WEST CUMBERLAND 2

FAYETTEVILLE, NORTH CAROLINA

PERMIT/BID SET - 06.17.2025

NCHFA #: APP24-0028

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	MECHANICAL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
M0.1	MECHANICAL NOTES, SCHEDULES & DIAGRAMS	06.17.2025		
M1.1	BUILDING #100 - MECHANICAL PLANS	06.17.2025		
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M1.3	BUILDING #200 - MECHANICAL PLANS	06.17.2025		
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	ELECTRICAL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
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E0.2	ELECTRICAL RISER SCHEDULES	06.17.2025		
E1.1	BUILDING #100 - FIRST & SECOND FLOOR ELECTRICAL PLANS	06.17.2025		
E1.2	BUILDING #100 - THIRD FLOOR ELECTRICAL PLAN	06.17.2025		
E1.3	BUILDING #200 - FIRST & SECOND FLOOR ELECTRICAL PLANS	06.17.2025		
E1.4	BUILDING #200 - THIRD FLOOR ELECTRICAL PLAN	06.17.2025		
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E2.1	UNIT ELECTRICAL PLANS	06.17.2025		
E2.2	UNIT ELECTRICAL PLANS	06.17.2025		
E2.3	UNIT ELECTRICAL PLANS	06.17.2025		

	PLUMBING	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
P0.1	PLUMBING NOTES, SCHEDULES & DIAGRAMS	06.17.2025		
P0.2	RISER DIAGRAMS	06.17.2025		
P1.1	BUILDINGS #100 & #200 - FIRST, SECOND & THIRD FLOOR PLUMBING PLANS	06.17.2025		
P1.2	BUILDING #300 - FIRST, SECOND & THIRD FLOOR PLUMBING PLANS	06.17.2025		
P1.3	CLUBHOUSE PLUMBING PLAN	06.17.2025		
P2.1	UNIT PLUMBING PLANS	06.17.2025		
P2.2	UNIT PLUMBING PLANS	06.17.2025		
P2.3	UNIT PLUMBING PLANS	06.17.2025		

PROJECT DIRECTORY:

OWNER

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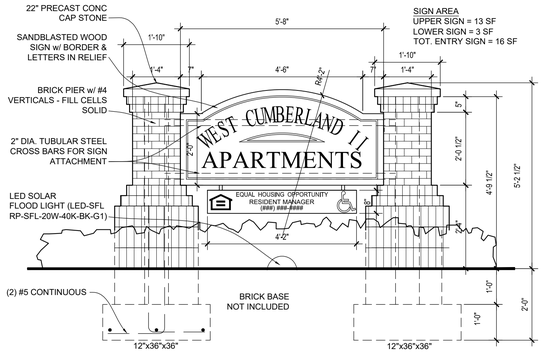
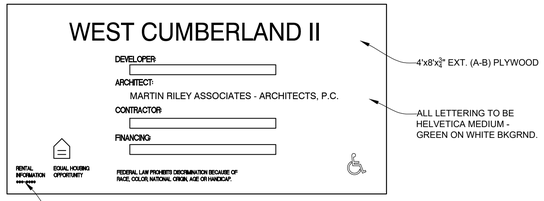
SITE LOCATION MAP:

NOT TO SCALE

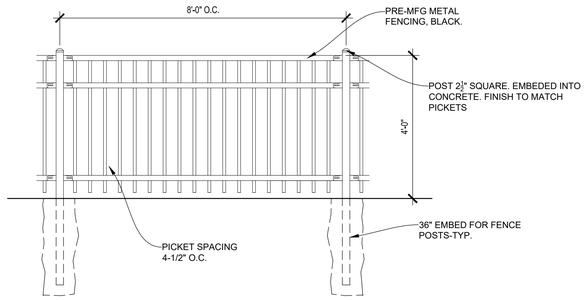
PROJECT NORTH
TRUE NORTH
SITE LOCATION
S RAEFORD RD
Kingsford Dr
Kingsford Ct
Kingsford Loop
Kingsford Cove
Kingsford Pl
Kingsford Ln
Kingsford Cir
Kingsford Dr
Murray Lynne Loop
Murray Lynne Ct
Murray Lynne Dr
Murray Lynne Cir
Murray Lynne Pl
Murray Lynne Ln
Murray Lynne Cove
Murray Lynne



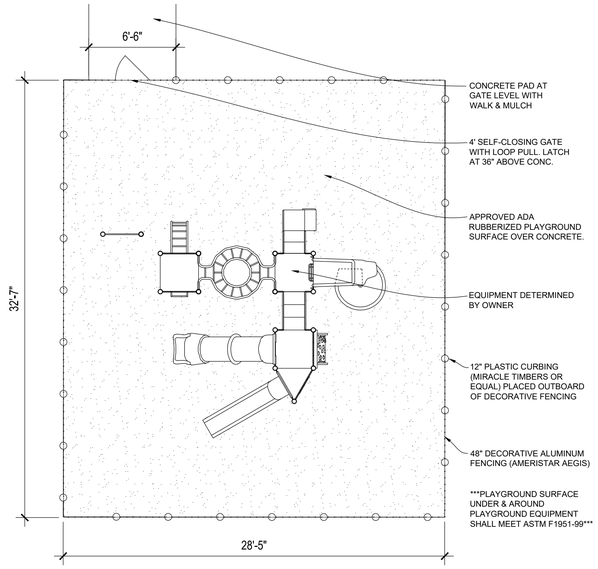
6 OPTION #2 ENTRY SIGN
1/2" = 1'-0" G.C. TO CONFIRM w/OWNER



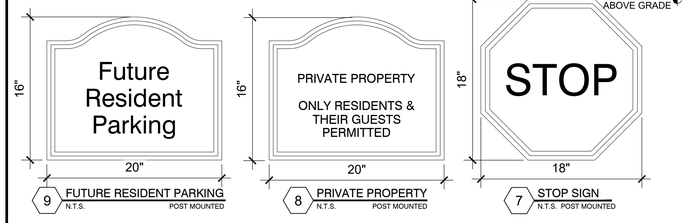
5 PROJECT CONSTRUCTION SIGN (TEMPORARY)
1/2" - 1'-0"



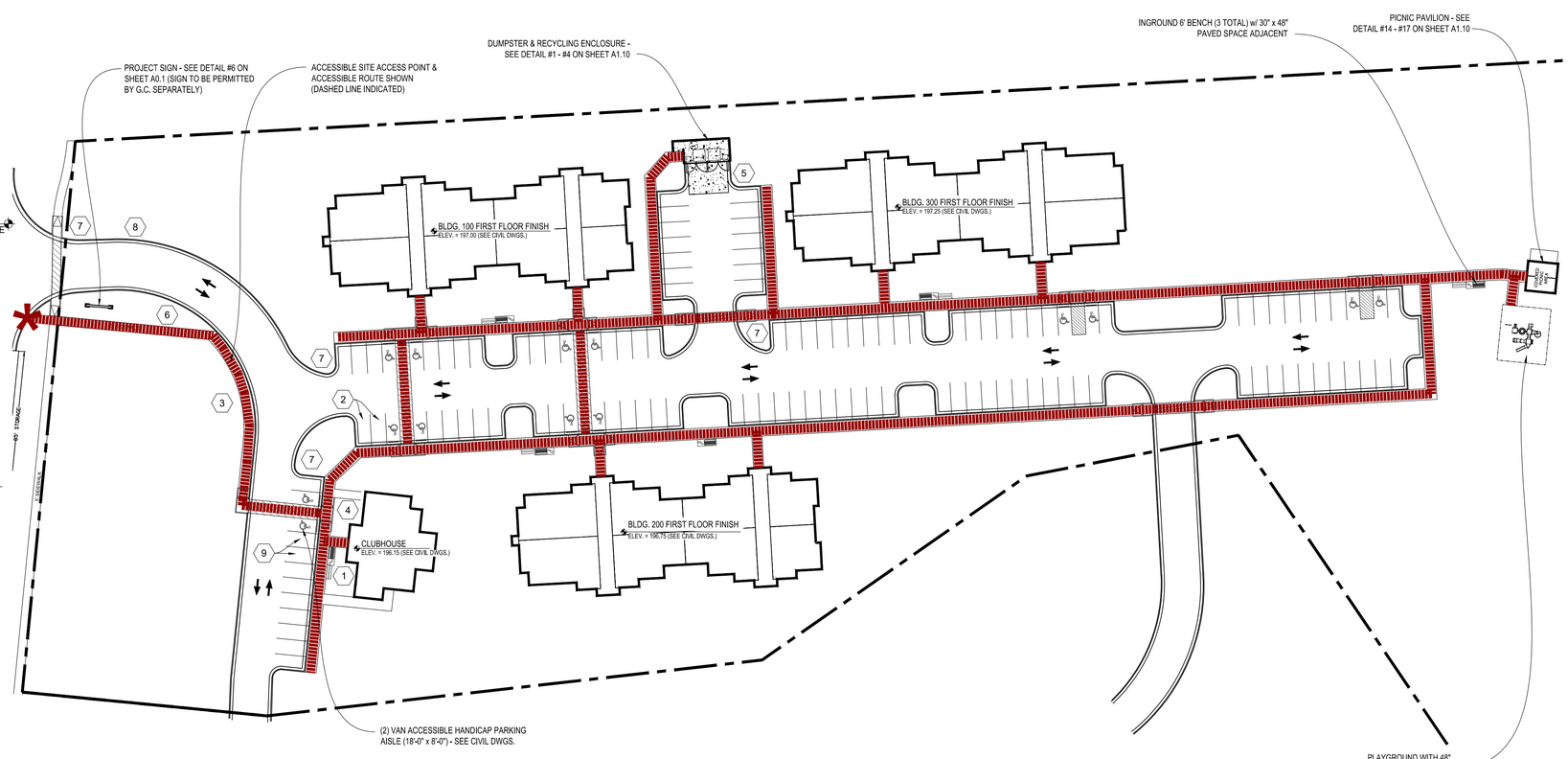
4 OPTIONAL DECORATIVE FENCE
N.T.S.



3 PLAYGROUND PLAN
3/16"= 1'-0"



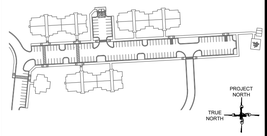
2 PROJECT - EXTERIOR AND SITE SIGNAGE
W.T.S



1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
1" = 40'-0"

BUILDING KEY PLAN:

NOT TO SCALE:



SITE GENERAL NOTES:

- A0.1 PROVIDED FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR FINAL SITE PLANS AND LAYOUTS.
- SEE PHOTOMETRIC PLAN BY ELECTRICAL ENGINEER FOR SITE LIGHTING LAYOUTS.
- ALL ACCESSIBLE ROUTES SHALL HAVE MAX. RUNNING SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%.
- MINIMUM WIDTH OF SIDEWALK ADJACENT TO PARKING 6'-6" W/ 6" CURB UNLESS PARKING STOPS ARE INSTALLED THEN SIDEWALK CAN BE REDUCED TO 5'-0". ALL OTHER NEW SITE SIDEWALKS MUST BE MINIMUM 4'-0", U.N.O.
- ALL AREAS AROUND BUILDING ARE TO BE GRADED WITH A MINIMUM 5% SLOPE AWAY FROM FOUNDATION WALLS FOR A MINIMUM OF 10'.
- ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS. AVOID RUNNING DOWNSPOUT LEADERS @ AC COMPRESSOR PADS. WHERE UNAVOIDABLE RUN DOWNSPOUTS UNDER COMPRESSOR PADS IF NOT POSSIBLE MOVE DOWNSPOUTS ACCORDINGLY.

SITE LIGHTING NOTES:

- LIGHT POLES SHALL BE DIRECTED AND PROVIDED CUT-OFF AS INDICATED TO AVOID ENCROACHMENT ON ADJACENT PROPERTY, BUT OVERLAP TO ASSURE INDICATED FOOT CANDLES.
- LOCATIONS SHOWN ARE APPROXIMATE, ADJUST AT SITE TO AVOID OTHER UTILITY OR STRUCTURE CONFLICTS.
- CIRCUITING SHALL BE DIRECT BURY AND SERVED FROM HOUSE PANEL OR METERED TRANSFORMER AS INDICATED.
- ALL FIXTURES SHALL HAVE PHOTOCELL CONTROL.
- INSTALLATION SHALL COMPLY WITH LOCAL JURISDICTIONAL DIRECTIVES.
- CIRCUIT BELOW PARKING OR TRAFFIC SURFACE SHALL BE 24" MINIMUM DEPTH BELOW SURFACE TREATMENT REQUIREMENTS IN OTHER DIVISIONS OF THE WORK.
- POLES SHALL BE BLACK ROUND FIBERGLASS DIRECT BURIAL.

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

ARCHITECTURAL SITE PLAN

PERMIT / BID SET

A0.1

	PROJECT PROMISES (FROM APPENDIX B OF THE NORTH CAROLINA 2024 QAP)		
	VILLAGES AT BROADVIEW - BURLINGTON, NC		
	STANDARD	LOCATION	CHECK
II.	BUILDING AND UNIT DESIGN PROVISIONS		
A.	EXTERIOR DESIGN AND MATERIALS		
1.	DIFFERENT ROOF PLANES BREAK UP THE ROOF LINES.	A3.1 - A3.3	
	WIDE DOOR AND WINDOW TRIM PROVIDED.	A3.1 - A3.3 & A4.1	
	WHERE HORIZONTAL BANDING IS USED BETWEEN FLOOR LEVELS, SEPARATE COLOR TONES ARE USED FOR UPPER AND LOWER LEVELS.	A3.1 - A3.3	
2.	EXTERIOR FINISHES ARE LOW OR NO MAINTENANCE MATERIALS - EITHER BRICK, FIBER CEMENT, OR HIGH QUALITY VINYL SIDING.	A3.1 - A3.3 & A4.1	
	VINYL SHALL BE .044" THICKNESS OR GREATER, WITH LIMITED LIFETIME WARRANTY.	N/A	
	WHERE BAND BOARDS ARE ATTACHED TO AND ARE PART OF THE VINYL SIDING APPLICATION, Z-FLASHING IS INSTALLED BEHIND, ON TOP OF, AND BELOW BANDS.	N/A	
3.	EXTERIOR TRIM IS CONSTRUCTED OF LOW OR NO MAINTENANCE MATERIALS.	A3.1 - A3.3 & A4.1	
4.	SEAMLESS GUTTERS AND ALUMINUM DRIP EDGE PROVIDED ON ALL GABLE RAKES AND FASCIA. DRIP EDGE MUST EXTEND 2 INCHES MINIMUM UNDER THE SHINGLES.	A4.1	
	DOWNSPOUTS ARE INSTALLED TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL.	CIVIL	
5.	MINIMUM 12" BRICK VENEER EXPOSED ABOVE FINISH GRADE AND LANDSCAPING AT ALL BUILDING FOUNDATIONS.	A3.1 - A3.3	
6.	BREEZEWAYS AND STAIRWELL CEILINGS CONSTRUCTED OF EXTERIOR RATED MATERIALS.	A1.6	
7.	PATH OF TRAVEL THROUGH BUILDING BREEZEWAYS MUST BE A MINIMUM OF 48 INCHES.	N/A	
8.	BUILDINGS AND UNITS IDENTIFIED WITH CLEARLY VISIBLE SIGNAGE AND NUMBERS THAT ARE WELL LIT FROM DUSK TILL DAWN.	A0.1, & E1.1 - E1.3	
9.	AN ACCESSIBLE AUTOMATIC DOOR OPENER IS INSTALLED ON THE PRIMARY ENTRANCE INTO AND OUT OF SENIOR CONGREGATE BUILDINGS.	A0.5 & A1.7	
10.	BREEZEWAY STAIRS AND BUILDING STAIRWELLS MUST HAVE A MINIMUM CLEAR WIDTH OF 40" BETWEEN HANDRAILS AND BE COVERED.	A1.9	
	HANDRAIL DIAMETER MUST BE 1¼ TO 1½ INCHES.	A4.10	
11.	EXTERIOR RAILINGS MADE OF VINYL, ALUMINUM, OR STEEL.	N/A	
12.	SHINGLES ARE DIMENSIONAL, ANTI-FUNGAL WITH MINIMUM 30 YEAR WARRANTY. OTHER TYPES OF ROOF COVERINGS OR INSTALLATIONS ALSO HAVE MINIMUM 30 YEAR WARRANTY.	A3.1 - A3.3	
13.	COVERED DROP-OFFS HAVE A MINIMUM 13 FOOT VEHICLE HEADROOM CLEARANCE.	A3.1 - A3.3 & A4.6	
14.	IN VINYL SIDING APPLICATIONS, ALL EXTERIOR PENETRATIONS ARE INSTALLED IN PLASTIC J-BOXES.	N/A	
15.	WEEP HOLES MUST BE BELOW FINISHED SLAB ELEVATION AND NOT COVERED WITH SOD, MULCH, FINISHED GRADE OR LANDSCAPING.	A4.1 - A4.8	
16.	ALL PROPERTY ENTRANCES MUST HAVE A MONUMENT SIGN WITH BRICK OR STONE COLUMNS AND LIGHTING.	A0.1	
17.	ALL HVAC CONDENSATE DRAIN LINES MAY NOT DRAIN ON BRICK VENEERS OR SIDING MATERIALS.	M.01	
18.	EXTERIOR HALLWAYS, CORRIDORS OR BREEZEWAYS AND INTERIOR HALLWAYS AND CORRIDORS MAY NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.	N/A	
19.	FOUR-STORY RESIDENTIAL BUILDINGS MUST HAVE AN ELEVATOR WHERE PARKING IS ONLY PROVIDED ON THE 1ST FLOOR.	N/A	
B.	DOORS AND WINDOWS		
1.	UNIT ENTRIES WITHIN A BREEZEWAY OR COVERED BY A ROOF 3'x5' WITH CORRESPONDING PORCH OR CONCRETE PAD.	A1.1 - A1.5	
2.	HIGH DURABILITY, INSULATED STEEL OR FIBERGLASS DOORS PROVIDED AT ALL EXTERIOR LOCATIONS.	A0.5	
	SINGLE LEVER DEADBOLTS AND EYE VIEWERS ON ALL RESIDENTIAL UNIT ENTRY DOORS.	A0.5	
3.	EXTERIOR DOORS FOR FULLY ACCESSIBLE ("TYPE A") UNITS PROVIDED WITH SPRING HINGES.	A0.5	
4.	INSULATED, DOUBLE PANE, VINYL WINDOWS MEETING CURRENT NORTH CAROLINA MODEL ENERGY CODE ARE REQUIRED FOR NEW CONSTRUCTION AND REHABILITATION PROJECTS (IF REPLACING WINDOWS).	A0.5	
	WINDOW U-VALUE SHALL BE 0.32 OR LESS.	A0.5	
	WINDOW SHGC SHALL BE 0.40 OR LESS.	A0.5	
5.	NO WINDOWS LOCATED OVER TUB OR SHOWER UNITS.	A2.1 - A2.6	
6.	A CONTINUOUS BEAD OF SILICONE CAULK IS INSTALLED BEHIND ALL NAIL FINS BEFORE INSTALLING NEW VINYL WINDOWS PER MANUFACTURER'S SPECIFICATIONS.	A4.10	
C.	UNIT DESIGN AND MATERIALS		
1.	1 BEDROOM UNITS HAVE 660 SQ.FT. (OR GREATER) HEATED AREA AS MEASURED AT INTERIOR WALL FACES, AND 2 BEDROOM UNITS HAVE 900 SQ.FT. 3 BEDROOM UNITS HAVE 1100 SQ.FT. (OR GREATER) HEATED AREA AS MEASURED AT INTERIOR WALL FACES.	A0.0	
2.	ALL UNITS (EXCEPT FOR SRO, STUDIO, AND EFFICIENCY UNITS) HAVE A SEPARATE DINING AREA.	A2.1 - A2.6	
	DINING AREAS MAY NOT BE IN KITCHENS WITHIN A 60" CLEAR FLOOR SPACE OF ANY CABINETS OR APPLIANCES. DINING AREAS MAY NOT BE CLOSE TO HALLWAY OPENINGS OR WITHIN RESIDENT WALKING PATHS OF TRAVEL.	A2.1 - A2.6	
3.	NEW UNITS SHALL HAVE AN EXTERIOR CLOSET WITH MINIMUM 16 SQ. FT. UNOBSTRUCTED AND MINIMUM WIDTH AND DEPTH OF 36 INCHES.	A1.1 - A1.6	
4.	CARPET AND PAD MEETS FHA MINIMUM STANDARDS.	SPEC 09865-1.05	
	"TYPE A" UNIT CARPET SHALL BE GLUE-DOWN TYPE W/O PADDING	SPEC 09865-1.05	
5.	KITCHENS, DINING AREAS AND ENTRANCE AREAS HAVE VINYL, VCT OR OTHER NON-CARPET FLOORING.	A2.1 - A2.6	
6.	NO INTERIOR HALLWAY IN RESIDENTIAL UNITS IS LESS THAN 40".	A2.1 - A2.6	
7.	INTERIOR DOORS ARE SIX PANEL AND CONSTRUCTED OF HARDBOARD, SOLID CORE BIRCH, OR SOLID CORE LAUAN.	A0.6, SPEC 08200-2.01	
	NO HOLLOW CORE, FLAT-PANEL DOORS.	A0.6, SPEC 08200-2.01	
8.	INTERIOR DOORS HAVE A MINIMUM OF 3 HINGES.	A0.6	
9.	NO BI-FOLD, POCKET, LOUVERED OR BY-PASS DOORS.	A0.6, A2.1-A2.6	
10.	UNIT FLOORS (EXCEPT SLAB-ON-GRADE) AND COMMON TENANT WALLS HAVE SOUND INSULATION BATTS.	A4.1 & A4.2	
11.	UNCONDITIONED BEDROOM CLOSETS, INTERIOR STORAGE ROOMS, COAT CLOSETS, AND LAUNDRY ROOMS / CLOSETS HAVE A PASS-THRU GRILLE ABOVE DOORS (MINIMUM 4"x8") FOR AIR CIRCULATION.	M2.1	
	CLOSETS OR ROOMS DEEPER THAN 48" MUST BE SERVED BY HEATING AND COOLING SYSTEMS WITH ITS OWN SUPPLY DIFFUSER.	M2.1	
12.	ALL INTERIOR DOORS HAVE A MINIMUM ½" UNDERCUT (AS MEASURED FROM FINISH FLOOR) FOR AIR CIRCULATION.	A0.5	
13.	ALL INTERIOR & EXTERIOR MECHANICAL & STORAGE CLOSETS HAVE FINISHED FLOOR COVERINGS. INTERIOR CLOSETS HAVE EITHER CARPET, SHEET VINYL OR VCT FLOORING. EXTERIOR STORAGE CLOSETS MAY HAVE SEALED, PAINTED CONCRETE FLOORS.	A0.5	
14.	SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS MUST BE IN BRAILLE AND MEET ANSI A117.1, SECTION 703 STANDARDS.	A1.7	
15.	THE FOLLOWING AREAS SHALL HAVE MOISTURE RESISTANT DRYWALL: CEILINGS AND WALLS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS AND BEHIND KITCHEN SINK BASE.	A0.5	
16.	ONE ELEVATOR MUST BE PROVIDED FOR EVERY 60 UNITS/BUILDING.	N/A	
17.	ALL INTERIOR STAIR HANDRAILS MUST BE MOUNTED ON A CONTINUOUS WOOD BACKER BOARD.	A4.9	
18.	ACCESSIBLE CABINETS WITH REMOVABLE FRONTS MUST BE REMOVABLE WITH ONLY A SCREWDRIVER.		
19.	SHOE MOLDING INSTALLED WHERE GLUE-DOWN OR LAMINATE FLOORING IS INSTALLED.		
	VINYL/RUBBER BASE ONLY INSTALLED ON WALLS WITH METAL FRAMING OR MASONRY/BLOCK WALLS.	N/A	
20.	FOR ACCESSIBLE "TYPE A" UNITS, A 60 INCH MINIMUM TURN RADIUS IS REQUIRED IN THE KITCHEN, ACCESSIBLE BATHROOM, LAUNDRY ROOM, AND CLOSETS OVER 48" DEEP.	A2.1, A2.3 & A2.5	
21.	ALL INTERIOR COMMON AREAS, HALLWAYS, ENCLOSED CORRIDORS, AND ENCLOSED BUILDING STAIRWELLS MUST BE SERVED BY HEATING AND COOLING SYSTEMS.	M0.1 - M1.3	
22.	ALL PENETRATIONS THROUGH WALLS AND CEILING ARE SEALED WITH APPROPRIATE SEALANTS TO PREVENT MOISTURE AND AIR LEAKAGE.	A4.1 - A4.8	
D.	BEDROOMS		
1.	PRIMARY BEDROOMS ARE AT LEAST 130 SQ.FT., EXCLUDING CLOSETS.	A2.1 - A2.6	
2.	SECONDARY BEDROOMS ARE AT LEAST 110 SQ.FT., EXCLUDING CLOSETS.	A2.2 - A2.6	
3.	EVERY BEDROOM PROVIDED WITH A CLOSET WITH A SHELF, CLOSET ROD, AND DOOR. THE AVERAGE SIZE OF BEDROOM CLOSETS IS AT LEAST 7 LINEAR FEET.	A2.1 - A2.6	
4.	IN TYPE A UNITS, A CALL FOR AID STATION IS REQUIRED IN ALL BEDROOMS.	E2.1 - E2.3	

	STANDARD	LOCATION	CHECK
E.	BATHROOMS		
1.	A RECESSED MEDICINE CABINET IS INSTALLED IN EVERY FULL BATH IN EVERY RESIDENTIAL UNIT.	A2.1 - A2.6	
2.	THE AVERAGE SIZE OF ALL VANITIES IN EACH UNIT TYPE MUST BE AT LEAST 36 INCHES. TYPE A UNITS MUST HAVE A CODE COMPLIANT REMOVABLE VANITY BASE BELOW SINK FOR STORAGE.	A2.1 - A2.6	
	FLOORS AND WALLS UNDER VANITIES MUST BE FINISHED.		
	FIELD ALTERED VANITIES ARE NOT ALLOWED.		
3.	MIRRORS IN BATHROOMS LOW ENOUGH TO REACH COUNTER BACKSPLASH.	A2.1 - A2.6	
4.	ALL FULL BATHROOMS HAVE AN OVERHEAD CEILING LIGHT AND EXHAUST FAN ON THE SAME SWITCH. VANITY LIGHTS (IF PROVIDED) ARE ON A SEPARATE SWITCH.	E2.1 - E2.3	
5.	ALL BATHROOMS HAVE AN ENERGY STAR RATED EXHAUST FAN, RATED AT 70 CFM (MINIMUM), AND VENTED TO THE EXTERIOR OF THE BUILDING WITH HARD DUCT ALONG THE SHORTEST RUN POSSIBLE.	M2.1	
6.	ALL NEW CONSTRUCTION AND ADAPTIVE RE-USE PROJECTS MUST COMPLY WITH QAP SECTION IV(F)(3) AND APPENDIX B SECTION VII REGARDING ADDITIONAL TYPE A BATHROOMS, INCLUDING ROLL-IN SHOWERS. ALL ROLL-IN SHOWERS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE. ALL ROLL-IN SHOWERS MUST HAVE A FLAT, USABLE MINIMUM FLOOR SPACE OF 36 INCHES BY 60 INCHES AND HAVE AN ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY. SHOWER FLOOR MAY NOT BE USED FOR CODE REQUIRED 60 INCH CLEAR FLOOR SPACE IN BATHROOMS.	A2.1 - A2.6	
7.	APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.	A2.1, A2.3 & A2.5	
8.	ALL DOMESTIC WATER LINE CUT OFF VALVES HAVE METAL HANDLES.	P0.1	
9.	IN ALL TYPE A UNITS, THE GRAB BARS MUST BE INSTALLED PER ANSI A117.1 SPECIFICATIONS AROUND TOILETS AND IN THE TUBS/SHOWERS. IN ROLL-IN SHOWERS THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80 INCHES ABOVE FINISHED FLOOR.	A2.1, A2.3 & A2.5	
10.	IN TYPE A UNITS, A CALL FOR AID STATION IS REQUIRED IN ALL BATHROOMS.	E2.1 - E2.3	
11.	OFFSET TOILET FLANGES ARE PROHIBITED.	P0.1	
12.	WOOD BLOCKING MUST BE INSTALLED FOR BATHROOM ACCESSORIES.	A2.1 - A2.6	
F.	KITCHENS		
1.	NEW CABINETS MUST INCLUDE DUAL SIDE TRACKS ON DRAWERS. DOOR FRONTS, STILES, AND DRAWER FRONTS MUST BE MADE WITH SOLID WOOD OR WOODPLASTIC VENEER PRODUCTS. PARTICLE BOARD OR HARDBOARD DOORS, STILES, AND DRAWER FRONTS ARE PROHIBITED.	SPEC 11460-2.01	
2.	MINIMUM AISLE WIDTH OF 42" BETWEEN CABINETS AND/OR APPLIANCES IN KITCHENS.	A2.1 - A2.6	
3.	A PANTRY CABINET OR CLOSET (MINIMUM WIDTH AND DEPTH 24") IS PROVIDED IN OR NEAR THE KITCHEN IN ALL UNITS EXCEPT FOR SRO, STUDIO, OR EFFICIENCY UNITS. SHELVING MUST BE 20" DEEP MINIMUM.	A2.1 - A2.6	
4.	ALL RESIDENTIAL UNITS MUST HAVE EITHER A DRY CHEMICAL FIRE EXTINGUISHER MOUNTED AND READILY VISIBLE AND ACCESSIBLE IN EVERY KITCHEN, INCLUDING KITCHEN IN COMMUNITY BUILDING IF PRESENT, AN AUTOMATIC FIRST SUPPRESSION CANISTER MOUNTED IN EACH RANGE HOOD, OR HEAT LIMITING DEVICES PERMANENTLY INSTALLED ON RANGES THAT LIMIT BURNERS FROM REACHING TEMPERATURES HIGH ENOUGH TO IGNITE GREASE, CLOTH, OR PLASTIC.	SPEC 10520-2.01	
5.	RESIDENTIAL KITCHENS HAVE COUNTERTOPS WITH MINIMUM 8 LINEAR FEET FOR A 1 BEDROOM UNIT, 10 LINEAR FEET FOR A 2 BEDROOM UNIT, AND 11 LINEAR FEET FOR A 3 BEDROOM UNIT. THIS DIMENSION EXCLUDES SINK AND RANGE SPACE, AND ONLY INCLUDES COUNTERTOP AT 36" OR BELOW. BAR TOPS MAY NOT BE COUNTED.	A2.1 - A2.6	
6.	ALL RESIDENTIAL UNITS HAVE A FROST-FREE ENERGY STAR RATED REFRIGERATOR WITH A FREEZER COMPARTMENT AND FACTORY PROVIDED ICE MAKER. ICE MAKER BOXES MUST BE INSTALLED WITH COLD WATER SUPPLY LINE IN THE WALL AND CENTERED BEHIND THE REFRIGERATOR ONLY. ICE MAKER MUST BE CONNECTED AND OPERATIONAL. REFRIGERATOR IN FULLY ACCESSIBLE ("TYPE A") UNITS IS EITHER SIDE BY SIDE OR BOTTOM FREEZER TYPE. IF INSTALLED, WATER AND ICE DISPENSER IN THE DOORS MAY NOT HAVE CONTROLS OVER 48" ABOVE FINISHED FLOOR. DOORS MUST OPEN BEYOND 90 DEGREES BIN REMOVAL. FOR 1 AND 2 BEDROOM UNITS, MINIMUM REFRIGERATOR SIZE IS 14 CU.FT., 16 CU.FT. MINIMUM FOR 3 BEDROOM UNIT.	A0.5	
7.	ALL RESIDENTIAL UNITS HAVE AN ENERGY STAR RATED DISHWASHER INSTALLED BESIDE THE KITCHEN SINK.	A2.1 - A2.6	
8.	ALL RESIDENTIAL UNITS HAVE A DOUBLE BOWL KITCHEN SINK.	A2.1 - A2.6	
9.	ALL HANDICAP (TYPE "A") KITCHEN SINKS ARE REAR DRAINING, AND SINK BOTTOMS ARE INSULATED IF BOTTOM OF SINK IS AT OR BELOW 29" ABOVE FINISH FLOOR.	P0.1	
	ALL HANDICAP (TYPE "A") KITCHENS HAVE WORKSTATIONS INSTALLED BESIDE THE RANGE. (NO PULL-OUT WORKTOPS).	A2.1, A2.3 & A2.5	
	REMOVABLE FRONTS ARE REQUIRED ON ACCESSIBLE SINK BASE CABINETS AND WORK STATION CABINETS. FLOORS AND WALLS UNDER SINK BASE AND WORK STATION MUST BE FINISHED. REMOVAL OF DOOR FRONTS MUST BE DONE WITH A SCREWDRIVER ONLY. NO FIELD ALTERED VANITIES. NO CUTTING SIDE PANELS, CABINET BOTTOMS OR BACKS AND REMOVAL OF PLUMBING PIPES AND/OR ELECTRICAL WIRES.		
	WALL CABINETS OVER THE WORK STATION ARE MOUNTED AT 48" OR LESS ABOVE FINISHED FLOOR TO THE TOP OF THE BOTTOM SHELF.	A2.1 - A2.6	
	THE RANGE HOOD FAN AND LIGHT HAVE SEPARATE REMOTE SWITCHES MOUNTED OVER WORK STATION.	E2.1 - E2.3	
	PANTRY CABINETS/CLOSETS HAVE 30"x48" CLEAR FLOOR SPACE CENTERED ON THE DOOR.		
10.	IN TYPE A UNITS AND COMMON AREAS, KITCHEN RANGES WITH COOKTOP ARE NO HIGHER THAN 34" ABOVE FLOOR.		
11.	ANTI-TIP DEVICES ARE INSTALLED ON ALL KITCHEN RANGES AND SECURELY FASTENED. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.	SPEC 11450-3.02	
12.	BASE AND SHOE MOLDING MUST BE INSTALLED BEHIND ALL RANGES AND REFRIGERATORS. NO EXPOSED SUBFLOOR SHOULD BE VISIBLE BETWEEN FLOORING PRODUCTS AND SIDES OF CABINETS AND WALLS.		
G.	LAUNDRY ROOM CLOSETS		
1.	LAUNDRY ROOM CLOSET HAVE A MINIMUM 36" DEEP FROM BACK WALL TO BACK OF CLOSET DOORS, ACCOMMODATE A FULL SIZED (27" TO 30") CLOTHES WASHER AND DRYER ADJACENT TO EACH OTHER, AND NOT DESIGNED FOR "STACKED" APPLIANCES.	A2.1 - A2.6	
2.	DRYER VENT CONNECTION BOX MUST BE GALVANIZED METAL AND 2" MAXIMUM ABOVE FINISHED FLOOR.	M0.1	
3.	WASHER WATER SHUTOFF VALVES ARE INSTALLED RIGHT SIDE UP WITH THE HOSE CONNECTION BELOW THE SHUTOFF HANDLE.	P0.1	
4.	IN TYPE A AND TYPE B UNITS, EACH CLOTHES WASHER AND DRYER MUST BE CENTERED FOR A SIDE APPROACH ONLY IN A FOUR FOOT CLEAR FLOOR SPACE. THE WASHER AND DRYER CLEAR FLOOR SPACE AREAS MAY OVERLAP. THE CLEAR FLOOR SPACES AT EACH APPLIANCE MAY NOT USE DOOR OPENINGS OR ABILITY TO REMOVE LAUNDRY ROOM/CLOSET DOORS IN ACHIEVING THE REQUIRED CLEAR FLOOR SPACE. ALL ELECTRICAL, PLUMBING, AND VENTING ROUGH-INS MUST BE CENTERED BEHIND EACH WASHER AND DRYER.	A2.1 - A2.6	
5.	LAUNDRY ROUGH-INS OR EQUIPMENT MAY NOT BE INSTALLED IN BEDROOM CLOSETS OR IN NON-DOORED AREAS WITHIN A BATHROOM.	N/A	
H.	PROVISIONS FOR ALL SENIOR HOUSING		
1.	ALL SENIOR RESIDENTIAL UNITS MUST BE EQUIPPED WITH A CALL FOR AID STATION IN ALL BEDROOMS AND FULL BATHROOMS. THE AID STATION MUST BE WIRED TO AN EXTERIOR WARNING DEVICE WHICH CONSISTS OF A STROBE LIGHT AND AN AUDIBLE ALARM.	N/A	
2.	LOOP "D" SHAPE HANDLES ON CABINET DOORS AND DRAWERS.	N/A	
3.	EXHAUST VENTS AND LIGHTING ABOVE RANGES WIRED TO A REMOTE SWITCH NEAR THE RANGE IN AN ACCESSIBLE LOCATION.	N/A	
4.	SOLID BLOCKING PROVIDED AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.	N/A	
5.	MINIMUM 18" GRAB BAR PROVIDED IN ALL TUB/SHOWER UNITS. THE GRAB BAR IS INSTALLED CENTERED VERTICALLY AT 48" AFF ON THE WALL OPPOSITE THE CONTROLS.	N/A	
6.	CORRIDORS IN COMMON AREAS HAVE A CONTINUOUS HANDRAIL ON BOTH SIDES MOUNTED 34" TO 38" AFF, AND 1.25" TO 1.5" IN DIAMETER.	N/A	
7.	ALL DOORS TO HABITABLE AREAS ARE MINIMUM 3'-0" IN WIDTH AND HAVE LEVER HARDWARE.	N/A	
8.	HALLWAYS ARE A MINIMUM 42" IN WIDTH.	N/A	
9.	MAXIMUM THRESHOLD HEIGHT AT ANY ENTRY DOOR IS 1/2".	N/A	
10.	ANY SENIOR BUILDING WITH MORE THAN ONE FLOOR MUST CONTAIN A MINIMUM OF ONE ELEVATOR.	N/A	
I.	PROVISIONS FOR SIGHT AND HEARING-IMPAIRED UNITS ("A/V" UNITS)		
	2% OF THE TOTAL UNITS OR A MINIMUM OF ONE UNIT IS PROVIDED WITH "A/V" FEATURES.	A0.0	
1.	"A/V" UNITS ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA.	E2.1 - E2.3	
2.	"A/V" UNITS HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF TTY DEVICES.	E2.1 - E2.3	
3.	"A/V" UNITS ARE FULLY ACCESSIBLE ("TYPE A") UNITS.	A0.0	
4.	LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH SIGHT AND HEARING-IMPAIRED UNIT.	E2.1 - E2.3	
III.	MECHANICAL, SITE AND INSULATION PROVISIONS		
A.	PLUMBING PROVISIONS		
1.	ALL RENTAL UNITS REQUIRE AT LEAST ONE (1) FULL BATHROOM.	A2.1 - A2.6	
2.	THREE BEDROOM UNITS REQUIRE AT LEAST 1.75 BATHROOMS (INCLUDING ONE BATH WITH UPRIGHT SHOWER AND ONE BATH WITH FULL TUB).	N/A	
3.	FOUR BEDROOM UNITS REQUIRE AT LEAST TWO (2) FULL BATHROOMS.	N/A	
4.	ALL TUBS AND SHOWERS MUST HAVE SLIP RESISTANT FLOORS.	A2.1 - A2.6	
	FOR NEW CONSTRUCTION PROJECTS, ALL TUBS AND SHOWERS MUST BE ONE-PIECE AND A MINIMUM OF 32" IN WIDTH AND 58" IN LENGTH.	P0.1	
5.	ALL ELECTRIC WATER HEATS MUST HAVE A UNIFORM ENERGY FACTOR OF 0.92 EFFICIENCY OR AN ENERGY FACTOR OF AT LEAST 0.93 EFFICIENCY AND BE A MINIMUM OF 40 GALLONS (50-GALLON MINIMUM FOR 3 BEDROOM OR LARGER). THIS CANNOT BE ACHIEVED BY USING AN INSULATED WATER HEATER JACKET.	P0.1	

	STANDARD	LOCATION	CHECK
6.	IN NEW CONSTRUCTION AND ADAPTIVE RE-USE PROJECTS, ALL WATER HEATER TANKS MUST BE PLACED IN AN OVERFLOW PAN PIPED TO THE EXTERIOR OF THE BUILDING, REGARDLESS OF LOCATION AND FLOOR LEVEL UNLESS A PRIMED P-TRAP IS INSTALLED.	A2.1 - A2.6 & P0.1	
	ALL WATER HEATER TEMPERATURE AND RELIEF VALVES MUST BE PIPED TO THE EXTERIOR.	P0.1	
	WATER HEATERS MUST BE PLACED IN CLOSETS TO ALLOW FOR THEIR REMOVAL AND INSPECTION BY OR THROUGH THE CLOSET DOOR. WATER HEATERS MAY NOT BE INSTALLED OVER THE CLOTHES WASHER OR DRYER SPACE.	A2.1 - A2.6	
	WATER HEATERS REQUIRED TO BE ELEVATED ABOVE THE FINISHED FLOOR MUST HAVE A WATER HEATER STAND OR WOOD PLATFORM DESIGNED FOR THAT INSTALLATION AND PROFESSIONALLY FINISHED/PAINTED.		
	WATER HEATERS MAY NOT BE INSTALLED IN EXTERIOR STORAGE CLOSETS OR IN UNCONDITIONED SPACES.	A1.1-A1.4, A2.1- A2.6	
7.	A FROST-PROOF EXTERIOR FAUCET IS LOCATED ON AN EXTERIOR WALL OF THE COMMUNITY/OFFICE SPACE.	P0.1, P1.3	
8.	ALL TUB/SHOWER KNOBS ARE SINGLE LEVER HANDLED AND OFFSET TOWARDS THE FRONT OF THE TUB/SHOWER.	A2.1 - A2.6	
9.	LEVER FAUCET CONTROLS FOR ALL KITCHEN AND BATHROOM SINKS.	A0.1 & P0.1	
10.	ALL BATHROOM FAUCETS, SHOWER HEADS, AND TOILETS ARE EPA "WATERSENSE" RATED.	P0.1	
11.	DOMESTIC WATER LINES ARE NOT LOCATED IN UNCONDITIONED SPACES.	P1.1 - P1.3	
12.	IN ALL "TYPE A" AND "TYPE B" UNITS, TUBS AND SHOWERS MUST HAVE WOOD BLOCKING INSTALLED ON THE BATHING FIXTURE.	A2.1 - A2.6	
13.	IN ALL "TYPE A" ACCESSIBLE UNITS, THE TOILETS, TUBS AND SHOWERS ALL HAVE GRAB BARS INSTALLED, PER MOUNTING HEIGHTS AND LOCATIONS INDICATED IN ANSI A117.1. GRAB BAR INSTALLED BEHIND THE TOILET IS 36" IN LENGTH MINIMUM.	A2.1 - A2.6	
14.	ALL PLUMBING PIPES MUST BE INSTALLED INSIDE WALL CAVITIES. CONNECTIONS TO WATER AND SEWER LINES MAY NOT BE MADE THROUGH FLOORS OR CABINET BOTTOMS.	P0.1	
15.	UNIT WATER SHUT-OFF VALVES MUST BE LOCATED 16" TO 48" ABOVE FLOOR AND IN A REACHABLE LOCATION TO THE RESIDENT AND BE CLEARLY MARKED WITH SIGNAGE.	P2.1 - P2.2	
16.	ALL WALL-HUNG SINKS MUST HAVE SOLID BLOCKING BEHIND FIXTURE AND BE MOUNTED TO PLYWOOD RATHER THAN SHEETROCK. NO WALL HUNG SINKS IN RESIDENTIAL UNITS.	N/A	
17.	STEP-IN SHOWERS (36"x60") MAY BE INSTALLED IN RESIDENTIAL UNITS. FOR 1 BEDROOM AND 2 BEDROOM UNITS WITH ONLY ONE BATHROOM, 50% OF THE BATHING FIXTURES MAY BE STEP-IN SHOWERS. FOR UNITS WITH TWO FULL BATHROOMS, ONE BATHING FIXTURE MAY BE A STEP-IN SHOWER WHILE THE OTHER MUST HAVE A TUB/SHOWER FIXTURE. BOTH BATHROOMS CANNOT HAVE A STEP-IN SHOWER. THE ABOVE DOES NOT APPLY TO "TYPE A" UNITS.		
B.	ELECTRICAL PROVISIONS		
1.	AN OVERHEAD LIGHT, CEILING FAN, TELEPHONE JACK, AND CABLE CONNECTION IS PROVIDED IN EVERY BEDROOM AND LIVING ROOM. CEILING FANS WITH LIGHT KIT HAVE FAN AND LIGHT SEPARATELY SWITCHED.	E2.1 - E2.3	
2.	WALK-IN CLOSETS (DEEPER THAN 36") HAVE SWITCHED, OVERHEAD LIGHTS.	E2.1 - E2.3	
3.	SWITCHES AND THERMOSTATS LOCATED NO MORE THAN 48 INCHES ABOVE FINISHED FLOOR HEIGHT.	E2.1 - E2.3	
4.	RECEPTACLES, TELEPHONE JACKS AND CABLE JACKS LOCATED NO LESS THAN 16" ABOVE FINISHED FLOOR.	E2.1 - E2.3	
5.	SWITCHED EXTERIOR LIGHTING IS REQUIRED AT EACH UNIT ENTRY DOOR FOR RESIDENT USE ON BUILDINGS WITH PORCHES AND BREEZEWAYS.	N/A	
6.	EXTERIOR LIGHTING IS PROVIDED AT ALL BUILDINGS. THIS LIGHTING IS WIRED TO BUILDING "HOUSE" PANEL AND ACTIVATED BY PHOTO CELL MOUNTED ON EAST OR NORTH SIDE OF BUILDING.	E1.1-E1.4	
7.	ALL EXTERIOR STAIRS HAVE LIGHT FIXTURES WIRED TO BUILDING "HOUSE" PANEL, ACTIVATED BY PHOTO CELL MOUNTED ON EAST OR NORTH SIDE OF BUILDING.	E1.1-E1.4	
8.	PROJECTS WITH GAS HEATING AND/OR APPLIANCES MUST PROVIDE A HARD-WIRED CARBON MONOXIDE DETECTOR WITH A BATTERY BACK-UP IN EACH RESIDENTIAL UNIT.	N/A	
9.	RESIDENTIAL AND NON-RESIDENTIAL SPACES HAVE SEPARATE ELECTRICAL SYSTEMS.	E1.1-E1.4	
10.	INITIALLY-INSTALLED BULBS IN RESIDENTIAL UNITS AND COMMON AREAS ARE COMPACT FLORESCENT, LED, OR PIN-BASED IN 80% OF ALL FIXTURES.	E0.1	
11.	ALL TELEPHONE LINES ARE TONED AND TAGGED PROPERLY TO EACH UNIT.	SPEC 16000-2.12	
12.	ALL EXTERIOR STORAGE CLOSETS MUST HAVE A SWITCHED OVERHEAD LIGHT.	E2.1 - E2.3	
13.	ALL CALL FOR AID DEVICES MUST BE INSTALLED BESIDE OR BELOW CEILING LIGHT SWITCHES IN BEDROOMS AND BATHROOMS.	E2.1 - E2.3	
14.	EACH BUILDING HAS A CABLE TERMINATION AND DEMARCATION BOX FOR CABLE VENDOR CONNECTION.		
C.	HEATING, VENTILATING AND AIR CONDITIONING PROVISIONS		
1.	RESIDENTIAL AND NON-RESIDENTIAL SPACES HAVE SEPARATE HEATING AND AIR CONDITIONING SYSTEMS.	M2.1	
2.	THRU-WALL HVAC UNITS ONLY OCCUR IN STUDIO, EFFICIENCY, AND SRO UNITS; AND IN LAUNDRY ROOMS AND MANAGEMENT OFFICES.	M2.1	
3.	HVAC INTERIOR AIR HAND

LIFE SAFETY
DESIGN BASED ON NFPA 101 & NFPA 13R SYSTEM

OCCUPANCY LOAD FACTOR
APARTMENT = 1 PERSON / 200 S.F.
BUSINESS = 1 PERSON / 150 S.F.
ASSEMBLY = 1 PERSON / 15 S.F.
STORAGE = 1 PERSON / 500 S.F.

