

PEPPERTREE BUILDING 34

3 STORY

ATLANTIC BEACH, NORTH CAROLINA

Coastal Architecture
 • Architectural Design
 • Planning
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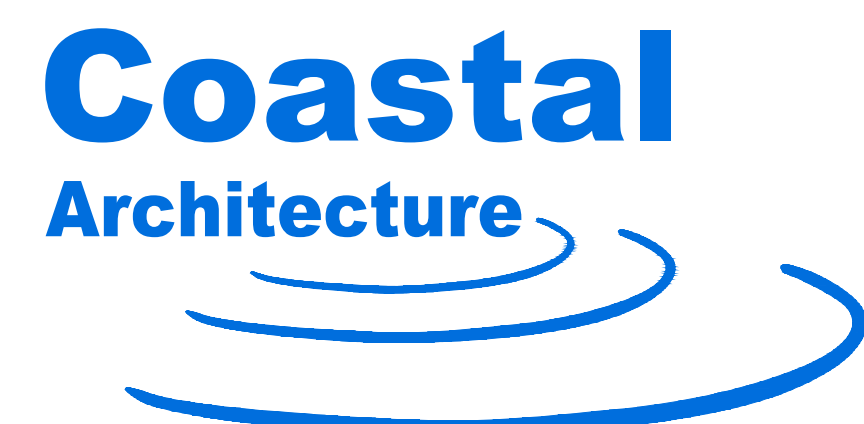
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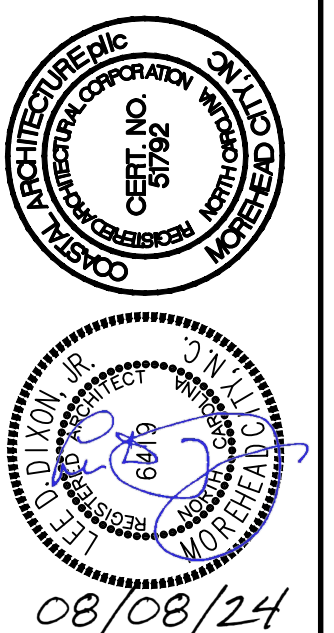
PEPPERTREE
 BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA

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COVER SHEET

24029

ISSUED: 08/08/24
 DWG BY: BLS/MSG
 CKD BY: LDD

REVISIONS	DATE	BY	DESCRIPTION

SHEET NO.
CS-1
 OF

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

Name of Project: PEPPERTREE BUILDING 34
 Address: ATLANTIC BEACH, NORTH CAROLINA Zip Code: 28557
 Owner/Authorized Agent: MARCEL LOPEZ Phone #: (843) 602-1190 E-Mail: MARCELC@CR1SERVICES.US
 Owned By: City/County Private State County State
 Code Enforcement Jurisdiction: City ATLANTIC BEACH County State

CONTACT:
 DESIGNER: FIRM Coastal Architecture NAME Lee Dixon LICENSE # 6419 TELEPHONE # (252) 241-2121 E-MAIL lee@coastalarchitecture.net
 Architectural: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Civil: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Electrical: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Fire Alarm: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Plumbing: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Mechanical: Ben Burks Ben Burks 22038 (919) 111-1916 benburks@ncrr.com
 Sprinkler-Standpipe: Health Hendrick 035655 (919) 421-0501 hhendrick@tdr-eng.com
 Structural: Health Hendrick 035655 (919) 421-0501 hhendrick@tdr-eng.com
 Retaining Walls > 5 feet High: ()
 Other: ()
 ("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

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

BASIC BUILDING DATA
 Construction Type: (check all that apply)
 I-A I-B I-A I-B II-A II-B III IV V-A V-B
 I-B II-A II-B III IV V-A V-B
 Sprinklers: No Partial NFPA 13 NFPA 13R NFPA 13D
 Standpipes: No Class II III Wet Dry
 Primary Fire District: No Yes Flood Hazard Area: No Yes
 Special Inspections Required: No Yes

GROSS BUILDING AREA TABLE

Floor	Existing (sq ft)	New (sq ft)	Subtotal
3rd Floor	8,155 (INCLUDING DECK)	8,155	16,310
2nd Floor	8,155 (INCLUDING DECK)	8,155	16,310
Mezzanine			
1st Floor	8,322 (INCLUDING DECK)	8,322	16,644
Basement			
TOTAL	24,632	24,632	49,264

ENERGY SUMMARY

ENERGY REQUIREMENTS:
 The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design versus the annual energy cost for the proposed design.
 Existing building envelope complies with code: (if checked, the remainder of this section is not applicable.)
 Exempt Building: Provide code or statutory reference: _____
 Climate Zone: 3A 4A 5A
Method of Compliance:
 Energy Code: Performance Prescriptive
 ASHRAE 90.1: Performance Prescriptive
 Other: Performance (specify source) _____

THERMAL ENVELOPE: (Prescriptive method only)
 Roof/Ceiling Assembly (each assembly)
 Description of assembly: METAL ROOF, FLYWD, R-34 INSUL., GWB CEILING
 U-Value of total assembly: _____
 R-Value of insulation: R-34
 Skylights in each assembly: _____
 U-Value of skylight: _____
 total square footage of skylights in each assembly: _____
 Exterior Walls (each assembly)
 Description of assembly: 2x6 STUDS W/ FLYWD, R-19 INSUL. AND GWB
 U-Value of total assembly: _____
 R-Value of insulation: R-19
 Openings (windows or doors with glazing)
 U-Value of assembly: _____
 Solar heat gain coefficient: _____
 projection factor: _____
 Door R-Values: _____
Walls below grade (each assembly)
 Description of assembly: N/A
 U-Value of total assembly: _____
 R-Value of insulation: _____
Floors over unconditioned space (each assembly)
 Description of assembly: N/A
 U-Value of total assembly: _____
 R-Value of insulation: _____
Floors slab on grade
 Description of assembly: 6" CONC. SLAB ON VAPOR BARRIER ON COMPACTED FILL
 U-Value of total assembly: _____
 R-Value of insulation: N/A
 Horizontal/vertical requirement: _____
 slab heated: _____

ALLOWABLE AREA

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

Accessory Occupancy Classification(s):
 Incidental Uses (Table 509):
 This separation is not exempt as a Nonseparated Use (see exceptions).
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions (Chapter 5 – List Code Sections): _____
Mixed Occupancy: No Yes Separation: _____ Hr. Exception: _____
 Non-separated Use (508.3)
 Separated Use (508.4)—See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.
 Select one
 Actual Area of Occupancy A + Actual Area of Occupancy B
 Allowable Area of Occupancy A Allowable Area of Occupancy B ≤ _____

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.24 AREA	(C) AREA FOR FRONTAGE INCREASE 1.1	(D) ALLOWABLE AREA PER STORY OR UNLIMITED 3
1	R-2	8,322	7,000	4,340	11,340
2	R-2	8,155	7,000	4,340	11,340
3	R-2	8,155	7,000	4,340	11,340

- Frontage area increases from Section 506.2 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = 385 (F)
 b. Total Building Perimeter = 441 (P)
 c. Ratio (F/P) = _____ (F/P)
 d. W = Minimum width of public way = 30 (W) I = 0.62
- Unlimited area applicable under conditions of Section 507.
- Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
- The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.
- Frontage increase is based on the unspinkered area value in Table 506.2.

STRUCTURAL DESIGN

DESIGN LOADS:
 Importance Factors: Wind (W) _____ SEE ALSO 5-1
 Snow (IS) _____
 Seismic (IE) _____
Live Loads: Roof 20 psf
 Mezzanine _____ psf
 Floor _____ psf
Ground Snow Load: 10 psf
Wind Load: Basic Wind Speed 144 mph (ASCE-7)
 Exposure Category C
SEISMIC DESIGN CATEGORY: A B C D
 Provide the following Seismic Design Parameters:
 Occupancy Category (Table 1604.5) II III IV
 Spectral Response Acceleration SS 0.18 %g S1 0.26 %g
 Site Classification (ASCE 7) A B C D E F
 Data Source: Field Test Presumptive Historical Data
Basic structural system (check one)
 Bearing Wall Dual w/Special Moment Frame
 Building Frame Dual w/intermediate R/C or Special Steel
 Moment Frame Inverted Pendulum
 Analysis Procedure: Simplified Equivalent Lateral Force Dynamic
Architectural, Mechanical, Components anchored? Yes No
LATERAL DESIGN CONTROL: Earthquake Wind
SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) _____ psf
 Presumptive Bearing capacity 1,000 psf
 Pile size, type, and capacity _____

MECHANICAL DESIGN

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone
 winter dry bulb: _____
 summer dry bulb: _____
Interior design conditions
 winter dry bulb: _____
 summer dry bulb: _____
SEE MECHANICAL
 Building heating load: _____
Building cooling load: _____
Mechanical Spacing Conditioning System
 Unitary description of unit _____
 heating efficiency: _____
 cooling efficiency: _____
 size category of unit: _____
 Boiler Size category. If oversized, state reason: _____
 Chiller Size category. If oversized, state reason: _____
List equipment efficiencies: _____

ELECTRICAL DESIGN

ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance:
 Energy Code: Prescriptive Performance
 ASHRAE 90.1: Prescriptive Performance
 Lighting schedule (each fixture type)
 lamp type required in fixture _____
 number of lamps _____
 ballast type used _____
 number of ballasts in fixture _____
 total wattage per fixture _____
 total interior wattage specified versus allowed (whole building or space by space)
 total exterior wattage specified versus allowed
Additional Prescriptive Compliance
 506.2.1 More Efficient Mechanical Equipment
 506.2.2 Reduced Lighting Power Density
 506.2.3 Energy Recovery Ventilation Systems
 506.2.4 Higher Efficiency Service Water Heating
 506.2.5 On-Site Supply of Renewable Energy
 506.2.6 Automatic Daylighting Control Systems

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (feet) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
> 30	UP 5	NO LIMIT	—
> 10 < 15	UP 5	45%	< 45%

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

LIFE SAFETY PLAN REQUIREMENTS
 Life Safety Plan Sheet #: G-3 AND G-4
 Fire and/or smoke rated wall locations (Chapter 7)
 Assumed and real property line locations (if not on the site plan)
 Exterior wall opening area with respect to distance to assumed property lines (705.8)
 Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
 Occupant loads for each area
 Exit access travel distances (1017)
 Common path of travel distances [Tables 1006.2.1 & 1006.3.2(1)]
 Dead end lengths (1020.4)
 Clear exit widths for each exit door
 Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
 Actual occupant load for each exit door
 A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
 Location of doors with panic hardware (1010.1.10)
 Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
 Location of doors with electromagnetic egress locks (1010.1.9.9)
 Location of doors equipped with hold-open devices
 Location of emergency escape windows (1030)
 The square footage of each fire area (202)
 The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
 Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
12	-	-	0	0	12	12	12

ACCESSIBLE PARKING (SECTION 1106)

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

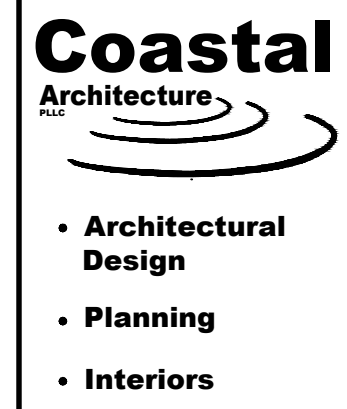
SEE SITE/CIVIL

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATERCLOSETS			LAVATORIES			SHOWERS/TUBS	DRINKING FOUNTAINS	
	Male	Female	Unisex	Male	Female	Unisex		Regular	Accessible
REQ'D									
PROVIDED									

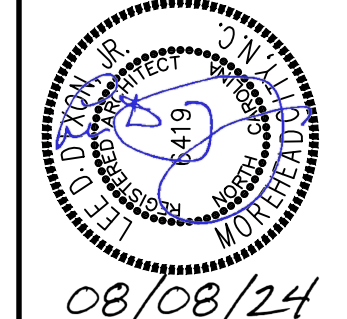
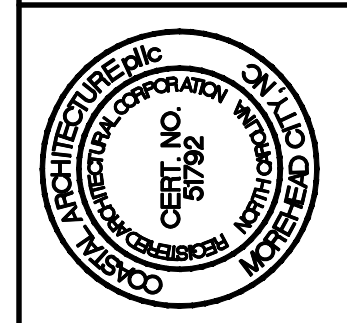
NOT APPLICABLE

SPECIAL APPROVALS
 Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)
NOT APPLICABLE



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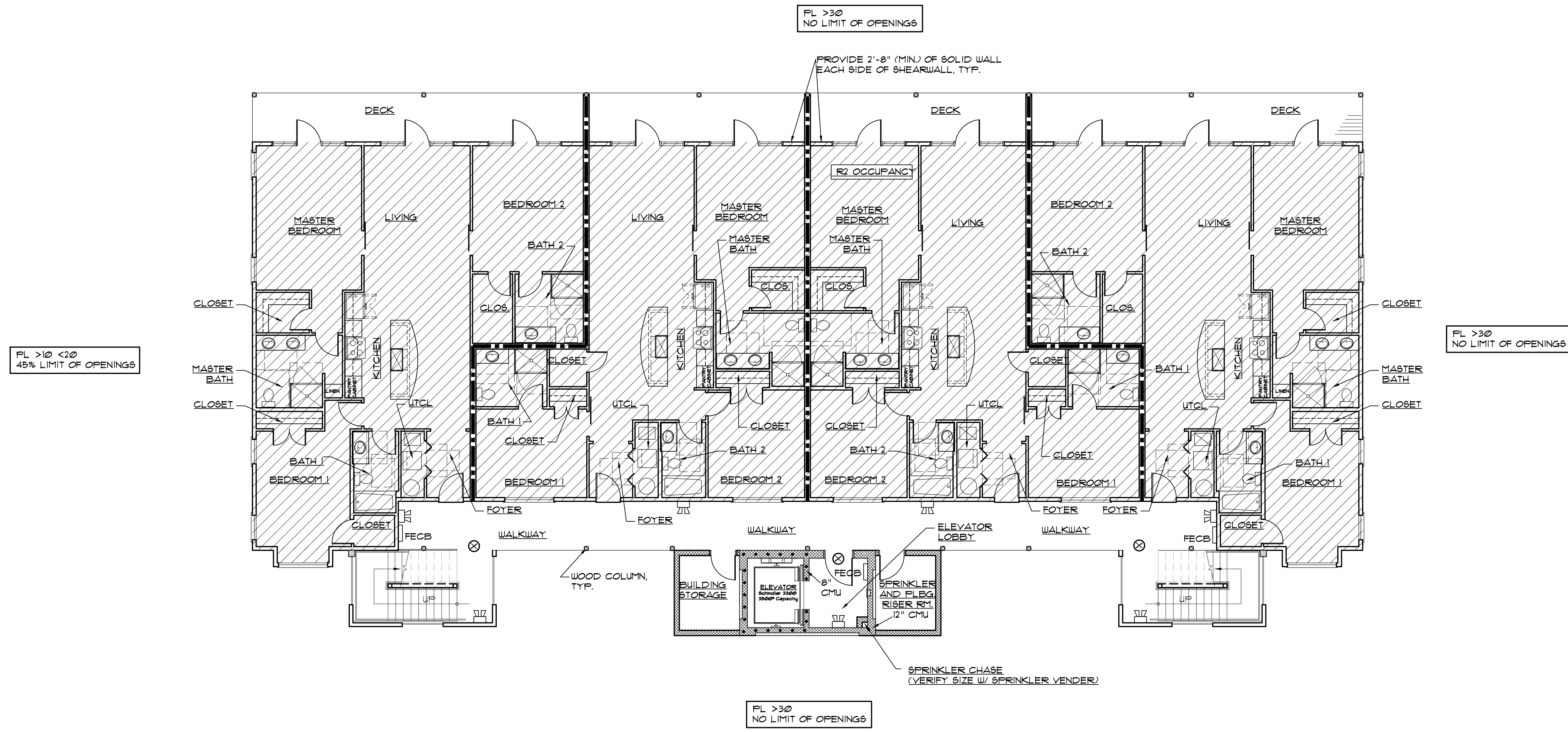


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 GENERAL DATA

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 CKD BY: LDD
 REVISIONS

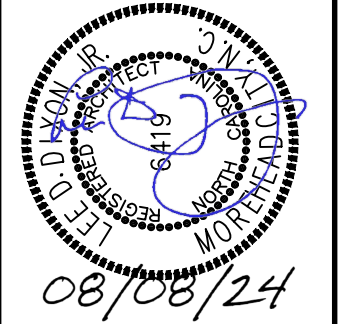
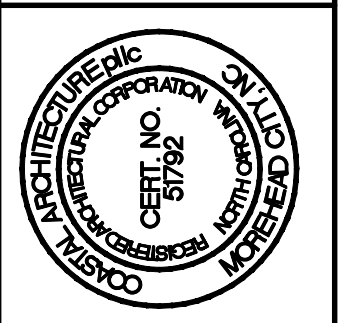
SHEET NO.
G-1
 OF

PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



- LEGEND**
- 1/2 HOUR RATED WALL (RUN TO ROOF DECK)
 - 2 HOUR RATED WALL
 - /// 1/2 HOUR RATED CEILING
 - FECEB 91M1 RECESSED FIRE EXTINGUISHER / CABINET
 - X EXIT
 - EMERGENCY LIGHT EXIT

1 FIRST FLOOR PLAN - LIFE SAFETY PLAN
G-3 SCALE: 1/8" = 1'-0" NOTE: BUILDING TO BE FULLY SPRINKLERED



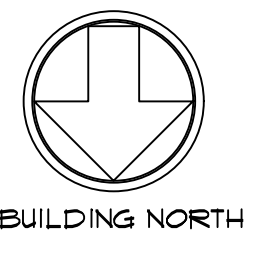
FIRST FLOOR LIFE SAFETY PLAN

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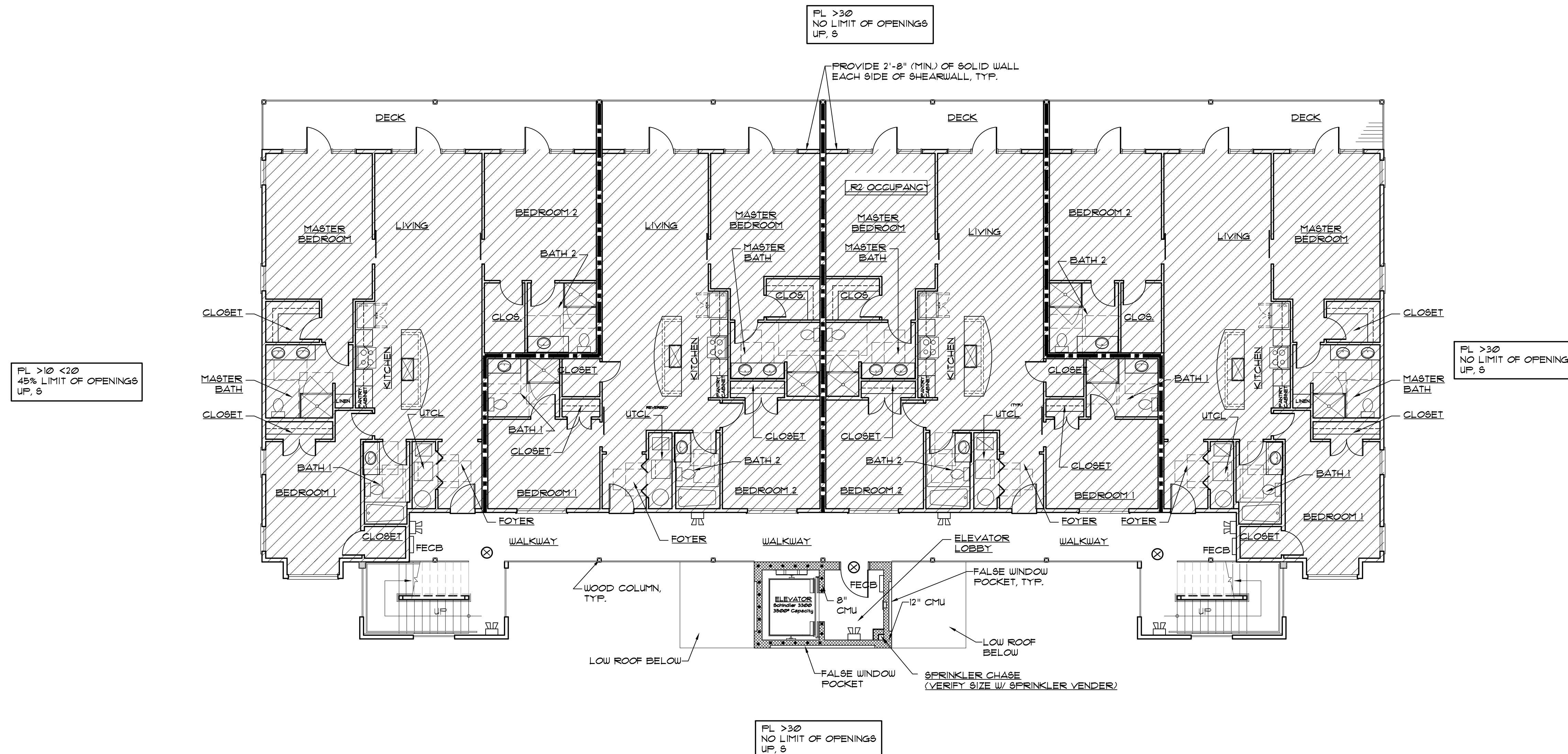
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NO.	REVISIONS

SHEET NO.
G-3
OF



PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



FL >10 <20
45% LIMIT OF OPENINGS
UP, S

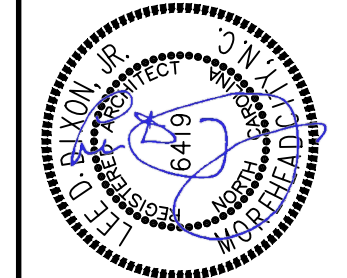
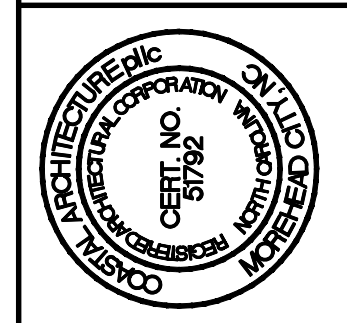
FL >30
NO LIMIT OF OPENINGS
UP, S

FL >30
NO LIMIT OF OPENINGS
UP, S

FL >30
NO LIMIT OF OPENINGS
UP, S

- LEGEND**
- 1/2 HOUR RATED WALL (RUN TO ROOF DECK)
 - 2 HOUR RATED WALL
 - ▨ 1/2 HOUR RATED CEILING
 - FECEB 91M1 RECESSED FIRE EXTINGUISHER / CABINET
 - ⊗ EXIT
 - ⌂ EMERGENCY LIGHT EXIT

SECOND AND THIRD FLOOR PLAN - LIFE SAFETY PLAN
G-4 SCALE: 1/8" = 1'-0" NOTE: BUILDING TO BE FULLY SPRINKLERED



08/08/24
SECOND AND THIRD FLOOR LIFE SAFETY PLAN

24029

ISSUED: 08/08/24
DWG BY: BLS/MSG
CKD BY: LDD

NO.	DESCRIPTION

SHEET NO.
G-4
OF



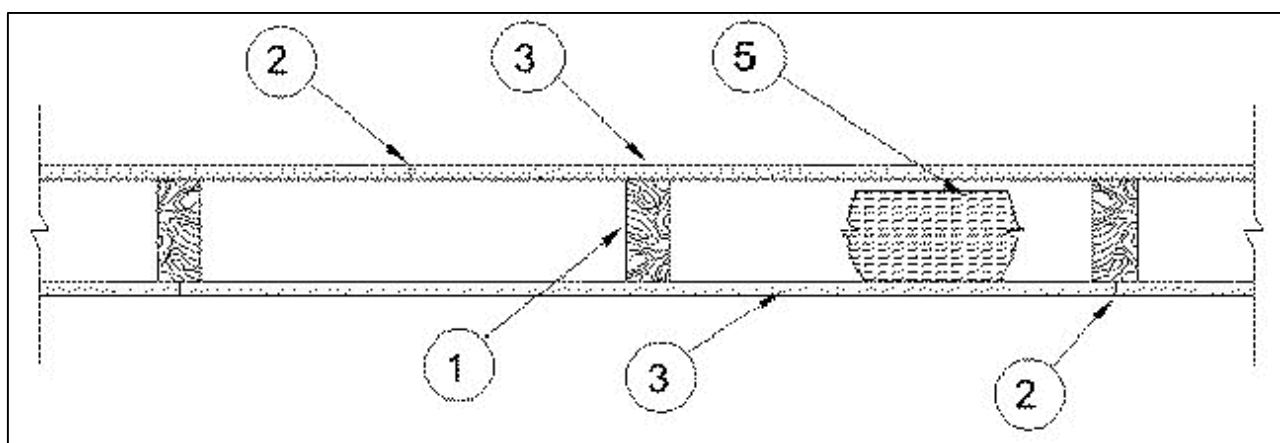
Design No. U305

June 05, 2007

Bearing Wall Rating - 1 HR.

Finish Rating - See Items 3, 3A, 3D, 3E and 3F.

STC Rating - 56 (See Item 9)



1. Wood Studs - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads - Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/2 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.

3. Gypsum Board* - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C".

3E. Gypsum Board* - (As an alternate to Items 3, 3A, 3B, 3C, or 3D - not shown) For Direct Application to Studs Only - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C".

RAY-BAR ENGINEERING CORP - Type RB-LBG (finish rating 24 min).

3F. Gypsum Board* - (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) - 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Joints and nail heads treated as described in Item 2.

TEMPLE-INLAND FOREST PRODUCTS CORP - StructGlass Type X (finish rating 23 min).

4. Steel Corner Fasteners - (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* - (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs 24 in. OC with staples, nails or screws.

CERTAINTED CORP

GUARDIAN FIBERGLASS INC

JOHNS MANVILLE INTERNATIONAL INC

KNAUF INSULATION GMBH

OWENS CORNING HT INC, DIV OF OWENS CORNING - Corning Fiberglass Corp.

ROCK WOOL MANUFACTURING CO - Delta Board.

ROXUL INC

THERMAFIBER INC - Type SAFB.

5A. Fiber, Sprayed* - (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3.

U S GREENFIBER L L C - Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

5B. Fiber, Sprayed* - (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC - Cellulose Insulation

5C. Batts and Blankets* - Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC - Type SAFB

5D. Glass Fiber Insulation - (As an alternate to Item 5C) - 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See Batts and Blankets (BKNV or BZZJ) Categories for names of Classified companies.

5E. Batts and Blankets* - (Required for use with Wall and Partition Facings and Accessories, Item 3D) - Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

6. Steel Framing Members (Optional, Not Shown)* - Furring channels and Steel Framing Members as described below:

a. Furring Channels - Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* - Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC - Types RSIC-1, RSIC-V.

6A. Steel Framing Members (Optional, Not Shown)* - Furring channels and Steel Framing Members on one side of studs as described below:

a. Furring Channels - Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* - used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC - Type Isoasm.

7. Furring Channel - Optional - Not Shown - For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC. Flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants - (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating - The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above - Nailheads Shall be covered with joint compound.

B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* - (Optional, Not shown) - Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

QUIET SOLUTION INC - Type QuietRock QR-510.

11. Cementitious Backer Units* - (Optional Item Not Shown - For Use On Face Of 1 Hr Systems With All Standard Items Required) - 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO - Type PermaBase

*Bearing the UL Classification Mark

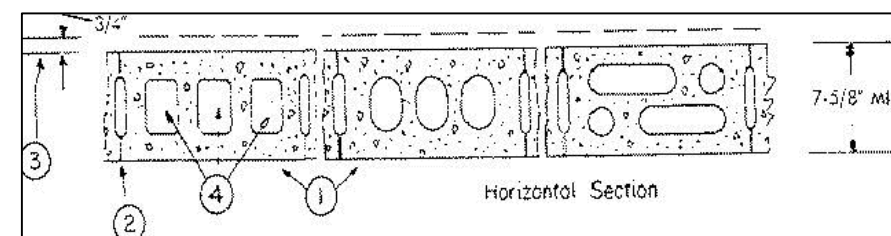
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Design No. U905

September 30, 2010

Bearing Wall Rating - 2 HR.

Nonbearing Wall Rating - 2 HR.



1. Concrete Blocks* - Various designs. Classification D-2 (2 hr).

See Concrete Blocks category for list of eligible manufacturers.

2. Mortar - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster - Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* - (Optional-Not Shown) - 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO - Type Therman Sheathing, Therman Light Duty Insulation, Therman Heavy Duty Insulation, Therman Metal Building Board, Therman White Finish Insulation, Therman c Exterior Insulation, Therman IH Insulation, Therman Plus Liner Panel and Therman Heavy Duty Plus (HDP)

*Bearing the UL Classification Mark

Filename = BXUV.U905

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- Architectural Design
- Planning
- Interiors



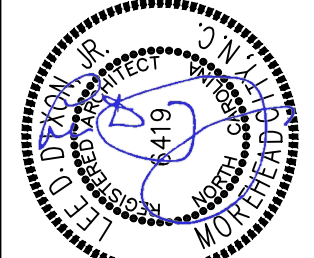
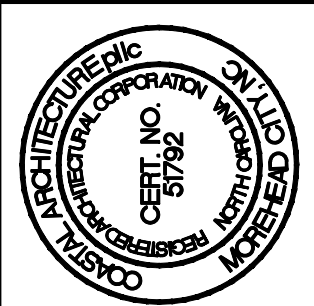
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PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



08/08/24

UL CODES

24029

ISSUED: 08/08/24

DWG BY: MSG

CKD BY: LDD

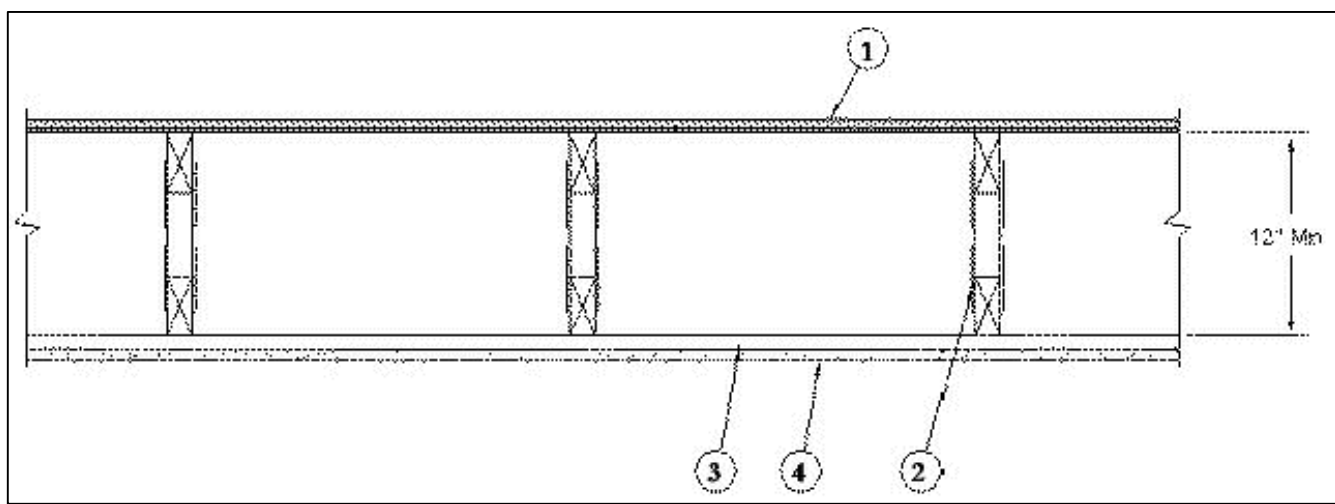
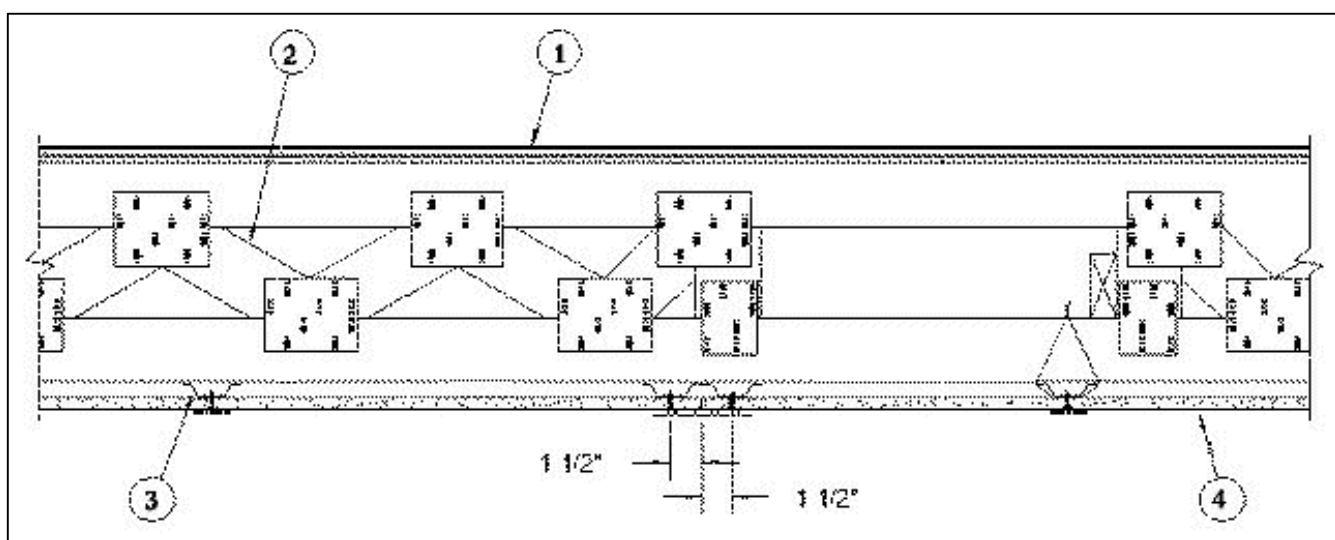
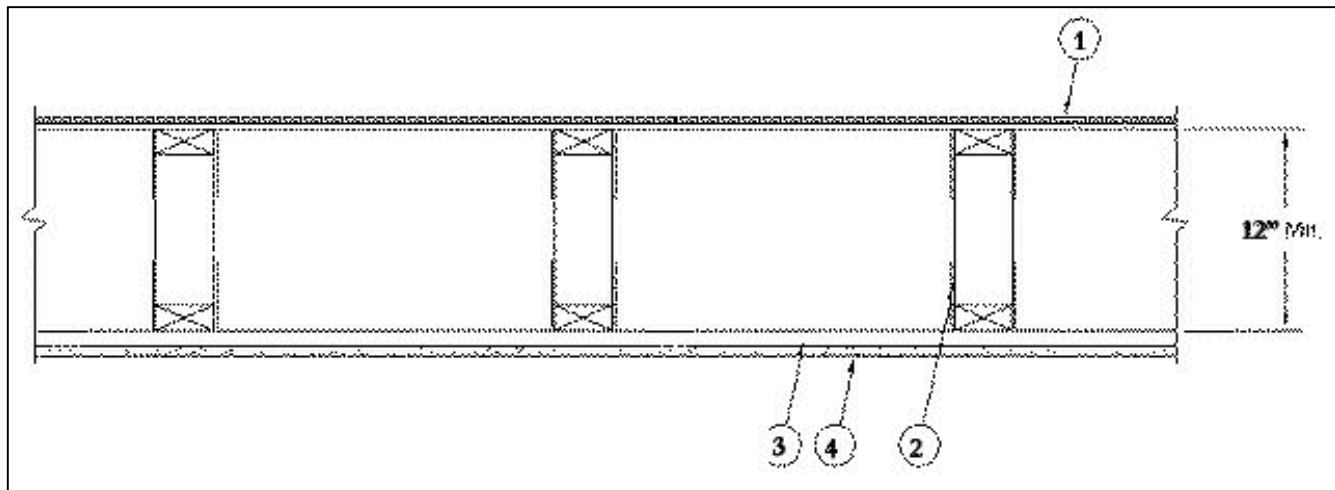
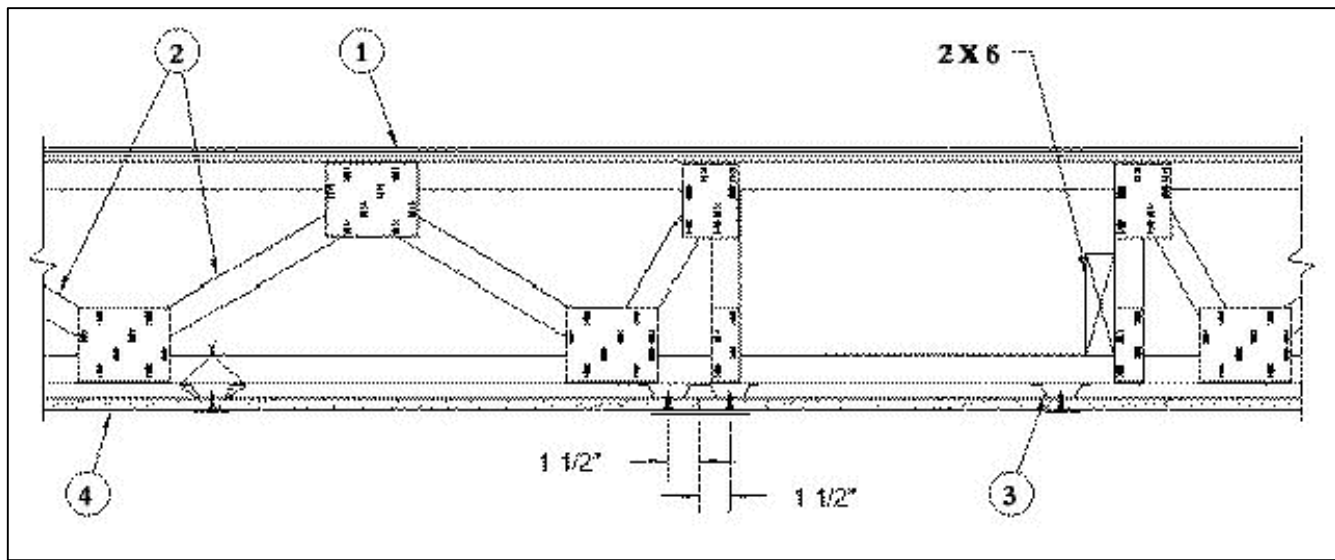
REVISIONS

SHEET NO.

G-5
OF



Design No. I.528
September 09, 2008
Unrestrained Assembly Rating - 1 Hr.
Finish Rating - 22 Min.



1. Flooring System -- The flooring system shall consist of one of the following:

System No. 1
Subflooring -- Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

System No. 2
Subflooring -- Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Vapor Barrier -- (Optional) - Nom 0.010 in. thick commercial resin-sized building paper.
Finish Flooring -- Min 3/4 in. thickness of lightweight insulating concrete with **Perlite Aggregate*** or **Vermiculite Aggregate*** or gypsum concrete.
See **Perlite Aggregate (CFFX)** and **Vermiculite Aggregate (CJZZ)** categories for names of manufacturers.

System No. 3
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Floor Mat Materials* -- (Optional) - Nom 6 mm thick floor mat material adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. When floor mat material is used, min thickness of floor topping mixture is 1 in.
HACKER INDUSTRIES INC -- Type Hacker Sound-Mat.
Alternate Floor Mat Materials* -- (Optional) - Floor mat material nom 10 mm thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.
HACKER INDUSTRIES INC -- Type Hacker Sound-Mat II.
Alternate Floor Mat Materials* -- (Optional) - Floor mat material nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.
HACKER INDUSTRIES INC -- Type Quiet Curl 55/025
Alternate Floor Mat Materials* -- (Optional) - Floor mat material nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.
HACKER INDUSTRIES INC -- Type Quiet Curl 60/040
Alternate Floor Mat Materials* -- (Optional) - Floor mat material nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.
HACKER INDUSTRIES INC -- Type Quiet Curl 65/075
Metal Lath (Optional) -- For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.
HACKER INDUSTRIES INC -- Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 4
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Floor Mat Materials* -- (Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
UNITED STATES GYPSUM CO -- Levelock Brand Sound Reduction Mat
Alternate Floor Mat Materials* -- (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
UNITED STATES GYPSUM CO -- Levelock Brand Floor Underlayment SRM-25
Alternate Floor Mat Materials* -- (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
SOLUTIA INC -- Type SC50
Alternate Floor Mat Material* -- (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 3/4 in. thick.
OWENS CORNING -- Type QuietZone Acoustical Floor Mat
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO -- Type LRK

System No. 5
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier (Optional) -- Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
ELASTIZELL CORP OF AMERICA -- Type FF
System No. 6
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier (Optional) -- Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring - Floor Topping Mixture* -- Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
CELLULAR CONCRETE I.L.C. -- Floor Topping Mixture

System No. 7
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring - Floor Topping Mixture* -- Min 1 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 62.5 lbs of Pea Gravel, 312.5 lbs of sand with 5-1/2 gal of water.
LITE-CRETE INC -- Type I

System No. 8
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Floor Mat Materials* -- (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in.
MAXXON CORP -- Type Acousti-Mat II
Alternate Floor Mat Materials* - (Optional) - Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping mixture shall be min 1-1/2 in.
MAXXON CORP -- Type Acousti-Mat 3, Crack Suppression Mat (CSM)
Metal Lath (Alternate to Crack Suppression Mat (CSM)) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping mixture shall be min 1-1/2 in.
Alternate Floor Mat Materials* - (Optional) -- Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping mixture shall be min 1-1/2 in.
MAXXON CORP -- Type Enkasonic 9110
Metal Lath (Optional) -- For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping mixture shall be min 1 in.
MAXXON CORP -- Type Crack Suppression Mat (CSM)
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 3 to 7 gal of water to 80 lbs of floor topping mixture to 1.0 to 2.1 cu ft of sand.
MAXXON CORP -- Types D-C, GC, GC2000, L-R, T-F, CT

System No. 9
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.
ULTRA QUIET FLOORS -- UQF-A, UQF-Super Blend, UQF-Plus 200

System No. 10
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Floor Mat Materials* -- (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in.
MAXXON CORP -- Type Acousti-Mat II
Alternate Floor Mat Materials* - (Optional) - Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping mixture shall be min 1-1/2 in.
MAXXON CORP -- Type Acousti-Mat 3, Crack Suppression Mat (CSM)
Metal Lath (Alternate to Crack Suppression Mat (CSM)) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping mixture shall be min 1-1/2 in.
Alternate Floor Mat Materials* - (Optional) -- Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping mixture shall be min 1-1/2 in.
MAXXON CORP -- Type Enkasonic 9110
Metal Lath (Optional) -- For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping mixture shall be min 1 in.
MAXXON CORP -- Type Crack Suppression Mat (CSM)
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Mixture shall consist of 4 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.4 to 1.9 cu ft of sand.
RAPID FLOOR SYSTEMS -- Types RF, RFP, RFR, Ortercrete

System No. 11
Subflooring -- Min 1 by 6 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered.
Finish Flooring - Mineral and Fiber Board* -- Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
HOMASOTE CO -- Type 440-32 Mineral and Fiber Board

System No. 12
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Floor Mat Materials* -- (Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
UNITED STATES GYPSUM CO -- Levelock Brand Sound Reduction Board
Alternate Floor Mat Materials* -- (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
UNITED STATES GYPSUM CO -- Levelock Brand Floor Underlayment SRM-25
Alternate Floor Mat Materials* -- (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
SOLUTIA INC -- Type SC50
Finish Flooring - Floor Topping Mixture* -- Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 3000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO -- Type HSLRK

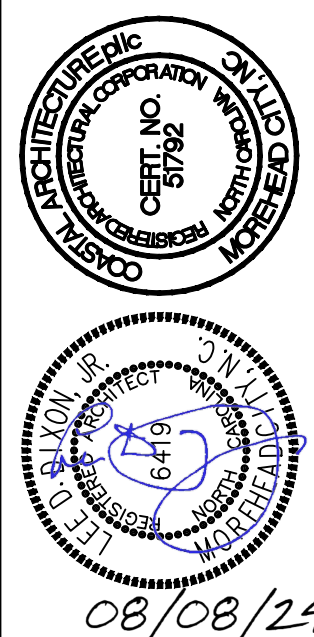
System System No. 13
Subflooring -- Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring - Floor Topping Mixture* -- Min 3/4 in. thickness of floor topping having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
ALLIED CUSTOM GYPSUM PLASTERWORKS LLC -- Accu-Crete, AccuRadiant
Alternate Floor Mat Material* - (Optional) - Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
ALLIED CUSTOM GYPSUM PLASTERWORKS LLC -- Type AccuQuiet P80, Type AccuQuiet C40, Type AccuQuiet RSM 20, Type AccuQuiet RSM 32, Type AccuQuiet RSM 48, Type AccuQuiet RSM 64, and Type AccuQuiet RSM 120

System No. 14
Subflooring -- Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier -- (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Vapor Barrier -- (Optional) - Nom 0.010 in. thick commercial resin-sized building paper.
Finish Flooring -- Min 3/4 in. thickness of lightweight insulating concrete with **Perlite Aggregate*** or **Vermiculite Aggregate***, or gypsum concrete.
See **Perlite Aggregate (CFFX)** and **Vermiculite Aggregate (CJZZ)** categories for names of manufacturers.
Floor Mat Materials* -- (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC -- Type Quiet Curl 55/025
Alternate Floor Mat Materials* -- (Optional) - Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.
KEENE BUILDING PRODUCTS CO INC -- Type Quiet Curl 60/040

System No. 15
Subflooring -- Min 3/4 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Long edges may be T & G or square.
Finish Flooring -- **Floor Topping Mixture*** -- Compressive strength to be 2500 psi min. Thickness to be 3/4 in. min. Refer to manufacturer's instructions accompanying the material for specific mix design.
ALPHA 7 GYPSUM I.L.C. -- EarthSmart Gypsum Cement Commercial Floor Topping
Floor Mat Materials* -- (Optional) - Floor mat material nom 1/4 in. thick adhered to subfloor with Alpha 7 Gypsum Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.
ALPHA 7 GYPSUM I.L.C. -- Type EarthSmart SCM WL
Floor Mat Materials* -- (Optional) - Floor mat material nom 6 mm thick adhered to subfloor with Alpha 7 Gypsum Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.
Metal Lath (Alternate to Crack Suppression Mat (CSM)) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping mixture shall be min 1-1/2 in.
2. Trusses - Parallel chord trusses, spaced a max 24 in. OC, fabricated from nom 2 by 4 in. lumber with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min No. 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split-tooth-type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.
3. Furring Channels -- Furring channels, 7/8 in. deep by 2-1/16 in. wide at the base and 1-7/16 in. wide at the face, formed from No. 25 ga galv steel, spaced 24 in. OC perpendicular to trusses. Channels secured to trusses with double strand of No. 18 SWG galv steel wire spaced 48 in. OC. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two furring channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.
3A. Resilient Channels -- (Not Shown) - As an alternate to Item 3, resilient channel formed from No. 26 MSG galv steel, spaced 16 in. OC perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long No. 6 Type 3 bugle head steel screw. Channels overlapped at splices 4 in. Two resilient channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.
3B. Steel Framing Members* -- (Optional, Not Shown) - Used as an alternate method to attach furring channels to trusses (Item 2). Clips spaced 48 in. OC. RSIC-I clips secured to the bottom chord of alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to the bottom chord of alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 3. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two min 7/16 in. long No. 6 self-tapping framing screws, at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. When Fiber, Sprayed (Item 6) is used, furring channel spacing reduced to 16 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 4.
PAC INTERNATIONAL INC -- Types RSIC-I, RSIC-V.
3C. Steel Framing Members* -- (Optional, Not Shown) - Used as an alternate method to attach furring channels to trusses. Clips spaced 48 in. OC, and secured to the bottom chord to alternating trusses with No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. Two layers of gypsum board required as described in Item 4. Not evaluated for use with Item 6. When Item 3C is used and Batts and Blankets* are added per Section III Item 18 Blanket Insulation in the General Information of this Directory (BXUV), clips spaced 48 in. OC, furring channels spaced 16 in. OC max, 3-1/2 in. max. Batts and Blankets* secured to plywood subfloor with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC, and two layers of gypsum board required as described in Item 4A. When the Batts and Blankets* are draped over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses, the furring channel spacing shall be reduced to 12 in. OC, and two layers of gypsum board required as described in Item 4A.
KINETICS NOISE CONTROL INC -- Type Iso-max.
3D. Steel Framing Members* -- (Optional, Not Shown) - Used as an alternate method to attach min. 1/2 in. deep resilient channels (Item 3A) to trusses (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the bottom chord of each truss with a 1-3/4 in. long No. 6 Type 3 bugle head steel screw through the center hole of the clip and the resilient channel flange. Adjoining resilient channels are overlapped 4 in. under trusses. The clip flange is opened slightly to accommodate the two overlapped channels. Additional clips required to hold resilient channel that supports the gypsum board butt joints, as described in Item 4.
KEENE BUILDING PRODUCTS CO INC -- Type RC Assurance.
3E. Steel Framing Members* -- (Optional, Not Shown) - Used as an alternate method to attach furring channels to trusses. Clips spaced 48 in. OC, and secured to the bottom chord to alternating trusses with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. Two layers of gypsum board required as described in Item 4. Not evaluated for use with Item 6.
PLITEO INC -- Type Genie Clip
4. Gypsum Board* -- One layer of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to furring or resilient channels. Gypsum board secured with 1 in. long No. 6 Type 3 bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. End joints secured to both resilient channels as shown in the end joint detail. When **Steel Framing Members**

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PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



