



TOTAL PROPOSED SQUARE FOOTAGE _____ x .50 = \$ _____ +

SPECIAL USE (\$500.00)

(Optional) VESTED RIGHT (no fee)

= TOTAL FEE DUE _____

TOWN OF NAGS HEAD

DATE RECEIVED _____

SITE PLAN REVIEW APPLICATION & CHECKLIST FOR SPECIAL USES

1. LOCATION AND ZONING INFORMATION

- A. PROJECT TITLE Ocean Rescue Housing
- B. STREET ADDRESS 425 W. Health Center Drive
- C. SUBDIVISION None
 LOT(S) N/A BLOCK N/A SECTION N/a
- D. PRESENT ZONING Special Environmental District SED-80
- E. PRESENT USE Government Owned Medical Office/Clinic
- F. EXISTING NONCONFORMITIES Lot coverage
- G. ABUTTING PROPERTY ZONING R-2 Medium Density Residential/SED-80
- H. ABUTTING PROPERTY USE Nursing Home/Nature Preserve/Single-Family Residential

2. CERTIFICATION AND STANDING

- A. As applicant of standing of the above-named project, I certify that the information on this checklist and the site plan is complete and accurate.

Town of Nags Head
 OWNER AGENT CONTRACT
 PURCHASER

- B. APPLICANT/DEVELOPER: NAME Town of Nags Head
 ADDRESS PO Box 99
Nags Head, NC 27959
 TELEPHONE 252-619-0437
- C. CONTACTPERSON: NAME Andrew Garman
 ADDRESS Same as above
 TELEPHONE Same as above

3. ADJACENT OWNERSHIP INFORMATION (TO BE SHOWN ON SITE PLAN)

- NAME/ADDRESS (N) Peak Realty Nags Head LLC, 101 Baines Court, Cary, NC 27511
- NAME/ADDRESS (S) The Nature Conservancy 334 Blackwell Street, Suite 300 Durham, NC 27701/ Town Nags Head
- NAME/ADDRESS (E) Town of Nags Head
- NAME/ADDRESS (W) The Nature Conservancy 334 Blackwell Street, Suite 300 Durham, NC 27701/ Town Nags Head

(If additional space is needed, please attach separate sheets.)

4. SITE PLAN AND SITE PLAN ATTACHMENT DATA

A. Site plan preparer Cathleen Saunders, PE Phone# 252.202.7112
 NC Registered Engineer Architect Surveyor. License# 043652

B. The design for the attached Stormwater Management Plan includes:
 1.5", 2-hour rainfall: retained on-site.
 4.3", 2-hour rainfall: no important access or health-related impacts.
 5.0", 2-hour rainfall: no unapproved impacts.

Drainage calculations have been prepared YES NO ATTACHED YES NO

Note: Stormwater Management Plan MUST be approved by the Town Engineer prior to Planning Board review for all listed permitted uses in the zoning ordinance.

C. Sewage disposal approval is being submitted in the form of:
 Attached tentative approval letter dated _____
 Attached final permit dated _____
 State County

D. Project involves condominium ownership.
 NO YES, Three copies of condominium documents attached.

E. Amount of land-disturbing activity proposed 23,145 square feet.

A Soil Erosion and Sedimentation Control Plan has been prepared.
 NO YES; (1) Copy attached,
 (2) Copy submitted to Dare County Soil Conservation Service, Manteo NC 27954.

F. Coastal Area Management Act (CAMA) permit. YES NO

5. INFORMATION TO BE SHOWN ON SITE PLAN

Twelve (12) copies for Planning Board review

A. Property and ownership	YES	COMMENTS
1. Present recorded owner and map book/cabinet reference of the site property.	YES	
2. Current PIN Number.	YES	
3. Site Address.	YES	
4. Owners' names, lot numbers or map book and page reference of all adjacent property owners.	YES	
5. Boundary of the entire parcel by course and distance.	YES	
6. Widths of the existing rights-of-way that abut the site.	YES	
7. Nature or purpose, location and size of existing easements.	YES	
8. At all lot comers, points of tangents and any angle point along a given course of the site, iron pins minimum 3/8-inch diameter or 4x4-inch concrete monuments.	YES	
9. Plan to at least 1"=50' scale, showing north arrow and whether true or magnetic.	YES	
10. Signature and seal of preparer.	YES	
B. Existing features		
1. Streets, curbs, and sidewalks with type and width of pavement.	YES	
2. Topographic features of site and existing grades for any streets, storm drainage system including existing grades at four comers of all structures.	YES	

	YES	COMMENT
3. Flood zone(s) as determined by latest FEMA Flood Insurance Rate Map, with notation, "flood zone subject to change by FEMA."	YES	
4. All underground utilities and facilities including gasoline tanks and existing septic facilities (including tanks and fields).	YES	
5. If the lot is within an ocean hazard Area of Environmental Concern, the location of the first line of stable natural vegetation, the CAMA setback line, and contour lines at 2-foot intervals depicting any dunes located within an oceanfront AEC that are to be disturbed by construction.	N/A	
6. The location of any marsh areas or estuarine waters or US Army Corps of Engineers 404 wetlands within or abutting the lot.	N/A	
7. If the lot is within the small surface water supply watershed AEC (within 1,200 feet from the Fresh Water Pond), the distance between the pond and proposed septic or sewage treatment system.	N/A	
8. Percentage of site to be included in calculation for undisturbed vegetation preservation compliance in Article 10, Part I of the Unified Development Ordinance.	N/A	
C. Site improvements in accordance with regulations of state of North Carolina, Dare County, and Town of Nags Head		
1. Proposed building type (e.g., concrete or frame), number of floors and dimensions.	YES	
2. Proposed building elevations of all sides of building labeled in accordance with proposed architectural design criteria of Article 10, Part VI of the UDO.	YES	
3. Total height and number of stories of proposed structure(s). If increased height is being proposed in conjunction with increased setbacks, show increase allowed in tabular form on plan. Note definition of height in Appendix A of the Unified Development Ordinance.	YES	
4. Existing and proposed ground elevations at the corners of proposed structure(s).	YES	
5. Sanitary sewer facilities with connection to sewer system or septic tank.	YES	
6. Approximate locations of proposed underground utilities and any necessary easements.	YES	
7. Screened dumpster pad(s) accessible to left-side loaders and sized in accordance with the Town Code of Ordinances.	N/A	
8. Proposed fire hydrants and extensions of water distribution lines.	YES	
9. Location and height of proposed free-standing signs. See requirements of Article 10, Part III of the Unified Development Ordinance.	N/A	
10. Location of all sidewalks, curbs, drives, and parking within the site and proposed finished elevations.	YES	
11. Handicapped parking spaces, walks, ramps, and entrances in accordance with the NC State Building Code. Handicapped parking spaces to be 13 feet wide, marked with a free-standing handicapped sign.	YES	
12. The Vegetative Buffer Yard areas have been identified and the proper buffer yard provision(s) have been identified as outlined in the Unified Development Ordinance.	YES	
13. Layout of numbered stalls/loading zones in accordance with Article 10, Part II of the Unified Development Ordinance.	YES	

Commercial <input type="checkbox"/> Residential <input type="checkbox"/>	Parking Spaces Required	Parking Spaces Shown	Loading Spaces
<u>Proposed 2</u> STORIES BUILDING SQUARE FOOTAGE: PRINCIPAL <u>2,143 sq.ft.</u> ACCESSORY _____ TOTAL <u>2,143 sq.ft.</u>	For existing building: 4,365 SF * 1 space/300 sf = 15 spaces	37 Parking Spaces Shown (Including 2 ADA spaces)	N/A
# EMPLOYEES <u>Ten Existing</u>	Ten employees @ 1 space/employee = 10 spaces		N/A
#DWELLING/LODGING UNITS <u>Eight</u>	Proposed two-story building: 1 space/bedroom = 8 spaces		N/A
	33 required spaces total	37 provided spaces total	

D. EXPLANATORY NOTES

1. Vicinity map.
2. Total square feet of land area to undergo land-disturbing activity.
3. The total required parking spaces versus the total parking spaces provided. Parking spaces to be numbered.
4. Cross-section details of all streets, roads, ditches, and parking lot improvements.
5. The number of dwelling/commercial units. If more than one use is proposed (e.g., large hotel with shops, etc.), show breakdown of units or square footage by building.
6. If additional height above 35 feet is being proposed, the additional height and increased setbacks shall be laid out in tabular form.
7. Total site coverage calculations. (Refer to UDO to calculate lot coverage for lots abutting ocean or sound).
8. Components of the lighting plan (pole location, pole height, type of fixture, wattage, source of illumination, etc.). See Article 10, Part IV of the Unified Development Ordinance.
9. A completed architectural points worksheet for commercial structures subject to residential design criteria.

6. PLAN AND ATTACHMENT PREPARER CERTIFICATION

A. I certify that all information for which I am responsible is complete and accurate.

DATE

SIGNATURE OF ENGINEER ARCHITECT SURVEYOR

B. The following individuals have contributed information or attachments to the plan:

Name	Phone#	Information Provided
_____	_____	_____
_____	_____	_____
_____	_____	_____

Site Specific Development Plan Option - Vested Right for Site Plans

Please be advised that as the owner, or agent for the owner, you have the opportunity to apply for and receive a Site-Specific Development Plan that will establish a Vested Right for this project for a period of time not to exceed two (2) years from the date the Board of Commissioners approves the plan. You must secure a building permit for this project within two (2) years of the approval date, or your Site-Specific Development Plan will expire. If you elect not to apply for a Site-Specific Development Plan, you must secure a building permit within six (6) months or else your site plan will expire.

If you choose the Site-Specific Development Plan option, please keep in mind the following concerns:

1. Although your project may be classified as a permitted use, by requesting a Site-Specific Development Plan your project will be processed as a Special Use for which a public hearing will be held, and an additional fee of \$200.00 will be charged to process your application.
2. Once your Site-Specific Development Plan has been approved with vested rights status no modifications can be made to the plan.

If you wish to take advantage of the Vested Right process, please check off the Vested Right box on page one. If you do not, then leave the box blank.

NOTES:

- PROPERTY OWNER/ADDRESS: TOWN OF NAGS HEAD
P.O. BOX 99
NAGS HEAD, NC 27959
- PROPERTY INFORMATION: 425 W. HEALTH CENTER DRIVE
- PARCEL ID NUMBER: 989209175322
- ZONE: SOCIAL ENVIRONMENT DISTRICT (SED-80)
- RECORDED REFERENCE: BK. 0324, PG. 0641
- PROPERTY IS LOCATED IN FIRM ZONE X (0.2%) AND SUBJECT TO CHANGES BY FEMA.
- TOTAL PARCEL AREA 123,600 sqft / 2.84 acres
- LOT COVERAGE

EXISTING COVERAGE

BUILDINGS & DECKS.....	6,314.0	SQ.FT.
SIDEWALK, HVAC, & PUMP HOUSE.....	484.3	SQ.FT.
ASPHALT.....	25,769.0	SQ.FT.
HELICOPTER PAD.....	2,811.8	SQ. FT.
TOTAL.....	35,369.1	SQ.FT. (28.6%)

EXISTING TO BE REMOVED

CONCRETE (HELICOPTER PAD).....	2,811.8	SQ.FT.
ASPHALT.....	268.4	SQ. FT.
TOTAL.....	3,288.9	SQ.FT. (26.1%)

- SETBACKS SHOWN ARE PER TOWN OF NAGS HEAD AND DO NOT REFLECT ANY RESTRICTIVE COVENANTS THAT MAY EXIST.
- PROJECT SCOPE: PERMITTING AND CONSTRUCTION OF A ±10,400 SQ.FT. ADDITION TO THE EXISTING CANCER CENTER WITH ASSOCIATED PARKING AND APPURTENANCES.
- WASTEWATER: 22 EMPLOYEES @ 250 GPD/EMPLOYEE = 5,500 GPD (WASTEWATER IS PROPOSED TO BE CONVEYED TO CWS WWTP)
- WATER SUPPLY PER TOWN OF NAGS HEAD. WATER CONNECTION MUST BE MADE IN ACCORDANCE WITH TOWN OF NAGS HEAD SPECIFICATIONS AND SHALL BE PERFORMED BY A LICENSED WATER UTILITY CONTRACTOR. NOTIFY TOWN PRIOR TO INSTALLATION.
- ALL UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED
- LANDSCAPING AND BUFFERYARDS TO BE IN ACCORDANCE WITH ARTICLE 10 OF THE TOWN OF NAGS HEAD UNIFORM DEVELOPMENT ORDINANCES.
- SITE WILL BE LIGHTED IN ACCORDANCE WITH ARTICLE 10, PART IV "OUTDOOR LIGHTING" OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
- PRIOR TO LAND DISTURBANCE, A TOWN APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
- NO U.S.A.C.O.E. SECTION 404 JURISDICTIONAL WETLANDS EXIST ON SITE.
- EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
- ALL WORK WITHIN THE NC DOT RIGHT-OF-WAY REQUIRES AN APPROVED NC DOT RIGHT-OF-WAY ENCROACHMENT AGREEMENT.
- A STATE HIGH DENSITY STORMWATER PERMIT IS REQUIRED IN ADVANCE OF ANY ONSITE DISTURBANCE.
RECEIVING STREAM: ROANOKE SOUND (30-21)(SA; HOW)
- THIS PLAN SET TO BE UTILIZED FOR THE INSTALLATION OF SITE LAYOUT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, GRADING & DRAINAGE, INSTALLATION OF SEDIMENT CONTROL MEASURES, WATER SYSTEM AND WASTEWATER CONNECTION FOR BUILDING DESIGN AND ASSOCIATED PLUMBING, SEE APPROPRIATE SEPARATE PLANS.

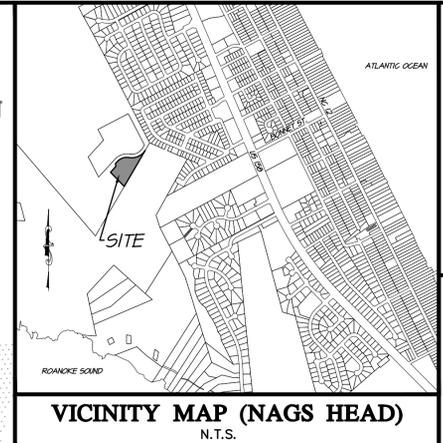
DEMOLITION NOTES:

- CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND SERVICES - TO INCLUDE BUT NOT LIMITED TO ELECTRIC, CABLE, TELEPHONE, GAS, SANITARY SEWER AND WATER - AND SHALL COORDINATE PROPER PROTECTION AND/OR RELOCATE WITH APPROPRIATE OWNER/UTILITY COMPANY.
- CONTRACTOR SHALL WALK THE SITE AND BE FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND BE UNCLASSIFIED EXCAVATION.
- DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE CURBS AND GUTTERS, BITUMINOUS CONCRETE PAVEMENTS AND ALL MATERIALS OR VEGETATION CLEARED AND STRIPPED TO THE EXTENT NECESSARY FOR THE INSTALLATION OF NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING, COORDINATE WITH APPROPRIATE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT ALL PROPERTY AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO THE PROPERTY DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM PROJECT AREA.
- THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION IS BEGUN. AFTERWARDS A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS.
- EXISTING PAVEMENT, CURB AND GUTTER, LIGHTS, FENCES, TREE/VEGETATION AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED, AND UNDISTURBED DURING DEMOLITION. CONTRACTOR SHALL COORDINATE THE REMOVAL OF BITUMINOUS CONCRETE, PAVEMENTS AND CURBS AND GUTTER WITH THE SITE PLAN.
- SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS TO BE DEMOLISHED SHALL BE PROVIDED.
- ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AS WELL AS OSHA REGULATIONS.
- CONTRACTOR'S ACTIVITIES SHALL NOT IMPEDE USAGE OR INGRESS/EGRESS TO ADJACENT PROPERTIES. COORDINATE WITH OWNER MAINTENANCE OF TRAFFIC/PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES DURING DEMOLITION.
- A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF NAGS HEAD PRIOR TO DEMOLITION WORK.

CURVER	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	288.55'	280.00'	275.45'	S 81° 52' 04" E

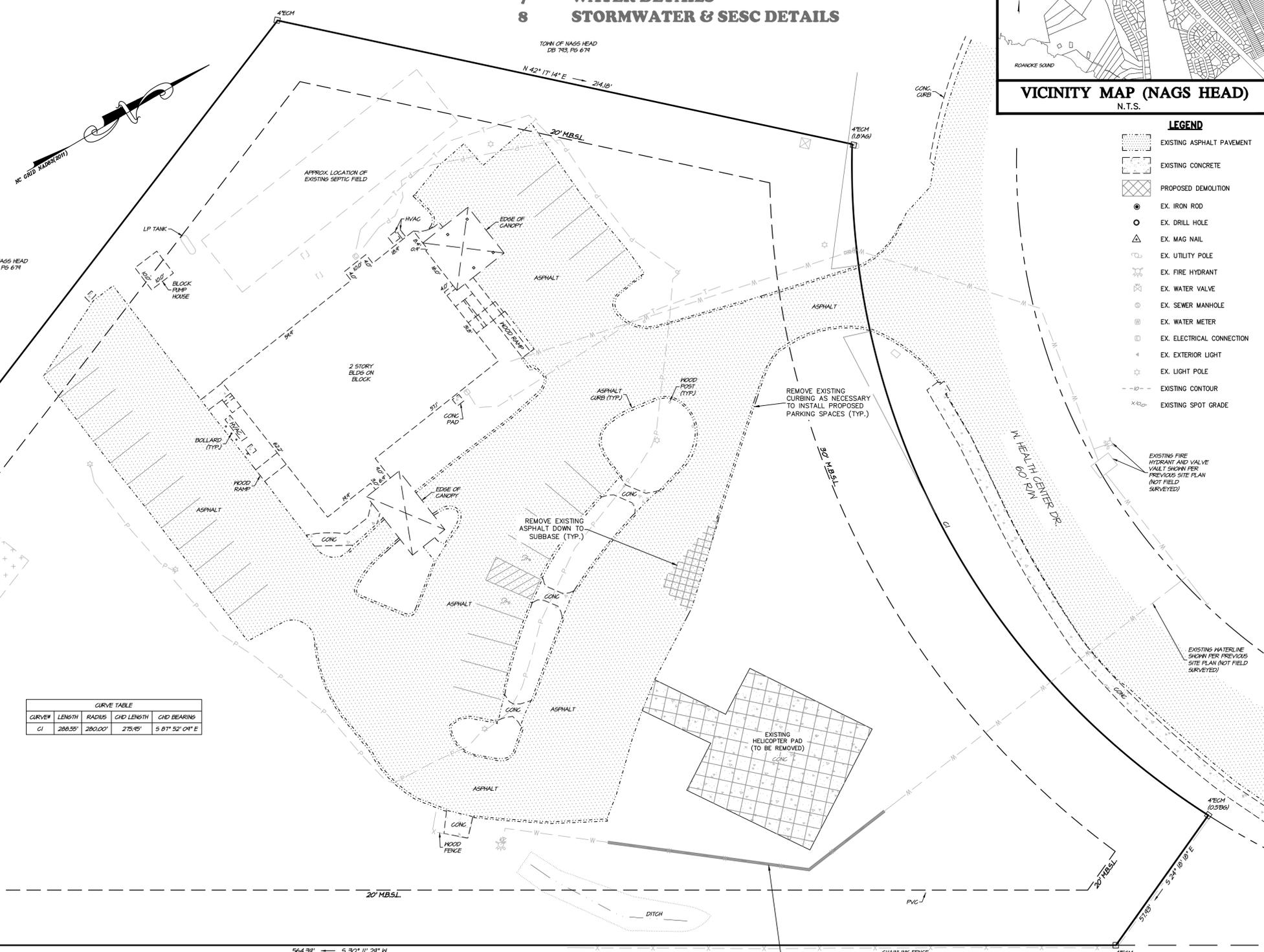
SHEET INDEX

- EXISTING CONDITIONS PLAN
- PROPOSED SITE, UTILITY, & LANDSCAPING PLAN
- GRADING & DRAINAGE PLAN
- SESC PLAN
- SITE & UTILITY DETAILS
- WASTEWATER DETAILS
- WATER DETAILS
- STORMWATER & SESC DETAILS



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Phone: (828) 891-8127
FAX: (828) 891-8128
www.quibleandassociates.com

REGISTERED PROFESSIONAL SURVEYOR
STATE OF NORTH CAROLINA
CERTIFICATION



LEGEND

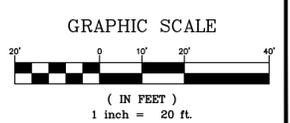
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[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED DEMOLITION
[Symbol]	EX. IRON ROD
[Symbol]	EX. DRILL HOLE
[Symbol]	EX. MAG NAIL
[Symbol]	EX. UTILITY POLE
[Symbol]	EX. FIRE HYDRANT
[Symbol]	EX. WATER VALVE
[Symbol]	EX. SEWER MANHOLE
[Symbol]	EX. WATER METER
[Symbol]	EX. ELECTRICAL CONNECTION
[Symbol]	EX. EXTERIOR LIGHT
[Symbol]	EX. LIGHT POLE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING SPOT GRADE

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK SHALL CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



EXISTING CONDITIONS/DEMO PLAN

OCEAN RESCUE HOUSING
425 HEALTH CENTER DRIVE

NAGS HEAD TOWNSHIP DARE COUNTY NORTH CAROLINA

PROJECT NO.	P01057.1
DESIGNED BY	ND
DRAWN BY	ND
CHECKED BY	CMS
ISSUE DATE	08/07/24

SHEET NO. **1** OF 8 SHEETS

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NOTES:

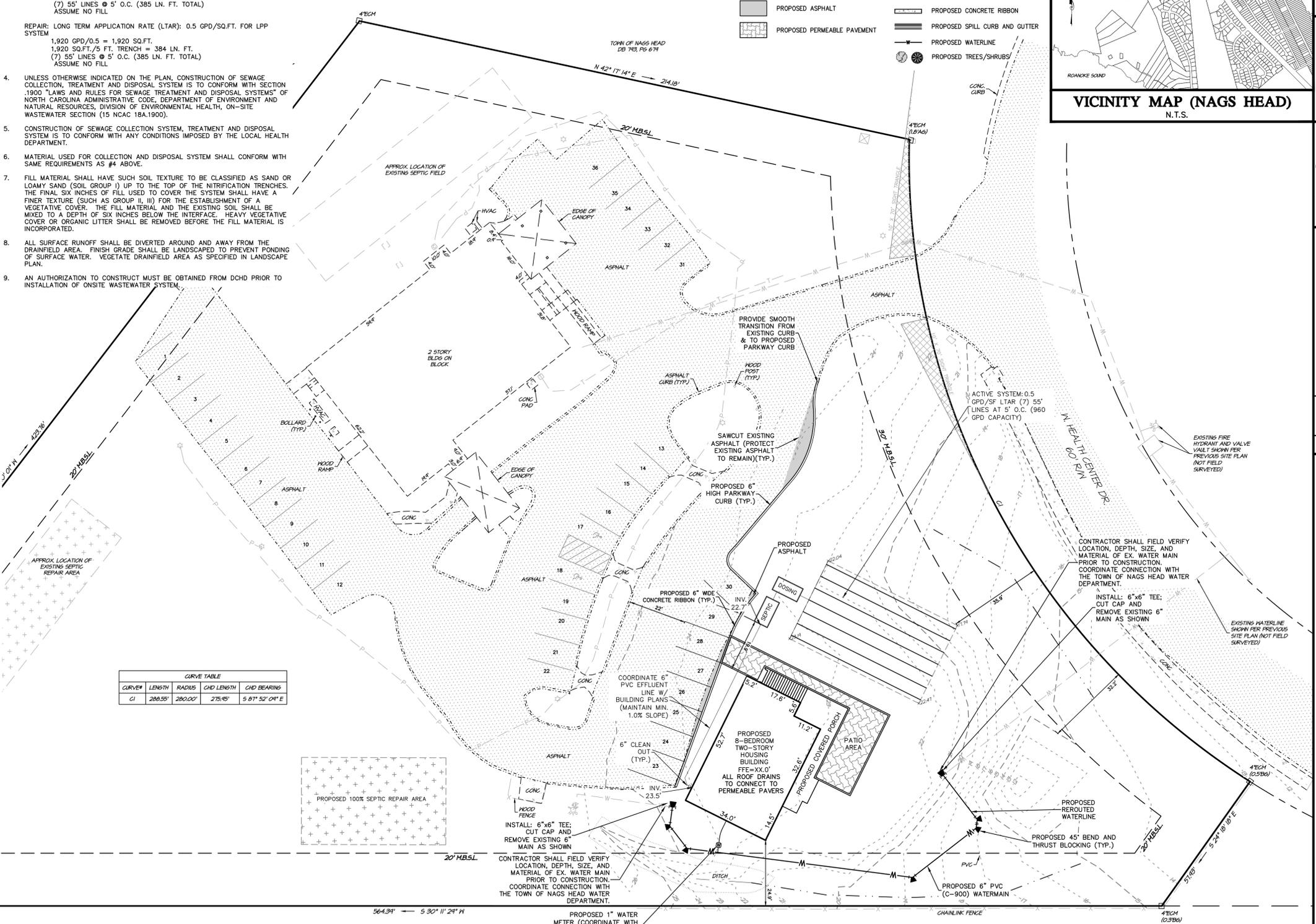
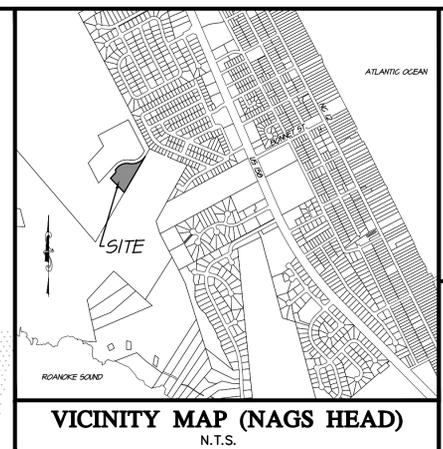
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P.O. BOX 99
NAGS HEAD, NC 27959
 - PROPERTY INFORMATION: 425 W. HEALTH CENTER DRIVE
 - PARCEL ID NUMBER: 989209175322
 - ZONE: SOCIAL ENVIRONMENT DISTRICT (SED-80)
 - RECORDED REFERENCE: BK. 0324, PG. 0641
 - PROPERTY IS LOCATED IN FIRM ZONE X (0.2%) AND SUBJECT TO CHANGES BY FEMA. BASED ON COMMUNITY PANEL 3720989200J DATED 9-20-06.
 - TOTAL PARCEL AREA 123,600 sqft / 2.84 acres
 - LOT COVERAGE
- EXISTING TO REMAIN**
- | | | |
|-----------------------------------|----------|----------------|
| BUILDINGS & DECKS..... | 6,314.0 | SQ.FT. |
| SIDEWALK, HVAC, & PUMP HOUSE..... | 484.3 | SQ.FT. |
| ASPHALT..... | 25,490.0 | SQ.FT. |
| TOTAL..... | 32,288.9 | SQ.FT. (26.1%) |
- PROPOSED COVERAGE**
- | | | |
|---|----------|----------------|
| BUILDINGS..... | 2,143.0 | SQ.FT. |
| PERMEABLE PAVERS (W/ 0.67 REDUCTION)..... | 522.8 | SQ.FT. |
| CONCRETE RIBBON/ASPHALT..... | 126.7 | SQ.FT. |
| TOTAL..... | 35,081.4 | SQ.FT. (28.3%) |
- MAXIMUM ALLOWABLE (28.6%) = 35,349.6 SF
- PARKING CALCULATIONS
 - EXISTING PARKING (COMMUNITY CARE CLINIC):
 - MEDICAL USE CENTER:
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 SPACE PER EMPLOYEE/DOCTOR
- | | |
|------------------------------------|--------------------------|
| 4,365 SF * 1 SP / 300 SF | = 15 SPACES |
| 10 EMPLOYEES @ 1 SPACE / EMPLOYEES | = 10 SPACES |
| REQUIRED | = 25 SPACES FOR EXISTING |
- PROPOSED PARKING:**
- BOARDING HOUSE: 1 PARKING SPACE FOR EACH BEDROOM
- | | |
|--------------------------|---------------------|
| 8 BEDROOMS @ 1 SPACE/1BR | = 8 PARKING SPACES |
| REQUIRED | = 8 SPACES |
| TOTAL REQUIRED | = 33 SPACES (2 ADA) |
| TOTAL PROVIDED | = 36 SPACES (2 ADA) |
- WATER SUPPLY PER TOWN OF NAGS HEAD. WATER CONNECTION MUST BE MADE IN ACCORDANCE WITH TOWN OF NAGS HEAD SPECIFICATIONS AND SHALL BE PERFORMED BY A LICENSED WATER UTILITY CONTRACTOR. NOTIFY TOWN PRIOR TO INSTALLATION.
 - ALL UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED
 - LANDSCAPING AND BUFFERYARDS TO BE IN ACCORDANCE WITH ARTICLE 10 OF THE TOWN OF NAGS HEAD UNIFORM DEVELOPMENT ORDINANCES.
 - SITE WILL BE LIGHTED IN ACCORDANCE WITH ARTICLE 10, PART IV "OUTDOOR LIGHTING" OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - PRIOR TO LAND DISTURBANCE, A TOWN APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
 - NO U.S.A.C.O.E. SECTION 404 JURISDICTIONAL WETLANDS EXIST ON SITE.
 - EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
 - ALL WORK WITHIN THE NC DOT RIGHT-OF-WAY REQUIRES AN APPROVED NC DOT RIGHT-OF-WAY ENCROACHMENT AGREEMENT.
 - A STATE HIGH DENSITY STORMWATER PERMIT IS REQUIRED IN ADVANCE OF ANY ONSITE DISTURBANCE.
 - THE ENTIRE SITE WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE NFPA REGULATIONS PERTAINING TO FIRE PROTECTION INCLUDING BUT NOT LIMITED TO NFPA 30 AS WELL AS VOLUME V OF THE NC STATE BUILDING CODE.
 - ALL BUILDING SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE VIII SECTION 48-284 OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - THIS PLAN SHALL COMPLY WITH VOLUME 1C OF THE NC BUILDING CODE.
 - THE PROPOSED BUILDING SHALL COMPLY WITH CHAPTER 10 OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - BUILDING CONSTRUCTION TO CONFORM TO 2018 NC FIRE PREVENTION CODE OR LATEST EDITION.
 - THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
 - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 - THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
 - ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 - PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
 - SEE LANDSCAPING PLAN PREPARED BY GARDEN DESIGN + CONSULTATION, DATED 8/9/22

WASTEWATER NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK PRIOR TO ANY WORK. PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION IF UTILITIES ARE TO REMAIN IN PLACE.
- REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
- NEW WASTEWATER SYSTEM DESIGN PARAMETERS:
DESIGN FLOW RESIDENTIAL LOT: 8-BEDROOM SFD @ 120 GPD/BEDROOM = 960 GALLONS PER DAY (GPD)
ACTIVE: LONG TERM APPLICATION RATE (LTAR): 0.5 GPD/SQ.FT. FOR LPP SYSTEM
960 GPD/0.5 = 1,920 SQ.FT.
1,920 SQ.FT./5 FT. TRENCH = 384 LN. FT.
(7) 55' LINES @ 5' O.C. (385 LN. FT. TOTAL)
ASSUME NO FILL
REPAIR: LONG TERM APPLICATION RATE (LTAR): 0.5 GPD/SQ.FT. FOR LPP SYSTEM
1,920 GPD/0.5 = 1,920 SQ.FT.
1,920 SQ.FT./5 FT. TRENCH = 384 LN. FT.
(7) 55' LINES @ 5' O.C. (385 LN. FT. TOTAL)
ASSUME NO FILL
- UNLESS OTHERWISE INDICATED ON THE PLAN, CONSTRUCTION OF SEWAGE COLLECTION, TREATMENT AND DISPOSAL SYSTEM IS TO CONFORM WITH SECTION 1900 "LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS" OF NORTH CAROLINA ADMINISTRATIVE CODE, DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL HEALTH, ON-SITE WASTEWATER SECTION (15 NCAC 18A.1900).
- CONSTRUCTION OF SEWAGE COLLECTION SYSTEM, TREATMENT AND DISPOSAL SYSTEM IS TO CONFORM WITH ANY CONDITIONS IMPOSED BY THE LOCAL HEALTH DEPARTMENT.
- MATERIAL USED FOR COLLECTION AND DISPOSAL SYSTEM SHALL CONFORM WITH SAME REQUIREMENTS AS #4 ABOVE.
- FILL MATERIAL SHALL HAVE SUCH SOIL TEXTURE TO BE CLASSIFIED AS SAND OR LOAMY SAND (SOIL GROUP I) UP TO THE TOP OF THE NITRIFICATION TRENCHES. THE FINAL SIX INCHES OF FILL USED TO COVER THE SYSTEM SHALL HAVE A FINER TEXTURE (SUCH AS GROUP II, III) FOR THE ESTABLISHMENT OF A VEGETATIVE COVER. THE FILL MATERIAL AND THE EXISTING SOIL SHALL BE MIXED TO A DEPTH OF SIX INCHES BELOW THE INTERFACE. HEAVY VEGETATIVE COVER OR ORGANIC LITTER SHALL BE REMOVED BEFORE THE FILL MATERIAL IS INCORPORATED.
- ALL SURFACE RUNOFF SHALL BE DIVERTED AROUND AND AWAY FROM THE DRAINFIELD AREA. FINISH GRADE SHALL BE LANDSCAPED TO PREVENT PONDING OF SURFACE WATER. VEGETATE DRAINFIELD AREA AS SPECIFIED IN LANDSCAPE PLAN.
- AN AUTHORIZATION TO CONSTRUCT MUST BE OBTAINED FROM DCHD PRIOR TO INSTALLATION OF ONSITE WASTEWATER SYSTEM.

LEGEND

- EX. IRON ROD
- EX. DRILL HOLE
- EX. MAG NAIL
- EX. UTILITY POLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVEMENT
- EX. SEWER MANHOLE
- EX. WATER METER
- EX. ELECTRICAL CONNECTION
- EX. EXTERIOR LIGHT
- EX. LIGHT POLE
- PROPOSED 6" CURB (NO GUTTER)
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE RIBBON
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED WATERLINE
- PROPOSED TREES/SHRUBS



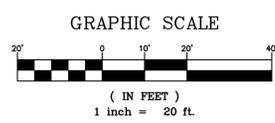
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
CI	289.55'	280.00'	275.95'	S 87° 52' 04" E

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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REVISIONS

NO.	DATE	REMOVED PARKING SPACES
1	09/13/2024	

SITE, UTILITY & LANDSCAPING PLAN
OCEAN RESCUE HOUSING
425 HEALTH CENTER DRIVE
NORTH CAROLINA
DARE COUNTY
NAGS HEAD TOWNSHIP

PROJECT NO. P01057.1
DESIGNED BY ND
DRAWN BY ND
CHECKED BY CMS
ISSUE DATE 08/30/24

SHEET NO. **2**
OF 8 SHEETS

TOWN OF NAGS HEAD

WORKFORCE HOUSING

425 Health Center Drive, Nags Head, North Carolina



BEACON
ARCHITECTURE + DESIGN, P.L.L.C.
P.O. BOX 1827
KITTY HAWK, NC 27949
PH: (252) 441-6767, FAX (252) 261-6045

STRUCTURAL ENGINEER:
MICHAEL D. O'STEEN, P.E., PLLC
1720 BAY DRIVE, KILL DEVIL HILLS,
NORTH CAROLINA
FIRM # P-2112 PH: (252) 423-2300

PME ENGINEER:
COASTAL ENGINEERING
2406 Princess Anne Road
Suite 200
Virginia Beach, VA 23456
Phone (757) 563-9027
Facsimile (757) 563-9028

PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

DRAWING NAME:
TITLE SHEET

ISSUED FOR BID

DRAWN BY: **CN**

DATE: **10 / 30 / 24**

SCALE: **-**

STAMP:
INCOMPLETE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

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SHEET: **T1.1**

GENERAL NOTES

- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERROR, OMISSION, DEFECT OR DEFICIENCY IN THE CONTRACT DOCUMENTS ("ERROR") PREPARED BY THE ARCHITECT OR ITS CONSULTANTS WHICH IN ANY WAY IMPACTS THE SCHEDULE OF THE PROJECT, RESULTS IN A LACK OF COORDINATION AMONG THE CONTRACT DOCUMENTS, DELAYS THE COMPLETION OF THE PROJECT OR WHICH IN ANY OTHER WAY CAUSES ANY DAMAGE OR LOSS TO THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR OTHER ENTITY INVOLVED IN THE PROJECT UNLESS: (1) THE ARCHITECT IS PROMPTLY NOTIFIED OF SUCH ERROR, IN ANY EVENT WITHIN 14 DAYS OF THE DATE SUCH ERROR WAS DISCOVERED OR COULD REASONABLY HAVE BEEN DISCOVERED; AND (2) THE ARCHITECT IS GIVEN OPPORTUNITY AT THE TIME OF DISCOVERY TO ADDRESS SUCH ERROR, AND IF APPROPRIATE, TAKE SUCH STEPS AS ARE NECESSARY TO CORRECT AND RESOLVE IT. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PARAGRAPH SHALL CONSTITUTE A WAIVER OF ANY CLAIM FOR DAMAGES, OR A RIGHT TO OFFSET AGAINST THE ARCHITECT BY OWNER, CONTRACTOR OR OTHERS AND SHALL IN NO EVENT CAUSE OR ALLOW A REDUCTION IN THE FEES OTHERWISE DUE THE ARCHITECT FOR SERVICES PROVIDED ON THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY OMISSIONS OR INACCURACIES OF SITE INFORMATION. INCLUDING BUT NOT LIMITED TO EASEMENTS, SETBACKS, METES AND BOUNDS, TITLE OWNERSHIP, FLOOD ZONE DESIGNATIONS AND CAMA REQUIREMENTS, PROVIDED BY THE CLIENT, TAX MAPS, SURVEYORS AND/OR ENGINEERS.
- ALL PARTIES ACKNOWLEDGE AND AGREE THAT ALL DESIGNS ARE THE SOLE PROPERTY OF THE ARCHITECT. THIS AGREEMENT IS FOR A SINGLE LICENSED USE OF PLANS. ANY USE OF PLANS, OTHER THAN THE LIMITED LICENCE PROVIDED IN THIS PARAGRAPH IS NOT PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT. CLIENT SHALL PAY ARCHITECT FOR ANY REVISION WORK MADE TO DRAWINGS FOR REUSE AT AN HOURLY RATE DETERMINED BY THE ARCHITECT. ARCHITECT SHALL HAVE THE RIGHT TO INCLUDE PHOTOGRAPHIC OR ARTISTIC REPRESENTATIONS OF THE PROJECT AMONG THE ARCHITECT'S PROMOTIONAL AND PROFESSIONAL MATERIALS (INCLUDING WITHOUT LIMITATION ARCHITECT'S WEBSITE).
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS, METHODS OR TECHNIQUES IN THE CONSTRUCTION OF THIS PROJECT.
- GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL INSULATION. INSULATION MUST BE CONTINUOUS AT THE BUILDING ENVELOPE, G.C. TO BLOCK AS REQ'D FOR INSTALLATION. GENERAL CONTRACTOR SHALL PERFORM A BLOWER DOOR TEST TO ASSURE PROPER SUBCONTRACTOR INSTALLATION PRIOR TO COMPLETION AND THE TEST RESULTS PROVIDED TO THE TOWN. THERMAL IMAGING OF ENVELOPE IS RECOMMENDED BUT NOT REQUIRED.

ABBREVIATIONS

AB ANCHOR BOLT	CONC CONCRETE	FF FACTORY FINISH	HHW HOT WATER HEATER	OA OVERALL	S SOUTH	VWC VINYL WALL COVERING
ABV ABOVE	CONST CONSTRUCTION	FFE FINISHED FLOOR ELEVATION	HWB HARDWOOD	OBS OBSCURE	SAB SOUND ATTENUATION BAIT	W WEST
ACV ACQUISITION	CONT CONTINUOUS	FFL FINISHED FLOOR LINE	HEXAGONAL	OC ON CENTER	SC SOLID CORE	W/ WITH
A/C AIR CONDITIONING	CONTR CONTRACTOR	FG FINISHED GLASS	ID INSIDE DIAMETER	OD OUTSIDE DIAMETER	SCH SCHEDULE	WB WRITE BOARD
ACC ACCESS	COR CORRUGATED	FGL FIBERGLASS	ILK INTERLOCK	OH OVERHEAD	SCT STRUCTURAL CLAY TILE	WC WATER CLOSET
ACFL ACCESS FLOOR	CORR CORRIDOR	PHS FIRE HOSE STATION	INC INCINERATOR	OHMS OVERHEAD MACHINE SCREW	SD STORM DRAIN	WD WOOD
AWP ACQUISITION WALL PANEL	CPS COPING	FLM FLATHEAD MACHINE SCREW	INCL INCLUDED (INCLUDING)	OWMS OVERHEAD WOOD SCREW	WF WIRE GLASS	WH WALL HUNG
ACPL ACQUISITION CEILING PANEL	CPT COPPER	FMS FLATHEAD WOOD SCREW	INS INSULATE, INSULATION	OJ OPEN-WEB JOISTS	WFH WHEEL BUMPER	WI WINDOW
ACPL ACQUISITION PLASTER	CPT CARPET	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ACPL ACQUISITION PLASTER	CPT CHROMIUM PLATED	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AD AREA DRAIN	CRS CROSS GRAIN	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ADD ADDENDUM	CNT COUNTERSINK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ADJ ADJUSTABLE	CSM CASEMENT	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ADJ ADJACENT	CSM CASEMENT	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AFF ABOVE FINISHED FLOOR	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AGG AGGREGATE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AHU AIR HANDLING UNIT	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ALU ALUMINUM	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ANC ANCHORAGE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AND ANODIZED	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AP ACCESS PANEL	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
APPROX APPROXIMATE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ARCH ARCHITECTURAL (ARCHITECT)	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ASB ASBESTOS	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ASC ABOVE SUSPENDED CEILING	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
ASPH ASPHALT	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AT ASPHALT TILE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AUTO AUTOMATIC	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
AV AUDIO VISUAL	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BBB BULLETIN BOARD	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BBR BASEBOARD RADIATION	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BD BOARD	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BEL BELOW	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BIT BITUMINOUS	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
B/J BED JOINT	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
B/DG BUILDING	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BLK(G) BLOCKING	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BM BEAM	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
B/MK BENCH MARK	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BO BY OWNER	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BOT BOTTOM	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BP BACK PLASTERED	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BPL BEARING PLATE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BR BEARING	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BRZ BRONZE	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BSM BOTH SIDES	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BTWN BETWEEN	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BUR BUILT UP ROOF	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BVL BEVELED	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
BW BOTH WAYS	CTK COATHOOK	FIN FINISH (ED)	INS INSULATING CONCRETE	OP OFF	WRB WHEEL BUMPER	WO WITHOUT
CAB CABINET	ENCL ENCLOSURE	ESS EQUALIZER	HEB HOSE BIB	MISC MISCELLANEOUS	MCNG MOLDING, MOLDING	REF REFERENCE
CAD CADMIUM	ENCL ENCLOSURE	EQS EQUAL	HBD HARDWOOD	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CB CATCH BASIN	ENCL ENCLOSURE	EPT EQUIPMENT	HCB HOLLOW CORE	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CEM CEMENT	ENCL ENCLOSURE	EQS EQUAL	HCC HAND-CAP (PIPE)	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CL CONTRACTOR	ENCL ENCLOSURE	EQS EQUAL	HDD HEAVY DUTY	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLF COUNTERFLASHING	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CF CUBIC FOOT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CGH CORNER GUARD	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CHAM CHAMFER	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CHBD CHALKBOARD	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CHT CEILING HEIGHT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CI CAST IRON	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CI/PC CAST-IN-PLACE CONCRETE	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CIR CIRCULAR	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CIRC CIRCUMFERENCE	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
C/J CONTROL JOINT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CL CENTERLINE	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLG CEILING	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLK(C) CALLING	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLM CONTRACT LIMIT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLR CLEAR	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CLS CLOSURE	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CMT CERAMIC MOSAIC TILE	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
CMU CONCRETE MASONRY UNIT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
COL COLUMN	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
COMB COMBINATION	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
COMP COMPRESSED (GAS)	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
COMPO COMPOSITE COMPOSITION	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED
COMPT COMPARTMENT	ENCL ENCLOSURE	EQS EQUAL	HDR HARDENER	MMA MISC METAL ACCESSORY	MIL(METER(S))	REQ REQUIRED

LIST OF DRAWINGS

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- T1.2 Specifications
- T1.3 Specifications
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PLUMBING DRAWINGS

- P0.1 Specifications, Legend, Abbreviations & Schedule
- P2.1 First Floor New Work Plan
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MECHANICAL DRAWINGS

- M0.1 Legend, Abbreviations, Notes, Details & Schedules
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ELECTRICAL DRAWINGS

- E0.1 Legend, Abbreviations, Notes, Panelboard Schedule & Electrical Riser Diagram
- E2.1 First Floor New Work Plan- Lighting
- E2.2 First Floor New Work Plan- Power and Special Systems
- E2.3 Second Floor New Work Plan- Lighting
- E2.4 Second Floor New Work Plan- Power and Special Systems
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SPRINKLER DRAWINGS

- F2.1 New Work Plan- Both Floors

BUILDING INFORMATION

LOCATION	425 Health Center Drive, Nags Head, North Carolina			
HOUSE STRUCTURE	Floors	Decks/Stairs	Enclosed SF	TOTALS
First Floor	0 SF	1,728 SF	1,728 SF	
Second Floor	516 SF	1,728 SF	2,244 SF	
TOTALS	516 SF	3,456 SF		

MATERIALS

	EARTH		WOOD (ROUGH)
	POROUS FILL		WOOD (FINISH)
	CAST-IN-PLACE CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT		BATT INSULATION
	MARBLE/FINISH STONE		RIGID INSULATION
	SAND, MORTAR, PLASTER		

SYMBOLS

	ELEVATION LINE		BUILDING SECTION
	REVISION		WINDOW/DOOR SYMBOL
	BUILDING DETAIL		ELEVATION SYMBOL
	KEY BUBBLE		

CODE INFORMATION

- PROPOSED BUILDING IS CLASSIFIED AS A DUPLEX UNDER THE 2018 NC RESIDENTIAL CODE.
- THE BUILDING WILL CONTAIN AUTOMATIC SPRINKLERS PER NFPA 13d, SEE ENGINEERING SHEET F2-1 FOR MORE INFORMATION.
 - THE BUILDING WILL BE TWO STORIES WITH ONE DWELLING UNIT OVER ANOTHER.
 - THE SUPPORTING CONSTRUCTION (WALLS AND FLUSH BEAMS) ARE DESIGNED WITH A 1 HOUR FIRE RATING
 - THE DOORS AND WINDOWS IN THE RATED SUPPORTING WALL NEED NOT BE RATED AS THEY ARE NOT STRUCTURAL IN NATURE.
 - THE FLOOR BETWEEN THE TWO STORIES IS PROPOSED TO BE 1 HOUR RATED.
 - SEE BELOW FOR RELEVANT CODE PROVISIONS AND DEFINITIONS.

