HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name Johnston Mill NPS Project Number 40,603

Property address 3315 North Davidson Street, Charlotte NC 28205

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 1
Architectural Feature: Project Overview
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s; 2012-13

Existing Feature and Condition:

The Johnston Mill, located at 3315 North Davidson Street, is a contributing component to the National Register-listed Charlotte Historic District. It is significant as a representative of Mecklenburg County's importance as the number two textile manufacturing county in North Carolina during the late nineteenth and early twentieth centuries. The mill was constructed in 1916 by C. W. Johnston for his Johnston Manufacturing Company.

The mill consists of a Main Building and a secondary machine storage building (known today as the SRO Building), to the southwest of the main building. These two buildings and adjoining surface lots comprise the redevelopment site. The project site is hence roughly bounded by East 36th Street to the west, N. Davidson Street to the south, the Mecklenburg Mill *(not functionally-related*) to the east, and railroad tracks along the north. The Main Building was converted to house 77 apartment units in 1995-96, with the SRO Building converted for provision of 21 single-occupancy units at that same time.

The Main Building is a two-story brick building (with partial basement) featuring an L-shaped footprint and comprised of the original north-south 1916 portion with a ca. 1926 brick addition at the north end (north wing), and a ca. 1929 brick addition at its south end (south wing). The SRO Building is an ancillary masonry component, historically used for storage, and thereby secondary in nature and function. This structure is in severely deteriorated condition. Not only does it lack architectural integrity due to its post-period of significance street-facing façade, but it lacks structural integrity and is unsafe as determined by both structural engineers and local fire officials.

The entirety of the Johnston Mill property was vacated in 2006 and both buildings have since remained vacant, having been acquired by this Applicant in 2011. Per preliminary consultation with the NC SHPO and NPS through the submission of a *12/2011 Preliminary Review Request* by this Applicant, a number of the 1990s non-historic alterations and construction specifically within the Main Building were reversed through selective demolition, as described in more detail below. As a result, today, the interior of the Johnston Mill's Main Building features wood post and beam construction with exposed wood ceilings and wood floors. The wood support beams are reinforced with flanking steel c- channels. The north and south additions have been reinforced by the addition of steel I-beams and steel columns. Areas of the south addition have evidence of severe damage due to water infiltration and wood floors are warped and buckling in several locations. In the north addition, tree growth into the building has severely compromised the northwest corner.

The property previously received Part 1 certification under this ownership in August 2013. The Applicant's intent at the time of the 2013 Part 1 approval was to subsequently rehabilitate the property for adaptive reuse as multifamily housing. The project was, however, unable to move forward at that time due to the

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initiation of the CATS Light Rail 36th Street Construction situated at the northwest corner of the Johnston Mill property. A lack of availability of substantial state and federal subsidies, in particular, affordable housing subsidies, also delayed the project. As a result, the project is subject to local market dynamics that reflect a capacity to support market-rate housing, which has been contingent on the completion of the neighborhood Light Rail station. Therefore, no substantive work has been undertaken on the Johnston Mill property since the approved selective demolition in 2013.

Given the length of time that passed, a new Part 1 detailing current existing conditions as well as updated photographs, to the extent accessible, was provided to and approved by NPS in 2019. And, from 2013 to Present, the site manager has focused solely on: restricting access to the Johnston Mill buildings by continuing to install plywood over windows; removal of exterior graffiti on an as-needed basis; maintenance of the fencing that secures the site; and containing new growth to the extent possible which is constantly being reintroduced by nature. As such, the property exhibits a range of conditions, from good to poor.

Work and Impact on Feature:

Utilizing the entirety of the site, the Johnston Mill property will be redeveloped for the purposes of 233 market rate apartments, inclusive of 15 affordable, consisting of a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. The Project shall be Phased. The Johnston Mill's historic Main Mill Building (Phase 1 of the Project) will be rehabilitated to the *Secretary of the Interior's Standards* for conversion to 84 of those units. Additionally, as was determined acceptable by NPS TPS through a Preliminary Consultation Request in 2019, the Project also consists of removal of the ancillary and unsound SRO Building, with new construction (Phase 2) on site to house the remaining units as further described and refined below.

This housing project will also provide an estimated 1.2 parking stalls to every one unit, with exterior common area amenities to be focused at the northern end of the site between the new construction and the historic mill building. In addition to a first-floor lobby and a basement level fitness center within the Main Building, the project will provide more specifically, an outdoor recreation area and pool, setback substantially from any street view as per direction received from NC SHPO and NPS. The project also includes up to approximately 12,000-square-footage of retail space along East 36th Street in the new construction and associated required parking stalls (all surface parking).

With the completed rehabilitation of the adjacent (not functionally-related) Mecklenburg Mill in 2016 along with the fruition of the CATS light rail station, completed in 2018, the rehabilitation of the Johnston Mill site is a long-awaited aspiration of the surrounding community. The project has the strong support of the NoDa Neighborhood and Business Association and the project team has worked closely with local and regional transportation agencies to obtain the necessary approvals from Charlotte Area Transit System and Charlotte DOT.

Photos: 1-87
Drawings: *BB+M Architecture, "Noda Mill Apartments," dated 05.15.2020*

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Number: 2
Architectural Feature: Main Mill, Exterior – Masonry Walls including Trim/Eaves and Downspouts/Gutters
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s

Existing Feature and Condition:

The Main Mill is of load-bearing masonry. The oldest, main portion of the building is comprised of the north-south portion of the L-shaped plan. It continues for 27 bays and features a red brick exterior laid in a modified Flemish bond with alternating headers and stretchers every sixth row. This portion is capped with a low-gabled roof featuring an overhanging wood cornice supported by heavy wood brackets (rafter/beam tails). These elevations feature two continuous rows of segmental-arched window openings with concrete or mortar sills. The west elevation features a three-bay tower near its southwest corner (west tower), which rises above the building's roofline and has small segmental brick arched window openings with stone stills at each level.

The north wing, ca. 1926 addition, is of red brick construction laid in common bond one-to-six. It is three bays wide on its east side and two bays wide on its west side, with a one-bay tower at its northeast corner. The north wing is capped by brick corbelling and ceramic tile roof coping.

The south wing, comprised of a ca. 1929 addition, fronts North Davidson Street, is two stories with a brick exterior laid in the same modified Flemish bond as the original mill. It features a two-story stair tower facing North Davidson Street (south tower) with brick pilasters capped by a plain stone capital with "Johnston Mfg. Co." painted in white block letters above its second story window opening. Similar in form to the original mill, the south wing features a roof with an overhang and wood brackets (or rafter/beam tails). The south elevation is 14 bays, with its three western bays angled toward the north end of the site. This addition has large window openings with flat metal lintels and concrete sills; each bay is delineated by brick piers. The same configuration is repeated on the building's east elevation, which continues for six bays.

The exterior masonry walls of the mill range in condition from good to poor. A structural assessment by the City of Charlotte in 2006 was conducted of the exterior brick walls and found extensive chipping, mortar deterioration, and poor repointing work throughout. In some locations as seen in the attached photos, mortar is missing, or brick is bulging out of plumb. Other areas show prior masonry repair work or brick replacement that is incompatible with adjacent brick. Plant growth is evident in still other areas; this is particularly evident at the northwest corner at the north wing where a tree has grown into / through the building, severely compromising the integrity of the masonry wall.

The building lacks metal downspouts and gutters.

Work and Impact on Feature:

Red brick exterior masonry walls will be preserved and repaired. Work to them will be limited and on an as-needed basis only as required per *the Secretary of the Interior's Standards*.

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- The existing painted sign "Johnston Mfg. Co. will be preserved in place, as will the precast concrete caps at the south elevation's entry tower (south tower).
- Existing plant growth shall be removed.
- Repointing of brick and replacement of deteriorated mortar will occur on an as-needed basis only.
    - Repointing mortar will match the color, texture, strength, joint width, and joint profile of the existing historic masonry.
    - Mortar specifications and repointing samples shall be provided for review and approval by SHPO before proceeding with work, if so required.
- Existing corbelled brick at cornice line of north addition will be preserved.
- Cracked bricks throughout the exterior masonry walls will be replaced in kind with new brick only where determined brick is cracked beyond repair. Bricks out of plumb or loose will be re-placed in alignment.
    - Any replacement masonry unit will match historic in all aspects, including material, color, texture, and size.
    - Brick replacement samples shall be submitted to, reviewed and approved by SHPO before proceeding with work, if so required.
- At several secondary locations, existing egress openings will be infilled with new brick to match existing adjacent wall. These locations are on secondary or rear elevations. They will no longer be necessary as a result of proposed floor-plan configurations as part of this Project.
    - One such opening is at the north side, east end of the south wing.
    - Another is at the east elevation, south wing; and
    - the third is on the rear of the north wing.
    - On secondary or tertiary elevations, this scope will not impact the overall historic character of the building.
- Existing concrete/mortar sills will be retained in place and repaired/patched in kind.
    - Where deteriorated beyond repair, they will be replaced in kind.
    - Specifications associated with concrete sill repair will be submitted to SHPO for review and approval before proceeding with work.
- At some locations, brick sills may need to be rebuilt to match existing.
- Exterior masonry cleaning is anticipated after the repair work is done; a low-pressure water wash with a gentle cleaner will be used.
- Extant wood cornice, fascia and eaves, including any wood brackets will be preserved where in good condition, repaired as required; such will be replaced in kind where they are deteriorated beyond repair. Where new are required, they will be cut from salvaged wood. The wood features will then be repainted.
- To ensure proper water drainage away from the building, new prefinished aluminum gutters and downspouts will be installed. These will be white and downspouts will have a rectangular profile.

Photos: 1-28
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03

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Number: 3
Architectural Feature: Main Mill - Exterior – Windows, including limited New Openings
Approximate Date of Feature: 1990s

Existing Feature and Condition:

All windows are covered with plywood on the exterior however, windows can be observed from the interior. All extant windows were installed as part of the 1990s rehabilitation and are therefore non-historic replacements. Those on the elongated ca. 1916 portion of the building and the north wing are, in most cases, single hung one-over-one metal windows with fixed transom above. The extant 1990s windows installed in the south wing are large multi-light metal windows with what appear to be exterior applied muntins. All extant windows are in poor condition. Glazing is missing or cracked in many openings. These window units are beyond their lifespan and lack modern energy efficiencies.

NC SHPO has shared with the Project Team documentation available of windows that were extant prior to the commencement of the 1990s conversion to apartments, believed to have been historic windows. Although limited in number of images available and somewhat poor quality, the prior windows within the original portion and the north wing appear to have been 12/12 hung wood windows, painted white. Those within the later ca. 1930s south wing appear to have been multi-light factory windows; they may have been of steel as evidenced by some extant steel posts (mullions) in some window openings *(See attached, '1990s Photos.').*

Work and Impact on Feature:

Exterior plywood covering the window openings shall be removed.

The extant windows beneath the plywood are non-historic replacements that are beyond their lifespan and in poor condition. All shall be removed and replaced with new more historically compatible windows that better reflect the historic appearance and meet modern energy efficiencies.

Utilizing the pre-1990s renovation photos as an historic basis, new windows will be installed that reflect the configuration of lites seen in those images. Therefore, the following window types are proposed:

- Single-hung aluminum windows typically in a 12/12 configuration with an opaque arch filler finished to match the window frame will be installed in the segmentally arched openings of the original portion and the north wing.
    - The basement level window openings of the original portion are square-shaped and will therefore receive a 6/6 configuration.
- Single-hung and fixed aluminum windows in multi-lite configurations of 6/6, 8/8, 12/12 configuration, depending on the size of the opening, shall be installed in window openings of the south wing. Those at first floor of the south wing will typically feature a fixed multi-light transom above the window units as they are taller than those at second floor.

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- Window openings at the stairtowers are typically punched single openings, some square-shaped and others rectangular. These windows will therefore typically receive fixed aluminum windows of either four or six lites, as indicated in the drawings.

- The proposed replacement window product has changed from that which was initially planned due to cost implications and required value engineering. In lieu of the previously planned Pella products, the *Quaker H500 Series* is now proposed. The Quaker product is the same series that was approved for use at the adjacent Mecklenburg Mill (not functionally-related).
    - This revised specification is for an aluminum product with a white kynar finish.
    - The windows will be a combination of single-hung and fixed units with simulated divided lites, with both an interior and exterior applied grid.
    - The associated proposed glazing product is a clear LoE, specifically, Cardinal LoE 366.

  The following Sheets have been therefore updated to reflect the revised proposed Quaker product and supersede and replace any earlier versions*: Sheet A6.21 and A6.22*. On Sheet A6.22, additional head, jamb and sill details are provided and correlate with window types on Sheet A6.21.

A limited number of new punched window openings are proposed. Four discreet small window openings are proposed for basement level at the south elevation of south wing. Two will be located in the bay on either of side of two extant basement level window openings and will match those existing in dimensions (limited to 3'4"L x 3'4"w). These openings will allow for limited, but much needed additional natural lighting into the proposed art/community space in the basement level space beyond. The extant basement level windows at this location on the south side serve as precedent. Sized small and at basement /grade, their impact is minimized. Additionally, a proposed mature tree planting for this location in lieu of the existing small trees will help obscure visibility from the N. Davidson Street further.

Photos: 1-25; 32, 34, 41, 62-63, 68
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03, A6.21, A6.22, A6.32, A6.35

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Number: 4
Architectural Feature: Main Mill, Exterior – Entries/Egresses, including Limited Enlarged and New Openings
Approximate Date of Feature: 1990s

Existing Feature and Condition:

Exterior doors and windows were installed as part of the 1990s renovation. Documentation shared by SHPO associated with that project indicates that the design of the extant entry/egress doors was to be based on existing doors found at that time. Typically, the extant doors today are paired metal doors with four lites in their upper portions. There are several points of entry/egress to the building.

The Main Entry is located on the south elevation of the south addition at the projecting stairtower that features the painted sign, 'Johnston Mfg. Co.' This paired door opening is approached via concrete steps with a metal railing, also installed in the 1990s. As viewed from the interior, each of these two doors features a 3/3 multi-light transom above.

In addition to the main entry, there are paired egress doors on the east elevation of the south wing as well as on the north elevation; these also appear to be similar in configuration to the main entry doors in that their upper portion has lites and the lower portion is flush.

The other stairtowers typically each have a single egress door, flush metal.

Existing doors are non-historic, are in poor condition and beyond their useful lifespan.

Work and Impact on Feature:

- All extant entry and egress doors are non-historic, having been installed in the 1990s renovation.
    - They will be removed as will any associated transoms, which also date the same.
- At the main entry (south elevation); concrete steps and existing metal railing will be retained. Railing will be cleaned, scraped and repainted.
    - New paired aluminum glazed doors with a painted finish (white) will be installed. Similar aluminum multi-lite transoms will be installed above based on the configuration of the 1990s transoms.
- At egress door openings in stairtowers, single solid metal doors will be installed. Such will be installed for instance at: the east stairtower per 3/A4.03.
- At the west stairtower, a new storefront system will be installed per 2/A4.02; this is a secondary elevation.
- There are several locations where existing window openings will be enlarged to grade for conversion to door openings for the purposes of additional egress, or for access to exterior amenity spaces. These will occur on secondary or tertiary elevations as follows, thereby eliminating any visual impact:

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- Center-east elevation of original portion;
- South elevation of the north wing, east side.
- North (rear) elevation of the north wing; two locations are proposed.
- In each of these locations, a new fully glazed single aluminum storefront door will be installed with a multi-lite transom above and opaque arch infill panel to reflect the historic segmental arched window opening. Due to the width of the existing window openings, which is larger than a typical door, a narrow sidelight will be installed in each.

- New suspended flat awnings of metal, attached via a central anchor and provided for weather protection, will be installed at exterior door openings as per the elevation drawings.

- At the west elevation of the north wing at the former boiler room (proposed club room space), the existing man-door at grade will receive a new storefront door akin to those detailed above. And, at the adjacent existing large garage door opening, a new countertop height accordion door with glass will replace the plywood in order to accommodate a bar for outdoor access from the new Club Room in favorable weather.
  - At second floor level above this location on the north wing, two new flat arched storefront openings will be punched into the façade. One will receive a new multi-light storefront system and the other a glazed storefront door, sidelite and four-lite transom. The door will provide access to the new rooftop deck to be installed on the roof of the former boiler room. *See Number 11 below for scope related to roofs.* This particular wall is in severe condition due to the extant tree that has grown through it. It will need to be rebuilt, regardless.
  - In addition, these alterations are at the west side of the building, at the far north end of the site and therefore, the rear of the site. Due to the adjacent new construction to be built west of this area, and the setback from the street, these alterations will have no visual impact.
- The new aluminum storefront systems of the building will be Kawneer brand, with painted finish (white); where applicable, they will have exterior and interior applied muntins.

- New Fire Riser Door Opening. At south elevation, adjacent and to the east of the main entry projecting tower, the existing window bay closest and to the east of the tower will be enlarged to first floor level for provision of a fire-department access door into the fire riser room beyond. New concrete steps will be installed for access to grade.
  - The fire access door will be flush metal.
  - This opening is required because fire department necessitates access and entry from N. Davidson. The fire-line must be pulled from N. Davidson and therefore, the fire pump room needs to be along the mill's south façade.
  - The window opening immediately above this door shall be infilled rather than receiving a window due to the new fire pump room beyond.

Photos: 1, 4, 7, 8, 51-52
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03, A6.42, A6.43

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Number: 5
Architectural Feature: Main Mill, Interior – Structure
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s; 2012-13

Existing Feature and Condition:

The original 1916 component of Johnston Mill is constructed of multi-wythe brick walls and heavy timber framed floors. A large portion of the existing building was built on a crawl space. Heavy wood timbers were used for the beams, girders and (square) columns in this portion. The elevated floor system of the original portion consists of wood decking which spans between the wood girder lines. At the basement level, the elevated floor is also supported by wood beams and girders spanning to brick piers. The basement floor currently is a concrete slab on grade. The two-story ca. 1926 brick addition is constructed of steel beams and steel pipe columns which form the major structural frame. Heavy timber decking was installed over the steel beams. Steel wide flange columns were built integrally with the large window openings in the exterior walls. Either at the same time, or sometime thereafter, a basement was provided below a portion of the two-story steel addition.

As previously described, Johnston Mill was converted during the 1990s by a prior owner into affordable housing. Though it is unclear if that project received final certification, some rehabilitation treatments seen in other tax-advantaged projects were used. Work at that time included subdividing space into residential loft-style apartments on all floors, which generally featured double-loaded corridors with apartment units on either side. Other improvements included some structural improvements such as: reinforcing the wood beams by the addition of steel c- channels flanking the wood beams; covering the wood floors with gypcrete; and wrapping steel beams in the north and south additions in gypsum board.

The housing was vacated in 2006 and the buildings have remained vacant since then. As a result of long-term vacancy most of the work accomplished during the 1990s renovation failed from water damage, severe vandalism, and neglect. After a site-visit with NC SHPO and per a subsequent preliminary consultation with the NC SHPO and NPS through the submission of a *12/2011 Preliminary Review Request* by this Applicant, a number of the non-historic alterations were reversed. Selective demolition included removal of the following in 2012-2013:

- All 1990s wood and metal frame construction including framing and flooring, wallboard, tile, cabinetry and kitchen and bathroom fixtures and appliances;
- All 1990s electrical and HVAC servicing wiring, conduit and control units and HVAC ductwork and registers;
- All 1990s plumbing, boilers, hot water heaters, and piping;
- All 1990s gypcrete floor topping to the original finish floor or subfloor level, whichever was present;
- Note that the selective demolition *precluded* removal of the existing stairwells (which were also installed in the 1990s).

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As a result, today, the interior of the Johnston Mill main building features wood post and beam construction in the main, oldest portion of the building with exposed wood ceilings and wood floors. The wood support beams are reinforced with flanking steel c- channels. The north and south wing additions have been reinforced by the addition of steel I-beams and feature steel columns. The first floor in the south wing has been damaged due to water infiltration and wood floors are warped and buckling in several locations.

At second floor, which has same general construction materials and design as the first there is evidence (remnants) of the since removed gypcrete. There are portions of the second floor with scaffolding at the north end, offering attempts at structural reinforcement.

Portions of the basement have been damaged from water infiltration and there is standing water in some locations.

Though partially mothballed, the building's interior does has condition issues due to long term vacancy. Interior conditions include the presence of water, water damage as well as evidence of vandalism.

The Project Team's structural engineer has done a detailed analysis, attached: *Stewart Engineering, "Johnston Mills – North Davidson Street, Charlotte, NC, Structural Assessment Existing Structure," dated July 22, 2019.*

Their assessment provides the following conditions observations:

- "The steel structure as a whole showed very minimal signs of damage.
  - The surface rust will need to be addressed to prevent further damage from the current rusting and to add corrosion resistance for future surface rusting.
- The timber structure however was observed to consist of damaged beams, columns, and decking, some of which are so severely damaged that replacement is the only option.
- Some wooden beams were observed to have damage at the ends of the beams where shear loads would be the highest and a full structural section is required.
  - In some areas, the beams were clearly rotten as seen from below.
  - Some beams had obvious discoloration from moisture.
  - Some members were attempted to be reinforced at an earlier time with dimensional lumber or steel channels as a means to stabilize or increase the load carrying capacity of the structure. These methods of reinforcement have their limitations and in some instances, have resulted in rot so severe that an adequate attachment of the reinforcement has failed.
- The wood columns did not appear to have suffered as much from water damage as the other structural members, but do exhibit damage.
  - Most of the column damage noted was due to overloading, impact, natural deterioration or improper modifications made to the building structure with holes drilled into the members.
  - Some of the more severely damaged columns were buckling, which is a sign of them being overloaded, while others were splitting apart at their supports or throughout their length.

Large splits or checks like this can be due to overloading or from the wood shrinking as it dries out.

- In general, the condition of the structural wood decking comprising the floor system is in poor condition although some areas that feel solid may have damage that is unseen from above.
  - The floor still has the original finished flooring over top of the structural decking. The finished flooring has buckled and warped likely due to water damage causing the wood to swell.
  - Some areas of decking are so severely damaged that it is unsafe to walk on.
  - A few areas of flooring was so badly damaged along with the supporting members that multiple bays of framing were removed in the crawlspace portion of the building."

- Issues with the foundation also were observed.
  - "In the timber framed portion of the building where basement exists, the footing for the exterior bearing walls appear to be constructed out of brick and are completely exposed. Water has accumulated next to the footings and it's possible the footings are undermined.
  - The basement portion of the wood timber structure appears to rest on compacted coal fines.
  - Under the steel framed sections there appears to be a slab on grade, but some significant cracks radiating out from the center."

Work and Impact on Feature:

Because the assessment by the structural engineers indicates that many of the columns, beams, and floor deck are not able to adequately support the building, the overall intent of the revised structural design is to utilize the existing structure where required to support the structural loads. Replacement of the existing structure and supporting floor framing with new walls will be required for the renovations.

The structural team, Stewart Engineering, and the Applicant are the same structural team and Applicant that successfully completed the certified rehabilitation of the adjacent (not functionally-related) Mecklenburg Mill. Given that that Mecklenburg Mill had very similar structural integrity issues as those exhibited by Johnston Mill's timber structure, the structural team proposes to implement the same scope as was designed and approved for and executed in that approved project. In communications via email with NC SHPO, the intent below was discussed and confirmed as sound in concept for this historic tax-advantaged rehabilitation. *(See EMAIL, dated April 3, 2020)*

More specifically, the intent discussed is to:

- Replace the rotten wood with dimensional lumber in areas the public will not access, i.e. within in the residential units (which are private spaces).
- A ceiling will be added in the units where the floor framing uses new 2x joist framing. However within Apartment Units, although new gypboard ceilings will be installed, the wood beams will still be remain visible as viewed from below where depicted on the Unit Reflected Ceiling Plans and as per floor assembly type F2 on Sheet A6.01.

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- In contrast, at all proposed Public Spaces where the ceiling is exposed to structure, the rotten wood shall be replaced with timber matching the existing framing. This will include the following spaces: all entry vestibules and corridors, and certain amenity spaces (i.e. spaces accessed by all occupants of the building). This will ensure an historic appearance in the most Public Spaces.

Steel Columns and Beams:

- As indicated in the structural demolition plans, the extant steel columns and extant steel beams, which generally comprise the south wing, will be retained place.
- Where indicated in the plans, extant water damage and any visible rust to this steel structure shall be remediated.
- Steel columns and steel beams will remain visible /exposed in the Public Spaces as these spaces will feature an exposed ceiling structure.
- Within Apartment Units, although new gypboard ceilings will be installed, the steel beams will still remain visible as viewed from below as seen per the Unit Reflected Ceiling Plans. The treatment will be the same as depicted for the wood beams (described above).
- Where the round steel columns are not enclosed within new interior partitions, they will remain exposed.
    - This is with the exception of steel beams and columns within the proposed basement level amenity spaces (fitness rooms and art/community room). In these areas, a gypboard covering is being required for fire code purposes.

Timber Columns:

- All repairable historic columns will remain in place.
- All columns within proposed Public Spaces and *within visible areas* of Apartment Units that are deteriorated or rotted beyond repair will be replaced in kind with re-sawn common timber, sized nominally to match historic materials and thereby maintaining the historic character of the Public Spaces.
- If 'hidden' columns (meaning specifically columns within any proposed new unit demising walls or new interior partitions) are damaged beyond repair, these will be removed. Replacement columns may not structurally be required in these locations and furthermore, there would be no visibility of them.

Timber Beams:

- All repairable timber beams will remain in place.
- Where indicated in the structural demolition plans, extant timber beams determined deteriorated beyond repair shall be removed.
    - The area with the most extensive deterioration issues is the original portion of the building at the main / 1st floor level at the locations noted on Sheets S01.11A-S01.11B between grid lines 17 and 32. A number of timber beams and columns and decking in this area must be removed as noted on the sheets.

- This area will require new 2x joist framing and multi-ply 2x girders with pressure treated blocking separating the new framing from existing masonry. The new framing will be spaced and installed as indicated in Sheets S02.11A and B within the Apartment Units.
  - See for example Detail 11/S06.11. The new 2x framing will be located within Apartment Units only.
  - Note that new 6x6 timber posts on concrete footings will be provided where noted in this particular area, as well to create the replaced floor. The new 6x6 timber posts do not continue about the first floor.

- Where historic timber beams are removed and are located within proposed Public Areas or within visible areas of the Apartment Units, they will be replaced in kind with re-sawn common timber, sized nominally to match historic materials. Portions of the existing deteriorated or rotted beams (good portions) may be re-used in these locations, either structurally or decoratively.

Foundation: Issues with the basement(s) foundation shall also be addressed to remediate the use of the compacted coal fines and the substantial cracking of the extant concrete slab on grade. Therefore, where indicated on Sheets S02.10A and S02.10B, new 4" concrete slab on grade will replace existing in the basement. In the original portion of the basement the new slab will be approximately 16" lower than existing thereby addressing the floor level changes between the original portion of the basement and that of the south wing. Where the foundation has eroded on the east side of the original portion, it will be shored in the demarcated area with flowable fill (see Sheet S01.11A).

Photos: 31-32, 34-47, 54-67, 70-78
Drawings: S00.01 – S07.01; *"Johnston Mills – North Davidson Street, Charlotte, NC, Structural Assessment Existing Structure," dated July 22, 2019; EMAIL, dated April 3, 2020*

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 6
Architectural Feature: Interior **–** Floor**-**plans / Basement Plan
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:
A stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the current basement floor-plans consist of open plans with evenly spaced steel or timber columns within the spaces. There are two existing pass-throughs in the masonry demising wall between the original portion and south wing. A ramp and a short step provide access, accommodating the floor level changes between the two. These likely date to the 1990s. The south wing is delineated roughly in half by a concrete demising wall running north-south. Two pass-throughs provided access between the two large spaces.

Work and Impact on Feature:

The basement will be rehabilitated to provide a combination of apartment units and resident amenity spaces. The original portion of the basement will feature a single-loaded corridor running north-south along its east wall. Apartment Units will be delineated off of the west side of the corridor. Access will be available from the west stairtower and elevator lobby at the center west area. The extant pass-throughs will receive new wall infill (of gypboard) and a new opening will be provided at the southeast corner to allow access to the new north-south corridor in the south wing.

The south wing basement will be delineated to provide apartment units in the western portion (on the west side of its north-south demising wall) and amenity space in the eastern portion. An east-west double-loaded corridor will be demarcated with units or common spaces delineated off either side. The extant pass-throughs in the south wing's demising wall will be infilled and a new passthrough opening to accommodate the central located double-loaded corridor will be provided. A short egress corridor will also extend south from the central corridor to the main south entry stairtower. Amenity spaces in the basement will consist of a fitness room and art room. Additionally, tertiary spaces such as trash, storage, bike storage and mechanical/electrical rooms will be located here.

All unit partitions will intersect the perimeter walls at brick piers between window openings, eliminating any visual impact from the exterior or physical impact with the windows. For example, interior partitions in basement Unit Types 1C-M will jog at an angle to avoid impact with exterior windows. The treatment is with exception of a unit at the west end of the south wing (Unit 2E-M) in which a proposed closet partition engages an existing window opening. *Refer to Sheet A2.66*. However, to avoid any visibility from the exterior new walls will not impact the glazing and will instead align at natural mullion breaks or, more ideally, the center steel post that is existing to remain. This treatment occurs in a single instance on basement, on a secondary elevation and given the windows shall be replacement, the impact is minimal.

Photos: 31-37
Drawings: AD1.00; A1.00; A2.57, A2.66, A2.71

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 7
Architectural Feature: Interior – Floor-plans / First Floor and Second Floor Plans of Original Portion and South Wing
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:

A stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the current first floor consist of open plans with evenly spaced steel or timber columns throughout. There is an open stairwell situated between first and second floor near-to the northeast corner of the original portion. This stairwell appears to have been installed as part of the 1990s construction. (The selective removal component of this Project precluded removal of any existing stairs.)

Work and Impact on Feature:

Please refer to Number 8 below for information related to the proposed scope within the North Wing.

The first and second floors of the original portion and the south wing will be rehabilitated into apartment units situated off centrally-located, double-loaded corridors. The two components are interconnected so the new double-loaded corridors will intersect forming an inverted T-shape, akin to their combined footprint.

The new corridor in the original portion will therefore run north-south and that in the south wing will run east-west. The original portion's north-south corridor will terminate at the extant demising wall of the North Wing and provide an east-west corridor along the north wing's south side with door and sidelight where indicated at the west for access into the amenities of the northwest corner/north wing. This corridor will also provide access to mechanical space at its far west end. These treatments will repeat at second floor. At first floor, the two existing pass-throughs from original portion to north wing shall remain in place for continued use for access into the proposed club room at the west and to a new short residential unit entry corridor at the east side of the north wing. At center of the north wing demising wall, a new single door opening will be provided for controlled access into the public common area restrooms. At second floor, the extant pass-throughs to north wing will remain in place for access into the proposed Club Room Mezzanine in the west and a new short residential unit entry corridor in the east.

Within the original portion, a three-bay wide elevator lobby will be located off of the west stairtower (spanning between grid lines 21-24 and G-J). The lobby will be enclosed with a storefront system on its east side as indicated thereby maintaining full visual volume through the space while also helping to establish itself as a mailroom (mailboxes will be located along the north and south walls).

Within the south wing, off of the east stairtower, a new partition wall with an egress door and sidelight will be established at each of first and second floors. At first floor, a dog wash room will be provided within the extant space in the center of the stairtower.

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A new short egress corridor will be provided from the central corridor to the main entry stairtower on the south side on these floors.

New demising or unit partitions will intersect the perimeter walls at brick piers between window openings, eliminating any visual impact from the exterior or physical impact with the windows. Every effort has been made to ensure this; for example, in Unit Types 2A-M, 1F-M, 1C-M and 1B-M will jog at an angles to avoid impact with exterior windows.

The treatment is with exception of limited instances:

- The corridor demising wall / east end at northeast corner of original portion where an existing window opening will be infilled with brick veneer (exterior) and gyp interior to avoid conflict with the corridor/unit demising wall. This window opening is at a secondary elevation near the rear of the building and the treatment will not negatively impact the overall exterior character of the building.
- Unit Types 2E-M and 2D-M in west end of south wing in which a proposed closet or bath partition engages an existing window opening. *Refer to Sheet A2.65, A2.66*. However, to avoid any visibility from the exterior the new walls here will not impact the glazing and will instead align at natural mullion breaks or, the center steel post that is existing to remain. Given the windows shall be replacement windows, the impact is minimal.

Photos: 38-48, 54-56
Drawings: AD1.01-AD1.02; A1.01-A1.02 A2.51 – A2.56, A2.58, A2.60-A2.67, A2.70

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 8
Architectural Feature: Interior **–** Floor**-**plans / North Wing including boiler room
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:

The North Wing addition was constructed in ca. 1926 attached to and at the rear of the original portion, backing. It is two stories in height with a small 1 ½ story height masonry addition attached to its west side. This addition historically served as the mill's boiler room. The North Wing has experienced severe damage. As indicated in the structural engineer's report (previously referenced), the first floor structure of the northwest corner of the North Wing is completely missing. The wing has significant damage in both the northwest wall and the northeast corner too, where trees are growing through the exterior walls. As stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the North Wing addition is currently open plan space. The North Wing, where floor structure remains, has a combination of timber columns and steel. A masonry demising wall delineates the north wing from the one-story boiler room at the west side.

Work and Impact on Feature:

The North Wing will be rehabilitated for a combination of residential apartment units (in the eastern portion) and a community Club Room in the western portion.

Access via existing or new passthroughs into the North Wing areas from the adjacent original portion has previously been discussed in Number 7 above.

The eastern portion of the North Wing will be delineated into a single unit at first floor and two units at second floor, accessed off of the newly delineated short unity entry corridors previously described.

The west portion will be rehabilitated as a Club Room, a portion of which will be double-volume in height with a mezzanine. The Club Room will capture the first floor's one-story former boiler room square footage as well, thereby providing exterior access to site amenities in addition to a terrace on the boiler room roof. As such, where indicated in Sheet AD1.02 in the west side of the North Wing, a portion of the extant second floor decking and beams will be removed from where indicated; sound materials will be salvaged for potential reuse elsewhere in the building. Note that timber columns will be retained in place as noted in the plans as will most beams; beam removal (partial) will be mainly to accommodate the new L-shaped stair (metal pan) which will wrap the northwest corner allowing access up to the second floor Club Room 'mezzanine' where existing floor structure is retained. Due to the substantial deterioration of the extant masonry wall on this west side (due to the tree that has grown through the wall), the brick wall at this area will be rebuilt as follows: a new stud framed wall will be installed with brick veneer (salvaged from the wall itself) at the exterior and gypboard finish on the interior. An aluminum railing with perforated mesh infill will be provided along the Club Room mezzanine. A portion of the demising wall between the boiler room and the extant

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walls at the southwest corner of the North Wing will be removed at first floor level. Similarly, at second floor level, two new punched openings will be provided in the demising wall, one for egress to the boiler room roof deck and the other for a new storefront system, allowing more natural lighting into the Club Room beyond. (These were previously described above.) Proposed scope for the roof terrace is described in Number 13 below. Between the Club Room space and residential unit on first floor of the North Wing common area restrooms and egress corridor to the rear of the building will be established. New partitions in the North Wing will avoid impact with any windows.

Photos: 73-78
Drawings: AD1.01, AD1.02, A1.01, A1.02, A2.20, A2.23, A2.24, A2.25, A2.26, S01.01, S01.02, S01.11B, S01.12B, S02.01, S02.02, S02.11B, S02.12B

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Number: 9
Architectural Feature: Interior **–** Vertical Circulation / Stairs and Elevators
Approximate Date of Feature: 1990s

Existing Feature and Condition:

In the 1990s renovations, the building's stairwells were removed and reconfigured in order to provide for installation of elevators and meet code requirements of the time. The extant stairs – of which there are three – one in each of the stairtowers (west stairtower; east stairtower and main south entry stairtower) are concrete construction with metal pipe railings. That of the east appears to have been in the location of what was likely the mill's restrooms given the hodgepodge of glazed tile walls and areas of tile flooring. Also during the 1990s renovation, a new open metal pan stair was established near the northeast corner of the original portion with the same railing as utilized elsewhere. All of the extant stairs and railings are non-historic, but in good condition.

Work and Impact on Feature:

As previously described, the extant non-historic open stair at the northeast of the original portion will be removed and floor opening infilled with new floor structure. This will allow for capturing the space for required leasable square footage.

The three extant stairtowers will remain in place in order to continue to provide the vertical circulation between floor levels in the building.

- The main entry stairtower at the south and that at the east stairtower concrete stairs shall be retained as will their existing railings.
- Because a new freight elevator will be installed in the west stairtower
    - the extant 1990s concrete stair and railing in this west tower will need to be replaced with a new one in the existing configuration in order to allow for installation of the modern freight elevator.

A new egress stair will be installed in the north wing, near its southeast corner to meet modern egress requirements. It will allow for access between first and second floor levels and direct egress to the south side of the north wing. This new stair will be enclosed and of metal pan construction with steel railings matching those elsewhere in the building.

Photos: 49-52, 69, 72
Drawings: AD1.00-AD1.02; A1.00-A1.02

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Number: 10
Architectural Feature: Interior **–** Finishes
Approximate Date of Feature: 1916, ca. 1926; ca. 1929

Existing Feature and Condition:

As a result of the removal of the 1990s construction by this Applicant, which included removal of 1990s finishes, the mill building today features the following:

- Exposed multi-wythe brick walls which according to 1990s documentation were abrasively cleaned as part of that prior renovation;
- Heavy timber framed floors, portions of which are severely damaged, or evidencing prior infill/patching and gypcrete installed in the 1990s;
- Exposed timber columns and beams in the original portion and North Wing
- Exposed steel c-and I-beams and round steel columns in the south wing and some areas of the North Wing.
- Existing conditions of these materials are described above in Number 5.

Work and Impact on Feature:

Walls:

- All exposed brick walls at the exterior perimeter of the building will remain exposed brick.
- All exposed brick demising walls extant within the building will remain exposed brick.
- The above is with exception of the rebuilt west wall of the Club Room (detailed above) which will be furred with gypboard on the interior side.
- New partitions will be created with metal studs and covered with gypsum board - painted or with wallcoverings as noted.
- In existing stairtowers, existing exposed brick will remain in place. The remnant tiling on the stairtower walls such as seen in the east stairtower, will be removed to reveal the historic masonry.

Ceilings:

- As described in Number 5 above, most Public Space ceilings will remain exposed to wood structure above, thus allowing for the historic character of the building to remain visible from below as it was historically. This treatment will specifically occur as depicted per the reflected ceiling plans in the elevator lobbies, corridors, and in storage spaces in the basement.
    - In addition, in the proposed Club Room, the ceilings of both the two-story height portion and the one-story boiler room will remain exposed to structure.
    - Note that other certain common areas – the restrooms, fitness center and art room will have dropped gyp ceilings as is proposed in units as previously described in Number 5 above.
    - It is understood that the proposed reflected ceiling plans require further clarity for better visualization of the overall ceiling scope. To provide such clarity, the overall RCPs for each of basement, first and second floor levels have also been color-coded. The areas shaded **blue**

are those that will feature exposed wood decking at ceiling, thereby reflecting the historic condition. As can be seen, these areas are the public spaces, such as corridors and certain amenity spaces in first floor and in the basement. In first floor units of the original portion, wood beams will also remain visible within units helping to evidence the historic ceiling condition in these private spaces. At second floor level, the entirety of the floor shall feature exposed wood decking at ceilings, both within public spaces and within the private units. This is with only the exception of unit baths and closets (locations of such can be discerned by unit type in the Unit RCPs).

- As a whole, the proposed ceiling treatment for the mill ensures a majority of spaces reflect the historic character

Flooring:

- The existing wood decking system will remain where in good condition and will be covered with new t&g plywood decking with a gypcrete and sound attenuation system as per Sheet A6.01.
  - In Public Spaces the following floor finishes are then proposed:
    - Corridors: Within the public corridors, floor finish WD-400 will be installed and this is specified as Shaw Contract Authenticity "Persona Oak" (product info attached). This is an engineered wood floor, and will therefore help reflect the historic condition in the corridors.
    - This engineered wood floor will also be installed in the Club Room.
    - Note that due to required value engineering and high cost of the engineered wood product, the use of the engineered wood in the *basement level corridors* and in any *basement level amenity spaces* is not possible. In these spaces, sealed concrete will be maintained as the floor finish unless indicated otherwise. This treatment of these public spaces will not impact the historic character of the basement and may, in fact, better reflect the basement's historic condition.
  - Fitness Rooms will receive carpet tile.
  - Restrooms and art room shall receive tile flooring with grouting as noted.
  - In Apartment Units, LVT will be installed throughout the entirety of the units.

- There are several existing historic hanging fire-doors located within in the building at some passthroughs; these are fixed in an open position. They will remain in place, be cleaned and clear sealed as/where noted in the plans.

- New doors installed in units will typically be hollow-core single paneled doors. Some unit spaces will receive sliding doors of the same design to provide privacy when so desired. Unit entry doors will also be single-paneled doors, of fiberglass.

- New doors associated with amenity or other delineated spaces in the building will be: flush hollow metal for mechanical and storage spaces. The amenity spaces such as interior entries to the club room and fitness will have glazed doors with sidelites.

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Photos: 31-78
Drawings: A2.23, A2.24, A2.25, A2.33, A2.34, A2.35, A2.50-A2.71, A3.00-A3.21, A6.11, A6.12, A6.31
See also Color-Coded Sheets A3.00, A3.01, A3.02, dated 07/30/2020

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Number: 11
Architectural Feature: Interior **–** New Systems, Mechanical/Electrical/Plumbing/Life-Safety
Approximate Date of Feature: N/A

Existing Feature and Condition:

As stated above, after a site visit and per preliminary consultation with the NC SHPO and NPS through the submission of a *12/16/2011 Preliminary Review Request*, selective demolition removed 1990s-era systems fabric in order to assess the structural integrity of the building. The selective demolition included removal of:

- all 1990s electrical and HVAC service wiring, conduit and control units; HVAC units and ductwork and registers;
- all 1990s plumbing, boilers, hot water heaters, piping.

There are therefore no functioning systems extant in the building.

Work and Impact on Feature:

The building will receive new Mechanical (HVAC), Electrical, Power, Plumbing and Fire Protection (sprinkler) systems as indicated in the respective discipline plans, attached.

Within the Apartment Units, the new systems will be concealed within the new gypboard ceilings. Note that to avoid the need for thru-wall venting in the historic masonry building, bath exhaust will be routed up to and through the roof. Additionally, recirculating range hoods or microwave hoods will be utilized in the kitchens. And, ventless heatpump dryers will be provided for residents. Fresh air into units will be handled by operable windows.

Within the Public Spaces, such as corridors and certain common areas that feature exposed ceiling structure, any required ductwork and sprinkler piping and electrical work will also be exposed to ensure the wood decking and structure remains visible, thereby reflecting an historical industrial appearance.

Photos: N/A
Drawings: P1.01-P3.05; M1.01-M3.07; E1.01-E4.05, FP01.-FP1.3

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Number: 12
Architectural Feature: Roofs
Approximate Date of Feature: 1990s

Existing Feature and Condition:

The existing TPO roofing was installed in the 1990s.

Work and Impact on Feature:

- New TPO roof with insulation to meet code requirements will be installed, sloped as necessary for proper water drainage. Specifically, it will consist of new TPO roofing over ½" coverboard over 4" rigid insulation over the wood decking (Refer to Number 5 above for scope related to wood decking).
- New rooftop mechanical units will be installed (individual heat pumps) on metal platforms for noise isolation where indicated on the roof plan. To minimize visibility from the street, those proposed for the south wing apartments will grouped on a platform of 16 and 22 units and be situated on the north side of the roof's ridge. The distance of these from the south side of the roof shall be 51" and 47" from the east side.
    - As this is an historically industrial building and because the heatpumps, even with the platform, will not extend taller than the stairtowers, they will not detract from the overall historic industrial character of the building.
    - Also, *Sheet A12.01* is provided showing a site-line study of the proposed rooftop equipment specifically proposed for the South Wing, which is that which fronts N. Davidson Street. Three-dimensional views from N. Davidson are provided. No mechanical units on shown because none are visible from the street. A section drawing is also included showing the location and dimensions of the mechanical units.

Rooftop terrace at Club Room: As previously mentioned the roof of the one-story boiler room addition situated at the rear, northwest corner of the building will converted for use as an exterior terrace. The extant roof line and parapet will be retained. The terrace will be pulled back from the inside face of the existing roof parapets at the three sides by 6". It will likely be constructed of wood. The terrace will feature movable/temporary furniture such as tables, chairs and greenery. A small wetbar will be established at the southeast corner. To provide some sunshade, the deck is intended to be covered with a perforated or mesh-like metal covering. Due to its proposed location at the rear of the building, this rooftop amenity will not be visible from the street and therefore will not impact the historic character of the building.

Photos: 1-13, 16-28
Drawings: AD1.03, A1.03, A2.20, A2.23; *Sheet A12.01*

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Number: 13
Architectural Feature: Exterior – Sitework, Landscaping including New Construction
Approximate Date of Feature: 1990s; 2012-2013

Existing Feature and Condition:

The Johnston Mill site is approximately 5.5 acres and features a small, functionally-related complex consisting of a main building (with two additions) and separate ancillary building (SRO Building). The site is bounded by the Norfolk Southern Railway tracks on the north; the Mecklenburg Mill property (not functionally-related) and an associated parking lot on the east; North Davidson Street on the southeast; and East 36th Street on the southwest.

The site's southwest edge is also lined by a railspur, which is buffered from N. Davidson by a row of one-story commercial buildings and their rear paved surface lot. These structures help conceal views of this side of the site from N. Davidson Street. The main mill is situated along the east side of the lot with the ancillary SRO building occupying the southwest corner. The parcel is generally more maintained on its east side, with the mill set within a manicured lawn, while the west side is deteriorated with substantially overgrown tree foliage and plantings. More specifically, a modern concrete sidewalk begins at the southeast edge of the site and continues southward to the adjacent property's surface parking lot area. The areas between the sidewalk and the main mill and the adjacent property's surface parking lot have maintained low-cut grass. The west side of the main mill has a drive from East 36th Street that separates this portion of the parcel with a deteriorated surface lot to the south and a dirt area to the north. The southwest corner of the lot is obscured by overgrown trees that surround the ancillary SRO Building. A chain link fence surrounds the south elevation of the main mill and continues around the ancillary SRO Building, inhibiting visual and physical access to the building. A chain link fence also surrounds the main mill's west and south elevations. Trees and shrubs are generally overgrown too along the mill's north and west elevations obscuring much of its first floor level. A more recent sidewalk lines the west side of the parcel along 36th Street and continues to an unrelated ramp providing access to the new light rail platform to the north of the parcel.

As previously described above, in late-2012 through 2013, removal of the non-historic 1990s construction inside the Johnston Mill (main mill) occurred, as did removal of the non-historic concrete block "Opener Room" structure at the northeast end of the main mill. That addition was also referred to as the "daycare building" from the 1990s renovation. It was constructed outside the period of significance and was a non-historic component. As described in the recent (2019) NPS HPCA Part 1, this selective removal work was accomplished after a site visit with NC SHPO and as per a preliminary consultation with the NC SHPO and NPS through the submission of a *12/16/2011 Preliminary Review Request*. With receipt of the previous *(2013)* Part 1 approval around the same time, the intent was to subsequently rehabilitate the property for adaptive reuse as multifamily housing. The project was however unable to move forward for multiple reasons including CATS Light Rail 36th Street Construction, lack of availability of substantial state and federal subsidies and neighborhood market dynamics. No substantive work has been undertaken on the Johnston Mill property since 2013. From 2013 to Present, the site manager has focused solely on: restricting access to the Johnston Mill buildings by continuing to install plywood over windows; removal of exterior graffiti on an as-

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needed basis; maintenance of the fencing that secures the site; and containing new growth to the extent possible which is constantly being reintroduced by nature.

Work and Impact on Feature:

As was determined acceptable in December 2019 by NPS TPS through a Preliminary Consultation Request *(See attached NPS Email, dated 12/2019)*, the Project shall remove the ancillary and unsound SRO Building from the site. As requested in that NPS Email, several additional photographs of the sides and rear of the SRO Building are attached for NPS files *(see Part 2 Photo #s 79-87)*.

In its place and as seen in the provided drawings, for Phase 2 of the Project, new construction (separate and detached from the main mill) will be built to house 148 market rate units with some affordable and with potentially approximately up to 12,000-square-footage of retail space along N. 36th Street frontage. The new construction will have an L-shaped footprint running north-south along N. 36th Street and then turn eastward with a rear ell, and as further detailed below.

Per 2019 feedback from NPS, it is understood that the further the new building is from the historic mill, and the more it appears to be a separate parcel, the more flexibility there will be in terms of size, scale, and design for the new building. NPS expressed concern about the 2019 design of the new building, in particular, the rear ell that was proposed to come very close to the rear of the mill. In response to those concerns, the Project Team has since pulled the rear ell of the new building further west, away from the historic mill building. More specifically, it will be some 40' from the North Wing's boiler room.

NC SHPO and NPS also expressed concern regarding the 2019 proposed location of the outdoor pool amenity. The 2019 design proposed locating this exterior amenity space adjacent and at the east side of the historic mill's south wing. The agencies felt it too conspicuous a location for the historic industrial site. As a result of this feedback and to help further separate the historic mill from the new construction, the proposed pool amenity has been moved to the rear, northwest corner of the historic mill thereby helping to further establish clear breathing room between the new construction and mill. It is felt these proposed changes will also further remedy all concerns of pool visibility from N. Davidson Street. Views from N. Davidson to this northwest area of the site are inhibited due to the combination of the rail spur that borders the southwestern edge of the property and the small commercial structures and their associated paved parking behind N. Davidson (between the spur and the street). This revised pool amenity location at the rear was shared with NC SHPO and concurred via email on 04/09/2020 as "fine to submit" *(See attached Email with Pool attachment, 04/09/2020.)*

The proposed new construction design has also changed slightly from the 2019 proposal based on a combination of NPS comments and local transportation authorities. NPS indicated that provided the Project Team flattened or angled the previously proposed cantilever at the southern end of the new construction (as per guidance provided by NC SHPO), that section of the new construction would likely be acceptable.

- As seen in the attached, the former cantilever has been removed from the design.

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Additionally, changes to the site plan have since been made per unforeseen requirements by CDOT. The previously proposed access/entry driveway into the site has been moved from the location depicted in the 2019 proposal. Previously, the drive was to enter the site from N. 36th Street directly behind /just north of the railspur at the south end of the site. Unfortunately, CDOT has since disallowed this design; the entry drive is not permitted to be adjacent to the existing Norfolk-Southern railspur.

As a result, the Project Team has detailed a revised design that allows the drive from N. 36th to pass through the proposed new construction, which as can be seen in the site-plan and colored renderings, will now be comprised of two (2) separate buildings. Assisting with both the CDOT requirements, and needed project cost reductions, while also allowing better visibility of the historic mill from 36th Street, the new construction is changed as follows *(see Sheets A12.02 -A12.06 New Building renderings, dated 07/08/2020):*

- In lieu of a mix of 4 and 5 stories, the main massing of the new construction (the ell-shaped building) has been slightly increased in height to accommodate 5 levels above grade.
- However, the benefit is that this main massing is shifted approximately 40' further away from the existing rail line that runs along the south of the site.
- In addition, a small 2-story retail shell building has been placed adjacent to that rail line with the drive entry into the site being shifted approximately 30' north of its original position.
- This allows better visibility from 36th Street to the historic mill.
- The new construction buildings will have flat roofs and feature exterior materials differentiated from those of the Mill. Dark- and buff- brick façade materials along with fiber cement of varying colors (white, dark gray, lime green) will be used, punctuated by window openings, and with metal accents. Compatible use of some brick veneer is proposed as stated, but brick colors will be subdued in color, in contrast to the red brick of the historic mail, allowing it to remain the focal point. These proposed materials and colors are differentiated from as well as intended to be subdued and shall therefore not detract from the historic red brick masonry of the Johnston Mill.

This housing project will also provide an estimated 1.2 parking stalls to every one unit by providing a paved and striped surface parking lot between the new construction and historic mill as indicated. At the east side of the mill, the extant paved parking surface will also be reconfigured and restriped. As such, the previously proposed table-top (below- and above-grade) parking is removed from the scope.

The following additional exterior site/landscape work is proposed:

- All extant fencing surrounding the site shall be removed.
- All extant stormwater and onsite utilities will be removed. New stormwater drainage system with detention shall be installed. New gas line, sanitary sewer and water utility lines will be installed.
- Existing asphalt and concrete paved surface lot and drive on the west side of the main mill will be removed.
- Existing asphalt and concrete curbs/gutters associated with the surface lot on the east side of the main mail shall be removed.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- The east side surface parking lot will be reoriented, repaved and restriped to accommodate vehicle spaces with additional spaces delineated for accessibility near the southwest corner. Some existing spaces will remain near the entrance to the parking lot and adjacent to the Mecklenburg Mill building. Asphalt paving will be used for the parking surface. Concrete paving will be used to establish a pedestrian walkway around the perimeter of the surface lot and to provide pathways to the rear egresses situated at the south side of the North Wing and near the of the original portion, as well as provide connection to the existing N. Davidson street sidewalk.
- At the west side of the site, the new drive between the two new construction buildings will provide access to an additional surface parking lot. Asphalt paving will be used to surface the lot. Concrete walkways will be established along the east side of the new construction, the south side of its ell, as well as along the southwest corner to the street sidewalk along N. 36th Street. The concrete paving here will adhere to the northern curve of the railspur and then extend east to the northwest elevation of the mill's south wing. Paving will be established at this area and likely demarcated for use as a passenger dropoff/pickup area.
- A concrete paved pedestrian walkway will lead from the main mill's west stairtower to the pool amenity area at the rear to northwest corner of the mill. The pool amenity will be located between the new construction and mill. The amenity space will extend along a portion of the north side of the North Wing for use as additional outdoor seating. Surface materials at the pool area will consist of integral concrete and unit pavers. An additional outdoor seating area will be located on the north side of the new building's ell utilizing similar surface materials. These amenity spaces are set back at the very rear of the site, looking to the light rail-line. They will not be visible from the street.
- Landscape work on the site will consist of planting areas around the perimeter of the mill building and N. 36th Street side of the new construction. Generally, the planting areas will feature groundcover and shrubs at the following ratio:
    - 10% groundcover; 30% small shrubs; 30% medium shrubs; 30% large shrubs.
        - Exact planting plan is still to be determined.
        - A turf area for use as a dog park will be provided at the east side of the mill's south wing.
        - Screening shrubs are proposed to be planted along the rear property line and within the east side parking lot where noted.
        - New trees are proposed to be planted within the project site bounds where indicated in the surface lots and as noted at the east side of the original portion, north side of the south wing, and at the west side of the south wing, which are secondary elevations. To maintain an industrial historic character, however, new trees proposed for the south / N. Davidson elevation of the mill are limited to three to ensure the historic mill remains the prominent feature.

Photos: 1-12; 16-30; 79-87; **Drawings:** Sheet A-01, dated 07/16/2020; L1-00, L4-00; *NPS Email, dated 12/2019; Email, 04/09/2020; and Sheets A12.02 -A12.06 New Building renderings*

National Park Service
Historic Preservation Certification Application
Part 2 –
Description of Rehabilitation

Johnston Mill
3315 N. Davidson Street
Charlotte, North Carolina

Submitted for:
TCB Noda Mills, LLC
1003 K Street, NW, Suite 700
Washington, DC 20001

May 2020

MHA MacRostie Historic Advisors LLC

Prepared by:
MacRostie Historic Advisors LLC
1400 16th St., NW, Suite 420
Washington, DC 20036

NPS Form 10-168a (Rev. 06/2016 v2)
National Park Service

OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	**NPS Project Number** 40603

1. Property Name Johnston Mill

Street 3315 N. Davidson St.

City Charlotte County Mecklenburg State NC Zip 28205-1035

Name of Historic District North Charlotte Historic District

☐ Listed individually in the National Register of Historic Places; date of listing

☐ Located in a Registered Historic District; name of district

☒ Part 1 – Evaluation of Significance submitted? Date submitted 07/15/2019 Date of certification 08/07/2019

2. Project Data

Date of building 1916; ca. 1926; ca. 1929 Estimated rehabilitation costs (QRE) $21,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 109,479 / 110,253 sq ft

Start date (estimated) 10/01/2020 Use(s) before / after rehabilitation apts / apts

Completion date (estimated) 06/01/2022 Number of housing units before / after rehabilitation 77 / 85

Number of phases in project 2 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Jennifer Hembree Company MacRostie Historic Advisors LLC

Street 1400 16th St NW Suite 420 City Washington State DC

Zip 20036 Telephone (408) 490-2969 Email Address jhembree@mac-ha.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Juan Powell, Authorized Agent Signature (Sign in ink) Juan Powell Date 04/15/20

Applicant Entity TCB Noda Mills, LLC SSN or TIN 04-2324773

Street 1003 K Street NW Suite 700 City Washington State DC

Zip 20001 Telephone (202) 552-2513 Email Address ephillips@tcbinc.org

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature (Sign in ink)

☐ NPS conditions or comments attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only

Project No.:

Rev. 1/1/16

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART A – DESCRIPTION OF REHABILITATION

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

Check applicable box(es): ■ Income Producing ☐ Non-income Producing

1. **Name of property:** Johnston Mill Street 3315 N. Davidson Street

City Charlotte County Mecklenburg State NC Zip 28205

■ Located in a National Register or Certified Local Historic District; please specify district: North Charlotte Historic District

☐ Listed individually in the National Register of Historic Places; give date of listing: _____

☐ Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

2. **Data on building and rehabilitation project:**

Date building constructed: 1916; ca. 1926; ca. 1929 Estimated rehabilitation expenses: $ 21,000,000

Use(s) before rehabilitation: apts Proposed use(s) after rehabilitation: apts

Floor area before rehabilitation: 109,479 Floor area after rehabilitation: 110,253

Project start date (est.): 10/01/2020 Completion date (est.): 06/01/2022

3. **Project Contact:** (if different than owner)

Name Jennifer Hembree Telephone 408.490.2069 Email Address jhembree@mac-ha.com

Street 1400 16th St NW Suite 420 City Washington State DC Zip 20036

4. **Owner:** I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.

Name Juan Powell, Authorized Agent Signature JH Powell Date 04/15/20

Company TCB Noda Mills, LLC Social Security or Taxpayer Identification Number 04-2324773

Street 1003 K Street NW Suite 700 City Washington State DC Zip 20001

Telephone 202.552.2513 Email Address ephillips@tcbinc.org

State Historic Preservation Office (HPO) Use Only

The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

☐ that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the *Secretary of the Interior's Standards for Rehabilitation*. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

☐ that the proposed rehabilitation appears to meet the *Secretary of the Interior's Standards for Rehabilitation* if the attached conditions are met. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

☐ that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached reasons.

Deputy SHPO _____ Date _____

North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

State Preservation Tax Credit Fee Payment Form

In accordance with North Carolina General Statute 105-129.102, the State Historic Preservation Office (HPO) charges a fee to process a Historic Preservation Certification Application. Information on processing fees is found in the instructions for the Historic Preservation Certification Application.

If you are submitting a "Historic Preservation Certification Application Part A–Description of Rehabilitation," a preliminary processing fee of **$250** is due, except for projects for which rehabilitation costs are under $25,000. If you are submitting a "Historic Preservation Certification Application Part B—Request for Certification of Completed Work," the balance of the fee is due based on the completed qualifying rehabilitation expenditures and is assessed in accordance with the fee schedule listed below:

Completed Qualifying Rehabilitation Expenditures	Part A Fee	Part B Fee	**Total Fee** Part A and B
$10,000 - $24,999	$0	$0	*$0*
$25,000 - $49,999	$250	$0	*$250*
$50,000 - $99,999	$250	$250	*$500*
$100,000 - $149,999	$250	$500	*$750*
$150,000 - $199,999	$250	**$750***	***$1,000****
$200,000 - $299,999	$250	$1,000	*$1,250*
$300,000 - $399,999	$250	$1,500	*$1,750*
$400,000 - $499,999	$250	$2000	*$2,250*
$500,000 - $999,999	$250	$2,500	*$2,750*
$1,000,000 - $4,999,999	$250	$5,000	*$5,250*
$5,000,000 or more	$250	$7,500	*$7,750*

EXAMPLE:
If your project rehabilitation expenditures are $125,000, you would pay $250 with the Part A application and $500 with the Part B application, a total fee of $750.

*** Non-income producing projects only. –** Due to the project cap limiting eligible rehabilitation expenses to $150,000, the maximum fee for non-income producing projects is $1,000.

The HPO cannot review your application until the fee is paid. Submit this form and check with your Historic Preservation Certification Application to the HPO. Your check will be deposited when the HPO receives the payment with the application.

Please make your check payable to the North Carolina Department of Natural and Cultural Resources (NC DNCR), write "State Preservation Tax Credit" on it, and mail with this form to:

State Preservation Tax Credits
State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-4617

For overnight courier only, use the following address and telephone number: 109 E Jones Street, Raleigh, NC 27601, 919-814-6570.

Complete as it appears on the Historic Preservation Certification Application:

Owner's Name: Juan Powell, Authorized Agent, TCB Noda Mills LLC HPO Project Number (if known): _____

Project Address: 3315 N. Davidson St.
(Maybe different from Owner's Address)

City: Charlotte State: NC Zip Code: 28205

Is this fee for a Part A or Part B Application? Part A Amount paid: $250; Check # 1037

Telephone Number: 202.552.2513 Email Address: ephillips@tcbinc.org

Rev. 12/19

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name Johnston Mill NPS Project Number 40,603

Property address 3315 North Davidson Street, Charlotte NC 28205

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 1
Architectural Feature: Project Overview
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s; 2012-13

Existing Feature and Condition:

The Johnston Mill, located at 3315 North Davidson Street, is a contributing component to the National Register-listed Charlotte Historic District. It is significant as a representative of Mecklenburg County's importance as the number two textile manufacturing county in North Carolina during the late nineteenth and early twentieth centuries. The mill was constructed in 1916 by C. W. Johnston for his Johnston Manufacturing Company.

The mill consists of a Main Building and a secondary machine storage building (known today as the SRO Building), to the southwest of the main building. These two buildings and adjoining surface lots comprise the redevelopment site. The project site is hence roughly bounded by East 36th Street to the west, N. Davidson Street to the south, the Mecklenburg Mill *(not functionally-related*) to the east, and railroad tracks along the north. The Main Building was converted to house 77 apartment units in 1995-96, with the SRO Building converted for provision of 21 single-occupancy units at that same time.

The Main Building is a two-story brick building (with partial basement) featuring an L-shaped footprint and comprised of the original north-south 1916 portion with a ca. 1926 brick addition at the north end (north wing), and a ca. 1929 brick addition at its south end (south wing). The SRO Building is an ancillary masonry component, historically used for storage, and thereby secondary in nature and function. This structure is in severely deteriorated condition. Not only does it lack architectural integrity due to its post-period of significance street-facing façade, but it lacks structural integrity and is unsafe as determined by both structural engineers and local fire officials.

The entirety of the Johnston Mill property was vacated in 2006 and both buildings have since remained vacant, having been acquired by this Applicant in 2011. Per preliminary consultation with the NC SHPO and NPS through the submission of a *12/2011 Preliminary Review Request* by this Applicant, a number of the 1990s non-historic alterations and construction specifically within the Main Building were reversed through selective demolition, as described in more detail below. As a result, today, the interior of the Johnston Mill's Main Building features wood post and beam construction with exposed wood ceilings and wood floors. The wood support beams are reinforced with flanking steel c- channels. The north and south additions have been reinforced by the addition of steel I-beams and steel columns. Areas of the south addition have evidence of severe damage due to water infiltration and wood floors are warped and buckling in several locations. In the north addition, tree growth into the building has severely compromised the northwest corner.

The property previously received Part 1 certification under this ownership in August 2013. The Applicant's intent at the time of the 2013 Part 1 approval was to subsequently rehabilitate the property for adaptive reuse as multifamily housing. The project was, however, unable to move forward at that time due to the

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

initiation of the CATS Light Rail 36th Street Construction situated at the northwest corner of the Johnston Mill property. A lack of availability of substantial state and federal subsidies, in particular, affordable housing subsidies, also delayed the project. As a result, the project is subject to local market dynamics that reflect a capacity to support market-rate housing, which has been contingent on the completion of the neighborhood Light Rail station. Therefore, no substantive work has been undertaken on the Johnston Mill property since the approved selective demolition in 2013.

Given the length of time that passed, a new Part 1 detailing current existing conditions as well as updated photographs, to the extent accessible, was provided to and approved by NPS in 2019. And, from 2013 to Present, the site manager has focused solely on: restricting access to the Johnston Mill buildings by continuing to install plywood over windows; removal of exterior graffiti on an as-needed basis; maintenance of the fencing that secures the site; and containing new growth to the extent possible which is constantly being reintroduced by nature. As such, the property exhibits a range of conditions, from good to poor.

Work and Impact on Feature:

Utilizing the entirety of the site, the Johnston Mill property will be redeveloped for the purposes of 233 market rate apartments, inclusive of 15 affordable, consisting of a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. The Johnston Mill's historic Main Mill Building will be rehabilitated to the *Secretary of the Interior's Standards* for conversion to 84 of those units. Additionally, as was determined acceptable by NPS TPS through a Preliminary Consultation Request in 2019, the Project also consists of removal of the ancillary and unsound SRO Building, with new construction on site to house the remaining units as further described and refined below.

This housing project will also provide an estimated 1.2 parking stalls to every one unit, with exterior common area amenities to be focused at the northern end of the site between the new construction and the historic mill building. In addition to a first-floor lobby and a basement level fitness center within the Main Building, the project will provide more specifically, an outdoor recreation area and pool, setback substantially from any street view as per direction received from NC SHPO and NPS. The project also includes up to approximately 12,000-square-footage of retail space along East 36th Street in the new construction and associated required parking stalls (below- and at- grade).

With the completed rehabilitation of the adjacent (not functionally-related) Mecklenburg Mill in 2016 along with the fruition of the CATS light rail station, completed in 2018, the rehabilitation of the Johnston Mill site is a long-awaited aspiration of the surrounding community. The project has the strong support of the NoDa Neighborhood and Business Association and the project team has worked closely with local and regional transportation agencies to obtain the necessary approvals from Charlotte Area Transit System and Charlotte DOT.

Photos: 1-87
Drawings: *BB+M Architecture, "Noda Mill Apartments," dated 05.15.2020*

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 2
Architectural Feature: Main Mill, Exterior – Masonry Walls including Trim/Eaves and Downspouts/Gutters
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s

Existing Feature and Condition:

The Main Mill is of load-bearing masonry. The oldest, main portion of the building is comprised of the north-south portion of the L-shaped plan. It continues for 27 bays and features a red brick exterior laid in a modified Flemish bond with alternating headers and stretchers every sixth row. This portion is capped with a low-gabled roof featuring an overhanging wood cornice supported by heavy wood brackets (rafter/beam tails). These elevations feature two continuous rows of segmental-arched window openings with concrete or mortar sills. The west elevation features a three-bay tower near its southwest corner (west tower), which rises above the building's roofline and has small segmental brick arched window openings with stone stills at each level.

The north wing, ca. 1926 addition, is of red brick construction laid in common bond one-to-six. It is three bays wide on its east side and two bays wide on its west side, with a one-bay tower at its northeast corner. The north wing is capped by brick corbelling and ceramic tile roof coping.

The south wing, comprised of a ca. 1929 addition, fronts North Davidson Street, is two stories with a brick exterior laid in the same modified Flemish bond as the original mill. It features a two-story stair tower facing North Davidson Street (south tower) with brick pilasters capped by a plain stone capital with "Johnston Mfg. Co." painted in white block letters above its second story window opening. Similar in form to the original mill, the south wing features a roof with an overhang and wood brackets (or rafter/beam tails). The south elevation is 14 bays, with its three western bays angled toward the north end of the site. This addition has large window openings with flat metal lintels and concrete sills; each bay is delineated by brick piers. The same configuration is repeated on the building's east elevation, which continues for six bays.

The exterior masonry walls of the mill range in condition from good to poor. A structural assessment by the City of Charlotte in 2006 was conducted of the exterior brick walls and found extensive chipping, mortar deterioration, and poor repointing work throughout. In some locations as seen in the attached photos, mortar is missing, or brick is bulging out of plumb. Other areas show prior masonry repair work or brick replacement that is incompatible with adjacent brick. Plant growth is evident in still other areas; this is particularly evident at the northwest corner at the north wing where a tree has grown into / through the building, severely compromising the integrity of the masonry wall.

The building lacks metal downspouts and gutters.

Work and Impact on Feature:

Red brick exterior masonry walls will be preserved and repaired. Work to them will be limited and on an as-needed basis only as required per *the Secretary of the Interior's Standards*.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- The existing painted sign "Johnston Mfg. Co. will be preserved in place, as will the precast concrete caps at the south elevation's entry tower (south tower).
- Existing plant growth shall be removed.
- Repointing of brick and replacement of deteriorated mortar will occur on an as-needed basis only.
    - Repointing mortar will match the color, texture, strength, joint width, and joint profile of the existing historic masonry.
    - Mortar specifications and repointing samples shall be provided for review and approval by SHPO before proceeding with work, if so required.
- Existing corbelled brick at cornice line of north addition will be preserved.
- Cracked bricks throughout the exterior masonry walls will be replaced in kind with new brick only where determined brick is cracked beyond repair. Bricks out of plumb or loose will be re-placed in alignment.
    - Any replacement masonry unit will match historic in all aspects, including material, color, texture, and size.
    - Brick replacement samples shall be submitted to, reviewed and approved by SHPO before proceeding with work, if so required.
- At several secondary locations, existing egress openings will be infilled with new brick to match existing adjacent wall. These locations are on secondary or rear elevations. They will no longer be necessary as a result of proposed floor-plan configurations as part of this Project.
    - One such opening is at the north side, east end of the south wing.
    - Another is at the east elevation, south wing; and
    - the third is on the rear of the north wing.
    - On secondary or tertiary elevations, this scope will not impact the overall historic character of the building.
- Existing concrete/mortar sills will be retained in place and repaired/patched in kind.
    - Where deteriorated beyond repair, they will be replaced in kind.
    - Specifications associated with concrete sill repair will be submitted to SHPO for review and approval before proceeding with work.
- At some locations, brick sills may need to be rebuilt to match existing.
- Exterior masonry cleaning is anticipated after the repair work is done; a low-pressure water wash with a gentle cleaner will be used.
- Extant wood cornice, fascia and eaves, including any wood brackets will be preserved where in good condition, repaired as required; such will be replaced in kind where they are deteriorated beyond repair. Where new are required, they will be cut from salvaged wood. The wood features will then be repainted.
- To ensure proper water drainage away from the building, new prefinished aluminum gutters and downspouts will be installed. These will be white and downspouts will have a rectangular profile.

Photos: 1-28
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 3
Architectural Feature: Main Mill - Exterior – Windows, including limited New Openings
Approximate Date of Feature: 1990s

Existing Feature and Condition:

All windows are covered with plywood on the exterior however, windows can be observed from the interior. All extant windows were installed as part of the 1990s rehabilitation and are therefore non-historic replacements. Those on the elongated ca. 1916 portion of the building and the north wing are, in most cases, single hung one-over-one metal windows with fixed transom above. The extant 1990s windows installed in the south wing are large multi-light metal windows with what appear to be exterior applied muntins. All extant windows are in poor condition. Glazing is missing or cracked in many openings. These window units are beyond their lifespan and lack modern energy efficiencies.

NC SHPO has shared with the Project Team documentation available of windows that were extant prior to the commencement of the 1990s conversion to apartments, believed to have been historic windows. Although limited in number of images available and somewhat poor quality, the prior windows within the original portion and the north wing appear to have been 12/12 hung wood windows, painted white. Those within the later ca. 1930s south wing appear to have been multi-light factory windows; they may have been of steel as evidenced by some extant steel posts (mullions) in some window openings *(See attached, '1990s Photos.').*

Work and Impact on Feature:

Exterior plywood covering the window openings shall be removed.

The extant windows beneath the plywood are non-historic replacements that are beyond their lifespan and in poor condition. All shall be removed and replaced with new more historically compatible windows that better reflect the historic appearance and meet modern energy efficiencies.

Utilizing the pre-1990s renovation photos as an historic basis, new windows will be installed that reflect the configuration of lites seen in those images. Therefore, the following window types are proposed:

- Single-hung aluminum clad wood windows typically in a 12/12 configuration with an opaque arch filler finished to match the window frame will be installed in the segmentally arched openings of the original portion and the north wing.
    - The basement level window openings of the original portion are square-shaped and will therefore receive a 6/6 configuration.
- Single-hung and fixed aluminum clad wood windows in multi-lite configurations of 6/6, 8/8, 12/12 configuration, depending on the size of the opening, shall be installed in window openings of the south wing. Those at first floor of the south wing will typically feature a fixed multi-light transom above the window units as they are taller than those at second floor.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- Window openings at the stairtowers are typically punched single openings, some square-shaped and others rectangular. These windows will therefore typically receive fixed aluminum clad wood windows of either four or six lites, as indicated in the drawings.
- The proposed window product is Pella 'Reserve Series' in white with simulated divided lites, with both exterior and interior applied muntins.
- Proposed glazing will be LoE., Sunguard 62/27 *(product specifications attached*).

A limited number of new punched window openings are proposed. Four discreet small window openings are proposed for basement level at the south elevation of south wing. Two will be located in the bay on either of side of two extant basement level window openings and will match those existing in dimensions (limited to 3'4"L x 3'4"w). These openings will allow for limited, but much needed additional natural lighting into the proposed art/community space in the basement level space beyond. The extant basement level windows at this location on the south side serve as precedent. Sized small and at basement /grade, their impact is minimized. Additionally, a proposed mature tree planting for this location in lieu of the existing small trees will help obscure visibility from the N. Davidson Street further.

Photos: 1-25; 32, 34, 41, 62-63, 68
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03, A6.32, A6.35

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 4
Architectural Feature: Main Mill, Exterior – Entries/Egresses, including Limited Enlarged and New Openings
Approximate Date of Feature: 1990s

Existing Feature and Condition:

Exterior doors and windows were installed as part of the 1990s renovation. Documentation shared by SHPO associated with that project indicates that the design of the extant entry/egress doors was to be based on existing doors found at that time. Typically, the extant doors today are paired metal doors with four lites in their upper portions. There are several points of entry/egress to the building.

The Main Entry is located on the south elevation of the south addition at the projecting stairtower that features the painted sign, 'Johnston Mfg. Co.' This paired door opening is approached via concrete steps with a metal railing, also installed in the 1990s. As viewed from the interior, each of these two doors features a 3/3 multi-light transom above.

In addition to the main entry, there are paired egress doors on the east elevation of the south wing as well as on the north elevation; these also appear to be similar in configuration to the main entry doors in that their upper portion has lites and the lower portion is flush.

The other stairtowers typically each have a single egress door, flush metal.

Existing doors are non-historic, are in poor condition and beyond their useful lifespan.

Work and Impact on Feature:

- All extant entry and egress doors are non-historic, having been installed in the 1990s renovation.
    - They will be removed as will any associated transoms, which also date the same.
- At the main entry (south elevation); concrete steps and existing metal railing will be retained. Railing will be cleaned, scraped and repainted.
    - New paired aluminum glazed doors with a painted finish (white) will be installed. Similar aluminum multi-lite transoms will be installed above based on the configuration of the 1990s transoms.
- At egress door openings in stairtowers, single solid metal doors will be installed. Such will be installed for instance at: the east stairtower per 3/A4.03.
- At the west stairtower, a new storefront system will be installed per 2/A4.02; this is a secondary elevation.
- There are several locations where existing window openings will be enlarged to grade for conversion to door openings for the purposes of additional egress, or for access to exterior amenity spaces. These will occur on secondary or tertiary elevations as follows, thereby eliminating any visual impact:

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

  - Center-east elevation of original portion;
  - South elevation of the north wing, east side.
  - North (rear) elevation of the north wing; two locations are proposed.
  - In each of these locations, a new fully glazed single aluminum storefront door will be installed with a multi-lite transom above and opaque arch infill panel to reflect the historic segmental arched window opening. Due to the width of the existing window openings, which is larger than a typical door, a narrow sidelight will be installed in each.

- New suspended flat awnings of metal, attached via a central anchor and provided for weather protection, will be installed at exterior door openings as per the elevation drawings.

- At the west elevation of the north wing at the former boiler room (proposed club room space), the existing man-door at grade will receive a new storefront door akin to those detailed above. And, at the adjacent existing large garage door opening, a new countertop height accordion door with glass will replace the plywood in order to accommodate a bar for outdoor access from the new Club Room in favorable weather.
  - At second floor level above this location on the north wing, two new flat arched storefront openings will be punched into the façade. One will receive a new multi-light storefront system and the other a glazed storefront door, sidelite and four-lite transom. The door will provide access to the new rooftop deck to be installed on the roof of the former boiler room. *See Number 11 below for scope related to roofs.* This particular wall is in severe condition due to the extant tree that has grown through it. It will need to be rebuilt, regardless.
  - In addition, these alterations are at the west side of the building, at the far north end of the site and therefore, the rear of the site. Due to the adjacent new construction to be built west of this area, and the setback from the street, these alterations will have no visual impact.
- The new aluminum storefront systems of the building will be Kawneer brand, with painted finish (white); where applicable, they will have exterior and interior applied muntins.

- New Fire Riser Door Opening. At south elevation, adjacent and to the east of the main entry projecting tower, the existing window bay closest and to the east of the tower will be enlarged to first floor level for provision of a fire-department access door into the fire riser room beyond. New concrete steps will be installed for access to grade.
  - The fire access door will be flush metal.
  - This opening is required because fire department necessitates access and entry from N. Davidson. The fire-line must be pulled from N. Davidson and therefore, the fire pump room needs to be along the mill's south façade.
  - The window opening immediately above this door shall be infilled rather than receiving a window due to the new fire pump room beyond.

Photos: 1, 4, 7, 8, 51-52
Drawings: AD4.01-4.03, A4.01, A4.02, A4.03, A6.42, A6.43

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 5
Architectural Feature: Main Mill, Interior – Structure
Approximate Date of Feature: 1916, ca. 1926; ca. 1929; 1990s; 2012-13

Existing Feature and Condition:

The original 1916 component of Johnston Mill is constructed of multi-wythe brick walls and heavy timber framed floors. A large portion of the existing building was built on a crawl space. Heavy wood timbers were used for the beams, girders and (square) columns in this portion. The elevated floor system of the original portion consists of wood decking which spans between the wood girder lines. At the basement level, the elevated floor is also supported by wood beams and girders spanning to brick piers. The basement floor currently is a concrete slab on grade. The two-story ca. 1926 brick addition is constructed of steel beams and steel pipe columns which form the major structural frame. Heavy timber decking was installed over the steel beams. Steel wide flange columns were built integrally with the large window openings in the exterior walls. Either at the same time, or sometime thereafter, a basement was provided below a portion of the two-story steel addition.

As previously described, Johnston Mill was converted during the 1990s by a prior owner into affordable housing. Though it is unclear if that project received final certification, some rehabilitation treatments seen in other tax-advantaged projects were used. Work at that time included subdividing space into residential loft-style apartments on all floors, which generally featured double-loaded corridors with apartment units on either side. Other improvements included some structural improvements such as: reinforcing the wood beams by the addition of steel c- channels flanking the wood beams; covering the wood floors with gypcrete; and wrapping steel beams in the north and south additions in gypsum board.

The housing was vacated in 2006 and the buildings have remained vacant since then. As a result of long-term vacancy most of the work accomplished during the 1990s renovation failed from water damage, severe vandalism, and neglect. After a site-visit with NC SHPO and per a subsequent preliminary consultation with the NC SHPO and NPS through the submission of a *12/2011 Preliminary Review Request* by this Applicant, a number of the non-historic alterations were reversed. Selective demolition included removal of the following in 2012-2013:

- All 1990s wood and metal frame construction including framing and flooring, wallboard, tile, cabinetry and kitchen and bathroom fixtures and appliances;
- All 1990s electrical and HVAC servicing wiring, conduit and control units and HVAC ductwork and registers;
- All 1990s plumbing, boilers, hot water heaters, and piping;
- All 1990s gypcrete floor topping to the original finish floor or subfloor level, whichever was present;
- Note that the selective demolition *precluded* removal of the existing stairwells (which were also installed in the 1990s).

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

As a result, today, the interior of the Johnston Mill main building features wood post and beam construction in the main, oldest portion of the building with exposed wood ceilings and wood floors. The wood support beams are reinforced with flanking steel c- channels. The north and south wing additions have been reinforced by the addition of steel I-beams and feature steel columns. The first floor in the south wing has been damaged due to water infiltration and wood floors are warped and buckling in several locations.

At second floor, which has same general construction materials and design as the first there is evidence (remnants) of the since removed gypcrete. There are portions of the second floor with scaffolding at the north end, offering attempts at structural reinforcement.

Portions of the basement have been damaged from water infiltration and there is standing water in some locations.

Though partially mothballed, the building's interior does has condition issues due to long term vacancy. Interior conditions include the presence of water, water damage as well as evidence of vandalism.

The Project Team's structural engineer has done a detailed analysis, attached: *Stewart Engineering, "Johnston Mills – North Davidson Street, Charlotte, NC, Structural Assessment Existing Structure," dated July 22, 2019.*

Their assessment provides the following conditions observations:

- "The steel structure as a whole showed very minimal signs of damage.
  - The surface rust will need to be addressed to prevent further damage from the current rusting and to add corrosion resistance for future surface rusting.
- The timber structure however was observed to consist of damaged beams, columns, and decking, some of which are so severely damaged that replacement is the only option.
- Some wooden beams were observed to have damage at the ends of the beams where shear loads would be the highest and a full structural section is required.
  - In some areas, the beams were clearly rotten as seen from below.
  - Some beams had obvious discoloration from moisture.
  - Some members were attempted to be reinforced at an earlier time with dimensional lumber or steel channels as a means to stabilize or increase the load carrying capacity of the structure. These methods of reinforcement have their limitations and in some instances, have resulted in rot so severe that an adequate attachment of the reinforcement has failed.
- The wood columns did not appear to have suffered as much from water damage as the other structural members, but do exhibit damage.
  - Most of the column damage noted was due to overloading, impact, natural deterioration or improper modifications made to the building structure with holes drilled into the members.
  - Some of the more severely damaged columns were buckling, which is a sign of them being overloaded, while others were splitting apart at their supports or throughout their length.

Large splits or checks like this can be due to overloading or from the wood shrinking as it dries out.

- In general, the condition of the structural wood decking comprising the floor system is in poor condition although some areas that feel solid may have damage that is unseen from above.
  - The floor still has the original finished flooring over top of the structural decking. The finished flooring has buckled and warped likely due to water damage causing the wood to swell.
  - Some areas of decking are so severely damaged that it is unsafe to walk on.
  - A few areas of flooring was so badly damaged along with the supporting members that multiple bays of framing were removed in the crawlspace portion of the building."

- Issues with the foundation also were observed.
  - "In the timber framed portion of the building where basement exists, the footing for the exterior bearing walls appear to be constructed out of brick and are completely exposed. Water has accumulated next to the footings and it's possible the footings are undermined.
  - The basement portion of the wood timber structure appears to rest on compacted coal fines.
  - Under the steel framed sections there appears to be a slab on grade, but some significant cracks radiating out from the center."

Work and Impact on Feature:

Because the assessment by the structural engineers indicates that many of the columns, beams, and floor deck are not able to adequately support the building, the overall intent of the revised structural design is to utilize the existing structure where required to support the structural loads. Replacement of the existing structure and supporting floor framing with new walls will be required for the renovations.

The structural team, Stewart Engineering, and the Applicant are the same structural team and Applicant that successfully completed the certified rehabilitation of the adjacent (not functionally-related) Mecklenburg Mill. Given that that Mecklenburg Mill had very similar structural integrity issues as those exhibited by Johnston Mill's timber structure, the structural team proposes to implement the same scope as was designed and approved for and executed in that approved project. In communications via email with NC SHPO, the intent below was discussed and confirmed as sound in concept for this historic tax-advantaged rehabilitation. *(See EMAIL, dated April 3, 2020)*

More specifically, the intent discussed is to:

- Replace the rotten wood with dimensional lumber in areas the public will not access, i.e. within in the residential units (which are private spaces).
- A ceiling will be added in the units where the floor framing uses new 2x joist framing. However within Apartment Units, although new gypboard ceilings will be installed, the wood beams will still be remain visible as viewed from below where depicted on the Unit Reflected Ceiling Plans and as per floor assembly type F2 on Sheet A6.01.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- In contrast, at all proposed Public Spaces where the ceiling is exposed to structure, the rotten wood shall be replaced with timber matching the existing framing. This will include the following spaces: all entry vestibules and corridors, and certain amenity spaces (i.e. spaces accessed by all occupants of the building). This will ensure an historic appearance in the most Public Spaces.

Steel Columns and Beams:

- As indicated in the structural demolition plans, the extant steel columns and extant steel beams, which generally comprise the south wing, will be retained place.
- Where indicated in the plans, extant water damage and any visible rust to this steel structure shall be remediated.
- Steel columns and steel beams will remain visible /exposed in the Public Spaces as these spaces will feature an exposed ceiling structure.
- Within Apartment Units, although new gypboard ceilings will be installed, the steel beams will still remain visible as viewed from below as seen per the Unit Reflected Ceiling Plans. The treatment will be the same as depicted for the wood beams (described above).
- Where the round steel columns are not enclosed within new interior partitions, they will remain exposed.
    - This is with the exception of steel beams and columns within the proposed basement level amenity spaces (fitness rooms and art/community room). In these areas, a gypboard covering is being required for fire code purposes.

Timber Columns:

- All repairable historic columns will remain in place.
- All columns within proposed Public Spaces and *within visible areas* of Apartment Units that are deteriorated or rotted beyond repair will be replaced in kind with re-sawn common timber, sized nominally to match historic materials and thereby maintaining the historic character of the Public Spaces.
- If 'hidden' columns (meaning specifically columns within any proposed new unit demising walls or new interior partitions) are damaged beyond repair, these will be removed. Replacement columns may not structurally be required in these locations and furthermore, there would be no visibility of them.

Timber Beams:

- All repairable timber beams will remain in place.
- Where indicated in the structural demolition plans, extant timber beams determined deteriorated beyond repair shall be removed.
    - The area with the most extensive deterioration issues is the original portion of the building at the main / 1st floor level at the locations noted on Sheets S01.11A-S01.11B between grid lines 17 and 32. A number of timber beams and columns and decking in this area must be removed as noted on the sheets.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- This area will require new 2x joist framing and multi-ply 2x girders with pressure treated blocking separating the new framing from existing masonry. The new framing will be spaced and installed as indicated in Sheets S02.11A and B within the Apartment Units.
  - See for example Detail 11/S06.11. The new 2x framing will be located within Apartment Units only.
  - Note that new 6x6 timber posts on concrete footings will be provided where noted in this particular area, as well to create the replaced floor. The new 6x6 timber posts do not continue about the first floor.

- Where historic timber beams are removed and are located within proposed Public Areas or within visible areas of the Apartment Units, they will be replaced in kind with re-sawn common timber, sized nominally to match historic materials. Portions of the existing deteriorated or rotted beams (good portions) may be re-used in these locations, either structurally or decoratively.

Foundation: Issues with the basement(s) foundation shall also be addressed to remediate the use of the compacted coal fines and the substantial cracking of the extant concrete slab on grade. Therefore, where indicated on Sheets S02.10A and S02.10B, new 4" concrete slab on grade will replace existing in the basement. In the original portion of the basement the new slab will be approximately 16" lower than existing thereby addressing the floor level changes between the original portion of the basement and that of the south wing. Where the foundation has eroded on the east side of the original portion, it will be shored in the demarcated area with flowable fill (see Sheet S01.11A).

Photos: 31-32, 34-47, 54-67, 70-78
Drawings: S00.01 – S07.01; *"Johnston Mills – North Davidson Street, Charlotte, NC, Structural Assessment Existing Structure," dated July 22, 2019; EMAIL, dated April 3, 2020*

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 6
Architectural Feature: Interior **–** Floor**-**plans / Basement Plan
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:
A stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the current basement floor-plans consist of open plans with evenly spaced steel or timber columns within the spaces. There are two existing pass-throughs in the masonry demising wall between the original portion and south wing. A ramp and a short step provide access, accommodating the floor level changes between the two. These likely date to the 1990s. The south wing is delineated roughly in half by a concrete demising wall running north-south. Two pass-throughs provided access between the two large spaces.

Work and Impact on Feature:

The basement will be rehabilitated to provide a combination of apartment units and resident amenity spaces. The original portion of the basement will feature a single-loaded corridor running north-south along its east wall. Apartment Units will be delineated off of the west side of the corridor. Access will be available from the west stairtower and elevator lobby at the center west area. The extant pass-throughs will receive new wall infill (of gypboard) and a new opening will be provided at the southeast corner to allow access to the new north-south corridor in the south wing.

The south wing basement will be delineated to provide apartment units in the western portion (on the west side of its north-south demising wall) and amenity space in the eastern portion. An east-west double-loaded corridor will be demarcated with units or common spaces delineated off either side. The extant pass-throughs in the south wing's demising wall will be infilled and a new passthrough opening to accommodate the central located double-loaded corridor will be provided. A short egress corridor will also extend south from the central corridor to the main south entry stairtower. Amenity spaces in the basement will consist of a fitness room and art room. Additionally, tertiary spaces such as trash, storage, bike storage and mechanical/electrical rooms will be located here.

All unit partitions will intersect the perimeter walls at brick piers between window openings, eliminating any visual impact from the exterior or physical impact with the windows. For example, interior partitions in basement Unit Types 1C-M will jog at an angle to avoid impact with exterior windows. The treatment is with exception of a unit at the west end of the south wing (Unit 2E-M) in which a proposed closet partition engages an existing window opening. *Refer to Sheet A2.66*. However, to avoid any visibility from the exterior new walls will not impact the glazing and will instead align at natural mullion breaks or, more ideally, the center steel post that is existing to remain. This treatment occurs in a single instance on basement, on a secondary elevation and given the windows shall be replacement, the impact is minimal.

Photos: 31-37
Drawings: AD1.00; A1.00; A2.57, A2.66, A2.71

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 7
Architectural Feature: Interior – Floor-plans / First Floor and Second Floor Plans of Original Portion and South Wing
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:

A stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the current first floor consist of open plans with evenly spaced steel or timber columns throughout. There is an open stairwell situated between first and second floor near-to the northeast corner of the original portion. This stairwell appears to have been installed as part of the 1990s construction. (The selective removal component of this Project precluded removal of any existing stairs.)

Work and Impact on Feature:

Please refer to Number 8 below for information related to the proposed scope within the North Wing.

The first and second floors of the original portion and the south wing will be rehabilitated into apartment units situated off centrally-located, double-loaded corridors. The two components are interconnected so the new double-loaded corridors will intersect forming an inverted T-shape, akin to their combined footprint.

The new corridor in the original portion will therefore run north-south and that in the south wing will run east-west. The original portion's north-south corridor will terminate at the extant demising wall of the North Wing and provide an east-west corridor along the north wing's south side with door and sidelight where indicated at the west for access into the amenities of the northwest corner/north wing. This corridor will also provide access to mechanical space at its far west end. These treatments will repeat at second floor. At first floor, the two existing pass-throughs from original portion to north wing shall remain in place for continued use for access into the proposed club room at the west and to a new short residential unit entry corridor at the east side of the north wing. At center of the north wing demising wall, a new single door opening will be provided for controlled access into the public common area restrooms. At second floor, the extant pass-throughs to north wing will remain in place for access into the proposed Club Room Mezzanine in the west and a new short residential unit entry corridor in the east.

Within the original portion, a three-bay wide elevator lobby will be located off of the west stairtower (spanning between grid lines 21-24 and G-J). The lobby will be enclosed with a storefront system on its east side as indicated thereby maintaining full visual volume through the space while also helping to establish itself as a mailroom (mailboxes will be located along the north and south walls).

Within the south wing, off of the east stairtower, a new partition wall with an egress door and sidelight will be established at each of first and second floors. At first floor, a dog wash room will be provided within the extant space in the center of the stairtower.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

A new short egress corridor will be provided from the central corridor to the main entry stairtower on the south side on these floors.

New demising or unit partitions will intersect the perimeter walls at brick piers between window openings, eliminating any visual impact from the exterior or physical impact with the windows. Every effort has been made to ensure this; for example, in Unit Types 2A-M, 1F-M, 1C-M and 1B-M will jog at an angles to avoid impact with exterior windows.

The treatment is with exception of limited instances:

- The corridor demising wall / east end at northeast corner of original portion where an existing window opening will be infilled with brick veneer (exterior) and gyp interior to avoid conflict with the corridor/unit demising wall. This window opening is at a secondary elevation near the rear of the building and the treatment will not negatively impact the overall exterior character of the building.
- Unit Types 2E-M and 2D-M in west end of south wing in which a proposed closet or bath partition engages an existing window opening. *Refer to Sheet A2.65, A2.66*. However, to avoid any visibility from the exterior the new walls here will not impact the glazing and will instead align at natural mullion breaks or, the center steel post that is existing to remain. Given the windows shall be replacement windows, the impact is minimal.

Photos: 38-48, 54-56
Drawings: AD1.01-AD1.02; A1.01-A1.02 A2.51 – A2.56, A2.58, A2.60-A2.67, A2.70

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 8
Architectural Feature: Interior **–** Floor**-**plans / North Wing including boiler room
Approximate Date of Feature: 1990s; 2012-13

Existing Feature and Condition:

The North Wing addition was constructed in ca. 1926 attached to and at the rear of the original portion, backing. It is two stories in height with a small 1 ½ story height masonry addition attached to its west side. This addition historically served as the mill's boiler room. The North Wing has experienced severe damage. As indicated in the structural engineer's report (previously referenced), the first floor structure of the northwest corner of the North Wing is completely missing. The wing has significant damage in both the northwest wall and the northeast corner too, where trees are growing through the exterior walls. As stated above, as part of this Project, the Applicant removed most of the 1990s residential unit construction in 2012-2013 per guidance provided via a Preliminary Review Request in 2011. As a result, the North Wing addition is currently open plan space. The North Wing, where floor structure remains, has a combination of timber columns and steel. A masonry demising wall delineates the north wing from the one-story boiler room at the west side.

Work and Impact on Feature:

The North Wing will be rehabilitated for a combination of residential apartment units (in the eastern portion) and a community Club Room in the western portion.

Access via existing or new passthroughs into the North Wing areas from the adjacent original portion has previously been discussed in Number 7 above.

The eastern portion of the North Wing will be delineated into a single unit at first floor and two units at second floor, accessed off of the newly delineated short unity entry corridors previously described.

The west portion will be rehabilitated as a Club Room, a portion of which will be double-volume in height with a mezzanine. The Club Room will capture the first floor's one-story former boiler room square footage as well, thereby providing exterior access to site amenities in addition to a terrace on the boiler room roof. As such, where indicated in Sheet AD1.02 in the west side of the North Wing, a portion of the extant second floor decking and beams will be removed from where indicated; sound materials will be salvaged for potential reuse elsewhere in the building. Note that timber columns will be retained in place as noted in the plans as will most beams; beam removal (partial) will be mainly to accommodate the new L-shaped stair (metal pan) which will wrap the northwest corner allowing access up to the second floor Club Room 'mezzanine' where existing floor structure is retained. Due to the substantial deterioration of the extant masonry wall on this west side (due to the tree that has grown through the wall), the brick wall at this area will be rebuilt as follows: a new stud framed wall will be installed with brick veneer (salvaged from the wall itself) at the exterior and gypboard finish on the interior. An aluminum railing with perforated mesh infill will be provided along the Club Room mezzanine. A portion of the demising wall between the boiler room and the extant

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

walls at the southwest corner of the North Wing will be removed at first floor level. Similarly, at second floor level, two new punched openings will be provided in the demising wall, one for egress to the boiler room roof deck and the other for a new storefront system, allowing more natural lighting into the Club Room beyond. (These were previously described above.) Proposed scope for the roof terrace is described in Number 13 below. Between the Club Room space and residential unit on first floor of the North Wing common area restrooms and egress corridor to the rear of the building will be established. New partitions in the North Wing will avoid impact with any windows.

Photos: 73-78
Drawings: AD1.01, AD1.02, A1.01, A1.02, A2.20, A2.23, A2.24, A2.25, A2.26, S01.01, S01.02, S01.11B, S01.12B, S02.01, S02.02, S02.11B, S02.12B

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 9
Architectural Feature: Interior **–** Vertical Circulation / Stairs and Elevators
Approximate Date of Feature: 1990s

Existing Feature and Condition:

In the 1990s renovations, the building's stairwells were removed and reconfigured in order to provide for installation of elevators and meet code requirements of the time. The extant stairs – of which there are three – one in each of the stairtowers (west stairtower; east stairtower and main south entry stairtower) are concrete construction with metal pipe railings. That of the east appears to have been in the location of what was likely the mill's restrooms given the hodgepodge of glazed tile walls and areas of tile flooring. Also during the 1990s renovation, a new open metal pan stair was established near the northeast corner of the original portion with the same railing as utilized elsewhere. All of the extant stairs and railings are non-historic, but in good condition.

Work and Impact on Feature:

As previously described, the extant non-historic open stair at the northeast of the original portion will be removed and floor opening infilled with new floor structure. This will allow for capturing the space for required leasable square footage.

The three extant stairtowers will remain in place in order to continue to provide the vertical circulation between floor levels in the building.

- The main entry stairtower at the south and that at the east stairtower concrete stairs shall be retained as will their existing railings.
- Because a new freight elevator will be installed in the west stairtower
    - the extant 1990s concrete stair and railing in this west tower will need to be replaced with a new one in the existing configuration in order to allow for installation of the modern freight elevator.

A new egress stair will be installed in the north wing, near its southeast corner to meet modern egress requirements. It will allow for access between first and second floor levels and direct egress to the south side of the north wing. This new stair will be enclosed and of metal pan construction with steel railings matching those elsewhere in the building.

Photos: 49-52, 69, 72
Drawings: AD1.00-AD1.02; A1.00-A1.02

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 10
Architectural Feature: Interior **–** Finishes
Approximate Date of Feature: 1916, ca. 1926; ca. 1929

Existing Feature and Condition:

As a result of the removal of the 1990s construction by this Applicant, which included removal of 1990s finishes, the mill building today features the following:

- Exposed multi-wythe brick walls which according to 1990s documentation were abrasively cleaned as part of that prior renovation;
- Heavy timber framed floors, portions of which are severely damaged, or evidencing prior infill/patching and gypcrete installed in the 1990s;
- Exposed timber columns and beams in the original portion and North Wing
- Exposed steel c-and I-beams and round steel columns in the south wing and some areas of the North Wing.
- Existing conditions of these materials are described above in Number 5.

Work and Impact on Feature:

Walls:

- All exposed brick walls at the exterior perimeter of the building will remain exposed brick.
- All exposed brick demising walls extant within the building will remain exposed brick.
- The above is with exception of the rebuilt west wall of the Club Room (detailed above) which will be furred with gypboard on the interior side.
- New partitions will be created with metal studs and covered with gypsum board - painted or with wallcoverings as noted.
- In existing stairtowers, existing exposed brick will remain in place. The remnant tiling on the stairtower walls such as seen in the east stairtower, will be removed to reveal the historic masonry.

Ceilings:

- As described in Number 5 above, most Public Space ceilings will remain exposed to wood structure above, thus allowing for the historic character of the building to remain visible from below as it was historically. This treatment will specifically occur as depicted per the reflected ceiling plans in the elevator lobbies, corridors, and in storage spaces in the basement.
    - In addition, in the proposed Club Room, the ceilings of both the two-story height portion and the one-story boiler room will remain exposed to structure.
    - Note that other certain common areas – the restrooms, fitness center and art room will have dropped gyp ceilings as is proposed in units as previously described in Number 5 above.

Flooring:

- The existing wood decking system will remain where in good condition and will be covered with new t&g plywood decking with a gypcrete and sound attenuation system as per Sheet A6.01.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

- In Public Spaces the following floor finishes are then proposed:
  - Corridors: Within the corridors, floor finish WD-400 will be installed and this is specified as Shaw Contract Authenticity "Persona Oak" (product info attached). This is an engineered wood floor, and will therefore help reflect the historic condition in the corridors.
  - This engineered wood floor will also be installed in the Club Room at both levels where noted.
- Fitness Rooms will receive carpet tile.
- Restrooms and art room shall receive tile flooring with grouting as noted.
- In Apartment Units, LVT will be installed throughout the entirety of the units.

- There are several existing historic hanging fire-doors located within in the building at some passthroughs; these are fixed in an open position. They will remain in place, be cleaned and clear sealed as/where noted in the plans.

- New doors installed in units will typically be hollow-core single paneled doors. Some unit spaces will receive sliding doors of the same design to provide privacy when so desired. Unit entry doors will also be single-paneled doors, of fiberglass.

- New doors associated with amenity or other delineated spaces in the building will be: flush hollow metal for mechanical and storage spaces. The amenity spaces such as interior entries to the club room and fitness will have glazed doors with sidelites.

Photos: 31-78
Drawings: A2.23, A2.24, A2.25, A2.33, A2.34, A2.35, A2.50-A2.71, A3.00-A3.21, A6.11, A6.12, A6.31

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 11
Architectural Feature: Interior **–** New Systems, Mechanical/Electrical/Plumbing/Life-Safety
Approximate Date of Feature: N/A

Existing Feature and Condition:

As stated above, after a site visit and per preliminary consultation with the NC SHPO and NPS through the submission of a *12/16/2011 Preliminary Review Request*, selective demolition removed 1990s-era systems fabric in order to assess the structural integrity of the building. The selective demolition included removal of:

- all 1990s electrical and HVAC service wiring, conduit and control units; HVAC units and ductwork and registers;
- all 1990s plumbing, boilers, hot water heaters, piping.

There are therefore no functioning systems extant in the building.

Work and Impact on Feature:

The building will receive new Mechanical (HVAC), Electrical, Power, Plumbing and Fire Protection (sprinkler) systems as indicated in the respective discipline plans, attached.

Within the Apartment Units, the new systems will be concealed within the new gypboard ceilings. Note that to avoid the need for thru-wall venting in the historic masonry building, bath exhaust will be routed up to and through the roof. Additionally, recirculating range hoods or microwave hoods will be utilized in the kitchens. And, ventless heatpump dryers will be provided for residents. Fresh air into units will be handled by operable windows.

Within the Public Spaces, such as corridors and certain common areas that feature exposed ceiling structure, any required ductwork and sprinkler piping and electrical work will also be exposed to ensure the wood decking and structure remains visible, thereby reflecting an historical industrial appearance.

Photos: N/A
Drawings: P1.01-P3.05; M1.01-M3.07; E1.01-E4.05, FP01.-FP1.3

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 12
Architectural Feature: Roofs
Approximate Date of Feature: 1990s

Existing Feature and Condition:

The existing TPO roofing was installed in the 1990s.

Work and Impact on Feature:

- New TPO roof with insulation to meet code requirements will be installed, sloped as necessary for proper water drainage. Specifically, it will consist of new TPO roofing over ½" coverboard over 4" rigid insulation over the wood decking (Refer to Number 5 above for scope related to wood decking).
- New rooftop mechanical units will be installed (individual heat pumps) on metal platforms for noise isolation where indicated on the roof plan. To minimize visibility from the street, those proposed for the south wing apartments will grouped on a platform of 16 and 22 units and be situated on the north side of the roof's ridge. The distance of these from the south side of the roof shall be 51" and 47" from the east side.
    - As this is an historically industrial building and because the heatpumps, even with the platform, will not extend taller than the stairtowers, they will not detract from the overall historic industrial character of the building.

Rooftop terrace at Club Room: As previously mentioned the roof of the one-story boiler room addition situated at the rear, northwest corner of the building will converted for use as an exterior terrace. The extant roof line and parapet will be retained. The terrace will be pulled back from the inside face of the existing roof parapets at the three sides by 6". It will likely be constructed of wood. The terrace will feature movable/temporary furniture such as tables, chairs and greenery. A small wetbar will be established at the southeast corner. To provide some sunshade, the deck is intended to be covered with a perforated or mesh-like metal covering. Due to its proposed location at the rear of the building, this rooftop amenity will not be visible from the street and therefore will not impact the historic character of the building.

Photos: 1-13, 16-28
Drawings: AD1.03, A1.03, A2.20, A2.23

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number: 13
Architectural Feature: Exterior – Sitework, Landscaping including New Construction
Approximate Date of Feature: 1990s; 2012-2013

Existing Feature and Condition:

The Johnston Mill site is approximately 5.5 acres and features a small, functionally-related complex consisting of a main building (with two additions) and separate ancillary building (SRO Building). The site is bounded by the Norfolk Southern Railway tracks on the north; the Mecklenburg Mill property (not functionally-related) and an associated parking lot on the east; North Davidson Street on the southeast; and East 36th Street on the southwest.

The site's southwest edge is also lined by a railspur, which is buffered from N. Davidson by a row of one-story commercial buildings and their rear paved surface lot. These structures help conceal views of this side of the site from N. Davidson Street. The main mill is situated along the east side of the lot with the ancillary SRO building occupying the southwest corner. The parcel is generally more maintained on its east side, with the mill set within a manicured lawn, while the west side is deteriorated with substantially overgrown tree foliage and plantings. More specifically, a modern concrete sidewalk begins at the southeast edge of the site and continues southward to the adjacent property's surface parking lot area. The areas between the sidewalk and the main mill and the adjacent property's surface parking lot have maintained low-cut grass. The west side of the main mill has a drive from East 36th Street that separates this portion of the parcel with a deteriorated surface lot to the south and a dirt area to the north. The southwest corner of the lot is obscured by overgrown trees that surround the ancillary SRO Building. A chain link fence surrounds the south elevation of the main mill and continues around the ancillary SRO Building, inhibiting visual and physical access to the building. A chain link fence also surrounds the main mill's west and south elevations. Trees and shrubs are generally overgrown too along the mill's north and west elevations obscuring much of its first floor level. A more recent sidewalk lines the west side of the parcel along 36th Street and continues to an unrelated ramp providing access to the new light rail platform to the north of the parcel.

As previously described above, in late-2012 through 2013, removal of the non-historic 1990s construction inside the Johnston Mill (main mill) occurred, as did removal of the non-historic concrete block "Opener Room" structure at the northeast end of the main mill. That addition was also referred to as the "daycare building" from the 1990s renovation. It was constructed outside the period of significance and was a non-historic component. As described in the recent (2019) NPS HPCA Part 1, this selective removal work was accomplished after a site visit with NC SHPO and as per a preliminary consultation with the NC SHPO and NPS through the submission of a *12/16/2011 Preliminary Review Request*. With receipt of the previous *(2013)* Part 1 approval around the same time, the intent was to subsequently rehabilitate the property for adaptive reuse as multifamily housing. The project was however unable to move forward for multiple reasons including CATS Light Rail 36th Street Construction, lack of availability of substantial state and federal subsidies and neighborhood market dynamics. No substantive work has been undertaken on the Johnston Mill property since 2013. From 2013 to Present, the site manager has focused solely on: restricting access to the Johnston Mill buildings by continuing to install plywood over windows; removal of exterior graffiti on an as-

needed basis; maintenance of the fencing that secures the site; and containing new growth to the extent possible which is constantly being reintroduced by nature.

Work and Impact on Feature:

As was determined acceptable in December 2019 by NPS TPS through a Preliminary Consultation Request *(See attached NPS Email, dated 12/2019)*, the Project shall remove the ancillary and unsound SRO Building from the site. As requested in that NPS Email, several additional photographs of the sides and rear of the SRO Building are attached for NPS files *(see Part 2 Photo #s 79-87)*.

In its place and as seen in the provided drawings, new construction (separate and detached from the main mill) will be built to house 148 market rate units with some affordable and with potentially approximately up to 12,000-square-footage of retail space along N. 36th Street frontage. The new construction will have an L-shaped footprint running north-south along N. 36th Street and then turn eastward with a rear ell.

Per 2019 feedback from NPS, it is understood that the further the new building is from the historic mill, and the more it appears to be a separate parcel, the more flexibility there will be in terms of size, scale, and design for the new building. NPS expressed concern about the 2019 design of the new building, in particular, the rear ell that was proposed to come very close to the rear of the mill. In response to those concerns, the Project Team has since pulled the rear ell of the new building further west, away from the historic mill building. More specifically, it will be some 40' from the North Wing's boiler room.

NC SHPO and NPS also expressed concern regarding the 2019 proposed location of the outdoor pool amenity. The 2019 design proposed locating this exterior amenity space adjacent and at the east side of the historic mill's south wing. The agencies felt it too conspicuous a location for the historic industrial site. As a result of this feedback and to help further separate the historic mill from the new construction, the proposed pool amenity has been moved to the rear, northwest corner of the historic mill thereby helping to further establish clear breathing room between the new construction and mill. It is felt these proposed changes will also further remedy all concerns of pool visibility from N. Davidson Street. Views from N. Davidson to this northwest area of the site are inhibited due to the combination of the rail spur that borders the southwestern edge of the property and the small commercial structures and their associated paved parking behind N. Davidson (between the spur and the street). This revised pool amenity location at the rear was shared with NC SHPO and concurred via email on 04/09/2020 as "fine to submit" *(See attached Email with Pool attachment, 04/09/2020.)*

The proposed new construction design has also changed slightly from the 2019 proposal based on a combination of NPS comments and local transportation authorities. NPS indicated that provided the Project Team flattened or angled the previously proposed cantilever at the southern end of the new construction (as per guidance provided by NC SHPO), that section of the new construction would likely be acceptable.

- As seen in the attached, the former cantilever has been removed from the design.

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Additionally, changes to the site plan have since been made per unforeseen requirements by CDOT. The previously proposed access/entry driveway into the site has been moved from the location depicted in the 2019 proposal. Previously, the drive was to enter the site from N. 36th Street directly behind /just north of the railspur at the south end of the site. Unfortunately, CDOT has since disallowed this design; the entry drive is not permitted to be adjacent to the existing Norfolk-Southern railspur.

As a result, the Project Team has detailed a revised design that allows the drive from N. 36th to pass through the proposed new construction at roughly the center west side of the site. As such, the north-south spine of the new construction will initiate just north of the railspur. The new construction will be four-stories in height above-grade here, then run approximately six bays north with a two-lane-wide pass-through before subsequently stepping up to five-stories above-grade with a basement level. These changes help ensure the unit count needed for a financially feasible project is maintained.

The new construction will have a flat roof and feature exterior materials of:

- Dark- and buff- brick façade materials (no red brick) along with fiber cement of varying colors (white, dark gray, lime green), punctuated by window openings, and with metal accents.
- These proposed materials and colors are differentiated from as well as intended to be subdued and shall therefore not detract from the historic red brick masonry of the Johnston Mill.

This housing project will also provide an estimated 1.2 parking stalls to every one unit by providing parking stalls both below- and at- grade through construction of a tabletop structured parking at the west side of the mill with vehicular entry/egress to below-grade spaces where indicated.

At the east side of the mill, the extant paved parking surface will be reconfigured and restriped.

As such, the following additional exterior site/landscape work is proposed:

- All extant fencing surrounding the site shall be removed.
- All extant stormwater and onsite utilities will be removed. New stormwater drainage system with detention shall be installed. New gas line, sanitary sewer and water utility lines will be installed.
- Existing asphalt and concrete paved surface lot and drive on the west side of the main mill will be removed.
- Existing asphalt and concrete curbs/gutters associated with the surface lot on the east side of the main mail shall be removed.
- The east side surface parking lot will be reoriented, repaved and restriped to accommodate 162 vehicle spaces with two (2) additional spaces delineated for accessibility near the southwest corner. Eight (8) existing spaces will remain near the entrance to the parking lot and adjacent to the Mecklenburg Mill building, bringing the total to 172 spaces. Asphalt paving will be used for the parking surface. Concrete paving will be used to establish a pedestrian walkway around the perimeter of the surface lot and to provide pathways to the rear egresses situated at the south side

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

of the North Wing and near the of the original portion, as well as provide connection to the existing N. Davidson street sidewalk.

- At the west side of the site, the new drive through the new construction will provide access to an at and below-grade tabletop parking lot for a total of 106 vehicles with five spaces reserved for accessibility at the southeast corner of the new building. Asphalt paving will be used to surface the lot. Concrete walkways will be established along the east side of the new construction, the south side of its ell, as well as along the southwest corner. This particular walkway will connect to the street sidewalk along N. 36th Street. The concrete paving here will adhere to the northern curve of the railspur and then extend east to the northwest elevation of the mill's south wing. Paving will be established at this area and demarcated for use as a passenger dropoff/pickup area.
- A concrete paved pedestrian walkway will lead from the main mill's west stairtower to the pool amenity area at the rear to northwest corner of the mill. The pool amenity will be located between the new construction and mill. The amenity space will extend along a portion of the north side of the North Wing for use as additional outdoor seating. Surface materials at the pool area will consist of integral concrete and unit pavers. An additional outdoor seating area will be located on the north side of the new building's ell utilizing similar surface materials. These amenity spaces are set back at the very rear of the site, looking to the light rail-line. They will not be visible from the street.
- Landscape work on the site will consist of planting areas around the perimeter of the mill building and N. 36th Street side of the new construction. Generally, the planting areas will feature groundcover and shrubs at the following ratio:
    - 10% groundcover; 30% small shrubs; 30% medium shrubs; 30% large shrubs.
        - Exact planting plan is still to be determined.
        - A turf area for use as a dog park will be provided at the east side of the mill's south wing.
        - Screening shrubs are proposed to be planted along the rear property line and within the east side parking lot where noted.
        - New trees are proposed to be planted within the project site bounds where indicated in the surface lots and as noted at the east side of the original portion, north side of the south wing, and at the west side of the south wing, which are secondary elevations. To maintain an industrial historic character, however, new trees proposed for the south / N. Davidson elevation of the mill are limited to three to ensure the historic mill remains the prominent feature.

Photos: 1-12; 16-30; 79-87
Drawings: C1-00; L1-00, L4-00; *NPS Email, dated 12/2019; Email, 04/09/2020*

Jennifer Hembree

From: Sturm, Brett <brett.sturm@ncdcr.gov>
Sent: Thursday, December 19, 2019 2:10 PM
To: Jennifer Hembree; Juan Powell (juan.powell@TCBINC.ORG); 'Julie Ferrari'
Cc: Simmons, Tim
Subject: FW: [External] Johnston Mill preliminary (40603)

Jen, Juan, and Julie,

Please see the conclusions below drawn by Jenny Parker and her colleagues at the Technical Preservation Services division of the National Park Service following the long, long-awaited preliminary review of Johnston Mill—SRO Building removal and conceptual designs for new construction.

Tim and I would be glad to reconnect at your convenience to discuss this response and how it might be successfully applied to your ongoing design work. Please let us know how we can help.

Happy holidays from Raleigh,
Brett

Brett C. Sturm
Restoration Specialist, State Historic Preservation Office
Office: (919) 814-6589

From: Parker, Jenny <jenny_parker@nps.gov>
Sent: Thursday, December 19, 2019 11:00 AM
To: Simmons, Tim <tim.simmons@ncdcr.gov>
Cc: Sturm, Brett <brett.sturm@ncdcr.gov>
Subject: [External] Johnston Mill preliminary (40603)

Tim -

We have reviewed the materials related to the demolition of the SRO Building and the proposed new site construction. Below are our thoughts. Feel free to share with the applicant.

Demolition:

Given the circumstances, we are in agreement that the demolition of the building appears to be justified. For the Part 2 application, it would be helpful if they could include a few more exterior photos of the sides and rear of the building. Most of what I have from those angles is of the roof. I know one or maybe two sides are pretty overgrown, but some ground level views documenting that condition should also be part of the record.

New construction:
We have significant concerns about the size of the new construction given the proximity to the historic building. The further the new building is from the historic mill and the more it appears to be a separate parcel, the more flexibility there will be in terms of size, scale, and design. At present, we think there is not enough breathing room between the two structures, but we can't be sure given the materials presented. All of the renderings are from bird's eye views. For full review and definite conclusions, we will need ground level renderings and street views showing all of the new features. We're aware that the section of the building closest to Davidson Street has been reduced in height. With the suggested alteration by your office to flatten or eliminate the angled cantilever, that section of the building is probably ok. Of more concern at this point is the rear ell of the building that comes very close to the rear of the mill. From Davidson Street, we suspect that it may appear that the buildings are connected at the back.

It's unclear what is happening between the new building and the historic mill. Some views appear to show a multi-level parking deck, which would likely be a problem. More information about the alterations to the site and any new structures must be included with the Part 2. A section drawing through the site at various points might help illustrate what is happening.

Finally, we agree with your thoughts on the placement of the pool. It is too conspicuous in the proposed location for a feature that is not compatible with the character of an industrial site.

Let me know if you have any questions.
Happy Holidays!

Jenny Parker, LEED AP
Technical Preservation Services (TPS)
National Park Service
202-354-2041
website: www.nps.gov/tps

From: Sturm, Brett
To: Jennifer Hembree; Simmons, Tim
Subject: Re: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested
Date: Thursday, April 9, 2020 12:38:47 PM
Attachments: image001.png
image002.png
Outlook-1506970763.png

Jen,

Tim and I just talked and are in agreement--the proposed pool location should be fine to submit with your Part 2. Let us know what other questions come up.

And have a nice weekend,
Brett

Brett C. Sturm
Restoration Specialist, State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center
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brett.sturm@ncdcr.gov

From: Jennifer Hembree <jhembree@mac-ha.com>
Sent: Wednesday, April 8, 2020 4:48 PM
To: Sturm, Brett <brett.sturm@ncdcr.gov>; Simmons, Tim <tim.simmons@ncdcr.gov>
Subject: RE: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested

Sounds good – thank you, both!

And, have a great evening

Jen Hembree
D | 408.490.2069
E | jhembree@mac-ha.com
www.macrostiehistoric.com [macrostiehistoric.com]

From: Sturm, Brett <brett.sturm@ncdcr.gov>
Sent: Wednesday, April 8, 2020 1:42 PM
To: Jennifer Hembree <jhembree@mac-ha.com>; Simmons, Tim <tim.simmons@ncdcr.gov>
Subject: Re: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested

Jen,

Yes, that file agrees much more with my dinosaur of a laptop--thank you. Again I think this is likely a best-of-all-cases location for the pool, but will confer with Tim and get back to you. He and I will at the latest talk tomorrow late morning as part of a restoration services branch conference call.

Greetings to CA,
Brett

Brett C. Sturm
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From: Jennifer Hembree <jhembree@mac-ha.com>
Sent: Wednesday, April 8, 2020 4:31 PM
To: Sturm, Brett <brett.sturm@ncdcr.gov>; Simmons, Tim <tim.simmons@ncdcr.gov>

Subject: RE: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested

Hi Brett – Try this version – it's a somewhat compressed jpeg version of the revised pool location plan which the architect created for us.

Let me know if it's still an issue –

Jen

Jen Hembree
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From: Sturm, Brett <brett.sturm@ncdcr.gov>
Sent: Wednesday, April 8, 2020 7:35 AM
To: Jennifer Hembree <jhembree@mac-ha.com>; Simmons, Tim <tim.simmons@ncdcr.gov>
Subject: Re: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested

Jen,

Checking out the site plan at my house, I certainly think this is an improvement. Haven't discussed with Tim, however, so won't put words in his mouth.

Question--do you have a compressed version of that latest proposed site plan, page no. 4 of the PDF you sent? It was slow to load and is kinda balky on my laptop when I try to pan around and zoom in.

Thanks and greetings from Raleigh,
Brett

Brett C. Sturm
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From: Jennifer Hembree <jhembree@mac-ha.com>
Sent: Tuesday, April 7, 2020 8:55 PM
To: Sturm, Brett <brett.sturm@ncdcr.gov>; Simmons, Tim <tim.simmons@ncdcr.gov>
Subject: [External] Johnston Mill - Main Mill - Revised Pool Location / Comments Requested

Hi Brett and Tim –

I hope your week is off to a good start. I'm writing again regarding the Johnston Mill rehabilitation. The team is working on preparing architectural drawings for the Part 2 and as part of that process has responded to the comments provided by you and NPS related to the proposed location for the new pool. We understand that the prior location – that is, along the south side of the property and just to the east of the N. Davidson Street Elevation -- is too conspicuous for an historic industrial site.

The team analyzed the SHPO suggestion that the pool instead be pushed to the rear of the building on that same (east) side.

The team has reviewed and determined that the pool can be moved to the rear of the site, but in lieu placing it on the east side of the mill building, it shall be proposed on the west side of the Johnston Mill. This is due to the following factors:

- The team has pulled the new construction's ell away (westward) from the rear of the historic mill building (as recommended by NPS), thereby providing sufficient separation between new and historic. This thereby allows for the outdoor pool to be relocated here.
    - The west side location makes sense due to the fact that the pool is to be a shared amenity between the new construction residents and the historic Johnston Mill residents.
    - The location makes sense as it has less visibility from the street than if it were at the east (due to, for example, the setback of the property here from N. Davidson behind the unrelated commercial structures and rail-spur);
- The location on the west also eliminates a need to encroach upon the railroad right of way –

The project's property line is closer to the rail-line on the east side of the Johnston Mill than it is on the west.

- If the pool is located on the east, due to the proximity of the rail-line, the pool amenity would then need to be pushed southward into the existing parking area, which would impact parking. This would negatively impact the Project's ability to park the site, as there would be a simultaneous need to avoid impacting the adjacent property's parking (Mecklenburg Mill) capacity.

As such, the team feels the revised location on the west is the best location that not only addresses the agencies' concerns, but also meet functionality and feasibility requirements while minimizing visual impact to this historic industrial site.

In the attached, *"Johnston Mill – Proposed Pool (includes revised proposal).pdf,"* you will find: 1) existing aerial photo of the site, 2) + 3) our earlier site-plans (provided in July 2019, and in December 2019); and 4) the last page provides the revised proposed pool location at the west side, rear of Johnston Mill.

Please let me know if you have questions, or need anything further to provide feedback. We are hopeful this new location resolves the SHPO and NPS concerns.

Thanks so much,

Jen Hembree

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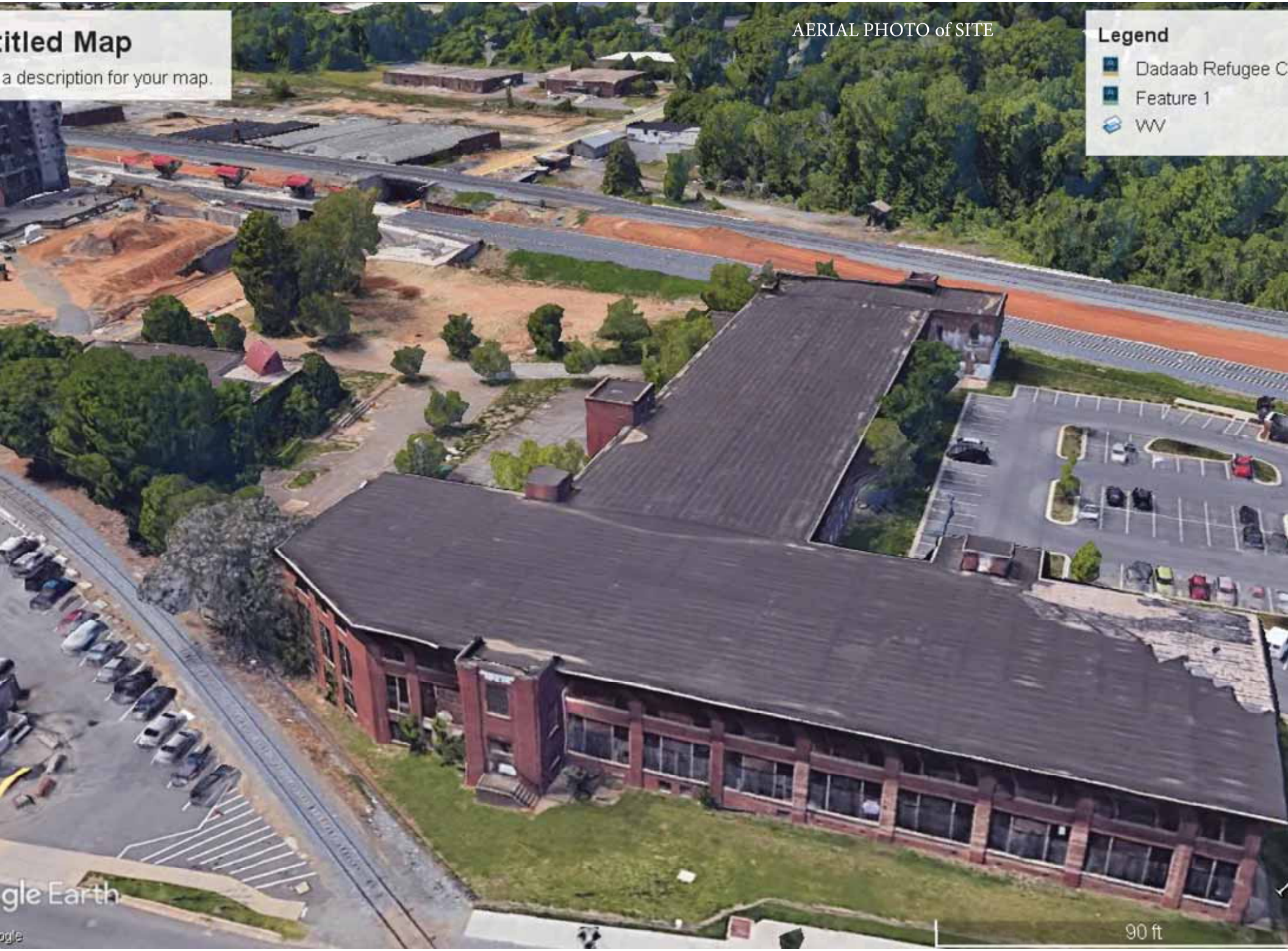
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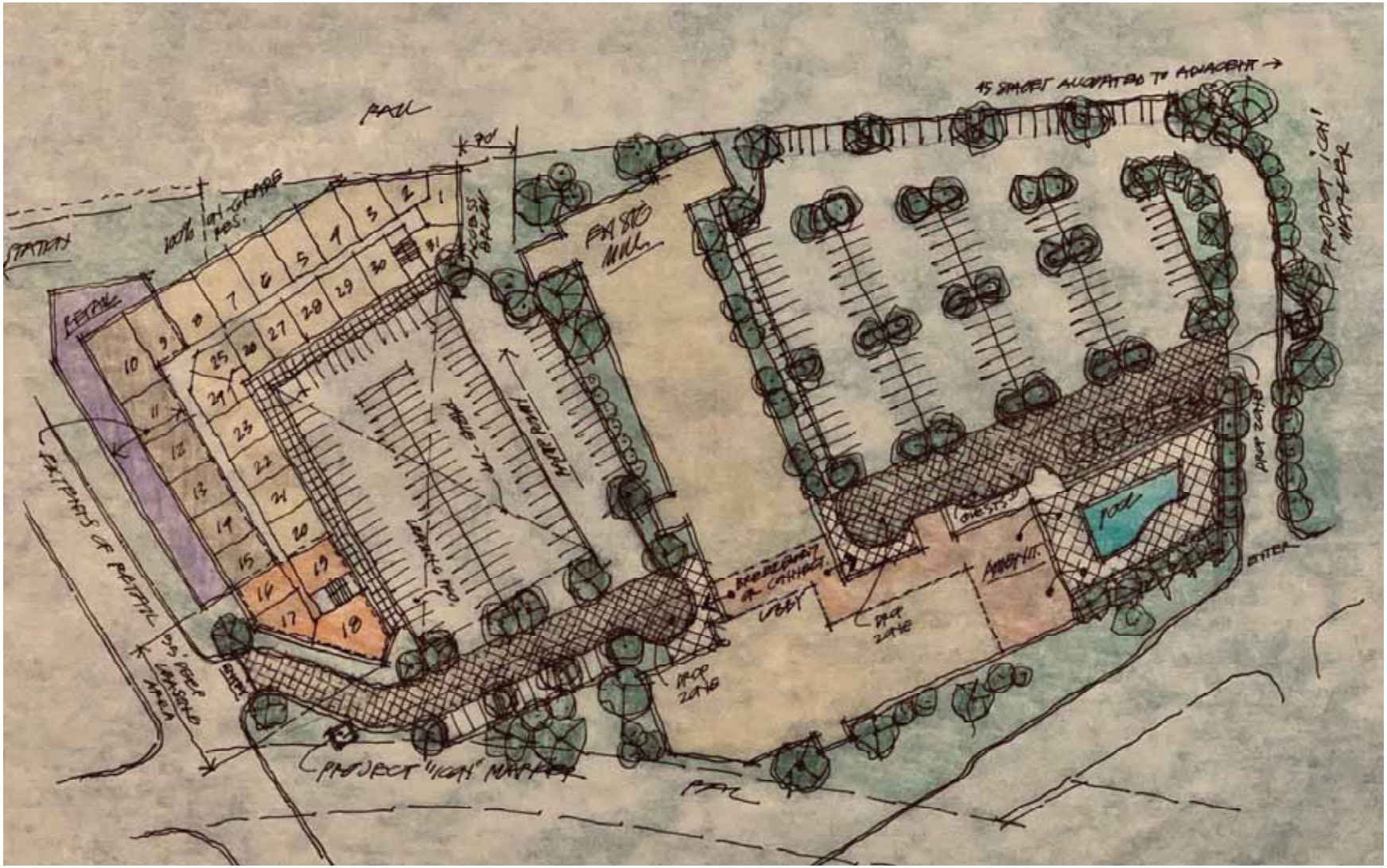
JOHNSTON MILL | CONCEPT SITE PLAN



BB+M ARCHITECTURE

JOHNSTON MILL | SCHEMATIC SITE PLAN

Dec 2019 Site Plan

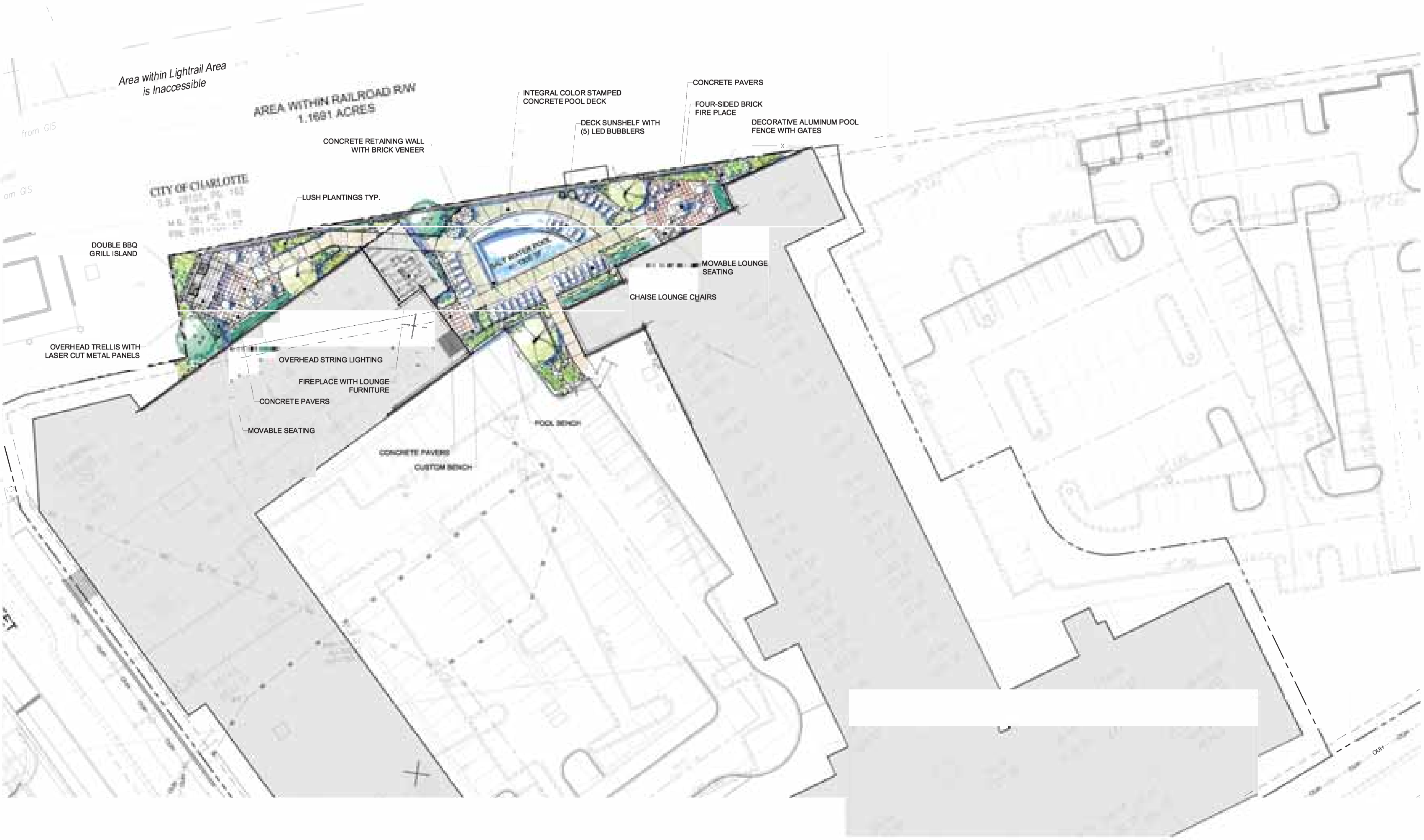
12.05.2019

JOHNSTON MILL • CHARLOTTE, NC • SITE PLAN

PN 1019088 | 11.25.2019 |

LandDesign

APRIL 2020 REVISED PLAN



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
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KEY MAP

CORPORATE SEAL

NOT FOR CONSTRUCTION

PROJECT

JOHNSTON MILL

FCPDC
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.# 1019088

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	02/28/2020

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT:
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
CONCEPT A

SHEET NUMBER
L1-10

ORIGINAL SHEET SIZE: 30" X 42"

JOHNSTON MILL · NORTH WING · PRIOR TO RENOVATION.

JOHNSTON MILL · NORTH WING ADDITION
REMAINING ORIGINAL WINDOWS

JOHNSTON MILL. SOUTH WING. PROPOSED REPLACEMENT WDO.

PROPOSED REPLACEMENT WINDOW + EXISTING WINDOW ABOVE.

EXISTING/ORIGINAL WINDOWS / SOUTH WING

PROPOSED + EXISTING WINDOWS · SOUTH WING

Replacement window (double hung) next to existing top sash awning window

Proposed Flooring product - corridor spaces, certain amenity spaces

ShawContract®

authenticity engineered hardwood

style number	**CA362**	
construction	**engineered high-density core**	
species	**red maple**	
	u.s.	metric
nominal overall thickness	**1/2 in**	**11.3 mm**
nominal dimensions	**7 in x 82.5 in**	**17.78 cm x 209.55 cm**
	boxes may contain random lengths	**boxes may contain random lengths**
finish	**repel - water resist**	
edge profile	**micro bevel**	
installation	**nail, staple, glue, floating**	
recommended adhesive	**35MC or Tongue and Groove**	

packaging

area per carton	**23.58 square feet**	**2.191 square meters**

testing

resistance to chemicals	**(ASTM D1308) passes**
radiant panel	**(ASTM E648) passes, class I**
nbs smoke	**(ASTM E662) passes in flaming mode**

warranties

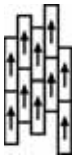
5 year commercial

Please visit www.shawcontract.com for the most current warranty information.

environmental

certifications	**Greenguard certified**

recommended installation method



stagger

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May 18, 2020

From: Sturm, Brett
To: Jennifer Hembree; Simmons, Tim
Subject: Re: [External] Johnston Mill - Main Mill - Interior Structural Repair approach for Part 2 / Guidance Needed
Date: Friday, April 3, 2020 1:07:25 PM
Attachments: Outlook-1506970763.png

Jen,

Thank you for the detailed message and attachments. I've had a chance to review everything you sent and I think the described approach to structural repair--the approach you followed at Mecklenburg Mill--is sound in concept. We recommend in-kind replacement materials be used in areas that are visible to the public. This could include structural pine floor decking and timbers that are either intentionally sourced to provide a good visual match to the existing, or materials in sound condition that are salvaged from elsewhere on the site. Repairs made in areas that will be concealed from view may be executed using dimensional lumber and/or engineered wood products.

I don't believe we will require any more information on this at the moment, but please keep us posted on the designs as they develop, and Tim, please chime in here if you have any additional thoughts to add.

Best wishes from Raleigh,
Brett

Brett C. Sturm
Restoration Specialist, State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699
(919) 807-6589 office
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brett.sturm@ncdcr.gov

NC DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES

From: Jennifer Hembree <jhembree@mac-ha.com>

Sent: Wednesday, March 25, 2020 2:13 PM
To: Sturm, Brett <brett.sturm@ncdcr.gov>; Simmons, Tim <tim.simmons@ncdcr.gov>
Subject: [External] Johnston Mill - Main Mill - Interior Structural Repair approach for Part 2 / Guidance Needed

Hi Brett and Tim –

I hope you are both well and having a good week in this new state of normal. I'm reaching out today about the Johnston Mill – and specifically, the Main Mill building and it's rehabilitation. As Tim may recall, the interior structure of the building, is in very poor condition, which over the years since his visit has only increased. As occurred with Mecklenburg Mill, a portion of the wooden beams, columns, and decking are damaged. Many members are so severely damaged that replacement is the only option.

The structural engineer has done an analysis, attached: *Stewart Engineering, "Johnston Mills – North Davidson Street, Charlotte, NC, Structural Assessment Existing Structure," dated July 22, 2019.*

As the team is moving forward with preparing scope and drawings for submission of a Part 2, we are seeking your input on whether our proposed approach for ensuring the structural integrity of the building is appropriate.

**At this point, the structural team is intending to implement the same scope as was designed and approved for and executed at the adjacent Mecklenburg Mill, given it had the same structural integrity issues at the start of that project.

I have therefore attached an extract from the revised Mecklenburg Part 2 narrative which outlines that scope, along with a detail drawing page showing the execution.

- Pages from (2) MecklenburgMill – Part 2 REVISIONS per SHPO Comments 03.2013-(DWGS).pdf
- Pages from (2) MecklenburgMill-Part 2 REVISIONS per SHPO Comments 03.2013-(Narrative).pdf

***The structural team needs to confirm the approach at this juncture, in particular, when it comes to framing: *As occurred in Mecklenburg Mill, the intent is to be able to replace the rotten wood with dimensional lumber in areas where the public does not access, i.e. in the residential units. A ceiling will be added in the units where the floor framing use current 2x joist framing. In contrast, at all public spaces where the ceiling is exposed, the rotten wood would be replaced with timber matching the existing framing. That would include the following spaces: all corridors, amenity spaces, laundry spaces, any space accessed by all occupants of the building. This will ensure an historic appearance in the public spaces.*

1. What are your thoughts on the above and attached approaches for use in the Johnston Mill Main Mill Building?

2. Will these treatments still meet the Standards?

Please let me know if you need further information to provide feedback – Given it has been seven years since we submitted Mecklenburg Mill, we wanted to get your input in advance before plowing full speed ahead with the same approach…

Note that I have electronic copies of the Mecklenburg Mill submittals and am happy to forward to you (and NPS), as you need for your ease of understanding and comment --

Thank you for your help,

Sincerely,

Jen

Jen Hembree
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www.macrostiehistoric.com [macrostiehistoric.com]

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July 22, 2019

Julie Nelson Ferrari, RA, NCARB
Associate
BB&M Architecture
1435 West Morehead Street, Suite 160
Charlotte, NC 28208

Re: Johnston Mills – North Davidson Street, Charlotte, NC
Structural Assessment Existing Structure

Dear Julie,

As requested, Stewart has visited Johnston Mills located at 3323 North Davidson Street Charlotte, NC. The purpose of this visit was to review the condition of the building, note any damage or deterioration of the existing structure, and to collect measurements of as-built structural components. The field collected data was used as input for computer aided modeling and engineering calculations, which have been used to analyze the building for structural capacity. Original structural drawings of the building are not available. Our work is based on sample field measurements of what appears to be typical framing. Our scope of work did not include measuring every structural member. We would like to offer the following as a report of our findings.

Johnston Mills was built circa 1916 and constructed of multi-wythe brick walls and heavy timber framed floors. A large portion of the existing building was built on a crawl space. Around 1929, a multistory addition was added to Johnston Mills which was constructed with structural steel and timber wood decking. It was undetermined if the addition included a basement. At some point in time a basement was added below a large portion of the two-story steel addition.

Heavy wooden timbers and square wood columns were used for the beams, girders and columns of the original building. The elevated floor system of the original portion consists of wooden decking which spans between wood girder lines. At the basement level the elevated floor is also supported by wood beams and girders spanning to brick piers. The basement floor currently is a concrete slab on grade.

The two story 1929 steel addition used steel beams and steel pipe columns to form the major structural frame. Heavy timber decking was installed over the steel beams. Steel wide flange columns were built integrally with the large window openings in the exterior walls.

Prior to the start of our assessment several areas of the floor had been removed due to the dilapidated condition. Some locations of the structure had been temporarily shored prior to our arrival on site. One corner of the building had flooring removed and the existing framing at the upper levels were shored with scaffolding. These temporary shoring methods appear to be unstable and extra caution needs to be exercised in these areas.

A portion of the building's first floor is only accessible by crawlspace and we did not conduct an evaluation of the floor framing in these areas. Based on our assessment from above we did not feel safe further assessing these areas due to the condition of the structure and limited entry and exit locations. Our assessment also did not include an evaluation of the roof structure from the roof deck.

During our review we did not perform any demolition or destruction of the building to expose additional structural elements. Our assessment was limited to visual observation and reporting the deterioration of the existing structure that was accessible. A general overview of our evaluation techniques is outlined below:

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- Visual inspection of structural framing with photo documentation
- Probing structural members with telescoping rod with a metal tip
- Measurements taken of members to identify localized damage
- Measurements taken of members to determine rough locations
- Measurements taken of steel members to determine structural section size
- Creating framing plans showing structural distress

The visual inspection looked for signs of member distress from numerous causes. Member distress noted during the visual inspection could be due to:

- Vandalism
- Water damage
- Termite damage
- Impact from equipment
- Overstressed/overloading
- Fire damage
- Structural modifications that have failed
- Structural modification that were improperly implemented
- Material variation and natural deterioration due to lack of maintenance

During all phases of the visual inspection photos were taken of key structural elements showing severe signs of distress. Unfortunately, the site conditions were less than ideal to produce good quality images. Lighting was limited in the basement and in some areas of the first floor due to boarded openings. Some photos turned out dark and grainy because of the low lighting and particulate matter in the air. We recommend a visit to the site to get a sense of the deterioration observed and areas of damage indicated on our plans.

During our assessment framing members were visually observed. Where visual observation revealed deterioration of the wooden portions of the structure, probing was performed. In addition, intermittent probing was performed along the length of selected wooden framing members that could be accessed. Probing of the structure allowed us to determine if members were rotted in areas not easily seen. The probe was a telescoping rod that allowed us to reach areas overhead. Some probing of structural members uncovered damage with very little force while other areas of damage required more forceful attempts with the rod. In some locations existing members appeared to be fairly sound based on a visual observation from below. Based on previous experience and subtle cues we were able to distinguish members that were damaged due to rot.

Due to the size of the wooden framing members it can be very difficult to clearly assess the condition throughout the entire cross section of the member. Some members may appear solid and sound by inspection and probing from below but water damage and rot exist in the upper portion of the beam not seen or located. It should be expected additional deterioration will be discovered with better lighting and when the decking is removed and the framing can be fully observed.

Measurements of damaged areas and members were taken in order to produce a layout highlighting severely damaged areas that are unsafe to occupants. Structural distress areas were observed and updated in our CAD framing plans that are attached with this report.

Attached at the end of this report are floor plans and building sections which represent the typical framing observed throughout the building. These sections

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were used to analyze the structural capacity of existing structural members which have not sustained damage or deterioration.

We anticipate additional damage and deterioration will be discovered during demolition and removal of the existing structural members. Due to the nature of the damage from water or termites more damage will be discovered when the decking and existing rotten framing is removed. We expect additional damage to the beams, decking, and columns will likely be discovered when this demolition work occurs.

The structure has a basement level, main level and one elevated floor. The basement level is approximately 20,700 square feet and the main upper levels are both approximately 40,800 square feet. Refer to the attached drawings SA100-SA105 for the overall layout of the building.

Overall Wood Structure Design and Deficiencies

A portion of the wooden beams, columns, and decking were damaged. Some of the members were so severely damaged that replacement is the only option. The steel structure as a whole showed very minimal signs of damage. Existing framing members that are not damaged or deteriorated can be re-used in the new structure.

There will be areas where the existing framing members will be exposed and can be repaired or other existing members re-used. Any re-used member would need to be inspected and verified that no deterioration is present. Existing member repair or replacement has costs associated with each option and will be discussed and resolved with the owner during the next phases in the design of the project.

The main wood structural system consisted of heavy wooden timbers and posts with wood decking spanning between timber beams. The beams supporting the floors were determined to be 12”x16” timbers. The timber beams span between the original columns in one direction and have a typical span of 25’-0”. This construction was typical for the timber section of the building. A large majority of the timber beams were reinforced with channels on each side of the original timber at some point in time. These locations have been marked on the attached plan drawings. At exterior walls the beams frame into a pocket in the brick bearing walls. Some wooden beams were observed to have damage at the ends of the beams where shear loads would be the highest and a full structural section is required.

In some areas the beams were clearly rotten as seen from below. Some beams had obvious discoloration from moisture. Some members were attempted to be reinforced at an earlier time with dimensional lumber or steel channels as a means to stabilize or increase the load carrying capacity of the structure. These methods of reinforcement have their limitations and in some instances the rot was so severe that an adequate attachment of the reinforcement failed due to the lack of sound material. Once the final scope of the project is determined we will analyze the existing conditions with added reinforcing for adequacy to determine if the member can remain.

The original wood columns were square posts with a width of approximately 9 1/4”. The typical column height varies based on floor level and are non-continuous segments between floor levels. Column heights are approximately between 14’ and 17’-6” for columns supporting floors and roof respectively. The columns attach to the beam above using a cast-iron column cap resulting in a “pinned” type connection. A cast iron assembly transfers vertical load through the floor structure at each column to the column below. At the basement level wooden columns are used to support the above floors.

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The columns did not appear to have suffered as much from water damage as the other structural members. Most of the column damage noted was due to overloading, impact, natural deterioration or improper modifications made to the building structure with holes drilled into the members. Some of the more severely damaged columns were buckling which is a sign of them being overloaded, while others were splitting apart at their supports or throughout their length. Large splits or checks like this can be due to overloading or from the wood shrinking as it dries out. More detail of these damages will follow and be accompanied by photos.

In general the condition of the structural wood decking comprising the floor system is in poor condition although some areas that feel solid may have damage that is unseen from above. The floor still has the original finished flooring over top of the structural decking. In many places the floor feels solid but the finished flooring has buckled and warped likely due to water damage causing the wood to swell. The same water damage to the finished flooring could have damaged the structural decking below. Some areas of decking are so severely damaged that it is unsafe to walk on and have been caution taped off by the demolition contractor. A few areas of flooring was so badly damaged along with the supporting members that multiple bays of framing were removed in the crawlspace portion of the building that was part of the original all wood construction.

Since the original structural drawings were unavailable the basement floor structural system was unknown. To the best of our understanding the basement floor in the wood construction portion of the building is comprised of crushed and compacted coal fines. There is not any clear evidence of concrete footing sizes or use under the wooden columns.

The perimeter brick walls were visually inspected during our investigation along both interior and exterior surfaces. There did not appear to be any significant damage. Some minor areas of mortar pointing will be required. There are a few areas where bricks were removed to create holes in the brick work (likely for utilities to be run during previous remodels) that will need to be patched and reworked.

During our review we did not notice significant damage from termites. We recommend that the owner monitor the structure for future damages and fully treat the structure as part of the construction renovation.

A general idea of the extent of damage for each of these structural components can be seen for the respective floors in the attached drawings SA100-SA105.

Referring to the attached drawing, Section C-C represents the typical framing layout throughout this section of the building. Typical grid spacing for the main columns is 26 feet by 8 feet.

This framing section was analyzed using a roof live load of 20 psf, and a 15 psf dead load. The live load is a typical value for this geographic area and the dead load was based on estimated weight of 3 inch decking, with an additional 5 psf estimation for plywood, insulation, or other forms of roof covering materials. A 5 psf allowance was assumed for miscellaneous ductwork or piping. Each of the floors were analyzed starting with a 40 psf live load. The live load was increased incrementally up to a live load of 60 psf. The dead load was based on estimated weight of 3 inch decking, with an additional 5 psf estimation for 1x, insulation, and other forms of floor covering materials. A 5 psf allowance was assumed for miscellaneous ductwork or piping.

Based on results of this analysis, it is our professional opinion that the existing structure of Building Section C-C is capable of supporting design gravity loads associated with any occupancy where the design live load is 60 psf or less. Examples of such occupancy are residential (except public rooms and corridors

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serving them require 100 psf), and office (except lobbies and first floor corridors require 100 psf). Dining rooms and restaurants require a 100 psf live load. Therefore planned renovations of this building which include areas of occupancy with design loads in excess of 60 psf should anticipate additional support in the form of heavy timber beams and columns, which likely will involve load transfer all the way down to the foundation level. This may require additional reinforcing of the existing foundation.

It is our recommendation that piping for any new sprinkler system, which is to hang from the roof structure, be limited to 6" diameter maximum pipe size. Any larger piping will require either strengthening of beam members or placement of such piping in close proximity to column supports. Some localized reinforcing may be required due to the addition of sprinklers. This work would need to be coordinated with future building renovations.

Additionally, it is our recommendation that no additional roof top units be added to this roof structure without a plan for strategic placement and local reinforcement. If roof top units are to be added, they should be located within 5 feet of column supports and an independent support system should be designed to hold the additional weight. We would envision such a system consisting of steel or heavy timber posts supporting either steel or heavy timber beams.

Overall Steel Structure Design and Deficiencies

As a whole the structural steel construction appeared to be in good condition minus some surface rusting in the basement area. The surface rust will need to be addressed to prevent further damage from the current rusting and to add corrosion resistance for future surface rusting. While the structural steel appeared to be structurally sound, the wood decking spanning between members creating the floor system did not exhibit the same structural integrity and will likely need to be removed and replaced in some areas.

The typical steel beams were I-beams with a member depth of 18". After measuring multiple members' section properties it appeared that the members were Bethlehem Steel I-beam B18x58.5 sections. The typical columns used were round steel sections. During our evaluation we were able to measure the circumference of the columns but were unable to determine the wall thickness of members. The column sizes varied from 10" in diameter to 5" in diameter on the basement level and the upper levels respectively.

Referring to the attached drawing, Sections A-A and B-B represents the typical framing layout throughout the steel portion of the building. Typical grid spacing for the main columns is 26 feet by 10 feet, 8 inches.

These framing sections were analyzed using a roof live load of 20 psf, and a 15 psf dead load. The live load is a typical value for this geographic area and the dead load was based on estimated weight of 3 inch decking, with an additional 5 psf estimation for plywood, insulation, or other forms of roof covering materials. A 5 psf allowance was assumed for miscellaneous ductwork or piping. Each of the floors were analyzed starting with a 40 psf live load. The live load was increased incrementally up to a live load of 80 psf. The dead load was based on estimated weight of 3 inch decking, with an additional 5 psf estimation for 1x, insulation, and other forms of floor covering materials. A 5 psf allowance was assumed for miscellaneous ductwork or piping.

Based on results of this analysis, it is our professional opinion that the existing structure of Building Sections A-A and B-B is capable of supporting design gravity loads associated with any occupancy where the design live load is 80 psf or less. Examples of such occupancy are residential (except public rooms and corridors serving them require 100 psf), and office (except lobbies and first floor corridors

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require 100 psf). Dining rooms and restaurants require a 100 psf live load. Therefore planned renovations of this building which include areas of occupancy with design loads in excess of 80 psf should anticipate additional support in the form of steel or heavy timber beams and columns, which likely will involve load transfer all the way down to the foundation level. This may require additional reinforcing of the existing foundation.

It is our recommendation that piping for any new sprinkler system, which is to hang from the roof structure, be limited to 6" diameter maximum pipe size. Any larger piping will require either strengthening of beam members or placement of such piping in close proximity to column supports. Some localized reinforcing may be required due to the addition of sprinklers. This work would need to be coordinated with future building renovations.

Additionally, it is our recommendation that no additional roof top units be added to this roof structure without a plan for strategic placement and local reinforcement. If roof top units are to be added, they should be located within 5 feet of column supports and an independent support system should be designed to hold the additional weight. We would envision such a system consisting of steel or heavy timber posts supporting either steel or heavy timber beams.

Due to the limited number of items and minimal level of issues seen with the steel structure an in depth synopsis of this portion of the building will not be presented. Instead a few photos are provided to highlight the typical steel construction used in the building. Photos 1 and 2 give a good representation of the steel construction and show the minor surface rusting seen on most members.

Detailed Structural Deficiencies (Heavy Timber Section)

Columns/Piers

In order for a column to effectively carry the design loads the member needs to have a fully effective cross section throughout its entire length. Some wooden columns have severely damaged cross sections which limit their ability to function as intended. One cause for these reduced cross sections is due to improper modifications to the structure to run utilities. Photos 3-4 illustrate columns with significant reductions in their cross sectional area that need to be replaced.

Columns with excessive checks/cracks cannot adequately support the loads they are intended to support. Some checking is normal in wooden posts, although too much poses a structural concern. Large checks/cracks in the wooden columns as seen in photo 5 for example occurred in multiple columns. Some columns checks appeared to have been filled with some type of material. We do not believe this was used as a structural repair.

A sign of a column being overloaded is evident by the column buckling (curving about the column centerline). There are a number of columns that are buckling in the main level. These columns are likely buckling because they are very slender and long and have been overloaded. As a column begins to buckle the capacity diminishes significantly. Another sign of a column being overloaded can be seen by the column crushing at the supports. There is a possibility that the damage shown in Photo 6 could be due to an impact at the column's base or from overloading.

Beams/Girders

At some point in time numerous beams were reinforced with two methods of reinforcing. One method consisted of attaching dimensional lumber (e.g. 2x12) to each side of the wooden timbers. Another method consisted of bolting structural steel channels to each side of the wooden timbers. Channels typically spanned the entire length of the beams, whereas, the dimensional lumber typically only

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reinforced isolated areas along the span. In some instances these reinforcement methods are unacceptable because the primary members are badly rotten and the reinforcement cannot be adequately attached or is not capable of solely supporting the loads. Photo 7 shows a typical beam that is reinforced using dimensional lumber. Deteriorated beams are shown on the attached plans at the end of this report. A reinforced beam using structural steel channels can be seen in photo 8. The vast majority of timber beams on the main level were reinforced with steel channels as seen on sheet SA103. The steel channels used to reinforce the beam were measured to be 15" deep channels.

The reason for the channel reinforcing on some of these members is unknown and could have possibly been implemented to increase the load carrying capacity of a structurally sound wooden timber for the original mill operations. Photo 9 shows a very large notch that has been torch cut into the channels and burnt the wood timber between. This type of modification is un-acceptable because the bottom side of the member has been severely compromised on the tension face of the beam.

Many of the distressed beams showed the most significant damage along the middle portions of the spans. Some beams were damaged at the ends of the spans where they were pocketed into the exterior brick walls. Beams with rot at the ends of the span are not structurally sound and present bearing issues. Wood in contact with masonry should have a preservative treatment applied to such as pressure treated wood so that it resists rot. See photo 10 for an example of a beam with end rot.

Beams with excessive cracks/checks were noted during our visual inspection phase and have been specified on plan when cracks are unacceptable and the beam needs replacement. Cracks and checks of this nature can be due to the lumber drying out as it ages. Elevated air temperatures of unconditioned air spaces could further dry out lumber. Photo 11 shows an example of a beam with a check that extends through the majority of its length.

Some beams and girders have sagged due to overloading, deterioration, or long term creep. Some members may not have structural damage but the wood sections do not meet current deflection criteria prescribed by the building code. To try and level these members would require mid-span shoring which would affect the floor plan layout. These members should be removed and replaced to provide a level surface for the new flooring system. Once the final scope of the project is fully determined beams with these issues can be re-evaluated.

Floor and Roof Decking

There are several large areas of floor that has been removed. Our understanding is the remainder of the decking is intended to be removed. We have not noted on our plan drawings areas of floor to be removed. We did find some areas with damage that we visually observed, but additional areas exist.

It should be noted that if a particular section of decking is not determined to be removed and replaced at a later date and the supporting members below are noted as damaged and need replacement the decking will have to be removed anyway. This is due to the fact that in order to replace supporting beams below, decking must be removed on both sides of the beam.

When further decking demolition occurs, damage to supporting beams below may be discovered that was not seen from below during our initial assessment. These members will need to be identified during the deconstruction process and reevaluated. Photo 12 shows an area where the decking is rotten and needs to be removed. Photo 13 shows how the finished pine flooring is buckling possibly from water damage causing the wood to swell. The structural wood decking below likely has damage if this buckling of the pine flooring was due to water damage.

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As previously indicated the roof diaphragm was only observed from below. The full extent of damage to the roof decking and top of roof framing members will not be fully realized until the roofing is removed. We expect additional damage will be discovered when this work occurs.

Exterior/Interior Brick and Misc. Surfaces

Overall, structurally, the exterior surfaces of the building appear to be in good condition. Some exterior surfaces were not able to be observed due to our reference point on the ground. There are numerous interior surfaces where penetrations in the brick were made for utilities to be run and need to be repaired. Photo 14, shows a rather large opening in the brick for possible utility routing that needs to be repaired. A few areas had pretty obvious cracked bricks that pose some concern. These areas should be looked at closer during repair to try and address the cause for the cracking. An example of this type of crack can be seen in photo 15.

There appears to be some soffit and facia damage around the perimeter of the building. We were unable to perform a close inspection of the soffit/facia due to the structures overall height. Where damaged facia exists it should be expected that roof decking will have damage and the ends of some of the roof framing members are likely rotten. Once roofing demolition is complete a more thorough inspection should be performed.

Foundations

There are some very unique foundation conditions with this building that were observed during our field visits. At one point a basement was added to a portion of the building. From our observations we were unable to determine when the addition was made, but it is clearly seen by photos 16 and 17 where the original continuous footing was excavated under and a new brick wall was placed beneath. In the timber framed portion of the building where the floor framing was already removed the foundation was exposed. At this particular area it was noted that the footing for the exterior bearing walls appeared to be constructed out of brick and were completely exposed. Water had accumulated next to the footing and concerns of the footings being undermined needs to be addressed. Photo 18 shows the condition of the brick footings and water eroding the soil away below. This photo also shows the original beam pockets that no longer support members due to their removal from being severely damaged. In this area of the building we expect significant repair to the foundation and lower brick wall due to water damage. Geotechnical testing should be performed in this area to determine the sol bearing capacity. We can then determine what, if any, repairs to be performed.

Under the basement portion of the wood timber structure the compacted coal fines can be seen. There was no way to verify the underlying material without creating damage to the existing conditions. During our evaluation we strive to not disrupt or intentionally damage the existing structure to gather more conclusive evidence. With that said we were unable to evaluate if there was any footing present beneath the columns. Photo 19 depicts this condition in the basement. In other areas of the basement under the steel framed sections there appeared to be a slab on grade instead of compacted coal fines found in other areas of the basement. We do not know whether the floor covering was concrete or some form of gypcrete in this area. There were some significant cracks radiating out from the center of the room and spanning across most of the floor area. It appears that there was a sample of the flooring taken at a point of convergence for the cracks. Photo 20 shows the location where the sample was taken and the convergence of these large cracks. We recommend additional geotechnical testing be performed in this area to determine the stability of this area. Depending on the geotechnical findings soil remediation may be required.

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Both the basement areas under the wood framed and steel framed portions of the building had miscellaneous continuous footings exposed. The footings were likely constructed at some point during previous renovations to support load bearing walls. Our evaluation did not evaluate the width or depth of these footings. Photo 21 shows a portion of the continuous footings in the steel framed section of the basement.

Summary

We noted several areas of distress in the building throughout this report. Most of these items were associated with rotten/damaged wooden members, which are the result of water, termite damage or improper modifications. There were some significant areas of framing that pose a structural concern, especially in the wood framed portion. The 1929 steel framed addition appeared to be in general in good condition. Some members may be able to be replaced or repaired, but a number of the existing members must be removed due to the extent of damage in the members. Another assessment report was prepared regarding a tree growing into one area of the brick wall. Significant brick removal and shoring will be required at this location. Refer to that assessment for more information.

As previously stated it is likely when construction begins more damage will be discovered to existing members. The construction phase of the project will require close communication between the contractors and our office to determine what members are structurally sound.

Below is a summary table of the damage we observed and discovered during our assessment of the existing building. This table represents our findings that are shown in the structural drawings SA100-SA105 that accompany this report. The percentages are based on actual framing in place. In several areas framing has been removed or demolished and was not included. The decking values have been approximated. Our understanding is the top level of floor covering will be removed and the structural decking below will be evaluated at a later date.

Percentage of Deteriorated and Damaged Wood Structural Members				
	Columns	Beams	Decking	
Level				
Basement/Crawl Space (SA100-SA101)	5%	N/A	N/A	
Main Level Floor (SA100-SA101)	15%	20%	35% approx	
Second Floor (SA102-SA103)	15%	15%	20% approx	
Roof (SA104-SA105)	N/A	<2%*	<10%*	

*that can be seen or observed at the present time. We expect during demolition, a significant portion will be determined to be damaged. It is possible as much as 50%-75% of roof decking could be damaged.

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We appreciate the opportunity to perform this assessment and look forward to continuing our work in the next design phases. If you have any questions or comments, please let me know.

Sincerely,

Lance D Williams, PE
Associate Vice President

7/22/19

Roger Sturgill, PE
Project Manager

Attachments: Photos 1-21; Plan sheets: SA100, SA101, SA102, SA102A, SA103, SA103A, SA104, and SA105

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Photo #1: Typical steel framing at column and beam connections.

Photo #2: Overall typical steel framing at roof level.

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Photo #3: Excessive reduction in column cross section due to improper modification during utility routing.