UL CODES

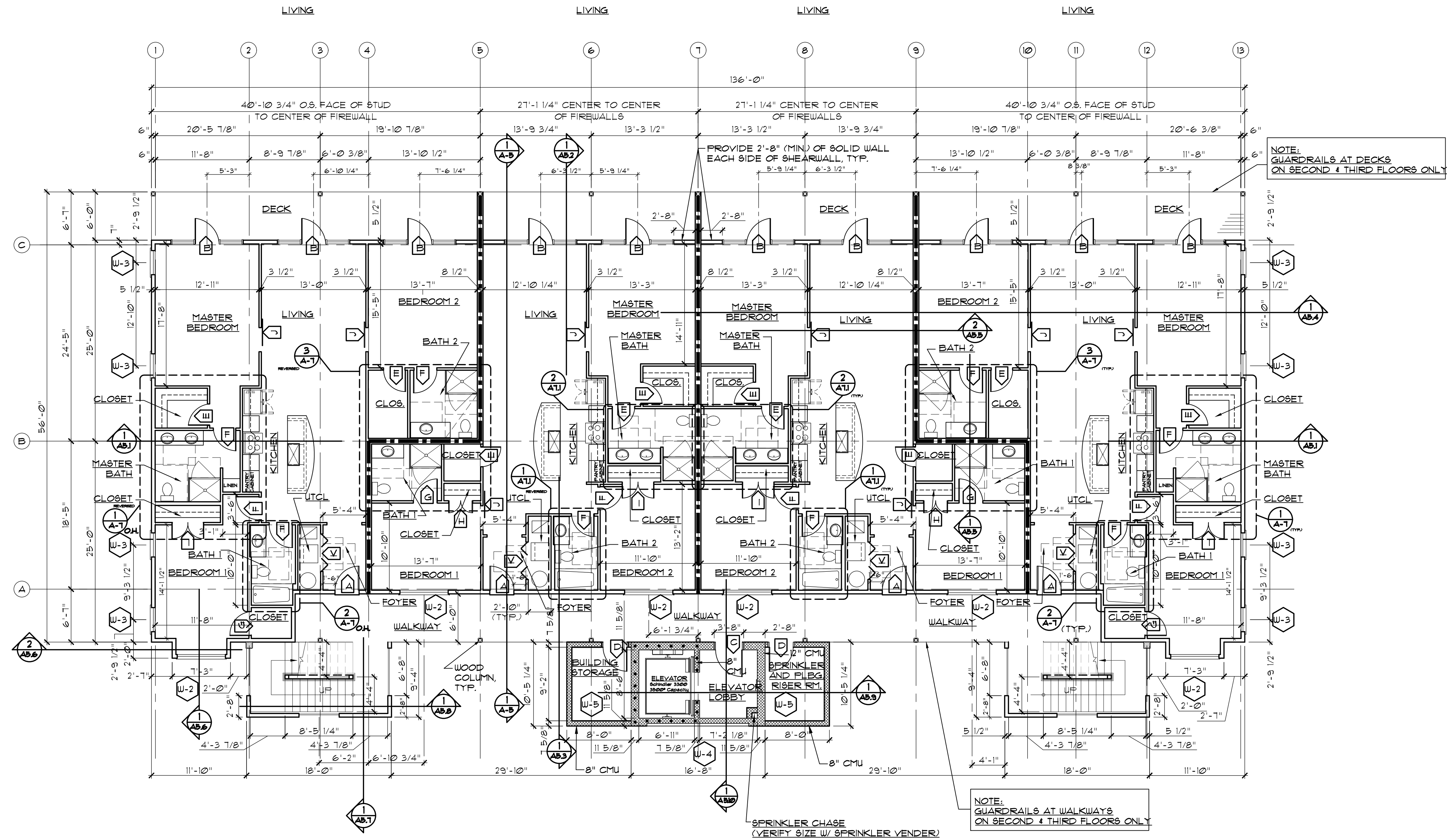
24029

ISSUED: 08/08/24
DWG BY: MSG
CKD BY: LDD

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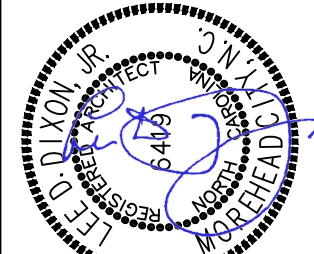
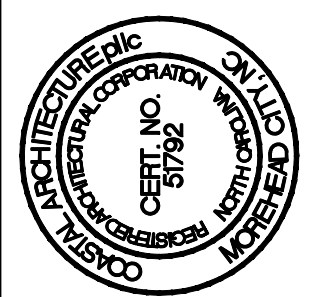
SHEET NO.
G-5.1
OF

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BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



1 FIRST FLOOR PLAN
A-1.1 SCALE: 1/8" = 1'-0"

LEGEND
 2 HOUR WALL
 - - - - - 1 HOUR WALL
 SEE G-3 FOR RATED CEILING



08/08/24

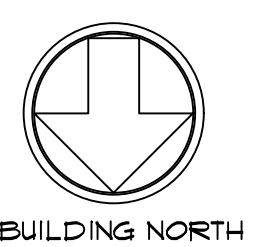
FIRST FLOOR PLAN

24029

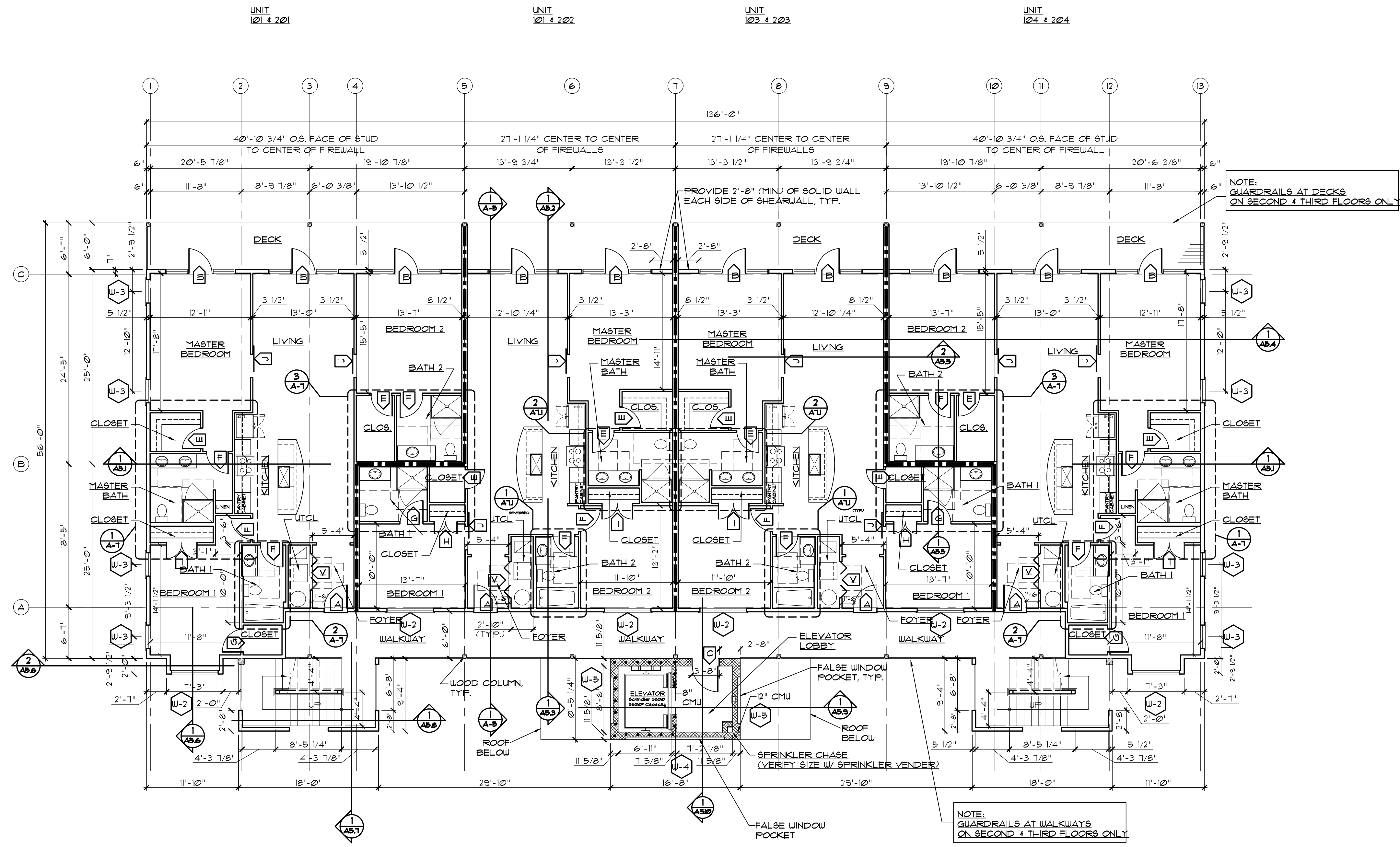
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A-1.1
 OF



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BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA

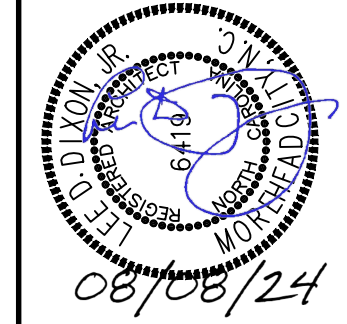
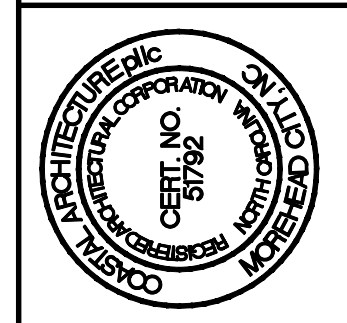


1 SECOND AND THIRD FLOOR PLAN
A-12 SCALE: 1/8" = 1'-0"

LEGEND
 2 HOUR WALL
 - - - - - 1 HOUR WALL
 SEE G-4 FOR RATED CEILING

SEE A-11 FOR EXTERIOR WINDOW DIMENSIONS

NOTE: GUARDRAILS AT WALKWAYS ON SECOND & THIRD FLOORS ONLY



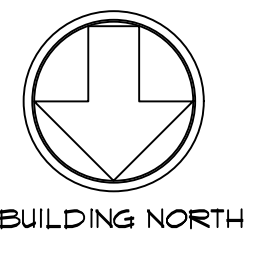
SECOND AND THIRD FLOOR PLAN

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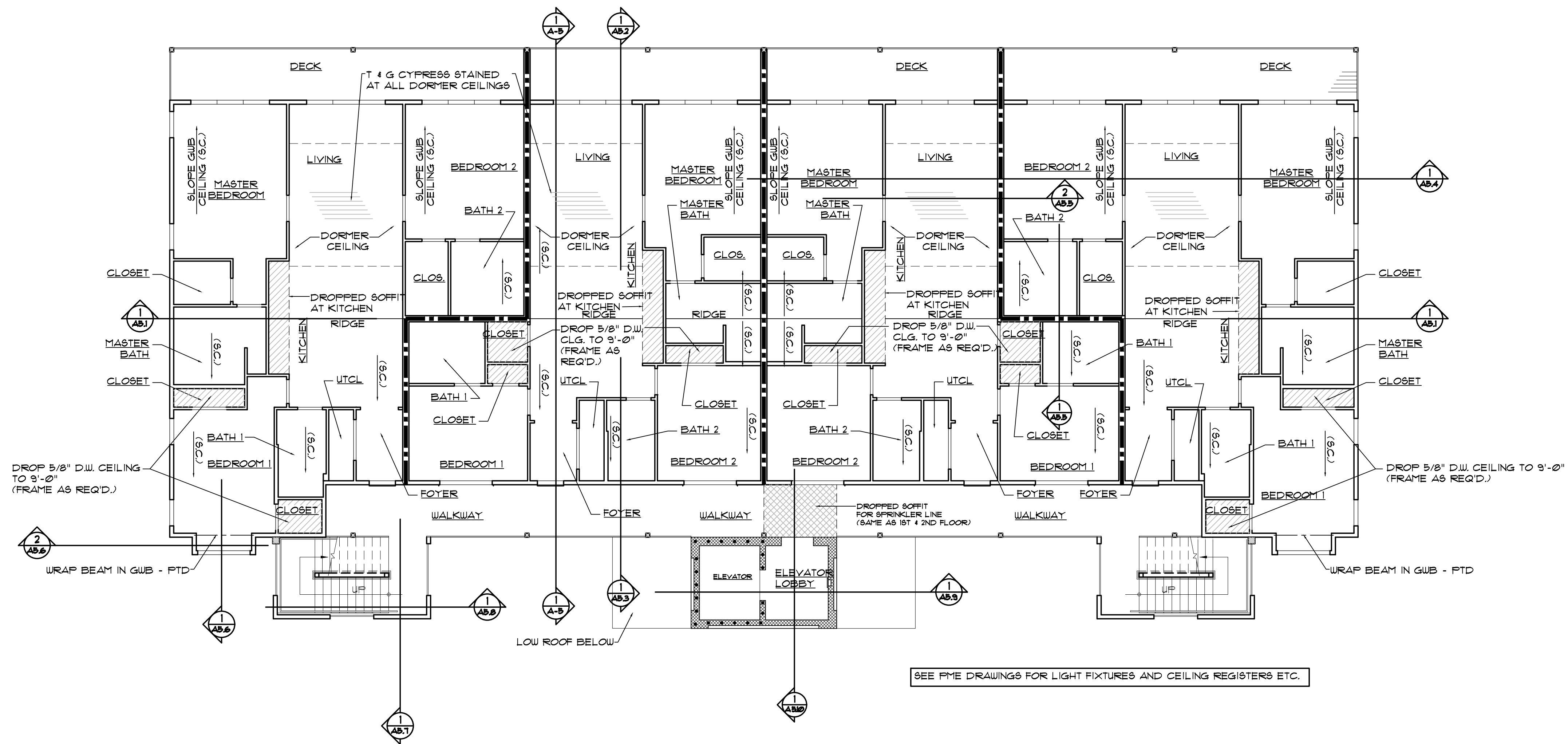
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A-12
OF

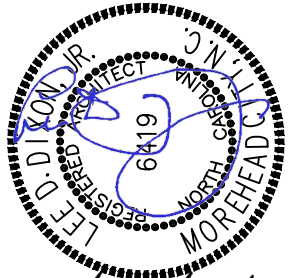
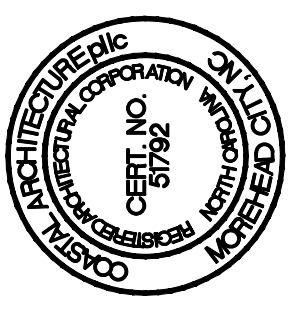


PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



1 THIRD FLOOR CEILING PLAN
SCALE: 1/8" = 1'-0"

LEGEND
 2 HOUR WALL
 - - - - - 1 HOUR WALL



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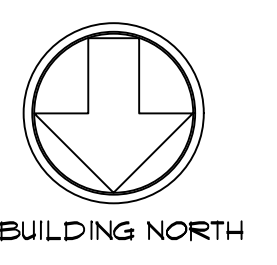
THIRD FLOOR
CEILING PLAN

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NO.	DESCRIPTION

SHEET NO.
A-2
OF



WINDOW SCHEDULE					
MARK	SIZE (WxH)	TYPE	MAT.	GLASS	REMARKS
U1	3'-0"W x 6'-10"H	FIXED	VINYL OR ALUM.	IMPACT RESISTANT	SIDELIGHTS
U2	6'-0"W x 4'-5"H	CASEMENT	VINYL OR ALUM.	IMPACT RESISTANT	FIXED CENTER GLASS
U3	3'-0"W x 4'-5"H	CASEMENT	VINYL OR ALUM.	IMPACT RESISTANT	
U4	12'-8"W x 6'-0"H	FIXED	VINYL OR ALUM.	IMPACT RESISTANT	SPANDREL GLASS WINDOW
U5	6'-0"W x 6'-0"H	FIXED	VINYL OR ALUM.	IMPACT RESISTANT	SPANDREL GLASS WINDOW
U6	4'-6"W x 1'-6"H	FIXED	VINYL OR ALUM.	IMPACT RESISTANT	

ALL WINDOWS TO MEET WIND LOADS 144 MPH

ROOM FINISH SCHEDULE									
NO.	ROOM	FLOOR	BASE	WALLS (PLAN NORTH)				CEILING	NOTES
				NORTH	EAST	SOUTH	WEST		
	LIVING/DINING	LVP	WD. PTD.	GWB. PTD.	SLAP	GWB. PTD.	GWB. PTD.	GWB. PTD.	T & G CYPRESS STAINED AT DORMER CEILINGS
	KITCHEN	LVP	WD. PTD.	GWB. PTD.	GWB. PTD.	SLAP	GWB. PTD.	GWB. PTD.	
	LAUNDRY	TILE	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	FOYER	TILE	WD. PTD.	SLAP	SLAP	SLAP	SLAP	GWB. PTD.	
	BEDROOM 1	CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	BATH 1	LVP	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	TILE BATH SURROUND
	CLOSET 1	CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	BEDROOM 2	CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	BATH 2	LVP	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	CLOSET 2	CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	MASTER BEDROOM	CARPET	WD. PTD.	GWB. PTD.	*SLAP*	GWB. PTD.	*SLAP*	GWB. PTD.	*SEE NOTE ON FLOOR PLAN*
	MASTER BATHROOM	LVP	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	MASTER CLOSET	CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	
	CLOSET FOR VALUABLES	LVP/CARPET	WD. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	GWB. PTD.	CLOSET LOCATION DICTATES FLOOR TYPE
	DECK	TREX	-	HRD.	-	-	-	HRD.	
	WALKWAY	TREX	-	HRD.	-	-	-	HRD.	
	RISER ROOM	S.CONC.	-	CMU PTD.	CMU PTD.	CMU PTD.	CMU PTD.	GWB. PTD.	
	BUILDING STORAGE	S.CONC.	-	CMU PTD.	CMU PTD.	CMU PTD.	CMU PTD.	GWB. PTD.	
	ELEVATOR LOBBY	TILE	TILE	CMU PTD.	CMU PTD.	CMU PTD.	CMU PTD.	GWB. PTD.	

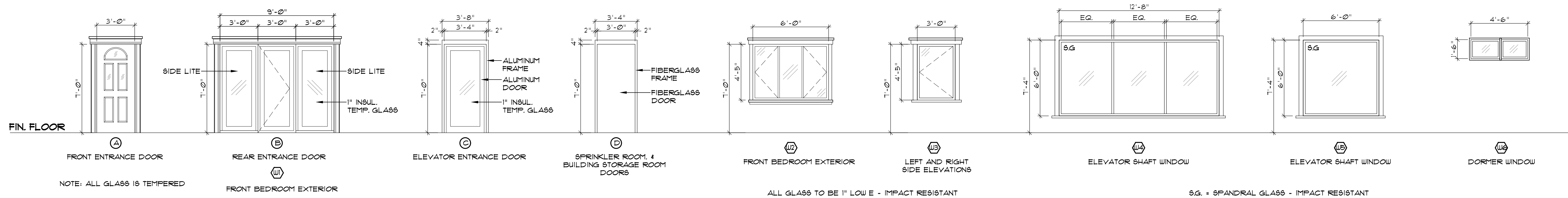
NOTE: SEE PLAN LOCATIONS FOR ADDITIONAL INFORMATION.

TILE - CERAMIC TILE
LVP - LUXURY VINYL PLANK
CARPET - ROLL OUT CARPET
S.CONC - SEALED CONCRETE
WD. PTD. - WOOD PAINTED
GWB. PTD. - GYPSUM BOARD PAINTED
SLAP. PTD. - SHIPLAP PAINTED
CMU PTD. - MASONRY BLOCK PAINTED
TREX - TRANSCEND DECKING
HRD. - HARDIE PANELS, WALL OR CEILING

DOOR SCHEDULE						
DOOR DATA		FRAME DATA				
MARK	SIZE (WxH)	TYPE	MAT.	MAT.	MFR/STYLE	REMARKS
A	3'-0" x 7'-0"	SINGLE	FG.	FG.	AS SELECTED BY DEVELOPER	EXTERIOR
B	3'-0" x 7'-0"	SINGLE	ALUM.	ALUM.	AS SELECTED BY DEVELOPER	EXTERIOR W/ SIDELIGHTS
C	3'-0" x 7'-0"	SINGLE	ALUM.	ALUM.	AS SELECTED BY DEVELOPER	EXTERIOR W/ 1" TEMP. GLASS, PROVIDE PANIC HARDWARE AND CLOSURES
D	3'-0" x 7'-0"	SINGLE	GLASS.	FG.	AS SELECTED BY DEVELOPER	EXTERIOR, PROVIDE CLOSURE
E	2'-8" x 7'-0"	SINGLE	WOOD	WOOD	AS SELECTED BY DEVELOPER	
F	2'-10" x 7'-0"	SINGLE	WOOD	WOOD	AS SELECTED BY DEVELOPER	
G	3'-0" x 7'-0"	SINGLE	WOOD	WOOD	AS SELECTED BY DEVELOPER	
H	(2) 1'-6" x 7'-0"	DOUBLE	WOOD	WOOD	AS SELECTED BY DEVELOPER	
I	(2) 2'-0" x 7'-0"	DOUBLE	WOOD	WOOD	AS SELECTED BY DEVELOPER	
J	3'-0" x 7'-0"	BARN	WOOD	WOOD	AS SELECTED BY DEVELOPER	
K	(4) 1'-2" x 7'-0"	BIFOLD	WOOD	WOOD	AS SELECTED BY DEVELOPER	
L	3'-0" x 7'-0"	SINGLE	FG.	FG.	AS SELECTED BY DEVELOPER	LOCKERS (AUTOPARK LEVEL)

NOTE:

- PROVIDE STORM DOORS AT EXTERIOR FRONT DOORS TO UNITS W/ CLOSURES.
- ALL WOOD DOORS AND FRAMES TO BE PAINTED.

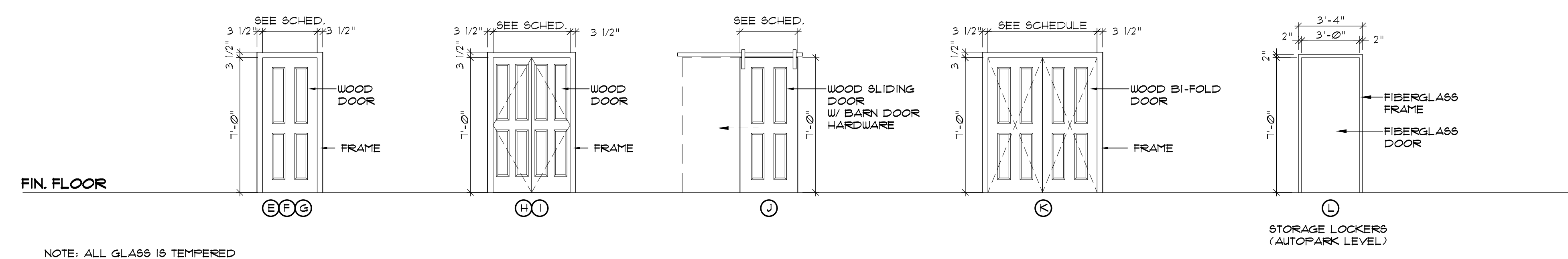


NOTE: ALL GLASS IS TEMPERED

ALL GLASS TO BE 1" LOW E - IMPACT RESISTANT

S.G. = SPANDREL GLASS - IMPACT RESISTANT

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



NOTE: ALL GLASS IS TEMPERED

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

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

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PEPPERTREE
 BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA

Professional Engineer Seal: Lee D. Dixon, Jr., No. 2495, State of NC, Mechanical, Exp. 08/08/24
 Professional Architect Seal: Lee D. Dixon, Jr., No. 4474, State of NC, Exp. 08/08/24

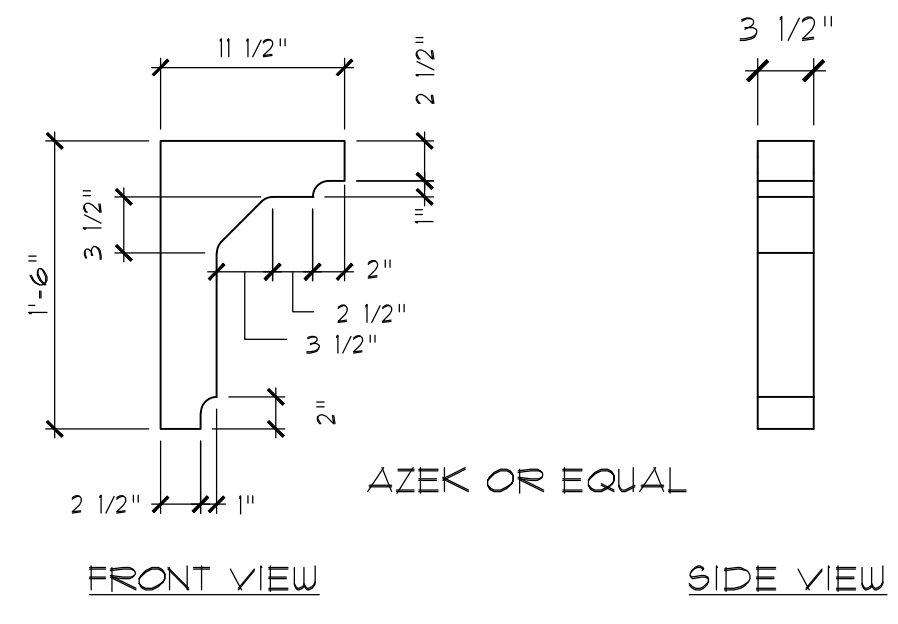
DOOR, WINDOW, AND ROOM FINISH SCHEDULES

24029

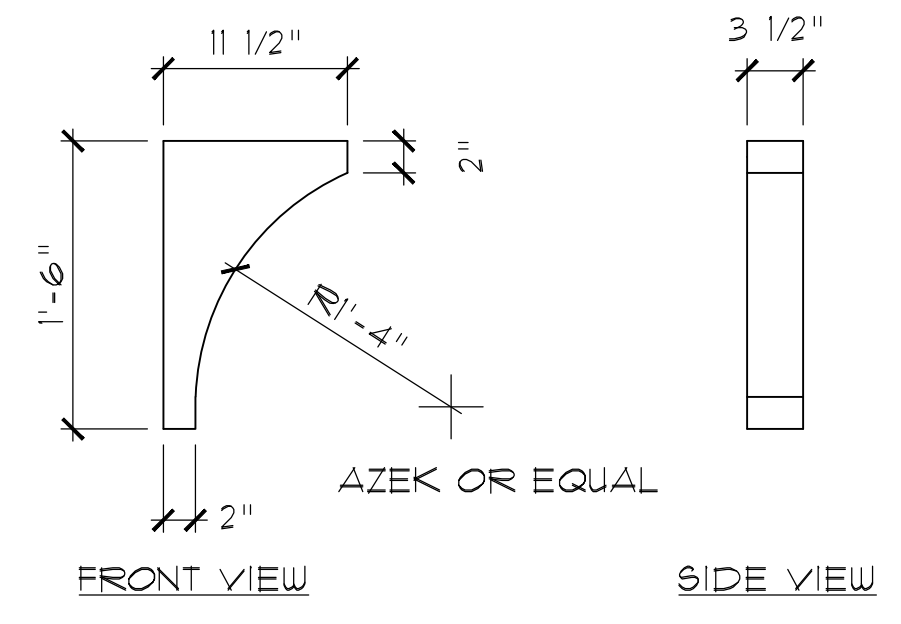
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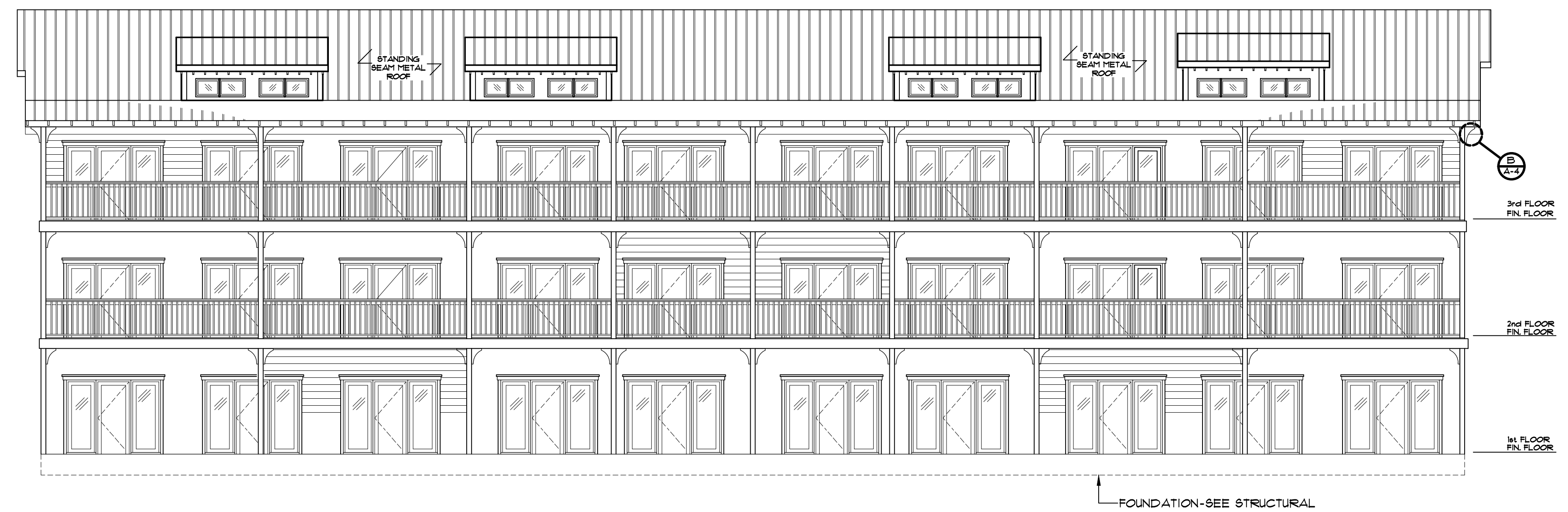
SHEET NO.
A-3
 OF



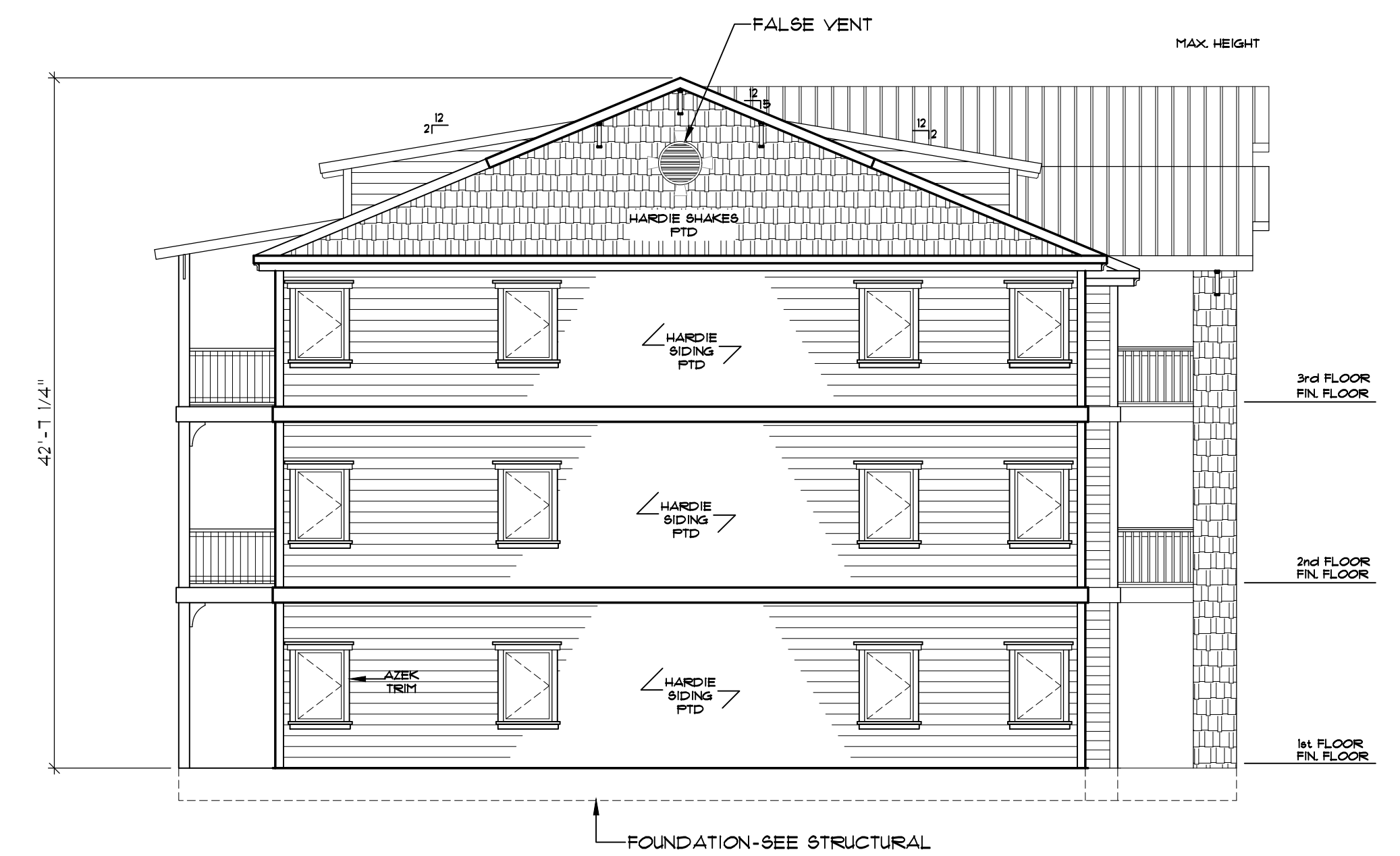
A BRACKET DETAIL
A-4 SCALE: 1"=1'-0"



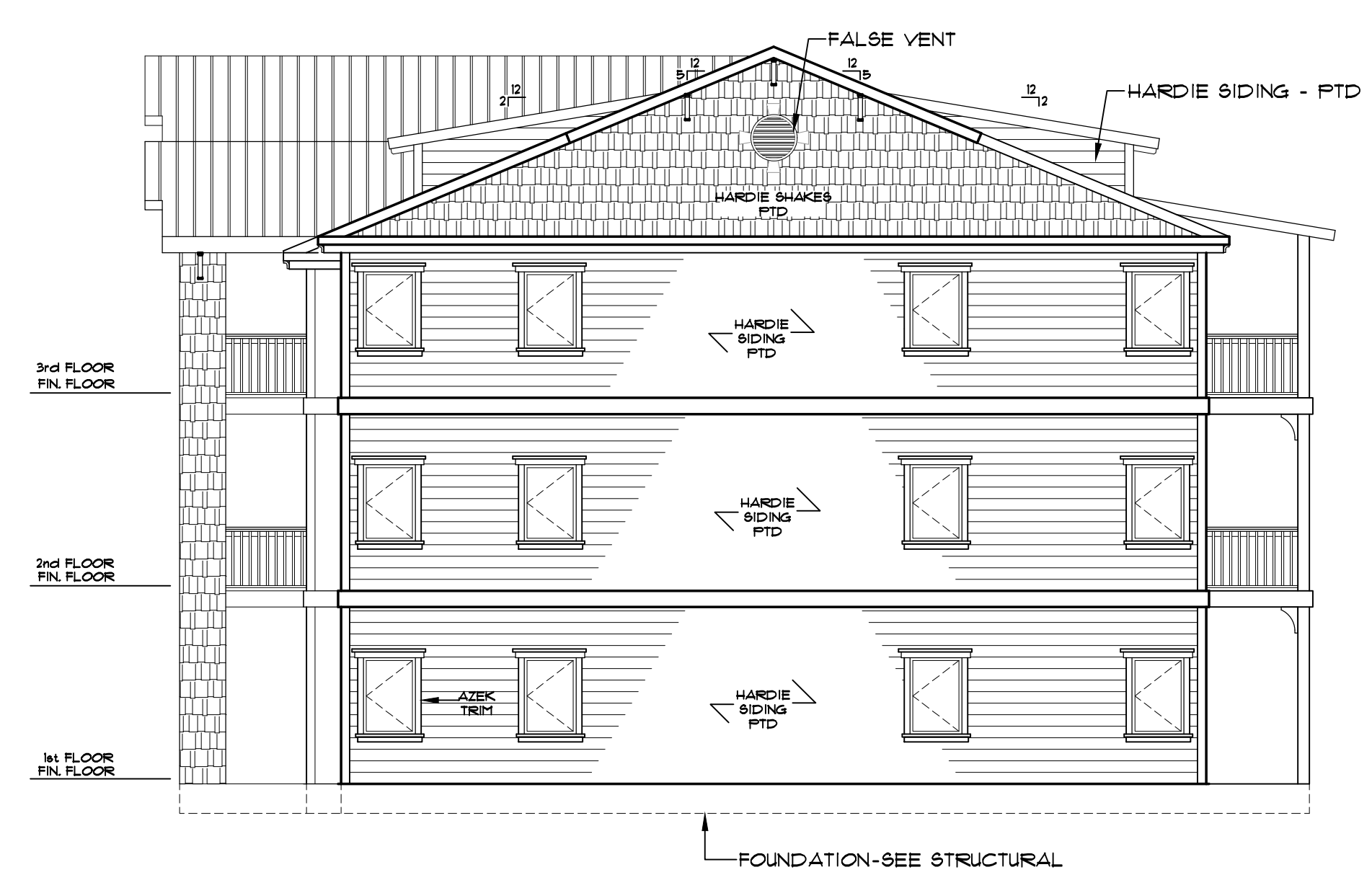
B BRACKET DETAIL
A-4 SCALE: 1"=1'-0"



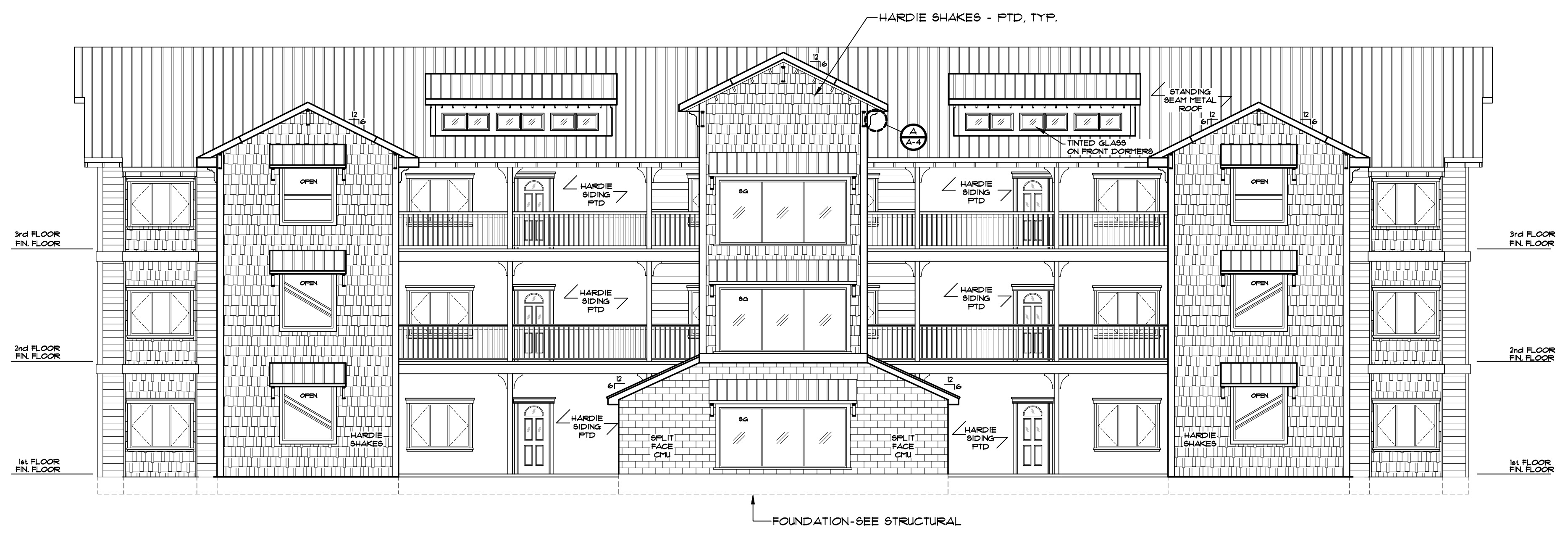
4 REAR ELEVATION
A-4 SCALE: 1/8"=1'-0"



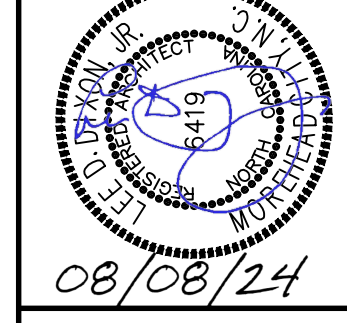
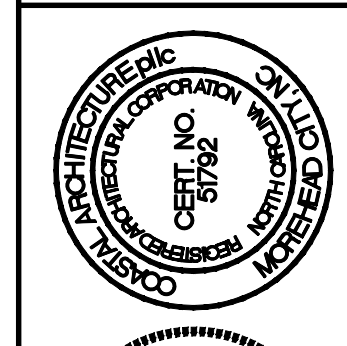
3 LEFT SIDE ELEVATION
A-4 SCALE: 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
A-4 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
A-4 SCALE: 1/8"=1'-0"



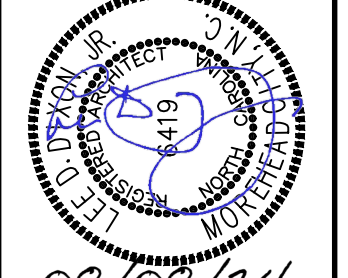
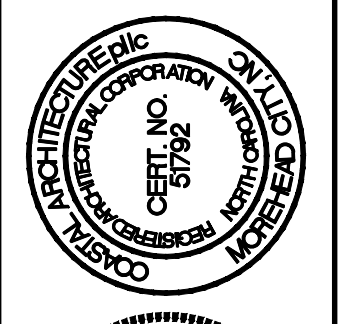
08/08/24
 ELEVATIONS

24029
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NO.	REVISIONS

SHEET NO.
A-4
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PEPPERTREE
BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



08/08/24

BUILDING SECTION

24029

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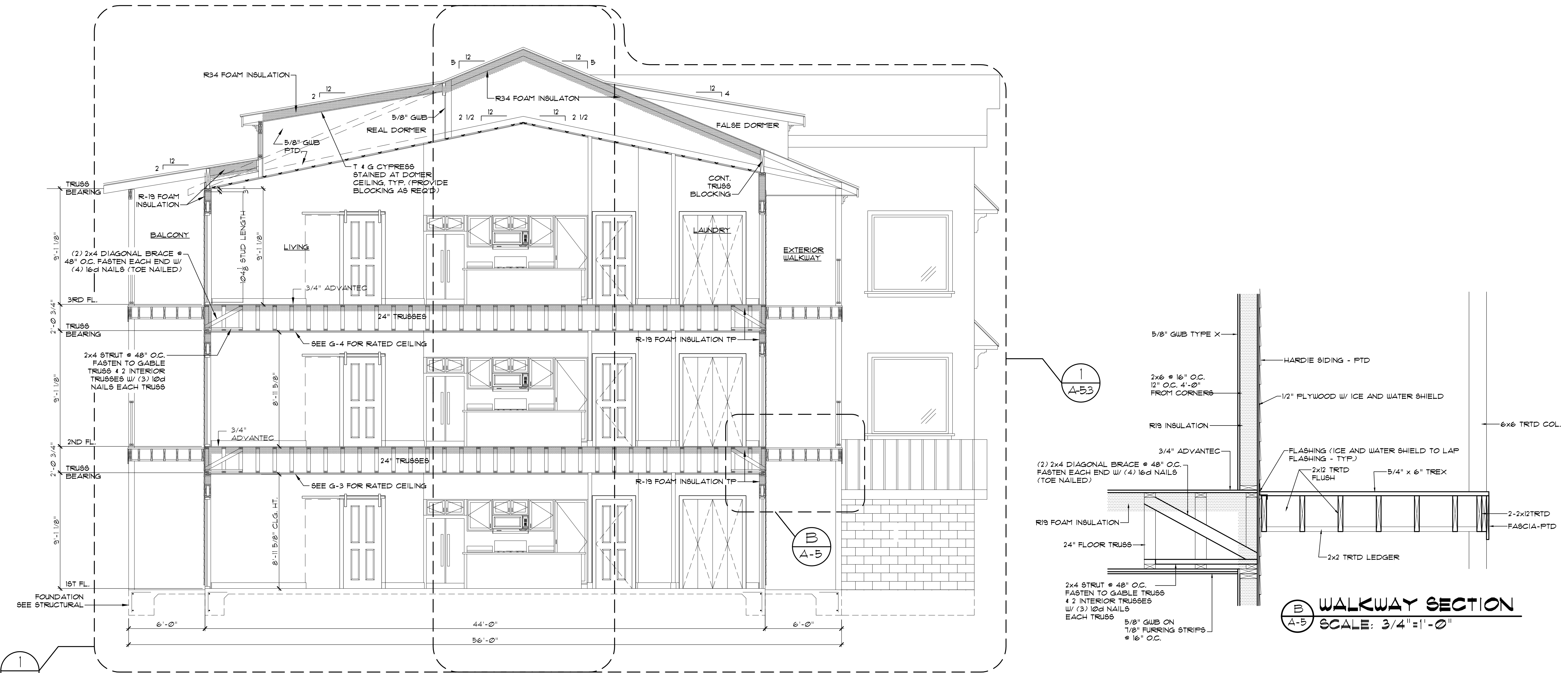
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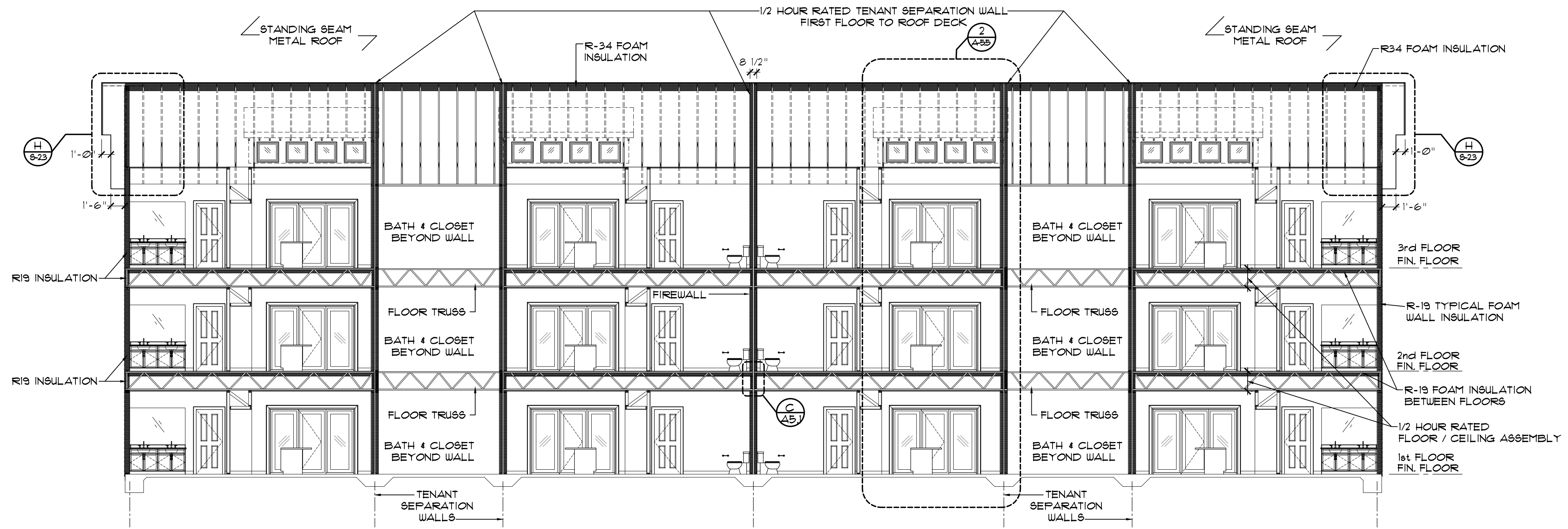
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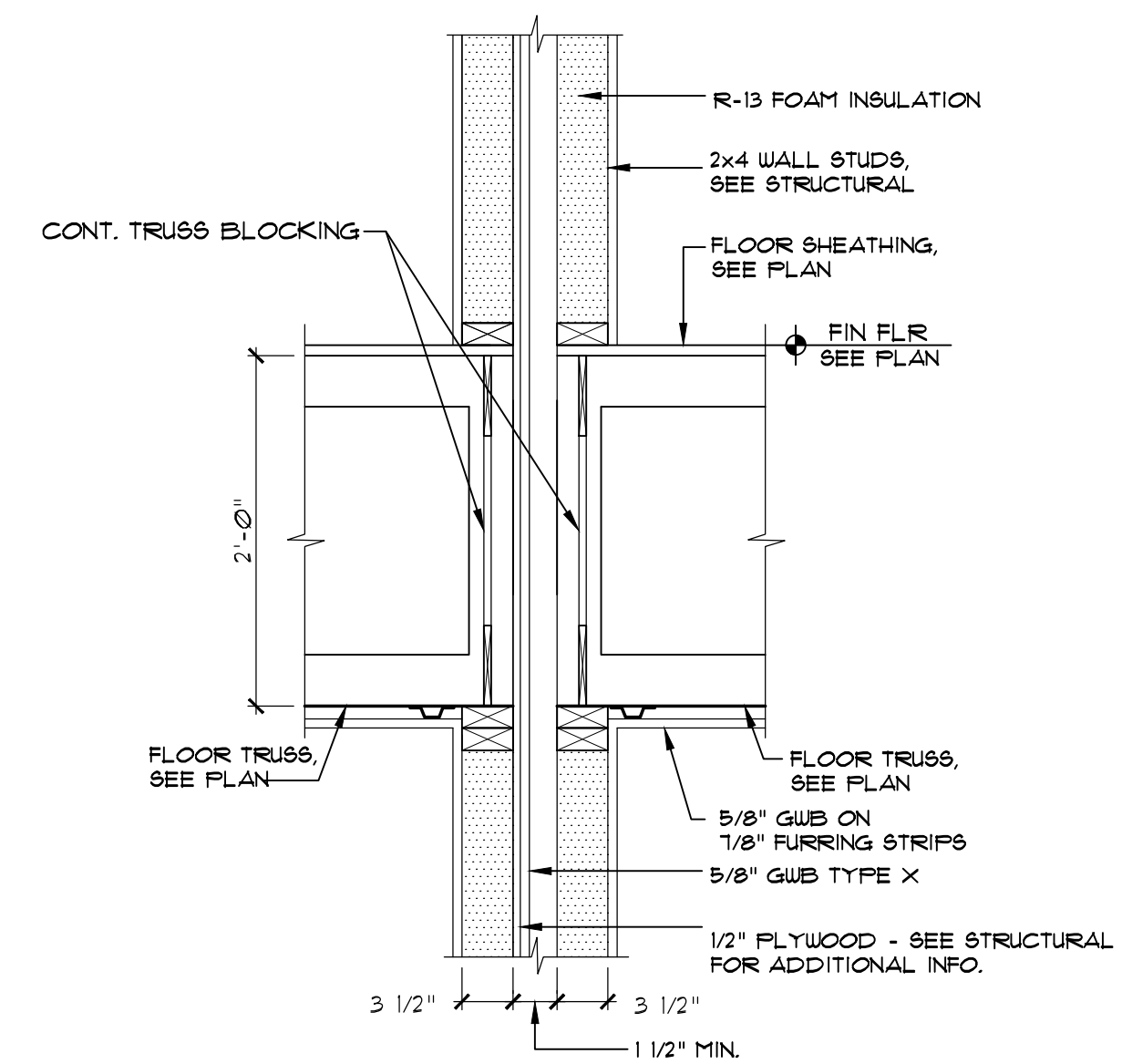
A-5

OF

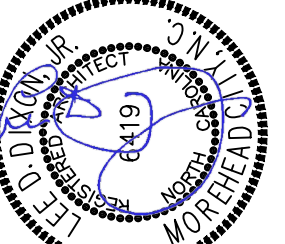
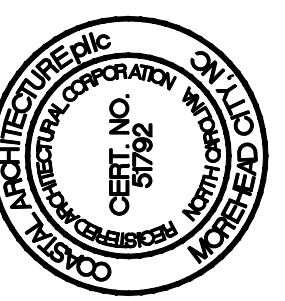




1 LONGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



C RATED TENANT SEPARATION WALL DETAIL
SCALE: 1" = 1'-0"



08/06/24

BUILDING SECTION

24029

ISSUED: 08/08/24

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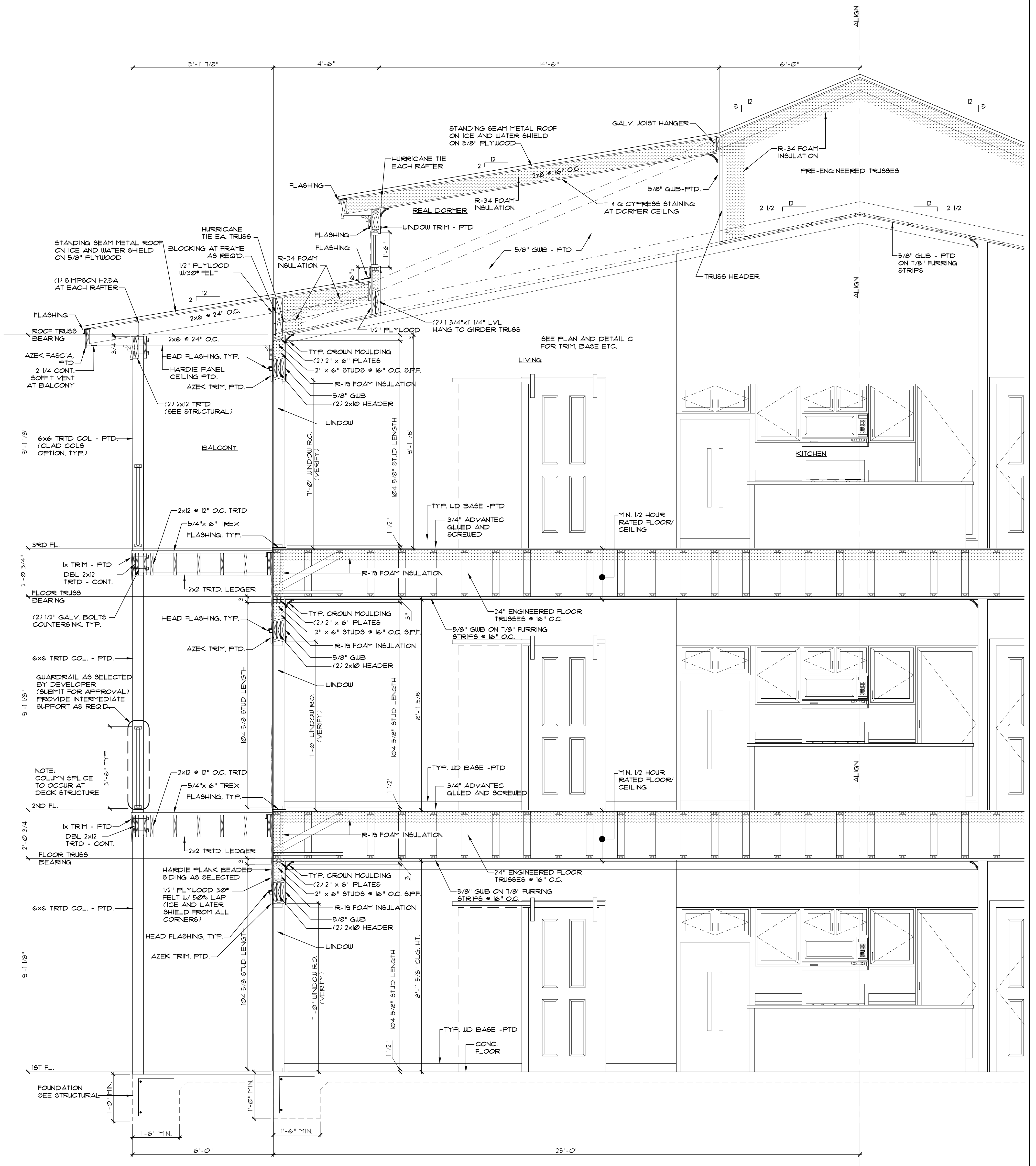
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SHEET NO.

