

STANTON LANDING CLUBHOUSE

BEAUFORT, NORTH CAROLINA

DRAWING LIST

CS-1	COVER SHEET
G-1	GENERAL DATA
G-2	LIFE SAFETY PLAN
G-3	UL DETAIL
SHEET 1	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET 2	SITE PLAN
SHEET 3	GRADING & UTILITY PLAN
SHEET 4	ENLARGED GRADING PLAN
A-1	FLOOR PLAN
A-1.1	ROOF PLAN
A-2	REFLECTED CEILING PLAN
A-3	DOOR, WINDOW AND ROOM FINISH SCHEDULES
A-4	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS
A-5.1	WALL SECTION
A-5.2	TYPICAL WALL SECTION
A-5.3	TYPICAL SCISSOR TRUSS WALL SECTION
A-5.4	TYPICAL PATIO WALL SECTION
A-6	NOT USED
A-7	ENLARGED PLANS AND INTERIOR ELEVATIONS
S1.1	GENERAL NOTES
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	WALL SECTIONS
S4.1	GENERAL DETAILS
P-1	PLUMBING SPECIFICATIONS
P-2	DWV PLAN
P-3	WATER PLAN
P-4	DWV AND WATER RISER
M-1	HVAC SCHED, NOTES, LEGENDS
M-2	HVAC PLAN
M-3	HVAC PLAN
E-1	ELECTRICAL NOTES
E-2	LIGHTING PLAN
E-3	POWER PLAN
E-4	ELECTRICAL RISER



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- Architectural Design
- Planning
- Interiors



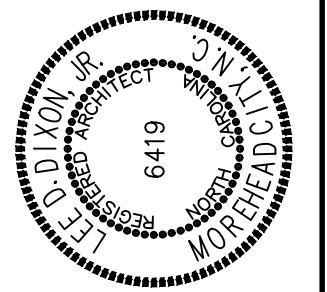
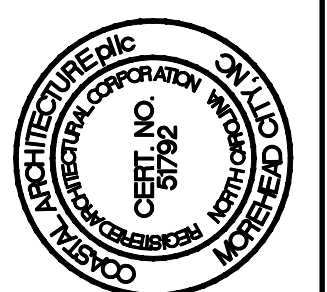
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STANTON LANDING
CLUBHOUSE
BEAUFORT, NORTH CAROLINA



COVER SHEET

23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

NO.	REVISIONS

SHEET NO.
CS-1
OF

APPENDIX B
2018 BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
 (EXCEPT ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: STANTON LANDING CLUBHOUSE
 Address: BEAUFORT, NORTH CAROLINA Zip Code: 28520
 Owner/Authorized Agent: Rodney Hutcherson Phone # (919) 661-4328 E-Mail: rodney.hutcherson@duke-energy.com
 Owned By: City/County Private State
 Code Enforcement Jurisdiction: City, BEAUFORT County State

CONTACT:
 DESIGNER: FIRM NAME LICENSE # TELEPHONE # E-MAIL
 Architectural: Coastal Architecture Lee Dixon 6419 (252) 241-2121 lee@coastalarchitecture.net
 Civil: The Cullipher Group, PA Chase Cullipher C-4482 (252) 773-0230 chase@cogps.com
 Electrical: Burke Design Group Ben Burke 22038 (919) 771-1916 benburke@ncrr.com
 Fire Alarm: Burke Design Group Ben Burke 22038 (919) 771-1916 benburke@ncrr.com
 Plumbing: Burke Design Group Ben Burke 22038 (919) 771-1916 benburke@ncrr.com
 Mechanical: Burke Design Group Ben Burke 22038 (919) 771-1916 benburke@ncrr.com
 Sprinkler-Standpipe: _____
 Structural: FDR Engineers, PLLC Heath Hendrick 035655 (919) 957-5100 hendrick@fdr-eng.com
 Retaining Walls > 5 feet High: _____
 Other: _____
 ("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: New Building Shell/Shell Core 1st Time Interior Completions
 Addition Phased Construction—Shell Core
 2018 NC EXISTING BUILDING CODE: Prescriptive Alteration Level I Historic Property
 (check all that apply) Repair Alteration Level II Change of Use
 Chapter 14 Alteration Level III
 CONSTRUCTED: (date) _____ CURRENT USE(S) (Ch. 3): _____
 RENOVATED: (date) _____ PROPOSED USE(S) (Ch. 3): ASSEMBLY A-3
 OCCUPANCY CATEGORY (Table 1604.5): Current: _____ Proposed: II

BASIC BUILDING DATA
 Construction Type: IA IIA III-A IV V-A
 IB IIB IIB IIB V-B
 Sprinklers: No Partial NFPA 13 NFPA 13R NFPA 13D
 Standpipes: No Class II III Wet Dry
 Primary Fire District: No Yes Flood Hazard Area: No Yes
 Special Inspections Required: No Yes

Floor	Existing (sq ft)	New (sq ft)	Subtotal
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor	4200 (UNDER ROOF)	4200 (UNDER ROOF)	
Basement			
TOTAL	(2,191 HEATED) 4200 (UNDER ROOF)	4200 (UNDER ROOF)	

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 versus the annual energy cost for the proposed design.

Existing building envelope complies with code: (if checked, the remainder of this section is not applicable.)
 Exempt Building: Provide code or statutory reference: _____
 Climate Zone: 3A 4A 5A

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

THERMAL ENVELOPE: (Prescriptive method only)
 Roof/Ceiling Assembly (each assembly)
 Description of assembly: METAL ROOF ON ICE & WATER SHIELD ON PLYWOOD ON TRUSSES
 U-Value of total assembly: _____
 R-Value of insulation: R-3.4
 Skylights in each assembly: N/A
 U-Value of skylight: _____
 total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
 Description of assembly: HARDIE SIDING ON 30# FELT ON PLYWOOD ON 6" METAL STUDS
 U-Value of total assembly: _____
 R-Value of insulation: R-19
 Openings (windows or doors with glazing)
 U-Value of assembly: _____
 Solar heat gain coefficient: _____
 projection factor: _____
 Door R-Values: _____

Walls below grade (each assembly)
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: 2" PERIMETER INSULATION

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

Floors slab on grade
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Horizontal/vertical requirement:
 slab heated: 4" CONCRETE ON VAPOR BARRIER

Primary Occupancy Classification(s):	ALLOWABLE AREA
Assembly <input type="checkbox"/> A-1 <input type="checkbox"/> A-2 <input checked="" type="checkbox"/> A-3 <input type="checkbox"/> A-4 <input type="checkbox"/> A-5	
Business <input type="checkbox"/>	
Educational <input type="checkbox"/>	
Factory <input type="checkbox"/> F-1 Moderate <input type="checkbox"/> F-2 Low	
Hazardous <input type="checkbox"/> H-1 Detonate <input type="checkbox"/> H-2 Deflagrate <input type="checkbox"/> H-3 Combust <input type="checkbox"/> H-4 Health <input type="checkbox"/> H-5 HPM	
Institutional <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> I-3 <input type="checkbox"/> I-4	
I-3 Condition <input type="checkbox"/> 1 <input type="checkbox"/> 2	
I-2 Condition <input type="checkbox"/> 1 <input type="checkbox"/> 2	
I-3 Condition <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
Mercantile <input type="checkbox"/>	
Residential <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4	
Storage <input type="checkbox"/> S-1 Moderate <input type="checkbox"/> S-2 Low <input type="checkbox"/> High-piled	
Utility and Miscellaneous <input type="checkbox"/> Parking Garage <input type="checkbox"/> Open <input type="checkbox"/> Enclosed <input type="checkbox"/> Repair Garage	

Accessory Occupancy Classification(s): _____
 Incidental Uses (Table 509): _____
 This separation is not exempt as a Non-separated Use (see exceptions).
 Special Uses (Chapter 4 – List Code Sections): _____
 Special Provisions: (Chapter 5 – List Code Sections): _____
 Mixed Occupancy: No Yes Separation: _____ Hr. Exception: _____
 Non-separated Use (508.3): _____
 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.
 Select one
 Actual Area of Occupancy A + Actual Area of Occupancy B
 Allowable Area of Occupancy A Allowable Area of Occupancy B ≤

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 508.2 AREA	(C) AREA FOR FRONTAGE INCREASE 1, 2	(D) ALLOWABLE AREA PER STORY OR UNLIMITED 3
1	A-3	4200 SF	6000	4500	10500

1. Frontage area increases from Section 508.2 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = 399 (F)
 b. Total Building Perimeter = 399 (F)
 c. Ratio (F/P) = 1 (F/P)
 d. W = Minimum width of public way = 30 (W)
 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. The maximum area of air traffic control towers must comply with Table 412.3.1.
 5. Frontage increase is based on the unspinkered area value in Table 506.2.

STRUCTURAL DESIGN
 (SEE ALSO S1.1)

DESIGN LOADS:
 Importance Factors: Wind (IW) _____
 Snow (IS) 10
 Seismic (IE) 10
 Live Loads: Roof 20 psf
 Mezzanine _____ psf
 Floor 100 psf
 Ground Snow Load: 10 psf
 Wind Load: Basic Wind Speed 14.4 mph (ASCE-7)
 Exposure Category D

SEISMIC DESIGN CATEGORY: A B C D
 Provide the following Seismic Design Parameters:
 Occupancy Category (Table 1604.5) II III IV
 Spectral Response Acceleration SS _____ %g S1 _____ %g
 Site Classification (ASCE 7) A B C D E F
 Data Source: Field Test Presumptive Historical Data
 Basic structural system (check one)
 Bearing Wall Dual w/Special Moment Frame
 Building Frame Dual w/Intermediate R/C or Special Steel
 Moment Frame Inverted Pendulum
 Analysis Procedure: Simplified Equivalent Lateral Force Dynamic
 Architectural, Mechanical, Components anchored? Yes No

LATERAL DESIGN CONTROL: Earthquake Wind
 SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) _____ psf
 Presumptive Bearing capacity 2000 psf
 File size, type, and capacity _____

ALLOWABLE HEIGHT	ALLOWABLE HEIGHT		CODE REFERENCE
	ALLOWABLE	SHOWN ON PLANS	
Building Height in Feet (Table 504.3)	55	29	TB04.3
Building Height in Stories (Table 504.4)	3	2	TB04.4

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

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (feet)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
		REQ'D	PROVIDED (W/ REDUCTION)				
Structural Frame Including columns, girders, trusses	130	0	0				
Bearing Walls							
Exterior							
North							
East							
West							
South							
Nonbearing walls and partitions							
Exterior walls							
North	130	0	0				
East	130	0	0				
West	130	0	0				
South	130	0	0				
Interior walls and partitions							
Floor Construction							
Including supporting beams and joists	0	0					
Floor Ceiling Assembly	0	0					
Columns Supporting Floors	0	0					
Roof Construction, including supporting beams and joists	0	0					
Roof Ceiling Assembly	0	0					
Columns Supporting Roof	0	0					
Shaft Enclosures—Exit							
Shaft Enclosures—Other							
Corridor Separation	0	0					
Occupancy/Fire Barrier Separation	N/A	N/A					
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation	N/A						
Incidental Use Separation							

* Indicate section number permitting reduction

MECHANICAL DESIGN

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
 winter dry bulb: _____
 summer dry bulb: _____
 Interior design conditions
 winter dry bulb: _____
 summer dry bulb: _____
 Building heating load: _____
 Building cooling load: _____

Mechanical Spacing Conditioning System

Unitary
 description of unit: _____
 heating efficiency: _____
 cooling efficiency: _____
 size category of unit: _____
 Boiler
 Size category, if oversized, state reason: _____
 Chiller
 Size category, if oversized, state reason: _____
 List equipment efficiencies: _____

ELECTRICAL DESIGN

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:
 Energy Code: Prescriptive Performance
 ASHRAE 90.1: Prescriptive Performance

Lighting schedule (each fixture type)
 lamp type required in fixture _____
 number of lamps _____
 ballast type used _____
 number of ballasts in fixture _____
 total wattage per fixture _____
 total interior wattage specified versus allowed (whole building or space by space) _____
 total exterior wattage specified versus allowed _____

Additional Prescriptive Compliance
 506.2.1 More Efficient Mechanical Equipment
 506.2.2 Reduced Lighting Power Density
 506.2.3 Energy Recovery Ventilation Systems
 506.2.4 Higher Efficiency Service Water Heating
 506.2.5 On-Site Supply of Renewable Energy
 506.2.6 Automatic Daylighting Control Systems

FIRE SEPARATION DISTANCE (feet) FROM PROPERTY LINES	PERCENTAGE OF WALL OPENING CALCULATIONS		
	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
W	UNF	NL	EXISTING

LIFE SAFETY SYSTEM REQUIREMENTS
 Emergency Lighting: Yes No
 Exit Signs: Yes No
 Fire Alarm: Yes No
 Smoke Detection Systems: Yes No
 Carbon Monoxide Detection: Yes No

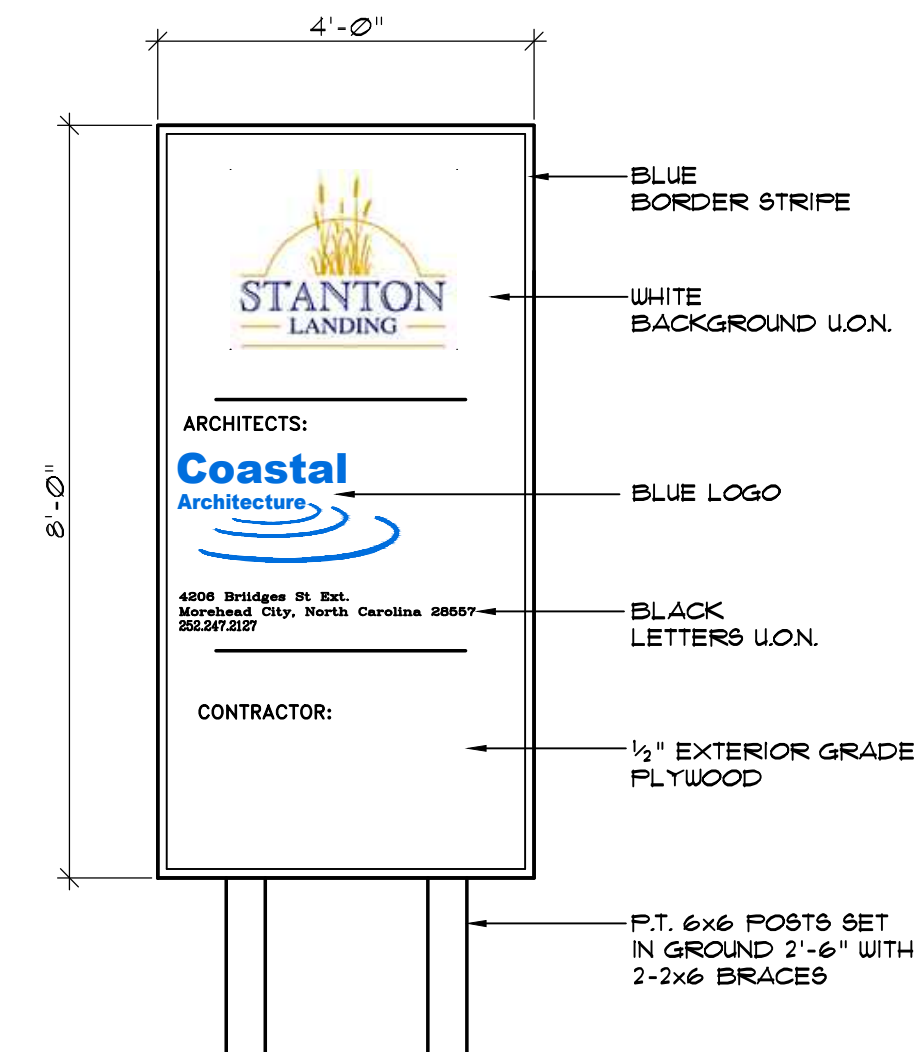
LIFE SAFETY PLAN REQUIREMENTS
 Life Safety Plan Sheet #: G-2
 Fire and/or smoke rated wall locations (Chapter 7)
 Assumed and real property line locations (if not on the site plan)
 Exterior wall opening area with respect to distance to assumed property lines (705.8)
 Occupancy Use for each area as it 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 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

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	# OF ACCESSIBLE SPACES PROVIDED				TOTAL ACCESSIBLE UNITS PROVIDED
			TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	
			N/A				

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

USE	WATERCLOSETS			LAVATORIES			SHOWERS/TUBS	DRINKING FOUNTAINS	
	Male	Female	Unisex	Male	Female	Unisex		Regular	Accessible
REQ'D (BLDG)	1	1	-	1	1	-	-	-	1
PROVIDED (BLDG)	2	3	-	1	2	2	-	-	1
REQ'D (POOL)	1	2	-	1	1	2	1	-	-
PROVIDED (POOL)	1	2	-	1	1	2	1	-	-

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



PROJECT SIGN
 NOT TO SCALE

NOTE: SUBMIT SHOP DRAWING FOR COORDINATION OF LETTER HEIGHTS SPECIFIC SIGN COLORS.

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 • Architectural Design
 • Planning
 • Interiors

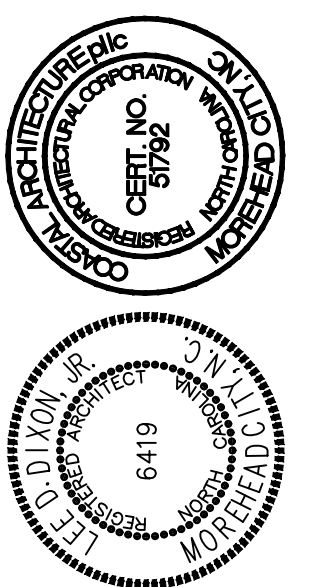


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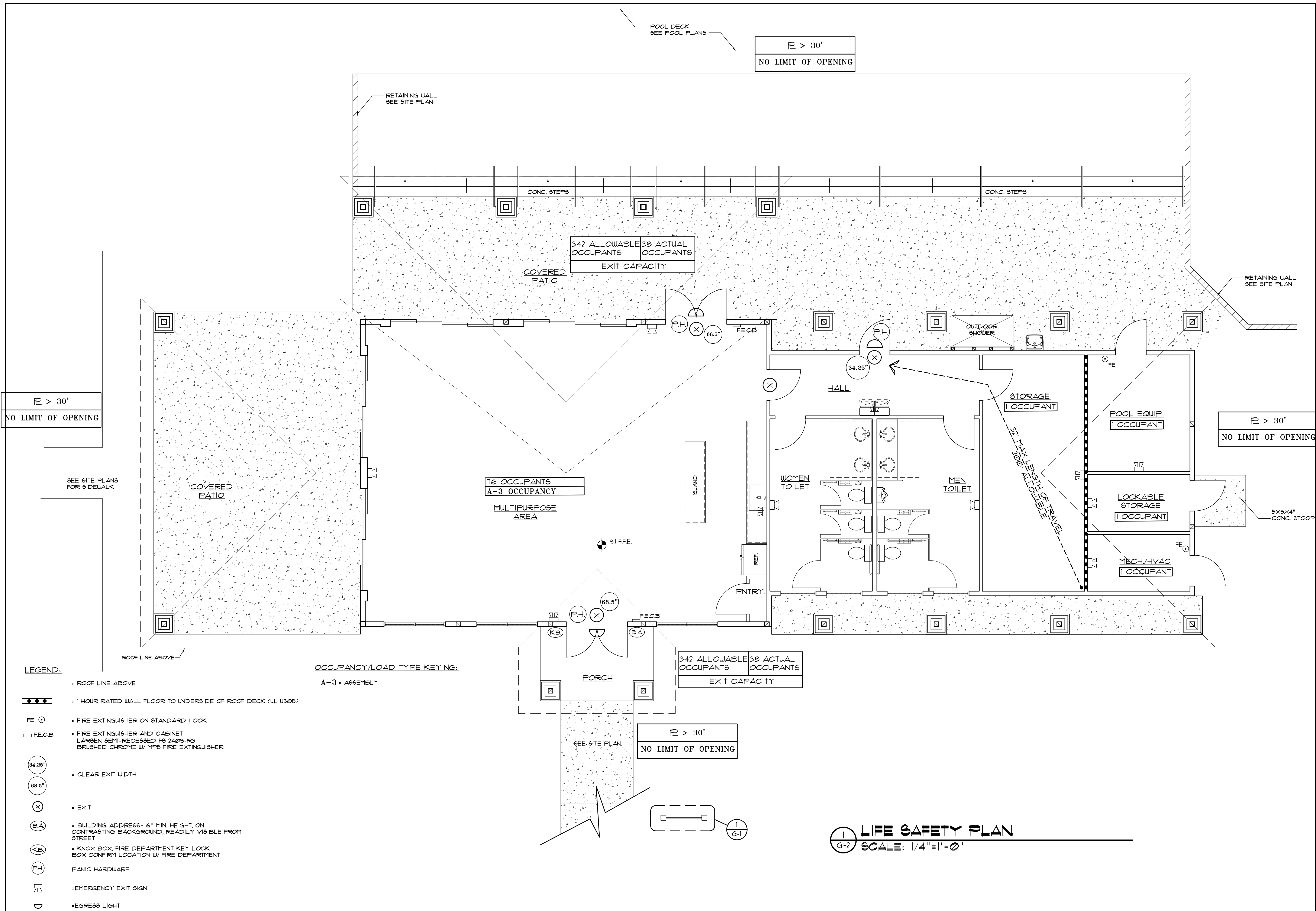
GENERAL DATA

23012

ISSUED: 04/12/24
 DWG BY: MSG
 CKD BY: LDD

REVISIONS

SHEET NO.
G-1
 OF



FE > 30'
NO LIMIT OF OPENING

SEE SITE PLANS FOR SIDEWALK

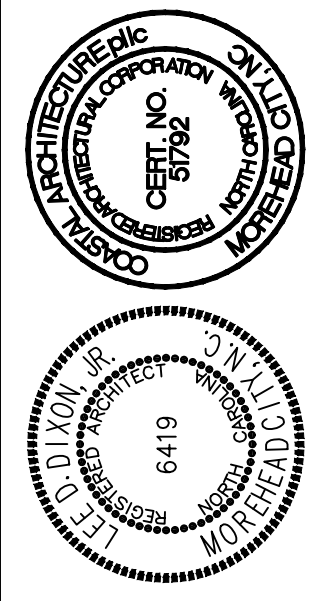
FE > 30'
NO LIMIT OF OPENING

FE > 30'
NO LIMIT OF OPENING

- LEGEND:**
- ROOF LINE ABOVE
 - ◆◆◆◆ 1 HOUR RATED WALL FLOOR TO UNDERSIDE OF ROOF DECK (UL U305)
 - FE ○ FIRE EXTINGUISHER ON STANDARD HOOK
 - F.E.C.B. FIRE EXTINGUISHER AND CABINET LARSEN 9EM1-RECESSED FS 2409-R3 BRUSHED CHROME W/ MP5 FIRE EXTINGUISHER
 - 34.25" CLEAR EXIT WIDTH
 - 68.5" CLEAR EXIT WIDTH
 - X EXIT
 - B.A. BUILDING ADDRESS- 6" MIN. HEIGHT, ON CONTRASTING BACKGROUND, READILY VISIBLE FROM STREET
 - K.B. KNOX BOX, FIRE DEPARTMENT KEY LOCK BOX CONFIRM LOCATION W/ FIRE DEPARTMENT
 - P.H. PANIC HARDWARE
 - EXIT SIGN EMERGENCY EXIT SIGN
 - EGRESS LIGHT

OCCUPANCY/LOAD TYPE KEYING:
A-3 = ASSEMBLY

LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



LIFE SAFETY PLAN

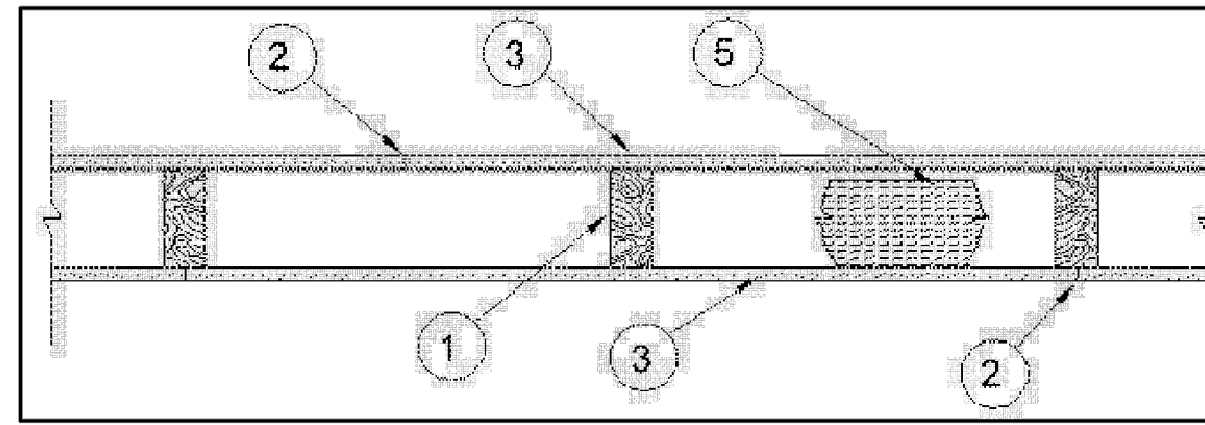
23012

ISSUED: 04/12/24
DWG BY: MSG
CKD BY: LDD

REVISIONS

SHEET NO.
G-2
OF

Design No. U305
 May 16, 2005
 Bearing Wall Rating - 1 HR.
 Finish Rating - See Items 3, 3A, and 3D.
 STC Rating - 56 (See Item 8)



1. Wood Studs - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. Joints and Nail-Heads - Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.
3. Gypsum Board* - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum 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. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6 or 6A, Steel Framing Members*. When Item 6, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
- When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.
- When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels 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 (finish rating 23 min.), Type AGX-11 (finish rating 26 min) or Type AG-C
- BEIJING NEW BUILDING MATERIALS CO LTD --- Type DBX-1 (finish rating 24 min).
- BPB AMERICA INC --- Type 1, Type SF3 (finish rating 20 min) or FRPC, ProRoc Type C or ProRoc Type X (finish rating 26 min), Type EORG (finish rating 23 min)
- BPB CANADA INC --- ProRoc Type C, ProRoc Type X or ProRoc Type Abuse-Resistant (finish rating 26 min)
- CANADIAN GYPSUM COMPANY --- Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FCV (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)
- G-P GYPSUM CORP, SUB OF
- GEORGIA-PACIFIC CORP --- 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 GPFST1 (finish rating 20 min), Type GPFST2 (finish rating 20 min), Type GPFST3 (finish rating 20 min), Type DS, Type DAP, Type DD (finish rating 20 min), DA.
- LAFARGE NORTH AMERICA INC --- 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 24 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 GYPSUM, DIV OF PACIFIC COAST
- BUILDING PRODUCTS INC --- 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)
- STANDARD GYPSUM L L C --- Type SGC (finish rating 20 min), Type SGC-3 (finish rating 20 min), Type SG-C or SGC-G (finish rating 20 min), FRX-6, VPBX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.
- TEMPLE-INLAND FOREST PRODUCTS CORP --- Types T (finish rating 20 min), VPB-Type T (finish rating 20 min), WR-Type T (finish rating 20 min), Type T SHIT (finish rating 20 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X.
- UNITED STATES GYPSUM CO --- Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type FCV (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).
- USG MEXICO S A DE C V --- Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type FCV (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).
- 3A. Gypsum Board* --- (As an alternate to Item 3) --- 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 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Finished Rating is 24 minutes.
- CANADIAN GYPSUM COMPANY --- Type AR, Type C, Type FCV, Type IP-AR, Type IP-X1, Type IP-X2, Type SCX, Type SHX, Type WRC, Type WRX.
- UNITED STATES GYPSUM CO --- Type AR, Type SCX, Type C, Type WRX, Type WRC, Type IP-X1, Type FCV, Type IP-X2, Type SHX, Type FRX-G, Type IP-AR, Type IPC-AR.
- USG MEXICO S A DE C V --- Type AR, Type C, Type WRX, Type WRC, Type IP-X1, Type FCV, Type IP-X2, Type SHX, Type SCX, Type IP-AR, Type IPC-AR.
- 3B. Gypsum Board* --- (As an alternate to Item 3) --- Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
- CANADIAN GYPSUM COMPANY --- Types AR, IP-AR.
- UNITED STATES GYPSUM CO --- Types AR, IP-AR.
- USG MEXICO S A DE C V --- Types AR, IP-AR.

- 3C. Gypsum Board* --- (As an alternate to Items 3, 3A and 3B) --- 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
- CANADIAN GYPSUM COMPANY --- Type SHX.
- UNITED STATES GYPSUM CO --- Type SHX.
- USG MEXICO S A DE C V --- Type SHX.
- 3D. Wall and Partition Facings and Accessories* --- (As an alternate to Items 3, 3A, 3B and 3C, 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 5E. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
- QUIET SOLUTION INC --- Type QuietRock QR-530 (finish rating 23 min).
4. Steel Corner Fasteners --- (Optional) --- For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. Batts and Blankets* --- (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs 24 in. OC with staples, nails or screws.
- CERTANTEED CORP
- GUARDIAN FIBERGLASS INC
- JOHNS MANVILLE INTERNATIONAL INC
- KNAUF FIBER GLASS GMBH
- OWENS CORNING HT INC, DIV OF OWENS
- CORNING --- Corning Fiberglas Corp.
- ROCK WOOL MANUFACTURING CO --- Delta Board.
- ROXUL INC
- THERMAFIBER INC --- Type SAFB.
- 5A. Fiber, Sprayed* --- (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) --- 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. Nominal dry density of 3.0 lb/ft³. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.
- U S GREENFIBER L L C --- Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)
- 5B. Fiber, Sprayed* --- (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) and Item 5A --- 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
- 5C. Batts and Blankets* --- Required for use with resilient channels, Item 7, 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.
- THERMAFIBER INC esc--- Type SAFB
- 5D. Glass Fiber Insulation --- (As an alternate to Item 5C) --- 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) Categories for names of Classified companies.
- 5E. Batts and Blankets* --- (Required for use with Wall and Partition Facings and Accessories, Item 3D) --- 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.
6. 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, 2-3/8 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 3.
 - b. Steel Framing Members* --- used to attach furring channels (Item 6 a) 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 grommet. Furring channels are friction fitted into clips.
 - FAC INTERNATIONAL INC --- Type RSIC-1.
 - 6A. Steel Framing Members (Optional, Not Shown)* --- Furring channels and Steel Framing Members on one side of studs 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 are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.
 - b. Steel Framing Members* --- used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
- KINETICS NOISE CONTROL INC --- Type Iso-max.
7. 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 5C or 5D is required.
8. Caulking and Sealants --- (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.
9. STC Rating --- The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
 - A. Item 1, above - Nailheads shall be covered with joint compound.
 - B. Item 2, above - Joints as described, shall be covered with fiber tape and joint compound.
 - C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
 - D. Item 6, above - Steel Framing Members* Shall be used to attach gypsum board to studs on either the acoustical source or receiving side of the wall assembly.
 - E. Item 7, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
 - F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.
- *Bearing the UL Classification Mark
- Filename = BXUV.U305
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1
 G-3
 UL DETAIL
 SCALE: N.T.S.

Coastal
 Architecture
 Inc.

- Architectural Design
- Planning
- Interiors

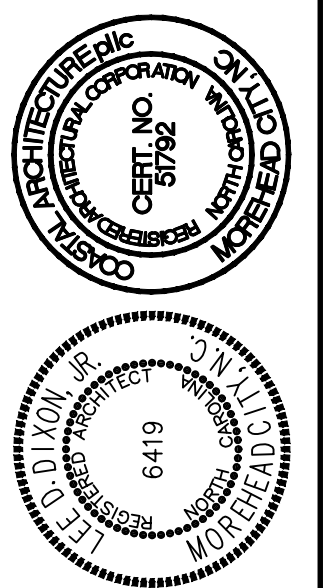
AIA
 Member of the American Institute of Architects

Lee D. Dixon, Jr., AIA
 252.247.2121
 lee@coastalarchitecture.net

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 Morehead City, NC 28557

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STANTON LANDING
 CLUBHOUSE
 BEAUFORT, NORTH CAROLINA



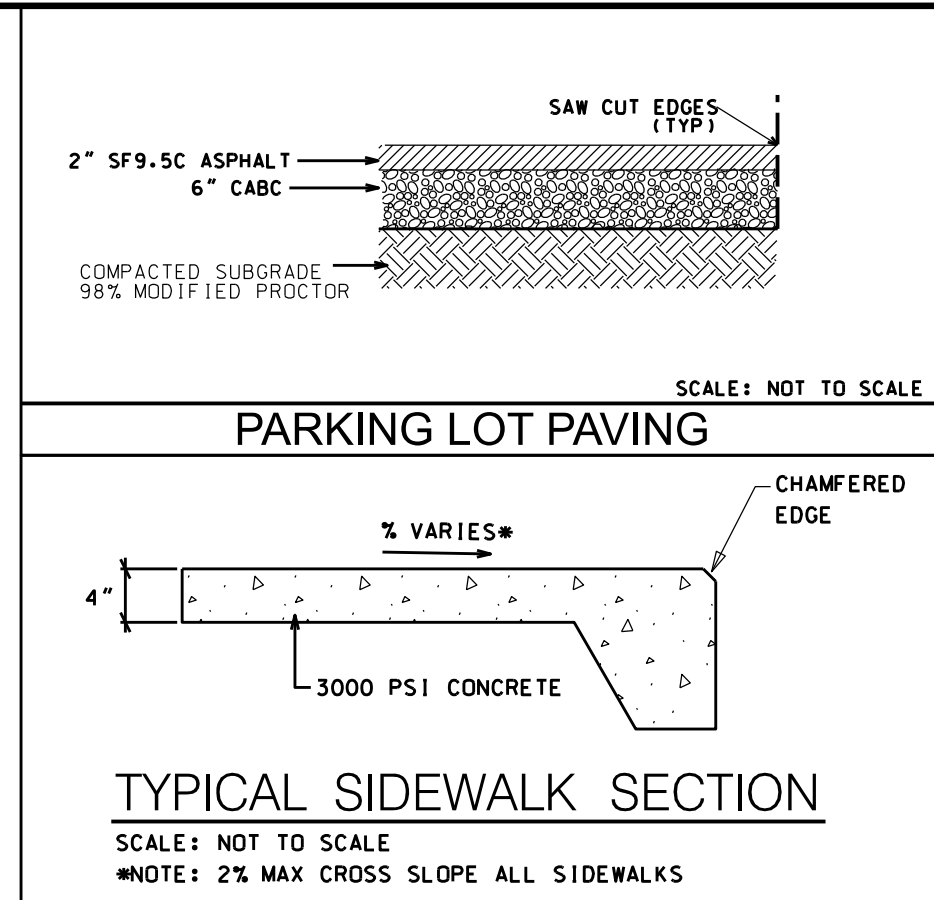
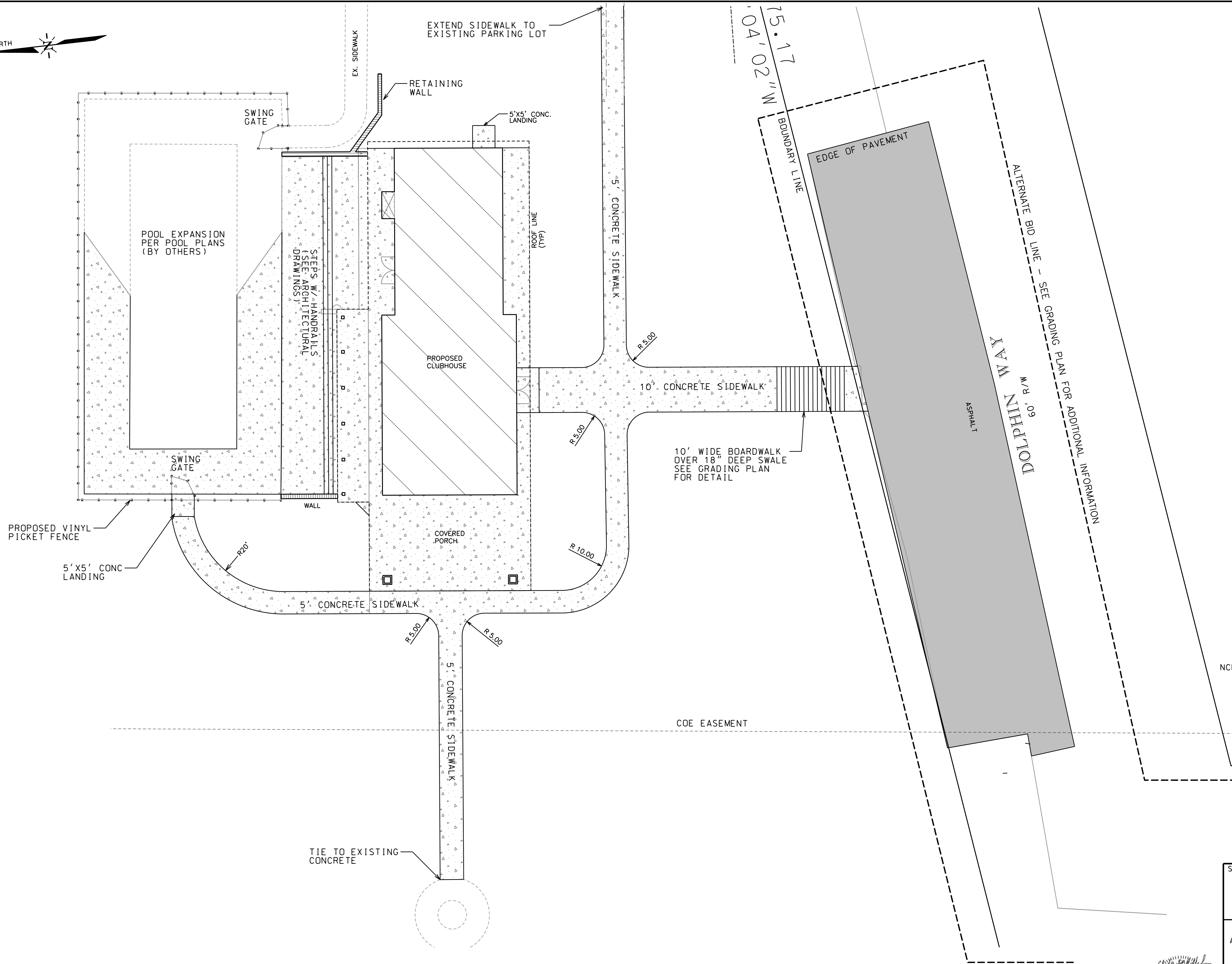
UL DETAIL

23012

ISSUED: 04/12/24
 DWG BY: MSG
 CKD BY: LDD

REVISIONS

SHEET NO.
 G-3
 OF

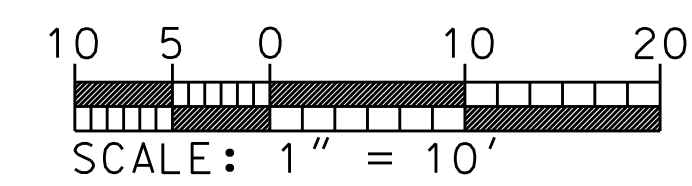


9A

N/F
BENJAMIN GREEN
D.B. 1809 PG. 23
NCPIN: 649003314865000

REVISIONS:

No.	BY	DATE	DESCRIPTION



SHEET # 2 OF 4
PROJECT #: PM2509-002
DESIGN FILE #: SLPDA Clubhouse.dgn

SITE PLAN

STANTON LANDING CLUBHOUSE

HARLOWE TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: SLPDA
C/O RODNEY HUTCHERSON
ADDRESS: 101 DOLPHIN WAY
BEAUFORT, NC 28516

PHONE: (919) 218-1775

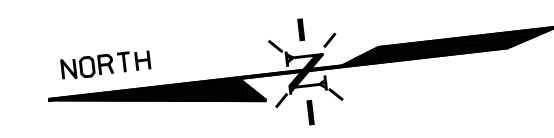
DESIGNED: CDF
DRAWN: CDF
CHECKED: CMC
APPROVED: CMC

DATE: 4/15/24
SCALE: 1" = 30'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

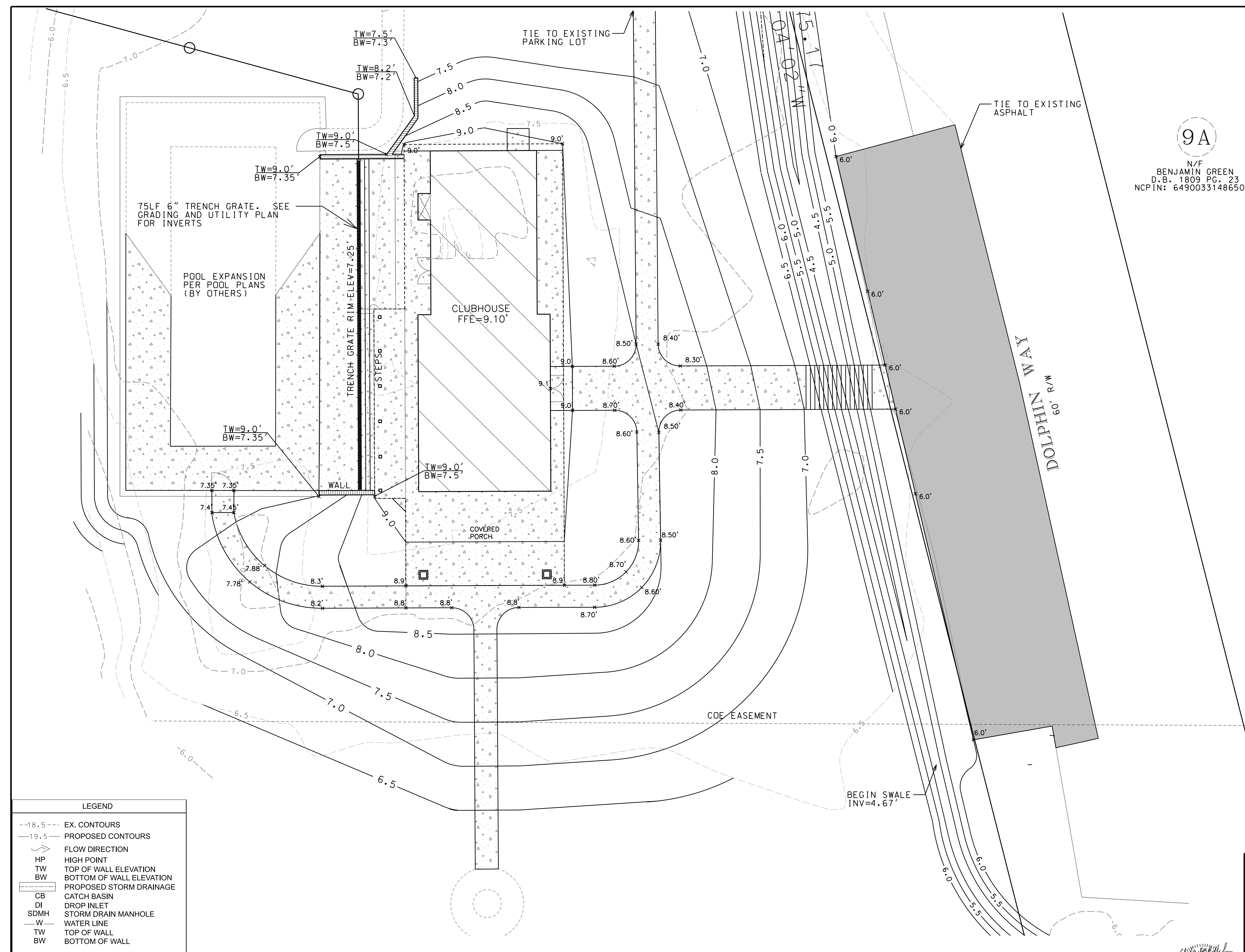
CHARLES M. CULLIPHER, P.E.





