 A MINIMUM BUS SIZE	
MAIN LUGS ONLY	
10 K MINIMUM AIC RATING	
FLUSH MOUNTING	
NEMA 1 ENCLOSURE	
GROUND BAR	

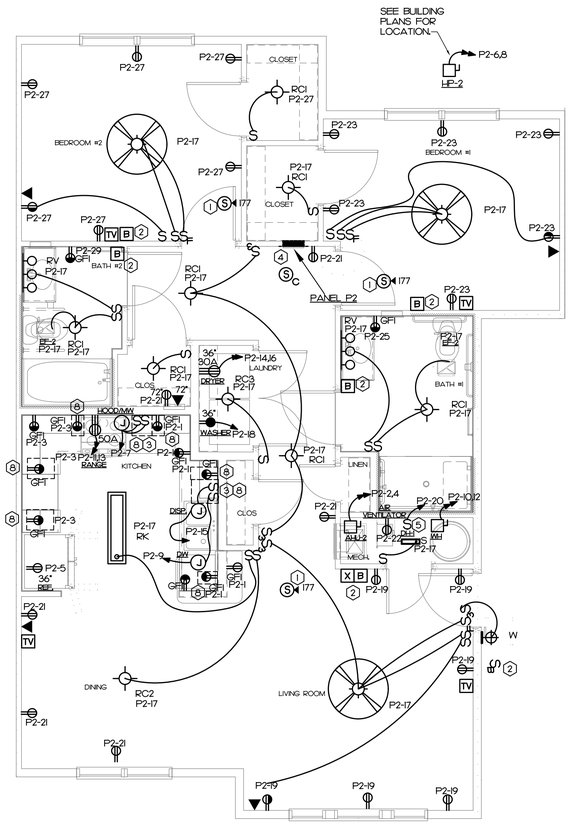
CONNECTED LOADS	
PHASE A:	25.1 KVA
PHASE B:	24.6 KVA
TOTAL:	49.7 KVA
DEMAND	127 AMP



01 / E2.02 — 2 BEDROOM ELECTRICAL PLAN – TYPE B
SCALE: 1/4" = 1'–0"



02 / E2.02 — 2 BEDROOM ELECTRICAL PLAN – TYPE A
SCALE: 1/4" = 1'–0"



03 / E2.02 — 2 BEDROOM ELECTRICAL PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'–0"

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PROJECT # 25006097.00

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IMEG CONSULTANTS CORP.
No. F-1507

Alex Bowling

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 058287
ALEX R. BOWLING

4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
FILE:
REV
REV

CONSTRUCTION DOCUMENTS

UNIT ELECTRICAL PLAN
2 BEDROOM

E2.02

KEY NOTES

1. VISUAL SMOKE ALARM FOR SIGHT/HEARING IMPAIRED OCCUPANTS INSTALLED FOR COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE 907.5.2.3.4, NFPA 72 18.5.5.7, NFPA 72 29.3.1. SEE ELECTRICAL BUILDING PLANS FOR LOCATIONS OF UNITS DESIGNATED "A/V".
2. PROVIDE DOOR BELL PUSH BUTTON, ELECTRIC DOOR BUZZER AND LOW VOLTAGE TRANSFORMER IN SIGHT/HEARING IMPAIRED UNITS. FIELD COORDINATE EXACT LOCATION OF PUSHBUTTON, TRANSFORMER AND BELL UNIT WITH ARCHITECT. BELL UNIT IS REQUIRED IN EACH BATHROOM, BEDROOM AND COMMON AREA. ITEM(S) REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES. EDWARDS SIGNALING• (3) 6536-G5 HORNSTROBE, 599 40VA TX, 620 PUSH BUTTON.
3. SWITCH FOR HOOD EXHAUST AND LIGHTS TO BE MOUNTED NEAR RANGE IN AN ACCESSIBLE LOCATION, REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES.
4. LOCATE PANEL SUCH THAT NO CIRCUIT BREAKER IS HIGHER THAN 48" A.F.F. SWITCH FOR HOOD EXHAUST AND LIGHTS TO BE MOUNTED NEAR RANGE IN AN ACCESSIBLE LOCATION, REQUIRED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 809.5.5.1, FEDERAL FAIR HOUSING ACT AND NORTH CAROLINA BUILDING CODE ADOPTED A117.1, AND LOCAL ACCESSIBLE HOUSING GUIDELINES.
5. COORDINATE REQUIRED DH-1 POWER ROUGH-IN LOCATION.
6. NOT USED.
7. NOT USED.
8. PROVIDE WITH 1 1/2" BOX EXTENDER.

NOTE:

LOCATE LIGHT FIXTURES ACCORDING TO ARCHITECTURAL UNIT REFLECTED CEILING PLANS.

NOTES FOR RESIDENTIAL AREAS:

1. RESIDENTIAL UNIT NOTES•
   - A. ALL REQUIRED OUTLETS AND LIGHTS ARE INDICATED ON THE PLANS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CIRCUIT THESE OUTLETS AND LIGHTS TO THE UNIT'S PANEL. THIS CIRCUITRY SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF THE 2020 NATIONAL ELECTRIC CODE.
   - B. SEE EXHAUST FAN SCHEDULE ON MECHANICAL PLANS FOR SIZES. EXHAUST FANS ARE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
   - C. NOTE THAT THE INTENT OF THESE DRAWINGS IS THAT NO RECEPTACLE SHALL BE LOCATED MORE THAN 6' FROM AN END WALL, AND THERE SHALL BE NO MORE THAN 12' BETWEEN ANY RECEPTACLES. SPACE RECEPTACLES ACCORDINGLY.
   - D. ALL FIXTURES ARE SURFACE MOUNTED. NO MORE THAN ONE SINGLE GANG BOX FOR MOUNTING LIGHT FIXTURES SHALL BE INSTALLED IN ANY ROOM.
   - E. INSTALLATION OF LIGHT FIXTURE IN CLOTHES CLOSET SHALL BE PER NEC 410.8
2. ALL RECEPTACLES IN THE UNIT SHALL BE TAMPER RESISTANT TYPE AS FOLLOWS•

	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE. MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL CR20-••-TR WITH NP-J8 COVER PLATE
GFI	RESIDENTIAL GRADE TAMPER RESISTANT GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE. MOUNT 16" A.F.F. UNLESS NOTED OTHERWISE.	HUBBELL GFTR20-•• WITH NP-J26 COVER PLATE
GFI	RESIDENTIAL GRADE TAMPER RESISTANT GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE, MOUNT 4" ABOVE COUNTER/BACKSPLASH.	HUBBELL GFTR20-•• WITH NP-J26 COVER PLATE
	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE WITH TOP HALF SWITCHED MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED.	HUBBELL CR20-••-TR WITH NP-J8 COVER PLATE
	COMMERCIAL GRADE TAMPER RESISTANT DUPLEX RECEPTACLE MOUNT 16" A.F.F. UNLESS OTHERWISE NOTED. FED VIA GFCI BREAKER.	HUBBELL CR20-••-TR WITH NP-J8 COVER PLATE

3. FIELD COORDINATE EXACT LOCATION OF BATHROOM RECEPTACLE WITH VANITY MIRROR / MEDICINE CABINET.
4. FIELD COORDINATE LOCATIONS OF SWITCHED RECEPTACLES, TELEPHONE OUTLETS AND TV OUTLETS WITH OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.
5. LOCATE LIGHT FIXTURES ACCORDING TO ARCHITECTURAL UNIT REFLECTED CEILING PLANS.
6. REFER TO ARCHITECTURAL ENLARGED KITCHEN PLANS FOR GUIDANCE REGARDING LOCATION OF ABOVE-COUNTER SWITCHES AND OUTLETS.
7. SEE BUILDING PLANS FOR SIGHT/HEARING IMPAIRED UNIT LOCATIONS DESIGNATED WITH "A/V".

NOTES FOR SIGHT AND HEARING IMPAIRED UNIT(S)

1. REFER TO ELECTRICAL BUILDING PLANS FOR EXACT LOCATIONS OF A/V UNITS IN EACH BUILDING.
2. THE UNIT(S) MUST BE INSTALLED WITH SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA. SEE KEY NOTE #1.
3. THE UNITS MUST HAVE A RECEPTACLE NEXT TO PHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES.
4. EACH OVER-HEAD LIGHT FIXTURE AND RECEPTACLE MUST BE WIRED TO ACCOMMODATE A 150 WATT LOAD.
5. LIGHTED OR CONTRASTING COLOR DOORBELL BUTTON HARDWIRED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM AND COMMON AREA IS REQUIRED FOR EACH SITE AND HEARING IMPAIRED UNIT. SEE KEY NOTE #2.

PANEL P3

120/240V, 1 PHASE, 3 WIRE

RESIDENTIAL PANEL SCHEDULE

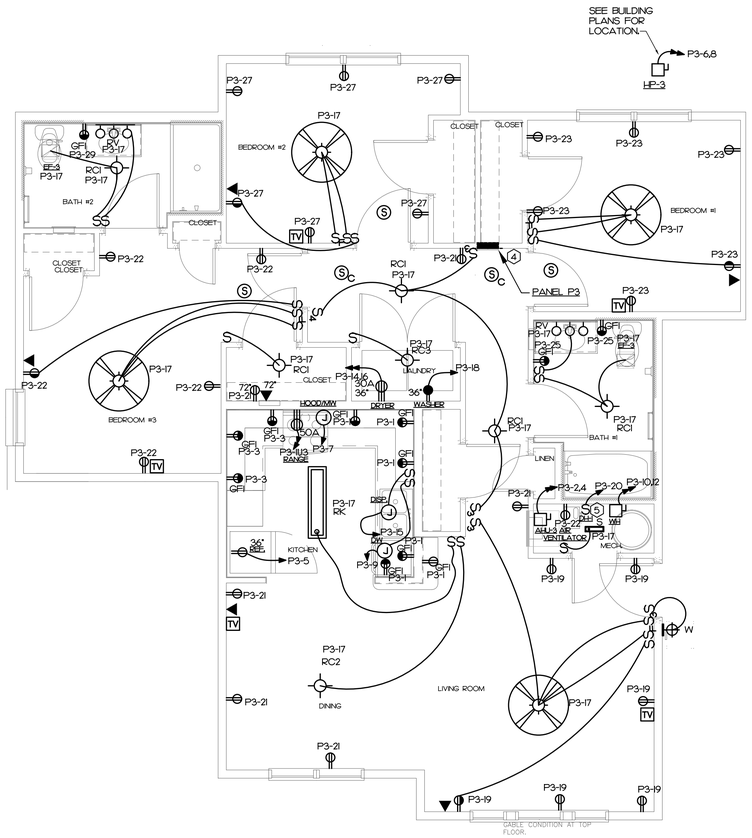
CKT	DESCRIPTION		KVA	C	G	W	CB	CKT	CKT	CB	W	G	C	KVA	DESCRIPTION	CKT
1	REC-NOTE 2	KITCHEN	1.5	1/2	12	12	20	1	2	45	8	10	3/4	5.0	AHU-3	2
3	REC-NOTE 2	KITCHEN	1.5	1/2	12	12	20	3	4	2P	8			5.0		4
5	FRIDGE-NOTE 2	KITCHEN	1.0	1/2	12	12	20	5	6	20	12	12	1/2	1.6	HP-3	6
7	MICROHOOD	KITCHEN	1.8	1/2	12	12	20	7	8	2P	12			1.6		8
9	DISHWASHER- NOTE 3	KITCHEN	1.5	1/2	12	12	20	9	10	25	10	10	3/4	2.3	WH-2	10
11	RANGE	KITCHEN	6.0	3/4	10	8	50	11	12	2P	10			2.3		12
13	PROVIDE WITH #8 NEUTRAL		6.0			8	2P	13	14	30	10	10	1/2	2.5	DRYER	14
15	DISPOSAL-NOTE 4		0.5	1/2	12	12	20	15	16	2P	10			2.5	PROVIDE WITH #10 NEUTRAL	16
17	LIGHTS, EF-NOTE 2		1.2	1/2	12	12	20	17	18	20	12	12	1/2	1.5	WASHER-NOTE 4	18
19	REC-NOTE 2	LIVING RM	1.0	1/2	12	12	20	19	20	15	12	12	1/2	0.5	DEHUMIDIFIER	20
21	REC-NOTE 2	DINING	0.6	1/2	12	12	20	21	22	20	12	12	1/2	1.0	BEDROOM 3 REC-NOTE 2	22
23	REC-NOTE 2	BEDROOM 1	1.0	1/2	12	12	20	23	24	15	12	12	1/2	0.1	AIR VENTILATOR	24
25	REC	BATH 1	0.2	1/2	12	12	20	25	26	20				0.0	SPARE	26
27	REC-NOTE 2	BEDROOM 2	1.0	1/2	12	12	20	27	28	--	--	--	--	0.0	SPACE ONLY	28
29	REC	BATH 1	0.2	1/2	12	12	20	29	30	--	--	--	--	0.0	SPACE ONLY	30

SERVICE SIZING PER NEC 220.82		
TOTAL AREA	1271	SQ.FT.
GENERAL LIGHTING	3	VA/SQ.FT.
TOTAL GENERAL LIGHTING	3.8	KVA
LAUNDRY CIRCUIT	1.5	KVA
DRYER	5	KVA
SMALL APPLIANCE CIRCUIT	3	KVA
RANGE	12	KVA
WATER HEATER	4.5	KVA
EQUIPMENT	5.3	KVA
SUB TOTAL	35	KVA
FIRST 10 KVA AT 100%	10	KVA
THE REMAIN AT 40%	10	KVA
HVAC PER NEC 220.82(C)(3)	11	KVA
TOTAL	30.6	KVA

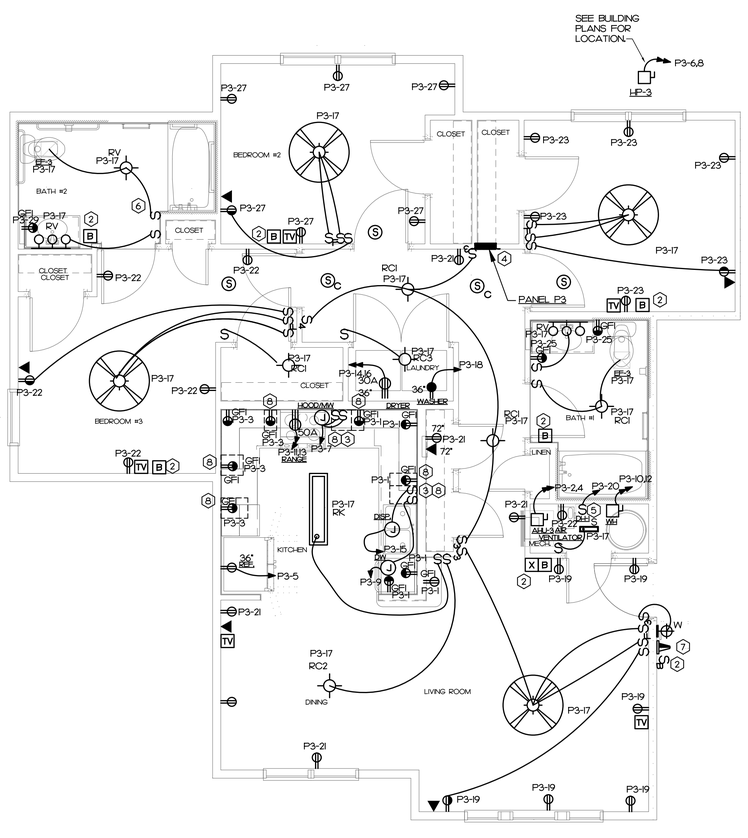
NOTE:
1. **SQUARE D: QO LOAD CENTER**
2. **PROVIDE WITH AFCI BREAKER.**
3. **PROVIDE WITH GFCI BREAKER. NO SHARED NEUTRAL.**
4. **PROVIDE WITH COMBO AFCI/GFCI BREAKER.**

150 A MINIMUM BUS SIZE	
MAIN LUGS ONLY	
10 K MINIMUM AIC RATING	
FLUSH MOUNTING	
NEMA 1 ENCLOSURE	
GROUND BAR	

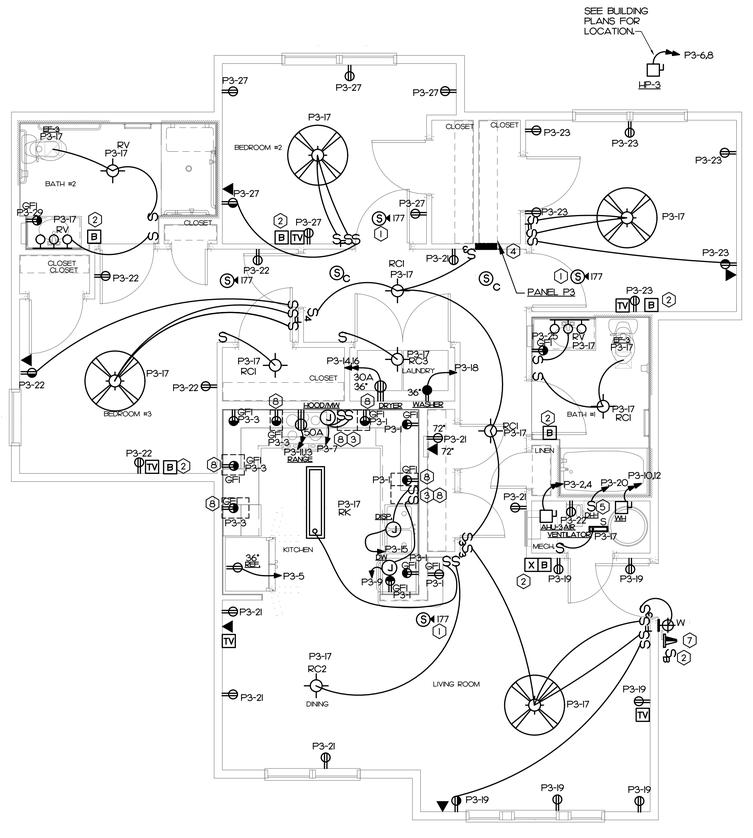
CONNECTED LOADS	
PHASE A:	26.1 KVA
PHASE B:	24.7 KVA
TOTAL:	50.7 KVA
DEMAND	128 AMP



01 / E2.03 — 3 BEDROOM ELECTRICAL PLAN – TYPE B
SCALE: 1/4" = 1'-0"



02 / E2.03 — 3 BEDROOM ELECTRICAL PLAN – TYPE A
SCALE: 1/4" = 1'-0"



03 / E2.03 — 3 BEDROOM ELECTRICAL PLAN – TYPE A W/ROLL-IN SHOWER
SCALE: 1/4" = 1'-0"

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REF. SCALE IN INCHES 0 1 2 3

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4/30/2026

MAYNARD CROSSING APARTMENTS

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64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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FILE:
REV
REV

CONSTRUCTION DOCUMENTS

UNIT ELECTRICAL PLAN
3 BEDROOM

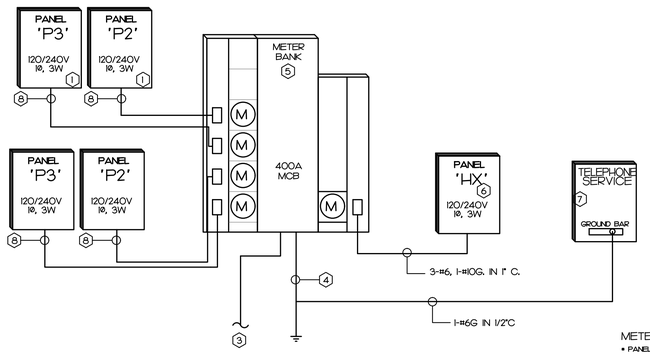
E2.03

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. NOT USED.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #1/0 COPPER OR #3/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 400A MAIN CIRCUIT BREAKER. PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (4) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - LABEL METER BANK AS 'SERIES RATED'.
   - E.C. SHALL FIELD VERIFY AVAILABLE MAXIMUM FAULT CURRENT WITH UTILITY AND PROVIDE LABEL INDICATING THE CURRENT ON METER BANK PER NEC 110.24(A)
   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. HOUSE PANEL. - SEE SCHEDULE FOR DETAIL.
7. GROUNDING FOR TELECOM CABINETS. FIELD VERIFY COMMUNICATION CLOSET LOCATION AT EACH BULDING PRIOR TO ROUGH-IN.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS, TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

1. PUT A PLAQUE AT EACH SERVICE LOCATION TO DENOTE THE NUMBER AND LOCATIONS OF ALL SERVICE DISCONNECTS.
2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.



01 / E3.01 POWER RISER – METER BANK 2A
NOT TO SCALE

METER BANK 2A
* PANEL LOADS PER NEC 220.84-C
** DEMAND FACTOR PER NEC TABLE 220.84

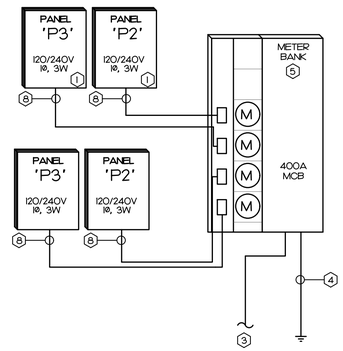
RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	2	92
3 BEDROOM UNIT	50.2	2	100.4
TOTAL UNIT		4	192.4
TOTAL			192.4
DEMAND FACTOR **			45%
AFTER DEMAND			86.58
HOUSE PANEL	7	1	7
TOTAL METERS		5	
TOTAL KVA			94
TOTAL AMPS			392

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. NOT USED.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #1/0 COPPER OR #3/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 400A MAIN CIRCUIT BREAKER. PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (6) 150A-2P BRANCH BREAKERS WITH METERS
   - LABEL METER BANK AS 'SERIES RATED'.
   - E.C. SHALL FIELD VERIFY AVAILABLE MAXIMUM FAULT CURRENT WITH UTILITY AND PROVIDE LABEL INDICATING THE CURRENT ON METER BANK PER NEC 110.24(A)
   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. NOT USED.
7. NOT USED.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS, TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

1. PUT A PLAQUE AT EACH SERVICE LOCATION TO DENOTE THE NUMBER AND LOCATIONS OF ALL SERVICE DISCONNECTS.
2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.



02 / E3.01 POWER RISER – METER BANKS 2B
NOT TO SCALE

METER BANK 2B
* PANEL LOADS PER NEC 220.84-C
** DEMAND FACTOR PER NEC TABLE 220.84

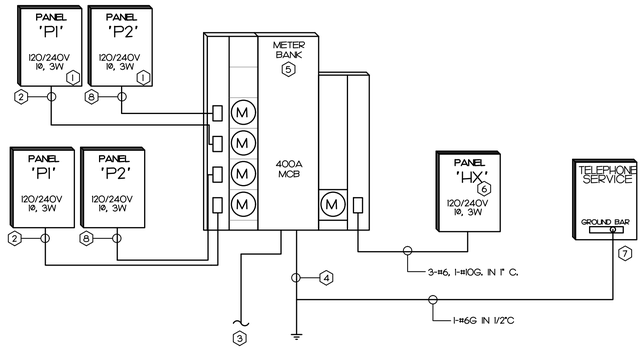
RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	2	92
3 BEDROOM UNIT	50.2	2	100.4
TOTAL UNIT		4	192.4
TOTAL			192.4
DEMAND FACTOR **			45%
AFTER DEMAND			87
TOTAL METERS		4	
TOTAL KVA			87
TOTAL AMPS			363

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. (3) #1/0, (1 #4G IN 1 1/2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P1' RESIDENTIAL PANELS.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #1/0 COPPER OR #3/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 800A MAIN CIRCUIT BREAKER. PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (2) 125A-2P BRANCH BREAKERS WITH METERS
   - (2) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - ALL BREAKERS RATED AT 65KA RMS.
   - LABEL METER BANK AS 'SERIES RATED'.
   - E.C. SHALL FIELD VERIFY AVAILABLE MAXIMUM FAULT CURRENT WITH UTILITY AND PROVIDE LABEL INDICATING THE CURRENT ON METER BANK PER NEC 110.24(A)
   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. HOUSE PANEL. - SEE SCHEDULE FOR DETAIL.
7. GROUNDING FOR TELECOM CABINETS. FIELD VERIFY COMMUNICATION CLOSET LOCATION AT EACH BULDING PRIOR TO ROUGH-IN.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS, TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

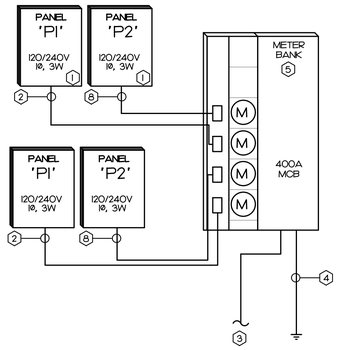
1. PUT A PLAQUE AT EACH SERVICE LOCATION TO DENOTE THE NUMBER AND LOCATIONS OF ALL SERVICE DISCONNECTS.
2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.



03 / E3.01 POWER RISER – METER BANK 3A
NOT TO SCALE

METER BANKS 3A
* PANEL LOADS PER NEC 220.84-C
** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	2	92
1 BEDROOM UNIT	44.8	2	89.6
TOTAL UNIT		4	181.6
TOTAL			181.6
DEMAND FACTOR **			45%
AFTER DEMAND			82
HOUSE PANEL	7	1	7
TOTAL METERS		5	
TOTAL KVA			89
TOTAL AMPS			371



04 / E3.01 POWER RISER – METER BANK 3B
NOT TO SCALE

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. (3) #1/0, (1 #4G IN 1 1/2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P1' RESIDENTIAL PANELS.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #1/0 COPPER OR #3/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 800A MAIN CIRCUIT BREAKER. PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (2) 125A-2P BRANCH BREAKERS WITH METERS
   - (2) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - ALL BREAKERS RATED AT 65KA RMS.
   - LABEL METER BANK AS 'SERIES RATED'.
   - E.C. SHALL FIELD VERIFY AVAILABLE MAXIMUM FAULT CURRENT WITH UTILITY AND PROVIDE LABEL INDICATING THE CURRENT ON METER BANK PER NEC 110.24(A)
   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. NOT USED.
7. NOT USED.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS, TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

1. PUT A PLAQUE AT EACH SERVICE LOCATION TO DENOTE THE NUMBER AND LOCATIONS OF ALL SERVICE DISCONNECTS.
2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.

METER BANKS 3B
* PANEL LOADS PER NEC 220.84-C
** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	2	92
1 BEDROOM UNIT	44.8	2	89.6
TOTAL UNIT		4	181.6
TOTAL			181.6
DEMAND FACTOR **			45%
AFTER DEMAND			82
HOUSE PANEL			
TOTAL METERS		4	
TOTAL KVA			82
TOTAL AMPS			342

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Alex Bowling

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4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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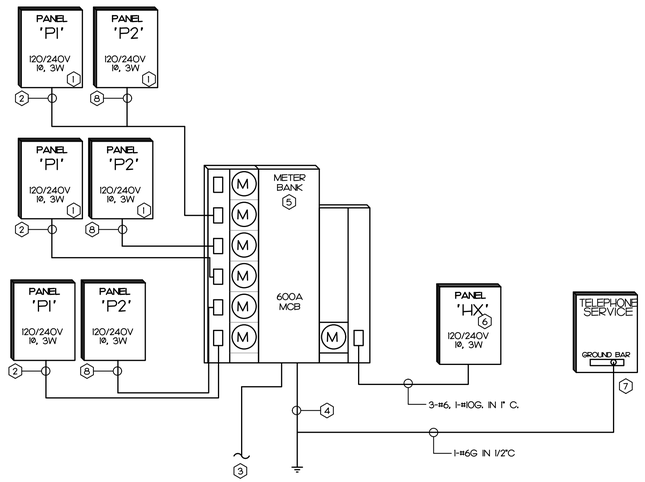
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CONSTRUCTION DOCUMENTS

POWER RISERS

E3.01

25006097.00



01 E3.02 POWER RISER – METER BANKS 4A
NOT TO SCALE

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. (3) #1/0, (1 #4G IN 1 1/2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P1' RESIDENTIAL PANELS.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #2/0 COPPER OR #4/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 600A MAIN CIRCUIT BREAKER, PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (3) 125A-2P BRANCH BREAKERS WITH METERS
   - (3) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - ALL BREAKERS RATED AT 65KA RMS.
   - LABEL METER BANK AS 'SERIES RATED'.
   - E.C. SHALL FIELD VERIFY AVAILABLE MAXIMUM FAULT CURRENT WITH UTILITY AND PROVIDE LABEL INDICATING THE CURRENT ON METER BANK PER NEC 110.24(A)
   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. HOUSE PANEL. - SEE SCHEDULE FOR DETAIL.
7. GROUNDING FOR TELECOM CABINETS. FIELD VERIFY COMMUNICATION CLOSET LOCATION AT EACH BUILDING PRIOR TO ROUGH-IN.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

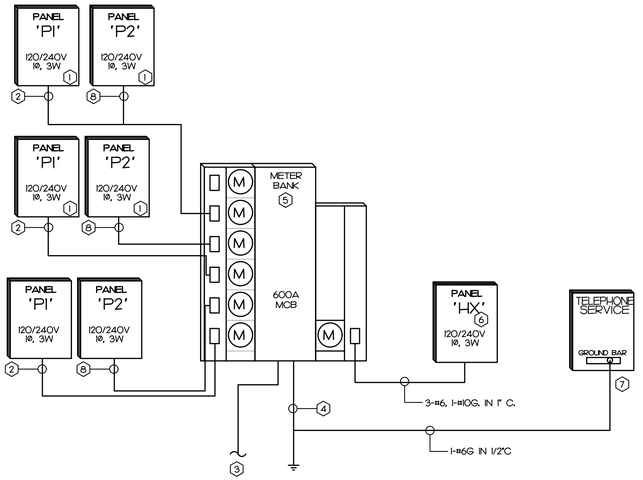
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2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.