Photo #4: Multiple large 2” diameter holes in column for utility routing. Excessive reduction in member cross sectional area is unacceptable.

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Photo #5: Large checks in wooden column. White filler material assumed to be drywall joint compound and not an attempt to epoxy the cracks.

Photo #6: Damaged column base either from impact or overloading. Column needs replacement.

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Photo #7: Dimensional lumber used to reinforce existing timber beam. Reinforcing likely used to stabilize member due to damages.

Photo #8: Small partial length steel channel and dimensional lumber reinforcing around large notch in wooden beam.

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Photo #9: Typical full length channel reinforcing on each side of timber beams. Note the unacceptable torch cut notch in the bottom of the beam. This is a critical section of the beam and should not be notched to this extent.

Photo #10: Rotten end of timber at masonry bearing condition.

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Photo #11: Severe checking in beam. This particular check spirals about the length of the beam and the member needs to be replaced.

Photo #12: Steel structure shows heavy surface rusting but appears to be sound although wood decking needs to be removed and replaced.

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Photo #13: Buckled finished pine flooring likely due to water damage that could have deteriorated structural wood decking below.

Photo #14: Opening in brick likely for utility routing that needs to be repaired.

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Photo #15: Cracking in brick that needs repair.

Photo #16: Addition of basement level below continuous footing.

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Photo #17: Addition of basement level under original stepped concrete footing.

Photo #18: Removed wooden framing at crawlspace area and exposed continuous exterior wall footing which has been undermined by water intrusion.

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Photo #19: Compacted coal fines and no evident sign of footing size or existence.

Photo #20: Test location of on grade flooring in basement. Notice the numerous large cracks.

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Photo #21: Continuous footings possibly from previous renovation to support load bearing walls.

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T 704.334.7925
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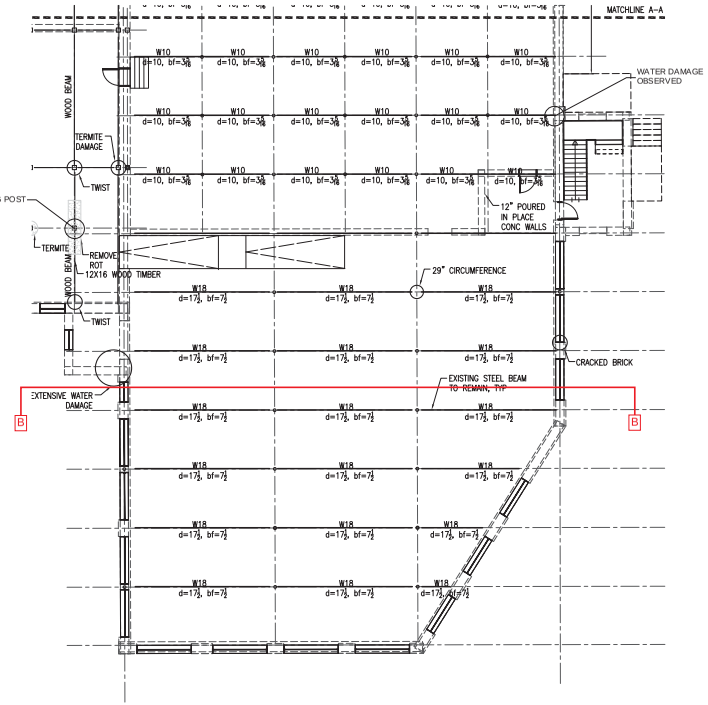
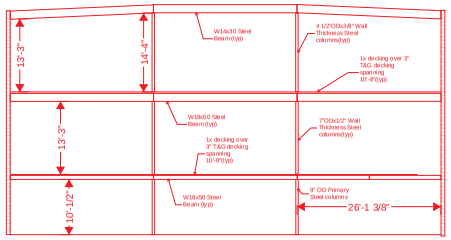
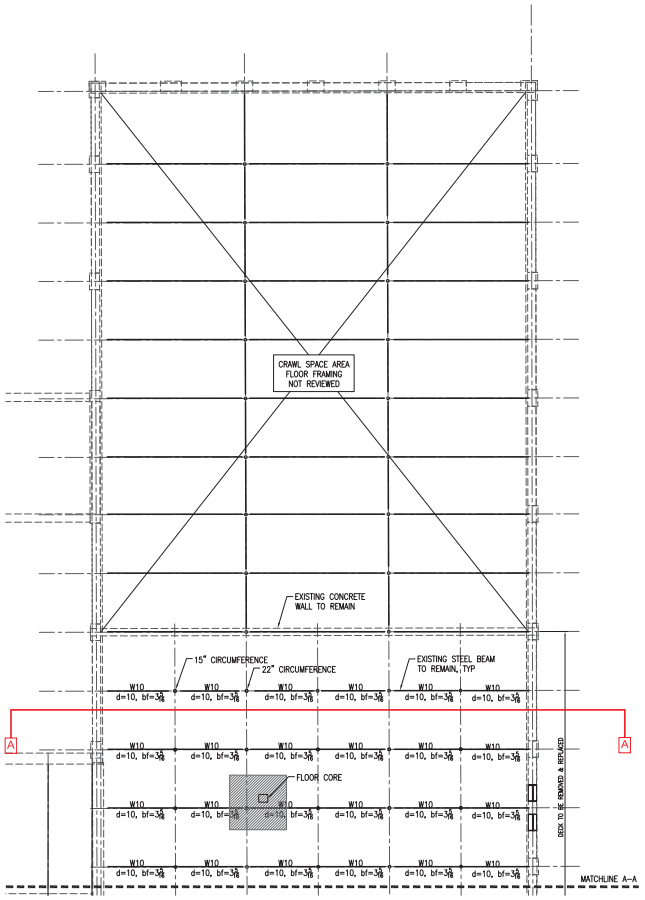
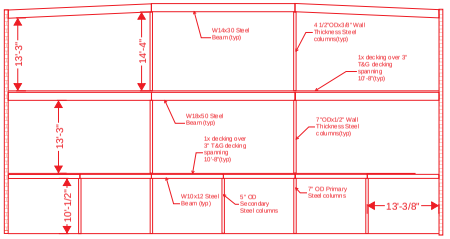




Section B — B





Section A — A

1 / SA100 MAIN LEVEL FLOOR FRAMING PLAN 3/32"=1'-0"

LEGEND:
DAMAGE TO WOOD DECKING
DAMAGE TO BE REPLACED
DAMAGE TO BE REMOVED

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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Consultants

Rev #	Revision	Date

Project No.	SEI_PROJ #
Drawn By	EI/CAD
Checked By	PE
Issue Date:	00.00.00

JOHNSTON MILLS

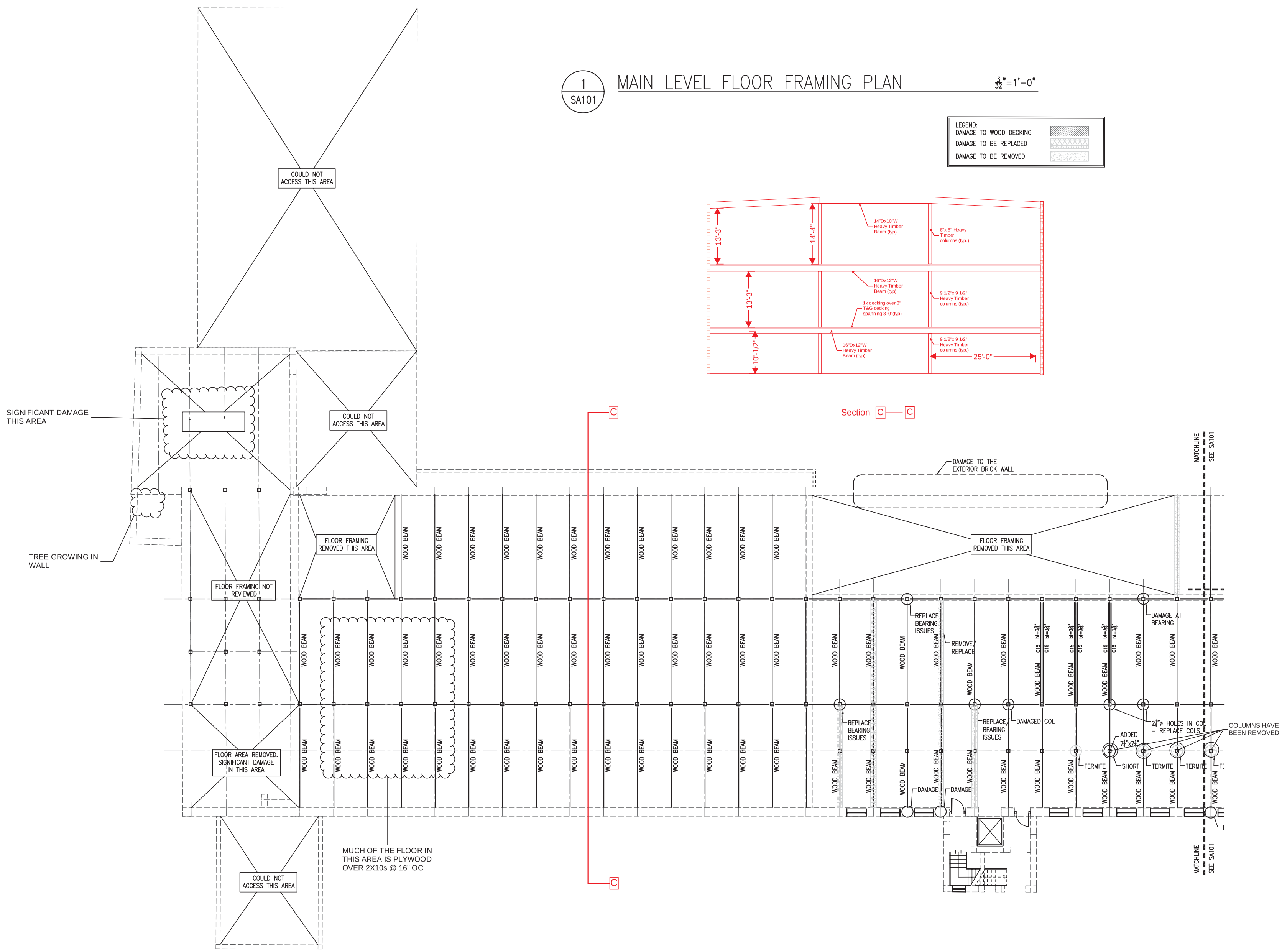
CHARLOTTE, NC

MAIN LEVEL FLOOR FRAMING PLAN

SA100

MAIN LEVEL FLOOR FRAMING PLAN

1 SA101 — $\frac{3}{32}$"=1'-0"



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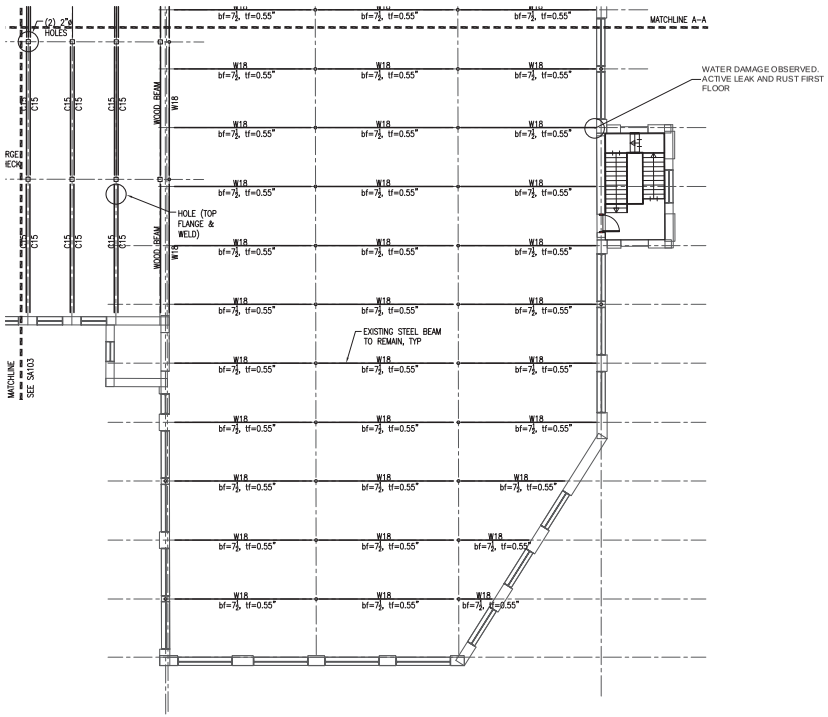
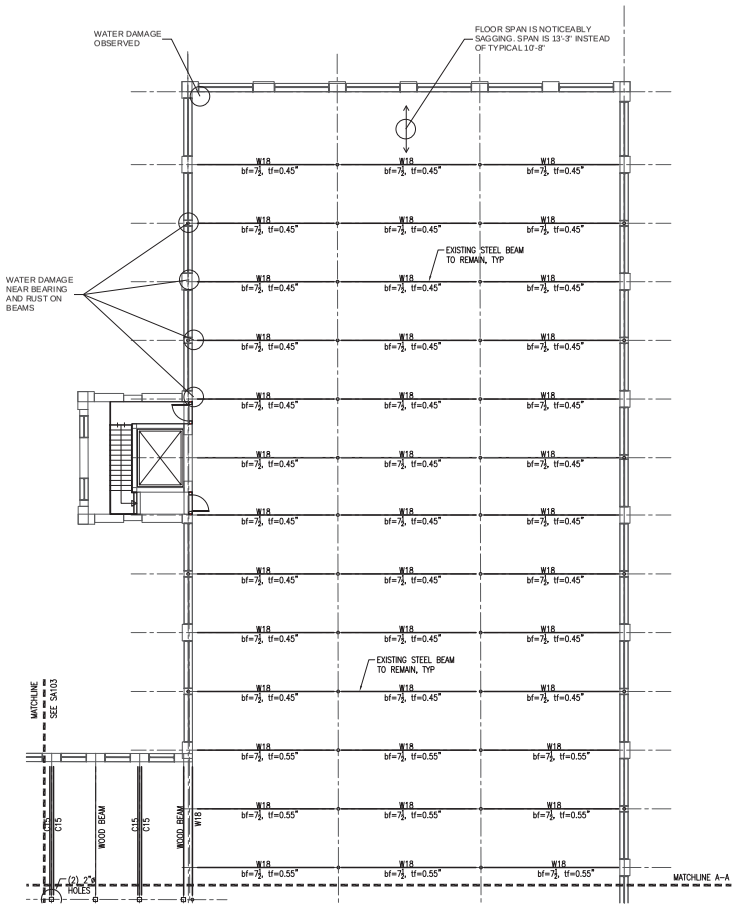
MAIN LEVEL FLOOR FRAMING PLAN

SA101





1 SA102 SECOND FLOOR FRAMING PLAN 3/32"=1'–0"

LEGEND:
DAMAGE TO WOOD DECKING
DAMAGE TO BE REPLACED
DAMAGE TO BE REMOVED

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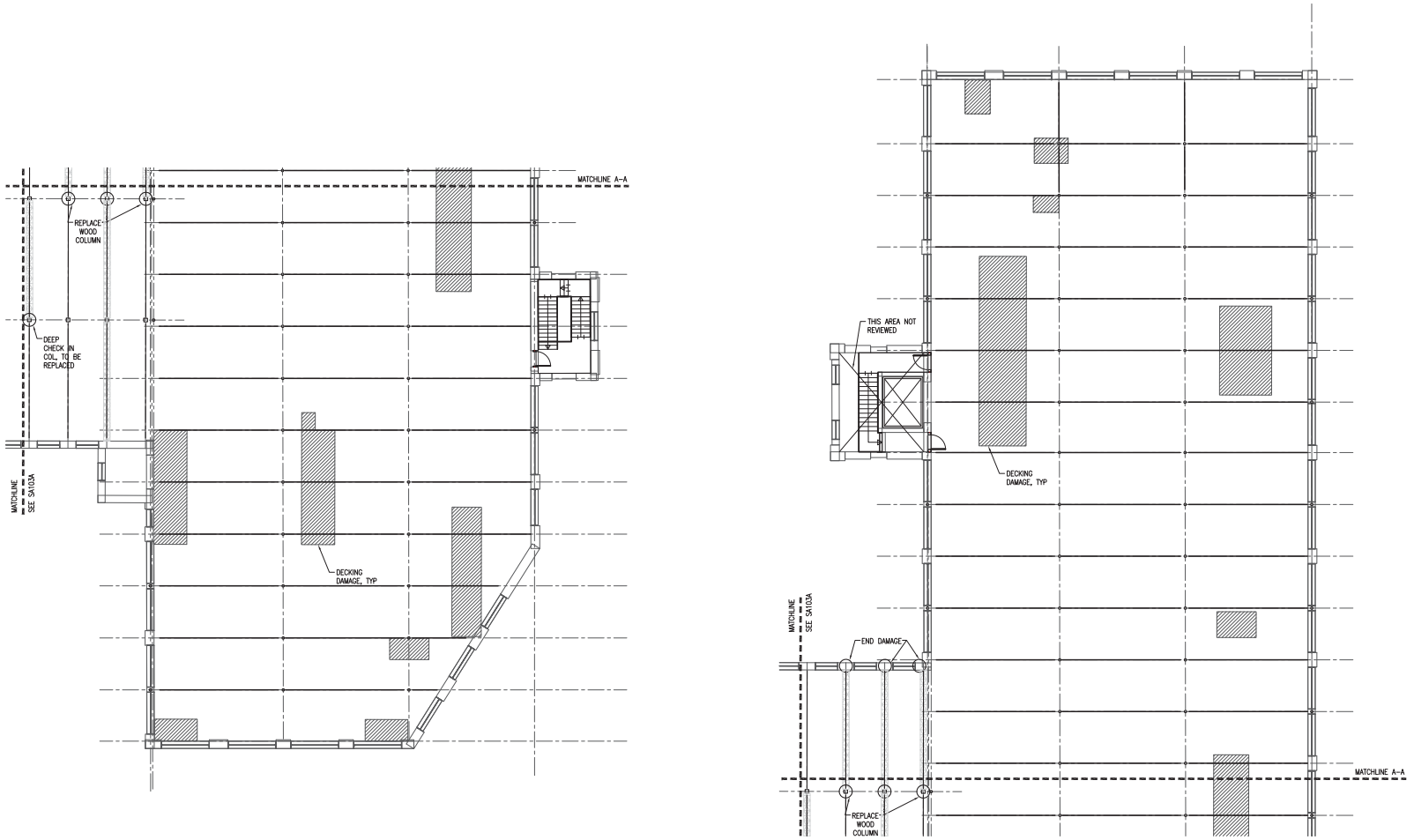
SECOND FLOOR FRAMING

SA102



1 SA102A SECOND FLOOR WOOD DECKING (LOOKING FROM BELOW)

3/32"=1'-0"

LEGEND:
DAMAGE TO WOOD DECKING
DAMAGE TO BE REPLACED
DAMAGE TO BE REMOVED

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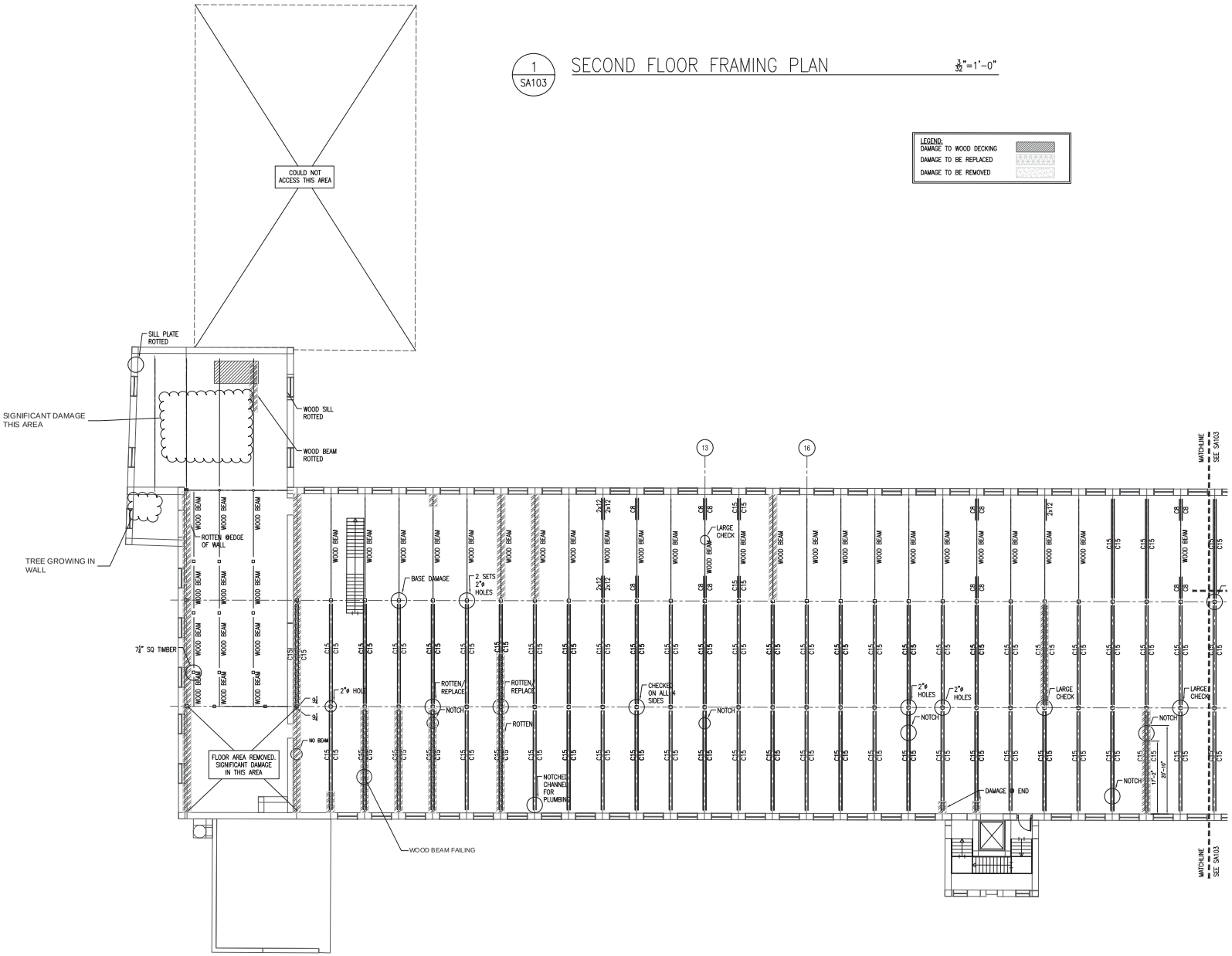
SECOND FLOOR FRAMING PLAN

SA102A



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SECOND FLOOR FRAMING

SA103

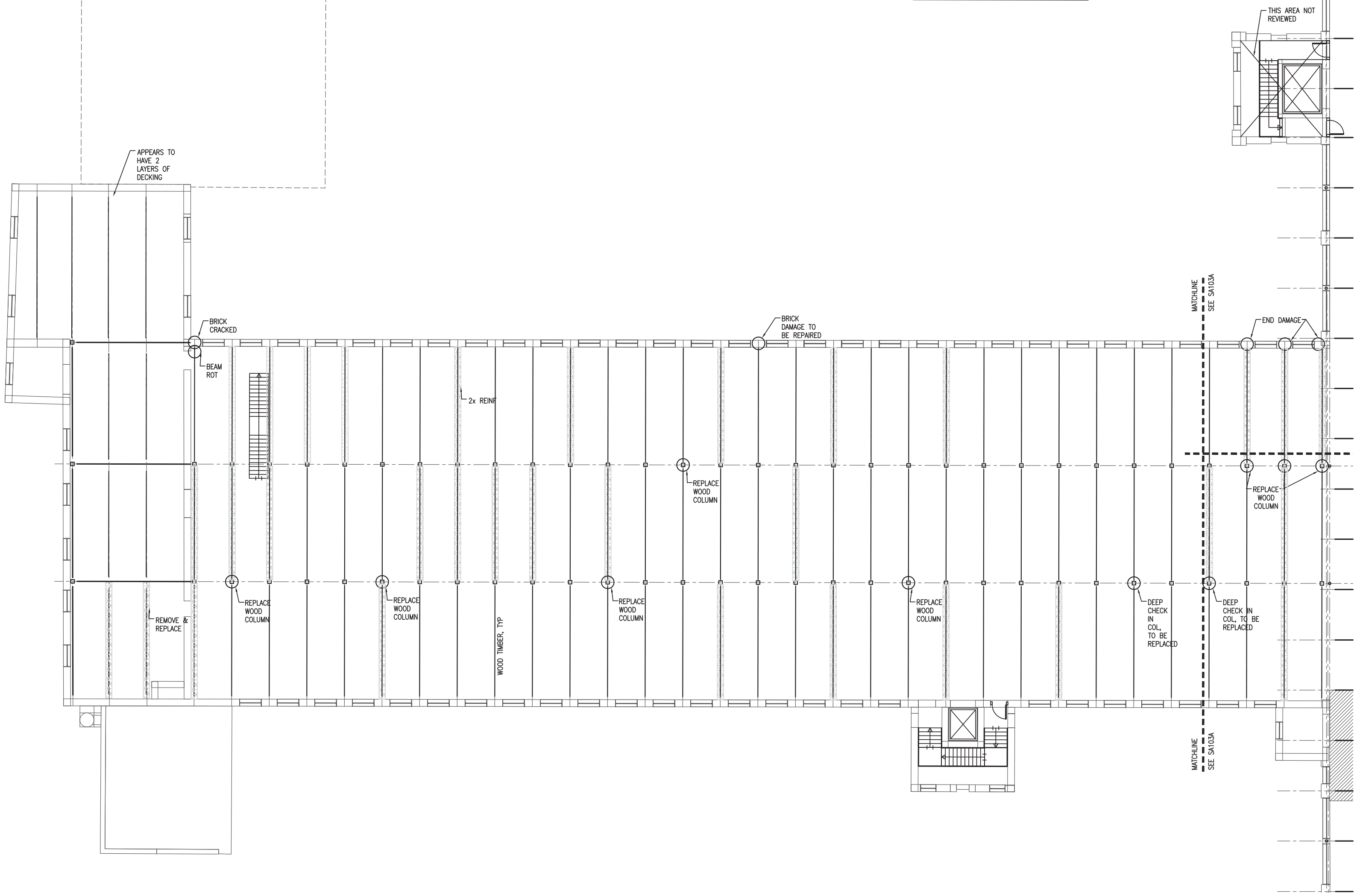
1 SA103A SECOND FLOOR WOOD DECKING

(LOOKING FROM BELOW)

$\frac{3}{32}$"=1'-0"

LEGEND:

- DAMAGE TO WOOD DECKING
- DAMAGE TO BE REPLACED
- DAMAGE TO BE REMOVED



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CHARLOTTE, NC 28202
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FIRM LICENSE #: C-1051
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PROJECT #: R13019

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Rev #	Revision	Date

Project No.	SEI_PROJ #
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Checked By	PE
Issue Date:	00.00.00

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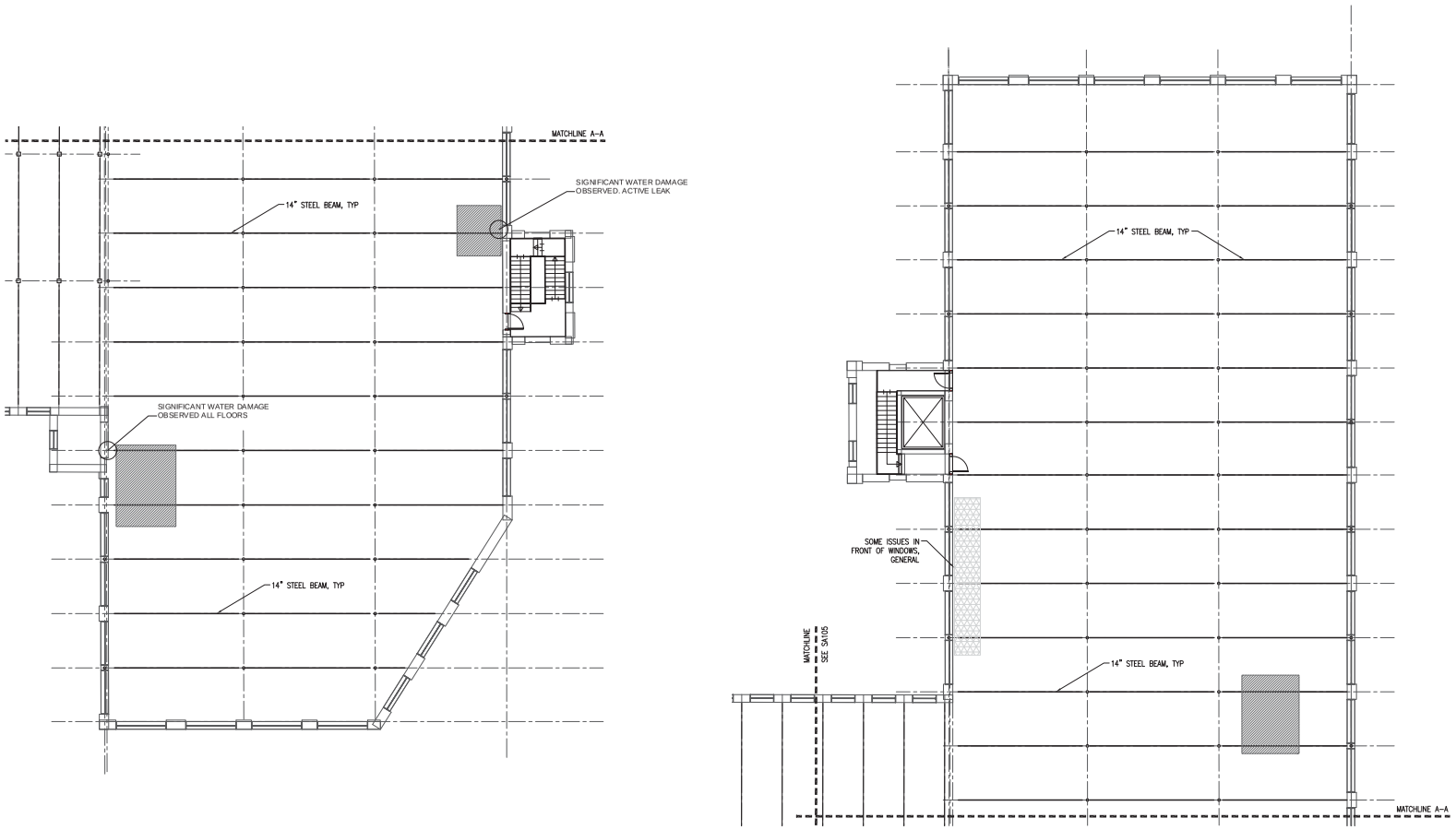
SECOND FLOOR FRAMING PLAN

SA103A



1 / SA104 ROOF PLAN 3/32"=1'-0"

LEGEND:
DAMAGE TO WOOD DECKING
DAMAGE TO BE REPLACED
DAMAGE TO BE REMOVED

STEWART

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Consultants

Rev #	Revision	Date

Project No.	SEI_PROJ #
Drawn By	EI/CAD
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Issue Date:	00.00.00

JOHNSTON MILLS

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ROOF PLAN

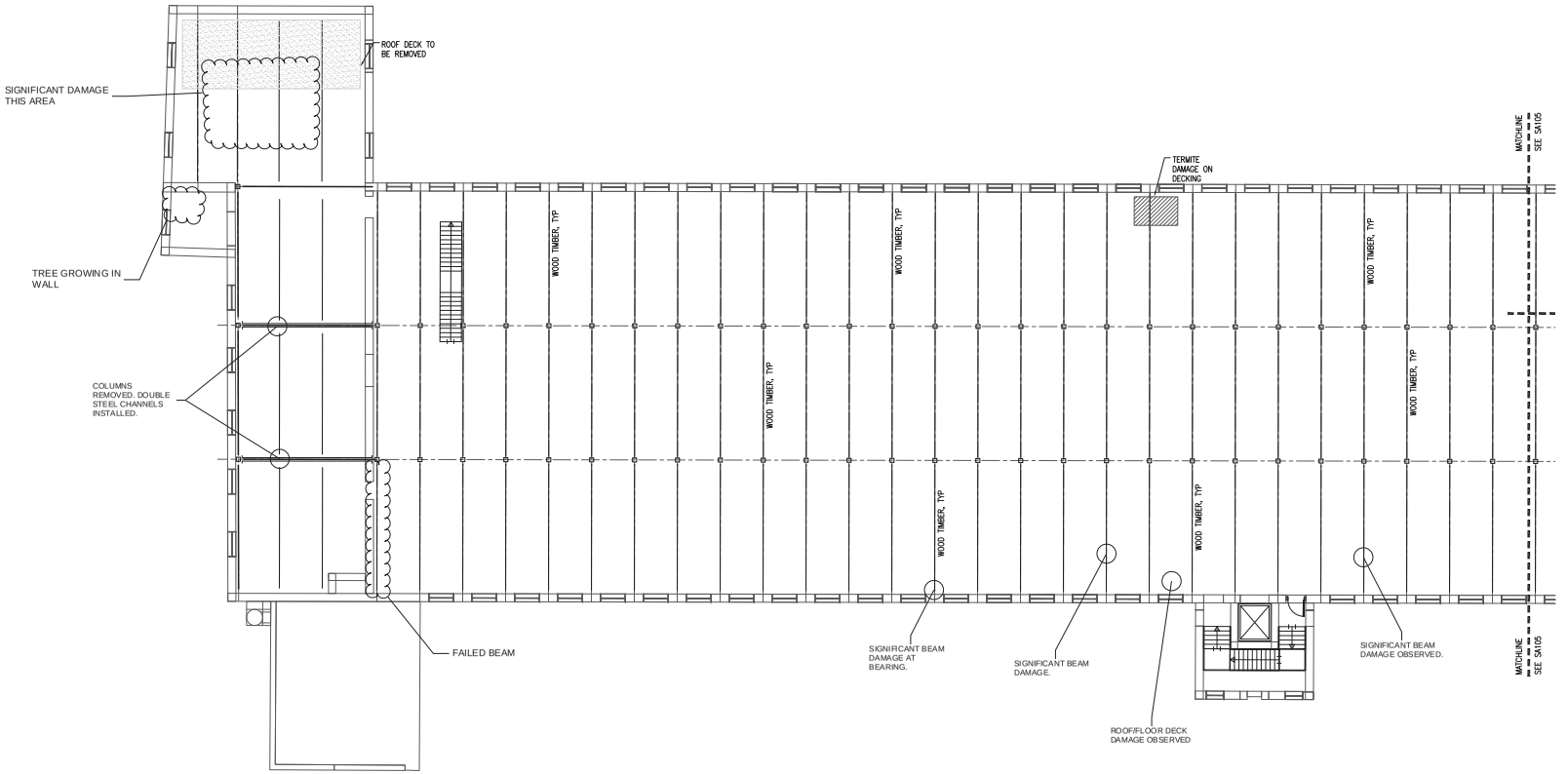
SA104

1
SA105

ROOF PLAN

3/32"=1'-0"

LEGEND:
DAMAGE TO WOOD DECKING
DAMAGE TO BE REPLACED
DAMAGE TO BE REMOVED



STEWART

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Consultants

Rev #	Revision	Date

Project No.	SEI_PROJ #
Drawn By	EI/CAD
Checked By	PE
Issue Date:	00.00.00

JOHNSTON MILLS

CHARLOTTE, NC

ROOF PLAN

SA105

National Park Service
Historic Preservation Certification Application
Part 2 –
Description of Rehabilitation

Johnston Mill
3315 N. Davidson Street
Charlotte, North Carolina

Submitted for:
TCB Noda Mills, LLC
1003 K Street, NW, Suite 700
Washington, DC 20001

May 2020

MHA MacRostie Historic Advisors LLC

Prepared by:
MacRostie Historic Advisors LLC
1400 16th St., NW, Suite 420
Washington, DC 20036

1. South elevation, south wing, view at southwest corner featuring main entry stairtower

2. South elevation, south wing, view northwest at southwest corner and main entry stairtower; small commercial structures in background

3. South elevation, south wing, view northwest at southwest corner and main entry stairtower; small commercial structures in background

4. South elevation, south wing, view north at southwest corner and main entry stairtower; rail spur at left

5. South elevation, south wing, view northeast

6. South elevation, south wing, view northeast; adjacent unrelated Mecklenburg Mill property at far right

7. East elevation, south wing, view west

8. North elevation of south wing; with east elevation of original portion at right; view south in east side surface parking lot

9. North elevation of south wing with east stairtower at left; east elevation of original portion at right; view west from surface parking lot

10. East elevation, original portion in center; south wing at left and north wing at right; view west in parking lot

11. East elevation of original portion at left; south elevation of north wing at right; view north

12. East elevation; original portion at left and north wing in foreground; view west; to the right is the light rail line and rail right-of-way

13. Detail at cornice/roof line showing wood fascia and brackets, typical of most

14. Detail of sill at window opening, typical of some

15. Detail of sill at window opening, typical of some

16. West elevationm south wing, view southeast from railspur along southwestern side of property

17. View northeast from railspur at southwestern edge of property; south wing at right beyond foliage

18. West elevation, original portion at left and north and west elevations of south wing at right; view from the west side surface lot

19. West elevation of original portion with north elevation of south wing at right; view east from west side surface lot

20. View southeast towards original portion's west elevation with norht elevation of south wing in background/right

21. West elevation, original portion, view northeast from west side surface lot; north wing's boiler room at upperleft

22. View southeast towards west elevation of original portion from within surface lot

23. West elevation at north wing boiler room, view northeast

24. West elevation at north wing boiler room, view east

25. North elevation of north wing, view southeast; light rail line at left; unrelated Mecklenburg Mill in far background at left

26. (Google Street view for site context) View west at N. Davidson and entry drige to the east side surface lot; east elevation of south wing visible

27. (Google Street view for site context) View northwest at N. Davidson and southwest corner of south wing; railspur at left

28. (Google Street view for site context) View north at sw corner of south wing; railspur at left with parking for commercial structures at left

29. (Google Street view for site context) view NE at intersection of N. Davidson/N. 36th Street; commercial structures in foreground; Johnston Mill south wing at right

30. (Google Street view for site context) View north along 36th Street; commercial structures at right; SRO Building in background right

31. Basement, south wing, view northwest

32. Basement, south wing, view northwest at south wall

33. Basement, south wing, view at pass-through in demising wall in center of the south wing

34. Basement, south wing,view at south wall to basement level windows

35. Basement, original portion, view north from south end

36. Basement, original portion, view south towards south wing

37. Basement, original portion, view southwest

38. First floor, south wing, view west

39. First floor, south wing, view west

40. First floor, damaged floor structure in south wing

41. First floor, south wing, detail at windows (typical)

42. First floor, south wing, detail of steel column

43. First floor, south wing, steel colum adn floor structure detail; evidence for former gyp-crete at right

44. First floor, south wing, view west at southwest corner

45. First floor, south wing, view northwest from southwest corner

46. First floor, south wing, view east from west end

47. First floor, south wing, view east from juncture to original portion

48. First floor, south wing, view at tower near original portion

49. First floor, south wing, east tower

50. First floor, south wing, south stairtower/second floor landing

51. First floor, south wing, south stairtower entry lobby

52. First floor, south wing, south stairtower entry lobby

54. First floor, south wing, view along west wall

55. First floor, south wing, detail of steel reinforced timbers

56. First floor, original portion, view south

57.Second floor, south wing, view west near juncture to original portion

58. Second floor, south wing, view east at east end

59. Second floor, south wing, view east at east end

60. Second floor, south wing, view west

61. Second floor, south wing, detail of steel and wood structure

62. Second floor, south wing, view west at southwest end

63. Second floor, south wing, view to south stairtower

64. Second floor, south wing, view north to original portion

65. Second floor, original portion, view north along west side

66. Second floor, original portion, detail of flooring structure and infills

67. Second floor, original portion, view north in center

68. Second floor, original portion, window detail; typical

69. Second floor, east stairtower upper floor

70. Second floor, original portion, view north along west side

71. Second floor, original portion, detail of wood structure

72. Second floor, original portion, view at open stair in northeast

73. Second floor, North Wing, view south to original portion

74. Second floor, original portion, view north to North Wing

75. Second floor, North Wing, view east

76. Second floor, North Wing, view west towards north end

77. Second floor, North Wing, view west towards north end

78. Second floor, North Wing, view west towards north end; view to first floor through floor at left (photo credit: BB+M, 2020)

79. SRO Building, aerial view south

80. SRO Building, E. 36th Street facade, view north

81. SRO Building, E. 36th Street facade, view north

82. SRO Building, north elevation, view east from E. 36th Street

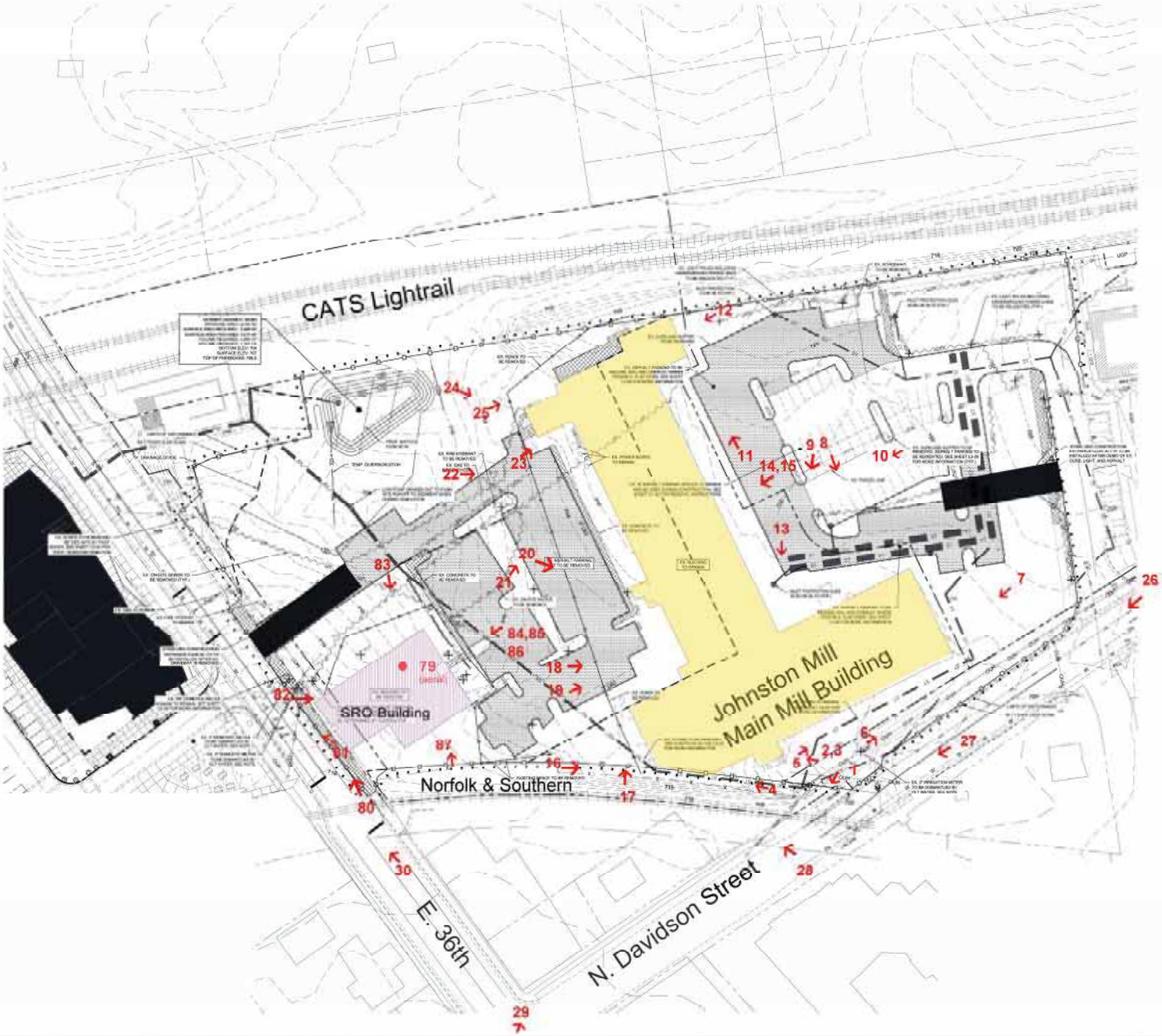
83. SRO Building, North elevation from drive

84. SRO Building, east elevation from parking area

85. SRO Building, east elevation from parking area

86. SRO Building, east elevation from parking area

87. SRO Building, south elevation

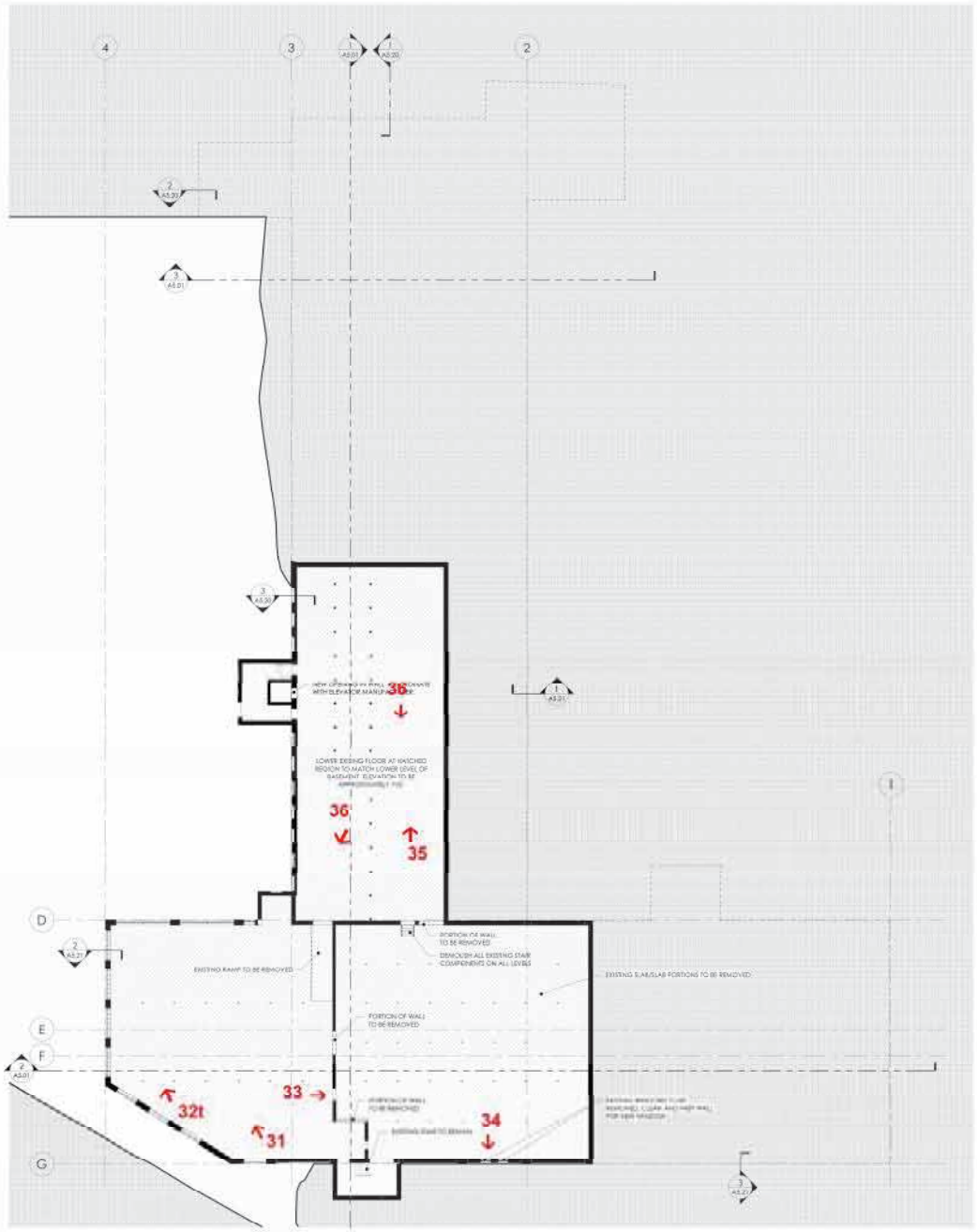


NPS HPCA Part 2 - Project # 40603
Johnston Mill
3315 N. Davidson St.
Charlotte, NC 28205

PHOTO KEY
Exterior Photos

MHA MacRostie Historic Advisors LLC

N

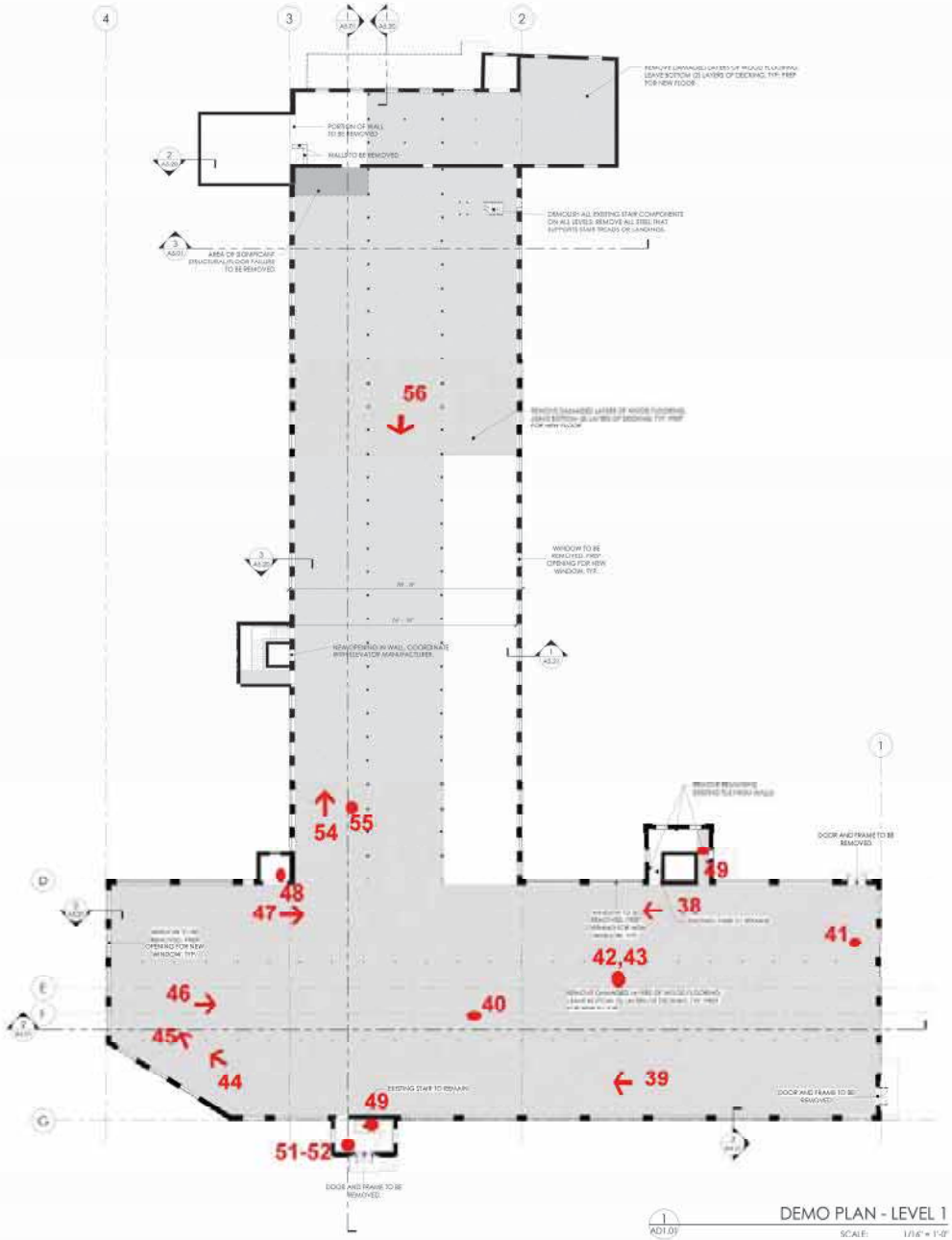


NPS HPCA Part 2 - Project # 40603
Johnston Mill
3315 N. Davidson St.
Charlotte, NC 28205

PHOTO KEY
Basement photos

MHA MacRostie Historic Advisors LLC

N

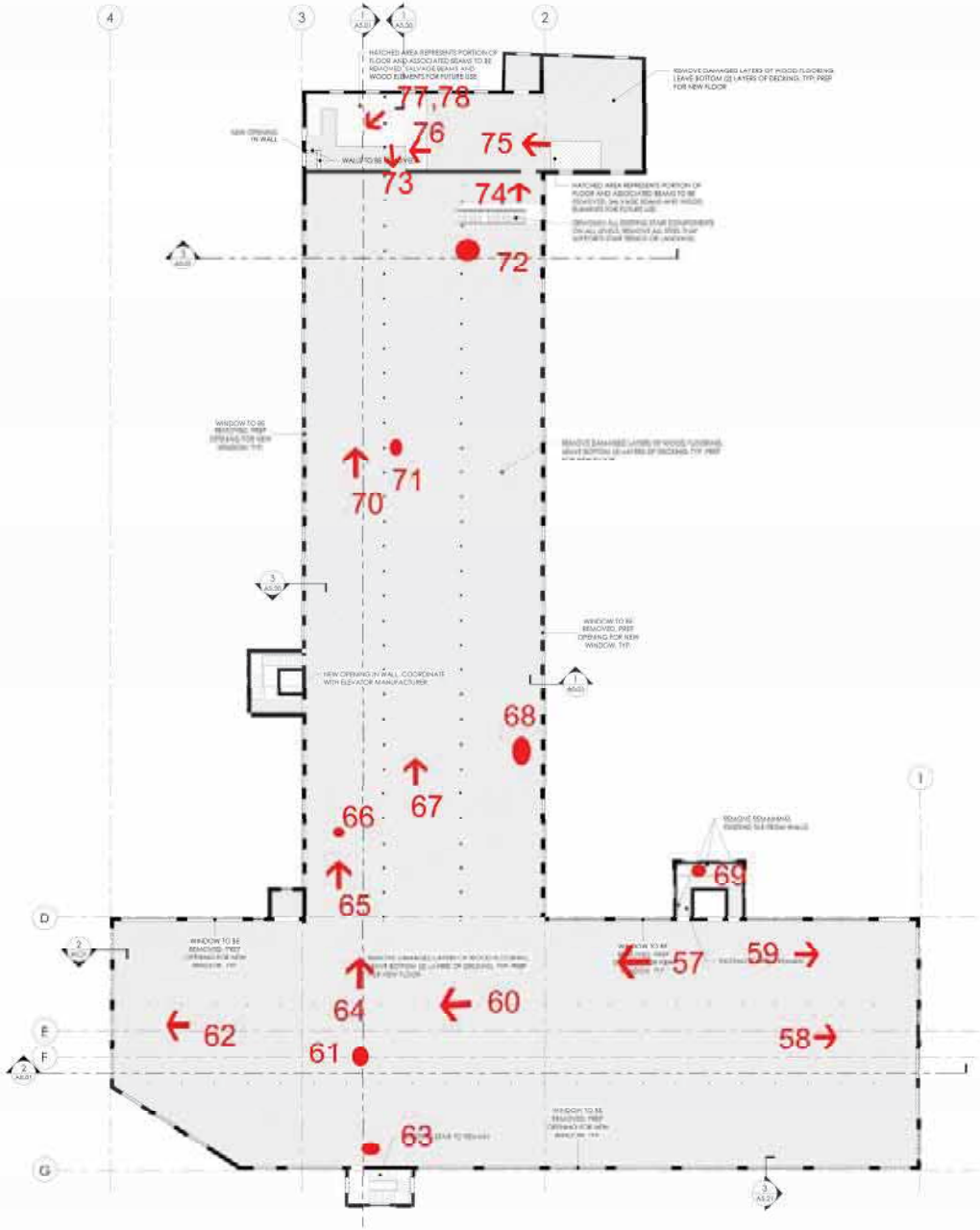


NPS HPCA Part 2 - Project # 40603
Johnston Mill
3315 N. Davidson St.
Charlotte, NC 28205

PHOTO KEY
First Floor photos

MHA MacRostie Historic Advisors LLC

N



NPS HPCA Part 2 - Project # 40603
Johnston Mill
3315 N. Davidson St.
Charlotte, NC 28205

PHOTO KEY
Second Floor photos

MHA MacRostie Historic Advisors LLC

N

PART 2 Set

NODA MILL APARTMENTS

CHARLOTTE, NC

100% DESIGN DEVELOPMENT

05.15.2020

PROJECT DESIGN TEAM

architectural
BeachamBunce+Manley
ARCHITECTURE pllc
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Charlotte, North Carolina 28208
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fx 704|334|6571
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Charlotte, NC 28202
C 704|333|0325
contact: Mellissa Oliver

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Stewart Inc.
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W 704|334|7925
contact: Lance Williams

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contact: Greg Andrews

plumbing
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W 704|688|9320
C 704|968|8143
contact: Greg Andrews

fire protection
Charlotte Mechanical Engineering
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Charlotte, North Carolina, 28273
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C 704|968|8143
contact: Greg Andrews

BB+M ARCHITECTURE

Beacham Bunce + Manley
ARCHITECTURE pllc
grinnell waterworks building
1435 w. morehead st.
[suite 160]
charlotte, north carolina 28208
vc 704|334|1716

G1.00
COVER SHEET

INDEX OF SHEETS

Number	Name	SD Set (02/28/2020)	60% DD Set (04/24/2020)	100% DD Set (05/15/2020)
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00 GENERAL				
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G2.01	PROJECT DATA	•	•	•
G3.01	APPENDIX B		•	•
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G4.02	RATED ASSEMBLIES	•	•	•
G4.03	RATED ASSEMBLIES	•	•	•
G7.01	ACCESSIBILITY STANDARDS - SITE AND BUILDING ELEMENTS		•	•
G7.02	ACCESSIBILITY STANDARDS - GENERAL		•	•
G7.03	ACCESSIBILITY STANDARDS - DWELLING UNITS (TYPE B)		•	•
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LS1.01	LIFE SAFETY PLAN - LEVEL 1		•	•
LS1.02	LIFE SAFETY PLAN - LEVEL 2		•	•
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C3.00	OVERALL PLAN		•	•
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L1.10	COURTYARD MATERIALS PLAN		•	•
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L2.01	LAYOUT ENLARGEMENT 1		•	•
L2.02	LAYOUT ENLARGEMENT 2		•	•
L2.10	COURTYARD LAYOUT PLAN		•	•
L3.00	OVERALL GRADING PLAN			•
L3.01	GRADING ENLARGEMENT PLAN 1			•
L3.02	GRADING ENLARGEMENT PLAN 2			•
L3.10	COURTYARD GRADING PLAN			•
L4.00	REQUIRED PLANTING PLAN		•	•
L4.10	PLANTING DETAILS		•	•
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L6.10	SITE DETAILS - WALLS + FURNISHINGS		•	•
L6.20	SITE DETAILS - COURTYARD		•	•
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AD1.00	OVERALL DEMO PLAN - BASEMENT		•	•
AD1.01	OVERALL DEMO PLAN - LEVEL 1		•	•
AD1.02	OVERALL DEMO PLAN - LEVEL 2		•	•
AD1.03	OVERALL DEMO PLAN - ROOF		•	•
AD4.01	DEMO ELEVATIONS - SOUTH WING			•
AD4.02	DEMO ELEVATIONS - MAIN AND NORTH WINGS			•
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A1.01	OVERALL BUILDING PLAN - LEVEL 1	•	•	•
A1.02	OVERALL BUILDING PLAN - LEVEL 2	•	•	•
A1.03	OVERALL ROOF PLAN		•	•
A2.00a	DIMENSION PLAN - BASEMENT		•	•
A2.01a	DIMENSION PLAN - LEVEL 1		•	•
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A2.20	LEVEL 1+2 - ENLARGED CLUB FLOOR PLANS			•
A2.23	LEVEL 1+2 - ENLARGED CLUB FURNITURE + POWER/COMMUNICATION PLANS	•	•	•
A2.24	CLUB RENDERINGS			•
A2.25	CLUB RENDERINGS			•
A2.26	CLUB RENDERINGS			•
A2.30	BASEMENT - ENLARGED FITNESS AND ART PRODUCTION FLOOR PLAN			•
A2.33	BASEMENT - ENLARGED FITNESS AND ART PRODUCTION FURNITURE + POWER/ COMMUNICATION PLAN		•	•
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A2.35	FITNESS AND ART PRODUCTION RENDERINGS			•
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A2.50	UNIT GENERAL NOTES		•	•
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A2.52	UNIT S2-M		•	•
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A2.58	UNIT 1D-M		•	•
A2.59	UNIT 1E-M		•	•
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A2.66	UNIT 2F-M		•	•
A2.67	UNIT 2G-M	•	•	•
A2.68	UNIT 2H-M	•	•	•
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A2.71	UNIT KITCHEN TYPE A, B & C - PLAN AND ELEVATIONS			•
A2.72	UNIT KITCHEN TYPE D & E - PLAN AND ELEVATIONS			•
A2.73	UNIT VANITY TYPES			•
A2.90	UNIT PLAN DETAIL SHEET			•
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A3.00	OVERALL RCP - BASEMENT		•	•
A3.01	OVERALL RCP - LEVEL 1		•	•
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A3.20	LEVEL 1+2 - ENLARGED CLUB RCP'S		•	•
A3.21	BASEMENT - ENLARGED FITNESS AND ART PRODUCTION RCP		•	•
A4.01	BUILDING ELEVATIONS - SOUTH WING		•	•
A4.02	BUILDING ELEVATIONS - MAIN AND NORTH WINGS		•	•
A4.03	BUILDING ELEVATIONS - TOWERS		•	•
A4.10	SITE ELEVATIONS		•	•
A5.01	BUILDING SECTIONS	•	•	•
A5.20	WALL SECTIONS		•	•
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A6.01	PARTITION TYPES/FLOOR-CEILING TYPES - RATED		•	•
A6.02	PARTITION TYPES - NON RATED		•	•
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A6.12	COMMON & AMENITY DOOR SCHEDULES / DOOR TYPES		•	•
A6.21	WINDOW ELEVATIONS		•	•
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A6.31	STOREFRONT ELEVATIONS		•	•
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A7.01	STAIR A - PLANS AND SECTION			•
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A10.11	UNIT SCHEDULES			•
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S00.02	ABBREVIATIONS & SYMBOLS		•	•
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S01.01	OVERALL DEMOLITION PLAN - 1ST FLOOR		•	•
S01.02	OVERALL DEMOLITION PLAN - 2ND FLOOR		•	•
S01.03	OVERALL DEMOLITION PLAN - ROOF			•
S01.10A	DEMOLITION PLAN - BASEMENT		•	•
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S01.11A	ENLARGED DEMOLITION PLAN - 1ST FLOOR		•	•
S01.11B	ENLARGED DEMOLITION PLAN - 1ST FLOOR		•	•
S01.12A	ENLARGED DEMOLITION PLAN - 2ND FLOOR		•	•
S01.12B	ENLARGED DEMOLITION PLAN - 2ND FLOOR		•	•
S01.13A	ENLARGED DEMOLITION PLAN - ROOF		•	•
S01.13B	ENLARGED DEMOLITION PLAN - ROOF		•	•
S02.00	OVERALL BUILDING PLAN - BASEMENT		•	•
S02.01	OVERALL BUILDING PLAN - 1ST FLOOR		•	•
S02.02	OVERALL BUILDING PLAN - 2ND FLOOR		•	•
S02.03	OVERALL BUILDING PLAN - ROOF		•	•
S02.10A	ENLARGED BUILDING PLAN - BASEMENT		•	•
S02.10B	ENLARGED BUILDING PLAN - BASEMENT		•	•
S02.11A	ENLARGED BUILDING PLAN - 1ST FLOOR		•	•
S02.11B	ENLARGED BUILDING PLAN - 1ST FLOOR		•	•
S02.12A	ENLARGED BUILDING PLAN - 2ND FLOOR		•	•
S02.12B	ENLARGED BUILDING PLAN - 2ND FLOOR		•	•
S02.13A	ENLARGED BUILDING PLAN - ROOF		•	•
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S03.01	SLAB ON GRADE DETAILS		•	•
S03.02	FOUNDATION DETAILS		•	•
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S06.01	WOOD SCHEDULES AND TYPICAL DETAILS			•
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P1.02	PLUMBING DETAILS		•	•
P1.03	PLUMBING PENETRATION DETAILS		•	•
P2.01	STUDIO UNIT PLUMBING PLANS		•	•
P2.02	1 BEDROOM UNIT PLUMBING PLANS		•	•
P2.03	2 BEDROOM UNIT PLUMBING PLANS		•	•
P2.04	2 & 3 BEDROOM UNIT PLUMBING PLANS		•	•
P3.01	PLUMBING BASEMENT PLAN		•	•
P3.02	PARTIAL LEVEL 1 PLUMBING PLAN		•	•
P3.03	PARTIAL LEVEL 1 PLUMBING PLAN		•	•
P3.04	PARTIAL LEVEL 2 PLUMBING PLAN		•	•
P3.05	PARTIAL LEVEL 2 PLUMBING PLAN		•	•
05 MECHANICAL				
M1.01	MECHANICAL SCHEDULES, NOTES & LEGEND		•	•
M1.02	MECHANICAL DETAILS		•	•
M1.03	MECHANICAL DETAILS		•	•
M2.01	MECHANICAL UNIT PLANS		•	•
M2.02	MECHANICAL UNIT PLANS		•	•
M2.03	MECHANICAL UNIT PLANS		•	•
M2.04	MECHANICAL UNIT PLANS		•	•
M2.05	MECHANICAL UNIT PLANS		•	•
M3.01	MECHANICAL BASEMENT PLAN		•	•
M3.02	PARTIAL LEVEL 1 MECHANICAL PLAN		•	•
M3.03	PARTIAL LEVEL 1 MECHANICAL PLAN		•	•
M3.04	PARTIAL LEVEL 2 MECHANICAL PLAN		•	•
M3.05	PARTIAL LEVEL 2 MECHANICAL PLAN		•	•
M3.06	PARTIAL MECHANICAL ROOF PLAN			•
M3.07	PARTIAL MECHANICAL ROOF PLAN			•
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E1.01	ELECTRICAL GENERAL NOTES		•	•
E1.02	ELECTRICAL LEGEND AND FIXTURE SCHEDULES		•	•
E1.03	ELECTRICAL PENETRATION DETAILS		•	•
E1.04	ELECTRICAL DETAILS		•	•
E1.05	CATV AND TELEPHONE RISER DIAGRAMS		•	•
E1.06	POWER RISER DIAGRAM AND PANEL SCHEDULES		•	•
E1.07	ELECTRICAL PANEL SCHEDULES			•
E2.01	ELECTRICAL UNIT PLANS		•	•
E2.02	ELECTRICAL UNIT PLANS		•	•
E2.03	ELECTRICAL UNIT PLANS		•	•
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E2.05	UNIT PANEL SCHEDULES		•	•
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E3.02	PARTIAL LEVEL 1 POWER PLAN		•	•
E3.03	PARTIAL LEVEL 1 POWER PLAN		•	•
E3.04	PARTIAL LEVEL 2 POWER PLAN		•	•
E3.05	PARTIAL LEVEL 2 POWER PLAN		•	•
E4.01	BASEMENT LIGHTING PLAN		•	•
E4.02	PARTIAL LEVEL 1 LIGHTING PLAN		•	•
E4.03	PARTIAL LEVEL 1 LIGHTING PLAN		•	•
E4.04	PARTIAL LEVEL 2 LIGHTING PLAN		•	•
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FP1.2	1ST LEVEL FLOOR PLAN - FIRE PROTECTION		•	•
FP1.3	2ND LEVEL FLOOR PLAN - FIRE PROTECTION		•	•

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
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704.334.1716

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

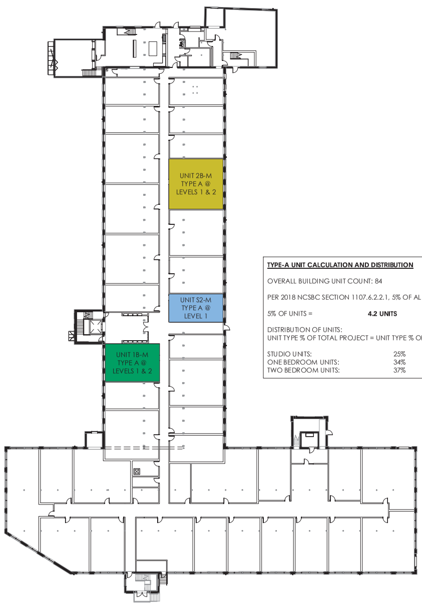
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions		
No.	Description	Date

SHEET INDEX

G1.01



TYPE-A UNIT CALCULATION AND DISTRIBUTION

OVERALL BUILDING UNIT COUNT: 84

PER 2018 NCSBC SECTION 1107.6.2.2.1, 5% OF ALL UNITS MUST BE TYPE-A

5% OF UNITS = **4.2 UNITS**

DISTRIBUTION OF UNITS:
UNIT TYPE % OF TOTAL PROJECT = UNIT TYPE % OF TOTAL TYPE-A UNITS

STUDIO UNITS:	25%	**1.1, (1) STUDIO UNIT**
ONE BEDROOM UNITS:	34%	**1.4, (2) TWO BEDROOM UNITS**
TWO BEDROOM UNITS:	37%	**1.55, (2) THREE BEDROOM UNITS**

1 / G2.01 — TYPE A UNIT LOCATIONS
SCALE: 1/32" = 1'-0"

UNIT MATRIX - MILL

Units	Unit SF (NET)	Level B	Level 1	Level 2	Total Unit Count	Total Bed Count	Total Unit Type Square Foot	Unit Type %
S1-M (Affordable)	[illegible]	0	2	2	4		[illegible]	[illegible]
S2-M	[illegible]	0	9	8	17		[illegible]	
S2-M ALT	[illegible]	1	0	0	1		[illegible]	[illegible]
							[illegible]	
Studio Total		1	11	10	22	22	[illegible]	
1A-M (Affordable)	704	0	2	2	4		[illegible]	[illegible]
1B-M	[illegible]	0	2	2	4		[illegible]	
1B-M ALT	887	0	0	1	1		887	
1C-M (ODh)	[illegible]	2	0	0	2		[illegible]	[illegible]
1D-M	[illegible]	2	7	7	16		[illegible]	
1E-M	[illegible]	0	0	1	1		[illegible]	
							[illegible]	
One Bedroom Total		4	11	13	28	28	[illegible]	
2A-M (Affordable)	[illegible]	0	2	2	4		[illegible]	[illegible]
2B-M	1,104	0	5	5	10		11,040	
2B-M ALT	[illegible]	0	0	1	1		[illegible]	
2C-M	[illegible]	1	1	1	3		[illegible]	
2D-M (ODh)	[illegible]	0	2	2	4		[illegible]	
2E-M	[illegible]	1	1	1	3		[illegible]	[illegible]
2F-M (SUN ROOM)	[illegible]	0	1	1	2		[illegible]	
2F-M ALT	[illegible]	0	1	0	1		[illegible]	
2G-M (SUN ROOM)	[illegible]	0	1	1	2		[illegible]	
2H-M (SUN ROOM)	[illegible]	1	0	0	1		[illegible]	
							[illegible]	
Two Bedroom Total		3	14	14	31	62	[illegible]	
3A-M	[illegible]	0	1	1	2		[illegible]	[illegible]
3B-M	[illegible]	1	0	0	1		[illegible]	
							[illegible]	
Three Bedroom Total		1	1	1	3	6	[illegible]	
TOTAL		9	37	38	84	[illegible]	[illegible]	
Average Unit Size	[illegible]							

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DRAWN / HS

Revisions		
No.	Description	Date

PROJECT DATA

G2.01

SUPPLEMENTARY CODE ANALYSIS

2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

PROJECT INFORMATION

Name of Project: **NoDa Mill**
Address: **3315 N. Davidson Street** Zipcode: **28205**
Owner/Authorized Agent: **FCP / ROSS MAGETTE**
Phone: **240.395.2035** Email: **rmagette@fcpdc.com**
Owned by: [ ] City/County [x] Private [ ] State
Code Enforcement Jurisdiction [ ] City ____ [x] County **MECKLENBURG** [ ] State

CONTACT

DESIGNER	FIRM / PHONE include ext.	NAME / EMAIL	LICENSE #
Architectural	BB+M ARCHITECTURE, PLLC / 704-334-1716	BRIAN BUNCE / bbunce@bbm-arch.com	7479
Civil	LANDDESIGN / 704.333.0325	MELLISSA OLIVER / moliver@landdesign.com	
Electrical	CM ENGINEERING / 704.688.9320	GREG ANDREWS / greg.andrews@cmepllc.com	
Fire Alarm	CM ENGINEERING / 704.688.9320	GREG ANDREWS / greg.andrews@cmepllc.com	
Plumbing	CM ENGINEERING / 704.688.9320	GREG ANDREWS / greg.andrews@cmepllc.com	
Mechanical	CM ENGINEERING / 704.688.9320	GREG ANDREWS / greg.andrews@cmepllc.com	
Sprinkler-Standpipe	CM ENGINEERING / 704.688.9320	GREG ANDREWS / greg.andrews@cmepllc.com	
Structural	STEWART ENGINEERING / 704.909.3520	LANCE WILLIAMS / lwilliams@stewartinc.com	
Retaining Walls>5' High	STEWART ENGINEERING / 704.909.3520	LANCE WILLIAMS / lwilliams@stewartinc.com	
Other			

CODE DATA

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: [x] Prescriptive [ ] Repair [ ] Chapter 14
Alteration: [ ] Level 1 [ ] Level II [x] Level III
[x] Historic Property [x] Change of Use

CONSTRUCTED: (date) **1916** CURRENT OCCUPANCY (S) (Ch. 3): **VACANT/INDUSTRIAL**
RENOVATED: (date) ____ PROPOSED OCCUPANCY (S) (Ch. 3): **R-2**

RISK CATEGORY: (Table 1604.5): CURRENT: [ ] I [x] II [ ] III [ ] IV
PROPOSED: [ ] I [x] II [ ] III [ ] IV

BASIC BUILDING DATA

Construction Type: [ ] I-A [ ] I-B [ ] II-A [ ] II-B [ ] III-A [x] III-B [ ] IV [ ] V-A [ ] V-B
Sprinklers: [ ] No [ ] Partial [ ] Yes [x] NFPA 13 [ ] NFPA 13R [ ] NFPA 13D
Standpipes: [ ] No [x] Yes Class: [x] I [ ] II [ ] III [ ] Wet [ ] Dry
Fire District: [x] No [ ] Yes Flood Hazard Area: [x] No [ ] Yes
Special Inspections Required: [ ] No [x] Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

GROSS BUILDING AREA TABLE:

FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	SUBTOTAL
SECOND FLOOR	44,166	676	44,842
FIRST FLOOR	44,842	0	44,842
BASEMENT	19,702	0	19,702
TOTAL	108,710	676	109,386

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly [ ] A-1 [ ] A-2 [ ] A-3 [ ] A-4 [ ] A-5
Business [ ]
Education [ ]
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 [x] 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): **420**
Special Provisions (Chapter 5 - List Code Sections): ____
Mixed Occupancy: [ ] No [x] 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.

[x] 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.

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

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

ALLOWABLE HEIGHT

	Allowable	Shown on Plans	Code Reference[1]
Building Height in Feet (Table 504.3)[2]	75 FEET	56'-6"	TABLE 504.3
Building Height in Stories (Table 504.4)[3]	5 STORIES	4 STORIES	TABLE 504.4

[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	Design # for Rated Joints
Structural frame, including columns, girders and trusses		0 HR	0 HR				
Bearing walls							
Exterior		2 HR	2 HR				
North	30+	2 HR	2 HR		TABLE 722.4.1(1)		
East	30+	2 HR	2 HR		TABLE 722.4.1(1)		
West	15	2 HR	2 HR		TABLE 722.4.1(1)		
South	15	2 HR	2 HR		TABLE 722.4.1(1)		
Interior							
Nonbearing walls and partitions							
Exterior Walls							
North	30+	0 HR	0 HR				
East	30+	0 HR	0 HR				
West	30+	0 HR	0 HR				
South	30+	0 HR	0 HR				
Interior walls and partitions							
Floor construction, including supporting beams and joists		0 HR	30 MIN		CALCULATED FIRE RESISTANCE		
Floor Ceiling Assembly		0 HR	30 MIN		CALCULATED FIRE RESISTANCE		
Columns Supporting Floors		0 HR	0 HR				
Roof construction, including supporting beams and joists		0 HR	0 HR				
Roof Ceiling Assembly		0 HR	0 HR				
Columns Supporting Roofs		0 HR	0 HR				
Shaft Enclosures - Exits		2 HR	N/A				
Shafts Enclosures - Other		2 HR	1 HR		TABLE 722.4.1(1)		
Corridor Separation		30 MIN	30 MIN		UL U327		
Occupancy / Fire Barrier Separation		1 HR	1 HR		UL U305		
Party/Fire Wall Separation		3 HR	N/A				
Smoke Barrier Separation		1 HR	1 HR				
Smoke Partition							
Tenant / Dwelling Unit / Sleeping Unit Separation		30 MIN	30 MIN		UL U341		
Incidental Use Separation		N/A	N/A				

* Indicated 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 (%)
NORTH: X>30'	UP, S	NO LIMIT	N/A
SOUTH: X>30'	UP, S	NO LIMIT	N/A
EAST: X>30'	UP, S	NO LIMIT	N/A
WEST: X>30'	UP, S	NO LIMIT	N/A

LIFE SAFETY SYSTEM REQUIREMENTS

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

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: LS1.00, LS1.01, LS1.02

- [x] Fire and/or smoke rated wall locations (Chapter 7)
- [x] Assumed and real property line locations (if not on the site plan)
- [x] Exterior wall opening area with respect to distance to assumed property lines (705.8)
- [x] Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
- [x] Occupant loads for each area
- [x] Exit access travel distance (1017)
- [x] Common path of travel distance (Table 1006.2.1 & 1006.3.2(1))
- [x] Dead end lengths (1020.4)
- [x] Clear exit widths for each exit door
- [x] Maximum calculated occupant load capacity each exit door can accommodate per egress width (1005.3)
- [x] Actual occupant load for each exit door
- [x] A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
- [x] 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)
- [x] Note any code exception 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
84	0	0	4.2	5	0	79	84

ACCESSIBLE PARKING (SECTION 1106)

Lot or Parking Area	Total # of Parking Spaces: Required	Total # of Parking Spaces: Provided	# of Accessible Spaces Provided: Regular w/ 5' Access Aisle	Van Spaces With 132" Access Aisle	Van Spaces With 8' Access Aisle	Total # Accessible Provided
	SEE CIVIL FOR OVERALL PARKING COUNTS AND LAYOUT					
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

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: [x] No [ ] Yes (The remainder of this section is not applicable)
Exempt Building: [ ] No [x] Yes (Provide code or statutory reference): HISTORIC BUILDING; EXEMPT PER NCECC 2018 C501.6

Climate Zone: [x] 3A [ ] 4A [ ] 5A
Method of Compliance: Energy Code [ ] Performance [x] Prescriptive
ASHRAE 90.1 [ ] Performance [ ] Prescriptive
(If "Other" specify source here) ____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
- Description of assembly: RIGID INSULATION OVER EXISTING DECKING
- U-Value of total assembly: MIN 0.064
- R-Value of insulation: MIN. R-25ci
- Skylights in each assembly: N/A
- U-Value of skylight: N/A
- Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
- Description of assembly: EXISTING MASONRY WALLS TO REMAIN
- U-Value of total assembly: N/A
- R-Value of insulation: N/A
- Openings (windows or doors with glazing)
  - U-Value of assembly: .29
  - Solar heat gain coefficient: .27
  - Projection factor: 0
  - Door R-Values: MIN .77

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

Floors over unconditioned space (each assembly)
- Description of assembly: INSULATON IN CRAWL SPACE
- U-Value of total assembly: N/A
- R-Value of insulation: R-30

Floors slabs on grade
- Description of assembly: EXISTING/NEW PORTIONS CONCRETE SLAB ON GRADE
- U-Value of total assembly: ____
- R-Value of insulation: NR
- Horizontal/vertical requirements: ____
- Slab heated: NO

STRUCTURAL DESIGN

(Located on Structural Sheet(s)): ____

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 [ ] Building Frame [ ] Moment Frame [ ] Dual w/ Special Moment Frame [ ] Dual w/ Intermediate R/C or Special Steel [ ] Inverted Pendulum

SEE STRUCTURAL

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 ____

MECHANICAL SUMMARY

(Located on Mechanical Sheet Number(s)): ____

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: ____

SEE MECHANICAL

ELECTRICAL SUMMARY

(Located on Electrical Sheet Number(s)): ____

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

SEE ELECTRICAL

BB+M ARCHITECTURE
BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC
1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716
WWW.BBM-ARCH.COM

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / PT, HS

Revisions		
No.	Description	Date

APPENDIX B

G3.01

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

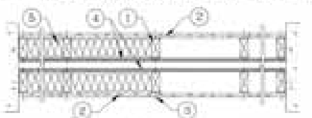
Design No. [illegible]

Bearing Wall Rating — 1 Hr.

Finish Rating — Min 20 min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

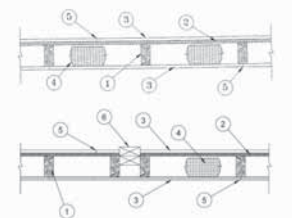
Design No. U327

Bearing Wall Rating — 1 Hr

Finished Rating — 23 Min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions		
No.	Description	Date

RATED ASSEMBLIES

G6.01

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire-Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U356

November 26, 2019

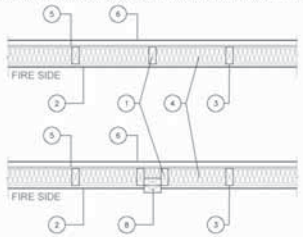
Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only

Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)

Finish Rating — 23 Min or 25 Min (See Item 2C)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs** — Nom 2 by 4 in. (spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (item 5). When **Mineral and Fiber Boards*** (item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, U512 or U305.** Nom 5/8 in. thick, 4 ft wide applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item 7, 7B, 7C, 7D or 7E **Steel Framing Members*** is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
When Item 7A **Steel Framing Members*** is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.
AMERICAN GYPSUM CO (View Classifications — CKNX.R14796)

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classifications — CKNX.R15074)

CABOT MANUFACTURING LLC (View Classifications — CKNX.R25370)

CERTAINTEED GYPSUM INC (View Classifications — CKNX.R3666)

CGC INC (View Classifications — CKNX.R19751)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classifications — CKNX.R18482)

GEORGIA-PACIFIC GYPSUM L L C (View Classifications — CKNX.R2717)

LONGMASTER SYSTEMS INC (View Classifications — CKNX.R17389)

NATIONAL GYPSUM CO (View Classifications — CKNX.R3501)

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classifications — CKNX.R7094)

PANEL REY S A (View Classifications — CKNX.R21706)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classifications — CKNX.R19292)

THAI GYPSUM PRODUCTS PCL (View Classifications — CKNX.R27577)

UNITED STATES GYPSUM CO (View Classifications — CKNX.R7219)

USG BORAL DRYWALL SFZ LLC (View Classifications — CKNX.R30438)

USG MEXICO S A DE C V (View Classifications — CKNX.R10089)

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. U501, U512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, Lightfoil

CABOT MANUFACTURING LLC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X, Type X-1, Exo Line Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types 4, Veneer Plaster Base Type X, Water-Ruled Type X, Sheathing Type X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WAS.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING LLC — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type 4, Veneer Plaster Base Type X, Water-Ruled Type X, Sheathing Type X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WAS

2D. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type GN48

2E. **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 510.

2F. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SheetRX

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 12 in. OC, with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC01A (finish rating 21 min), Type LGFC21A, Type LGFC-C/A, Type LGFC-WD, Type LGC/A

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 33 min), M-Glass (finish rating 25 min), AG-C (finish rating 25 min), Lightfoil (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSX, Type FSX-G, Type FSXX, Type FSXX-S, Type FSXX-G, Type FSX-G, Type FSX-C, Type FSXX-C, Type FSXX-G, Type FSX-X, Type FSL

2J. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X or Type X- (finish rating 26 min), Exo Line Type X (finish rating 26 min), Exo Line Type X-2, Type FORO or Glastop or Glastop Sheathing (finish rating 25 min)

3. **Joints and Fastener Heads** — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets*** — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.6 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNX) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INSTTUS and INSTWS for use with wet or dry application. INSSTUS2, INSSTUS3, INSTTUS, INSTWS, INSTWS2, and INSTTUS3 are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft.³
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.36 lb/ft³.
INTERNATIONAL CELLULOSE CORP — Cellar-Wi.

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing** — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing", installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing.

A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 25 or less.
See **Molded Plastic** (BYAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie. ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

7. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYY and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing or studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding

I. **Wall and Partition Facings and Accessories* —** Stone veneer is mortar bonded to a left, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units —** 1/2 in. or 5/8 in., min. 32 in. wide.: Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type Permabase

6A. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series. 2 through 6 in. thickness; CWP-V, H, 2 through 3 in. nominal thickness or Designed® 2000 or Designed® 4000, 2 and 3 in. nominal thickness.

7. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (Z 75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (Z 75).

7A. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/4 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILIENCIUNT Sound Isolation Clips - Type ACCFR

7D. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
ROCKFOL AMERICA — Type SonusClip

7E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KORN BUILDING PRODUCTS CO INC — Type RC-1 Assurance Clip

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-11-26

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

RATED ASSEMBLIES

G6.02

BB+M ARCHITECTURE

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FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

RATED ASSEMBLIES

G6.03

ACCESSIBLE INSTALLATION STANDARDS (NTS) - SITE & BUILDING ELEMENTS -

THIS DRAWING IS PROVIDED TO HELP A GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH ANSI 117.1-2009, FAIR HOUSING ACT DESIGN MANUAL 1998 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. IT IS NOT OUR INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO ABOVE DOCUMENTS REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

ACCESSIBLE PARKING REQUIREMENTS (NTS)

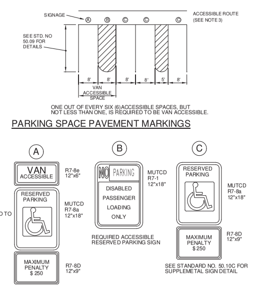
ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 6 ACCESSIBLE SPACES

REFERENCE NCBC 2012 SECTION 1106
SEE 4.1,2,(5) (d) OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR MEDICAL CARE FACILITIES

NOTES:

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.
4. PARKING STALL DIMENSIONS ARE TO CENTERLINE OF STRIPING.



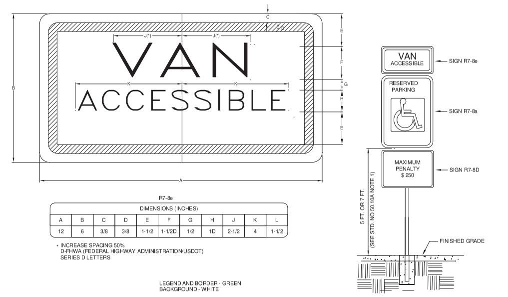
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

ACCESSIBLE PARKING AND SIGNAGE STANDARDS

STD. NO. 50.10A



A	B	C	D	E	F	G	H	J	K	L
12	6	3/8	3/8	1-1/2	1-1/2D	1/2	1D	2-1/2	4	1-1/2

* INCREASE SPACING 50%
D-FHWA (FEDERAL HIGHWAY ADMINISTRATION/USDOT) SERIES D LETTERS

LEGEND AND BORDER - GREEN
BACKGROUND - WHITE

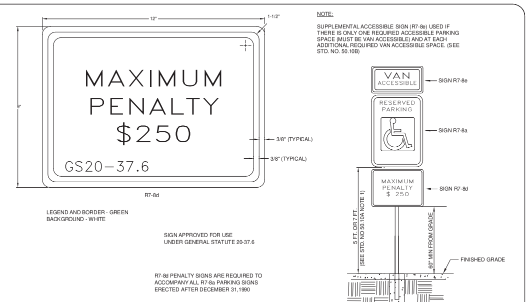
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SUPPLEMENTAL ACCESSIBLE SIGN (R7-8e)

STD. NO. 50.10B



NOTE:
SUPPLEMENTAL ACCESSIBLE SIGN (R7-8e) USED IF THERE IS ONLY ONE REQUIRED ACCESSIBLE PARKING SPACE (MUST BE VAN ACCESSIBLE) AND AT EACH ADDITIONAL REQUIRED VAN ACCESSIBLE SPACE. (SEE STD. NO. 50.10B)

LEGEND AND BORDER - GREEN
BACKGROUND - WHITE

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

R7-8d PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL R7-8a PARKING SIGNS ERECTED AFTER DECEMBER 31,1990

APPROVED DATE: 02/2007

NOT TO SCALE

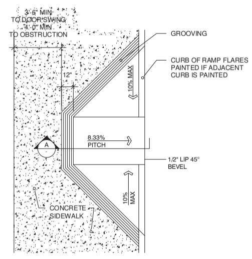
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

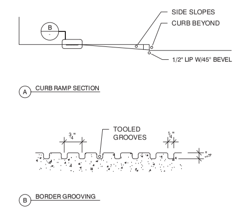
SUPPLEMENTAL ACCESSIBLE SIGN (R7-8d)

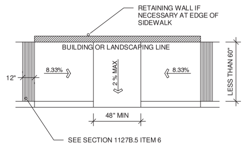
STD. NO. 50.10C

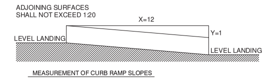
06012016 AR

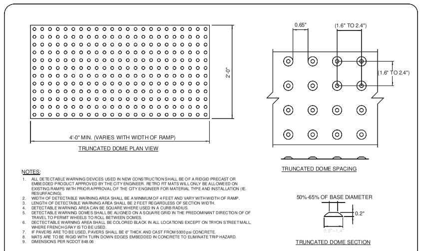
CURB RAMPS REQUIREMENTS (NTS)











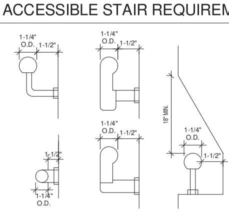
NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS

TRUNCATED DOMES PLAN AND CROSS-SECTION

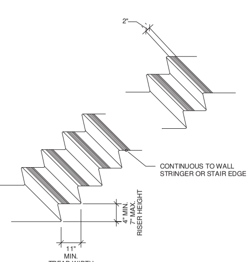
10.35B

ACCESSIBLE STAIR REQUIREMENTS (NTS)



HANDRAIL SECTION DETAILS

ACCESSIBILITY MARKINGS (NTS)



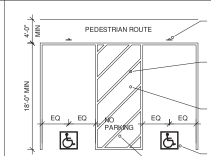
MARKING NOTES

A. PAINTED COLOR CONTRASTING MARKING WITH SLIP RESISTANT FINISH MATERIAL. (TYP.)

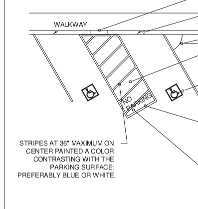
B. STRIP FINISH MATERIAL TO BE SLIP RESISTANT AS THE MATERIAL OF THE STAIRS TREADS RESISTANT.

C. WHERE CARPET OR ANY OTHER FINISH MATERIAL OTHER THAN STEEL OR CONCRETE OCCURS; USE 2 INCHES WIDE CONTRASTING COLOR OF THE SAME MATERIAL.

90° PARKING (NTS)



ANGLED PARKING (NTS)



ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ICC/ANSI A117.1-2009, AND 2010 ADA STD.

1. ACCESSIBLE ROUTES SHALL COMPLY WITH FHA DM 1998 REQUIREMENTS 1, 2, 4, ANSI 2009 CHAPTER 4, INCLUDING SECTIONS 401-410, AND 2010 ADA STD CHAPTER 4, INCLUDING SECTIONS 401-410.

2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 7, INCLUDING:
A. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
B. POST-MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
C. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

3. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA STD SECTION 307, INCLUDING:
A. 2010 ADA STD SECTION 307.2: PROTRUSION LIMITS
B. 2010 ADA STD SECTION 307.3: POST-MOUNTED OBJECTS
C. 2010 ADA STD SECTION 307.4: VERTICAL CLEARANCE
D. 2010 ADA STD SECTION 307.5: REQUIRED CLEAR WIDTH

4. FLOOR AND GROUND SURFACES (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302, INCLUDING:
A. ANSI 2009 SECTION 302.2: CARPET
B. ANSI 2009 SECTION 302.3: OPENINGS

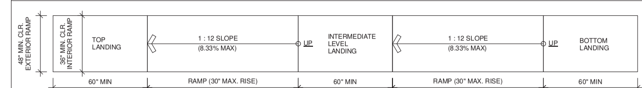
5. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
A. ANSI 2009 SECTION 303.2: VERTICAL
B. ANSI 2009 SECTION 303.3: BEVELED
C. ANSI 2009 SECTION 303.4: RAMPED

6. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) WITHIN COVERED TENANT UNITS TO COMPLY WITH ANSI 2009 SECTION 403: WALKING SURFACES

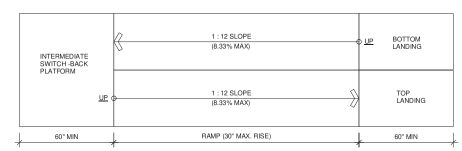
7. FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA STD SECTION 302.1, INCLUDING:
A. 2010 ADA STD SECTION 302.2: CARPET
B. 2010 ADA STD SECTION 302.3:: OPENINGS

8. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA STD SECTION 303.1, INCLUDING:
A. 2010 ADA STD SECTION 303.2: VERTICAL
B. 2010 ADA STD SECTION 303.3: BEVELED
C. 2010 ADA STD SECTION 303.4: RAMPED

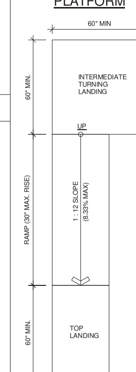
ACCESSIBLE RAMP REQUIREMENTS (NTS)



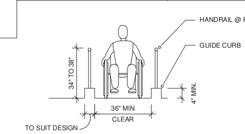
STRAIGHT RUN RAMP



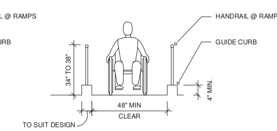
RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



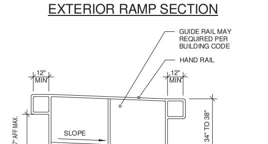
RAMP TURNING PLATFORM



INTERIOR RAMP SECTION



EXTERIOR RAMP SECTION



RAMP ELEVATION

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
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CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions		
No.	Description	Date

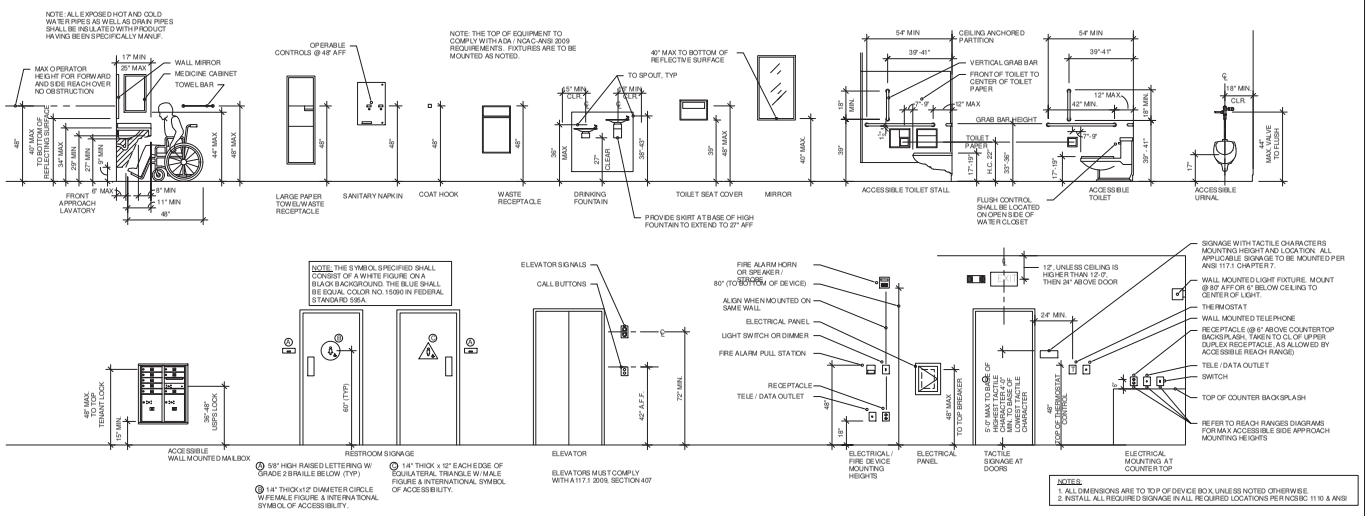
ACCESSIBILITY STANDARDS - SITE AND BUILDING ELEMENTS

G7.01

ACCESSIBLE INSTALLATION STANDARDS (NTS) - GENERAL -

THIS DRAWING IS PROVIDED TO HELP A GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH ANSI 117.1-2009, FAIR HOUSING ACT DESIGN MANUAL 1998 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. IT IS NOT OUR INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO ABOVE DOCUMENTS REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

GENERAL INSTALLATION REQUIREMENTS



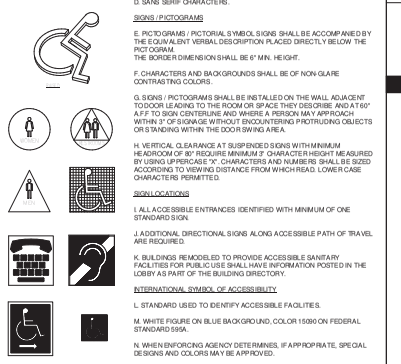
A 5/8" HIGH RAISED LETTERING W/ GRADE 2 BRAILLE BELOW (TYP.)

B 1/4" THICK x12" DIAMETER CIRCLE W.FEMALE FIGURE & INTERNATIONAL SYMBOL OF ACCESSIBILITY.

C 1/4" THICK x 12" EACH EDGE OF EQUILATERAL TRIANGLE W / MALE FIGURE & INTERNATIONAL SYMBOL OF ACCESSIBILITY.

NOTES:
1. ALL DIMENSIONS ARE TO TOP OF DEVICE BOX, UNLESS NOTED OTHERWISE.
2. INSTALL ALL REQUIRED SIGNAGE IN ALL REQUIRED LOCATIONS PER NCSBC 1110 & ANSI

ACCESSIBILITY SIGNS AND PICTOGRAMS (NTS)



LETTERS AND NUMBERS

A. WIDTH TO HEIGHT RATIO BETWEEN 3 : 5 AND 1 : 1
B. STROKE WIDTH TO HEIGHT BETWEEN 1 : 5 AND 1 : 10
C. CONTRAST CHARACTERS AND SYMBOLS WITH BACKGROUND.
D. SANS SERIF CHARACTERS.

SIGNS / PICTOGRAMS

E. PICTOGRAMS / PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
THE BORDER DIMENSION SHALL BE 6" MIN. HEIGHT.

F. CHARACTERS AND BACKGROUNDS SHALL BE OF NON-GLARE CONTRASTING COLORS.

G. SIGNS / PICTOGRAMS SHALL BE INSTALLED ON THE WALL ADJACENT TO DOOR LEADING TO THE ROOM OR SPACE THEY DESCRIBE AND AT 60" A.F.F TO SIGN CENTERLINE AND WHERE A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE DOOR SWING AREA.

H. VERTICAL CLEARANCE AT SUSPENDED SIGNS WITH MINIMUM HEADROOM OF 80" REQUIRE MINIMUM 3" CHARACTER HEIGHT MEASURED BY USING UPPERCASE "X". CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH READ. LOWER CASE CHARACTERS PERMITTED.

SIGN LOCATIONS

I. ALL ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN.

J. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.

K. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

L. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.

M. WHITE FIGURE ON BLUE BACKGROUND, COLOR 15090 ON FEDERAL STANDARD 595A.

N. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

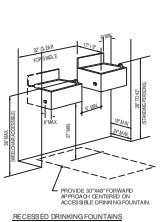
BRAILLE

O. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.

P. 0.2 INCH SPACE BETWEEN CELLS.

Q. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

ACCESSIBLE DRINKING FOUNTAIN REQUIREMENTS (NTS)



RECESSED FOUNTAINS

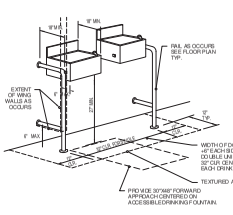
A. WITHIN ALCOVES MINIMUM 18" DEEP AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
- CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZED ALCOVE ACCORDINGLY, COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.

PROJECTED FOUNTAINS

B. WARNING FOR THE VISION IMPAIRED AT THE PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING MEANS:
- THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE. WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ONE FOOT BEYOND EACH SIDE IF THE FOUNTAIN, OR
- INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL A T LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32" CLR. BETWEEN THE WING WALLS CENTERED ON DRINKING FOUNTAIN. OR
- GUARDRAILS SHALL BE A MINIMUM OF 32" CLR. BETWEEN AND CENTERED ON DRINKING FOUNTAIN AND PROJECT FROM THE SUPPORT WALL TO THE PROJECTING FACE OF THE FOUNTAIN AND WITHIN 6" OF THE FINISH SURFACE OF THE PATH OF TRAVEL.

C. FOUNTAIN AND GUARDRAILS, ETC. SHALL NOT REDUCE THE REQUIRED ACCESSIBLE ROUTE/PATH WIDTH.

RECESSED DRINKING FOUNTAINS

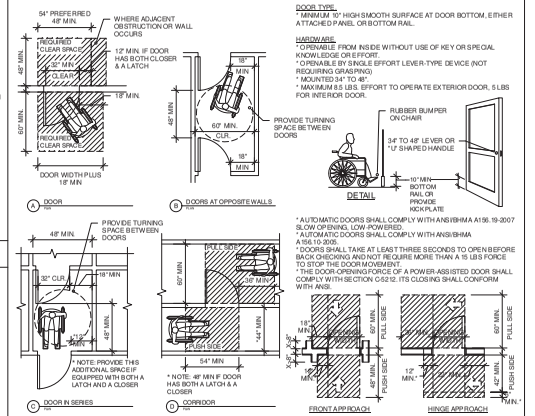


PROJECTED DRINKING FOUNTAINS

NOTE

- ILLUSTRATIONS SHOWN HERE ARE FOR DIMENSIONAL ACCESSIBILITY PURPOSES ONLY.
- A SECOND DRINKING FOUNTAIN SHOULD BE PROVIDED AT A MOUNTING HEIGHT SUITABLE TO PERSONS WITH LIMITED PHYSICAL BENDING ABILITY, ADJACENT TO THE ACCESSIBLE FOUNTAIN, MAINTAINING MINIMUM CLEARANCES NOTED AND AS REQUIRED.
- PROVIDE TEXTURED AREA OF CONTRASTING COLOR TO IDENTIFY WATER FOUNTAIN LOCATION AS NOTED.
- WHEN FOUNTAIN IS AT AN INTERIOR LOCATION, THE TEXTURED AREA SHALL ALSO BE OF DIFFERENT RESILIENCY THAN THAT OF THE ADJACENT FLOOR SURFACE FINISH.

ACCESSIBLE CLEAR SWING - MANUAL DOORS AND GATES - (NTS)



DOOR TYPE:
* MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

HARDWARE
* OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
* OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING)
* MOUNTED 34" TO 48".
* MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS FOR INTERIOR DOOR.

* AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.19-2007 SLOW OPENING, LOW-POWERED.
* AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10-2005.
* DOORS SHALL TAKE AT LEAST THREE SECONDS TO OPEN BEFORE BACK CHECKING AND NOT REQUIRE MORE THAN A 15 LBS FORCE TO STOP THE DOOR MOVEMENT.
* THE DOOR-OPENING FORCE OF A POWER-ASSISTED DOOR SHALL COMPLY WITH SECTION C-5.2.12. ITS CLOSING SHALL CONFORM WITH ANSI.

NOTES

A. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1:14" PER FOOT IS ALLOWED FOR DRAINAGE.

B. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48".

* APPLICABLE ONLY TO DOORS PROVIDED WITH A CLOSER AND LATCH

GENERAL NOTES

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ICC/ANSI A117.1-2009, AND 2010 ADA STD.

1. ACCESSIBLE ROUTES SHALL COMPLY WITH FHA DM 1998 REQUIREMENTS 1, 2, 4, ANSI 2009 CHAPTER 4, INCLUDING SECTIONS 401-410, AND 2010 ADA STD CHAPTER 4, INCLUDING SECTIONS 401-410.

2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
A. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
B. POST-MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
C. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

3. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA STD SECTION 307, INCLUDING:
A. 2010 ADA STD SECTION 307.2: PROTRUSION LIMITS
B. 2010 ADA STD SECTION 307.3: POST-MOUNTED OBJECTS
C. 2010 ADA STD SECTION 307.4: VERTICAL CLEARANCE
D. 2010 ADA STD SECTION 307.5: REQUIRED CLEAR WIDTH

4. FLOOR AND GROUND SURFACES (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302, INCLUDING:
A. ANSI 2009 SECTION 302.2: CARPET
B. ANSI 2009 SECTION 302.3: OPENINGS

5. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
A. ANSI 2009 SECTION 303.2: VERTICAL
B. ANSI 2009 SECTION 303.3: BEVELED
C. ANSI 2009 SECTION 303.4: RAMPED

6. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) WITHIN COVERED TENANT UNITS TO COMPLY WITH ANSI 2009 SECTION 403: WALKING SURFACES

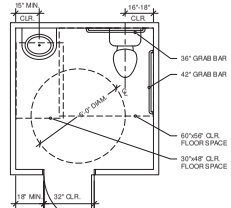
7. FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA STD SECTION 302.1, INCLUDING:
A. 2010 ADA STD SECTION 302.2: CARPET
B. 2010 ADA STD SECTION 302.3 : OPENINGS

8. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA STD SECTION 303.1, INCLUDING:
A. 2010 ADA STD SECTION 303.2: VERTICAL
B. 2010 ADA STD SECTION 303.3: BEVELED
C. 2010 ADA STD SECTION 303.4: RAMPED

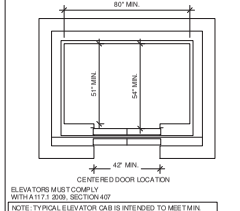
ADDITIONAL DOOR AND HARDWARE SCHEDULE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ICC/ANSI A117.1-2009, AND 2010 ADA STD.

1. MANUAL DOORS AND GATES IN PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA STD SECTION 404.2 AND AUTOMATIC AND POWER ASSISTED DOORS AND GATES IN PUBLIC USE AREAS SHALL COMPLY WITH ADA-ABA 2010 SECTION 404.3. MANUAL DOORS, DOORWAYS, AND GATES IN COMMON USE SPACES AND ON THE PUBLIC SIDE OF DWELLING UNIT ENTRY DOORS TO COMPLY WITH ANSI 2003 SECTION 404.2 AUTOMATIC DOORS AND GATES IN COMMON USE SPACES SHALL COMPLY WITH ANSI 2009 SECTION 404.3.
2. ACCESSIBLE DOORS (IN PUBLIC AND COMMON USE SPACES AND ON THE PUBLIC SIDE OF DWELLING UNIT ENTRY DOORS) MUST PROVIDE A 32" MIN. PASSAGE DOOR WIDTH PER 2010 ADA STD SECTIONS 404.2.3 & 404.3.1 FOR PUBLIC USE DOORS AND ANSI 2009 SECTIONS 404.2.2 AND 404.3.1 AND FHA DM CHAPTER 2, P.P. 3.2 FOR COMMON USE AND TENANT ENTRY DOORS.
3. USABLE DOORS (WITHIN THE INTERIOR OF DWELLING UNIT) MUST PROVIDE 32" NOMINAL (31-5/8") PASSAGE DOOR WIDTH PER FHA DM CHAPTER 3 PP. 3.2-3.5.
4. COMMON USE AREA DOORS AND TENANT PRIMARY ENTRY DOORS (PUBLIC SIDE ONLY) TO PROVIDE MANEUVERING CLEARANCE AT DOORWAYS TO COMPLY WITH ANSI 2009 SECTIONS 404.2.3 AND 404.3.2.
5. COMMON USE AREA DOORS AND TENANT PRIMARY ENTRY DOORS TO PROVIDE THRESHOLDS AT DOORWAYS TO COMPLY WITH ANSI 2009 SECTION 404.2.5 AND 403.2 AND FHA DM P.P. 3.10, 4.11-4.15.
6. TENANT SECONDARY EXTERIOR DOORS (PATIO, BALCONY DOORS, ETC.) TO PROVIDE THRESHOLDS AT DOORWAYS TO COMPLY WITH FHA DM PP. 3.10, 4.11-4.15.
7. OPERABLE PARTS, INCLUDING DOOR HARDWARE, ON COMMON USE AREA DOORS AND TENANT PRIMARY ENTRY DOORS TO COMPLY WITH ANSI 2009 SECTION 309, INCLUDING:
A. ANSI 2009 SECTION 309.2: PROVIDE CLEAR FLOOR SPACE COMPLYING WITH ANSI SECTION 305.
B. ANSI 2009 SECTION 309.3: OPERABLE PARTS SHALL BE PLACED WITHIN REACH RANGES SPECIFIED IN ANSI SECTION 308.
C. ANSI 2009 SECTION 309.4: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
8. COMMON USE AREA DOORS AND TENANT PRIMARY ENTRY DOORS TO COMPLY WITH ANSI 2003 SECTION 404, INCLUDING:
A. ANSI 2009 SECTION 404.2.6: DOOR HARDWARE
B. ANSI 2009 SECTION 404.2.7: CLOSING SPEED
C. ANSI 2009 SECTION 404.2.8: DOOR OPENING FORCE
D. ANSI 2009 SECTION 404.2.9: DOOR SURFACE
E. ANSI 2009 SECTION 404.2.10: VISION LITES
9. ALL ACCESS DEVICES, CARD READERS, ELEVATOR CONTROLS, ETC. SHALL BE 34"-36" FROM FINISH FLOOR AND 24" MIN. FROM INSIDE CORNERS OR OTHER FEATURES THAT COULD BLOCK ACCESS. AVOID PLACING TRASH CANS OR SIMILAR WITHIN DISTANCES STATED ABOVE.

TYPICAL ACCESSIBLE SINGLE TOILET (NTS)



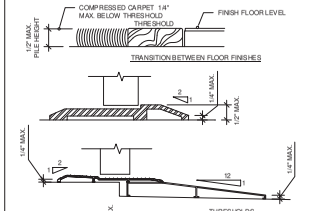
TYPICAL ELEVATOR CAB (NTS)



ELEVATORS MUST COMPLY WITH A117.1 2009, SECTION 407

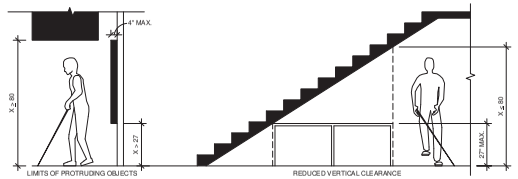
NOTE: TYPICAL ELEVATOR CAB IS INTENDED TO MEET MIN. ACCESSIBILITY REQUIREMENTS. SEE CONSTRUCTION DOCUMENTS FOR HOISTWAY SIZE AND OPENING LOCATION SPECIFIC TO PROJECT.

THRESHOLD REQUIREMENTS (NTS)



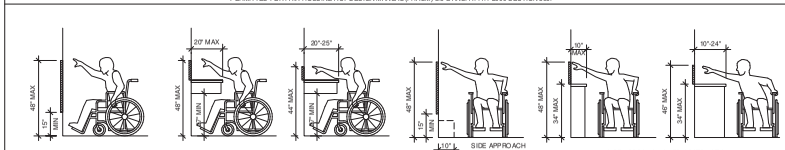
NOTES
A. 1/2" MAX. TOTAL HEIGHT WITH 1/4" MAX. VERTICAL CHANGE AT EDGE.
B. 1 : 2 SLOPE BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
C. 1/4" MAX. VERTICAL LEVEL CHANGE.

GENERAL CLEARANCES (NTS)



REACH RANGES (NTS)

NOTE:
ON SIDE APPROACH REACHES RANGES INSIDE OF DWELLING UNITS, AN OBSTRUCTION HEIGHT OF 36" IS PERMITTED PER FAIR HOUSING ACT DESIGN MANUAL (FHADM) 5.8 & ANSI A117.1-2009 SECTION 308.



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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

ACCESSIBILITY STANDARDS - GENERAL

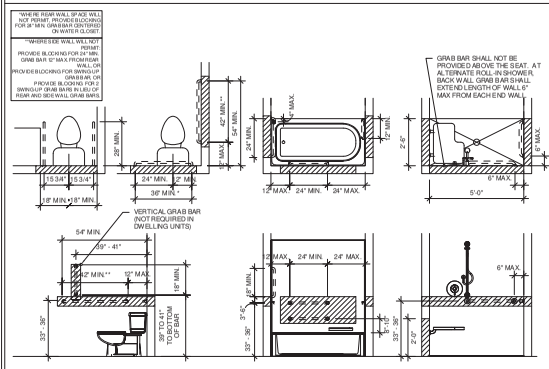
G7.02

ACCESSIBLE INSTALLATION STANDARDS (NTS) - DWELLING UNITS - (TYPE B)

THIS DRAWING IS PROVIDED TO HELP A GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH ANSI 117.1-2009, FAIR HOUSING ACT DESIGN MANUAL 1998 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. IT IS NOT OUR INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO ABOVE DOCUMENTS REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

0.0 GENERAL

GRAB BAR LOCATIONS (NTS)



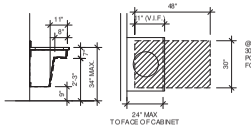
GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF FINISH.
2. BLOCKING SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS, GRAB BARS AT BATHTUBS, AND GRAB BARS AND SHOWER SEATS AT SHOWER COMPARTMENTS. ALL GRAB BARS & FASTENERS SHALL BE CAPABLE OF SUPPORTING A 250LB LOAD APPLIED IN ANY DIRECTION ALONG THE ENTIRE LENGTH OF THE BAR.
3. CABINETRY UNDER LAVATORY SHALL BE REMOVABLE WITHOUT REMOVING THE COUNTERTOP WHERE REQUIRED WITH FORWARD APPROACH.
4. EXTEND FLOOR FINISHES TO WALL UNDER ALL REMOVABLE CABINETRY.
5. IN TYPE A BATHROOMS MOUNT MIRRORS TO WHERE MIRRORED SURFACE IS 40" MAX. ABOVE FLOOR.
6. IN AMENITY BATHROOM PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.
7. PER FHADM 1998, PROVIDE REINFORCING FOR GRAB BARS THE FULL WIDTH OF BOTH SIDE WALLS AND BACK WALL AT COMPLIANT SHOWER.
8. IN TYPE B UNITS, REINFORCEMENT FOR A SHOWER SEAT IN SHOWERS LARGER THAN 36" X36" IS NOT REQUIRED.

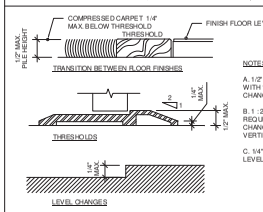
INDICATES BLOCKING LOCATIONS

COORDINATE BLOCKING WITH LOCATION OF CONTROLS

ACCESSIBLE CLEAR FLOOR AREAS (NTS)



THRESHOLD REQUIREMENTS (NTS)



NOTES

A. 1/2" MAX. TOTAL HEIGHT WITH 1/4" MAX. VERTICAL CHANGE AT EDGE.

B. 1 : 2 SLOPE BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.

C. 1/4" MAX. VERTICAL LEVEL CHANGE.

GENERAL REQUIREMENTS FOR TYPE A & TYPE B UNITS

ADDITIONAL REACH RANGE & OPERABLE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ANSI 2009, AND 2010 ADA STD.

FHA DM 1998 REQUIREMENT 5 (PP. 5.2-5.9) FOR ALL COVERED DWELLING UNITS REQUIRES THAT ENVIRONMENTAL CONTROLS SUCH AS THERMOSTATS AND OTHER HEATING, AIR-CONDITIONING, AND VENTILATION MECHANISMS (INCLUDING CEILING FANS AND ELECTRICALLY OPERATED SKYLIGHTS) MUST BE POSITIONED IN ACCESSIBLE LOCATIONS. AS MUST LIGHT SWITCHES AND ELECTRICAL OUTLETS FOR EACH ROOM. ALL THESE COVERED CONTROLS AND OUTLETS MUST BE IN ACCESSIBLE LOCATIONS, WITH A FEW EXCEPTIONS, SUCH AS NON-COMPLIANT CONTROLS OR OUTLETS WHEN COMPARABLE CONTROLS OR OUTLETS IN ACCESSIBLE LOCATIONS ARE PROVIDED IN THE SAME AREA. WHILE EMERGENCY INTERRUPT SWITCHES TO MECHANICAL SYSTEMS SUCH AS FURNACES OR HOT WATER HEATERS ARE NOT COVERED BY THE GUIDELINES, FHA DM 1998 RECOMMENDS THAT SUCH SWITCHES BE IN LOCATIONS THAT CAN BE REACHED FROM A SEATED POSITION.

FHA DM 1998 REQUIREMENT 5 REQUIRES THAT LIGHT SWITCHES FOR CONTROLLING ALL ROOM LIGHTS, ELECTRICAL OUTLETS, AND ENVIRONMENTAL CONTROLS (THERMOSTATS AND CONTROLS FOR OTHER HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEMS) WITHIN COVERED DWELLING UNITS BE LOCATED WITHIN AN ACCESSIBLE LOCATION AND SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE. ACCESSIBLE REACH RANGES IN EITHER A FORWARD OR SIDE REACH, OBSTRUCTED OR UNOBSTRUCTED, SHALL COMPLY WITH FHA DM 1998 REQ., PP. 5.5-5.9.

ELECTRICAL CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS AVAILABLE FOR TENANT USE IN COMMON USE AMENITY SPACES AND AREAS SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE PER ANSI 2009 SECT 308 AND SHALL BE OPERABLE PER ANSI 2009 SECT 309.

AS REQUIRED BY ANSI 2009 SECT 308.2, THE HIGHEST AND LOWEST PARTS OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAXIMUM AFF AND 15" MINIMUM AFF FOR AN UNOBSTRUCTED FORWARD REACH TO THE CONTROL. IN ADDITION, THE HIGHEST PART OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" AFF FOR AN OBSTRUCTED FORWARD REACH WHERE THE REACH DEPTH IS 20" MAX. AND 44" MAX. AFF WHERE THE REACH DEPTH RANGES FROM 20" UP TO 25" MAX.

ANSI 2009 SECT 308.3 REQUIRES THAT THE HIGHEST AND LOWEST PARTS OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAXIMUM AFF AND 15" MINIMUM AFF FOR AN UNOBSTRUCTED SIDE REACH TO THE CONTROL. IN ADDITION, THE HIGHEST PART OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAX AFF FOR AN OBSTRUCTED SIDE REACH WHERE THE REACH DEPTH DOES NOT EXCEED 10" OVER AN OBSTRUCTION WITH A 34" MAX HEIGHT ABOVE THE FLOOR, AND 46" MAX AFF FOR AN OBSTRUCTED SIDE REACH WHERE THE REACH DEPTH RANGES FROM 10" UP TO 24" OVER AN OBSTRUCTION WITH A 34" MAX HEIGHT ABOVE THE FLOOR.

OPERABLE PARTS OF CONTROLS ON COMMON USE AMENITY DEVICES, EQUIPMENT, AND APPLIANCES AVAILABLE FOR TENANT USE, SHALL COMPLY WITH ANSI 2009 SECT 309 & 308. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM PER ANSI 2009 SECT 309.4. ELECTRICAL CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLE OUTLETS AVAILABLE FOR PUBLIC USE IN AREAS OF PUBLIC ACCOMMODATION, SUCH AS THE LEASING CENTER, SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE PER 2010 ADA STD SECT 308 AND SHALL BE OPERABLE PER 2010 ADA STD SECT 309.

*GENERAL NOTES

A. ELECTRICAL RECEPTACLES SHALL NOT BE LOWER THAN 15" A.F.F. TO THE CENTER OF THE LOWEST OUTLET ON THE DUPLEX RECEPTACLE.
OUTLETS ABOVE COUNTERTOPS SHALL BE LOCATED 44" A.F.F. TO THE CENTER OF THE TOP OUTLET ON THE DUPLEX RECEPTACLE.
OUTLETS ON WALLS OVER CABINETS MUST BE A MINIMUM OF 36" FROM A CORNER.

B. TELEPHONE, CABLE TV, AND DATA JACKS SHALL NOT BE LOWER THAN 15" A.F.F. TO THE CENTER OF LOWEST JACK.

C. LIGHTING CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLE CONTROLS, ELECTRICAL PANEL BOARDS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS MUST BE LOCATED AT 48" MAX. AND 15" MIN. A.F.F. AND MUST HAVE A 30"x48" CLEAR FLOOR SPACE FOR A FORWARD OR PARALLEL APPROACH.

D. ALL FIRE ALARM/STROBE OR ANY OTHER ALARM INDICATING DEVICES SHALL COMPLY WITH NFPA 72 @ ICC A 117.1

* BATHROOMS

E. PROVIDE WALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS CAPABLE OF SUPPORTING 250 LBS. LOCATE BLOCKING PER DIAGRAMS AT TUBS, SHOWERS, AND WATER CLOSETS. A TUB/SHOWER UNIT WITH INTEGRAL BLOCKING MAY BE USED IN LIEU OF WOOD BLOCKING IN WALL.

F. TOILET PAPER DISPENSER: LOCATE 7" MIN. 9"MAX. IN FRONT OF WATER CLOSET AND 15" MIN A.F.F. KEEP BELOW GRAB BAR.

G. TOWEL BARS : LOCATE 48" A.F.F MAX.

H. MIRROR: LOCATE BOTTOM EDGE OF MIRROR REFLECTING SURFACE AT 40" A.F.F MAX.

I. MEDICINE CABINET: LOCATE BOTTOM SHELF AT 44" A.F.F MAX.

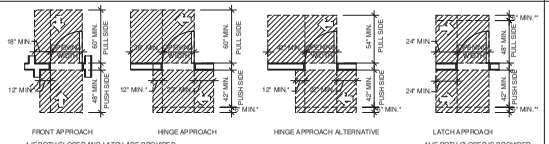
J. FLUSH CONTROLS: LOCATE ON OPEN SIDE OF WATER CLOSET.

1.0 DOORS - CLEARANCES AND TURNING RADIUS - (NTS)

A. ACCESSIBLE ROUTE.
THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH USABLE SPACE WITHIN THE DWELLING UNIT.

B. DOORS.
- THE PRIMARY ENTRANCE DOOR AND ALL OTHER DOORS INTENDED FOR USER PASSAGE SHALL BE ACCESSIBLE. SEE BELOW FOR REQUIRED WIDTH.
- PROVIDE REQUIRED MANEUVERING CLEARANCES AT PRIMARY ENTRANCE DOOR.
- PROVIDE ADA COMPLIANT DOOR HARDWARE & THRESHOLD. DOORS TO BE 3'-0" WIDE.
- DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR AREA OF ANY FIXTURE, UNLESS A 30"x48" CLEAR FLOOR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.

C. PRIMARY ENTRANCE DOORS TO BE 3'-0" MIN. NOMINAL WIDTH. ALL OTHER PASS-THROUGH DOORS ARE ALLOWED 2'-10" MIN. NOMINAL WIDTH PER 1004.5.2.1, ANSI 117.1 - 2009.



* IF BOTH CLOSER AND LATCH ARE PROVIDED.

** IF BOTH CLOSER IS PROVIDED.

2.0 TOILET ROOMS CLEARANCES (NTS)

A. FIXTURES.
PROVIDE A CLEAR FLOOR AREA AT ALL FIXTURES.

B. LAVATORY.
PROVIDE A 34" HIGH (MAX. FINISH HEIGHT TO TOP OF SINK RIM) COUNTERTOP IN OPTION B BATHROOMS.
WHERE REQUIRED FOR A FORWARD APPROACH PROVIDE A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 30" WIDE CLEAR SPACE UNDER SINK. PROVIDE A COUNTERTOP MOUNTED LAVATORY NO DEEPER THAN 6 1/2" WITH ADA COMPLIANT FAUCETS. PROVIDE ADA COMPLIANT PIPE WRAP AT ALL EXPOSED SUPPLY & WASTE PIPING. EXTEND FINISHES BENEATH AND BEHIND REMOVABLE CABINET.

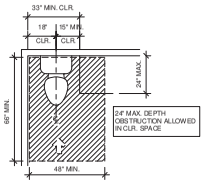


FIGURE A
TOILET FORWARD APPROACH

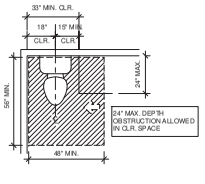


FIGURE B
TOILET PARALLEL APPROACH

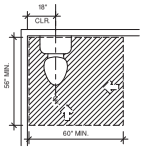


FIGURE C
TOILET PARALLEL AND FORWARD APPROACH

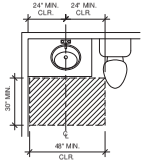


FIGURE D
VANITY PARALLEL APPROACH

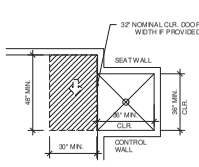


FIGURE E
TRANSFER TYPE SHOWER

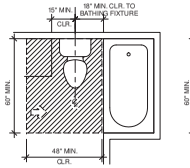


FIGURE F
OPTION A : BATHTUB

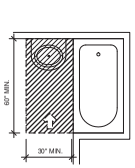


FIGURE G
OPTION A : BATHTUB CLEARANCE ALLOWS SECTION 606 - ANSI 2009 COMPLIANT LAVATORY

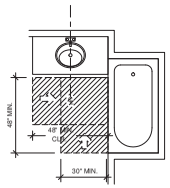


FIGURE H
OPTION B : BATHTUB WITH SECTION 1004.11.3.1.1 - ANSI 2009 COMPLIANT LAVATORY

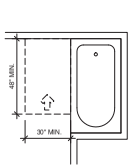


FIGURE H
OPTION B : BATHTUB

ALL TOILET AND BATHING ROOMS SHALL COMPLY WITH OPTION A OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH OPTION B. REFER TO SECTION 1004.11.3 - ANSI. 2009.

3.0 KITCHEN CLEARANCES (NTS)

A. CLEARANCES.
PROVIDE A MIN. OF 40" CLR. BETWEEN ALL OPPOSING COUNTERTOPS AND APPLIANCES IN A GALLEY STYLE KITCHEN AND A MIN. OF 60" CLR. BETWEEN ALL COUNTERTOPS AND APPLIANCES IN A "U" STYLE KITCHEN.

B. APPLIANCES.
PROVIDE A 30"x 48" CLR. FLOOR AREA AT ALL APPLIANCES.

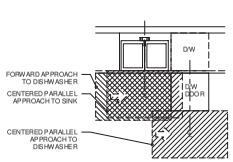


FIGURE A
SINK AND DISHWASHER

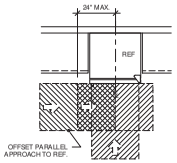


FIGURE B
REFRIGERATOR

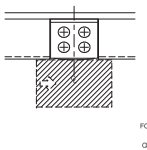


FIGURE C
RANGE

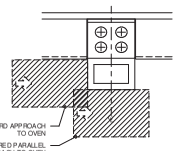
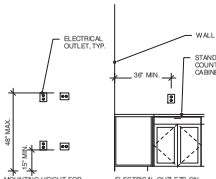


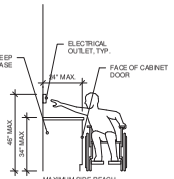
FIGURE D
OVEN

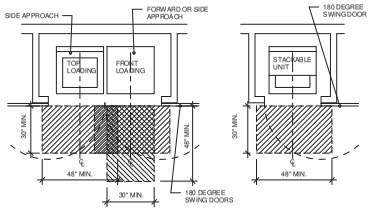
4.0 MISCELLANIOUS

LAUNDRY

A. CLEARANCES.
PROVIDE A 30"x 48" CLR. FLOOR SPACE CENTERED ON EACH APPLIANCE. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.







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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP2310
DATE / 05.15.2020
DRAWN / HS

Revisions		
No.	Description	Date

ACCESSBILITY STANDARDS - DWELLING UNITS (TYPE B)

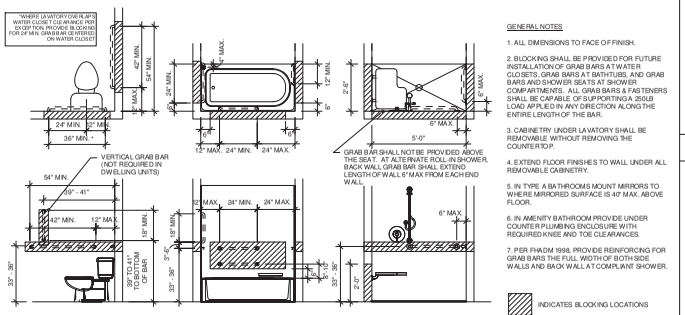
G7.03

ACCESSIBLE INSTALLATION STANDARDS (NTS) - DWELLING UNITS - (TYPE A)

THIS DRAWING IS PROVIDED TO HELP A GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH ANSI 117.1-2009, FAIR HOUSING ACT DESIGN MANUAL 1998 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. IT IS NOT OUR INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO ABOVE DOCUMENTS REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

0.0 GENERAL

GRAB BAR LOCATIONS (NTS)



GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF FINISH.

2. BLOCKING SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS, GRAB BARS AT BATHTUBS, AND GRAB BARS AND SHOWER SEATS AT SHOWER COMPARTMENTS. ALL GRAB BARS & FASTENERS SHALL BE CAPABLE OF SUPPORTING A 250LB LOAD APPLIED IN ANY DIRECTION ALONG THE ENTIRE LENGTH OF THE BAR.

3. CABINETRY UNDER LAVATORY SHALL BE REMOVABLE WITHOUT REMOVING THE COUNTERTOP.

4. EXTEND FLOOR FINISHES TO WALL UNDER ALL REMOVABLE CABINETRY.

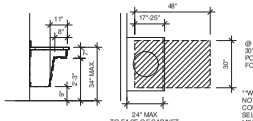
5. IN TYPE A BATHROOMS MOUNT MIRRORS TO WHERE MIRRORED SURFACE IS 40" MAX. ABOVE FLOOR.

6. IN AMENITY BATHROOM PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

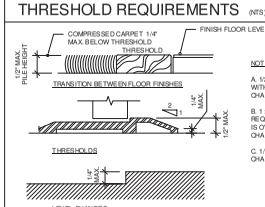
7. PER IFHDM 1998, PROVIDE REINFORCING FOR GRAB BARS THE FULL WIDTH OF BOTH SIDE WALLS AND BACK WALL AT COMPLIANT SHOWER.

INDICATES BLOCKING LOCATIONS

ACCESSIBLE CLEAR FLOOR AREAS (NTS)



THRESHOLD REQUIREMENTS (NTS)



NOTES

A. 1/2" MAX. TOTAL HEIGHT WITH 1/4" MAX. VERTICAL CHANGE AT EDGE.

B. 1 : 2 SLOPE BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.

C. 1/4" MAX. VERTICAL LEVEL CHANGE.

GENERAL REQUIREMENTS FOR TYPE A & TYPE B UNITS

ADDITIONAL REACH RANGE & OPERABLE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ANSI 2009, AND 2010 ADA STD.

FHA DM 1998 REQUIREMENT 5 (PP. 5.2-5.9) FOR ALL COVERED DWELLING UNITS REQUIRES THAT ENVIRONMENTAL CONTROLS SUCH AS THERMOSTATS AND OTHER HEATING, AIR-CONDITIONING, AND VENTILATION MECHANISMS (INCLUDING CEILING FANS AND ELECTRICALLY OPERATED SWITCHGITS) MUST BE POSITIONED IN ACCESSIBLE LOCATIONS. AS MUST LIGHT SWITCHES AND ELECTRICAL OUTLETS FOR EACH ROOM. ALL THESE COVERED CONTROLS AND OUTLETS MUST BE IN ACCESSIBLE LOCATIONS, WITH A FEW EXCEPTIONS, SUCH AS NON-COMPLIANT CONTROLS OR OUTLETS WHEN COMPARABLE CONTROLS OR OUTLETS IN ACCESSIBLE LOCATIONS ARE PROVIDED IN THE SAME AREA. WHILE EMERGENCY INTERRUPTSWITCHES TO MECHANICAL SYSTEMS SUCH AS FURNACES OR HOT WATER HEATERS ARE NOT COVERED BY THE GUIDELINES, FHA DM 1998 RECOMMENDS THAT SUCH SWITCHES BE IN LOCATIONS THAT CAN BE REACHED FROM A SEATED POSITION.

FHA DM 1998 REQUIREMENT 5 REQUIRES THAT LIGHT SWITCHES FOR CONTROLLING ALL ROOM LIGHTS, ELECTRICAL OUTLETS, AND ENVIRONMENTAL CONTROLS (THERMOSTATS AND CONTROLS FOR OTHER HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEMS) WITHIN COVERED DWELLING UNITS BE LOCATED WITHIN AN ACCESSIBLE LOCATION AND SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE. ACCESSIBLE REACH RANGES IN EITHER A FORWARD OR SIDE REACH, OBSTRUCTED OR UNOBSTRUCTED, SHALL COMPLY WITH FHA DM 1998 REQ., PP. 5.5-5.9.

ELECTRICAL CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS AVAILABLE FOR TENANT USE IN COMMON USE AMENITY SPACES AND AREAS SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE PER ANSI 2009 SECT 308 AND SHALL BE OPERABLE PER ANSI 2009 SECT 309.

AS REQUIRED BY ANSI 2009 SECT 308.2, THE HIGHEST AND LOWEST PARTS OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAXIMUM AFF AND 15" MINIMUM AFF FOR AN UNOBSTRUCTED FORWARD REACH TO THE CONTROL. IN ADDITION, THE HIGHEST PART OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" AFF FOR AN OBSTRUCTED FORWARD REACH WHERE THE REACH DEPTH IS 20" MAX. AND 44" MAX. AFF WHERE THE REACH DEPTH RANGES FROM 20" UP TO 25" MAX.

ANSI 2009 SECT 308.3 REQUIRES THAT THE HIGHEST AND LOWEST PARTS OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAXIMUM AFF AND 15" MINIMUM AFF FOR AN UNOBSTRUCTED SIDE REACH TO THE CONTROL. IN ADDITION, THE HIGHEST PART OF AN OPERABLE CONTROL SHALL NOT EXCEED 48" MAX. AFF FOR AN OBSTRUCTED SIDE REACH WHERE THE REACH DEPTH DOES NOT EXCEED 10" OVER AN OBSTRUCTION WITH A 34" MAX HEIGHT ABOVE THE FLOOR, AND 46" MAX AFF FOR AN OBSTRUCTED SIDE REACH WHERE THE REACH DEPTH RANGES FROM 10" UP TO 24" OVER AN OBSTRUCTION WITH A 34" MAX HEIGHT ABOVE THE FLOOR.

OPERABLE PARTS OF CONTROLS ON COMMON USE AMENITY DEVICES, EQUIPMENT, AND APPLIANCES, AVAILABLE FOR TENANT USE, SHALL COMPLY WITH ANSI 2009 SECT 309.4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM PER ANSI 2009 SECT 309.4. ELECTRICAL CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLE OUTLETS AVAILABLE FOR PUBLIC USE IN AREAS OF PUBLIC ACCOMMODATION, SUCH AS THE LEASING CENTER, SHALL BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE PER 2010 ADA STD SECT 308 AND SHALL BE OPERABLE PER 2010 ADA STD SECT 309.

*GENERAL NOTES

A. ELECTRICAL RECEPTACLES SHALL NOT BE LOWER THAN 15" A.F.F TO THE CENTER OF THE LOWEST OUTLET ON THE DUPLEX RECEPTACLE. OUTLETS ABOVE COUNTERTOPS SHALL BE LOCATED 44" A.F.F. TO THE CENTER OF THE TOP OUTLET ON THE DUPLEX RECEPTACLE. OUTLETS ON WALLS OVER CABINETS MUST BE A MINIMUM OF 36" FROM A CORNER.

B. TELEPHONE, CABLE TV, AND DATA JACKS SHALL NOT BE LOWER THAN 15" A.F.F TO THE CENTER OF LOWEST JACK.

C. LIGHTING CONTROLS, ELECTRICAL SWITCHES, AND RECEPTACLE CONTROLS, ELECTRICAL PANEL BOARDS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS MUST BE LOCATED AT 48" MAX. AND 15" MIN. A.F.F AND MUST HAVE A 30"x48" CLEAR FLOOR SPACE FOR A FORWARD OR PARALLEL APPROACH.

D. ALL FIRE ALARM/STROBE OR ANY OTHER ALARM INDICATING DEVICES SHALL COMPLY WITH NFPA 72 @ ICC/A117.1

* BATHROOMS

E. PROVIDE WALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS CAPABLE OF SUPPORTING 250 LBS. LOCATE BLOCKING PER DIAGRAMS AT TUBS, SHOWERS, AND WATER CLOSETS. A TUB/SHOWER UNIT WITH INTEGRAL BLOCKING MAY BE USED IN LIEU OF WOOD BLOCKING IN WALL.

F. TOILET PAPER DISPENSER: LOCATE 7" MIN. 9"MAX. IN FRONT OF WATER CLOSET AND 18" MIN A.F.F. KEEP BELOW GRAB BAR.

G. TOWEL BARS: LOCATE 48" A.F.F MAX.

H. MIRROR: LOCATE BOTTOM EDGE OF MIRROR REFLECTING SURFACE AT 40" A.F.F MAX.

I. MEDICINE CABINET: LOCATE BOTTOM SHELF AT 44" A.F.F MAX.

J. FLUSH CONTROLS : LOCATE ON OPEN SIDE OF WATER CLOSET.

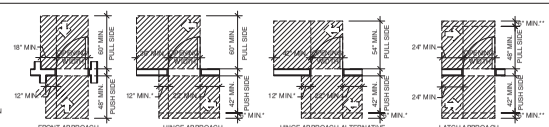
1.0 DOORS - CLEARANCES AND TURNING RADIUS (NTS)

A. ACCESSIBLE ROUTE.
THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH USABLE SPACE WITHIN THE DWELLING UNIT.

B. DOORS
- THE PRIMARY ENTRANCE DOOR AND ALL OTHER DOORS INTENDED FOR USER PASSAGE SHALL BE ACCESSIBLE.
- PROVIDE REQUIRED MANEUVERING CLEARANCES AT ALL DOORS.
- PROVIDE ADA COMPLIANT DOOR HARDWARE & THRESHOLD. DOORS TO BE 3'-0" WIDE.
- DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR AREA OF ANY FIXTURE, UNLESS A 30"x48" CLEAR FLOOR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.

C. PROVIDE A 60" CLEAR TURNING AREA OR T-SHAPED SPACE IN COMPLIANCE WITH 304-ANSI 2009 IN ROOMS ALONG ACCESSIBLE ROUTE. A TURNING AREA IS NOT REQUIRED IN NON-COMPLIANT BATHROOMS AND PANTRIES/CLOSETS 48" DEEP MAX.

D. ALL PASS -THROUGH DOORS TO BE 3'-0" MIN. NOMINAL WIDTH.



* IF BOTH CLOSER AND LATCH ARE PROVIDED.

** IF BOTH CLOSER IS PROVIDED.

2.0 TOILET ROOMS CLEARANCES (NTS)

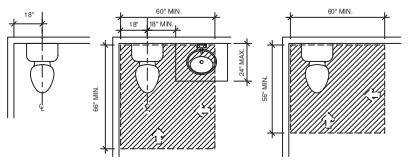
AT LEAST ONE (1) BATHROOM (PRIMARY BATHROOM) IN EACH TYPE A UNIT MUST MEET THESE REQUIREMENTS. ALL BATHROOMS MUST PROVIDE REINFORCEMENT FOR FUTURE GRAB BARS AND SHOWER SEATS PER 1003.11.1 - ANSI 2009.

A. LAVATORY.
PROVIDE A 34" HIGH (MAX. FINISH HEIGHT TO TOP OF SINK RIM) COUNTERTOP WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 30" WIDE CLEAR SPACE UNDER SINK. PROVIDE A COUNTERTOP MOUNTED LAVATORY NO DEEPER THAN 6 1/2" WITH ADA COMPLIANT FAUCETS. PROVIDE ADA COMPLIANT PIPE WRAP AT ALL EXPOSED SUPPLY & WASTE PIPING. EXTEND FINISHES BENEATH AND BEHIND REMOVABLE CABINET.

B. OFFSET CONTROLS.
PROVIDE AN ADA COMPLIANT SINGLE LEVER WATER CONTROL ON AN END WALL LOCATED VERTICALLY BETWEEN THE BATHTUB RIM AND GRAB BAR, AND HORIZONTALLY BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. WATER SUPPLY AND DRAIN LINES SHALL NOT ENCROACH NOR INTERFERE WITH THE CLEAR REQUIRED KNEE SPACE. HOT WATER SUPPLY AND DRAIN LINES SHALL BE COVERED WITH EITHER PIPE INSULATION OR A NON-HEAT CONDUCTING BAFFLE. A BAFFLE SHALL NOT ENCROACH NOR INTERFERE WITH THE REQUIRED MINIMUM KNEE SPACE. TOE SPACE AT THE BOTTOM OF ANY BAFFLE SHALL HAVE A 6" MAX. DEPTH AND A 9" MIN. HEIGHT A.F.F., NEITHER THE INSULATION, BAFFLE, NOR LAVATORY SHALL HAVE SHARP OR ABRASIVE SURFACES/EDGES.

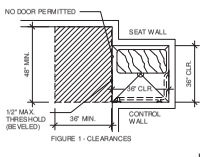
C. TUB UNIT.
PROVIDE A SHOWER SPRAY UNIT WITH 59" MIN. FLEXIBLE HOSE THAT CAN BE USED AS A HAND-HELD SHOWER OR AS A FIXED SHOWER HEAD. IF AN ADJUSTABLE SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL NOT OBSTRUCT THE USE OF GRAB BARS. MOUNT HAND SPRAY 38" MIN. TO 48" MAX. A.F.F.

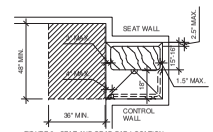
D. SHOWERS.
A 1/2" BEVELED THRESHOLD MAX. IS PERMITTED AT A ROLL-IN SHOWER. PROVIDE SHOWER HAND SPRAY NOTED ABOVE. PROVIDE BLOCKING FOR FUTURE INSTALLATION OF SEAT.

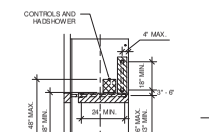


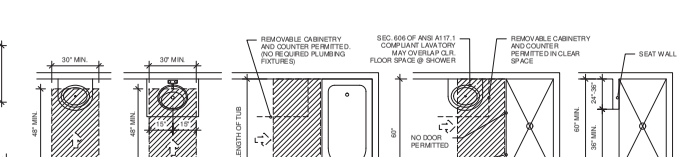
LAVATORY 24" DEEP MAX. ALLOWED IN CLEAR SPACE IF IT COMPLIES WITH 606 - ANSI A117.1 OR WITH REMOVABLE CABINETRY

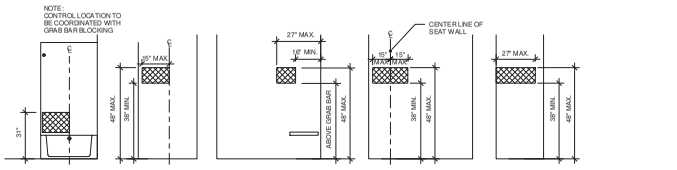
TRANSFER-TYPE SHOWER (NTS)











3.0 KITCHEN CLEARANCES (NTS)

A. CLEARANCES.
PROVIDE A MIN. OF 40" CLR. BETWEEN ALL OPPOSING COUNTERTOPS AND APPLIANCES IN A GALLEY STYLE KITCHEN AND A MIN. OF 60" CLR. BETWEEN ALL COUNTERTOPS AND APPLIANCES IN A "U" STYLE KITCHEN.

B. PROVIDE A 34" HIGH (MAX. FINISH HEIGHT TO TOP OF SINK RIM) COUNTERTOP WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MIN. 30" WIDE CLR. SPACE UNDER SINK. INSULATED PIPES UNDER SINKS. PROVIDE A COUNTERTOP MOUNTED SINK NO DEEPER THAN 6 1/2". WITH ADA COMPLIANT FAUCETS. IF GARBAGE DISPOSAL IS PROVIDED LOCATE MOUNT DISPOSAL IN ORDER TO COMPLY WITH UNDER SINK CLEAR REQUIREMENTS (OFFSET GO UNDER SINK), SWITCH TO BE ACCESSIBLE.

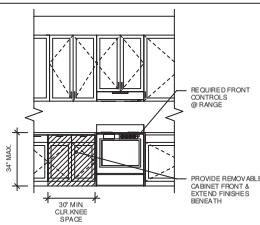
C. APPLIANCES.
PROVIDE A 30"x48" CLR. SPACE AT ALL APPLIANCES.
PROVIDE OPERABLE PARTS WITHIN ACCESSIBLE REACH RANGES AS SEEN ON GENERAL ACCESSIBLE STANDARDS SHEET.

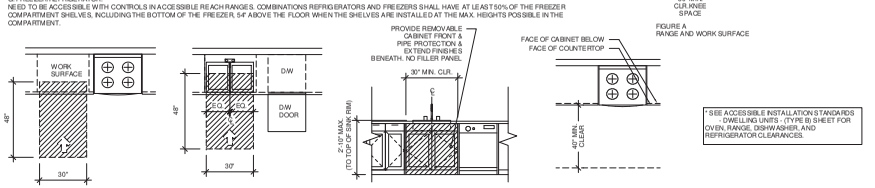
D. RANGE CONTROLS.
PROVIDE A RANGE WITH FRONT MOUNTED, PUSH BUTTON CONTROLS.
PROVIDE AN ACCESSIBLY LOCATED REMOTE SWITCH FOR THE LIGHT AND THE FAN ON THE STOVE HOOD. LOCATE ADJACENT TO THE WORK SURFACE. SEE ELECTRICAL PLANS.

E. DISHWASHER.
PROVIDE DISHWASHER WITH FRONT MOUNTED CONTROLS, PUSH BUTTON CONTROLS. DOOR SHALL LOCK EITHER BY BUTTON OR LEVER.

F. WORK SPACE.
PROVIDE A REMOVABLE CABINET BASE AT THE WORK SURFACE IN KITCHEN. SURFACE SHALL BE 30" WIDE (MIN. CLR.), 34" MAX. HIGH, AND 24" DEEP.

G. FREEZER/REFRIGERATOR.
NEED TO BE ACCESSIBLE WITH CONTROLS IN ACCESSIBLE REACH RANGES. COMBINATIONS REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54" ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAX. HEIGHTS POSSIBLE IN THE COMPARTMENT.





* SEE ACCESSIBLE INSTALLATION STANDARDS DWELLING UNITS - (TYPE B) SHEET FOR OVEN, RANGE, DISHWASHER, AND REFRIGERATOR CLEARANCES.

4.0 MISCELLANIOUS (NTS)

LAUNDRY:

A. 30"x48" CLR. SPACE FOR PARALLEL APPROACH SHALL BE PROVIDED FOR EACH APPLIANCE. ACCESSIBLE WASHING MACHINES AND DRYERS SHALL BE FRONT LOADING AND SHALL HAVE UP-FRONT CONTROLS. DOOR LOCKING SHALL EITHER BE BY PUSH BUTTON OR BY LEVER AND SHALL NOT REQUIRED THE USE OF A FINE GRASP AND ANY WRIST-TWISTING MOTION TO ENSURE POSITIVE LOCKING.

ADDITIONAL REQUIREMENTS FOR TYPE A UNITS.

B. FLOOR FINISHES SHALL BE CONTINUOUS UNDER ALL REMOVABLE MILLWORK/BASE CABINETS. CARPET SHALL BE LEVEL LOOP GLUED DIRECTLY TO FLOOR, 1/2" MAX. PILE HT.

C. PROVIDE ONE WALL MOUNTED PHONE CONTROL MOUNTED NOT HIGHER THAN 44" A.F.F.

D. PROVIDE ADA COMPLIANT HARDWARE AT ALL DOORS. DOORS TO BE 32" CLR. AT 90 DEG.

E. PROVIDE AN ADDITIONAL PEEP HOLE IN ENTRY DOOR AT 42" A.F.F.

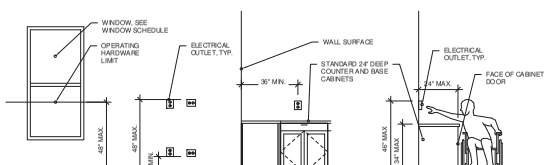
F. AT LEAST ONE OF EACH STORAGE TYPE SHALL COMPLY WITH ACCESSIBLE REACH RANGES. AT ACCESSIBLE REACH-IN CLOSETS OR PANTRIES PROVIDE RODS/SHELVES WITH 46" A.F.F. MAX ABOVE FINISH FLOOR (OR ADJUSTABLE). AT ACCESSIBLE CLOSETS OR PANTRIES, WITH USER PASSAGE DOOR, PROVIDE RODS/SHELVES WITH 48" A.F.F. MAX ABOVE FINISH FLOOR (OR ADJUSTABLE).

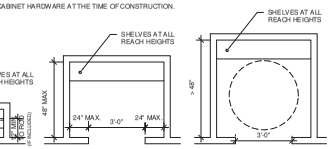
G. WHERE OPERABLE WINDOWS ARE REQUIRED FOR NATURAL VENTILATION, THEY SHALL HAVE OPERATING HARDWARE AT 15" MIN. AND 48" MAX. A.F.F. AND A 30"x48" CLR. FLOOR SPACE. WINDOWS REQUIRED FOR EMERGENCY ESCAPE SHALL HAVE A 30"x48" CLR. FLOOR SPACE.

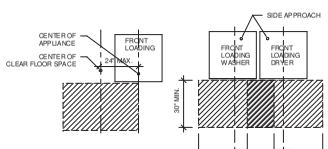
H. PROVIDE ADA COMPLIANT COLLAPSIBLE WATER DAM AT SHOWERS.

I. REMOVE SINK BASE CABINET & WORK SURFACE CABINET AT BATHROOM AND KITCHEN IF OCCUPIED BY DISABLED TENANT.

J. PROVIDE ADA COMPLIANT CABINET HARDWARE AT THE TIME OF CONSTRUCTION.







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THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

ACCESSIBILITY STANDARDS - DWELLING UNITS (TYPE A)

G7.04

ABBREVIATIONS:

ABV	ABOVE	DEP	DEPRESSED	GB.	GRAB BAR	NO. OR #	NUMBER	SHL	SHELL		
AFF	ABOVE FINISH FLOOR	DET	DETAIL	GD	GRADE, GRADING	NOM	NOMINAL	SHR	SHOWER		
ACOUST	ACOUSTICAL	DISB	DISABLED	GRAN	GRANITE	NMT	NONMETALLIC	SDG	SIDING		
ACP	ACOUSTICAL PANEL	DISP	DISPENSER	GVL	GRAVEL	NIC	NOT IN CONTRACT	SIM	SIMILAR		
ACT	ACOUSTICAL CEILING TILE	DL	DEAD LOAD	GND	GROUND	NTS	NOT TO SCALE	SD	SOAP DISPENSER		
AP	ACCESS PANEL	DTL	DETAIL OR DET.	GF	GROUND FACE	N.S.	NEAR SIDE	SC	SOLID CORE		
ADD	ADDENDUM	DIAG	DIAGONAL	GT	GROUT	NR	NOISE REDUCTION	SPEC	SPECIFICATION(S)		
ADH	ADHESIVE	DIM	DIMENSION	GYP	GYPSUM	NRC	NOISE REDUCTION COEFFICIENT	SQ	SQUARE		
ADJ	ADJACENT	DISP	DISPENSER	GWB	GYPSUM WALL BOARD			SQ FT	SQUARE FOOT		
ADJS	ADJUSTABLE	DIV	DIVISION	GYPL	GYPSUM LATH	OBS	OBSCURE	SQ IN	SQUARE INCH		
AGGR	AGGREGATE	DR	DOOR	GPPL	GYPSUM PLASTER	OFF	OFFICE	SS	STAINLESS STEEL		
A/C	AIR CONDITIONING	DO	DOOR OPENING	GPT	GYPSUM TILE	OC	ON CENTER(S)	STD	STANDARD		
ALT	ALTERNATE	DBL	DOUBLE			OP	OPAQUE	STA	STATION		
ALUM	ALUMINUM	DA	DOUBLE ACTING	HDCP	HANDICAP(PED)	OPG	OPENING	STL	STEEL		
AB(S)	ANCHOR BOLT(S)	DH	DOUBLE HUNG	HBD	HARDBOARD	OJ	OPEN-WEB JOIST	STOR	STORAGE		
ANOD	ANODIZED	DWN	DOWN	HDW	HARDWARE	OPP	OPPOSITE	STS	STORM SEWER		
ANC	ANCHOR, ANCHORAGE	DS	DOWNSPOUT	HWD	HARDWOOD	OPH	OPPOSITE HAND	STRUCT	STRUCTURAL		
APPROX.	APPROXIMATE	DTA	DOVETAIL ANCHOR	HDR	HEADER	OD	OUTSIDE DIAMETER, OVERFLOW DRAIN	SUSP	SUSPENDED		
ARCH	ARCHITECT(URAL)	DTS	DOVETAIL ANCHOR SLOT	HJT	HEAD JOINT	OHMS	OVAL HEAD MACHINE SCREW	SUSP CLG	SUSPENDED CEILING		
AUTO	AUTOMATIC	DW	DUMBWAITER	HTG	HEATING	OHWS	OVAL HEAD WOOD SCREW	SWD	SOLID WOOD		
AC	ACCESSIBLE	DB	DRAIN BOARD	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	OA	OVERALL	SAPB	SOUND ATTENUATION FIRE BATTS		
AD	AREA DRAIN	DT	DRAIN TILE	HD	HEAVY DUTY	OH	OVERHEAD	SYM	SYMETRIC (AL)		
ASB	ASBESTOS	DWR	DRAWER	HT	HEIGHT			SYN	SYNTHETIC		
ASPH	ASPHALT	DWG(S)	DRAWING(S)	HX	HEXAGONAL	PNT	PAINT(ED)	SYS	SYSTEM		
ATT	ATTACHED	DF	DRINKING FOUNTAIN	HC	HOLLOW CORE	PR	PAIR				
AWS	ACOUSTICAL WALL SYSTEM	DSP	DRY STANDPIPE	HM	HOLLOW METAL	PNL	PANEL	TEL	TELEPHONE		
				HK	HOOK (S)	PB	PANIC BAR	TV	TELEVISION		
BSMT	BASEMENT	E	EAST	HOR	HORIZONTAL	PTD	PAPER TOWEL DISPENSER	TEMP	TEMPERED		
BRG	BEARING	EA	EACH	HB	HOSE BIBB	PTR	PAPER TOWEL RECEPTACLE	TER	TERRAZZO		
BPL	BEARING PLATE	EW	EACH WAY	HR	HOUR INCIN INCINERATOR	PAR	PARALLEL	T	TREAD(S)		
BET	BETWEEN	EL.EC	ELECTRIC(AL)			PARA	PARAPET	TME	TO MATCH EXISTING		
BM	BENCH MARK, BEAM	E.F.	EACH FACE	INCL	INCLUDE(D), (ING)	PK	PARKING	T.O.PAR.	TOP OF PARAPET		
BEL	BELOW	EOP	EDGE OF PAVEMENT	ID	INSIDE DIAMETER	PBD	PARTICLE BOARD	T.L.	TOTAL LOAD		
BEV	BEVELED	EP	ELEC PANEL BOARD	INSUL	INSULATE (D), (ION), (ING)	PTN	PARTITION	T.O.E	TOP OF EAVE		
BITUM	BITUMINOUS	EMER	EMERGENCY	INSC	INSULATING CONCRETE	PV	PAVE (D), (ING)	T.O.F	TOP OF FRAMING		
BLK	BLOCK	ENCL.	ENCLOSE(URE)	INSF	INSULATING FILL	PVMT	PAVEMENT	T.O.FTG	TOP OF FOOTING		
BLKG	BLOCKING	EQ.	EQUAL	INT	INTERIOR	PED	PEDESTAL	T.O.C.	TOP OF CURB		
BD	BOARD	EQUIP	EQUIPMENT	INTM	INTERMEDIATE	PRF	PERFORM (ED)	T.O.D.	TOP OF DECK		
BS	BOTH SIDES	EXIST	EXISTING	INV	INVERT	PERF	PERFORATE(D)	T.O.M.	TOP OF MASONRY		
BW	BOTH WAYS	EXP	EXPANSION	IPS	IRON PIPE SIZE	PERI	PERIMETER	T.O.P.	TOP OF PAVEMENT		
BOT	BOTTOM	EJ	EXPANSION JOINT			PLAS	PLASTER OR PLASTIC	T.O.S.	TOP OF STEEL OR SLAB		
BOW	BOTTOM OF WALL	EWC	ELEC WATER COOLER	JC	JANITOR'S CLOSET	P.LAM.	PLASTIC LAMINATE	T.O.W.	TOP OF WALL		
BRK	BRICK	EXPO	EXPOSED	JT	JOINT	PL	PLATE, PROPERTY LINE	T.& G	TONGUE AND GROOVE		
BLDG	BUILDING	EXT	EXTERIOR	JF	JOINT FILLER JOIST	PWD	PLYWOOD	TYP	TYPICAL		
BUR	BUILT-UP ROOF	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM			PT	PRESSURE TREATED	T.& B	TOP AND BOTTOM		
BBD	BULLETIN BOARD	ELEV	ELEVATOR ELEVATION EL	KPL	KICKPLATE	PVC	POLYVINYL CHLORIDE	TPD	TOILET PAPER DISP.		
		EXH.J.	EXHAUST	KIT.	KITCHEN	PE	PORCELAIN ENAMEL	THRES	THRESHOLD		
CAB	CABINET	ES	EXTRA STRONG	KO	KNOCKOUT	PSC	PRESTRESSED CONCRETE	TB	TOWEL BAR		
CAD	CADMIUM					PTC	POST-TENSIONED CONCRETE	THR	THREADS		
CPT	CARPET (ED)	FWC	FABRIC WALLCOVERING	L	LENGTH	PCF	POUNDS PER CUBIC FOOT	THK	THICKNESS		
CSMT	CASEMENT	FOC	FACE OF CONCRETE	LBL	LABEL	PLF	POUNDS PER LINEAL FOOT	TR	TRANSOM		
COG	CASED OPENING	FOF	FACE OF FINISH	LAB	LABORATORY	PSF	POUNDS PER SQUARE FOOT				
CI	CAST IRON	FOG	FACE OF GLASS	LAD	LADDER	PSI	POUNDS PER SQUARE INCH	UC	UNDERCUT		
CT	CAST-IN-PLACE CONCRETE	FOM	FACE OF MASONRY	LB	LAG BOLT	PCC	PRECAST CONCRETE	U.N.F.	UNFINISHED		
CST	CAST STONE	FOS	FACE OF STUDS	LAM	LAMINATE (D)	PRCST	PRECAST	U.R.	URINAL		
CB	CATCH BASIN	FCF	FACTORY FINISH	LAV	LAVATORY	PFB	PREFABRICATE (D)	U.O.N.	UNLESS OTHERWISE NOTED		
CK	CAULK (ING), CAULK (ING)	FS	FAR SIDE	LH	LEFT HAND	PFH	PREFINISHED	U.N.O.	UNLESS NOTED OTHERWISE		
CLG	CEILING	FASTN	FASTEN (ER), (ED)	LT	LIGHT	PRF	PREFORMED				
CEM	CEMENT	FN	FENCE	LC	LIGHT CONTROL			VB	VAPOR BARRIER		
CTR	CENTER	FBD	FIBERBOARD	LP	LIGHTPROOF	QT	QUARRY TILE	VAR	VARNISH		
C/L	CENTERLINE	FGL	FIBERGLASS	LW	LIGHTWEIGHT			VEN	VENEER		
CM	CENTIMETER (S)	FC	FIBER CEMENT	LWC	LIGHTWEIGHT CONCRETE	R	RISER	VERM	VERMICULITE		
CER	CERAMIC	FIN	FINISH(ED)	LMS	LIMESTONE	RAT	RABBET	VERT	VERTICAL		
CT	CERAMIC TILE	FF	FINISH FLOOR	LTL	LINTEL	RAD	RADIUS	VG	VERTICAL GRAIN		
CHBD	CHALKBOARD	FFE	FINISH FLOOR ELEV.	LL	LIVE LOAD	RL	RAIL (ING)	VIN	VINYL		
CHAM	CHAMFER	FA	FIRE ALARM	LCKR	LOCKER	RWL	RAIN WATER LEADER	VB	VINYL BASE		
CHNL	CHANNEL	FBRK	FIRE BRICK	LVR	LOUVER	REC	RECEPTACLE	VCT	VINYL COMPOSITION TILE		
CR	CHROMIUM (PLATED)	FE	FIRE EXTINGUISHER	LPT	LOW POINT METER(S)	RWD	REDWOOD	VT	VINYL TILE		
CIR	CIRCLE	FEC	FIRE EXTINGUISHER CABINET			REF	REFERENCE	VWC	VINYL WALLCOVERING		
CIRC	CIRCUMFERENCE	FHC	FIRE HOSE CABINET	MB	MACHINE BOLT	RFL	REFLECT (ED), (IVE), (OR)	V.I.F.	VERIFY IN FIELD		
CLR	CLEAR (ANCE)	FPL	FIREPLACE	MDP	MAIN DISTRIBUTION PANEL	REFR	REFRIGERATOR	VEST.	VESTIBULE		
C.O.	CLEAN OUT, CONCRETE OPENING	FP	FIREPROOF	MI	MALLEABLE IRON	REG	REGISTER				
CLO	CLOSET	FRC	FIRE-RESISTANT COATING	MH	MANHOLE	REINF	REINFORCE (D), (ING)	W	WEST		
COL	COLUMN	FRT	FIRE-RETARDANT	MFR	MANUFACTURE (R)	RCP	REINFORCED CONCRETE PIPE	WSCT	WAINSCOT		
COMB	COMBINATION	FLG	FLASHING	MRB	MARBLE	REM	REMOVE	WC AB	WALL CABINET		
COMPT	COMPARTMENT	FB	FLAT BAR	MAS	MASONRY	REQ'D	REQUIRED	WF	WALL FABRIC		
COMPO	COMPOSITION (COMPOSITE)	FHMS	FLATHEAD MACHINE SCREW	MO	MASONRY OPENING	RESIL	RESILIENT	WH	WALL HUNG		
COMPR	COMPRESS (ED), (ION), (IBLE)	FHWS	FLATHEAD WOOD SCREW	MATL	MATERIAL (S)	RET	RETAIN (ING)	WTW	WALL TO WALL		
CAF	COMPUTER ACCESS FLOOR	FLX	FLEXIBLE	MAX	MAXIMUM	RA	RETURN AIR	W.O.M.	WALK OFF MAT		
CONC	CONCRETE	FD	FLOOR DRAIN	MECH	MECHANIC (AL)	RVS	REVERSE (SIDE)	WHR	WATER HEATER		
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR(ING)	MC	MEDICINE CABINET	REV	REVISION (S), REVISED	WC	WATER CLOSET		
CONN	CONNECTION	FLCO	FLOOR CLEANOUT	MED	MEDIUM	RH	RIGHT HAND	WP	WATERPROOF (ING)		
CONST	CONSTRUCTION	FPL	FLOOR PLATE	MDF	MEDIUM DENSITY FIBERBOARD	ROW	RIGHT OF WAY	WR	WATER REPELLENT		
CONT.	CONTINUOUS, CONTINUE	FLOUR	FLOURESCENT	MBR	MEMBER	RVT	RIVET	WRGB	WATER RESISTANT GYPSUM BOARD		
CONTR	CONTRACT (OR)	FT	FOOT OR FEET	MMB	MEMBRANE	RD	ROOF DRAIN, ROAD	WS	WATERSTOP		
CJ	CONTROL JOINT	FTG	FOOTING, PAD FOUNDATION	MTL	METAL	RFH	ROOF HATCH	WT	WEIGHT		
COORD	COORDINATE	FR	FRAME (D) (ING)	MFD	METAL FLOOR DECKING	RFG	ROOFING	WHB	WHEEL BUMPER		
CPR	COPPER	FRA	FRESH AIR	MTFR	METAL FURRING	RM	ROOM	WID	WIDTH		
CG	CORNER GUARD	FLS	FULL SIZE	MRD	METAL ROOF DECKING	RO	ROUGH OPENING	WIN	WINDOW		
CORR.	CORRUGATED, CORRIDOR	FBO	FURNISHED BY OTHERS	MTHR	METAL THRESHOLD	RND	ROUND	WG	WIRE GLASS		
CTR	COUNTER	FURR	FURR (ED), (ING)	MM	MILLIMETER (S)	RB	RUBBER BASE	WM	WIRE MESH		
CPL	COUNTERFLASHING	FUT	FUTURE	MWK	MILLWORK	RBT	RUBBER TILE	W/	WITH		
CS	COUNTERSINK			MIN	MINIMUM			W/O	WITHOUT		
CRS	COURSE (S)	GA	GAGE, GAUGE	MIR	MIRROR	S	SOUTH	WD	WOOD		
CRB	COVED RUBBER BASE	GALV	GALVANIZED	MISC	MISCELLANEOUS	SAN	SANITARY	WB	WOOD BASE		
CRG	CROSS GRAIN	GI	GALVANIZED IRON	MOD	MODULAR	SND	SANITARY NAPKIN DISPENSER	W.P.T.	WORKING POINT		
CUFT	CUBIC FOOT	GP	GALVANIZED PIPE	MLD	MOLDING, MOULDING	SCHED	SCHEDULE	W.I.	WROUGHT IRON		
CUYD	CUBIC YARD	GSS	GALVANIZED STEEL SHEET	MR	MOP RECEPTOR	SLNT	SEALANT				
		GKT	GASKET (ED)	MT	MOUNT (ED), (ING)	SECT.	SECTION				
DPR	DAMPER	GC	GENERAL CONTRACT (OR)	MOV	MOVABLE	SEC.	SECOND				
DP	DAMPPROOFING	GL	GLASS, GLAZING	MULL.	MULLION	SERV	SERVICE				
DEG	DEGREE	GLB	GLASS BLOCK			SHTHG	SHEATHING				
DEM	DEMOLISH, DEMOLITION	GLF	GLASS FIBER	N	NORTH	SHT	SHEET				
DMT	DEMOUNTABLE	GCMU	GLAZED CONCRETE MASONRY UNITS	NAT	NATURAL	S V	SHEET VINYL				
DEPT	DEPARTMENT	GST	GLAZED STRUCTURAL TILE	NI	NICKEL	S&R	SHELF AND ROD				

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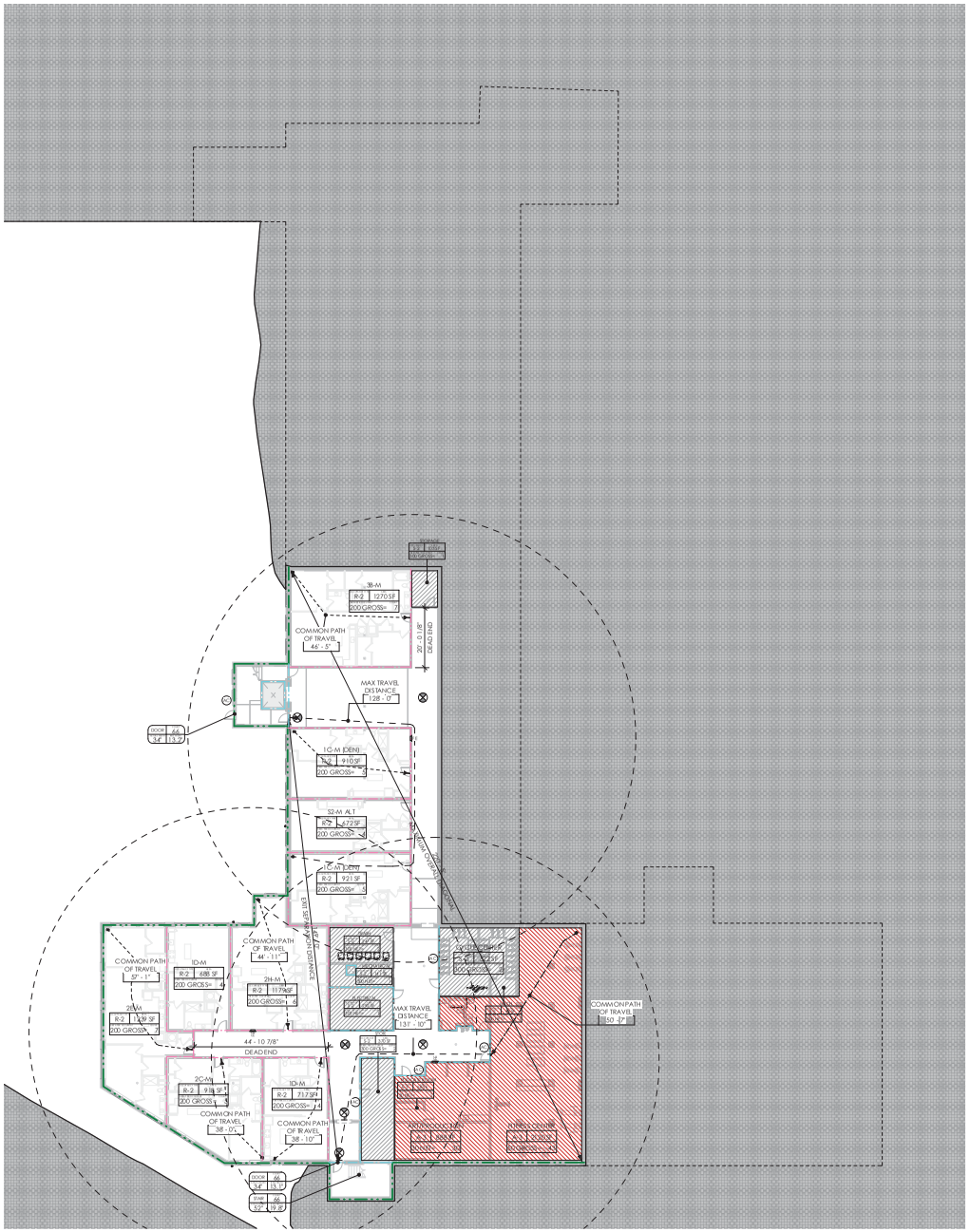
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions		
No.	Description	Date

ABBREVIATIONS / GENERAL PROJECT DATA

G8.01



1 LS1.00 LIFE SAFETY PLAN - BASEMENT

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ELEVATOR LOBBY NOT REQUIRED AT STREET LEVEL PER 2018 NCSBC SECTION 3006.2, EXCEPTION 2
2. PER 2018 NCSBC SECTION 1020.4, EXCEPTION 2, THE MAX LENGTH OF DEAD END CORRIDORS IN AN R-2 OCCUPANCY OF A BUILDING WITH A SPRINKLER IS 50 FEET.
3. PER 2018 NCSBC SECTION 1207.2, TENANT SEPARATION WALLS AND CORRIDOR WALLS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
4. SEE STRUCTURAL DRAWINGS FOR PRIMARY STRUCTURAL MEMBERS AT TRANSFER LOAD LOCATIONS. PRIMARY STRUCTURAL STEEL BEAMS AND COLUMNS TO BE RATED 1-HOUR WITH FIREPROOFING PER 2018 NCSBC SECTION 704. INTUMESCENT PAINT PER MANUFACTURER'S TESTING OR PER UL ASSEMBLY. PRIMARY SOLID WOOD STRUCTURAL MEMBERS ACHIEVE INHERENT FIRE-RATINGS PER MANUFACTURER'S TESTING.
5. MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008 OF THE 2018 NCSBC. SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL EXIT SIGNS, FIRE ALARMS, STROBES, ETC.
6. GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES INCLUDING, BUT NOT LIMITED TO, ACCESSIBILITY AND ENERGY CODES AS ADOPTED BY MECKLENBURG COUNTY AND THE CITY OF CHARLOTTE.
7. ALL RATED WALL AND CEILING ASSEMBLIES SHALL BE CONTINUOUS. ANY PENETRATIONS SHALL HAVE AN APPROVED FIRE DAMPER/SHUTTER AND/OR FIRE-RATED SEALANT TO MAINTAIN A CONSISTENT RATING FOR ANY GIVEN ASSEMBLY. EXTEND FIRE RATED WALLS TO MEET UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. PROVIDE CONTINUOUS BEAD OF FIRE-RATED SEALANT AT THE INTERSECTION OF THE WALL W/ THE FLOOR AND THE WALL W/ THE FLOOR ABOVE OR ROOF DECK.
8. ALL DOORS WITHIN RATED ASSEMBLIES SHALL MAINTAIN THE GIVEN RATING OF EACH RATED WALL ASSEMBLY PER 2018 NCSBC TABLE 716.5. EACH DOOR SHALL MAINTAIN ITS VISIBLE REQUIRED RATING LABEL.
9. RECESSED FIRE EXTINGUISHER CABINETS LOCATED IN RATED WALLS MUST BE RATED PER THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY. FIRE EXTINGUISHER LOCATIONS TO BE REVIEWED WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.