9A

N/F
BENJAMIN GREEN
D.B. 1809 PG. 23
NCPIN: 649003314865000



SEEDING SCHEDULE

SEED BED PREPARATION
 10-10-10 ----- 1,000 LBS/AC
 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 DISKING, RAKING OR HARROWING, GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

TEMPORARY SEEDING MIXTURE
 (DECEMBER 1 - APRIL 15)
 RYE (GRAIN) ----- 120 LBS/AC
 KOBE LESPEDEZA (SCARIFIED) ----- 20 LBS/AC
 (OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXCEED BEYOND JUNE)
 (APRIL 15 - AUGUST 15)
 GERMAN MILLET ----- 40 LBS/AC
 (AUGUST 15 - DECEMBER 30)
 RYE (GRAIN) ----- 25 LBS/AC
 (IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH SOLB/AC KOBE.)

PERMANENT SEEDING MIXTURE
 TALL FESCUE ----- 60 LBS/AC
 PENNSYLVANIA BERMUDAGRASS ----- 50 LBS/AC
 SERICEA LESPEDEZA ----- 50 LBS/AC
 KOBE LESPEDEZA ----- 10 LBS/AC

1. FROM SEPTEMBER 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED
 2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LBS/AC
 3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LBS/AC
 4. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SUDAGRASS, PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)
 COMMON BERMUDAGRASS ----- 80 LBS/AC

MULCHING
 STRAW (WHEAT, OATS, BARLEY, RYE) ----- 1-2 TONS/AC (AFTER SEEDING)
 15 TON QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED
 ASPHALT TACK ----- 200 GAL./TON OF MULCH

1. APPLY 4000 LB/AC 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.
 2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

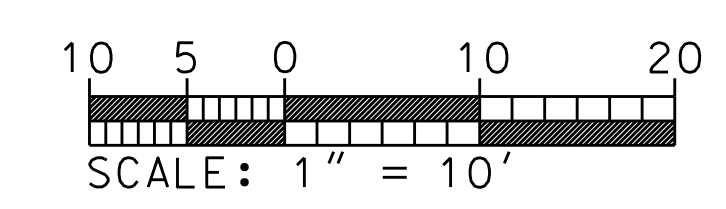
MAINTENANCE
 IF GROWTH IS LESS THAN FULLY ADEQUATE, REPERMUTUALIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER, NOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

REVISIONS:

No.	BY	DATE	DESCRIPTION

LEGEND

--18.5--	EX. CONTOURS
---19.5---	PROPOSED CONTOURS
→	FLOW DIRECTION
HP	HIGH POINT
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
---	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
-W-	WATER LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL



SHEET # 4 OF 4
 PROJECT #: PM2509-002
 DESIGN FILE #: SLPDA Cclubhouse.dgn

ENLARGED GRADING PLAN

STANTON LANDING CLUBHOUSE

HARLOWE TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: SLPDA
 C/O RODNEY HUTCHERSON
 ADDRESS: 101 DOLPHIN WAY
 BEAUFORT, NC 28516

PHONE: (919) 218-1775

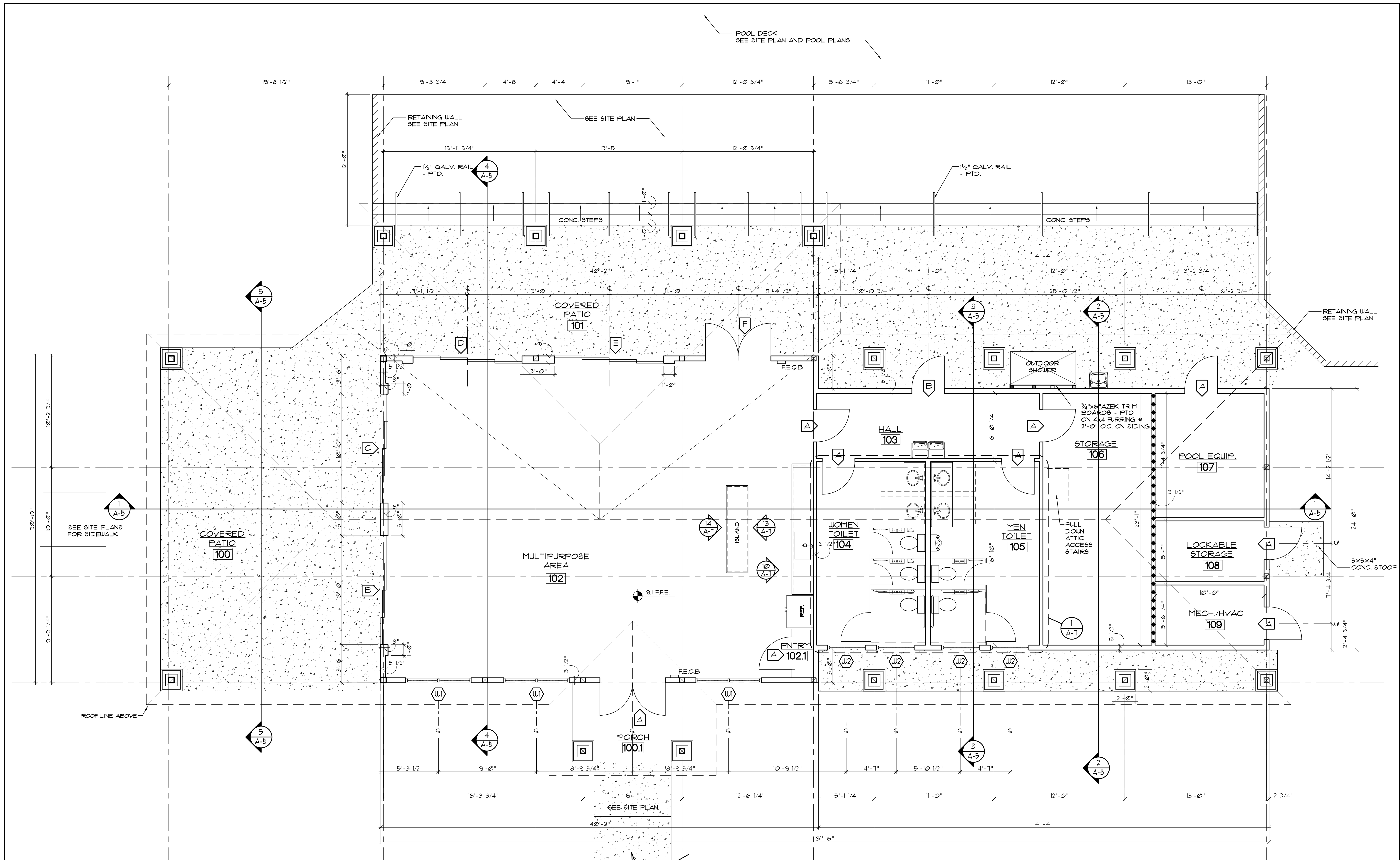
DESIGNED: CDF
 DRAWN: CDF
 CHECKED: CMC
 APPROVED: CMC

DATE: 4/15/24
 SCALE: 1" = 30'

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 (252) 773-0090 LICENSE NO. C-4482

CHARLES M. CULLIPHER, P.E.



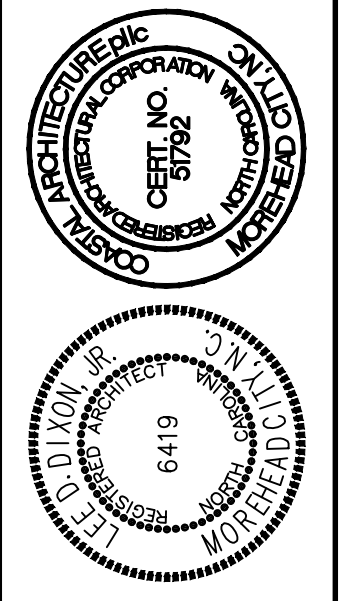
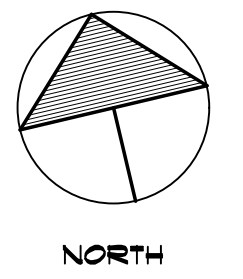


LEGEND

- ◆◆◆ NEW 1 HOUR RATED WALL TO DECK ABOVE
- F.E.C.B. FIRE EXTINGUISHER AND CABINET

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

- DOOR**
- FOYER 102
 - DOOR 102A
 - ROOM *
- LEGEND**
- DOOR INDICATOR



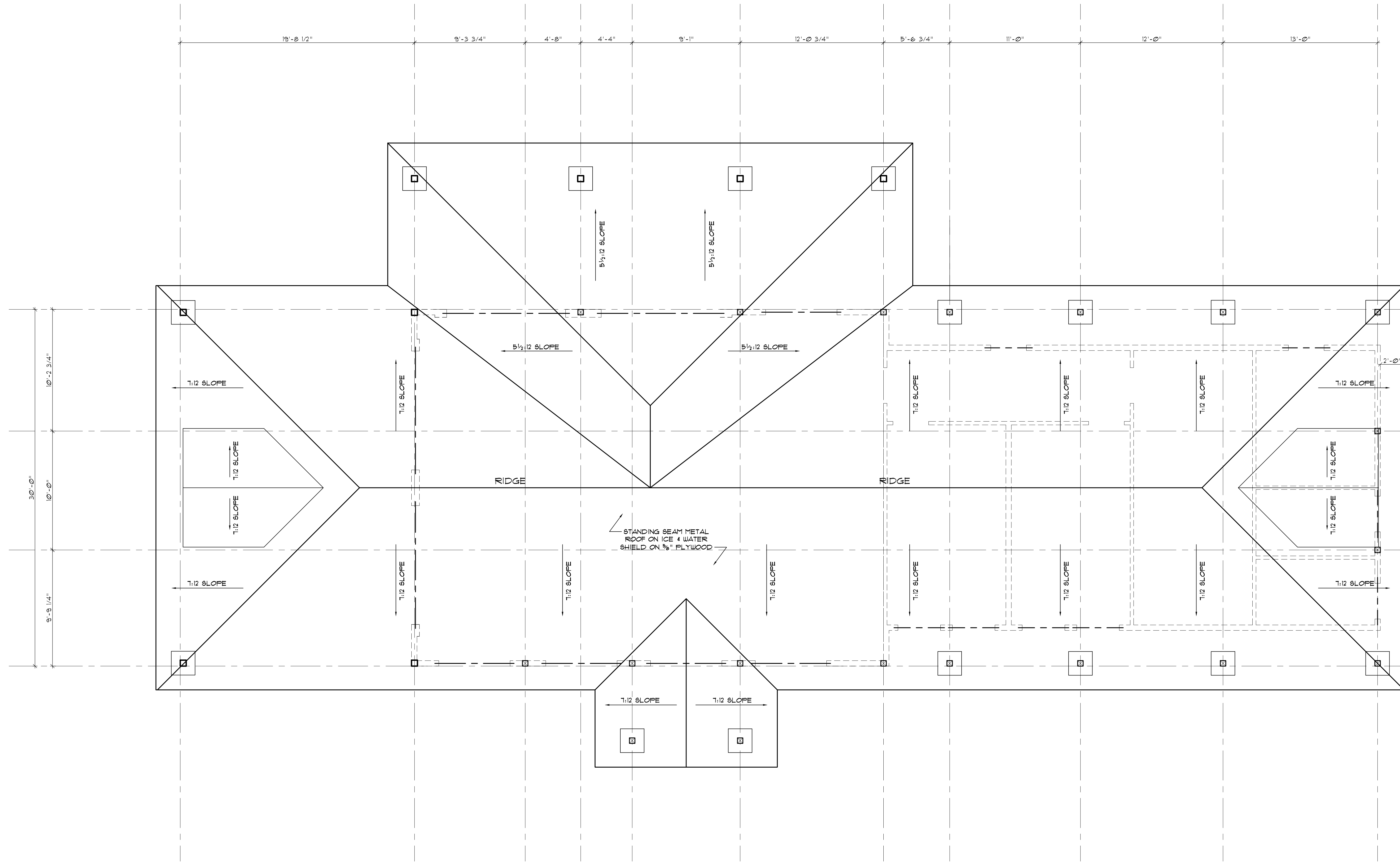
FLOOR PLAN

23012

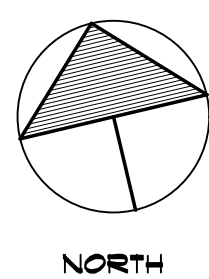
ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

NO.	DESCRIPTION

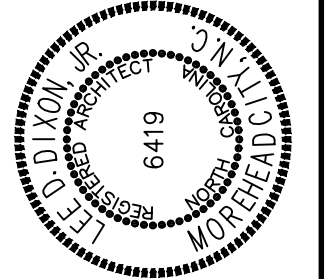
SHEET NO.
A-1
OF



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



**STANTON LANDING
 CLUBHOUSE
 NORTH CAROLINA**



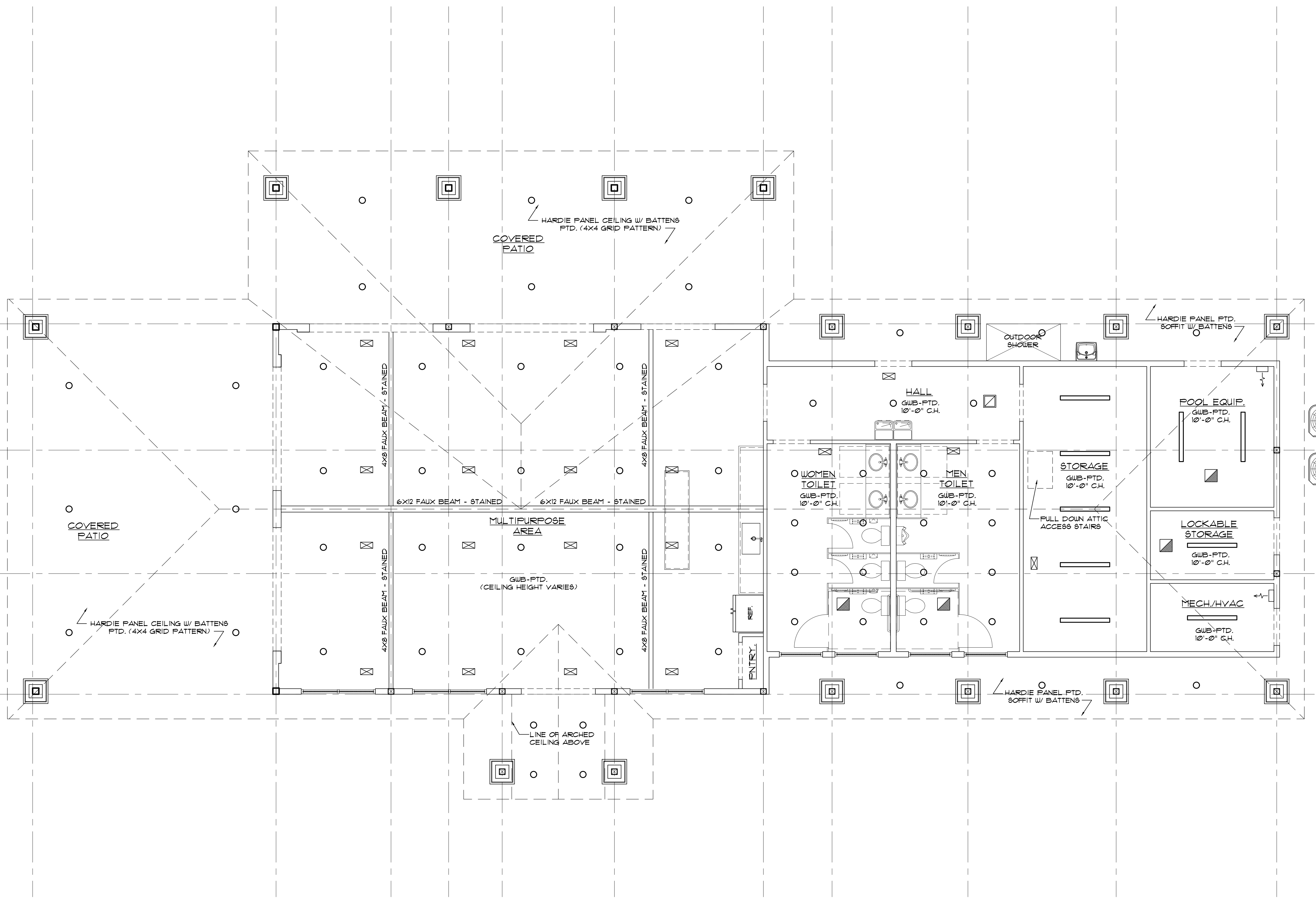
ROOF PLAN

23012

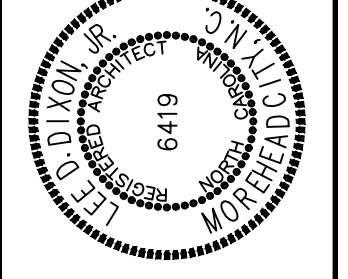
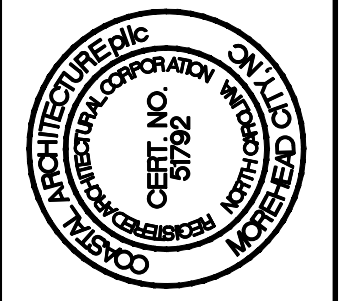
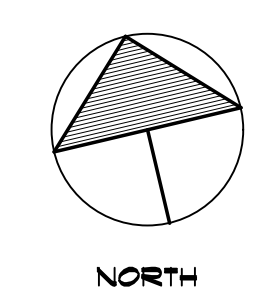
ISSUED: 04/12/24
 DWG BY: SKC/MSG
 CKD BY: LDD

REVISIONS

SHEET NO.
A-1.1
 OF



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN

23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

NO.	REVISIONS

SHEET NO.
A-2
OF

WINDOW SCHEDULE					
MARK	SIZE (WxH)	TYPE	MAT.	GLASS	REMARKS
W1	6'-0"W x 6'-6"H	FIXED	ALUM.	IMPACT RESISTANT	BLACK FINISH
W2	3'-0"W x 1'-6"H	FIXED	ALUM.	IMPACT RESISTANT	BLACK FINISH
W3	3'-0"W x 3'-0"H	FIXED	ALUM.	IMPACT RESISTANT	BLACK FINISH

DOOR SCHEDULE					
DOOR NO.	SIZE	DOOR		FRAME	REMARKS
		MAT.	TYPE		
102A	(2) 3'-0" x 7'-0"	ALUM.	1	A	①
102B	10'-0" x 8'-0"	12G. STEEL	3	C	②
102C	10'-0" x 8'-0"	12G. STEEL	3	C	②
102D	10'-0" x 8'-0"	12G. STEEL	3	C	②
102E	10'-0" x 8'-0"	12G. STEEL	3	C	②
102F	(2) 3'-0" x 7'-0"	ALUM.	1	A	①
1021A	3'-0" x 7'-0"	WD.	6	E	
103A	3'-0" x 7'-0"	WD.	5	E	③
103B	3'-0" x 7'-0"	ALUM.	2	B	①
104A	3'-0" x 7'-0"	WD.	6	E	③④
105A	3'-0" x 7'-0"	WD.	6	E	③④
106A	3'-0" x 7'-0"	WD.	6	E	
107A	3'-0" x 7'-0"	F.G.	4	D	③
108A	3'-0" x 7'-0"	F.G.	4	D	③
109A	3'-0" x 7'-0"	F.G.	4	D	③

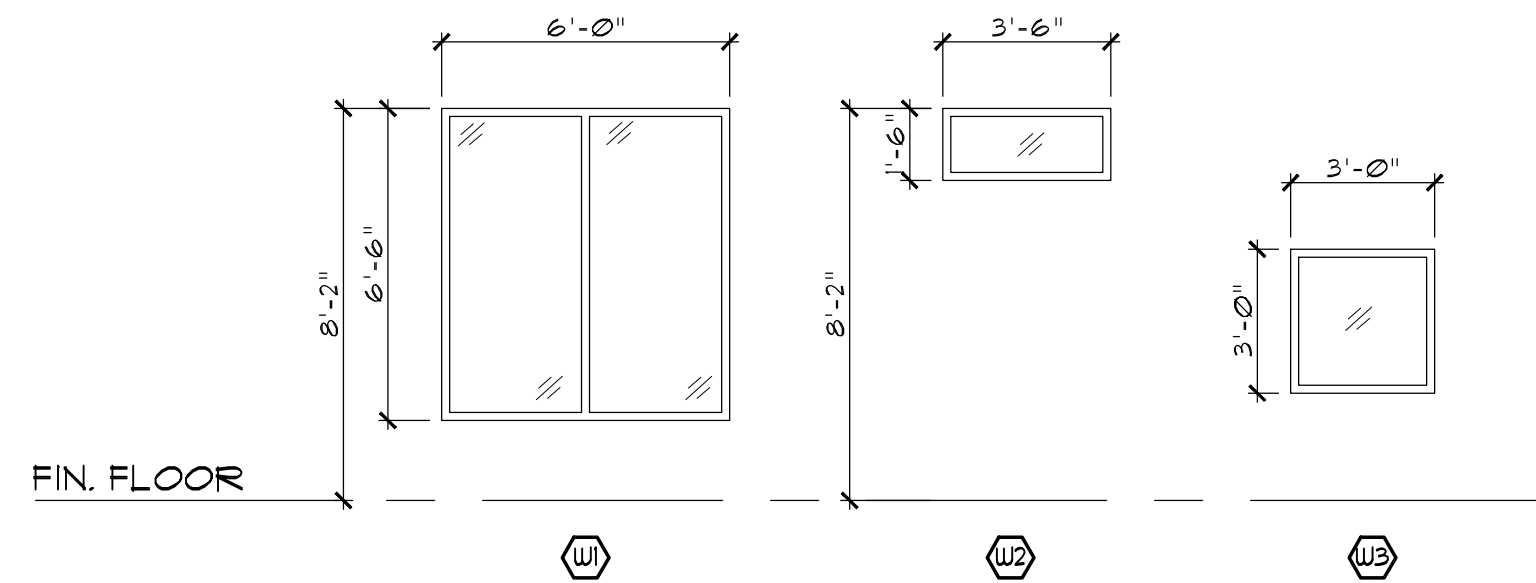
REMARKS

- ALL GLASS TO BE TEMPERED
- ① PANIC DEVICES AND CLOSERS
- ② GLORY IRON DOORS GID 4 PANEL SLIDING PATIO DOOR 15D008 (LOCKABLE)
- ③ CLOSERS
- ④ PUSH/PULLS

ROOM FINISH SCHEDULE							
R.M. NUMB.	ROOM	FLOORS	BASE	WALLS	CEILING	HEIGHT (NOMINAL)	REMARKS
100	COVERED PATIO		CONC. SEALED	-	HARDIE PANEL PTD.	10'-0"	W/ 4'X4' BATTEN PATTERN
101	COVERED PATIO		-	-	HARDIE PANEL PTD.	10'-0"	W/ 4'X4' BATTEN PATTERN
102	MULTIPURPOSE AREA		1X6 PTD.	6" SHIPLAP PTD.	GUB-PTD.	VARIABLE	
1021	PANTRY			GUB-PTD.		10'-0"	
103	HALL			6" SHIPLAP PTD.			
104	WOMENS TOILET						
105	MEN TOILET						
106	STORAGE			GUB-PTD.			
107	POOL EQUIP.						
108	LOCKABLE STORAGE						
109	MECH. / HVAC						

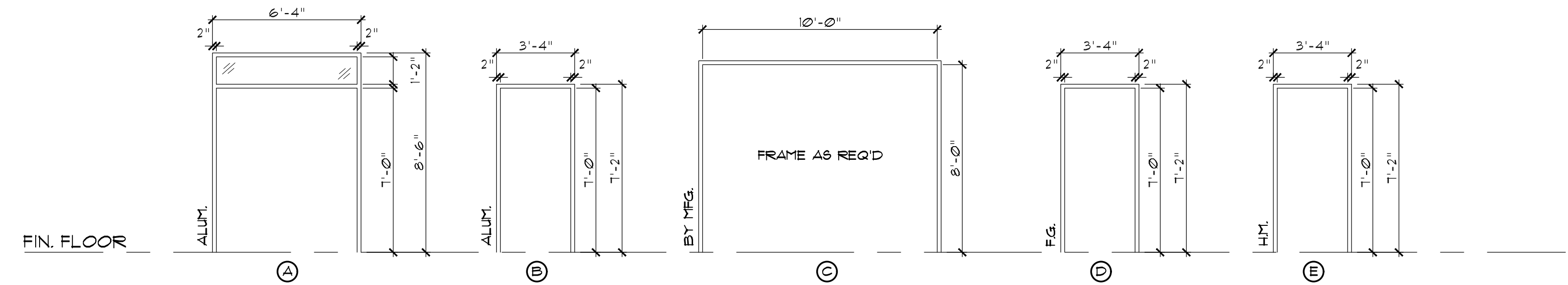
ROOM FINISH SCHEDULE REMARKS

- ALL GUB TO BE MOLD/MILDEW RESISTANT
- ALL GUB TO BE 3/8"



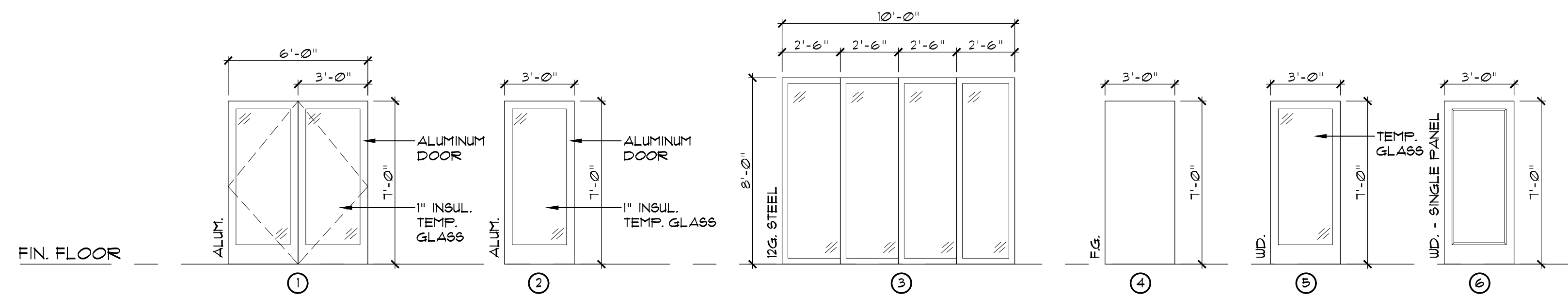
NOTE: ALL GLASS IS TEMPERED

3 WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



GLORY IRON DOORS
GID 4 PANEL IRON SLIDING PATIO DOOR
15D008

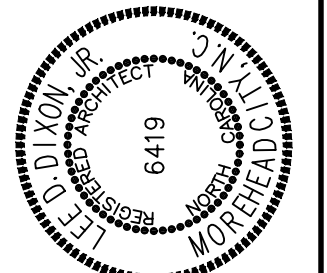
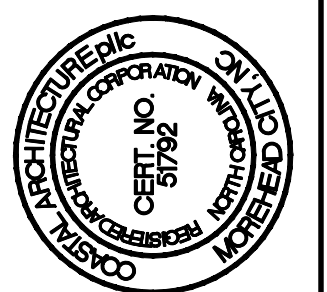
2 DOOR FRAME ELEVATIONS
SCALE: 1/4" = 1'-0"



GLORY IRON DOORS
GID 4 PANEL IRON SLIDING PATIO DOOR
15D008

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

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS PRIOR TO ORDERING UNITS.



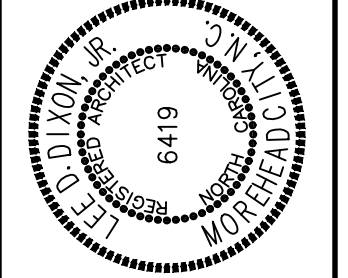
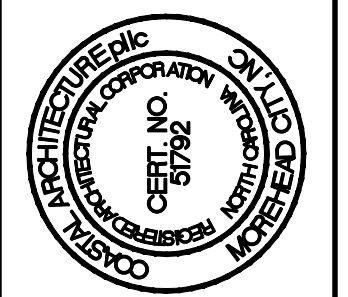
DOOR, WINDOW, AND ROOM FINISH SCHEDULES

