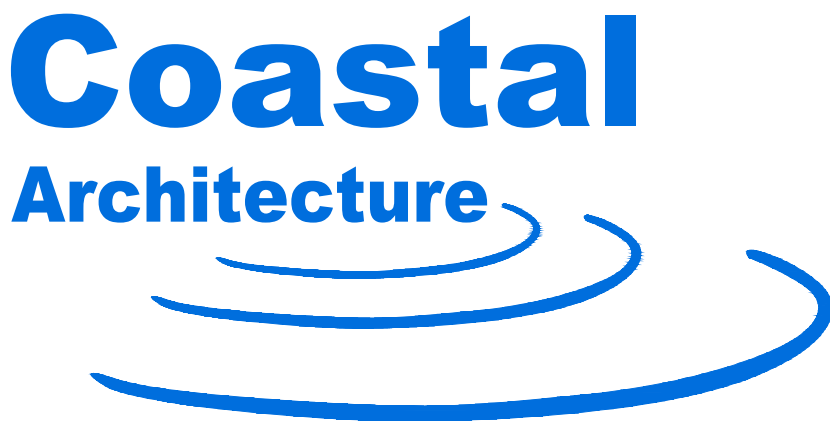


RENOVATIONS TO
210 TURNER ST.
CARTERET COUNTY ADMINISTRATIVE OFFICE
BEAUFORT, NORTH CAROLINA

DRAWING LIST

CS-1	COVER SHEET
G-1	GENERAL DATA
G-2	LIFE SAFETY PLAN
EX-1	EXISTING PLAN
D-1	DEMOLITION PLAN
A-1R	FLOOR PLAN (REVISED)
A-2	REFLECTED CEILING PLAN
A-3	DOOR AND ROOM FINISH SCHEDULES
A-4	NOT USED
A-5	NOT USED
A-6	ENLARGED TOILET ELEVATIONS
A-7	MILLWORK
P-1	PLUMBING SPECIFICATIONS
P-2	DEMO PLAN
P-3	DMV PLAN
P-4	WATER PLAN
M-1	HVAC LEGENDS SCHEDULES NOTES
M-2	HVAC PLAN
M-3	HVAC SPECIFICATIONS & DETAILS
E-1	ELECTRICAL SPECIFICATIONS
E-2	LIGHTING PLAN
E-3	POWER PLAN
E-4	POWER PLAN
E-5	PANELS & RISER
TD-1	TELEDATA PLAN



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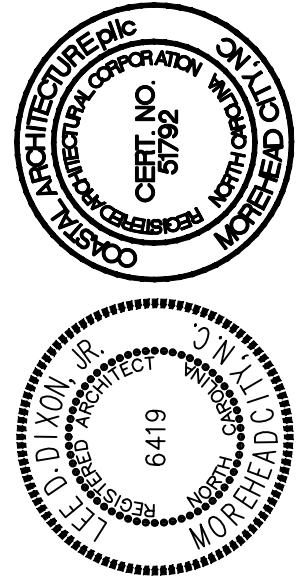
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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



COVER SHEET

19029

ISSUED: 01-17-20

DWG BY: BLS, MLR

CKD BY: LDD

REVISIONS

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02/20/20

Δ

06/18/20

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: 210 TURNER STREET, CARTERET COUNTY ADMIN. OFFICE

Address: BEAUFORT, NORTH CAROLINA

Owner/Authorized Agent: LEE DIXON Phone # (252) 247-2127 E-Mail: LEE@COASTALARCHITECTURE.NET

Owned By: City/County Private State

Code Enforcement Jurisdiction: City BEAUFORT, N.C. County State

CONTACT: EUGEN FOXWORTH ASSISTANT COUNTY MANAGER

DESIGNER: FIRM NAME LICENSE # TELEPHONE # E-MAIL

Architectural Coastal Architecture Lee Dixon 6419 (252) 247-2127 lee@coastalarchitecture.net

Civil NOT APPLICABLE - - -

Electrical Burke Design Group Ben Burke 22038 (919) 111-1916 benburke@ncrr.com

Fire Alarm Burke Design Group Ben Burke 22038 (919) 111-1916 benburke@ncrr.com

Plumbing Burke Design Group Ben Burke 22038 (919) 111-1916 benburke@ncrr.com

Mechanical Burke Design Group Ben Burke 22038 (919) 111-1916 benburke@ncrr.com

Sprinkler-Standpipe NOT APPLICABLE ()

Structural NOT APPLICABLE ()

Retaining Walls > 5 feet High NOT APPLICABLE ()

Other ()

(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

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

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 USE(S) (ch. 3): OFFICES

RENOVATED: (date) PROPOSED USE(S) (ch. 3): OFFICES

OCCUPANCY CATEGORY (Table 1604.5): Current: Proposed:

BASIC BUILDING DATA: Construction Type: I-A I-B I-II-A I-II-B I-III-A I-III-B I-IV I-V-A I-V-B

Sprinklers: No Partial NFPA 13 NFPA 13R NFPA 13D

Standpipes: No Class II 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			
2nd Floor			
Mezzanine			
1st Floor	1256	-	-
Basement			
TOTAL	1256	-	-

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:
U-Value of total assembly:
R-Value of insulation:
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:
Exterior Walls (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Openings (windows, doors, glazed)
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:

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly Business Educational Factory Hazardous Institutional I-3 Condition I-2 Condition I-3 Condition Mercantile Residential Storage Utility and Miscellaneous

Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
This separation is not exempt as a Non-separated Use (see exceptions).