LIFE SAFETY LEGEND:

- 2-HR RATED FIRE BARRIERS
- 2-HR FIRE RATED BEARING WALL
- 2-HR SYMETRICALLY RATED BEARING WALL
- 1-HR RATED FIRE BARRIERS
- 1-HR RATED FIRE PARTITIONS / 1-HR RATED FLOOR ASSEMBLY
- 30-MIN RATED FIRE PARTITIONS / 30-MIN RATED FLOOR ASSEMBLY
- PATH OF TRAVEL
- OVERALL DIAGONAL
- EXIT SEPARATION
- SETBACK LINE
- COMMON PATH OF EGRESS
- EGRESS WIDTH TAG — DOOR 230 / 36" | 50.0"
- OCCUPANT LOAD TAG — ROOM NAME / A-3 2000 SF / 200 GROSS= 134
- FURTHEST POINT OF EGRESS ACCESS — (E)
- DOOR PANIC HARDWARE — (P)
- DOOR ELECTRONIC ACCESS CONTROL — (AC)
- DOOR WITH HOLD-OPEN DEVICE — (H)
- SEMI-RECESSED FIRE EXTINGUISHER CABINET (FINAL COUNT & LOCATION TO BE DETERMINED BY FIRE MARSHAL) — FE
- SURFACE MOUNTED FIRE EXTINGUISHER CABINET (FINAL COUNT AND LOCATION TO BE DETERMINED BY FIRE MARSHAL) — (FE)
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS

LIFE SAFETY OCCUPANCY LEGEND

- A-3 ASSEMBLY
- S-2 STORAGE

BASEMENT EGRESS OCCUPANT COUNT CALCULATION

R-2	47 OCCUPANTS
A-3 FITNESS	43 OCCUPANTS
A-3 ART STUDIO	32 OCCUPANTS
S-2	10 OCCUPANTS
TOTAL	**132 OCCUPANTS**

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NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

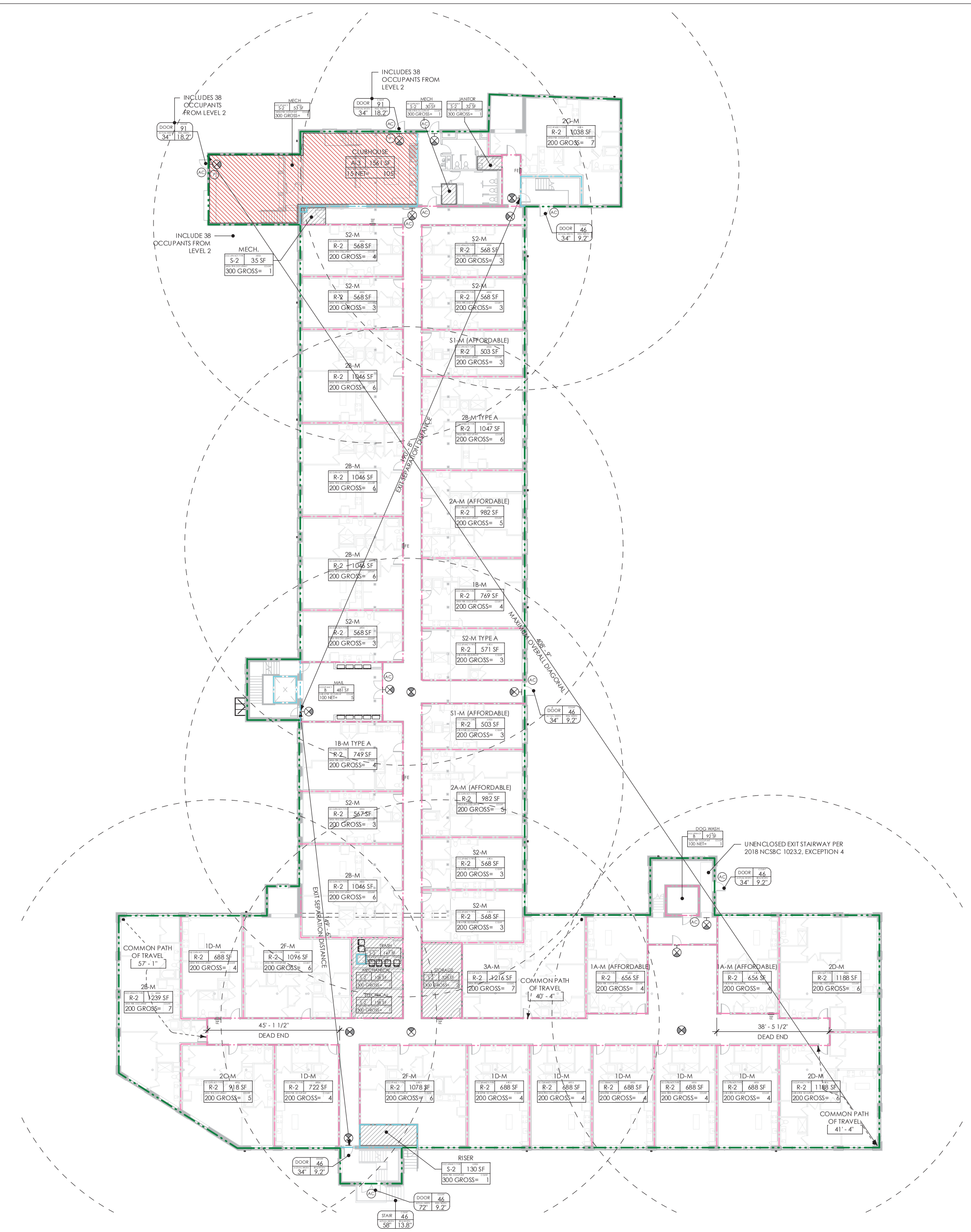
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

LIFE SAFETY PLAN - BASEMENT

LS1.00



1 LS1.01 LIFE SAFETY PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ELEVATOR LOBBY NOT REQUIRED AT STREET LEVEL PER 2018 NCSBC SECTION 3006.2, EXCEPTION 2
2. PER 2018 NCSBC SECTION 1020.4, EXCEPTION 2, THE MAX LENGTH OF DEAD END CORRIDORS IN AN R-2 OCCUPANCY OF A BUILDING WITH A SPRINKLER IS 50-FEET.
3. PER 2018 NCSBC SECTION 1207.2, TENANT SEPARATION WALLS AND CORRIDOR WALLS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
4. SEE STRUCTURAL DRAWINGS FOR PRIMARY STRUCTURAL MEMBERS AT TRANSFER LOAD LOCATIONS. PRIMARY STRUCTURAL STEEL BEAMS AND COLUMNS TO BE RATED 1-HOUR WITH FIREPROOFING PER 2018 NCSBC SECTION 704, INTUMESCENT PAINT PER MANUFACTURER'S TESTING OR PER UL ASSEMBLY. PRIMARY SOLID WOOD STRUCTURAL MEMBERS ACHIEVE INHERENT FIRE-RATINGS PER MANUFACTURER'S TESTING.
5. MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008 OF THE 2018 NCSBC. SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL EXIT SIGNS, FIRE ALARMS, STROBES, ETC.
6. GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES INCLUDING, BUT NOT LIMITED TO, ACCESSIBILITY AND ENERGY CODES AS ADOPTED BY MECKLENBURG COUNTY AND THE CITY OF CHARLOTTE.
7. ALL RATD WALL AND CEILING ASSEMBLIES SHALL BE CONTINUOUS. ANY PENETRATIONS SHALL HAVE AN APPROVED FIRE DAMPER/SHUTTER AND/OR FIRE-RATED SEALANT TO MAINTAIN A CONSISTENT RATING FOR ANY GIVEN ASSEMBLY. EXTEND FIRE RATED WALLS TO MEET UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. PROVIDE CONTINUOUS BEAD OF FIRE-RATED SEALANT AT THE INTERSECTION OF THE WALL W/ THE FLOOR AND THE WALL W/ THE FLOOR ABOVE OR ROOF DECK.
8. ALL DOORS WITHIN RATED ASSEMBLIES SHALL MAINTAIN THE GIVEN RATING OF EACH RATED WALL ASSEMBLY PER 2018 NCSBC TABLE 716.5. EACH DOOR SHALL MAINTAIN ITS VISIBLE REQUIRED RATING LABEL.
9. RECESSED FIRE EXTINGUISHER CABINETS LOCATED IN RATED WALLS MUST BE RATED PER THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY. FIRE EXTINGUISHER LOCATIONS TO BE REVIEWED WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.

LIFE SAFETY LEGEND:

- 2-HR RATED FIRE BARRIERS
- 2-HR FIRE RATED BEARING WALL
- 2-HR. SYMETRICALLY RATED BEARING WALL
- 1-HR RATED FIRE BARRIERS
- 1-HR RATED FIRE PARTITIONS/ 1-HR RATED FLOOR ASSEMBLY
- 30-MIN RATED FIRE PARTITIONS / 30-MIN RATED FLOOR ASSEMBLY
- PATH OF TRAVEL
- OVERALL DIAGONAL
- EXIT SEPARATION
- SETBACK LINE
- COMMON PATH OF EGRESS
- EGRESS WIDTH TAG — DOOR 250 / 32" 50.0'
- OCCUPANT LOAD TAG — ROOM NAME / A-3 2000 SF / 200 GROSS=134
- FURTHEST POINT OF EGRESS ACCESS
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- DOOR ELECTRONIC ACCESS CONTROL — (AC)
- DOOR WITH HOLD-OPEN DEVICE — (H)
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- SURFACE MOUNTED FIRE EXTINGUISHER CABINET (FINAL COUNT AND LOCATION TO BE DETERMINED BY FIRE MARSHAL) — (FE)
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS

LIFE SAFETY OCCUPANCY LEGEND

- A-3 ASSEMBLY
- S-2 STORAGE

BASEMENT EGRESS OCCUPANT COUNT CALCULATION

R-2	168 OCCUPANTS
A-3	105 OCCUPANTS
S-2	9 OCCUPANTS
B	5 OCCUPANT
TOTAL	**287 OCCUPANTS**

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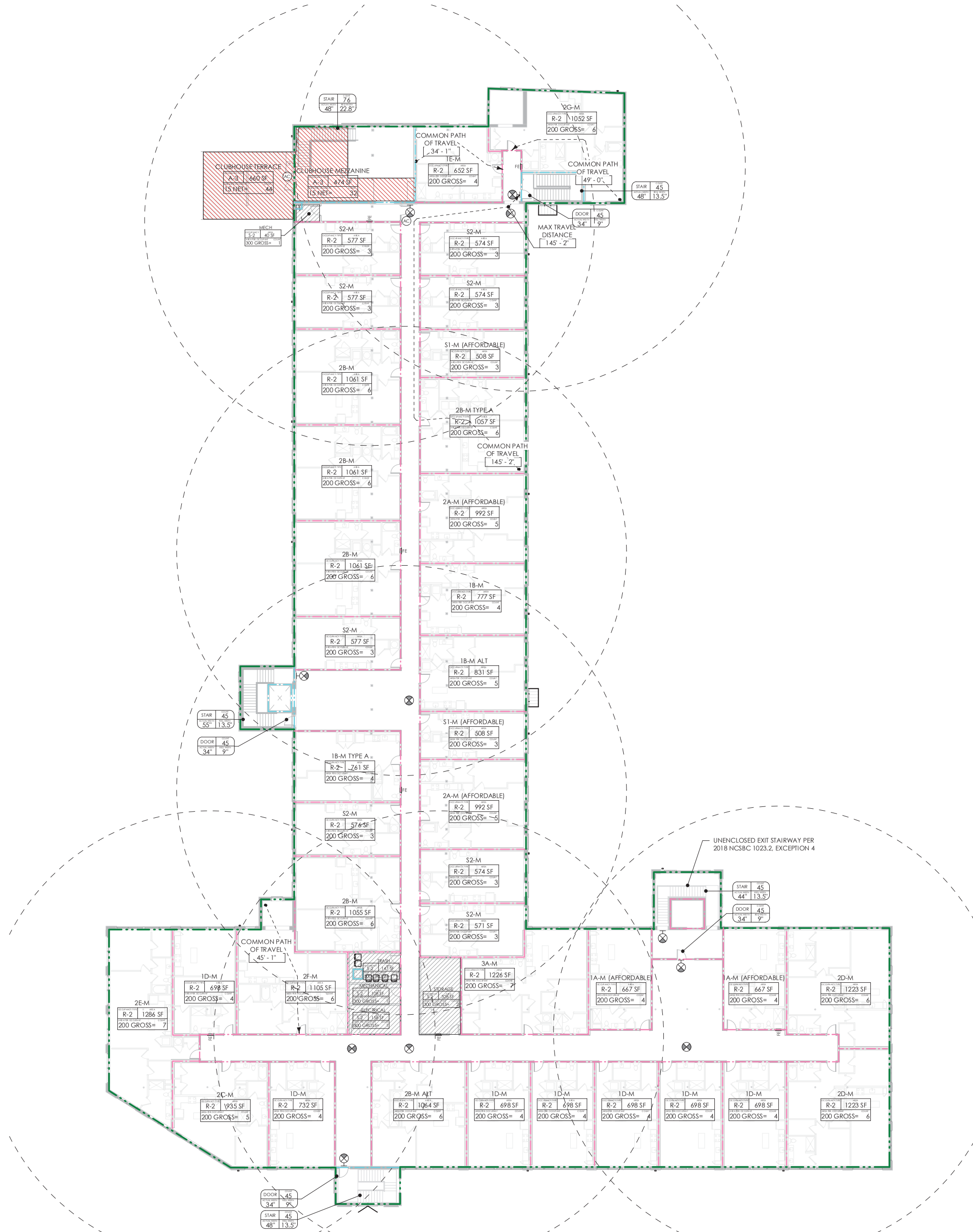
LIFE SAFETY PLAN - LEVEL 1

LS1.01



LIFE SAFETY PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"

1 LS1.02

GENERAL NOTES

1. ELEVATOR LOBBY NOT REQUIRED AT STREET LEVEL PER 2018 NCSBC SECTION 3006.2, EXCEPTION 2
2. PER 2018 NCSBC SECTION 1020.4, EXCEPTION 2, THE MAX LENGTH OF DEAD END CORRIDORS IN AN R-2 OCCUPANCY OF A BUILDING WITH A SPRINKLER IS 50-FEET.
3. PER 2018 NCSBC SECTION 1207.2, TENANT SEPARATION WALLS AND CORRIDOR WALLS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
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5. MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008 OF THE 2018 NCSBC. SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL EXIT SIGNS, FIRE ALARMS, STROBES, ETC.
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8. ALL DOORS WITHIN RATED ASSEMBLIES SHALL MAINTAIN THE GIVEN RATING OF EACH RATED WALL ASSEMBLY PER 2018 NCSBC TABLE 716.5. EACH DOOR SHALL MAINTAIN ITS VISIBLE REQUIRED RATING LABEL.
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LIFE SAFETY LEGEND:

- 2-HR RATED FIRE BARRIERS
- 2-HR FIRE RATED BEARING WALL
- 2-HR. SYMETRICALLY RATED BEARING WALL
- 1-HR RATED FIRE BARRIERS
- 1-HR RATED FIRE PARTITIONS/ 1-HR RATED FLOOR ASSEMBLY
- 30-MIN RATED FIRE PARTITIONS / 30-MIN RATED FLOOR ASSEMBLY
- PATH OF TRAVEL
- OVERALL DIAGONAL
- EXIT SEPARATION
- SETBACK LINE
- COMMON PATH OF EGRESS
- EGRESS WIDTH TAG (DOOR 250 / 32" 50.0")
- OCCUPANT LOAD TAG (ROOM NAME / A-3 2000 SF / 200 GROSS=134)
- FURTHEST POINT OF EGRESS ACCESS
- DOOR PANIC HARDWARE (P)
- DOOR ELECTRONIC ACCESS CONTROL (AC)
- DOOR WITH HOLD-OPEN DEVICE (H)
- SEMI-RECESSED FIRE EXTINGUISHER CABINET(FINAL COUNT & LOCATION TO BE DETERMINED BY FIRE MARSHAL) (FE)
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- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS

LIFE SAFETY OCCUPANCY LEGEND

- A-3 ASSEMBLY
- S-2 STORAGE

BASEMENT EGRESS OCCUPANT COUNT CALCULATION

R-2	172 OCCUPANTS
A-3	76 OCCUPANTS
S-2	6 OCCUPANTS
TOTAL	254 OCCUPANTS

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LIFE SAFETY PLAN - LEVEL 2

LS1.02

GENERAL NOTES:

1. STEEL COLUMNS AND STEEL BEAMS ARE TO BE PROTECTED BY AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY EQUAL TO OR GREATER THAN 1 HOUR AS MARKED ON PLANS.

COLUMNS: UL XS28 OR XS31, SEE PLANS
BEAMS: RATING AS PRESCRIBED IN 2018 NC SBC TABLE 722.2.1.4(2), THE OUTER MOST FINISH LAYER COVERING THE RATED ASSEMBLY SHALL BE A FULLY SUPPORTED 5/8" LAYER OF TYPE-X GYPSUM BOARD, PAINTED.

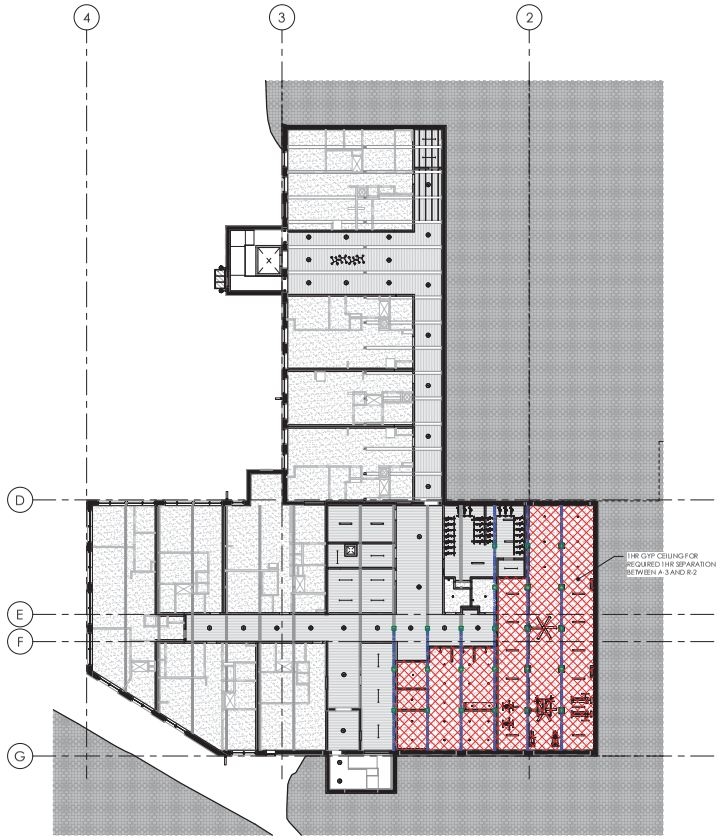
2. WHERE WOOD COLUMNS, WOOD BEAMS, AND WOOD DECKING ARE EXPOSED, THEY MUST MEET THE REQUIRED 1 HOUR FIRE RESISTANCE RATING PER THE AMERICAN WOOD COUNCIL EFFECTIVE CHAR DEPTH C1.6.2.1.2. TEST TR10 AT NOTED AREAS; SEE FIREPROOFING PLANS.

LEGEND:

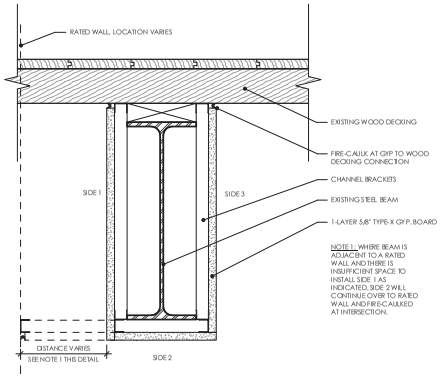
1-HR RATED BEAM WRAP: PRESCRIPTIVE RATING PER TABLE 722.2.1.4(2), 1-LAYER TYPE-X GYP. BOARD

1-HR RATED TUBE SHAPE COLUMN WRAP: **U.L. XS31**

1HR REQUIRED HORIZONTAL ASSEMBLY BETWEEN R-2 AND A-3 OCCUPANCY BELOW PER TABLE 508.4



1 LS2.01 FIREPROOFING PLAN - BASEMENT
SCALE: 1/16" = 1'-0"



2 LS2.01 1HR BEAM STEEL WRAP - WOOD DECKING
SCALE: 3" = 1'-0"

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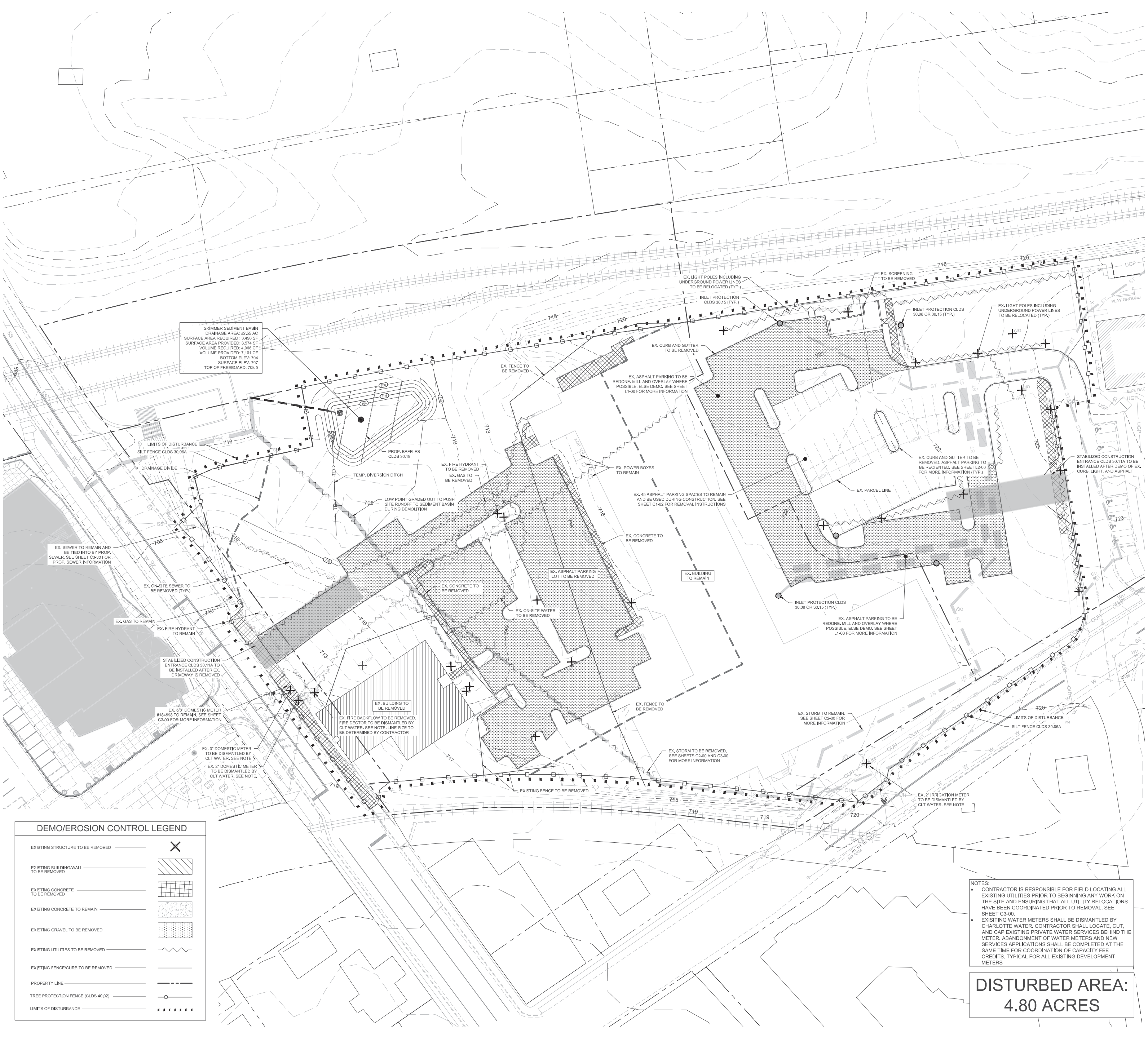
FIREPROOFING PLANS

LS2.01



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE AND ENSURING THAT ALL UTILITY RELOCATIONS HAVE BEEN COORDINATED PRIOR TO REMOVAL. SEE SHEET C3-00.
- EXISITING WATER METERS SHALL BE DISMANTLED BY CHARLOTTE WATER. CONTRACTOR SHALL LOCATE, CUT, AND CAP EXISTING PRIVATE WATER SERVICES BEHIND THE METER. ABANDONMENT OF WATER METERS AND NEW SERVICES APPLICATIONS SHALL BE COMPLETED AT THE SAME TIME FOR COORDINATION OF CAPACITY FEE CREDITS. TYPICAL FOR ALL EXISTING DEVELOPMENT METERS

DISTURBED AREA: 4.80 ACRES

DEMOLITION NOTES:

1. CONTRACTOR TO SUBMIT DEMOLITION PLAN TO THE CITY OF CHARLOTTE BUILDING STANDARDS BEFORE DEMOLITION IS TO BEGIN AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL DEMOLITION PERMITS AS REQUIRED.
2. NO DEMOLITION RESULTING IN LAND DISTURBANCE PRIOR TO PRE-CONSTRUCTION MEETING.
3. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE AND ARE FUNCTIONAL.
4. EXTENT OF SITE CLEARING IS SHOWN ON EROSION CONTROL PLANS.
5. SITE DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO:
   A. CONCRETE & ASPHALT SURFACES
   B. SITE UTILITIES
   C. LANDSCAPING
   D. BUILDINGS
6. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
7. DEMOLITION DEBRIS, EXCEPT AS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. ALL DEBRIS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN A LEGAL LANDFILL IN A TIMELY MANNER. NO SALVAGE OR SALE OF DEMOLISHED MATERIALS ON SITE WILL BE ALLOWED WITHOUT PERMISSION FROM THE OWNER.
8. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
9. SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
11. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER UNLESS OTHERWISE NOTED OR AS PART OF CONTINUING CONSTRUCTION ACTIVITY PER SITE DEVELOPMENT PLANS AS PERMITTED.
12. CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED AT CONTRACTORS EXPENSE.
13. THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR INACCURACY. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (PREVIOUSLY ULOCO) AT 1-800-632-4949 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
14. ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. THE CONTRACTOR MUST COMPLY WITH ALL OF THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
15. PRIOR TO THE COMMENCEMENT OF DEMOLITION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTORS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING RELOCATION OR REMOVAL OF EXISTING PRIVATE AND PUBLIC UTILITIES AS REQUIRED. RELOCATION COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ASSOCIATED FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
16. ALL PAVING REMOVAL AND DEMOLITION SHALL BE PERFORMED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER OR OWNER.
17. RELOCATION OR REMOVAL OF OVERHEAD OR UNDERGROUND UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
18. ALL PROPOSED PAVEMENT CUTS SHALL BE SAW CUT ONLY.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO THE OWNER PRIOR TO STARTING DEMOLITION ACTIVITIES.
20. CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY. DEMOLITION OF UTILITIES WHICH ARE ACTIVE SHALL BE SEQUENCED TO ALLOW FOR INSTALLATION OF NEW OR REROUTED LINES, PRIOR TO REMOVAL OF EXISTING PORTION. REFER TO UTILITY PLANS FOR PROPOSED WORK.
21. ALL UNDERGROUND UTILITIES PREVIOUSLY SERVING EXISTING STRUCTURES TO BE REMOVED AND OR ABANDONED IN PLACE UNLESS INDICATED TO REMAIN.
22. CONTRACTOR SHALL COORDINATE STORM DEMOLITION WITH STORM DRAIN IMPROVEMENTS TO MAINTAIN POSITIVE DRAINAGE.
23. SHOULD THE CONTRACTOR ENCOUNTER ANY ADDITIONAL ITEMS THAT MAY REQUIRE DEMOLITION (FENCES, GUARD RAIL, ETC.) - THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER DIRECTION.
24. ALL EXISTING WATER METERS SHALL BE DISMANTLED BY CLT WATER. CONTRACTOR SHALL LOCATE, CUT, AND CAP EXISTING PRIVATE WATER SERVICES BEHIND THE METER. ABANDONMENT OF WATER METERS AND NEW SERVICES APPLICATIONS SHALL BE COMPLETED AT THE SAME TIME FOR COORDINATION OF CAPACITY FEE CREDITS.
25. DEMOLITION WITHIN ADJACENT RIGHT OF WAYS SHALL BE COMPLETED IN ACCORDANCE WITH THE TRAFFIC CONTROL REQUIREMENTS OF THE W.A.T.C.H. MANUAL. CONTRACTOR SHALL INSTALL NEW CURB AND GUTTER AND STREET PAVEMENT IMMEDIATELY FOLLOWING DEMOLITION ACTIVITIES THAT OCCUR IN THE RIGHT OF WAY PER SITE PLAN.
26. CONTRACTOR SHALL CONTACT CDOT PRIOR TO CONSTRUCTION, TO OBTAIN THE NECESSARY RIGHT OF WAY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY AND COORDINATION OF PEDESTRIAN ROUTING WHEN SIDEWALK HAS BEEN REMOVED.
27. CALL 1-800-752-7504 TO HAVE EXISTING GAS SERVICE TO RESIDENTIAL HOMES RETIRED. RETIRE SERVICE BEFORE DEMOLITION

EROSION CONTROL NOTES:

1. ALL STD. NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).
2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
3. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN IS SUBJECT TO A FINE.
4. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE.
5. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE CITY OF CHARLOTTE EROSION CONTROL COORDINATOR.
7. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
8. ALL EMBANKMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANKMENT REQUIREMENTS IN THE BMP DESIGN MANUAL.
9. INSPECT INLET PROTECTIONS AT LEAST WEEKLY AND AFTER SIGNIFICANT RAINFALL AND MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT TO PROVIDE ADEQUATE STORM STORAGE VOLUME FOR SUBSEQUENT RAINS. REFER TO EROSION AND SEDIMENT CONTROL SECTION OF NCDEQ WEBSITE FOR MORE DETAILS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SURVEYORS BENCHMARK WHICH MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
11. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN STANDARDS.
12. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1(HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS HAULED FROM THE PROPERTY THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY ON-SITE AND/OR OFF-SITE BARROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE EROSION CONTROL INSPECTOR.
13. LIMITS OF CLEARING SHOWN ARE BASED ON CUT AND FILL SLOPES OR OTHER GRADING REQUIREMENTS.
14. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AS INDICATED PRIOR TO GRADING OPERATIONS. NO DEVICE MAY BE REMOVED WITHOUT APPROVAL OF EROSION CONTROL COORDINATOR.
15. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
16. ALL DISTANCES ARE HORIZONTAL GROUND.e
17. EROSION CONTROL PLANS DEFINE MEASURES REQUIRED FOR EROSION AND SEDIMENTATION CONTROL AND DO NOT REFLECT FOOTING, FOUNDATION, SHORING, OR BASEMENT EXCAVATION REQUIREMENTS OR QUANTITIES. EROSION CONTROL PLANS SHOW LIMITED PHASES DURING THE COURSE OF CONSTRUCTION. DURATION OF A PARTICULAR PHASE DEPENDS ON THE GENERAL CONTRACTOR'S MEANS AND METHODS. LANDDESIGN IS NOT RESPONSIBLE FOR FIELD MEANS AND METHODS DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE.
3. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. CLEAR AREA TO PLACE CONSTRUCTION ENTRANCES FIRST AS INDICATED. ONCE CONSTRUCTION ENTRANCES ARE OPERATIONAL CLEARING AND GRUBBING OF THE REMAINDER OF THE SITE MAY COMMENCE.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

GENERAL NOTES:

1. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
2. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
3. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE CITY R/W REQUIRES A R/W ENCROACHMENT AGREEMENT WITH CDOT BEFORE INSTALLATION, CONTACT CDOT AT (704) 336-3888.

ORIGINAL SHEET SIZE: 30" X 42"

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

LANDDESIGN, INC. CORPORATE SEAL NORTH CAROLINA

NOT FOR CONSTRUCTION

PROJECT

NODA MILL

FCPDC
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.# 1019088

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	02/28/2020
2	60% DESIGN DEVELOPMENT	04/22/2020
3	100% DESIGN DEVELOPMENT	05/15/2020

DESIGNED BY: SK
DRAWN BY: SK
CHECKED BY: LD

SCALE: VERT: N/A HORZ: 1"=30'

NORTH

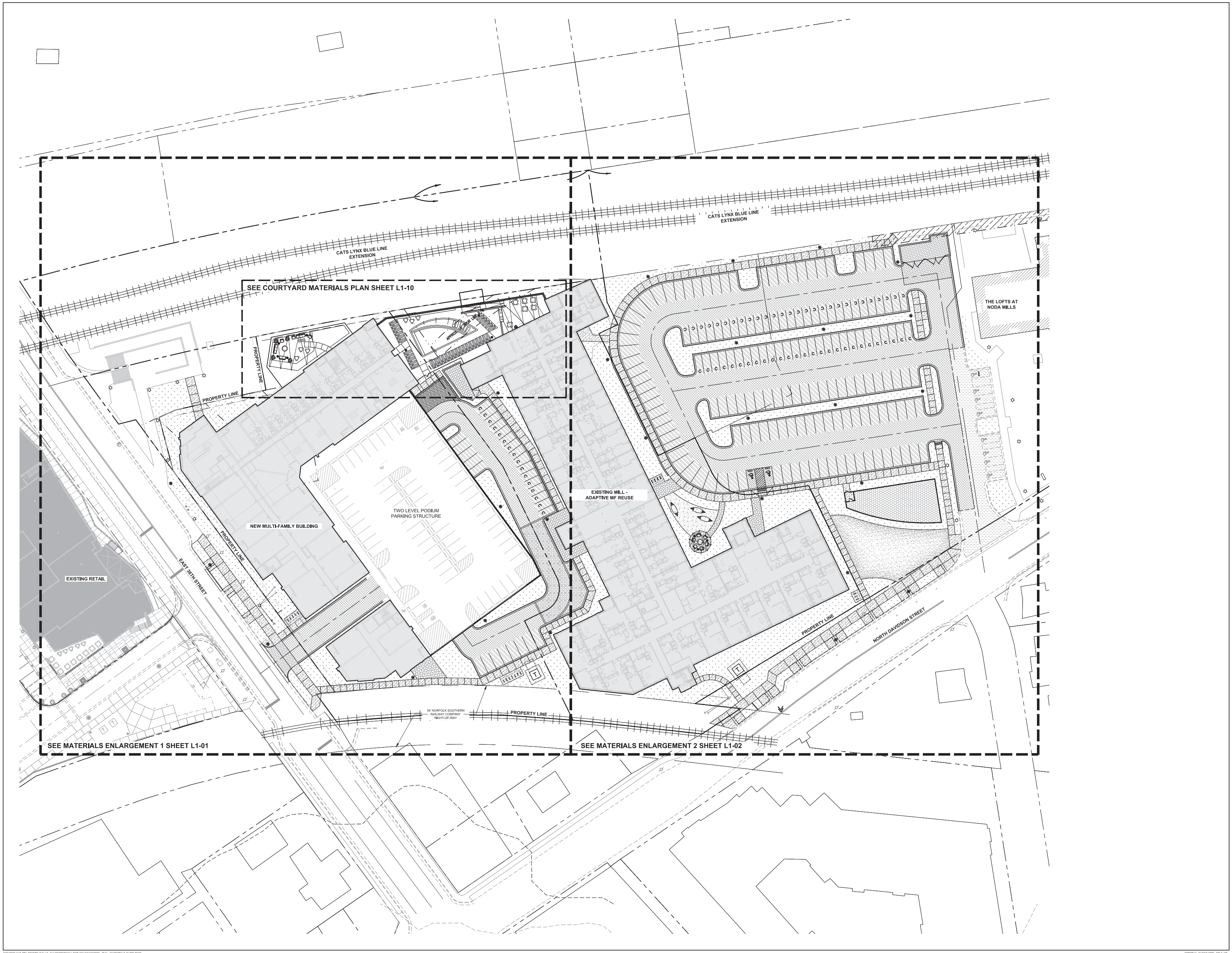
0 15' 30' 60'

SHEET TITLE

DEMO & EROSION CONTROL PH1 PLAN

SHEET NUMBER

C1-00



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3	100% DESIGN DEVELOPMENT	05/15/2020

DESIGNED BY: DAW/SAH
DRAWN BY: SAH
CHECKED BY: DAW

SCALE
VERT:
HORZ: 1"=30'
0 15' 30' 60'

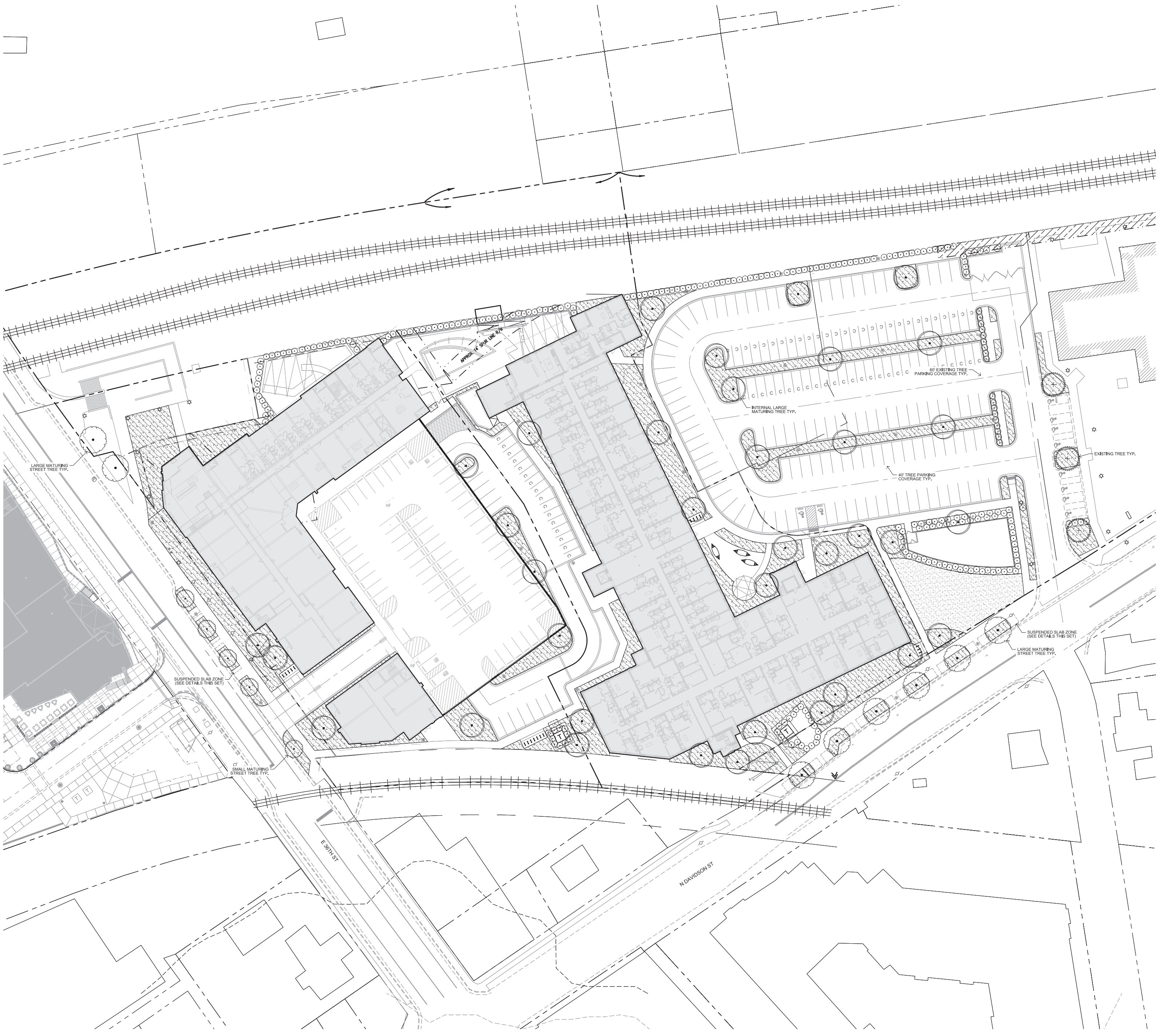
NORTH

SHEET TITLE
OVERALL MATERIALS PLAN

SHEET NUMBER
L1-00

2/26/2020 2:55 PM DENNIS WALLS C:\USERS\DWALLS\FILE\1019088 - PLN - MATERIALS-SHPO.DWG

ORIGINAL SHEET SIZE: 30" X 42"



CONCEPT PLANT SCHEDULE

LARGE MATURING STREET TREES (50`+H, 3" CAL.) Acer freemanii `Armstrong` / Freeman Maple Acer saccharum / Sugar Maple Betula nigra / River Birch Carpinus betulus / European Hornbeam Cedrus deodara / Deodar Cedar Cryptomeria japonica / Japanese Cedar Fagus grandifolia / American Beech Ginkgo biloba / Maidenhair Tree Gymnocladus dioica / Kentucky Coffee Tree Ilex opaca / American Holly Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum Liriodendron tulipifera / Tulip Tree Magnolia grandiflora / Southern Magnolia Metasequoia glyptostroboides / Dawn Redwood Nyssa sylvatica / Sour Gum Pinus taeda / Loblolly Pine Pinus virginiana / Virginia Pine Quercus falcata / Southern Red Oak Quercus lyrata / Overcup Oak Quercus nuttallii / Nuttall Oak Quercus phellos / Willow Oak Quercus shumardii / Shumard Red Oak Quercus virginiana / Southern Live Oak Taxodium distichum / Bald Cypress Ulmus parvifolia / Chinese Elm	8
LARGE MATURING INTERNAL TREES (50`+H, 3" CAL.) *SEE SPECIES LIST FOR LARGE MATURING STREET TREES -	41
SMALL MATURING TREES (UP-25`H, 2" CAL.) Acer palmatum / Japanese Maple Acer tataricum ginnala `Flame` / Armur `Flame` Maple Aesculus parviflora / Bottlebrush Buckeye Amelanchier arborea / Downy Serviceberry Amelanchier canadensis / Canadian Serviceberry Cercis canadensis / Eastern Redbud Corylus americana / American Hazelnut Crataegus phaenopyrum / Washington Hawthorn Ilex x attenuata `Fosteri` / Foster`s Holly Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia Magnolia stellata / Star Magnolia Magnolia x soulangiana / Saucer Magnolia Prunus cerasifera `Atropurpurea` / Purpleleaf Plum Prunus x okame / Okame Cherry Prunus x yedoensis / Yoshino Cherry	5
EXISTING TREE TO REMAIN EXISTING SPECIES -	3
SCREENING SHRUB EVERGREEN, 2FT HT. MIN, 2FT WD. MIN, 5FT O.C. MAX, 5FT MIN MATURE HT. -	257
ADDITIONAL PLANTING - SOIL & BED PREPARATION / FERTILIZER - 3IN MULCH DEPTH - 10% GROUNDCOVER @ 12IN O.C. - 30% SMALL SHRUBS @ 2FT O.C. - 30% MEDIUM SHRUBS @ 3FT O.C. - 30% LARGE SHRUBS @ 5FT O.C. - FULLY IRRIGATED -	38,204 sf
TURF AREA - SOIL & BED PREPARATION / FERTILIZER - SOD - ZOYSIA OR APPROVED EQUAL - FULLY IRRIGATED -	4,076 sf

TREE ORDINANCE CALCULATIONS:

1. ***STREET TREES***
   - NORTH DAVIDSON STREET
     REQUIRED: XX TREES
     PROVIDED: XX TREES
   - 36TH STREET
     REQUIRED: XX TREES
     PROVIDED: XX TREES
2. ***INTERNAL TREES***
   - REQUIRED: XX TREES
   - PROVIDED: XX TREES
3. ***TREE SAVE***
   - NOT REQUIRED FOR TOD ZONING.

NOTES:

1. FINAL TREE SPECIES TO BE DETERMINED. FINAL SPECIES ARE TO BE ON APPROVED CHARLOTTE TREE SPECIES LIST.
2. PARKING TO BE SCREENED PER TOD PARKING SCREENING STANDARDS.
3. ALL PLANTING TO BY FULLY IRRIGATED WITH DRIP IRRIGATION UNLESS OTHERWISE NOTED.

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KEY MAP

SEAL

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NOT FOR CONSTRUCTION

PROJECT

NODA MILL

FCPDC
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.# 1019088

REVISION / ISSUANCE

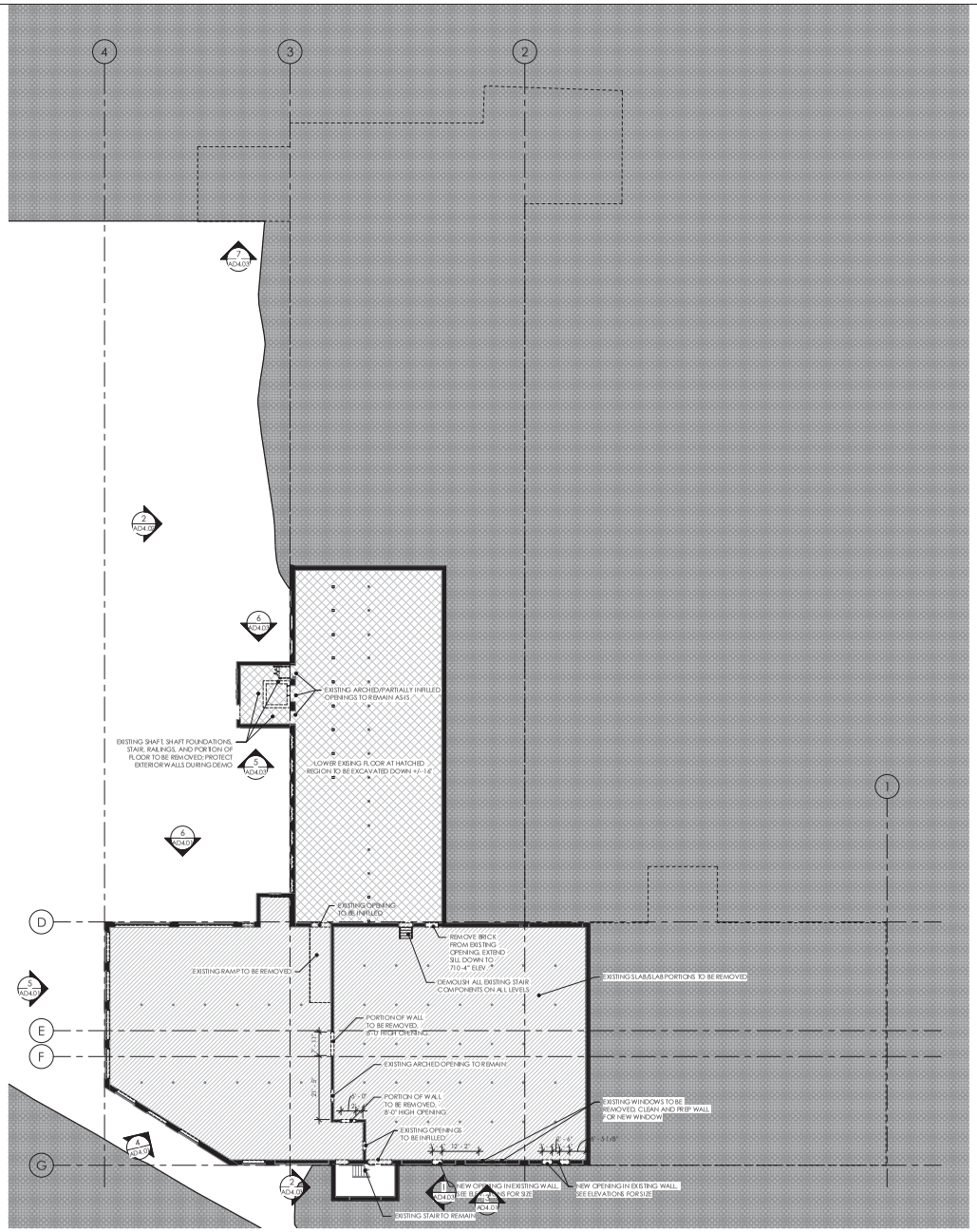
NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	02/26/2020
2	60% DESIGN DEVELOPMENT	04/22/2020
3	100% DESIGN DEVELOPMENT	05/15/2020

DESIGNED BY: DAW/SAH
DRAWN BY: SAH
CHECKED BY: DAW

SCALE
VERT:
HORZ: 1"=30'
0 15' 30' 60'
NORTH

SHEET TITLE
REQUIRED PLANTING PLAN

SHEET NUMBER
L4-00



1 AD1.00 DEMO PLAN - BASEMENT

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DEMOLITION.
2. PROTECT ALL STRUCTURAL MEMBERS FROM ANY DAMAGE DURING DEMOLITION.
3. PATCH, REPAIR, AND OR REPLACE ALL AREAS WHERE DEMOTION INTERSECTS A WALL OR SLAB TO REMAIN.
4. COORDINATE WITH OWNER FOR RELOCATION OR STORAGE OF ANY ITEMS INVOLVED IN THE PROJECT.
5. VERIFY CONDITION OF ALL EXISTING STRUCTURAL SYSTEMS TO REMAIN. NOTIFY STRUCTURAL ENGINEER OF ANY OBSERVED DAMAGE.
6. ALL DIMENSIONS ARE TO FACE OF BRICK, FACE OF STUD, CENTER-LINE OF OPENINGS, AND CENTER-LINE OF COLUMN, UNLESS NOTED OTHERWISE.
7. REMOVE ALL EXISTING WINDOWS AND EXISTING BRICKED-IN OPENINGS UNLESS NOTED OTHERWISE.

DEMOLITION LEGEND

EXISTING PARTITIONS, EQUIPMENT, ETC. (SHOWN DASHED) TO BE REMOVED

EXISTING DOOR AND FRAME TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

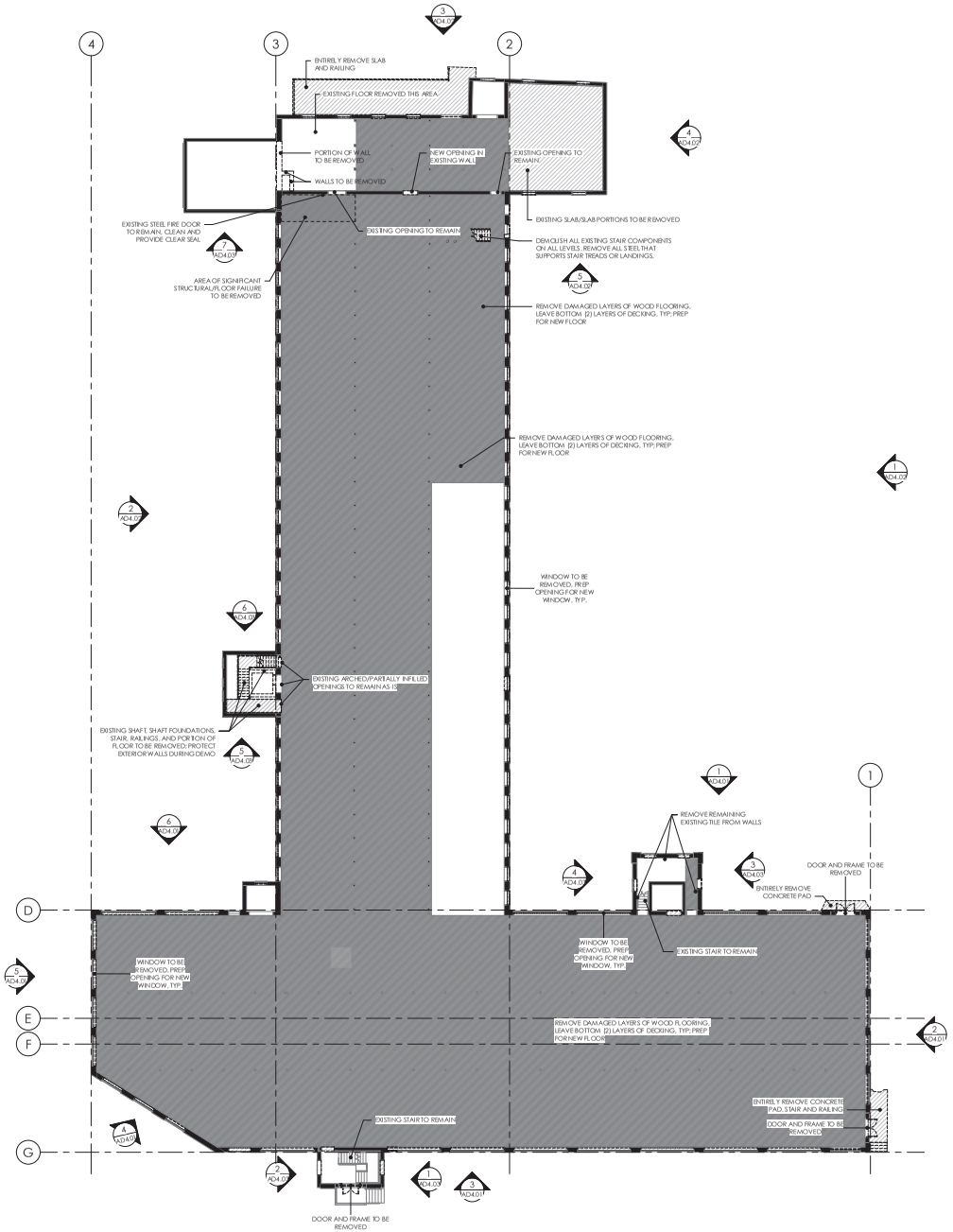
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / PT, HS

Revisions		
No.	Description	Date

OVERALL DEMO PLAN - BASEMENT

AD1.00



1 AD1.01 DEMO PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

GENERAL NOTES

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DEMOLITION LEGEND

- EXISTING PARTITIONS, EQUIPMENT, ETC (SHOWN DASHED) TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN

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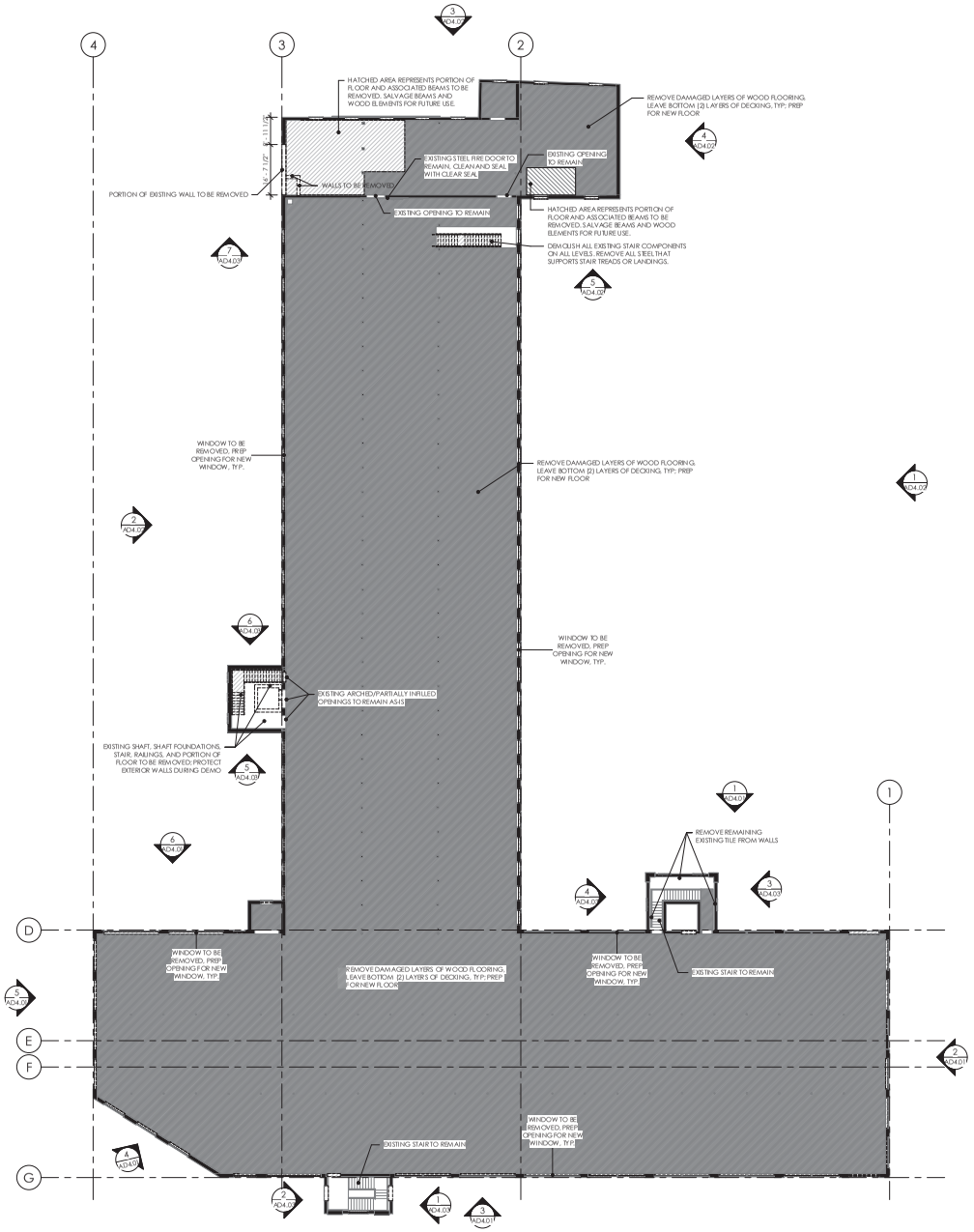
OVERALL DEMO PLAN - LEVEL 1

AD1.01



1 AD1.02 DEMO PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"

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DEMOLITION LEGEND

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- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN

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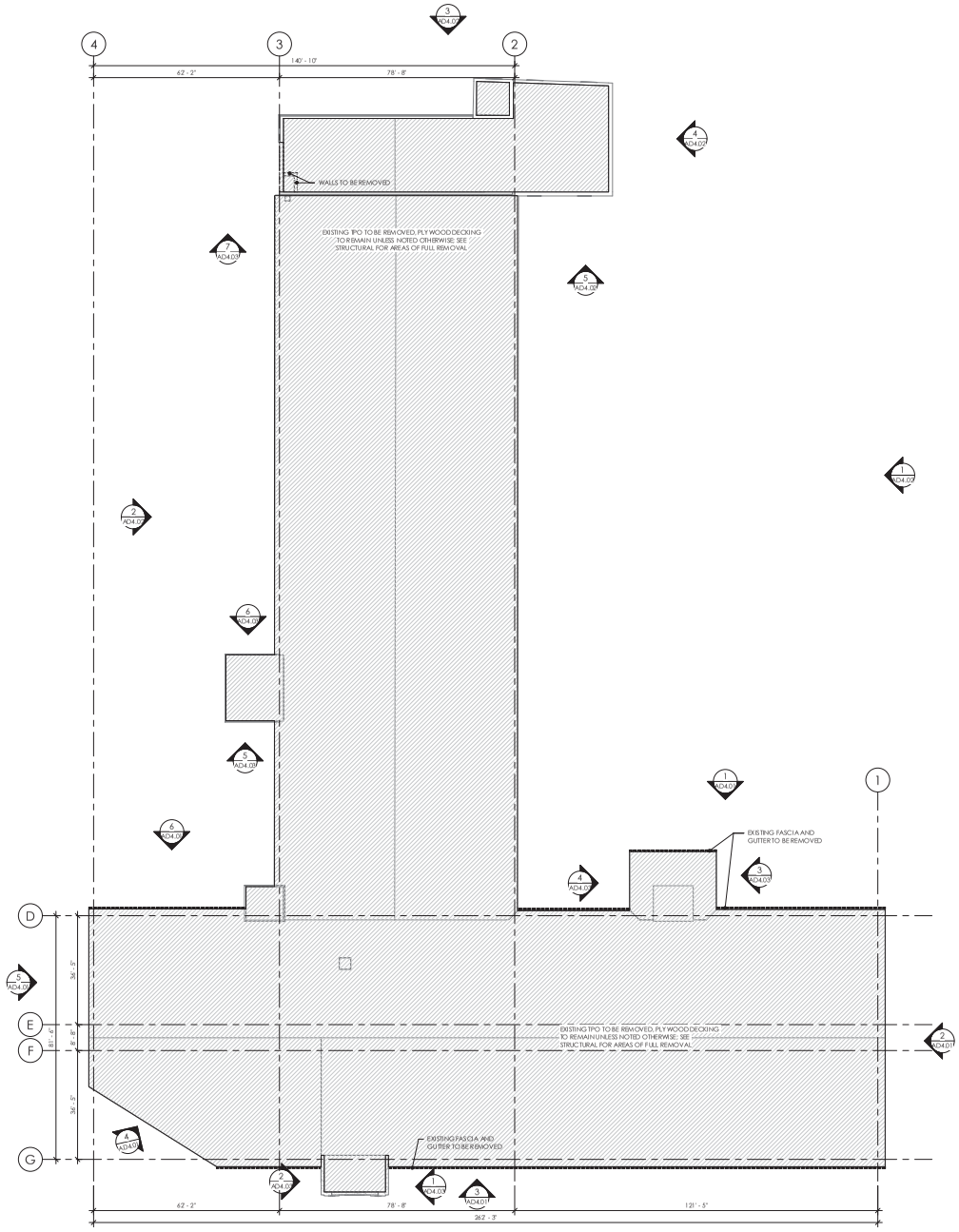
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / PT, HS

Revisions		
No.	Description	Date

OVERALL DEMO PLAN - LEVEL 2

AD1.02



DEMO PLAN - ROOF

SCALE: 1/16" = 1'-0"

GENERAL NOTES

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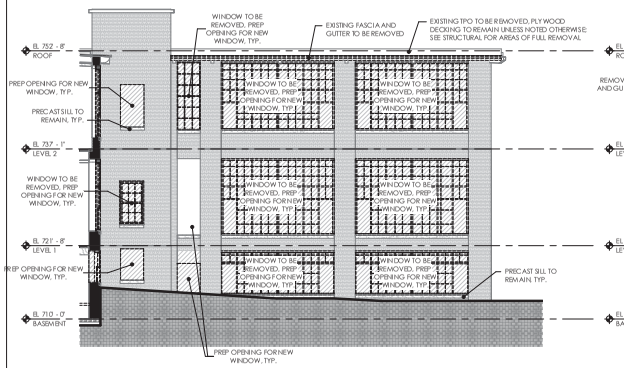
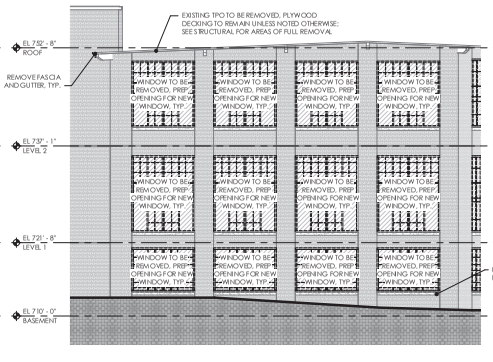
OVERALL DEMO PLAN - ROOF

AD1.03



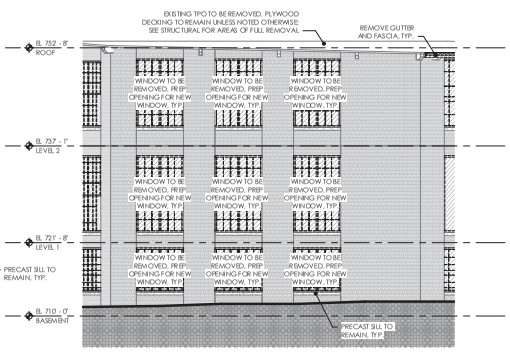
6 AD4.01 DEMO ELEVATION - SOUTH WING - NORTH 2

SCALE: 1/8" = 1'-0"



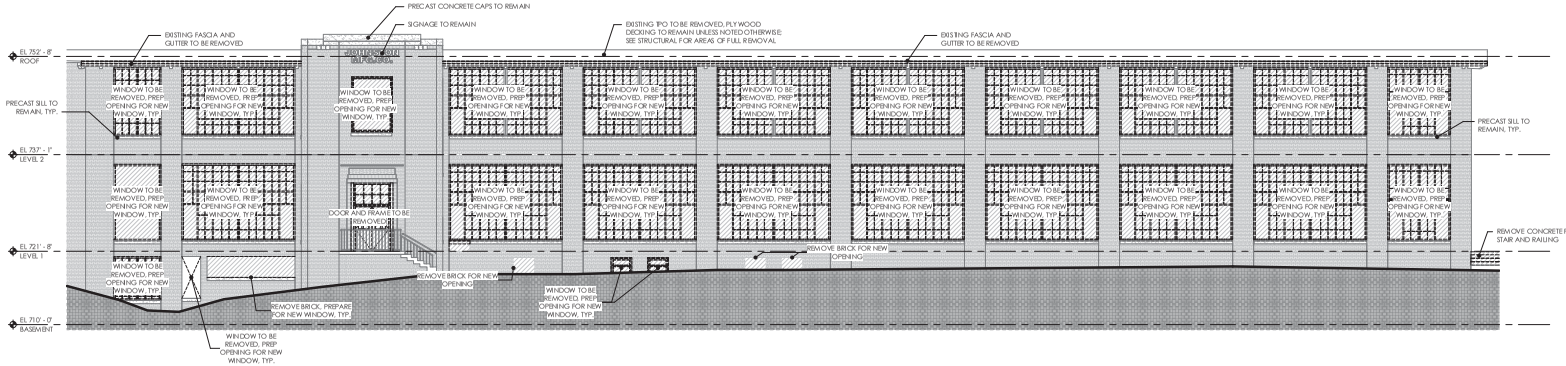
5 AD4.01 DEMO ELEVATION - SOUTH WING - WEST

SCALE: 1/8" = 1'-0"



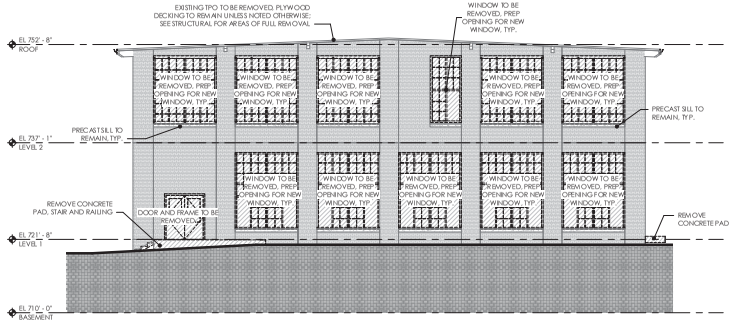
4 AD4.01 DEMO ELEVATION - SOUTH WING - SOUTHWEST

SCALE: 1/8" = 1'-0"



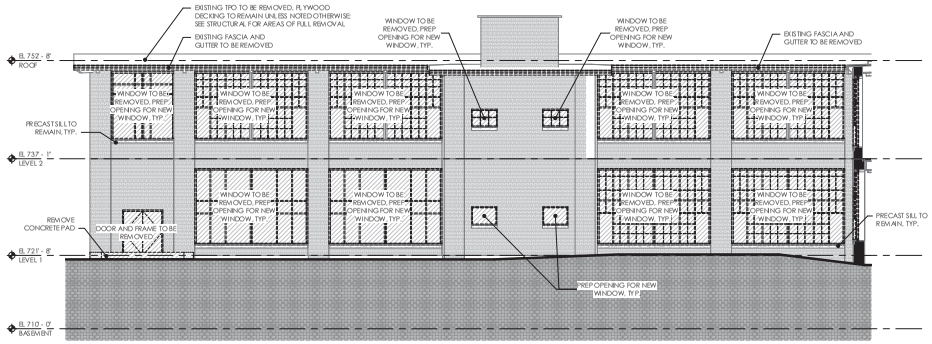
3 AD4.01 DEMO ELEVATION - SOUTH WING - SOUTH

SCALE: 1/8" = 1'-0"



2 AD4.01 DEMO ELEVATION - SOUTH WING - EAST

SCALE: 1/8" = 1'-0"



1 AD4.01 DEMO ELEVATION - SOUTH WING - NORTH 1

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DEMOLITION.
2. PROJECT ALL STRUCTURAL MEMBERS FROM ANY DAMAGE DURING DEMOLITION.
3. PATCH, REPAIR, AND OR REPLACE ALL AREAS WHERE DEMOTION INTERSECTS A WALL OR SLAB TO REMAIN.
4. COORDINATE WITH OWNER FOR RELOCATION OR STORAGE OF ANY ITEMS INVOLVED IN THE PROJECT.
5. VERIFY CONDITION OF ALL EXISTING STRUCTURAL SYSTEMS TO REMAIN. NOTIFY STRUCTURAL ENGINEER OF ANY OBSERVED DAMAGE.
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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / Author

Revisions		
No.	Description	Date

DEMO ELEVATIONS - SOUTH WING

AD4.01

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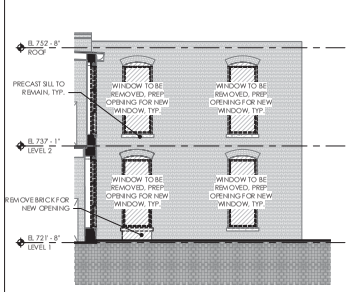
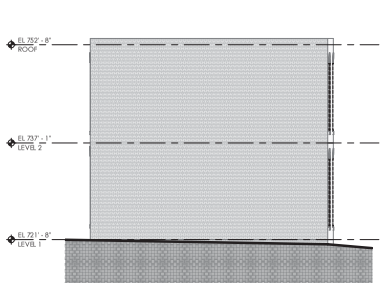


DEMO ELEVATION - NORTH WING - SOUTH

5 / AD4.02

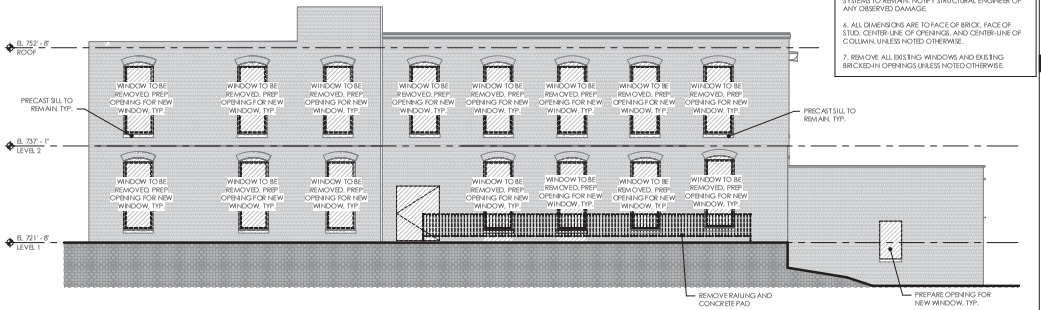
SCALE: 1/8" = 1'-0"



DEMO ELEVATION - NORTH WING - EAST

4 / AD4.02

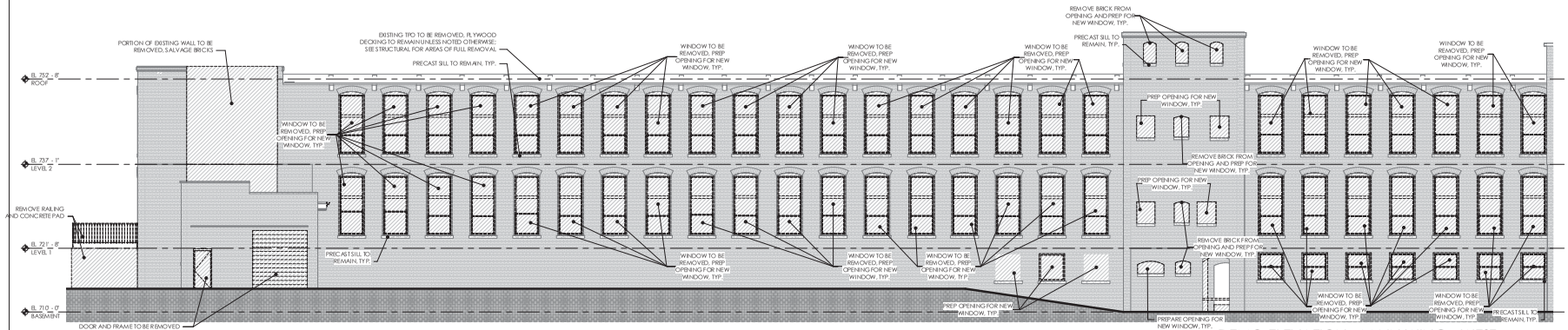
SCALE: 1/8" = 1'-0"



DEMO ELEVATION - NORTH WING - NORTH

3 / AD4.02

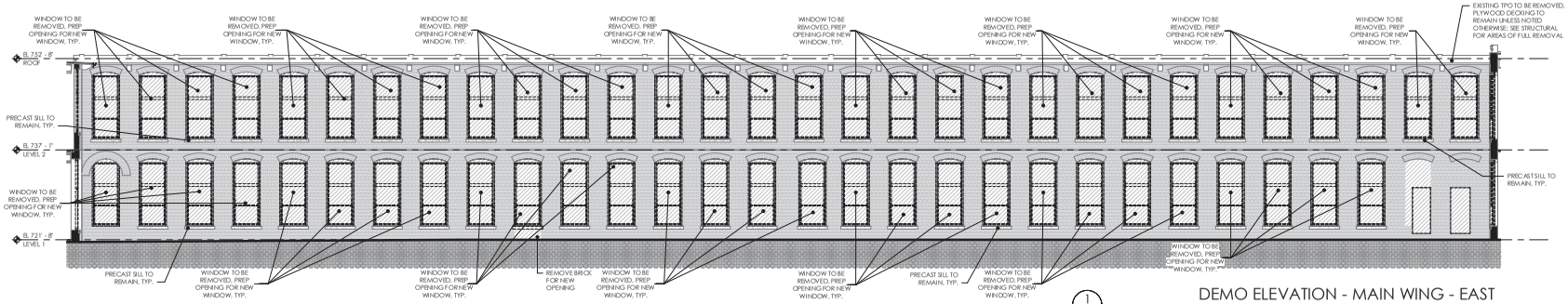
SCALE: 1/8" = 1'-0"



DEMO ELEVATION - MAIN WING - WEST

2 / AD4.02

SCALE: 1/8" = 1'-0"



DEMO ELEVATION - MAIN WING - EAST

1 / AD4.02

SCALE: 1/8" = 1'-0"

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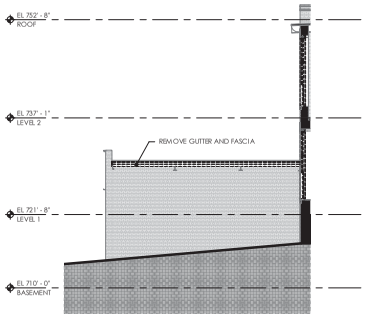
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / Author

Revisions		
No.	Description	Date

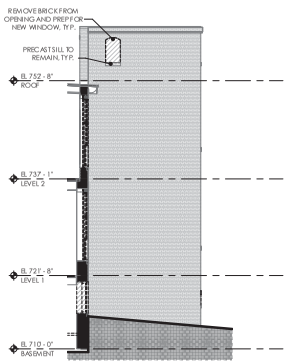
DEMO ELEVATIONS - MAIN AND NORTH WINGS

AD4.02



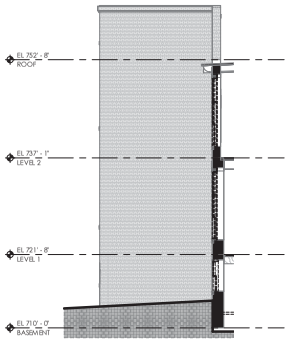
7 / AD4.03 DEMO ELEVATION - BOILER ROOM - SOUTH

SCALE: 1/8" = 1'-0"



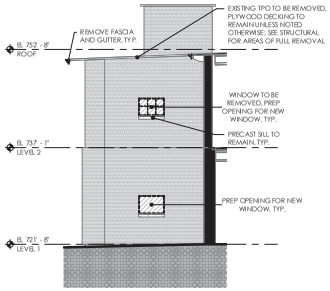
6 / AD4.03 DEMO ELEVATION - MAIN TOWER - NORTH

SCALE: 1/8" = 1'-0"



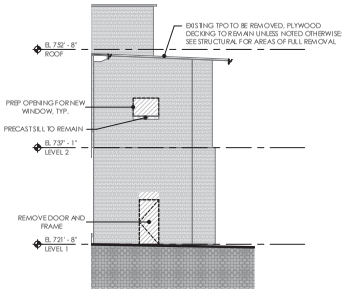
5 / AD4.03 DEMO ELEVATION - MAIN TOWER - SOUTH

SCALE: 1/8" = 1'-0"



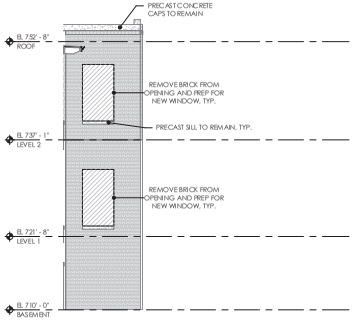
4 / AD4.03 DEMO ELEVATION - EAST TOWER - WEST

SCALE: 1/8" = 1'-0"



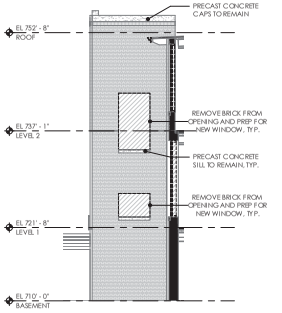
3 / AD4.03 DEMO ELEVATION - EAST TOWER - EAST

SCALE: 1/8" = 1'-0"



2 / AD4.03 DEMO ELEVATION - SOUTH TOWER - WEST

SCALE: 1/8" = 1'-0"



1 / AD4.03 DEMO ELEVATION - SOUTH TOWER - EAST

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DEMOLITION.
2. PROTECT ALL STRUCTURAL MEMBERS FROM ANY DAMAGE DURING DEMOLITION.
3. PATCH, REPAIR, AND OR REPLACE ALL AREAS WHERE DEMOTION INTERSECTS A WALL OR SLAB TO REMAIN.
4. COORDINATE WITH OWNER FOR RELOCATION OR STORAGE OF ANY ITEMS INVOLVED IN THE PROJECT.
5. VERIFY CONDITION OF ALL EXISTING STRUCTURAL SYSTEMS TO REMAIN. NOTIFY STRUCTURAL ENGINEER OF ANY OBSERVED DAMAGE.
6. ALL DIMENSIONS ARE TO FACE OF BRICK, FACE OF STUD, CENTER-LINE OF OPENINGS, AND CENTER-LINE OF COLUMN, UNLESS NOTED OTHERWISE.
7. REMOVE ALL EXISTING WINDOWS AND EXISTING BRICKED-IN OPENINGS UNLESS NOTED OTHERWISE.

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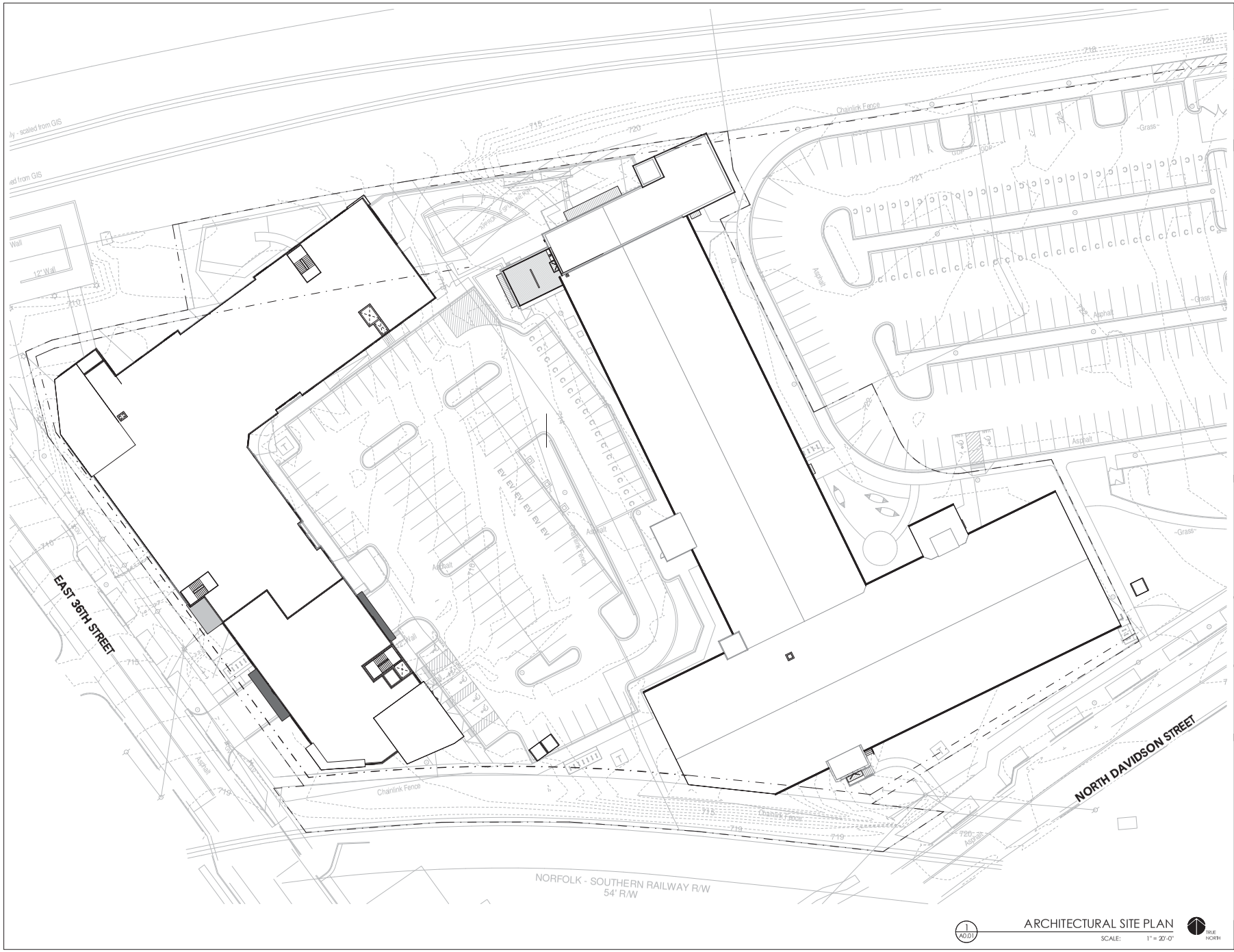
DEMO ELEVATIONS - TOWERS

AD4.03



1 A0.01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

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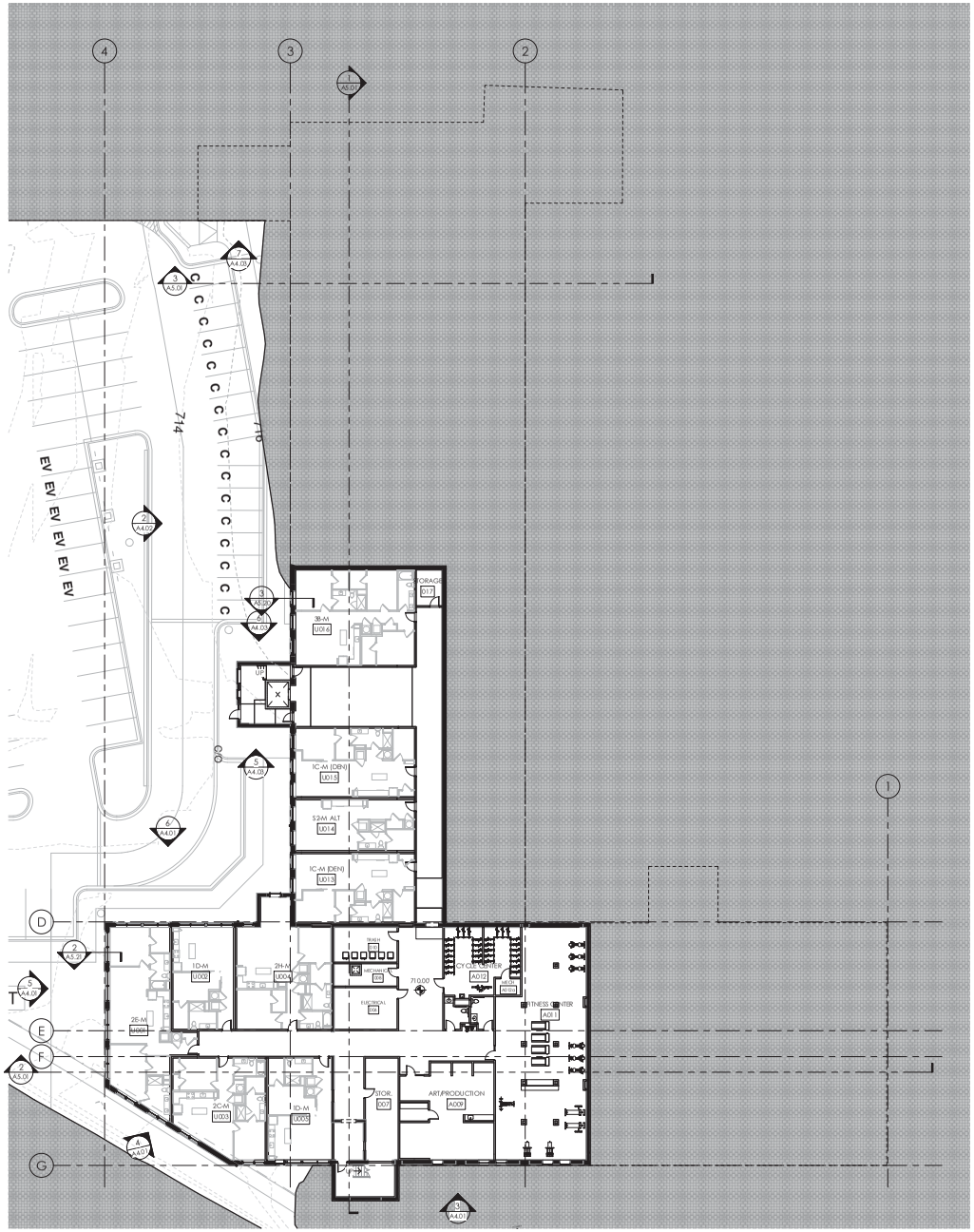
ARCHITECTURAL SITE PLAN

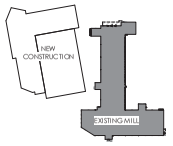
A0.01



1 BASEMENT
A1.00 SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G8.01
2. REFER TO CIVIL PLANS FOR BUILDING ORIENTATION AND LOCATION ON SITE
3. SEE CIVIL DRAWINGS FOR ALL EXTERIOR HARDSCAPE LOCATIONS AND MATERIALS
4. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF EXISTING BRICK, OR FACE OF CMU UNLESS OTHERWISE NOTED. DOORS NOT DIMENSIONED ARE TYPICAL DISTANCE FROM ADJACENT STUD; SEE GENERAL NOTES
5. REFER TO ENLARGED BUILDING PLANS, AMENITY PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS, INFORMATION AND DETAILS.
6. SPOT ELEVATIONS DEPICT FINISH FLOOR AT WOOD FRAMING, FINISH FLOOR AT EXISTING FLOORS, OR FINISH FLOOR AT CONCRETE SLABS.
7. REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



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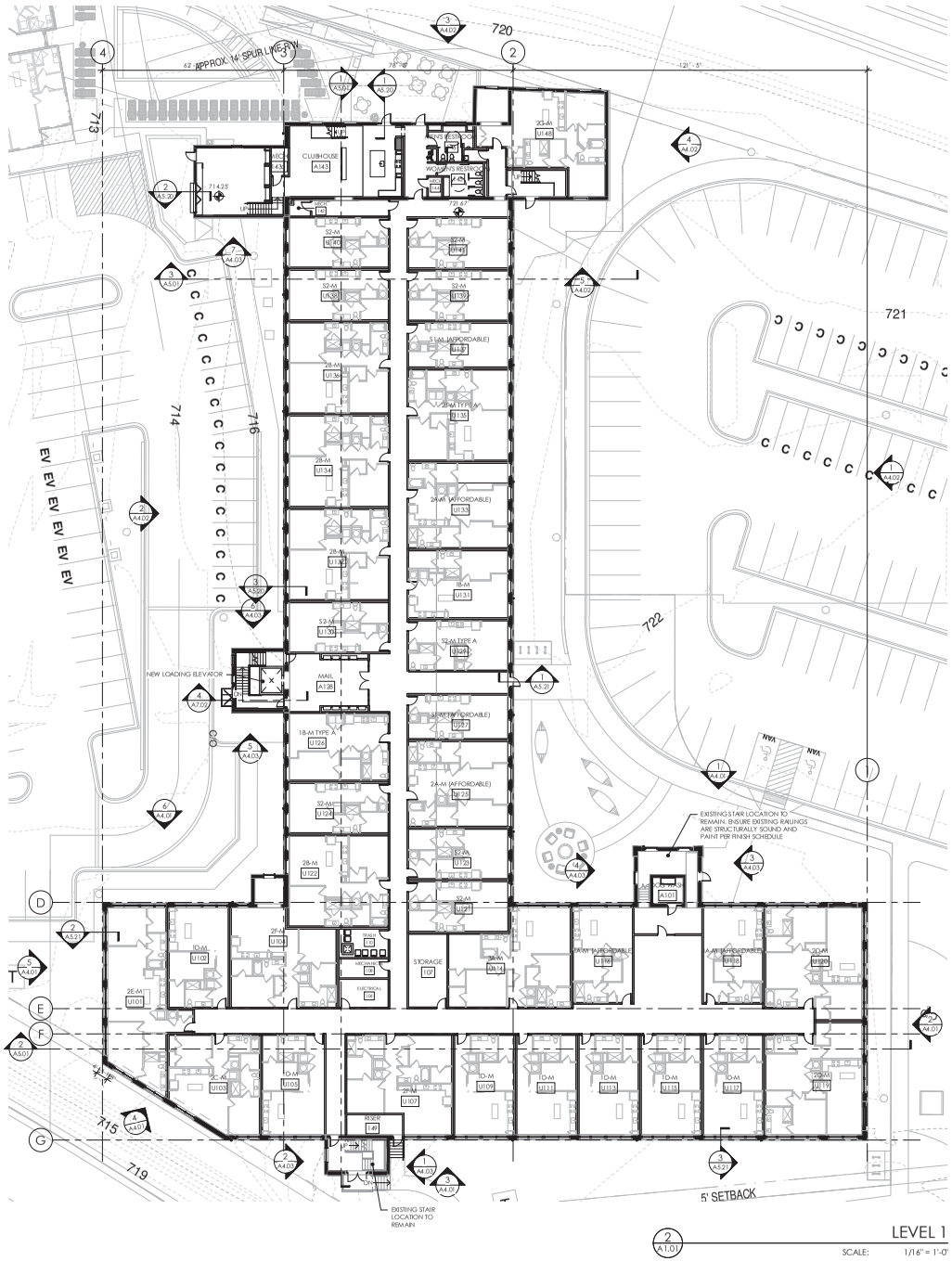
OVERALL BUILDING PLAN - BASEMENT

A1.00



LEVEL 1

SCALE: 1/16" = 1'-0"

GENERAL NOTES

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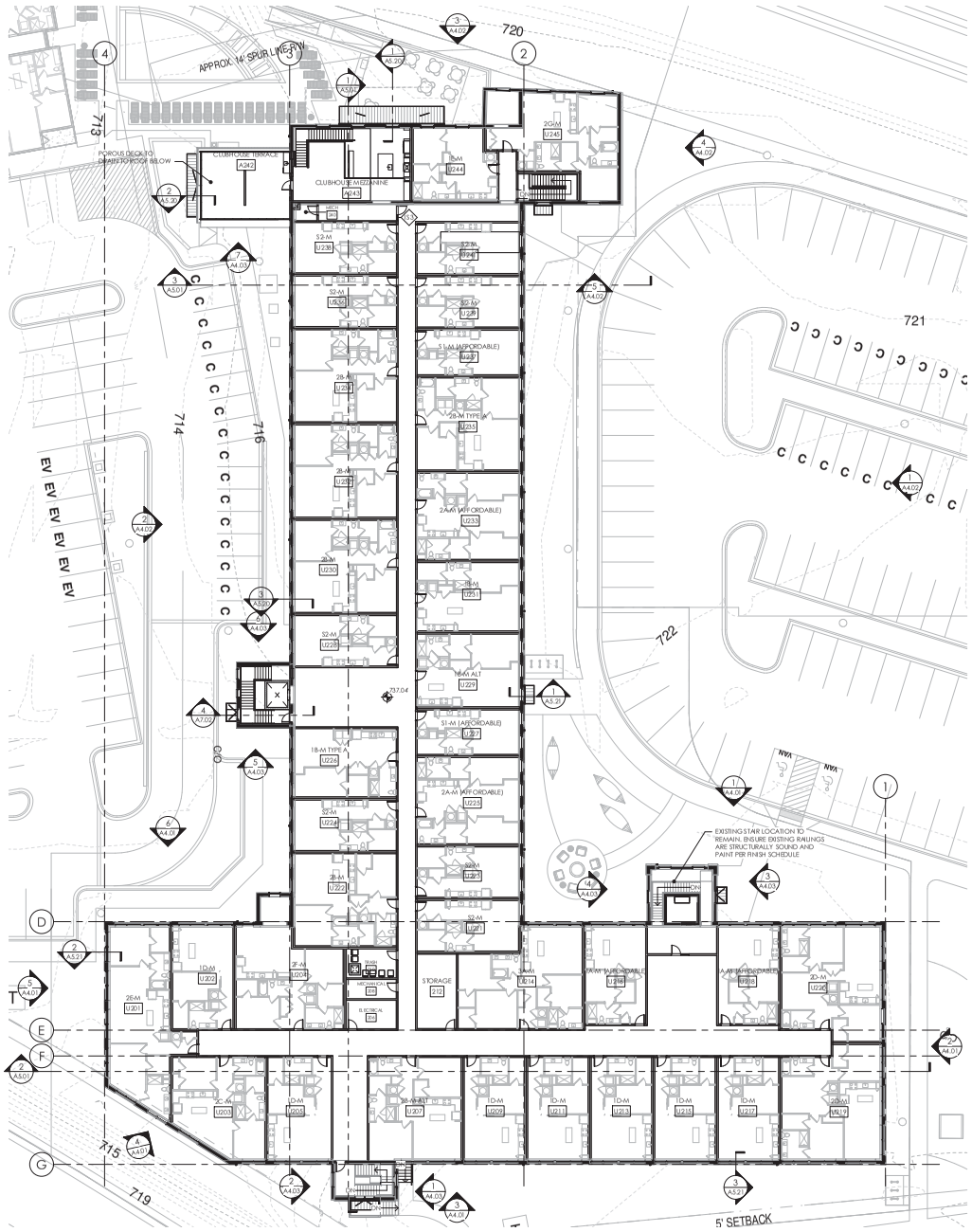
OVERALL BUILDING PLAN - LEVEL 1

A1.01



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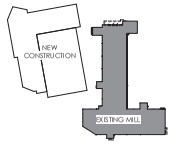
7. REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



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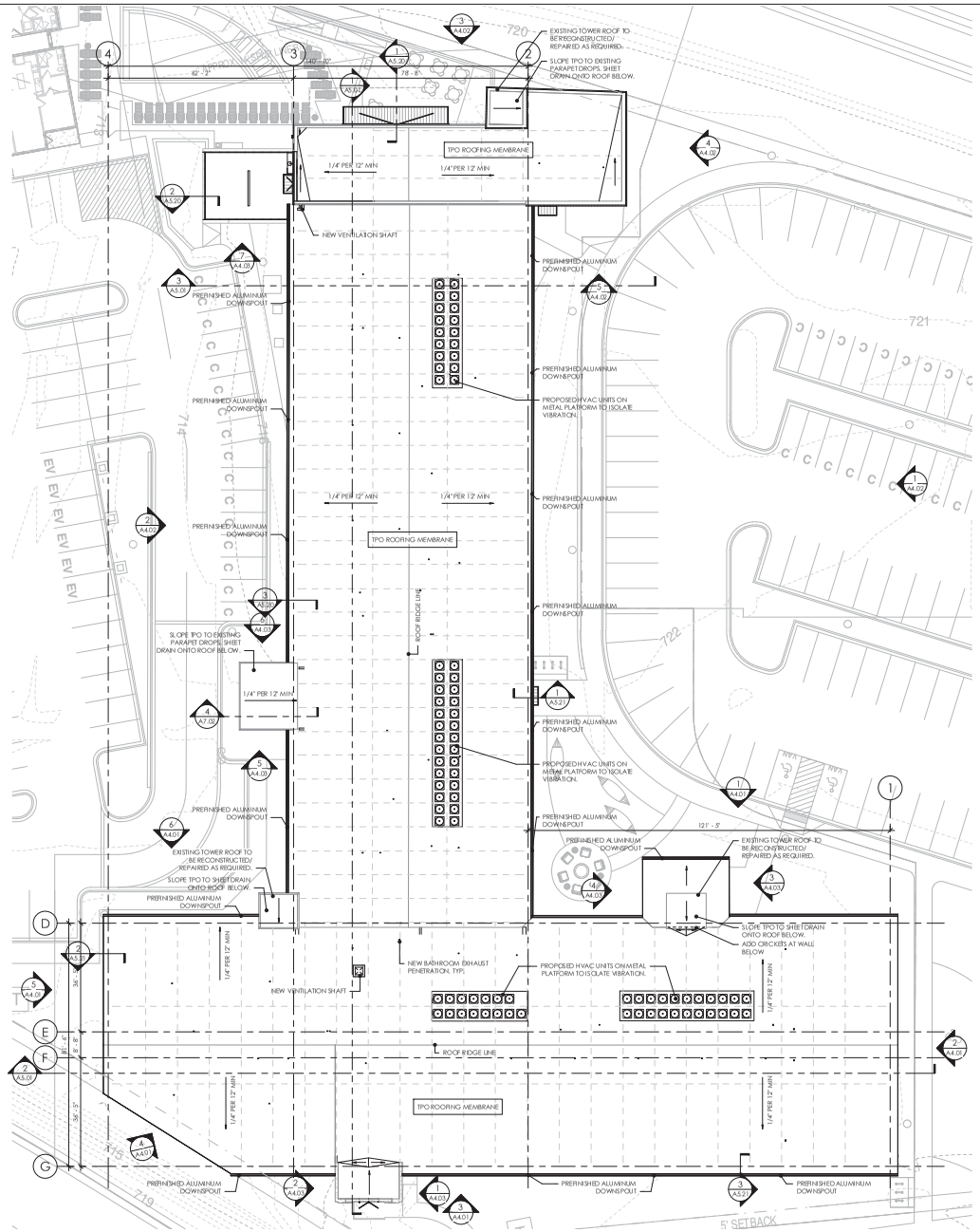
OVERALL BUILDING PLAN - LEVEL 2

A1.02



1 A1.03 ROOF
SCALE: 1/16" = 1'-0"

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OVERALL ROOF PLAN

A1.03

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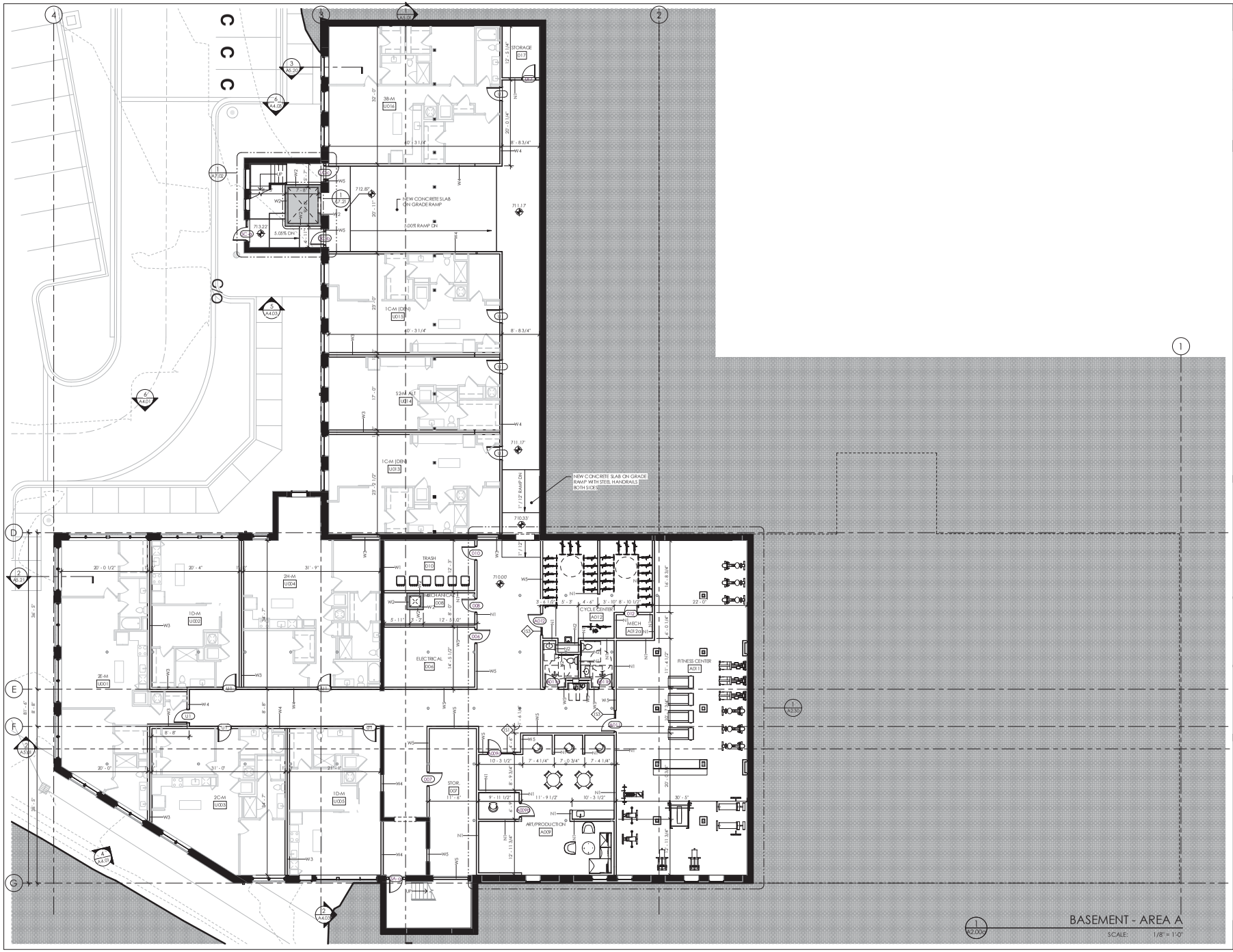

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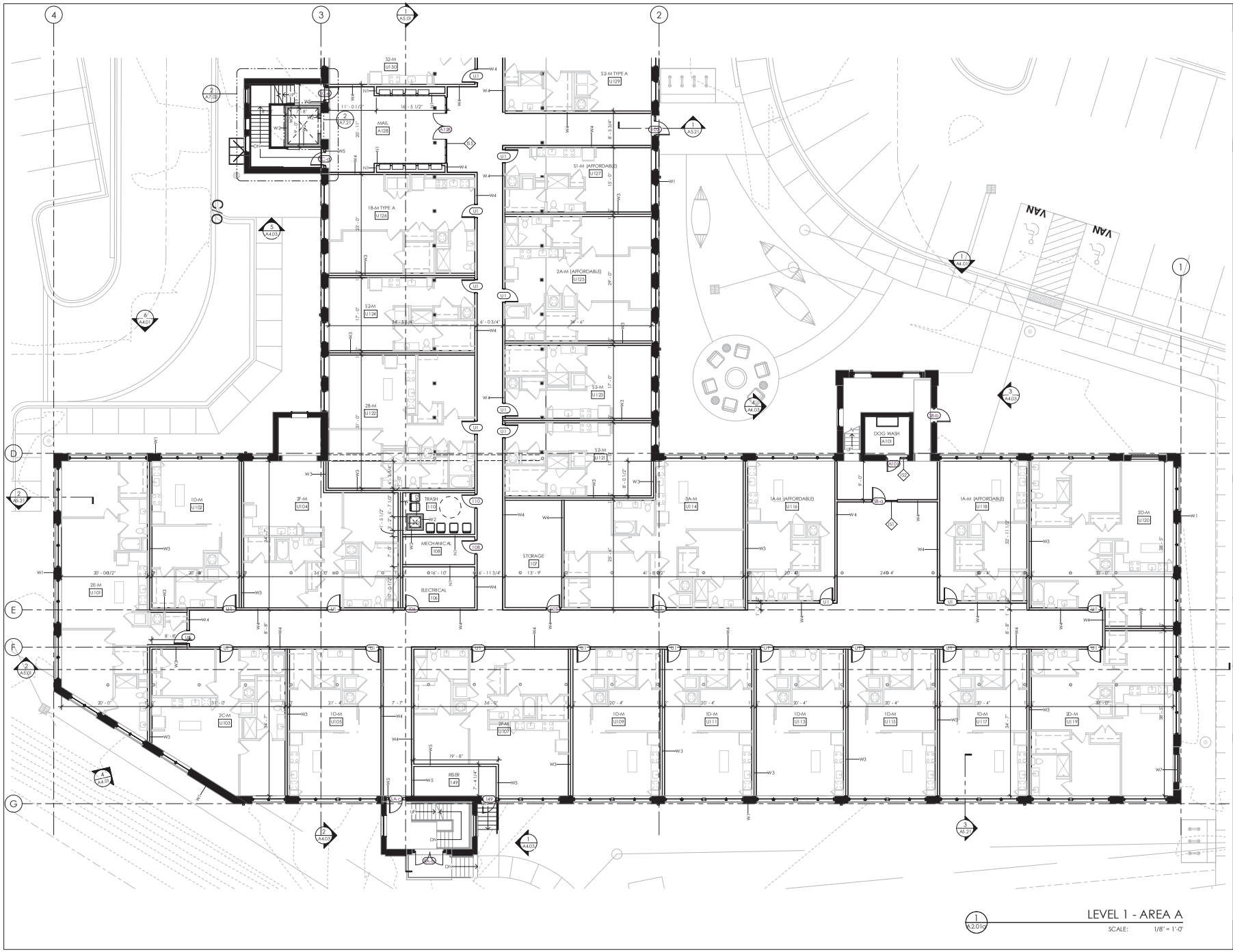
DIMENSION PLAN - BASEMENT

A2.00a



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DIMENSION PLAN - LEVEL 1

A2.01a

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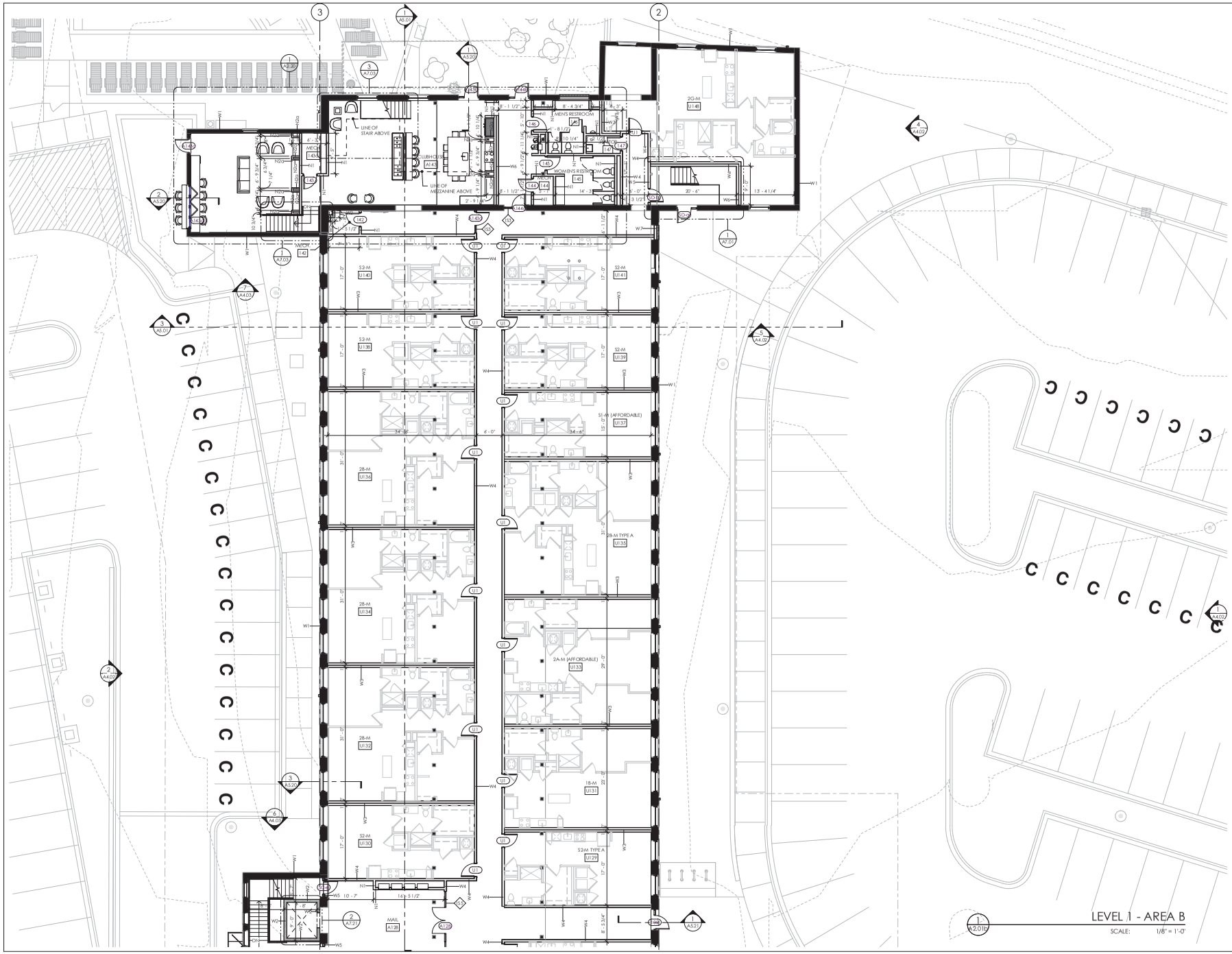

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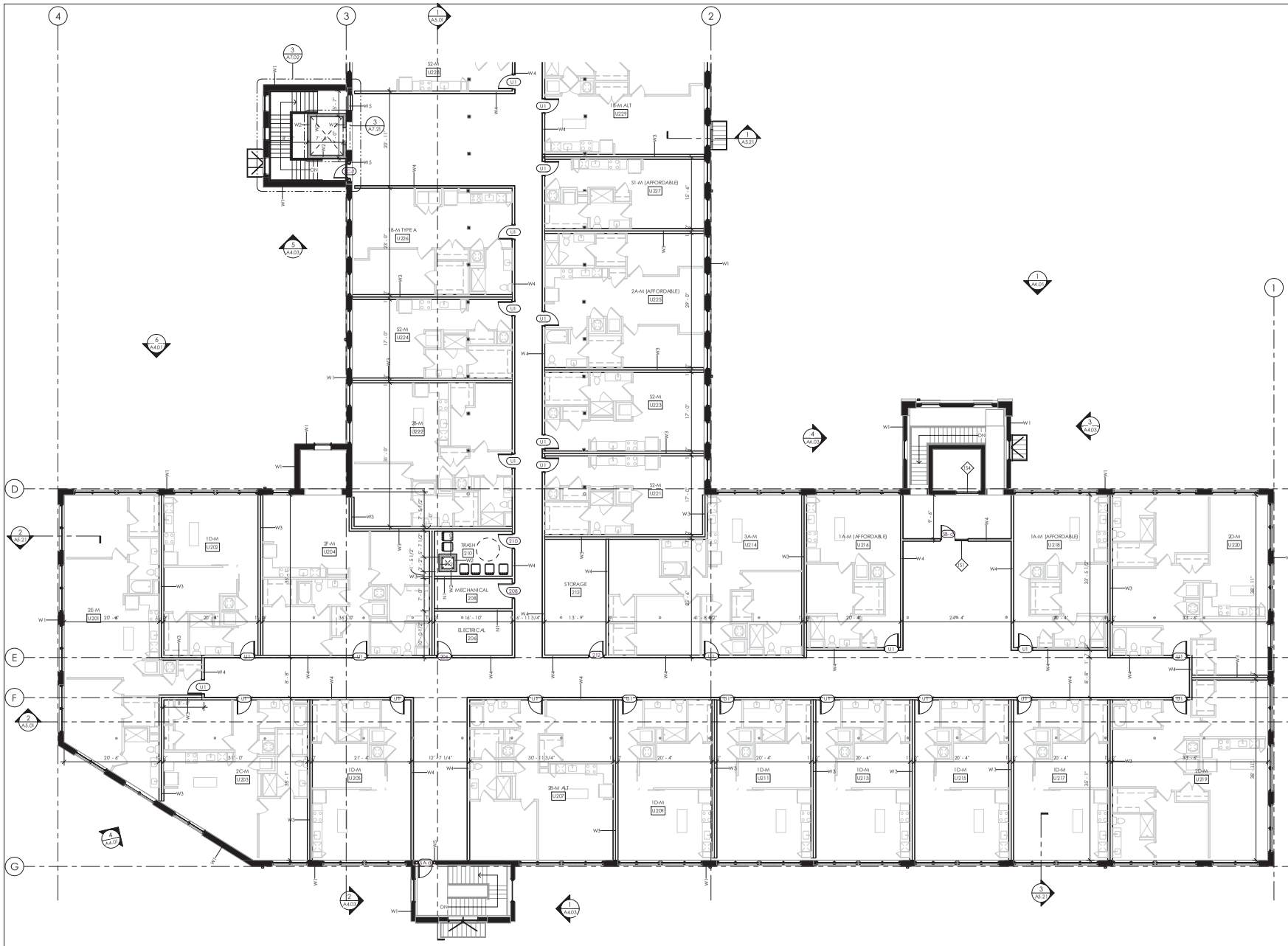
DIMENSION PLAN - LEVEL 1

A2.01b



LEVEL 2 - AREA A

SCALE: 1/8" = 1'-0"

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DIMENSION PLAN - LEVEL 2

A2.02a

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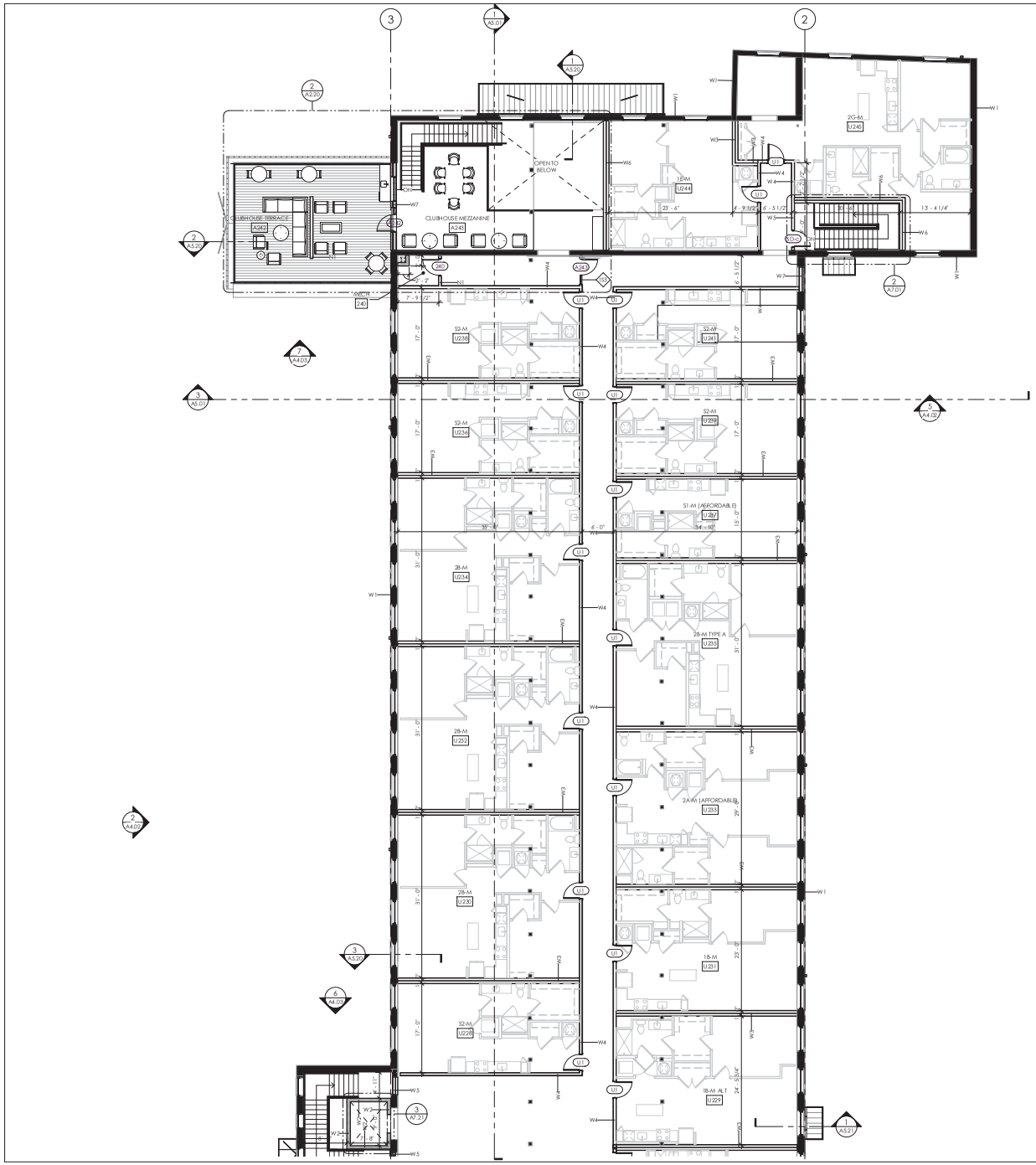

LEVEL 2 - AREA B

SCALE: 1/8" = 1'-0"

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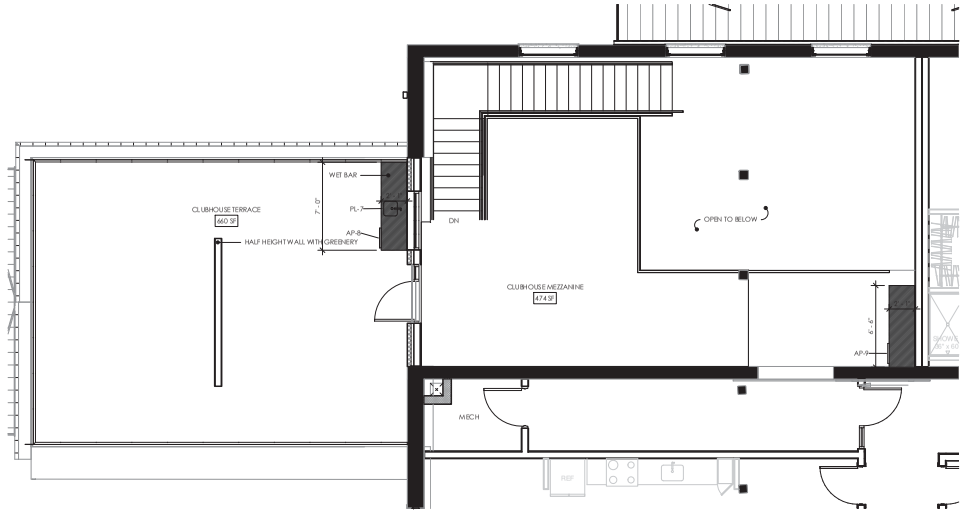
DIMENSION PLAN - LEVEL 2

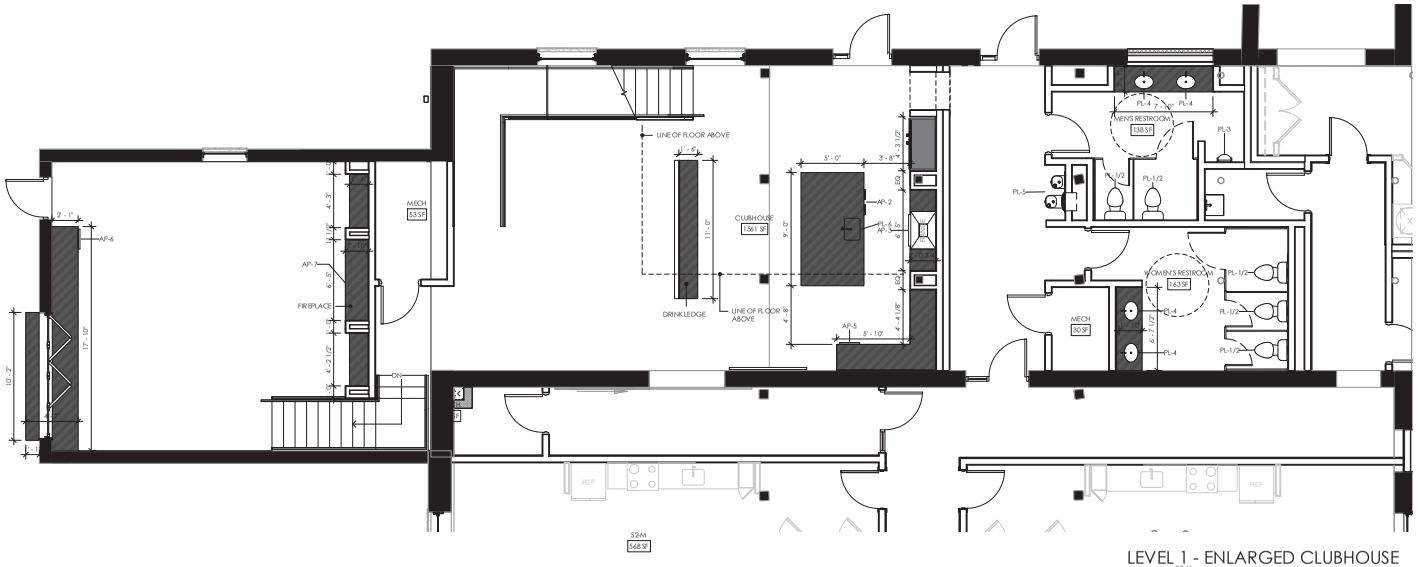
A2.02b



LEVEL 2 - ENLARGED CLUBHOUSE FLOOR PLAN

2 / A2.20

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



LEVEL 1 - ENLARGED CLUBHOUSE FLOOR PLAN

1 / A2.20

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

HATCH LEGEND

- MILLWORK
- NOT IN SCOPE

SYMBOL LEGEND

- NEW DOOR + FRAME
- # / SHT — INTERIOR ELEVATION MARKER
- # / SHEET — ENLARGED PLAN CALL-OUT
- PL-XX — PLUMBING TAG
- RA-XX — RESTROOM ACCESORY TAG

GENERAL NOTES - ENLARGED FLOOR PLAN

GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT BB+M ARCHITECTURE FOR CLARIFICATION PRIOR TO PROCEEDING. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF BB+M ARCHITECTURE UNLESS OTHERWISE NOTED ON DRAWINGS.
2. DIMENSIONS INDICATED ARE TO/FROM THE CENTERLINE OF NEW WALL CONSTRUCTION, UNLESS OTHERWISE NOTED OR EXTENDING FROM EXISTING WALLS (FINISH FACE OF EXISTING). ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH BB+M ARCHITECTURE BEFORE BEGINNING CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH BB+M ARCHITECTURE BEFORE PROCEEDING WITH WORK WITHIN THE AREA QUESTIONED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FINISHED FLOOR (AFF), EXCEPT WHERE NOTED TO BE FROM ABOVE FLOOR SLAB.
4. THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT, MECHANICAL SYSTEMS, & MECHANICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF EQUIPMENT INSTALLATION INTO POSITION INSIDE STRUCTURES, PROPOSED CONSTRUCTION ELEVATIONS, OR OTHERWISE. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES, AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY BB+M ARCHITECTURE OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS; REFER TO NOTE #1.

FLOORS

1. THE FINISHED FLOOR SLABS ARE TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN A 10 FOOT RADIUS. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE DESIGN TEAM PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES AS DICTATED ABOVE.

WALLS

1. CONTRACTORS TO LAYOUT ALL PARTITIONS ON FLOOR FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED. WALLS TO RECEIVE TILE SHALL INCLUDE CEMENT BACKER BOARD FOR SECURE MOUNTING. PROVIDE BRACING AT ALL SIDES OF RECESSED ITEMS TO ENSURE SECURE ATTACHMENT.
3. ALL PARTITIONS ARE TO BE SECURED OR BRACED TO STRUCTURE, AT A MINIMUM OF 8'-0" OC WITH TWO (2) BRACES PER SECTION, UNLESS NOTED OTHERWISE.
4. NEW PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF ADJACENT EXISTING CONSTRUCTION (ALIGN FINISHED FACES). IF A STUD ALIGNMENT IS NOT OBTAINED, PROVIDE AN ADDITIONAL LAYER OF GYP BOARD FROM NEW PARTITION LOCATIONS TO THE EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE A FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
5. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING 4" FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN THE NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE DIMENSIONED IN THE CONSTRUCTION DOCUMENTS.
6. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.

CODED NOTES - ENLARGED FLOOR PLAN

1. CONCEAL WATER HEATER IN WALL.
2. DO NOT LOCATE ANY DEVICES ON FEATURE WALL UNLESS NOTED OTHERWISE IN ID PLANS.

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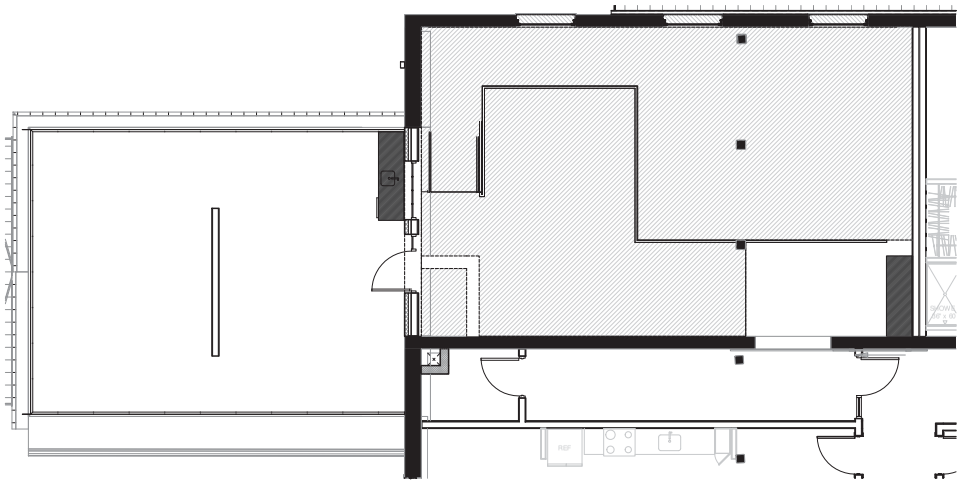
LEVEL 1+2 - ENLARGED CLUB FLOOR PLANS

A2.20

CODED NOTES - FINISHES

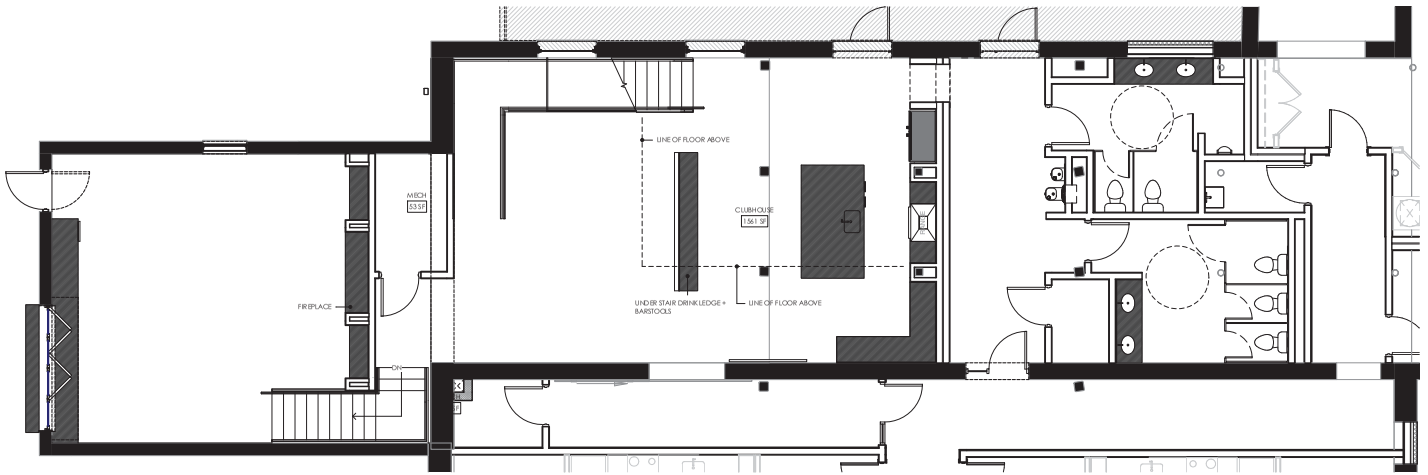
1. TYPICAL UNIT CORRIDOR FINISHES BEGIN.
2. PROVIDE WAINSCOTING ON ALL WALLS OF ENCLOSED LEASING OFFICE WITH WALLCOVERING ABOVE. REFER TO FINISH SCHEDULE AND ELEVATIONS FOR MORE INFO.
3. INSTALL CROWN MOULDING THROUGHOUT. REFER TO SHEET ID10.01 FOR MORE INFORMATION.
4. ALL EXTERIOR WALLS OF LEASING TO BE PT-201. NO APPLIED MOLDING REQUIRED. REFER TO ELEVATIONS ON ID2.27 FOR WALL FINISH APPLICATION ON ALL OTHER WALLS IN LEASING.
5. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN DETAILS; VERIFY DRAIN LOCATION WITH INTERIOR DESIGNERS.



LEVEL 2 - ENLARGED CLUBHOUSE FINISH PLAN

2 / A2.21

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



LEVEL 1 - ENLARGED CLUBHOUSE FINISH PLAN

1 / A2.21

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

GENERAL NOTES - FINISHES [CONTINUED]

1. ALL SURFACES OR ELEMENTS THAT ARE SPECIFIED TO RECEIVE PAINT ARE TO HAVE (1) PRIME COAT & (2) FINISH COATS, UNLESS NOTED OTHERWISE. ALL PAINT FINISHES SHALL BE EVENLY APPLIED AND FREE FROM SAGS, RUNS, CRAWLS, BRUSH MARKS, SKIPS OR OTHER DEFECTS.
2. WET WALLS TO RECEIVE TILE SHALL RECEIVE A PURPLE BOARD BACKER PRIOR TO INSTALLATION.
3. ALL SWITCHES AND RECEPTACLE PLATES COLOR SHALL MATCH ADJACENT SURFACE. GENERAL CONTRACTOR TO PROVIDE BB+M ARCHITECTURE WITH SUBMITTAL PACKAGE PRIOR TO PURCHASE. REFER TO ELECTRICAL DRAWINGS FOR DEVICE INFORMATION.

BASE

1. INSTALL WOOD RUNNING TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES TO THE GREATEST EXTEND POSSIBLE. DO NOT USE PIECES LESS THAN 36" LONG, EXCEPT WHERE REQUIRED BY THE WALL DIMENSION. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS. FILL GAPS, IF ANY OCCUR, BETWEEN TOP OF BASE AND WALL WITH PLASTIC WOOD FILLER, SMOOTH AND FINISH SAME AS WOOD BASE. WHERE WOOD TRIM IS INSTALLED ON A WALL WITH A VWC FINISH, CAULK BETWEEN MATERIALS AT ALL TRANSITIONS; CAULK FINISH TO BE CLEAR OR MATCH SPECIFIED VWC.

FLOORS

1. FEATHER FLOORING AS REQUIRED ENSURING A LEVEL, ADA COMPLIANT TRANSITION BETWEEN MATERIALS OF VARYING THICKNESS.
2. TRANSITION FINISHES AT CENTER OF DOOR FRAME UNLESS OTHERWISE NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SCHLUTER PROFILE HEIGHT WITH TILE THICKNESS AND MORTAR BED DEPTH, WHEN INSTALLED, TOP OF SCHLUTER PROFILE IS TO ALIGN WITH FINISHED TOP OF ADJACENT TILE.
4. WHERE FLOORING TYPES CHANGE OR WHERE FLOORING MATERIAL STYLES CHANGE, USE ADA COMPLIANT TRANSITION STRIPS. FLOORING TRANSITIONS ARE NOT TO EXCEED 1/4" H. IN THE CASE OF A STONE THRESHOLD, BEVELED EDGE MUST OCCUR AT NO MORE THAN 1/4" H. REFER TO TRANSITION DETAILS ON SHEET A10-01 FOR ADDITIONAL INFORMATION.
5. ALL FLOORING SELECTIONS, PATTERNS, GROUT, JOINTS, BASE, BULLNOSE, ETC., ARE TO BE COORDINATED WITH, SELECTED BY, AND APPROVED BY BB+M ARCHITECTURE.
6. CONTINUE FLOORING MATERIAL AS SCHEDULED UNDER CASEWORK (INCLUDING BUT NOT LIMITED TO CABINETRY, DESK UNITS, SERVICE COUNTERS, & BARS).
7. SUBMIT CARPET SEAMING DIAGRAMS TO BB+M ARCHITECTURE FOR REVIEW AND APPROVAL PRIOR TO ORDERING & INSTALLATION.
8. COLD AND CONTROL JOINTS SHOULD BE CRACK ISOLATED THREE TIMES THE WIDTH OF THE TILE. PROVIDE SOFT JOINTS ON EITHER SIDE. TRUE EXPANSION JOINTS SHOULD BE HONORED THROUGH THE TILE INSTALLATION AS REFERENCED BY THE T.C.N.A EJ171 MOVEMENT JOINT GUIDELINES FOR CERAMIC, GLASS AND STONE. USE SCHLUTER DILEX AKSN (ALUMINUM).
9. WHERE TILE IS APPLIED DIRECTLY TO A CONCRETE SLAB, JOINTS MUST BE REFLECTED FROM THE SLAB THROUGH THE TILE PATTERN. WHERE THIS IS NOT POSSIBLE DUE TO PLACEMENT OR SCALE, AN ANTI-FRACTURE MEMBRANE MUST BE INSTALLED BETWEEN THE COMPONENTS. CONTROL JOINTS SHALL BE PLACED EVERY 20'-25' IN EACH DIRECTION AS DICTATED BY TCNA GUIDELINES. PRESENT ANY ALTERATIONS IN INSTALLATION PATTERN TO THE DESIGNER FOR APPROVAL.
10. TILE INSTALLER IS TO COORDINATE FINAL JOINT LOCATION WITH BB+M ARCHITECTURE IN ACCORDANCE WITH TCNA GUIDELINES. JOINT COLOR IS TO MATCH GROUT COLOR USED WITH ADJACENT FLOOR TILE.
11. REFER TO ID9.01 ON FINISH SCHEDULE FOR MORE INFORMATION ON TRANSITION STRIP DETAILS AND INFORMATION.

HATCH LEGEND

- MILLWORK
- WOOD FLOORING
- TILE FLOORING
- NOT IN SCOPE

SYMBOL LEGEND

- X XX-### — FINISH TAG; SINGLE LETTER INDICATES POSITION OF FINISH (F=FLOOR, B=BASE, W=WALL, C=CEILING, M=MILLWORK, S=SPECIALTY); REFER TO FINISH SCHEDULE, SHEET A10.01
- C XX-### / W XX-### / B XX-### / F XX-### — FINISH TAG STACK; INDICATES ROOM TYPICAL FINISHES (UNLESS NOTED OTHERWISE)
- X XX-### — FINISH TAG; 'LEGS' INDICATE HORIZONTAL EXTENT OF FINISH ON WALL SURFACE; REFER TO ELEVATIONS FOR VERTICAL EXTENTS
- FLOOR FINISH TRANSITION
- # / SHEET — INSTALLATION DETAIL CALL-OUT
- DENOTES FLOOR PATTERN DIRECTION

GENERAL NOTES - FINISHES

1. ALL CEILINGS TO BE PT-100, ALL WALLS TO BE PT-200, ALL WALL BASE TO BE WB-300 AND ALL FLOORING TO BE TL-400 UNLESS NOTED OTHERWISE.
2. HATCH PATTERNS DO NOT INDICATE FLOORING MATERIAL SIZE, INSTALLATION DIRECTION, INSTALLATION PATTERN, OR SEAM LOCATIONS. HATCHES ARE PROVIDED AS A WAY TO DIFFERENTIATE FLOORING MATERIALS ONLY.
3. REFER TO ENLARGED INSTALLATION DETAILS & FINISH SCHEDULE, SHEET ID10.10, FOR ADDITIONAL INFORMATION.
4. CEILING FINISHES ARE NOTED ON THE REFLECTED CEILING PLAN.

GENERAL CONDITIONS

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS. WHERE PROVIDED, DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES SHALL COMPLY WITH TABLE 803.3 OF THE INTERNATIONAL FIRE CODE (IFC) AND TABLE 803.1 OF THE IBC.
3. REFER TO MANUFACTURER'S INSTRUCTIONS FOR RECOMMENDED SURFACE PREPARATION, REQUIRED SUBSTRATES, & RECOMMENDED INSTALLATION METHODS OF ALL SCHEDULED MATERIALS. CONTRACTOR IS RESPONSIBLE FOR PREPARING EXISTING CONCRETE SLAB AS REQUIRED TO RECEIVE ALL NEW SPECIFIED FLOOR FINISHES (INCLUDING BUT NOT LIMITED TO MOISTURE TESTING, UNDERLAYMENT, EXPANSION, ETC).
4. CONTRACTOR TO ENSURE THAT ALL SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND UNEVEN CONDITIONS HAVE BEEN CORRECTED. START OF WORK INDICATES APPLICATOR'S ACCEPTANCE OF SUBSTRATE.
5. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM ANY FINISH MATERIAL INSTALLATION.
6. ALL FINISH ADHESIVES SHOULD BE LOW VOC; EX: PAINT, WALLCOVERING, CARPET, TILE, STONE, VENEERS, PLASTIC LAMINATES, ETC.
7. SUBMIT FINISH SUBMITTALS TO BB+M ARCHITECTURE FOR REVIEW & APPROVAL PRIOR TO ORDERING & INSTALLATION. SUBMIT ALL FINISH SAMPLES TOGETHER IN ONE SUBMITTAL PACKAGE.
8. ALL ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT FINISH.
9. ALL FINISHES ARE PER THE TYPICAL FINISH NOTES UNLESS SHOWN OTHERWISE (BY EITHER A FINISH SYMBOL OR PLAN SPECIFIC NOTE). WHEN FINISH SYMBOLS ARE SHOWN ON THE PLAN, THE DESIGNATED FINISH IS TO CONTINUE OUTWARD FROM THE FINISH SYMBOL UNTIL IT RUNS INTO A TRANSITION LINE (EX: IF THERE IS NO TRANSITION LINE AT A DOOR, THE FLOOR FINISH IN THAT ROOM RUNS THROUGH THE DOORWAY AND IS ALSO THE DESIGNATED FLOOR FINISH IN THE ADJACENT AREA).

DOORS

1. ALL INTERIOR PAINTED HOLLOW METAL DOOR FRAMES AND FACE OF DOORS SHALL BE PAINTED SEMI-GLOSS FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR HOLLOW METAL DOOR FRAMES SHALL BE PAINTED; COLOR AS SELECTED BY BB+M ARCHITECTURE.

MILLWORK

1. REFER TO ELEVATION SHEETS FOR ALL MILLWORK FINISHES.

CEILINGS

1. ALL GYP BOARD CEILINGS ARE TO BE PAINTED FLAT FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.

WALLS

1. GENERAL CONTRACTOR TO APPLY "LEVEL 4" FINISH ON ALL WALLS TO RECEIVE PAINT FINISHES, UNLESS NOTED OTHERWISE. WHERE A WALLCOVERING FINISH IS SPECIFIED, REFER TO MANUFACTURER'S GUIDELINES FOR PRODUCT INSTALLATION TO MINIMIZE TRANSLATION OF WALL TEXTURE IMPERFECTIONS.

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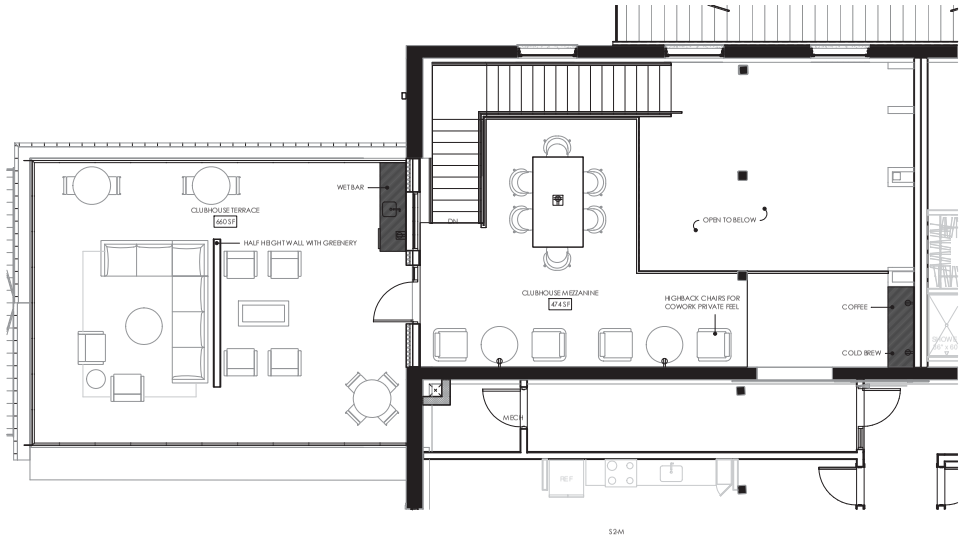
No.	Description	Date

LEVEL 1+2 - ENLARGED CLUB FINISH PLANS

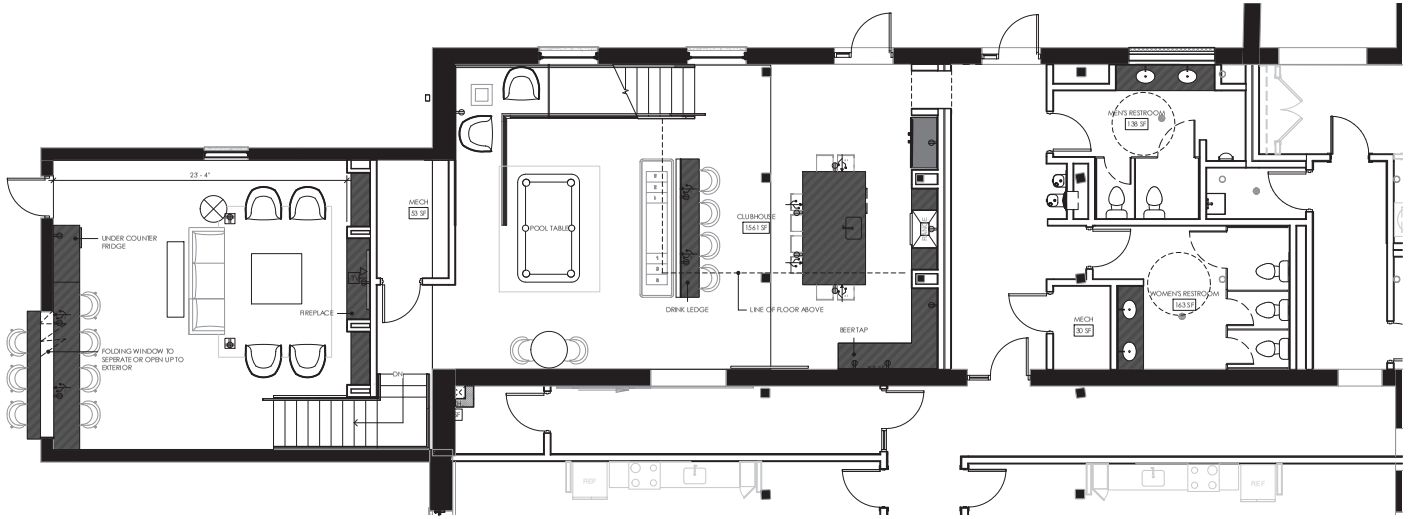
A2.21



LEVEL 2 - ENLARGED CLUBHOUSE FURNITURE PLAN

2 / A2.23

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



LEVEL 1 - ENLARGED CLUBHOUSE FURNITURE PLAN

1 / A2.23

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

SYMBOL LEGEND

- DUPLEX OUTLET
- QUADPLEX OUTLET
- GROUND FAULT CIRCUIT OUTLET
- USB
- DUPLEX FLOOR OUTLET
- QUADPLEX FLOOR OUTLET
- DATA
- TV DENOTES TELEVISION LOCATION
- EQ-XX EQUIPMENT TAG
- NOT IN SCOPE

GENERAL NOTES - FURNISHINGS

1. FURNITURE PLANS ARE FOR REFERENCE ONLY. FINAL PLACEMENT OF FF+E SHALL BE DETERMINED BY BB+M ARCHITECTURE AT SITE VISIT OR MODEL ROOM REVIEW.
2. GENERAL CONTRACTOR TO NOTIFY BB+M ARCHITECTURE IN A TIMELY MANNER IF ANY FIELD CONDITION CONFLICTS WITH SHOWN FURNITURE LAYOUT.
3. FF&E INSTALLERS ARE TO BE SECURED THROUGH OWNER OR PURCHASING AGENT.
4. REFER TO EQUIPMENT SCHEDULE, SHEET ID10.20, FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL REFER TO ARCHITECTURE AND ELECTRICAL DRAWINGS FOR FINAL QUANTITY AND LOCATION OF RECEPTACLES.
6. ALL INFASTRUCTURE FOR AV EQUIPMENT, POWER AND DATA CABLING REQUIREMENTS TO BE VERIFIED WITH AV VENDOR.

CODED NOTES - FURNISHINGS

1. FLOOR OUTLET LOCATION. EXACT LOCATION TO BE DETERMINED BY INTERIOR DESIGNER.
2. COORDINATE HEIGHT OF WALL MOUNTED TELEVISIONS AND POWER/DATA REQUIREMENTS WITH AV CONSULTANT.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER AND DATA REQUIREMENTS.

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LEVEL 1+2 - ENLARGED CLUB FURNITURE + POWER/COMMUNICATION PLANS

A2.23

CLUB KITCHEN

CLUB GAMING

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CLUB RENDERINGS

A2.24

CLUB MEZZANINE + COFFEE BAR

CLUB MEZZANINE

CLUB LOWER LEVEL

CLUB LOWER LEVEL LOUNGE

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CLUB RENDERINGS

A2.25

CLUB TERRACE

REFER TO ARCHITECTURE FOR FINISHES.

M SS-502

M WD-508

CLUB TERRACE

REFER TO ARCHITECTURE FOR FINISHES.

M WD-507

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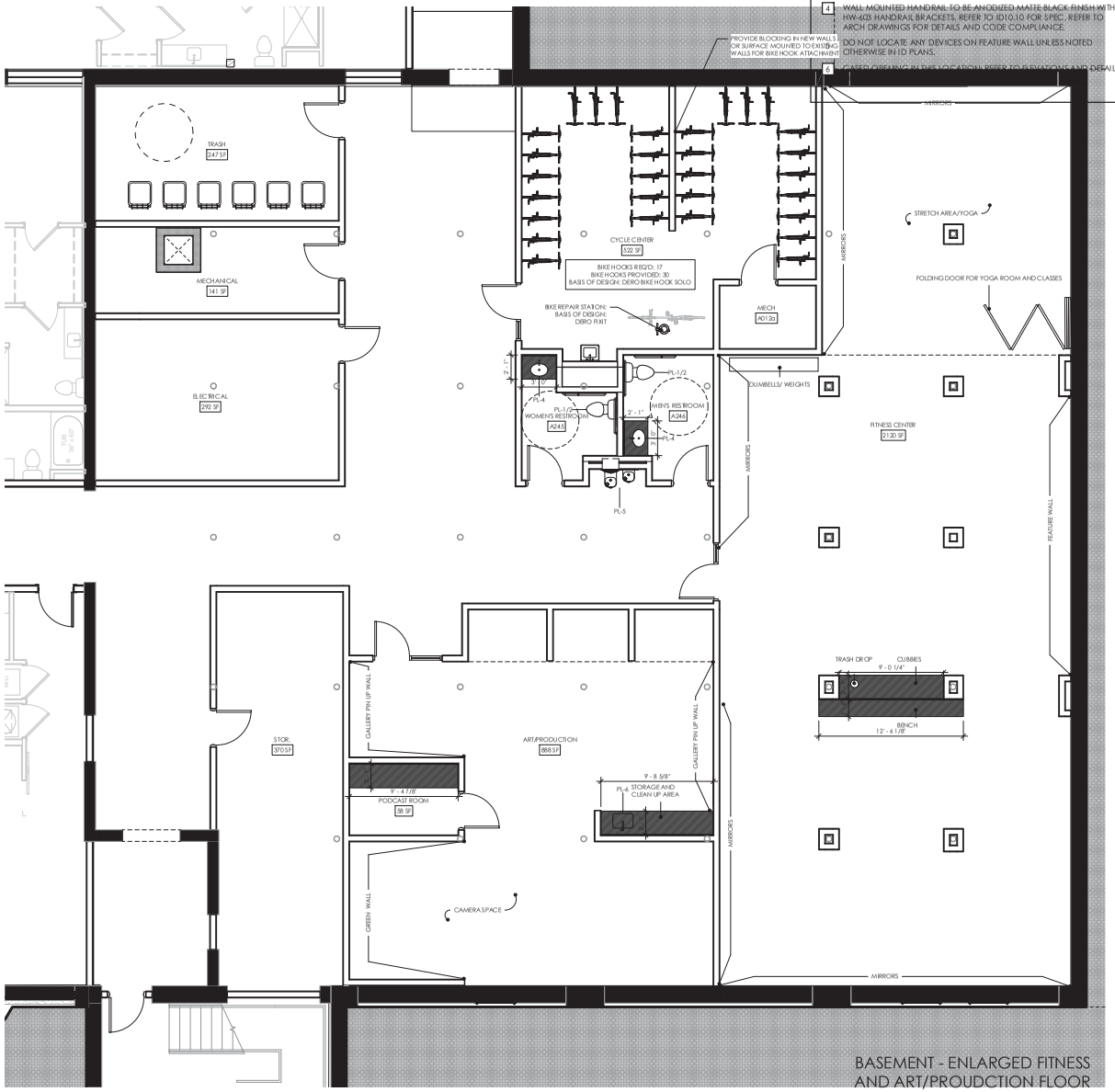
CLUB RENDERINGS

A2.26



BASEMENT - ENLARGED FITNESS AND ART/PROUDCTION FLOOR PLAN

1 A2.30

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

CODED NOTES - ENLARGED FLOOR PLAN

1. WATERLINE REQUIRED HERE FOR COFFEE MACHINE.
2. 18" DEEP WHITE MELANINE SHELVING SECURED TO THE WALL WITH WITH ADJUSTABLE HEAVY DUTY BLACK METAL BRACKETS. TO BE BUILT IN FIELD.
3. CONCEAL WATER HEATER IN WALL.
4. WALL MOUNTED HANDRAIL TO BE ANODIZED MATTE BLACK FINISH WITH HW-603 HANDRAIL BRACKETS. REFER TO ID10.10 FOR SPEC, REFER TO ARCH DRAWINGS FOR DETAILS AND CODE COMPLIANCE.
5. DO NOT LOCATE ANY DEVICES ON FEATURE WALL UNLESS NOTED OTHERWISE IN ID PLANS.
6. CASED OPENING IN THIS LOCATION. REFER TO ELEVATIONS AND DETAILS

PROVIDE BLOCKING IN NEW WALLS OR SURFACE MOUNTED TO EXISTING WALLS FOR BIKE HOOK ATTACHMENT

HATCH LEGEND

- MILLWORK
- NOT IN SCOPE

SYMBOL LEGEND

- NEW DOOR + FRAME
- # / SHT — INTERIOR ELEVATION MARKER
- # / SHEET — ENLARGED PLAN CALL-OUT
- PL-XX — PLUMBING TAG
- RA-XX — RESTROOM ACCESORY TAG

GENERAL NOTES - ENLARGED FLOOR PLAN

GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT BB+M ARCHITECTURE FOR CLARIFICATION PRIOR TO PROCEEDING. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF BB+M ARCHITECTURE UNLESS OTHERWISE NOTED ON DRAWINGS.
2. DIMENSIONS INDICATED ARE TO/FROM THE CENTERLINE OF NEW WALL CONSTRUCTION, UNLESS OTHERWISE NOTED OR EXTENDING FROM EXISTING WALLS (FINISH FACE OF EXISTING). ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH BB+M ARCHITECTURE BEFORE BEGINNING CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH BB+M ARCHITECTURE BEFORE PROCEEDING WITH WORK WITHIN THE AREA QUESTIONED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FINISHED FLOOR (AFF), EXCEPT WHERE NOTED TO BE FROM ABOVE FLOOR SLAB.
4. THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT, MECHANICAL SYSTEMS, & MECHANICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF EQUIPMENT INSTALLATION INTO POSITION INSIDE STRUCTURES, PROPOSED CONSTRUCTION ELEVATIONS, OR OTHERWISE. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES, AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY BB+M ARCHITECTURE OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS; REFER TO NOTE #1.