METER BANKS 4A

* PANEL LOADS PER NEC 220.84-C

** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	3	138
1 BEDROOM UNIT	44.8	3	134.4
TOTAL UNIT		6	272.4
TOTAL			272.4
DEMAND FACTOR **			44%
AFTER DEMAND			120
HOUSE PANEL	7	1	7
TOTAL METERS		7	
TOTAL KVA			127
TOTAL AMPS			530



01 E3.02 POWER RISER – METER BANKS 4B
NOT TO SCALE

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. (3) #1/0, (1 #4G IN 1 1/2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P1' RESIDENTIAL PANELS.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #2/0 COPPER OR #4/0 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 600A MAIN CIRCUIT BREAKER, PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (3) 125A-2P BRANCH BREAKERS WITH METERS
   - (3) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - ALL BREAKERS RATED AT 65KA RMS.
   - LABEL METER BANK AS 'SERIES RATED'.
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   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. HOUSE PANEL. - SEE SCHEDULE FOR DETAIL.
7. GROUNDING FOR TELECOM CABINETS. FIELD VERIFY COMMUNICATION CLOSET LOCATION AT EACH BUILDING PRIOR TO ROUGH-IN.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

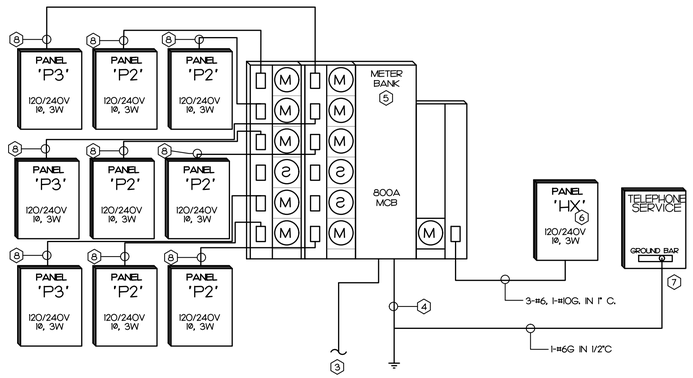
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METER BANKS 4B

* PANEL LOADS PER NEC 220.84-C

** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	3	138
1 BEDROOM UNIT	44.8	3	134.4
TOTAL UNIT		6	272.4
TOTAL			272.4
DEMAND FACTOR **			44%
AFTER DEMAND			120
TOTAL METERS		6	
TOTAL KVA			120
TOTAL AMPS			500



03 E3.02 POWER RISER – METER BANK 5A, 6A
NOT TO SCALE

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. NOT USED.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #3/0 COPPER OR #250 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
   - ALUMINUM CONDUCTORS SHALL MEET THE REQUIREMENTS OF NEC SECTION 250.64(A).
5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
   - 120/240V, 1Ø, 3W.
   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 800A MAIN CIRCUIT BREAKER, PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (9) 150A-2P BRANCH BREAKERS WITH METERS
   - (1) 60A-2P BRANCH BREAKER WITH METER
   - ALL BREAKERS RATED AT 65KA RMS.
   - LABEL METER BANK AS 'SERIES RATED'.
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   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. HOUSE PANEL. - SEE SCHEDULE FOR DETAIL.
7. GROUNDING FOR TELECOM CABINETS. FIELD VERIFY COMMUNICATION CLOSET LOCATION AT EACH BUILDING PRIOR TO ROUGH-IN.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

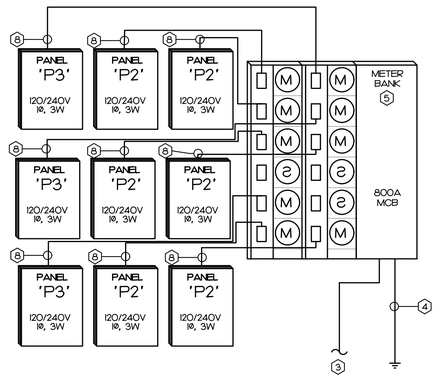
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METER BANKS 5A, 6A

* PANEL LOADS PER NEC 220.84-C

** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	6	276
3 BEDROOM UNIT	50.2	3	150.6
TOTAL UNIT		9	426.6
TOTAL			426.6
DEMAND FACTOR **			43%
AFTER DEMAND			184
HOUSE PANEL	7	1	7
TOTAL METERS		10	
TOTAL KVA			191
TOTAL AMPS			796



04 E3.02 POWER RISER – METER BANK 5B, 6B
NOT TO SCALE

KEY NOTES

1. RESIDENTIAL UNIT PANEL - SEE SCHEDULE FOR DETAIL.
2. NOT USED.
3. 120/240V 1Ø, 3W UNDER GROUND SERVICE BY LOCAL UTILITY.
4. GROUNDING ELECTRODE CONDUCTORS PER NEC 250.
   - #3/0 COPPER OR #250 ALUMINUM GROUNDING ELECTRODE AND BOND TO BUILDING FOUNDATION AND TO OTHER SERVICE LOCATIONS.
   - REINFORCING BARS AND COLD WATER METALLIC PIPING.
   - BOND #6 TO DRIVEN GROUND ROD.
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5. METER BANK BY SQUARE D EZ METER-PAK OR EQUAL
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   - UL LISTED FOR USE AS SERVICE EQUIPMENT
   - 800A MAIN CIRCUIT BREAKER, PROVIDE TERMINAL BLOCKS FOR UTILITY CONNECTION.
   - (9) 150A-2P BRANCH BREAKERS WITH METERS
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   - LABEL METER BANK AS 'SERIES RATED'.
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   - SERIES RATE UNIT PANELS WITH METER CENTER BRANCH BREAKERS AND METER CENTER MAIN AT 65KA RMS.
6. NOT USED.
7. NOT USED.
8. (3) #2/0, (1 #4G IN 2" CONDUIT, ALUMINUM CONDUCTORS. TYPICAL FOR ALL 'P3' AND 'P2' RESIDENTIAL PANELS.

GENERAL NOTES

1. PUT A PLAQUE AT EACH SERVICE LOCATION TO DENOTE THE NUMBER AND LOCATIONS OF ALL SERVICE DISCONNECTS.
2. PROVIDE ENGRAVED LABEL PERMANENTLY ATTACHED TO SERVICE EQUIPMENT AT EACH LOCATION INDICATING AVAILABLE FAULT CURRENT.

METER BANKS 5B, 6B

* PANEL LOADS PER NEC 220.84-C

** DEMAND FACTOR PER NEC TABLE 220.84

RESIDENTIAL LOAD	PANEL LOAD *	# OF UNITS	MB
2 BEDROOM UNIT	46	6	276
3 BEDROOM UNIT	50.2	3	150.6
TOTAL UNIT		9	426.6
TOTAL			426.6
DEMAND FACTOR **			43%
AFTER DEMAND			184
TOTAL METERS		9	
TOTAL KVA			184
TOTAL AMPS			767

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4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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CONSTRUCTION DOCUMENTS

POWER RISERS

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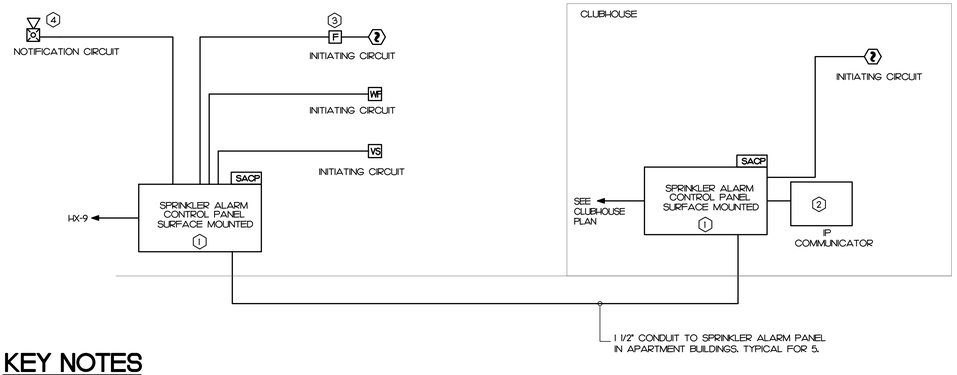
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SPRINKLER ALARM



KEY NOTES

(1) ADDRESSABLE SPRINKLER ALARM PANEL PER IBC 903.4 - SPRINKLER SYSTEM SUPERVISION AND ALARM.

(2) SEE NOTE #16 AND 17 BELOW.

(3) AT LEAST ONE PULL STATION LOCATED ADJACENT TO SPRINKLER ALARM CONTROL PANEL PER NFPA 23.8.5.1.2

(4) PROVIDE 177 CD OUTDOOR HORN/STROBE ON THE EXTERIOR OF THE BUILDING PER IBC 903.4.2-ALARMS

SPRINKLER ALARM NOTES

1. SEE PLANS FOR QUANTITY AND LOCATION OF ALL EQUIPMENT
2. CONTRACTOR SHALL FURNISH SHOP DRAWINGS SHOWING COMPLETE RISER WIRING DIAGRAM AND PROPOSED EQUIPMENT OF COMPLETE NFPA SYSTEM AND CERTIFICATION PRIOR TO TESTING BY STATE FIRE MARSHALL'S OFFICE.
3. PLACARD THE ENTIRE SPRINKLER ALARM SYSTEM. PROVIDE PANEL AND CIRCUIT NUMBERS ON A NAME PLATE AFFIXED TO THE FACE OF THE FIRE ALARM CONTROL PANEL.
4. CONTRACTOR SHALL PROVIDE ZONE MAPS COMPLETE WITH ADDRESSES FOR EACH SPRINKLER ALARM DEVICE IN WOODEN FRAME ADJACENT TO THE NEW SPRINKLER ALARM CONTROL PANEL.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE BATTERY CALCULATIONS AND CUT SHEETS FOR SPRINKLER ALARM SYSTEM TO ENGINEER FOR APPROVAL.
6. ALL WIRING SHALL BE SUPERVISED.
7. ALL WIRING SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
8. INITIATING CIRCUIT WIRING SHALL BE 'CLASS B'.
9. ALL WIRING SHALL BE IN CONDUIT
10. ALL NOTIFICATION CIRCUIT WIRING SHALL BE 'CLASS B'.
12. PROVIDE WITH 'SYNC MODULE' AS REQUIRED PER NFPA 72.
13. FURNISH NOTIFICATION CIRCUITS AS REQUIRED TO ACCOMMODATE CIRCUIT LOADING. NO NOTIFICATION CIRCUIT SHALL BE LOADED TO MORE THAN 80% CAPACITY.
14. FIELD COORDINATE QUANTITY AND LOCATION OF FLOW AND TAMPER SWITCHES WITH SPRINKLER'S FINAL DRAWINGS AND/OR CIVIL FINAL DRAWING FOR TAMPER SWITCH FOR PIV VALVE.
15. PROVIDE INITIATING ZONES AS REQUIRED FOR SPRINKLER SYSTEM.
16. PROVIDE WITH DIGITAL ALARM COMMUNICATOR (DACT) WITH CELLULAR COMMUNICATOR
17. AT CLUBHOUSE, PROVIDE WITH DIGITAL ALARM COMMUNICATOR (DACT). DACT SHALL HAVE CAPABILITY TO HANDLE 2 PHONE LINES. WHERE SINGLE COMMUNICATION PATH WITH CELLULAR NETWORK IS ACCEPTABLE BY THE LOCAL FIRE MARSHAL, PROVIDE WITH THE COMMUNICATOR IN LIEU OF 2 LINE TELEPHONE IN COMPLIANCE WITH NFPA 72 26.6.3.1.5.

NOTES

1. CLUBHOUSE DOES NOT HAVE A SPRINKLER SYSTEM. SPRINKLER ALARM PANEL IS USED FOR MONITORING ALL APARTMENT BUILDINGS.
2. EACH BUILDING SHALL REPORT A DISTINCT ADDRESS FOR EITHER TROUBLE OR ALARM.

PANEL HX TYPICAL FOR ALL BUILDINGS

120/240V, 1 PHASE, 3 WIRE

CKT	DESCRIPTION	KVA	C	G	W	CB	CKT	CKT	CB	W	G	C	KVA	DESCRIPTION	CKT
1	EXTERIOR LIGHTS	0.4	1/2	12	12	20	1	2	20	12	12	1/2	0.6	STORAGE LIGHTS	2
3	SPRLINKER RM, LIGHTS, RECEPT	0.5	1/2	12	12	20	3	4	20	12	12	1/2	0.5	EXTERIOR RECEPT	4
5	UH-1	1.0	1/2	12	12	20	5	6	20	12	12	1/2	0.5	SUB METERING	6
7	PHONEBOARD	1.0	1/2	12	12	20	7	8	20	12	12	1/2	0.5	CAMERAS	8
9	SACP NOTE 2	0.5	1/2	12	12	20	9	10	20				0.0	SPARE	10
11	RADON CONTROLS	1.6	1/2	12	12	20	11	12	20				0.0	SPARE	12
13	SITE SIGNS	0.1	1	12	12	20	13	14	20				0.0	SPARE	14
15	SPARE	0.0				20	15	16	--	--	--	--	0.0	SPACE ONLY	16
17	SPARE	0.0				20	17	18	--	--	--	--	0.0	SPACE ONLY	18

DESCRIPTION	CONNECTED KVA	DEMAND FACTOR	DEMAND KVA
CONT. LOAD	1.22	125%	1.53
RECEPTACLE	1.90	100%/50%	1.90
MTRS/COOLS	0.00	100%	0.00
HEATS	1.00	100%	1.00
WATER HEATER	0.00	100%	0.00
EQUIPMENT	3.10	100%	3.10
KITCHEN EQUIP.	0.00	65%	0.00
SPECIAL EQ.	0.00	100%	0.00
25% OF LARGEST HVAC/MOTOR			0.25
TOTAL DEMAND			7.78

60 A MINIMUM BUS SIZE
MAIN LUGS ONLY
22 K MINIMUM AIC RATING

SURFACE MOUNTING
NEMA 3R ENCLOSURE
GROUND BAR

NOTES
1. SQUARE D: NQ
2. PROVIDE WITH CIRCUIT BREAKER LOCK.
3. LABEL PANEL BY REPLACING THE 'X WITH THE CORRESPONDING BLDG. NO.
4.
5.

CONNECTED LOADS	
PHASE A:	3.1 KVA
PHASE B:	4.1 KVA
TOTAL:	7.2 KVA
DEMAND	32 AMP

2506097.00

LIGHT FIXTURE SCHEDULE- COMMON AREAS

TYPE	DESCRIPTION	CATALOG	ELECTRICAL DATA	NOTES
A2	4' LED WRAP AROUND SURFACE MOUNT MAINTENANCE, STORAGE, LAUNDRY	LITHONIA: SBL4-3000LM-80CRI-40K-MINIO-GZT-MVOLT	3000 LUMEN, 4000K 1 - ELECTRONIC DRIVER 26 WATTS - 29 VA, 120V	PROVIDE ALTERNATE PRICE FOR FLUORESCENT LITHONIA:SB-2-32-MVOLT-GEBIOIS 64 WATTS - 72 VA, 120V (2) T8 FLUORESCENT LAMPS
A4	4' LED WRAP AROUND SURFACE MOUNT OFFICE, MULTIPURPOSE	LITHONIA: SBL4-4800LM-80CRI-40K-MINIO-GZIO-MVOLT	4800 LUMEN, 4000K 4 - ELECTRONIC BALLAST 41 WATTS - 46 VA, 120V	PROVIDE ALTERNATE PRICE FOR FLUORESCENT LITHONIA:SB-4-32-MVOLT-GEBIOIS 132 WATTS - 147 VA, 120V (2) T8 FLUORESCENT LAMPS
C	6" RECESSED LED FIXTURE LISTED FOR DAMP LOCATION AND 0'F ENERGY STAR CANOPY	LITHONIA: LDN6-40-20-L06-**-LS-MVOLT-GZIO **FINISH SELECTED BY ARCHITECT	2000 LUMEN 4000K LED 1 - ELECTRONIC DRIVER 23 WATTS - 26 VA, 120V	
C/EM	6" RECESSED LED FIXTURE LISTED FOR DAMP LOCATION AND 0'F ENERGY STAR EMERGENCY BATTERY BACKUP CANOPY	LITHONIA: LDN6-40-20-L06-**-LS-120-GZ10-EL **FINISH SELECTED BY ARCHITECT	2000 LUMEN 4000K LED 1 - ELECTRONIC DRIVER 23 WATTS - 26 VA, 120V	
D	GROUND MOUNTED FLOOD LIGHT LISTED FOR WET LOCATION SIGN LIGHT	ATLAS: PRSXW-13LED-40-** **COLOR SELECTED BY ARCHITECT	1629 LUMEN 4000K LED 1 - ELECTRONIC DRIVER 14 WATTS - 16 VA, 120V	KNUCKLE MOUNT ON CONCRETE BASE
F2	2' LED WRAP AROUND SURFACE MOUNT STORAGE	LITHONIA: SBL2-2000LM-80CRI-40K-MINIO-GZT-MVOLT	2000 LUMEN, 4000K 1 - ELECTRONIC DRIVER 17 WATTS - 20 VA, 120V	PROVIDE ALTERNATE PRICE FOR FLUORESCENT LITHONIA:SB-2-17-MVOLT-GEBIOIS 34 WATTS - 35 VA, 120V (2) T8 FLUORESCENT LAMPS
F4	4' LED WALL MOUNT SURFACE MOUNT STORAGE	LITHONIA: CLX-L24-2000LM-SEF-FDL-MVOLT-GZ-10-40K-80CRI	2000 LUMEN, 4000 LED 1 - ELECTRONIC DRIVER 15 WATTS - 17 VA, 120V	
W	EXTERIOR WALL LIGHT LISTED FOR WET LOCATION. AND 0'F	PROGRESS: P3715-31 BLACK	900 LUMENS 4000K 1 - ELECTRONIC DRIVER 10 WATTS - 12 VA, 120V	
W3	EXTERIOR WALL LIGHT LISTED FOR WET LOCATION. AND 0'F EXTERIOR ENTRANCE	LITHONIA: DSXW2LED-30C-1000-40K-T3S-MVOLT	10335 LUMENS 4000K 1 - ELECTRONIC DRIVER 109 WATTS, 120V	
EG	EMERGENCY LIGHT STAIRS, CORRIDORS	LITHONIA: ELM6L-LVOLT-LTP	(2) 5.3W LED HEADS 4.7 WATTS - 6 VA, 120-277V	
EXG	EMERGENCY LIGHT WITH EXIT SIGN LAUNDRY, FOYER, MULTIPURPOSE	LITHONIA: ECC-R-M6	(2) 0.75W LED HEADS, LED FOR PANEL 1 WATTS - 11 VA, 120/277V	

NOTES

1. SEE ARCHITECTURAL PLAN FOR MOUNTING LOCATION AND HEIGHT. FIELD COORDINATE MOUNTING HEIGHT WITH ARCHITECT IF NOT SHOWN ON ARCHITECTURAL PLAN.
2. LED COLOR TEMPERATURE TO BE SUBMITTED AS SPECIFIED.
3. ENSURE T8 LAMPS ARE SUITABLE FOR USE WITH 28W LAMPS.

LIGHT FIXTURE SCHEDULE- RESIDENTIAL AREAS

TYPE	DESCRIPTION	CATALOG	ELECTRICAL DATA	NOTES
RC1	11" LED FLUSH MOUNT ENERGY STAR BATHROOMS, HALL	PROGRESS: P350051-009-30 BRUSHED NICKEL	1452 LUMEN 3000K LED 1 - ELECTRONIC DRIVER 17 WATTS - 19 VA, 120V	
RC2	13 1/4" LED FLUSH MOUNT ENERGY STAR DINING	PROGRESS: P350064-009-30 BRUSHED NICKEL	2015 LUMEN 3000K 1 - ELECTRONIC DRIVER 24 WATTS - 27 VA, 120V	
RC3	14" CLOSE TO CEILING SURFACE LIGHT ENERGY STAR LAUNDRY	PROGRESS: P35007-009-30 BRUSHED NICKEL	2000 LUMEN 3000K LED 1 - ELECTRONIC DRIVER 29 WATTS - 100 VA, 120V	
RK	4' LINEAR ENERGY STAR KITCHEN	LITHONIA: FMLL-14-30K-80CRI	4800 LUMEN 3000K LED 1 - ELECTRONIC DRIVER 45 WATTS - 50 VA, 120V	PROVIDE ALTERNATE PRICE FOR FLUORESCENT LITHONIA:I0640-RE 64 WATTS - 72 VA, 120V (2) T8 FLUORESCENT LAMPS
RV	3 LIGHT VANITY LIGHT TOILETS	PROGRESS: P2708-09EBWB ** FINISH SELECTED BY ARCHITECT	3-13W SELF BALLASTED GU 24 3000K 39 WATTS - 44 VA, 120V	PROVIDE WITH LED EQUIVALENT LAMPS.
S	2' LED WALL/CEILING MOUNTED STRIP ENERGY STAR MECHANICAL RM	CANARM: LTI2A20	1700 LUMEN 4000K LED 1 - ELECTRONIC DRIVER 20 WATTS, 120V	

NOTES

1. SEE ARCHITECTURAL PLAN FOR MOUNTING LOCATION AND HEIGHT. FIELD COORDINATE MOUNTING HEIGHT WITH ARCHITECT IF NOT SHOWN ON ARCHITECTURAL PLAN.
2. LED COLOR TEMPERATURE TO BE SUBMITTED AS SPECIFIED.
3. ENSURE T8 LAMPS ARE SUITABLE FOR USE WITH 28W LAMPS.

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4/30/2026

MAYNARD CROSSING APARTMENTS

ERWIN
NORTH CAROLINA

64 RESIDENTIAL UNITS
CLIMATE ZONE 3A

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JA JOB#: 2513
DATE: 04-30-2026
FILE:
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REV

CONSTRUCTION DOCUMENTS

LIGHT FIXTURE SCHEDULES AND DETAILS'

E3.03

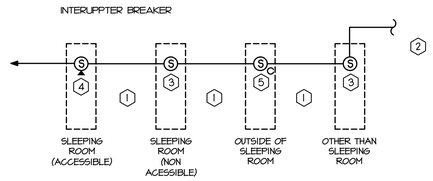
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North Carolina Design Registration #F-1507

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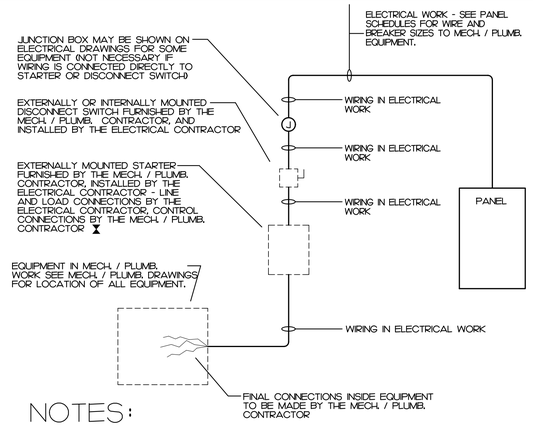
PROJECT # 25006097.00



KEY NOTES

1. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS IN THE DWELLING UNIT.
2. LOW VOLTAGE WIRING FROM C CONTACT TO AHU SHUT DOWN IN RESIDENTIAL UNIT. WIRING BY M.C. TERMINATION IN SMOKE ALARM BY E.C. FIELD COORDINATE INSTALLATION WITH M.C.
3. LOCAL SMOKE ALARM WITH: 120VAC INPUT, PHOTOELECTRIC SMOKE DETECTOR, 90dBA TEMPORAL HORN, BATTERY BACKUP, BUILT-IN THERMAL DETECTION AND FORM C CONTACT. GENTEX OR EQUAL.
4. LOCAL AUDIBLE/VISUAL SMOKE ALARM WITH: 120VAC INPUT, PHOTOELECTRIC SMOKE DETECTOR, 177 CD STROBE, 90dBA TEMPORAL HORN, BATTERY BACKUP AND BUILT-IN THERMAL DETECTION. GENTEX OR EQUAL.
5. LOCAL SMOKE/CARBON MONOXIDE ALARM WITH: 120VAC INPUT, PHOTOELECTRIC SMOKE DETECTOR, ELECTROCHEMICAL CO SENSOR, 90dBA TEMPORAL HORN, BATTERY BACKUP, BUILT-IN THERMAL DETECTION AND FORM C CONTACT. GENTEX OR EQUAL.

02 / E3.04 DWELLING UNIT SMOKE ALARM WIRING DIAGRAM
NOT TO SCALE

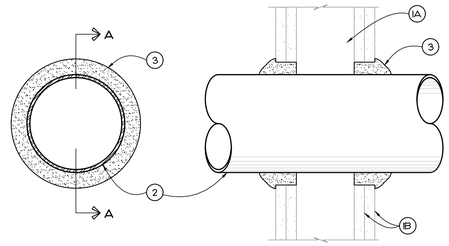


NOTES:

1. A COMBINATION STARTER MAY BE USED IN LIEU OF A A SEPARATE DISCONNECT SWITCH AND STARTER
2. E.C. SHALL FURNISH ALL REQUIRED FUSES.

03 / E3.04 WIRING TO PLUMBING/MECHANICAL EQUIPMENT
NOT TO SCALE

SYSTEM NO. WL1001
F RATINGS - 1, 2, 3 AND 4 HOUR (SEE ITEMS 2 AND 3)
T RATINGS - 0, 1, 2, 3 AND 4 HOUR (SEE ITEM 3)
L RATING AT AMBIENT - LESS THAN 1 CFM/SQ FT
L RATING AT 400 F - LESS THAN 1 CFM/SQ FT



SECTION A - A

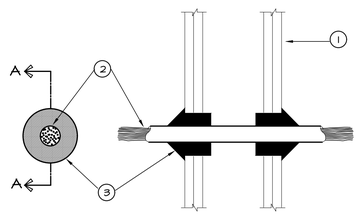
1. **WALL ASSEMBLY** - THE 1, 2, 3 OR 4 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. **STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAXIMUM 2 HOUR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER SPACED 16" ON CENTER WITH NOMINAL 2" x 4" LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MINIMUM 3 5/8" WIDE x 1 3/8" DEEP CHANNELS SPACED MAXIMUM 24" ON CENTER.
   B. **GYPSUM BOARD*** - NOMINAL 1/2" OR 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAXIMUM DIAMETER OF OPENING IS 26".
2. **THROUGH PENETRANT** - ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MINIMUM OF 0" (POINT CONTACT) TO MAXIMUM 2" PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. **STEEL PIPE** - NOMINAL 24" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. **IRON PIPE** - NOMINAL 24" DIAMETER (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOMINAL 12" DIAMETER (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE.
   C. **CONDUIT** - NOMINAL 6" DIAMETER (OR SMALLER) STEEL CONDUIT OR NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING.
   D. **COPPER TUBING** - NOMINAL 6" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. **COPPER PIPE** - NOMINAL 6" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
   F. **THROUGH PENETRATING PRODUCT* - FLEXIBLE METAL PIPING** - THE FOLLOWING TYPES OF STEEL FLEXIBLE METAL GAS PIPING MAY BE USED:
      1. NOMINAL 2" DIAMETER (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
         OMEGA FLEX INC
      2. NOMINAL 1" DIAMETER (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
         TITEFLEX CORP
         A BUNDY CO
      3. NOMINAL 1" DIAMETER (OR SMALLER) STEEL FEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
         WARD MFG INC
3. **FILL, VOID OR CAVITY MATERIAL* - CAULK OR SEALANT** - MINIMUM 5/8", 1 1/4", 1 7/8" AND 2 1/2" THICKNESS OF CAULK FOR 1, 2, 3 AND 4 HOUR RATED ASSEMBLIES, RESPECTIVELY, APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MINIMUM 1/4" DIAMETER BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

MAXIMUM PIPE OR CONDUIT DIAMETER INCHES	F RATING HOUR	T RATING HOUR
1	1 OR 2	0+, 1 OR 2
1	3 OR 4	3 OR 4
4	1 OR 2	0
6	3 OR 4	0
12	1 OR 2	0

+WHEN COPPER PIPE IS USED, T RATING IS 0 HOUR.
3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.
*BEARING THE UL CLASSIFICATION MARKING

06 / E3.04 FIRE PENETRATION DETAIL (TYPICAL
NOT TO SCALE

SYSTEM NO. WL3001
FIRE RATING: 2 HOUR
TEMPERATURE RATING: 1 TO 2 HOURS

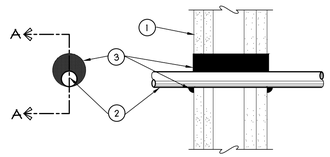


APPLICATION DETAILS

1. WALL ASSEMBLY: THE 1 OR 2 HOUR FIRE-RATED GYPSUM WALL BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY
2. CABLES: INDIVIDUAL CABLE INSTALLED IN THROUGH OPENING WITH AN ANNULAR SPACE OF MIN. 0" (POINT CONTACT) TO MAX. 3/4" - CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY - THE FOLLOWING TYPES OF CABLE MAY BE USED:
   A. MAX. 150 PAIR #24 AWG COPPER CONDUCTOR TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS - WHEN THE MAX. 25 PAIR TELEPHONE CABLE IS USED, T-RATING IS 2-HOUR, WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 1-HOUR FIRE RATED WALL, THE T-RATING IS 3/4 HOUR, WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 2-HOUR RATED WALL, THE T-RATING IS 1 HOUR
   B. MAX. #10 AWG MULTIPLE COPPER CONDUCTOR TYPE NM (ROMEX) NON-METALLIC SHEATHED CABLE WITH PVC INSULATION AND JACKET MATERIALS - WHEN TYPE NM CABLE IS USED, MAX. T-RATING IS 1-1/2 HOURS
   C. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX. OUTSIDE DIAMETER OF 5/8" - WHEN FIBER OPTIC CABLE IS USED, MAXIMUM T-RATING IS 2 HOURS
   D. MAX. 12 AWG MULTICONDUCTOR (MAX. 7 CONDUCTORS) POWER/CONTROL CABLE WITH CROSSLINKED POLYETHYLENE (XLPE) INSULATION AND XLPE OR PVC JACKET MATERIALS - WHEN MULTICONDUCTOR POWER/CONTROL CABLE IS USED, MAX. T-RATING IS 2 HOURS
3. FILL, VOID OR CAVITY MATERIALS: - CAULK OR PUTTY - CAULK OR PUTTY FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN CABLE AND GYPSUM WALL BOARD ON BOTH SIDES OF WALL AND WITH A MIN. 1/4" DIAMETER BEAD OF CAULK OR PUTTY APPLIED TO PERIMETER OF CABLE AT ITS EGRESS FROM EACH SIDE OF THE WALL. - THE HOURLY F-RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY INTO WHICH IT IS INSTALLED