Definitions:

[R] DWELLING. Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.
[R] DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Scope of Residential Code:

The provisions of the *International Residential Code for One- and Two-Family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height. Single family dwellings otherwise permitted by this code shall include bed and breakfast homes.

Duplex/Two Family Dwelling Unit Fire Separation:

R302.3 Two-family dwellings.
Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

- A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
- Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8 inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction.
Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations.
Penetrations of wall or floor-ceiling assemblies required to be fire-resistance rated in accordance with Section R302.3 or R302.3 shall be protected in accordance with this section.

R302.4.1 Through penetrations.
Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2.

Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space shall be protected as follows:

- In concrete or masonry walls or floor assemblies, concrete, grout or mortar shall be permitted where installed to the full thickness of the wall or floor assembly or to the thickness required to maintain the fire-resistance rating, provided that both of the following are complied with:
 - The vertical diameter of the penetrating item is not more than 3 inches (76 mm).
 - The area of the opening through the wall does not exceed 164 square inches (10,600 mm²).
- The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 fire temperature for conditions code a positive pressure differential of not less than 0.01 inch of water (2.5 Pa) at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.

R302.4.1.1 Fire-resistance-rated assembly.
Penetrations shall be installed as tested in the approved fire-resistance-rated assembly.

DIVISION 0: GENERAL CONDITIONS

GENERAL CONDITIONS (00700):

WORK INCLUDED:

- CONFORM WORK TO THE CONTRACT DOCUMENTS WHICH CONSIST OF THE NOTICE TO BIDDERS; INSTRUCTIONS TO BIDDERS; GENERAL TERMS AND CONDITIONS OF THE CONTRACT; SPECIAL CONDITIONS IF APPLICABLE; THE DRAWINGS AND SPECIFICATIONS, INCLUDING ALL BULLETINS, ADDENDA OR OTHER MODIFICATIONS OF THE DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THE DOCUMENTS PRIOR TO THEIR EXECUTION; THE BID; THE CONTRACT BETWEEN OWNER AND CONTRACTOR; THE PERFORMANCE BOND AND PAYMENT BOND IF APPLICABLE; AND INSURANCE CERTIFICATES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS METHODS OR TECHNIQUES IN THE CONSTRUCTION OF THE PROJECT.

STAGING OF WORK:

- THE PROJECT SHALL BE CONSTRUCTED SUCH THAT THE ADJACENT OFFICE BUILDING CAN COMPLETE DAILY OPERATIONS.
- SCHEDULING OF PHASES SHALL BE DISCUSSED WITH BIDDERS AT THE PRE-BID MEETING AND FINALIZED BY THE SELECTED CONTRACTOR PRIOR TO COMMENCING WORK IN CONJUNCTION WITH TOWN OFFICIALS.
- CONSTRUCTION SHALL ALLOW FOR THE PARKING OF ADJACENT BUILDING VISITORS AND STAFF IN A SAFE MANNER.

DIVISION 1: GENERAL REQUIREMENTS

SUBMITTALS (01340):

PROCEDURES:

- PRIOR TO COMMENCING SUBSTANTIAL PORTIONS OF THE WORK, PREPARE A MASTER SUBMITTAL LOG SHOWING EACH REQUIRED SUBMITTAL AND SPECIFICATION SECTION NUMBER, THE PROPOSED SCHEDULE AND SEQUENCING OF THE SUBMITTALS AND EACH AFFECTED CONTRACTOR. MAINTAIN THE LOG CURRENT WITH THE PROGRESS OF THE WORK. PROVIDE A COPY OF THE INITIAL AND UPDATED LOG TO THE ARCHITECT.
- REVIEW SUBMITTALS AND INDICATE RESULTS OF REVIEW PRIOR TO SUBMITTING TO ARCHITECT.
- AFTER REVIEW OF SUBMITTAL, REVISE AND RESUBMIT IF SO INDICATED; IDENTIFY CHANGES MADE SINCE PREVIOUS SUBMITTAL.
- DISTRIBUTE COPIES OF REVIEWED SUBMITTALS TO CONCERNED CONTRACTORS INSTRUCT RECIPIENTS TO PROMPTLY REPORT ANY INABILITY TO COMPLY WITH PROVISIONS.
- MAKE SUBMITTALS FAR ENOUGH IN ADVANCE OF SCHEDULED INSTALLATION DATES TO PROVIDE TIME REQUIRED FOR REVIEWS, FOR SECURING OF NECESSARY APPROVALS, FOR POSSIBLE REVISIONS AND RESUBMITTALS, AND FOR PLACING ORDERS AND SECURING DELIVERY.
- SUBMITTALS PROVIDED FOR WORK AND FOR WHICH NO REQUIREMENT FOR SUBMITTAL IS STATED IN THE DRAWINGS OR SPECIFICATIONS WILL BE RETURNED WITHOUT REVIEW.
- ABIDE BY THE STANDARD RULES AND REGULATIONS SET FORTH BY THE TOWN OF NAGS HEAD FOR SUCH OPERATIONS FOR ALL OCCUPANT ON THE SITE.

SHOP DRAWINGS:

- SUBMIT THREE REPRODUCIBLE COPIES OF SHOP DRAWINGS FOR REVIEW.
- 8 1/2" X 11" MINIMUM SIZE SHEETS.

SAMPLES:

- SUBMIT A REASONABLE RANGE OF MANUFACTURER'S STANDARD COLORS, TEXTURES, ETC. FOR SELECTION WHERE SPECIFIC PRODUCT REQUIREMENTS HAVE NOT BEEN STATED OR WHERE SUBSTITUTIONS ARE PROPOSED.
- SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND SIGHT-EXPOSED CHARACTERISTICS OF THE PRODUCT, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES.
- INCLUDE IDENTIFICATION ON EACH SAMPLE, GIVING FULL INFORMATION.
- SUBMIT THREE (3) SETS OF EACH PRODUCT FOR THE ARCHITECT PLUS ADDITIONAL SETS AS REQUIRED BY THE CONTRACTOR.

SUBSTITUTIONS (01630):

REQUESTS FOR SUBSTITUTIONS:

- SUBMIT SEPARATE REQUESTS FOR EACH PRODUCT AND SUPPORT EACH REQUEST WITH:
 - PRODUCT IDENTIFICATION
 - MANUFACTURER'S LITERATURE
 - SAMPLES AS APPLICABLE
 - NAME AND ADDRESS OF SIMILAR PROJECTS ON WHICH PRODUCT HAS BEEN USED AN DATE OF INSTALLATION.
- REASON FOR SUBSTITUTION.
- ITEMIZE A COMPARISON OF THE PROPOSED SUBSTITUTION WITH PRODUCT SPECIFIED AND LIST SIGNIFICANT VARIATIONS.
- SUBMIT DATA RELATING TO CHANGES IN CONSTRUCTION SCHEDULE.
- INCLUDE ACCURATE COST DATA COMPARING PROPOSED SUBSTITUTION WITH PRODUCT AND THE AMOUNT OF ANY NET CHANGE IN THE CONTRACT PRICE.
- SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN:
 - THEY ARE INDICATED OR IMPLIED ON SUBMITTALS WITHOUT A FORMAL REQUEST.
 - ACCEPTANCE WILL REQUIRE SUBSTANTIAL REVISION OF DRAWINGS AND SPECIFICATIONS.
 - DO NOT ORDER OR PROVIDE SUBSTITUTE PRODUCTS WITHOUT APPROVAL.
 - BURDEN OF PROOF OF MERIT OF PROPOSED SUBSTITUTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 2-5: SITEWORK

(SEE CIVIL ENGINEERING DRWINGS, TYP.)

THIRD-PARTY TESTING REQUIRED (TO BE PROVIDED BY GENERAL CONTRACTOR):

- CONCRETE CYLINDER MATERIAL TESTING (AS REQUIRED BY STRUCTURAL ENGINEER)
- BUILDING SUBGRADE COMPACTION TESTING
- MONITORING OF UNDERCUTS DURING THE FIRST EXCAVATION FOR THE BUILDING FOOTINGS
- BUILDING SUBGRADE EVALUATION
- SAMPLING AND TESTING OF BUILDING FILL
- REPORTS SHALL BE PROVIDED TO THE DESIGN TEAM PRIOR TO POURING OF SLAB.

DIVISION 3: CONCRETE

(SEE STRUCTURAL ENGINEERING SPECIFICATIONS FOR MORE INFORMATION)

GYPHUM CEMENT UNDERLAYMENT (035400):

PRODUCT DESCRIPTION:

GYPHUM CEMENT UNDERLAYMENT FOR INTERIOR WOOD SUBFLOORS. MATERIAL SHALL BE FAST-SETTING, SELF LEVELING, CRACK-RESISTANT SURFACE AND PROVIDES A UL FIRE RESISTANCE RATED UNDERLAYMENT. MAXXON® GYP-CRETE® BASIC OR ARCHITECT APPROVED EQUIVALENT

PRODUCT INFORMATION:

COMPRESSIVE STRENGTH (MODIFIED ASTM C472): 1,000 PSI MIN. (UP TO 2,200 PSI, 15.2 MPA)
INSTALLATION DEPTH: 3/4" THICK REQUIRED FOR THIS INSTALLATION
DRY DENSITY: 110-120 LBS/FT3 (1,762-1,922 KG/M3)
FIRE PERFORMANCE (ASTM E84): FLAME SPREAD - 0
FUEL CONTRIBUTION - 0
SMOKE DEVELOPMENT - 0

CODE LISTINGS :

UL FIRE RESISTANCE: ICC ESR 2540, UL ER 8477-01, HUD12865
UL DESIGN L528 OR ARCHITECT APPROVED EQUIVALENT

INSTALLATION:

BUILDING INTERIOR AND FLOOR SHOULD BE MAINTAINED ABOVE 50 °F (10 °C) FOR AT LEAST 24 HOURS PRIOR TO INSTALLATION AND UNTIL GYPHUM CEMENT UNDERLAYMENT HAS SET. THERE SHOULD BE NO AIR MOVEMENT UNTIL GYPHUM CEMENT UNDERLAYMENT HAS SET, THEN PROVIDE ADEQUATE AIR MOVEMENT BY OPENING WINDOWS TO HASTEN UNDERLAYMENT DRYING. MINIMIZE DIRECT SUNLIGHT DURING THE POUR AND THROUGH THE NEXT 72 HOURS. PLUMBING OR ELECTRICAL PENETRATIONS SHOULD BE PACKED WITH INSULATION AND SEALED.

WOOD SUBFLOOR PREPARATION:

WOOD SUBFLOORS MUST BE STRUCTURALLY SOUND, CLEAN, AND FREE OF DUST AND CONTAMINANTS. WOOD SUBFLOORS MUST BE PRIMED WITH A FLOOR PRIMER (BY THE UNDERLAYMENT MFG.) PRIOR TO GYPHUM CEMENT UNDERLAYMENT APPLICATION. CONTINUOUS VENTILATION AND ADEQUATE HEAT SHOULD BE PROVIDED TO RAPIDLY REMOVE MOISTURE FROM THE AREA UNTIL THE GYPHUM CEMENT UNDERLAYMENT IS DRY. THE GENERAL CONTRACTOR/ PROJECT SUPERINTENDENT MUST SUPPLY MECHANICAL VENTILATION AND HEAT IF NECESSARY. UNDER THE ABOVE CONDITIONS, 3/4" (19 MM) THICKNESS DRYING TIME IS USUALLY 5 TO 7 DAYS, G.C. TO SEE MANUFACTURER FOR COMPLETE INSTALLATION GUIDELINES.

LIMITATIONS:

- FOR INTERIOR USE ONLY. IF GYPHUM CEMENT UNDERLAYMENT WILL BE INSTALLED PRIOR TO DOORS AND WINDOWS, CONTACT VENDOR.
- NEVER INSTALL A MOISTURE VAPOR BARRIER PRODUCT OVER GYPHUM CEMENT UNDERLAYMENTS. DO NOT USE WHERE THOSE PRODUCTS WILL COME IN PROLONGED CONTACT WITH, OR REPETITIVE EXPOSURE TO, WATER OR WATER VAPOR.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLETE MOISTURE TESTING BEFORE UNDERLAYMENT IS INSTALLED. USE THE METHODS SPECIFIED BY THE FLOORING MANUFACTURER, TYPICALLY ASTM F710. IF THE MVER EXCEEDS 5 LBS (2.3 KG)/1,000 FT2 (92.9 M2)/24 HOURS OR AN RH GREATER THAN 80%, TREAT THE GYPHUM CEMENT SUBFLOOR WITH A GYPHUM CEMENT MFG APPROVED MOISTURE MITIGATION PRIMER OR TWO-PART EPOXY. IF THE FLOORING MANUFACTURER SPECIFIES MORE STRINGENT MOISTURE LIMITATIONS OR PRACTICES, THEY MUST BE FOLLOWED.
- DO NOT CLEAN WOOD OR CONCRETE SUBFLOORS WITH OIL-BASED OR SILICONE-BASED SWEEPING COMPOUNDS. THESE COMPOUNDS LEAVE A FILM ON THE SUBFLOOR SURFACE THAT WILL INTERFERE WITH BOND DEVELOPMENT. INSTEAD, USE A VACUUM WITH A HEPA FILTER TO CLEAN THE SUBFLOOR IN PREPARATION FOR GYPHUM CEMENT UNDERLAYMENT APPLICATION.
- FOR APPLICATIONS WHERE ORGANIC ADHESIVES, ASPHALT, COAL-TAR BASED ADHESIVES AND OTHER OIL-BASED CONTAMINANTS ARE FOUND, CONTACT MAXXON FOR PROPER REMEDIATION METHODS.
- GYPHUM CEMENT UNDERLAYMENT MAY BE SCHEDULED BEFORE OR AFTER INSTALLATION OF DRYWALL. FOR POURING BEFORE DRYWALL, CONTACT SELECTED MFG. FOR MORE INSTALLATION INSTRUCTIONS.
- GYPHUM CEMENT UNDERLAYMENTS ARE NON-STRUCTURAL AND THEREFORE CANNOT BE EXPECTED TO REINFORCE STRUCTURALLY DEFICIENT SUBFLOORS. THE STRUCTURAL FLOOR SHOULD BE ADEQUATE TO WITHSTAND DESIGN LOADS WITH DEFLECTION LIMITATIONS OF L/360. SOME FLOOR COVERINGS MAY REQUIRE MORE RESTRICTIVE DEFLECTION LIMITS. G.C. IS SOLELY RESPONSIBLE FOR COMMUNICATION OF DEFLECTION LIMITATIONS WITH THE TRUSS MANUFACTURER OR OTHER RELATED SUBCONTRACTORS.
- RESPECT ACTIVE CONTROL JOINTS. ALWAYS ENSURE SUCH JOINTS ARE HONORED COMPLETELY THROUGH GYPHUM CEMENT UNDERLAYMENTS. IN CASES WHERE CONTROL OR EXPANSION JOINTS ARE NOT PRESENT IN THE SUBFLOOR, OR CRACKING HAS OCCURRED DUE TO SLAB MOVEMENT, CONSULT THE STRUCTURAL ENGINEER.
- AVOID WALKING ON INSTALLED SURFACE UNTIL SET, TYPICALLY WITHIN 2-4 HOURS.
- TRADE TRAFFIC MAY RESUME 24 HOURS AFTER INSTALLATION. AFTER TRADES RESUME, THE GYPHUM CEMENT UNDERLAYMENT MAY BE EXPOSED TO ROLLING DYNAMIC LOADS. TO LIMIT DAMAGE WHERE GYPHUM CEMENT UNDERLAYMENT WILL BE SUBJECTED TO HEAVY WHEELED OR CONCENTRATED LOADS, PLACE TEMPORARY WOOD PLANKING OVER THE GYPHUM CEMENT UNDERLAYMENT.
- PRIOR TO FLOOR-COVERING INSTALLATION, A MOISTURE TEST OF GYPHUM CEMENT UNDERLAYMENT SHALL BE REQUIRED. WHEN TESTING THE UNDERLAYMENT FOR DRYNESS, USE ASTM F2659. THE MOISTURE CONTENT SHOULD NOT EXCEED 5%. IF THE GYPHUM CEMENT UNDERLAYMENT POUR IS GREATER THAN 2", TEST USING ASTM F2170. THAT RH SHOULD NOT EXCEED 80%. DO NOT INSTALL FLOOR GOODS UNTIL THOSE LIMITATIONS ARE MET. IF THE FLOORING MANUFACTURER SPECIFIES MORE STRINGENT MOISTURE LIMITATIONS, THEY MUST BE FOLLOWED.

STORAGE AND DISPOSAL:

STORE IN ORIGINAL SEALED PACKAGING IN A COOL, DRY ENVIRONMENT AND PROTECT FROM HUMIDITY AND WATER. RECOMMENDED STORAGE TEMPERATURE RANGE OF 50-100 °F (10-38 °C). DISPOSE OF CONTENTS AND CONTAINER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

WARRANTY AND TECH SERVICES:

THE GENERAL CONTRACTOR SHALL WARRANTY THE GYPHUM CEMENT UNDERLAYMENT FOR A PERIOD OF NOT LESS THAN ONE YEAR (FROM ISSUANCE OF THE CERTIFICATE OF OCCUPANCY) AND COVER ALL LABOR OR MATERIALS DURING THAT TIME.

DIVISION 4: MASONRY

NOT APPLICABLE

DIVISION 5: STRUCTURAL METALS

SEE STRUCTURAL ENGINEERING SPECIFICATIONS FOR MORE INFORMATION

DIVISION 6: WOOD & PLASTICS

ROUGH CARPENTRY (06100):

WORK INCLUDED:

- WOOD BLOCKING IN WALLS AND ABOVE CEILINGS.
- PLYWOOD PANEL BOARDS.
- SUB FLOORING
- EXTERIOR SHEATHING
- ROOF SHEATHING- BOTH PLYWOOD AS WELL AS CORRUGATED METAL ROOF DECKING
- FIRE-RETARDANT TREATMENT
- FOR STRUCTURAL SHEATHING SEE STRUCTURAL DRAWINGS.

EXECUTION:

- CORRELATE LOCATION OF FURRING, NAILERS, BLOCKING, GROUNDS AND SIMILAR SUPPORTS SO THAT ATTACHED WORK WILL COMPLY WITH DESIGN REQUIREMENTS AND BE PROPERLY LOCATED.
- CONSTRUCT MEMBERS OF CONTINUOUS PIECES OF LONGEST POSSIBLE LENGTHS.
- FIT CARPENTRY WORK TO OTHER WORK. SCRIBE AND COPE AS REQUIRED FOR ACCURATE FIT.
- SHIM WITH METAL OR SLATE FOR BEARING ON CONCRETE AND MASONRY SUBSTRATES.
- SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS REQ'D. BY RECOGNIZED STANDARDS.
 - PROVIDE WASHERS UNDER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.
 - NAIL PLYWOOD TO COMPLY WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
 - WOOD GROUNDS, NAILERS, BLOCKING AND FURRING:
 - PROVIDE FOR SCREEDING AND ANCHORAGE OF OTHER WORK. FORM TO SHAPES SHOWN AND AS REQUIRED.
 - COUNTERSINK BOLTS AND NUTS FLUSH WITH SURFACES WHERE NECESSARY FOR FLUSH INSTALLATION.
 - PROVIDE GROUNDS OF DRESSED, KEY-BEVELED LUMBER NOT LESS THAN 1 1/2" WIDE AND OF THICKNESS REQUIRED TO BRING FACE OF GROUND TO EXACT THICKNESS OF FINISH MATERIAL INVOLVED. REMOVE TEMPORARY GROUNDS WHEN NO LONGER REQUIRED. WHERE INDICATED AS PERMANENT GROUND, PROVIDE TREATED LUMBER.
 - WALL AND ROOF SHEATHING: PROVIDE EXTERIOR GRADE PER STRUCTURAL ENGINEER SPECIFICATIONS EXTERIOR WALLS AND ROOF. PROVIDE STRUCTURAL GRADE WHERE SHOWN ON THE STRUCTURAL DRAWINGS. SHEATHING MUST BE COVERED WITH VAPOR BARRIER ON ROOFS AND WALLS. G.C. TO TAPE SEAMS AS REQ'D. AND SUBMIT MANUF. WARRANTIED PRODUCT FOR REVIEW BY THE ARCHITECT IN A SUBMITTED SHOP DRAWING. COVER SHEATHING AS SOON AS POSSIBLE AFTER INSTALLATION. DO NOT COVER WET OR DAMP SHEATHING. SHEATHING MUST BE DRY BEFORE INSTALLING MOISTURE PROTECTION. INSTALL SHEATHING IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES.

CABINETWORK AND ARCHITECTURAL WOODWORK (06410):

- PROVIDE SHOP FABRICATED CABINETWORK AND ARCHITECTURAL WOODWORK ITEMS COMPLETE WITH HARDWARE AND ACCESSORIES, AS INDICATED ON ARCHITECTURAL DRAWINGS.
- ALL CABINETWORK AND ARCHITECTURAL WOODWORK INDICATED ON ARCHITECTURAL DRAWINGS SHALL BE FABRICATED IN ACCORDANCE WITH THE STANDARDS OF THE "ARCHITECTURAL WOODWORKING INSTITUTE" (AWI), INCLUDING WOOD SELECTION, JOINERY, SIZING FASTENING AND SHOP FINISHING AS FOLLOWS:

- "CUSTOM GRADE" FOR PLASTIC LAMINATE OR OPAQUE FINISHED MILLWORK FINISHES AS INDICED ON THE DRAWINGS.
 - "HIGH PRESSURE LAMINATE AS AN ARCHITECTURAL WOODWORK MATERIAL" REFERENCED FOR PLASTIC LAMINATE MILLWORK.
 - "PREMIUM GRADE" FOR EXPOSED WOOD VENEER MILLWORK
- SUBMITTALS:
 - SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1, SECTION 01340
 - SUBMIT SHOP DRAWINGS FOR ALL ARCHITECTURAL WOODWORK INCLUDING DIMENSIONED PLANS, ELEVATIONS, CROSS-SECTIONS, AND LARGE-SCALE DETAILS OF CONSTRUCTION TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE MATERIALS AND WOOD SPECIES, COMPONENT PROFILES, FASTENING, JOINTING, FINISHES, HARDWARE AND ACCESSORIES; AND ADJACENT WORK OF OTHER TRADES.
 - SUBMIT THREE (3) SAMPLES OF ALL ARCHITECTURAL WOODWORK FINISHES: PAINTED, LACQUER, AND PLASTIC LAMINATE, TO ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
 - PROTECT ALL ARCHITECTURAL WOODWORK ITEMS DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION. THE WOODWORK CONTRACTOR AND GENERAL CONTRACTOR SHALL BE JOINTLY RESPONSIBLE TO MAKE CERTAIN THAT WOOD WORKING IS NOT DELIVERED UNTIL PAINTING, WET WORK AND SIMILAR OPERATIONS WHICH COULD DAMAGE FINISH WORK HAS BEEN COMPLETED.
 - CONTRACTOR SHALL HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH PROJECT DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING SUCH MATTERS AS UNLOADING FACILITIES, LOCATION AND SIZE OF ELEVATORS, EQUIPMENT OR DOCK FACILITIES AND ANY OTHER CONDITIONS NEEDED PRELIMINARY TO AND DURING THE WORK.
 - WOODWORK CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE PORTION OF WORK IN QUESTION UNTIL THE DISCREPANCIES ARE CLARIFIED.
 - MATERIALS:
 - PLASTIC LAMINATE COLOR, MANUFACTURER, AND FINISH AS DESIGNATED ON FINISH PLANS, SHALL BE OF THE FOLLOWING TYPES FOR SPECIFIC APPLICATION, CONFORMING TO NEMA LD-3 AND ARCHITECT APPROVED SAMPLES. ADHESIVE: CONTACT TYPE, FS MM-A 130, AS RECOMMENDED BY MANUFACTURER TO SUIT APPLICATION.
 - HORIZONTAL SURFACES: GENERAL PURPOSE TYPE, NOMINAL 0.050 INCH.
 - VERTICAL SURFACES: VERTICAL SURFACE TYPE, NOMINAL 0.032 INCH.
 - UNEXPOSED SURFACES: BALANCED WITH 0.020 INCH BACKING SHEET.
 - BASES: SPECIFIED PURPOSE TYPE, NOMINAL 0.125 INCH.
 - POSTFORMED COUNTERTOPS: POSTFORMING TYPE, NOMINAL 0.040 INCH.
 - SEMI-EXPOSED SURFACES: CABINET LINER, LOW PRESSURE POLYESTER OVERLAY, NOMINAL 0.020 INCH, UNLESS NOTED TO RECEIVE PLASTIC LAMINATE ON DRAWINGS.
 - EXPOSED WOOD VENEER SHALL BE STAINED TO MATCH EXISTING, OPEN PORE W/STAIN RUBBED LACQUER FINISH. PROVIDE THE FOLLOWING MATCH AND ASSEMBLY FOR CONTINUOUS SEQUENTIAL USE OF FLITCHES OR EACH SEPARATE EXPANSE OF MATCHED WORK AS INDICATED (I.E. PANELS, DOORS, AND CASEWORK).
 - HORIZONTAL MATCH: BOOK MATCH
 - VERTICAL MATCH: END MATCH
 - ASSEMBLY: CENTER MATCH EACH ASSEMBLY (USE EVEN NUMBER OF EQUAL WIDTH PIECES TO MAKE UP PANEL WIDTH)
 - CABINET HARDWARE AND RELATED ACCESSORIES SHALL BE INDICATED ON MILLWORK DETAILS FOR APPROVAL.
 - JUST PRIOR TO OWNER ACCEPTANCE, REMOVE PROTECTIVE COVERING, TOUCH UP AS REQUIRED, WIPE CLEAN, ADJUST AND LUBRICATE HARDWARE, AND CHECK FOR PROPER OPERATION OF ALL ITEMS. COORDINATE THIS WITH THE GENERAL CONTRACTOR.
 - WOOD SUBSTRATE SHALL BE 3/4" PLYWOOD WITH LAMINATE/VENEER APPLIED FINISH. TRIM MOULDING SHALL BE APPLIED OVER JOINTS OF LAMINATE/VENEER SO THAT MINIMAL JOINTS ARE VISIBLE.
 - PROVIDE SOLID WOOD TRIM OF STAIN/PAINT GRADE TO MATCH SAMPLE FOR BASE TRIM. PROVIDE SHAPES AND THICKNESS SHOWN ON PLANS. ALL WORK IS TO BE TAPERED AND MITERED IN A PROFESSIONAL MANNER.

- HORIZONTAL SURFACES: GENERAL PURPOSE TYPE, NOMINAL 0.050 INCH.
- VERTICAL SURFACES: VERTICAL SURFACE TYPE, NOMINAL 0.032 INCH.
- UNEXPOSED SURFACES: BALANCED WITH 0.020 INCH BACKING SHEET.
- BASES: SPECIFIED PURPOSE TYPE, NOMINAL 0.125 INCH.
- POSTFORMED COUNTERTOPS: POSTFORMING TYPE, NOMINAL 0.040 INCH.
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- EXPOSED WOOD VENEER SHALL BE STAINED TO MATCH EXISTING, OPEN PORE W/STAIN RUBBED LACQUER FINISH. PROVIDE THE FOLLOWING MATCH AND ASSEMBLY FOR CONTINUOUS SEQUENTIAL USE OF FLITCHES OR EACH SEPARATE EXPANSE OF MATCHED WORK AS INDICATED (I.E. PANELS, DOORS, AND CASEWORK).
 - HORIZONTAL MATCH: BOOK MATCH
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- CABINET HARDWARE AND RELATED ACCESSORIES SHALL BE INDICATED ON MILLWORK DETAILS FOR APPROVAL.
- JUST PRIOR TO OWNER ACCEPTANCE, REMOVE PROTECTIVE COVERING, TOUCH UP AS REQUIRED, WIPE CLEAN, ADJUST AND LUBRICATE HARDWARE, AND CHECK FOR PROPER OPERATION OF ALL ITEMS. COORDINATE THIS WITH THE GENERAL CONTRACTOR.
- WOOD SUBSTRATE SHALL BE 3/4" PLYWOOD WITH LAMINATE/VENEER APPLIED FINISH. TRIM MOULDING SHALL BE APPLIED OVER JOINTS OF LAMINATE/VENEER SO THAT MINIMAL JOINTS ARE VISIBLE.
- PROVIDE SOLID WOOD TRIM OF STAIN/PAINT GRADE TO MATCH SAMPLE FOR BASE TRIM. PROVIDE SHAPES AND THICKNESS SHOWN ON PLANS. ALL WORK IS TO BE TAPERED AND MITERED IN A PROFESSIONAL MANNER.

- HORIZONTAL MATCH: BOOK MATCH
- VERTICAL MATCH: END MATCH
- ASSEMBLY: CENTER MATCH EACH ASSEMBLY (USE EVEN NUMBER OF EQUAL WIDTH PIECES TO MAKE UP PANEL WIDTH)
- CABINET HARDWARE AND RELATED ACCESSORIES SHALL BE INDICATED ON MILLWORK DETAILS FOR APPROVAL.
- JUST PRIOR TO OWNER ACCEPTANCE, REMOVE PROTECTIVE COVERING, TOUCH UP AS REQUIRED, WIPE CLEAN, ADJUST AND LUBRICATE HARDWARE, AND CHECK FOR PROPER OPERATION OF ALL ITEMS. COORDINATE THIS WITH THE GENERAL CONTRACTOR.
- WOOD SUBSTRATE SHALL BE 3/4" PLYWOOD WITH LAMINATE/VENEER APPLIED FINISH. TRIM MOULDING SHALL BE APPLIED OVER JOINTS OF LAMINATE/VENEER SO THAT MINIMAL JOINTS ARE VISIBLE.
- PROVIDE SOLID WOOD TRIM OF STAIN/PAINT GRADE TO MATCH SAMPLE FOR BASE TRIM. PROVIDE SHAPES AND THICKNESS SHOWN ON PLANS. ALL WORK IS TO BE TAPERED AND MITERED IN A PROFESSIONAL MANNER.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

WEATHER RESISTIVE (VAPOR) BARRIERS (07200):

- PROVIDE 30# FELT PAPER VAPOR OR MANUFACTURER APPROVED WEATHER RESISTIVE BARRIER UNDER ROOF SYSTEM.
- PROVIDE WEATHER RESISTIVE BARRIER AT EXTERIOR WOOD FRAME CONSTRUCTION WALLS TO MEET 2018 NCBC.

INSULATION (07210):

BLANKET INSULATION (BATTS): CONFORM TO FEDERAL SPECIFICATIONS HH-1-521, TYPE III.

- 5/8" THICK WITH R-19 KRAFT-FACED GLASS FIBER INSULATION AT ALL EXTERIOR WALLS.
- 9" THICK WITH R-19 UNFACED GLASS FIBER INSULATION AT CEILINGS AND ATTIC SPACES
- 3 1/2" THICK ACOUSTIC INSULATION AT INTERIOR WALLS MEETING ASTM C 665 WITH A NRC 1.05.
- +/- 10" THICK WITH R-38c KRAFT-FACED GLASS FIBER INSULATION AT ALL ROOF RAFTERS.
- GLASS FIBER INSULATION IS TO BE AS MANUFACTURED BY OWENS CORNING OR APPROVED EQUIVALENT.

ASPHALT SHINGLES (07310):

- PROVIDE LIFETIME WARRANTY GRADE (50 YEAR) ASPHALT ROOFING SHINGLES AS SHOWN ON THE DRAWINGS.
- ROOF SHINGLES ARE TO BE LAMINATED AND FIBERGLASS REINFORCED WITH AN OVERLAP BOND THAT MECHANICALLY FUSES SHINGLE LAYERS FOR IMPROVED DURABILITY.
- SHINGLES SHALL COME WITH A WIND WARRANTY AND SHALL BE MIAMI-DADE COMPLIANT.
- PROVIDE FASTENERS AS REQUIRED BY THE ROOFING MANUFACTURER FOR EACH CONDITION.
- ROOFING SHALL BE INSTALLED AS PER THE RECOMMENDATIONS OF THE MANUFACTURER AND AS REQUIRED BY LOCAL BUILDING CODES.
- CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN INSTALLING ASPHALT SHINGLE ROOFING AND SIDING.

BEACON

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STRUCTURAL ENGINEER:

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PROJECT NAME:

TOWN OF NAGS HEAD

Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 /30 / 24

DRAWING NAME:

SPECIFICATIONS

ISSUED FOR BID

DRAWN BY: CN

DATE: 10 /30 / 24

SCALE: NOT TO SCALE

STAMP:

INCOMPLETE

FOR INTERIM REVIEW
ONLY AND NOT
INTENDED FOR PERMIT
OR CONSTRUCTION
PURPOSES.

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SHEET:

T1.2

EXTERIOR BUILDING SIDING AND TRIM (07460):

1. REINFORCED ENGINEERED WOOD SIDING BY LP SMARTSIDE OR ARCHITECT APPROVED EQUIVALENT. STYLE AND LOCATION AS INDICATED ON THE BUILDING ELEVATIONS FOR DESIGN INTENT- MATCH EXISTING STYLE AND EXPOSURE.
2. REFER TO SELECTED MFG. FOR INSTALLATION INSTRUCTIONS AND ADDITIONAL SPECIFICATION INFO.
3. ENGINEERED WOOD SIDING TO HAVE SMOOTH TEXTURE AND BE $\frac{1}{8}$ " THICK MINIMUM.
4. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
5. SIDING AND TRIM IS TO BE WARRANTIED FOR 30 YEARS (MIN.) AND ACCEPTABLE FOR USE IN EXTREME COASTAL ENVIRONMENTS.
6. FASTENERS TO BE APPROVED BY THE SELECTED MANUFACTURER TO CONFORM TO PRODUCT SPECIFICATIONS AND TO PROVIDE CORROSION RESISTANCE.
7. ALL ENGINEERED WOOD BOARD PRODUCTS TO RECEIVE A FACTORY PRIMER WITH TOP COAT APPLIED IN THE FIELD TO THE SPECS. OF THE SELECTED PRODUCT MANUFACTURER TO MAINTAIN WARRANTY.
8. COLOR TO BE DETERMINED BY THE ARCHITECT AND CLIENT IN THE FIELD.
9. PROVIDE VENTED ENGINEERED WOOD SIDING SHEET MATERIALS FOR EXTERIOR SOFFITS AND SOFFIT FACIAS. (USE 12' LONG SHEETS)
10. BUILDING TRIM TO BE ENGINEERED WOOD OF SIZES AND LOCATIONS TO MATCH ELEVATIONS. REFER TO SELECTED MFG. FOR INSTALLATION INSTRUCTIONS AND ADDITIONAL SPECIFICATION INFO.
11. TRIM TO BE $\frac{1}{2}$ " THICK ENGINEERED WOOD (OR EQUIV. PRODUCT) WITH A SMOOTH FINISH. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION. PRODUCT SHOULD BE PAINTABLE PER SELECTED MFG SPECIFICATIONS.
12. EAVE AND PORCH SOFFIT MATERIAL SHALL BE VENTED REINFORCED ENGINEERED WOOD SIDING OR ARCHITECT APPROVED EQUIVALENT. CAULK ALL SEAMS PER MFG REQ'S.
13. THE EXTERIOR ELEVATIONS INDICATE LOCATION OF EXTERIOR BOARD & BATTEN, WHICH SHALL HAVE BATTEN AT 24" O.C. G.C. TO REVIEW AND ADVISE ARCHITECT OF ANY DEVIATIONS PRIOR TO INSTALLATION.
14. COVER ALL SEAMS (VERTICAL OR HORIZONTAL) WITH BATTEN STRIPS.

GUTTERS AND DOWNSPOUTS (077123):

1. K-STYLE GUTTER COIL AND GUTTER ACCESSORIES (INCLUDING GUTTER DOWNSPOUTS AND ELBOWS) SHALL BE PRODUCED AND FACTORY PAINTED TO ENSURE COLOR CONSISTENCY AND PRODUCT QUALITY.
2. G.C. TO FOLLOW MFG. INSTALLATION INSTRUCTIONS AND OBTAIN ALL GUTTER ACCESSORIES AND PARTS NEEDED FROM OUR ROLL-FORMING MACHINES AND GUTTER COIL TO DOWNSPOUTS, HANGERS, AND FASTENERS FROM MFG. OR ARCHITECT APPROVED EQUIVALENT.
3. G.C. TO PROVIDE SUBMITTAL OF GUTTER SPEC SHEETS AND COLOR CHART SAMPLE.
4. G.C. TO PROVIDE SPLASH BLOCKS AT DOWNSPOUTS AS REQD. PER ENGINEERING DRAWINGS.

SEALANTS AND CAULKING (07915):

GENERAL: ALL SEALANTS AND CAULKING SHALL BE NON-STAINING TO ADJACENT EXPOSED MATERIALS.

1. POLYURETHANE OR LOW MODULUS SILICONE SEALANTS: ONE PART SEALANT SHALL BE USED AT ALL EXTERIOR JOINTS, AT DOORS, WINDOWS AND WHERE DISSIMILAR MATERIALS ABUT. USE LEXEL CAULKING AS RECOMMENDED AND PRICED BY GENERAL CONTRACTOR.
2. ACRYLIC LATEX CAULKING: ONE COMPONENT ACRYLIC WATER BASED COMPOUND TRIMFLEX 834 BY PECORA OR APPROVED EQUAL. USE LATEX CAULKING FOR ALL INTERIOR JOINTS. DO NOT USE IF TEMPERATURE IS BELOW 45 DEGREES F. (USE BUTYL RUBBER BASED PERCORA AC-20 BELOW 45 DEGREES F.)
3. BACKUP MATERIALS, FILLERS AND JOINT PACKING: AS RECOMMENDED BY SEALANT MANUFACTURER. IN GENERAL, USE CLOSED CELL, BEAD OR ROPE SHAPED EXPANDED POLYURETHANE.

DIVISION 8: DOORS, WINDOW & GLASS

EXTERIOR DOORS AND FRAMES (081000):

GENERAL:

1. DOORS STYLE TO MATCH EXTERIOR ELEVATIONS AND DOOR SCHEDULE.
2. DOORS TO HAVE SMOOTH FINISH TO MATCH SIDING, U.O.N.
3. FACTORY GLAZED INSERTS (AS REQUIRED PER ARCHITECTURAL PLAN) SHOULD BE LOW-E FLUSH PANELS W/GLASS AS DESCRIBED ON THE DOOR LEGEND. GLASS TO BE $\frac{1}{2}$ " MIN. TEMPERED GLASS.
4. WEATHERSTRIPPING TO BE INSTALLED AS REQUIRED AND TO MEET ADA REQ'S.
5. HINGES AND STRIKES TO BE CORROSION RESISTANT MATERIAL (COASTAL HARDWARE) WITH SCREWS TO MATCH.
6. FRAME CAN BE FIELD CONSTRUCTED OR BE PROVIDED BY THE DOOR MANUFACTURER WITH $\frac{1}{2}$ " KILN-DRIED PINE PROFILE AND STOP TO MATCH WALL THICKNESS.
7. G.C. TO PROVIDE PRE-CUT AND PREDRILLED $\frac{1}{2}$ " TH. STRUCTURAL PLYWOOD PANELS AND PROPER STAINLESS STEEL SCREWS TO MEET BASELINE WINDBOURNE DEBRIS REQUIREMENTS. COORDINATE WITH LOCAL BUILDING INSPECTOR FOR ALL REQ'S.

INTERIOR WOOD DOORS & FRAMES (081400):

1. PROVIDE SOLID-CORE WOOD DOORS AS INDICATED ON ARCHITECTURAL DRAWINGS.
2. TWO-PANEL TYPE 1 $\frac{1}{2}$ " THICK (MINIMUM, UNLESS OTHERWISE NOTED) SOLID BLOCK OR STILE AND RAIL CORE. TYPE AS (5-PLY) CONSTRUCTION DOORS SHALL BE PREMIUM GRADE PER AWI STANDARDS. FACE VENEERS AND SHALL FINISH BE INDICATED ON DOOR SCHEDULE.
 - A. PROVIDE SOLID WOOD BLOCKING FOR ALL DOOR HARDWARE SUCH THAT NO THROUGH BOLT WILL BE REQUIRED TO PERMANENTLY MOUNT HARDWARE ON DOOR. IF BLOCKING IS NOT PRACTICAL, PROVIDE STAVE-CORE WOOD DOORS.
 - B. EXECUTION: DOORS SHALL HAVE ALL HANDLING MARKS OR EFFECTS OF EXPOSURE TO MOISTURE. FINAL SANDING OVER ALL EXPOSED SURFACES USING 150 GRIT OR FINER SANDPAPER AND SHALL THEN BE BRUSHED CLEAN.
 - C. PRIME OR SEAL ALL WOOD DOORS ON ALL SIDES AND EDGES. WHERE ITEMS ARE FURNISHED PRE-PRIMED, TOUCH UP ALL ABRASIONS.
3. INSTALLATION:
 - A. HANGING DOORS: ALL DOORS SHALL BE EXPERTLY HUNG, PLUMB AND LEVEL AND SHALL FIT SNUG AGAINST ALL STOPS. FIT ACCURATELY AND HANG FREE FROM HINGE.
 - B. CLEARANCE FOR NON FIRE RATED DOORS PROVIDE CLEARANCES OF $\frac{1}{8}$ " AT JAMS AND HEADS, $\frac{1}{4}$ " AT MEETING STILES FOR PAIRS OF DOORS, AND $\frac{1}{2}$ " FROM BOTTOM OF DOOR TO TOP OF DECORATIVE FLOOR FINISH OR COVERING, UNLESS OTHERWISE NOTED. WHEN THRESHOLD IS SHOWN OR SCHEDULED. PROVIDE $\frac{1}{8}$ " CLEARANCE FROM BOTTOM OF DOOR TO TOP OF THRESHOLD.
 - C. HARDWARE SHALL BE PROVIDED BY THIRD PARTY TOWN CONSULTANT, SEE ATTACHED BID DOCUMENT PROVIDED BY HARDWARE SPECIALIST AS A REFERENCE.
 - D. PREHUNG DOORS AND FRAMES ARE PERMITTED.

EXTERIOR WINDOWS (085000):

1. WINDOWS SHALL BE VINYL CLAD OR COMPOSITE FIBREX MATERIAL AS SHOWN AND SCHEDULED. SPEC. BASED ON ANDERSEN 400 SERIES OR ARCHITECT APPROVED EQUIVALENT.
2. ALL OPERABLE WINDOWS MUST HAVE INSECT SCREENS
3. FOR SIZING AND GRILLE PATTERNS SEE PLANS AND ELEVATIONS FOR FURTHER INFORMATION.
4. GLAZING TO BE LOW-E TO MATCH LOCAL DESIGN PRESSURE (50 DP MIN.) AND ASTM REQUIREMENTS FOR 140 MPH WIND PRESSURE AS WELL AS NC RESIDENTIAL ENERGY CODE REQUIREMENTS.
5. WEATHERSTRIPPING TO BE PROVIDED TO MEET REQUIREMENTS FOR EXTREME COASTAL ENVIRONMENTS.
6. COLOR IS TO BE WHITE TO MATCH THE EXISTING. SEE WINDOW SCHEDULE FOR MORE INFORMATION.
7. STRICTLY COMPLY WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. FOLLOW FLASHING REQUIREMENTS CLOSELY.
8. ALL HARDWARE TO BE WARRANTIED FOR COASTAL LOCATIONS.