23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

REVISIONS

SHEET NO.
A-3
OF



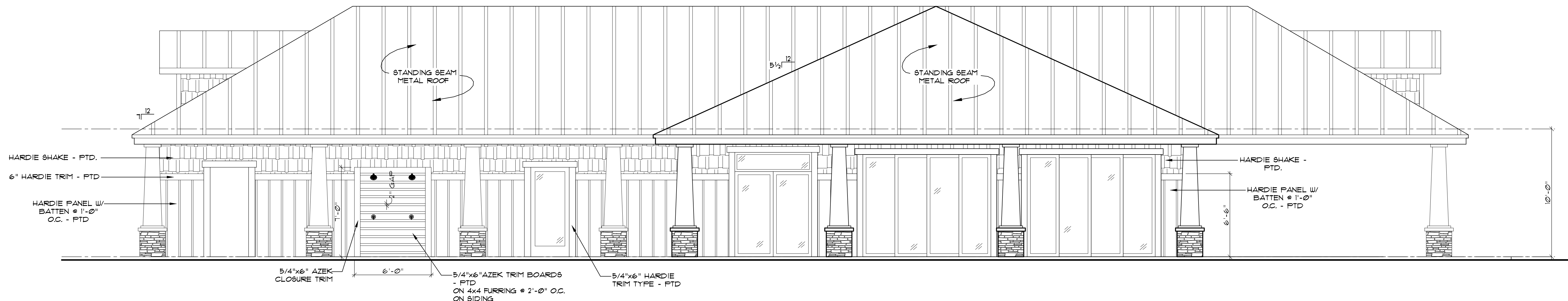
EXTERIOR ELEVATIONS

23012

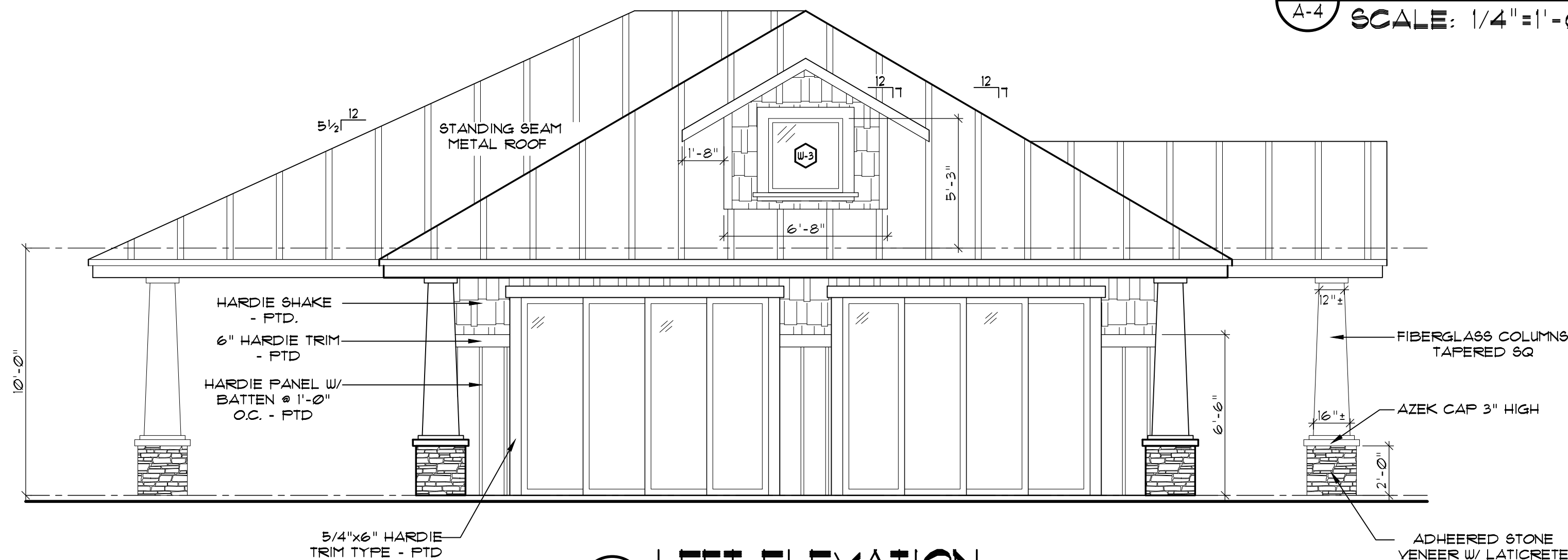
ISSUED:
DWG BY: SKC
CKD BY: LDD

REVISIONS

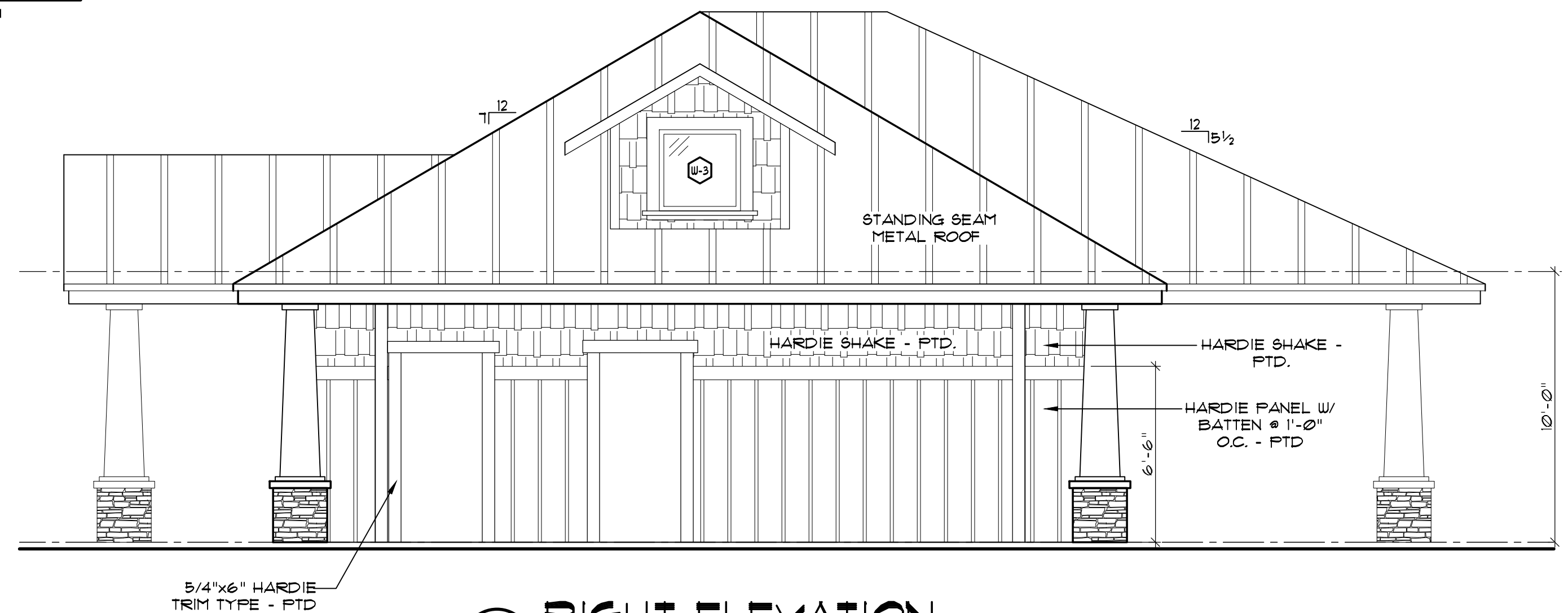
SHEET NO.
A-4
OF



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

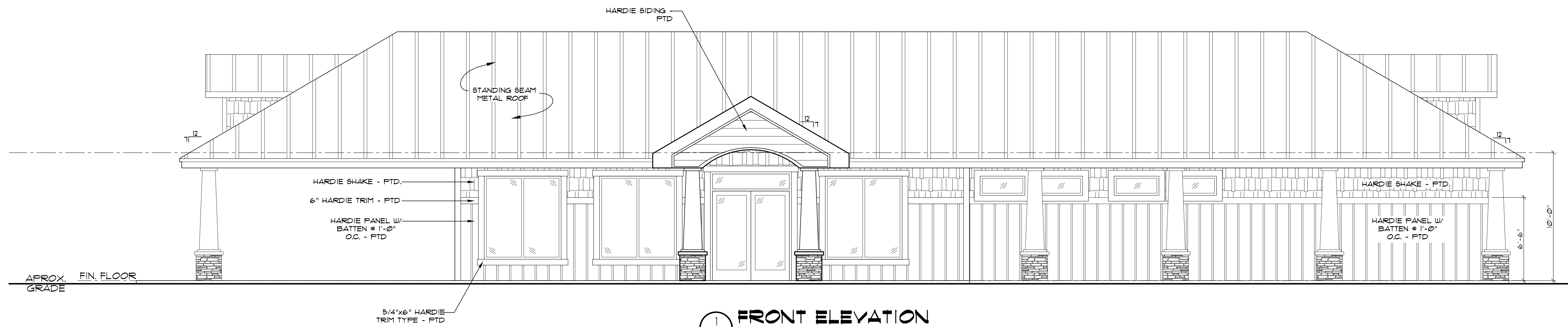


3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

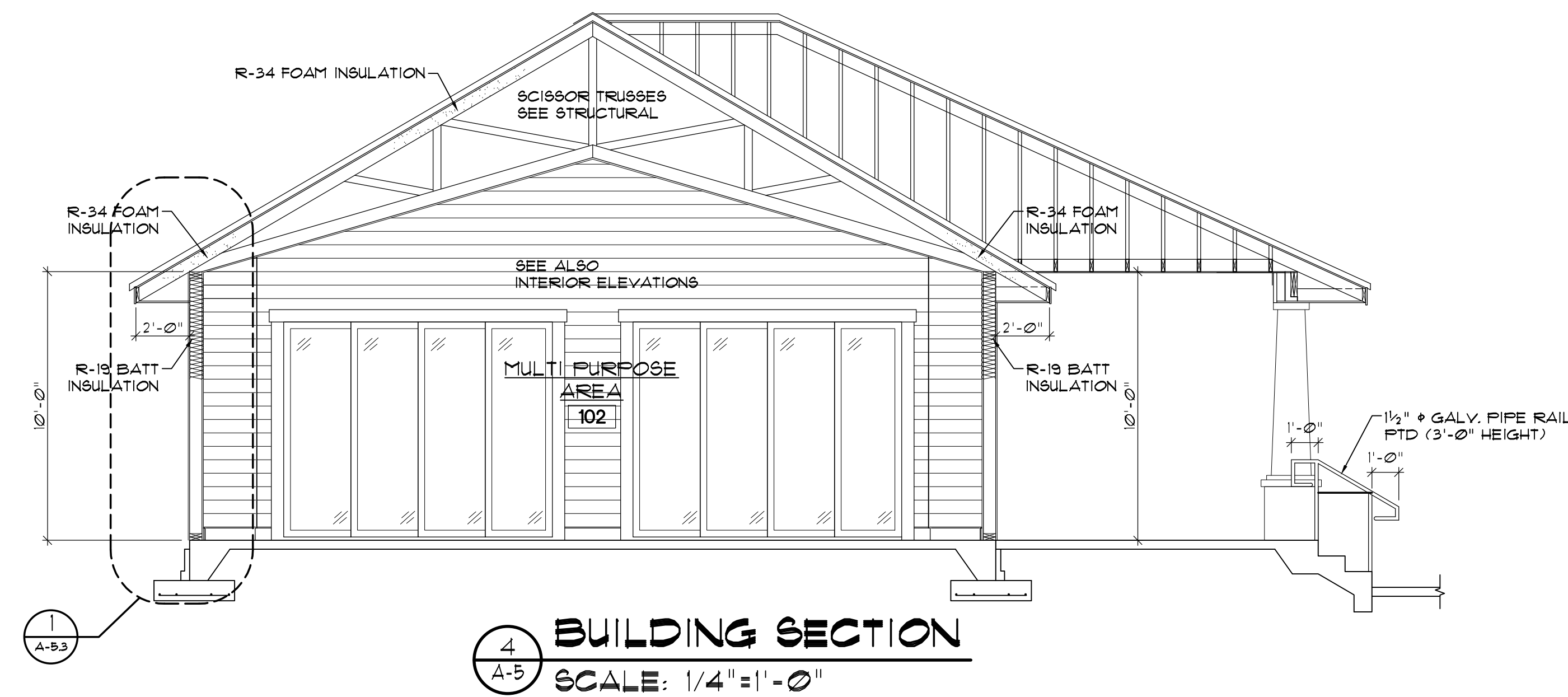
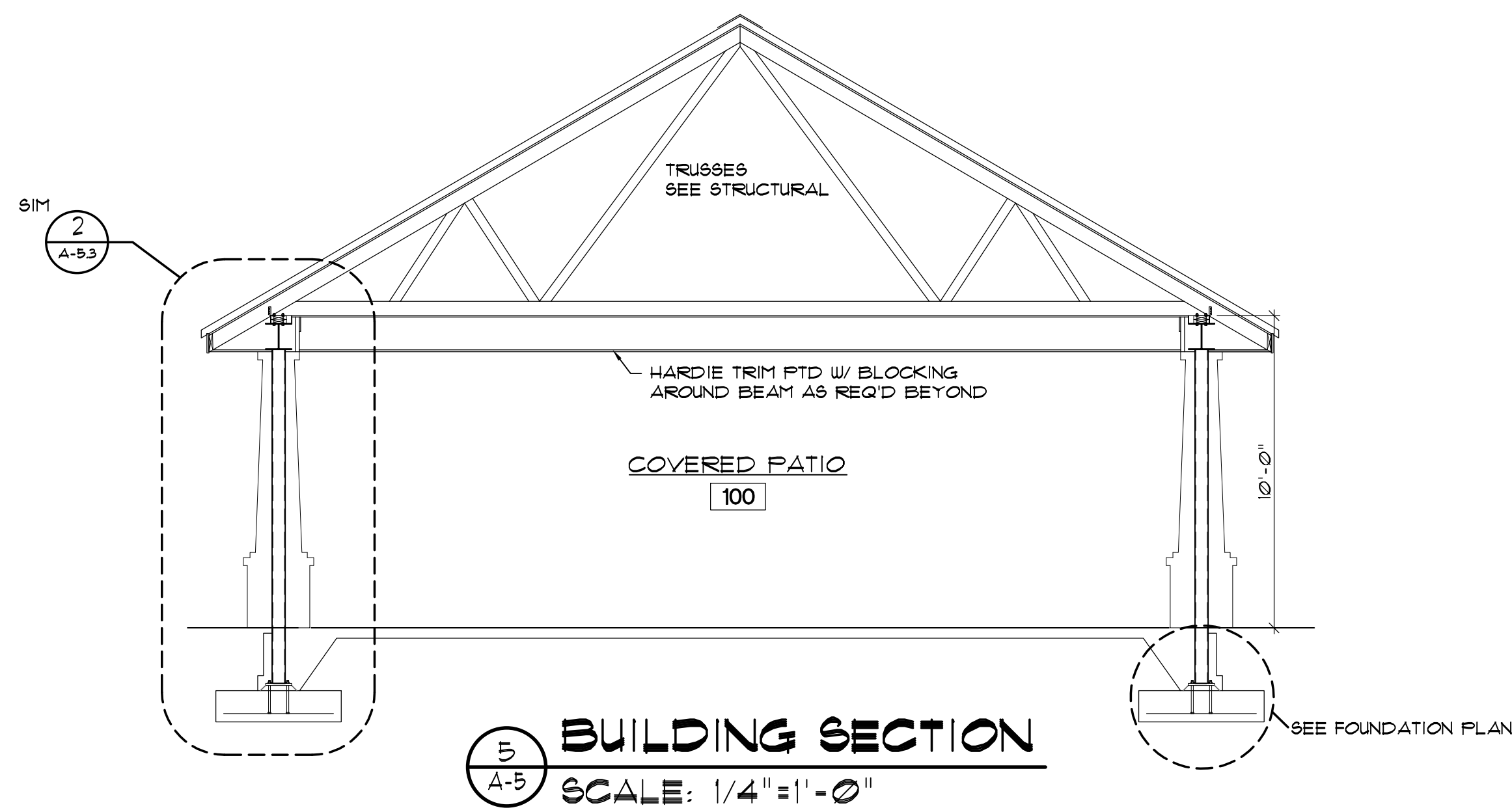


2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

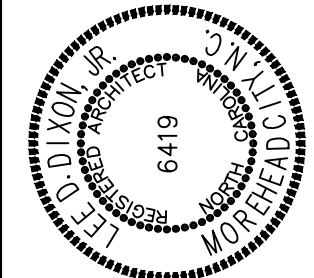
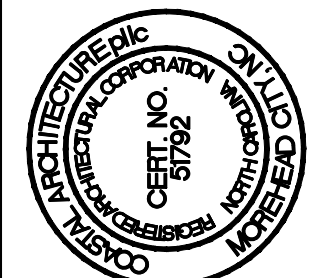
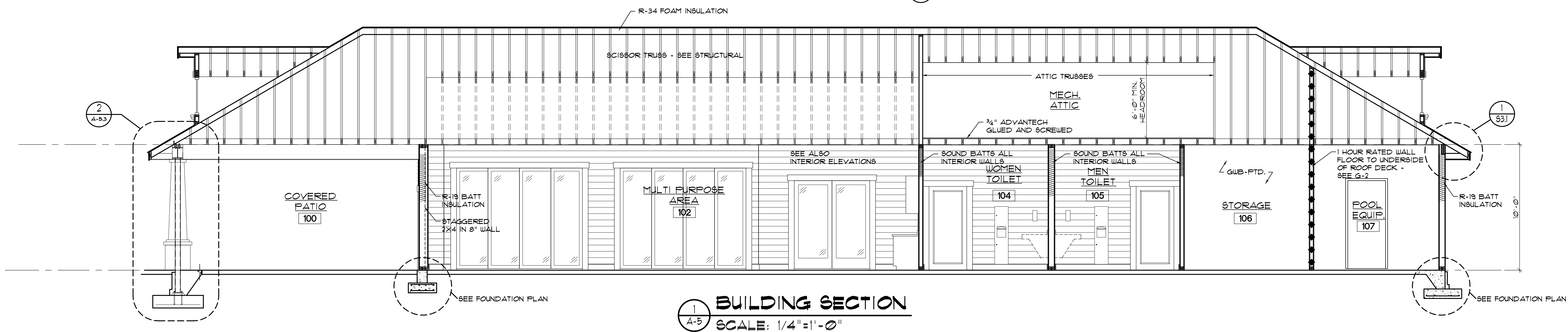
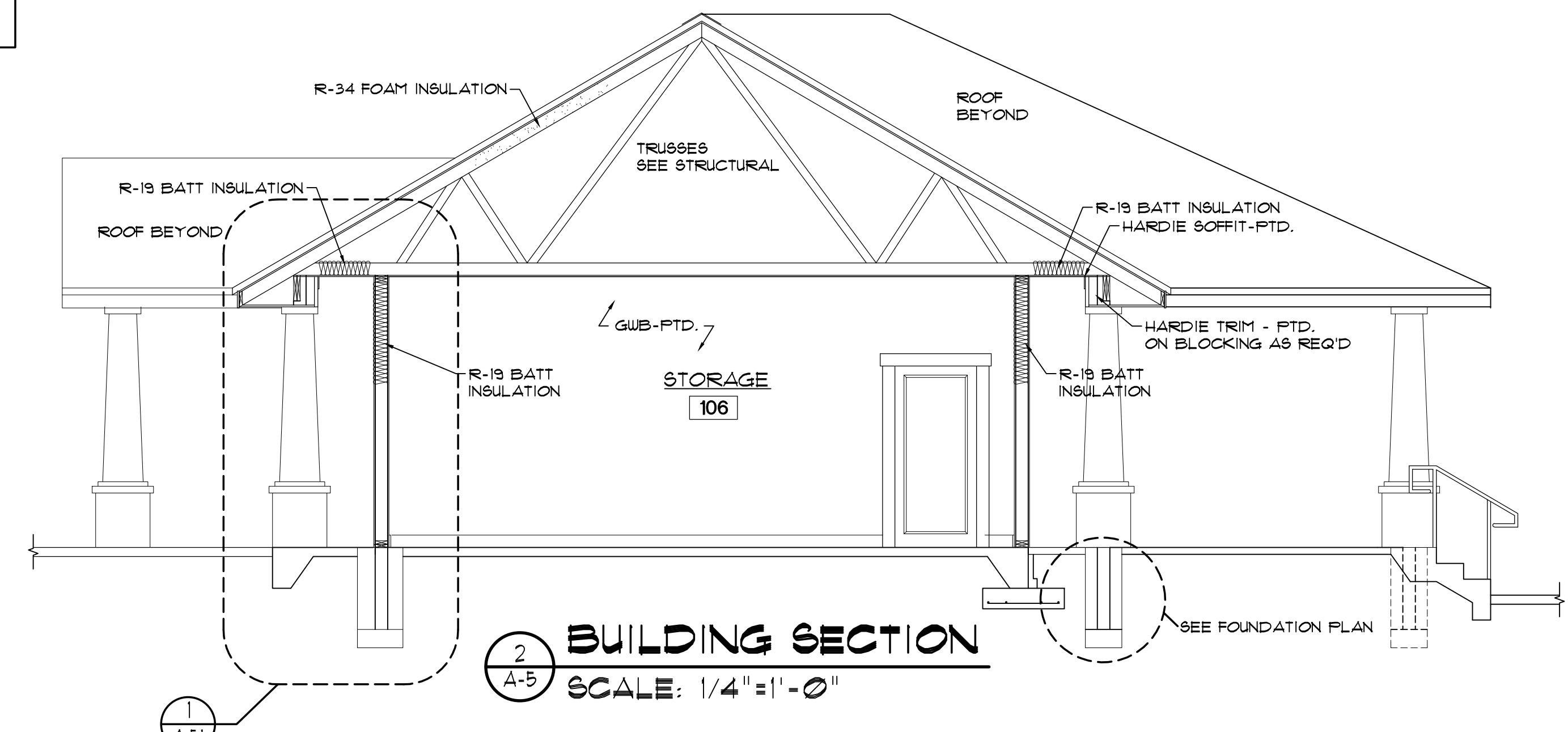
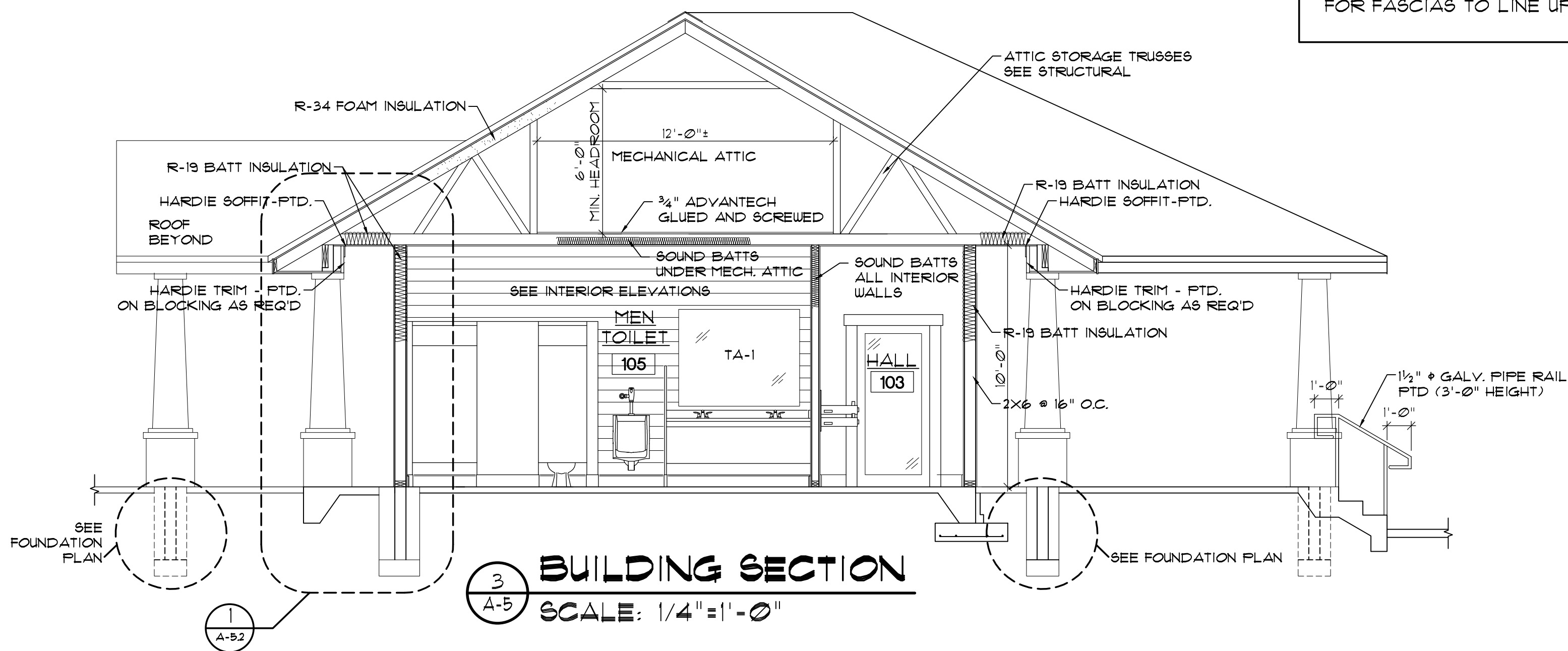
FIBERGLASS COLUMNS
TAPERED SQ.
AZEK CAP 3" HIGH
ADHERED STONE VENEER W/ LATICRETE
PREMIUM MASONRY
PAINT MORTAR ON
LATICRETE AIR 4
WATER BARRIER ON
3/8" DUROCK CEMENT
BACKER BOARD ON
1/2" PLYWOOD OR 2x4
WOOD FRAMING



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



NOTE: TRUSS MANUFACTURER TO VERIFY HEEL HEIGHTS REQ'D FOR FASCIAS TO LINE UP



BUILDING SECTIONS

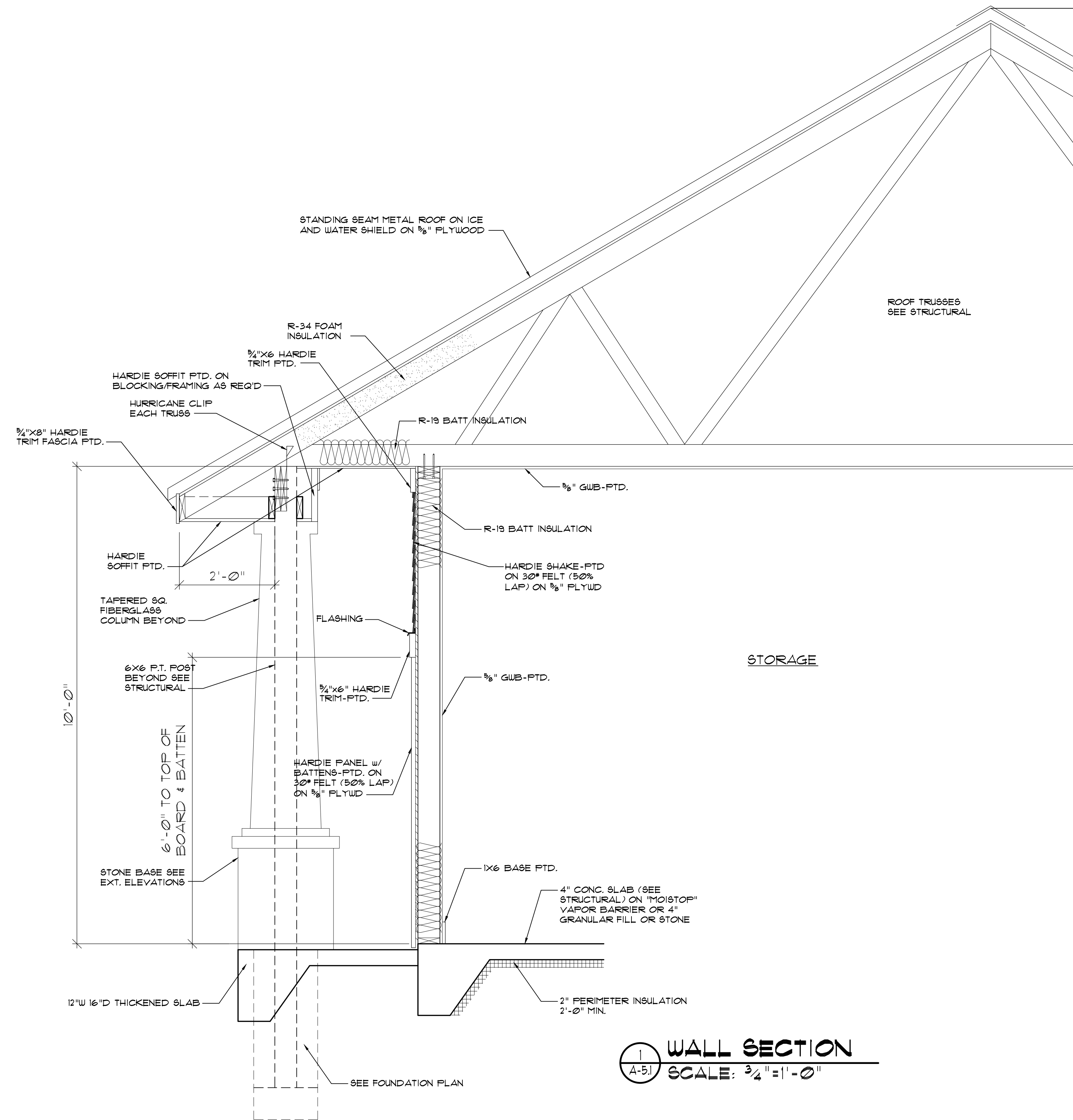
23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

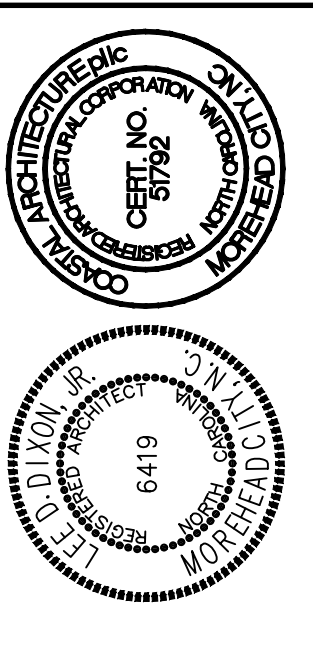
NO.	DESCRIPTION

SHEET NO.
A-5
OF

NOTE: TRUSS MANUFACTURER TO VERIFY HEEL HEIGHTS REQ'D FOR FASCIAS TO LINE UP



WALL SECTION
SCALE: 3/4" = 1'-0"



WALL SECTION

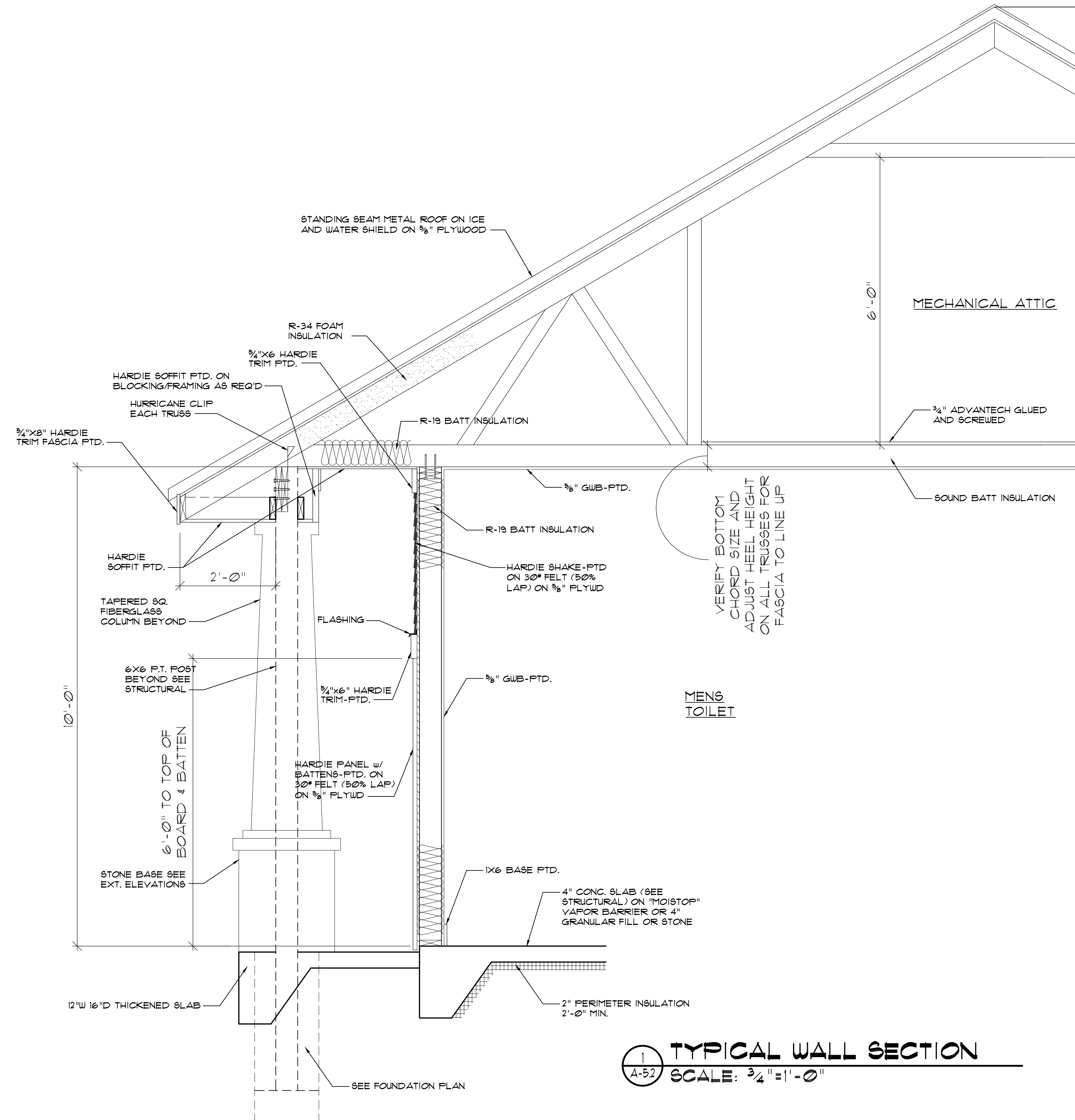
23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

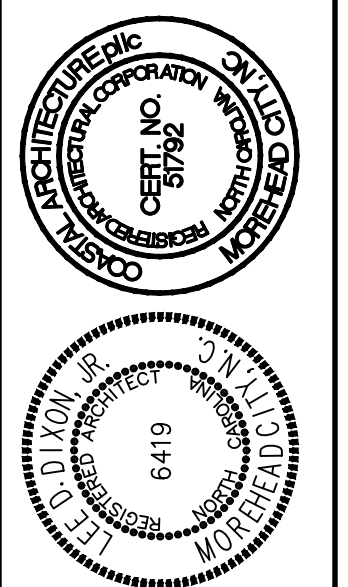
NO.	DESCRIPTION

SHEET NO.
A-5.1
OF

NOTE: TRUSS MANUFACTURER TO VERIFY HEEL HEIGHTS REQ'D FOR FASCIAS TO LINE UP



1 TYPICAL WALL SECTION
A-52 SCALE: 3/4" = 1'-0"



TYPICAL WALL SECTION

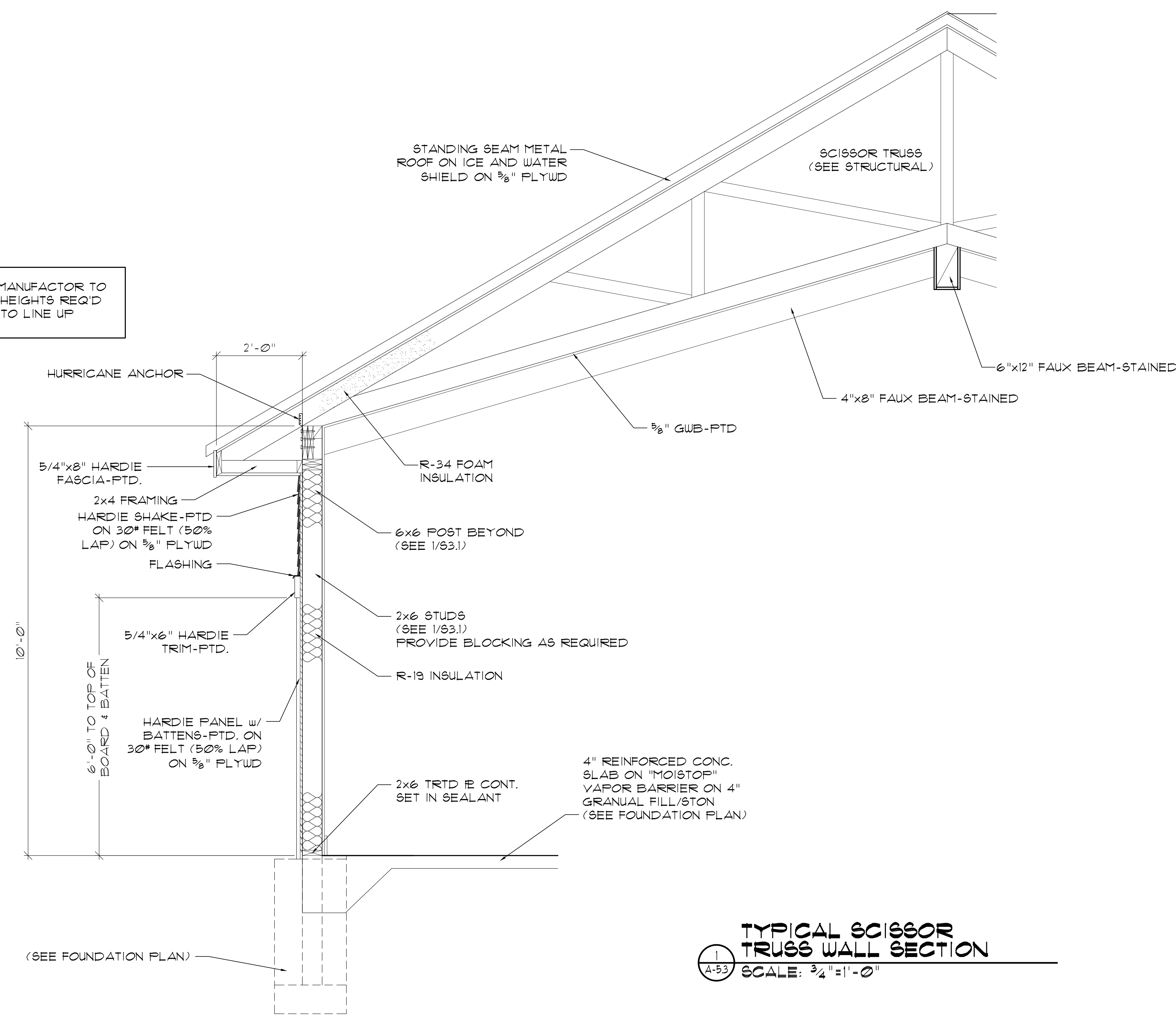
23012

ISSUED: 04/12/24
DWG BY: SKC/MSG
CKD BY: LDD

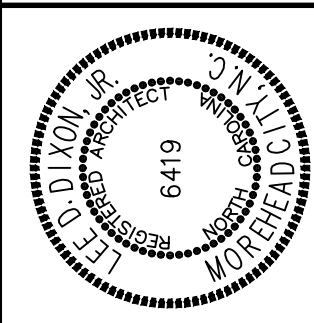
NO.	DESCRIPTION

SHEET NO.
A-5.2
OF

NOTE: TRUSS MANUFACTURER TO VERIFY HEEL HEIGHTS REQ'D FOR FASCIAS TO LINE UP



TYPICAL SCISSOR TRUSS WALL SECTION
SCALE: 3/4" = 1'-0"



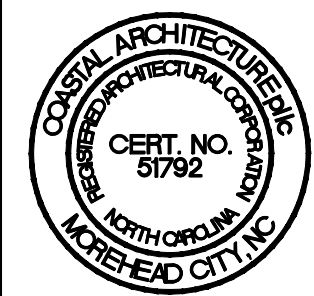
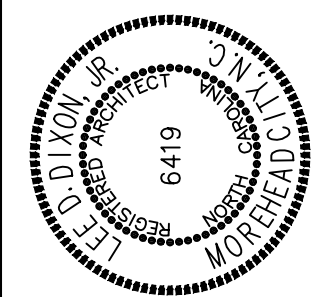
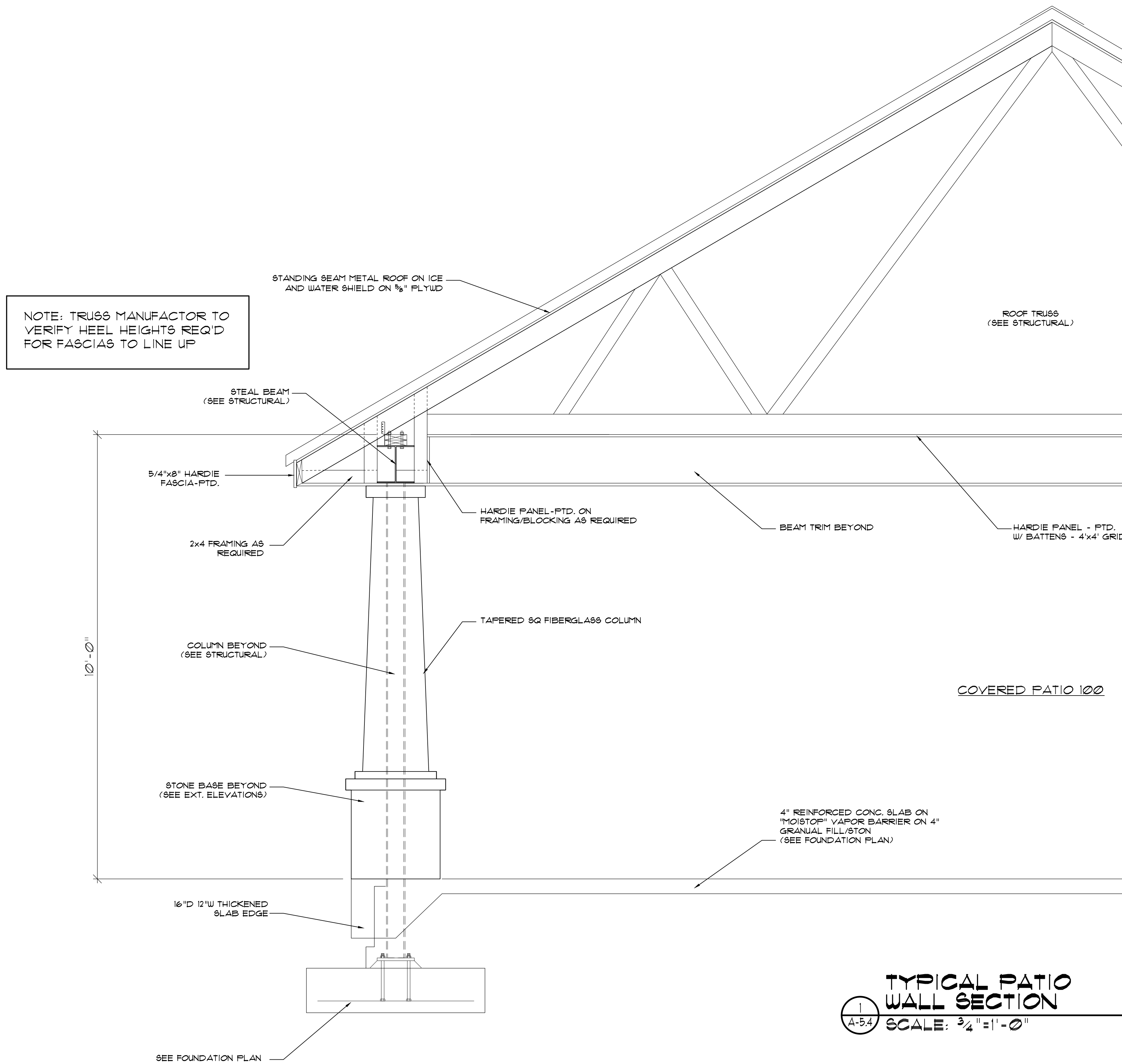
TYPICAL SCISSOR TRUSS WALL SECTION

23012

ISSUED: 04/12/24
DWG BY: SKC
CKD BY: LDD

REVISIONS	

SHEET NO.
A-5.3
OF



TYPICAL PATIO WALL SECTION

23012

ISSUED: 04/12/24
DWG BY: SKC
CKD BY: LDD

NO.	REVISIONS

SHEET NO.
A-5.4
OF

TOILET ACCESSORY SCHEDULE

Mark	Item	Mtg. Ht.	Remarks
TA-1	FRAMELESS MIRROR 5'-0" W X 4'-0" H	3'-4"	HEIGHT TO BOTTOM OF MIRROR
TA-2	TOILET TISSUE DISPENSER AND UTILITY SHELF B-2840	1'-10"	HEIGHT TO TOP OF DISPENSER
TA-3	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE B-3803	4'-0" MAX.	HEIGHT TO DISP. OUTLET OR DISPENSER LEVER
TA-4	HANDICAP AUTOMATIC WALL MOUNTED SOAP DISPENSER B-2013	4'-9" MAX.	HEIGHT TO TOP OF DISPENSER
TA-5	GRAB BAR 42" W/ SNAP FLANGE CONCEALED MOUNTING B-6806	3'-0" MAX.	HEIGHT TO CENTER
TA-6	GRAB BAR 36" W/ SNAP FLANGE CONCEALED MOUNTING B-6806	3'-0" MAX.	HEIGHT TO CENTER
TA-7	GRAB BAR 18" W/ SNAP FLANGE (VERTICAL) B-6806	3'-3"	HEIGHT TO BOTTOM. CENTER OF BAR @ 40" FROM REAR WALL
TA-8	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL B-210	2'-6"	HEIGHT TO TOP OF DISPENSER

NOTES:
 • MODEL NUMBERS ARE BOBRICK, UON, BRADLEY, & FRANKLIN ARE APPROVED EQUALS. SUBMIT CUT SHEETS FOR APPROVAL.
 • SUBMIT SHOP DRAWINGS FOR ALL TOILET PARTITION CONFIGURATIONS.
 • ALL HANDRAILS SHALL BE BLOCKED TO SUPPORT A 250 LB. LOAD MINIMUM.