04 / E3.04 FIRE PENETRATION DETAIL (TYPICAL
NOT TO SCALE

SYSTEM NO. WL2088
FIRE RATING - 1 AND 2 HOUR
TEMPERATURE RATING - 0, 1 AND 2 HOUR



SECTION A-A

1. WALL ASSEMBLY: THE 1 OR 2 HOUR FIRE-RATED GYPSUM WALL BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY
2. THROUGH PENETRANTS: ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN THE FIRESTOP SYSTEM - THE ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND PERIPHERY OF OPENING SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 7/8" - PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY - THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:
   A. POLYVINYL CHLORIDE (PVC) PIPE - NOM. 2" DIAMETER (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE, VENT) PIPING SYSTEM
   B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 2" DIAMETER (OR SMALLER) SDR27 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE, VENT) PIPING SYSTEMS
   C. POLYVINYL CHLORIDE (PVC) PIPE - NOM. 3" DIAMETER (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEM
   D. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 3" DIAMETER (OR SMALLER) SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEM
   E. RIGID NONMETALLIC CONDUIT - NOM. 3" DIAMETER (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH ARTICLE 347 OF THE N.E.C. (NFPA #70) - THE HOURLY T-RATING IS DEPENDENT ON THE HOURLY RATING OF THE WALL ASSEMBLY, THE PIPE OR CONDUIT SIZE, AND WHETHER THE PIPE IS INTENDED FOR USE AS A CLOSED OR VENTED SYSTEM, AS SHOWN IN THE FOLLOWING TABLE:

NOM. PIPE DIAMETER (INCHES)	WALL RATING ASSEMBLY HOUR	CLOSED (c) OR VENTED (v)	T-RATING HOUR
1/2 TO 3	1	c	1
1/2 TO 1-1/4	1	v	1
1/2 TO 1&1/	2	c	2
1/2 TO 1-1/4	2	v	1
2	1	v	0
2	2	v	0

3. FILL, VOID OR CAVITY MATERIALS: - CAULK OR PUTTY - MIN. THICKNESS OF 5/8" AND 1-1/4" OF CAULK OR PUTTY FOR 1 AND 2 HOUR RATED WALL ASSEMBLIES, RESPECTIVELY, APPLIED WITHIN ANNULUS BETWEEN PIPE OR CONDUIT AND PERPPHERY OF THE OPENING, FLUSH WITH BOTH SURFACES OF THE WALL ASSEMBLY - AT THE POINT OF CONTACT BETWEEN THE PIPE OR CONDUIT AND GYPSUM WALLBOARD, A MIN. 1/2" DIAMETER BEAD OF CAULK OR PUTTY SHALL BE APPLIED AT THE PIPE OR CONDUIT/WALLBOARD INTERFACE ON BOTH SIDES OF THE WALL ASSEMBLY

05 / E3.04 FIRE PENETRATION DETAIL (TYPICAL
NOT TO SCALE

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4/30/2026

MAYNARD CROSSING APARTMENTS

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NORTH CAROLINA

64 RESIDENTIAL UNITS
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CONSTRUCTION DOCUMENTS

ELECTRICAL DETAILS

E3.04

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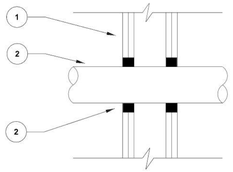
North Carolina Design Registration #F-1507

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REF. SCALE IN INCHES

PROJECT # 25006097.00

U.L. SYSTEM NO. WL 2098

CLOSED PVC / CPVC PLASTIC PIPE THROUGH
1-HR. AND 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = 1-HR. AND 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400ºF = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1-HR. AND 2-HR. FIRE RATED)(2 -HR. SHOWN)
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER PVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
   B. MAXIMUM 2" DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
3. HILTI FS-ONE FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE RATING
   B. MINIMUM 1 1/4" DEPTH OF SEALANT FOR 2-HR. FIRE RATING

NOTES: 1. ANNULAR SPACE = MINIMUM 3/4" MAXIMUM 1 1/4"
2. MAXIMUM DIAMETER OF OPENING = 4 3/8"

DETAIL OF CPVC PIPE THROUGH RATED WALL

SCALE: NTS

Caution

This building contains a CPVC fire sprinkler system. This CPVC fire sprinkler system is a Life Safety Assembly and must be treated carefully. Please read the following before any activity which could contact or be in close proximity of this system:

CPVC piping components may be damaged by certain substances and construction practices.

- **DO NOT** stack, support, hang equipment, or hang flexible wire/cable (especially communications cable), or any other material on or from the fire sprinkler system.
- **Only** system compatible materials including, but not limited to, solvent cements, caulks, sealants, cutting oils and thread pastes as noted at www.systemcompatible.com should be used in contact with this system
- **DO NOT** expose CPVC products to incompatible substances such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, pesticides, detergents, building caulks, adhesive tapes, solder flux, flexible wire/cable (with special consideration for communications cabling), and non-approved spray foam materials. Check www.systemcompatible.com if you are not sure about compatibility.
- **DO NOT** expose CPVC products to edible oils, solvents, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC products to open flame, solder, or soldering flux.
- **DO NOT** drop, distort, or impact CPVC products or allow objects to be dropped on them.
- **DO NOT** handle CPVC products with gloves that have been contaminated with oils (hydrocarbons) or other incompatible products.

Failure to follow this notice may cause cracks or fractures to develop in CPVC products resulting in property damage and/or personal injury due to leaks or flooding. The presence of any visible cracks may require partial or full system replacement. For additional information contact the general contractor, the fire sprinkler system installer, or the CPVC piping manufacturer.

FIRE SPRINKLER SYSTEM GENERAL INFORMATION

Name: MAYNARD CROSSINGS APARTMENTS
Location: 102 MAYNARD LAKE RD.
High Piled Storage: ☐ Yes ☒ No | **Rack Storage:** ☐ Yes ☒
Maximum Storage Height: N/A
Minimum Aisle Width: N/A
Commodity Classification: N/A
Encapsulation: ☐ Yes ☒ No | **Solid Shelving:** ☐ Yes ☒

Flow Test Data
Date: 2-25-2026
Location: MAYNARD LAKE RD. & EAST JACKSON BLVD.
Static: 54
Resid: 51
Flow: 957
Pitot: 32.5

Presence of Flammable/Combustable Liquids: ☐ Yes ☒ No
Presence of Hazardous Materials: ☐ Yes ☒ No
Presence of Other Special Storage: ☐ Yes ☒ No
Auxiliary/Low Point Drain Locations: FIRE SPRINKLER RISER ROOM

Original Main Drain Test - **Static:** **Resid:**
Antifreeze of Auxiliary System Present: ☐ Yes ☒ No
Location: N/A

Installing Contractor:
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SITE NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

SHEET INDEX

FP100 COVER SHEET AND SITE UTILITY PLAN
FP200 UNIT PLANS
FP300 NOTES AND SYMBOLS LEGEND
FP400 BUILDING 02 TYPE 3223-2 FIRST & SECOND FLOOR PIPING PLAN

BUILDING ADDRESSES

BUILDING 2	ST #, ST ADDRESS, CITY, STATE, ZIP CODE
BUILDING 3	
BUILDING 4	
BUILDING 5	
BUILDING 6	

BUILDING SQFT

BUILDING 2	10,589 SQFT
BUILDING 3	9,054 SQFT
BUILDING 4	13,578 SQFT
BUILDING 5	23,334 SQFT
BUILDING 6	23,334 SQFT

DOMESTIC DEMAND

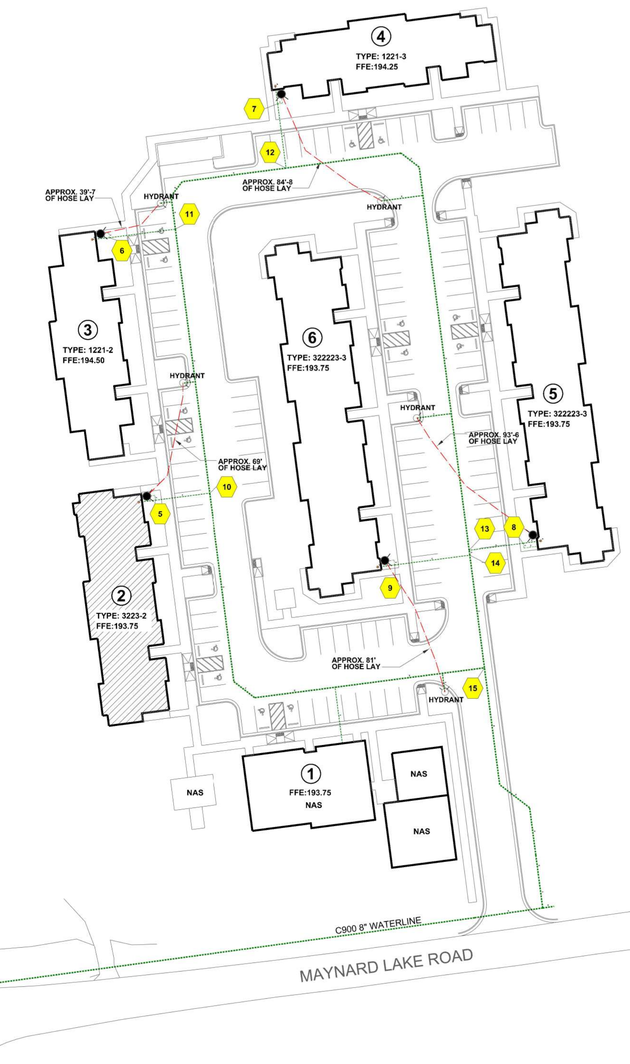
BUILDING 2	36.6 GPM
BUILDING 3	36.6 GPM
BUILDING 4	51.0 GPM
BUILDING 5	77.7 GPM
BUILDING 6	77.7 GPM

TEST PAPER CHECKLIST

FP400 - BUILDING WET SYSTEM

SITE SYMBOLS

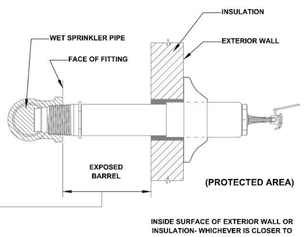
- **DENOTES SYSTEM CONTROLS TO BE SUPPLIED WITH A 4" WATER LINE UP TO 1'-0" ABOVE FINISHED FLOOR WITH A 4" FLANGED OUTLET BY OTHERS.**
- FDC — **DENOTES A FIRE DEPARTMENT CONNECTION (FDC) LOCATED ON THE SIDE OF THE BUILDING MAINTAIN SPECIFIED CLEARANCES FROM OBSTRUCTIONS PER LOCAL AUTHORITIES. FDC PROVIDED AND INSTALLED BY OTHERS.**
- 1 — **DENOTES HYDRAULIC REFERENCE POINT**
- **DENOTES HYDRAULICALLY CALCULATED BUILDING**
- G.V. — **DENOTES GATE VALVE BY OTHERS**
- EX. HYD — **DENOTES EXISTING FIRE HYDRANT**
- HYD — **DENOTES NEW FIRE HYDRANT (BY OTHERS)**



WATER TEST INFORMATION

STATIC = 54 PSI
RESIDUAL = 51 PSI
FLOW = 957 GPM
APROX. ELV. = 184'
DATE: 2-25-2026
BY: MAKSON, INC.
LOCATION: 102 MAYNARD LAKE RD.

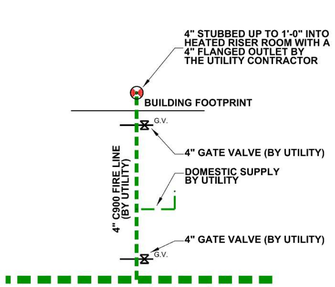
AMBIENT TEMPERATURE OF PROTECTED AREA** AT THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE		
	40°F/4°C	50°F/10°C	60°F/16°C
	EXPOSED MINIMUM BARREL LENGTH** FACE OF THE TEE TO THE INSIDE FACE OF THE EXTERIOR WALL		
	IN. (MM)	IN. (MM)	IN. (MM)
40°F (4°C)	0	0	0
30°F (-1°C)	0	0	0
20°F (-7°C)	4 (100)	0	0
10°F (-12°C)	8 (203)	1 (25.4)	0
0°F (-18°C)	12 (305)	3 (76)	0
-10°F (-23°C)	14 (356)	4 (102)	1 (25.4)
-20°F (-29°C)	14 (356)	6 (152)	3 (76)
-30°F (-34°C)	16 (406)	8 (203)	4 (102)
-40°F (-40°C)	18 (457)	8 (203)	4 (102)
-50°F (-45°C)	20 (508)	10 (254)	6 (152)



THE RECORD LOWEST ONE-DAY MEAN TEMPERATURE FOR xx, NC AREA WAS xx DEGREES. PER 2013 EDITION OF NFPA 13, SECTION 8.4.9, WHICH REFERENCES TABLES 8.4.9.1(a) OR 8.4.9.1(b). THE OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 50 DEGREES FAHRENHEIT ANYWHERE WET PIPE IS INSTALLED. THE RECOMMENDED EXPOSED BARREL LENGTH IS BASED ON A 50 DEGREE AMBIENT TEMPERATURE IN THE SPACE WHERE THE DRY SPRINKLER IS SUPPLIED FROM.

FREEZE PROTECTION DETAIL "G"

SCALE: NTS



TYPICAL WATER SERVICE

ALL BUILDINGS **SCALE: NTS**

NORTH

SITE UTILITY PLAN

SCALE: 1" = 40'-0"

SCHEMATIC PLAN FOR HYDRAULIC CALCULATION PURPOSES

GRAPHIC SCALES

0 20 40 80 120

SCALE: 1" = 40'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

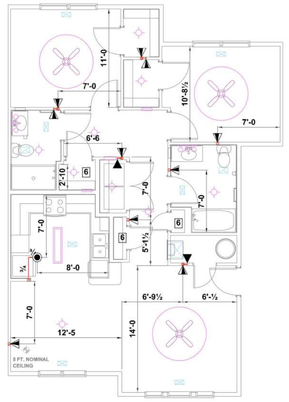
FOR: WAYNE JONES

COVER SHEET AND SITE UTILITY PLAN

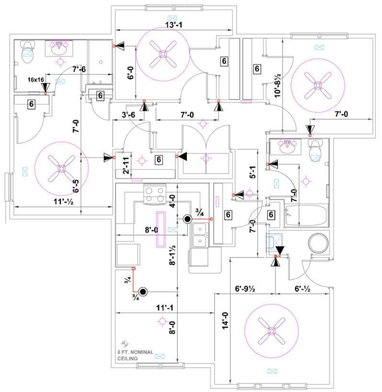
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP100

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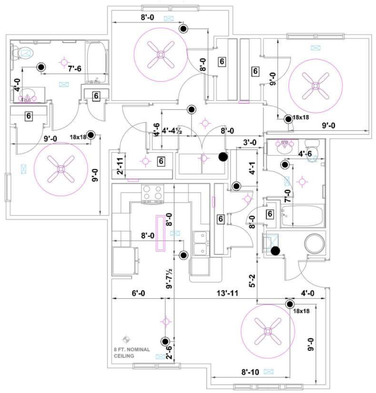


2BR 2BA TYPE B REFL. CEILING PLAN

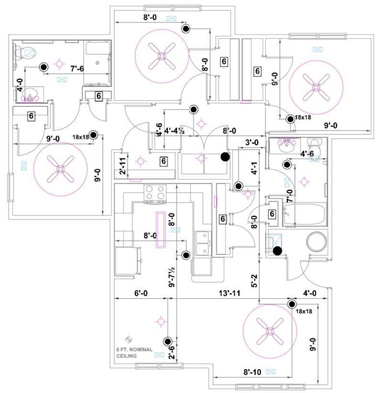


3 BR TYPE B UNIT REFL. CEILING PLAN

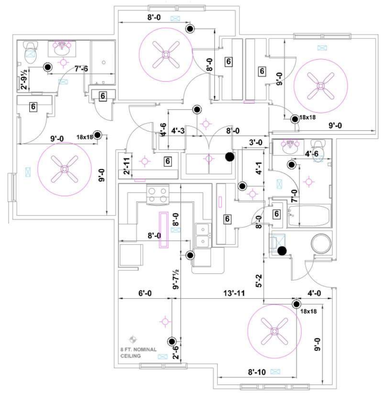
TYPICAL UPPER UNIT LAYOUTS



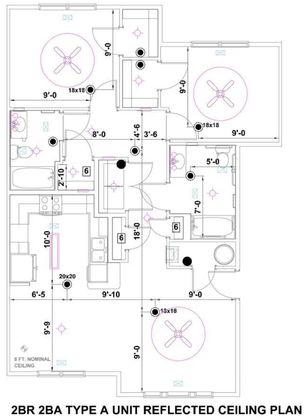
3 BR TYPE A UNIT REFLECTED CEILING PLAN



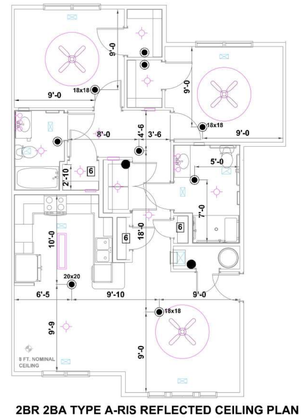
3 BR TYPE A-RIS UNIT REFLECTED CEILING PLAN



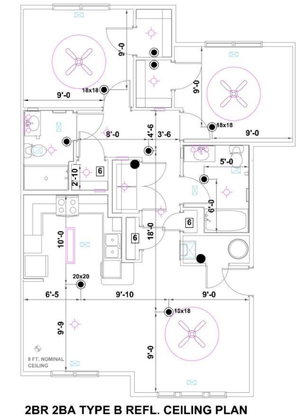
3 BR TYPE B UNIT REFL. CEILING PLAN



2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN



2BR 2BA TYPE A-RIS REFLECTED CEILING PLAN



2BR 2BA TYPE B REFL. CEILING PLAN

TYPICAL LOWER UNIT LAYOUTS

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS

NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING

MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026

NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

TYPICAL UNIT PLANS

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP200

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NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED FIRE SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

2. FIRE SPRINKLER PIPE AND FITTINGS TO BE UL LISTED CPVC AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL FIRE SPRINKLER PIPE TO BE 3/4" CPVC UNLESS NOTED OTHERWISE.

4. SPACING OF RESIDENTIAL PENDENT SPRINKLERS TO BE 16'x16' UNLESS NOTED OTHERWISE. MAINTAIN 8'-0" MINIMUM UNOBSTRUCTED DISTANCE BETWEEN PENDENT SPRINKLERS. SPRINKLERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

5. BATHROOMS 55 SQ. FT. OR LESS IN AREA ARE UNSPRINKLERED PER NFPA 13R PARAGRAPH 6.6.2; 2013 EDITION.

6. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHS CLOSETS, LINEN CLOSETS AND PANTRIES WITHIN DWELLING UNITS PER NFPA 13R PARAGRAPH 6.6.3; 2013 EDITION.

7. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, REGARDLESS OF SIZE, ON EXTERIOR BALCONIES AND EXTERIOR BREEZEWAYS/CORRIDORS, REGARDLESS OF SIZE, AS LONG AS THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE UNIT PER NFPA 13R PARAGRAPH 6.6.7; 2013 EDITION

8. PROVIDE METAL NAIL PLATES AT ALL FLOOR RISERS. (TYPICAL)

9. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.

10. ALL NEW MATERIALS AND INSTALLATION PER NFPA 13R, 2013 EDITION.

11. ALL PENETRATIONS THROUGH WALLS TO HAVE FIRESTOPS EQUAL TO WALL FIRE RATINGS. REFERENCE THE DETAIL ON SHEET FP100.

12. REFERENCE THIS SHEET FOR TYPICAL UNIT REFLECTED CEILING PLANS.

12. ALL CPVC PIPE TO BE INSTALLED PER MATERIAL LISTING USING TOLCO HANGERS #16W & HANGER #9W.

14. ALL STEEL PIPE TO BE INSTALLED PER NFPA 13 STANDARDS. SEE HANGER DETAILS THIS SHEET

15. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, NONCOMBUSTIBLE ELEVATOR SHAFTS WHERE THE ELEVATOR CARS COMPLY WITH ANSIA17.1, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL-FIRED EQUIPMENT PER NFPA 13R PARAGRAPH 6.6.6; 2013 EDITION.

16. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, CARPORTS, PORTE COCHERES, AND STAIRS THAT ARE OPEN AND ATTACHED PER NFPA 13R PARAGRAPH 6.6.5; 2013 EDITION.

18. LATERAL BRACING REQUIREMENTS SHALL NOT APPLY TO PIPES INDIVIDUALLY SUPPORTED BY RODS LESS THAN 6" FROM TOP OF PIPE TO POINT OF ATTACHMENT TO BUILDING STRUCTURE, AS PER NFPA 13, 9.3.5.5.10; 2013 EDITION.

19. PIPING 2" OR SMALLER IN SIZE IS PLIABLE ENOUGH SO FLEXIBLE COUPLINGS ARE NOT USUALLY NECESSARY, PER NFPA 13, A.9.2.1.3.3.3; 2013 EDITION.

20. 4 WAY BRACING IS NOT REQUIRED WHERE RISERS PENETRATE INTERMEDIATE FLOORS IN MULTI-STORY BUILDINGS WHERE CLEARANCE DOES NOT EXCEED THE LIMITS OF NFPA 9.3.4, AS PER NFPA 13, 9.3.5.8.5; 2013 EDITION.

25. FREEZE PROTECTION OF FIRE SPRINKLER PIPE IN THE ATTIC IS TO CONSIST OF ONE LAYER OF POLYETHYLENE OVER ATTIC PIPING INSTALLED BY THE FIRE SPRINKLER CONTRACTOR.

R-30 INSULATION IS TO BE INSTALLED OVER THE PIPE AND POLYETHYLENE TO PROTECT FROM FREEZING. INSULATION TO BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR .

HEAT TO BE MAINTAINED BY THE OWNER WITHIN ALL AREAS WITH WET FIRE SPRINKLER PIPE IN THE ATTIC ABOVE.

INSULATION TO PREVENT FREEZING OF PIPES IS TO BE MAINTAINED BY THE OWNER. REFERENCE DETAIL "AB" THIS SHEET

SYMBOLS

XX DENOTES UNIT TYPE

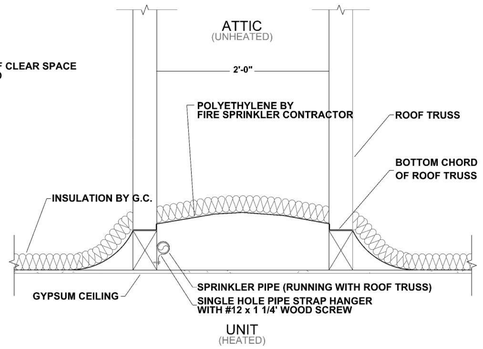
3'-0" — DENOTES CEILING MOUNTED CEILING FAN WITH 3'-0" DIAMETER RADIUS OF CLEAR SPACE FROM CENTER OF FAN MOTOR - VERIFY LOCATION AND DISTANCE IN FIELD

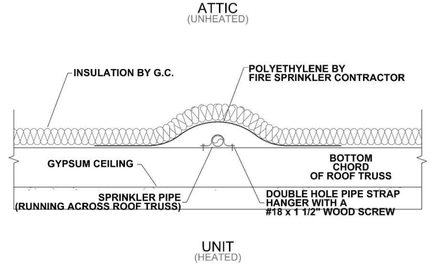
DENOTES CEILING MOUNTED LIGHT FIXTURE VERIFY LOCATION AND DISTANCE IN FIELD

DENOTES CEILING MOUNTED DIFFUSER VERIFY LOCATION AND DISTANCE IN FIELD

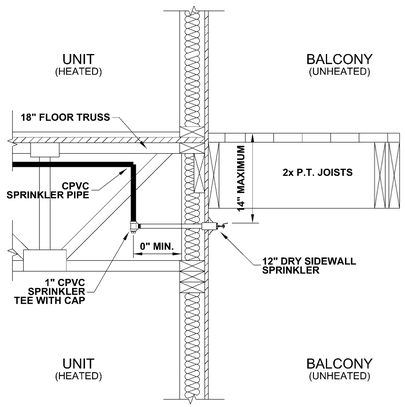
AA — DENOTES DETAIL 'AA' - SEE DETAIL THIS SHEET

CE — DENOTES DETAIL 'CE' - SEE DETAIL THIS SHEET

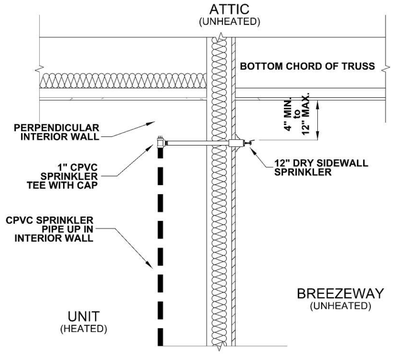




DETAIL "AB"



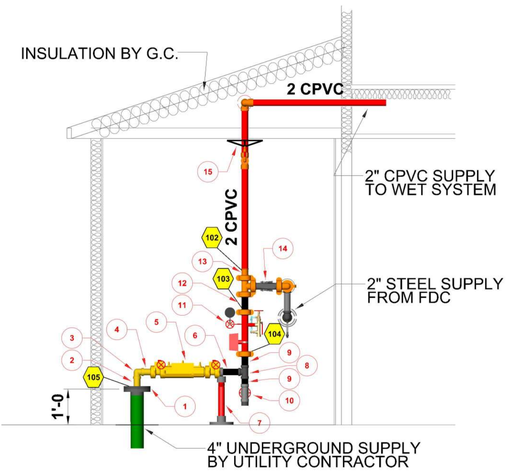
DETAIL "AA"



DETAIL "CE"

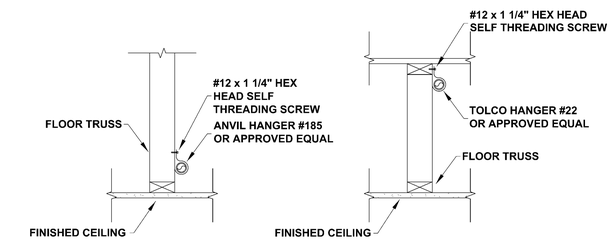
RISER PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY.
1	4"	2-9 FLANGED OUTLET BY UTILITY CONTRACTOR	-
2	2"	0-6 TxT BRASS NIPPLE	1
3	2"	THREADED BRASS ELBOW	1
4	2"	0-4 TxG BRASS NIPPLE	1
5	2"	AMES LF4000BM2-FP-GV BUTTERFLY RPZA BACKFLOW	
		WITH TAMPER SWITCHES	1
6	2"	1-0 GxT SCH 40 BLACK NIPPLE	1
7	2"	1'-6 PIPE STAND FOR 2" PIPE	1
8	2"	2" DI THREADED TEE	1
9	2"	0-6 GxT SCH 40 BLACK NIPPLE	2
10	2"	GATE VALVE w/2" DI THREADED PLUG	1
11	2"	VICTAULIC RISER PACK WITH 5.6K TEST AND DRAIN	1
		ASSEMBLY TO DISCHARGE TO FLOOR DRAIN	
12	2"	0-6 GxG SCH 40 BLACK NIPPLE	1
13	2"	CPVC SLIPxGRV ADAPTER	1
14	2"	GROOVED CHECK VALVE	1
15	1/2"	VICTAULIC UPRIGHT SPRINKLER	1
15	-	SPRINKLER HEAD BOX	1
16	-	WALL MOUNTED HEATER BY CONTRACTOR	1
17	-	ALARM BELL WIRED BY ELECTRICIAN	1

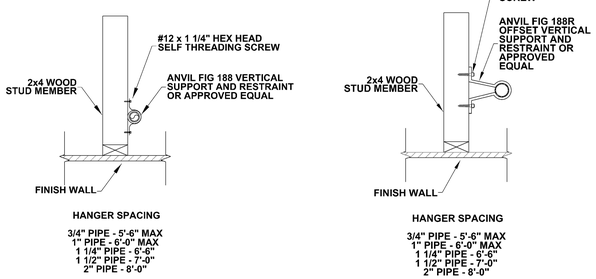


RISER SECTION A

SCALE 1/2"=1'-0"

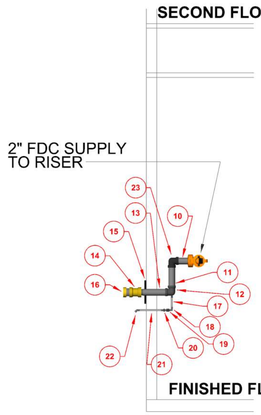


HANGER DETAIL 16W



HANGER DETAIL 9W

HANGER 19W

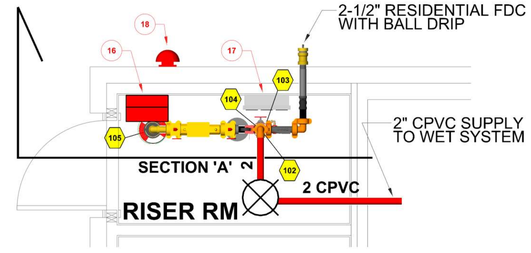


FDC DETAIL

SCALE 1/2"=1'-0"

