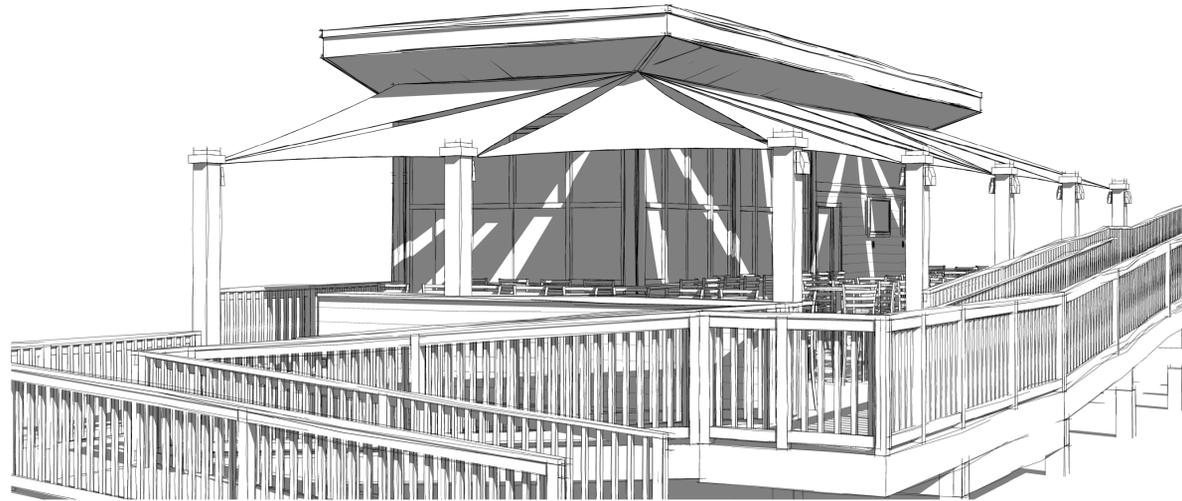


Townplace Amenities

ABBREVIATIONS

1R1S	(1) ROD + (1) SHELF	NCSBC	NORTH CAROLINA STATE BUILDING CODE
ACI	AMERICAN CONCRETE INSTITUTE	N.I.C.	NOT IN CONTRACT
ACT	ACOUSTICAL CEILING TILE	NO.	NUMBER
AFF	ABOVE FINISH FLOOR	NOM.	NOMINAL
AFG	ABOVE FINISH GRADE	O.C.	ON CENTER
AHU	AIR HANDLING UNIT	O.D.	OVERFLOW DRAIN/OUTSIDE DIAMETER
ALUM.	ALUMINUM	O.H.	OPPOSITE HAND
AM	ANTE MERIDEN	OPNG.	OPENING
ARCH.	ARCHITECTURAL	O/S	OUTSIDE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OTB	OPEN TO BELOW
BFE	BASE FLOOD ELEVATION	PC	PLUMBING CONTRACTOR
B.O.	BOTTOM OF	PH	PHASE
CJ	CONTROL JOINT	PJ	PANEL JOINT
CAB.	CABINET	PL	POINT LOAD
CLS.	CEILING	P-LAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PME	PLUMBING, MECHANICAL, & ELECTRICAL
CO	CLEANOUT	PP	PUSH PAD
CONC.	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CPET	COMMON PATH OF EXIT TRAVEL	PSL	PARALLEL STRAND LUMBER
CW	COLD WATER	P.T.	PRESSURE TREATED
DBL	DOUBLE	PNTD	PAINTED
DR.	DOOR	P.W. / PWD	PLYWOOD
DWG.	DRAWING	RC	REINFORCED CONCRETE
DWV	DRAIN/WASTE/VENT	RCP	REFLECTED CEILING PLAN
DS	DOWNSPOUT	RD	ROOF DRAIN
DTL.	DETAIL	REINF	REINFORCED OR REINFORCING
EC	ELECTRICAL CONTRACTOR	REQD	REQUIRED
EJ	EXPANSION JOINT	RL	ROOF LEADER
ELECT.	ELECTRICAL	RUB	RUBBER
ELEV.	ELEVATION	SAN	SANITARY
ETC.	ETCETERA	SF	SQUARE FOOT OR SQUARE FEET
E.T.R.	EXISTING TO REMAIN	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SP	SOUTHERN PINE
EXIST.	EXISTING	SPF	SPRUCE / PINE/ FIR
EXT.	EXTERIOR	SS	STAINLESS STEEL
FBGLS.	FIBERGLASS	STOR	STOREFRONT
FCP	FIBER CEMENT PANEL	STL.	STEEL
FD	FLOOR DRAIN	TD	TRAVEL DISTANCE
FF	FINISH FLOOR	TIME	TO MATCH EXISTING
FEC	FIRE EXTINGUISHER CABINET	T.O.	TOP OF
FJ	FALSE JOINT	T.O.P.	TOP OF PLATE
FLR.	FLOOR	TRD.	TREAD
GC	GENERAL CONTRACTOR	TYP.	TYPICAL
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	V	VOLTY VOLTAGE
GEN	GENERAL	VCT	VINYL COMPOSITE TILE
GS	GANG STUD	VERT.	VERTICAL
GWB	GYPSPUM WALL BOARD	VIF	VERIFY IN FIELD
H/C	HANDICAPPED	WL	WITH
HDWR	HARDWARE	WGL	WIRE GLASS
HM	HOLLOW METAL	WD	WOOD
HORIZ.	HORIZONTAL		
HP	HEAT PUMP		
IM	ICE MAKER		
INSUL.	INSULATION		
INT.	INTERIOR		
KW	KILOWATT		
LOCS.	LOCATIONS		
LSL	LAMINATED STRAND LUMBER		
MAX.	MAXIMUM		
MBT	MARBLE THRESHOLD		
MC	MECHANICAL CONTRACTOR		
MCJ	MASONRY CONTROL JOINT		
MEJ	MASONRY EXPANSION JOINT		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MT	METAL THRESHOLD		
MTL.	METAL		



1 Perspective

	DRAWING NUMBER	DRAWING TITLE
	DRAWING NUMBER	EXTERIOR ELEVATION KEY
	DRAWING NUMBER	INTERIOR ELEVATION KEY
	LEVEL CALLOUT	
	DOOR TAG	
	WINDOW TAG	
	WALL TAG	
	ROOM TAG	
	DIMENSION (FACE OF STUD U.N.O.)	
	SECTION KEY	
	DETAIL KEY	
	ENLARGED PLAN OR DETAIL KEY	
	DRAWING SYMBOLS	1/4" = 1'-0"

cahoon+kasten
ARCHITECTS

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Project: **Townplace Amenities**

Project No: **21051**

Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**

Title: **Cover Sheet**

Date: **October 13, 2021**

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

GENERAL CONSTRUCTION NOTES

- THESE DRAWINGS CONTAIN THE MINIMUM INFORMATION NECESSARY FOR ANY REPUTABLE CONTRACTOR TO UNDERTAKE CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETION OF THE PROJECT. HE SHALL COMPLETE THE WORK IN THE BEST AND MOST WORKMANLIKE MANNER, AND DO EVERYTHING PROPERLY INCIDENTAL THERETO, AS SHOWN ON THE PLANS, REQUIRED BY ALL APPLICABLE CODES, AS RECOMMENDED BY PRODUCT MANUFACTURERS, AND IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE BEGINNING WORK. DIMENSIONS FOR NEW CONSTRUCTION SHOULD BE HELD TO THE MAXIMUM EXTENT POSSIBLE.
- PREMISES OF THE ENTIRE JOB SITE WILL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF OSHA.
- PRIOR TO THE FINAL PAYMENT THE CONTRACTOR SHALL GIVE TO THE OWNER A LABELED BINDER CONTAINING A LIST OF ALL SUPPLIERS AND SUBCONTRACTORS WITH ADDRESSES AND PHONE NUMBERS, GUARANTEES, AND OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT. THE CONTRACTOR SHALL WARRANT THE WORK FOR A PERIOD OF ONE YEAR.
- IF A PORTION OF THE WORK HAS BEEN COVERED WHICH THE ARCHITECT HAS NOT SPECIFICALLY REQUESTED TO OBSERVE PRIOR TO ITS BEING COVERED, THE ARCHITECT MAY REQUEST TO SEE SUCH WORK AND IT SHALL BE UNCOVERED BY THE CONTRACTOR, IF SUCH WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. COSTS OF UNCOVERING AND REPLACEMENT SHALL, BY APPROPRIATE CHANGE ORDER, BE CHARGED TO THE ARCHITECT. IF SUCH WORK IS NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PAY SUCH COSTS UNLESS THE CONDITION WAS CAUSED BY THE OWNER OR A SEPARATE CONTRACTOR IN WHICH EVENT THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH COSTS. THE CONTRACTOR SHALL PROMPTLY CORRECT THE WORK REJECTED BY THE ARCHITECT OR FAILING TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL CONCRETE SHALL BE 3000 PSI MINIMUM, AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE ACI AND ASTM.
- LIGHT GAUGE STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE LIGHT-GAUGE STEEL FRAMING CONSTRUCTION MANUAL AND AS PER ASTM A448, A570, OR A611.
- REINFORCING BARS FOR CONCRETE WORK SHALL BE GRADE #61 DEFORMED AS PER ASTM A615.
- WELDED WIRE FABRIC SHALL BE AS PER ASTM A185 OF SIZES AND TYPE AS SHOWN ON DRAWINGS.
- METAL TIE DOWN STRAPS, ANCHORS AND CLIPS SHALL BE AS PER "SIMPSON STRONGTIE" OR EQUAL.
- WOOD FRAMING AND BLOCKING SHALL BE #2 SPF OF THE SIZES INDICATED AND SHALL HAVE A MIN. F_b VALUE OF 1200 PSI.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOFING IN ACCORDANCE WITH NRCA REQUIREMENTS AND THE ROOFING PRODUCT MANUFACTURER'S RECOMMENDATIONS INCLUDING WATERPROOFING OF ALL PENETRATIONS AND SUPPORTS FOR MECHANICAL EQUIPMENT, AND AS SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL DETERMINE BEFORE BEGINNING WORK WHETHER AN ELEVATION CERTIFICATE WILL BE REQUIRED AND SHALL OBTAIN THE CERTIFICATE AT THE EARLIEST OPPORTUNITY. ONE COPY MUST BE PROVIDED FOR THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSULATION. INSULATION SHALL BE INSTALLED IN FULL CONTACT WITH SHEATHING AND GWB OF WALL CAVITY. FLOOR AND CEILING INSULATION SHALL BE IN FULL CONTACT WITH GWB. INSULATION SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS, WITH NO SUBSTANTIAL GAPS, Voids, COMPRESSION OR WIND INTRUSION.
- SOIL SHALL BE FREE OF ORGANIC MATERIAL AND CONSOLIDATED TO BE CAPABLE OF 1,500 PSF AND LIMIT LONG TERM SETTLEMENT.
- CAULK ALL GAPS IN FRAMING AND SHEATHING AT FRAMING ROUGH-IN. CAULK GAPS IN GWB NOT SEALED BY TAPE AND JOINT COMPOUND. AIR TIGHTNESS SHALL BE LESS THAN OR EQUAL TO .30 CFM50 PER SQUARE FOOT OF CONDITIONED ENVELOPE AREA.