EXITWAY TYPE LOAD FACTOR
STAIRS = 0.3 IN. / PERSON
OTHERS = 0.2 IN. / PERSON

	APARTMENTS	ASSEMBLY
COMMON PATH OF TRAVEL	MAX. 50'-0"	20'-0"
DEAD END CORRIDOR	MAX. 50'-0"	20'-0"
APARTMENT TRAVEL DIST.	MAX. 125'-0"	N/A
TRAVEL FROM APARTMENT EXIT DOOR TO EXIT	MAX. 200'-0"	N/A
TRAVEL FROM OTHER AREAS TO EXIT	MAX. 250'-0"	250'-0"

ADDITIONAL LIFE SAFETY COMPONENTS:

1. SEE ELECTRICAL PLANS FOR EXIT LIGHTING AND SIGNAGE LOCATIONS
2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING @ BREEZEWAY/STAIRS.
3. FIRE ALARM SYSTEM WITH PULL STATIONS, ANNUNCIATORS & CENTRAL CONTROL STATION TO BE PROVIDED & SUBMITTED UNDER SEPARATE PERMIT.
4. SMOKE DETECTORS ARE LOCATED OUTSIDE ALL SLEEPING ROOMS, WITHIN ALL SLEEPING ROOMS & INTERCONNECTED IN PROJECT. SEE ELECTRICAL PLANS FOR LOCATIONS.
5. EMERGENCY SIGNAGE, INSTRUCTIONS AND LABELS TO BE LOCATED AND INSTALLED PER CODE.
6. G.C. TO HAVE SUB-CONTRACTOR INSTALL (1) FIRE EXTINGUISHER CABINET @ EVERY FLOOR IN EACH BREEZEWAY PER LIFE SAFETY REQUIREMENTS.

2018 I.B.C. (TABLE: 601)

EXTERIOR BEARING WALLS:	1-HR	UL U356	DETAILS #1 & #2 ON SHEETS A4.1
INTERIOR BEARING WALLS:	1-HR	UL U305 & UL U341	DETAIL #4 ON SHEET A4.2
TENANT SEPARATION WALLS:	1-HR	UL U341	DETAIL #2 & #3 ON SHEET A4.2
BREEZEWAY WALLS:	1-HR	UL U311	DETAIL #1 ON SHEET A4.2
UNIT FLOOR-CEILING ASSEMBLIES:	1-HR	UL L521	DETAILS #4, #5 ON SHEETS A4.4 & A4.5
ROOF-CEILING ASSEMBLIES:	1-HR	UL P522	DETAILS #7, #8 & #9 ON SHEETS A4.4

IBC SECTION 1009.3.3 - AREA OF REFUGE
NOT REQUIRED IN GROUP R-2 OCCUPANCIES AS PER EXCEPTION #6

2018 I.B.C. W/ NC AMENDMENTS - CHAPTER 5

CONSTRUCTION TYPE: V-A
GROUP: R2
NFPA 13R: SPRINKLER SYSTEM

TABLE 504.3 & TABLE 504.4 ALLOWABLE BUILDING HEIGHTS
HEIGHT: 60' OR 4 STORIES

SECTION 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING EQUATION
Aa = [At + (NS x If)] x Sa

Aa = ALLOWABLE AREA PER STORY (SF)
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 506.2 (SF) =12,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANDE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHEATHER THE BUILDING IS SPRINKLERED) = 12,000 SF
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE W/ SECTION 506.3 (SEE BELOW)
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR BUILDINGS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ SECTION 903.2.1.2, USE THE ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED FOUR.

SECTION 506.2 FRONTAGE INCREASE FORMULA
If = [F/P-0.25] W / 30

BUILDING 100 & BUILDING 200:
(BUILDINGS ARE 3-STORIES)

FIRST FLOOR	= 9,682 S.F.
SECOND FLOOR	= 9,358 S.F.
THIRD FLOOR	= 8,925 S.F.
TOTAL	= 27,964 S.F.

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 9,682 S.F. < 12,000 S.F. ALLOWED

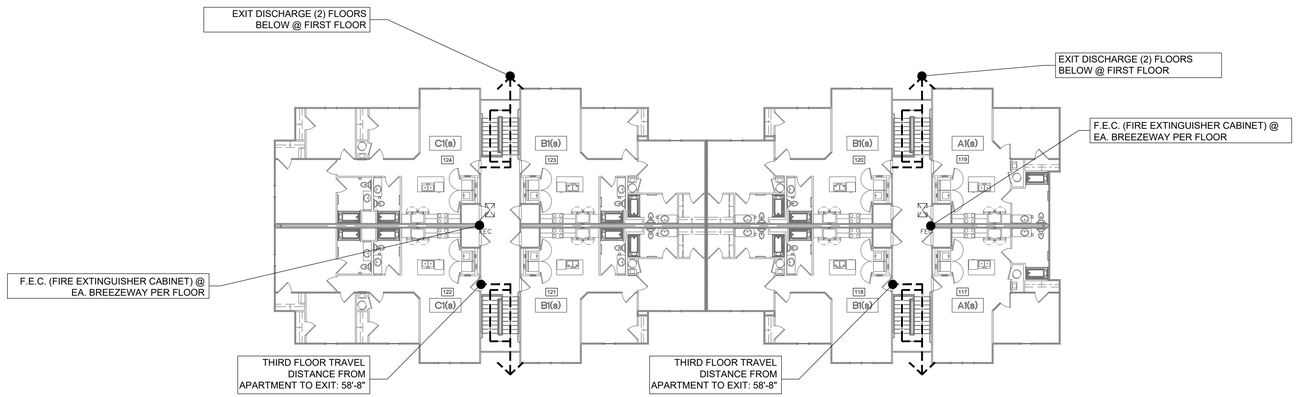
BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 27,964 S.F. < 48,000 S.F. ALLOWED

BUILDING 300:
(BUILDINGS ARE 3-STORIES)

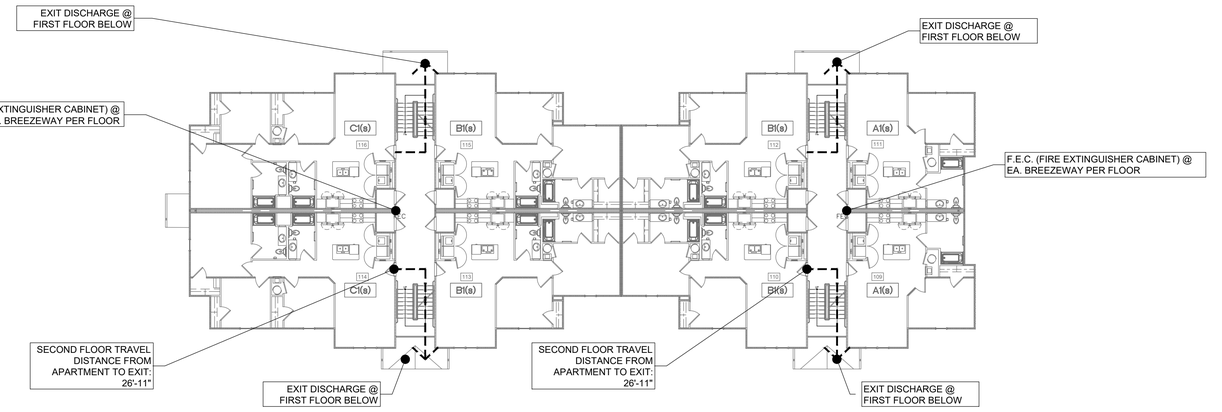
FIRST FLOOR	= 10,590 S.F.
SECOND FLOOR	= 10,266 S.F.
THIRD FLOOR	= 9,836 S.F.
TOTAL	= 30,692 S.F.

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 10,590 S.F. < 12,000 S.F. ALLOWED

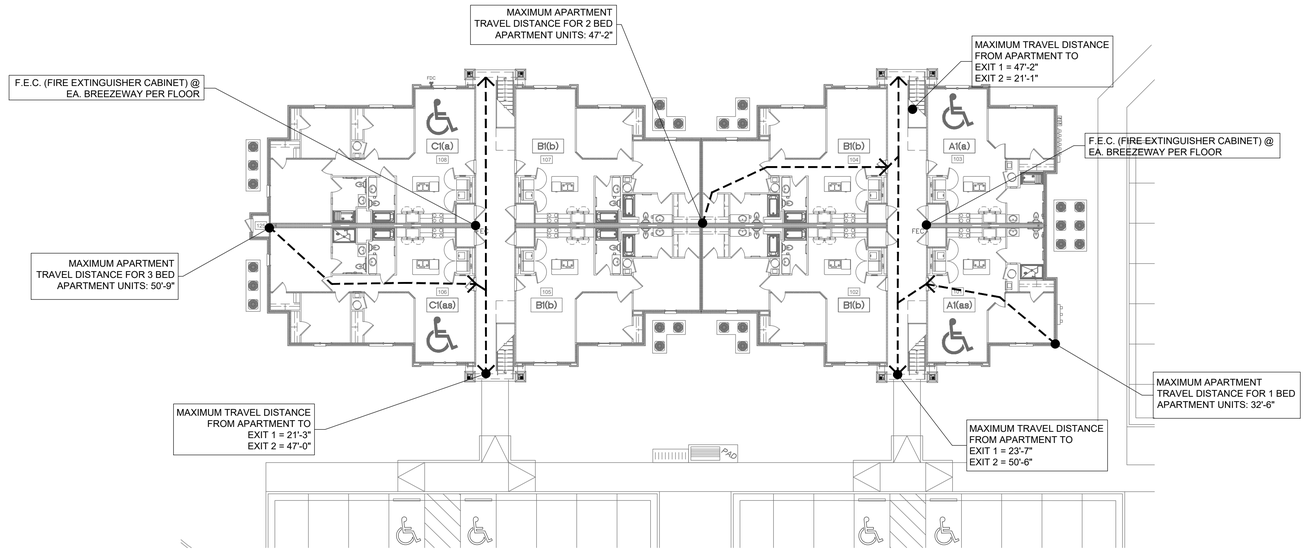
BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 30,692 S.F. < 48,000 S.F. ALLOWED



3 BUILDINGS 100 & 200 - THIRD FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



2 BUILDINGS 100 & 200 - SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



1 BUILDINGS 100 & 200 - FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6821
6-17-25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

BUILDING 100 & 200 - LIFE SAFTEY PLANS

A0.3

PERMIT / BID SET

LIFE SAFETY
DESIGN BASED ON NFPA 101 & NFPA 13R SYSTEM

OCCUPANCY LOAD FACTOR
APARTMENT = 1 PERSON / 200 S.F.
BUSINESS = 1 PERSON / 150 S.F.
ASSEMBLY = 1 PERSON / 15 S.F.
STORAGE = 1 PERSON / 500 S.F.

EXITWAY TYPE LOAD FACTOR
STAIRS = 0.3 IN. / PERSON
OTHERS = 0.2 IN. / PERSON

	APARTMENTS	ASSEMBLY
COMMON PATH OF TRAVEL	MAX. 50'-0"	20'-0"
DEAD END CORRIDOR	MAX. 50'-0"	20'-0"
APARTMENT TRAVEL DIST.	MAX. 125'-0"	N/A
TRAVEL FROM APARTMENT EXIT DOOR TO EXIT	MAX. 200'-0"	N/A
TRAVEL FROM OTHER AREAS TO EXIT	MAX. 250'-0"	250'-0"

ADDITIONAL LIFE SAFETY COMPONENTS:

1. SEE ELECTRICAL PLANS FOR EXIT LIGHTING AND SIGNAGE LOCATIONS
2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING @ BREEZEWAY/STAIRS.
3. FIRE ALARM SYSTEM WITH PULL STATIONS, ANNUNCIATORS & CENTRAL CONTROL STATION TO BE PROVIDED & SUBMITTED UNDER SEPARATE PERMIT.
4. SMOKE DETECTORS ARE LOCATED OUTSIDE ALL SLEEPING ROOMS, WITHIN ALL SLEEPING ROOMS & INTERCONNECTED IN PROJECT. SEE ELECTRICAL PLANS FOR LOCATIONS.
5. EMERGENCY SIGNAGE, INSTRUCTIONS AND LABELS TO BE LOCATED AND INSTALLED PER CODE.
6. G.C. TO HAVE SUB-CONTRACTOR INSTALL (1) FIRE EXTINGUISHER CABINET @ EVERY FLOOR IN EACH BREEZEWAY PER LIFE SAFETY REQUIREMENTS.

2018 I.B.C. (TABLE: 601)

EXTERIOR BEARING WALLS:	1-HR	UL U356	DETAILS #1 & #2 ON SHEETS A4.1
INTERIOR BEARING WALLS:	1-HR	UL U305 & UL U341	DETAIL #4 ON SHEET A4.2
TENANT SEPARATION WALLS:	1-HR	UL U341	DETAIL #2 & #3 ON SHEET A4.2
BREEZEWAY WALLS:	1-HR	UL U311	DETAIL #1 ON SHEET A4.2
UNIT FLOOR-CEILING ASSEMBLIES:	1-HR	UL L521	DETAILS #4, #5 ON SHEETS A4.4 & A4.5
ROOF-CEILING ASSEMBLIES:	1-HR	UL P522	DETAILS #7, #8 & #9 ON SHEETS A4.4

IBC SECTION 1009.3.3 - AREA OF REFUGE
NOT REQUIRED IN GROUP R-2 OCCUPANCIES AS PER EXCEPTION #6

2018 I.B.C. W/ NC AMENDMENTS - CHAPTER 5

CONSTRUCTION TYPE: V-A
GROUP: R2
NFPA 13R: SPRINKLER SYSTEM

TABLE 504.3 & TABLE 504.4 ALLOWABLE BUILDING HEIGHTS
HEIGHT: 60' OR 4 STORIES

SECTION 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING EQUATION
Aa = [At + (NS x If)] x Sa

Aa = ALLOWABLE AREA PER STORY (SF)
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 506.2 (SF) =12,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANDE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHEATHER THE BUILDING IS SPRINKLERED) = 12,000 SF
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE W/ SECTION 506.3 (SEE BELOW)
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR BUILDINGS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ SECTION 903.2.1.2, USE THE ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED FOUR.

SECTION 506.2 FRONTAGE INCREASE FORMULA
If = [F/P-0.25] W / 30

BUILDING 100 & BUILDING 200:
(BUILDINGS ARE 3-STORIES)

FIRST FLOOR	= 9,682 S.F.
SECOND FLOOR	= 9,358 S.F.
THIRD FLOOR	= 8,925 S.F.
TOTAL	= 27,964 S.F.

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 9,682 S.F. < 12,000 S.F. ALLOWED

BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 27,964 S.F. < 48,000 S.F. ALLOWED

BUILDING 300:
(BUILDINGS ARE 3-STORIES)

FIRST FLOOR	= 10,590 S.F.
SECOND FLOOR	= 10,266 S.F.
THIRD FLOOR	= 9,836 S.F.
TOTAL	= 30,692 S.F.

FLOOR ACTUAL WORST CASE:
FIRST FLOOR: = 10,590 S.F. < 12,000 S.F. ALLOWED

BUILDING ACTUAL WORST CASE:
TOTAL FLOORS: = 30,692 S.F. < 48,000 S.F. ALLOWED

2018 I.B.C. W/ NC AMENDMENTS - CHAPTER 5

CONSTRUCTION TYPE: V-B
GROUP: A-3, B
NO SPRINKLER SYSTEM

TABLE 504.3 & TABLE 504.4 ALLOWABLE BUILDING HEIGHTS
HEIGHT: 40' OR 3 STORIES

SECTION 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING EQUATION
Aa = [At + (NS x If)] x Sa

Aa = ALLOWABLE AREA PER STORY (SF)
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 506.2 (SF) =7,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANDE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHEATHER THE BUILDING IS SPRINKLERED) = 7,000 SF
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE W/ SECTION 506.3 (SEE BELOW)
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR BUILDINGS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ SECTION 903.2.1.2, USE THE ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED FOUR.

SECTION 506.2 FRONTAGE INCREASE FORMULA
If = [F/P-0.25] W / 30

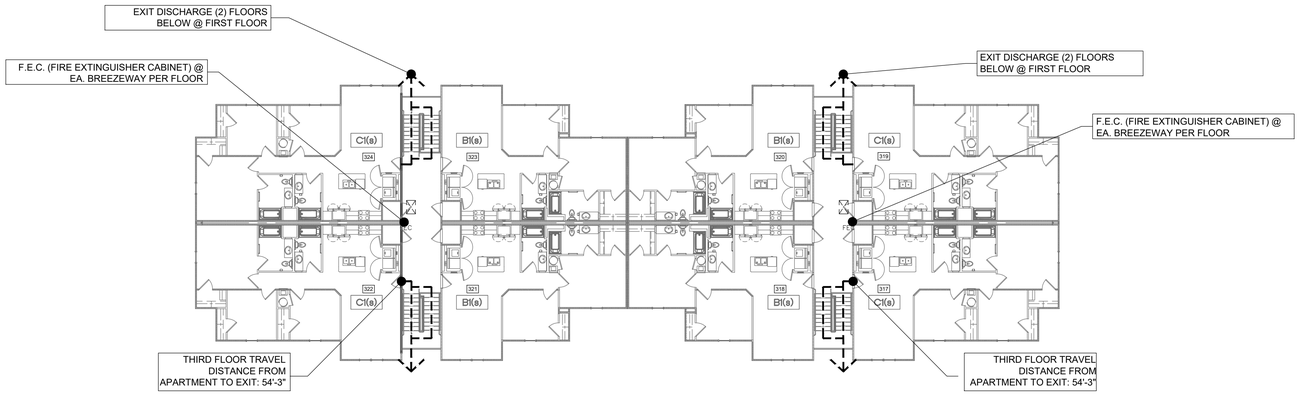
BUILDINGS
CLUBHOUSE
(BUILDINGS IS 1-STORY)

FIRST FLOOR = 2,314 S.F. < 7,000 S.F. ALLOWED

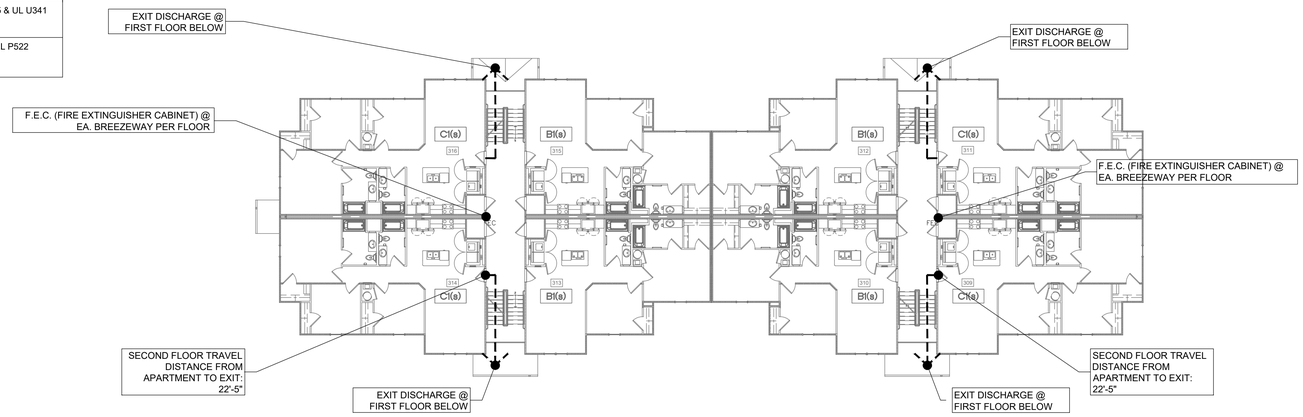
CLUBHOUSE OCCUPANCY
ASSEMBLY: 1703 SQ.FT. / 15 NET = 114
BUSINESS: 419 SQ.FT. / 150 GROSS = 3
TOTAL: = 117

2018 I.B.C. (TABLE: 601)

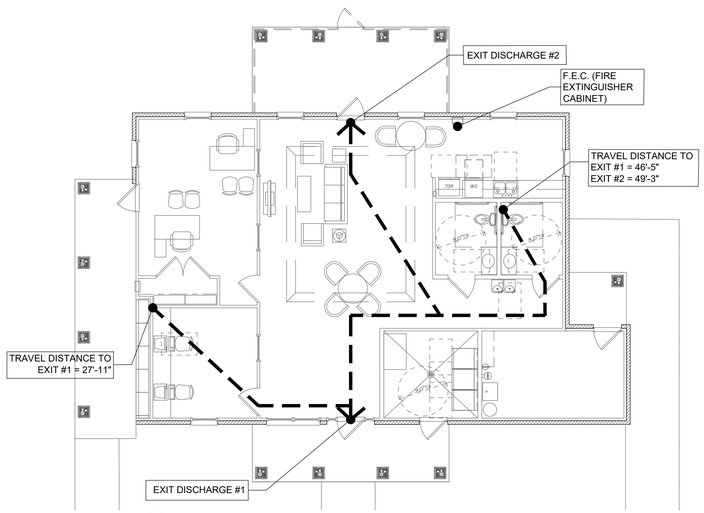
INTERIOR BEARING WALL @ LAUNDRY/OFFICE WORKROOM:	1-HR	UL U305 & UL U341
ROOF-CEILING ASSEMBLIES @ LAUNDRY ROOM:	1-HR	UL P522



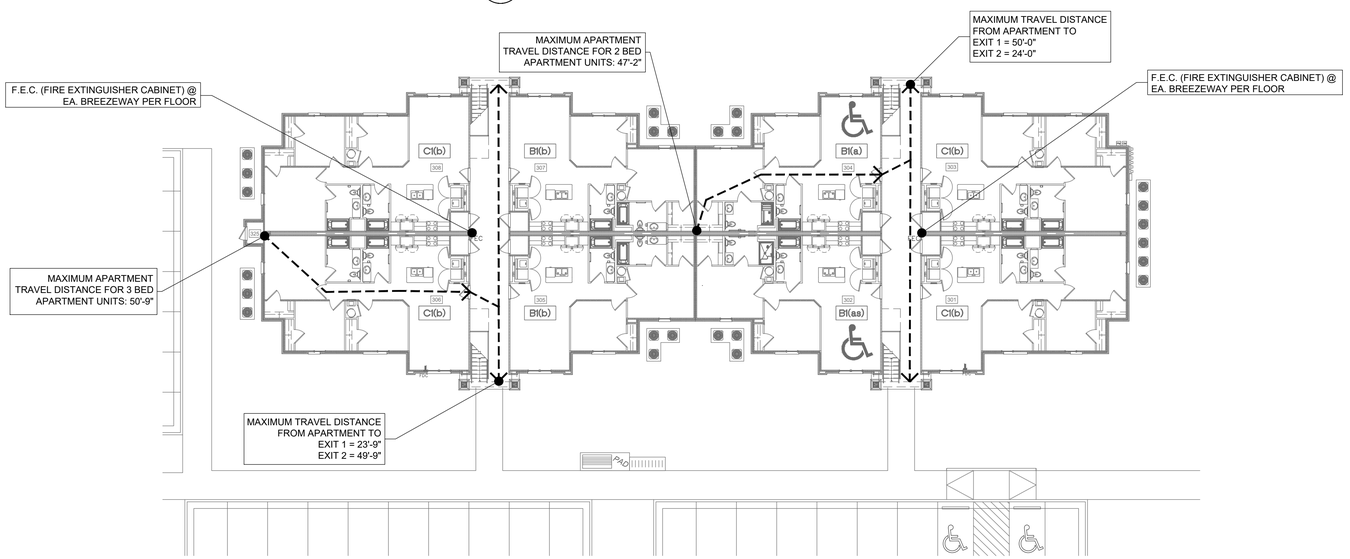
3 BUILDING 300 - THIRD FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



2 BUILDING 300 - SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



4 CLUBHOUSE LIFE SAFETY PLAN
1/8" = 1'-0"



1 BUILDING 300 - FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
06.17.25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

BUILDING 300 & CLUBHOUSE - LIFE SAFTEY PLANS

PERMIT / BID SET

A0.4

DOOR SCHEDULE:

DOOR #	ROOM/SPACE NAME	DOOR						HARDWARE SEE SPECS.	NOTES
		TYPE	RATING	MATERIAL/FINISH	PANELS/LEAFS	WIDTH	HEIGHT		
BUILDING 100									
125	RISER ROOM #125	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
BUILDING 200									
225	RISER ROOM #225	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
BUILDING 300									
325	RISER ROOM #325	F	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
CLUBHOUSE									
401	MAIN ENTRY (EXTERIOR)	FG-2	-	ALUMINMUM PRE-FINISH	SINGLE	3'-0"	6'-8"	1	TEMPERED
402	SECONDARY ENTRY (EXTERIOR)	FG-1	-	ALUMINMUM PRE-FINISH	SINGLE	3'-0"	6'-8"	1	TEMPERED
403	LAUNDRY	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	1	
404	MAINTENACE ROOM	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	4	
406A	OFFICE	P	-	INSUL. MTL	SINGLE	3'-0"	6'-8"	1	
406B	OFFICE	FG	-	HARDBOARD	SINGLE	3'-0"	6'-8"	2	TEMPERED
406C	PACKAGE/STORAGE ROOM	2-P	-	HARDBOARD	PAIR	6'-0"	6'-8"	2	
407	BUSINESS CENTER	FG	-	HARDBOARD	SINGLE	3'-0"	6'-8"	1	TEMPERED
408	MEN'S RESTROOM	P	-	HARDBOARD	SINGLE	3'-0"	6'-8"	3	
409	WOMEN'S RESTROOM	P	-	HARDBOARD	SINGLE	3'-0"	6'-8"	3	

DOOR #	ROOM/SPACE NAME	DOOR						HARDWARE NOTES	NOTES
		TYPE	RATING	MATERIAL/FINISH	FRAME	WIDTH	HEIGHT		
01	UNIT ENTRY	P	-	INSUL. MTL	WOOD	3'-0"	6'-8"	5	
02	BEDROOM	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	6	
03	BEDROOM	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	6	
04	BATHROOM	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	6	
05	BATHROOM	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	6	
06	LAUNDRY	2-P	-	HARDBOARD	WOOD	5'-0"	6'-8"	7	2'-6" PANEL & 2'-6" PANEL
07	MECH. CLOSET	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	8	
08	BEDROOM CLOSET	P	-	HARDBOARD	WOOD	3'-0"	6'-8"	7	
09	BEDROOM CLOSET	P	-	HARDBOARD	WOOD	2'-6"	6'-8"	7	
10	EXTERIOR STORAGE	P	-	HARDBOARD	WOOD	2'-4"	6'-8"	7	
11	LAUNDRY	2-P	-	HARDBOARD	WOOD	3'-0" - 2'-0"	6'-8"	7	3'-0" PANEL & 2'-0" PANEL

DOOR HARDWARE PACKAGES

PACKAGE #1 (EGRESS/CARD ACCESS):
(3) 1-1/2 PR HINGE STL. BALL BEARING
LEVER LOCK SET w/ ELECTRIC STRIKE CLOSER
PANIC PUSH BAR EXIT DEVICE
PUSH PLATE & KICK PLATE
DOOR SWEEP
WEATHERSTRIPING
THRESHOLD - ADA COMPLIANT
COORDINATE w/ CARD ACCESS SYSTEM
DOOR CAP

PACKAGE #2 (STD. LOCKED):
(3) 1-1/2 PR HINGE STL. BALL BEARING
LEVER LOCK SET
CLOSER
DOOR SILENCER

PACKAGE #3 (TOILET):
(3) 1-1/2 PR HINGE STL. BALL BEARING
LEVER BATHROOM SET
VACANT / OCCUPIED DEADBOLT
WALL STOP
DOOR SILENCER

PACKAGE #4 (UTILITY LOCKED):
(3) 1-1/2 PR HINGE STL. BALL BEARING
LEVER LOCK SET
WEATHERSTRIPING
DOOR SWEEP
DOOR CAP

PACKAGE #5 (UNIT ENTRY):
DEADBOLT SINGLE
LEVER LOCK SET
4" BALL BEARING (2)
WALL DOORSTOP (1)
WEATHERSTRIPING
THRESHOLD - ADA COMPLIANT
DOOR SEAL

PACKAGE #6 (UNIT BED/BATH):
LEVER PRIVACY
4" HINGE (3 EA. LEAF)
HINGE DOORSTOP (1)
THRESHOLD - ADA COMPLIANT

PACKAGE #7 (UNIT CLOSET/LAUNDRY):
OVERHEAD BALL CATCH (2)
LEVER DUMMY
4" HINGE (3 EA. LEAF)
HINGE DOORSTOP (1)
THRESHOLD - ADA COMPLIANT

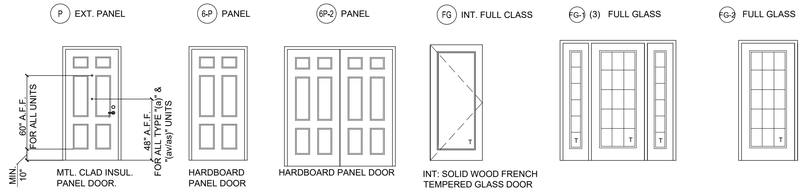
PACKAGE #8 (UNIT MECHANICAL):
DEADBOLT SINGLE
LEVER PASSAGE
4" HINGE (3 EA. LEAF)
HINGE DOORSTOP (1)

ENERGY STAR NOTES:
1. WHERE INSTALLED IN COMMON SPACES, REFRIGERATORS AND DISHWASHERS ARE ENERGY STAR CERTIFIED AND SHOWERHEADS ARE WATERSENSE LABELED.
2. DOORS ADJACENT TO UNCONDTIONED SPACES (E.G. ATTICS, GARAGES, BASEMENTS) OR AMBIENT: CONDITIONS/DOORS SERVING AS A UNIT ENTRANCE FROM A CORRIDOR/STAIRWELL SHALL BE MADE SUBSTANTIALLY AIR-TIGHT WITH DOOR SWEEP AND WEATHER STRIPPING OR EQUIVALENT GASKET.
3. FENESTRATION MEETS OR EXCEEDS SPECIFICATION IN ITEMS 2.1 & 2.2 OF THE NATL RATER DESIGN REVIEW CHECKLIST.

APPLIANCE SCHEDULE

UNIT NAME	MFG	DESCRIPTION	MODEL #	COLOR
		STANDARD UNITS		
STANDARD	GE	ENERGY STAR®17.5 CU. FT. TOP-FREEZER REFRIGERATOR	GIE18DTNRWW	WHITE
STANDARD	GE	30" FREE-STANDING ELECTRIC RANGE/OVEN	JBS160DMWW	WHITE
STANDARD	GE	EXTERNALLY VENTED RANGE HOOD	JVX3300DJWW	WHITE
STANDARD	GE	ENERGY STAR® BUILT-IN DISHWASHER	GDF511PGRWW	WHITE
		HC UNITS		
ADA	GE	ENERGY STAR® 23.6 CU. FT. BOTTOM-FREEZER REFRIGERATOR	GFE24JYKFS	STAINLESS STEEL
ADA	GE	30" DROP-IN ELECTRIC RANGE WITH SELF-CLEANING OVEN	JD630STSS	STAINLESS STEEL
ADA	GE	EXTERNALLY VENTED RANGE HOOD W/ REMOTE SWITCHING	JV3300SJSS	STAINLESS STEEL
ADA	GE	ENERGY STAR® BUILT-IN DISHWASHER	GDT226SSLSS	STAINLESS STEEL
		CLUBHOUSE		
KITCHEN	GE	24 CU. FT. FROST FREE, GLASS SHELVES, ICE MAKER, FRENCH DOOR REFRIGERATOR	GNE25JYKFS	STAINLESS STEEL
KITCHEN	GE	DISHWASHER W/ HIDDEN CONTROLS: ADA COMPLIANT W/ POWER CORD	GDT 225 SSLSS	STAINLESS STEEL
KITCHEN	GE	1/3 HP CONTINUOUS FEED DISPOSER, CORDED, 27-OUNCE GRIND CHAMBER CAP	GFC 325N	
LAUNDRY	GE	FRONT LOADED 3.6 CU. FT. WASHER: ADA COMPLIANT	GFW400SCMWW	WHITE BAKED ENAMEL W/ STAINLESS STEEL INTERIOR
LAUNDRY	GE	7.0 CU. FT. ADA COMPLIANT ELECTRIC DRYER	GFV40SCMWW	WHITE BAKED ENAMEL

DOOR TYPES:

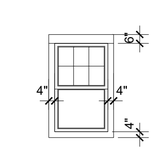


DOOR SCHEDULE GENERAL NOTES:
1. PROVIDE MECHANICAL CLOSET WITH DEAD BOLT ONLY AND KEYED DIFFERENT FROM THE UNIT AND ALL KEYED THE SAME.
2. ALL INTERIOR DOORS THAT HAVE AN HVAC SUPPLY DUCT SHALL BE SET OR UNDERCUT MIN. 3/4" CLEARANCE ABOVE THE FINISH MATERIAL FOR HVAC AIR RETURN.
3. HIGH DURABILITY, INSULATED STEEL OR FIBERGLASS DOORS PROVIDED AT ALL EXTERIOR LOCATIONS. SINGLE LEVER DEADBOLTS AND EYE VIEWERS ON ALL RESIDENTIAL UNIT ENTRY DOORS
4. EXTERIOR DOORS ON FULLY ACCESSIBLE UNITS PROVIDED WITH SPRING HINGES
5. ALL OPAQUE EXTERIOR DOORS ARE NFRC LABELED AND HAVE A MINIMUM U- FACTOR OF 0.30 AND MINIMUM SHGC OF 0.27
6. ALL EXTERIOR FRENCH DOORS ARE NFRC LABELED AND HAVE A MINIMUM U- FACTOR OF 0.30 AND MINIMUM SHGC OF 0.27
7. AUTOMATIC DOOR OPENER PRIMARY TO COMMON AREAS

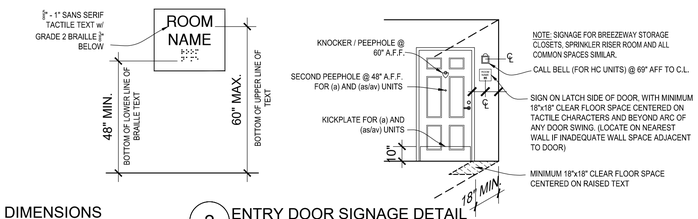
HARDWARE NOTES:
1. DOOR HANDLES TO BE DEXTER BY SCHLAGE, MARIN, SATIN NICKEL, FOR PRIVACY, DUMMY, AND PASSAGE.
2. DOOR HANDLES TO BE DEXTER BY SCHLAGE, MARIN, METAL, SATIN NICKEL, KEY LOCK.
3. DEAD BOLT TO BE DEXTER BY SCHLAGE, JD-60, SATIN NICKEL, UNIT ENTRY DOORS AND MECHANICAL CLOSETS.
4. BUILDING EXTERIOR DOORS TO HAVE KEY FOB ENTRY SYSTEMS WITH POWER CLOSURES, SEE COMMUNITY FLOOR PLAN FOR LOCATIONS.
5. KICKPLATE NEEDED AT ENTRY DOORS FOR (a) and (as/av) UNITS.

WINDOW TYPES:

WINDOW SCHEDULE GENERAL NOTES:
1. ALL SINGLE-HUNG (SH) WINDOWS TO HAVE INSECT SCREENS.
2. INSULATED DOUBLE PANE, VINYL WINDOWS ARE NFRC LABELED WITH A MINIMUM U-FACTOR OF 0.30 AND MAXIMUM SHGC OF 0.27.
3. NO WINDOWS LOCATED OVER TUB OR SHOWER UNITS.
4. A CONTINUOUS BEAD OF SILICONE CAULK IS INSTALLED BEHIND ALL NAIL FINS BEFORE INSTALLING NEW VINYL WINDOWS PER MANUFACTURERS SPECIFICATIONS.
5. ALL WINDOWS ABOVE THE FIRST FLOOR TO BE LIMITED TO 4" MAX. SASH OPENING.
6. AUTO-LOCK EXTENSIONS ON ALL HC UNIT AND COMMON AREA WINDOWS.
7. ALL UNIT AND COMMON AREA WINDOWS SHALL HAVE CORDED BLINDS. HC UNITS SHALL HAVE ACCESSIBLE HARDWARE AND PULL CORDS.
7. ALL UNIT AND COMMON AREA WINDOWS SHALL HAVE CORDED BLINDS. HC UNITS SHALL HAVE ACCESSIBLE HARDWARE AND PULL CORDS.
8. ACCESSIBLE WINDOW HARDWARE ON ALL COMMON AREA WINDOWS AND HC UNITS.



1 TYPICAL WINDOW TRIM DIMENSIONS
1/4" = 1'-0"



2 ENTRY DOOR SIGNAGE DETAIL
1/4" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6821
6-17-25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

WINDOW, DOOR, & APPLIANCE SCHEDULES

A0.5

PERMIT / BID SET

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

Name of Project: WEST CUMBERLAND PHASE 2
Address: 8103 RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: _____ Phone # (336) 339 - 2627 E-Mail _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City FAYETTEVILLE ☐ County_____ ☐ State

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MARTIN RILEY ASSOC.	MIKE RILEY	6221	404) 373-2800	
Civil	SMITH SITE CONSULTANTS, PLLC.	KENNETH W. SMITH, JR	C-045277	(910) 391-5923	
Electrical	RMS ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Fire Alarm	TBD			( )	
Plumbing	RMS ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Mechanical	RMS ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Sprinkler-Standpipe	TBD			( )	
Structural	DEL VALLE + MCNEIL	WALDEMAR DEL VALLE, PE	36520	(678)944-7274	
Retaining Walls >5' High	TBD			( )	
Other				( )	

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

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

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3)**:**
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3)**:** MULTI-FAMILY APARTMENTS

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)		SUB-TOTAL
3rd Floor		BUILDING		GROSS
2nd Floor		1st LEVEL	=	9,682 S.F.
Mezzanine		2nd LEVEL	=	9,358 S.F.
1st Floor		3rd LEVEL	=	8,925 S.F.
Basement		TOTAL	=	27,964 S.F.
TOTAL				

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐
Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: ☒ No ☐ Yes Separation: ____ Hr. Exception: _____

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

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

Actual Area of Occupancy A / *Allowable Area of Occupancy A* + *Actual Area of Occupancy B* / *Allowable Area of Occupancy B* ≤ 1

_____ + _____ + ... = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,2]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	RESIDENTIAL	9,682 S.F.	12,000 S.F.	0	0
2	RESIDENTIAL	9,358 S.F.	12,000 S.F.	0	0
3	RESIDENTIAL	8,925 S.F.	12,000 S.F.	0	0

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 0 (F)
b. Total Building Perimeter = 0 (P)
c. Ratio (F/P) = 0 (F/P)
d. W = Minimum width of public way = 0 (W)
e. Percent of frontage increase I_f = 100[F/P – 0.25] x W/30 = 0 (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE[1]
Building Height in Feet (Table 504.3)[2]	60'	40'-0"	
Building Height in Stories (Table 504.4)[3]	4	3	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls							
Exterior		1 HR.	1 HR.		U356	Specs.	
North	47'-7"						
East	90'-7"						
West	86'-2"						
South	48'-0"						
Interior		1 HR.	1 HR.		U305	Specs.	
Nonbearing Walls and Partitions Exterior walls		1 HR.	1 HR.		U356	Specs.	
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		L521	Specs.	
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.	
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation		1 HR.	1 HR.		U311	Specs.	
Occupancy/Fire Barrier Separation							
Smoke Barrier Separation		1 HR.	1 HR.		U305	Specs.	
Smoke Partition		1 HR.	1 HR.		U305	Specs.	
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 HR.	1 HR.		U341	Specs.	
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25' - WORST CASE, NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON- SPRINKLERED (13-R)	45%	CLEARLY<45% – SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.3

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

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
72	8	8	8	8	64	64	8

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL	126	126	10	0	3	13

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX	/ TUBS	REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW	0	0	2	0	0	0	2	0	1	1
	REQ'D	0	0	2	0	0	0	2	0	1	1

SPECIAL APPROVALS

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

ENERGY SUMMARY

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

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

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

Climate Zone: ☐ 3A ☒ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD TRUSSES, R-38 INSULATION, GYP. BD. CEILING
Description of assembly:
U-Value of total assembly:
R-Value of insulation: R-38
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:

Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
Description of assembly:
U-Value of total assembly:
R-Value of insulation: R-15
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor:
Door R-Values: R-7

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

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

Floors slab on grade P.T. SLAB ON 1 LAYER OF 10 MIL POLY V.B. ON COMPACTED GRAVEL BASE
Description of assembly:
U-Value of total assembly: R-10 AT SLAB EDGE
R-Value of insulation: AT MINIMUM (FOR SNOW) TO THE BOTTOM OF THE TURNDOWN FOOTING
Horizontal/vertical requirement:
slab heated:

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

DESIGN LOADS:

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

Live Loads: Roof 20 psf
Mezzanine psf
Floor 40 psf

Ground Snow Load: 15 PSF psf

Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

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

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 73°F
summer dry bulb: 90°F

Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%

Building heating load:

Building cooling load:

Mechanical Spacing Conditioning System
Unitary
description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.2
cooling efficiency: HSPF7.8
size category of unit: 1.5 - 2.0 TON
Boiler
Size category. If oversized, state reason.: NA
Chiller
Size category. If oversized, state reason.: NA

List equipment efficiencies: SEER 15.2
HSPF 7.8

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

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

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

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

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — 6221 — 06.17.25 — NORTH CAROLINA — DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 100

A0.6

PERMIT / BID SET

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

Name of Project: WEST CUMBERLAND PHASE 2
Address: 8103 RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: _____ Phone # (339) 339 - 2627 E-Mail _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City FAYETTEVILLE ☐ County _____ ☐ State

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MARTIN RILEY ASSOC.	MIKE RILEY	6221	404) 373-2800	
Civil	SMITH SITE CONSULTANTS, PLLC	KENNETH W. SMITH, JR	CA45277	(910) 391-5925	
Electrical	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770) 934-0944	
Fire Alarm	TBD			( )	
Plumbing	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770) 934-0944	
Mechanical	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770) 934-0944	
Sprinkler-Standpipe	TBD			( )	
Structural	DEL VALLE + MCNEIL	WALDEMAR DEL VALLE, PE	36520	(678) 944-7274	
Retaining Walls >5' High	TBD			( )	
Other				( )	

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

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

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use
CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): MULTI-FAMILY APARTMENTS

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)		SUB-TOTAL
3rd Floor		BUILDING	GROSS	
2nd Floor		1st LEVEL	= 10,590 S.F.	
Mezzanine		2nd LEVEL	= 10,266 S.F.	
1st Floor		3rd LEVEL	= 9,836 S.F.	
Basement		TOTAL	= 30,692 S.F.	
TOTAL				

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

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

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

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

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

_____ + _____ + ... = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	RESIDENTIAL	10,590 S.F.	12,000 S.F.	0	0
2	RESIDENTIAL	10,266 S.F.	12,000 S.F.	0	0
3	RESIDENTIAL	9,836 S.F.	12,000 S.F.	0	0

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 0 (F)
b. Total Building Perimeter = 0 (P)
c. Ratio (F/P) = 0 (F/P)
d. W = Minimum width of public way = 0 (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30 =$ _____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	60'	40'-0"	
Building Height in Stories (Table 504.4) [3]	4	3	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING PROVIDED (W/_____ = REDUCTION) REQ'D		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls							
Exterior		1 HR.	1 HR.		U356	Specs.	
North	47'-7"						
East	90'-7"						
West	88'-2"						
South	48'-0"						
Interior		1 HR.	1 HR.		U305	Specs.	
Nonbearing Walls and Partitions							
Exterior walls		1 HR.	1 HR.		U356	Specs.	
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		L521	Specs.	
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.	
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation		1 HR.	1 HR.		U311	Specs.	
Occupancy/Fire Barrier Separation							
Smoke Barrier Separation		1 HR.	1 HR.		U305	Specs.	
Smoke Partition		1 HR.	1 HR.		U305	Specs.	
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 HR.	1 HR.		U341	Specs.	
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25' - WORST CASE, NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON- SPRINKLERED (13-R)	45%	CLEARLY<45% – SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.3

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

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
72	8	8	8	8	64	64	8

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL	126	126	10	0	3	13

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

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

SPECIAL APPROVALS

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

_____

_____

ENERGY SUMMARY

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

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

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

Climate Zone: ☐ 3A ☒ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD
Description of assembly: TRUSSES, R-38 INSULATION, GYP. BD. CEILING
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-15
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Values: R-7

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

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

Floors slab on grade P.T. SLAB ON 1 LAYER OF 10 MIL POLYVUBLON
Description of assembly: COMPACTED GRAVEL BASE
U-Value of total assembly: R-10 AT SLAB EDGE
R-Value of insulation: 24" MIN. BELOW GRADE TO THE BOTTOM OF THE TURNDOWN FOOTING
Horizontal/vertical requirement: _____
slab heated: _____

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

DESIGN LOADS:

Importance Factors: Snow (I_S) 1.0
Seismic (I_E) _____

Live Loads: Roof 20 psf
Mezzanine _____ psf
Floor 40 psf

Ground Snow Load: 15 PSF psf

Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration S_S_____%g S_1_____%g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☒ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☒ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 73°F
summer dry bulb: 90°F

Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.2
cooling efficiency: HSPF7.7.8
size category of unit: 1½ - 2.0 TON
Boiler
Size category. If oversized, state reason.: NA
Chiller
Size category. If oversized, state reason.: NA

List equipment efficiencies: SEER 15.2
HSPF 7.8

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

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

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

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

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
6.17.25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 200

A0.7

PERMIT / BID SET

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

Name of Project: WEST CUMBERLAND PHASE 2
Address: 8103 RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: _____ Phone # (336) 339 - 2627 E-Mail _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City FAYETTEVILLE ☐ County_____ ☐ State

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MARTIN RILEY ASSOC.	MIKE RILEY	6221	404) 373-2800	
Civil	SMITH SITE CONSULTANTS, PLLC	KENNETH W. SMITH, JR	C-045277	(910) 391-5923	
Electrical	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Fire Alarm	TBD			( )	
Plumbing	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Mechanical	RMG ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0944	
Sprinkler-Standpipe	TBD			( )	
Structural	DEL VALLE + MCNEIL	WALDEMAR DEL VALLE PE	38520	(678)944-7274	
Retaining Walls >5' High	TBD			( )	
Other				( )	

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

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

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

CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): MULTI-FAMILY APARTMENTS

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)		SUB-TOTAL
3rd Floor		BUILDING	GROSS	
2nd Floor		1st LEVEL	=	10,590 S.F.
Mezzanine		2nd LEVEL	=	10,266 S.F.
1st Floor		3rd LEVEL	=	9,836 S.F.
Basement		TOTAL	=	30,692 S.F.
TOTAL				