FINISH HARDWARE (08700):

1. PROVIDE FINISH HARDWARE AS INDICATED ON DOOR/HARDWARE SCHEDULE ON ARCHITECTURAL DRAWINGS.
2. SUBMITTALS:
 - A. FOLLOW IN ACCORDANCE WITH DIVISION 1 SECTION 01340.
 - B. PRODUCT DATA; SUBMIT MANUFACTURER CATALOG CUTS FOR EACH HARDWARE ITEM.
3. HARDWARE ITEMS:
 - A. SEE DOOR SCHEDULE FOR HARDWARE GROUP FUNCTIONS, LOCATIONS AND DOOR TYPES.
 - B. BUTTS: ALL EXTERIOR DOORS TO HAVE NONFERROUS BUTTS WITH NON-REMOVABLE PINS. LABELED DOORS SHALL HAVE STEEL BUTTS. WHERE LABELED DOORS ARE EXTERIOR OUT SWINGING, PROVIDE STAINLESS STEEL BUTTS UNLESS OTHERWISE SPECIFIED. SIZE OF BUTTS WILL BE DETERMINED BY THE FOLLOWING TABLE:
 1. SIZE AND TYPE 3 1
 - A. DOORS 1 " THICK AND UP TO 41" WIDE: 4 " HEAVYWEIGHT BALL BEARING 4 2 3 1
 - B. DOORS 1 " THICK AND 41" TO 48" WIDE: 4 " EXTRA HEAVYWEIGHT BALL BEARING OR 4 2 OILITE BEARING.
 - C. DOORS 2" THICK AND/OR OVER 48" WIDE: 5" EXTRA HEAVYWEIGHT BALL BEARING OR OILITE BEARING.
 2. PROVIDE WIDTHS SUFFICIENT TO CLEAR TRIM PROJECTION WHEN DOOR SWINGS 180 DEGREES.
 3. PROVIDE 2 HINGES TO 60" HIGH, 3 HINGES TO 90" HIGH, 4 HINGES TO 120" HIGH FOR EACH DOOR LEAF, UNLESS OTHERWISE SPECIFIED OR INDICATED
 4. FINISH: MATCH LOCKSET OR LATCHSET, UNLESS OTHERWISE SPECIFIED OR INDICATED.
 - C. LOCKSETS AND LATCHSETS; PROVIDE HEAVY DUTY CYLINDER (MORTISE) CASES OF METAL MATCHING SPECIFIED FINISH; INTERIOR PARTS OF STEEL AND ZINC-DICHROMATE PLATING TO RESIST RUSTING AND CORROSION. DO NOT SUPPLY PLASTIC, DIE-CAST OR ALUMINIUM MECHANISMS. CYLINDERS SHALL HAVE FULL ROUND PLUGS OF EXTRUDED BRASS BAR MATERIAL, AND BE 6-PIN TUMBLER TYPE.
 1. FINISH: COORDINATE WITH ARCHITECT AND TOWN IN THE FIELD
 2. BACK SET: MATCH FINISH
 3. STRIKES- PROVIDE STANDARD BOX-TYPE STRIKES; FURNISH WITH EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED BY LATCH BOLT. VERIFY WHETHER STANDARD OR ANSI CUTOUTS ARE PROVIDED IN METAL FRAMES.
 4. KEYS AND KEYING - COORDINATE KEYING WITH OWNERS.

DIVISION 9: FINISHES

GYPSUM WALLBOARD SYSTEMS (092000):

1. GYPSUM WALLBOARD MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF ASTM C645, C754, AND C840; AND GYPSUM ASSOCIATION GA-216.
 - A. FIRE-RATED CONSTRUCTION SHALL BE LISTED AND LABELED UL AND CONFORM TO REQUIREMENTS OF GOVERNING CODES AND REGULATIONS.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING COMPATIBLE PRODUCTS FOR COMPLETE CONSTRUCTION ASSEMBLY.
2. GYPSUM WALLBOARD SHALL BE $\frac{1}{2}$ " OR $\frac{5}{8}$ " THICK MIN. (OR TO MATCH EXISTING THICKNESSES ON COPLANER WALLS) AS SPECIFD ON THE ARCHITECTURAL PLANS, AND APPLIED VERTICALLY WITH SCREW FASTENERS. IN GENERAL, PROVIDE TAPING AND FINISH SPACKLING WITH COMPATIBLE MATERIAL. PARTITIONS SHALL BE BRACED OR SECURED SUFFICIENTLY FROM DEFLECTION OF $\frac{1}{8}$ " PER 10'-0" LENGTH IN ANY DIRECTION. PROVIDE TEMPORARY BRACING OF PARTITIONING WORK WHERE REQUIRED TO DIMINISH DEFLECTION PROBLEMS.
3. JOINTS GREATER THAN $\frac{1}{8}$ " AT CEILINGS SHALL BE REJECTED. PROVIDE CAULKING AT CEILING FOR PARTITIONS THAT TERMINATE AT THE CEILING.
4. . ALL DRYWALL PARTITIONING SHALL BE PLUMB, LEVEL, TRUE AND STRAIGHT, PROPERLY BRACED AND RIGID. SURFACES SHALL BE SMOOTH, UNTEXTURED, AND FREE FROM FLAWS AND DEFECTS IN A READY TO PAINT CONDITION. ALL TAPING AND FINISH SPACKLING SHALL BE PREPARED SO THAT LOCATION OF JOINTS AND BLEMISHES CANNOT BE DETECTED AFTER WALL HAS BEEN PAINTED.
5. ALL DRYWALL IS TO BE TAPED, SANDED AND READY FOR PAINT APPLICATION.

RESILIENT LVT FLOORING (096500):

1. HIGH-PERFORMANCE COMMERCIAL GRADE LUXURY VINYL TILE WITH SQUARE EDGE PROFILE WOOD LOOK PLANK.
2. WEAR LAYER TO BE 20 MIL. MINIMUM, SCRATCH RESISTANT, CARRY A COMMERCIAL WARRANTY AND BE FLOORSCORE CERTIFIED
3. PROVIDE SAMPLES FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALL. SEE DIVISION 1 FOR MORE INFORMATION.
4. INSTALLATION:
 - A. EXAMINE THE SUBSTRATE AND CONDITIONS UNDER WHICH THE FLOORING IS TO BE INSTALLED AND NOTIFY THE ARCHITECT IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.
 - B. USE PROPER ADHESIVE FOR SUBSTRATE.
 - C. FOLLOW MANUFACTURERS INSTALLATION METHOD INCLUDING THAT OF OFFSET END JOINTS AND DIRECTION OF PRODUCT PLACEMENT ON SUBSTRATE.
 - D. BASED ON MANNINGTON ADURA MAX "PARISIAN OAK" WOOD PLANK MAX721 OR OWNER APPROVED EQUIVALENT.

CARPETING (096800):

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF CARPETING AND RELATED WORK AS INDICATED ON THE DRAWINGS.
2. QUALITY ASSURANCE:
 - A. FLAME SPREAD RATING: PROVIDE ONLY CARPET WHICH HAS BEEN TESTED AND PASSES FEDERAL FLAMMABILITY STANDARD (DOC-FF-1-70) (THE PILL TEST) AND ASTM E 648, FLOOR RADIANT AND COMPLIES WITH REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
 - B. MANUFACTURER'S QUALIFICATIONS: FIRM (MATERIAL PRODUCER) WITH NOT LESS THAN 3 YEARS OF PRODUCTION EXPERIENCE WHOSE PUBLISHED LITERATURE CLEARLY INDICATES GENERAL COMPLIANCE OF PRODUCTS WITH REQUIREMENTS OF THIS SECTION.
 - C. INSTALLER QUALIFICATIONS: FIRM SPECIALIZING IN CARPET INSTALLATION WITH NOT LESS THAN 2 YEARS OF EXPERIENCE IN INSTALLATION OF CARPETING SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
 - D. SINGLE SOURCE RESPONSIBILITY: PROVIDE MATERIAL PRODUCED BY A SINGLE MANUFACTURER FOR EACH CARPET TYPE.
 - E. SAMPLES- DIVISION 1 FOR MORE INFORMATION.
3. INSTALLATION:
 - A. SUBSTRATE: EXAMINE THE SUBSTRATE AND CONDITIONS UNDER WHICH THE CARPET IS TO BE INSTALLED AND NOTIFY THE ARCHITECT IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.
 - B. INSTALL UNDER MOVABLE PARTITIONS, FURNITURE AND EQUIPMENT, AND EXTEND INTO ALCOVES AND CLOSETS OF EACH SPACE.
 - C. VACUUM SUBSTRATE IMMEDIATELY PRIOR TO CARPET INSTALLATION AND REMOVE ALL DELETERIOUS SUBSTANCES.
 - D. PATCH HOLES AND LEVEL SMOOTH SURFACE IF PREVIOUS FINISH WAS CHEMICALLY STRIPPED, RESEAL CONCRETE.
 - E. CARPET IS TO BE INSTALLED USING A STRETCH-IN SYSTEM, TRADES SHALL FOLLOW CRI-104 AND MANUFACTURER INSTALLATION INSTRUCTIONS.
3. CLEANING:
 - A. REMOVE ADHESIVE FROM CARPET SURFACES WITH MANUFACTURER'S RECOMMENDED CLEANING AGENT.
 - B. REMOVE AND DISPOSE OF DEBRIS AND UNUSABLE SCRAPS.
 - C. VACUUM USING COMMERCIAL MACHINE WITH FACE-BEATER ELEMENT. REMOVE SOIL. REMOVE PROTRUDING FACE YARN.
 - D. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS IN A MANNER ACCEPTABLE TO MANUFACTURER AND INSTALLER, TO ENSURE WORK IS NOT DAMAGED OR DETERIORATED AT THE TIME OF SUBSTANTIAL COMPLETION.
 - E. THE MANUFACTURER SHALL GUARANTEE THAT CARPET UNDER ORDINARY USE WILL NOT SHOW REVELING OR SUBSTANTIAL WEAR (LOSS OF MORE THAN 10% YARN WEIGHT) WITHIN 10 YEARS FROM DATE OF INSTALLATION, PROVIDED MAINTENANCE PROCEDURES ARE SUBSTANTIALLY FOLLOWED.

PAINTING (09900):

1. APPLICATOR SHALL INSPECT ALL SURFACES SCHEDULED TO RECEIVE NEW FINISH. TAPE, JOINTS AND INDENTATIONS SHALL NOT "TELESCOPE" OR READ THROUGH THE PAINT FINISH OR WALL COVERING DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. WORK SHALL BE 3 COAT APPLICATION USING COMPATIBLE PRIMERS AND PREPARATION ON SUBSTRATES AS RECOMMENDED BY FINISH COAT MANUFACTURERS. ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND INSTRUCTIONS.
3. PAINT SHALL BE APPLIED BY SKILLED TRADESMEN AND SHALL BE FREE OF ALL RUNS, BRUSH MARKS, SAGS, HOLIDAYS AND OTHER DEFECTS. ARCHITECT WILL REJECT SUCH DEFECTS.
4. EDGES ADJOINING OTHER MATERIALS OR COLORS SHALL BE SHARP AND CLEAN, WITHOUT OVERLAPPING.
5. BEFORE PAINTING WORK IS TO BEGIN, ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION.
6. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINT DRIPS, SPLASHES, OVERLAY, ETC. ALL GLAZING SHALL BE MASKED ON BOTH SIDES.
7. PROVIDE A SAMPLE, MINIMUM 8 $\frac{1}{2}$ " X 11" IN SIZE OF EACH PAINT TYPE FOR ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF WORK.
8. BEFORE PAINTING WORK IS TO BEGIN, THE FOLLOWING ENVIRONMENTAL CONDITIONS SHALL BE PROVIDED:
 - A. MAINTAIN INTERIOR OF BUILDING SPACE WITH TEMPERATURE OF 60 DEGREES F. MIN. AND 85 DEGREES F. MAXIMUM AND A RELATIVE HUMIDITY OF LESS THAN 70% FOR THREE DAYS PRIOR TO START OF PAINTING WORK. DURING THE PAINTING PROCESS AND AFTER PAINTING WORK HAS BEEN APPLIED.
 - B. LIGHTING IN ALL SPACES SHALL BE FULL FINAL ILLUMINATION LEVEL. CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING WHERE REQUIRED.
 - C. WHERE PAINTS ARE SPECIFIED, CONTRACTOR TO USE THE METHODS AND MATERIALS AS SPECIFIED BY THE MANUFACTURER.
 - D. COLORS AND FINISHES AS INDICATED IN FINISH SCHEDULE.
 - E. UPON SUBSTANTIAL COMPLETION OF THE CONTRACT OR WHEN SO DIRECTED BY THE ARCHITECT, THE CONTRACTOR SHALL RETOUCH ALL PORTIONS OF THE WORK HEREIN SPECIFIED TO BE PAINTED OR FINISHED WHICH MAY HAVE BEEN MARRED OR DAMAGED.

DIVISION 10

RESIDENTIAL TOILET ACCESSORIES (102816.13):

1. G.C. SHALL PROVIDE RESIDENTIAL BATH ACCESSORIES IN SATIN NICKEL FINISH FOR EACH BATHROOM.
2. ACCESSORIES SHALL INCLUDE (2) 18" TOWEL BARS, TOILET PAPER HOLDER, HAND TOWEL BAR/RING, AND (2) ROBE HOOKS.
3. G.C. SHALL COORDINATE MOUNTING LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

DIVISIONS 11, 13 AND 14

NOT APPLICABLE

DIVISION 12: FURNISHINGS

COUNTERTOPS (123600):

COUNTERTOP SURFACE:

1. ALL SURFACES SHALL BE COMMERCIAL GRADE, ANTI-MICROBIAL (MAN-MADE) QUARTZ OR SOLID SURFACE TO BE USED IN EACH DWELLING UNIT.
2. PROVIDE SAMPLES FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALL. SEE DIVISION 1 FOR MORE INFORMATION.

SHOWER CURTAINS & ROD (124400):

SHOWER ROD SURFACE:

1. SHOWER CURTAIN ROD SHALL BE WALL MOUNTED STRAIGHT ROD, 1" DIA. ROD W/ END FLANGES FOR CONCEALED MOUNTING BRACKETS. SATIN STAINLESS STEEL FINISH WITH ROLLING BALL CURTAIN HOOKS FOR EASY OPERATION.
2. TUB/SHOWER ROD SHALL BE WALL MOUNTED CURVED STYLE 1" DIA. ROD W/ PIVOTING BRACKET ASSEMBLY. SATING STAINLESS STEEL FINISH WITH ROLLING BALL CURTAIN HOOKS FOR EASY OPERATION.
3. ALL SHOWER CURTAINS SHALL BE 72" WIDE MIN. OPAQUE, MATTIE WHITE PEVA, HEAVY DUTY 8G (MIN.) THICK, ANTBACTERIAL AND FLAME RETARDANT. NICKEL-PLATED BRASS GROMMETS ALONG TOP, ONE EVERY 6", HEMMED BOTTOM AND SIDES.
4. PROVIDE SAMPLES FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALL. SEE DIVISION 1 FOR MORE INFORMATION.



STRUCTURAL ENGINEER:
MICHAEL D. O'STEEN, P.E., PLLC
1720 BAY DRIVE, KILL DEVIL HILLS,
NORTH CAROLINA
FIRM # P-2112 PH: (252) 423-2300



PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

DRAWING NAME:
SPECIFICATIONS

ISSUED FOR BID

DRAWN BY: CN

DATE: 10 / 30 / 24

SCALE: NOT TO SCALE

STAMP:
INCOMPLETE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

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SHEET:
T1.3

GENERAL NOTES:

1. INSPECT AND VERIFY ALL DIMENSIONS ON THE PROJECT AND SITE AS MAY RELATE TO THE EXTENT OF CONSTRUCTION AND/OR DEMOLITION.
2. THE CONTRACTOR/OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AS MAY BE REQUIRED TO PROCEED WITH DEMOLITION AND CONSTRUCTION.
3. ALL WORK PERFORMED SHALL MEET ALL TOWN, COUNTY AND STATE CODES.
4. DO NOT SCALE DRAWINGS.
5. VERIFY ALL DOOR/WINDOW ROUGH OPENINGS WITH DOOR MFG. SPEC.
6. ALL PILING SHALL BE AS DEEP AS REQUIRED TO MEET CODES. CONTRACTOR TO VERIFY IN THE FIELD
7. CONTRACTOR TO USE TEMPERED GLASS IN ANY WINDOW OR DOOR THAT IS WITHIN 18" OF THE FINISHED FLOOR.
8. ALL BEDROOMS TO HAVE A MINIMUM OF ONE WINDOW OR DOOR MEETING THE NORTH CAROLINA EGRESS CODE REQUIREMENTS. CONTRACTOR TO VERIFY.
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND MECHANICAL WORK. ALL SUCH WORK MUST CONFORM TO NORTH CAROLINA CODES.
10. CONTRACTOR TO CONFIRM PLAN DIMENSIONS PRIOR TO CONSTRUCTION WITH EXISTING SITE CONSTRAINTS. CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MANUALS AND MAINTENANCE INFORMATION BEFORE THE FINAL PAYMENT. THE CONTRACTOR SHALL WARRANT THE WORK FOR THE PERIOD OF ONE YEAR.
12. SEE A4.1 FOR DOOR SCHEDULE AND WINDOW LEGEND.
13. SEE 2/A.1.2 FOR TYPICAL STAIR DETAIL.

PROJECT NAME:
TOWN OF NAGS HEAD
 Workforce Housing
 425 Health Center Dr.
 Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

DRAWING NAME:
BUILDING PLANS

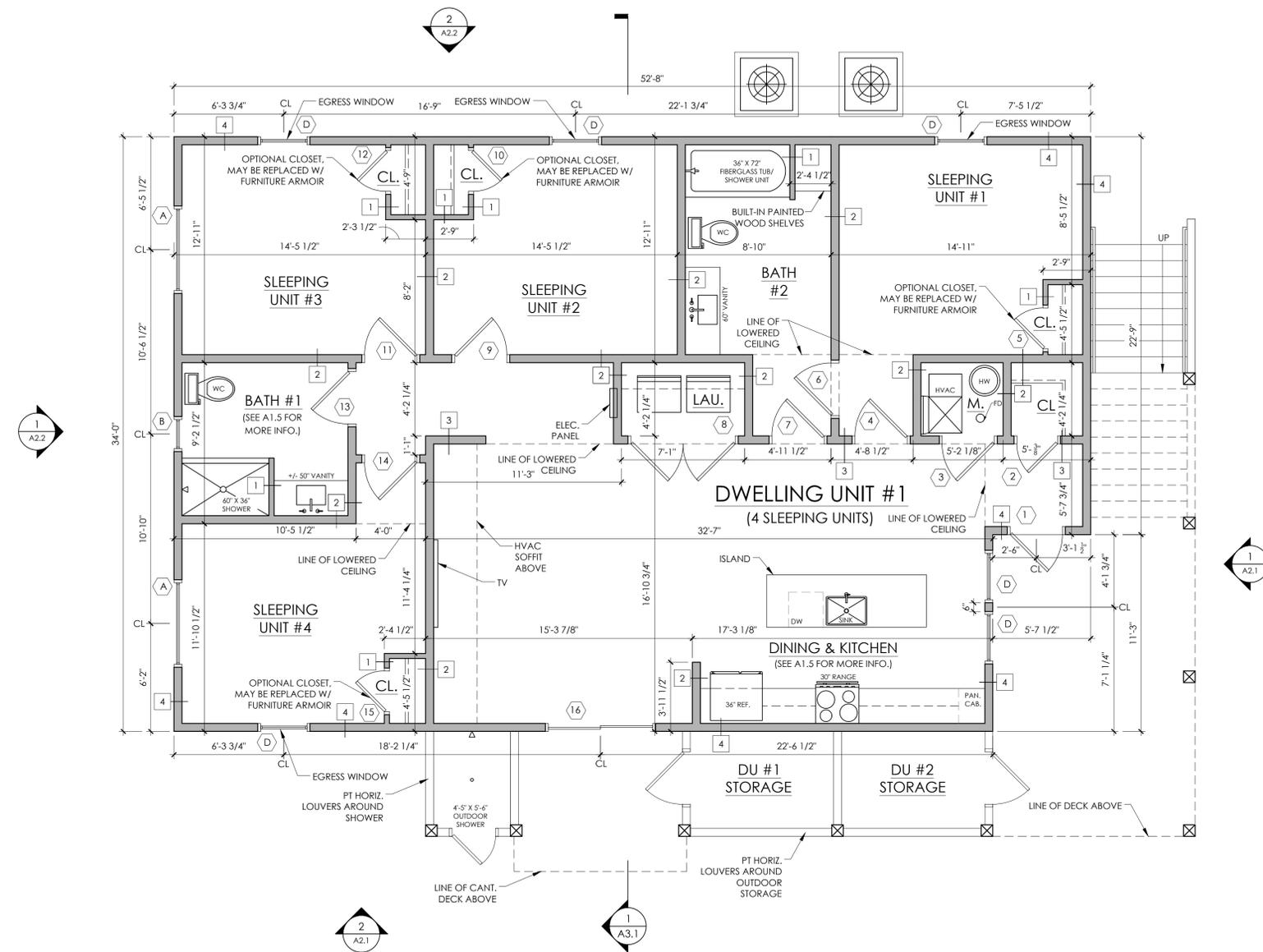
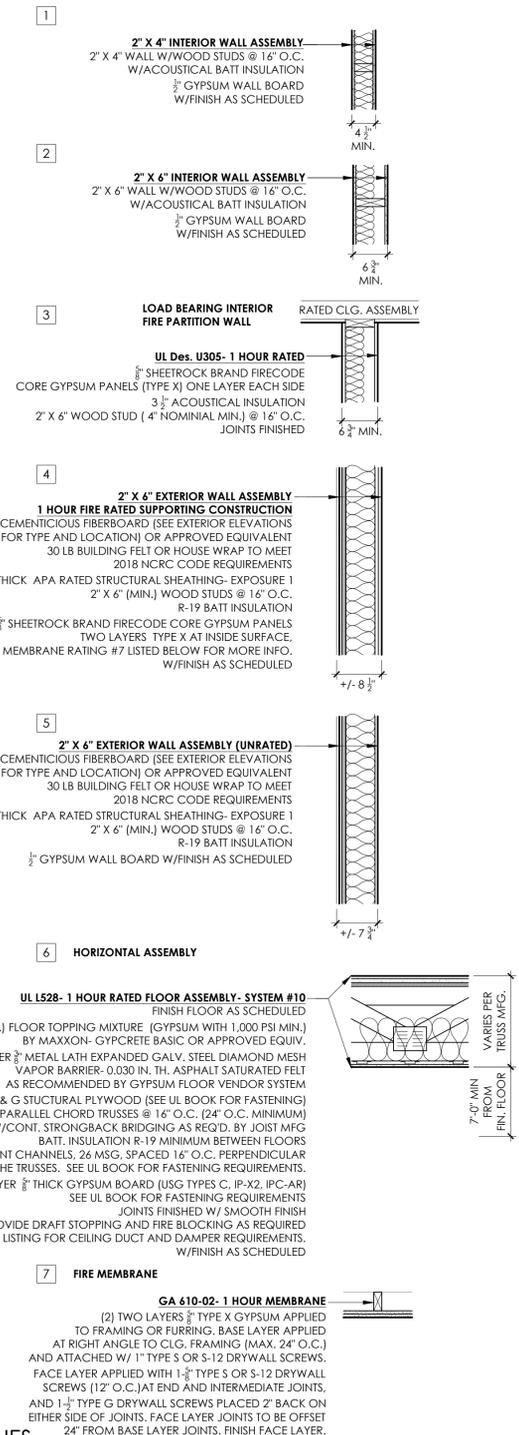
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DRAWN BY: CN

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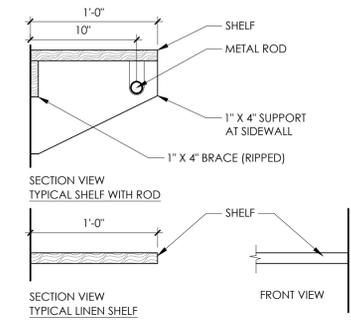


1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

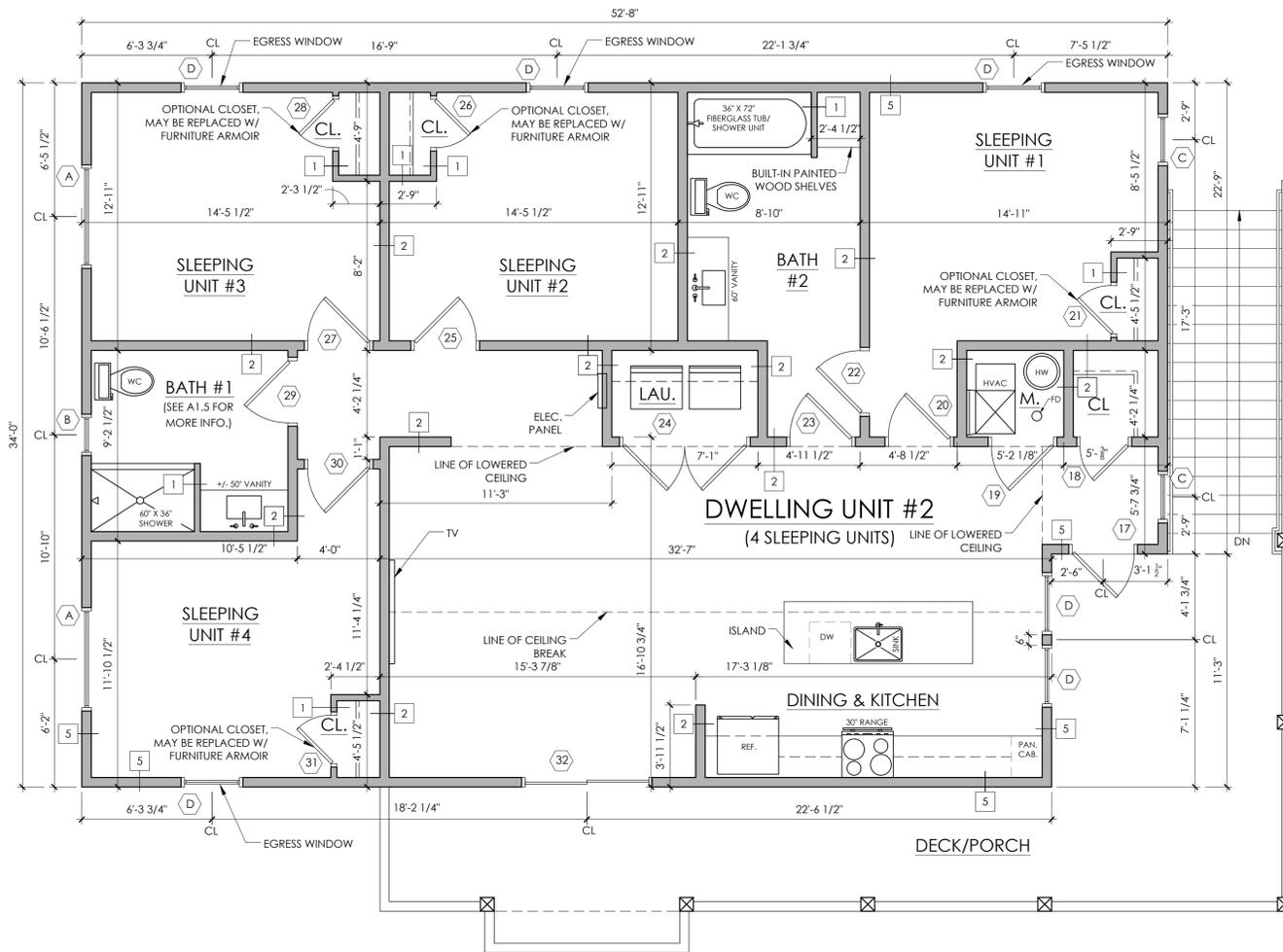
2 WALL ASSEMBLIES
 NOT TO SCALE

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

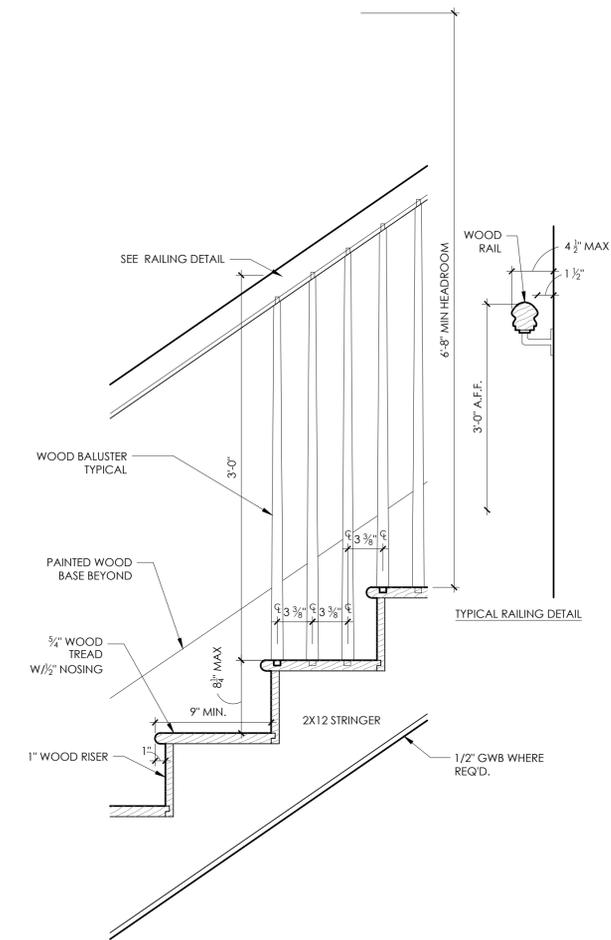
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3 TYPICAL CLOSET SHELF & ROD DETAIL
 NOT TO SCALE



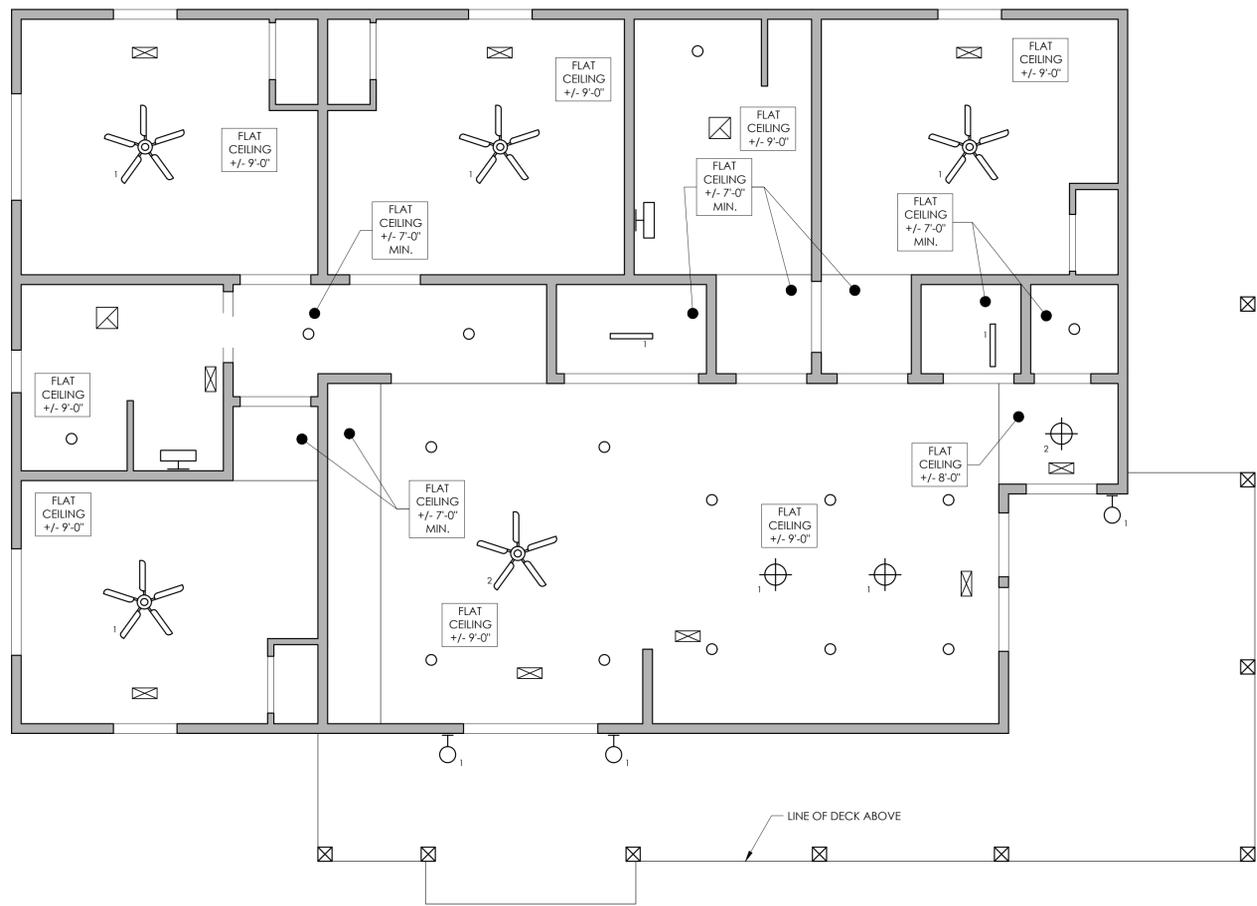
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 TYPICAL STAIR DETAIL
 NOT TO SCALE

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

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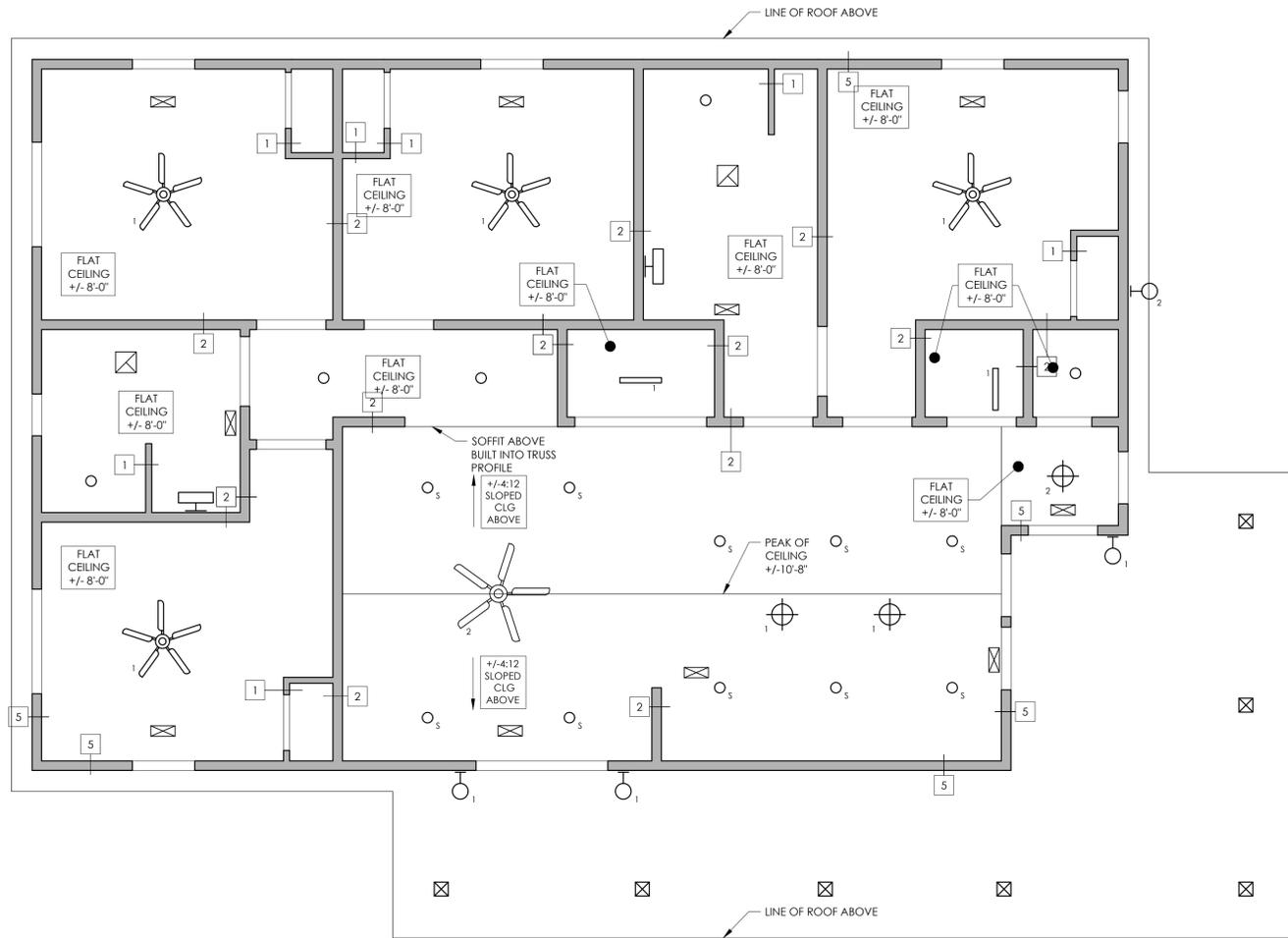
- 1 BEDROOM FAN, 52" FAN, WHITE FINISH, WITH LED LIGHT KIT
- 2 LIVING ROOM FAN, 62" FAN, WHITE FINISH, NO LIGHT KIT, PROVIDE SLOPED CEILING MOUNTING KIT AS REQ'D.
- 1 KITCHEN PENDANT, LED
- 2 ENTRY FLUSH MOUNT, LED
- 24" LED SURFACED MOUNTED LINEAR FIXTURE
- BATHROOM VANITY SCONCE, DAMP RATED, LED, CHROME FINISH
- 4" LED ULTRA THIN RECESSED CAN, FIRE RATED, BASED ON WESTGATE RSL4 WAFER
- 4" LED ULTRA THIN RECESSED CAN, ADJUSTABLE, FIRE RATED, BASED ON WESTGATE RSL4 WAFER
- EXTERIOR LED WALL SCONCE, CATLEYA, WET RATED, ADA COMPLIANT, BLACK FINISH
- EXTERIOR LED WALL PACK, WET RATED, DARK SKY COMPLIANT, BRONZE FINISH
- EXHAUST FAN
- HVAC SUPPLY

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

2 REFLECTED CEILING PLAN LEGEND
 NOT TO SCALE

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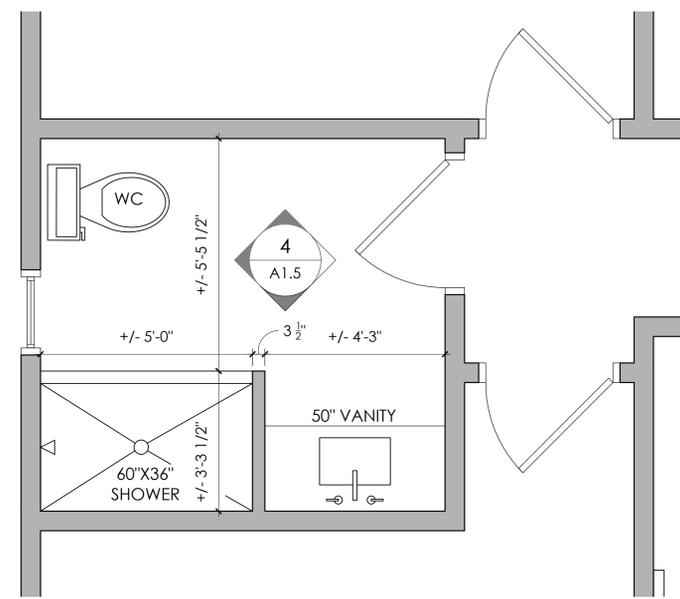
-  BEDROOM FAN, 52" FAN, WHITE FINISH, WITH LED LIGHT KIT
-  LIVING ROOM FAN, 62" FAN, WHITE FINISH, NO LIGHT KIT, PROVIDE SLOPED CEILING MOUNTING KIT AS REQ'D.
-  KITCHEN PENDANT, LED
-  ENTRY FLUSH MOUNT, LED
-  24" LED SURFACED MOUNTED LINEAR FIXTURE
-  BATHROOM VANITY SCONCE, DAMP RATED, LED, CHROME FINISH
-  4" LED ULTRA THIN RECESSED CAN, FIRE RATED, BASED ON WESTGATE RSL4 WAFER
-  4" LED ULTRA THIN RECESSED CAN, ADJUSTABLE, FIRE RATED, BASED ON WESTGATE RSL4 WAFER
-  EXTERIOR LED WALL SCONCE, CATTLEYA, WET RATED, ADA COMPLIANT, BLACK FINISH
-  EXTERIOR LED WALL PACK, WET RATED, DARK SKY COMPLIANT, BRONZE FINISH
-  EXHAUST FAN
-  HVAC SUPPLY

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

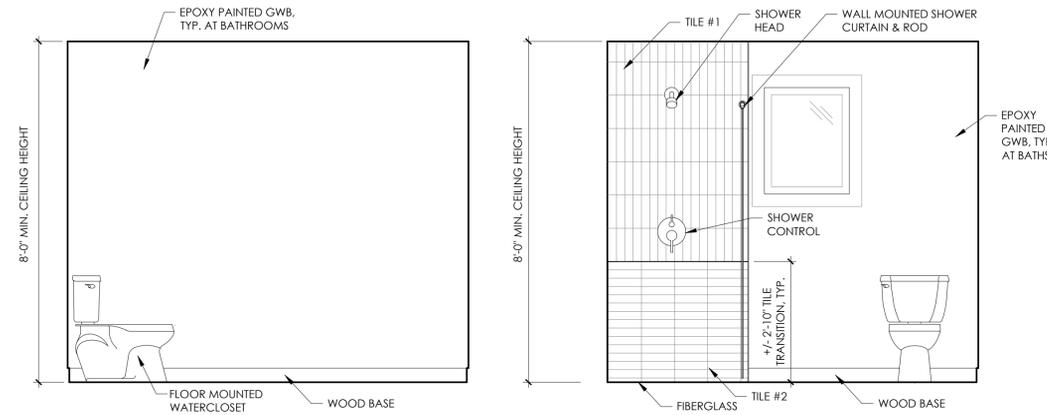
2 REFLECTED CEILING PLAN LEGEND
 NOT TO SCALE

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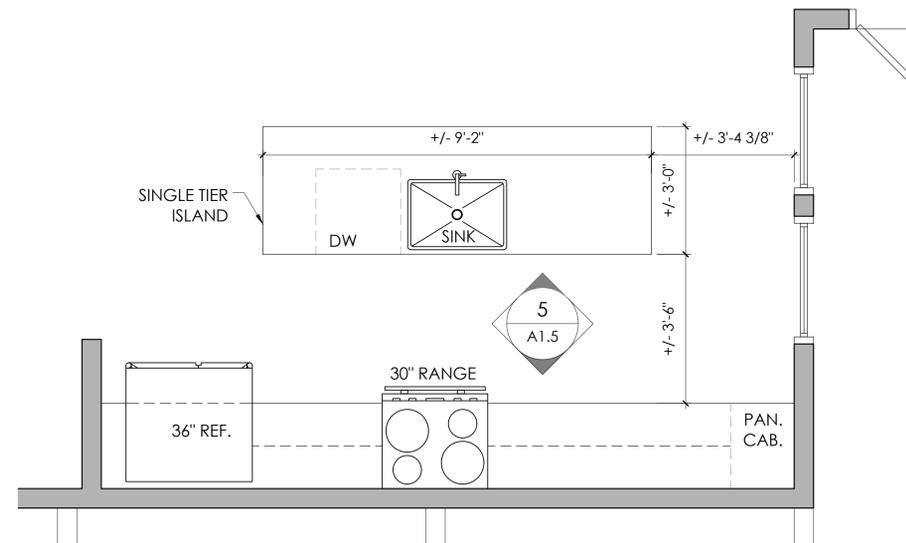
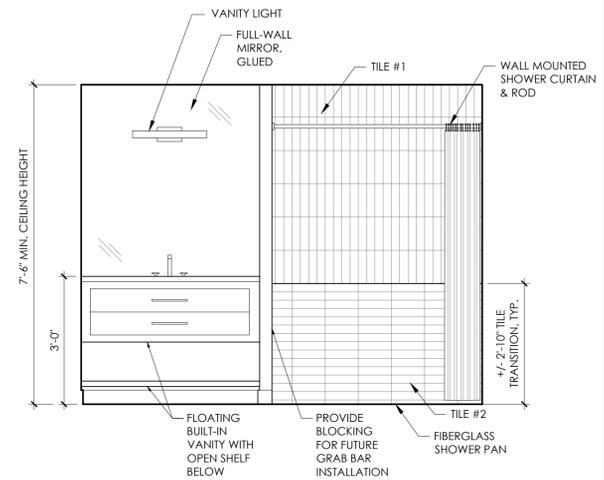
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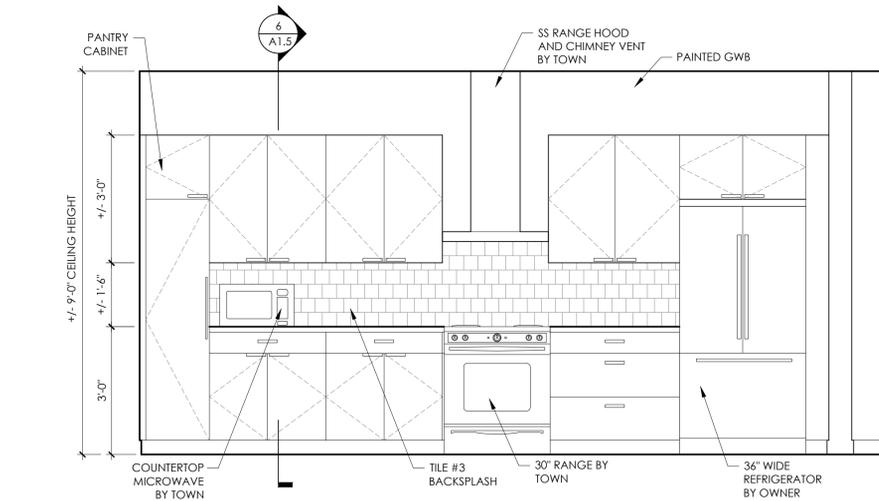
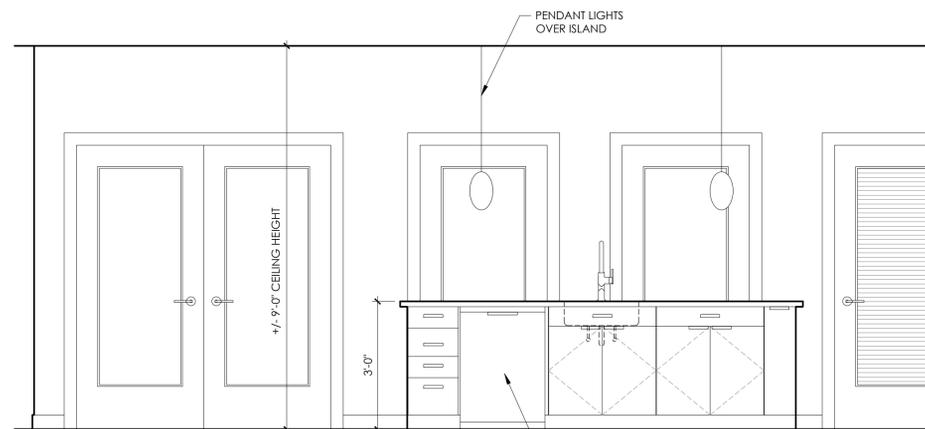
1 ENLARGED BATHROOM PLAN
 SCALE: 1/2" = 1'-0"



