Penland Instructor Housing South

Penland School of Craft, Bakersville, NC 28765

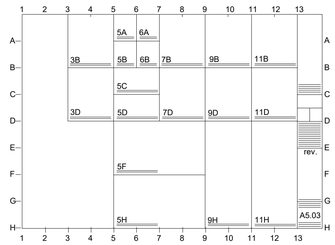
DRAWING INDEX

STITCH DESIGN SHOP

630 N. Liberty Street I Winston-Salem, NC 27101
p. 336.701.0130 I www.stitchdesignshop.com

DATE: 12-04-2023 PROJECT NUMBER:0054

DETAIL REFERENCE



DETAILS ARE REFERENCED ACCORDING TO THEIR POSITION ON THE DRAWING SHEET. THE SYSTEM IS SIMILAR TO THAT OF A MAP. THE DRAWING SHEET IS DIVIDED INTO A GRID WITH LETTERS ON THE SIDES AND NUMBERS GOING ACROSS AS SHOWN ABOVE. FOR EXAMPLE DETAIL 9D A5.03 WOULD BE FOUND AT THE INTERSECTION OF LINES 9 AND ON SHEET A5.03

MATERIAL DESIGNATIONS

- EARTH
- GRAVEL
- CONCRETE
- TERRAZZO
- PLASTER,SAND,GROUT, GYPSUM
- BRICK
- CMU
- ALUMINUM
- STEEL
- FINISHED WOOD
- PLYWOOD
- ROUGH WOOD FRAMING
- BLOCKING
- BATT INSULATION
- RIGID INSULATION
- ACOUSTICAL TILE
- CERAMIC TILE
- CARPET

SYMBOLS

REFERENCES:

- SECTION REFERENCE (A6.01 / A6.01)
- EXTERIOR ELEVATION REFERENCE (A5.01)
- DETAIL REFERENCE / LARGE SCALE PLAN REFERENCE (2F / A9.01)
- INTERIOR ELEVATION REFERENCE (3F- A9.01)
- MILLWORK ELEVATION REFERENCE (M1)
- DOOR NUMBER (100)
- ROOM NAME (100) ROOM NAME & NUMBER

DETAIL NUMBER 1H / A9.02 SHEET NUMBER

- COLUMN GRID DESIGNATION (A)
- WINDOW\LOUVER\OTHER OPENING (B)
- +8'-0" NEW SPOT ELEVATION
- +8'-0" EXISTING SPOT ELEVATION
- SPECIAL WALL TYPE (C2)
- REVISION (1)
- REFERENCE TO TYPICAL NOTE (4)
- NORTH ARROWS (TRUE NORTH, PLAN NORTH)

ABBREVIATIONS

&	and
∠	angle
@	at
℄	centerline
⌶	channel
⌀	diameter or round
⊥	perpendicular
ℙ	plate
#	pound or number
A.B.	anchor bolt
A.F.F.	above finish floor
A.P.	access panel
A.C.T.	acoustical tile ceiling
A/C.	air conditioning
ABV.	above
ACOUS.	acoustical
ADD.	addendum
ADJ.	adjacent or adjustable
AGG.	aggregate
AL.	aluminum
ALT.	alternate
ANOD.	anodize
APPROX.	approximate
APT.	apartment
ARCHT.	architect (ural)
AUTO.	automatic
AVG.	average
B.U.R.	built-up roofing
BD.	board
BEV.	beveled
BITUM.	bituminous
BLDG.	building
BLK.	block
BLKG.	blocking
BM.	beam or bench mark
BR.	bedroom
BRCG.	bracing
BRG.	bearing
BSMT.	basement
BTW.	between
C.B.	catch basin
C.H.	ceiling height
C.I.	cast iron
C.J.	control joint or construction joint
C.M.T.	ceramic mosaic tile
C.M.U.	concrete masonry unit
C.T.	ceramic tile
C. to C.	center to center
CAB.	cabinet
CARP.	carpet
CEM.	cement
CER.	ceramic
CLG.	ceiling
CLO.	closet
CLR.	clear
CNTR.	counter
COL.	column
COMP.	composition
CONC.	concrete
CONF.	conference
CONN.	connection
CONSTR.	construction
CONT.	continuous
CONTR.	contractor
CORR.	corridor
CSMT.	casement
CTR.	center
CTSK.	countersink (sunk)
D.	diameter
D.F.	drinking fountain
D.H.	double hung
D.L.	dead load
DBL.	double
DEM.	demolish, demolition
DEPT.	department
DIAG.	diagonal, diagram
DIFF.	diffuser
DIM.	dimension
DMT.	demountable
DN.	down
DO.	door opening
DR.	door
DS.	downspout
DTL.	detail
DWG.	drawing
DWR.	drawer
E.	east
E.C.	electrical contractor
E.J.	expansion joint
E.W.C.	electric water cooler
EA.	each
ELAS.	elastometric
ELEC.	electric (al)
ELEC. CAB.	electric cabinet
ELEV.	elevator, elevation
EMER.	emergency
ENCL.	enclose (ure)
ENTR.	entrance
EQ.	equal
EQUIP.	equipment
ESTB.	establish
EXP.	expansion
EXSTG.	existing
EXT.	exterior
F.B.O.	furnished by others
F.D.	floor drain
F.E.	fire extinguisher
F.E.C.	fire extinguisher cab.
F.H.C.	fire hose cabinet
F.O.C.	face of concrete
F.O.F.	face of finish
F.O.S.	face of studs
F.S.	full size
F.T.F.	face to face
FDN.	foundation
FIN.	finish (ed)
FL.	floor (ing)
FLASHG.	flashing
FLUOR.	fluorescent
FRPF.	fireproof (ing)
F.P.W.H.	freeze proof wall hydrant
FT.	foot or feet
FTG.	footing
FURN.	furnish
FURR.	furring
FUT.	future
F.V.	field verify
G.B.	grab bar
G.C.	general contractor
GA.	gage, gauge
GALV.	galvanized
GL.	glass, glazing
GR.	grade
GYP.	gypsum
H.B.	hose bibb
H.C.	hollow core
H.M.	hollow metal
H.P.	horsepower
HDW.	hardware
HDWD.	hardwood
HORIZ.	horizontal
HT.	height
HVAC.	heating/ventilating /air conditioning
HWY.	highway
I.P.S.	iron pipe size
ID.	inside diameter
IN.	inches
INCL.	include (ed) (sion)
INSUL.	insulation (ed)
INT'R.	interior
INV.	invert
INV. EL.	invert elevation
JAN.	janitor
JT.	joint
K.D.	kiln dried or knock down
KIT.	kitchen
KO.	knockout
L.	left, length
L.H.	left hand
L.L.	live load
L.P.	low point
L.R.	living room
L.W.	lightweight
LAB.	laboratory
LAM.	laminate (d)
LAV.	lavatory
LT.	light
LTG.	lighting
LVR.	louver
M.C.	medicine cabinet or mechanical contractor
M.H.	manhole
M.O.	masonry opening
MACH.	machine
MAINT.	maintenance
MAS.	masonry
MATL.	material (s)
MAX.	maximum
MBR.	member
MECH.	mechanic (al)
MED.	medium
MEMB.	membrane
MTL.	metal
MEZZ.	mezzanine
MFGR.	manufacture (er)
MIN.	minimum
MISC.	miscellaneous
MOD.	modified
MTD.	mounted
MUL.	mullion
N.	north
N.I.C.	not in contract
N.T.S.	not to scale
NO. or #	number
NOM.	nominal
O. to O.	out to out
O.C.	on center (s)
O.D.	outside diameter
OFF.	office
O.H.	opposite hand
OPN'G.	opening
OPP.	opposite
OUT.	outvert
OZ.	ounce
P.C.	plumbing contractor
P.C.F.	pounds per cubic foot
P.L.F.	pounds per lineal foot
P.LAM.	plastic laminate
P.S.F.	pounds per square foot
P.S.I.	pounds per square inch
P.T.D.	paper towel dispenser
P.T.R.	paper towel receptacle
P.T.	pressure treat (ed)
PLAS.	plaster
PLYWD.	plywood
PNL.	panel
PNT(d).	paint (ed)
PR.	pair
PT.	point
PTD/R.	combination paper towel dispenser & receptacle
PTN.	partition
PVC.	polyvinyl chloride
PVMT.	pavement
Q.T.	quarry tile
R.	riser, radius
R.A.	return air
R.C.P.	reinforced concrete pipe
R.D.	roof drain
R.H.	right hand
R.O.	rough opening
R.O.W.	right of way
REBAR.	rienforcing bar
REC.	recessed
RECT.	rectangular
REF.	reference
REFRG.	refrigerator
REG.	register
REINF.	reinforced
REQ.	required
RESIL.	resilient
RET.	return
REV.	revisions(s), revised
RFG.	roofing
RM.	room
S-P.	single-ply
S.	south
S.C.	solid core
S.C.J.	structural control joint
S.D.	soap dispenser or storm drain
S.N.D.	sanitary napkin dispenser
S.N.R.	sanitary napkin receptacle
S.S.	stainless steel
S.T.C.	sound transmission classification
S4S.	surfaced 4 sides
SAN.	sanitary
SCHED.	schedule
SECT.	section
SFTWD.	softwood
SHT.	sheet
SIM.	similar
SPEC.	specification
SQ.	square
SQ. FT.	square foot
STD.	standard
STL.	steel
STOR.	storage
STRUC.	structure (al)
SURF.	surface
SUSP.	suspended
SW.	switch
SYM.	symmetry (ical)
T&B.	top and bottom
T&G.	tongue and groove
T.	tread
T.C.	top of curb
T.P.	top of pavement
T.P.D.	toilet paper dispenser
T.W.	top of wall
TEL.	telephone
TEMP.	tempered or temperature
TERZ.	terrazzo
THK.	thick (ness)
THRES.	threshold
TLT.	toilet
TV.	television
TYP.	typical
U.O.N.	unless otherwise noted
UNFIN.	unfinished
UTIL.	utility
V.B.	vinyl base
V.C.T.	vinyl composition tile
V.I.F.	verify in field
V.F.	vinyl fabric
V.T.	vinyl tile
V..W.F.	vinyl wall fabric
VENT.	ventilating
VERT.	vertical
VEST.	vestibule
VOL.	volume
W.	west, women
W.C.	water closet
W.F.	wide flange
W.I.	wrought iron
W.W.F.	welded wire fabric
W/	with
W/O	without
WD.	wood
WDW.	window
WP.	waterproofing
WSCT.	wainscot
WT.	weight
YD.	yard

ARCHITECT

STITCH Design Shop
630 N. Liberty Street, Winston
Salem, NC 27101
336.701.0130

LANDSCAPE ARCHITECT

Mud. Landscape Architecture
Benjamin J Monette, PLA, ASLA,
LEED AP 215.285.9628

CIVIL ENGINEER

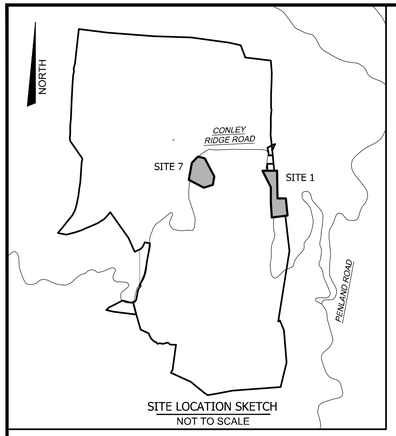
Brooks Engineering Associates, P.A.
15 Arlington Street Asheville, NC
28801 828.232.4700