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

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

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

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

Actual Area of Occupancy A / *Allowable Area of Occupancy A* + *Actual Area of Occupancy B* / *Allowable Area of Occupancy B* + ... = ____ ≤ 1

_____ + _____ + ... = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,2]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	RESIDENTIAL	10,590 S.F.	12,000 S.F.	0	0
2	RESIDENTIAL	10,266 S.F.	12,000 S.F.	0	0
3	RESIDENTIAL	9,836 S.F.	12,000 S.F.	0	0

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____0____ (F)
b. Total Building Perimeter = ____0____ (P)
c. Ratio (F/P) = ____0____ (F/P)
d. W = Minimum width of public way = ____0____ (W)
e. Percent of frontage increase $I_f = 100(F/P - 0.25)$ x W/30 = ____0____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	60'	40'-0"	
Building Height in Stories (Table 504.4) [3]	4	3	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____ " REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls							
Exterior		1 HR.	1 HR.		U356	Specs.	
North	47'-7"						
East	90'-7"						
West	88'-2"						
South	48'-2"						
Interior		1 HR.	1 HR.		U305	Specs.	
Nonbearing Walls and Partitions							
Exterior walls		1 HR.	1 HR.		U356	Specs.	
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		L521	Specs.	
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.	
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation		1 HR.	1 HR.		U311	Specs.	
Occupancy/Fire Barrier Separation							
Smoke Barrier Separation		1 HR.	1 HR.		U305	Specs.	
Smoke Partition		1 HR.	1 HR.		U305	Specs.	
Tenant/Dwelling Unit/ Sleeping Unit Separation		1 HR.	1 HR.		U341	Specs.	
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
25' - WORST CASE. NO WINDOWS ARE WITHIN 25' OF ANY PROPERTY LINE	UNPROTECTED OPENINGS, NON- SPRINKLERED (13-R)	45%	CLEARLY <45% - SEE SHEET A3.1 (NO CALCS PROVIDED)

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.3

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

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
72	8	8	8	8	64	64	8

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED				TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	VAN SPACES WITH				
			REGULAR WITH 5' ACCESS ABLE	132" ACCESS ABLE	8' ACCESS ABLE		
TOTAL	126	126	10	0	3		13

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

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

SPECIAL APPROVALS

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

_____

_____

ENERGY SUMMARY

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

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

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

Climate Zone: ☐ 3A ☒ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD
Description of assembly: TRUSSES, R-38 INSULATION, GYP. BD. CEILING
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-15
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Values: R-7

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

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

Floors slab on grade P.T. SLAB ON 1 LAYER OF 10 MIL POLY V.B. ON
Description of assembly: COMPACTED GRAVEL BASE
U-Value of total assembly: R-10 AT SLAB EDGE
R-Value of insulation: 24"(MIN.BELOW GRADE (TO THE BOTTOM OF THE TURNDOWN FOOTING)
Horizontal/vertical requirement: _____
slab heated: _____

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

DESIGN LOADS:

Importance Factors: Snow (I_S) 1.0
Seismic (I_E) _____

Live Loads: Roof 20 psf
Mezzanine _____ psf
Floor 40 psf

Ground Snow Load: 15 PSF psf

Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

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

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 73°F
summer dry bulb: 90°F

Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: SPLIT SYSTEM
heating efficiency: SEER 15.2
cooling efficiency: HSPF2 7.8
size category of unit: 1.5 - 2.0 TON
Boiler
Size category. If oversized, state reason.: NA
Chiller
Size category. If oversized, state reason.: NA

List equipment efficiencies: SEER 15.2
HSPF 7.8

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

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

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

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

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — 6221 — NORTH CAROLINA — 6.17.25 — DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

2018 NC ADMINISTRATIVE CODE AND POLICIES - BUILDING 300

A0.8

PERMIT / BID SET

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

Name of Project: WEST CUMBERLAND PHASE 2
Address: 8103 RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: _____ Phone # (336) 339 - 2627 E-Mail _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City FAYETTEVILLE ☐ County_____ ☐ State

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MARTIN RILEY ASSOC.	MIKE RILEY	6221	(404)373-2800	
Civil	SMITH SITE CONSULTANTS, PLLC	KENNETH W. SMITH, JR	C-2452277	(910) 391-5923	
Electrical	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Fire Alarm	TBD			(___)	
Plumbing	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Mechanical	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Sprinkler-Standpipe	TBD			(___)	
Structural	DEL VALLE + MCNEIL	WALDEMAR DEL VALLE, PE	36520	(678)944-7274	
Retaining Walls >5' High	TBD			(___)	
Other				(___)	

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

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

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

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

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor		BUILDING GROSS	
2nd Floor		1st LEVEL = 1,703 S.F.	
Mezzanine			
1st Floor			
Basement			
TOTAL			

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception: _____

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

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

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

_____ + _____ + ... = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	ASSEMBLY	1,703 S.F.	7,000 S.F.	0	0
					0
					0

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ___0___ (F)
b. Total Building Perimeter = ___0___ (P)
c. Ratio (F/P) = ___0___ (F/P)
d. W = Minimum width of public way = ___0___ (W)
e. Percent of frontage increase I_f = 100[F/P – 0.25] x W/30 = ___0___ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40'	18'-11"	
Building Height in Stories (Table 504.4) [3]	3	1	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls							
Exterior		1 HR.	1 HR.		U356	Specs.	
North	47'-7"						
East	90'-7"						
West	86'-2"						
South	48'-0"						
Interior		1 HR.	1 HR.		U305	Specs.	
Nonbearing Walls and Partitions							
Exterior walls		1 HR.	1 HR.		U356	Specs.	
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		L521	Specs.	
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.	
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

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

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.4

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

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

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

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL	84	84	7	0	2	9

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW	0	0	2	0	0	0	2	0	1	1
	REQ'D	0	0	2	0	0	0	2	0	1	1

SPECIAL APPROVALS

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

_____

_____

ENERGY SUMMARY

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

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

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

Climate Zone: ☒ 3A ☐ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD TRUSSES, R-38 INSULATION, GYP. BD. CEILING
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING, WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: R-15
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Values: R-7

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

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

Floors slab on grade P.T. SLAB ON 1 LAYER OF 10 MIL POLY V.B. ON COMPACTED GRAVEL
Description of assembly: BASE
U-Value of total assembly: _____
R-Value of insulation: R-10 AT SLAB EDGE
Horizontal/vertical requirement: 24" MIN. BELOW GRADE (TO THE BOTTOM OF THE TURNDOWN FOOTING)
slab heated: _____

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

DESIGN LOADS:

Importance Factors: Snow (I_S) 1.0
Seismic (I_E) _____

Live Loads: Roof 20 psf
Mezzanine _____ psf
Floor 40 psf

Ground Snow Load: 15 PSF psf

Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

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

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 73°F
summer dry bulb: 90°F

Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: SPLIT SYSTEM
heating efficiency: SEER 14.5
cooling efficiency: HSPF 7.5
size category of unit: 4.0 TON
Boiler
Size category. If oversized, state reason.: NA
Chiller
Size category. If oversized, state reason.: NA

List equipment efficiencies: SEER 14.5
HSPF 7.5

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

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

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

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

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6221
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

2018 NC ADMINISTRATIVE CODE AND POLICIES - CLUBHOUSE

A0.9

PERMIT / BID SET

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

Name of Project: WEST CUMBERLAND PHASE 2
Address: 8103 RAEFORD RD, FAYETTEVILLE, NC Zip Code 28304
Owner/Authorized Agent: _____ Phone # (336) 339 - 2627 E-Mail _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City FAYETTEVILLE ☐ County_____ ☐ State

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MARTIN RILEY ASSOC.	MIKE RILEY	6221	(404)373-2800	
Civil	SMITH SITE CONSULTANTS, PLLC	KENNETH W. SMITH, JR	C-2452277	(910) 391-5923	
Electrical	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Fire Alarm	TBD			(___)	
Plumbing	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Mechanical	RM3 ENGINEERING	ROBERT M. SUGGS III	11352	(770)934-0844	
Sprinkler-Standpipe	TBD			(___)	
Structural	DEL VALLE + MCNEIL	WALDEMAR DEL VALLE, PE	36520	(678)944-7274	
Retaining Walls >5' High	TBD			(___)	
Other				(___)	

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

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

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

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

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

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

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor		BUILDING GROSS	
2nd Floor		1st LEVEL = 1,703 S.F.	
Mezzanine			
1st Floor			
Basement			
TOTAL			

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: ☐ No ☒ Yes Separation: 1 Hr. Exception: _____

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

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

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

$$___ + ___ + \ldots\ldots = ___ \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,3]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	ASSEMBLY	1,703 S.F.	7,000 S.F.	0	0
					0
					0

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ___0___ (F)
b. Total Building Perimeter = ___0___ (P)
c. Ratio (F/P) = ___0___ (F/P)
d. W = Minimum width of public way = ___0___ (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30 =$ ___0___ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40'	18'-11"	
Building Height in Stories (Table 504.4) [3]	3	1	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		1 HR.	1 HR.				
Bearing Walls							
Exterior		1 HR.	1 HR.		U356	Specs.	
North	47'-7"						
East	90'-7"						
West	86'-2"						
South	48'-0"						
Interior		1 HR.	1 HR.		U305	Specs.	
Nonbearing Walls and Partitions							
Exterior walls		1 HR.	1 HR.		U356	Specs.	
North							
East							
West							
South							
Interior walls and partitions		1 HR.	1 HR.				
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly		1 HR.	1 HR.		L521	Specs.	
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly		1 HR.	1 HR.		P522	Specs.	
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation		1 HR.	1 HR.		U305	Specs.	

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

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

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.4

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

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

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

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL	84	84	7	0	2	9

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATER CLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW	0	0	2	0	0	0	2	0	1	1
	REQ'D	0	0	2	0	0	0	2	0	1	1

SPECIAL APPROVALS

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

_____

_____

ENERGY SUMMARY

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

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

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

Climate Zone: ☒ 3A ☐ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly) FIBERGLASS SHINGLES, ROOF FELT, PLYWOOD DECKING, WOOD
Description of assembly: TRUSSES, R-38 INSULATION, GYP. BD. CEILING
U-Value of total assembly: _____
R-Value of insulation: R-38
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly) BRICK OR CEMENT SIDING VENEER, MOISTURE BARRIER, SHEATHING,
Description of assembly: WOOD FRAMING, R-15 INSULATION, GYP.BD. WALL
U-Value of total assembly: _____
R-Value of insulation: R-15
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar heat gain coefficient: 0.30
projection factor: _____
Door R-Values: R-7

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

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

Floors slab on grade P.T. SLAB ON 1 LAYER OF 10 MIL POLY V.B. ON COMPACTED GRAVEL
Description of assembly: BASE
U-Value of total assembly: _____
R-Value of insulation: R-10 AT SLAB EDGE
Horizontal/vertical requirement: 24" MIN. BELOW GRADE (TO THE BOTTOM OF THE TURNDOWN FOOTING)
slab heated: _____

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

DESIGN LOADS:

Importance Factors: Snow (I_S) 1.0
Seismic (I_E) _____

Live Loads: Roof 20 psf
Mezzanine _____ psf
Floor 40 psf

Ground Snow Load: 15 PSF psf

Wind Load: Ultimate Wind Speed 115 mph (ASCE-7)
Exposure Category B

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

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 2500 psf
Pile size, type, and capacity _____

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 73°F
summer dry bulb: 90°F

Interior design conditions
winter dry bulb: 70°F
summer dry bulb: 75°F
relative humidity: 50%

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: SPLIT SYSTEM
heating efficiency: SEER 14.5
cooling efficiency: HSPF 7.5
size category of unit: 4.0 TON
Boiler
Size category. If oversized, state reason.: NA
Chiller
Size category. If oversized, state reason.: NA

List equipment efficiencies: SEER 14.5
HSPF 7.5

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

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

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

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

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☒ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
06.17.25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

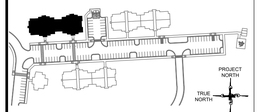
2018 NC ADMINISTRATIVE CODE AND POLICIES - PICNIC PAVILION

A0.10

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

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- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR GROUND FLOOR
"s"	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
4. CANE DETECTION RAIL LOCATED UNDER STAIRS
5. STEEL GUARDRAIL 42" A.F.F. MIN.
6. KNOX BOX @ 4'-6" (CONTAINS MASTER KEY FOR ALL SPRINKLER RISER ROOMS)

GENERAL BUILDING NOTES:

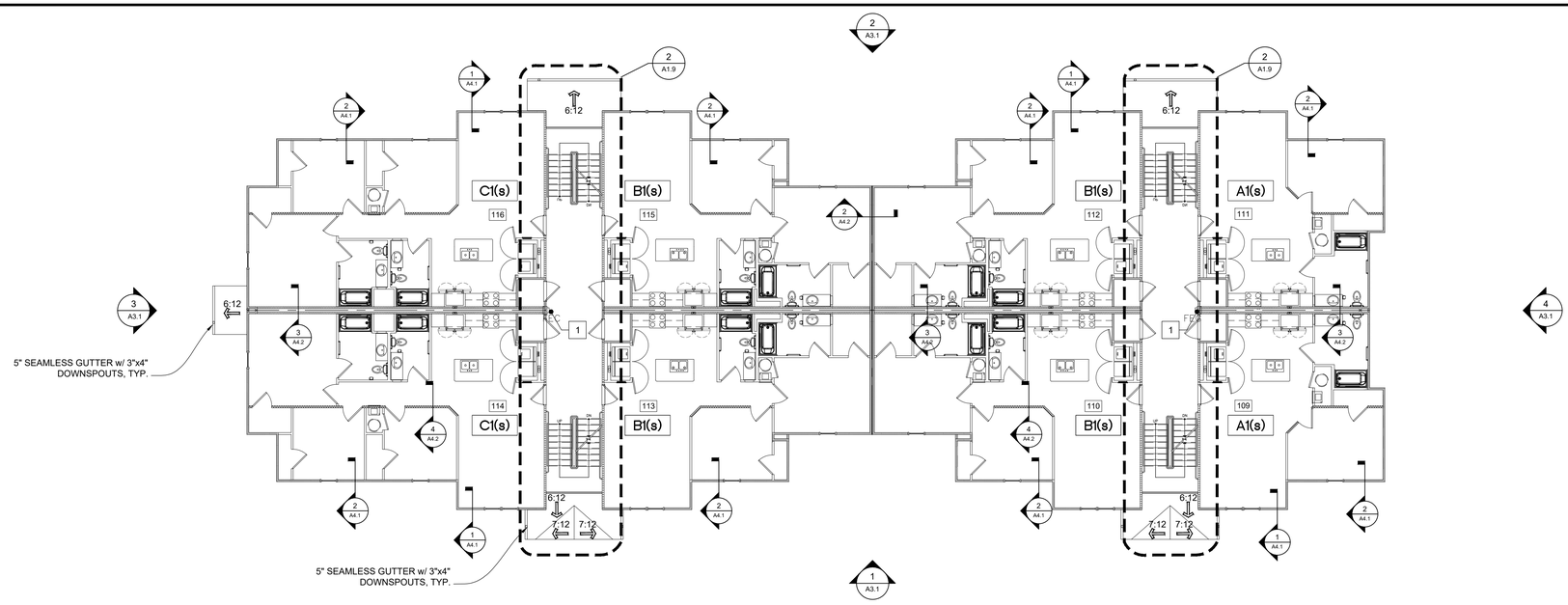
1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
3. ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
4. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 6" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
6. NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

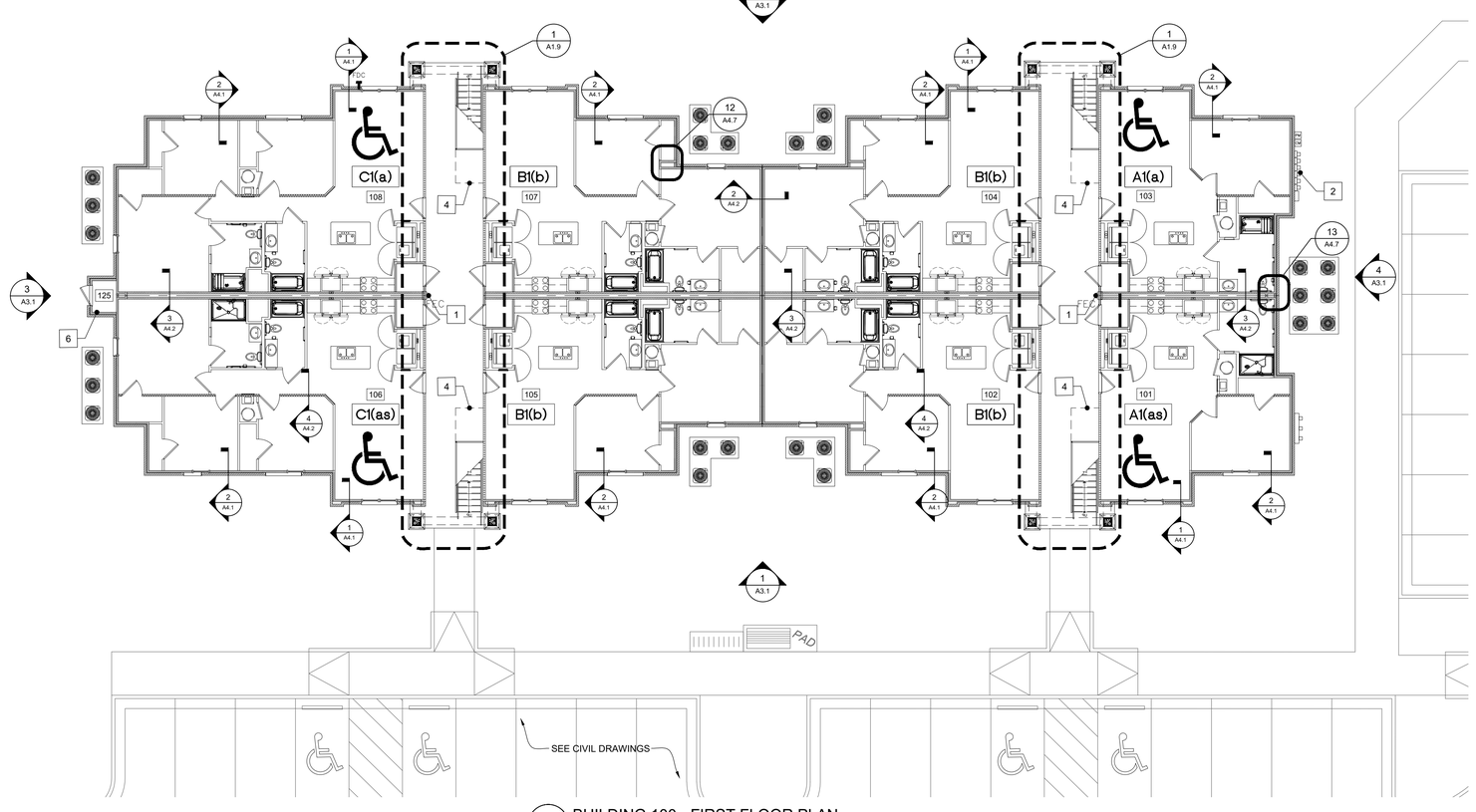
1. GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL"
2. INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
3. ALL ROOF OVERHANGS TO BE 24" U.N.O.
4. HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPS.
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
6. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. $\frac{3}{4}$" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 100 - SECOND FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 100 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: $\frac{3}{32}$" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6421
6-17-25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

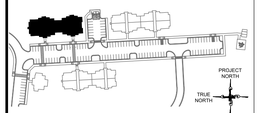
BUILDING 100 - FIRST AND SECOND FLOOR PLANS

PERMIT / BID SET

A1.1

BUILDING KEY PLAN:

NOT TO SCALE:



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3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
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PROJECT SYMBOLS:

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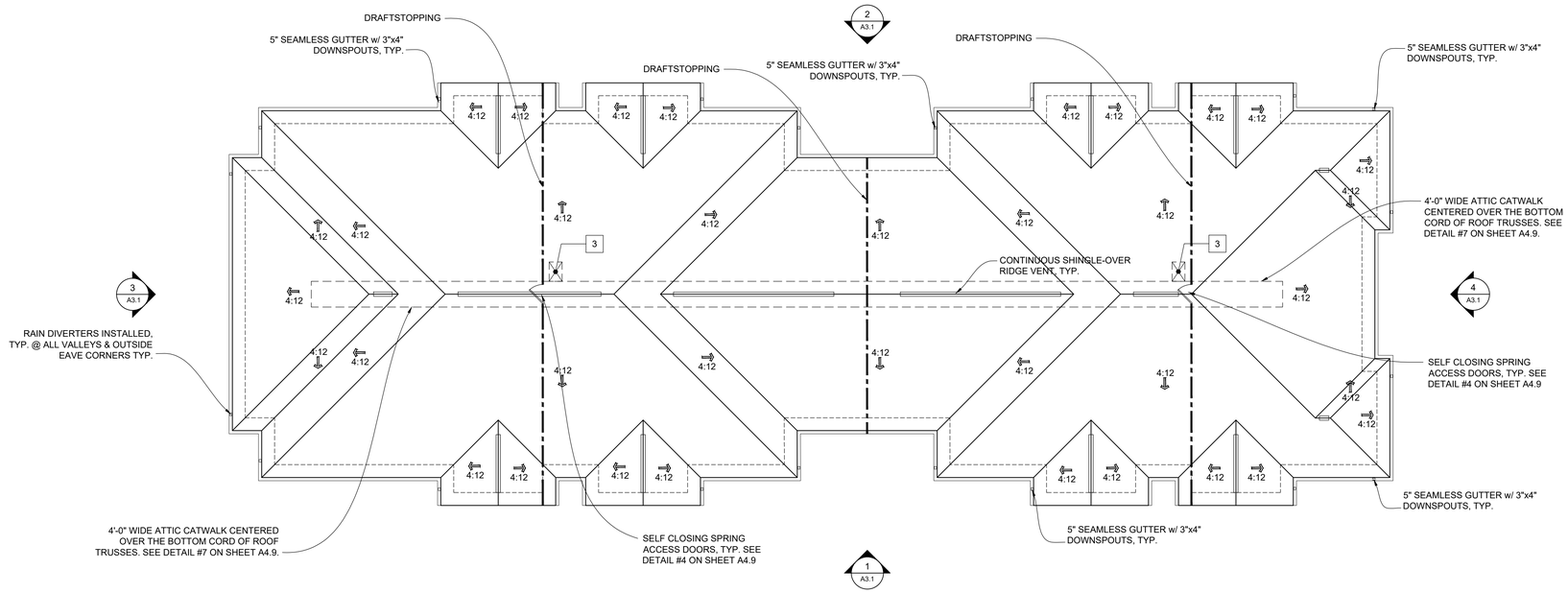
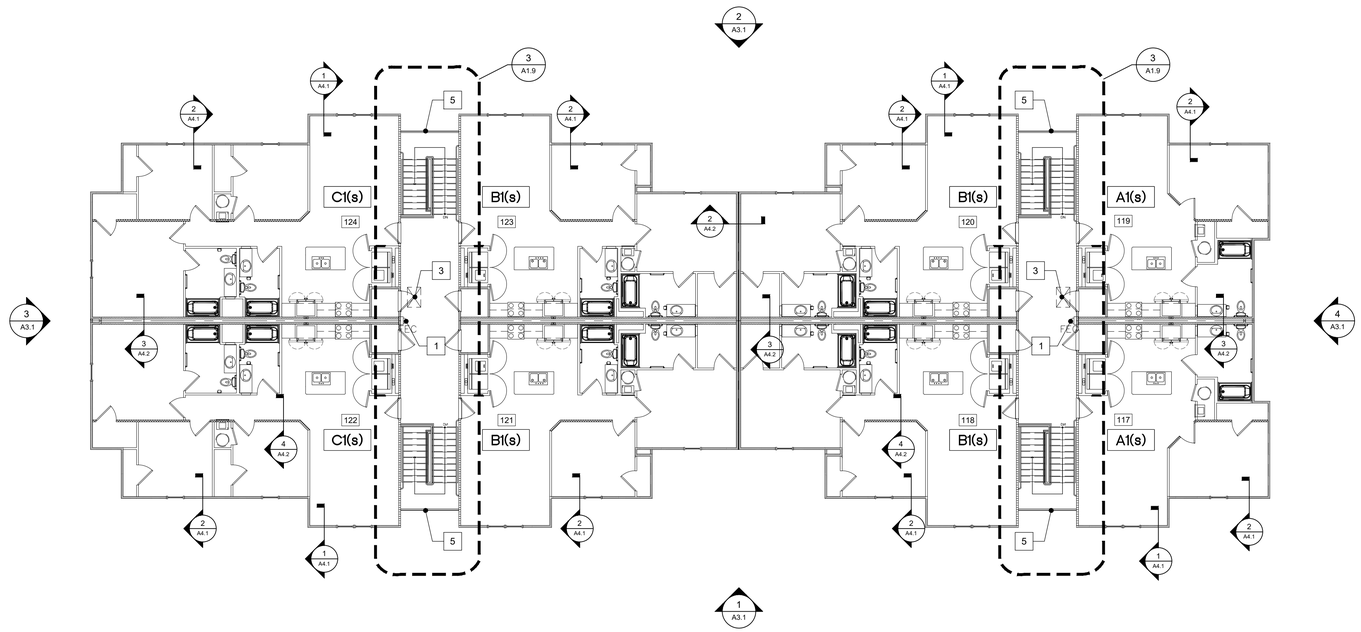
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 100 - ROOF PLAN
3/32" = 1'-0"



1 BUILDING 100 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

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DATE ISSUED 06-17-2025
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CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
06.17.25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

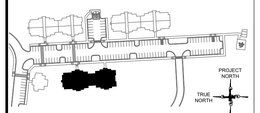
BUILDING 100 - THIRD FLOOR AND ROOF VIEW PLANS

A1.2

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



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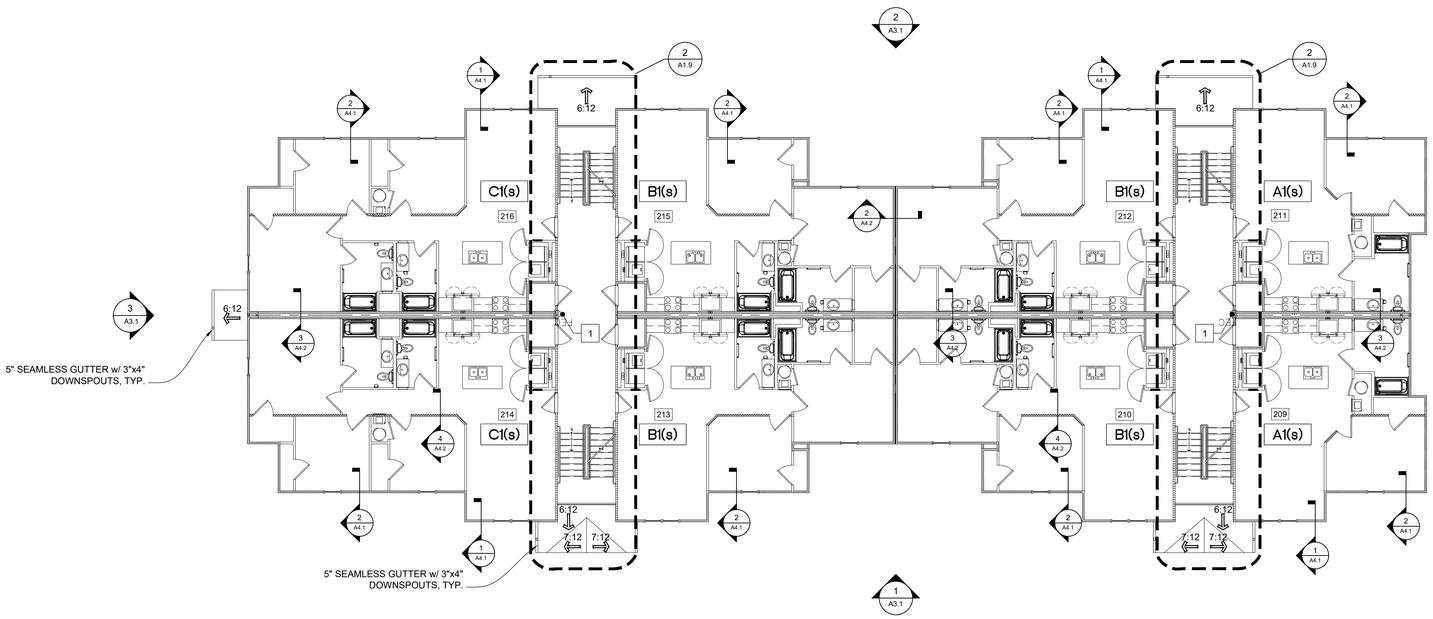
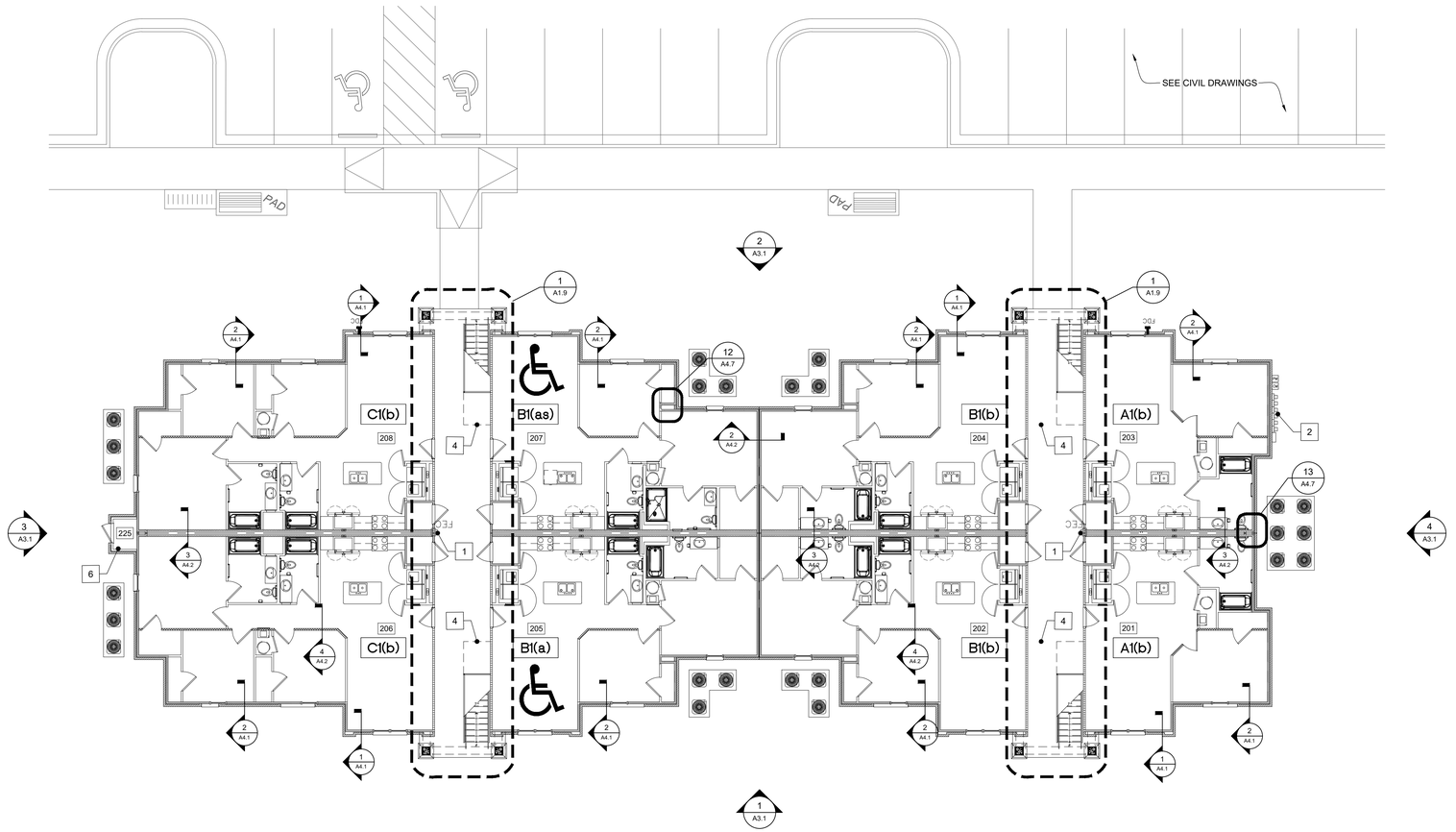
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- (XX) — DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 200 - SECOND FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 200 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

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DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT NORTH CAROLINA DECATUR, GA
6.21
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

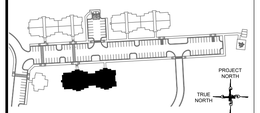
BUILDING 200 - FIRST AND SECOND FLOOR PLANS

A1.3

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR GROUND FLOOR
"s"	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
4. CANE DETECTION RAIL LOCATED UNDER STAIRS
5. STEEL GUARDRAIL 42" A.F.F. MIN.
6. KNOX BOX @ 4'-6" (CONTAINS MASTER KEY FOR ALL SPRINKLER RISER ROOMS)

GENERAL BUILDING NOTES:

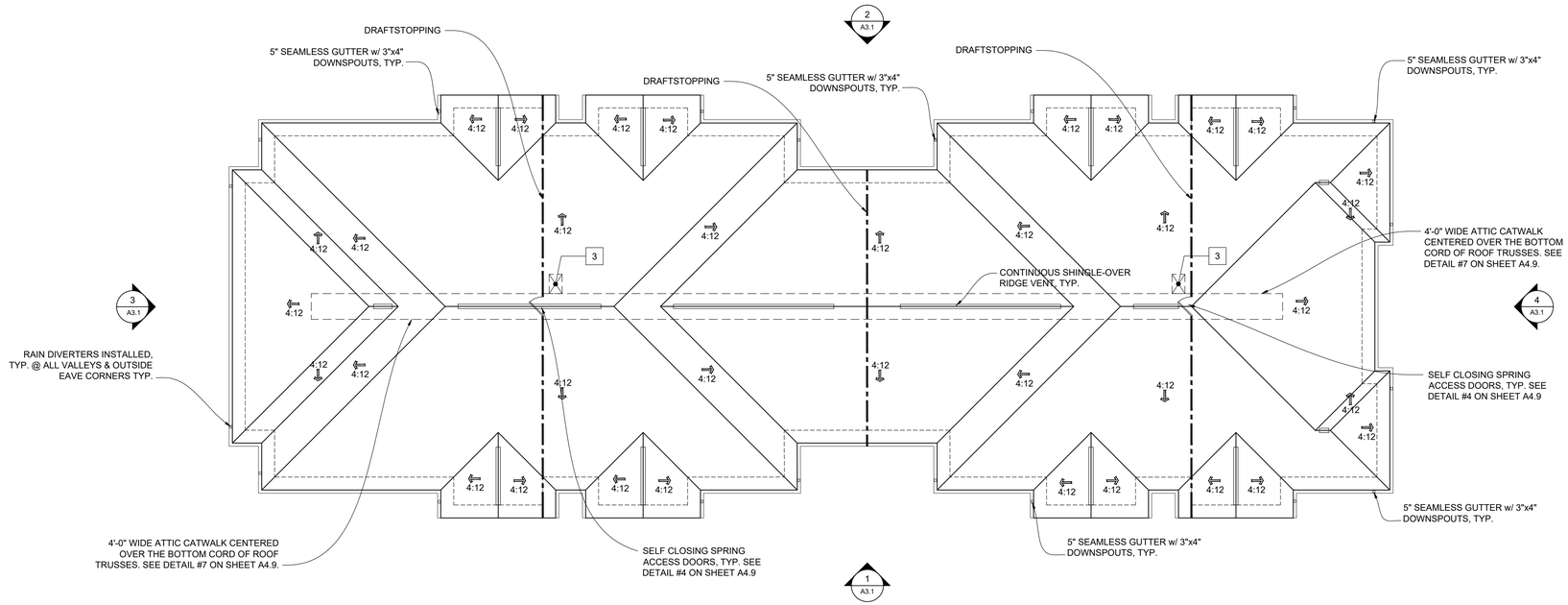
1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
3. ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
4. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
6. NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

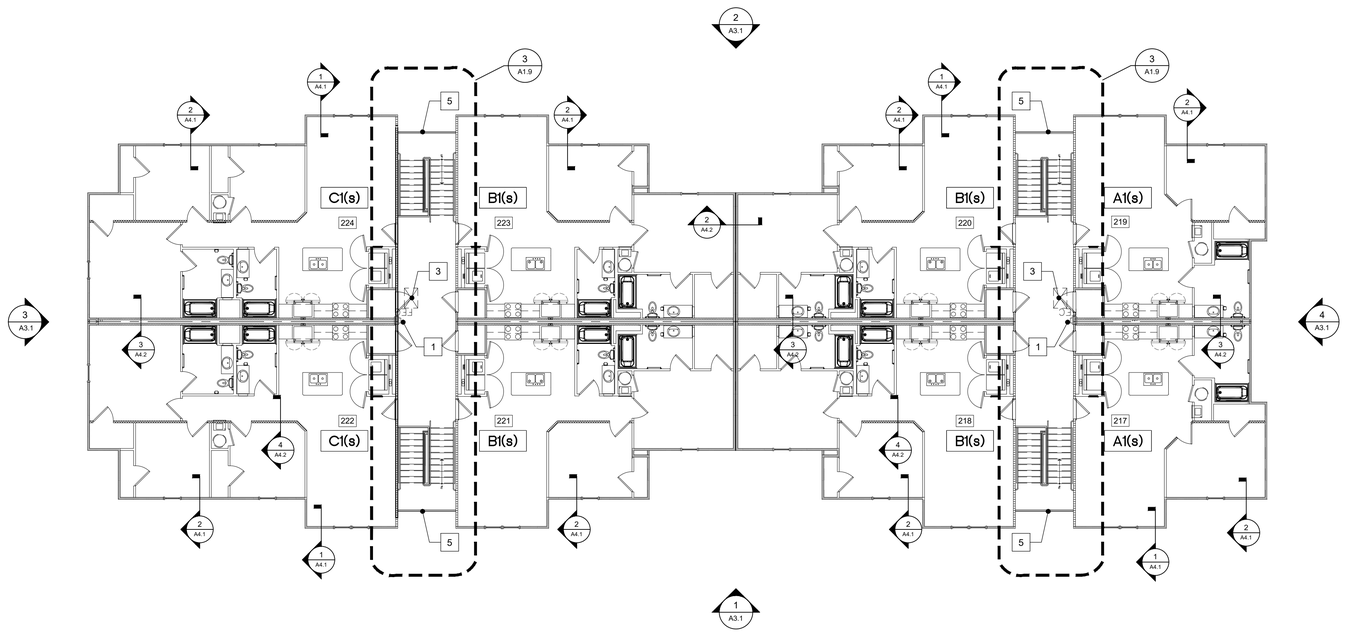
1. GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
2. INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
3. ALL ROOF OVERHANGS TO BE 24" U.N.O.
4. HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPS.
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
6. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. ⅀ 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 200 - ROOF PLAN
3/32" = 1'-0"



1 BUILDING 200 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT 6221 NORTH CAROLINA DECATUR, GA 6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

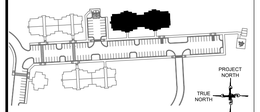
BUILDING 200 - THIRD FLOOR AND ROOF VIEW PLANS

A1.4

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR GROUND FLOOR
"s"	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
4. CANE DETECTION RAIL LOCATED UNDER STAIRS
5. STEEL GUARDRAIL 42" A.F.F. MIN.
6. KNOX BOX @ 4'-6" (CONTAINS MASTER KEY FOR ALL SPRINKLER RISER ROOMS)

GENERAL BUILDING NOTES:

1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
3. ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
4. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
6. NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

1. GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
2. INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
3. ALL ROOF OVERHANGS TO BE 24" U.N.O.
4. HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPS.
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
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PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
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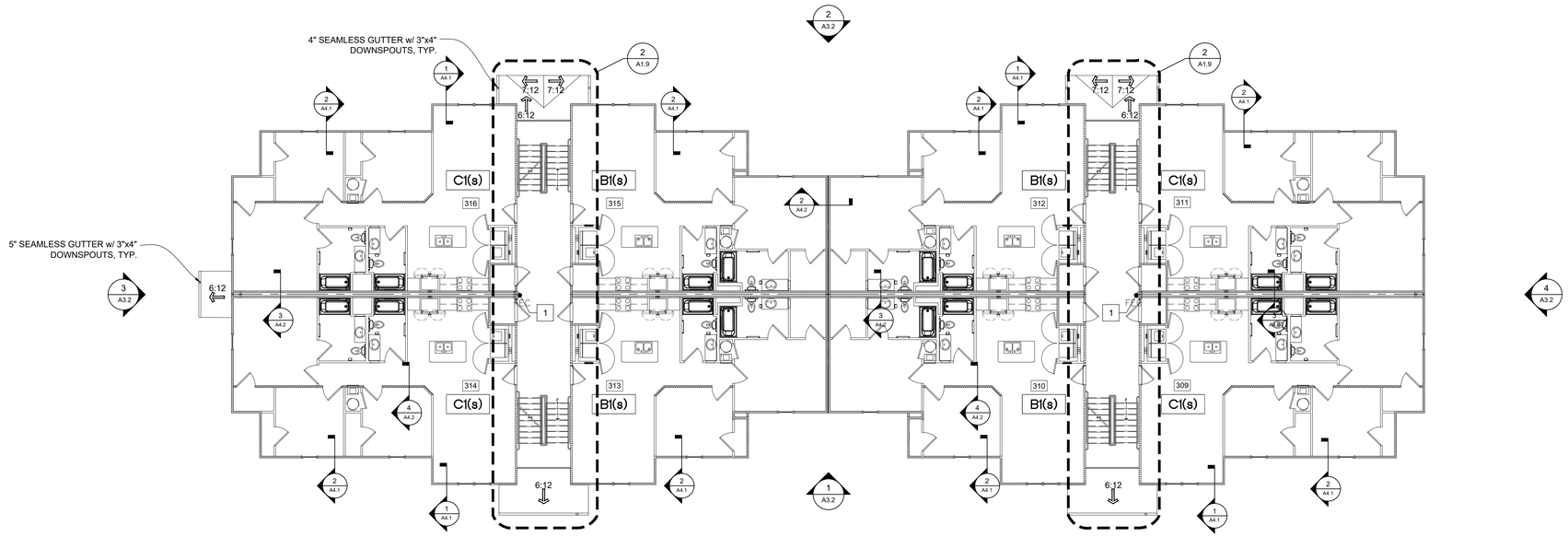
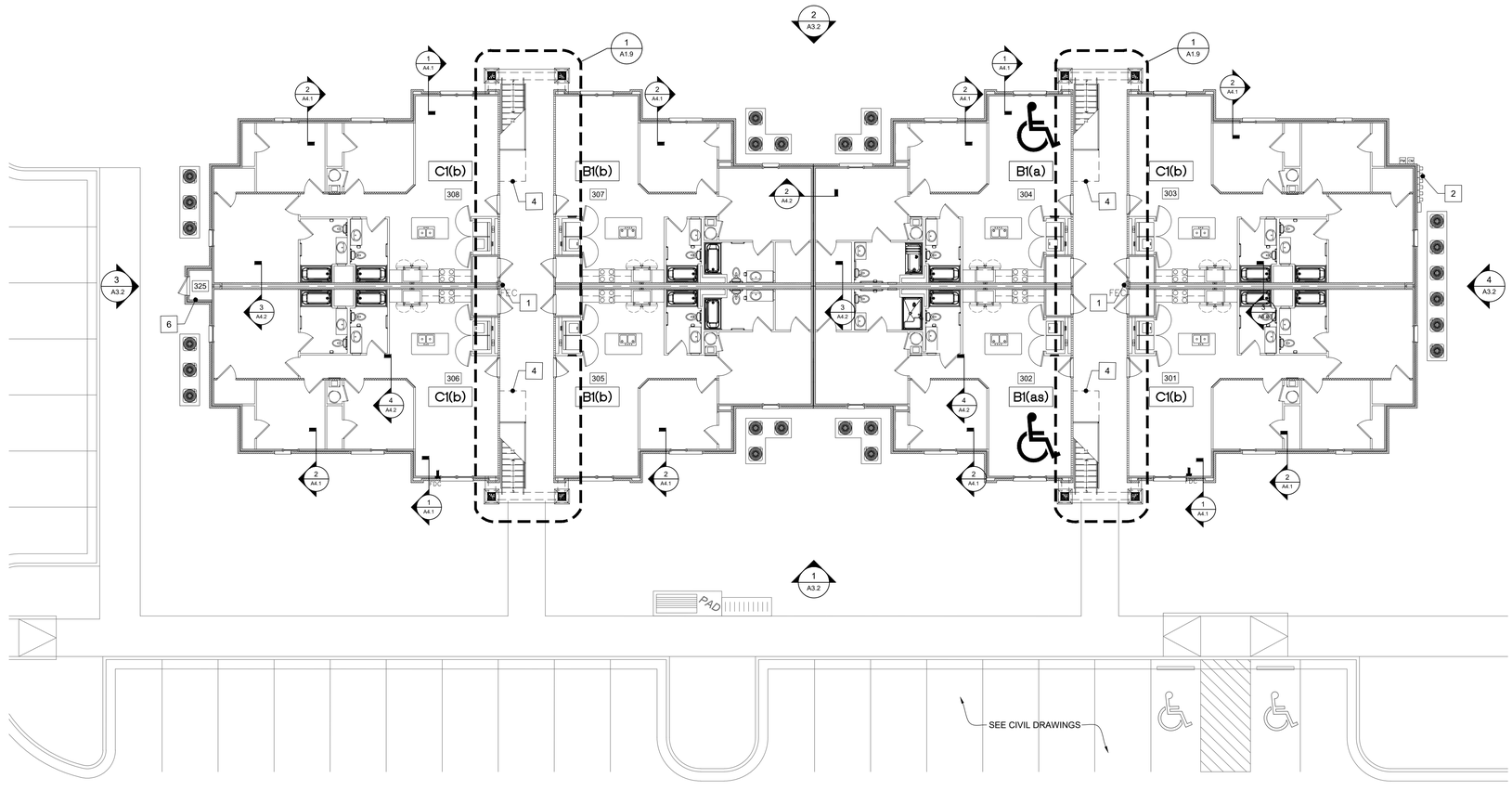
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE



2 BUILDING 300 - SECOND FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 300 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT NORTH CAROLINA DECATUR, GA 6821 6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

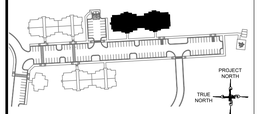
BUILDING 300 - FIRST AND SECOND FLOOR PLANS

PERMIT / BID SET

A1.5

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

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- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
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- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

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BUILDING KEY NOTES:

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2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
4. CANE DETECTION RAIL LOCATED UNDER STAIRS
5. STEEL GUARDRAIL 42" A.F.F. MIN.
6. KNOX BOX @ 4'-6" (CONTAINS MASTER KEY FOR ALL SPRINKLER RISER ROOMS)

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5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
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GENERAL ROOFING NOTES:

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6. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. ½" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