FDC PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY
10	2"	0-6" BLACK SCH 40 TxG NIPPLE	1
11	2"	2-7-1/2" BLACK SCH 40 TxT NIPPLE	1
12	NA	2"x 1/2"x 2-1/2" DI THREADED REDUCING TEE	1
13	2"	1-3" TxT SCH 40 BLACK NIPPLE	1
14	NA	2-1/2" x 2" OUTSIDE HEX BUSHING	1
15	NA	FDC WALL PLATE	1
16	2-1/2"	FDC SNOOT WITH CAP AND CHAIN	1
17	1/2"	0-4" GALVANIZED SCH 40 TxT NIPPLE	1
18	1/2"	GALVANIZED THREADED ELBOW	1
19	1/2"	AUTOMATIC BALL DRIP	1
20	1/2"	GALVANIZED UNION	1
21	1/2"	0-8" GALVANIZED THREADED NIPPLE	1
22	1/2"	GALVANIZED THREADED 45 ELBOW	1
23	2"	DI THREAED ELBOW	1



RISER ROOM PLAN VIEW

SCALE 1/2"=1'-0"

SPARE SPRINKLER COUNT

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
TOTAL:										Total = 5

GRAPHIC SCALES

½ ¼ 0 2 4 — SCALE: 1/2" = 1'-0"

2 1 0 4 8 — SCALE: 1/8" = 1'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

NOTES AND DETAILS
PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

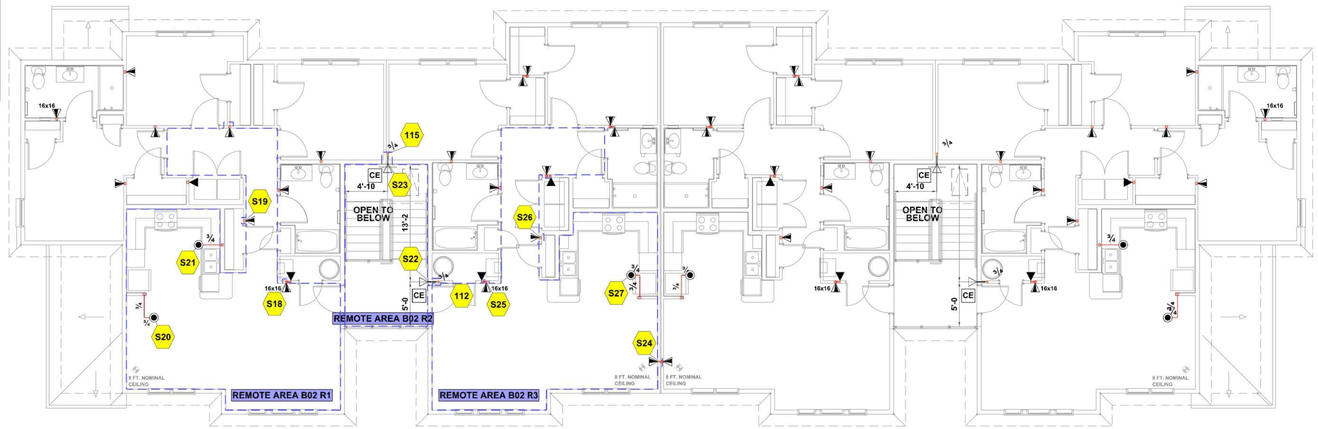
SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP300

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Hydraulic Information	
Remote Area B02 R2	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1700ft² (Actual 170ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	2
K-FACTOR	5.6
TOTAL WATER REQUIRED	132.87
TOTAL PRESSURE REQUIRED	37.598
BASE of RISER (gpm) (Gauge 1)	32.87
BASE of RISER (psi) (Gauge 1)	32.927
SAFETY MARGIN (psi)	+16.324 (30.3%)

Hydraulic Information	
Remote Area B02 R1	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 512ft² (Actual 512ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	89.88
TOTAL PRESSURE REQUIRED	44.865
BASE of RISER (gpm) (Gauge 1)	53.28
BASE of RISER (psi) (Gauge 1)	39.994
SAFETY MARGIN (psi)	+9.098 (16.9%)

Hydraulic Information	
Remote Area B02 R3	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 527ft² (Actual 527ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	91.58
TOTAL PRESSURE REQUIRED	43.977
BASE of RISER (gpm) (Gauge 1)	54.98
BASE of RISER (psi) (Gauge 1)	39.096
SAFETY MARGIN (psi)	+9.984 (18.5%)



BUILDING 02 TYPE 3223-2 SECOND FLOOR PIPING PLAN

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

HYDRAULIC-SYSTEM

This Building is protected bu a Hydraulically Designed Automatic Sprinkler System

Location: MAYNARD CROSSING APARTMENTS

No. of Sprinklers: 4

Basis of Design:

NFPA 13 Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025

NFPA 13R Edition: ☒ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025

NFPA 13D Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025

1. DENSITY	0.05	GPM/SQ.FT.
2. DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS	N/A	PERCENT
3. DESIGNED AREA OF DISCHARGE	3 SPRKS	SQ.FT.

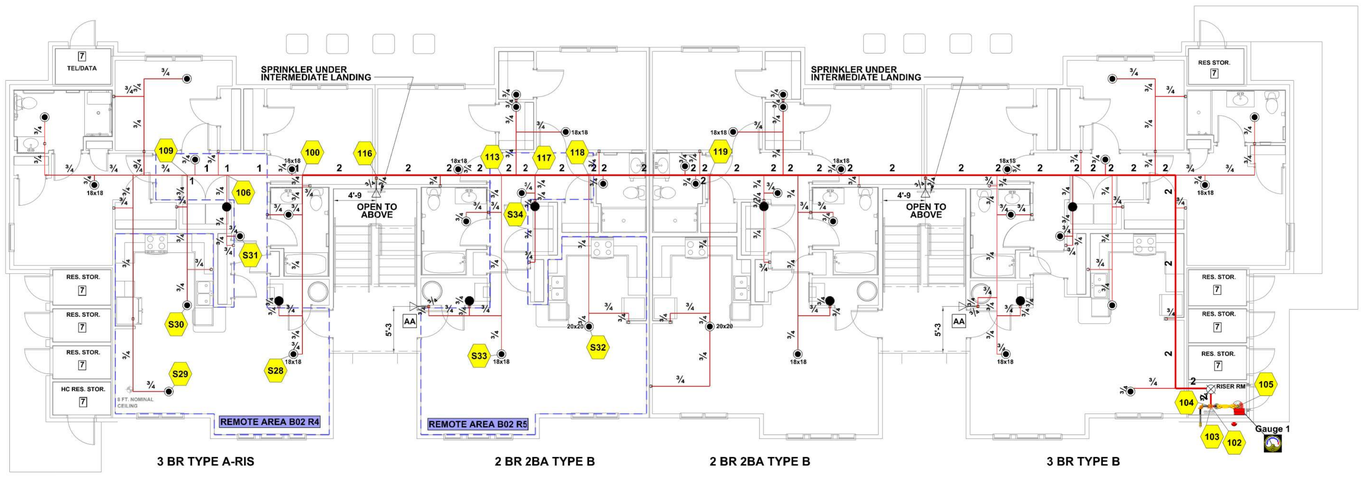
Basis of Design:

1. GPM DISCHARGE	97.2	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER	42.9	PSI
3. HOSE STREAM ALLOWANCE	N/A	GPM

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Hydraulic Information	
Remote Area B02 R4	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 513ft² (Actual 513ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9
TOTAL WATER REQUIRED	100.22
TOTAL PRESSURE REQUIRED	45.777
BASE of RISER (gpm) (Gauge 1)	63.62
BASE of RISER (psi) (Gauge 1)	40.846
SAFETY MARGIN (psi)	+8.177 (15.2%)

Hydraulic Information	
Remote Area B02 R5	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 526ft² (Actual 526ft²)
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	97.27
TOTAL PRESSURE REQUIRED	47.908
BASE of RISER (gpm) (Gauge 1)	60.67
BASE of RISER (psi) (Gauge 1)	42.995
SAFETY MARGIN (psi)	+6.048 (11.2%)



BUILDING 02 TYPE 3223-2 FIRST FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
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CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
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WATER-BASED SYSTEMS LAYOUT
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8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
⊗	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	45
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	8
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	8
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	38
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	8
										Total = 108

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 02 TYPE 3223-2
FIRST & SECOND FLOOR PIPING PLAN

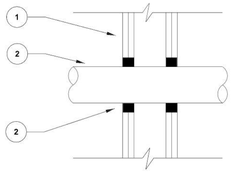
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
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SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP400

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U.L. SYSTEM NO. WL 2098

CLOSED PVC / CPVC PLASTIC PIPE THROUGH
1-HR. AND 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = 1-HR. AND 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400ºF = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1-HR. AND 2-HR. FIRE RATED)(2 -HR. SHOWN)
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER PVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
   B. MAXIMUM 2" DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
3. HILTI FS-ONE FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE RATING
   B. MINIMUM 1 1/4" DEPTH OF SEALANT FOR 2-HR. FIRE RATING

NOTES: 1. ANNULAR SPACE = MINIMUM 3/4" MAXIMUM 1 1/4"
2. MAXIMUM DIAMETER OF OPENING = 4 3/8"

DETAIL OF CPVC PIPE THROUGH RATED WALL

SCALE: NTS

Caution

This building contains a CPVC fire sprinkler system. This CPVC fire sprinkler system is a Life Safety Assembly and must be treated carefully. Please read the following before any activity which could contact or be in close proximity of this system:

CPVC piping components may be damaged by certain substances and construction practices.

- **DO NOT** stack, support, hang equipment, or hang flexible wire/cable (especially communications cable), or any other material on or from the fire sprinkler system.
- **Only** system compatible materials including, but not limited to, solvent cements, caulks, sealants, cutting oils and thread pastes as noted at www.systemcompatible.com should be used in contact with this system
- **DO NOT** expose CPVC products to incompatible substances such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, pesticides, detergents, building caulks, adhesive tapes, solder flux, flexible wire/cable (with special consideration for communications cabling), and non-approved spray foam materials. Check www.systemcompatible.com if you are not sure about compatibility.
- **DO NOT** expose CPVC products to edible oils, solvents, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC products to open flame, solder, or soldering flux.
- **DO NOT** drop, distort, or impact CPVC products or allow objects to be dropped on them.
- **DO NOT** handle CPVC products with gloves that have been contaminated with oils (hydrocarbons) or other incompatible products.

Failure to follow this notice may cause cracks or fractures to develop in CPVC products resulting in property damage and/or personal injury due to leaks or flooding. The presence of any visible cracks may require partial or full system replacement. For additional information contact the general contractor, the fire sprinkler system installer, or the CPVC piping manufacturer.

FIRE SPRINKLER SYSTEM GENERAL INFORMATION

Name: MAYNARD CROSSINGS APARTMENTS
Location: 102 MAYNARD LAKE RD.
High Piled Storage: ☐ Yes ☒ No | **Rack Storage:** ☐ Yes ☒
Maximum Storage Height: N/A
Minimum Aisle Width: N/A
Commodity Classification: N/A
Encapsulation: ☐ Yes ☒ No | **Solid Shelving:** ☐ Yes ☒

Flow Test Data
Date: 2-25-2026
Location: MAYNARD LAKE RD. & EAST JACKSON BLVD.
Static: 54
Resid: 51
Flow: 957
Pitot: 32.5

Presence of Flammable/Combustable Liquids: ☐ Yes ☒ No
Presence of Hazardous Materials: ☐ Yes ☒ No
Presence of Other Special Storage: ☐ Yes ☒ No
Auxiliary/Low Point Drain Locations: FIRE SPRINKLER RISER ROOM
Original Main Drain Test - Static:
Resid:
Antifreeze of Auxiliary System Present: ☐ Yes ☒ No
Location: N/A

Installing Contractor:
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SITE NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

SHEET INDEX

FP100	COVER SHEET AND SITE UTILITY PLAN
FP200	UNIT PLANS
FP300	NOTES AND SYMBOLS LEGEND
FP400	BUILDING 03 TYPE 1221-2 FIRST & SECOND FLOOR PIPING PLAN

BUILDING ADDRESSES

BUILDING 2	ST #, ST ADDRESS, CITY, STATE, ZIP CODE
BUILDING 3	
BUILDING 4	
BUILDING 5	
BUILDING 6	

BUILDING SQFT

BUILDING 2	10,589 SQFT
BUILDING 3	9,054 SQFT
BUILDING 4	13,578 SQFT
BUILDING 5	23,334 SQFT
BUILDING 6	23,334 SQFT

DOMESTIC DEMAND

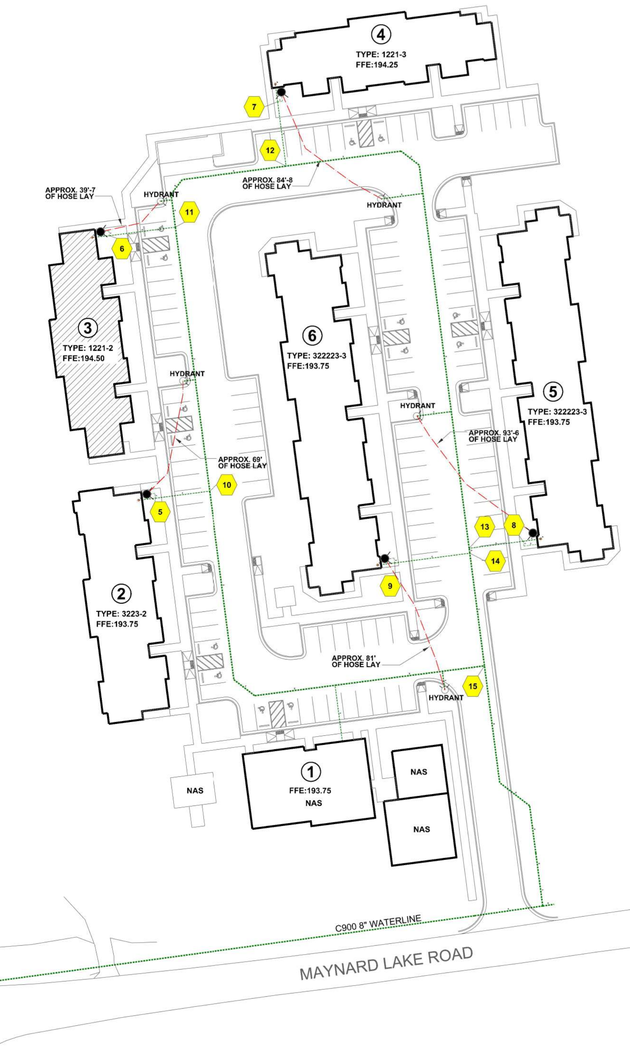
BUILDING 2	36.6 GPM
BUILDING 3	36.6 GPM
BUILDING 4	51.0 GPM
BUILDING 5	77.7 GPM
BUILDING 6	77.7 GPM

TEST PAPER CHECKLIST

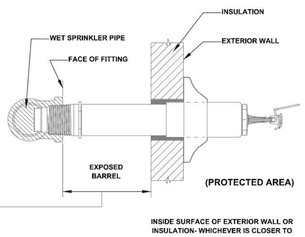
FP400 - BUILDING WET SYSTEM

SITE SYMBOLS

- DENOTES SYSTEM CONTROLS TO BE SUPPLIED WITH A 4" WATER LINE UP TO 1'-0" ABOVE FINISHED FLOOR WITH A 4" FLANGED OUTLET BY OTHERS.
- FDC — DENOTES A FIRE DEPARTMENT CONNECTION (FDC) LOCATED ON THE SIDE OF THE BUILDING MAINTAIN SPECIFIED CLEARANCES FROM OBSTRUCTIONS PER LOCAL AUTHORITIES. FDC PROVIDED AND INSTALLED BY OTHERS.
- 1 — DENOTES HYDRAULIC REFERENCE POINT
- DENOTES HYDRAULICALLY CALCULATED BUILDING
- G.V. — DENOTES GATE VALVE BY OTHERS
- EX. HYD — DENOTES EXISTING FIRE HYDRANT
- HYD — DENOTES NEW FIRE HYDRANT (BY OTHERS)



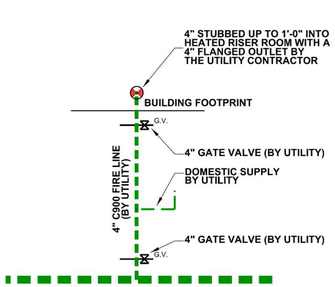
AMBIENT TEMPERATURE OF PROTECTED AREA** AT THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE		
	40ºF/4ºC	50ºF/10ºC	60ºF/16ºC
	EXPOSED MINIMUM BARREL LENGTH** FACE OF THE TEE TO THE INSIDE FACE OF THE EXTERIOR WALL		
	IN. (MM)	IN. (MM)	IN. (MM)
40ºF (4ºC)	0	0	0
30ºF (-1ºC)	0	0	0
20ºF (-7ºC)	4 (100)	0	0
10ºF (-12ºC)	8 (203)	1 (25.4)	0
0ºF (-18ºC)	12 (305)	3 (76)	0
-10ºF (-23ºC)	14 (356)	4 (102)	1 (25.4)
-20ºF (-29ºC)	14 (356)	6 (152)	3 (76)
-30ºF (-34ºC)	16 (406)	8 (203)	4 (102)
-40ºF (-40ºC)	18 (457)	8 (203)	4 (102)
-50ºF (-45ºC)	20 (508)	10 (254)	6 (152)



THE RECORD LOWEST ONE-DAY MEAN TEMPERATURE FOR xx, NC AREA WAS xx DEGREES. PER 2013 EDITION OF NFPA 13, SECTION 8.4.9, WHICH REFERENCES TABLES 8.4.9.1(a) OR 8.4.9.1(b). THE OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 50 DEGREES FAHRENHEIT ANYWHERE WET PIPE IS INSTALLED. THE RECOMMENDED EXPOSED BARREL LENGTH IS BASED ON A 50 DEGREE AMBIENT TEMPERATURE IN THE SPACE WHERE THE DRY SPRINKLER IS SUPPLIED FROM.

FREEZE PROTECTION DETAIL "G"

SCALE: NTS



TYPICAL WATER SERVICE

ALL BUILDINGS **SCALE: NTS**

NORTH

SITE UTILITY PLAN

SCALE: 1" = 40'-0"

SCHEMATIC PLAN FOR HYDRAULIC CALCULATION PURPOSES

GRAPHIC SCALES

0 20 40 80 120

SCALE: 1" = 40'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

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SYSTEM DESIGN:	NFPA 13R (2013)
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Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

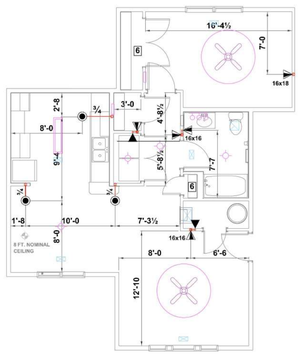
FOR: WAYNE JONES

COVER SHEET AND SITE UTILITY PLAN

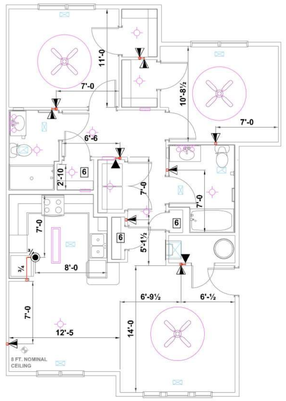
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

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DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP100

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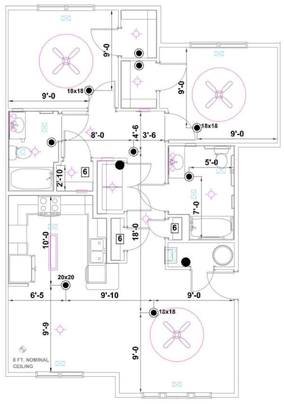


1BR TYPE B UNIT REFL. CEILING PLAN

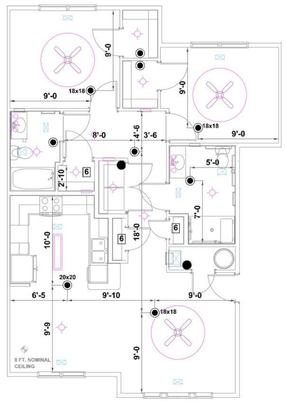


2BR 2BA TYPE B REFL. CEILING PLAN

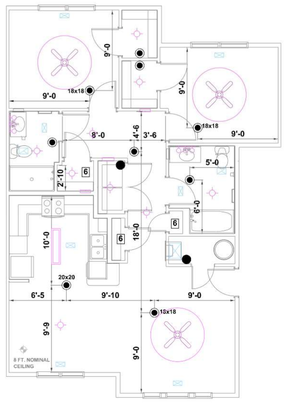
TYPICAL UPPER UNIT LAYOUTS



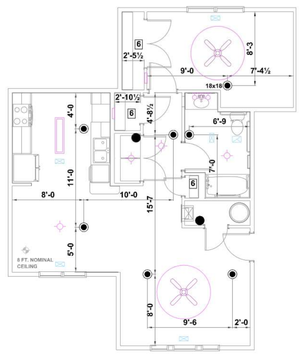
2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN



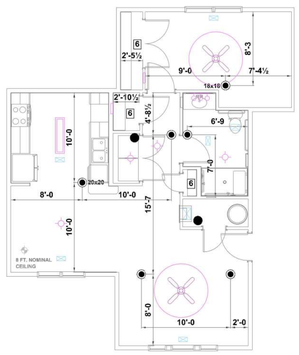
2BR 2BA TYPE A-RIS REFLECTED CEILING PLAN



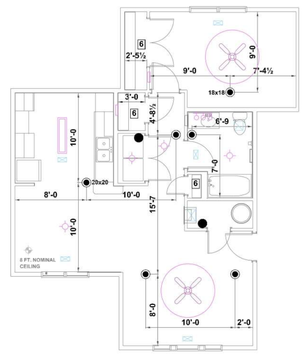
2BR 2BA TYPE B REFL. CEILING PLAN



1BR TYPE A UNIT REFLECTED CEILING PLAN



1BR TYPE A-RIS UNIT REFLECTED CEILING PLAN



1BR TYPE B UNIT REFL. CEILING PLAN

TYPICAL LOWER UNIT LAYOUTS

NOTES AND SYMBOLS

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GRAPHIC SCALES

2 1 0 4 8

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

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OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

TYPICAL UNIT PLANS

MAKSON INCORPORATED

1203 S'PEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5005 F 704-636-5004

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
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DRAWING NO.	FP200

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NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED FIRE SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

2. FIRE SPRINKLER PIPE AND FITTINGS TO BE UL LISTED CPVC AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL FIRE SPRINKLER PIPE TO BE 3/4" CPVC UNLESS NOTED OTHERWISE.

4. SPACING OF RESIDENTIAL PENDENT SPRINKLERS TO BE 16'x16' UNLESS NOTED OTHERWISE. MAINTAIN 8'-0" MINIMUM UNOBSTRUCTED DISTANCE BETWEEN PENDENT SPRINKLERS. SPRINKLERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

5. BATHROOMS 55 SQ. FT. OR LESS IN AREA ARE UNSPRINKLERED PER NFPA 13R PARAGRAPH 6.6.2; 2013 EDITION.

6. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHS CLOSETS, LINEN CLOSETS AND PANTRIES WITHIN DWELLING UNITS PER NFPA 13R PARAGRAPH 6.6.3; 2013 EDITION.

7. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, REGARDLESS OF SIZE, ON EXTERIOR BALCONIES AND EXTERIOR BREEZEWAYS/CORRIDORS, REGARDLESS OF SIZE, AS LONG AS THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE UNIT PER NFPA 13R PARAGRAPH 6.6.7; 2013 EDITION

8. PROVIDE METAL NAIL PLATES AT ALL FLOOR RISERS. (TYPICAL)

9. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.

10. ALL NEW MATERIALS AND INSTALLATION PER NFPA 13R, 2013 EDITION.

11. ALL PENETRATIONS THROUGH WALLS TO HAVE FIRESTOPS EQUAL TO WALL FIRE RATINGS. REFERENCE THE DETAIL ON SHEET FP100.

12. REFERENCE THIS SHEET FOR TYPICAL UNIT REFLECTED CEILING PLANS.

12. ALL CPVC PIPE TO BE INSTALLED PER MATERIAL LISTING USING TOLCO HANGERS #16W & HANGER #9W.

14. ALL STEEL PIPE TO BE INSTALLED PER NFPA 13 STANDARDS. SEE HANGER DETAILS THIS SHEET

15. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, NONCOMBUSTIBLE ELEVATOR SHAFTS WHERE THE ELEVATOR CARS COMPLY WITH ANSIA17.1, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL-FIRED EQUIPMENT PER NFPA 13R PARAGRAPH 6.6.6; 2013 EDITION.

16. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, CARPORTS, PORTE COCHERES, AND STAIRS THAT ARE OPEN AND ATTACHED PER NFPA 13R PARAGRAPH 6.6.5; 2013 EDITION.

18. LATERAL BRACING REQUIREMENTS SHALL NOT APPLY TO PIPES INDIVIDUALLY SUPPORTED BY RODS LESS THAN 6" FROM TOP OF PIPE TO POINT OF ATTACHMENT TO BUILDING STRUCTURE, AS PER NFPA 13, 9.3.5.5.10; 2013 EDITION.

19. PIPING 2" OR SMALLER IN SIZE IS PLIABLE ENOUGH SO FLEXIBLE COUPLINGS ARE NOT USUALLY NECESSARY, PER NFPA 13, A.9.2.1.3.3.3; 2013 EDITION.

20. 4 WAY BRACING IS NOT REQUIRED WHERE RISERS PENETRATE INTERMEDIATE FLOORS IN MULTI-STORY BUILDINGS WHERE CLEARANCE DOES NOT EXCEED THE LIMITS OF NFPA 9.3.4, AS PER NFPA 13, 9.3.5.8.5; 2013 EDITION.

25. FREEZE PROTECTION OF FIRE SPRINKLER PIPE IN THE ATTIC IS TO CONSIST OF ONE LAYER OF POLYETHYLENE OVER ATTIC PIPING INSTALLED BY THE FIRE SPRINKLER CONTRACTOR.

R-30 INSULATION IS TO BE INSTALLED OVER THE PIPE AND POLYETHYLENE TO PROTECT FROM FREEZING. INSULATION TO BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR .

HEAT TO BE MAINTAINED BY THE OWNER WITHIN ALL AREAS WITH WET FIRE SPRINKLER PIPE IN THE ATTIC ABOVE.