Coastal Architecture

• Architectural Design
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 • Interiors



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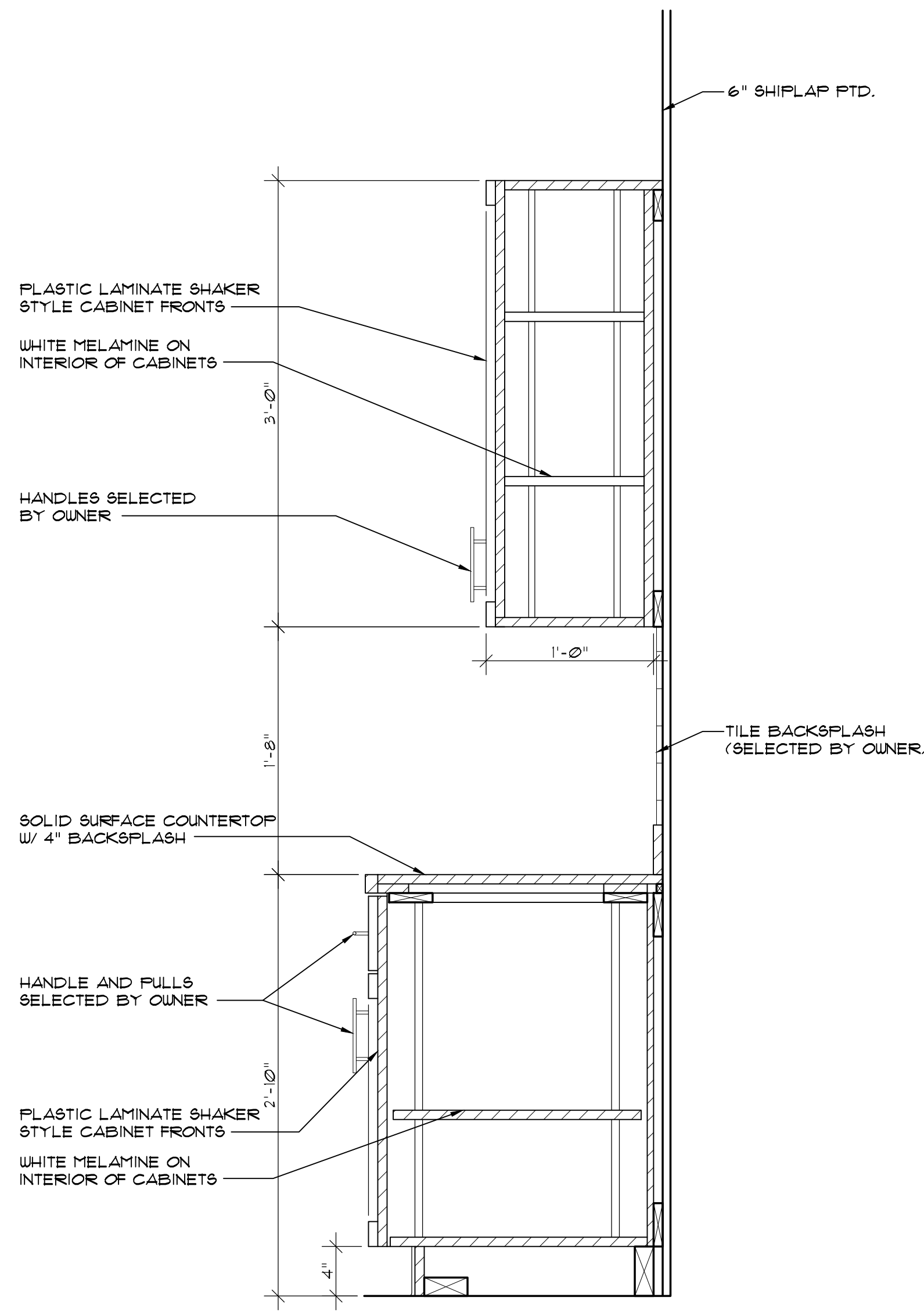
Lee D. Dixon, Jr., AIA
 252-247-2127

lee@coastalarchitecture.net

4206 Bridges St. Ext., Suite C
 Morehead City, NC 28557

www.CoastalArchitecture.net

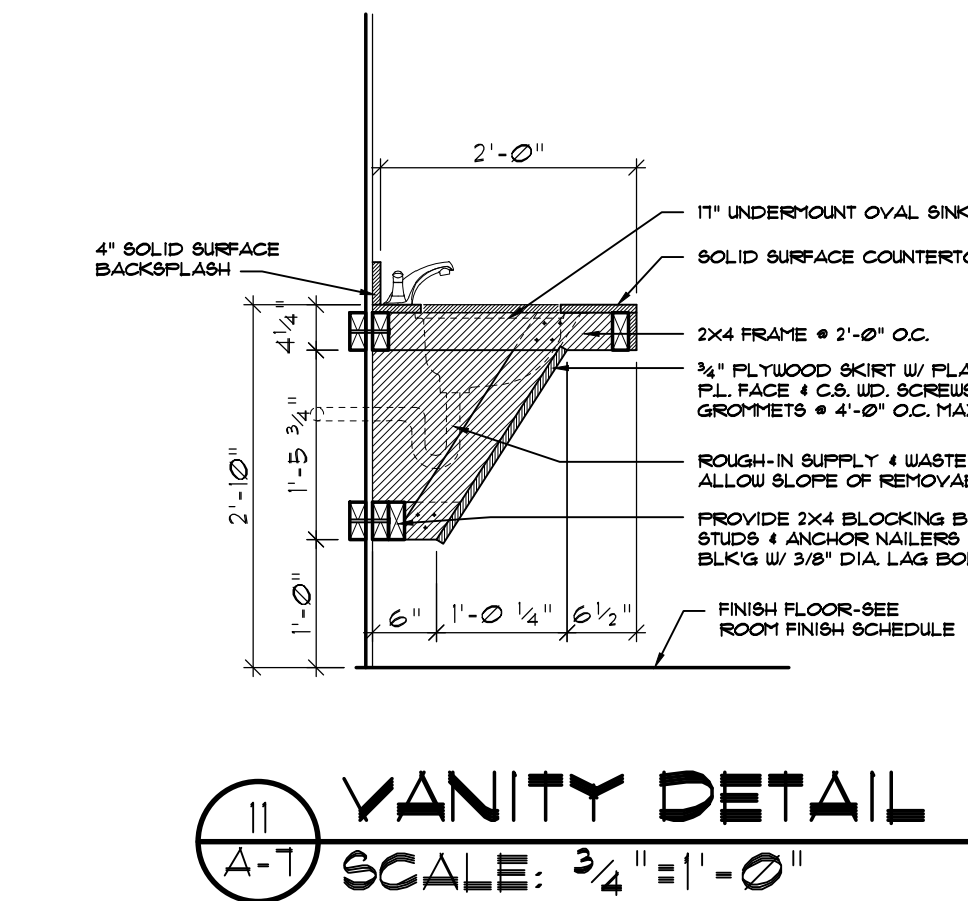
STANTON LANDING CLUBHOUSE NORTH CAROLINA



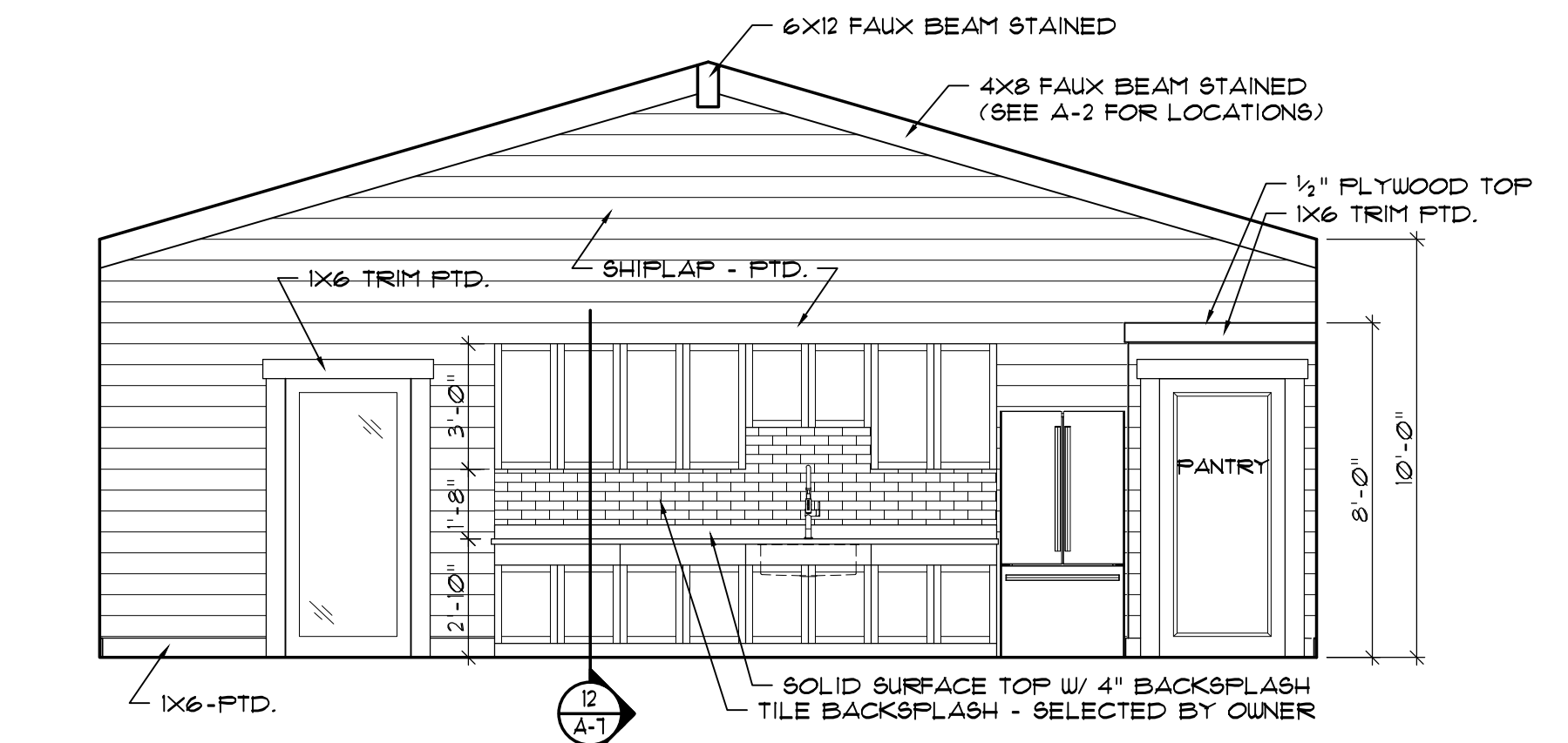
12 CABINET DETAIL
 SCALE: 1/2" = 1'-0"

14 ISLAND ELEVATION
 SCALE: 3/4" = 1'-0"

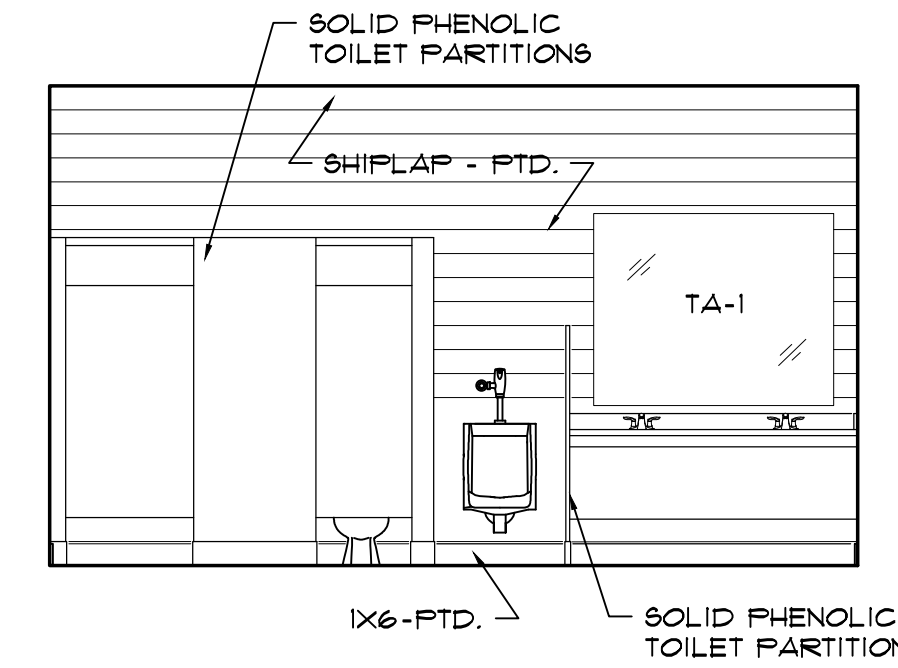
13 ISLAND ELEVATION
 SCALE: 3/4" = 1'-0"



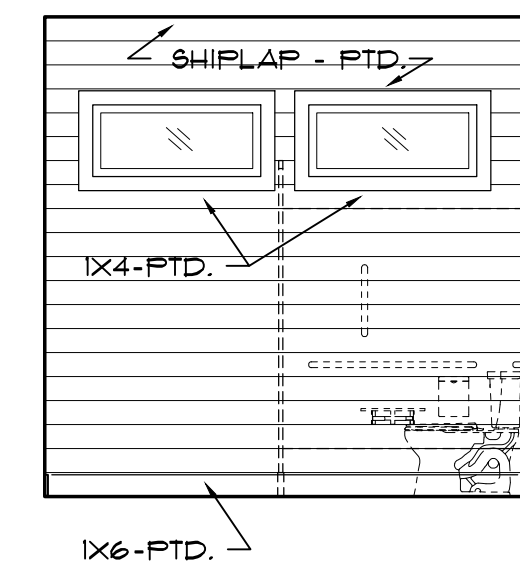
11 VANITY DETAIL
 SCALE: 3/4" = 1'-0"



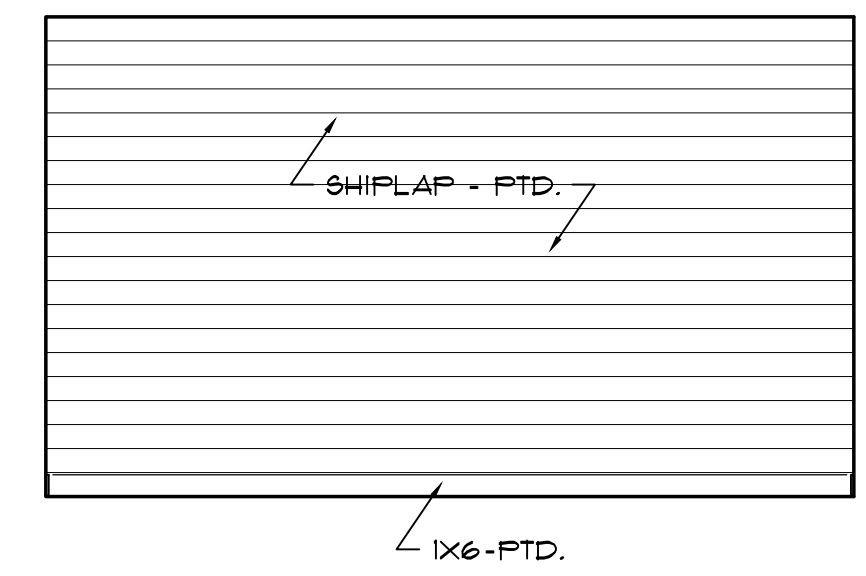
10 KITCHENETTE
 SCALE: 1/4" = 1'-0"



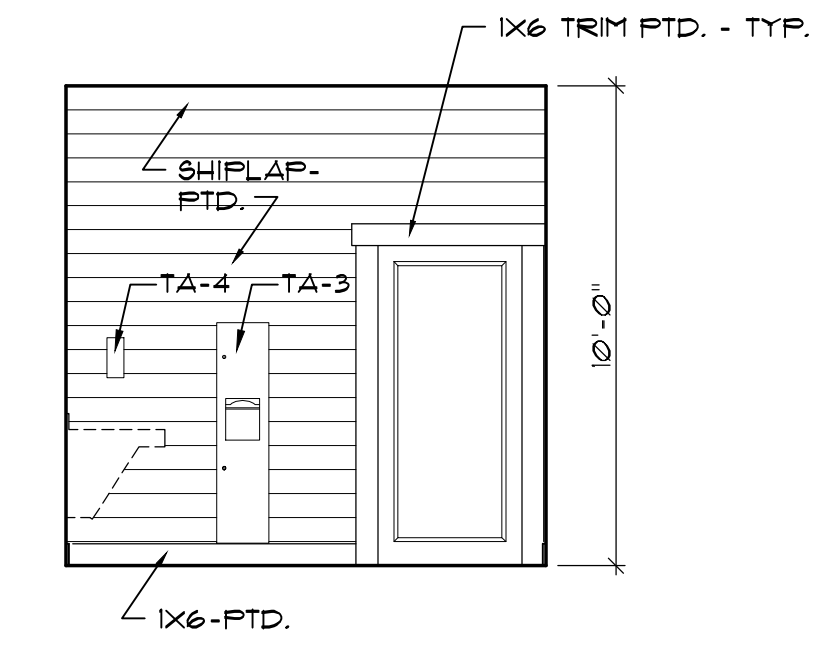
9 MEN'S TOILET
 SCALE: 1/4" = 1'-0"



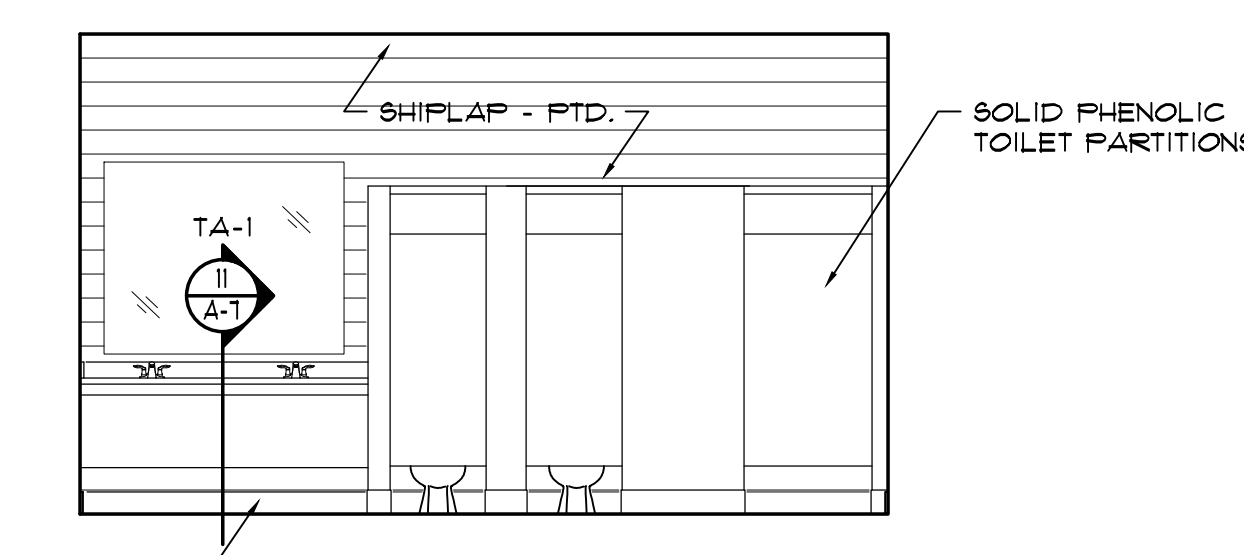
8 MEN'S TOILET
 SCALE: 1/4" = 1'-0"



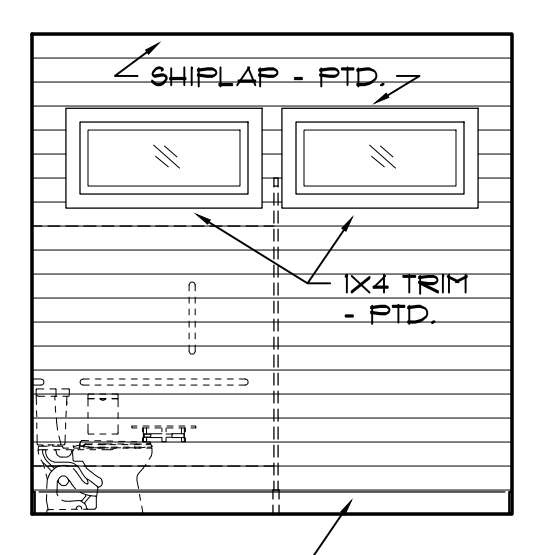
7 MEN'S TOILET
 SCALE: 1/4" = 1'-0"



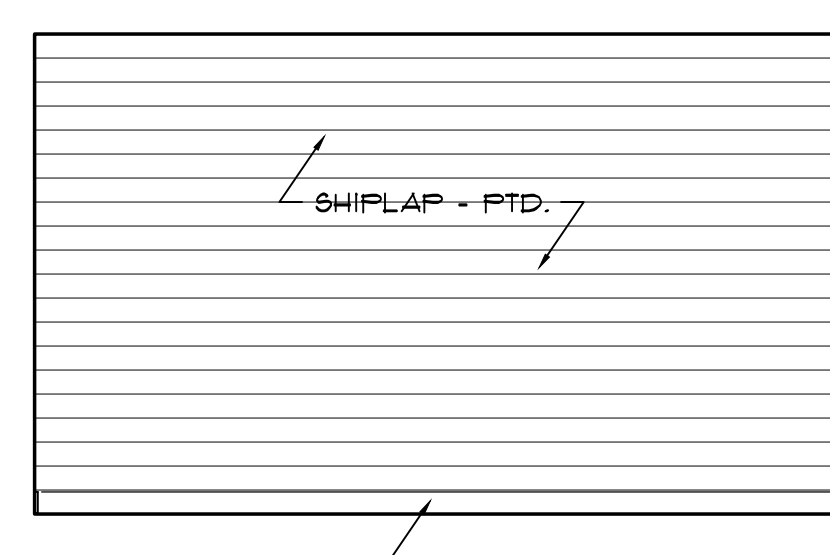
6 MEN'S TOILET
 SCALE: 1/4" = 1'-0"



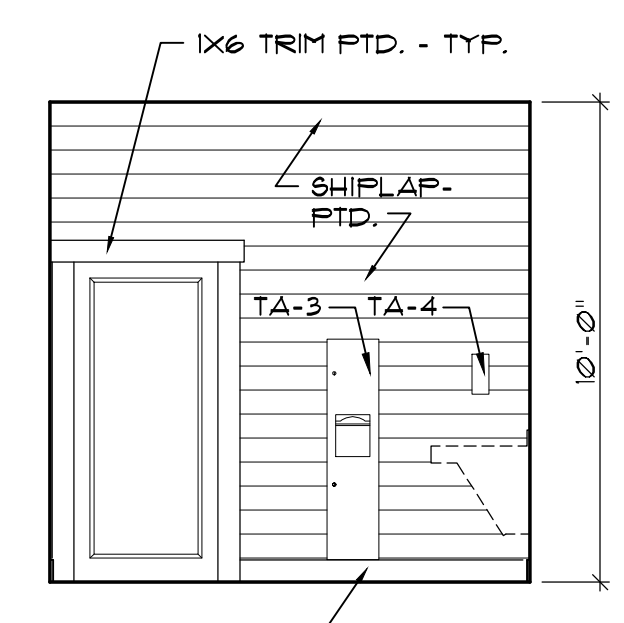
5 WOMEN'S TOILET
 SCALE: 1/4" = 1'-0"



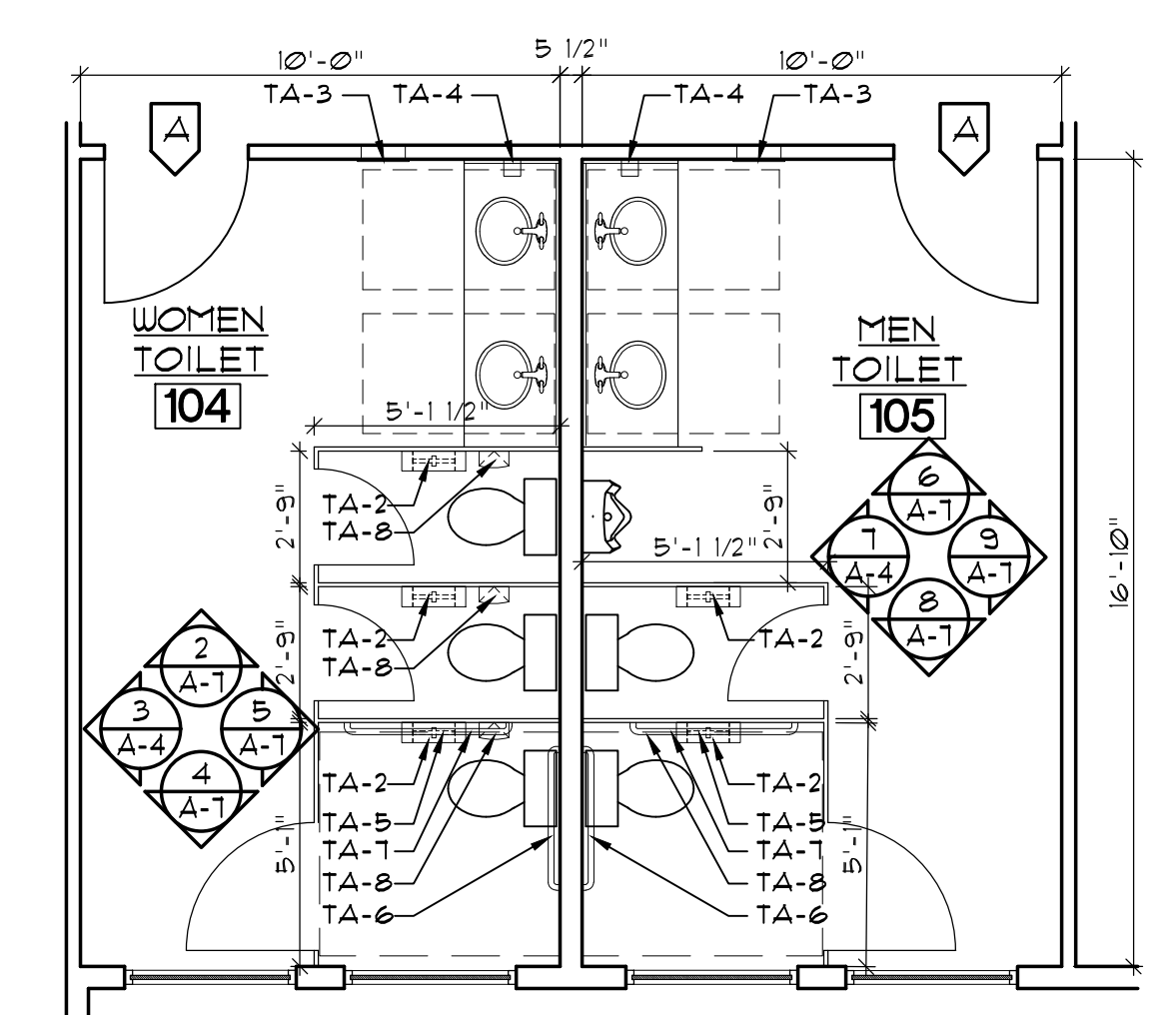
4 WOMEN'S TOILET
 SCALE: 1/4" = 1'-0"



3 WOMEN'S TOILET
 SCALE: 1/4" = 1'-0"

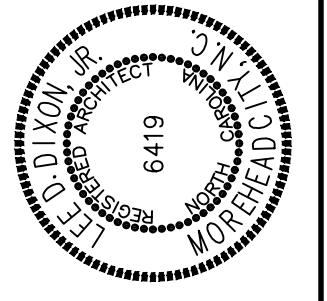
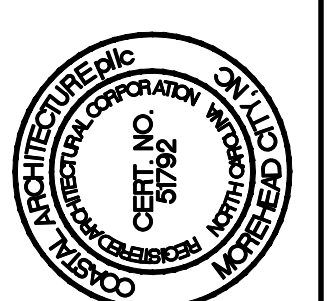


2 WOMEN'S TOILET
 SCALE: 1/4" = 1'-0"



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

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ENLARGED PLANS AND INTERIOR ELEVATIONS

23012

ISSUED: 04/12/24

DWG BY: SKC/MSG

CKD BY: LDD

REVISIONS

SHEET NO.

A-7

OF



STANTON LANDING CLUBHOUSE

BEAUFORT, NC

Project Name

FOUNDATION PLAN

Sheet Title

DESIGNED BY: AJI

DRAWN BY: AJI

APPROVED BY: HMH

PROJECT #: 23-437

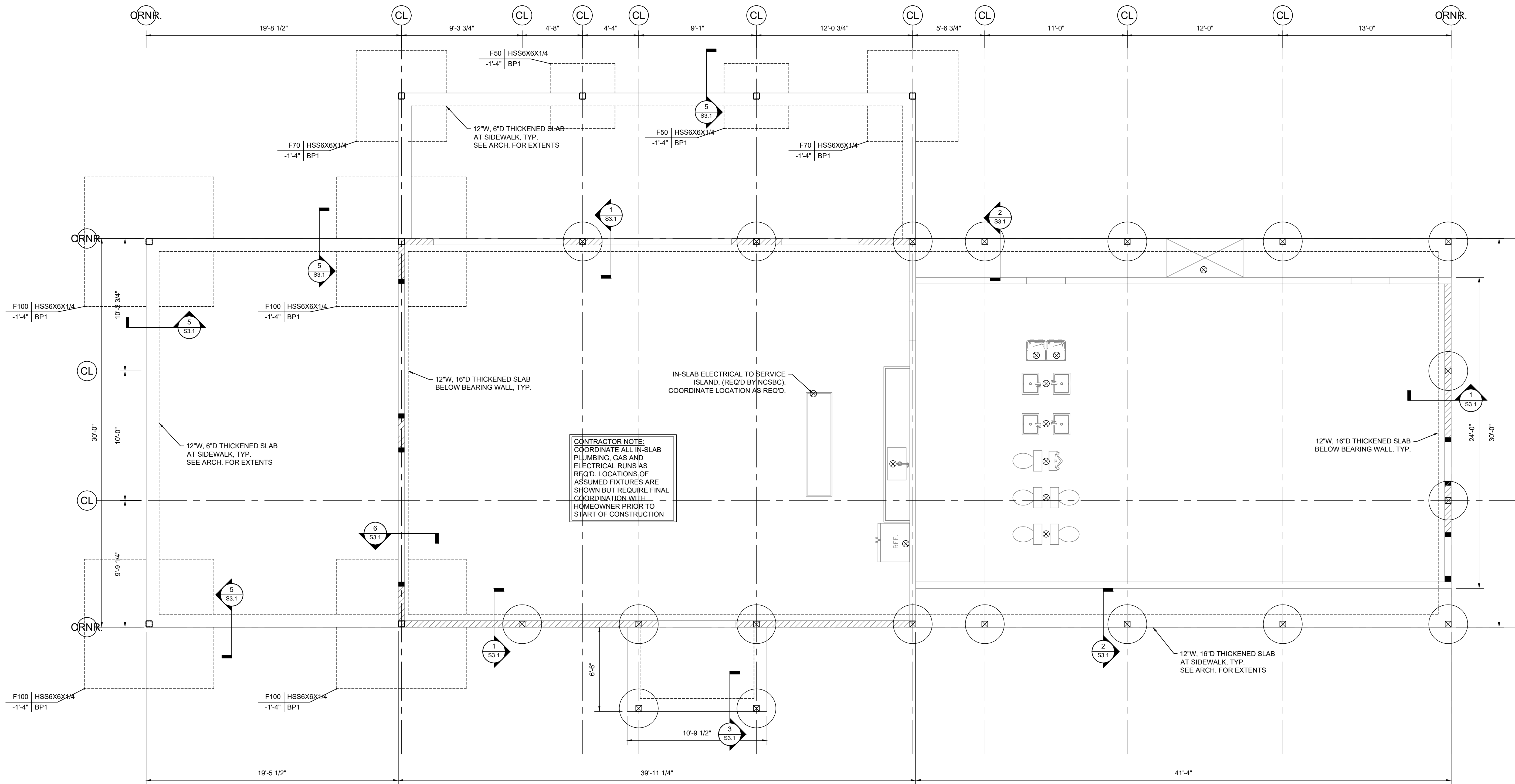
DATE: 4/3/2024

No. Revision Date

Sheet

S2.1

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



CONTRACTOR NOTE:
COORDINATE ALL IN-SLAB
PLUMBING, GAS AND
ELECTRICAL RUNS AS
REQ'D. LOCATIONS OF
ASSUMED FIXTURES ARE
SHOWN BUT REQUIRE FINAL
COORDINATION WITH
HOMEOWNER PRIOR TO
START OF CONSTRUCTION

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F50	5'-0"x5'-0"x18"	(6)-#4 E.W. TOP & BOT
F70	7'-0"x7'-0"x18"	(8)-#4 E.W. TOP & BOT
F100	10'-0"x10'-0"x18"	(11)-#4 E.W. TOP & BOT

1 FOUNDATION PLAN
ARCH REF: 1/A-1 Scale: 1/4" = 1'-0"

- FRAMING PLAN NOTES:**
1. [Hatched symbol] DENOTES LOAD BEARING WALL. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA 24/0 SPAN RATED CDX PLYWOOD SHEATHING WITH EDGE BLOCKING. NAIL SHEATHING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 2. ALL EXTERIOR WALL FRAMING TO BE 2x6. ALL INTERIOR FRAMING TO BE 2x4, UNLESS NOTED OTHERWISE.
 3. ALL FLOOR SHEATHING SHALL BE APA 60/32 SPAN RATED SHEATHING, 3/4" THICK
 4. ALL STRUCTURAL MEMBERS SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R602.3 (FASTENER SCHEDULE FOR STRUCTURAL MEMBERS) OF THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 5. (#) INDICATES NUMBER OF STUDS IN POST SUPPORTING FRAMING MEMBER. STUD POSTS SHALL EXTEND FROM BEARING DOWN TO SOLID FOUNDATION AND SHALL INCLUDE SOLID BLOCKING THROUGH FLOOR STRUCTURE DEPTH WHERE APPLICABLE. PROVIDE A MINIMUM OF (3) STUDS AT ALL BEAM BEARINGS UNLESS OTHERWISE NOTED ON PLAN.
 6. ALL EXTERIOR, AND INTERIOR LOAD-BEARING HEADERS TO BE CONSTRUCTED w/ MIN. (2)-2x10 AND SUPPORTED BY (1) JACK STUDS AND (1) KING STUD UNLESS NOTED OTHERWISE.
 7. PROVIDE SIMPSON H2.5A CLIPS AT THE ENDS OF ALL ROOF FRAMING MEMBERS U.N.O.