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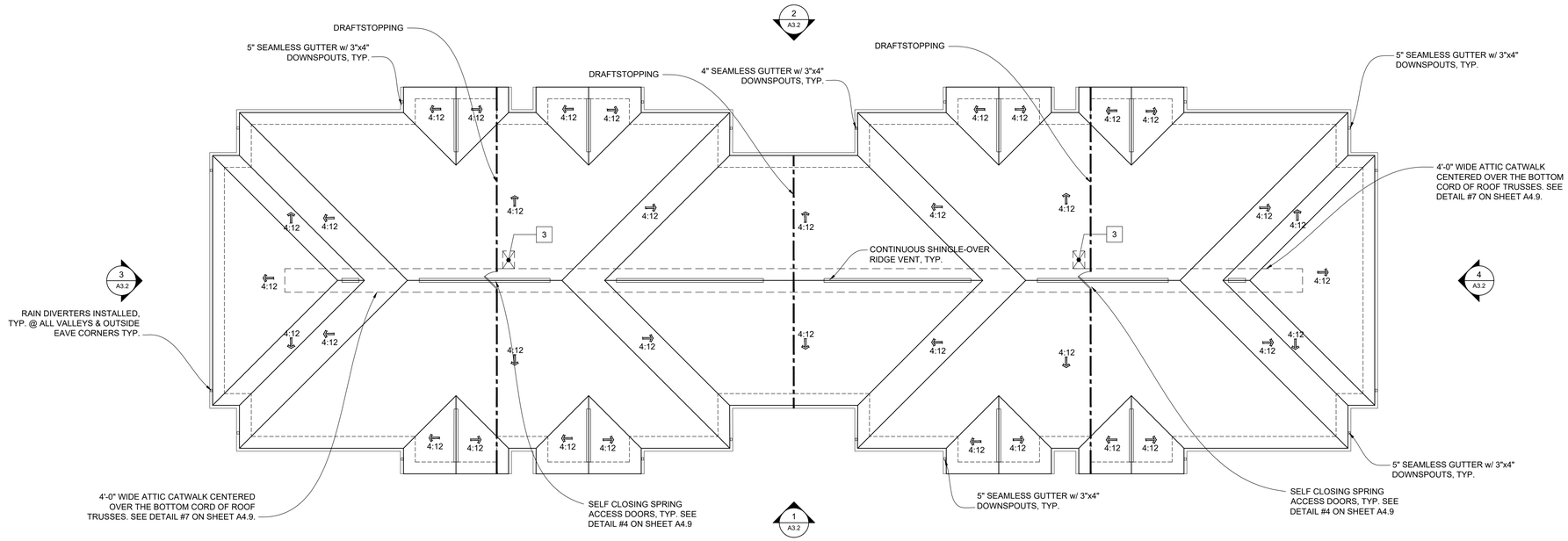
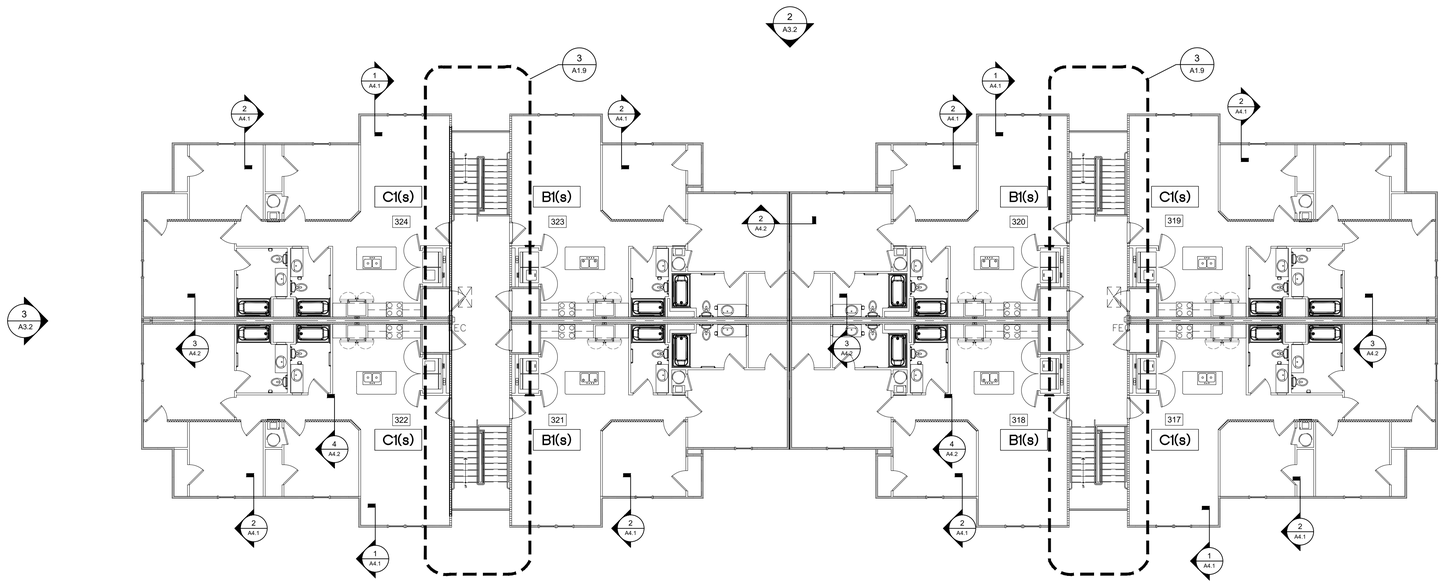


2 BUILDING 300 - ROOF PLAN
3/32" = 1'-0"



1 BUILDING 300 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

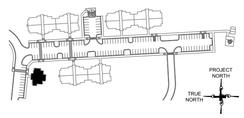
BUILDING 300 - THIRD FLOOR AND ROOF VIEW PLANS

A1.6

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

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- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED CORRIDOR WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
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BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. RENT DROP BOX MTD. NO HIGHER THAN 48" A.F.F.
4. MAIL BOXES - SEE DETAIL #6 ON SHEET A1.6
5. 48"x26" PLASTIC LAMINATE FOLDING TABLE. (NCHFA QAP REQUIREMENT)
6. MOP SINK
7. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9

GENERAL BUILDING NOTES:

1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
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GENERAL ROOFING NOTES:

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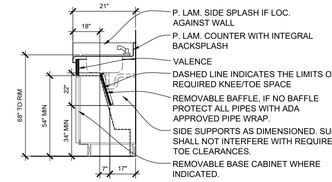
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
6. ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON ½" PLYWOOD SHEATHING.
7. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. ¾" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

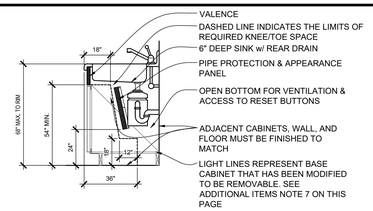
PROJECT SYMBOLS:

- XXX — DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX — TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- XX — DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE

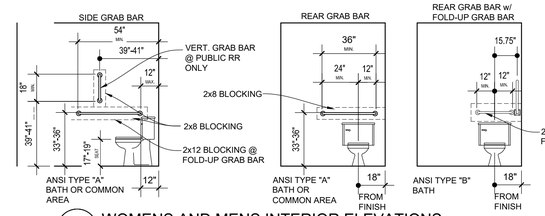
15 LAUNDRY ROOM SIGN
3" = 1'-0"



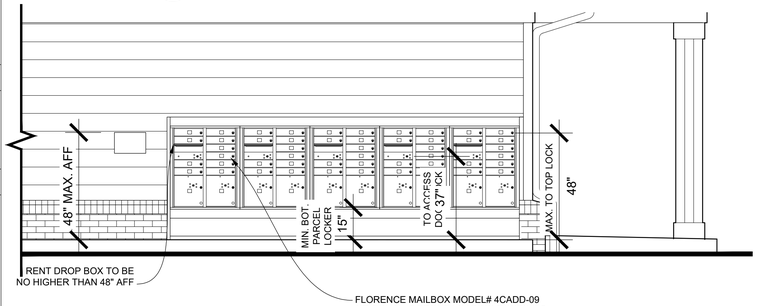
4 HANDICAP VANITY DETAIL
1/4" = 1'-0" — HC UNITS, COMMON AREAS



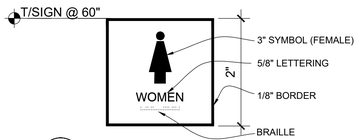
3 REMOVABLE BASE CABINET @ KITCHEN SINK
1/4" = 1'-0" — HC UNITS, COMMON AREAS



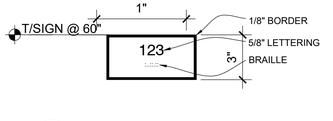
2 WOMENS AND MENS INTERIOR ELEVATIONS
1/4" = 1'-0"



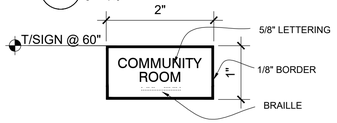
14 CLUBHOUSE - MAILBOXES ELEVATION
3/8" = 1'-0"



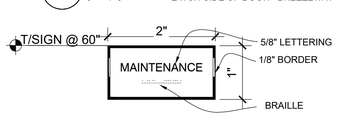
12 RESTROOM SIGN FOR WOMEN
3" = 1'-0"



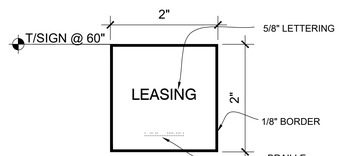
13 UNIT OR STORAGE CLOSET SIGN
3" = 1'-0" — LATCH SIDE OF DOOR - BREEZEWAY



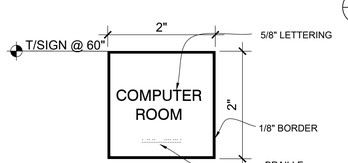
10 ROOM SIGN FOR COMMUNITY ROOM
3" = 1'-0"



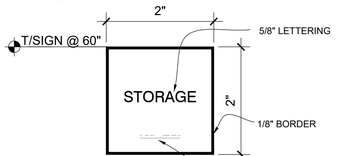
11 ROOM SIGN FOR MAINTENANCE
3" = 1'-0" — EXTERIOR WALL MOUNT



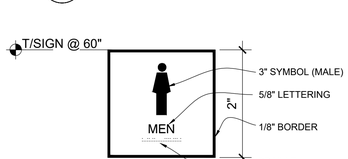
8 ROOM SIGN FOR LEASING OFFICE
3" = 1'-0"



9 ROOM SIGN COMPUTER ROOM
3" = 1'-0"

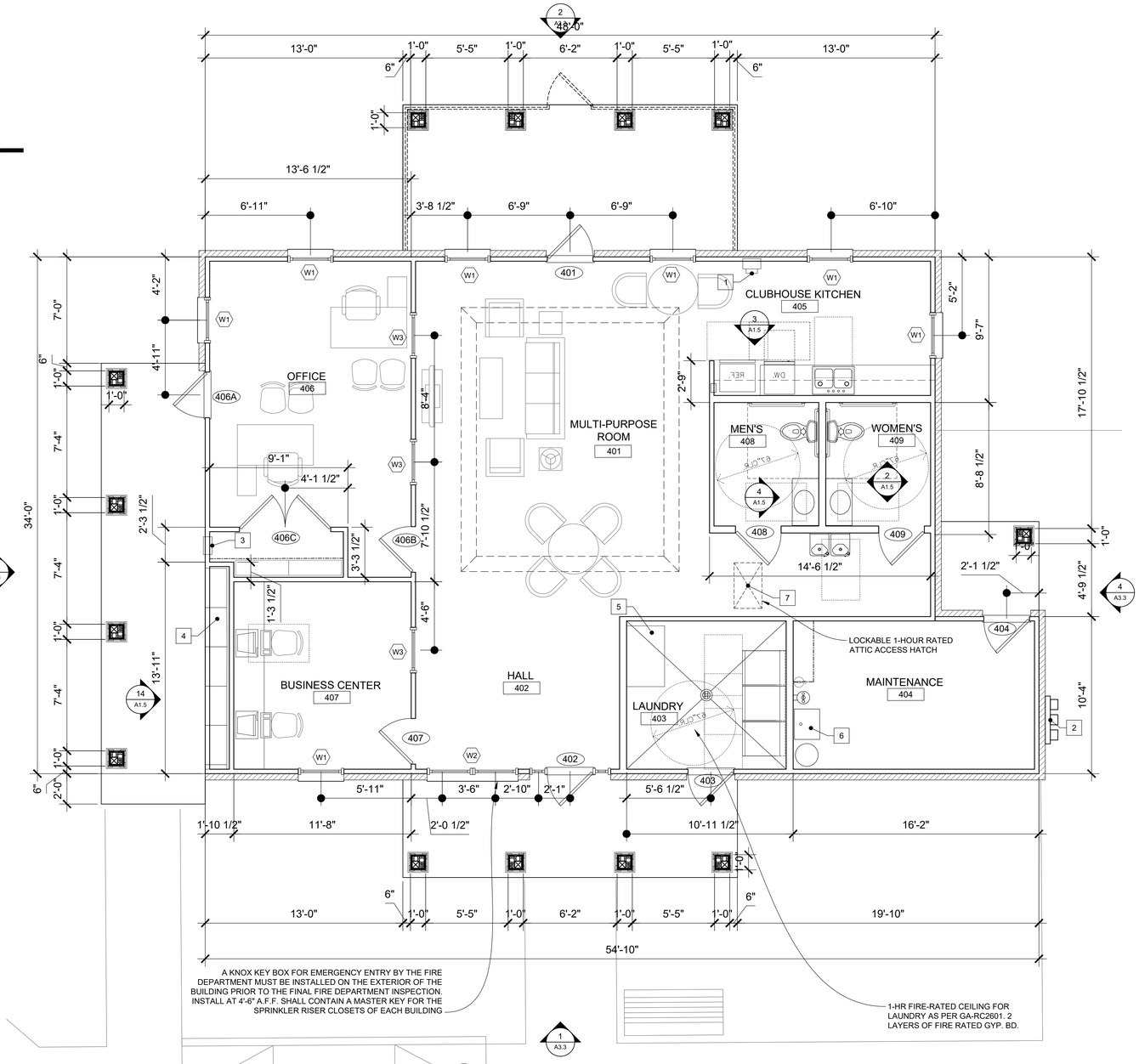


6 ROOM SIGN
3" = 1'-0"



7 RESTROOM SIGN FOR MEN
3" = 1'-0"

GENERAL INTERIOR SIGNAGE NOTES:
1. ALL INTERIOR SIGNAGE TO BE EQUAL TO MOHAWK SERIES 200A. COLORS AS SELECTED BY ARCHITECT. (EXTERIOR SIMILAR WHERE INDICATED).
2. LETTERING ON SIGNAGE TO BE TIMES NEW ROMAN BOLD.
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH- TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE -WIDTH -TO -HEIGHT RATIO BETWEEN 1:5 AND 1:10.
4. LETTERS AND NUMBERS SHALL BE RAISED ⅛", UPPERCASE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.
5. RAISED CHARACTERS SHALL BE AT LEAST ⅝" HIGH BUT NO HIGHER THAN 2".
6. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND.
7. WALL MOUNTED SIGNAGE SHALL BE AFFIXED WITH SILASTIC ADHESIVE - VINYL FOAM TAPE MAY BE USED AS A TEMPORARY POSITIONING ADHESIVE.
8. SIGN TO BE MOUNTED 2" FROM THE DOOR FRAME ON THE LATCH SIDE



1 CLUBHOUSE - FLOOR PLAN
1/4" = 1'-0"

SCALE: ¼" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — NORTH CAROLINA — DECATUR, GA — 6821

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

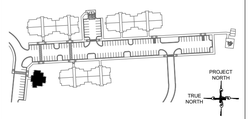
CLUBHOUSE - FLOOR PLAN

PERMIT / BID SET

A1.7

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED CORRIDOR WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. RENT DROP BOX MTD. NO HIGHER THAN 48" A.F.F.
4. MAIL BOXES - SEE DETAIL #6 ON SHEET A1.6
5. 48"x26" PLASTIC LAMINATE FOLDING TABLE. (NCHFA QAP REQUIREMENT)
6. MOP SINK
7. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9

GENERAL BUILDING NOTES:

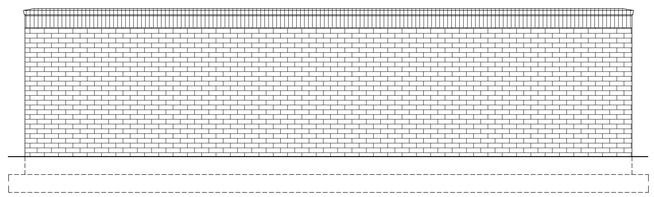
1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
3. ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
4. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
6. NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

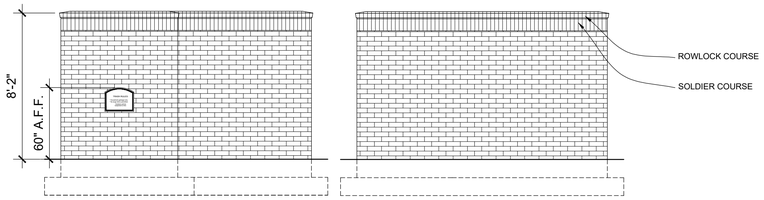
1. GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
2. INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
3. ALL ROOF OVERHANGS TO BE 24" U.N.O.
4. HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPS.
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
6. ROOF CONDENSER FARMS TO HAVE 80 MIL TPO MEMBRANE ON ¾" PLYWOOD SHEATHING.
7. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. ½" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

- XXX — DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX — TYP. DIMENSION CALL-OUT
- A1.X / XX — WALL SECTION NUMBER / DWG. SECTION LOCATION
- A1.X / XX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- A1.X / XX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- XX — DOOR NUMBER DESIGNATION
- A / XXX — DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE

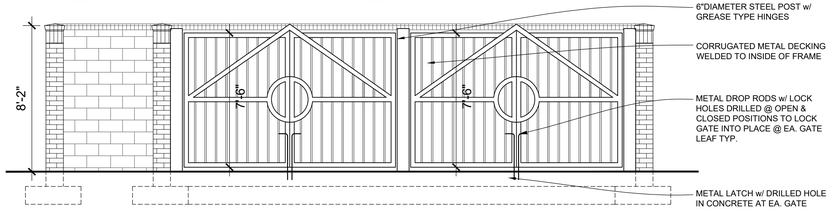


9 DUMPSTER - REAR ELEVATION
1/4" = 1'-0"

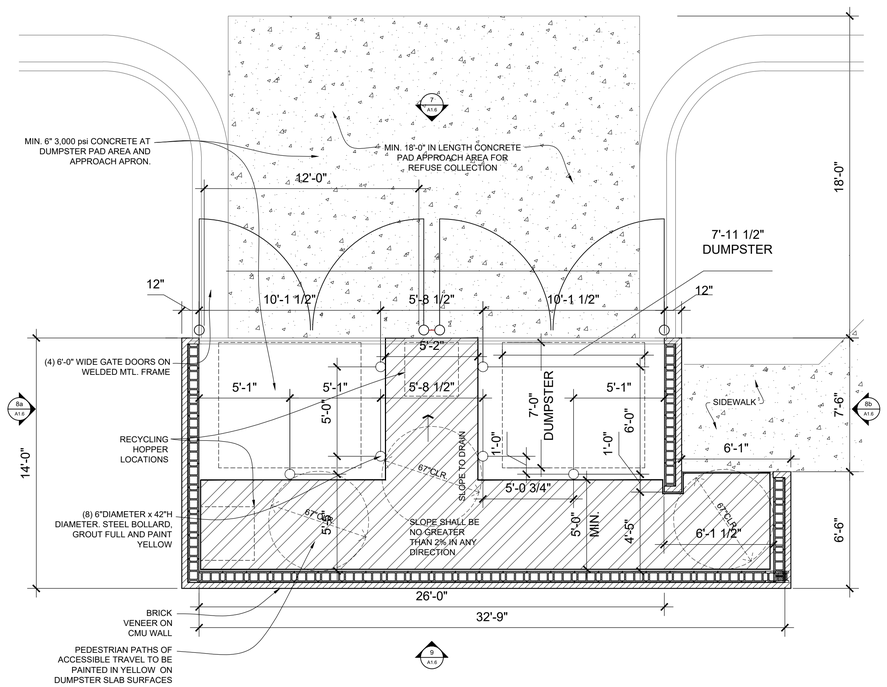


8b DUMPSTER - SIDE ELEVATION
1/4" = 1'-0"

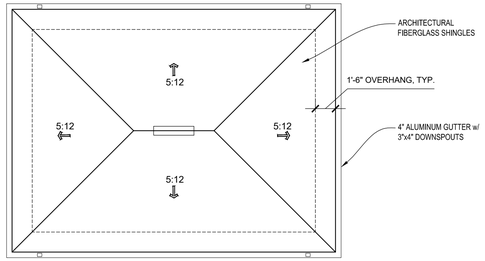
8a DUMPSTER - SIDE ELEVATION
1/4" = 1'-0"



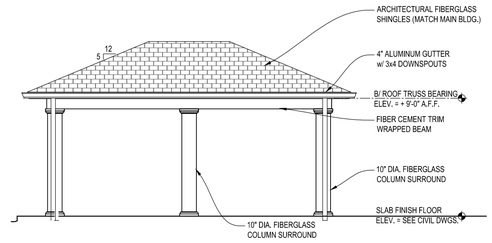
7 DUMPSTER - FRONT ELEVATION
1/4" = 1'-0"



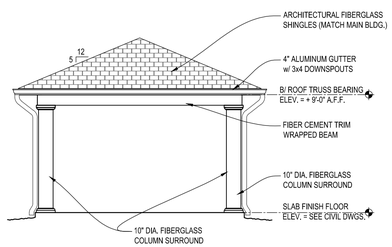
6 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"



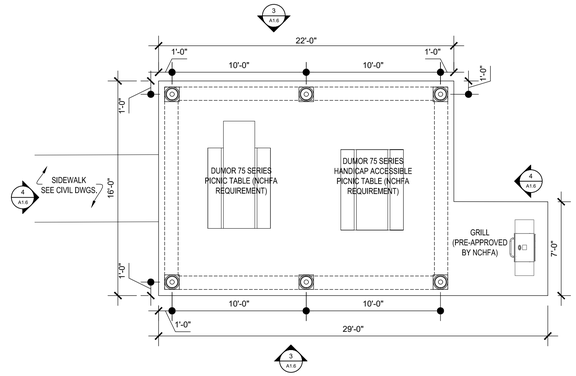
5 PICNIC PAVILION ROOF VIEW PLAN
3/16" = 1'-0"



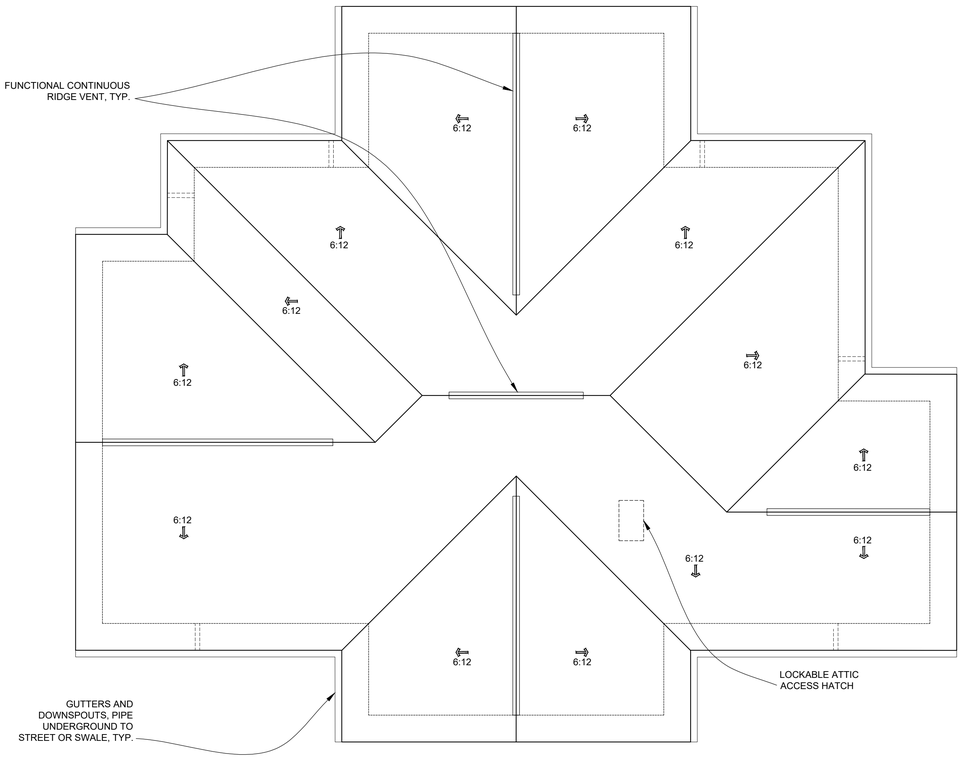
3 PICNIC PAVILION ELEVATION
3/16" = 1'-0" OPPOSITE SIDE SIMILAR



4 PICNIC PAVILION ELEVATION
3/16" = 1'-0" OPPOSITE SIDE SIMILAR



2 PICNIC PAVILION FLOOR PLAN
3/16" = 1'-0"



1 CLUBHOUSE ROOF VIEW PLAN
3/16" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — 6221 — NORTH CAROLINA — DECATUR, GA — 6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

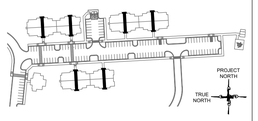
CLUBHOUSE ROOF VIEW PLAN & ACCESSORY BUILDING

A1.8

PERMIT / BID SET

BUILDING KEY PLAN:

NOT TO SCALE:



WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)
- BRICK VENEER ON EXTERIOR WALL

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR GROUND FLOOR
"s"	STANDARD UNIT (TYPICAL FOR ALL 2nd & 3rd FLOOR UNITS)

BUILDING KEY NOTES:

1. F.E.C. (FIRE EXTINGUISHER CABINET) MTD. @ 36" A.F.F. TO CENTERLINE SO ALL OPERABLE PARTS ARE NO GREATER THAN 48" A.F.F. TYP. LOCATE F.E.C. IN CORRIDORS @ 75' MAXIMUM SPACING.
2. ELECTRICAL METERS & HOUSE PANELS - SEE E1.1 FOR LOCATIONS
3. 24"x36" 1-HOUR RATED METAL ATTIC ACCESS DOOR IN CEILING w/ LOCK. SEE DETAIL #8 ON A4.9
4. CANE DETECTION RAIL LOCATED UNDER STAIRS
5. STEEL GUARDRAIL 42" A.F.F. MIN.
6. KNOX BOX @ 4'-6" (CONTAINS MASTER KEY FOR ALL SPRINKLER RISER ROOMS)

GENERAL BUILDING NOTES:

1. PROJECT MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS.
3. ALL BULBS WITHIN UNITS & COMMON AREAS MUST BE COMPACT FLUORESCENT, LED OR PIN-BASED LIGHTING IN 95% OF ALL FIXTURES / LAMPS.
4. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, AND CARPET PAD ADHESIVES.
6. NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, ALL CABINETS, SHELVES, AND COUNTERTOPS.

GENERAL ROOFING NOTES:

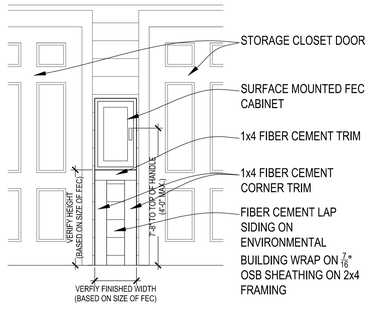
1. GAF TIMBERLINE HD SERIES - 30 YEAR ANTI-FUNGAL ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES "OR EQUAL".
2. INSTALL RAIN DIVERTERS @ ALL VALLEYS AND KICK-OUT FLASHING @ ALL LOCATIONS WHERE GUTTER RUNS INTO WALL OR WALL EXTENDS ABOVE EDGE OF ROOFING.
3. ALL ROOF OVERHANGS TO BE 24" U.N.O.
4. HOLD RIDGE VENTS BACK 12" MIN. FROM EACH SIDE OF GABLE END WALLS, DRAFT-STOPPING, HIPS.
5. ALL PLUMBING AND MECHANICAL VENTS PENETRATING THE ROOF SHALL BE POSITIONED ON THE REAR OF THE ROOF WHERE POSSIBLE. ALL PENETRATIONS & PIPING TO BE PRE-FINISHED BLACK OR PAINTED FLAT BLACK.
6. ALL ROOF EDGES TO HAVE ALUMINUM DRIP EDGE EXTENDED MIN. 3" UNDER SHINGLES AND 2" ONTO THE FASCIA BOARD w/ MIN. $\frac{1}{2}$" 45 DEGREE KICK OUT @ BOTTOM END OF FASCIA.

PROJECT SYMBOLS:

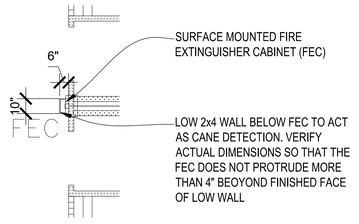
- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL
- BREAKLINE

0 2' 4' 8'

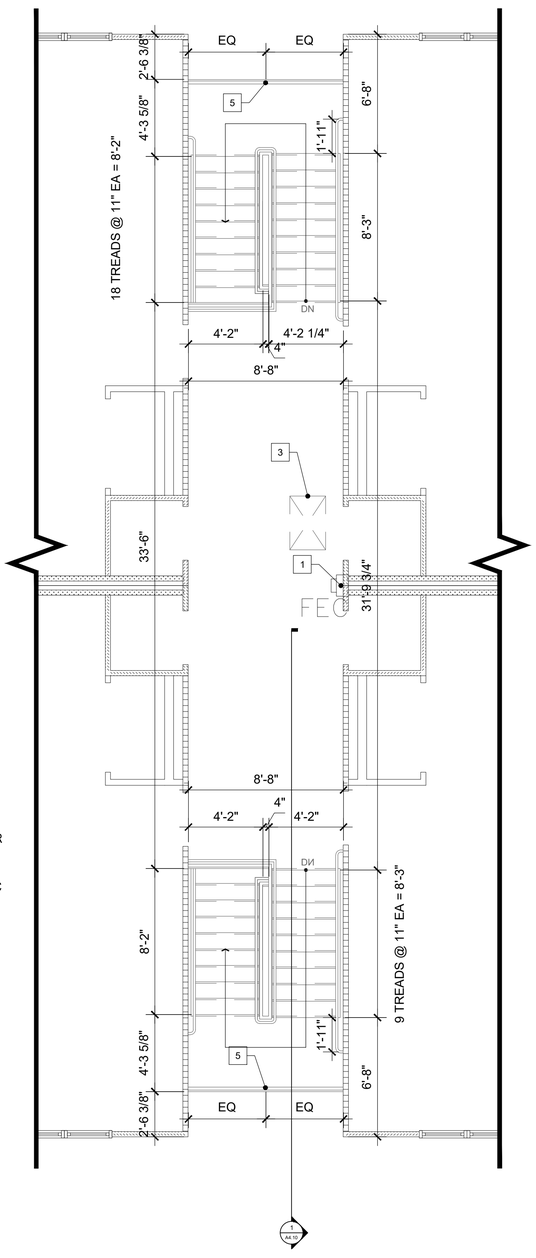
SCALE: $\frac{1}{4}$" = 1'-0"



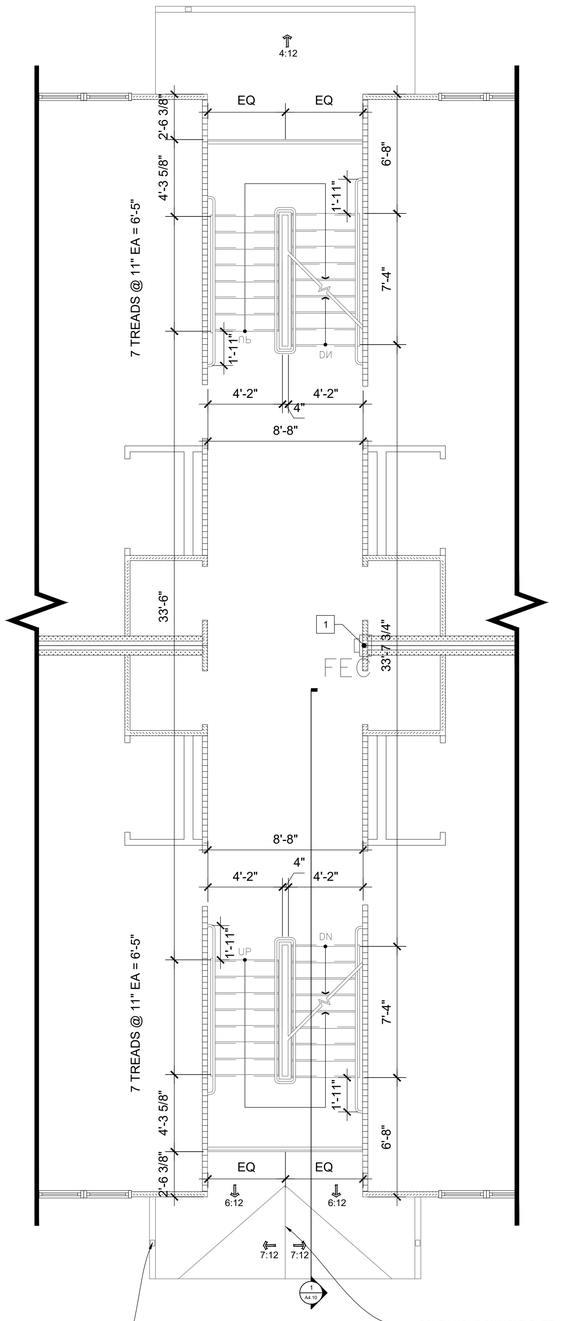
5 FEC MOUNTING DETAILS (ELEVATION)
1/4" = 1'-0"



4 FEC MOUNTING DETAILS (PLAN)
1/4" = 1'-0" ALL BLDGS SIM.



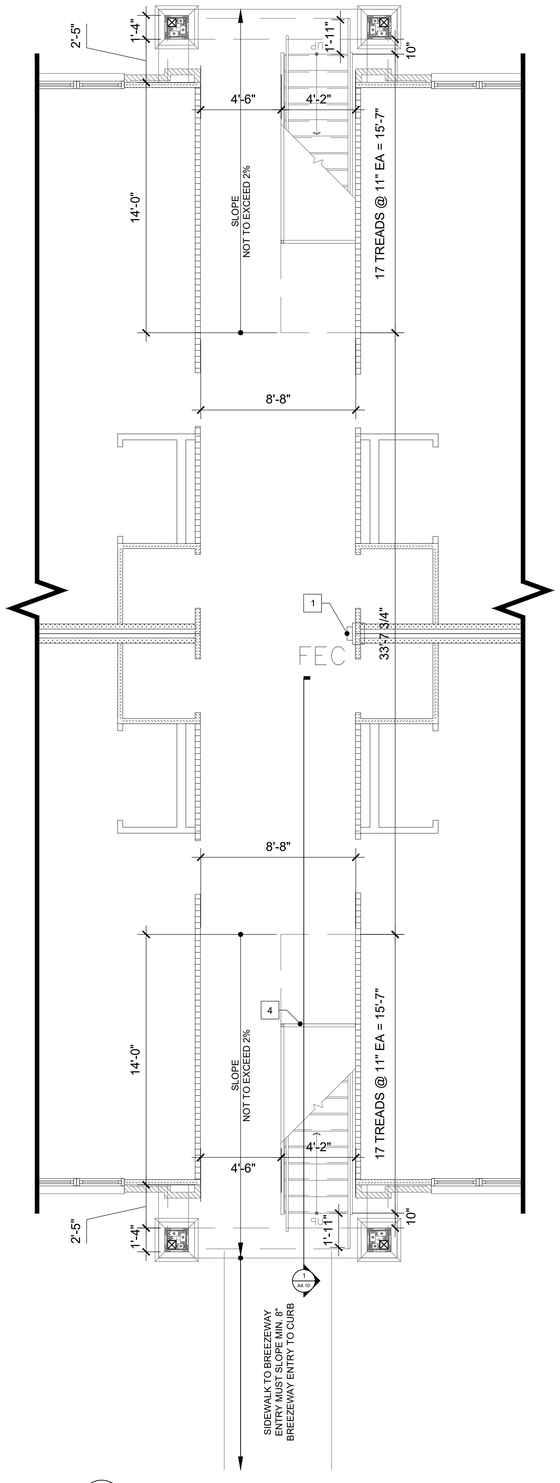
3 TYPICAL THIRD FLOOR BREEZEWAY PLAN
1/4" = 1'-0"



5" SEAMLESS GUTTER w/ 3"x4" DOWNSPOUTS, TYP.

CONTINUOUS SHINGLE-OVER RIDGE VENT, TYP.

2 TYPICAL SECOND FLOOR BREEZEWAY PLAN
1/4" = 1'-0"



1 TYPICAL FIRST FLOOR BREEZEWAY PLAN
1/4" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6821
NORTH CAROLINA
DECATUR, GA
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

ENLARGED BREEZEWAY FLOOR PLANS

PERMIT / BID SET

A1.9

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
4. 12" ROD & SHELF @ 70"
5. 16" ROD & SHELF @ 54"
6. 12" ROD & SHELF @ 48"
7. FOLD-UP GRAB BAR (T/ OF BAR MOUNTED @ 36" A.F.F.)
8. 36" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
9. 42" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
10. 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T/ OF BAR MOUNTED @ 54" A.F.F.)
11. LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
12. 2"x6" INTERIOR FRAMED WALL IN UNIT
13. WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
14. DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
15. ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
16. RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
17. RECESSED MEDICINE CABINET IN 1-HR. RATED LOAD BEARING WALL (UL U305), (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
18. ELECTRICAL PANEL BOX IN NON RATED WALL (T/ OF BREAKER MOUNTED @ 44" A.F.F.)
19. MEDIA PANEL (T/ OF PANEL MOUNTED @ 44" A.F.F.)
20. FUTURE DEHUMIDIFIER (T/ OF DEVICE MTD. @ 32" A.F.F.)
21. RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
22. UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T/ OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE. - SEE SHEETS P2.1 & P2.2
23. TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T/ OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
24. CHASE/DEAD SPACES MUST BE CAPPED, AIR SEALED & THE WALLS MUST BE PRE-ROCKED.
25. ALL SHOWERS/TUBS LOCATED ALONG EXTERIOR WALLS, TENANT SEPARATION WALLS, & LOAD BEARING WALLS MUST BE PRE-BATTLED AND PRE-ROCKED.

UNIT NOTES:

1. ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
3. CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
4. ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSI/KCMA A161.1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
6. SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
7. MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
   BATHROOMS - ALL CEILINGS & WALLS.
   MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
   LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

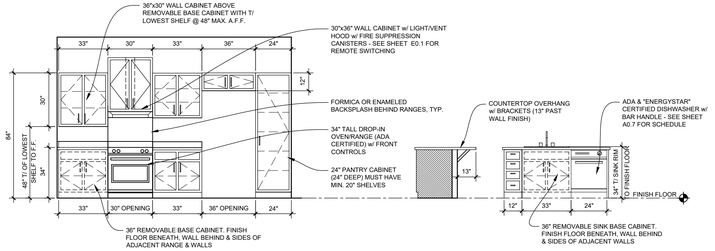
   KITCHENS & BATHROOMS:
9. ANTI-TIP DEVISES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. RECESSED MEDICINE CAB. INSTALLED IN ALL BATHROOMS.

   ADDITIONAL NOTES: FOR UNITS "(a)" AND "(as/av)"
15. ALL "(a)" AND "(as/av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "(as/av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF T.T.Y. DEVICES.
18. ALL "(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHED CURTAIN INSTALLED BEFORE OCCUPANCY.

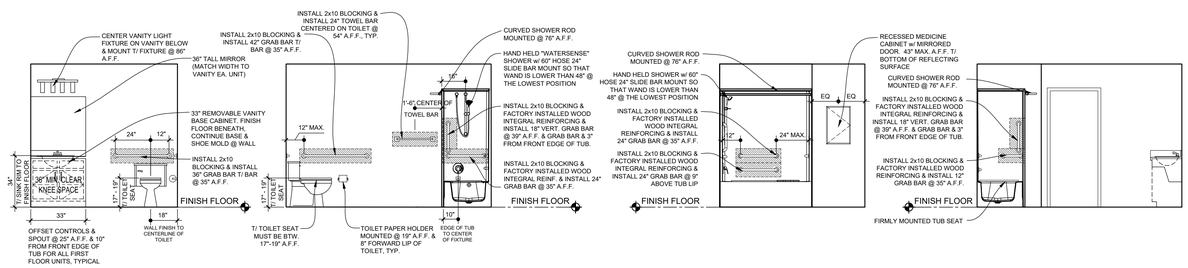
PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

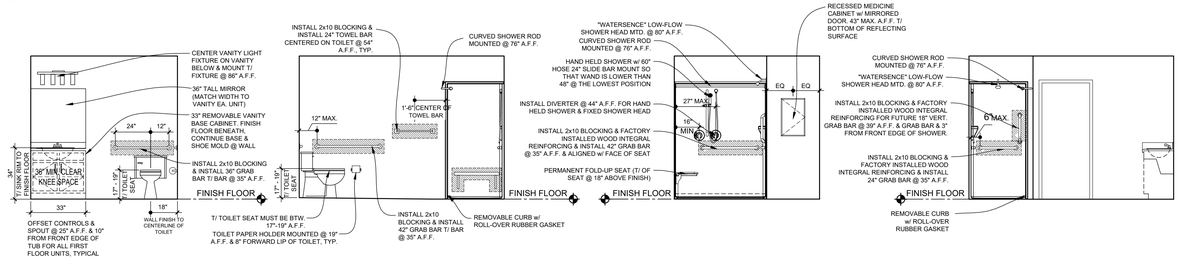
SCALE: ¼" = 1'-0"



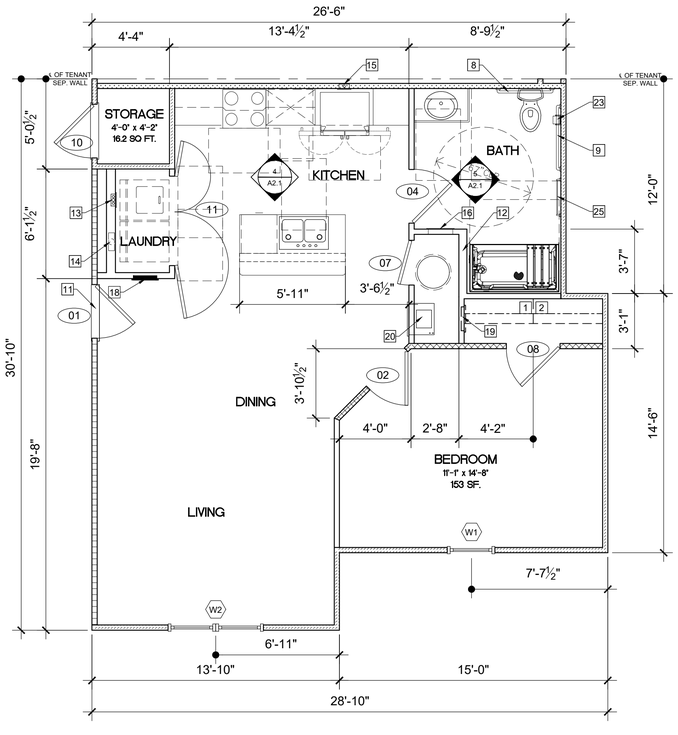
4 UNIT TYPE "A1(a)", "A1(as/av)", "B1(a)", "B1(as/av)", "C1(a)", "C1(as/av)" - KITCHEN INTERIOR ELEVATIONS
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE KITCHEN ELEVATION



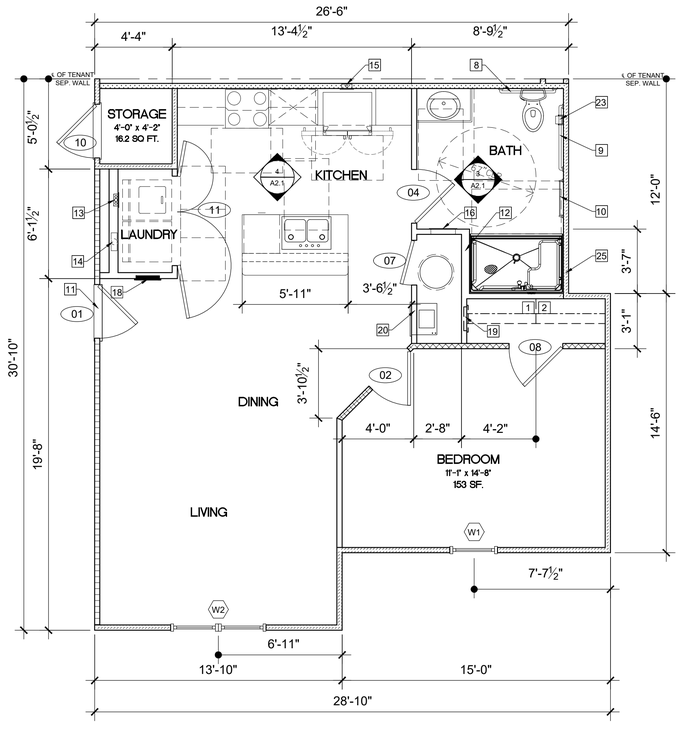
5 UNIT TYPE "A1(a)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE BATHROOM ELEVATION



3 UNIT TYPE "A1(as/av)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE BATHROOM ELEVATION



2 UNIT #103 TYPE "A1(a)" - UNIT FLOOR PLAN
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT



1 UNIT #101 TYPE "A1(as/av)" - UNIT FLOOR PLAN
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

STREET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
6221
06.17.25
DECATUR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAYETTEVILLE, NC

UNIT TYPE "A1(as/av)", "A1(a)" PLANS & INTERIOR ELEVATIONS

A2.1

PERMIT / BID SET

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"s"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
4. 12" ROD & SHELF @ 70"
5. 16" ROD & SHELF @ 54"
6. 12" ROD & SHELF @ 48"
7. FOLD-UP GRAB BAR (T/ OF BAR MOUNTED @ 36" A.F.F.)
8. 36" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
9. 42" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
10. 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T/ OF BAR MOUNTED @ 54" A.F.F.)
11. LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
12. 2"x6" INTERIOR FRAMED WALL IN UNIT
13. WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
14. DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
15. ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
16. RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
17. RECESSED MEDICINE CABINET IN 1-HR. RATED LOAD BEARING WALL (UL U305), (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
18. ELECTRICAL PANEL BOX IN NON RATED WALL (T/ OF BREAKER MOUNTED @ 44" A.F.F.)
19. MEDIA PANEL (T/ OF PANEL MOUNTED @ 44" A.F.F.)
20. FUTURE DEHUMIDIFIER (T/ OF DEVICE MTD. @ 32" A.F.F.)
21. RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
22. UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T/ OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE. - SEE SHEETS P2.1 & P2.2
23. TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T/ OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
24. CHASE/DEAD SPACES MUST BE CAPPED, AIR SEALED & THE WALLS MUST BE PRE-ROCKED.
25. ALL SHOWERS/TUBS LOCATED ALONG EXTERIOR WALLS, TENANT SEPARATION WALLS, & LOAD BEARING WALLS MUST BE PRE-BATTLED AND PRE-ROCKED.