4 BATHROOM INTERIOR ELEVATIONS
 NOT TO SCALE

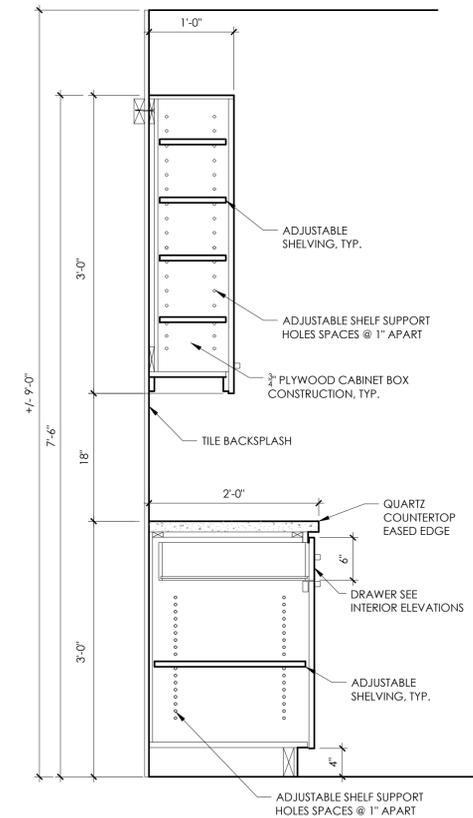


2 ENLARGED KITCHEN
 NOT TO SCALE



5 KITCHEN INTERIOR ELEVATIONS
 NOT TO SCALE

ALL APPLIANCES PROVIDED BY THE TOWN, INSTALLED BY CONTRACTOR

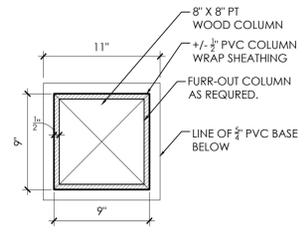
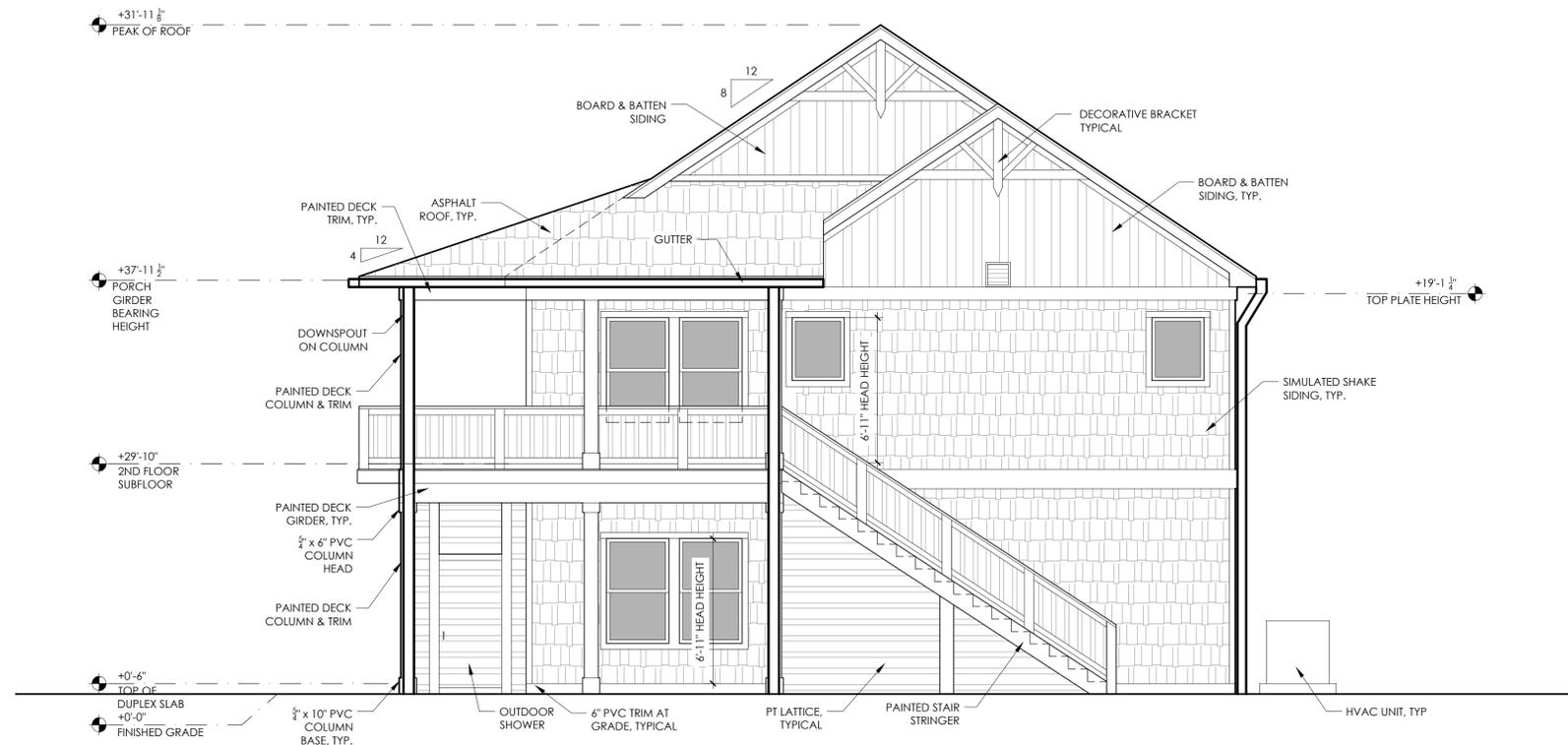


6 KITCHEN CABINET SECTION
 NOT TO SCALE

ROOM	FLOOR		BASE		WALLS		CEILING	
	MATERIAL	FINISH/INSTALL	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH
ENTRY	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	8'-0"	GWB PAINTED
HALL CLOSETS/MECH.	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	8'-0"	GWB PAINTED
LAUNDRY	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	8'-0"	GWB PAINTED
DINING AREA ¹	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	9'-0"	GWB PAINTED
KITCHEN ¹	LVP	FLOATING	WOOD	PAINTED	GWB/TILE ⁴	PAINT/GROUT	9'-0"	GWB PAINTED
LIVING ROOM ¹	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	9'-0"	GWB PAINTED
HALLWAY ³	LVP	FLOATING	WOOD	PAINTED	GWB	PAINTED	8'-0"	GWB PAINTED
BATHROOMS ³	LVP	FLOATING	WOOD	PAINTED	GWB ² /TILE ⁵	PAINT ² /GROUT	VARIES	GWB PAINTED
BEDROOMS ³	CARPET	BROADLOOM	WOOD	PAINTED	GWB	PAINTED	9'-0"	GWB PAINTED
BEDROOM CLOSET	CARPET	BROADLOOM	WOOD	PAINTED	GWB	PAINTED	9'-0"	GWB PAINTED

NOTES:
 1. SECOND FLOOR CEILING IN LIVING/DINING/KITCHEN AREA IS VAULTED. SEE BUILDING SECTION A3.1 FOR MORE INFORMATION.
 2. USE MOISTURE RESISTANT GWB AT ALL WET LOCATIONS WITH EPOXY PAINT.
 3. SOME AREAS IN THE FIRST FLOOR DWELLING UNIT HAVE LOWERED CEILINGS TO ACCOMMODATE HVAC DUCTING. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
 4. BACKSPASH TILE TO START AT COUNTERTOP UP TO UNDERSIDE OF WALL CABINET & HOOD VENT.
 5. SHOWER TILE SHALL HAVE SCHLUTER SYSTEM WATERPROOFING, INSTALLED ACCORDING TO MFG. RECOMMENDATIONS. SCHLUTER TILE EDGING JOLLY PROFILE SHALL BE USED IN LIEU OF BULLNOSE. COORDINATE WITH INTERIOR DESIGNER.
 6. SEE FLOOR PLAN FOR THICKNESS OF GWB ON WALLS.

3 ROOM FINISH SCHEDULE, TYPICAL
 NOT TO SCALE



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

3 COLUMN WRAP DETAIL
NOT TO SCALE



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

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Facsimile (757) 563-9028

PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

DRAWING NAME:
EXTERIOR ELEVATIONS

ISSUED FOR BID

DRAWN BY: CN

DATE: 10 / 30 / 24

SCALE: -

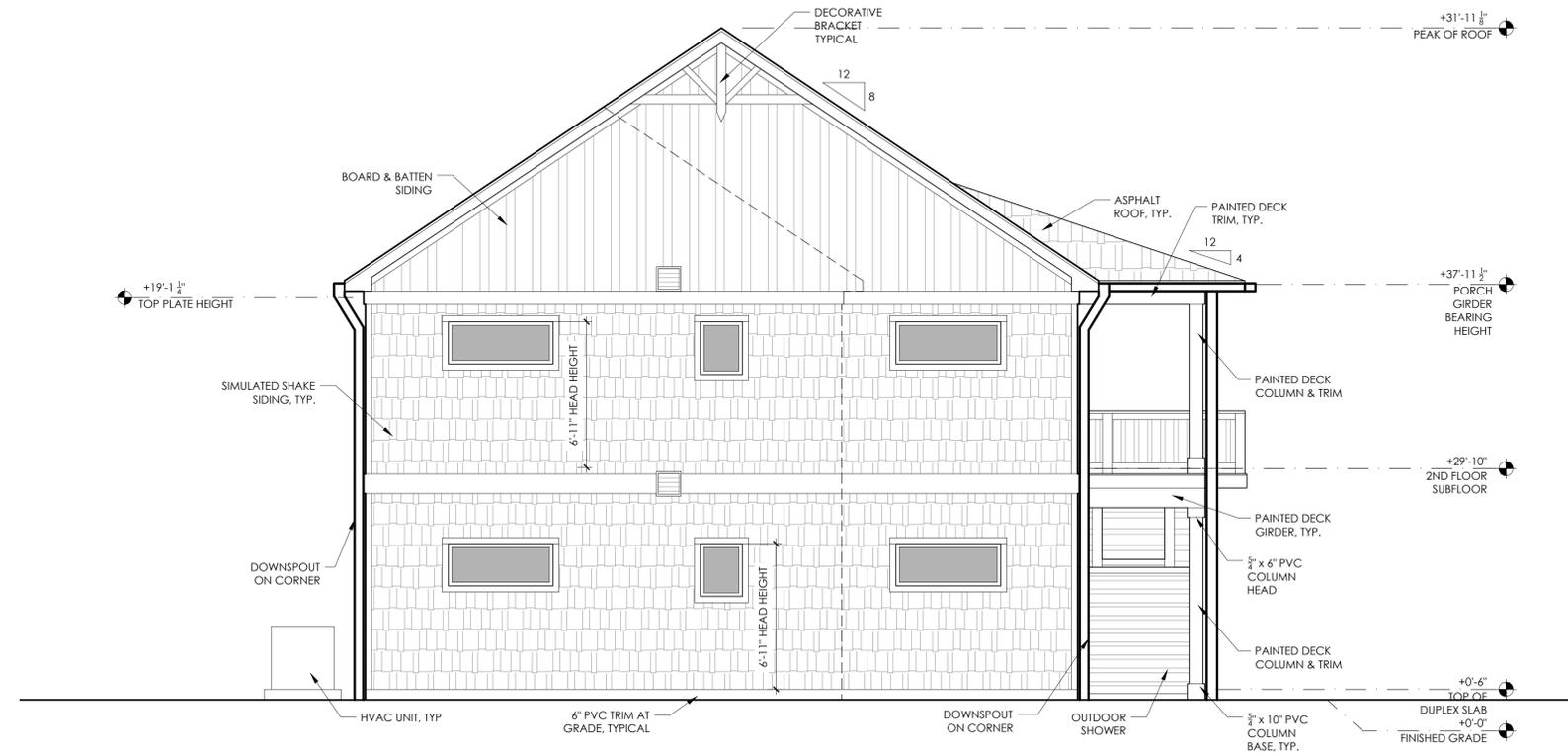
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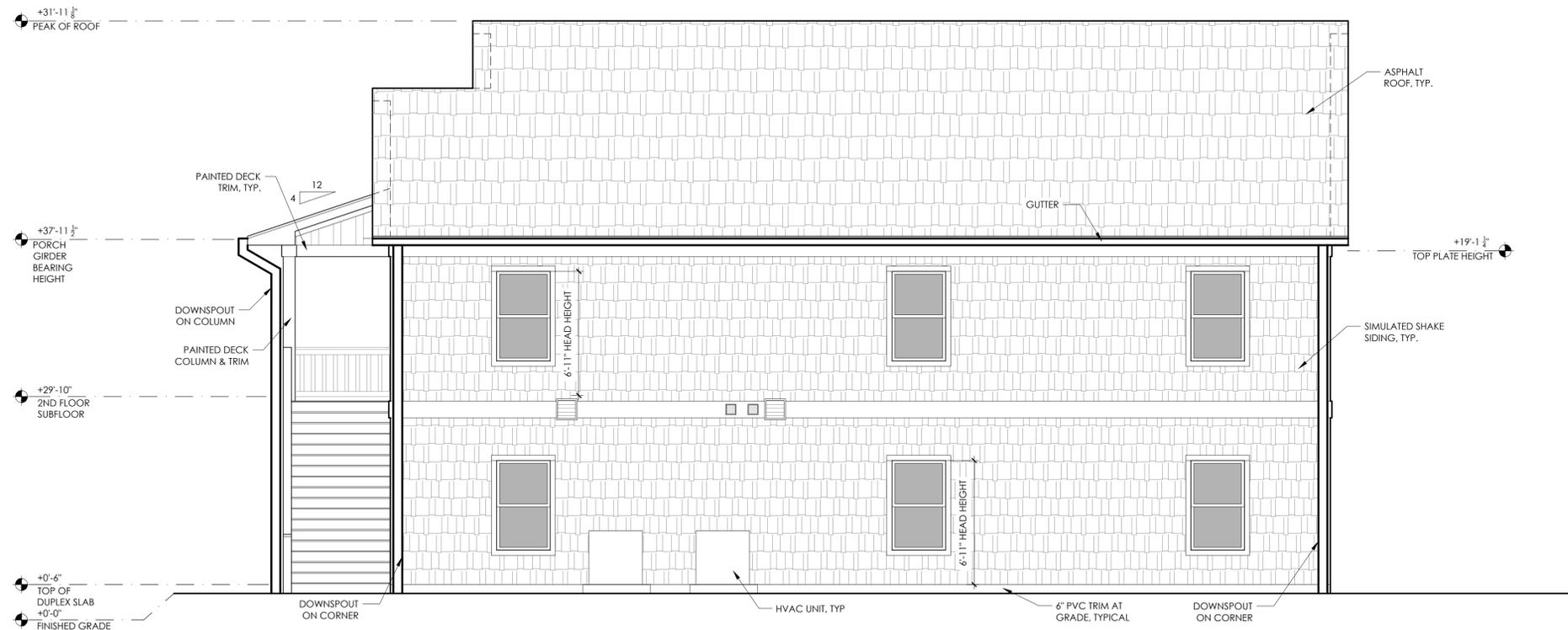
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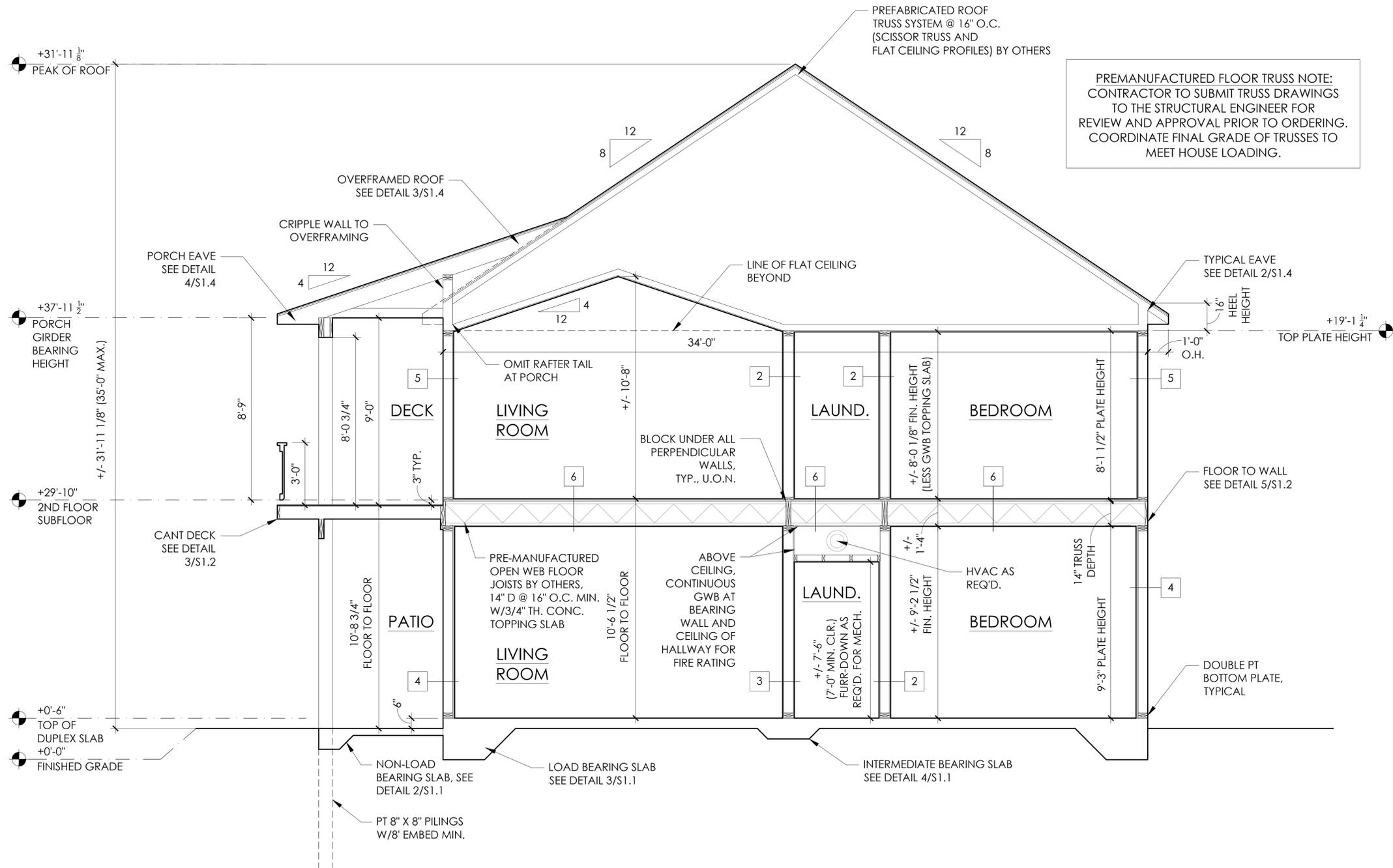
1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



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

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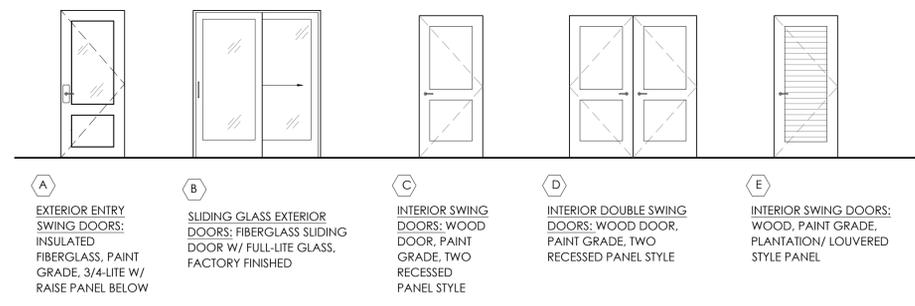
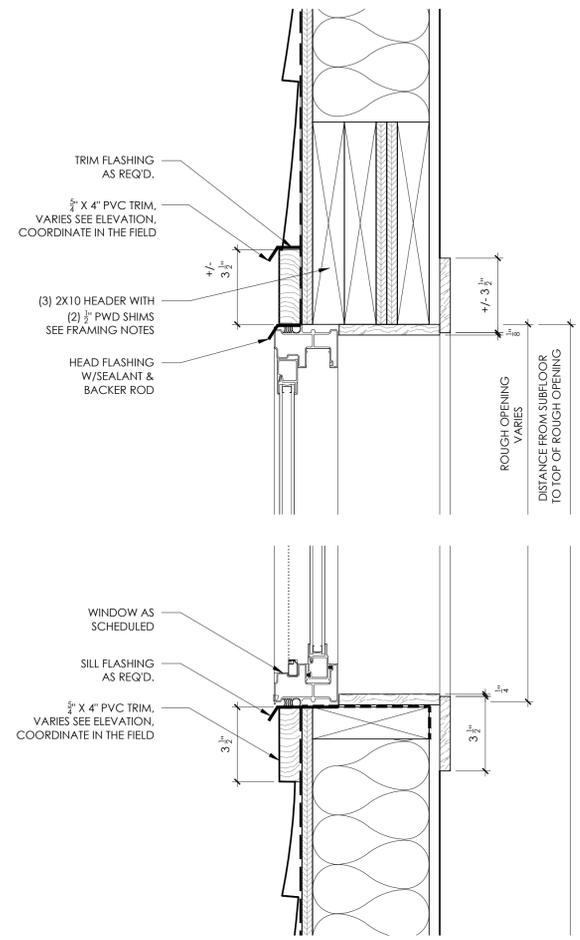
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PREMANUFACTURED FLOOR TRUSS NOTE:
 CONTRACTOR TO SUBMIT TRUSS DRAWINGS
 TO THE STRUCTURAL ENGINEER FOR
 REVIEW AND APPROVAL PRIOR TO ORDERING.
 COORDINATE FINAL GRADE OF TRUSSES TO
 MEET HOUSE LOADING.

1 BUILDING SECTION
 SCALE: 3/8" = 1'-0"

DOOR SCHEDULE											
TAG	TYPE	TH.	DOOR				FRAME			HDWE	NOTES
			MATERIAL	FINISH	WIDTH	HEIGHT	MATERIAL	FINISH	THRES/SILL		
1	A	1 3/4"	INSULATED FIBERGLASS	PAINTED	3'-0"	6'-11"	COMPOSITE	PAINTED		A	EXTERIOR DOOR
2	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
3	E	1 3/4"	LOUVERED WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		B	
4	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
5	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
6	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
7	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
8	D	1 3/4"	HOLLOW-CORE WOOD	PAINTED	6'-0"	6'-8"	WOOD	PAINTED		C	
9	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
10	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
11	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
12	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
13	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
14	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
15	D	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
16	B	1 3/4"	FIBERGLASS	FACTORY	6'-0"	6'-11"	COMPOSITE	PAINTED		F	EXTERIOR DOOR
17	A	1 3/4"	INSULATED FIBERGLASS	PAINTED	3'-0"	6'-11"	COMPOSITE	PAINTED		A	EXTERIOR DOOR
18	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
19	E	1 3/4"	LOUVERED WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		B	
20	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
21	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
22	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
23	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
24	D	1 3/4"	HOLLOW-CORE WOOD	PAINTED	6'-0"	6'-8"	WOOD	PAINTED		C	
25	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
26	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
27	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
28	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
29	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
30	C	1 3/4"	SOLID-CORE WOOD	PAINTED	3'-0"	6'-8"	WOOD	PAINTED		E	
31	C	1 3/4"	HOLLOW-CORE WOOD	PAINTED	2'-4"	6'-8"	WOOD	PAINTED		D	
32	B	1 3/4"	FIBERGLASS	FACTORY	6'-0"	6'-11"	COMPOSITE	PAINTED		F	EXTERIOR DOOR



HARDWARE SETS:
ALL LOCKSETS AND LATCHSETS TO RECEIVE ADA APPROVED LEVER HANDLES. ALL EXPOSED HARDWARE IS TO HAVE A SATIN NICKEL FINISH.

HARDWARE SET A: ENTRY DOORS - ADA APPROVED LEVER HANDLE W/ KEYED LOCKSET AND DEADBOLT. COASTAL HARDWARE FOR INCREASED RUST RESISTANCE.

HARDWARE SET B: UTILITY DOORS - ADA APPROVED LEVER HANDLE W/ KEYED LOCKSET, OUTSIDE LEVER LOCKS AND UNLOCKS W/ KEY, INSIDE LEVER ALWAYS UNLOCKS FOR IMMEDIATE EGRESS.

HARDWARE SET C: PAIR PASSAGE DOORS - DOUBLE DOOR ADA COMPLIANT DUMMY LEVER HANDLES W/ FRAME MOUNTED MAGNETIC CATCH, WIDE THROW HINGES W/ HINGE PIN DOOR STOPS ON EACH LEAF.

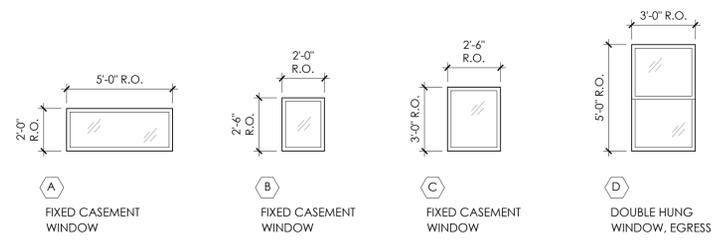
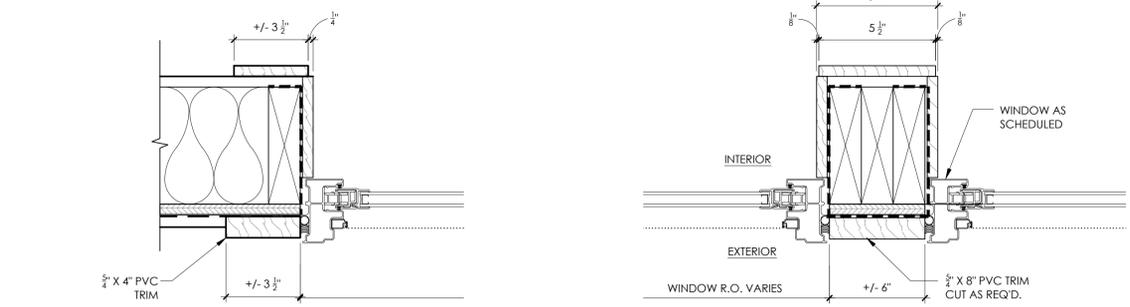
HARDWARE SET D: PASSAGE DOOR - PASSAGE LATCHSET, ADA COMPLIANT LEVER HANDLE, HINGE PIN DOOR STOPS.

HARDWARE SET E: PRIVACY DOOR - PRIVACY LOCKSET, ADA COMPLIANT LEVER HANDLE, THUMB TURN LOCK ON INSIDE LEVER LOCKS OUTSIDE LEVER ALWAYS UNLOCK INSIDE FOR IMMEDIATE EGRESS. HINGE PIN DOOR STOPS.

HARDWARE SET F: SLIDING DOOR: ADA COMPLIANT PULL HANDLE W/ THUMB LATCH AND MORTISED LOCKSET AS PROVIDED BY SLIDING DOOR MFG. COASTAL HARDWARE FOR INCREASED RUST RESISTANCE

NOTES:
1. FOR INTERIOR DOORS, WIDTH AND HEIGHT VALUES REPRESENT ACTUAL DOOR SIZE AND NOT FRAME SIZE.
2. ALL FRAMES THAT ARE PART OF A RATED ASSEMBLY MUST BE RATED.
3. CONTRACTOR TO CONFIRM THE CORRECT "HAND" OF EACH DOOR PRIOR TO PURCHASING
4. ALL LOCKSETS AND LATCHSETS TO RECEIVE ADA APPROVED LEVER HANDLES.

3 TYPICAL WINDOW TRIM DETAILS
NOT TO SCALE



2 WINDOW SCHEDULE
NOT TO SCALE

WINDOW NOTES:
1. WINDOWS BASED ON ANDERSEN 400 SERIES W/ WHITE INTERIOR AND EXTERIOR FRAME, OR OWNER APPROVED EQUIVALENT.
2. IMPACT RESISTANT GLASS MAY BE REQUIRED BY LOCAL BUILDING INSPECTORS. G.C. TO COORDINATE WITH JURISDICTION PRIOR TO ORDERING WINDOWS.
3. LOW-E GLASS IS REQUIRED AND MUST MEET DESIGN PRESSURE RATINGS FOR THE LOCAL JURISDICTION.
4. SEE 2018 NC RESIDENTIAL CODE FOR U VALUE, R VALUE AND MIN SHADING COEFFICIENTS.
5. SEE THE LEGEND ABOVE FOR MUNTIN PATTERN
6. ALL WINDOWS TO HAVE A DP-50 MIN. WIND RATING, MIN.
7. SET ALL WINDOWS AT DOOR HEAD HEIGHT, U.O.N.
8. ALL WINDOW SIZES ARE APPROXIMATE. ACTUAL SIZE MAY VARY DEPENDING UPON FINAL MANUFACTURER.
9. ALL OPERABLE WINDOW WITH SILLS LESS THAN 24\"/>

1 DOOR SCHEDULE
NOT TO SCALE

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Facsimile (757) 563-9028

PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

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SCHEDULES

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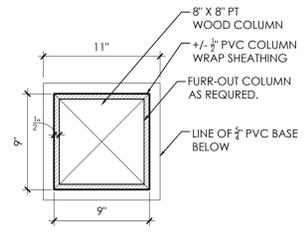
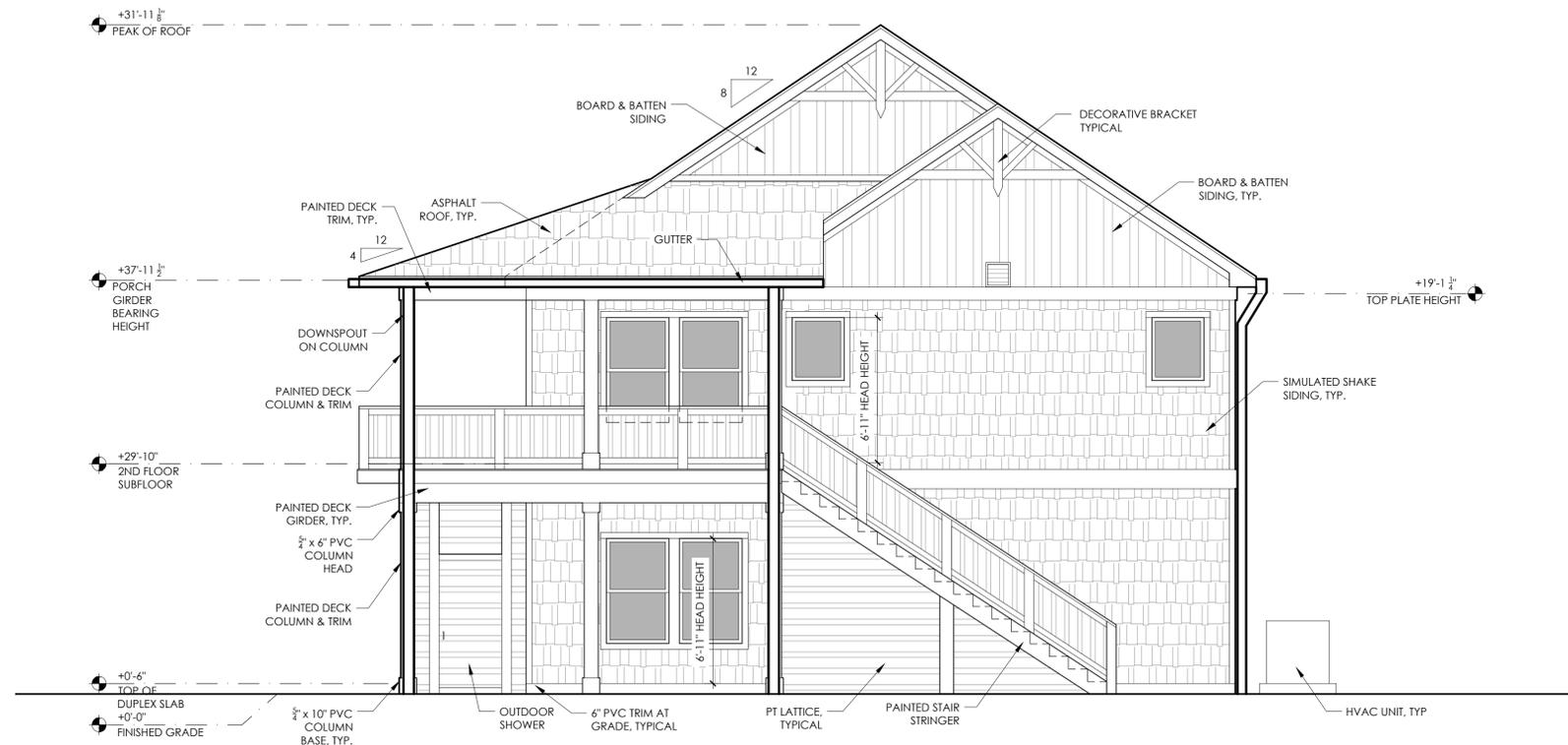
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1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 COLUMN WRAP DETAIL
NOT TO SCALE



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

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EXTERIOR ELEVATIONS

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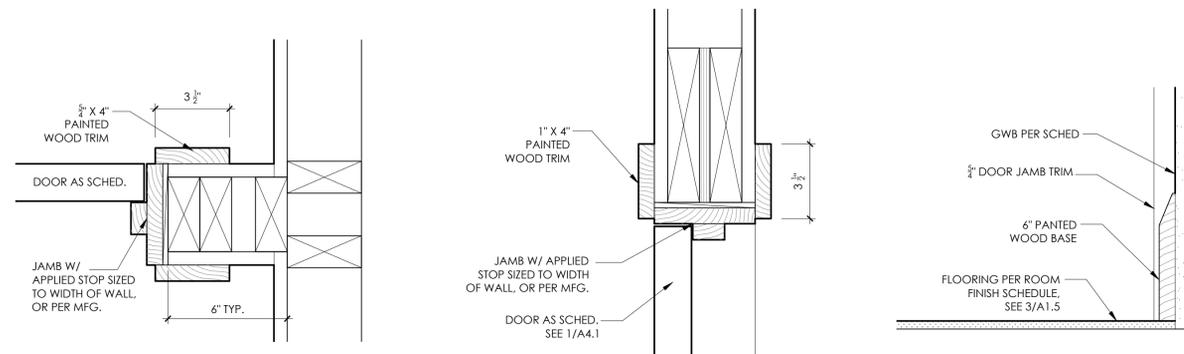
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2 INTERIOR DOOR TRIM DETAILS
 NOT TO SCALE

3 WOOD BASE DETAIL
 NOT TO SCALE

CEILING:		
CLG-1	MANUFACTURER: PRODUCT: FINISH: COLOR: LOCATION:	US GYPSUM OR EQUIVALENT GYPSUM WALLBOARD KNOCKDOWN BRIGHT WHITE THROUGHOUT
PAINT:		
PC-1	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	BENJAMIN MOORE - INTERIOR "CHANTILLY LACE" OC-65 FLAT INTERIOR CEILINGS
PC-2	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	BENJAMIN MOORE - INTERIOR "REVERE PEWTER" HC-172 EGGSHELL INTERIOR WALLS
PC-3	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	BENJAMIN MOORE "CHANTILLY LACE" OC-65 SATIN INTERIOR TRIM
PC-4	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	SHERWIN-WILLIAMS - EXTERIOR TBD TBD SATIN EXTERIOR SIDING
PC-5	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	SHERWIN-WILLIAMS - EXTERIOR TBD TBD SATIN EXTERIOR TRIM, SOFFIT, & FASCIA
PC-6	MANUFACTURER: COLOR: NUMBER: FINISH: LOCATION:	SHERWIN-WILLIAMS - EXTERIOR TBD TBD SEMI-GLOSS OPT. ACCENT COLOR (ENTRY DOOR)
WALL FINISH:		
WF-1	MANUFACTURER: PRODUCT: FINISH: SIZE: LOCATION:	US GYPSUM OR EQUIVALENT GYPSUM WALLBOARD KNOCKDOWN 4'X8' OR 4'X10' SHEETS THROUGHOUT, U.O.N.
WALLBASE:		
WB-1	MANUFACTURER: PRODUCT: COLOR: SIZE: LOCATION:	WOOD PINE PRIMED 6" THROUGHOUT, U.O.N.

FLOORING:		
FL-1	MANUFACTURER: PRODUCT: COLOR: INSTALL: LOCATION:	MANNINGTON COMMERCIAL (BROADLOOM) FRAME (DWELLINGS COLLECTION) TWIN (81724) WALL-TO-WALL, STRETCH-IN BEDROOMS
FL-2	MANUFACTURER: PRODUCT: COLOR: INSTALL: LOCATION:	MANNINGTON ADURA MAX (LVT) PARISIAN OAK, 7" X 48" TILE CROISSANT MAX721 FLOATING, RANDOM OFFSET ALL COMMON AREAS AND BATHROOMS, U.O.N.
TILE:		
TILE-1	MANUFACTURER: PRODUCT: COLOR: GROUT: INSTALL: LOCATION:	MSI (WALL TILE) 3"X12" RENZO GLOSSY CERAMIC SUBWAY DOVE TBD "3/16\" LINE VERTICAL STACKED, STRAIGHT SHOWER TILE 1 (UPPER PORTION)
TILE-2	MANUFACTURER: PRODUCT: COLOR: GROUT: INSTALL: LOCATION:	MSI (WALL TILE) 3" X 12" RENZO GLOSSY CERAMIC SUBWAY DENIM TBD "3/16\" LINE HORIZONTAL STACKED, STRAIGHT SHOWER TILE 2 (WAINSCOTING)
TILE-3	MANUFACTURER: PRODUCT: COLOR: GROUT: INSTALL: LOCATION:	IVY HILL TILE (WALL TILE) 4" X 4" AMAGANSETT HANDMADE LOOK GIN WHITE TBD "ARCTIC WHITE", 3/8" TH. HALF OFFSET KITCHEN BACKSPLASH
COUNTERTOP:		
CT-1	MANUFACTURER: PRODUCT: COLOR: LOCATION:	LG (SOLID SURFACE) HI-MACS ARCTIC WHITE S06 OR APPROV. EQUIV. ALL BATHROOM VANITIES
CT-2	MANUFACTURER: PRODUCT: COLOR: LOCATION:	LG (QUARTZ) VIATERA MINUET OR APPROV. EQUIV. KITCHEN
EXTERIOR:		
1A	MANUFACTURER: PRODUCT: COLOR: LOCATION:	LP SMARTSIDE OR APPROV. EQUIVALENT 4'X8' BOARD PANELS, BRUSHED SMOOTH PRIMED SEE EXTERIOR ELEVATIONS FOR LOCATION
1B	MANUFACTURER: PRODUCT: COLOR: LOCATION:	LP SMART SIDE OR APPROV. EQUIVALENT 3" BATTEN STRIP TRIM, BRUSHED SMOOTH, 24" O.C. PRIMED SEE EXTERIOR ELEVATIONS FOR LOCATION
2	MANUFACTURER: PRODUCT: COLOR: LOCATION:	GAF OR APPROV. EQUIVALENT TIMBERLINE HDZ CHARCOAL OR APPROV. EQUIVALENT THROUGHOUT

1 FINISH SCHEDULE
 NOT TO SCALE

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PROJECT NAME:
TOWN OF NAGS HEAD
 Workforce Housing
 425 Health Center Dr.
 Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR REBID	10 / 30 / 24

DRAWING NAME:
FRAMING PLANS

ISSUED FOR BID

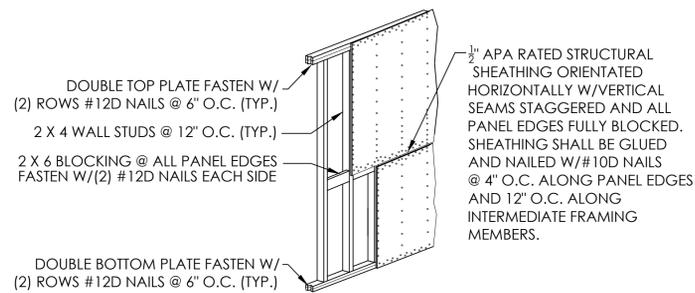
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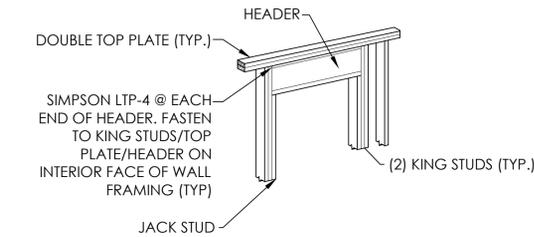
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S1.3

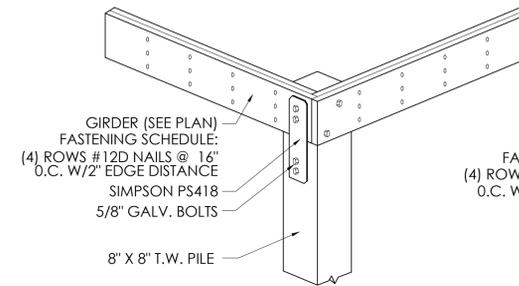


2 WALL SHEATHING DETAIL AT SLAB
 NOT TO SCALE

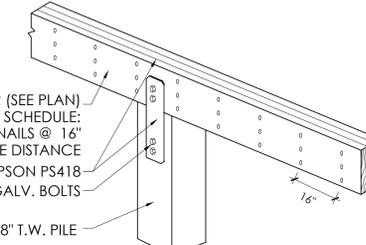


NOTE: ATTACHED EXTERIOR SHEATHING W/DOUBLE ROW OF #10D GALV. NAILS @ 4" O.C. HORIZONTAL SPACING ALONG ALL DOUBLE TOP PLATES, ROUGH OPENING PERIMETERS, AND HEADERS. SET NAIL HEAD FLUSH W/EXTERIOR FACE OF SHEATHING (TYP)

3 LOAD BEARING SLAB
 NOT TO SCALE

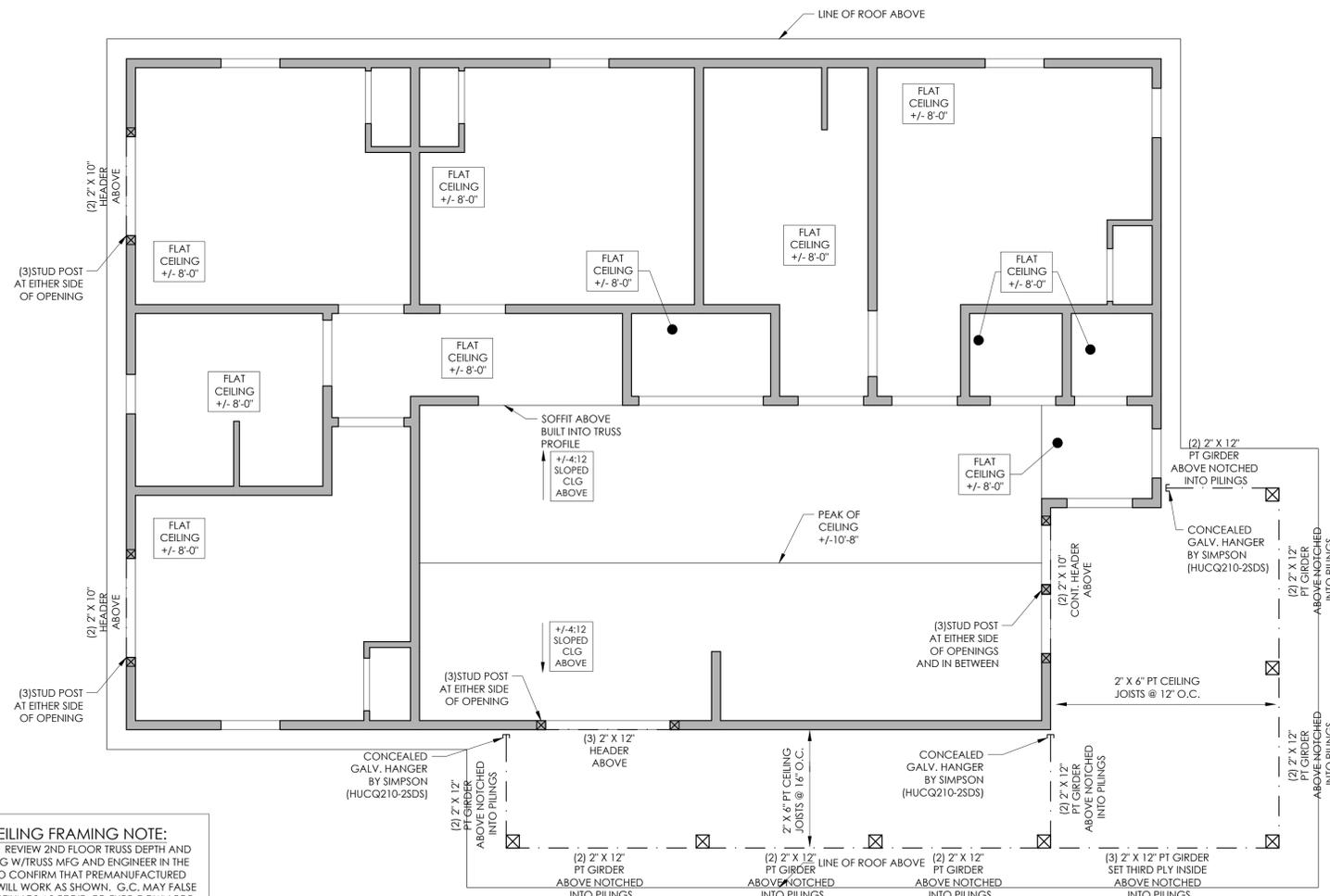


NOTE: REQUIRED ONLY WHEN 8X8 PILE CROSS SECTION NOTCHED GREATER THAN 50%. SHALL BE PLACED ON EXTERIOR AND INTERIOR FACE OF PILE.