SCHEMATIC DESIGN

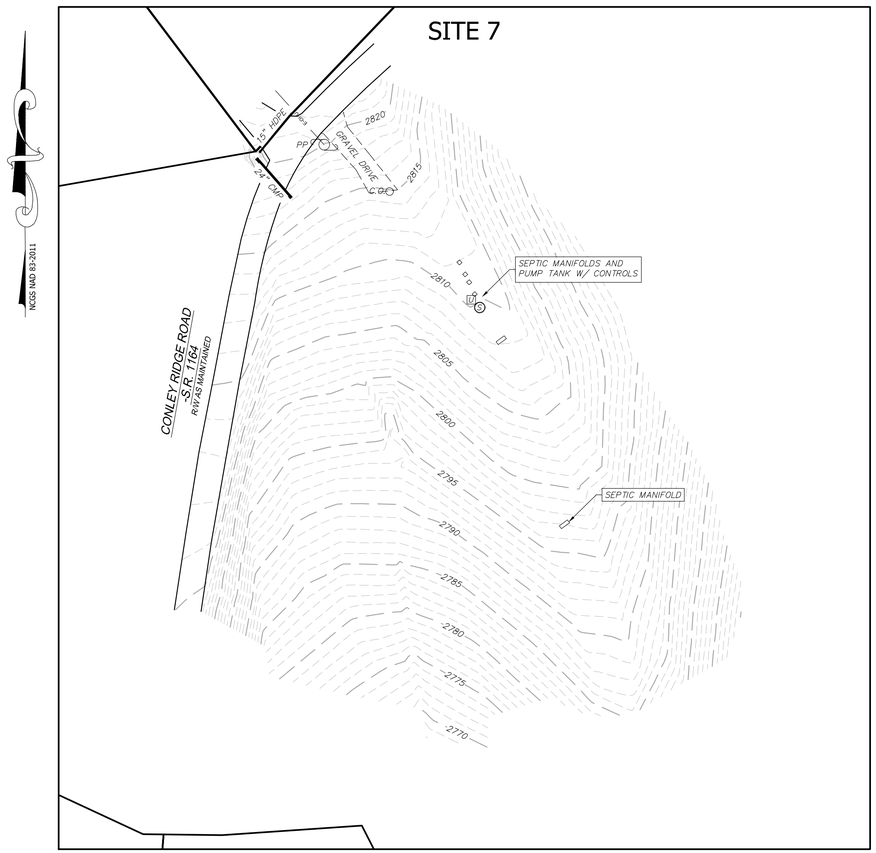
NOT FOR CONSTRUCTION

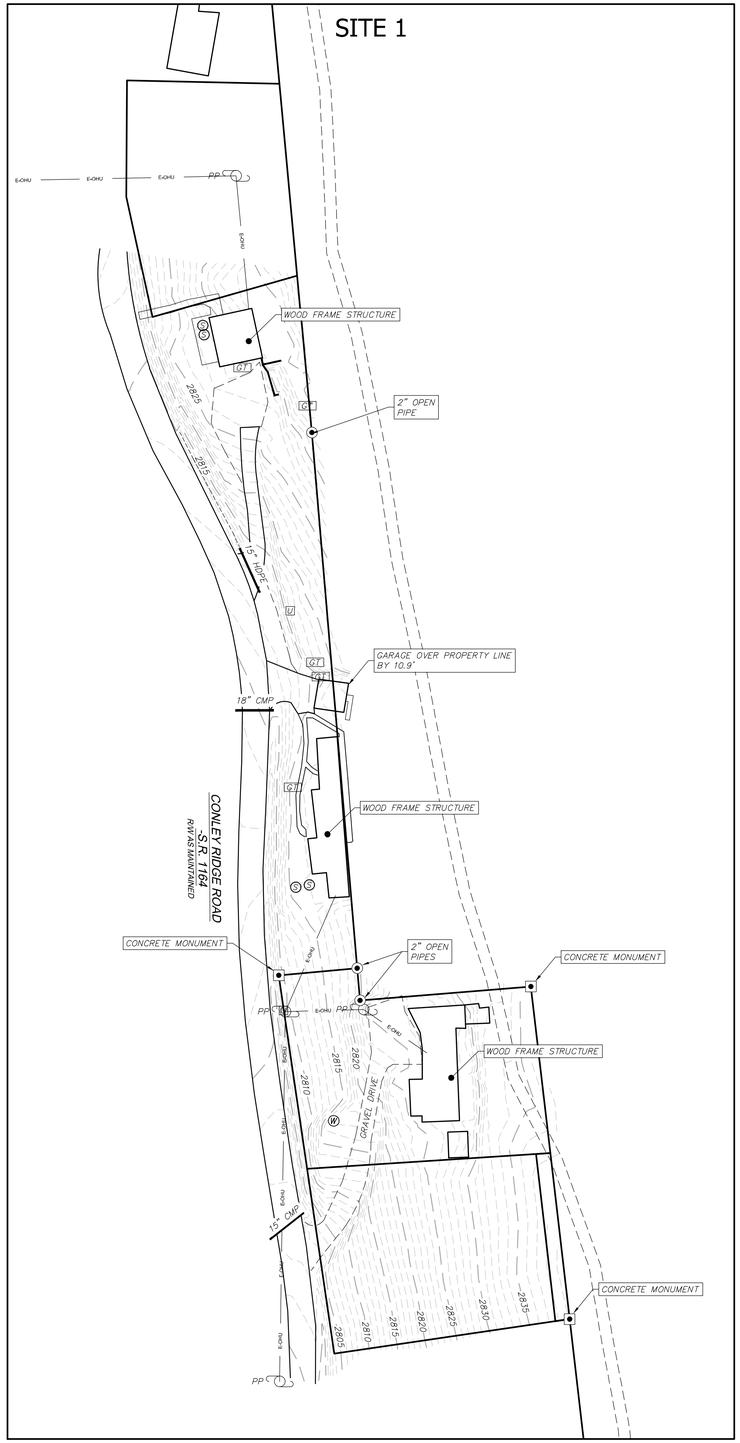
PROJECT NAME: Penland Instructor Housing South

DOCUMENT PHASE: SCHEMATIC DESIGN



SITE LOCATION SKETCH
NOT TO SCALE





LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING
- PAVEMENT
- EDGE OF GRAVEL
- WALL
- S-ST — STORMWATER PIPE (AS NOTED)
- E-OHU — OVERHEAD UTILITY LINE
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- W — WELL
- S — SEPTIC TANK LID
- C.O. — SEWER CLEANOUT
- U — UTILITY PEDESTAL AS NOTED
- E — ELECTRICAL TRANSFORMER
- PP — POWER POLE
- GT — GAS TANK

BOTH INSETS
SCALE 1"=50'

0' 50' 100' 150'

PROJECT#: 600523

MAP NOTES:

1. This map is does not represent a full boundary survey and should not be used for the conveyance of property. Refer to deeds and plats of record
2. The purpose of this map is to show existing conditions at each Site as shown at the time of the survey.
3. By graphic determination, the Subject Parcels are located in "Zone X" per FIRM map number 37100871000J dated February 4, 2009.
4. Underground utilities were not marked at the time of the survey. Above ground utilities are located based on visible, above ground structures.
5. Property subject to all easements, rights-of-way and restrictions of record.
6. This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Troy A. Shriver, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A Survey
2. Positional Accuracy (95% Confidence): 0.03' Horizontal
   0.06' Vertical
3. Type of GPS Field Procedure: NC VRS-RTK Network Solutions
   Using Carlson BRx7 System
4. Date of Observations: 10-31-23 through 11-1-23
5. Datum/Epoch: NAD83/Epoch 2011

No.	REVISIONS/SUBMISSIONS	Date
1	RECORD DRAWING	11-21-23

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL NO L-5063 LAND SURVEYOR TROY A. SHRIVER

BROOKS ENGINEERING ASSOC. NORTH CAROLINA CERT # C-3125

RECORD DRAWING

Designed: ***
Drawn: TAS
Checked: ***
Reviewed: PES
Scale: AS NOTED
Date: 11-21-23

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
• Environmental Services •

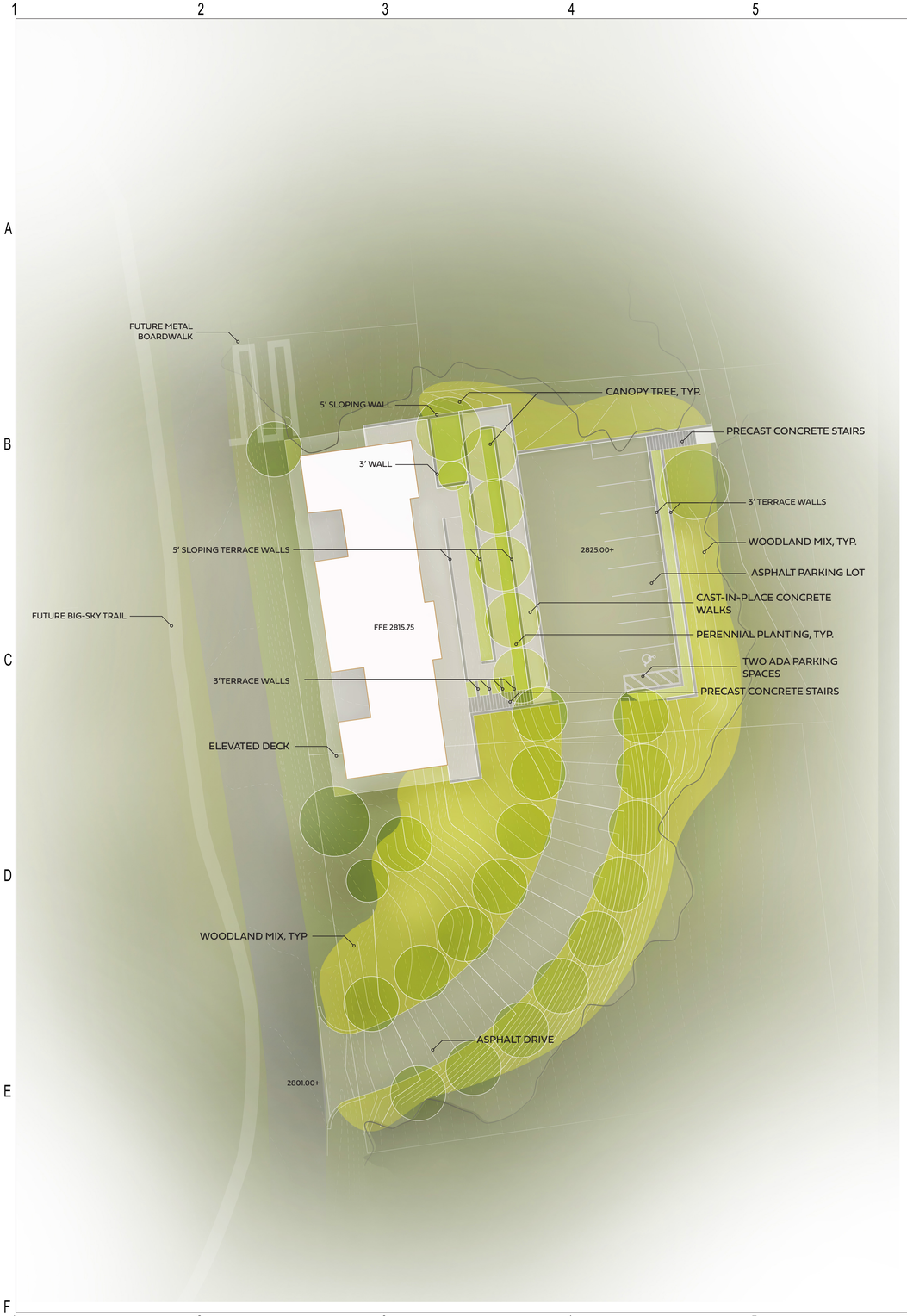
PENLAND SCHOOL OF CRAFT
STUDENT HOUSING EXPANSION
MITCHELL COUNTY NORTH CAROLINA