UNIT NOTES:

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2. PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
3. CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
4. ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSI/KCMA A161.1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
6. SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
7. MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
   BATHROOMS - ALL CEILINGS & WALLS.
   MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
   LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

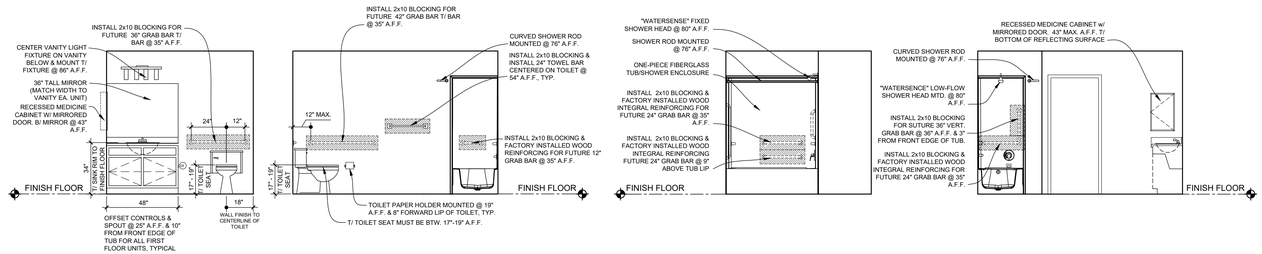
   KITCHENS & BATHROOMS:
9. ANTI-TIP DEVISES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. RECESSED MEDICINE CAB. INSTALLED IN ALL BATHROOMS.

   ADDITIONAL NOTES: FOR UNITS "(a)" AND "(as/av)"
15. ALL "(a)" AND "(as/av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "(as/av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF T.T.Y. DEVICES.
18. ALL "(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHED CURTAIN INSTALLED BEFORE OCCUPANCY.

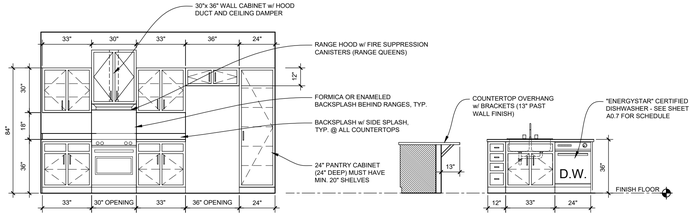
PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

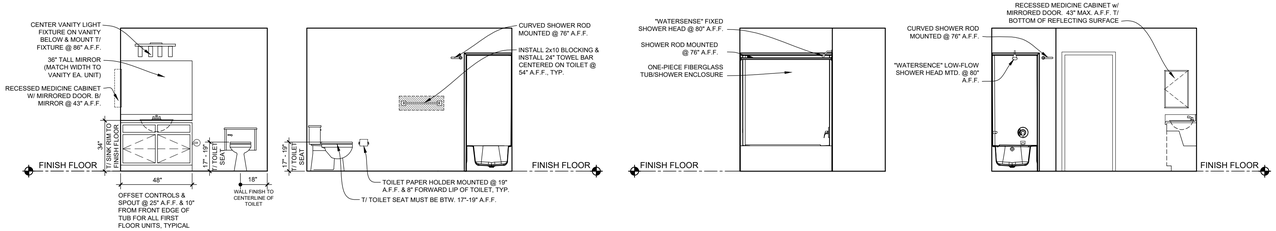
SCALE: ¼" = 1'-0"



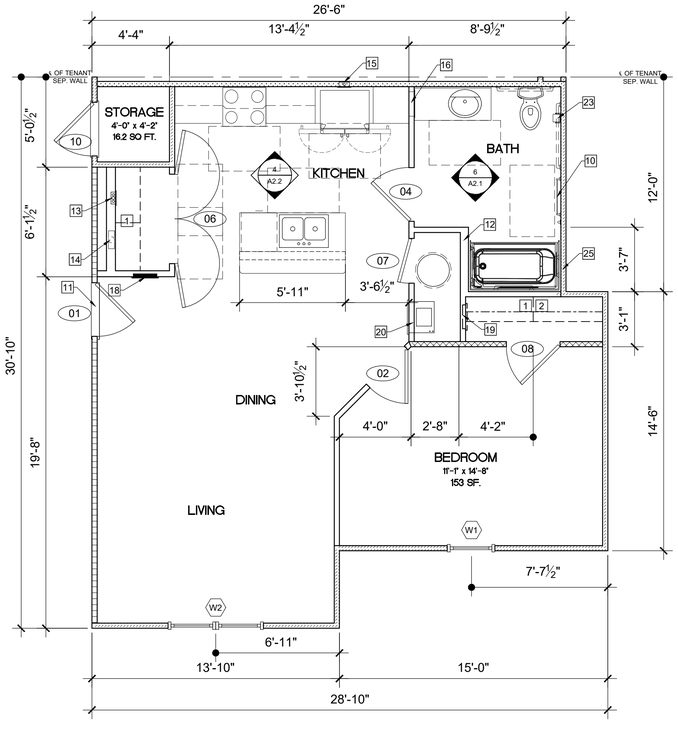
5 UNIT TYPE "A1(b)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT BATHROOM ELEVATION



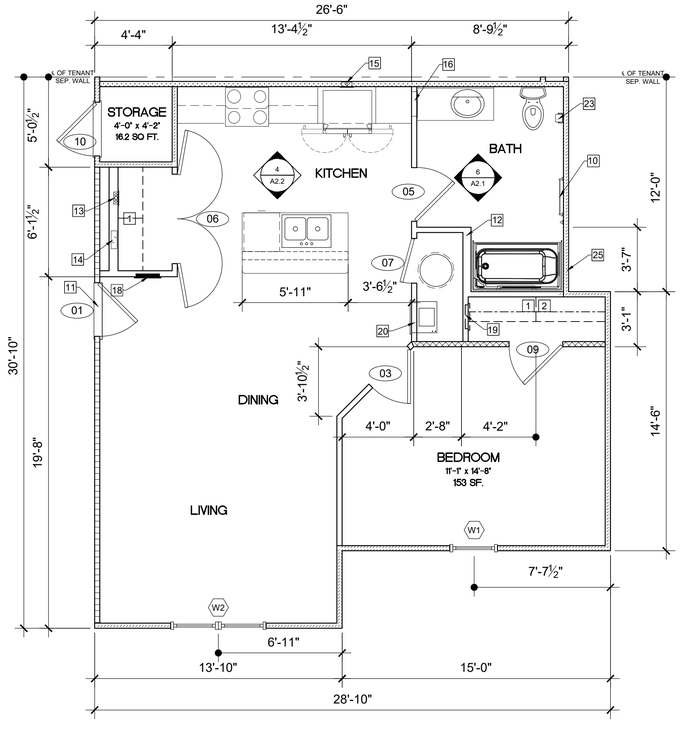
4 UNIT TYPES "A1(b)", "A1(s)", "B1(b)", "B1(s)", "C1(b)", "C1(s)" & - KITCHEN ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT KITCHEN ELEVATION



3 UNIT TYPE "A1(s)" - BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT TYPE "A1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT



1 UNIT TYPE "A1(s)" - UNIT FLOOR PLAN
1/4" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT NORTH CAROLINA DECATUR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

UNIT TYPE "A1(s)", "A1(b)" PLANS & INTERIOR ELEVATIONS

A2.2

PERMIT / BID SET

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
4. 12" ROD & SHELF @ 70"
5. 16" ROD & SHELF @ 54"
6. 12" ROD & SHELF @ 48"
7. FOLD-UP GRAB BAR (T/ OF BAR MOUNTED @ 36" A.F.F.)
8. 36" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
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19. MEDIA PANEL (T/ OF PANEL MOUNTED @ 44" A.F.F.)
20. FUTURE DEHUMIDIFIER (T/ OF DEVICE MTD. @ 32" A.F.F.)
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22. UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T/ OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE. - SEE SHEETS P2.1 & P2.2
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25. ALL SHOWERS/TUBS LOCATED ALONG EXTERIOR WALLS, TENANT SEPARATION WALLS, & LOAD BEARING WALLS MUST BE PRE-BATTLED AND PRE-ROCKED.

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3. CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
4. ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSI/KCMA A161.1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
6. SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT. INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
7. MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
   BATHROOMS - ALL CEILINGS & WALLS.
   MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
   LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

KITCHENS & BATHROOMS:

9. ANTI-TIP DEVISES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. RECESSED MEDICINE CAB. INSTALLED IN ALL BATHROOMS.

ADDITIONAL NOTES: FOR UNITS "(a)" AND "(as/av)"

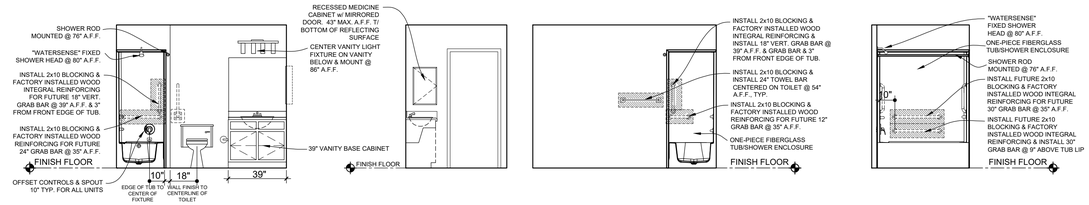
15. ALL "(a)" AND "(as/av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "(as/av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF T.T.Y. DEVICES.
18. ALL "(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHED CURTAIN INSTALLED BEFORE OCCUPANCY.

PROJECT SYMBOLS:

- XXX — DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX — TYP. DIMENSION CALL-OUT
- WALL SECTION NUMBER / DWG. SECTION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- (XX) — DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

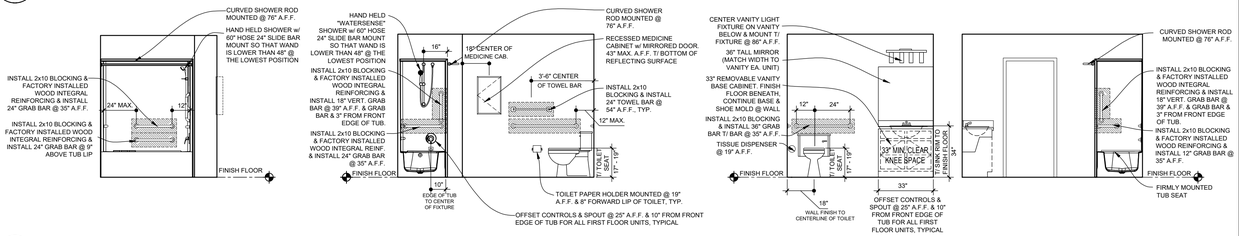
0 2' 4' 8'

SCALE: ¼" = 1'-0"



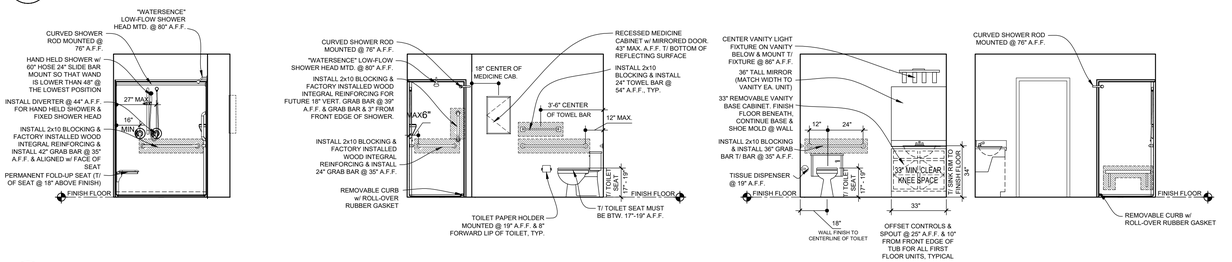
5 UNIT TYPE "B1(a)", "B1(as)", "B1(b)" - BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' UNIT BATHROOM ELEVATION



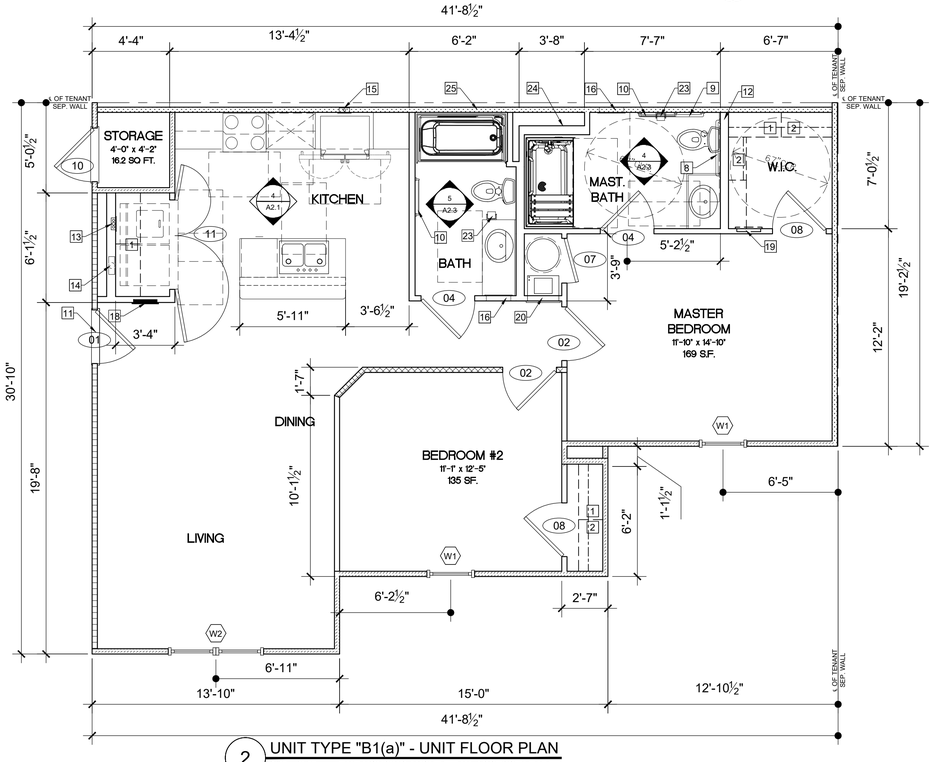
4 UNIT TYPE "B1(a)" - MASTER BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' UNIT BATHROOM ELEVATION



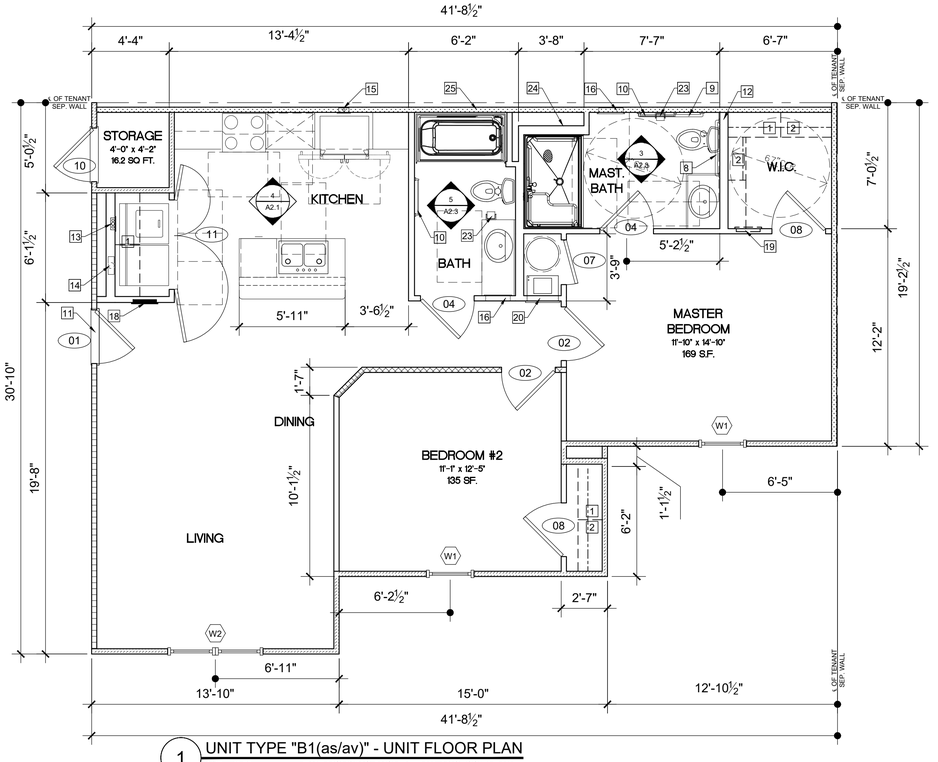
3 UNIT TYPE "B1(as)" - MASTER BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'B' UNIT BATHROOM ELEVATION



2 UNIT TYPE "B1(a)" - UNIT FLOOR PLAN

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT



1 UNIT TYPE "B1(as/av)" - UNIT FLOOR PLAN

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — 6221 — JUN. 17, 2025 — NORTH CAROLINA — DECATUR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

UNIT TYPE "B1(as/av)" & "B1(a)" PLAN & INTERIOR ELEVATIONS

A2.3

PERMIT / BID SET

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
4. 12" ROD & SHELF @ 70"
5. 16" ROD & SHELF @ 54"
6. 12" ROD & SHELF @ 48"
7. FOLD-UP GRAB BAR (T/ OF BAR MOUNTED @ 36" A.F.F.)
8. 36" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
9. 42" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
10. 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T/ OF BAR MOUNTED @ 54" A.F.F.)
11. LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
12. 2"x6" INTERIOR FRAMED WALL IN UNIT
13. WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
14. DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
15. ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
16. RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
17. RECESSED MEDICINE CABINET IN 1-HR. RATED LOAD BEARING WALL (UL U305), (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
18. ELECTRICAL PANEL BOX IN NON RATED WALL (T/ OF BREAKER MOUNTED @ 44" A.F.F.)
19. MEDIA PANEL (T/ OF PANEL MOUNTED @ 44" A.F.F.)
20. FUTURE DEHUMIDIFIER (T/ OF DEVICE MTD. @ 32" A.F.F.)
21. RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
22. UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T/ OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE. - SEE SHEETS P2.1 & P2.2
23. TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T/ OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
24. CHASE/DEAD SPACES MUST BE CAPPED, AIR SEALED & THE WALLS MUST BE PRE-ROCKED.
25. ALL SHOWERS/TUBS LOCATED ALONG EXTERIOR WALLS, TENANT SEPARATION WALLS, & LOAD BEARING WALLS MUST BE PRE-BATTLED AND PRE-ROCKED.

UNIT NOTES:

1. ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
3. CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
4. ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSI/KCMA A161.1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
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   LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

   KITCHENS & BATHROOMS:
9. ANTI-TIP DEVISES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
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12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. RECESSED MEDICINE CAB. INSTALLED IN ALL BATHROOMS.

   ADDITIONAL NOTES: FOR UNITS "(a)" AND "(as/av)"
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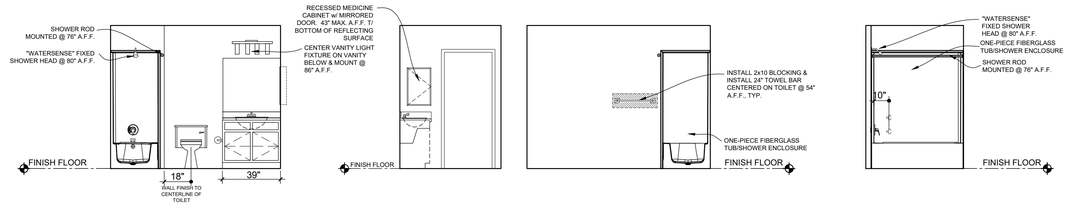
17. ALL "(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF T.T.Y. DEVICES.
18. ALL "(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHED CURTAIN INSTALLED BEFORE OCCUPANCY.

PROJECT SYMBOLS:

- XXX — DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX — TYP. DIMENSION CALL-OUT
- A / XXX — WALL SECTION NUMBER / DWG. SECTION LOCATION
- A / XXX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- A / XXX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- XX — DOOR NUMBER DESIGNATION
- AAA / XXX — DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

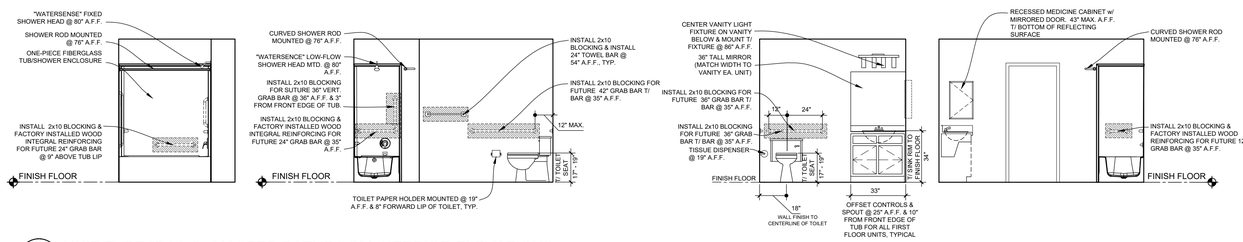
0 2' 4' 8'

SCALE: ¼" = 1'-0"



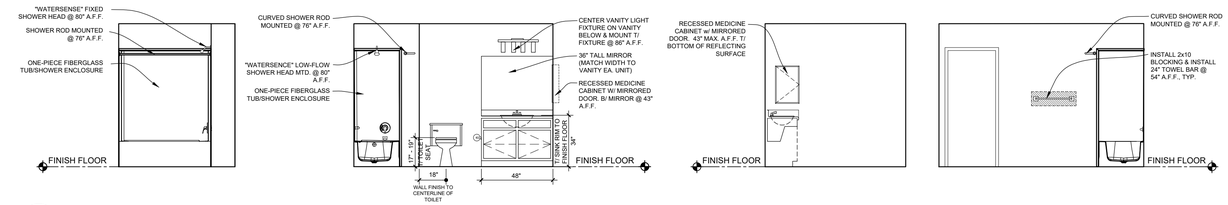
5 UNIT TYPE "B1(s)" - BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0"



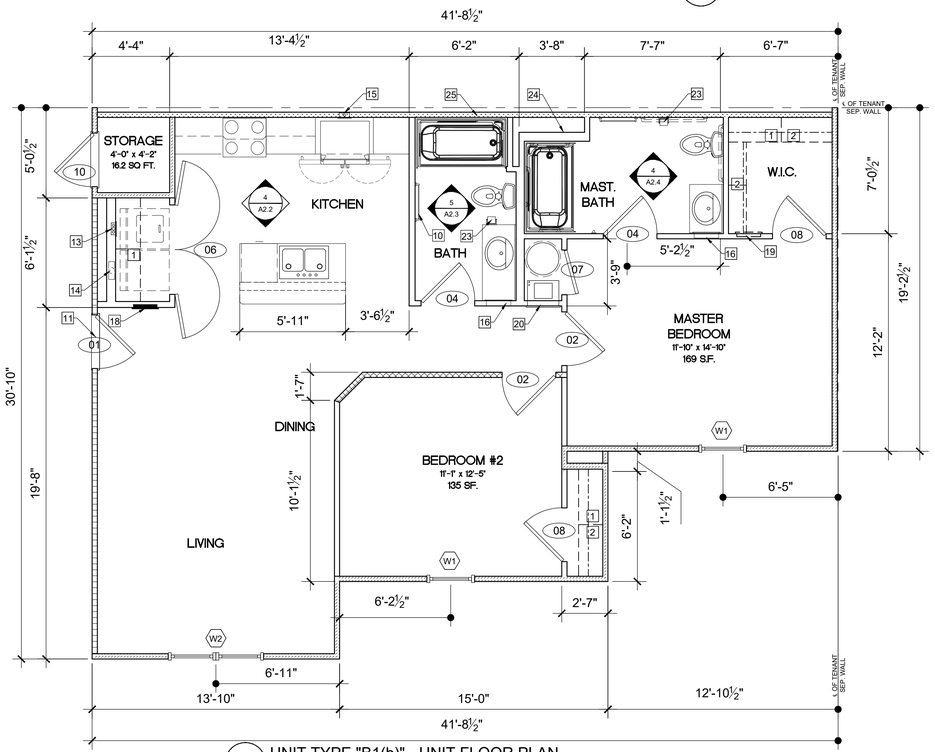
4 UNIT TYPE "B1(b)" - MASTER BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT BATHROOM ELEVATION



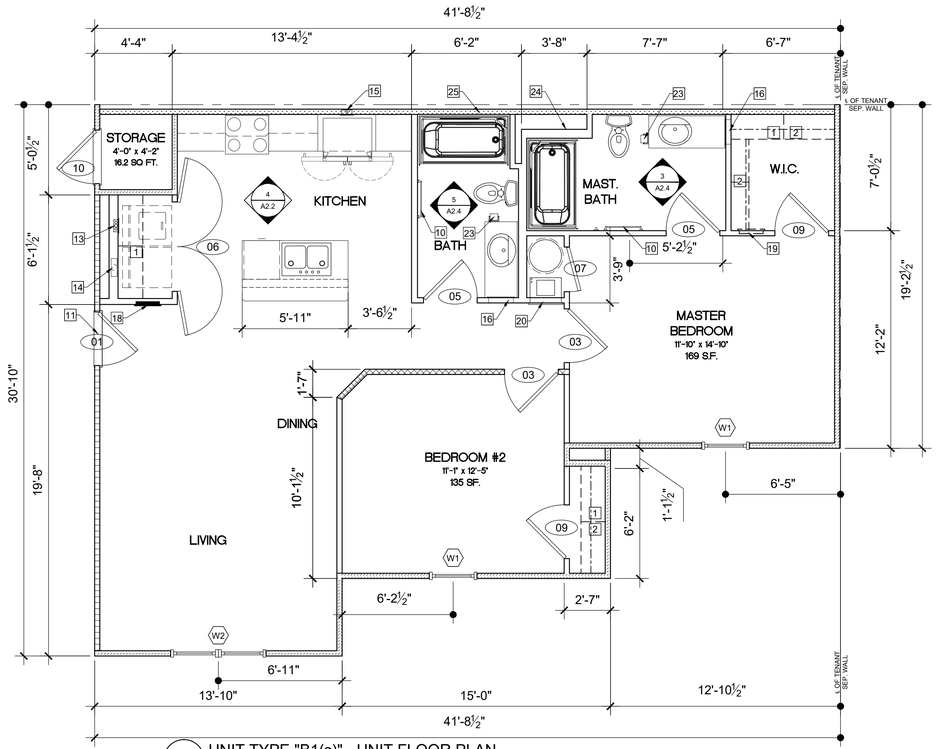
3 UNIT TYPE "B1(s)" - MASTER BATHROOM INTERIOR ELEVATIONS

1/4" = 1'-0"



2 UNIT TYPE "B1(b)" - UNIT FLOOR PLAN

1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT



1 UNIT TYPE "B1(s)" - UNIT FLOOR PLAN

1/4" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — NORTH CAROLINA — DECATUR, GA — 6-17-25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

UNIT TYPE "B1(s)" & "B1(b)" PLAN & INTERIOR ELEVATIONS

A2.4

PERMIT / BID SET

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
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"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
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UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
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   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

   KITCHENS & BATHROOMS:
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PROJECT SYMBOLS:

- DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
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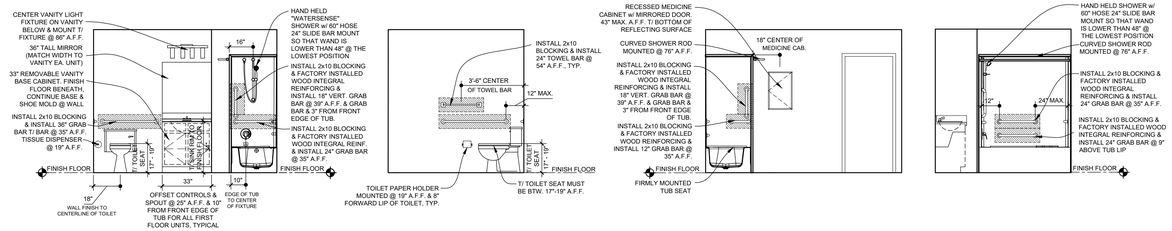
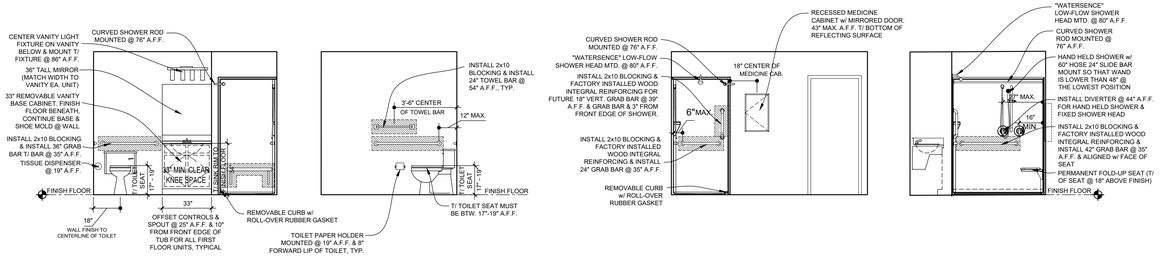
- ELEVATION HEIGHT CALL OUT / DATUM
- DOOR NUMBER DESIGNATION
- DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

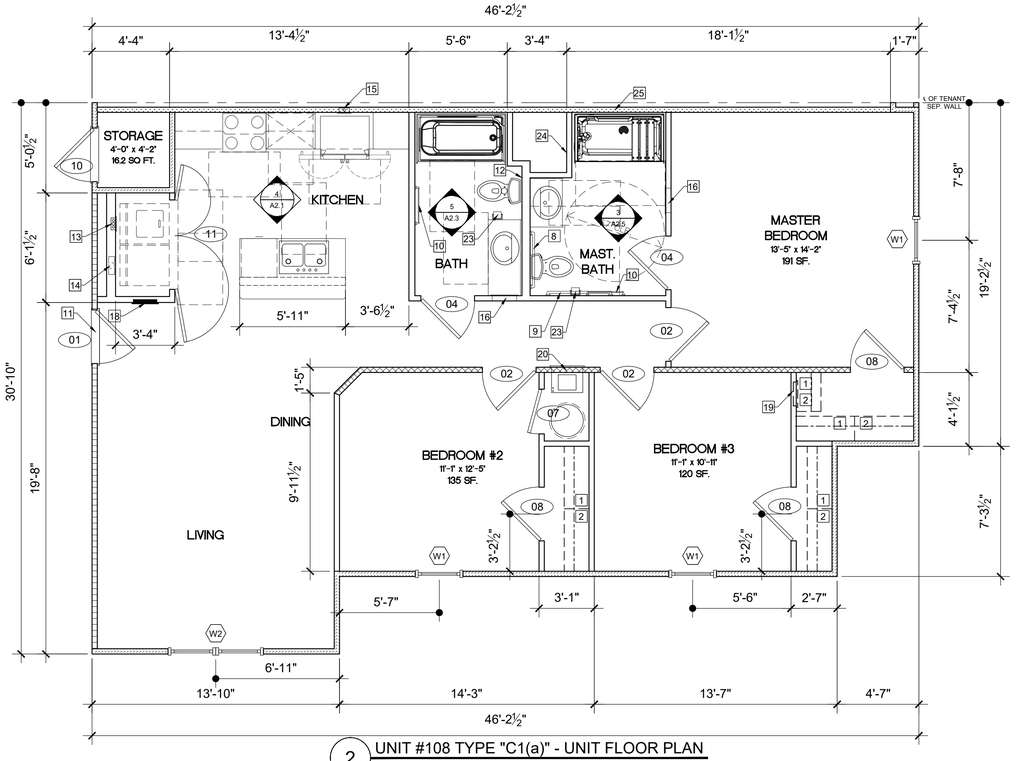
SCALE: ¼" = 1'-0"



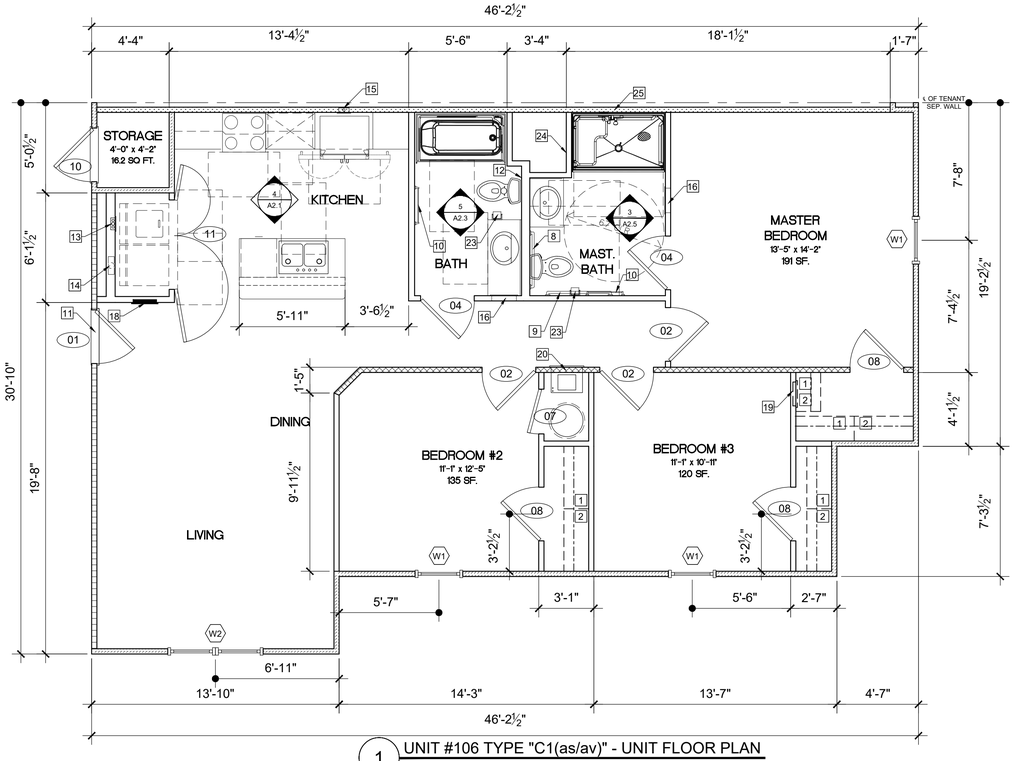
4 UNIT TYPE "C1(a)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT BATHROOM ELEVATION



3 UNIT TYPE "C1(as/av)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT BATHROOM ELEVATION



2 UNIT #108 TYPE "C1(a)" - UNIT FLOOR PLAN
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT



1 UNIT #106 TYPE "C1(as/av)" - UNIT FLOOR PLAN
1/4" = 1'-0" — FAIR HOUSING ANSI TYPE 'A' ACCESSIBLE UNIT

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT 6221 06.17.25 NORTH CAROLINA DECATUR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2

FAYETTEVILLE, NC

UNIT TYPE "C1(as/av)" & "C1(a)" PLAN & INTERIOR ELEVATIONS

PERMIT / BID SET

A2.5

WALL LEGEND:

- NON RATED INTERIOR WALL
- 1-HR. RATED EXTERIOR WALL ASSEMBLY (UL U356)
- 1-HR. RATED TEN. SEP. WALL ASSEMBLY (UL U341)
- 1-HR. RATED INTERIOR WALL ASSEMBLY (UL U305)
- 1-HR. RATED BREEZEWAY WALL ASSEMBLY (UL U311)

UNIT LABELING LEGEND:

"a"	ACCESSIBLE UNIT w/ ADA CERTIFIED TUB (ANSI TYPE 'A')
"as/av"	ACCESSIBLE UNIT w/ ROLL-IN SHOWER AND HEARING / VISUAL IMPAIRMENT UNIT (ANSI TYPE 'A')
"b"	FAIR HOUSING UNIT (ANSI TYPE 'B') TYPICAL FOR MOST UNITS
"s"	STANDARD UNIT (TYPICAL ALL 2nd & 3rd FLOOR UNITS)

UNIT PLAN KEY NOTES:

1. 16" ROD & SHELF @70" (LOWERED TO 48" IN ALL TYPE "(a)" & "(as/av)")
2. 12" SHELF @ 28", 42", 56" & 70"
3. 12" SHELF @ 28", 38", 48"
4. 12" ROD & SHELF @ 70"
5. 16" ROD & SHELF @ 54"
6. 12" ROD & SHELF @ 48"
7. FOLD-UP GRAB BAR (T/ OF BAR MOUNTED @ 36" A.F.F.)
8. 36" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
9. 42" GRAB BAR (1½" DIAMETER, #US32D 304 STAINLESS STEEL w/ CONCEALED SCREWS) MOUNT T/ OF BAR @ 36" A.F.F.
10. 24" TOWEL BAR (FLAMINGO SERIES #US26D: CHROME FINISH) T/ OF BAR MOUNTED @ 54" A.F.F.)
11. LOW PROFILE ALUM. THRESHOLD, TYP. @ ALL UNIT ENTRIES
12. 2"x6" INTERIOR FRAMED WALL IN UNIT
13. WASHER BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL.
14. DRYER VENT BOX CONNECTION INSTALLED CENTER BEHIND THE APPLIANCE IN 2x6 NON RATED WALL. (MUST BE GALVANIZED & MOUNTED 2" MAX. A.F.F.)
15. ICE MAKER BOX IN 1-HR RATED WALL (UL U311)
16. RECESSED MEDICINE CABINET IN NON-RATED WALL (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
17. RECESSED MEDICINE CABINET IN 1-HR. RATED LOAD BEARING WALL (UL U305), (TRIANGLE B-7721-93) w/ MIRRORED DOOR & B/ OF SHELF @ 43" A.F.F. MAX.)
18. ELECTRICAL PANEL BOX IN NON RATED WALL (T/ OF BREAKER MOUNTED @ 44" A.F.F.)
19. MEDIA PANEL (T/ OF PANEL MOUNTED @ 44" A.F.F.)
20. FUTURE DEHUMIDIFIER (T/ OF DEVICE MTD. @ 32" A.F.F.)
21. RADON PIPE STACK LOCATION. SEE RADON CONSULTANT DESIGN FOR QUALITY OF STACKS REQUIREMENT.
22. UNIT WATER SHUT-OFF VALVE MUST BE INSTALLED w/ T/ OF VALVE @ 44" A.F.F. & MARKED w/ SIGNAGE. - SEE SHEETS P2.1 & P2.2
23. TOILET PAPER HOLDER (FLAMINGO SERIES #US26D CHROME FINISH) T/ OF BAR MOUNTED @ 17" A.F.F. & 8" FORWARD FROM LIP OF TOILET.
24. CHASE/DEAD SPACES MUST BE CAPPED, AIR SEALED & THE WALLS MUST BE PRE-ROCKED.
25. ALL SHOWERS/TUBS LOCATED ALONG EXTERIOR WALLS, TENANT SEPARATION WALLS, & LOAD BEARING WALLS MUST BE PRE-BATTLED AND PRE-ROCKED.

UNIT NOTES:

1. ALL UNITS MUST BE BUILT TO ACHIEVE THE STANDARDS AND REQUIREMENTS OF "EARTHCRAFT MULTIFAMILY" CERTIFICATION AS VERIFIED BY AN INDEPENDENT, THIRD PARTY EXPERT WHO ASSISTS w/ PROJECT DESIGN. THIRD PARTY PROFESSIONAL RATERS MUST PERFORM BLOWER DOOR TEST ON MINIMUM 8 UNITS SCATTERED THROUGHOUT THE BUILDING.
2. PROVIDE INFRASTRUCTURE FOR HIGH SPEED CABLE, DSL OR WIRELESS INTERNET SERVICE IN ALL UNITS.
3. CABINET SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL FOR ALL CABINETRY. ALL CABINETS SHALL BE FIELD VERIFIED.
4. ALL UNIT KITCHEN CABINETS MUST CONFORM TO THE PERFORMANCE & FABRICATION REQUIREMENTS OF ANSI/KCMA A161.1-2000 & BEAR THE KCMA CERTIFICATION SEAL.
5. CERTIFIED LOW OR NO VOC MATERIALS: INTERIOR PAINTS, CARPET, CARPET PADS, CARPET PAD ADHESIVE AND NO ADDED UREA-FORMALDEHYDE: INSULATION, SUB-FLOOR, CABINETS, SHELVES, AND COUNTERTOPS.
6. SEAL ALL PENETRATIONS THROUGH WALLS & CEILINGS w/ SEALANT, INCLUDING GYP BOARD @ TOP & BOTTOM PLATES OF WALLS & CORNERS.
7. MOISTURE RESISTANT GYPSUM BOARD IS REQUIRED IN THE FOLLOWING LOCATIONS AS FOLLOWS:
   BATHROOMS - ALL CEILINGS & WALLS.
   MECHANICAL CLOSETS - ALL CEILINGS & WALLS.
   LAUNDRY CLOSETS - ALL CEILINGS & WALLS.
   KITCHEN - BEHIND ALL WET WALLS.
8. ALL INTERIOR DOORS MUST HAVE A MINIMUM OF (3) HINGES.

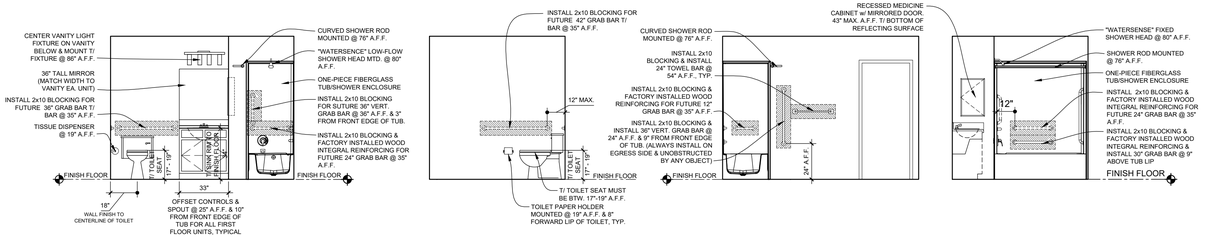
   KITCHENS & BATHROOMS:
9. ANTI-TIP DEVISES MUST BE INSTALLED ON ALL KITCHEN RANGES & BE SECURELY FASTENED TO THE FLOOR.
10. RANGE CORD RECEPTACLES MUST BE RECESSED IN THE WALL BEHIND THE RANGE.
11. ALL UNITS MUST HAVE POWDER-BASED FIRE SUPPRESSION CANISTERS INSTALLED ABOVE THE RANGE COOK TOP OR ELECTRONICALLY-CONTROLLED SOLID COVER PLATES OVER STOVE TOP BURNERS.
12. ALL UNITS MUST BE EQUIPPED w/ A 5lb. ABC RATED DRY CHEMICAL FIRE EXTINGUISHER MOUNTED IN SINK CABINET.
13. PROVIDE LOOP OR "D" HANDLES ON CABINET DOORS & DRAWERS, TYP. FOR ALL UNITS.
14. RECESSED MEDICINE CAB. INSTALLED IN ALL BATHROOMS.

   ADDITIONAL NOTES: FOR UNITS "(a)" AND "(as/av)"
15. ALL "(a)" AND "(as/av)" UNITS MUST HAVE A HARD-WIRED CALL FOR AID STATION IN ALL BEDROOMS & BATHROOMS.
16. ALL "(as/av)" UNITS MUST BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS w/ STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, & LIVING ROOM.
17. ALL "(as/av)" UNITS MUST HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS FOR FUTURE INSTALLATION OF T.T.Y. DEVICES.
18. ALL "(as/av)" UNITS MUST HAVE LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE & STROBE ALARM INSTALLED IN ALL BEDROOMS, BATHROOMS, & COMMON AREAS.
19. ALL "(as/av)" UNITS MUST HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD. ALL ROLL-IN SHOWERS MUST ALSO HAVE AN ADJUSTABLE SHOWER ROD & WEIGHED CURTAIN INSTALLED BEFORE OCCUPANCY.