NOTE: SIMPSON PS418 REQUIRED ON OPPOSING SIDES OF PILE, TYPICAL

4 TYPICAL PILING DETAILS
 NOT TO SCALE



CEILING FRAMING NOTE:
 G.C. TO REVIEW 2ND FLOOR TRUSS DEPTH AND SPACING W/TRUSS MFG AND ENGINEER IN THE FIELD TO CONFIRM THAT PREMANUFACTURED TRUSSES WILL WORK AS SHOWN. G.C. MAY FALSE FRAME CEILINGS AS REQ'D. TO FURR-DOWN FOR MECHANICAL SYSTEMS/DUCTS. COORDINATE IN THE FIELD WITH THE ENGINEER.

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

GENERAL SPECIFICATIONS:

- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE WORK. LACK OF KNOWLEDGE OF EXISTING CONDITIONS WILL NOT BE CONSIDERED A BASIS FOR CHANGE ORDERS. THIS WILL INCLUDE A SATISFACTORY EFFORT BY THE CONTRACTOR TO FIELD VERIFY PROPER FIT. EXPENSE INCURRED BY THE CONTRACTOR, WHICH COULD HAVE BEEN AVOIDED BY THIS STEP SHALL NOT BE A BASIS FOR CHANGE ORDER.
- CONTRACTOR TO ELECTRONICALLY SPECIFICATIONS AND DETAIL FOR EQUIPMENT AND FABRICATED MATERIALS FOR OWNER'S APPROVAL PRIOR TO ISSUING PURCHASE ORDER. OWNER WILL RETURN WITH ACTION NOTED. OWNER'S APPROVAL DOES NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITY FOR PERFORMANCE AND OPERATION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY OF INTENDED USE AND THE STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PAY NECESSARY FEES AND OBTAIN PERMITS. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.
- EQUIPMENT AND MATERIALS SHALL BE OF THE TYPE, SIZE AND MANUFACTURERS INDICATED ON THE DRAWINGS OR AN APPROVED EQUIVALENT.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL THE MATERIALS AND EQUIPMENT COVERED BY THE PLANS AND SPECIFICATIONS TO THE OWNER COMPLETE AND IN FIRST CLASS CONDITION IN EVERY RESPECT. HE SHALL GUARANTEE THAT THE MATERIAL, EQUIPMENT, AND WORKMANSHIP SUPPLIED AND INSTALLED BY HIM SHALL BE ENTIRELY FREE FROM DEFECTS AND THAT HE WILL REPAIR OR REPLACE AT HIS OWN EXPENSE, ANY MATERIALS, EQUIPMENT, AND WORKMANSHIP IN WHICH DEFECTS ARE FOUND.
- PROVIDE WARRANTY FOR A PERIOD OF 12 MONTHS AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS AFTER FINAL ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER.
- WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE LOCAL AND STATE CODES.

PLUMBING ABBREVIATIONS:

AC	AIR CONDITIONING	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
CLG	CEILING	NA	NOT APPLICABLE
CONC	CONCRETE	NC	NORMALLY CLOSED
DIA	DIAMETER	NC	NOT IN CONTRACT
(E)	EXISTING	OC	ON CENTER
EA	EACH	OD	OUTSIDE DIAMETER
EFF	EFFICIENCY	PD	PRESSURE DROP
ELEC	ELECTRICAL	POC	POINT OF CONNECTION
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH GAUGE
FT	FOOT OR FEET	SL	SLOPE
FU	FIXTURE UNIT	SP	STATIC PRESSURE
GA	GAUGE	SPECS	SPECIFICATIONS
GAL	GALLON	STD	STANDARD
GALV	GALVANIZED	STOR	STORAGE
GPH	GALLONS PER HOUR	STRUCT	STRUCTURAL
GPM	GALLONS PER MINUTE	TEMP	TEMPERATURE
HD	HEAD	TYP	TYPICAL
HP	HORSEPOWER	UF	UNDER FLOOR
HVAC	HEATING, VENT & AIR CONDITIONING	UG	UNDERGROUND
LAB	LABORATORY	UON	UNLESS OTHERWISE NOTED
IN	INCH	V	VENT OR VOLTS
LAB	LABORATORY	VR	VENT RISER
LBS	POUNDS	VTR	VENT THROUGH ROOF
LVL	LEVEL	W	WATTS
MAX	MAXIMUM	WT	WEIGHT

PLUMBING LEGEND

-----	VENT PIPING
-----	DOMESTIC COLD WATER PIPING
-----	DOMESTIC HOT WATER PIPING
-----	SANITARY WASTE PIPING
○	FLOOR CLEANOUT
VTR	VENT THRU ROOF
FLA	FULL LOAD AMPS
⏏	BACKFLOW PREVENTER
①	KEY NOTE MARK
⊗	VALVE

PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	TYPE	CW	HW	WASTE	VENT	MANUFACTURER	MODEL	REMARKS
P-1	WATER CLOSET	1/2"	1/2"	3"	1 1/2"			1, 2, 3, 4
P-2	LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"			3, 8
P-2A	LAVATORY ACCESSIBLE	1/2"	1/2"	1 1/2"	1 1/2"			1, 3, 8
P-3	KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"			1, 3, 8
P-4	OUTDOOR SHOWER	1/2"	1/2"					3
P-5	DISH WASHER	-	1/2"	1 1/2"	-			1, 6
P-6	WASHING MACHINE CONNECTION BOX	1/2"	1/2"	1 1/2"	1 1/2"	WATER-TITE	85709	9
P-7	ICE MAKER CONNECTION BOX	1/2"	-	-	-	WATER-TITE	82419	9
P-8	BATHTUB / SHOWER	1/2"	1/2"	2"	1 1/2"		0	1, 3
P-9	SHOWER	1/2"	1/2"	2"	1 1/2"			1, 2, 3
FD-1	FLOOR DRAIN			2"	1 1/2"	WATTS	FD-100	11, 12
BFP-1	BACK FLOW PREVENTER	1"				WATTS	9	10
WH-1	WALL HYDRANT	1/2"				WOODFORD	MODEL 25	7
EW-1	ELECTRIC HOT WATER	3/4"	3/4"	-	-	AO SMITH	ENT-40	5

NOTES:

- PLUMBING FIXTURES SHALL CONFORM TO THE (U.F.A.S) UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
- TANK TYPE FLOOR MOUNTED 1.28 GPF
- PLUMBING FIXTURES TO BE SELECTED BY OWNER.
- COORDINATE FLUSH VALVE TO BE ON OPEN ROOM SIDE OF TANK TO CONFORM WITH ADA STANDARDS.
- 4.5KW, 230V, 1PH, PROVIDE WITH AUXILIARY DRAIN PAN AND RELIEF VALVE
- SEE DISHWASHER INSTALLATION DETAIL
- FREEZE PROOF WALL HYDRANT, PROVIDE WITH VACCUUM BREAKER, COORDINATE WITH WALL THICKNESS AND CONSTRUCTION.
- COORDINATE DRILLING WITH FAUCET AND HEAD SELECTED BY OWNER, PROVIDE WITH DRAIN
- FR-12 SERIES, PROVIDE WATER SHUT OFF VALVES AND WATER HAMMER ARRESTORS. OR APPROVED EQUAL
- REDUCED PRESSURE BACK FLOW PREVENTER RATED FOR POTABLE WATER USE.
- COORDINATE MOUNTING AND TRIM WITH FLOOR FINISH.
- PROVIDE WITH TRAP PRIMER FED FROM THE DOMESTIC COLD WATER LINE.



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PROJECT NAME:

TOWN OF NAGS HEAD

Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
SPECIFICATIONS, LEGEND,
ABBREVIATIONS AND
SCHEDULE

ISSUED FOR
BID

DRAWN BY: LKK

DATE: 9 / 13 / 24

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REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
**PLUMBING FIRST FLOOR
 NEW WORK PLAN**

**ISSUED FOR
 BID**

DRAWN BY: LKK

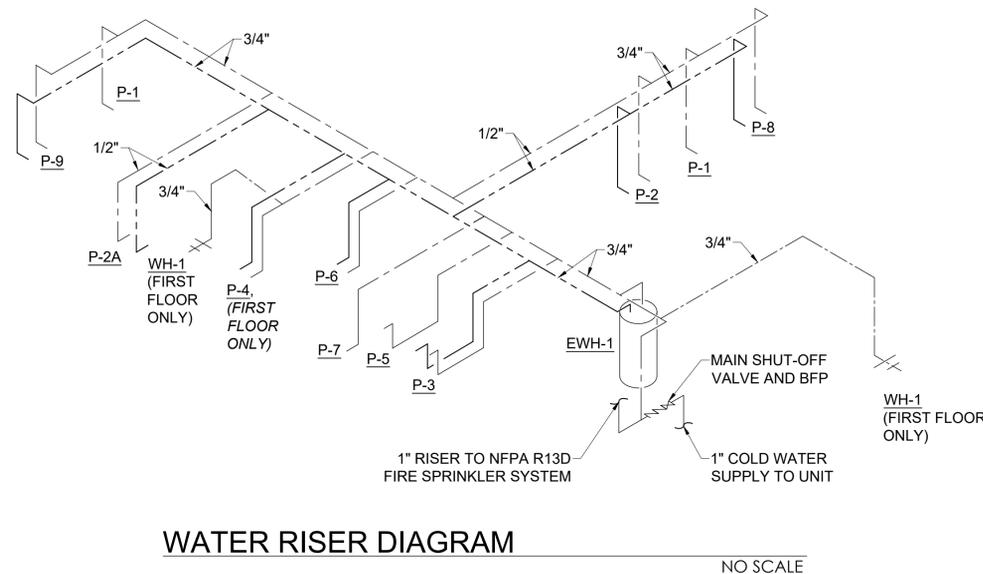
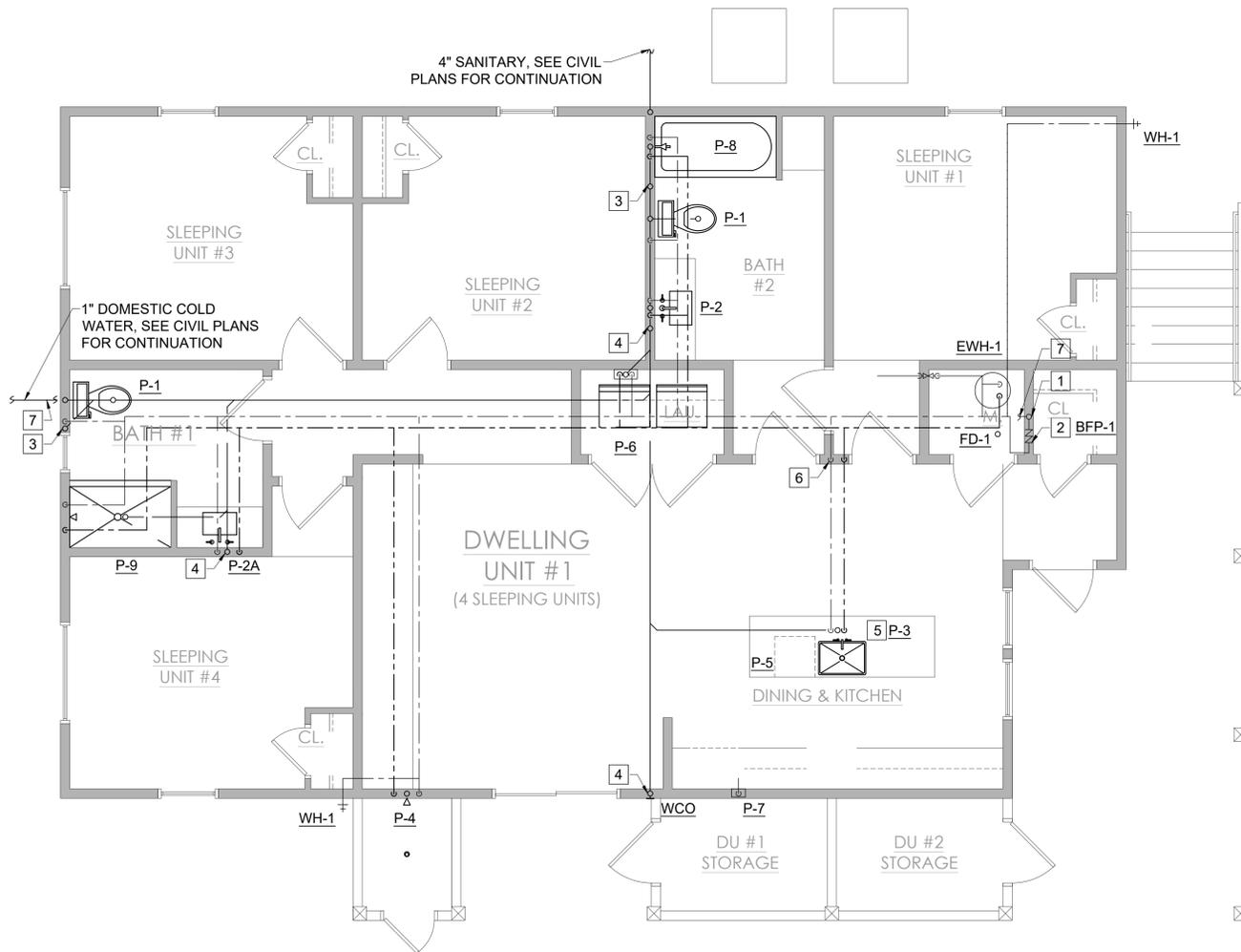
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SCALE: 1/4" = 1'-0"

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NEW WORK NOTES: (THIS SHEET ONLY)

- 1 1" WATER UP TO SECOND FLOOR UNIT.
- 2 UNIT SHUT-OFF VALVE AND BFP-1 IN WALL WITH ACCESS COVER.
- 3 3" SANITARY UP TO SECOND FLOOR.
- 4 2" SANITARY UP TO SECOND FLOOR.
- 5 PROVIDE TRAP WITH AIR ADMITTANCE VALVE IN CABINET.
- 6 1/2" HOT AND COLD WATER DOWN IN WALL, RUN BELOW SLAB TO ISLAND SINK.
- 7 1" COLD WATER, RUN BELOW SLAB, TURN UP IN MECHANICAL CLOSET WALL, SHOWN BROKEN FOR CLARITY.



WATER RISER DIAGRAM

NO SCALE



REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
SECOND FLOOR NEW WORK PLAN

ISSUED FOR BID

DRAWN BY: LKK

DATE: 9 / 13 / 24

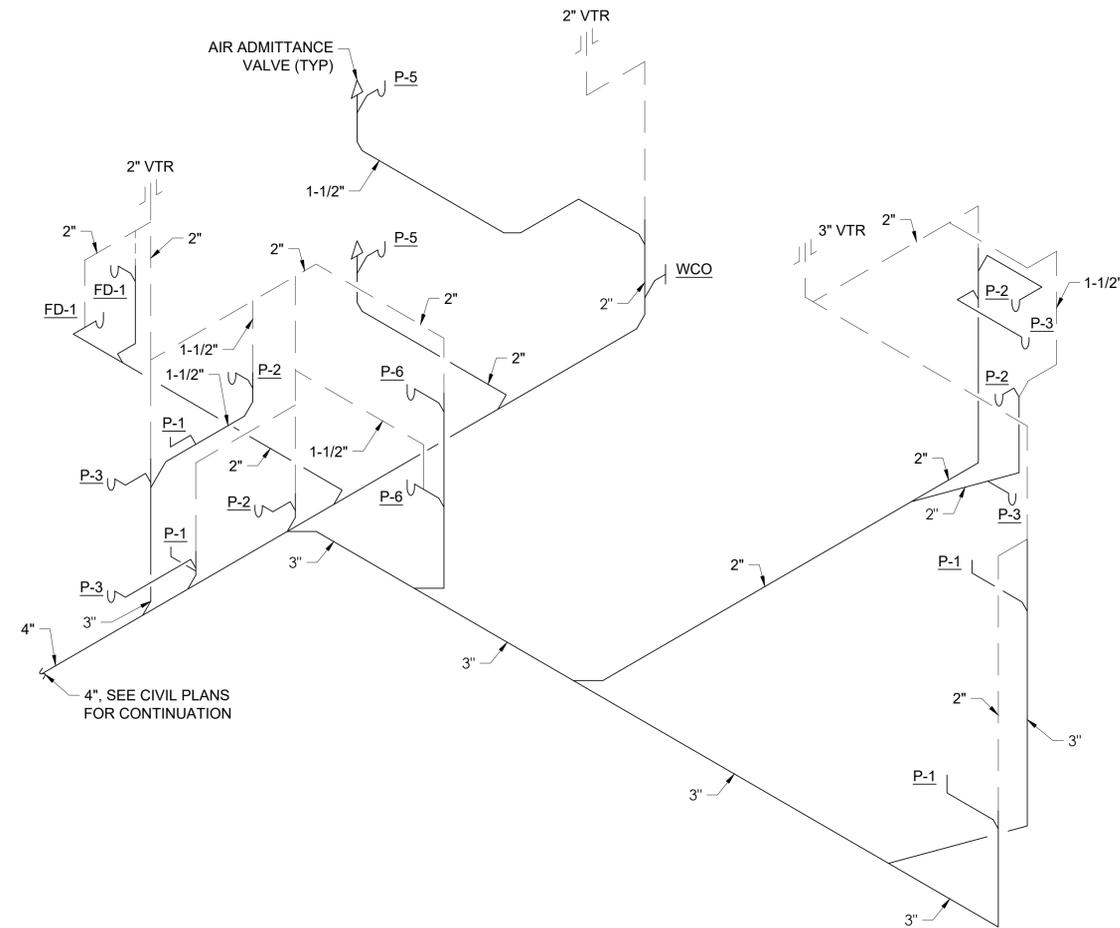
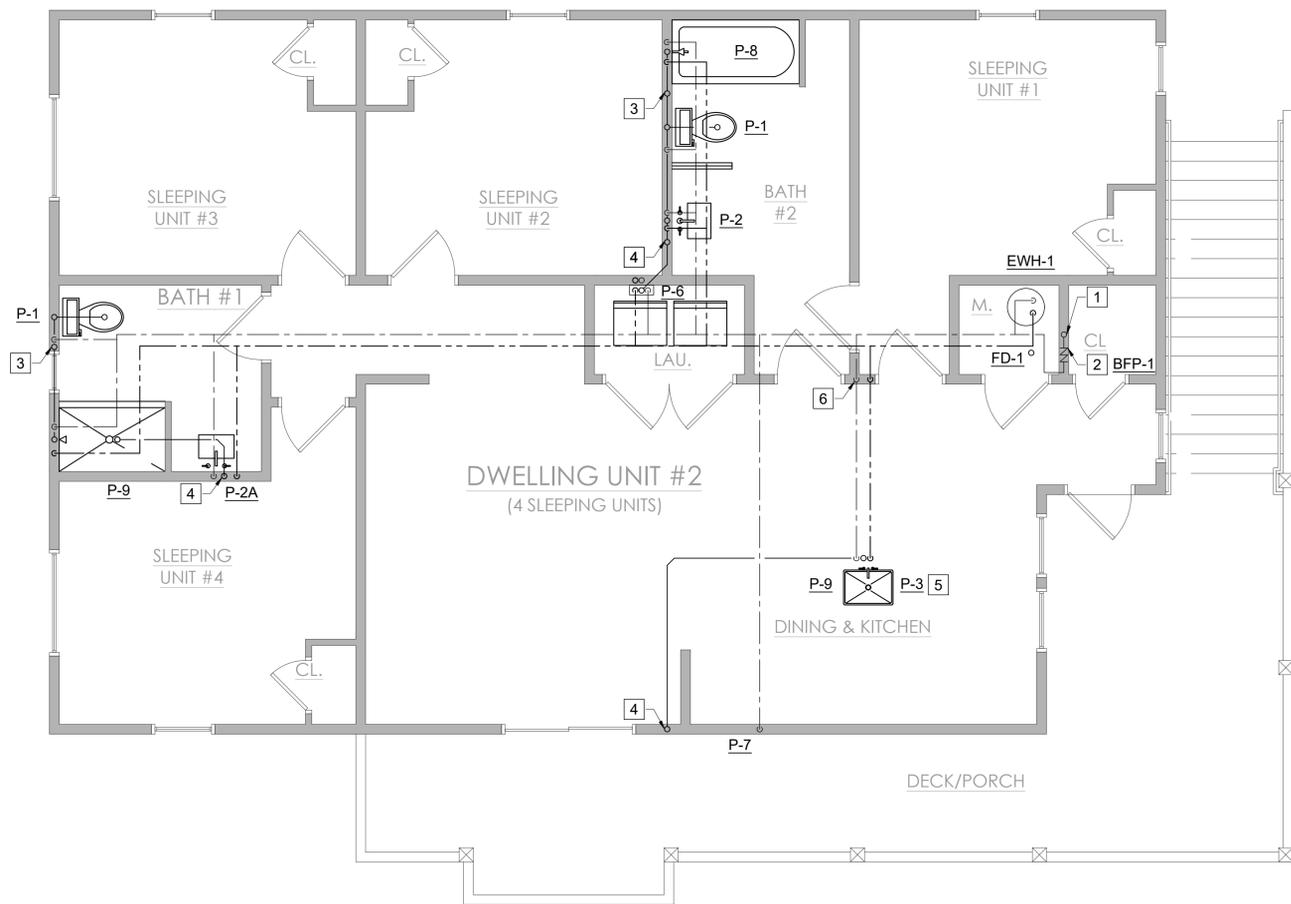
SCALE: 1/4" = 1'-0"

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NEW WORK NOTES:

(THIS SHEET ONLY)

- 1 3/4" WATER DOWN TO FIRST FLOOR UNIT.
- 2 UNIT SHUT-OFF VALVE AND BFP-1 IN WALL WITH ACCESS COVER.
- 3 3" SANITARY DOWN TO FIRST FLOOR.
- 4 2" SANITARY DOWN TO FIRST FLOOR.
- 5 PROVIDE TRAP WITH AIR ADMITTANCE VALVE IN CABINET.
- 6 1/2" HOT AND COLD WATER, DOWN IN WALL, RUN THROUGH FRAMING TO ISLAND SINK.

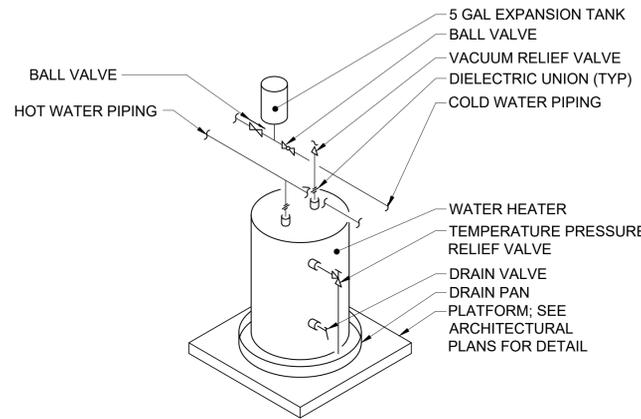


WASTE RISER DIAGRAM

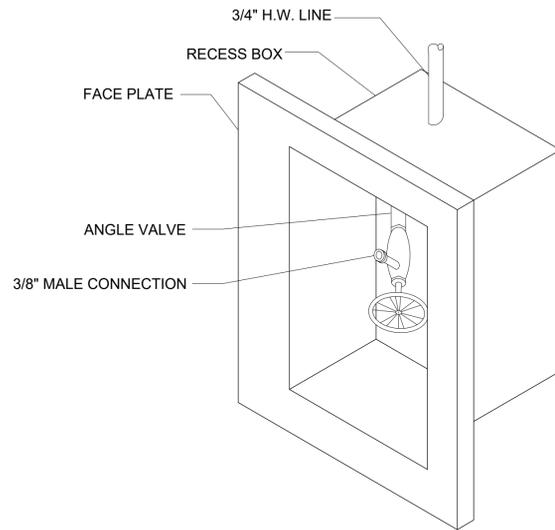
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GRAPHIC SCALE

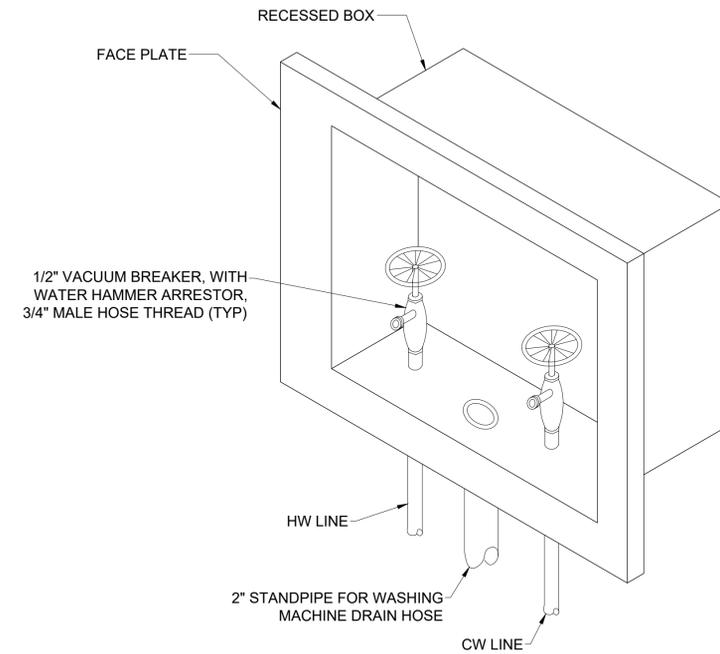




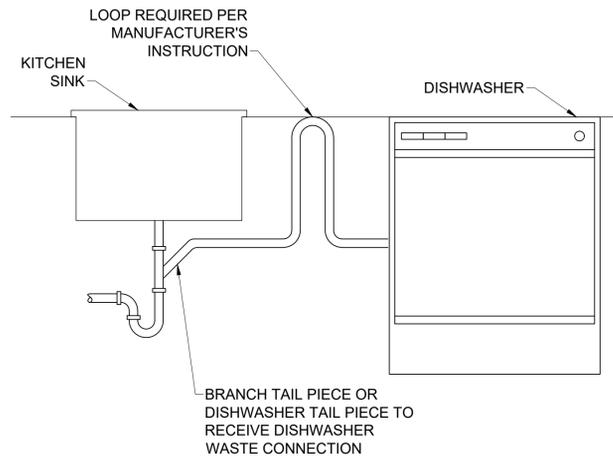
WATER HEATER DETAIL
NO SCALE



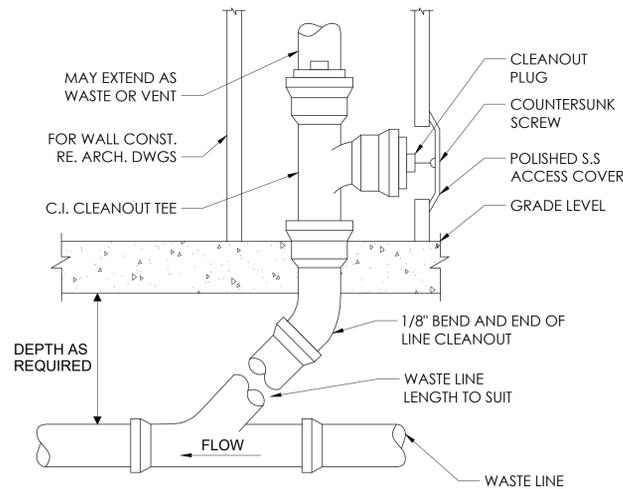
ICE MAKER CONNECTION BOX
NOT TO SCALE



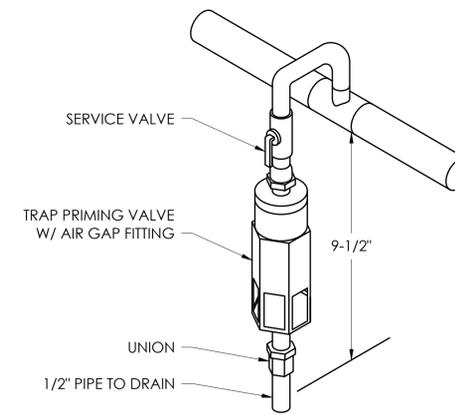
WASHING MACHINE UTILITY BOX DETAIL
NOT TO SCALE



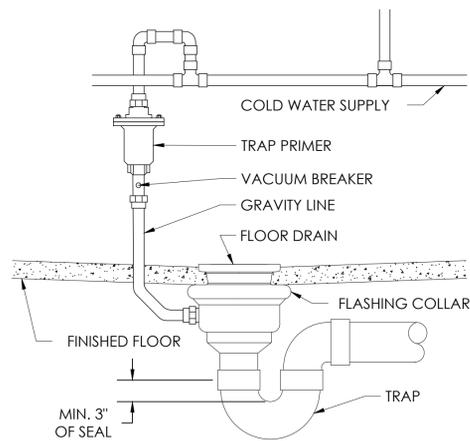
DISHWASHER CONNECTION DETAIL
NO SCALE



WALL CLEAN-OUT DETAIL
NO SCALE



TRAP PRIMER DETAIL
NO SCALE



FLOOR DRAIN DETAIL
NO SCALE

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PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
PLUMBING RISER DIAGRAMS, SCHEDULES AND DETAILS

ISSUED FOR BID

DRAWN BY: **LKK**

DATE: **9 / 13 / 24**

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PLUMBING SPECIFICATIONS:

1. INTRODUCTION
 - 1.1. INCASE OF A CONFLICT BETWEEN THE SPECIFICATION AND THE DRAWINGS, SCOPE OF WORK INCLUDES PROVIDING A FIRST CLASS WORKING SYSTEM IN COMPLIANCE WITH THESE DRAWINGS AND THE SPECIFICATIONS, TESTED READY FOR OPERATION COMPLETE WITH LABOR, MATERIALISM APPARATUS, TRANSPORTATION, AND TOOLS REQUIRED FOR THE INSTALLATION.
 - 1.2. SCOPE OF WORK
 - 1.2.1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL PLUMBING FIXTURES, ACCESSORIES, AND ASSOCIATED PIPING AS A STATED HEREIN. REFER TO THE PLUMBING PLANS AND THE "MATERIALS" PORTION OF THIS SPECIFICATION FOR EQUIPMENT TO BE FURNISHED. EXACT LOCATION OF ALL EQUIPMENT SHALL BE DETERMINED BY REFERENCE TO THE PLANS AND MEASUREMENTS AT THE BUILDING SITE AND IN COOPERATION WITH ALL OTHER TRADES.
 - 1.2.2. EACH DRAWING OF EACH DISCIPLINE, INCLUDING MECHANICAL, ELECTRICAL, AND ARCHITECTURAL IS A PART OF THE CONSTRUCTION DOCUMENTS OF THIS DISCIPLINE AND SHALL BE REVIEWED BY THE CONTRACTOR.
 - 1.3. GENERAL
 - 1.3.1. ALL SAFETY PRECAUTIONS SHALL BE TAKEN TO PROTECT PERSON, PROPERTY, AND EQUIPMENT.
 - 1.3.2. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE WORK. LACK OF KNOWLEDGE OF EXISTING CONDITIONS WILL NOT BE CONSIDERED A BASIS FOR CHANGE ORDERS. THIS WILL INCLUDE A SATISFACTORY EFFORT BY THE CONTRACTOR TO FIELD VERIFY PROPER FIT. EXPENSE INCURRED BY THE CONTRACTOR, WHICH COULD HAVE BEEN AVOIDED BY THIS STEP SHALL NOT BE A BASIS FOR CHANGE ORDER.
 - 1.3.3. ANY DEVIATION BY PLUMBING CONTRACTOR FROM THE PLANS AND SPECIFICATIONS, OR ANY SUBSTITUTION OF EQUIPMENT FROM THAT SPECIFIED, SHALL FIRST BE APPROVED BY THE ENGINEER.
 - 1.3.4. CONTRACTOR TO SUBMIT 6 SETS (OWNER WILL RETURN 3 SETS NOTED WITH ACTION TAKEN)SPECIFICATIONS AND DETAIL FOR EQUIPMENT AND FABRICATED MATERIALS FOR OWNER'S APPROVAL PRIOR TO ISSUING PURCHASE ORDER. OWNER'S APPROVAL DOES NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITY FOR PERFORMANCE AND OPERATION.
 - 1.3.5. THE PLUMBING CONTRACTOR SHALL REPAIR ANY MATERIAL OR WORK WHICH HE HAS DAMAGED.
 - 1.3.6. PROVIDE 3/16" THICK ENGRAVED WHITE PLASTIC LABEL TAB ON ALL SHUT-OFF AND DRAIN VALVES. THE TAGS SHALL BE A MINIMUM OF 3" X 5" AND BE ATTACHED TO THE VALVE BODY NON-CORROSIVE CHAIN. LETTERS SHALL BE ENGRAVED A MINIMUM OF 1/4" HIGH AND PAINTED BLACK. THE TAG SHALL IDENTIFY USE DRAIN, SHUT-OFF, ETC, AND WHICH APARTMENT IT SERVES.
 - 1.3.7. CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY OF INTENDED USE AND THE STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PAY NECESSARY FEES AND OBTAIN PERMITS. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.
 - 1.3.8. EQUIPMENT AND MATERIALS SHALL BE OF THE TYPE, SIZE AND MANUFACTURERS INDICATED ON THE DRAWINGS OR AN APPROVED EQUIVALENT.
 - 1.3.9. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE MATERIALS AND EQUIPMENT COVERED BY THE PLANS AND SPECIFICATIONS TO THE OWNER COMPLETE AND IN FIRST CLASS CONDITION IN EVERY RESPECT. HE SHALL GUARANTEE THAT THE MATERIAL, EQUIPMENT, AND WORKMANSHIP SUPPLIED AND INSTALLED BY HIM SHALL BE ENTIRELY FREE FROM DEFECTS AND THAT HE WILL REPAIR OR REPLACE AT HIS OWN EXPENSE, ANY MATERIALS, EQUIPMENT, AND WORKMANSHIP IN WHICH DEFECTS ARE FOUND.
 - 1.3.10. MISCELLANEOUS ITEMS NOT SHOWN ON THE PLANS BUT NECESSARY FOR A COMPLETE OPERABLE SYSTEM, SHALL BE SUPPLIED AND INSTALLED.15. COORDINATE WORK WITH THAT OF OTHER TRADES. SEE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF FIXTURES.
 - 1.3.11. INSTALL PIPING NEATLY AND PARALLEL WITH OR PERPENDICULAR TO LINES OR THE STRUCTURE. THE EXACT LOCATIONS OF PIPES SHALL BE DETERMINED BY THE CONTRACTOR TO AVOID INTERFERENCE WITH DUCTWORK, OTHER PIPING AND LIGHTING FIXTURES. INSTALL PIPE HANGARS TO MAINTAIN ACCURATELY ALIGNED PIPING SYSTEMS ADEQUATELY SUPPORTED BOTH LATERALLY AND VERTICALLY. PIPE HANGARS SHALL BE ADJUSTABLE TYPE, MSS SP-58 AND MSS SP-69. PROVIDE INSULATION PROTECTION SHIELDS WHERE REQUIRED. PROVIDE GALVANIZED STEEL SUPPORT RODS. SUPPORT ALL PIPING FROM THE BUILDING STRUCTURE.
 - 1.3.12. INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 1.3.13. REMOVE EXCESS MATERIAL, SCRAP, ETC, FROM THE JOB SITE AND LEGALLY DISPOSE.
 - 1.3.14. PLUMBING CONTRACTOR SHALL VERIFY EXISTING SEWER LOCATION, SIZE AND ELEVATION AND SHALL VERIFY THAT PROPER SLOPES ARE AVAILABLE BEFORE INSTALLING NEW SEWER PIPING.
 - 1.3.15. MAINTAIN A MINIMUM SLOPE OF 1/8" PER FOOT FOR SANITARY SEWER PIPING 4" AND LARGER AND 1/4" PER FOOT FOR PIPING SMALLER THAN 4."
 - 1.3.16. SANITARY SEWER PIPING SHALL BE TYPE PVC SCHEDULE 40 -PLASTIC PIPE AND FITTINGS U.O.N.
 - 1.3.17. PROVIDE STOPS FOR ALL PLUMBING FIXTURE CONNECTIONS.
 - 1.3.18. WATER PIPING SHALL BE STERILIZED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION AWA 601 AND AS REQUIRED BY THE LOCAL HEALTH BOARD.
 - 1.3.19. WATER PIPING SHALL BE STERILIZED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION AWA 601 AND AS REQUIRED BY THE LOCAL HEALTH BOARD.
 - 1.3.20. COORDINATE ALL FIRE STOPPING REQUIREMENTS WITH THE ARCHITECTURAL PLANS.
 - 1.4. OPERATIONS AND INSTALLATION
 - 1.4.1. ALL DELIVERIES TO COINCIDE WITH CONSTRUCTION SCHEDULE. MATERIALS SHALL BE STORED WHERE AND/OR AS DIRECTED BY THE OWNER. STORAGE MUST BE IN SUCH A PLACE AS TO AVOID ACCIDENTAL MUTILATION BY EQUIPMENT BY ANY CONTRACTOR WHILE PERFORMING THEIR WORK, WHETHER ON SITE OR OFF.
 - 1.4.2. ALL UNDER FLOOR PIPING SHALL BE INSTALLED IN CONJUNCTION WITH THE GENERAL CONTRACTORS WORK SCHEDULE. NO UNDERGROUND WORK SHALL BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED AND TESTED.
 - 1.4.3. PLUMBING CONTRACTOR SHALL DO THE NECESSARY TRENCHING, SHORING AND BACKFILLING REQUIRED TO FULFILL HIS CONTRACT. BOTTOMS OF TRENCHES SHALL BE CUT TO GRADE.
 - 1.4.4. ALL OPENINGS AND STUB-UP FOR PLUMBING PIPING AND FIXTURES SHALL BE CAREFULLY LOCATED AND COORDINATED WITH THE EQUIPMENT BEING SERVED, EXISTING CONDITIONS, AND ALL OTHER TRADES, REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL FIXTURE LOCATIONS.
- 1.5. CODE AND PERMIT REQUIREMENTS

- 1.5.1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES, AND CODES, WHICH SHALL BE DELINEATED, AND ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITIES SHALL BE MADE BY PLUMBING CONTRACTOR WITHOUT ADDITIONAL COST TO OWNER.
 - 1.5.2. PLUMBING CONTRACTOR SHALL OBTAIN, PAY FOR AND FURNISH ALL PERMITS REQUIRED BY LOCAL OR STATE ORDINANCES OR CODES, OR THE AUTHORITY HAVING JURISDICTION.
2. MATERIALS
 - 2.1. DOMESTIC WATER PIPING:
 - 2.1.1. WATER PIPING ABOVE GROUND SHALL BE TYPE L COPPER TUBING WITH 95-5 TIN ANTIMONY SOLDER JOINTS. BURIED PIPING SHALL BE TYPE K COPPER TUBING WITH SILVER SOLDERED JOINTS.
 - 2.1.1.1. FITTINGS SHALL BE WROUGHT COPPER SOLDER JOINT FITTINGS. JOINING MATERIAL SHALL ME ASTM B813 WATER-FLUSHABLE, LEAD-FREE FLUX ALLOY SOLDER.
 - 2.1.1.2. VALVES SHALL BE OF ONE MANUFACTURER 125 PSI SWP, BRASS BODY THREADED OR SOLDERED END, AS MANUFACTURED BY CRANE, POWELL, JENKINS OR ACCEPTED EQUIVALENT AND SHALL BE INSTALLED WITH STEM UPRIGHT OR HORIZONTAL. WHEN VALVES ARE NOT SHOWN IN DETAIL ON THE PLANS, IT SHALL BE UNDERSTOOD THAT THE PLUMBING CONTRACTOR SHALL PROVIDE ALL VALVES AND FITTINGS NECESSARY FOR THE CONTROL AND OPERATION OF ALL EQUIPMENT. ALL SHUT-OFF AND SYSTEM DRAIN VALVES SHALL BE FULL PORT BALL VALVES.
 - 2.1.2. AT OWNERS OPTION, ABOVE AND BELOW GRADE WATER PIPING MAY BE PEX TUBING CONFORMING TO ASTM F877 CROSS-LINKED POLYETHYLENE TUBING HOT AND COLD WATER DISTRIBUTION SYSTEMS, ASTM F876 CROSS-LINKED POLYETHYLENE TUBE ASTM F876 FITTING AND ASTM F2159 FITTINGS, COMPLY WITH NSF STANDARD 14 AND 61. PEX TUBING SHALL BE WATTS WATER PEX CROSS-LINKED POLYETHYLENE OR EQUAL. ALL PEX TUBING BELOW GRADE SHALL BE SLEEVED WITH PVC PIPE.
 - 2.1.2.1. FITTINGS: FITTINGS SHALL BE MECHANICAL CRIMP FITTINGS IN COMPLIANCE WITH ASTM F1807 AND F2159.PEX FITTINGS SHALL BE WATTS BRASS CRIMPING FITTINGS USING EITHER WATTS COPPER CRIMPING OR STAINLESS STEEL CINCHCLAMP OR EQUAL. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - 2.1.3. PROVIDE SYSTEM DRAINS AT ALL LOW POINTS. SLOPE ALL PIPING TOWARDS LOW POINT DRAINS. LOW POINT DRAINS SHALL CONSIST OF A TEE IN MAIN PIPE WITH A REDUCER AND A 1/2" BALL VALVE AND HOSE CONNECTION.
 - 2.1.4. AT OWNERS OPTION ABOVE AND BELOW GRADE WATER MAY BE CPVC SCHEDULE 80 PIPING AND FITTINGS. PIPE, FITTINGS, AND SOLVENT CEMENT SHALL BE CERTIFIED FOR POTABLE WATER USAGE AND MEET ASTM D2864.
 - 2.2. SOIL, WASTE AND VENT PIPES:
 - 2.2.1. ABOVE AND BELOW GRADE SOIL, WASTE AND VENT PIPING SHALL BE PVC PLASTIC, SCHEDULE 40 DWV PIPE CONFORMING TO ASTM D2665 WITH PLAIN ENDS. CELLULAR (FOAM) CORE PVC IS NOT ALLOWED. INSTALL PER ASTM D665 AND ASTM D2321.
 - 2.2.1.1. FITTINGS SHALL BE PVC SOCKET-TYPE DWV PIPE FITTINGS; ASTM D2665 MADE TO ASTM D3311 DRAIN, WASTE AND VENT PATTERNS.
 - 2.2.2. ABOVE GRADE SOIL, WASTE AND VENT PIPING SHALL BE ALLOWED TO BE COPPER DRAINAGE TUBING CONFORMING TO ASTM B306 AT PLUMBING CONTRACTOR'S OPTION, OR NO HUB CAST IRON WITH RUBBER COMPRESSION FITTINGS.
 - 2.3. FLASHING:
 - 2.3.1. SHEET LEAD. 4 POUNDS PER SQUARE FOOT, MINIMUM.
 - 2.4. INSULATION:
 - 2.4.1. DOMESTIC COLD WATER (WITHIN BUILDING):
 - 2.4.1.1. COPPER PIPE: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINEED, OWENS-CORING OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS).
 - 2.4.1.2. PEX TUBING: NO INSULATION REQUIRED. EXCEPTION: FOR NON-RECIRCULATING HOT WATER SYSTEM, PROVIDE 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF -SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINEED, OWENS-CORING OR ARMSTRONG IN THE FIRST 8 FEET OF INLET PIPING AT WATER HEATER. CPVC TUBING: NO INSULATION REQUIRED.
 - 2.4.2. DOMESTIC HOT WATER:
 - 2.4.2.1. COPPER PIPE: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF -SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINEED, OWENS-CORING OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING REQUIREMENTS).
 - 2.4.2.2. PEX TUBING: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF -SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINEED, OWENS-CORING OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS).
 - 2.4.2.3. FOR HOT WATER PIPING BEING SERVED BY SYSTEM WITH RECIRCULATING PUMP, PROVIDE 1" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF -SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINEED, OWENS-CORING OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS)
 - 2.4.3. INDIRECT AND CONDENSATE DRAIN PIPING (WITHIN BUILDING):
 - 2.4.3.1. COPPER PIPING: PROVIDE 1" FLEXIBLE UNICELLULAR INSULATION BY ARMACELL WITH VAPOR BARRIER SEAL.
 - 2.4.3.2. PVC PIPING: NO INSULATION REQUIRED FOR CONDENSATE PIPING, INSULATE DOMESTIC HOT WATER PIPING AS SPECIFIED FOR COPPER HOT WATER PIPING.
 - 2.4.4. FOR PIPING AT HANGERS, PROVIDE 8"LONG SECTIONS OF HIGH DENSITY, HIGH TEMPERATURE CALCIUM SILICATE BY JOHNS-MANVILLE, FIBERGLASS BY KNAUF, OR 8" LONG STYROFOAM BILLETS BY DOW. INSULATION SHALL BE CONTINUOUS ALONG THE PIPE SURFACE, EXCEPT AT VALVES, UNIONS, AND WHERE PIPING IS EXPOSED AT FIXTURES.
 - 2.4.5. FOR HOT AND COLD WATER PIPING EXPOSED, CONCEALED IN WALLS, AND/OR INSTALLED INSIDE MASONRY UNITS OF THE WALLS, COVER FITTINGS WITH ZESTON, KNAUF, OR EQUAL ON-PIECE PVC PREMOLDED INSULATING COVERS. FITTING COVERS, JACKETS AND ADHESIVES SHALL NOT EXCEED FLAME SPREAD RATING OF 25 AND SMOKE DEVELOPMENT RATING OF 50 PER ASTM E84. AT ALL ELBOWS AND TEE'S., FILL VOIDS BETWEEN COVERS AND PIPING WITH FIBERGLASS INSULATION AND TAPE JOINTS, INSTALL PIPE INSULATION IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE PREMOLDED INSULATION FITTINGS ARE NOT APPROVED BY LOCAL AUTHORITIES, MITER INSULATION AT FITTINGS.