STANTON LANDING CLUBHOUSE

BEAUFORT, NC

Project Name

ROOF FRAMING PLAN

Sheet Title

DESIGNED BY: AJI

DRAWN BY: AJI

APPROVED BY: HMM

PROJECT #: 23-437

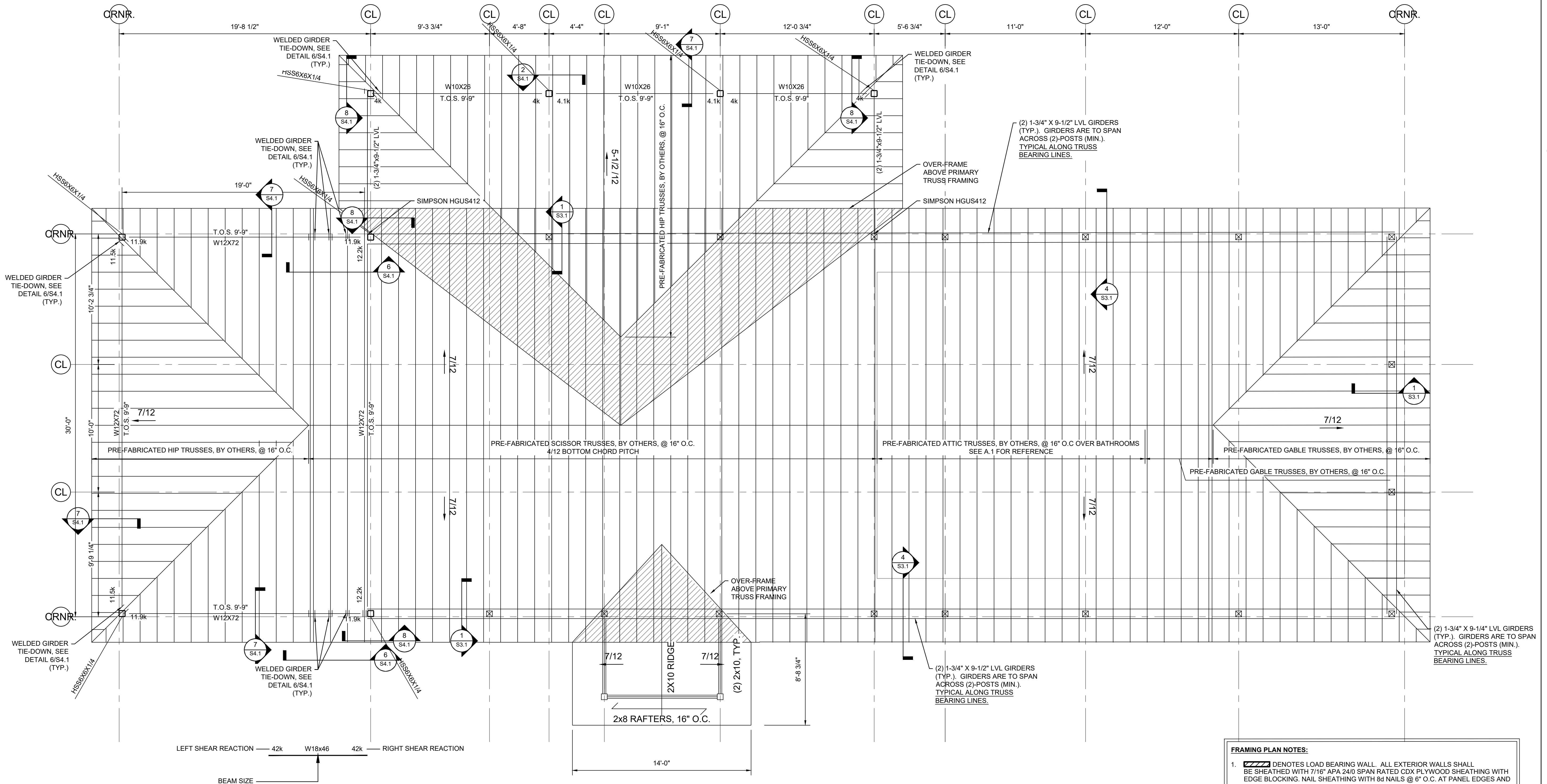
DATE: 4/3/2024

No.	Revision	Date

Sheet

S2.2

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



TRUSS DESIGN NOTES:

- TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR FINAL TRUSS DESIGN, TO INCLUDE CALCULATIONS, LAYOUT, AND ALL NECESSARY BRACING AND BRIDGING DETAILS AS REQ'D. FOR PERMANENT STABILITY OF TRUSS SYSTEM.
- TRUSSES AND THEIR COMPONENTS ARE TO BE DESIGNED TO RESIST THE COMPONENT AND CLADDING WIND PRESSURES OUTLINED ON SHEET S1.0.
- TRUSSES ARE TO BE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADING UNLESS NOTED OTHERWISE:
 - TOP CHORD LL: 20 PSF
 - TOP CHORD DL: 10 PSF*
 - BOTTOM CHORD DL: 5 PSF*
 - ATTIC TRUSS BOTTOM CHORD DL: 10 PSF*
 - ATTIC TRUSS BOTTOM CHORD LL: 40 PSF
- NET UPLIFT (MAIN): 31 PSF
NET UPLIFT (PORCH): 61 PSF

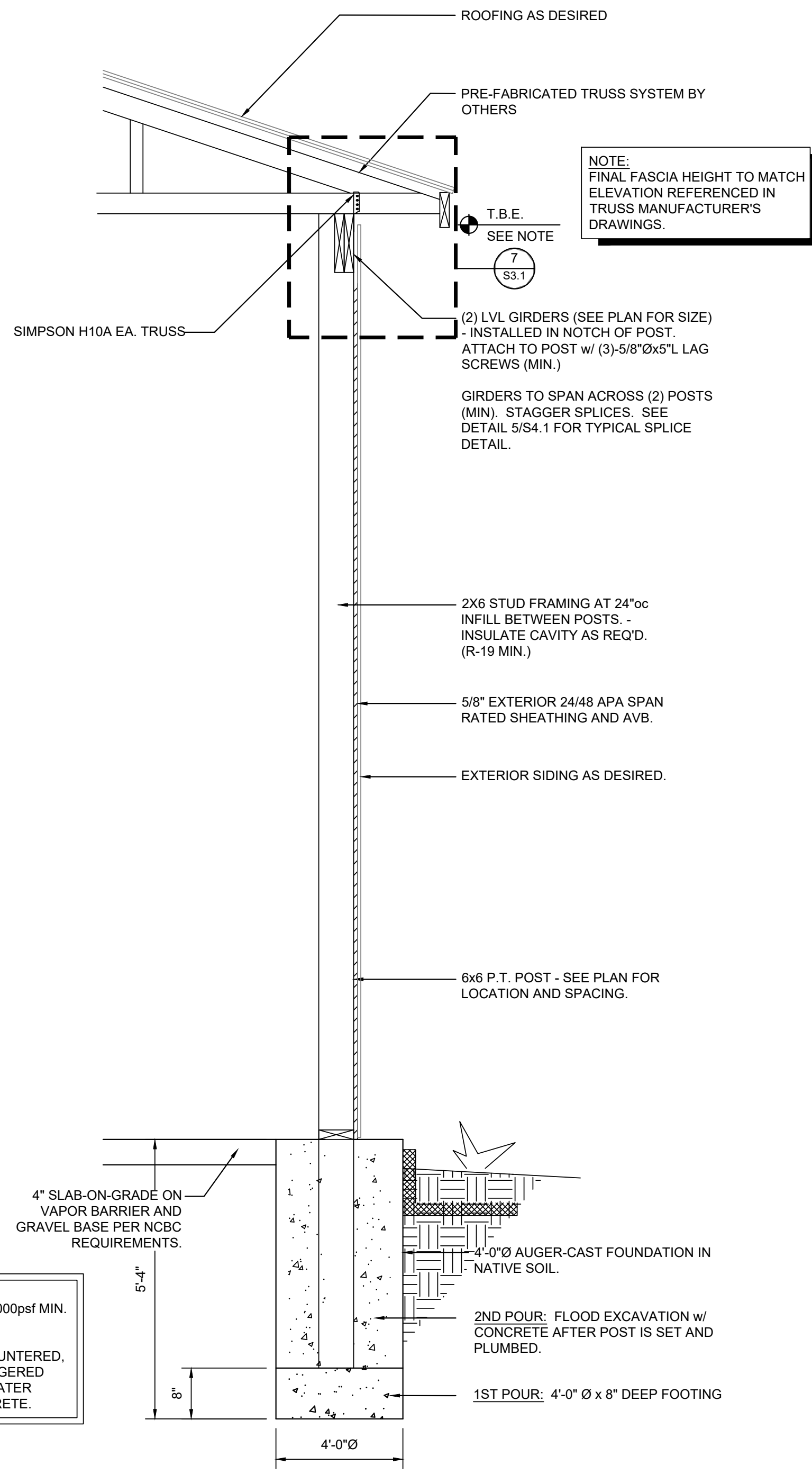
*DEAD LOADS ARE CONSIDERED TO BE SUPERIMPOSED, AND DO NOT INCLUDE TRUSS SELF-WEIGHT

*IF NO REACTIONS ARE PROVIDED, CONNECTIONS ARE TO BE DESIGNED FOR MINIMUM SHEAR REACTION OF 4k AND MINIMUM MOMENT REACTION OF 4k-ft

1 ROOF FRAMING PLAN
ARCH REF: 1/A-1.1 Scale: 1/4" = 1'-0"

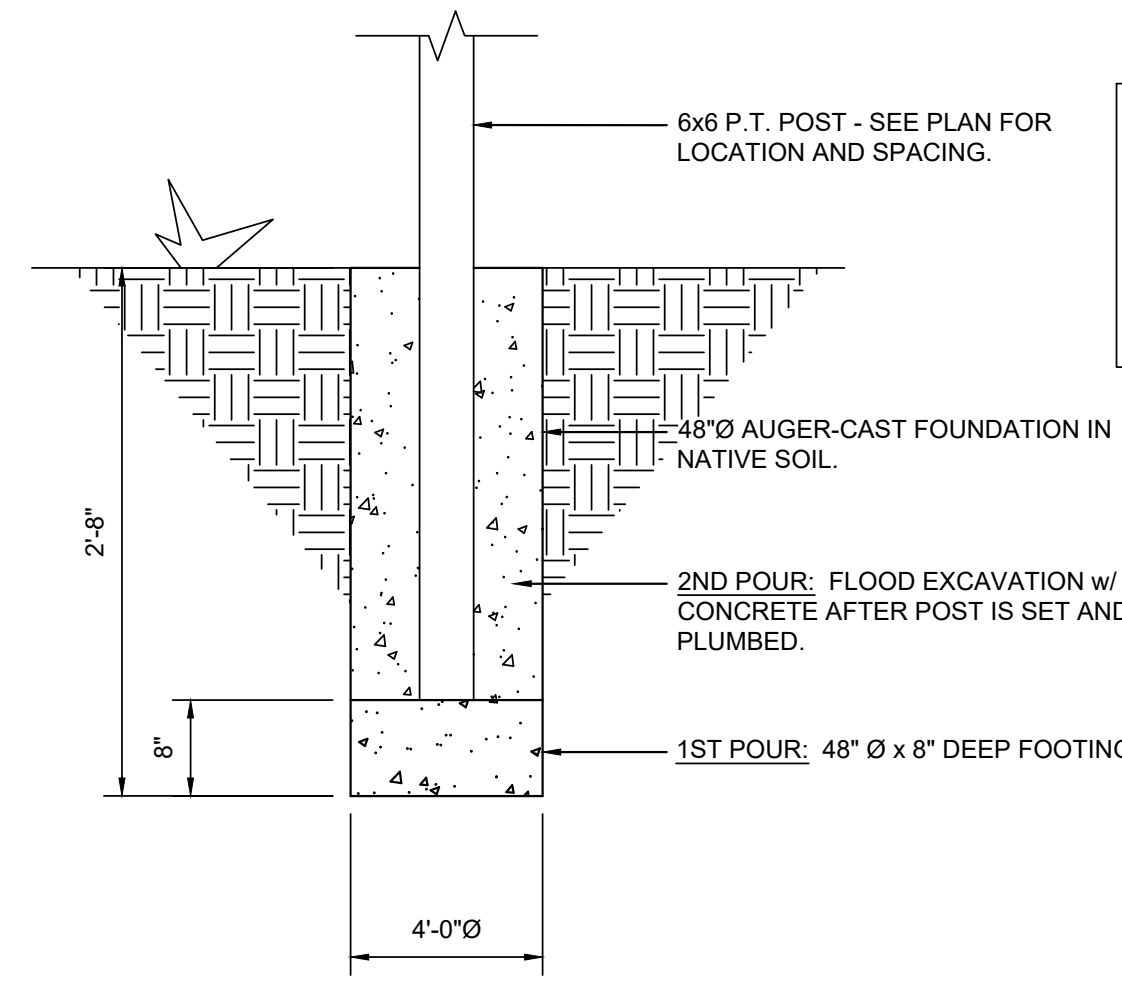
FRAMING PLAN NOTES:

- /// DENOTES LOAD BEARING WALL. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA 24/0 SPAN RATED CDX PLYWOOD SHEATHING WITH EDGE BLOCKING. NAIL SHEATHING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- ALL EXTERIOR WALL FRAMING TO BE 2x6. ALL INTERIOR FRAMING TO BE 2x4, UNLESS NOTED OTHERWISE.
- ALL ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED SHEATHING, 19/32" THICK (5/8" NOMINAL). PROVIDE H-CLIPS, U.N.O.
- ALL FLOOR SHEATHING SHALL BE APA 60/32 SPAN RATED SHEATHING, 3/4" THICK
- ALL STRUCTURAL MEMBERS SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R602.3 (FASTENER SCHEDULE FOR STRUCTURAL MEMBERS) OF THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- (#) INDICATES NUMBER OF STUDS IN POST SUPPORTING FRAMING MEMBER. STUD POSTS SHALL EXTEND FROM BEARING DOWN TO SOLID FOUNDATION AND SHALL INCLUDE SOLID BLOCKING THROUGH FLOOR STRUCTURE DEPTH WHERE APPLICABLE. PROVIDE A MINIMUM OF (3) STUDS AT ALL BEAM BEARINGS UNLESS OTHERWISE NOTED ON PLAN.
- ALL EXTERIOR, AND INTERIOR LOAD-BEARING HEADERS TO BE CONSTRUCTED w/ MIN. (2)-2x10 AND SUPPORTED BY (1) JACK STUDS AND (1) KING STUD UNLESS NOTED OTHERWISE.
- PROVIDE SIMPSON H2.5A CLIPS AT THE ENDS OF ALL ROOF FRAMING MEMBERS U.N.O.



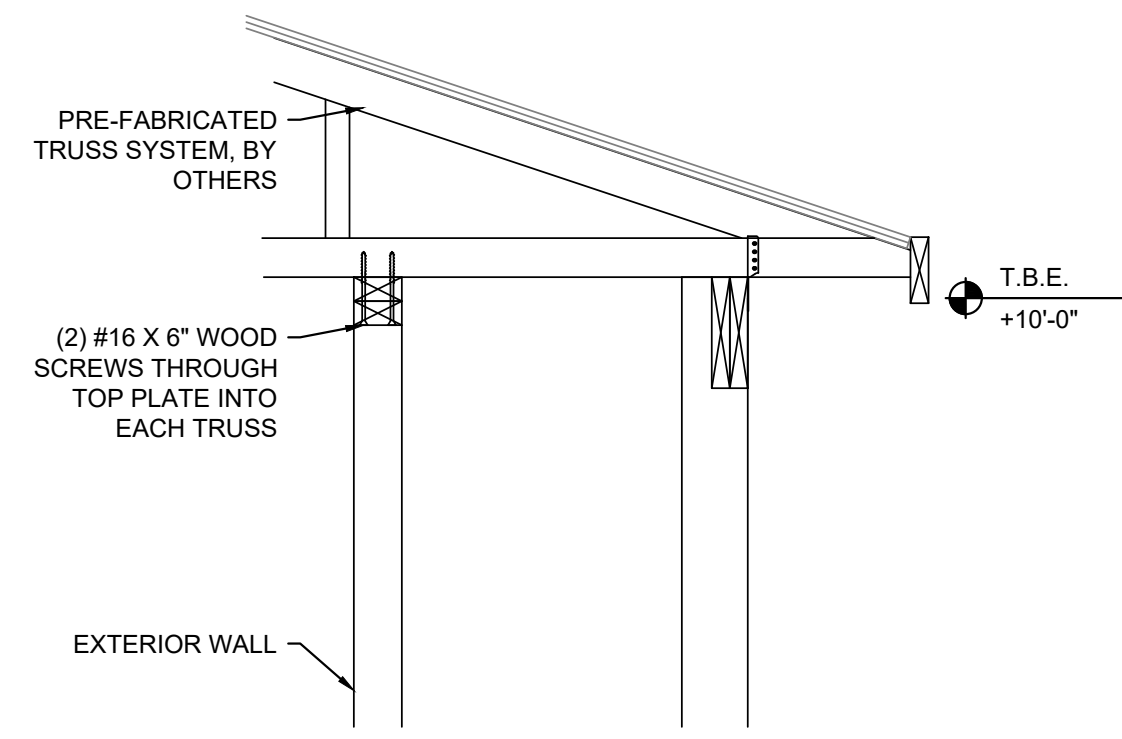
1 SECTION - POLE BARN WALL FRAMING
SCALE: 3/4" = 1'-0"

CONTRACTOR NOTE:
FOOTINGS TO BEAR ON 2000psf MIN. SOIL.
IF WATER TABLE IS ENCOUNTERED, MECHANICALLY PUMP AUGERED HOLE TO REMOVE ANY WATER BEFORE POURING CONCRETE.

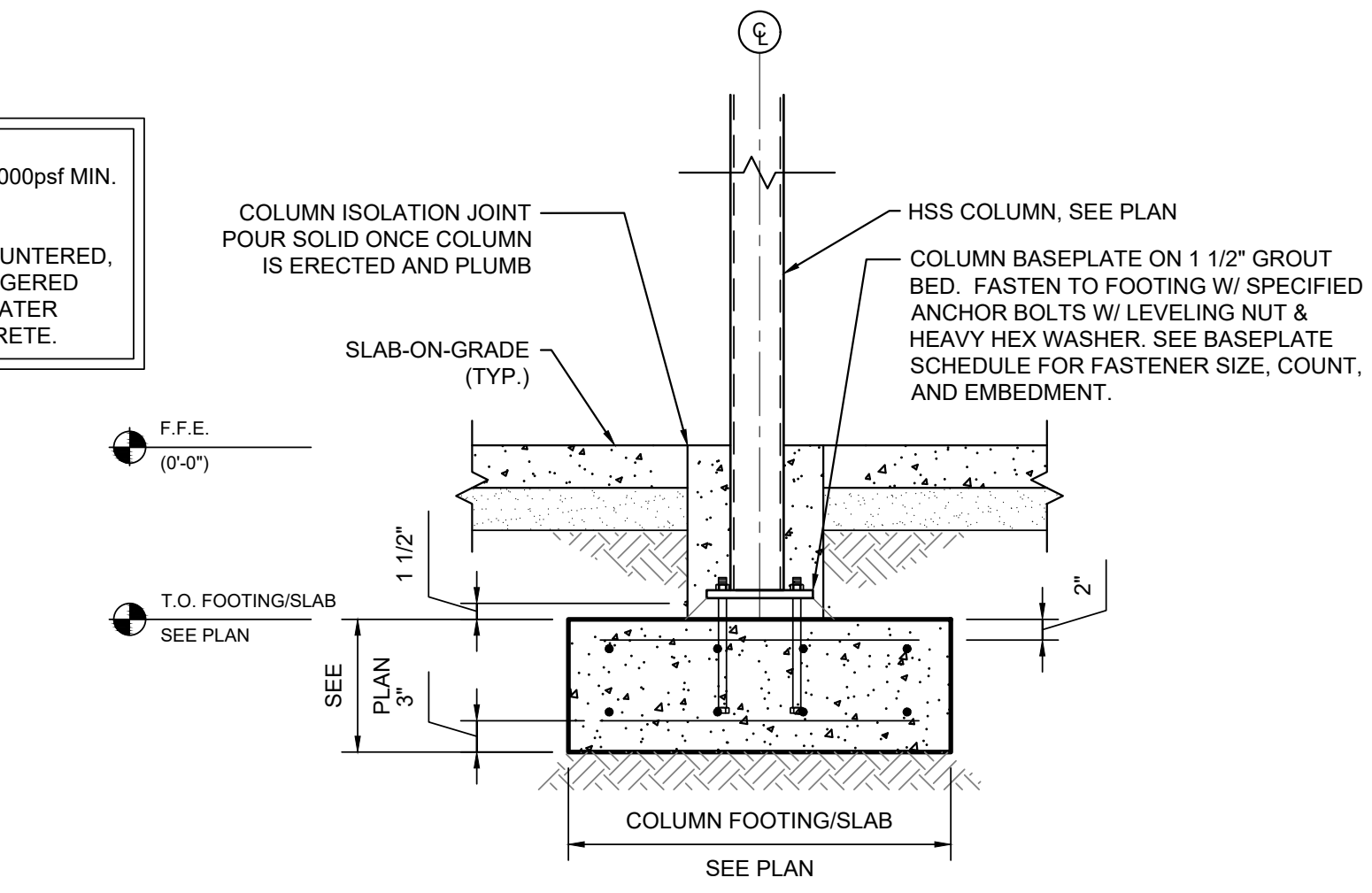


3 OVERHANG - POST FOOTING
SCALE: 3/4" = 1'-0"

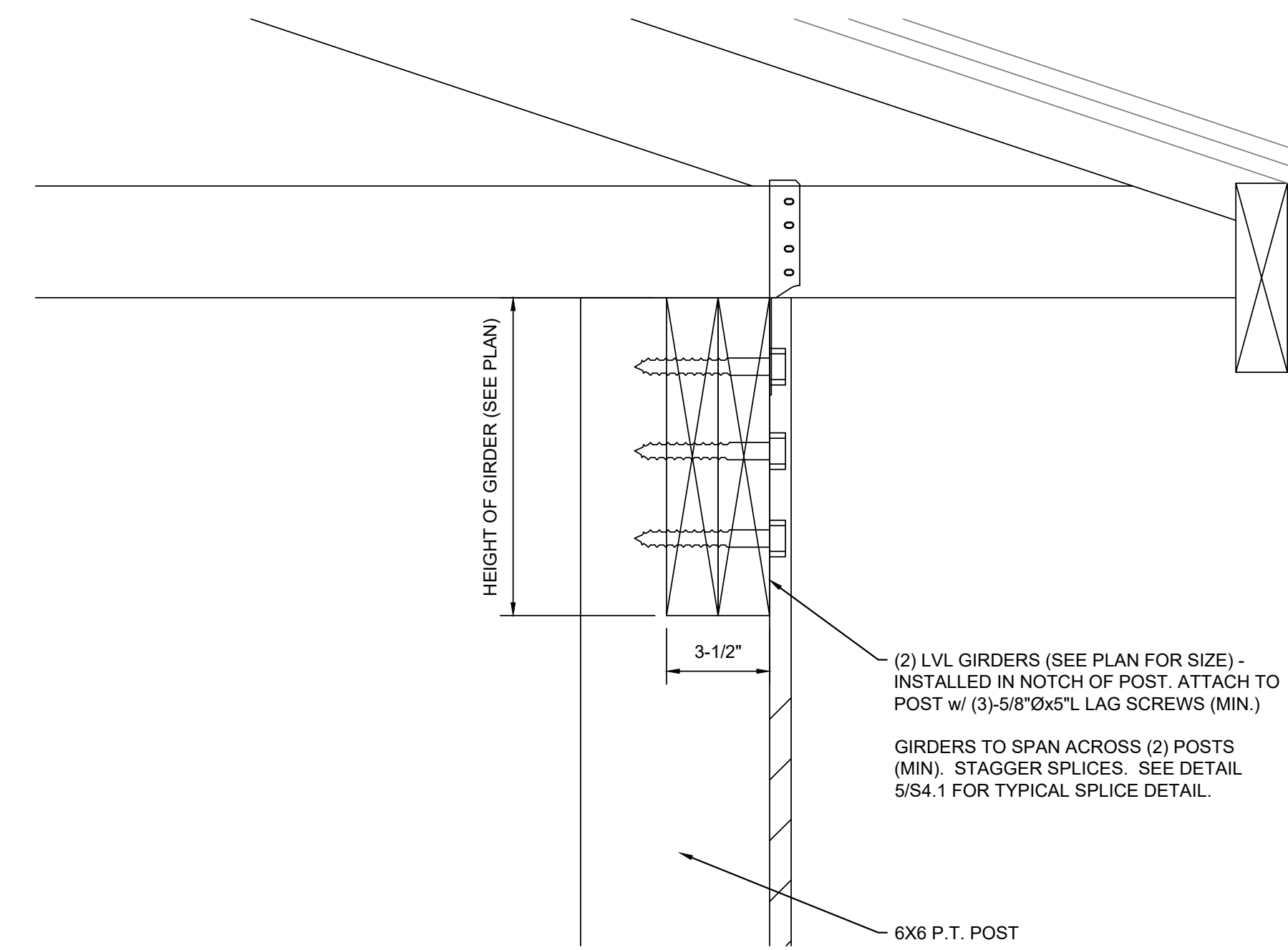
CONTRACTOR NOTE:
FOOTINGS TO BEAR ON 2000psf MIN. SOIL.
IF WATER TABLE IS ENCOUNTERED, MECHANICALLY PUMP AUGERED HOLE TO REMOVE ANY WATER BEFORE POURING CONCRETE.



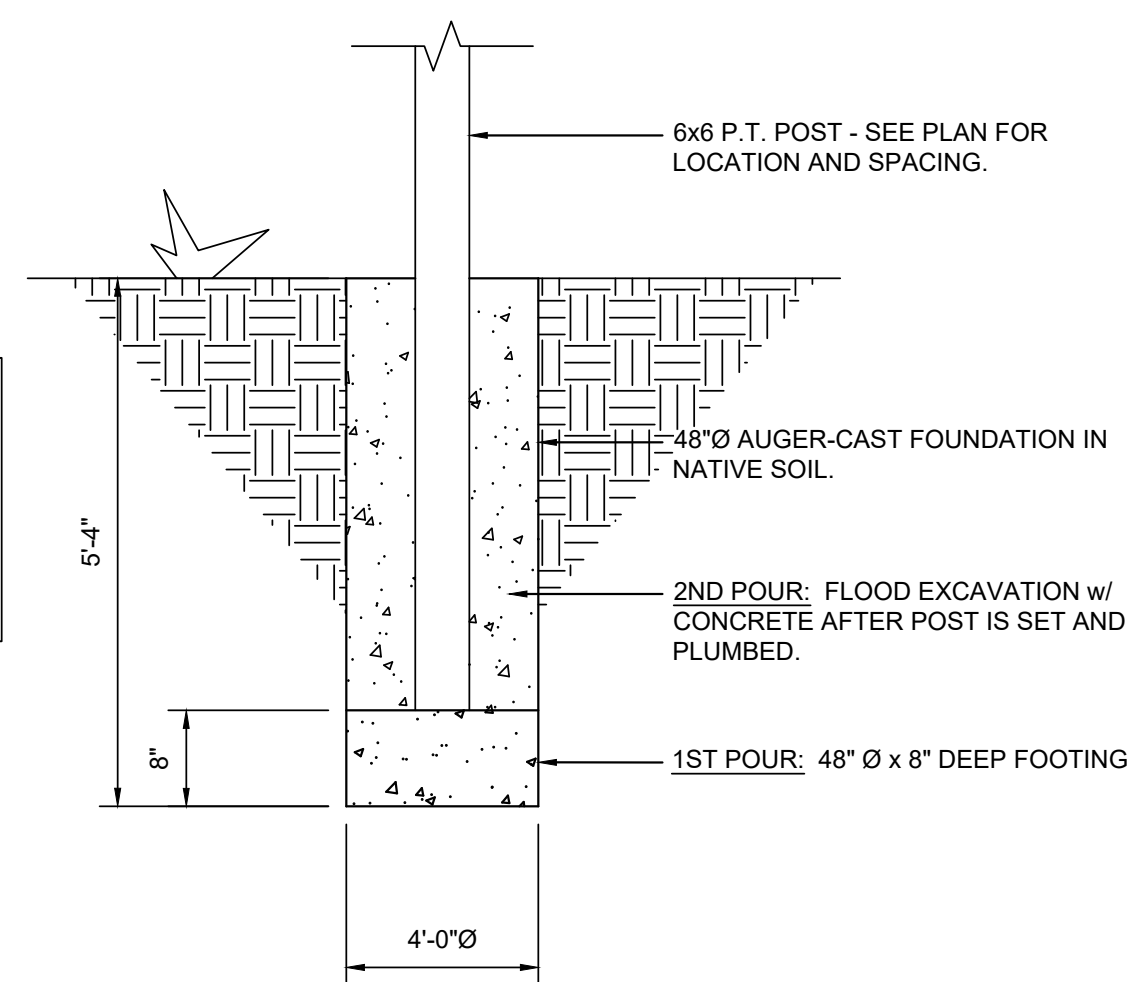
4 EXTERIOR WALL CONNECTION
Scale: 3/4" = 1'-0"



6 SECTION - TYPICAL COLUMN
SCALE: 3/4" = 1'-0"

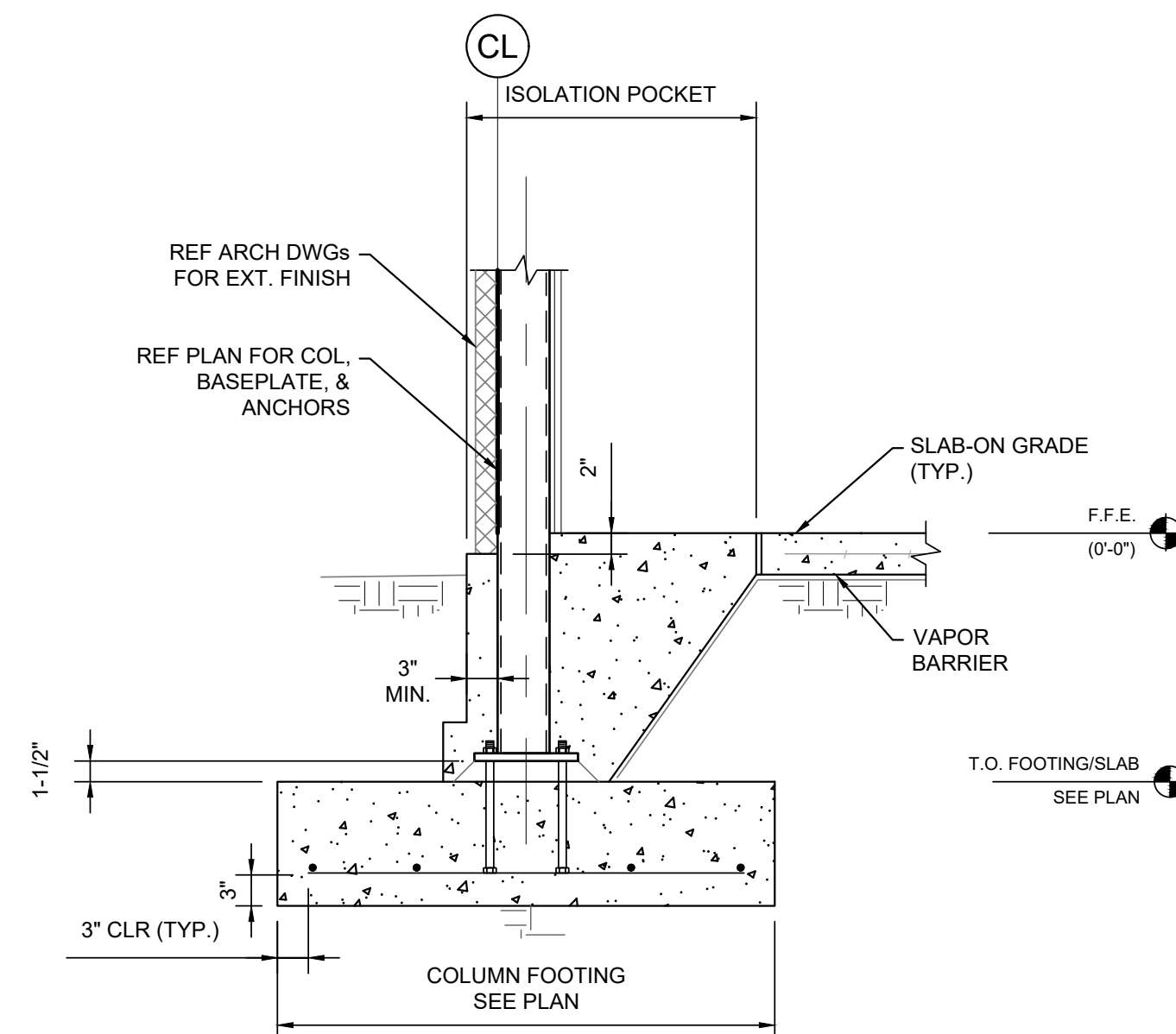


7 GIRDER TO POST ATTACHMENT
Scale: 3" = 1'-0"

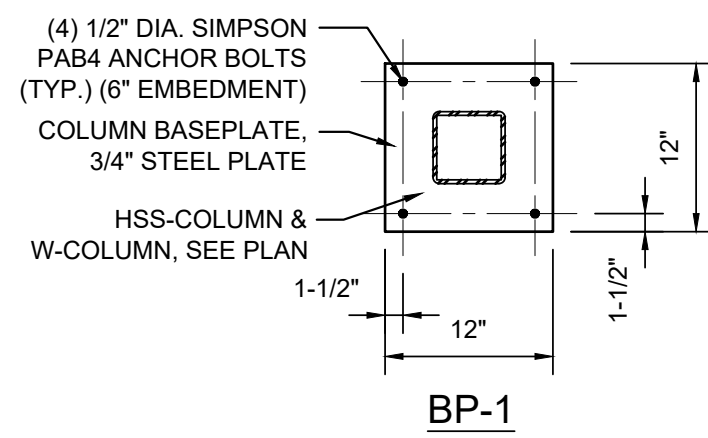


2 PORCH - POLE BARN POST FOOTING
SCALE: 3/4" = 1'-0"

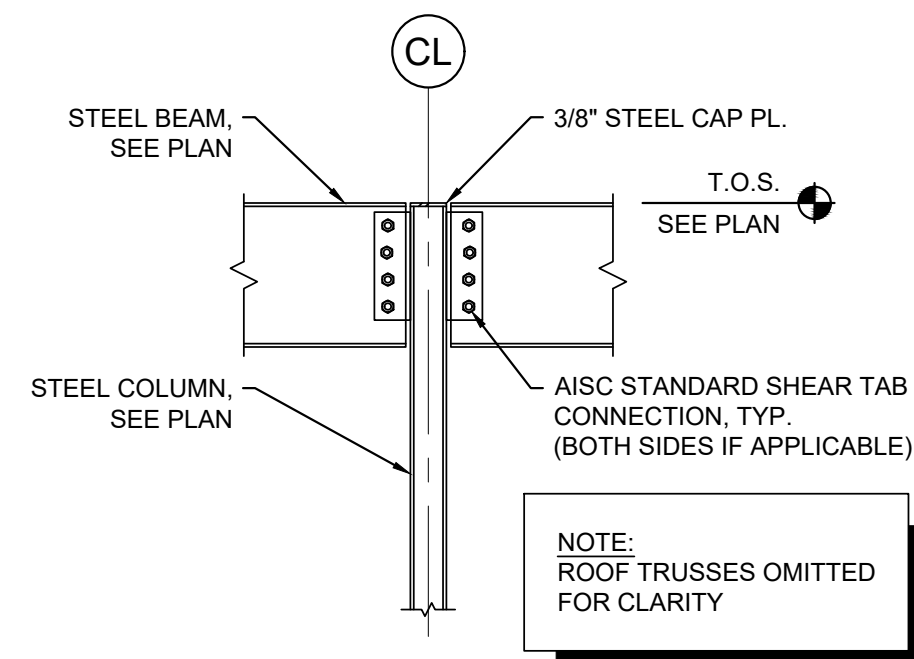
CONTRACTOR NOTE:
FOOTINGS TO BEAR ON 2000psf MIN. SOIL.
IF WATER TABLE IS ENCOUNTERED, MECHANICALLY PUMP AUGERED HOLE TO REMOVE ANY WATER BEFORE POURING CONCRETE.



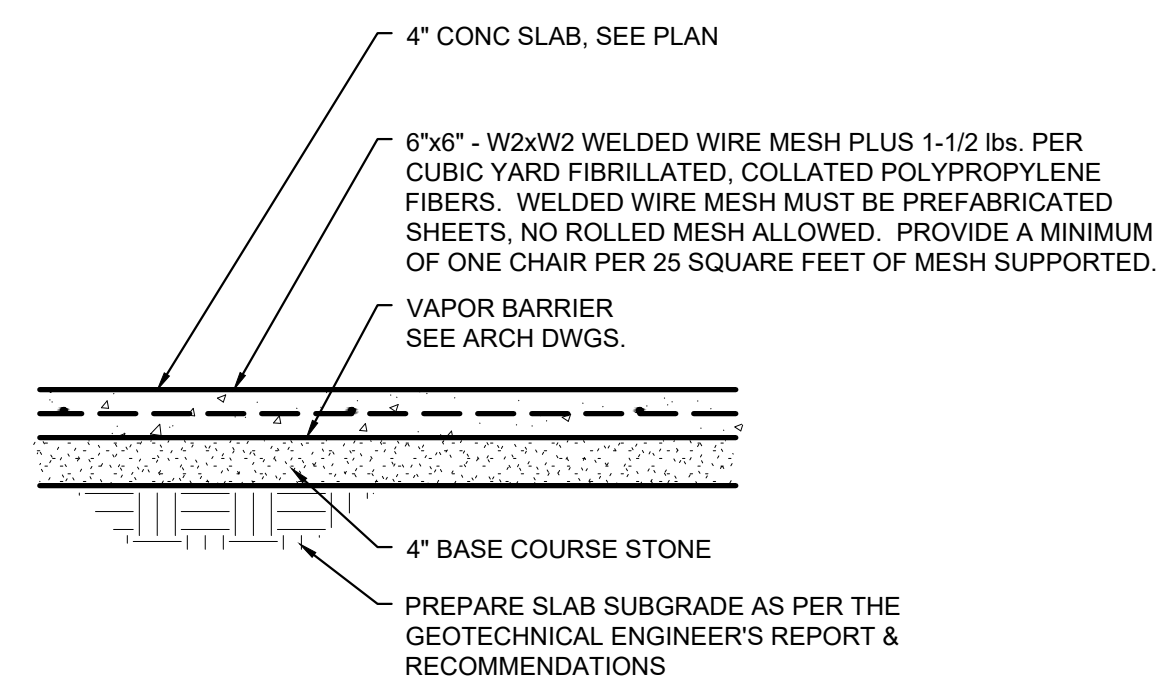
5 EXT. COLUMN FOOTING (TYP.)
SCALE: 3/4" = 1'-0"



1 STEEL BASE PLATE DETAILS
SCALE: 3/4" = 1'-0"



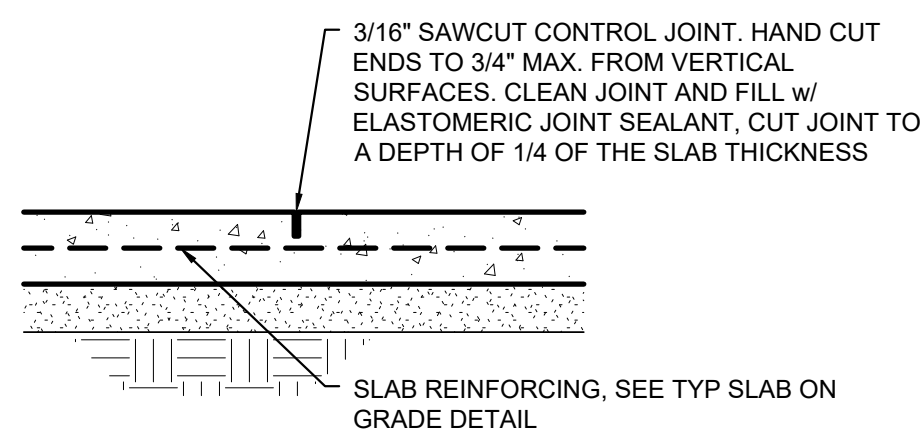
2 TYPICAL BEAM SHEAR CONNECTION
Scale: 3/4" = 1'-0"



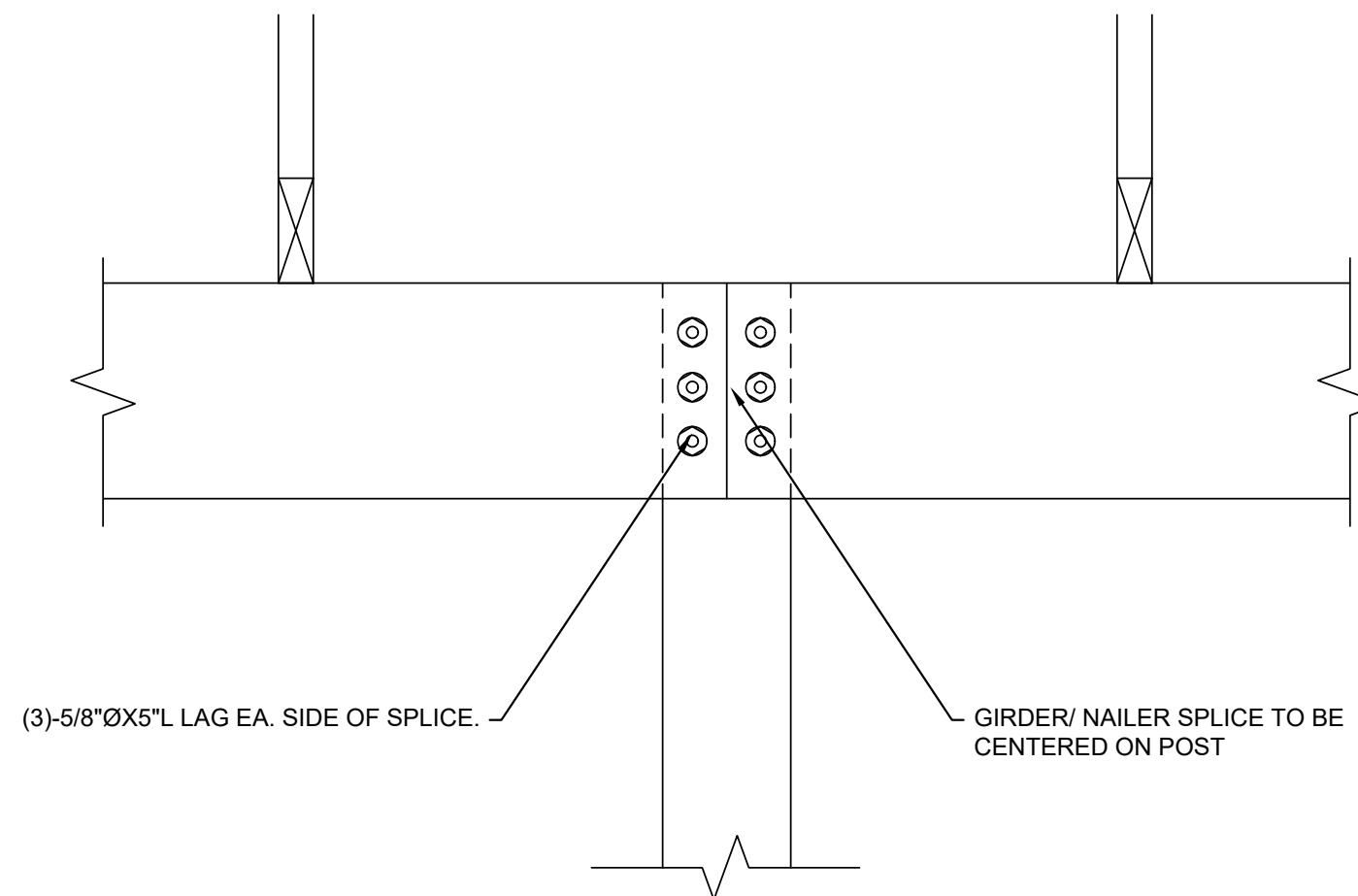
NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR SLOPES, DROPS, AND DRAIN LOCATIONS IN FLOOR SLABS.