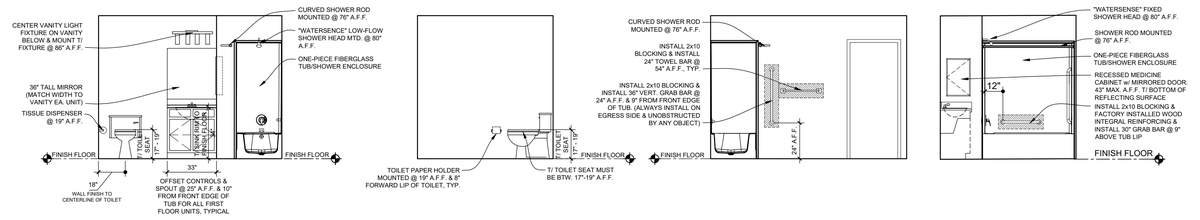
PROJECT SYMBOLS:

- XXX — DIMENSION CALL-OUT FROM CENTER LINE TO CENTER LINE
- XXX — TYP. DIMENSION CALL-OUT
- A / XXX — WALL SECTION NUMBER / DWG. SECTION LOCATION
- A / XXX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- A / XXX — ELEVATION NUMBER / DWG. ELEVATION LOCATION
- ELEVATION HEIGHT CALL OUT / DATUM
- XX — DOOR NUMBER DESIGNATION
- AX / XXX — DETAIL NUMBER / DWG. DETAIL LOCATION / AREA COVERED BY DETAIL

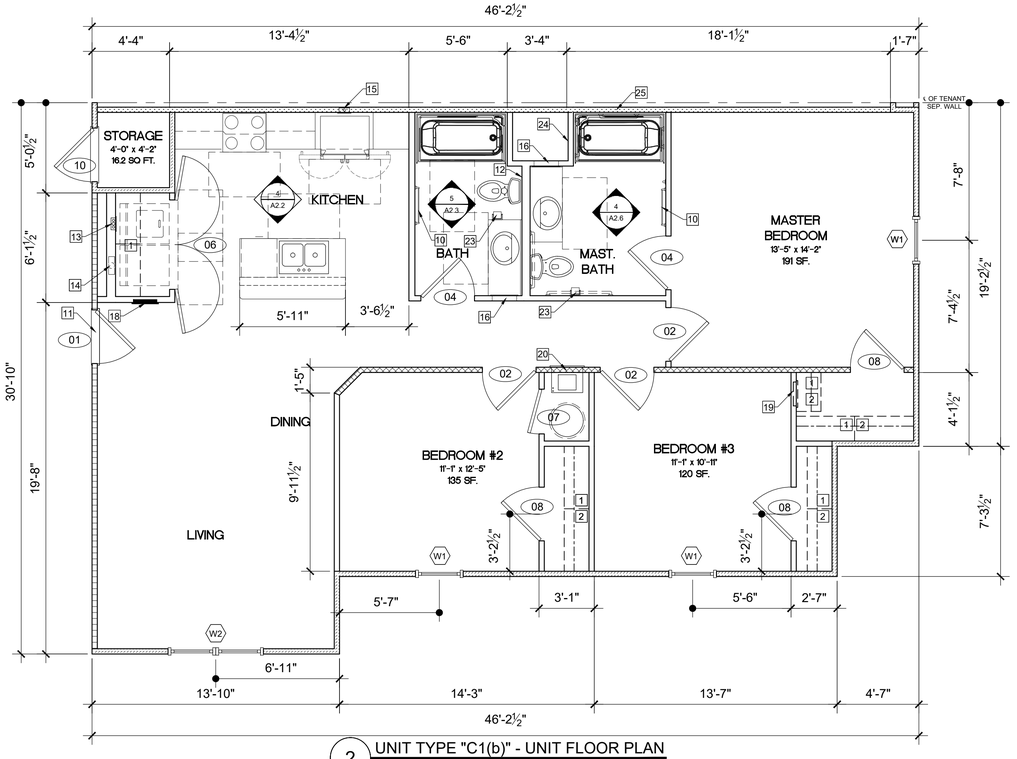
0 2' 4' 8'
SCALE: ¼" = 1'-0"



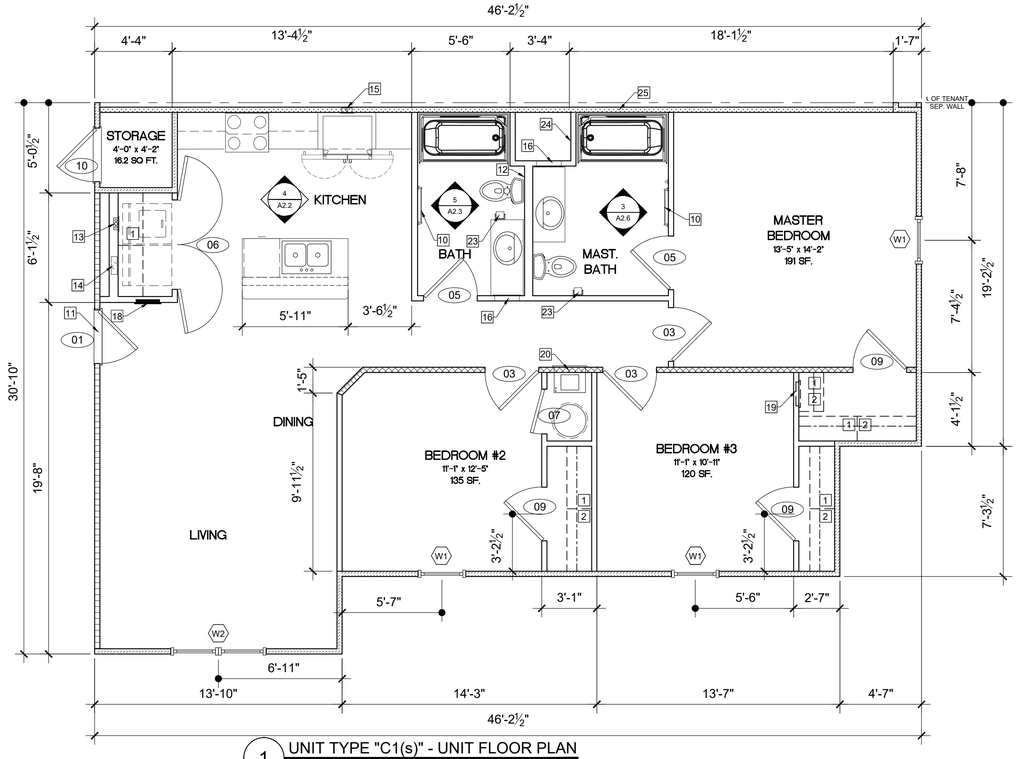
4 UNIT TYPE "C(b)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT BATHROOM ELEVATION



3 UNIT TYPE "C1(s)" - MASTER BATHROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT TYPE "C1(b)" - UNIT FLOOR PLAN
1/4" = 1'-0" FAIR HOUSING ANSI TYPE 'B' ACCESSIBLE UNIT



1 UNIT TYPE "C1(s)" - UNIT FLOOR PLAN
1/4" = 1'-0"

SHEET REVISION LOG

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CHECKED BY MRL

MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — NORTH CAROLINA — DECATUR
6.17.25

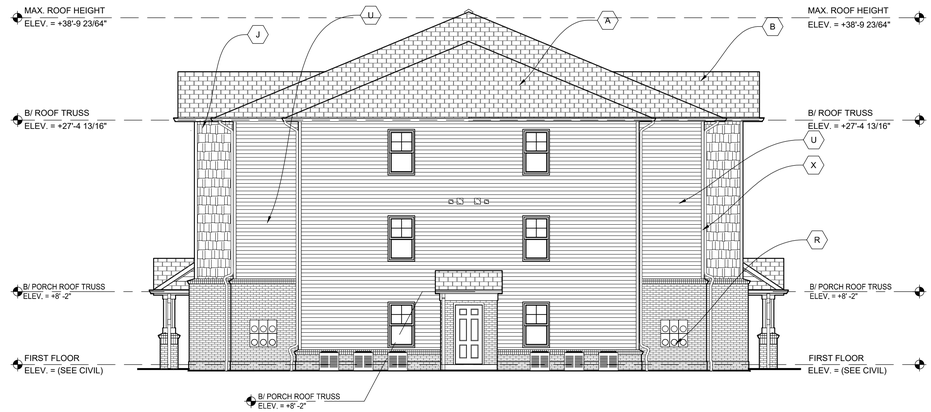
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

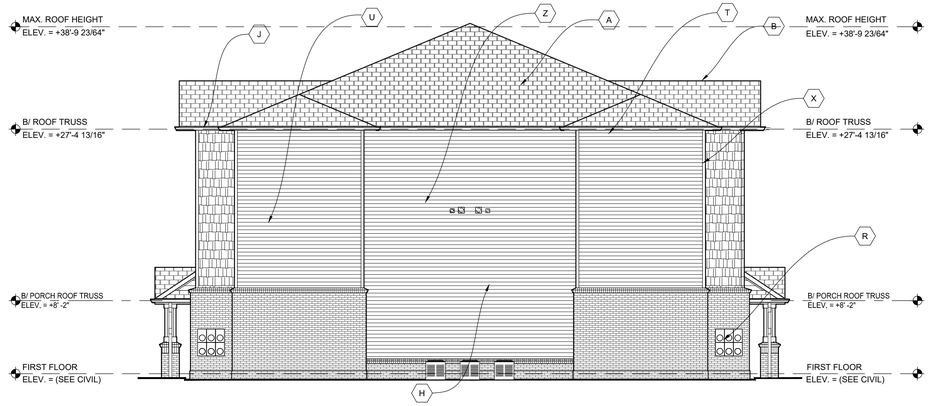
UNIT TYPE "C1(s)" & "C1(b)" PLAN & INTERIOR ELEVATIONS

A2.6

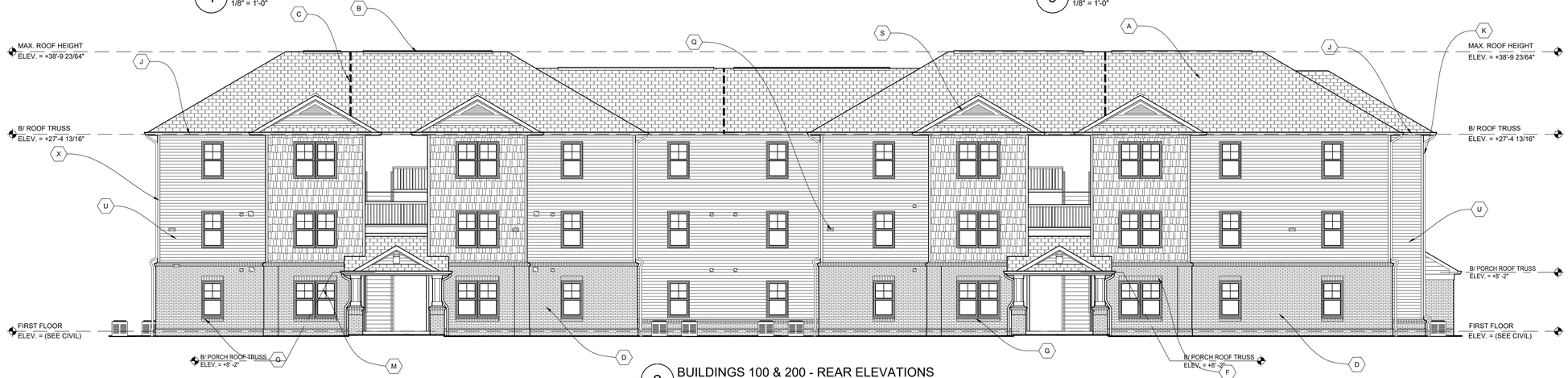
PERMIT / BID SET



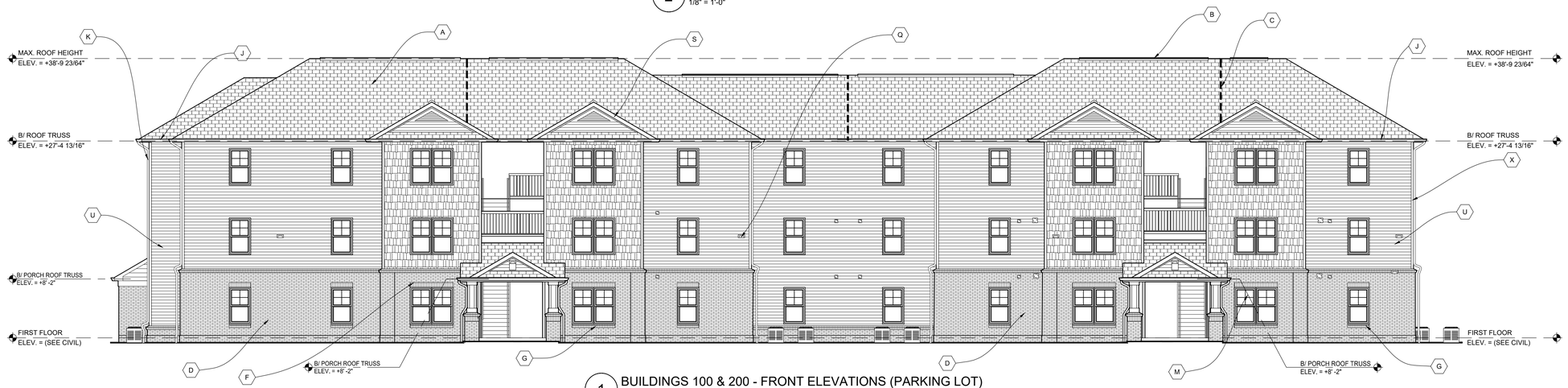
4 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



3 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



2 BUILDINGS 100 & 200 - REAR ELEVATIONS
1/8" = 1'-0"



1 BUILDINGS 100 & 200 - FRONT ELEVATIONS (PARKING LOT)
1/8" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
- (C) DRAFTSTOPPING - (1-HOUR RATED)
- (D) QUEEN SIZE BRICK VENEER - #1
- (E) QUEEN SIZE BRICK VENEER - #2
- (F) 8" BRICK SOLDIER HEADER - PROJECTED ¼", TYP. - SEE DETAIL #3 ON SHEET A4.8
- (G) BRICK ROWLOCK SILL w/ 1:2 SLOPE - PROJECTED ½" TYP. - SEE DETAIL #1 ON SHEET A4.8
- (H) BRICK ROWLOCK/SOLDIER COURSE w/ ½" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
- (J) PREFAB. 5" SEAMLESS ALUM. GUTTER
- (K) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
- (M) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.5
- (P) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
- (Q) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
- (R) VINYL SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
- (S) EXHAUST VENTS W/ COVERS. COLOR T.B.D. AT A LATER DATE

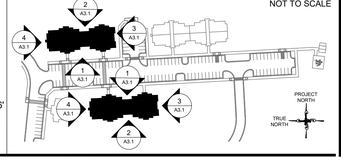
PROJECT ELEVATION GENERAL NOTES:

1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.3 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

0 4' 8' 16'
SCALE: ⅛" = 1'-0"

BUILDING KEY PLAN

NOT TO SCALE



SHEET REVISION LOG

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MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
6-17-25
NORTH CAROLINA
DECATUR, GA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

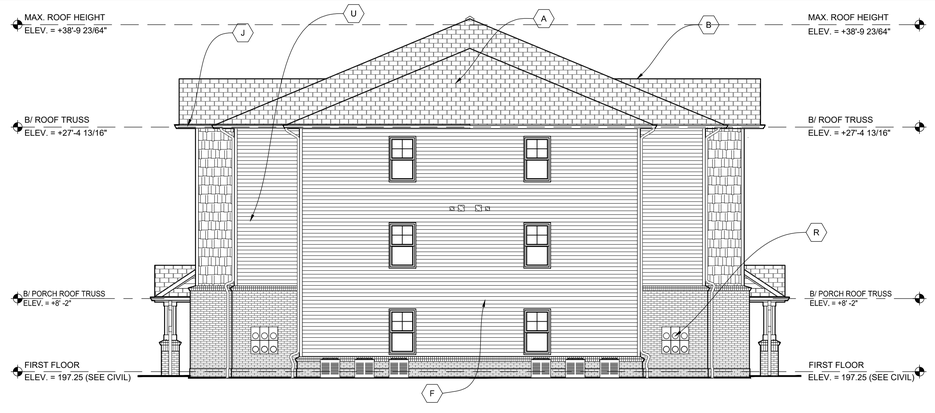
WEST CUMBERLAND 2
FAYETTEVILLE, NC

BUILDINGS 100 & 200 - ELEVATIONS

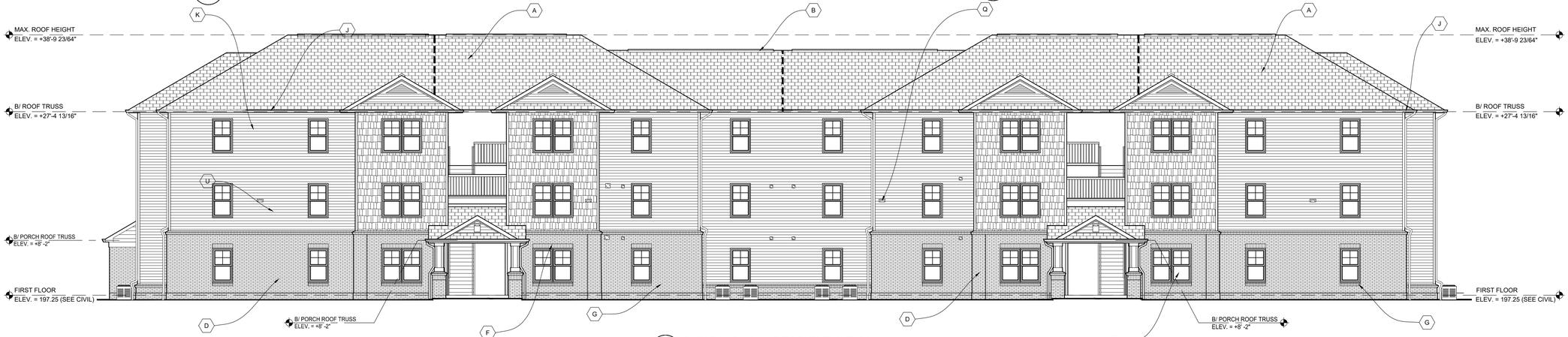
A3.1

PERMIT / BID SET

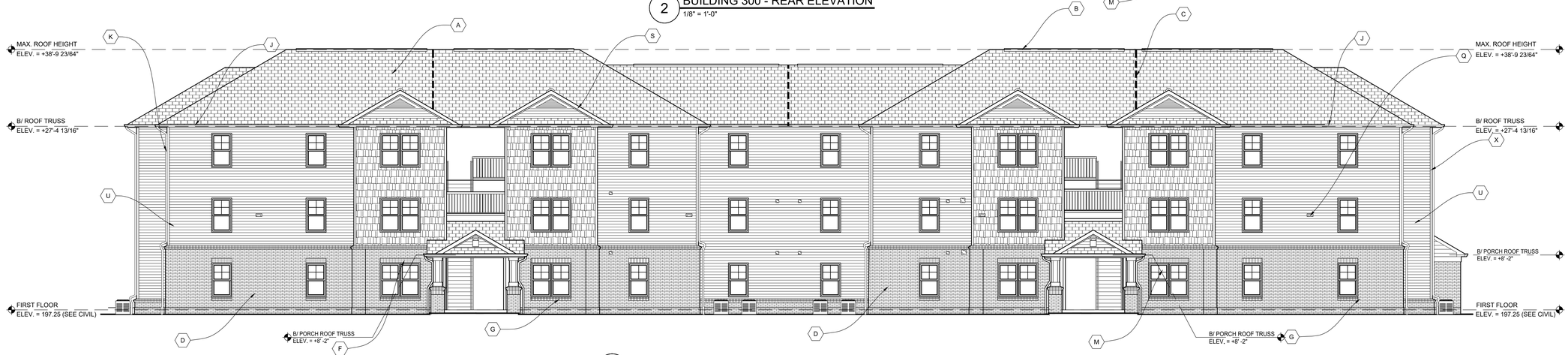
4 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 300 - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING 300 - FRONT ELEVATION (PARKING LOT)
1/8" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
- (C) DRAFTSTOPPING - (1-HOUR RATED)
- (D) QUEEN SIZE BRICK VENEER - #1
- (E) QUEEN SIZE BRICK VENEER - #2
- (F) 8" BRICK SOLDIER HEADER - PROJECTED ½", TYP. - SEE DETAIL #3 ON SHEET A4.8
- (G) BRICK ROWLOCK SILL w/ 1:2 SLOPE - PROJECTED ½" TYP. - SEE DETAIL #1 ON SHEET A4.8
- (H) BRICK ROWLOCK/SOLDIER COURSE w/ ½" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
- (J) PREFAB. 5" SEAMLESS ALUM. GUTTER
- (K) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
- (M) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.5
- (P) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
- (Q) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
- (R) VINYL SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
- (S) EXHAUST VENTS W/ COVERS. COLOR T.B.D. AT A LATER DATE

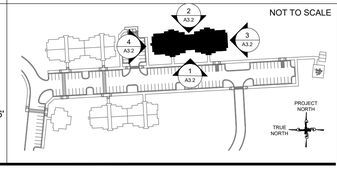
PROJECT ELEVATION GENERAL NOTES:

1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.3 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

0 4' 8' 16'
SCALE: ⅛" = 1'-0"

BUILDING KEY PLAN

NOT TO SCALE



SHEET REVISION LOG

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MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6921
6-17-25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

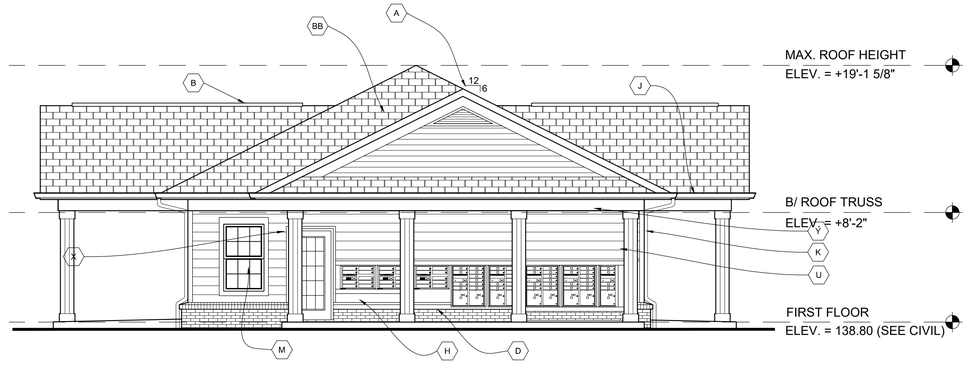
WEST CUMBERLAND 2
FAYETTEVILLE, NC

BUILDING 300 - ELEVATIONS

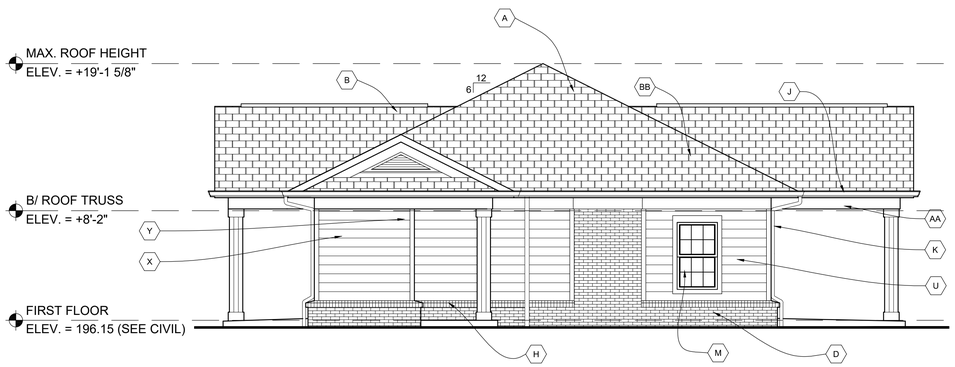
A3.2

PERMIT / BID SET

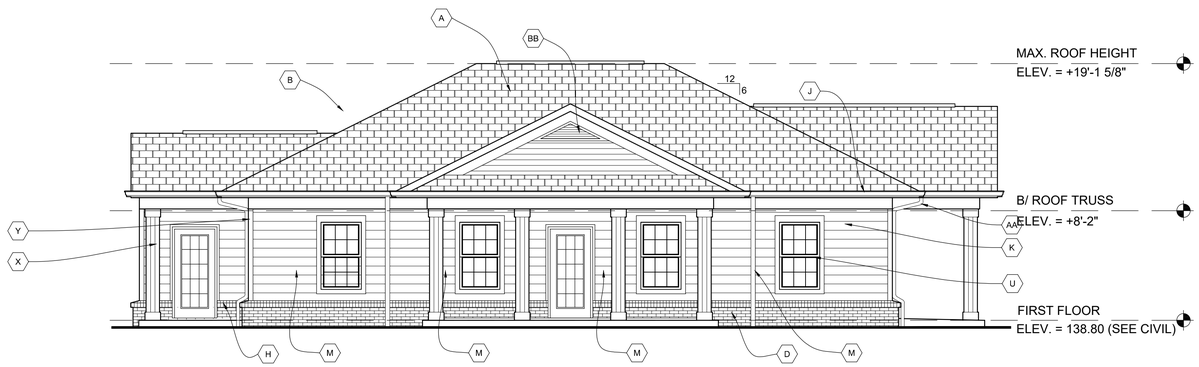
4 CLUBHOUSE REAR ELEVATION
3/16" = 1'-0"



3 CLUBHOUSE SIDE ELEVATION
3/16" = 1'-0"



2 CLUBHOUSE SIDE ELEVATION
3/16" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
3/16" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) CONTINUOUS RIDGE VENT SHINGLE (HOLD VENT BACK 12" MIN. FROM DRAFTSTOPPING OR OTHER INTERSECTION) - COLOR GAF TIMBERLINE "PEWTER GRAY"
- (C) DRAFTSTOPPING - (1-HOUR RATED)
- (D) QUEEN SIZE BRICK VENEER - #1
- (E) QUEEN SIZE BRICK VENEER - #2
- (F) 8" BRICK SOLDIER HEADER - PROJECTED $\frac{1}{2}$", TYP. - SEE DETAIL #3 ON SHEET A4.8
- (G) BRICK ROWLOCK SILL w/ 1:2 SLOPE - PROJECTED $\frac{1}{2}$" TYP. - SEE DETAIL #1 ON SHEET A4.8
- (H) BRICK ROWLOCK/SOLDIER COURSE w/ $\frac{1}{2}$" PROJECTION & PRE-FINISHED ALUM. CAP - SEE DETAIL #2 ON SHEET A4.4
- (J) PREFAB. 5" SEAMLESS ALUM. GUTTER
- (K) PREFAB. 3"x4" ALUM. DOWNSPOUTS. ALL BUILDING DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING BY SITEWORK CONTRACTORS
- (M) SINGLE HUNG VINYL WINDOW - SEE SHEET A0.5
- (P) WALL PACK LIGHT MTD. @ 18'-0" A.F.F.
- (Q) METERS - SEE SHEET E1.1 FOR LOCATIONS & SHEET E0.2 FOR DETAILS
- (R) VINYL SIDING w/ 8" EXPOSURE - COLOR T.B.D. BY OWNER
- (S) EXHAUST VENTS W/ COVERS. COLOR T.B.D. AT A LATER DATE

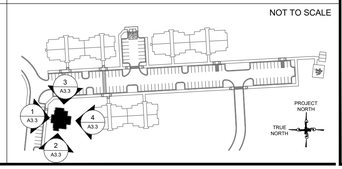
PROJECT ELEVATION GENERAL NOTES:

1. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" HIGHER THAN THE ADJOINING FINISHED GRADE.
2. SEE ELEVATION SHEETS A3.1 - A3.3 FOR ALL MASONRY BRICK/STONE LOCATIONS.
3. PAINT ALL EXTERIOR ELECTRICAL GEAR TO MATCH EXTERIOR FINISHES OR TO MEET CODE.
4. ALL DOWNSPOUTS SHALL BE TIED TO UNDERGROUND PIPING EXTENDING TO A STORM DRAIN THRU THE CURB OR TO BOTTOM OF BANK NO EXCEPTIONS.

0 2'-8" 5'-4" 10'-8"
SCALE: $\frac{3}{16}$" = 1'-0"

BUILDING KEY PLAN

NOT TO SCALE



SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

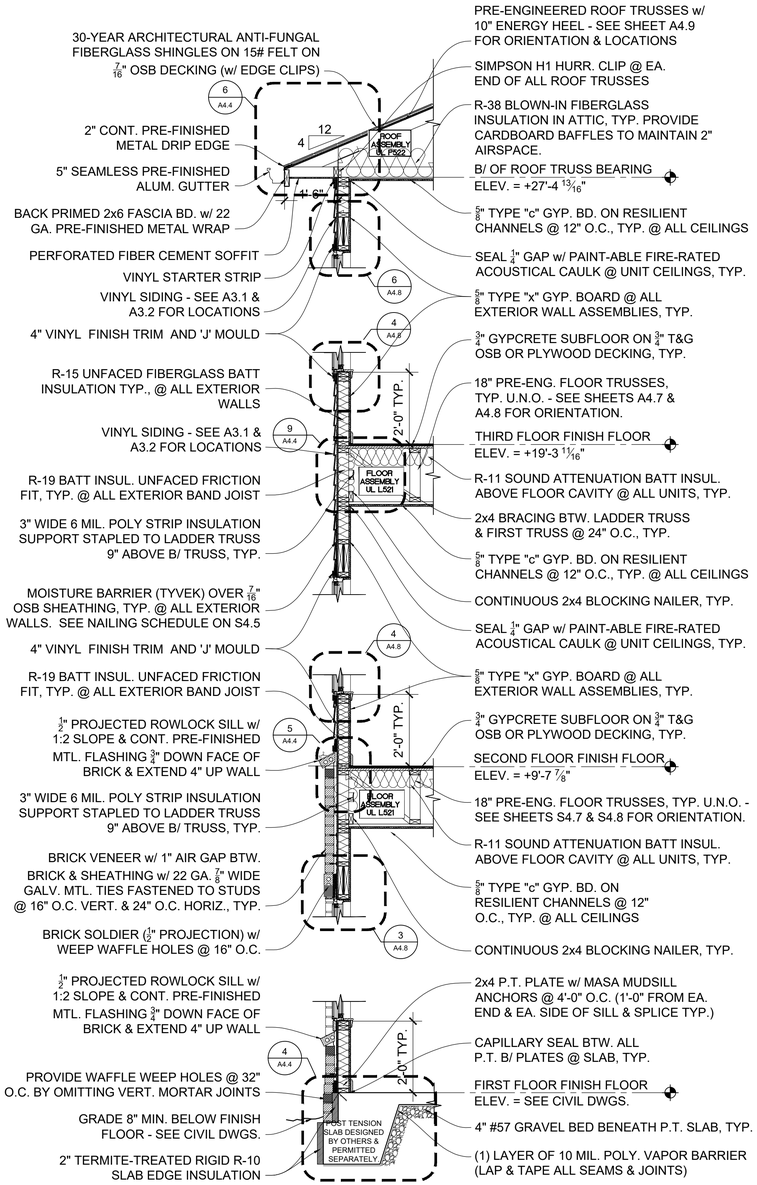
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
06.17.25
NORTH CAROLINA
DECATUR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

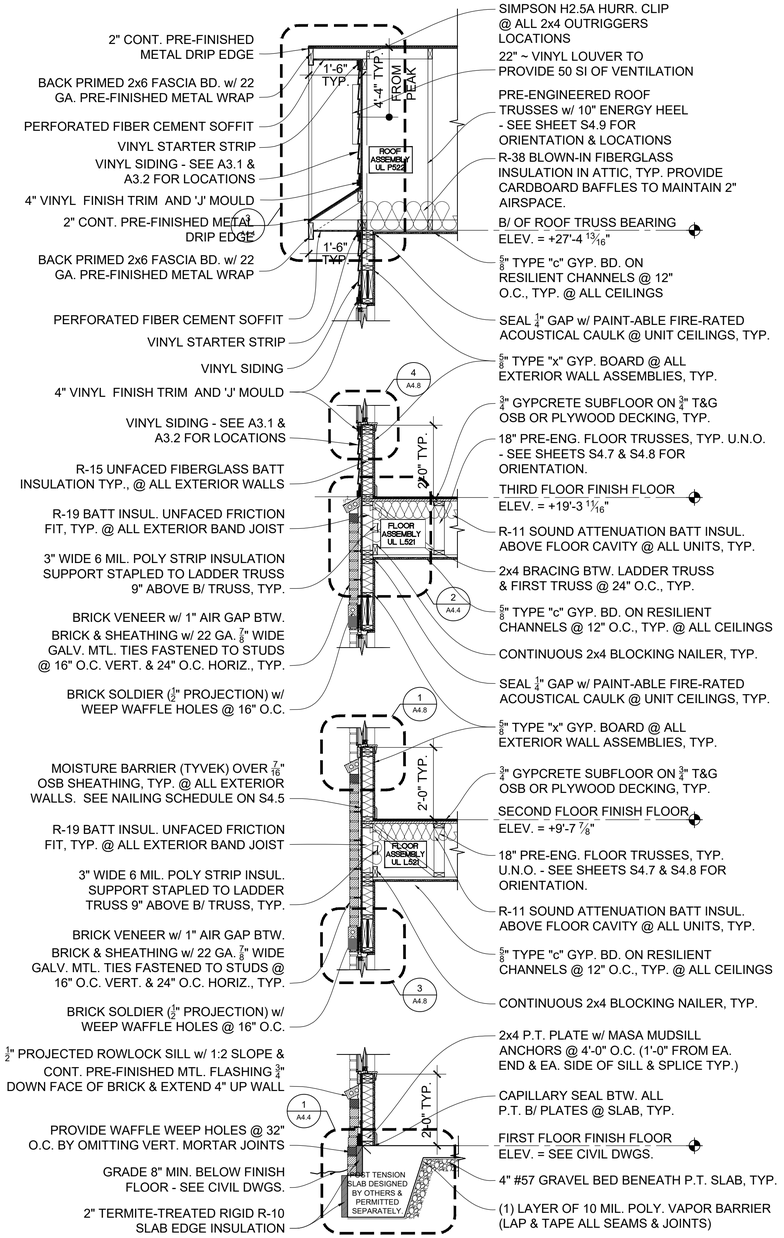
CLUBHOUSE - ELEVATIONS

A3.3

PERMIT / BID SET



2 EXTERIOR WALL SECTION w/ EAVE ROOF (UL U356)
1/2" = 1'-0"



1 EXTERIOR WALL SECTION w/ GABLE ROOF (UL U356)
1/2" = 1'-0"

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

SHEET REVISION LOG

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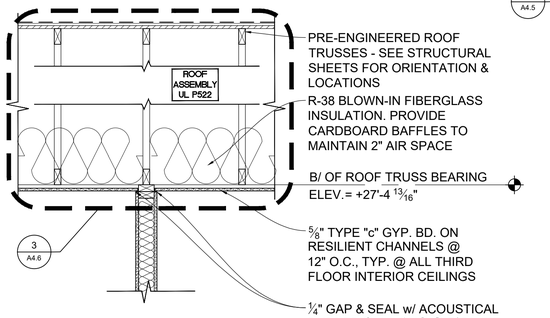
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

EXTERIOR WALL SECTIONS

A4.1

PERMIT / BID SET



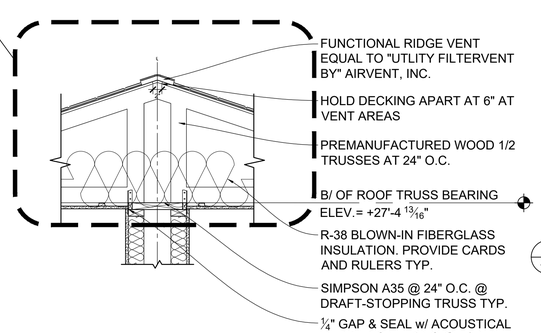
PRE-ENGINEERED ROOF TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

R-38 BLOWN-IN FIBERGLASS INSULATION. PROVIDE CARDBOARD BAFFLES TO MAINTAIN 2" AIR SPACE

B/ OF ROOF TRUSS BEARING ELEV.= +27'-4 13/16"

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL THIRD FLOOR INTERIOR CEILINGS

1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.



FUNCTIONAL RIDGE VENT EQUAL TO "UTLITY FILTERVENT BY" AIRVENT, INC.

HOLD DECKING APART AT 6" AT VENT AREAS

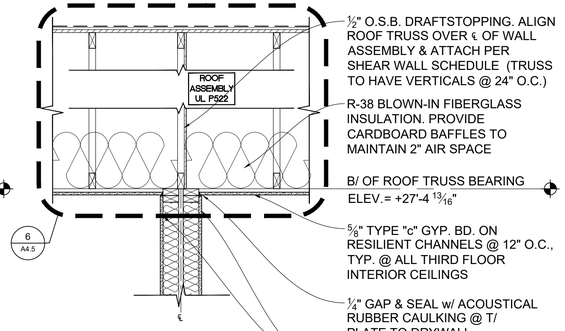
PREMANUFACTURED WOOD 1/2 TRUSSES AT 24" O.C.

B/ OF ROOF TRUSS BEARING ELEV.= +27'-4 13/16"

R-38 BLOWN-IN FIBERGLASS INSULATION. PROVIDE CARDS AND RULERS TYP.

SIMPSON A35 @ 24" O.C. @ DRAFT-STOPPING TRUSS TYP.

1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.



1/2" O.S.B. DRAFTSTOPPING. ALIGN ROOF TRUSS OVER ℄ OF WALL ASSEMBLY & ATTACH PER SHEAR WALL SCHEDULE (TRUSS TO HAVE VERTICALS @ 24" O.C.)

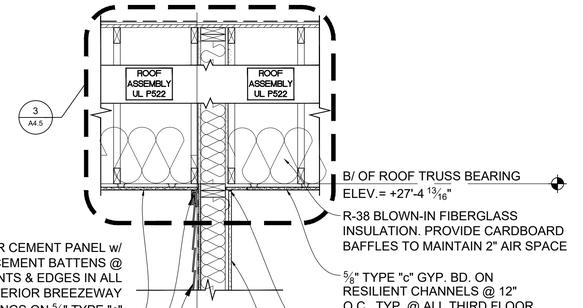
R-38 BLOWN-IN FIBERGLASS INSULATION. PROVIDE CARDBOARD BAFFLES TO MAINTAIN 2" AIR SPACE

B/ OF ROOF TRUSS BEARING ELEV.= +27'-4 13/16"

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL THIRD FLOOR INTERIOR CEILINGS

1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.

5/8" TYPE "x" GYP. BD. ON EA. SIDE OF TENANT SEPARATION WALL ASSEMBLY



B/ OF ROOF TRUSS BEARING ELEV.= +27'-4 13/16"

R-38 BLOWN-IN FIBERGLASS INSULATION. PROVIDE CARDBOARD BAFFLES TO MAINTAIN 2" AIR SPACE

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL THIRD FLOOR INTERIOR CEILINGS U.N.O.

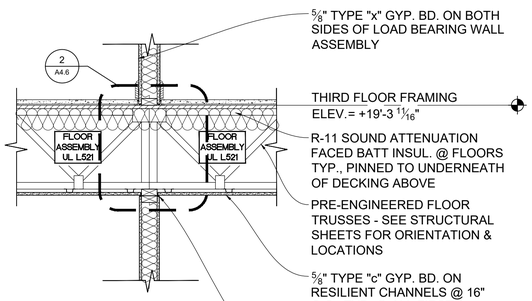
1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.

5/8" TYPE "x" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL UNIT/ BREEZEWAY WALL ASSEMBLY

FIBER CEMENT PANEL w/ FIBER CEMENT BATTENS @ ALL JOINTS & EDGES IN ALL EXTERIOR BREEZEWAY CEILINGS ON 5/8" TYPE "c" GYP. BOARD

4" VINYL FINISH TRIM AND 'J' MOULD

VINYL SIDING - SEE A3.1 & A3.2 FOR LOCATIONS



5/8" TYPE "x" GYP. BD. ON BOTH SIDES OF LOAD BEARING WALL ASSEMBLY

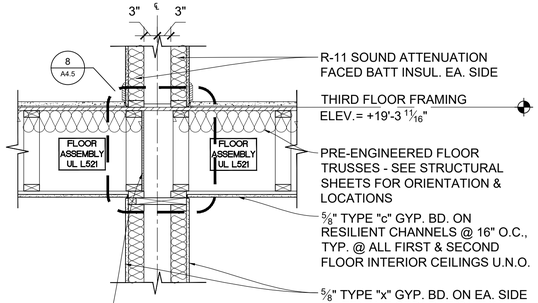
THIRD FLOOR FRAMING ELEV.= +19'-3 1/16"

R-11 SOUND ATTENUATION FACED BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.



R-11 SOUND ATTENUATION FACED BATT INSUL. EA. SIDE

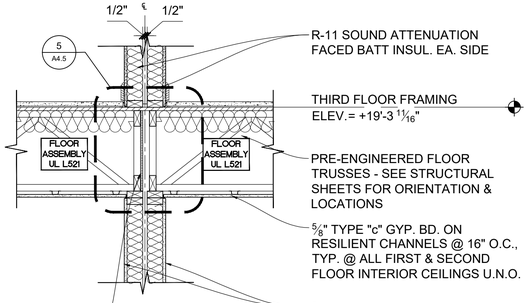
THIRD FLOOR FRAMING ELEV.= +19'-3 1/16"

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

5/8" TYPE "x" GYP. BD. ON EA. SIDE OF TENANT SEPARATION WALL ASSEMBLY

23/32" O.S.B. OR PLYWOOD WITH JOINTS BACKED AS FIRESTOP



R-11 SOUND ATTENUATION FACED BATT INSUL. EA. SIDE

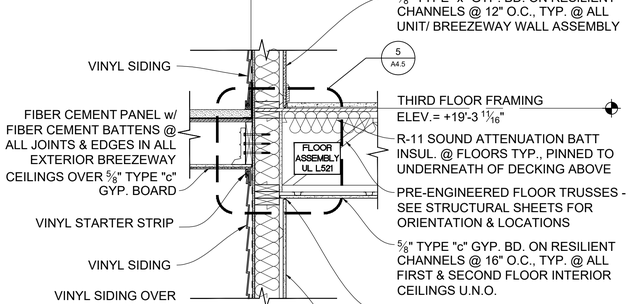
THIRD FLOOR FRAMING ELEV.= +19'-3 1/16"

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

5/8" TYPE "x" GYP. BD. ON EA. SIDE OF TENANT SEPARATION WALL ASSEMBLY

23/32" O.S.B. OR PLYWOOD WITH JOINTS BACKED AS FIRESTOP



THIRD FLOOR FRAMING ELEV.= +19'-3 1/16"

R-11 SOUND ATTENUATION BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

1/4" GAP & SEAL w/ ACOUSTICAL RUBBER CAULKING @ T/ PLATE TO DRYWALL THROUGHOUT CEILINGS, TYP.

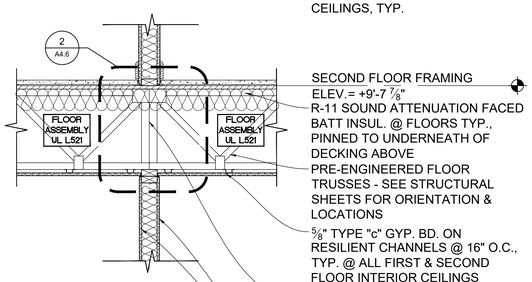
5/8" TYPE "x" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL UNIT/ BREEZEWAY ASSEMBLY

FIBER CEMENT PANEL w/ FIBER CEMENT BATTENS @ ALL JOINTS & EDGES IN ALL EXTERIOR BREEZEWAY CEILINGS OVER 5/8" TYPE "c" GYP. BOARD

VINYL STARTER STRIP

VINYL SIDING

VINYL SIDING OVER WATER-RESISTIVE BARRIER OVER 7/16" OSB. EXT. SHEATHING, TYP.



SECOND FLOOR FRAMING ELEV.= +9'-7 7/8"

R-11 SOUND ATTENUATION FACED BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

2x4 BLOCK TRUSS SUPPORT w/ 2x4 MIN. MIDPOINT BLOCKING BT. TRUSSES

5/8" TYPE "x" GYP. BD. ON BOTH SIDES OF LOAD BEARING WALL ASSEMBLY

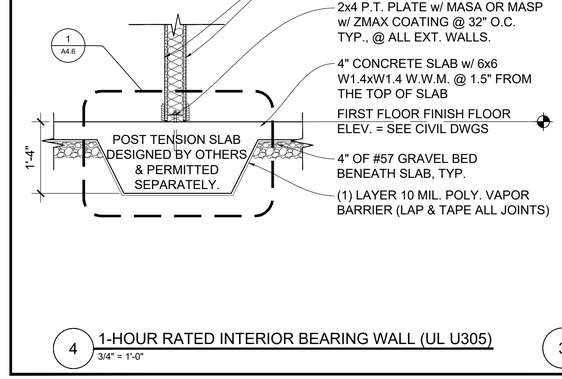
2x4 P.T. PLATE w/ MASA OR MASP w/ ZMAX COATING @ 32" O.C. TYP., @ ALL EXT. WALLS.

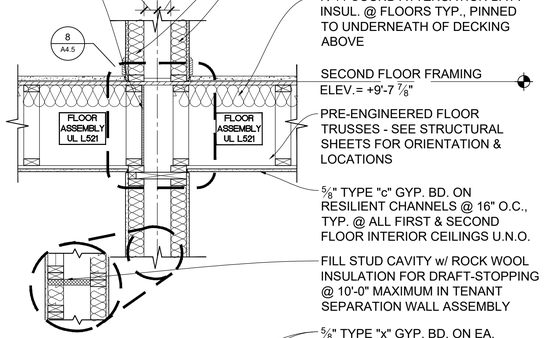
4" CONCRETE SLAB w/ 6x6 W1.4xW1.4 W.W.M. @ 1.5" FROM THE TOP OF SLAB

FIRST FLOOR FINISH FLOOR ELEV. = SEE CIVIL DWGS

4" OF #57 GRAVEL BED BENEATH SLAB, TYP.

(1) LAYER 10 MIL. POLY. VAPOR BARRIER (LAP & TAPE ALL JOINTS)





R-11 SOUND ATTENUATION BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

SECOND FLOOR FRAMING ELEV.= +9'-7 7/8"

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

FILL STUD CAVITY w/ ROCK WOOL INSULATION FOR DRAFT-STOPPING @ 10'-0" MAXIMUM IN TENANT SEPARATION WALL ASSEMBLY

5/8" TYPE "x" GYP. BD. ON EA. SIDE OF TENANT SEPARATION WALL ASSEMBLY

(2) 2x4 P.T. PLATE w/ MASA OR MASP w/ ZMAX COATING @ 32" O.C. TYP., @ ALL EXT. WALLS.

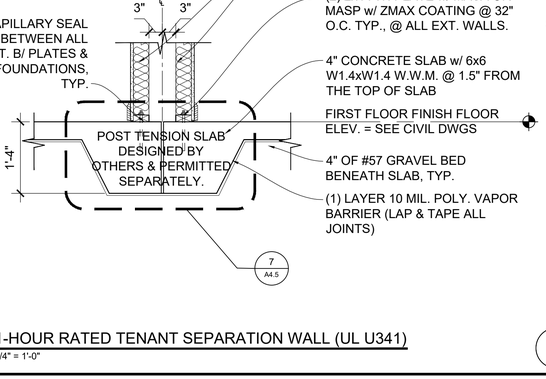
CAPILLARY SEAL BETWEEN ALL P.T. B/ PLATES & FOUNDATIONS, TYP.

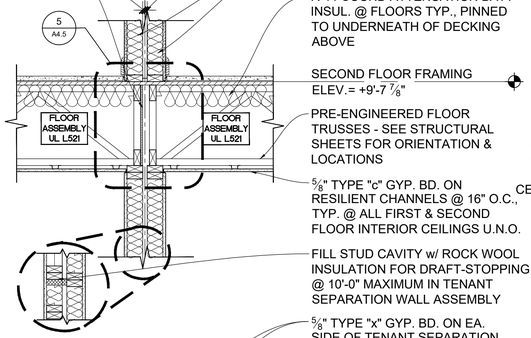
4" CONCRETE SLAB w/ 6x6 W1.4xW1.4 W.W.M. @ 1.5" FROM THE TOP OF SLAB

FIRST FLOOR FINISH FLOOR ELEV. = SEE CIVIL DWGS

4" OF #57 GRAVEL BED BENEATH SLAB, TYP.

(1) LAYER 10 MIL. POLY. VAPOR BARRIER (LAP & TAPE ALL JOINTS)





R-11 SOUND ATTENUATION FACED BATT INSUL. EA. SIDE

R-11 SOUND ATTENUATION BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

SECOND FLOOR FRAMING ELEV.= +9'-7 7/8"

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

FILL STUD CAVITY w/ ROCK WOOL INSULATION FOR DRAFT-STOPPING @ 10'-0" MAXIMUM IN TENANT SEPARATION WALL ASSEMBLY

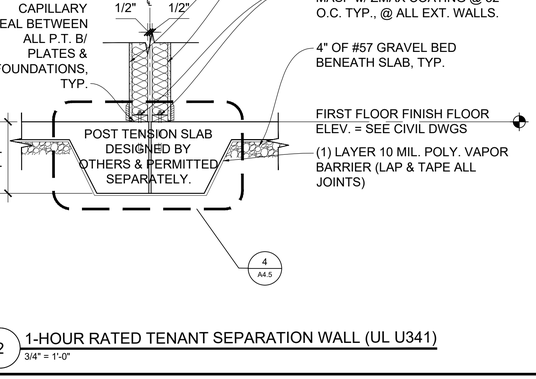
5/8" TYPE "x" GYP. BD. ON EA. SIDE OF TENANT SEPARATION WALL ASSEMBLY

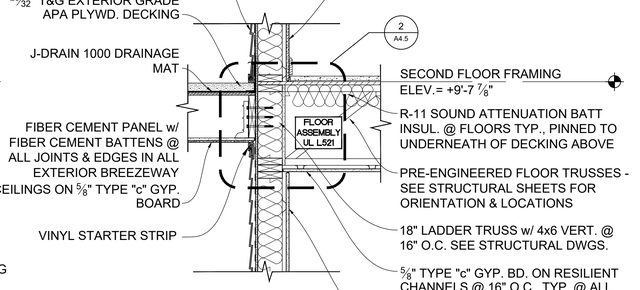
(2) 2x4 P.T. PLATE w/ MASA OR MASP w/ ZMAX COATING @ 32" O.C. TYP., @ ALL EXT. WALLS.

CAPILLARY SEAL BETWEEN ALL P.T. B/ PLATES & FOUNDATIONS, TYP.

4" OF #57 GRAVEL BED BENEATH SLAB, TYP.