A-5.1

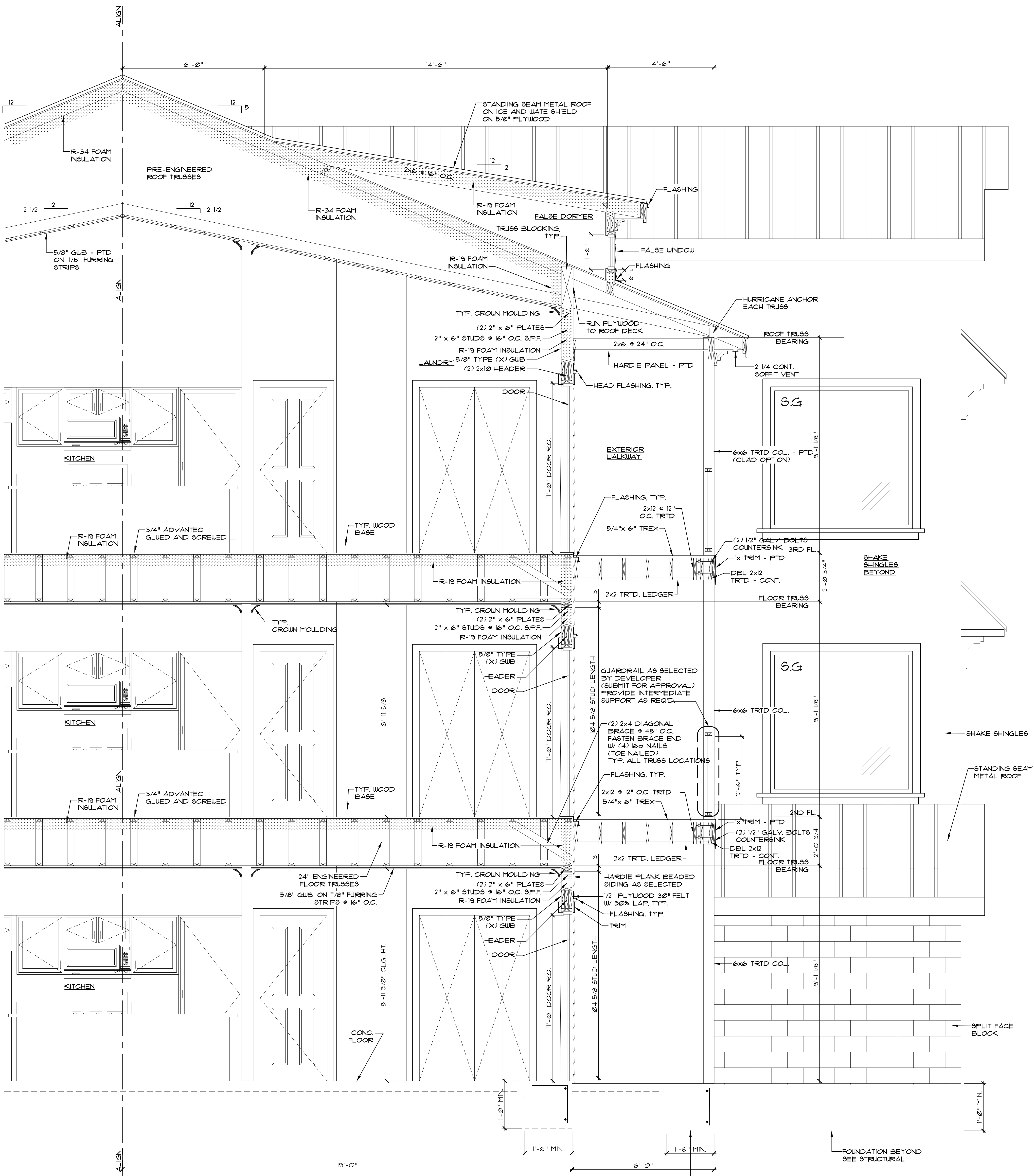
OF



1 BUILDING SECTION
 A-5.1 SCALE: 1/2" = 1'-0"

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A-5.2 SHEET NO. OF	24029 ENLARGED BUILDING SECTION		
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	REVISIONS	COASTAL ARCHITECTURE, INC. 4206 BRIDGES ST., SUITE C MORRISVILLE, NC 27557 www.CoastalArchitecture.net	
	24029	PEPPERTREE BUILDING 34 - 3 STORY ATLANTIC BEACH, NORTH CAROLINA	
	AIA Member of the American Institute of Architects Lee D. Dixon, Jr., AIA 4206 Bridges St., Suite C Morrisville, NC 27557	Coastal Architecture Architectural Design Planning Interiors	



1 BUILDING SECTION
 A-5.3 SCALE: 1/2" = 1'-0"

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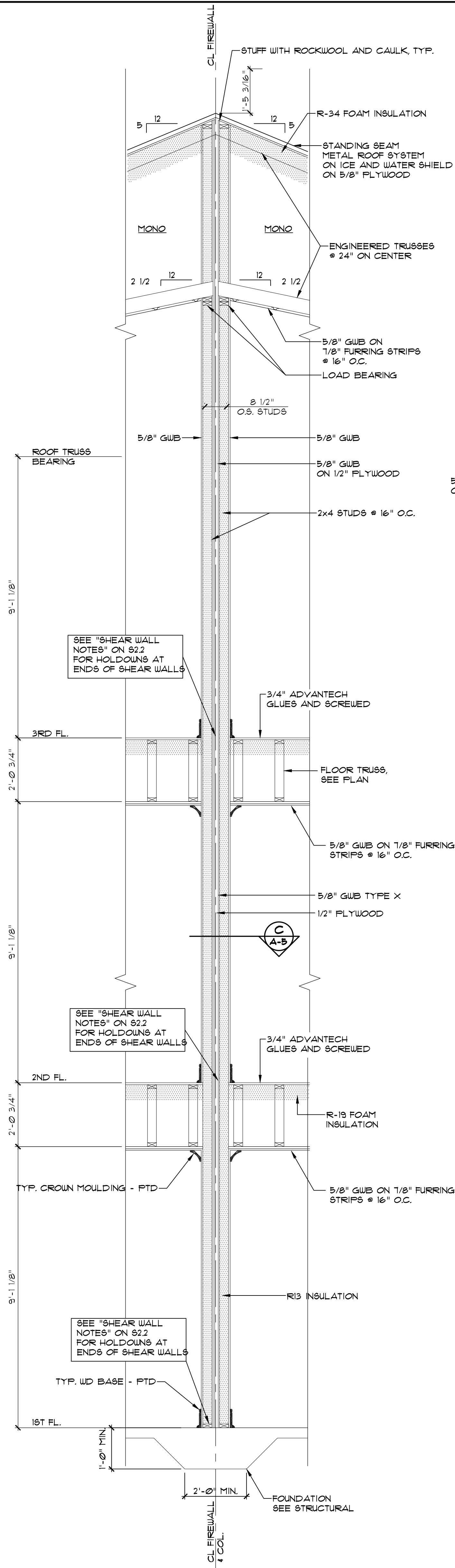
A-5.3 <small>SHEET NO.</small>	24029 <small>ISSUED: 08/08/24</small>	
	<small>DWG BY: BLS</small>	
	<small>CAD BY: LDD</small>	
	<small>REVISIONS</small>	
	<small>ENLARGED BUILDING SECTION</small>	

08/10/24

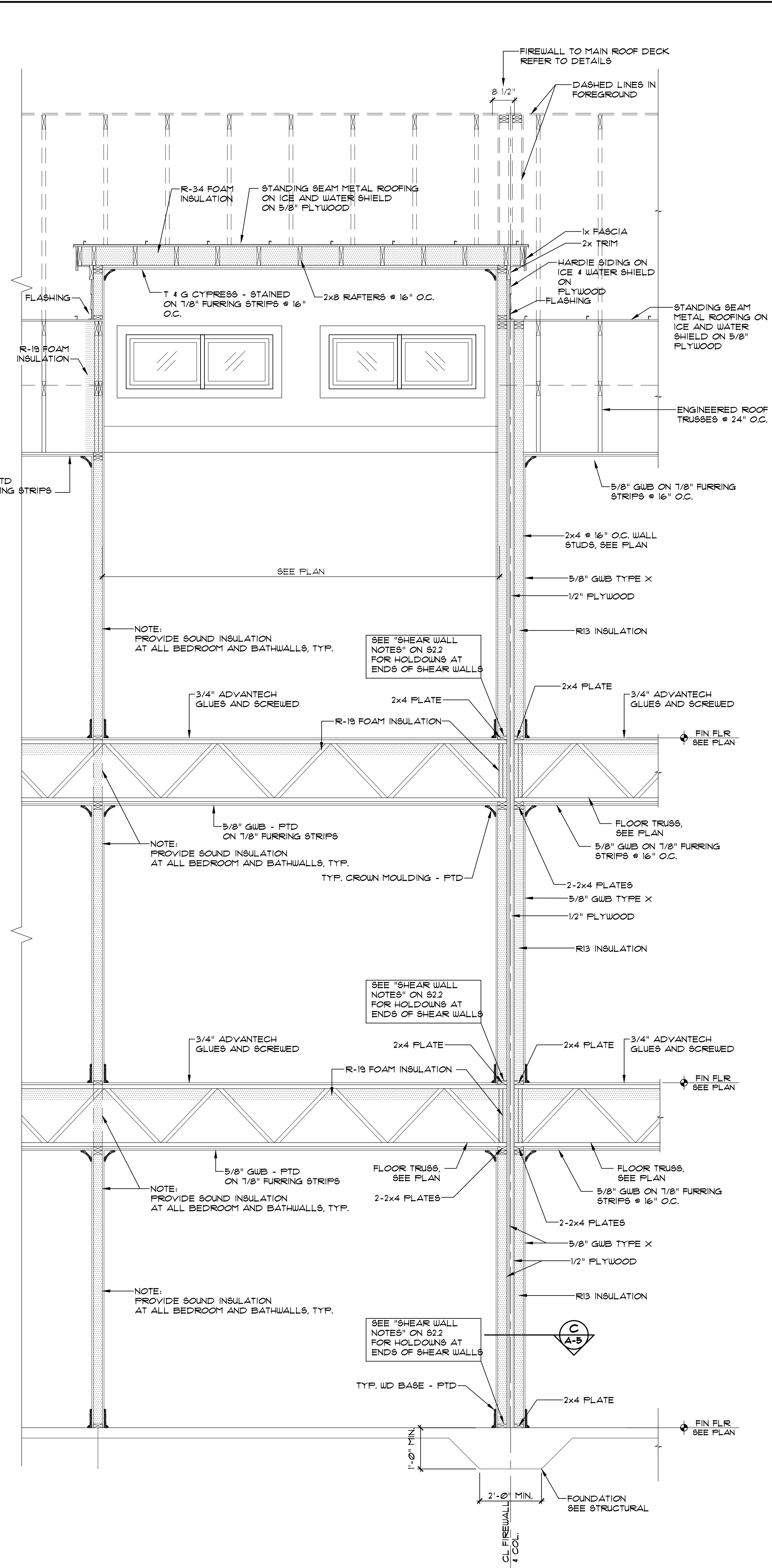
PEPPERTREE
BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA

<p style="font-size: small;"> Lee D. Dixon, Jr., AIA Institute of the American Institute of Architects 4206 Bridges St., Ext. Suite C Morehead City, NC 28557 www.CoastalArchitectural.com </p>		<p style="font-size: small;"> Coastal Architectural Design • Planning • Interiors </p>
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1
TENANT SEPARATION SECTION
AT RIDGE
A-5.5 SCALE: 1/2"=1'-0"



2
TENANT SEPARATION SECTION
AT DORMER
A-5.5 SCALE: 1/2"=1'-0"

A-5.5 SHEET NO. OF

24029

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MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

COASTAL ARCHITECTURE, INC.
ARCHITECTS
CERT. NO. 5792
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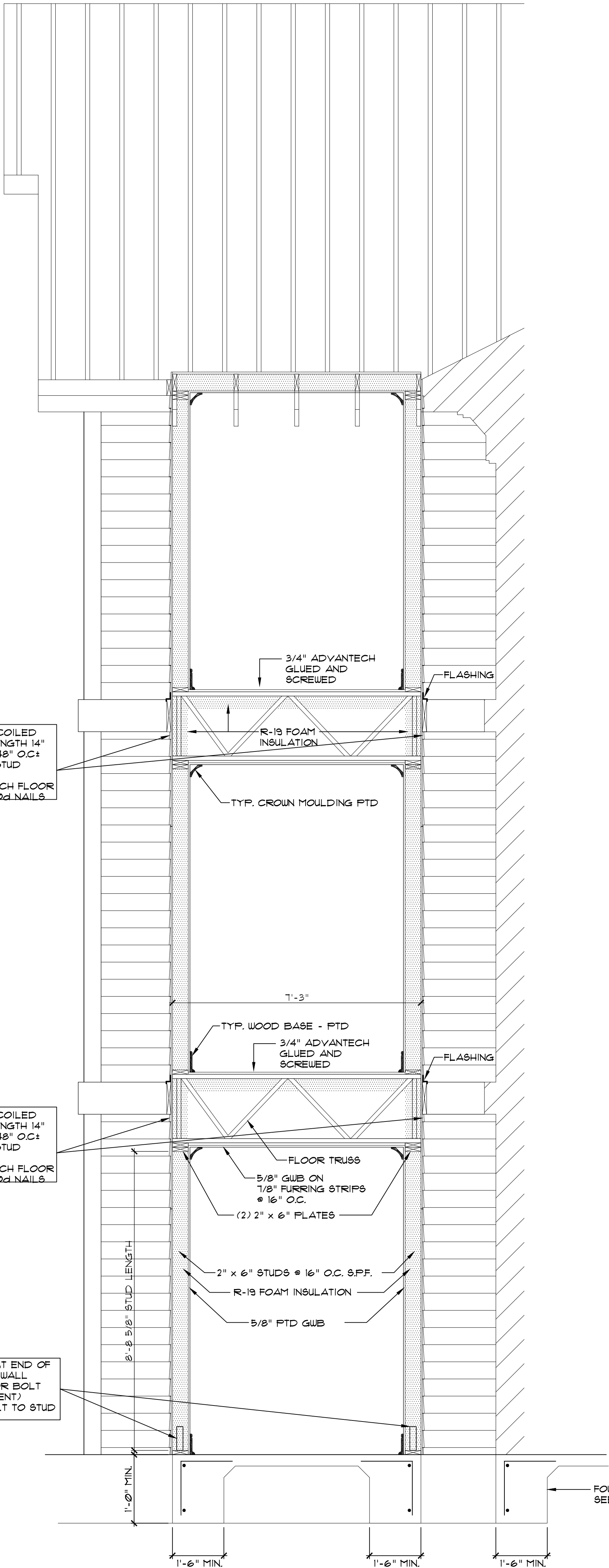
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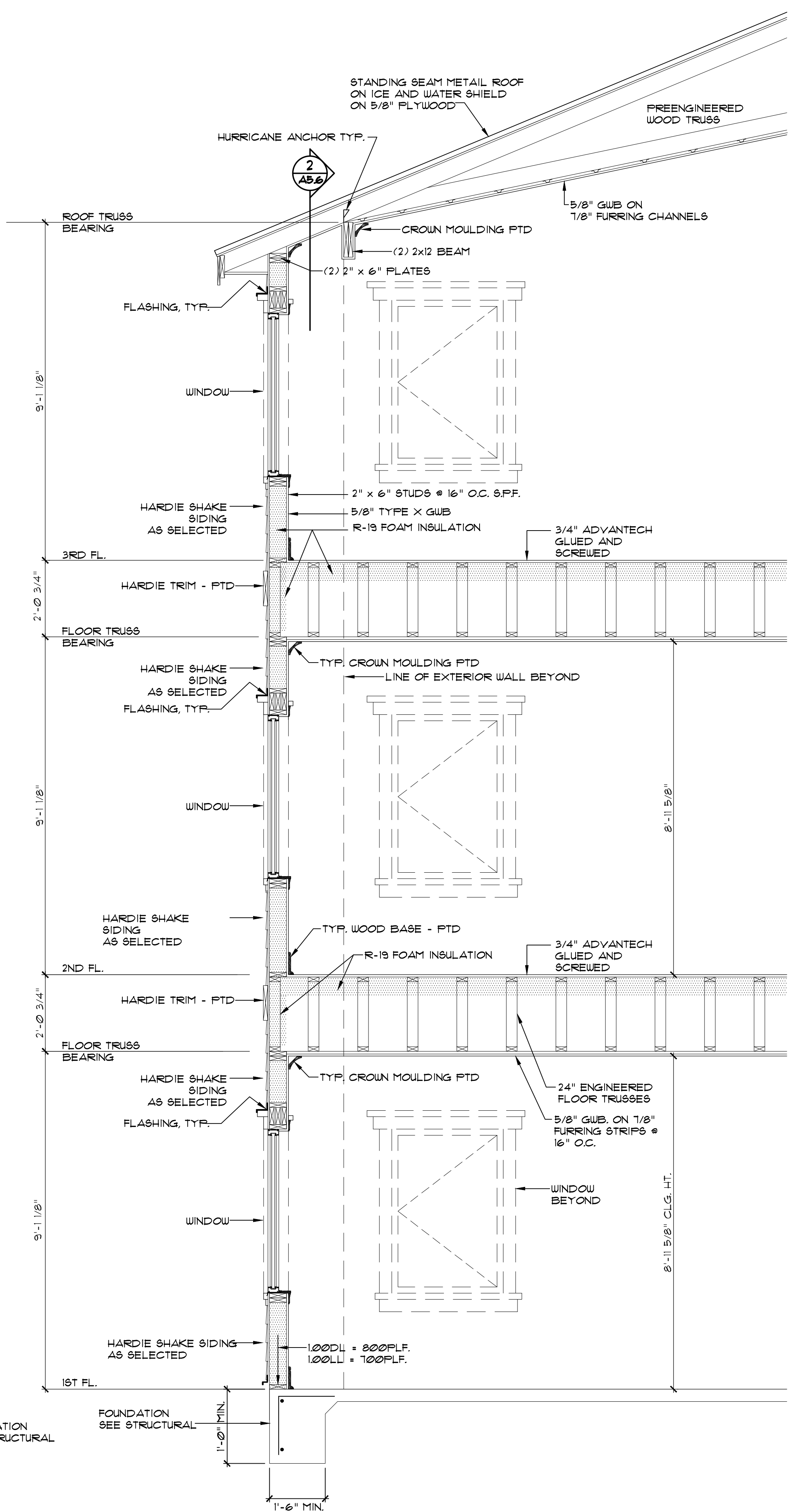
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2 WALL SECTION
 SCALE: 1/2" = 1'-0"



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

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	ISSUED: 08/08/24
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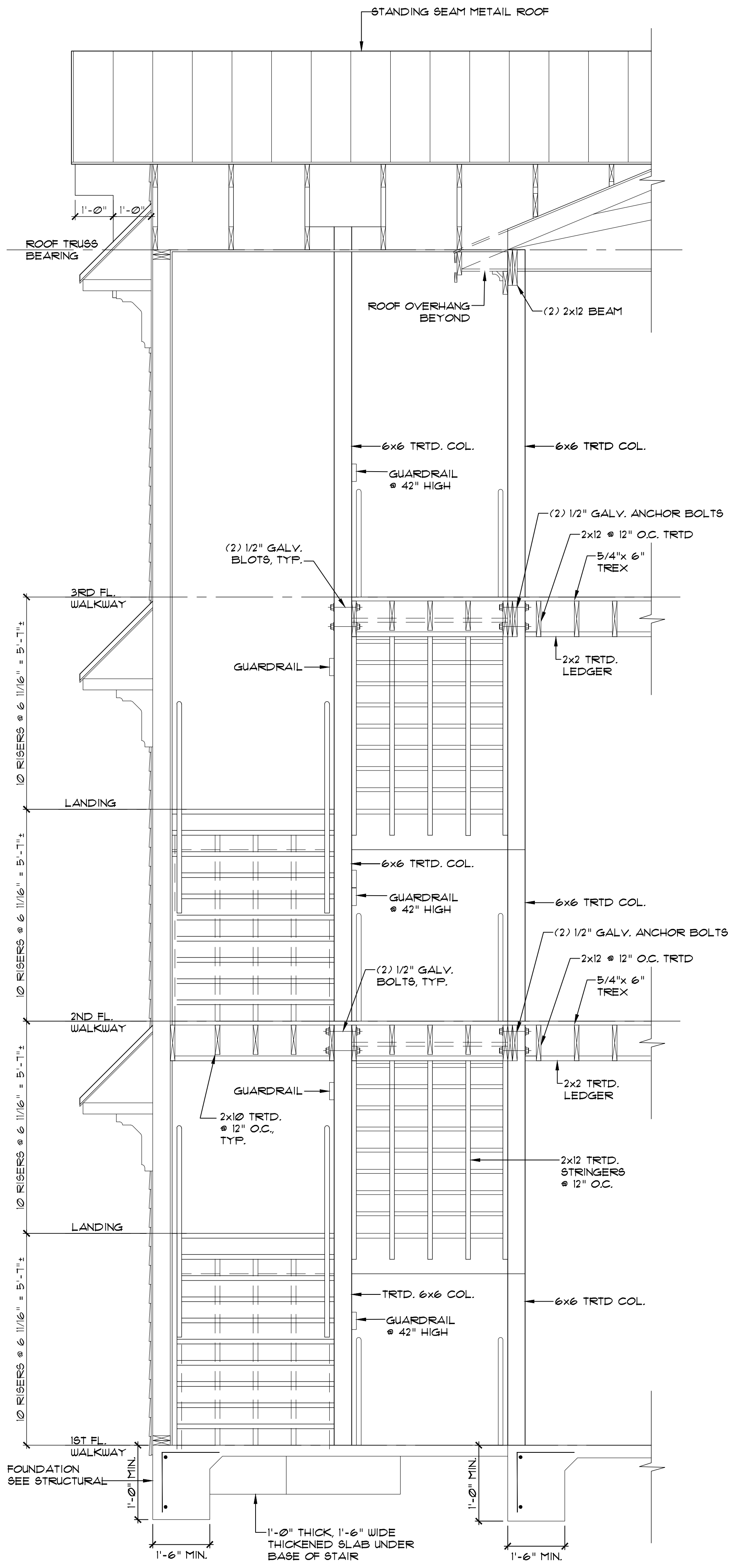
WALL SECTIONS

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1 STAIR SECTION
 A-5.7 SCALE: 1/2" = 1'-0"

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STAIR SECTIONS

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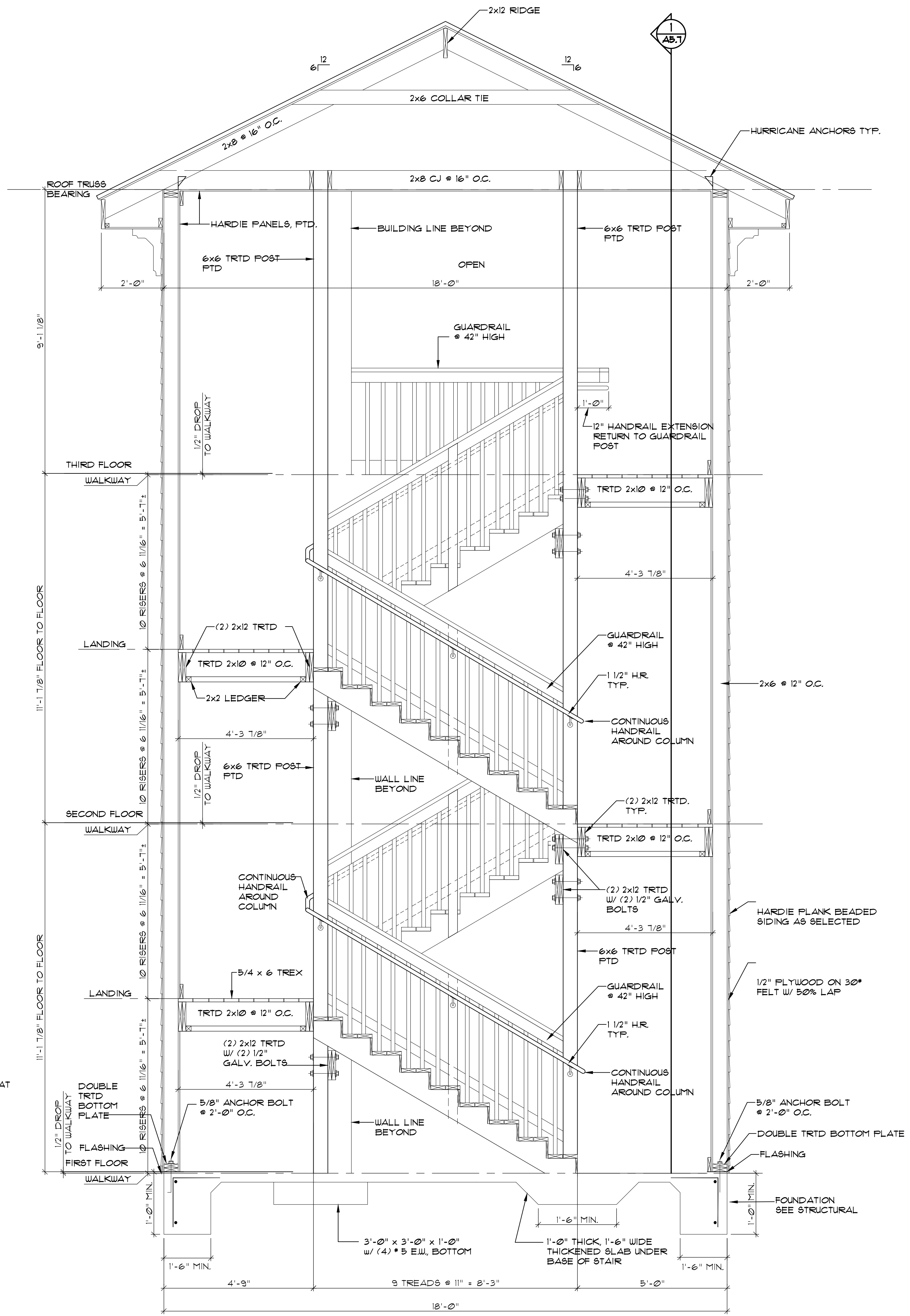
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NOTE:
RAILS ON OUTSIDE PERIMETER OF STAIRS THAT DO NOT RUN CONTINUOUS TO EXTEND 12" BEYOND TOP RISER AND RETURN TO WALL

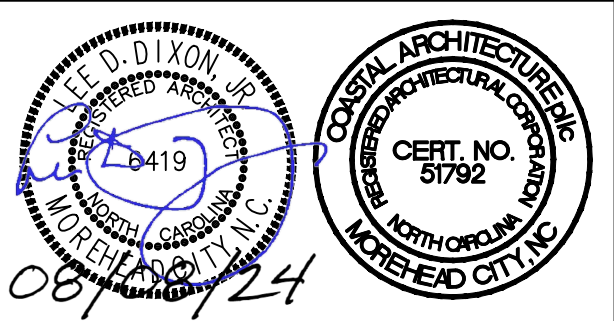
1 STAIR SECTION
A-5.8 SCALE: 1/2" = 1'-0"

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STAIR SECTION

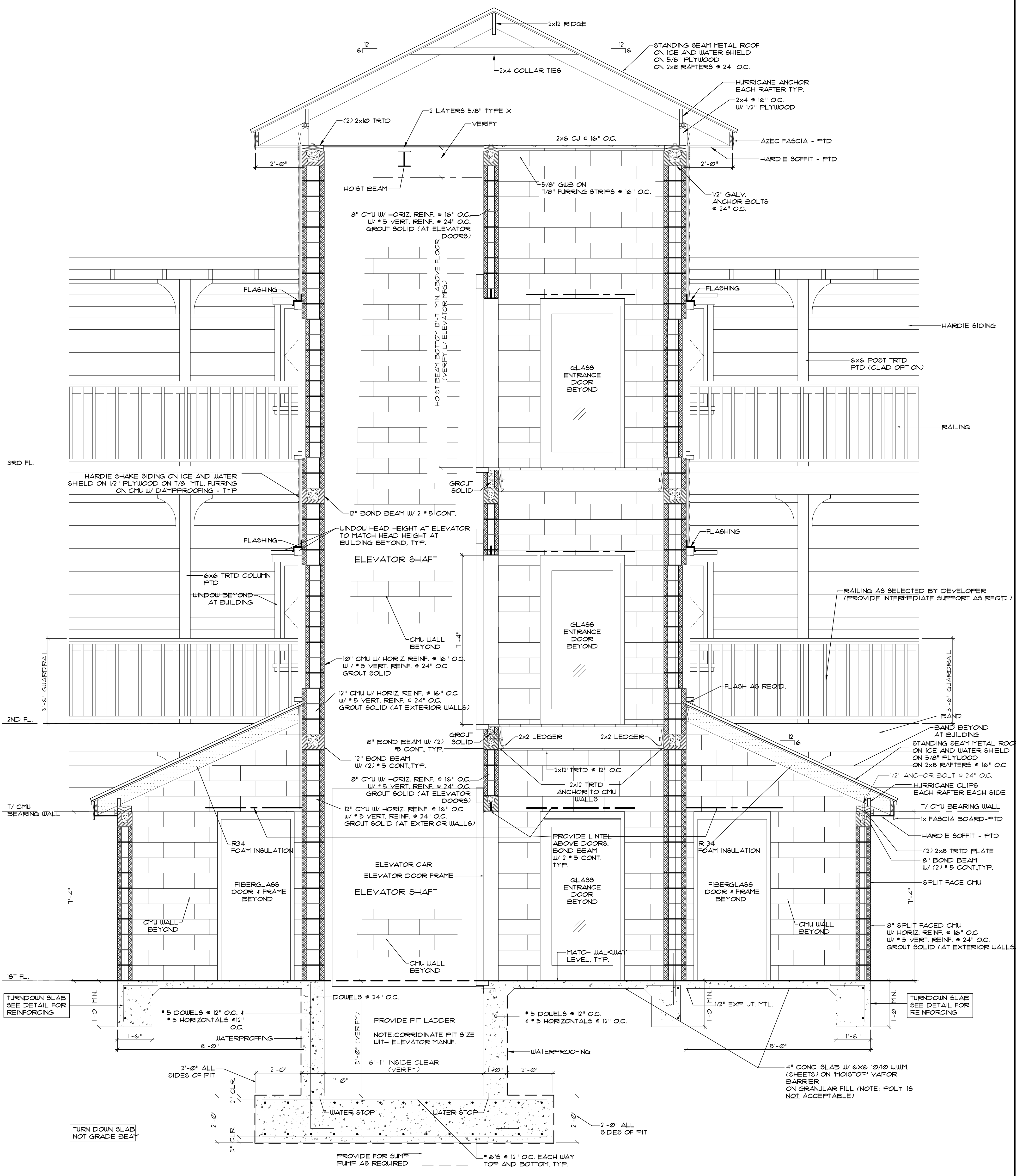


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1 ELEVATOR SECTION
 A-5.9 SCALE: 1/2" = 1'-0"

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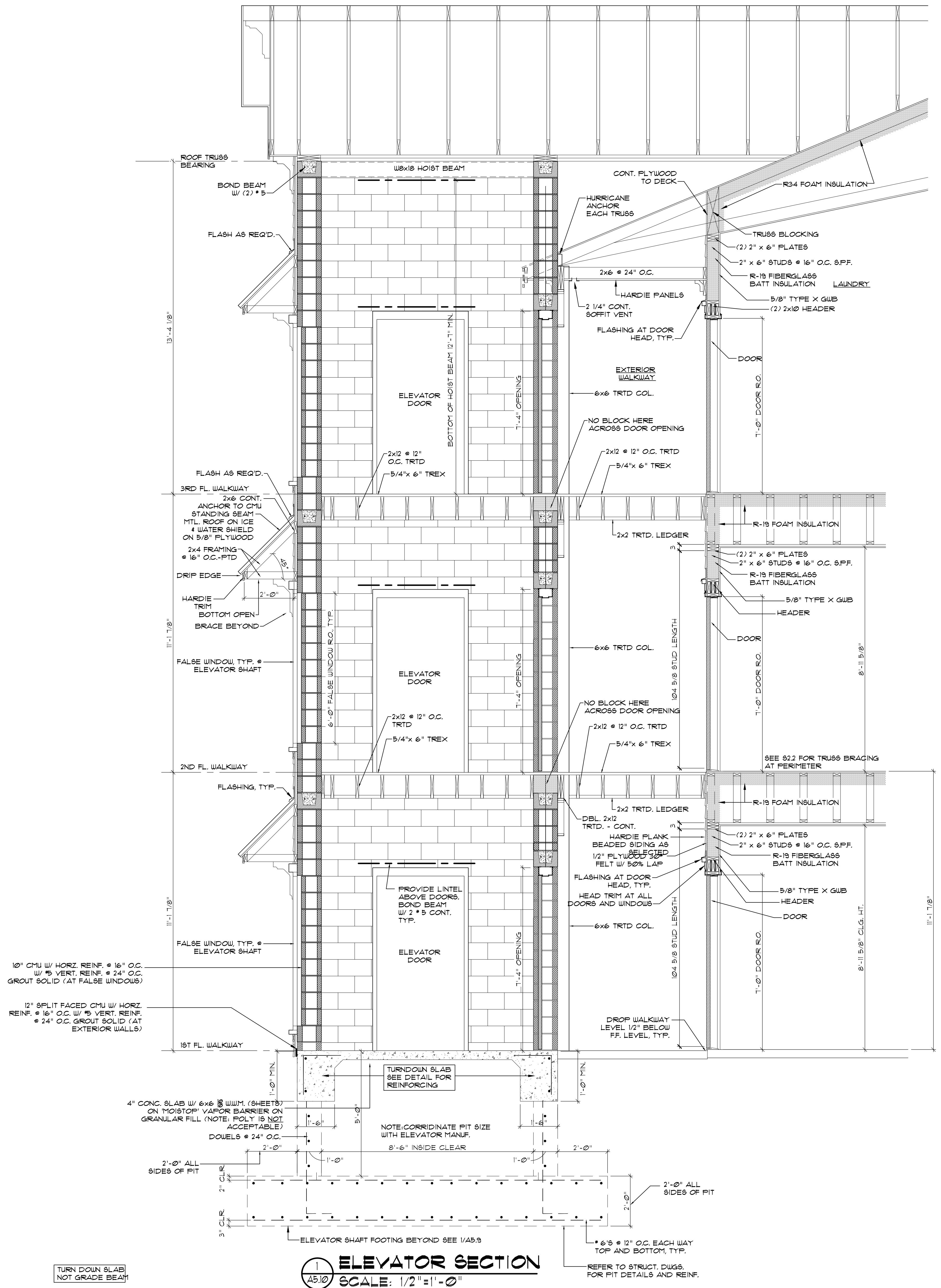
A-5.9 SHEET NO. OF		
	08/08/24	
	ELEVATOR SECTION	
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ELEVATOR SECTION
 SCALE: 1/2" = 1'-0"

TURN DOWN SLAB NOT GRADE BEAM

10" CMU W/ HORZ. REINF. @ 16" O.C. W/ 5 VERT. REINF. @ 24" O.C. GROUT SOLID (AT FALSE WINDOWS)

12" SPLIT FACED CMU W/ HORZ. REINF. @ 16" O.C. W/ 5 VERT. REINF. @ 24" O.C. GROUT SOLID (AT EXTERIOR WALLS)

4" CONC. SLAB W/ 6x6 W.W.M. (SHEETS) ON MOIST-PROOF VAPOR BARRIER ON GRANULAR FILL (NOTE: POLY IS NOT ACCEPTABLE) DOUELS @ 24" O.C.

NOTE: CORRIDINATE PIT SIZE WITH ELEVATOR MANUF. 8'-6" INSIDE CLEAR

REFER TO STRUCT. DWGS. FOR PIT DETAILS AND REINF.

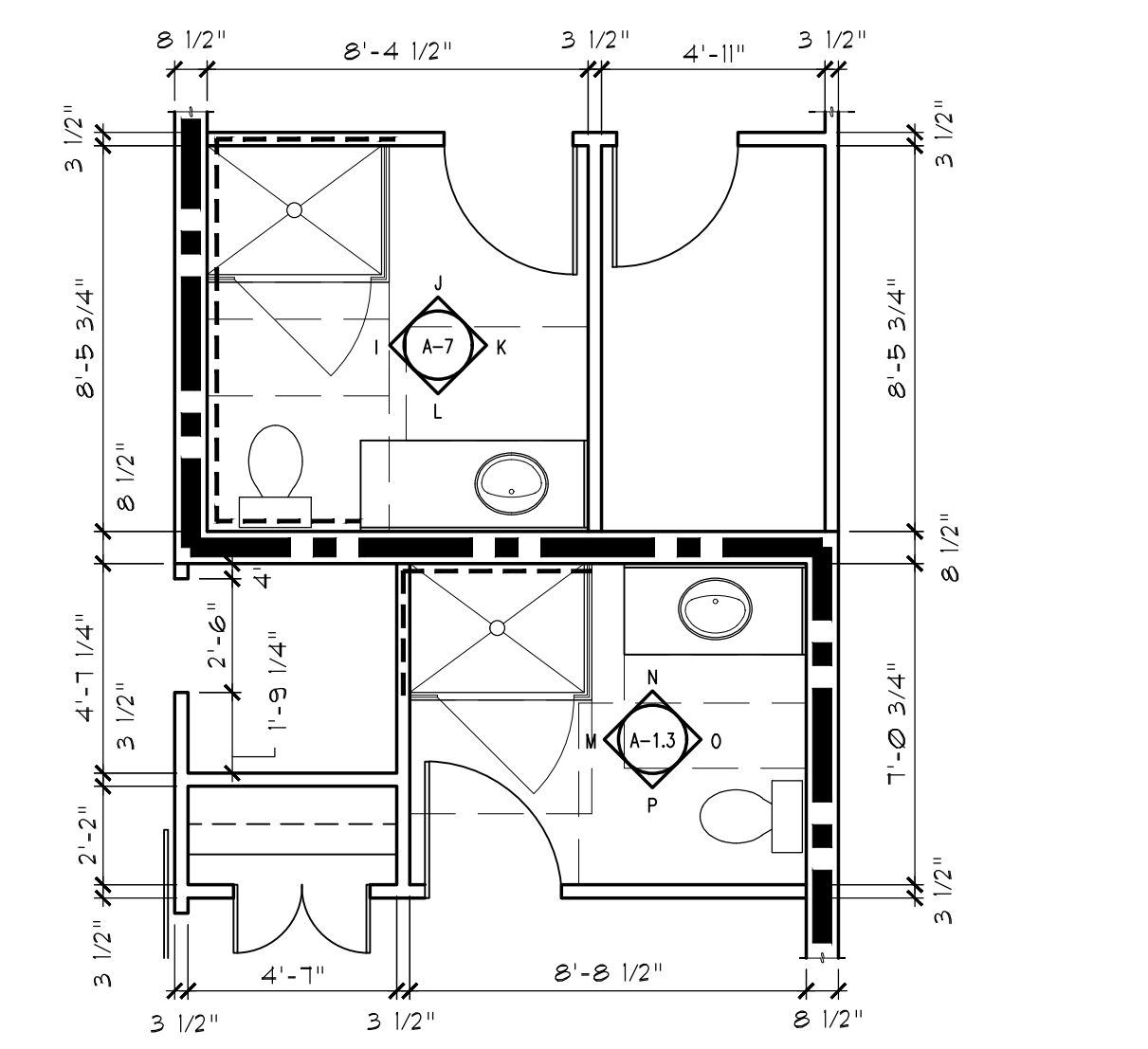
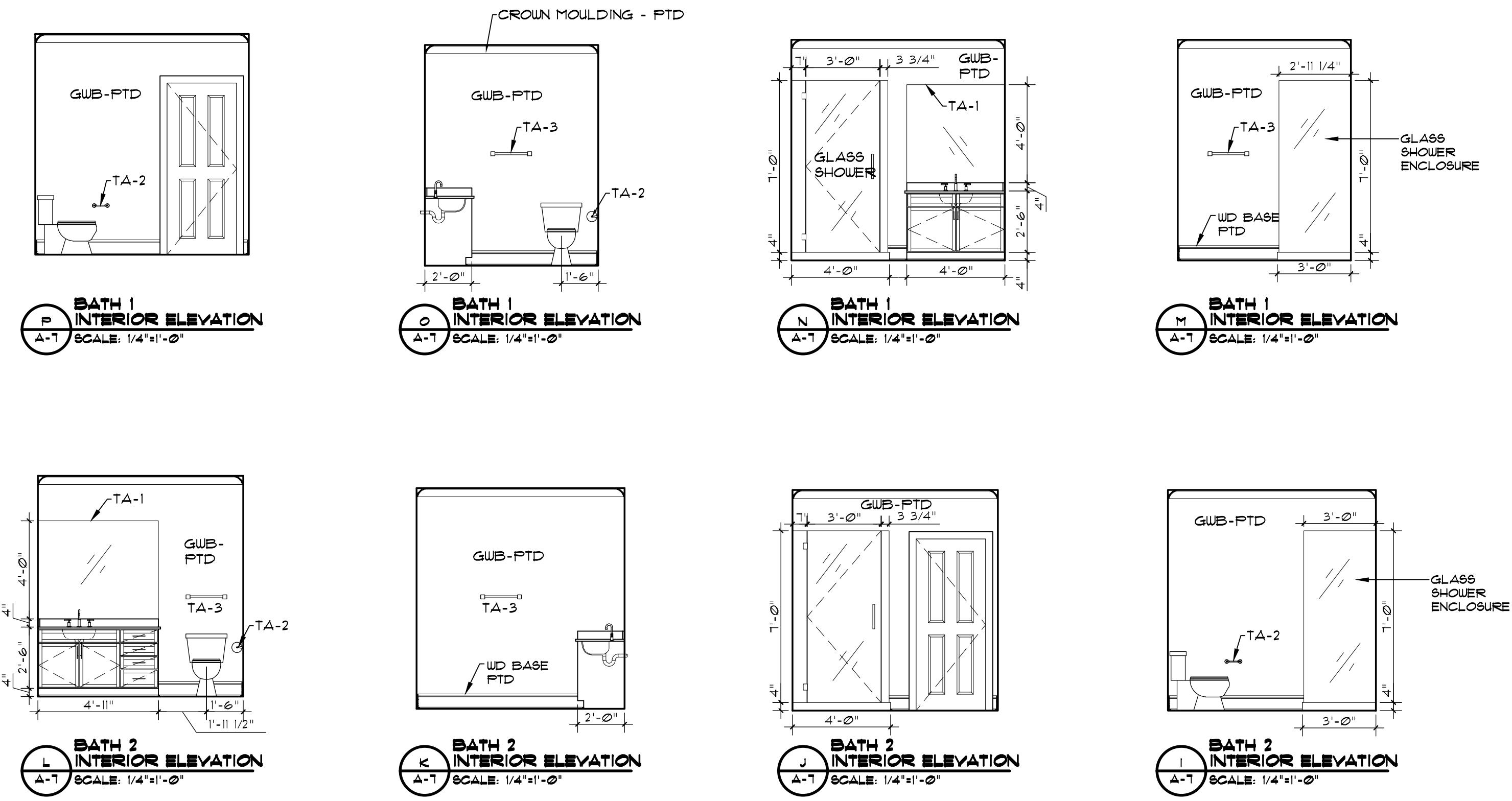
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	24029	