FLOORS

1. THE FINISHED FLOOR SLABS ARE TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN A 10 FOOT RADIUS. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE DESIGN TEAM PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES AS DICTATED ABOVE.

WALLS

1. CONTRACTORS TO LAYOUT ALL PARTITIONS ON FLOOR FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED. WALLS TO RECEIVE TILE SHALL INCLUDE CEMENT BACKER BOARD FOR SECURE MOUNTING. PROVIDE BRACING AT ALL SIDES OF RECESSED ITEMS TO ENSURE SECURE ATTACHMENT.
3. ALL PARTITIONS ARE TO BE SECURED OR BRACED TO STRUCTURE, AT A MINIMUM OF 8'-0" OC WITH TWO (2) BRACES PER SECTION, UNLESS NOTED OTHERWISE.
4. NEW PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF ADJACENT EXISTING CONSTRUCTION (ALIGN FINISHED FACES). IF A STUD ALIGNMENT IS NOT OBTAINED, PROVIDE AN ADDITIONAL LAYER OF GYP BOARD FROM NEW PARTITION LOCATIONS TO THE EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE A FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
5. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING 4" FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN THE NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE DIMENSIONED IN THE CONSTRUCTION DOCUMENTS.
6. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.

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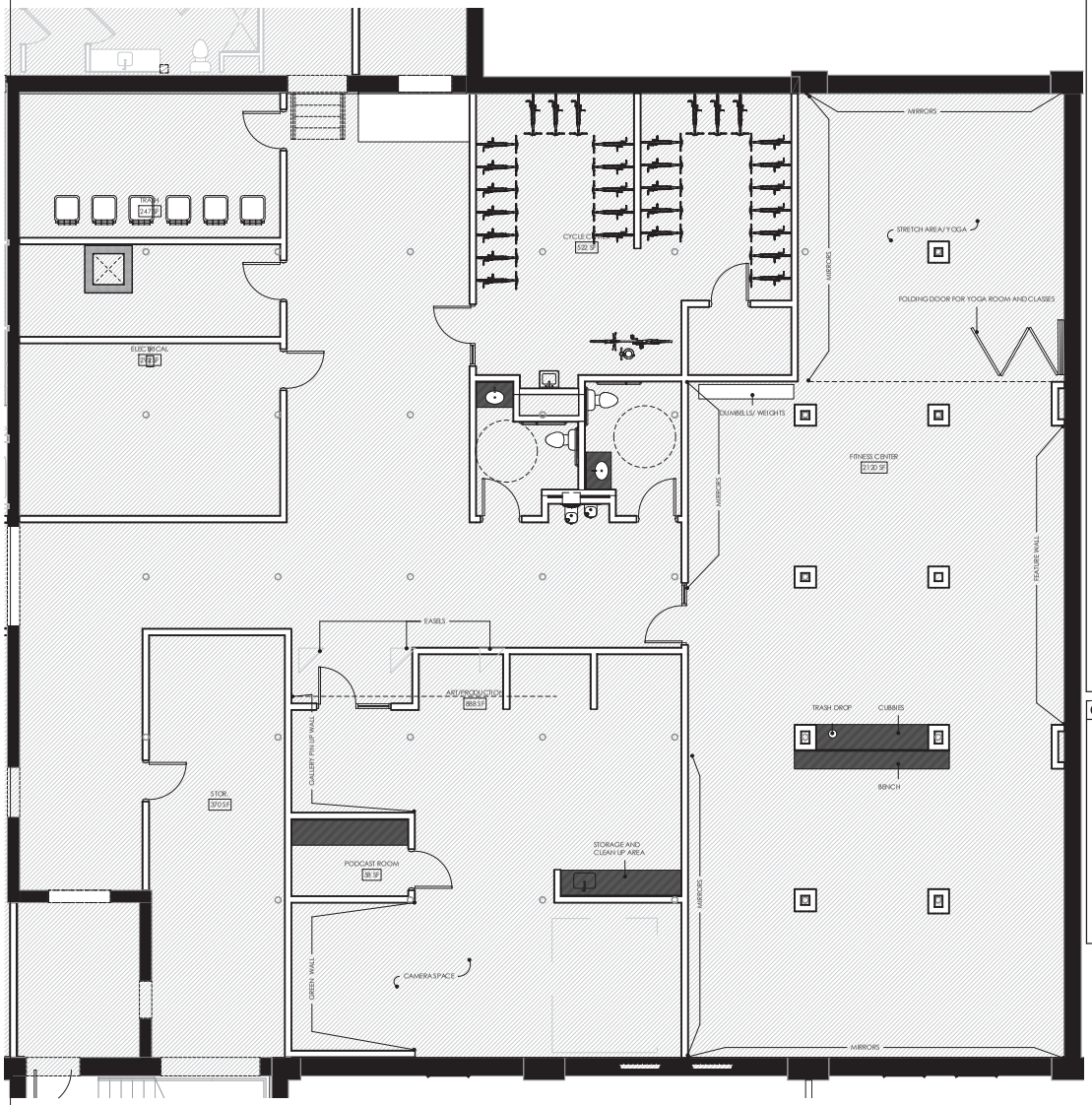
BASEMENT - ENLARGED FITNESS AND ART PRODUCTION FLOOR PLAN

A2.30



BASEMENT - ENLARGED FITNESS AND ART/PROUDCTION FINISH PLAN

1 / A2.31

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

GENERAL NOTES - FINISHES [CONTINUED]

1. ALL SURFACES OR ELEMENTS THAT ARE SPECIFIED TO RECEIVE PAINT ARE TO HAVE (1) PRIME COAT & (2) FINISH COATS, UNLESS NOTED OTHERWISE. ALL PAINT FINISHES SHALL BE EVENLY APPLIED AND FREE FROM SAGS, RUNS, CRAWLS, BRUSH MARKS, SKIPS OR OTHER DEFECTS.
2. WET WALLS TO RECEIVE TILE SHALL RECEIVE A PURPLE BOARD BACKER PRIOR TO INSTALLATION.
3. ALL SWITCHES AND RECEPTACLE PLATES COLOR SHALL MATCH ADJACENT SURFACE. GENERAL CONTRACTOR TO PROVIDE BB+M ARCHITECTURE WITH SUBMITTAL PACKAGE PRIOR TO PURCHASE. REFER TO ELECTRICAL DRAWINGS FOR DEVICE INFORMATION.

BASE

1. INSTALL WOOD RUNNING TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES TO THE GREATEST EXTEND POSSIBLE. DO NOT USE PIECES LESS THAN 36" LONG, EXCEPT WHERE REQUIRED BY THE WALL DIMENSION. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS. FILL GAPS, IF ANY OCCUR, BETWEEN TOP OF BASE AND WALL WITH PLASTIC WOOD FILLER. SMOOTH AND FINISH SAME AS WOOD BASE. WHERE WOOD TRIM IS INSTALLED ON A WALL WITH A VWC FINISH, CAULK BETWEEN MATERIALS AT ALL TRANSITIONS; CAULK FINISH TO BE CLEAR OR MATCH SPECIFIED VWC.

FLOORS

1. FEATHER FLOORING AS REQUIRED ENSURING A LEVEL, ADA COMPLIANT TRANSITION BETWEEN MATERIALS OF VARYING THICKNESS.
2. TRANSITION FINISHES AT CENTER OF DOOR FRAME UNLESS OTHERWISE NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SCHLUTER PROFILE HEIGHT WITH TILE THICKNESS AND MORTAR BED DEPTH, WHEN INSTALLED, TOP OF SCHLUTER PROFILE IS TO ALIGN WITH FINISHED TOP OF ADJACENT TILE.
4. WHERE FLOORING TYPES CHANGE OR WHERE FLOORING MATERIAL STYLES CHANGE, USE ADA COMPLIANT TRANSITION STRIPS. FLOORING TRANSITIONS ARE NOT TO EXCEED 1/4" H. IN THE CASE OF A STONE THRESHOLD, BEVELED EDGE MUST OCCUR AT NO MORE THAN 1/4" H. REFER TO TRANSITION DETAILS ON SHEET A10.01 FOR ADDITIONAL INFORMATION.
5. ALL FLOORING SELECTIONS, PATTERNS, GROUT, JOINTS, BASE, BULLNOSE, ETC., ARE TO BE COORDINATED WITH, SELECTED BY, AND APPROVED BY BB+M ARCHITECTURE.
6. CONTINUE FLOORING MATERIAL AS SCHEDULED UNDER CASEWORK (INCLUDING BUT NOT LIMITED TO CABINETRY, DESK UNITS, SERVICE COUNTERS, & BARS).
7. SUBMIT CARPET SEAMING DIAGRAMS TO BB+M ARCHITECTURE FOR REVIEW AND APPROVAL PRIOR TO ORDERING & INSTALLATION.
8. COLD AND CONTROL JOINTS SHOULD BE CRACK ISOLATED THREE TIMES THE WIDTH OF THE TILE. PROVIDE SOFT JOINTS ON EITHER SIDE. TRUE EXPANSION JOINTS SHOULD BE HONORED THROUGH THE TILE INSTALLATION AS REFERENCE BY THE T.C.N.A EJ171 MOVEMENT JOINT GUIDELINES FOR CERAMIC, GLASS AND STONE. USE SCHLUTER DILEX AKSN (ALUMINUM).
9. WHERE TILE IS APPLIED DIRECTLY TO A CONCRETE SLAB, JOINTS MUST BE REFLECTED FROM THE SLAB THROUGH THE TILE PATTERN. WHERE THIS IS NOT POSSIBLE DUE TO PLACEMENT OR SCALE, AN ANTI-FRACTURE MEMBRANE MUST BE INSTALLED BETWEEN THE COMPONENTS. CONTROL JOINTS SHALL BE PLACED EVERY 20'-25' IN EACH DIRECTION AS DICTATED BY TCNA GUIDELINES. PRESENT ANY ALTERATIONS IN INSTALLATION PATTERN TO THE DESIGNER FOR APPROVAL.
10. TILE INSTALLER IS TO COORDINATE FINAL JOINT LOCATION WITH BB+M ARCHITECTURE IN ACCORDANCE WITH TCNA GUIDELINES. JOINT COLOR IS TO MATCH GROUT COLOR USED WITH ADJACENT FLOOR TILE.
11. REFER TO ID9.01 ON FINISH SCHEDULE FOR MORE INFORMATION ON TRANSITION STRIP DETAILS AND INFORMATION.

CODED NOTES - FINISHES

1. TYPICAL UNIT CORRIDOR FINISHES BEGIN.
2. PROVIDE WAINSCOTING ON ALL WALLS OF ENCLOSED LEASING OFFICE WITH WALLCOVERING ABOVE. REFER TO FINISH SCHEDULE AND ELEVATIONS FOR MORE INFO.
3. INSTALL CROWN MOULDING THROUGHOUT. REFER TO SHEET ID10.01 FOR MORE INFORMATION.
4. ALL EXTERIOR WALLS OF LEASING TO BE PT-201. NO APPLIED MOLDING REQUIRED. REFER TO ELEVATIONS ON ID2.27 FOR WALL FINISH APPLICATION ON ALL OTHER WALLS IN LEASING.
5. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN DETAILS; VERIFY DRAIN LOCATION WITH INTERIOR DESIGNERS.

HATCH LEGEND

- MILLWORK
- WOOD FLOORING
- TILE FLOORING
- NOT IN SCOPE

SYMBOL LEGEND

- X XX-### — FINISH TAG; SINGLE LETTER INDICATES POSITION OF FINISH (F=FLOOR, B=BASE, W=WALL, C=CEILING, M=MILLWORK, S=SPECIALTY); REFER TO FINISH SCHEDULE, SHEET A10.01
- C XX-### / W XX-### / B XX-### / F XX-### — FINISH TAG STACK; INDICATES ROOM TYPICAL FINISHES (UNLESS NOTED OTHERWISE)
- X XX-### — FINISH TAG; 'LEGS' INDICATE HORIZONTAL EXTENT OF FINISH ON WALL SURFACE; REFER TO ELEVATIONS FOR VERTICAL EXTENTS
- FLOOR FINISH TRANSITION
- # / SHEET — INSTALLATION DETAIL CALL-OUT
- DENOTES FLOOR PATTERN DIRECTION

GENERAL NOTES - FINISHES

1. ALL CEILINGS TO BE PT-100, ALL WALLS TO BE PT-200, A LL WALL BASE TO BE WB-300 AND ALL FLOORING TO BE TL-400 UNLESS NOTED OTHERWISE.
2. HATCH PATTERNS DO NOT INDICATE FLOORING MATERIAL SIZE, INSTALLATION DIRECTION, INSTALLATION PATTERN, OR SEAM LOCATIONS. HATCHES ARE PROVIDED AS A WAY TO DIFFERENTIATE FLOORING MATERIALS ONLY.
3. REFER TO ENLARGED INSTALLATION DETAILS & FINISH SCHEDULE, SHEET ID10.10, FOR ADDITIONAL INFORMATION.
4. CEILING FINISHES ARE NOTED ON THE REFLECTED CEILING PLAN.

GENERAL CONDITIONS

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS. WHERE PROVIDED, DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES SHALL COMPLY WITH TABLE 803.3 OF THE INTERNATIONAL FIRE CODE (IFC) AND TABLE 803.1 OF THE IBC.
3. REFER TO MANUFACTURER'S INSTRUCTIONS FOR RECOMMENDED SURFACE PREPARATION, REQUIRED SUBSTRATES, & RECOMMENDED INSTALLATION METHODS OF ALL SCHEDULED MATERIALS. CONTRACTOR IS RESPONSIBLE FOR PREPARING EXISTING CONCRETE SLAB AS REQUIRED TO RECEIVE ALL NEW SPECIFIED FLOOR FINISHES (INCLUDING BUT NOT LIMITED TO MOISTURE TESTING, UNDERLAYMENT, EXPANSION, ETC).
4. CONTRACTOR TO ENSURE THAT ALL SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND UNEVEN CONDITIONS HAVE BEEN CORRECTED. START OF WORK INDICATES APPLICATOR'S ACCEPTANCE OF SUBSTRATE.
5. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM ANY FINISH MATERIAL INSTALLATION.
6. ALL FINISH ADHESIVES SHOULD BE LOW VOC; EX: PAINT, WALLCOVERING, CARPET, TILE, STONE, VENEERS, PLASTIC LAMINATES, ETC.
7. SUBMIT FINISH SUBMITTALS TO BB+M ARCHITECTURE FOR REVIEW & APPROVAL PRIOR TO ORDERING & INSTALLATION. SUBMIT ALL FINISH SAMPLES TOGETHER IN ONE SUBMITTAL PACKAGE.
8. ALL ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT FINISH.
9. ALL FINISHES ARE PER THE TYPICAL FINISH NOTES UNLESS SHOWN OTHERWISE (BY EITHER A FINISH SYMBOL OR PLAN SPECIFIC NOTE). WHEN FINISH SYMBOLS ARE SHOWN ON THE PLAN, THE DESIGNATED FINISH IS TO CONTINUE OUTWARD FROM THE FINISH SYMBOL UNTIL IT RUNS INTO A TRANSITION LINE (EX: IF THERE IS NO TRANSITION LINE AT A DOOR, THE FLOOR FINISH IN THAT ROOM RUNS THROUGH THE DOORWAY AND IS ALSO THE DESIGNATED FLOOR FINISH IN THE ADJACENT AREA).

DOORS

1. ALL INTERIOR PAINTED HOLLOW METAL DOOR FRAMES AND FACE OF DOORS SHALL BE PAINTED SEMI-GLOSS FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR HOLLOW METAL DOOR FRAMES SHALL BE PAINTED; COLOR AS SELECTED BY BB+M ARCHITECTURE.

MILLWORK

1. REFER TO ELEVATION SHEETS FOR ALL MILLWORK FINISHES.

CEILINGS

1. ALL GYP BOARD CEILINGS ARE TO BE PAINTED FLAT FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.

WALLS

1. GENERAL CONTRACTOR TO APPLY 'LEVEL 4' FINISH ON ALL WALLS TO RECEIVE PAINT FINISHES, UNLESS NOTED OTHERWISE. WHERE A WALLCOVERING FINISH IS SPECIFIED, REFER TO MANUFACTURER'S GUIDELINES FOR PRODUCT INSTALLATION TO MINIMIZE TRANSLATION OF WALL TEXTURE IMPERFECTIONS.

BB+M ARCHITECTURE

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

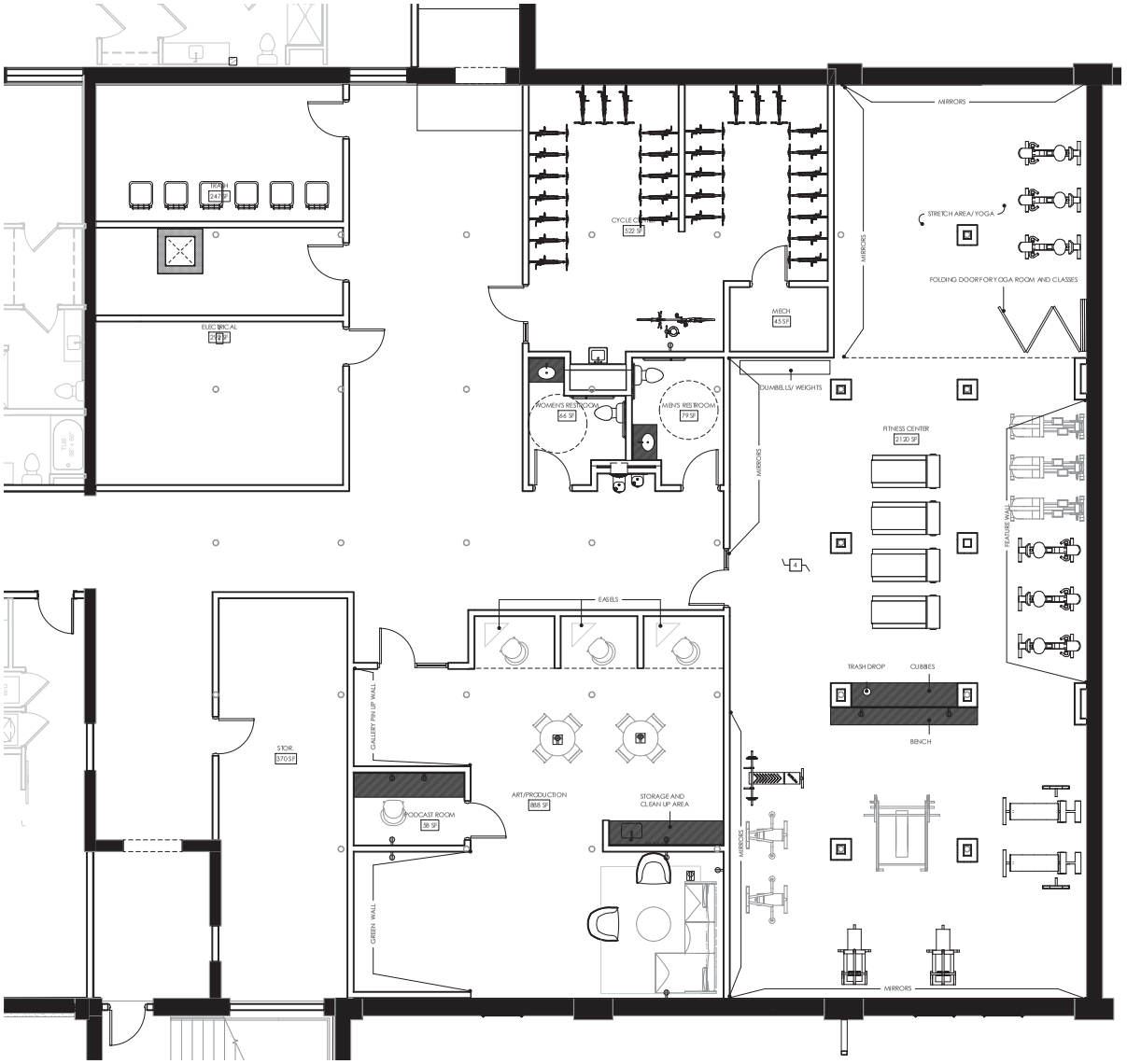
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / Author

Revisions

No.	Description	Date

BASEMENT - ENLARGED FITNESS AND ART PRODUCTION FINISH PLAN

A2.31



BASEMENT - ENLARGED FITNESS
AND ART/PROUDCTION
FURNITURE + POWER/
COMMUNICATION PLAN

1 / A2.33

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

SYMBOL LEGEND

- DUPLEX OUTLET
- QUADPLEX OUTLET
- GROUND FAULT CIRCUIT OUTLET
- USB
- DUPLEX FLOOR OUTLET
- QUADPLEX FLOOR OUTLET
- DATA
- TV DENOTES TELEVISION LOCATION
- EQ-XX EQUIPMENT TAG
- NOT IN SCOPE

GENERAL NOTES - FURNISHINGS

1. FURNITURE PLANS ARE FOR REFERENCE ONLY. FINAL PLACEMENT OF FF+E SHALL BE DETERMINED BY BB+M ARCHITECTURE AT SITE VISIT OR MODEL ROOM REVIEW.
2. GENERAL CONTRACTOR TO NOTIFY BB+M ARCHITECTURE IN A TIMELY MANNER IF ANY FIELD CONDITION CONFLICTS WITH SHOWN FURNITURE LAYOUT.
3. FF&E INSTALLERS ARE TO BE SECURED THROUGH OWNER OR PURCHASING AGENT.
4. REFER TO EQUIPMENT SCHEDULE, SHEET ID 10.20, FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL REFER TO ARCHITECTURE AND ELECTRICAL DRAWINGS FOR FINAL QUANTITY AND LOCATION OF RECEPTACLES.
6. ALL INFASTRUCTURE FOR AV EQUIPMENT, POWER AND DATA CABLING REQUIREMENTS TO BE VERIFIED WITH AV VENDOR.

CODED NOTES - FURNISHINGS

1. FLOOR OUTLET LOCATION. EXACT LOCATION TO BE DETERMINED BY INTERIOR DESIGNER.
2. COORDINATE HEIGHT OF WALL MOUNTED TELEVISIONS AND POWER/DATA REQUIREMENTS WITH A V CONSULTANT.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER AND DATA REQUIREMENTS.
4. COORDINATE FLOOR RECEPTICALS AND WALL OUTLETS WITH FITNESS CONSULTANT.

BB+M ARCHITECTURE

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FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP2310
DATE / 05.15.2020
DRAWN / Author

Revisions		
No.	Description	Date

BASEMENT - ENLARGED FITNESS AND ART PRODUCTION FURNITURE + POWER/ COMMUNICATION PLAN

A2.33

ART + PRODUCTION ROOM

ART + PRODUCTION ROOM

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

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THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / Author

Revisions		
No.	Description	Date

FITNESS AND ART PRODUCTION RENDERINGS

A2.34

FITNESS CENTER

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / Author

Revisions		
No.	Description	Date

FITNESS AND ART PRODUCTION RENDERINGS

A2.35

UNIT GENERAL NOTES - INTERIOR DETAILS

GENERAL CONDITIONS

1. DETAIL DRAWINGS ARE PROVIDED FOR DESIGN INTENT PURPOSES ONLY. DIRECT COPIES OF DESIGN INTENT DRAWINGS PRESENTED AS SHOP DRAWINGS WILL NOT BE APPROVED.
2. CONTRACTOR SHALL CAREFULLY REVIEW THE DESIGN INTENT DRAWINGS AND SHALL IMMEDIATELY NOTIFY BB+M ARCHITECTURE OF ANY ERROR, INCONSISTENCY, OR OMISSION.
3. SHOP DRAWINGS OF ALL MILLWORK PIECES ARE REQUIRED AND SHALL BE FORWARDED TO BB+M ARCHITECTURE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW DIMENSIONED PLANS + ELEVATIONS, LARGE-SCALE DETAILS, ATTACHMENT DEVICES, AND OTHER COMPONENTS. SHOW LOCATIONS AND SIZES OF CUTOUTS AND HOLES FOR PLUMBING FIXTURES, FAUCETS, GROMMETS, AND OTHER ITEMS INSTALLED IN ARCHITECTURAL MILLWORK.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING FABRICATION OF MILLWORK.
5. SAMPLES OF ALL SPECIFIED FINISHES ARE REQUIRED AND SHALL BE SENT TO BB+M ARCHITECTURE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. STONE & SOLID SURFACING SAMPLES SHALL BE 6"x6", PLASTIC LAMINATE & PAINT SAMPLES SHALL BE 6"x6" AND MUST BE APPLIED TO THE SPECIFIED SUBSTRATE. VENEER SAMPLES SHALL BE 8"x10", APPLIED TO THE SPECIFIED SUBSTRATE, SHOW A FACE VENEER SEAM, AND FINISH ONE HALF OF THE SAMPLE AS SPECIFIED. EXPOSED CABINET HARDWARE SAMPLES SHOULD BE PROVIDED; (1) PER HARDWARE SPECIFICATION.
6. IF NOT INDICATED ON THE ELEVATION, REFER TO THE FF+E PACKAGE FOR HARDWARE SPECIFICATIONS. IF A SPECIFIC HARDWARE IS NOT REQUIRED, A DESIGN INTENT WILL BE INDICATED IN THE DRAWING NOTATIONS.

FABRICATION

1. ALL MILLWORK SHALL BE 3/4" PLYWOOD SUBSTRATE WITH VENEER, HPL, OR OTHER TOP SURFACE UNLESS OTHERWISE NOTED. RAW PLYWOOD FINISH IS NOT ACCEPTABLE IN ANY AREA VISIBLE DURING NORMAL USE.
2. PROVIDE SCREW COVERS FOR ALL EXPOSED SCREWS. FINISH TO MATCH ADJACENT FINISH. EXPOSURE OF SCREWS AND HARDWARE SHOULD BE LIMITED TO NECESSITY. PLACEMENT OF EXPOSED HARDWARE IS TO BE NOTED ON SHOP DRAWINGS FOR APPROVAL BY BB+M ARCHITECTURE.

FINISHES

1. IF PAINTED FINISH IS SPECIFIED, FINISH MUST BE EVEN & FREE OF DEFECTS INCLUDING DRIPS, BRUSH STROKES, RUBS, OR SAGS. APPLICATION OF PAINTED FINISH MUST INCLUDE A PRIMER COAT AND 2 TOP COATS AT MINIMUM.
2. IF HIGH PRESSURE LAMINATE FINISH IS SPECIFIED, CONTRACTOR IS TO COMPLY WITH THE FABRICATION REQUIREMENTS AS DICTATE BY THE A.W.I.

HARDWARE

1. DRAWER SLIDES ARE REQUIRED TO BE SIDE MOUNTED (U.N.O.). FULL EXTENSION, ZINC-PLATED STEEL WITH STEEL BALL BEARINGS. SLIDES MUST BE RATED TO HOLD THE FOLLOWING MINIMUM LOADS:
   - FILE DRAWERS: 150 LBF
   - BOX DRAWERS: 100 LBF
   - PENCIL DRAWERS: 100 LBF
   - PRINTER DRAWER OR SLIDING PLATE: 300 LBF

INSTALLATION

1. INSTALL CABINETS ENSURING DOORS AND DRAWERS FIT OPENING PROPERLY AND ARE ALIGNED. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION. INSTALL CABINETS WITH NO MORE THAN A 2' PER 96" SAG, BOW, OR OTHER VARIATION FROM A STRAIGHT LINE.
2. CONTRACTOR TO PROVIDE ALL BRACING IN WALL TO SUPPORT MILLWORK PIECES AS REQUIRED BY FABRICATOR. COORDINATE WITH FABRICATOR FOR REQUIREMENTS.
3. COORDINATE LOCATION OF ELECTRICAL OUTLETS WITH ELECTRICAL EQUIPMENT, MILLWORK, AND FIELD CONDITIONS. NOTIFY ARCHITECT IN THE EVENT OF ANY NEED TO RELOCATE OUTLETS PRIOR TO MILLWORK INSTALLATION.
4. CONTRACTOR TO CONFIRM ALL APPLIANCE SIZES & APPROPRIATE CLEARANCES PRIOR TO MILLWORK FABRICATION.

UNIT GENERAL NOTES - REFLECTED CEILING PLAN

GENERAL CONDITIONS

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS.
2. FIXTURE DIMENSIONS ARE FROM FINISH FACE OF GYPSUM BOARD WALLS TO CENTER OF LIGHT FIXTURE OR FROM FIXTURE CENTER TO CENTER, UNLESS NOTED OTHERWISE.
3. ALL FIXTURES ARE CENTERED IN SPACE, UNLESS NOTED OTHERWISE
4. BB+M ARCHITECTURE TO DETERMINE FINAL MOUNTING HEIGHT OF ALL DECORATIVE PENDANTS ON SITE. CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS. CONTRACTOR TO LEAVE EXTRA CORD LENGTH UNTIL FINAL HEIGHT IS CONFIRMED IN PERSON.
5. PROVIDE CONTROL JOINTS IN GYPSUM CEILING AT ALL WALL RETURNS AND AT LENGTHS > 30'-0", TYP.
6. ALL FIXTURES IN CORRIDOR ARE TO ALIGN WITH ADJACENT "EQUAL" ANNOTATION.
7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER, AND OTHER CEILING-MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ROUGH IN IS REQUIRED PRIOR TO PROCEEDING.
8. PROVIDE 9'-0" AFF DROPPED GYP CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

LIGHTING

1. REFER TO ELECTRICAL DRAWINGS FOR ARCHITECTURAL LIGHTING SCHEDULE, SPECIFICATIONS, AND CIRCUITING.

MECHANICAL

1. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, DUCTWORK LAYOUTS AND SCHEDULES. IF A CONFLICT OCCURS BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS NOTIFY BB+M ARCHITECTURE IN A TIMELY MANNER.
2. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

FINISHES

1. ALL EXPOSED HVAC ELEMENTS, CONDUITS, AND OTHER APPURTENANCES ARE TO RECEIVE (2) COATS OF PAINT TO MATCH THE ADJACENT CEILING OR WALL FINISH. CONSULT WITH PAINT MANUFACTURER TO DETERMINE APPROPRIATE COATING TO ENSURE DURABLE FINISH.
2. ALL GYP BOARD CEILINGS ARE TO BE PAINTED FLAT FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.

UNIT GENERAL NOTES - FURNISHINGS

1. FURNITURE PLANS ARE FOR REFERENCE ONLY. FINAL PLACEMENT OF FF+E SHALL BE DETERMINED BY BB+M ARCHITECTURE AT MODEL ROOM INSTALLATION.
2. GENERAL CONTRACTOR TO NOTIFY BB+M ARCHITECTURE IN A TIMELY MANNER IF ANY FIELD CONDITION CONFLICTS WITH SHOWN FURNITURE LAYOUT.
3. FF&E INSTALLERS ARE TO BE SECURED THROUGH OWNER OR PURCHASING AGENT.
4. REFER TO EQUIPMENT & APPLIANCE SCHEDULE, SHEET A9.10m, FOR ADDITIONAL INFORMATION.

UNIT GENERAL NOTES - FINISHES

1. HATCH PATTERNS DO NOT INDICATE FLOORING MATERIAL SIZE, INSTALLATION DIRECTION, INSTALLATION PATTERN, OR SEAM LOCATIONS. HATCHES ARE PROVIDED AS A WAY TO DIFFERENTIATE FLOORING MATERIALS ONLY.
2. REFER TO ENLARGED INSTALLATION DETAILS & FINISH SCHEDULE, SHEET A10.10, FOR ADDITIONAL INFORMATION.
3. CEILING FINISHES ARE NOTED ON THE REFLECTED CEILING PLAN, SHEET SERIES A2.5Xm.

GENERAL CONDITIONS

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS, WHERE PROVIDED, DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES SHALL COMPLY WITH TABLE 803.3 OF THE INTERNATIONAL FIRE CODE (IFC).
3. REFER TO MANUFACTURER'S INSTRUCTIONS FOR RECOMMENDED SURFACE PREPARATION, REQUIRED SUBSTRATES, & RECOMMENDED INSTALLATION METHODS OF ALL SCHEDULED MATERIALS. CONTRACTOR IS RESPONSIBLE FOR PREPARING EXISTING CONCRETE SLAB AS REQUIRED TO RECEIVE ALL NEW SPECIFIED FLOOR FINISHES (INCLUDING BUT NOT LIMITED TO MOISTURE TESTING, UNDERLAYMENT, EXPANSION, ETC).
4. CONTRACTOR TO ENSURE THAT ALL SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND UNEVEN CONDITIONS HAVE BEEN CORRECTED. START OF WORK INDICATES APPLICATOR'S ACCEPTANCE OF SUBSTRATE.
5. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM ANY FINISH MATERIAL INSTALLATION.
6. ALL FINISH ADHESIVES SHOULD BE LOW VOC; EX: PAINT, WALLCOVERING, CARPET, TILE, STONE, VENEERS, PLASTIC LAMINATES, ETC.
7. SUBMIT FINISH SUBMITTALS TO BB+M ARCHITECTURE FOR REVIEW & APPROVAL PRIOR TO ORDERING & INSTALLATION. SUBMIT ALL FINISH SAMPLES TOGETHER IN ONE SUBMITTAL PACKAGE.
8. ALL ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT FINISH.
9. ALL FINISHES ARE PER THE TYPICAL FINISH NOTES UNLESS SHOWN OTHERWISE (BY EITHER A FINISH SYMBOL OR PLAN SPECIFIC NOTE). WHEN FINISH SYMBOLS ARE SHOWN ON THE PLAN, THE DESIGNATED FINISH IS TO CONTINUE OUTWARD FROM THE FINISH SYMBOL UNTIL IT RUNS INTO A TRANSITION LINE (EX: IF THERE IS NO TRANSITION LINE AT A DOOR, THE FLOOR FINISH IN THAT ROOM RUNS THROUGH THE DOORWAY AND IS ALSO THE DESIGNATED FLOOR FINISH IN THE ADJACENT AREA).

WALLS

1. GENERAL CONTRACTOR TO APPLY 'LEVEL 4' FINISH ON ALL WALLS TO RECEIVE PAINT FINISHES, UNLESS NOTED OTHERWISE. WHERE A WALLCOVERING FINISH IS SPECIFIED, REFER TO MANUFACTURER'S GUIDELINES FOR PRODUCT INSTALLATION TO MINIMIZE TRANSLATION OF WALL TEXTURE IMPERFECTIONS.
2. ALL SURFACES OR ELEMENTS THAT ARE SPECIFIED TO RECEIVE PAINT ARE TO HAVE (1) PRIME COAT & (2) FINISH COATS, UNLESS NOTED OTHERWISE. ALL PAINT FINISHES SHALL BE EVENLY APPLIED AND FREE FROM SAGS, RUNS, CRAWLS, BRUSH MARKS, SKIPS OR OTHER DEFECTS.
3. IN AREAS WITH NO CEILING, PARTITIONS ARE TO BE PAINTED TO DECK UNLESS NOTED OTHERWISE.
4. ALL CMU PARTITIONS TO BE PAINTED SHALL BE PREPPED WITH BLOCK FILLER PRIOR.
5. ALL UNIT BATHROOM WALLS ARE TO RECEIVE A MOISTURE RESISTANT BOARD BACKER.
6. ALL SWITCHES AND RECEPTACLE PLATES COLOR SHALL MATCH ADJACENT SURFACE. GENERAL CONTRACTOR TO PROVIDE BB+M ARCHITECTURE WITH SUBMITTAL PACKAGE PRIOR TO PURCHASE. REFER TO ELECTRICAL DRAWINGS FOR DEVICE INFORMATION.

FLOORS

1. FEATHER FLOORING AS REQUIRED ENSURING A LEVEL TRANSITION BETWEEN MATERIALS OF VARYING THICKNESS.
2. TRANSITION FINISHES AT CENTER OF DOOR UNLESS OTHERWISE NOTED.
3. IN TYPE-A UNITS WHERE FLOORING TYPES CHANGE OR WHERE FLOORING MATERIAL STYLES CHANGE, USE ADA COMPLIANT TRANSITION STRIPS. FLOORING TRANSITIONS ARE NOT TO EXCEED 1/4" H. IN THE CASE OF A STONE THRESHOLD, BEVELED EDGE MUST OCCUR AT NO MORE THAN 1/4" H. REFER TO TRANSITION DETAILS ON SHEET A 10-01 FOR ADDITIONAL INFORMATION.
4. ALL FLOORING SELECTIONS, PATTERNS, GROUT, JOINTS, BASE, BULLNOSE, ETC. ARE TO BE COORDINATED WITH, SELECTED BY, AND APPROVED BY BB+M ARCHITECTURE.
5. CONTINUE FLOORING MATERIAL AS SCHEDULED UNDER CASEWORK (INCLUDING BUT NOT LIMITED TO CABINETRY, DESK UNITS, SERVICE COUNTERS, & BARS).

DOORS

1. ALL INTERIOR PAINTED DOOR FRAMES AND FACE OF DOORS SHALL BE SEMI-GLOSS FINISH AS REFLECTED IN FINISH SCHEDULE, UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR PAINTED DOOR FRAMES SHALL BE WEATHER RESISTANT FINISH; PAINT COLOR AS SELECTED BY BB+M ARCHITECTURE.

BASE

1. INSTALL WOOD RUNNING TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES TO THE GREATEST EXTENT POSSIBLE. DO NOT USE PIECES LESS THAN 36" LONG, EXCEPT WHERE REQUIRED BY THE WALL DIMENSION. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS. FILL GAPS, IF ANY OCCUR, BETWEEN TOP OF BASE AND WALL WITH PLASTIC WOOD FILLER, SMOOTH AND FINISH SAME AS WOOD BASE. CAULK SEAM BETWEEN BASE AND WALL PRIOR TO PAINTING.

UNIT GENERAL NOTES - CONSTRUCTION

GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT BB+M ARCHITECTURE FOR CLARIFICATION PRIOR TO PROCEEDING. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF BB+M ARCHITECTURE UNLESS OTHERWISE NOTED ON DRAWINGS.
2. DIMENSIONS INDICATED ARE TO/FROM THE FACE OF STUD, UNLESS OTHERWISE NOTED OR EXTENDING FROM EXISTING WALLS (FINISH FACE OF EXISTING). ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH BB+M ARCHITECTURE BEFORE BEGINNING CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH BB+M ARCHITECTURE BEFORE PROCEEDING WITH WORK WITHIN THE AREA QUESTIONED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FINISHED FLOOR (AFF), EXCEPT WHERE NOTED TO BE FROM ABOVE FLOOR SLAB.
4. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT. MECHANICAL SYSTEMS, & MECHANICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF EQUIPMENT INSTALLATION INTO POSITION INSIDE STRUCTURES. PROPOSED CONSTRUCTION ELEVATIONS, OR OTHERWISE. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES, AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY BB+M ARCHITECTURE OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS; REFER TO NOTE #1.
5. REFER TO G7.X SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.
6. CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING FINISHES WITHIN THE AREA OF WORK NOTED TO BE MAINTAINED. ADDITIONALLY, ANY DAMAGE INCURRED BY ELEMENTS OUTSIDE THE SCOPE OF WORK INCLUDING, BUT NOT LIMITED TO, ELEVATORS, CORRIDORS, ACCESS AREAS, ETC. SHALL BE REPAIRED TO LIKE NEW FINISH OR REPLACED AT THE CONTRACTORS EXPENSE.
7. CUT AND FIT ALL NEW COMPONENTS FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
8. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES, & WALL TYPES.

FLOORS

1. THE FINISHED FLOOR SLABS ARE TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN A 10 FOOT RADIUS. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE DESIGN TEAM PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES AS DICTATED ABOVE.

WALLS

1. CONTRACTORS TO LAYOUT ALL PARTITIONS ON FLOOR FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED. WALLS TO RECEIVE TILE SHALL INCLUDE CEMENT BACKER BOARD FOR SECURE MOUNTING. PROVIDE BRACING AT ALL SIDES OF RECESSED ITEMS TO ENSURE SECURE ATTACHMENT.
3. ALL PARTITIONS ARE TO BE SECURED OR BRACED TO STRUCTURE, AT A MINIMUM OF 8'-0" OC WITH TWO (2) BRACES PER SECTION, UNLESS NOTED OTHERWISE.
4. NEW PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF ADJACENT EXISTING CONSTRUCTION (ALIGN FINISHED FACES). IF A STUD ALIGNMENT IS NOT OBTAINED, PROVIDE AN ADDITIONAL LAYER OF GYP BOARD FROM NEW PARTITION LOCATIONS TO THE EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE A FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
5. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING 4" FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN THE NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE DIMENSIONED IN THE CONSTRUCTION DOCUMENTS.
6. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.
7. REFER TO LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
8. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.
9. WINDOW OPERATING PARTS ARE TO BE MAX. 48" ABOVE FINISH FLOOR IN ALL TYPE A UNITS, PER SECTION 308 IN ANSI 117.1-2009.

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

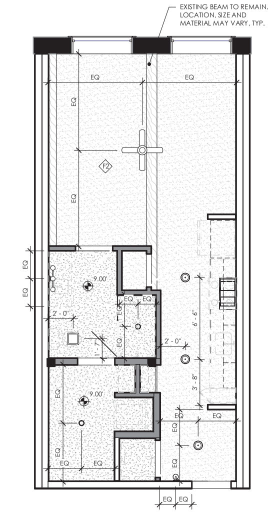
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

No.	Description	Date

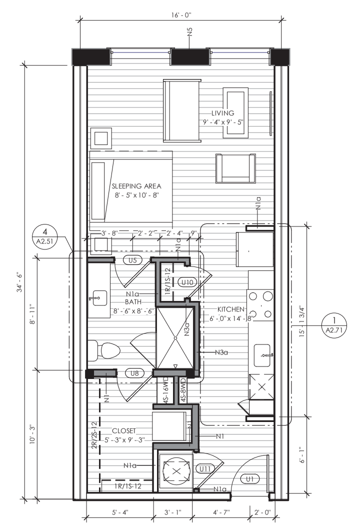
UNIT GENERAL NOTES

A2.50



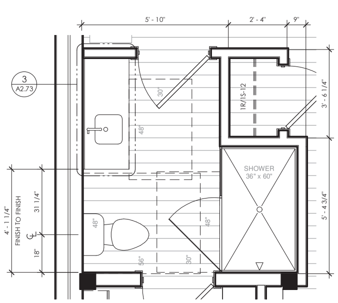
3 A2.51 UNIT S1-M RCP

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



2 A2.51 UNIT S1-M FLOOR PLAN

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



4 A2.51 UNIT S1-M BATHROOM PLAN

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

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD. NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT KITCHEN NOTES:

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F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

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6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

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2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

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- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
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- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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Revisions

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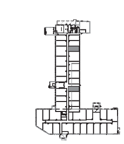
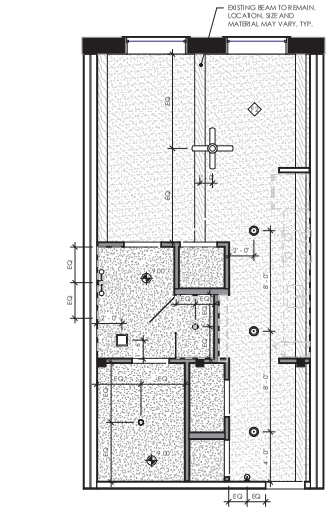
UNIT S1-M (AFFORDABLE)



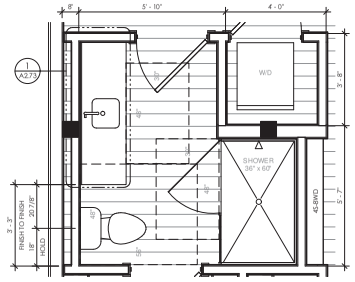
MILL - KEY PLAN

A2.51



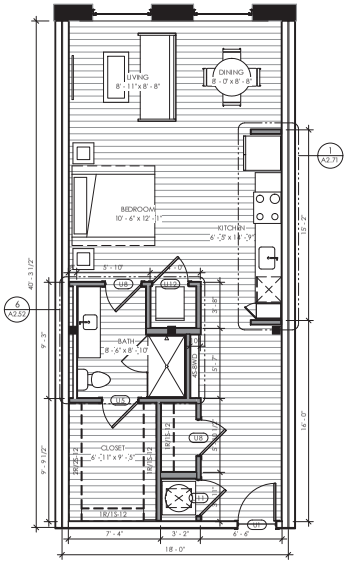
1 A2.52 UNIT S2-M RCP

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



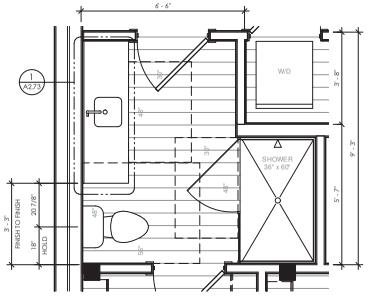
6 A2.52 UNIT S2-M ALT BATH PLAN

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



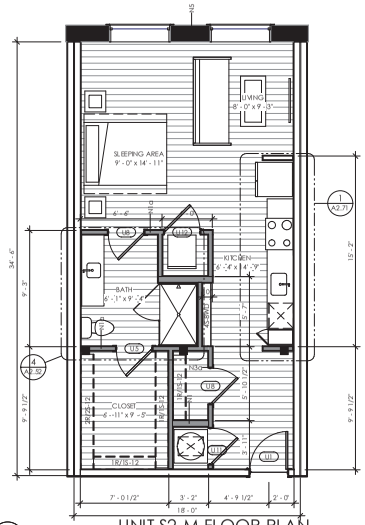
5 A2.52 UNIT S2-M ALT FLOOR PLAN

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



4 A2.52 UNIT S2-M BATHROOM PLAN

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



2 A2.52 UNIT S2-M FLOOR PLAN

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

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3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

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9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

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3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

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6. SEE ELECTRICAL FOR FIXTURE TYPE

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8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

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4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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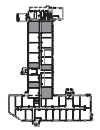
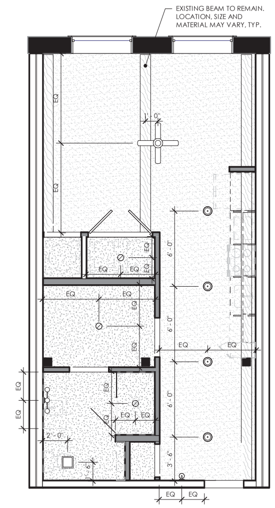
UNIT S2-M

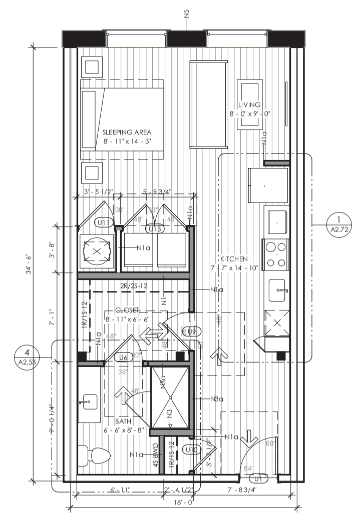


MILL - KEY PLAN

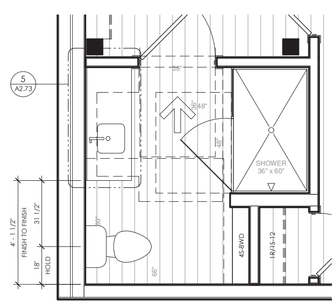
A2.52



1 A2.53 UNIT S2-M TYPE A RCP
SCALE: 1/4" = 1'-0"



2 A2.53 UNIT S2-M TYPE A FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A2.53 UNIT S2-M TYPE A BATH PLAN
SCALE: 1/2" = 1'-0"

UNIT KITCHEN NOTES:

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UNIT SHELVING LEGEND:

1R/1S-12	(1) 12' DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12' DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12' DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

BB+M ARCHITECTURE

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

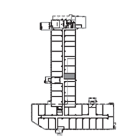
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

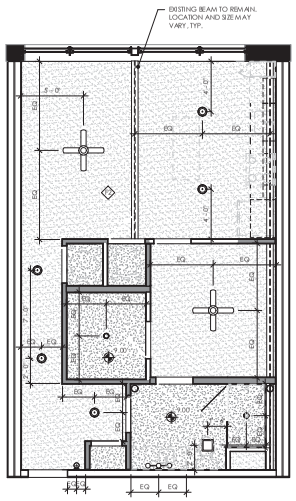
No.	Description	Date

UNIT S2-M TYPE A



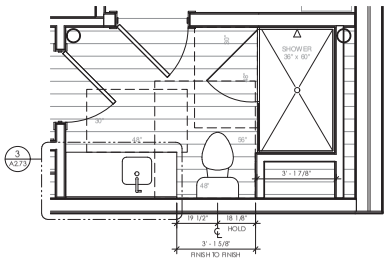
MILL - KEY PLAN

A2.53



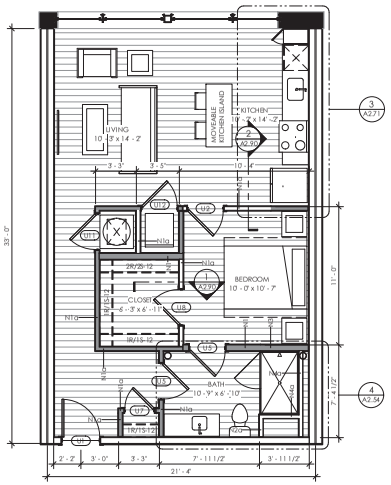
1 A2.54 UNIT 1A-M RCP

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



4 A2.54 UNIT 1A-M BATHROOM PLAN

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



3 A2.54 UNIT 1A-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
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- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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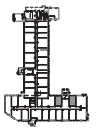
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

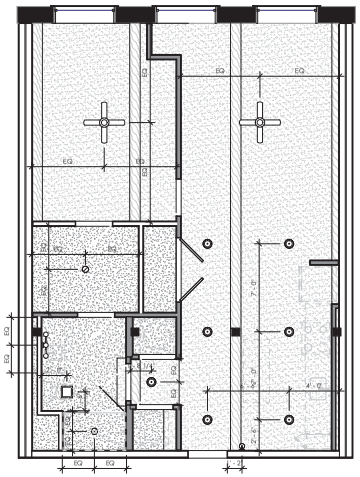
Revisions		
No.	Description	Date

UNIT 1A-M (AFFORDABLE)

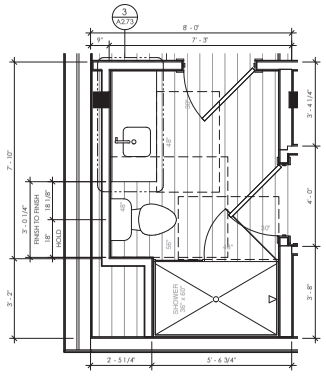


MILL - KEY PLAN

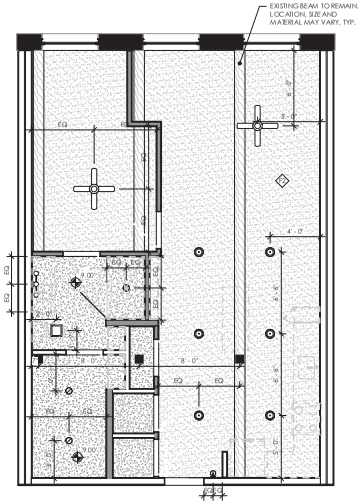
A2.54



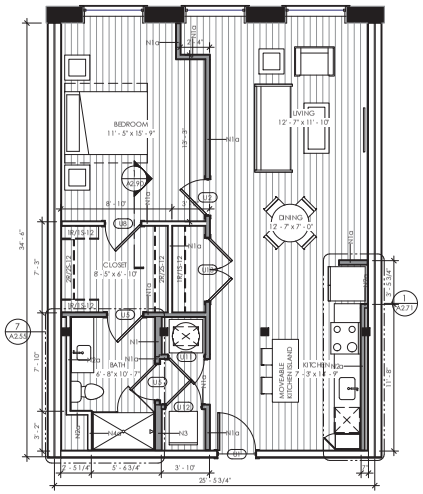
6 A2.55 UNIT 1B-M ALT RCP
SCALE: 1/4" = 1'-0"



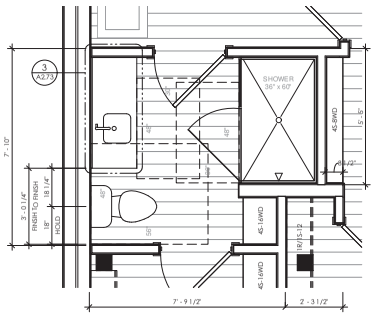
7 A2.55 UNIT 1B-M ALT BATH PLAN
SCALE: 1/2" = 1'-0"



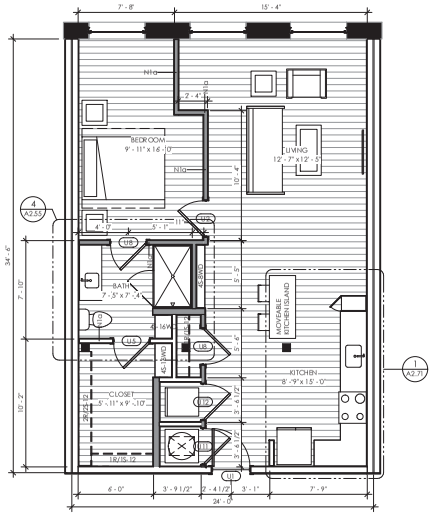
1 A2.55 UNIT 1B-M RCP
SCALE: 1/4" = 1'-0"



5 A2.55 UNIT 1B-M ALT FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A2.55 UNIT 1B-M BATHROOM PLAN
SCALE: 1/2" = 1'-0"



2 A2.55 UNIT 1B-M FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
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2. REFER TO ELEVATION FOR CABINET SIZING

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4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER'S SPECIFICATIONS

7. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS. MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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NODA MILL APARTMENTS

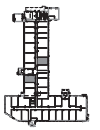
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

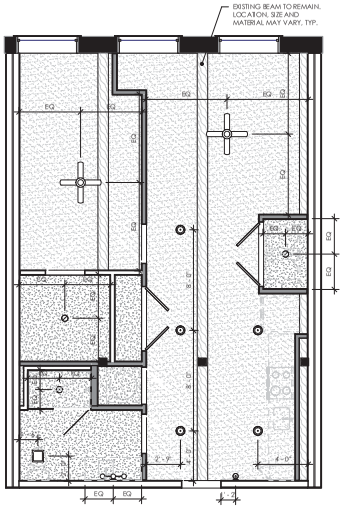
Revisions		
No.	Description	Date

UNIT 1B-M



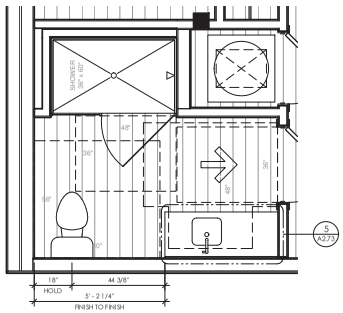
MILL - KEY PLAN

A2.55



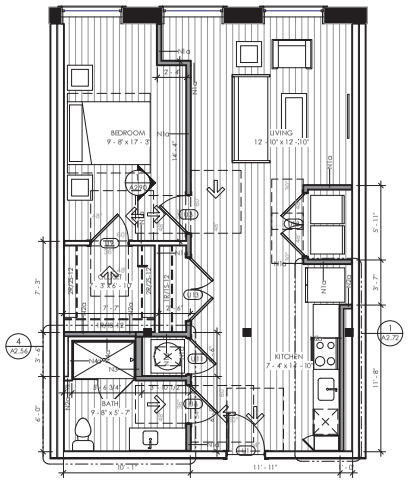
1 A2.56 UNIT 1B-M TYPE A RCP

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



4 A2.56 UNIT 1B-M TYPE A BATH PLAN

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



2 A2.56 UNIT 1B-M TYPE A FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

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5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

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10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED, PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

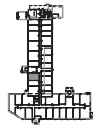
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

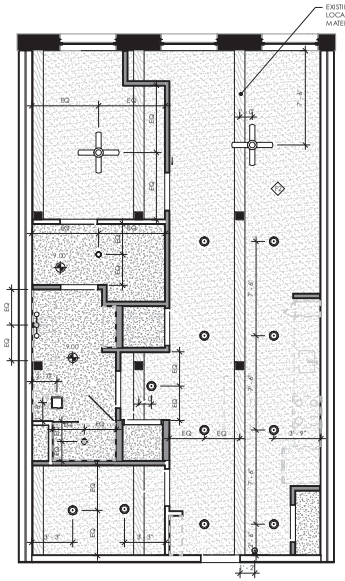
Revisions		
No.	Description	Date

UNIT 1B-M TYPE A



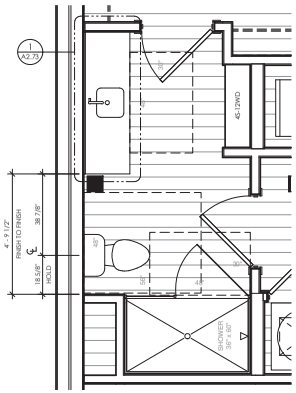
MILL - KEY PLAN

A2.56



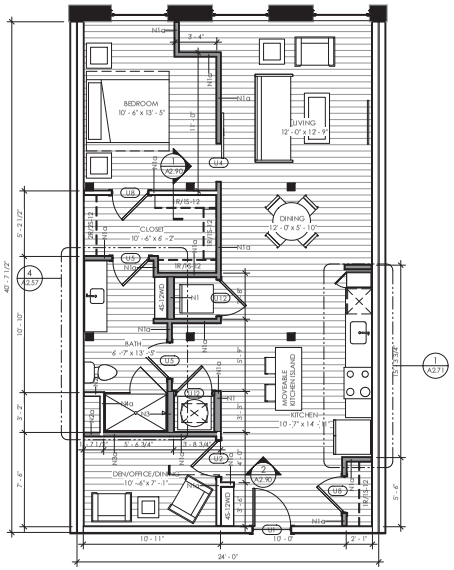
1 A2.57 UNIT 1C-M RCP

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



4 A2.57 UNIT 1C-M BATHROOM PLAN

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



2 A2.57 UNIT 1C-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINKS SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

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4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER'S SPECIFICATIONS

7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

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7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

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6. SEE ELECTRICAL FOR FIXTURE TYPE

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1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
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UNIT RCP LEGEND:

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UNIT FLOOR MATERIAL LEGEND:

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UNIT WALL LEGEND:

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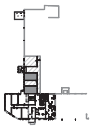
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

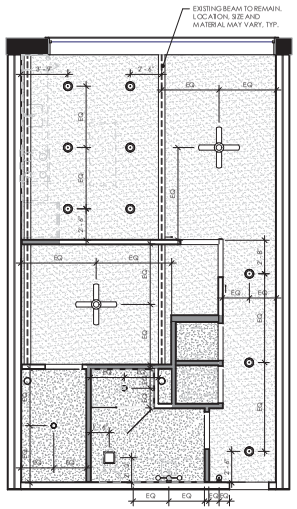
Revisions		
No.	Description	Date

UNIT 1C-M



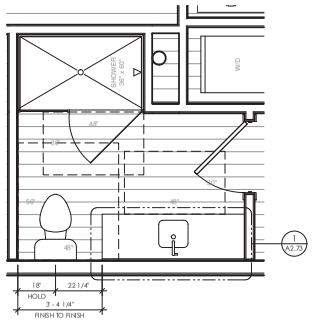
MILL - KEY PLAN

A2.57



1 A2.58 UNIT 1D-M RCP

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



2 A2.58 UNIT 1D-M FLOOR PLAN

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

4 A2.58 UNIT 1D-M BATHROOM PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT FLOOR PLAN NOTES:

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2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

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9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

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4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

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2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

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UNIT FLOOR MATERIAL LEGEND:

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UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
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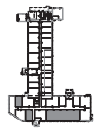
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

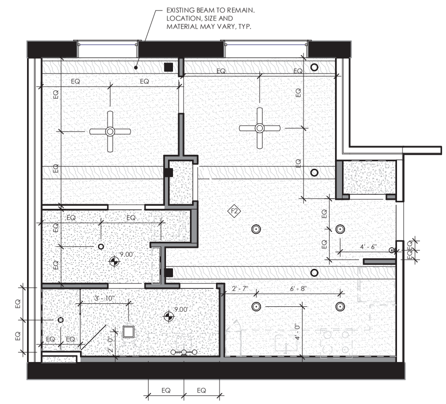
Revisions		
No.	Description	Date

UNIT 1D-M



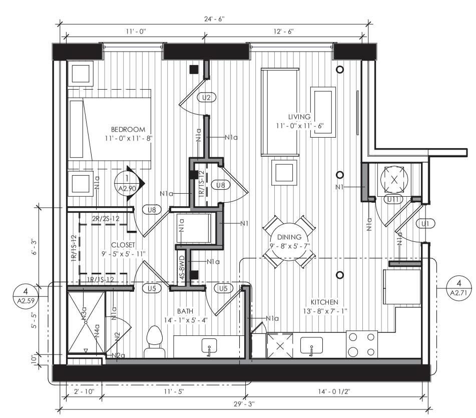
MILL - KEY PLAN

A2.58



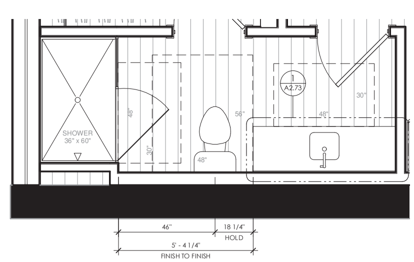
1 / A2.59 — UNIT 1E-M RCP

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



2 / A2.59 — UNIT 1E-M FLOOR PLAN

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



4 / A2.59 — UNIT 1E-M BATHROOM PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

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7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD. NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

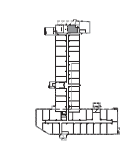
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

Revisions

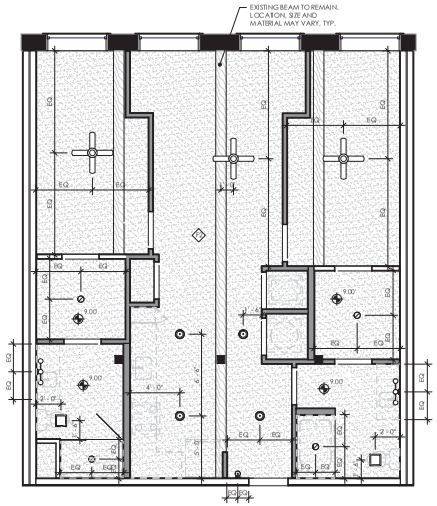
No.	Description	Date

UNIT 1E-M



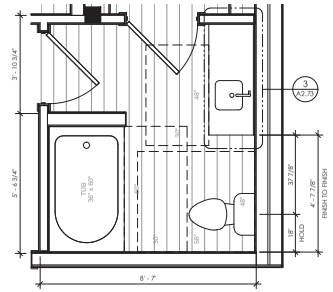
MILL - KEY PLAN

A2.59



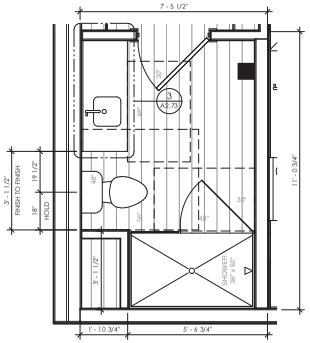
1 A2.60 UNIT 2A-M RCP

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



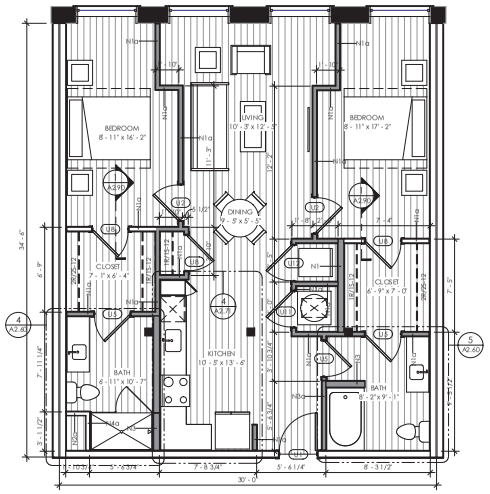
5 A2.60 UNIT 2A-M BATH PLAN B

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



4 A2.60 UNIT 2A-M BATH PLAN A

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



2 A2.60 UNIT 2A-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD. NO MDF PERMITTED IN WET LOCATIONS.

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11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

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- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
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- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1: SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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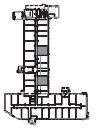
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

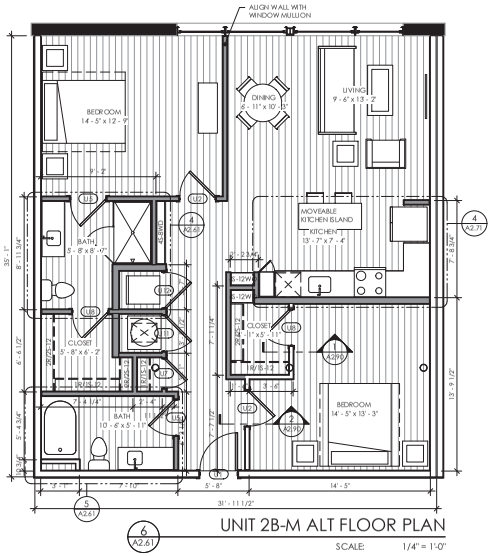
Revisions		
No.	Description	Date

UNIT 2A-M (AFFORDABLE)



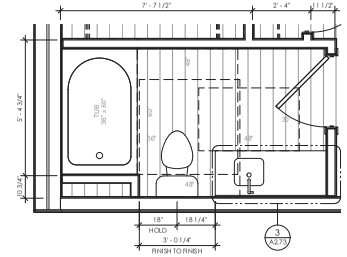
MILL - KEY PLAN

A2.60



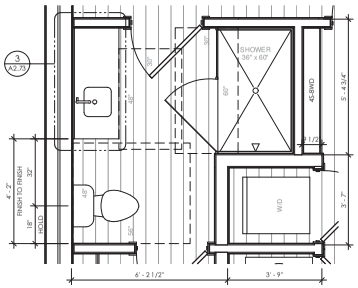
6 A2.61 UNIT 2B-M ALT FLOOR PLAN

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



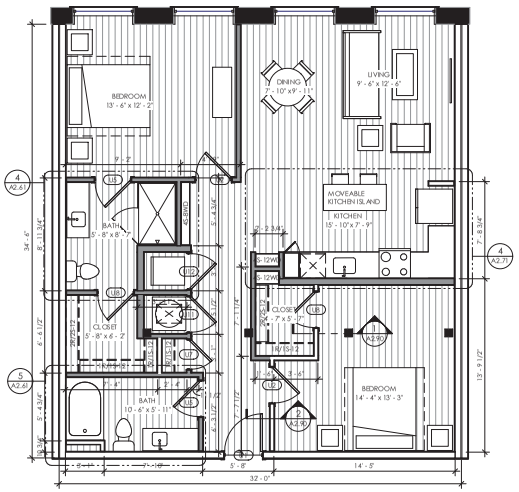
5 A2.61 UNIT 2B-M BATH PLAN B

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



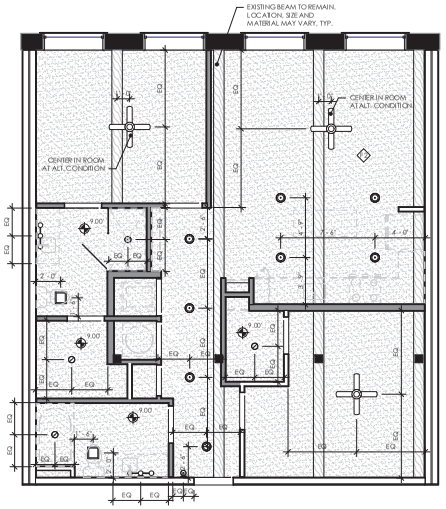
4 A2.61 UNIT 2B-M BATH PLAN A

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



2 A2.61 UNIT 2B-M FLOOR PLAN

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



1 A2.61 UNIT 2B-M RCP

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

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13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

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4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

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8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

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UNIT RCP NOTES:

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6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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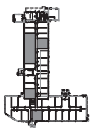
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

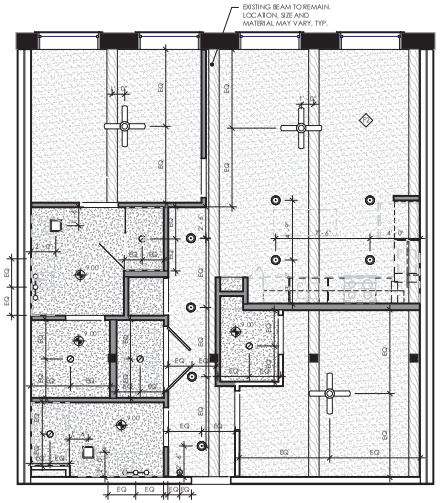
Revisions		
No.	Description	Date

UNIT 2B-M

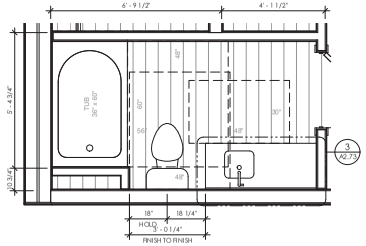


MILL - KEY PLAN

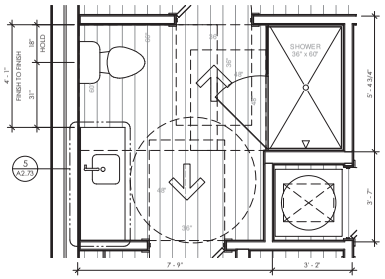
A2.61



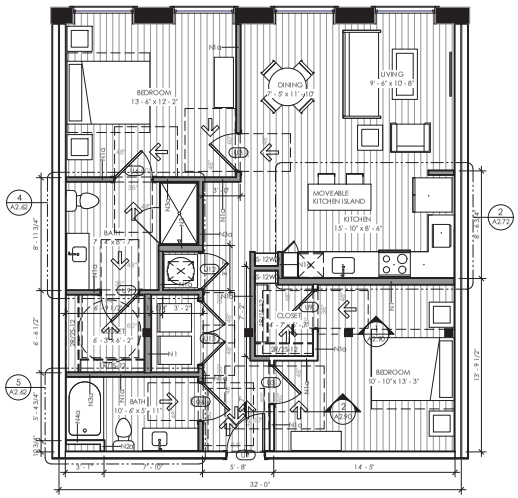
1 A2.62 UNIT 2B-M TYPE A RCP
SCALE: 1/4" = 1'-0"



5 A2.62 UNIT 2B-M TYPE A BATH PLAN B
SCALE: 1/2" = 1'-0"



4 A2.62 UNIT 2B-M TYPE A BATH PLAN A
SCALE: 1/2" = 1'-0"



2 A2.62 UNIT 2B-M TYPE A FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER'S SPECIFICATIONS

7. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD. NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1: SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

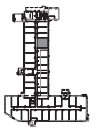
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

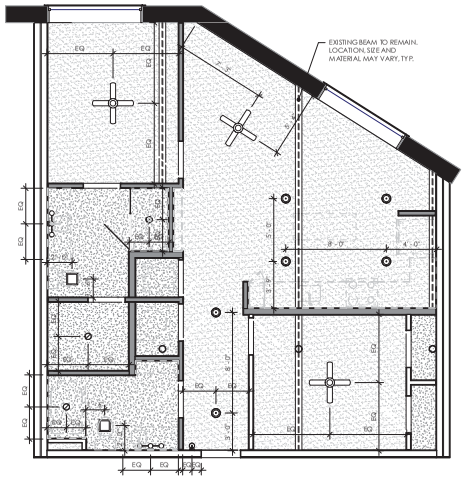
Revisions		
No.	Description	Date

UNIT 2B-M TYPE A



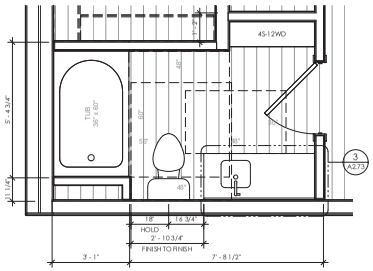
MILL - KEY PLAN

A2.62



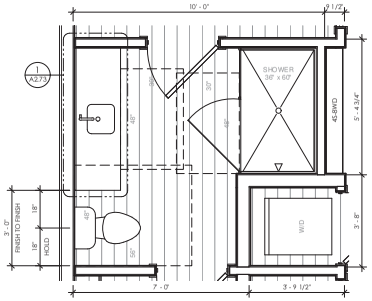
1 A2.63 UNIT 2C-M RCP

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



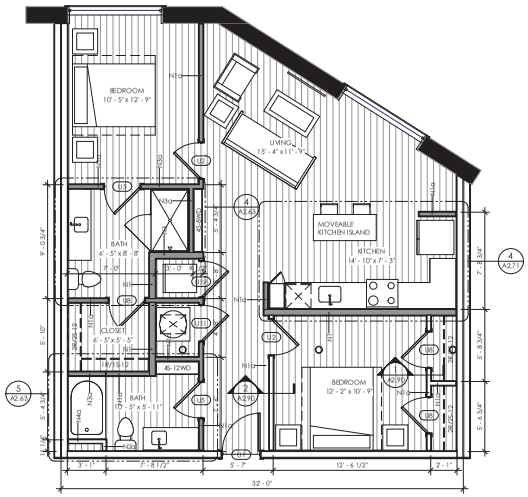
5 A2.63 UNIT 2C-M BATH PLAN B

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



4 A2.63 UNIT 2C-M BATH PLAN A

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



2 A2.63 UNIT 2C-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

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2. REFER TO ELEVATION FOR CABINET SIZING

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10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

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12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

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2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OPI CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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NODA MILL APARTMENTS

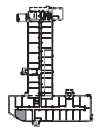
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

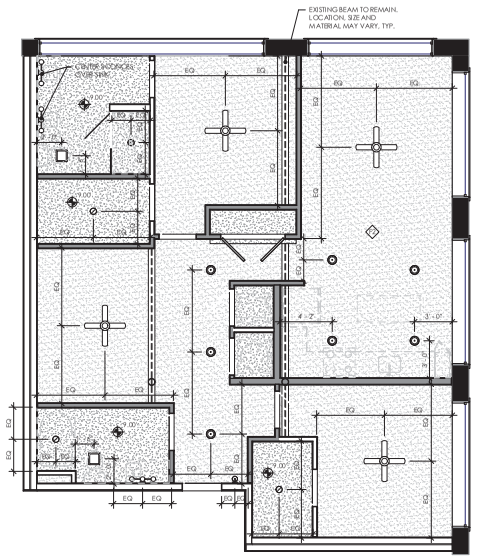
Revisions		
No.	Description	Date

UNIT 2C-M



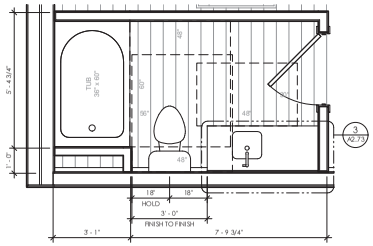
MILL - KEY PLAN

A2.63



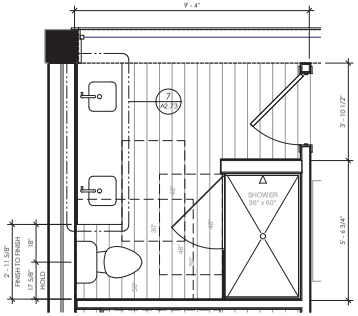
1 A2.64 UNIT 2D-M RCP

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



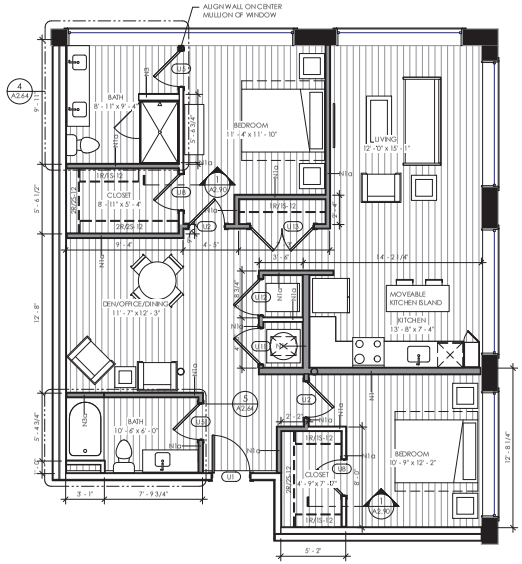
5 A2.64 UNIT 2D-M BATH PLAN B

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



4 A2.64 UNIT 2D-M BATH PLAN A

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



2 A2.64 UNIT 2D-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

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4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

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8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

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11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

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2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

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8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

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UNIT RCP NOTES:

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5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
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- EXHAUST FAN
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- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

BB+M ARCHITECTURE

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

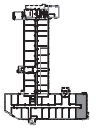
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

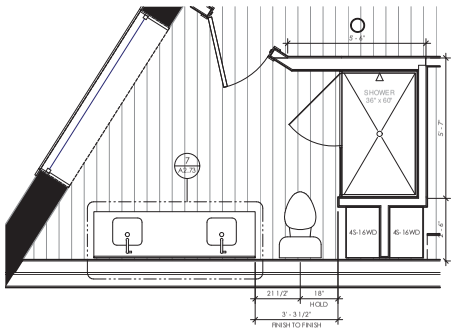
Revisions		
No.	Description	Date

UNIT 2D-M



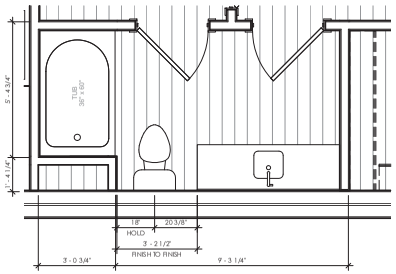
MILL - KEY PLAN

A2.64



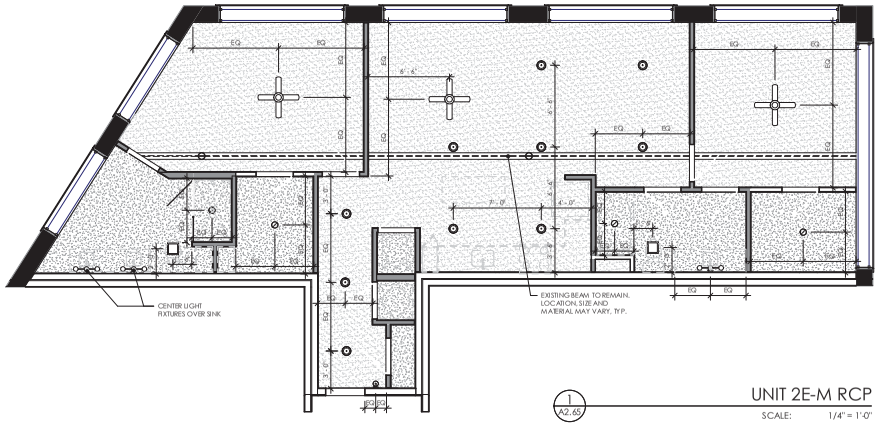
4 A2.65 UNIT 2E-M BATH PLAN A

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



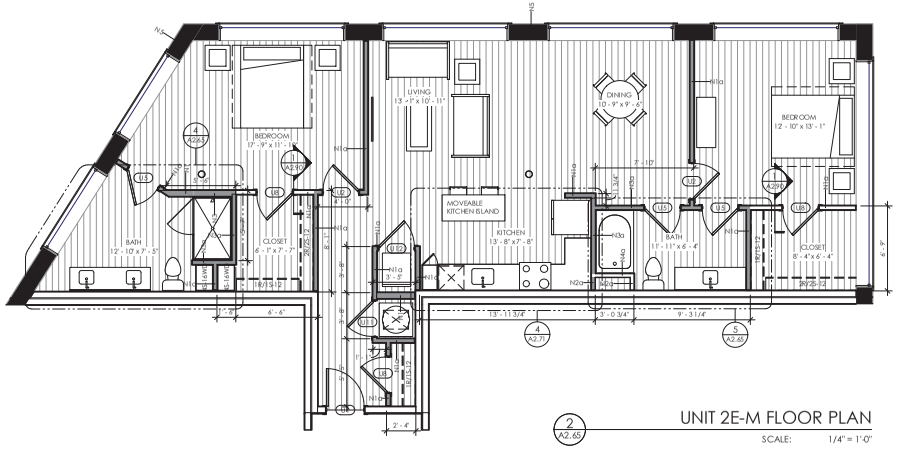
5 A2.65 UNIT 2E-M BATH PLAN B

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



1 A2.65 UNIT 2E-M RCP

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



2 A2.65 UNIT 2E-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINETS IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

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4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

7. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A, COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

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2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE TO BE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

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1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

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- EXHAUST FAN
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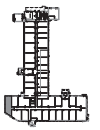
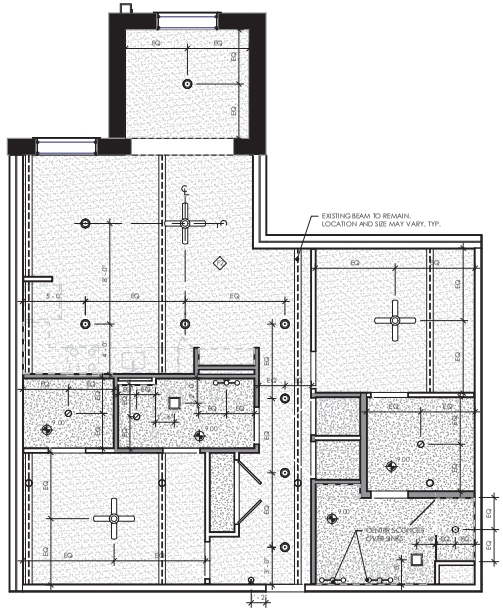
Revisions		
No.	Description	Date

UNIT 2E-M

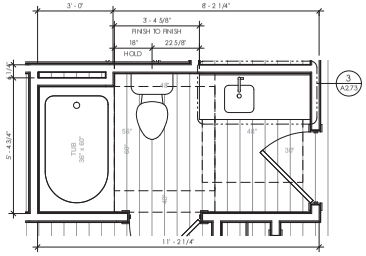


MILL - KEY PLAN

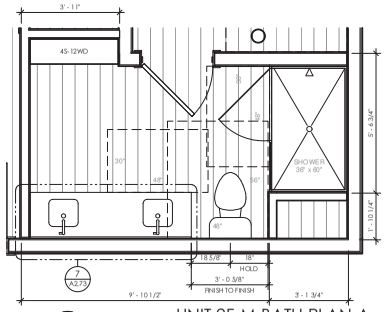
A2.65



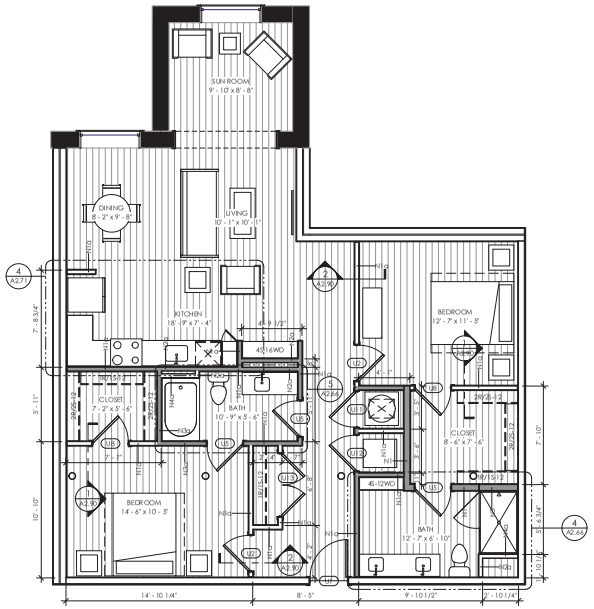
1 A2.66 UNIT 2F-M RCP
SCALE: 1/4" = 1'-0"



5 A2.66 UNIT 2F-M BATH PLAN B
SCALE: 1/2" = 1'-0"



4 A2.66 UNIT 2F-M BATH PLAN A
SCALE: 1/2" = 1'-0"



2 A2.66 UNIT 2F-M FLOOR PLAN
SCALE: 1/4" = 1'-0"

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9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

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- EXHAUST FAN
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Revisions		
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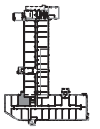
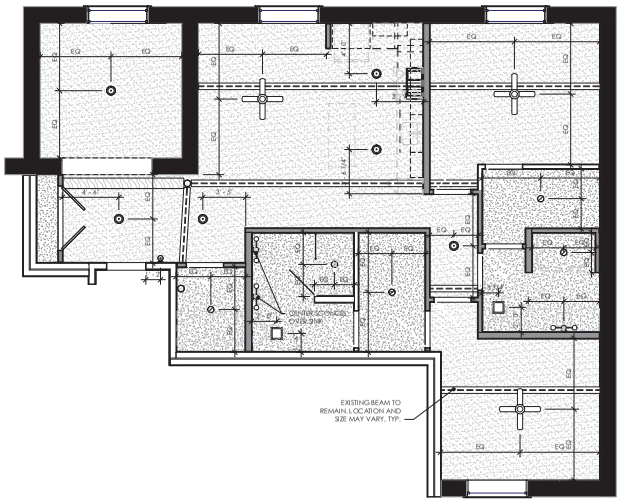
UNIT 2F-M

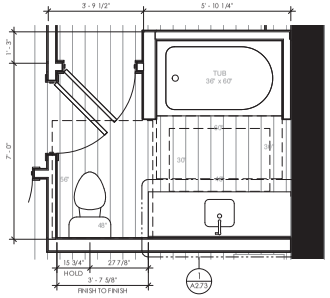


MILL - KEY PLAN

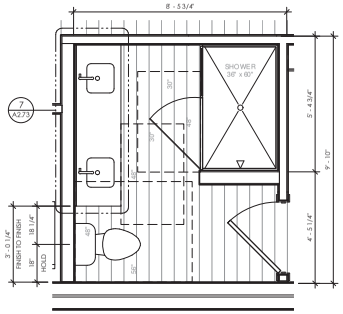
A2.66



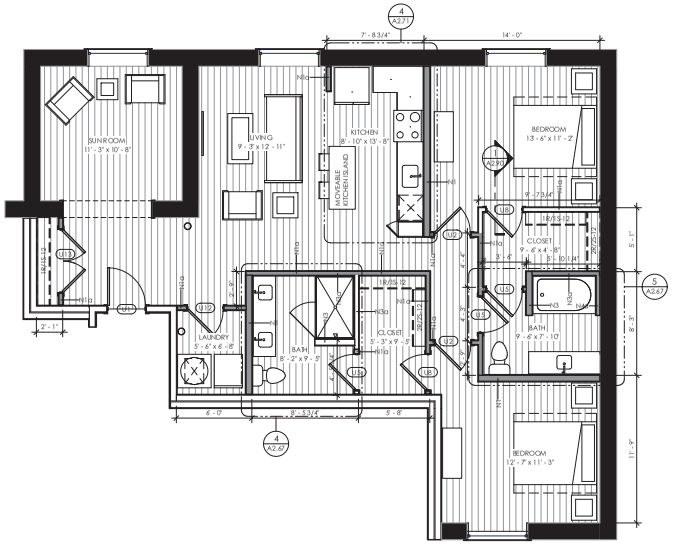
1 A2.67 UNIT 2G-M RCP
SCALE: 1/4" = 1'-0"



5 A2.67 UNIT 2G-M BATH PLAN B
SCALE: 1/2" = 1'-0"



4 A2.67 UNIT 2G-M BATH PLAN A
SCALE: 1/2" = 1'-0"



2 A2.67 UNIT 2G-M FLOOR PLAN
SCALE: 1/4" = 1'-0"

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6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER'S SPECIFICATIONS

7. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A, COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED. PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS: MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

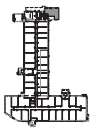
THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

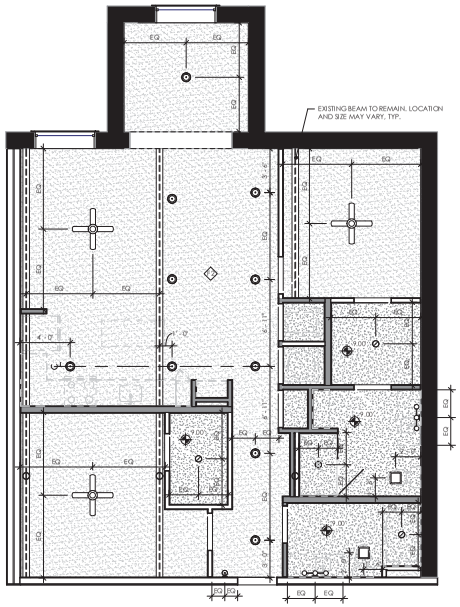
Revisions		
No.	Description	Date

UNIT 2G-M

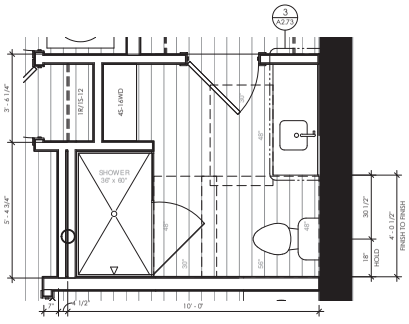


MILL - KEY PLAN

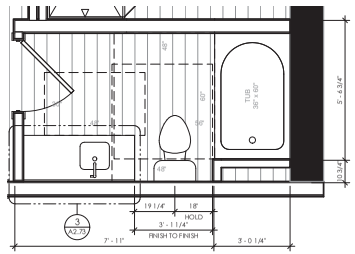
A2.67



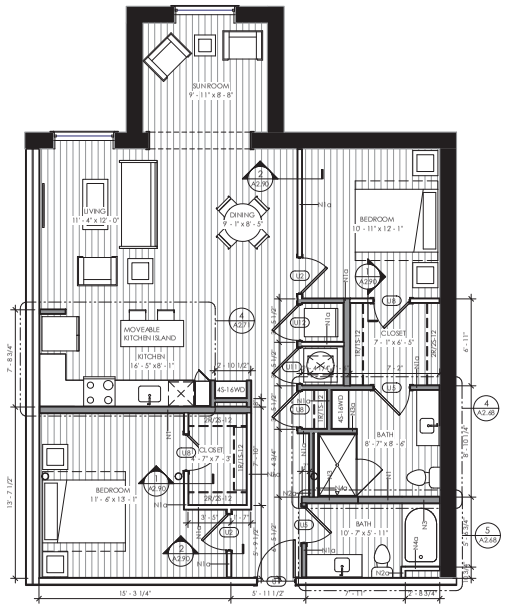
1 A2.68 UNIT 2H-M RCP
SCALE: 1/4" = 1'-0"



4 A2.68 UNIT 2H-M BATH PLAN A
SCALE: 1/2" = 1'-0"



5 A2.68 UNIT 2H-M BATH PLAN B
SCALE: 1/2" = 1'-0"



2 A2.68 UNIT 2H-M FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINET IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER'S SPECIFICATIONS

7. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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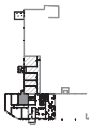
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / HS

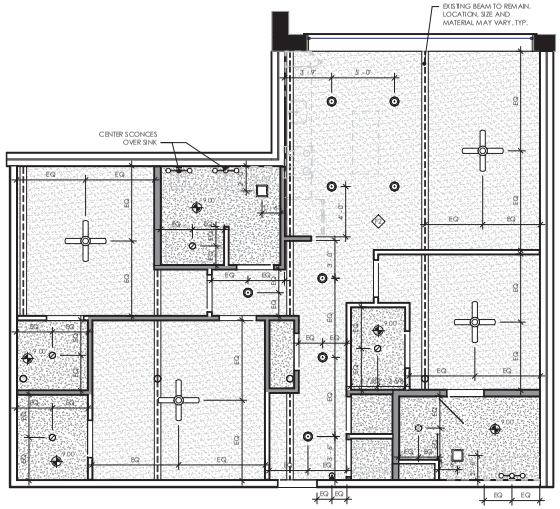
Revisions		
No.	Description	Date

UNIT 2H-M



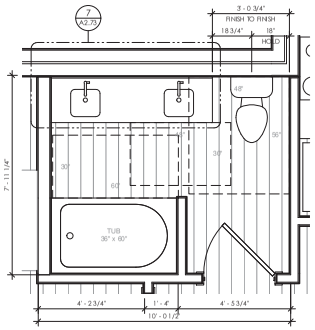
MILL - KEY PLAN

A2.68



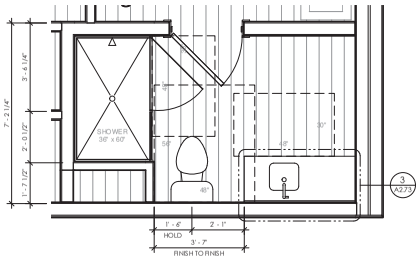
1 A2.69 UNIT 3A-M RCP

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



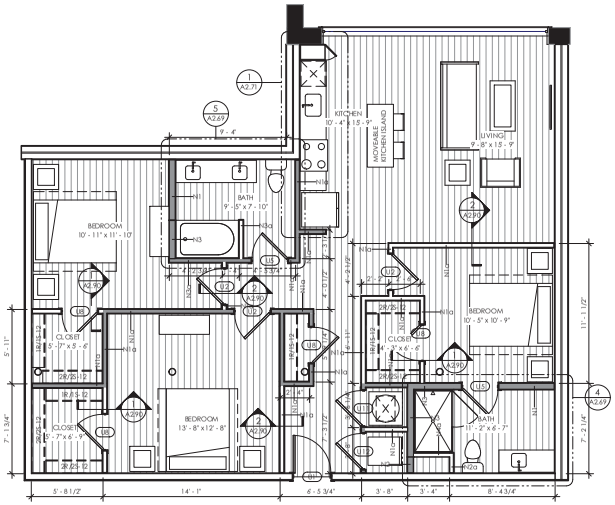
5 A2.69 UNIT 3A-M BATH PLAN B

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



4 A2.69 UNIT 3A-M BATH PLAN A

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



2 A2.69 UNIT 3A-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLYWOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

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5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

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UNIT BATHROOM NOTES:

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F.O.C. = FACE OF CABINET

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UNIT RCP NOTES:

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6. SEE ELECTRICAL FOR FIXTURE TYPE

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8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

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2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OPEN CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
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UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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FCP

LOCATION / CHARLOTTE, NC
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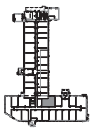
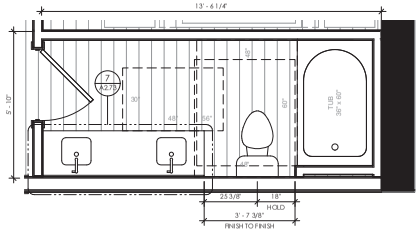
Revisions		
No.	Description	Date

UNIT 3A-M



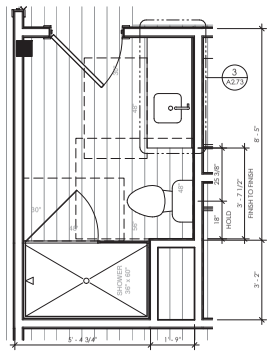
MILL - KEY PLAN

A2.69



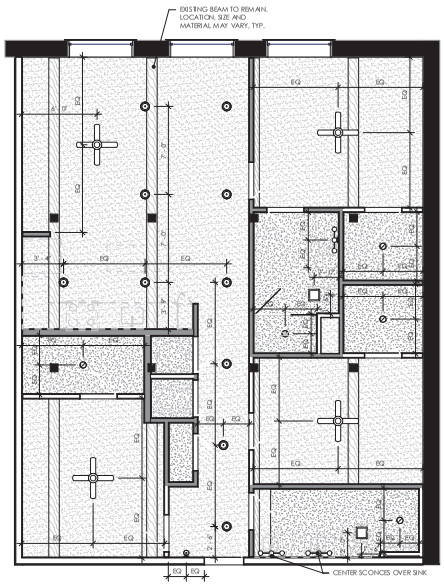
5 A2.70 UNIT 3B-M BATH PLAN B

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



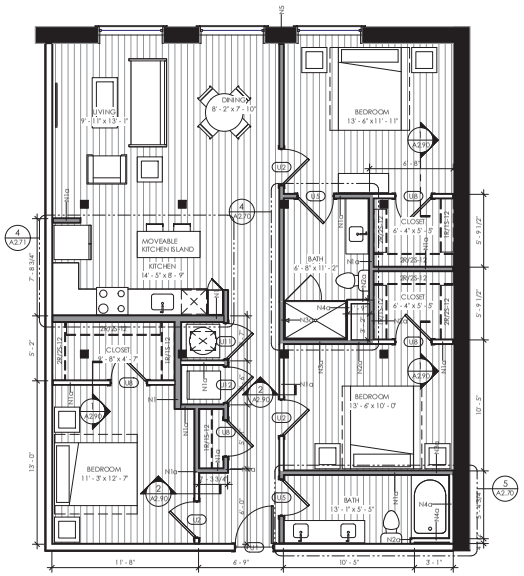
4 A2.70 UNIT 3B-M BATH PLAN A

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



1 A2.70 UNIT 3B-M RCP

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



2 A2.70 UNIT 3B-M FLOOR PLAN

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
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F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

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4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

5. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES.

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINETS IS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

11. SELECTED RANGE SHALL NOT STAND OUT MORE THAN 1" BEYOND COUNTERTOP TO MAINTAIN REQUIRED ACCESSIBLE CLEARANCE.

UNIT BATHROOM NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP, PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

4. EXTEND FLOOR AND WALL FINISHES UNDER ALL REMOVABLE CABINETRY

5. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK (TYPE-A UNITS ONLY), PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

6. ALL APPLIANCES TO BE STAINLESS ENERGY STAR PER OWNER SPECIFICATIONS

7. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

8. CABINETRY IN WET LOCATIONS (BASE LOCATIONS BELOW SINKS) TO BE PLYWOOD. NO MDF PERMITTED IN WET LOCATIONS.

9. PROVIDE OFFSET CONTROLS AT TYPE-A BATHTUBS.

10. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS AND TUBS.

11. PROVIDE FLUSH CONTROL AT OPEN SIDE OF TOILET AT TYPE-A COMPLIANT BATHROOMS.

12. PROVIDE A TOWEL BAR, HAND TOWEL RING, ROBE HOOK AND TOILET PAPER HOLDER AT EACH BATHROOM. VERIFY LOCATION WITH OWNER.

13. PROVIDE TILE AT SHOWER WALLS. SEE INTERIOR DESIGN DRAWINGS FOR FINISH SCHEDULE.

UNIT FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. REFER TO BUILDING PLANS AND ELEVATIONS FOR CONFIGURATION OF EXTERIOR WINDOWS, DOORS, BALCONIES AND WALL TYPES

3. REFER TO BUILDING LIFE SAFETY PLANS FOR RATED WALL LOCATIONS

4. ALL DOOR JAMBS TO BE 5 1/2" FROM FACE OF JAMB TO FACE OF ADJACENT STUD OR CENTERED ON CLOSET UNLESS DIMENSIONED OTHERWISE

5. MAINTAIN CONTINUOUS UL RATING OF DEMISING WALLS AT FURR OUTS.

6. REFER TO SYMBOL LEGEND FOR GRAPHIC DEFINITION OF FLOOR FINISHES.

7. WALLS AT BATHROOMS TO HAVE MOISTURE RESISTANT GYP. BOARD.

8. REFER TO INTERIOR DESIGN DRAWINGS FOR UNIT ENTRY DESIGN.

9. REFER TO G.700 SERIES FOR ACCESSIBILITY STANDARDS AND CLEARANCE REQUIREMENTS.

10. ELECTRICAL PANELS ARE TO BE PAINTED TO MATCH THE WALL COLOR. COORDINATE COLOR WITH OWNER AND INTERIORS.

11. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE. IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009

UNIT RCP NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD

2. CENTER ALL VANITY SCONCES OVER SINKS UNLESS DIMENSIONED OTHERWISE

3. ALL CEILINGS ARE FASTENED TO UNDERSIDE OF FLOOR/ROOF FRAMING UNLESS NOTED OTHERWISE

4. ALL CEILINGS ARE TO BE SMOOTH FINISHED, PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE

5. FIXTURES ARE TO BE CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE

6. SEE ELECTRICAL FOR FIXTURE TYPE

7. GC TO COORDINATE LIGHTING, VENTING, SPRINKLER AND OTHER CEILING - MOUNTED FIXTURE ALIGNMENT WITH OWNER ON EACH UNIT TYPE PRIOR TO CLOSING IN. OWNER REVIEW AND APPROVAL OF ALIGNMENT NEEDED BEFORE PROCEEDING.

8. ALL FIXTURES ARE DIMENSIONED CENTER TO CENTER OR CENTER TO FACE OF STUD.

9. COORDINATE BATH EXHAUST WITH ELECTRICAL AND MECHANICAL DRAWINGS.

10. PROVIDE 9'-0" A.F.F. DROPPED GYPSUM BOARD CEILING AT BATHROOMS AND CLOSETS WHERE CEILING HEIGHTS ARE HIGHER THAN 10'-0".

UNIT SHELVING LEGEND:

1R/1S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F.
2R/2S-12	(1) 12" DEEP WIRE SHELF W/ ROD AT 72" A.F.F. (1) 12" DEEP WIRE SHELF W/ ROD AT 36" A.F.F.
4S-8WD 4S-12WD 4S-16WD	(4) 8", 12" OR 16" DEEP OR CORNER PAINTED WOOD SHELVES SPACED EVENLY

UNIT RCP LEGEND:

- PENDANT
- EXHAUST FAN
- FLUSH-MOUNTED CEILING LIGHT FIXTURE
- WALL SCONCE (UNIT ENTRY)
- VANITY SCONCE FIXTURE
- CEILING FAN
- UNITS AT BASEMENT AND LEVEL 1 : SMOOTH FINISH, PAINTED GYPSUM BOARD CEILING; MOISTURE RESISTANT OVER SHOWER/TUBS
- UNITS AT LEVEL 2: EXISTING WOOD DECKING TO REMAIN EXPOSED, PROVIDE DROPPED CEILING AT BATHROOMS AND CLOSETS; MOISTURE RESISTANT OVER SHOWER/TUBS

UNIT FLOOR MATERIAL LEGEND:

- LVT WOOD-LOOK PLANK FLOORING

UNIT WALL LEGEND:

- WALL TO EXTEND FROM FLOOR SURFACE TO UNDERSIDE OF EXISTING DECKING AND/OR BEAMS
- TYP. WALL HEIGHT 8'-0", EXCEPT AT CLOSET SPACES WITH STORAGE ABOVE, SEE DETAILS

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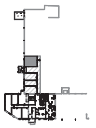
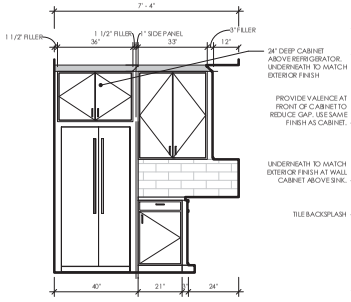
UNIT 3B-M



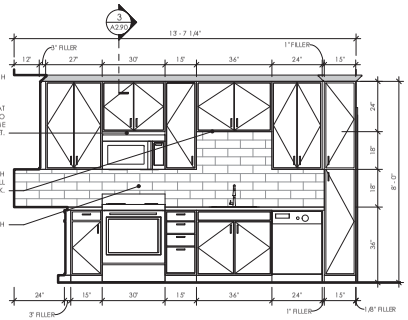
MILL - KEY PLAN

A2.70



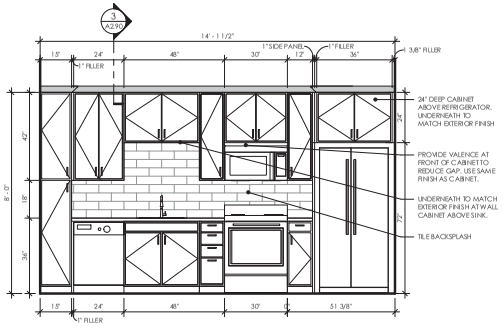
5 A2.71 KITCHEN C - ELEVATION 1

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



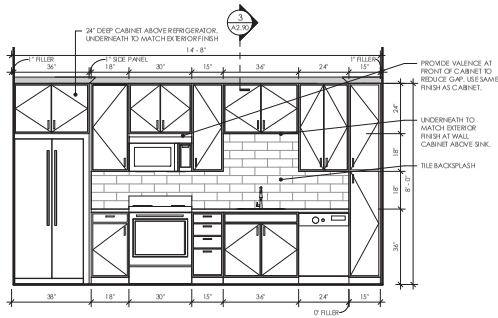
6 A2.71 KITCHEN C - ELEVATION 2

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



7 A2.71 KITCHEN B - ELEVATION 1

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



2 A2.71 KITCHEN A - ELEVATION 1

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

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
F.O.S. = FACE OF STUD
F.O.C. = FACE OF CABINET

2. REFER TO ELEVATION FOR CABINET SIZING

3. CABINETRY IN WET LOCATIONS TO BE PLY WOOD, NO MDF PERMITTED IN WET LOCATIONS.

4. CABINETRY UNDER SINK SHALL BE REMOVABLE WHERE NOTED WITHOUT REMOVING THE COUNTERTOP. PROVIDE MIN. 30" WIDE BY 27" HIGH CLEAR OPENING.

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6. IF REMOVABLE CABINETRY IS PROVIDED UNDER SINK, PROVIDE UNDER COUNTER PLUMBING ENCLOSURE WITH REQUIRED KNEE AND TOE CLEARANCES

7. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR APPLIANCES SPECIFICATIONS.

8. TYPICAL UPPER CABINETS 12" DEEP, 42" FLAT PANEL WITH LARGE PULL UNLESS OTHERWISE DIMENSIONED

9. PROVIDE 1" COUNTERTOP OVERHANG MEASURED FROM FACE OF LOWER CABINET BOX.

10. CABINET FINISH AT ALL EXPOSED FACES TO RECEIVE SAME FINISH AS CABINET FACE

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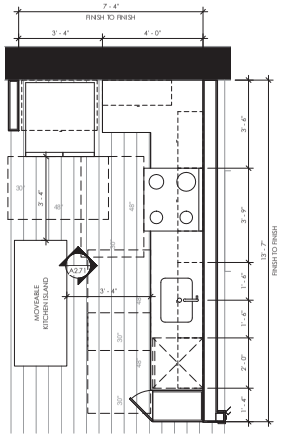
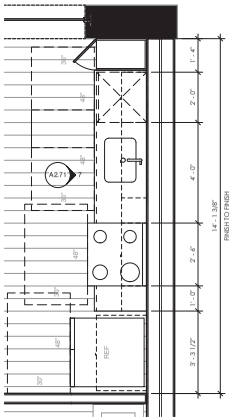


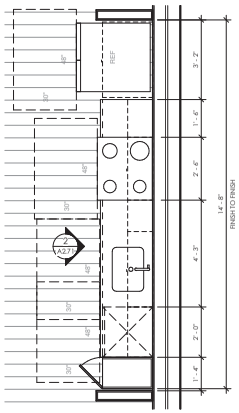
4 A2.71 KITCHEN FLOOR PLAN - TYPE C

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



3 A2.71 KITCHEN FLOOR PLAN - TYPE B

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



1 A2.71 KITCHEN FLOOR PLAN - TYPE A

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

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UNIT KITCHEN TYPE A, B & C - PLAN AND ELEVATIONS

A2.71

UNIT KITCHEN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
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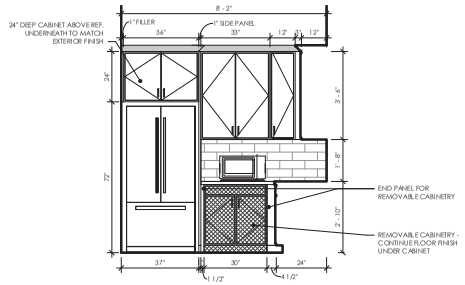
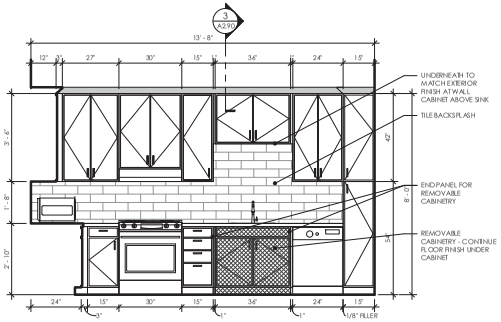


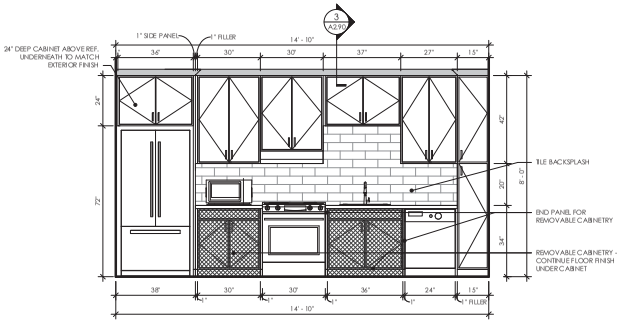
5 A2.72 KITCHEN E - ELEVATION 1

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



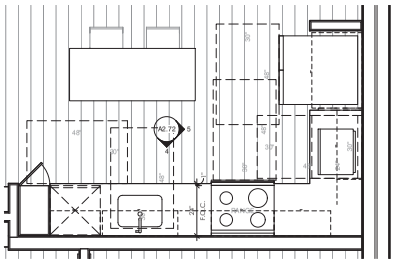
4 A2.72 KITCHEN E - ELEVATION 2

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



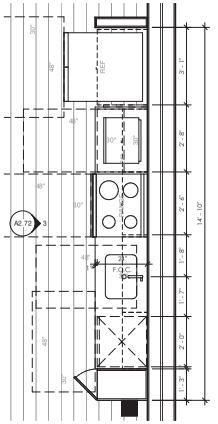
3 A2.72 KITCHEN D - ELEVATION 1

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



2 A2.72 KITCHEN FLOOR PLAN - TYPE E

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



1 A2.72 KITCHEN FLOOR PLAN - TYPE D

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

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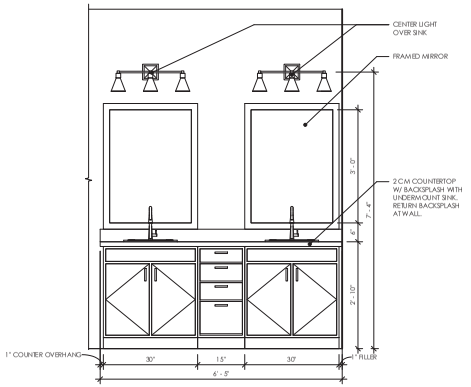
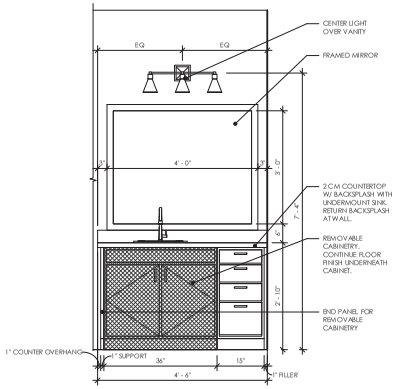
UNIT KITCHEN TYPE D & E - PLAN AND ELEVATIONS

A2.72



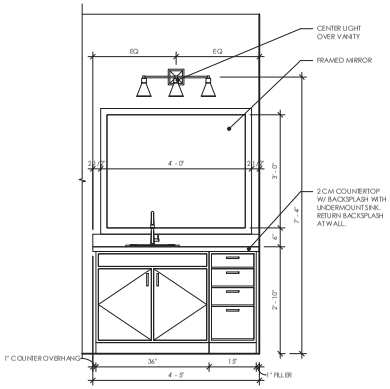
8 A2.73 DOUBLE BATH VANITY ELEVATION

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



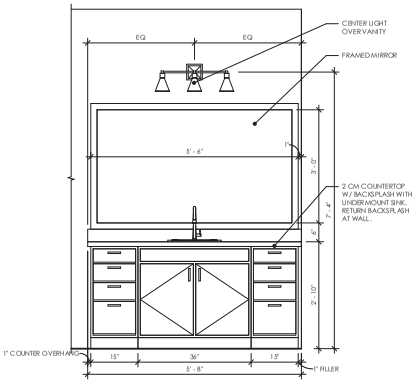
6 A2.73 BATH VANITY ELEVATION TYPE C

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



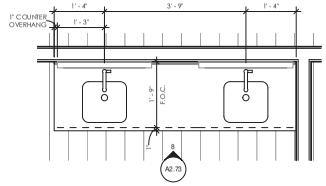
4 A2.73 BATH VANITY ELEVATION TYPE B

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



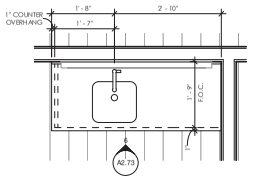
2 A2.73 BATH VANITY ELEVATION TYPE A

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



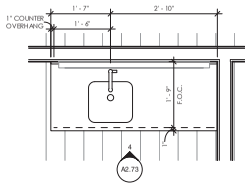
7 A2.73 DOUBLE VANITY

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



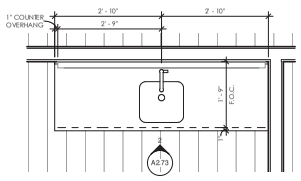
5 A2.73 SINGLE VANITY TYPE C

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



3 A2.73 SINGLE VANITY TYPE B

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



1 A2.73 SINGLE VANITY TYPE A

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

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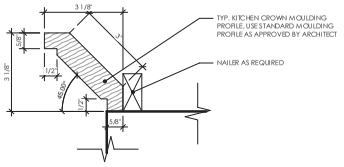
UNIT VANITY TYPES

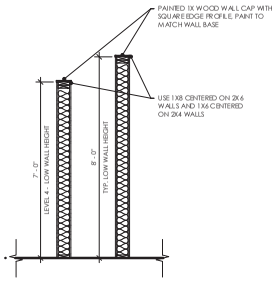
A2.73



TYP. UNIT CABINET CROWN MOULDING DETAIL

3 A2.90

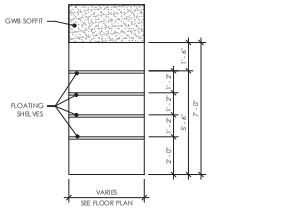
SCALE: 6" = 1'-0"



TYP. UNIT LOW WALL CAP DETAIL

2 A2.90

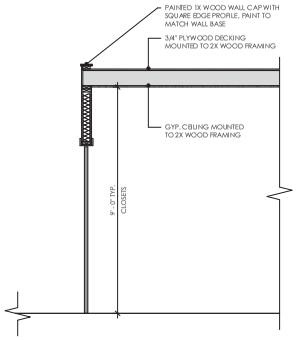
SCALE: 1/2" = 1'-0"



TYP. BUILT-IN SHELVES

4 A2.90

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



TYP. MILL UNIT CLOSET DETAIL

1 A2.90

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

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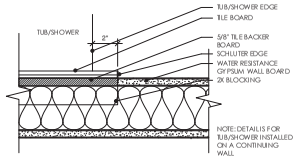
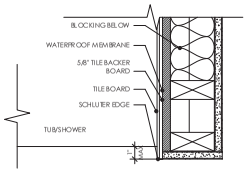
UNIT PLAN DETAIL SHEET

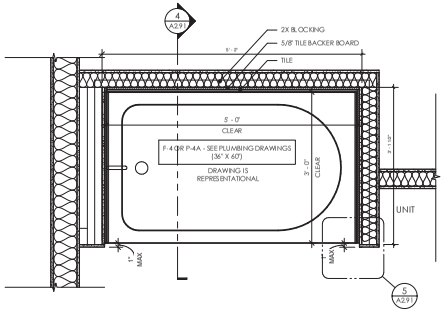
A2.90



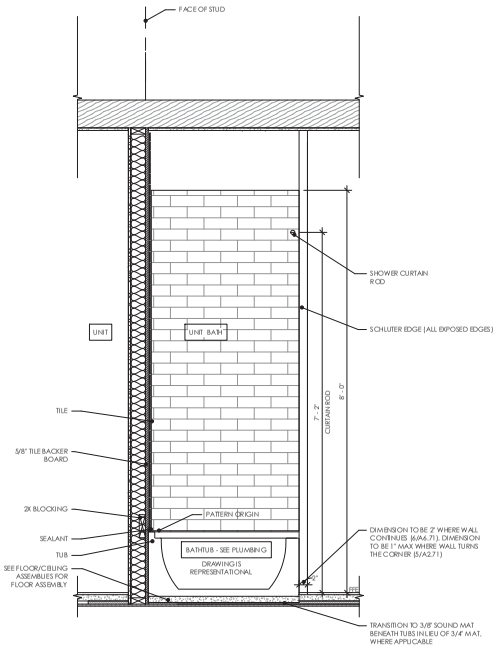
6 A2.91 UNIT TUB/SHOWER WALL DETAIL
SCALE: 3" = 1'-0"



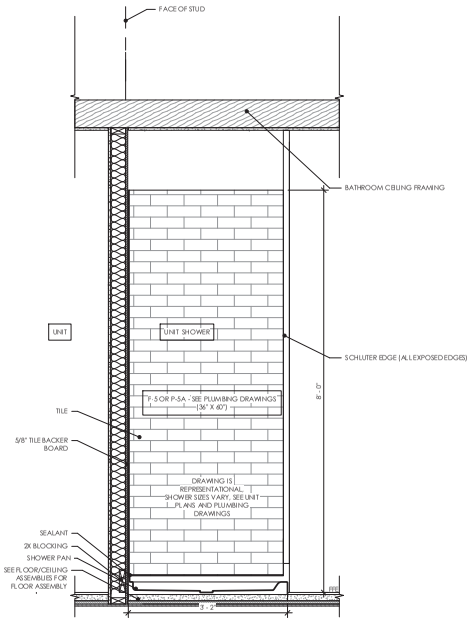
5 A2.91 UNIT TUB/SHOWER AT CORNER
SCALE: 3" = 1'-0"



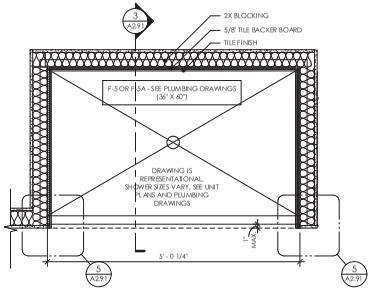
2 A2.91 UNIT BATHTUB PLAN
SCALE: 1" = 1'-0"



4 A2.91 UNIT TUB SECTION
SCALE: 1" = 1'-0"



3 A2.91 UNIT SHOWER SECTION
SCALE: 1" = 1'-0"



1 A2.91 UNIT SHOWER PLAN
SCALE: 1" = 1'-0"

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THE COMMUNITY BUILDERS

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PROJECT # / 19FCP330
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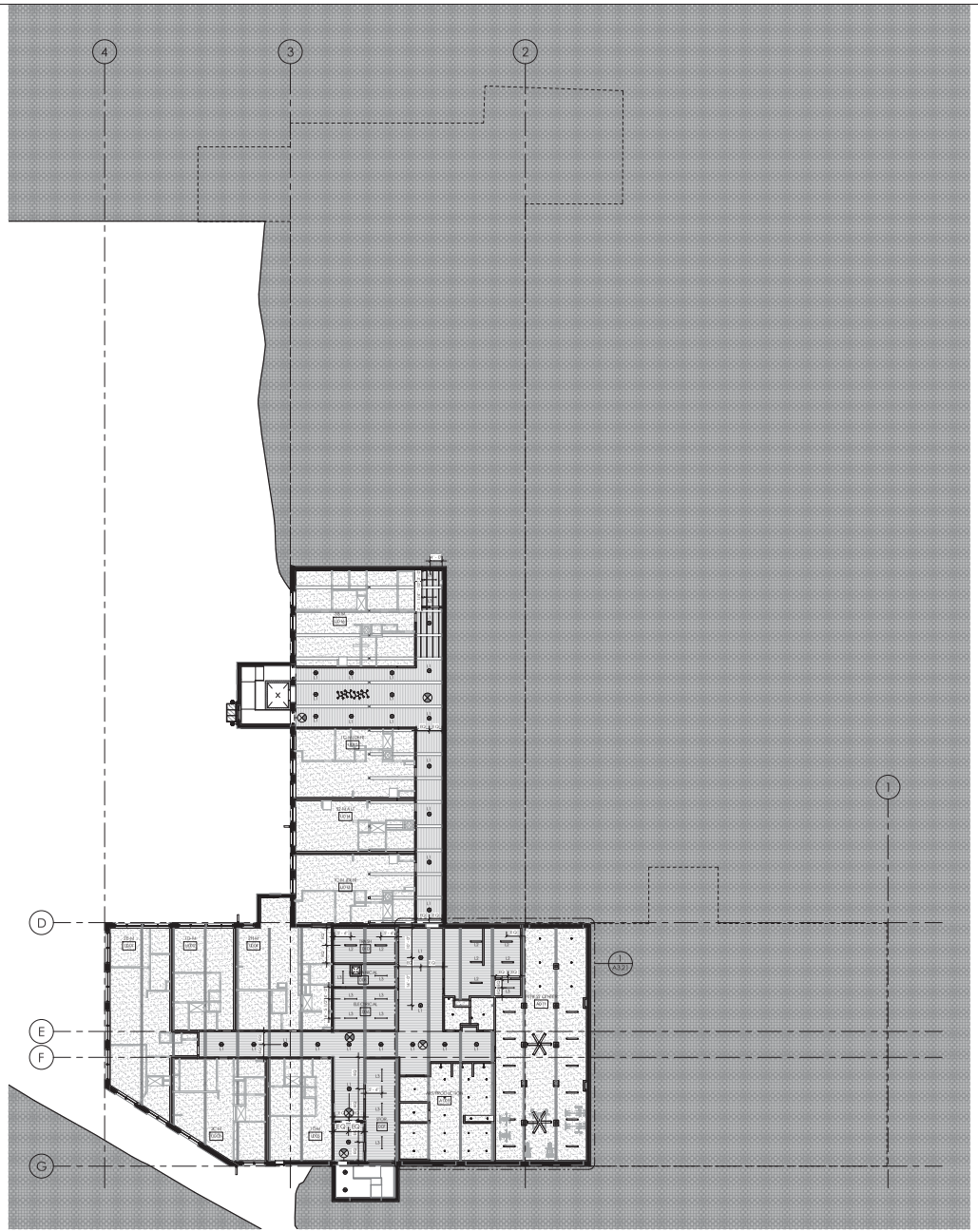
UNIT TUB/SHOWER DETAILS

A2.91



1 A3.00 REFLECTED CEILING PLAN - BASEMENT

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE, SPECIFICATIONS, CIRCUITING AND STAIR LIGHTING.
3. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, DUCTWORK LAYOUTS AND SCHEDULES. IF A CONFLICT OCCURS BETWEEN ENGINEERING AND INTERIOR DRAWINGS NOTIFY THE DESIGN ARCHITECT IN A TIMELY MANNER.
4. INTERIOR REFLECTED CEILING PLAN DIMENSIONS ARE FROM FINISH FACE OF GYPSUM BOARD WALLS TO CENTER OF LIGHT FIXTURE, UNLESS NOTED OTHERWISE.
5. ALL FIXTURES ARE CENTERED IN SPACE, UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE PLUS/MINUS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
7. GENERAL CONTRACTOR TO SCHEDULE A MEETING WITH DESIGN ARCHITECT AT BUILDING SITE TO COORDINATE ALL FINAL DECORATIVE PENDANT LIGHT MOUNTING HEIGHTS.
8. GENERAL CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS.
9. SEE UNIT PLANS FOR UNIT RCPS.
10. ALL FIXTURES IN CORRIDOR ARE TO ALIGN WITH ADJACENT "EQUAL" ANNOTATION.
11. REFER TO ENGINEERING DRAWINGS FOR LIGHTING SPECIFICATIONS + ADDITIONAL INFORMATION.
12. ALL CORRIDOR LIGHT FIXTURES ARE TO BE ON A MOTION SENSOR. REFER TO ELECTRICAL.
13. CENTER CORRIDOR PENDANTS BETWEEN CORRIDOR WALLS AND EXISTING BEAMS, AS SHOWN, TYP

CORRIDOR RCP LEGEND

- GWB CEILING - SEE PLANS FOR HEIGHTS
- EXISTING WOOD DECKING TO REMAIN

RCP LIGHTING LEGEND

EXTERIOR

- EXTERIOR LED RETAIL SIGNAGE SCONCE
- EXTERIOR LED UNIT PATIO SCONCE
- EXTERIOR LED STRING LIGHTS
- EXTERIOR LED RLM SCONCE
- EXTERIOR LED UP-DOWN SCONCE
- EXTERIOR LED VAPORTIGHT FIXTURE

CORRIDOR

- TYP. CORRIDOR PENDANT
- TYP. CORRIDOR SCONCE
- LED PUCK LIGHT

AMENITY

- SURFACE MOUNTED CAN LIGHT
- AMENITY PENDANT
- AMENITY PENDANT

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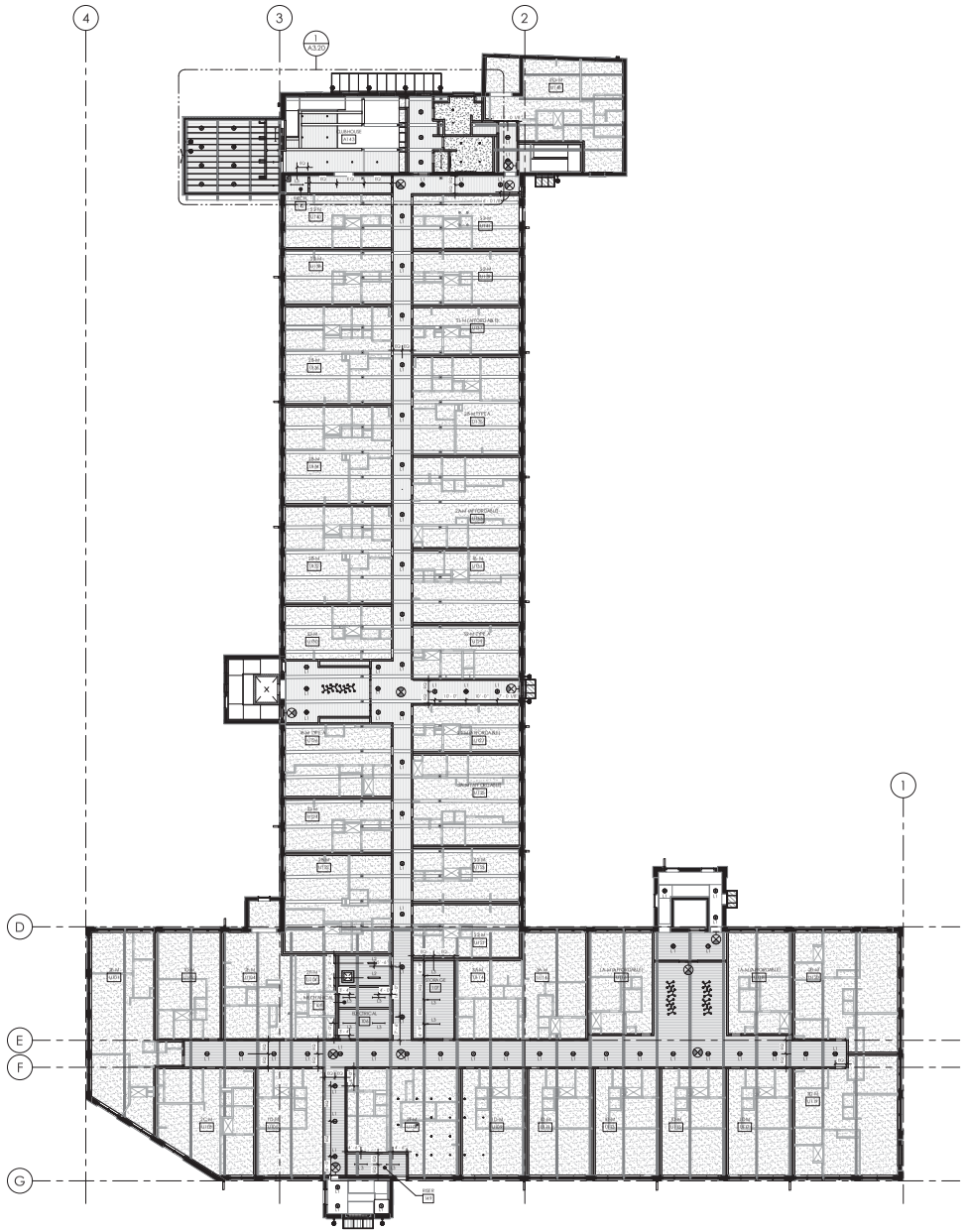
OVERALL RCP - BASEMENT

A3.00



1 A3.01 REFLECTED CEILING PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS.
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3. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, DUCTWORK LAYOUTS AND SCHEDULES. IF A CONFLICT OCCURS BETWEEN ENGINEERING AND INTERIOR DRAWINGS NOTIFY THE DESIGN ARCHITECT IN A TIMELY MANNER.
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8. GENERAL CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS.
9. SEE UNIT PLANS FOR UNIT RCPS.
10. ALL FIXTURES IN CORRIDOR ARE TO ALIGN WITH ADJACENT 'EQUAL' ANNOTATION.
11. REFER TO ENGINEERING DRAWINGS FOR LIGHTING SPECIFICATIONS + ADDITIONAL INFORMATION.
12. ALL CORRIDOR LIGHT FIXTURES ARE TO BE ON A MOTION SENSOR. REFER TO ELECTRICAL.
13. CENTER CORRIDOR PENDANTS BETWEEN CORRIDOR WALLS AND EXISTING BEAMS, AS SHOWN, TYP

CORRIDOR RCP LEGEND

- GWB CEILING - SEE PLANS FOR HEIGHTS
- EXISTING WOOD DECKING TO REMAIN

RCP LIGHTING LEGEND

EXTERIOR

- EXTERIOR LED RETAIL SIGNAGE SCONCE
- EXTERIOR LED UNIT PATIO SCONCE
- EXTERIOR LED STRING LIGHTS
- EXTERIOR LED RLM SCONCE
- EXTERIOR LED UP-DOWN SCONCE
- EXTERIOR LED VAPORTIGHT FIXTURE

CORRIDOR

- TYP. CORRIDOR PENDANT
- TYP. CORRIDOR SCONCE
- LED PUCK LIGHT

AMENITY

- SURFACE MOUNTED CAN LIGHT
- AMENITY PENDANT
- AMENITY PENDANT

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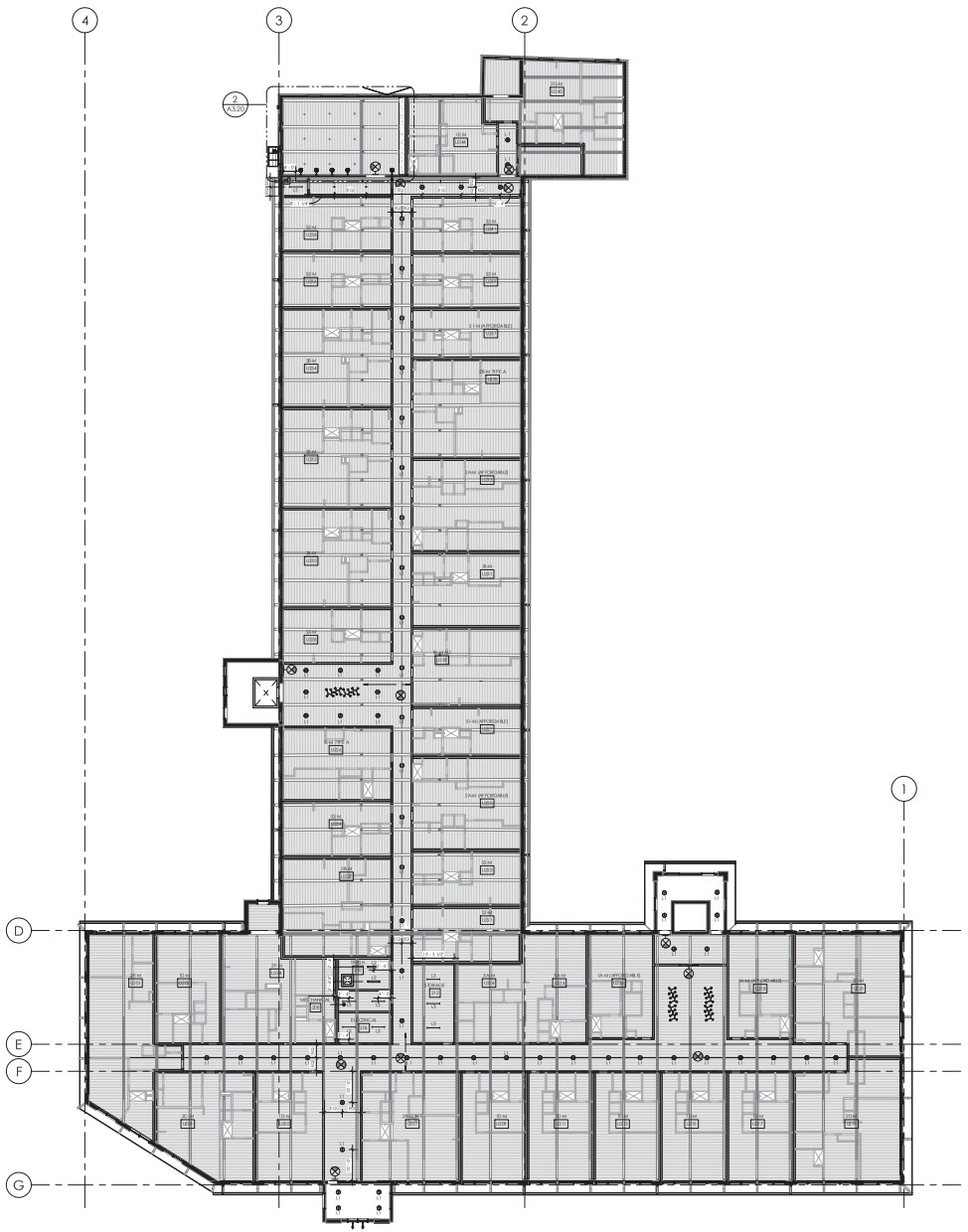
OVERALL RCP - LEVEL 1

A3.01



1 A3.02 REFLECTED CEILING PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE, SPECIFICATIONS, CIRCUITING AND STAIR LIGHTING.
3. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, DUCTWORK LAYOUTS AND SCHEDULES. IF A CONFLICT OCCURS BETWEEN ENGINEERING AND INTERIOR DRAWINGS NOTIFY THE DESIGN ARCHITECT IN A TIMELY MANNER.
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8. GENERAL CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS.
9. SEE UNIT PLANS FOR UNIT RCPS.
10. ALL FIXTURES IN CORRIDOR ARE TO ALIGN WITH ADJACENT 'EQUAL' ANNOTATION.
11. REFER TO ENGINEERING DRAWINGS FOR LIGHTING SPECIFICATIONS + ADDITIONAL INFORMATION.
12. ALL CORRIDOR LIGHT FIXTURES ARE TO BE ON A MOTION SENSOR. REFER TO ELECTRICAL.
13. CENTER CORRIDOR PENDANTS BETWEEN CORRIDOR WALLS AND EXISTING BEAMS, AS SHOWN, TYP

CORRIDOR RCP LEGEND

- GWB CEILING - SEE PLANS FOR HEIGHTS
- EXISTING WOOD DECKING TO REMAIN

RCP LIGHTING LEGEND

EXTERIOR

- EXTERIOR LED RETAIL SIGNAGE SCONCE
- EXTERIOR LED UNIT PATIO SCONCE
- EXTERIOR LED STRING LIGHTS
- EXTERIOR LED RLM SCONCE
- EXTERIOR LED UP-DOWN SCONCE
- EXTERIOR LED VAPORTIGHT FIXTURE

CORRIDOR

- TYP. CORRIDOR PENDANT
- TYP. CORRIDOR SCONCE
- LED PUCK LIGHT

AMENITY

- SURFACE MOUNTED CAN LIGHT
- AMENITY PENDANT
- AMENITY PENDANT

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DATE / 05.15.2020
DRAWN / Author

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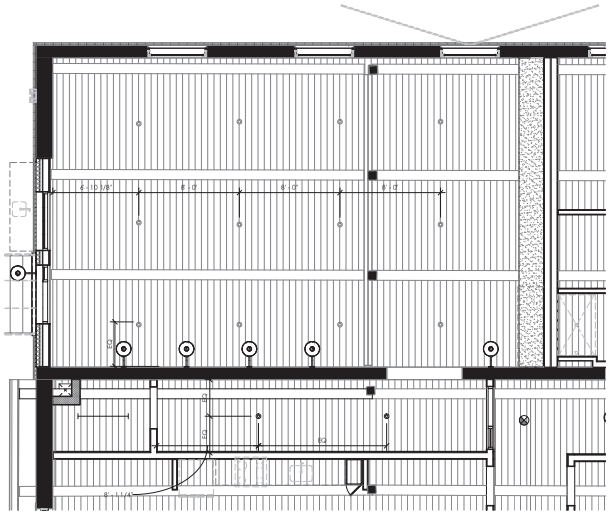
OVERALL RCP - LEVEL 2

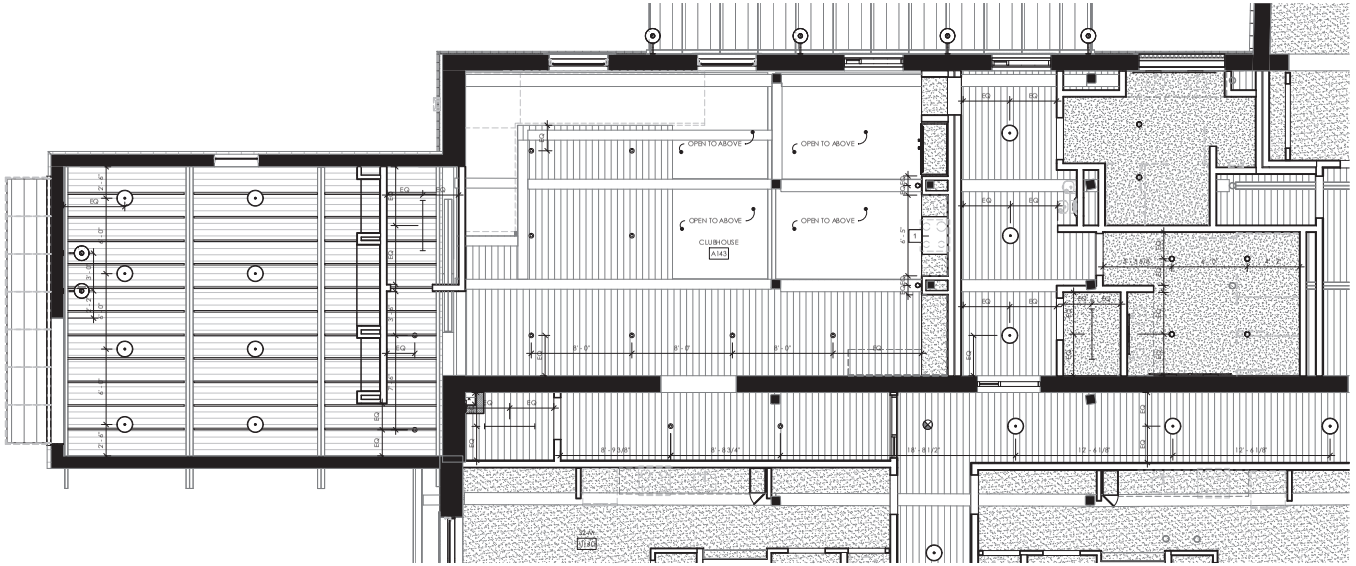
A3.02



LEVEL 2 CLUB - REFLECTED CEILING PLAN

2 A3.20

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



LEVEL 1 CLUB - REFLECTED CEILING PLAN

1 A3.20

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

HATCH LEGEND

- XXX — FINISH TAG
- NOT IN SCOPE
- GYPSUM CEILING
- EXISTING WOOD CEILING

SYMBOL LEGEND

- 4" LED RECESSED DOWNLIGHT
- DECORATIVE PENDANT
- COVE LIGHTING
- LINEAR PENDANT
- DECORATIVE WALL SCONCE
- BACK OF HOUSE LINEAR FIXTURE
- 1'-0" A.F.F. — CEILING HEIGHT TAG
- CEILING FAN
- # / SHT — CEILING SECTION INDICATOR

GENERAL NOTES - REFLECTED CEILING PLAN

GENERAL CONDITIONS

1. ALL CEILINGS TO BE PAINTED PT-100 UNLESS OTHERWISE NOTED.
2. ALL AREAS MUST BE FIELD VERIFIED AS REQUIRED. DO NOT SCALE THE DRAWINGS.
3. FIXTURE DIMENSIONS ARE FROM FINISH FACE OF GYPSUM BOARD WALLS TO CENTER OF LIGHT FIXTURE OR FROM FIXTURE CENTER TO CENTER, UNLESS NOTED OTHERWISE.
4. BB+M ARCHITECTURE TO DETERMINE FINAL MOUNTING HEIGHT OF ALL DECORATIVE PENDANTS ON SITE. CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS. CONTRACTOR TO LEAVE EXTRA CORD LENGTH UNTIL FINAL HEIGHT IS CONFIRMED IN PERSON.
5. AT WOOD CONSTRUCTION, CEILINGS ARE ATTACHED TO THE UNDERSIDE OF FLOOR/ROOF FRAMING. AT CONCRETE CONSTRUCTION, CEILINGS ARE SUSPENDED FROM CONCRETE SLAB ABOVE.
6. PROVIDE CONTROL JOINTS IN GYPSUM CEILING AT ALL WALL RETURNS AND AT LENGTHS > 30'-0", TYP.
7. ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.
8. ALL SWITCHES SHALL OPERATE FIXTURES IN CORRESPONDING ROOM UNLESS OTHERWISE NOTED.
9. CONTRACTOR IS TO GANG ALL SWITCHES LOCATED ADJACENT TO EACH OTHER UNDER ONE COMMON COVER PLATE.
10. FIRE SUPRESSION LINES SHALL BE MOUNTED TO PROVIDE CLEARANCE FOR CEILING MOUNTED LIGHT FIXTURES AND EQUIPMENT.
11. ALL FURED DOWN CEILINGS MUST BE FRAMED WITH NONCOMBUSTIBLE MATERIAL OR FRT WOOD PER NCBC 803.13.2.

LIGHTING

1. REFER TO ELECTRICAL DRAWINGS FOR ARCHITECTURAL LIGHTING SCHEDULE, SPECIFICATIONS, AND CIRCUITING. REFER TO FF+E SPECIFICATION PACKAGE FOR DECORATIVE FIXTURE SPECIFICATIONS AND INSTRUCTIONS.

MECHANICAL

1. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, DUCTWORK LAYOUTS AND SCHEDULES. IF A CONFLICT OCCURS BETWEEN ENGINEERING AND INTERIOR DRAWINGS NOTIFY BB+M ARCHITECTURE IN A TIMELY MANNER.

CODED NOTES - REFLECTED CEILING PLAN

1. HOOD AND EXHAUST. VENT AS REQUIRED. VERIFY SIZE OF SHAFT FOR EXHAUST.

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DATE / 05.15.2020
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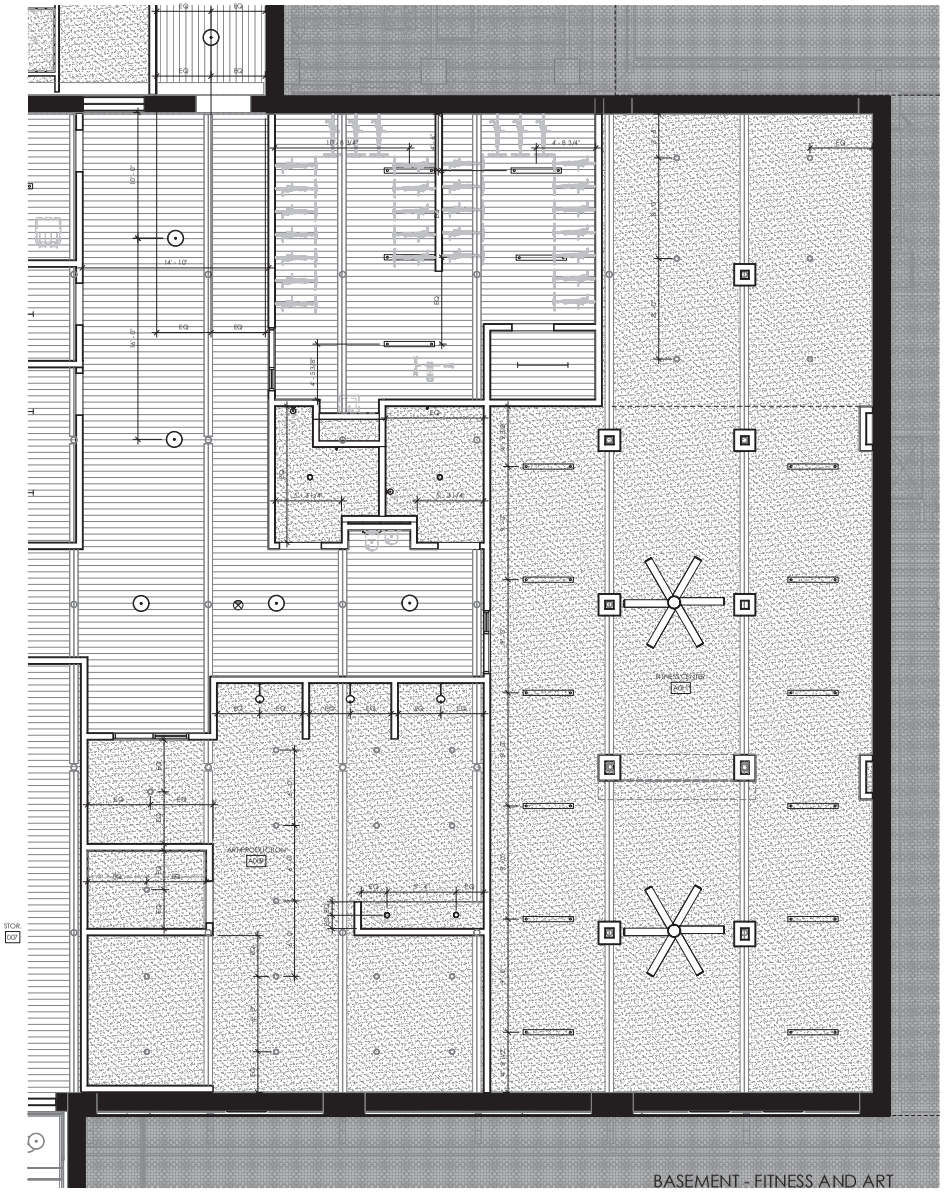
LEVEL 1+2 - ENLARGED CLUB RCP'S

A3.20



BASEMENT - FITNESS AND ART
PRODUTCION - REFLECTED
CEILING PLAN

1 / A3.21

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

HATCH LEGEND

- XXX — FINISH TAG
- NOT IN SCOPE
- GYPSUM CEILING
- EXISTING WOOD CEILING

SYMBOL LEGEND

- 4" LED RECESSED DOWNLIGHT
- DECORATIVE PENDANT
- COVE LIGHTING
- LINEAR PENDANT
- DECORATIVE WALL SCONCE
- BACK OF HOUSE LINEAR FIXTURE
- 1'-0" A.F.F. — CEILING HEIGHT TAG
- CEILING FAN
- # / SHT — CEILING SECTION INDICATOR

GENERAL NOTES - REFLECTED CEILING PLAN

GENERAL CONDITIONS

1. ALL CEILINGS TO BE PAINTED PT-100 UNLESS OTHERWISE NOTED.
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3. FIXTURE DIMENSIONS ARE FROM FINISH FACE OF GYPSUM BOARD WALLS TO CENTER OF LIGHT FIXTURE OR FROM FIXTURE CENTER TO CENTER, UNLESS NOTED OTHERWISE.
4. BB+M ARCHITECTURE TO DETERMINE FINAL MOUNTING HEIGHT OF ALL DECORATIVE PENDANTS ON SITE. CONTRACTOR TO VERIFY FINAL MOUNTING HEIGHTS OF ALL LIGHT FIXTURES PRIOR TO CUTTING ANY CABLE LENGTHS OR STEMS. CONTRACTOR TO LEAVE EXTRA CORD LENGTH UNTIL FINAL HEIGHT IS CONFIRMED IN PERSON.
5. AT WOOD CONSTRUCTION, CEILINGS ARE ATTACHED TO THE UNDERSIDE OF FLOOR/ROOF FRAMING. AT CONCRETE CONSTRUCTION, CEILINGS ARE SUSPENDED FROM CONCRETE SLAB ABOVE.
6. PROVIDE CONTROL JOINTS IN GYPSUM CEILING AT ALL WALL RETURNS AND AT LENGTHS > 30'-0", TYP.
7. ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.
8. ALL SWITCHES SHALL OPERATE FIXTURES IN CORRESPONDING ROOM UNLESS OTHERWISE NOTED.
9. CONTRACTOR IS TO GANG ALL SWITCHES LOCATED ADJACENT TO EACH OTHER UNDER ONE COMMON COVER PLATE.
10. FIRE SUPRESSION LINES SHALL BE MOUNTED TO PROVIDE CLEARANCE FOR CEILING MOUNTED LIGHT FIXTURES AND EQUIPMENT.
11. ALL FURED DOWN CEILINGS MUST BE FRAMED WITH NONCOMBUSTIBLE MATERIAL OR FRT WOOD PER NCBC 803.13.2.

LIGHTING

1. REFER TO ELECTRICAL DRAWINGS FOR ARCHITECTURAL LIGHTING SCHEDULE, SPECIFICATIONS, AND CIRCUITING. REFER TO FF+E SPECIFICATION PACKAGE FOR DECORATIVE FIXTURE SPECIFICATIONS AND INSTRUCTIONS.

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CODED NOTES - REFLECTED CEILING PLAN

1. HOOD AND EXHAUST. VENT AS REQUIRED, VERIFY SIZE OF SHAFT FOR EXHAUST.

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Revisions		
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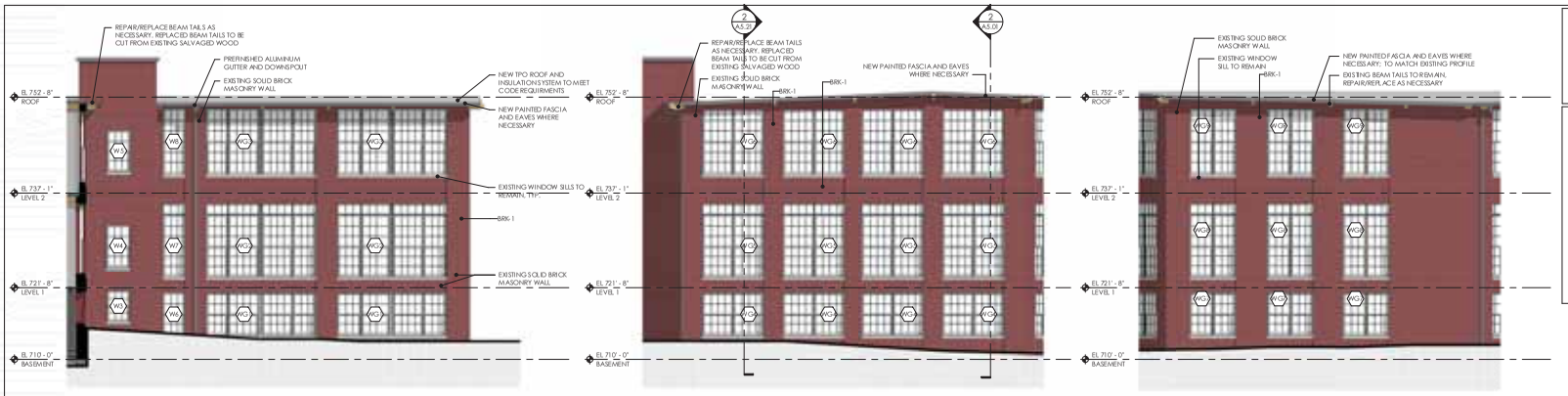
BASEMENT - ENLARGED FITNESS AND ART PRODUCTION RCP

A3.21



6 A4.01 ELEVATION - SOUTH WING - NORTH 2
SCALE: 1/8" = 1'-0"

5 A4.01 ELEVATION - SOUTH WING - WEST
SCALE: 1/8" = 1'-0"

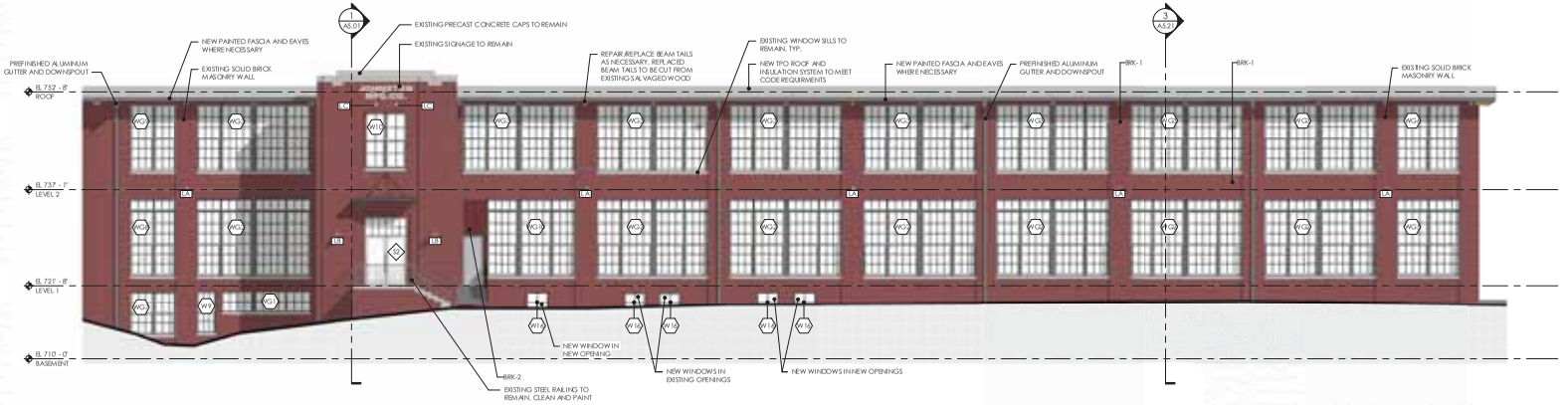
4 A4.01 ELEVATION - SOUTH WING - SOUTHWEST
SCALE: 1/8" = 1'-0"

GENERAL NOTES

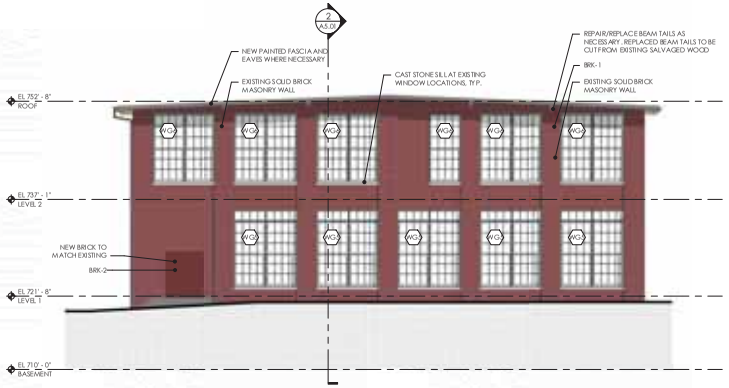
1. FINAL FINISHES AND COLOR SELECTIONS WILL BE DETERMINED AT A LATER DATE.
2. SIGNAGE SHOWN FOR LOCATION PURPOSES ONLY. FINAL SIGNAGE TO BE DETERMINED.
3. REPOINT EXISTING BRICK MORTAR AS NEEDED.