PLUMBING

- IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE PLUMBING CONTRACTOR A GENERAL LAYOUT OF THE PLUMBING FIXTURES REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL INDICATED EQUIPMENT, FIXTURES AND REQUIRED MATERIALS, PIPING, TOOLS, AND RELATED APPURTENANCES FOR A COMPLETE AND SAFE PLUMBING SYSTEM.
- THE PLUMBING CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS FOR PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.
- ALL PLUMBING FIXTURES SHALL BE WHITE. PRODUCT SELECTION SHALL BE APPROVED BY THE OWNER.
- ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, CONSISTENT WITH ACCEPTED TRADE PRACTICES AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CARE SHALL BE TAKEN DURING CONSTRUCTION TO PROTECT THE SYSTEM FROM DAMAGE AND UNDUCE DIRT. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN EACH FIXTURE AND REPLACE ANY DAMAGED FIXTURES.
- THE CONTRACTOR SHALL DETERMINE THE SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF HIS WORK AND SHALL LAY OUT SUCH OPENINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZE OF CHASES AND OPENINGS. SHOULD FAILURE TO ACCURATELY LAY OUT OPENINGS AT THE PROPER TIME OCCUR, ALL NECESSARY CUTTING AND PATCHING SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- PIPING SHALL BE SECURED RIGIDLY AND PERMANENTLY TO THE BUILDING STRUCTURE. SPACES AROUND PIPES WHERE THEY PENETRATE WALLS, FLOORS AND CEILINGS SHALL BE SEALED TIGHT WITH INCOMBUSTIBLE MATERIAL.

MECHANICAL

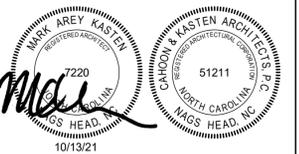
- THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT FOR HEATING, COOLING AND VENTILATING THE SPACES SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT HIS OWN WORK IN CONFORMANCE WITH THE CODE AND GOOD PRACTICE AND FOR THE SAFETY AND GOOD CONDITION OF ALL WORK. MATERIAL AND EQUIPMENT INCLUDED IN HIS CONTRACT. PROVIDE LAYOUT AND EQUIPMENT SPECIFICATIONS TO THE ARCHITECT BEFORE BEGINNING WORK. THE MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF THE PLUMBING AND ELECTRICAL CONTRACTORS.
- ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, CONSISTENT WITH ACCEPTED TRADE PRACTICES AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- BEFORE ACCEPTANCE OF HIS WORK, THE CONTRACTOR MUST ADJUST AND BALANCE THE SYSTEMS AND EACH PIECE OF EQUIPMENT TO ASSURE THE CORRECT OPERATION. CARE SHALL BE TAKEN DURING CONSTRUCTION TO PROTECT THE SYSTEM FROM DAMAGE AND UNDUCE DIRT. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN EACH PIECE OF EQUIPMENT AND REPLACE ANY DAMAGED EQUIPMENT. A NEW SET OF FILTERS SHALL BE INSTALLED ON THE COMPLETION OF FINAL PAINTING AND CLEANING.
- THE CONTRACTOR SHALL DETERMINE THE SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF HIS WORK AND SHALL LAY OUT SUCH OPENINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZE OF CHASES AND OPENINGS. SHOULD FAILURE TO ACCURATELY LAY OUT OPENINGS AT THE PROPER TIME OCCUR, ALL NECESSARY CUTTING AND PATCHING SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- DUCTWORK SHALL BE SECURED RIGIDLY AND PERMANENTLY TO THE BUILDING STRUCTURE. SPACES AROUND DUCTS WHERE THEY PENETRATE WALLS, FLOOR AND CEILINGS SHALL BE SEALED TIGHT WITH INCOMBUSTIBLE MATERIAL, WHERE DUCTS PENETRATE UNIT PARTITIONS THEY SHALL BE EQUIPPED WITH AUTOMATIC FIRE DAMPERS.
- HEAT PUMPS SHALL HAVE A MINIMUM SEER RATING OF 14 AND A MINIMUM HSPF OF 8.2.
- ALL DUCT CONNECTIONS SHALL BE SEALED WITH A UL LISTED "BUCKET" MASTIC PRODUCT. DUCT LEAKAGE, MEASURED IN CUBIC FEET PER MINUTE AT 25 PASCALS, SHALL NOT EXCEED 3% OF THE CONDITIONED SQUARE FOOTAGE.
- PROVIDE CLOSURE AND SEAL AT DUCT CHASES THROUGH CEILING AND FLOOR PENETRATIONS.

ELECTRICAL

- IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE ELECTRICAL CONTRACTOR A GENERAL LAYOUT OF THE ELECTRICAL SYSTEM REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL INDICATED EQUIPMENT, FIXTURES AND REQUIRED MATERIALS, WIRING, TOOLS, AND RELATED APPURTENANCES FOR A COMPLETE AND SAFE ELECTRICAL SYSTEM.
- THE WORK OF THE ELECTRICAL CONTRACTOR SHALL BE COMPLETED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF THE PLUMBING AND MECHANICAL CONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT HIS OWN WORK IN CONFORMANCE WITH THE WORK OF THE CODE AND GOOD PRACTICE AND FOR THE SAFETY AND GOOD CONDITION OF ALL WORK. MATERIAL AND EQUIPMENT INCLUDED IN HIS CONTRACT.
- ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, CONSISTENT WITH ACCEPTED TRADE PRACTICES AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CARE SHALL BE TAKEN DURING CONSTRUCTION TO PROTECT THE SYSTEM FROM DAMAGE. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN EACH PIECE OF EQUIPMENT AND REPLACE ANY DAMAGED EQUIPMENT.
- THE CONTRACTOR SHALL DETERMINE THE SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF HIS WORK AND SHALL LAY OUT SUCH OPENINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZE OF CHASES AND OPENINGS. SHOULD FAILURE TO ACCURATELY LAY OUT OPENINGS AT THE PROPER TIME OCCUR, ALL NECESSARY CUTTING AND PATCHING SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- CONDUIT SHALL BE SECURED RIGIDLY AND PERMANENTLY TO THE BUILDING STRUCTURE. SPACES AROUND CONDUITS WHERE THEY PENETRATE WALLS, FLOORS AND CEILINGS SHALL BE SEALED TIGHT WITH INCOMBUSTIBLE MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSULATION.

Drawing Index	
Sheet Number	Sheet Name
A001	Cover Sheet
A002	Appendix B
A101	Foundation & Floor Plan
A102	Equipment & Roof Plan
A201	Elevations
A301	Building Sections
E101	Electrical
M101	Mechanical
P101	Plumbing

The designer shall not be responsible for any error, omission, defect or deficiency in the contract documents ("error") prepared by the designer or its consultants which in any way impacts the schedule of the project, results in a lack of coordination among the contract documents, delays the completion of the project or which in any other way causes any damage or loss to the owner, contractor, subcontractors, or other entity involved in the project, unless: (i) designer is promptly notified of such error, in any event within 14 days of the date such error was discovered or could reasonably have been discovered; and (ii) designer is given opportunity at the time of discovery to address such error, and, if appropriate, take such steps as are necessary to correct and resolve it. Failure to comply with the provisions of this paragraph shall constitute a waiver of any claim for damages, or a right to offset against designer by owner, contractor or others and shall in no event cause or allow a reduction in the fees otherwise due designer for services provided on the project.



Revisions:

No.	Description	Date

Designed: Designer	
Drawn: Author	
Reviewed: Checker	
Cad File:	

A001

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

Name of Project: Townplace Amenities
 Address: 2029 S. Virginia Dare Trail
Kill Devil Hills, NC 27948
 Owner/Authorized Agent: Owner
 Phone #: _____ E-Mail: _____
 Owned By: City/County Private State
 Code Enforcement Jurisdiction: City County State

CONTACT: Mark Kasten, AIA

DESIGNER	FIRM	NAME	LIC #	TELEPHONE #	E-MAIL
Architectural	Cahoon + Kasten Architects	Mark Kasten	7220	252.441.0271	mark@cbkarchitects.com
Civil					
Electrical					
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural					
Retaining Walls >5h					
Other					

2018 NC BUILDING CODE: New Building Addition 1st Time Interior Completion
 Shell / Core* Phased Construction*

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

CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S) (Ch. 3):** _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S) (Ch. 3):** _____
RISK CATEGORY (Table 1604.5): **Current:** _____ **Proposed:** _____

BASIC BUILDING DATA
Construction Type (check all that apply) I-A II-A III-A IV V-A
 I-B II-B III-B V-B
Sprinklers: No Partial NFPA 13 NFPA 13R NFPA 13D
Standpipes: No Class 1 II III Wet Dry
Primary Fire District: No Yes **Flood Hazard Area:** No Yes
Special Inspections Required: No Yes If special inspections are required, contact the local inspection jurisdiction for additional procedures and requirements.