08/08/24

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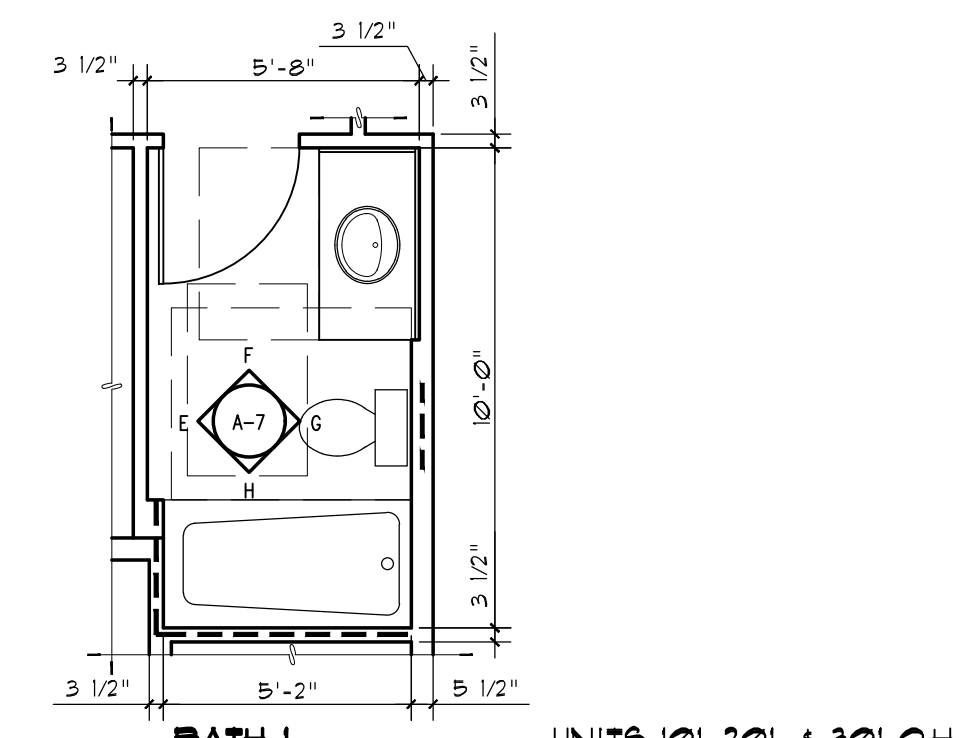
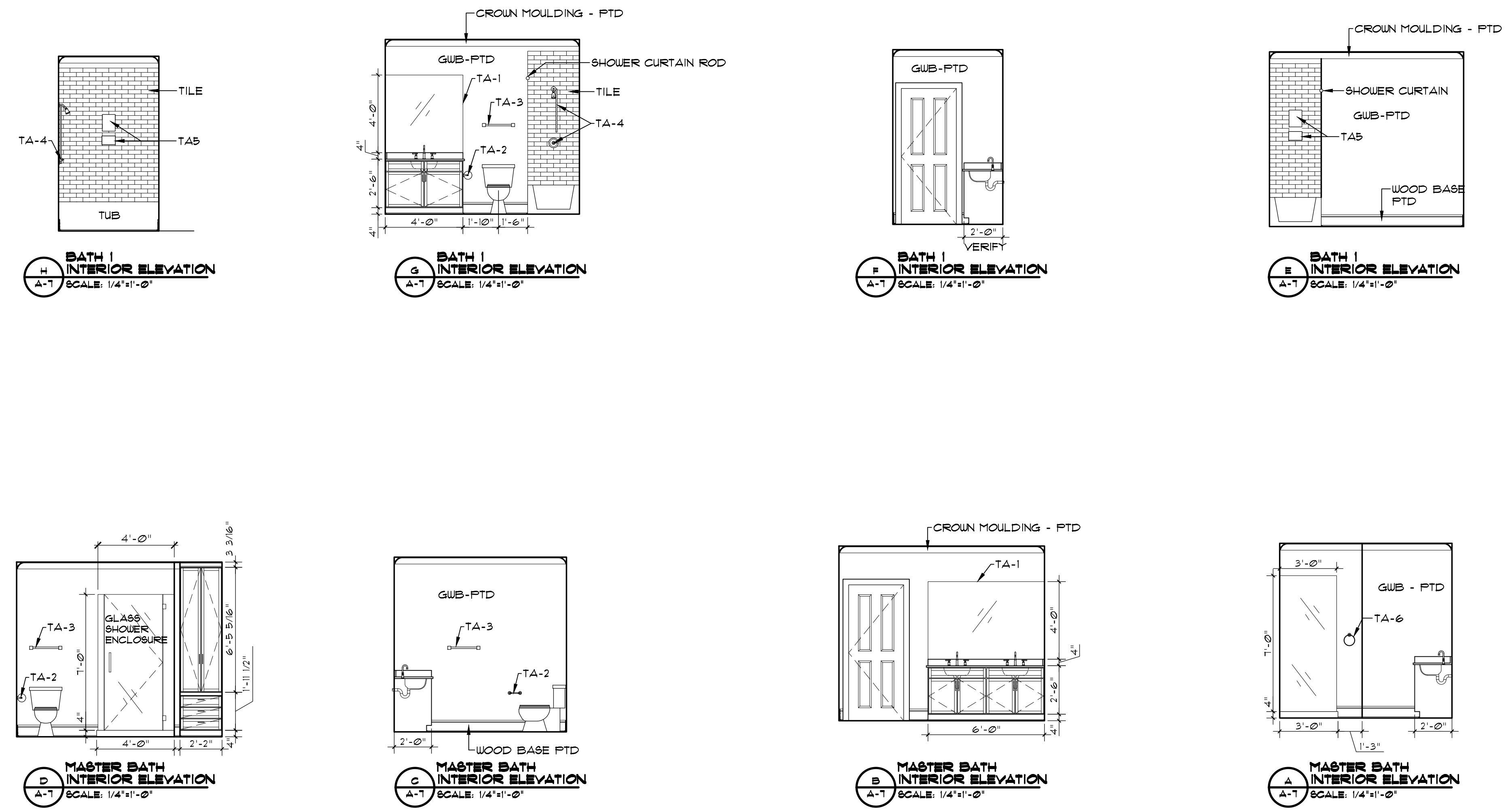
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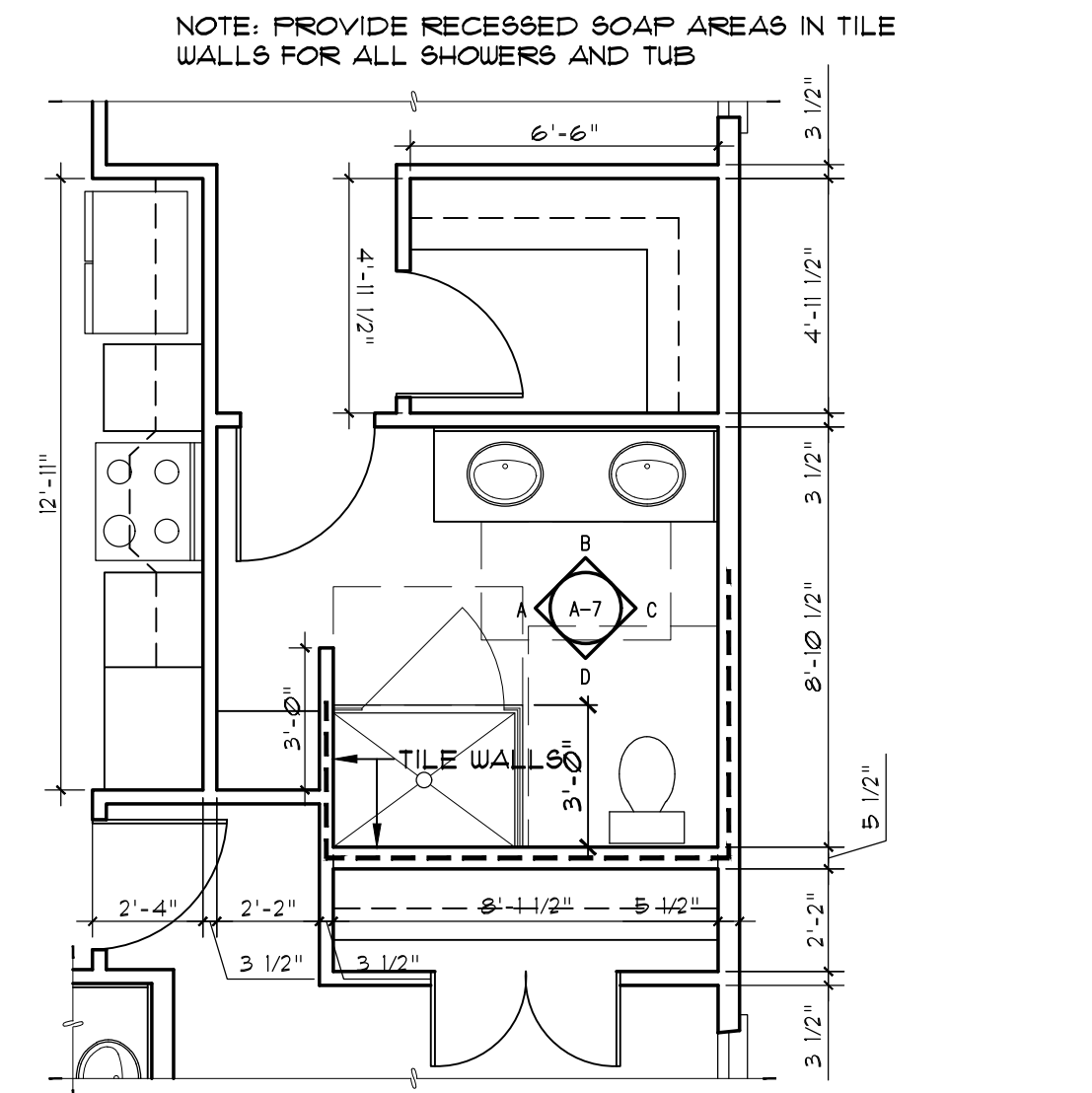
BATH 1 & 2 ENLARGED PLAN
SCALE: 1/4"=1'-0"
UNITS 101, 201, 4301 O.H., 104, 204, 304

NOTE: SEE FLOOR PLAN FOR OPPOSITE HAND LAYOUT
NOTE: 3RD FLOOR UNIT CEILING SLOPE



BATH 1 ENLARGED PLAN
SCALE: 1/4"=1'-0"
UNITS 101, 201, 4301 O.H., 104, 204, 304

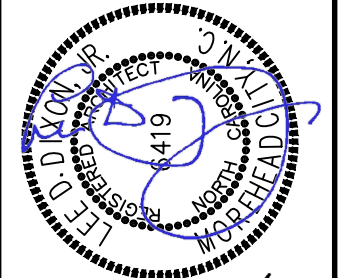
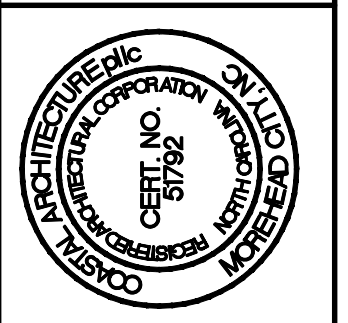
NOTE: SEE FLOOR PLAN FOR OPPOSITE HAND LAYOUT
NOTE: 3RD FLOOR UNIT CEILING SLOPE



MASTER BATH ENLARGED PLAN
SCALE: 1/4"=1'-0"
UNITS 101, 201, 4301 O.H., 104, 204, 304

NOTE: SEE FLOOR PLAN FOR OPPOSITE HAND LAYOUT
NOTE: 3RD FLOOR UNIT CEILING SLOPE

LEGEND
--- BLOCKING FOR FUTURE GRAB BARS



08/08/24
ENLARGED TOILET PLANS

24029

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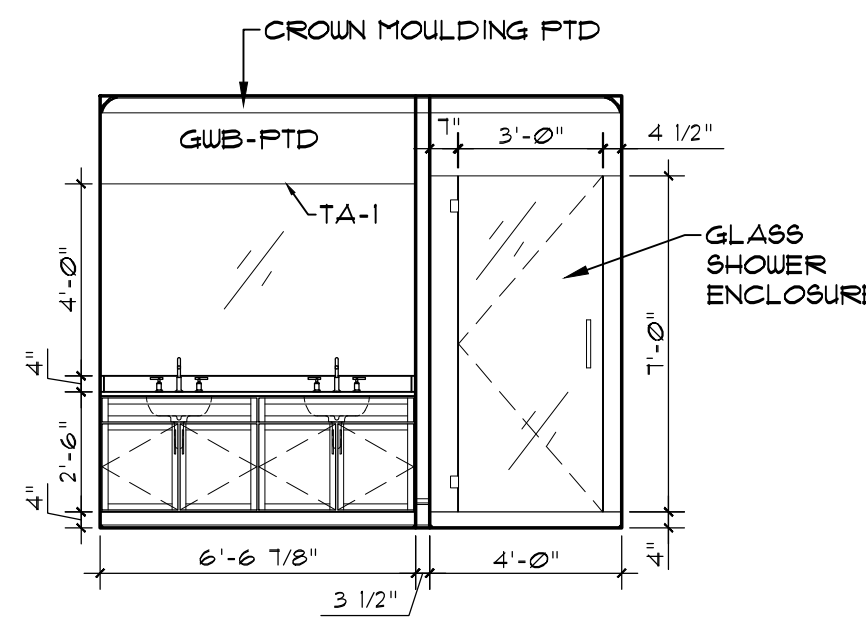
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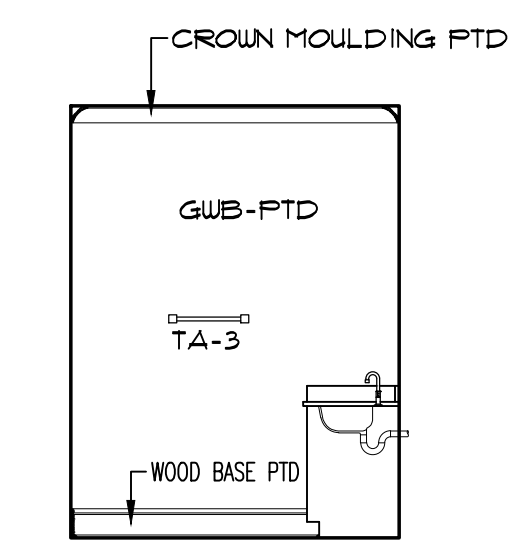
TOILET ACCESSORIES SCHEDULE				
MARK	ITEM	SIZE	MT.H.T.	REMARKS
TA-1	FRAMELESS MIRROR	SEE ELEV.	3'-2"	HT. TO BOTTOM
TA-2	TOILET PAPER HOLDER		2'-0"	HT. TO &
TA-3	TOILET BAR			PROVIDE HAND HELD SHOWER HEAD
TA-4	SHOWER SYSTEM			
TA-5	RECESSED SOAP DISH			
TA-6	TOILET RING			

NOTE:
 1. ALL MOUNTING HEIGHTS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES.
 3. SUBMIT ALL ACCESSORIES FOR APPROVAL & FINAL SELECTION BY OWNER.

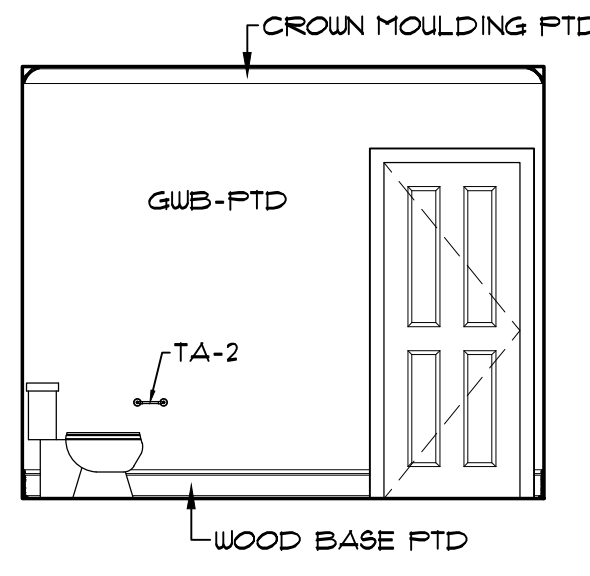
- CABINET & VANITY NOTES:**
- CABINET STYLE MARSH 'GEORGETOWN' (VERIFY W/ DEVELOPER) ALL CABINETS W/ SOLID WOOD DOVETAIL DRAWERS AND UNDER MOUNT GUIDES.
 - KITCHEN COUNTERTOPS TO BE SOLID SURFACE. COLORS TO BE SELECTED FROM STANDARD SELECTIONS.
 - PULLS: TO BE SELECTED
 - CULTURED MARBLE VANITY TOPS W/ INTEGRAL RECESS OVAL BOWL AND BACKSPLASH. COLOR TO BE SELECTED. COORDINATE FAUCET BORING AS REQUIRED.
 - SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
 - CONTRACTOR TO PROVIDE CUTOUTS AND REMOVABLE FRONT VANITIES WHERE REQUIRED.



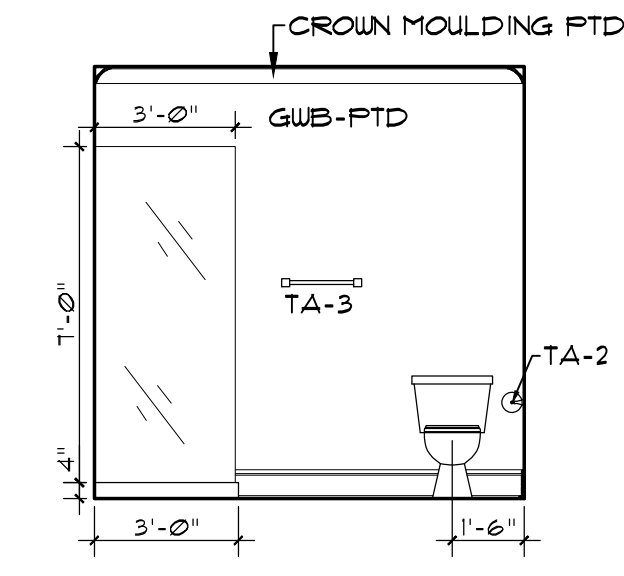
H
MASTER BATH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



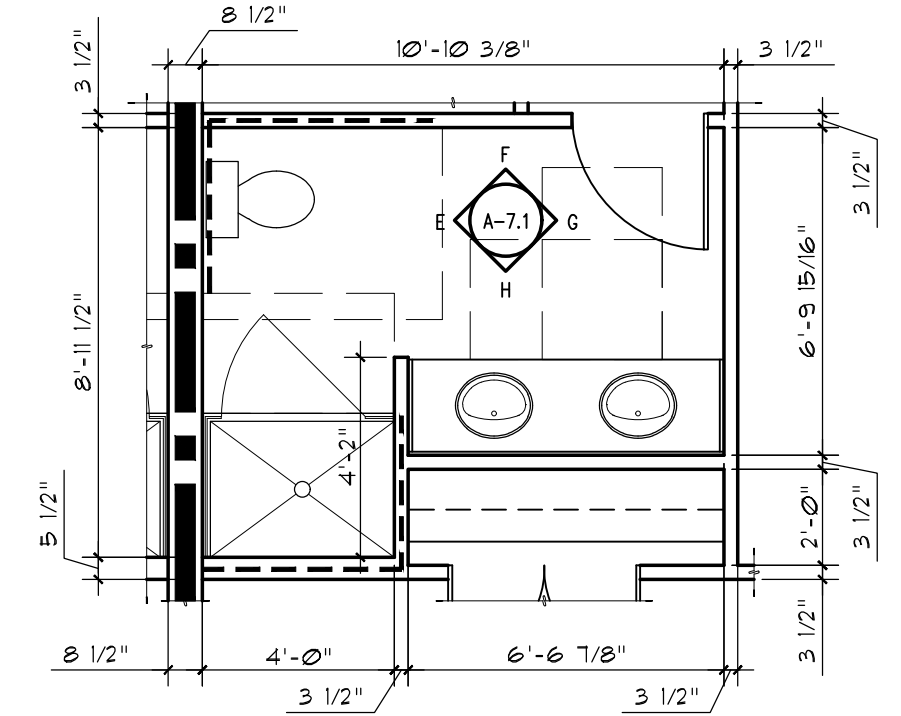
G
MASTER BATH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



F
MASTER BATH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

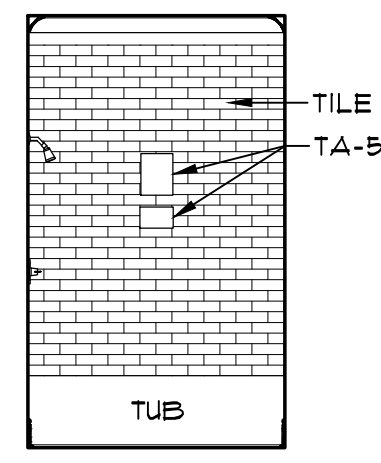


E
MASTER BATH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



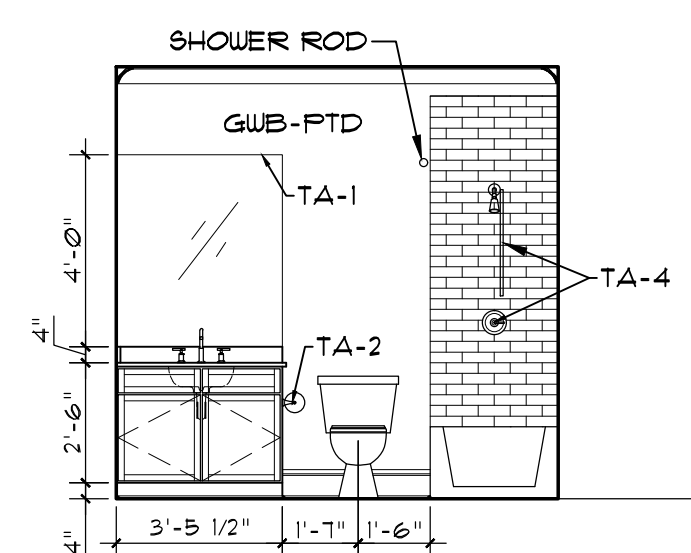
2
MASTER BATH ENLARGED PLAN
SCALE: 1/4"=1'-0"
UNITS 102, 202, & 302 O.H.
UNITS 103, 203, & 303

NOTE: 3RD FLOOR CEILING SLOPE
NOTE: SEE FLOOR PLAN FOR OPPOSITE HAND LAYOUT

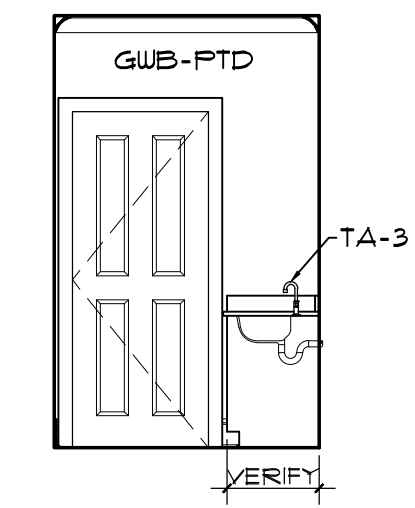


D
BATH 2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

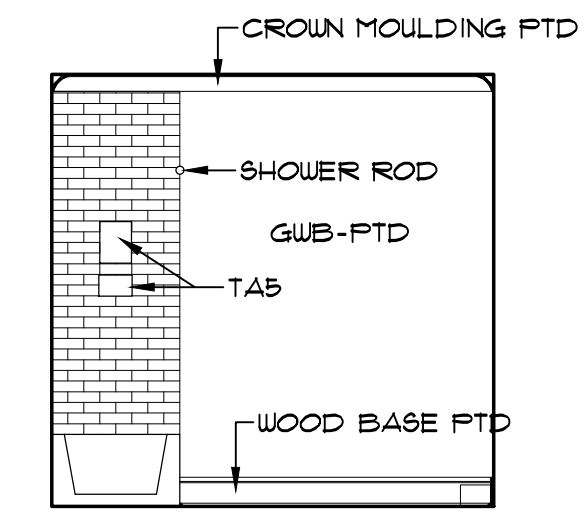
NOTE: PROVIDE RECESSED SOAP AREAS IN TILE WALLS FOR ALL SHOWERS AND TUB



C
BATH 2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

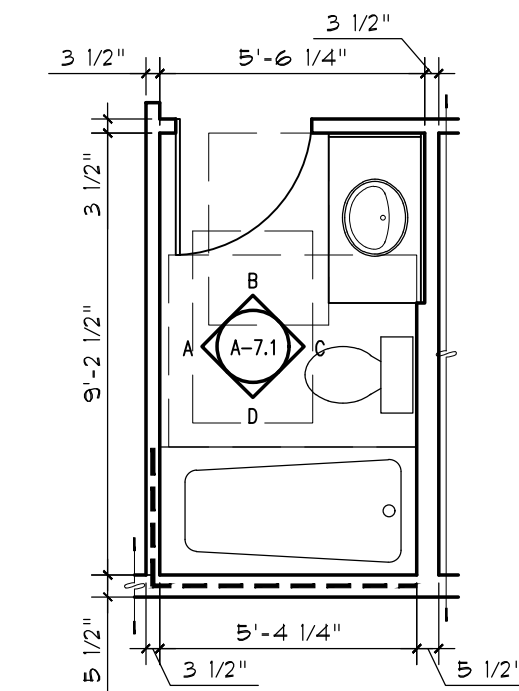


B
BATH 2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



A
BATH 2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

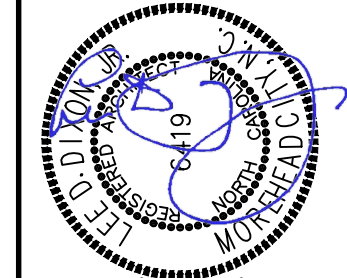
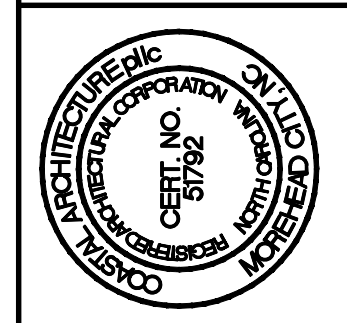
NOTE: PROVIDE RECESSED SOAP AREAS IN TILE WALLS FOR ALL SHOWERS AND TUB



1
BATH 2 ENLARGED PLAN
SCALE: 1/4"=1'-0"
UNITS 102, 202, & 302 O.H.
UNITS 103, 203, & 303

NOTE: 3RD FLOOR CEILING SLOPE
NOTE: SEE FLOOR PLAN FOR OPPOSITE HAND LAYOUT

LEGEND
 - - - - -
 BLOCKING FOR FUTURE GRAB BARS



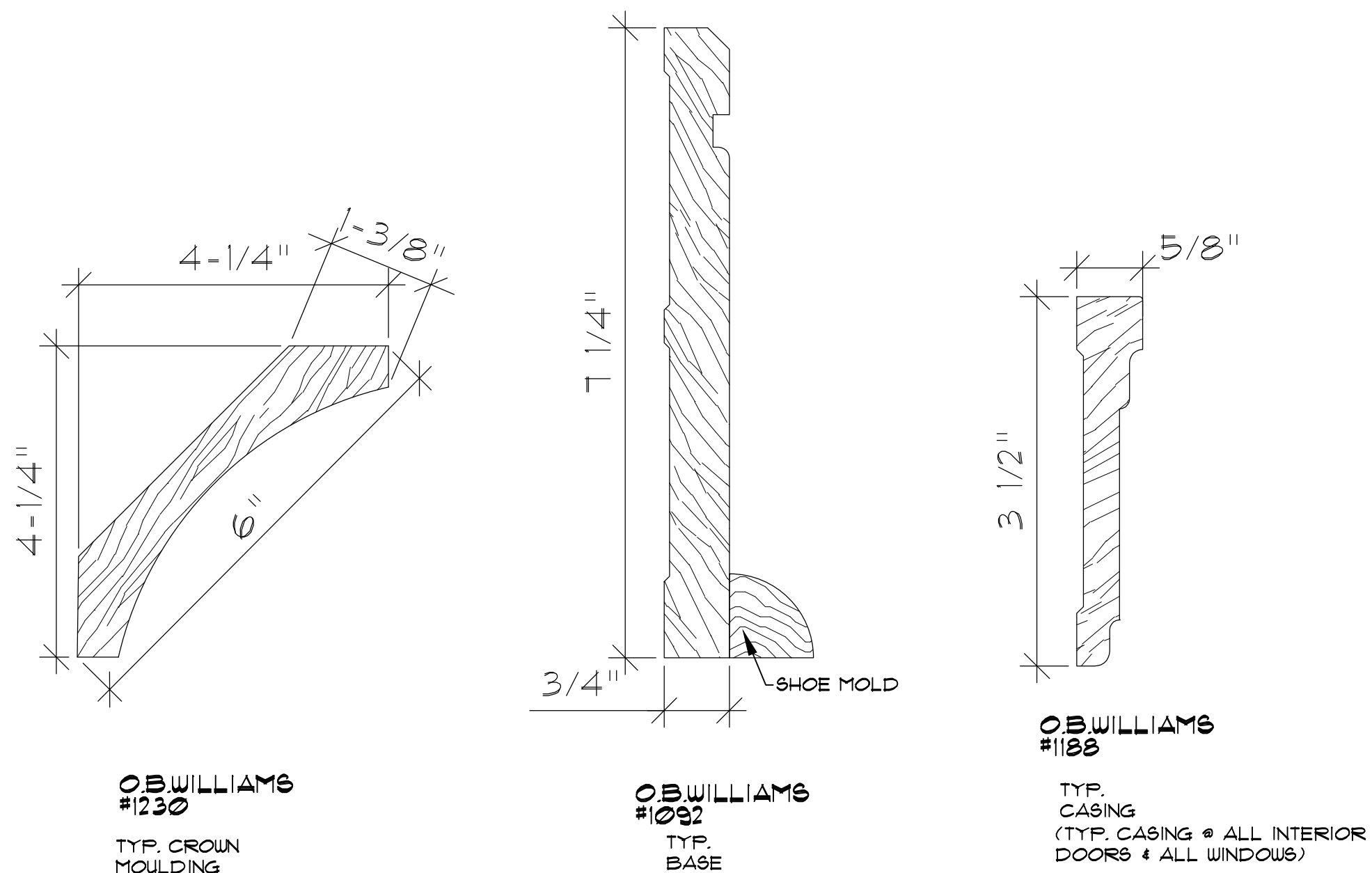
08/08/24
ENLARGED TOILET PLANS

24029

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6 TYP. CROWN MOULDING, BASE & CASING
 SCALE: N. T. S.
CROWN MOULDING BASE & CASING NOTES:
 PROVIDE NONCOMBUSTIBLE OR FIRE RETARDANT BLOCKING AS REQUIRED.
 ALL CROWN MOULDING/BASE/CASING TO BE SANDED AND PAINTED.
 ALL CROWN MOULDING/BASE/CASING TO BE NO. 1 POPULAR.
 ALL NUMBERS CALLED ARE EAST COAST MOULDINGS

CABINET & VANITY NOTES:

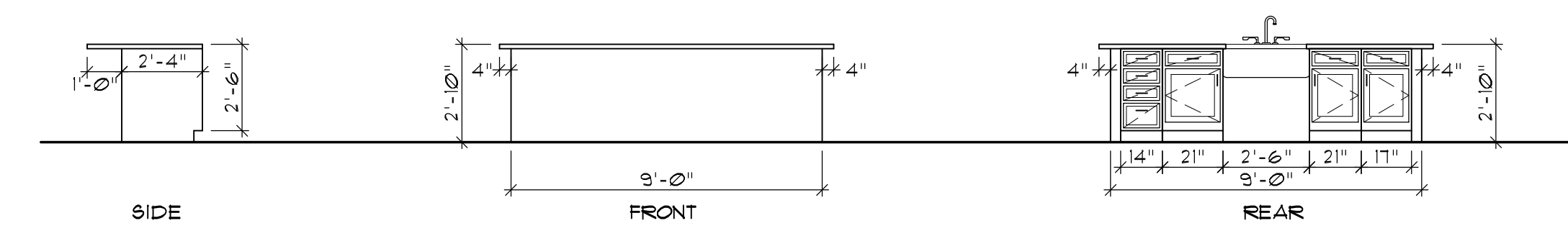
- CABINET STYLE MARSH 'GEORGETOWN' (VERIFY W/ DEVELOPERS) ALL CABINETS W/ SOLID WOOD DOVETAIL DRAWERS AND UNDER MOUNT GUIDES.
- KITCHEN COUNTERS TO BE SOLID SURFACE. COLORS TO BE SELECTED FROM STANDARD SELECTIONS.
- FULLS: TO BE SELECTED
- CULTURED MARBLE VANITY TOPS W/ INTEGRAL RECESS OVAL BOWL AND BACKSLASH COLOR TO BE SELECTED. COORDINATE FAUCET BORING AS REQUIRED.
- SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CONTRACTOR TO PROVIDE CUTOUPS AND REMOVABLE FRONT VANITIES WHERE REQUIRED.

APPLIANCE NOTES:

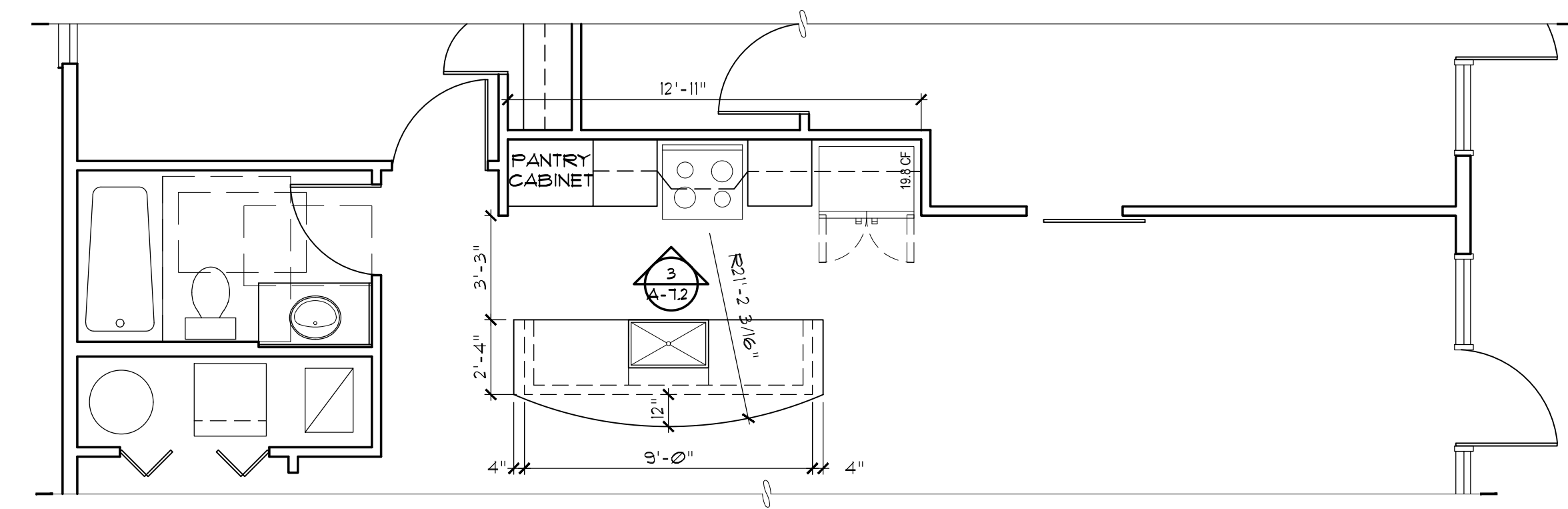
- REFRIGERATOR: AS SELECTED BY DEVELOPER
- WASHER/DRYER: MAYTAG LSE1906A
- RANGE: AS SELECTED BY DEVELOPER
- MICRO/RECIRCULATION VENT COMBINATION DISHWASHER: AS SELECTED BY DEVELOPER
- CONTRACTOR TO SUBMIT APPLIANCES NOT TO EXCEED
- BID ALLOWANCE FOR ARCHITECTS REVIEW.

NOTE:
 PROVIDE ALL POWER CORDS.
 COORDINATE ALL CABINET OPENING DIMENSIONS.
 COORDINATE ALL RECEPTACLE LOCATIONS W/ SELECTED APPLIANCE.

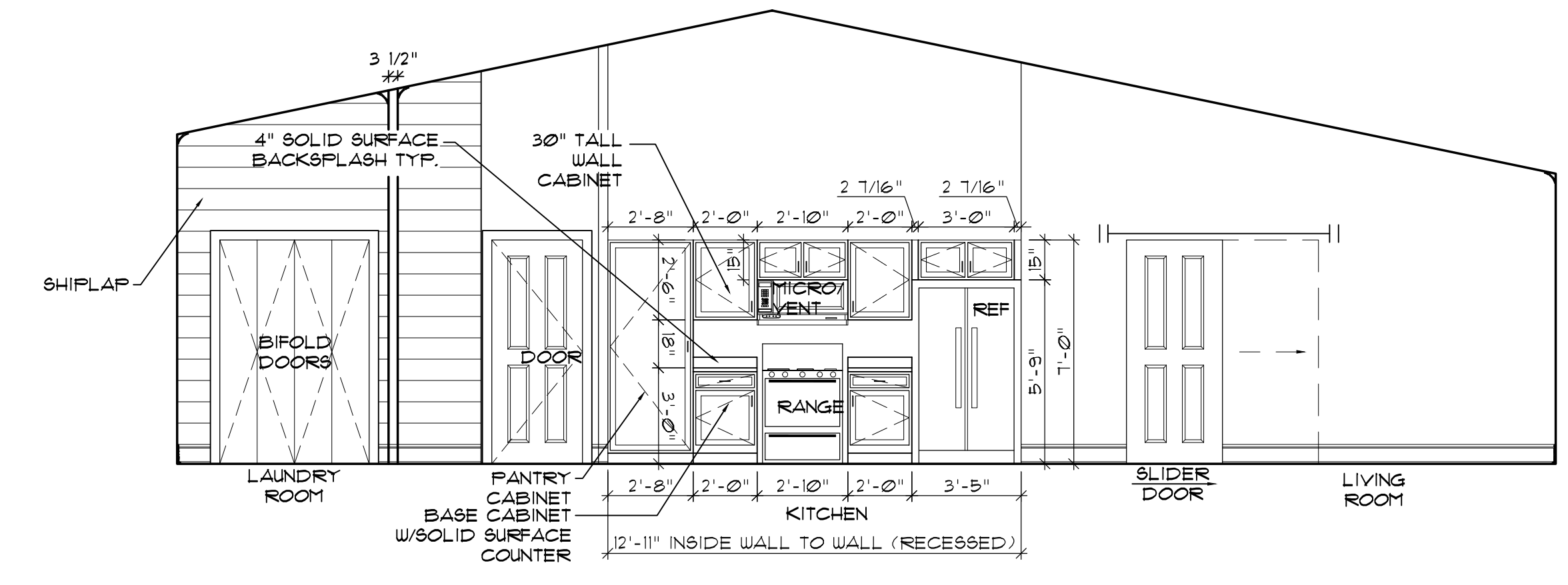
NOTE:
 COORDINATE ALL DROPPED SOFFIT FRAMING MEMBER LOCATIONS W/ HVAC REGISTERS FOR SYMMETRICAL INSTALLATION



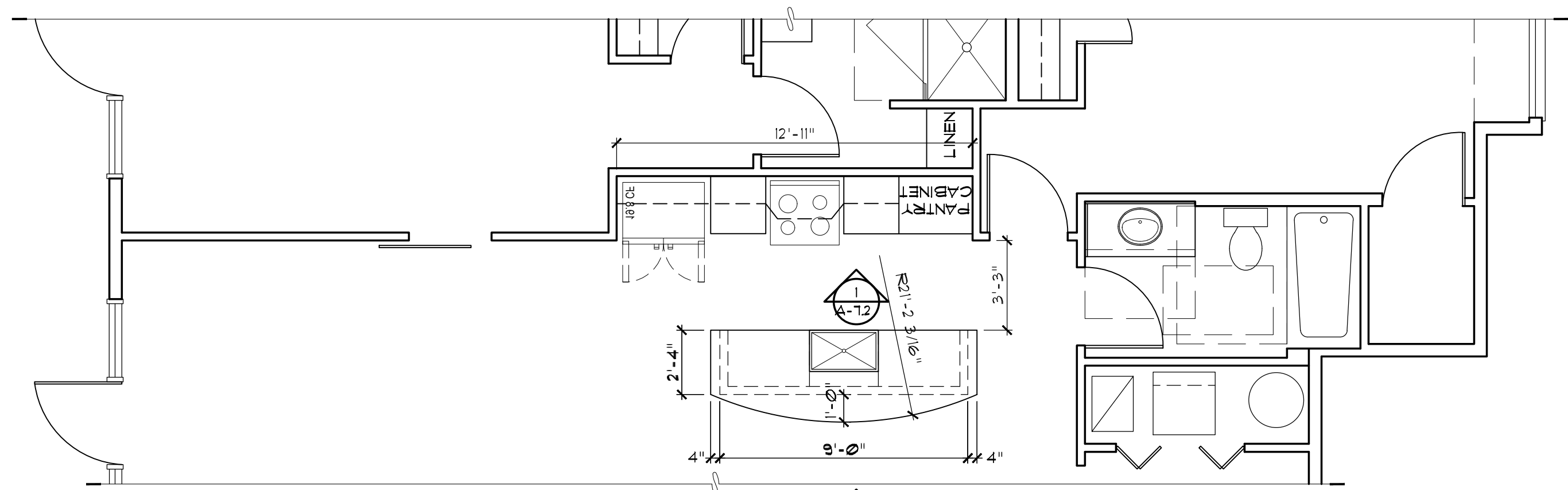
5 TYPICAL KITCHEN BAR
 SCALE: 1/4" = 1'-0"



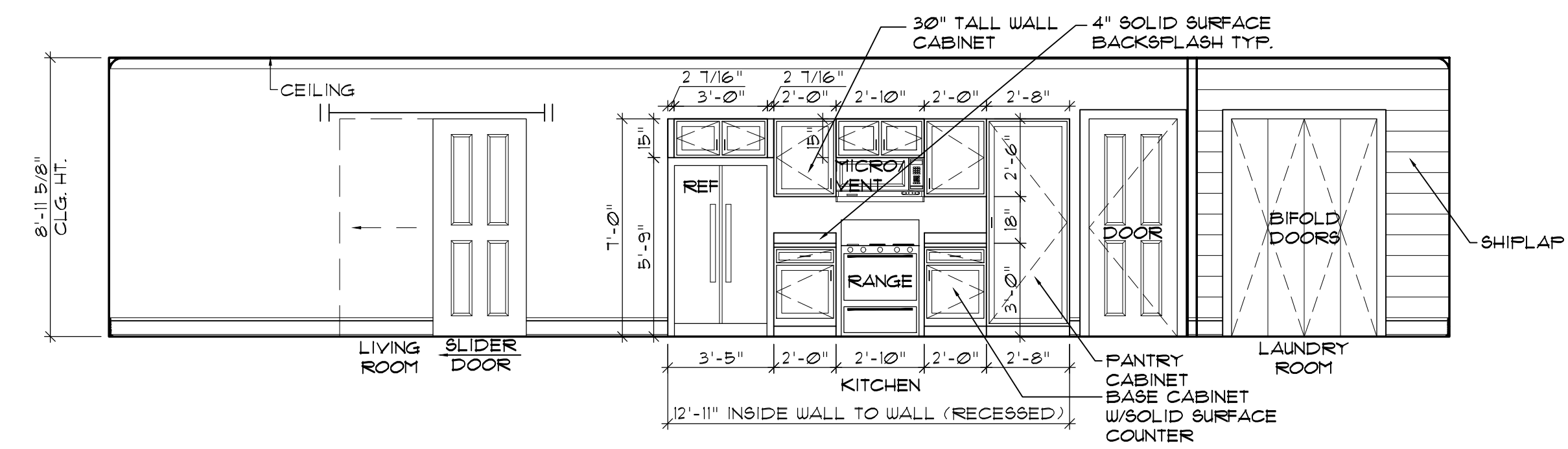
4 INSIDE UNITS PLAN
 SCALE: 1/4" = 1'-0"



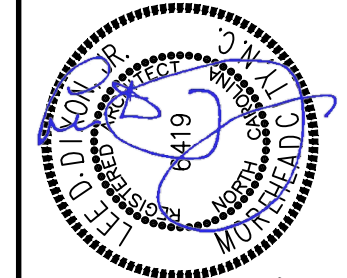
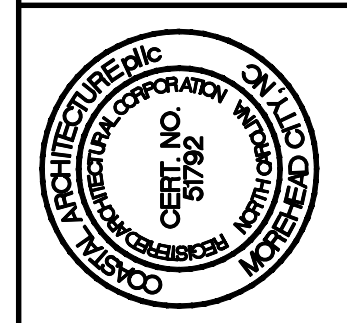
3 3RD FLOOR KITCHEN INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 OUTSIDE UNITS PLAN
 SCALE: 1/4" = 1'-0"



1 1ST AND 2ND FLOOR KITCHEN INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



08/08/24
 INTERIOR ELEVATIONS

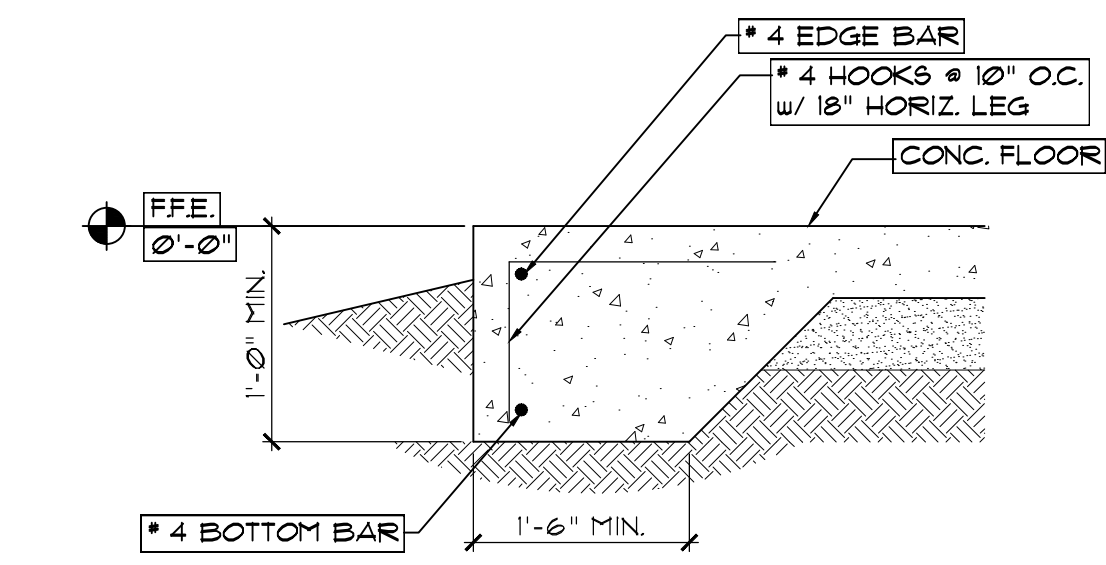
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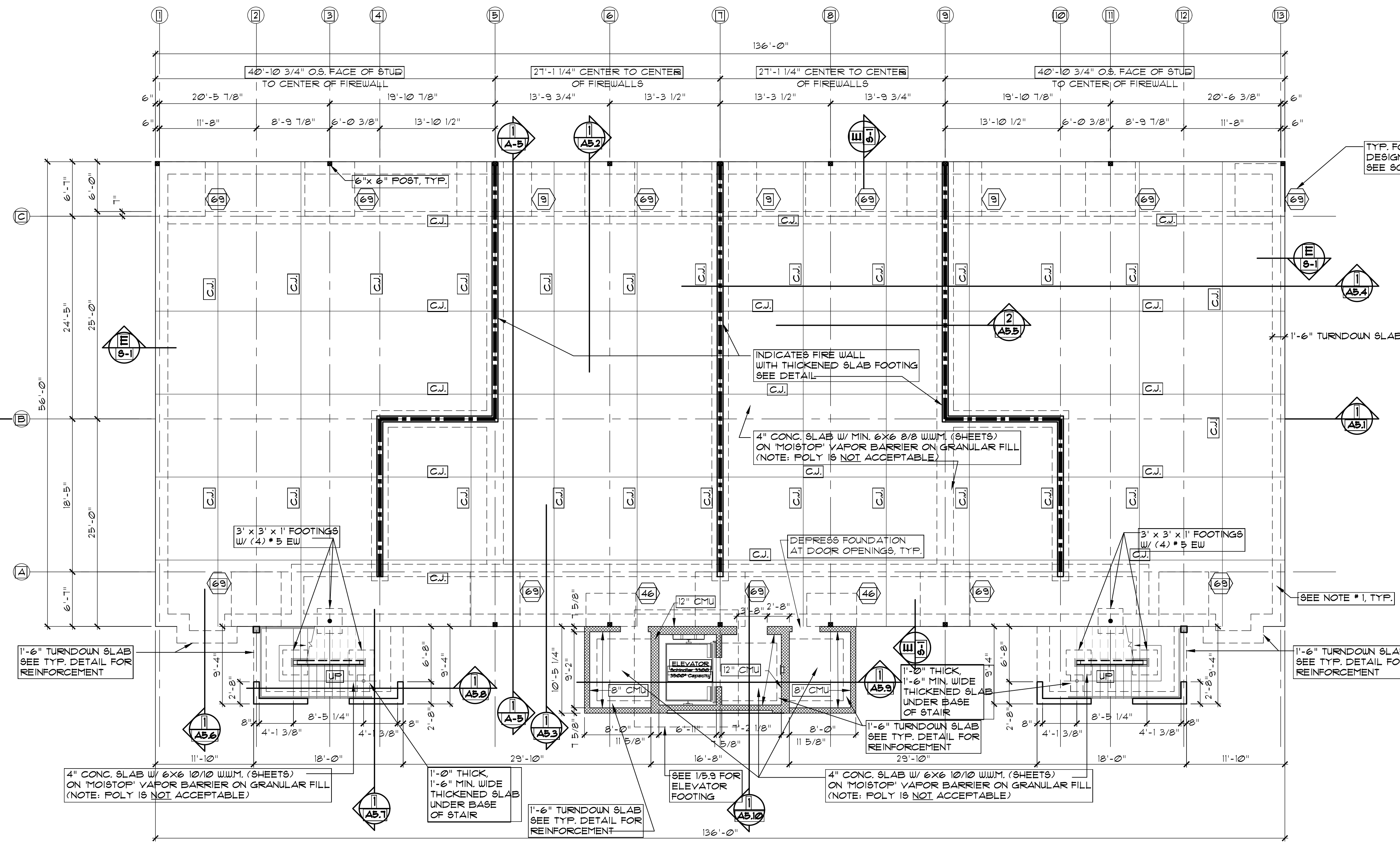
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 OF

- GENERAL NOTES:**
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL SPECIFICATIONS AND APPLICABLE MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
 - ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 - THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN PROPER PROVISIONS AND SCHEDULES FOR PROTECTION OF THE BUILDING DURING CONSTRUCTION. TEMPORARY BRACING AND ACCOMPANYING FOOTINGS, SHORING, AND SLEEVES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED AT THE APPROPRIATE TIME. TEMPORARY BRACING AND ACCOMPANYING FOOTINGS, SHORING, AND SLEEVES OR REDUCES.
 - ADDITIONAL OBSERVATIONS AS A RESULT OF BRACKING OF WORK COMPLETED OR OTHER OBSERVATIONS SHALL BE WRITTEN BETWEEN LISTS OF LOCATIONS AND REVISIONS OF ALL MEMBERS FROM PREVIOUS SUBMITTALS. THIS SHALL BE SPECIFIC AND GENERAL NOTES SUCH AS DIMENSIONS CORRECTED ARE NOT ACCEPTABLE.
 - ALL STRUCTURAL SHOP DRAWINGS TO BE REVIEWED BY JOB SUPERINTENDENT IN ADDITION TO AN APPROVED DETAIL NECESSARY BY CONTRACTOR PRIOR TO SUBMITTAL TO ENGINEER FOR APPROVAL.
 - ALL SHOP DRAWINGS SUBMITTALS SHALL INCLUDE A WRITTEN BETWEEN LISTS OF LOCATIONS AND REVISIONS OF ALL MEMBERS FROM PREVIOUS SUBMITTALS. THIS SHALL BE SPECIFIC AND GENERAL NOTES SUCH AS DIMENSIONS CORRECTED ARE NOT ACCEPTABLE.
- DESIGN CODES:**
- 2015 INTERNATIONAL BUILDING CODE AND ASCE/SEI 7-10
 - ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
 - 2018 NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
- DESIGN CRITERIA:**
- | | |
|----------------------|----------|
| Wind Speed | 144 mph |
| Design Wind Speed | 144 mph |
| Design Wind Pressure | 0.80 psf |
| Design Wind Force | 16.0 psf |
| Design Wind Moment | 16.0 psf |
| Design Wind Load | 16.0 psf |
| Design Wind Force | 16.0 psf |
| Design Wind Moment | 16.0 psf |
| Design Wind Load | 16.0 psf |
| Design Wind Force | 16.0 psf |
| Design Wind Moment | 16.0 psf |
| Design Wind Load | 16.0 psf |
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| Design Wind Moment | 16.0 psf |
| Design Wind Load | 16.0 psf |
| Design Wind Force | 16.0 psf |
| Design Wind Moment | 16.0 psf |
| Design Wind Load | 16.0 psf |
| Design Wind Force | 16.0 psf |
| Design Wind Moment | 16.0 psf |
- WOOD JOIST WITH STEEL PANSIC OR ORDINARY STEEL CROSS MEMBERS AT GRADE LEVEL**
- COMPONENTS & CLADDING:**
- ALL BUILDING COMPONENTS AND CLADDING ENGINEERED BY THE COMPONENT MANUFACTURER ARE TO BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR WIND LOADS APPLICABLE TO THE INTERNATIONAL BUILDING CODE FOR THE BASIC DESIGN WIND VELOCITY, IMPORTANCE FACTOR, AND EXPOSURE CATEGORY.
- FOUNDATIONAL NOTES:**
- Foundation design is based on the soil investigation by ECS Southeast, LLP, Project No. 20-002, "Soil Investigation of Proposed Office Building." The investigation shall be in strict accordance with the Soil Report Section 6.0. The Contractor shall provide for dewatering at excavations on either surface water or seepage.
 - Spread and continuous footings shall bear a minimum of 24 inches below finished ground. Foundation shall be constructed on compacted subgrade and select fill with a minimum bearing capacity of 2,000 psf.
 - Contractor shall provide for dewatering at excavations on either surface water or seepage.
 - Contractor shall provide adequate shoring to prevent cave-ins.
 - All foundation excavations and subgrade preparation shall be inspected by a representative of the Geotechnical Engineer prior to placement of reinforcing steel or concrete.
- PLUMBING SLEEVES:**
- MINIMUM SLEEVE SPACING SHALL BE TWO DIAMETERS CENTER TO CENTER TO THE LARGEST SLEEVE OR TO CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION OF SLEEVES, THE CONTRACTOR SHALL CONSULT WITH THE STRUCTURAL ENGINEER OF RECORD.
- CHEMICAL ANCHORS:**
- SHALL BE A POLYMER INJECTION SYSTEM SUCH AS RAMSEY "EPOXY" MOLLY, PARAPAN TIG, SICA SPANOR INJECTION, SCL-100, HI-STRENGTH EPOXY, OR EPOXY-BASED ANCHORING SYSTEMS. ALL ANCHORS SHALL BE INSTALLED BY THE MANUFACTURER'S REPRESENTATIVE.
- SPECIAL INSPECTION AND TESTING:**
- SPECIAL INSPECTION AND MINIMUM TESTING SHALL BE PERFORMED IN ACCORDANCE WITH 2015 IBC, TABLE 1704.3 (STEEL), TABLE 1704.4 (CONCRETE).
 - INSPECTION & TESTING SHALL BE PROVIDED BY AN INDEPENDENT TESTING AGENCY AT THE OWNER'S EXPENSE. AGENCY INSPECTION REPORT SHALL MEET ALL REQUIREMENTS OF THE TESTING AGENCY AND SHALL BE SUBMITTED TO THE CONTRACTOR FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SPECIAL INSPECTION AND TESTING. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR THE COST OF TESTING. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR THE COST OF TESTING.
 - ANY MATERIAL OR PLACEMENT DEVIATIONS FROM MINIMUMS SHOWN ON THE DRAWINGS OR IN SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONCRETE TESTING:**
- CONCRETE TESTING SHALL BE PAID FOR BY THE OWNER. TESTING LABORATORY SHALL FURNISH THE FOLLOWING TESTS ON EACH SURFACE CONCRETE:
 - ASTM C143 - STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE.
 - ASTM C39 - STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS. SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS FOR EVERY 50 CYCLES (VOLUME) OF CONCRETE PLACED PER DAY. REQUIRED CYLINDERS QUANTITIES AND TEST ARE AS FOLLOWS:
 - 1 AT 7 DAYS
 - 2 AT 28 DAYS
 - PROVIDE ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDERS MAY BE DISPOSED.
- PENETRATIONS:**
- NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT THE PREVIOUS APPROVAL OF THE ENGINEER.