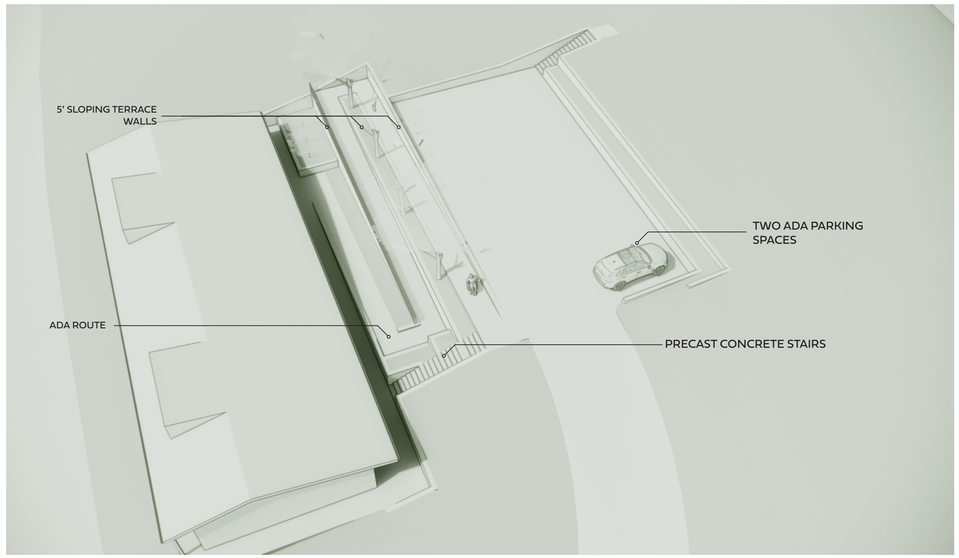
Project No: 600523

E-1

Drawing Title: EXISTING CONDITIONS

File Location: L:\2023 Projects\600523 Stitch_Penland School Student Housing Civil Planning\Dwg\Survey Base 600523.dwg





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Penland Instructor Housing South

PENLAND, NC

SCHEMATIC DESIGN

Revisions

No.	Description	Date

date: 12/4/2023
commission: 0054

sheet title:
SITE PLAN

sheet no.:
L1.00

PENLAND SCHOOL OF CRAFT – INSTRUCTOR HOUSING SOUTH

SD NARRATIVE – SITE AND CIVIL

EXISTING CONDITIONS AND DEMOLITION

- Site Description
  - Site size is 40,500 sf (.9 acres)
  - The site is adjacent to Conley Ridge Road and is characterized by steep topography with steeper areas West of Conley Ridge Road up to the proposed building location
  - A new driveway will cut through a currently undisturbed adjacent lot owned by Penland
- Proposed building footprint is approximately 3,300 sf (see arch drawings)
- Additional roadside stormwater capture/conveyance will be necessary in the existing Conley Ridge Road to capture runoff from new impervious surfaces. A location for stormwater management has yet to be finalized but it is likely a culvert diverting stormwater under Conley Ridge Road will be required, necessitating some road demolition and re-paving. This will be one crossing for the combined instructor housing runoff. As this is an NCDOT road, encroachment permitting will be required.

SITE DESIGN

- The landscape intervention will take its cues from the surrounding ecological context and endeavor to blend back into the woodland.
  - Site Scale Plant communities will primarily consist of a Wilder Landscape (woodland mix) on the outer ring quickly transitioning to a tight band of Cultivated Landscape (perennial planting) adjacent to the building.
  - Terraces will be planted with a combination of Canopy trees, large shrubs, and hardy native vines and groundcover.
- Considerations
  - Access by maintenance vehicles
  - Screening from Conley Ridge Road
  - Due to the steep terrain, terraced walls will be important to settle the building into the hillside.
- Overall Site
  - This site design shows a cut condition with the potential of reuse on the Student Housing Building to the East.
  - Pedestrian access to a future sidewalk on the Western side of Conley Ridge Road is shown but not designed

SITE AMENITIES

- Assume 30 linear feet of wood bench-mounted to CIP wall at seating height
- Allow for outdoor furniture

SITE WALLS AND STAIRS

- Site walls will be board-formed cast-in-place concrete.
- Site stairs will be precast concrete treads mounted on concrete footing

PAVING

- New sidewalk and plazas will be exposed aggregate cast-in-place concrete.
- Parking lot pavement will be asphalt – 8" ABC base with 2½" asphalt in 2 lifts.

LIGHTING

- New parking lot and site lighting will be 30' ht poles with aimable fixtures. Estimate 2 Poles total.
- Linear LED site lighting will be integrated with custom furnishings including seat decks, seat walls, and other custom furnishings. The downlight will be on reveal at the ground or under the seat.

PLANTING

- CANOPY TREES will be large maturing native canopy trees (maples, elms, oaks, sweetgum, hornbeam) and shall be 2 ½ " min caliper at installation.
  - 3' soil depth
- LARGE AND EVERGREEN SHRUBS are a minimum of 36" height at installation
  - 2' soil depth
- MEADOW planting shall be seed with plugs at 12" OC
  - 4" soil depth (amended)
- WOODLAND MIX planting shall be seed with plugs at 12" OC and 5 bare-root native trees per 100 sqft.
  - 4" soil depth (amended)
- PERENNIAL planting shall be 1 QT plants at 12" OC
  - 4" soil depth (amended)
- BIORETENTION planting shall be 1 QT plants at 12" OC
  - 3' soil depth
- All landscape areas will be mulched
-

STORMWATER

- Additional roadside stormwater capture/conveyance will be necessary in the existing Conley Ridge Road to capture runoff from new impervious surfaces.
- It is anticipated that stormwater control measures such as rain gardens will be implemented to provide detention and water quality measures. BEA shall meet NCDEQ High Density criteria for design and permitting. The preliminary location for stormwater management would be below the proposed drainfield area to serve this housing in the lower field area on the west side of Conley Ridge Road.

UTILITIES

- Sanitary sewer is to be served by an onsite wastewater system (septic tanks and drainfield) similar to others on campus. The area for the drainfield has yet to be specifically located but preliminary soils work has been conducted and it is anticipated to go in the field area on the west side of Conley Ridge Road.
- Water will be served by the campus onsite community potable water system. The new building will connect to existing water mains. If sprinklers are required, additional water storage and fire protection pumps may be required.
- Power and data shall be provided by the existing providers on campus. These services are generally coordinated by the GC.

MISCELLANEOUS SITE ELEMENTS

- Allow for temporary irrigation for 2 years

GAURDRAIL - WEATHERING STEEL

CAST IN PLACE SITE WALLS

LIGH POLE

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Penland Instructor Housing South

PENLAND, NC

SCHEMATIC DESIGN

Revisions

No.	Description	Date

date: 12/4/2023
commission: 0054

sheet title:
SITE NARRATIVE

sheet no.:
L2.00

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: Penland Housing (Instructor Housing South)
Address: Conley Ridge Road, Bakersville, NC Zip Code 28705
Owner/Authorized Agent: Matt Moore Phone # (410) 409 - 4322 E-Mail facilitiesdir@penland
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City Winston-Salem ☐ County Winston-Salem ☐ State

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	STITCH design shop	Ben Schwab	12655	(336) 701-0130	ben@stitchdesignshop.com
Civil	Brooks Engineering Assoc	Mark Brooks		(828) 232-4700	mbrooks@brooksea.com
Electrical				(___)	
Fire Alarm				(___)	
Plumbing				(___)	
Mechanical				(___)	
Sprinkler-Standpipe				(___)	
Structural				(___)	
Retaining Walls >5' High				(___)	
Other	MUD Landscape Architect	Ben Monette		(215) 285-9628	bmonette@mudpotmud.com

("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): Residential R-1

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			
2nd Floor			
Mezzanine			
1st Floor		3,300	3,300
Basement			
TOTAL			3,300 sf

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.

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

_____ + _____ 336 ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	R-1 Residential Units	3,300 sf	7,000 sf	N/A	7,000 sf

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25]$ x $W/30$ = _____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4
[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'	13'	
Building Height in Stories (Table 504.4) [3]	2	1	

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

FIRE PROTECTION REQUIREMENTS

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

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 #: TBD

☒ 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 sign locations (1013)
☒ 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)

UNIT CLASSIFICATION	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
2 Unit Layouts	2	1	2					2

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	96" SPACES	132" SPACES	
Instructor Housing	N/A	TBD			
TOTAL					

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

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

1 Water Closet, 1 Shower, 1 Lavatory req'd per unit, 2 provided.

SPECIAL APPROVALS

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

ENERGY SUMMARY

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

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

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

Climate Zone: ☐ 3A ☐ 4A ☐ 5A

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

THERMAL ENVELOPE (Prescriptive method only)

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

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

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

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

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

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

DESIGN LOADS:

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

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

Ground Snow Load: _____ psf

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

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 _____ 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: _____
summer dry bulb: _____

Interior design conditions
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler
Size category. If oversized, state reason.: _____
Chiller
Size category. If oversized, state reason.: _____