3 4" SLAB ON GRADE DETAIL
SCALE: 3/4" = 1'-0"

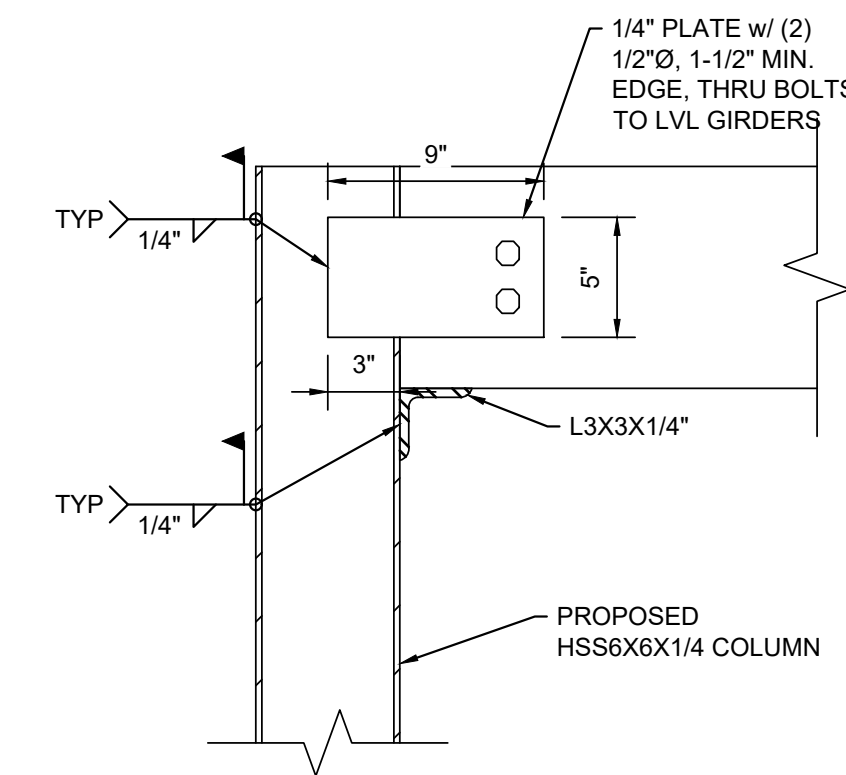
NOTES:
1. CONTRACTORS OPTION - USE REMOVABLE CONTROL JOINT MATERIAL SUCH AS "ZIP STRIP", "STRESSLOCK", OR APPROVED EQUAL.
2. SLAB ON GRADE CONTROL JOINTS SHALL BE TOOLED OR SAWCUT. THE JOINT PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA NOT TO EXCEED 225 S.F. JOINTS SHALL BE CUT WITHIN 12 HOURS OF POURING SLAB. SEE PLAN FOR PROPOSED JOINT LAYOUT. FINAL JOINT LAYOUT TO BE DETERMINED BY THE GENERAL CONTRACTOR.



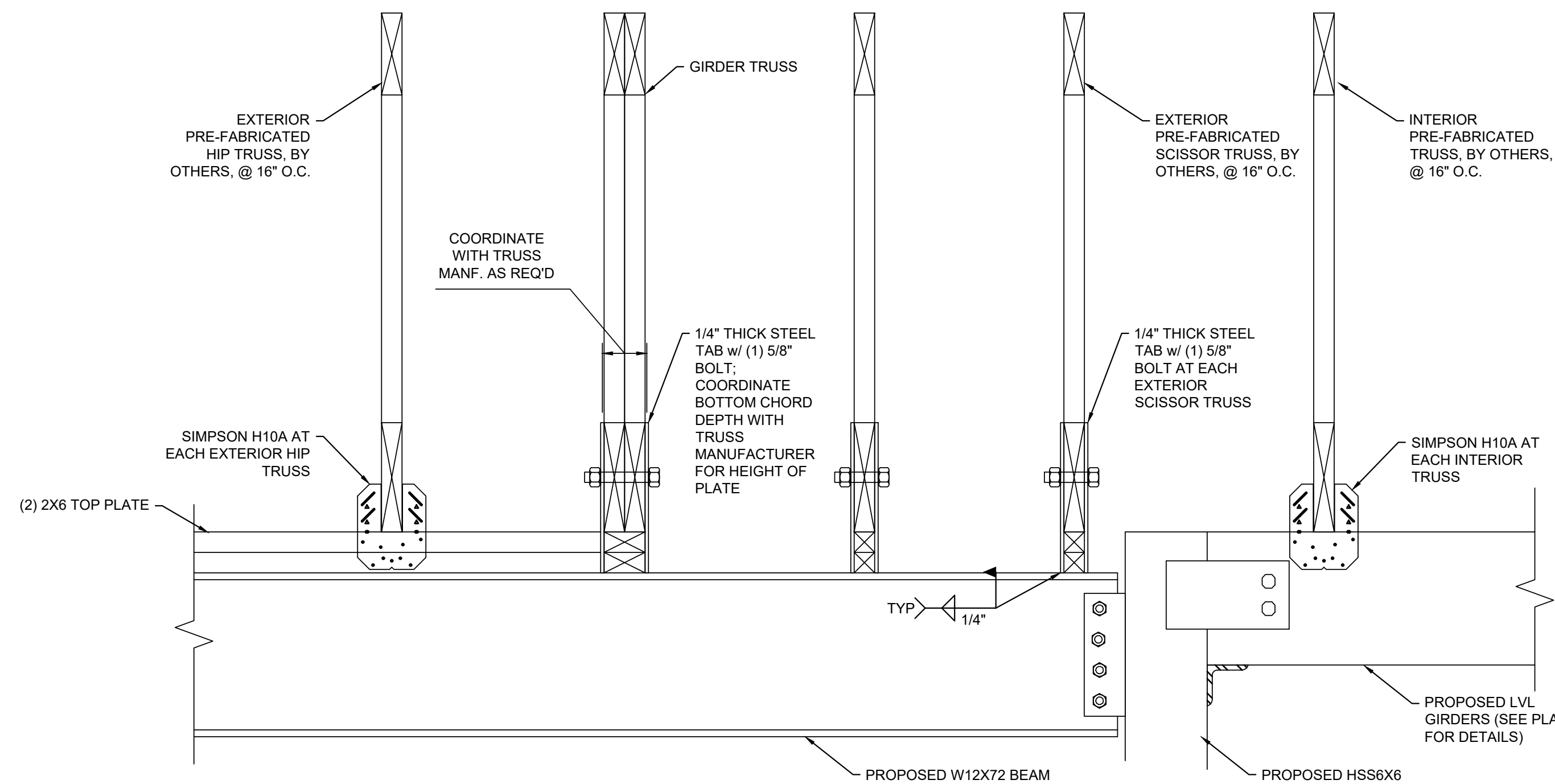
4 4" SLAB ON GRADE CONTROL JOINT
SCALE: 3/4" = 1'-0"



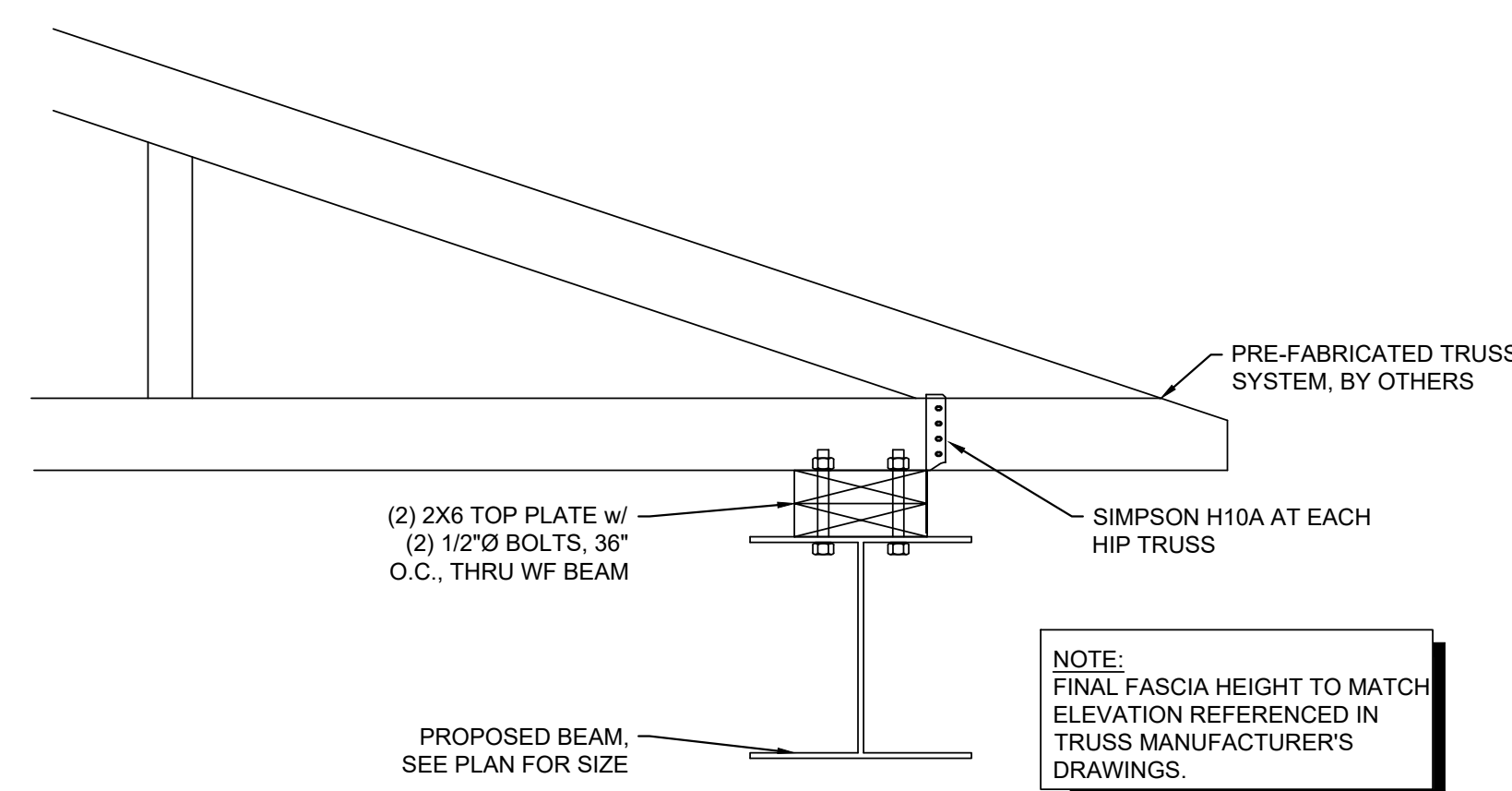
5 GIRDER SPLICE DETAIL
SCALE: 1-1/2" = 1'-0"



8 GIRDER TO STEEL COLUMN
SCALE: 1-1/2" = 1'-0"



6 TRUSS ATTACHMENT
SCALE: 1-1/2" = 1'-0"



7 TRUSS ATTACHMENT TO BEAM
SCALE: 1-1/2" = 1'-0"

DIVISION 15A - PLUMBING

1.1 DESCRIPTION OF THE WORK

- A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:
 1. Plumbing fixtures, water heaters, and any other equipment necessary.
 2. Cold and hot water piping and insulation.
 3. DWV piping.
 4. Connection of all equipment; drain, vent, water.
 - B. All work under this contract shall be installed in compliance with the latest edition of the following codes and standards insofar as they apply.
 1. The National Electrical Code.
 2. 2018 N.C. Building Code: Plumbing, and all applicable category codes.
 3. American Society of Sanitary Engineering Standard 1010.
 4. All local codes and ordinances.
 - C. These codes are minimum standards. If codes require a more stringent method of construction than the specifications require, the codes shall govern.
 - D. The Plumbing Contractor shall be licensed in the State of North Carolina and have all local licenses required for the work.
 - E. Obtain all permits, licenses, inspections, etc., required for the work, and pay for the same.
- 1.2 INTENT**
- A. The intent of these specifications and accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready for the building to operate. The Plumbing Contractor shall take this into consideration and include in his base bid allowance for contingencies as will allow him to provide minor pieces of equipment and labor not specifically indicated but required for the job to operate properly, at no additional cost to the Owner. The PC shall determine and coordinate with existing conditions.
- 1.3 COORDINATION**
- A. Coordinate work with other contractors. Notify Architect of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Architect for a decision before resuming operations.
 - B. Locations shown are approximate. The Plumbing Contractor shall refer to the architectural drawings for placement of equipment, fixtures, etc. Where locations are not clear, the Contractor shall obtain the exact locations from the Architect.
 - C. Coordinate all exterior piping connections w/Architect, site contractor/plans. Verify manhole elevations and provide backwater valves as required if flood level rims are below next upstream manhole cover elevation. Fixtures with flood level rims above upstream manhole shall not discharge thru bw valve. Notify engineer of backwater valve requirement, any issue prior to bid.
- 1.4 SHOP DRAWINGS**
- A. Shop drawings shall be submitted for plumbing fixtures and for pipe. These may consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified.

PART 2 - PRODUCTS

- 2.1 FIXTURES**
 - A. Each fixture shall be properly supported from the building structure as required to the end effect that all fixtures and accessories will be held rigidly in place. Water pipes supplying the fixtures must also be held rigidly in place.
 - B. Provide loose key angle stops and chrome plated supply pipe water supplies to fixtures.
 - C. All exposed piping traps and accessories for fixtures shall be chrome plated. Provide chrome plated escutcheon plates where pipes enter walls.
 - D. Provide shutoff valves for all sinks, water heaters, toilets, washing machines, refrigerator icemaker, exterior hose bibbs and all other plumbing fixtures.
 - E. Provide trap primers for all floor drains in areas not served by hose bibbs.

2.2 PIPING

- A. Drain-Waste-Vent: All DWV piping shall be Schedule 40 PVC-DWV u.o.n., with the following exceptions: Use cast iron piping in all return air plenums, penetrations of rated walls/floors/ceilings, and in areas/wells adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings. ABS or cast iron piping shall be used for drainage/discharge with a temperature greater than 140 deg. F for a minimum distance of 10'-0".
- B. Hot and cold water piping above grade: Type "L" copper w/solder joints (ASTM-B88), hard drawn with wrought copper fittings (ANSI B16.22). PEX piping with copper fittings may be used with owner/tenant approval and as allowed per code. Copper piping shall be used in areas/walls adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings.
- C. Cold water piping below grade: Type "K" copper (ASTM-B8A) soft drawn.
- D. Hangers: Use pipe hangers where required on 8-foot centers with saddles to avoid crushing insulation.
- E. Solder: 95/5. Lead free.
- F. Unions: Provide unions where indicated on drawings, in long runs of piping (except drainage) and at equipment to provide convenient disassembly. Provide dielectric unions when connecting copper tubing to equipment and piping made of ferrous materials.

2.3 CLEANOUTS

- A. Hex plugs in rough areas: Recessed plugs with cover plates in exposed locations.

2.4 SHOCK ARRESTERS

- A. Provide shock arresters as required by codes, manufacturer's recommendations and accepted industry standards for quality construction. Provide for all quick closing valves.

PART 3 - EXECUTION

3.1 CONNECTIONS

- A. This contract includes complete connection of cold water, hot water, drainage, and vent piping as required. All fittings, valves, accessories, cutoffs, drains, etc., required to complete such connections shall be included.
- B. The connection to water closets shall be made watertight with gasket and wax ring. Floor flanges shall be caulked into position. Plastic caps shall be provided on the tie down bolts, and shall be secured in place by screwing down on threaded brass washers.
- C. Where water pipes connect to exposed chrome plated trim, use proper chrome plated escutcheons.

3.2 SERVICE ACCESS

- A. All valves and accessories shall be insulated so that they can be properly serviced. In no case shall the Plumbing Contractor install equipment or other components in situations that do not meet code requirements or manufacturer's requirements. Provide access doors as required to access valves, etc.

3.3 ROUTING OF PIPING

- A. Coordinate routing of piping with others, line up work true to or at right angle to adjacent surfaces and in a workmanlike manner. Support all interior piping from building structure by means of hanger or inserts to maintain pitch of lines, to prevent vibration, and to secure piping place.

- B. Space pipe hangers per NCSBC- Plumbing Sect. 308.5.
- C. Pipe hangers for insulated lines shall have suitable saddles to protect insulation.

3.4 INSULATION

- A. All H/W and C/W piping shall be insulated with a min. of 1" inch elastomeric insulation (R-6.5 min.) in unconditioned areas. See NCSBC-Plumbing Sect. 305 for all protection requirements. All H/W piping of circulating systems shall be insulated with 1" insulation per Sect. C404.4 of the NCSBC 2018 Energy Conservation Code.
- B. Provide pre-fabricated insulation kits for all sink and lavatory exposed drain and supply piping.

3.5 INSPECTIONS AND TESTS

- A. Before being concealed, all water, soil and vent piping shall be tested to determine if they are water- and air-tight.
- B. Prior to placing into service, entire system shall be tested for leaks in strict accordance with state and local codes.

3.6 STERILIZATION OF PIPING

- A. Sterilize the new water piping thoroughly with a solution containing not less than 50 parts per million of available chlorine, using liquid chlorine, or sodium hydrochloride solution, introduced into the system in an approved manner. The sterilizing solution shall remain in the system in an approved manner. The sterilizing solution shall remain in the system for a period of 24 hours. After sterilization, flush the solution from the system with clean water until the residual chlorine content is not greater than 0.2 parts per million, unless otherwise directed.

3.7 SERVICE PRESSURE

- A. Provide approved water-pressure reducing valve (PRV) if service pressure exceeds 80 psi to reduce pressure to 80 psi static or less and as required per NCSBC-Plumbing Sect. 604.8.

3.8 DRAINDOWN

- A. Contractor to provide for complete plumbing system drain down.

3.9 CLEAN UP

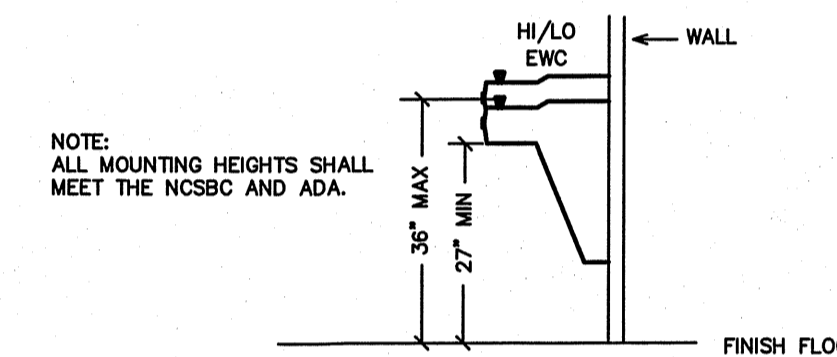
- A. During construction, keep the site clear of debris and upon completion, and before final inspection, clean up the premises to remove all evidence of his work. In addition, upon completion of construction, clean, wash, and/or polish all fixtures, equipment and exposed material and leave them bright and clean.

3.10 GUARANTEES

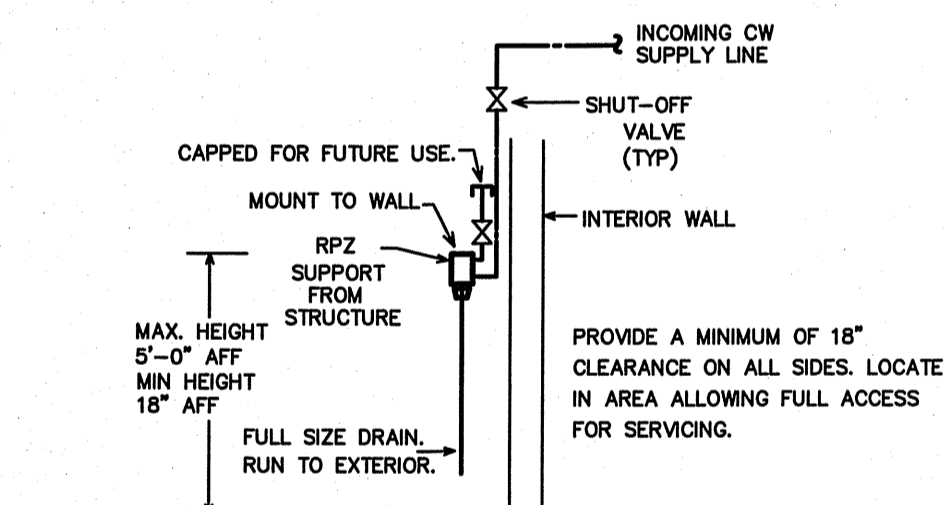
- A. Guarantee all materials and labor included in the plumbing work for a period of one year from date of final acceptance by the Owner.
- B. Any defects in the system which become evident during the guarantee period shall be corrected without cost to the Owner. This shall include the replacing of defective materials where required, and the repair of damage caused by leaking pipes, etc., and damage to building surfaces caused in making repairs.

GENERAL NOTES - PLUMBING

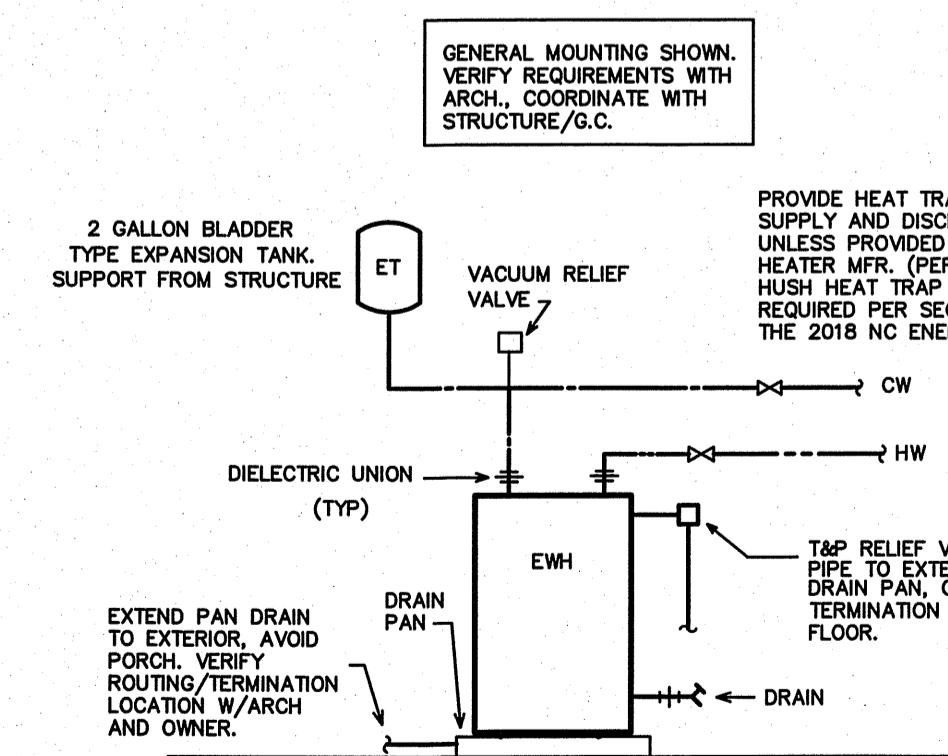
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
2. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE PLUMBING CONTRACTOR (PC) SHALL COORDINATE ALL OF HIS WORK WITH THE GENERAL CONTRACTOR (GC).
3. THE PLUMBING PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION AND ALL DISCREPANCIES OR INTERFERENCES BROUGHT TO THE ENGINEERS ATTENTION.
4. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. THE PC SHALL PROVIDE ALL MISC. ITEMS NEEDED FOR A COMPLETE SYSTEM REGARDLESS IF NOTED ON THE DRAWINGS OR NOT. FOR DIMENSIONS REFER TO ARCHITECTURAL PLANS.
5. THE GC SHALL PROVIDE ALL WALL, FLOOR AND ROOF OPENINGS OF THE SIZE AND LOCATION REQUIRED BY THE PC AND SHALL BE RESPONSIBLE FOR PAINTING AND FLOOR FINISHES. THE PC SHALL PROPERLY SEAL ALL PENETRATIONS AND PROVIDE ESCUTCHEON PLATES AT ALL FINISHED LOCATIONS.
6. ALL NEW WATER PIPING SHALL BE INSTALLED TIGHT TO STRUCTURE, ADEQUATELY SUPPORTED AND PROTECTED AND PROPERLY PITCHED TO ALLOW TOTAL DRAINAGE.
7. ALL WATER PIPING SHALL BE HYDROSTATICALLY TESTED FOR A MINIMUM OF 15 MINUTES AT A MINIMUM OF 100 PSIG BEFORE COVERING AND ALL LEAKS CORRECTED. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE.
8. PROVIDE MIN. 18" SHOCK ABSORBERS WITH STOPS ON ALL HOT AND COLD WATER FIXTURE RUNS AS REQUIRED BY CODE.
9. VENT LINES SHALL SLOPE UP TO ALL STACKS AND TERMINATE A MIN. OF 12" ABOVE ROOF LINE.
10. PROVIDE CUT SHEETS ON ALL PLUMBING FIXTURES FOR ARCHITECT AND OWNER APPROVAL PRIOR TO ORDERING ANY FIXTURES.
11. PROVIDE/VERIFY HOT WATER TO FIXTURES AT 110 DEGREES (MAX) F. PROVIDE ASSE 1070 THERMOSTATIC MIXING VALVE (WATTS LFUSQ-B 'LEAD FREE' GUARDIAN OR EQUAL) FOR ALL LAVATORIES AS REQUIRED. VERIFY VALVE LOCATION, INSTALL IN MAINTENANCE ACCESSIBLE AREA.



1 EWC DETAIL
SCALE: NOT TO SCALE



2 RPZ-P MOUNTING DETAIL
SCALE: NOT TO SCALE



3 EWH DETAIL
SCALE: NOT TO SCALE

SYMBOL LEGEND - PLUMBING

SYMBOL	DESCRIPTION (U.O.N.)
---	WASTE PIPING (W)
- - - - -	VENT PIPING (V)
----	COLD WATER PIPING (CW)
----	HOT WATER PIPING (HW)
⊗	SHUT-OFF VALVE
⊕	DIELECTRIC UNION
○	COFF
⊥	WCO/HCO
⊕	COPG
⊥	VENT THRU ROOF (VTR)
A.F.F.	ABOVE FINISHED FLOOR
U.O.N.	UNLESS OTHERWISE NOTED

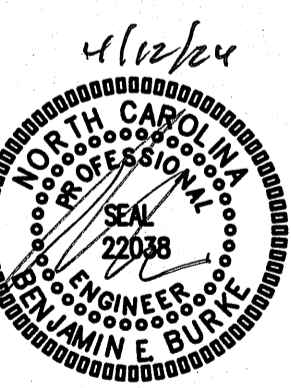
LOAD SUMMARY - PLUMBING

WASTE DEMAND (P)	WATER DEMAND (P)	WATER DEMAND (GPF)
27.0	32.5	23.7

FIXTURE SCHEDULE - PLUMBING *

- EWC* HIGH/LOW ELECTRIC WATER COOLER
HALSEY TAYLOR DUAL LEVEL ELECTRIC WATER COOLER, MODEL # HACF8SBL-Q ADA COMPLIANT, PIPE TO SINGLE DRAIN AND SUPPLY LINE. VERIFY MODEL- H/L/O SIDE WITH TENANT, ARCH.
- ET* EXPANSION TANK
AMTROL MODEL ST-5, 2.0 GALLON, STEEL CONSTRUCTION, NON-ASME RATED.
- EWH* ELECTRIC WATER HEATER
A.O. SMITH MODEL EJCS-20, 19 GALLON, 2500 WATTS, 120V, 3/4" INLET AND OUTLET. PROVIDE DRAIN PAN, EXPANSION TANK AND PRESSURE RELIEF VALVE.
- FPHB* FREEZE PROOF RECESSED HOSE BIBB ENCASED IN FLUSH-TO-WALL BOX
ZURN Z-1320-C, 3/4" NON FREEZE WALL HYDRANT W/INTEGRAL BACKFLOW PREVENTER, ENCASED WITH KEY LOCK. VERIFY WALL THICKNESS. PROVIDE WALL BOX AS REQUIRED- COORDINATE W/BLDG. OWNER, TENANT, ARCH., G.C. VERIFY MOUNTING LOCATION.
- HS* OUTDOOR HAND SINK (WALL MOUNT)
MURDOCK OWC74 SERIES WASH--GO HAND WASH STATION, BATTERY SENSOR FAUCET, ADA COMPLIANT W/PROPER INSTALL. VERIFY FINISH, MOUNTING LOCATION WITH ARCHITECT. COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE ANY MODEL, OPTIONS PRIOR TO ORDERING. PROVIDE DWV, SUPPLY LINES, SHUT-OFF VALVES AS REQUIRED.
- LAV* LAVATORY (COUNTERTOP)
KOHLER PENNINGTON SELF RIMMING COUNTERTOP LAVATORY, K-2196-4, 4" CENTERS, WHITE COLOR, ADA COMPLIANT, PROVIDE K-9998 P-TRAP WITH DELTA FAUCET MODEL 923LF-HIGHDEF, SHUT-OFF VALVES.
- OS* OUTDOOR SHOWER
COORDINATE UNIT AND LOCATION WITH OWNER, ARCHITECT., AND GC. VERIFY DRAIN LOCATION/REQUIREMENTS, COORDINATE W/UNIT PROVIDED. PROVIDE DWV/SUPPLY AS REQUIRED- VERIFY/ROUTE ALL LINES PER UNIT HANDING REGARDLESS OF HOW SHOWN ON PLANS. PROVIDE/VERIFY HOSE BIBBS OR PROPER OUTLET/PROPER INSULATION AND INSTALL TO DRAIN FIXTURE FOR FREEZE PROTECTION. COORDINATE DRAIN/TYP. WITH OWNER.
- RPZ-P* 3/4" REDUCED PRESSURE BACKFLOW PREVENTER
WATTS MODEL #FD90M30T, 3/4" REDUCED PRESSURE BACKFLOW PREVENTER, 'LEAD FREE' CONSTRUCTION. VERIFY INSTALLATION LOCATION/CLEARANCES.
- S1* BREAK ROOM SINK
ELKAY LR251 SINGLE BASIN STAINLESS STEEL SINK (MODEL LRAD251 IF ADA COMPLIANCE REQUIRED), 18 GA., SELF-RIMMING, FURNISHED WITH THREE FAUCET HOLES AND CENTER DRAIN. PROVIDE ELKAY COMMERCIAL FAUCET MODEL LK810AT08L2 WITH TWO LEVER HANDLES, CHROME PLATED BRASS P-TRAP AND SHUT-OFF VALVES. COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE SIZE WITH CABINERY PRIOR TO ORDERING.
- VB* ICE MAKER VALVE BOX
OATEY VALVE BOX WITH 3/8" BRONZE SHUT-OFF VALVE. FLUSH TO WALL.
- WC* WATER CLOSET (STANDARD FLUSH TANK)
KOHLER WELLWORTH WATER CLOSET, K-3978, 1.6 GPF. PROVIDE WITH K-7637 SUPPLY AND STOP, PROVIDE OPEN FRONT SEAT, WAX SEAL, CLOSET BOLT KIT. PROVIDE MODEL WITH FLUSH CONTROL ON SIDE OPPOSITE GRAB BAR.

* OR APPROVED EQUAL. SUBMIT ALL ITEMS FOR APPROVAL BY TENANT AND ARCHITECT PRIOR TO ORDERING.
ALL OTHER PLUMBING FIXTURES SHOWN ARE PROVIDED BY THE TENANT AND INSTALLED BY THE PLUMBING CONTRACTOR. SEE PLANS FOR NUMBER AND LOCATION. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT SERVED.



PLUMBING SPECIFICATIONS

23012

ISSUED: 4/12/2024

DWG BY: MH

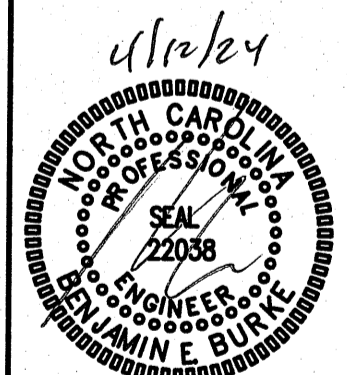
CKD BY: BEB

REVISIONS

SHEET NO.

P-1

**STANTON LANDING
CLUBHOUSE**
BEAUFORT, NORTH CAROLINA



DIV PLAN

23012

ISSUED: 4/12/2024

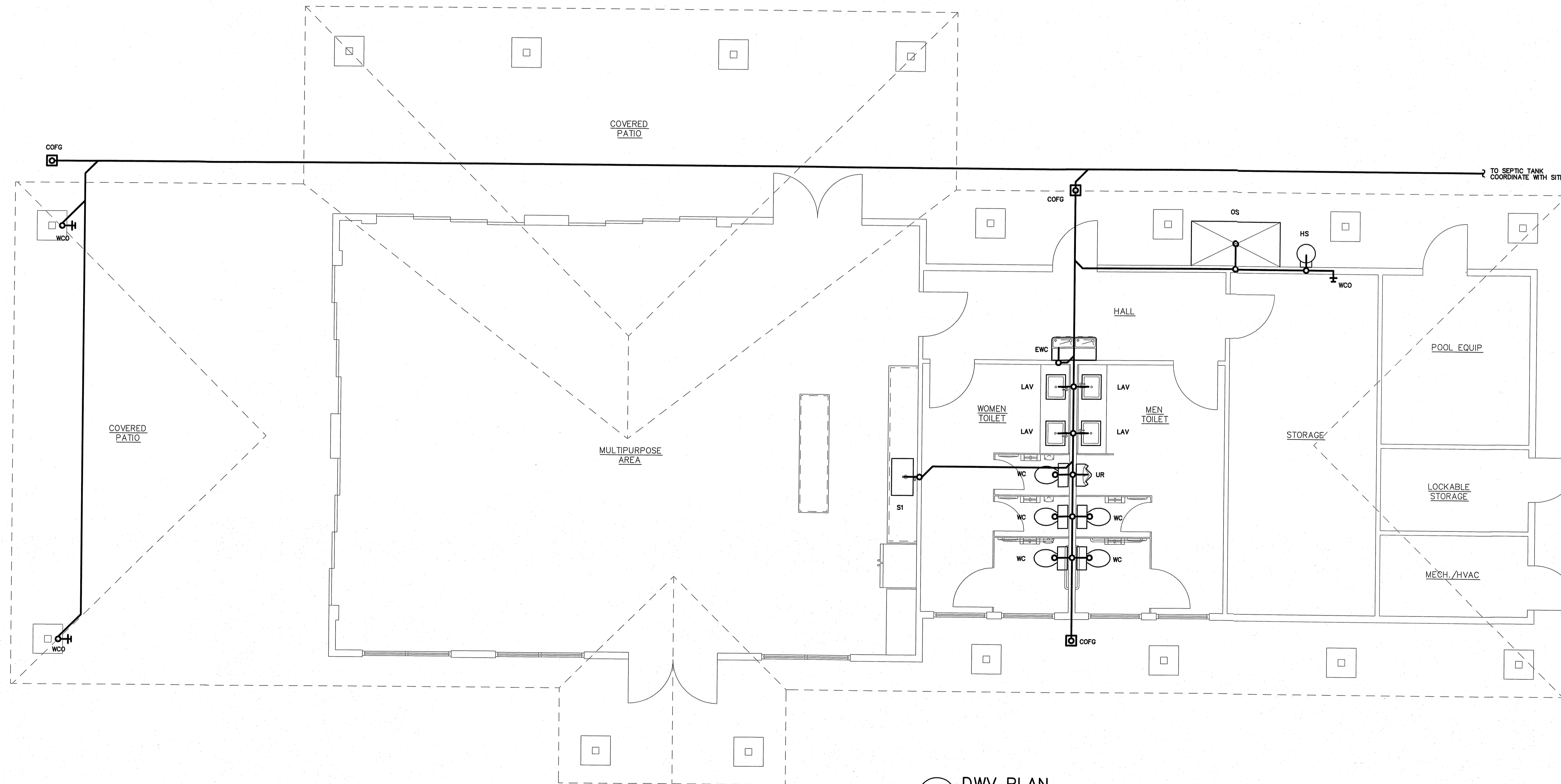
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CKD BY: BEB

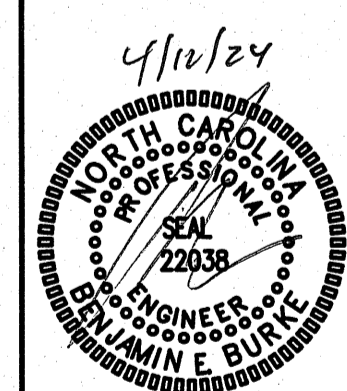
REVISIONS

SHEET NO.