TYPICAL TURNDOWN SLAB DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOOTING	SIZE	FOOTING THICKNESS	FOOTING REINFORCING
46	4'-0" x 6'-0"	24"	(7) #5 IN SHORT DIR., BOT. (5) #5 IN LONG DIR., BOT.
69	6'-0" x 6'-7"	24"	(10) #5 IN SHORT DIR., BOT. (7) #5 IN LONG DIR., BOT.
9	9'-0" x 6'-7"	24"	(10) #5 IN EACH WAY, BOT.

DRAWING NOTES:
FOR ELEVATOR PIT NOTES SEE 1/A5.9

- CONCRETE MIX DESIGN:**
- SHALL BE MIXED BY A RECOGNIZED TESTING LABORATORY TO PROVIDE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A MAXIMUM WORKABLE MIX.
 - 100 OR - GRADE BEAMS, FOOTINGS, AND SLABS
 - SUBMIT PROPOSAL MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS TO BE REVIEWED PRIOR TO USE. MIX SHALL BE IDENTIFIED BY MIX NUMBER AND BE KEPT FOR TESTING THROUGHOUT CONSTRUCTION WITH THE PROPORTIONS AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF TESTING. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR THE COST OF TESTING. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR THE COST OF TESTING.
 - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 301 AND ACI 117 EXCEPT AS MODIFIED BELOW.
 - ACI 117 ITEM 4.3.1.1 ELEVATIONS OF SLABS ON GRADE TOP OF SLAB ELEVATION SHALL BE WITHIN A TYP. TOLERANCE OTHER SIDE OF THE THEORETICAL DESIGN SURFACE.
 - ACI 117 ITEM 4.3.1.2 FLOOR FINISH TOLERANCES AS MEASURED BY SLOPING A DISTANCE FROM FINISH TO FINISH SHALL BE AS SHOWN. UNLESS OTHERWISE NOTED, TOLERANCES SHALL BE AS SHOWN. UNLESS OTHERWISE NOTED, TOLERANCES SHALL BE AS SHOWN. UNLESS OTHERWISE NOTED, TOLERANCES SHALL BE AS SHOWN.
 - ACI 117 ITEM 4.3.1.3 ALL REINFORCING STEEL TO BE ASTM A615, GRADE 60 (F60 AND F65) UNLESS OTHERWISE NOTED OTHERWISE. REINFORCING SHALL NOT BE WELDED.
 - REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 301 AND ACI 117 EXCEPT AS MODIFIED BELOW.
 - REINFORCING STEEL SHALL RECEIVE CONCRETE COVER AS FOLLOWS:
 - DESIGN MINIMUM COVER:
 - EXPOSED TO EARTH OR WEATHER: #3 THROUGH #6 BARS: 2"; #7 BARS OR SMALLER: 1 1/2"; #8 AND #9: 2"; #10 AND #11: 2 1/2"; #12 AND #13: 3"
 - NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH THE GROUND: #3 AND #4: 1 1/2"; #5 AND #6: 1 1/2"; #7 AND #8: 2"; #9 AND #10: 2"; #11 AND #12: 2 1/2"; #13 AND #14: 3"
 - BEAMS AND COLUMNS: 1 1/2"
 - PROVIDE TWO (2) #5s, ONE AT EACH FACE, UNLESS NOTED OTHERWISE. REINFORCING NOT GREATER THAN 1/2" DIA. UNLESS OTHERWISE NOTED. PROVIDE REINFORCING TO BE USED AT ENGINEER'S DISCRETION.
 - COLD WEATHER AND HOT WEATHER PROVISIONS OF ACI 309 AND 308 (CURRENT EDITIONS), RESPECTIVELY, SHALL BE MAINTAINED.
 - CONTRACTOR TO FURNISH AND INSTALL 500 LINEAR FT. EACH OF ADDITIONAL #4 & #5 REINFORCING STEEL TO BE USED AT ENGINEER'S DISCRETION.
 - FORMWORK AND SHORING
 - NO STRUCTURAL CONCRETE SHALL BE STOPPED UNTIL IT HAS REACHED AT LEAST THE STRENGTH OF THE 28 DAY DESIGN STRENGTH. BEFORE REMOVAL OF ALL FORMWORK, SHORING AND BRACING SHALL MEET THE REQUIREMENTS SET FORTH IN ALL STANDARDS 301 AND 308.
 - ANCHOR RODS:
 - The building manufacturer shall be responsible for anchor rod size (i.e., diameter), spacing, and location.
 - All anchor rods shall be fabricated in accordance with ASTM F1554 Grade 36, Class B.
 - Anchor rod nuts shall conform to ASTM A563, heavy hex, grade A. The washers shall conform to ASTM A308, type 1.
 - Anchor rods shall have a plain finish.

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PEPPERTREE
BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA

08/08/24
FOUNDATION PLAN

24029

ISSUED: 08/08/24
DWG BY: BLS
CKD BY: LDD

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 05655
L. M. HENRI

P-1418
CORPORATION FOR ENGINEERS, INC.

SHEET NO.
5-1
OF

TIMBER FRAMING NOTES:

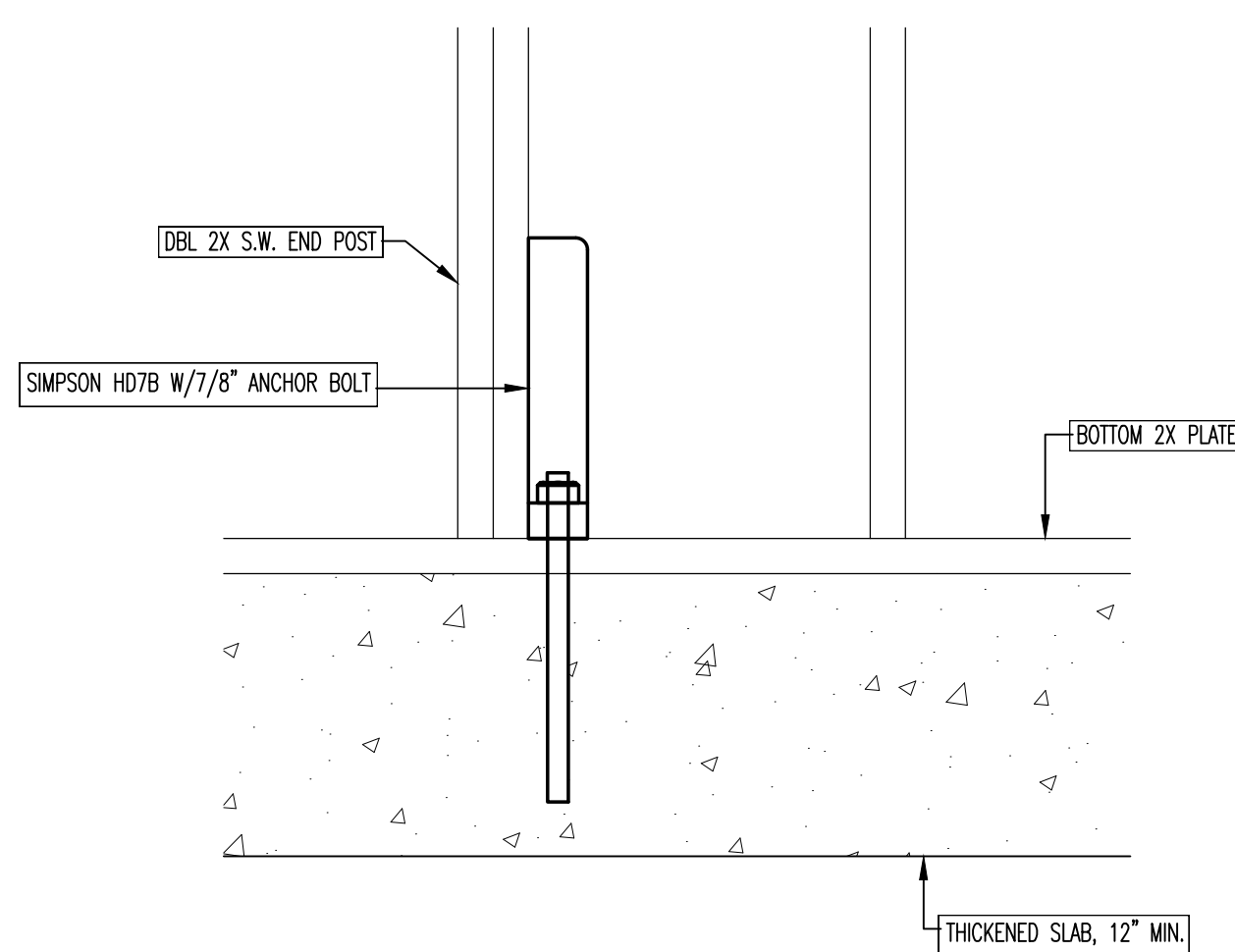
- Sawn timber members shall conform to the requirements of the American Institute of Timber Construction Standards, AITC 117 & A190.1, latest edition.
- Sawn lumber shall be #2 K.D. spruce-pine-fir (SPF), moisture content 15 percent with the following allowable stresses for a 2x4:
 $F(b) = 975 \text{ psi}$, $F(t) = 450 \text{ psi}$, $F(c) \text{ (parallel to grain)} = 1,150 \text{ psi}$
 $F(c) \text{ (perpendicular to grain)} = 425 \text{ psi}$, $F(v) = 135 \text{ psi}$,
 $E = 1,400,000 \text{ psi}$
- Provide columns built-up of multiple studs, two (2) studs minimum, at the ends of all beams, headers, and girder trusses unless noted otherwise. Use (2) 2x jamb studs at all headers. Use (1) 2x bearing jack stud below (2) 2x8 header at openings less than 5'-6". Use (2) 2x bearing jack stud below (2) 2x12 header at openings 5'-6" and greater. Utilize Simpson HH4 Header Hanger at all 2x12 headers and attach per manufacturer's recommendations.
- All roof trusses (24" o.c.) shall be designed by the fabricator to support 10 PSF dead load on the top chord and 5 PSF dead load on the bottom chord plus 20 psf live load on the top chord, plus all other code loads which apply to the specific geographic region.
- All floor trusses (16" o.c.) shall be designed by the fabricator to support 20 PSF dead load on the top chord and 5 PSF dead load on the bottom chord plus 40 psf live load on the top chord.
- Truss fabricator shall be responsible for engineering all connections to load bearing walls.
- Contractor shall provide additional bridging and bracing for truss chords and web members beyond what is shown as required by the truss fabricator's design, net uplift, and temporary bracing for during erection. The floor and roof systems are not stable until sheathing and permanent bracing is in place.
- The truss fabricator shall submit calculations with shop drawings stamped by a professional engineer registered in the State of North Carolina to the Architect for review prior to fabrication of trusses. The shop drawings must include truss bracing drawings for both the roof and floor trusses.
- Truss manufacturer shall design and provide truss hangers where trusses are supported by other trusses.
- Plywood for roof decking shall conform to the requirements in DOC PS 1 or PS 2. Each panel shall be identified for grade and glue type by the trademarks of an approved testing and grading agency. Roof decking shall be 5/8 inch, 5-ply, C-D INT-APA with exterior glue, Exposure 1 (span index 48/24). Plyclips shall be used at all free edges, one at mid-point between all supports. Roof Zone 1/2/3 nailing for plywood roof sheathing shall be 8d nails at 4/4/6 inches on center along plywood edges respectively and 12 inches on center along intermediate members (Ref. ASCE 7-10 Components and Cladding).
- All sawn lumber members in contact with concrete or masonry shall be pressure treated with a water borne treatment to a net retention of 0.3 PCF.
- Fasten 3/4" Advantech floor decking to trusses with 10d nails or equivalent at 6 inches on center at panel edges and diaphragm boundaries and at 12 inches on center along intermediate members.

SHEAR WALL NOTES:

- SHEARWALLS (SW) ARE SHOWN AS DASHED LINES AND TO EXTEND THE FULL LENGTH AS INDICATED BY:
- SHEATH ALL SHEARWALLS WITH STRUCTURAL-I RATED (15/32" NOMINAL) SHEATHING MINIMUM ON ONE FACE. ALL EDGES AND JOINTS OF SHEATHING SHALL BE BLOCKED WITH 2X FRAMING.
- SHEATHING FASTENING SHALL BE AS FOLLOWS:
 1st FLOOR - 8d NAILS 4" O.C. @ PANEL EDGES // 12" O.C. @ INTERMEDIATE MEMBERS
 2nd FLOOR - 8d NAILS 6" O.C. @ PANEL EDGES // 12" O.C. @ INTERMEDIATE MEMBERS
 3rd FLOOR - 8d NAILS 6" O.C. @ PANEL EDGES // 12" O.C. @ INTERMEDIATE MEMBERS
- PROVIDE (2) STUDS FULL HEIGHT OF WALL AT EACH END OF SHEARWALL, TYP. FASTEN SHEATHING TO ALL (2) STUDS WITH NAILS STAGGERED IN ACCORDANCE WITH THE SHEARWALL FASTENER SPACING.
- HOLDDOWNS AT SHEARWALL END STUDS SHALL BE AS FOLLOWS AND ATTACHED TO FRAMING PER MANUFACTURER'S RECOMMENDATIONS:
 1st FLOOR TO BASE: SEE DETAIL THIS SHEET
 1st FLOOR TOP TO 2nd FLOOR BASE - (2) SIMPSON HD5B'S w/ (1) 5/8" BOLT (HOLDDOWN-TO-HOLDDOWN)
 2nd FLOOR TOP TO 3rd FLOOR BASE - (2) SIMPSON HD3B'S w/ (1) 5/8" BOLT (HOLDDOWN-TO-HOLDDOWN)

LOAD BEARING WALL NOTES:

- Exterior load bearing wall studs shall be 2x6's @ 16" O.C. with blocking mid-height. Interior load bearing wall studs shall be 2x4's @ 12" O.C. for the first floor and 16" O.C. for the second and third floors with blocking mid-height.
- All load bearing walls shall have (1) continuous 2x bottom plate, and (2) continuous 2x top plates. Fasten bottom plate to truss w/ (2) 10d nails @ 16" O.C.. At first floor sill to with embedded Simpson MASA Mud sill Anchors @ 4' O.C. or equivalent.
- Stud alignment shall be from floor-to-floor at all load bearing walls. Install Simpson CS16 Coiled Strap anchors (End Length = 14" each stud) @ 48" O.C. at exterior load bearing wall studs and fasten to studs above and below each floor level per manufacturer's recommendations.



7 SHEARWALL HOLD DOWN AT BASE OF FIRST FLOOR
 S-22 SCALE: 1/2" = 1'-0"

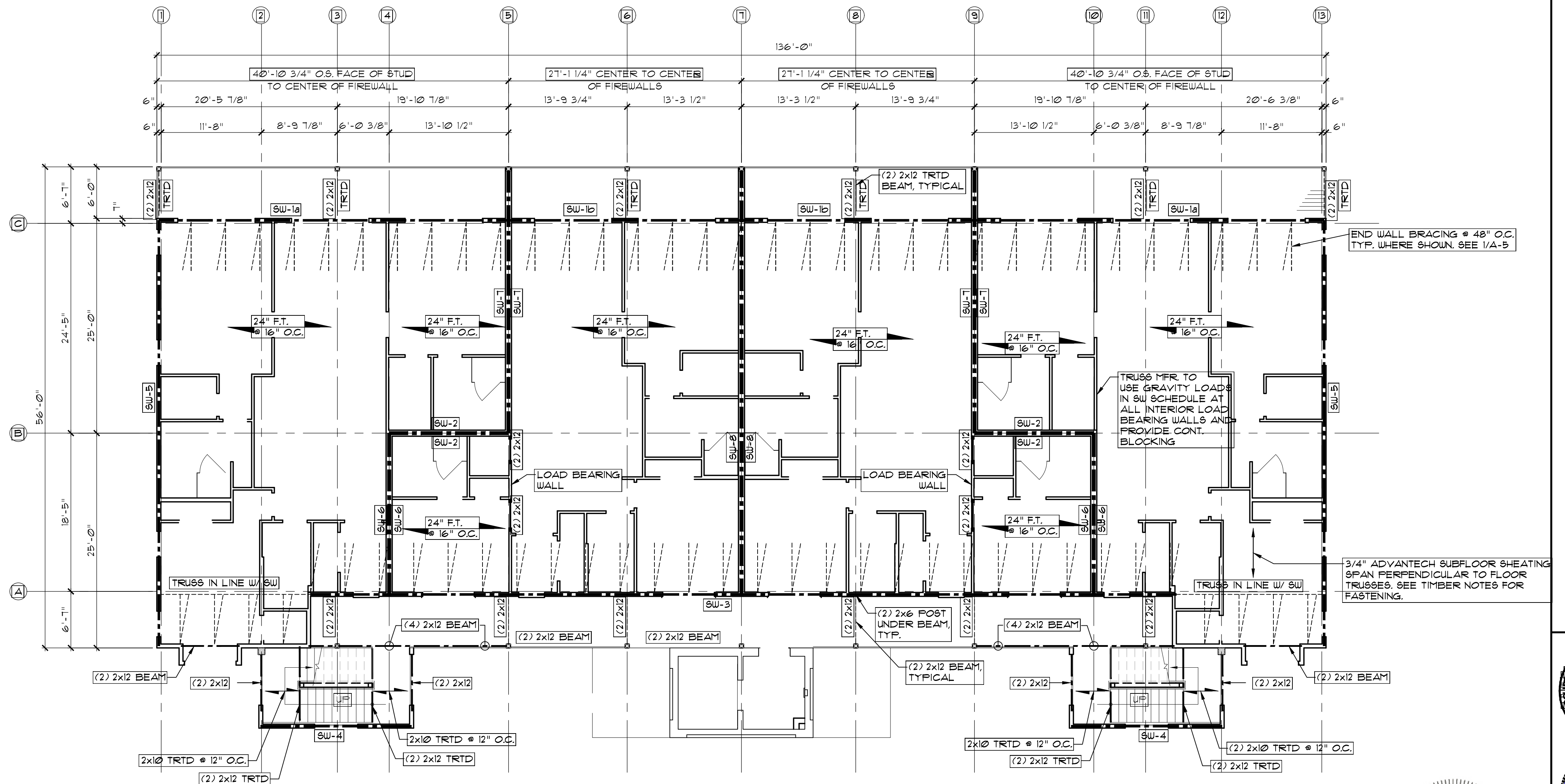
NAILING SCHEDULE (UNLESS NOTED OTHERWISE)

CONNECTION	NAILING TYPE	COMMON NAILS
truss to top plate	toe nail	(4) 8d
bridging to truss	toe nail	(2) 8d, each end
top plate to stud	face nail	(2) 16d
stud to bottom plate	toe nail	(4) 8d
multiple studs	face nail	16d @ 16" o.c., staggered
double top plates	face nail	16d @ 16" o.c., staggered
multi-ply header	face nail	(2) rows of 16d @ 16" o.c., staggered
header to jamb studs	toe nail	(4) 16d, each side

DRAG TRUSSES / BLOCKING / BRACING LOADING

SW	2ND FLOOR (1.0DL / 1.0LL / 1.0W)		3RD FLOOR (1.0DL / 1.0LL / 1.0W)		ROOF (1.0DL / 1.0LL / 1.0W)	
	[pl]	[pl]	[pl]	[pl]	[pl]	[pl]
1a / 1b	700 / 700 / 175	650 / 600 / 125	0 / 0 / 75	0 / 0 / 150	0 / 0 / 75	0 / 0 / 75
2	N/A	N/A	N/A	N/A	N/A	N/A
3	700 / 700 / 100	650 / 600 / 100	0 / 0 / 75	0 / 0 / 100	0 / 0 / 75	0 / 0 / 75
4	N/A	N/A	N/A	N/A	N/A	N/A
5	225 / 100 / 500	125 / 100 / 300	N/A	N/A	N/A	N/A
6	925 / 1,300 / 900	475 / 700 / 550	N/A	N/A	N/A	N/A
7	925 / 1,300 / 700	475 / 700 / 400	N/A	N/A	N/A	N/A
8	925 / 1,300 / 500	475 / 700 / 300	N/A	N/A	N/A	N/A

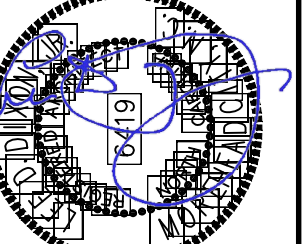
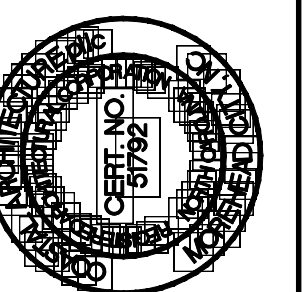
- NOTES:
 1. DEAD AND LIVE LOADS ARE SUPERIMPOSED GRAVITY LOADS WHICH ARE TO BE APPLIED IN ADDITION TO LOADS GIVEN IN TIMBER NOTES.
 2. WIND LOADS ARE UNFACTORED DRAG LOADS.
 3. LOAD INDICATED AS "N/A" IS WHERE WALL AND SHEATHING EXTENDS TO DECK



1 SECOND AND THIRD FLOOR FRAMING PLAN BUILDING 34
 S-22 SCALE: 1/8" = 1'-0"

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PEPPERTREE
 BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA

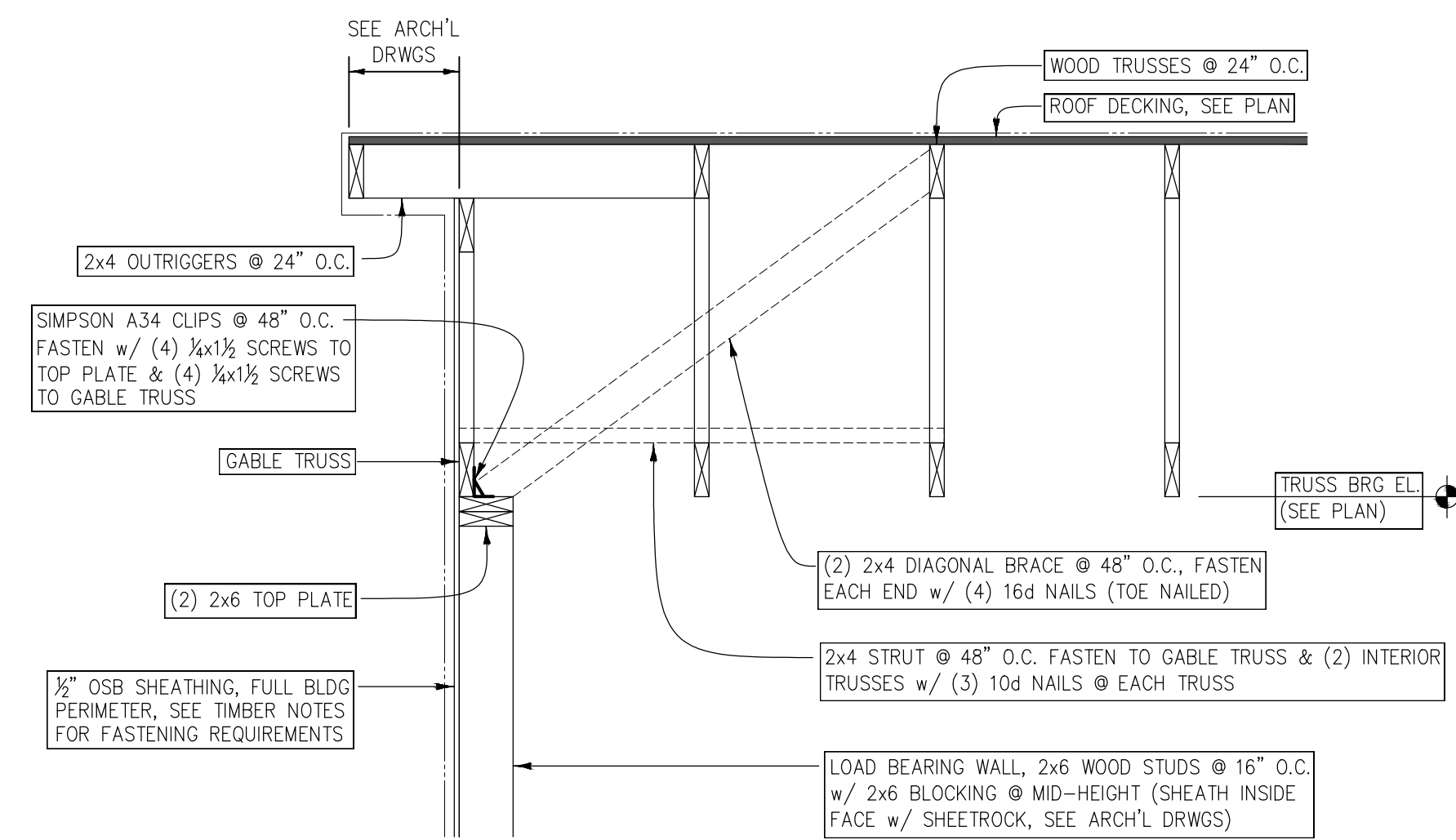


08/08/24
 SECOND AND THIRD FLOOR FRAMING PLAN

24029

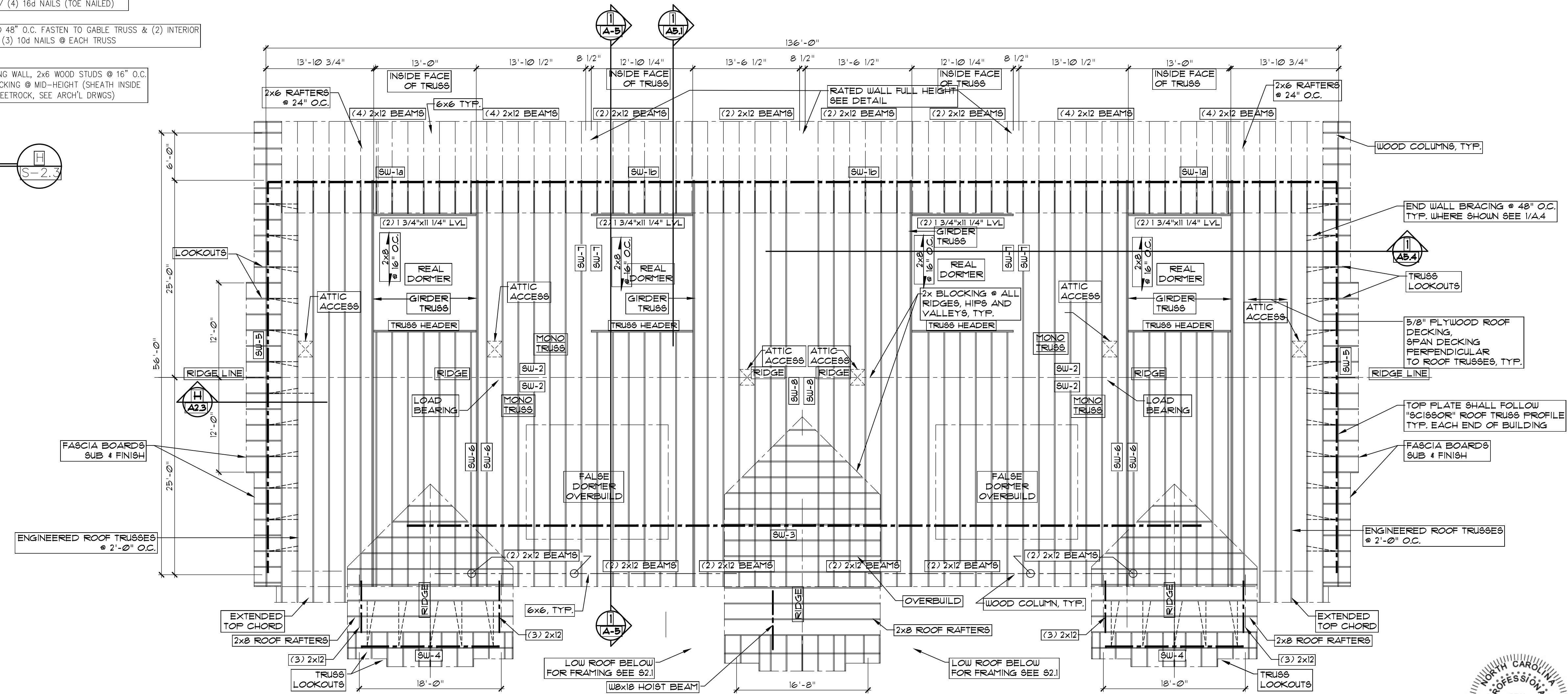
ISSUED: 08/08/24
 DWG BY: BLS
 CKD BY: LDD
 REVISIONS

SHEET NO.
S-22
 OF



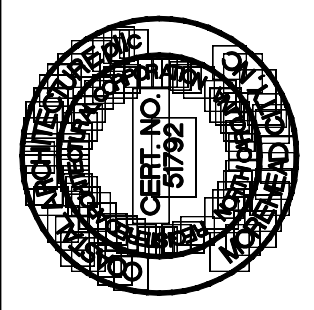
SECTION

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



ROOF FRAMING PLAN BUILDING 34
SCALE: 1/8"=1'-0"

NOTE: ALL TENANT SEPARATION WALLS
EXTEND TO UNDER SIDE OF ROOF DECK.



ROOF FRAMING PLAN

24029

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CKD BY: LDD

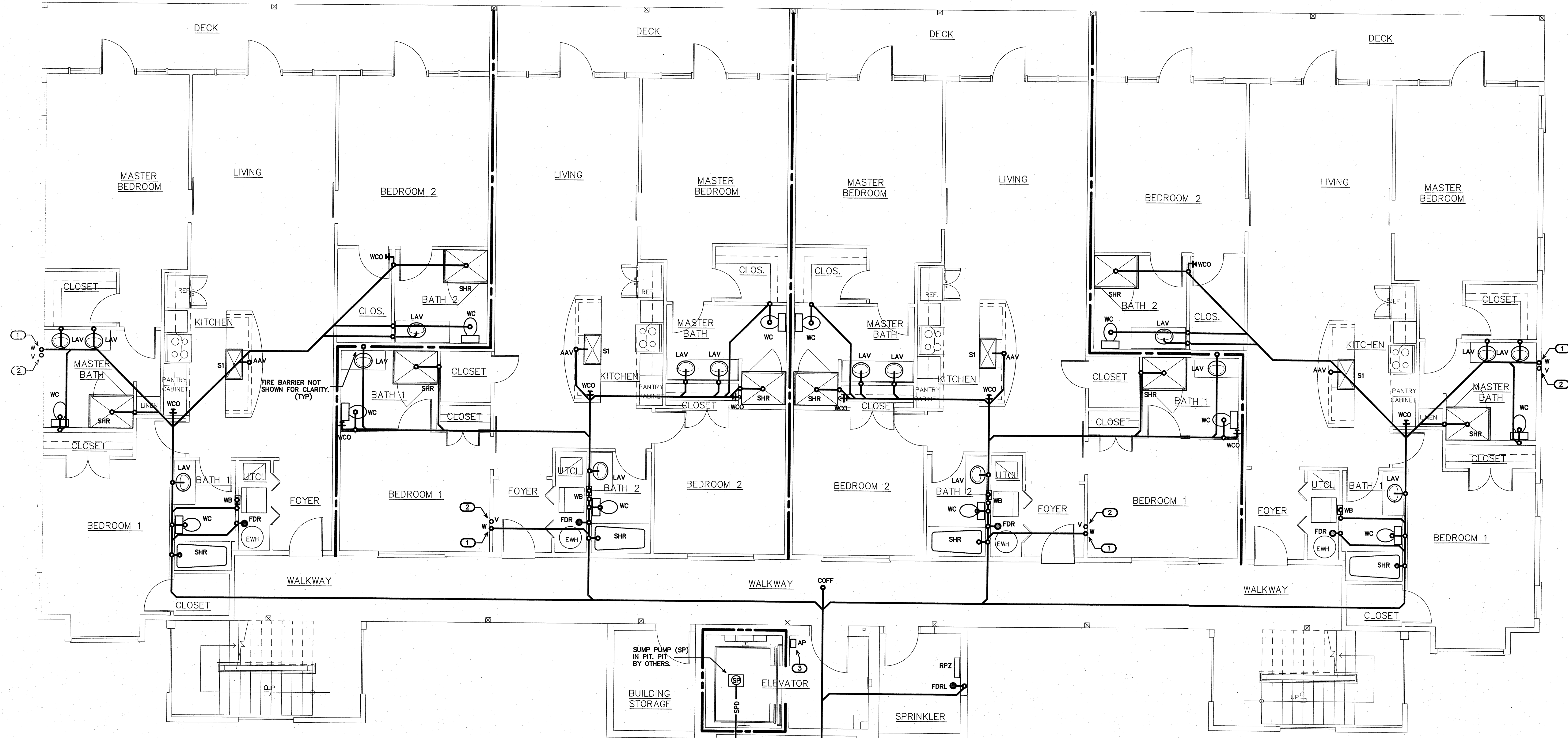
NO.	DESCRIPTION

SHEET NO.
S-2.3
OF

FOR ADDITIONAL NOTES SEE S-2.2

NOTE:
PIPING FOR SANITARY WASTE STACKS SHALL BE CAST IRON THRU ALL FLOORS. ALL HORIZONTAL/VERTICAL ROOF DRAIN CONDUCTORS SHALL BE CAST IRON AND PROPERLY INSULATED THRU ALL FLOORS. PROVIDE INSULATION ON ALL EXPOSED PIPING PER CODE AND BLDG. STANDARD. VERIFY ROUTING OF ALL PIPING THRU ALL FLOORS. COORDINATE W/STRUCTURE, ALL TRADES, ETC. COORDINATE ALL EXPOSED PIPING, CLEANOUTS (LOCATIONS, ROUTING, LABELING/INSULATION/PAINING, ETC.), WITH ARCHITECT, OWNER, GC. (TYP)

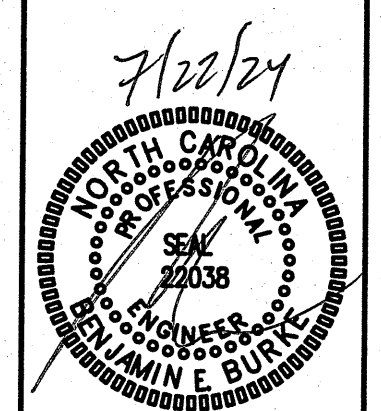
- KEY NOTES FOR SHEET P-2.1
- 4" SANITARY WASTE STACK (W) UP. PROVIDE WCO/HCO (NOT SHOWN) AT BASE OF STACK, AND A.F.F. VERIFY ACCESSIBLE LOCATION. GC TO PROVIDE ACCESS PANEL WHERE REQUIRED IF WCO IN FINISHED WALL. WASTE STACKS SHALL BE CAST IRON.
 - 3" VENT STACK (V) UP. CONNECT TO SANITARY WASTE STACK AS REQUIRED. VERIFY BELOW FLOOR OR ABOVE CEILING/BELOW FIRST LEVEL ROOF STRUCTURE. AT OR BELOW THE LOWEST HORIZONTAL BRANCH DRAIN CONNECTION. VENT STACK BELOW FLOOR CONNECTION TO SANITARY WASTE MAIN SHOWN. VERIFY ACTUAL LOCATION AS NOTED ABOVE.
 - PROVIDE SP ALARM PANEL (AP) TO BE ACTIVATED WHEN SP RUNS AND/OR INDICATES OIL. VERIFY MOUNTING LOCATION WITH ARCH., BLDG. OWNER. COORDINATE WITH LOCAL A.H.J. PROVIDE LABELING (TYPE PER OWNER): "ELEVATOR SUMP PUMP".



1ST FLOOR DWV PLAN
SCALE: 3/16" = 1'-0"

NOTE:
ALL DWV LINES, EQUIPMENT, ETC., IN SPRINKLER ROOM SHOWN FOR CLARITY. THE PC SHALL COORDINATE ALL WORK IN SPRINKLER ROOM WITH THE SPRINKLER CONTRACTOR. THE CONTRACTORS SHALL PROVIDE TO THE ENGINEER, ARCHITECT AND A.H.J. - A COORDINATION DRAWING LOCATING ALL EQUIPMENT, PIPING, ETC., PRIOR TO START OF WORK.

2" UNDERGROUND PVC LINE FOR SUMP PUMP DISCHARGE (SPD).
RUN TO DAYLIGHT OR STORM MAIN. COORDINATE W/SITE, ARCH., BLDG. OWNER.



1ST FLOOR DWV PLAN

24029

ISSUED: 7/22/2024

DWG BY: -

CKD BY: BEB

REVISIONS

SHEET NO.

P-2.1

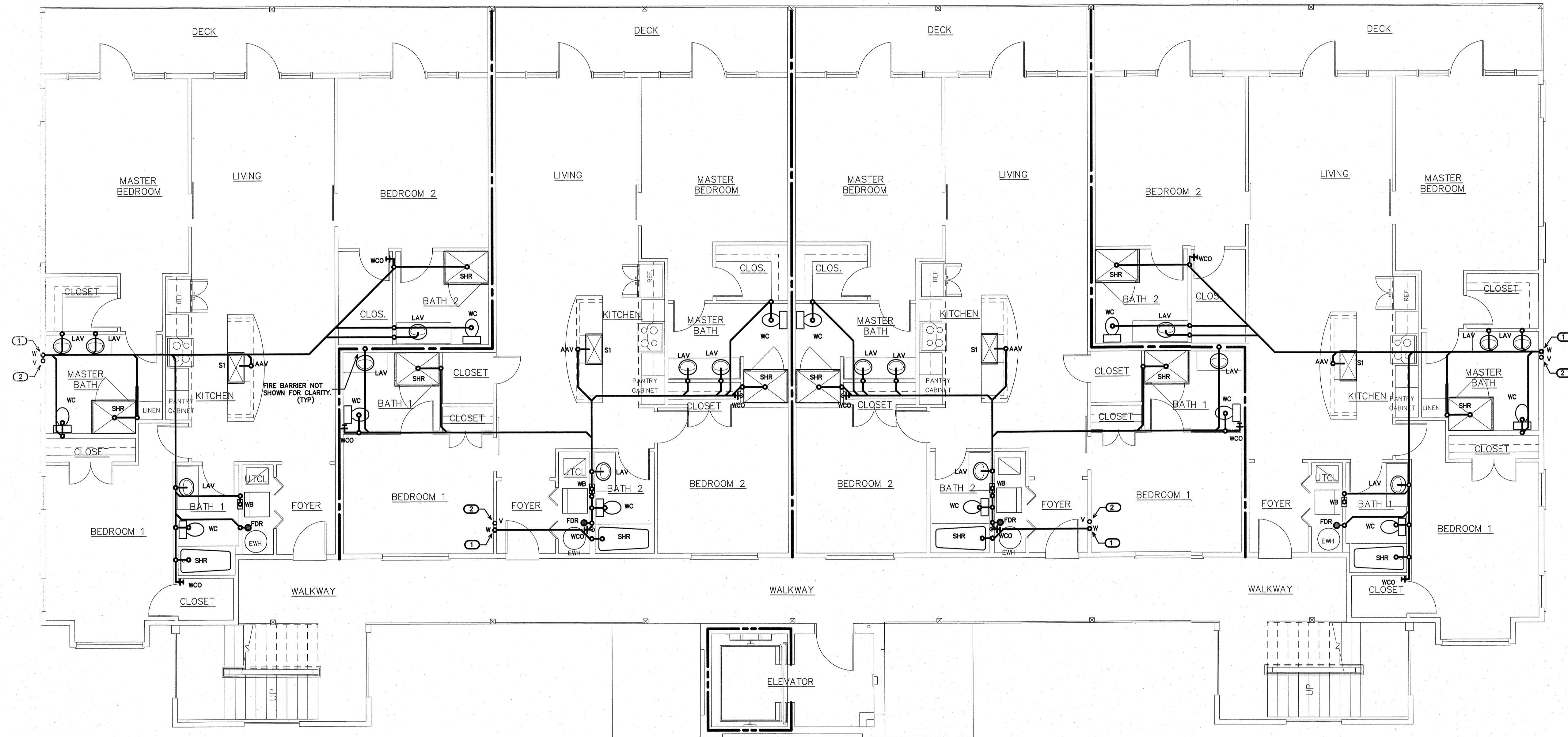
ENGINEER
BURKE DESIGN GROUP
3305-109 DURHAM DRIVE
RALEIGH, NC 27603
PHONE: (919) 771-1916
FAX: (919) 779-0826
email: ben@bdg-nc.com
Corp. License # C-2652

NOTE:
PIPING FOR SANITARY WASTE STACKS
SHALL BE CAST IRON THRU ALL FLOORS.
VERIFY PIPING MATERIAL FOR ALL DRAIN
PIPING BELOW FLOORS WITH BLDG. OWNER.
PROVIDE CAST IRON PIPING IF REQUIRED.
PROVIDE INSULATION ON ALL EXPOSED
PIPING PER CODE AND BLDG. STANDARD.
VERIFY ROUTING OF DWV PIPING THRU ALL
FLOORS. COORDINATE W/STRUCTURE, ALL
TRADES, ETC. COORDINATE ALL EXPOSED
PIPING, CLEANOUTS (LOCATIONS, ROUTING,
LABELING/INSULATION/PAINING, ETC.),
WITH ARCHITECT, OWNER, GC.
(TYP)

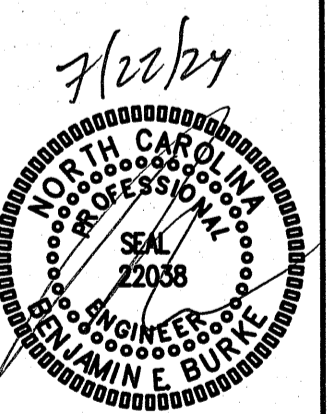
NOTE:
VERIFY QUANTITY AND LOCATION OF
ALL FLOOR DRAINS W/OWNER, ARCH.
PROVIDE TRAP PRIMERS (NOT SHOWN)
FOR ALL FLOOR DRAINS.
(TYP)

KEY NOTES FOR SHEET P-2.2

- ① 4" SANITARY WASTE STACK DN AND UP
(3RD FLOOR DN ONLY). VERIFY LOCATION.
UNIT BRANCH CONNECTION BELOW FLOOR.
- ② 3" VENT STACK DN AND UP (UP TO VTR
FOR 3RD FLOOR). VERIFY LOCATION.
UNIT BRANCH CONNECTION ABOVE CEILING.