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor		1160 SF	1160 SF
Basement			
Total		1160 SF	1160 SF

ALLOWABLE AREA

Primary Occupancy Classification(s):
 Assembly A-1 A-2 A-3 A-4 A-5
 Business
 Educational
 Factory F-1 Moderate F-2 Low
 Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
 Institutional I-1 I-2 I-1 & I-2 Condition 1 2
 I-3 I-4 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 Pile Repair Garage
 Utility and Miscellaneous

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 - List Code Sections): _____
Special Provisions (Chapter 5 - List Code Sections): _____
Mixed Occupancy: No Yes Separation: _____ Hr. Exception: _____
 Non-Separated Use (508.3) Separated Use (508.4)

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

STORY #	DESCRIPTION AND USE	(A) BLDG. AREA PER STORY (ACTUAL)	(B) TABLE 506.2.4 AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,5}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{2,3}
1	Restaurant	1160 SF	6000 SF		6000 SF
	Building Area	1160 SF	Maximum Allowable Building Area		

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

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) ²	40'	12	
Building Height in Stories (Table 504.4) ³	1	1	

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

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

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

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

LIFE SAFETY PLAN REQUIREMENTS
 Life Safety Plan Sheet #: _____
 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 calculations (Table 1004.1.2)
 Occupant loads for each area
 Exit access travel distances (1017)
 Common path of travel distances (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 1-2 (407.5)
 Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)							
TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106)						
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
			REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
TOTAL						

USE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS			DRINKING FOUNTAINS		
	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	/TUBS	REGULAR	ACCESSIBLE	REGULAR	ACCESSIBLE	REGULAR	ACCESSIBLE		
EXISTING	2	2		0	2	2									
NEW REQD															

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

ENERGY SUMMARY

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

Existing building envelope complies with code: (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: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Skylights in each assembly:
 U-Value of skylights: _____
 total s.f. of skylights in each assembly: _____

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

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

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

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

STRUCTURAL DESIGN

DESIGN LOADS
Importance Factors: Wind (I_w) 1.0
 Snow (I_s) 1.0
 Seismic (I_e) 1.0

Live Loads: Roof 20 psf
 Mezzanine psf
 Floor 100 psf

Ground Snow Load: 10 psf

Wind Load: Basic Wind Speed 140 mph (ASCE-7)
 Exposure Category D

SEISMIC DESIGN CATEGORY: A B C D
 Provide the following Seismic Design Parameters:
Occupancy Category (Table 1604.5): I II III IV
Spectral Response Acceleration: S_s 0.077 %g S₁ 0.044 %g
Site Classification (ASCE-7): A B C D E F
 Data Source: Field Test Presumptive Historical Data

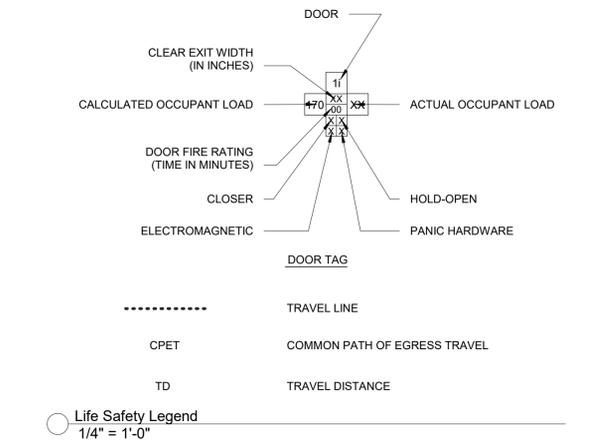
Basic structural system (check one)
 Bearing wall Dual w/Special Moment Frame
 Building Frame Dual w/Intermediate R/C or Special Steel
 Moment Frame Inverted Pendulum

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 1500 psf
 Pile size, type, and capacity _____



MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
 winter dry bulb: _____
 summer dry bulb: _____

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

Building heating load: _____

Building cooling load: _____

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

List equipment efficiencies: _____

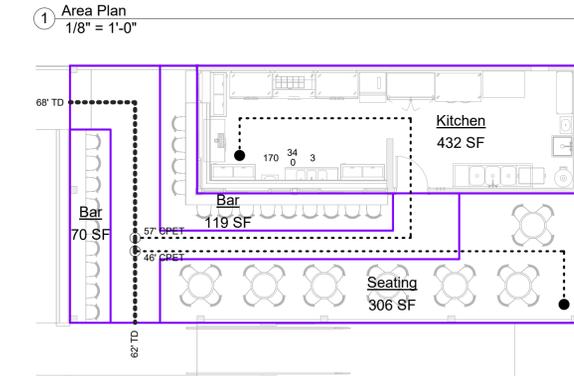
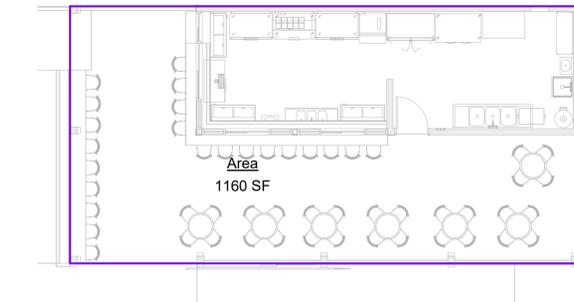
ELECTRICAL SUMMARY

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 _____ LED
 number of lamps in fixture _____
 ballast type used in the fixture _____
 number of ballasts in fixture _____
 total wattage per fixture _____
 total interior wattage specified vs. allowed (whole building or space by space) 14, 21, 32, & 44
 total exterior wattage specified vs. allowed 170W vs 432W (WHOLE BUILDING) 346W vs 600W

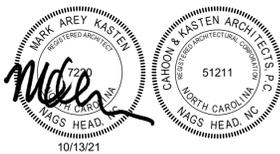
Additional Efficiency Package Options
 (When using the 2018 NCECC; not required for ASHRAE 90.1)
 C406.2 More Efficient HVAC Equipment Performance
 C406.3 Reduced Lighting Power Density
 C406.4 Enhanced Digital Lighting Controls
 C406.5 On-Site Renewable Energy
 C406.6 Dedicated Outdoor Air System
 C406.7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



Occupant Schedule					
Name	Area	Occupancy	Occupancy S.F. Type	Area Per Occupant	Occupants
Kitchen	432 SF	Kitchens, Commercial	Gross	200 SF	3
Seating	306 SF	Assembly Unconcentrated (tables and chairs)	Net	15 SF	21
Bar	119 SF	Assembly Concentrated (chairs only - not fixed)	Net	7 SF	17
Bar	70 SF	Assembly Concentrated (chairs only - not fixed)	Net	7 SF	10
					51

Project: Townplace Amenities
Project No: 21051
Location: 2029 S. Virginia Dare Trail
Kill Devil Hills, NC 27948
Title: Appendix B
Date: October 13, 2021
Scale: As indicated

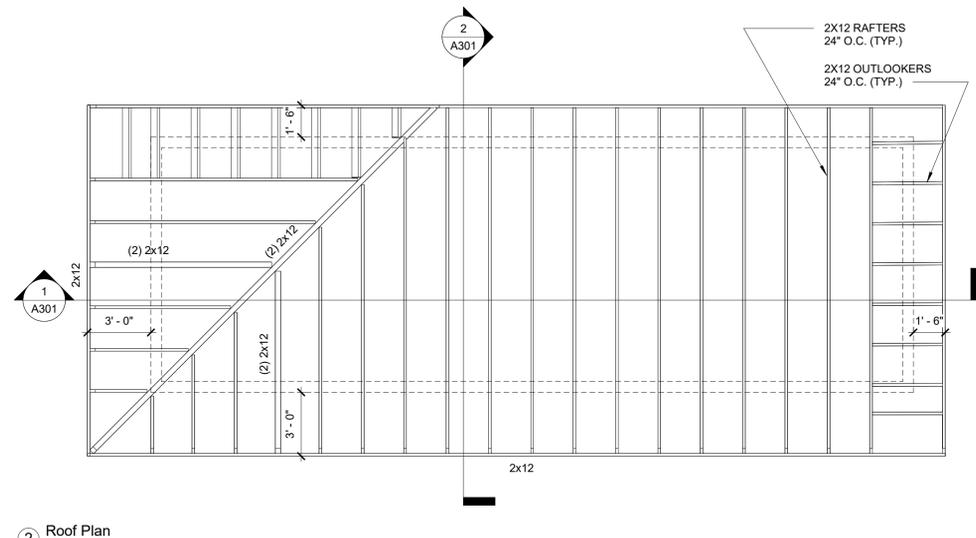
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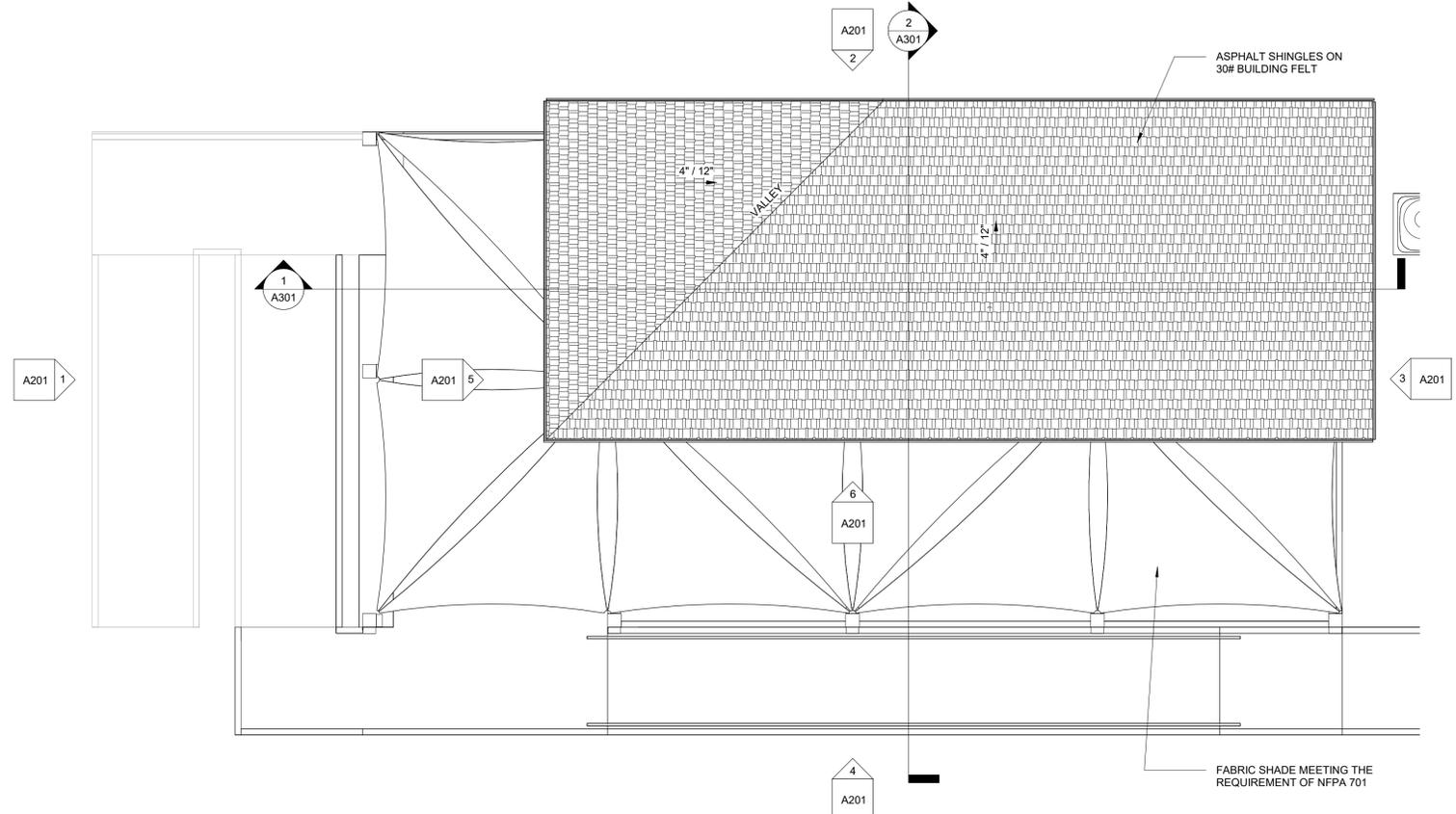
Revisions:

No.	Description	Date

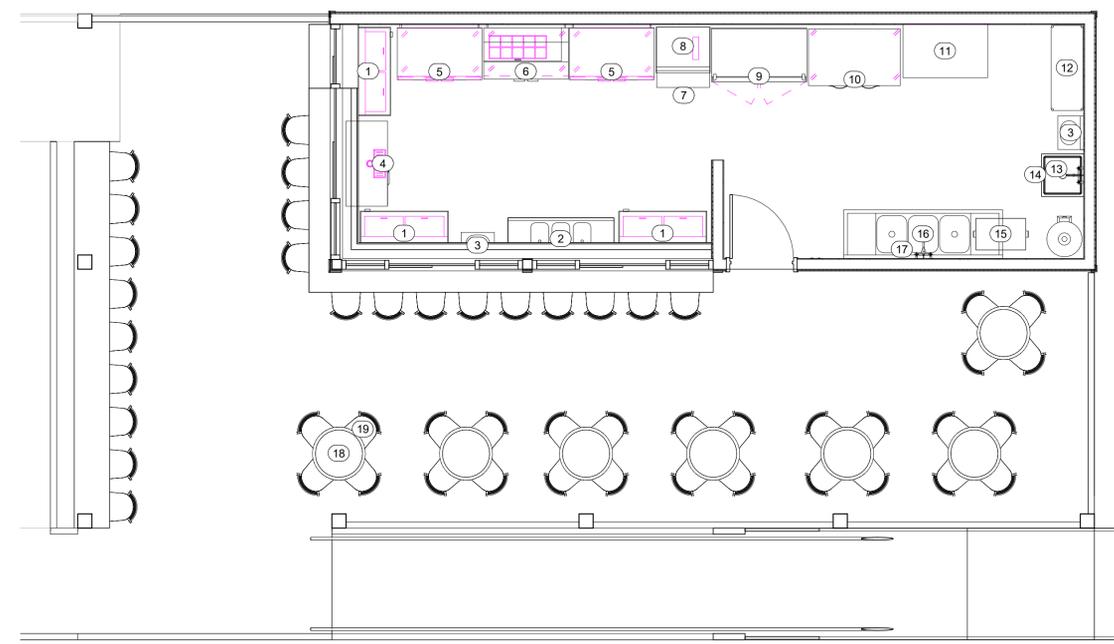
Designed: Designer
 Drawn: Author
 Reviewed: Checker
 Cad File: _____



2 Roof Plan
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

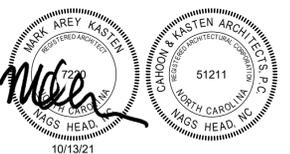


3 Equipment Plan
1/4" = 1'-0"

Equipment Schedule						
#	Description	Width	Depth	Height	Manufacturer	Model
1	Beer Cooler	49"	26 1/2"	33 7/8"	Beverage-Air	DW49-B-29
2	Three-Compartment Underbar Sink	60"	24"	33 1/2"	Eagle Group	B5C-22
3	Hand Sink	18 7/8"	14 3/4"	12 3/4"	Eagle Group	
4	Draft Beer Dispenser	48"	23 1/2"	48 3/8"	Beverage Air	DD48HC-1-S
5	Worktop Refrigerator	48"	29 1/4"	39 5/8"	Beverage Air	WTR48AHC
6	Sandwich Prep Refrigerator	48"	29"	41 29/32"	Beverage Air	SPE48-10
7	Ice Bin				Scotsman	B330P
8	Ice Machine, Cube				Scotsman	BC0530A-1
9	Glass Door Refrigerator	53 7/8"	31 23/32"	78 15/16"	TRUE MANUFACTURING CO., INC.	FLM-54-TSL01
10	Reach-In Refrigerator	52"	32"	84"	Beverage Air	HBR49-1
11	Work Table	48"	30"	35 1/2"	Advance Tabco	FAG-304
12	Five-Shelf Unit	48"	18"	74"	Eagle Group	S5-74-1848C
13	Mop Sink Faucet				ZURN	Z1996-SF
14	Mop Sink	24"	24"	10"	ZURN	Z1996-24
15	GREASE TRAP	28"	17 19/32"	17 7/8"	THERMACO	BIG DIPPER W-350-IS
16	Three-Compartment Sink				Eagle Group	414-16-3-18
17	POT SINK FAUCET				WATTS	LFP-WS8B-AF12
18	Customer Table	30"	30"	42"		
19	Customer Bar Chair	17 1/2"	18"	36"		
20	Television	40 1/2"	4 1/2"	26"		

Project: **Townplace Amenities**
 Project No: **21051**
 Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**
 Title: **Equipment & Roof Plan**
 Date: **October 13, 2021**
 Scale: **1/4" = 1'-0"**

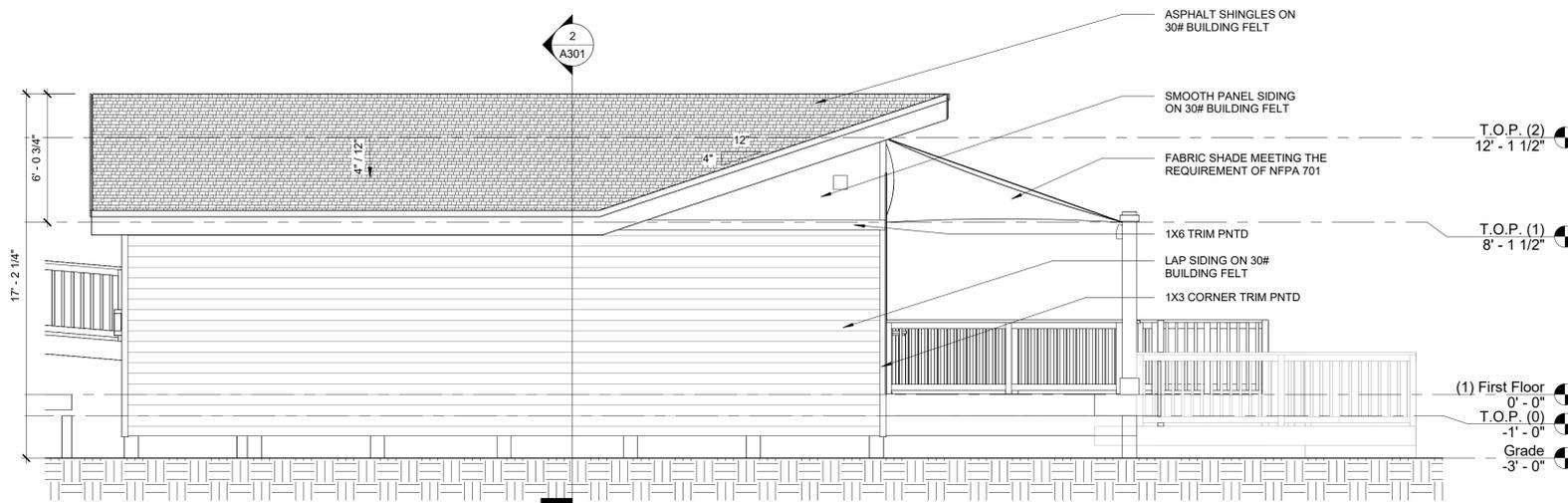
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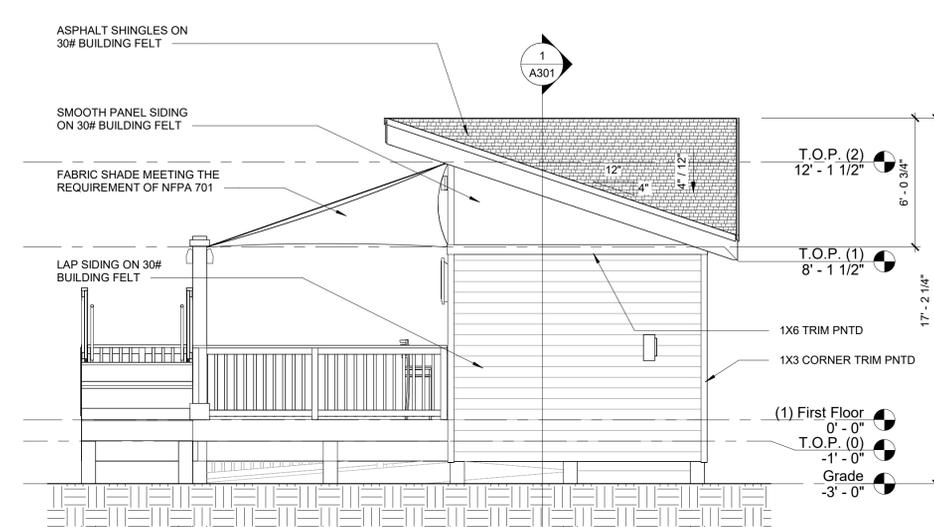
Revisions:

No.	Description	Date

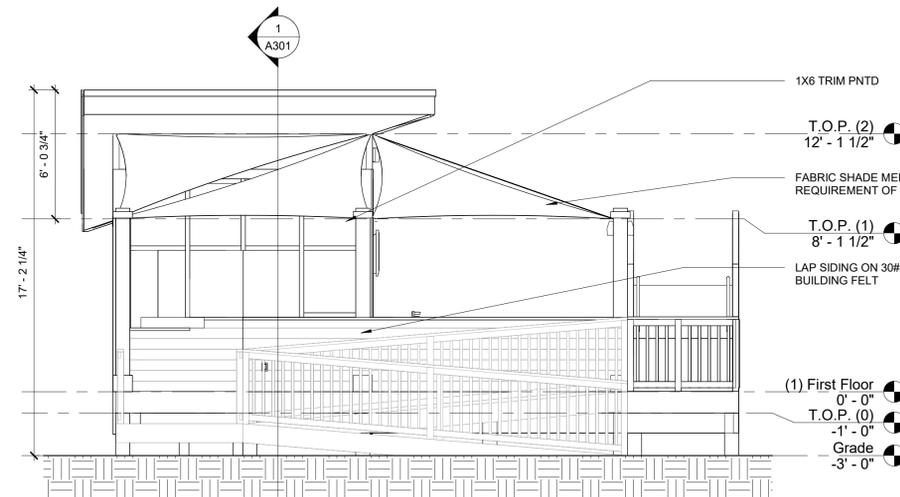
Designed: Designer
 Drawn: Author
 Reviewed: Checker
 Cad File: **A102**



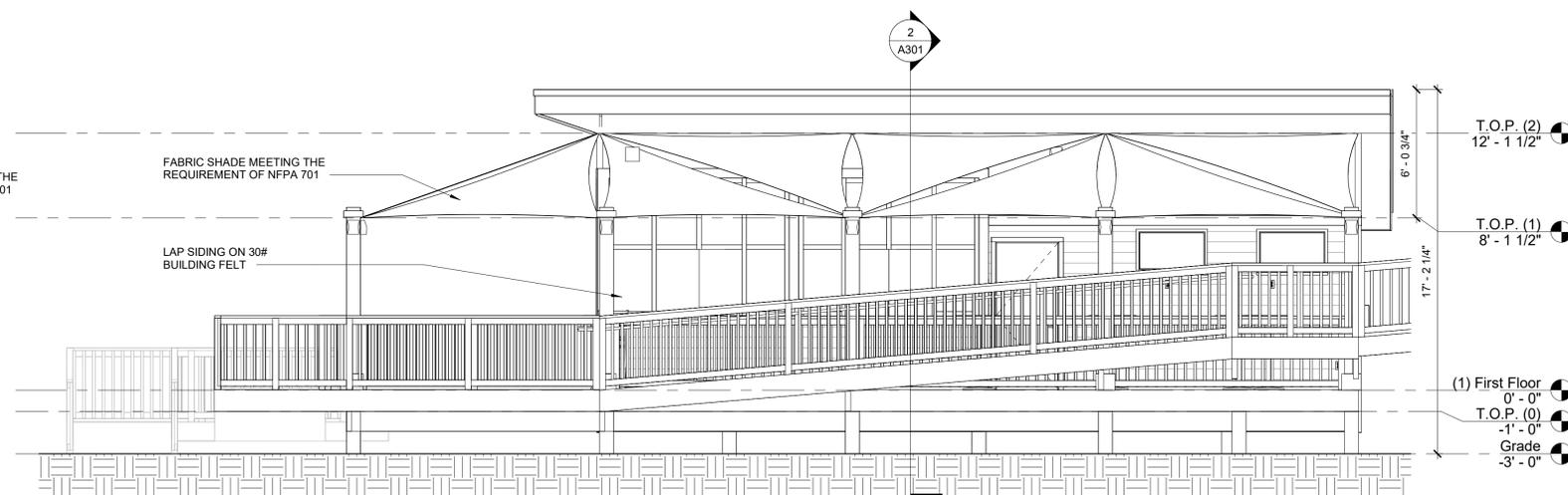
2 North Elevation
1/4" = 1'-0"



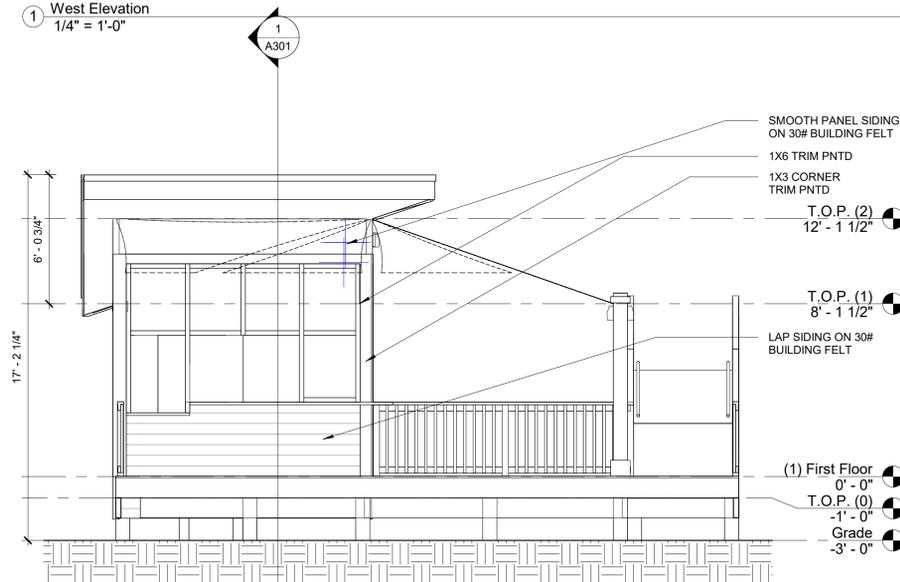
3 East Elevation
1/4" = 1'-0"



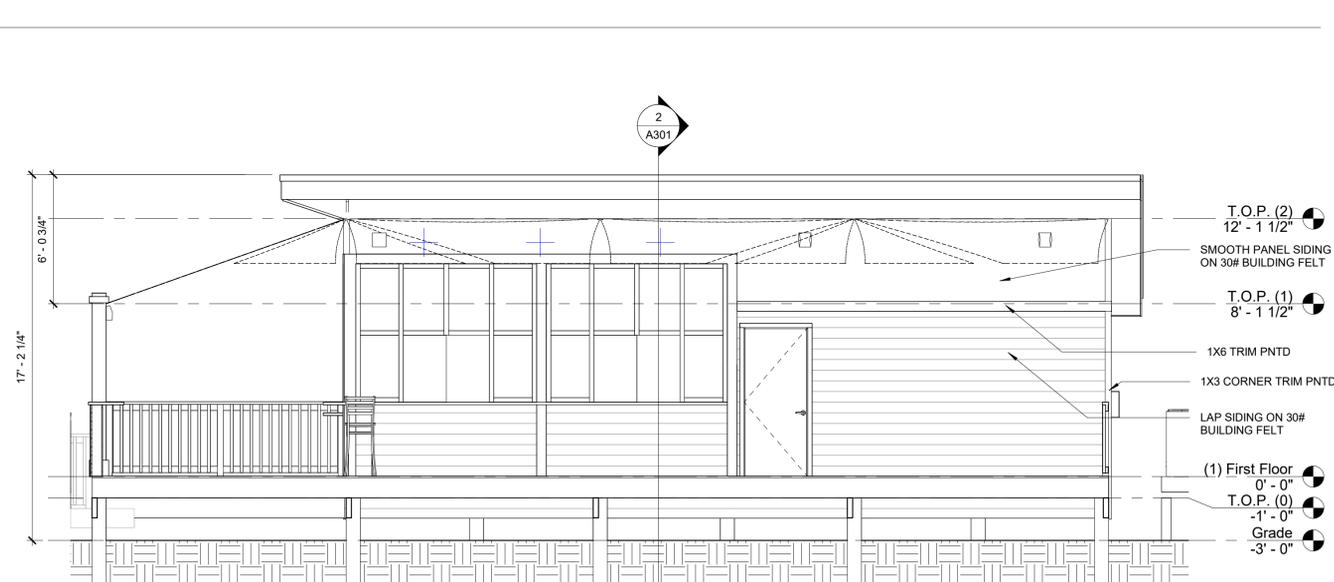
1 West Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"



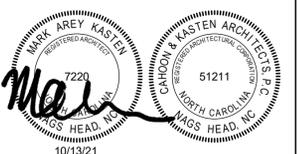
5 West Elevation 1
1/4" = 1'-0"



6 South Elevation 1
1/4" = 1'-0"

Project: **Townplace Amenities**
Project No: **21051**
Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**
Title: **Elevations**
Date: **October 13, 2021**
Scale: **1/4" = 1'-0"**

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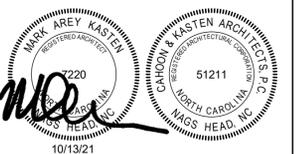
Revisions:

No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File: **A201**

Project: **Townplace Amenities**
Project No: **21051**
Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**
Title: **Building Sections**
Date: **October 13, 2021**
Scale: **As indicated**