MATERIAL LEGEND:

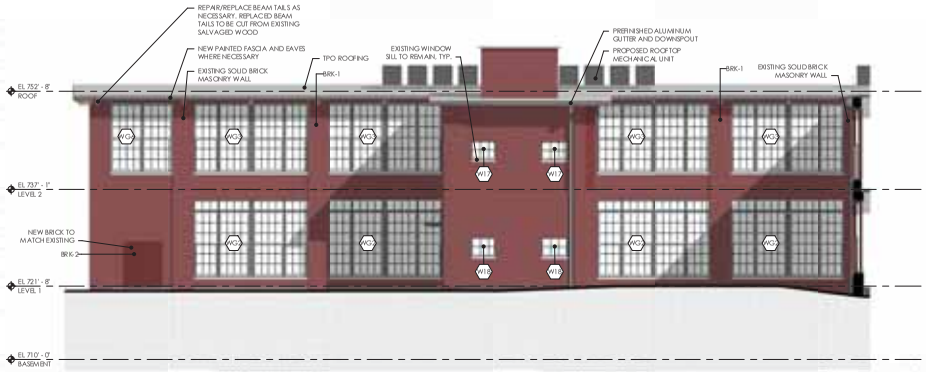
- **BRK-1:** EXISTING BRICK TO REMAIN
- **BRK-2:** NEW MODULAR BRICK INFILL
- **MTL-1:** PERFORATED ALUMINUM METAL PANELS
- **R-1:** MESH STYLE METAL RAILING
- **LA:** UP-DOWN NARROW BEAM LED LIGHT FIXTURE
- **LB:** RLM LED WALL SCONCE
- **LC:** GOOSENECK LED WALL SCONCE



3 A4.01 ELEVATION - SOUTH WING - SOUTH
SCALE: 1/8" = 1'-0"



2 A4.01 ELEVATION - SOUTH WING - EAST
SCALE: 1/8" = 1'-0"



1 A4.01 ELEVATION - SOUTH WING - NORTH 1
SCALE: 1/8" = 1'-0"

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DATE / 05.15.2020
DRAWN / PT/HS

Revisions		
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BUILDING ELEVATIONS - SOUTH WING

A4.01

GENERAL NOTES

1. FINAL FINISHES AND COLOR SELECTIONS WILL BE DETERMINED AT A LATER DATE.
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- **BRK-2:** NEW MODULAR BRICK INFILL
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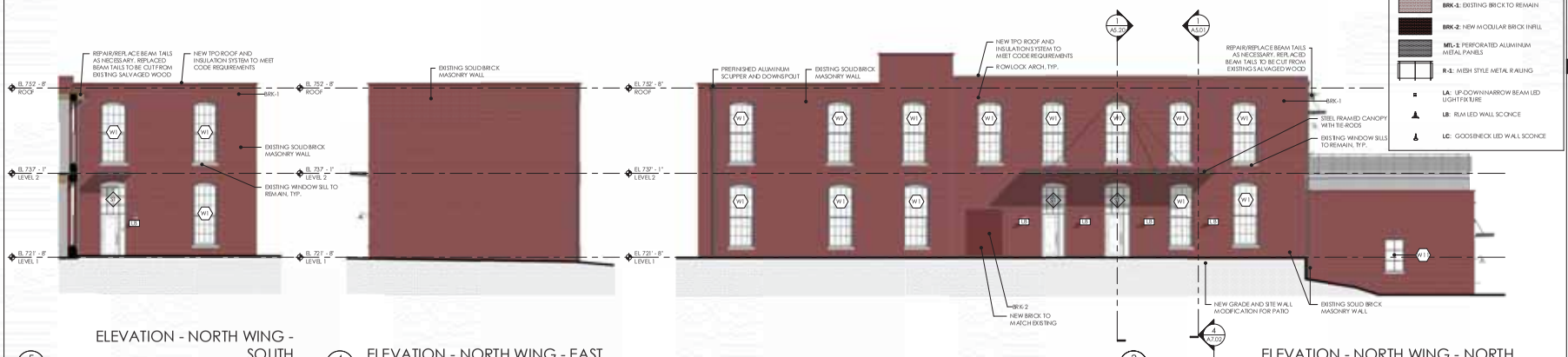
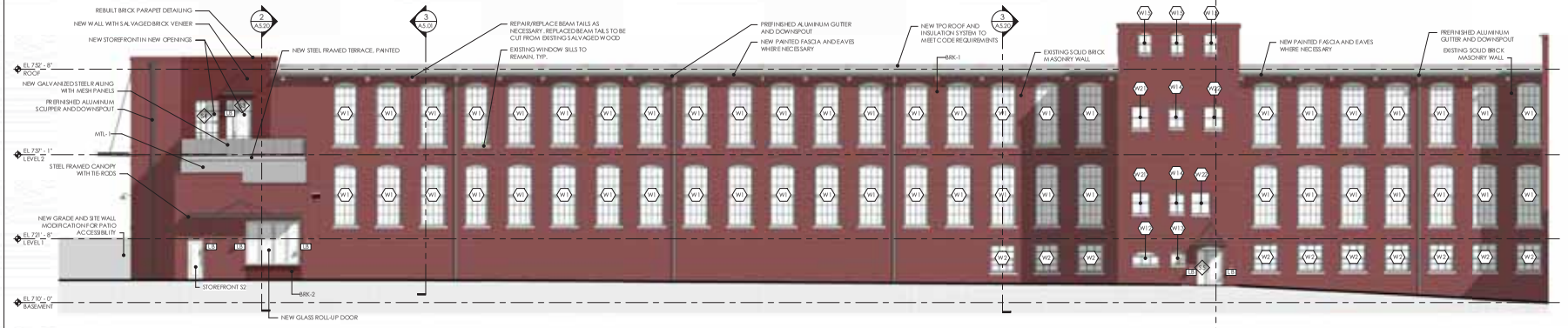
- **R-1:** MESH STYLE METAL RAILING
- **LA:** UP-DOWN NARROW BEAM LED LIGHT FIXTURE
- **LB:** RAM LED WALL SCONCE
- **LC:** GOOSENECK LED WALL SCONCE



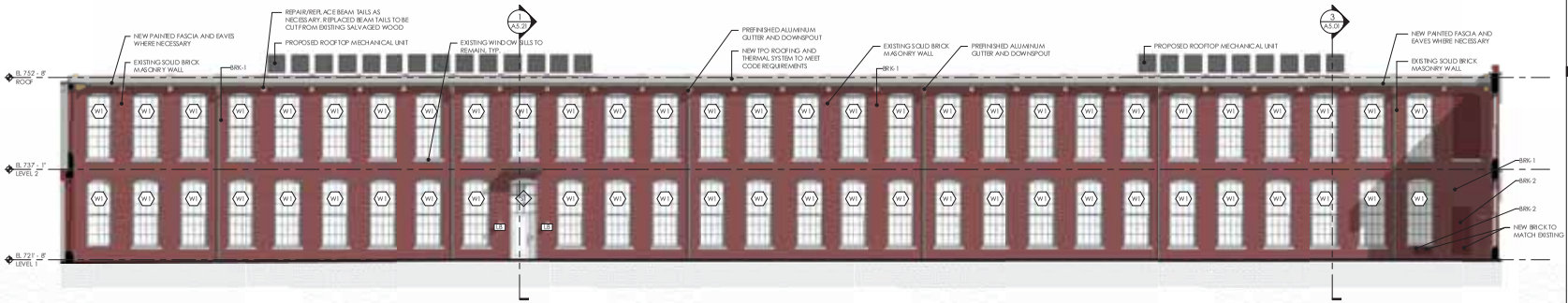
5 A4.02 ELEVATION - NORTH WING - SOUTH
SCALE: 1/8" = 1'-0"

4 A4.02 ELEVATION - NORTH WING - EAST
SCALE: 1/8" = 1'-0"

3 A4.02 ELEVATION - NORTH WING - NORTH
SCALE: 1/8" = 1'-0"



2 A4.02 ELEVATION - MAIN WING - WEST
SCALE: 1/8" = 1'-0"



1 A4.02 ELEVATION - MAIN WING - EAST
SCALE: 1/8" = 1'-0"

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NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

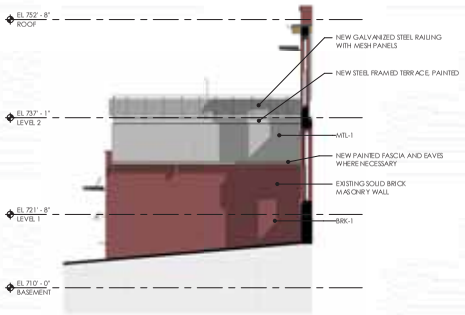
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / PT/HS

Revisions		
No.	Description	Date

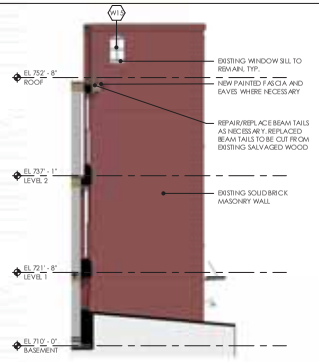
BUILDING ELEVATIONS - MAIN AND NORTH WINGS

A4.02



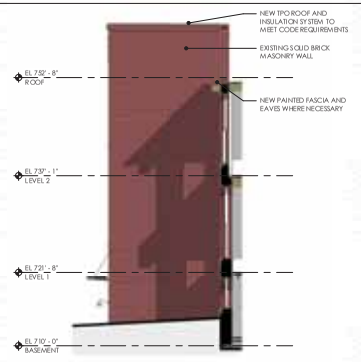
7 A4.03 ELEVATION - BOILER ROOM - SOUTH

SCALE: 1/8" = 1'-0"



6 A4.03 ELEVATION - MAIN TOWER - NORTH

SCALE: 1/8" = 1'-0"



5 A4.03 ELEVATION - MAIN TOWER - SOUTH

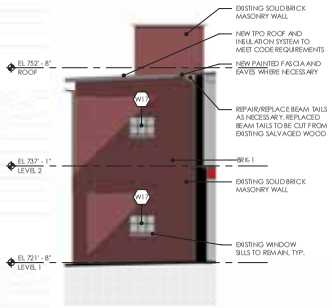
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FINAL FINISHES AND COLOR SELECTIONS WILL BE DETERMINED AT A LATER DATE.
2. SIGNAGE SHOWN FOR LOCATION PURPOSES ONLY. FINAL SIGNAGE TO BE DETERMINED.
3. REPOINT EXISTING BRICK MORTAR AS NEEDED.

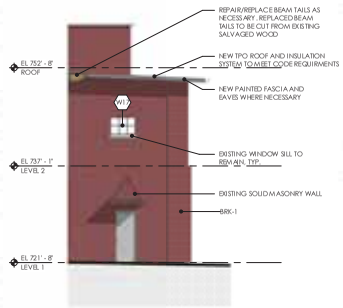
MATERIAL LEGEND:

- **BRK-1:** EXISTING BRICK TO REMAIN
- **BRK-2:** NEW MODULAR BRICK INFILL
- **MTL-1:** PERFORATED ALUMINUM METAL PANELS
- **R-1:** MESH STYLE METAL RAILING
- **LA:** UP-DOWN NARROW BEAM LED LIGHT FIXTURE
- **LB:** RAM LED WALL SCONCE
- **LC:** GOOSENECK LED WALL SCONCE



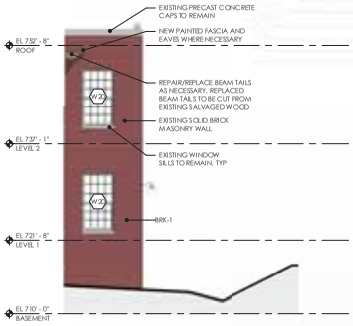
4 A4.03 ELEVATION - EAST TOWER - WEST

SCALE: 1/8" = 1'-0"



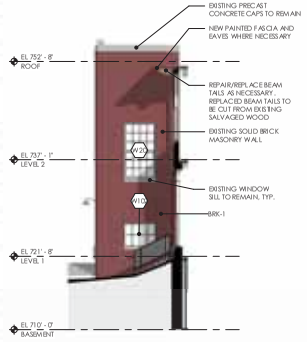
3 A4.03 ELEVATION - EAST TOWER - EAST

SCALE: 1/8" = 1'-0"



2 A4.03 ELEVATION - SOUTH TOWER - WEST

SCALE: 1/8" = 1'-0"



1 A4.03 ELEVATION - SOUTH TOWER - EAST

SCALE: 1/8" = 1'-0"

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No.	Description	Date

BUILDING ELEVATIONS - TOWERS

A4.03

2 A4.10 SITE ELEVATION - NORTH DAVIDSON

SCALE: 1/16" = 1'-0"

1 A4.10 SITE ELEVATION - 36TH STREET

SCALE: 1/16" = 1'-0"

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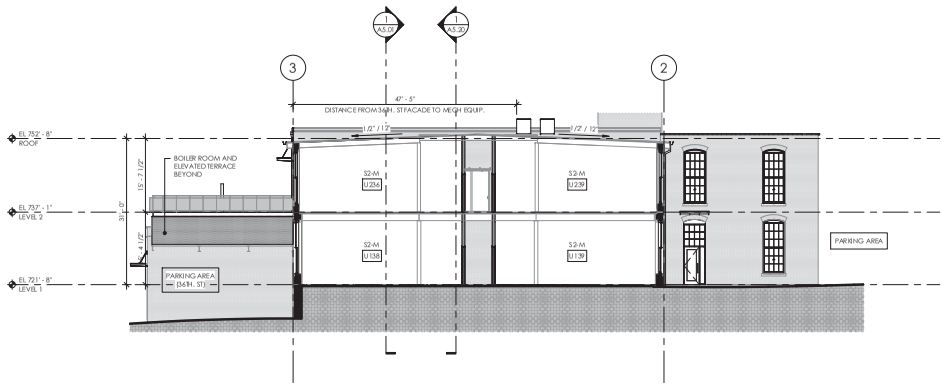
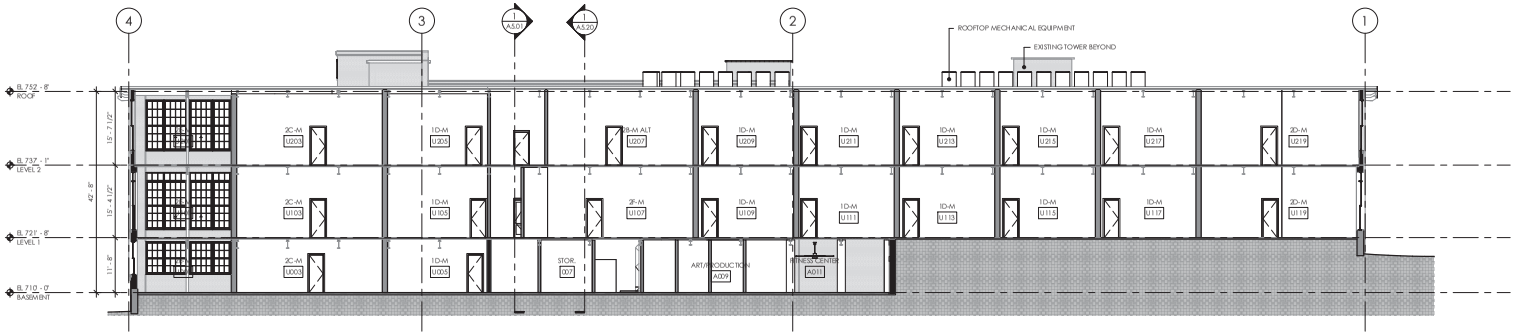
SITE ELEVATIONS

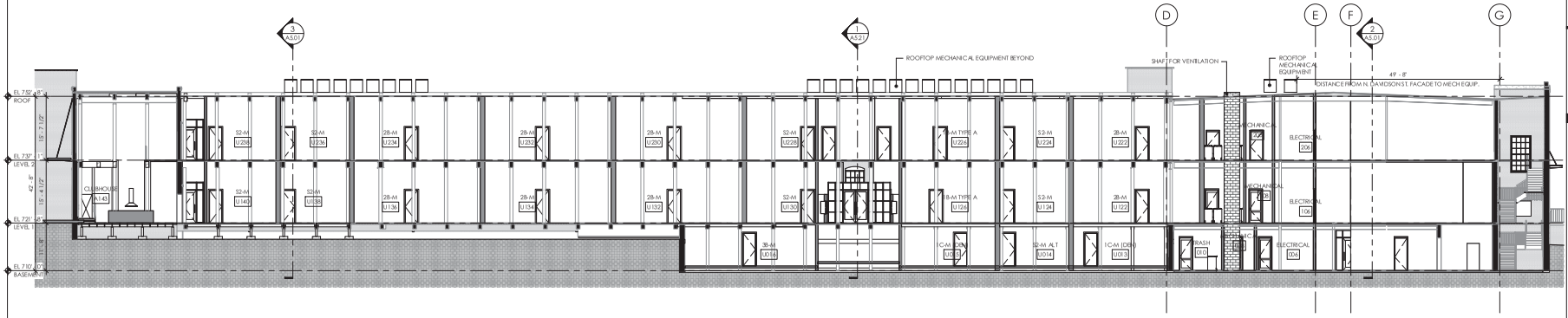
A4.10



3 A5.01 BUILDING SECTION C
SCALE: 3/32" = 1'-0"



2 A5.01 BUILDING SECTION B
SCALE: 3/32" = 1'-0"



1 A5.01 BUILDING SECTION A
SCALE: 3/32" = 1'-0"

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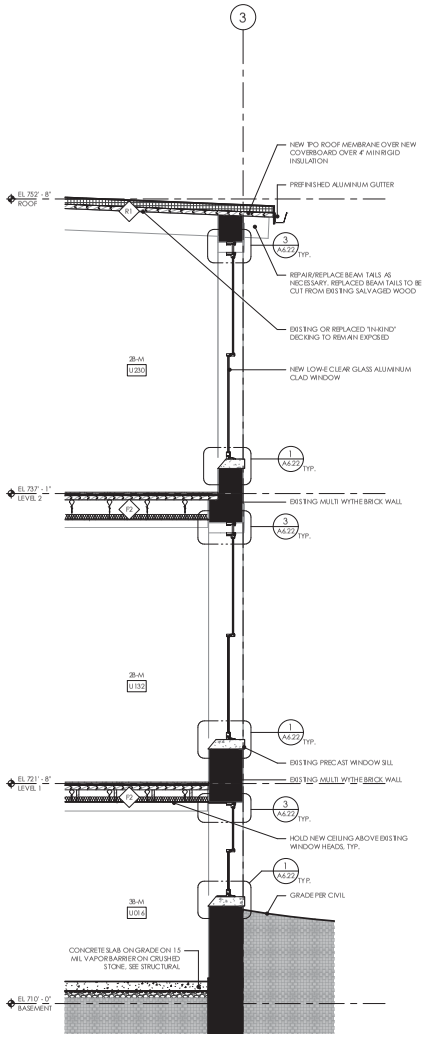
Revisions		
No.	Description	Date

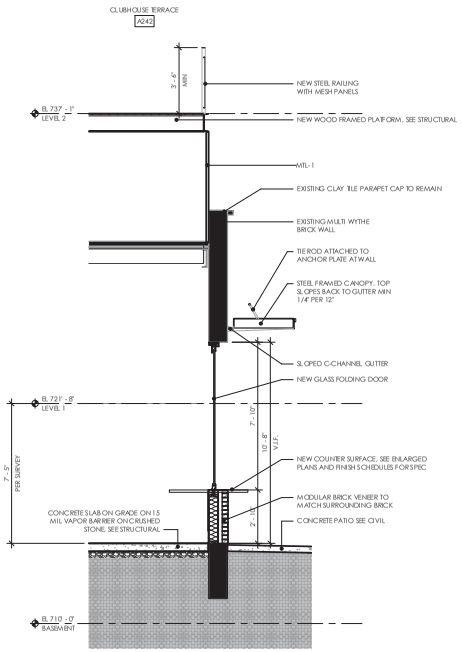
BUILDING SECTIONS

A5.01



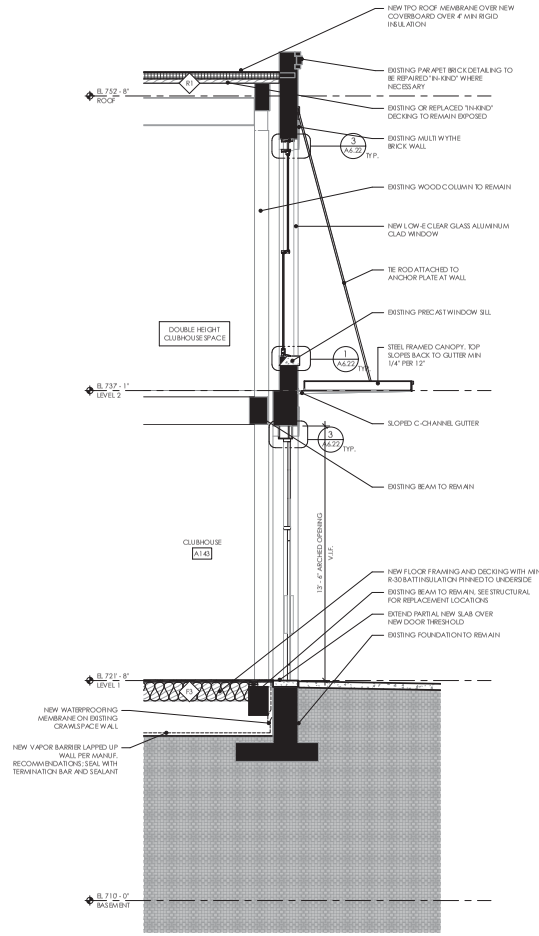
3 A5.20 WALL SECTION @ WEST ELEVATION

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



2 A5.20 WALL SECTION @ CLUBHOUSE 2

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



1 A5.20 WALL SECTION @ CLUBHOUSE

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

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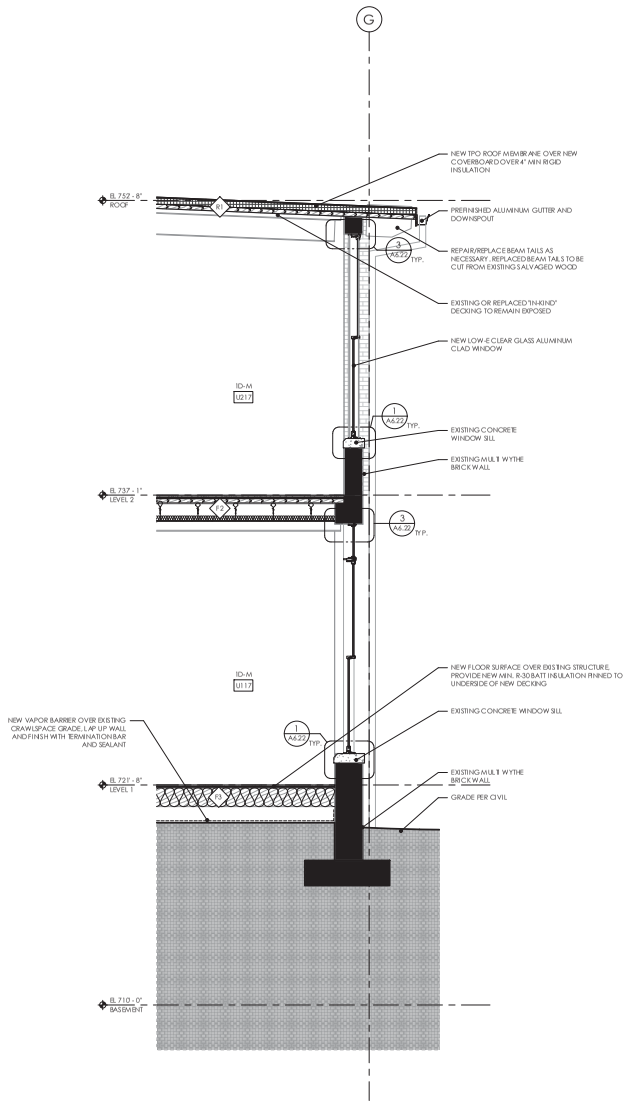
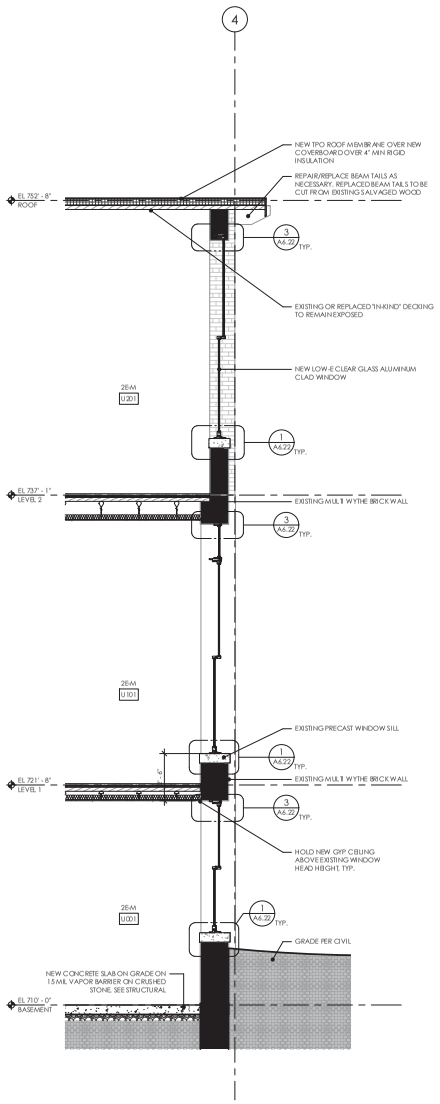
WALL SECTIONS

A5.20



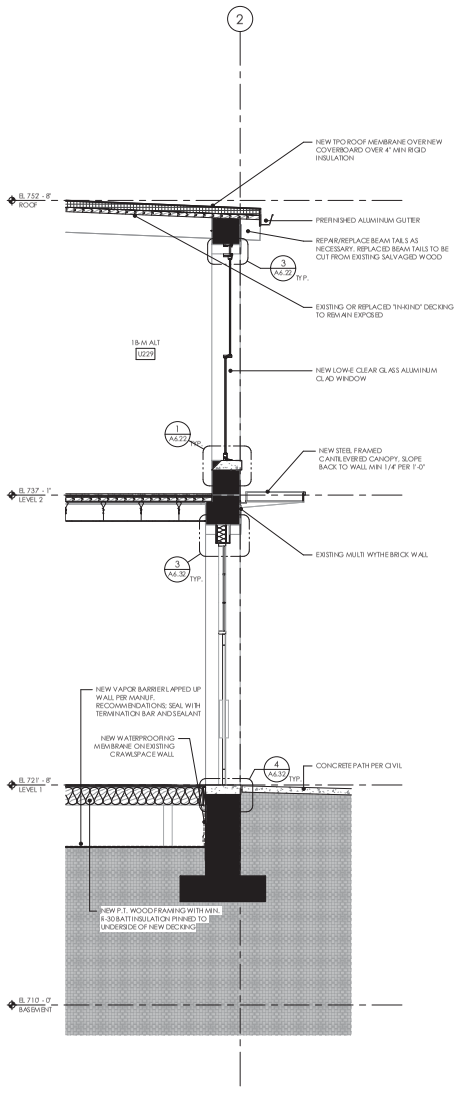
WALL SECTION @ SOUTH ELEVATION

3 A5.21 SCALE: 3/8" = 1'-0"



WALL SECTION @ WEST ELEVATION 2

2 A5.21 SCALE: 3/8" = 1'-0"



WALL SECTION @ EAST ELEVATION

1 A5.21 SCALE: 3/8" = 1'-0"

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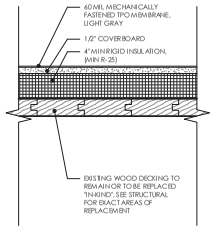
Revisions		
No.	Description	Date

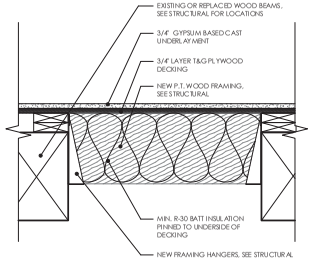
WALL SECTIONS

A5.21



R1

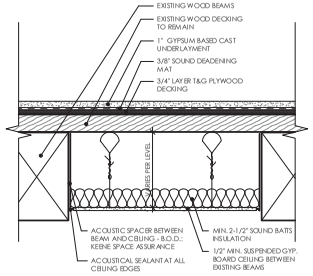
TYP. ROOF ASSEMBLY



F3

30 MIN OR 1HR REQUIRED RATING, SEE LIFE SAFETY PLANS

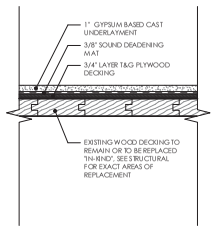
NEW FLOOR FRAMING ASSEMBLY



F2

30 MIN OR 1HR REQUIRED RATING, SEE LIFE SAFETY PLANS

TYP. FLOOR ASSEMBLY



F1

30 MIN REQ. RATING - REF: CALCULATED FIRE RESISTANCE OF EXISTING DECKING, SEE FIRSPROOFING PLANS

TYP. FLOOR ASSEMBLY

GENERAL NOTES

1. SEE LIFE SAFETY PLANS FOR LOCATIONS OF RATED WALL ASSEMBLIES.

2. FOR RATED ASSEMBLIES, G.C. TO PROVIDE STENCILED SIGNAGE 'X-HR FIRE AND SMOKE BARRIER' ABOVE CEILING. FOR ALL OPENINGS, PROVIDE 2" HIGH LETTERING 1 PER O.C. ABOVE CEILING AT EACH SIDE OF WALL. '2-HR EXIT PASSAGEWAY...DO NOT PENETRATE' SIGN SHOULD BE PLACED FOR 2-HR RATED EXITS.

3. ALL RATED WALLS TO RECEIVE HEAD OF WALL DETAIL COMPLYING WITH UL DETAILS.

4. PROVIDE MOISTURE RESISTANT GWB AT ALL WET LOCATIONS IN KITCHEN, BATHROOMS, JANITOR CLOSETS, AND DOG WASH.

5. PROVIDE SOUND BATT INSULATION AT DEMISING WALLS, CORRIDOR WALLS, BATHROOMS, RESTROOMS, AND WALLS SEPERATING SHAFT AND RESIDENTIAL UNITS.

6. RESILIENT CHANNELS SHALL NOT BE CRUSHED DURING CONSTRUCTION. INSTALL RESILIENT CHANNELS WITH FREE ATTACHMENT FLANGE POINTED UP. INVERT CHANNELS AS NECESSARY FOR ATTACHMENT OF BASE TRIM. HOLD RESILIENT CHANNELS BACK 1/2" FROM ADJACENT WALLS. ATTACH FIRST LAYER GYPSUM BOARD WITH 1" TYPE S FINE THREAD SCREWS AND SECOND LAYER GYPSUM BOARD WITH 1 5/8" SCREWS WHERE APPLICABLE.

7. APPLY RUBBER GASKETS OR NON-HARDENING SEALANT TO SEAL ALL OPENINGS AROUND PIPES AND CONDUITS THAT PENETRATE WALLS. SEALANTS TO COMPLY WITH UL DETAILS.

8. PROVIDE ACOUSTICAL SEALANT TO SEAL DRYWALL AT TOP OF DEMISING AND CORRIDOR WALLS ON ONE SIDE. INCLUDE ACOUSTICAL SEALANT AT BASE OF DEMISING AND CORRIDOR WALLS ON ONE SIDE AT SLAB-ON-GRADE.

9. SEE WALL SECTIONS FOR ADDITIONAL EXTERIOR WALL DETAILS.

10. WHERE CERAMIC TILE IS INDICATED AS FINISH, SUBSTITUTE GWB WALL BOARD WITH SPECIFIED BACKER BOARD AS PER THE TILE MANUFACTURER SPECIFICATIONS.

11. ALL EXTERIOR WALLS TO BE FIRE RETARDANT TREATED STUDS INCLUDING SHEATHING, IF BEARING, WALL ASSEMBLY TO BE 2-HR RATING. SEE ALSO WALL SECTIONS AND LIFE SAFETY PLANS.

12. G.C. TO VERIFY STUD NUMBERS, SIZES, LOCATIONS AND SPACING PER STRUCTURAL DRAWINGS. THESE WALL TYPE DRAWINGS ARE REPRESENTATIONAL ONLY.

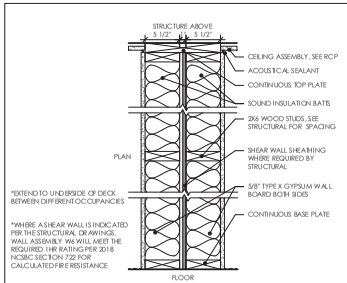
13. G.C. TO PROVIDE STRUCTURAL SHEATHING FOR ALL SHEAR WALL LOCATIONS AS SHOWN IN STRUCTURAL DRAWINGS.

14. G.C. IS RESPONSIBLE TO MEET SPECIFICATIONS OF DESIGNATED UL ASSEMBLY IF WALL IS RATED.

15. G.C. TO PROVIDE FIRESTOPPING AT CONCEALED SPACES PER SECTION 718.2.2 2018 NORTH CAROLINA BUILDING CODE.

16. G.C. TO PROVIDE UNFACED FIBERGLASS BATT INSULATION AT DOUBLE STUD DEMISING WALLS TO ACHIEVE FIRE BLOCKING PER 2018 NCSBC SECTION 718.2.1.2.

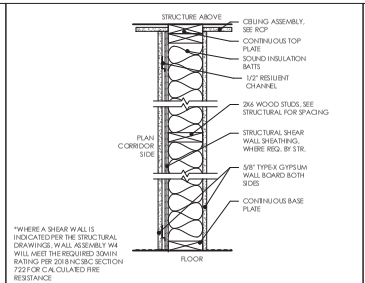
17. ALL PENETRATIONS IN SHAFT WALLS AND RATED WALLS TO MEET THE REQUIREMENTS OF SECTION 716, 2018 NORTH CAROLINA BUILDING CODE.



W6

1 HR REQ. RATING - REF: U.L. DESIGN U341; STC: 54 PER NATIONAL GYPSUM TESTING

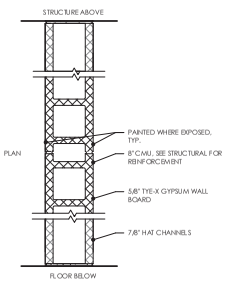
DEMISING WALL



W4

30 MIN REQ. RATING - REF: U.L. DESIGN U327; STC: 50 PER USG ACOUSTICAL ASSEMBLIES

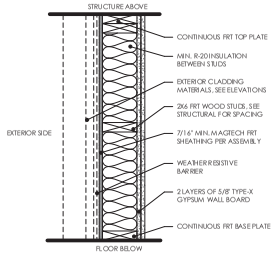
TYP. CORRIDOR WALL



W2

1 HR REQ. RATING - REF: U.L. DESIGN U905

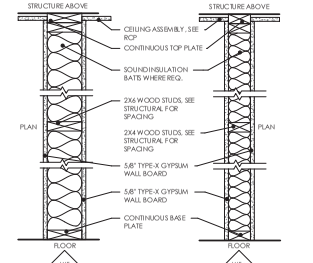
8" C.M.U. SHAFT WALL



W7

2 HR REQ. RATING - REF: CF / WPS 120-01

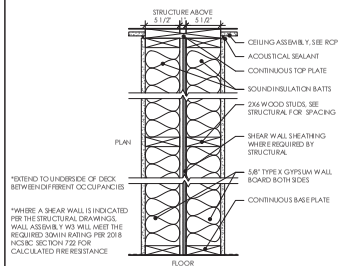
RATED EXTERIOR LOAD BEARING WALL



W5

1 HR REQ. RATING - REF: U.L. DESIGN U305

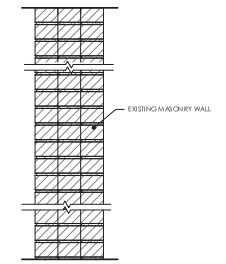
TYP. INTERIOR PARTITION



W3

30 MIN REQ. RATING - REF: U.L. DESIGN U341; STC: 54 PER NATIONAL GYPSUM TESTING

DEMISING WALL



W1

2 HR REQ. RATING - REF: NCSBC 2018 TABLE 722.4.1(1) - 3.8" REQ'D FOR 2HR RATING

EXISTING EXTERIOR MIN. 12" MULTI-WYTHE SOLID BRICK WALL

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PARTITION TYPES/FLOOR-CEILING TYPES - RATED

A6.01

GENERAL NOTES

1. SEE LIFE SAFETY PLANS FOR LOCATIONS OF RATED WALL ASSEMBLIES.

2. FOR RATED ASSEMBLIES, G.C. TO PROVIDE 'STENCILED SIGNAGE' X-HR FIRE AND SMOKE BARRIER' ABOVE CEILING. FOR ALL OPENINGS, PROVIDE 2" HIGH LETTERING 1 PER O.C. ABOVE CEILING AT EACH SIDE OF WALL. '2-HR EXIT PASSAGEWAY...DO NOT PENETRATE' SIGNS HOULD BE PLACED FOR 2-HR RATED EXITS.

3. ALL RATED WALLS TO RECEIVE HEAD OF WALL DETAIL COMPLYING WITH UL DETAILS.

4. PROVIDE MOISTURE RESISTANT GWB AT ALL WET LOCATIONS IN KITCHEN, BATHROOMS, JANITOR CLOSETS, AND DOG WASH.

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8. PROVIDE ACOUSTICAL SEALANT TO SEAL DRYWALL AT TOP OF DEMISING AND CORRIDOR WALLS ON ONE SIDE. INCLUDE ACOUSTICAL SEALANT AT BASE OF DEMISING AND CORRIDOR WALLS ON ONE SIDE AT SLAB-ON-GRADE.

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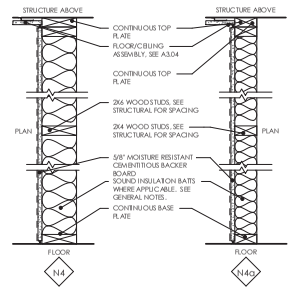
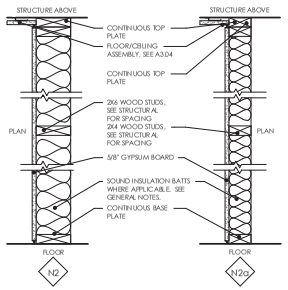
16. G.C. TO PROVIDE UNFACED FIBERGLASS BATT INSULATION AT DOUBLE STUD DEMISING WALLS TO ACHIEVE FIRE BLOCKING PER 2018 NCSBC SECTION 718.2.1.2.

17. ALL PENETRATIONS IN SHAFT WALLS AND RATED WALLS TO MEET THE REQUIREMENTS OF SECTION 716, 2018 NORTH CAROLINA BUILDING CODE.



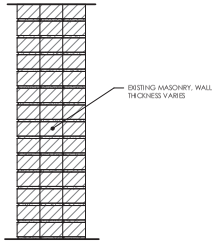
N4 — NON-RATED

TYP. FURRING/CHASE WALL W/ TILE



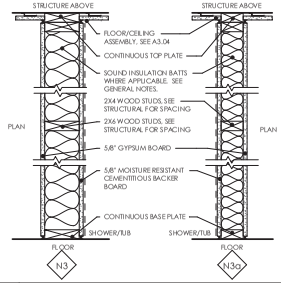
N2 — NON-RATED

TYP. FURRING/CHASE WALL



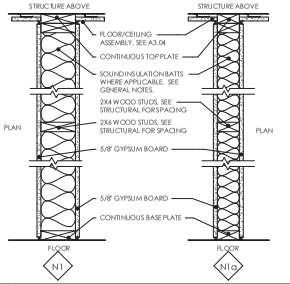
N5 — NON-RATED

TYPICAL EXISTING MULTI-WYTHE MASONRY WALL



N3 — NON-RATED

TYPICAL PARTITION WALL W/ TILE



N1 — NON-RATED

TYPICAL PARTITION

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THE COMMUNITY BUILDERS

FCP

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DATE / 05.15.2020
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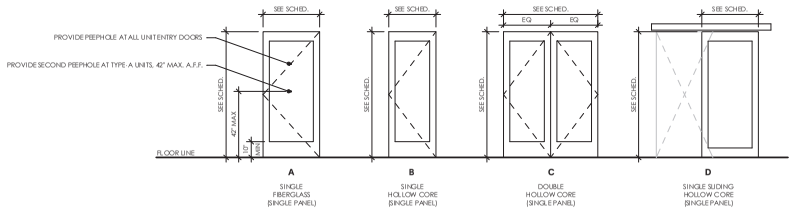
Revisions		
No.	Description	Date

PARTITION TYPES - NON RATED

A6.02

DOOR SCHEDULE - UNITS

LOCATION	NUMBER	WIDTH	HEIGHT	PANEL ELEVATION	DOOR TYPE	FRAME TYPE	FIRE RATING	COMMENTS
UNIT ENTRY	U1	3' - 0"	8' - 0"	A	S.C.	HM		
UNIT BEDROOM	U2	2' - 10"	6' - 8"	B	HC	WD		
UNIT BEDROOM	U3	3' - 0"	6' - 8"	B	HC	WD		
UNIT BARN DOOR	U4	3' - 0"	6' - 8"	D	HC	WD		
UNIT BATHROOM	U5	2' - 10"	6' - 8"	B	HC	WD		
UNIT BATHROOM	U6	3' - 0"	6' - 8"	B	HC	WD		
UNIT CLOSET	U7	2' - 4"	6' - 8"	B	HC	WD		
UNIT CLOSET	U8	2' - 10"	6' - 8"	B	HC	WD		
UNIT CLOSET	U9	3' - 0"	6' - 8"	B	HC	WD		
UNIT CLOSET	U10	2' - 6"	6' - 8"	B	HC	WD		
UNIT MECH/WATER HEATER CLOSET	U11	2' - 10"	6' - 8"	B	HC	WD		
UNIT LAUNDRY	U12	2' - 10"	6' - 8"	B	HC	WD		
UNIT CLOSET DOUBLE	U13	5' - 0"	6' - 8"	C	HC	WD		
	U40	0' - 0"	0' - 0"					
	U56	0' - 0"	0' - 0"					



1 / A6.11 DOOR ELEVATIONS - UNITS

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

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Revisions		
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UNIT DOOR SCHEDULES / UNIT DOOR TYPES / UNIT DOOR DETAILS

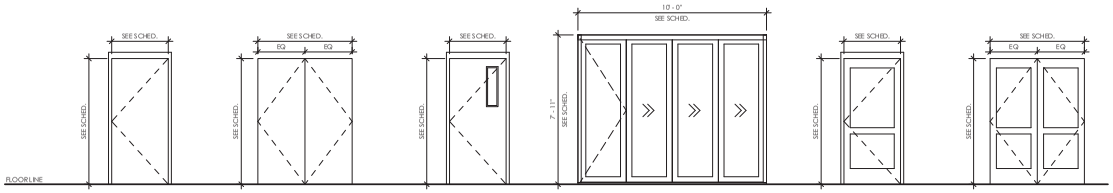
A6.11

DOOR SCHEDULE - COMMON

DESCRIPTION	NUMBER	WIDTH	HEIGHT	PANEL ELEVATION	DOOR TYPE	FRAME TYPE	FIRE RATING	PANIC HARDWARE	ACCESS CONTROL	COMMENTS
ELECTRICAL	006	3' - 0"	8' - 0"	AA	HM	HM	60 MIN			
STORAGE	007	3' - 0"	8' - 0"	AA	HM	HM	60 MIN		•	
MECHANICAL	008	3' - 0"	8' - 0"	AA	HM	HM				
TRASH	010	3' - 0"	8' - 0"	AA	HM	HM				
MECH.	012	3' - 0"	8' - 0"	AA	HM	HM				
STORAGE	017	3' - 0"	8' - 0"	AA	HM	HM				
ENTRY	102	3' - 2"	8' - 0"	S1	ALUM/GLASS	ALUM	90 MIN		•	
ELECTRICAL	106	3' - 0"	8' - 0"	AA	HM	HM	20 MIN			
STORAGE	107	3' - 0"	8' - 0"	AA	HM	HM	20 MIN			
MECHANICAL	108	3' - 0"	8' - 0"	AA	HM	HM	20 MIN			
TRASH	110	3' - 0"	8' - 0"	AA	HM	HM	20 MIN			
MECHANICAL	142	3' - 0"	8' - 0"	AA	HM	HM				
MECHANICAL	143	3' - 0"	8' - 0"	AA	HM	HM				
MECHANICAL	144	3' - 0"	8' - 0"	AA	HM	HM				
RESTROOM	145	3' - 0"	8' - 0"	EE	SC	HM				
RESTROOM	146	3' - 0"	8' - 0"	EE	SC	HM				
JANITOR	147	3' - 0"	8' - 0"	AA	HM	HM	20 MIN			
RISER	149	3' - 0"	8' - 0"	AA	HM	HM	90 MIN			
ELECTRICAL	206	3' - 0"	7' - 0"	AA	HM	HM	20 MIN			
MECHANICAL	208	3' - 0"	7' - 0"	AA	HM	HM	20 MIN			
TRASH	210	3' - 0"	7' - 0"	AA	HM	HM	20 MIN			
STORAGE	212	3' - 0"	7' - 0"	AA	HM	HM				
MECHANICAL	240	3' - 0"	7' - 0"	AA	HM	HM				
STAIR A	SA-a	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•	•	
STAIR A	SA-b	6' - 4"	8' - 0"	S2	ALUM/GLASS	ALUM	90 MIN		•	
STAIR A	SA-c	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•		
STAIR A	SA-d	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•		
STAIR B	SB-a	3' - 0"	8' - 0"	B1	HM/GLASS	HM	20 MIN			
STAIR B	SB-b	3' - 0"	8' - 0"	C1	HM	HM	90 MIN	•	•	
STAIR B	SB-c	3' - 0"	8' - 0"	B1	HM/GLASS	HM	20 MIN			
STAIR C	SC-a	3' - 0"	6' - 1 31/32"	S3	ALUM/GLASS	ALUM	90 MIN		•	
STAIR C	SC-b	3' - 0"	7' - 0"	AA	HM	HM	60 MIN			
STAIR C	SC-c	3' - 0"	7' - 0"	AA	HM	HM	60 MIN			
STAIR C	SC-d	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•		
STAIR C	SC-e	3' - 0"	7' - 0"	AA	HM	HM	60 MIN			
STAIR C	SC-f	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•		
ENTRY	SD-a	3' - 2"	8' - 0"	S1	ALUM/GLASS	ALUM	90 MIN		•	
STAIR D	SD-b	3' - 0"	8' - 0"	AA	HM	HM	60 MIN	•		
STAIR D	SD-c	3' - 0"	7' - 0"	AA	HM	HM	60 MIN	•		

DOOR SCHEDULE - AMENITY

DESCRIPTION	NUMBER	WIDTH	HEIGHT	PANEL ELEVATION	DOOR TYPE	FRAME TYPE	FIRE RATING	PANIC HARDWARE	ACCESS CONTROL	COMMENTS
ART/PRODUCTION	A009a	3' - 0"	8' - 0"	6.1	HM/GLASS	HM	60 MIN		•	
PODCAST ROOM	A009b	3' - 0"	8' - 0"	CC	HM/GLASS	HM				
	A009c-d	2' - 10 1/2"	5' - 10"							
	A009b	2' - 10 1/2"	5' - 10"							
AMENITY ENTRY	A011	3' - 0"	8' - 0"	B.3	HM/GLASS	HM	60 MIN		•	
RESTROOM	A011.a	3' - 0"	8' - 0"	EE	SC	HM	60 MIN			
RESTROOM	A011.b	3' - 0"	8' - 0"	EE	SC	HM	60 MIN			
AMENITY ENTRY	A012	3' - 0"	8' - 0"	B.3	HM/GLASS	HM	60 MIN		•	
DOG WASH ENTRY	A101	3' - 0"	7' - 10"	B.2	HM/GLASS	HM	20 MIN		•	
MAIL	A128	6' - 0"	8' - 0"	B.5	ALUM/GLASS	ALUM	20 MIN		•	
AMENITY ENTRY	A143.a	3' - 0"	8' - 0"	B.3	HM/GLASS	HM			•	
ENTRY	A143b	3' - 2"	8' - 0"	S1	ALUM/GLASS	ALUM	90 MIN	•	•	
CLUBHOUSE	A143c	3' - 0"	7' - 2"	S2	ALUM/GLASS	ALUM	90 MIN	•	•	
CLUBHOUSE	A143d	10' - 0"	7' - 10"	DD	ALUM/GLASS	WD	90 MIN			PELLA ARCHITECT SERIES BIFOLD DOOR
AMENITY ENTRY	A144a	3' - 0"	8' - 0"	B.3	HM/GLASS	HM	60 MIN		•	
ENTRY	A144b	3' - 2"	8' - 0"	S1	ALUM/GLASS	ALUM	90 MIN		•	
ENTRY	A242	3' - 2"	8' - 0"	S3	ALUM/GLASS	ALUM	90 MIN		•	
AMENITY ENTRY	A243	3' - 0"	8' - 0"	B.3	HM/GLASS	HM			•	



DOOR ELEVATIONS - COMMON

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

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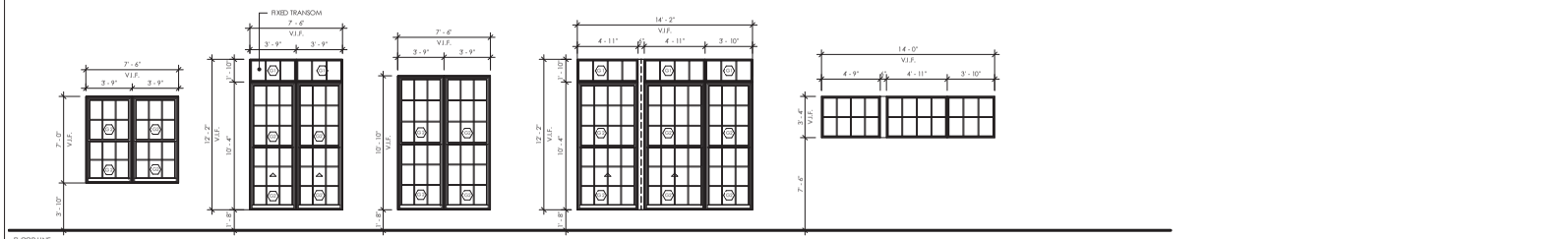
COMMON & AMENITY DOOR SCHEDULES / DOOR TYPES

A6.12



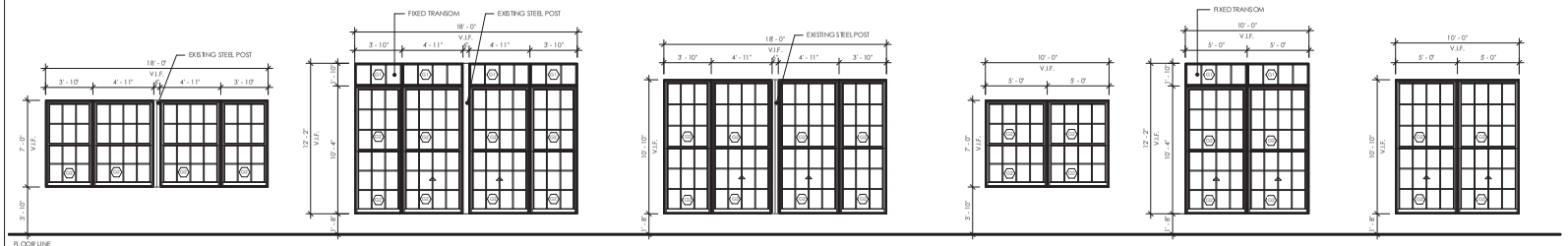
WG7 SINGLE HUNG ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG8 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG9 SINGLE HUNG ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG10 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG11 FIXED ALUMINUM CLAD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING



WG1 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

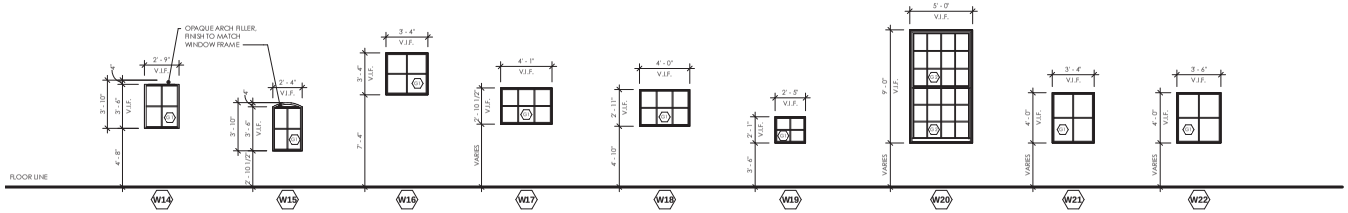
WG2 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG3 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG4 SINGLE HUNG ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG5 SINGLE HUNG/FIXED ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING

WG6 SINGLE HUNG ALUMINUM CLAD WOOD WINDOWS, MULLED, SEE DIMENSIONS FOR INDIVIDUAL WINDOW SIZING



W14 FIXED ALUMINUM-CLAD WOOD WINDOW

W15 FIXED ALUMINUM-CLAD WOOD WINDOW

W16 FIXED ALUMINUM-CLAD WOOD WINDOW

W17 FIXED ALUMINUM-CLAD WOOD WINDOW

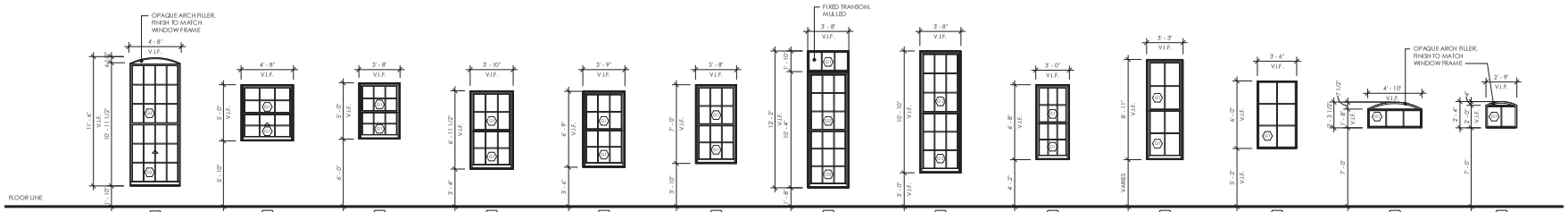
W18 FIXED ALUMINUM-CLAD WOOD WINDOW

W19 FIXED ALUMINUM-CLAD WOOD WINDOW

W20 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W21 FIXED ALUMINUM-CLAD WOOD WINDOW

W22 FIXED ALUMINUM-CLAD WOOD WINDOW



W1 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W2 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W3 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W4 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W5 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W6 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W7 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W8 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W9 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W10 SINGLE HUNG ALUMINUM-CLAD WOOD WINDOW

W11 FIXED ALUMINUM-CLAD WOOD WINDOW

W12 FIXED ALUMINUM-CLAD WOOD WINDOW

W13 FIXED ALUMINUM-CLAD WOOD WINDOW

GENERAL NOTES:

1. INSULATED GLASS TO MEET SPECIFIC LOW-E GLASS RATING U-FACTOR, & SHGC VALUES AS SPECIFIED IN COMCHECK REPORT OR EQUIVALENT.
2. WINDOW OPERATING PARTS TO BE MAX. 48" ABOVE FFE IN ALL TYPE-A UNITS PER SECTION 308 IN ANSI 117.1-2009
3. WINDOW MFG. TO PROVIDE OPENING CONTROL DEVICE WHERE REQUIRED (SUCH AS WINDOW LIMITER) PER SECTION 1015.4, & 1015.8 NCBC 2018
4. WINDOW MFG. TO COMPLY WITH PRESSURE RATINGS AS SPECIFIED IN SECTION 1709.5, NCBC 2018
5. ALL WINDOWS FACING POOL COURTYARD AT LEVEL 1 TO BE SHATTERPROOF, LOCKABLE AND NORMALLY CLOSED. PROVIDE TRAVEL LIMITER FOR THESE WINDOWS.

WINDOW BASIS OF DESIGN NOTES:

BASIS OF DESIGN: PELLA RESERVE SERIES
MATERIAL: ALUMINUM-CLAD WOOD
FINISH: WHITE
SIZE: VARIES. "MONUMENTAL" SIZE MAY BE NECESSARY
OPERATION: SINGLE HUNG OR FIXED
MUNTINS: SIMULATED DIVIDED LITES WITHOUT SPACER
- SLIM PROFILE, PER MANUF.
- ALUMINUM EXTERIOR, WOOD INTERIOR

STOREFRONT BASIS OF DESIGN NOTES:

BASIS OF DESIGN: KAWNEER 451
MATERIAL: ALUMINUM
FINISH: BONE WHITE PERMAFLUOR
MUNTINS: SIMULATED DIVIDED LITES WITHOUT SPACER
- SLIM PROFILE, PER MANUF.
- ALUMINUM

GLAZING LEGEND:

G1 CLEAR LOW-E INSULATED GLASS; DOUBLE PANE
BASIS OF DESIGN: SUNGUARD SNX 62/27

G2 CLEAR LOW-E TEMPERED & INSULATED GLASS; DOUBLE PANE
BASIS OF DESIGN: SUNGUARD SNX 62/27

G3 INTERIOR CLEAR GLASS
1/4" SINGLE PANE

G4 INTERIOR TEMPERED CLEAR GLASS
1/4" SINGLE PANE

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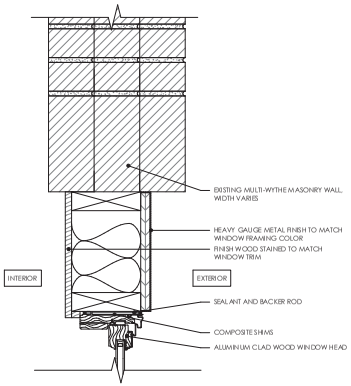
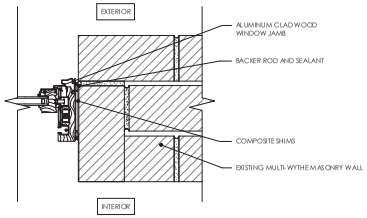
WINDOW ELEVATIONS

A6.21



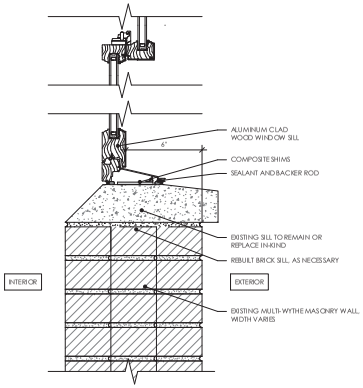
3 A6.22 WINDOW HEAD @ EXISTING BRICK

SCALE: 3" = 1'-0"



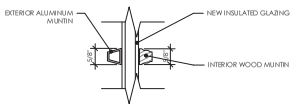
2 A6.22 WINDOW JAMB @ EXISTING BRICK

SCALE: 3" = 1'-0"



1 A6.22 WINDOW SILL @ EXISTING BRICK

SCALE: 3" = 1'-0"



4 A6.22 TYP. MUNTIN PROFILES

SCALE: 6" = 1'-0"

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Revisions		
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WINDOW STANDARD DETAILS

A6.22

GENERAL NOTES:

1. INSULATED GLASS TO MEET SPECIFIC LOW-E GLASS RATING U-FACTOR, & SHGC VALUES AS SPECIFIED IN COMCHECK REPORT OR EQUIVALENT.
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3. WINDOW MFG. TO PROVIDE OPENING CONTROL DEVICE WHERE REQUIRED (SUCH AS WINDOW LIMITER) PER SECTION 1015.4, & 1015.8 NCBC 2018
4. WINDOW MFG. TO COMPLY WITH PRESSURE RATINGS AS SPECIFIED IN SECTION 1709.5, NCBC 2018
5. ALL WINDOWS FACING POOL COURTYARD AT LEVEL 1 TO BE SHATTERPROOF, LOCKABLE AND NORMALLY CLOSED. PROVIDE TRAVEL LIMITER FOR THESE WINDOWS.

WINDOW BASIS OF DESIGN NOTES:

BASIS OF DESIGN: PELLA RESERVE SERIES
MATERIAL: ALUMINUM-CLAD WOOD
FINISH: WHITE
SIZE: VARIES, "MONUMENTAL" SIZE MAY BE NECESSARY
OPERATION: SINGLE HUNG OR FIXED
MUNTINS: SIMULATED DIVIDED LITES WITHOUT SPACER
- SLIM PROFILE, PER MANUF.
- ALUMINUM EXTERIOR, WOOD INTERIOR

STOREFRONT BASIS OF DESIGN NOTES:

BASIS OF DESIGN: KAWNEER 451
MATERIAL: ALUMINUM
FINISH: BONE WHITE PERMAFLUOR
MUNTINS: SIMULATED DIVIDED LITES WITHOUT SPACER
- SLIM PROFILE, PER MANUF.
- ALUMINUM

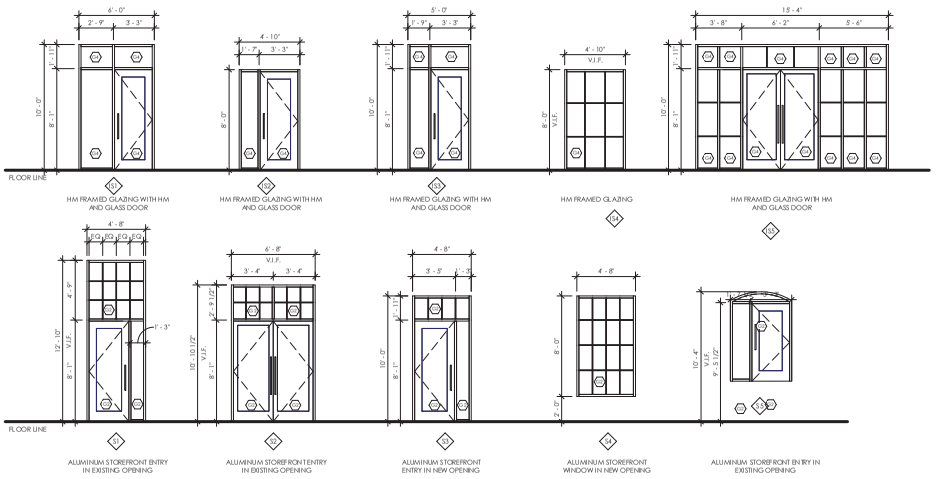
GLAZING LEGEND:

G1 — CLEAR LOW-E INSULATED GLASS; DOUBLE PANE
BASIS OF DESIGN: SUNGUARD SNX 62/27

G2 — CLEAR LOW-E TEMPERED & INSULATED GLASS; DOUBLE PANE
BASIS OF DESIGN: SUNGUARD SNX 62/27

G3 — INTERIOR CLEAR GLASS
1/4" SINGLE PANE

G4 — INTERIOR TEMPERED CLEAR GLASS
1/4" SINGLE PANE



G1 — HM FRAMED GLAZING WITH HM AND GLASS DOOR
G2 — HM FRAMED GLAZING WITH HM AND GLASS DOOR
G3 — HM FRAMED GLAZING WITH HM AND GLASS DOOR
G4 — HM FRAMED GLAZING
G5 — HM FRAMED GLAZING WITH HM AND GLASS DOOR

G1 — ALUMINUM STOREFRONT ENTRY IN EXISTING OPENING
G2 — ALUMINUM STOREFRONT ENTRY IN EXISTING OPENING
G3 — ALUMINUM STOREFRONT ENTRY IN NEW OPENING
G4 — ALUMINUM STOREFRONT WINDOW IN NEW OPENING
G5 — ALUMINUM STOREFRONT ENTRY IN EXISTING OPENING

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

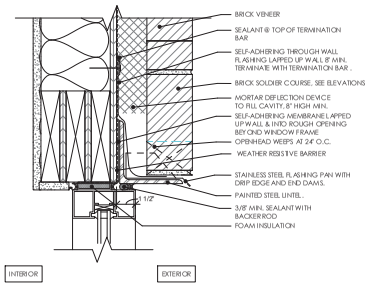
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / PT

Revisions		
No.	Description	Date

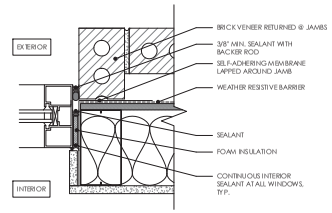
STOREFRONT ELEVATIONS

A6.31



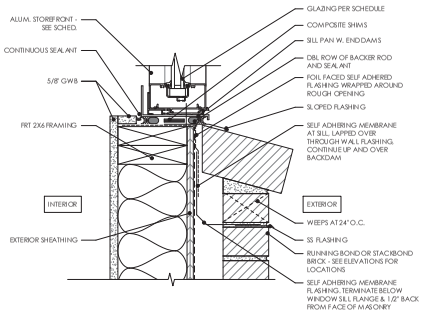
STOREFRONT HEAD @ BRICK VENEER

7 A6.32 SCALE: 3" = 1'-0"



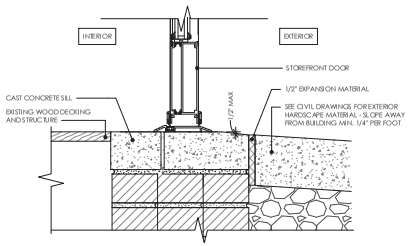
STOREFRONT JAMB @ BRICK VENEER

6 A6.32 SCALE: 3" = 1'-0"



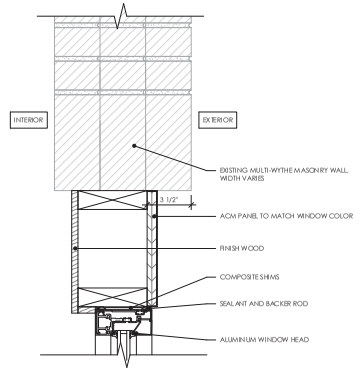
STOREFRONT SILL @ BRICK VENEER

5 A6.32 SCALE: 3" = 1'-0"



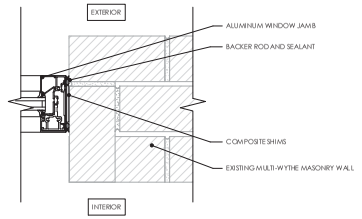
STOREFRONT DOOR SILL @ EXISTING BRICK

4 A6.32 SCALE: 3" = 1'-0"



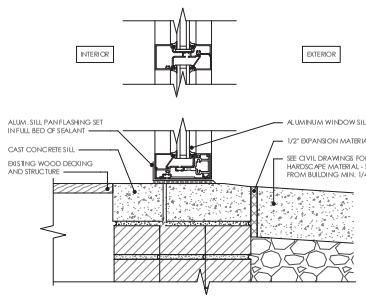
STOREFRONT WINDOW HEAD @ EXISTING BRICK

3 A6.32 SCALE: 3" = 1'-0"



STOREFRONT WINDOW JAMB @ EXISTING BRICK

2 A6.32 SCALE: 3" = 1'-0"



STOREFRONT WINDOW SILL @ EXISTING BRICK

1 A6.32 SCALE: 3" = 1'-0"

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STOREFRONT WINDOW STANDARD DETAILS

A6.32

GENERAL NOTES

1. ALL STAIR WALLS ARE PAINTED CMU, UNLESS NOTED OTHERWISE. EXPOSED CMU TO RECEIVE DAMP-PROOFING.

2. STAIRS SHOULD PROVIDE SLIP RESISTANCE.

3. STAIR NOSING TO HAVE 1/2" RADIUS MAX.

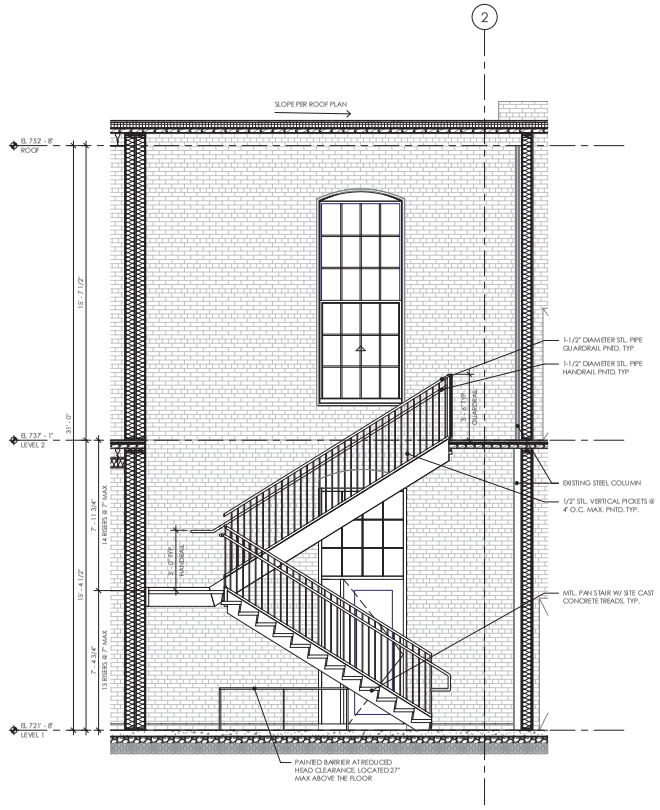
4. IF RISER IS SLOPED, ANGLE OF 30 DEGREES OFF VERTICAL IS THE MAXIMUM ALLOWED.

5. LEADING 2" OF THE TREAD SHALL HAVE CONTRASTING COLOR TO THE REST OF THE TREAD. IF TREADS ARE CONCRETE THEN THE ABRASIVE SHOULD BE AS DARK AS POSSIBLE, SUCH AS BLACK, DARK BRONZE, ETC..

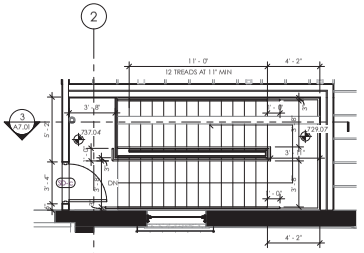
6. THE LEADING EDGE OF STAIR NOSING SHALL EXTEND PAST THE TREAD BELOW 1.25" MAX.

7. ALL RAILINGS ARE STEEL, PAINTED.

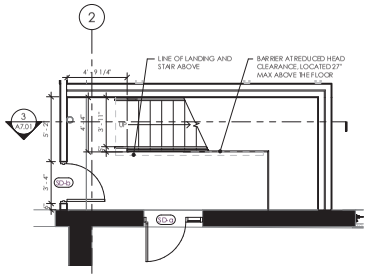
8. VERIFY FINAL LEVEL HEIGHTS WITH ARCHITECT PRIOR TO MANUFACTURE.



3 A7.01 STAIR A_SECTION
SCALE: 3/8" = 1'-0"



2 A7.01 STAIR A_LEVEL 2
SCALE: 1/4" = 1'-0"



1 A7.01 STAIR A_LEVEL 1
SCALE: 1/4" = 1'-0"

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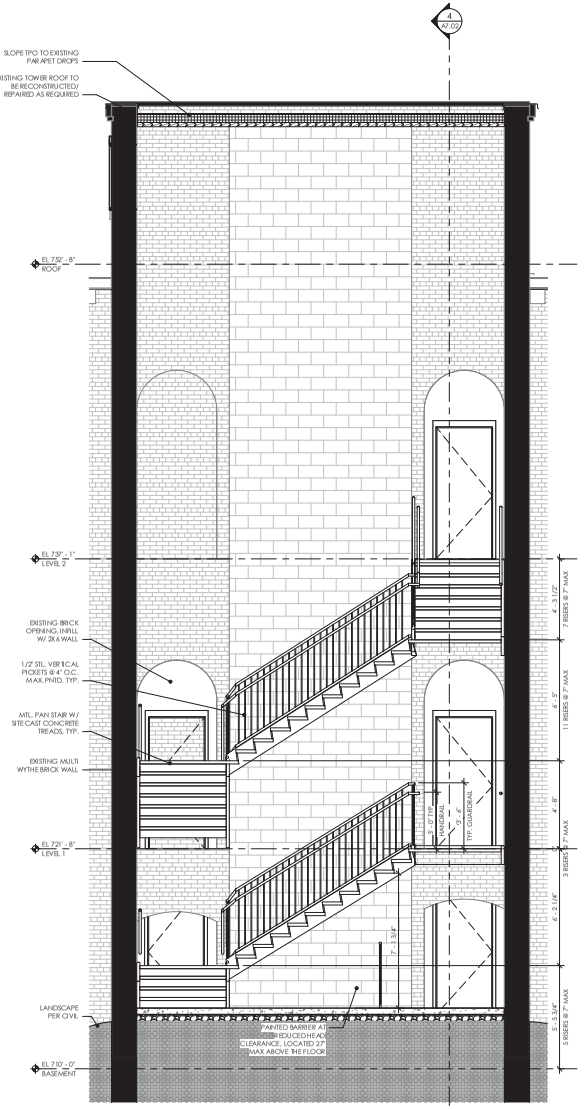
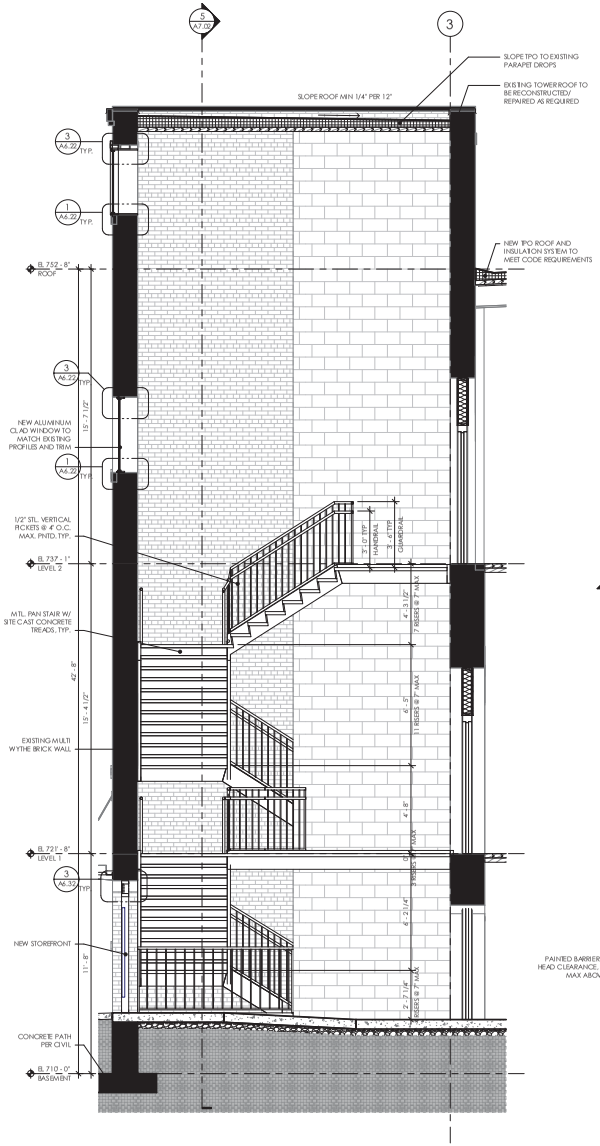
STAIR A - PLANS AND SECTION

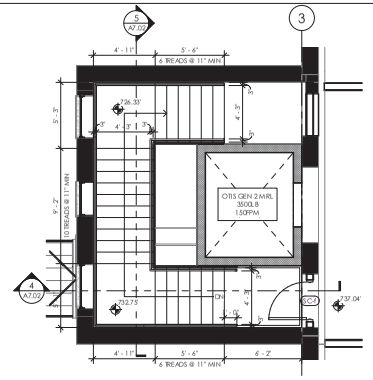
A7.01



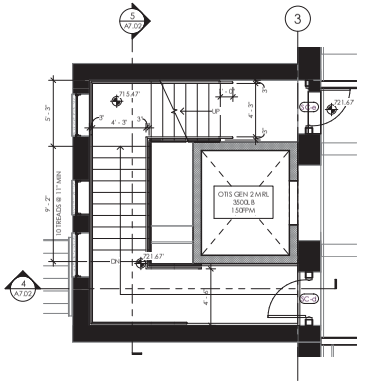
5 A7.02 STAIR B_SECTION 2
SCALE: 3/8" = 1'-0"



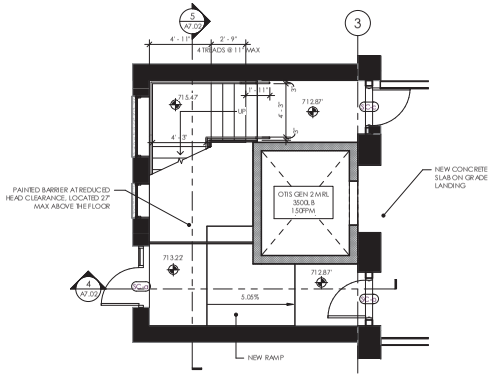
4 A7.02 STAIR B_SECTION 1
SCALE: 3/8" = 1'-0"



3 A7.02 STAIR B_LEVEL 2
SCALE: 1/4" = 1'-0"



2 A7.02 STAIR B_LEVEL 1
SCALE: 1/4" = 1'-0"



1 A7.02 STAIR B_BASEMENT
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL STAIR WALLS ARE PAINTED GWB, UNLESS NOTED OTHERWISE. EXPOSED GWB TO RECEIVE DAMP-PROOFING.
2. STAIRS SHOULD PROVIDE SLIP RESISTANCE.
3. STAIR NOSING TO HAVE 1/2" RADIUS MAX.
4. IF RISER IS SLOPED, ANGLE OF 30 DEGREES OFF VERTICAL IS THE MAXIMUM ALLOWED.
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6. THE LEADING EDGE OF STAIR NOSING SHALL EXTEND PAST THE TREAD BELOW 1.25" MAX.
7. ALL RAILINGS ARE STEEL, PAINTED.
8. VERIFY FINAL LEVEL HEIGHTS WITH ARCHITECT PRIOR TO MANUFACTURE.

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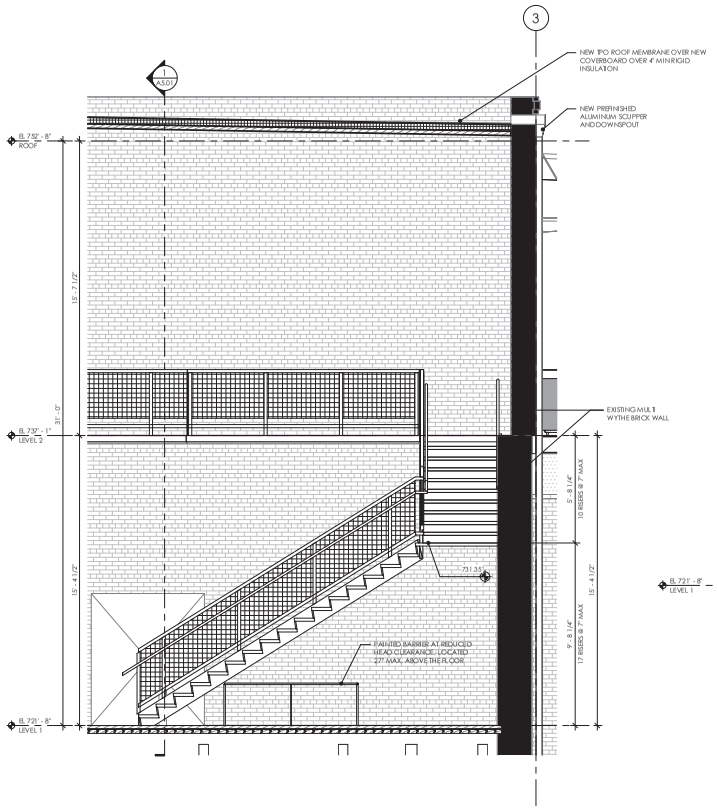
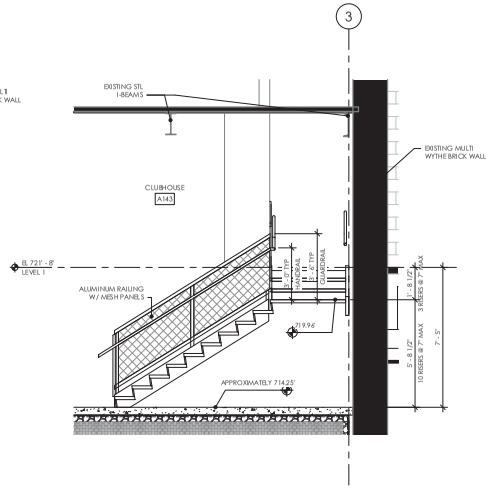
STAIR B - PLANS AND SECTION

A7.02



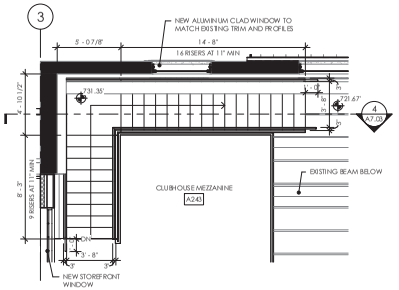
4 A7.03 STAIR D_SECTION

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



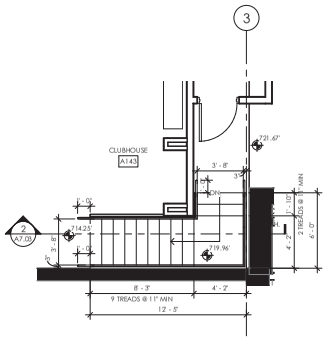
2 A7.03 STAIR C_SECTION

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



3 A7.03 STAIR D FLOOR PLAN

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



1 A7.03 STAIR C FLOOR PLAN

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

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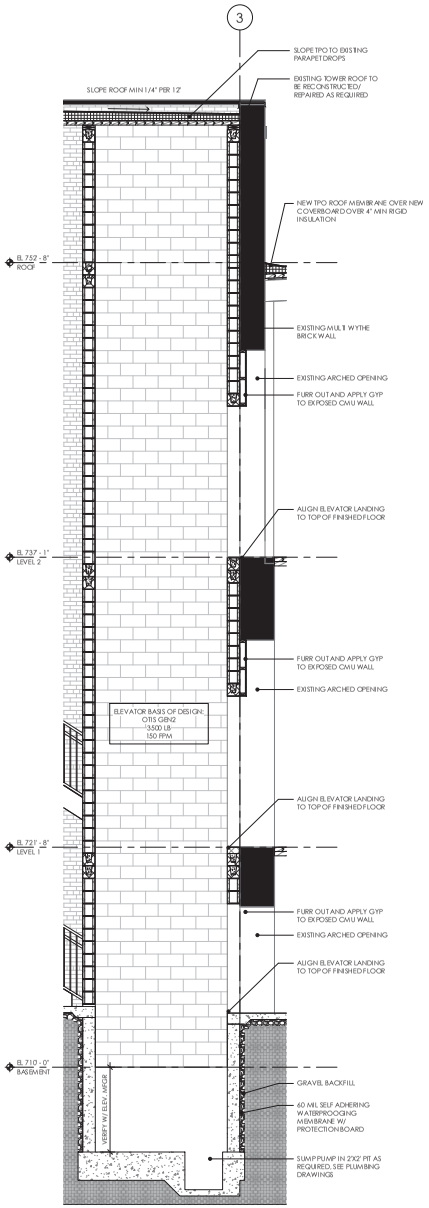
AMENITY STAIRS - PLANS AND SECTION

A7.03

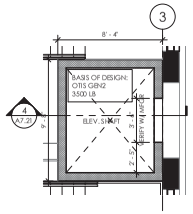
GENERAL NOTES

1. HOISTWAY OPENING, PIT DEPTH, AND OVERHEAD REQUIREMENTS TO BE VERIFIED WITH ELEVATOR MFG. PRIOR TO ANY CONSTRUCTION.

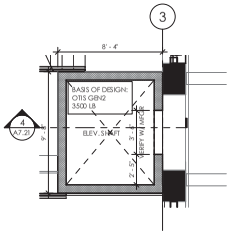
2. AT ALL LANDINGS, PROVIDE 2-WAY COMMUNICATION DEVICE.



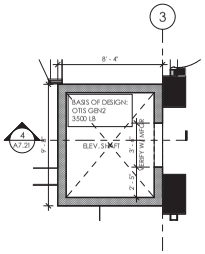
4 A7.21 ELEVATOR SECTION
SCALE: 3/8" = 1'-0"



3 A7.21 ELEVATOR_LEVEL 2
SCALE: 1/4" = 1'-0"



2 A7.21 ELEVATOR_LEVEL 1
SCALE: 1/4" = 1'-0"



1 A7.21 ELEVATOR_BASEMENT
SCALE: 1/4" = 1'-0"

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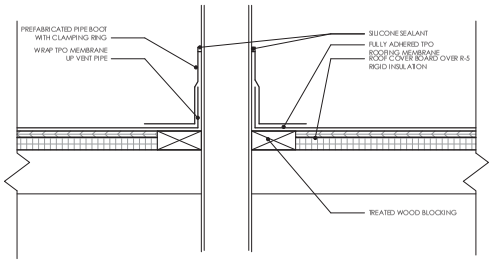
ELEVATOR - PLANS AND SECTIONS

A7.21



1 / A8.21 TYP. ROOF PENETRATION

SCALE: 3" = 1'-0"

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STANDARD FLAT ROOF DETAILS

A8.21

FINISH SCHEDULE A

TAG	LOCATION	DESCRIPTION	MANUFACTURER	COLLECTION / ITEM PRODUCT / MODEL NUMBER	COLOR / FINISH	SIZE	REMARKS / INSTALLATION METHOD	CONTACT INFO
100 - CEILING								
PT-100	FITNESS + ART PRODUCTION	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 7004 SNOWBOUND; FLAT FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
PT-101	ART PRODUCTION	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 6510 LOYAL BLUE; FLAT FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
WD-100	CLUB	EXISTING WOOD	TBD	TBD	TBD	N/A	TBD	N/A
200 - WALL								
GL-200	CLUB LOWER LEVEL	ANTIQUED MIRROR	TBD	TBD	TBD	TBD	TBD	TBD
PT-200	GENERAL	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 7004 SNOWBOUND; EGGSHELL FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
PT-201	CLUB LOWER LEVEL + ART PRODUCTION	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 0001 MULBERRY SILK; EGGSHELL FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
PT-202	FITNESS	PAINTED BRICK	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 7004 SNOWBOUND; FLAT FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
PT-203	CLUB KITCHEN	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW2809 ROOKWOOD SHUTTER GREEN	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
PT-204	CORRIDOR	PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 7004 SNOWBOUND; FLAT FINISH	N/A	1 PRIMER COAT AND 2 TOP COATS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
RB-400	ART PRODUCTION	RUBBER CORK	TRINITY SURFACES	CAPRI AND/OR RUBBER CORK ROLLS AND TILES	SKYLIGHT AD1007	4'WIDE	INSTALL PER MANUFACTURER'S INSTRUCTION	ERIKA THOMAS - 980.333.9352 - ETHOMAS@TRINITYSURFACES.COM
TL-202	CLUB KITCHEN	WALL TILE	TRINITY TILE	ZENIQUE	GRAPHITE	4"X4"	MONOLITHIC INSTALLATION PATTERN	ERIKA THOMAS - 980.333.9352 - ETHOMAS@TRINITYSURFACES.COM
TL-203	BASEMENT RESTROOM	WALL TILE	SPECIALTY TILE	ELYSIUM	TABULA RASA	PENNY ROUND	TYPE II VINYL WALLCOVERING; INSTALL PER MANUFACTURERS INSTRUCTIONS; CLASS A ASTEM E84 FIRE RATING	GABE CALLOL - 770.246.9224 - GCALLOL@SPECIALTYTILE.COM
WC-200	CLUB KITCHEN	WALL COVERING	ASTEK	QUARTZ	FP140-1	N/A	TYPE II VINYL WALLCOVERING; INSTALL PER MANUFACTURERS INSTRUCTIONS; FIRE RATED: ASTM-E84 CLASS A	N/A
WC-201	FITNESS	WOOD VENEER WALL COVERING	ARBOR SERIES	TBD	CASPIAN	52/54"W	TYPE II VINYL WALLCOVERING; INSTALL PER MANUFACTURERS INSTRUCTIONS; CLASS A FIRE RATING	JILL GRIFFIN - 800.222.1028 - JILL.GRIFFIN@NATIONALWALLCOVERING.COM
WD-200	CLUB LOWER LEVEL + ART PRODUCTION	APPLIED WOOD	TBD BY GC	TBD BY GC	PAINTED SHEWRWIN WILLIAMS SW 6510 LOYAL BLUE			
WD-201	CLUB KITCHEN	APPLIED WOOD	TBD	TBD	PAINTED SHERWIN WILLIAMS SW2809 ROOKWOOD SHUTTER GREEN			
300 - BASE								
BS-300	OVERALL	WOOD PAINTED BASE	N/A	REFER TO A10.01 FOR PROFILE DETAIL	PAINTED SHERWIN WILLIAMS SW 7004 SNOWBOUND	6"H	PAINT GRADE FINGER JOINTED POPLAR	N/A
BS-301	CLUB LOWER LEVEL + ART PRODUCTION	WOOD PAINTED BASE	N/A	REFER TO A10.01 FOR PROFILE DETAIL	PAINTED SHEWRWIN WILLIAMS SW 6510 LOYAL BLUE	6"H	PAINT GRADE FINGER JOINTED POPLAR	N/A
BS-302	CORRIDOR	WOOD PAINTED BASE	N/A	REFER TO A10.01 FOR PROFILE DETAIL	PAINTED SHERWIN WILLIAMS SW 7004 SNOWBOUND	6"H	PAINT GRADE FINGER JOINTED POPLAR	N/A
BS-303	BRICK WALLS + EXISTING WOOD COLUMNS	STAINED BULLNOSE	N/A	REFER TO A10.01 FOR PROFILE DETAIL	STAINED TO MATCH FLOOR WD-400	1"H	STAIN GRADE	N/A
BS-304	CLUB KITCHEN	WOOD PAINTED BASE	N/A	REFER TO A10.01 FOR PROFILE DETAIL	PAINTED SHERWIN WILLIAMS SW	6"H	PAINT GRADE FINGER JOINTED POPLAR	N/A
400 - FLOOR								
CPT-400	FITNESS	CARPET TILE	J+J FLOORING	KINETIX	NETWORK DEMI-PLANK 1842 MAZE 2910	18" X 36"	INSTALLATION PATTER: ASHLAR, INSTALL PER MANUFACTURER'S INSTRUCTION	PHEADRA LINE - 704.460.7587 - PHEADRA.LINE@JJFLOORING.COM
CPT-401	FITNESS	CARPET TILE	J+J FLOORING	KINETIX	POP 1816 AZUL 1719	18" X 36"	INSTALLATION PATTERN: ASHLAR, INSTALL PER MANUFACTURER'S INSTRUCTION	PHEADRA LINE - 704.460.7587 - PHEADRA.LINE@JJFLOORING.COM
LVT-400	MULTI-FUNCTIONAL TRAINING/ YOGA	LUXURY VINYL TILE	SHAW CONTRACT	RETHINK 07335V	HYBRID 33100	9" X 36"	INSTALLATION PATTERN: ASHLAR, INSTALL PER MANUFACTURER'S INSTRUCTION	DAWN VAN DYKE - 704.668.7938 - DAWN.VANDYKE@SHAWINC.COM
TL-400	ART PRODUCTION ROOM	FLOOR TILE	TRINITY TILE	ATTICA	GRIS	12"X48"	INSTALLATION PATTERN: REFER TO FINISH PLAN, INSTALL PER MANUFACTURER'S INSTRUCTIONS; GROUT: TBD, 1/8" GROUT JOINT WIDTH	ERIKA THOMAS - 980.333.9352 - ETHOMAS@TRINITYSURFACES.COM
TL-401	CLUB RESTROOM	FLOOR TILE	TRINITY TILE	STARDUST IRON	NATURAL	12"X24"	INSTALLATION PATTERN: CHEVRON, INSTALL PER MANUFACTURER'S INSTRUCTIONS; GROUT: TBD, 1/8" GROUT JOINT WIDTH	ERIKA THOMAS - 980.333.9352 - ETHOMAS@TRINITYSURFACES.COM
TL-402	BASEMENT RESTROOM	FLOOR TILE	SPECIALTY TILE	UON UON	MARRONE BLACK NEGATIVE	8"X48"	INSTALLATION PATTERN: REFER TO FINISH PLAN, INSTALL PER MANUFACTURER'S INSTRUCTIONS; GROUT: TBD, 1/8" GROUT JOINT WIDTH	GABE CALLOL - 770.246.9224 - GCALLOL@SPECIALTYTILE.COM
WD-400	GENERAL WOOD	ENGINEERED WOOD	SHAW CONTRACT	HIGH DENSITY CORE HARDWOOD	AUTHENTICITY CA362 PERSONA OAK 01027		INSTALLATION PATTERN: STAGGER	DAWN VAN DYKE - 704.668.7938 - DAWN.VANDYKE@SHAWINC.COM
500 - MILLWORK								
SS-500	CLUB KITCHEN	QUARTZ	METROQUARTZ	CALCATTA HERA	N/A	3CM	INSTALL PER MANUFACTURER'S INSTRUCTIONS	MICHELE HUMMER-SMITH - 704.413.0888 - AD@MODULMARBLE.COM
SS-501	CLUB KITCHEN + COFFEE BAR + LOWER CLUB	QUARTZ	METROQUARTZ	NIGHTFALL HONED	N/A	3CM	INSTALL PER MANUFACTURER'S INSTRUCTION	MICHELE HUMMER-SMITH - 704.413.0888 - AD@MODULMARBLE.COM
SS-502	CLUB TERRACE WET BAR	QUARTZ	METROQUARTZ	SILVER BIRCH	N/A	3CM	INSTALL PER MANUFACTURER'S INSTRUCTION	MICHELE HUMMER-SMITH - 704.413.0888 - AD@MODULMARBLE.COM
SS-503	CLUB + BASEMENT RESTROOM	QUARTZ	METROQUARTZ	OPAL	N/A	3CM	INSTALL PER MANUFACTURER'S INSTRUCTION	MICHELE HUMMER-SMITH - 704.413.0888 - AD@MODULMARBLE.COM
WD-500	CLUB KITCHEN + RESTROOM	WOOD PAINTED CABINETRY	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW2809 ROOKWOOD SHUTTER GREEN	N/A	REFER TO ELEVATION FOR MORE INFORMATION	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
WD-501	BASEMENT RESTROOM	WOOD PAINTED CABINETRY	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 7017 DORIAN GRAY; SEMI-GLOSS FINISH	N/A	INSTALL PER MANUFACTURER'S INSTRUCTIONS	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
WD-502	FITNESS	WOOD PAINTED CABINETRY	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC INTERIOR LATEX	SW 6510 LOYAL BLUE	N/A	REFER TO ELEVATION FOR MORE INFORMATION	RUSS HANSEN - 980.207.9410 - RUSSEL.E.HANSEN@SHERWIN.COM
WD-503	CLUB FIREPLACE	LIVE EDGE WOOD LEDGE	ROSEWOOD CO.	N/A	N/A	N/A	REFER TO ELEVATION FOR MORE INFORMATION	JANINE BITHELL - JANINE@RSWD.CO
WD-504	LOWER CLUB + MEZZANINE	WOOD STAINED CABINERTY	MINWAX	TBD	TBD	TBD	TBD	TBD
WD-505	NOT USED							
WD-506	CLUB KITCHEN ISLAND	WOOD STAINED CABINETRY	ROSEWOOD	TBD	TBD	N/A	REFER TO ELEVATION FOR MORE INFORMATION; ALLOWANCE OF 5,000	JANINE BITHELL - JANINE@RSWD.CO
WD-507	CLUB TERRACE PLANTER	WOOD PAINTED PLANTER	ROSEWOOD	TBD	TBD	TBD	TBD	JANINE BITHELL - JANINE@RSWD.CO
WD-508	CLUB TERRACE WET BAR	WOOD PAINTED CABINETRY						

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FCP

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PROJECT # / 19FCP330
DATE / 05.15.2020
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Revisions		
No.	Description	Date

AMENITY FINISH SCHEDULE

A10.10

UNIT PLUMBING SCHEDULE

TAG	LOCATION	DESCRIPTION	PROVIDER	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS/INSTALL METHOD
P-1	STANDARD UNIT - BATHROOM	TOILET	GC	MANSFIELD	4135-3121	19 3/4"W x 29 3/4"D x 29"H | SEAT HEIGHT: 14 3/4"H	WHITE	INSTALL PER MANUFACTURERS SPEC. TOILET SEAT NOT INCLUDED - USE BEMIS COMMERCIAL PLASTIC SEATS -
P-2	ADA UNIT - BATHROOM	TOILET	GC	MANSFIELD	137-3173	19 3/4"W x 29 3/4"D x 31 1/4"H | SEAT HEIGHT: 16 3/4"H	WHITE	INSTALL PER MANUFACTURERS SPEC. TOILET SEAT NOT INCLUDED - USE BEMIS COMMERCIAL PLASTIC SEATS -
P-3	STANDARD AND ADA UNIT - BATHROOM	BATHROOM FAUCET	GC	CASK INDUSTRIES	F075		MATTE BLACK	INSTALL PER MANUFACTURERS SPEC.
P-4	STANDARD AND ADA UNIT - BATHROOM	BATHROOM SINK	GC	PROFLO	PF1713U	17 1/2" x 13 9/16"	WHITE	UNDERMOUNT INSTALLATION. REFER TO MANUFACTURERS INSTRUCTIONS.
P-5	STANDARD AND ADA UNIT - KITCHEN	KITCHEN FAUCET	GC	CASK INDUSTRIES	F003	10.6"W X 16.5"H	MATTE BLACK	INSTALL PER MANUFACTURERS SPEC.
P-6	STANDARD AND ADA UNIT - KITCHEN	KITCHEN SINK	GC	KOHLER	K-3894-4	25"W x 22"D x 11 5/8"H	STAINLESS STEEL	27" BASE CABINET MINUMUM UNDERMOUNT INSTALLATION. REFER TO MANUFACTURERS

UNIT LIGHTING SCHEDULE

TAG	LOCATION	DESCRIPTION	PROVIDER	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS/INSTALL METHOD
F-1	GENERAL UNIT	PENDANT	GC	FOCAL POINT	FLCY3	3.5" DIA	WHITE	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-2	STANDARD AND ADA UNIT - BATHROOM + CLOSETS	LED DOWNLIGHT	GC	EATON	HALO, BLD4 SERIES; TDS18309EN	4" DIA	WHITE	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-3	STANDARD AND ADA UNIT - BATHROOM	VANITY SCONCE	GC	SHADES OF LIGHT	BS18127	10.25"H x 24"W x 7.25"D	MATTE BLACK	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-4	STANDARD AND ADA UNIT - BED AND LIVING	CEILING FAN	GC	MINKA AIRE	F524-CL	52"Dia.	MATTE BLACK	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-5	EXTERIOR UNIT BALCONY	WALL SCONCE	GC	TECH LIGHTING	ASH 16	16"W x 14.3"H x 18.2"D	CHARCOAL WITH CLEAR LENS	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-6	CORRIDOR	PENDANT	GC	FOCAL POINT	FLCY4	4.5" DIA	BLACK	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.
F-7	UNIT ENTRY	WALL SCONCE	GC	BARN LIGHT ELECTRIC CO.	THE ORIGINAL SERIES; BLE-G-WHS12-100-G16-080-NA-NA-NA-CLR-NA-E26	12"W x 12.1"H x 16"D	BLACK	INSTALL PER MANUFACTURERS SPEC. ALL LIGHTING COLOR OUTPUT TO BE THE SAME.

UNIT APPLIANCE SCHEDULE

TAG	LOCATION	DESCRIPTION	PROVIDER	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS/INSTALL METHOD
AP-1	ALL UNITS	RANGE	GC	GENERAL ELECTRIC	JS645SLSS	37 1/4"H X 28 1/4"D X 29 7/8"W	STAINLESS STEEL	30" SELF CLEAN FREE-STANDING ELECTRIC RANGE
AP-2	ALL TYPE-A UNITS	MICROWAVE (ADA)	GC	GENERAL ELECTRIC	PEM31SMSS	11 3/16"H X 12 9/32"D X 23 25/32"W	STAINLESS STEEL	1.0 CU. FT. ADA COMPLIANT COUNTERTOP MICROWAVE OVEN
AP-3	ALL TYPE-A UNITS	DISHWASHER (ADA)	GC	GENERAL ELECTRIC	GDT225SSLSS	32 1/4"H X 23 1/2"D X 23 3/4"W	STAINLESS STEEL	ADA COMPLIANT BUILT-IN DISHWASHER WITH HIDDEN CONTROLS
AP-4	ALL UNITS (EXCEPT TYPE A UNITS)	GARBAGE DISPOSER	GC	GENERAL ELECTRIC	GFC325N	12 11/16"D X 5 3/16"D X 5 1/2"W	BLACK	1/3 HP CONTINUOUS FEED GARAGE DISPOSER - CORDED
AP-5	ALL TYPE-A UNITS	REFRIGERATOR (ADA)	GC	GENERAL ELECTRIC	GFE24JSKSS	69 7/8"H x 32 3/4"W x 37 1/2"D	STAINLESS STEEL	23.7 CU. FT. STAINLESS FRENCH-DOOR REFRIGERATOR
AP-6	ALL TYPE-A UNITS	RANGE HOOD (ADA)	GC	GENERAL ELECTRIC	JVX3300SJSS	5 1/2"H x 29 7/8"W x 20"D	STAINLESS STEEL	30" UNDER THE CABINET HOOD
AP-7	ALL UNITS (EXCEPT TYPE A UNITS)	DISHWASHER	GC	GENERAL ELECTRIC	GDT535PSMSS	34"H x 23 3/4"W x 24"D	STAINLESS STEEL	DISHWASHER WITH HIDDEN CONTROLS
AP-8	ALL UNITS (EXCEPT TYPE A UNITS)	REFRIGERATOR	GC	GENERAL ELECTRIC	GSE23GSKSS	69 1/2"H x 32 3/4"W x 35 1/4"D	STAINLESS STEEL	23.2 CU. FT. STAINLESS SIDE-BY-SIDE REFRIGERATOR
AP-9	ALL UNITS (EXCEPT TYPE A UNITS)	MICROWAVE	GC	GENERAL ELECTRIC	JNM3163RJSS	16 7/16"H x 29 7/8"W x 15 7/8"D	STAINLESS STEEL	1.6 CU. FT. OVER-THE-RANGE MICROWAVE OVEN WITH RECIRCULATING VENTING
AP-10	ALL UNITS	DRYER	GC	GENERAL ELECTRIC	GFDN120EDWW	39 3/8"H x 27"W x 32 3/16"D	WHITE	7.0 CU. FT. CAPACITY ELECTRIV DRYER
AP-11	ALL UNITS	WASHER	GC	GENERAL ELECTRIC	GFWN1100HWW	39 7/8"H x 27"W x 32"D	WHITE	3.6 DOE CU. FT. CAPACITY FRONTLOAD WASHER

UNIT PLUMBING ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	PROVIDER	MODEL	FINISH	REMARKS/ INSTALLATION METHOD
PA-1	ROBE HOOK	CASK INDUSTRIES	GC	BA060	MATTE BLACK	SEE INSTALLATION INSTRUCTIONS.
PA-2	TOWEL ROD	CASK INDUSTRIES	GC	BA049	MATTE BLACK	SEE INSTALLATION INSTRUCTIONS.
PA-3	TOWEL RING	CASK INDUSTRIES	GC	BA023	MATTE BLACK	SEE INSTALLATION INSTRUCTIONS.
PA-4	TOILET PAPER HOLDER	CASK INDUSTRIES	GC	BA057	MATTE BLACK	SEE INSTALLATION INSTRUCTIONS.
PA-5	CURTAIN ROD	CASK INDUSTRIES	GC	BA005	MATTE BLACK	SEE INSTALLATION INSTRUCTIONS.

MATERIALS FINISH SCHEDULE

TAG	LOCATION	DESCRIPTION	MANUFACTURER	COLLECTION/ ITEM PRODCUT/ MODEL NUMBER	COLOR/FINISH	SIZE	REMARKS/ INSTALLATION METHOD	CONTACT INFO
FLOOR								
LVT-1	UNIT LIVING ROOMS, RESTROOMS & BEDROOM	LUXURY VINYL TILE	SHAW	STRATUM 500: 0232V	VINTAGE OAK 00205	6" X 36"	INSTALL PER MANUFACTURER'S INSTRUCTIONS; STAGGER INSTALLATION	DAWN VAN DYKE, 704-668-7938, DAWN.VANDYKE@SHAWINC.COM
BASE								
WB-1	GENERAL UNIT	WOOD BASE	SHERWIN WILLIAMS	SW 7004	SNOWBOUND	N/A	SEMIGLOSS FINISH	RUSS HANSEN, 980-207-9410, RUSSELL.E.HANSEN@SHERWIN.COM
WALL								
PT-1	GENERAL UNIT	PAINT	SHERWIN WILLIAMS	SW 7004	SNOWBOUND	N/A	FLAT FINISH	RUSS HANSEN, 980-207-9410, RUSSELL.E.HANSEN@SHERWIN.COM
TL-1	KITCHEN BACKSPLASH	BACKSPLASH	TRINITY SURFACES	WEST SHORE	BLUE	4" X 12"	INSTALL PER MANUFACTURER'S INSTRUCTIONS GROUT: 1/16" JOINT - MATCH GROUT TO TILE (VERIFY WITH DESIGNER)	ERIKA THOMAS, 980-333-9352, ETHOMAS@TRINITYSURFACES.COM
TL-2	RESTROOM SHOWER	TILE SURROUND	DALTILE	COLOR WHEEL COLLECTION - LINEAR	MATTE ARCTIC WHITE 0790	4" X 12"	INSTALL PER MANUFACTURER'S INSTRUCTIONS GROUT: 1/16" JOINT - CUSTOM BUILDING PRODUCTS #11 SNOW WHITE	JONATHAN STUDIOSO, 704.516.6310, JONATHAN.STUDIOSO@DALTILE.COM
MILLWORK								
M-1	KITCHEN + BATHROOM	PAINTED SHAKER STYLE CABINETRY	TBD BY GC	TBD	PAINTED TO MATCH: SHERWIN WILLIAMS SW7065 ARGOS	REFERENCE UNIT ELEVATIONS	FULL OVERLAY WITH EUROPEAN HINGES AND SOFT CLOSERS	N/A
SS-1	KITCHEN	SOLID SURFACE COUNTERTOP	METROQUARTZ		STARLIGHT	3CM	1/4" EASED EDGE	MICHELE HUMMER-SMITH, 704-413-0888, AD@modulmarble.com
SS-1	BATHROOM	SOLID SURFACE COUNTERTOP	METROQUARTZ		BIRCHWOOD	3CM	1/4" EASED EDGE	MICHELE HUMMER-SMITH, 704-413-0888, AD@modulmarble.com
MISCELANIOUS								
SP-1	PATIO DOORS	ROLLER SHADES	TBD BY GC	TBD	TBD	V.I.F	MANUAL SHADE WITH BORROM CLEAT	N/A
SP-2	GENERAL UNIT	2" FAUX WOOD BLINDS	TBD BY GC	TBD	TBD	V.I.F	MAX WIDTH 42"	N/A
SPECIALTY								
HW-1	KITCHEN AND BATHROOM	CABINET HARDWARE	LIBERTY HARDWARE	SQUARE CABINET PULL	MATTE BLACK	4"	INSTALL PER MANUFACUTER'S SPECS	N/A

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UNIT SCHEDULES

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AMENITY PLUMBING SCHEDULE

TAG	LOCATION	DESCRIPTION	PROVIDER	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS/INSTALL METHOD
P-1	ADA - RESTROOMS	TOILET	GC	KOHLER	K-4352-L	19 3/4"W x 31 1/2"D SEAT HEIGHT: 17"H	WHITE	INSTALL PER MANUFACTURERS SPEC. TOILET SEAT NOT INCLUDED
P-2	RESTROOMS	TOILET	GC	KOHLER	K-4386	19 3/4"W x 29 3/4"D x 31 1/4"H] SEAT HEIGHT: 15"H	WHITE	INSTALL PER MANUFACTURERS SPEC. TOILET SEAT NOT INCLUDED
P-3	MEN'S RESTROOM	URINAL	GC	KOHLER	K-4991-ET	14 1/8"D X 26 7/8"H	WHITE	INSTALL PER MANUFACTURERS SPEC.
P-4	RESTROOM	SINK	GC	KOHLER	K2882	15 5/8"D X 19 13/16"W	WHITE	UNDERMOUNT INSTALLATION. REFER TO MANUFACTURERS INSTRUCTIONS. ADA COMPLIANT
P-5	CLUB KITCHEN	SINK	GC	ELKAY	ELGUAD3519PD	25"W X 18 1/2"D	WHITE	UNDERMOUNT INSTALLATION. REFER TO MANUFACTURERS INSTRUCTIONS. ADA COMPLIANT
P-6	CLUB WET BAR + ART PRODUCTION	BAR SINK	GC	ELKAY	ELG1515	16 5/6" X 16 5/8"	WHITE	UNDERMOUNT INSTALLATION. REFER TO MANUFACTURERS INSTRUCTIONS. ADA COMPLIANT

AMENITY APPLIANCE SCHEDULE

TAG	LOCATION	DESCRIPTION	PROVIDER	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS/INSTALL METHOD
AP-1	CLUB KITCHEN	REFRIGERATOR	GC	GENERAL ELECTRIC	PYD22KYNFS	69 7/8"H X 31 1/4"D X 35 3/4"W	IS IT POSSIBLE TO DO THIS WITH CABINET FINISH?	COUNTER DEPTH FRENCH DOOR
AP-2	CLUB KITCHEN	BUILT IN GAS COOKTOP	GC	GENERAL ELECTRIC	JGP5530SLSS	5 1/2" X 21 1/4" X 30"	STAINLESS STEEL	ADA COMPLIANT
AP-3	CLUB KITCHEN	BUILT IN MICROWAVE	GC	GENERAL ELECTRIC	PEB9159SJSS	13"H X 20"D X 21 3/4"W	STAINLESS STEEL	ADA COMPLIANT
AP-4	CLUB KITCHEN	WARMING DRAWER	GC	GENERAL ELECTRIC	GFC325N	10 1/2"H X 23 2/4"D X 29 3/4"W	STAINLESS STEEL	ADA COMPLIANT
AP-5	CLUB KITCHEN	UNDER COUNTER ICE MAKER	GC	SUMMIT	BIM44GADA	32.38"H X 14.5"W X 23.5"D	STAINLESS STEEL	ADA COMPLIANT
AP-6	CLUB KITCHEN	DISHWASHER	GC	GENERAL ELECTRIC	GDT226SSLSS	32 1/4"H X 23 1/2"D X 23 3/4"W	STAINLESS STEEL	ADA COMPLIANT
AP-7	CLUB LOWER LEVEL	FIREPLACE	GC	SPARK FIRES	48	57.25"W X 28"H 22.25"D	STAINLESS STEEL	FIRE RIBBON DIRECT VENT 4FT WITH MANDATORY SAFETY SCREEN
AP-8	CLUB LOWER LEVEL + TERRACE	UNDER COUNTER REFRIGERATOR	GC	SUMMIT	AL54	32"H X 23.63"W X 22.63"D	STAINLESS STEEL	ADA COMPLIANT
AP-9	CLUB KITCHEN	BEER TAP	GC	SUMMIT	SBCS88BIADA	32"H X 23.63"W X 22.75"D	STAINLESS STEEL	ADA COMPLIANT
AP-10	CLUB MEZZANINE	COLD BREW KEG	GC	SUMMIT	SBCS88BICMTWINADA	32"H X 23.63"W X 22.75"D	STAINLESS STEEL	ADA COMPLIANT
AP-11	BIKE STORAGE	FIXIT STATION	GC	DERO	N/A	N/A	BLACK	N/A
AP-12	BIKE STORAGE	WALL HOOKS	GC	DERO	BIKE HOOK SOLO	3.5"W X 48"H	BLACK	N/A
AP-13	DOG WASH	DRYER	GC	METRO AIR FORCE	TWIN TURBO SUPER HIGH VEL. DRYERS	N/A	BLACK	N/A
AP-14	MAILROOM	MAILBOXES	GC	FLORENCE	4C060-10+	23 1/4"H X 31 9/26"W	BLACK	ADA COMPLIANT

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APPLIANCE + EQUIPMENT + PLUMBING SCHEDULES

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GENERAL

1. THESE GENERAL NOTES ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES.
2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE. ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
3. THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. APPLICATIONS OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND SO INCLUDED IN THE DESIGN OF SHORING, BRACING, FORMWORK, AND ANY OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE. DURING ERECTION AND UNTIL ALL PERMANENT CONNECTIONS ARE MADE, THE CONTRACTOR MUST PROVIDE TEMPORARY BRACING FOR THE STRUCTURE IN ALL DIRECTIONS.
4. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS (BOTH NEW AND EXISTING), REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.
5. THE CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
6. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL REQUEST, FROM THE ARCHITECT, NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS.
7. IF ANY BIDDER IS IN DOUBT AS TO THE INTENT OF THE PLANS OR SPECIFICATIONS, THEY SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO THE SCHEDULED BID DATE.
8. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS AS THEY SHALL BE PROVIDED FOR WHETHER SHOWN ON THESE DRAWINGS OR NOT. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
9. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, FLOOR SLOPES, AND THE LOCATION OF DEPRESSED FLOOR AREAS.
10. WHERE A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OCCURS THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
12. SEVERAL ITEMS NOTED HEREIN AND IN THE SPECIFICATIONS REQUIRE THE CONTRACTOR TO ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, TO PROVIDE DESIGN AND/OR DETAILING OF STRUCTURAL ELEMENTS. SEE INDIVIDUAL GENERAL NOTE AND SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THESE DELEGATED DESIGN ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
    A. STRUCTURAL STEEL (CONNECTIONS)
    B. STEEL STAIRS AND RAILINGS

DESIGN CRITERIA

1. APPLICABLE CODES:
    A. 2018 NORTH CAROLINA STATE EXISTING BUILDING CODE (2015 INTERNATIONAL EXISTING BUILDING CODE WITH REVISIONS)
    B. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE/SEI 7-10)
    C. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
    D. BUILDING CODE REQUIREMENTS|SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530|530.1-13)
    E. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-10)
    F. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AWC NDS-2015)
    G. NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (AISI S100-12)
2. LIVE LOADS

LIVE LOADS	UNIFORM (PSF)	CONCENTRATED (LB)
CORRIDORS (2ND AND ABOVE)	80	2,000
CORRIDORS (GROUND)	100	2,000
MECHANICAL	150	NA
PUBLIC AREAS, LOBBIES	100	2,000
RESIDENTIAL	40	NA
ROOF	20	300
STAIRS	100	300
STORAGE	125	NA

   * ADDITIONAL 15 PSF PARTITION LOAD INCLUDED
3. RISK CATEGORY — II
4. EXISTING BUILDING CODE APPROACH
    A. COMPLIANCE METHOD - PRESCRIPTIVE
5. SNOW LOAD:

GROUND SNOW LOAD	Pg = 10 PSF	
IMPORTANCE FACTOR	Is = 1.0	
SNOW EXPOSURE FACTOR	Ce = 0.9	
THERMAL FACTOR	Ct = 1.0	
FLAT SNOW ROOF LOAD	Pf = 10 PSF	

6. WIND LOAD:

BASIC DESIGN WIND VELOCITY	V = 115 MPH	
EXPOSURE CATEGORY	C	
INTERNAL PRESSURE COEFFICIENTS	±0.18	
BASE SHEAR	Vx = 145k	Vy = 145k

   COMPONENTS AND CLADDING -
   ALL BUILDING COMPONENTS AND CLADDING ENGINEERED BY THE COMPONENT MANUFACTURER ARE TO BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR WIND LOADS DETERMINED PER THE GOVERNING BUILDING CODE FOR THE BASIC DESIGN WIND VELOCITY AND EXPOSURE CATEGORY LISTED ABOVE.
7. SEISMIC LOAD (2008 USGS SEISMIC DESIGN MAPS):
   DESIGN METHOD - EQUIVALENT LATERAL FORCE PROCEDURE

Ss	23.7 %g	
S1	10.1 %g	
Sds	25.3 %g	
Sd1	16.1 %g	
IMPORTANCE FACTOR	Ie = 1.0	
SITE CLASS	D	
SEISMIC DESIGN CATEGORY	C	
SEISMIC FORCE-RESISTING SYSTEM - ORDINARY PLAIN MASONRY SHEAR WALLS		
RESPONSE MODIFICATION COEFFICIENT	Rx = 1.5	Ry = 1.5
DEFLECTION AMPLIFICATION FACTOR	Cdx = 1.25	Cdy = 1.25
SEISMIC RESPONSE COEFFICIENT	Csx = 0.17	Csy = 0.17
BASE SHEAR	Vx = 1,286K	Vy = 1,286K

   NONSTRUCTURAL COMPONENT ANCHORAGE -
   ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING COMPONENTS ARE TO BE ATTACHED AS REQUIRED BY ASCE/SEI 7 CHAPTER 13, "SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS". EACH INDIVIDUAL CONTRACTOR RESPONSIBLE FOR THE COMPONENT MUST PROVIDE PROJECT SPECIFIC DESIGN AND DOCUMENTATION PREPARED BY AN ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. CHAPTER 13 DEFINES THE FORCE REQUIRED TO SUPPORT THE COMPONENT FOR THE ANCHORAGE AND BRACING. THE COST OF PREPARING THIS INFORMATION AND DESIGN SHALL BE INCLUDED IN EACH CONTRACTOR'S BID THAT IS PROVIDING THE COMPONENT.
8. FUTURE LOADS:
   UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS MADE FOR FUTURE FLOORS, ROOFS, OR OTHER LOADS.

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF, ACCORDING TO TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE. THIS PRESUMPTIVE BEARING PRESSURE MUST BE FIELD VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONCRETE PLACEMENT.
2. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATIONS THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED BY THE GEOTECHNICAL ENGINEER OR TESTING LAB TO REACH SOIL CAPABLE OF PROVIDING THE DESIGN ALLOWABLE SOIL BEARING PRESSURE.
3. WALLS RETAINING SOIL SHALL BE TEMPORARILY BRACED DURING BACKFILLING AND UNTIL ALL SUPPORTING SOIL AND SLABS ARE IN PLACE AND ARE AT DESIGN STRENGTH UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
4. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS OF ALL SUCH CONDITIONS PRIOR TO CONSTRUCTION.

CONCRETE | REINFORCING STEEL

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REFERENCED EDITION OF THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
2. CONCRETE COMPRESSIVE STRENGTH IN 28 DAYS:
   BASEMENT WALLS, SITE WALLS — 4,500 PSI, NORMAL WEIGHT
   SLAB ON GRADE, FOOTINGS, GRADE BEAMS — 3,000 PSI, NORMAL WEIGHT
3. REINFORCING:
   TYPICAL - ASTM A615, GRADE 60
   REINFORCING TO BE WELDED - ASTM A706
   DEFORMED BAR ANCHORS - ASTM A496
   WELDED WIRE FABRIC - ASTM A1064 (FLAT SHEETS ONLY)
4. GROUT UNDER BASE PLATES TO BE HIGH STRENGTH (5,000 PSI), NON-SHRINK.
5. REFER TO THE DRAWINGS FOR REINFORCING LAP REQUIREMENTS. WHERE LAP SPLICES ARE NOT SHOWN, LAP PER ACI 318 OR CRSI STANDARDS.
6. LAP WELDED WIRE FABRIC SHEETS 8" MINIMUM.
7. CLEAR COVER FROM FACE OF CONCRETE:
   CAST IN PLACE CONCRETE (MEASURE TO OUTERMOST REINFORCING) -
   CONCRETE CAST AGAINST AND EXPOSED TO EARTH — 3"
   CONCRETE EXPOSED TO EARTH/WEATHER — 2" FOR #6 BARS AND LARGER; 1 1/2" ELSE
   CONCRETE NOT EXPOSED TO EARTH/WEATHER — 3/4" FOR SLABS AND WALLS; 1 1/2" FOR BEAMS AND COLUMNS (TO TIES)
   PROVIDE REINFORCING IN SLABS ON GRADE, 1-1/2" FROM TOP OF SLAB:
   4" SLABS — 6x6-W2.1xW2.1
   5" SLABS — 6x6-W2.9xW2.9
   6" SLABS — #3 AT 12" OC EACH WAY
8. WALL FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH ADJACENT COLUMN FOOTINGS.
9. PROVIDE VERTICAL DOVETAIL SLOTS AT 24"OC WITH TIES AT 16"OC VERTICALLY IN ALL CONCRETE WALLS BACKING-UP MASONRY VENEER.
10. BAR SUPPORTS FOR CONCRETE EXPOSED TO VIEW SHALL HAVE PLASTIC COATED LEGS OR BE HOT-DIP GALVANIZED AFTER FABRICATION.
11. MECHANICAL AND ELECTRICAL CONDUIT IN SLABS ON GRADE SHALL RUN UNDER TOP LAYER OF SLAB REINFORCING. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN CONDUITS AND BETWEEN REINFORCING AND ADJACENT CONDUITS PARALLEL TO REINFORCING. IF MAXIMUM SIZE OF CONDUIT EXCEEDS ONE THIRD OF THE SLAB DEPTH, ADDITIONAL FRAMING OR REINFORCING MAY BE NECESSARY AT ENGINEER'S DISCRETION.
12. EMBED PLATES MUST BE SET IN THE FORM BEFORE POURING CONCRETE, NOT PLACED INTO TOP OF WET CONCRETE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CORRECTIVE DETAILS FOR ANY EMBED PLATES LEFT OUT OF CONCRETE POURS.
13. FOR SLABS ON GRADE, SLAB AND FOOTING REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS WITH SAND PLATES, OR PRECAST CONCRETE BAR SUPPORTS AS DESCRIBED IN CHAPTER 3 OF THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED AT A MAXIMUM OF 4'-0"OC BOTH WAYS. ROCKS, CMU, OR CLAY BRICK WILL NOT BE USED AS SUPPORTS.
14. REBAR SHALL NOT BE HEATED WITH A TORCH IN THE FIELD.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FAR ENOUGH IN ADVANCE (48 HOURS) OF EACH CONCRETE POUR TO ALLOW AMPLE TIME TO CHECK THE LAYOUT OF THE STEEL BEFORE THE BEGINNING OF THE ACTUAL POUR, BUT NOT PRIOR TO 90% OF THE STEEL HAVING BEEN PLACED.

CONCRETE CONSTRUCTION JOINTS

1. CONTRACTOR SHALL PROVIDE NECESSARY CONSTRUCTION JOINTS IN MONOLITHIC CONCRETE POURS SO THAT THE QUALITY OF PLACEMENT AND FINISH MEETS THE REQUIREMENTS OF PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL CONSTRUCTION JOINTS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
2. THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS. ALL VERTICAL CONSTRUCTION JOINTS IN SLABS AND BEAMS SHALL BE MADE WITH BULKHEADS. ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SHALL BE AS SPECIFIED BY THE STRUCTURAL ENGINEER. SEE TYPICAL CONSTRUCTION JOINT DETAILS.

STRUCTURAL MASONRY

1. ALL MASONRY DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REFERENCED EDITION OF THE BUILDING CODE REQUIREMENTS|SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530|530.1).
2. LOAD BEARING MASONRY WALLS, PILASTERS, PIERS, RETAINING WALLS, FOUNDATION WALLS AND ANY OTHER MASONRY SO DESIGNATED ON DRAWINGS IS CONSIDERED HERE TO BE STRUCTURAL MASONRY.
3. REQUIRED COMPRESSIVE STRENGTH OF MASONRY UNITS:
   SOLID CLAY UNITS - 6,200 PSI
   CONCRETE UNITS - 2,000 PSI ON NET AREA
4. CONCRETE MASONRY UNITS (CMU) SHALL BE LIGHT WEIGHT (105 PCF) CONFORMING TO ASTM C90. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR UNIT SIZE, FACE, COLOR, JOINTING, ETC.
5. MORTAR SHALL BE TYPE S, ASTM C270.
6. GROUT FOR REINFORCED MASONRY SHALL BE FINE GROUT, ASTM C476. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 2,000 PSI.
7. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'm) OF THE MASONRY WALLS SHALL BE 2,000 PSI. MASONRY STRENGTH SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD OR THE PRISM TEST METHOD AS DESCRIBED BY ACI 530.
8. REINFORCING:
   TYPICAL - ASTM A615, GRADE 60
   ALL REINFORCING TO BE WELDED - ASTM A706
9. REFER TO THE DRAWINGS FOR REINFORCING LAP TYPICAL DETAIL AND SCHEDULE REQUIREMENTS. WHERE LAP SPLICES ARE NOT SHOWN, LAP 72 BAR DIAMETERS.
10. MAXIMUM HEIGHT TO WHICH MASONRY SHALL BE LAID BEFORE GROUTING IS 5 FEET ABOVE CONSTRUCTION SURFACE OR PREVIOUSLY GROUTED MASONRY. IF GROUT POUR HEIGHT EXCEEDS 5 FEET, THEN "HIGH LIFT" GROUTING PROCEDURE MUST BE FOLLOWED. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF EACH GROUT LIFT. CLEANOUT OPENINGS SHALL BE PROVIDED AT EACH CELL TO BE FILLED WITH GROUT.
11. ALL GROUT PLACED OVER 12" IN HEIGHT SHALL BE MECHANICALLY CONSOLIDATED DURING GROUTING. GROUT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.
12. MAXIMUM GROUT LIFT (GROUT POURED IN ONE CONTINUOUS OPERATION) IS 5 FEET. THIS LIMIT ALSO APPLIES TO "HIGH LIFT" GROUTING.
13. REINFORCE MASONRY WHERE SHOWN ON STRUCTURAL DRAWINGS. TIE REINFORCING IN POSITION AND PLACE GROUT AROUND REINFORCING. DO NOT PUSH REINFORCING DOWN INTO PREVIOUSLY PLACED GROUT FILL. SET BOLTS SIMILARLY.
14. TIE MASONRY WYTHES WITH HORIZONTAL REINFORCING AS SPECIFIED.
15. PROVIDE VERTICAL BARS, SIZE MATCHING WALL REINFORCING, AT ALL CORNERS, ENDS OF WALLS, EACH SIDE OF CONTROL JOINTS AND EACH SIDE OF WALL OPENINGS. TIE EACH BAR TO THE FOUNDATION WITH A MATCHING DOWEL.
16. ALL CORNERS AND INTERSECTIONS OF STRUCTURAL MASONRY WALLS SHALL BE CONSTRUCTED BY INTERLOCKING COURSES.
17. ALL LINTELS TO BEAR 8" MINIMUM EACH SIDE OF OPENING, UNLESS NOTED OTHERWISE.
18. GROUT ALL MASONRY WALLS AND CAVITY BELOW GRADE SOLID. GROUT ALL WALLS ABOVE GRADE AT THE REINFORCED CELLS (MINIMUM) OR AS INDICATED IN SPECIFIC SECTIONS.
19. ONE 3/4"Ø (MAXIMUM) VERTICAL CONDUIT ALLOWED IN ANY REINFORCED CELL PROVIDED 1" CLEAR IS MAINTAINED BETWEEN REINFORCING AND CONDUIT. NO OTHER VERTICAL OR HORIZONTAL CONDUITS, PIPES, OR SLEEVES SHALL BE LOCATED IN REINFORCED CELLS UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL COORDINATE LAYOUT TO AVOID REINFORCED CELLS.

STRUCTURAL STEEL

1. DESIGN, FABRICATION, AND ERECTION SHALL BE PER THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360).
2. STRUCTURAL STEEL:
   WIDE FLANGE SHAPES (W SECTIONS) - ASTM A992, GRADE 50 (FY=50 KSI)
   CHANNELS, ANGLES, RODS, AND BARS - A36 (FY=36 KSI)
   PLATES - ASTM A572, GRADE 50 (FY=50 KSI) OR ASTM A36 (FY=36 KSI)
   SQUARE AND RECTANGULAR TUBES - ASTM A500, GRADE B (FY=46 KSI)
   PIPES - ASTM A53, GRADE B (FY=35 KSI)
3. ANCHOR BOLTS AND THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36, UNO.
4. BEAM SIMPLE SHEAR AND BRACED FRAME CONNECTIONS NOT DETAILED ON STRUCTURAL DRAWINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE STEEL SUPPLIER AND REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED. CONNECTIONS SHALL BE MADE WITH ASTM A325 3/4"Ø BOLTS (MINIMUM), TIGHTENED TO A SNUG-TIGHT CONDITION PER AISC REQUIREMENTS.
5. THE CONNECTIONS FOR NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR REACTIONS SHOWN ON DRAWINGS OR FOR REACTIONS DETERMINED BY USING THE MAXIMUM TOTAL UNIFORM LOAD TABULATED IN PART 3 OF THE AISC STEEL CONSTRUCTION MANUAL FOR THE SECTION, SPAN AND STRENGTH OF STEEL SPECIFIED.
6. WHERE STEEL MEMBERS ARE WELDED AND NO SIZE IS SPECIFIED, PROVIDE FULL LENGTH FILLET WELDS BOTH SIDES OF MEMBER. WELD SIZES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

MEMBER THICKNESS	WELD SIZE
3/16"	3/16"
1/4"	3/16"
5/16"	3/16"
3/8"	1/4"
7/16"	1/4"
1/2"	5/16"
9/16"	3/8"
5/8"	7/16"

7. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING A SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWINGS WILL BE REJECTED.
8. STRUCTURAL STEEL SHALL BE PUNCHED FOR WOOD BLOCKING, NAILERS, CLIPS AND TIES IN ACCORDANCE WITH ARCHITECTURAL/STRUCTURAL DETAILS.
9. ALL STEEL EXPOSED TO VIEW SHALL BE CLASSIFIED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AS DEFINED BY THE AISC CODE OF STANDARD PRACTICE AND SHALL BE TREATED AS SUCH.

STEEL STAIRS AND RAILINGS

1. STEEL STAIRS AND LANDINGS AND ALL CONNECTIONS SHALL BE DESIGNED BY THE SUPPLIER FOR A LIVE LOAD OF 100 PSF. TREADS SHALL BE DESIGNED FOR A 300 POUND POINT LOAD DISTRIBUTED OVER 4 SQUARE INCHES. ALL STAIR SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. CALCULATIONS SHALL BE SUBMITTED FOR REVIEW WITH THE STAIR SHOP DRAWINGS.
2. ALL RAILINGS (STEEL OR OTHERWISE) AND THEIR CONNECTIONS SHALL BE DESIGNED FOR A LATERAL LOAD OF 50 PLF APPLIED TO THE TOP OF THE RAIL OR A 200 POUND LOAD AT ANY POINT IN ANY DIRECTION, WHICHEVER GOVERNS THE DESIGN. ALL RAILING SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. CALCULATIONS SHALL BE SUBMITTED FOR REVIEW WITH THE RAILING SHOP DRAWINGS.

LOAD BEARING COLD-FORMED STEEL (METAL STUDS)

1. ALL STRUCTURAL MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REFERENCED EDITION OF THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE.
2. ALL METAL STUDS, JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS.
3. ALL THE COLD-FORMED STEEL STRUCTURAL MEMBERS SHALL COME FROM A SINGLE SOURCE MANUFACTURER. ONLY MANUFACTURERS WHO ARE MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) OR THE STEEL FRAMING INDUSTRY ASSOCIATION (SFIA) WILL BE ACCEPTED. THE INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. MINIMUM YIELD STRENGTH (FY) FOR STUDS IS 33 KSI FOR 18 GA (43 MILS) AND 20 GA (33 MILS) MATERIALS, AND 50 KSI FOR 12 GA (97 MILS), 14 GA (68 MILS), AND 16 GA (54 MILS) MATERIALS.
5. SUBMIT SHOP DRAWINGS FOR ALL COLD-FORMED METAL FRAMING. SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAUGE, NUMBER, LOCATION AND SPACING. THEY SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION.
6. SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER'S DATA GIVING STRENGTH VALUES FOR SCREWS USED.
7. SHOP DRAWINGS SUBMITTED MUST BE PREPARED UNDER THE SUPERVISION OF AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
8. ALL STUDS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653 AND C955. ALL ACCESSORIES SHALL BE FORMED FROM STRUCTURAL QUALITY STEEL WITH MINIMUM YIELD STRENGTH OF 50 KSI.
9. A MINIMUM LENGTH OF 10" OF UNPUNCHED STEEL IS REQUIRED AT BOTH ENDS OF STUDS. NO PUNCHING HOLES OF ANY SIZE IS PERMITTED IN THESE 10". NO CUTTING OF THE STUD FLANGE IS PERMITTED.
10. LOAD BEARING WALLS MAY BE PRE-FABRICATED OFFSITE IN A PRE-PANELIZATION SHOP IN A CONTROLLED ENVIRONMENT WITH A CERTIFIED QUALITY CONTROL PROGRAM. THE FACILITY MUST HAVE A MINIMUM OF 2 YEARS OF OPERATION EXPERIENCE.
11. THE PANELIZER MUST SUBMIT FULLY DIMENSIONED WALL PANEL SHOP DRAWINGS OF EACH INDIVIDUAL WALL PANEL WITH THE MATERIALS EXPLICITLY CALLED OUT, AS WELL AS A FULLY DIMENSIONED PANEL LAYOUT DRAWING LOCATING EACH PANEL. THESE DRAWINGS MUST BE SUBMITTED FOR APPROVAL, AND WALL PANEL CONSTRUCTION SHALL NOT BEGIN UNTIL THE ENGINEER'S APPROVAL IS RECEIVED.
12. WALL PANELS MUST BE FABRICATED IN SHOP OR IN FIELD WITH WELDED CONNECTIONS. FIELD WELDING OF MATERIALS LESS THAN 18 GA (43 MILS) SHALL NOT BE PERMITTED. WELDS SHALL BE PERFORMED BY OPERATORS QUALIFIED IN ACCORDANCE WITH SECTION 6.0 OF THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE - SHEET STEEL" (AWS D1.3).
13. BOTH STUD FLANGES SHALL BE ATTACHED TO THE TOP AND BOTTOM TRACK WITH A 1" MINIMUM LENGTH OF WELD AT BEARING WALLS AND (2)#10 SCREWS EACH SIDE AT NON-LOAD BEARING WALLS.
14. ALL WELDS SHALL BE TOUCHED UP WIH ZINC-RICH PAINT.
15. SPLICES IN STUDS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
16. STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE TRACK WEB TOP AND BOTTOM. STUDS MUST BE CUT SQUARE. THE PANELIZATION FACILITY MUST UTILIZE A COMPRESSION MECHANIZATION IN THEIR JIGS (HYDRAULIC RAMS) TO FULLY SEAT THE STUDS IN THE TRACK PRIOR TO WELDING.
17. MULTIPLE STUD "COLUMNS" SHALL BE WELDED TOGETHER IN GROUPS OF AT LEAST TWO STUDS WITH 2" WELD TOP AND BOTTOM AND 1" WELD AT 24"OC BOTH SIDES IN BETWEEN.
18. TRACK SPLICES WITHIN A PANEL/WALL MUST BE SECURELY ANCHORED TO A COMMON ELEMENT (I.E. STUD, HEADER, ETC.), BUTT-WELDED TOGETHER, OR SPLICED WITH STUD MATERIAL SECURELY FASTENED TO TRACK ON BOTH SIDES OF SPLICE.
19. LIGHT GAUGE STRAPS ON BOTH SIDES OF THE WALL ARE REQUIRED TO PROVIDE SHEAR RESISTANCE FOR SHEAR WALL FRAMING.
20. LATERAL BRIDGING SHALL BE USED TO RESIST TORSIONAL FORCES IN THE METAL STUDS. BRIDGING SHALL BE 2 1/2"-18 GA (43 MILS) FLAT STRAPS, SCREW ATTACHED TO BOTH FLANGES OF EACH STUD WITH SOLID BLOCKING REQUIRED AT 8"OC (MAX) AND ADJACENT TO EACH OPENING. BLOCKING MAY BE MADE FROM MATCHING GAUGE STUDS ATTACHED WITH 16 GA (54 MILS) CLIP ANGLES WITH (2)#10 SCREWS INTO EACH FLANGE.
21. ACCEPTABLE BRIDGING ALTERNATE IS COLD-FORMED CHANNELS (1 1/2" CHANNEL IN 3 5/8" OR 4" STUDS AND 2 1/2" CHANNEL IN 6" STUDS) WELDED TO THE OUTER EDGE OF PUNCHOUTS WITH 1/4" MINIMUM WELD.
22. BRIDGING IS TO BE PLACED AT NO MORE THAN 4'-0"OC VERTICALLY.
23. INSTALL DOUBLE STUDS AT EVERY INTERRUPTION (I.E. PLUMBING CHASES, ETC.).
24. MINIMUM TRACK FASTENINGS SHALL BE 0.138"Ø POWDER ACTUATED FASTENERS (PAFs) SPACED 12"OC FOR BEARING WALLS AND 16"OC FOR NON-LOAD BEARING WALLS (UNO), WITH 1 1/4" MINIMUM PENETRATION INTO CONCRETE. AT STRAP WALLS, TRACK FASTENINGS SHALL BE SPACED 3"OC (MINIMUM UNO).
25. VOIDS BENEATH TRACK SHALL NOT BE PERMITTED. CONTRACTOR SHALL PROVIDE A LEVEL SLAB WITHIN ACI 117 TOLERANCES. WHERE UNEVENNESS OF SUPPORTING FLOOR PREVENTS CONTINUOUS SOLID BEARING, PANEL OR TRACK SHALL BE LEVELED BY PLACING MORTAR OR GROUT BENEATH TRACK.
26. HEADERS SHALL BE CONSTRUCTED OF UNPUNCHED STUDS. SHEAR SHALL BE TRANSFERRED BY FULL BEARING ON JACK STUDS OR BY SHEAR PLATES. SHEAR PLATES SHALL BE 16 GA (54 MILS) MINIMUM.
27. CUTTING OF LOAD BEARING STUDS, TRACK, OR STRAPPING IS NOT PERMITTED WITHOUT SPECIFIC APPROVAL FROM THE ENGINEER OF RECORD.
28. MULTIPLE STUD COLUMNS WITHOUT LATERAL BRACING MUST BE 12 GA (97 MILS) MINIMUM, REGARDLESS OF GAUGES INDICATED ON FRAMING PLANS.
29. REFER TO ARCHITECTURAL PLANS FOR NON-LOAD BEARING WALLS AND TO VERIFY ALL DIMENSIONS SHOWN FOR LOAD BEARING WALLS.

LUMBER

1. ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE REFERENCED EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION.
2. ALL LUMBER SHALL BE OF THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED (OR EQUIVALENT GRADE OF ANOTHER SPECIES):
   ALL STRUCTURAL LUMBER (SPRUCE PINE FIR NO. 2). SPRUCE PINE FIR (SOUTH) IS NOT ACCEPTABLE -

2x4	Fb	1,313 PSI
	Fc	1,323 PSI (PARALLEL TO GRAIN)
2x6	Fb	1,138 PSI
	Fc	1,265 PSI (PARALLEL TO GRAIN)
2x8	Fb	1,050 PSI
	Fc	1,208 PSI (PARALLEL TO GRAIN)
2x10	Fb	963 PSI
	Fc	1,150 PSI (PARALLEL TO GRAIN)
2x12	Fb	875 PSI
	Fc	1,150 PSI (PARALLEL TO GRAIN)
	Fv	135 PSI (ALL SIZES NOTED ABOVE)
	E	1,400 KSI (ALL SIZES NOTED ABOVE)

   ALL PRESSURE-TREATED LUMBER (SOUTHERN YELLOW PINE NO. 2) -

2x4 & 4x4	Fb	1,100 PSI
	Fc	1,450 PSI (PARALLEL TO GRAIN)
2x6	Fb	1,000 PSI
	Fc	1,400 PSI (PARALLEL TO GRAIN)
2x8	Fb	925 PSI
	Fc	1,350 PSI (PARALLEL TO GRAIN)
2x10	Fb	800 PSI
	Fc	1,300 PSI (PARALLEL TO GRAIN)
2x12	Fb	750 PSI
	Fc	1,250 PSI (PARALLEL TO GRAIN)
	Fv	175 PSI (ALL SIZES NOTED ABOVE)
	E	1,400 KSI (ALL SIZES NOTED ABOVE)
6x6	Fb	850 PSI
	Fc	525 PSI
	Fv	165 PSI
	E	1,200 KSI

3. ALL WOOD BEARING ON CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED SOUTHERN PINE. ALL ENGINEERED LUMBER BEARING ON CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE CHEMICALLY TREATED OR WOLMANIZED TO MEET AWPA USE CATEGORY 3/4.
4. ALL SILL PLATES SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH A MINIMUM 1/2"Ø ANCHOR BOLT (6" MIN EMBED) @48"OC, UNO.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTWORK, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.
6. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
7. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION TO GYPSUM WALLBOARD, PLYWOOD, ETC.
8. ALL BOLTS BEARING ON WOOD SHALL HAVE WASHERS UNDER HEAD AND/OR NUT.
9. 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, ENDS OF CANTILEVERS, AND HALFWAY BETWEEN SUPPORTS. CROSS BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 8'-0"OC MAXIMUM. FOR ALL JOISTS AND RAFTERS MORE THAN 8" IN DEPTH, 2x3 OR APPROVED METAL TYPE BRIDGING MAY BE USED.
10. LVL BEAMS SHALL BE SOLID RECTANGULAR SECTIONS CONSTRUCTED OF HIGH STRENGTH LAMINATED VENEER CONFORMING TO ASTM D5456. MINIMUM DESIGN PROPERTIES:
    Fb 2,600 PSI (12" DEPTH)
    Ft 1,555 PSI
    Fc 750 PSI (PERPENDICULAR TO GRAIN); 2,510 PSI (PARALLEL TO GRAIN)
    Fv 285 PSI
    E 1,900 KSI
11. GLULAM BEAMS SHALL CONFORM TO ANSI/AITC A109-2007. MINIMUM DESIGN PROPERTIES:
    Fb 2,400 PSI
    Fc 650 PSI (PERPENDICULAR TO GRAIN); 650 PSI (PARALLEL TO GRAIN)
    Fv 200 PSI
    E 1,800 KSI
12. PSL BEAMS SHALL BE SOLID RECTANGULAR SECTIONS CONSTRUCTED OF HIGH STRENGTH PLYWOOD LAMINATES. MINIMUM DESIGN PROPERTIES:
    Fb 2,900 PSI (12" DEPTH)
    Ft 2,025 PSI
    Fc 750 PSI (PERPENDICULAR TO GRAIN); 2,900 PSI (PARALLEL TO GRAIN)
    Fv 290 PSI
    E 2,000 KSI
13. PSL COLUMNS SHALL BE SOLID RECTANGULAR SECTIONS CONSTRUCTED OF HIGH STRENGTH PLYWOOD LAMINATES. MINIMUM DESIGN PROPERTIES (WOLMANIZED PSL):
    Fb 2,400 PSI (12" DEPTH)
    Ft 1,755 PSI
    Fc 425 PSI (PERPENDICULAR TO GRAIN); 2,500 PSI (PARALLEL TO GRAIN)
    Fv 190 PSI
    E 1,800 KSI
14. ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.
15. STANDARD WOOD CONNECTORS MUST BE PROVIDED BY THE GENERAL CONTRACTOR FOR WOOD FRAMED MEMBERS. INTERIOR FRAMING CONNECTORS MUST BE G90 GALVANIZED ZINC CONNECTORS. EXTERIOR FRAMING CONNECTORS MUST BE G185 GALVANIZED ZINC COATING, MINIMUM.
16. ADHESIVES SHALL MEET THE REQUIREMENTS FOR WET CONDITIONS OF SERVICE. EXPOSED BEAMS SHALL BE ARCHITECTURAL GRADE. ALL OTHERS SHALL BE INDUSTRIAL GRADE. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.

WOOD DECKING

1. DECKING SHALL BE 2x6 TONGUE AND GROOVE LAMINATED WOOD DECK AS MANUFACTURED BY "LOCK-DECK" OR EQUAL. INSTALL IN CONTINUOUS LENGTH RANDOM LAYUP.
2. DECKING SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   Fb - 1,610 PSI
   Fv - 150 PSI
   E - 1,300 KSI
   MOISTURE CONTENT - 10% TO 12% AVERAGE (15% MAXIMUM)
   ADHESIVE - 100% EXTERIOR WATERPROOF TYPE MEETING ASTM D2559.
3. FASTEN DECKING TO SUPPORTS WITH (2)16d NAILS PER COURSE AND 6d NAILS @30"OC ALONG COURSES.
4. DECKING SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM 190.1 AND CERTIFIED BY AN INDEPENDENT INSPECTION AGENCY (APA-EWS).
5. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DECKING SPECIES, GRADE, AND FINISH.
6. SUBMIT SHOP DRAWINGS ON DECKING FROM MANUFACTURER SHOWING LOAD CAPACITY AND DEFLECTION CRITERIA.
7. DECKING TO REPLACE EXISTING DECK TO BE SOLID SOUTHERN YELLOW PINE BOARD 6" WIDE MATCHING THE EXISTING DECKING THICKNESS.

ADHESIVE AND MECHANICAL POST-INSTALLED ANCHORS

1. ANCHOR BOLTS, REINFORCING STEEL, THREADED RODS, STAIR HANDRAILS, AND OTHER EMBEDDED STEEL ITEMS SHALL BE SET INTO HARDENED CONCRETE WITH ADHESIVE OR MECHANICAL POST-INSTALLED ANCHOR ONLY WHERE DETAILED ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
2. PRE-APPROVED MANUFACTURERS ARE HILTI, SIMPSON STRONG-TIE, AND DEWALT. WHERE DETAILS INDICATE SPECIFIC ADHESIVE OR MECHANICAL POST-INSTALLED ANCHORS, IT IS ACCEPTABLE AT THE CONTRACTOR'S OPTION TO SUBMIT AN ALTERNATE SIMILAR PRODUCT PROVIDED BY A DIFFERENT MANUFACTURER AS LONG AS THE MANUFACTURER'S DATA PROVIDES EQUIVALENT LOAD CAPACITY TO THE ANCHOR SPECIFIED.
3. MANUFACTURER'S DATA FOR ALL ADHESIVE AND MECHANICAL POST-INSTALLED ANCHORS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. SUBMITTALS FOR ADHESIVE ANCHOR PRODUCTS SHALL INCLUDE ICC-ES EVALUATION REPORTS. STRICTLY FOLLOW THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. HEED ALL LABEL WARNINGS. INSTALL IN ACCORDANCE WITH APPLICABLE SAFETY LAWS.
4. ALL HOLES SHALL BE DRILLED WITH A DIAMETER NO LARGER THAN 1/8" GREATER THAN THE DIAMETER OF THE STEEL MEMBER BEING INSTALLED.
5. ALL HOLES SHALL BE CLEANED WITH COMPRESSED AIR AND SHALL BE DRY PRIOR TO INSTALLATION OF ADHESIVE. HOLES SHALL BE FREE OF ALL DELETERIOUS MATERIAL SUCH AS LAITANCE, DUST, DIRT, AND OIL.
6. CONTRACTOR PERFORMING ADHESIVE WORK SHALL BE AN APPROVED CONTRACTOR BY THE MANUFACTURER FURNISHING THE ADHESIVE MATERIALS, AND SHALL HAVE NO LESS THAN FIVE YEARS EXPERIENCE IN THE VARIOUS TYPES OF ADHESIVE RELATED WORK REQUIRED IN THIS PROJECT. A CERTIFICATION FROM THE MANUFACTURER ATTESTING TO THE TRAINING SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT ALONG WITH THE PROPOSAL TO DO THE WORK.
7. WHERE ADHESIVE ANCHORS ARE TO BE INSTALLED IN HOLLOW MATERIAL WITH UNKNOWN CAPACITY, THE CONTRACTOR SHALL INSTALL THE ANCHOR IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. THE ADHESIVE SHALL BE INSTALLED IN THE HOLLOW BASE MATERIAL USING SCREEN TUBES SUPPLIED BY THE MANUFACTURER. THE ADHESIVE SHALL BE CAPABLE OF SUSTAINING MINIMUM TENSION AND SHEAR LOAD CAPACITIES NOTED ON THE DRAWINGS MULTIPLIED BY A FACTOR OF SAFETY OF 4. ALL HARDWARE AND MATERIAL SHALL BE SUPPLIED BY THE ANCHOR MANUFACTURER.
9. THE ULTIMATE TENSION AND SHEAR CAPACITIES SHALL BE DETERMINED BY A JOB SITE TEST PERFORMED ON A MINIMUM OF FIVE INSTALLED SAMPLES WHICH ARE REPRESENTATIVE OF THE ACTUAL INSTALLATIONS. TESTING SHALL BE PERFORMED BY THE ADHESIVE ANCHOR MANUFACTURER OR HIS APPROVED REPRESENTATIVE AND SHALL BE DOCUMENTED FOR THE DESIGN PROFESSIONAL.

DEMOLITION

1. THE CONTRACTOR SHALL NOTIFY ALL LOCAL AGENCIES HAVING JURISDICTION, AND SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE DEMOLITION AND REMOVAL OF THE DEBRIS RESULTING FROM THE DEMOLITION.
2. CONTRACTOR SHALL RETAIN, AT THEIR EXPENSE, A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, TO DETERMINE ALL CONSTRUCTION PHASE SHORING REQUIREMENTS. CONTRACTOR SHALL SUBMIT TO THE OWNER AND THE ENGINEER OF RECORD, SIGNED AND SEALED DRAWINGS, OUTLINING OPERATIONAL SEQUENCES, SHORING CONCEPTUAL PLANS, METHODS USED FOR THE PROTECTION OF STRUCTURES TO REMAIN AND NEIGHBORING STRUCTURES.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND STABILITY OF EXISTING AND NEW STRUCTURES DURING CONSTRUCTION.
4. BEFORE UNDERTAKING ANY DEMOLITION WORK OR ORDERING MATERIAL, ASCERTAIN BY SURVEY THE EXISTING CONDITIONS OF THE PROPERTIES AND BUILDINGS ADJOINING OR IN CLOSE PROXIMITY TO THE PREMISES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
5. PROVIDE AND MAINTAIN BRACING AND SHORING AS NEEDED. KEEP SUPPORTING STRUCTURE IN PLACE DURING NEW CONSTRUCTION AND UNTIL NEW STRUCTURE IS COMPLETED.
6. STORE AND PROTECT ALL MATERIAL TO BE REMOVED AND REUSED.
7. IF SAFETY OR INTEGRITY OF STRUCTURAL SYSTEM APPEARS TO BE COMPROMISED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE OWNER AND THE ENGINEER. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.
8. ANY DAMAGE OCCURRING TO THE EXISTING STRUCTURE, ADJACENT STRUCTURES, STREETS, SIDEWALKS, UTILITY LINES OR ANY OTHER PUBLIC OR PRIVATE PROPERTIES, SHALL BE REINSTALLED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE ENGINEER.
9. ALL OPENINGS IN EXISTING CONSTRUCTION SHALL BE SAW CUT OR DRILLED.
10. ALL EXISTING INFORMATION SHOWN IS REFERENCED FROM EXISTING DRAWINGS PREPARED BY ---, DATED --- --, ----.

REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HERE ON.