3. GAS PIPING (PROPANE):
 - 3.1. SCHEDULE 40 BLACK CARBON STEEL WITH MALLEABLE IRON THREADED FITTINGS. PROVIDES SHUT-OFF VALVE, DIRT LEG, AND UNION AT EACH APPLIANCE CONNECTION. PAINT ALL GAS PIPING EXPOSED TO WEATHER WITH ONE COAT OF PRIMER, AND TWO COATS OF RUST-PROOF PAINT. COLOR SHALL BE YELLOW COORDINATE WITH OWNERS CONSTRUCTION MANAGER.
4. TESTING AND INSPECTION:
 - 4.1. THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED BEFORE COVERING OR ENCLOSING.
 - 4.2. INSPECTION: WORK SHALL BE INSPECTED FOR COMPLIANCE WITH CODES, ORDINANCES, REGULATIONS AND ADHERENCE TO CONTRACT DOCUMENTS. PLUMBING CONTRACTORS SHALL SUPPLY OWNER WITH SIGNED FORMS OR PROOF OF ACCEPTANCE BY THE LOCAL AUTHORITY BEFORE CONTINUING FROM ONE STAGE TO ANOTHER. FINAL APPROVAL SHALL BE OBTAINED BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT.
 - 4.3. PERFORMANCE REQUIRED:
 - 4.3.1. PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING SYSTEMS LEAK FREE AND AS PER PLANS AND SPECIFICATIONS.
 - 4.3.2. ALL EXPOSED EQUIPMENT SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND WILL BE SUBJECT TO ARCHITECTURAL INSPECTION FOR AESTHETIC APPEARANCE.
5. CUTTING AND CLEANING:
 - 5.1. PLUMBING CONTRACTOR SHALL CLEAN ENTIRE SITE OF DEBRIS, TOOLS AND EQUIPMENT RELATED TO THIS WORK
 - 5.2. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF HIS WORK WHICH MAY BE REQUIRED TO RELIEVE THE WORK OF OTHER CONTRACTORS.
6. WARRANTY:
 - 6.1. PLUMBING CONTRACTOR SHALL WARRANTY ALL OF THE WORK AND THE COMPLETE OPERATION WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS. CONTRACTOR AGREES TO REPLACE,WITHOUT EXPENSE TO THE OWNER, ANY PART OF HIS WORK ON THIS INSTALLATION WITH PROVES TO BE DEFECTIVE WITHIN (1) YEAR AFTER ACCEPTANCE OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.



STRUCTURAL ENGINEER:
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PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
PLUMBING SPECIFICATIONS

ISSUED FOR BID

DRAWN BY: **LKK**

DATE: **9 / 13 / 24**

SCALE: **NONE**

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SHEET:
P7.1

GENERAL NOTES

- SCOPE OF WORK INCLUDES PROVIDING A FIRST CLASS WORKING SYSTEM IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, TESTED READY FOR OPERATION COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION, AND TOOLS REQUIRED FOR THE INSTALLATION.
- COORDINATE WORK WITH THAT OF OTHER TRADES. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATIONS OF CEILING MOUNTED DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS, CHANGES, ETC. FOR THE EQUIPMENT HE PROVIDES, EVEN IF APPROVED AS AN EQUAL.
- MISCELLANEOUS ITEMS NOT SHOWN ON THE PLANS BUT NECESSARY FOR A COMPLETE OPERABLE SYSTEM, SHALL BE SUPPLIED AND INSTALLED.
- INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MAINTAIN ALL RECOMMENDED CLEARANCES.
- REMOVE EXCESS MATERIAL, SCRAP, ETC. FROM THE JOB SITE.
- REPAIR ANY MATERIAL OR WORK WHICH HE HAS DAMAGED.
- BALANCE AIR AND WATER SYSTEMS WITHIN $\pm 10\%$ OF THE VALUES INDICATED.
- TEST THE ENTIRE SYSTEM IN ALL MODES OF OPERATION TO INSURE PROPER OPERATION.
- FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY OF INTENDED USE AND IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PAY NECESSARY FEES AND OBTAIN PERMITS. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.
- ALL INDICATED DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.

LEGEND

NOTE: HEAVY LINE WEIGHT INDICATES NEW EQUIPMENT OR EQUIPMENT TO BE REMOVED, LIGHT LINE WEIGHT INDICATES EQUIPMENT WHICH IS EXISTING TO REMAIN

	BACKFLOW PREVENTER		SUPPLY DUCT SECTION
	UNION		EXHAUST DUCT SECTION
	GAS SHUT-OFF COCK		RETURN DUCT SECTION
	RELIEF VALVE	FD	FIRE DAMPER WITH ACCESS DOOR
	ECCENTRIC PIPE REDUCER		AHU-1 THERMOSTAT/SENSOR MOUNT 48" ABOVE FLOOR SUBSCRIPT INDICATES EQUIPMENT BEING CONTROLLED
	PIPE CAP		ELBOW WITH TURNING VANES
	DIRECTION OF FLOW		BD MANUAL BALANCING DAMPER WITH LOCKING QUADRANT
	PIPE ANCHOR		FLEXIBLE DUCT CONNECTION
	CONDENSATE DRAIN		DOOR LOUVER - SEE SCHEDULE PROVIDED BY G.C.
	GAS PIPING		UC UNDER CUT DOOR MIN. 1" / SEE ARCH. PLANS FOR SIZES
EF-1	EXHAUST FAN MARK - SEE SCHEDULE		(AD) ACCESS DOOR
AHU-1	AIR HANDLING UNIT MARK - SEE SCHEDULE		FLEXIBLE DUCT CONNECTION WITH BALANCING DAMPER
VAV-1	VARIABLE AIR VOLUME BOX MARK - SEE SCHEDULE		LOW PRESSURE SUPPLY OR RETURN DUCT WORK
HP-1	HEAT PUMP UNIT MARK - SEE SCHEDULE		
	GRILLE OR DIFFUSER MARK - SEE SCHEDULE OR SPECIFICATION (CFM NOTE)		
	KEY NOTE MARK		

ABBREVIATIONS

L	ANGLE	KW	KILOWATT
AD	ACCESS DOOR	L-1	LOUVER MARK - SEE SCHEDULE
AFF	ABOVE FINISHED FLOOR	LAT	LEAVING AIR TEMPERATURE
AFG	ABOVE FINISHED GRADE	LBS/HR	POUND PER HOUR
APD	AIR PRESSURE DROP	LDB	LEAVING DRY BULB
APPROX	APPROXIMATELY	LWB	LEAVING WET BULB
AS-1	AIR SEPARATOR MARK - SEE SCHEDULE	LWT	LEAVING WATER TEMPERATURE
BD	BALANCING DAMPER	MAX	MAXIMUM
BDD	BACK DRAFT DAMPER	MOC	MAXIMUM OVER CURRENT PROTECTION
BTUH	BRITISH THERMAL UNIT PER HOUR	MIN	MINIMUM
CFH	CUBIC FEET PER HOUR	MBH	THOUSAND BTU/HR
CFM	CUBIC FEET PER MINUTE	MCA	MINIMUM CIRCUIT AMPS
CHLR-1	CHILLER MARK - SEE SCHEDULE	MFS	MAXIMUM FUSE SIZE
COP	COEFFICIENT OF PERFORMANCE	NOM	NOMINAL
CP-1	CONDENSATE PUMP MARK - SEE SCHEDULE	NO	NUMBER
CU-1	CONDENSING UNIT MARK - SEE SCHEDULE	OA	OUTSIDE AIR
CWR	CHILLED WATER RETURN	OD	OUTSIDE DIAMETER
CWS	CHILLED WATER SUPPLY	PD	PRESSURE DROP
DN	DOWN	PH	PHASE
DSS-1	DUCTLESS SPLIT SYSTEM MARK - SEE SCHEDULE	PSIG	POUNDS PER SQUARE INCH GAGE
EAT	ENTERING AIR TEMPERATURE	%RH	PERCENT RELATIVE HUMIDITY
EDB	ENTERING DRY BULB	PRV	PRESSURE RELIEF VALVE
EMD	END OF MAIN DRIP	RA	RETURN AIR
EWB	ENTERING WET BULB	RBJ	RUN BETWEEN JOIST
EWT	ENTERING WATER TEMPERATURE	RIH-1	ROOF INTAKE HOOD MARK - SEE SCHEDULE
ESP	EXTERNAL STATIC PRESSURE	RLA	RATED LOAD AMPS
EXIST	EXISTING	RPM	REVOLUTIONS PER MINUTE
FD	FIRE DAMPER WITH ACCESS DOOR	RTJ	RUN THRU JOIST
FDB	DEGREE FAHRENHEIT DRY BULB	SA	SUPPLY AIR
FF	FINISHED FLOOR	SCT	SATURATED CONDENSING TEMPERATURE
FPM	FEET PER MINUTE	SEER	SEASONAL ENERGY EFFICIENCY RATING
FT	FEET	SF	SQUARE FEET
FWB	DEGREE FAHRENHEIT WET BULB	SP	STATIC PRESSURE
GA	GAUGE	SST	SATURATED SUCTION TEMPERATURE
GPH	GALLONS PER HOUR	TS	TIP SPEED
GPM	GALLONS PER MINUTE	T'STAT	THERMOSTAT
"HG	INCHES OF MERCURY	TYP	TYPICAL
HP	HORSE POWER	UH-1	UNIT HEATER MARK - SEE SCHEDULE
HWC	HOT WATER CONVERTER MARK - SEE SCHEDULE	VAV-1	VARIABLE AIR VOLUME UNIT AND MARK - SEE SCHEDULE
HWR	HOT WATER RETURN		
HWS	HOT WATER SUPPLY	"WC	INCHES WATER COLUMN
ID	INSIDE DIAMETER	WPD	WATER PRESSURE DROP

INTAKE AIR LOUVER SCHEDULE

MARK	MANUFACTURER/ MODEL	SIZE		MINIMUM FREE AREA SF	AIRFLOW CFM	APD "WC	MOTORIZED DAMPER	MATERIAL	REMARKS
		WIDTH INCHES	HEIGHT INCHES						
L-1	ARCHITECTURAL LOUVERS / E4DF	12	12	.43	70	.04	NO	ALUMINUM	1, 2, 3
L-2	ARCHITECTURAL LOUVERS / E4DF	12	12	.43	70	.04	NO	ALUMINUM	1, 2, 3

NOTES:

- PROVIDE WITH BIRD SCREEN.
- DRAINABLE STORM BLADE.
- COLOR TO BE SELECTED BY THE ARCHITECT.
- PROVIDE 6" DEEP INSULATED PLENUM BOX FULL SIZE OF LOUVER, CONNECT RUN OUT DUCT TO AHU TO PLENUM BOX.

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PROJECT NAME:

TOWN OF NAGS HEAD

Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:

MECHANICAL LEGEND,
ABBREVIATIONS, NOTES,
DETAILS AND SCHEDULES

ISSUED FOR BID

DRAWN BY: LKK

DATE: 9 / 13 / 24

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REVISIONS:	DATE:
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DRAWING NAME:
FIRST FLOOR NEW WORK PLAN

ISSUED FOR BID

DRAWN BY: LKK

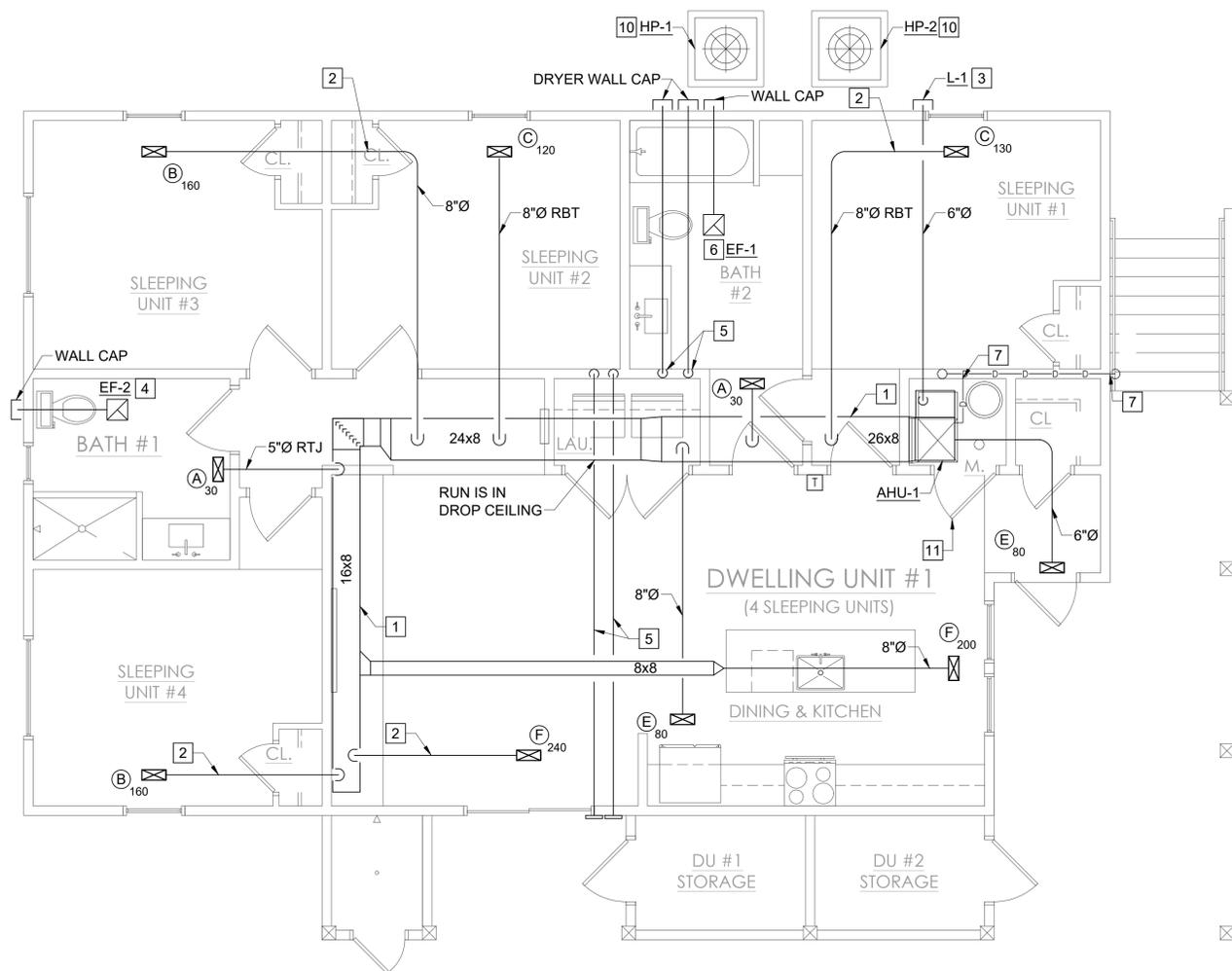
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SCALE: 1/4" = 1'-0"

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NEW WORK NOTES: (THIS SHEET ONLY)

- 1 TRUNK DUCT RUN IN LOWERED CORRIDOR CEILING SPACE.
- 2 DUCT RUN IN BOXED OUT SECTION OF OPEN WEBB JOIST.
- 3 6"Ø OUTSIDE AIR DUCT WITH BALANCING DAMPER AT CONNECTION TO RETURN AIR PLENUM BOX RUN BETWEEN PLENUM BOX RUN OUT BETWEEN JOIST TO EXTERIOR WALL AND CONNECT TO WALL LOUVER.
- 4 EXHAUST FAN RUN DISCHARGE THROUGH OPEN WEBB JOIST TO EXTERIOR WALL AND PROVIDE A WALL CAP WITH BACK DRAFT DAMPER AND BIRD SCREEN.
- 5 4" DRYER VENT AT 30° AFF, RUN UP IN WALL AND BETWEEN JOIST TO EXTERIOR WALL, PROVIDE WITH A DRYER VENT CAP. (MAXIMUM OF 2 90° ELBOWS).
- 6 EXHAUST FAN, RUN DISCHARGE BETWEEN JOIS TO EXTERIOR WALL AND PROVIDE A WALL CAP WITH BACK DRAFT DAMPER AND BACK DRAFT DAMPER.
- 7 1" CONDENSATE DRAIN, RUN OUT THROUGH WALL AT 18" ABOVE FINISHED GRADE, TURN DOWN AND SPILL ON SPLASH BLOCK.
- 8 3/4" CONDENSATE DRAIN DOWN IN WALL FROM SECOND FLOOR UNIT.
- 9 4" Ø DRYER VENT UP TO SECOND FLOOR UNIT.
- 10 AIR COOLED HEAT PUMP SAT ON 4" THICK CONCRETE PAD TO EXTEND 4" BEYOND UNIT IN ALL DIRECTIONS.
- 11 LOUVERED DOOR, SEE ARCHITECTURAL PLANS.



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



REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
SECOND FLOOR NEW WORK PLAN

ISSUED FOR BID

DRAWN BY: LKK

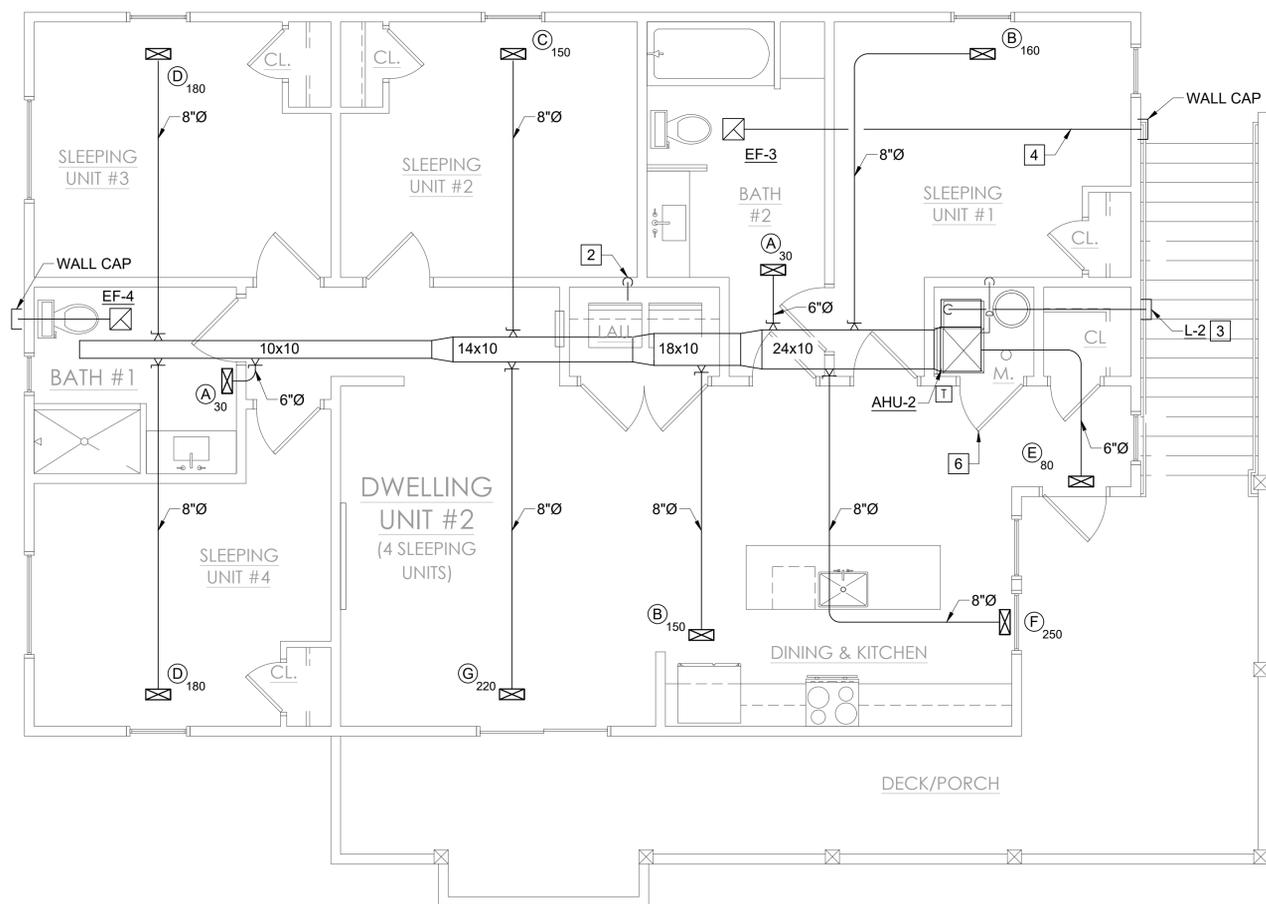
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SCALE: 1/4" = 1'-0"

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NEW WORK NOTES: (THIS SHEET ONLY)

- 1 TRUNK DUCT RUN IN LOWERED CORRIDOR CEILING SPACE.
- 2 4" DRYER VENT AT 4-0 AFF, RUN DOWN IN WALL AND BETWEEN JOIST TO EXTERIOR WALL, PROVIDE WITH A DRYER VENT CAP. (MAXIMUM OF 2 90° ELBOWS), SEE FIRST FLOOR UNIT PLAN.
- 3 OUTSIDE AIR DUCT WITH BALANCING DAMPER AT CONNECTION TO RETURN AIR PLENUM BOX RUN OUT IN ATTIC SPACE TO EXTERIOR WALL AND CONNECT TO WALL LOUVER.
- 4 EXHAUST FAN RUN DISCHARGE IN ATTIC SPACE, UP THROUGH ROOF, PROVIDE A ROOF CAP WITH BACK DRAFT DAMPER AND BIRD SCREEN.
- 5 3/4" CONDENSATE DRAIN DOWN IN WALL CONNECT TO 1" IN WALL OF FIRST FLOOR UNIT AND RUN OUT THROUGH EXTERIOR WALL TO SPLASH BLOCK "SEE FIRST FLOOR PLAN".
- 6 LOUVERED DOOR, SEE ARCHITECTURAL PLANS.



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



REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
MECHANICAL DETAILS

ISSUED FOR BID

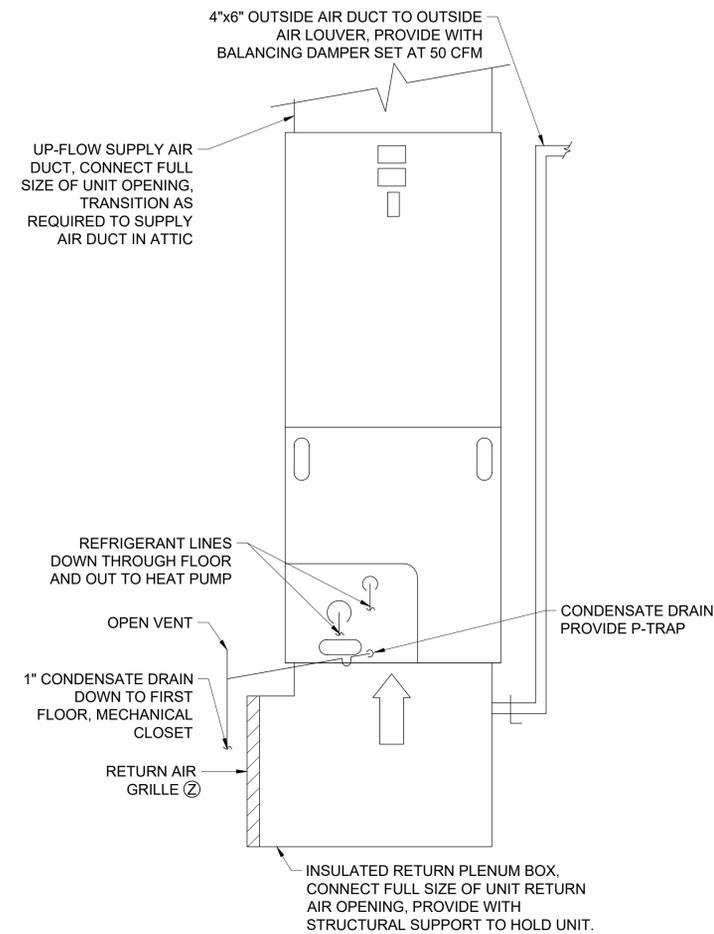
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DATE: **9 / 13 / 24**

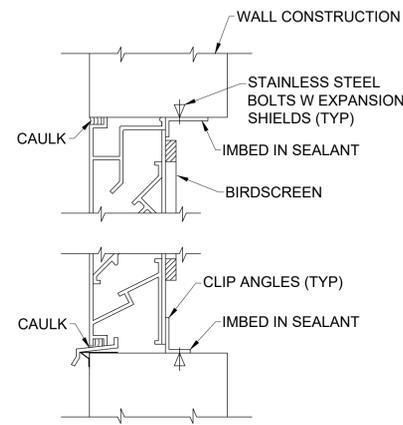
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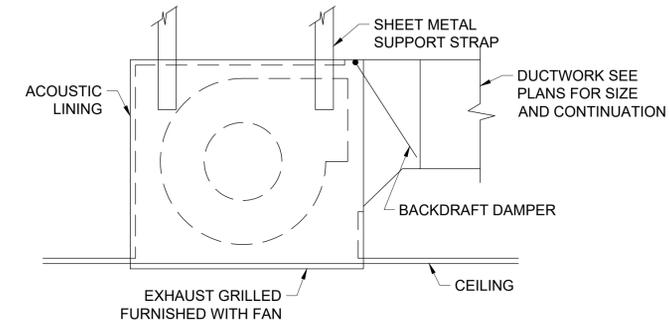
VENTILATION RATE SCHEDULE AHU-4										
SYSTEM	OCCUPANCY CLASSIFICATION	VENTILATION RATE CFM / PERSON	VENTILATION RATE CFM / SQFT	NUMBER OF PERSONS PER SPACE	SQUARE FOOT OF SPACE	TOTAL PER PERSON REQUIRED VENTILATION	TOTAL REQUIRED SQUARE FOOT VENTILATION	REQUIRED VENTILATION (VBZ)	ZONE EFFECTIVENESS FACTOR (EZ)	TOTAL REQUIRED VENTILATION (VOZ)
AHU-1	PRIVATE DWELLING	15	0	5	1397	75	0.0	75.0	1.0	75.0
AHU-2	PRIVATE DWELLING	15	0	5	1397	75	0.0	75.0	1.0	75.0
VENTILATION AND OCCUPANCY RATE IS BASED ON MINIMUM VENTILATION RATES; NORTH CAROLINA MECHANICAL CODE 2018, TABLE 403.3								TOTAL		75.0



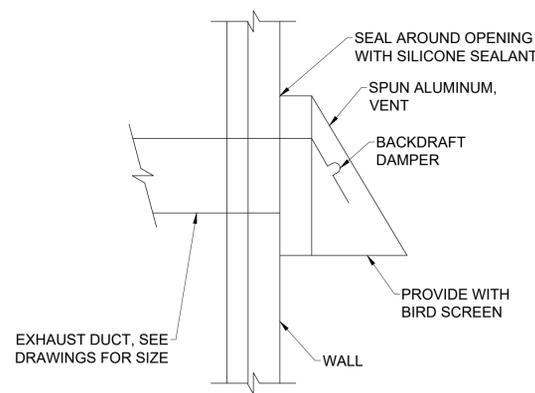
AHU INSTALLATION DETAIL
 NO SCALE (TYP SECOND FLOOR)



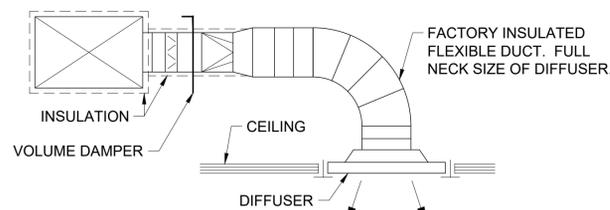
TYPICAL LOUVER DETAIL
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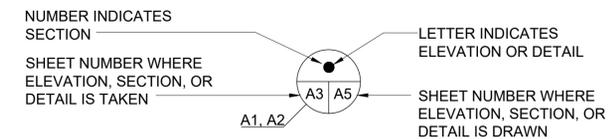
EXHAUST FAN DETAIL
 NO SCALE



EXHAUST WALL CAP DETAIL
 NO SCALE



FLEXIBLE DUCT CONNECTION DETAIL
 NO SCALE



ELEVATION, SECTION, OR DETAIL SYMBOL
 NOTE: SYMBOL SHOULD ALWAYS APPEAR AS PART OF THE TITLE, PLACED UNDER THE VIEW.

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PROJECT NAME:
TOWN OF NAGS HEAD
 Workforce Housing
 425 Health Center Dr.
 Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
MECHANICAL SCHEDULES

ISSUED FOR BID

DRAWN BY: LKK

DATE: 9 / 13 / 24

SCALE: NONE

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 OR CONSTRUCTION
 PURPOSES.

GRILLE REGISTER & DIFFUSER SCHEDULE

MARK	MANUFACTURER/ MODEL	TYPE	SERVICE	NECK SIZE INCHES	APD "WC	NOISE CRITERIA (NC)	MATERIALS	REMARKS
A	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	8x4	.04	20	ALUMINUM	1,2,3,4,5,7
B	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	12x6	.04	20	ALUMINUM	1,2,3,4,5,7
C	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	10x6	.04	20	ALUMINUM	1,2,3,4,5,7
D	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	14X6	.04	20	ALUMINUM	1,2,3,4,5,7
E	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	10X4	.04	20	ALUMINUM	1,2,3,4,5,7
F	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	14X8	.04	20	ALUMINUM	1,2,3,4,5,7
G	HART & COOLEY / 682	2-WAY	CEILING SUPPLY	12X8	.04	20	ALUMINUM	1,2,3,4,5,7
Y	HART & COOLEY / A672A	GRILLE RETURN	WALL RETURN	24 X 24	.02	20	ALUMINUM	4,6
Z	ANEMOSTAT / 3HS	LOUVERED GRILLE	O.A. INTAKE	6 X 6	.02	20	STAINLESS STEEL	8

- NOTES:
- SUPPLY AIR GRILLE, TWO WAY DEFLECTION WITH OPERABLE DAMPER.
 - CEILING SUPPLY AIR GRILLE, ADJUSTABLE DEFLECTION WITH DAMPER.
 - PROVIDE WITH INSULATED ROUND TO GRILLE NECK SIZE TRANSITION AS REQUIRED.
 - COLOR TO BE SELECTED BY THE ARCHITECT.
 - AIR DEVICE SELECTIONS ARE PROVIDED AS A BASIS OF PERFORMANCES ACTURAL SELECTIONS SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER.
 - INSTALL GRILLE ON RETURN DUCT OPENING IN MECHANICAL CLOSET.
 - PROVIDE GRILLE WITH RADIATION DAMPER FOR A 1-HOUR RATING.
 - STAINLESS STEEL GRILLE FOR VENTILATION / EXHAUST AIR INTAKE, 45 DEGREE BLADE ANGLE, COLOR TO BE SELECTED BY THE ARCHITECT.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER/ MODEL	TYPE	CFM	SP "H2O	FAN RPM	MAX TS FPM	MOTOR HP	VOLTS	PH	MOTOR CONTROL		REMARKS
										SIZE	TYPE	
EF-1	AIR KING/FRAS70	CEILING CABINET	50	.25	1200	1963	125W	120	1			1,2,3,4,5
EF-2	AIR KING/FRAS70	CEILING CABINET	50	.25	1200	1963	125W	120	1			1,2,3,4,5
EF-3	AIR KING/FRAS70	CEILING CABINET	50	.25	1200	1963	125W	120	1			1,2,3,4,5
EF-4	AIR KING/FRAS70	CEILING CABINET	50	.25	1200	1963	125W	120	1			1,2,3,4,5

- NOTES:
- PROVIDE WITH INTEGRAL FACE GRILLE.
 - PROVIDE WITH INTEGRAL BACKDRAFT DAMPER.
 - PROVIDE WITH WALL CAP.
 - CONTROL BY THE ROOM LIGHT SWITCH.
 - FIRE RATED CEILING EXHAUST FAN.

SPLIT SYSTEM HEAT PUMP SCHEDULE

INDOOR UNIT

MARK	MANUFACTURER/ MODEL	FAN DATA				COOLING CAPACITY				HEATING CAPACITY			ELECTRIC HEATER			ELECTRIC SERVICE				REMARKS			
		AIR FLOW CFM	OA CFM	ESP "WC	MOTOR HP	TOTAL MBH	EAT		LAT		TOTAL MBH	EAT °FDB	LAT °FDB	KW	MBH	NO. STAGES	TOTAL FLA	MCA	MOCP		VOLTS	PH	
							°FDB	°FWB	°FDB	°FWB													
AHU-1	TRANE / TEM4A0B31M31	880	75	0.5	0.3	27.6	23.8	77.7	63.0	55.4	53.2	26.8	63.8	80.5	7.7	26.2	1	32.0	44.0	45.0	240	1	1,2,3
AHU-2	TRANE / TEM4B0C37M31	1045	75	0.5	0.3	33.1	27.5	77.3	63.2	55.8	53.5	31.8	65.1	82.0	7.7	26.2	1	32.0	45.0	45.0	240	1	1,2,3

- NOTES:
- PROVIDE WITH PROGRAMMABLE WALL MOUNTED STAND ALONE THERMOSTAT.
 - PROVIDE FOR SINGLE POINT CONNECTION.
 - HEATING CAPACITY AT 47 DEGREE F.

OUTDOOR UNIT

MARK	MANUFACTURER/ MODEL	SERVES	COOLING CAPACITY MBH	MIN SEER	HEATING CAPACITY MBH	MIN COP	REFRIGERANT TYPE	NUMBER OF COMPRESSORS	ELECTRIC SERVICE					REMARKS
									TOTAL FLA	MCA	MOCP	VOLTS	PH	
HP-1	TRANE / 4TWR4030N1	AHU-1	27.2	14.3	26.8	3.9	R410A	1	11.0	15.0	25.0	240	1	1,2,3,4
HP-2	TRANE / 4TWR4036N1	AHU-2	27.2	14.3	26.8	3.9	R410A	1	14.7	18.0	30.0	240	1	1,2,3,4

- NOTES:
- BASED ON 95° FDB AMBIENT TEMPERATURE.
 - BASED ON 47° FDB AMBIENT TEMPERATURE.
 - PROVIDE WITH REFRIGERANT LINE KIT.
 - PROVIDE WITH MANUFACTURERS ANTI-CORROSION HVAC ARMOR COAT ON COIL AND HOUSING.

MECHANICAL SPECIFICATIONS:

1. GENERAL

- 1.1. GENERAL REQUIREMENTS:
- 1.1.1. REQUIREMENTS UNDER DIVISION ONE AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. EACH CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION OR SECTION. THE WORK REQUIRED UNDER THIS SECTION INCLUDES MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
- 1.1.2. THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECT ARE COMPLEMENTARY, AND PORTIONS OF THE WORK DESCRIBED IN ONE, SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ENGINEER AND/OR OWNER AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED.
- 1.3.4. CONTRACTOR TO ELECTRONICALLY SUBMIT SPECIFICATIONS AND DETAIL FOR EQUIPMENT AND FABRICATED MATERIALS FOR OWNER'S APPROVAL PRIOR TO ISSUING PURCHASE ORDER OWNERS WILL RETURN WITH ACTION TAKEN NOTED. OWNER'S APPROVAL DOES NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITY FOR PERFORMANCE AND OPERATION.
- 1.4. INSPECTION OF THE SITE:
- 1.4.1. PRIOR TO SUBMITTING BID, THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.
- 1.5. MATERIAL AND WORKMANSHIP:
- 1.5.1. PROVIDE NEW MATERIAL, EQUIPMENT, AND APPARATUS UNDER THIS CONTRACT UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM ANY DEFECTS. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS.
- 1.5.2. WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED, TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES AND LAWS.
- 1.5.3. THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY VIBRATING EQUIPMENT, PIPING, DUCTS, AIR DEVICES, AND SQUEAKS IN ROTATING COMPONENTS WILL NOT BE ACCEPTABLE. IN GENERAL, MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL TYPE EQUIPMENT WILL NOT BE ACCEPTABLE.
- 1.5.4. REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN EQUIPMENT INSTALLED UNDER THIS CONTRACT TO A NEW AND CLEAN CONDITION AT THE TERMINATION OF WORK.
- 1.5.5. REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION.
- 1.5.6. MISCELLANEOUS ITEMS NOT SHOWN ON THE PLANS BUT NECESSARY FOR A COMPLETE OPERABLE SYSTEM, SHALL BE SUPPLIED AND INSTALLED.
- 1.5.7. CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY OF INTENDED USE AND THE STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PAY NECESSARY FEES AND OBTAIN PERMITS. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.
- 1.5.8. EQUIPMENT AND MATERIALS SHALL BE OF THE TYPE, SIZE AND MANUFACTURERS INDICATED ON THE DRAWINGS OR AN APPROVED EQUIVALENT.
- 1.5.9. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE MATERIALS AND EQUIPMENT COVERED BY THE PLANS AND SPECIFICATIONS TO THE OWNER COMPLETE AND IN FIRST CLASS CONDITION IN EVERY RESPECT. HE SHALL GUARANTEE THAT THE MATERIAL, EQUIPMENT, AND WORKMANSHIP SUPPLIED AND INSTALLED BY HIM SHALL BE ENTIRELY FREE FROM DEFECTS AND THAT HE WILL REPAIR OR REPLACE AT HIS OWN EXPENSE, ANY MATERIALS, EQUIPMENT, AND WORKMANSHIP IN WHICH DEFECTS ARE FOUND.
- 1.6. COORDINATION:
- 1.6.1. COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS WILL BE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.
- 1.6.2. UNLESS OTHERWISE INDICATED, THE CONTRACTOR WILL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. MECHANICAL CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH THE INFORMATION WHERE CHASES AND OPENINGS ARE REQUIRED. COORDINATE HE WORK OF THE OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT, AND EXECUTE WORK IN A MANNER AS TO NOT INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.
- 1.6.3. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. THE CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ERRORS THAT COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND INSPECTION.
- 1.6.4. PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE THE REQUIRED TRIM.
- 1.6.5. MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR DUCTWORK LAYOUT TO THE CONSTRUCTION PROJECT MANAGER FOR OWNER APPROVAL PRIOR TO INSTALLATION.
- 1.6.6. CONTRACTOR TO SUBMIT 6 SETS (OWNER WILL RETURN 3 SETS NOTED WITH ACTION TAKEN) SPECIFICATIONS AND DETAIL FOR EQUIPMENT AND FABRICATED MATERIALS FOR OWNER'S APPROVAL PRIOR TO ISSUING PURCHASE ORDER. OWNER'S APPROVAL DOES NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITY FOR PERFORMANCE AND OPERATION.
- 1.7. ORDINANCES AND CODES:
- 1.7.1. WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), UNDERWRITERS LABORATORIES (UL), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN SOCIETY OF TESTING MATERIALS (ASTM), AND OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE. WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THEIR REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE.
- 1.7.2. PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED. WHERE REQUIRED, OBTAIN, PAY FOR AND FURNISH CERTIFICATES OF INSPECTION TO THE OWNER. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR VIOLATIONS OF THE LAW.
- 1.8. PROTECTION OF EQUIPMENT AND MATERIALS:
- 1.8.1. STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIALS DELIVERED TO JOB SITE. COVER

- WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE. EQUIPMENT AND MATERIAL THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITIES WILL BE REJECTED, AND MECHANICAL CONTRACTOR IS OBLIGED TO FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AS APPROVED BY OWNER.
- 1.8.2. KEEP PREMISES ROOM CLEAN FROM FOREIGN MATERIAL CREATED DURING WORK PERFORMED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC., SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK.
- 1.8.3. PLUG OR CAP OPEN ENDS OF DUCTWORK AND PIPING SYSTEMS WHILE STORED OR INSTALLED DURING CONSTRUCTION WHEN NOT IN USE TO PREVENT THE ENTRANCE OF DEBRIS INTO THE SYSTEMS.
- 1.9. OPERATION AND MAINTENANCE INSTRUCTIONS:
- 1.9.1. COMPILE A COMPLETE BROCHURE OF FIXTURES, MATERIALS, AND EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT. INCLUDE OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SHOP DRAWINGS, AND DESCRIPTIVE LITERATURE FURNISHED BY THE MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, ENGINEER, GENERAL CONTRACTOR, SUBCONTRACTOR, AND AN INDEX OF CONTENTS.
- 1.9.2. SUBMIT COPIES OF LITERATURE BOUND IN APPROVED BINDERS TO THE ARCHITECT AND OWNER AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF MECHANICAL WILL BE WITHHELD UNTIL THIS EQUIPMENT BROCHURE IS DEEMED COMPLETE BY THE ARCHITECT, ENGINEER, AND OWNER.
- 1.10. WARRANTIES:
- 1.10.1. WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN OR MATERIAL FOR A PERIOD OF 12 MONTHS OF DATE OF SUBSTANTIAL COMPLETION (COMPRESSORS IN AIR CONDITIONING AND REFRIGERATION EQUIPMENT WITH A 60 MONTH WARRANTY), UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER'S STANDARD WARRANTY EXCEEDS 12 MONTHS. REMEDY ALL DEFECTS, OCCURRING WITHIN THE WARRANTY PERIOD(S), AS STATED IN THE GENERAL CONDITIONS AND DIVISION 1.
- 1.10.2. WARRANTIES SHALL INCLUDE LABOR AND MATERIAL. MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.
- 1.10.3. PERFORM THE REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER.
- 1.10.4. AT THE TIME OF SUBSTANTIAL COMPLETION, DELIVER TO THE OWNER ALL WARRANTIES, IN WRITING AND PROPERLY EXECUTED, INCLUDING TERM LIMITS FOR WARRANTIES EXTENDING BEYOND THE ONE YEAR PERIOD, EACH WARRANTY INSTRUMENT BEING ADDRESSED TO THE OWNER AND STATING THE COMMENCEMENT DATE AND TERM.
- 1.11. CUTTING AND PATCHING:
- 1.11.1. PERFORM CUTTING OF WALLS, FLOORS, CEILINGS, ETC., AS REQUIRED TO INSTALL WORK UNDER THIS SECTION. OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO CUTTING. DO NOT CUT OR DISTURB STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT. CUT HOLES AS SMALL AS POSSIBLE. PATCH WALLS, FLOORS, ETC., AS REQUIRED BY WORK UNDER THIS SECTION. PATCHING SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION. REPAIR AND REFINISH AREAS DISTURBED BY WORK TO THE CONDITION OF ADJOINING SURFACES IN A MANNER SATISFACTORY TO THE ARCHITECT.
- 1.12. ROUGH-IN:
- 1.12.1. COORDINATE WITHOUT DELAY ROUGH-IN WITH GENERAL CONSTRUCTION. CONCEAL PIPING AND CONDUIT ROUGH-IN EXCEPT IN UNFINISHED AREAS AND WHERE OTHERWISE SHOWN.
- 1.12.2. RUN ALL PIPING AND DUCTWORK NEAT AND PARALLEL TO THE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.
- 1.13. STRUCTURAL STEEL:
- 1.13.1. STRUCTURAL STEEL USED FOR PIPE SUPPORTS, EQUIPMENT SUPPORTS, ETC., SHALL BE NEW, CLEAN, AND CONFORM TO ASTM DESIGNATION A-36.
- 1.13.2. SUPPORT EQUIPMENT AND PIPING FROM THE BUILDING STRUCTURE. DO NOT SUPPORT EQUIPMENT FROM CEILINGS, OTHER PLUMBING, MECHANICAL/FIRE PROTECTION, OR ELECTRICAL COMPONENTS, AND OTHER NON-STRUCTURAL ELEMENTS.
- 1.14. ACCESS DOORS:
- 1.14.1. PROVIDE ACCESS DOORS IN CEILINGS AND WALL WHERE INDICATED OR REQUIRED FOR ACCESS TO CONCEALED VALVES, DAMPERS, AND EQUIPMENT INSTALLED UNDER THIS SECTION. PROVIDE CONCEALED HINGES, SCREWDRIVER-TYPE LOCK, ANCHOR STRAPS; MANUFACTURED BY MILCOR, ZURN, TITUS OR EQUAL. OBTAIN ARCHITECT'S APPROVAL OF TYPE, SIZE, LOCATION, AND COLOR BEFORE ORDERING.
- 1.15. PENETRATIONS:
- 1.15.1. SEAL FLOOR, EXTERIOR WALL AND ROOF PENETRATIONS WATER AND WEATHER TIGHT WITH APPROPRIATE NON-SHRINK, NON-HARDENING COMMERCIAL CONSTRUCTION SEALANT. SEAL ROOF PENETRATIONS WITH 4 POUND PER SQUARE FOOT LEAD FLASHING. PROVIDE A SLEEVE, AND SEAL NON-FIRE-RATED FLOOR AND WALL PENETRATIONS WITH FIBERGLASS PACKING AND SILICONE CAULK (FOR ACOUSTICAL INSULATION).
- 1.15.2. COORDINATE FIRE RATING REQUIREMENTS AND LOCATIONS WITH THE ARCHITECTURAL DRAWINGS OR EXISTING BUILDING CONDITIONS AND RATINGS. SEAL PENETRATIONS OF FIRE-RATED ASSEMBLIES WITH 3M # CP-25 FIRE BARRIER CAULK (PROVIDE THICKNESS AND METHOD AS REQUIRED AND RECOMMENDED BY MANUFACTURER) TO MAINTAIN THE FIRE RESISTANCE RATING OF FIRE-RATED ASSEMBLIES.
- 1.15.3. SEAL EXTERIOR WALL PENETRATIONS BELOW GRADE WITH CASE IRON WALL PIPES AND MODULAR MECHANICAL SLEEVE SEALS, MANUFACTURED BY THUNDERLINE/LINK SEAL, CALPICO, INC, METRAFLEX OR APPROVED EQUAL.
- 1.15.4. PROVIDE SLEEVE FOR HORIZONTAL PIPE PASSING THROUGH OR UNDER FOUNDATION. SLEEVES SHALL BE CAST IRON SOIL PIPE TWO NOMINAL PIPE SIZES LARGER THAN THE PIPE SERVED. SEAL WATER-TIGHT WITH SILICON CAULK.
2. HEATING, VENTILATION, AND AIR CONDITIONING
- 2.1. DUCTWORK:
- 2.1.1. PROVIDE ANY DUCTWORK NECESSARY FOR A COMPLETE INSTALLATION OF HVAC SYSTEMS (INCLUDING EXHAUST SYSTEMS AND MAKE-UP AIR SYSTEMS). ALL DUCTWORK IDENTIFICATION AND INSTALLATION TO ADHERE TO SMACNA STANDARDS AND ALL GOVERNING CODES.
- 2.1.2. DUCTWORK SHALL BE GALVANIZED STEEL, CONSTRUCTED AND INSTALLED AS RECOMMENDED BY SMACNA AND INSULATED WITH 2" THICK FIBERGLASS DUCT WRAP WITH FOIL VAPOR BARRIER JACKET. SHEET METAL GAUGES SHALL BE IN ACCORDANCE WITH SMACNA. FLEXIBLE DUCTWORK SHALL BE FACTORY INSULATED WITH VAPOR BARRIER JACKET.
- 2.1.3. DUCTWORK CONNECTIONS TO AIR DEVICES MUST BE MADE WITH HARD PIPE ELBOWS, COVERED WITH SLEEVE INSULATION. FLEX DUCT MUST NOT BE UTILIZED FOR A 90 DEGREE CONNECTION TO AN AIR DEVICE.
- 2.1.4. BALANCING DAMPERS WITH DOUBLE LOCKING QUADS SHALL BE PROVIDED IN ALL ROUND DUCT TAKE-OFFS FROM THE MAIN TRUNKS, UNLESS OTHERWISE NOTED ON PLANS.
- 2.1.5. A MAXIMUM OF 7'-0" OF FLEX DUCT MAY BE USED FOR FINAL CONNECTION OF SUPPLY AIR DIFFUSERS AND GRILLES.
- 2.1.6. FLEX DUCT MUST BE PROPERLY SUPPORTED WITH ONE INCH STRAPS AND CUT TO PROPER LENGTH TO PREVENT SAGGING.
- 2.1.7. FLEX DUCT SHALL BE OWENS-CORNING FOIL-BACK HIGH QUALITY U/L APPROVED. PLASTIC WRAPPED