(1) LAYER 10 MIL. POLY. VAPOR BARRIER (LAP & TAPE ALL JOINTS)





SECOND FLOOR FRAMING ELEV.= +9'-7 7/8"

R-11 SOUND ATTENUATION BATT INSUL. @ FLOORS TYP., PINNED TO UNDERNEATH OF DECKING ABOVE

PRE-ENGINEERED FLOOR TRUSSES - SEE STRUCTURAL SHEETS FOR ORIENTATION & LOCATIONS

18" LADDER TRUSS w/ 4x6 VERT. @ 16" O.C. SEE STRUCTURAL DWGS.

5/8" TYPE "c" GYP. BD. ON RESILIENT CHANNELS @ 16" O.C., TYP. @ ALL FIRST & SECOND FLOOR INTERIOR CEILINGS U.N.O.

5/8" TYPE "x" GYP. BD. ON RESILIENT CHANNELS @ 12" O.C., TYP. @ ALL UNIT/ BREEZEWAY ASSEMBLY

2½" MIN. CONCRETE TOPPING 3,000 PSI REINFORCED w/ WWF6x6 - W1.4 x W1.4 OVER 23/32" T&G EXTERIOR GRADE APA PLYWD. DECKING

J-DRAIN 1000 DRAINAGE MAT

FIBER CEMENT PANEL w/ FIBER CEMENT BATTENS @ ALL JOINTS & EDGES IN ALL EXTERIOR BREEZEWAY CEILINGS ON 5/8" TYPE "c" GYP. BOARD

VINYL STARTER STRIP

R-19 BATT INSUL. UNFACED FRICTION FIT, TYP. @ ALL BREEZWAY/UNIT WALLS ASSEMBLY

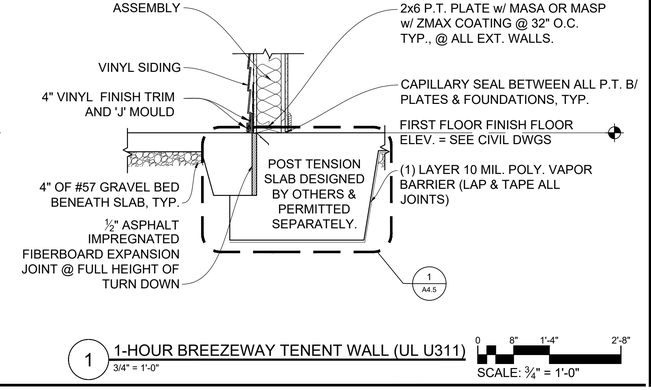
2x6 P.T. PLATE w/ MASA OR MASP w/ ZMAX COATING @ 32" O.C. TYP., @ ALL EXT. WALLS.

VINYL SIDING

4" VINYL FINISH TRIM AND 'J' MOULD

4" OF #57 GRAVEL BED BENEATH SLAB, TYP.

½" ASPHALT IMPREGNATED FIBERBOARD EXPANSION JOINT @ FULL HEIGHT OF TURN DOWN



CAPILLARY SEAL BETWEEN ALL P.T. B/ PLATES & FOUNDATIONS, TYP.

FIRST FLOOR FINISH FLOOR ELEV. = SEE CIVIL DWGS

(1) LAYER 10 MIL. POLY. VAPOR BARRIER (LAP & TAPE ALL JOINTS)

4 1-HOUR RATED INTERIOR BEARING WALL (UL U305)
3/4" = 1'-0"

3 1-HOUR RATED TENANT SEPARATION WALL (UL U341)
3/4" = 1'-0"

2 1-HOUR RATED TENANT SEPARATION WALL (UL U341)
3/4" = 1'-0"

1 1-HOUR BREEZEWAY TENENT WALL (UL U311)
3/4" = 1'-0"

0 8" 1'-4" 2'-8"
SCALE: 3/4" = 1'-0"

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REGISTERED ARCHITECT
6221
06.17.25
NORTH CAROLINA
DECATUR

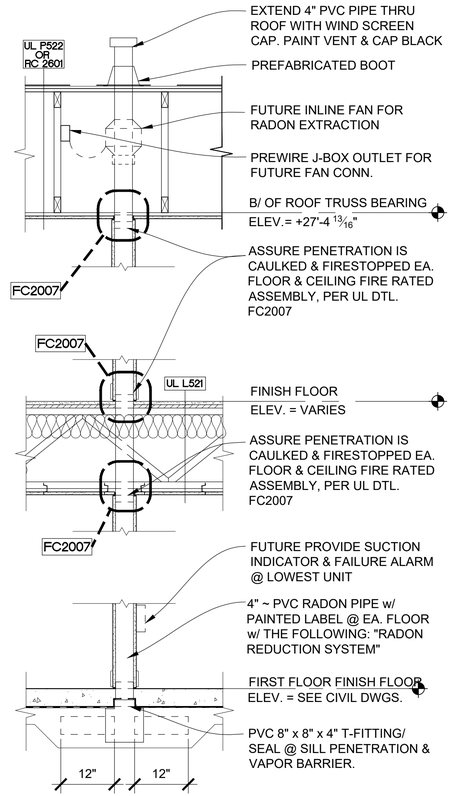
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

INTERIOR WALL SECTIONS

PERMIT / BID SET

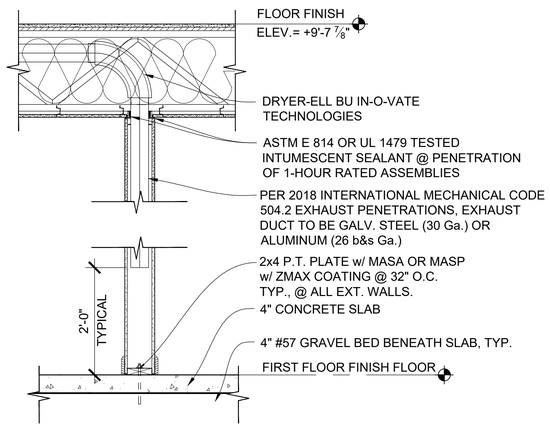
A4.2

NOTE: SYSTEM TO TERMINATE IN ATTIC WITH CAP. IN THE EVENT ELEVATED LEVELS OF RADON ARE DETECTED IN THE BUILDING POST-CONSTRUCTION AND PRE-OCCUPANCY, THE PIPES SERVING THE SLAB SPACES IN THE AFFECTED AREAS ARE TO BE CONNECTED TO INLINE EXTRACTION FANS. CFM RATING AND QUANTITY OF FANS TO BE DETERMINED BY ENGINEERING ANALYSIS OF RADON REPORTS.



1 RADON PIPING WALL SECTION
3/4" = 1'-0"

DRYER VENT NOTE:
G.C. TO PROVIDE PLAQUE @ EACH LOCATION FOR ALL UNITS THAT EXCEED THE MAXIMUM RUN DISTANCE OF 35'-0" PER THE 2020 GA AMENDMENTS TO THE 2018 IBC.



2 DRYER VENT BOX SECTION DETAIL, TYP.
3/4" = 1'-0"

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

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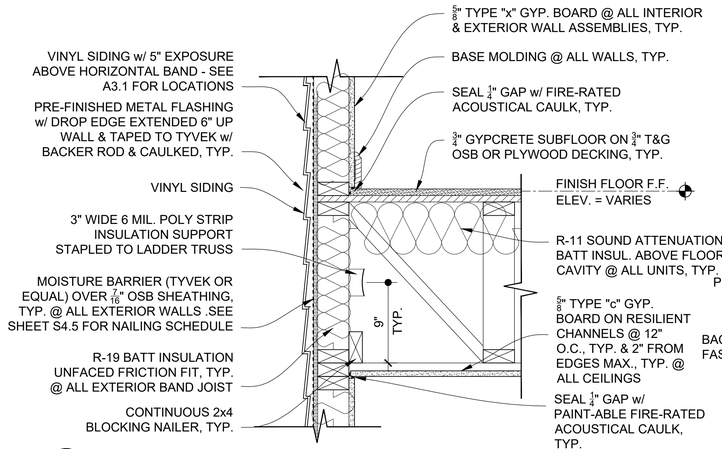
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6821
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

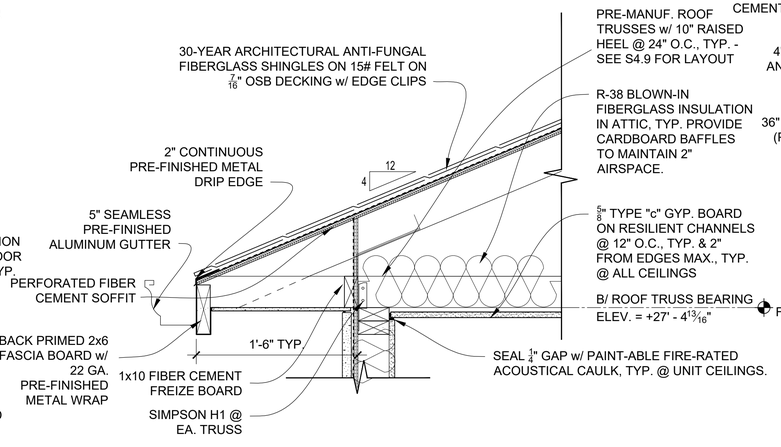
INTERIOR WALL SECTIONS

A4.3

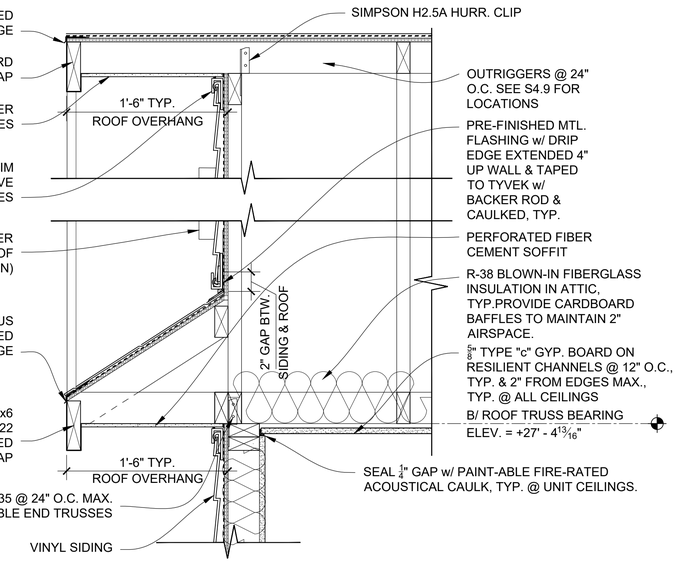
PERMIT / BID SET



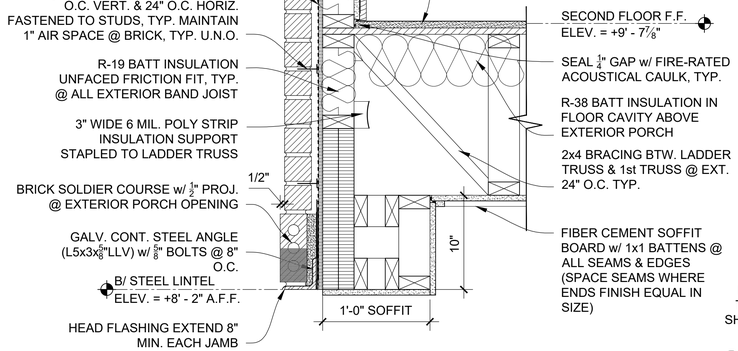
9 HORIZONTAL VINYL SIDING - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



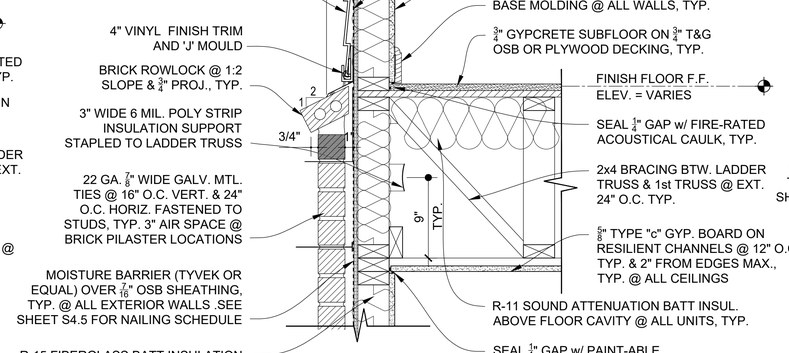
6 EAVE ROOF @ EXTERIOR WALL - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



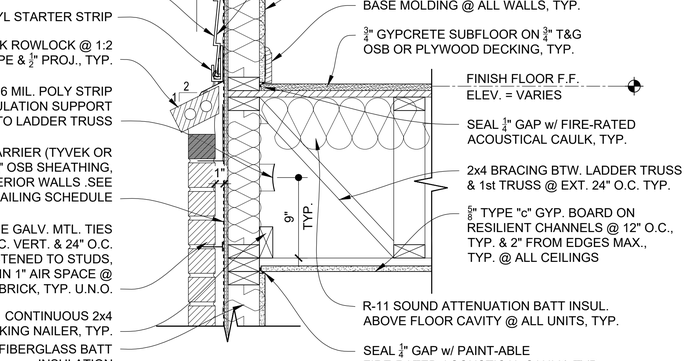
3 GABLE ROOF @ EXTERIOR WALL - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



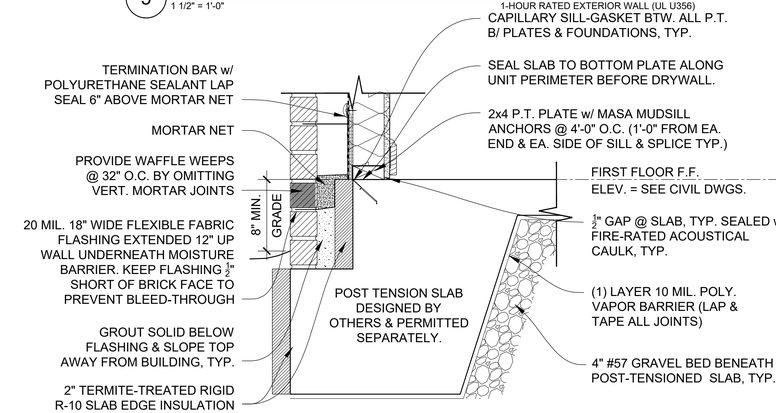
8 BRICK LINTEL @ EXTERIOR PORCH - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



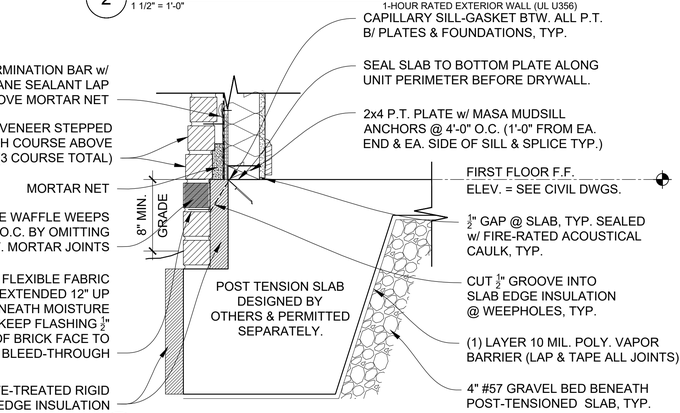
5 BRICK PILASTER CAP TO SIDING - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



2 BRICK CAP TO SIDING - ENLARGED WALL SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



4 EXTERIOR WALL FOOTING @ BRICK PILASTER - ENLARGED SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)



1 EXTERIOR WALL FOOTING - ENLARGED SECTION DETAIL
1 1/2" = 1'-0" — 1-HOUR RATED EXTERIOR WALL (UL U356)

0 4" 8" 1'-4"
SCALE: 1-½" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

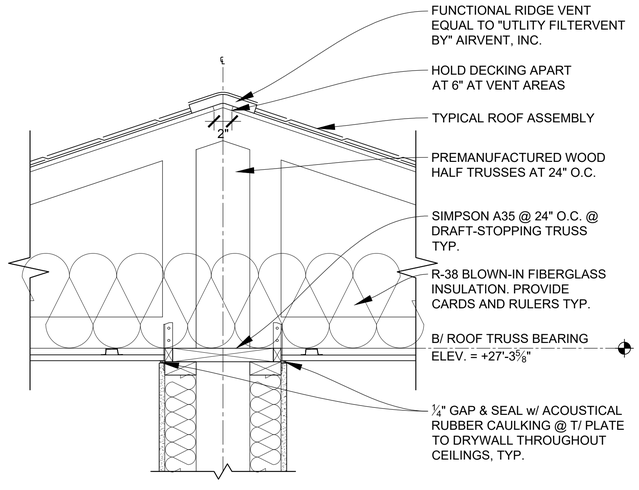
MICHAEL THOMAS RILEY — REGISTERED ARCHITECT — 6221 — NORTH CAROLINA — DECATUR, GA
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

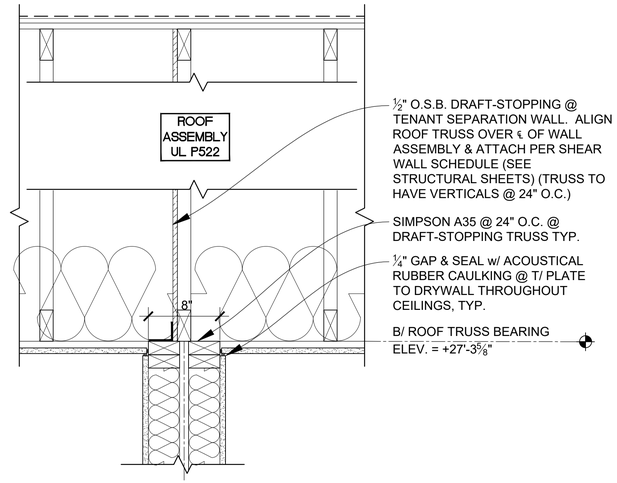
ENLARGED EXTERIOR WALL SECTIONS

A4.4

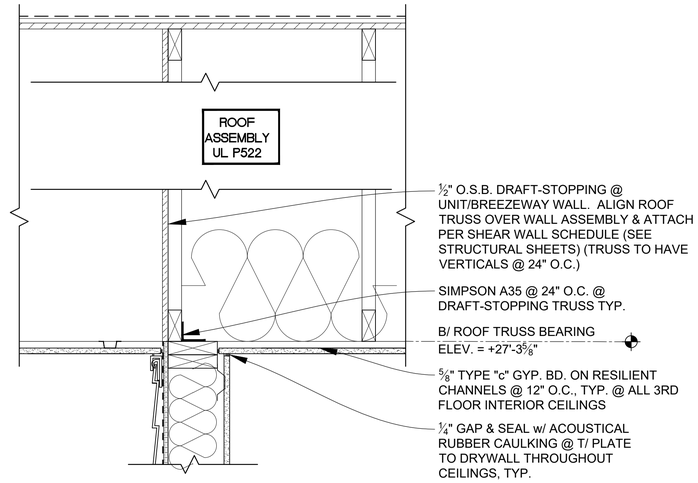
PERMIT / BID SET



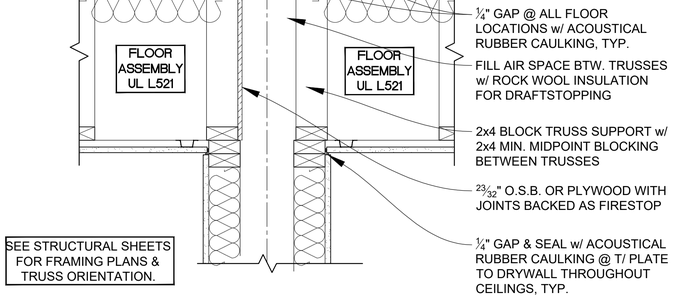
9 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U305)
1 1/2" = 1'-0"



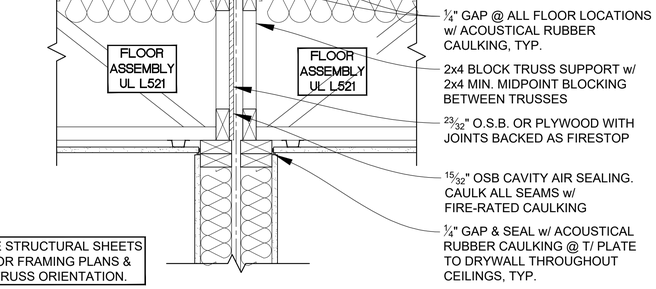
6 TENANT SEPARATION WALL SECTION DETAIL @ ROOF (UL U341)
1 1/2" = 1'-0"



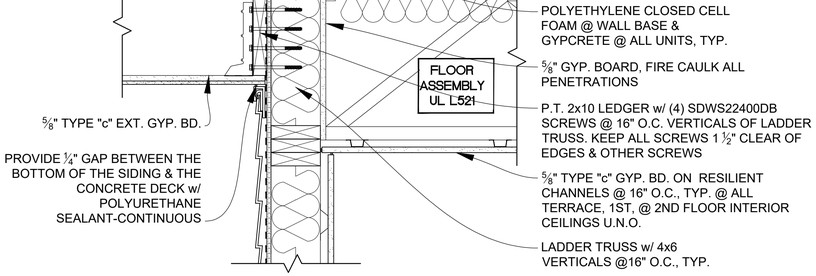
3 UNIT/BREEZEWAY SECTION DETAIL @ ROOF (UL U311)
1 1/2" = 1'-0"



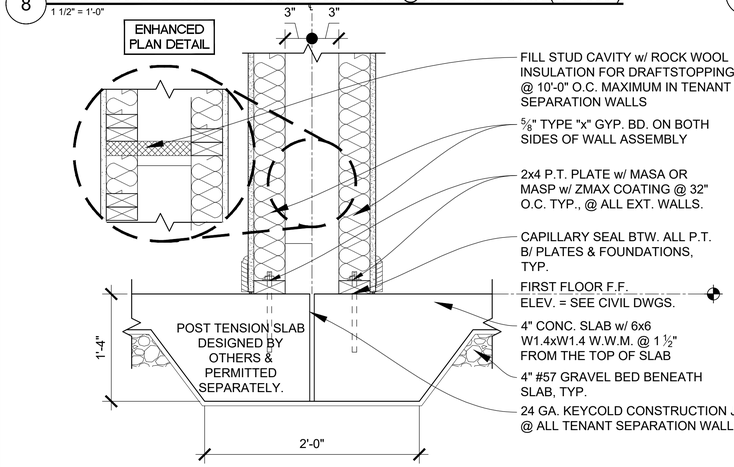
8 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U305)
1 1/2" = 1'-0"



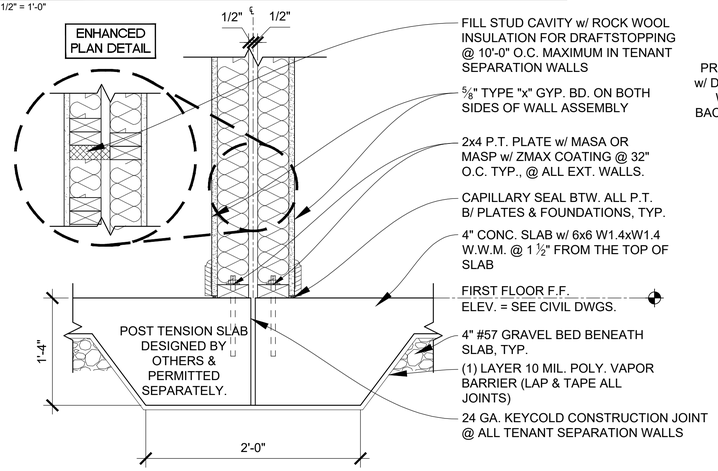
5 TENANT SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U341)
1 1/2" = 1'-0"



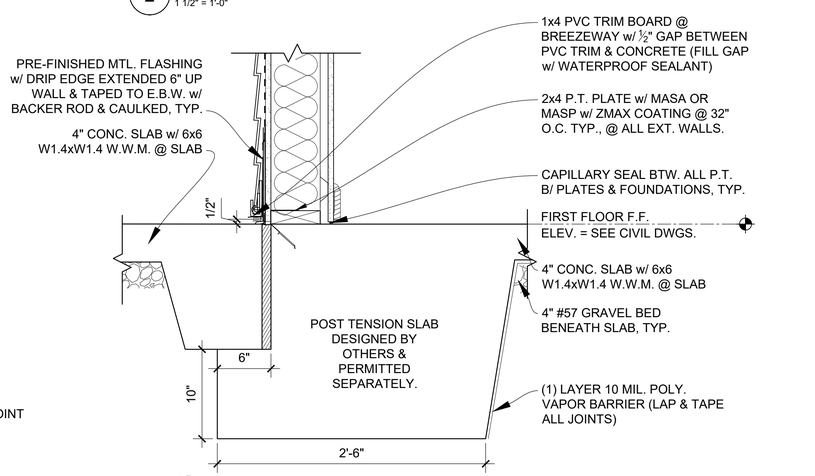
2 UNIT/BREEZEWAY SECTION DETAIL @ UPPER FLOORS (UL 311)
1 1/2" = 1'-0"



7 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"



4 TENANT SEPARATION WALL SECTION DETAIL @ FOOTING (UL U341)
1 1/2" = 1'-0"



1 UNIT/BREEZEWAY SECTION DETAIL @ SLAB (UL U311)
1 1/2" = 1'-0"

SHEET REVISION LOG

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CHECKED BY MRL

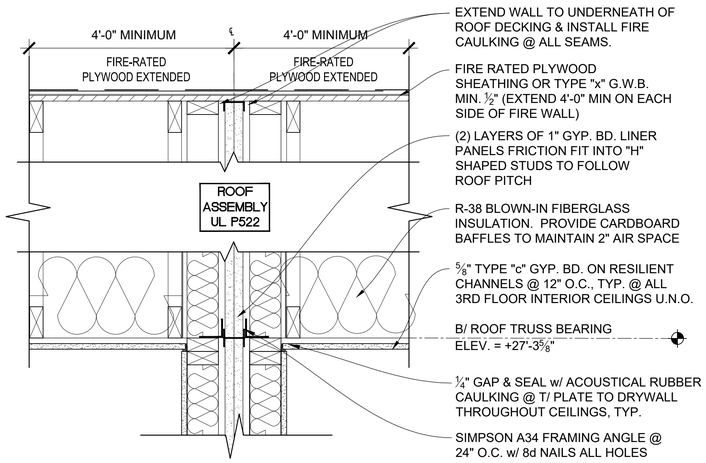
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6821
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

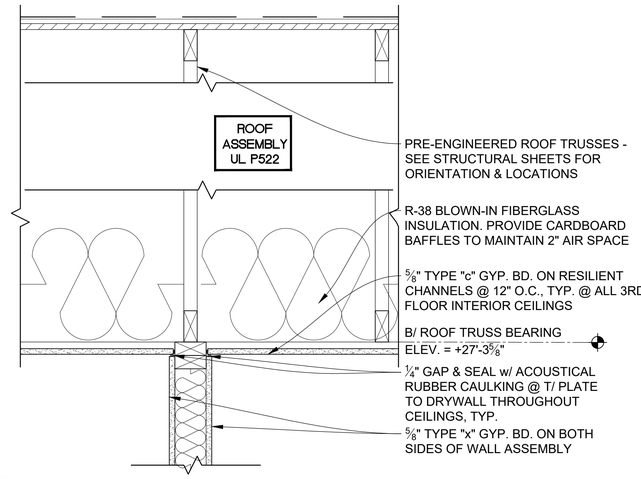
ENLARGED INTERIOR WALL SECTIONS

A4.5

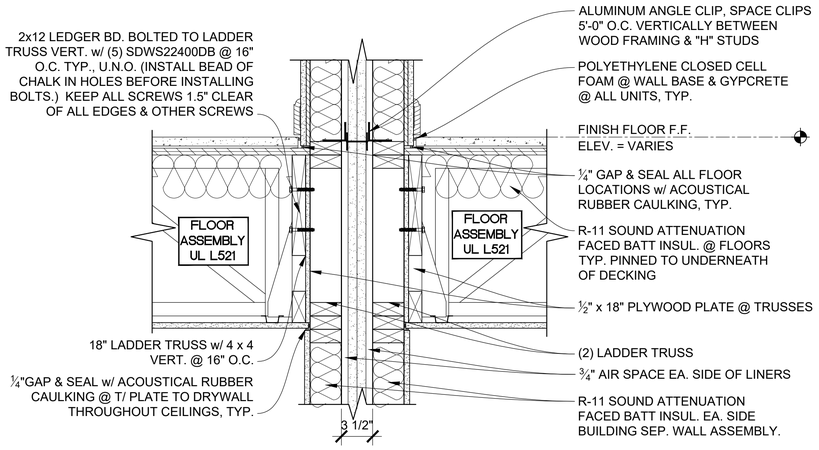
PERMIT / BID SET



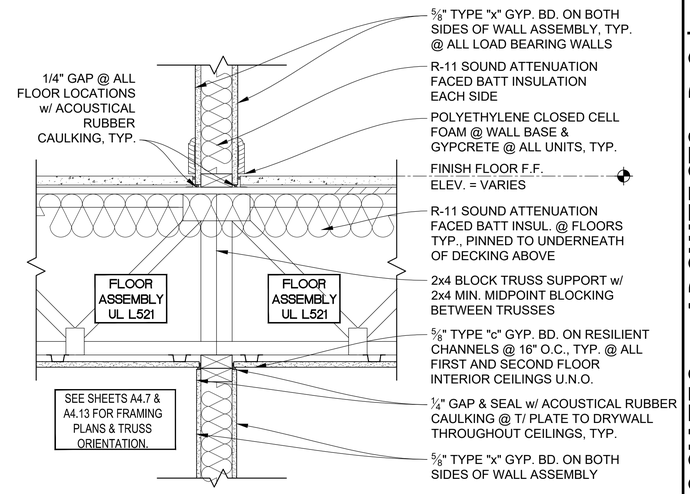
6 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ ROOF (UL U347)
1 1/2" = 1'-0"



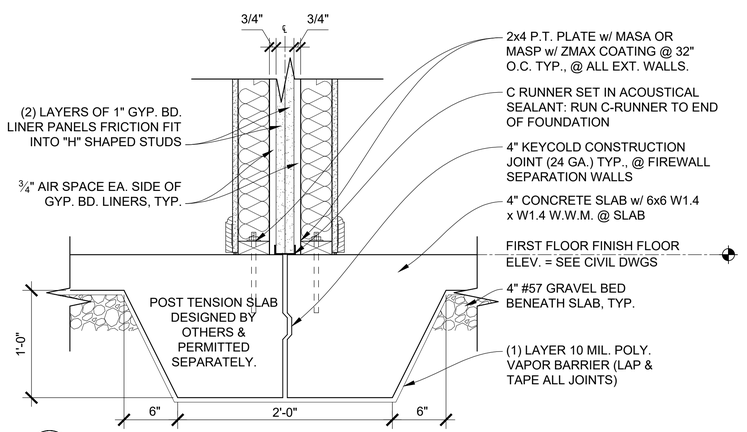
3 INTERIOR LOAD BARING WALL SECTION DETAIL @ ROOF (UL U305)
1 1/2" = 1'-0"



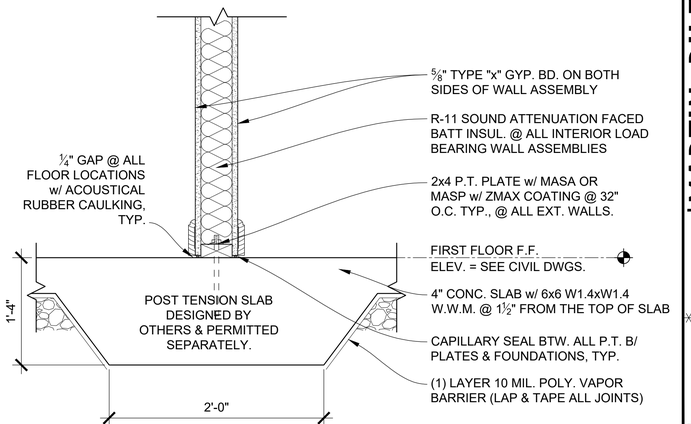
5 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ UPPER FLOORS (UL U347)
1 1/2" = 1'-0"



2 INTERIOR LOAD BEARING WALL SECTION DETAIL @ UPPER FLOORS (UL U305)
1 1/2" = 1'-0"



4 2-HOUR BLDG. SEPARATION WALL SECTION DETAIL @ FOOTING (UL U347)
1 1/2" = 1'-0"



1 INTERIOR LOAD BEARING WALL SECTION DETAIL @ FOOTING (UL U305)
1 1/2" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT NORTH CAROLINA DECATUR, GA
6.27
6.17.25

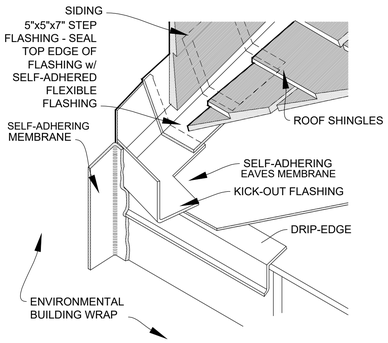
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

WEST CUMBERLAND 2
FAYETTEVILLE, NC

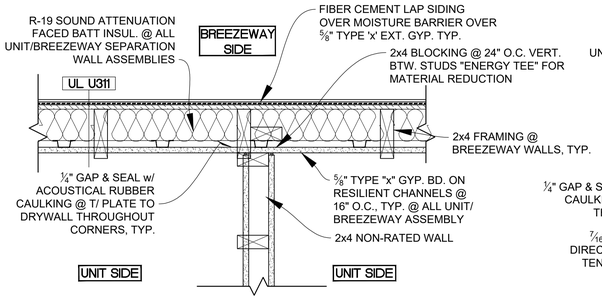
MISCELLANEOUS DETAILS

A4.6

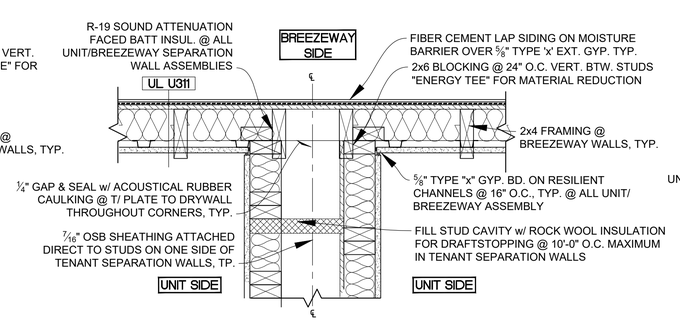
PERMIT / BID SET



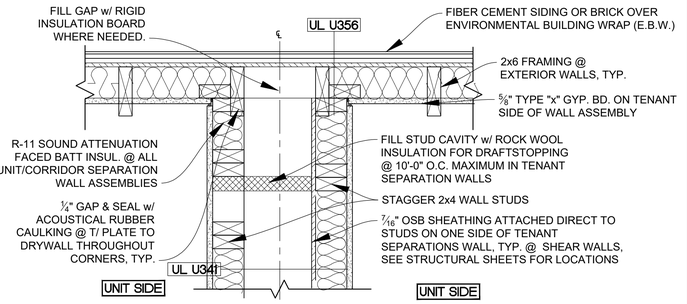
12 KICKOUT FLASHING @ SLOPING ROOF/WALL
N.T.S.



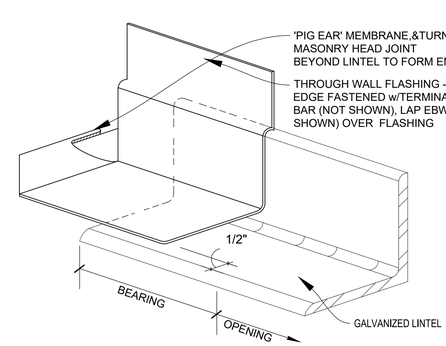
11 BREEZEWAY/RATED WALL SEPARATION PLAN DETAIL
1" = 1'-0" (UL ASSEMBLY UL U311)



10 BREEZEWAY/TENANT SEPARATION RATED WALL PLAN DETAIL
1" = 1'-0" (UL ASSEMBLY UL U311)

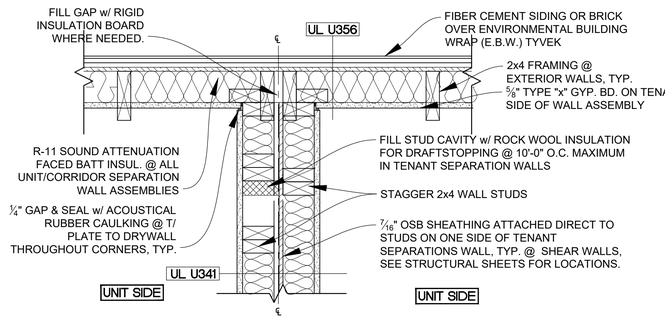


9 EXT. WALL PLAN DETAIL @ TENANT SEPARATION
1" = 1'-0" (UL ASSEMBLY UL U311)

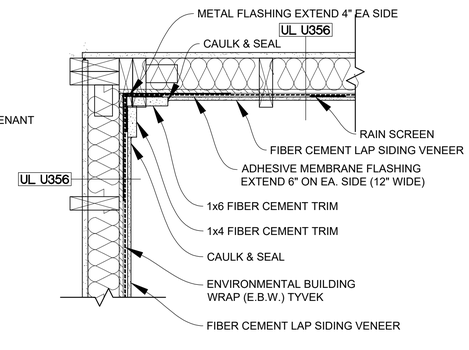


14 BRICK DETAILING AROUND COLUMN
N.T.S.

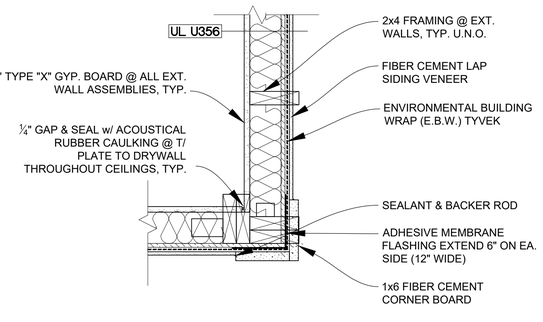
13 TYPICAL FLASHING TERMINATION @ LOOSE LINTEL
N.T.S.



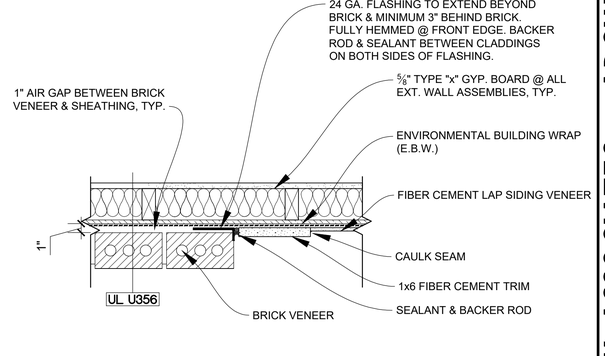
8 EXT. WALL PLAN DETAIL @ TENANT SEPARATION
1-1/2" = 1'-0" (UL ASSEMBLY UL U356 & UL U341)



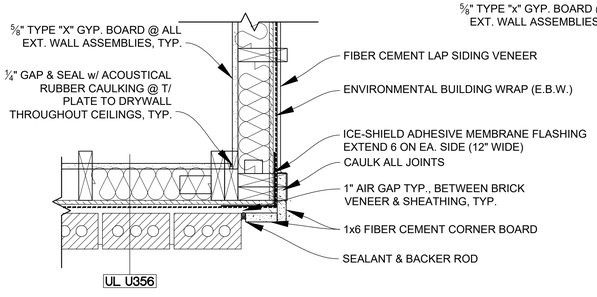
7 EXT. WALL PLAN DETAIL @ SIDING INSIDE CORNER
1-1/2" = 1'-0" (UL ASSEMBLY UL U356)



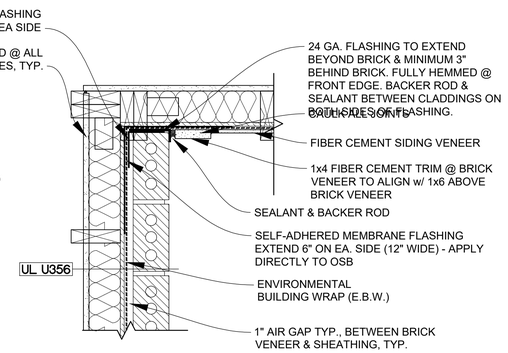
6 EXT. WALL PLAN DETAIL @ SIDING OUTSIDE CORNER
1 1/2" = 1'-0" (UL ASSEMBLY UL U356)



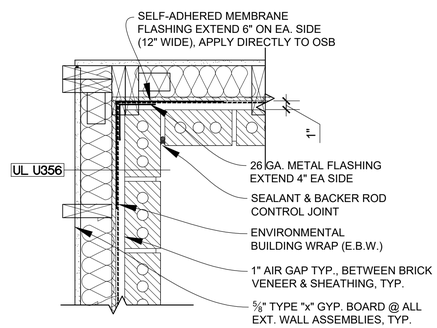
5 EXT. WALL PLAN DETAIL @ BRICK/SIDING JOINT
1-1/2" = 1'-0" (UL ASSEMBLY UL U356)



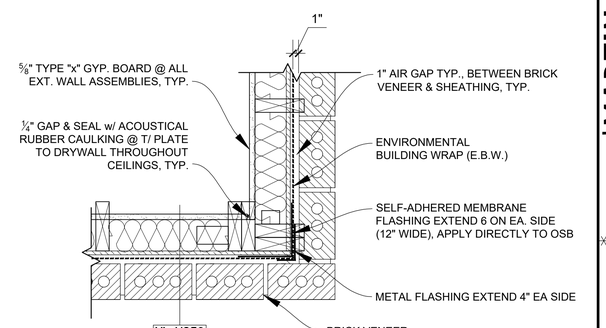
4 EXT. WALL PLAN DETAIL @ BRICK/SIDING OUTSIDE CORNER
1-1/2" = 1'-0" (UL ASSEMBLY UL U356)



3 EXT. WALL PLAN DETAIL @ BRICK/SIDING INSIDE CORNER
1 1/2" = 1'-0" (UL ASSEMBLY UL U356)



2 EXT. WALL PLAN DETAIL @ BRICK INSIDE CORNER
1 1/2" = 1'-0" (UL ASSEMBLY UL U356)



1 EXT. WALL PLAN DETAIL @ BRICK OUTSIDE CORNER
1 1/2" = 1'-0" (UL ASSEMBLY UL U356)

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

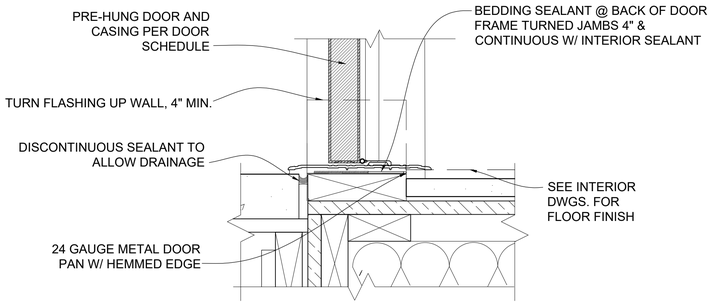
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6821
6-17-25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

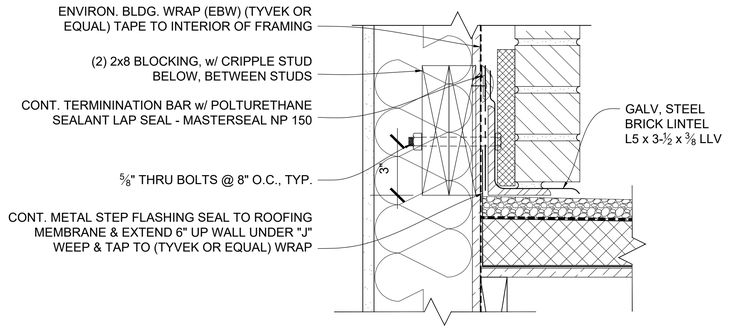
SECTION PLAN DETAILS

A4.7

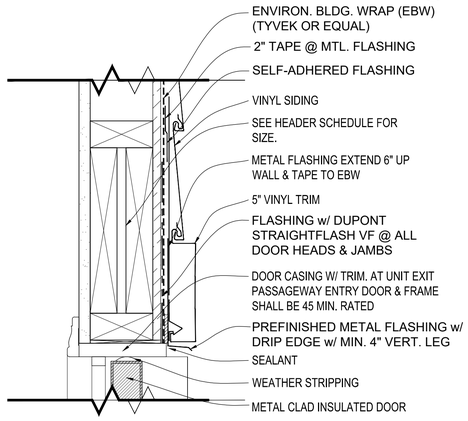
PERMIT / BID SET



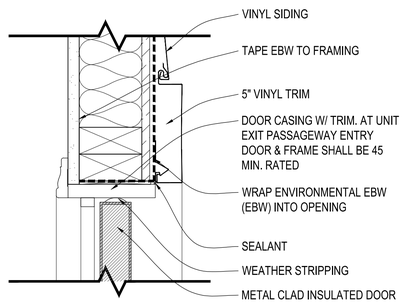
15 INTERIOR DOOR THRESHOLD @ UPPER FLOORS
3" = 1'-0"



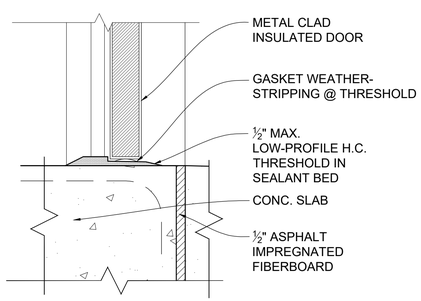
14 WATERPROOFING VENEER/ROOF FLASHING DETAIL @ BRICK
3" = 1'-0"



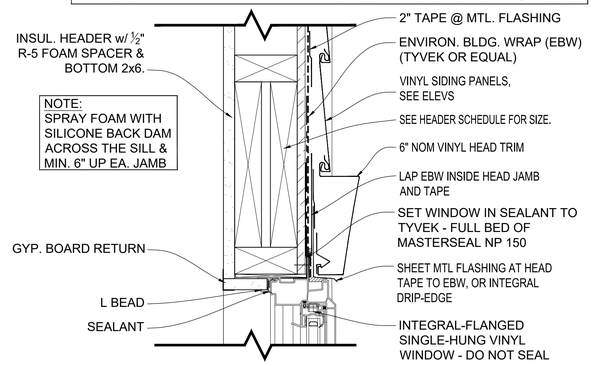
9 WATERPROOFING DOOR HEAD DETAIL @ LAP SIDING
3" = 1'-0"



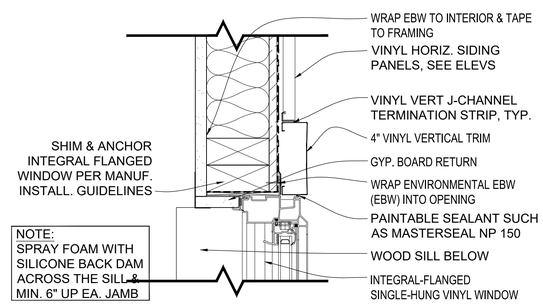
8 WATERPROOFING DOOR JAMB DETAIL @ LAP SIDING
3" = 1'-0"



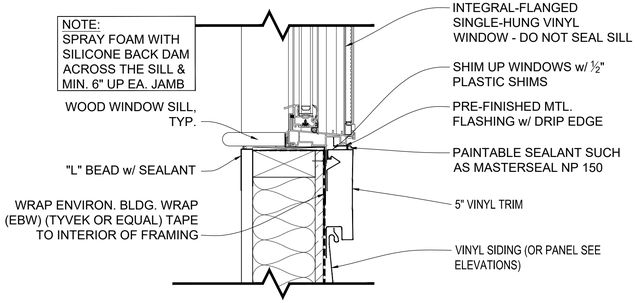
7 WATERPROOFING EXT. PATIO SLAB DETAIL @ THRESHOLD
3" = 1'-0"



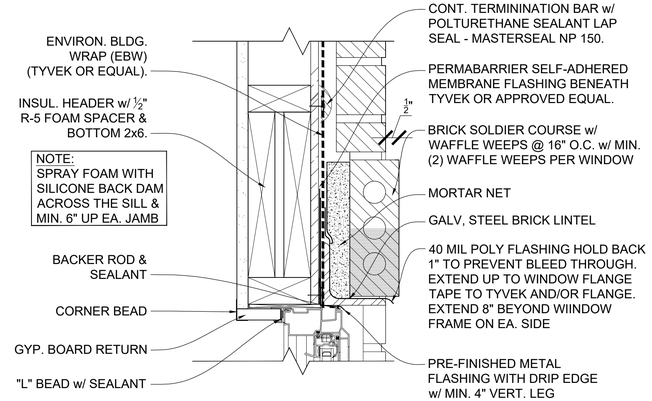
6 WATERPROOFING WINDOW HEAD DETAIL @ LAP SIDING
3" = 1'-0"



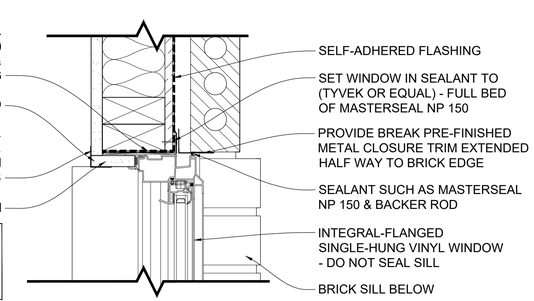
5 WATERPROOFING WINDOW JAMB DETAIL @ LAP SIDING
3" = 1'-0"



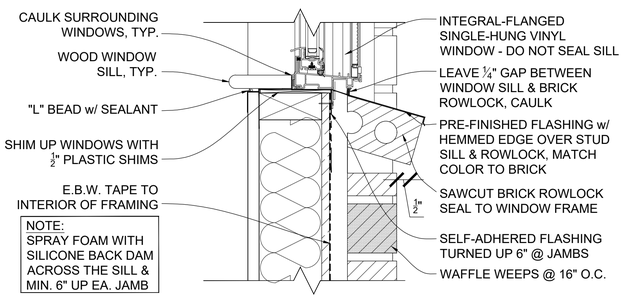
4 WATERPROOFING WINDOW SILL DETAIL @ LAP SIDING
3" = 1'-0"



3 WATERPROOFING WINDOW HEAD DETAIL @ BRICK
3" = 1'-0"



2 WATERPROOFING WINDOW JAMB DETAIL @ BRICK
3" = 1'-0"



1 WATERPROOFING WINDOW SILL DETAIL @ BRICK
3" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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CHECKED BY MRL

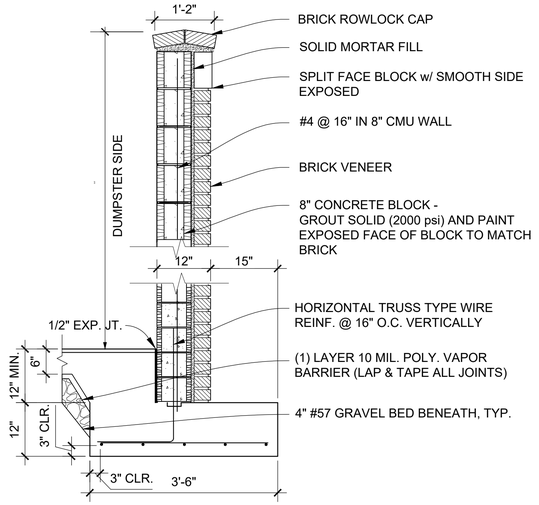
MICHAEL THOMAS RILEY REGISTERED ARCHITECT 6221 NORTH CAROLINA DECATUR, GA 6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

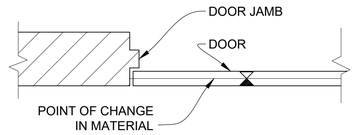
ENLARGED WINDOW & DOOR WATERPROOFING DETAILS

PERMIT / BID SET

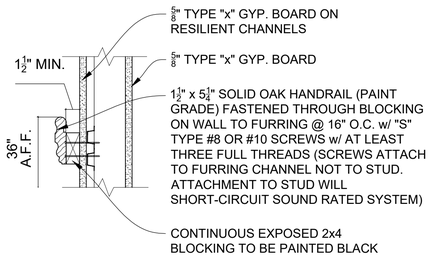
A4.8



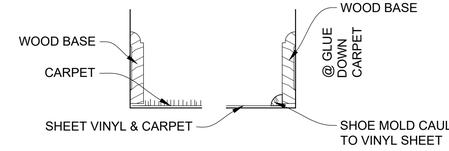
11 DUMPSTER WALL SECTION DETAIL
1 1/2" = 1'-0"



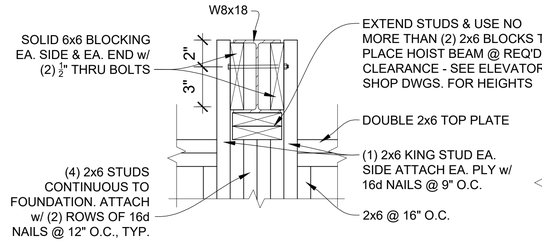
14 WOOD BASE DETAIL
3" = 1'-0"



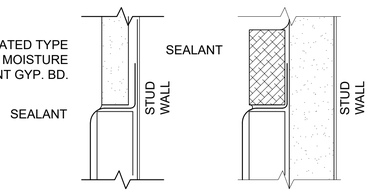
10 CORRIDOR OAK HANDRAIL DETAIL
1 1/2" = 1'-0"



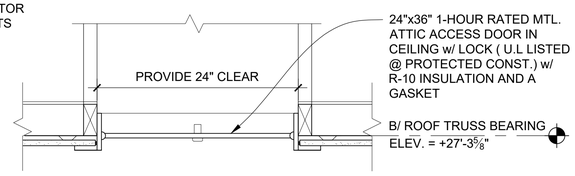
13 FLOOR MATERIAL CHANGE PLAN VIEW DETAIL
N.T.S.