INSULATION TO PREVENT FREEZING OF PIPES IS TO BE MAINTAINED BY THE OWNER. REFERENCE DETAIL "AB" THIS SHEET

SYMBOLS

XX DENOTES UNIT TYPE

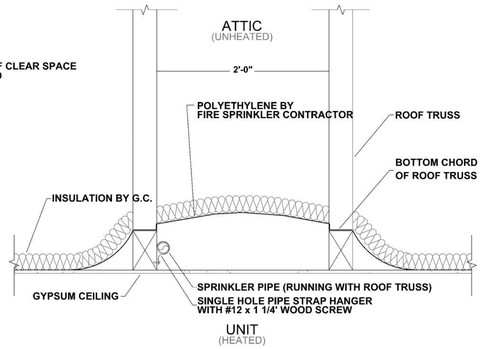
3'-0" — DENOTES CEILING MOUNTED CEILING FAN WITH 3'-0" DIAMETER RADIUS OF CLEAR SPACE FROM CENTER OF FAN MOTOR - VERIFY LOCATION AND DISTANCE IN FIELD

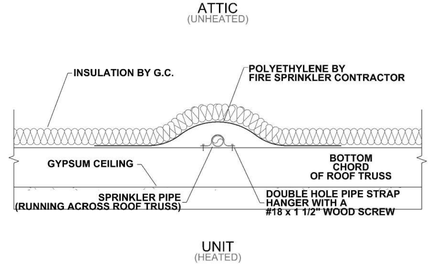
DENOTES CEILING MOUNTED LIGHT FIXTURE VERIFY LOCATION AND DISTANCE IN FIELD

DENOTES CEILING MOUNTED DIFFUSER VERIFY LOCATION AND DISTANCE IN FIELD

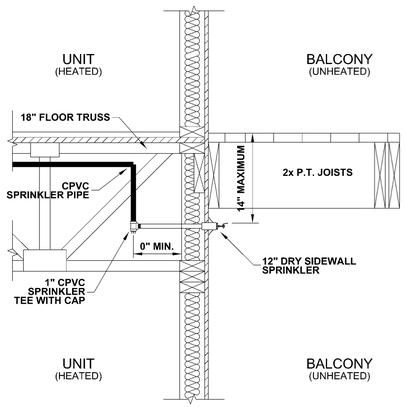
AA — DENOTES DETAIL 'AA' - SEE DETAIL THIS SHEET

CE — DENOTES DETAIL 'CE' - SEE DETAIL THIS SHEET

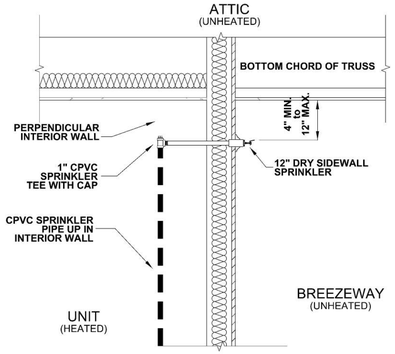




DETAIL "AB"



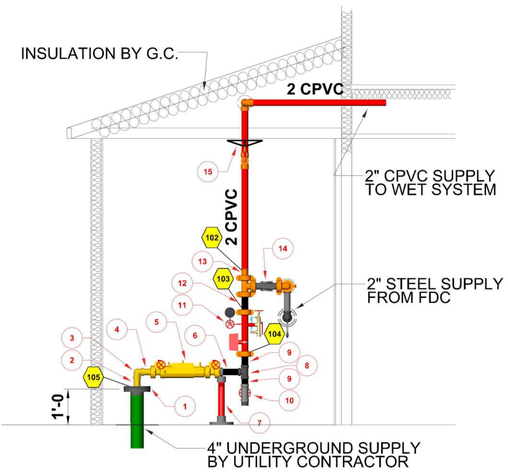
DETAIL "AA"



DETAIL "CE"

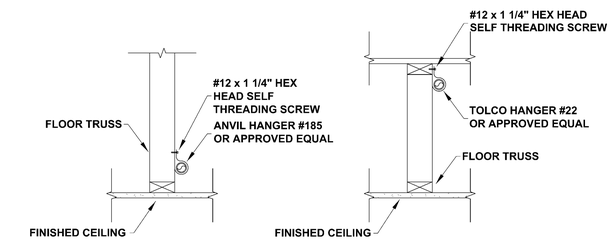
RISER PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY.
1	4"	2-9 FLANGED OUTLET BY UTILITY CONTRACTOR	-
2	2"	0-6 TxT BRASS NIPPLE	1
3	2"	THREADED BRASS ELBOW	1
4	2"	0-4 TxG BRASS NIPPLE	1
5	2"	AMES LF4000BM2-FP-GV BUTTERFLY RPZA BACKFLOW	
		WITH TAMPER SWITCHES	1
6	2"	1-0 GxT SCH 40 BLACK NIPPLE	1
7	2"	1'-6 PIPE STAND FOR 2" PIPE	1
8	2"	2" DI THREADED TEE	1
9	2"	0-6 GxT SCH 40 BLACK NIPPLE	2
10	2"	GATE VALVE w/2" DI THREADED PLUG	1
11	2"	VICTAULIC RISER PACK WITH 5.6K TEST AND DRAIN	1
		ASSEMBLY TO DISCHARGE TO FLOOR DRAIN	
12	2"	0-6 GxG SCH 40 BLACK NIPPLE	1
13	2"	CPVC SLIPxGRV ADAPTER	1
14	2"	GROOVED CHECK VALVE	1
15	1/2"	VICTAULIC UPRIGHT SPRINKLER	1
15	-	SPRINKLER HEAD BOX	1
16	-	WALL MOUNTED HEATER BY CONTRACTOR	1
17	-	ALARM BELL WIRED BY ELECTRICIAN	1

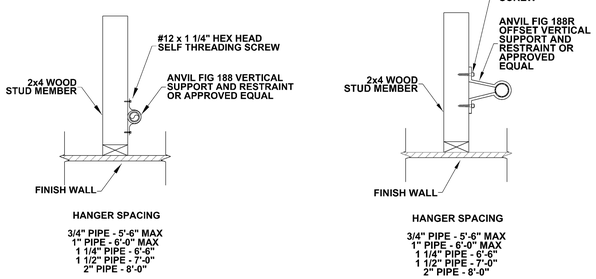


RISER SECTION A

SCALE 1/2"=1'-0"



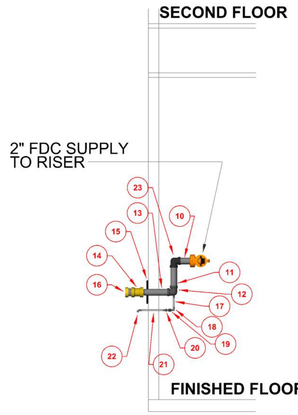
HANGER DETAIL 16W



HANGER DETAIL 9W

HANGER 19W

#12 x 1 1/4" HEX HEAD

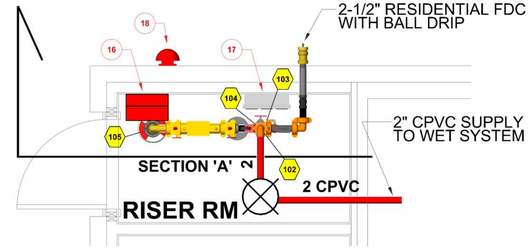


FDC DETAIL

SCALE 1/2"=1'-0"

FDC PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY
10	2"	0-6" BLACK SCH 40 TxG NIPPLE	1
11	2"	2-7-1/2" BLACK SCH 40 TxT NIPPLE	1
12	NA	2"x 1/2"x 2-1/2" DI THREADED REDUCING TEE	1
13	2"	1-3" TxT SCH 40 BLACK NIPPLE	1
14	NA	2-1/2" x 2" OUTSIDE HEX BUSHING	1
15	NA	FDC WALL PLATE	1
16	2-1/2"	FDC SNOOT WITH CAP AND CHAIN	1
17	1/2"	0-4" GALVANIZED SCH 40 TxT NIPPLE	1
18	1/2"	GALVANIZED THREADED ELBOW	1
19	1/2"	AUTOMATIC BALL DRIP	1
20	1/2"	GALVANIZED UNION	1
21	1/2"	0-8" GALVANIZED THREADED NIPPLE	1
22	1/2"	GALVANIZED THREADED 45 ELBOW	1
23	2"	DI THREAED ELBOW	1



RISER ROOM PLAN VIEW

SCALE 1/2"=1'-0"

SPARE SPRINKLER COUNT

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4580	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
TOTAL:										Total = 5

GRAPHIC SCALES

½ ¼ 0 2 4 — SCALE: 1/2" = 1'-0"

2 1 0 4 8 — SCALE: 1/8" = 1'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

NOTES AND DETAILS
PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

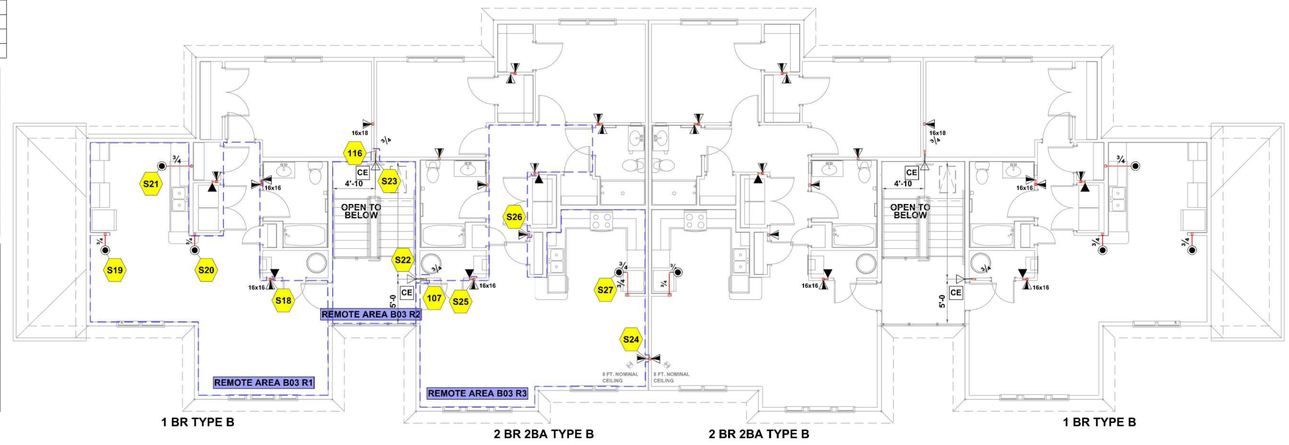
SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP300

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Hydraulic Information	
Remote Area B03 R2	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1700ft² (Actual 170ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	2
K-FACTOR	5.6
TOTAL WATER REQUIRED	132.87
TOTAL PRESSURE REQUIRED	37.861
BASE of RISER (gpm) (Gauge 1)	32.87
BASE of RISER (psi) (Gauge 1)	32.826
SAFETY MARGIN (psi)	+16.062 (29.8%)

Hydraulic Information	
Remote Area B03 R1	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 494ft² (Actual 494ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9, 4
TOTAL WATER REQUIRED	93.09
TOTAL PRESSURE REQUIRED	44.067
BASE of RISER (gpm) (Gauge 1)	56.49
BASE of RISER (psi) (Gauge 1)	38.802
SAFETY MARGIN (psi)	+9.893 (18.3%)

Hydraulic Information	
Remote Area B03 R3	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 526ft² (Actual 526ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	91.82
TOTAL PRESSURE REQUIRED	44.179
BASE of RISER (gpm) (Gauge 1)	55.22
BASE of RISER (psi) (Gauge 1)	38.922
SAFETY MARGIN (psi)	+9.781 (18.1%)



BUILDING 03 TYPE 1221-2 SECOND FLOOR PIPING PLAN

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

HYDRAULIC-SYSTEM

This Building is protected
bu a Hydraulically Designed
Automatic Sprinkler System

Location: MAYNARD CROSSING APARTMENTS

No. of Sprinklers: 4

Basis of Design:

NFPA 13 Edition: ☐2013 ☐2016 ☐2019 ☐2022 ☐2025
NFPA 13R Edition: ☒2013 ☐2016 ☐2019 ☐2022 ☐2025
NFPA 13D Edition: ☐2013 ☐2016 ☐2019 ☐2022 ☐2025

1. DENSITY	0.05	GPM/SQ.FT.
2. DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS	N/A	PERCENT
3. DESIGNED AREA OF DISCHARGE	4 SPRKS	SQ.FT.

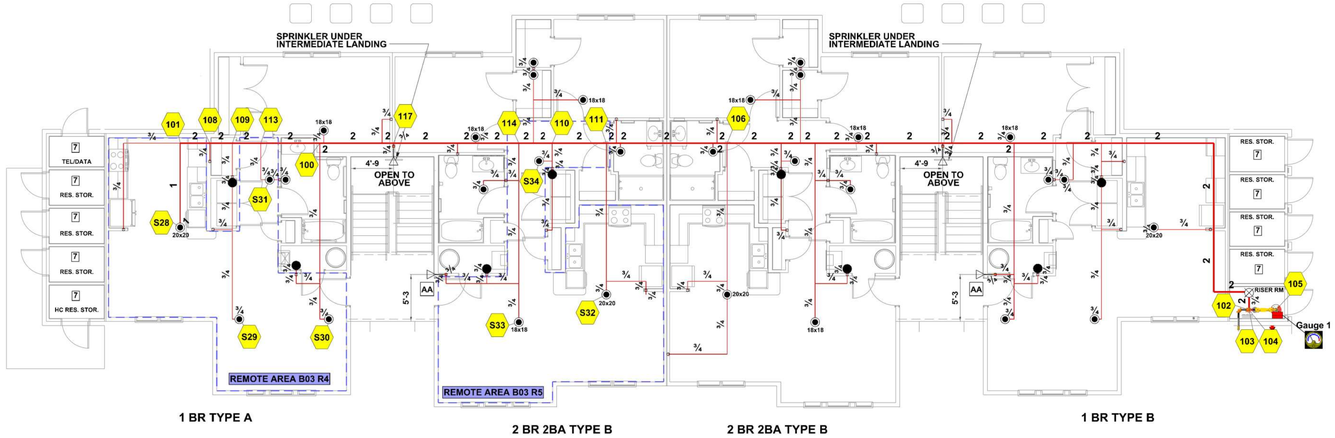
Basis of Design:

1. GPM DISCHARGE	109.4	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER	42.8	PSI
3. HOSE STREAM ALLOWANCE	N/A	GPM

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1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

Hydraulic Information	
Remote Area B03 R4	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 489ft² (Actual 498ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9
TOTAL WATER REQUIRED	109.43
TOTAL PRESSURE REQUIRED	48.229
BASE of RISER (gpm) (Gauge 1)	72.83
BASE of RISER (psi) (Gauge 1)	42.857
SAFETY MARGIN (psi)	+5.717 (10.6%)

Hydraulic Information	
Remote Area B03 R5	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 523ft² (Actual 523ft²)
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	97.27
TOTAL PRESSURE REQUIRED	47.971
BASE of RISER (gpm) (Gauge 1)	60.67
BASE of RISER (psi) (Gauge 1)	42.680
SAFETY MARGIN (psi)	+5.985 (11.1%)



BUILDING 03 TYPE 1221-2 FIRST FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-A & V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	38
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	8
	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	8
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	30
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	8
										Total = 93

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 03 TYPE 1221-2
FIRST & SECOND FLOOR PIPING PLAN

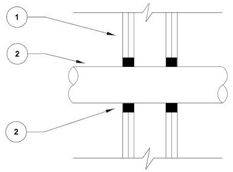
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP400

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U.L. SYSTEM NO. WL 2098

CLOSED PVC / CPVC PLASTIC PIPE THROUGH
1-HR. AND 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = 1-HR. AND 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400ºF = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1-HR. AND 2-HR. FIRE RATED)(2 -HR. SHOWN)
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER PVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
   B. MAXIMUM 2" DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
3. HILTI FS-ONE FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE RATING
   B. MINIMUM 1 1/4" DEPTH OF SEALANT FOR 2-HR. FIRE RATING

NOTES: 1. ANNULAR SPACE = MINIMUM 3/4" MAXIMUM 1 1/4"
2. MAXIMUM DIAMETER OF OPENING = 4 3/8"

DETAIL OF CPVC PIPE THROUGH RATED WALL

SCALE: NTS

Caution

This building contains a CPVC fire sprinkler system. This CPVC fire sprinkler system is a Life Safety Assembly and must be treated carefully. Please read the following before any activity which could contact or be in close proximity of this system:

CPVC piping components may be damaged by certain substances and construction practices.

- **DO NOT** stack, support, hang equipment, or hang flexible wire/cable (especially communications cable), or any other material on or from the fire sprinkler system.
- **Only** system compatible materials including, but not limited to, solvent cements, caulks, sealants, cutting oils and thread pastes as noted at www.systemcompatible.com should be used in contact with this system
- **DO NOT** expose CPVC products to incompatible substances such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, pesticides, detergents, building caulks, adhesive tapes, solder flux, flexible wire/cable (with special consideration for communications cabling), and non-approved spray foam materials. Check www.systemcompatible.com if you are not sure about compatibility.
- **DO NOT** expose CPVC products to edible oils, solvents, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC products to open flame, solder, or soldering flux.
- **DO NOT** drop, distort, or impact CPVC products or allow objects to be dropped on them.
- **DO NOT** handle CPVC products with gloves that have been contaminated with oils (hydrocarbons) or other incompatible products.

Failure to follow this notice may cause cracks or fractures to develop in CPVC products resulting in property damage and/or personal injury due to leaks or flooding. The presence of any visible cracks may require partial or full system replacement. For additional information contact the general contractor, the fire sprinkler system installer, or the CPVC piping manufacturer.

FIRE SPRINKLER SYSTEM GENERAL INFORMATION

Name: MAYNARD CROSSINGS APARTMENTS
Location: 102 MAYNARD LAKE RD.
High Piled Storage: ☐ Yes ☒ No | **Rack Storage:** ☐ Yes ☒
Maximum Storage Height: N/A
Minimum Aisle Width: N/A
Commodity Classification: N/A
Encapsulation: ☐ Yes ☒ No | **Solid Shelving:** ☐ Yes ☒

Flow Test Data
Date: 2-25-2026
Location: MAYNARD LAKE RD. & EAST JACKSON BLVD.
Static: 54
Resid: 51
Flow: 957
Pitot: 32.5

Presence of Flammable/Combustable Liquids: ☐ Yes ☒ No
Presence of Hazardous Materials: ☐ Yes ☒ No
Presence of Other Special Storage: ☐ Yes ☒ No
Auxiliary/Low Point Drain Locations: FIRE SPRINKLER RISER ROOM

Original Main Drain Test - **Static:** **Resid:**
Antifreeze of Auxiliary System Present: ☐ Yes ☒ No
Location: N/A

Installing Contractor:
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SITE NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

SHEET INDEX

FP100	COVER SHEET AND SITE UTILITY PLAN
FP200	UNIT PLANS
FP300	NOTES AND SYMBOLS LEGEND
FP400	BUILDING 04 TYPE 1221-3 FIRST & SECOND FLOOR PIPING PLAN
FP401	BUILDING 04 TYPE 1221-3 THIRD FLOOR PIPING PLAN

BUILDING ADDRESSES

BUILDING 2	ST #, ST ADDRESS, CITY, STATE, ZIP CODE
BUILDING 3	
BUILDING 4	
BUILDING 5	
BUILDING 6	

BUILDING SQFT

BUILDING 2	10,589 SQFT
BUILDING 3	9,054 SQFT
BUILDING 4	13,578 SQFT
BUILDING 5	23,334 SQFT
BUILDING 6	23,334 SQFT

DOMESTIC DEMAND

BUILDING 2	36.6 GPM
BUILDING 3	36.6 GPM
BUILDING 4	51.0 GPM
BUILDING 5	77.7 GPM
BUILDING 6	77.7 GPM

TEST PAPER CHECKLIST

FP400 THRU FP401 - BUILDING WET SYSTEM

SITE SYMBOLS

DENOTES SYSTEM CONTROLS TO BE SUPPLIED WITH A 4" WATER LINE UP TO 1'-0" ABOVE FINISHED FLOOR WITH A 4" FLANGED OUTLET BY OTHERS.

FDC — DENOTES A FIRE DEPARTMENT CONNECTION (FDC) LOCATED ON THE SIDE OF THE BUILDING MAINTAIN SPECIFIED CLEARANCES FROM OBSTRUCTIONS PER LOCAL AUTHORITIES. FDC PROVIDED AND INSTALLED BY OTHERS.

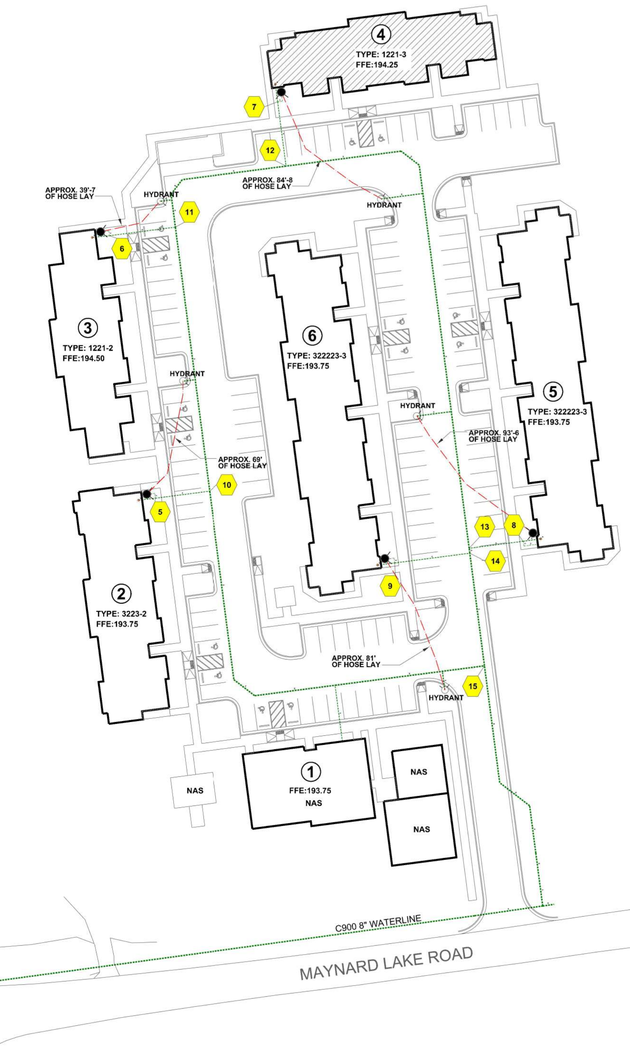
1 — DENOTES HYDRAULIC REFERENCE POINT

DENOTES HYDRAULICALLY CALCULATED BUILDING

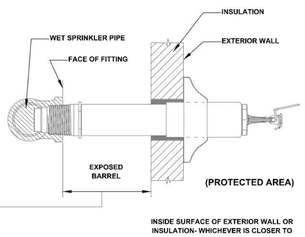
G.V. — DENOTES GATE VALVE BY OTHERS

EX. HYD — DENOTES EXISTING FIRE HYDRANT

HYD — DENOTES NEW FIRE HYDRANT (BY OTHERS)



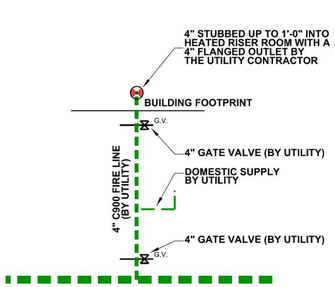
AMBIENT TEMPERATURE OF PROTECTED AREA** AT THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE		
	40ºF/4ºC	50ºF/10ºC	60ºF/16ºC
	EXPOSED MINIMUM BARREL LENGTH** FACE OF THE TEE TO THE INSIDE FACE OF THE EXTERIOR WALL		
	IN. (MM)	IN. (MM)	IN. (MM)
40ºF (4ºC)	0	0	0
30ºF (-1ºC)	0	0	0
20ºF (-7ºC)	4 (100)	0	0
10ºF (-12ºC)	8 (203)	1 (25.4)	0
0ºF (-18ºC)	12 (305)	3 (76)	0
-10ºF (-23ºC)	14 (356)	4 (102)	1 (25.4)
-20ºF (-29ºC)	14 (356)	6 (152)	3 (76)
-30ºF (-34ºC)	16 (406)	8 (203)	4 (102)
-40ºF (-40ºC)	18 (457)	8 (203)	4 (102)
-50ºF (-45ºC)	20 (508)	10 (254)	6 (152)



THE RECORD LOWEST ONE-DAY MEAN TEMPERATURE FOR xx, NC AREA WAS xx DEGREES. PER 2013 EDITION OF NFPA 13, SECTION 8.4.9, WHICH REFERENCES TABLES 8.4.9.1(a) OR 8.4.9.1(b). THE OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 50 DEGREES FAHRENHEIT ANYWHERE WET PIPE IS INSTALLED. THE RECOMMENDED EXPOSED BARREL LENGTH IS BASED ON A 50 DEGREE AMBIENT TEMPERATURE IN THE SPACE WHERE THE DRY SPRINKLER IS SUPPLIED FROM.

FREEZE PROTECTION DETAIL "G"

SCALE: NTS



TYPICAL WATER SERVICE

ALL BUILDINGS SCALE: NTS

NORTH

SITE UTILITY PLAN

SCALE: 1" = 40'-0"

SCHEMATIC PLAN FOR HYDRAULIC CALCULATION PURPOSES

GRAPHIC SCALES

0 20 40 80 120

SCALE: 1" = 40'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

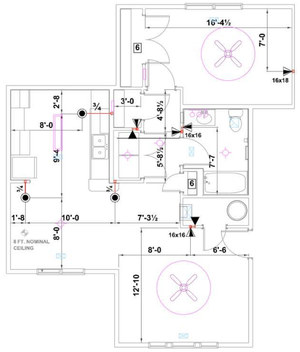
FOR: WAYNE JONES

COVER SHEET AND SITE UTILITY PLAN

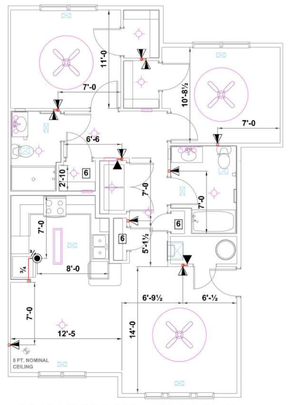
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP100

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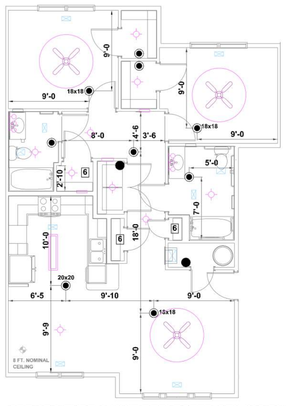


1BR TYPE B UNIT REFL. CEILING PLAN

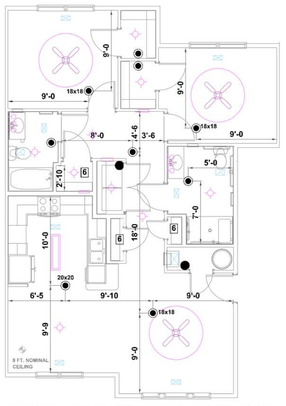


2BR 2BA TYPE B REFL. CEILING PLAN

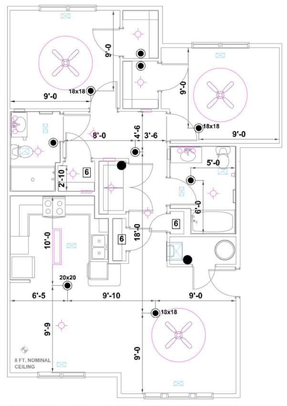
TYPICAL UPPER UNIT LAYOUTS



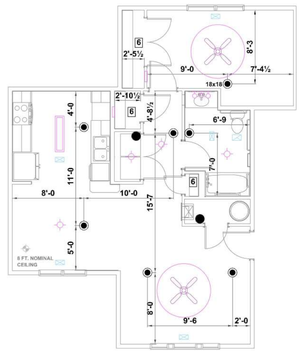
2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN



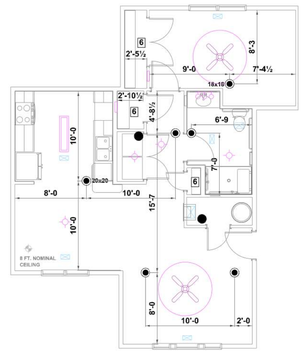
2BR 2BA TYPE A-RIS REFLECTED CEILING PLAN



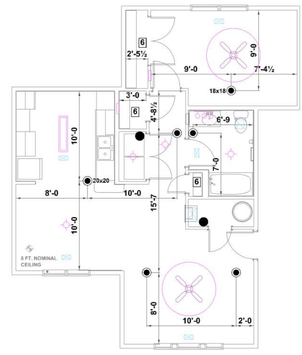
2BR 2BA TYPE B REFL. CEILING PLAN



1BR TYPE A UNIT REFLECTED CEILING PLAN



1BR TYPE A-RIS UNIT REFLECTED CEILING PLAN



1BR TYPE B UNIT REFL. CEILING PLAN

TYPICAL LOWER UNIT LAYOUTS

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
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Paul W. Towns Jr.
8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

TYPICAL UNIT PLANS

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP200

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NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED FIRE SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

2. FIRE SPRINKLER PIPE AND FITTINGS TO BE UL LISTED CPVC AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL FIRE SPRINKLER PIPE TO BE 3/4" CPVC UNLESS NOTED OTHERWISE.

4. SPACING OF RESIDENTIAL PENDENT SPRINKLERS TO BE 16'x16' UNLESS NOTED OTHERWISE. MAINTAIN 8'-0" MINIMUM UNOBSTRUCTED DISTANCE BETWEEN PENDENT SPRINKLERS. SPRINKLERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

5. BATHROOMS 55 SQ. FT. OR LESS IN AREA ARE UNSPRINKLERED PER NFPA 13R PARAGRAPH 6.6.2; 2013 EDITION.

6. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHS CLOSETS, LINEN CLOSETS AND PANTRIES WITHIN DWELLING UNITS PER NFPA 13R PARAGRAPH 6.6.3; 2013 EDITION.

7. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, REGARDLESS OF SIZE, ON EXTERIOR BALCONIES AND EXTERIOR BREEZEWAYS/CORRIDORS, REGARDLESS OF SIZE, AS LONG AS THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE UNIT PER NFPA 13R PARAGRAPH 6.6.7; 2013 EDITION

8. PROVIDE METAL NAIL PLATES AT ALL FLOOR RISERS. (TYPICAL)

9. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.

10. ALL NEW MATERIALS AND INSTALLATION PER NFPA 13R, 2013 EDITION.

11. ALL PENETRATIONS THROUGH WALLS TO HAVE FIRESTOPS EQUAL TO WALL FIRE RATINGS. REFERENCE THE DETAIL ON SHEET FP100.

12. REFERENCE THIS SHEET FOR TYPICAL UNIT REFLECTED CEILING PLANS.

12. ALL CPVC PIPE TO BE INSTALLED PER MATERIAL LISTING USING TOLCO HANGERS #16W & HANGER #9W.

14. ALL STEEL PIPE TO BE INSTALLED PER NFPA 13 STANDARDS. SEE HANGER DETAILS THIS SHEET

15. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, NONCOMBUSTIBLE ELEVATOR SHAFTS WHERE THE ELEVATOR CARS COMPLY WITH ANSIA17.1, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL-FIRED EQUIPMENT PER NFPA 13R PARAGRAPH 6.6.6; 2013 EDITION.

16. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, CARPORTS, PORTE COCHERES, AND STAIRS THAT ARE OPEN AND ATTACHED PER NFPA 13R PARAGRAPH 6.6.5; 2013 EDITION.

18. LATERAL BRACING REQUIREMENTS SHALL NOT APPLY TO PIPES INDIVIDUALLY SUPPORTED BY RODS LESS THAN 6" FROM TOP OF PIPE TO POINT OF ATTACHMENT TO BUILDING STRUCTURE, AS PER NFPA 13, 9.3.5.5.10; 2013 EDITION.

19. PIPING 2" OR SMALLER IN SIZE IS PLIABLE ENOUGH SO FLEXIBLE COUPLINGS ARE NOT USUALLY NECESSARY, PER NFPA 13, A.9.2.1.3.3.3; 2013 EDITION.

20. 4 WAY BRACING IS NOT REQUIRED WHERE RISERS PENETRATE INTERMEDIATE FLOORS IN MULTI-STORY BUILDINGS WHERE CLEARANCE DOES NOT EXCEED THE LIMITS OF NFPA 9.3.4, AS PER NFPA 13, 9.3.5.8.5; 2013 EDITION.

25. FREEZE PROTECTION OF FIRE SPRINKLER PIPE IN THE ATTIC IS TO CONSIST OF ONE LAYER OF POLYETHYLENE OVER ATTIC PIPING INSTALLED BY THE FIRE SPRINKLER CONTRACTOR.

R-30 INSULATION IS TO BE INSTALLED OVER THE PIPE AND POLYETHYLENE TO PROTECT FROM FREEZING. INSULATION TO BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR .

HEAT TO BE MAINTAINED BY THE OWNER WITHIN ALL AREAS WITH WET FIRE SPRINKLER PIPE IN THE ATTIC ABOVE.