- FLEX DUCT IS NOT ACCEPTABLE. FLEXIBLE DUCTWORK MAYBE USED FOR RUN-OUTS TO AIR DISTRIBUTION DEVICES AS INDICATED BUT SHALL NOT BE USED IN NON-ACCESSIBLE, CONCEALED SPACES.
- 2.1.8. RIGID DUCT SHALL BE USED FOR RETURN EXHAUST AND MAKE-UP AIR.
- 2.2. INSULATION:
- 2.2.1. SUPPLY AND RETURN DUCTWORK INSIDE THE BUILDING SHALL BE INSULATED WITH 2" THICK EXTERIOR FIBERGLASS DUCT WRAP WITH A VAPOR BARRIER, SEAL ALL JOINTS AND LAPS TO MAINTAIN VAPOR BARRIER.
- 2.2.2. SUPPLY AND RETURN DUCTWORK OUTSIDE THE BUILDING SHALL BE INSULATED WITH 2" LINER WITH A MINIMUM R-VALUE OF 8.0 AND SEAL SEAMS WEATHER TIGHT.
- 2.2.3. DEDICATED OUTSIDE AIR SUPPLY AND RELIEF DUCTWORK INSIDE THE BUILDING SHALL BE INSULATED WITH 2" THICK DUCT WRAP WITH A MINIMUM R-VALUE OF 6.0.
- 2.3. FINAL TESTING AND ADJUSTMENTS:
- 2.3.1. AIR BALANCE SHALL BE PERFORMED AT THE COMPLETION OF THE PROJECT. BALANCE EACH SUPPLY, RETURN, OUTSIDE AIR DEVICE WITHIN 5% OF REQUIREMENTS AND FURNISH AN AABC OR NEBB CERTIFIED REPORT TO THE OWNER, MECHANICAL INSPECTOR AND ENGINEER. THE ENTIRE HVAC SYSTEM MUST BE FULLY OPERABLE, BALANCED, AND APPROVED BY OWNER'S REPRESENTATIVE ON OR BEFORE THE DAY OF SUBSTANTIAL COMPLETION.
- 2.3.2. ADJUST THERMOSTATS AND CONTROL DEVICES TO OPERATE AS INTENDED. ADJUST PUMPS, FANS, ETC. FOR PROPER AND EFFICIENT OPERATION. CERTIFY TO ARCHITECT THAT ADJUSTMENTS HAVE BEEN MADE AND THAT SYSTEMS IS OPERATING SATISFACTORILY. CALIBRATE, SET AND ADJUST AUTOMATIC TEMPERATURE CONTROLS. CHECK PROPER SEQUENCES OF INTERLOCK SYSTEMS, AND OPERATION OF SAFETY CONTROLS.
- 2.3.3. VERIFY ECONOMIZER OPERATION PER MANUFACTURER PROCEDURE.
- 2.4. DIFFUSERS AND GRILLES:
- 2.4.1. ALL SUPPLY AND RETURN AIR DEVICES SHALL BE INSTALLED BY THE CONTRACTOR.
- 2.4.2. ALL AIR TERMINAL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS IN ORDER TO HANDLE THE DESIGNED AIR FLOW CAPACITIES WITH A MINIMUM AMOUNT OF NOISE AND STATIC PRESSURE. PROVIDE BALANCING DAMPERS FOR ALL AIR FLOW DEVICES TO ALLOW ADJUSTMENT WITH A LOCKING SET POINT. ROOM OPERATED SLIDE ACTUATED DAMPERS ON SUPPLY GRILLES DO NOT MEET THE REQUIREMENTS OF A BALANCING DAMPER.
- 2.5. CONDENSATE DRAINS:
- 2.5.1. THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL AS A MINIMUM A 4" DEEP P-TRAP ON CONDENSATE DRAIN OUTLETS WHERE THE CONDENSATE WATER WILL EXIT THE P-TRAP AT A POINT 1" LOWER THAN THE DRAIN CONNECTION AT THE UNIT. THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL CONDENSATE LINES AS REQUIRED TO MEET LOCAL CODES AND AS SHOWN ON THE MECHANICAL PLANS. THESE LINES SHALL BE SLOPED AWAY FROM THE UNITS, SUPPORTED AS REQUIRED TO ASSURE PROPER FLOW, AND AT THE MECHANICAL CONTRACTOR'S OPTION, CONDENSATE DRAIN LINES MAY BE SCHEDULE 40 PVC OR COPPER. ALL JOINTS SHALL BE SECURELY GLUED OR SOLDERED AS REQUIRED. INSULATE 3/4" THICK PIPE INSULATION WHERE REQUIRED.
- 2.6. CONTROLS:
- 2.6.1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING A COMPLETE OPERATIVE SYSTEM OF CONTROLS, INCLUDING THERMOSTATS, CONTROL DEVICES, TIME CLOCKS, DDC COMPONENTS, AND CONTROL WIRING.
- 2.6.2. SMOKE DETECTORS AND SAMPLING TUBES PROVIDED AND INSTALLED TO THE UNITS AND IN THE DUCTWORK BY THE MECHANICAL CONTRACTOR. THE SMOKE DETECTORS SHALL DISABLE HVAC UNIT OPERATION UPON ACTIVATION.
- 2.7. ELECTRICAL:
- 2.7.1. LOW VOLTAGE WIRING - ALL PROVISIONS FOR LOW VOLTAGE WIRING SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR UNLESS CODES OR LABOR SITUATIONS DO NOT PERMIT. IF THE MECHANICAL CONTRACTOR CAN NOT PERFORM LOW VOLTAGE WIRING, THE MECHANICAL CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR, AS A PART OF THE HVAC BID DOCUMENT, TO HAVE THE ELECTRICAL SUBCONTRACTOR INCLUDE HIS WORK IN THEIR BID.
- 2.7.2. POWER WIRING - ALL ELECTRICAL POWER WIRING TO INCLUDE FINAL CONNECTIONS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR'S ELECTRICAL SUBCONTRACTOR.
- 2.7.3. MOTOR STARTERS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AND TURNED OVER TO THE ELECTRICAL CONTRACTOR FOR INSTALLATION.
- 2.8. GAS PIPING:
- 2.8.1. SCHEDULE 40 BLACK CARBON STEEL WITH MALLEABLE IRON THREADED FITTINGS, PROVIDES SHUT-OFF VALVE, DIRT LEG, AND UNION AT EACH ROOFTOP UNIT. PAINT ALL GAS PIPING EXPOSED TO WEATHER WITH ONE COAT OF PRIMER, AND TWO COATS OF RUST-PROOF PAINT. COLOR SHALL MATCH BUILDING COLORS. COORDINATE WITH OWNER'S CONSTRUCTION MANAGER.
- 2.8.2. TREATED WOOD BLOCKING 6X6X12, 8'-0" OC MAX WITH GALVANIZED PIPE STRAP 1 1/4" ZINC COATED LAG SCREWS, AND RUBBER WALKPAD ADHERED TO THE ROOF.
- 2.9. REFRIGERATION LINES:
- 2.9.1. REFRIGERATION LINE SETS FOR HVAC UNITS ARE TO BE PROVIDED WITH THE EQUIPMENT AND SIZED BY THE MANUFACTURER BASED ON ACTUAL JOB SITE CONDITIONS INCLUDING LENGTH AND ELEVATION CHANGES, AND INSTALLED BY THE CONTRACTOR.
- 2.9.2. INSULATE ALL REFRIGERANT LIQUID LINES AND PROVIDE AN ALL WEATHER COATING ON EXTERIOR INSULATION.
- 2.10. HYDRONIC PIPING:
- 2.10.1. HARD COPPER TUBING: ASTM B 88, TYPE L (ASTM B 88M, TYPE B) WITH ASME B16.22 WROUGHT-COPPER SOLDER FITTINGS AND ASTM B 32, 95-5 TIN ANTIMONY SOLDER.
- 2.10.2. ON PIPING 2 1/2" OR GREATER, MECHANICAL CONTRACTOR MAY USE: STEEL PIPE: ASTM A 53, SCHEDULE 40, PLAIN ENDS WITH CAST-IRON THREADED FITTINGS.
- 2.10.3. INSULATION: 1 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTED, OWENS-CORNING OR ARMSTRONG.
- 2.10.3.1. ARMAFLEX INSULATION SHALL NOT BE USED.
- 2.11. MECHANICAL CONTRACTOR RESPONSIBILITIES:
- 2.11.1. AFTER COMPLETION OF THE WORK DESCRIBED IN THIS SPECIFICATION AND SHOWN ON THE DRAWINGS, THE MECHANICAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVING ALL LABELS AND STICKERS NOT CONTAINING OPERATION INSTRUCTION. MECHANICAL CONTRACTOR SHALL REMOVE CRATING DEBRIS. LEAVING THE INSTALLATION FINISHED AND READY FOR OPERATION, TO INCLUDING CLEAN FILTERS IN AIR HANDLING UNITS.
- 2.11.2. TEST AND DEMONSTRATE TO THE OWNER THE ENTIRE SYSTEM IN ALL MODES OF OPERATION TO INSURE PROPER OPERATION.



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PROJECT NAME:
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NAGS HEAD**
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
**MECHANICAL
SPECIFICATIONS**

**ISSUED FOR
BID**

DRAWN BY: **LKK**

DATE: **9 / 13 / 24**

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M7.1

LEGEND

NOTE: ALL SYMBOLS BELOW MAY NOT BE USED ON PLANS, SYMBOLS NOT SHOWN BELOW ARE IDENTIFIED WHERE THEY OCCUR.

- LED LIGHTING FIXTURES. LETTER INDICATES TYPE, SEE LIGHTING FIXTURE SCHEDULE
- LED NIGHT LIGHTING OR EMERGENCY FIXTURE.
- LED LIGHTING FIXTURE, CEILING OR WALL MOUNTED.
- EXIT LIGHTING FIXTURE. ARROW, WHEN USED INDICATES DIRECTION (SHADING INDICATES FACE OF SIGN ORIENTATION). CEILING OR WALL MOUNTED RESPECTIVELY.
- EMERGENCY BATTERY POWERED LIGHTING UNIT. (TWIN HEAD)
- LIGHTING FIXTURE TYPE SYMBOL. SEE "LIGHTING FIXTURE SCHEDULE"
- LIGHTING CONTACTOR.
- SINGLE POLE LIGHT SWITCH. 20A, 120/277V, MOUNT 42" AFF TO BOTTOM OF BOX U.O.N. SUBSCRIPT INDICATES SWITCH FIXTURE CONFIGURATION
- THREE WAY SWITCH, 20A 120/277V, MOUNT 42" AFF TO BOTTOM OF BOX U.O.N.
- FOUR WAY SWITCH, 20A 120/277V, MOUNT 42" AFF TO BOTTOM OF BOX U.O.N.
- FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER WITH OVERLOADS, 20A, 240V(USED FOR WATER HEATER)
- WALL BOX DUAL TECHNOLOGY OCCUPANCY SENSOR. 120/277V, MOUNT AT 42" AFF TO BOTTOM OF BOX U.O.N.
- DUPLEX CONVENIENCE RECEPTACLE. 20A, 125VAC, NEMA 5-20R, MOUNT 18" AFF TO BOTTOM OF BOX U.O.N.
C = CEILING MOUNT
WP = WEATHERPROOF
GFI = GROUND FAULT INTERRUPTER
48 = MOUNTING HEIGHT AFF IN INCHES
- TWO DUPLEX CONVENIENCE TYPE RECEPTACLES(QUADRIplex), EACH NEMA 5-20R, MOUNT IN TWO GANG RECEPTACLE BOX WITH SINGLE COVER PLATE, MOUNT 18" AFF TO BOTTOM OF BOX U.O.N.
- CONDUIT HOMERUN WITH PANELBOARD & CIRCUIT DESIGNATIONS BRANCH CIRCUIT OF FEEDER WIRING IN CONDUIT. PROVIDE SIZE AND QUANTITY OF CONDUCTORS AS REQUIRED TO FACILITATE CIRCUIT CONFIGURATION AND/OR SWITCHING INDICATED. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG (OR AS INDICATED), MINIMUM CONDUIT SIZE SHALL BE 1/2".
- BRANCH CIRCUIT OR FEEDER WIRING IN CONDUIT. NO TICK MARKS INDICATE 2 CONDUCTORS & 1 GROUND IN CONDUIT UON. TICK MARKS, WHEN SHOWN, INDICATE QUANTITY OF CONDUCTORS IF OTHER THAN THREE; (+) INDICATES GROUND, (++) INDICATES INSULATED ISOLATED GROUND. FOR CONDUIT AND WIRE SIZES REFER TO PANELBOARD SCHEDULES.
- HOMERUNS TO PANEL. PANEL & CIRCUIT DESIGNATIONS AS INDICATED.
- CIRCUIT BREAKER
- PANELBOARD
- DISCONNECT SAFETY SWITCH & CONNECTION
2P = NO. OF POLES
60 = SWITCH RATING
40 = FUSE RATING (NF INDICATES NON-FUSIBLE).
- MOTOR STARTER, CONTROLLER, OR RELAY FOR MECHANICAL EQUIPMENT. DEVICE SUPPLIED BY MECHANICAL CONTRACTOR; INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION.
- MOTOR CONNECTION, HP, AND CHARACTERISTICS AS NOTED
- ELECTRICAL CONNECTION AS NOTED.
- POINT OF WORK, DEMO AND NEW WORK.
- ROOM NUMBER
- NEW WORK NOTE SYMBOL
- DEMO WORK NOTE SYMBOL
- STANDARD TELEPHONE OUTLET BOX AND JACK. MOUNT 18" AFF. TO BOTTOM OF BOX U.O.N. PROVIDE 3/4" CONDUIT STUBBED ABOVE ACCESSIBLE CEILING SPACE WITH CAT-6 CABLING BACK TO TELEPHONE MAIN EQUIPMENT U.O.N. 48" = MOUNTING HEIGHT AFF. IN INCHES
- TELECOMMUNICATIONS OUTLET BOX AND JACK. MOUNT 18" AFF. TO BOTTOM OF BOX U.O.N. PROVIDE 3/4" CONDUIT STUBBED ABOVE ACCESSIBLE CEILING SPACE WITH CAT-6 CABLING BACK TO TELEPHONE MAIN EQUIPMENT U.O.N. (VOICE AND DATA). MOUNT +18" AFF. U.O.N. 48" = MOUNTING HEIGHT AFF. IN INCHES
- TELEVISION OUTLET BOX AND CONNECTOR. MOUNT 18" AFF. TO BOTTOM OF BOX U.O.N. PROVIDE 3/4" CONDUIT STUBBED ABOVE ACCESSIBLE CEILING SPACE WITH RG-6 CABLING BACK TO HEADEND MAIN EQUIPMENT U.O.N. 48" = MOUNTING HEIGHT AFF. IN INCHES
- TELECOMMUNICATIONS SYSTEM TERMINAL BACKBOARD
- TRANSFORMER, DRY TYPE
- FIRE ALARM SYSTEM SMOKE SENSOR, CEILING MOUNT, U.O.N.
- FIRE ALARM SYSTEM HEAT SENSOR, CEILING MOUNT, U.O.N.
- FIRE ALARM SYSTEM CONNECTION TO FLOW SWITCH
- FIRE ALARM SYSTEM CONNECTION TO TAMPER SWITCH
- FIRE ALARM SYSTEM CONNECTION TO ALARM CHECK VALVE
- FIRE ALARM SYSTEM CONTROL PANEL
- PUSH BUTTON (24 VOLT) MOUNT 52" AFG.
- DOOR BELL (24 VOLT) MOUNT ON WALL AT 6" ABOVE CEILING.
- DOOR BELL (24 VOLT) MOUNT 12" ABOVE CEILING/
- BELL TYPE TRANSFORMER (120-24V) WALL MOUNT TO JUNCTION BOX AT 10'-0" AFF.
- JUNCTION BOX (J.B.) FLUSH MOUNTED 4"SQ x DEPTH REQ'D UON. S=SURFACE MOUNTED
- JUNCTION BOX (J.B.) SURFACE MOUNTED ABOVE CEILING. SIZE AS NOTED ON DRAWINGS.
- WATER HEATER CONNECTION.

GENERAL NOTES

- THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES AND FIXTURES SHALL CONFORM TO ALL CURRENT LOCAL CODES, ORDINANCES, NATIONAL ELECTRIC CODE, AND UTILITY COMPANY REQUIREMENTS.
- ALL RECEPTACLES AND SWITCHES SHALL BE FLUSH MOUNTED FOR ALL AREAS, UNLESS OTHERWISE NOTED.
- THE ELECTRICAL DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE ELECTRICAL INSTALLATION SHALL BE COORDINATED WITH ALL OTHER TRADES SO THAT INTERFERENCES BETWEEN THE ELECTRICAL INSTALLATION AND ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND EQUIPMENT INSTALLATION WILL BE AVOIDED. REFER TO ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL RELATED ELECTRICAL NOTES AND SHALL BE RESPONSIBLE FOR INCLUDING FIELD VERIFICATIONS IN HIS BID. NO CHANGE ORDERS SHALL BE CONSIDERED FOR LACK OF FIELD VERIFICATION OF ALL PLAN NOTES AND DIMENSIONS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOM, AND AREA FINISHES, CEILING PLANS, DOOR SWINGS, FIRE RELATED PARTITIONS, CABINET AND CASE AND BUILT-IN DETAILS.
- CONTRACTOR SHALL PROVIDE ALL DISCONNECTS TO MEET LOCAL CODES.
- CONTRACTOR SHALL VERIFY ALL DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES. ALL LIGHT SWITCHES TO BE INSTALLED ON STRIKE SIDE OF DOOR UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE SWITCHES ARE LOCATED ON HINGE SIDE OF DOOR, SWITCH SHALL BE INSTALLED A MINIMUM OF 36" FROM HINGE.
- ALL FINAL CONNECTIONS SHOWN ON THE DRAWINGS ARE ACTUAL REQUIREMENTS OF THE EQUIPMENT AND ARE SHOWN IN THEIR APPROXIMATE LOCATION.
- ALL EXTERIOR EQUIPMENT AND DEVICES SHALL BE WEATHERPROOF AND RAIN TIGHT.
- COORDINATE ALL LIGHTING WITH MECHANICAL AND PLUMBING EQUIPMENT.
- ALL BATHROOM RECEPTACLES SHALL BE GROUND FAULT PROTECTED. (TYPICAL)
- FINAL DETERMINATION OF FIRE STOPPING REQUIREMENTS SHALL BE BASED ON LOCAL CODE REQUIREMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND MEASUREMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY. OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCI BREAKERS.

ABBREVIATIONS

Ø, PH	PHASE
JB	JUNCTION BOX
A, AMP	AMPERE
KVA	KILOVOLT AMPERES
AFF	ABOVE FINISHED FLOOR
KW	KILOWATT
AFG	ABOVE FINISHED GRADE
MLO	MAIN LUGS ONLY
AIC	AMPERE INTERRUPTING CAPACITY
MT	MOUNT (RMS SYMMETRICAL)
MTD	MOUNTED ALTERNATE ALT
MTG	MOUNTING
MCB	MAIN CIRCUIT BREAKER
APPROX	APPROXIMATELY
NF	NONFUSIBLE
C	CONDUIT
NTS	NOT TO SCALE
ε	CENTERLINE
P	POLE
EF	EXHAUST FAN
RTU	ROOF TOP UNIT
EQUIP	EQUIPMENT TYP TYPICAL
EXIST	EXISTING
UON	UNLESS OTHERWISE NOTED
F	FUSE
V	VOLT, VOLTAGE
FLEX	FLEXIBLE
W	WIRE
GFI	GROUND FAULT INTERRUPTER
WP	WEATHERPROOF
GND	GROUND
HP	HORSE POWER
E	EXISTING
N	NEW
UC	UNDER COUNTER

LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	CATALOG NUMBER	NUMBER OF LAMPS	LAMP TYPE	TOTAL WATTS	VOLTS	MOUNTING	NOTES
A	4" LED ULTRA THIN RECESSED CAN LIGHT	WESTGATE# RSL4-MCT5-FR	1	LED	9W	120V	FLUSH CEILING	1
A1	4" LED ULTRA THIN RECESSED CAN ADJUSTABLE	WESTGATE# RSL4-ADJ-MCT5-FR	1	LED	9W	120V	FLUSH IN SLOPED CELING	1
B	3-LIGHT BATH VANITY	PROGRESS LIGHTING #P2159-09	3	LED	13W	120V	WALL ABOVE MIRROR	1
C	LOW PROFILE LED ROUND DISK LIGHT	CANARM #LED-SM11DL-BK-C	1	LED	22W	120V	CEILING	1
D	2' LED STRIP	LITHONIA #MNSL L23 1LL MVOLT 40K 80CRI MG	1	LED	11W	120V	CEILING	1
G	EXTERIOR LED WALL SCONCE	CATTLEYA LIGHTING #CA2228-W	1	LED	20W	120V	WALL	1
F1	52" 5-BLADE WHITE CEILING FAN WITH LED LIGHT KIT	HAMPTON BAY CORWIN SERIES	2	LED	17W	120V	CEILING FAN PENDANT	1
F2	62" 5-BLADE WHITE CEILING FAN, NO LIGHT KIT	MINKA-AIRE # F551-CL	-	-	-	120V	CEILING FAN PENDANT	1
H	KITCHEN PENDANT	HAMPTON BAY # AF-1032R/BK	1	LED	14.5W	120V	CEILING PENDANT	1
J	LED WALL PACK WITH PHOTOCELL	COMMERCIAL LIGHTING# PRWX50-H-PC-4K-BZ	1	LED	50W	120V	EXTERIOR WALL	1

- NOTES:
- SELECTIONS BY ARCHITECT. EQUALS REQUIRE PRIOR APPROVAL FROM ARCHITECT
 - ADA COMPLIANT
 -

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PROJECT NAME:
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Nags Head, NC

REVISIONS:	DATE:
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DRAWING NAME:
ELECTRICAL LEGEND,
ABBREVIATIONS, NOTES,
PANELBOARD SCHEDULE &
ELECTRICAL RISER DIAGRAM

ISSUED FOR BID

DRAWN BY: BPM

DATE: 9 / 13 / 24

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GENERAL WORK NOTES: (THIS SHEET ONLY)

- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCI BREAKERS.
- SEE PANEL SCHEDULES ON SHEET E-3.1 FOR ADDITIONAL BRANCH CIRCUIT INFORMATION. ELECTRICAL CONTRACTOR CAN AMEND CIRCUITING AS LONG AS COMPLIANCE TO NEC ARTICLE 210 AND PHASE BALANCE OF PANEL IS WITHIN 3%.

NEW WORK NOTES: (THIS SHEET ONLY)

- BATHROOM EXHAUST FAN FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR.

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 Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
FIRST FLOOR NEW WORK PLAN - LIGHTING

ISSUED FOR BID

DRAWN BY: **BPM**

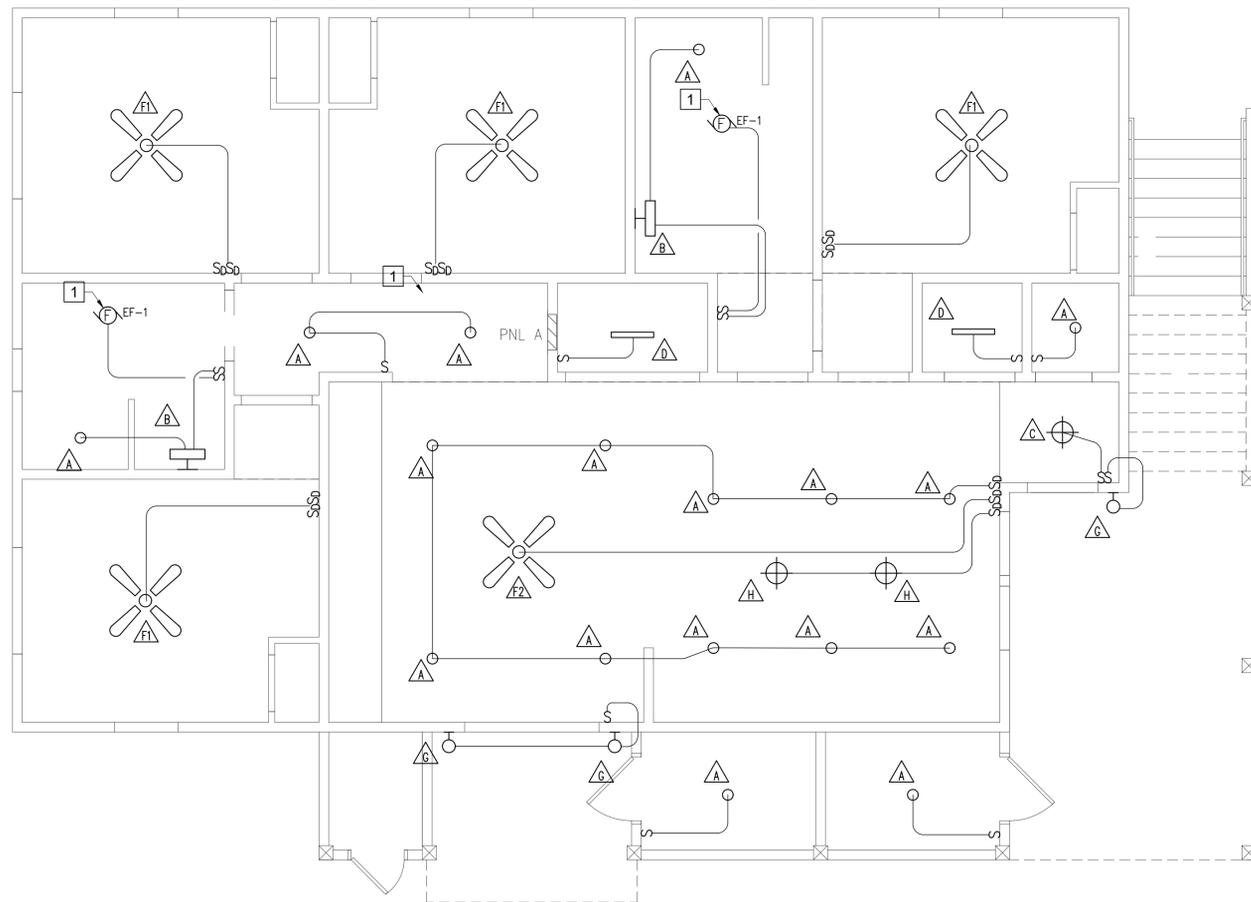
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1 FIRST FLOOR NEW WORK PLAN - LIGHTING
 SCALE: 1/4" = 1'-0"



GENERAL WORK NOTES:

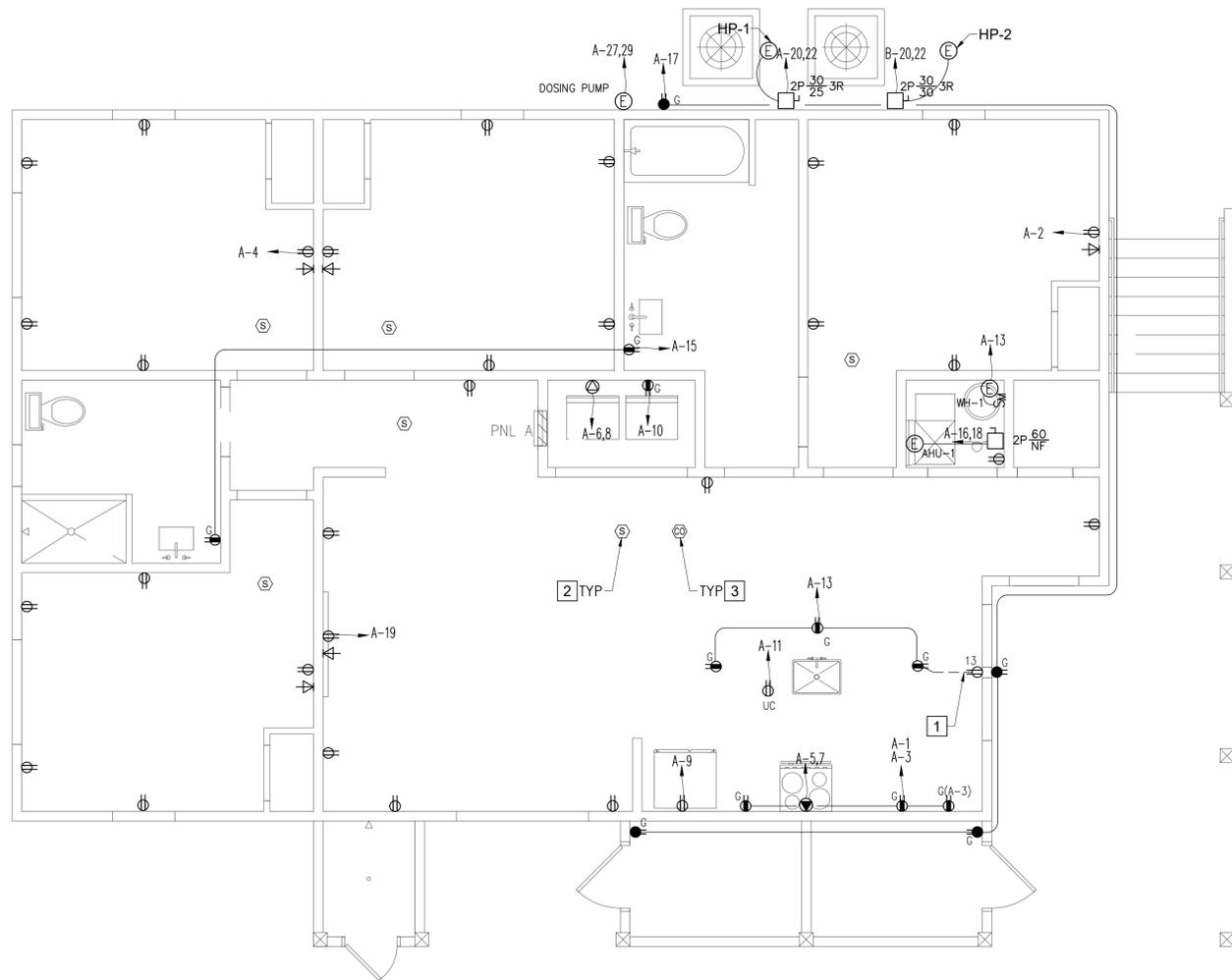
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2. SEE PANEL SCHEDULES ON SHEET E-3.1 FOR ADDITIONAL BRANCH CIRCUIT INFORMATION. ELECTRICAL CONTRACTOR CAN AMEND CIRCUITING AS LONG AS COMPLIANCE TO NEC ARTICLE 210 AND PHASE BALANCE OF PANEL IS WITHIN 3%.
3. SMOKE DETECTORS SHALL BE WIRED TO CIRCUIT "A-24".

NEW WORK NOTES:

(THIS SHEET ONLY)

- 1 CONDUIT AND WIRING SHALL BE RUN THROUGH SLAB TO ISLAND OUTLETS
- 2 TYPICAL CEILING MOUNTED 120V HARDWIRED WITH BATTERY BACKUP SMOKE DETECTOR.
- 3 TYPICAL CEILING MOUNTED 120V HARDWIRED WITH BATTERY BACKUP CO2 DETECTOR.



1 FIRST FLOOR NEW WORK PLAN - POWER AND SPECIAL SYSTEMS
SCALE: 1/4" = 1'-0"



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Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
**ELECTRICAL FIRST FLOOR
NEW WORK PLAN -
POWER & SPECIAL
SYSTEMS**

**ISSUED FOR
BID**

DRAWN BY: **BPM**

DATE: **9 / 13 / 24**

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

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GENERAL WORK NOTES:

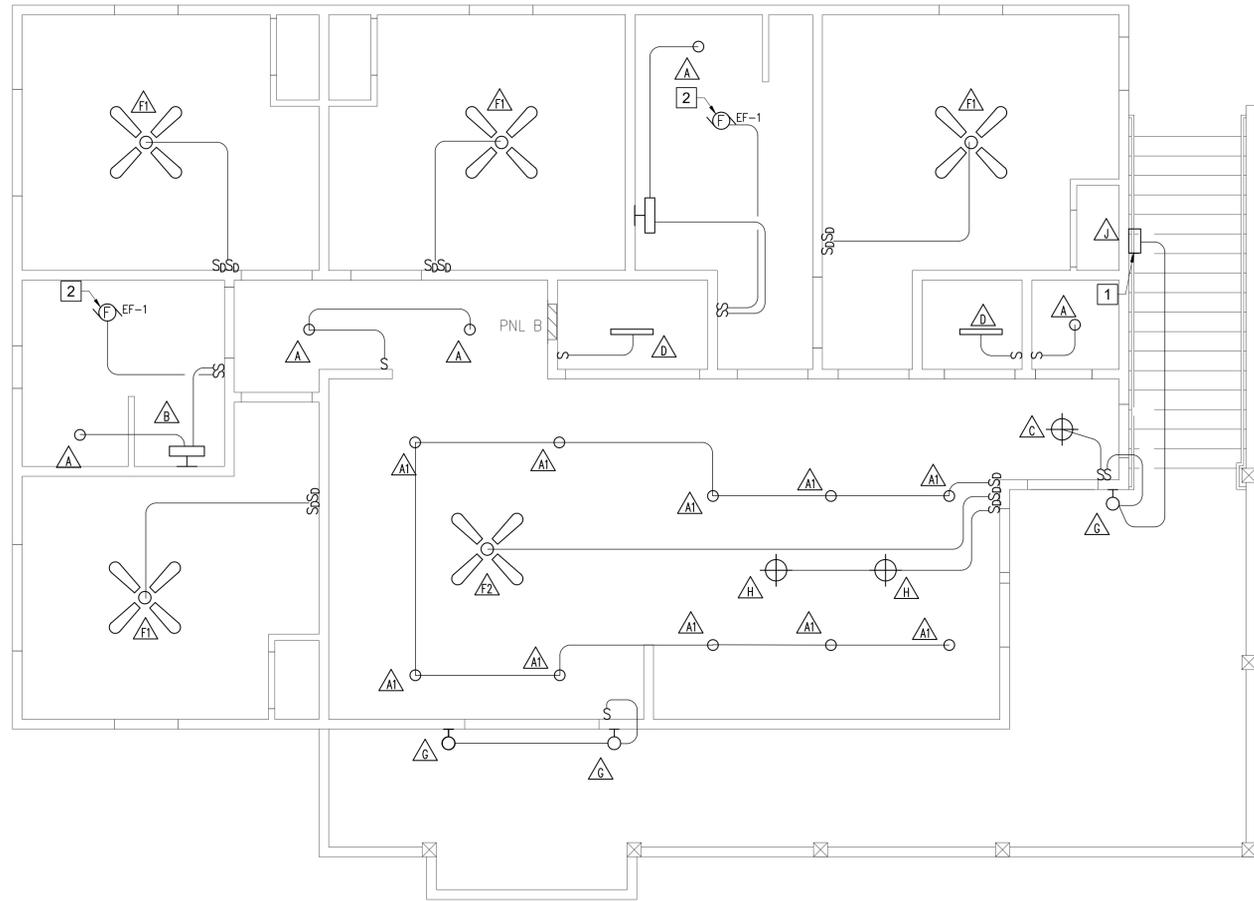
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- SEE PANEL SCHEDULES ON SHEET E-3.1 FOR ADDITIONAL BRANCH CIRCUIT INFORMATION. ELECTRICAL CONTRACTOR CAN AMEND CIRCUITING AS LONG AS COMPLIANCE TO NEC ARTICLE 210 AND PHASE BALANCE OF PANEL IS WITHIN 3%.

NEW WORK NOTES:

(THIS SHEET ONLY)

- MOUNT AT 14'-0" AFF TO BOTTOM OF LIGHT FIXTURE.
- BATHROOM EXHAUST FAN FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR.



1 SECOND FLOOR NEW WORK PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



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ISSUED FOR BID

DRAWN BY: **BPM**

DATE: **9 / 13 / 24**

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

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SHEET:
E2.3

GENERAL WORK NOTES:

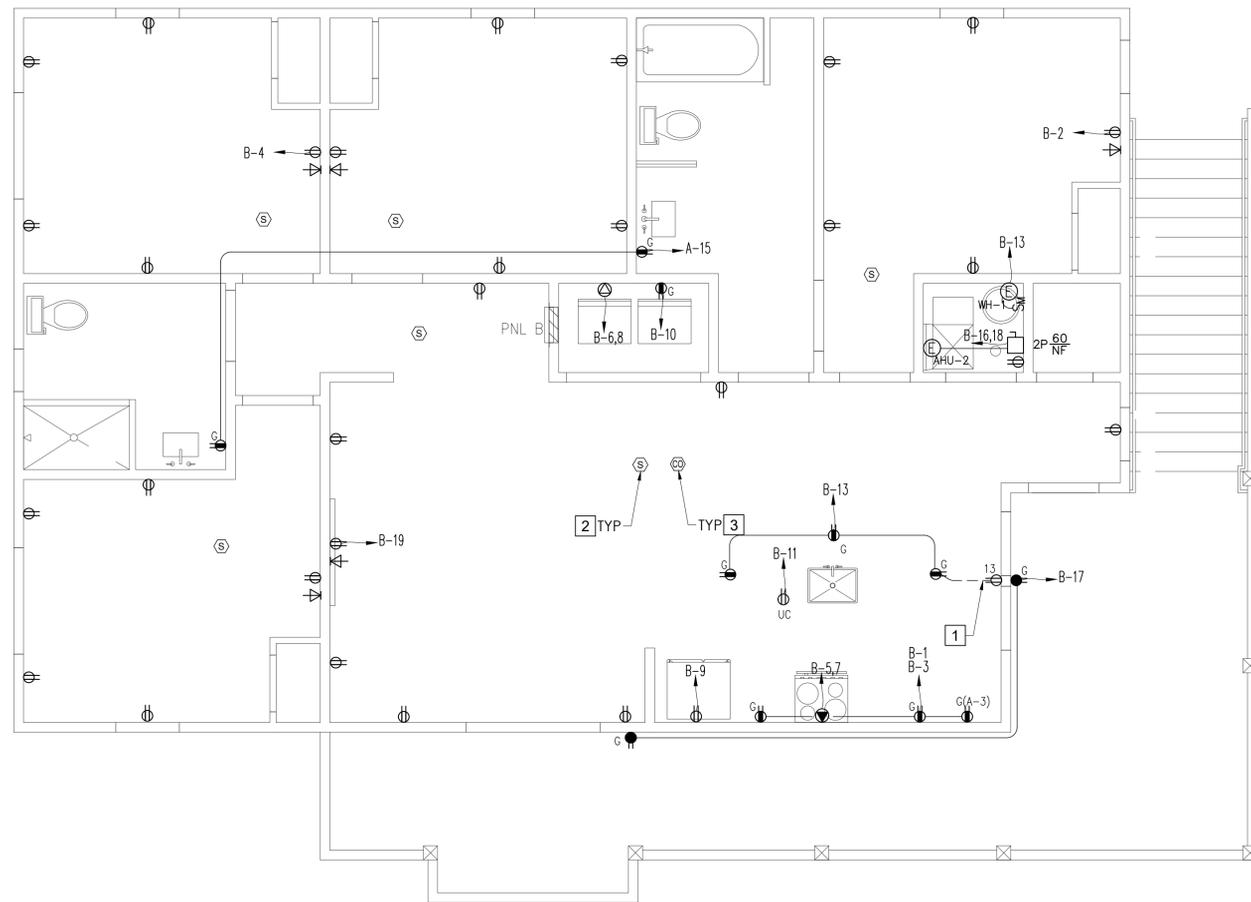
(THIS SHEET ONLY)

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCI BREAKERS.
2. SEE PANEL SCHEDULES ON SHEET E-3.1 FOR ADDITIONAL BRANCH CIRCUIT INFORMATION. ELECTRICAL CONTRACTOR CAN AMEND CIRCUITING AS LONG AS COMPLIANCE TO NEC ARTICLE 210 AND PHASE BALANCE OF PANEL IS WITHIN 3%.
3. SMOKE DETECTORS SHALL BE WIRED TO CIRCUIT "B-24".

NEW WORK NOTES:

(THIS SHEET ONLY)

- 1 CONDUIT AND WIRING SHALL BE RUN THROUGH SLAB TO ISLAND OUTLETS
- 2 TYPICAL CEILING MOUNTED 120V HARDWIRED WITH BATTERY BACKUP SMOKE DETECTOR.
- 3 TYPICAL CEILING MOUNTED 120V HARDWIRED WITH BATTERY BACKUP CO2 DETECTOR.



1 SECOND FLOOR NEW WORK PLAN - POWER AND SPECIAL SYSTEMS
SCALE: 1/4" = 1'-0"

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Virginia Beach, VA 23456
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Facsimile (757) 563-9028

PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
SECOND FLOOR NEW WORK PLAN - AND SPECIAL SYSTEMS

ISSUED FOR BID

DRAWN BY: **BPM**

DATE: **9 / 13 / 24**

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

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SHEET:
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REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
 DETAIL, RISER DIAGRAM,
 AND PANEL BOARD
 SCHEDULES.