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NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / TM/CP

Revisions

No.	Description	Date

GENERAL NOTES

S00.01

SYMBOL LEGEND

SYMBOL	MEANING	REFERENCE
<No>	TOP OF FOOTING, GRADE BEAM, PILE CAP, OR DRILLED PIER. ELEVATION RELATIVE TO REFERENCE ELEVATION.	---
<No>, <No>	STEP IN TOP OF FOOTING ELEVATION. ELEVATION RELATIVE TO REFERENCE ELEVATION.	---
No	DEPRESSED OR RAISED SLAB ELEVATION. ELEVATION RELATIVE TO FINISHED FLOOR ELEVATION.	---
	SLOPED / STEPPED SLAB.	---
[No]	TOP OF WALL OR PEDESTAL. ELEVATION RELATIVE TO REFERENCE ELEVATION.	---
F#	SPREAD FOOTING TYPE.	SEE S/S03.02
P#	CONCRETE PEDESTAL TYPE.	SEE 13/S03.02
PC#	PILE CAP TYPE.	---
GB# WxD	CONCRETE GRADE BEAM TYPE. "W" INDICATES BEAM WIDTH AND "D" INDICATES BEAM DEPTH (IN INCHES).	---
	SPOT ELEVATION. ELEVATION RELATIVE TO REFERENCE ELEVATION.	---
D1	SPAN DIRECTION OF METAL ROOF DECK. CONSTRUCTION SHALL BE 1 1/2" 22GA METAL ROOF DECK.	---
D2	SPAN DIRECTION OF METAL ROOF DECK. CONSTRUCTION SHALL BE 3"-18GA METAL ROOF DECK.	---
S1	SPAN DIRECTION OF COMPOSITE SLAB. CONSTRUCTION SHALL BE 4 1/2" NORMAL WEIGHT CONCRETE ON 2"-20GA COMPOSITE METAL DECK (6 1/2" TOTAL THICKNESS). TOP OF STEEL ELEVATION 6 1/2" BELOW FINISHED FLOOR ELEVATION, U.N.O.	---
(No) | [+No]	TOP OF STEEL/JOIST BEARING ELEVATION | TOP OF STEEL ABOVE STEEL/JOIST BEARING ELEVATION.	---
W10	COMPOSITE W10x15 STEEL BEAM WITH HEADED STUDS @24"O.C.	---
W12	COMPOSITE W12x16 STEEL BEAM WITH HEADED STUDS @24"O.C.	---
V# M# H# A# T#	STEEL BEAM DESIGN END REACTIONS (WHERE APPLICABLE). "V" INDICATES VERTICAL SHEAR, "M" INDICATES BENDING MOMENT, "H" INDICATES HORIZONTAL SHEAR, "A" INDICATES AXIAL TENSION/COMPRESSION, AND "T" INDICATES TORSION. ALL LOADS PROVIDED ARE FACTORED FOR STRENGTH DESIGN IN UNITS OF KIP AND KIP-FEET, AND ALL LOADS SHALL BE CONSIDERED REVERSIBLE, U.N.O.	---
PCB WxD	PRECAST BEAM. "W" INDICATES ASSUMED BEAM WIDTH AND "D" INDICATES ASSUMED BEAM DEPTH (IN INCHES).	---
MP#	MASONRY PILASTER TYPE.	---
ML#	MASONRY LINTEL TYPE.	---
BP#	STEEL BEARING PLATE TYPE.	---
MC#	MOMENT CONNECTION TYPE.	---
MSW#	MASONRY SHEAR WALL TYPE.	---
SSW#	METAL STUD SHEAR WALL TYPE.	---

ABBREVIATION LIST

@	AT
&	AND
Ø	DIAMETER
AB	ANCHOR BOLTS
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADH	ADHESIVE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ALT	ALTERNATE
ARCH	ARCHITECT'S / ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
B/ or BOT	BOTTOM
BCX	BOTTOM CHORD EXTENSION
BFB	BOTTOM FLANGE BRACE
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BM	BEAM
BOS	BOTTOM OF STEEL
BRG	BEARING
BTWN	BETWEEN
CANT	CANTILEVER
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CTRD	CENTERED
d	NAILS (PENNY)
DBA	DEFORMED BAR ANCHOR
DEFL	DEFLECTION
DEPR	DEPRESSION / DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DWG(S)	DRAWING(S)
DWL(S)	DOWEL(S)
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EMBED	EMBEDDED / EMBEDMENT
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
HD	HEADED
HI	HIGH
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
INT	INTERIOR
JT	JOINT
K	KIP(S)
KB	KNEE BRACE
KSI	KIPS PER SQUARE INCH
LB	LONG BAR
LBS	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LO	LOW
LOC	LOCATION
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MC	MOMENT CONNECTION
MCJ	MASONRY CONTROL JOINT
MECH	MECHANICAL
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOW	MIDDLE OF WALL
MP	MASONRY PILASTER
No or #	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE HAND
PAF	POWDER ACTUATED FASTENER
PED	PEDESTAL
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
P-T	POST-TENSIONED
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
SB	SHORT BAR
SCHD	SCHEDULE
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
STIFF	STIFFENER
STIRR	STIRRUP(S)
STL	STEEL
STR	STRUCTURAL
T/	TOP
TCX	TOP CHORD EXTENSION
TOC	TOP CHORD CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WWF	WELDED WIRE FABRIC
WP	WORK POINT

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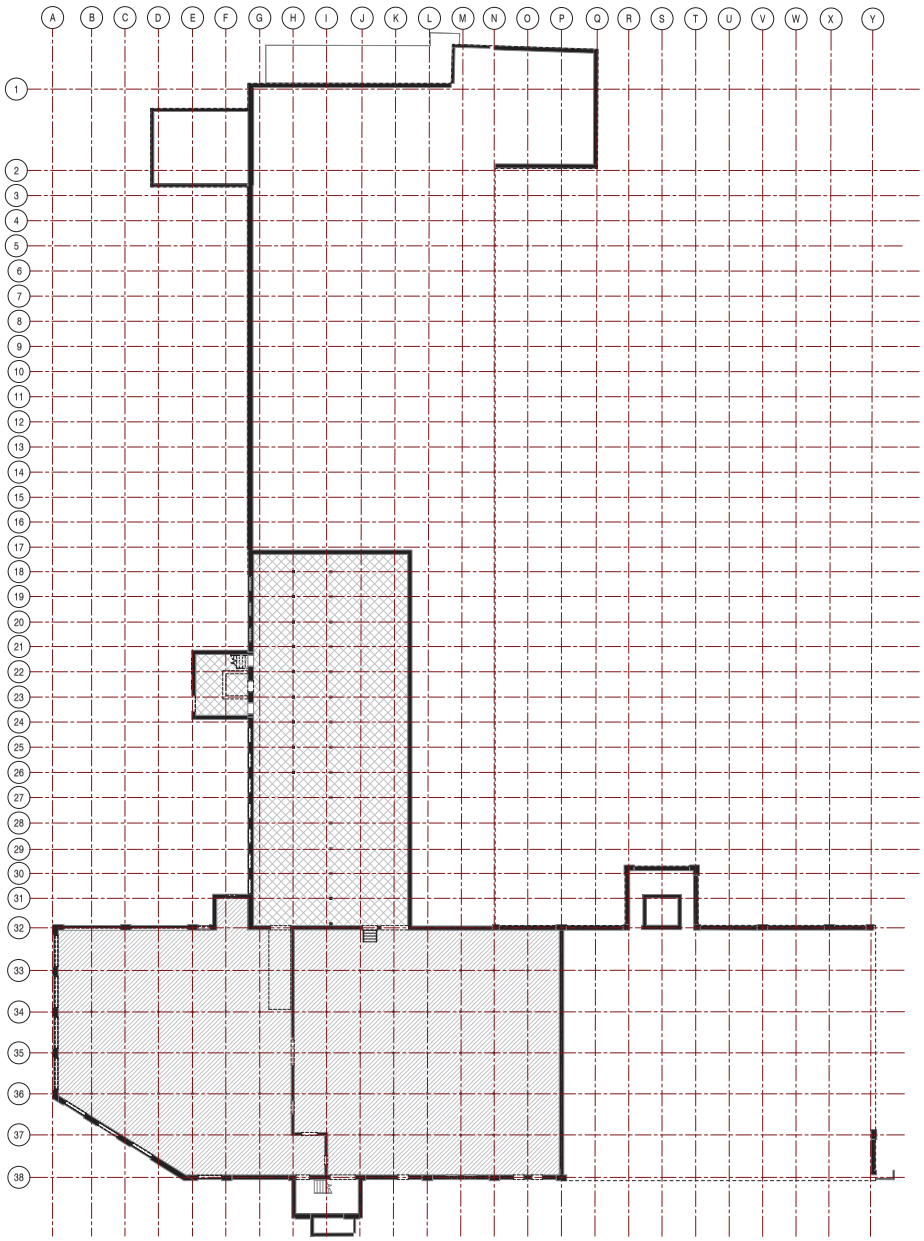
ABBREVIATIONS & SYMBOLS

S00.02



1 / S01.00 OVERALL DEMOLITION PLAN - BASEMENT
1/16" = 1'-0"

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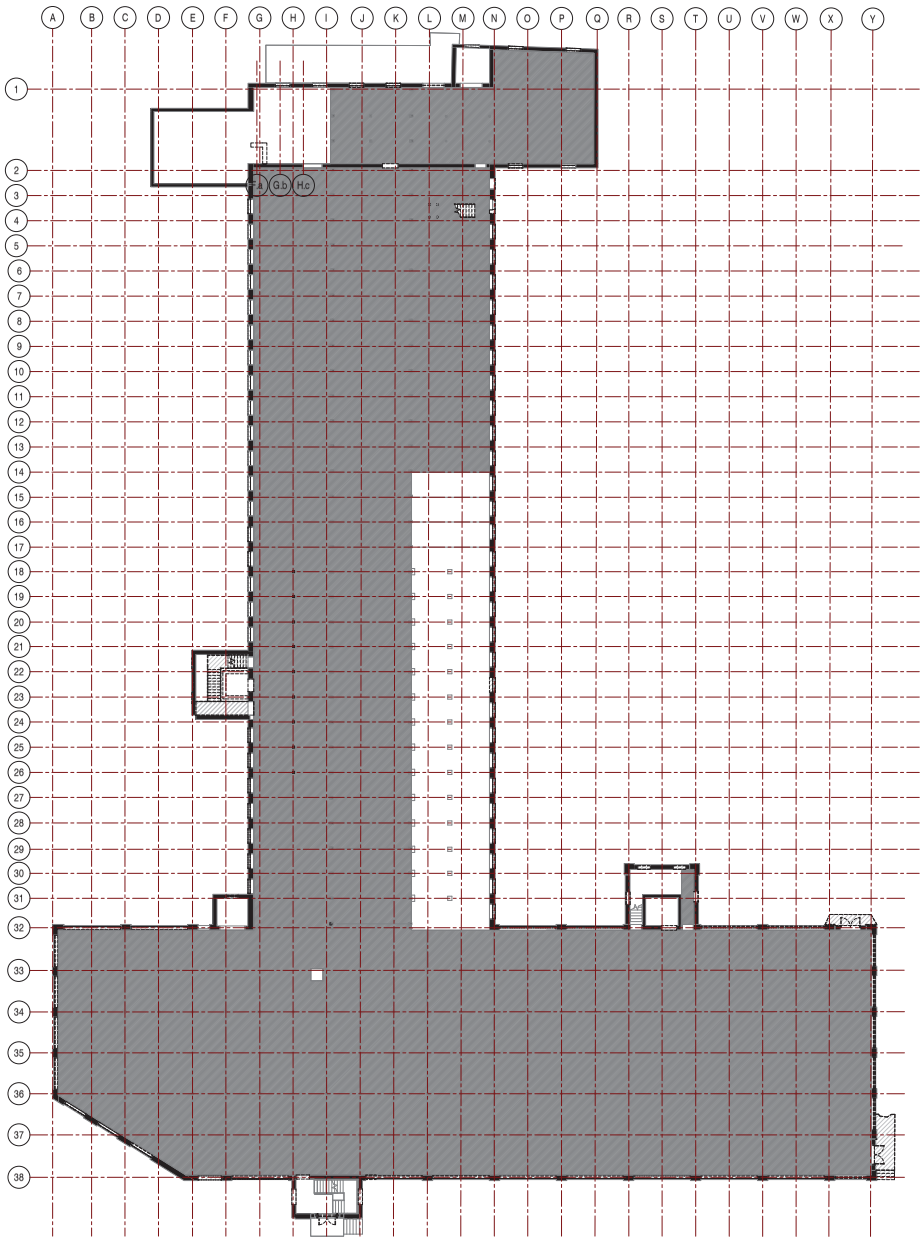
OVERALL DEMOLITION PLAN - BASEMENT

S01.00



1 S01.01 OVERALL DEMOLITION PLAN - 1ST FLOOR
1/16" = 1'-0"

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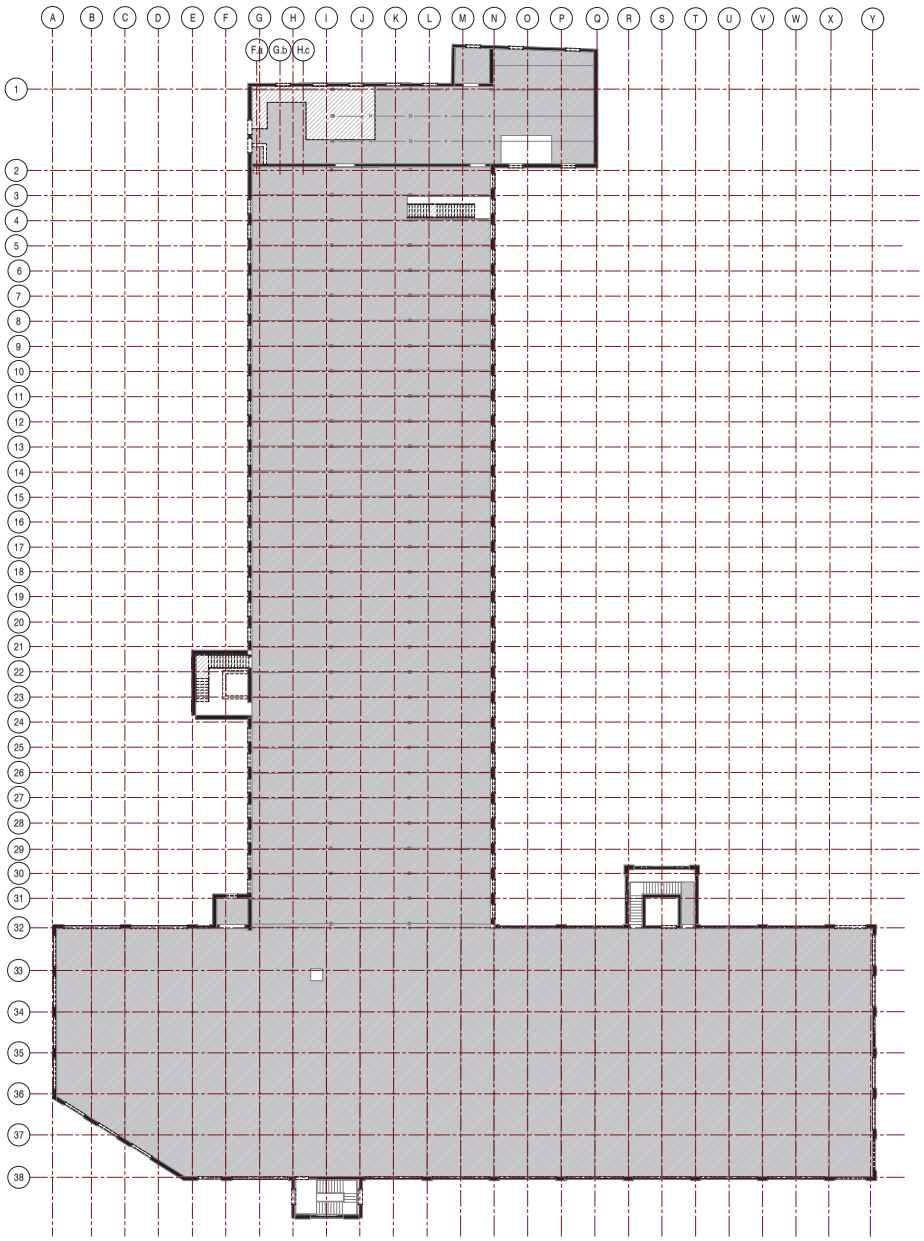
OVERALL DEMOLITION PLAN - 1ST FLOOR

S01.01



1 / S01.02 OVERALL DEMOLITION PLAN - 2ND FLOOR
1/16" = 1'-0"

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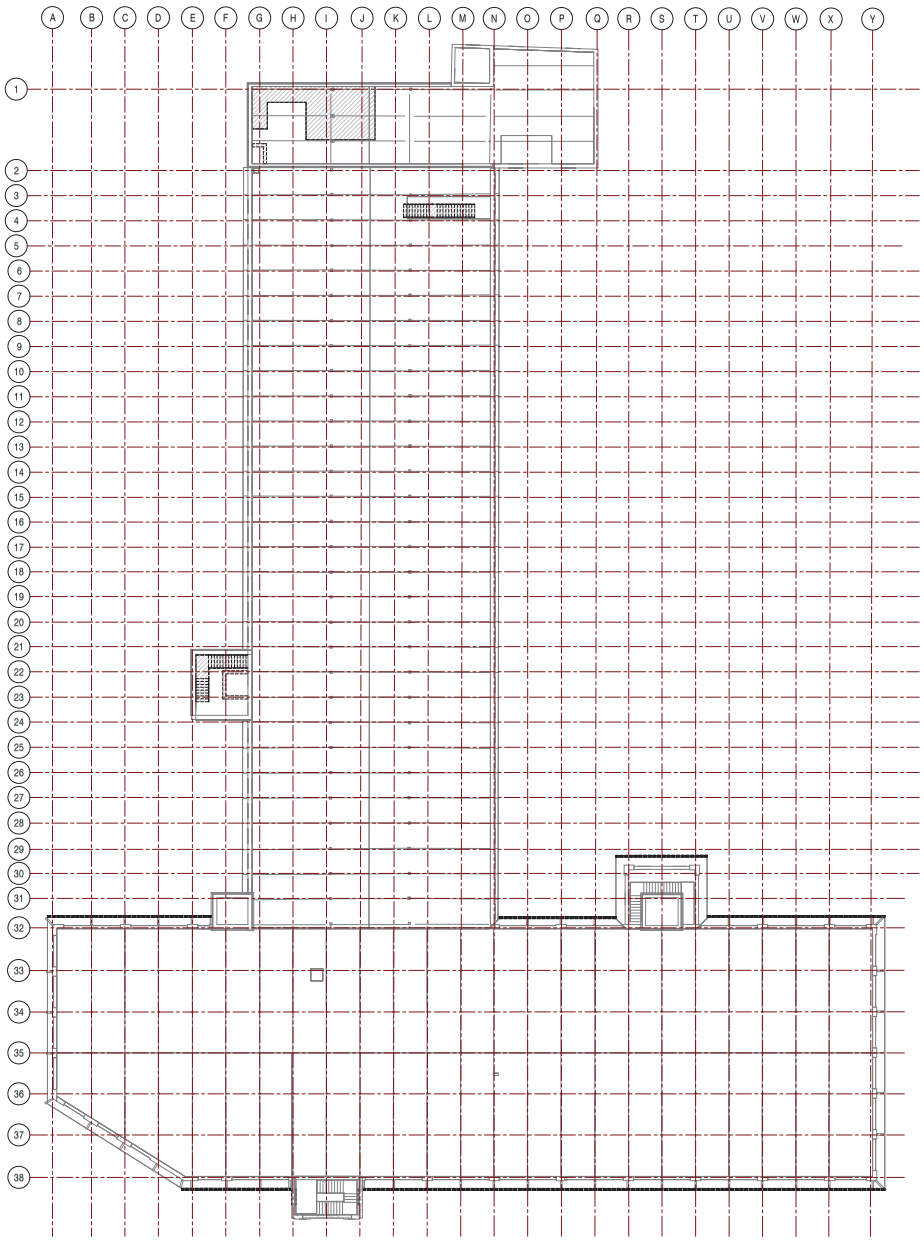
OVERALL DEMOLITION PLAN - 2ND FLOOR

S01.02



1 S01.03 OVERALL DEMOLITION PLAN - ROOF
1/16" = 1'-0"

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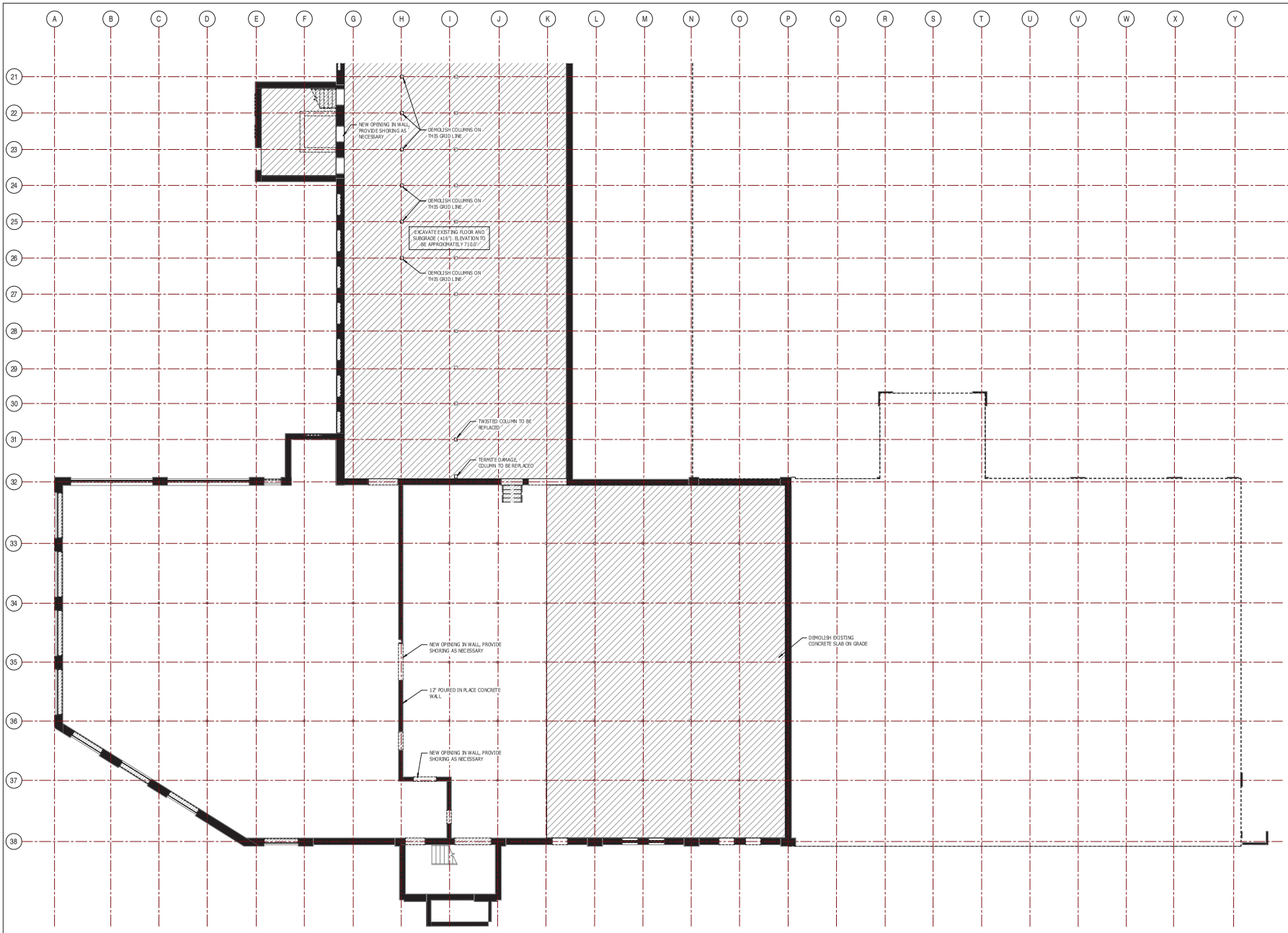
OVERALL DEMOLITION PLAN - ROOF

S01.03



1 S01.10A OVERALL DEMOLITION PLAN - BASEMENT
1/8" = 1'-0"

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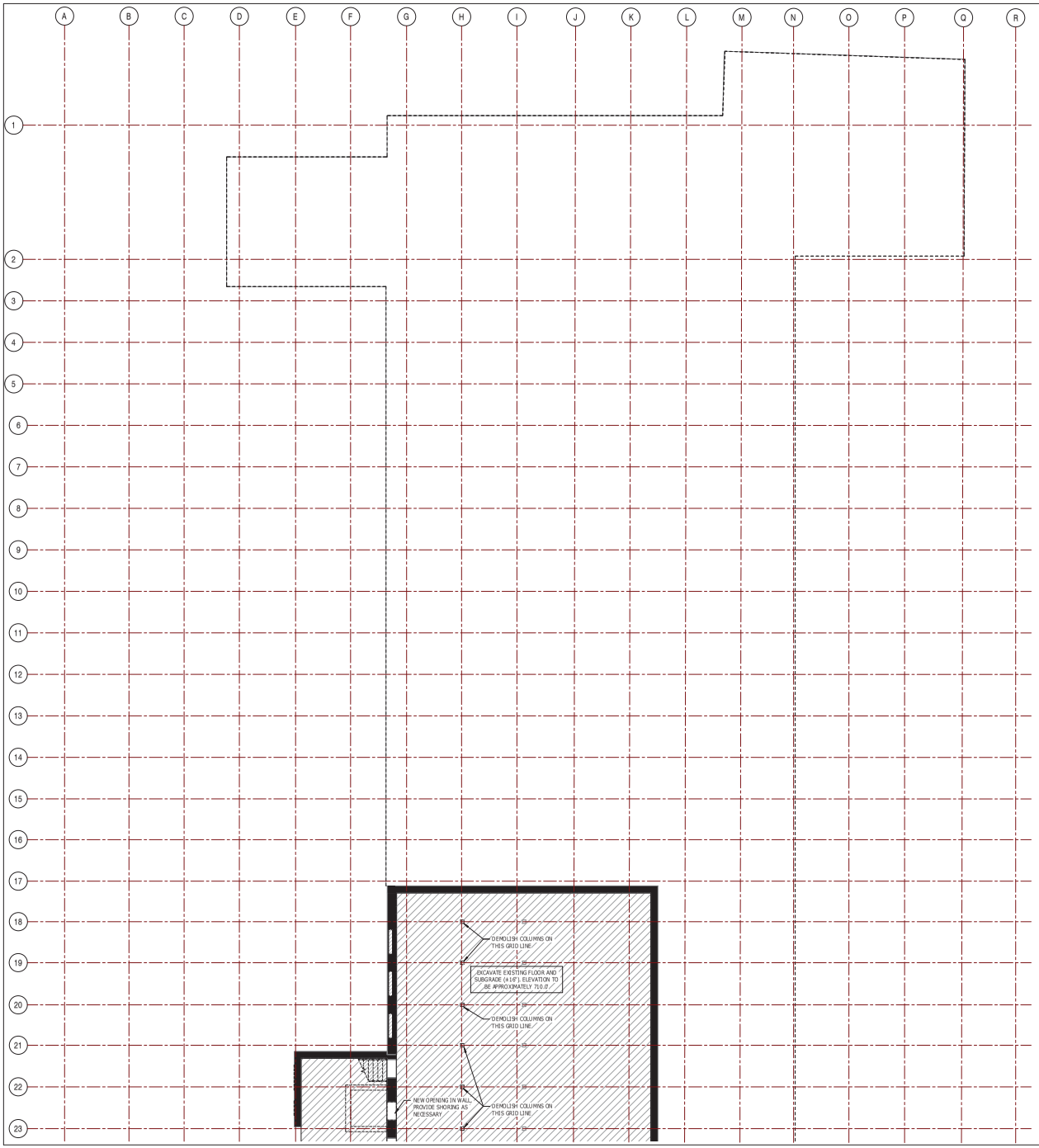
DEMOLITION PLAN - BASEMENT

S01.10A



1 / S01.10B — OVERALL DEMOLITION PLAN - BASEMENT
1/8" = 1'-0"

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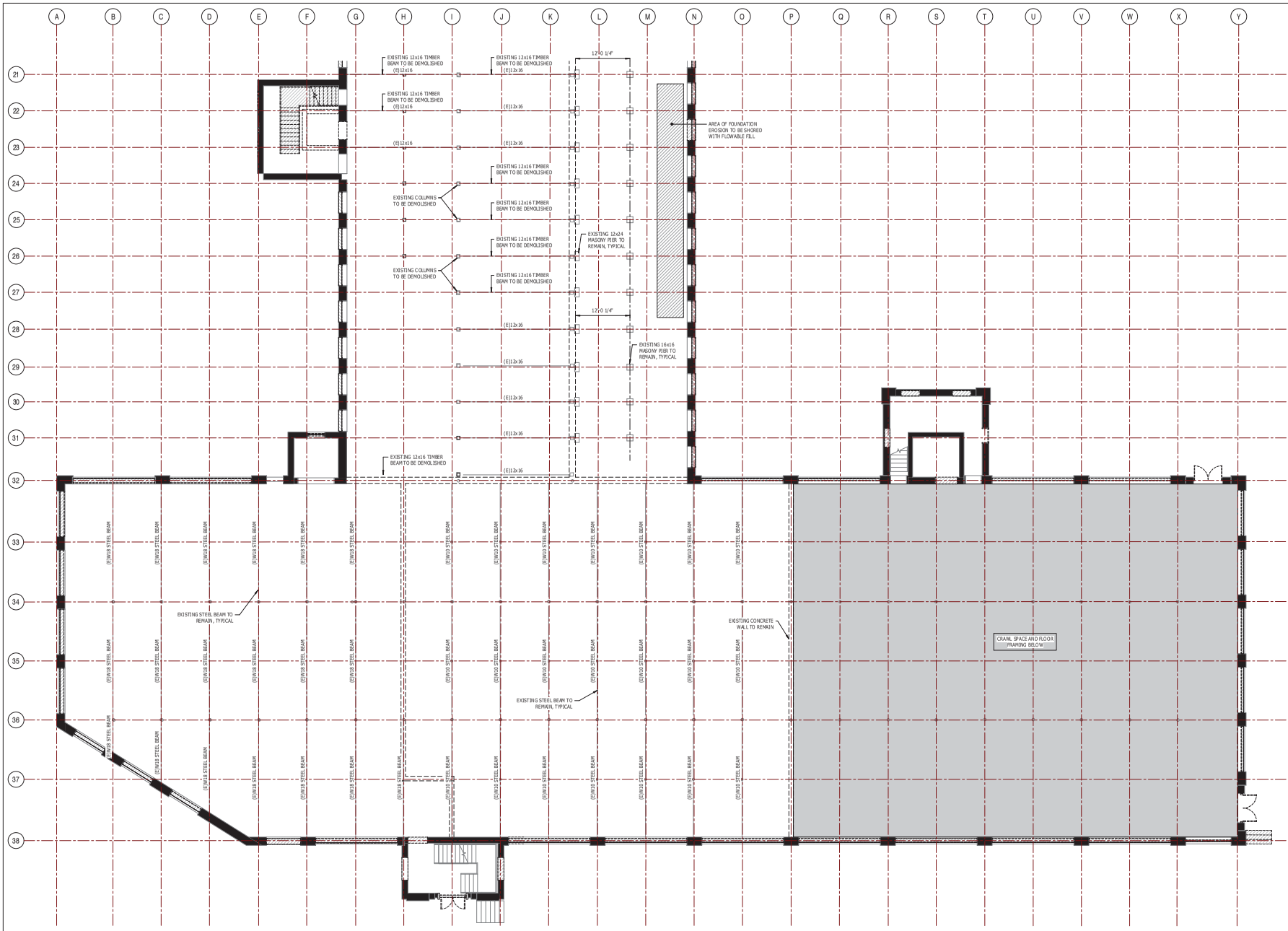
DEMOLITION PLAN - BASEMENT

S01.10B



1 S01.11A ENLARGED DEMOLITION PLAN - 1ST FLOOR
1/8" = 1'-0"

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Revisions		
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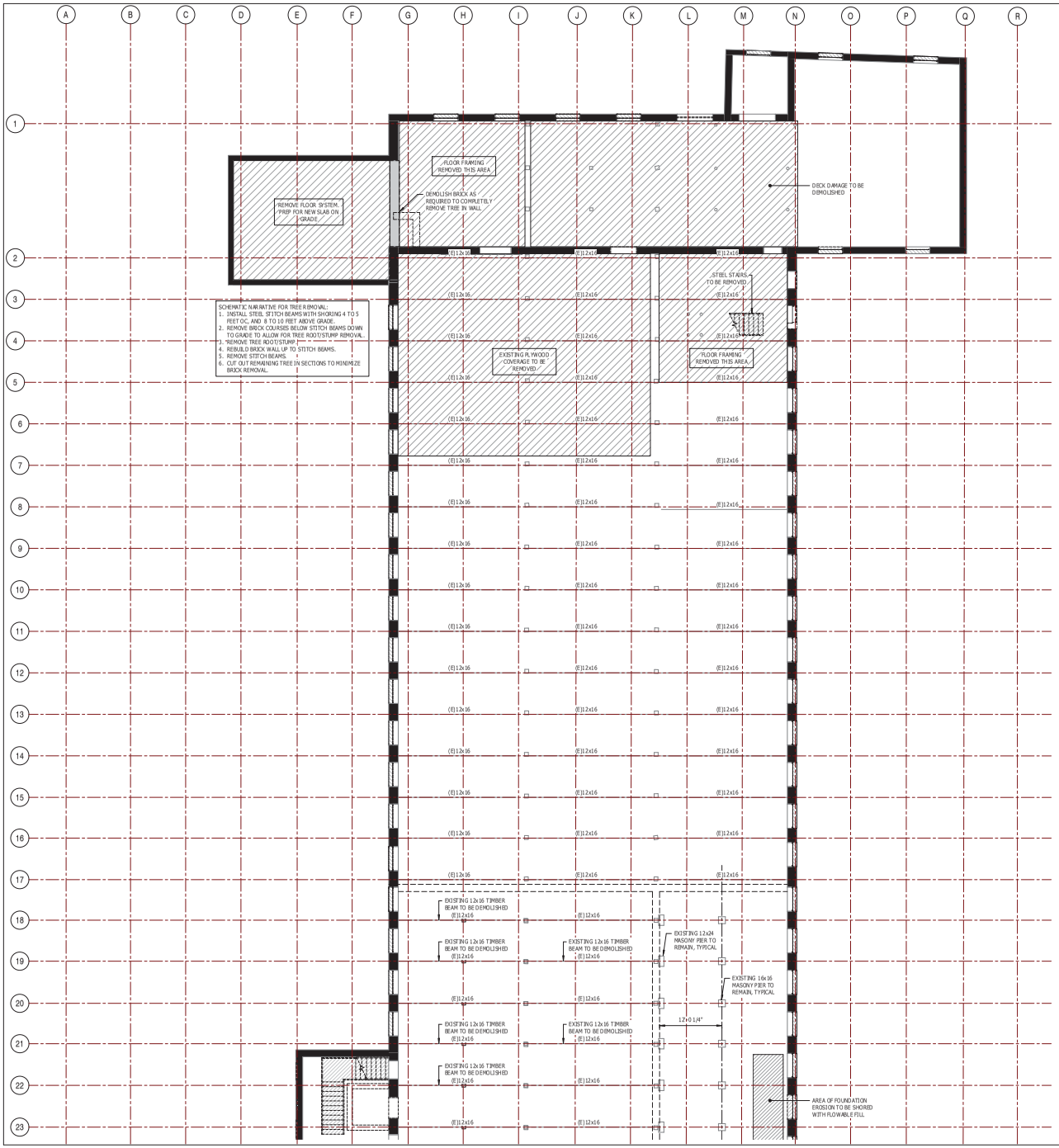
ENLARGED DEMOLITION PLAN - 1ST FLOOR

S01.11A



1 / S01.11B ENLARGED DEMOLITION PLAN - 1ST FLOOR
1/8" = 1'-0"

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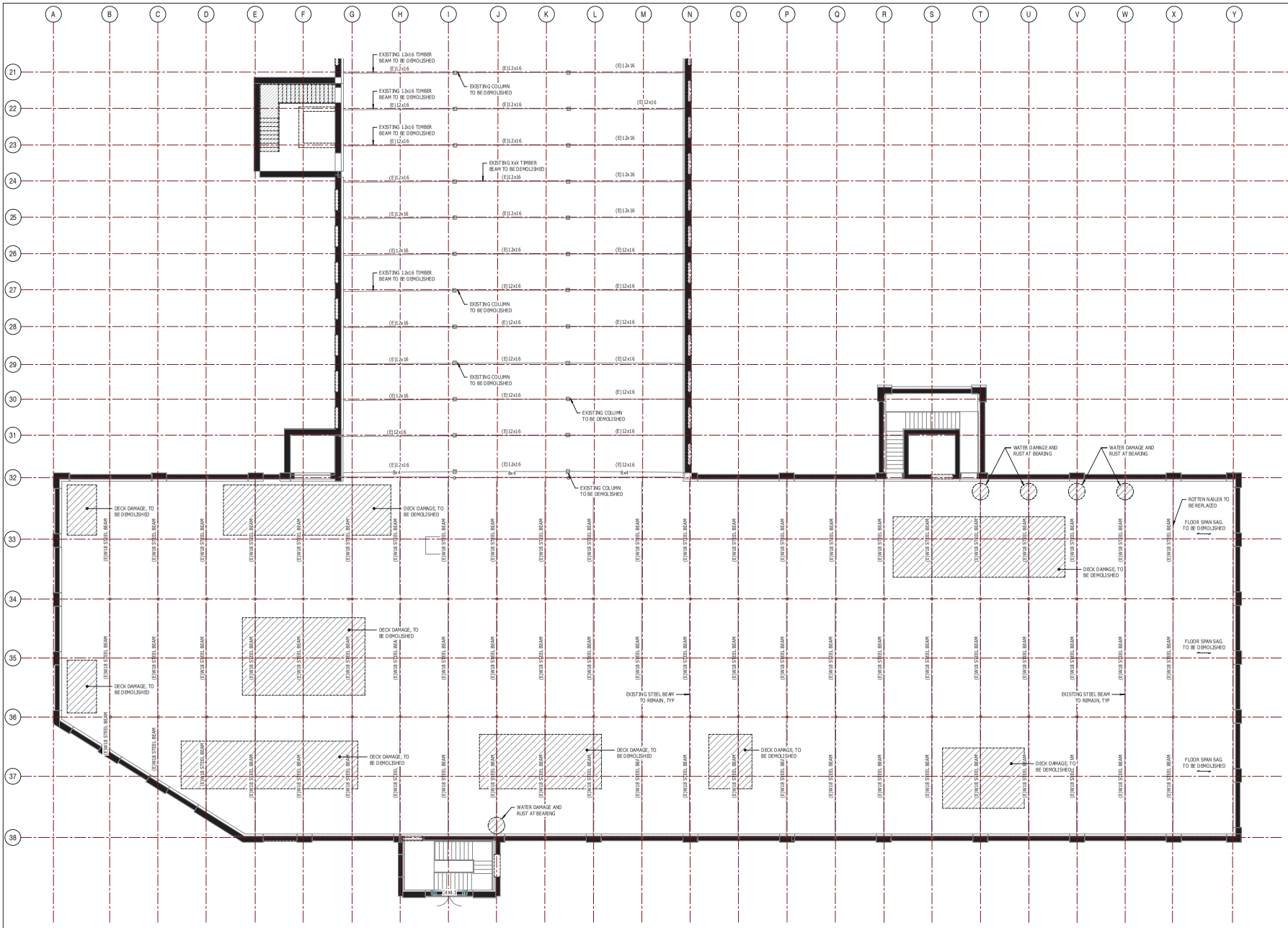
ENLARGED DEMOLITION PLAN - 1ST FLOOR

S01.11B



1 S01.12A ENLARGED DEMOLITION PLAN - 2ND FLOOR
1/8" = 1'-0"

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

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FCP

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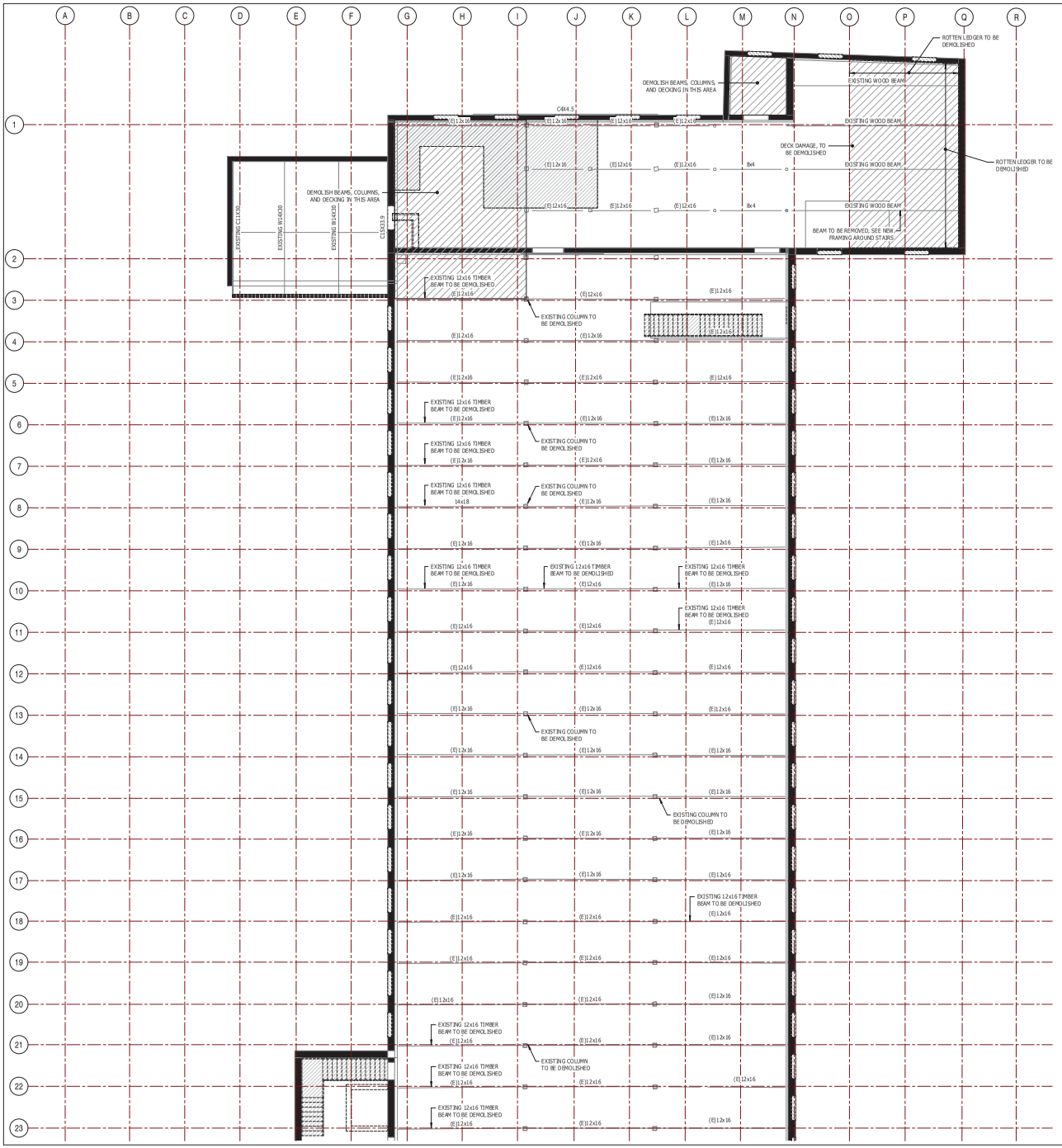
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / TM/CP

Revisions		
No.	Description	Date

ENLARGED DEMOLITION PLAN - 2ND FLOOR

S01.12A



1 S01.12B ENLARGED DEMOLITION PLAN - 2ND FLOOR
1/8" = 1'-0"

BB+M ARCHITECTURE

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1435 WEST MOREHEAD STREET
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S1912.2.00

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

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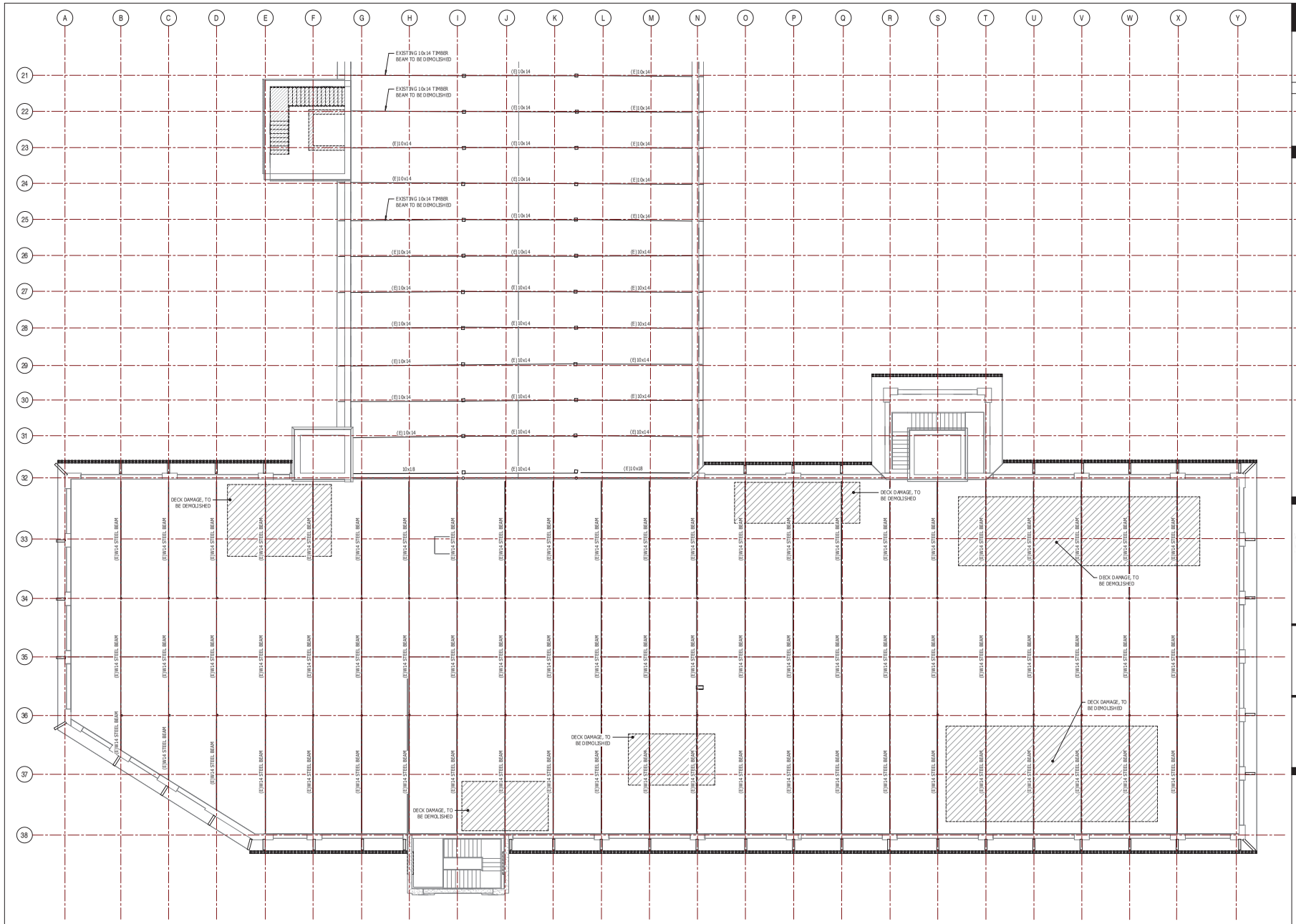
ENLARGED DEMOLITION PLAN - 2ND FLOOR

S01.12B



1 S01.13A ENLARGED DEMOLITION PLAN - ROOF
1/8" = 1'-0"

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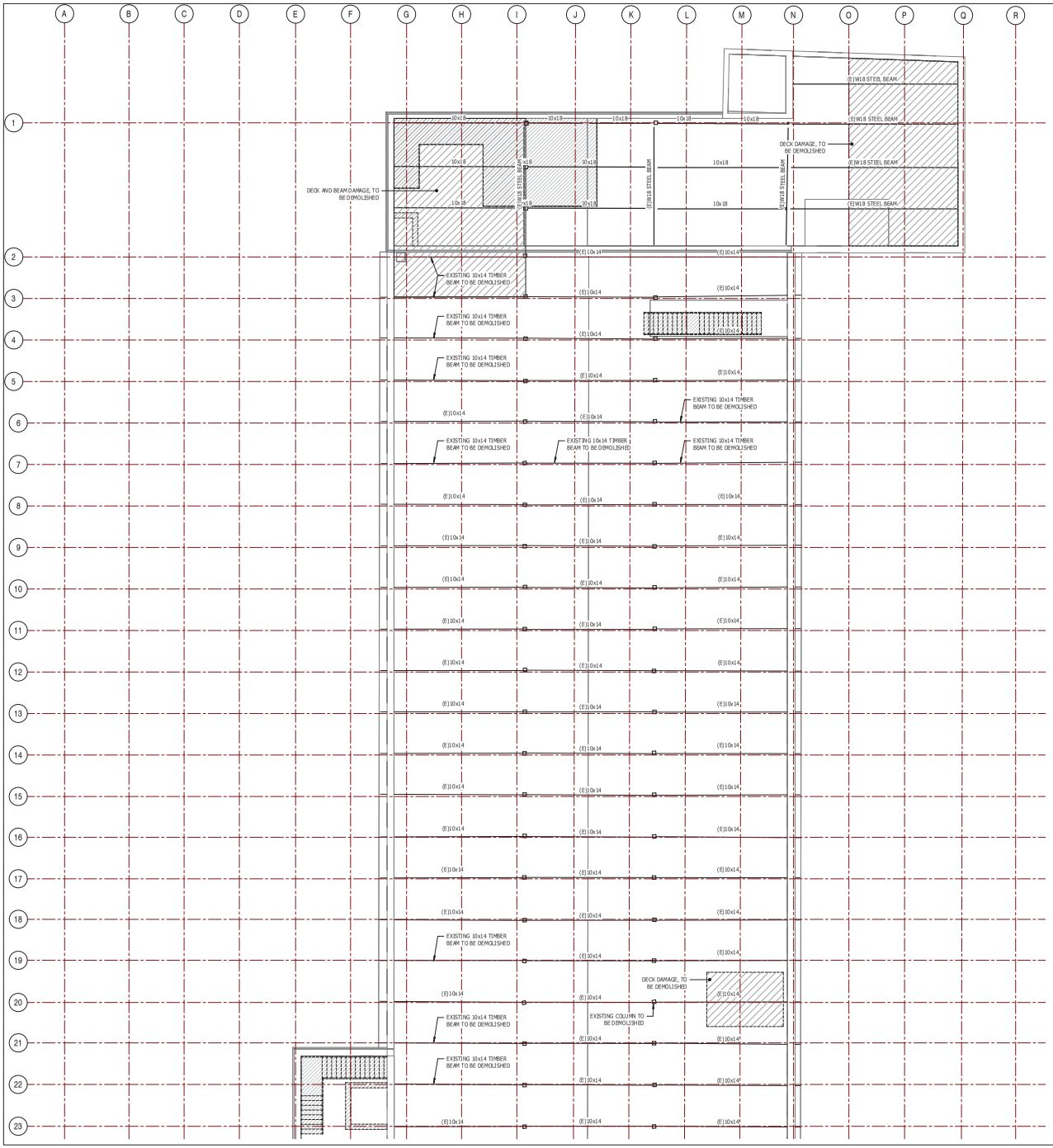
ENLARGED DEMOLITION PLAN - ROOF

S01.13A



1 S01.13B ENLARGED DEMOLITION PLAN - ROOF
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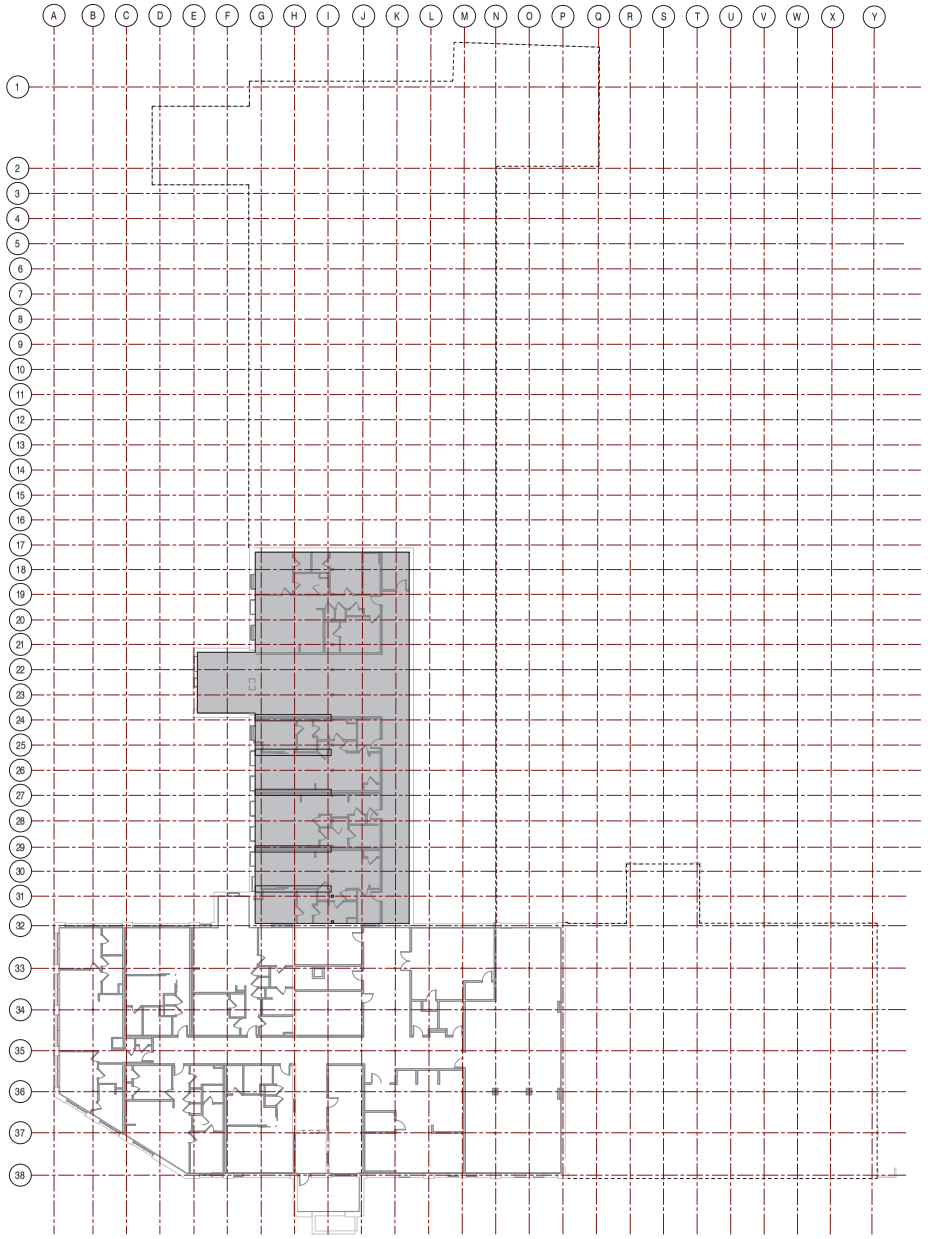
S01.13B



1 S02.00 OVERALL BUILDING PLAN - BASEMENT
1/16" = 1'-0"

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OVERALL BUILDING PLAN - BASEMENT

S02.00

1 S02.01 OVERALL BUILDING PLAN - 1ST FLOOR
1/16" = 1'-0"

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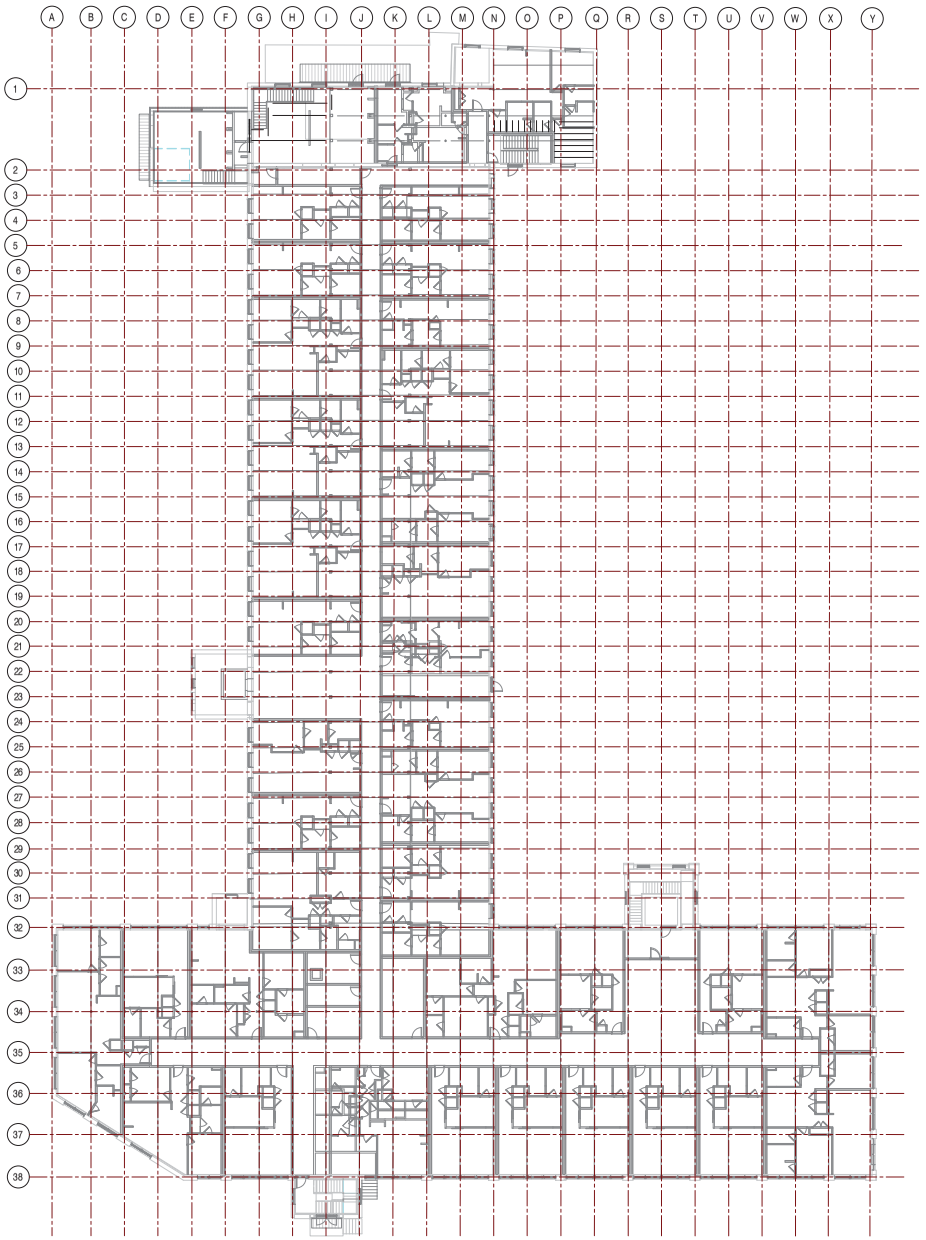
OVERALL BUILDING PLAN - 1ST FLOOR

S02.01



1 / S02.02 OVERALL BUILDING PLAN - 2ND FLOOR
1/16" = 1'-0"

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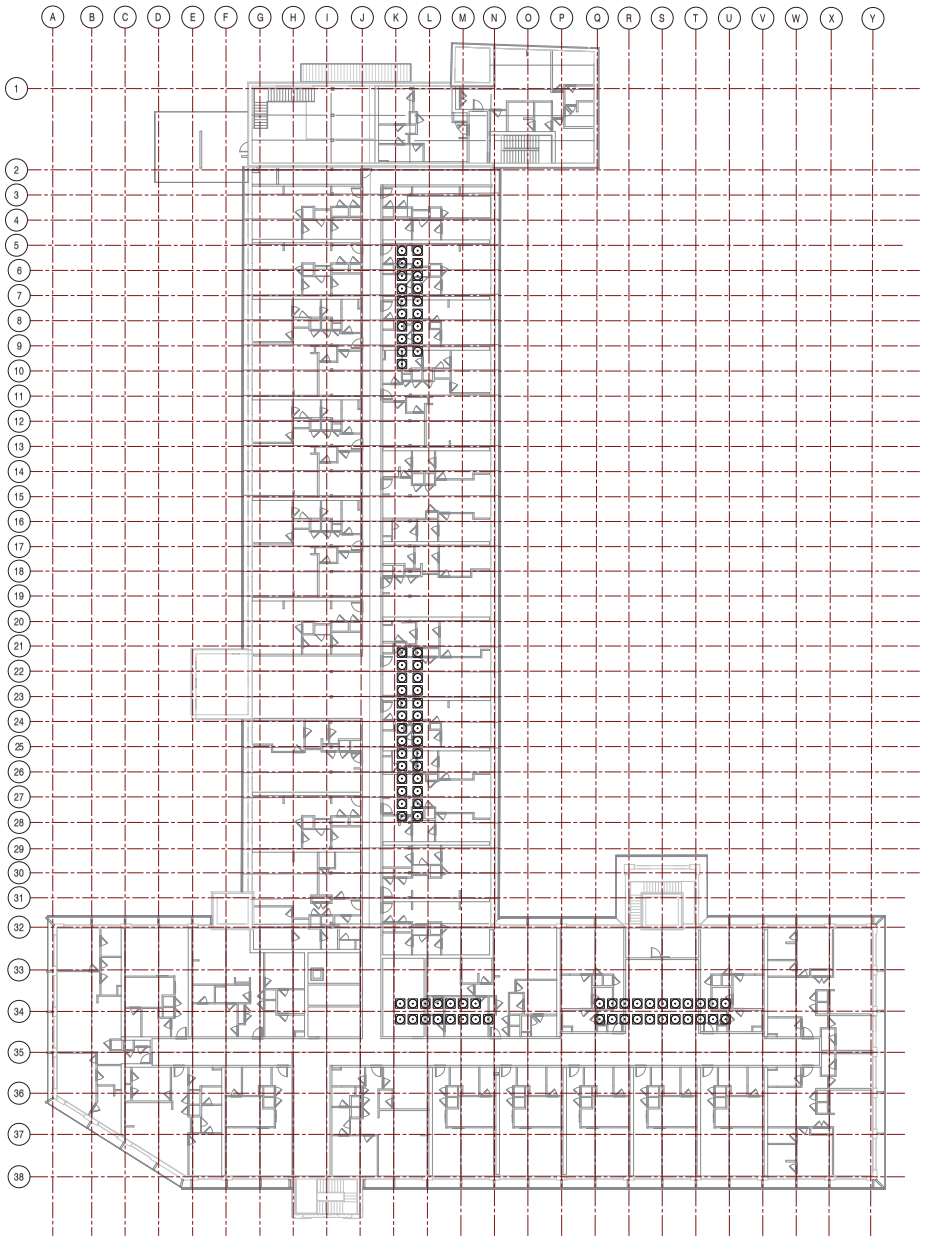
OVERALL BUILDING PLAN - 2ND FLOOR

S02.02



1 / S02.03 OVERALL BUILDING PLAN - ROOF
1/16" = 1'-0"

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OVERALL BUILDING PLAN - ROOF

S02.03

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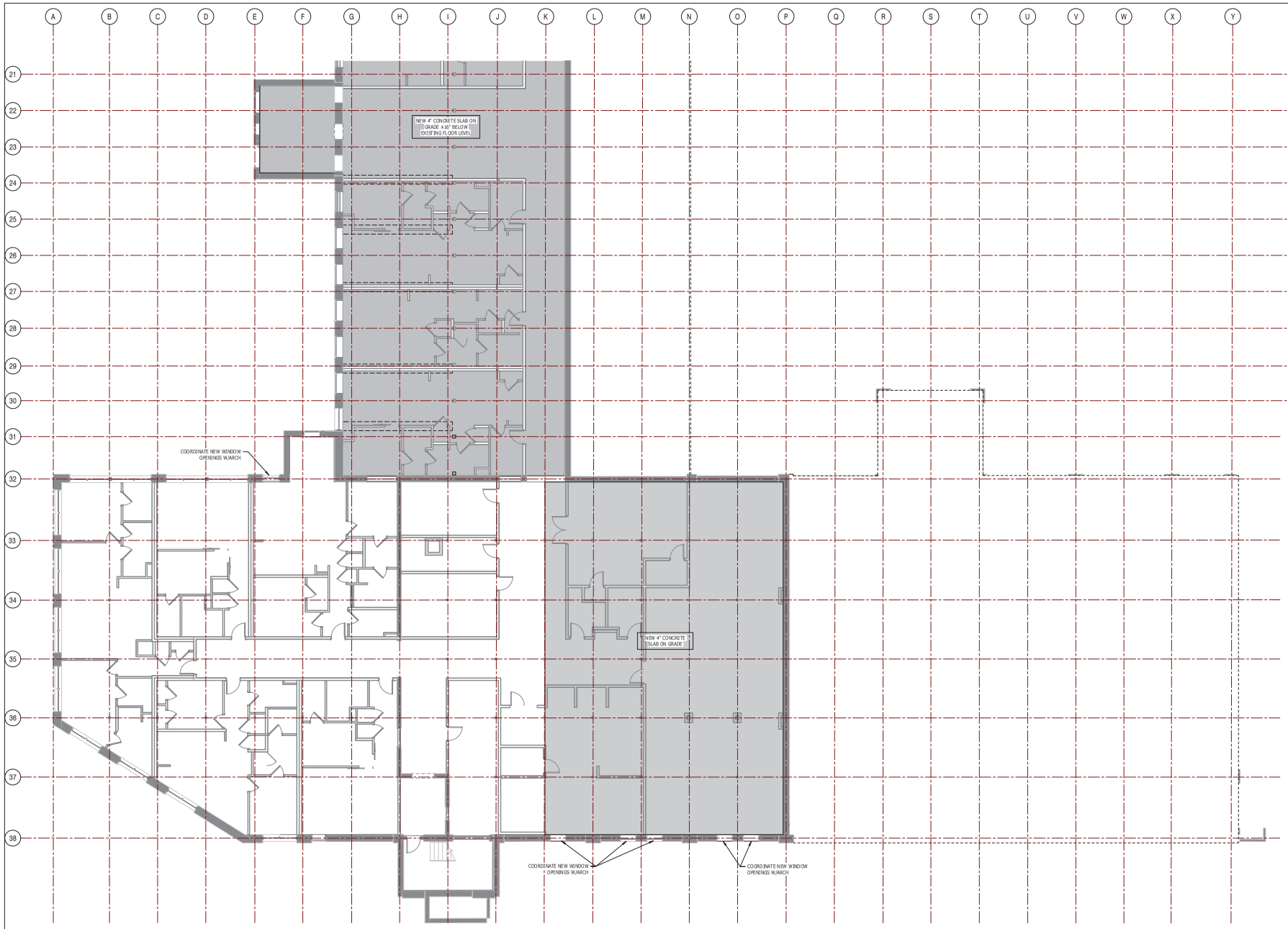

1 S02.10A ENLARGED REPAIR PLAN - BASEMENT
1/8" = 1'-0"

BB+M ARCHITECTURE

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ENLARGED BUILDING PLAN - BASEMENT

S02.10A

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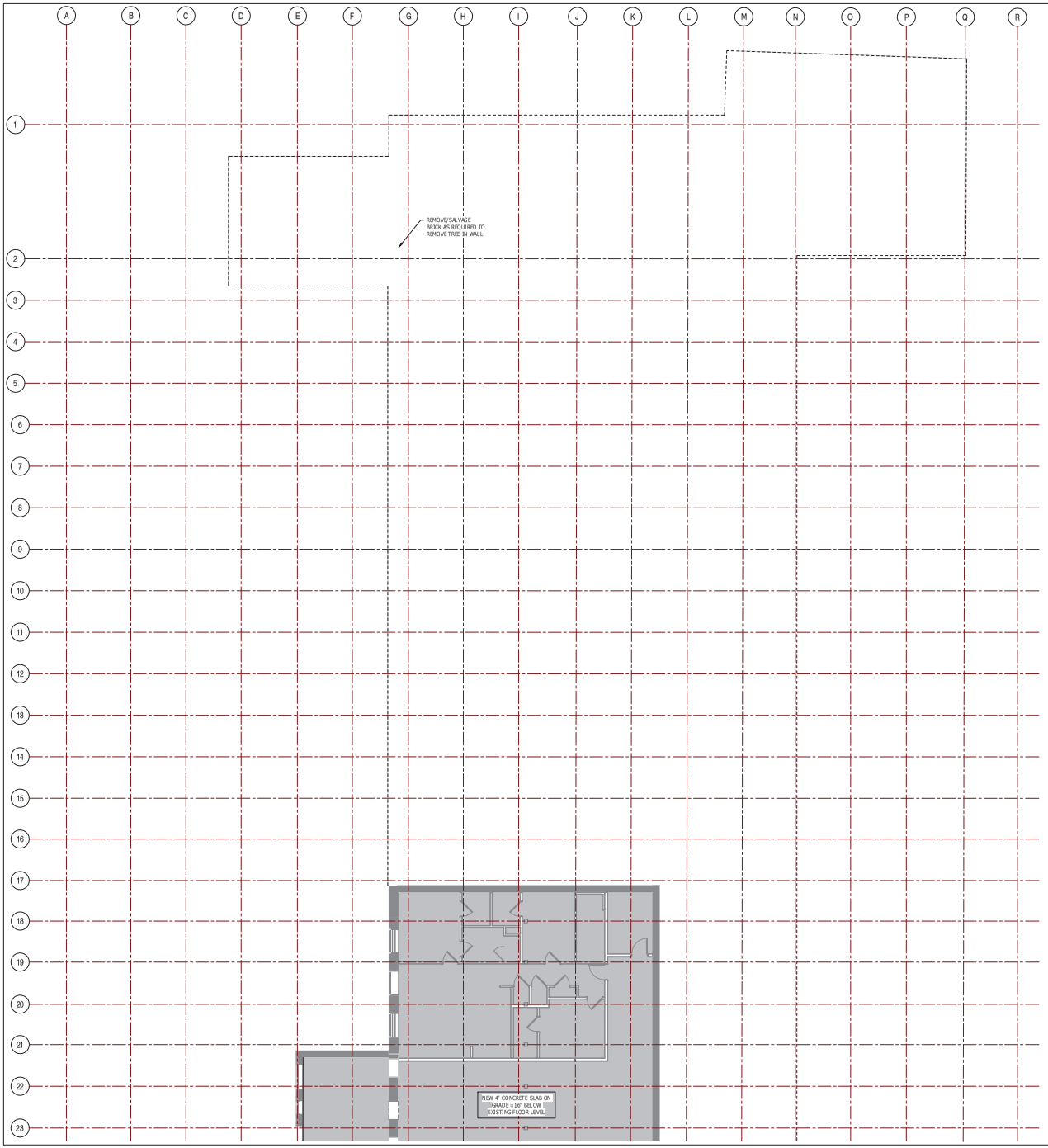

1 S02.10B ENLARGED REPAIR PLAN - BASEMENT
1/8" = 1'-0"

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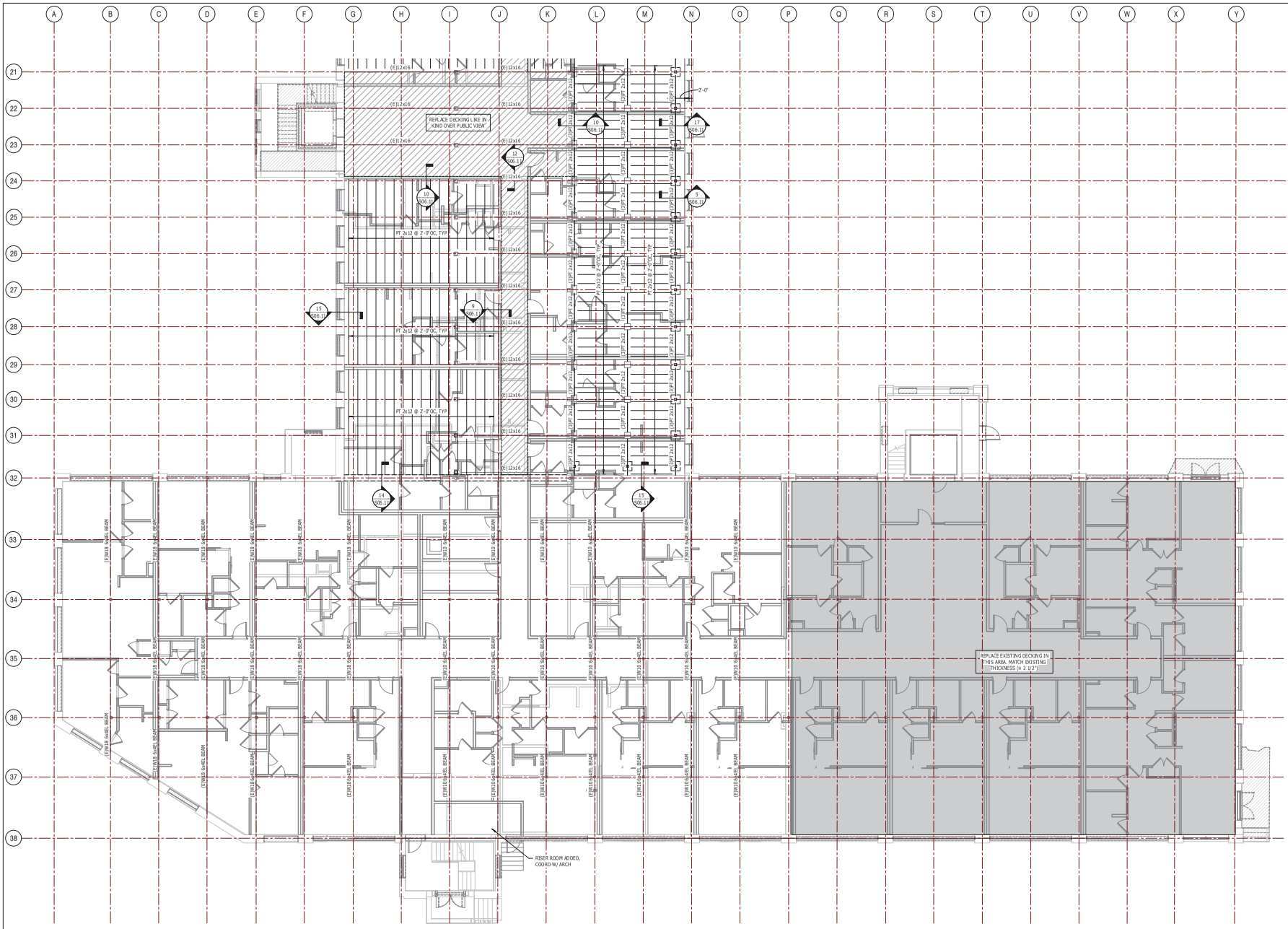
ENLARGED BUILDING PLAN - BASEMENT

S02.10B



1 S02.11A ENLARGED BUILDING PLAN - 1ST FLOOR
1/8" = 1'-0"

NOTES:
1. SEE DEMO PLANS FOR AREAS OF DECKING REPLACEMENT. REPLACE EXISTING DECKING IN AREAS NOTED. DECKING MUST EXTEND FROM TIMBER OR STEEL BEAM TO TIMBER OR STEEL BEAM.

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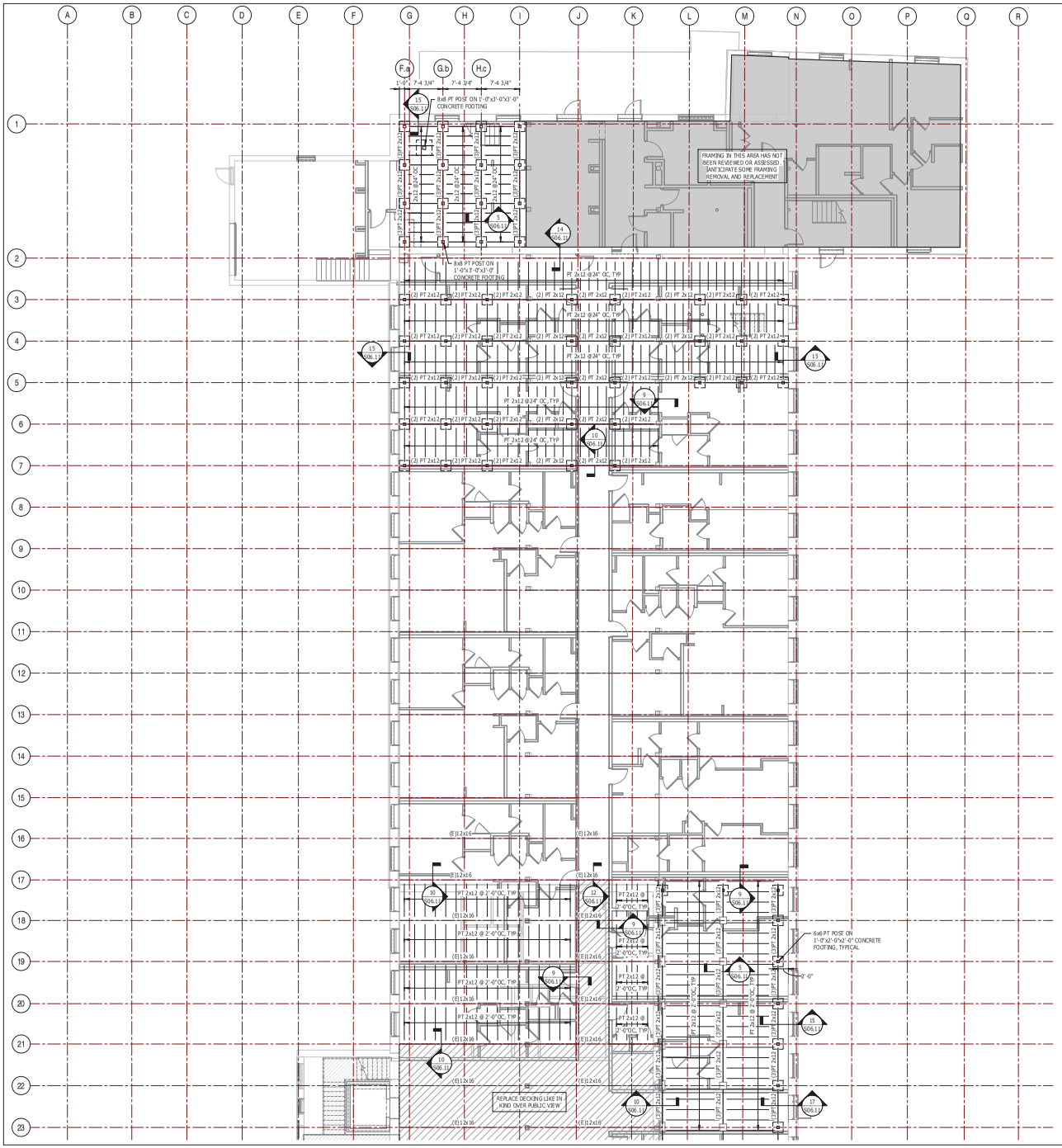
ENLARGED BUILDING PLAN - 1ST FLOOR

S02.11A



1 S02.11B ENLARGED BUILDING PLAN - 1ST FLOOR

1/8" = 1'-0"

NOTES:

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ENLARGED BUILDING PLAN - 1ST FLOOR

S02.11B

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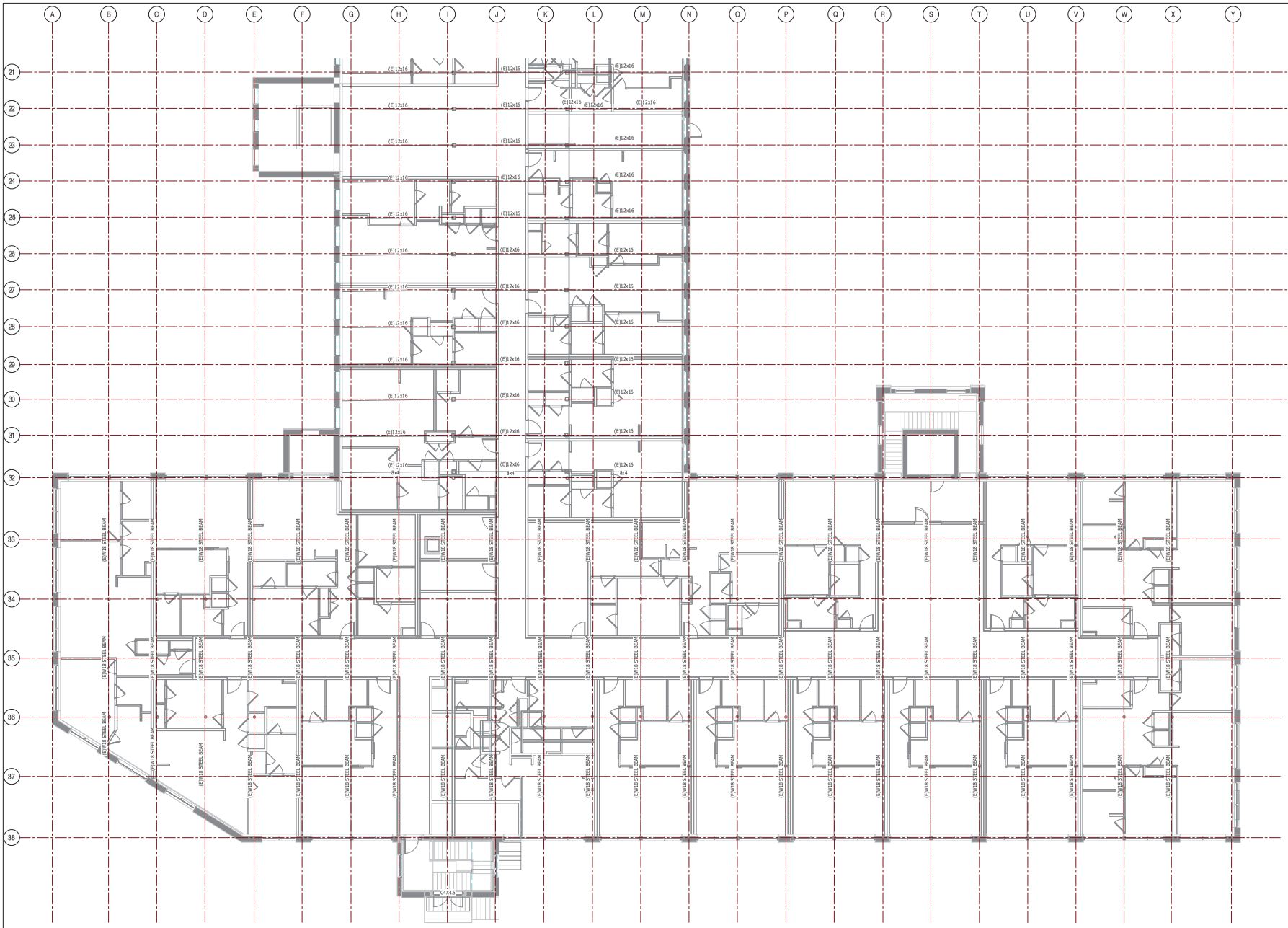

1 S02.12A ENLARGED BUILDING PLAN - 2ND FLOOR

1/8" = 1'-0"

NOTES:
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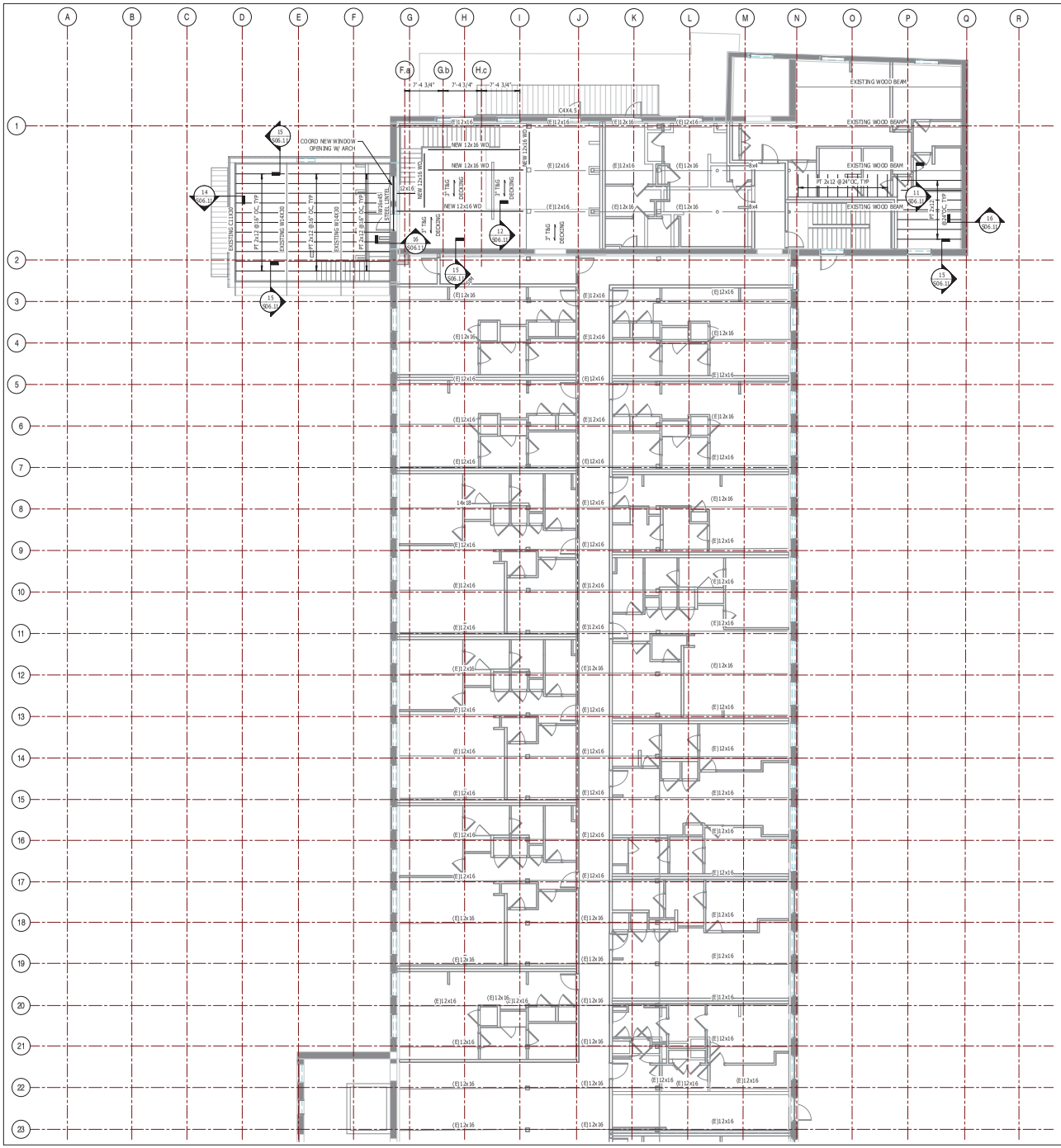

1 S02.12B ENLARGED BUILDING PLAN - 2ND FLOOR

1/8" = 1'-0"

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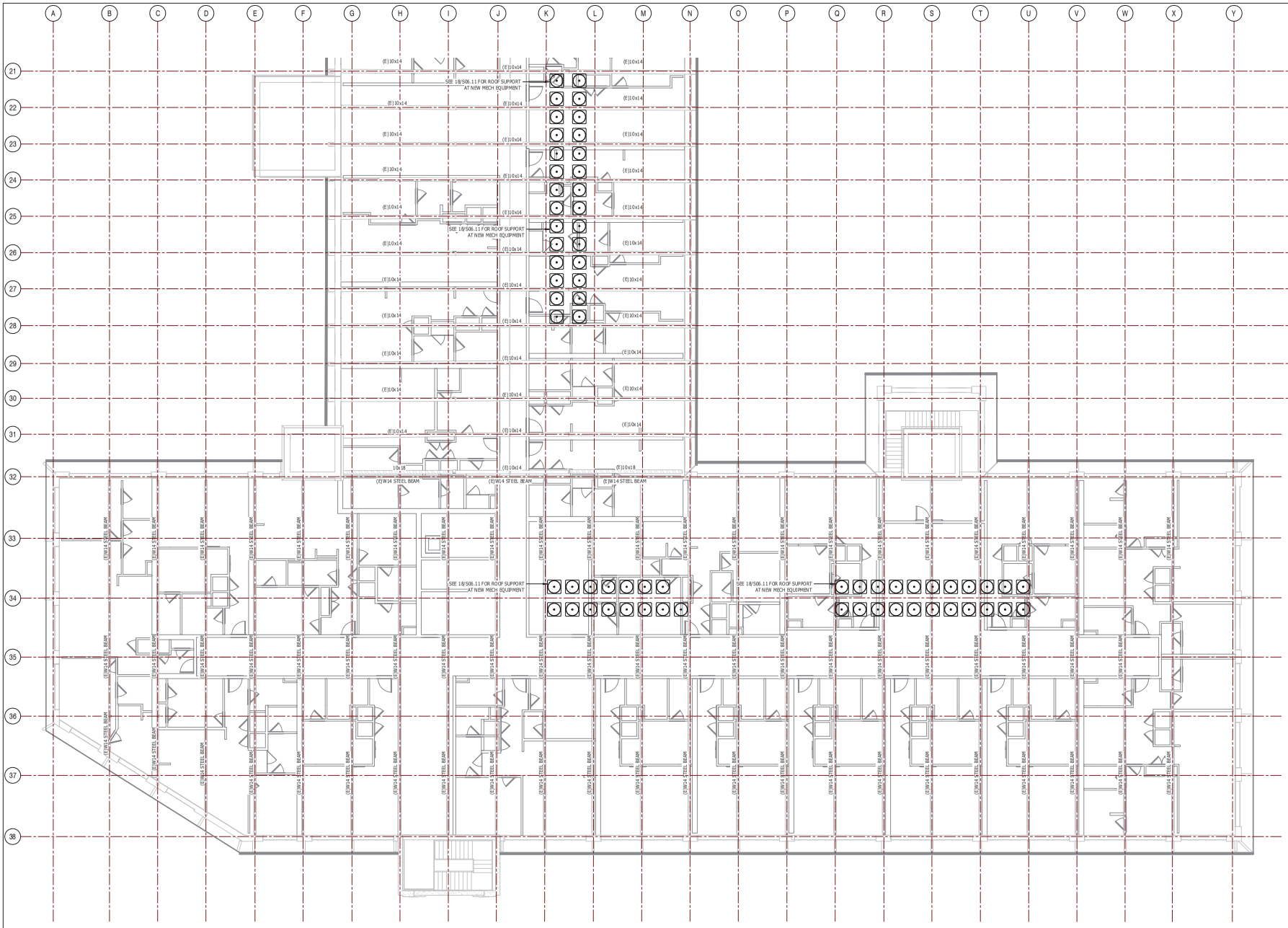

1 S02.13A ENLARGED BUILDING PLAN - ROOF
1/8" = 1'-0"

NOTES:
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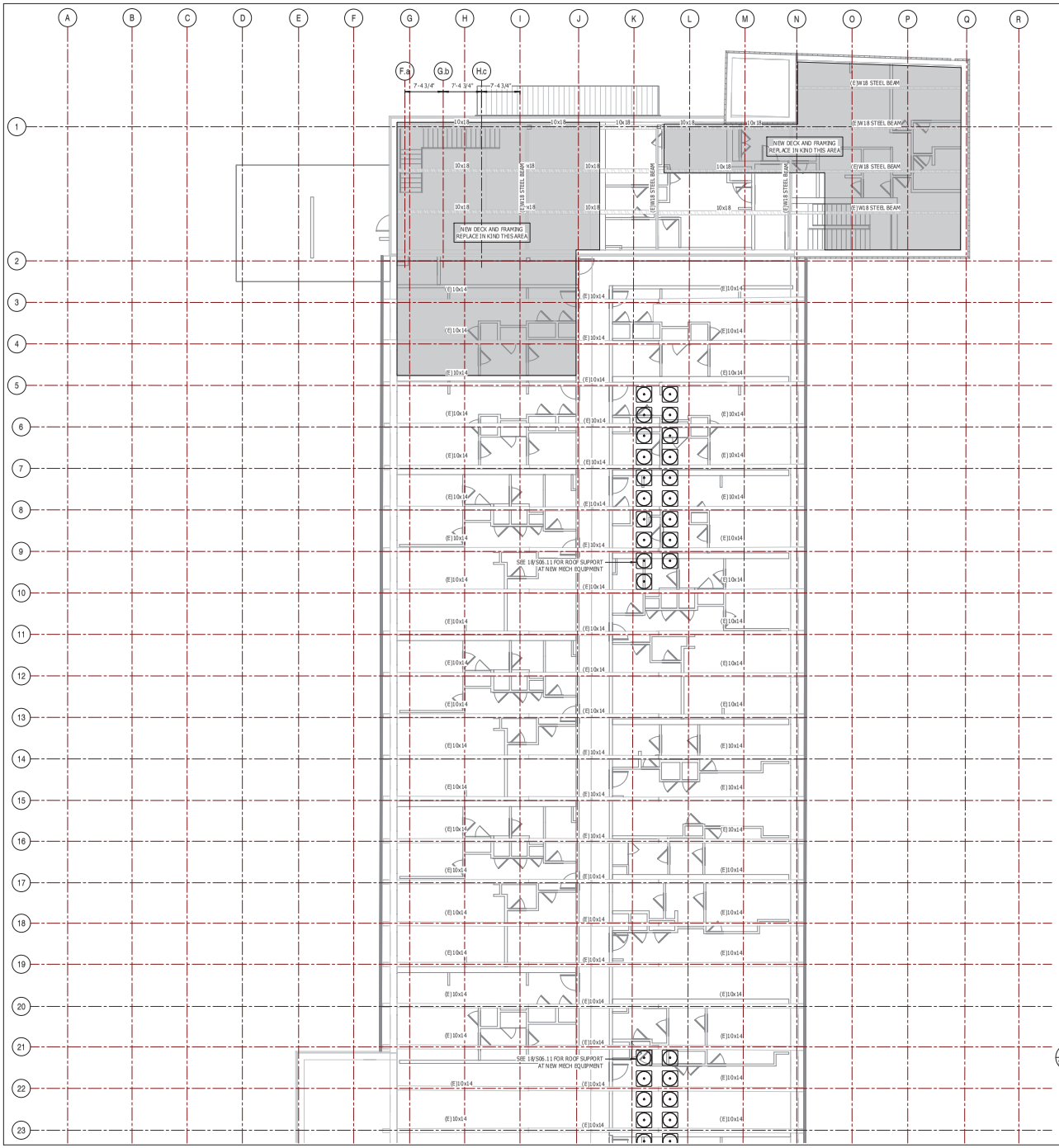

1 S02.13B ENLARGED BUILDING PLAN - ROOF

1/8" = 1'-0"

NOTES:

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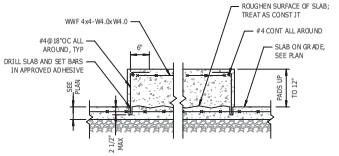
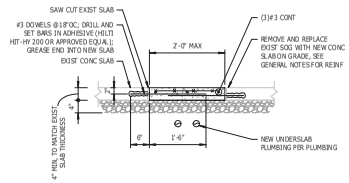


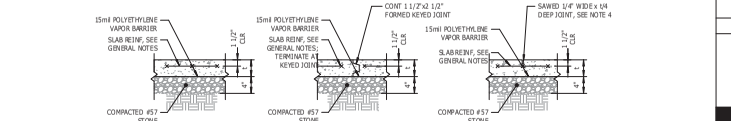
NOTES:
1. THE EXACT SIZE, SHAPE, AND LOCATION OF EQUIPMENT (HOUSEKEEPING) PAD(S) SHALL BE DETERMINED BY THE CONTRACTOR AFTER APPROVAL OF EQUIPMENT SHOP DRAWINGS. ANCHOR BOLTS WHERE REQUIRED SHALL BE SIZED AND LOCATED ACCORDING TO MANUFACTURER'S REQUIREMENTS.

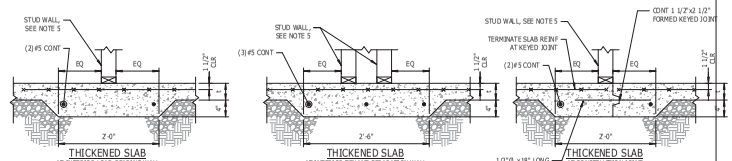
17 / S03.01 — TYPICAL EQUIPMENT PAD
3/4" = 1'-0"



NOTES:
1. SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR LOCATIONS WHERE EXISTING SLAB REMOVAL AND REPLACEMENT IS REQUIRED.
2. INFILL ANY TRENCHES REQUIRED FOR UPFIT WITH COMPACTED #57 STONE PRIOR TO REPLACING SLAB ON GRADE.
3. SEAL JOINT IN NEW VAPOR BARRIER WITH EXISTING.

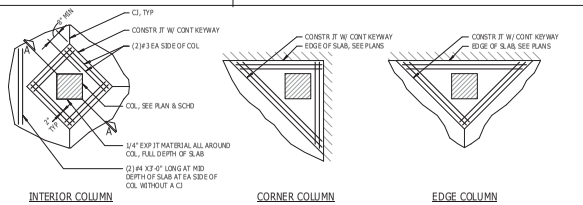
20 / S03.01 — TYPICAL SLAB ON GRADE REPAIR
3/4" = 1'-0"



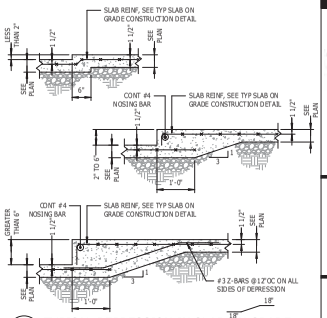


NOTES:
1. 't' DENOTES SLAB THICKNESS, SEE PLANS.
2. LOCATION OF SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE DETERMINED BY THE CONTRACTOR. JOINT LOCATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. SEE PLANS FOR LOCATION OF CONTROL JOINTS. WHERE NOT SHOWN ON PLAN, CONTACT THE ENGINEER.
4. SAW CUT CONTROL JOINTS WITHIN 8 HOURS OF SLAB POUR.
5. ALL SILL PLATES IN CONTACT WITH CONCRETE, MASONRY, OR STEEL SHALL BE PRESSURE-TREATED. ANCHOR INTERIOR WALL SILL PLATES TO SLAB WITH (1)0.145"Ø x2 7/8" HILTI X-CP FASTENER (OR EQUAL) @24"OC, MAXIMUM UNO.

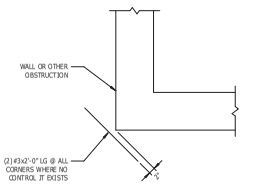
1 / S03.01 — TYPICAL SLAB ON GRADE
1" = 1'-0"



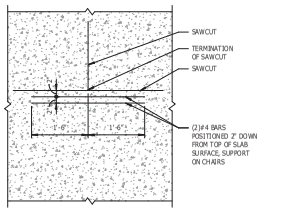
11 / S03.01 — TYPICAL COLUMN ISOLATION JOINTS
1/2" = 1'-0"



3 / S03.01 — TYPICAL DEPRESSION IN SLAB ON GRADE
3/4" = 1'-0"



10 / S03.01 — TYPICAL SLAB AT CORNERS
3/4" = 1'-0"
TYPICAL DETAIL # : PNDN-071



14 / S03.01 — TYPICAL AT CONTROL JOINT TERMINATION
3/4" = 1'-0"

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FIRM LICENSE #C-1051
S19122.00

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
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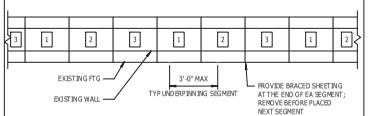
No.	Description	Date

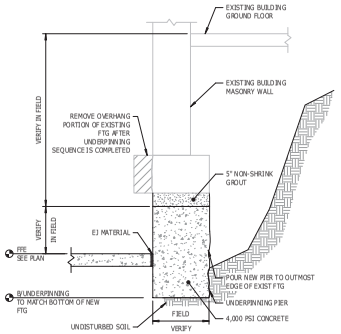
SLAB ON GRADE DETAILS

S03.01



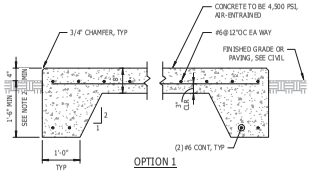
PLAN VIEW

UNDERPINNING SEQUENCE:
1. EXCAVATE, SHEET, PLACE UNDERPINNING AND DRYPACK AT PIERS MARKED 1; LEAVE SOIL IN PLACE AT OTHER LOCATIONS.
2. REPEAT STEP 1 FOR PIERS MARKED 2.
3. REPEAT STEP 1 FOR PIERS MARKED 3.

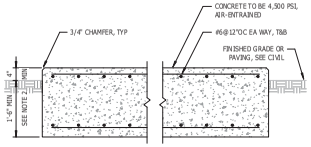


NOTES:
1. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN NORTH CAROLINA TO SUPERVISE THE EXCAVATION OPERATION..
2. EXCAVATE UNDERPINNING PIERS LABELED ON PLAN, AS SHOWN ON DETAIL.. EXCAVATE TO LOWER ELEVATION IF REQUIRED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ASSUMED BEARING PRESSURE IS 2,000 PSF MIN.
3. ALL EXCAVATION IS TO TAKE PLACE FROM GRADE. AT NO TIME SHALL ANYONE BE IN THE OPEN EXCAVATION..
4. THOROUGHLY CLEAN BOTTOM OF EXISTING FOOTING. FORM FRONT OF EXCAVATION WITH PLYWOOD PANEL AND POUR PIER SOLID WITH 4,000 PSI HIGH EARLY STRENGTH CONCRETE TO 3" FROM UNDERSIDE OF EXISTING WALL FOOTING..
5. ALLOW 24 HOURS OF CURING TIME BEFORE FILLING 5" SPACE WITH NON-SHRINK, NON-METALLIC HIGH STRENGTH GROUT..
6. ALLOW 24 HOURS OF CURING TIME BEFORE PROCEEDING TO NEXT UNDERPINNING PIER LABELED ON PLAN..
7. REPEAT PROCEDURE FOR NEXT UNDERPINNING PIER LABELED ON PLAN.
8. MONITOR WALL WITH A TRANSIT DURING CONSTRUCTION FOR POSSIBLE MOVEMENT..
9. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN FOR APPROVAL..

11 S03.02 TYPICAL UNDERPINNING DETAIL
3/4" = 1'-0"



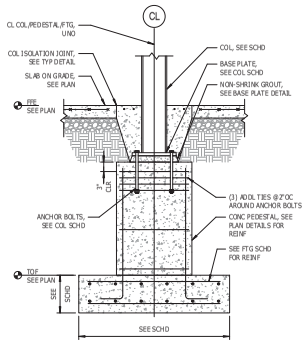
OPTION 1

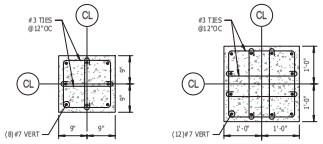


OPTION 2

NOTES:
1. THE EXACT SIZE, SHAPE, AND LOCATION OF EQUIPMENT PADS SHALL BE DETERMINED BY THE CONTRACTOR AFTER APPROVAL OF EQUIPMENT SHOP DRAWINGS. ANCHOR BOLTS WHERE REQUIRED SHALL BE SIZED AND LOCATED ACCORDING TO MANUFACTURER'S REQUIREMENTS.
2. INCREASE DEPTH AS REQUIRED BY THE GEOTECHNICAL REPORT FOR AREA-SPECIFIC FREEZE-THAW DEPTHS.

8 S03.02 TYPICAL EXTERIOR EQUIPMENT PAD
3/4" = 1'-0"





NOTES:
1. PROVIDE STANDARD ACI 90° HOOK AT BOTTOM END OF ALL VERTICAL BARS IN PEDESTAL.

13 S03.02 TYPICAL FOOTING AT PEDESTAL
3/4" = 1'-0"

5 S03.02 SPREAD FOOTING SCHEDULE
3/4" = 1'-0"
NOTES:
1. -

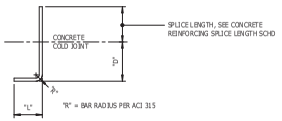
CONCRETE REINFORCING SPLICES			
BAR SIZE	f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 5,000 PSI
#3	1'-10"	1'-7"	1'-5"
#4	2'-4"	2'-1"	1'-10"
#5	3'-0"	2'-7"	2'-4"
#6	3'-7"	3'-1"	2'-9"
#7	5'-2"	4'-6"	4'-1"
#8	5'-11"	5'-2"	4'-8"
#9	6'-6"	5'-10"	5'-3"
#10	7'-6"	6'-6"	5'-10"
#11	8'-4"	7'-3"	6'-6"

SPLICE LENGTH

NOTES:
1. FOR CLASS B LAP SPLICE, SPLICE LENGTH = 1.3 x DEVELOPMENT LENGTH.
2. APPLIES TO BOTTOM BARS ONLY (LESS THAN 12" OF FRESH CONCRETE BELOW BAR).
3. APPLIES WHERE THE CLEAR COVER IS GREATER THAN THE BAR DIAMETER.
4. WHEN MORE THAN 12" OF FRESH CONCRETE BELOW SPLICE, THEN INCREASE SPLICE TO 1.3 x SPLICE LENGTH.

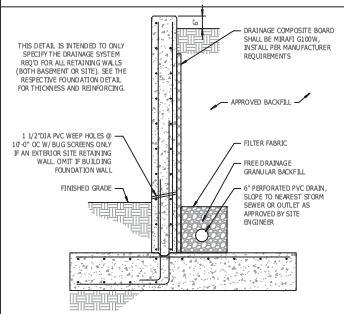
1 S03.02 CONCRETE REINFORCING SPLICE SCHEDULE
3/4" = 1'-0"

CONCRETE REINFORCING DOWEL EMBEDMENT				
BAR SIZE	LEG DIM, "L"	EMBEDMENT, "D"		
		f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 5,000 PSI
#3	6"	6"	6"	6"
#4	8"	8"	7"	6"
#5	10"	10"	9"	8"
#6	12"	12"	10"	9"
#7	14"	14"	12"	11"
#8	16"	16"	14"	12"
#9	19"	18"	15"	14"
#10	22"	20"	17"	15"
#11	24"	22"	19"	17"

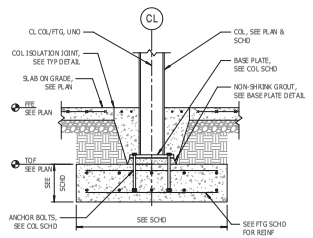


NOTES:
1. FOR CONCRETE STRENGTHS NOT PROVIDED, USE THE EMBEDMENT LENGTH FOR THE LOWER CONCRETE STRENGTH AS SHOWN IN THE TABLE.
2. DOWEL LENGTHS BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT, INCREASE DOWEL LENGTH "D" BY 30%.
3. SIDE COVER ON BARS MUST BE GREATER THAN 2 1/2". END COVER ON 90° HOOKED BARS MUST BE GREATER THAN 2".
4. FOR EPOXY-COATED BARS, INCREASE THE DOWEL LENGTH "D" BY 20%.

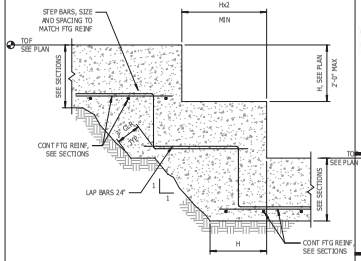
2 S03.02 EMBEDMENT DOWEL LENGTH SCHEDULE
3/4" = 1'-0"



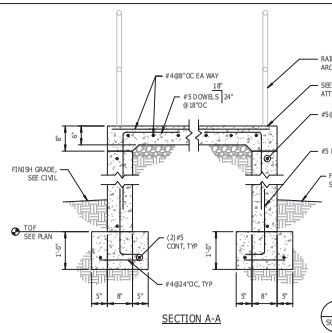
6 S03.02 TYPICAL RETAINING WALL DRAINAGE SYSTEM
1/2" = 1'-0"

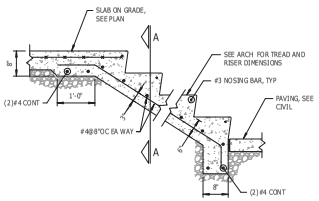


9 S03.02 TYPICAL FOOTING AT STEEL COLUMN
3/4" = 1'-0"

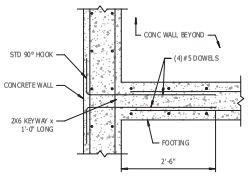


3 S03.02 TYPICAL STEP IN WALL FOOTING
3/4" = 1'-0"

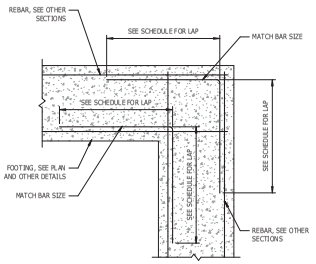




7 S03.02 TYPICAL STEPS WITH CONCRETE WALLS
3/4" = 1'-0"



10 S03.02 TYPICAL AT FOOTING INTERSECTION
3/4" = 1'-0"



4 S03.02 TYPICAL FOOTING CORNER
3/4" = 1'-0"

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THE COMMUNITY BUILDERS

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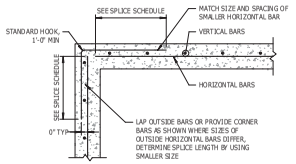
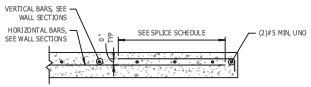
FOUNDATION DETAILS

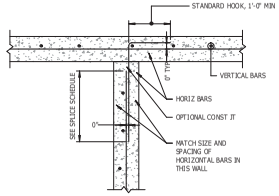
S03.02



AT CORNERS

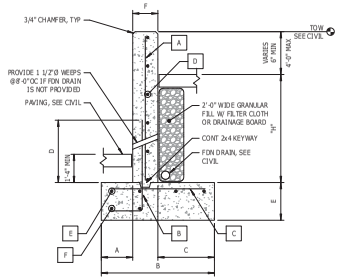


AT ENDS



AT INTERSECTIONS

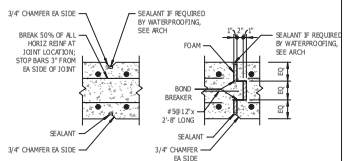
9 S03.03 TYPICAL HORIZONTAL WALL REINFORCING
3/4" = 1'-0"



MAX HEIGHT "H"	DIMENSIONS						REINFORCEMENT					
	A	B	C	D	E	F	A	B	C	D	E	F
4'-0"	1'-0"	4'-0"	2'-4"	1'-8"	1'-0"	8"	#4@12"OC	#4@12"OC	#4@12"OC	#4@12"OC	(5) #4	(2)#4
6'-0"	1'-0"	5'-0"	3'-4"	2'-0"	1'-0"	8"	#5@12"OC	#5@12"OC	#4@12"OC	#4@12"OC	(6) #4	(2)#4
8'-0"	1'-3"	7'-6"	5'-10"	2'-6"	1'-4"	8"	#6@8"OC	#6@8"OC	#5@12"OC	#5@12"OC	(8) #5	(3)#4

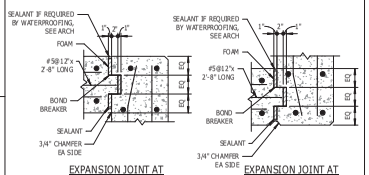
NOTES:
1. SEE DETAIL -/-- FOR DETAIL OF CONCRETE WALL JOINTS.
2. SEE ARCHITECTURAL WALL ELEVATIONS FOR PATTERNS IN CONCRETE SITE WALLS.

1 S03.03 CONCRETE RETAINING WALL SCHEDULE
3/4" = 1'-0"



CONTROL JOINT (CJ)
(CONSTRUCTION JOINT SIMILAR)
(SPACE CONTROL JOINTS @ 15'-0"OC)

EXPANSION JOINT (EJ)

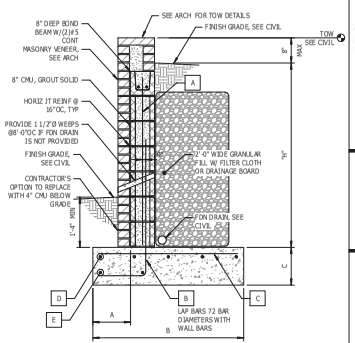


EXPANSION JOINT AT INSIDE CORNER

EXPANSION JOINT AT OUTSIDE CORNER

NOTES:
1. FOAM JOINT FILLER TO BE CLOSED CELL NEOPRENE FOAM.
2. SEALANT TO BE "TREMCO DYMERIC" OR EQUAL.
3. SUBMIT SAMPLES OF JOINT FILLER & SEALANT FOR APPROVAL.
4. CHAMFER ALL CORNERS AND EDGES OF EXPOSED FACE OF WALL.
5. DO NOT INSTALL CONTROL JOINTS IN CONCRETE SHEAR WALLS, STAIR OR ELEVATOR TOWERS OR WITHIN 10'-0" OF A CORNER.

7 S03.03 TYPICAL JOINTS IN CONCRETE WALLS
3/4" = 1'-0"



MAX HEIGHT "H"	DIMENSIONS			REINFORCEMENT				
	A	B	C	A	B	C	D	E
4'-0"	1'-0"	4'-0"	1'-0"	#5@16"OC	#5@16"OC	#5@16"OC	(5) #5	(2)#5

3 S03.03 CMU RETAINING WALL SCHEDULE
3/4" = 1'-0"

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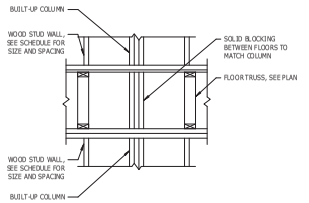
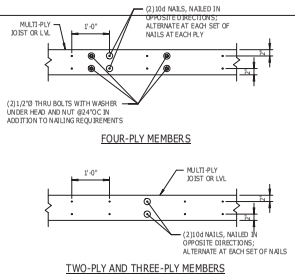
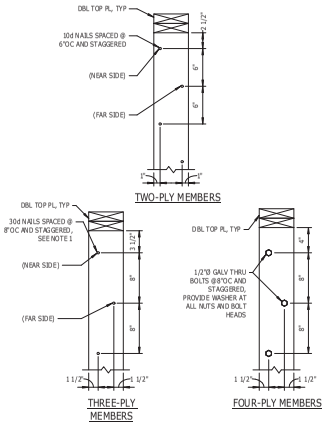


13 S06.01 TYPICAL COLUMN THRU FLOOR
3/4" = 1'-0"



9 S06.01 TYPICAL NAILING AT MULTI-PLY FRAMING
3/4" = 1'-0"

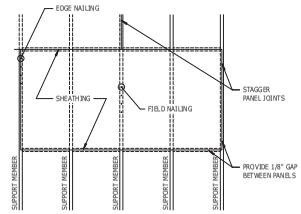


NOTES:
1. AT CONTRACTOR'S OPTION, IN LIEU OF 30d NAILS, IT IS ACCEPTABLE TO PROVIDE SIMPSON SDWS 1/4"x4 1/2" SCREWS (OR APPROVED EQUAL) AT SAME SPACING AS INDICATED ABOVE.
2. BOLT OR SCREWS SHALL BE TIGHTENED TO ENSURE FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.

5 S06.01 TYPICAL NAILING AT BUILT-UP COLUMN, 2x4
1 1/2" = 1'-0"

WALL CONSTRUCTION SCHEDULE		
LOWER LEVEL		
WALL TYPE	STUD SPACING (No.2 GRADE SPF)	MID-POINT BLOCKING
EXTERIOR	(2)2x4 @12"OC (1)2x6 @12"OC	YES
INTERIOR BEARING	(2)2x4 @12"OC (1)2x6 @12"OC	YES
EXTERIOR SHEAR WALL	(2)2x4 @12"OC (1)2x6 @12"OC	YES
INTERIOR SHEAR WALL	(2)2x4 @12"OC (1)2x6 @12"OC	YES
INTERIOR NON-LOAD BEARING	(1)2x4 @16"OC (1)2x6 @16"OC	NO
MAIN LEVEL		
WALL TYPE	STUD SPACING (No.2 GRADE SPF)	MID-POINT BLOCKING
EXTERIOR	(2)2x4 @16"OC (1)2x6 @16"OC	YES
INTERIOR BEARING	(2)2x4 @16"OC (1)2x6 @16"OC	YES
EXTERIOR SHEAR WALL	(2)2x4 @16"OC (1)2x6 @16"OC	YES
INTERIOR SHEAR WALL	(2)2x4 @16"OC (1)2x6 @16"OC	YES
INTERIOR NON-LOAD BEARING	(1)2x4 @16"OC (1)2x6 @16"OC	NO
SECOND FLOOR		
WALL TYPE	STUD SPACING (No.2 GRADE SPF)	MID-POINT BLOCKING
EXTERIOR	(1)2x4 @12"OC (1)2x6 @16"OC	NO
INTERIOR BEARING	(1)2x4 @12"OC (1)2x6 @16"OC	NO
EXTERIOR SHEAR WALL	(1)2x4 @12"OC (1)2x6 @16"OC	NO
INTERIOR SHEAR WALL	(1)2x4 @12"OC (1)2x6 @16"OC	NO
INTERIOR NON-LOAD BEARING	(1)2x4 @24"OC (1)2x6 @24"OC	NO

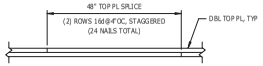
1 S06.01 WALL CONSTRUCTION SCHEDULE
3/4" = 1'-0"
NOTES:
1. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DESIGNATED 2x6 WALLS.



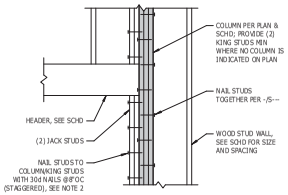
ELEMENT	NAILING		PANEL EDGE BLOCKING	SHEATHING EDGE DETAIL
	FIELD	EDGE		
EXTERIOR WALLS	8d @12"OC	8d @6"OC	YES	NA
FLOORS	10d @6"OC	10d @6"OC	NO	T&G
ROOFS	8d @12"OC	8d @6"OC	NO	T&G/CLIPS

NOTES:
1. INTERIOR WALLS ARE NOT GOVERNED PER THIS DETAIL, AND ARE DESIGNED AS UNBLOCKED AND UNSHEATHED.
2. SHEAR WALLS (INTERIOR AND EXTERIOR) ARE NOT GOVERNED PER THIS DETAIL. SEE SHEAR WALL SCHEDULE FOR NAILING AND BLOCKING REQUIREMENTS AT SHEAR WALLS.

14 S06.01 TYPICAL NAILING PATTERN FOR SHEATHING
1/2" = 1'-0"

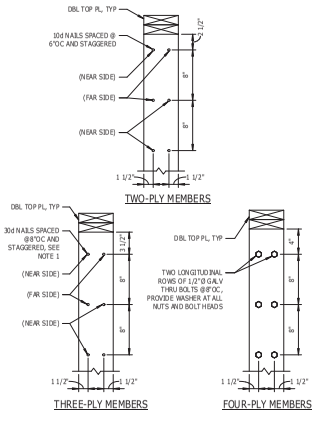


10 S06.01 TYPICAL TOP PLATE SPLICE
1" = 1'-0"



NOTES:
1. THIS DETAIL APPLIES TO ALL HEADERS IN BEARING WALLS AND EXTERIOR WALLS.
2. AT CONTRACTOR'S OPTION, IN LIEU OF 30d NAILS, IT IS ACCEPTABLE TO PROVIDE SIMPSON SDWS 1/4"x4 1/2" SCREWS (OR APPROVED EQUAL) AT SAME SPACING AS INDICATED ABOVE.

11 S06.01 TYPICAL BEARING/EXTERIOR WALL HEADERS
3/4" = 1'-0"



NOTES:
1. AT CONTRACTOR'S OPTION, IN LIEU OF 30d NAILS, IT IS ACCEPTABLE TO PROVIDE SIMPSON SDWS 1/4"x4 1/2" SCREWS (OR APPROVED EQUAL) AT SAME SPACING AS INDICATED ABOVE.
2. BOLT OR SCREWS SHALL BE TIGHTENED TO ENSURE FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.

7 S06.01 TYPICAL NAILING AT BUILT-UP COLUMN, 2x6
1 1/2" = 1'-0"

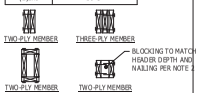
WOOD COLUMN SCHEDULE								
MARK	C1	C2	C3	C4	C5	C6	C7	C8
SIZE	(3)2x4	(4)2x4	(3)2x6	(4)2x6	3 1/2x 3 1/2 PSL	3 1/2x 5 1/4 PSL	4x4 PT	6x6 PT

NOTES:
1. SEE GENERAL NOTES FOR WOOD PROPERTIES.
2. NAIL BUILT-UP COLUMNS PER TYPICAL NAILING AT BUILT-UP COLUMN DETAILS.
3. ALL EXTERIOR COLUMNS (DECKS AND PORCHES) MUST BE PRESSURE TREATED.
4. PROVIDE DOUBLE STUDS (MINIMUM) AT ALL HEADERS, HIP TRUSSES, AND TRUSS GIRDER SUPPORTS, UNO.
5. PROVIDE MID-POINT BLOCKING WITHIN WALL EACH SIDE OF COLUMN.
6. SEE TYPICAL COLUMN THRU FLOOR DETAIL FOR COLUMNS RUNNING THROUGH FLOOR FRAMING.
7. "PSL" DENOTES PARALLEL STRAND LUMBER.
8. FIVE-STORY CONSTRUCTION REQUIRES ALL WOOD IN EXTERIOR WALL TO BE FIRE RETARDANT TREATED. PSL MAY BE TREATED WITH COATING MEETING EITHER ASTM E 84 OR UL 723 AND HAVE LISTED FLAME SPREAD INDEX OF 25 OR LESS.

3 S06.01 WOOD COLUMN SCHEDULE
3/4" = 1'-0"

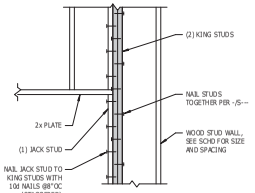
WOOD HEADER SCHEDULE	
MARK	SIZE
H1	(2)2x8
H2	(2)2x10
H3	(2)2x12
H4	(3)2x12
H5	(2) 1 3/4x7 1/4 LVL
H6	(2) 1 3/4x9 1/4 LVL
H7	(2) 1 3/4x11 1/4 LVL
H8	(2) 1 3/4x14 LVL
H9	(2) 1 3/4x16 LVL
H10	(2) 1 3/4x18 LVL

WOOD SILL SCHEDULE	
SIZE	MAXIMUM OPENING
(1)2x4	5'-0"
(2)2x4	7'-0"
(1)2x6	7'-3"
(2)2x6	10'-3"



NOTES:
1. SEE GENERAL NOTES FOR WOOD PROPERTIES.
2. NAIL MULTI-PLY HEADERS PER -/S--.
3. ALL HEADERS AT DECKS AND PORCHES MUST BE PRESSURE TREATED.
4. PROVIDE DOUBLE STUDS (MINIMUM) AT ALL HEADERS, HIP TRUSSES, AND TRUSS GIRDER SUPPORTS, UNO.
5. ALL HEADERS AND SILLS FOR EXTERIOR AND LOAD BEARING WALLS SHALL BE AS SHOWN IN THE SCHEDULE, UNO ON PLAN.
6. PROVIDE WOOD SPACER AS REQUIRED TO MATCH WALL THICKNESS.
7. SEE -/S-- FOR HEADER SUPPORT.
8. "LVL" DENOTES LAMINATED VENEER LUMBER. MEMBER SIZES SHOWN MAY BE ACHIEVED WITH BUILT-UP MULTI-PLY, LAMINATED BY NAILING OR BOLTING IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.
9. FIVE-STORY CONSTRUCTION REQUIRES ALL WOOD IN EXTERIOR WALL TO BE FIRE RETARDANT TREATED. LVL MAY BE TREATED WITH COATING MEETING EITHER ASTM E 84 OR UL 723 AND HAVE LISTED FLAME SPREAD INDEX OF 25 OR LESS.

4 S06.01 WOOD HEADER AND SILL SCHEDULE
3/4" = 1'-0"



NOTES:
1. THIS DETAIL APPLIES ONLY TO HEADERS IN INTERIOR NON-LOAD BEARING WALLS, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.

12 S06.01 TYP INT NON-BEARING PARTITION WALL HEADERS
3/4" = 1'-0"

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NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

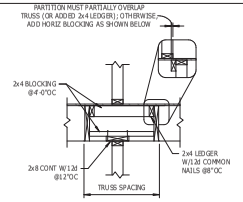
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CSP

Revisions		
No.	Description	Date

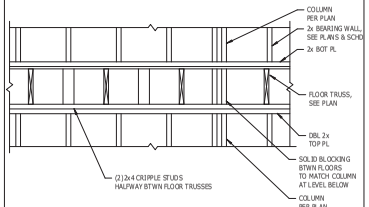
WOOD SCHEDULES AND TYPICAL DETAILS

S06.01



NOTES:
1. USE WHEN LENGTH OF NON-LOAD BEARING PARTITION IS GREATER THAN 4'-0".

9 / 506.02 TYPICAL BLOCKING AT NON-BEARING WALLS
3/4" = 1'-0"

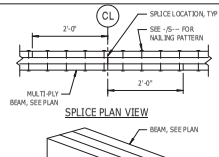


10 / 506.02 TYPICAL FLOOR FRAMING BEARING
3/4" = 1'-0"

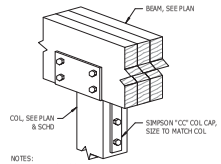
MINIMUM FASTENER REQUIREMENTS FOR FRAMING							
CONNECTION	NUMBER/SPACING OF FASTENERS REQUIRED PER CONNECTION						
	3 1/2 x0.162	3 x0.148	3 1/4 x0.131	3 x0.131	2 1/2 x0.131	3 1/4 x0.120	3 x0.120
	FLOOR FRAMING						
JOIST TO BAND JOIST	3	5	5	5	NA	6	6
LEDGER STRIP	3	4	4	4	6	4	4
JOIST TO SILL OR GIRDER	3	3	3	3	3	4	4
BLOCKING BTWN JOIST OR RAFTER TO TOP PLATE	3	3	3	4	3	4	4
BRIDGING TO JOIST	NA	NA	NA	NA	2	3	3
RIM JOIST TO TOP PLATE	8"OC	6"OC	6"OC	6"OC	6"OC	6"OC	4"OC
BUILT-UP GIRDERS AND BEAMS - SPACING ALONG EDGES - NUMBER AT ENDS AND SPLICES	24"OC 3	24"OC 3	24"OC 3	24"OC 3	16"OC 4	16"OC 3	16"OC 3
	CEILING AND ROOF FRAMING						
CEILING JOIST TO PLATE	3	4	5	5	5	5	5
CEILING JOISTS, LAPS OVER PARTITIONS	3	4	4	4	6	4	4
CEILING JOIST TO PARALLEL RAFTER	3	4	4	4	6	4	4
COLLAR TIE TO RAFTER	3	3	4	4	5	4	4
JACK RAFTER TO HIP, TOE NAILED	3	3	4	4	5	4	4
JACK RAFTER TO HIP, FACE NAILED	2	3	3	3	3	4	4
ROOF RAFTER TO PLATE	3	3	3	3	3	4	4
ROOF RAFTER TO 2x RIDGE BEAM (DRIVEN THRU BEAM INTO END OF RIDGE)	2	3	3	3	NA	4	4
ROOF RAFTER TO 2x RIDGE BEAM (TOE NAIL RAFTER TO BEAM)	2	3	3	3	3	4	4
	WALL FRAMING						
TOP OR SOLE PLATE TO STUD, END NAILED	2	3	3	3	5	4	4
STUD TO TOP OR SOLE PLATE, TOE NAILED	3	4	4	4	4	4	4
CAP/TOP PLATE LAPS AND INTERSECTIONS (EACH SIDE OF LAP)	2	3	3	3	4	3	3
DIAGONAL BRACING	2	2	2	2	2	3	3
SOLE PLATE TO JOIST OR BLOCKING AT BRACED PANELS (NUMBER PER 16" JOIST SPACE)	2	3	3	4	NA	4	4
SOLE PLATE TO JOIST OR BLOCKING	16"OC	8"OC	8"OC	8"OC	6"OC	8"OC	8"OC
DOUBLE TOP PLATE	16"OC	16"OC	12"OC	12"OC	8"OC	12"OC	12"OC
DOUBLE STUDS	12"OC	12"OC	8"OC	8"OC	6"OC	8"OC	8"OC
CORNER STUDS	24"OC	16"OC	16"OC	16"OC	8"OC	12"OC	12"OC

NOTES:
1. NAIL LENGTHS SHOWN ARE A MINIMUM NOMINAL LENGTH (IN INCHES). NAIL SHANK DIAMETERS SHOWN ARE A MINIMUM NOMINAL DIAMETER (IN INCHES).
2. THIS FASTENING SCHEDULE APPLIES TO FRAMING MEMBERS HAVING AN ACTUAL THICKNESS OF 1 1/2" (NOMINAL 2x LUMBER).
3. FASTENINGS LISTED ABOVE MAY ALSO BE USED FOR OTHER CONNECTIONS THAT ARE NOT LISTED BUT THAT HAVE THE SAME CONFIGURATION AND THE SAME CODE REQUIREMENT FOR FASTENER QUANTITY, SPACING AND FASTENER SIZE (PENNYWEIGHT AND STYLE).
4. WHERE OTHER DRAWING OR SPECIFICATION REQUIREMENTS CONFLICT WITH THIS SCHEDULE, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

1 / 506.02 MINIMUM FASTENER REQUIREMENTS
3/4" = 1'-0"

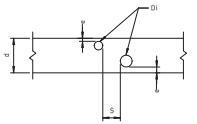


SPLICE PLAN VIEW



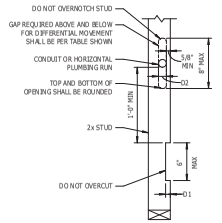
NOTES:
1. SEE PLAN FOR LOCATION.
2. SEE MANUFACTURER'S CATALOG FOR REQUIRED FASTENER SIZES AND QUANTITIES.
3. SPLICE BEAM AT COLUMN CENTERLINE, UNO PLAN.

11 / 506.02 TYPICAL SIMPSON COLUMN CAP, "CC" TYPE
3/4" = 1'-0"



NOTES:
1. THESE GUIDELINES ARE IN GENERAL ACCORDANCE WITH IBC SECTION 2308.10.4.2.
2. d = DEPTH OF BEAM
S = SPACING BETWEEN HOLES, 6" MINIMUM
D1 = DIAMETER OF HOLE, d/3 MAXIMUM
e = EDGE DISTANCE, 2" MINIMUM

7 / 506.02 ALLOWABLE HOLES IN FLOOR/ROOF FRAMING
1 1/2" = 1'-0"



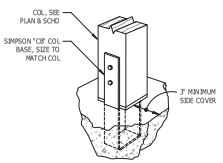
BEARING WALL		
STUD SIZE	NOTCH D1 (MAX)	HOLE D2 (MAX)
2x4	0"	3/4"
2x6	1 1/4"*	2"

NON-LOAD BEARING WALL		
STUD SIZE	NOTCH D1 (MAX)	HOLE D2 (MAX)
2x4	1 1/4"	2"
2x6	2"	3 1/4"

GAP REQD ABOVE AND BELOW CONDUIT OR PLUMBING RUN (5-STORY WOOD FRAME CONSTRUCTION	
LEVEL OF FRAMING ABOVE FOUNDATION/PODIUM	GAP (IN)
1ST LEVEL	1/2"
2ND LEVEL	3/4"
3RD LEVEL	1"
4TH LEVEL	1 1/2"
5TH LEVEL	1 3/4"

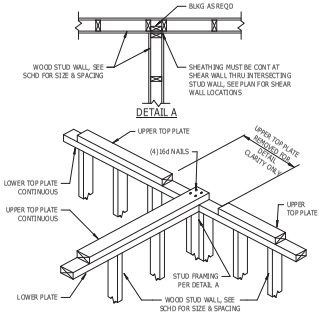
NOTES:
1. HOLE SIZE IN NON-LOAD BEARING WALLS MAY BE USED FOR BEARING WALLS IF STUDS ARE DOUBLED AT THESE LOCATIONS.
2. NOT MORE THAN TWO ADJACENT STUDS MAY BE BORED.
3. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A NOTCH. SEE MINIMUM SPACING GIVEN IN DETAIL ABOVE.
4. HOLES AND NOTCHES ARE NOT ALLOWED IN TOP AND BOTTOM PLATES OR END POSTS OF SHEAR WALLS.
5. HOLES IN TOP OR BOTTOM PLATES MORE THAN 40% OF THE PLATE WIDTH REQUIRE 16GA x1 1/2" WIDE METAL TIES WITH A MINIMUM (6) 16d NAILS TO EACH PLATE.
6. * NOTCHES ARE NOT ALLOWED AT EXTERIOR 2x6 WALLS.

3 / 506.02 ALLOWABLE HOLES/NOTCHES IN WALL STUDS
1 1/2" = 1'-0"



NOTES:
1. SEE PLAN FOR LOCATION.
2. SEE MANUFACTURER'S CATALOG FOR REQUIRED FASTENER SIZES AND QUANTITIES.

12 / 506.02 TYPICAL SIMPSON COLUMN BASE, "CB" TYPE
3/4" = 1'-0"



8 / 506.02 TYPICAL INTERIOR STUD WALL INTERSECTION
3/4" = 1'-0"

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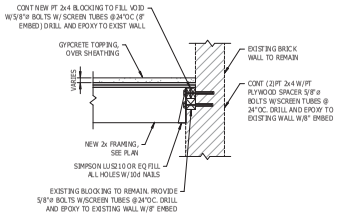
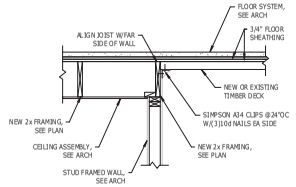
WOOD SCHEDULES AND TYPICAL DETAILS

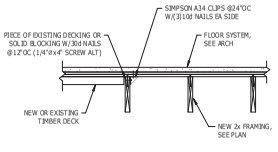
S06.02



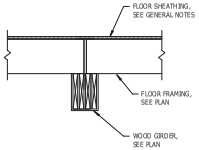
17 SECTION
506.11 3/4" = 1'-0"



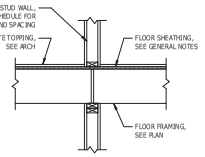
13 SECTION
506.11 3/4" = 1'-0"



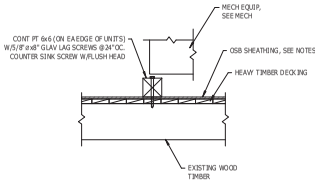
9 SECTION
506.11 3/4" = 1'-0"



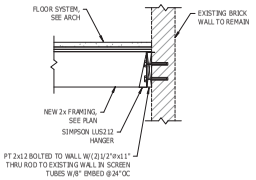
5 TYPICAL TRUSS TO DROP HEADER DETAIL
506.11 3/4" = 1'-0"



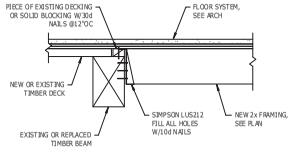
1 TYPICAL INTERIOR LOAD BEARING WALL
506.11 3/4" = 1'-0"



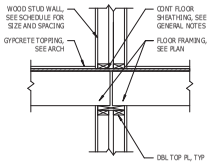
18 SECTION
506.11 3/4" = 1'-0"



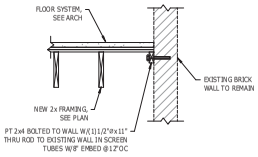
14 SECTION
506.11 3/4" = 1'-0"



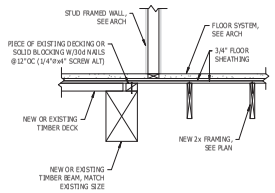
10 SECTION
506.11 3/4" = 1'-0"



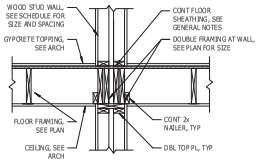
2 TYPICAL FLOOR TRUSS AT UNIT SEPARATION
506.11 3/4" = 1'-0"



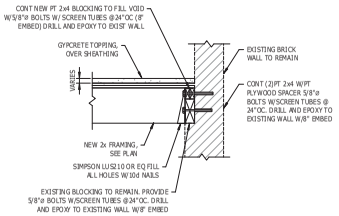
15 SECTION
506.11 3/4" = 1'-0"



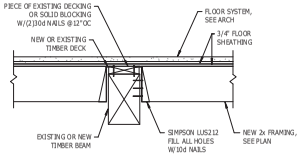
11 SECTION
506.11 3/4" = 1'-0"



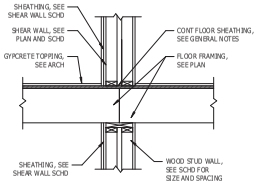
3 TYPICAL FLOOR TRUSS AT UNIT SEPARATION
506.11 3/4" = 1'-0"



16 SECTION
506.11 3/4" = 1'-0"



12 SECTION
506.11 3/4" = 1'-0"



4 TYPICAL FLOOR TRUSS AT UNIT SEPARATION
506.11 3/4" = 1'-0"

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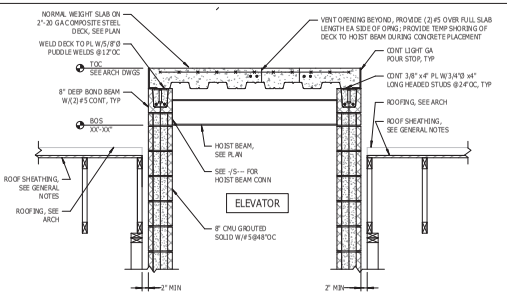
WOOD FLOOR SECTIONS

S06.11



1 / S06.21 TYPICAL ROOF TRUSS AT SHAFT WALL

3/4" = 1'-0"

BB+M ARCHITECTURE

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FIRM LICENSE #C-1051
S19122.00

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

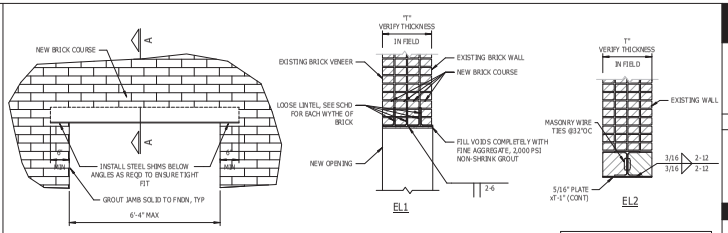
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CSP

Revisions		
No.	Description	Date

WOOD ROOF SECTIONS

S06.21



1 S07.01 TYPICAL NEW OPENING IN EXISTING WALL

3/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL SHORE EXISTING WALL UNTIL ANGLES ARE INSTALLED AND GROUT HAS SET FOR AT LEAST 3 DAYS.

STEEL LOOSE LINTEL ANGLE SUPPORTING BRICK VENEER	
CLEAR OPENING	LOOSE LINTEL ANGLE
UP TO 5'-0"	L4x4x5/8
5'-1" TO 8'-0"	L6x4x3/8 (LLV)
8'-1" TO 10'-0"	L7x4x3/8 (LLV)
10'-1" TO 12'-0"	L8x4x1/2 (LLV)

EXISTING WALL LINTEL SCHEDULE			
OPENING SIZE	LINTEL SIZE	TYPE	NOTES
4'-1" TO 8'-0"	W8x28 W/ PLATE 5/16	EL2	10" BEARING W/ 3/4x7x12 BEARING PLATE
8'-1" TO 10'-0"	W16x36 W/ PLATE 5/16	EL2	10" BEARING W/ 3/4x7x12 BEARING PLATE
10'-1" TO 12'-0"	W16x45 W/ PLATE 5/16	EL2	10" BEARING W/ 3/4x7x12 BEARING PLATE

NOTES:
1. SHORE ALL WALLS AS REQUIRED.
2. COORDINATE LOCATIONS OF NEW OPENINGS WITH ARCHITECT'S DRAWINGS.
3. SEE OTHER DETAILS FOR LINTELS IN NON-LOAD BEARING WALLS.
4. GROUT EXISTING JAMB CELL SOLID BELOW LINTEL, SEE DETAIL 1/S-401 FOR CLARITY.
5. PROVIDE BEARING PLATE AT EACH END OF LINTEL, SEE -/- FOR DETAIL.
6. SEE 1/S-401 FOR EXISTING WALL LINTEL TYPE DETAILS.

2 S07.01 EXISTING WALL LINTEL SCHEDULE

3/4" = 1'-0"

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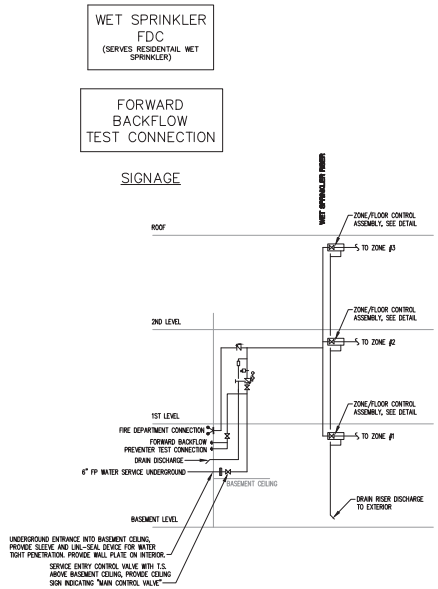
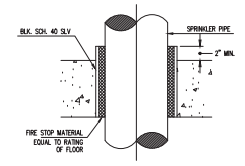
RENOVATION DETAILS

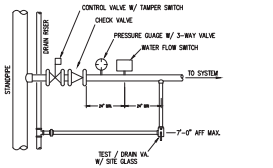
S07.01



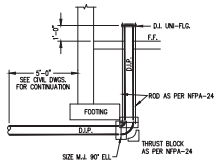
4 SPRINKLER RISER SCHEMATIC
NOT TO SCALE



3 TYPICAL FLOOR SLEEVE DETAIL
NOT TO SCALE



2 TYPICAL FLOOR CONTROL SCHEMATIC
NOT TO SCALE



1 FIRE SERVICE ENTRANCE DETAIL
NOT TO SCALE

FIRE PROTECTION NOTES

GENERAL REQUIREMENTS:

1. PROVIDE A COMPLETE, HYDRAULICALLY CALCULATED, AUTOMATIC SPRINKLER SYSTEM, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO DELIVER ALL SYSTEMS COMPLETE, IN PERFECT WORKING ORDER AND IN FULL ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R & 13 THE OWNER'S INSURANCE UNDERWRITER AND LOCAL AUTHORITIES.
2. OBTAIN CURRENT WATER FLOW SUPPLY INFORMATION FROM THE LOCAL WATER UTILITY BEFORE STARTING ANY SPRINKLER SHOP DRAWINGS. THE DESIGN MUST BE BASED ON THE LOW HYDRAULIC GRADIENT, OBTAINED FROM THE WATER AUTHORITY.
3. OBTAIN A COMPLETE AND CURRENT SET OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AND COORDINATE SPRINKLER SHOP DRAWINGS WITH ALL TRADES PRIOR TO CONSTRUCTION.
4. PROVIDE SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO ALL ITEMS WHICH APPLY AS OUTLINED IN NFPA-13R & 13 "WORKING PLANS" AND IN NFPA 13R & 13 "HYDRAULIC CALCULATIONS".
5. THE SPRINKLER CONTRACTOR SHALL DETERMINE AND NOTE ON THE SHOP DRAWINGS; THE HAZARD CLASSIFICATION USED TO DETERMINE SPRINKLER SPACING AND DESIGN DENSITIES.
6. PRIOR TO THE START OF CONSTRUCTION, THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SUBMITTING TO ALL AUTHORITIES HAVING JURISDICTION AND THE DESIGN ENGINEER/ARCHITECT COMPLETE DESIGN/SHOP DRAWINGS AND HYDRAULIC CALCULATIONS BEARING A CURRENT NICET LEVEL 3 SIGNATURE.
7. OBTAIN A PERMIT FROM THE FIRE UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES PRIOR TO THE INSTALLATION OF THE FIRE SUPPRESSION SYSTEM.
8. PROVIDE ALL NECESSARY OFFSETS, RISES OR DROPS IN THE PIPING AND AUXILIARY DRAINS AS REQUIRED BY ALL APPLICABLE CODES WHETHER OR NOT SHOWN ON THE PLANS.
9. THE DESIGN, MATERIALS, AND INSTALLATION SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE N.F.P.A. CODES, STATE FIRE MARSHAL, LOCAL FIRE MARSHAL HAVING JURISDICTION, OWNERS INSURANCE CARRIER, AND GOVERNING CITY AND COUNTY CODES AND ORDINANCES.
10. WARRANTY THE SYSTEM, LABOR, MATERIALS AND EQUIPMENT FOR ONE YEAR AFTER OWNERS ACCEPTANCE. REPLACE OR REPAIR DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
11. THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SEISMIC PROTECTION REQUIREMENTS FOR THE PROJECT AND THE SEISMIC DESIGN CONFORMING TO APPENDIX B, STRUCTURAL AND APPLICABLE CODES.
12. PROPERLY SUPPORT AND BRACE VERTICALLY AND HORIZONTALLY ALL PIPING, APPARATUS, EQUIPMENT, ETC. IN ACCORDANCE WITH ALL APPLICABLE CODES TO PREVENT EXCESSIVE MOVEMENT DURING OPERATION AND SEISMIC CONDITIONS.
13. ALL SPRINKLER ALARM, TAMPER AND DETECTION SYSTEMS ARE TO BE CONNECTED THE BUILDINGS CENTRAL FIRE ALARM SYSTEM
14. VALVES, HEADS, FLOW SWITCHES, ETC., SHALL CARRY EITHER THE F.M. OR U.L. APPROVAL AND CONFORM TO ALL REQUIREMENTS AS LISTED IN THE LATEST EDITION OF THE NFPA CODES.
15. UNDERGROUND PIPE AND FITTINGS: CLASS 50 DUCTILE IRON CONFORMING TO ANSI/AWWA C110/A21.10 AND ANSI/AWWA C111/A21.11.
16. ABOVE GRADE PIPE AND FITTINGS: BLACK STEEL, SCH-10 MINIMUM CONFORMING TO ASTM SPECIFICATIONS FOR BLACK AND HOT DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS STEEL PIPE FOR ORDINARY USES, ANSI/ASTM A53. FITTINGS SHALL BE WELDED, SCREWED, OR GROOVED MECHANICAL JOINT. CPVC PIPE AND FITTINGS UTILIZED AND INSTALLED PER NFPA-13 REQUIREMENTS AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CPVC PIPE AND FITTINGS SHALL BE FROM A SINGLE MANUFACTURE.
17. PIPE HANGERS: SHALL CONFORM TO N.F.P.A. AND U.L. STANDARDS FOR SPACING, NUMBER, SIZE, AND TYPE. PIPE TO BE GENERALLY SUPPORTED BY CLAMPS AND RODS SECURED TO OVERHEAD CONSTRUCTION.
18. VALVES: O.S. & Y. TYPE, IRON BODY BRONZE MOUNTED, DOUBLE DISC WITH PARALLEL SEATS, OR: BUTTERFLY, LUG TYPE, DUCTILE IRON BODY, STAINLESS STEEL STEM, ALUMINUM BRONZE DISC, PHENOLIC RING AND BUNA N SEAT. VALVES SHALL BE FM/UL LISTED AND APPROVED FOR FIRE PROTECTION SERVICE.
19. ESCUTCHEON PLATES: PROVIDE CHROME PLATED ESCUTCHEON PLATES WHERE PIPES PASS THROUGH FINISHED WALLS, FLOORS, OR CEILING. PROVIDE PRIME COAT PAINTED ESCUTCHEON PLATES WHEREVER PIPES PASS THROUGH THE WALLS, FLOORS, OR CEILINGS IN UNFINISHED EXPOSED AREAS.
20. TESTING AND FLUSHING: OVERHEAD SPRINKLER PIPING: TESTED FOR A PERIOD OF TWO HOURS AT A HYDROSTATIC PRESSURE OF 200 LBS. AND ALL PIPING, VALVES, HEADS, ETC. SHALL BE WATERTIGHT.
21. ALL PIPE EXPOSED TO VIEW SHALL BE PAINTED, INCLUDING EXPOSED PIPING IN CLOSETS, STAIRWELLS, MECHANICAL ROOM ETC. THROUGHOUT REMAINDER OF BUILDING WITH COLOR TO BE SELECTED BY THE ARCHITECT.
22. HEAD LOCATIONS ARE TO BE PLACED USING THE REFLECTIVE CEILING PLANS IN THE CONTRACT DOCUMENTS, AND AS COORDINATED WITH THE CEILING CONTRACTOR.
23. PROVIDE RECORD DRAWINGS WHICH CLEARLY SHOW ALL ABOVEGROUND PIPING DIMENSIONED FROM ANY PERMANENT STRUCTURE, AND ALL WORK ADDED TO THE CONTRACT DOCUMENTS.
24. ALL PIPE EXPOSED SHALL BE ROUTED AS HIGH AS POSSIBLE, TIGHT TO CEILING OR FLOOR DECKING ABOVE. COORDINATE WITH EXISTING STRUCTURE TO AVOID LOW CENTERLINES. MAKE TRANSITIONS UNDER BEAMS TO KEEP PIPE ABOVE BOTTOM OF MAIN STEEL AND SUPPORT ELEMENTS.

ELEVATOR NOTE

PROVIDE SPRINKLER HEADS IN ELEVATOR SHAFT.
COORDINATE HEAD LOCATIONS WITH HEAT DETECTOR.

PROVIDE NORMALLY OPEN SOLENOID VALVE, CONTROL VALVE AND DRAIN PLUG AS SHOWN.

A. HEAT DETECTOR PROVIDED BY E.C., HEAT DETECTOR TO BE WITHIN 2'-0" OF SPRINKLER HEAD.
B. ELEVATOR SHAFT SPRINKLER SEQUENCE OF OPERATION,
   1. SMOKE DETECTOR OPERATION SENDS ELEVATOR HOME OR ALTERNATE LEVEL.
   2. HEAT DETECTOR OPERATION ENERGIZES SHUNT TRIP, TURNING OF ALL POWER TO ELEVATOR EQUIPMENT AND DE-ENERGIZES SOLENOID VALVE, FILLING PIPING SYSTEM WITH WATER.
   3. SUFFICIENT HEAT GAIN FUSES SPRINKLER HEAD AND WATER FLOWS ONTO SITUATION.

SPRINKLER SCHEDULE

1. QUICK RESPONSE WHITE RECESSED PENDENT W/ WHITE PLATE. (PROVIDE IN AREAS OUT OF VIEW IN LIVING SPACES, CLOSETS, ETC.)
2. QUICK RESPONSE WHITE PENDENT W/ WHITE 2 PCS PLATE. (PROVIDE WHERE SURFACE MOUNTED CEILING DEVICES OBSTRUCT SPRINKLER DISCHARGE, NOT ALLOWED IN LIVING SPACES)
3. QUICK RESPONSE BRASS UPRIGHT AND/OR PENDENT (EXPOSED AREAS OUTSIDE RESIDENTIAL UNITS AND COMMON AREAS WITHOUT CEILINGS)
4. QUICK RESPONSE CONCEALED PENDENT W/ WHITE PLATE (PROVIDE IN SHEET ROCK CEILING WITHIN LIVING AREAS)
5. QUICK RESPONSE RECESSED WHITE SIDEWALL W/ WHITE PLATE (SIDEWALL COVERAGE WITHIN LIVING AREAS)
6. QUICK RESPONSE WHITE RECESSED DRY PENDENT W/ WHITE PLATE (PROVIDE IN AREAS SUBJECTED TO FREEZING)
7. QUICK RESPONSE WHITE RECESSED DRY SIDEWALL W/ WHITE PLATE (PROVIDE IN AREAS SUBJECTED TO FREEZING)
6. QUICK RESPONSE WHITE RECESSED VIC-FLEX DRY PENDENT W/ WHITE PLATE (PROVIDE IN BALCONY AREAS SUBJECTED TO FREEZING. NO INTERIOR SOFFITS ACCEPTABLE OR ALLOWED AT BALCONIES)
9. QUICK RESPONSE WHITE RECESSED PENDENT W/ WHITE PLATE. (PROVIDE IN COMMON AREAS W/CEILINGS OUTSIDE RESIDENTIAL UNITS)
10. PROVIDE RESIDENTIAL LISTED SPRINKLER HEADS WITHIN ALL AREAS OF THE RESIDENTIAL UNITS.
11. PROVIDE CORROSION RESISTANT SPRINKLER HEADS AND PLATES IN ALL ROOMS WITH SHOWERS OR TUB/SHOWER COMBINATIONS.

DESIGN CRITERIA

1. CRITERIA LISTED IN THIS SECTION CONSTITUTES THE MINIMUM REQUIREMENTS BY THE ACCEPTED STANDARD (NFPA 13R & 13). CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE NFPA 13R & 13 STANDARD, LOCAL AUTHORITY HAVING JURISDICTION AND THE OWNERS INSURANCE UNDERWRITER. THE MOST STRINGENT REQUIREMENTS APPLY IN ALL CASES.
2. PROVIDE AND COMPLETE WET SPRINKLER SYSTEM THROUGHOUT ALL AREAS OF THE BUILDING SEPARATELY CONTROLLED BY LEVEL. PROVIDE WET STANDPIPE AND WET COMBINED RISER AS INDICATED ON PLANS.
3. PROVIDE SPRINKLER COVERAGE IN ALL CONCEALED SPACES REQUIRING SPRINKLER COVERAGE PER NFPA-13R, IF AREAS ARE SUBJECTED TO FREEZING, PROVIDE ADDITIONAL DRY PIPE SYSTEMS OR DRY TYPE SPRINKLER HEADS.
4. SPRINKLER HEADS SHALL BE SPACED IN ACCORDANCE WITH NFPA-13R & 13 AND THE MANUFACTURERS APPROVAL LISTING.
5. SPRINKLER HEAD SPACING SHALL NOT EXCEED 225 SQ. FT. PER HEAD FOR LIGHT HAZARD AREAS..
6. SPRINKLER HEAD SPACING SHALL NOT EXCEED 130 SQ. FT. PER HEAD FOR ORDINARY HAZARD AREAS.
7. SPRINKLER HEAD SPACING EXCEEDING 130 OR 225 SQ.FT. SHALL BE INSTALLED AND DESIGNED PER THE MANUFACTURERS APPROVAL LISTING.
8. DESIGN DENSITY FOR RESIDENTIAL AREAS .05/1500 + 100 HOSE MINIMUM OR PER LISTING CRITERIA OF THE UTILIZED RESIDENTIAL SPRINKLER HEAD. DESIGN DENSITY FOR LIGHT HAZARD .10/1500 + 100 HOSE MINIMUM. DESIGN DENSITY FOR ORD HAZARD 1 .15/1500 + 250 HOSE MINIMUM. DESIGN DENSITY FOR ORD HAZARD 2 .20/1500 + 250 HOSE MINIMUM.
9. DESIGN AND HYDRAULICALLY CALCULATE THE SPRINKLER SYSTEM UTILIZING THE THE INFORMATION INCLUDED HEREIN AND MEET ALL NFPA-13R & 13 STANDARDS. THE CONTRACTOR SHALL TERMINATE THE HYDRAULIC CALCULATIONS AT THE CITY CONNECTION MINIMUM.

SPRINKLER LEGEND

SYMBOL	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FS	FLOW SWITCH
TS	TAMPER SWITCH
—SP—	SPRINKLER PIPE
—F—	FIRE MAIN
———	ABOVE GROUND SPRINKLER PIPING
T.S.	CONTROL VALVE WITH TAMPER SWITCH

NOTE:
1. INSTALL SPRINKLERS IN ACCORDANCE WITH NFPA-13, SPRINKLER LISTING AND MANUFACTURERS RECOMMENDATIONS.

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CONSULTING : DESIGN-BUILD
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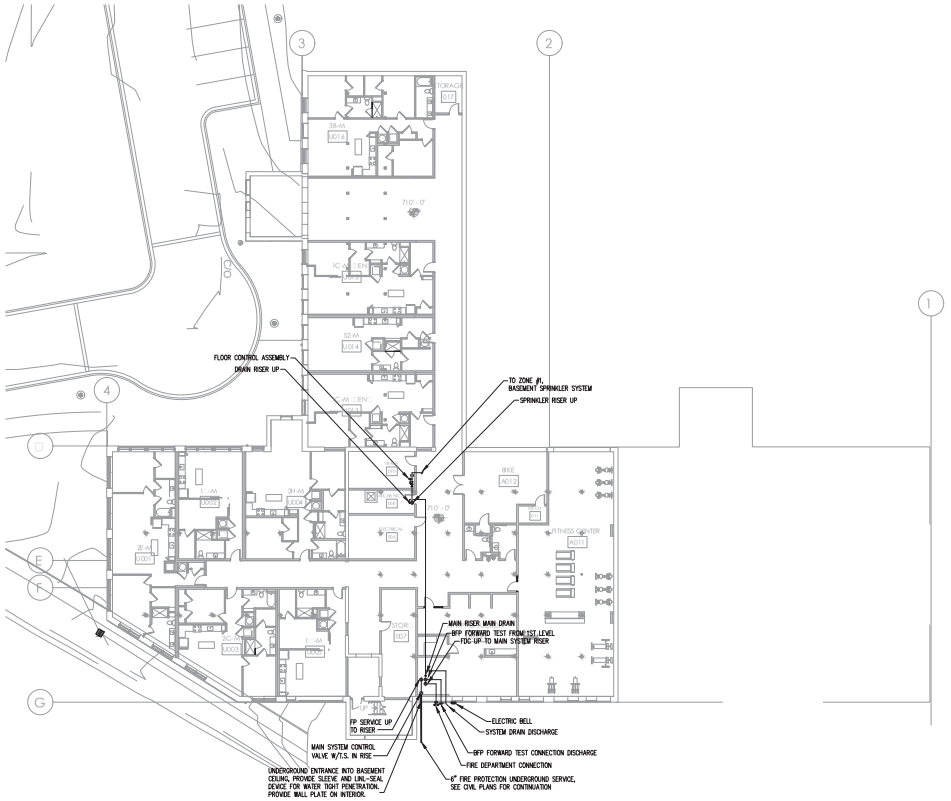
GENERAL NOTES, DETAILS & SPRINKLER RISER SCHEMATIC - FIRE PROTECTION

FP0.1



1 **BASEMENT FLOOR PLAN - FIRE PROTECTION**
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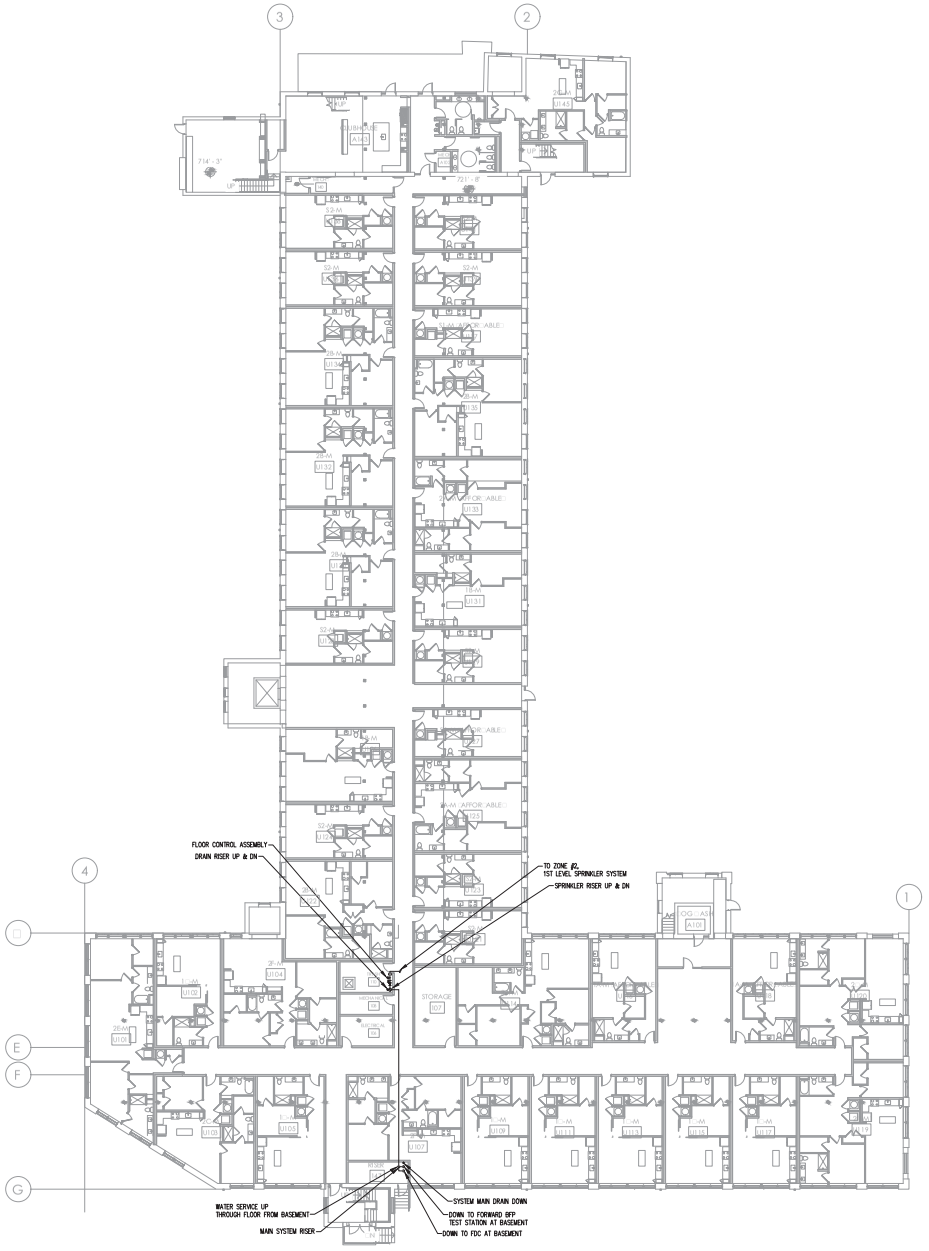
BASEMENT FLOOR PLAN
- FIRE PROTECTION

FP1.1

CME#20-020



1 1ST LEVEL FLOOR PLAN - FIRE PROTECTION
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1ST LEVEL FLOOR PLAN
- FIRE PROTECTION

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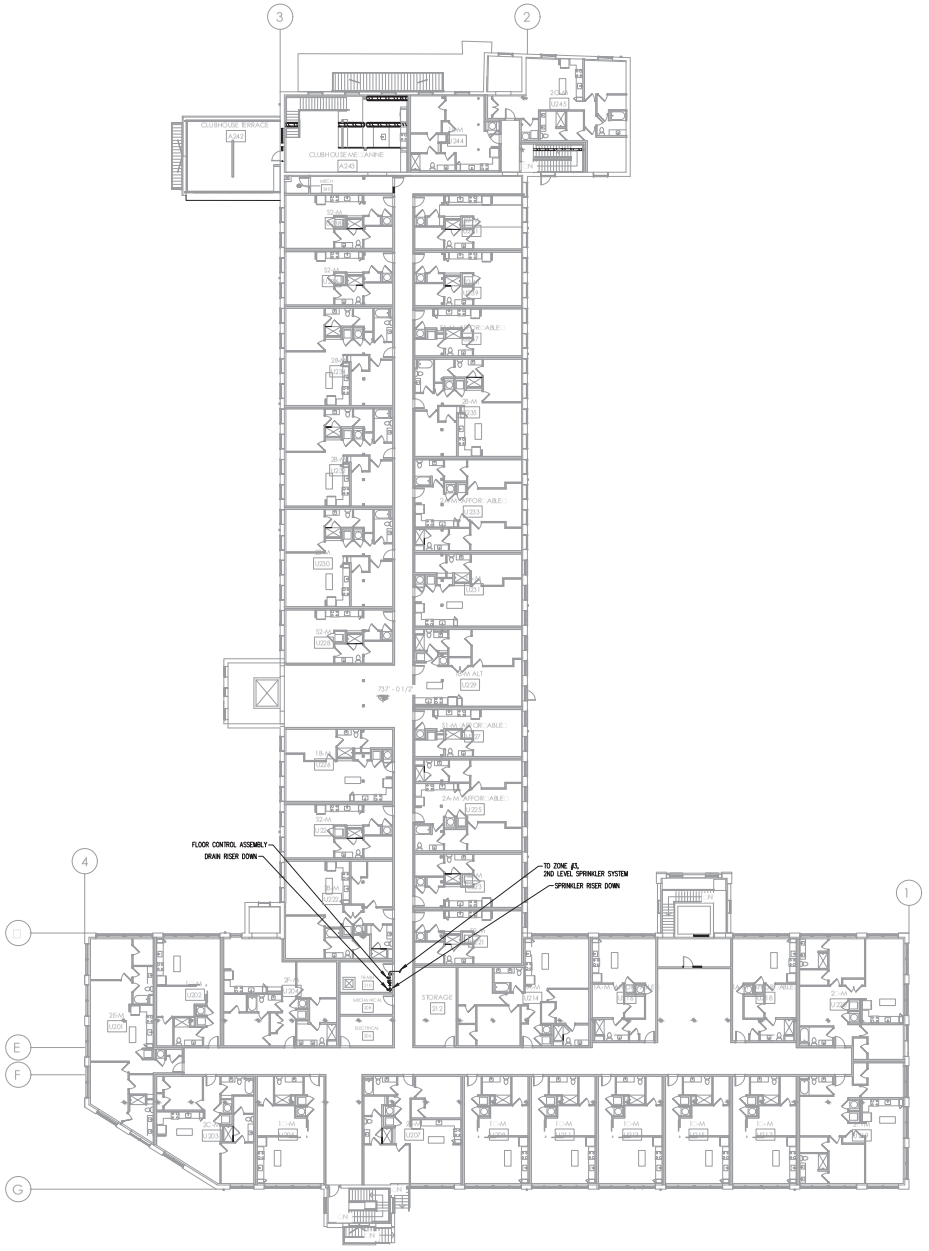
CME#20-020



1 2ND LEVEL FLOOR PLAN - FIRE PROTECTION
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2ND LEVEL FLOOR PLAN
- FIRE PROTECTION

FP1.3

CME#20-020

PLUMBING GENERAL NOTES

1. ALL MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH THE STATE AND LOCAL CODES, RULES REGULATIONS AND ORDINANCES.
2. PIPING:
   COLD AND HOT WATER SUPPLY
   INSIDE BUILDING – SCHEDULE 40 CPVC WITH SOLVENT GLUED JOINTS.
   UNDERSLAB – SCHEDULE 40 CPVC WITH SOLVENT GLUED JOINTS.
   WITHIN UNIT – CROSS-LINKED POLYETHYLENE (PEX) (ASTM F877) PLASTIC HOT AND COLD WASTE, VENT – DWV, SCH. 40 PVC PIPE WITH SOLVENT GLUED JOINTS.
3. WATER AND WASTE PIPE SHALL BE KEPT A MINIMUM OF 5 FEET APART. WHEN PIPES CROSS OR THEY ARE CLOSER THAN 5 FEET, WATER PIPE SHALL BE 12 INCHES ABOVE CROWN OF SEWER PIPE.
4. DRAWINGS AND RISERS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW REQUIRED FITTINGS AND OFFSETS REQUIRED FOR ACTUAL INSTALLATION.
5. HOSE BIBBS SHALL BE PROVIDED WITH A NON-REMOVABLE VACUUM BREAKER.
6. PIPE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN METAL SLEEVES. ANNULAR SPACES BETWEEN SLEEVES AND PIPES SHALL BE SEALED AS REQUIRED BY LOCAL AUTHORITY.
7. DIELECTRIC CONNECTIONS SHALL BE USED BETWEEN FERROUS AND NON-FERROUS PIPING.
8. WATER HEATER SHALL BE FILLED WITH WATER AND PURGED AS SOON AS INSTALLED OR IN NO EVENT LATER THAN GAS/ELECTRIC HOOK-UP. FURNISH ONE YEAR MANUFACTURERS WARRANTY.
9. CONTRACTOR SHALL FURNISH OWNER SAMPLES OF FIXTURES FOR APPROVAL.
10. SLIP JOINTS SHALL NOT BE USED FOR DRAIN CONNECTIONS IN CONCEALED LOCATIONS. USE SOLDERED OR SCREWED JOINTS ONLY.
11. ALL FIXTURES SHALL BE COMPLETE AND INCLUDE ALL STOPS, SUPPLIES, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC.
12. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET.
13. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH INDUSTRY STANDARDS AND DOMESTIC WATER SHALL BE STERILIZED IN COMPLIANCE WITH CITY STANDARDS.
14. ALL PIPING SHALL BE RUN IN AREAS NOT SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSULATED AND RUN ON THE CONDITIONED SIDE OF THE WALL INSULATION. HOLD ALL EXPOSED PIPING TIGHT TO CEILING/DECKING. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR WITH INSULATION HAVING A MINIMUM R FACTOR OF 6.5 DETERMINED AT 75°F IN ACCORDANCE WITH ASTM C-177 OF NC INTERNATIONAL PLUMBING CODE OR PER LOCAL JURISDICTION.
15. PIPE PENETRATIONS OF RATED WALLS SHALL BE FIRE STOPPED AS NECESSARY TO MAINTAIN THE RATING OF THE WALL.
16. VENT PIPES SHALL BE ROUTED THROUGH ROOF PER UNIT STACK TO REDUCE ROOF PENETRATIONS.
17. PROVIDE PRESSURE REDUCING VALVE AT ALL BUILDINGS WHERE PRESSURE EXCEEDS 80 PSI.
18. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.

FIRE PROTECTION NOTES

1. THE SYSTEM SHALL BE DESIGNED PER 2013 EDITION OF NFPA 13/13R. AREA BETWEEN THE 2 HR SEPARATION WALLS TO BE NFPA 13 LIGHT HAZARD AT .10 DENSITY. TENANT STORAGE AREAS IN THAT AREA TO BE ORDINARY HAZARD AT .15 DENSITY. ALL OTHER WINGS TO BE NFPA 13R.
2. PRIOR TO HYDRAULIC CALCULATIONS, OBTAIN APPROVED FIRE FLOW DATA (GPM AND PRESSURE) FROM NEAREST WATER SUPPLY, FROM THE BUILDING OFFICIAL.
3. THE DESIGN SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT, OWNERS INSURANCE COMPANY AND BUILDING OFFICIAL PRIOR TO FABRICATION OR INSTALLATION.
4. A COMPLETE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ALL SPACES.
5. THE SYSTEM SHALL BE IN ACCORDANCE WITH NFPA, REQUIREMENTS OF THE BUILDING OFFICIAL, AND REQUIREMENTS OF THE OWNERS INSURANCE COMPANY.
6. THE SITE SUBCONTRACTOR SHALL PROVIDE A BACKFLOW PREVENTER ASSEMBLY IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS.
7. THE WATER SUPPLY FIRE LINE SHALL ENTER THE BUILDING AT THE LOCATION SHOWN ON THE PLAN.
8. ALL COMPONENTS USED IN THE SPRINKLER SYSTEM SHALL BE UL APPROVED.
9. THE DESIGN SHALL INCLUDE AN OUTLINE OF ALL DUCTWORK, LIGHTS, AND OTHER OBSTRUCTIONS (DO NOT ROUTE PIPING THROUGH THE DUCTWORK) TO SHOW PROPER INSTALLATION OF ALL SPRINKLER WORK. THE GENERAL CONTRACTOR SHALL COORDINATE CLEARANCES WITH THE SPRINKLER PIPING, AND ALL TRADES AFFECTED SHALL "SIGN OFF" ON THE DESIGN PRIOR TO FABRICATION OR INSTALLATION.
10. SPRINKLERS IN UNHEATED OR AREAS SUBJECT TO FREEZING SHALL BE PROTECTED FROM FREEZING.
11. PROVIDE ALL REQUIRED DEVICES AND COMPONENTS, FOR INTER-LOCK WIRING WITH THE ALARM BELL OR CENTRAL STATION MONITORING, WHERE REQUIRED BY THE BUILDING OFFICIAL.

SHOCK ARRESTOR SCHEDULE

P.D.I. SIZE	FIXTURE UNITS	MANUFACTURER OR EQUAL
SA'A'	1 – 11	ZURN, SMITH, PPI, SIOUX-CHIEF
SA'B'	12 – 32	"
SA'C'	33 – 60	"
SA'D'	61 – 113	"
SA'E'	114 – 154	"

LOCATE SHOCK ARRESTORS IN AN ACCESSIBLE LOCATION, OR PROVIDE SIOUX-CHIEF SHOCK ARRESTORS ONLY.
PROVIDE SHOCK ARRESTORS AS INDICATED PER SCHEDULE.
SHOCK ARRESTORS SHALL BE SAME SIZE AS PIPE INSTALLED ON, MINIMUM.