① 2ND/3RD FLOOR DWV PLAN
P-2.2 SCALE: 3/16" = 1'-0"



2ND/3RD FLOOR
DWV PLAN

24029

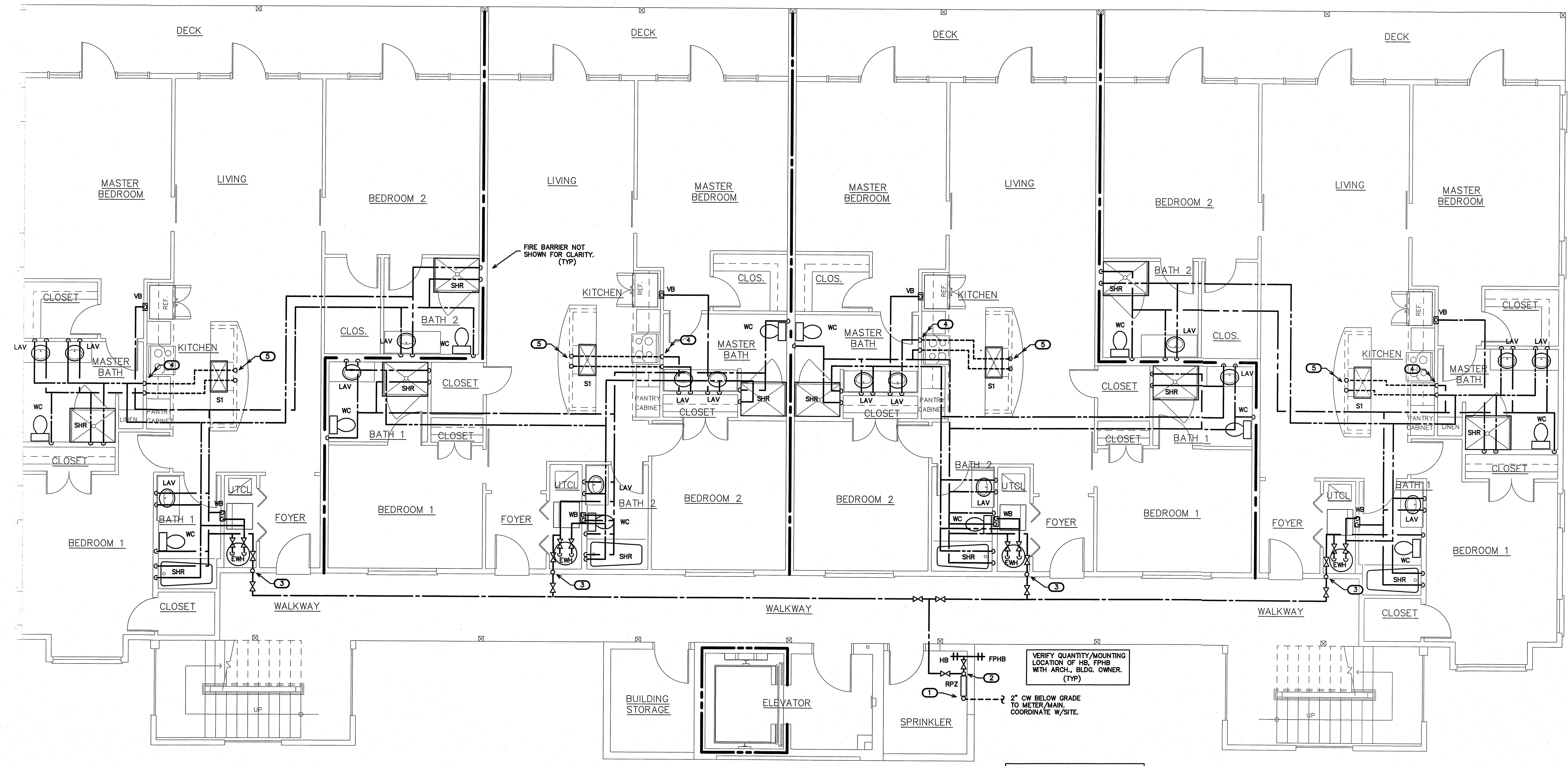
ISSUED: 7/22/2024
DWG BY: -
CKD BY: BEB
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SHEET NO.
P-2.2

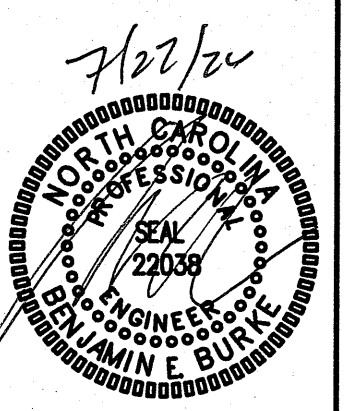
- KEY NOTES FOR SHEET P-3.1
- 1 RISE FROM BELOW GRADE TO RPZ. VERIFY LOCATION. SEE DETAIL ON SHEET P-1.
 - 2 PROVIDE BRANCH LINE FOR HB/FPHB. RISE TO RUN ABOVE CEILING/BELOW UPPER LEVEL. VERIFY LOCATION/ROUTING.
 - 3 CW RISE THRU BLDG. TO UPPER LEVELS. VERIFY LOCATION/ROUTING THRU STRUCTURE. PROVIDE 1ST FLOOR DWELLING UNIT BRANCH MAIN SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION.
 - 4 DROP WATER LINES TO RUN IN FLOOR TO ISLAND FIXTURES. VERIFY LOCATION.
 - 5 RISE TO RUN CW/HW LINES CONCEALED IN CABINETRY. VERIFY LOCATION.

NOTE:
COORDINATE WITH DWY PLANS, PROVIDE TRAP PRIMERS (NOT SHOWN) FOR FLOOR DRAINS.



1 1ST FLOOR WATER PLAN
SCALE: 3/16" = 1'-0"

NOTE:
ALL WATER LINES, EQUIPMENT, ETC. IN SPRINKLER ROOM SHOWN FOR CLARITY. THE PC SHALL COORDINATE ALL WORK IN SPRINKLER ROOM WITH THE SPRINKLER CONTRACTOR. THE CONTRACTORS SHALL PROVIDE TO THE ENGINEER, ARCHITECT AND JAH-A A COORDINATION DRAWING LOCATING ALL EQUIPMENT, PIPING, ETC., PRIOR TO START OF WORK.



1ST FLOOR WATER PLAN

24029

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REVISIONS

SHEET NO.
P-3.1

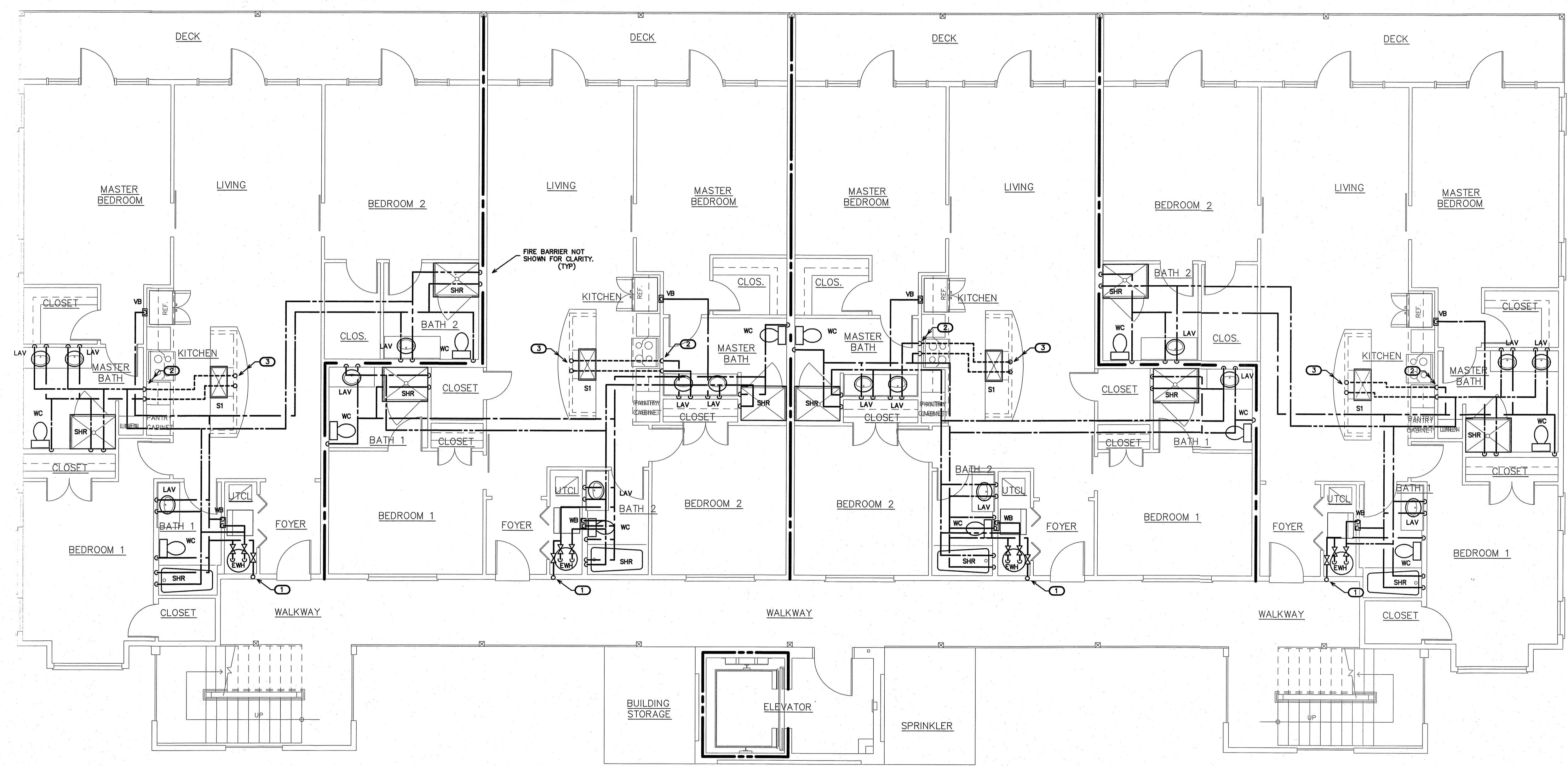
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KEY NOTES FOR SHEET P-3.2

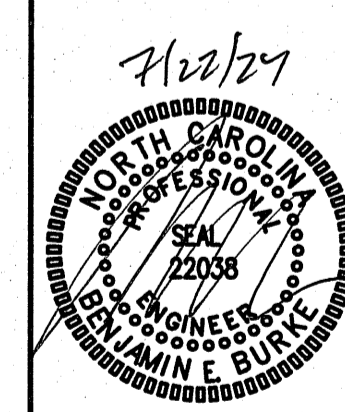
1 CW DN AND UP TO ABOVE CEILING. VERIFY LOCATION/ROUTING. PROVIDE DWELLING UNIT BRANCH MAIN SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION. PROVIDE ACCESS DOOR IF REQUIRED. (TYP FOR ALL FLOORS)

2 DROP WATER LINES TO RUN BELOW FLOOR TO ISLAND FIXTURES. VERIFY LOCATION.

3 RISE TO RUN CW/HW LINES CONCEALED IN CABINETRY. VERIFY LOCATION.



1 2ND/3RD FLOOR WATER PLAN
P-3.2 SCALE: 3/16" = 1'-0"



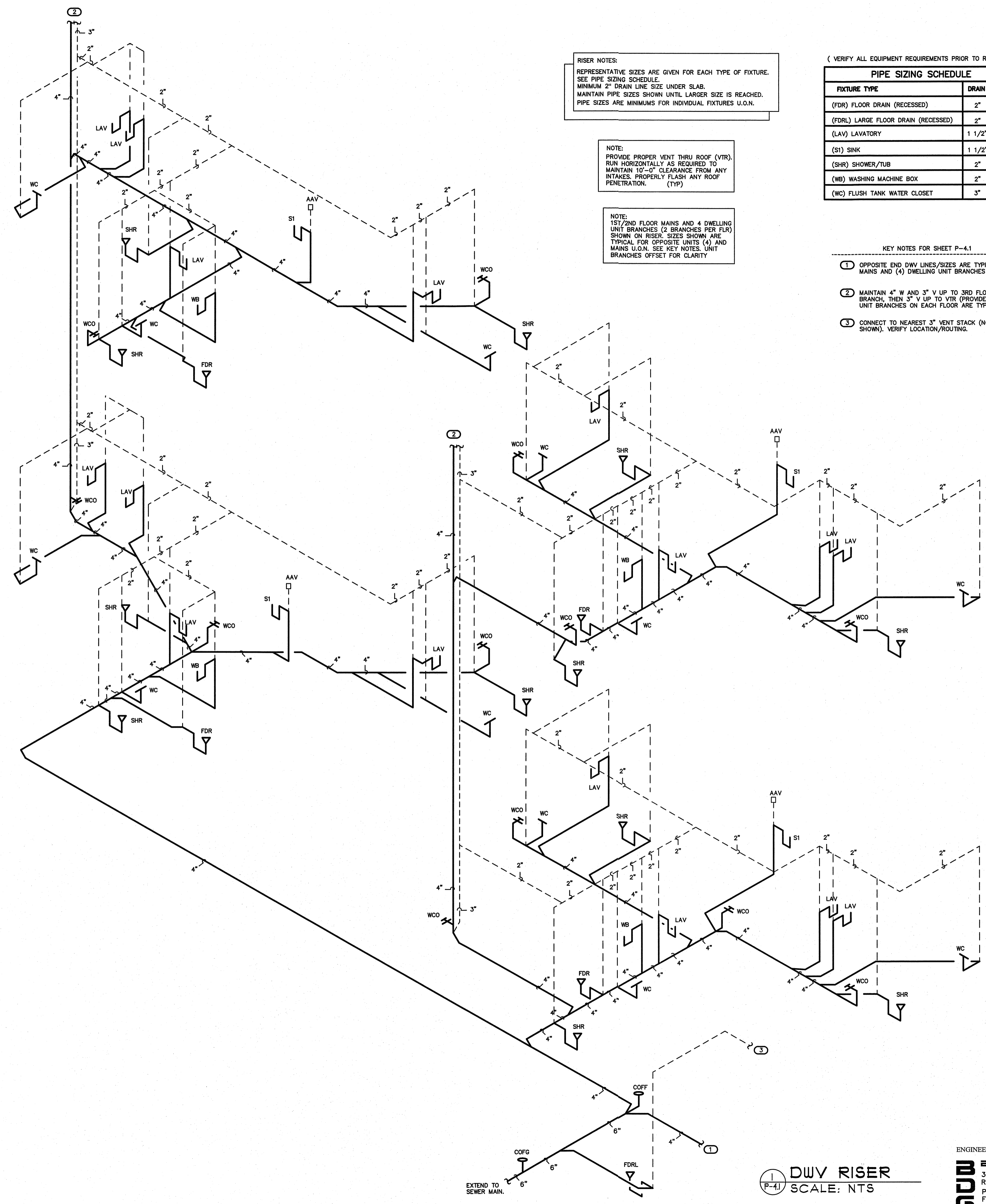
2ND/3RD FLOOR
WATER PLAN

24029

ISSUED: 7/22/2024
DWG BY:
CKD BY: BEB
REVISIONS

SHEET NO.
P-3.2

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

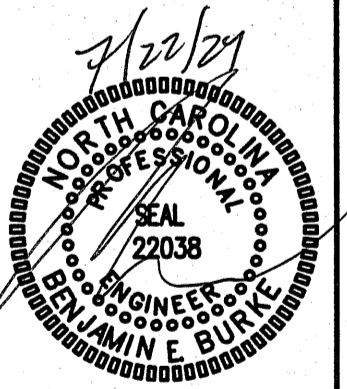
NOTE:
 PROVIDE PROPER VENT THRU ROOF (VTR). RUN HORIZONTALLY AS REQUIRED TO MAINTAIN 10'-0" CLEARANCE FROM ANY INTAKES. PROPERLY FLASH ANY ROOF PENETRATION. (TYP)

NOTE:
 1ST/2ND FLOOR MAINS AND 4 DWELLING UNIT BRANCHES (2 BRANCHES PER FLR) SHOWN ON RISER. SIZES SHOWN ARE TYPICAL FOR OPPOSITE UNITS (4) AND MAINS U.O.N. SEE KEY NOTES. UNIT BRANCHES OFFSET FOR CLARITY

(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

FIXTURE TYPE	DRAIN	VENT
(FDR) FLOOR DRAIN (RECESSED)	2"	1 1/4"
(FDRL) LARGE FLOOR DRAIN (RECESSED)	2"	2"
(LAV) LAVATORY	1 1/2"	1 1/4"
(SI) SINK	1 1/2"	1 1/4"
(SHR) SHOWER/TUB	2"	1 1/4"
(WB) WASHING MACHINE BOX	2"	1 1/4"
(WC) FLUSH TANK WATER CLOSET	3"	1 1/2"

- KEY NOTES FOR SHEET P-4.1
- OPPOSITE END DWV LINES/SIZES ARE TYPICAL TO MAINS AND (4) DWELLING UNIT BRANCHES SHOWN.
 - MAINTAIN 4" W AND 3" V UP TO 3RD FLOOR UNIT BRANCH. THEN 3" V UP TO VTR (PROVIDE). ALL UNIT BRANCHES ON EACH FLOOR ARE TYPICAL.
 - CONNECT TO NEAREST 3" VENT STACK (NOT SHOWN). VERIFY LOCATION/ROUTING.

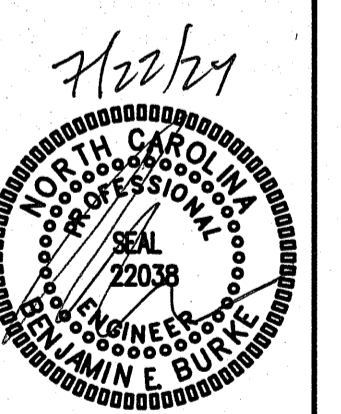


DWV RISER
24029
 ISSUED: 7/22/2024
 DWG BY: -
 CKD BY: BEB
 REVISIONS

DWV RISER
 SCALE: NTS

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SHEET NO.
P-4.1



WATER
RISER

24029

ISSUED: 7/22/2024

DWG BY: -

CKD BY: BEB

REVISIONS

SHEET NO.

P-5.1

RISER NOTES:
REPRESENTATIVE SIZES ARE GIVEN FOR EACH TYPE OF FIXTURE.
SEE PIPE SIZING SCHEDULE.
MAINTAIN PIPE SIZES SHOWN UNTIL LARGER SIZE IS REACHED.
PIPE SIZES ARE MINIMUMS FOR INDIVIDUAL FIXTURES U.O.N.

NOTE:
SEE PLAN FOR SHUT-OFF VALVE LOCATIONS.
COORDINATE LOCATION AND NUMBER
WITH LOCAL INSPECTIONS DEPARTMENT.
PROVIDE ACCESS DOORS IF REQUIRED.

NOTE:
1ST FLOOR MAINS AND 2 DWELLING
UNIT BRANCHES SHOWN ON RISER.
SIZES SHOWN ARE TYPICAL FOR
OPPOSITE UNITS (2) AND MAINS U.O.N.
SEE KEY NOTES. UNIT BRANCHES
OFFSET FOR CLARITY.

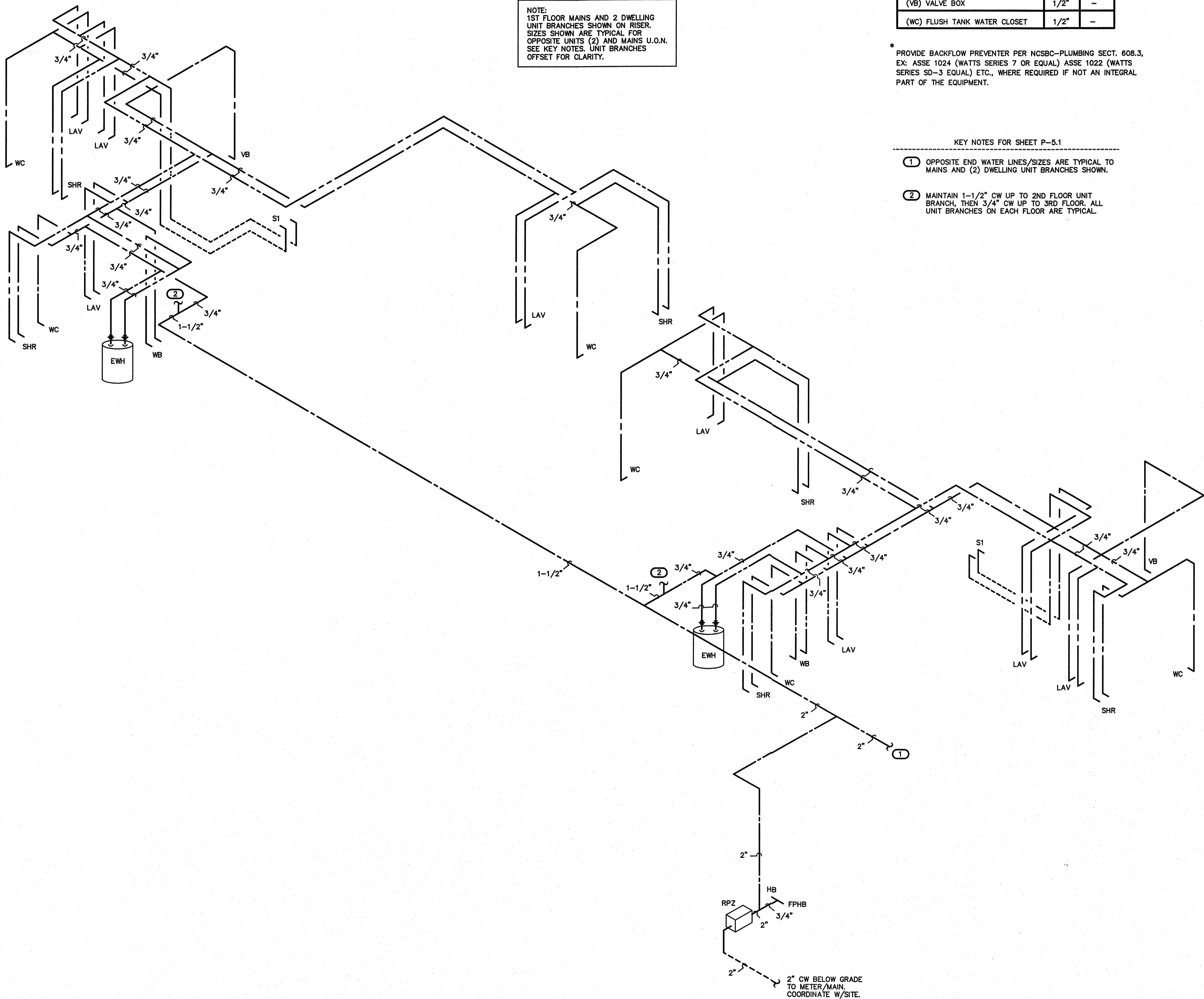
(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

PIPE SIZING SCHEDULE		
FIXTURE TYPE	CW	HW
(FPHB) FREEZE PROOF HOSE BIBB	1/2"	-
(HB) HOSE BIBB	1/2"	-
(LAV) LAVATORY	1/2"	1/2"
(SI) SINK	1/2"	1/2"
(SHR) SHOWER/TUB	1/2"	1/2"
(WB) WASHING MACHINE BOX	1/2"	1/2"
(VB) VALVE BOX	1/2"	-
(WC) FLUSH TANK WATER CLOSET	1/2"	-

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

KEY NOTES FOR SHEET P-5.1

- ① OPPOSITE END WATER LINES/SIZES ARE TYPICAL TO MAINS AND (2) DWELLING UNIT BRANCHES SHOWN.
- ② MAINTAIN 1-1/2" CW UP TO 2ND FLOOR UNIT BRANCH, THEN 3/4" CW UP TO 3RD FLOOR. ALL UNIT BRANCHES ON EACH FLOOR ARE TYPICAL.



1 WATER RISER
P-5.1 SCALE: NTS

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HVAC EQUIPMENT SCHEDULE	
HVAC SYSTEM #1	
AHU #1 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4DNB031, 4 WAY, MULTIPURPOSE FAN COIL UNIT, 8 KW HEATER. NOMINAL CAPACITY = 30,000 BTUH. 1000 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 2.5 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/2HP, 4.1A MOTOR FLA, 32.0A HEAT FLA, 240V, 1 PH, 48.5A MCA, 50A MOCP AHU & HEAT.
HP #1 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCCS30A0030, 2.5 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE. COMP 14.1A RLA, FAN 1.2A FLA, OUTDOOR HEAT PUMP 18.1A MCA, 30A MOCP.
HVAC SYSTEM #2	
AHU #2 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4CNF037, 4 WAY, MULTIPURPOSE FAN COIL UNIT, 8 KW HEATER. NOMINAL CAPACITY = 36,000 BTUH. 1200 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 3 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/2HP, 4.1A MOTOR FLA, 32A HEAT FLA, 240V, 1 PH, 48.5A MCA, 50A MOCP AHU & HEAT.
HP #2 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCCS38A0030, 3 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE. COMP 16.7A RLA, FAN 1.2A FLA, OUTDOOR HEAT PUMP 22.1A MCA, 35A MOCP.

* OR APPROVED EQUAL

AHU CONTROL NOTE:
FOR EACH SYSTEM PROVIDE "SIMPLE ENGINEERED SOLUTIONS" MODEL #IPDM-XX HEAT PUMP DEHUMIDIFICATION CONTROL MODULE. PROVIDE PROGRAMMABLE ELECTRONIC THERMOSTAT WITH AUTO CHANGEOVER AND HUMIDISTAT FUNCTION. THERMOSTAT SHALL BE COMPATIBLE WITH DEHUMIDIFICATION CONTROL MODULE. PURPOSE OF DEHUMIDIFICATION CONTROL MODULE IS TO INITIATE COOLING MODE WHEN HUMIDISTAT SENSES HUMIDITY OVER SETPOINT AND ENERGIZE AND CONTROL ELECTRIC HEAT TO MAINTAIN SPACE TEMPERATURE. CONTACT SIMPLE ENGINEERED SOLUTIONS FOR INFORMATION ON DEHUMIDIFICATION CONTROL MODULE: (910) 231-9929. email: jnauggs100@yahoo.com.

DUCTLESS SPLIT SYSTEM HEAT PUMP SCHEDULE	
DHP-1 OUTDOOR HEAT PUMP UNIT	* MITSUBISHI MODEL #MXZ-4C38NA2, 3 TON OUTDOOR HEAT PUMP UNIT, 20 SEER. 208 VOLT, 1 PHASE. CONDENSING UNIT 21.7A MCA, 25A MOCP. FAN COIL UNIT IS POWERED VIA FIELD PROVIDED WIRING FROM OUTDOOR UNIT. SERVES (3) INDOOR FAN-COIL UNITS (DFC-1.1, DFC-1.2, DFC-1.3).
DFC-1.1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #MSZ-FS06NA FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH. 137 CFM LO TO 381 CFM HI. 0.5 TON NOMINAL. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. FAN MOTOR 0.65, FLA 208 VOLT. SINGLE PH.
DFC-1.2 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #MSZ-FS06NA FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH. 137 CFM LO TO 381 CFM HI. 0.5 TON NOMINAL. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. FAN MOTOR 0.65, FLA 208 VOLT. SINGLE PH.
DFC-1.3 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #MSZ-FS06NA FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH. 137 CFM LO TO 381 CFM HI. 0.5 TON NOMINAL. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. FAN MOTOR 0.65, FLA 208 VOLT. SINGLE PH.

* OR APPROVED EQUAL

ELECTRIC WALL HEATER SCHEDULE	
ELECTRIC WALL HEATER (EH-1)	* QMARK MODEL #CWH1208DSAF ELECTRIC FAN-FORCED WALL HEATER, 2000 WATTS, 9.6 AMPS 208 VOLT, 1 PHASE. PROVIDE WALL MOUNTING BOX, DISCONNECT SWITCH AND INTEGRAL THERMOSTAT.

* OR APPROVED EQUAL

EXHAUST FAN SCHEDULE	
EXHAUST FAN #1 (EF-1)	* CARNES MODEL #VDD010C EXHAUST FAN, 93 CFM @ 1/4" SP, 640 RPM, 1.1 AMPS, 120V. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE SWITCH AND WIRE THE UNIT. THE HVAC CONTRACTOR SHALL PROVIDE UNIT, 6" RIGID DUCT TO WALL CAP OR ROOF CAP AS INDICATED ON PLANS. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.

* OR APPROVED EQUAL
NOTE: ALL EXHAUST FANS ON THE FIRST AND SECOND FLOOR SHALL HAVE CEILING RADIATION DAMPERS.

AIR DISTRIBUTION SCHEDULE							
MARK	* MANUFACTURER	MODEL NO.	NECK SIZE	FACE SIZE	MATERIAL	SERVICE	NOTES
A	CARNES	RTDBH	12" X 4"	13" X 6"	STEEL	SUPPLY	CEILING MOUNTED, WHITE
B	CARNES	RTDBH	9" X 4"	11" X 6"	STEEL	SUPPLY	CEILING OR SIDE WALL MOUNTED, WHITE
RA	GRANGER	4MJTB	24" X 24"	26.5" X 26.5"	STEEL	RETURN	WHITE, FILTER GRILLE, SIDEWALL MOUNTED

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

FLEXIBLE DUCTWORK SIZES MAXIMUM CFMS		
SIZES	SUPPLY	RETURN
6"	90	90
8"	175	175
10"	250	250
12"	400	350
14"	550	500
16"	NA	900

FLEXIBLE DUCTWORK NOTES

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

OUTDOOR AIR CALCULATIONS
(FOR EACH END UNIT)

OUTSIDE AIR PROVIDED BY NATURAL VENTILATION PER NC80C MECHANICAL CODE, SECTION 402. 1540 SQ.FT. TOTAL X 0.04 = 62 SQ.FT. REQUIRED FREE AREA. OPERABLE DOORS AND WINDOWS TO EXTERIOR PROVIDE 92 SQ.FT. OF FREE AREA.

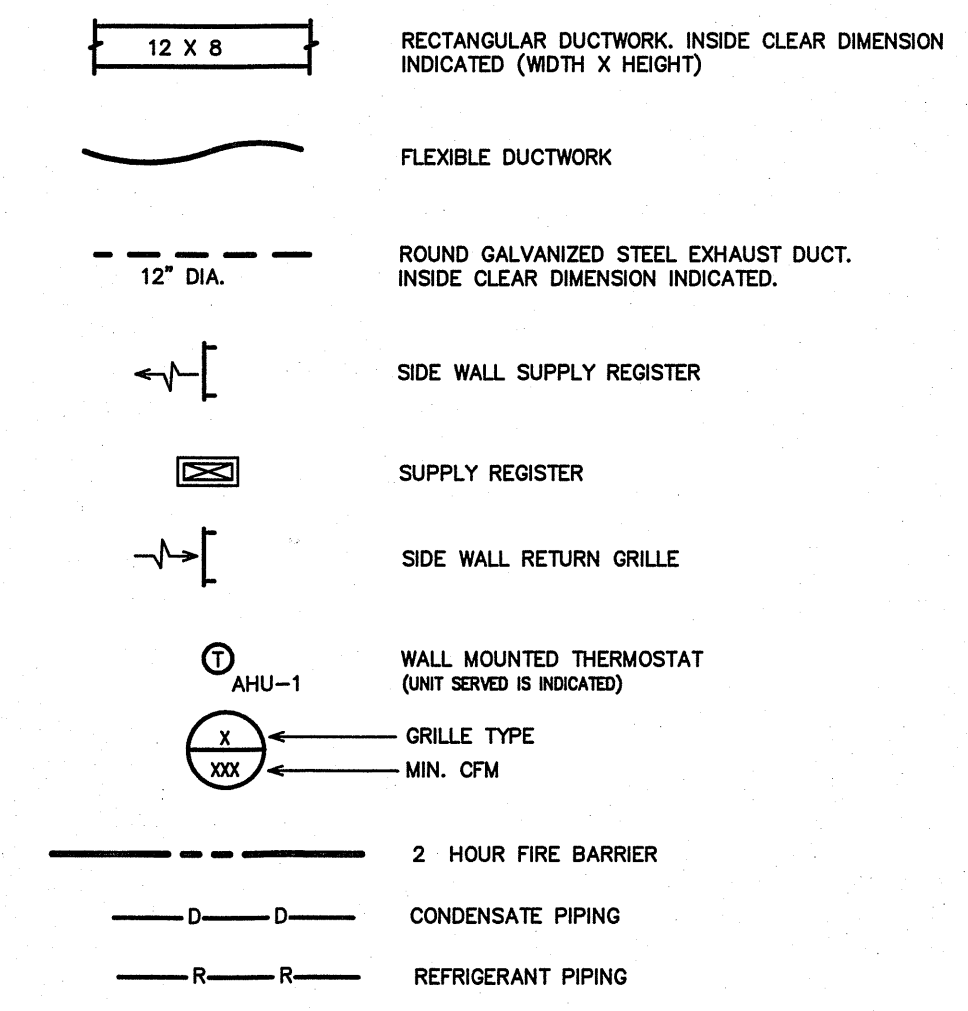
OUTDOOR AIR CALCULATIONS
(FOR EACH MIDDLE UNIT)

OUTSIDE AIR PROVIDED BY NATURAL VENTILATION PER NC80C MECHANICAL CODE, SECTION 402. 1380 SQ.FT. TOTAL X 0.04 = 54 SQ.FT. REQUIRED FREE AREA. OPERABLE DOORS AND WINDOWS TO EXTERIOR PROVIDE 79 SQ.FT. OF FREE AREA.

GENERAL NOTES - MECHANICAL

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

LEGEND - MECHANICAL



(EACH END UNIT)
APPENDIX B

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

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone
winter dry bulb 16F
summer dry bulb 93F

Interior Design Conditions
winter dry bulb 72F
summer dry bulb 75F
relative humidity 50%

Building Heating Load (One end unit only) 21,000TU/hr

Building Cooling Load (One end unit only) 35,600 BTU/hr

Mechanical Spacing Conditioning System
Unitary - The tenant space is served the following systems:
(1) 3 Ton split system heat pump unit.
Boiler - Not applicable to this project.
Chiller - Not applicable to this project.
Equipment efficiencies
Efficiencies and outputs are listed on equipment schedules - See drawings.

(EACH MIDDLE UNIT)
APPENDIX B

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

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone
winter dry bulb 16F
summer dry bulb 93F

Interior Design Conditions
winter dry bulb 72F
summer dry bulb 75F
relative humidity 50%

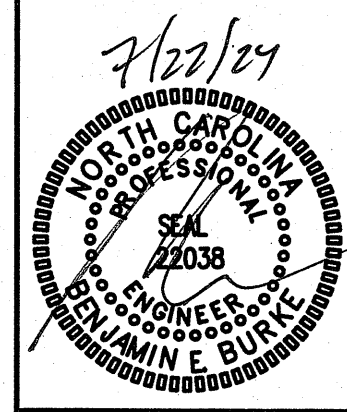
Building Heating Load (One middle unit only) 21,000TU/hr

Building Cooling Load (One middle unit only) 35,600 BTU/hr

Mechanical Spacing Conditioning System
Unitary - The tenant space is served the following systems:
(1) 2.5 Ton split system heat pump unit.
Boiler - Not applicable to this project.
Chiller - Not applicable to this project.
Equipment efficiencies
Efficiencies and outputs are listed on equipment schedules - See drawings.

Coastal Architecture
Architectural Design Planning Interiors
Member of the American Institute of Architects
Lee D. Dixon, Jr., AIA
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Morehead City, NC 28557
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PEPPERTREE BUILDING 34 - 3 STORY ATLANTIC BEACH, NORTH CAROLINA



HVAC SCHEDULES

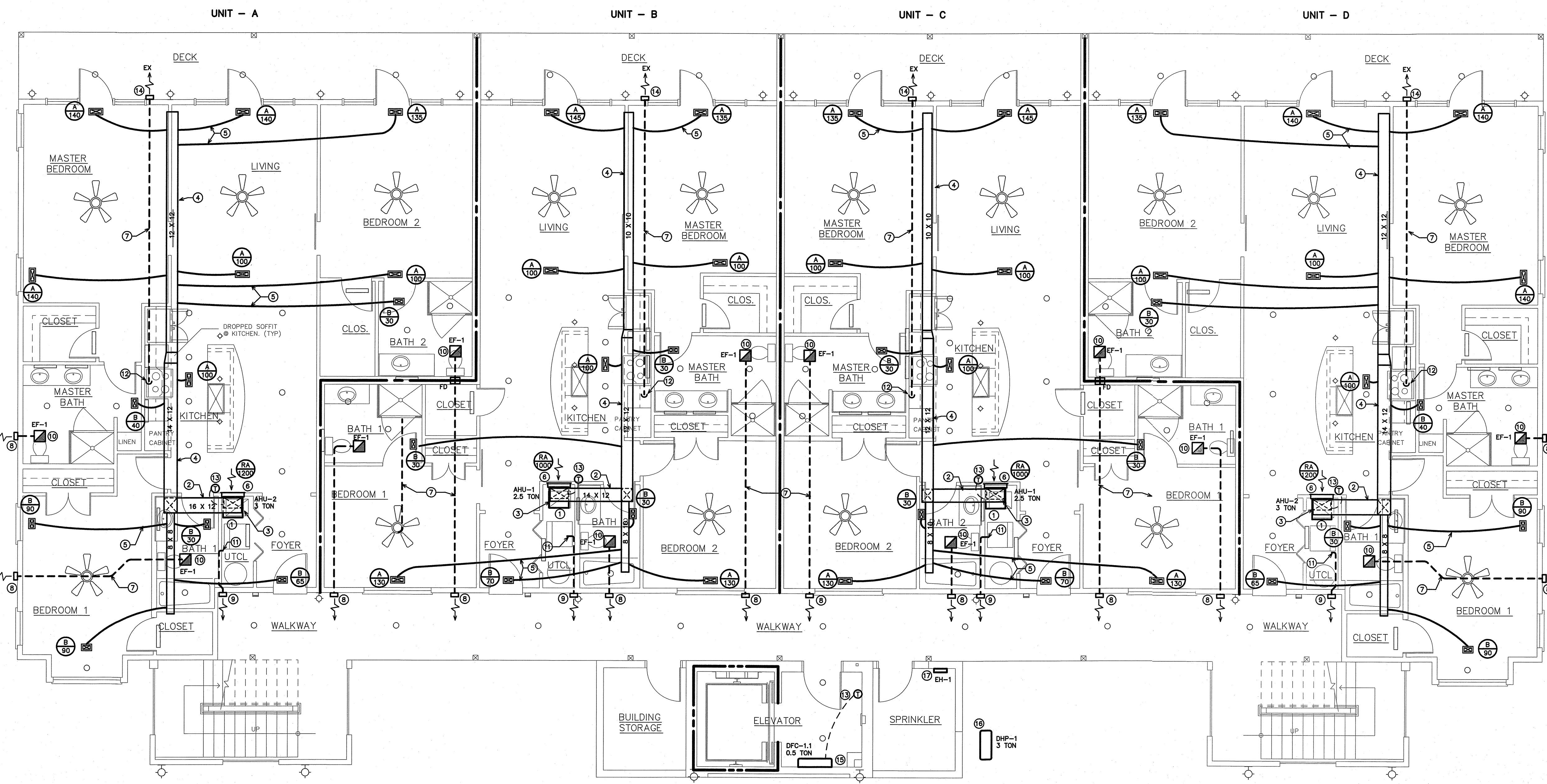
21014

ISSUED: 7/22/2024
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SHEET NO.
M1



- HP-1 3 TON UNIT A - 1ST FL.
- HP-1 3 TON UNIT A - 2ND FL.
- HP-1 3 TON UNIT A - 3RD FL.
- HP-1 2.5 TON UNIT B - 1ST FL.
- HP-2 2.5 TON UNIT B - 2ND FL.
- HP-2 2.5 TON UNIT B - 3RD FL.

- HP-1 3 TON UNIT D - 1ST FL.
- HP-1 3 TON UNIT D - 2ND FL.
- HP-1 3 TON UNIT D - 3RD FL.
- HP-2 2.5 TON UNIT C - 1ST FL.
- HP-2 2.5 TON UNIT C - 2ND FL.
- HP-2 2.5 TON UNIT C - 3RD FL.

Peppertree 34 - Redesign M2.0

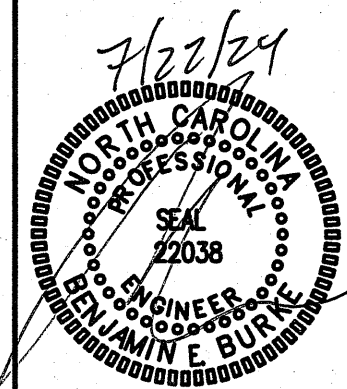
WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

RADIATION DAMPER NOTE:
THE FIRST FLOOR CEILING ASSEMBLY IS 1/2 HOUR FIRE RATED. ALL CEILING MOUNTED SUPPLY AIR REGISTERS AND CEILING EXHAUST FANS SHALL HAVE A RADIATION DAMPERS.

1ST FLOOR HVAC PLAN
SCALE: 3/16"=1'-0"

- KEY NOTES FOR M-2.1
- 1 VERTICAL AIR HANDLING UNIT MOUNTED ON CLOSET FLOOR. SEE DETAIL 1/M-3.
 - 2 RUN SUPPLY AIR DUCT IN LOWER CEILING AREA BELOW FLOOR JOIST FOR FLOOR ABOVE.
 - 3 DUCT SHALL RISE THROUGH CEILING TO RUN IN DUCT CHASE IN CENTER OF FLOOR JOIST ABOVE. INSTALL RADIATION DAMPER AT PENETRATION OF CEILING.
 - 4 RUN SUPPLY AIR DUCT ABOVE CEILING IN DUCT CHASE PROVIDED IN CENTER OF FLOOR JOIST FOR FLOOR ABOVE.
 - 5 RUN FLEXIBLE DUCTS ABOVE CEILING BETWEEN FLOOR JOIST FOR FLOOR ABOVE AND THROUGH WEBS OF JOIST AS REQUIRED. (TYPICAL).
 - 6 LOW SIDE WALL MOUNTED RETURN AIR FILTER GRILLE. MOUNT WITH BOTTOM AT 8" AFF.
 - 7 RUN EXHAUST DUCTWORK ABOVE CEILING THROUGH WEBS AND BETWEEN FLOOR JOIST FOR FLOOR ABOVE. (TYPICAL).
 - 8 WALL EXHAUST CAP EQUAL TO CARNES MODEL VXCWV, 6" DIA. DUCT CONNECTION ALUMINUM WITH BACKDRAFT DAMPER AND BIRDSCREEN.
 - 9 WALL EXHAUST CAP FOR DRYER VENT, ALUMINUM WITH 4" DIA. DUCT CONNECTION, BACKDRAFT DAMPER. WALL CAP SHALL BE LOW ON WALL AT 8" AFF.
 - 10 TOILET EXHAUST FAN SHALL HAVE CEILING RADIATION DAMPER.
 - 11 4" DIA. RIGID STEEL DRYER VENT DUCT. RUN DUCT EXPOSED LOW ON WALL TO WALL EXHAUST CAP.
 - 12 CONNECT 4" DIA. RIGID STEEL DUCT TO DUCT COLLAR ON RANGE HOOD. RUN DUCT UP TO ABOVE CEILING.
 - 13 MOUNT THERMOSTAT AT 48" AFF.
 - 14 WALL EXHAUST CAP FOR RANGE HOOD VENT, ALUMINUM WITH 4" DIA. DUCT CONNECTION, BACKDRAFT DAMPER.
 - 15 WALL MOUNTED DUCTLESS SPLIT SYSTEM FAN-COIL UNIT. MOUNT WITH BOTTOM AT 7'-0" AFF. RUN REFRIGERANT PIPING CONCEALED ABOVE CEILING AND WITHIN WALLS TO OUTDOOR HEAT PUMP UNIT. RUN PUMPED CONDENSATE DOWN CONCEALED IN WALL. STUB-OUT AT 6" ABOVE FINISH GRADE. TERMINATE WITH ELBOW TURNED DOWN IN PLANTED AREA.
 - 16 DUCTLESS SPLIT SYSTEM OUTDOOR HEAT PUMP UNIT MOUNTED ON WOODEN PLATFORM. PLATFORM BY GENERAL CONTRACTOR. UNIT SERVES (3) INDOOR FAN-COIL UNITS IN ELEVATOR LOBBIES. PROVIDE ALL MANUFACTURER'S REQUIRED CLEARANCES AROUND UNIT.
 - 17 ELECTRIC WALL HEATER. MOUNT WITH BOTTOM AT 8" AFF.
 - 18 OUTDOOR HEAT PUMP UNIT MOUNTED ON WOODEN PLATFORM. PLATFORM BY GENERAL CONTRACTOR. PROVIDE ALL MANUFACTURER'S REQUIRED CLEARANCES AROUND UNIT. RUN REFRIGERANT PIPING TO INDOOR UNIT CONCEALED IN WALLS AND ABOVE CEILING.



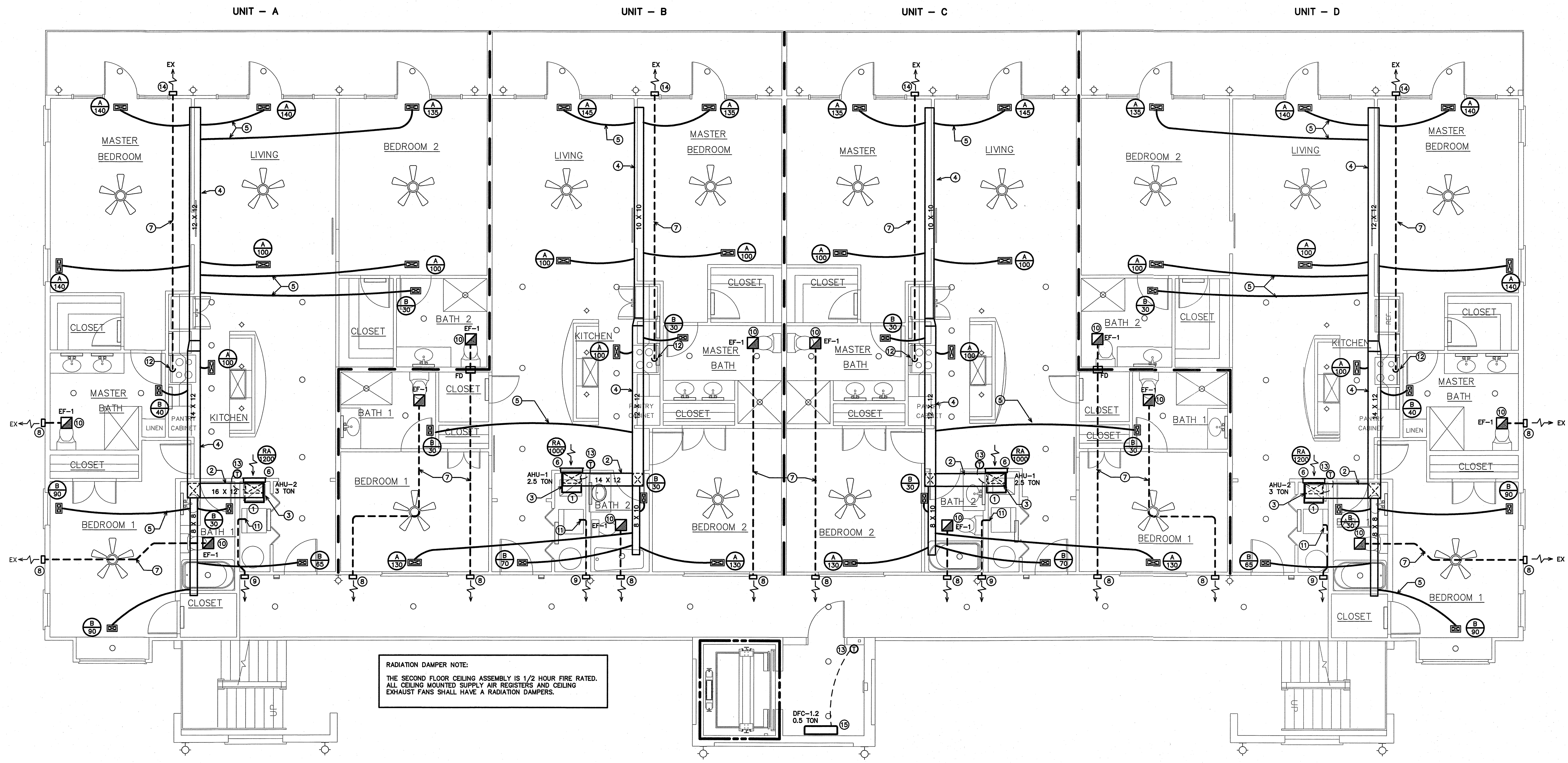
1ST FLOOR HVAC PLAN

21014

ISSUED: 7/22/2024
DWG BY: WBE / CLS
CKD BY: BEB

REVISIONS

SHEET NO.
M-2.0



RADIATION DAMPER NOTE:
THE SECOND FLOOR CEILING ASSEMBLY IS 1/2 HOUR FIRE RATED. ALL CEILING MOUNTED SUPPLY AIR REGISTERS AND CEILING EXHAUST FANS SHALL HAVE A RADIATION DAMPERS.

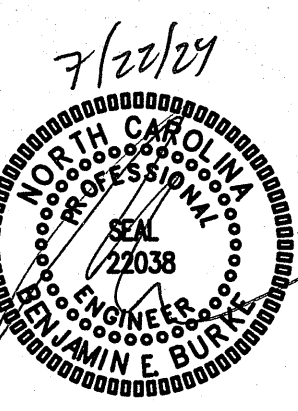
2ND FLOOR HVAC PLAN
SCALE: 3/16"=1'-0"

Peppertree 34 - Redesign M2.1

WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

- KEY NOTES FOR M-2.2
- VERTICAL AIR HANDLING UNIT MOUNTED ON CLOSET FLOOR. SEE DETAIL 1/M4.
 - RUN SUPPLY AIR DUCT IN LOWER CEILING AREA BELOW FLOOR JOIST FOR FLOOR ABOVE.
 - DUCT SHALL RISE THROUGH CEILING TO RUN IN DUCT CHASE IN CENTER OF FLOOR JOIST ABOVE. INSTALL RADIATION DAMPER AT PENETRATION OF CEILING.
 - RUN SUPPLY AIR DUCT ABOVE CEILING IN DUCT CHASE PROVIDED IN CENTER OF FLOOR JOIST FOR FLOOR ABOVE.
 - RUN FLEXIBLE DUCTS ABOVE CEILING BETWEEN FLOOR JOIST FOR FLOOR ABOVE AND THROUGH WEBS OF JOIST AS REQUIRED. (TYPICAL).
 - LOW SIDE WALL MOUNTED RETURN AIR FILTER GRILLE. MOUNT WITH BOTTOM AT 8" AFF.
 - RUN EXHAUST DUCTWORK ABOVE CEILING THROUGH WEBS AND BETWEEN FLOOR JOIST FOR FLOOR ABOVE. (TYPICAL).
 - WALL EXHAUST CAP EQUAL TO CARNES MODEL VYCBWK, 6" DIA. DUCT CONNECTION ALUMINUM WITH BACKDRAFT DAMPER AND BIRDSCREEN.
 - WALL EXHAUST CAP FOR DRYER VENT, ALUMINUM WITH 4" DIA. DUCT CONNECTION, BACKDRAFT DAMPER. WALL CAP SHALL BE LOW ON WALL AT 8" AFF.
 - TOILET EXHAUST FAN SHALL HAVE CEILING RADIATION DAMPER.
 - 4" DIA. RIGID STEEL DRYER VENT DUCT. RUN DUCT EXPOSED LOW ON WALL TO WALL EXHAUST CAP.
 - CONNECT 4" DIA. RIGID STEEL DUCT TO DUCT COLLAR ON RANGE HOOD. RUN DUCT UP TO ABOVE CEILING.
 - MOUNT THERMOSTAT AT 48" AFF.
 - WALL EXHAUST CAP FOR RANGE HOOD VENT, ALUMINUM WITH 4" DIA. DUCT CONNECTION, BACKDRAFT DAMPER.
 - WALL MOUNTED DUCTLESS SPLIT SYSTEM FAN-COIL UNIT. MOUNT WITH BOTTOM AT 7'-0" AFF. RUN REFRIGERANT PIPING CONCEALED ABOVE CEILING AND WITHIN WALLS TO OUTDOOR HEAT PUMP UNIT. RUN PUMPED CONDENSATE DOWN CONCEALED IN WALL. STUB-OUT AT 8" ABOVE FINISH GRADE. TERMINATE WITH ELBOW TURNED DOWN IN PLANTED AREA.