List equipment efficiencies: _____

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

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SCHEMATIC DESIGN

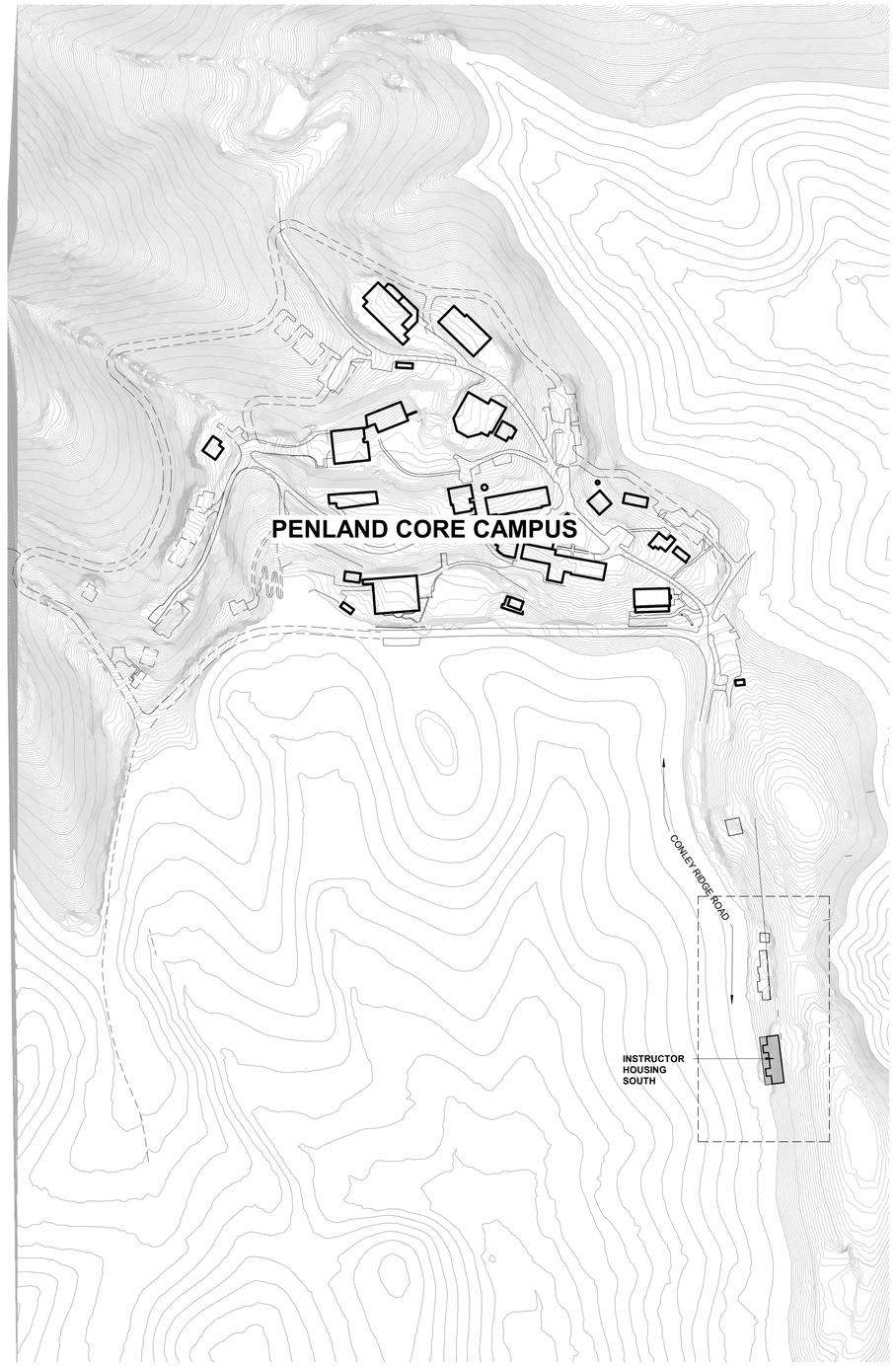
Revisions

No.	Description	Date

date: 12-04-2023
commission: 0054

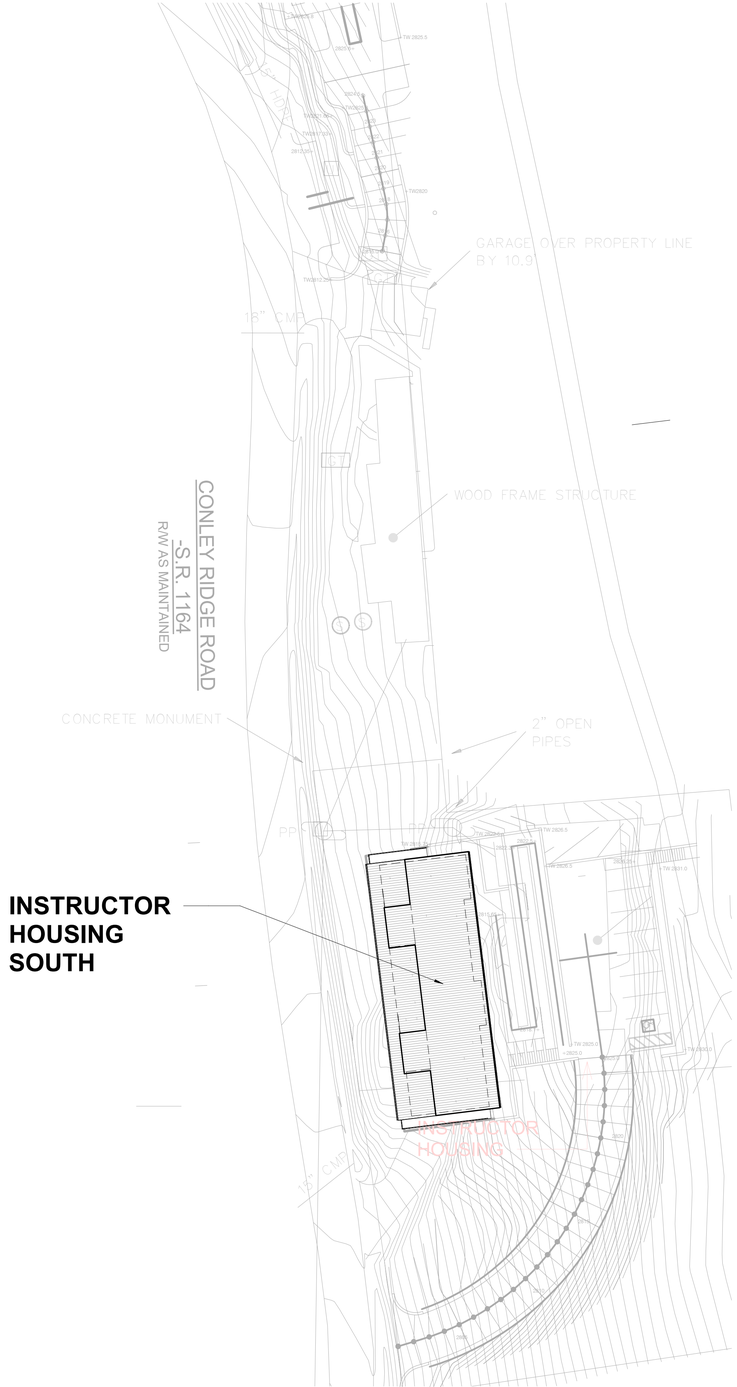
sheet title: APPENDIX B

sheet no.: A1.01



2F KEY SITE PLAN

1" = 160'-0"



6F SITE PLAN

1" = 30'-0"

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SCHEMATIC DESIGN

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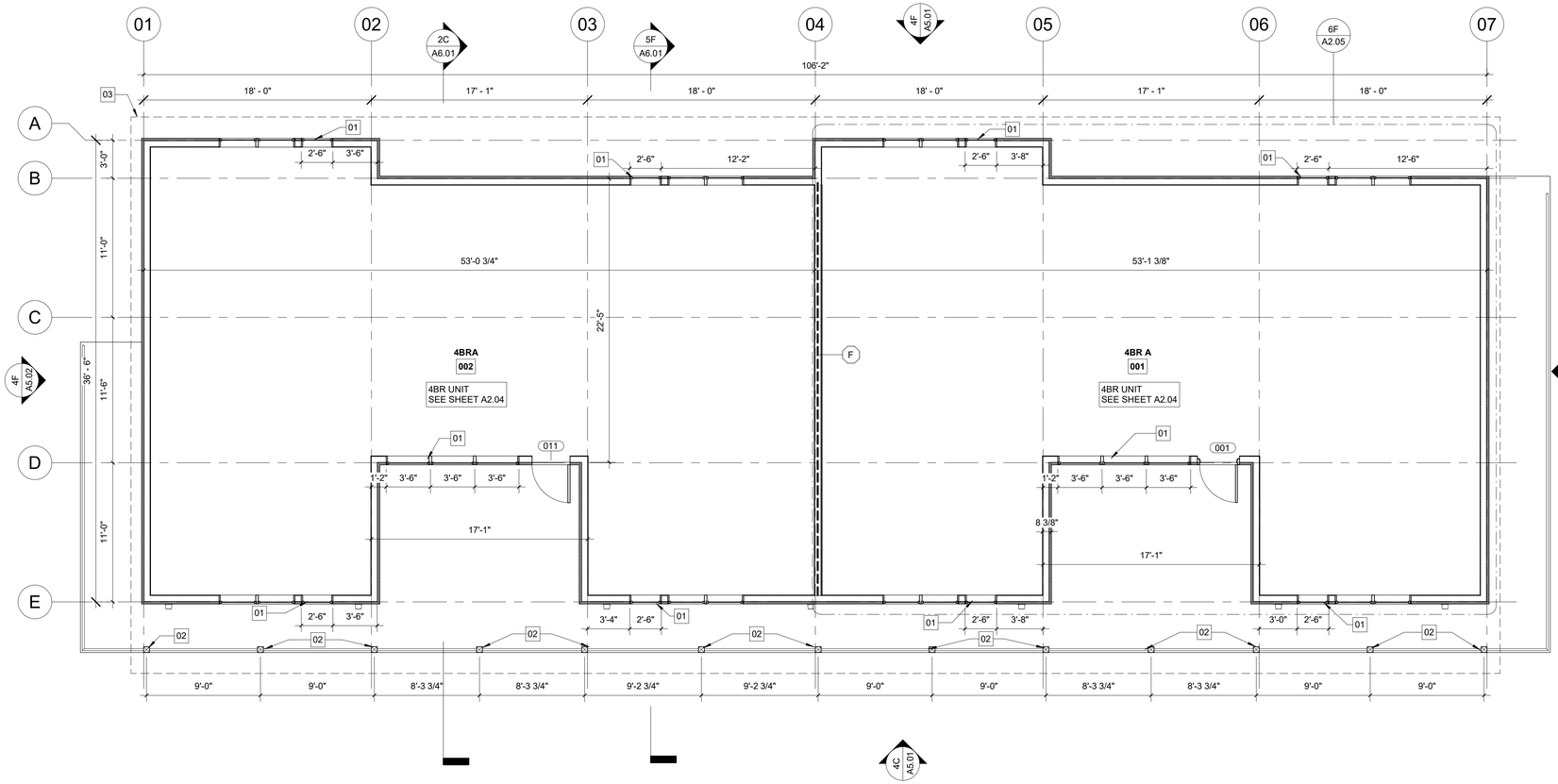

ROOM TYPE:	# OF ROOMS	# OF BEDS
QUAD UNIT 001:	4	8
QUAD UNIT 002:	4	8
TOTAL:	**8 ROOMS**	**16 BEDS**

4F

OVERALL FLOOR PLAN

3/16" = 1'-0"