PLUMBING FIXTURE SPECIFICATIONS AND CONNECTION SCHEDULE

MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	STYLE	FAUCET/VALVE				DRAIN		SUPPLIES AND STOPS	PIPE SIZES				MOUNTING	REMARKS
							MANUFACT. MODEL NO.	SPOUT	HANDLES	CENTERS	TYPE	SIZE		WASTE	VENT	CW	HW		
P-1	WATER CLOSET	FLUSH TANK	MANSFIELD	ALTO 4135-3121	VITREOUS CHINA	STANDARD ELONGATED 1.28GPF	–	–	–	–	–	–	McGUIRE 185	3"	2"	½"	–	FLOOR	PROVIDE CLOSED FRONT SEAT WITH LID
P-1A	ADA WATER CLOSET	FLUSH TANK	MANSFIELD	ALTO 137-3173	VITREOUS CHINA	ADA ELONGATED 1.28GPF	–	–	–	–	–	–	McGUIRE 185	3"	2"	½"	–	FLOOR	PROVIDE OPEN FRONT SEAT WITH LID
P-2	LAVATORY	SINGLE COMP'T	PROFLO	PF1713U	VITREOUS CHINA	RECTANGULAR	CASKIN INDUSTRIES F075– VANITY FAUCET–MATTE BLK	CENTERSET	SINGLE LEVER	4"	POP-UP	1¼"	McGUIRE 175	2"	1½"	½"	½"	COUNTER TOP	
P-2A	ADA LAVATORY	SINGLE COMP'T	PROFLO	PF1713U	VITREOUS CHINA	RECTANGULAR	CASKIN INDUSTRIES F075– VANITY FAUCET–MATTE BLK	CENTERSET	SINGLE LEVER	4"	POP-UP	1¼"	McGUIRE 175, PW2125	2"	1½"	½"	½"	COUNTER TOP	MOUNT AT ADA HEIGHT
P-3	KITCHEN SINK	SINGLE COMP'T	KOHLER	K-3894-4	STAINLESS STEEL	6" DEEP 4-HOLE	CASKIN INDUSTRIES F003– KITCHEN FAUCET–MATTE BLK	9" SWING	SINGLE LEVER	8"	CRUMB CUP	1½"	McGUIRE 165	1½"	1½"	½"	½"	COUNTER TOP	PROVIDE WITH ELKAY LK-35 AND IN-SINK-ERATOR MODEL 333 DISPOSAL 1/3HP, 120V
P-3A	ADA KITCHEN SINK	SINGLE COMP'T	KOHLER	K-3894-4	STAINLESS STEEL	6" DEEP 4-HOLE HANDICAPPED	CASKIN INDUSTRIES F003– KITCHEN FAUCET–MATTE BLK	9" SWING	SINGLE LEVER	8"	CRUMB CUP	1½"	McGUIRE 165	1½"	1½"	½"	½"	COUNTER TOP	PROVIDE WITH ELKAY LK-35 AND IN-SINK-ERATOR MODEL 333 DISPOSAL 1/3HP, 120V
P-4	BATHTUB SHOWER	TILED WALLS	AQUATIC	6036HMP	FIBERGLASS	STANDARD 60" x 36"	PFISTER G89-0300	–	SINGLE LEVER	–	INTEGRAL	2"	–	2"	1½"	½"	½"	FLOOR	PRESSURE BALANCE VALVE, SHOWER HEAD, ARM, FLANGE, DIVERTER, & TUB SPOUT. SEE NOTE 4.
P-4A	ADA BATHTUB SHOWER	TILED WALLS	AQUATIC	6036HMP	FIBERGLASS	ADA 60" x 36"	PFISTER G89-0300	–	SINGLE LEVER	–	INTEGRAL	2"	–	2"	1½"	½"	½"	FLOOR	SEAT, GRABBAR, PRESSBAL.VALVE, DIVERTER, PFISTER G96-300 HAND SPRAY, HOSE, SLIDE BAR, & DRAIN. SEE NOTES 2 & 5.
P-5	SHOWER	TILED WALLS	KOHLER	K-9479-0	FIBERGLASS	STANDARD 60" x 36"	PFISTER LG89 0200 /AKB320A		SINGLE LEVER	–	INTEGRAL	2"	–	2"	1½"	½"	½"	FLOOR	PRESSURE BALANCE VALVE, SHOWER HEAD, ARM, FLANGE, & DRAIN.
P-5A	ADA SHOWER	TILED WALLS	KOHLER	K-9479-0	FIBERGLASS	ADA 60" x 36"	PFISTER LG89 0200 /AKB320A	–	SINGLE LEVER	–	INTEGRAL	2"	–	2"	1½"	½"	½"	FLOOR	SEAT, GRAB BAR, PRESS. BAL. VALVE, HAND SPRAY, HOSE, SLIDE BAR, & DRAIN.
P-6	REFRIGERATOR BOX	BOTTOM SUPPLY	SPECIALTY PRODUCTS	OB-811	PVC	RECESSED BOX	–	–	–	–	–	–	–	–	–	½"	–	WALL	SHUT-OFF VALVE AND THREADED CW CONNECTION.
P-6A	RATED REFRIGERATOR BOX	BOTTOM SUPPLY	OATEY	38574	PVC	RECESSED BOX	–	–	–	–	–	–	–	–	–	½"	–	WALL	SHUT-OFF VALVE AND THREADED CW CONNECTION.
P-7	WASHER WALL BOX	BOTTOM SUPPLY	SPECIALTY PRODUCTS	OB-323	PVC	RECESSED BOX	–	–	–	–	–	–	–	3"	1½"	½"	½"	WALL	SHUT-OFF VALVES AND HOSE CONNECTION FOR WASTE.
P-8	AMENITY WATER CLOSET	FLUSH TANK	KOHLER	ANGLESEY K-4388	VITREOUS CHINA	STANDARD ELONGATED	–	–	–	–	–	–	McGUIRE 185	3"	2"	½"	–	FLOOR	PROVIDE OPEN FRONT SEAT WITH NO LID
P-8A	AMENITY ADA WATER CLOSET	FLUSH TANK	KOHLER	ANGLESEY K-4352-L	VITREOUS CHINA	ADA ELONGATED	–	–	–	–	–	–	McGUIRE 185	3"	2"	½"	–	FLOOR	PROVIDE OPEN FRONT SEAT WITH NO LID
P-9	AMENITY ADA LAVATORY	SINGLE COMP'T	KOHLER	K-2882	VITREOUS CHINA	RECTANGULAR	KOHLER K-T14413-3	CENTERSET	SINGLE LEVER	4"	POP-UP	1¼"	McGUIRE 175, PW2125	2"	1½"	½"	½"	COUNTER TOP	MOUNT AT ADA HEIGHT
P-10	WATER COOLER	DOUBLE STATION	ELKAY	EZWS-EDFP217K	STAINLESS STEEL	ADA COMPLIANT	–	–	–	–	–	1¼"	McGUIRE 165	2"	1½"	½"	–	WALL	MOUNT AT ADA HEIGHT
P-11	RESTROOM URINAL	FLUSH VALVE	KOHLER	K-4991-ET	VITREOUS CHINA	ADA ELONGATED	SLOAN ROYAL 186-1	–	–	–	–	–	–	3"	1½"	¾"	–	WALL	
P-12	WORK ROOM SINK	DOUBLE COMP'T	KOHLER	K-39964	VITREOUS CHINA	RECTANGULAR	KOHLER K-10412	CENTERSET	SINGLE LEVER	4"	POP-UP	1¼"	McGUIRE 175, PW2125	2"	1½"	½"	½"	COUNTER TOP	MOUNT AT ADA HEIGHT
P-13	CLUB KITCHEN SINK	SINGLE COMP'T	KOHLER	K-ELGUAD2519PD	VITREOUS CHINA	RECTANGULAR	PURIST K-24982	CENTERSET	SINGLE LEVER	4"	POP-UP	1¼"	McGUIRE 175, PW2125	2"	1½"	½"	½"	COUNTER TOP	MOUNT AT ADA HEIGHT
P-14	DOG WASH		FLYING PIG GROOMING	FP701	STAINLESS STEEL	RECTANGULAR	–	–	–	–	–	–	–	–	–	–	–	FLOOR	MOUNT AT ADA HEIGHT
HB	HOSE BIBB	STANDARD	WOODFORD	24P	CAST BRASS	WALL FAUCET	–	–	LOOSE KEY	–	–	–	–	–	–	½"	–	WALL	
FPHB	HOSE BIBB	FREEZE PROOF	WOODFORD	17	CAST BRASS	WALL FAUCET	–	–	–	–	–	–	–	–	–	½"	–	WALL	
WCO	WALL CLEAN-OUT	ROUND COVER	OATEY	42786	PVC	S.S. COVER	–	–	–	–	–	–	–	–	–	–	–	FLOOR	
FCO	FLOOR CLEAN-OUT	SQUARE TOP	OATEY	–	PVC	NICKEL BRONZE TOP	–	–	–	–	–	–	–	–	–	–	–	FLOOR	
GCO	GRADE CLEAN-OUT	ROUND TOP	OATEY	–	PVC	CAST IRON TOP	–	–	–	–	–	–	–	–	–	–	–	GRADE	PROVIDE WITH 24"x24"x6" THK CONCRETE PAD AT GRADE.
FD	FLOOR DRAIN	SQUARE TOP	SIOUX CHEF	840-27	PVC	CHROME STRAINER	–	–	–	–	–	–	–	–	–	–	–	FLOOR	PROVIDE WITH PROSET TRAP GUARD
WH-1	WATER HEATER	ELECTRIC	AO SMITH	PXNS-40	GLASS LINED	SHORT	–	–	–	–	–	–	–	–	SEE PLAN	SEE PLAN	SEE DETAIL		40 GAL. STORAGE, 4.5KW, 208V, 1ø 25 GPH REC AT 80°F RISE PROVIDE DRAIN PAN
WH-2	WATER HEATER	ELECTRIC	AO SMITH	PXNS-50	GLASS LINED	SHORT	–	–	–	–	–	–	–	–	SEE PLAN	SEE PLAN	SEE DETAIL		50 GAL. STORAGE, 4.5KW, 208V, 1ø 25 GPH REC AT 80°F RISE PROVIDE DRAIN PAN
WH-3	WATER HEATER	ELECTRIC	RHEEM	PROE20 1 RH POU	GLASS LINED	LOWBOY	–	–	–	–	–	–	–	–	SEE PLAN	SEE PLAN	SEE DETAIL		20 GAL. STORAGE, 3.5KW, 208V, 1ø 17 GPH REC AT 80°F RISE PROVIDE DRAIN PAN
WH-4	WATER HEATER	ELEC.	EEMAX	SP3208	–	TANKLESS	–	–	–	–	–	–	–	–	SEE PLAN	SEE PLAN	SEE DETAIL		208V, 1ø, 3.0KW 0.5 GPM REC AT 41°F RISE

NOTES:
1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES. INFORMATION ON ALTERNATE FIXTURES PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADD/DEDUCT ASSOCIATED WITH ACCEPTANCE OF THAT FIXTURE (OR THE ALTERNATE PACKAGE AS A WHOLE).
2. THE CONTROLS AT THE TUB SHALL BE LOCATED BELOW THE GRAB BAR (33" A.F.F. MAXIMUM) AND OFFSET ENTIRELY ON THE OPEN SIDE OF TUB.
3. THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON BACK WALL ABOVE GRAB BAR, 48" MAXIMUM ABOVE THE SHOWER FLOOR AND 16" MINIMUM AND 27" MAXIMUM.
4. TUB & SHOWER TO BE PROVIDED WITH GRAB BAR REINFORCEMENT WHERE NOTED ON ARCHITECTURAL SHEETS.
5. WATER CLOSETS, FAUCETS AND SHOWER HEADS TO BE WATER SENSE RATED.

WOOD SHRINKAGE NOTE

1. ALL HOLES AND NOTCHES FOR HORIZONTAL PLUMBING PIPES TO BE OVERSIZED TO COMPENSATE FOR SHRINKAGE.
2. SWING JOINTS AND FLEXIBLE CONNECTIONS, OFFSETS AND EXPANSION/CONTRACTION JOINTS ARE TO BE UTILIZED IN THE FABRICATION OF PIPING TO ALLOW FOR SHRINKAGE.
3. VENTS TO BE INSTALLED WITH DOUBLE FLASHING TO PERMIT MOVEMENT.

PLUMBING LEGEND

- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- VENT PIPING
- WASTE (SANITARY SEWER)
- G — GAS PIPING
- RL — ROOF LEADER
- ERL — EMERGENCY ROOF LEADER
- SD — STORM PIPING UNDERSLAB
- GATE VALVE
- CHECK VALVE
- PIPE UP
- PIPE DOWN
- FLOOR DRAIN
- FIRE SPRINKLER RISER

AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
CW	COLD WATER
DN	DOWN
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
HB	HOSE BIBB
HD	HUB DRAIN
HW	HOT WATER
P.C.	PLUMBING SUB-CONTRACTOR
V	VENT
W	WASTE

BB+M ARCHITECTURE
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CM ENGINEERING
14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

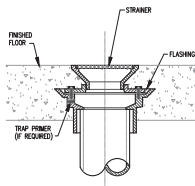
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

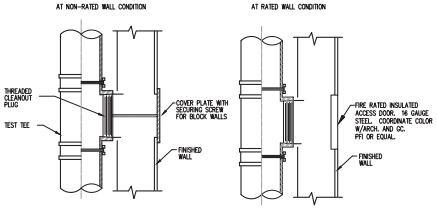
NO.	DESCRIPTION	DATE

PLUMBING SCHEDULE & NOTES / LEGEND

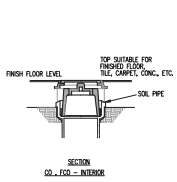
CME#20-020



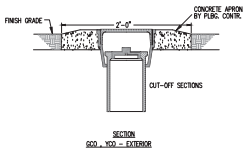
1 FLOOR DRAIN DETAIL
NO SCALE



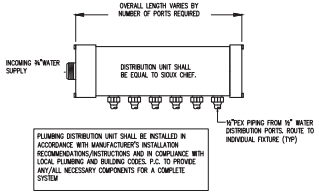
2 WALL CLEANOUT DETAIL
NO SCALE



3 INTERIOR CLEANOUT DETAIL
NO SCALE

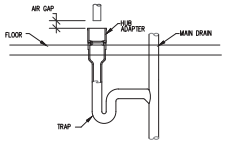


4 EXTERIOR CLEANOUT DETAIL
NO SCALE

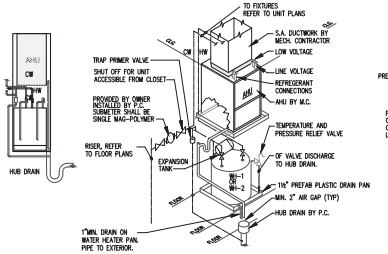


5 PEX WATER SUPPLY DISTRIBUTION DIAGRAM
NOT TO SCALE
+ HOT & COLD WATER SUPPLY DISTRIBUTION SIMILAR

NOTE: STANDARD CPVC WATER PIPING SYSTEM IS ALLOWED IN LIEU OF PEX SYSTEM.

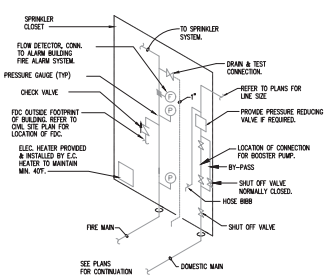


6 HUB DRAIN DETAIL
NO SCALE

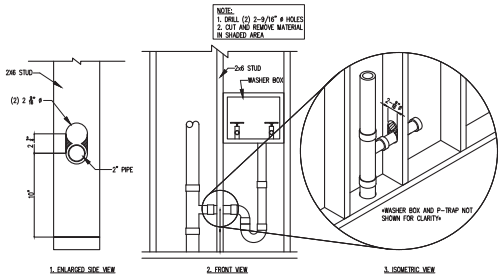


7 MECHANICAL CLOSET DETAIL
NO SCALE

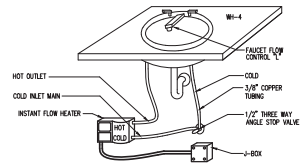
NOTE:
1. INSTALL WATER HEATER PER MANUFACTURER REQUIREMENTS.
2. PROVIDE HEAT TRAP ON CW AND HW LINES PER ENERGY CODE.



8 FIRE RISER DIAGRAM
NO SCALE

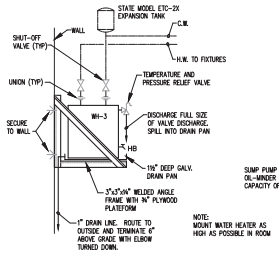


9 WASHER BOX PIPING DETAIL
NO SCALE

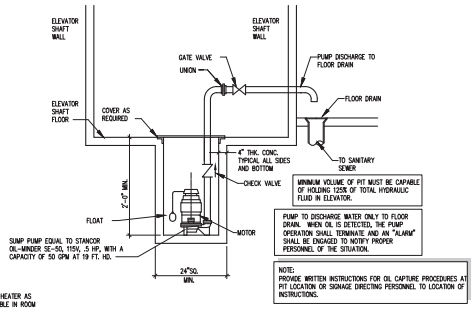


10 INSTANTANEOUS WATER HEATER DETAIL
NO SCALE

NOTE:
1. INSTALL WATER HEATER PER MANUFACTURER REQUIREMENTS.



11 WATER HEATER DETAIL
NO SCALE



12 ELEVATOR SUMP PUMP DETAIL
NO SCALE

BB+M ARCHITECTURE

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CM ENGINEERING

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W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

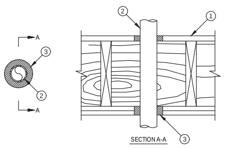
NO.	DESCRIPTION	DATE

PLUMBING DETAILS

CME#20-020

System No. F-C-2160

F Rating - 1 Hr and 2 Hr
T Rating - 1 Hr and 2 Hr



SECTION A-A

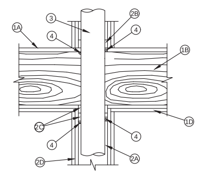
*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. March 02, 2001

System No. F-C-2127

F Rating -- 1 and 2 Hr (See Item 1)
T Rating -- 3/4 and 1-3/4 Hr



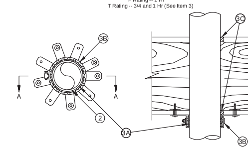
*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. July 16, 2002

System No. F-C-2232

F Rating -- 1 Hr
T Rating -- 3/4 and 1 Hr (See Item 3)



SECTION A-A

Nom Diam of Pipe, in.	Number of Wrap Strips	Min/Max Annular Space, in.	T-Rating - Hr
2	1	0 - 1/4	1
3	2	0 - 1/2	3/4
4	2	0 - 1/2	3/4

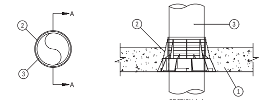
*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. April 25, 2005

System No. F-A-2054

F Rating -- 3 Hr
T Ratings -- 0 and 3 Hr (See Item 3)
W Rating - Class 1 (See Item 4)



SECTION A-A

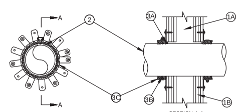
*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. March 02, 2001

System No. W-L-2447

F Rating - 1, 2, 3 and 4 Hr (See Item 1)
T Rating - 1, 2, 3 and 4 Hr (See Item 2)
L Rating At Ambient - 3 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



SECTION A-A

Nom Pipe Diam, in.	No. of Layers of Wrap Strip Required
6 (or smaller)	3
4 (or smaller)	2
2 (or smaller)	1

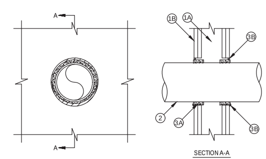
*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. May 17, 2005

System No. W-L-2406

L Rating At Ambient - 1.2 CFM/sq ft (See Item 3B)
L Rating At 400 F - Less Than 1 CFM/sq ft (See Item 3B)



SECTION A-A

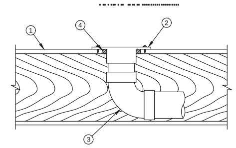
Nom Pipe Diam, in. (mm)	Wrap Strip	Wrap Strip Size, thick, X width, in. (mm)	Max Diam of Opening, in. (mm)	Annular Space, in. (mm) Min	Max
1-1/2 (38)	CP 648S - 1.5" US	3/16 x 1 (5 x 25)	2-3/8 (60)	3/16 (5)	5/16 (8)
2 (51)	CP 648S - 2" US	3/16 x 1 (5 x 25)	3 (76)	3/16 (5)	5/16 (8)
3 (76)	CP 648S - 3" US	3/16 x 1-3/4 (5 x 44)	4 (102)	3/16 (5)	5/16 (8)
4 (102)	CP 648S - 4" US	3/8 x 1-3/4 (10 x 44)	5-3/8 (137)	3/8 (10)	1/2 (13)
6 (152)	CP 648S - 6" US	1/2 x 1-3/4 (13 x 44)	8 (203)	9/16 (14)	13/16 (21)

*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. November 29, 2005

System No. F-C-2203

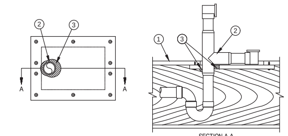


*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. February 19, 2002

System No. F-C-2204



SECTION A-A

*Bearing the UL Classification Mark

Hilti Firestop Systems

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BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

M ARCH.COM

CM ENGINEERING

14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

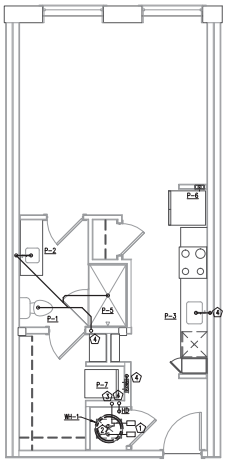
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

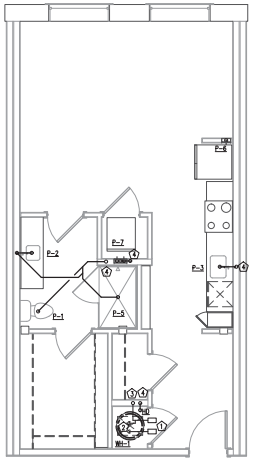
PLUMBING PENETRATION DETAILS

3

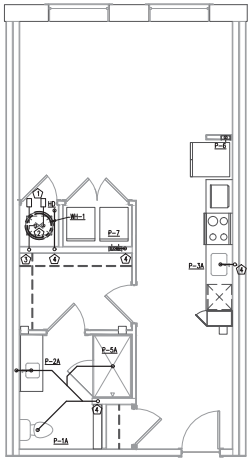
CME#20-020



1 UNIT S1-M (AFFORDABLE) - PLUMBING
1/4" = 1'-0"



2 UNIT S2-M- PLUMBING
1/4" = 1'-0"



3 UNIT S2-M TYPE A- PLUMBING
1/4" = 1'-0"

KEYED NOTES

1. HOT WATER & COLD WATER PEX DISTRIBUTION FITTING LOCATED IN CEILING. P.C. TO FIELD VERIFY & DETERMINE EXACT LOCATION. SEE PEX DISTRIBUTION FITTING DIAGRAM ON SHEET P1.02 FOR ADDITIONAL INFORMATION.
2. hi"HW & CW TO WATER HEATER. SEE SHEET P1.02 FOR WATER HEATER DIAGRAM
3. WATER RISER. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.
4. WASTE OR STORM STACK. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.

NOTES THIS SHEET

1. SEE SHEET P1.01 FOR FIXTURE SCHEDULE AND CONNECTION SIZES.
2. ALL WATER SUPPLY LINES IN AN EXTERIOR WALL SHALL BE RUN ON INTERIOR SIDE OF WALL INSULATION.
3. PLUMBING CONTRACTOR WILL INSTALL SUB-METER IN EACH APARTMENT. NES, RADIO READING SYSTEM.
4. PROVIDE SHUTOFF VALVE IN EACH UNIT IN AN ACCESSIBLE LOCATION THAT CONTROLS ALL WATER SUPPLY TO THAT UNIT.
5. PROVIDE ALL REQUIRED PLUMBING CONNECTIONS FOR DISHWASHER AND DISPOSAL (IF APPLICABLE) PER MFR. RECOMMENDATIONS.

BB+M ARCHITECTURE

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N.C LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

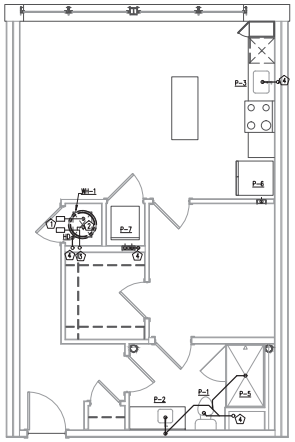
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

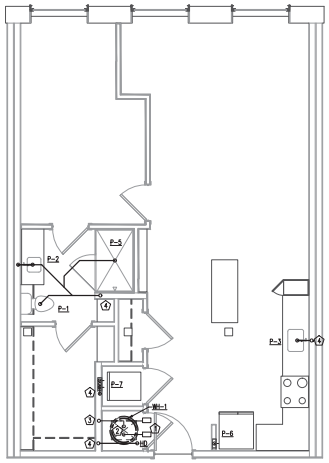
NO.	DESCRIPTION	DATE

STUDIO UNIT
□LUM□IN□ □LANS

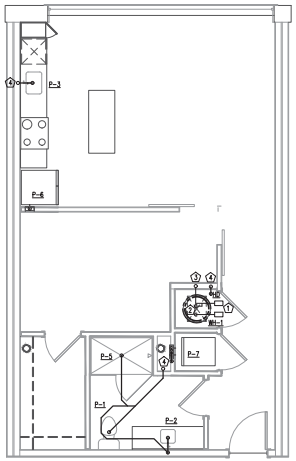
CMB#20020



1 UNIT 1A-M (AFFORDABLE) - PLUMBING
1/4" = 1'-0"



2 UNIT 1B-M- PLUMBING
1/4" = 1'-0"



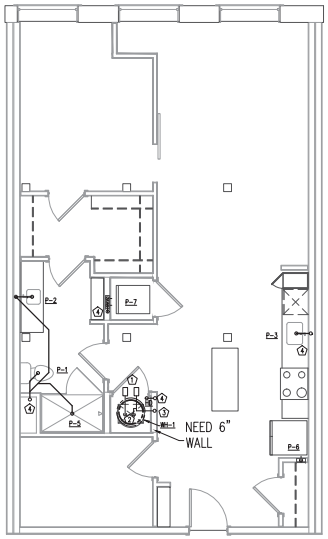
3 UNIT 1D-M- PLUMBING
1/4" = 1'-0"

KEYED NOTES

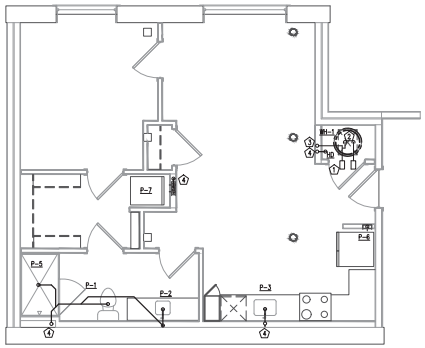
1. HOT WATER & COLD WATER PEX DISTRIBUTION FITTING LOCATED IN CEILING. P.C. TO FIELD VERIFY & DETERMINE EXACT LOCATION. SEE PEX DISTRIBUTION FITTING DIAGRAM ON SHEET P1.02 FOR ADDITIONAL INFORMATION.
2. H"HW & CW TO WATER HEATER. SEE SHEET P1.02 FOR WATER HEATER DIAGRAM
3. WATER RISER. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.
4. WASTE OR STORM STACK. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.

NOTES THIS SHEET

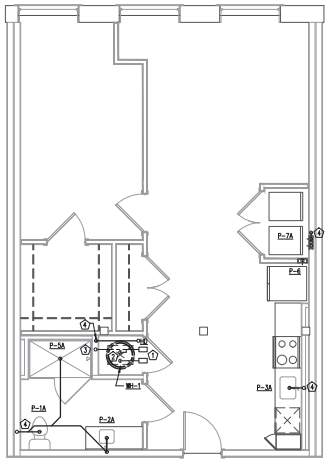
1. SEE SHEET P1.01 FOR FIXTURE SCHEDULE AND CONNECTION SIZES.
2. ALL WATER SUPPLY LINES IN AN EXTERIOR WALL SHALL BE RUN ON INTERIOR SIDE OF WALL INSULATION.
3. PLUMBING CONTRACTOR MILL INSTALL SUB-METER IN EACH APARTMENT. NES, RADIO READING SYSTEM.
4. PROVIDE SHUTOFF VALVE IN EACH UNIT IN AN ACCESSIBLE LOCATION THAT CONTROLS ALL WATER SUPPLY TO THAT UNIT.
5. PROVIDE ALL REQUIRED PLUMBING CONNECTIONS FOR DISHWASHER AND DISPOSAL (IF APPLICABLE) PER MFR. RECOMMENDATIONS.



4 UNIT 1C-M (DEN)- PLUMBING
1/4" = 1'-0"



5 UNIT 1E-M- PLUMBING
1/4" = 1'-0"



6 UNIT 1B-M TYPE A- PLUMBING
1/4" = 1'-0"

BB+M ARCHITECTURE

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N.C LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

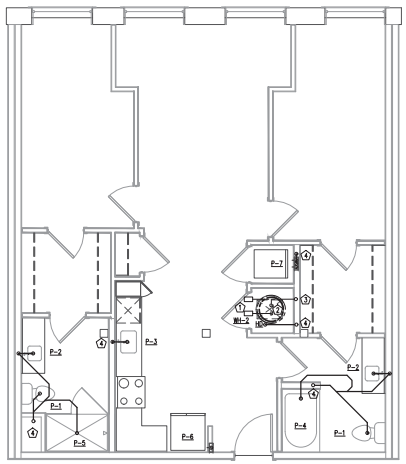
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

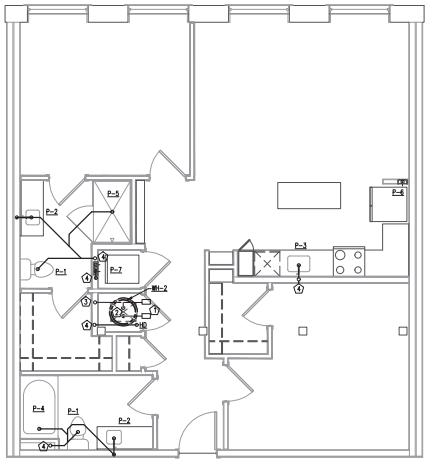
NO.	DESCRIPTION	DATE

[illegible]EDROOM UNIT
[illegible]LUM[illegible]IN[illegible] [illegible]LANS

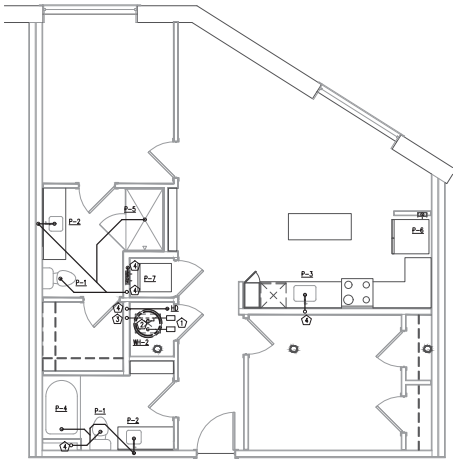
CMEB120420



1 UNIT 2A-M (AFFORDABLE) - PLUMBING
1/4" = 1'-0"



2 UNIT 2B-M- PLUMBING
1/4" = 1'-0"



3 UNIT 2C-M- PLUMBING
1/4" = 1'-0"

KEYED NOTES

1. HOT WATER & COLD WATER PEX DISTRIBUTION FITTING LOCATED IN CEILING. P.C. TO FIELD VERIFY & DETERMINE EXACT LOCATION. SEE PEX DISTRIBUTION FITTING DIAGRAM ON SHEET P1.02 FOR ADDITIONAL INFORMATION.
2. H/THW & C/W TO WATER HEATER. SEE SHEET P1.02 FOR WATER HEATER DIAGRAM
3. WATER RISER. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.
4. WASTE OR STORM STACK. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.

NOTES THIS SHEET

1. SEE SHEET P1.01 FOR FIXTURE SCHEDULE AND CONNECTION SIZES.
2. ALL WATER SUPPLY LINES IN AN EXTERIOR WALL SHALL BE RUN ON INTERIOR SIDE OF WALL INSULATION.
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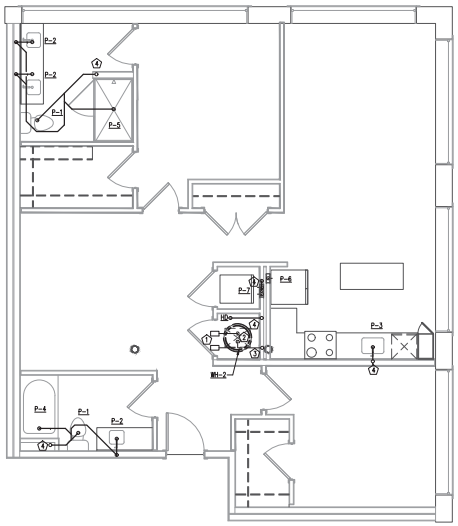
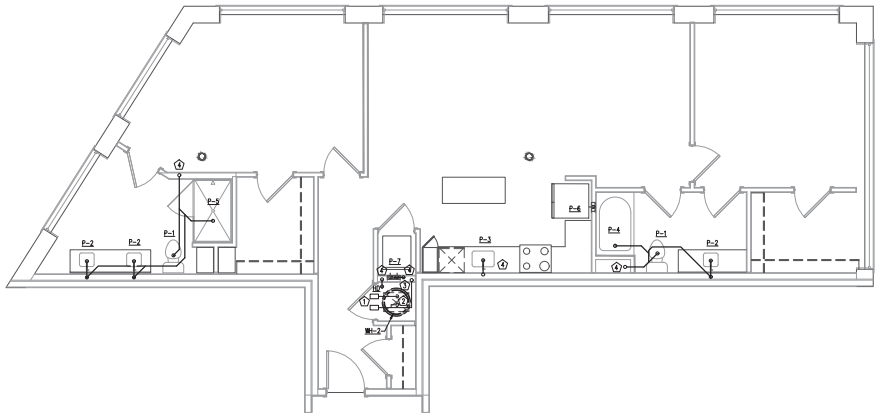
4. PROVIDE SHUTOFF VALVE IN EACH UNIT IN AN ACCESSIBLE LOCATION THAT CONTROLS ALL WATER SUPPLY TO THAT UNIT.
5. PROVIDE ALL REQUIRED PLUMBING CONNECTIONS FOR DISHWASHER AND DISPOSAL (IF APPLICABLE) PER MFR. RECOMMENDATIONS.



4 UNIT 2D-M (DEN)- PLUMBING
1/4" = 1'-0"



5 UNIT 2E-M- PLUMBING
1/4" = 1'-0"

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NC LICENSE #P-1248

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THE COMMUNITY BUILDERS

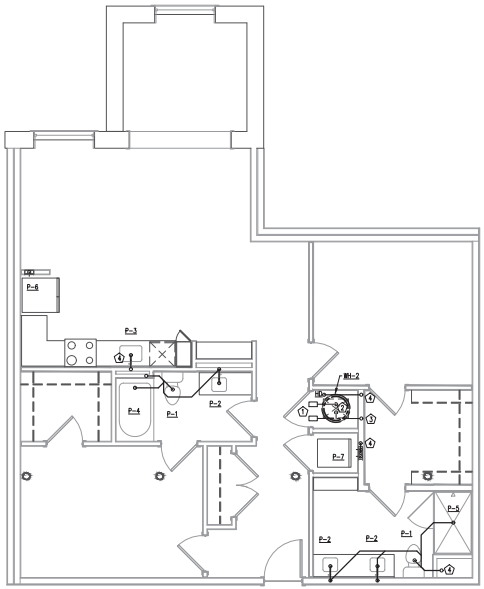
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

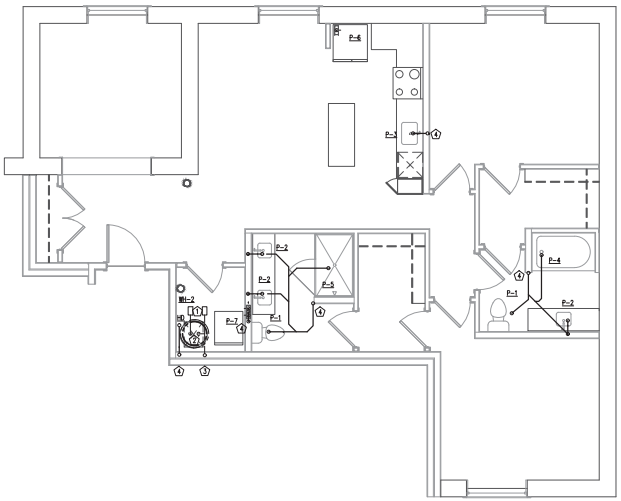
NO.	DESCRIPTION	DATE

[redacted]EDROOM UNIT
[redacted]LUM[redacted]IN[redacted] [redacted]LANS

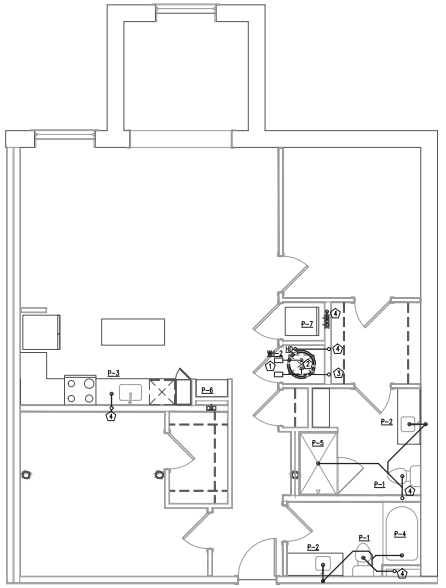
CMB#20020



1 UNIT 2F-M- PLUMBING
1/4" = 1'-0"



2 UNIT 2G-M- PLUMBING
1/4" = 1'-0"



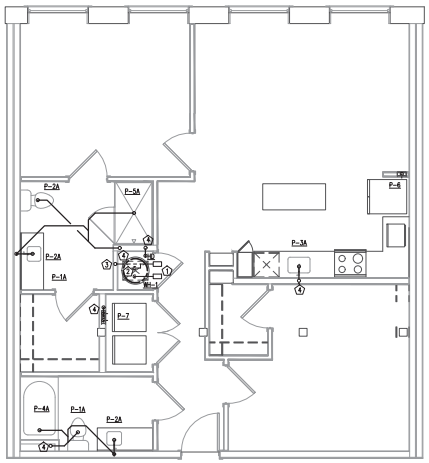
3 UNIT 2H-M- PLUMBING
1/4" = 1'-0"

KEYED NOTES

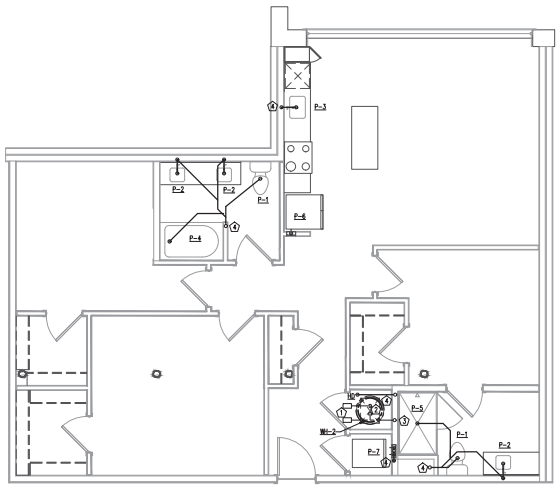
1. HOT WATER & COLD WATER PEX DISTRIBUTION FITTING LOCATED IN CEILING. P.C. TO FIELD VERIFY & DETERMINE EXACT LOCATION. SEE PEX DISTRIBUTION FITTING DIAGRAM ON SHEET P1.02 FOR ADDITIONAL INFORMATION.
2. H"HW & CW TO WATER HEATER. SEE SHEET P1.02 FOR WATER HEATER DIAGRAM
3. WATER RISER. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.
4. WASTE, OR STORM STACK. SEE OVERALL BLDG. PLAN FOR RISER DIAGRAM NUMBER.

NOTES THIS SHEET

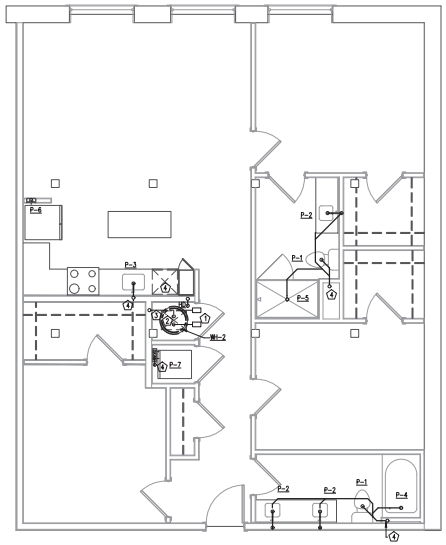
1. SEE SHEET P1.01 FOR FIXTURE SCHEDULE AND CONNECTION SIZES.
2. ALL WATER SUPPLY LINES IN AN EXTERIOR WALL SHALL BE RUN ON INTERIOR SIDE OF WALL INSULATION.
3. PLUMBING CONTRACTOR WILL INSTALL SUB-METER IN EACH APARTMENT. NES, RADIO READING SYSTEM.
4. PROVIDE SHUTOFF VALVE IN EACH UNIT IN AN ACCESSIBLE LOCATION THAT CONTROLS ALL WATER SUPPLY TO THAT UNIT.
5. PROVIDE ALL REQUIRED PLUMBING CONNECTIONS FOR DISHWASHER AND DISPOSAL (IF APPLICABLE) PER MFR. RECOMMENDATIONS.



4 UNIT 2B-M TYPE A- PLUMBING
1/4" = 1'-0"



5 UNIT 3A-M- PLUMBING
1/4" = 1'-0"



6 UNIT 3B-M- PLUMBING
1/4" = 1'-0"

BB+M ARCHITECTURE

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NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

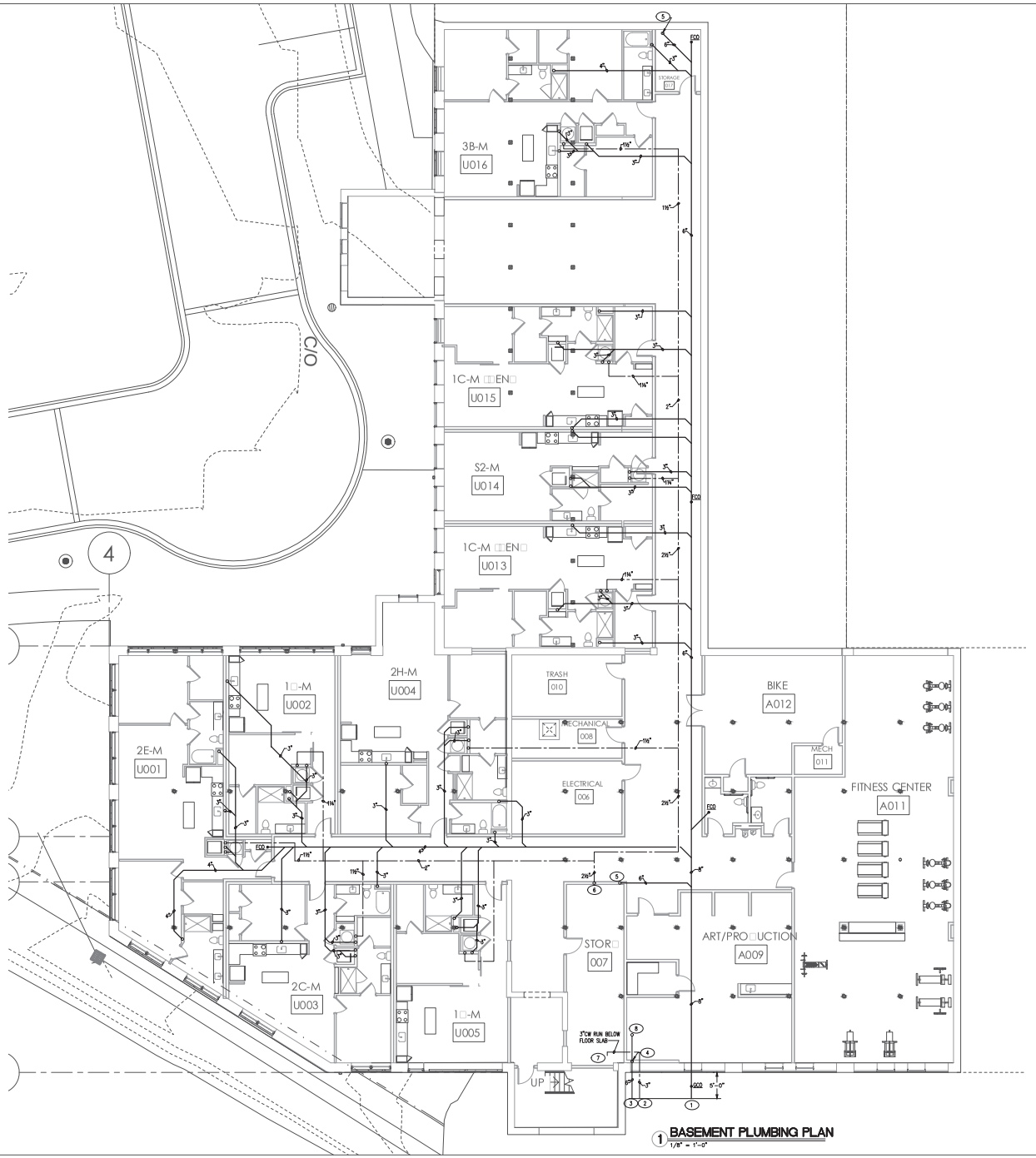
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

3 BEDROOM UNIT
PLUMBING PLANS

CMB#20020



1 BASEMENT PLUMBING PLAN
1/8" = 1'-0"

TAGGED NOTES - THIS SHEET

1. 8" SANITARY SEWER SERVICE – SEE SITE CIVIL PLAN FOR CONTINUATION.
2. 3" DOMESTIC WATER SERVICE – SEE SITE CIVIL PLAN FOR CONTINUATION.
3. 6" FIRE SERVICE – SEE SITE CIVIL PLAN FOR CONTINUATION.
4. 6" FIRE LINE UP TO BASEMENT CEILING.
5. 6" SANITARY WASTE FROM ABOVE. PROVIDE CLEANOUT AT BASE OF STACK.
6. 2½" CW FROM ABOVE.
7. 3" CW UP TO RISER ROOM.
8. 6" FRE UP TO RISER ROOM.

? INDICATES SANITARY WASTE RISER NUMBER.

? INDICATES WATER RISER NUMBER.

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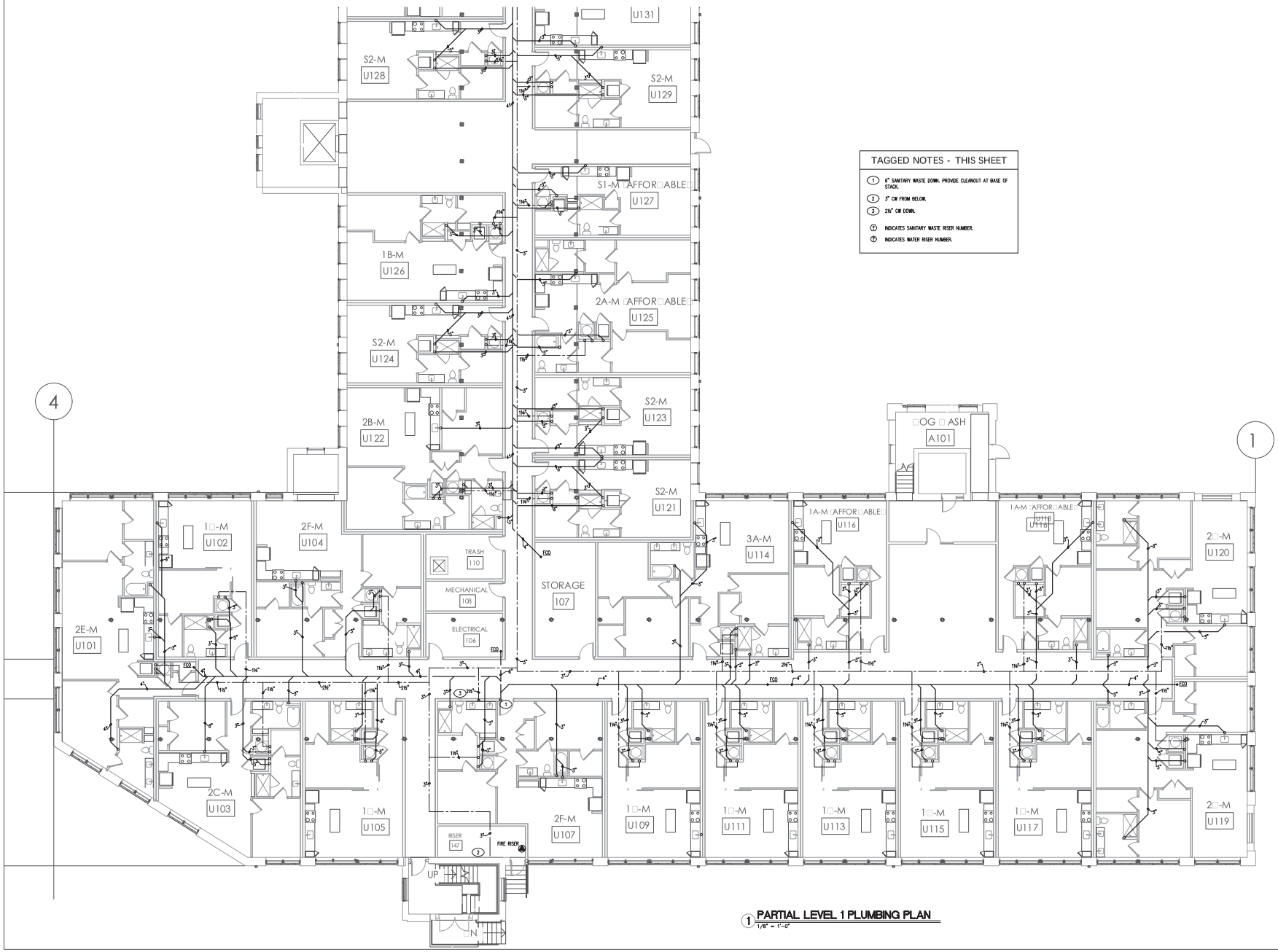
NO	DESCRIPTION	DATE

BASEMENT PLUMBING PLAN

3

CMEP 20020



TAGGED NOTES - THIS SHEET

1. 6" SANITARY WASTE DOWN. PROVIDE CLEANOUT AT BASE OF STACK.
2. 3" CW FROM BELOW.
3. 2½" CW DOWN.

(T) INDICATES SANITARY WASTE RISER NUMBER.
(T) INDICATES WATER RISER NUMBER.

1 PARTIAL LEVEL 1 PLUMBING PLAN
1/8" = 1'-0"

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DATE / 05.15.2020
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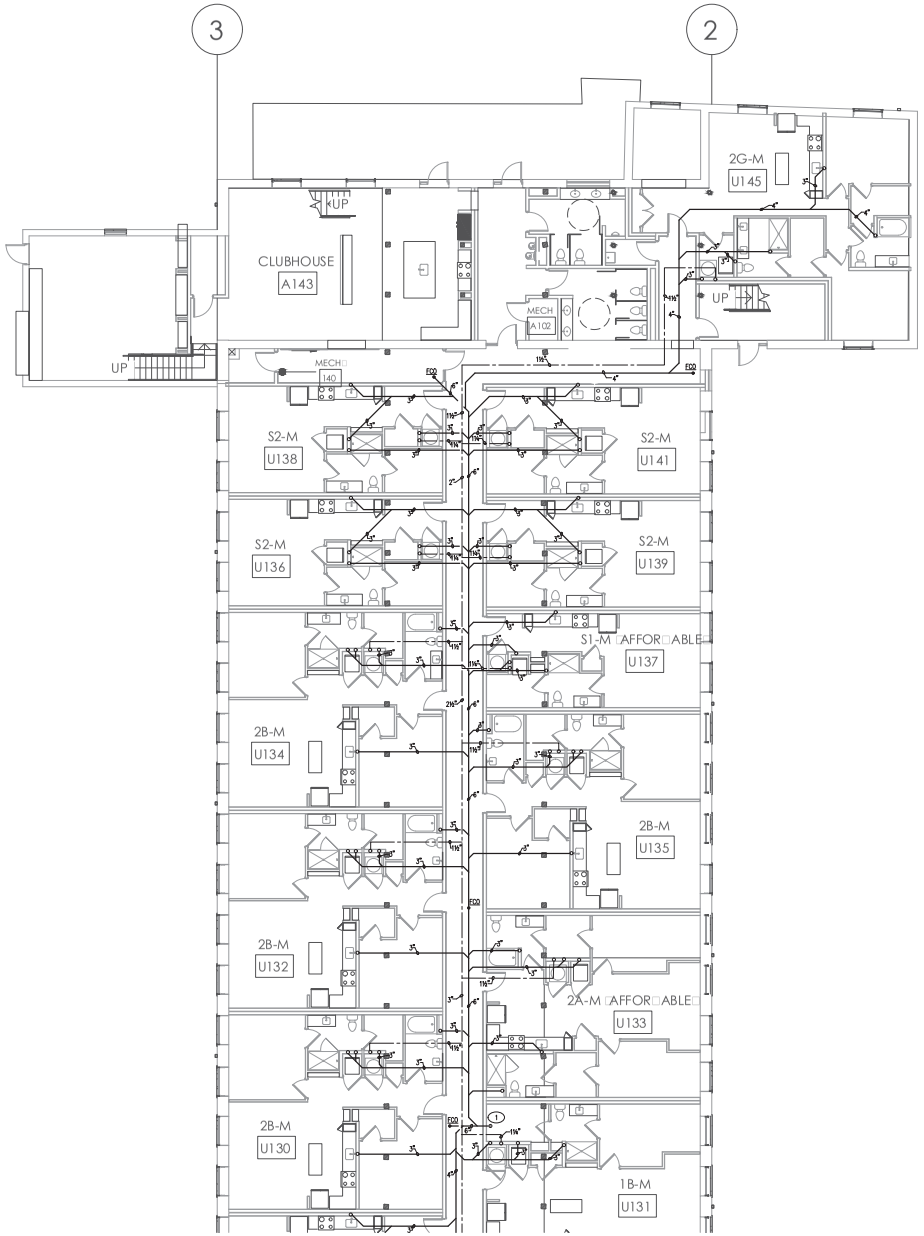
NO.	DESCRIPTION	DATE

PARTIAL LEVEL
LUMIN LAN

3

CMEP 20020



1 PARTIAL LEVEL 1 PLUMBING PLAN
1/8" = 1'-0"

TAGGED NOTES - THIS SHEET

1. 6" SANITARY WASTE DOWN. PROVIDE CLEANOUT AT BASE OF STACK.
2. 3" CW FROM BELOW.
3. 2½" CW DOWN.

(V) INDICATES SANITARY WASTE RISER NUMBER.
(W) INDICATES WATER RISER NUMBER.

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PARTIAL LEVEL 1 PLUMBING PLAN

P3.3

CMEP 20020

1 PARTIAL LEVEL 2 PLUMBING PLAN
1/8" = 1'-0"

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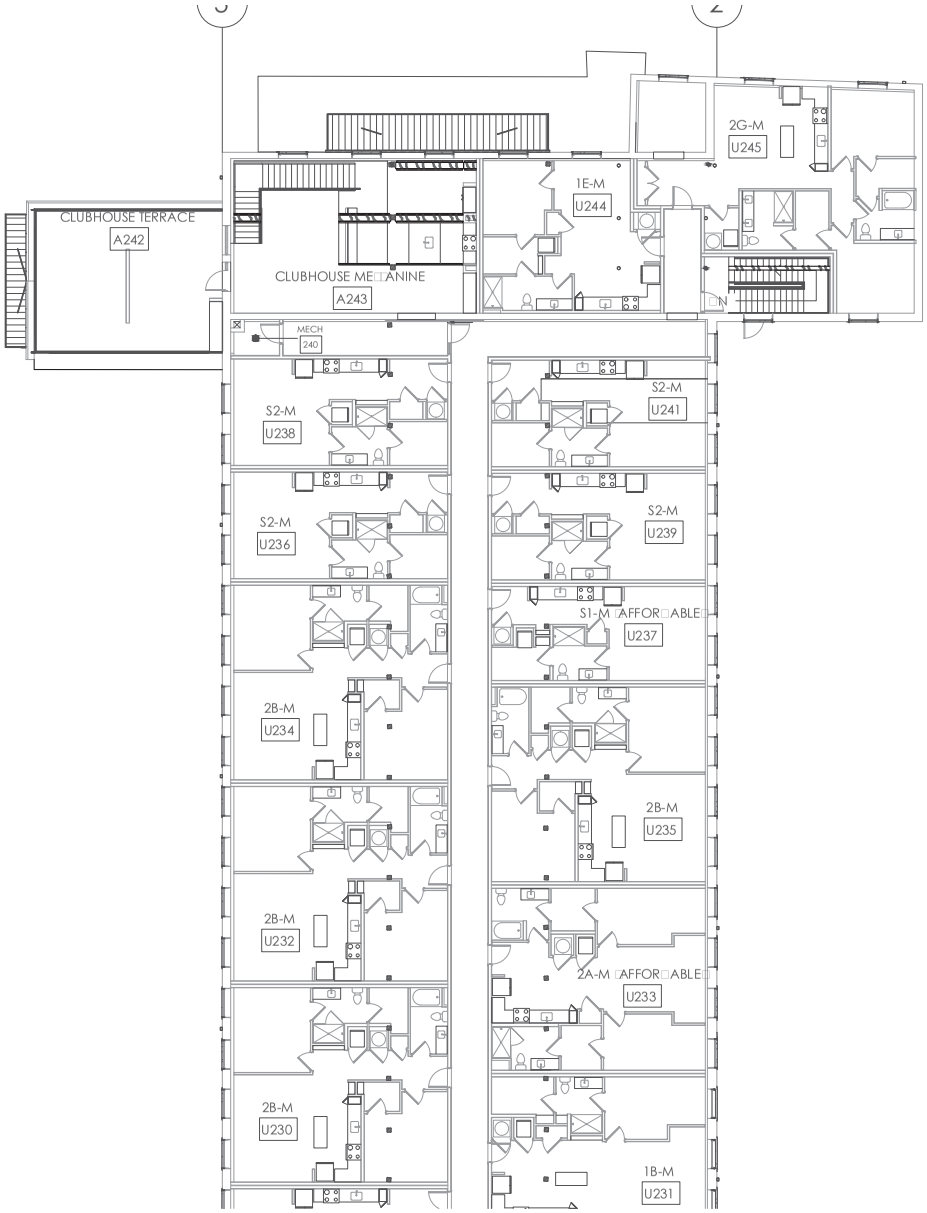
NO.	DESCRIPTION	DATE

PARTIAL LEVEL
LUMINA PLAN

3

CMEP 20020



1 PARTIAL LEVEL 2 PLUMBING PLAN
1/8" = 1'-0"

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

M ARCH.COM

CM ENGINEERING

14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO	DESCRIPTION	DATE

PARTIAL LEVEL 2
PLUMBING PLAN

CMEP 20020

HVAC GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND PER MANUFACTURER'S DIRECTIONS.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, LICENSE, INSPECTIONS, APPROVALS, AND FEES.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BEFORE INSTALLATION OF ANY MATERIALS OR EQUIPMENT.
4. THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
5. DO NOT SCALE DRAWINGS FOR MEASUREMENTS.
6. ALL DUCT DIMENSIONS SHOWN ARE INTERIOR DUCT DIMENSIONS.
7. ALL PENETRATIONS THROUGH EXTERIOR WALLS & ROOF SHALL BE FLASHED & COUNTERFLASHED IN A WATERPROOF MANNER. (COLOR TO MATCH EXTERIOR).
8. SEAL ALL PENETRATIONS OF RATED WALLS WITH FIRE DAMPER, SEALANT MATERIAL APPROVED BY LOCAL CODE.
9. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.
10. INSTALL ALL CONTROL DEVICES, INCLUDING THERMOSTATS AND SWITCHES, 4'-0" ABOVE FINISHED FLOOR. PROVIDE THE REQUIRED DEVICE(S) FOR ALL SYSTEMS WHETHER LOCATED ON THE PLANS OR NOT.
11. LOCATE CEILING DIFFUSERS IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLANS (IF PROVIDED).
12. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AROUND MECHANICAL UNITS FOR MAINTENANCE AND FILTER REMOVAL.
13. ALL PIPING AND DUCTWORK LOCATIONS SHALL BE COORDINATED W/ WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS, TO AVOID INTERFERENCE.
14. ALL SUPPLY AND RETURN DUCT SHALL BE INSULATED. CONCEALED SHEET METAL DUCT MAY BE EXTERNALLY INSULATED WITH MINERAL FIBER BOARD OR BLANKET OR MAY BE INTERNALLY INSULATED WITH DUCT LINER (R-VALUE = 5). THE FIRST 15' FROM THE AIR HANDLER SHALL BE INTERNALLY LINED. INTERNALLY LINED INSULATION SHALL MEET BACTERIOLOGICAL STANDARD ASTM C 665.
15. CERTIFIED TEST AND BALANCE CONTRACTOR SHALL BALANCE SYSTEM TO AIR QUANTITIES INDICATED ON PLANS AND PROVIDE OWNER'S REPRESENTATIVE WITH COMPLETE BALANCE REPORT. IF BALANCING DAMPERS ARE NOT PROVIDED IN RETURN DUCTWORK, CONTRACTOR SHALL BALANCE SUPPLY SIDE TO AIR QUANTITIES INDICATED ON PLANS AND SHALL BALANCE OUTSIDE AIR AND RETURN AIR FLOWS AT THE AIR HANDLER TO AIR QUANTITIES INDICATED IN THE SCHEDULE. PROVIDE NEW AIR FILTERS FOR EACH UNIT.
16. AS REQUIRED BY LOCAL CODES, MECHANICAL CONTRACTOR SHALL PROVIDE U.L. LISTED FIRE DAMPERS WHERE REQUIRED FOR FIRE PROTECTION REQUIREMENTS OF THE HVAC SYSTEM & THE UL ASSEMBLY.
17. PROVIDE 1 YEAR WARRANTY ON ALL EQUIPMENT AND 5 YEAR WARRANTY ON ALL COMPRESSORS.
18. ALL INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ALL EXHAUST LOCATIONS.
19. ALL ACTUACTORS ON MOTORIZED DAMPERS, SMOKE DAMPERS, AND FIRE-SMOKE DAMPERS ARE TO BE LOW VOLTAGE UNLESS OTHERWISE NOTED.
20. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS. DRAINS FROM AIR HANDLING UNITS SHALL BE TRAPPED.
21. COMMON AREAS – ALL MAIN SPIRAL EXPOSED DUCTWORK SHALL BE 24 GAUGE SHEET METAL IN ACCORDANCE WITH SMACNA STANDARDS. RUNOUTS FROM MAIN/BRANCH DUCTS MAY BE FLEXIBLE DUCT CONFORMING TO THE REQUIREMENTS OF UL 181 FOR CLASS 1 FLEXIBLE AIR DUCTS. IN EXPOSED AREAS HOLD DUCTWORK TIGHT TO CEILING/DECK
22. RESIDENTIAL UNITS ONLY – ALL MAIN SPIRAL EXPOSED DUCTWORK SHALL BE 24 GAUGE SHEET METAL IN ACCORDANCE WITH SMACNA STANDARDS. RUN OUTS FOR THE MAIN/BRANCH DUCTS MAY BE FLEX DUCT CONFORMING TO THE REQUIREMENTS OF UL 181 FOR CLASS 1 FLEXIBLE AIR DUCTS. IN EXPOSED AREAS HOLD DUCTWORK TIGHT TO CEILING/DECK.
23. THE MECHANICAL CONTRACTOR SHALL PROVIDE REFRIGERANT AND LOW VOLTAGE CONTROL LINES FROM THE CONDENSER TO THE AIR HANDLING UNIT. COORDINATE ROUTING AND INSTALLATION WITH THE GENERAL CONTRACTOR. SIZE REFRIGERANT LINES PER MANUFACTURER'S REQUIREMENTS.
24. ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE ELECTRICAL WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ECT. TO SPLIT SYSTEM UNITS. ALL FINAL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR.
25. OUTSIDE AIR DUCTWORK SHALL BE WRAPPED WITH 1.5" FIBERGLASS DUCT WRAP WITH VAPOR BARRIER.
26. REFRIGERANT PIPING, NOT SHOWN ON PLANS, SHALL BE SIZED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS AND LOCAL CODES.
27. MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL PENETRATIONS FOR RELIEF HOODS, OUTSIDE AIR HOODS, LOUVERS, AND WALL CAPS WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
28. MECHANICAL CONTRACTOR SHALL PAINT ALL RELIEF HOODS, INTAKE HOODS, LOUVERS, AND VENT CAPS. CONFIRM COLOR WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
29. ALL SUPPLY, RETURN, AND OUTSIDE AIR DUCTWORK IN ATTIC TO BE INSULATED WITH A MINIMUM OF R-8 PER 2018 IBC.
30. PENETRATIONS OF RATED WALLS, PARTITIONS AND FLOORS OF NON- COMBUSTIBLE CONSTRUCTION SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS. PENETRATIONS OF NONRATED WALLS, PARTITIONS AND FLOOR OF COMBUSTIBLE CONSTRUCTION SHALL BE FIRESTOPPED WITH MATERIALS EQUIVALENT TO TWO INCHES OF WOOD. FIRESTOPPING SHALL COMPLY WITH ASTM E-814.
31. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
32. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE REQUIRED OPENINGS IN ROOF TRUSSES WITH THE G.C. IN ORDER TO PROVIDE ADEQUATE SPACE, ACCESS AND SUPPORT FOR THE MECHANICAL UNIT.
33. THE GENERAL CONTRACTOR SHALL PROVIDE PLATFORMS AS REQUIRED FOR THE INSTALLATION OF THE MECHANICAL UNIT, AND SUITABLE WALKING SURFACES AND WORKING AREAS FOR ACCESS AND MAINTENANCE. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS FOR THESE ITEMS WITH THE GENERAL CONTRACTOR.
34. THE MECHANICAL CONTRACTOR SHALL SEAL DUCTS WITH UL 181A OR UL 181B MASTIC.
35. COORDINATE ELECTRICAL SERVICE TYPE FOR FIRE-SMOKE DAMPER CONNECTIONS. IF 120V IS USED, ELECTRICAL CONTRACTOR WILL HAVE TO PROVIDE CONNECTION.
36. MANUFACTURER'S LABEL INDICATES LEAKAGE IS LESS THAN OR EQUAL TO 2% OF DESIGN AIRFLOW.
37. REFER TO STRUCTURAL PLANS FOR SITE SEISMIC CLASSIFICATION. A COMPLETE SYSTEM OF SEISMIC RESTRAINTS SHALL BE DESIGNED BY MASON INDUSTRIES (OR EQUAL) & SEALED BY THEIR REGISTERED ENGR & INSTALLED BY THIS CONTR. AS REQ'D BY APPLICABLE CODES FOR THE LOCALE OF THIS PROJECT. SEISMIC RESTRAINTS FOR SEISMIC CLASSES D, E, AND F SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL FOR REVIEW PRIOR TO INSTALLATION.
38. PROVIDE FLEXIBLE CONDUIT CONNECTIONS BETWEEN CONDENSING UNITS AND THE MAIN POWER CUT-OFF BOXES FOR THE CONDENSING UNITS.
39. ALL LIQUID AND SUCTION LINES SHOULD BE WRAPPED IN MINIMUM $\frac{1}{2}$" THICK ARMAFLEX PIPE WRAP INSULATION AT ALL CLAMP CONNECTIONS TO STRUCTURE.
40. SLEEVE AND SEAL ALL PENETRATIONS OF REFRIGERANT PIPING THROUGH THE ROOF.
41. DUCTS ARE TO BE AIR SEALED. ALL DUCT SEALING MATERIALS ARE IN CONFORMANCE WITH UL181A OR UL181B SPECIFICATIONS AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
42. DUCT SYSTEMS ARE SIZED AND DESIGNED IN ACCORDANCE WITH ACCA MANUAL D OR EQUIVALENT.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
18x14	RECTANGULAR DUCT	—C—	CONDENSATE DRAIN
6"ø	ROUND METAL DUCT	(M)	MANUAL VOLUME DAMPER
6"ø	FLEX/RIGID ROUND DUCT	XX-N	MECHANICAL EQUIPMENT TYPE XX
	ELBOW WITH TURNING VANES		CEILING EXHAUST FAN
	VOLUME DAMPER	(T)	T-STAT
	SUPPLY TAP WITH VOLUME DAMPER	(SD)	DUCT SMOKE DETECTOR
	SUPPLY TAP	(MV)	MANUAL VOLUME DAMPER
	SUPPLY DIFFUSER/GRILLE	(MD)	MOTORIZED DAMPER
	RETURN REGISTER/GRILLE		LOUVERED DOOR (SEE ARCHITECTURAL DRAWINGS)
	EXHAUST REGISTER/GRILLE		3/4" DOOR UNDER CUT
	VERTICAL SUPPLY DUCT	FDO	U.L. FIRE DAMPER
	VERTICAL RETURN DUCT	RDO	U.L. CEILING RADIATION DAMPER
	VERTICAL EXHAUST DUCT	FSD O	U.L. FIRE-SMOKE DAMPER
	SIDEWALL DIFFUSER/GRILLE		

GRAVITY VENTILATOR SCHEDULE

UNIT DESIG.	AREA SERVED	MANUFACTURER & MODEL #	CFM	MOUNTING	PRESSURE DROP	NOTES
GV-1	ELEVATOR SHAFT	TWIN CITY GRV 240B	–	ROOF	0.03"	1-2
GV-2	INTAKE	GREENHECK GRSI-12	–	ROOF	0.03"	1-2

NOTES:
1. PROVIDE FACTORY MANUFACTURED ROOF CURB.
2. EC TO PROVIDE 115V CONNECTION FOR MOTORIZED DAMPER.

UNIT HEATER SCHEDULE

TAG	LOCATION	MOUNTING	CAPACITY MBH	ELECTRICAL DATA					MANUFACTURER & MODEL NO.	NOTES
				KW	V	PH	HZ	A		
UH-1	SEE PLANS	WALL	10.2	3.0	208	1P	60	14.4	MARKEL F3453T	1-4
UH-2	SEE PLANS	WALL	17.1	5.0	208	1P	60	24.03	MARKEL F3455T	1-4

NOTES:
1. INTERNAL THERMOSTAT
2. MOUNT HEATER @ 12" A.F.F.
3. UNIT DISCONNECT
4. U.L. LISTED

DEHUMIDIFIER SCHEDULE

TAG	LOCATION	MOUNTING	MOISTURE REMOVAL (PINT/DAY)	ELECTRICAL DATA					MANUFACTURER & MODEL NO.	NOTES
				MOCP	MCA	V	PH	HZ		
DH-1	SEE PLANS	PLATFORM	70	20.0	9	115	1ø	60	APRILAIRE 1830	1-3

NOTES:
1. INTERNAL THERMOSTAT/HUMIDISTAT
2. MOUNT ON MECHANICAL PLATFORM
3. DRAIN HOSE CONNECTION TO HUB DRAIN (BY P.C.)

SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

AIR HANDLING UNIT DATA															HEAT PUMP									
			FAN DATA				COOLING		HEAT	AUX.	ELECTRICAL DATA			GENERAL DATA				ELECTRICAL DATA					
UNIT TAG	AREA SERVED	MANUF. MODEL	FAN CFM	ESP (WG)	MOTOR (HP)	OA (CFM)	TOTAL (MBH)	SENS. (MBH)	TOTAL (MBH)	HEAT (KW)	VOLTAGE (V/PH)	MCA (A)	MAX. FUSE	UNIT TAG	MANUF. MODEL	TONNAGE	EFF. (SEER/HSPF)	VOLTAGE (V/PH)	MCA (A)	MOCP (A)	WEIGHT (LBS)	NOTES
AH-1	SEE PLANS	RHEEM RH1T2417	600	0.30"	1/5	SEE PLANS	18.0	13.1	17.6	5.4	208/1ø	35	35	HP-1	RHEEM RP1418	1.5	14/8.2	208/1ø	12	20	144	1-10, 12, 14, 17, 19
AH-2	SEE PLANS	RHEEM RH1T2417	800	0.30"	1/5	SEE PLANS	24.0	17.6	21.8	5.4	208/1ø	35	35	HP-2	RHEEM RP1424	2.0	14/8.2	208/1ø	14	20	144	1-10, 12, 14, 17, 19
AH-3	SEE PLANS	RHEEM RF1T3617	1000	0.30"	1/3	SEE PLANS	29.0	23.2	27.8	7.2	208/1ø	49	50	HP-3	RHEEM RP1430	2.5	14.5/8.2	208/1ø	19	30	148	1-10, 12, 14, 17, 19
AH-4	SEE PLANS	RHEEM RH1T3617	1200	0.30"	3/4	SEE PLANS	35.2	26.2	34.8	7.2	208/1ø	49	50	HP-4	RHEEM RP1436	3.0	14/9.0	208/1ø	22	35	171	1-10, 12, 14, 17, 19
AH-5	SEE PLANS	RHEEM RH1T4821	1400	0.30"	3/4	SEE PLANS	42.5	32.4	39.0	9.4	208/1ø	64	70	HP-5	RHEEM RP1442	3.5	14/9.0	208/1ø	24	40	166	1-10, 12, 14, 17, 19
AH-6	SEE PLANS	RHEEM RH1T4821	1600	0.30"	1/2	SEE PLANS	48.0	35.7	46.0	9.4	208/1ø	64	70	HP-6	RHEEM RP1448	4.0	14/8.2	208/1ø	29	50	227	1-10, 12, 13, 14, 17
AH-7	SEE PLANS	RHEEM RH1T6024	1800	0.30"	3/4	SEE PLANS	56.5	40.8	36.4	10.8	208/1ø	73	80	HP-7	RHEEM RP1460	5.0	14/9.0	208/1ø	31	50	222	1-11, 12, 14, 17
IU-1	SEE PLANS	DAIKIN FDMQ12RVJU	300	–	–	SEE PLANS	10.8	9.78	13.6	–	208/1ø	INDOOR UNIT POWERED BY OUTDOOR UNIT. MC & EC TO COORDINATE.		OU-1	DAIKIN RX12RMVJU	1.0	15/8.2	208/1ø	9.1	15	60	1-9, 18
IU-2	SEE PLANS	DAIKIN FTX30NVJU	890	–	–	SEE PLANS	31.4	21.0	22.4	–	208/1ø	INDOOR UNIT POWERED BY OUTDOOR UNIT. MC & EC TO COORDINATE.		OU-2	DAIKIN RX30NMVJU	2.5	17.5/9.3	208/1ø	19.8	20	60	1-9, 18

NOTES:
1. COOLING CAPACITIES ARE RATED IN ACCORDANCE WITH ARI STANDARD 210/290 AT 95°F AMBIENT OUTDOOR AIR TEMP., 80°F DRY BULB, 67°F WET BULB ENTERING AIR TEMP., AND NOMINAL AIR QUANTITY LISTED.
2. REFRIG. PIPING TO BE SIZED PER TOTAL INSTALL. EQUIV. LENGTH. LONG-LINE APP.TO BE PROVIDED WHENEVER MFG. RECOMM. LENGTHS ARE EXCEEDED, INCL. LIQ. LINE SOLENOID VALVES, ACCUMULATOR, ETC. MAX T.E.L. IS 100'
3. PROVIDE SINGLE POINT ELECTRICAL CONNECTION FOR AIR HANDLING UNIT.
4. PROVIDE NEW FILTER IN EACH UNIT AT TURNOVER TO OWNER.
5. OUTDOOR UNITS SHALL HAVE A MINIMUM 14.0 SEER RATING.
6. PROVIDE MANUFACTURER'S 7-DAY PROGRAMMABLE AUTOMATIC CHANGEOVER HEAT/COOL THERMOSTAT.
7. PROVIDE HEAT PUMP KIT WITH AIR HANDLER (IF REQUIRED).
8. ALL ACCESSORIES AND OPTIONS ARE TO BE FACTORY INSTALLED.
9. RETURN AIR THROUGH FILTERED GRILLE.
10. AHU TO USE UPFLOW APPLICATION.
11. AHU TO USE HORIZONTAL APPLICATION.
12. DRAIN CONDENSATE TO HUB DRAIN
13. OUTSIDE AIR PROVIDED BY NATURAL VENTILATION AND INFILTRATION.
14. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF UNIT DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY UNITS. INFORMATION ON ALTERNATE UNITS PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADD/DEDUCT ASSOCIATED WITH ACCEPTANCE OF THAT UNIT (OR THE ALTERNATE PACKAGE AS A WHOLE).
15. PROVIDE AH WITH HIGH STATIC DRIVE AND ALTERNATE MOTOR.
16. PROVIDE WITH BI-POLAR IONIZATION SYSTEM ON RETURN SIDE.
17. PROVIDE A MICRO TSTAT IN CONDENSING UNIT TO CONTROL HEAT STRIPS.
18. PROVIDE AN INDOOR WALL MOUNTED THERMOSTAT.
19. ALL CORRIDOR UNITS SHALL HAVE HIGH STATIC BLOWER MOTORS.

FAN SCHEDULE

UNIT NO.	SERVICE	AREA SERVED	CFM	S.P.	RPM	TYPE & ARRANGEMENT	MIN. MOTOR HP & VOLTAGE	MANUFACTURER & MODEL NO.	DRIVE	CONTROL SCHEME	REMARKS
EF-1	EXHAUST	UNITS	70	0.1"	MFG	CEILING	0.3 A 120 V	BROAN AE80B	DIRECT	A	1-4
EF-2	EXHAUST	UNITS	70	0.5"	MFG	CEILING	0.3 A/23.3 W 120 V	GREENHECK SP-A50-90-VG	DIRECT	A	1-4
EF-3	EXHAUST	RESTROOMS	210	0.25"	975	CEILING	166 W/2.1 A 120V/1P	BROAN L250	DIRECT	A	1-4
EF-4	EXHAUST	DRYERS	880	0.25"	975	CEILING	2.9 A/0.33 HP 120V/1P	ENERVEX EFV 250	DIRECT	E	1-4
EF-5	EXHAUST	POOL CHEM	60 MIN	0.25"	2800	INLINE	27 WATTS/0.24A 120V	FANAM ICF100	DIRECT	D	1-5, 7
EF-6	EXHAUST	POOL EQUIP	170 MIN	0.25"	2800	INLINE	27 WATTS/0.24A 120V	FANAM ICF150	DIRECT	D	1-5, 7

NOTES:
1. SCREEN
2. BACKDRAFT DAMPER
3. COLOR BY ARCHITECT
4. INTEGRAL DISCONNECT SWITCH
5. SPEED CONTROLLER NEAR FAN
6. PROVIDE AUTOMATIC DISCONNECT/STARTER SIZED PER MANUFACTURER. E.C. TO INSTALL AND WIRE.
7. CORROSION RESISTANT FAN
8. PROVIDE MANUFACTURER'S DAMPER KIT
9. PROVIDE WITH VFD EQUIVALENT TO ABB GROUP ACH550-BDR-059A-2
10. PROVIDE WALL HOUSING AND MOUNT FOR FAN IN GARAGE.
11. PROVIDE MANUFACTURER'S CEILING MOUNT KIT

CONTROL OPTIONS:
A. CONTROL W/ ROOM LIGHTS
B. CONTROL W/ THERMOSTAT
C. CONTROL W/ SWITCH
D. CONTINUOUS OPERATION
E. INTERLOCKED WITH CONTROL PANEL

M.C. SHALL PROVIDE PRICING FOR THE FOLLOWING ALTERNATES:
1. RUN DRYER DUCTS TO ROOF IN LIEU OF CONDENSING DRYERS.
2. PROVIDE SINGLE WALL SPIRAL DUCT IN LIEU OF DOUBLE WALL.
3. PROVIDE SUSPENDED AHU'S IN CORRIDORS WITH OPEN ENDED DUCTS.
   3.1. BASEMENT: (2) 1.5 TON AND (1) 2.0 TON UNITS.
   3.2. LEVEL 1: (4) 1.5 TON AND (1) 2.0 TON UNITS.
   3.3. LEVEL 2: (4) 1.5 TON AND (1) 2.0 TON UNITS.

DIFFUSER SCHEDULE

SYMBOL	CFM	NECK SIZE	MODULE SIZE	FRAME TYPE	PATTERN	DAMPER	MATERIAL	SERVICE	FINISH	MANUFACTURER & MODEL NO.	NOTES
A	AS NOTED	AS NOTED	AS NOTED	SPIRAL	3-WAY	YES	STEEL	SUPPLY	NOTE 2	PRICE SDG	1
B	AS NOTED	AS NOTED	AS NOTED	SURFACE	–	NO	STEEL	RETURN/ TRANSFER	NOTE 2	PRICE 530	1, 2
C	AS NOTED	AS NOTED	AS NOTED	LAY-IN	–	NO	STEEL	SUPPLY	NOTE 2	PRICE SMD	1, 2
D	AS NOTED	AS NOTED	AS NOTED	LAY-IN	–	NO	STEEL	RETURN	NOTE 2	PRICE PDDR	1, 2

NOTES:
1. DIFFUSER DESIGNATIONS ON PLANS AS FOLLOWS:
   DIFFUSER OR NECK SIZE. → 8x4
   AIR QUANTITY → 75
   (A) ← DIFFUSER TYPE AS NOTED ABOVE
2. FINISH TO MATCH / BE ABLE MATCH CEILING OR WALL OR DOOR
3. PROVIDE WITH U.L. LISTED RADIATION DAMPER.

DRYER VENT LENGTH SPECIFICATION

ALL ELECTRIC STANDALONE CONFIGURATION GE MODEL:
GE GFDN110EDWW 7.0 CU. FT. SUPER CAPACITY FRONTLOAD ELECTRIC DRYER

# OF 90°	MAX. LENGTH	# OF 90°	MAX. LENGTH
0 ELBOWS	90 FT	3 ELBOWS	35 FT
1 ELBOW	60 FT	4 ELBOWS	25 FT
2 ELBOWS	45 FT		

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC
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W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

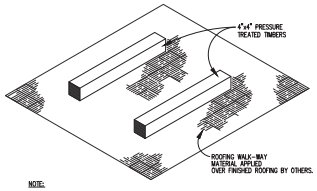
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

R[illegible]		
N[illegible]	D[illegible]	D[illegible]

MECHANICAL SCHEDULES, NOTES & LEGEND

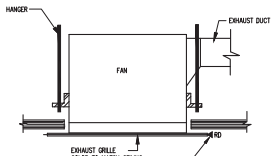
M1.01

CME#20-020

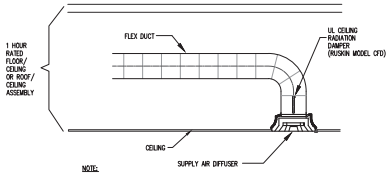


NOTE:
1. ALL HEAT PUMP UNITS LOCATED ON THE ROOF SHALL BE MOUNTED AS SHOWN.
2. ALL HEAT PUMP UNITS TO BE EQUIPPED WITH VIBRATION ISOLATORS.
3. VERIFY ALL REQUIREMENTS WITH SOUND CONSULTANTS SPECIFICATIONS.

7 HEAT PUMP UNIT ROOF MOUNTING DETAIL
NO SCALE

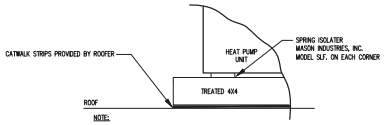


6 EXHAUST FAN DETAIL
NO SCALE



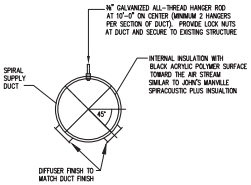
NOTE:
1. SEE FLOOR PLANS AND SPECIFICATIONS FOR DUCT INSULATION REQUIREMENTS.
2. PROVIDE UL RADIATION DAMPER/BLANKET ASS'Y.

5 SUPPLY AIR DIFFUSER DETAIL
NO SCALE



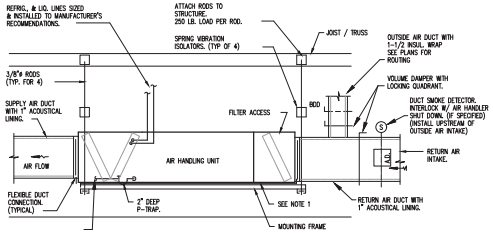
NOTE:
1. VERIFY ALL REQUIREMENTS WITH SOUND CONSULTANTS SPECIFICATIONS.

4 ROOF CONDENSING UNIT PAD DETAIL
NO SCALE



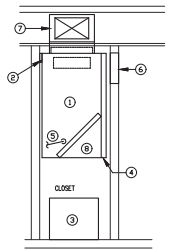
NOTES:
1. DUCTWORK SHALL BE INSTALLED LEVEL.
2. SUPPLY DUCTWORK SHALL BE SPIRAL DUCTWORK.

3 SPIRAL DUCT DETAIL
NO SCALE



NOTES:
1. AUXILIARY DRAIN PAN WITH MICROFLOAT SWITCH. INTERLOCK FLOAT SWITCH WITH FURNACE. INSTALL FLOAT SWITCH IN ONE CORNER OF PAN AND TILT PAN TO THAT CORNER.

2 AIR HANDLING UNIT DETAIL
NO SCALE



NOTES:
1. AIR HANDLER IN CLOSET, FRONT RETURN.
2. HANGER BRACKET.
3. WATER HEATER. SEE PLUMBING DRAWINGS FOR SIZE.
4. FILTER RACK FOR 1" THROW-A-WAY FILTER.
5. 3/4" DRAIN FROM AH CONDENSATE TO HUB DRAIN. (THIS CONNECTION MUST BE IN A VISIBLE LOCATION.)
6. RETURN AIR THROUGH LOUVER ABOVE DOOR OR IN WALL. SEE UNIT PLANS FOR SIZE.
7. SUPPLY DUCT IN CEILING SPACE.
8. SECONDARY DRAIN WITH SAFE-T-SWITCH MODEL SSI FLOAT SWITCH TIED TO AIR HANDLER FOR SHUT DOWN.

1 UNIT AIR HANDLER DETAIL
NO SCALE

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CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS
FCP

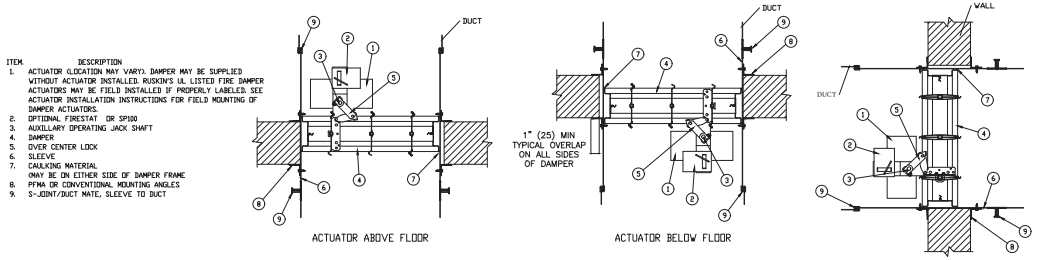
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

MECHANICAL DETAILS

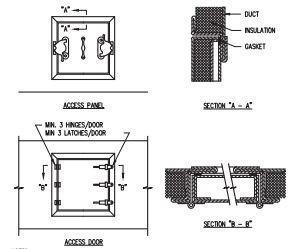
M1.02

CMEP 20020



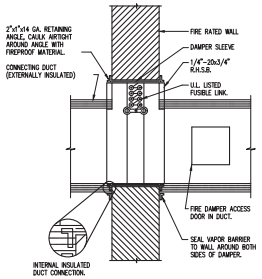
ITEM DESCRIPTION
1. ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER ACTUATORS MAY BE FIELD INSTALLED IF PROPERLY LABELED. SEE ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER ACTUATORS.
2. OPTIONAL FIRESTAT OR SP100
3. AUXILLARY OPERATING JACK SHAFT
4. DAMPER
5. OVER CENTER LOCK
6. SLEEVE
7. CAULKING MATERIAL (MAY BE ON EITHER SIDE OF DAMPER FRAME
8. PFMA OR CONVENTIONAL MOUNTING ANGLES
9. S-JOINT/DUCT MATE, SLEEVE TO DUCT

4 FIRE-SMOKE DAMPER DETAIL
NO SCALE

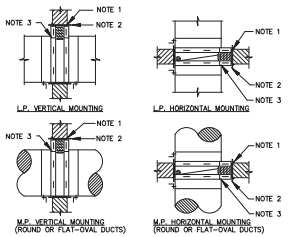


NOTES:
1. LATCHES SHALL BE OF THE WEDGE TYPE TO CLOSE DOORS TIGHTLY.
2. HINGES ON THE ACCESS DOORS SHALL HAVE NON-CORROSIVE PINS.
3. PROVIDE ACCESS DOORS ON DUCTWORK INSTALLED IN CHASE, ABOVE CEILING, INSTALLED IN EQUIPMENT ROOMS. PROVIDE ACCESS PANELS ON ALL EQUIPMENT AND DUCTWORK INSTALLED ABOVE FINISHED CEILINGS WHERE SPACE LIMITATIONS DO NOT ALLOW HINGED DOORS TO OPEN.
4. DOORS/PANELS TO HAVE UL LISTING WHERE LOCATED IN RATED CHASE ASS'Y.

1 ACCESS DOOR AND PANEL DETAILS
NO SCALE



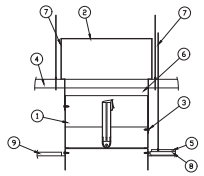
2 DUCT FIRE DAMPER DETAIL
NO SCALE



NOTES:
1. ANGLES SHALL BE A MINIMUM OF 1-1/2x1-1/2x1/8. FASTEN TO COLLAR ONLY W/ 1/4" DIA. NUTS BOLTS. ANGLES REQ'D ON ALL FOUR SIDES OF WALL OR FLOOR SLAB. (TYP. ALL FIRE DAMPERS)
2. COLLAR GAUGES SHALL CONFORM TO SMACNA STDS. (TYP. ALL FIRE DAMPERS)
3. USE SLIP JOINT CONN. AS RECOMMENDED BY SMACNA (TYP. ALL FIRE DAMPERS)
4. PROVIDE AN ACCESS DOOR IN DUCTWORK FOR EACH DAMPER FOR ACCESS TO FUSIBLE LINKS. CONTRACTOR SHALL ASSURE ACCESS THRU CEILING AND STRUCTURE. ACCESS DOORS SHOWN ON PLANS FOR CLARITY.

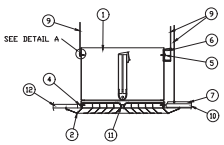
3 FIRE DAMPER DETAILS
NO SCALE

INSTALLATION 1
DAMPER WITH DUCT SUPPORT



ITEM DESCRIPTION
1. DAMPER
2. DUCT
3. #8 SHEET METAL SCREW
4. 16 MSG X 1 1/2" CHANNEL
5. CEILING GRID (UL CLASSIFIED)
6. DUCT DROP
7. 12 SWG STEEL WIRE
8. ACOUSTICAL LAY-IN PANELS (UL CLASSIFIED)
9. RIGID GYPSUM WALL BOARD CEILING (UL CLASSIFIED)

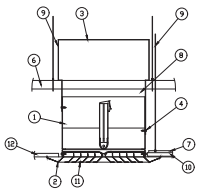
INSTALLATION 2
DUCTLESS RETURN AND FLEX DUCT SUPPLY



DUCTLESS AND FLEX DUCT SUPPLY

ITEM DESCRIPTION
1. DAMPER
2. GRILLE FRAME (20 GA MIN.)
3. DUCT (WHERE SHOWN)
4. #8 SHEET METAL SCREW
5. #10 SHEET METAL SCREW
6. 16 MSG X 1 1/2" CHANNEL
7. CEILING GRID (UL CLASSIFIED)
8. DUCT DROP (WHERE SHOWN)
9. 12 SWG STEEL WIRE
10. ACOUSTICAL LAY-IN PANELS (UL CLASSIFIED)
11. DIFFUSER OR GRILLE CORE (METALLIC OR NON-METALLIC)
12. RIGID GYPSUM WALL BOARD CEILING (UL CLASSIFIED)

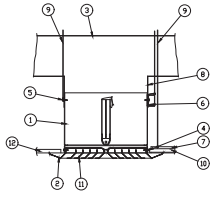
INSTALLATION 3
DAMPER WITH DUCT SUPPORT



STEEL DUCT WITH DUCT SUPPORT

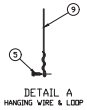
ITEM DESCRIPTION
1. DAMPER
2. GRILLE FRAME (20 GA MIN.)
3. DUCT
4. #8 SHEET METAL SCREW
5. #10 SHEET METAL SCREW
6. 16 MSG X 1 1/2" CHANNEL
7. CEILING GRID (UL CLASSIFIED)
8. DUCT DROP
9. 12 SWG STEEL WIRE
10. ACOUSTICAL LAY-IN PANELS (UL CLASSIFIED)
11. DIFFUSER OR GRILLE CORE (METALLIC OR NON-METALLIC)
12. RIGID GYPSUM WALL BOARD CEILING (UL CLASSIFIED)

INSTALLATION 4
DUCT WITH DAMPER SUPPORT
(RECTANGULAR DAMPER ONLY)

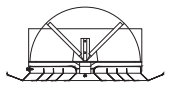


STEEL DUCT WITH DAMPER SUPPORT

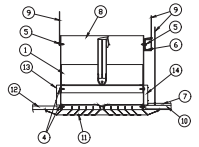
ITEM DESCRIPTION
1. DAMPER
2. GRILLE FRAME (20 GA MIN.)
3. DUCT
4. #8 SHEET METAL SCREW
5. #10 SHEET METAL SCREW
6. 16 MSG X 1 1/2" CHANNEL
7. CEILING GRID (UL CLASSIFIED)
8. DUCT DROP
9. 12 SWG STEEL WIRE
10. ACOUSTICAL LAY-IN PANELS (UL CLASSIFIED)
11. DIFFUSER OR GRILLE CORE (METALLIC OR NON-METALLIC)
12. RIGID GYPSUM WALL BOARD CEILING (UL CLASSIFIED)



INSTALLATION 5
VOLUME ADJUSTMENT CONTROL



INSTALLATION 6
ASSEMBLY HEIGHT



ITEM DESCRIPTION
1. DAMPER
2. GRILLE FRAME (20 GA MIN.)
3. DUCT (WHERE SHOWN)
4. #8 SHEET METAL SCREW
5. #10 SHEET METAL SCREW
6. 16 MSG X 1 1/2" CHANNEL
7. CEILING GRID (UL CLASSIFIED)
8. DUCT DROP (WHERE SHOWN)
9. 12 SWG STEEL WIRE
10. ACOUSTICAL LAY-IN PANELS (UL CLASSIFIED)
11. DIFFUSER OR GRILLE CORE (METALLIC OR NON-METALLIC)
12. RIGID GYPSUM WALL BOARD CEILING (UL CLASSIFIED)
13. 16 SWG STEEL WIRE
14. THERMAL BLANKET INSULATION-REFRACTORY CERAMIC FIBER

5 RADIATION DAMPER DETAIL
NO SCALE

NOTE:
FIRE DAMPERS ARE TO BE LISTED & LABELED, AND COMPLY WITH U.L. 555.
SMOKE DAMPERS ARE TO BE LISTED & LABELED, AND COMPLY WITH U.L. 555S.
FIRE-SMOKE DAMPERS ARE TO BE LISTED & LABELED, AND COMPLY WITH U.L. 555 & 555S.
RADIATION DAMPERS ARE TO BE LISTED & LABELED, AND COMPLY WITH U.L. 555C.

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CONSULTING : DESIGN-BUILD
N.C LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS
FCP

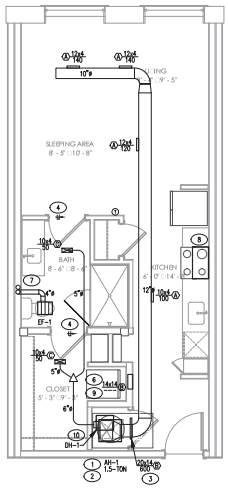
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

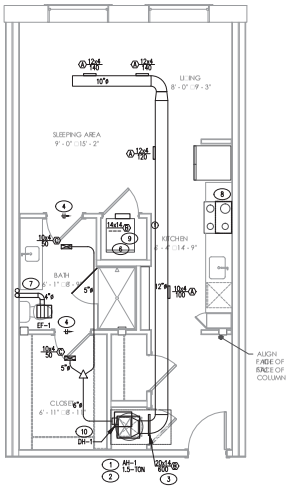
MECHANICAL DETAILS

M1.03

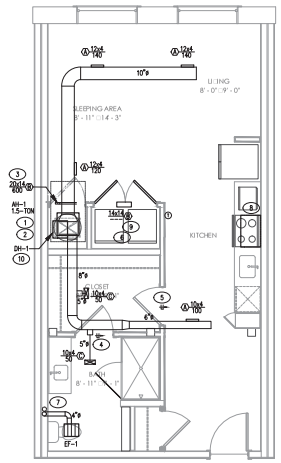
CMEP 20020



1 UNIT S1-M (AFFORDABLE) - MECHANICAL
1/4" = 1'-0"



2 UNIT S2-M - MECHANICAL
1/4" = 1'-0"



3 UNIT S2-M TYPE A- MECHANICAL
1/4" = 1'-0"

TAGGED NOTES

1. HVAC UNIT HANGER BRACKET FURNISHED & INSTALLED BY MECH. CONTRACTOR. UNIT SIZE, INSTALLATION, ETC., TO BE COORDINATED WITH GC & FRAMING CONTRACTOR.
2. 3/4" CONDENSATE AND DEHUMIDIFIER DRAIN ROUTED TO HUB DRAIN (HD BY PC) IN MECH. CLOSET. REFER TO PLUMBING RISERS. COORDINATE W/ DUCTS, G.C., FRAMING CONTR., STRUCTURE, ETC.
3. RETURN THRU GRILLE IN WALL OR LOUVERED DOOR BY ARCHITECT. VERIFY ALL COMPONENTS USED IN CLOSET ARE PLENUM RATED.
4. ALL BATHROOM DOORS TO HAVE UNDERCUTS.
5. ALL ROOMS WITH S.A. TO HAVE TRANSFER GRILLES FOR RETURN AIR.
6. VENTLESS HEAT PUMP DRYER.
7. EXHAUST ROUTED TO CAP ON ROOF. USE GALVANIZED SHEET METAL FOR EXHAUST BATH FAN. WEATHERPROOF PENETRATION THROUGH TOP OF SHAFT/ROOF.
8. APPROVED RECIRCULATING RANGE HOOD OR MICROWAVE HOOD. SEE ARCH FOR SPEC.
9. TRANSFER GRILLE FOR LAUNDRY ROOM. MIN. FREE AREA OF 100 SQ IN. IS REQUIRED. INSTALL GRILLE ABOVE DOOR(S). COORDINATE WITH STRUCTURAL.
10. MOUNT DEHUMIDIFIER ON PLATFORM IN OPEN PLENUM RETURN CLOSET. VERIFY ALL COMPONENTS IN CLOSET ARE PLENUM RATED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
11. 25 SQFT OPENING PROVIDED BY ARCHITECT TO SATISFY NATURAL VENTILATION REQUIREMENT.

NOTE:

WINDOWS AND DOORS SHALL BE OPERABLE. NATURAL VENTILATION SHALL BE UTILIZED FOR APARTMENT UNITS PER 2018 IBC CHAPTER 12.

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THE COMMUNITY BUILDERS

FCP

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PROJECT # / 19FCP330
DATE / 05.15.2020
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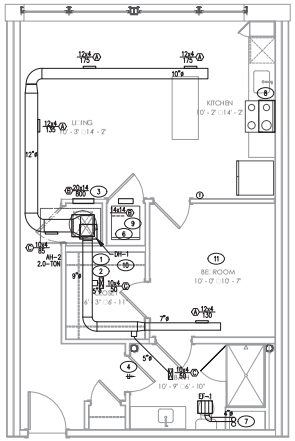
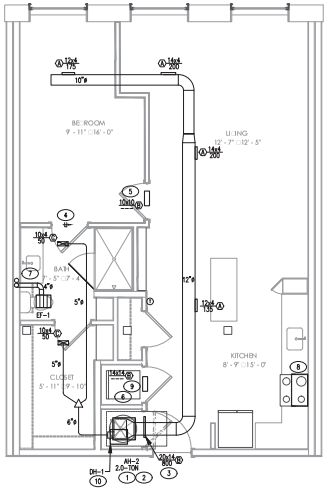
MECHANICAL UNIT PLANS

M2.01

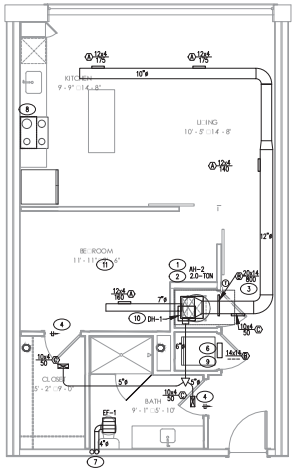
CMEP 20020



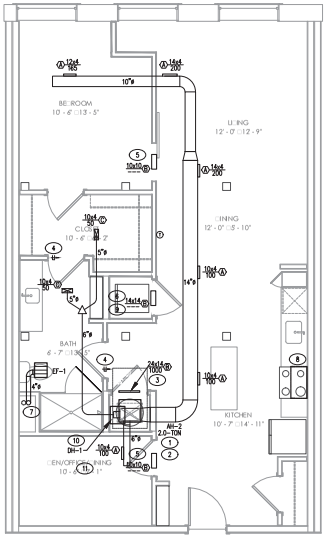
1 UNIT 1A-M (AFFORDABLE) - MECHANICAL
1/4" = 1'-0"



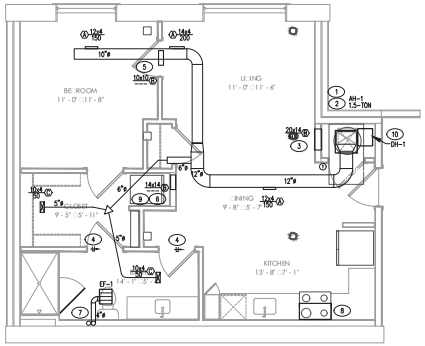
2 UNIT 1B-M - MECHANICAL
1/4" = 1'-0"



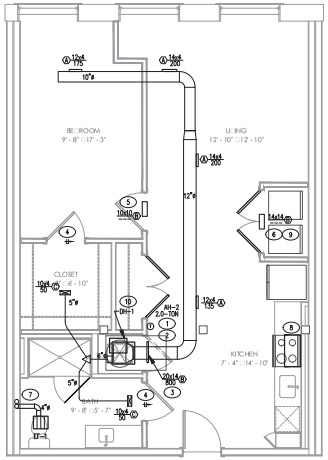
3 UNIT 1D-M - MECHANICAL
1/4" = 1'-0"



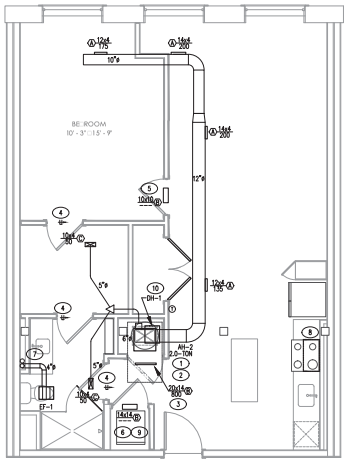
4 UNIT 1C-M (DEN) - MECHANICAL
1/4" = 1'-0"



5 UNIT 1E-M- MECHANICAL
1/4" = 1'-0"



6 UNIT 1B-M TYPE A - MECHANICAL
1/4" = 1'-0"



7 UNIT 1B-M ALT - MECHANICAL
1/4" = 1'-0"

TAGGED NOTES

1. HVAC UNIT HANGER BRACKET FURNISHED & INSTALLED BY MECH. CONTRACTOR. UNIT SIZE, INSTALLATION, ETC., TO BE COORDINATED WITH GC & FRAMING CONTRACTOR.
2. 3/4" CONDENSATE AND DEHUMIDIFIER DRAIN ROUTED TO HUB DRAIN (HD BY PC) IN MECH. CLOSET. REFER TO PLUMBING RISERS. COORDINATE W/ DUCTS, G.C., FRAMING CONTR., STRUCTURE, ETC.
3. RETURN THRU GRILLE IN WALL OR LOUVERED DOOR BY ARCHITECT. VERIFY ALL COMPONENTS USED IN CLOSET ARE PLENUM RATED.
4. ALL BATHROOM DOORS TO HAVE UNDERCUTS.
5. ALL ROOMS WITH S.A. TO HAVE TRANSFER GRILLES FOR RETURN AIR.
6. VENTLESS HEAT PUMP DRYER.
7. EXHAUST ROUTED TO CAP ON ROOF. USE GALVANIZED SHEET METAL FOR EXHAUST BATH FAN. WEATHERPROOF PENETRATION THROUGH TOP OF SHAFT/ROOF.
8. APPROVED RECIRCULATING RANGE HOOD OR MICROWAVE HOOD. SEE ARCH FOR SPEC.
9. TRANSFER GRILLE FOR LAUNDRY ROOM. MIN. FREE AREA OF 100 SQ IN. IS REQUIRED. INSTALL GRILLE ABOVE DOOR(S). COORDINATE WITH STRUCTURAL.
10. MOUNT DEHUMIDIFIER ON PLATFORM IN OPEN PLENUM RETURN CLOSET. VERIFY ALL COMPONENTS IN CLOSET ARE PLENUM RATED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
11. 25 SQFT OPENING PROVIDED BY ARCHITECT TO SATISFY NATURAL VENTILATION REQUIREMENT.

NOTE:

WINDOWS AND DOORS SHALL BE OPERABLE. NATURAL VENTILATION SHALL BE UTILIZED FOR APARTMENT UNITS PER 2018 IBC CHAPTER 12.

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NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

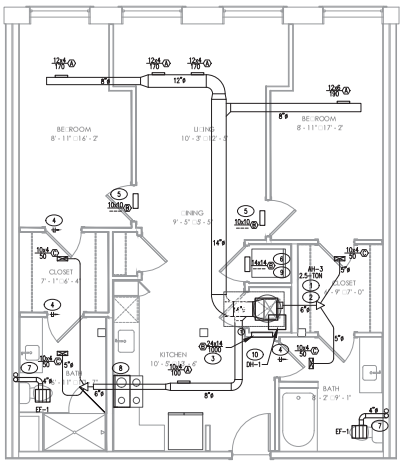
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

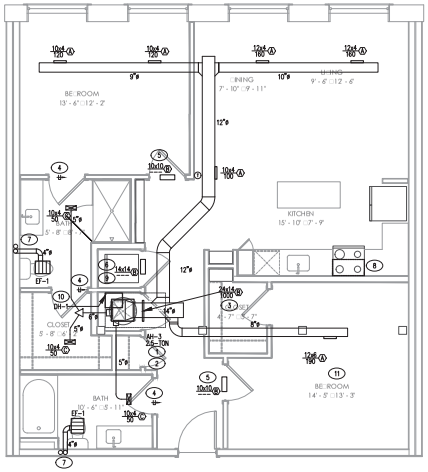
MECHANICAL UNIT PLANS

M2.02

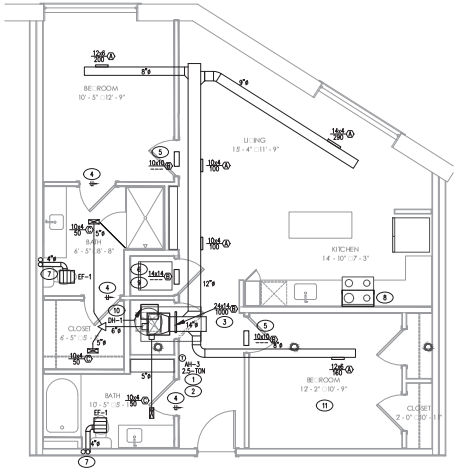
CMEP 20020



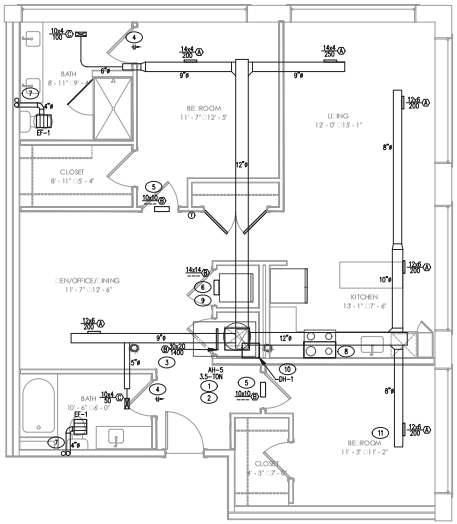
1 UNIT 2A-M (AFFORDABLE) - MECHANICAL
1/4" = 1'-0"



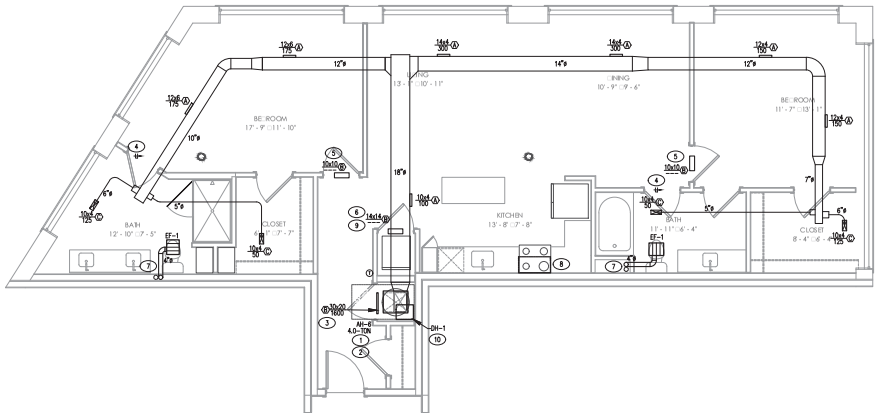
2 UNIT 2B-M- MECHANICAL
1/4" = 1'-0"



3 UNIT 2C-M- MECHANICAL
1/4" = 1'-0"



4 UNIT 2D-M (DEN) - MECHANICAL
1/4" = 1'-0"



5 UNIT 2E-M - MECHANICAL
1/4" = 1'-0"

TAGGED NOTES

1. HVAC UNIT HANGER BRACKET FURNISHED & INSTALLED BY MECH. CONTRACTOR. UNIT SIZE, INSTALLATION, ETC., TO BE COORDINATED WITH GC & FRAMING CONTRACTOR.
2. 3/4" CONDENSATE AND DEHUMIDIFIER DRAIN ROUTED TO HUB DRAIN (HD BY PC) IN MECH. CLOSET. REFER TO PLUMBING RISERS. COORDINATE W/ DUCTS, G.C., FRAMING CONTR., STRUCTURE, ETC.
3. RETURN THRU GRILLE IN WALL OR LOUVERED DOOR BY ARCHITECT. VERIFY ALL COMPONENTS USED IN CLOSET ARE PLENUM RATED.
4. ALL BATHROOM DOORS TO HAVE UNDERCUTS.
5. ALL ROOMS WITH S.A. TO HAVE TRANSFER GRILLES FOR RETURN AIR.
6. VENTLESS HEAT PUMP DRYER.
7. EXHAUST ROUTED TO CAP ON ROOF. USE GALVANIZED SHEET METAL FOR EXHAUST BATH FAN. WEATHERPROOF PENETRATION THROUGH TOP OF SHAFT/ROOF.
8. APPROVED RECIRCULATING RANGE HOOD OR MICROWAVE HOOD. SEE ARCH FOR SPEC.
9. TRANSFER GRILLE FOR LAUNDRY ROOM. MIN. FREE AREA OF 100 SQ IN. IS REQUIRED. INSTALL GRILLE ABOVE DOOR(S). COORDINATE WITH STRUCTURAL.
10. MOUNT DEHUMIDIFIER ON PLATFORM IN OPEN PLENUM RETURN CLOSET. VERIFY ALL COMPONENTS IN CLOSET ARE PLENUM RATED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
11. 25 SQFT OPENING PROVIDED BY ARCHITECT TO SATISFY NATURAL VENTILATION REQUIREMENT.

NOTE:
WINDOWS AND DOORS SHALL BE OPERABLE. NATURAL VENTILATION SHALL BE UTILIZED FOR APARTMENT UNITS PER 2018 IBC CHAPTER 12.

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N.C LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

MECHANICAL UNIT PLANS

M2.03

CMEP 20020

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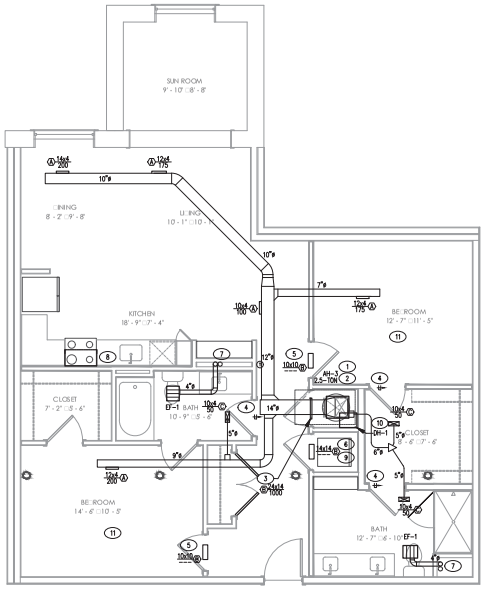
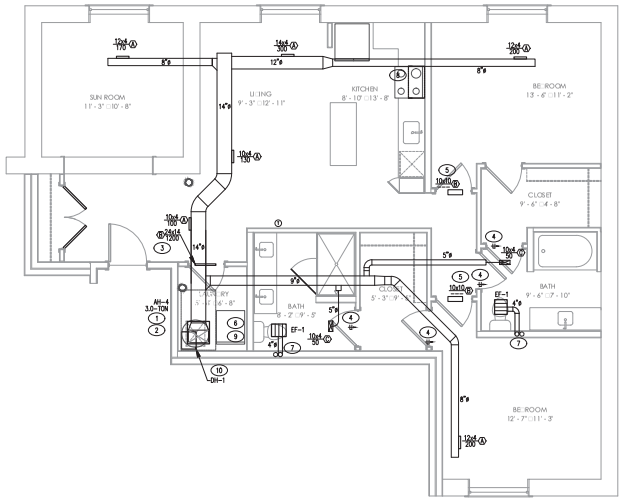
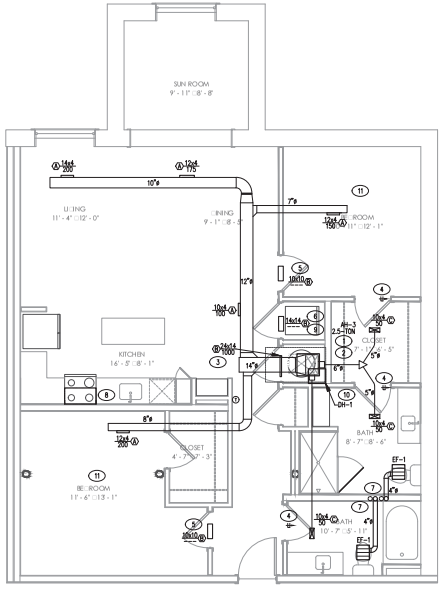


1 UNIT 2F-M - MECHANICAL
1/4" = 1'-0"



2 UNIT 2G-M - MECHANICAL
1/4" = 1'-0"



3 UNIT 2H-M - MECHANICAL
1/4" = 1'-0"

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M2.04

CMEP 20020

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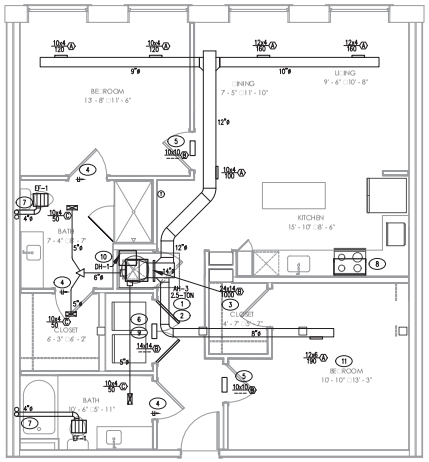
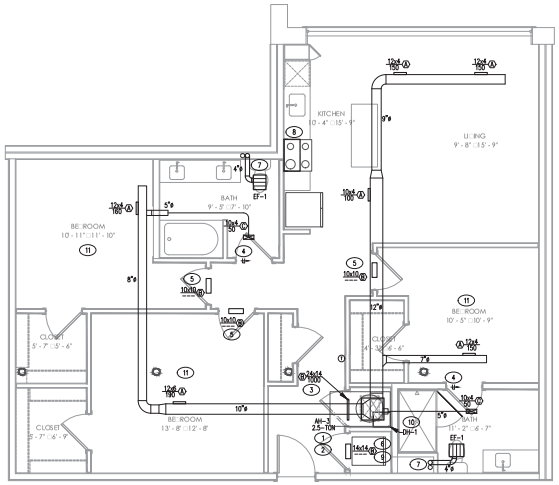
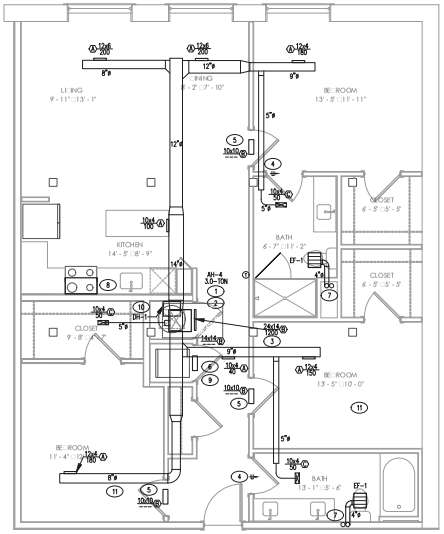


1 UNIT 2B-M TYPE A - MECHANICAL
1/4" = 1'-0"



5 UNIT 3A-M - MECHANICAL
1/4" = 1'-0"



6 UNIT 3B-M - MECHANICAL
1/4" = 1'-0"

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MECHANICAL UNIT PLANS

M2.05

CMEP 20020

1 BASEMENT PLAN - MECHANICAL
1/8" = 1'-0"

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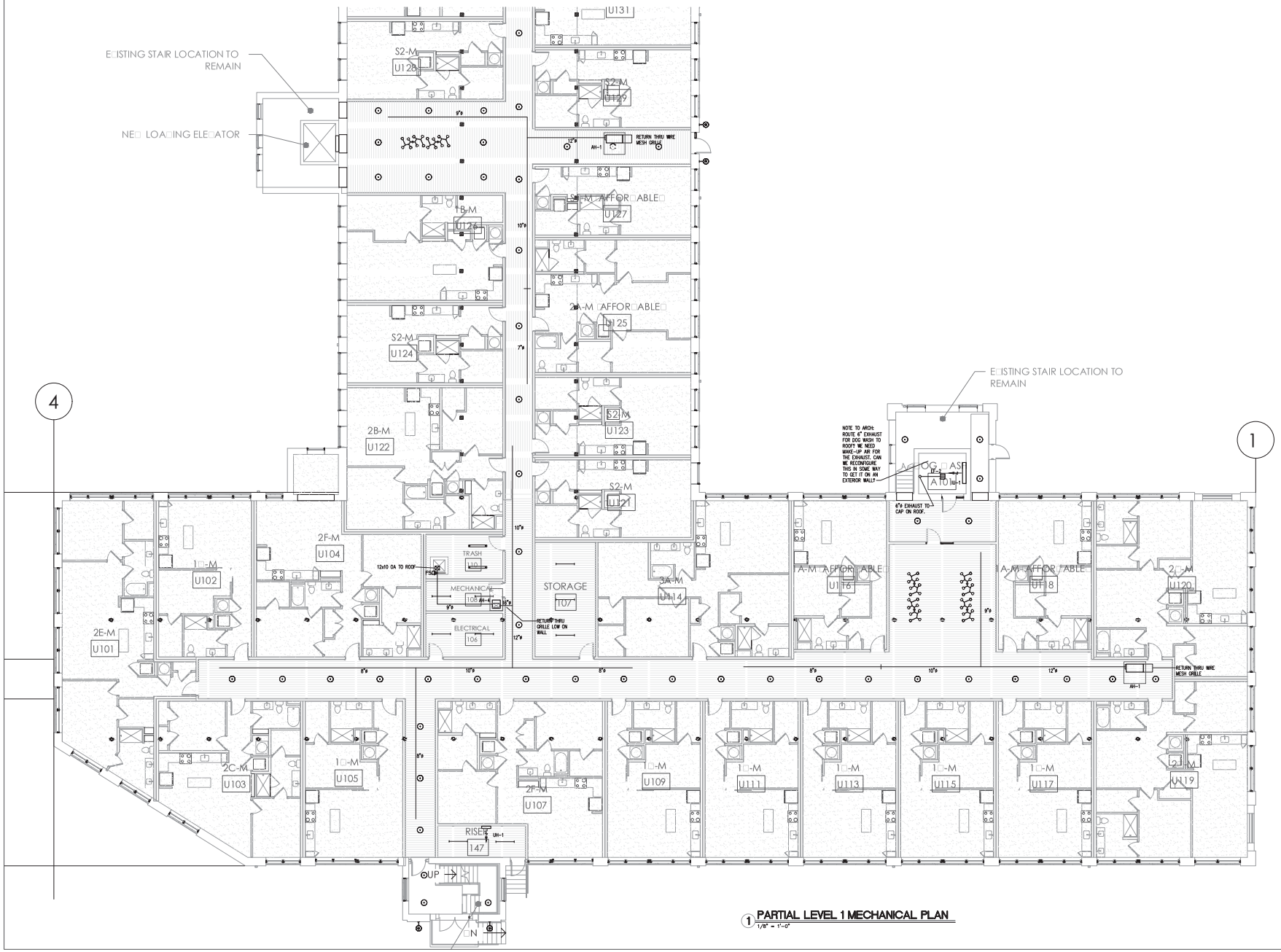
MECHANICAL BASEMENT PLAN

M3.01

CME#20-020



1 PARTIAL LEVEL 1 MECHANICAL PLAN
1/8" = 1'-0"

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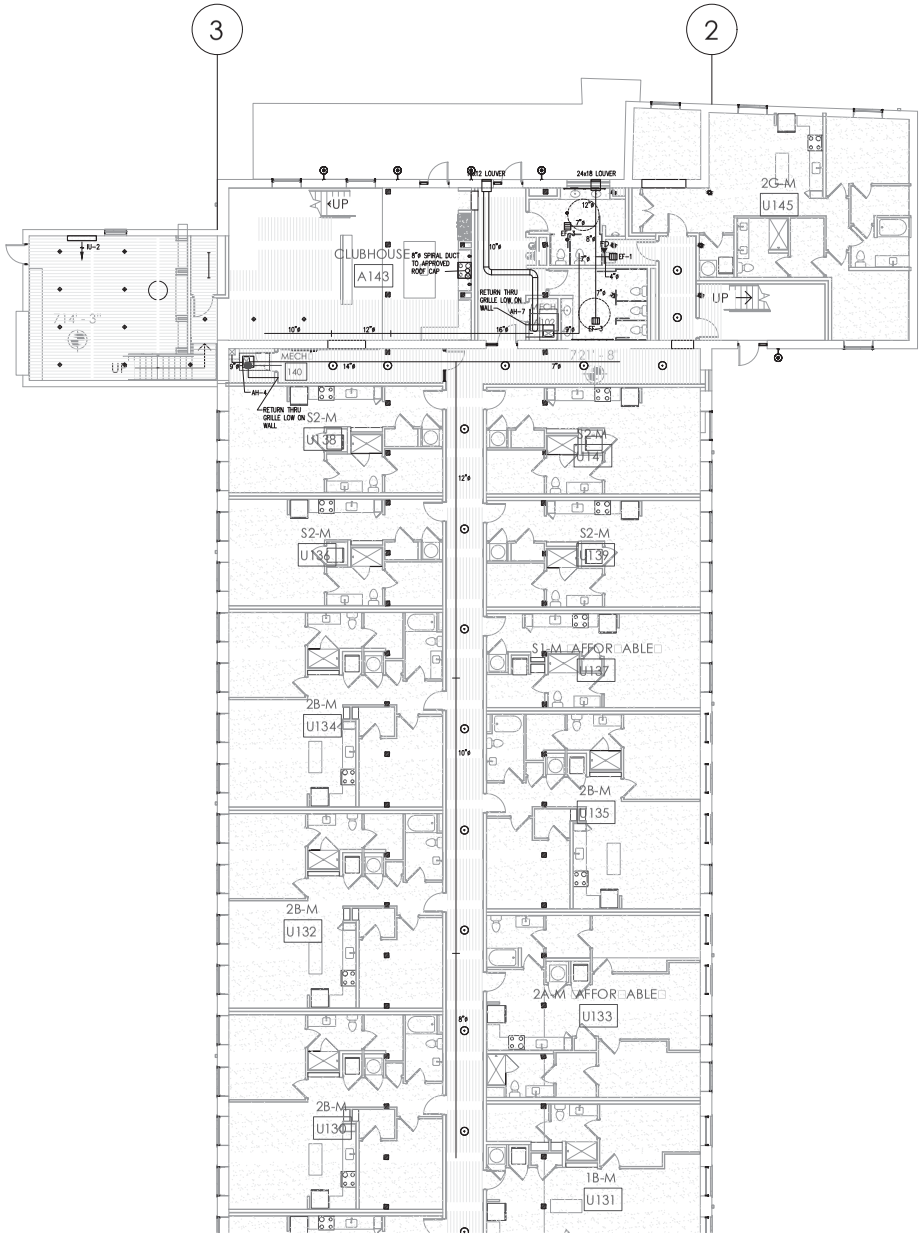
PARTIAL LEVEL 1 MECHANICAL PLAN

M3.02

CME#20-020



1 PARTIAL LEVEL 1 MECHANICAL PLAN
1/8" = 1'-0"

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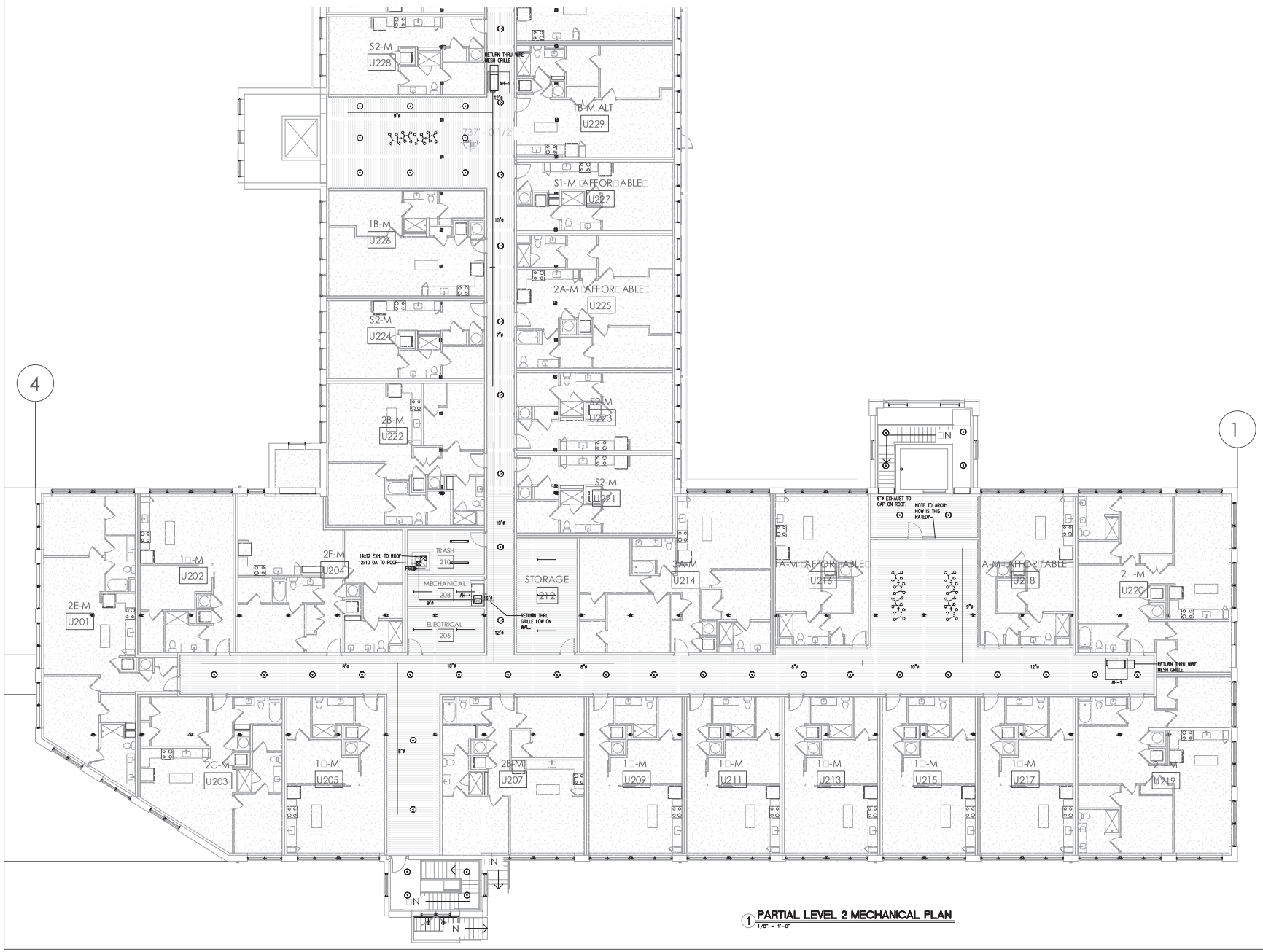
PARTIAL LEVEL 1 MECHANICAL PLAN

M3.03

CME#20-020



1 PARTIAL LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

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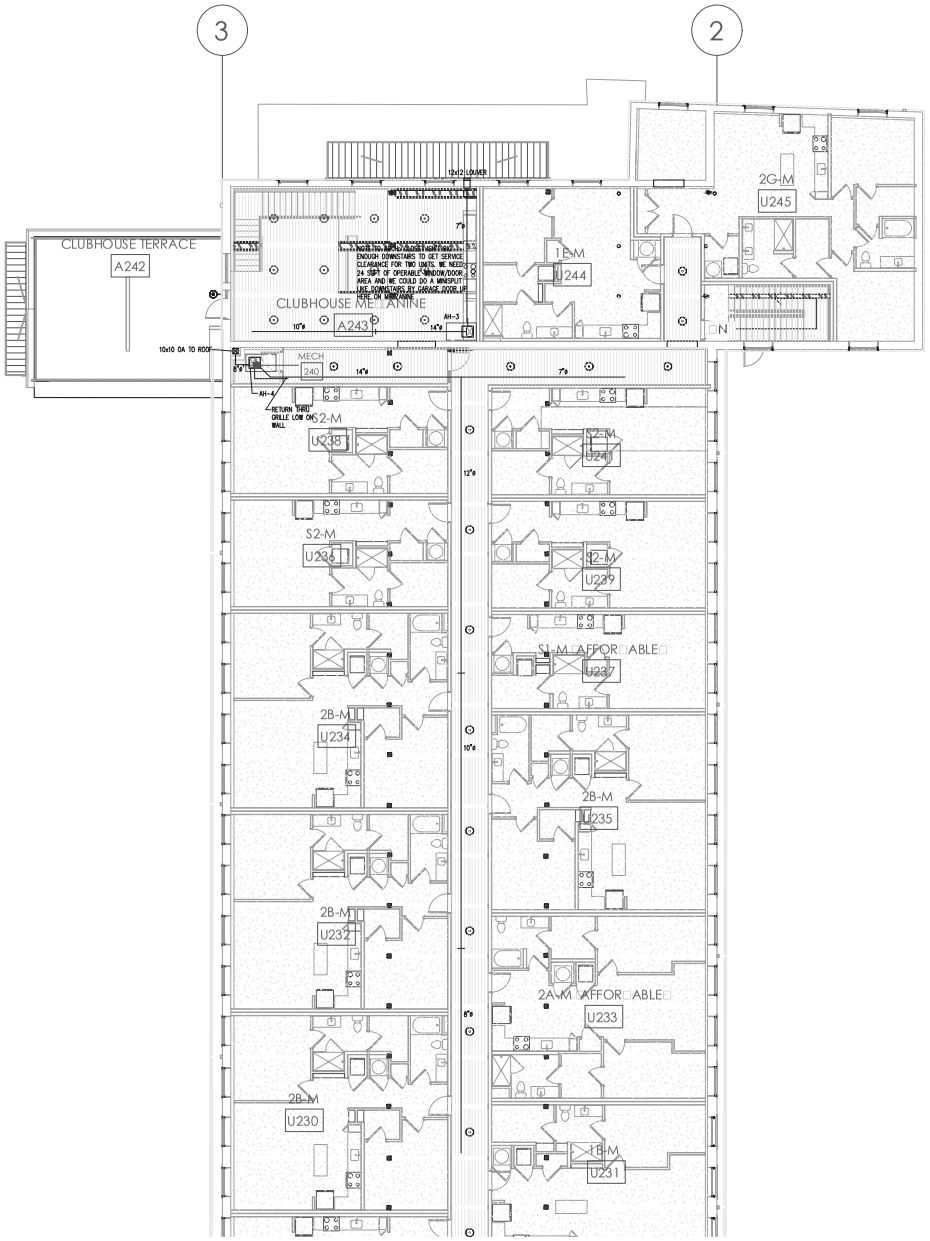
PARTIAL LEVEL 2 MECHANICAL PLAN

M3.04

CME#20-020



1 PARTIAL LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

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PARTIAL LEVEL 2 MECHANICAL PLAN

M3.05

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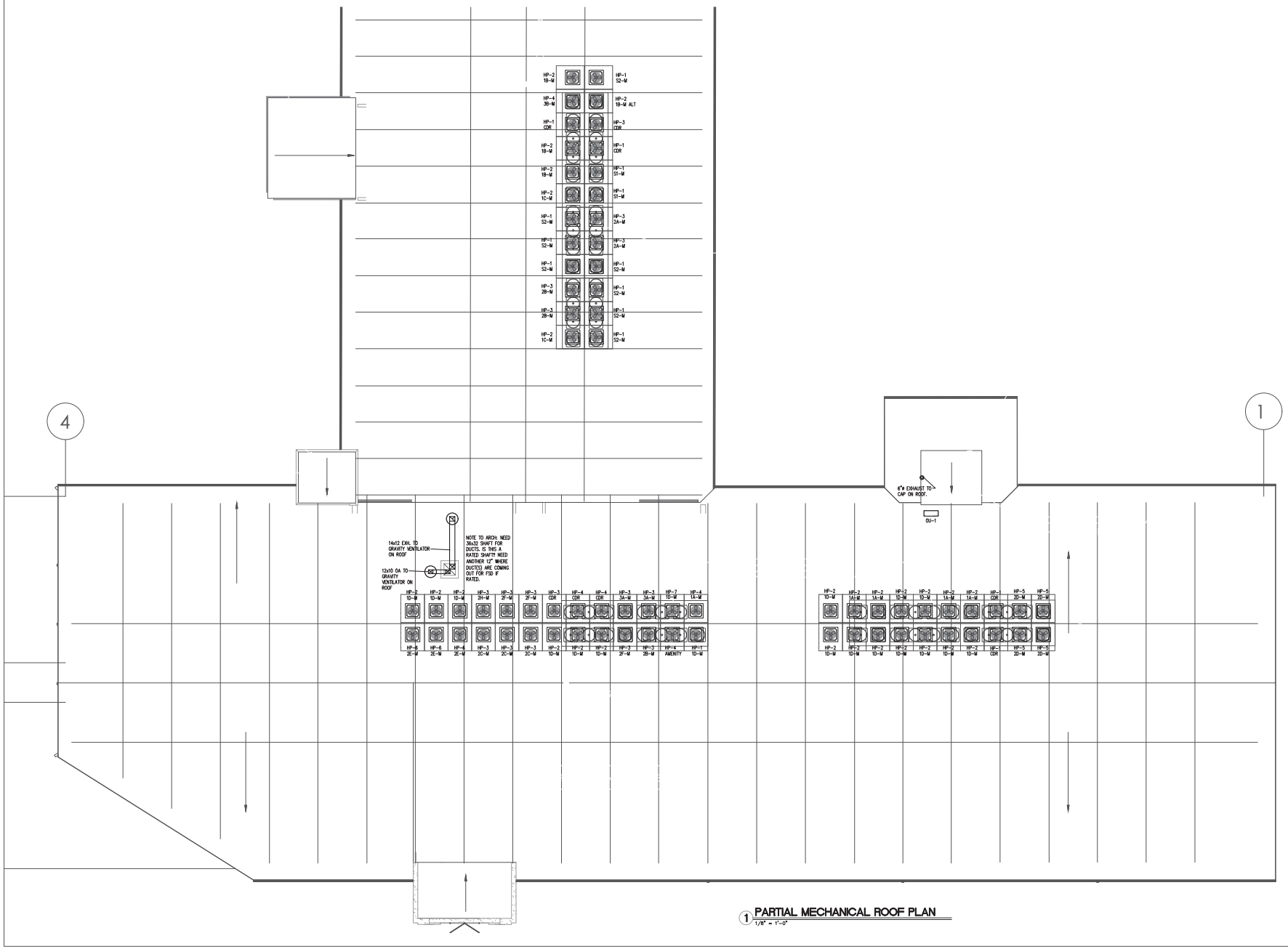

1 PARTIAL MECHANICAL ROOF PLAN
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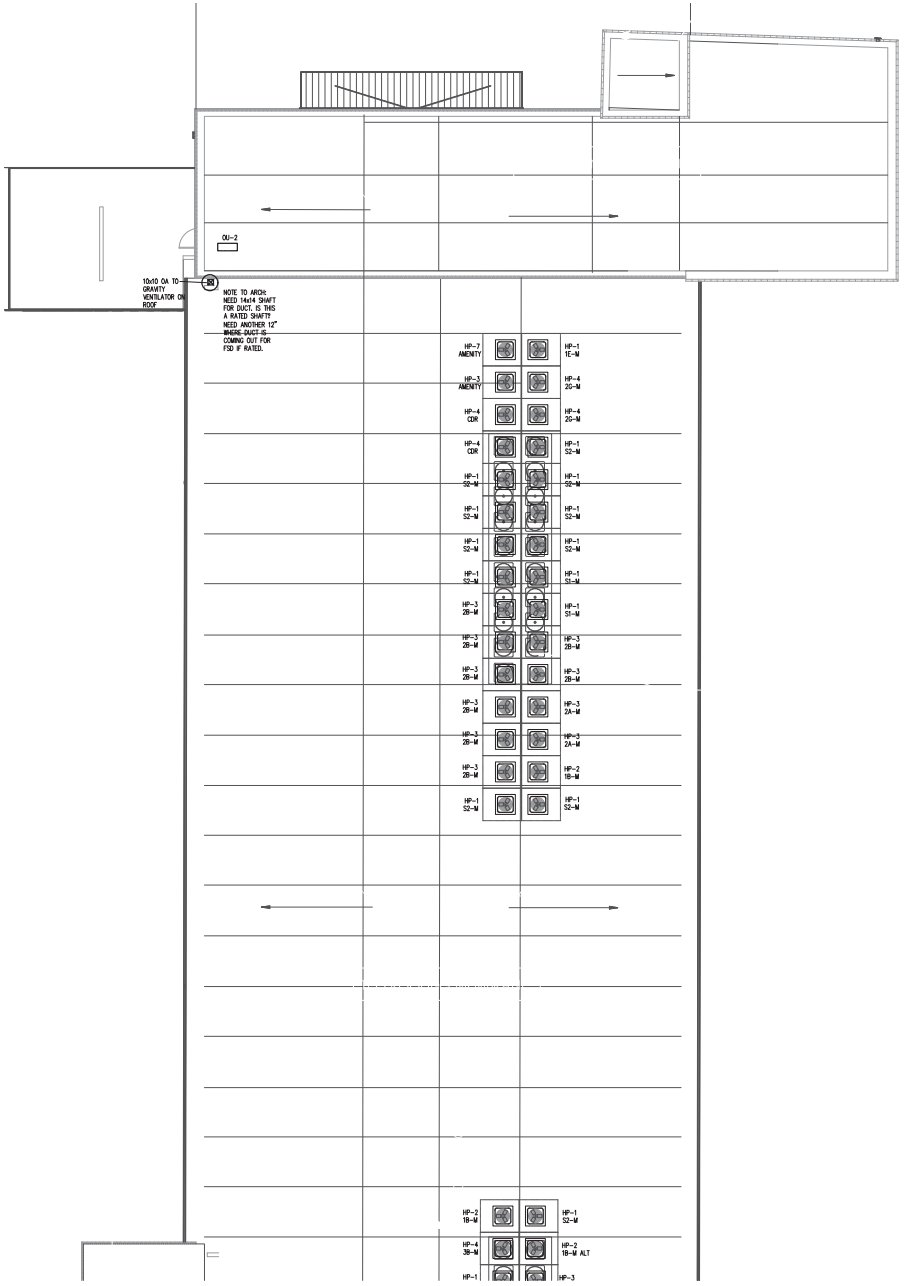
PARTIAL MECHANICAL ROOF PLAN

M3.06

CME#20-020



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1/8" = 1'-0"

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PARTIAL MECHANICAL ROOF PLAN

M3.07

CME#20-020

GENERAL NOTES

1. PROVIDE TRANSFORMER PAD IN ACCORDANCE WITH UTILITY REQUIREMENTS. COORDINATE THE EXACT LOCATION OF THE PADMOUNTED TRANSFORMER AND UTILITY SERVICE POINT IN THE FIELD WITH THE UTILITY COMPANY. EXTEND 5" CONDUIT FROM TRANSFORMER TO UTILITY SERVICE POINT. ALL ELBOWS SHALL BE RGS. COORDINATE WITH UTILITY COMPANY TO PROVIDE METER ON SERVICE. LOCATE METER AS PER UTILITY COMPANY REQUIREMENTS. ALL COSTS ASSOCIATED WITH THE PAD, PRIMARY CONDUIT, METER AND PERMITTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FOR BIDDING PURPOSES, IF A SERVICE POINT IS NOT SHOWN ON PLANS ASSUME RUN SHALL BE 100' AND PROVIDE A DOLLAR/FOOT ADDER/DEDUCT FOR VARIANCES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.
3. ALL MATERIAL, EQUIPMENT AND APPLIANCES SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., AND THE NATIONAL MANUFACTURERS ASSOCIATION.
4. ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT.
6. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT REGARDLESS OF WHO SUPPLIES THE EQUIPMENT. THIS INCLUDES ALL HVAC, PLUMBING AND OWNER FURNISHED EQUIPMENT CONNECTIONS OF 120V OR HIGHER.
7. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE FROM THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.
8. A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.
9. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
10. ALL WIRING SHALL BE INSTALLED IN PVC, GRS, EMT OR TYPE AC FLEXIBLE CABLE. MINIMUM SIZE CONDUIT SHALL BE 1/2". AC FLEX SHALL BE USED ONLY IN AREAS PERMITTED BY CODE.
11. CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE NO. 12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED, #10 THRU #12 AWG CONDUCTORS SHALL BE SOLID. ALL INSULATION TYPES SHALL BE THWN OR THHN. PROVIDE A PULLWIRE OR FISH TAPE IN ALL EMPTY CONDUITS.
12. PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS.
13. ALL TERMINALS/LUGS SHALL BE 60/75° RATED.
14. ALL FLEX SHALL BE LIQUID TIGHT FLEXIBLE METAL.
15. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES, WHITE LETTERS ON BLACK BACKGROUND.
16. ALL EXPOSED RACEWAY SHALL BE RUN PARALLEL OR PERPENDICULAR TO THE BUILDING SURFACES AND SHALL BE PAINTED AS DIRECTED BY THE ARCHITECT. NO EXPOSED CONDUIT SHALL BE ALLOWED IN FINISHED SPACES EXCEPT AS PERMITTED BY OWNER OR ARCHITECT. EXPOSED RACEWAY IN FINISHED SPACES SHALL BE WIREMOLD TYPE.
17. ALL DEVICE PLATES SHALL BE WHITE UON.
18. ALL WATER HEATERS SHALL HAVE DISCONNECT AS PER NEC 422.31(B).
19. LIGHT SWITCHES SHALL BE NO MORE THAN 6" FROM EDGE OF DOOR FRAME.
20. WALL RECEPTACLES SHOWN BACK TO BACK MAY BE OFFSET BUT SHALL BE INSTALLED DIRECTLY ADJACENT TO ONE ANOTHER.
21. TWO OR MORE ADJACENT POWER OR COMMUNICATION RECEPTACLES SHALL BE GANGED WITH A COMMON FACEPLATE – IF THEY CANNOT BE GANGED THEY SHALL BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS.
22. WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE-RESISTIVE WALL, FLOOR, OR PARTITION FOR THE PURPOSE OF RUNNING RACEWAY CARRYING ELECTRICAL, TELEPHONE, TELEVISION, OR LOCAL COMMUNICATION AND/OR SIGNALING CIRCUITS, THE OPENING AROUND THE RACEWAY SHALL BE FIRE STOPPED PER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS FIRE STOPPING IS ACCOMPLISHED. USE APPROVED ASSEMBLIES SUCH AS THE FOLLOWING:

   *CONDUIT PENETRATIONS OF 1,2,3 & 4 HOUR GYPBOARD WALLS – U.L.#WL1001 *CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE OR BLOCK WALLS – U.L.#CAJ1001 *CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE FLOORS – U.L.#CAJ1001 *CONDUIT PENETRATIONS OF 1 HOUR GYPBOARD CEILING ASSEMBLY – L526 *MULT. CONDUIT PENETRATIONS OF 2,3 & 4 HOUR CONCRETE OR BLOCK WALL OR FLOOR – CAJ1042
23. IN REQUIRED FIRE RATED WALLS AND PARTITIONS, OPENINGS FOR INSTALLATION OF BOXES THAT ARE GREATER THAN 16 SQUARE INCHES SHALL BE PROTECTED AS REQ'D BY U.L. COORDINATE CLOSELY WITH THE GENERAL CONTRACTOR TO INSURE THAT THE INTEGRITY OF THE U.L. RATING IS MAINTAINED.
24. WHERE A HOMERUN IS SHOWN THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT, DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS AND IN ACCORDANCE WITH THE NEC: A MAXIMUM OF THREE 20A, 1 POLE BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN SHARING A COMMON NEUTRAL OR WITH SEPARATE NEUTRALS, FOR A TOTAL OF SIX CURRENT CARRYING CONDUCTORS. ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY HOMERUN TO PANEL.
25. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WHICH SIMULTANEOUSLY DISCONNECTS ALL UNGROUNDED CONDUCTORS AT THE BRANCH CIRCUIT POINT OF ORIGIN.
26. FUSES 0-600 AMPS SHALL BE UL CLASS "RK-5" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTERED BY BUSSMAN UNLESS NOTED OTHERWISE.
27. VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START. NOTIFY ENGINEER OF ANY CHANGES.
28. PROVIDE "FLASH HAZARD" WARNING SIGNS ON ALL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL CENTERS AND MOTOR CONTROL CENTERS.
29. THE ELECTRICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING SEISMIC SUPPORT AND BRACING OF ELECTRICAL COMPONENTS TO RESIST THE EFFECTS OF EARTHQUAKES ON THE ELECTRICAL SYSTEM AS WELL AS ANY REQUIRED SPECIAL INSPECTIONS BASED ON THE SPECIFIC GEOGRAPHIC LOCATION AS REQUIRED.
30. ALL 120V, SINGLE PHASE, 15A AND 20A BRANCH CIRCUITS SERVING OUTLETS AND DEVICES IN DWELLINGS AREAS SUCH AS: BEDROOMS, DINING ROOMS, KITCHENS, LIBRARIES, RECREATION ROOMS, DENS, FAMILY ROOMS, LIVING ROOMS, SUNROOMS, CLOSETS, HALLWAYS PARLORS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
31. ALL INDOOR BRANCH CIRCUIT WIRING SHALL BE TYPE NM, NMC, OR NMS FOR DWELLING UNITS LOCATED IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION. TYPE SE OR USE CABLES SHALL BE PERMITTED TO BE USED AS SERVICE-ENTRANCE CONDUCTORS AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC. 230.6, 230.7, AND PARTS II, III, AND IV OF ARTICLE 230. TYPE SE SERVICE-ENTRANCE CABLE USED FOR INTERIOR WIRING SHALL COMPLY WITH THE INSTALLATION REQUIREMENTS OF PART II OF ARTICLE 334, EXCLUDING 334.80. ALL OTHER WIRING EXCEEDING 50 AMPERES SHALL BE INSTALLED IN EMT INDOORS OR PVC OUTDOORS, WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
32. ELECTRICAL COORDINATION WITH OTHER TRADES:
   - A. THE ELECTRICAL CONTRACTOR SHALL CONNECT AND/OR PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT SUPPLIED BY OTHERS APPLICABLE TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, MECHANICAL, PLUMBING, FIRE PROTECTION AND SUPPRESSION, OWNER FURNISHED, KITCHEN, LABORATORY, ETC. UNLESS OTHERWISE NOTED.
   - B. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONNECTIONS PRIOR TO ROUGH-IN USING APPROVED CATALOG SHEETS AND SHOP DRAWINGS.
   - C. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANUAL MOTOR STARTER SWITCHES, DISCONNECT SWITCHES, RECEPTACLES, ETC. TO MECHANICAL AND PLUMBING EQUIPMENT. ALL STARTERS, OTHER THAN MANUAL STARTER SWITCHES, SHALL BE PROVIDED BY OTHERS, BUT INSTALLED BY THE ELECTRICAL CONTRACTOR.
   - D. ALL DISCONNECT SWITCHES AND FUSE SIZES SHALL BE COORDINATED WITH SHOP DRAWINGS PRIOR TO ORDERING OR INSTALLING. ANY EQUIPMENT INSTALLED INCORRECTLY BECAUSE OF LACK OF COORDINATION WILL BE REMOVED AND INSTALLED CORRECTLY AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
   - E. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONDUIT RUNS AND LIGHT FIXTURE LOCATIONS ABOVE THE CEILING WITH OTHER TRADES PRIOR TO INSTALLATION.
   - F. ALL DUCT SMOKE DETECTORS SHALL BE PROVIDED AND CONNECTED BY THE ELECTRICAL CONTRACTOR, BUT INSTALLED BY THE MECHANICAL CONTRACTOR.
   - G. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY OUTLETS FOR HEAT TAPE CONNECTIONS FOR MECHANICAL SYSTEMS. PROVIDE CLASS B (30mA) GFCI PROTECTION ON THE BREAKER SUPPLYING THE HEAT TAPE.
   - H. THE ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER AT EACH HVAC UNIT HAVING A CONTROLS POWER SUPPLY. CIRCUIT(S) SHALL BE DEDICATED 20A SERVING A MAXIMUM OF 10 HVAC UNITS PER CIRCUIT. COORDINATE ALL LOCATIONS WITH THE MECHANICAL CONTRACTOR.

LIGHTING FIXTURE NOTES

L1: LIGHTING FIXTURE CATALOG NUMBERS ARE INDICATIVE OF THE STYLE OF FIXTURE REQUIRED. CONTRACTOR SHALL COORDINATE WITH FIELD CONDITIONS & ARCHITECT'S FINISH SCHEDULE TO PROVIDE FIXTURES WITH THE PROPER TRIM, VOLTAGE AND OPTIONS NECESSARY FOR A COMPLETE INSTALLATION.

L2: DOUBLE-FACED EXIT FIXTURES SHALL BE OF THE SAME MANUFACTURER AND SERIES AS THE CORRESPONDING SINGLE FACED FIXTURES SCHEDULED.

L3: EXIT & EMERGENCY LIGHTS SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT. ASSOCIATED BOXES & CONDUIT (EVERY FIVE FEET MINIMUM) SHALL BE PAINTED RED.

L4: FLUORESCENT BATTERY PACKS SHALL BE CAPABLE OF PROVIDING AT LEAST 1100 LUMENS OUTPUT FROM ONE LAMP FOR A DURATION OF 1.5 HOURS. REGARDLESS OF CATALOG NUMBER INDICATED IN SCHEDULE, PROVIDE BATTERY PACKS FOR ALL FIXTURES INDICATED ON THE DRAWINGS TO BE EMERGENCY TYPE. BOTH LAMPS OF A (2) LAMP FIXTURE SHALL BE SERVED BY THE EMERGENCY BALLAST, OUTBOARD LAMPS OF (3) AND (4) LAMP FIXTURES SHALL BE SERVED BY THE EMERGENCY BALLAST. ALL BATTERY PACKS SHALL BE FACTORY INSTALLED.

L5: ALL FLUORESCENT FOUR FOOT LIGHT FIXTURES SHALL BE EQUIPPED WITH INSTANT START ELECTRONIC BALLASTS AND 3500K, INSTANT-START T-8 LAMPS.

L6: ALL COMPACT FLUORESCENT LIGHT FIXTURES SHALL BE EQUIPPED WITH ELECTRONIC BALLASTS AND 3500K, 82 CRI LAMPS.

L7: PRIOR TO PERMIT, SUBMITTALS FOR EQUAL MANUFACTURERS WILL BE CONSIDERED. PROVIDED SUBMITTAL DATA TO INCLUDED COMPLETE PHOTOMETRIC DATA AS WELL AS DATA ON MATERIAL, FINISHES, SUPPORTS, REFLECTORS, LENSES, ETC. AFTER PERMIT IS ISSUED, SUBSTITUTIONS ARE NOT ACCEPTABLE. REVIEW OF ANY SUBSTITUTIONS WILL BE BILLABLE AT $150/HOUR.

L8: PROVIDE BALLASTS AS REQUIRED FOR "INBOARD/OUTBOARD" SWITCHING WHERE INDICATED ON LIGHTING SCHEDULE SHEET.

L9: ALL FIXTURES WIRED "INBOARD/OUTBOARD" SHALL BE TANDEM WIRED. 8. FIXTURES SHALL BE INDEPENDENTLY SUPPORTED DIRECTLY FROM THE STRUCTURE WITH CODE GUAGE WIRE AT A MINIMUM OF TWO OPPOSITE CORNERS.

L10: ALL RECESSED FIXTURES INSTALLED IN CEILINGS, INDICATED BY ARCH. AS HAVING INSULATION INSTALLED OVER CEILING AND FIXTURES, SHALL BE U.L. RATED FOR DIRECT CONTACT WITH INSULATION. VERIFY WITH ARCHITECTURAL PLANS.

L11: ALL RECESSED FIXTURES RECESSED IN FIRE RATED CEILINGS, SHALL BE INSTALLED WITH AN APPROVED TENT ENCLOSURE BY G.C. OR BE U.L. RATED FOR USE IN FIRE RATED CEILINGS. VERIFY WITH ARCHITECTURAL PLANS.

POWER NOTES

P1: ELECTRICAL CONTRACTOR SHALL FOLLOW AND APPLY THE TABLE BELOW, REGARDLESS WHAT THE PANEL SCHEDULE INDICATES, FOR SIZING ALL 120V & 277V, 20 AMP BRANCH CIRCUITS (COPPER CONDUCTORS) TO ALLOW A MAXIMUM OF 3% VOLTAGE DROP FROM THE CIRCUIT BREAKER TO THE FIRST DEVICE ON THE BRANCH CIRCUIT AND ACHIEVE A MAXIMUM OF 5% VOLTAGE DROP ACROSS THE ENTIRE BRANCH CIRCUIT:

VOLTAGE	CONDUCTOR LENGTH *	BRANCH CIRCUIT
120	0' – 50'	#12
120	51' – 90'	#10
120	91' – 140'	#8
120	141' – 225'	#6

* – THE LENGTH IS MEASURED FROM THE CIRCUIT BREAKER TO THE FIRST DEVICE WHICH THE BRANCH CIRCUIT SERVES. WHERE THE DISTANCE EXCEEDS ABOVE, CONSULT WITH THE ENGINEER.

P2: ALL FEEDERS/BRANCH CIRCUIT WIRING SHALL BE NO. 12 AWG UNLESS NOTED OTHERWISE. WHERE CONDUCTOR AND RACEWAY SIZE ARE SHOWN AT HOMERUN, SIZE INDICATED SHALL BE USED FOR THE ENTIRE LENGTH OF CIRCUIT. EXCEPTION: FINAL CONNECTION TO DEVICES IN OUTLET BOXES SHALL NOT BE REQUIRED TO BE LARGER THAN NO. 12 AWG.

P3: OUTLET BOXES FOR DEVICES MOUNTED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY. SEPARATE WALL PENETRATIONS BY MOUNTING ON OPPOSITE SIDES OF WALL STUDS OR OTHER VERTICAL STRUCTURAL MEMBER IN THE WALL.

P4: EXACT LOCATION OF ALL FLOOR-MOUNTED OUTLETS SHALL BE COORDINATED THE WITH THE ARCHITECT BEFORE ROUGH-IN.

P5: BEFORE COMMENCING WITH ANY ROUGH-IN, COORDINATE THE EXACT LOCATION AND MOUNTING HEIGHT OF ALL WALL MOUNTED DEVICES WITH THE ARCHITECTURAL INTERIOR ELEVATIONS, CASEWORK SHOP DRAWINGS, AND EXISTING CONDITIONS. IF ANY DISCREPANCIES AR DISCOVERED, NOTIFY THE ARCHITECT FOR FURTHER DIRECTION. MINOR ADJUSTMENTS IN DEVICE LOCATION, I.E. 5'-0" IN ANY DIRECTION SHALL BE DONE AT NO ADDITIONAL COST TO THE CONTRACT.

P6: WHERE DEVICES ARE REQUIRED TO BE IDENTIFIED EITHER BY THE PLANS OR THE SPECIFICATIONS, PROVIDE ENGRAVED PLATE WITH 1/8" HIGH BLACK LETTERS.

P7: RACEWAYS SHALL BE INSTALLED CONCEALED IN NEW WALL CONSTRUCTION, ABOVE CEILINGS, BELOW FLOOR, AND IN OTHER CAVITIES TO THE GREATEST EXTENT POSSIBLE. WHERE EXPOSED RACEWAYS MUST BE USED, LAYOUT RACEWAYS TO MINIMIZE THE NUMBER OF VERTICAL RUNS.

P8: THE GROUND ROD CLUSTER FOR THE SERVICE GROUND SHALL CONSIST OF (3) 3/4" X 10'-0" CONCRETE ENCASED, COPPER CLAD STEEL GROUND RODS DRIVEN IN A DELTA CONFIGURATION AT 10' ON CENTER BONDED TOGETHER WITH NO. 3/0 BARE COPPER. TOPS OF THE RODS SHALL BE 12" BFG. CONNECTION TO THE RODS SHALL BE WITH EXOTHERMIC WELDS. SEE GROUNDING DETAIL.

P9: WHEN A RECEPTACLE IS INDICATED TO BE MOUNTED ADJACENT TO A COMM/DATA/CATV OUTLET, THE DEVICE(S) SHALL BE MOUNTED WITHIN 6" CENTER-TO-CENTER.

P10: WHERE LIGHT SWITCH AND ABOVE-COUNTER RECEPTACLES ARE INDICATED TO BE MOUNTED ADJACENT TO EACH OTHER, THE DEVICES SHALL BE MOUNTED AT THE SAME HEIGHT UNDER A COMMON DEVICE PLATE.

P11. PROVIDE AND INSTALL AN ENGRAVED LAMINATED PLASTIC NAMEPLATE ON EACH DISCONNECT SWITCH TO INDICATE THE DESIGNATION OF THE EQUIPMENT SERVED & THE BRANCH CIRCUIT SERVING THE EQUIPMENT.

P12. EXTEND A 1" CONDUIT FROM MAIN ELECTRICAL ROOM TO 5'-0" BEYOND BUILDING SLAB OR INTO THE CLOSEST LANDSCAPED AREA FOR IRRIGATION CONTROLLER.

PANEL BOARDS

- A. PANELBOARDS SHALL BE PROVIDED AS MANUFACTURED BY EATON, SQUARE-D, GENERAL ELECTRIC, OR APPROVED EQUAL.
- B. ALL NEW EQUIPMENT FOR THE PROJECT SHALL BE BY THE SAME MANUFACTURER.
- C. ALL BUSSING, INCLUDING NEUTRAL AND GROUND, SHALL BE COPPER/ALUMINUM.
- D. ALL BREAKERS SHALL BE AUTOMATIC THERMAL-MAGNETIC TYPE MOLDED CASE BOLT-ON TYPE, CALIBRATED FOR 40 DEGREE C, OR AMBIENT COMPENSATION, UNLESS OTHERWISE NOTED.
- E. PANELS SHALL BE FULLY RATED (AIC). PANELS SHALL HAVE FULL SIZE EQUIPMENT GROUNDING BARS AND NEUTRAL BARS, EXCEPT WHERE INDICATED TO BE 200%.
- F. ALL PANELBOARD AND BREAKER LUGS SHALL BE SIZED AND RATED PER THE CONDUCTOR SIZE AND MATERIAL.
- G. LIGHTING AND APPLIANCE PANELS (100A-600A) SHALL HAVE FRONT ACCESSIBLE HINGED DOOR-IN-DOOR COVERS WITH DEAD FRONT, SHALL BE 20" WIDE MINIMUM WITH MINIMUM 4" WIDE WIRING GUTTERS.
- H. DISTRIBUTION PANELS (600A-1200A) SHALL HAVE FRONT ACCESSIBLE DEAD FRONT COVERS.
- I. PROVIDE HANDLE LOCK-ON DEVICES FOR ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY, EXIT, NIGHT LIGHTING, FIRE ALARM, TELEPHONE BOARDS, AND SECURITY SYSTEMS.
- J. BREAKERS USED FOR SWITCHING SHALL BE SWITCHING DUTY (SWD) RATED.
- K. BREAKERS USED FOR HEATING, AIR-CONDITIONING AND/OR REFRIGERATION SHALL BE HACR RATED.
- L. GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL SHALL BE PROVIDED IN ALL LOCATIONS PER NEC 210.8. WHERE A DEVICE LOCATION IS NOT ACCESSIBLE, THE GFCI PROTECTION SHALL BE PROVIDED WITH THE BREAKER SERVING THE DEVICE.
- M. BREAKERS WITH ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION SHALL BE INSTALLED FOR ALL 120V, 15A AND 20A BRANCH CIRCUITS IN DWELLING UNITS AS DEFINED BY THE NEC (EXCLUDES BATHROOMS, UNFINISHED BASEMENTS, GARAGES, AND OUTDOOR LOCATIONS). GUEST ROOMS/SUITES WITH PERMANENT PROVISIONS FOR COOKING SHALL BE CONSIDERED A DWELLING UNIT. STUDENT HOUSING UNITS SHALL BE CONSIDERED A DWELLING UNIT.
- N. ALL OVERCURRENT DEVICES WHICH COMPRISE THE EMERGENCY SYSTEM OR LEGALLY REQUIRED STANDBY SYSTEM SHALL BE SELECTIVELY COORDINATED. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURER DOCUMENTATION INDICATING COMPLIANCE WITH THE SELECTIVE COORDINATION REQUIREMENTS PER THE NEC.
- O. ELECTRICAL PANELS IN DWELLING UNITS SHALL BE LOAD CENTERS WITH A DEPTH THAT WILL ALLOW TO BE FLUSH MOUNTED BETWEEN STANDARD 2X4 WALL STUDS.
- P. ARC ENERGY REDUCTION SHALL BE PROVIDED FOR CIRCUIT BREAKER 1200A OR HIGHER PER NEC. 240.87

GENERAL DWELLING UNIT NOTES (TYPICAL OF ALL UNITS)

1: ALL BRANCH CIRCUIT WIRING SHALL BE NO. 12 AWG UNLESS NOTED OTHERWISE. WHERE CONDUCTOR AND RACEWAY SIZE ARE SHOWN AT HOMERUN, SIZE INDICATED SHALL BE USED FOR THE ENTIRE LENGTH OF CIRCUIT. EXCEPTION: FINAL CONNECTION TO DEVICES IN OUTLET BOXES SHALL NOT BE REQUIRED TO BE LARGER THAN NO. 12 AWG.

2: WHEN A RECEPTACLE IS INDICATED TO BE MOUNTED ADJACENT TO A COMM/DATA/CATV OUTLET, THE DEVICE(S) SHALL BE MOUNTED WITHIN 6" CENTER-TO-CENTER.

3: WHERE LIGHT SWITCH AND ABOVE-COUNTER RECEPTACLES ARE INDICATED TO BE MOUNTED ADJACENT TO EACH OTHER, THE DEVICES SHALL BE MOUNTED AT THE SAME HEIGHT UNDER A COMMON DEVICE PLATE.

4: OUTLET BOXES FOR SWITCHES, RECEPTACLES, ETC MOUNTED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY. SEPARATE WALL PENETRATIONS BY MOUNTING ON OPPOSITE SIDES OF WALL STUDS OR OTHER VERTICAL STRUCTURAL MEMBER IN THE WALL.

5: MOUNT SURFACE MOUNTED FIXTURES & UNDER CABINET FIXTURES TO UNDERSIDE OF SURFACE USING SPACERS TO PROVIDE 1/4"AIR GAP. HOLD FIXTURE 1/8" OFF WALL. FOR FIXTURES BELOW CABINETS, MAKE FLEXIBLE FINAL CONNECTIONS FROM JUNCTION BOX IN CEILING CAVITY ABOVE FIXTURES. DO NOT INSTALL OUTLET AT FIXTURE. ALL WIRING SHALL BE CONCEALED.