INSULATION TO PREVENT FREEZING OF PIPES IS TO BE MAINTAINED BY THE OWNER. REFERENCE DETAIL "AB" THIS SHEET

SYMBOLS

XX DENOTES UNIT TYPE

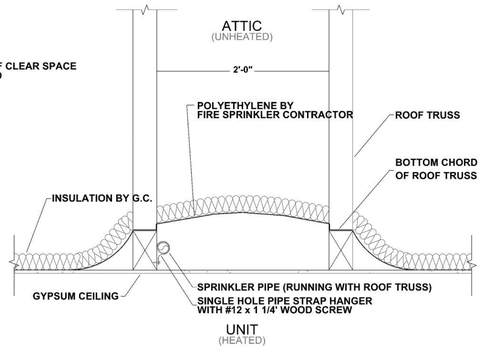
3'-0" — DENOTES CEILING MOUNTED CEILING FAN WITH 3'-0" DIAMETER RADIUS OF CLEAR SPACE FROM CENTER OF FAN MOTOR - VERIFY LOCATION AND DISTANCE IN FIELD

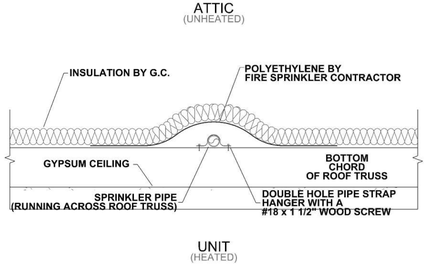
DENOTES CEILING MOUNTED LIGHT FIXTURE VERIFY LOCATION AND DISTANCE IN FIELD

DENOTES CEILING MOUNTED DIFFUSER VERIFY LOCATION AND DISTANCE IN FIELD

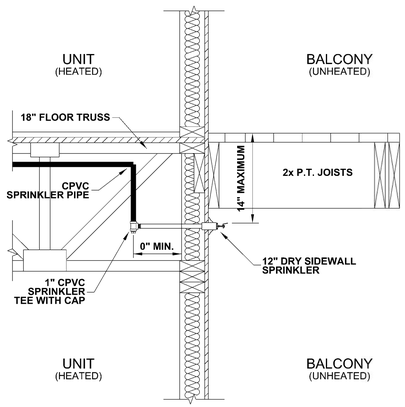
AA — DENOTES DETAIL 'AA' - SEE DETAIL THIS SHEET

CE — DENOTES DETAIL 'CE' - SEE DETAIL THIS SHEET

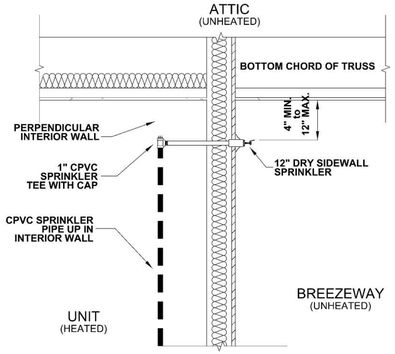




DETAIL "AB"



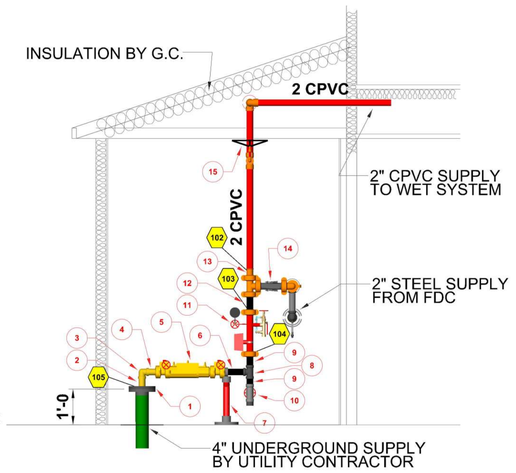
DETAIL "AA"



DETAIL "CE"

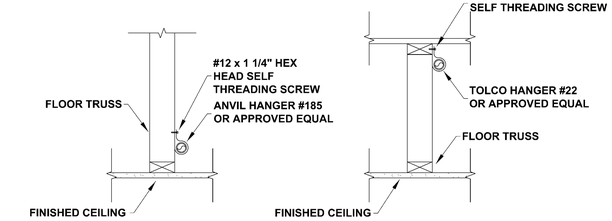
RISER PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY.
1	4"	2-9 FLANGED OUTLET BY UTILITY CONTRACTOR	-
2	2"	0-6 TxT BRASS NIPPLE	1
3	2"	THREADED BRASS ELBOW	1
4	2"	0-4 TxG BRASS NIPPLE	1
5	2"	AMES LF4000BM2-FP-GV BUTTERFLY RPZA BACKFLOW	
		WITH TAMPER SWITCHES	1
6	2"	1-0 GxT SCH 40 BLACK NIPPLE	1
7	2"	1'-6 PIPE STAND FOR 2" PIPE	1
8	2"	2" DI THREADED TEE	1
9	2"	0-6 GxT SCH 40 BLACK NIPPLE	2
10	2"	GATE VALVE w/2" DI THREADED PLUG	1
11	2"	VICTAULIC RISER PACK WITH 5.6K TEST AND DRAIN	1
		ASSEMBLY TO DISCHARGE TO FLOOR DRAIN	
12	2"	0-6 GxG SCH 40 BLACK NIPPLE	1
13	2"	CPVC SLIPxGRV ADAPTER	1
14	2"	GROOVED CHECK VALVE	1
15	1/2"	VICTAULIC UPRIGHT SPRINKLER	1
15	-	SPRINKLER HEAD BOX	1
16	-	WALL MOUNTED HEATER BY CONTRACTOR	1
17	-	ALARM BELL WIRED BY ELECTRICIAN	1

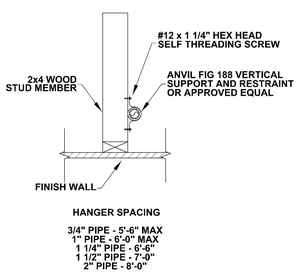


RISER SECTION A

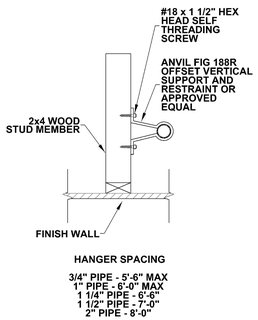
SCALE 1/2"=1'-0"



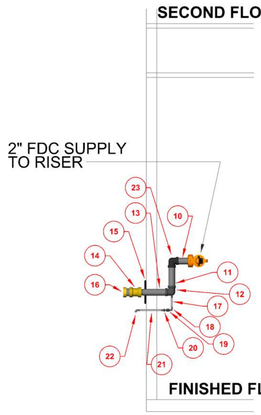
HANGER DETAIL 16W



HANGER DETAIL 9W



HANGER 19W

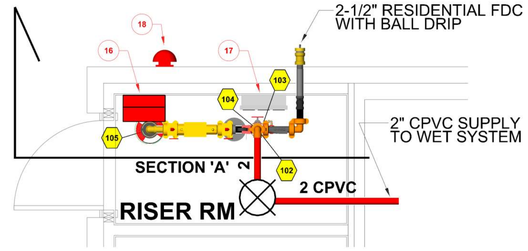


FDC DETAIL

SCALE 1/2"=1'-0"

FDC PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY
10	2"	0-6" BLACK SCH 40 TxG NIPPLE	1
11	2"	2-7-1/2" BLACK SCH 40 TxT NIPPLE	1
12	NA	2"x 1/2"x 2-1/2" DI THREADED REDUCING TEE	1
13	2"	1-3" TxT SCH 40 BLACK NIPPLE	1
14	NA	2-1/2" x 2" OUTSIDE HEX BUSHING	1
15	NA	FDC WALL PLATE	1
16	2-1/2"	FDC SNOOT WITH CAP AND CHAIN	1
17	1/2"	0-4" GALVANIZED SCH 40 TxT NIPPLE	1
18	1/2"	GALVANIZED THREADED ELBOW	1
19	1/2"	AUTOMATIC BALL DRIP	1
20	1/2"	GALVANIZED UNION	1
21	1/2"	0-8" GALVANIZED THREADED NIPPLE	1
22	1/2"	GALVANIZED THREADED 45 ELBOW	1
23	2"	DI THREAED ELBOW	1



RISER ROOM PLAN VIEW

SCALE 1/2"=1'-0"

SPARE SPRINKLER COUNT

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4580	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4960	2 PC RECESSED WHITE	1
TOTAL:										Total = 5

GRAPHIC SCALES

½ ¼ 0 2 4 — SCALE: 1/2" = 1'-0"

2 1 0 4 8 — SCALE: 1/8" = 1'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

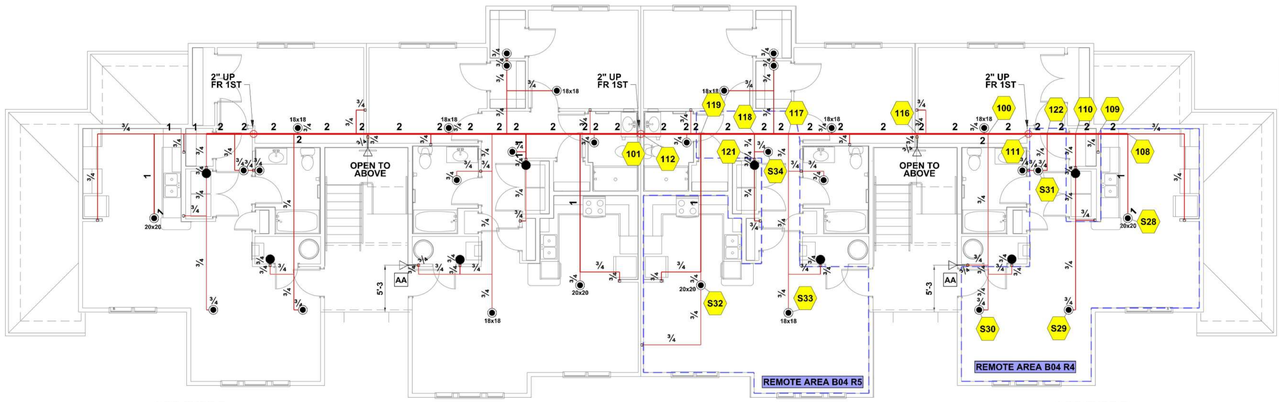
FOR: WAYNE JONES

NOTES AND DETAILS
PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP300

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Hydraulic Information	
Remote Area B04 R4	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 494ft² (Actual 494ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9
TOTAL WATER REQUIRED	123.83
TOTAL PRESSURE REQUIRED	48.961
BASE of RISER (gpm) (Gauge 1)	72.83
BASE of RISER (psi) (Gauge 1)	43.617
SAFETY MARGIN (psi)	+4.971 (9.2%)

Hydraulic Information	
Remote Area B04 R5	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 525ft² (Actual 525ft²)
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	108.60
TOTAL PRESSURE REQUIRED	46.880
BASE of RISER (gpm) (Gauge 1)	57.60
BASE of RISER (psi) (Gauge 1)	41.645
SAFETY MARGIN (psi)	+7.066 (13.1%)

HYDRAULIC-SYSTEM

This Building is protected
bu a Hydraulically Designed
Automatic Sprinkler System

Location: MAYNARD CROSSING APARTMENTS

No. of Sprinklers: 4

Basis of Design:

NFPA 13 Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025
NFPA 13R Edition: ☒ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025
NFPA 13D Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025

1. DENSITY	0.05	GPM/SQ.FT.
2. DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS	N/A	PERCENT
3. DESIGNED AREA OF DISCHARGE	4 SPRKS	SQ.FT.

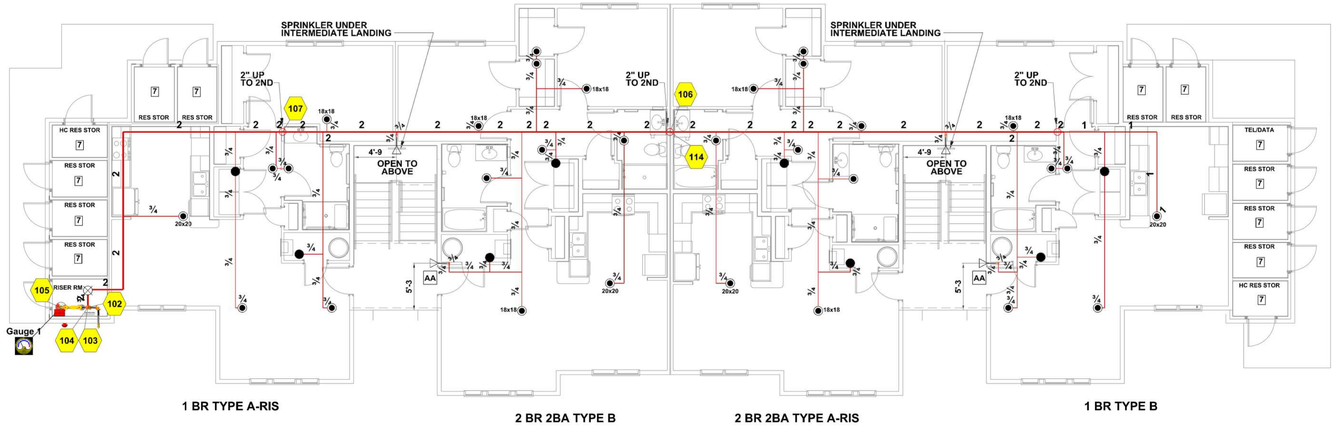
Basis of Design:

1. GPM DISCHARGE	123.8	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER	43.6	PSI
3. HOSE STREAM ALLOWANCE	N/A	GPM

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-638-5504

BUILDING 04 TYPE 1221-3 SECOND FLOOR PIPING PLAN

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



BUILDING 04 TYPE 1221-3 FIRST FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
⊗	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	60
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	16
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	8
										Total = 85

MAYNARD CROSSING APARTMENTS

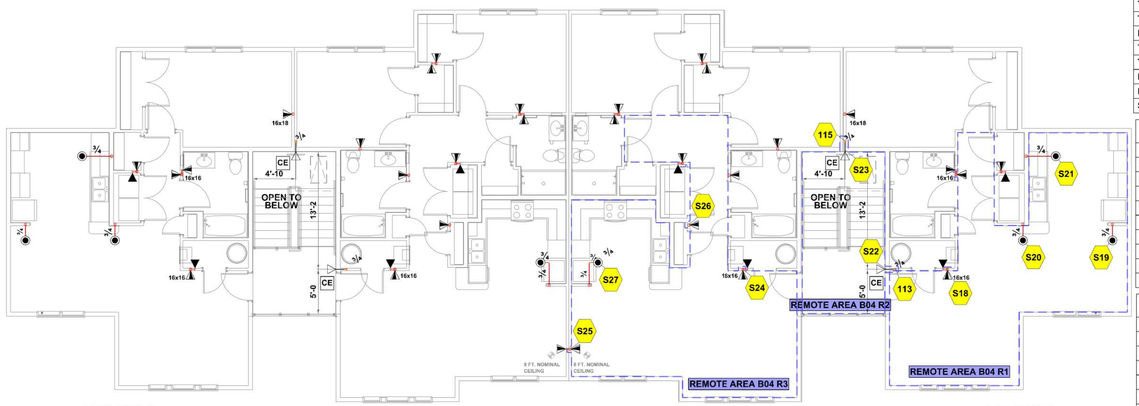
FOR: WAYNE JONES

BUILDING 04 TYPE 1221-3
FIRST & SECOND FLOOR PIPING PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-638-5505 F 704-638-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP400

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Hydraulic Information	
Remote Area B04 R2	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 170ft² (Actual 170ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	2
K-FACTOR	5.6
TOTAL WATER REQUIRED	131.47
TOTAL PRESSURE REQUIRED	39.202
BASE of RISER (gpm) (Gauge 1)	31.47
BASE of RISER (psi) (Gauge 1)	34.280
SAFETY MARGIN (psi)	+14.722 (27.3%)

Hydraulic Information	
Remote Area B04 R1	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 495ft² (Actual 495ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9, 4
TOTAL WATER REQUIRED	105.41
TOTAL PRESSURE REQUIRED	45.707
BASE of RISER (gpm) (Gauge 1)	54.41
BASE of RISER (psi) (Gauge 1)	40.493
SAFETY MARGIN (psi)	+8.243 (15.3%)

Hydraulic Information	
Remote Area B04 R3	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 527ft² (Actual 527ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	102.76
TOTAL PRESSURE REQUIRED	45.165
BASE of RISER (gpm) (Gauge 1)	51.76
BASE of RISER (psi) (Gauge 1)	39.967
SAFETY MARGIN (psi)	+8.787 (16.3%)

BUILDING 04 TYPE 1221-3 THIRD FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING

MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026

NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	4
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	30
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	8
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	8
										Total = 50

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 04 TYPE 1221-3
THIRD FLOOR PIPING PLAN

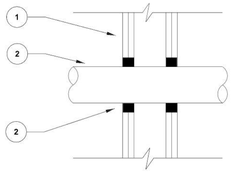
MAKSON INCORPORATED
1283 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP401

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U.L. SYSTEM NO. WL 2098

CLOSED PVC / CPVC PLASTIC PIPE THROUGH
1-HR. AND 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = 1-HR. AND 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400ºF = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1-HR. AND 2-HR. FIRE RATED)(2 -HR. SHOWN)

2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER PVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
   B. MAXIMUM 2" DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM)

3. HILTI FS-ONE FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE RATING
   B. MINIMUM 1 1/4" DEPTH OF SEALANT FOR 2-HR. FIRE RATING

NOTES: 1. ANNULAR SPACE = MINIMUM 3/4" MAXIMUM 1 1/4"
2. MAXIMUM DIAMETER OF OPENING = 4 3/8"

DETAIL OF CPVC PIPE THROUGH RATED WALL

SCALE: NTS

Caution

This building contains a CPVC fire sprinkler system. This CPVC fire sprinkler system is a Life Safety Assembly and must be treated carefully. Please read the following before any activity which could contact or be in close proximity of this system:

CPVC piping components may be damaged by certain substances and construction practices.

- **DO NOT** stack, support, hang equipment, or hang flexible wire/cable (especially communications cable), or any other material on or from the fire sprinkler system.
- **Only** system compatible materials including, but not limited to, solvent cements, caulks, sealants, cutting oils and thread pastes as noted at www.systemcompatible.com should be used in contact with this system
- **DO NOT** expose CPVC products to incompatible substances such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, pesticides, detergents, building caulks, adhesive tapes, solder flux, flexible wire/cable (with special consideration for communications cabling), and non-approved spray foam materials. Check www.systemcompatible.com if you are not sure about compatibility.
- **DO NOT** expose CPVC products to edible oils, solvents, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC products to open flame, solder, or soldering flux.
- **DO NOT** drop, distort, or impact CPVC products or allow objects to be dropped on them.
- **DO NOT** handle CPVC products with gloves that have been contaminated with oils (hydrocarbons) or other incompatible products.

Failure to follow this notice may cause cracks or fractures to develop in CPVC products resulting in property damage and/or personal injury due to leaks or flooding. The presence of any visible cracks may require partial or full system replacement. For additional information contact the general contractor, the fire sprinkler system installer, or the CPVC piping manufacturer.

FIRE SPRINKLER SYSTEM GENERAL INFORMATION

Name: MAYNARD CROSSINGS APARTMENTS
Location: 102 MAYNARD LAKE RD.
High Piled Storage: ☐ Yes ☒ No | **Rack Storage:** ☐ Yes ☒
Maximum Storage Height: N/A
Minimum Aisle Width: N/A
Commodity Classification: N/A
Encapsulation: ☐ Yes ☒ No | **Solid Shelving:** ☐ Yes ☒

Flow Test Data
Date: 2-25-2026
Location: MAYNARD LAKE RD. & EAST JACKSON BLVD.
Static: 54
Resid: 51
Flow: 957
Pitot: 32.5

Presence of Flammable/Combustable Liquids: ☐ Yes ☒ No
Presence of Hazardous Materials: ☐ Yes ☒ No
Presence of Other Special Storage: ☐ Yes ☒ No
Auxiliary/Low Point Drain Locations: FIRE SPRINKLER RISER ROOM
Original Main Drain Test - Static: Resid:
Antifreeze of Auxiliary System Present: ☐ Yes ☒ No
Location: N/A

Installing Contractor:
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SITE NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

SHEET INDEX

FP100	COVER SHEET AND SITE UTILITY PLAN
FP200	UNIT PLANS
FP300	NOTES AND SYMBOLS LEGEND
FP400	BUILDING 05 TYPE 322223-3 FIRST & SECOND FLOOR PIPING PLAN
FP401	BUILDING 05 TYPE 322223-3 THIRD FLOOR PIPING PLAN

BUILDING ADDRESSES

BUILDING 2	ST #, ST ADDRESS, CITY, STATE, ZIP CODE
BUILDING 3	
BUILDING 4	
BUILDING 5	
BUILDING 6	

BUILDING SQFT

BUILDING 2	10,589 SQFT
BUILDING 3	9,054 SQFT
BUILDING 4	13,578 SQFT
BUILDING 5	23,334 SQFT
BUILDING 6	23,334 SQFT

DOMESTIC DEMAND

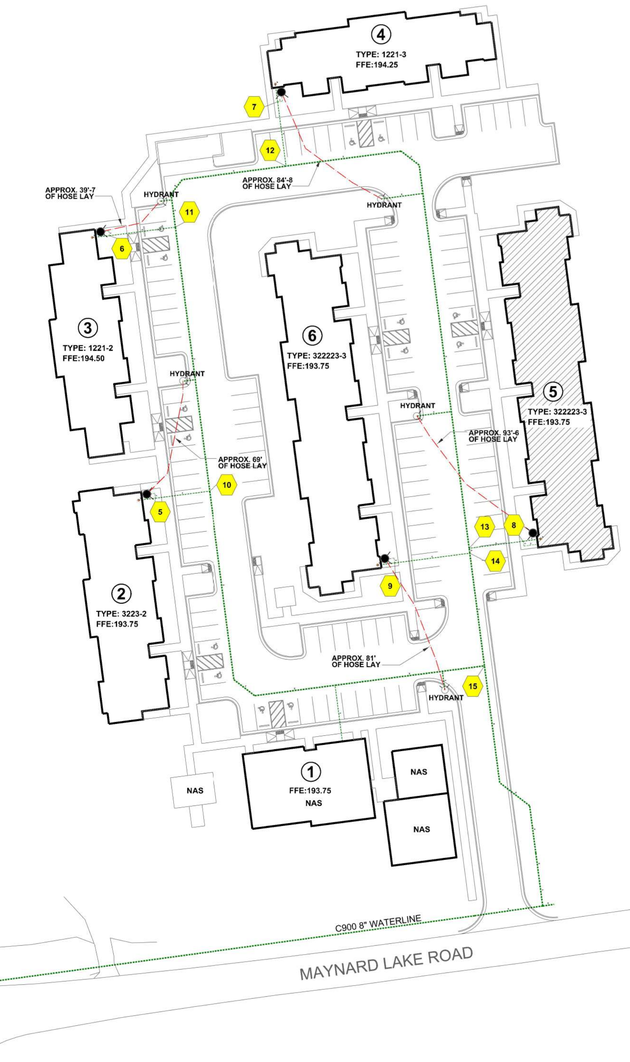
BUILDING 2	36.6 GPM
BUILDING 3	36.6 GPM
BUILDING 4	51.0 GPM
BUILDING 5	77.7 GPM
BUILDING 6	77.7 GPM

TEST PAPER CHECKLIST

FP400 THRU FP401 - BUILDING WET SYSTEM

SITE SYMBOLS

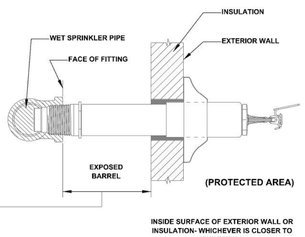
- DENOTES SYSTEM CONTROLS TO BE SUPPLIED WITH A 4" WATER LINE UP TO 1'-0" ABOVE FINISHED FLOOR WITH A 4" FLANGED OUTLET BY OTHERS.
- FDC — DENOTES A FIRE DEPARTMENT CONNECTION (FDC) LOCATED ON THE SIDE OF THE BUILDING MAINTAIN SPECIFIED CLEARANCES FROM OBSTRUCTIONS PER LOCAL AUTHORITIES. FDC PROVIDED AND INSTALLED BY OTHERS.
- 1 — DENOTES HYDRAULIC REFERENCE POINT
- DENOTES HYDRAULICALLY CALCULATED BUILDING
- G.V. — DENOTES GATE VALVE BY OTHERS
- EX. HYD — DENOTES EXISTING FIRE HYDRANT
- HYD — DENOTES NEW FIRE HYDRANT (BY OTHERS)



WATER TEST INFORMATION

STATIC = 54 PSI
RESIDUAL = 51 PSI
FLOW = 957 GPM
APROX. ELV. = 184'
DATE: 2-25-2026
BY: MAKSON, INC.
LOCATION: 102 MAYNARD LAKE RD.

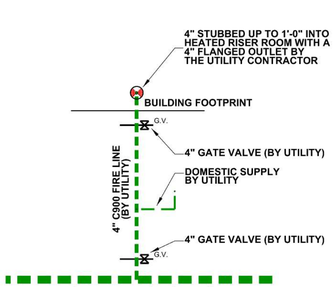
AMBIENT TEMPERATURE OF PROTECTED AREA** AT THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE		
	40ºF/4ºC	50ºF/10ºC	60ºF/16ºC
	EXPOSED MINIMUM BARREL LENGTH** FACE OF THE TEE TO THE INSIDE FACE OF THE EXTERIOR WALL		
	IN. (MM)	IN. (MM)	IN. (MM)
40ºF (4ºC)	0	0	0
30ºF (-1ºC)	0	0	0
20ºF (-7ºC)	4 (100)	0	0
10ºF (-12ºC)	8 (203)	1 (25.4)	0
0ºF (-18ºC)	12 (305)	3 (76)	0
-10ºF (-23ºC)	14 (356)	4 (102)	1 (25.4)
-20ºF (-29ºC)	14 (356)	6 (152)	3 (76)
-30ºF (-34ºC)	16 (406)	8 (203)	4 (102)
-40ºF (-40ºC)	18 (457)	8 (203)	4 (102)
-50ºF (-45ºC)	20 (508)	10 (254)	6 (152)



THE RECORD LOWEST ONE-DAY MEAN TEMPERATURE FOR xx, NC AREA WAS xx DEGREES. PER 2013 EDITION OF NFPA 13, SECTION 8.4.9, WHICH REFERENCES TABLES 8.4.9.1(a) OR 8.4.9.1(b). THE OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 50 DEGREES FAHRENHEIT ANYWHERE WET PIPE IS INSTALLED. THE RECOMMENDED EXPOSED BARREL LENGTH IS BASED ON A 50 DEGREE AMBIENT TEMPERATURE IN THE SPACE WHERE THE DRY SPRINKLER IS SUPPLIED FROM.

FREEZE PROTECTION DETAIL "G"

SCALE: NTS



TYPICAL WATER SERVICE

ALL BUILDINGS SCALE: NTS

SITE UTILITY PLAN

SCALE: 1" = 40'-0"

SCHEMATIC PLAN FOR HYDRAULIC CALCULATION PURPOSES

GRAPHIC SCALES

0 20 40 80 120

SCALE: 1" = 40'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

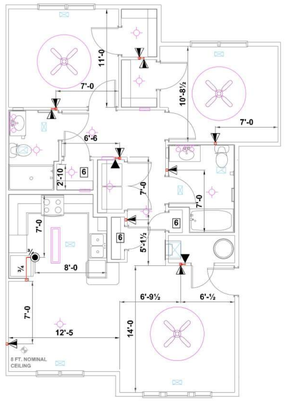
FOR: WAYNE JONES

COVER SHEET AND SITE UTILITY PLAN

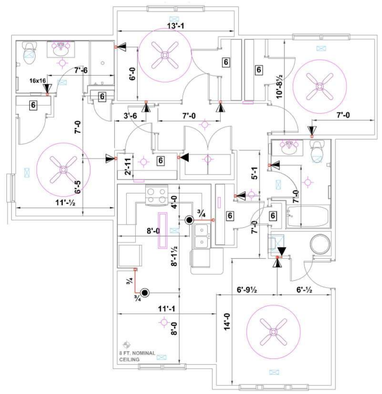
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP100

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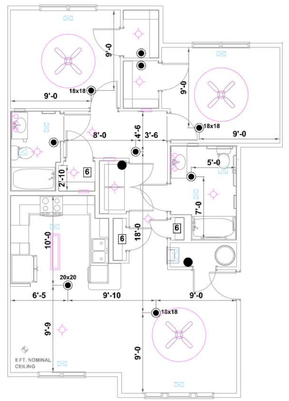


2BR 2BA TYPE B REFL. CEILING PLAN

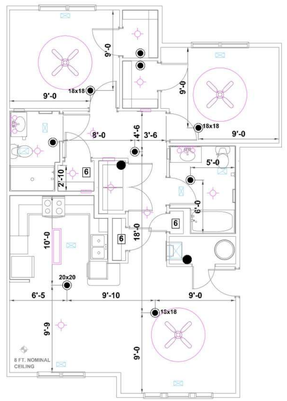


3 BR TYPE B UNIT REFL. CEILING PLAN

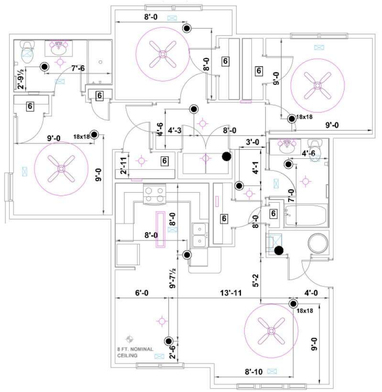
TYPICAL UPPER UNIT LAYOUTS



2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN



2BR 2BA TYPE B REFL. CEILING PLAN



3 BR TYPE B UNIT REFL. CEILING PLAN

TYPICAL LOWER UNIT LAYOUTS

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS

NO.	DATE	REVISION DESCRIPTION
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8-7-2026

JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

TYPICAL UNIT PLANS

MAKSON INCORPORATED
1201 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP200

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NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED FIRE SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

2. FIRE SPRINKLER PIPE AND FITTINGS TO BE UL LISTED CPVC AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL FIRE SPRINKLER PIPE TO BE 3/4" CPVC UNLESS NOTED OTHERWISE.