P-2



1 DWV PLAN
P-2 SCALE: 1/4"=1'-0"



WATER PLAN

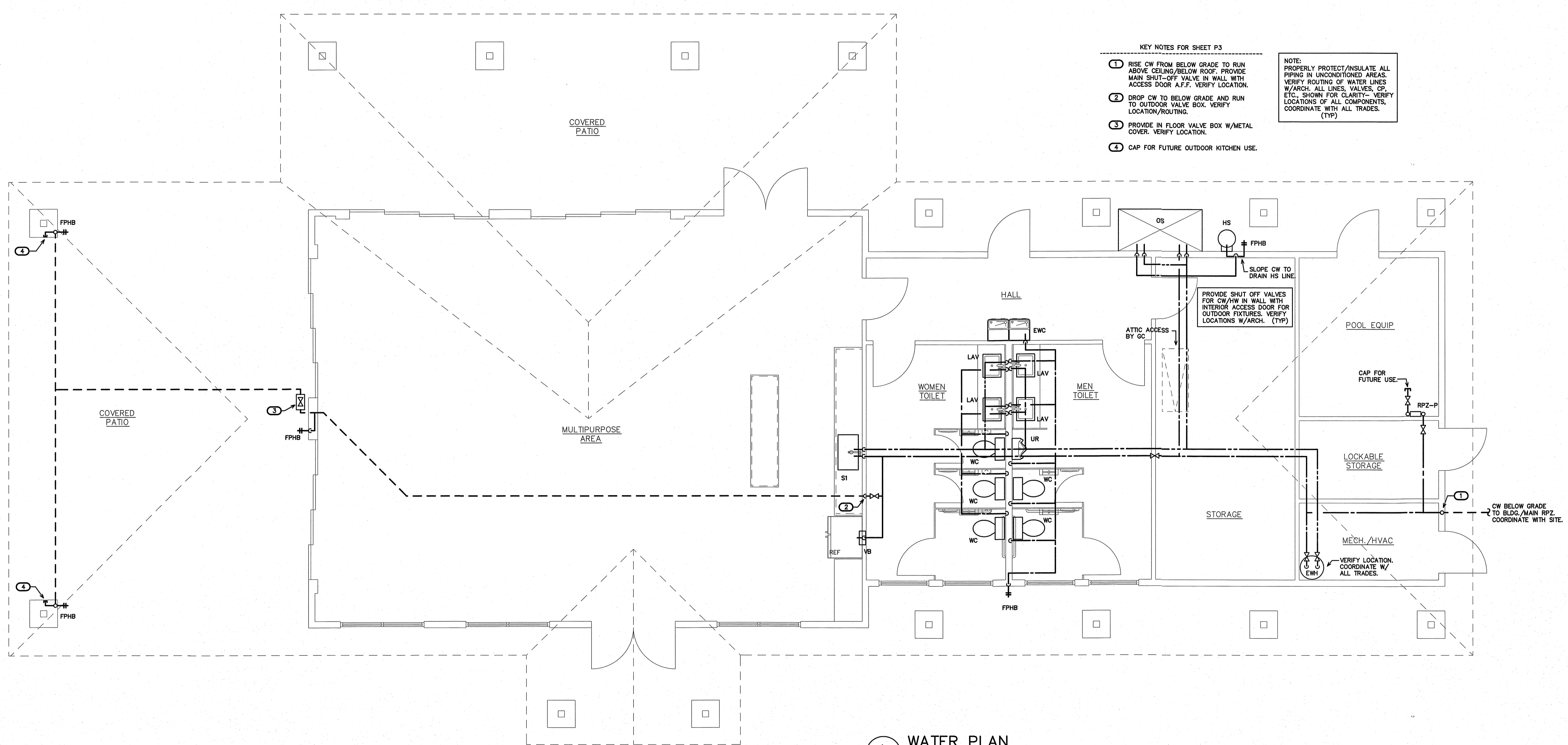
23012

ISSUED: 4/12/2024
DWG BY: MH
CKD BY: BEB

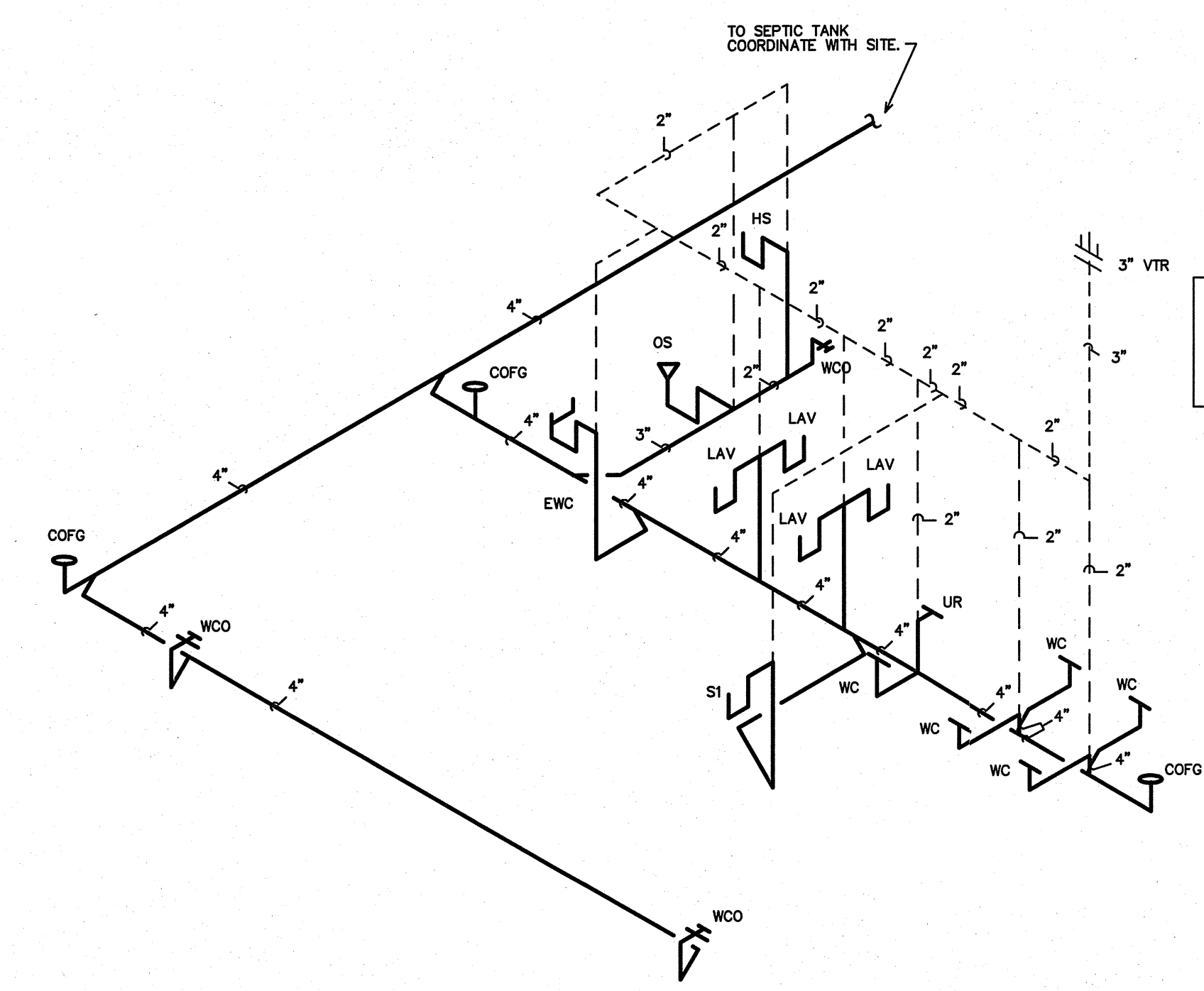
REVISIONS

ENGINEER
BURKE DESIGN GROUP
3305-109 DURHAM DRIVE
RALEIGH, NC 27603
PHONE: (919) 771-1916
FAX: (919) 779-0826
email: ben@bdg-nc.com
Corp. License # C-2652

SHEET NO.
P-3



1 WATER PLAN
P-3 SCALE: 1/4"=1'-0"



NOTE:
PROVIDE PROPER VENT THRU ROOF (VTR).
RUN HORIZONTALLY AS REQUIRED TO
MAINTAIN 10'-0" CLEARANCE FROM ANY
INTAKES. PROPERLY FLASH ANY ROOF
PENETRATION. (TYP)

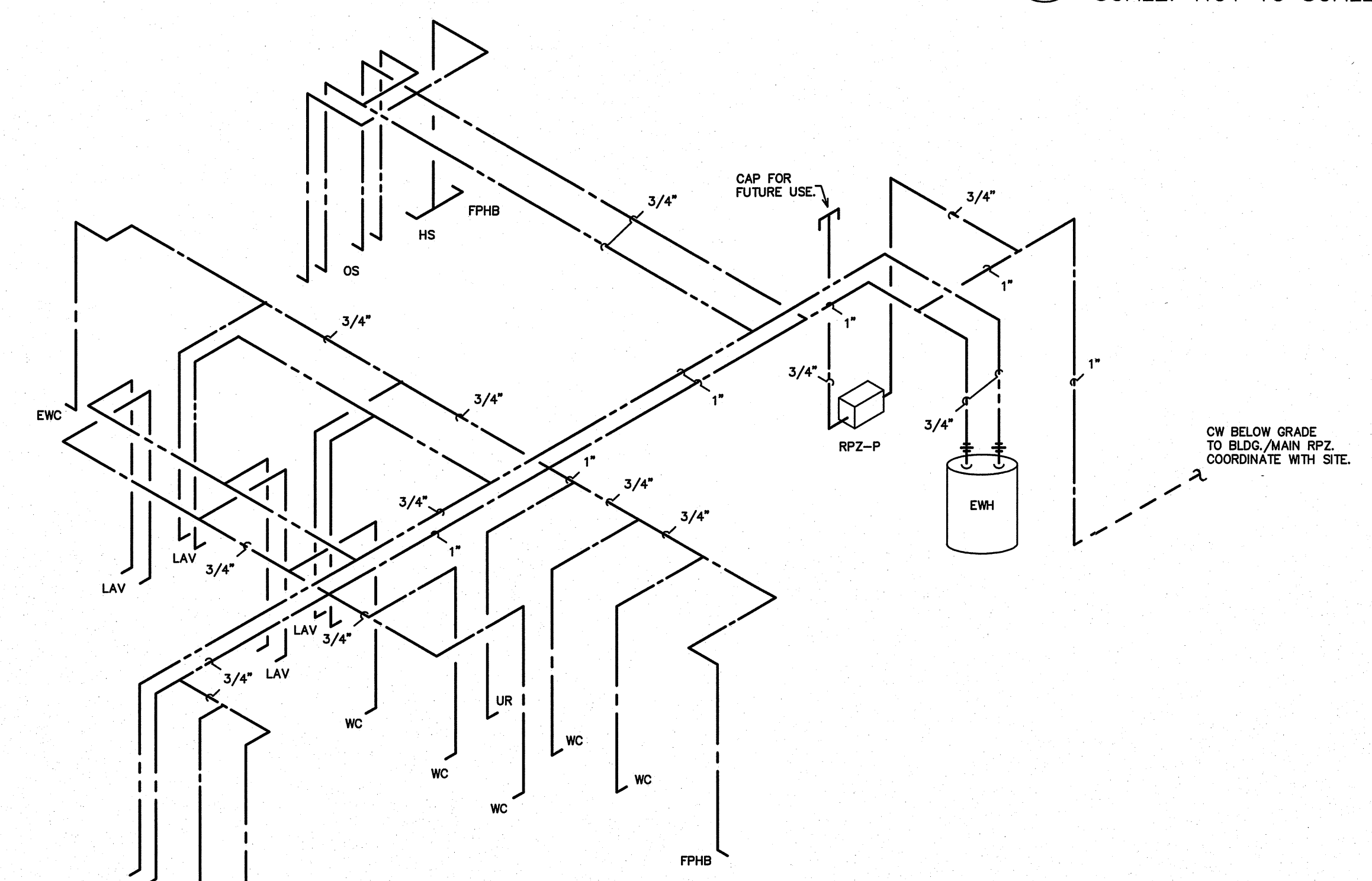
DWV/WATER RISER NOTES:
REPRESENTATIVE SIZES ARE GIVEN FOR EACH TYPE OF FIXTURE.
SEE PIPE SIZING SCHEDULE.
MINIMUM 2" DRAIN LINE SIZE UNDER SLAB.
MAINTAIN PIPE SIZES SHOWN UNTIL LARGER SIZE IS REACHED.
PIPE SIZES ARE MINIMUMS FOR INDIVIDUAL FIXTURES U.O.N.

(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

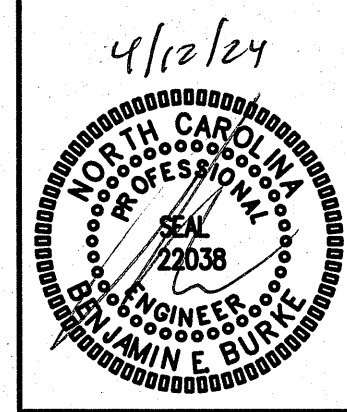
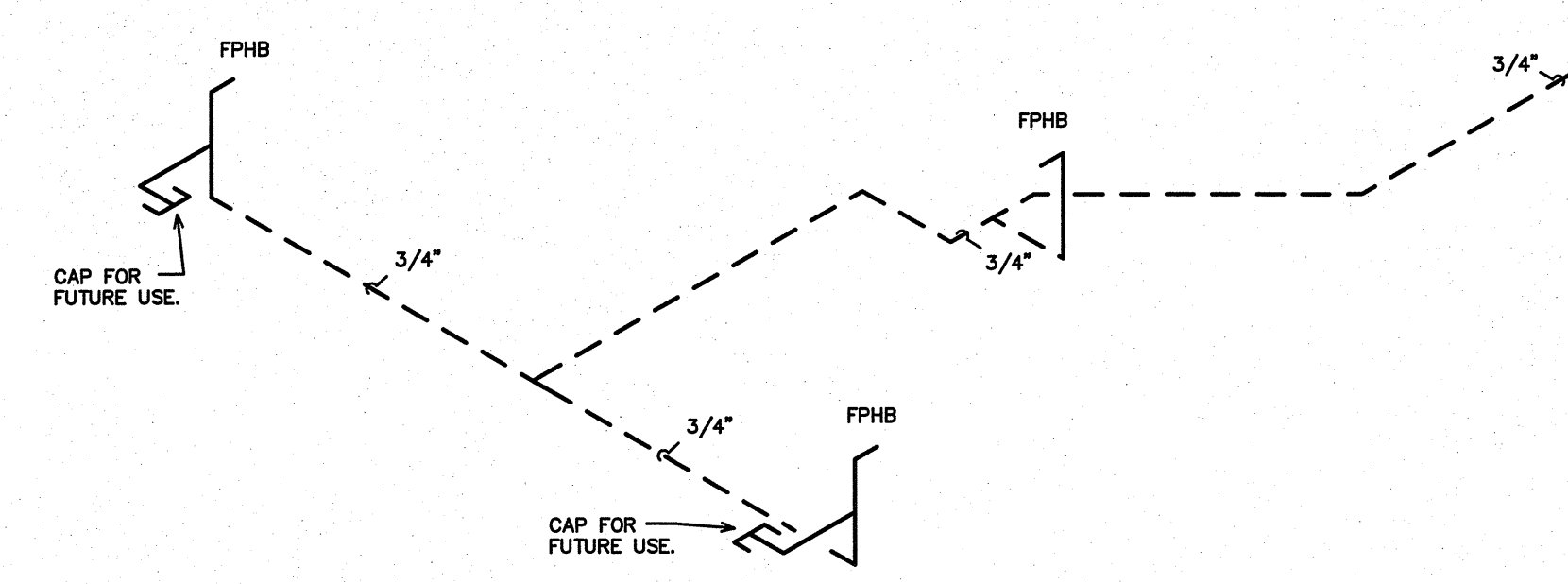
FIXTURE TYPE	DRAIN	VENT	CW	HW
(EWC) ELECTRIC WATER COOLER	1 1/4"	1 1/4"	1/2"	-
(FPHB) FREEZE-PROOF HOSE BIBB	-	-	1/2"	-
(HS) HAND SINK	1 1/2"	1 1/4"	1/2"	1/2"
(LAV) LAVATORY	1 1/2"	1 1/4"	1/2"	1/2"
(OS) OUTDOOR SHOWER	3"	1 1/2"	1/2"	1/2"
(SI) BREAK ROOM SINK	1 1/2"	1 1/4"	1/2"	1/2"
(UR) URINAL	2"	1 1/2"	3/4"	-
(VB) VALVE BOX	-	-	1/2"	-
(WC) FLUSH TANK WATER CLOSET	3"	1 1/2"	1/2"	-

* PROVIDE BACKFLOW PREVENTER PER NCSBC-PLUMBING SECT. 608.3, EX: ASSE 1024 (WATTS SERIES 7 OR EQUAL) ASSE 1022 (WATTS SERIES SD-3 EQUAL) ETC., WHERE REQUIRED IF NOT AN INTEGRAL PART OF THE EQUIPMENT.

1 DWV RISER
SCALE: NOT TO SCALE



2 WATER RISER
SCALE: NOT TO SCALE



DWV AND WATER RISER

23012

ISSUED: 4/12/2024
DWG BY: MH
CKD BY: BEB
REVISIONS

SHEET NO.
P-4

HVAC EQUIPMENT SCHEDULE	
HVAC SYSTEM #1	
AHU-1 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4DNF049, 4 WAY, MULTIPURPOSE FAN COIL UNIT, 10 KW HEATER, NOMINAL CAPACITY = 48,000 BTUH, 1600 CFM NOMINAL, PROVIDE HARD SHUT-OFF TXV VALVE, 4 TON NOMINAL, PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR, 3/4HP 6.0A MOTOR FLA, 40A HEATER FLA, 240V, 1 PH, 58.5A MCA, 60A MOCF AHU & HEAT.
HP-1 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC548A0030, 4 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE, COMP 22.9A RLA, FAN 1.2 A, OUTDOOR HEAT PUMP 29.8A MCA, 40A MOCF.
HVAC SYSTEM #2	
AHU-2 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4DNF049, 4 WAY, MULTIPURPOSE FAN COIL UNIT, 10 KW HEATER, NOMINAL CAPACITY = 48,000 BTUH, 1600 CFM NOMINAL, PROVIDE HARD SHUT-OFF TXV VALVE, 4 TON NOMINAL, PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR, 3/4HP 6.0A MOTOR FLA, 40A HEATER FLA, 240V, 1 PH, 58.5A MCA, 60A MOCF AHU & HEAT.
HP-2 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC548A0030, 4 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE, COMP 22.9A RLA, FAN 1.2 A, OUTDOOR HEAT PUMP 29.8A MCA, 40A MOCF.

* OR APPROVED EQUAL

AHU CONTROL NOTE:

FOR EACH SYSTEM PROVIDE "SIMPLE ENGINEERED SOLUTIONS" MODEL #PEM-XX HEAT PUMP DEHUMIDIFICATION CONTROL MODULE, PROVIDE PROGRAMMABLE ELECTRONIC THERMOSTAT WITH AUTO CHANGEOVER AND HUMIDISTAT FUNCTION. THERMOSTAT SHALL BE COMPATIBLE WITH DEHUMIDIFICATION CONTROL MODULE. PURPOSE OF DEHUMIDIFICATION CONTROL MODULE IS TO INITIATE COOLING MODE WHEN HUMIDISTAT SENSES HUMIDITY OVER SETPOINT AND ENERGIZE AND CONTROL ELECTRIC HEAT TO MAINTAIN SPACE TEMPERATURE. CONTACT SIMPLE ENGINEERED SOLUTIONS FOR INFORMATION ON DEHUMIDIFICATION CONTROL MODULE: (910) 231-9929, email: jnsuggs100@yahoo.com.

ELECTRIC WALL HEATER SCHEDULE	
ELECTRIC WALL HEATER (EH-1)	* QMARK MODEL #CWH1101DSF ELECTRIC FAN-FORCED WALL HEATER, 3413/1708 BTUH, 1000/500 WATTS, 8.4/4.2 AMPS 120 VOLT, 1 PHASE PROVIDE WALL MOUNTING BOX, DISCONNECT SWITCH AND INTEGRAL THERMOSTAT.

* OR APPROVED EQUAL

EXHAUST FAN SCHEDULE	
EXHAUST FAN #1 (EF-1)	* CARNES MODEL # VCDD025C EXHAUST FAN, 250 CFM @ 1/4" SP, 830 RPM, 2.2 AMPS, 120V, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE SWITCH AND WIRE THE UNIT. THE HVAC CONTRACTOR SHALL PROVIDE UNIT, 6" RIGID DUCT TO EXTERIOR, FLASHING AND ROOF CAP, LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.
EXHAUST FAN #2 (EF-2)	* CARNES MODEL # VCDD010I IN-LINE EXHAUST FAN, 93 CFM @ 1/4" SP, 760 RPM, 1.1 AMPS, 120V, CONTRACTOR SHALL PROVIDE UNIT, 6" RIGID DUCT TO ROOF CAP, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE SWITCH AND WIRE THE UNIT. THE HVAC LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES. FAN SHALL RUN CONTINUOUSLY.

* OR APPROVED EQUAL

NOTE: RUN EXHAUST DUCTS HORIZONTALLY AS REQUIRED TO MAINTAIN 10'-0" MINIMUM SEPARATION FROM ANY INTAKES.

AIR DISTRIBUTION SCHEDULE							
MARK	* MANUFACTURER	MODEL NO.	NECK SIZE	FACE SIZE	MATERIAL	SERVICE	NOTES
A	CARNES	RTDBH	5" X 12"	7" X 14"	STEEL	SUPPLY	DUCT, SIDE WALL, OR CEILING MOUNTED
B	CARNES	RTDBH	4" X 9"	6" X 11"	STEEL	SUPPLY	DUCT, SIDE WALL, OR CEILING MOUNTED
RA	CARNES	RSABH	24" X 24"	26" X 26"	STEEL	RETURN	WHITE, SIDEWALL OR CEILING MOUNTED
RB	CARNES	RSABH	12" X 12"	14" X 14"	STEEL	RETURN	WHITE, SIDEWALL OR CEILING MOUNTED

* OR APPROVED EQUAL

COORDINATE BORDER TYPE WITH THE CEILING TYPE. SEE ARCH SHEETS PROVIDE CUT SHEETS TO OWNER/ARCH. PRIOR TO ORDERING.

FLEXIBLE DUCTWORK SIZES MAXIMUM CFM'S		
SIZES	SUPPLY	RETURN
4"	100	100
6"	175	175
8"	250	250
10"	400	350
12"	550	500
14"	NA	900

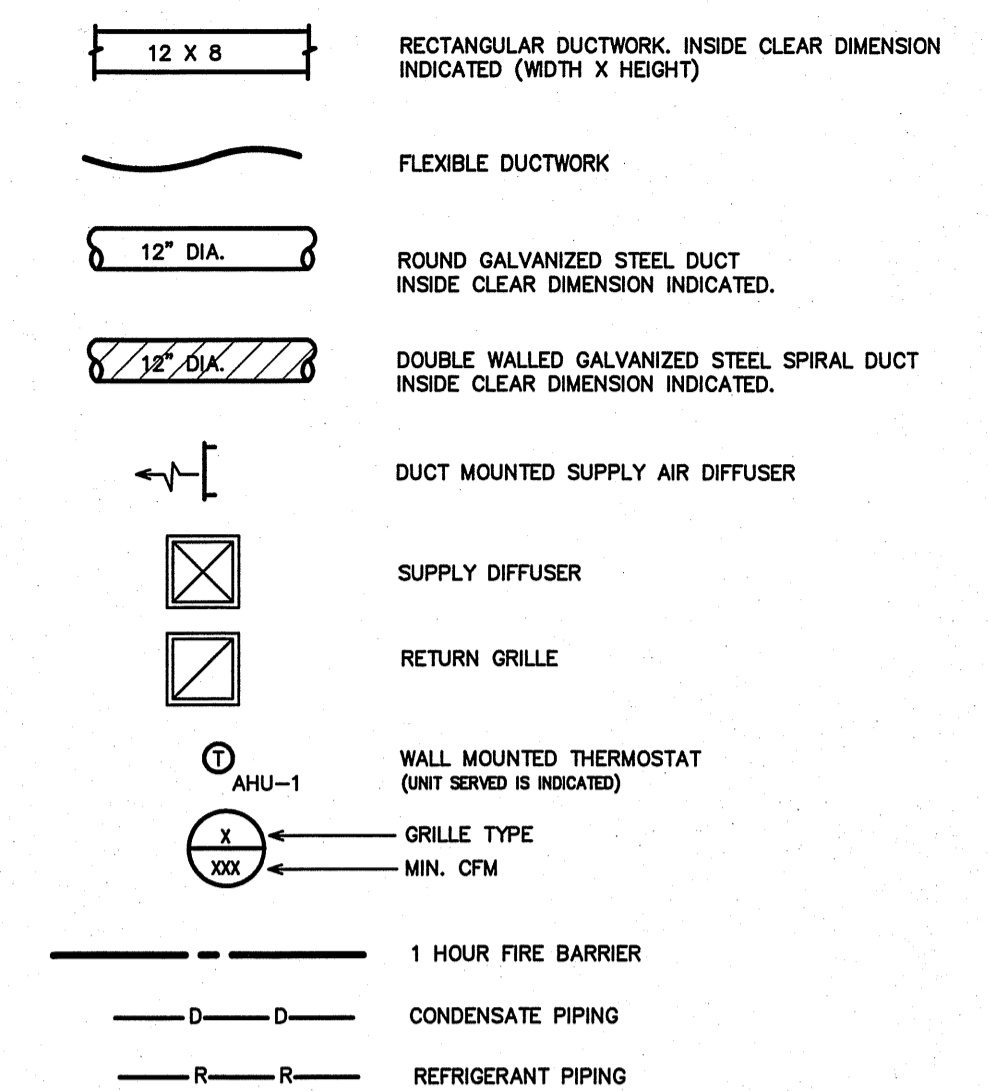
CHANGE OUT EXISTING FLEX DUCTS AND COLLARS AS REQUIRED TO GET NEW CFM'S SHOWN

FLEXIBLE DUCTWORK NOTES
1) INSTALL FLEXIBLE DUCTWORK RUNS AS STRAIGHT AS POSSIBLE.
2) DO NOT ALLOW FLEXIBLE DUCT TO SAG BETWEEN SUPPORTS.
3) DO NOT STRETCH A SHORT SECTION TO FIT A SLIGHTLY LONGER SECTION. THIS DISTORTS THE DUCT SHAPE AND IMPEDES AIR FLOW.
4) DO NOT CRUSH DUCTWORK TO FIT IN A SPACE SMALLER THAN ITS ORIGINAL OUTSIDE DIAMETER. MAXIMUM ALLOWABLE DEFORMATION IS 15% OF ORIGINAL VOLUME.
5) USE RIGID 90 DEGREE ELBOWS AT ANY LOCATION WHERE THE DUCTWORK BECOMES DISTORTED.
6) EXTREME CARE SHALL BE TAKEN TO ELIMINATE ANY REDUCTION IN FLOW WITHIN THE FLEXIBLE DUCTS. THE MECH. CONTRACTOR WILL BE REQUIRED TO REPLACE THE FLEXIBLE DUCT WITH RIGID IF PROPER FLOW IS NOT OBTAINED.
7) SIZE ALL FLEXIBLE DUCT SO AS NOT TO EXCEED MAXIMUM CFM'S GIVEN IN TABLE.

GENERAL NOTES - MECHANICAL

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE AND ALL LOCAL AND OTHER APPLICABLE CODES.
- ANY PERMITS AND INSPECTION FEES SHALL BE SECURED AND PAID FOR BY THE MECHANICAL CONTRACTOR (MC).
- ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE MC SHALL COORDINATE ALL OF HIS WORK WITH THE GENERAL CONTRACTOR (GC) AND OTHER TRADES.
- THE LOCATION OF ALL DUCT, PIPING AND EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE ANTICIPATED OR ENCOUNTERED INTERFERENCES.
- THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. FOR DIMENSIONS REFER TO THE ARCHITECTURAL PLANS.
- THE MC SHALL BE RESPONSIBLE FOR ALL ELECTRICAL STARTERS INTERLOCKS, CONTROL WIRING CONDUIT AND POWER WIRING FROM DISCONNECTS TO HIS EQUIPMENT, USING A LICENSED ELECTRICIAN.
- THE MC SHALL USE FIRE DAMPERS FOR PROTECTION OF THE OPENING IN ACCORDANCE WITH STATE AND LOCAL CODES IN ALL LOCATIONS WHERE PENETRATIONS OF RATED WALLS AND FLOORS OCCUR. SEE ARCHITECTURAL PLANS FOR RATED WALL AND FLOOR LOCATIONS. PROVIDE ACCESS DOORS AT ALL DAMPER LOCATIONS. LOCATE DOORS FOR EASY ACCESS.
- INSTALL FLEXIBLE CONNECTORS ON SUPPLY AND RETURN DUCTWORK AHU. ALL MECHANICAL EQUIPMENT SHALL OPERATE FREE OF OBSTRUCTION, VIBRATION.
- INSTALL TURNING VANES IN SUPPLY DUCTS AT ALL ELBOWS AND SPLITTER DAMPERS. PROVIDE BALANCING DAMPERS IN ALL DUCTS WHERE SHOWN OR REQUIRED FOR SYSTEM BALANCING.
- DUCT DIMENSIONS ARE SHOWN INSIDE CLEAR.
- THE MC 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.
- PROVIDE ALL REQUIRED ROOF PENETRATIONS FOR THE INSTALLATION OF THE NEW EQUIPMENT. ALL FLASHINGS ARE BY THE MECHANICAL CONTRACTOR. ALL ROOFING WORK SHALL BE DONE BY A LICENSED ROOFING CONTRACTOR SO AS TO MAINTAIN ORIGINAL WARRANTY.
- THE M.C. SHALL COORDINATE WITH AND PROVIDE EQUIPMENT SPEC. SHEETS TO THE GENERAL AND ELECTRICAL CONTRACTORS FOR REVIEW PRIOR TO ORDERING EQUIPMENT.
- PROPERLY SUPPORT ALL DUCT WORK, AND EQUIP FROM STRUCTURE. PROVIDE ALL STRUCTURAL SUPPORTS FOR THE LOADS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

LEGEND - MECHANICAL



OA SCHEDULE OUTDOOR VENTILATION AIR PROVIDED PER TABLE 403.3 NCSCB MECHANICAL CODE.								
APPLICATION	SQUARE FOOTAGE (SF)	AREA OUTDOOR AIR FLOW RATE (CFM/SF)	PEOPLE OUTDOOR AIR FLOW RATE (CFM/PERSON)	OCCUPANCY DENSITY RATE (# PEOPLE / 1000SF)	OCCUPANCY (# PEOPLE)	AREA OUTDOOR AIR FLOW (CFM)	PEOPLE OUTDOOR AIR FLOW (CFM)	TOTAL (CFM)
MULTIPURPOSE AREA	1142	0.06	5	5	110	69	550	619
HALL	187	0.06	-	-	-	11	-	11
STORAGE	231	0.12	-	-	-	28	-	28
TOTAL REQUIRED								658
OUTDOOR AIR PROVIDED FROM EACH HVAC UNIT **								
HVAC UNIT				OUTDOOR AIR (CFM)				
AHU-1				340 - 10" DIA. O.A. DUCT				
AHU-2				340 - 10" DIA. O.A. DUCT				
TOTAL PROVIDED				680				
APPLICATION CFM								
TOILETS				70 CFM/FLUSHING FIXTURE				
6 FLUSHING FIXTURE X 70 CFM = 420 CFM								
EXHAUST PROVIDED BY TWO EXHAUST FANS, MAKE UP AIR BY TRANSFER AIR								

* ACTUAL OCCUPANCY PER BUILDING TENANT AS ALLOWED BY 2018 NCSCB MECHANICAL CODE, SECTION 403.3.1.1, EXCEPTION.
 ** SET OUTDOOR AIR DAMPER CONTROLS TO PROVIDE OUTDOOR AIR AS INDICATED IN THIS SCHEDULE.

**APPENDIX B
2018 BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS**

MECHANICAL DESIGN (PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)
MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone

winter dry bulb 16F
summer dry bulb 93F

Interior Design Conditions

winter dry bulb 72F
summer dry bulb 78F
relative humidity 50%

Building Heating Load (Tenant space only) 68,400 BTU/hr

Building Cooling Load (Tenant space only) 99,600 BTU/hr

Mechanical Spacing Conditioning System

Unitary - The tenant space is served the following systems:
(2) 4 Ton split system heat pump units

Boiler - Not applicable to this project.

Chiller - Not applicable to this project.

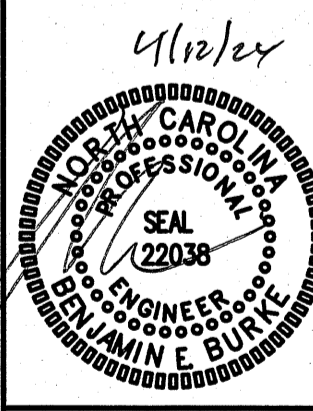
Equipment efficiencies

Efficiencies and outputs are listed on equipment schedules - See drawings.

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STANTON LANDING CLUBHOUSE
BEAUFORT, NORTH CAROLINA



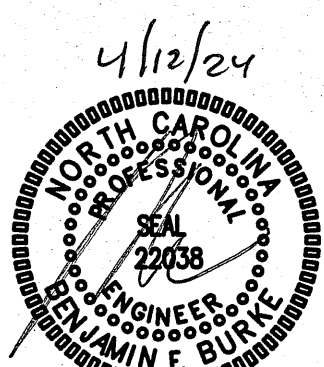
HVAC SCHED. NOTES, LEGENDS

23012
ISSUED: 4/12/2024

DWG BY: -
CKD BY: BEB

REVISIONS

SHEET NO.
M-1



HVAC PLAN

23012

ISSUED: 4/12/2024

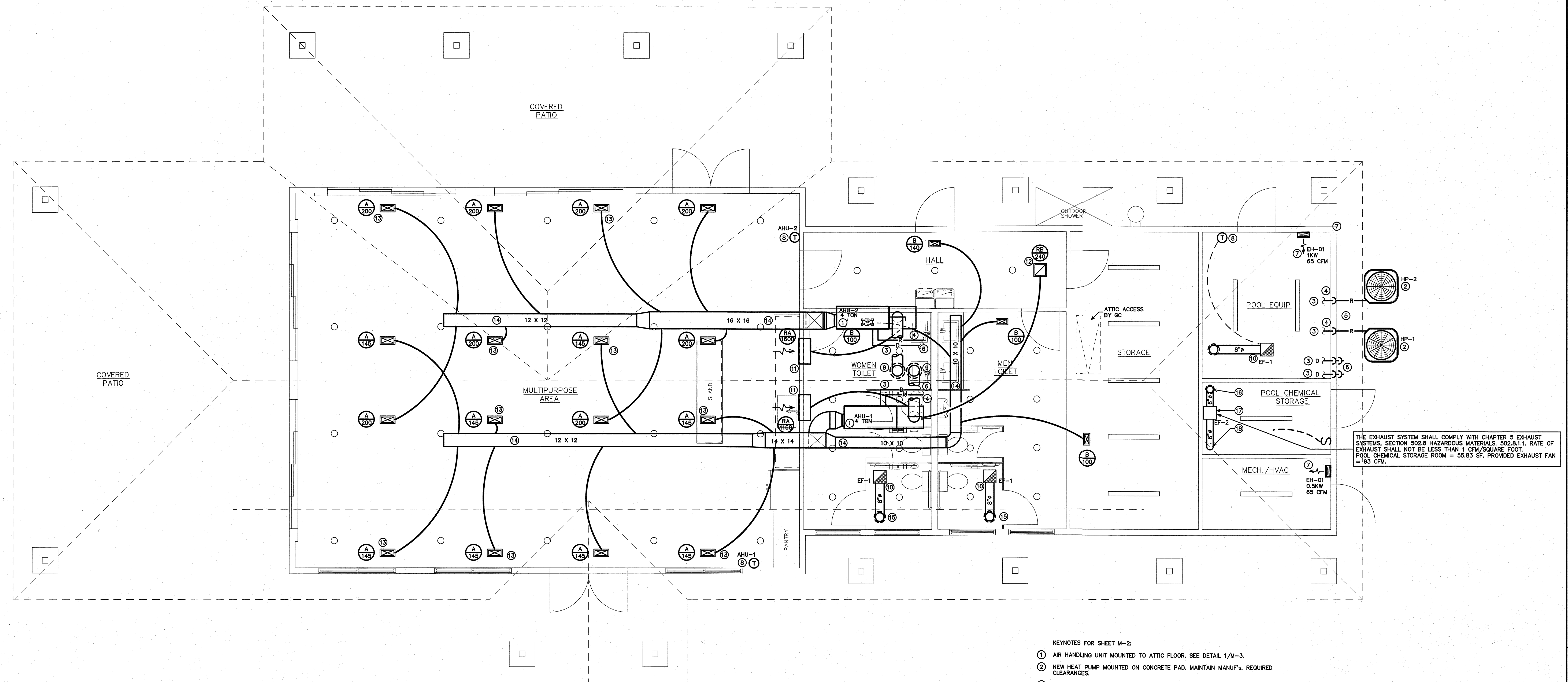
DWG BY: CLS

CKD BY: BEB

REVISIONS

SHEET NO.