GENERAL NOTES - PLAN

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODES. (NCRBC) AND ALL APPLICABLE LOCAL CODES.
2. ALL PLAN DIMENSIONS ARE TO EXT. FACE OF SHEATHING FOR EXTERIOR WALLS, FACE OF STUD/STRUCTURE FOR INTERIOR WALLS, AND COLUMN CENTERLINE U.N.O.
3. ALL EXTERIOR WOOD WALLS SHALL BE 2X6 WOOD STUDS WITH 1/2" OSB SHEATHING, U.N.O. REFER TO STRUCTURAL PLANS FOR SHEAR WALL LOCATIONS AND ARCHITECTURAL FLOOR PLANS FOR FURRRED WALLS.
4. ALL INTERIOR WALLS SHALL BE 2X4 WOOD STUDS WITH 1/2" GWB, U.N.O.
5. GC SHALL CONFIRM ALL ROUGH WINDOW AND DOOR OPENINGS PRIOR TO THE ORDERING OF ALL WINDOWS AND DOORS.
6. GC SHALL TAKE ALL STEPS NECESSARY TO ENSURE ALL EXTERIOR DOORS, WINDOWS & PENETRATIONS ARE PROPERLY FLASHED AND SEALED.
7. DISTANCE FROM BACK OF HINGE SIDE DOOR FRAME TO WALL SHALL BE 6" UNLESS NOTED OTHERWISE.
8. ALL INTERIOR DOORS TO BE SOLID CORE.
9. CALIFORNIA CORNERS SHALL BE USED TO ENSURE CONTINUITY OF THERMAL ENVELOPE.
10. PROVIDE WOOD BLOCKING AS REQUIRED AT ALL MILLWORK AND OTHER WALL MOUNTED ACCESSORIES.
11. STRUCTURAL ENGINEER AND/OR TRUSS AND JOIST MANUFACTURER (OR PROVIDER) SHALL CONFIRM AND SIZE ALL BEAMS, JOISTS, TRUSSES AND COLUMNS.
12. GC TO CONFIRM ALL INTERIOR & EXTERIOR SELECTIONS WITH OWNER PRIOR TO ORDERING & INSTALLATION.
13. WINDOW AND DOOR MANUFACTURER (OR PROVIDER) SHALL VERIFY TEMPERED GLASS AND EGRESS WINDOWS LOCATIONS.
14. ALL DOORS AND BASEBOARDS TBD BY DESIGNER AND OWNER.
15. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PRIVACY AROUND ALL BATHROOMS AND BEDROOMS.

KEYNOTES - PLAN

01	ALUMINUM CLAD WOOD WINDOWS; CASEMENTS AND AWNINGS AS SHOWN ON ELEVATIONS; PREFINISHED BLACK
02	WRAPPED ENGINEERED POSTS; FINISH TBD
03	LINE OF ROOF ABOVE
04	--
05	--
06	--
07	--
08	--
09	--
10	--
11	--
12	--
13	--
14	--

WALLS DENOTED WITH HEAVY DASHED LINES ARE FIRE-RATED DEMISING WALLS BETWEEN UNITS; SEE PARTITION SCHEDULE

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SCHEDULE

Revisions

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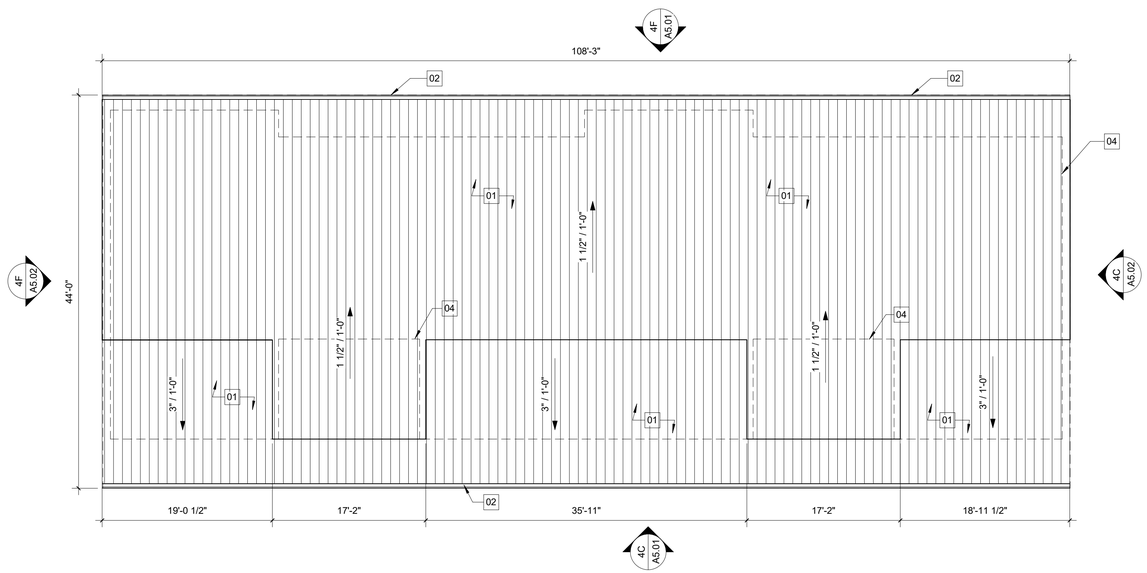
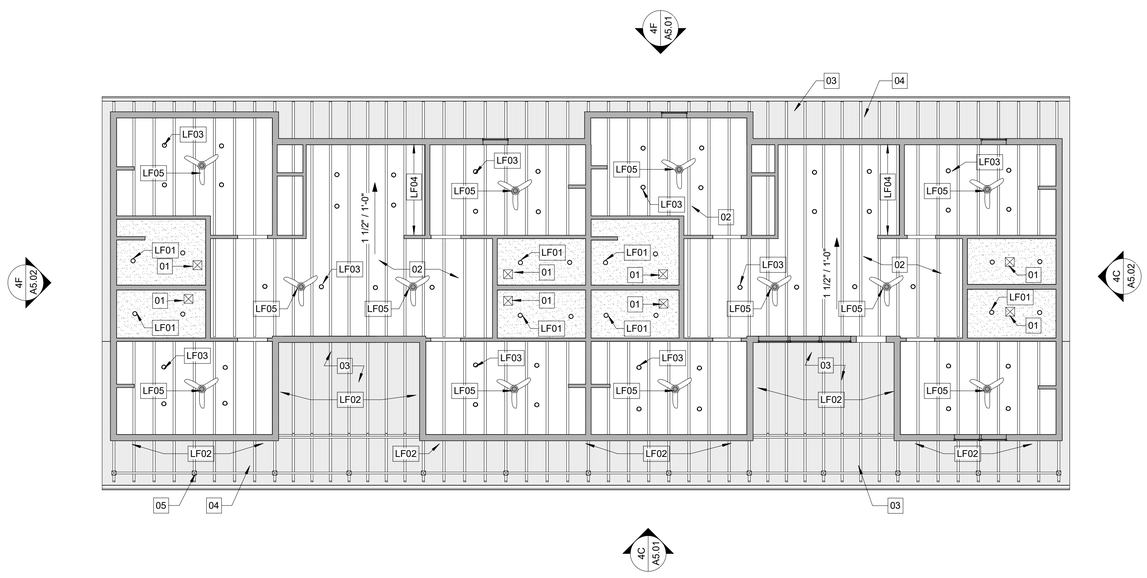
sheet no.: A2.01



3C ROOF PLAN

1/8" = 1'-0"



3F REFLECTED CEILING PLAN

1/8" = 1'-0"

GENERAL ROOF NOTES

1. PENETRATION DETAILS SHOWN ARE TO BE APPROVED BY ROOFING MANUFACTURER.
2. ROOFING DETAILS TO COMPLY WITH THE LATEST EDITION OF SMACNA & NRCA MANUAL.
3. ALL COPING TO BE FASTENED PER ANSI SPRI ES-1 STANDARDS.
4. COORDINATE DOWNSPOUT SIZE AND LOCATION WITH ARCHITECT.
5. MAINTAIN POSITIVE DRAINAGE ON ALL ROOF SURFACES, MINIMUM SLOPE OF 1/4" PER 1'-0".

KEY NOTES - ROOF PLAN

- 01 24GA STRIATED STANDING SEAM METAL ROOF; PREFINISHED SW7069 IRON ORE
- 02 PREFINISHED ALUMINUM BOX GUTTER, FINISH SW7069 IRON ORE
- 03 PREFINISHED METAL DOWNSPOUT, FINISH COLOR TO MATCH GUTTER; SEE ELEVATIONS FOR LOCATIONS
- 04 LINE OF WALL BELOW

RCP GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH 2018 NCRC AND ANY LOCAL CODES.
2. REFER TO ELECTRICAL DRAWINGS FOR OTHERCEILING MOUNTED DEVICES, LIGHTS, AND EXIT SIGNS.
3. LIGHT FIXTURES AND OTHER DEVICES SHALL BE CENTERED IN THE ACOUSTICAL TILE UNLESS NOTED OTHERWISE.
4. ALL EXPOSED CEILING LOCATIONS TO BE PAINTED.

KEYNOTES - RCP

- 01 EXHAUST FAN
- 02 BALTIC BIRCH PLYWOOD CEILING BETWEEN EXPOSED RAFTERS
- 03 CLEAR SEALED EXPOSED BALTIC BIRCH PLYWOOD CEILING
- 04 PRESSURE TREATED ROOF RAFTERS PER STRUCTURAL
- 05 PRESSURE TREATED WOOD COLUMNS
- 06 --
- 07 --
- 08 --
- 09 --
- 10 --
- 11 --
- 12 --
- 13 --
- 14 --
- 15 --
- 16 --
- 17 --
- 18 --
- 19 --
- 20 --
- 21 --

LIGHTING SCHEDULE

- LF01 4" RECESSED CAN LIGHT
- LF02 OUTDOOR WALL SCONCE; BASIS OF DESIGN: ALVA BRIAN, LONG PANEL, MATTE BLACK
- LF03 6" RECESSED CAN LIGHT
- LF04 UNDERCABINET LED STRIP LIGHTING
- LF05 CEILING FAN; BASIS OF DESIGN: MINKA AIRE ROTO 52" 3 BLADE HANG MOUNT INDOOR LED CEILING FAN

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SCHEMATIC DESIGN

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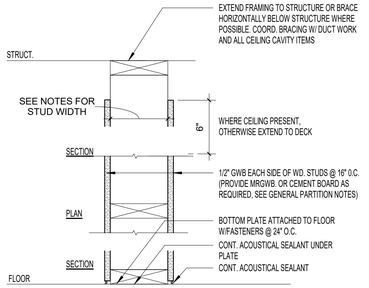
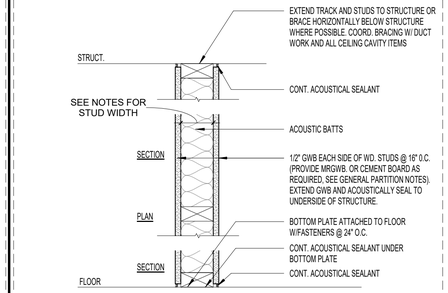
sheet no.: A2.03



NOTES	
STUD SIZING C2 2x2 WD STUDS C4 2x4 WD STUDS C6 2x6 WD STUDS C8 2x8 WD STUDS	STC / NRC N/A

PARTITION - TYPE C

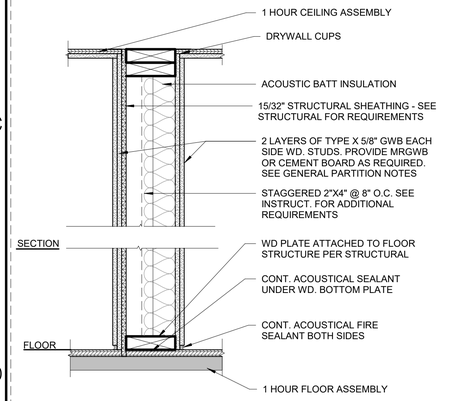
1 1/2" = 1'-0"