4. SPACING OF RESIDENTIAL PENDENT SPRINKLERS TO BE 16'x16' UNLESS NOTED OTHERWISE. MAINTAIN 8'-0" MINIMUM UNOBSTRUCTED DISTANCE BETWEEN PENDENT SPRINKLERS. SPRINKLERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

5. BATHROOMS 55 SQ. FT. OR LESS IN AREA ARE UNSPRINKLERED PER NFPA 13R PARAGRAPH 6.6.2; 2013 EDITION.

6. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHS CLOSETS, LINEN CLOSETS AND PANTRIES WITHIN DWELLING UNITS PER NFPA 13R PARAGRAPH 6.6.3; 2013 EDITION.

7. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, REGARDLESS OF SIZE, ON EXTERIOR BALCONIES AND EXTERIOR BREEZEWAYS/CORRIDORS, REGARDLESS OF SIZE, AS LONG AS THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE UNIT PER NFPA 13R PARAGRAPH 6.6.7; 2013 EDITION

8. PROVIDE METAL NAIL PLATES AT ALL FLOOR RISERS. (TYPICAL)

9. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.

10. ALL NEW MATERIALS AND INSTALLATION PER NFPA 13R, 2013 EDITION.

11. ALL PENETRATIONS THROUGH WALLS TO HAVE FIRESTOPS EQUAL TO WALL FIRE RATINGS. REFERENCE THE DETAIL ON SHEET FP100.

12. REFERENCE THIS SHEET FOR TYPICAL UNIT REFLECTED CEILING PLANS.

12. ALL CPVC PIPE TO BE INSTALLED PER MATERIAL LISTING USING TOLCO HANGERS #16W & HANGER #9W.

14. ALL STEEL PIPE TO BE INSTALLED PER NFPA 13 STANDARDS. SEE HANGER DETAILS THIS SHEET

15. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, NONCOMBUSTIBLE ELEVATOR SHAFTS WHERE THE ELEVATOR CARS COMPLY WITH ANSIA17.1, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL-FIRED EQUIPMENT PER NFPA 13R PARAGRAPH 6.6.6; 2013 EDITION.

16. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, CARPORTS, PORTE COCHERES, AND STAIRS THAT ARE OPEN AND ATTACHED PER NFPA 13R PARAGRAPH 6.6.5; 2013 EDITION.

18. LATERAL BRACING REQUIREMENTS SHALL NOT APPLY TO PIPES INDIVIDUALLY SUPPORTED BY RODS LESS THAN 6" FROM TOP OF PIPE TO POINT OF ATTACHMENT TO BUILDING STRUCTURE, AS PER NFPA 13, 9.3.5.5.10; 2013 EDITION.

19. PIPING 2" OR SMALLER IN SIZE IS PLIABLE ENOUGH SO FLEXIBLE COUPLINGS ARE NOT USUALLY NECESSARY, PER NFPA 13, A.9.2.1.3.3.3; 2013 EDITION.

20. 4 WAY BRACING IS NOT REQUIRED WHERE RISERS PENETRATE INTERMEDIATE FLOORS IN MULTI-STORY BUILDINGS WHERE CLEARANCE DOES NOT EXCEED THE LIMITS OF NFPA 9.3.4, AS PER NFPA 13, 9.3.5.8.5; 2013 EDITION.

25. FREEZE PROTECTION OF FIRE SPRINKLER PIPE IN THE ATTIC IS TO CONSIST OF ONE LAYER OF POLYETHYLENE OVER ATTIC PIPING INSTALLED BY THE FIRE SPRINKLER CONTRACTOR.

R-30 INSULATION IS TO BE INSTALLED OVER THE PIPE AND POLYETHYLENE TO PROTECT FROM FREEZING. INSULATION TO BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR .

HEAT TO BE MAINTAINED BY THE OWNER WITHIN ALL AREAS WITH WET FIRE SPRINKLER PIPE IN THE ATTIC ABOVE.

INSULATION TO PREVENT FREEZING OF PIPES IS TO BE MAINTAINED BY THE OWNER. REFERENCE DETAIL "AB" THIS SHEET

SYMBOLS

XX DENOTES UNIT TYPE

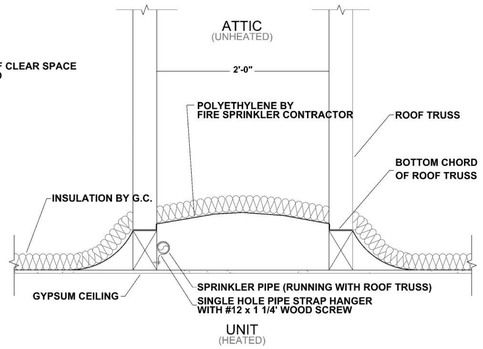
3'-0" — DENOTES CEILING MOUNTED CEILING FAN WITH 3'-0" DIAMETER RADIUS OF CLEAR SPACE FROM CENTER OF FAN MOTOR - VERIFY LOCATION AND DISTANCE IN FIELD

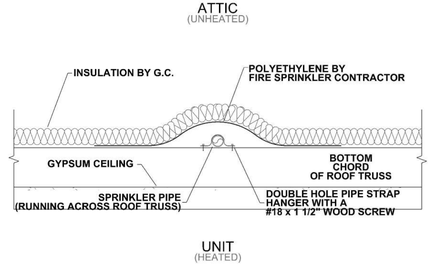
DENOTES CEILING MOUNTED LIGHT FIXTURE VERIFY LOCATION AND DISTANCE IN FIELD

DENOTES CEILING MOUNTED DIFFUSER VERIFY LOCATION AND DISTANCE IN FIELD

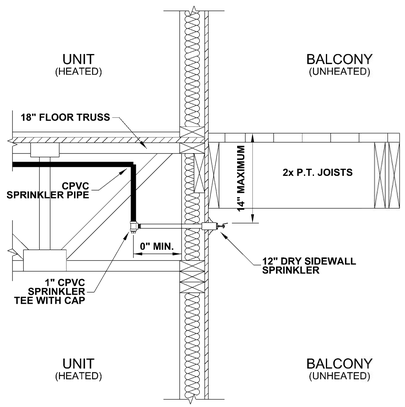
AA — DENOTES DETAIL 'AA' - SEE DETAIL THIS SHEET

CE — DENOTES DETAIL 'CE' - SEE DETAIL THIS SHEET

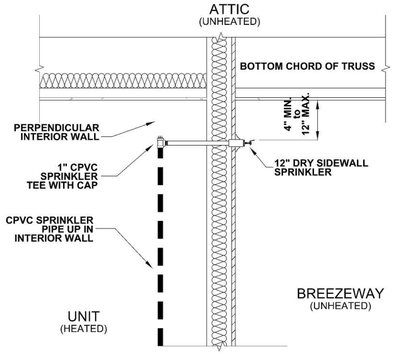




DETAIL "AB"



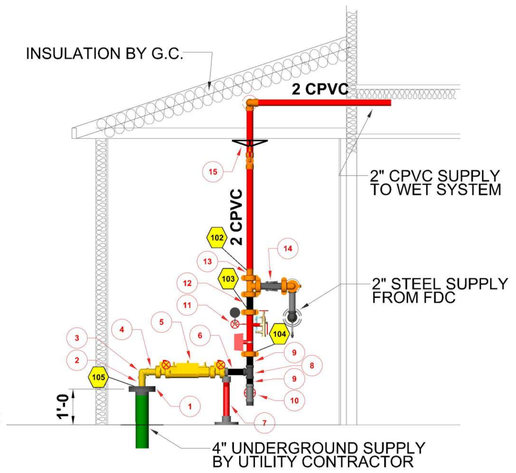
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DETAIL "CE"

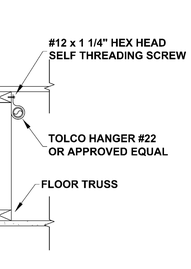
RISER PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY.
1	4"	2-9 FLANGED OUTLET BY UTILITY CONTRACTOR	-
2	2"	0-6 TxT BRASS NIPPLE	1
3	2"	THREADED BRASS ELBOW	1
4	2"	0-4 TxG BRASS NIPPLE	1
5	2"	AMES LF4000BM2-FP-GV BUTTERFLY RPZA BACKFLOW	
		WITH TAMPER SWITCHES	1
6	2"	1-0 GxT SCH 40 BLACK NIPPLE	1
7	2"	1'-6 PIPE STAND FOR 2" PIPE	1
8	2"	2" DI THREADED TEE	1
9	2"	0-6 GxT SCH 40 BLACK NIPPLE	2
10	2"	GATE VALVE w/2" DI THREADED PLUG	1
11	2"	VICTAULIC RISER PACK WITH 5.6K TEST AND DRAIN	1
		ASSEMBLY TO DISCHARGE TO FLOOR DRAIN	
12	2"	0-6 GxG SCH 40 BLACK NIPPLE	1
13	2"	CPVC SLIPxGRV ADAPTER	1
14	2"	GROOVED CHECK VALVE	1
15	1/2"	VICTAULIC UPRIGHT SPRINKLER	1
15	-	SPRINKLER HEAD BOX	1
16	-	WALL MOUNTED HEATER BY CONTRACTOR	1
17	-	ALARM BELL WIRED BY ELECTRICIAN	1

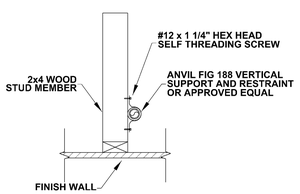


RISER SECTION A

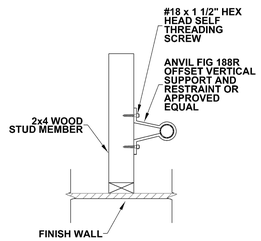
SCALE 1/2"=1'-0"



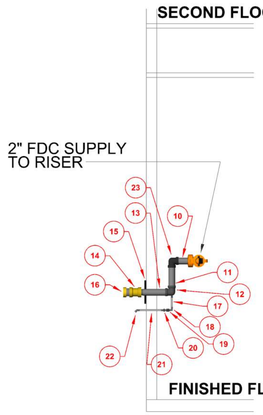
HANGER DETAIL 16W



HANGER DETAIL 9W



HANGER 19W

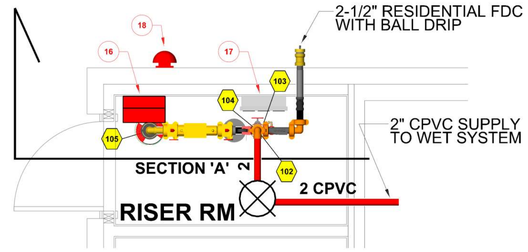


FDC DETAIL

SCALE 1/2"=1'-0"

FDC PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY
10	2"	0-6" BLACK SCH 40 TxG NIPPLE	1
11	2"	2-7-1/2" BLACK SCH 40 TxT NIPPLE	1
12	NA	2"x 1/2"x 2-1/2" DI THREADED REDUCING TEE	1
13	2"	1-3" TxT SCH 40 BLACK NIPPLE	1
14	NA	2-1/2" x 2" OUTSIDE HEX BUSHING	1
15	NA	FDC WALL PLATE	1
16	2-1/2"	FDC SNOOT WITH CAP AND CHAIN	1
17	1/2"	0-4" GALVANIZED SCH 40 TxT NIPPLE	1
18	1/2"	GALVANIZED THREADED ELBOW	1
19	1/2"	AUTOMATIC BALL DRIP	1
20	1/2"	GALVANIZED UNION	1
21	1/2"	0-8" GALVANIZED THREADED NIPPLE	1
22	1/2"	GALVANIZED THREADED 45 ELBOW	1
23	2"	DI THREAED ELBOW	1



RISER ROOM PLAN VIEW

SCALE 1/2"=1'-0"

SPARE SPRINKLER COUNT

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
TOTAL:										Total = 5

GRAPHIC SCALES

½ ¼ 0 2 4 — SCALE: 1/2" = 1'-0"

2 1 0 4 8 — SCALE: 1/8" = 1'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

NOTES AND DETAILS
PLAN

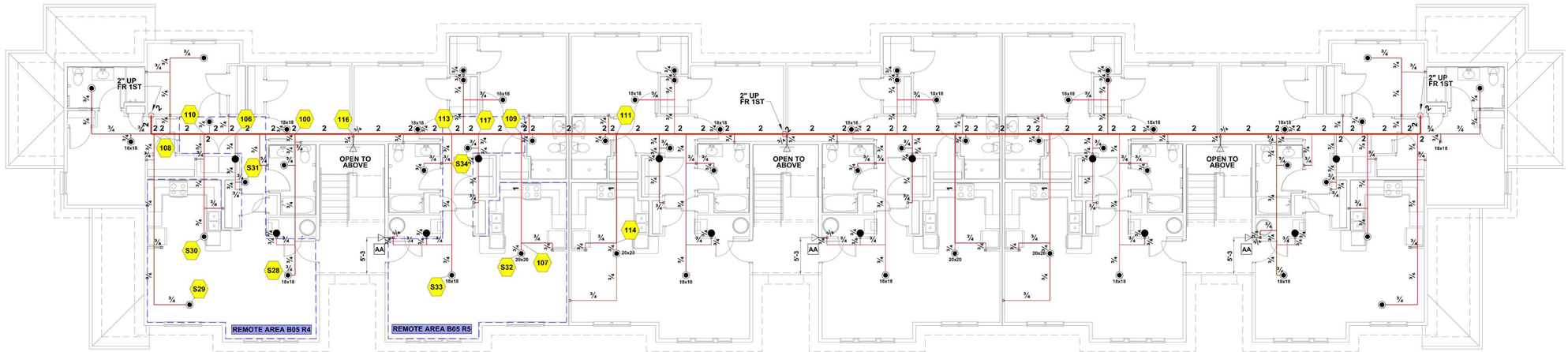
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP300

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Hydraulic Information	
Remote Area B05 R4	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 508ft² (Actual 508ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9
TOTAL WATER REQUIRED	70.14
TOTAL PRESSURE REQUIRED	48.643
BASE of RISER (gpm) (Gauge 1)	70.14
BASE of RISER (psi) (Gauge 1)	43.833
SAFETY MARGIN (psi)	+5.333 (9.9%)

Hydraulic Information	
Remote Area B05 R05	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 525ft² (Actual 525ft²)
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	58.45
TOTAL PRESSURE REQUIRED	48.235
BASE of RISER (gpm) (Gauge 1)	58.45
BASE of RISER (psi) (Gauge 1)	43.479
SAFETY MARGIN (psi)	+5.748 (10.6%)



BUILDING 05 TYPE 322223-3 SECOND FLOOR PIPING PLAN

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

HYDRAULIC-SYSTEM

This Building is protected bu a Hydraulically Designed Automatic Sprinkler System

Location: MAYNARD CROSSING APARTMENTS

No. of Sprinklers: 4

Basis of Design:

NFPA 13 Edition: ☐2013 ☐2016 ☐2019 ☐2022 ☐2025

NFPA 13R Edition: ☒2013 ☐2016 ☐2019 ☐2022 ☐2025

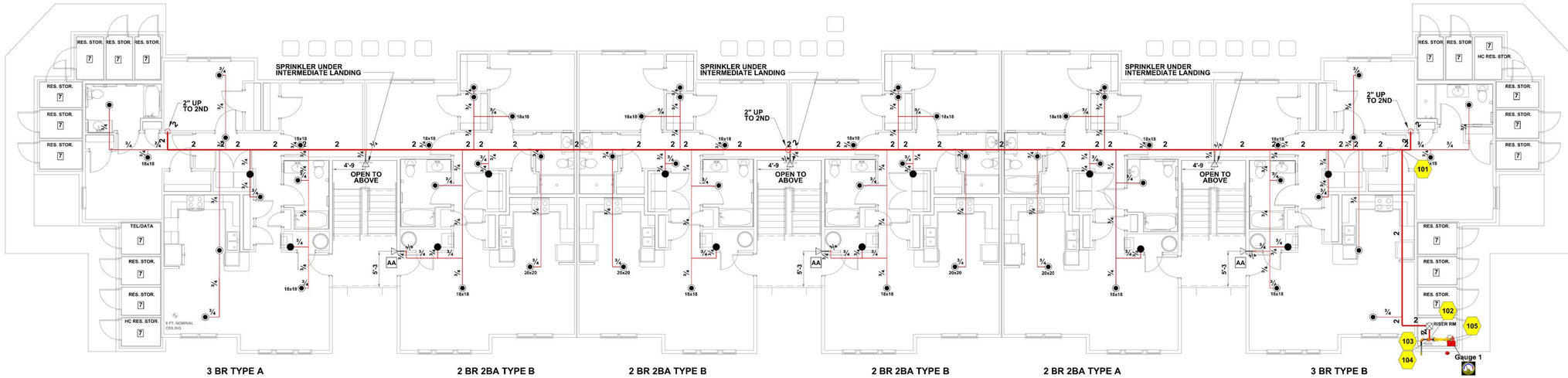
NFPA 13D Edition: ☐2013 ☐2016 ☐2019 ☐2022 ☐2025

1. DENSITY 0.05 GPM/SQ.FT.
2. DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS N/A PERCENT
3. DESIGNED AREA OF DISCHARGE 4 SPRKS SQ.FT.

Basis of Design:

1. GPM DISCHARGE 70.1 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER 43.8 PSI
3. HOSE STREAM ALLOWANCE N/A GPM

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504



BUILDING 05 TYPE 322223-3 FIRST FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS

NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING

MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026

NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
⊠	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	24
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	112
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3810	STD ADJ CHROME (12")	12
										Total = 149

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 05 TYPE 322223-3
FIRST & SECOND FLOOR PIPING PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

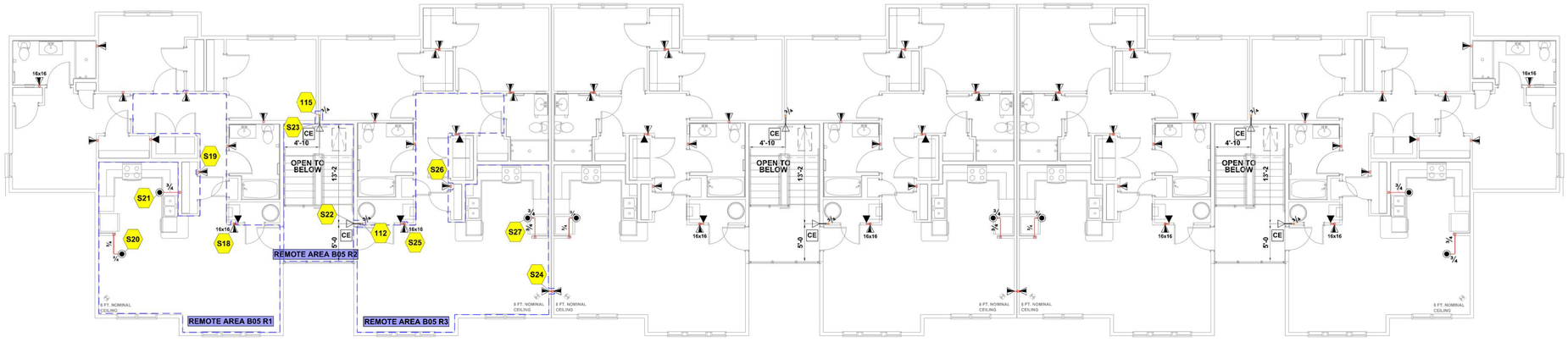
SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP400

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Hydraulic Information	
Remote Area B05 R1	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 509ft² (Actual 509ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	54.68
TOTAL PRESSURE REQUIRED	45.854
BASE of RISER (gpm) (Gauge 1)	54.68
BASE of RISER (psi) (Gauge 1)	41.113
SAFETY MARGIN (psi)	+8.131 (15.1%)

Hydraulic Information	
Remote Area B05 R2	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 171ft² (Actual 171ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	2
K-FACTOR	5.6
TOTAL WATER REQUIRED	132.92
TOTAL PRESSURE REQUIRED	41.356
BASE of RISER (gpm) (Gauge 1)	32.92
BASE of RISER (psi) (Gauge 1)	36.686
SAFETY MARGIN (psi)	+12.566 (23.3%)

Hydraulic Information	
Remote Area B05 R3	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 527ft² (Actual 527ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	52.36
TOTAL PRESSURE REQUIRED	45.032
BASE of RISER (gpm) (Gauge 1)	52.36
BASE of RISER (psi) (Gauge 1)	40.299
SAFETY MARGIN (psi)	+8.955 (16.6%)



3 BR TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 3 BR TYPE B

BUILDING 05 TYPE 322223-3 THIRD FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026

JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	6
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	58
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	12
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	8
										Total = 84

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 05 TYPE 322223-3
THIRD FLOOR PIPING PLAN

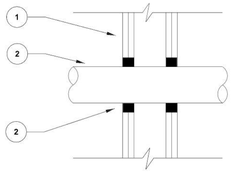
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP401

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U.L. SYSTEM NO. WL 2098

CLOSED PVC / CPVC PLASTIC PIPE THROUGH
1-HR. AND 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = 1-HR. AND 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400ºF = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1-HR. AND 2-HR. FIRE RATED)(2 -HR. SHOWN)
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER PVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
   B. MAXIMUM 2" DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM)
3. HILTI FS-ONE FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE RATING
   B. MINIMUM 1 1/4" DEPTH OF SEALANT FOR 2-HR. FIRE RATING

NOTES: 1. ANNULAR SPACE = MINIMUM 3/4" MAXIMUM 1 1/4"
2. MAXIMUM DIAMETER OF OPENING = 4 3/8"

DETAIL OF CPVC PIPE THROUGH RATED WALL

SCALE: NTS

Caution

This building contains a CPVC fire sprinkler system. This CPVC fire sprinkler system is a Life Safety Assembly and must be treated carefully. Please read the following before any activity which could contact or be in close proximity of this system:

CPVC piping components may be damaged by certain substances and construction practices.

- **DO NOT** stack, support, hang equipment, or hang flexible wire/cable (especially communications cable), or any other material on or from the fire sprinkler system.
- **Only** system compatible materials including, but not limited to, solvent cements, caulks, sealants, cutting oils and thread pastes as noted at www.systemcompatible.com should be used in contact with this system
- **DO NOT** expose CPVC products to incompatible substances such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, pesticides, detergents, building caulks, adhesive tapes, solder flux, flexible wire/cable (with special consideration for communications cabling), and non-approved spray foam materials. Check www.systemcompatible.com if you are not sure about compatibility.
- **DO NOT** expose CPVC products to edible oils, solvents, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC products to open flame, solder, or soldering flux.
- **DO NOT** drop, distort, or impact CPVC products or allow objects to be dropped on them.
- **DO NOT** handle CPVC products with gloves that have been contaminated with oils (hydrocarbons) or other incompatible products.

Failure to follow this notice may cause cracks or fractures to develop in CPVC products resulting in property damage and/or personal injury due to leaks or flooding. The presence of any visible cracks may require partial or full system replacement. For additional information contact the general contractor, the fire sprinkler system installer, or the CPVC piping manufacturer.

FIRE SPRINKLER SYSTEM GENERAL INFORMATION

Name: MAYNARD CROSSINGS APARTMENTS
Location: 102 MAYNARD LAKE RD.
High Piled Storage: ☐ Yes ☒ No | **Rack Storage:** ☐ Yes ☒
Maximum Storage Height: N/A
Minimum Aisle Width: N/A
Commodity Classification: N/A
Encapsulation: ☐ Yes ☒ No | **Solid Shelving:** ☐ Yes ☒

Flow Test Data
Date: 2-25-2026
Location: MAYNARD LAKE RD. & EAST JACKSON BLVD.
Static: 54
Resid: 51
Flow: 957
Pitot: 32.5

Presence of Flammable/Combustable Liquids: ☐ Yes ☒ No
Presence of Hazardous Materials: ☐ Yes ☒ No
Presence of Other Special Storage: ☐ Yes ☒ No
Auxiliary/Low Point Drain Locations: FIRE SPRINKLER RISER ROOM
Original Main Drain Test - **Static:** **Resid:**
Antifreeze of Auxiliary System Present: ☐ Yes ☒ No
Location: N/A

Installing Contractor:
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SITE NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

SHEET INDEX

FP100	COVER SHEET AND SITE UTILITY PLAN
FP200	UNIT PLANS
FP300	NOTES AND SYMBOLS LEGEND
FP400	BUILDING 06 TYPE 322223-3 FIRST & SECOND FLOOR PIPING PLAN
FP401	BUILDING 06 TYPE 322223-3 THIRD FLOOR PIPING PLAN

BUILDING ADDRESSES

BUILDING 2	ST #, ST ADDRESS, CITY, STATE, ZIP CODE
BUILDING 3	
BUILDING 4	
BUILDING 5	
BUILDING 6	

BUILDING SQFT

BUILDING 2	10,589 SQFT
BUILDING 3	9,054 SQFT
BUILDING 4	13,578 SQFT
BUILDING 5	23,334 SQFT
BUILDING 6	23,334 SQFT

DOMESTIC DEMAND

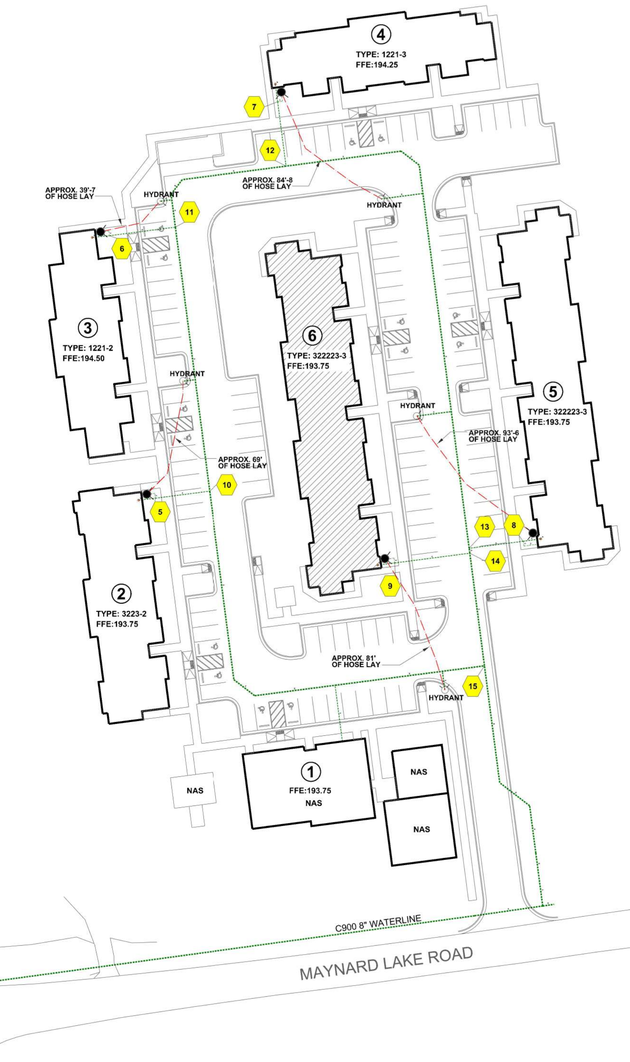
BUILDING 2	36.6 GPM
BUILDING 3	36.6 GPM
BUILDING 4	51.0 GPM
BUILDING 5	77.7 GPM
BUILDING 6	77.7 GPM

TEST PAPER CHECKLIST

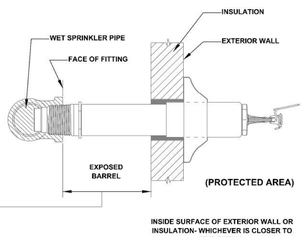
FP400 THRU FP401 - BUILDING WET SYSTEM

SITE SYMBOLS

- DENOTES SYSTEM CONTROLS TO BE SUPPLIED WITH A 4" WATER LINE UP TO 1'-0" ABOVE FINISHED FLOOR WITH A 4" FLANGED OUTLET BY OTHERS.
- FDC — DENOTES A FIRE DEPARTMENT CONNECTION (FDC) LOCATED ON THE SIDE OF THE BUILDING MAINTAIN SPECIFIED CLEARANCES FROM OBSTRUCTIONS PER LOCAL AUTHORITIES. FDC PROVIDED AND INSTALLED BY OTHERS.
- 1 — DENOTES HYDRAULIC REFERENCE POINT
- DENOTES HYDRAULICALLY CALCULATED BUILDING
- G.V. — DENOTES GATE VALVE BY OTHERS
- EX. HYD — DENOTES EXISTING FIRE HYDRANT
- HYD — DENOTES NEW FIRE HYDRANT (BY OTHERS)



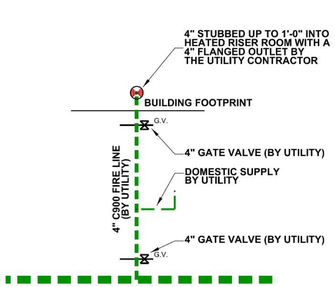
AMBIENT TEMPERATURE OF PROTECTED AREA** AT THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE		
	40ºF/4ºC	50ºF/10ºC	60ºF/16ºC
	EXPOSED MINIMUM BARREL LENGTH** FACE OF THE TEE TO THE INSIDE FACE OF THE EXTERIOR WALL		
	IN. (MM)	IN. (MM)	IN. (MM)
40ºF (4ºC)	0	0	0
30ºF (-1ºC)	0	0	0
20ºF (-7ºC)	4 (100)	0	0
10ºF (-12ºC)	8 (203)	1 (25.4)	0
0ºF (-18ºC)	12 (305)	3 (76)	0
-10ºF (-23ºC)	14 (356)	4 (102)	1 (25.4)
-20ºF (-29ºC)	14 (356)	6 (152)	3 (76)
-30ºF (-34ºC)	16 (406)	8 (203)	4 (102)
-40ºF (-40ºC)	18 (457)	8 (203)	4 (102)
-50ºF (-45ºC)	20 (508)	10 (254)	6 (152)



THE RECORD LOWEST ONE-DAY MEAN TEMPERATURE FOR xx, NC AREA WAS xx DEGREES. PER 2013 EDITION OF NFPA 13, SECTION 8.4.9, WHICH REFERENCES TABLES 8.4.9.1(a) OR 8.4.9.1(b). THE OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 50 DEGREES FAHRENHEIT ANYWHERE WET PIPE IS INSTALLED. THE RECOMMENDED EXPOSED BARREL LENGTH IS BASED ON A 50 DEGREE AMBIENT TEMPERATURE IN THE SPACE WHERE THE DRY SPRINKLER IS SUPPLIED FROM.