M-2



THE EXHAUST SYSTEM SHALL COMPLY WITH CHAPTER 5 EXHAUST SYSTEMS, SECTION 502.8 HAZARDOUS MATERIALS, 502.8.1.1. RATE OF EXHAUST SHALL NOT BE LESS THAN 1 CFM/SQUARE FOOT. POOL CHEMICAL STORAGE ROOM = 56.83 SF, PROVIDED EXHAUST FAN = 93 CFM.

KEYNOTES FOR SHEET M-2:

- 1 AIR HANDLING UNIT MOUNTED TO ATTIC FLOOR. SEE DETAIL 1/M-3.
- 2 NEW HEAT PUMP MOUNTED ON CONCRETE PAD. MAINTAIN MANUF.'S. REQUIRED CLEARANCES.
- 3 RUN PIPING FASTENED TIGHT TO ROOF STRUCTURE. (TYPICAL).
- 4 RUN INSULATED REFRIGERANT PIPING THROUGH ATTIC AND DOWN CONCEALED IN EXTERIOR WALL.
- 5 ALL EXPOSED CLOSED CELL INSULATION WILL BE COATED WITH A UV RESISTANT PAINT.
- 6 RUN INSULATED PUMPED CONDENSATE PIPING THROUGH ATTIC AND DOWN CONCEALED IN EXTERIOR WALL TO 6" ABOVE FINISH GRADE. TERMINATE IN ELBOW TURNED DOWN.
- 7 ELECTRIC FAN-FORCED WALL HEATER. SURFACE MOUNT WITH BOTTOM OF UNIT 24" AFF.
- 8 THERMOSTAT, MOUNT AT 48" AFF.
- 9 ROOF MOUNTED OUTSIDE AIR INTAKE HOOD TO 10" DIA. RIGID DUCT SUPPLYING THE AHU'S. AIR INTAKE SHALL BE 10'-0" MIN. FROM ANY OUTSIDE EXHAUST DISCHARGE.
- 10 EXHAUST FAN, RUN 8" DIAMETER RIGID EXHAUST DUCT TO ROOF MOUNTED EXHAUST CAP. EXHAUST DISCHARGE SHALL BE 10'-0" MIN. FROM ANY OUTSIDE AIR INTAKE.
- 11 HIGH SIDE WALL MOUNTED RETURN AIR GRILLE.
- 12 GYPSUM CEILING MOUNTED RETURN AIR GRILLE.
- 13 GYPSUM CEILING MOUNTED SUPPLY AIR DIFFUSER. CONNECT FLEX DUCT TO RIGID AS SHOWN.(TYP)
- 14 RECTANGULAR RIGID SUPPLY DUCTWORK RUN THROUGH AND FASTEN TIGHT TO TRUSS WEBBING AND TO ATTIC FLOOR AS SHOWN.
- 15 RUN TO LOW PROFILE ROOF CAP. PROPERLY SEAL ROOF PENETRATION. ALTERNATE PATH - RUN TO LOUVER IN SOFFIT. COORDINATE WITH ARCH PRIOR TO BID
- 16 8" DIAMETER RIGID EXHAUST DUCT TO ROOF MOUNTED EXHAUST CAP. EXHAUST DISCHARGE SHALL BE 10'-0" MIN. FROM ANY OUTSIDE AIR INTAKE.
- 17 IN-LINE EXHAUST FAN. SUSPEND FAN FROM ROOF STRUCTURE. FAN SHALL RUN CONTINUOUSLY IN POOL EQUIPMENT ROOM.
- 18 6" DIA. RIGID STEEL DUCT. RUN DOWN TIGHT AGAINST WALL. OPEN END OF DUCT SHALL BE 12" AFF.

1 HVAC PLAN
M-2 SCALE: 1/4"=1'-0"

DIVISION 16 - ELECTRICAL

PART 1 - GENERAL

1.1 DESCRIPTION OF THE WORK

A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:

1. Electrical service and service equipment.
2. Lighting and power distribution system.
3. Provide lighting fixtures selected by owner with lamps to match.
4. Wiring devices, boxes, cover plates, etc.
5. Source of power for all items of equipment.
6. Grounding.
7. Other requirements and/or systems where shown.

B. All work shall be complete and items, equipment, etc., shall be electrically connected for proper and correct operation.

C. All work under this contract shall be installed in accordance with the latest edition of the following codes and standards insofar as they apply:

1. The 2020 National Electrical Code.
2. The National Electrical Safety Code.
3. Underwriter's Laboratories, Inc., Standards and approved listings.
4. Electrical Testing Laboratories standards.
5. North Carolina Building Code, Latest Edition and Revisions.
6. All local codes and ordinances.

D. The Electrical Contractor shall be licensed in the State of North Carolina and have all local licenses required for the work.

E. Obtain all permits, licenses, inspections, etc., required for the work and pay for the same. Furnish final certificate of inspection and approval from the electrical inspector having jurisdiction prior to acceptance of the work.

F. All work shall be done by skilled mechanics and shall present a neat, trim, workmanlike condition when complete.

1.2 INTENT

A. The intent of these specifications and the accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready to operate. The Electrical Contractor shall take this into consideration and include in his base bid allowance for contingencies as will allow him to provide minor pieces of equipment and labor not specifically indicated but required for the job to operate properly, at no additional cost to the Owner.

1.3 COORDINATION

A. Coordinate work with other contractors. Notify Architect of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Architect for a decision before resuming operations.

B. Locations shown are approximate. The drawings do not give exact details as to elevations and locations of various pipes, fittings, ducts, conduit, etc., and do not show all offsets and other installation details which may be required. Coordinate all locations with architect before any rough-in.

1.4 SHOP DRAWINGS

A. Shop drawings shall be submitted for panels and service equipment, lighting, wiring devices, and cover plates. These must consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified.

PART 2 - PRODUCTS AND MATERIALS

2.1 GENERAL

A. All material shall be new and shall bear the manufacturer's name, trade name, and UL label where such standard has been established for the particular material. Materials shall be the standard products of manufacturer's regularly engaged in the manufacturer of the required type of equipment and the manufacturer's latest approved design.

1. Boxes installed in concealed locations shall be set flush with the finished surface.
2. Provide rated boxes in all fire barriers & walls installed per code.

2.2 NOT USED

2.3 CONDUCTORS

- A. Conductors shall be color coded, sizes #8 and larger may be color taped on the job. Color coding shall be Standard Practice.
- B. Conductors shall be manufactured by Dodge, Southwire or approved equal. Conductors shall meet the latest requirements of NEMA and IPCEA and shall be UL approved.
- C. Metallic sheathed "MC" cable may be used where allowed by N.E.C.

D. Conductors shall be spliced and taped as follows:

1. Size #10 and #12, use Ideal "Wing Nuts" or T&B "Piggy" connectors. Connectors shall be rated for 150 degrees C for use in recessed lighting fixtures.
2. Size #8 and larger shall be solderless screw and screw-clamping type, smoothly covered and shaped with rubber gum type with final cover vinyl plastic electrical type. In lieu of rubber gum and vinyl plastic type, factory fabricated approved preformed insulating covers may be used. All connectors shall be UL approved.

3. No split-bolt type connectors may be used.

E. All branch wire and connections shall be copper and sized per National Electric Code.

F. All conductors shall be continuous without splice between junction, outlet, device boxes, etc. No splicing will be permitted in panelboard cabinets, safety switches, etc.

G. All wiring in mechanical spaces shall be plenum rated.

H. Provide GFI protection within 6'-0" of any sink.

I. All multi-wire branch circuits shall comply with 2020 NEC, 210.4(B).

J. All wiring at medical facilities shall comply with 2020 NEC, 517.1.

2.4 PANELBOARDS, SAFETY SWITCHES

A. Panelboards shall comply with NEMA Standard PB 1 - Latest Edition and as manufactured by Square D or ITE-Stiemens.

B. The contractor shall be responsible for correctly phasing the circuits in the panelboards.

C. Safety switches shall be general duty type, size and rating as required for load service. Safety switches shall be fused or unfused as shown and/or as required. Safety switches serving motor loads shall be horsepower rated for load served.

2.5 NOT USED

2.6 WIRING DEVICES

A. Wiring devices shall be commercial grade by Bryant, Leviton, or approved equal. With matching cover. Color by Architect.

B. Wiring devices installed under a Kitchen Hood shall have stainless steel covers.

C. Wiring devices installed over counters shall comply with ANSI A117.1.

2.7 NOT USED

2.8 CONDUIT

A. PVC conduit will be allowed where N.E.C. approved.

B. All service conduit shall be rigid where exposed below 8'-0" AFF or exposed to the elements or hazardous conditions.

2.9 CLEAN UP

A. During construction, keep the site clean of debris. Upon completion, and before final inspection, clean up the premises to remove all evidence of work. In addition upon completion of construction leave equipment clean.

3.14 GUARANTEE

A. Guarantee all materials and labor included in the electrical work for a period of one year from date of final acceptance by the Owner. Any part or parts of the work or equipment which prove to be defective during the guarantee period shall be replaced at no additional cost to the Owner.

3.5 EQUIPMENT LABELING

A. Provide permanent name plates for all panelboards, safety switches, wiring troughs, etc., for identification of equipment controlled, services, etc. Nameplates shall be securely and permanently attached to equipment with stainless steel screws. Nameplates shall include the name of the equipment and where it is fed from.

B. All switch plates, receptacle plates and outlet covers shall be labeled with machine printed vinyl labels identifying the circuit(s) within.

C. All empty conduit runs shall be identified and indicated where they terminate.

D. Provide typewritten directory in each panelboard to clearly identify each circuit, service, etc.

3.6 NOT USED

3.7 NOT USED

3.8 JUNCTION AND/OR PULL BOXES

A. Boxes shall be installed where necessary to avoid excessive runs and/or too many bends between outlets.

3.9 PULL WIRE

A. Leave pull wire in each empty conduit run.

3.10 NOT USED

3.11 GROUNDING

A. All grounding shall be in accordance with Article 250 of the NEC. In addition, the following requirements shall be met:

1. Grounding conductors shall be installed as to permit the shortest and most direct path from equipment to ground. All connections to grounding conductors shall be accessible.

2. Equipment ground continuity shall be maintained through flexible metal conduit.

3. All wiring devices equipped with grounding connection shall be solidly grounded to ground system with grounding conductors.

4. The frame of all lighting fixtures shall be securely grounded to the equipment ground system with grounding conductors.

5. All equipment enclosures, and non-current-carrying metallic parts of electrical equipment, raceway systems, etc., shall be effectively and adequately bonded to ground.

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GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES HAVING JURISDICTION.
2. ALL BRANCH CIRCUIT CONDUCTORS TO BE COPPER (SERVICE CONDUCTORS MAY BE ALUMINUM WITH SAME AMPACITY AS COPPER CONDUCTORS. RE-SIZE CONDUCTORS AND CONDUIT PER NEC.)
3. ALL CIRCUITS TO BE 2 #12, 1 #12 GND IN 1/2" EMT CONDUIT AS A MINIMUM. PROVIDE WIRING FOR LARGER CIRCUITS AS REQUIRED BY NEC. RIGID CONDUIT IS REQUIRED WHERE EXPOSED BELOW 8'-0" A.F.F.
4. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE/CORD.
5. CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.
6. ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 120 FEET ON 120V AND 208V CIRCUITS.
7. THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS. ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWINGS OR NOT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANELBOARDS.
9. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR TO INSURE THAT ALL LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. LIGHTING FIXTURES SHOULD NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.
10. ELECTRICAL REQUIREMENTS INDICATED ON DRAWINGS MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
11. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE EXACT BREAKER REQUIREMENTS FOR ALL EQUIPMENT PRIOR TO ORDERING PANEL. ADJUST BREAKER AND WIRE SIZES AS REQUIRED.
12. PROVIDE BOXES, JACKS, WIRING AND CONDUIT FROM LOCATIONS SHOWN TO MTP LOCATION. VERIFY EXACT REQUIREMENTS WITH OWNER.
13. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECTS FOR MECHANICAL & PLUMBING EQUIPMENT. DISCONNECTS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FUSED PER NAME PLATE. PROVIDE NEMA 3R ENCLOSURES ON EXTERIOR. COORDINATE FUSE SIZES.
14. THE EC SHALL MEET WITH THE ARCHITECT AND TENANT PRIOR TO INSTALLING OUTLET BOXES TO VERIFY LOCATIONS AND MOUNTING HEIGHTS OF RECEPTACLES AND TELEPHONE OUTLETS.

ELECTRICAL LEGEND

- LIGHT FIXTURE: LETTER DENOTES FIXTURE TYPE (REFER TO LIGHTING PLAN AND FIXTURE SCHEDULE). NL = NIGHT LIGHT (NOT SWITCHED/ALWAYS ON)
- DUPLEX RECEPTACLE - 120V; MOUNT 18" TO CENTER AFF UNLESS NOTED OTHERWISE; "WP" INDICATES WEATHER PROOF, "GFI" INDICATES GROUND FAULT CURRENT INTERRUPT PROTECTED. "U" INDICATES RECEPTACLE WITH (2) USB PORTS.
- QUADRAPLEX RECEPTACLE - 120V
- FLOOR OR CEILING OUTLET (AS NOTED) - 120V
- SPECIAL PURPOSE RECEPTACLE - REFER TO POWER PLAN AND PANEL SCHEDULE
- LIGHT SWITCH
- SWITCH WITH INTEGRAL PIR/US MOTION SENSOR FOR AUTOMATIC SHUT-OFF WITH UP TO 2 HOUR ADJUSTABLE DELAY.
- DIMMABLE LIGHT SWITCH
- MOTOR RATED SWITCH
- JUNCTION BOX
- TELE/DATA OUTLET - PROVIDE JUNCTION BOX WITH CONDUIT BACK TO MTP. PROVIDE (1) TELEPHONE JACK AND (1) CAT 5 DATA JACK
- SINGLE-POLE HOMERUN TO PANELBOARD
- TWO-POLE OR 3-POLE HOMERUN TO PANELBOARD
- EXIT LIGHT
- EMERGENCY EGRESS FIXTURE
- PHOTOCELL (LED COMPLIANT)
- BRANCH CIRCUIT WIRING
- SWITCH LEG
- GROUND CONNECTION
- DISTRIBUTION PANELBOARD
- DISCONNECTING MEANS AS REQUIRED BY CODE

**APPENDIX B
2018 BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS**

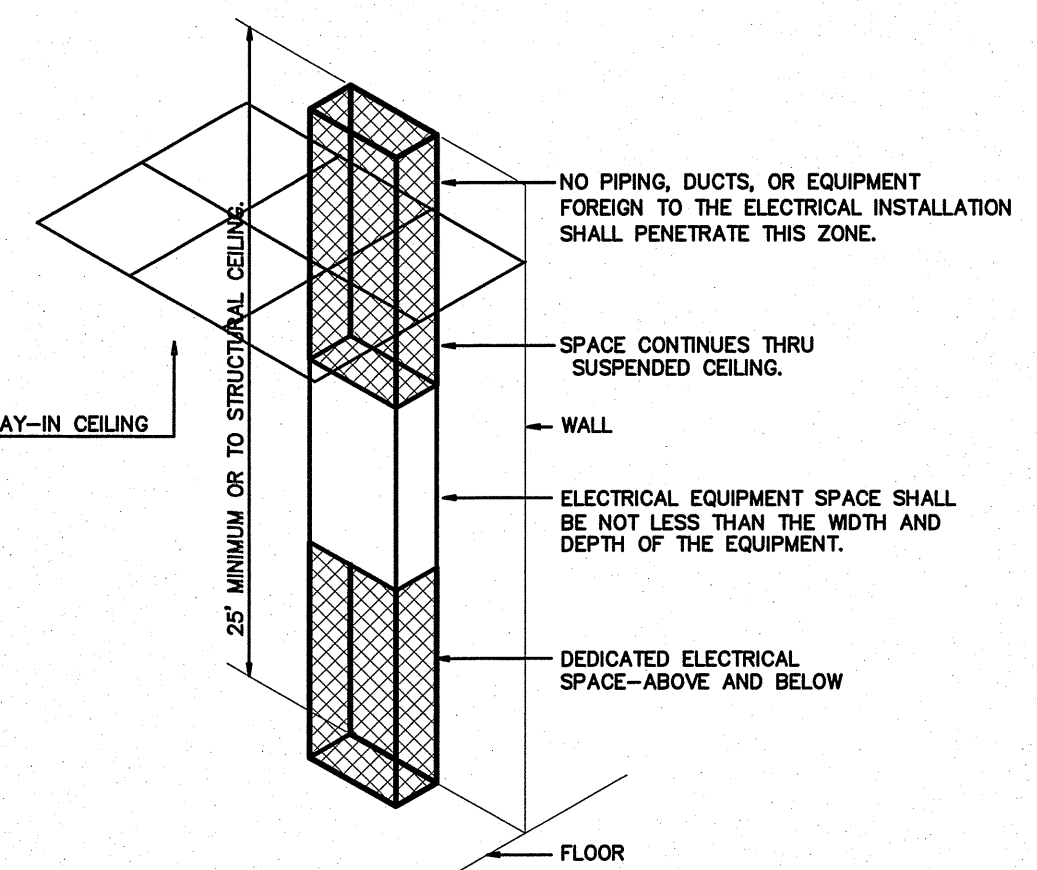
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)
ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance
Energy Code: Prescriptive Energy Cost Budget
ASHRAE 90.1: Prescriptive Energy Cost Budget

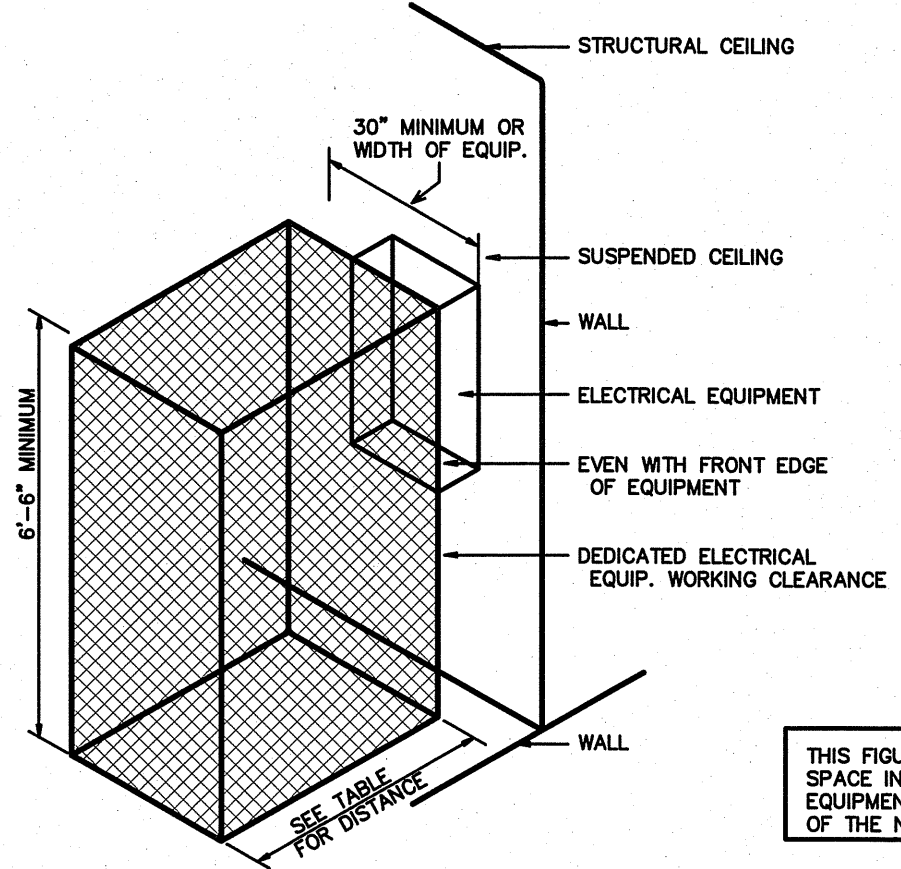
Lighting Schedule
Lamp type required in fixture
number of lamps in fixture
ballast type used in fixture
number of ballasts in fixture
total wattage in fixture
total interior wattage specified vs. allowed
total exterior wattage specified vs. allowed
1749VA / 2040VA
578VA / 600VA

- Additional Prescriptive Compliance
- 506.2.1 More Efficient Mechanical Equipment
 - 506.2.2 Reduced Lighting Power Density
 - 506.2.3 Energy Recovery Ventilation Systems
 - 506.2.4 Higher Efficiency Service Water Heater
 - 506.2.5 On-Site Supply of Renewable Energy
 - 506.2.6 automatic Daylighting Control System



**ELECTRICAL EQUIPMENT DEDICATED SPACE
PER ARTICLE 110.26.F.1 OF N.E.C.**

**1 DEDICATED SPACE
SCALE: NTS**



**ELECTRICAL EQUIPMENT WORKING CLEARANCE
PER ARTICLE 110-26 OF N.E.C.**

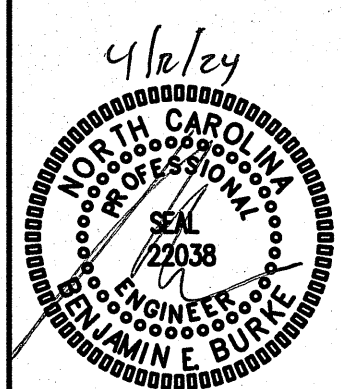
WORKING CLEARANCES			
VOLTAGE TO GROUND NOMINAL	COND.	MIN. CLEAR DISTANCE IN FEET	
0-150	1	2	3
151-600	3	3	3
		3-1/2	4

**2 ELECTRICAL CLEARANCES
SCALE: NTS**

THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT REQUIRED BY SECTION 110-16 OF THE N.E.C.

WHERE THE CONDITIONS ARE AS FOLLOWS:

1. EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUNDED PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR INSULATED BUSBARS OPERATING AT NOT OVER 300V SHALL NOT BE CONSIDERED LIVE PARTS.
2. EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.
3. EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.



ELECTRICAL NOTES

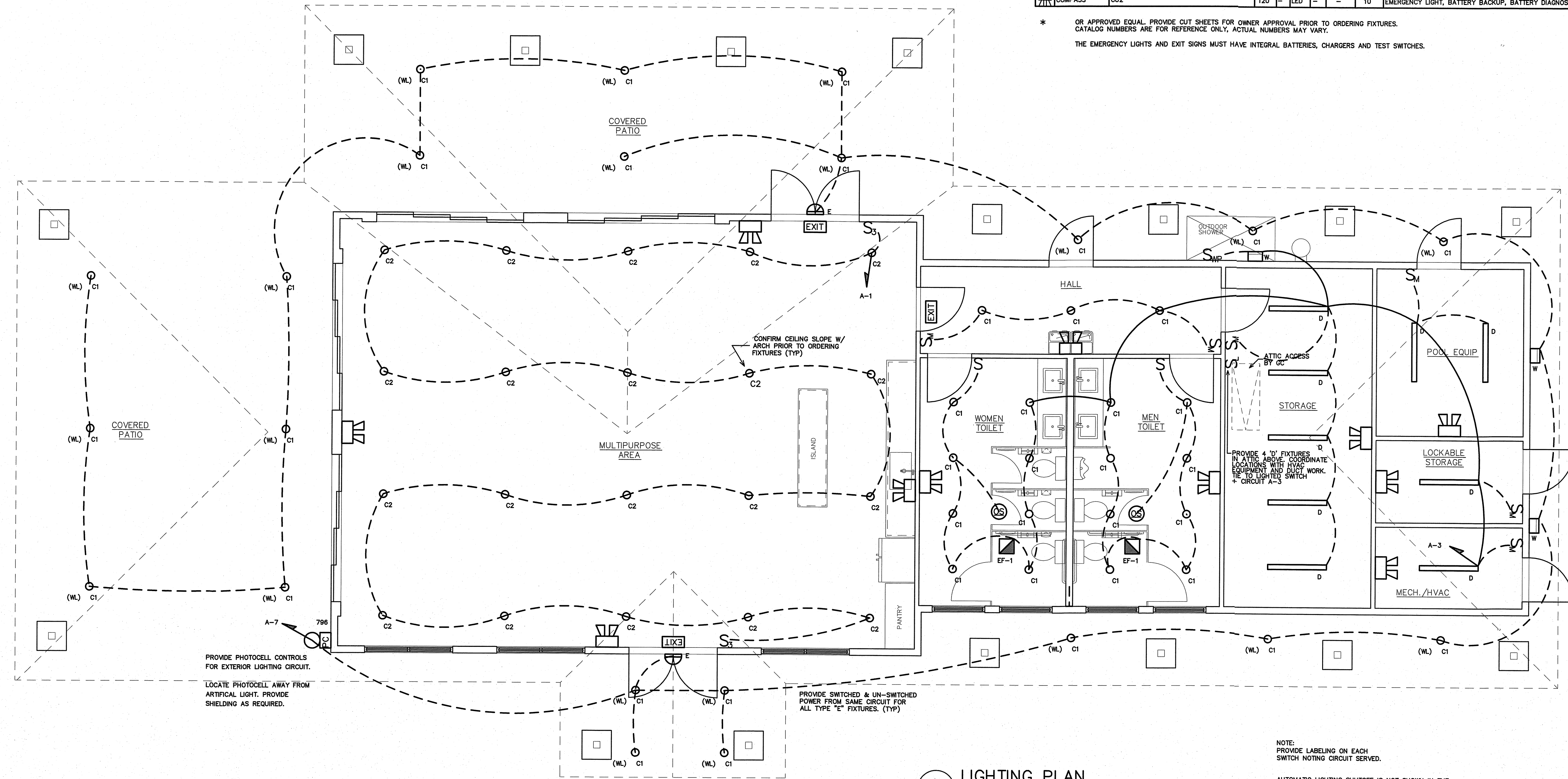
23012
ISSUED: 4/12/2024
DWG BY: LS
CKD BY: BEB
REVISIONS

Station Landing Clubhouse, E2

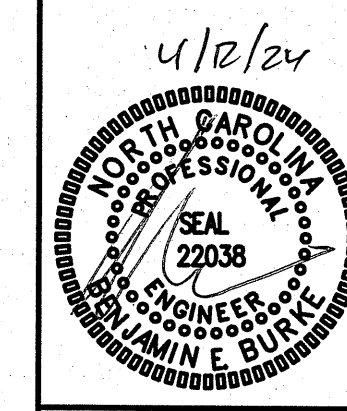
MARK	MANUFACTURER	CATALOG NO.	VOLT.	LAMPS NO. TYPE	BALLAST TYPE	W/ FIXTURE	REMARKS
C1	PRESCOLITE	LTR-6RD-H-SL30L-ML35KMD	120	- LED -	-	34	6" LED RECESSED CAN FIXTURE *
C2	PRESCOLITE	LTR-6RD-H-SL30L-ML35KMD-LTR-SCA6	120	- LED -	-	34	6" LED RECESSED CAN FIXTURE W/ SLOPED CEILING ADAPTER *
D	COLUMBIA	LXEM4-35HL-RFA-EU	120	- LED -	-	47	4' ENCLOSED LED GASKETED STRIP *
W	LITHONIA	WPX1 LED P2 40K MVOLT DDBXD M4	120	- LED -	-	24	LED WALL PACK *
E	COMPASS	CUS0	120	- LED -	-	17	EXTERIOR NORMAL/EMERGENCY LIGHT FIXTURE- COLOR BY ARCH *
EXIT	COMPASS	CER	120	- LED -	-	2	LED EXIT SIGN, COLOR BY ARCH *
EM	COMPASS	CU2	120	- LED -	-	10	EMERGENCY LIGHT, BATTERY BACKUP, BATTERY DIAGNOSTICS, COLOR BY ARCH *

* OR APPROVED EQUAL. PROVIDE CUT SHEETS FOR OWNER APPROVAL PRIOR TO ORDERING FIXTURES.
CATALOG NUMBERS ARE FOR REFERENCE ONLY. ACTUAL NUMBERS MAY VARY.

THE EMERGENCY LIGHTS AND EXIT SIGNS MUST HAVE INTEGRAL BATTERIES, CHARGERS AND TEST SWITCHES.



1 LIGHTING PLAN
E-2 SCALE: 1/4" = 1'-0"



LIGHTING PLAN

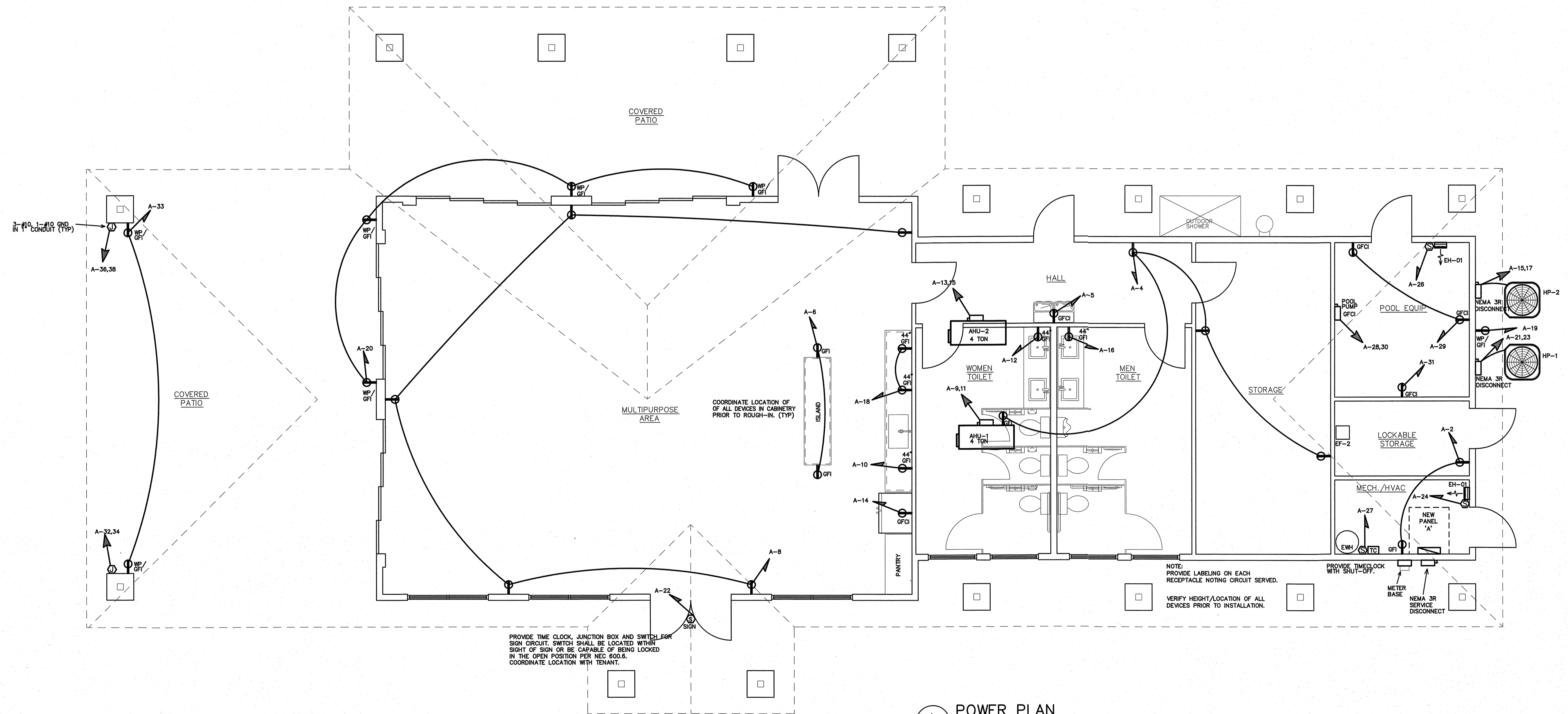
23012

ISSUED: 4/12/2024

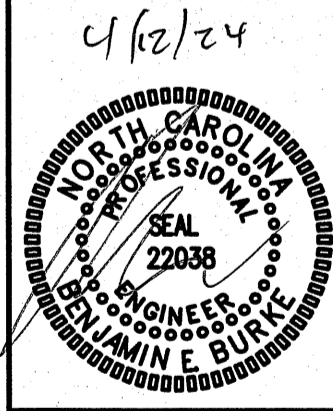
DWG BY: LS

CKD BY: BEB

REVISIONS



1 POWER PLAN
E-3 SCALE: 1/4"=1'-0"



POWER PLAN

23012

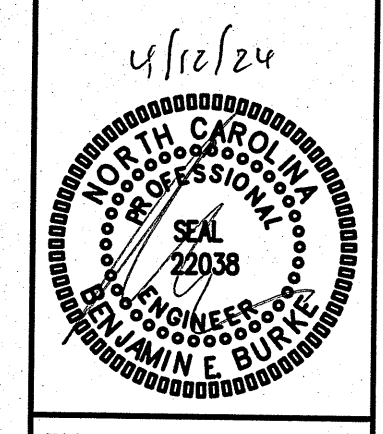
ISSUED: 4/12/2024
DWG BY: LS
CKD BY: BEB

REVISIONS

SHEET NO.

E-3

ENGINEER
BURKE DESIGN GROUP
3305-109 DURHAM DRIVE
RALEIGH, NC 27603
PHONE: (919) 771-1916
FAX: (919) 779-0826
email: ben@bdg-nc.com
Corp. License # C-2652



LOAD SERVICE	CKT BRKR	WATTS PER PHASE		CKT NO	NEUTRAL		CKT NO	WATTS PER PHASE		CKT BRKR	LOAD SERVICE
		A	B		A	B		A	B		
MULTIPURPOSE AREA/ PATIO LTS	20A	1156		1			2	540		20A	STORAGE REC.
HALL/STORAGE LTS	20A		1897	3			4		900	20A	HALL/ATTIC REC.
EWC	20A	888		5			6	360		20A	ISLAND REC.
PHOTOCELL	20A		126	7			8		900	20A	MULTIPURPOSE AREA REC.
MOTOR 6.0A; HEAT 40A	60A	5520		9			10	180		20A	SINK REC.
AHU-2	60A	5520	5520	11			12	180	180	20A	SINK REC.
MOTOR 6.0A; HEAT 40A	60A	5520		13			14	1800		20A	REFRIGERATOR
HP-1	40A	2892	5520	15			16	180	180	20A	SINK REC.
COMP 22.9A; FAN 1.2A	40A	2892		17			18	360		20A	SINK REC.
HP-2	40A	2892	2892	19			20		720	20A	PATIO REC.
COMP 22.9A; FAN 1.2A	40A	2892		21			22	1200		20A	SIGN
OUTSIDE REC.	20A	180	2892	23			24	1000	1000	20A	EH-1
EWH	30A		2500	25			26	1000		20A	EH-1
POOL EQUIPMENT	20A	180		27			28		4500	50A	POOL PUMP
POOL EQUIPMENT	20A		180	29			30				(FUTURE)
REC- OUTDOOR KITCHEN	20A	360		31			32			30A	(FUTURE)
SPARE	20A			33			34				(FUTURE)
SPARE	20A			35			36			30A	(FUTURE)
SPARE	20A			37			38				SPARE
SPARE	20A			39			40				SPARE
SPARE	20A			41			42				SPARE
NOTES		SUB-TOTALS 'B'		19048	21047	400A BUS	9940	8380	SUB-TOTALS 'A'		TOTAL CONNECTED LOAD
(g) GFCI BREAKER						400A LUGS	19048	21047	SUB-TOTALS 'B'		
						400A FEED	28988	29427	GRAND TOTAL		
NEC ALLOWABLE DEMAND FACTORS		DIVERSIFIED LOAD SUMMARY									
① DEMAND FACTORS PER NEC 220		LOAD TYPE		DEMAND FACTOR		A		B		TOTAL DIVERSIFIED LOAD	
② LARGEST OF: NEC TABLE 220.12 OR CONNECTED LOAD		GENERAL LIGHTING		125%		1445		1493		2938	
③ NEC TABLE 220.56		TRACK LIGHTING		125%							
④ NEC 220.51		GENERAL USE RECEPTACLES		100%		1820		2700		4520	
⑤ NEC 220.43A, 200 VA/LINEAR FT		MOTORS AND EQUIPMENT		LARGEST		125%		3600		7200	
⑥ NON-COINCIDENT LOADS, LARGEST OF THE TWO LOADS IS COUNTED		WATER HEATERS		ALL OTHERS		125%		5024		18048	
		KITCHEN EQUIPMENT				100%		1800		1800	
		FIX. ELEC. SPACE HEAT.				100%		10800		10800	
		SHOW WINDOW LIGHTS				125%				3125	
		SIGN				100%		1500		1500	
		MISC				100%		888		888	
		PHASE (TOTAL VA)				30477		30542		61019	
		TOTAL AMPS				254A		254A		51019	
								VOLT AMPS = 254A		TOTAL AMPS	

Stanton Landing Clubhouse E4

EQUIPMENT WIRING SCHEDULE

EQUIPMENT	MCA	MOCB	VOLTS	PH	WIRE SIZE
AHU-1	58.5A	60A	208V	1	2-#8, 1-#10 GND IN 3/4" CONDUIT
HP-1	29.8A	40A	208V	1	2-#8, 1-#10 GND IN 3/4" CONDUIT
AHU-2	58.5A	60A	208V	1	2-#8, 1-#10 GND IN 3/4" CONDUIT
HP-2	29.8A	40A	208V	1	2-#8, 1-#10 GND IN 3/4" CONDUIT
EWH	(2500W)	30A	120V	1	2-#10, 1-#10 GND IN 1/2" CONDUIT
POOL PUMP	--A	50A	208V	1	2-#8, 1-#10 GND IN 3/4" CONDUIT

NOTE:
 THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO ROUGH-IN AND RELEASING GEAR. ADJUST BREAKER, WIRE SIZES, ETC. AS REQUIRED.

RISER WIRING SCHEDULE

- ① 400A: 4-#500 MCM IN 3" CONDUIT
 - ② #1/0 CU GND TO BUILDING STEEL, FOUNDATION STEEL AND METALLIC WATER MAIN AND #6 CU GND TO 10' X 5/8" DRIVEN GROUND ROD
- NOTE:
 UNLESS OTHERWISE NOTED ALL OTHER CIRCUITS ARE 20A, 120VOLT. PROVIDE 2-#12, 1-#12 CU GND IN 1/2" CONDUIT. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL WIRE SIZES.