ISSUED FOR BID

DRAWN BY: **BPM**

DATE: **9 / 13 / 24**

SCALE: **NONE**

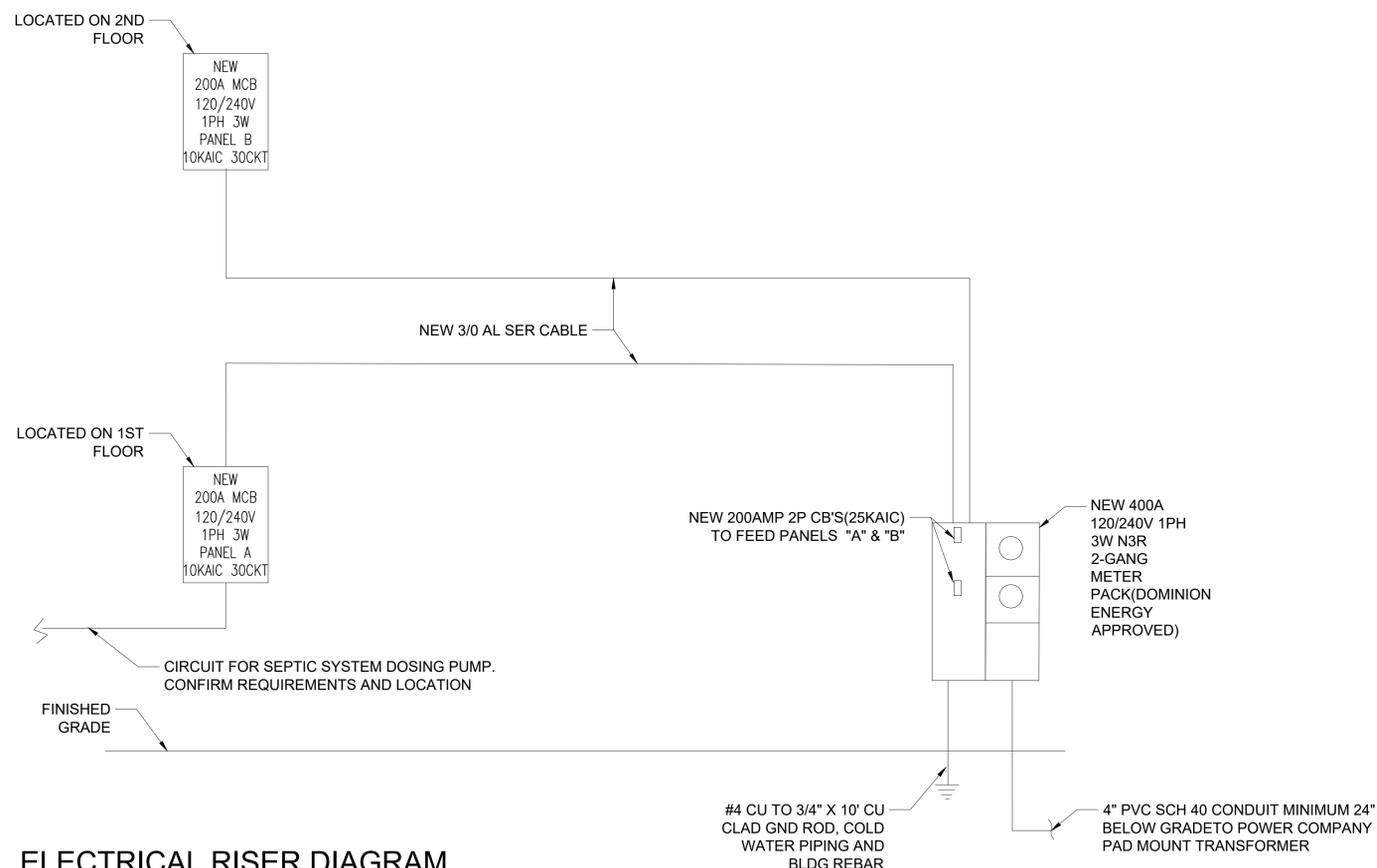
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(NEW) LOADCENTER "A"																	
200A MCB, 240/120 VOLT, 1 PHASE, 3 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT																	
LOAD SERVED	LOAD (AMPS)		BKR TRIP	WIRE SIZE	GND SIZE	COND SIZE	CKT NO.	PHASE A	PHASE B	CKT NO.	COND SIZE	GND SIZE	WIRE SIZE	BKR TRIP	LOAD (AMPS)		
	A	B													A	B	
KITCHEN COUNTER OUTLETS	12.5		20/1P	12	12		1			2		12	12	20/1P	8.0		SLEEPING UNITS #1 & #2
MICROWAVE		14.0	20/1P	12	12		3			4		12	12	20/1P	8.0		SLEEPING UNITS #3 & #4
RANGE	34.0		50/2P	8	10		5			6		10	10	30/2P	21.0		DRYER
"		34.0					7			8					21.0		"
REFRIGERATOR	10.0		20/1P	12	12		9			10		12	12	20/1P			WASHER
DISHWASHER		9.0	20/1P	12	12		11			12		10	10	30/2P	18.8		WATER HEATER
KITCHEN SINK COUNTER OUTLETS	6.0		20/1P	12	12		13			14							"
BATHROOM GFI OUTLETS		4.0	20/1P	12	12		15			16		10	8	45/2P	32.0		AHU-1
EXTERIOR/STOR. GFI/WP OUTLETS	6.0		20/1P	12	12		17			18					32.0		"
LIVING ROOM		8.0	20/1P	12	12		19			20	3/4"	12	12	25/2P	11.0		HP-1
SPACE							21			22					11.0		"
SPACE							23			24	1/2"	12	12	20/1P	2.0		SMOKE DETECTORS
SPACE							25			26							SPACE
DOSING PUMP(SEPTIC SYSTEM)	12.0		20/2P	10	12	3/4"	27			28							SPACE
"		12.0					29			30							SPACE
TOTAL	68.5	69.0													90.8	92.8	

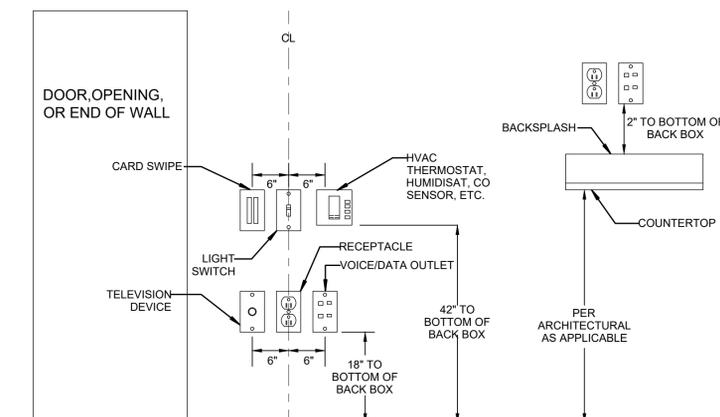
TOTAL CONNECTED AMPS A: 159.3 B: 161.8
 PROVIDE TYPE WRITTEN PANEL DIRECTORY. HAND WRITTEN NOT ACCEPTABLE.
 ALL BRANCH BREAKERS SHALL BE AFCI UNLESS OTHERWISE NOTED.
 BALANCE PHASES WITHIN 5 %

(NEW) LOADCENTER "B"																	
200A MCB, 240/120 VOLT, 1 PHASE, 3 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT																	
LOAD SERVED	LOAD (AMPS)		BKR TRIP	WIRE SIZE	GND SIZE	COND SIZE	CKT NO.	PHASE A	PHASE B	CKT NO.	COND SIZE	GND SIZE	WIRE SIZE	BKR TRIP	LOAD (AMPS)		
	A	B													A	B	
KITCHEN COUNTER OUTLETS	12.5		20/1P	12	12		1			2		12	12	20/1P	8.0		SLEEPING UNITS #1 & #2
MICROWAVE		14.0	20/1P	12	12		3			4		12	12	20/1P	8.0		SLEEPING UNITS #3 & #4
RANGE	34.0		50/2P	8	10		5			6		10	10	30/2P	21.0		DRYER
"		34.0					7			8					21.0		"
REFRIGERATOR	10.0		20/1P	12	12		9			10		12	12	20/1P			WASHER
DISHWASHER		9.0	20/1P	12	12		11			12		10	10	30/2P	18.8		WATER HEATER
KITCHEN SINK COUNTER OUTLETS	6.0		20/1P	12	12		13			14					18.8		"
BATHROOM GFI OUTLETS		4.0	20/1P	12	12		15			16		10	8	45/2P	32.0		AHU-2
EXTERIOR GFI/WP OUTLETS	6.0		20/1P	12	12		17			18					32.0		"
LIVING ROOM		8.0	20/1P	12	12		19			20	3/4"	12	12	30/2P	14.7		HP-2
SPACE							21			22					14.7		"
SPACE							23			24	1/2"	12	12	20/1P	2.0		SMOKE DETECTORS
SPACE							25			26							SPACE
SPACE							27			28							SPACE
SPACE							29			30							SPACE
TOTAL	68.5	69.0													94.5	96.5	

TOTAL CONNECTED AMPS A: 163.0 B: 165.5
 PROVIDE TYPE WRITTEN PANEL DIRECTORY. HAND WRITTEN NOT ACCEPTABLE.
 ALL BRANCH BREAKERS SHALL BE AFCI UNLESS OTHERWISE NOTED.
 BALANCE PHASES WITHIN 5 %



ELECTRICAL RISER DIAGRAM
 NO SCALE



NOTE 1: DEVICES SHOWN WITHIN 48" OF EACH OTHER ON AL ELECTRICAL PLANS SHALL BE ALIGNED PER THIS DETAIL. IF DEVICES ARE SHOWN IN MIDDLE OF WALL, THEN DEVICES SHALL BE CENTERED ON WALL.

NOTE 2: NOT ALL DEVICES MAY BE USED.

DEVICE ALIGNMENT DETAIL
 NO SCALE

ELECTRICAL SPECIFICATIONS

1. GENERAL CONDITIONS

1.a. WORK UNDER THIS DIVISION SHALL BE SUBJECT TO THE AIA GENERAL AND SPECIAL CONDITIONS.

2. SCOPE

2.a. THE WORK REQUIRED FOR THIS SECTION INCLUDES LABOR, MATERIALS, EQUIPMENT, APPURTENANCES, SERVICE AND SUPERVISION TO PROVIDE COMPLETE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS.

3. SPECIFICATIONS, CODES AND STANDARDS

3.a. THE LATEST EFFECTIVE PUBLICATIONS OF THE FOLLOWING STANDARDS, CODES, ETC. FORM A PART OF THESE SPECIFICATIONS:

- 3.a.a. 2021 NATIONAL ELECTRICAL CODE (NEC)
- 3.a.b. STANDARD RULES OF THE INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS.
- 3.a.c. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
- 3.a.d. 2021 NC RESIDENTIAL BUILDING CODE
- 3.a.e. 2021 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

3.b. THIS CONTRACTOR SHALL GIVE REQUIRED NOTICES, OBTAIN NECESSARY PERMITS, AND PAY PERMIT FEES.

4. DRAWINGS

4.a. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT OF THE WORK. MINOR VARIATIONS IN LOCATION OF EQUIPMENT SHALL BE MADE UPON WRITTEN APPROVAL OF THE ARCHITECT AT NO ADDITIONAL CHARGE.

5. EQUIPMENT

5.a. STARTERS, CONTROLLERS, DISCONNECT, ETC; SHALL BE PROVIDED UNDER THIS DIVISION UNLESS OTHERWISE NOTED.

5.b. POWER WIRING AND POWER CONNECTIONS TO EQUIPMENT SHALL BE PROVIDED UNDER "ELECTRICAL" UNLESS OTHERWISE INDICATED ON THE ELECTRICAL DRAWINGS.

5.c. WHEN SUBSTITUTED MOTORS AND/OR EQUIPMENT REQUIRES ELECTRICAL MODIFICATIONS, THE COST OF THE ELECTRICAL MODIFICATIONS AND COORDINATION SHALL BE INCLUDED UNDER THE DIVISION PROVIDING THE MOTOR AND/OR EQUIPMENT.

6. COORDINATION

6.a. COOPERATE AND COORDINATE THE WORK OF THIS DIVISION WITH OTHER TRADES.

2. MATERIAL AND EQUIPMENT

2.a. ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW, LISTED, AND LABELED BY AN APPROVED TESTING AGENCY.

2.a.a. INSTALL MATERIALS AND EQUIPMENT IN A FIRST CLASS AND WORKMANLIKE MANNER AND RUN CONCEALED THROUGHOUT THE BUILDING, EXCEPT AS INDICATED.

2.b. MATERIAL AND EQUIPMENT SHALL BE PROPERLY STORED AND PROTECTED AT THE PROJECT SITE.

2.c. CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY OF INTENDED USE AND THE STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PAY NECESSARY FEES AND OBTAIN PERMITS. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.

2.d. EQUIPMENT AND MATERIALS SHALL BE OF THE TYPE, SIZE AND MANUFACTURERS INDICATED ON THE DRAWINGS OR AN APPROVED EQUIVALENT.

2.e. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE MATERIALS AND EQUIPMENT COVERED BY THE PLANS AND SPECIFICATIONS TO THE OWNER COMPLETE AND IN FIRST CLASS CONDITION IN EVERY RESPECT. HE SHALL GUARANTEE THAT THE MATERIAL, EQUIPMENT, AND WORKMANSHIP SUPPLIED AND INSTALLED BY HIM SHALL BE ENTIRELY FREE FROM DEFECTS AND THAT HE WILL REPAIR OR REPLACE AT HIS OWN EXPENSE, ANY MATERIALS, EQUIPMENT, AND WORKMANSHIP IN WHICH DEFECTS ARE FOUND.

3. SUBSTITUTION OF MATERIAL AND EQUIPMENT

3.a. THE NAME OF A CERTAIN BRAND, MAKE, MANUFACTURER OF DEFINITE SPECIFICATION IS TO DENOTE THE QUALITY STANDARD OF ARTICLE DESIRED. SUBSTITUTION OF ANY OTHER BRAND, MAKE, OR MANUFACTURER, WHICH IN THE OPINION OF THE ENGINEER IS RECOGNIZED THE EQUAL OF THAT SPECIFIED, MAY BE ACCEPTED.

3.b. WHERE THREE OR MORE MANUFACTURERS ARE SPECIFIED, THERE WILL BE NO SUBSTITUTIONS

4. RECORD DRAWINGS

4.a. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT (1)ELECTRONIC COPY OF MARKED UP DRAWINGS AND SKETCHES TO THE ARCHITECT.

5. CONDUIT

5.a. CONDUIT AND FITTINGS SHALL CONFORM TO THE FOLLOWING:

- 5.a.a. RIGID STEEL - ANSI C80.1
- 5.a.b. INTERMEDIATE METAL CONDUIT - UL 1242
- 5.a.c. ELECTRICAL METALLIC TUBING (EMT) - ANSI C80.3
- 5.a.d. FLEXIBLE METAL CONDUIT - UL-1
- 5.a.e. PLASTIC CONDUIT (PVC) - NEMA TC-2 AND TC-3

5.b. CONDUIT SHALL BE RUN CONCEALED, EXCEPT CONDUIT MAY BE EXPOSED ABOVE JOIST IN MECHANICAL ROOMS AND SPACES WITH EXPOSED CONSTRUCTION AS APPROVED BY THE ARCHITECT. CONDUIT INDICATED CONCEALED IN WALLS AND ABOVE CEILINGS SHALL BE THIN-WALL TYPE ELECTRICAL METALLIC TUBING FOR SIZES UP TO TWO INCHES.

5.c. INTERMEDIATE METAL CONDUIT SHALL BE PERMITTED IN LIEU OF RIGID WHERE ALLOWED IN ARTICLE 345 OF THE NEC.

5.d. MINIMUM SIZE CONDUIT SHALL BE ONE-HALF INCH WITH LARGER SIZES AS REQUIRED BY THE NATIONAL ELECTRICAL CODE FOR NUMBER OF WIRES CONTAINED THEREIN.

5.e. RIGID CONDUIT FITTINGS SHALL BE THREADED, EXCEPT WHERE RIGID CHANGES TO EMT ABOVE SLAB. FITTING MAY BE THREADLESS TYPE. ELECTRICAL METALLIC TUBE FITTINGS SHALL BE GALVANIZED STEEL; CAST METAL NOT ACCEPTABLE.

5.f. FLEXIBLE CONDUIT SHALL BE GALVANIZED, SINGLE STRIP TYPE. IN AREAS SUBJECT TO MOISTURE, OR WHERE CALLED FOR ON THE DRAWINGS, FLEXIBLE CONDUIT SHALL HAVE PLASTIC COVERING IN ACCORDANCE WITH NEC, ARTICLE 351-A. FITTINGS SHALL BE STANDARD UL APPROVED WITH GROUND CONNECTOR. WATERTIGHT CONNECTORS SHALL BE USED WITH PLASTIC COVERED CONDUIT, FLEXIBLE CONDUIT, MINIMUM 18 INCHES IN LENGTH, SHALL BE USED FOR CONNECTIONS TO MOTORS AND OTHER EQUIPMENT SUBJECT TO VIBRATION, AND FOR CONNECTIONS TO RECESSED OR SEMI-RECESSED FIXTURES.

5.g. EXPOSED CONDUITS SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING CONSTRUCTION AND SHALL BE SUPPORTED AS HEREINAFTER SPECIFIED AND IN ACCORDANCE WITH NEC. THE METHODS OF INSTALLATION SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION.

5.h. CONDUIT SUPPORTS SHALL BE APPROVED WALL BRACKETS, TRAPEZE, STRAP HANGER OR PIPE STRAPS SECURED TO HOLLOW MASONRY WITH TOGGLE BOLTS; TO METAL SURFACES WITH MACHINE SCREWS; AND TO WOOD WITH WOOD SCREWS. ANY FORM OF TIE WIRE IS UNACCEPTABLE.

5.i. CONDUIT TERMINATIONS ONE AND ONE-QUARTER INCH AND LARGER AND CONDUIT STUBS SHALL HAVE O.Z. TYPE "B" INSULATING BUSHINGS. RIGID CONDUIT TERMINATIONS ONE INCH AND SMALLER SHALL HAVE O.Z. TYPE "A" INSULATING BUSHINGS.

5.j. CONDUITS AND CABLES PASSING THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED BY APPROVED METHODS OR BY INSTALLING O.Z. FIRE-SEALS TO MAINTAIN "UL" CLASSIFIED FIRE RATING.

6. RECEPTACLE BOXES

6.a. RECEPTACLE BOXES SHALL BE HOT DIPPED GALVANIZED STEEL TYPE WITH STANDARD KNOCKOUTS AS REQUIRED FOR CONDUIT TERMINATION. MINIMUM SIZE OF RECEPTACLE BOX SHALL BE FOUR INCHES SQUARE, ONE AND ONE-QUARTER INCHES DEEP. RECEPTACLE BOXES FOR EXPOSED TILE AND BLOCK SHALL BE PROVIDED WITH SQUARE CORNERED TILE RING, SIZE AS REQUIRED. WHEN USING ROMEX, TYPE NM CABLE BOXES SHALL BE MOLDED PLASTIC OR FIBER STYLE.

6.b. RECEPTACLE BOXES OCCURRING IN FINISHED OUTSIDE WALLS AND WET AREAS SHALL BE CAST AND PROVIDED WITH GASKETS BETWEEN BOX AND WATERPROOF "IN-USE" COVER.

7. WIRING DEVICES

7.a. WIRING DEVICES SHALL BE AS MANUFACTURED BY LEVITON, ARROW-HART, BRYANT, PASS AND SEYMOUR, OR HUBBELL.

7.b. DEVICE PLATES SHALL BE SMOOTH THERMOPLASTIC ON FINISHED WALLS AS REQUIRED.

7.c. DEVICES SHALL BE WHITE.

8. DISCONNECT SWITCHES

8.a. SWITCHES SHALL NEMA TYPE "GD" OR "HD" AS REQUIRED. FUSED SWITCHES SHALL BE NEMA TYPE "HD" UNLESS OTHERWISE INDICATED, WITH CLASS "R" FUSE CLIPS. MAIN DISCONNECT SWITCHES AND SWITCHES RATED 600 VOLTS SHALL BE TYPE "HD" AND HAVE FULL COVER INTERLOCKS AND QUICK-MAKE, QUICK-BREAK MECHANISM.

8.b. FUSED SWITCHES SHALL BE PROVIDED COMPLETE WITH FUSES.

8.c. SWITCHES SHALL BE SQUARE D, GENERAL ELECTRIC, I.T.E., OR WESTINGHOUSE.

8.d. SWITCHES SHALL BE SECURELY MOUNTED TO WALL, STRUCTURE, OR EQUIPMENT. PROVIDE MISCELLANEOUS ACCESSORIES FOR MOUNTING SWITCHES, INCLUDING STEEL ANGLES WHERE REQUIRED.

9. FUSES

9.a. FUSES FOR PROTECTION OF MECHANICAL AND PLUMBING EQUIPMENT SHALL BE "FUSETRON" UL CLASS "RK5" SIZED PER MANUFACTURERS RECOMMENDATION, UNLESS OTHERWISE INDICATED.

10. WIRE AND CABLE

10.a. WIRE AND CABLE SHALL BE TYPE NM (ROMEX) OR MC CABLE..

10.b. WIRE AND CABLE SHALL BE GENERAL ELECTRIC, ANACONDA, ROME, GENERAL CABLE, OR PHELPS DODGE.

10.c. WIRE AND CABLE SHALL BE COPPER 600 VOLT INSULATION, MINIMUM SIZE NO. 12, TYPE "THW", "THWN" OR "THHN" AS APPLICABLE, UNLESS OTHERWISE INDICATED ON DRAWINGS.

10.d. WIRES NO. 10 AND 12 AWG SHALL BE CONNECTED WITH COIL SPRING INSERT "WIRE-NUT" OR "WING-NUT" CONNECTORS MANUFACTURED BY IDEAL INDUSTRIES OR APPROVED EQUAL. CONNECTORS SHALL BE RATED 600 VOLTS. COPPER WIRES NO. 8 AND LARGER SHALL BE JOINED OR TERMINATED WITH PRESSURE TYPE COPPER CONNECTORS.

10.e. WIRE SHALL BE COLOR CODED AS FOLLOWS:

- 10.e.a. 120/240 VOLT SYSTEM
- 10.e.a. PHASE A - BLACK
- 10.e.b. PHASE B - RED
- 10.e.c. NEUTRAL - WHITE
- 10.e.d. GROUND - GREEN

10.f. ELECTRICAL DESIGNS ARE BASED ON COPPER WIRE AND CABLE. (ALUMINUM WIRE AND CABLE SHALL BE PERMITTED FOR FEEDERS AND BRANCH CIRCUITS 40AMPS AND ABOVE.)

11. LIGHTING FIXTURES

11.a. LIGHTING FIXTURES SHALL BE PROVIDED COMPLETE WITH LAMPS, MOUNTING HARDWARE AND ACCESSORIES.

11.b. WHERE RECESSED LIGHTING FIXTURES ARE INDICATED, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE TYPE FIXTURES WITH THE ACTUAL CEILING BEING INSTALLED. THIS SHALL INCLUDE CHANGES RESULTING FROM ALTERNATE BID ITEMS, CHANGE ORDERS, ETC.

11.c. SURFACE MOUNTED LED LIGHTING FIXTURES SHALL BE MOUNTED INDEPENDENT OF CEILING CONSTRUCTION. LED LIGHTING FIXTURES MOUNTED IN OR ON PLASTER CEILING SHALL ALSO BE MOUNTED INDEPENDENT OF CEILING CONSTRUCTION. WHERE RECESSED LED LIGHTING FIXTURES OCCUR IN LAY-IN TILE OR CONCEALED SPLINE CEILINGS, THE ELECTRICAL CONTRACTOR SHALL INSTALL FIXTURES IN ACCORDANCE WITH ARTICLE 410-16(C) OF NEC AND HAVE THE CEILING CONTRACTOR INSTALL ADDITIONAL SUPPORTING HANGERS WHERE FIXTURES OCCUR, OR SUPPORT FIXTURES INDEPENDENTLY OF CEILING.

11.d. FIXTURES SUPPORTED INDEPENDENTLY OF CEILING SHALL BE HUNG BY STEEL CHANNEL, THREADED RODS AND NUTS, OR AS APPROVED.

11.e. INSULATION SHALL NOT BE PLACED ON TOP OF RECESSED LIGHTING FIXTURES.

12. CUTTING AND PATCHING

12.a. CUTTING, DRILLING, AND CHANNELING REQUIRED FOR THIS WORK SHALL BE DONE UNDER THIS SECTION BY SKILLED MECHANICS OF TRADE INVOLVED.

13. EQUIPMENT MARKING AND PAINTING

13.a. SAFETY SWITCHES, CABINETS, ETC., SHALL BE PROVIDED WITH PERMANENTLY ATTACHED (ADHESIVES NOT ACCEPTABLE) ENGRAVED BAKELITE DESIGNATION PLATES TO INDICATE EQUIPMENT OR CIRCUIT CONTROLLED.

13.b. EXPOSED CONDUIT, SUPPORTS, HANGERS, AND UNFINISHED EQUIPMENT SHALL RECEIVE A MINIMUM OF TWO COATS OF PAINT SUITABLE FOR SERVICE INTENDED. COLORS SHALL BE AS SELECTED OR APPROVED BY THE ARCHITECT.

14. ACCESS DOORS

14.a. THIS CONTRACTOR SHALL FURNISH, AND THE GENERAL CONTRACTOR SHALL INSTALL STEEL ACCESS DOORS WHERE REQUIRED, STYLE NECESSARY FOR SURFACE IN WHICH PLACED. SUBMIT SHOP DRAWINGS OF PROPOSED MATERIAL, INSTALLATION AND EXACT LOCATIONS TO THE ARCHITECT FOR APPROVAL.

15. SUBSTANTIAL COMPLETION

15.a. UPON COMPLETION OF THE ENTIRE WORK, THE CONTRACTOR SHALL PERFORM SUCH TESTS AS REQUIRED BY THE ARCHITECT. THE ARCHITECT SHALL BE GIVEN 48 HOURS NOTICE BEFORE TESTS ARE MADE. THE CONTRACTOR SHALL FURNISH THE ARCHITECT A CERTIFICATE OF APPROVAL FROM THE LOCAL INSPECTION AUTHORITY HAVING JURISDICTION.

16. WARRANTY

16.a. CONTRACTOR SHALL FURNISH WRITTEN WARRANTY, COUNTERSIGNED, AND GUARANTEED BY THE GENERAL CONTRACTOR, STATING THAT THE WORK EXECUTED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE. DEFECTS DEVELOPING DURING THAT PERIOD SHALL BE CORRECTED WITHOUT COST TO THE OWNER.

17. FIRE ALARM SYSTEM

17.a. FIRE ALARM PANEL SHALL BE A SUPERVISED, CLASS "B" TYPE WITH DACT. PROVIDE A FIRE ALARM SYSTEM FROM JOHNS BROTHERS SECURITY OR A LOCAL VENDOR IN AREA OF THE PROJECT.



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PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
ELECTRICAL SPECIFICATIONS

ISSUED FOR BID

DRAWN BY: BPM

DATE: 9 / 13 / 24

SCALE: NONE

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SHEET:
E6.1

HAZARD CLASSIFICATION				DESIGN PARAMETERS					
AREA	DESCRIPTION	CLASSIFICATION (NOTE: 2)	NOTES	AREA	SYSTEM TYPE	DENSITY (GPM/SF)	DESIGN DENSITY AREA (SF)	HOSE DEMAND	REMARKS
1	LIVING AREA	LIGHT HAZARD	1,5	2	WET PIPE	.1	10203	0	1, 2
2	ATTIC	LIGHT HAZARD	4	1	DRY PIPE	.15	4120	0	2

NOTES:

- SPRINKLER DESIGN IN ACCORDANCE WITH NFPA 13D.
- CEILING / FLOOR SPACE IS COMBUSTIBLE CONSTRUCTION, OPEN WEB JOIST FILLED WITH FIBER GLASS BATT INSULATION TO WITH-IN 2" OF FLOOR OR TRUSSES.

LEGEND

NOTE: ALL SYMBOLS BELOW MAY NOT BE USED ON PLANS, SYMBOLS NOT SHOWN BELOW ARE IDENTIFIED WHERE THEY OCCUR.

- 1 NEW WORK NOTE SYMBOL
- * UP-RIGHT SPRINKLER

FIRE HYDRANT FLOW TEST DATA

- CONTACT NAGS HEAD, DEPARTMENT OF UTILITIES FOR FIRE FLOW REPORTS. FIRE PROTECTION CONTRACTOR SHALL ACQUIRE AN UPDATED FLOW DATA PRIOR TO DESIGN, AND BASE THEIR DESIGN ON THE MOST RECENT DATA.
- INITIAL DESIGN CALCULATIONS INDICATE A REQUIRED TWO SPRINKLER HEAD FLOW OF 19.2 GPM AT 43.4 PSI AT THE BUILDING 5'-0" LINE.
- UPON APPROVAL OF FIRE PROTECTION DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CHANGES AFFECTING THE SYSTEM DESIGN INCLUDING ELECTRICAL REQUIREMENTS AND ALARM CONNECTIONS PRIOR TO COMMENCEMENT OF ANY WORK SO THAT CHANGES CAN BE COORDINATED WITH ALL TRADES.

FIRE PROTECTION NOTES

- FURNISH AND INSTALL A COMPLETE HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM FOR THE NEW BUILDING. THE INCOMING SERVICE SHALL BE HYDRAULICALLY DESIGNED AND INSTALLED TO COVER THE REQUIREMENTS OF NFPA 13D, SPRINKLER, HEAD LOCATIONS AND RISERS SHOWN ON THESE DRAWINGS ARE GENERALLY DIAGRAMMATIC. ALL FIRE PROTECTION PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, NFPA-13R-D, AND THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS TO MEET THESE REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. CONTACT LOCAL UTILITY COMPANY FOR REQUIREMENTS CONCERNING VALVE PITS, BACK FLOW PREVENTION DEVICES, METERING DEVICES, FIRE ALARM SYSTEM AND APPROVED PIPING MATERIALS PRIOR TO BIDDING. VERIFY POINT OF CONNECTION TO WATER LINE AND AVAILABLE PRESSURE WITH LOCAL AUTHORITY PRIOR TO BIDDING.
- THE SPRINKLER CONTRACTOR SHALL VERIFY ALL HAZARD CLASSIFICATIONS, DESIGN DENSITIES, DESIGN DENSITY AREAS, AND HOSE DEMANDS WITH NFPA AND THE AUTHORITY HAVING JURISDICTION. ALL DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH NFPA, LOCAL CODES, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL COORDINATE ALL PHASES OF HIS WORK (INCLUDING EXACT LOCATIONS OF ALL PIPING AND SPRINKLER HEADS) WITH THE ARCHITECT AND ALL OTHER TRADES PRIOR TO AND DURING THE COURSE OF HIS WORK IN ITS ENTIRETY.
- COORDINATE SPRINKLER HEAD LOCATIONS WITH ALL OTHER TRADES.
- ALL SPRINKLER HEADS IN AREAS WITHOUT FINISHED CEILINGS SHALL BE PENDENT, UPRIGHT OR SIDEWALL AS REQUIRED. AREAS WITH FINISHED CEILINGS SHALL HAVE RECESSED TYPE HEADS UPRIGHT OR SIDE WALL AS REQUIRED. RELATED SPRINKLER PIPING SHALL BE RUN AS TIGHT TO THE STRUCTURE AS POSSIBLE.
- FIRE PROTECTION SYSTEM TO CONFORM TO ALL REQUIREMENTS OF NFPA 13D.
- THE APPROXIMATE BUILDING AREAS ARE AS FOLLOWS:
 - FIRST FLOOR RESIDENTIAL AREA: 1,648 SQ FT
 - SECOND FLOOR RESIDENTIAL AREA: 1,648 SQ FT
- REMOTE SYSTEM DRAINS TO BE INSTALLED AS REQUIRED THROUGH THE EXTERIOR WALL. COORDINATE ALL DRAIN LOCATIONS WITH THE ARCHITECT.
- ANY DISCREPANCIES ENCOUNTERED BY THE CONTRACTOR IN THE REPRESENTATION OF THESE DRAWINGS SHALL IMMEDIATELY BE COORDINATED WITH THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS FIRE PROTECTION DRAWING IS PROVIDED TO SHOW INTENT SPRINKLED BUILDING IN ACCORDANCE WITH NFPA 13D. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS PREPARED AND SEALED BY A LICENSED FIRE PROTECTION ENGINEER WITH ALL PIPE SIZES, SPRINKLER LOCATIONS, ETC. THE SHOP DRAWINGS SHALL BE SUBMITTED TO ALL AUTHORITIES HAVING JURISDICTION AND TO OWNER'S INSURANCE UNDERWRITER FOR APPROVAL. AFTER APPROVAL HAS BEEN OBTAINED FROM THE ABOVE AGENCIES THE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR FINAL REVIEW.
- THE SPRINKLER CONTRACTOR SHALL OBTAIN ALL REQUIRED FLOW DATA AND POINT OF CONNECTION TO THE WATER SUPPLY AND BASE THEIR HYDRAULIC DESIGN UPON THE FLOW DATA ACQUIRED WITH IN 60 DAYS OF THE COMMENCEMENT OF CONSTRUCTION OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, WHICH EVER IS THE MORE STRINGENT REQUIREMENT.
- REFER TO PLANS FOR APPROXIMATE SPRINKLER SYSTEM COMPONENT LOCATIONS.

NEW WORK NOTES:

(THIS SHEET ONLY)

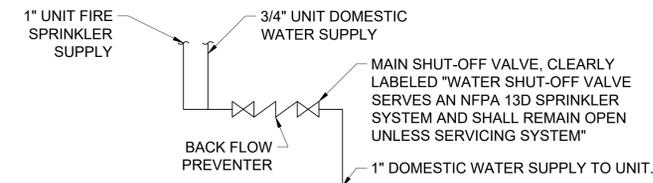
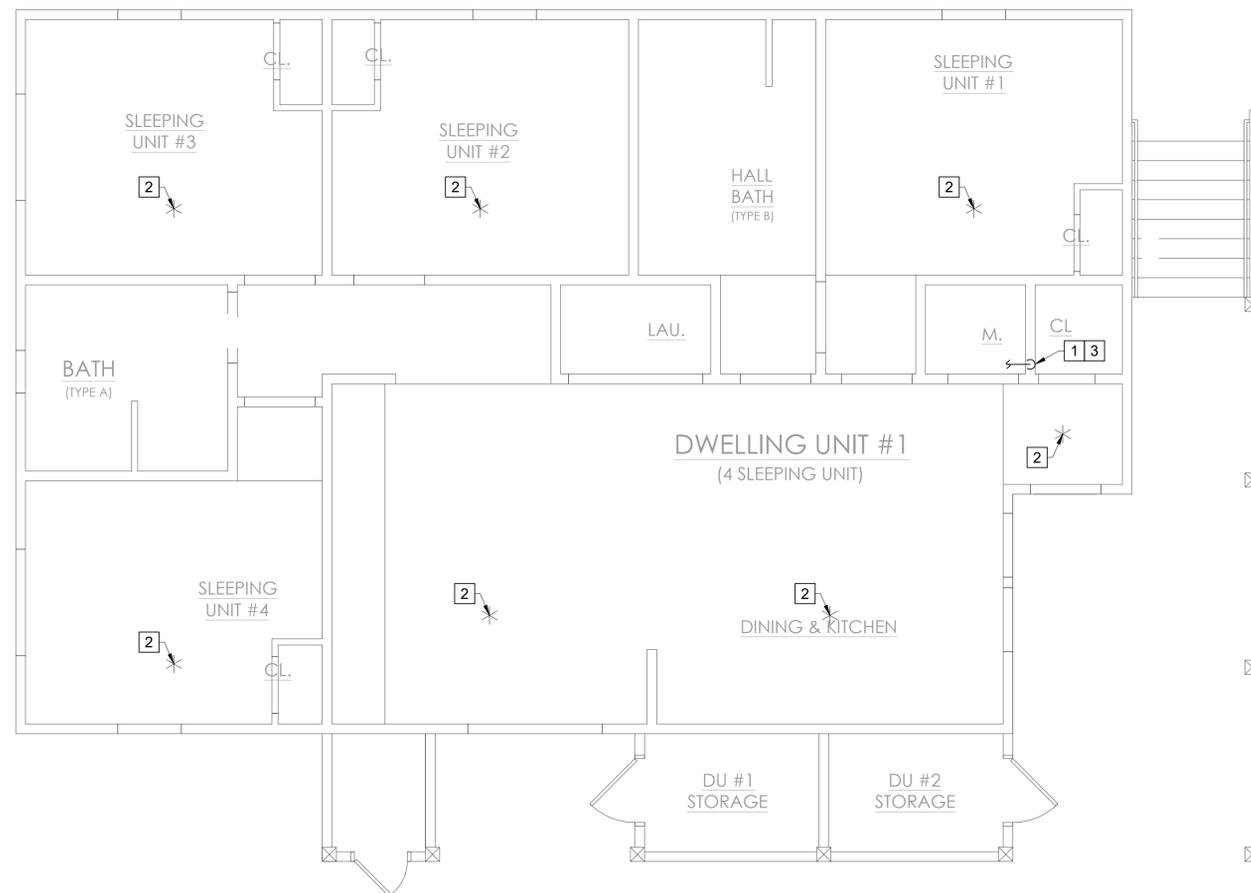
- 1" SPRINKLER OF 1" DOMESTIC WATER SUPPLY.
- SPRINKLER HEAD (LAYOUT AND SPACING IS APPROXIMATE, THE FIRE PROTECTION ENGINEER SHALL PROVIDE FINAL LAYOUT AND SPACING).
- SPRINKLER SYSTEM RISER SHALL TAP 1" SERVICE DOWN STREAM OF THE BACK FLOW PREVENTER.

NOTES TO FIRE PROTECTION CONTRACTOR

THESE DESIGN DOCUMENTS INDICATE APPROXIMATE FIRE SPRINKLER SERVICE AND SPRINKLER HEAD LOCATIONS AND OVERALL SYSTEM INTENT. THESE DRAWINGS SHALL NOT BE USED AS INSTALLATION DRAWINGS. THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR PERMITTING AND INSTALLATION OF THE FIRE SPRINKLER SYSTEM. THESE DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY THE FIRE PROTECTION CONTRACTOR'S REGISTERED ENGINEER OR NICET III OR IV CERTIFIED DESIGNER FOR THE FIRE SPRINKLER PORTION OF THIS WORK.

INSTALLATION/PERMIT DRAWINGS SHALL INCLUDE THE FOLLOWING:

- WORKING DRAWINGS ARE DESCRIBED IN, NFPA-13RD, AT A SCALE OF NOT LESS THAN 1/8" = 1'-0", CONTAINING SPRINKLER DEVICE LOCATIONS, PIPING LAYOUT, DRAWING NOTES AND DETAILS.
- COMPLETE HYDRAULIC CALCULATIONS IN ACCORDANCE WITH APPLICABLE NFPA STANDARDS.
- EQUIPMENT CUT SHEETS OF ALL PRODUCTS INTENDED TO BE INSTALLED ON THIS PROJECT.
- CURRENTLY CONDUCTED FLOW TEST DATE INCLUDING THE FOLLOWING:
 - DATE AND TIME TEST WAS PERFORMED.
 - NAME AND PHONE NUMBER OF PERSON AND COMPANY CONDUCTING THE TEST.
 - STATIC PRESSURE.
 - RESIDUAL PRESSURE.
 - GALLONS PER MINUTE FLOWED.
 - IN COMPLIANCE WITH THE AUTHORITY HAVING JURISDICTION.



SPRINKLER RISER DETAIL - NFPA 13D WET PIPE SYSTEM

NOT TO SCALE

GRAPHIC SCALE



STRUCTURAL ENGINEER:
MICHAEL D. O'STEEN, P.E., PLLC
 1720 BAY DRIVE, KILL DEVIL HILLS,
 NORTH CAROLINA
 FIRM # P-2112 PH: (252) 423-2300



PROJECT NAME:
TOWN OF NAGS HEAD
 Workforce Housing
 425 Health Center Dr.
 Nags Head, NC

REVISIONS:	DATE:
ISSUED FOR BID	9 / 13 / 24

DRAWING NAME:
NEW WORK PLAN

ISSUED FOR BID

DRAWN BY: **LKK**

DATE: **9 / 13 / 24**

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

STAMP:
INCOMPLETE
 FOR INTERIM REVIEW
 ONLY AND NOT
 INTENDED FOR PERMIT
 OR CONSTRUCTION
 PURPOSES.

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SHEET:
F2.1



This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

425 W Health Center DR
Nags Head NC, 27959
Parcel: 005688000
Pin: 989209175322

Owners: Town Of Nags Head -Primary
Owner

Building Value: \$523,000
Land Value: \$562,500
Misc Value: \$21,000
Total Value: \$1,106,500

Tax District: Nags Head
Subdivision: Subdivision - None
Lot BLK-Sec: Lot: Blk: Sec:
Property Use: Town Of Nags Head
Building Type: Medical Office Bldg
Year Built: 1975

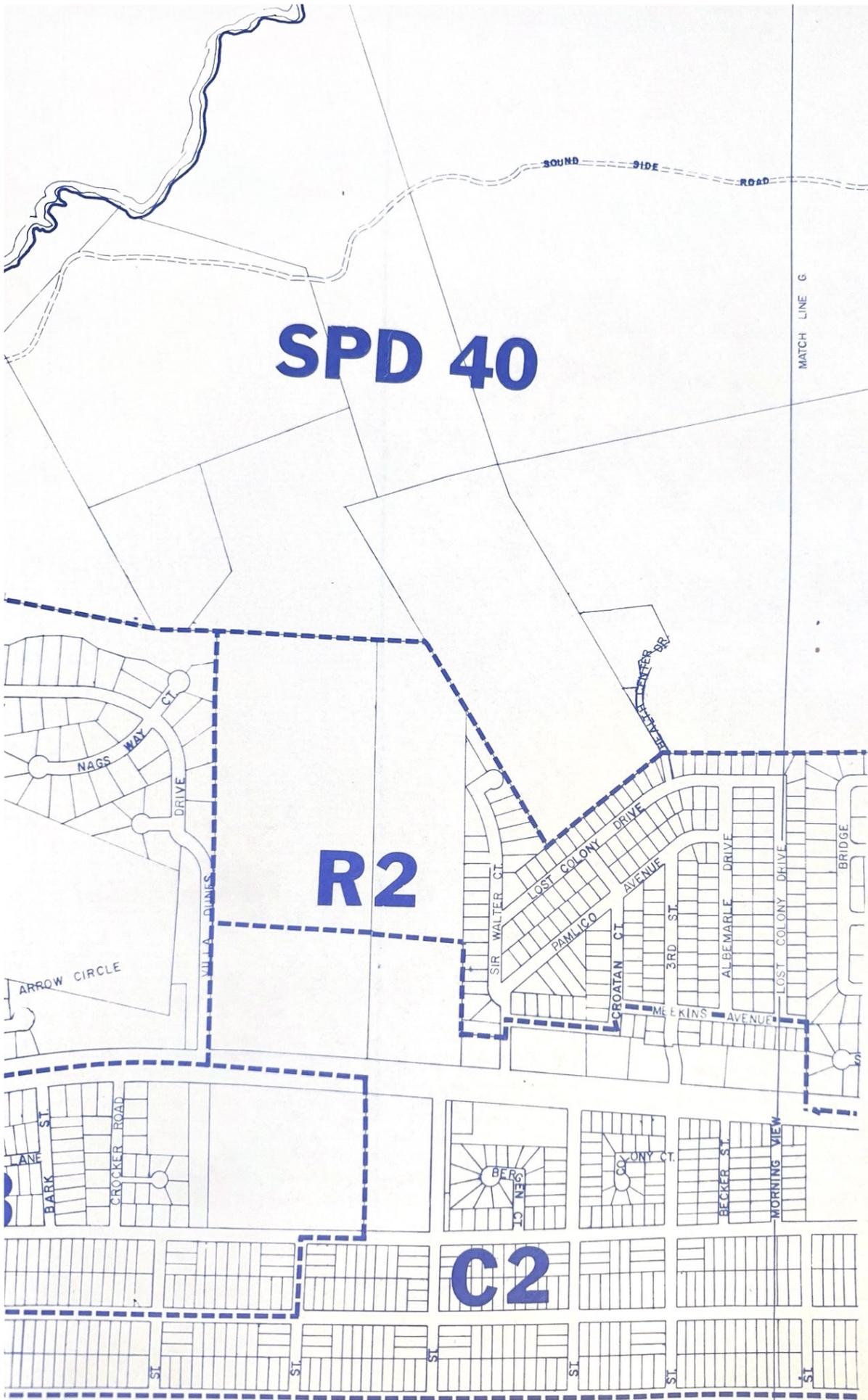


005688-000 14-989209-011A 02/11

SPD 40

R2

C2



SECTION 8.02

- (2) Minimum required lot width per dwelling unit as measured at the building line for subdivided lots (other than residential cluster) 100 feet.
- (3) Minimum required front yard for subdivided lots (other than residential cluster) 15 feet.
- (4) Minimum required side yard for subdivided lots (other than residential cluster) 15 feet.
- (5) Minimum required rear yard for subdivided lots (other than residential cluster) 15 feet.
- (6) Maximum permissible lot coverage by the principal and all accessory buildings including swimming pools (other than residential clusters) shall not exceed thirty (30) percent of the total lot area.
- (7) Accessory buildings including swimming pools shall meet all yard requirements in this section.
- (8) Planned Residential Developments involving residential clusters or townhouses shall meet all requirements of this ordinance except as herein set out:
 - a. Area requirements within a planned residential development utilizing residential clusters and townhouses shall not be less than: for the first unit - 40,000 square feet; for the second, third and fourth units - 20,000 square feet each; and for the fifth and sixth units - 15,000 square feet each; and 10,000 square feet for each additional unit with the approval of the Planning Board and Board of Commissioners as provided in Section 10.04 of this Ordinance.
 - b. Planned Residential Developments shall be subject to the provisions of Section 10.04 of this Ordinance.
 - c. No unit in a Planned Residential Cluster shall be located within one hundred (100) feet of any other cluster, or the boundary of the area designated for Planned Residential Cluster.