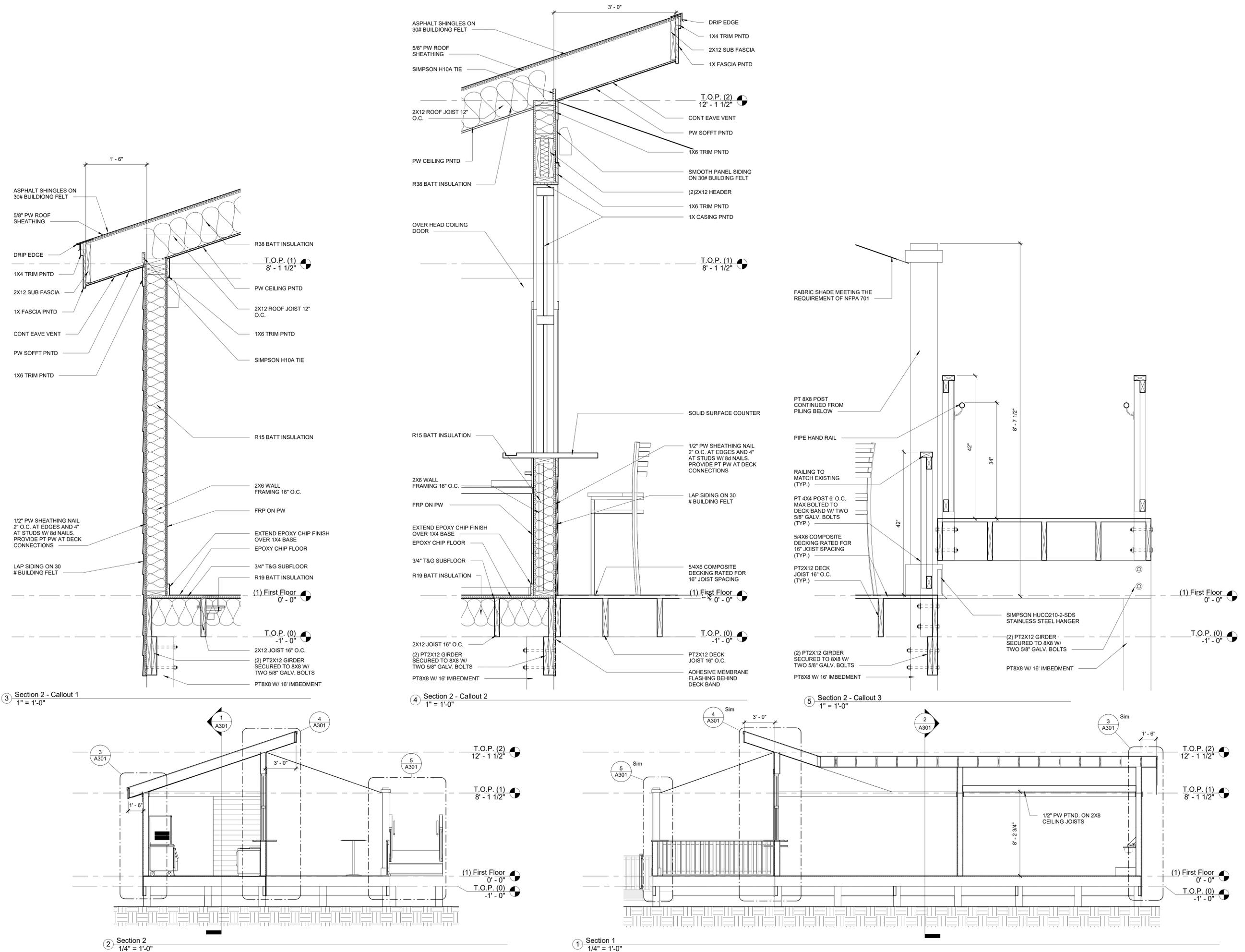
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Revisions:

No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File: **A301**



3 Section 2 - Callout 1
1" = 1'-0"

4 Section 2 - Callout 2
1" = 1'-0"

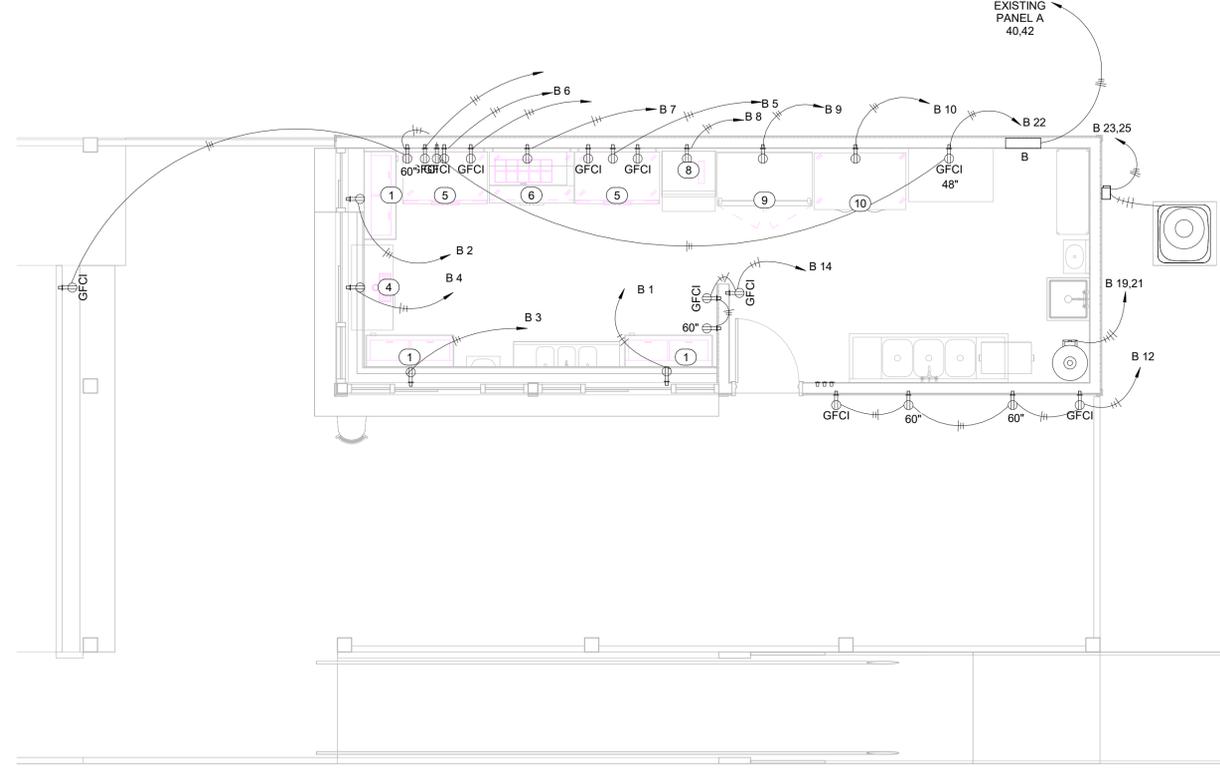
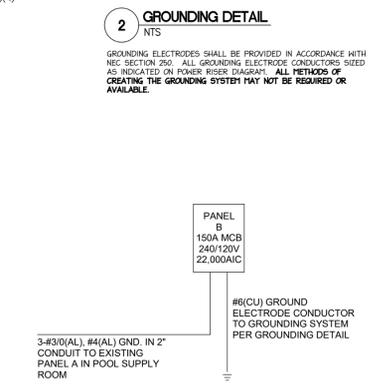
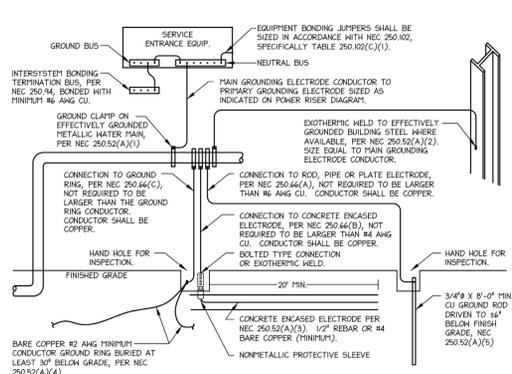
5 Section 2 - Callout 3
1" = 1'-0"

2 Section 2
1/4" = 1'-0"

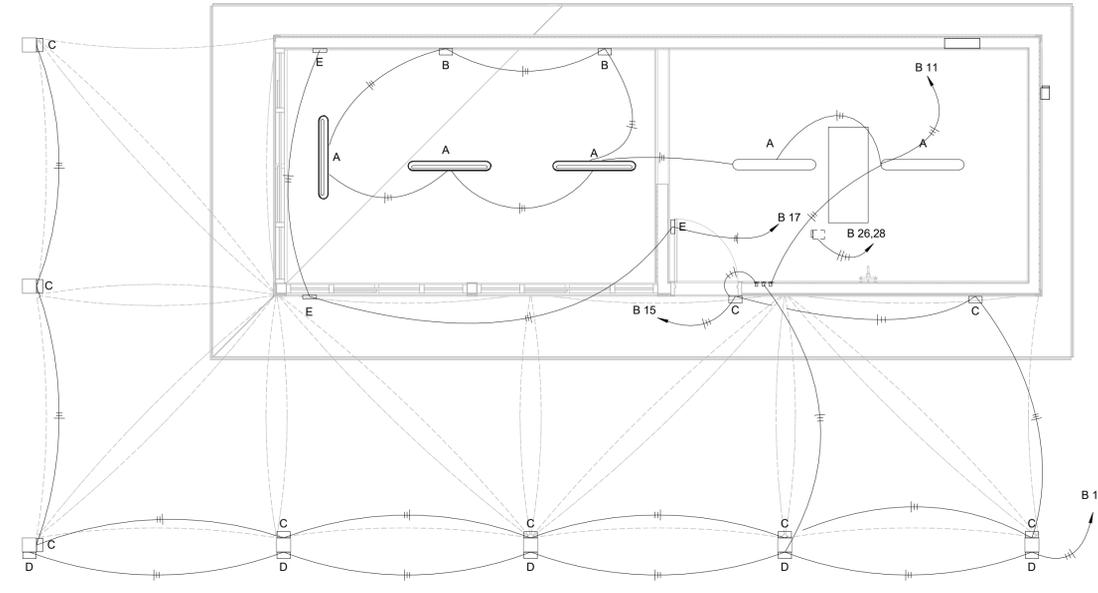
1 Section 1
1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR FLOOR PLAN DIMENSIONS. DO NOT SCALE THESE DRAWINGS.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY AND ALL WORK WITH OTHER TRADES INVOLVED IN THE PROJECT. PRIOR TO THE INSTALLATION OF HIS EQUIPMENT SO AS TO AVOID CONFLICTS DURING CONSTRUCTION AND TO ALLOW FOR OPTIMUM MAINTENANCE AND WORKING SPACE.
- USE OF CONDUIT SYSTEM FOR EQUIPMENT GROUNDING SHALL NOT BE ACCEPTABLE. A SEPARATE GREEN GROUND WIRE SHALL BE RUN WITH THE CIRCUIT CONDUCTORS IN EACH CONDUIT.
- DELETED
- ALL WORK AND MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH THE STATE, LOCAL AND NATIONAL CODES AND ORDINANCES.
- EACH CONTRACTOR SHALL PROVIDE HIS OWN SUPPORT OF ALL DEVICES AND EQUIPMENT PROVIDED BY HIM AND SHALL SUPPORT SUCH EQUIPMENT PER APPROVED GOVERNING CODES OR PER APPROVAL OF THE ENGINEER. UNACCEPTABLE WORKMANSHIP OR MATERIALS SHALL BE REPLACED AT THE REQUEST OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- DELETED
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DISCONNECTS, SWITCHES AND RECEPTACLES AND SHALL INCLUDE ALL NECESSARY CIRCUITS TO AND FINAL CONNECTIONS TO THE EQUIPMENT PROVIDED BY ALL SUPPLIERS, UNLESS NOTED OTHERWISE BY OTHER DISCIPLINES.
- WHERE ELECTRICAL EQUIPMENT PENETRATES EXTERIOR WALLS, SHALL BE PROPERLY SEALED WITH METHODS APPROVED BY THE ENGINEER. SUBMIT DETAIL OF PROPOSED SEALING METHODS.
- DELETED
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE COMPLETE UPDATED TYPEWRITTEN PANEL SCHEDULES FOR ALL PANELBOARDS.
- AS BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- DELETED
- DELETED
- THE ELECTRICAL CONTRACTOR SHALL FIELD COORDINATE THE LOCATION OF HIS TELEPHONE CONDUIT STUB OUTS WITH THE LOCAL TELEPHONE COMPANY PRIOR TO HIS INSTALLING ANY CONDUITS.
- ALL WIRE SIZES INDICATED ON THE PANEL SCHEDULES ARE BASED ON 75 DEGREE COPPER THHN/THWN WIRE. ALL WIRE TERMINALS AND EQUIPMENT SHALL BE LISTED AND APPROVED FOR 75 DEGREES C.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" AND MINIMUM WIRE SIZE SHALL BE #12 AWG.
- METAL-CLAD CABLE (TYPE MC) AND ARMORED CABLE (TYPE AC) IS AN ACCEPTABLE WIRING METHOD SUBJECT TO RESTRICTIONS OF THE NEC. TYPES "MC" OR "AC" CABLE SHALL NO BE USED WHEN PENETRATING RATED WALLS.
- THE MAXIMUM NUMBER OF HOMERUNS IN A CONDUIT SHALL NOT EXCEED THREE (3).
- WHERE OUTLETS ARE SHOWN BACK TO BACK ON RATED WALLS, STAGGER OUTLETS SO THAT THEY ARE SEPARATED BY A MINIMUM OF 24".
- ALL DISCONNECTS SHALL HAVE SEPARATE NEUTRAL AND GROUND BARS.
- ALL PANELS SHALL BE THREE PHASE, FOUR WIRE UNLESS OTHERWISE NOTED.
- BOXES AND CONDUITS SHALL NOT BE INSTALLED RECESSED IN A 3-HOUR RATED WALL. WHEN OUTLETS ARE INDICATED ON THESE WALLS, FIELD COORDINATE CONDUIT AND BOX INSTALLATION.