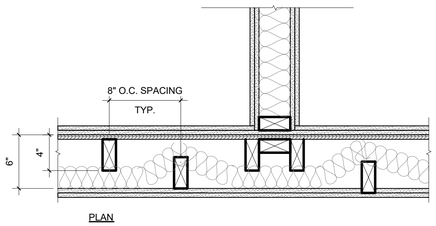


NOTES	UL ASSEMBLY
STUD SIZING D2 2x2 WD STUDS D4 2x4 WD STUDS D6 2x6 WD STUDS D8 2x8 WD STUDS	STC / NRC N/A

PARTITION - TYPE D

1 1/2" = 1'-0"





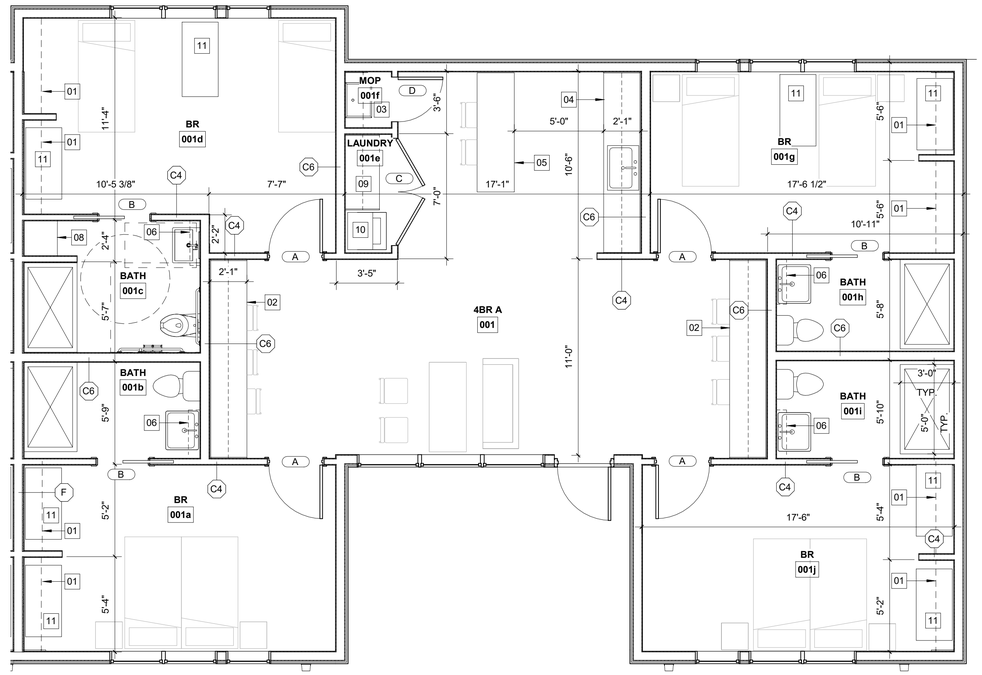
NOTES	UL ASSEMBLY
STUD SIZING F6 2x6 WD STUDS STAGGERED ON 2"X6" PLATES - UNIT DIMENSING WALL	U340 - 1 HOUR STC / NRC 54

PARTITION - TYPE F

1 1/2" = 1'-0"

DOOR & FRAME SCHEDULE

	DOOR					FRAME							
Type Mark	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HEAD	JAMB	SILL	HARDWARE	Type Comments	DOOR KEY
INSTRUCTOR HOUSING													
A	3' - 0"	7' - 0"	0' - 1 3/4"		WD		WD						(none)
B	3' - 0"	7' - 0"	0' - 1 3/4"		WD		WD					POCKET DOOR	(none)
C	6' - 0"	7' - 0"	0' - 1 3/4"		WD		WD						(none)
D	2' - 6"	7' - 0"	0' - 1 3/4"		WD		WD						(none)



6F TYPICAL FOUR BEDROOM UNIT PLAN

1/4" = 1'-0"

KEYNOTES - UNIT PLAN

01 CLOSET HANGING ROD AND SHELF

02 11'-0" LF BUILT IN DESK W/ OVERHEAD SHELF

03 CLOSET SHELF AND MOP SINK

04 10' LF PLY01 BASE AND UPPER CABINETS AND SSM01 COUNTERTOP, INCLUDING SINK, UNDERCOUNTER MINI FRIG, AND UNDERCOUNTER MICROWAVE (REFER TO BASIS OF DESIGN SPECS)

05 7'-0" LF SSM01 COUNTERTOP BAR (NO BASE CABINETS)

06 2'-6" LF SHELF AND MIRROR

07 8'-5" LF PLY01 BASE AND UPPER CABINETS AND SSM01 COUNTERTOP, INCLUDING SINK, UNDERCOUNTER MINI FRIG, AND UNDERCOUNTER MICROWAVE (REFER TO BASIS OF DESIGN SPECS). W/ 5'-0" LF SSM01 COUNTERTOP BAR (NO BASE CABINETS)

08 2'-0" BUILT IN SHELVING

09 3'-8" LF OF BASE CABINET AND UPPER SHELVING

10 STACKABLE WASHER AND DRYER

11 CUSTOM WARDROBE ON CASTERS, REFER TO BASIS ON DESIGN CUSTOM WARDROBE AND ALTERNATE SPECIFIED

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SCHEMATIC DESIGN

Revisions

No.	Description	Date

date: 12-04-2023

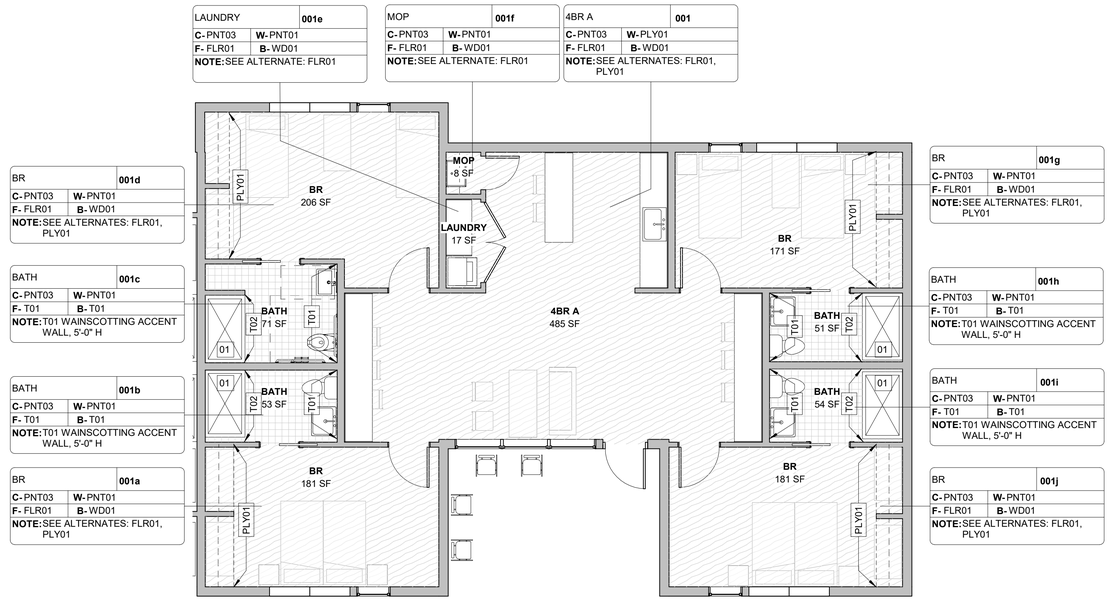
commission: 0054

sheet title: TYPICAL UNIT PLANS

sheet no.: A2.05

FINISH - FINISH LEGEND

SYMBOL	PRODUCT	MANUFACTURER	PRODUCT # / STYLE	COLOR	NOTES
PLY01		LOCAL SUPPLIER	1/2" BALTIC BIRCH PLYWOOD	SEALED	SEE DEDUCT ALTERNATE
FLOORING					
FLR01	FLOORING	LOCAL SUPPLIER	23/32" OSB	SEALED AND STAINED	PROVIDE FLR01b W/ FLOR01. SEE ADD ALTERNATE
FLR01 (ALT 01)	FLOORING	LOCAL SUPPLIER	23/32" ADVANTECH OSB	SEALED AND STAINED	ADVANTECH: PRICE AS ADD ALTERNATE
FLOORING UNDERLAYMENT					
FLR01b	FLOORING UNDERLAYMENT	LEGGETT & PLATT	WHISPER STEP ACOUSTICAL UNDERLAYMENT		PROVIDE AT ALL AREAS W/ FLR01
GROUT					
GR01	GROUT	TBD	POLYMER MODIFIED SANDED GROUT	TO BE SELECTED FROM MANUFACTURER'S FULL RANGE	MUST MEET ANSI A118.7
GYPSUM CEILING					
GWB01	GYPSUM CEILING	LOCAL SUPPLIER	5/8" GWB	PNT05	
OSB					
WD01	OSB	LOCAL SUPPLIER		SEALED AND STAINED	6" OSB BASE
OSB SHEET					
OSB (ALT FOR PLY01)	OSB SHEET	LOCAL SUPPLIER	23/32 OSB	SEALED	
PAINT, EG-SHEL					
PNT01	PAINT, EG-SHEL	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	TO BE SELECTED FROM MANUFACTURER'S FULL RANGE	INTERIOR WALLS
PAINT, FLAT					
PNT03	PAINT, FLAT	SHERWIN WILLIAMS	PROMAR 200 ZERO VOC INTERIOR LATEX	HIGH REFLECTIVE WHITE SW 7757	GYPSUM CEILING AND SOFFITS
PAINT, SEMI-GLOSS					
PNT02	PAINT, SEMI-GLOSS	SHERWIN WILLIAMS	PROCLASSIC INTERIOR WATERBASED ACRYLIC ALKYD ENAMEL	TO BE SELECTED FROM MANUFACTURER'S FULL RANGE	INTERIOR WOOD DOORS AND TRIM
SIMULATED STONE MATERIAL					
SSM01	SIMULATED STONE MATERIAL	CAMBRIA	2CM QUARTZ	SKARA BREA	COUNTERTOP EDGE TO BE 1.5" MITER EDGE
TILE					
T01	TILE	BEST TILE	ORIGIN (12"X24")	CANYON	FLOOR TILE TO BE INSTALLED ASHLAR; GROUT TO BE GR01
T02	TILE	BEST TILE	STYLE (6" x 24")	PURE	WALL TILE TO BE INSTALLED STACKED; GROUT TO BE GR01



4F

FOUR BEDROOM UNIT FINISH PLAN

3/16" = 1'-0"

GENERAL NOTES - FINISH PLAN

1. CONTRACTOR SHALL PROVIDE ALL INTERIOR FINISHES AS SPECIFIED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH WORK.
2. ALL INTERIOR FINISHES SHALL HAVE A CLASS A FLAME SPREAD RATING OR BETTER.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS TO BE FURNISHED.
4. VARIATIONS IN FLOOR LEVEL IN EXCESS OF 1 INCH FOR EVERY 10 FEET SHALL BE LEVELED BY CONTRACTOR. LEVELING SHALL BE COMPLETED WITH FLOOR READY TO RECEIVE NEW FINISHES AS SPECIFIED. CONTRACTOR SHALL VERIFY SLAB CONDITION PRIOR TO PRICE SUBMISSION.
5. ALL MISC. GRILLES, PLATES, OR OTHER DEVICES SHALL BE PAINTED TO MATCH THE WALL OR CEILING IN WHICH THEY ARE INSTALLED.
6. ALL NEW AND EXISTING FINISHES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY CONTRACTOR INVOLVED AT HIS COST WITH NO COST TO OWNER.
7. PROVIDE ATTIC STOCK AS FOLLOWS:

   ACOUSTICAL CEILING TILE 10%

   CERAMIC TILE 10%

   RESILIENT MATERIALS (1) UNOPENED CARTON OF EACH COLOR & TYP.