2ND FLOOR HVAC PLAN

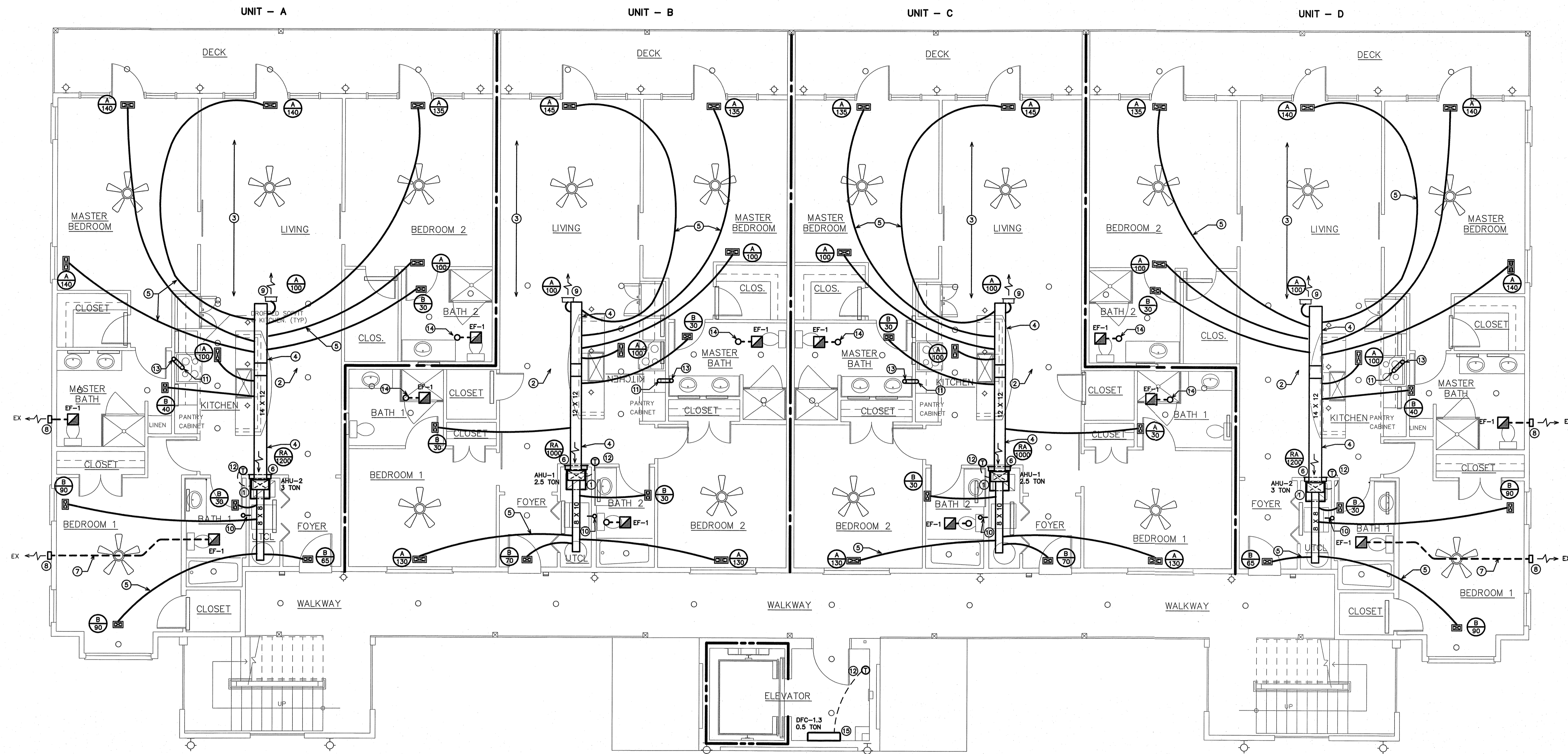
21014

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CKD BY: BEB

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SHEET NO.
M-2.1



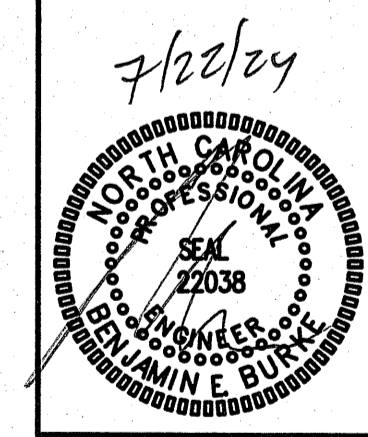
Peppertree 34 - Redesign M2.2

WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

1 M-2.3 3RD FLOOR HVAC PLAN
SCALE: 3/16"=1'-0"

- KEY NOTES FOR M-2.3
- VERTICAL AIR HANDLING UNIT MOUNTED ON CLOSET FLOOR. SEE DETAIL 1/M-3.
 - RIDGE LINE IN CEILING.
 - AREA OF DORMER IN CEILING. NO DUCTWORK CAN BE IN THIS AREA.
 - RUN SUPPLY AIR MAIN DUCT ABOVE CEILING, BETWEEN AND PARALLEL TO ROOF TRUSSES.
 - RUN FLEXIBLE DUCTS ABOVE CEILING BETWEEN ROOF TRUSSES AND THROUGH WEBS OF ROOF TRUSSES AS REQUIRED. (TYPICAL).
 - LOW SIDE WALL MOUNTED RETURN AIR FILTER GRILLE. MOUNT WITH BOTTOM AT 8" AFF.
 - RUN EXHAUST DUCTWORK ABOVE CEILING THROUGH WEBS OF ROOF TRUSSES. (TYPICAL)
 - WALL EXHAUST CAP EQUAL TO CARNES MODEL VXC8WK, 6" DIA. DUCT CONNECTION ALUMINUM WITH BACKDRAFT DAMPER AND BIRDSCREEN.
 - SUPPLY AIR REGISTER MOUNTED ON VERTICAL WALL IN DORMER AREA.
 - STUB-OUT 4" DIA. RIGID STEEL DUCT FOR DRYER DUCT AT 8" ABOVE FINISH FLOOR. RUN 4" DIA. RIGID STEEL UP IN WALL TO ROOF MOUNTED LOW PROFILE DRYER VENT EXHAUST CAP, ALUMINUM, WITH BACKDRAFT DAMPER.
 - CONNECT 4" DIA. RIGID STEEL DUCT TO DUCT COLLAR ON RANGE HOOD. RUN DUCT UP TO ABOVE CEILING.
 - MOUNT THERMOSTAT AT 48" AFF.
 - LOW PROFILE ROOF EXHAUST CAP FOR RANGE HOOD VENT, ALUMINUM WITH 4" DIA. DUCT CONNECTION, BACKDRAFT DAMPER.
 - 6" DIA. RIGID EXHAUST DUCT UP TO ROOF MOUNTED LOW PROFILE EXHAUST CAP WITH ALUMINUM CONSTRUCTION, BIRDSCREEN AND BACKDRAFT DAMPER EQUAL TO CARNES MODEL VXC8RK.
 - WALL MOUNTED DUCTLESS SPLIT SYSTEM FAN-COIL UNIT. MOUNT WITH BOTTOM AT 7'-0" AFF. RUN REFRIGERANT PIPING CONCEALED ABOVE CEILING AND WITHIN WALLS TO OUTDOOR HEAT PUMP UNIT. RUN PUMPED CONDENSATE DOWN CONCEALED IN WALL. STUB-OUT AT 6" ABOVE FINISH GRADE. TERMINATE WITH ELBOW TURNED DOWN IN PLANTED AREA.



3RD FLOOR
FLOOR HVAC PLAN

21014
ISSUED: 7/22/2024
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SHEET NO.
M-2.2

DIVISION 15 B - HEATING, VENTILATING AND AIR CONDITIONING

1.1 DESCRIPTION OF THE WORK

- A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:
 1. Heating, ventilation, and air conditioning equipment.
 2. Ductwork.
 3. Grilles and diffusers.
 4. Controls and control wiring.
 5. Condensate piping.

- B. All work under this contract shall be installed in compliance with the latest edition of the following codes and standards insofar as they apply:
 1. ASHRAE Guide
 2. National Electric Code.
 3. 2018 NC State Building Code: Mech Code.
 4. The Electrical Specifications for this project.
 5. SMACNA HVAC Duct Construction Standards.
 6. All local codes and ordinances.
 7. ARI rating.
 8. 2018 NC State Building Code: Energy Conservation Code.

- C. These codes are minimum standards. If codes require a more stringent method of construction than the specifications require, the codes shall govern.
- D. The HVAC Contractor shall be licensed in North Carolina and have all local licenses required for the work.

1.2 INTENT

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

1.3 COORDINATION

- A. Coordinate work with other contractors. Notify Owner of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Owner for a decision before resuming operations.
- B. Locations shown are approximate. The HVAC Contractor shall verify with owner, the placement of equipment, fixtures, outlets, etc. The drawings do not give exact details as to elevations and locations of various pipes, fittings, ducts, conduits, etc., and do not show all offsets and other installation details which may be required.
- C. Changes in duct or piping design caused by obstructions shall be submitted to Engineer in sketch form for study and comment prior to execution. Additional cost will not be allowed for this type of work.

1.4 SHOP DRAWINGS

- A. Shop drawings shall be submitted for all major items of equipment. These may consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified. Shop drawings shall include but are not limited to the following:
 1. All equipment and accessories.
 2. Grilles and diffusers.
 3. Unit sizes and requirements.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. All air handling devices must have the manufacturer's recommended filter rack, for 1" thick filters.

2.2 PIPING

- A. Condensate drain piping shall be PVC pipe. Provide tee and plug at changes in direction. Route pipe to proper termination point. All condensate piping shall be insulated with flexible elastomeric insulation. Provide copper piping in plenum areas.

2.3 DUCTWORK

- A. Ductwork shall be built in accordance with SMACNA HVAC Duct construction standards. Furnish and install all supply, return, and ventilation ductwork shown, together with splitters, deflectors, dampers, etc. This work shall be constructed of new galvanized prime grade steel sheets. The gauges of metal to be used and the construction and bracing of joints shall be in accordance with the SMACNA recommendations.
- B. Seal all sheet metal joints with fiber impregnated mastic.
- C. Support from building structure on strap hangers not over 8 feet apart.
- D. Use manufactured turning vanes in each elbow where required or where indicated on drawings.
- E. Flexible connectors shall be 3 inches wide, of fireproof material and used to isolate noise between equipment and ductwork on supply and return side of all units.
- F. Round runouts, where used, shall be built in accordance with the above standards, and each runout shall also have manufactured side take off, adjustable quadrant damper at all accessible locations and shall be of Owens Corning INL-25 flexible duct with UL label. Flex duct lengths allowed up to 14 feet. Duct must be supported with sufficient hangers in order to prevent sags. Serpentine routing will not be permitted. Quadrant damper to be 22 gauge easily adjustable manually with exterior handle (similar to H&C Kwik-a-st) and is not to be mounted in side take-off.

2.4 DUCT INSULATION (LOW PRESSURE)

- A. All insulation, linings, coverings and adhesives shall have a flame spread classification of 25 or less and a smoke developed rating of not more than 50, exposed exterior piping.
- B. All duct insulation shall comply with Section 604, of the N. C. Building Code: Mechanical Code
- C. All supply and return ductwork shall be completely insulated, either internally or externally.
- D. Rectangular ductwork shall be lined with two-inch thick, 1.5 lb. per cubic foot density, duct liner, Armstrong, CSO Ultraliner, Johns Manville or approved equal.
- E. As an alternative to duct liner rectangular duct may be wrapped with Class 1 - 2", 3/4 lb. density (R=6.5) thick reinforced foil back fiberglass insulation, Owens-corning Series ED or equal. Tape shall be Kraft reinforced foil tape or equal.
- F. Insulate all exhaust ductwork with duct wrap insulation.
- G. Insulation shall be held in place with adhesive and welding pins 16" on center.
- H. Duct dimensions shown on the drawings are Net Inside Dimensions

2.5 THERMOSTATS

- A. Provide programmable electronic thermostats.
- B. Submit proposed thermostats for approval.

2.6 ROOF PENETRATIONS

- A. Provide pre-manufactured roof flashings compatible with equipment served.
- B. Coordinate roof work with roof system used. Provide proper flashing as required.
- C. Provide 1 year warranty on all roof work performed.

2.7 DUCT SMOKE DETECTORS

- A. Duct detectors are not required since units air flows are 2000 cfm or less per NCSCC: Mechanical Code, Section 606.2.

PART 3 - EXECUTION

3.1 PIPING

- A. The HVAC Contractor shall coordinate such routing with others, to line his work true to adjacent spaces and in a workmanlike manner and to use only short radius 90 degree elbows. Where required, piping to be sturdily supported and separated in a manner satisfactory to the Engineer.
- B. The HVAC Contractor shall paint all exterior refrigerant piping, with UV resistant paint as recommended by the closed cell insulation manufacturer.
- C. Insulate all condensate lines for their entire length with 1/2" closed cell insulation. Install insulation per the manufacturers recommendations.

3.2 ELECTRICAL WORK

- A. The electrical contractor shall provide all switches, starters, wire conduit for the air conditioning, heating and ventilation equipment. Control wiring shall be by the heating and air conditioning contractor.
- B. HVAC Contractor is responsible for verifying that power terminals have been properly grounded prior to operating equipment and must find connections to all equipment including control wiring.
- C. All materials and workmanship shall be in accordance with the electrical specifications for the project. All wiring shall be color coded, and as-built wiring diagram prepared showing all connections and colors of wiring and delivered to the Owner.
- D. Furnish certification for acceptance of control wiring from local electrical inspector prior to acceptance.

3.3 CLEAN UP

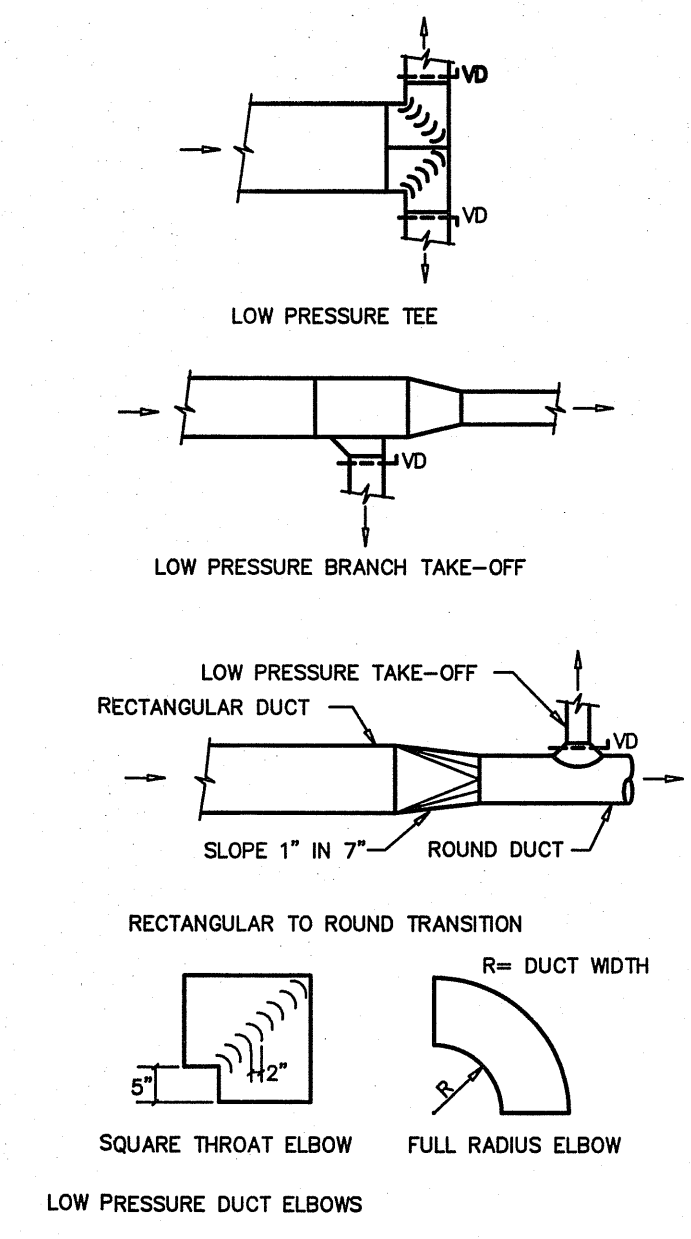
- A. During construction, keep the site clean of debris. Upon completion, and before final inspection, clean up the premises to remove all evidence of work. In addition upon completion of construction leave equipment clean.
- B. Furnish one box of clean filters, for each size required, at the time of final inspection to the owner.

3.4 OPERATOR'S MANUAL AND DIAGRAM

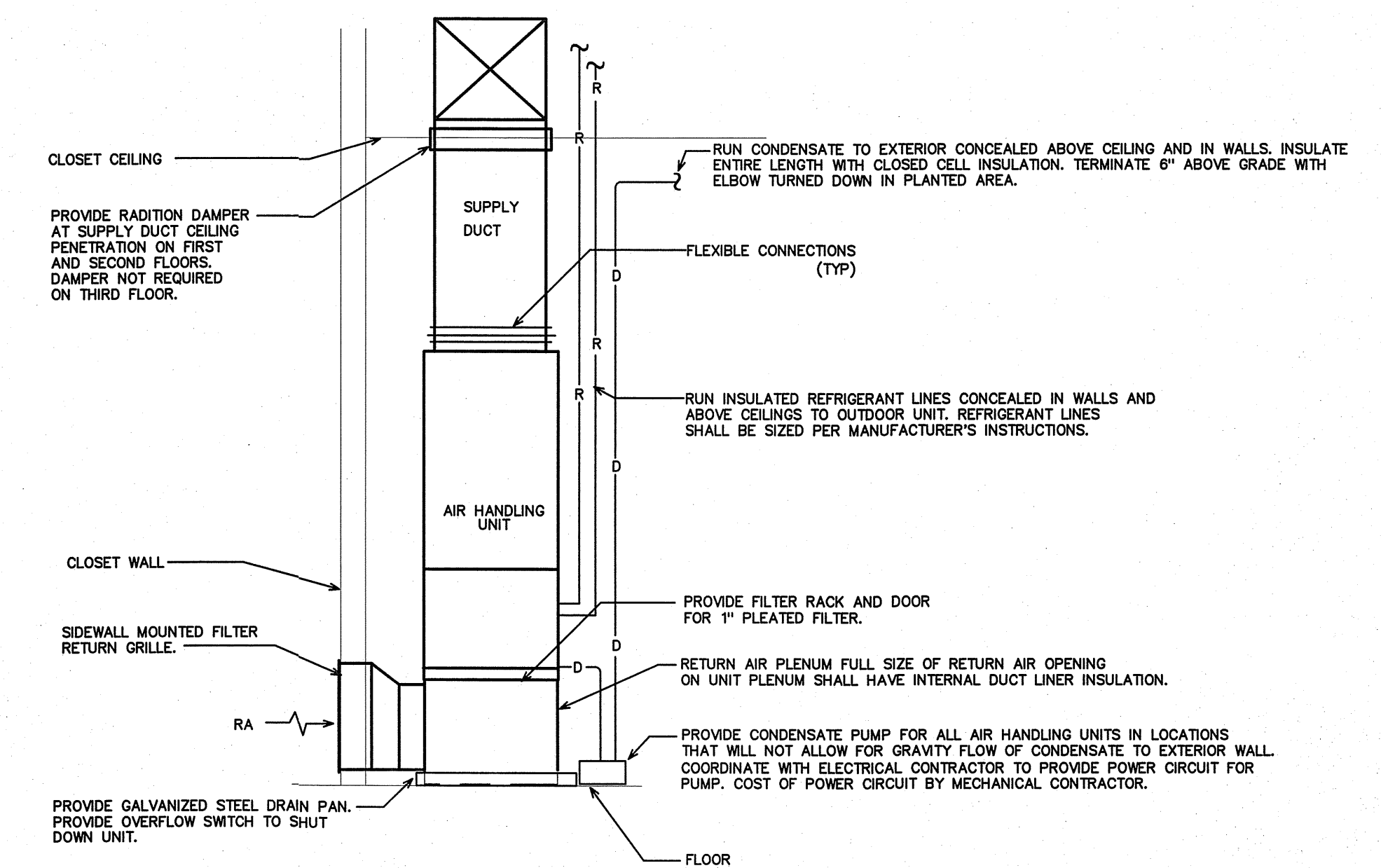
- A. The HVAC Contractor shall prepare in one copy a manual describing the proper maintenance and operation of the systems. This manual shall not consist of standard factory instructions (although these may be included) but shall be prepared to describe this particular job.
- B. The manual shall be bound, indexed, dated and signed by the HVAC Contractor.
- C. Qualified representative of the HVAC contractor shall meet with the designated representatives of the Owner and the Owner's representative shall be instructed in the proper operation and maintenance of the control system and other systems.

3.5 GUARANTEE

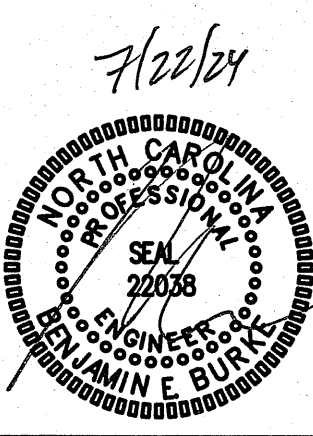
- A. Guarantee all materials and labor included in the HVAC work for a period of one year from date of final acceptance by the owner. In addition, motor compressors shall be a nonoperated five year warranty. Any part or parts of the work or equipment which prove to be defective during the guarantee period shall be replaced at no additional cost to the owner or tenant.
- B. All air flows must be measured and balanced to within 10% of design airflow. All equipment used must have a current certification. Provide two copies of the balance report to the owner at closeout. The HVAC contractor shall return and re-balance to occupant comfort after 90 days from close-out. Provide all balance dampers needed for satisfactory operation regardless if shown on the drawings or not, and shift location of thermostats if required for occupancy comfort.



3 DUCT CONSTRUCTION DETAILS
SCALE: NOT TO SCALE



1 TYPICAL VERTICAL AIR HANDLING UNIT DETAIL
SCALE: NOT TO SCALE

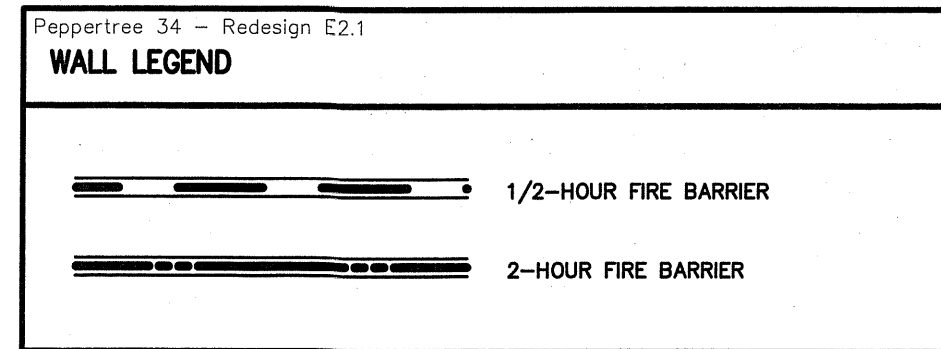


HVAC SPECIFICATIONS
DETAILS

21014

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DWG BY: WBE / CLS
CKD BY: BEB

REVISIONS



Peppertree 34 - Redesign E2.1

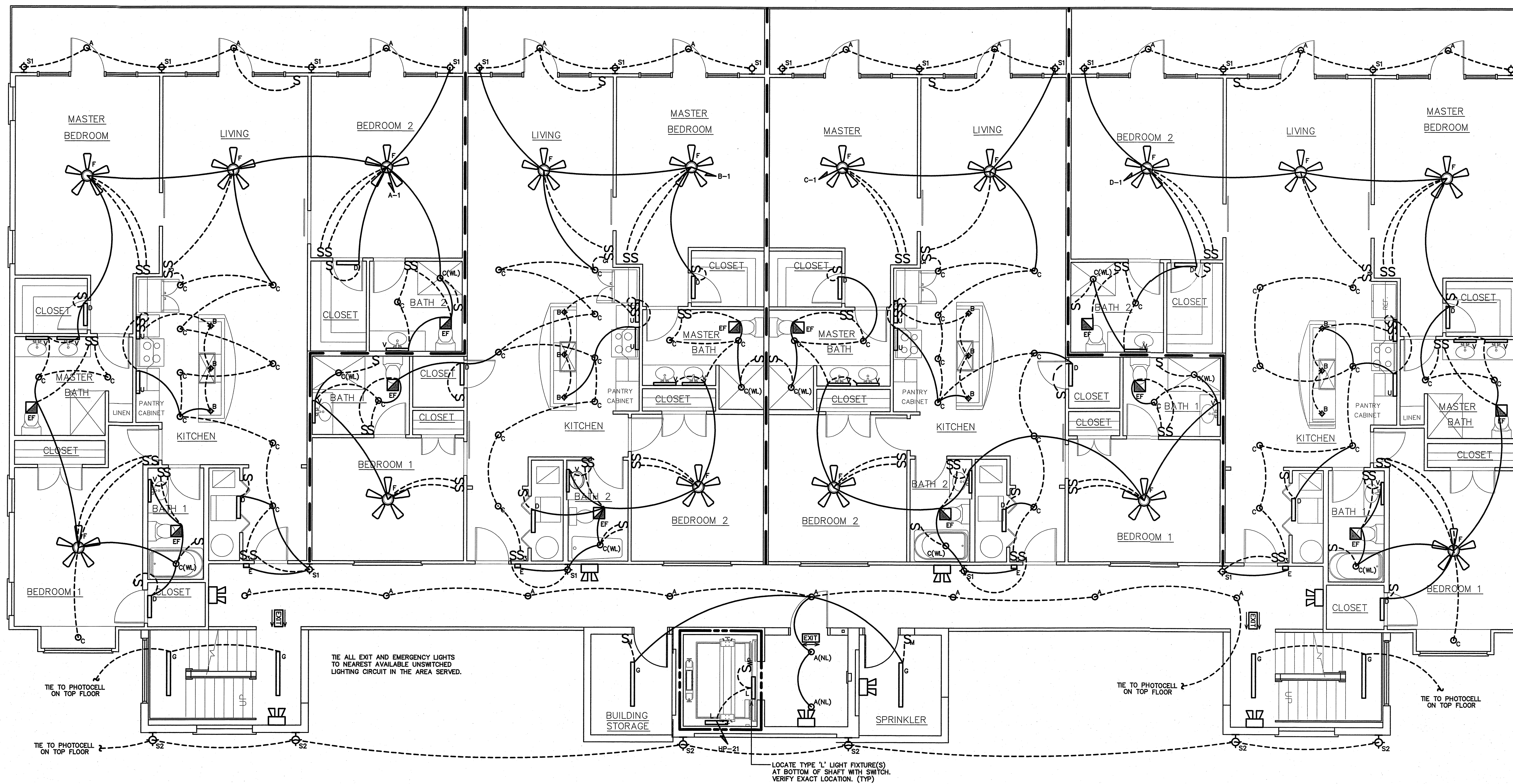
LIGHTING SCHEDULE *

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMPS NO. TYPE W	BALLAST TYPE	W/ FIXTURE	REMARKS
A	TREX	45868	120	LED	-	-	5 TREX SURFACE MOUNT DOWNLIGHT
B	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	LED	-	-	25 DECORATIVE KITCHEN PENDANT (\$150 ALLOWANCE EA.)
C	JUNO	IC22LED-G4-14LM-35K	120	LED	-	-	20 6" LED DOWNLIGHT (FOR RATED CEILINGS)
D	COLUMBIA	MPS2-35LW-EDU	120	LED	-	-	20 2' LED STRIP
E	ASD	ASD-OLWS-23-MV-BN12CC-BZ	120	LED	-	-	12 EXTERIOR WALLMOUNT LED FIXTURE
F	BIG ASS	HAIKU W/ LED PACKAGE	120	LED	-	-	100 52" DIAMETER FAN WITH INTEGRATED LED LIGHT
L	SYLVANIA	STRIP1A/032UNVD840/48S/WH	120	LED	-	-	32 LED LINEAR STRIP (ELEVATOR), WL W/ GUARD
S1	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	LED	-	-	25 SCONE ON WALKWAYS (\$350 ALLOWANCE EA.)
S2	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	LED	-	-	50 SCONE ON BUILDING FRONT (\$500 ALLOWANCE EA.)
U	COLUMBIA	OU2C-ED120	120	LED	-	-	14 UNDERCABINET LIGHT
V	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	LED	-	-	60 VANITY LIGHT FIXTURE (\$250 ALLOWANCE EA.)
EXIT	COMPASS	CER	120	LED	-	-	2 LED EXIT SIGN, COLOR BY ARCH
EM	COMPASS	OU2	120	LED	-	-	10 EMERGENCY LIGHT, BATTERY BACKUP, BATTERY DIAGNOSTICS, COLOR BY ARCH

* OR APPROVED EQUAL. PROVIDE CUT SHEETS FOR OWNER APPROVAL PRIOR TO ORDERING FIXTURES. CATALOG NUMBERS ARE FOR REFERENCE ONLY, ACTUAL NUMBERS MAY VARY.
THE EMERGENCY LIGHTS AND EXIT SIGNS MUST HAVE INTEGRAL BATTERIES, CHARGERS AND TEST SWITCHES.

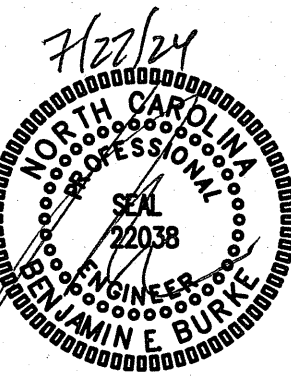
PER NEC 620.23, NFPA 70:

ELEVATOR NOTES:
LIGHT, LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT TO BE PROVIDED BY THE EC. WIRE LIGHTS ON LINE SIDE OF RECEPTACLE.
MINIMUM LIGHTING IN THE PIT TO BE 10% PER ANSI A17.1.2000. PIT LIGHTING IS SUBJECT TO NEC CODE RULES 620.23, 620.24 FOR SEPARATE LIGHTING BRANCH CIRCUITS FROM POWER BRANCH CIRCUITS, AND LOCAL CODE REQUIREMENTS. (TYP)
PROVIDE GFCI RECEPTACLE AT TOP OF ELEVATOR SHAFT. VERIFY LOCATION, WIRE TO ADDITIONAL ELEVATOR SHAFT POWER AND LIGHTING. PROVIDE 208V, 3 PHASE DISCONNECT FOR ELEVATOR LIFT MOTOR ALONG W/ CIRCUIT BREAKER ENCLOSURE FOR ELEV LIGHTS AND CONTROLS. WIRE TO PANEL. SHUNT TRIP CIRCUIT BREAKER REQUIRED FOR ELEVATOR MAIN LINE POWER WHEN SPRINKLERS ARE PRESENT.
ELEVATOR ELECTRICAL EQUIPMENT AND WIRING MUST COMPLY WITH SECTION 620 OF NEC ANSI NFPA 70. ALL WORK MUST MEET NC DEPARTMENT OF LABOR GUIDELINES FOR TRACTION ELEVATORS. SEE OTHER ELECTRICAL SHEETS FOR ADDITIONAL WORK.
PROVIDE TELE/DATA CONDUIT FOR EACH ELEVATOR. WIRE BACK TO MAIN TELEPHONE PANEL.
PROVIDE A 120V, 1 PHASE MOTOR-CIRCUIT SWITCH OR CIRCUIT BREAKER THAT IS LOCKABLE OPEN IN ACCORDANCE W/ NFPA 70/CEC FOR VISUAL COMM DEVICE (CAMERA) IN ELEVATOR.
A DRAIN OR SUMP PUMP SHALL BE PROVIDED IF REQUIRED. THE SUMP PUMP/DRAIN SHALL HAVE THE CAPACITY TO REMOVE A MINIMUM OF 3,000 GAL/H PER ELEVATOR. PROVIDE DEDICATED 120V, 1 PHASE RECEPTACLE IN PIT.





1ST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
PROVIDE (AF) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS, EXCEPT FOR (GFI) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)



Peppertree 34 - Redesign E2.2

WALL LEGEND

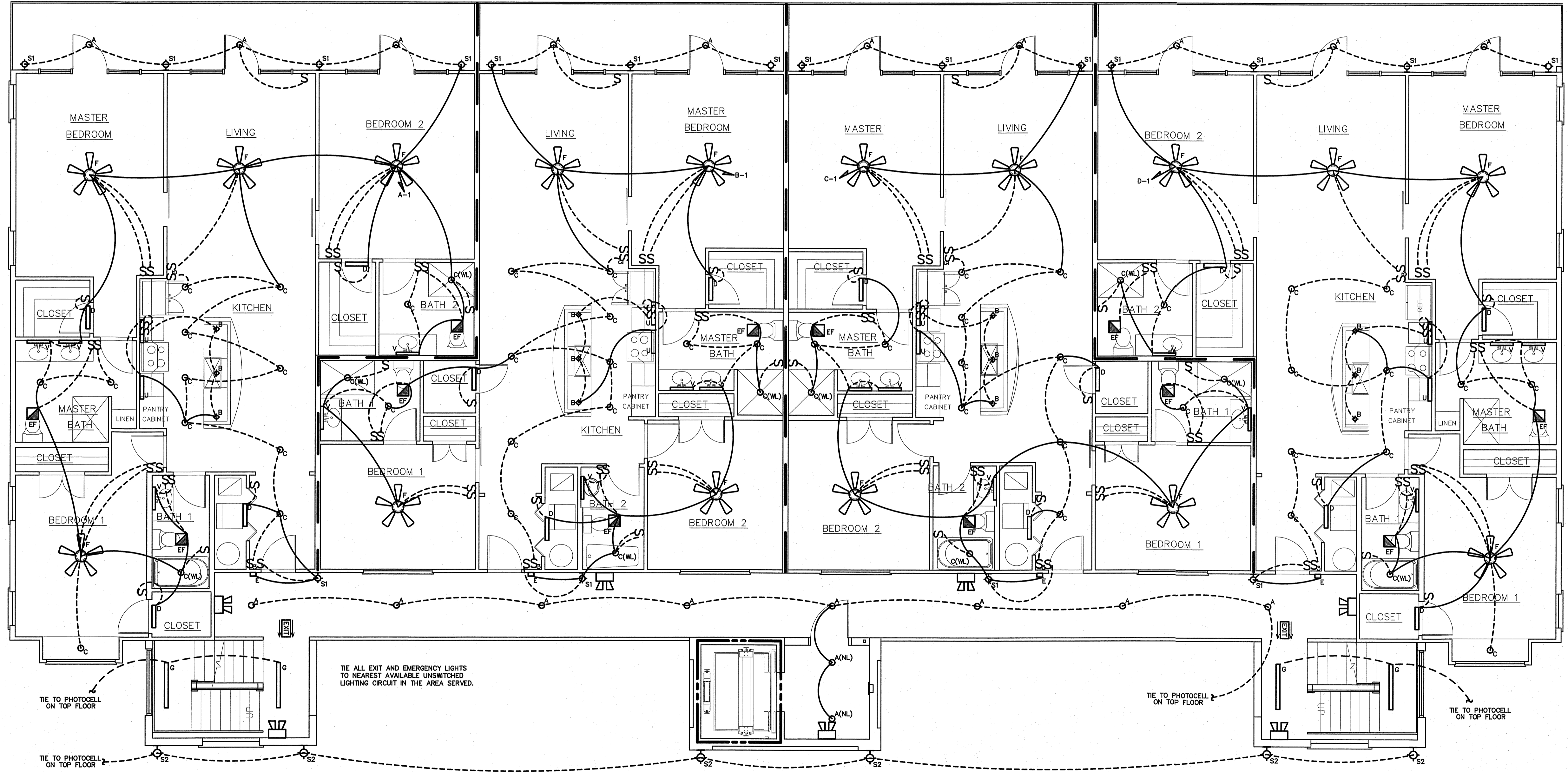
	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

Peppertree 34 - Redesign E2.2

LIGHTING SCHEDULE *

MARK	MANUFACTURER	CATALOG NO.	VOLT.	LAMPS NO.	LAMP TYPE	BALLAST TYPE	W/ FIXTURE	REMARKS
A	TREX	4586B	120	1	LED	-	-	5 TREX SURFACE MOUNT DOWNLIGHT
B	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	-	25 DECORATIVE KITCHEN PENDANT (\$150 ALLOWANCE EA.)
C	JUNO	IC22LED-G4-14LM-35K	120	1	LED	-	-	20 6" LED DOWNLIGHT (FOR RATED CEILINGS)
D	COLUMBIA	MPS2-35LW-EDU	120	1	LED	-	-	20 2' LED STRIP
E	ASD	ASD-OLWS-23-MV-BN12CC-BZ	120	1	LED	-	-	12 EXTERIOR WALLMOUNT LED FIXTURE
F	BIG ASS	HAIKU W/ LED PACKAGE	120	1	LED	-	-	100 52" DIAMETER FAN WITH INTEGRATED LED LIGHT
L	SYLVANIA	STRIP1A/032UNVDB40/4BS/WH	120	1	LED	-	-	32 LED LINEAR STRIP (ELEVATOR), WL W/ GUARD
S1	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	-	25 SCENCE ON WALKWAYS (\$350 ALLOWANCE EA.)
S2	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	-	50 SCENCE ON BUILDING FRONT (\$500 ALLOWANCE EA.)
U	COLUMBIA	CUC2-ED120	120	1	LED	-	-	14 UNDERCABINET LIGHT
V	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	-	60 VANITY LIGHT FIXTURE (\$250 ALLOWANCE EA.)
EXIT	COMPASS	CER	120	1	LED	-	-	2 LED EXIT SIGN, COLOR BY ARCH
EMERGENCY	COMPASS	CUZ	120	1	LED	-	-	10 EMERGENCY LIGHT, BATTERY BACKUP, BATTERY DIAGNOSTICS, COLOR BY ARCH

* OR APPROVED EQUAL. PROVIDE CUT SHEETS FOR OWNER APPROVAL PRIOR TO ORDERING FIXTURES. CATALOG NUMBERS ARE FOR REFERENCE ONLY, ACTUAL NUMBERS MAY VARY. THE EMERGENCY LIGHTS AND EXIT SIGNS MUST HAVE INTEGRAL BATTERIES, CHARGERS AND TEST SWITCHES.



2ND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP, SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
PROVIDE (AF) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS, EXCEPT FOR (GF) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)

Coastal Architecture

Architectural Design
Planning
Interiors

AIA

Member of the American Institute of Architects

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PEPPERTREE BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA

Professional Engineer Seal for Lee D. Dixon, Jr., No. 22038, State of North Carolina.

24029

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DWG BY: JQ
CKD BY: BEB

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FAX: (919) 779-0826
email: ben@bdg-nc.com
Corp. License # C-2652

SHEET NO.
E2.2

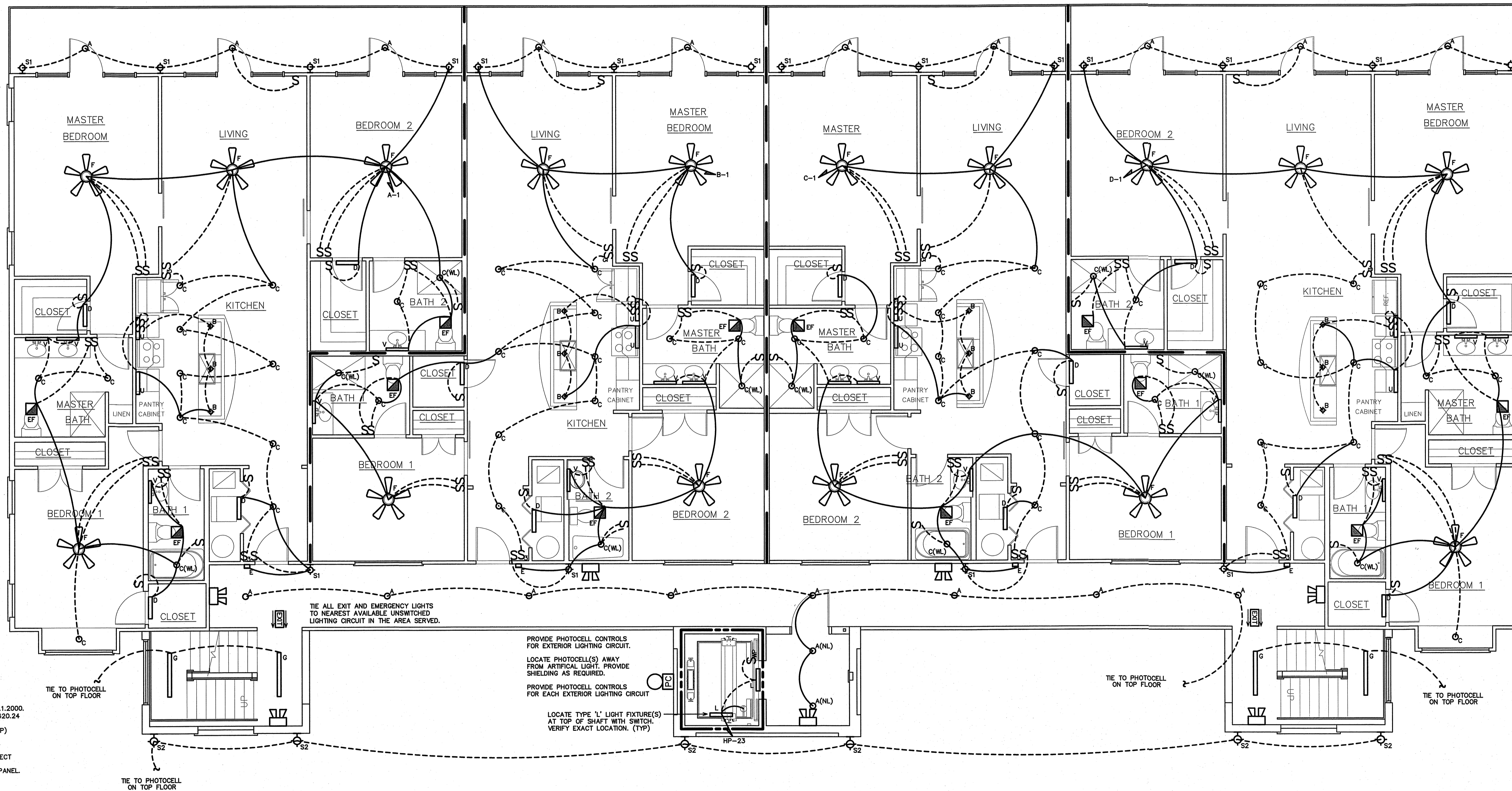
Peppertree 34 - Redesign E2.3
WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

Peppertree 34 - Redesign E2.3
LIGHTING SCHEDULE *

MARK	MANUFACTURER	CATALOG NO.	VOLT.	LAMPS NO.	LAMP TYPE	BALLAST TYPE	W/FIXTURE	REMARKS
A	TREX	45888	120	-	LED	-	5	TREX SURFACE MOUNT DOWNLIGHT *
B	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	25	DECORATIVE KITCHEN PENDANT (\$150 ALLOWANCE EA.) *
C	JUNO	IC22LED-04-14LM-35K	120	-	LED	-	20	6" LED DOWNLIGHT *
D	COLUMBIA	MPS2-3SLW-EDU	120	-	LED	-	20	2' LED STRIP *
E	ASD	ASD-OLWS-23-MV-BN12CC-BZ	120	-	LED	-	12	EXTERIOR WALLMOUNT LED FIXTURE *
F	BIG ASS	HAIKU W/ LED PACKAGE	120	-	LED	-	100	52" DIAMETER FAN WITH INTEGRATED LED LIGHT *
L	SYLVANIA	STRIP1A/032UNVD840/48S/WH	120	-	LED	-	32	LED LINEAR STRIP (ELEVATOR), WL W/ GUARD *
S1	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	25	SCONE ON WALKWAYS (\$350 ALLOWANCE EA.) *
S2	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	50	SCONE ON BUILDING FRONT (\$500 ALLOWANCE EA.) *
U	COLUMBIA	CUC2-ED120	120	-	LED	-	14	UNDERCABINET LIGHT *
V	CHOSEN BY OWNER/ARCH; PROVIDED BY EC.		120	-	LED	-	60	VANITY LIGHT FIXTURE (\$250 ALLOWANCE EA.) *
W	COMPASS	CER	120	-	LED	-	2	LED EXIT SIGN, COLOR BY ARCH *
X	COMPASS	CU2	120	-	LED	-	10	EMERGENCY LIGHT, BATTERY BACKUP, BATTERY DIAGNOSTICS, COLOR BY ARCH *

* OR APPROVED EQUAL. PROVIDE CUT SHEETS FOR OWNER APPROVAL PRIOR TO ORDERING FIXTURES. CATALOG NUMBERS ARE FOR REFERENCE ONLY. ACTUAL NUMBERS MAY VARY. THE EMERGENCY LIGHTS AND EXIT SIGNS MUST HAVE INTEGRAL BATTERIES, CHARGERS AND TEST SWITCHES.

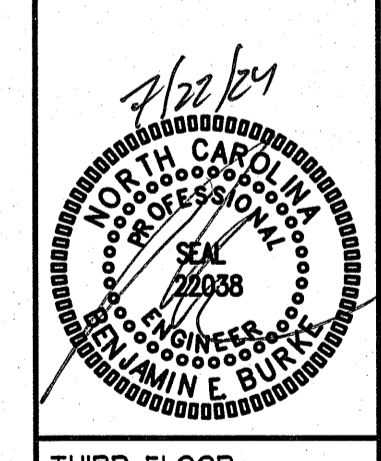


3RD FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

PER NEC 620.23, NFPA 70:
ELEVATOR NOTES:
LIGHT, LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT TO BE PROVIDED BY THE EC. WIRE LIGHTS ON LINE SIDE OF RECEPTACLE.
MINIMUM LIGHTING IN THE PIT TO BE 10fc PER ANSI A17.1.2000.
PIT LIGHTING IS SUBJECT TO NEC CODE RULES 620.23, 620.24 FOR SEPARATE LIGHTING BRANCH CIRCUITS FROM POWER BRANCH CIRCUITS, AND LOCAL CODE REQUIREMENTS. (TYP)
PROVIDE GFCI RECEPTACLE AT TOP OF ELEVATOR SHAFT. VERIFY LOCATION. WIRE TO ADDITIONAL ELEVATOR SHAFT POWER AND LIGHTING. PROVIDE 208V, 3 PHASE DISCONNECT FOR ELEVATOR LIFT MOTOR ALONG W/ CIRCUIT BREAKER ENCLOSURE FOR ELEV LIGHTS AND CONTROLS. WIRE TO PANEL. SHUNT TRIP CIRCUIT BREAKER REQUIRED FOR ELEVATOR MAIN LINE POWER WHEN SPRINKLERS ARE PRESENT.
ELEVATOR ELECTRICAL EQUIPMENT AND WIRING MUST COMPLY WITH SECTION 620 OF NEC ANSI NFPA 70. ALL WORK MUST MEET NC DEPARTMENT OF LABOR GUIDELINES FOR TRACTION ELEVATORS. SEE OTHER ELECTRICAL SHEETS FOR ADDITIONAL WORK.
PROVIDE TELE/DATA CONDUIT FOR EACH ELEVATOR. WIRE BACK TO MAIN TELEPHONE PANEL.
PROVIDE A 120V, 1 PHASE MOTOR-CIRCUIT SWITCH OR CIRCUIT BREAKER THAT IS LOCKABLE OPEN IN ACCORDANCE W/ NFPA 70/CEC FOR VISUAL COMM DEVICE (CAMERA) IN ELEVATOR.
A DRAIN OR SUMP PUMP SHALL BE PROVIDED IF REQUIRED. THE SUMP PUMP/DRAIN SHALL HAVE THE CAPACITY TO REMOVE A MINIMUM OF 3,000 GAL/H PER ELEVATOR. PROVIDE DEDICATED 120V, 1 PHASE RECEPTACLE IN PIT.