1 First Floor Plan
1/4" = 1'-0"



2 First Floor Reflected Ceiling Plan
1/4" = 1'-0"

Branch Panel: B											
Location:			Volts: 120/240 Single			A.I.C. Rating:					
Supply From: EXISTING PANEL A			Phases: 1			Mains Type:					
Mounting: Recessed			Wires: 3			Mains Rating: 150 A					
Enclosure:						MCB Rating: 200 A					
Notes:											
CKT	Circuit Description	Trip	Poles	Wire Size	A	B	Wire Size	Poles	Trip	Circuit Description	CKT
1	01 - Beer Cooler	20 A	1	1-#12, 1-#12, 1-#12	840 VA	840 VA	1-#12, 1-#12, 1-#12	1	20 A	01 - Beer Cooler	2
3	01 - Beer Cooler	20 A	1	1-#12, 1-#12, 1-#12	840 VA	0 VA	1-#12, 1-#12, 1-#12	1	20 A	04 - Draft Beer Dispenser	4
5	05 - Worktop Refrigerator	20 A	1	1-#12, 1-#12, 1-#12	230 VA	230 VA	1-#12, 1-#12, 1-#12	1	20 A	05 - Worktop Refrigerator	6
7	06 - Prep Refrigerator	20 A	1	1-#12, 1-#12, 1-#12	600 VA	1886 VA	1-#10, 1-#10, 1-#10	1	25 A	08 - Ice Machine	8
9	09 - Glass Door Refrigerator	20 A	1	1-#12, 1-#12, 1-#12	725 VA	1012 VA	1-#12, 1-#12, 1-#12	1	20 A	10 - Reach-In Refrigerator	10
11	Lighting	20 A	1	1-#12, 1-#12, 1-#12	202 VA	720 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	12
13	Lighting	20 A	1	1-#12, 1-#12, 1-#12	220 VA	540 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	14
15	Lighting	20 A	1	1-#12, 1-#12, 1-#12	126 VA	180 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	16
17	Emergency Lighting	20 A	1	1-#12, 1-#12, 1-#12	2 VA	180 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	18
19	Water Heater	30 A	2	2-#10, 1-#10, 1-#10	2250 VA	180 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	20
21	HP-1	30 A	2	2-#10, 1-#10, 1-#10	1600 VA	2700 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	22
23					1600 VA	180 VA	1-#12, 1-#12, 1-#12	1	20 A	Receptacle	24
25						2700 VA	2-#10, 1-#10, 1-#10	2	30 A	AHU=1	26
27											28
29											30
31											32
33											34
35											36
37											38
39											40
41											42
Total Load:					11471 VA	10888 VA					
Total Amps:					96 A	91 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Equipment	7201 VA	65.00%	4681 VA	
HVAC	8600 VA	100.00%	8600 VA	Total Conn. Load: 22357 VA
Lighting - General	548 VA	125.00%	685 VA	Total Est. Demand: 20143 VA
Other	0 VA	0.00%	0 VA	Total Conn.: 93 A
Receptacle	2700 VA	100.00%	2700 VA	Total Est. Demand: 84 A
Water Heater	4500 VA	100.00%	4500 VA	

Notes:

Lighting Fixture Schedule						
Type Mark	Description	Manufacturer	Model	Wattage	Height	Comments
A	2' and 4' Tamper Resistant	Cooper Lighting	Vaportite LED	32 W	<varies>	
B	Axcent Small LED Wall Pack	Cooper Lighting	AXCS	21 W	89"	
C	Axcent Small LED Wall Pack	Cooper Lighting	AXCS	14 W	<varies>	
D	Axcent Small LED Wall Pack	Cooper Lighting	AXCS	44 W	92 1/2"	
E	LED Emergency Light	Cooper Lighting	SELW	1 W	<varies>	

cahoon+kasten
ARCHITECTS

118 West Woodhill Drive
Nags Head, North Carolina 27959
P. 252.441.0271 F. 252.441.8724
E. office@obxarchitects.com

Project: **Townplace Amenities**

Project No: **21051**

Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**

Title: **Electrical**

Date: **October 13, 2021**

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

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Revisions:

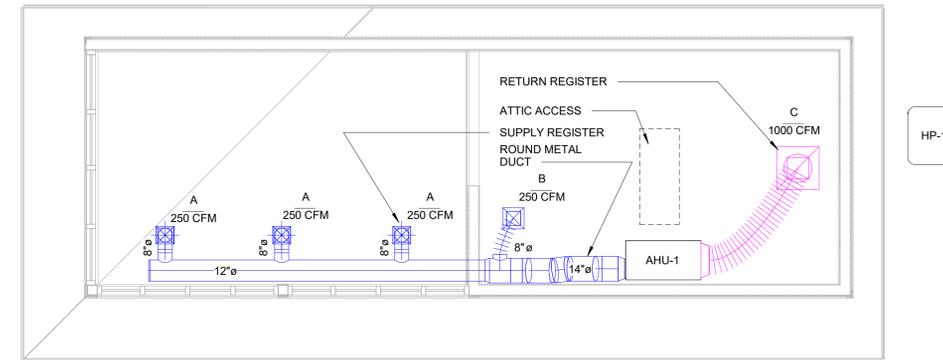
No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Check
Cad File:

E101

MECHANICAL GENERAL NOTES:

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BUILDING CODE AND CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING REGARDING ANY CODE DISCREPANCIES FOUND ON PLANS. CONTRACTOR IS RESPONSIBLE FOR PERMITS, INSPECTIONS AND FEES.
2. SYSTEMS INDICATED ON PLANS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL PROVIDE NECESSARY HANGERS, FASTENERS ETC. TO PROVIDE A COMPLETE AND WORKING SYSTEM.
3. CONTRACTOR SHALL SEAL ALL DUCTWORK WITH A PAINT ON MASTIC. ALL WALL PENETRATIONS SHALL BE SEALED AIR TIGHT.
4. CONTRACTOR SHALL FIELD MEASURE ACTUAL INSTALLED CONDITIONS AND COORDINATE DUCT SIZES PRIOR TO FABRICATION OR INSTALLATION OF EQUIPMENT AND DUCTWORK.
7. LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 4'-0" AFF IN LOCATION INDICATED ON PLANS.
8. ALL DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.
9. CONTRACTOR SHALL COORDINATE ALL ROOF AND FLOOR PENETRATION LOCATIONS AND SIZES.
10. FABRICATE AND INSTALL ALL DUCT WORK PER SMACNA 1.5" W.C. PRESSURE. ALL ELBOWS SHALL HAVE 1.5R CENTERLINE.
11. ALL FLEXIBLE ROUND DUCT SHALL BE PRE-INSULATED DOUBLE WALLED WITH SPIRAL METAL RIB, AND SHALL HAVE MIN. RESISTANCE VALUE OF R-6. MAXIMUM LENGTH SHALL BE 14'-0" UNLESS SHOWN SPECIFICALLY OTHERWISE IN PLAN. SECURE ENDS WITH NYLON BANDS AND TAPE.
12. CONDENSATE PIPE SHALL BE SCHEDULE 40 PVC OR HARD DRAWN COPPER. INSTALL WITH PROPER SLOPE AND NO SAGS. COPPER PIPE SHALL BE INSULATED WITH 1" THICK CLOSED CELL INSULATION.
13. ALL DUCTWORK AND PIPING SHALL BE CONCEALED ABOVE CEILINGS, TRUSSES AND SOFFITS EXCEPT IN MECHANICAL ROOMS, UTILITY PLATFORMS AND WHERE NOTED OTHERWISE.
14. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONTROL WIRING & CONNECTIONS TO HIS EQUIPMENT. COORD. FEEDER AND FUSE SIZES FOR SPECIFIC EQUIPMENT PROVIDED WITH ELECTRICIAN. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL WORK REQUIRED TO PROVIDE FEEDERS FOR EQUIPMENT THAT EXCEEDS THE AMP RATINGS LISTED IN THE SCHEDULE.
15. MECHANICAL CONTRACTOR MAY USE ROUND DUCT OF EQUIV. AREA IN LIEU OF RECTANGULAR. COORD. ROUND DUCT SIZES WITH DESIGNER. USE INSULATED DOUBLE WALLED SPIRAL DUCT WITH PAINT GRIP FINISH WHERE DUCT IS TO BE EXPOSED.
16. MECHANICAL CONTRACTOR SHALL LABEL ALL EQUIPMENT WITH ENGRAVED PLASTIC LAMINATE, SCREWED TO PIECE OF EQUIPMENT.
17. UNIT CONTROLLER OR PROGRAMMABLE THERMOSTAT SHALL HAVE 7 DAY PROGRAMMING, TIMED OVER-RIDE AND THE ABILITY TO RUN FANS IN OCCUPIED MODE AND CYCLE FANS IN UN-OCCUPIED MODE.