FREEZE PROTECTION DETAIL "G"

SCALE: NTS



TYPICAL WATER SERVICE

ALL BUILDINGS SCALE: NTS

SITE UTILITY PLAN

SCALE: 1" = 40'-0"

SCHEMATIC PLAN FOR HYDRAULIC CALCULATION PURPOSES

GRAPHIC SCALES

0 20 40 80 120

SCALE: 1" = 40'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

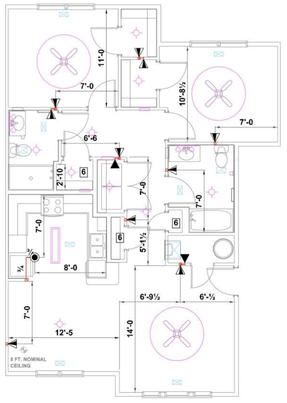
FOR: WAYNE JONES

COVER SHEET AND SITE UTILITY PLAN

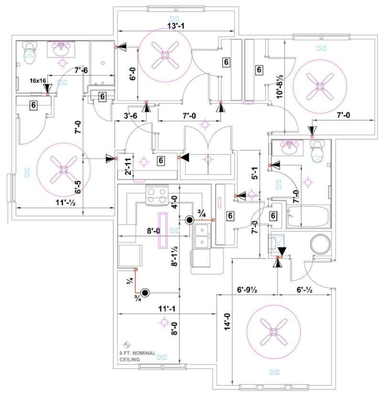
MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP100

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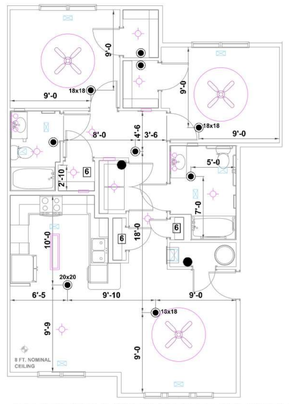


2BR 2BA TYPE B REFL. CEILING PLAN

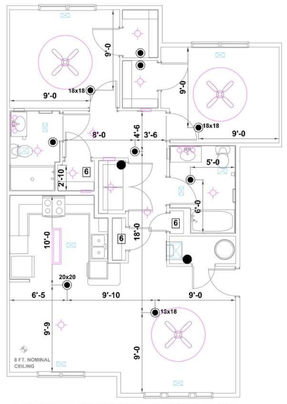


3 BR TYPE B UNIT REFL. CEILING PLAN

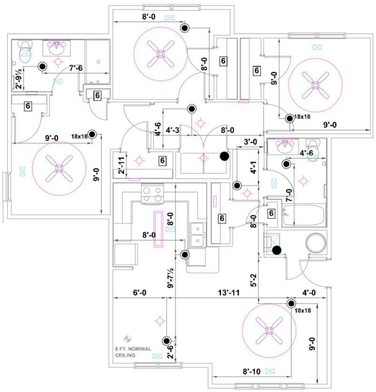
TYPICAL UPPER UNIT LAYOUTS



2BR 2BA TYPE A UNIT REFLECTED CEILING PLAN



2BR 2BA TYPE B REFL. CEILING PLAN



3 BR TYPE B UNIT REFL. CEILING PLAN

TYPICAL LOWER UNIT LAYOUTS

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026

JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

TYPICAL UNIT PLANS

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP200

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NOTES

1. ALL UNDERGROUND PIPE BY UTILITY OR PLUMBING CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR TO START AT 1'-0" ABOVE FINISHED FLOOR INSIDE A HEATED FIRE SPRINKLER CONTROL ROOM PROVIDED BY THE GENERAL CONTRACTOR.

2. FIRE SPRINKLER PIPE AND FITTINGS TO BE UL LISTED CPVC AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL FIRE SPRINKLER PIPE TO BE 3/4" CPVC UNLESS NOTED OTHERWISE.

4. SPACING OF RESIDENTIAL PENDENT SPRINKLERS TO BE 16'x16' UNLESS NOTED OTHERWISE. MAINTAIN 8'-0" MINIMUM UNOBSTRUCTED DISTANCE BETWEEN PENDENT SPRINKLERS. SPRINKLERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

5. BATHROOMS 55 SQ. FT. OR LESS IN AREA ARE UNSPRINKLERED PER NFPA 13R PARAGRAPH 6.6.2; 2013 EDITION.

6. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHS CLOSETS, LINEN CLOSETS AND PANTRIES WITHIN DWELLING UNITS PER NFPA 13R PARAGRAPH 6.6.3; 2013 EDITION.

7. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, REGARDLESS OF SIZE, ON EXTERIOR BALCONIES AND EXTERIOR BREEZEWAYS/CORRIDORS, REGARDLESS OF SIZE, AS LONG AS THE CLOSET DOES NOT HAVE DOORS OR UNPROTECTED PENETRATIONS DIRECTLY INTO THE UNIT PER NFPA 13R PARAGRAPH 6.6.7; 2013 EDITION

8. PROVIDE METAL NAIL PLATES AT ALL FLOOR RISERS. (TYPICAL)

9. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.

10. ALL NEW MATERIALS AND INSTALLATION PER NFPA 13R, 2013 EDITION.

11. ALL PENETRATIONS THROUGH WALLS TO HAVE FIRESTOPS EQUAL TO WALL FIRE RATINGS. REFERENCE THE DETAIL ON SHEET FP100.

12. REFERENCE THIS SHEET FOR TYPICAL UNIT REFLECTED CEILING PLANS.

12. ALL CPVC PIPE TO BE INSTALLED PER MATERIAL LISTING USING TOLCO HANGERS #16W & HANGER #9W.

14. ALL STEEL PIPE TO BE INSTALLED PER NFPA 13 STANDARDS. SEE HANGER DETAILS THIS SHEET

15. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, NONCOMBUSTIBLE ELEVATOR SHAFTS WHERE THE ELEVATOR CARS COMPLY WITH ANSIA17.1, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL-FIRED EQUIPMENT PER NFPA 13R PARAGRAPH 6.6.6; 2013 EDITION.

16. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, CARPORTS, PORTE COCHERES, AND STAIRS THAT ARE OPEN AND ATTACHED PER NFPA 13R PARAGRAPH 6.6.5; 2013 EDITION.

18. LATERAL BRACING REQUIREMENTS SHALL NOT APPLY TO PIPES INDIVIDUALLY SUPPORTED BY RODS LESS THAN 6" FROM TOP OF PIPE TO POINT OF ATTACHMENT TO BUILDING STRUCTURE, AS PER NFPA 13, 9.3.5.5.10; 2013 EDITION.

19. PIPING 2" OR SMALLER IN SIZE IS PLIABLE ENOUGH SO FLEXIBLE COUPLINGS ARE NOT USUALLY NECESSARY, PER NFPA 13, A.9.2.1.3.3.3; 2013 EDITION.

20. 4 WAY BRACING IS NOT REQUIRED WHERE RISERS PENETRATE INTERMEDIATE FLOORS IN MULTI-STORY BUILDINGS WHERE CLEARANCE DOES NOT EXCEED THE LIMITS OF NFPA 9.3.4, AS PER NFPA 13, 9.3.5.8.5; 2013 EDITION.

25. FREEZE PROTECTION OF FIRE SPRINKLER PIPE IN THE ATTIC IS TO CONSIST OF ONE LAYER OF POLYETHYLENE OVER ATTIC PIPING INSTALLED BY THE FIRE SPRINKLER CONTRACTOR.

R-30 INSULATION IS TO BE INSTALLED OVER THE PIPE AND POLYETHYLENE TO PROTECT FROM FREEZING. INSULATION TO BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR .

HEAT TO BE MAINTAINED BY THE OWNER WITHIN ALL AREAS WITH WET FIRE SPRINKLER PIPE IN THE ATTIC ABOVE.

INSULATION TO PREVENT FREEZING OF PIPES IS TO BE MAINTAINED BY THE OWNER. REFERENCE DETAIL "AB" THIS SHEET

SYMBOLS

XX DENOTES UNIT TYPE

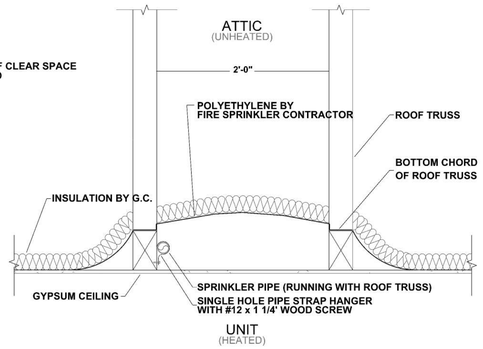
3'-0" — DENOTES CEILING MOUNTED CEILING FAN WITH 3'-0" DIAMETER RADIUS OF CLEAR SPACE FROM CENTER OF FAN MOTOR - VERIFY LOCATION AND DISTANCE IN FIELD

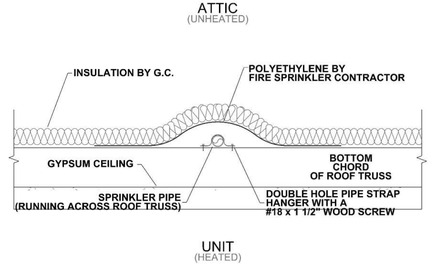
DENOTES CEILING MOUNTED LIGHT FIXTURE VERIFY LOCATION AND DISTANCE IN FIELD

DENOTES CEILING MOUNTED DIFFUSER VERIFY LOCATION AND DISTANCE IN FIELD

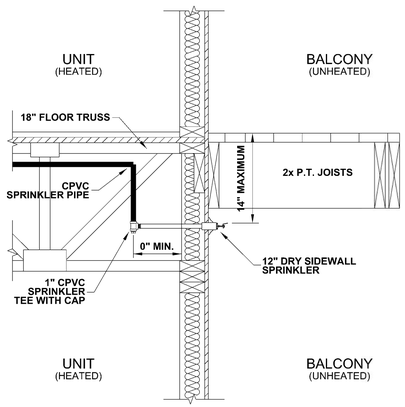
AA — DENOTES DETAIL 'AA' - SEE DETAIL THIS SHEET

CE — DENOTES DETAIL 'CE' - SEE DETAIL THIS SHEET

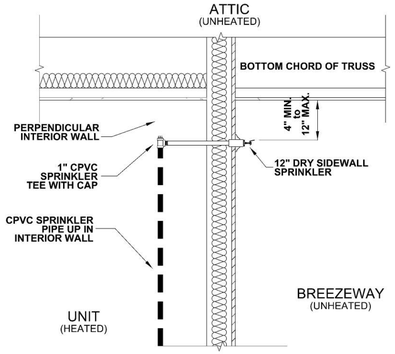




DETAIL "AB"



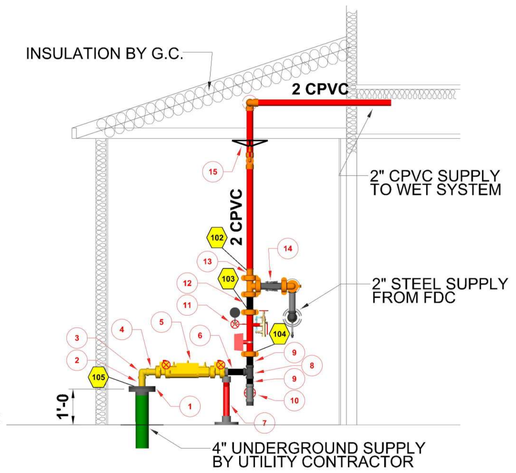
DETAIL "AA"



DETAIL "CE"

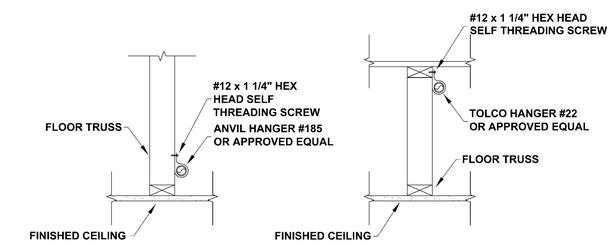
RISER PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY.
1	4"	2-9 FLANGED OUTLET BY UTILITY CONTRACTOR	-
2	2"	0-6 TxT BRASS NIPPLE	1
3	2"	THREADED BRASS ELBOW	1
4	2"	0-4 TxG BRASS NIPPLE	1
5	2"	AMES LF4000BM2-FP-GV BUTTERFLY RPZA BACKFLOW	
		WITH TAMPER SWITCHES	1
6	2"	1-0 GxT SCH 40 BLACK NIPPLE	1
7	2"	1'-6 PIPE STAND FOR 2" PIPE	1
8	2"	2" DI THREADED TEE	1
9	2"	0-6 GxT SCH 40 BLACK NIPPLE	2
10	2"	GATE VALVE w/2" DI THREADED PLUG	1
11	2"	VICTAULIC RISER PACK WITH 5.6K TEST AND DRAIN	1
		ASSEMBLY TO DISCHARGE TO FLOOR DRAIN	
12	2"	0-6 GxG SCH 40 BLACK NIPPLE	1
13	2"	CPVC SLIPxGRV ADAPTER	1
14	2"	GROOVED CHECK VALVE	1
15	1/2"	VICTAULIC UPRIGHT SPRINKLER	1
15	-	SPRINKLER HEAD BOX	1
16	-	WALL MOUNTED HEATER BY CONTRACTOR	1
17	-	ALARM BELL WIRED BY ELECTRICIAN	1

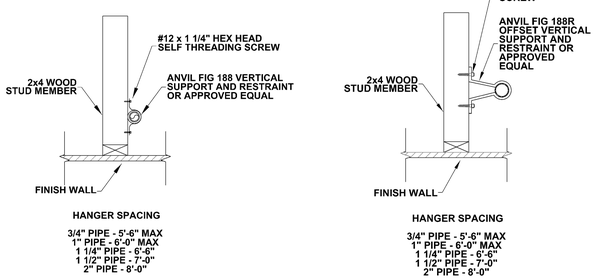


RISER SECTION A

SCALE 1/2"=1'-0"



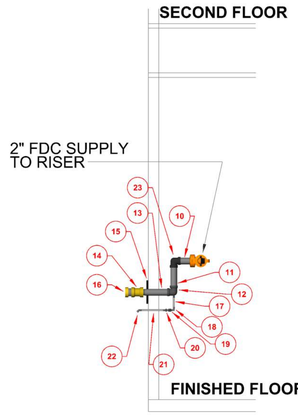
HANGER DETAIL 16W



HANGER DETAIL 9W

HANGER 19W

#12 x 1 1/4" HEX HEAD

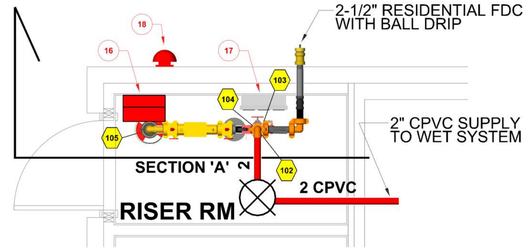


FDC DETAIL

SCALE 1/2"=1'-0"

FDC PARTS LEGEND

PART TAG	SIZE	DESCRIPTION	QTY
10	2"	0-6" BLACK SCH 40 TxG NIPPLE	1
11	2"	2-7-1/2" BLACK SCH 40 TxT NIPPLE	1
12	NA	2"x 1/2"x 2-1/2" DI THREADED REDUCING TEE	1
13	2"	1-3" TxT SCH 40 BLACK NIPPLE	1
14	NA	2-1/2" x 2" OUTSIDE HEX BUSHING	1
15	NA	FDC WALL PLATE	1
16	2-1/2"	FDC SNOOT WITH CAP AND CHAIN	1
17	1/2"	0-4" GALVANIZED SCH 40 TxT NIPPLE	1
18	1/2"	GALVANIZED THREADED ELBOW	1
19	1/2"	AUTOMATIC BALL DRIP	1
20	1/2"	GALVANIZED UNION	1
21	1/2"	0-8" GALVANIZED THREADED NIPPLE	1
22	1/2"	GALVANIZED THREADED 45 ELBOW	1
23	2"	DI THREAED ELBOW	1



RISER ROOM PLAN VIEW

SCALE 1/2"=1'-0"

SPARE SPRINKLER COUNT

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	1
	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	1
TOTAL:										Total = 5

GRAPHIC SCALES

½ ¼ 0 2 4 — SCALE: 1/2" = 1'-0"

2 1 0 4 8 — SCALE: 1/8" = 1'-0"

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING
MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026
NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY

MAYNARD CROSSING APARTMENTS

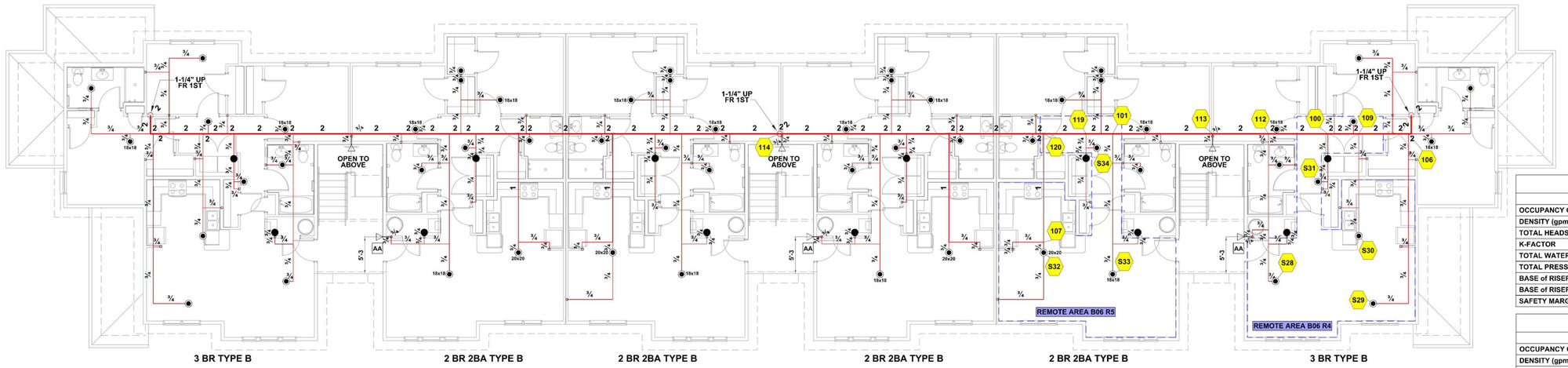
FOR: WAYNE JONES

NOTES AND DETAILS
PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP300

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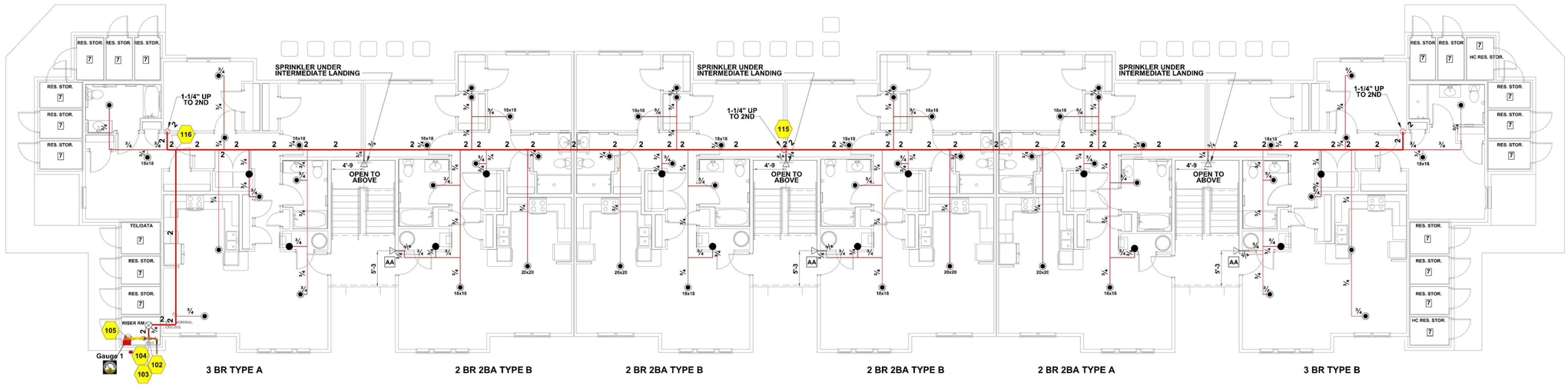


BUILDING 06 TYPE 322223-2 SECOND FLOOR PIPING PLAN

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

Hydraulic Information	
Remote Area B06 R4	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 510ft² (Actual 510ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4.9
TOTAL WATER REQUIRED	133.01
TOTAL PRESSURE REQUIRED	39.428
BASE of RISER (gpm) (Gauge 1)	55.31
BASE of RISER (psi) (Gauge 1)	34.295
SAFETY MARGIN (psi)	+14.494 (26.9%)

Hydraulic Information	
Remote Area B06 R5	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 525ft² (Actual 525ft²)
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	135.32
TOTAL PRESSURE REQUIRED	47.337
BASE of RISER (gpm) (Gauge 1)	57.62
BASE of RISER (psi) (Gauge 1)	42.187
SAFETY MARGIN (psi)	+6.582 (12.2%)



BUILDING 06 TYPE 322223-2 FIRST FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING

MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026

NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD: RESIDENTIAL (R-2)
SYSTEM DESIGN: NFPA 13R (2013)
TYPE SYSTEM: WET
CONSTRUCTION TYPE: V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
⊠	Upright	Brass	155°F	Quick	5.6	½	Viking	VK300		1
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	112
●	Pendent	Chrome	175°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	24
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	12
										Total = 149

HYDRAULIC-SYSTEM

This Building is protected bu a Hydraulically Designed Automatic Sprinkler System

Location: MAYNARD CROSSING APARTMENTS

No. of Sprinklers: 4

Basis of Design:

NFPA 13 Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025
NFPA 13R Edition: ☒ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025
NFPA 13D Edition: ☐ 2013 ☐ 2016 ☐ 2019 ☐ 2022 ☐ 2025

1. DENSITY 0.05 GPM/SQ.FT.
2. DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS N/A PERCENT
3. DESIGNED AREA OF DISCHARGE 4 SPRKS SQ.FT.

Basis of Design:

1. GPM DISCHARGE 135.3 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER 42.1 PSI
3. HOSE STREAM ALLOWANCE N/A GPM

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

MAYNARD CROSSING APARTMENTS

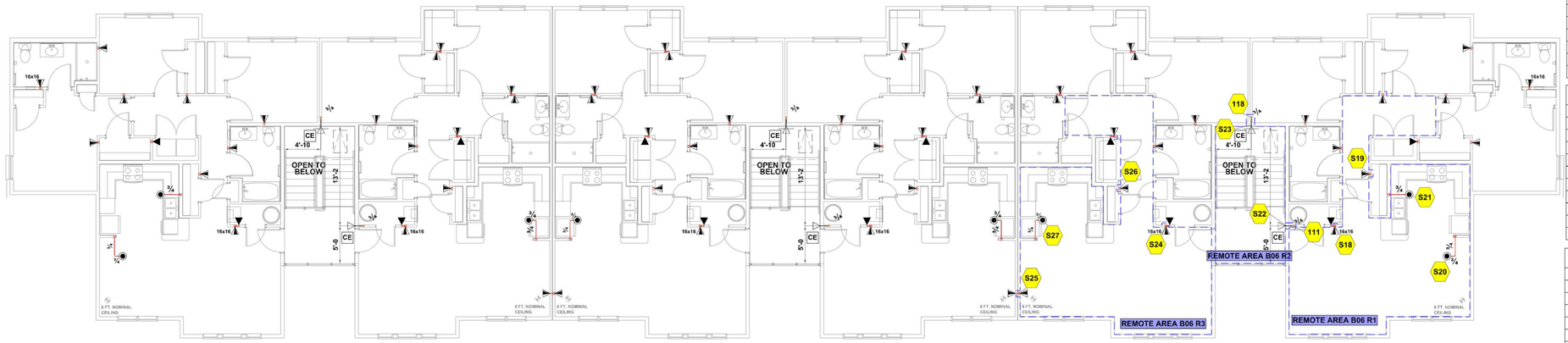
FOR: WAYNE JONES

BUILDING 06 TYPE 322223-3
FIRST & SECOND FLOOR PIPING PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL HARNETT COUNTY FIRE MARSHAL	
CONTRACT NO.	1450D
DRAWING NO.	FP400

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3 BR TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 2 BR 2BA TYPE B | 3 BR TYPE B

Hydraulic Information

Remote Area B06 R1	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 511ft² (Actual 511ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	132.49
TOTAL PRESSURE REQUIRED	46.279
BASE of RISER (gpm) (Gauge 1)	54.79
BASE of RISER (psi) (Gauge 1)	41.150
SAFETY MARGIN (psi)	+7.644 (14.2%)

Hydraulic Information

Remote Area B06 R2	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 170ft² (Actual 170ft²)
TOTAL HOSE STREAMS	100.00
TOTAL HEADS FLOWING	2
K-FACTOR	5.6
TOTAL WATER REQUIRED	132.25
TOTAL PRESSURE REQUIRED	40.280
BASE of RISER (gpm) (Gauge 1)	32.25
BASE of RISER (psi) (Gauge 1)	35.609
SAFETY MARGIN (psi)	+13.643 (25.3%)

Hydraulic Information

Remote Area B06 R3	
OCCUPANCY CLASSIFICATION	Residential
DENSITY (gpm/ft²)	0.05 for 527ft² (Actual 527ft²)
TOTAL HEADS FLOWING	4
K-FACTOR	4, 4.9
TOTAL WATER REQUIRED	129.70
TOTAL PRESSURE REQUIRED	45.547
BASE of RISER (gpm) (Gauge 1)	52.00
BASE of RISER (psi) (Gauge 1)	40.440
SAFETY MARGIN (psi)	+8.379 (15.5%)

BUILDING 06 TYPE 322223-2 THIRD FLOOR PIPING PLAN

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

NOTES AND SYMBOLS

REFER TO THE FIRE PROTECTION SHEET FP300, FOR FIRE SPRINKLER DRAWING NOTES AND SYMBOLS LEGEND

GRAPHIC SCALES

2 1 0 4 8

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

FIRE SPRINKLER DESIGN SETS
DESIGN FROM ARCH. NOT FOR CONSTRUCTION DATED 2-6-2026

DRAWING REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1		

CERTIFICATIONS / LICENSING

MAKSON FIRE PROTECTION
NC LICENSE #24333
EXP. DATE 12-31-2026

NICET LEVEL III
WATER-BASED SYSTEMS LAYOUT
EXP. DATE 10-1-2026

8-7-2026
JACKIE W. TOWNS, JR.

OCCUPANCY HAZARD:	RESIDENTIAL (R-2)
SYSTEM DESIGN:	NFPA 13R (2013)
TYPE SYSTEM:	WET
CONSTRUCTION TYPE:	V-B (NCBC 2018)

Sprinkler Legend

SYM	TYPE	FINISH	TEMP	RES	"K"	NPT	MANUF.	SIN	ESCUTCHEON	QTY
▷	Horizontal Sidewall	Chrome	155°F	Quick	5.6	1	Victaulic	V3610	STD ADJ CHROME (12")	6
▶	Horizontal Sidewall	White Polyester	155°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	58
▶	Horizontal Sidewall	White Polyester	175°F	Fast	4	½	Viking	VK4860	2 PC RECESSED WHITE	12
◉	Pendent	White Polyester	155°F	Fast	4.9	½	Viking	VK4680	2 PC RECESSED WHITE	8
										Total = 84

MAYNARD CROSSING APARTMENTS

FOR: WAYNE JONES

BUILDING 06 TYPE 322223-3
THIRD FLOOR PIPING PLAN

MAKSON INCORPORATED
1293 SPEEDWAY BLVD. SALISBURY, NC 28146
P 704-636-5505 F 704-636-5504

SCALE	As Noted
DRAWN BY	D.PORTER
DATE	8-7-2026
APPROVAL	HARNETT COUNTY FIRE MARSHAL
CONTRACT NO.	1450D
DRAWING NO.	FP401

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HARNETT COUNTY
EMERGENCY SERVICES
NORTH CAROLINA

Application for Fire Marshal Plan Review

Type of Review Requested: ☐ Site Plan Review ☒ Building Plan Review

Project Information

Project Name:	Maynard Crossing
Project Physical Address:	92 Maynard Lake Rd.
PIN #:	0597-77-7438

Plan Information

Plans Submitted by:	Mills Construction Co. of SC, Inc.
Contact Person:	Corey Maner
Contact Phone #:	(919) 621-9367
Contact Email:	corey@millsconstructionco.com

Contractor Information

Contractor/Company Name:	Mills Construction Co. of SC, Inc.
Company Mailing Address:	P.O. Box 6171
Primary Contact Name:	Corey Maner
Contact Phone #:	(919) 621-9367
Contact EMail:	corey@millsconstructionco.com

- Plans that are submitted will be reviewed as quickly as possible with an average time of review between 7-10 working days.
- Status checks may be conducted on plan reviews by visiting the eTrakit portal, or by calling the Harnett County Central Permitting Department (910-893-7525, Option #1) or the Harnett County Fire Marshal's Office (910-893-7580).
- Approved plans must be obtained through Central Permitting (via centralpermitting@harnett.org email) at the time of payment; payment can be made over the phone (910-893-7525, Option #1) or at the Central Permitting Office (420 McKinney Parkway Lillington, NC 27546).
- All fees must be paid before any required inspections can be conducted.

Revised 9/10/2025