THE ALL EXIT AND EMERGENCY LIGHTS TO NEAREST AVAILABLE UNSWITCHED LIGHTING CIRCUIT IN THE AREA SERVED.
PROVIDE PHOTOCELL CONTROLS FOR EXTERIOR LIGHTING CIRCUIT. LOCATE PHOTOCELL(S) AWAY FROM ARTIFICIAL LIGHT. PROVIDE SHIELDING AS REQUIRED.
PROVIDE PHOTOCELL CONTROLS FOR EACH EXTERIOR LIGHTING CIRCUIT. LOCATE TYPE 'L' LIGHT FIXTURE(S) AT TOP OF SHAFT WITH SWITCH. VERIFY EXACT LOCATION. (TYP)

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
PROVIDE (AFP) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS. EXCEPT FOR (GF) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)



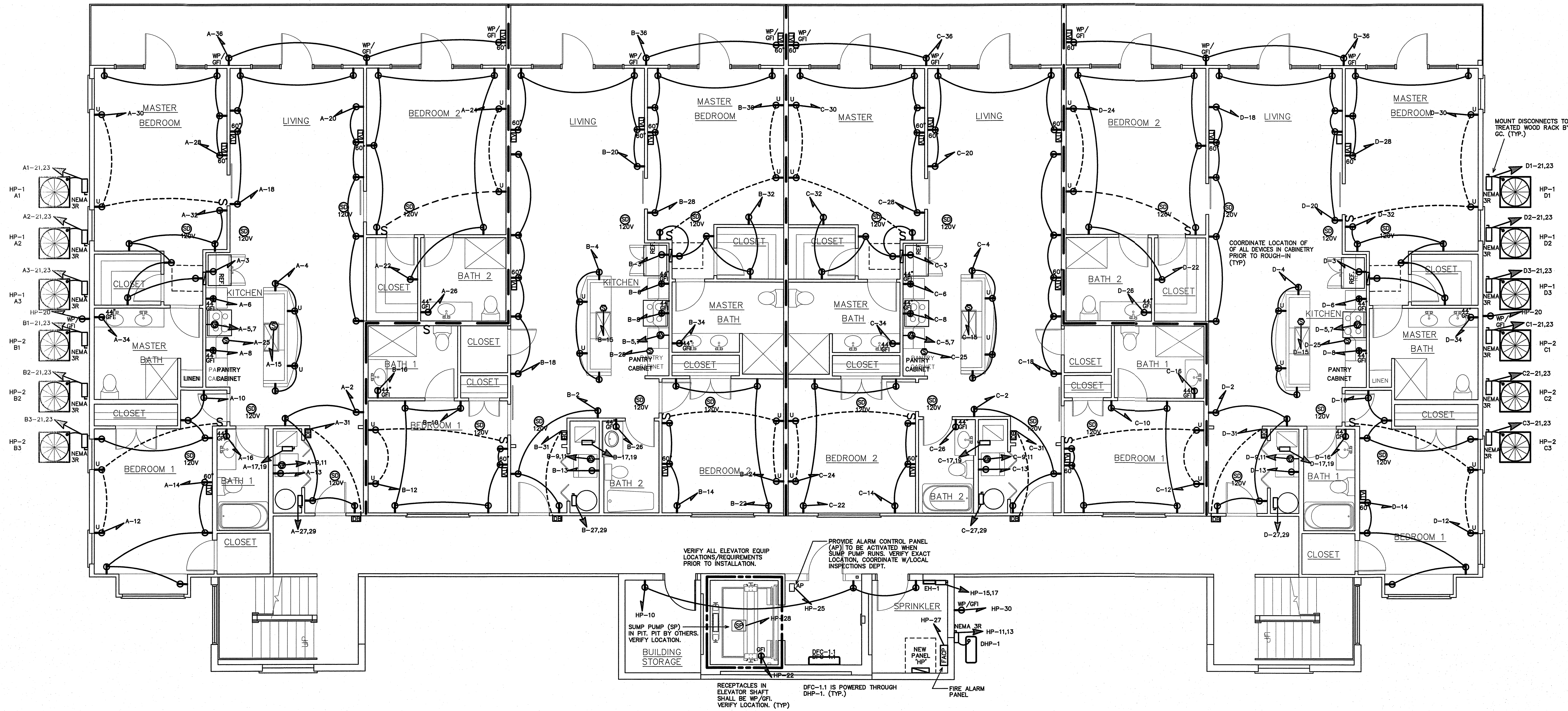
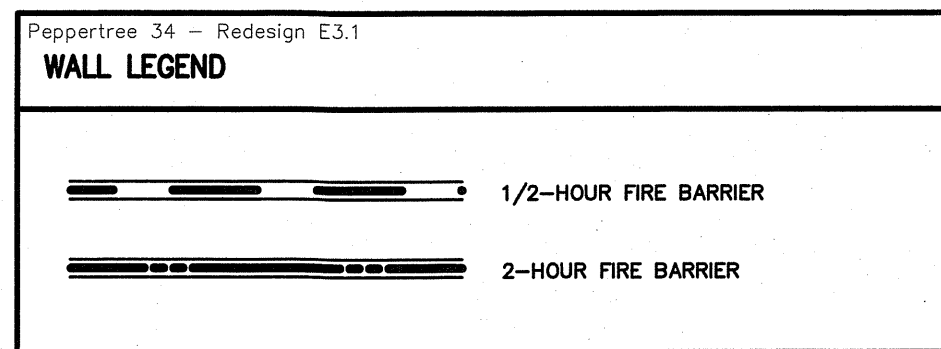
THIRD FLOOR LIGHTING PLAN

24029
ISSUED: 7/22/2024
DWG BY: JQ
CKD BY: BEB

REVISIONS

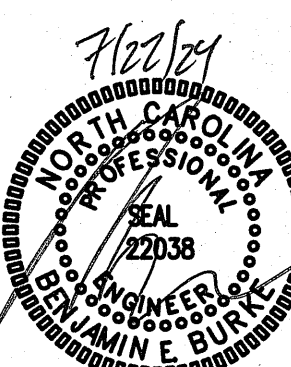
ENGINEER
BURKE DESIGN GROUP
3305-109 DURHAM DRIVE
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email: ben@bdg-nc.com
Corp. License # C-2652

SHEET NO.
E2.3



1ST FLOOR POWER PLAN
 SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
 PROVIDE (AFI) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS, EXCEPT FOR (GFI) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)



FIRST FLOOR
 POWER PLAN

24029

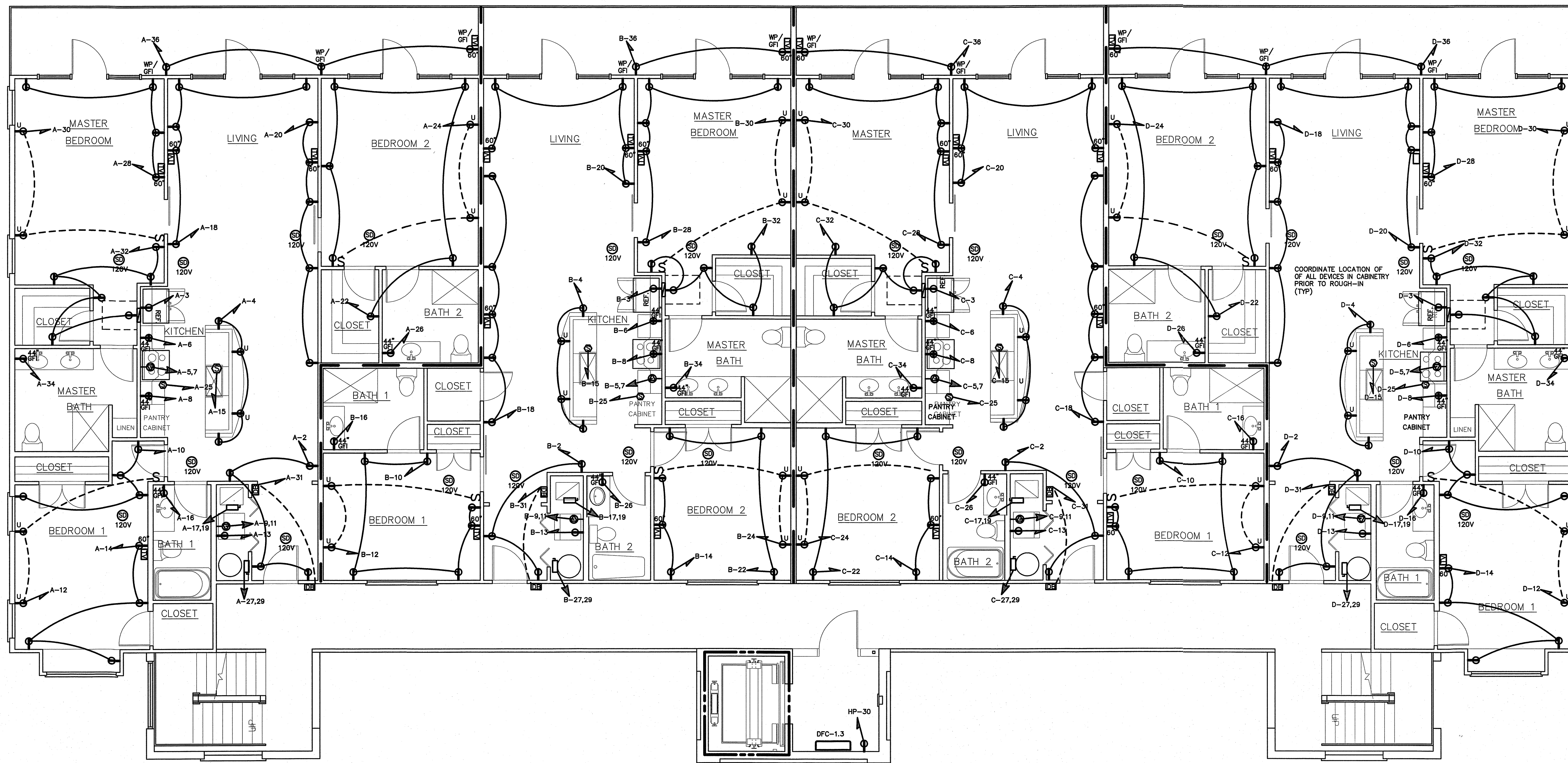
ISSUED: 7/22/2024
 DWG BY: JQ
 CKD BY: BEB

REVISIONS

Peppertree 34 - Redesign E3.2

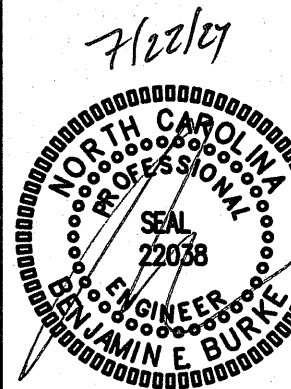
WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER



2ND FLOOR POWER PLAN
 SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
 PROVIDE (AF) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS, EXCEPT FOR (GF) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)

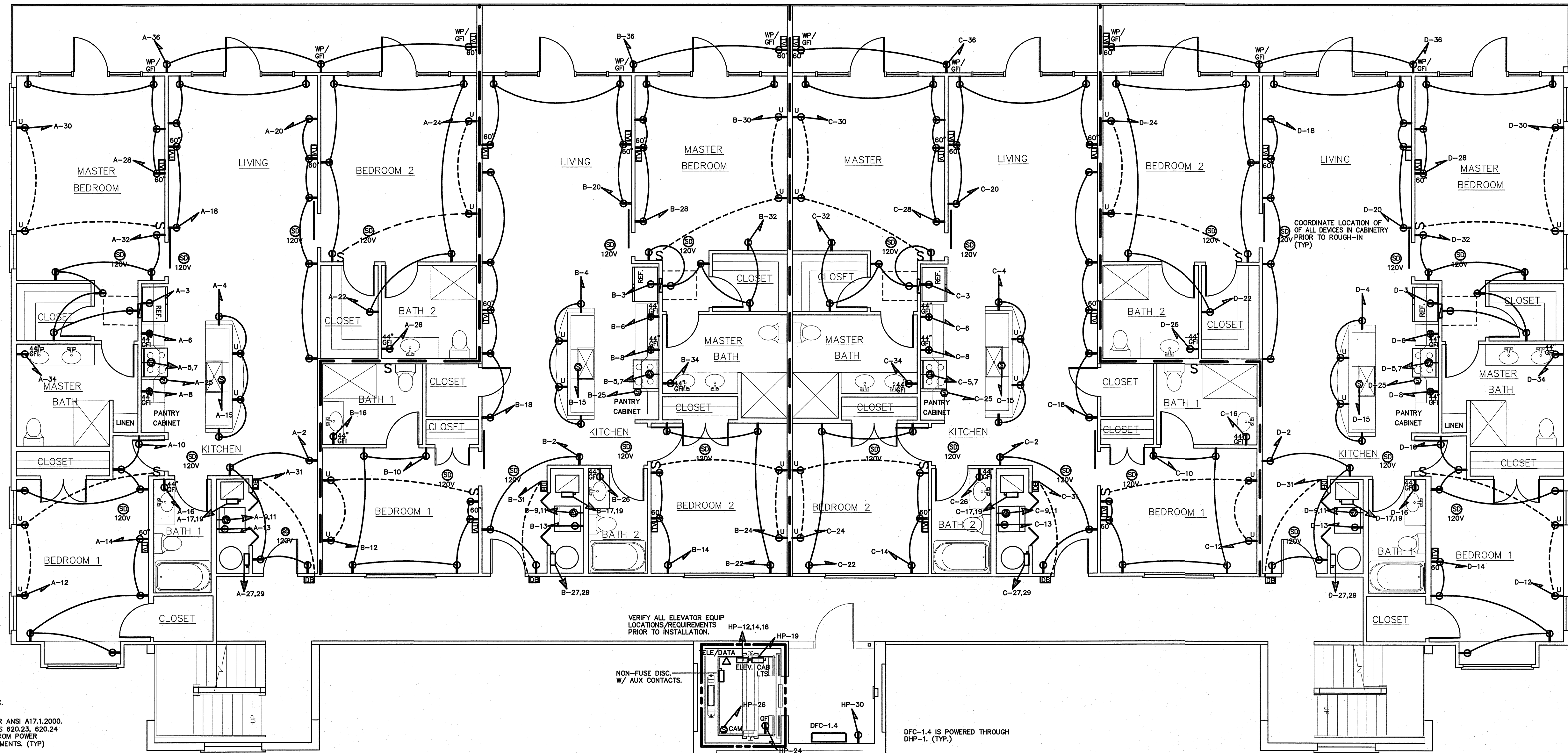
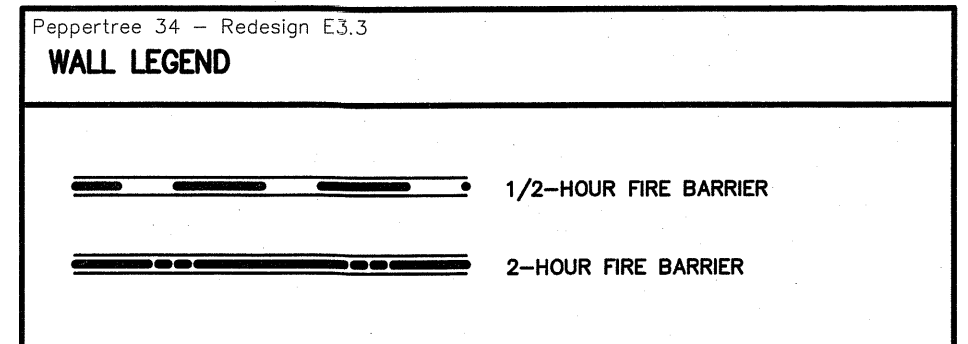


SECOND FLOOR POWER PLAN

24029

ISSUED: 7/22/2024
 DWG BY: JQ
 CKD BY: BEB
 REVISIONS

SHEET NO.
E-3.2

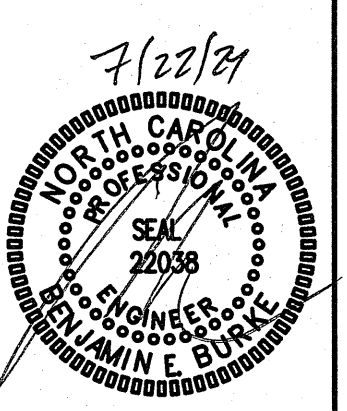


PER NEC 620.23, NFPA 70:
ELEVATOR NOTES:
LIGHT, LIGHT SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT TO BE PROVIDED BY THE EC. WIRE LIGHTS ON LINE SIDE OF RECEPTACLE.
MINIMUM LIGHTING IN THE PIT TO BE 10fc PER ANSI A17.1.2000. PIT LIGHTING IS SUBJECT TO NEC CODE RULES 620.23, 620.24 FOR SEPARATE LIGHTING BRANCH CIRCUITS FROM POWER BRANCH CIRCUITS, AND LOCAL CODE REQUIREMENTS. (TYP)
PROVIDE GFCI RECEPTACLE AT TOP OF ELEVATOR SHAFT. VERIFY LOCATION. WIRE TO ADDITIONAL ELEVATOR SHAFT POWER AND LIGHTING. PROVIDE 200V, 3 PHASE DISCONNECT FOR ELEVATOR LIFT MOTOR ALONG W/ CIRCUIT BREAKER ENCLOSURE FOR ELEV LIGHTS AND CONTROLS. WIRE TO PANEL SHUNT TRIP CIRCUIT BREAKER REQUIRED FOR ELEVATOR MAIN LINE POWER WHEN SPRINKLERS ARE PRESENT.
ELEVATOR ELECTRICAL EQUIPMENT AND WIRING MUST COMPLY WITH SECTION 620 OF NEC ANSI NFPA 70. ALL WORK MUST MEET NC DEPARTMENT OF LABOR GUIDELINES FOR TRACTION ELEVATORS. SEE OTHER ELECTRICAL SHEETS FOR ADDITIONAL WORK.
PROVIDE TELE/DATA CONDUIT FOR EACH ELEVATOR. WIRE BACK TO MAIN TELEPHONE PANEL.
PROVIDE A 120V, 1 PHASE MOTOR-CIRCUIT SWITCH OR CIRCUIT BREAKER THAT IS LOCKABLE, OPEN IN ACCORDANCE W/ NFPA 70/NEC FOR VISUAL, COMM DEVICE (CAMERA) IN ELEVATOR.
A DRAIN OR SUMP PUMP SHALL BE PROVIDED IF REQUIRED. THE SUMP PUMP/DRAIN SHALL HAVE THE CAPACITY TO REMOVE A MINIMUM OF 3,000 GAL/H FOR ELEVATOR. PROVIDE DEDICATED 120V, 1 PHASE RECEPTACLE IN PIT.

3RD FLOOR POWER PLAN
SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.
PROVIDE (AF) ARC FAULT PROTECTION FOR ALL 120V RECEPTACLE AND LIGHTING CIRCUITS EXCEPT FOR (GFI) PROTECTED CIRCUITS IN THE KITCHEN. (TYP)

PEPPERTREE BUILDING 34 - 3 STORY
ATLANTIC BEACH, NORTH CAROLINA



THIRD FLOOR POWER PLAN

24029
ISSUED: 7/22/2024
DWG BY: JQ
CKD BY: BEB
REVISIONS

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SHEET NO.
E-3.3

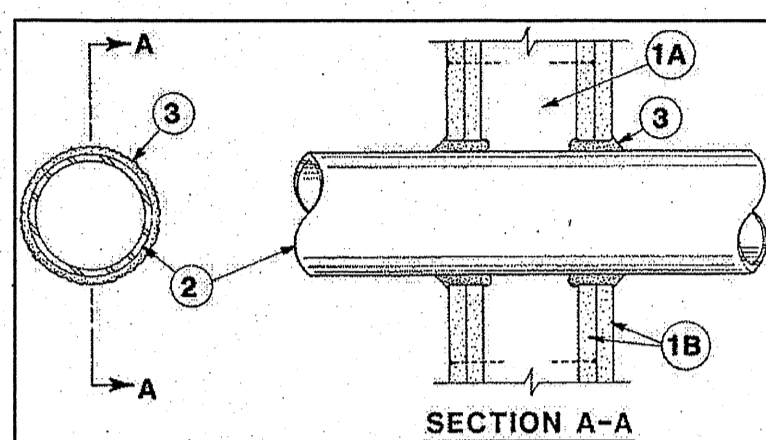
System No. W-L-1001

F Ratings -- 1, 2, 3 and 4 Hr (See Items 2 and 3)

T Ratings -- 0, 1, 2, 3, and 4 Hr (See Item 3)

L Rating At Ambient -- less than 1 CFM/sq ft

L Rating At 400 F -- less than 1 CFM/sq ft



1. Wall Assembly -- The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the Individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs -- Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.

B. Gypsum Boards -- Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the Individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 28 in.

2. Through-Penetrant -- One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit, or tubing and periphery of opening shall be min of 0 in. (point contact) to max 2 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. Steel Pipe -- Nom 2 1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Iron Pipe -- Nom 2 1/2 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.

C. Conduit -- Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.

D. Copper Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.

E. Copper Pipe -- Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.

F. Through Penetrating Products -- Flexible Metal Piping -- The following types of steel flexible metal gas piping may be used:

1. Nom 2 in. diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

OMEGA FLEX INC

2. Nom 1 in. diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

GASTITE, DIV OF TITELEX

3. Nom 1 in. diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

WARD MFG LLC

Fill, Void or Cavity Material -- Caulk or Sealant -- Min 5/8, 1-1/4, 1-7/8 and 2-1/2 in. thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the firestop system in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

Max Pipe or Conduit Diam In	F RATING Hr	T RATING Hr
1	1 or 2	0+, 1 or 2
1	3 or 4	3 or 4
4	1 or 2	0
6	3 or 4	0
12	1 or 2	0

*When copper pipe is used, T Rating is 0 hr.

3M COMPANY -- CP 25WB+ or FB-3000 WT.

*Bearing the UL Classification Mark

DIVISION 16 -- FIRE ALARM

PART 1 -- GENERAL

1.1 DESCRIPTION OF THE WORK

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

- 1. Fire alarm panel, wiring and devices
2. Fire alarm system low battery
3. Open circuit
4. Ground fault
5. Notification appliance circuit short
6. Building manual pull stations
7. Corridor smoke detectors
8. Area smoke detectors
9. HVAC air duct smoke detectors
10. Area heat detectors
11. Hood or room fire suppression system alarm
12. Sprinkler tamper switch
13. Sprinkler water flow in building
14. Sprinkler water flow in elev equip rm or shaft
15. Elev equip rm area smoke detector
16. Elev shaft and elev equip rm heat detectors
17. Elev lobby smoke detectors -- upper floors
18. Elev lobby smoke detector -- recall floor
19. Elev controller power shunt trip status
20. Fire pump power failure/phase reversal
21. Fire pump running
22. Fire pump system not in automatic
23. Legally required generator system low fuel
24. Legally required generator not in automatic
25. Area of refuge two-way communications status

1.2 INTENT

A. The intent of these specifications and the accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready for the building to operate.

1.3 COORDINATION

A. Coordinate work with other contractors. Notify Architect of apparent conflicts early to expedite construction.

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

1.4 SHOP DRAWINGS

A. Provide complete shop drawings per NCSF section 907.1.2 to the local fire marshal prior to start of construction including:

- 1. Floorplan with room names
2. Location of all FA devices
3. Location of panels
4. Power connections
5. Battery calculations
6. Conductors types and sizes
7. Voltages drop calculations
8. Equipment cut-sheets, model numbers, etc.

PART 2 -- PRODUCTS AND MATERIALS

2.1 GENERAL

A. All material shall be new and shall bear the manufacturer's name, trade name, and UL label where such standard has been established for the particular material.

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

PART 3 -- EXECUTION

3.1 FIRE ALARM SYSTEM EQUIPMENT

- A. Provide a limited fire alarm system as shown on the drawings and as required by State, and Local codes.
B. The main control panel is new.
C. Provide a remote key test switch for the duct detectors. Locate as directed by the local AHJ.
D. All fire alarm system cables shall be installed in conduit. Size as required by the equipment supplier. Provide a submittal of all devices and a riser diagram for approval before installation of any equipment.
E. The return air smoke detectors will be furnished by the E.C. to the HVAC contractor for installation. The HVAC contr shall be responsible for the shut down of all AHJ'S. The E.C. shall be responsible for all connections to the fire alarm controller.

3.2 CLEAN UP

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

3.3 GUARANTEE

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

SYSTEM INPUTS table with columns A-W and rows 1-27 listing various fire alarm system inputs like power failure, open circuit, ground fault, etc.

SYSTEM OUTPUTS

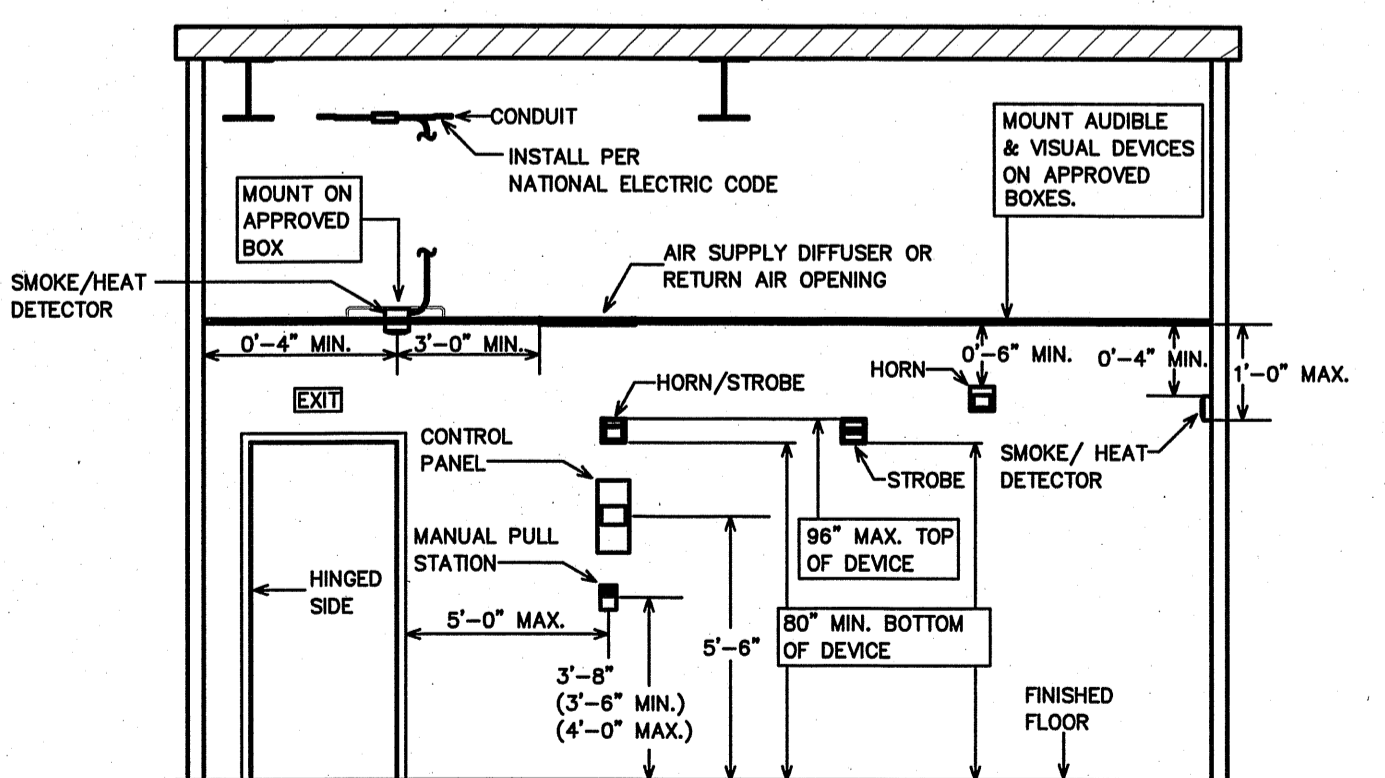
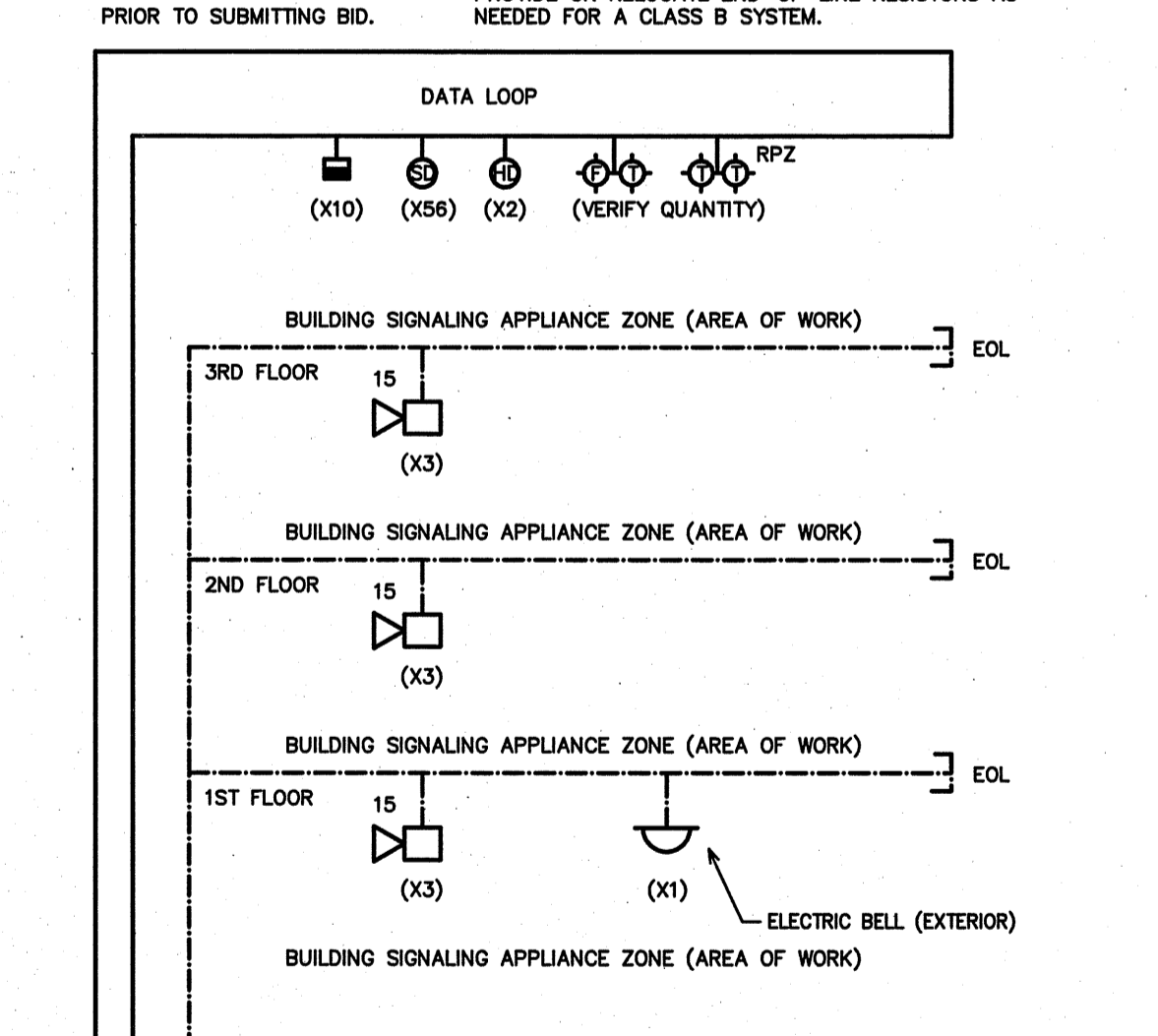
FACP ANNUNCIATION, NOTIFICATION, REQUIRED FIRE SAFETY CONTROL

- ACTIVATE COMMON ALARM SIGNAL INDICATOR
ACTIVATE COMMON ALARM SIGNAL
ACTIVATE COMMON SUPERVISORY SIGNAL INDICATOR
ACTIVATE COMMON SUPERVISORY SIGNAL
ACTIVATE COMMON TROUBLE SIGNAL INDICATOR
ACTIVATE COMMON TROUBLE SIGNAL
ACTIVATE ZONE OR DEVICE ADDRESS ALARM INDICATOR
DISPLAY ZONE OR DEVICE ADDRESS SIGNAL
TRANSMIT CHANGE OF STATUS SIGNAL
TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION
TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION
RECALL SIGNAL TO CENTRAL STATION
RECALL SIGNAL TO CENTRAL STATION
RECALL SIGNAL TO RECALL FLOOR
RECALL SIGNAL TO RECALL FLOOR
RECALL SIGNAL TO RECALL FLOOR
DELAYED WARNING TO RECALL FLOOR
UNLOCK EXITS AND POWER CAB
SHUT DOWN DAMPERS FROM ELEVATOR
ACTIVATE SUPERVISORY SIGNAL TO RECALL FLOOR
ACTIVATE SUPERVISORY SIGNAL TO RECALL FLOOR
ACTIVATE SUPERVISORY SIGNAL TO RECALL FLOOR

FIRE ALARM LEGEND

- (XX) HORN/STROBE SIGNALING DEVICE (XX) CANDELLA RATING; (S) INDICATES STROBE-ONLY
[PULL STATION] PULL STATION
(SM) SMOKE DETECTOR
(SH) HEAT DETECTOR
(CD) CO DETECTOR
[DUCT SMOKE DETECTOR] DUCT SMOKE DETECTOR
[FACP] FIRE ALARM CONTROL PANEL
(B) ELECTRIC BELL
(F/S) FLOW/TAMPER SWITCH

SEE PLAN FOR ACTUAL LOCATIONS OF DEVICES
VERIFY EXACT FIRE ALARM REQUIREMENTS WITH OWNER PRIOR TO SUBMITTING BID.
PROVIDE OR RELOCATE END-OF-LINE RESISTORS AS NEEDED FOR A CLASS B SYSTEM.



1 FA-1 DEVICE MOUNTING DETAIL SCALE: NTS

2 FA-1 FIRE ALARM RISER SCALE: NTS

Coastal Architecture logo and contact information for Lee D. Dixon, Jr., AIA.

Member of the American Institute of Architects logo and address: 4206 Bridges St. Ext., Suite C, Morehead City, NC 28557.

PEPPERTREE BUILDING 34 - 3 STORY ATLANTIC BEACH, NORTH CAROLINA

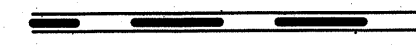
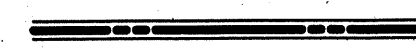
Professional engineer seal for J. Q. Beck, No. 2038, State of North Carolina.

Project identification: 24029, DWG BY: JQ, CKD BY: BEB, SHEET NO. FA1.0.

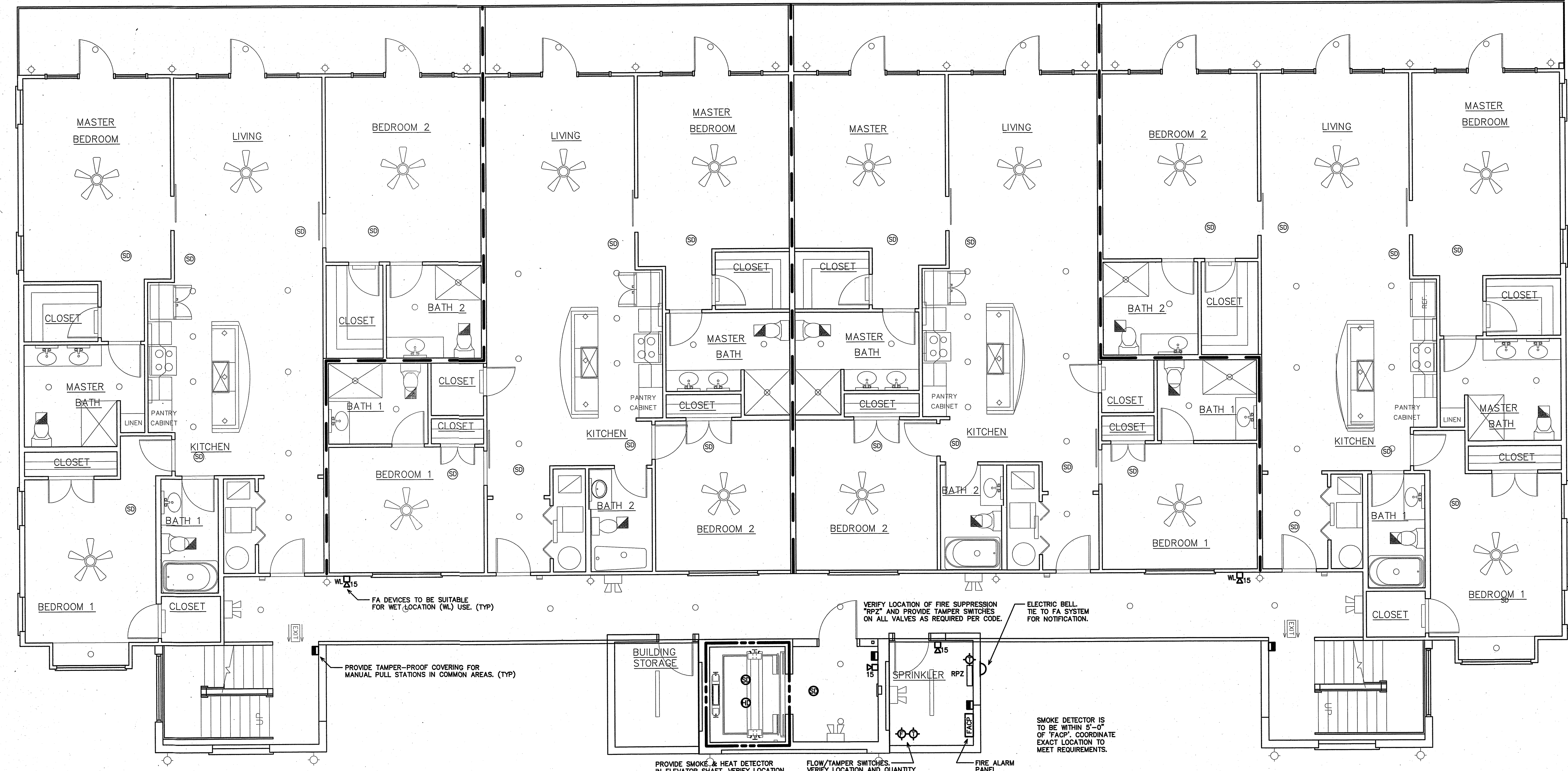
ENGINEER: BURKE DESIGN GROUP, 3305-109 DURHAM DRIVE, RALEIGH, NC 27603.

Peppertree 34 - Redesign FA2

WALL LEGEND

	1/2-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

- GENERAL FIRE ALARM NOTES:**
- HORN/SROBES MUST BE WITHIN 15'-0" OF THE END OF EACH CORRIDOR. PROVIDE SROBES IN ALL CORRIDORS, BATHROOMS, BREAK ROOMS AND STORAGE AREAS. INSTALL PER ADA.
 - CANDELA RATINGS SHOULD BE LABELED ON ALL SROBES.
 - ALL SROBES WITHIN SIGHT OF EACH OTHER MUST BE SYNCHRONIZED PER NFPA 72 UNLESS MAXIMUM REQUIRED SEPARATION IS OBTAINED.
 - THE MAIN FIRE ALARM PANEL IS LOCATED IN THE RISER ROOM. VERIFY.
 - VERIFY THAT A SD IS ADJACENT TO THE FACP.
 - ALL EXPOSED WIRE SHALL BE IN CONDUIT. PLENUM RATED CABLE MAY BE USED WHERE CONCEALED IN ALL AREAS EXCEPT ASSEMBLY AREAS. ALL WIRING IN ASSEMBLY AREAS MUST BE IN CONDUIT.
 - ALL DEVICES, PANELS, ETC MUST BE BY SAME MANUFACTURER AND COMPATIBLE. PROVIDE ALL ITEMS REQUIRED FOR A COMPLETE SYSTEM MEETING ALL CODES.
 - ALL WORK MUST MEET NFPA 72 AND APPLICABLE LOCAL CODES AND ORDINANCES. COORDINATE THE INSTALLATION WITH THE LOCAL FIRE MARSHALL.
 - MOUNT WALL-MOUNT HORN SROBES SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" ABOVE THE FINISHED FLOOR.
 - MOUNT MANUAL PULL STATIONS SUCH THAT THE OPERABLE PART OF THE DEVICE IS NOT LESS THAN 42" AFF AND NOT MORE THAN 54" AFF.
 - 120V SMOKE DETECTORS IN UNIT ARE PROVIDED BY EC. DO NOT CONNECT TO MAIN FACP (TYP.) SHOWN FOR CLARITY.



1ST FLOOR FIRE ALARM PLAN
 FA-30 SCALE: 3/16" = 1'-0"

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.

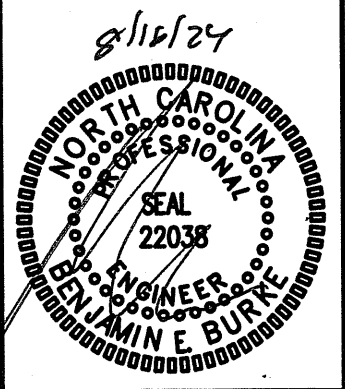
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 email: burkedi@nc.com
 Corp. License # C-2652

Coastal Architecture
 Architectural Design
 Planning
 Interiors

AIA
 Member of the American Institute of Architects

Lee D. Dixon, Jr., AIA
 4206 Bridges St. Ext., Suite C
 Morehead City, NC 28557
 www.CoastalArchitecture.net

PEPPERTREE BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA



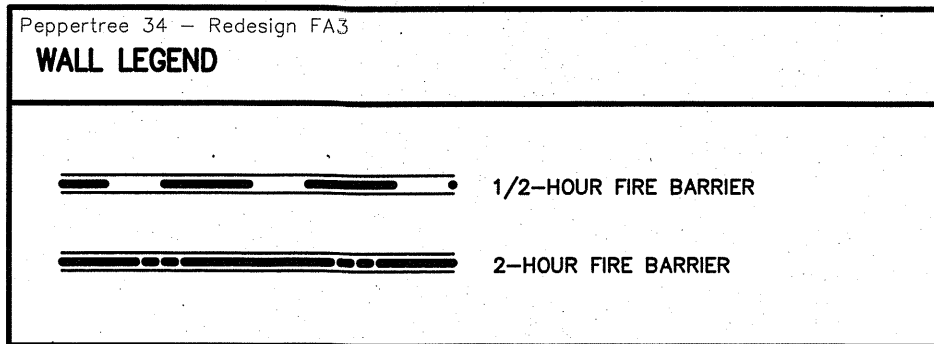
FIRST FLOOR
 FIRE ALARM PLAN

24029

ISSUED: 8-16-24
 DWG BY: JQ
 CKD BY: BEB

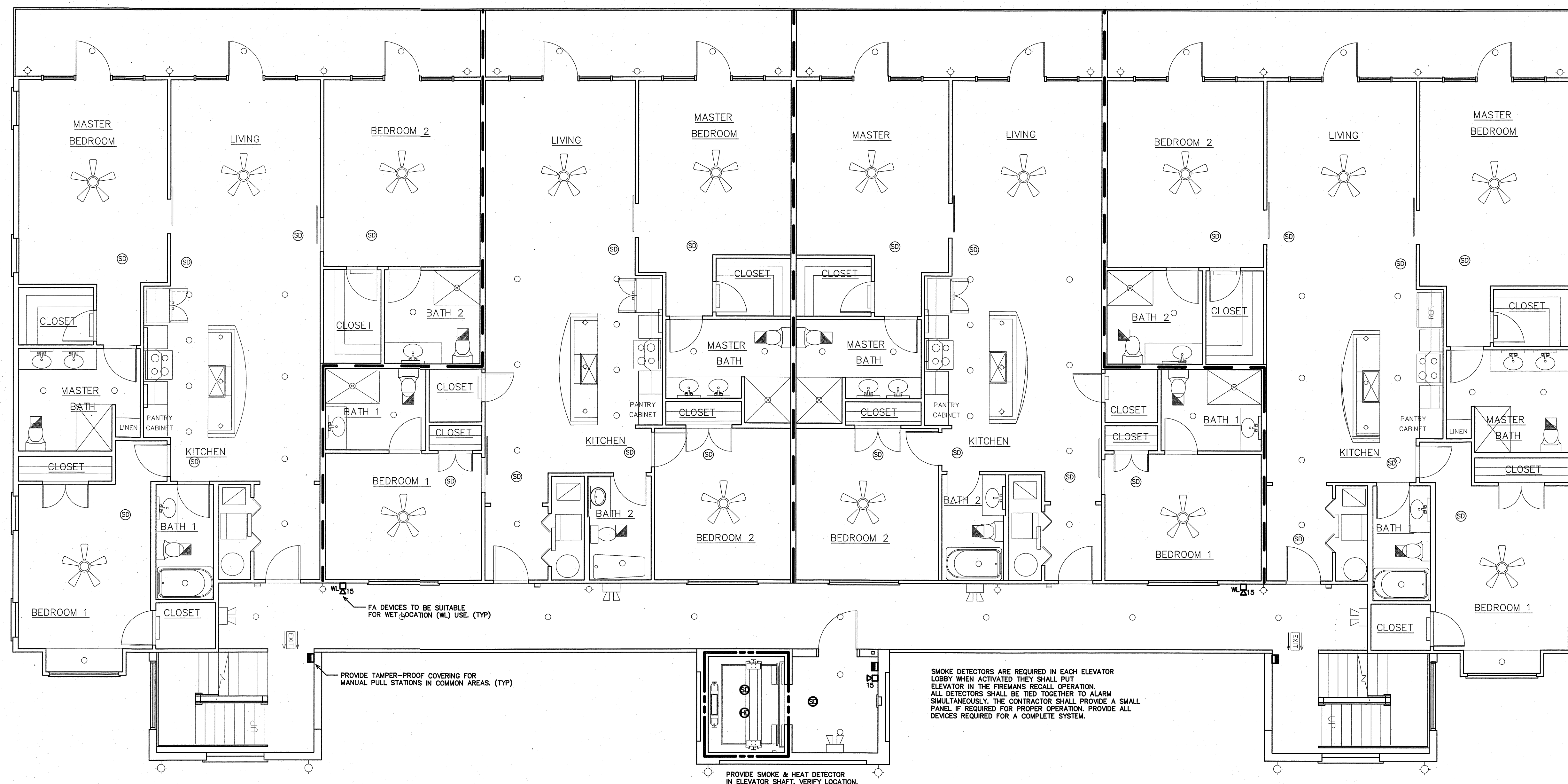
REVISIONS

SHEET NO.
FA2.0



GENERAL FIRE ALARM NOTES:

- 1 HORN/STROBES MUST BE WITHIN 15'-0" OF THE END OF EACH CORRIDOR. PROVIDE STROBES IN ALL CORRIDORS, BATHROOMS, BREAK ROOMS AND STORAGE AREAS. INSTALL PER ADA.
- 2 CANDELA RATINGS SHOULD BE LABELED ON ALL STROBES.
- 3 ALL STROBES WITHIN SIGHT OF EACH OTHER MUST BE SYNCHRONIZED PER NFPA 72 UNLESS MAXIMUM REQUIRED SEPARATION IS OBTAINED.
- 4 THE MAIN FIRE ALARM PANEL IS LOCATED IN THE RISER ROOM. VERIFY.
- 5 VERIFY THAT A SD IS ADJACENT TO THE FACP.
- 6 ALL EXPOSED WIRE SHALL BE IN CONDUIT. PLENUM RATED CABLE MAY BE USED WHERE CONCEALED IN ALL AREAS EXCEPT ASSEMBLY AREAS. ALL WIRING IN ASSEMBLY AREAS MUST BE IN CONDUIT.
- 7 ALL DEVICES, PANELS, ETC MUST BE BY SAME MANUFACTURER AND COMPATIBLE. PROVIDE ALL ITEMS REQUIRED FOR A COMPLETE SYSTEM MEETING ALL CODES.
- 8 ALL WORK MUST MEET NFPA 72 AND APPLICABLE LOCAL CODES AND ORDINANCES. COORDINATE THE INSTALLATION WITH THE LOCAL FIRE MARSHALL.
- 9 MOUNT WALL-MOUNT HORN STROBES SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 98" ABOVE THE FINISHED FLOOR.
- 10 MOUNT MANUAL PULL STATIONS SUCH THAT THE OPERABLE PART OF THE DEVICE IS NOT LESS THAN 42" AFF AND NOT MORE THAN 54" AFF.
- 11 120V SMOKE DETECTORS IN UNIT ARE PROVIDED BY EC. DO NOT CONECT TO MAIN FACP (TYP.) SHOWN FOR CLARITY.



FA DEVICES TO BE SUITABLE FOR WET LOCATION (WL) USE. (TYP)

PROVIDE TAMPER-PROOF COVERING FOR MANUAL PULL STATIONS IN COMMON AREAS. (TYP)

PROVIDE SMOKE & HEAT DETECTOR IN ELEVATOR SHAFT. VERIFY LOCATION.

SMOKE DETECTORS ARE REQUIRED IN EACH ELEVATOR LOBBY WHEN ACTIVATED THEY SHALL PUT ELEVATOR IN THE FIREMANS RECALL OPERATION. ALL DETECTORS SHALL BE TIED TOGETHER TO ALARM SIMULTANEOUSLY. THE CONTRACTOR SHALL PROVIDE A SMALL PANEL IF REQUIRED FOR PROPER OPERATION. PROVIDE ALL DEVICES REQUIRED FOR A COMPLETE SYSTEM.

VERIFY HEIGHT/LOCATION OF ALL EQUIP. SWITCHES, AND DEVICES PRIOR TO INSTALLATION.

2ND-3RD FLOOR FIRE ALARM PLAN
 SCALE: 3/16" = 1'-0"

Coastal Architecture
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Architectural Design
 Planning
 Interiors

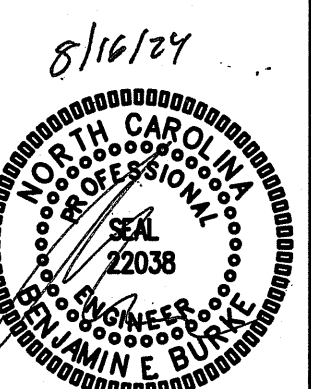
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PEPPERTREE
 BUILDING 34 - 3 STORY
 ATLANTIC BEACH, NORTH CAROLINA



2ND AND 3RD FLOOR FIRE ALARM PLAN

24029

ISSUED: 8-16-24
 DWG BY: JQ
 CKD BY: BEB

REVISIONS

SHEET NO.
FA3.0

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