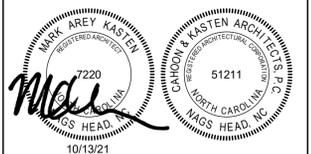


1 First Floor Reflected Ceiling Plan
1/4" = 1'-0"

SPLIT SYSTEM HEAT PUMP SYSTEM SCHEDULE																
MARK	Description	Model	SUPPLY FAN				COOLING		COOLING					HEATING		COMMENTS
			CFM	VOLT/PH	MCA	MOCP	MARK	Model	VOLT/PH	MCA	MOCP	NOM. BTU	SEER	MIN. BTU	STRIP KW	
AHU-1	Split System Heat Pump	Carrier FV4CN002005	1000	240/1	22.5	30	HP-1	Carrier 25HCE430	240/1	13.3	30		14		5	

Project: **Townplace Amenities**
Project No: **21051**
Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**
Title: **Mechanical**
Date: **October 13, 2021**
Scale: **1/4" = 1'-0"**

The designer shall not be responsible for any error, omission, defect or deficiency in the contract documents ("error") prepared by the designer or its consultants which in any way impacts the schedule of the project, results in a lack of coordination among the contract documents, delays the completion of the project or which in any other way causes any damage or loss to the owner, contractor, subcontractors, or other entity involved in the project, unless: (i) designer is promptly notified of such error, in any event within 14 days of the date such error was discovered or could reasonably have been discovered; and (ii) designer is given opportunity at the time of discovery to address such error, and, if appropriate, take such steps as are necessary to correct and resolve it. Failure to comply with the provisions of this paragraph shall constitute a waiver of any claim for damages, or a right to offset against designer by owner, contractor or others and shall in no event cause or allow a reduction in the fees otherwise due designer for services provided on the project.



Revisions:

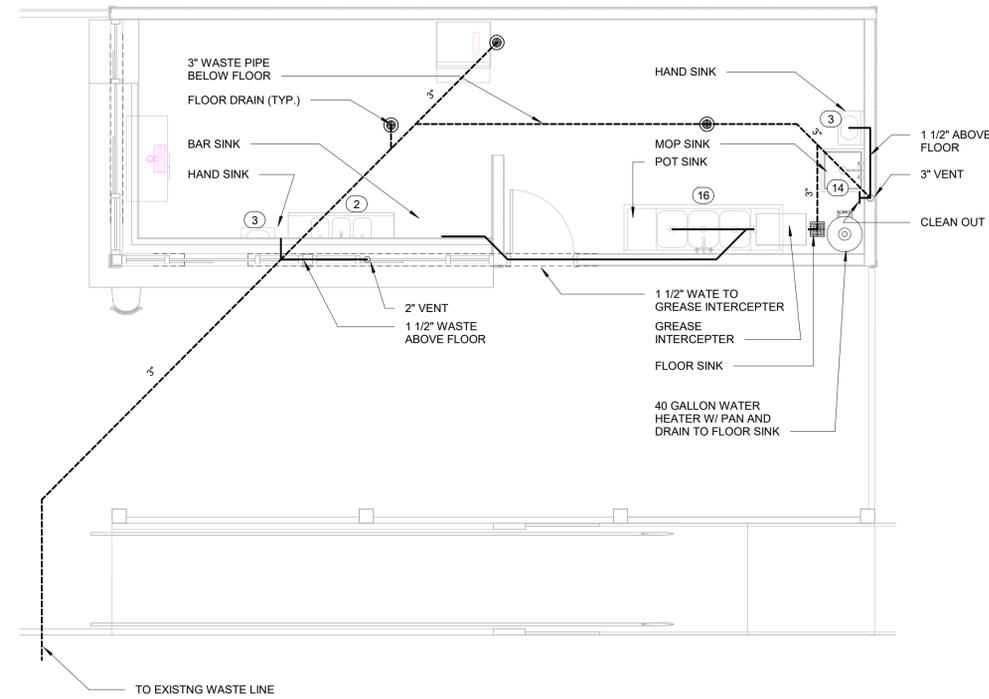
No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File:

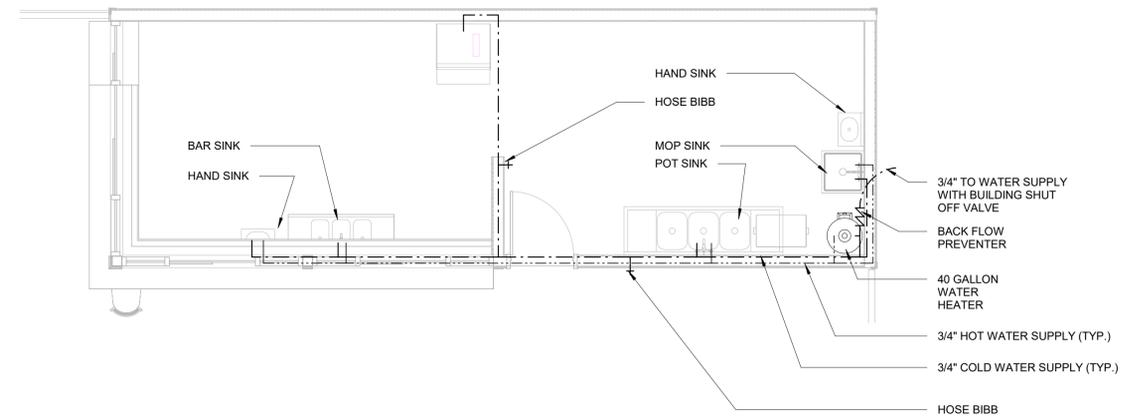
M101

PLUMBING GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
- ANY PERMITS AND INSPECTION FEE SHALL BE SECURED AND PAID FOR BY THE PLUMBING CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL OF HIS WORK WITH ALL OTHER CONTRACTORS.
- THE PLUMBING PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION. ALL DISCREPANCIES OR INTERFERENCES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
- THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS FOR DIMENSIONS. REFER TO ARCHITECTURAL PLANS.
- THE PLUMBING CONTRACTOR SHALL PROVIDE ALL OPENINGS REQUIRED FOR THE PLUMBING WORK. THE PATCHING SHALL BE BY THE PLUMBING CONTRACTOR AND FINISHING BY GENERAL CONTRACTOR.
- WATER LINES BELOW GRADE SHALL BE TYPE "K" COPPER (NO JOINTS BELOW GRADE) AND ABOVE PEX OR GRADE TYPE "L" COPPER, SUPPORTED AS REQUIRED AND SHALL BE HYDROSTATICALLY TESTED FOR ONE HOUR AT 150 PSI. TEST TO COMPLY WITH ALL EPA STANDARDS. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING INTO SERVICE.
- WATER PIPING LOCATED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE OUTED ON HEATED SIDE OF CEILING INSULATION (UNDERSIDE) AND WALL INSULATION (INSIDE).
- COLD AND HOT WATER PIPING SHALL BE INSULATED.
- DO NOT SUPPORT PIPING FROM BAR JOIST BRIDGING AND/OR ROOD DECK.
- ALL WATER PIPING AT WATER FIXTURES SHALL BE PROVIDED WITH 18 AIR CHAMBERS OR SHOCK ABSORBERS. STOPS SHALL BE PROVIDED ON HOT AND COLD WATER LINES.
- IF THE WATER PRESSURE EXCEEDS 60 PSI A PRESSURE REDUCING VALVE SHALL BE INSTALLED WHERE THE WATER ENTER THE BUILDING AND SHALL BE SET AT 50 PSI.
- PLUMBING CONTRACTOR SHALL PROVIDE A DIELECTRIC UNION WHEN CONNECTING DISSIMILAR MATERIAL.
- WATER HEATERS SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR EXCEEDING ASHRAE 90-75 REVISED, AND SO LABELED.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND CONTROL CONNECTIONS TO THE EQUIPMENT FURNISHED UNDER HIS CONTRACT.
- SANITARY SEWER AND VENT LINES SHALL BE PVC. WASTE AND VENT PIPES SHALL BE GAS AND SIR TIGHT.
- THE PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION OF ANY WORK.
- THE PLUMBING CONTRACTOR SHALL REVIEW ALL UTILITY SITE PLANS FOR WORK BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH WORK BY OTHERS AND AVOID ALL CONFLICTS.
- LOCATIONS OF UTILITIES (WASTE AND WATER LINES, ETC) PROVIDED BY OTHERS, THAT ARE TO BE CONNECTED TO ARE ASSUMED. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY THESE LOCATIONS AND MAKE THE FINAL CONNECTIONS AS REQUIRED.
- VERIFY THE LOCATION OF ALL EQUIPMENT SUPPLIED BY OTHERS.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR DEMOLITION AT NO COST TO THE OWNER.



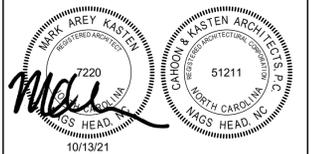
① First Floor Plan
1/4" = 1'-0"



② First Floor Plan
1/4" = 1'-0"

Project: **Townplace Amenities**
Project No: **21051**
Location: **2029 S. Virginia Dare Trail Kill Devil Hills, NC 27948**
Title: **Plumbing**
Date: **October 13, 2021**
Scale: **1/4" = 1'-0"**

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No.	Description	Date

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Cad File:

P101