6: INTERWIRE ALL SMOKE DETECTORS TO ALARM WHEN ANY ONE DETECTOR ACTIVATES. PLACE DETECTORS ON NEAREST ADJACENT AFCI PROTECTED CIRCUIT (ALL DETECTORS MUST BE ON THE SAME CIRCUIT), AHEAD OF ANY SWITCHING.

7: REFER TO PANEL SCHEDULES FOR SIZES OF DISCONNECTS SHOWN ON PLANS. FUSE EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

8. ALL INCANDESCENT LIGHTING IN CLOTHES CLOSETS SHALL BE SURFACE MOUNTED A MINIMUM OF 12" FROM THE POINT OF STORAGE.

9. ALL CEILING FIXTURE BOXES SHALL BE RATED AND CAPABLE OF SUPPORTING CEILING FANS.

10. THE CONVENIENCE RECEPTACLE SPACING SHOWN IS SCHEMATIC. THE ELECTRICAL CONTRACTOR SHALL INSTALL CONVENIENCE RECEPTACLES SO NO POINT ALONG THE WALL LINE IS MORE THAN 6' FROM A CONVENIENCE OUTLET. WALL SPACES 2' OR MORE IN WIDTH REQUIRE A CONVENIENCE RECEPTACLE.

11. THE KITCHEN CONVENIENCE RECEPTACLE SPACING SHOWN IS SCHEMATIC. THE ELECTRICAL CONTRACTOR SHALL INSTALL KITCHEN CONVENIENCE RECEPTACLES AT EACH WALL COUNTER SPACE THAT IS 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAT 24" (MEASURED HORIZONTALLY) FROM A RECEPTACLE OUTLET IN THAT SPACE.

12. ALL 125V 15A AND 20A RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE TAMPER-RESISTANT.

13. ALL 120V, SINGLE PHASE, 15A AND 20A BRANCH CIRCUITS SERVING OUTLETS AND DEVICES IN DWELLINGS AREAS SUCH AS: BEDROOMS, DINING ROOMS, LIBRARIES, RECREATION ROOMS, DENS, FAMILY ROOMS, LIVING ROOMS, SUNROOMS, CLOSETS, HALLWAYS, PARLORS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. BREAKER.

14. COORDINATE ALL TV AND ADJACENT RECEPTACLE LOCATIONS WITH OWNER PRIOR TO ROUGH-IN.

15. DINING AREA RECEPTACLE TO BE CIRCUITED TO A 20A AFCI CIRCUIT. E.C. TO COORDINATE EXACT DESIGNATED DINING AREA WITH ARCHITECT PRIOR TO ROUGH-IN OF WIRING.

16. 120V SINGLE STATION MULTI-MODE SMOKE DETECTOR WITH BATTERY BACK-UP AND AUXILLARY OUTPUT CONTACTS. CONNECT TO NEAREST 120V CIRCUIT AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH M.C. TO INTERLOCK WITH UNIT AIR HANDLER AS REQUIRED FOR UNIT SHUT DOWN UPON SMOKE DETECTOR ACTIVATION.

17. CENTER ALL BATH VANITY LIGHTS OVER COUNTER. SEE ARCHITECTURAL ELEVATIONS AS REQUIRED.

18. PROVDE DEMARK BOX IN EACH UNIT MASTER BEDROOM CLOSET AND PROVIDE CONDUIT FROM EACH UNIT BACK TO TELEPHONE/DATA/CABLE ROOMS. PROVIDE 120V CONNECTION FOR MEDIA PANEL RECEPTACLE.

19. SPRINKLER HEADS ARE NOT TO BE LOCATED WITHIN 5'-6" OF THE CEILING FAN J-BOX.

20. ALL OUTSIDE RECEPTACLES SHALL BE WEATHER RESISTANT.

21. PER NFPA 72 SEC. 18.4.5.3 AUDIBLE APPLIANCES PROVIDED FOR THE SLEEPING AREAS TO AWAKEN OCCUPANTS SHALL PRODUCE A LOW FREQUENCY ALARM SIGNAL THAT COMPLIES WITH THE FOLLOWING:
   1) THE ALARM SIGNAL SHALL BE A SQUARE WAVE OR PROVIDE EQUIVALENT AWAKENING ABILITY.
   2) THE WAVE SHALL HAVE A FUNDAMENTAL FREQUENCY OF 520 HZ ± 10 PERCENT

22. REFER TO ARCHITECTURAL RCP PLAN FOR EXACT LIGHT LOCATIONS AND DIMENSIONS.

TYPE A AND TYPE B UNIT NOTES (TYPICAL OF ALL UNITS)

1. PROVIDE TWO SWITCHES FOR RANGE HOOD FAN AND LIGHT CONTROLS AT WALL IN TYPE A UNITS ONLY. COORDINATE CONTROLS WITH RANGE HOOD MANUFACTURER'S INSTALLATION INSTRUCTIONS. FIELD VERIFY MOUNTING HEIGHT AND EXACT LOCATION.
2. PROVIDE EMERGENCY CALL FOR AID DEVICES IN ALL "TYPE A" UNIT MASTER BEDROOMS AND ALL FULL BATHROOMS. CALL FOR AID DEVICES TO BE WIRED TO AN EXTERIOR HORN STROBE. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
3. PROVIDE 177CD HORN STROBES IN BEDROOMS AND LIVING ROOMS FOR ALL TYPE A UNITS. PROVIDE STROBES IN ACCESSIBLE BATHROOMS ONLY. FOR NON-ACCESSIBLE UNITS, PROVIDE MINI HORN/STROBES IN THE LIVING AREA. ALL 120V SINGLE STATION SMOKE DETECTORS SHALL BE PROVIDED WITH ADA STROBES.
4. ALL OPERABLE BREAKERS ARE REQUIRED TO BE LOCATED BETWEEN 15" AFF MIN, 48" AFF MAX. UNIT PANEL TO BE MOUNTED SO THE TIP OF THE BREAKER IS 46"AFF.
5. MOUNT SWITCH FOR DISPOSAL AND DISHWASHER SIDEWAYS UNDER COUNTER TOP IN ACCESSIBLE UNITS.

IN BUILDINGS WITH ELEVATORS, ALL TYPE B UNITS TO BE WIRED AS TYPE A UNITS FOR FUTURE CONVERSION. IN BUILDINGS WITHOUT AN ELEVATOR, ONLY FIRST FLOOR TYPE B UNITS ARE TO BE WIRED FOR TYPE A CONDITIONS.

6. TYPICAL MOUNTING HEIGHTS FOR ACCESSIBLE UNITS:
   LIGHT SWITCHES:
   -48 INCH MAX AFF TO HIGHEST OPERABLE PART IN 'ON' POSITION.
   WALL RECEPTACLES:
   -15 INCH MIN AFF TO CENTERLINE OF LOWEST RECEPTACLE (OR 18 INCHES MIN TO CENTERLINE OF BOX)
   -48 INCH MAX AFF TO CENTERLINE OF HIGHEST RECEPTACLE.
   BATHROOM RECEPTACLES:
   -44 INCH MAX AFF (PREFERRED) TO CENTERLINE OF HIGHEST RECEPTACLE.
   -12 INCH MIN FROM ANY OBSTRUCTION.
   -12 INCH MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL.
   RECEPTACLES BEHIND KITCHEN COUNTERS:
   -46 INCH MAX AFF TO CENTERLINE OF HIGHEST RECEPTACLE.
   -12 INCH MIN FROM ANY OBSTRUCTION. (INCLUDING FRIDGE)
   -36 INCH MIN FROM CORNERS
   -46 INCH MAX AFF TO 'ON' POSITION OF REDUNDANT CONTROLS FOR RANGE HOOD (TYPE A UNITS)
   -24 INCH MAXIMUM DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BACKSPLASH WALL (IN TYPE A AND COMMON AREA KITCHENETTES)

ELECTRICAL SYSTEM AND EQUIPMENT METHOD OF COMPLIANCE

NEW SPACE ONLY

PRESCRIPTIVE ☒ PERFORMANCE ☐ CHECK METERING NOT REQUIRED ☒

LIGHTING SCHEDULE:

LAMP TYPE REQUIRED IN FIXTURE	SEE FIXTURE SCHEDULE
NUMBER OF LAMPS IN FIXTURE	SEE FIXTURE SCHEDULE
BALLAST TYPE USED IN THE FIXTURE	SEE FIXTURE SCHEDULE
NUMBER OF BALLAST IN FIXTURE	SEE FIXTURE SCHEDULE
TOTAL WATTAGE PER FIXTURE	SEE FIXTURE SCHEDULE
TOTAL INTERIOR WATTAGE SPEC'D VS. ALLOWED	XXX vs. XXX

MINIMUM EFFICACY OF EXTERIOR LIGHTS IS 45 LUMENS/WATT

EQUIPMENT SCHEDULES WITH NON HVAC MOTORS:

MOTOR HORSEPOWER	–
NUMBER OF PHASES	–
MINIMUM EFFICIENCY	–
MOTOR TYPE	–
# OF POLES	–

DESIGNER STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING COMPLIES WITH THE ELECTRICAL SYSTEM AND EQUIPMENT REQUIREMENTS OF THE LATEST ADOPTED NORTH CAROLINA ENERGY CODE.

ELECTRICAL PLAN INDEX

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NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

R		
N	D r	D

ELECTRICAL
ENERAL NOTES

E

SYMBOL SCHEDULE

DEVICES AND PATHWAYS

- WIRING SYSTEM CONCEALED IN WALL OR CEILING. WHEN SHOWN, CROSS LINES INDICATE NUMBER OF WIRES. (GROUND WIRES ARE NOT SHOWN)
- WIRING SYSTEM CONCEALED IN OR UNDER SLAB OR UNDERGROUND.
- WIRING SYSTEM EXPOSED
- CONDUIT TURNED UP TO FLOOR ABOVE.
- CONDUIT TURNED DOWN TO FLOOR BELOW.
- BRANCH CIRCUIT HOMERUN TO PANEL.
- JUNCTION BOX WITH CONNECTION TO EQUIPMENT SERVED. 4" SQUARE BOX WITH A SINGLE-GANG OPENING AND PLASTER RING.
- DUPLEX RECEPTACLE, 20 AMP, 120 VOLT (USE 20 AMP FOR SINGLE RECEPTACLE ON A CIRCUIT.)
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER BACKSPLASH, OR AT HEIGHT NOTED.
- QUAD RECEPTACLE. TWO NEMA 5-20R DUPLEX RECEPTACLES.
- QUAD RECEPTACLE MOUNTED ABOVE COUNTER BACKSPLASH, OR AT HEIGHT NOTED.
- GROUND FAULT RECEPTACLE. NEMA 5-20R DUPLEX. ALL RECEPTACLES INSTALLED OUTSIDE, WITHIN 6' OF A SINK OR IN A KITCHEN SHALL BE GFCI.
- SWITCHED RECEPTACLE, SEE PLANS FOR LOCATIONS. ONE OUTLET SWITCHED WITH ONE OUTLET UNSWITCHED.
- WEATHERPROOF RECEPTACLE. NEMA 5-20R GFI DUPLEX. COVER SHALL BE INTERMATIC #WP1020 (CLEAR) OR EQUAL.
- REFRIGERATOR RECEPTACLE. NEMA 5-20R DUPLEX. +48"AFF.
- DISPOSAL RECEPTACLE. NEMA 5-20R DUPLEX.
- NEMA 5-20R DUPLEX RECEPTACLE WITH USB PORTS.
- ISOLATED GROUND RECEPTACLE. NEMA 5-15R DUPLEX.
- SPECIAL OUTLET. SEE PLANS.
- FLUSH-MOUNTED FLOOR RECEPTACLE.
- RECESSED FLOORBOX. PROVIDE DUPLEX RECEPTACLE AND DATA MOUNTING BRACKET AS REQUIRED BY OWNER. ROUTE ONE 1-1/4"C TO ABOVE ACCESSIBLE CEILING. BUSH END OF CONDUIT.

PANELS, DISCONNECTS

- FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER, WITH OVERLOAD PROTECTION
- NON-FUSED HEAVY DUTY DISCONNECT SWITCH. NUMERALS INDICATE SWITCH RATING. NEMA 1 ENCLOSURE, UNLESS OTHERWISE NOTED.
- FUSED HEAVY DUTY DISCONNECT SWITCH. NUMERALS INDICATE SWITCH RATING/FUSE SIZE. NEMA 1 ENCLOSURE, UNLESS OTHERWISE NOTED.
- CIRCUIT BREAKER. NUMERALS INDICATE RATING. NEMA 1 ENCLOSURE, UNLESS OTHERWISE NOTED.
- PLYWOOD TELEPHONE BACKBOARD. SIZE AS INDICATED ON RISER.
- PANELBOARD. SEE SCHEDULE FOR MOUNTING. TOP OF PANEL AT 6'-6" AFF.
- CONNECTION TO MOTOR. STARTER PROVIDED BY OTHERS UNLESS OTHERWISE NOTED.

FIRE ALARM

- FIRE ALARM MANUAL STATION. PROVIDE PROTECTION DEVICE
- ADA COMPLIANT FIRE ALARM HORN WITH STROBE LIGHT, 177cd, UNLESS OTHERWISE NOTED. WHITE FINISH.
- ADA COMPLIANT DWELLING UNIT FIRE ALARM MIN HORN STROBE WHITE FINISH.
- ADA COMPLIANT FIRE ALARM STROBE LIGHT, 177cd, UNLESS OTHERWISE NOTED. WHITE FINISH.
- FIRE ALARM CONTROL PANEL WITH LOCAL SMOKE DETECTOR. COORDINATE TELECOM REQUIREMENTS WITH PROVIDER.
- SPRINKLER SYSTEM FLOW SWITCH.
- SPRINKLER SYSTEM TAMPER SWITCH.
- FIRE ALARM REMOTE GRAPHIC ANNUNCIATOR.
- TEMPERATURE SUPERVISORY SWITCH
- CARBON MONOXIDE DETECTION WITH BATTERY BACK-UP. CONNECT TO THE NEAREST 120V CIRCUIT AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. "ADA" = ACCESSIBLE UNITS SHALL HAVE INTEGRAL STROBE.
- 120V SINGLE STATION MULTI-MODE SMOKE DETECTOR WITH BATTERY BACK-UP AND AUXILIARY OUTPUT CONTACTS. CONNECT TO NEAREST 120V CIRCUIT AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH M.C. TO INTERLOCK WITH UNIT AIR HANDLER AS REQUIRED FOR UNIT SHUT DOWN UPON SMOKE DETECTOR ACTIVATION.
- CEILING MOUNTED SMOKE DETECTOR.
- UNIT 120V SINGLE STATION MULTI-MODE SMOKE DETECTOR WITH BATTERY BACK-UP. CONNECT TO NEAREST 120V CIRCUIT. ALL DETECTORS WITHIN A UNIT MUST BE INTERLOCKED SUCH THAT THEY ALARM AT ONE TIME.
- UNIT 120V SINGLE STATION MULTI-MODE SMOKE DETECTOR/CARBON MONOXIDE COMBO WITH BATTERY BACK-UP. CONNECT TO NEAREST 120V CIRCUIT. ALL DETECTORS WITHIN A UNIT MUST BE INTERLOCKED SUCH THAT THEY ALARM AT ONE TIME.
- DUCT MOUNTED SMOKE DETECTOR. FURNISHED AND CONNECTED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR. CUTTING OF DUCT, INSTALLATION OF DETECTOR, AND DETERMINATION OF SAMPLING TUBE LENGTH SHALL BE THE MECHANICAL CONTRACTOR. PROVIDE REMOTE INDICATING LIGHT WITH EACH DETECTOR.
- CEILING MOUNTED HEAT DETECTOR.
- MAGNETIC DOOR HOLDER, PROVIDED BY GENERAL CONTR, INSTALLED BY ELEC. CONTRACTOR, CONNECTED TO FIRE ALARM SYSTEM BY ELECTRICAL CONTRACTOR.
- AREA OF RESCUE MASTER STATION. LOCATE AS DIRECTED BY THE AHJ.
- AREA OF RESCUE CALL STATION. LOCATE AT EACH "AREA OF RESCUE" AS INDICATED ON THE ARCHITECTURAL PLANS. MOUNT SIGN ON WALL ABOVE.

LIGHTING (SEE FIXTURE SCH.)

- FLUORESCENT OR LED LIGHTING FIXTURE. SEE FIXTURE SCHEDULE. SUSPEND FOUR CORNERS WITH WIRE TO STRUCTURE. DO NOT ALLOW GRID ALONE TO SUPPORT FIXTURE.
- FLUORESCENT OR LED STRIP FIXTURE.
- FLUOR., LED OR H.I.D. LIGHTING FIXTURE.
- WALL MOUNTED INCANDESCENT, FLUOR., LED OR H.I.D. LIGHTING FIXTURE.
- CEILING FAN TO BE SELECTED BY OWNER. ALLOW $300 EACH, 60WATT MAXIMUM LAMP.
- LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK. 1100 LUMEN INVERTER. SEE LIGHTING FIXTURE SCHEDULE
- EXIT LIGHT WITH ARROWS AND NUMBERS OF FACES AS INDICATED ON PLANS. 90 MIN BATTERY BACKUP. SEE LIGHTING FIXTURE SCHEDULE
- EMERGENCY BATTERY PACK FIXTURE. 90 MINUTE EMERGENCY INTEGRAL BATTERY. SEE LIGHTING FIXTURE SCHEDULE
- EMERGENCY BATTERY PACK/EXIT COMBO FIXTURE WITH 90 MINUTE BATTERY BACKUP, SEE FIXTURE SCHEDULE.
- EXTERIOR EMERGENCY BATTERY PACK FIXTURE.
- S — SINGLE POLE SWITCH, 20 AMP, 120/277 VOLT, COOPER 1221, OR EQUAL.
- S_2 — DOUBLE POLE SWITCH, 20 AMP, 120/277 VOLT, COOPER 1222, OR EQUAL.
- S_3 — THREE WAY SWITCH, 20 AMP, 120/277 VOLT, COOPER 1223, OR EQUAL.
- S_4 — FOUR WAY SWITCH, 20 AMP, 120/277 VOLT, COOPER 1224, OR EQUAL.
- S_P — PILOT LIGHT SWITCH
- S_D — DIMMER SWITCH. 120V. LUTRON NT-SERIES, UNLESS OTHERWISE NOTED. VERIFY LOAD ON CIRCUIT AND MATCH DIMMER SIZE TO LOAD. PROVIDE DOUBLE GANG J-BOX FOR 2000W DIMMERS.
- S_{OC} — WALL MOUNTED OCCUPANCY SENSOR AND SWITCH. INFRARED TECHNOLOGY, WATT STOPPER #WS-250 OR EQUAL.
- INDICATES TWO LEVEL SWITCHING. SWITCH OUTER TWO LAMPS OF FIXTURES TOGETHER AND THE INNER LAMP(S) TOGETHER.
- CEILING MOUNTED OCCUPANCY SENSOR, DUAL TECHNOLOGY. WATT STOPPER #DT-300 OR EQUAL.
- CEILING MOUNTED OCCUPANCY SENSOR POWER PACK. WATT STOPPER #BZ-100 OR EQUAL.
- DOOR MOTOR CONTROL. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS. CONTROLS SHALL BE UP, DOWN, AND STOP MOUNTED ON 4" SQUARE BOX (FLUSH BOX)

SPECIAL SYSTEMS

- SEE TV DETAIL FOR TYPE AND REQUIREMENTS. RUN RG6 IN 3/4" EMT TO TELEPHONE BOARD OR AS INDICATED ON PLANS. VERIFY MOUNTING HEIGHT OF TV OUTLET AND ADJACENT RECEPTACLE PRIOR TO ROUGH-IN.
- PROVIDE TELECOM BOX AND DUPLEX RECEPTACLE HIGH ON WALL. COORDINATE EXACT LOCATION AND HEIGHT. PROVIDE 2"EC WITH PULL STRING BACK TO BUILDING TELECOMM ROOM.

TELECOMMUNICATIONS

- TELEPHONE OUTLET. 3/4" EC TO LOCAL ACCESSIBLE CEILING WITH PULL STRING. 4" SQUARE BOX WITH A SINGLE-GANG OPENING AND PLASTER RING.
- DATA OUTLET. 3/4" EC TO LOCAL ACCESSIBLE CEILING WITH PULL STRING. 4" SQUARE BOX WITH A SINGLE-GANG OPENING AND PLASTER RING.
- TELE/DATA OUTLET. 3/4" EC TO LOCAL ACCESSIBLE CEILING WITH PULL STRING. 4" SQUARE BOX WITH A SINGLE-GANG OPENING AND PLASTER RING.
- TELE/DATA OUTLET MOUNTED ABOVE COUNTER BACKSPLASH, OR AT HEIGHT NOTED.
- CEILING MOUNTED SECURITY CAMERA LOCATION. CAMERA PROVIDED AND INSTALLED BY OTHERS. PROVIDED JUNCTION BOX AS REQUIRED BY OTHERS.
- CARD READER LOCATION. INSTALL ONE SINGLE GANG JUNCTION BOX WITH ONE 1"C. TO ABOVE ACCESSIBLE CEILING. BUSH END OF CONDUIT

ABBREVIATIONS

+42"	DIMENSION INDICATES HEIGHT ABOVE FINISHED FLOOR AT WHICH CENTER OF DEVICE IS TO MOUNTED. SEE PLANS.
3R	NEMA 3R
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLER UNIT
C	CONDUIT WITH PULL CORD
C.B.	CIRCUIT BREAKER
EC	EMPTY CONDUIT WITH PULL CORD
E.C.	ELECTRICAL CONTRACTOR
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FACP	FIRE ALARM CONTROL PANEL
FPN	FUSE PER NAMEPLATE
LC	LIGHTING CONTACTOR
M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
U.G.	UNDERGROUND
WP	WEATHERPROOF
S.E.	SERVICE ENTRANCE
EM	EMERGENCY FIXTURE WITH BATTERY OR GEN. BACK-UP
Isc	RMS SYMMETRICAL SHORT CIRCUIT CURRENT
AIC	AMPERE INTERRUPTING CAPACITY (EQUIPMENT RATING)

NOTE: ALL SYMBOLS MAY NOT BE USED OR SHOWN ON THE DRAWING. PLEASE COORDINATE IF DRAWING SHOWS SYMBOLS THAT ARE NOT SHOWN ON SCHEDULE.

UNIT LIGHTING FIXTURE SCHEDULE

MARK	MANUF.	CATALOG NUMBER	LAMP DATA NO.	LAMP DATA TYPE	VOLTS	BALLAST DATA NO.	BALLAST DATA TYPE	INPUT WATTS	MOUNTING	DESCRIPTION
UA	FOCAL POINT	ID+4.5"	LED	LED	120	–	–	20	PENDANT	GENERAL UNIT LED FIXTURE. PROVIDE SUSPENDING ACCESSORIES AND WHITE FINISH.
UC	HALO	BLD4	LED	LED	120	–	–	8.2	SURFACE	SURFACE MOUNT LED CLOSET/BATHROOM LIGHT. WET LOCATION LISTED.
UE	BAR LIGHT ELECTRIC	BLE-G-WHS12-100-016-NA-CLR	LED	LED	120	–	–	40	WALL	UNIT ENTRY WALL SCONCE IN CORRIDOR. CIRCUIT TO HOUSE PANEL. EXPOSE GOOSENECK ROD, COORDINATE WITH ARCHITECT.
UF	MINKA AIRE	F524-CL	N/A	N/A	120	–	–	50	CEILING	BEDROOM CEILING FAN. PROVIDE LIGHT KIT. IF NO LIGHT KIT PROVIDED, SWITCHED OUTLETS TO BE PROVIDED IN EACH BEDROOM.
UP	TECH LIGHTING	ASH 16 WALL SCONCE	LED	LED	120	–	–	18	WALL	PORCH WALL SCONCE. WET LOCATION LISTED.
UK	OWNER SELECTED	–	LED	LED	120	–	–	50	TRACK	OWNER SELECTED KITCHEN TRACK LIGHT. PROVIDE ALLOWANCE OF $100 PER FIXTURE.
UV	SHADES OF LIGHT	SOFT SEEDED VANITY LIGHT – 3 LIGHT	3	100	120	–	–	300	WALL	BATHROOM VANITY LIGHT.

BUILDING LIGHTING FIXTURE SCHEDULE

MARK	MANUF.	CATALOG NUMBER	LAMP DATA NO.	LAMP DATA TYPE	VOLTS	BALLAST DATA NO.	BALLAST DATA TYPE	INPUT WATTS	MOUNTING	DESCRIPTION
L1	FOCAL POINT	ID+4.5"	LED	LED	120	–	–	20	PENDANT	GENERAL CORRIDOR PENDANT LED FIXTURE. PROVIDE SUSPENDING ACCESSORIES AND WHITE FINISH.
S1	LITHONIA	C 2 32 MVOLT	2	32WTB	120	–	–	64	SURFACE	4 FT. FLUORESCENT STRIP LIGHT. PROVIDE WIRE GUARD.
S2	COOPER LIGHTING	S22 DW S 2 L35 SR4 120 DD 1 ST EM S92 W	1	LED	120	1	–	9.5	WALL	WALL MOUNT LIGHT, WITH EMERGENCY BATTERY BACK UP FOR 90 MINUTES. COORDINATE MOUNTING AND LOCATION.
S3	LITHONIA	C 1 17 MVOLT	2	17WTB	120	–	–	34	SURFACE	2 FT. FLUORESCENT STRIP LIGHT. PROVIDE WIRE GUARD.
W	LITHONIA	OLINX1 LED	LED	LED	120	–	–	14	WALL	BUILDING EXTERIOR LED WALL SCONCE. WET LOCATION LISTED.
	BEST LIGHTING	CXTEU	2	LED	120/277	–	–	10.8	UNIVERSAL	EMERGENCY LIGHT/ EXIT SIGN COMBO. MOUNT AT 90" AFF TO BOTTOM. PROVIDE WITH 90 MINUTE BATTERY BACKUP.
	LITHONIA	ELM4LED	LED	LED	120/277	–	–	5	UNIVERSAL	LED EMERGENCY LIGHT. MOUNT AT 80" AFF TO BOTTOM. PROVIDE WITH 90 MINUTE BATTERY BACKUP. SPACING TO BE AS RECOMMENDED BY MANUFACTURER.
	LITHONIA	AFN DB EXT	2	6W	120/277	–	–	12	WALL	SURFACE MOUNTED EXTERIOR EMERGENCY LIGHT. MOUNT AT 96" AFF. CONNECT TO UN SWITCHED LEG OF NEAREST EXTERIOR LIGHTING CIRCUIT.
	SURE-LITES	EUX6X	2	6W	120/277	–	–	12	WALL	LED EXIT SIGN, NICKEL CADMIUM BATTERY. SEE PLANS FOR FACE STYLE AND QTY. PROVIDE 90 MINUTE BATTERY AND RED TEST SWITCH.

NOTES:
1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES. INFORMATION ON ALTERNATE FIXTURES PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADD/DEDUCT ASSOCIATED WITH ACCEPTANCE OF THAT FIXTURE (OR THE ALTERNATE PACKAGE AS A WHOLE).
2. MASTER SLAVE WIRING CONFIGURATIONS SHALL BE USED FOR MULTI-LAMP FLUORESCENT FIXTURES WHERE POSSIBLE. THE CONTRACTOR SHALL VERIFY THE QUANTITY AND TYPE OF BALLASTS REQUIRED TO PERMIT BI-LEVEL SWITCHING WHERE INDICATED. WHERE BI-LEVEL LIGHTING IS INDICATED INBOARD AND OUTBOARD LAMPS SHALL BE SWITCHED SEPARATELY.
3. EXIT AND EMERGENCY LIGHTING FIXTURES SHALL BE CIRCUITED TO AN UNSWITCHED LEG OF THE LOCAL LIGHTING CIRCUITED, UNLESS NOTED OTHERWISE.
4. ALL FIXTURE FINISHES, COLOR TEMPERATURES, ETC. TO BE COORDINATED WITH INTERIOR DESIGNER OR ARCHITECT PRIOR TO PURCHASING.

PRIOR TO PERMIT, SUBMITTALS FOR EQUAL MANUFACTURERS WILL BE CONSIDERED. PROVIDED SUBMITTAL DATA TO INCLUDED COMPLETE PHOTOMETRIC DATA AS WELL AS DATA ON MATERIAL, FINISHES, SUPPORTS, REFLECTORS, LENSES, ETC. AFTER PERMIT IS ISSUED, SUBSTITUTIONS ARE NOT ACCEPTABLE. REVIEW OF ANY SUBSTITUTIONS WILL BE BILLABLE AT AN HOURLY RATE.

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CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

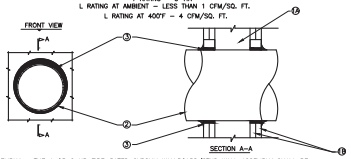
NO.	DESCRIPTION	DATE

ELECTRICAL LEGEND AND FIXTURE SCHEDULES

E

CME#20-020

U.L. SYSTEM NO. W-L-1085
F RATING – 1-HR OR 2-HR (SEE ITEM 1B)
T RATING – 0-HR
L RATING AT AMBIENT – LESS THAN 1 CFM/SQ. FT.
L RATING AT 400°F – 4 CFM/SQ. FT.



1. WALL ASSEMBLY – THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC.

B. GYPSUM BOARD* – 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIA OF OPENING IS 13-1/4 IN.

DIA OF CIRCULAR OPENING CUT THROUGH GYPSUM WALLBOARD OF EACH SIDE OF WALL ASSEMBLY TO BE MIN 1/4 IN. BUT MAX 1/2 IN. LARGER THAN OUTSIDE DIA OF THROUGH PENETRANT ITEM 2). THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

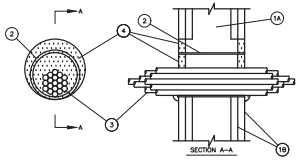
2. THROUGH PENETRANTS – ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE ANNULAR SPACE BETWEEN THE THROUGH-PENETRANT AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. TO MAX 1/4 IN. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. STEEL PIPE – NOM 12 IN. DIA (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. IRON PIPE – NOM 12 IN. DIA (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C. CONDUIT – NOM 6 IN. DIA (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
D. COPPER TUBING – NOM 5 IN. DIA (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
E. COPPER TUBING – NOM 6 IN. DIA (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FILL, VOID, OR CAVITY MATERIAL* – SEALANT – FILL MATERIAL TO BE FORCED INTO THE ANNULUS TO MAXIMUM EXTENT POSSIBLE. ADDITIONAL FILL MATERIALS TO BE INSTALLED SUCH THAT A MIN 1/2 IN. CROWN IS FORMED AROUND THE PENETRATING ITEM AND LAPPING 1/4 IN. BEYOND THE PERIPHERY OF THE OPENING.

HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC – FS–ONE SEALANT
*BEARING THE UL CLASSIFICATION MARK

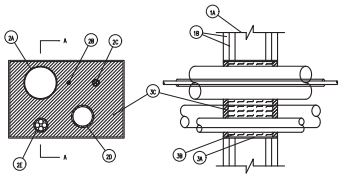
SYSTEM NO. W-L-3065
F RATINGS – 1 AND 2 HR (SEE ITEM 1)
T RATING – 0 HR



1. WALL ASSEMBLY – THE 1 OR 2 FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400 OR V400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC.
B. GYPSUM BOARD* – NOM 5/8 IN. (16 MM) THICK GYPSUM BOARD, WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300, U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIA OF OPENING IS 5-1/2 IN. (138 MM) WHEN SLEEVE (ITEM 2) IS EMPLOYED. MAX DIA OF OPENING IS 4 IN. (102 MM) WHEN SLEEVE (ITEM 2) IS NOT EMPLOYED. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY.
2. METALLIC SLEEVE (OPTIONAL) – NOM 4 IN. (102 MM) DIA (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING (EMT) OR SCHEDULE 5 (OR HEAVIER) STEEL PIPE OR MIN 0.016 IN. THICK (0.41 MM, NO. 28 GA) GALV STEEL SLEEVE INSTALLED FLUSH WITH WALL SURFACES. THE ANNULAR SPACE BETWEEN STEEL SLEEVE AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (0 MM, POINT CONTACT) TO MAX 1 IN. (25MM). WHEN SCHEDULE 5 STEEL PIPE OR EMT IS USED, SLEEVE MAY EXTEND UP TO 18 IN. (457 MM) BEYOND THE WALL SURFACES.
3. CABLES – AGGREGATE CROSS–SECTIONAL AREA OF CABLE IN OPENING TO BE MAX 45 PERCENT OF THE CROSS–SECTIONAL AREA OF THE OPENING. THE ANNULAR SPACE BETWEEN THE CABLE BUNDLE AND THE PERIPHERY OF THE OPENING TO BE MIN 0 IN. (0 MM, POINT CONTACT) TO MAX 1 IN. (25 MM) CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. ANY COMBINATION OF THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:
A. MAX 7/C NO. 12 AWG WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
B. MAX 25 PAIR NO. 24 AWG TELEPHONE CABLE WITH PVC INSULATION AND JACKET.
B1. MAX 4 PR NO. 22 AWG CAT 5 OR CAT 6 COMPUTER CABLES.
C. TYPE RG/U COAXIAL CABLE WITH POLYETHYLENE (PE) INSULATION AND PVC JACKET HAVING A MAX OUTSIDE DIAMETER OF IN. (13 MM).
C1. MAX RG-6/U COAXIAL CABLE WITH FLUORINATED ETHYLENE INSULATION AND JACKETING.
D. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OD OF 5/8 IN. (16 MM).
E. THROUGH PENETRATING PRODUCTS* MAX THREE COPPER CONDUCTOR NO. 8 AWG . METAL–CLAD CABLE+.
AFC CABLE SYSTEMS INC
F. MAX 3/C (WITH GROUND)(OR SMALLER) NO. 8 AWG COPPER CONDUCTOR CABLE WITH PVC INSULATION AND JACKETING.
G. MAX 3/4 IN. (19 MM) DIA COPPER GROUND CABLE WITH OR WITHOUT A PVC JACKET.
H. FIRE RESISTIVE CABLES* – MAX 1–1/4 IN. (32 MM) DIA SINGLE CONDUCTOR OR MULTI CONDUCTOR TYPE MI CABLE. A MIN 1/8 IN. (3 MM) SEPARATION SHALL BE MAINTAINED BETWEEN MI CABLES AND ANY OTHER TYPES OF CABLE.
I. MAX 4/C WITH GROUND 300KCMIL (OR SMALLER) ALUMINUM SER CABLE WITH PVC INSULATION AND JACKET.
J. THROUGH PENETRATING PRODUCT* – ANY CABLES, METAL–CLAD CABLE+ OR ARMORED CABLE+ CURRENTLY CLASSIFIED UNDER THE THROUGH PENETRATING PRODUCTS CATEGORY.
SEE THROUGH PENETRATING PRODUCT (XHJU) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
4. FILL, VOID OR CAVITY MATERIAL* SEALANT OR PUTTY FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH EACH END OF THE STEEL SLEEVE OR WALL SURFACE. FILL MATERIAL INSTALLED SYMMETRICALLY ON BOTH SIDES OF THE WALL. A MIN 5/8 IN. (16 MM) THICKNESS OF SEALANT IS REQUIRED FOR THE 1 OR 2 HR F RATING , AN ADDITIONAL 1/2 IN. (13 MM) DIA BEAD OF FILL MATERIAL SHALL BE APPLIED AROUND THE PERIMETER OF SLEEVE ON BOTH SIDES OF THE WALL WHEN SLEEVE EXTENDS BEYOND SURFACE OF WALL.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC CP6015, CP606, FS–ONE SEALANTS OR CP618 PUTTY
*BEARING THE UL CLASSIFICATION MARK
+BEARING THE UL LISTING MARK

HILTI FIRESTOP SYSTEMS
DRAWING ORIGINATION DATE: 03–21, 2011
REPRODUCED BY HILTI, INC. COURTESY OF UNDERWRITERS LABORATORIES, INC.

System No. W-L-8004
F Rating – 2 Hr
T Rating – 1/4 Hr



1. WALL ASSEMBLY THE FIRE–RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2–1/2 IN. WIDE AND SPACED MAX 24 IN. OC. ADDITIONAL FRAMING (NOT SHOWN) MAY BE INSTALLED AROUND THE PERIMETER OF THE OPENING IN LIEU OF THE STEEL WIRE MESH (ITEM NO. 3A).
B. GYPSUM BOARD+ TWO LAYERS OF NOM 5/8 IN. THICK GYPSUM WALLBOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN, MAX AREA OF OPENING IS 96 SQ IN. WITH MAX DIMENSION OF 12 IN. MAX WIDTH OF OPENING IN WOOD STUD WALLS IS LIMITED TO 12 IN.

2. THROUGH PENETRANTS THE FOLLOWING TYPES AND SIZES OF PIPES, CONDUITS, TUBING OR CABLES MAY BE USED:
A. NOM 3 IN. DIA (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT).
B. MAX 25 PAIR — NO. 24 AWG (OR SMALLER) TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
C. MAX 3/C WITH GROUND — NO. 10 AWG (OR SMALLER) TYPE NM CABLE WITH PVC INSULATION AND JACKET.
D. NOM 2 IN. DIA (OR SMALLER) SCHEDULE 40 PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS ONLY.
E. MAX 300 KCMIL (OR SMALLER) POWER CABLE WITH PVC INSULATION AND NYLON JACKET. THE THROUGH PENETRATING ITEMS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY AND LOCATED AS SHOWN IN THE TABLE BELOW.

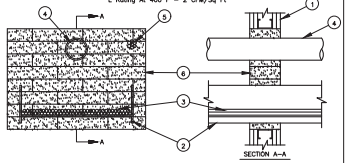
ITEM NO.	MAX DISTANCE BETWEEN ADJACENT PEN. ITEM IN.	MIN DISTANCE BETWEEN ADJACENT PEN. ITEM IN.	MAX DISTANCE FROM THROUGH OPENING IN.	MIN DISTANCE FROM THROUGH OPENING IN.
2A	7–7/16	1–11/16	7–7/16	1/2
2B	7–7/16	1–11/16	7–7/16	1/2
2C	7–7/16	1–11/16	7–7/16	1/2
2D	7–7/16	1–11/16	7–7/16	1/2
2E	7–7/16	1–11/16	7–7/16	1–1/2

3. FIRESTOP SYSTEM THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. STEEL WIRE MESH NO. 8 STEEL WIRE MESH HAVING A MIN 1 IN. LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL WIRE MESH TO BE 4–3/4 IN., CENTERED AND FORMED TO FIT PERIPHERY OF THROUGH OPENING. STEEL WIRE MESH IS NOT REQUIRED WHEN ADDITIONAL FRAMING MEMBERS (ITEM NO. 1A) ARE USED.
B. PACKING MATERIAL MIN 4.0 IN. THICKNESS OF MIN 3.5 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
C. FILL, VOID OR CAVITY MATERIAL+ – SEALANT MIN 1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC – FS–ONE SEALANT
+BEARING THE UL CLASSIFICATION MARKING

HILTI FIRESTOP SYSTEMS

REPRODUCED BY HILTI, INC. COURTESY OF UNDERWRITERS LABORATORIES, INC.

System No. W-L-8013
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 0 Hr
L Rating At Ambient – 5 CFM/Sq Ft
L Rating At 400 F – 2 CFM/Sq Ft



1. WALL ASSEMBLY THE 1 OR 2 HR FIRE–RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 IN. (51 MM) BY 4 IN. (102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 2–1/2 IN. (64 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. ADDITIONAL STUDS INSTALLED TO COMPLETELY FRAME THE OPENING.
B. GYPSUM BOARD+ 5/8 IN. (16 MM) THICK, 4 FT (1219 MM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX AREA OF OPENING IS 352 SQ IN. (2271 SQ CM) WITH MAX DIMENSION OF 22 IN. (559 MM) WIDE.
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. CABLE TRAY+ MAX 18 IN. (457 MM) WIDE BY MAX 6 IN. (152 MM) DEEP OPEN–LADDER OR SOLID–BACK CABLE TRAY WITH UNPAINTED–SHAPED SIDE RAILS FORMED OF 0.065 IN. (1.65 MM) THICK ALUMINUM OR 0.060 IN. (1.52 MM) THICK STEEL AND WITH 1–1/2 IN. (38 MM) WIDE BY 1 IN. (25 MM) CHANNEL SHAPE RUNGS SPACED 9 IN. (229 MM) OC OR A 0.029 IN. (0.74 MM) THICK STEEL SOLID BACK, RESPECTIVELY. ONE CABLE TRAY TO BE INSTALLED IN THE OPENING. THE MAX ANNULAR SPACE BETWEEN THE CABLE TRAY AND THE PERIPHERY OF THE OPENING SHALL BE MIN 1 IN. (25 MM) TO MAX 7 IN. (178 MM) CABLE TRAY TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. CABLES AGGREGATE CROSS–SECTIONAL AREA OF CABLES IN CABLE TRAY TO BE MAX 30 PERCENT OF THE CROSS–SECTIONAL AREA OF THE CABLE TRAY. ANY COMBINATION OF THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:
A. 7/C NO. 12 AWG WITH POLYVINYL CHLORIDE (PVC) INSULATION AND PVC JACKET.
B. 100 PAIR — NO. 24 AWG CABLE WITH PVC INSULATION AND JACKET.
C. 1/C, 750 KCMIL (OR SMALLER) WITH PVC INSULATION AND JACKET.
4. THROUGH–PENETRANTS ONE OR MORE PIPE OR TUBE TO BE INSTALLED WITHIN THE OPENING. THE TOTAL NUMBER OF THROUGH–PENETRANTS IS DEPENDENT ON THE SIZE OF THE OPENING AND TYPES AND SIZES OF THE PENETRANTS. ANY COMBINATION OF THE PENETRANTS DESCRIBED BELOW MAY BE USED PROVIDED THAT THE FOLLOWING PARAMETERS RELATIVE TO THE ANNULAR SPACES AND THE SPACING BETWEEN THE PIPES ARE MAINTAINED. THE SPACE BETWEEN THE PIPE OR TUBE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 1–1/2 IN. (38 MM) TO MAX 9–1/4 IN. (235 MM). PIPE OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NON–METALLIC OR METALLIC PIPES, OR TUBES MAY BE USED:
A. POLYVINYL CHLORIDE (PVC) PIPE MAX 3 IN. (76 MM) DIA SCHEDULE 40 SOLID CORE PVC PIPE (OR SMALLER) FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
B. STEEL PIPE NOM 6 IN. (152 MM) DIA (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
C. CONDUIT NOM 4 IN. (102 MM) DIA (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6 IN. (152 MM) DIA STEEL CONDUIT.
D. COPPER PIPE NOM 4 IN. (102 MM) DIA (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
E. COPPER TUBE NOM 4 IN. (102 MM) DIA (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.
4A. PIPE COVERING (NOT SHOWN) NOM 1–1/2 IN. (38 MM) THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) (56KG/M3) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY APPLIED SELF–SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT TAPE SUPPLIED WITH THE PRODUCT.
SEE PIPE AND EQUIPMENT COVERING AND MATERIALS (QRQU) CATEGORY IN THE BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 MAY BE USED.
5. CABLES MAX 1–1/2 IN. (38 MM) DIA TIGHT BUNDLE OF CABLES INSTALLED WITHIN THE OPENING AND RIGIDLY SUPPORTED ON BOTH SURFACES OF WALL. THE SPACE BETWEEN THE CABLES AND PERIPHERY OF THE OPENING SHALL RANGE FROM 1–3/16 IN. (30.2 MM) MIN TO A MAX OF 1–1/2 IN. (38 MM). ANY COMBINATION OF THE FOLLOWING TYPES AND SIZES OF CABLES MAY BE USED:
A. 7/C NO. 12 AWG WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
B. 25 PAIR NO. 24 AWG CABLE WITH PVC INSULATION AND JACKET.
C. TYPE R GU/59 COAXIAL CABLE WITH PVC OUTER JACKET.
D. 24 FIBER OPTIC CABLE WITH PVC SUB UNIT AND OUTER JACKET.
6. FIRESTOP SYSTEM THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. FILL, VOID OR CAVITY MATERIAL+ FIRE BLOCKS FOR WALLS INCORPORATING MAX 3–5/8 IN. (92 MM) STEEL STUDS OR MAX 2 (51 MM) BY 4 IN. (102 MM) WOOD STUDS, FIRE BLOCK INSTALLED WITH 5 IN. (127 MM) DIMENSION PROJECTING THROUGH AND CENTERED IN OPENING. FOR WALLS CONSTRUCTED OF LARGER STEEL OR WOOD STUDS, FIRE BLOCK INSTALLED WITH LONG DIMENSION PASSING THROUGH AND CENTERED IN OPENING. BLOCKS MAY OR MAY NOT BE CUT FLUSH WITH BOTH SURFACES OF WALL. WHEN MULTIPLE LAYERS OF GYPSUM BOARD ARE USED, BLOCKS MAY BE RECESSED 1/2 IN. (13 MM) FROM SURFACE OF WALL.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC FS 657 FIRE BLOCK
B. FILL, VOID OR CAVITY MATERIAL+ SEALANT OR PUTTY – FILL MATERIAL TO BE FORCED INTO INTERSTICES OF CABLES, BETWEEN CABLES AND CABLE TRAYS, AROUND EACH PENETRANT AND WHERE OBVIOUS VOIDS ARE OBSERVED TO MAX EXTENT POSSIBLE ON BOTH SURFACES OF THE PENETRATION.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC FS–ONE SEALANT, CP 618 PUTTY STICK OR CP620 FIRE FOAM
+BEARING THE UL CLASSIFICATION MARK

HILTI FIRESTOP SYSTEMS
REPRODUCED BY HILTI, INC. COURTESY OF UNDERWRITERS LABORATORIES, INC.

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CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

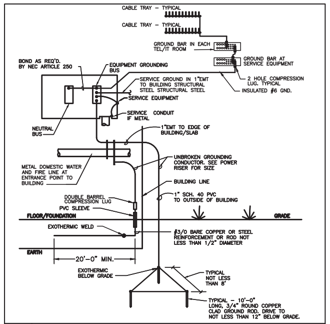
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

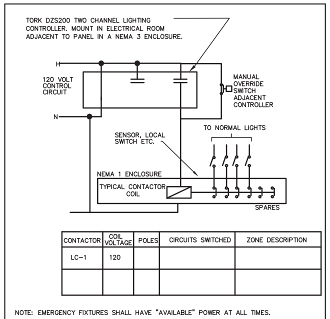
ELECTRICAL PENETRATION DETAILS

E 3

CME#20-020



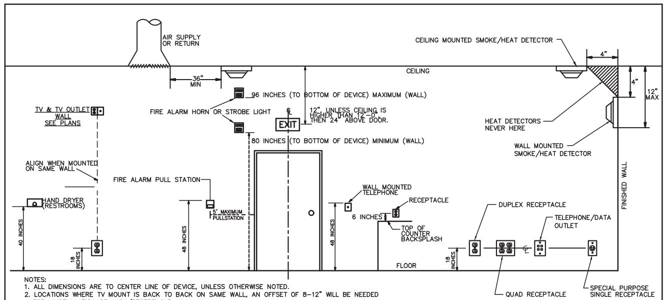
1 SERVICE GROUND DIAGRAM
NO SCALE



CONTACTOR	COIL VOLTAGE	POLES	CIRCUITS SWITCHED	ZONE DESCRIPTION
LC-1	120			

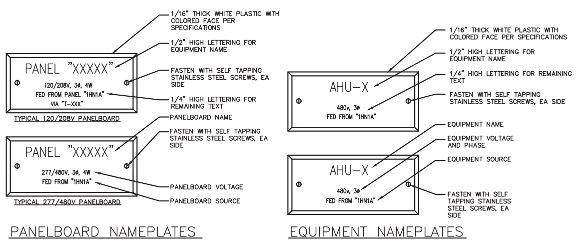
NOTE: EMERGENCY FIXTURES SHALL HAVE "AVAILABLE" POWER AT ALL TIMES.

2 LIGHTING CONTACTOR DETAIL W/ TIMER
NO SCALE



NOTES:
1. ALL DIMENSIONS ARE TO CENTER LINE OF DEVICE, UNLESS OTHERWISE NOTED.
2. LOCATIONS WHERE TV MOUNT IS BACK TO BACK ON SAME WALL, AN OFFSET OF 8-12" WILL BE NEEDED FOR INSTALLATION OF JACK/RECEPTACLE.
3. DEVICES ABOVE COUNTER TOPS SHALL BE A MAXIMUM OF 48" TO TOP OF DEVICE.

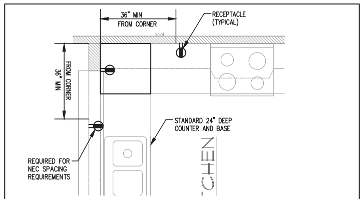
3 MOUNTING HEIGHTS OF DEVICES - ELEVATION
NO SCALE



PANELBOARD NAMEPLATES

EQUIPMENT NAMEPLATES

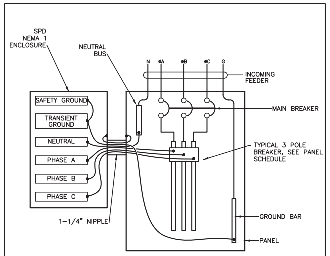
5 TYPICAL NAMEPLATES DIAGRAM
NO SCALE



NOTE:
ONE ELECTRICAL OUTLET IN EACH AREA OVER COUNTER MUST BE A MINIMUM OF 36" FROM A CORNER (PER FAIR HOUSING ACT) FOR WHEELCHAIR ACCESSIBILITY. FHA GUIDELINES DO NOT DEFINE "AREA".

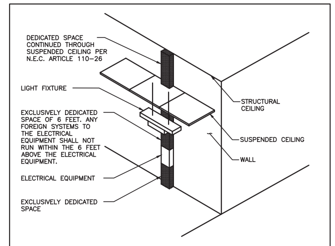
EC TO PROVIDE ADDITIONAL RECEPTACLES AS NECESSARY TO ACHIEVE REQUIRED SPACING, WHETHER OR NOT INDICATED ON UNIT LAYOUT.

6 TYPICAL DWELLING UNIT KITCHEN OUTLET DETAIL
NO SCALE



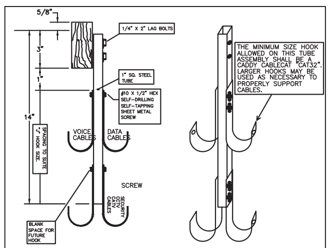
NOTES:
1. ALL WIRING SHALL BE #6 AWG.
2. AVOID SHARP BENDS IN WIRES. ALL WIRE LENGTHS SHALL NOT EXCEED 18" (WHERE POSSIBLE).
3. SEE SPD SPECIFICATION FOR EXACT TYPE (H1,H2,L1,L2) FOR LOCATION AS INDICATED ON THE POWER RISER DIAGRAM.

7 SPD CONNECTION - DETAIL
NO SCALE



NOTES:
THIS FIGURE ILLUSTRATES THE ADDITIONAL EXCLUSIVELY DEDICATED SPACE REQUIRED OVER AND UNDER THE ELECTRICAL EQUIPMENT FOR THE CABLES, RACEWAYS, ETC.. TO AND FROM THE ELECTRICAL EQUIPMENT REQUIRED BY SECTION 11-26 OF THE NATIONAL ELECTRICAL CODE.

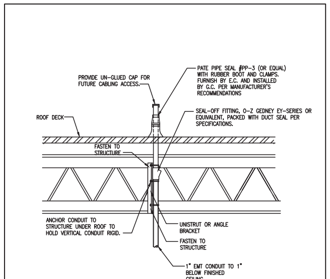
8 DEDICATED SPACE FOR ELECTRICAL EQUIPMENT
NO SCALE



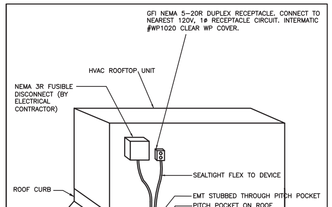
ELECTRICAL CONTRACTOR TO SUPPLY AND MOUNT ALL VOICE/DATA/SECURITY/CCTV SUPPORT HOOKS AND OR CABLE TRAY. EC IS RESPONSIBLE FOR PROVIDING SLEEVES THROUGH WALLS FOR VOICE/DATA/SECURITY/CCTV CABLING WHERE NECESSARY. FIRE STOPPING IS BY EC. EC IS TO INSTALL SUPPORT MEANS STRAIGHT AND SQUARE, ZIG ZAG INSTALLATIONS WILL NOT BE ACCEPTABLE.

CABLE SUPPORTS TO BE NON-UNIFORMLY SPACED FROM 3'-0" ON CENTER MINIMUM TO 6'-0" ON CENTER MAXIMUM. CABLE SUPPORTS TO BE INSTALLED IN A STRAIGHT LINE AS SHOWN ON PLAN.

9 CABLE HOOK DETAILS + MOUNTING
NO SCALE

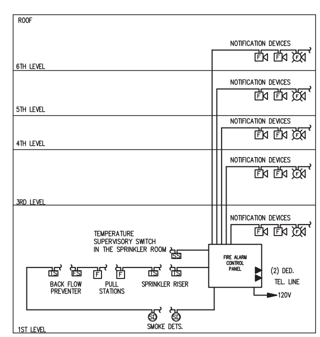


10 ROOF PENETRATION DIAGRAM
NO SCALE



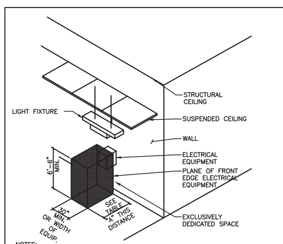
NOTE: TYPICAL FOR ALL ROOF MOUNTED HVAC EQUIPMENT.

11 ROOFTOP RECEPTACLE DETAIL
NO SCALE



GENERAL NOTES:
1. FIRE ALARM SYSTEM SHALL BE ADDRESSABLE, 24V DC, POWER LIMITED, FULLY SUPERVISED, WITH 24 HOUR STANDBY BATTERY. PANEL TO BE SEMI-FLUSH MOUNTED.
2. FIRE ALARM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND 'ADA'.
3. ALL FIRE ALARM WIRING SHALL BE IN CONDUIT OR AS ALLOWED BY NEC 2014 OR LOCAL AHJ.
4. DEVICE QUANTITIES SHALL BE AS INDICATED ON THE PLANS. VERIFY QUANTITY AND EXACT LOCATION WITH AUTHORITY HAVING JURISDICTION TO ENSURE BID INCLUDES ALL REQUIRED WORK.
5. DUCT MOUNTED SMOKE DETECTORS ARE TO BE PROVIDED AND WIRED BY E.C. INSTALLED BY M.C.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE A FIRE ALARM LAYOUT PLAN AT THE FACP.
7. TESTING OF THE FIRE ALARM SYSTEM SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
8. ALL VISUAL DEVICES IN A COMMON VIEWING AREA SHALL BE SYNCHRONIZED.
9. FIELD COORDINATE EXACT QUANTITY AND LOCATION FOR FLOW AND TAMPER SWITCHES WITH SPRINKLER CONTRACTOR INCLUDING BACK FLOW PREVENTER WHICH MAY BE LOCATED OUTSIDE ON SITE.
10. THE FIRE ALARM SYSTEM MANUFACTURER SHALL PROVIDE NOTIFICATION APPLIANCE CIRCUIT (NAC) POWER EXTENDERS AS REQUIRED.

6 FIRE ALARM RISER DIAGRAM
NO SCALE



NOTES:
THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT REQUIRED BY SECTION 110-26 OF THE NATIONAL ELECTRICAL CODE.

TABLE A – WORKING CLEARANCES

VOLTAGE TO GROUND NOMINAL	MINIMUM CLEAR DISTANCE (FEET) CONDITION: 1	2	3
0 – 150	3	3	3
151 – 600	3	3 1/2	4

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

4 WORKING CLEARANCE FOR ELECTRICAL EQUIPMENT
NO SCALE

FIRE ALARM SYSTEM MATRIX

BUILDING SYSTEM OUTPUTS / CENTRAL COMM

	ACTUATE COMMON ALARM SIGNAL INDICATOR	ACTUATE AUDIBLE ALARM SIGNAL	ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	ACTUATE AUDIBLE SUPERVISORY SIGNAL	ACTUATE COMMON TROUBLE SIGNAL INDICATOR	ACTUATE AUDIBLE TROUBLE SIGNAL	ACTIVATE GENERAL EVACUATION SIGNAL	DISPLAY CHANGE OF STATUS	ACTIVATE EXTERNAL HORN STROBE	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL COMM	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL COMM	TRANSMIT TROUBLE SIGNAL TO CENTRAL COMM	SHUTDOWN RESPECTIVE AIR HANDLER	SHOW CHANGE OF STATUS ON ANNUNCIATOR	SHOW CHANGE OF STATUS ON CENTRAL PANEL	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION
MANUAL FIRE ALARM PULL BOXES	X	X					X	X	X	X				X	X	X		
BUILDING SMOKE DETECTOR	X	X					X	X	X	X				X	X	X		
DUCT SMOKE DETECTOR		X	X	X			X	X			X		X	X	X		X	
FIRE ALARM AC POWER FAILURE					X	X		X				X		X	X			X
FIRE ALARM SYSTEM LOW BATTERY					X	X		X				X		X	X			X
OPEN CIRCUIT					X	X		X				X		X	X			X
GROUND FAULT					X	X		X				X		X	X			X
NOTIFICATION APPLIANCE CIRCUIT SHORT					X	X		X				X		X	X			X
SPRINKLER WATERFLOW	X	X					X	X	X	X				X	X	X		
SPRINKLER TAMPER			X	X				X			X			X	X		X	
TEMPERATURE SUPERVISORY SIGNAL			X	X				X			X			X	X		X	

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CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

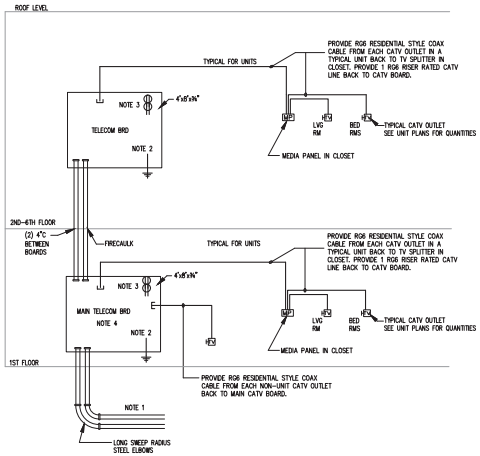
FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

ELECTRICAL DETAILS

E

CME#20-020

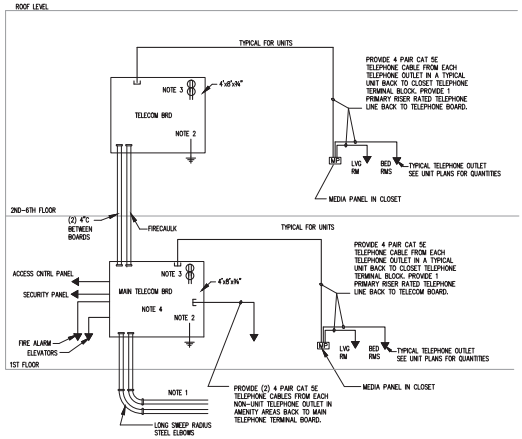


1 CATV RISER DIAGRAM

NO SCALE

NOTES:

1. (2) 4" CONDUITS PROVIDED UNDER SLAB TO EDGE OF PROPERTY. COORDINATE TERMINATION POINT IN FIELD WITH LOCAL UTILITY.
2. 3/4" FINISH GRADE PLYWOOD BACKBOARD PAINTED WITH FLAME RETARDANT PAINT. MOUNT 12" AFF TO BOTTOM OF BOARD. PROVIDE #6 CU GROUND TO SERVICE GROUND BAR WITH SLACK AS REQUIRED FOR GROUNDING OF CATV EQUIPMENT.
3. PROVIDE DOUBLE DUPLEX RECEPTACLE ON A DEDICATED CIRCUIT FOR CATV EQUIPMENT.
4. NEMA-3R ENCLOSURE
5. PROVIDE PULLWIRE IN ALL EMPTY CONDUITS.
6. LOW VOLTAGE SERVICE CONDUITS SHALL BE SEPARATED FROM POWER CONDUITS BY A MINIMUM OF 12".

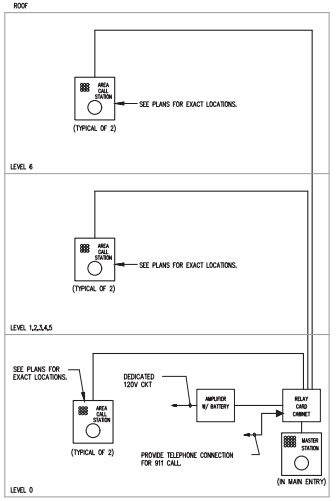


2 TELEPHONE/DATA RISER DIAGRAM

NO SCALE

NOTES:

1. (2) 4" CONDUITS PROVIDED UNDER SLAB TO EDGE OF PROPERTY. COORDINATE TERMINATION POINT IN FIELD WITH LOCAL UTILITY.
2. 3/4" FINISH GRADE PLYWOOD BACKBOARD PAINTED WITH FLAME RETARDANT PAINT. MOUNT 12" AFF TO BOTTOM OF BOARD. PROVIDE #6 CU GROUND TO SERVICE GROUND BAR WITH SLACK AS REQUIRED FOR GROUNDING OF TELEPHONE EQUIPMENT.
3. PROVIDE DOUBLE DUPLEX RECEPTACLE ON A DEDICATED CIRCUIT FOR TELEPHONE AND OTHER COMMUNICATION EQUIPMENT.
4. NEMA-3R ENCLOSURE
5. PROVIDE PULLWIRE IN ALL EMPTY CONDUITS.
6. LOW VOLTAGE SERVICE CONDUITS SHALL BE SEPARATED FROM POWER CONDUITS BY A MINIMUM OF 12".



3 2-WAY COMMUNICATION SYSTEM

NTS

NOTES:

1. ELEVATOR 2-WAY COMMUNICATION SYSTEM SHALL BE MANUFACTURED BY HOUSING DEVICES, INC. (MEDFORD, MA). SYSTEM SHALL BE THE ADA-100 SYSTE WITH BATTERY BACKUP.
2. COORDINATE EXACT WIRING REQUIREMENTS WITH THE WIRING DIAGRAMS PROVIDED BY THE MANUFACTURER. LOCATE RELAY CABINET AND AMPLIFIER CABINET ABOVE THE LAY-IN CEILING AT THE MASTER STATION.
3. SYSTEM SHALL HAVE BOTH AUDIBLE AND VISIBLE FORMS OF COMMUNICATION BETWEEN THE MASTER STATION AND THE AREA STATIONS. THE TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 911.
4. PROVIDE RELAY CARDS AS REQUIRED FOR SIZE OF SYSTEM INDICATED.
5. ALL EXTERIOR CALL STATIONS TO BE WEATHERPROOF.

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DRAWN / CME

NO.	DESCRIPTION	DATE

CATV AND TELEPHONE RISER DIAGRAMS

E

OCPD FEEDING PANEL:	FEEDER (WIRE SIZE)	EQ GND PER TABLE 250.122	IMC# PER TABLE C9 PVC (WORST CASE)	ALUMINUM FEEDER: TABLE 310.16 Type (THWN - DRY, THWN - WET) 60° C 0-100A 75° C 100A+	SERVICE GND. PER 250.66
15A	12 AWG	12	1/2	(4)#12AL #12AL G. 0.5"C	8
20A	10 AWG	8	3/4	(4)#12AL #8AL G. 0.75"C	8
25A	10 AWG	8	3/4	(4)#10AL #8AL G. 0.75"C	8
30A	8 AWG	6	1	(4)#8AL #8AL G. 1"C	8
35A	8 AWG	6	1	(4)#8AL #8AL G. 1"C	8
40A	8 AWG	6	1	(4)#8AL #8AL G. 1"C	8
45A	4 AWG	6	1 1/4	(4)#8AL #8AL G. 1.25"C	8
50A	4 AWG	6	1 1/4	(4)#6AL #8AL G. 1.25"C	8
60A	3 AWG	6	1 1/4	(4)#6AL #8AL G. 1.25"C	8
70A	2 AWG	6	1 1/2	(4)#4AL #8AL G. 1.5"C	8
80A	1 AWG	6	2	(4)#1AL #8AL G. 2"C	8
90A	1/0	6	2	(4)#1/0AL #6AL G. 2"C	8
100A	1/0	6	2	(4)#1/0AL #6AL G. 2"C	8
110A	2/0	4	2	(4)#2/0AL #6AL G. 2"C	8
125A	2/0	4	2	(4)#2/0AL #4AL G. 2"C	4
150A	3/0	4	2 1/2	(4)#3/0AL #4AL G. 2.5"C	4
175A	4/0	4	2 1/2	(4)#4/0AL #4AL G. 2.5"C	2
200A	250 AWG	4	3	(4)#250AL #4AL G. 3"C	1/0
225A	500 AWG	2	3	(4)#300AL #2AL G. 3"C	1/0
250A	350 AWG	2	3	(4)#350AL #2AL G. 3"C	1/0
300A	500 AWG	1	3 1/2	(4)#350AL #1AL G. 3.5"C	1/0
350A	4/0	1	2 1/2	2 SETS OF (4)#4/0AL #1AL G. 3.5"C	1/0
400A	250 AWG	1	3	2 SETS OF (4)#250AL #1AL G. 3"C	1/0
450A	500 AWG	1/0	3	2 SETS OF (4)#300AL #1/0AL G. 3"C	3/0
500A	350 AWG	1/0	3	2 SETS OF (4)#350AL #1/0AL G. 3"C	3/0
600A	500 AWG	2/0	3 1/2	2 SETS OF (4)#500AL #2/0AL G. 3.5"C	4/0
700A	350 AWG	3/0	3	3 SETS OF (4)#350AL #3/0AL G. 3"C	4/0
800A	400 AWG	3/0	3 1/2	3 SETS OF (4)#400AL #3/0AL G. 3.5"C	4/0
1000A	350 AWG	4/0	3	4 SETS OF (4)#350AL #4/0AL G. 3"C	4/0
1200A	500 AWG	250	3 1/2	4 SETS OF (4)#500AL #250AL G. 3.5"C	250
1600A	400 AWG	350	3 1/2	6 SETS OF (4)#400AL #350AL G. 3.5"C	250
2000A	350 AWG	400	3	8 SETS OF (4)#350AL #400AL G. 3"C	250
2500A	500 AWG	2-000	3 1/2	9 SETS OF (4)#500AL #2-300AL G. 3.5"C	250
3000A	500 AWG	3-000	3 1/2	10 SETS OF (4)#500AL #2-300AL G. 3.5"C	250
4000A	500 AWG	2-400	3 1/2	13 SETS OF (4)#500AL #2-460AL G. 3.5"C	250
5000A	500 AWG	3-400	3 1/2	17 SETS OF (4)#500AL #3-400AL G. 3.5"C	250
6000A	500 AWG	3-400	3 1/2	20 SETS OF (4)#500AL #3-400AL G. 3.5"C	250

OCPD FEEDING PANEL:	FEEDER (WIRE SIZE)	EQ GND PER TABLE 250.122	IMC# PER TABLE C9 PVC (WORST CASE)	COPPER FEEDER: TABLE 310.16 Type (THWN - DRY, THWN - WET) 60° C 0-100A 75° C 100A+	SERVICE GND. PER 250.66
15A	12 AWG	12	1/2	(4)#12CU #12CU G. 0.5"C	8
20A	12 AWG	12	1/2	(4)#12CU #12CU G. 0.5"C	8
25A	10 AWG	10	3/4	(4)#10CU #10CU G. 0.75"C	8
30A	10 AWG	10	3/4	(4)#10CU #10CU G. 0.75"C	8
35A	8 AWG	10	1	(4)#8CU #10CU G. 1"C	8
40A	8 AWG	10	1	(4)#8CU #10CU G. 1"C	8
45A	6 AWG	10	1	(4)#8CU #10CU G. 1"C	8
50A	6 AWG	10	1	(4)#8CU #10CU G. 1"C	8
60A	4 AWG	8	1 1/4	(4)#4CU #8CU G. 1.25"C	8
70A	4 AWG	8	1 1/4	(4)#4CU #8CU G. 1.25"C	8
80A	3 AWG	8	1 1/4	(4)#3CU #8CU G. 1.25"C	8
90A	3 AWG	8	1 1/4	(4)#3CU #8CU G. 1.25"C	8
100A	3 AWG	8	1 1/4	(4)#3CU #8CU G. 1.25"C	8
110A	2 AWG	8	1 1/2	(4)#2CU #8CU G. 1.5"C	8
125A	1 AWG	8	2	(4)#1CU #6CU G. 2"C	8
150A	1/0	6	2	(4)#1/0CU #6CU G. 2"C	8
175A	2/0	6	2	(4)#2/0CU #6CU G. 2"C	4
200A	3/0	6	2 1/2	(4)#3/0CU #6CU G. 2.5"C	4
225A	4/0	4	2 1/2	(4)#4/0CU #4CU G. 2.5"C	2
250A	250 AWG	4	3	(4)#250CU #4CU G. 3"C	2
300A	300 AWG	1	3	(4)#350CU #1CU G. 3"C	2
350A	500 AWG	1	3 1/2	(4)#500CU #1CU G. 3.5"C	2
400A	3/0	1	2 1/2	2 SETS OF (4)#3/0CU #3CU G. 2.5"C	2
450A	4/0	1	2 1/2	2 SETS OF (4)#4/0CU #2CU G. 2.5"C	1/0
500A	250 AWG	1	3	2 SETS OF (4)#250CU #2CU G. 3"C	1/0
600A	350 AWG	1	3	2 SETS OF (4)#350CU #1CU G. 3"C	2/0
700A	250 AWG	1/0	3	3 SETS OF (4)#250CU #1/0CU G. 3"C	2/0
800A	300 AWG	1/0	3	3 SETS OF (4)#300CU #1/0CU G. 3"C	3/0
1000A	400 AWG	3/0	3 1/2	3 SETS OF (4)#400CU #2/0CU G. 3.5"C	3/0
1200A	350 AWG	3/0	3	4 SETS OF (4)#350CU #3/0CU G. 3"C	3/0
1400A	400 AWG	4/0	3 1/2	5 SETS OF (4)#400CU #4/0CU G. 3.5"C	3/0
1600A	400 AWG	250	3 1/2	6 SETS OF (4)#400CU #250CU G. 3.5"C	3/0
2000A	500 AWG	350	3 1/2	7 SETS OF (4)#500CU #350CU G. 3.5"C	3/0
2500A	500 AWG	400	3 1/2	8 SETS OF (4)#500CU #400CU G. 3.5"C	3/0
3000A	500 AWG	2-000	3 1/2	11 SETS OF (4)#500CU #500CU G. 3.5"C	3/0
4000A	500 AWG	3-000	3 1/2	14 SETS OF (4)#500CU #2-350CU G. 3.5"C	3/0
5000A	500 AWG	3-400	3 1/2	16 SETS OF (4)#500CU #2-400CU G. 3.5"C	3/0
6000A	500 AWG	3-400	3 1/2	19 SETS OF (4)#500CU #3-350CU G. 3.5"C	3/0

FEEDER SCHEDULE NOTES:
A. ALL FEEDER SIZES LISTED MAY NOT BE USED IN PROJECT RISER DIAGRAM.
B. ELECTRICAL CONTRACTOR TO VERIFY CONDUIT SIZE REQUIRED IF WIRE TYPES OTHER THAN THOSE LISTED ABOVE ARE USED.
C. REFER TO LATEST EDITION OF NEC FOR CONDUIT TYPES REQUIRED PER THEIR LOCATION. IF CONDUIT OTHER THAN "EMT" IS REQUIRED USE SIZE PER MAXIMUM FILL TABLES.
D. IG – PROVIDE ISOLATED GROUND CONDUCTOR FOR ISOLATED GROUND BUS IN PANEL.

RISER DIAGRAM NOTES:
1. PAD MOUNTED TRANSFORMER BY UTILITY, PAD BY E.C. E.C. SHALL VERIFY TRANSFORMER LOCATION AND SIZE WITH UTILITY AND SHALL NOTIFY ENGINEER IF A LARGER TRANSFORMER IS TO BE INSTALLED OR IF THE TRANSFORMER IS TO BE LOCATED CLOSER THAN 55' FROM THE SERVICE TROUGH. QUANTITY, SIZE AND LOCATIONS OF TRANSFORMERS TO BE DETERMINED BY THE UTILITY COMPANY.

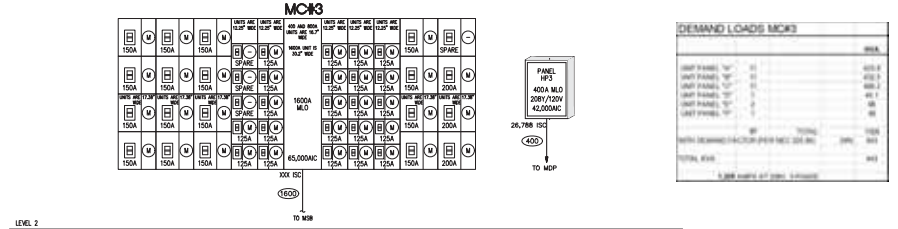
MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON A 1000KVA UTILITY TRANSFORMER WITH 5.32%Z. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSFORMER CHARACTERISTIC INDICATE A HIGHER FAULT CURRENT IS POSSIBLE. FAULT CURRENT MUST BE CALCULATED AFTER INSTALLATION AND BE LEGIBLY MARKED ON SERVICE EQUIPMENT WITH THE DATE CALCULATED TO COMPLY WITH ART 110.24 BEFORE THE POWER CAN BE TURNED ON TO THE SERVICE.

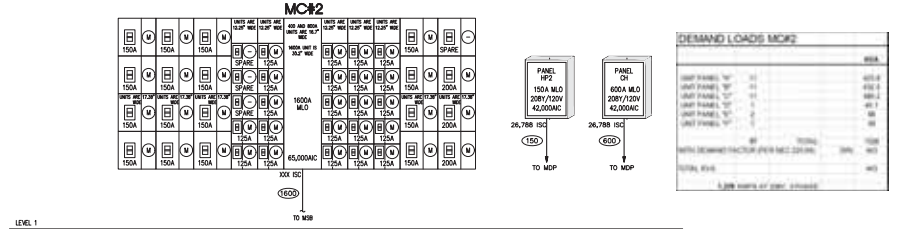
① E.C. SHALL PROVIDE VARIANCE FOR SECONDARY FEEDERS AND ASSOCIATED CONDUITS IF UTILITY COMPANY DOES NOT PROVIDE SECONDARIES TO POINT OF SERVICE. VERIFY WITH LOCAL UTILITY IF SECONDARY BUS ENCLOSURE WILL BE REQUIRED. QUANTITY, SIZE AND LOCATIONS OF TRANSFORMERS TO BE DETERMINED BY THE UTILITY COMPANY.

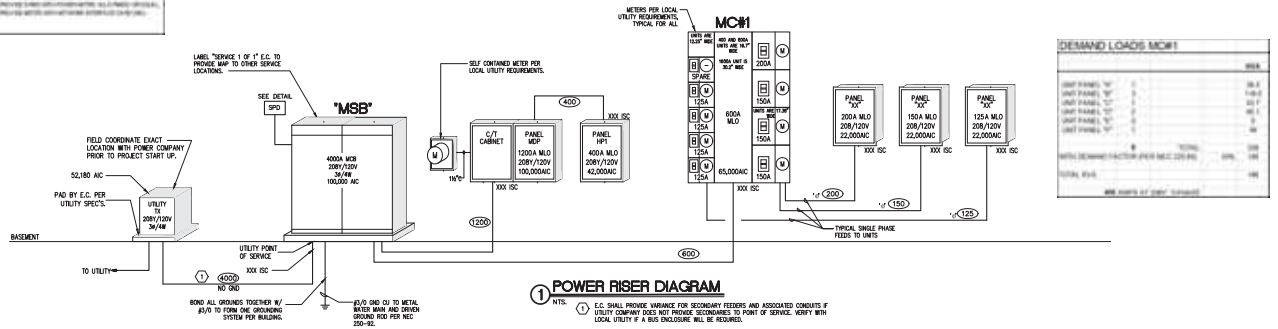
UTILITY XFMR CLEARANCES FROM BUILDINGS AND BUILDING OPENINGS

TYPE OF CONSTRUCTION	CLEARANCE EXTENDING OUT FROM BUILDING	SIDE CLEARANCE	HEIGHT CLEARANCE
COMBUSTIBLE	12 FT	–	–
NON–COMBUSTIBLE	6 FT	–	–
DOORS	20 FT	10 FT	–
WINDOWS	10 FT	5 FT	10 FT
AIR VENTS	20 FT	10 FT	25 FT

NOTE:
1. DISTANCES ARE FROM THE PAD OR TRANSFORMER WHICHEVER IS CLOSER TO THE BUILDING OR OPENING.
2. A MINIMUM CLEAR WORKING SPACE OF 3 FT. MUST BE MAINTAINED FROM EACH SIDE OF THE TRANSFORMER AND A MINIMUM OF 10 FT. FROM THE FRONT.
2. COORDINATE WITH LOCAL UTILITY COMPANY FOR ANY DIFFERENCES IN CLEARANCES THAN WHAT IS SHOWN.







① POWER RISER DIAGRAM
NTS.

① E.C. SHALL PROVIDE VARIANCE FOR SECONDARY FEEDERS AND ASSOCIATED CONDUITS IF UTILITY COMPANY DOES NOT PROVIDE SECONDARIES TO POINT OF SERVICE. VERIFY WITH LOCAL UTILITY IF A BUS ENCLOSURE WILL BE REQUIRED.

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704.334.1716

M ARCH.COM

CM ENGINEERING
14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

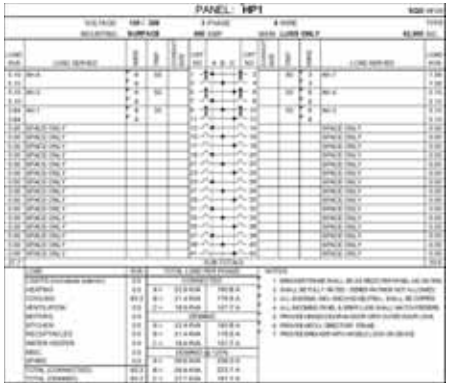
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

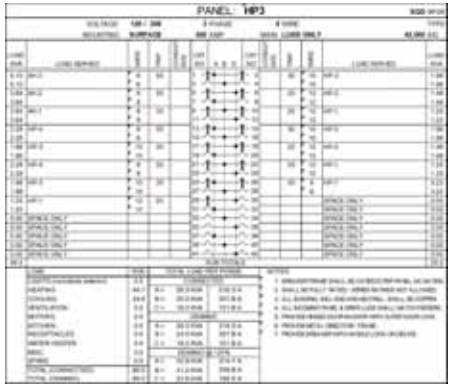
NO.	DESCRIPTION	DATE

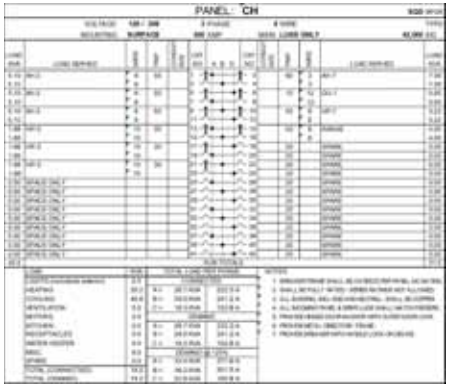
O ER RISER DIA RAM AND ANEL SCHEDULES

E 6

CME#20-020







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FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

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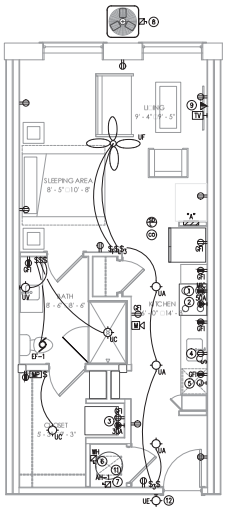
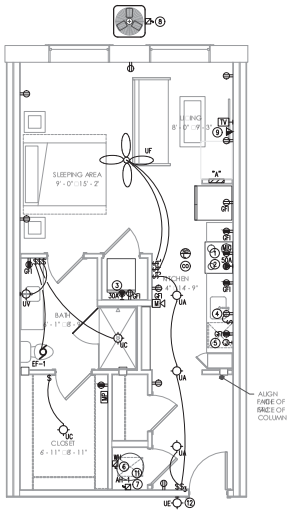
ELECTRICAL PANEL SCHEDULES

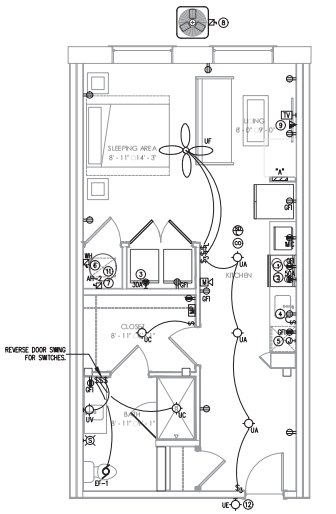
E



1 UNIT S1-M (AFFORDABLE) - ELECTRICAL
1/4" = 1'-0"



2 UNIT S2-M- ELECTRICAL
1/4" = 1'-0"



3 UNIT S2-M TYPE A- ELECTRICAL
1/4" = 1'-0"

TAGGED NOTES (TYPICAL OF ALL UNITS)

1. PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE/HOOD UNIT. COORDINATE LOCATION AND MOUNTING HEIGHT WITH MILLWORK. COORDINATE LOCATION OF MICROWAVE IN TYPE A UNITS WITH ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE 208V, 50A RECEPTACLE FOR RANGE, CONNECT COMPLETE.
3. PROVIDE 208V, 30A RECEPTACLE FOR DRYER, AND 120V, 20A READILY ACCESSIBLE GFI RECEPTACLE FOR WASHER, CONNECT COMPLETE.
4. PROVIDE GFI RECEPTACLE AND SWITCH FOR DISPOSAL, CONNECT COMPLETE. COORDINATE EXACT LOCATION OF SWITCH WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE JUNCTION BOX FOR DISHWASHER.
6. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S WATER HEATER. IF UNIT IS NOT SUPPLIED WITH ONE. CONNECT TO CIRCUIT 10,12 OF RESPECTIVE UNIT PANEL. DISCONNECT MAY BE DELETED IF LOCK-ON ATTACHMENT PROVIDED FOR BREAKER.
7. PROVIDE 60A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S AIR HANDLER. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C. IN FIELD AND COORDINATE POWER REQUIREMENTS WITH EQUIPMENT PROVIDER.
8. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S HEAT PUMP UNIT. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C., ALL HEAT PUMP UNITS CONNECTED TO RESPECTIVE UNIT PANEL, CIRCUIT 6,8.
9. COORDINATE QUANTITIES, LOCATIONS AND MOUNTING OF DATA/PHONE/CABLE OUTLETS WITH ARCHITECT/OWNER.
10. 3-WAY SWITCH TO BE CONNECTED TO LIGHTING LEG OF CEILING FAN.
11. PROVIDE CONNECTION FOR DEHUMIDIFIER (DH-1). COORDINATE REQUIREMENTS WITH PROVIDER.
12. UNIT ENTRY SCONCE TO BE CIRCUITED TO CORRIDOR SCONCE CIRCUIT.

NOTE:

1. CIRCUITING ALONG EXISTING WALLS SHALL BE IN APPROPRIATE CONDUIT.
2. VISUAL STROBE NOTIFICATION TO BE PROVIDED IN ALL ADA UNIT BATHROOMS. COORDINATE EXACT LOCATIONS OF ADA UNITS WITH ARCHITECTURAL PLANS.
3. COORDINATE WITH ARCHITECTURAL ELEVATIONS AND PROVIDE ACCESSORIES FOR SUSPENDING FIXTURES WHERE REQUIRED.

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100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

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ELECTRICAL UNIT □LANS

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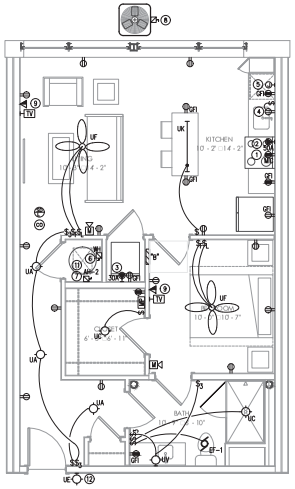
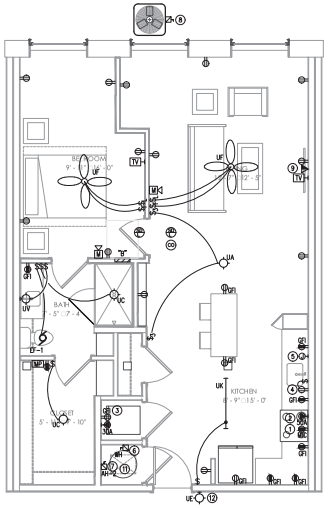
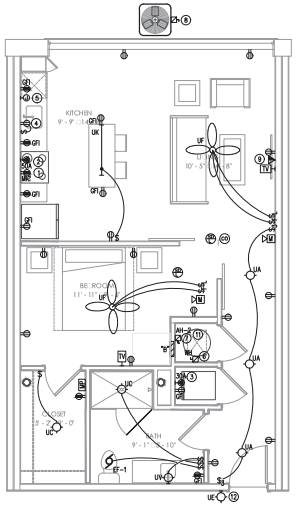
CMEP 20020



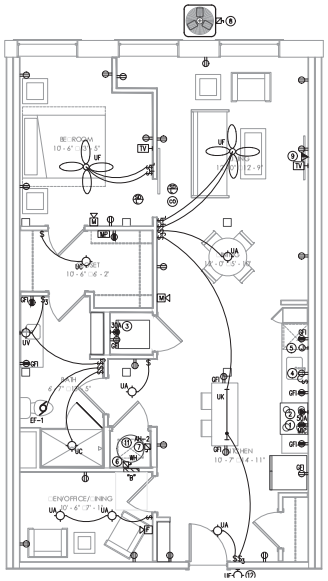
1 UNIT 1A-M (AFFORDABLE) - ELECTRICAL
1/4" = 1'-0"



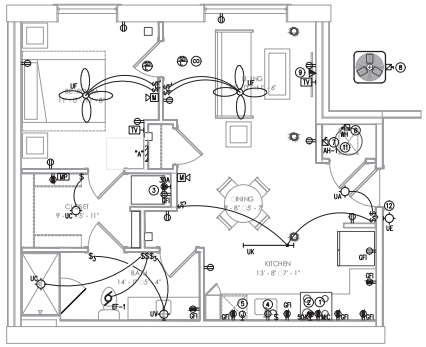
2 UNIT 1B-M- ELECTRICAL
1/4" = 1'-0"



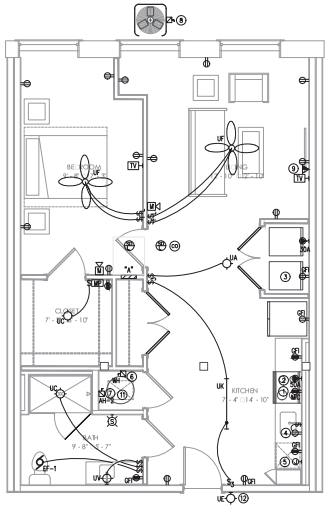
3 UNIT 1D-M- ELECTRICAL
1/4" = 1'-0"



4 UNIT 1C-M (DEN)- ELECTRICAL
1/4" = 1'-0"



5 UNIT 1E-M- ELECTRICAL
1/4" = 1'-0"



6 UNIT 1B-M TYPE A- ELECTRICAL
1/4" = 1'-0"

TAGGED NOTES (TYPICAL OF ALL UNITS)

1. PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE/HOOD UNIT. COORDINATE LOCATION AND MOUNTING HEIGHT WITH MILLWORK. COORDINATE LOCATION OF MICROWAVE IN TYPE A UNITS WITH ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE 208V, 50A RECEPTACLE FOR RANGE, CONNECT COMPLETE.
3. PROVIDE 208V, 30A RECEPTACLE FOR DRYER, AND 120V, 20A READILY ACCESSIBLE GFI RECEPTACLE FOR WASHER, CONNECT COMPLETE.
4. PROVIDE GFI RECEPTACLE AND SWITCH FOR DISPOSAL, CONNECT COMPLETE. COORDINATE EXACT LOCATION OF SWITCH WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE JUNCTION BOX FOR DISHWASHER.
6. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S WATER HEATER, IF UNIT IS NOT SUPPLIED WITH ONE. CONNECT TO CIRCUIT 10,12 OF RESPECTIVE UNIT PANEL. DISCONNECT MAY BE DELETED IF LOCK-ON ATTACHMENT PROVIDED FOR BREAKER.
7. PROVIDE 60A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S AIR HANDLER. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C. IN FIELD AND COORDINATE POWER REQUIREMENTS WITH EQUIPMENT PROVIDER.
8. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S HEAT PUMP UNIT. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C., ALL HEAT PUMP UNITS CONNECTED TO RESPECTIVE UNIT PANEL, CIRCUIT 6,8.
9. COORDINATE QUANTITIES, LOCATIONS AND MOUNTING OF DATA/PHONE/CABLE OUTLETS WITH ARCHITECT/OWNER.
10. 3-WAY SWITCH TO BE CONNECTED TO LIGHTING LEG OF CEILING FAN.
11. PROVIDE CONNECTION FOR DEHUMIDIFIER (DH-1). COORDINATE REQUIREMENTS WITH PROVIDER.
12. UNIT ENTRY SCONCE TO BE CIRCUITED TO CORRIDOR SCONCE CIRCUIT.

NOTE:
1. CIRCUITING ALONG EXISTING WALLS SHALL BE IN APPROPRIATE CONDUIT.
2. VISUAL STROBE NOTIFICATION TO BE PROVIDED IN ALL ADA UNIT BATHROOMS. COORDINATE EXACT LOCATIONS OF ADA UNITS WITH ARCHITECTURAL PLANS.
3. COORDINATE WITH ARCHITECTURAL ELEVATIONS AND PROVIDE ACCESSORIES FOR SUSPENDING FIXTURES WHERE REQUIRED.

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SUITE 160
CHARLOTTE, NC 28208
704.334.1716
M ARCH.COM

CM ENGINEERING
14301 SOUTH LAKES DRIVE, SUITE E
CHARLOTTE NC 28217
W:704-688-9320 C:704-968-8143
CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

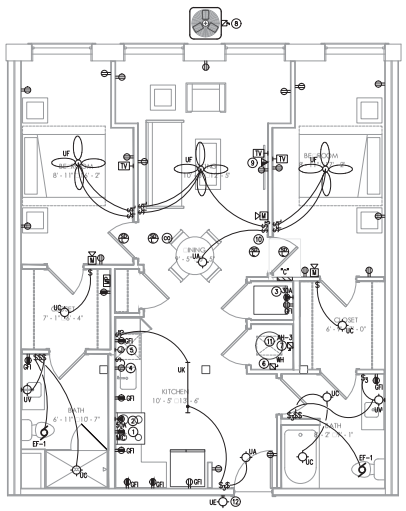
LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 05.15.2020
DRAWN / CME

NO.	DESCRIPTION	DATE

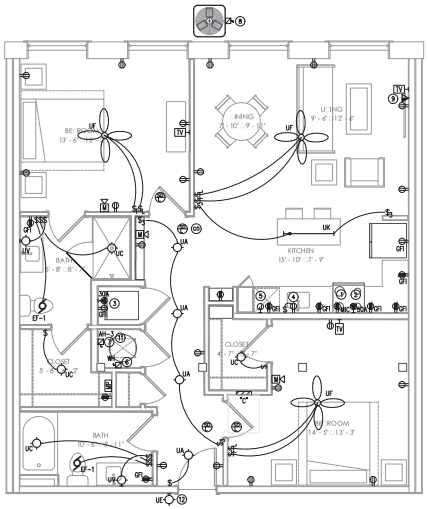
ELECTRICAL UNIT PLANS

E

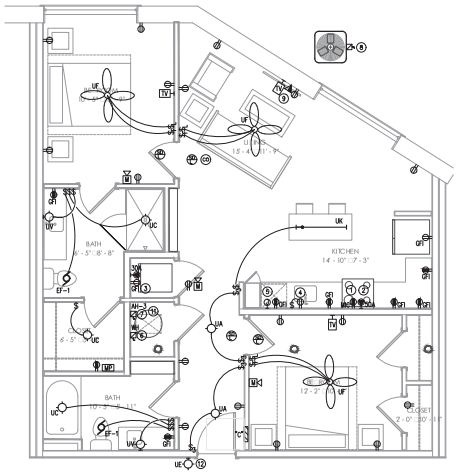
CMEP 20020



1 UNIT 2A-M (AFFORDABLE) - ELECTRICAL
1/4" = 1'-0"



2 UNIT 2B-M- ELECTRICAL
1/4" = 1'-0"

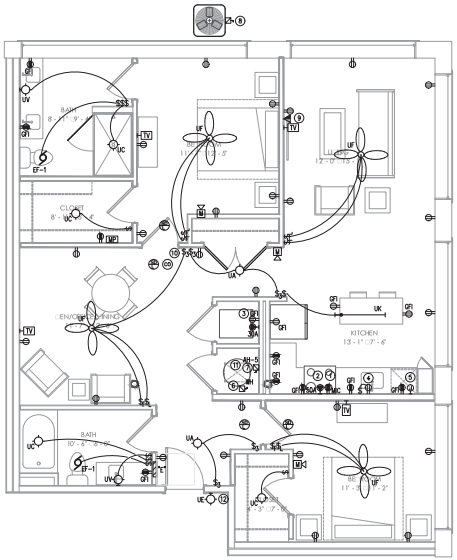


3 UNIT 2C-M- ELECTRICAL
1/4" = 1'-0"

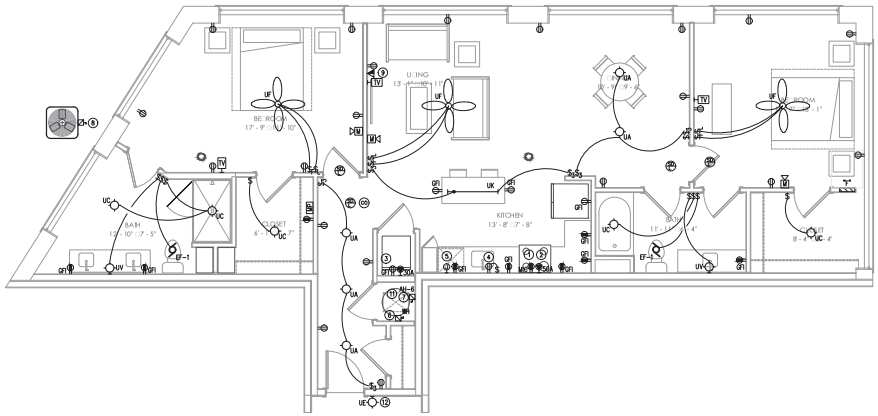
TAGGED NOTES (TYPICAL OF ALL UNITS)

1. PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE/HOOD UNIT. COORDINATE LOCATION AND MOUNTING HEIGHT WITH MILLWORK. COORDINATE LOCATION OF MICROWAVE IN TYPE A UNITS WITH ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE 208V, 50A RECEPTACLE FOR RANGE, CONNECT COMPLETE.
3. PROVIDE 208V, 30A RECEPTACLE FOR DRYER, AND 120V, 20A READILY ACCESSIBLE GFI RECEPTACLE FOR WASHER, CONNECT COMPLETE.
4. PROVIDE GFI RECEPTACLE AND SWITCH FOR DISPOSAL, CONNECT COMPLETE. COORDINATE EXACT LOCATION OF SWITCH WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE JUNCTION BOX FOR DISHWASHER.
6. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S WATER HEATER, IF UNIT IS NOT SUPPLIED WITH ONE. CONNECT TO CIRCUIT 10,12 OF RESPECTIVE UNIT PANEL. DISCONNECT MAY BE DELETED IF LOCK-ON ATTACHMENT PROVIDED FOR BREAKER.
7. PROVIDE 60A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S AIR HANDLER. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C. IN FIELD AND COORDINATE POWER REQUIREMENTS WITH EQUIPMENT PROVIDER.
8. PROVIDE 30A/2P/FPN DISCONNECT SWITCH FOR EACH UNIT'S HEAT PUMP UNIT. SEE UNIT PANEL SCHEDULE FOR ACTUAL WIRE AND BREAKER SIZE. COORDINATE LOCATIONS WITH M.C., ALL HEAT PUMP UNITS CONNECTED TO RESPECTIVE UNIT PANEL, CIRCUIT 6,8.
9. COORDINATE QUANTITIES, LOCATIONS AND MOUNTING OF DATA/PHONE/CABLE OUTLETS WITH ARCHITECT/OWNER.
10. 3-WAY SWITCH TO BE CONNECTED TO LIGHTING LEG OF CEILING FAN.
11. PROVIDE CONNECTION FOR DEHUMIDIFIER (DH-1). COORDINATE REQUIREMENTS WITH PROVIDER.
12. UNIT ENTRY SCONCE TO BE CIRCUITED TO CORRIDOR SCONCE CIRCUIT.

NOTE:
1. CIRCUITING ALONG EXISTING WALLS SHALL BE IN APPROPRIATE CONDUIT.
2. VISUAL STROBE NOTIFICATION TO BE PROVIDED IN ALL ADA UNIT BATHROOMS. COORDINATE EXACT LOCATIONS OF ADA UNITS WITH ARCHITECTURAL PLANS.
3. COORDINATE WITH ARCHITECTURAL ELEVATIONS AND PROVIDE ACCESSORIES FOR SUSPENDING FIXTURES WHERE REQUIRED.



4 UNIT 2D-M (DEN)- ELECTRICAL
1/4" = 1'-0"



5 UNIT 2E-M- ELECTRICAL
1/4" = 1'-0"

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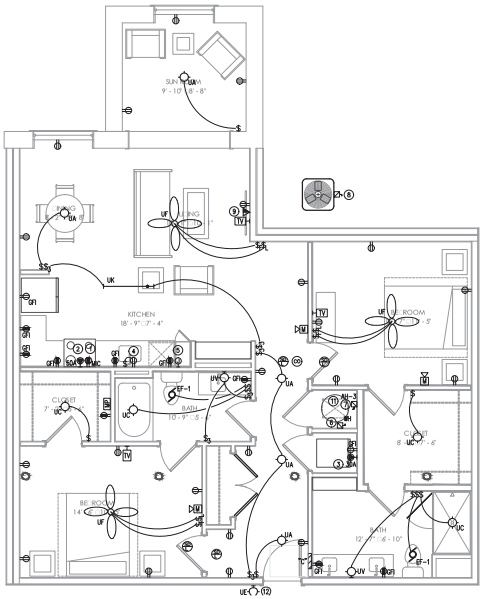
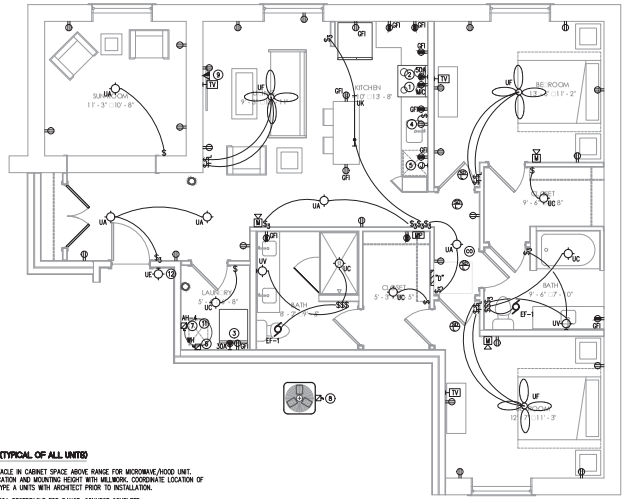
ELECTRICAL UNIT PLANS

E 3

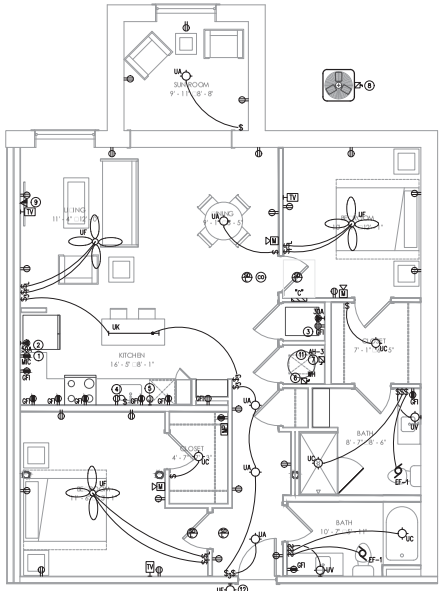
CMEP 20020



1 UNIT 2F-M- ELECTRICAL
1/4" = 1'-0"



2 UNIT 2G-M- ELECTRICAL
1/4" = 1'-0"



3 UNIT 2H-M- ELECTRICAL
1/4" = 1'-0"

TAGGED NOTES (TYPICAL OF ALL UNITS)

1. PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE/HOOD UNIT. COORDINATE LOCATION AND MOUNTING HEIGHT WITH MILLWORK. COORDINATE LOCATION OF MICROWAVE IN TYPE A UNITS WITH ARCHITECT PRIOR TO INSTALLATION.
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9. COORDINATE QUANTITIES, LOCATIONS AND MOUNTING OF DATA/PHONE/CABLE OUTLETS WITH ARCHITECT/OWNER.
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NOTE:
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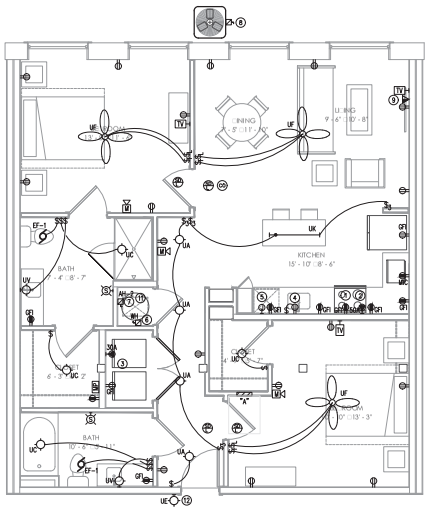
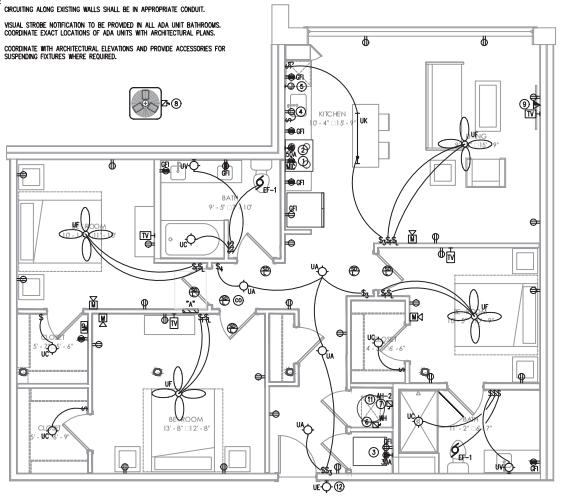
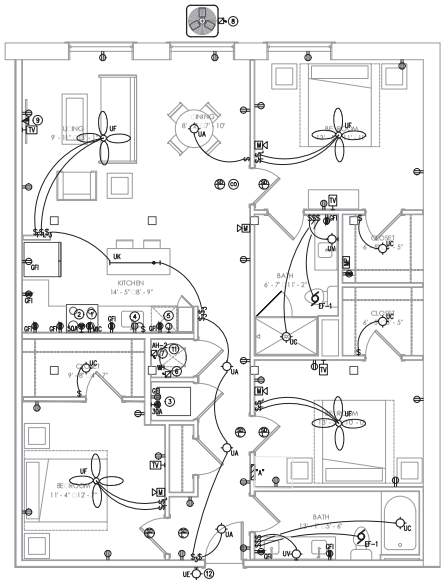


4 UNIT 2B-M TYPE A- ELECTRICAL
1/4" = 1'-0"



5 UNIT 3A-M- ELECTRICAL
1/4" = 1'-0"



6 UNIT 3B-M- ELECTRICAL
1/4" = 1'-0"

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ELECTRICAL UNIT PLANS

E[redacted]

CMEP 20020

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UNIT PANEL SCHEDULES

E

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R		
N	D	D

UNIT PANEL SCHEDULES

E 6

CMEP 20020

POWER NOTE:

1. PROVIDE CONDUIT TO CAMERAS ON LIGHT POLES IN PARKING LOT AS REQUIRED. COORDINATE WITH ARCHITECT/SITE PLAN.
2. PROVIDE (4) 4" CONDUITS FROM RIGHT OF WAY TO 5' FROM BUILDING FOR FUTURE TELECOM.

1 BASEMENT POWER PLAN
1/8" = 1'-0"

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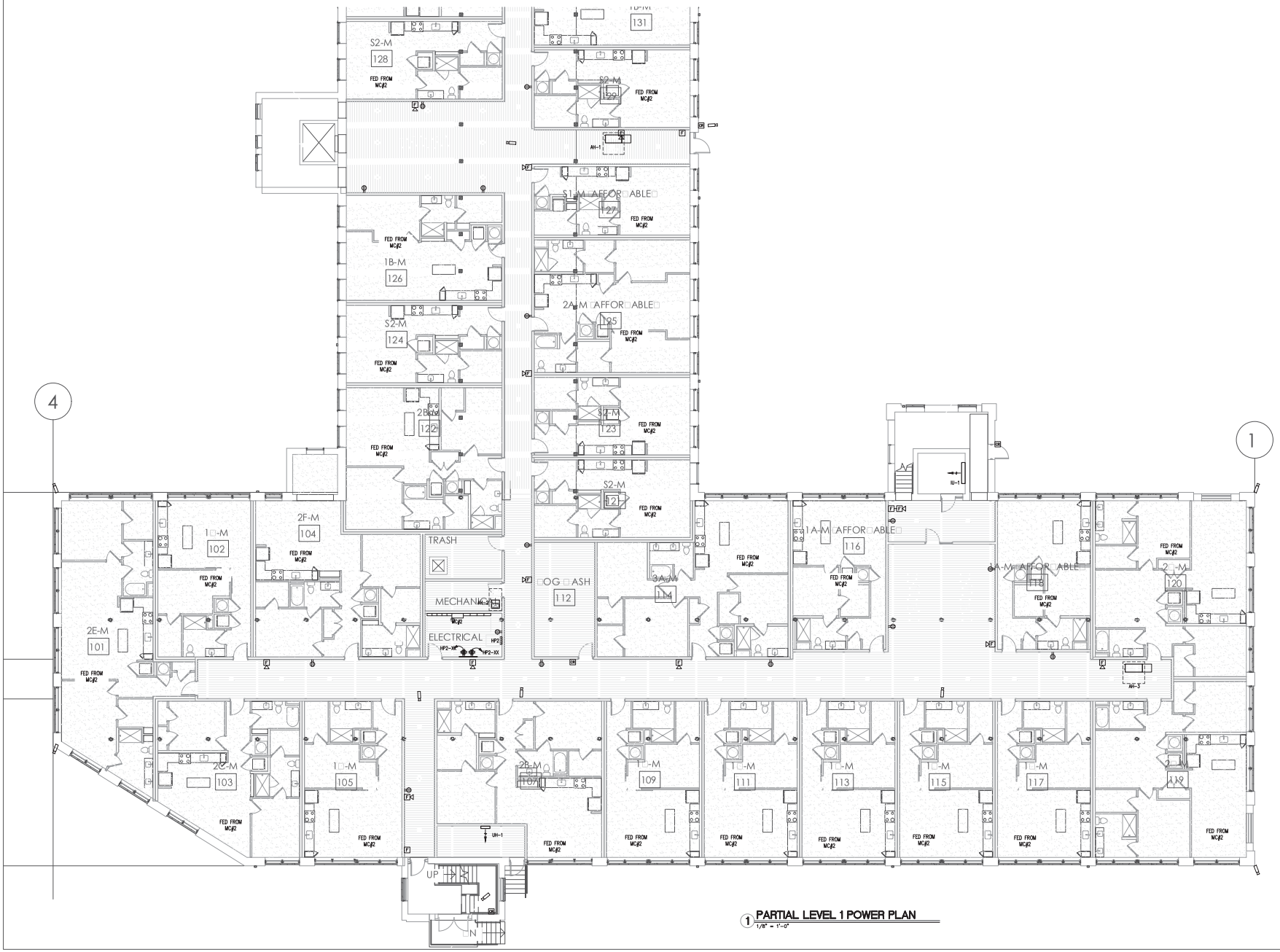
BASEMENT POWER PLAN

E3

CME#20-020



1 PARTIAL LEVEL 1 POWER PLAN
1/8" = 1'-0"

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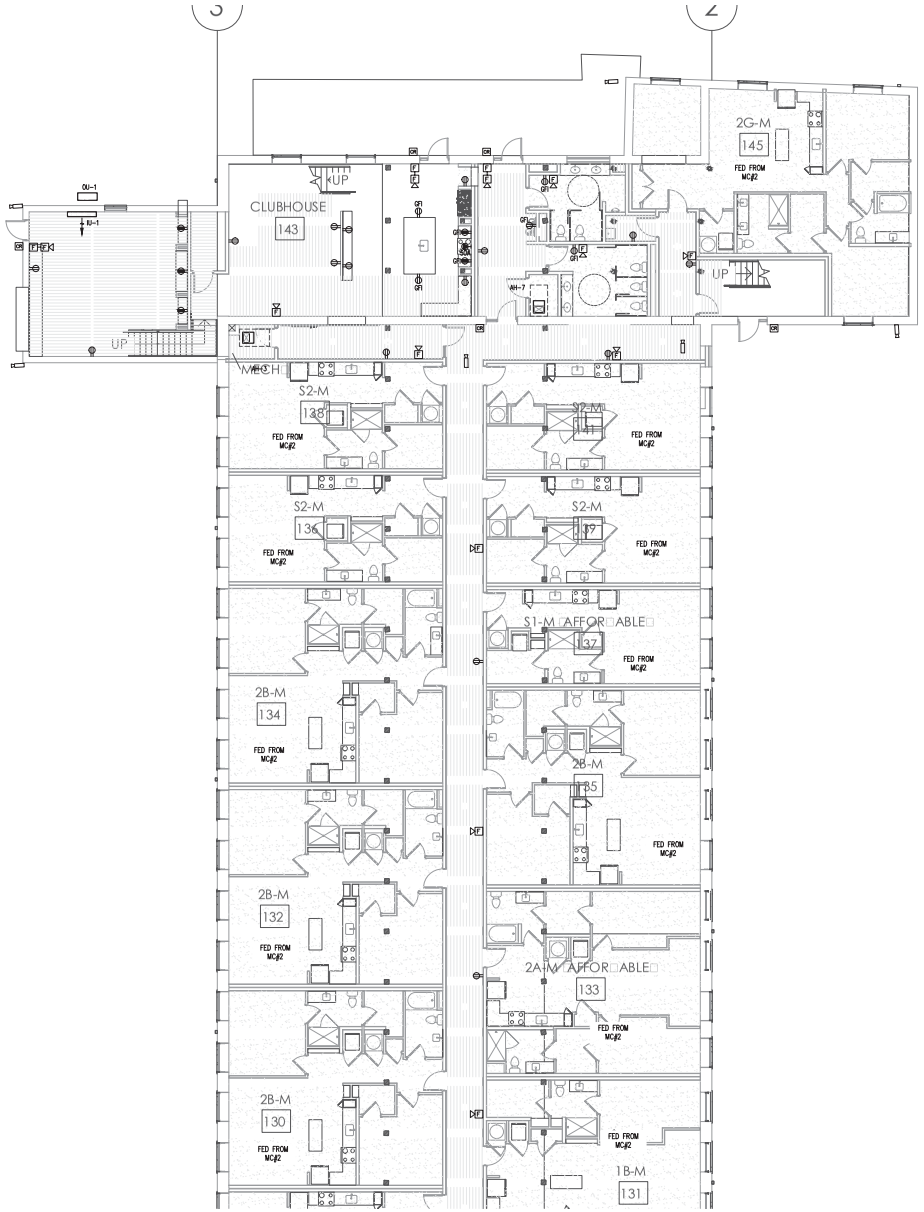
PARTIAL LEVEL OVER PLAN

E3

CME#20-020



1 PARTIAL LEVEL 1 POWER PLAN
1/8" = 1'-0"

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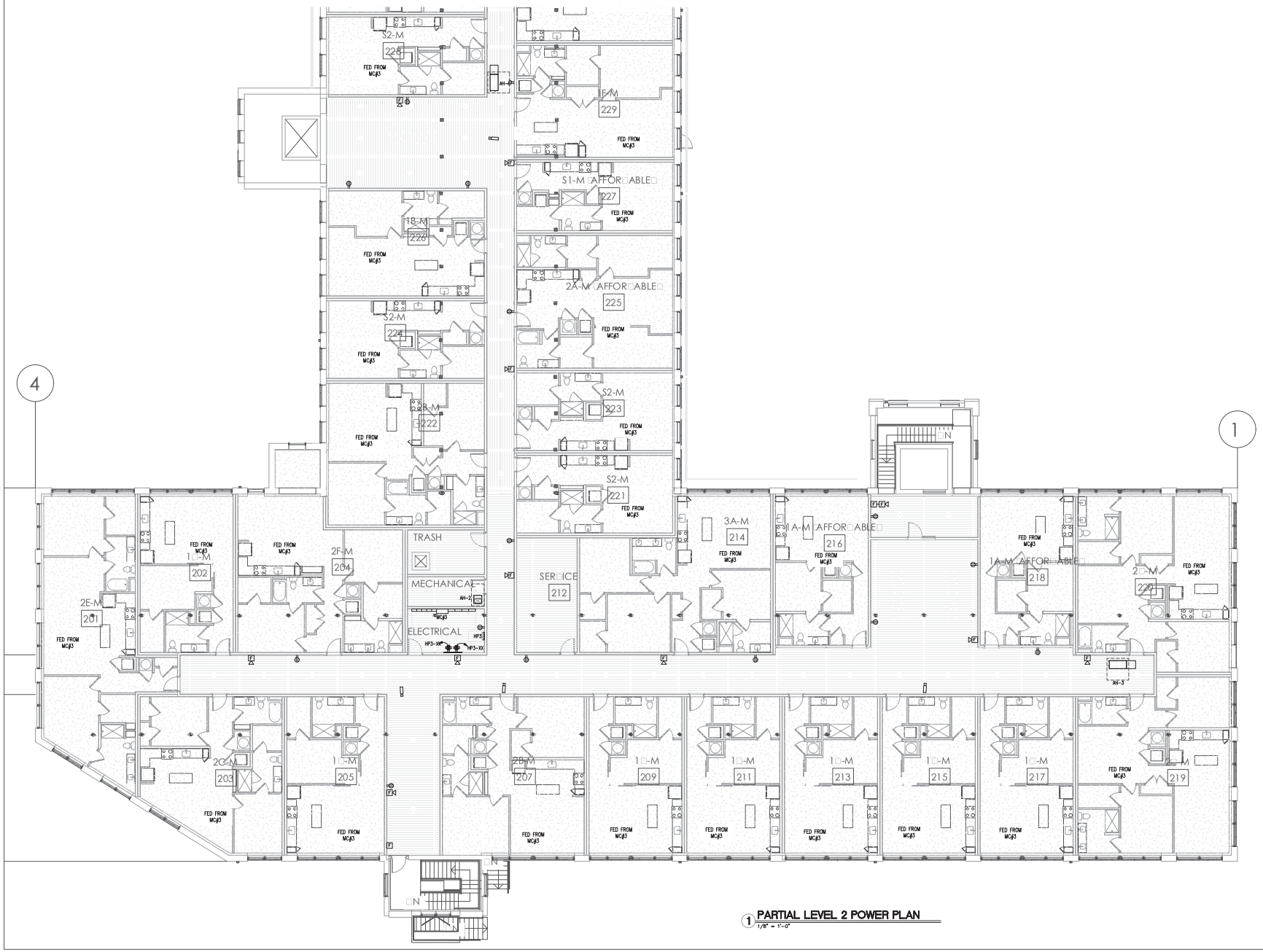
PARTIAL LEVEL 1 POWER PLAN

E3.03

CME#20-020



1 PARTIAL LEVEL 2 POWER PLAN
1/8" = 1'-0"

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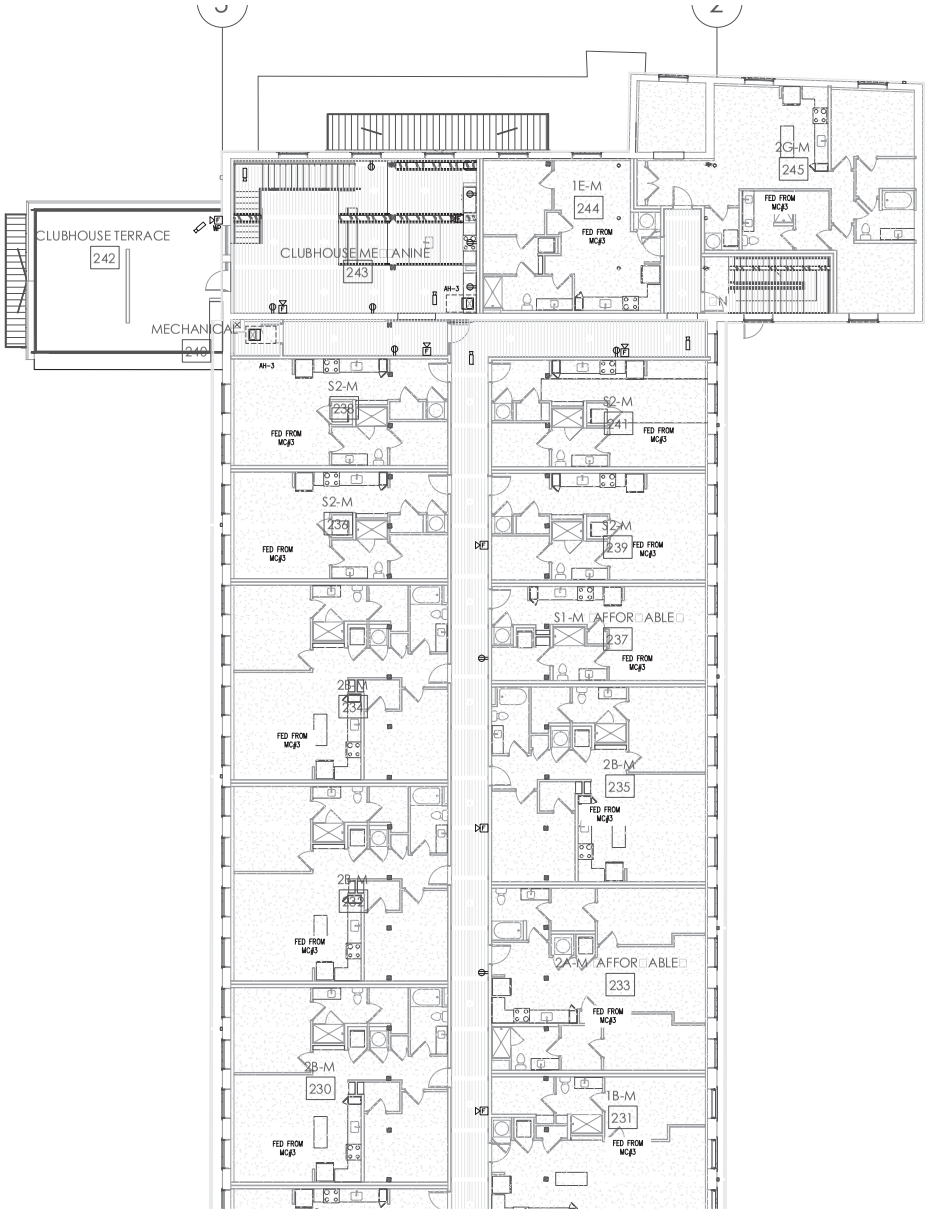
PARTIAL LEVEL 2 POWER PLAN

E3

CME#20-020



1 PARTIAL LEVEL 2 POWER PLAN
1/8" = 1'-0"

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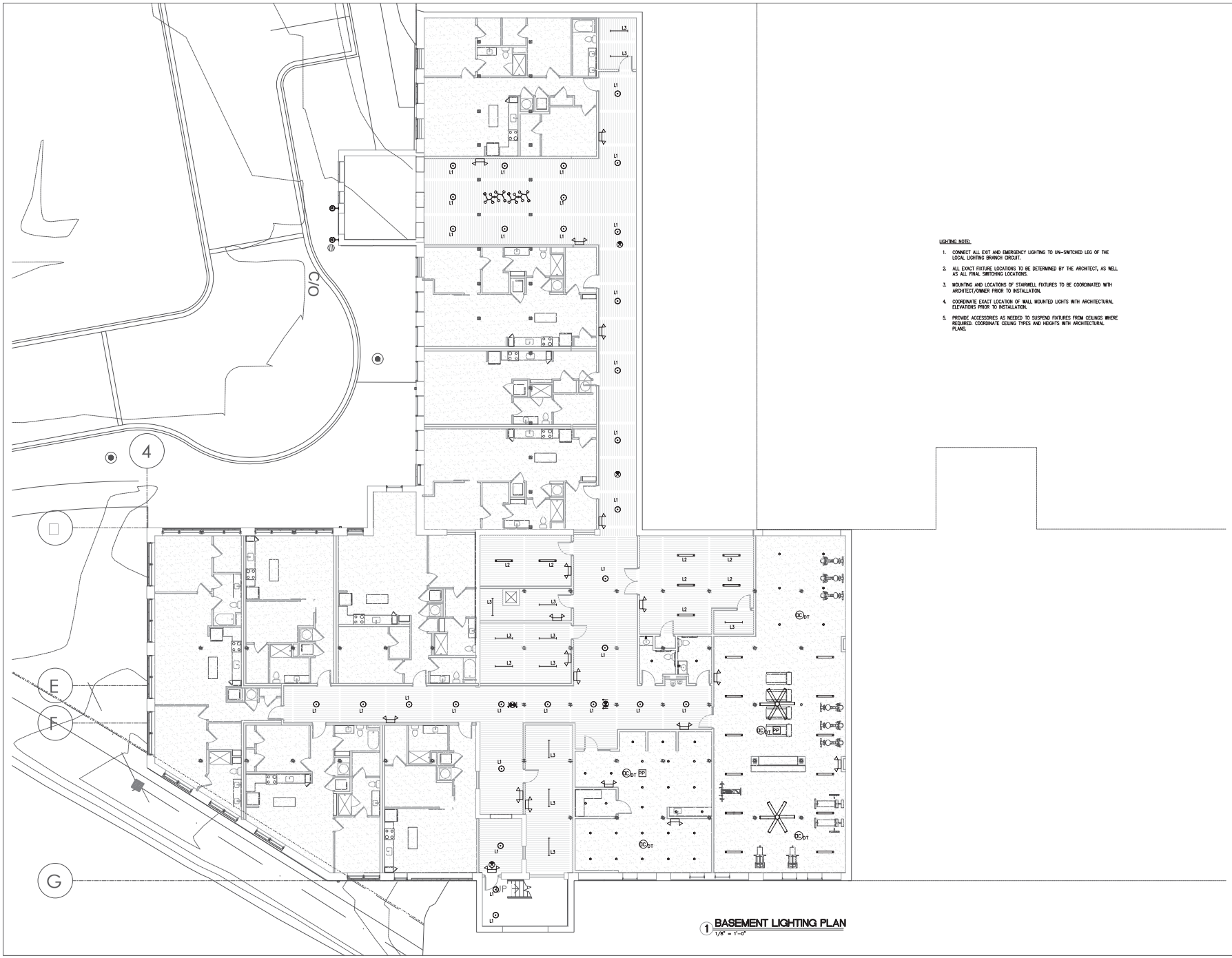
PARTIAL LEVEL OVER PLAN

E3

CME#20-020



1 BASEMENT LIGHTING PLAN
1/8" = 1'-0"

LIGHTING NOTE:

1. CONNECT ALL EXIT AND EMERGENCY LIGHTING TO UN-SWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT.
2. ALL EXACT FIXTURE LOCATIONS TO BE DETERMINED BY THE ARCHITECT, AS WELL AS ALL FINAL SWITCHING LOCATIONS.
3. MOUNTING AND LOCATIONS OF STAIRWELL FIXTURES TO BE COORDINATED WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
4. COORDINATE EXACT LOCATION OF WALL MOUNTED LIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO INSTALLATION.
5. PROVIDE ACCESSORIES AS NEEDED TO SUSPEND FIXTURES FROM CEILINGS WHERE REQUIRED. COORDINATE CEILING TYPES AND HEIGHTS WITH ARCHITECTURAL PLANS.

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BASEMENT LIGHTING PLAN

E

CME#20-020

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1 PARTIAL LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"

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PARTIAL LEVEL 1 LIGHTING PLAN

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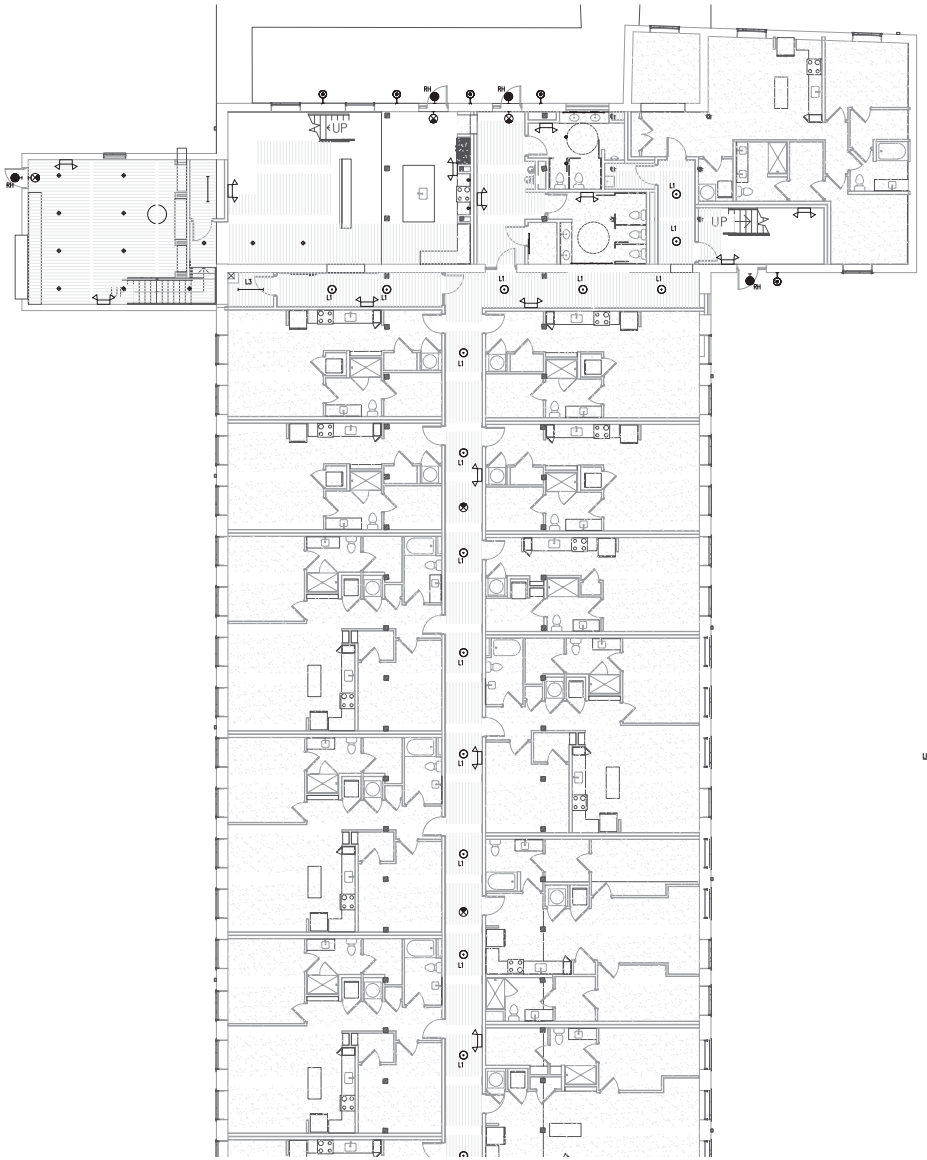

LIGHTING NOTE:

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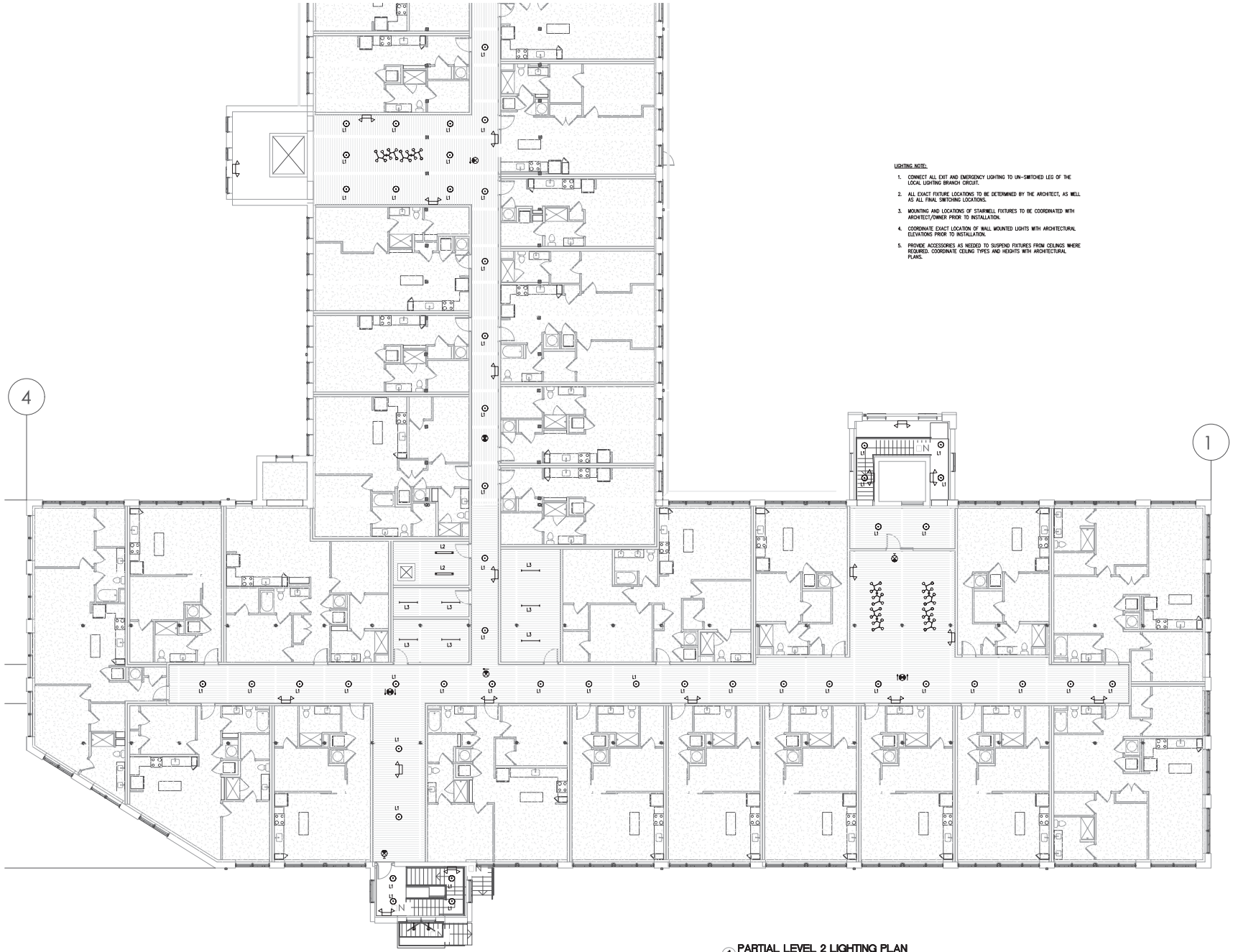
PARTIAL LEVEL 1 LIGHTING PLAN

E103

CME#20-020



LIGHTING NOTE:

1. CONNECT ALL EXIT AND EMERGENCY LIGHTING TO UN-SWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT.
2. ALL EXACT FIXTURE LOCATIONS TO BE DETERMINED BY THE ARCHITECT, AS WELL AS ALL FINAL SWITCHING LOCATIONS.
3. MOUNTING AND LOCATIONS OF STAIRWELL FIXTURES TO BE COORDINATED WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
4. COORDINATE EXACT LOCATION OF WALL MOUNTED LIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO INSTALLATION.
5. PROVIDE ACCESSORIES AS NEEDED TO SUSPEND FIXTURES FROM CEILINGS WHERE REQUIRED. COORDINATE CEILING TYPES AND HEIGHTS WITH ARCHITECTURAL PLANS.

1 PARTIAL LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

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BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

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CONSULTING : DESIGN-BUILD
NC LICENSE #P-1248

100% DESIGN DEVELOPMENT

NODA MILL APARTMENTS

THE COMMUNITY BUILDERS

FCP

LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
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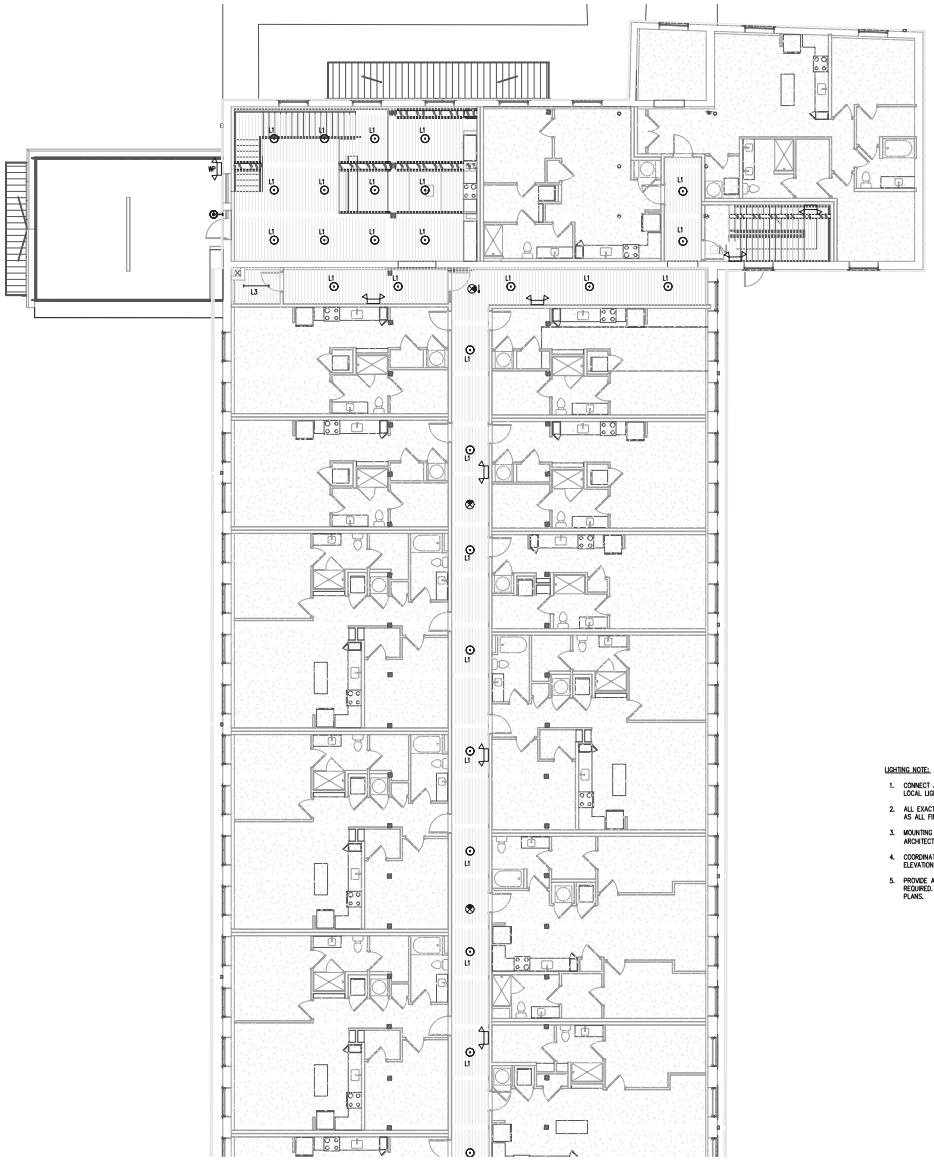
PARTIAL LEVEL 2 LIGHTING PLAN

E

CME#20-020



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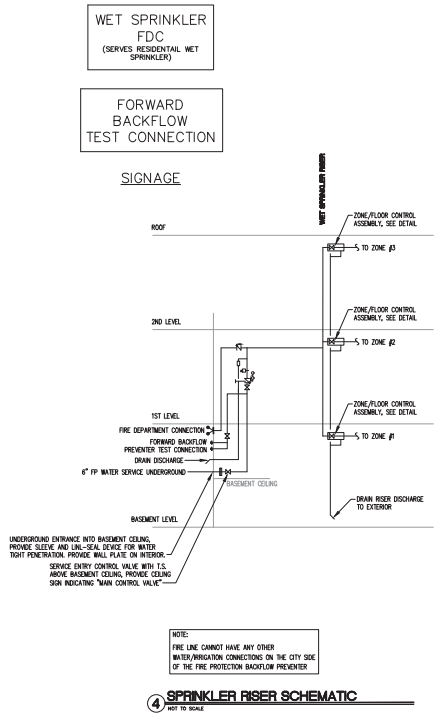
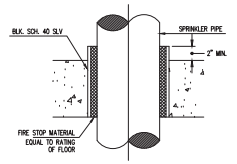
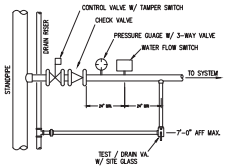


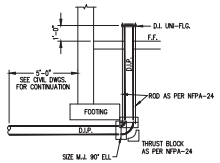
4 SPRINKLER RISER SCHEMATIC
NOT TO SCALE



3 TYPICAL FLOOR SLEEVE DETAIL
NOT TO SCALE



2 TYPICAL FLOOR CONTROL SCHEMATIC
NOT TO SCALE



1 FIRE SERVICE ENTRANCE DETAIL
NOT TO SCALE

FIRE PROTECTION NOTES

GENERAL REQUIREMENTS:

1. PROVIDE A COMPLETE, HYDRAULICALLY CALCULATED, AUTOMATIC SPRINKLER SYSTEM, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO DELIVER ALL SYSTEMS COMPLETE, IN PERFECT WORKING ORDER AND IN FULL ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R & 13 THE OWNER'S INSURANCE UNDERWRITER AND LOCAL AUTHORITIES.
2. OBTAIN CURRENT WATER FLOW SUPPLY INFORMATION FROM THE LOCAL WATER UTILITY BEFORE STARTING ANY SPRINKLER SHOP DRAWINGS. THE DESIGN MUST BE BASED ON THE LOW HYDRAULIC GRADIENT, OBTAINED FROM THE WATER AUTHORITY.
3. OBTAIN A COMPLETE AND CURRENT SET OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AND COORDINATE SPRINKLER SHOP DRAWINGS WITH ALL TRADES PRIOR TO CONSTRUCTION.
4. PROVIDE SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO ALL ITEMS WHICH APPLY AS OUTLINED IN NFPA-13R & 13 "WORKING PLANS" AND IN NFPA 13R & 13 "HYDRAULIC CALCULATIONS".
5. THE SPRINKLER CONTRACTOR SHALL DETERMINE AND NOTE ON THE SHOP DRAWINGS; THE HAZARD CLASSIFICATION USED TO DETERMINE SPRINKLER SPACING AND DESIGN DENSITIES.
6. PRIOR TO THE START OF CONSTRUCTION, THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SUBMITTING TO ALL AUTHORITIES HAVING JURISDICTION AND THE DESIGN ENGINEER/ARCHITECT COMPLETE DESIGN/SHOP DRAWINGS AND HYDRAULIC CALCULATIONS BEARING A CURRENT NICET LEVEL 3 SIGNATURE.
7. OBTAIN A PERMIT FROM THE FIRE UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES PRIOR TO THE INSTALLATION OF THE FIRE SUPPRESSION SYSTEM.
8. PROVIDE ALL NECESSARY OFFSETS, RISES OR DROPS IN THE PIPING AND AUXILIARY DRAINS AS REQUIRED BY ALL APPLICABLE CODES WHETHER OR NOT SHOWN ON THE PLANS.
9. THE DESIGN, MATERIALS, AND INSTALLATION SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE N.F.P.A. CODES, STATE FIRE MARSHAL, LOCAL FIRE MARSHAL HAVING JURISDICTION, OWNERS INSURANCE CARRIER, AND GOVERNING CITY AND COUNTY CODES AND ORDINANCES.
10. WARRANTY THE SYSTEM, LABOR, MATERIALS AND EQUIPMENT FOR ONE YEAR AFTER OWNERS ACCEPTANCE. REPLACE OR REPAIR DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
11. THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SEISMIC PROTECTION REQUIREMENTS FOR THE PROJECT AND THE SEISMIC DESIGN CONFORMING TO APPENDIX B, STRUCTURAL AND APPLICABLE CODES.
12. PROPERLY SUPPORT AND BRACE VERTICALLY AND HORIZONTALLY ALL PIPING, APPARATUS, EQUIPMENT, ETC. IN ACCORDANCE WITH ALL APPLICABLE CODES TO PREVENT EXCESSIVE MOVEMENT DURING OPERATION AND SEISMIC CONDITIONS.
13. ALL SPRINKLER ALARM, TAMPER AND DETECTION SYSTEMS ARE TO BE CONNECTED THE BUILDINGS CENTRAL FIRE ALARM SYSTEM
14. VALVES, HEADS, FLOW SWITCHES, ETC., SHALL CARRY EITHER THE F.M. OR U.L. APPROVAL AND CONFORM TO ALL REQUIREMENTS AS LISTED IN THE LATEST EDITION OF THE NFPA CODES.
15. UNDERGROUND PIPE AND FITTINGS: CLASS 50 DUCTILE IRON CONFORMING TO ANSI/AWWA C110/A21.10 AND ANSI/AWWA C111/A21.11.
16. ABOVE GRADE PIPE AND FITTINGS: BLACK STEEL, SCH-10 MINIMUM CONFORMING TO ASTM SPECIFICATIONS FOR BLACK AND HOT DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS STEEL PIPE FOR ORDINARY USES, ANSI/ASTM A53. FITTINGS SHALL BE WELDED, SCREWED, OR GROOVED MECHANICAL JOINT. CPVC PIPE AND FITTINGS UTILIZED AND INSTALLED PER NFPA-13 REQUIREMENTS AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CPVC PIPE AND FITTINGS SHALL BE FROM A SINGLE MANUFACTURE.
17. PIPE HANGERS: SHALL CONFORM TO N.F.P.A. AND U.L. STANDARDS FOR SPACING, NUMBER, SIZE, AND TYPE. PIPE TO BE GENERALLY SUPPORTED BY CLAMPS AND RODS SECURED TO OVERHEAD CONSTRUCTION.
18. VALVES: O.S. & Y. TYPE, IRON BODY BRONZE MOUNTED, DOUBLE DISC WITH PARALLEL SEATS, OR: BUTTERFLY, LUG TYPE, DUCTILE IRON BODY, STAINLESS STEEL STEM, ALUMINUM BRONZE DISC, PHENOLIC RING AND BUNA N SEAT. VALVES SHALL BE FM/UL LISTED AND APPROVED FOR FIRE PROTECTION SERVICE.
19. ESCUTCHEON PLATES: PROVIDE CHROME PLATED ESCUTCHEON PLATES WHERE PIPES PASS THROUGH FINISHED WALLS, FLOORS, OR CEILING. PROVIDE PRIME COAT PAINTED ESCUTCHEON PLATES WHEREVER PIPES PASS THROUGH THE WALLS, FLOORS, OR CEILINGS IN UNFINISHED EXPOSED AREAS.
20. TESTING AND FLUSHING: OVERHEAD SPRINKLER PIPING: TESTED FOR A PERIOD OF TWO HOURS AT A HYDROSTATIC PRESSURE OF 200 LBS. AND ALL PIPING, VALVES, HEADS, ETC. SHALL BE WATERTIGHT.
21. ALL PIPE EXPOSED TO VIEW SHALL BE PAINTED, INCLUDING EXPOSED PIPING IN CLOSETS, STAIRWELLS, MECHANICAL ROOM ETC. THROUGHOUT REMAINDER OF BUILDING WITH COLOR TO BE SELECTED BY THE ARCHITECT.
22. HEAD LOCATIONS ARE TO BE PLACED USING THE REFLECTIVE CEILING PLANS IN THE CONTRACT DOCUMENTS, AND AS COORDINATED WITH THE CEILING CONTRACTOR.
23. PROVIDE RECORD DRAWINGS WHICH CLEARLY SHOW ALL ABOVEGROUND PIPING DIMENSIONED FROM ANY PERMANENT STRUCTURE, AND ALL WORK ADDED TO THE CONTRACT DOCUMENTS.
24. ALL PIPE EXPOSED SHALL BE ROUTED AS HIGH AS POSSIBLE, TIGHT TO CEILING OR FLOOR DECKING ABOVE. COORDINATE WITH EXISTING STRUCTURE TO AVOID LOW CENTERLINES. MAKE TRANSITIONS UNDER BEAMS TO KEEP PIPE ABOVE BOTTOM OF MAIN STEEL AND SUPPORT ELEMENTS.

ELEVATOR NOTE

PROVIDE SPRINKLER HEADS IN ELEVATOR SHAFT.
COORDINATE HEAD LOCATIONS WITH HEAT DETECTOR.

PROVIDE NORMALLY OPEN SOLENOID VALVE, CONTROL VALVE AND DRAIN PLUG AS SHOWN.

A. HEAT DETECTOR PROVIDED BY E.C., HEAT DETECTOR TO BE WITHIN 2'-0" OF SPRINKLER HEAD.
B. ELEVATOR SHAFT SPRINKLER SEQUENCE OF OPERATION,
   1. SMOKE DETECTOR OPERATION SENDS ELEVATOR HOME OR ALTERNATE LEVEL.
   2. HEAT DETECTOR OPERATION ENERGIZES SHUNT TRIP, TURNING OF ALL POWER TO ELEVATOR EQUIPMENT AND DE-ENERGIZES SOLENOID VALVE, FILLING PIPING SYSTEM WITH WATER.
   3. SUFFICIENT HEAT GAIN FUSES SPRINKLER HEAD AND WATER FLOWS ONTO SITUATION.

SPRINKLER SCHEDULE

1. QUICK RESPONSE WHITE RECESSED PENDENT W/ WHITE PLATE. (PROVIDE IN AREAS OUT OF VIEW IN LIVING SPACES, CLOSETS, ETC.)
2. QUICK RESPONSE WHITE PENDENT W/ WHITE 2 PCS PLATE. (PROVIDE WHERE SURFACE MOUNTED CEILING DEVICES OBSTRUCT SPRINKLER DISCHARGE, NOT ALLOWED IN LIVING SPACES)
3. QUICK RESPONSE BRASS UPRIGHT AND/OR PENDENT (EXPOSED AREAS OUTSIDE RESIDENTIAL UNITS AND COMMON AREAS WITHOUT CEILINGS)
4. QUICK RESPONSE CONCEALED PENDENT W/ WHITE PLATE (PROVIDE IN SHEET ROCK CEILING WITHIN LIVING AREAS)
5. QUICK RESPONSE RECESSED WHITE SIDEWALL W/ WHITE PLATE (SIDEWALL COVERAGE WITHIN LIVING AREAS)
6. QUICK RESPONSE WHITE RECESSED DRY PENDENT W/ WHITE PLATE (PROVIDE IN AREAS SUBJECTED TO FREEZING)
7. QUICK RESPONSE WHITE RECESSED DRY SIDEWALL W/ WHITE PLATE (PROVIDE IN AREAS SUBJECTED TO FREEZING)
6. QUICK RESPONSE WHITE RECESSED VIC-FLEX DRY PENDENT W/ WHITE PLATE (PROVIDE IN BALCONY AREAS SUBJECTED TO FREEZING. NO INTERIOR SOFFITS ACCEPTABLE OR ALLOWED AT BALCONIES)
9. QUICK RESPONSE WHITE RECESSED PENDENT W/ WHITE PLATE. (PROVIDE IN COMMON AREAS W/CEILINGS OUTSIDE RESIDENTIAL UNITS)
10. PROVIDE RESIDENTIAL LISTED SPRINKLER HEADS WITHIN ALL AREAS OF THE RESIDENTIAL UNITS.
11. PROVIDE CORROSION RESISTANT SPRINKLER HEADS AND PLATES IN ALL ROOMS WITH SHOWERS OR TUB/SHOWER COMBINATIONS.

DESIGN CRITERIA

1. CRITERIA LISTED IN THIS SECTION CONSTITUTES THE MINIMUM REQUIREMENTS BY THE ACCEPTED STANDARD (NFPA 13R & 13). CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE NFPA 13R & 13 STANDARD, LOCAL AUTHORITY HAVING JURISDICTION AND THE OWNERS INSURANCE UNDERWRITER. THE MOST STRINGENT REQUIREMENTS APPLY IN ALL CASES.
2. PROVIDE AND COMPLETE WET SPRINKLER SYSTEM THROUGHOUT ALL AREAS OF THE BUILDING SEPARATELY CONTROLLED BY LEVEL. PROVIDE WET STANDPIPE AND WET COMBINED RISER AS INDICATED ON PLANS.
3. PROVIDE SPRINKLER COVERAGE IN ALL CONCEALED SPACES REQUIRING SPRINKLER COVERAGE PER NFPA-13R. IF AREAS ARE SUBJECTED TO FREEZING, PROVIDE ADDITIONAL DRY PIPE SYSTEMS OR DRY TYPE SPRINKLER HEADS.
4. SPRINKLER HEADS SHALL BE SPACED IN ACCORDANCE WITH NFPA-13R & 13 AND THE MANUFACTURERS APPROVAL LISTING.
5. SPRINKLER HEAD SPACING SHALL NOT EXCEED 225 SQ. FT. PER HEAD FOR LIGHT HAZARD AREAS..
6. SPRINKLER HEAD SPACING SHALL NOT EXCEED 130 SQ. FT. PER HEAD FOR ORDINARY HAZARD AREAS.
7. SPRINKLER HEAD SPACING EXCEEDING 130 OR 225 SQ.FT. SHALL BE INSTALLED AND DESIGNED PER THE MANUFACTURERS APPROVAL LISTING.
8. DESIGN DENSITY FOR RESIDENTIAL AREAS .05/1500 + 100 HOSE MINIMUM OR PER LISTING CRITERIA OF THE UTILIZED RESIDENTIAL SPRINKLER HEAD. DESIGN DENSITY FOR LIGHT HAZARD .10/1500 + 100 HOSE MINIMUM. DESIGN DENSITY FOR ORD HAZARD 1 .15/1500 + 250 HOSE MINIMUM. DESIGN DENSITY FOR ORD HAZARD 2 .20/1500 + 250 HOSE MINIMUM.
9. DESIGN AND HYDRAULICALLY CALCULATE THE SPRINKLER SYSTEM UTILIZING THE THE INFORMATION INCLUDED HEREIN AND MEET ALL NFPA-13R & 13 STANDARDS. THE CONTRACTOR SHALL TERMINATE THE HYDRAULIC CALCULATIONS AT THE CITY CONNECTION MINIMUM.

SPRINKLER LEGEND

SYMBOL	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FS	FLOW SWITCH
TS	TAMPER SWITCH
—SP—	SPRINKLER PIPE
—F—	FIRE MAIN
———	ABOVE GROUND SPRINKLER PIPING
T.S.	CONTROL VALVE WITH TAMPER SWITCH

NOTE:
1. INSTALL SPRINKLERS IN ACCORDANCE WITH NFPA-13, SPRINKLER LISTING AND MANUFACTURERS RECOMMENDATIONS.

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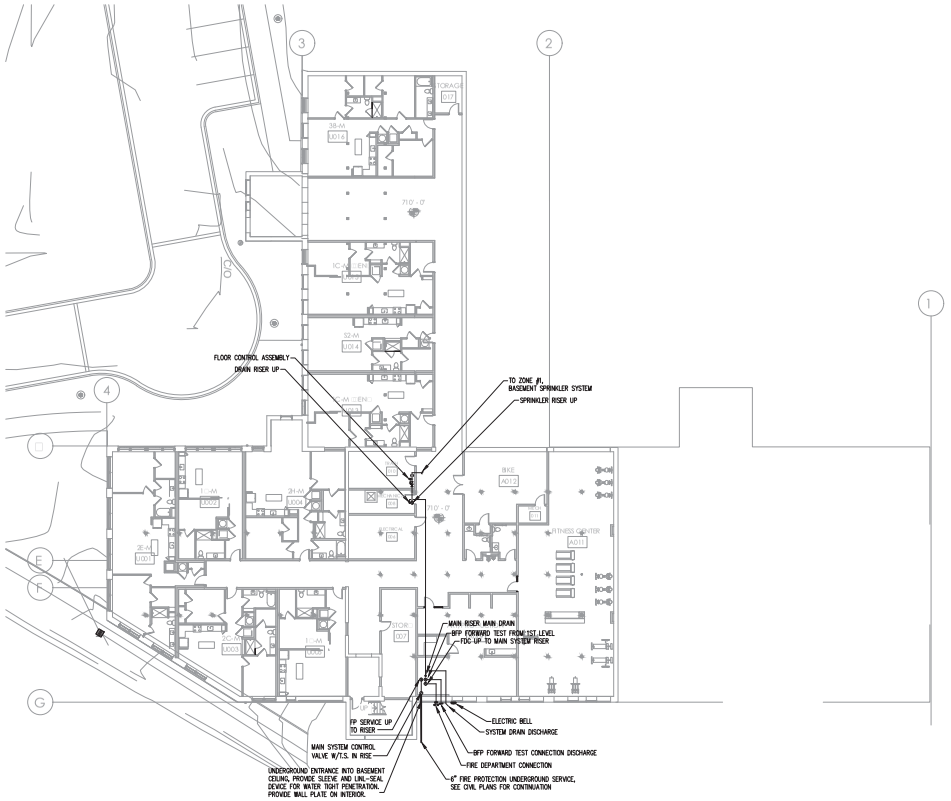
GENERAL NOTES, DETAILS & SPRINKLER RISER SCHEMATIC - FIRE PROTECTION

FP0.1



1 **BASEMENT FLOOR PLAN - FIRE PROTECTION**
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BASEMENT FLOOR PLAN
- FIRE PROTECTION

FP1.1

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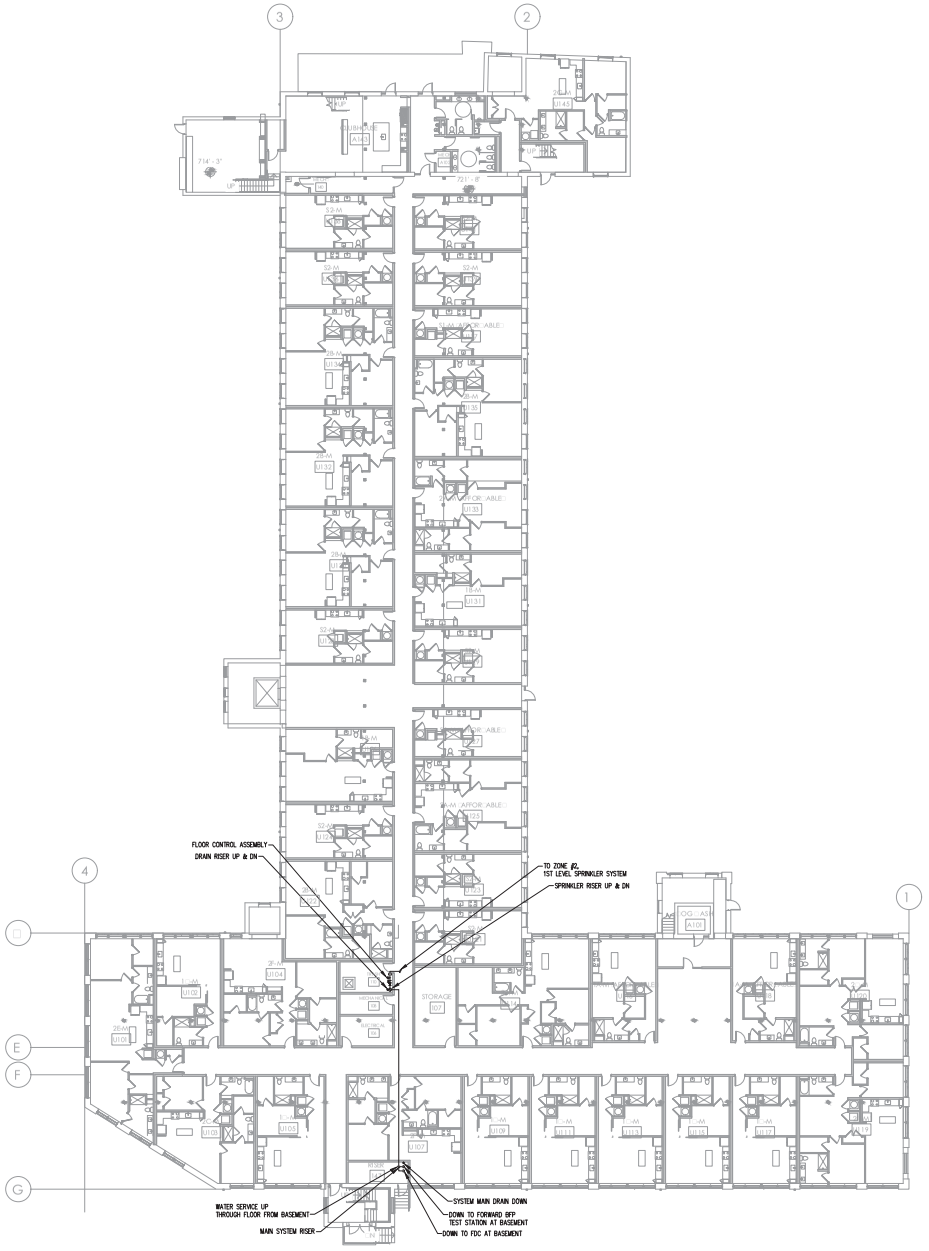

1 1ST LEVEL FLOOR PLAN - FIRE PROTECTION
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1ST LEVEL FLOOR PLAN
- FIRE PROTECTION

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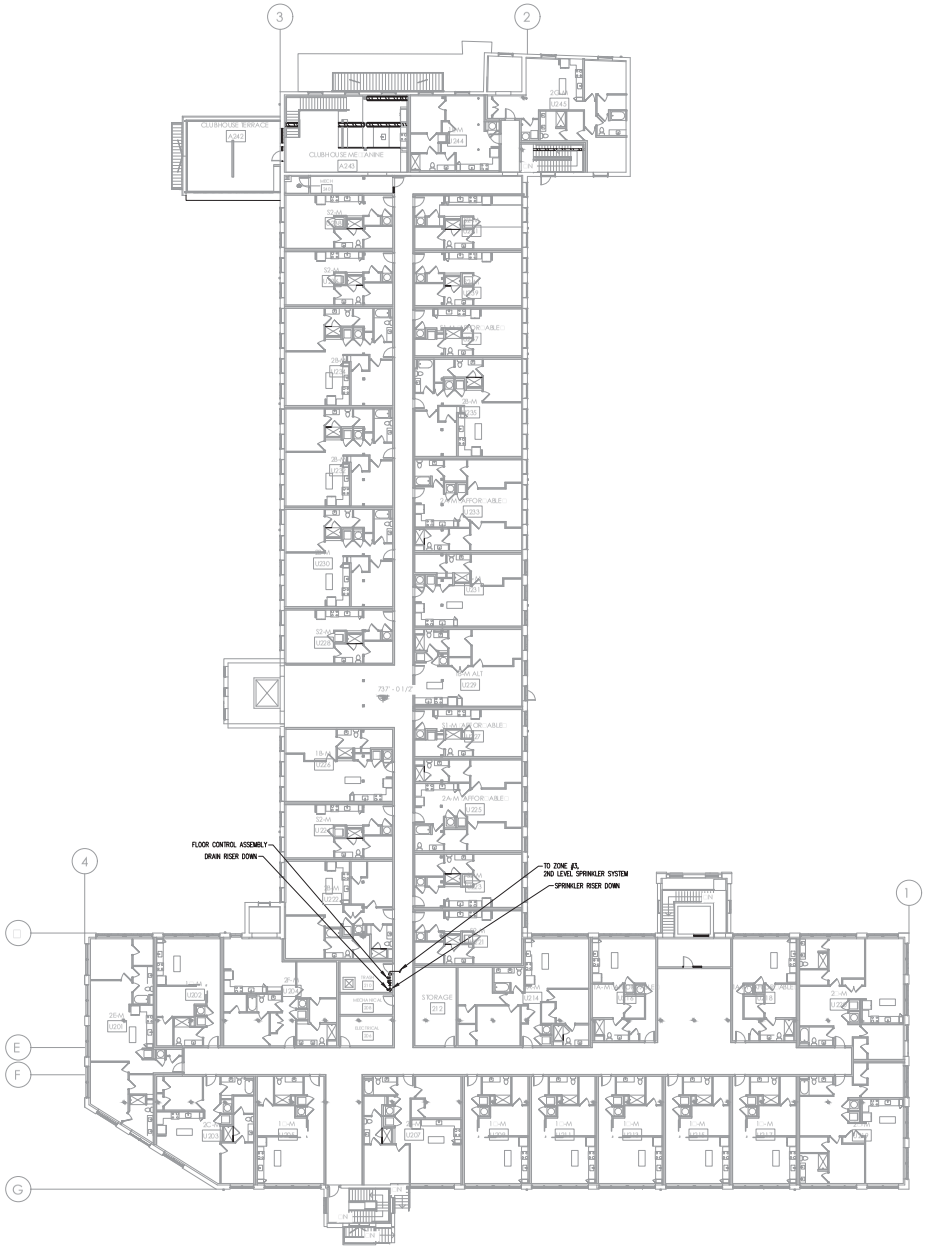
CME#20-020



1 2ND LEVEL FLOOR PLAN - FIRE PROTECTION
NOT TO SCALE

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2ND LEVEL FLOOR PLAN
- FIRE PROTECTION

FP1.3

CME#20-020