   PAINT
   ONE GALLON OF EACH COLOR AND FINISH
8. CONTRACTOR TO PROVIDE STITCH DESIGN SHOP WITH FINISH SUBMITALLS PRIOR TO ORDERING OR INSTALLING ANY FINISHES
9. GC TO PROVIDE SEAMING DIAGRAM / SHOP DRAWINGS PRIOR TO INSTALLATION FOR ARCHITECT TO REVIEW.

KEYNOTES - FINISH PLAN

01 REFER TO BASIS OF DESIGN IN FINISH NARRATIVE: SHOWER BASE PAN W/ T02 TILE SURROUND. PROVIDE DEDUCT ALTERNATE PRICING FOR BASIS OF DESIGN SHOWER STALL IN FINISH NARRATIVE.
02 --
03 --
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GEN NOTES - FINISH PLAN

01 REFER TO BASIS OF DESIGN SPECIFICATIONS IN DESIGN NARRATIVE FOR FINISHES, EQUIPMENT AND FIXTURES.

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SCHEMATIC DESIGN

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FINISH UNIT FLOOR PLAN & FINISH LEGEND

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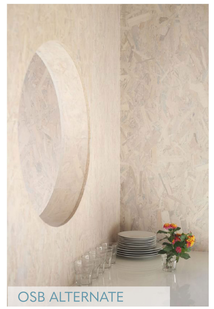
A4.01

B01 + FLR01

OPTION: FLR01 (STAINED)

BALTIC BIRCH PLYWOOD

OSB ALTERNATE

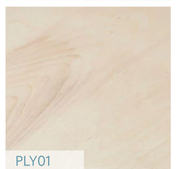


OSB ALTERNATE

PRECEDENT IMAGERY

FLR01

T01

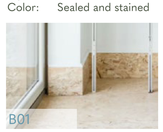


PLY01

PNT00

OSB01 (alt)

T02



B01

FLOORING

FLR 01

MFR: Local Supplier
Style: 23/32" OSB
Color: Stained and Sealed

BASEBOARD:

B01 (typical throughout U.N.O.)

MFR: Local Supplier
Style: 6" OSB
Color: Sealed and stained

TILE

T01
MFR: Best Tile
Style: Origin
Type: Porcelain Tile
Color: Canyon
Size: 12x24

T02
MFR: Best Tile
Style: Style
Type: Porcelain Tile
Color: Pure
Size: 6x24

WALL FINISH

GWB (typical U.N.O)

MFR: Local Supplier
Style: 5/8" GWB
Color: Paint as specified

PLY01 (typical U.N.O)

MFR: Local Supplier
Style: 1/2" Baltic Birch Plywood
Color: Sealed

OSB01 (alternate for PLY01)

MFR: Local Supplier
Style: 23/32"OSB
Color: Sealed and Stained

PAINT:

PNT01 (typical walls)

MFR: Sherwin-Williams
Spec: ProMar 200 Zero VOC Interior Latex
Color: To Be Selected from Full Range
Sheen: Eg-Shel

PNT02 (doors & trim)

MFR: Sherwin-Williams
Spec: ProClassic Interior Waterbased Acrylic-Alkyd Enamel
Color: To Be Selected from Full Range
Sheen: Semi-Gloss

PNT03 (gwb ceilings & soffits)

MFR: Sherwin-Williams
Spec: ProMar 200 Zero VOC Interior Latex
Color: High Reflective White SW 7757 (typ.)
Sheen: Flat

FINISH NARRATIVE

TYPICAL EQUIPMENT:

Microwave
MFR: Frigidaire (or approved alternate)
Style: Built-in Microwave
Color: Smudge-Proof Stainless Steel

Undercounter Refrigerator
MFR: Summit (or approved alternate)
Style: 32" Undercounter ADA Compliant
Color: Black

(alternate) Undercounter Drawer Refrigerator/Freezer
MFR: Summit (or approved alternate)
Style: 24" Undercounter Drawer Refrigerator

PLUMBING FIXTURES

PLMB01
MFR: American Standard
Style: Origin
Type: Single Threshold ADA Shower Base
Color: White
Size: 64X34

PLMB01 ALT:
MFR: Aquatic
Style: Accessible Acrylic
Type: 1 piece ADA Shower Stall
Color: White
Size: 60x34x79

PLMB01 (alt)

T02

PLMB01

CUSTOM FURNITURE

CUSTOM MOBILE WARDROBE
MFR: Custom
Color: Birch Plywood
Size: 48"W x 24"D x 72"H

(alternate) MOBILE WARDROBE
MFR: ACE Office Systems
Style: CA376 Deluxe Heavy-Duty Mobile Storage/Wardrobe Cabinet
Color: 140 Hard Rock Maple
Size: 48"W x 24"D x 72"H

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FINISH ABBREVIATIONS

ACT	ACOUSTICAL TILE CEILING
CAB	CABINETS
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
CTF	CERAMIC TILE FLOOR
CTB	CERAMIC TILE BASE
DCTLNR	DUCT LINER
EXP	EXPOSED
EXP STR	EXSPOSED STRUCTURE
FRP	FIBERGLASS REINFORCED PLASTIC
FWC	FABRIC WALL COVERING
GL	GLASS
GRT	GRANITE
GT	GROUT
GWB	GYPSUM WALL BOARD
HCONC	HONED CONCRETE
PL	PLASTIC LAMINATE
PNT	PAINT
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
QT	QUARRY TILE
QTB	QUARRY TILE BASE
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
REM	RECESSED ENTRANCE MATS
SCONC	SEALED CONCRETE
STCONC	STAINED CONCRETE
SPSTL	SHOP PRIMED STEEL
SSM	SOLID SURFACE MATERIAL
PCONC	POLISHED CONCRETE
ST	STONE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
WD	WOOD
WDF	WOOD FLOORING

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FINISH NARRATIVE

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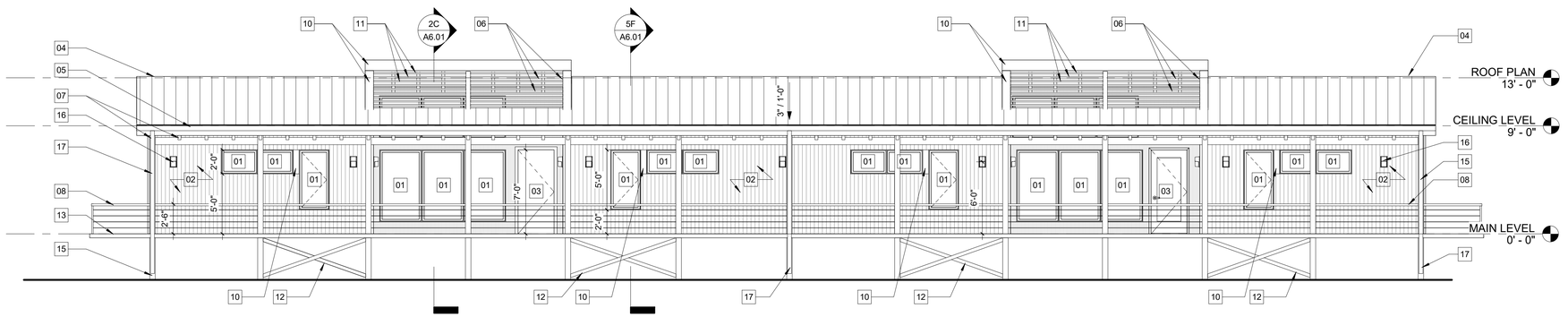
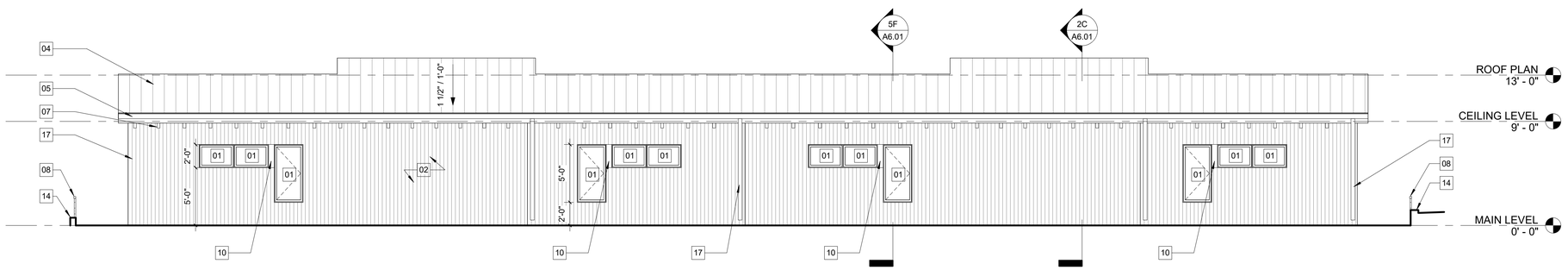


4C

WEST ELEVATION

3/16" = 1'-0"



4F

EAST ELEVATION

3/16" = 1'-0"

KEYED NOTES - ELEVATION

01 ALUMINUM CLAD WOOD WINDOWS; CASEMENTS AND AWNINGS AS SHOWN ON ELEVATIONS; PREFINSHED BLACK

02 24GA PREFINISHED CORRUGATED METAL PANEL CLADDING W/ EXPOSED FASTENERS, BASIS OF DESIGN: ATAS CORRUGATED PANEL, FINISH COLOR: ANTIQUE PATINA