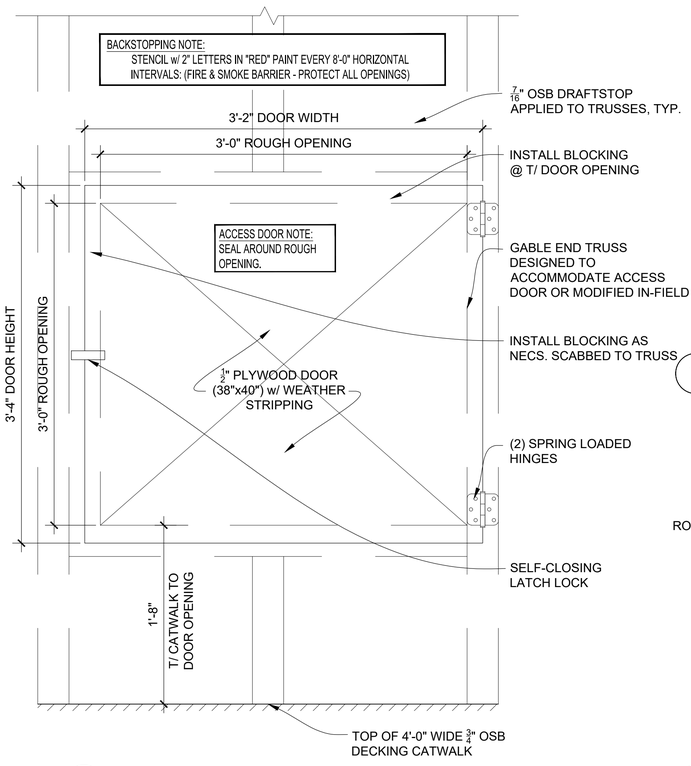
9 WALL SECTION DETAIL @ ELEVATOR HOIST BEAM
1 1/2" = 1'-0"



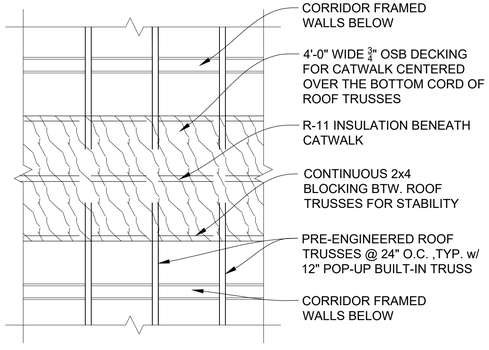
12 SECTION PLAN DETAIL @ UNITS TUB / SHOWER
N.T.S.



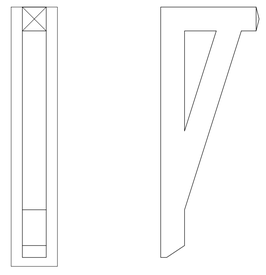
8 WALL SECTION DETAIL @ ATTIC ACCESS
1 1/2" = 1'-0"



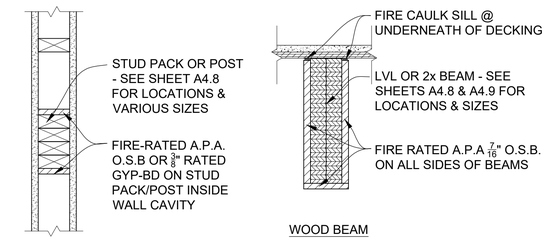
4 ACCESS DOOR THROUGH ATTIC DRAFTSTOPPING
1 1/2" = 1'-0"



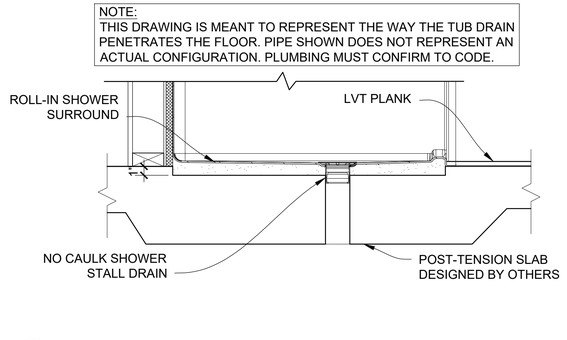
7 PLAN SECTION DETAIL @ ATTIC CATWALK
1 1/2" = 1'-0"



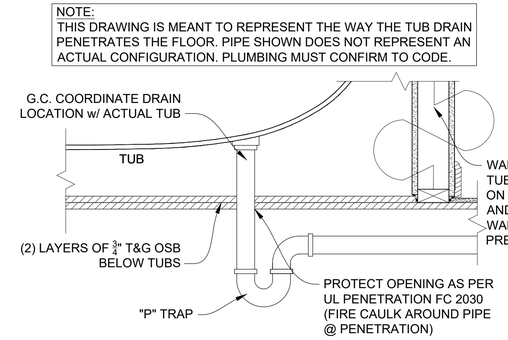
6 ENLARGED EAVE BRACKET DETAIL
1" = 1'-0"



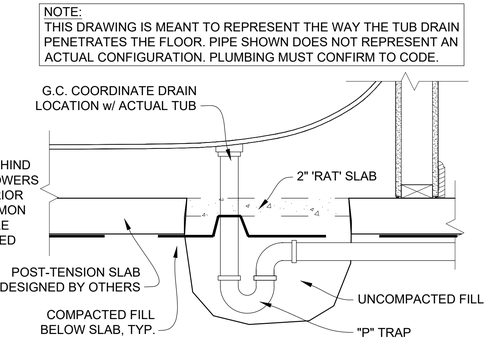
5 1-HOUR BEAM AND COLUMN WRAP DETAIL @ FLOOR CAVITIES
1 1/2" = 1'-0"



3 SECTION DETAIL @ ANSI TYPE "(as/av)" ROLL-IN SHOWER ON SLAB
1 1/2" = 1'-0"



2 SECTION DETAIL @ TUB ON UPPER FLOORS
1 1/2" = 1'-0"



1 SECTION DETAIL @ TUB ON FIRST FLOOR SLAB
1 1/2" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

SHEET REVISION LOG

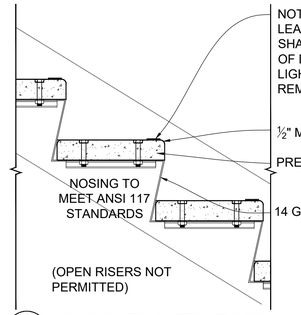
PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

MICHAEL THOMAS RILEY REGISTERED ARCHITECT NORTH CAROLINA DECATUR
6821
6-17-25

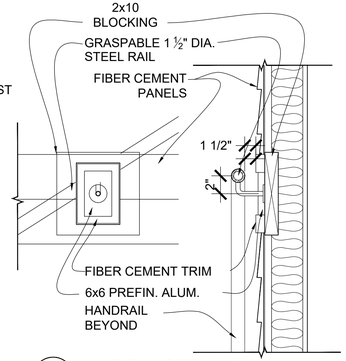
MISCELLANEOUS DETAILS

A4.9

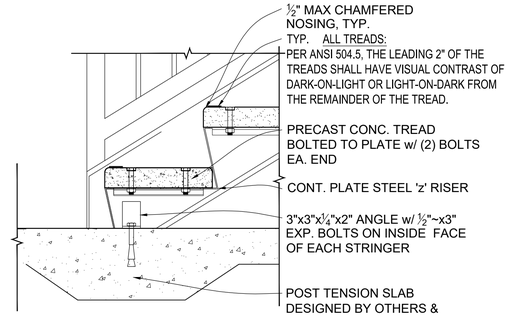
PERMIT / BID SET



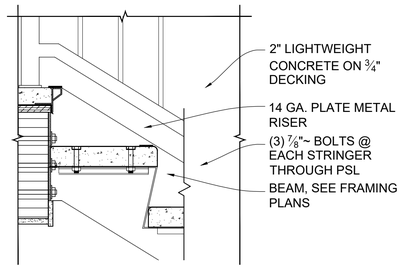
6 STAIR RISER @ TREAD DETAIL
1 1/2" = 1'-0"



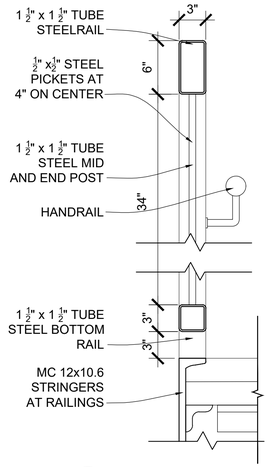
5 HAND RAIL DETAIL @ WALL
1 1/2" = 1'-0"



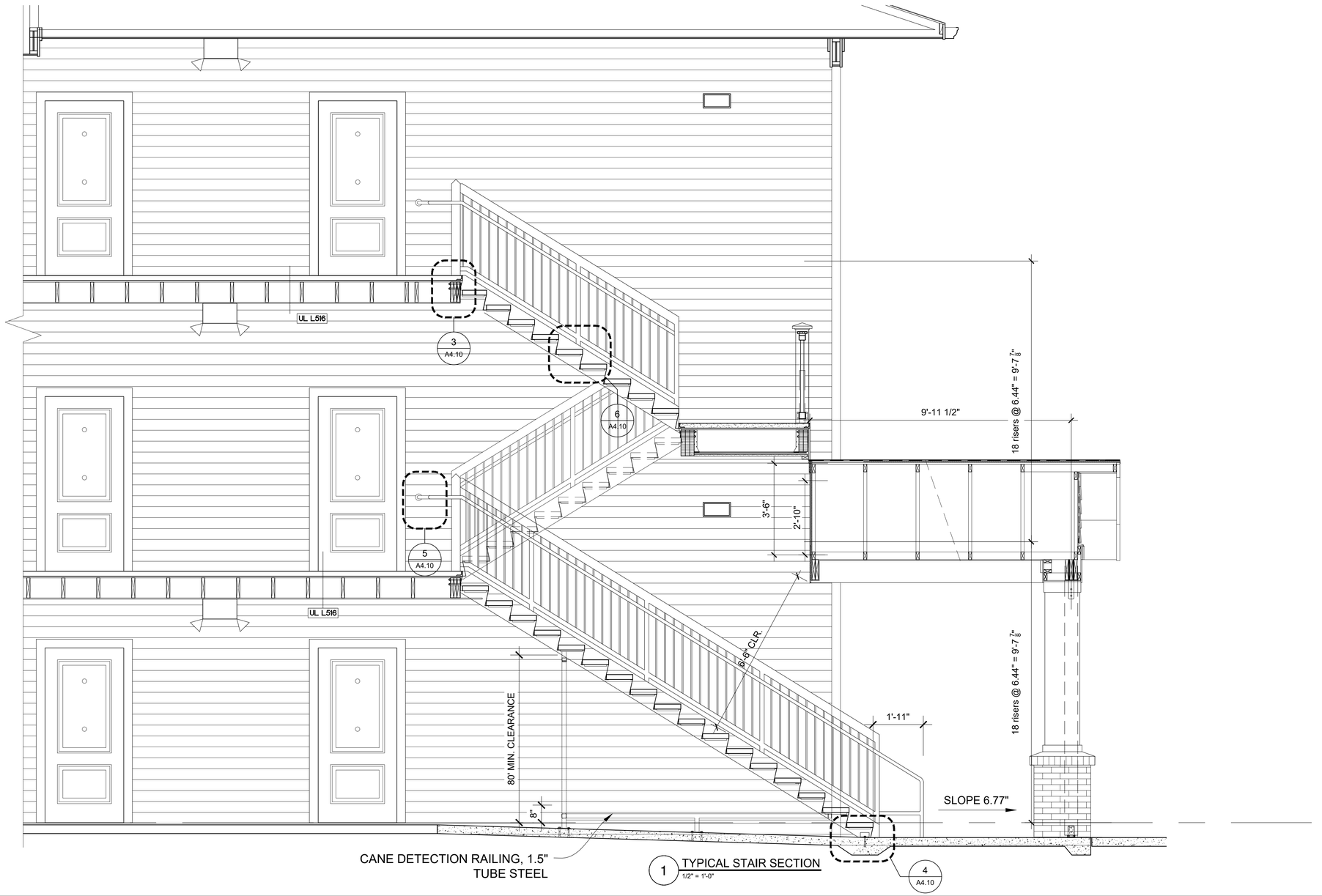
4 STAIR DETAIL @ CONC. SLAB
1 1/2" = 1'-0"



3 STAIR DETAIL @ TOP OF STAIR
1 1/2" = 1'-0"



2 GUARDRAIL @ STAIR
1 1/2" = 1'-0"



1 TYPICAL STAIR SECTION
1/2" = 1'-0"

0 1' 2' 4'
SCALE: ½" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2024-012
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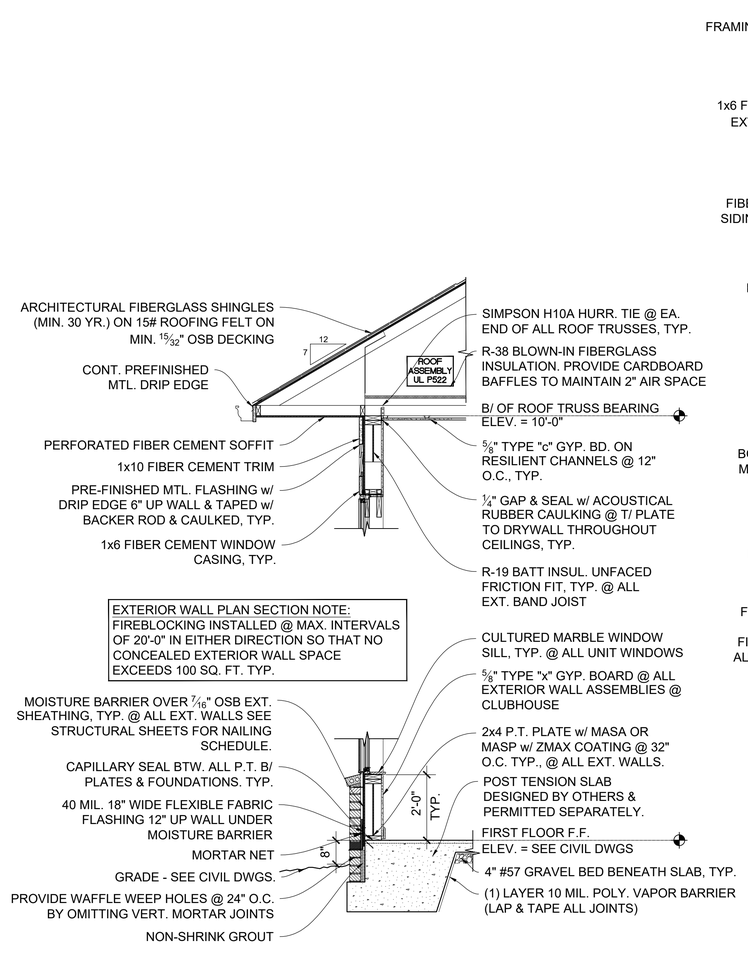
MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
6221
NORTH CAROLINA
DECATUR, GA
06.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

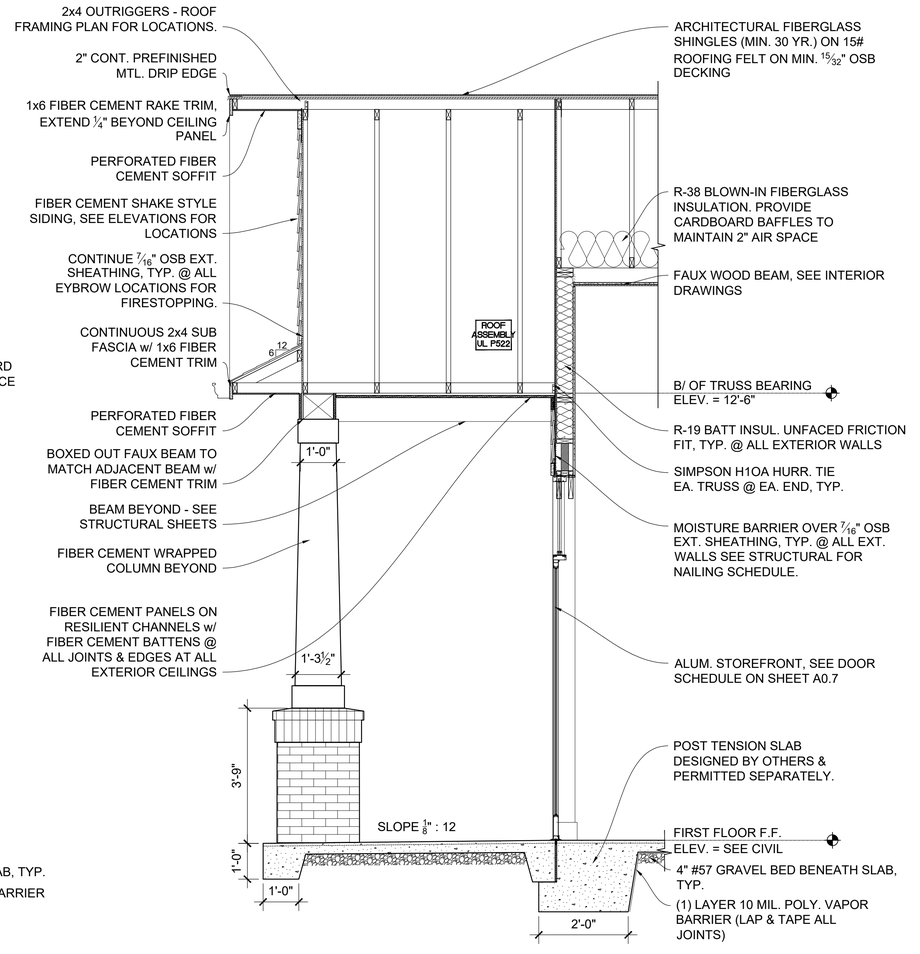
STAIR SECTION & DETAILS

A4.10

PERMIT / BID SET



2 CLUBHOUSE EXTERIOR WALL SECTION DETAIL
1/2" = 1'-0"



1 CLUBHOUSE EXTERIOR WALL SECTION DETAIL @ PORCH
1/2" = 1'-0"

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

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MICHAEL THOMAS RILEY
REGISTERED ARCHITECT
NORTH CAROLINA
DECATUR, GA
6821
6.17.25

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
WEST CUMBERLAND 2
FAYETTEVILLE, NC

CLUBHOUSE SECTION DETAILS

A4.11

PERMIT / BID SET

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS:

A. PROVIDE AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT THE ENTIRE PROJECT AS SPECIFIED HEREIN & SHOWN ON THE PLANS.

B. WHEN THE ABOVE WORK HAS BEEN COMPLETED ACTIVATE THE SYSTEM FOR FIRE PROTECTION DURING CONSTRUCTION.

C. ACTIVATE HEAT TO INSURE THAT NO PIPING SHALL BE ROUTED IN ATTIC AREA OR LOCATION SUBJECT TO FREEZING.

D. GENERAL CONDITIONS APPLY TO THIS SECTION WITH THE ADDITION AND MODIFICATIONS SPECIFIED HEREIN. THE FIRE PROTECTION SYSTEM INCLUDES THE DESIGNING, FURNISHING OF MATERIALS AND INSTALLATION OF AN APPROVED FIRE PROTECTION SYSTEMS AS HEREIN DESCRIBED FOR THE FOLLOWING AREAS.

E. THE DESIGN, HYDRAULIC CALCULATIONS, EQUIPMENT, MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH NFPA 13 CODES AND STANDARDS. THE SYSTEM INSTALLATION SHALL INCLUDE ALL MATERIALS, ACCESSORIES AND EQUIPMENT NECESSARY FOR AN APPROVED FIRE PROTECTION SYSTEM COMPLETE AND READY FOR USE. THE SYSTEM DESIGN AND INSTALLATION AS ALL OTHER CONSTRUCTION EQUIPMENT. THE SPRINKLER SHALL BE FREE OF OPERATING AND MAINTENANCE DIFFICULTIES. THE INSTALLATION SHALL BE AS PER DETAILED DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT AND/OR ENGINEER. DEVICES AND EQUIPMENT SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE OF A MAKE AND TYPE LISTED BY UNDERWRITERS LABORATORIES INC., OR APPROVED BY FACTORY MUTUAL LABORATORIES.

1.02 CONTRACTOR'S QUALIFICATIONS:

A. THE FIRE PROTECTION CONTRACTOR SHALL BE CERTIFIED, REGISTERED AND HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN THE FIELD OF FIRE PROTECTION SYSTEM DESIGN AND INSTALLATION.

1.03 DRAWINGS AND SPECIFICATIONS:

A. THE COMMENCEMENT OF WORK UNDER THIS SECTION INDICATES THAT THE CONTRACTOR HAS EXAMINED AND HAS KNOWLEDGE OF THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND SITE WORK DRAWINGS AND SPECIFICATIONS. THE FAILURE OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH ALL AVAILABLE INFORMATION SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY.

1.04 ORDINANCES, PERMITS AND CODES:

A. IT SHALL BE THE CONTRACTOR'S DUTY TO PROVIDE ALL THE LABOR AND MATERIALS COVERED BY THESE SPECIFICATIONS IN CONFORMANCE WITH ALL ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONNECTIONS, AND SPECIFICATION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE FIRE PROTECTION SYSTEMS.

D. ALL WORK HEREIN SHALL CONFORM TO ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES.

E. THE WORK SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF:

1. NATIONAL FIRE PROTECTION ASSOCIATION NFPA 13R, 2018 EDITION
2. INTERNATIONAL FIRE CODE (IFC) 2018 EDITION, W/ GEORGIA AMENDMENTS
3. LOCAL FIRE MARSHALL
4. NFPA-101, LIFE SAFETY CODE 2018 EDITION, W/ GEORGIA AMENDMENTS
5. OWNER'S INSURANCE UNDERWRITER
6. ANSI 117.1 ELEVATOR CODE, 2009 EDITION W/ GEORGIA AMENDMENTS

F. CODES AND REGULATIONS REFERRED TO ARE MINIMUM STANDARDS. WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS EXCEED THOSE OF THE CODES AND REGULATIONS, THE DRAWINGS AND SPECIFICATIONS GOVERN.

1.05 COORDINATION AND CONFLICTS:

A. WHERE MINOR DEVIATIONS FROM PLANS ARE REQUIRED IN ORDER TO CONFORM TO SPACE LIMITATIONS, SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER & SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

B. PRIOR TO ANY WORK ON THIS PROJECT THE SPRINKLER CONTRACTOR SHALL BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION OF FLOORS, ROOF AND WALLS (POST TENSION, FLAT PLATE, PAN JOIST, ETC.). ALL STEEL RODS, POST TENSION CABLES AND BEAMS SHALL BE LOCATED BEFORE DRILLING HOLES FOR PIPE OR USING POWER-DRIVEN STUDS, SELF-DRILLING ANCHORS, OR EXPANSION SHIELDS, ETC.., FOR PIPE HANGERS. THE CONTRACTOR IS TOTALLY LIABLE FOR ANY AND ALL PROBLEMS OR DAMAGES CAUSED BY FAILURE TO COMPLY WITH THE ABOVE.

1.06 SPECIAL CONDITIONS:

A. CLEAN-UP:

1. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ANY DEBRIS RESULTING FROM HIS WORK. ANY AREAS IN WHICH THE CONTRACTOR HAS PERFORMED WORK SHALL BE LEFT BROOM CLEAN UNLESS A MORE THOROUGH CLEANING IS REQUIRED BY AN OTHER SECTION OF THESE SPECIFICATIONS.

1.07 WARRANTY:

A. ALL EQUIPMENT SHALL BE STARTED, TESTED, ADJUSTED, AND PLACED IN SATISFACTORY OPERATING CONDITION BY THE CONTRACTOR. ALL EQUIPMENT SHALL BE COVERED BY WARRANTY FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY & THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF ALL MANUF. GUARANTEES OR WARRANTIES.

B. ALL EQUIPMENT FURNISHED SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE.

1.08 RECORD DOCUMENTS:

A. CONTRACTOR SHALL FURNISH AT THE TIME OF REQUEST FOR FINAL PAYMENT. BROCHURES CONTAINING THE FOLLOWING INFORMATION AS CALLED FOR IN THESE SPECIFICATIONS.

1. LETTER OF GUARANTEES.
2. OPERATING INSTRUCTIONS.
3. MANUFACTURER'S PART DATA AND SERVICE INSTRUCTIONS ON ALL ITEMS OF EQUIPMENT.
4. MANUFACTURER'S GUARANTEES AND WARRANTIES.

1.09 ELECTRICAL WORK: (NOTE: THE REFERENCE TO A CONTROL PANEL IS ONLY APPLICABLE WHERE ONE EXISTS. IF THERE IS NOT A CONTROL PANEL THEN SUPERVISE THE VALVES WITH LOCKS & PROVIDE AN ALARM MOTOR GONG).

A. FLOW SWITCHES TO BE WIRED TO A LOCAL CONTROL PANEL.

B. TAMPER SWITCHES TO BE WIRED TO A LOCAL CONTROL PANEL FOR LOCAL TROUBLE ALARM ONLY.

C. ALL CONTROL WIRING SHALL BE FURNISHED AND INSTALLED UNDER THIS SECTION.

D. POWER WIRING TO THE JUNCTION BOX AT THE ALARM VALVE, UNLESS OTHERWISE INDICATED HEREIN BEFORE, SHALL BE FURNISHED AND INSTALLED UNDER THE ELECTRICAL SECTION, EXCEPT AS SPECIFIED HEREIN.

1.10 ELECTRICAL ROOMS:

A. SPRINKLER PIPE MAY EXTEND INTO BUT NOT PASS THROUGH ELECTRICAL ROOMS.

1.11 STANDARDS FOR MATERIAL AND WORKMANSHIP:

A. ALL MATERIALS USED IN THIS WORK SHALL BE NEW, LISTED & LABELED BY THE UNDERWRITERS LABORATORIES, INC.. AND/OR HAVE AN FM APPROVAL AS CONFORMING TO ITS STANDARDS, WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER & SHALL PRESENT A NEAT & MECHANICAL APPEARANCE WHEN COMPLETED. THE ARCHITECT OR ENGINEER WILL JUDGE THE QUALITY OF WORKMANSHIP.

1.12 SUBMITTALS:

A. ALL MATERIALS AND EQUIPMENT THE CONTRACTOR PROPOSES TO FURNISH SHALL BE SUBMITTED FOR REVIEW WITHIN 30 DAYS AFTER THE CONTRACT HAS BEEN AWARDED. DATA SHALL BE COMPLETE IN ALL RESPECTS AND SHALL REFERENCE, WHERE APPLICABLE, TO THE UNIT SYMBOL UTILIZED ON THE DRAWINGS AND SPECIFICATIONS.

B. SUBMITTAL REVIEW IS CONSIDERED AS GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE EQUIPMENT AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN THE CONTRACTOR DESIRES TO USE SUBSTITUTED EQUIPMENT, HE SHALL BE RESPONSIBLE FOR PRODUCING HIS OWN COORDINATED WORK DRAWINGS WHICH DEPICT THE SUBSTITUTED EQUIPMENT ACCOMMODATED IN THE SPACE. WHERE THE SUBSTITUTED EQUIPMENT CREATES THE NEED FOR ALTERATIONS IN ANY PORTION OF THE WORK DEPICTED IN THE CONTRACT DOCUMENT, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSUME ANY ADDITIONAL COST TO THE CONTRACT CREATED BY SUBSTITUTED EQUIPMENT.

C. SUBSTITUTED EQUIPMENT IS CONSIDERED TO BE ANY EQUIPMENT OTHER THAN NAMED ITEMS IN THE SPECIFICATIONS OR ON THE DRAWINGS.

D. CONTRACTOR FURTHER AGREES THAT IF DEVIATIONS, DISCREPANCIES OR CONFLICTS BETWEEN THE SHOP DRAWINGS AND SPECIFICATIONS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWING AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED. REVIEW OF SUBMITTAL DATA SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS DUTY TO PERFORM ALL WORK AND PROVIDE ALL EQUIPMENT IN STRICT COMPLIANCE WITH THE REQUIREMENTS SET FORTH ON THE DRAWINGS HEREIN.

E. SUBMIT FOR REVIEW COMPLETE DATA AND DRAWINGS ON THE FOLLOWING ITEMS:

1. COMPLETE SET OF SHOP (WORKING) DRAWINGS BEARING EVIDENCE OF REGISTRATION AND CERTIFICATION, THE UNDERWRITERS LETTER OF APPROVAL AND/OR COMMENTS.
2. HYDRAULIC CALCULATIONS.
3. EQUIPMENT (SPRINKLERS, SIAMESE CONNECTIONS, WATER MOTOR ALARM, ETC..)
4. VALVES
5. HANGERS
6. FITTINGS
7. PIPING

F. THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR "WORKING PLANS" AS SPECIFIED IN NFPA 13, CHAPTER 6 "PLANS AND CALCULATIONS" SHALL INCLUDE ALL APPLICABLE DATA SPECIFIED HEREIN. NO WORK SHALL BEGIN UNTIL THE DESIGN OF THE SYSTEMS AND THE VARIOUS COMPONENTS HAVE BEEN APPROVED.

PART 2 - PRODUCTS

2.01 CLASSIFICATION OF PIPING:

A. MINIMUM THICKNESS OF PIPE SHALL BE SCHEDULE 10 BLACK STEEL CONFORMING TO ASTM A135.

B. SCHEDULE 40 WELDED OR SEAMLESS STEEL PIPE, ASTM A53 AND A135
(1) CLASS 125 AND 250 CAST IRON THREADED FITTINGS, ASME B16.4
(2) CLASS 150 AND 300 MALLEABLE IRON THREADED FITTINGS, ASME B16.3
(3) CLASS 125 AND 250 CAST IRON FLANGED FITTINGS, ASME B16.1
(4) SCHEDULE 40, FORGED STEEL BUTTWELD FITTINGS, ASME B16.9
(5) GROOVED MECHANICAL COUPLINGS AND FITTINGS WITH EPDM GASKET, MALLEABLE IRON OR DUCTILE IRON, 800 PSI MINIMUM RATING ASTM A47 & A556 UL LISTED FM APPROVED.

C. LIGHTWALL WELDED OR SEAMLESS STEEL PIPE, ASTM A53 AND A135
(1) GROOVED MECHANICAL COUPLINGS AND FITTINGS WITH EPDM GASKET, MALLEABLE IRON OR DUCTILE IRON, 800 PSI MINIMUM RATING ASTM A47 & A536 UL LISTED FM APPROVED.

D. AT THE CONTRACTOR'S OPTION, CPVC PIPING COMPLYING WITH STANDARD ASTM F 442 AND NFPA 13 MAY BE USED WHERE APPLICABLE FOR ABOVE GROUND WET SPRINKLER PIPING.

2.02 FIRE PROTECTION SYSTEM:

A. THE SPRINKLER SYSTEMS SHALL CONFORM TO NFPA 13 STANDARDS AND CODES. HOSE THREADS SHALL CONFORM TO LOCAL FIRE DEPARTMENT EQUIPMENT. PIPING AND FITTINGS: PIPING SHALL BE AS NOTED IN 2.01, A. ABOVE. SYSTEM PIPE AND FITTINGS SHALL BE DESIGNED FOR A MINIMUM 175 PSI WORKING PRESSURE.

2.03 SPRINKLER EQUIPMENT MATERIAL:

A. ALL VALVE HANDWHEELS SHALL BE ORIENTED TO PROVIDE MAXIMUM ACCESSIBILITY FOR OPERATION. VALVES SHALL HAVE U.L. LISTINGS AND F.M. APPROVAL.

B. GATE VALVES 2-1/2" IN SIZE AND LARGER SHALL BE OS&Y TYPE WITH CAST IRON BODY, SOLID WEDGE, AND FLANGED ENDS FOR 175 POUND W.W.P. VALVES SHALL BE UNDERWRITERS LABORATORIES LISTED WITH IDENTIFICATION MARK FOR SUCH STAMPED OR CAST ON VALVE BODY. VALVES SHALL BE:

1. STOCKHAM B-634
2. MUELLER NO. A-2073-6
3. KENNEDY FIG. 68

C. GATE VALVES FOR MECHANICAL JOINT PIPING SHALL BE OS&Y TYPE AND HAVE CAST IRON BODY CONFORMING TO ASTM A-120. CLASS B, RATED FOR 175 POUND WWP. VALVE SHALL HAVE BRONZE OR A COPPER-SILICON ALLOY STEM CONFORMING TO ASTM B-138 ALLOY 675 AND B-584 ALLOY 875 RESPECTIVELY:

1. STOCKHAM FIG. G-635-0
2. MUELLER NO. A-2050-20
3. KENNEDY FIG. 71X

D. CHECK VALVE 2-1/2" IN SIZE AND LARGER SHALL BE HORIZONTAL SWING TYPE WITH CAST IRON BODY, RUBBER DISC, AND FLANGED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:

1. STOCKHAM B-305-B
2. FIREMATIC MOD CV
3. KENNEDY FIG. 440

E. GLOBE VALVES SHALL HAVE BRONZE BODY, RISING STEM, COMPOSITION DISC, & THREADED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:

1. STOCKHAM B-13-T
2. NIBCO/SCOTT T-211-W
3. KENNEDY FIG. 97

G. ANGLE VALVES SHALL HAVE BRONZE BODY, RISING STEM, COMPOSITION DISC AND THREADED ENDS FOR 175 POUND W.O.G. VALVES SHALL BE:

1. STOCKHAM B-222
2. NIBCO/SCOTT T-311-W
3. KENNEDY FIG. 98

H. SIGHT GLASS: FIREMATIC SIGHT DRAINS.

I. WAFER CHECK VALVE: CAST IRON BODY CONFORMING TO ASTM A-26 WITH EITHER CAST BRONZE OR BUNA-N SEATING RING AND STAINLESS STEEL HINGE. MUELLER MODEL NO. A-2102, CENTRAL MODEL "G", MISSION "DUO-CHECK". FIREMATIC SUPER CHECK.

J. BUTTERFLY VALVE: FOR 1" TO 2-1/2" PIPE SIZE. BRONZE BODY, STAINLESS STEEL DISC WITH VITON SEAL. WORKING PRESSURE SHALL BE 175 PSI. THE VALVE SHALL HAVE A BUILT-IN SUPERVISORY SWITCH. MILWAUKEE VALVE COMPANY, INC. "BUTTERBALL" MODEL BB-SCS01, NIBCO, FIREMATIC BUTTERFLY VALVE WITH TAMPER SWITCH OR APPROVED EQUAL.

K. WET ALARM VALVE: PROVIDE ALARM CHECK VALVE FOR VERTICAL INSTALLATION COMPLETE WITH RETARD CHAMBER, ALARM SWITCH, TESTING BY-PASS, SYSTEM DRAIN, AND ALL NECESSARY PIPE, FITTINGS, GAUGES, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

1. CENTRAL MODEL ("F") OR ("G")
2. GRINNELL MODEL (F200) OR ("A")
3. FIRMATIC MODEL ("G")

L. VALVE TAGS:

1. EACH VALVE SHALL HAVE A VALVE TAG AFFIXED TO THE VALVE BODY. VALVE TAGS SHALL BE A MINIMUM OF 1-1/2" ROUND WITH 1/2" BLACK FILLED NUMBERS, 18 GAUGE BRASS, A MINIMUM OF 1-1/4" IN SIZE, AND SHALL HAVE IDENTIFICATION NUMBERS STAMPED INTO THE TAGS. VALVE TAG SHAPES AND NUMBERING SHALL BE AS FOLLOWS:

2.04 ACCESSORIES:

A. SETON NAME PLATE COMPANY - NEW HAVEN, CT.

1. EACH VALVE TAG SHALL BE ATTACHED TO THE HANDWHEEL WITH #16 BRASS JACK CHAIN AND "S" HOOKS.

2. A VALVE CHART, FRAMED UNDER GLASS AND WALL MOUNTED, SHALL BE LOCATED IN SPRINKLER RISER VALVE ROOM, AND SHALL LIST EACH VALVE BY IDENTIFICATION NUMBER, ITS LOCATION IN THE PIPING SYSTEM (I.E. ZONE CONTROL VALVE, ETC.) AND ITS FUNCTION.

SPRINKLER SYSTEM DESIGN CRITERIA

AREA ②	HAZARD CLASS	DENSITY	REMOTE AREA	HOSE STREAM	SPRINKLER TEMP RATING	MAX COVERAGE ③ PER SPRINKLER	NOTES
ENTIRE BUILDING	13R	0.05 GPM/SF	MINIMUM 4 HEADS @ 13 GPM EACH	--	ORDINARY, 155°	144 SF	① ④

NOTES:
① A. SPRINKLER HEADS SHALL BE SEMI-RECESSED, FAST RESPONSE PENDANT SPRINKLERS IN ALL AREAS WITH LAY-IN CEILINGS.

B. SPRINKLER HEADS SHALL BE UPRIGHT PENDANT FAST RESPONSE SPRINKLERS IN AREAS WITHOUT A CEILING.

C. SPRINKLER HEADS SHALL BE CONCEALED TYPE (RECESSED WITH COVER PLATE), FAST RESPONSE SPRINKLERS IN ALL AREAS WITH A GYP BOARD CEILING.

② IF AT THE TIME OF CONSTRUCTION THE AREAS ARE NOT DEFINED USE THE MORE DEMANDING CRITERIA WHERE NECESSARY.

③ COVERAGE AREAS ARE SHOWN FOR STANDARD HEADS. LISTED EXTENDED HEADS MAY BE USED AND COVERAGE AREAS INCREASED.

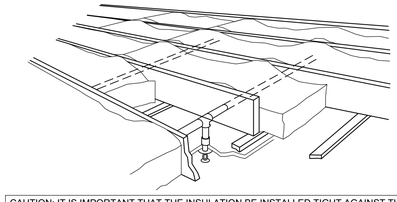
④ PROVIDE DRY PENDANT, FAST RESPONSE SPRINKLERS FOR BALCONY AREAS.

STANDPIPE NOTE:
STANDPIPES ARE REQUIRED TO BE INSTALLED FOR THIS PROJECT.

FIRE PROTECTION SCOPE

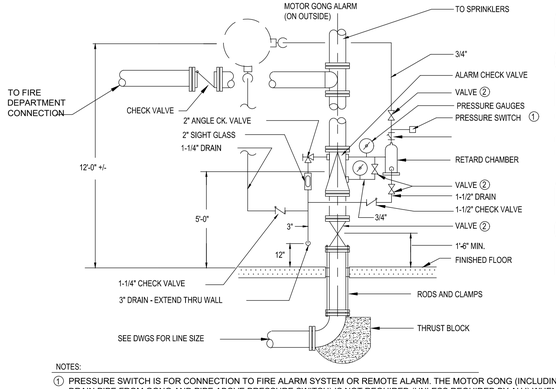
THE CONTRACTOR SHALL PROVIDE A RISER AND FULL DISTRIBUTION PIPING, SPRINKLER HEADS AND ALL OTHER COMPONENTS TO PROVIDE A COMPLETE SYSTEM. PROVIDE SPRINKLER HEADS AND PIPING TO MEET THE CEILING TYPE & HAZARD CLASSIFICATION (DESIGN CRITERIA). THE SYSTEM SHALL BY HYDRAULICALLY DESIGNED. SUBMIT SHOP DRAWINGS INCLUDING HYDRAULIC CALCULATIONS DETAILING THE SYSTEM DESIGN AND PERFORMANCE.

FOLLOW THE SPECS ON THIS SHEET FOR SYSTEM REQUIREMENTS.



CAUTION: IT IS IMPORTANT THAT THE INSULATION BE INSTALLED TIGHT AGAINST THE JOIST. IN UNHEATED AREAS, ANY SPACES OR VOIDS BETWEEN THE INSULATION MAY CAUSE THE WATER IN THE SPRINKLER PIPING TO FREEZE.

2 SPRINKLER PIPING DETAIL (TO BE DESIGNED BY OTHERS)
N.T.S.



NOTES:
① PRESSURE SWITCH IS FOR CONNECTION TO FIRE ALARM SYSTEM OR REMOTE ALARM. THE MOTOR GONG (INCLUDING DRAIN PIPE FROM GONG AND PIPE ABOVE PRESSURE SWITCH) IS NOT REQUIRED (UNLESS REQUIRED BY AHJ) WHEN SPRINKLER SYSTEM IS BEING MONITORED BY THE BUILDINGS FIRE ALARM SYSTEM.

② INDICATING TYPE VALVE

③ ALL INDICATING VALVES SHALL BE SUPERVISED BY CONNECTING TO THE FIRE ALARM SYSTEM OR BY LOCKING OPEN

1 SPRINKLER RISER DETAIL (TO BE DESIGNED BY OTHERS)
N.T.S.

FOR INFORMATION PURPOSES ONLY

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FIRE PROTECTION SYSTEM

SHEET REVISION LOG

PROJECT NUMBER 2024-012
DATE ISSUED 06-17-2025
DRAWN BY NDH
CHECKED BY MRL

FP.1

PERMIT / BID SET