03 HOLLOW METAL DOOR & FRAME, PAINTED SW7069 IRON ORE

04 24GA STRIATED STANDING SEAM METAL ROOF; PREFINISHED SW7069 IRON ORE

05 PREFINISHED ALUMINUM BOX GUTTER, PREFINISHED SW7069 IRON ORE

06 EQUITONE VERTICAL FINISH LINEA LT85 GRAPHITE 4X10 PANELS

07 CUSTOM TREATED WOOD STRUCTURAL SUPPORT, FINISH TBD

08 CABLE RAILING

09 WRAPPING STRANDING SEAM METAL PREFINISHED SW7069 IRON ORE

10 ALUMINUM PREFINISHED SW7069 IRON ORE

11 2x5 ALUMINUM TUBES; PREFINISHED SW7069 IRON ORE

12 WOOD CROSSBRACING

13 WOOD DECK

14 CAST IN PLACE CONCRETE SITE WALL; SEE CIVIL

15 WRAPPED ENGINEERED POSTS; FINISH TBD

16 OUTDOOR WALL SCONCE; BASIS OF DESIGN: ALVA BRIAN, LONG PANEL, MATTE BLACK

17 PREFINISHED METAL DOWNSPOUT, FINISH COLOR TO MATCH GUTTER

18 --

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EXTERIOR ELEVATIONS

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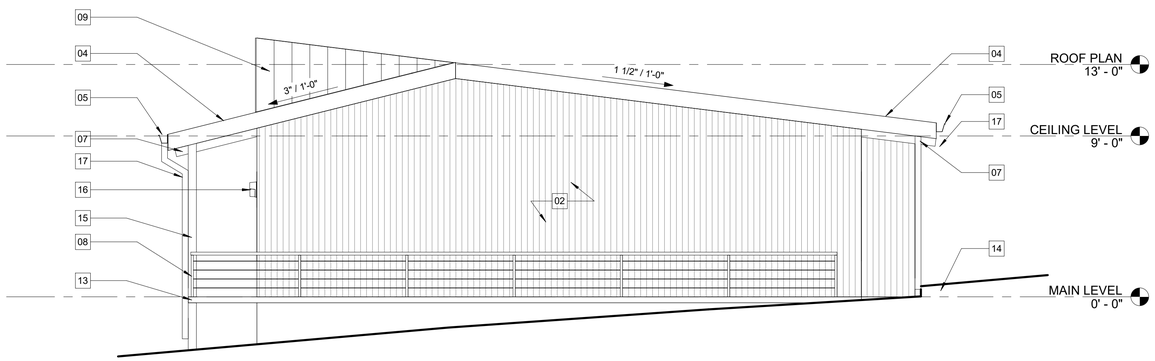
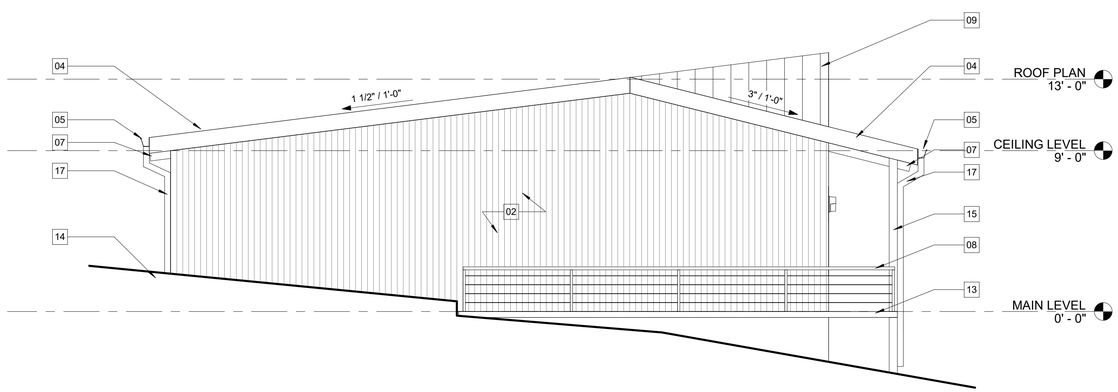
A5.01



4C SOUTH ELEVATION

1/4" = 1'-0"



4F NORTH ELEVATION

1/4" = 1'-0"

KEYED NOTES - ELEVATION

01 ALUMINUM CLAD WOOD WINDOWS; CASEMENTS AND AWNINGS AS SHOWN ON ELEVATIONS; PREFINSHED BLACK

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03 HOLLOW METAL DOOR & FRAME, PAINTED SW7069 IRON ORE

04 24GA STRIATED STANDING SEAM METAL ROOF; PREFINISHED SW7069 IRON ORE

05 PREFINISHED ALUMINUM BOX GUTTER, PREFINISHED SW7069 IRON ORE

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13 WOOD DECK

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15 WRAPPED ENGINEERED POSTS; FINISH TBD

16 OUTDOOR WALL SCONCE; BASIS OF DESIGN: ALVA BRIAN, LONG PANEL, MATTE BLACK

17 PREFINISHED METAL DOWNSPOUT, FINISH COLOR TO MATCH GUTTER

18 --

19 --

20 --

21 --

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EXTERIOR ELEVATIONS

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A5.02

4C

SOUTH PERSPECTIVE

NOT TO SCALE

4F

FRONT VIEW

NOT TO SCALE

STITCH
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EXTERIOR PERSPECTIVES

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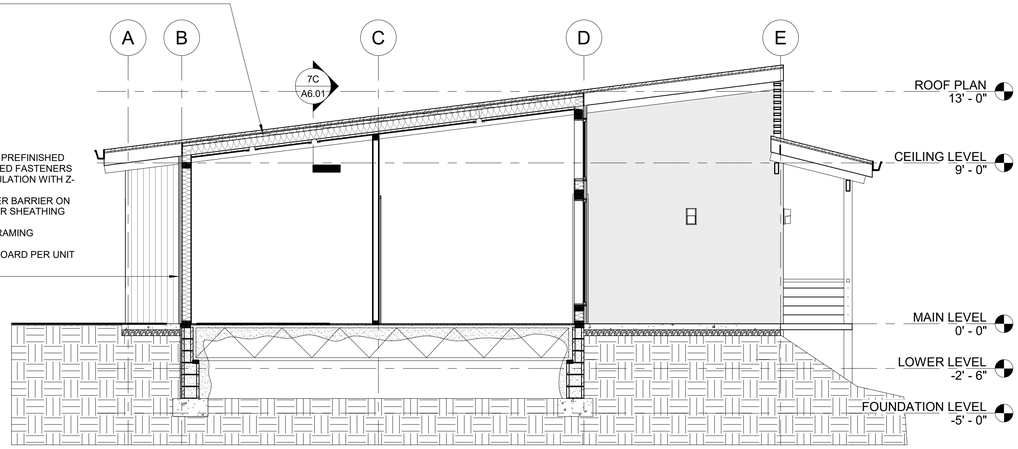
ROOF ASSEMBLY:
- STANDING SEAM METAL ROOF
- RIGID INSULATION
- HIGH-TEMP MEMBRANE UNDERLAYMENT
- ROOF SHEATHING
- 2X LUMBER RAFTERS WITH BATT INSULATION IN PARTIAL CAVITY WITH SIDE BLOCKING FOR ATTACHMENT OF INSET PLYWOOD CEILING
- 1/2" BALTIC BIRCH PLYWOOD CEILING

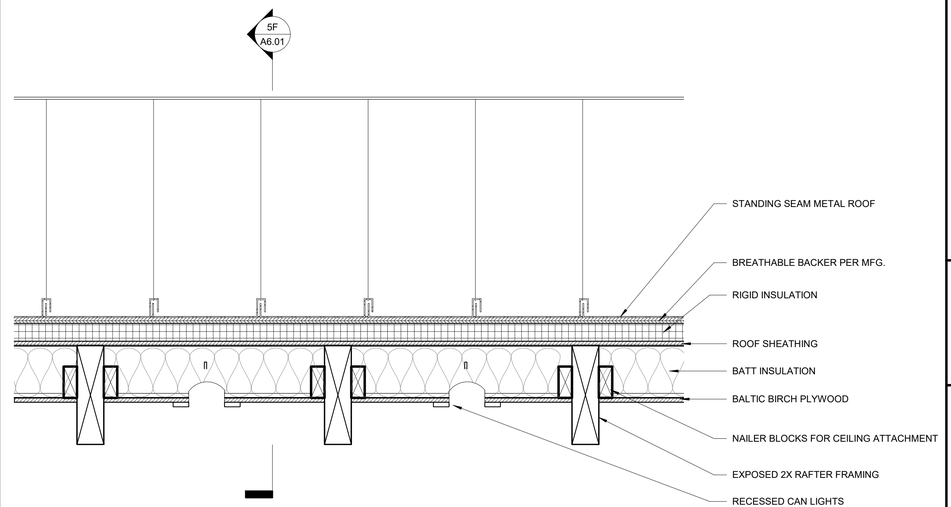
WALL ASSEMBLY:
- 7/8" ATAS CORRUGATED PREFINISHED METAL PANEL W/ EXPOSED FASTENERS
- CONTINUOUS RIGID INSULATION WITH Z-CHANNEL FURRING
- LIQUID APPLIED WEATHER BARRIER ON 7/16 ZIP BOARD EXTERIOR SHEATHING W/ TAPED SEAMS, TYP
- 2"X6" NOMINAL WOOD FRAMING
- R-19 BATT INSULATION
- INTERIOR WALL FINISH BOARD PER UNIT PLANS



SECTION THROUGH COMMON SPACE AND LIGHT MONITOR

2C

1/4" = 1'-0"



ROOF SECTION

7C

1 1/2" = 1'-0"

ROOF ASSEMBLY:
- STANDING SEAM METAL ROOF
- RIGID INSULATION
- HIGH-TEMP MEMBRANE UNDERLAYMENT
- ROOF SHEATHING
- 2X LUMBER RAFTERS WITH BATT INSULATION IN PARTIAL CAVITY WITH SIDE BLOCKING FOR ATTACHMENT OF INSET PLYWOOD CEILING
- 1/2" BALTIC BIRCH PLYWOOD CEILING

WALL ASSEMBLY:
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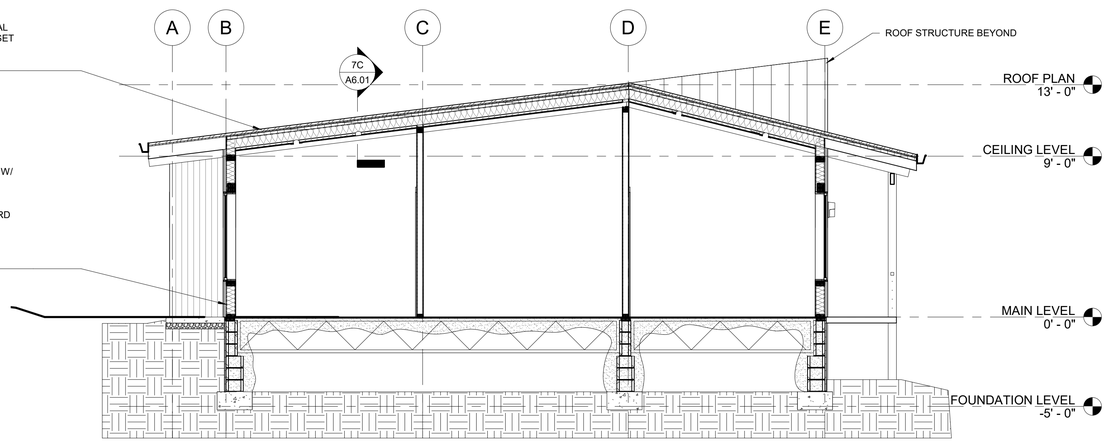
- INTERIOR WALL FINISH BOARD PER UNIT PLANS



SECTION THROUGH BEDROOMS AND COMMON SPACE

5F

1/4" = 1'-0"

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BUILDING SECTION

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