Special Uses (Chapter 4 – List Code Sections):
Special Provisions: (Chapter 5 – List Code Sections):
Mixed Occupancy: No Yes Separation: No separation Hr. Exception:
Non-separated Use (508.3) required per T508.4
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.

Actual Area of Occupancy A Actual Area of Occupancy B Actual Area of Occupancy C Actual Area of Occupancy D

NOT REQUIRED

STORY NO. DESCRIPTION AND USE BLDG AREA PER STORY (ACTUAL) TABLE 506.2.4 AREA (C) AREA FOR FRONTAGE INCREASES 1, 4 (D) ALLOWABLE AREA PER STORY OR UNLIMITED, 3

1 OFFICE 1256 3000 N/A

1. Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space
b. Total Building Perimeter =
c. Ratio (F/P) =
d. W = Minimum width of lot (F) (F) (F)
2. Unlimited Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
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. The maximum area of air traffic control towers must comply with Table 412.3.1.
5. Frontage increase is based on the unspinklered area value in Table 506.2.

STRUCTURAL DESIGN

DESIGN LOADS:
Importance Factors: Wind (W) Snow (S) Seismic (IE)
Live Loads: Roof Mezzanine Floor
Ground Snow Load:
Wind Load: Basic Wind Speed mph (ASCE-7)
Exposure Category:
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 SS %g S1 %g
Site Classification (ASCE 7): A B C D E F
Data Source: Field Test Presumptive Historical Data
Basic structural system (check one)
Building Wall Building Frame Moment Frame
Analysis Procedure: Simplified Equivalent Lateral Force Dynamic
Architectural, Mechanical, Components anchored? Yes No
LATERAL DESIGN CONTROL: Earthquake Wind
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) psf
Presumptive Bearing capacity psf
Pile size, type, and capacity

ALLOWABLE HEIGHT

ALLOWABLE

SHOWN ON PLANS

CODE REFERENCE

Building Height in Feet (Table 504.3) 55 EXISTING T504.3

Building Height in Stories (Table 504.4) 3 1 T504.4

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT FIRE SEPARATION DISTANCE (feet) RATING REQ'D PROVIDED (W/ REDUCTION) DETAIL # AND SHEET # DESIGN # FOR RATED ASSEMBLY SHEET # FOR RATED PENETRATION SHEET # FOR RATED JOINTS

Structural Frame Including columns, girders, trusses

Bearing Walls

Exterior

North

East

West

South

Nonbearing walls and partitions

Exterior walls

North

East

West

South

Interior walls and partitions

Floor Construction Including supporting beams and joists

Floor Ceiling Assembly

Columns Supporting Floors

Roof Construction, including supporting beams and joists

Roof Ceiling Assembly

Columns Supporting Roof

Shaft Enclosures—Exit

Shaft 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

* Indicate section number permitting reduction

MECHANICAL DESIGN

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:
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 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
number of lamps required in fixture
ballast type used in fixture
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

NOTE: SUBMIT SHOP DRAWING FOR COORDINATION OF LETTER HEIGHTS SPECIFIC SIGN COLORS.

PROJECT SIGN NOT TO SCALE

NOTE: VERIFY SIGN SIZES AND REQUIREMENTS W/ TOWN OF BEAUFORT

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 (%)

N/A EXISTING BUILDING

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-2
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

N/A

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA TOTAL # OF PARKING SPACES # OF ACCESSIBLE SPACES PROVIDED TOTAL # ACCESSIBLE PROVIDED

REQUIRED PROVIDED REGULAR WITH 8' ACCESSIBLE VAN SPACES WITH 132" ACCESSIBLE 8' ACCESSIBLE

N/A

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE WATERCLOSETS LAVATORIES SHOWERS/TUBS DRINKING FOUNTAINS

Male Female Unisex Male Female Unisex Regular Accessible

SPACE EXISTG NEW REQ'D

N/A

SPECIAL APPROVALS

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

BLUE BORDER STRIPE
1/2" EXTERIOR GRADE PLYWOOD
WHITE BACKGROUND U.O.N.

BLUE LOGO
BLACK LETTERS U.O.N.

ARCHITECT: Coastal Architecture
CONTRACTOR:
252.247.2127
www.coastalarchitecture.net

P.T. 6x6 POSTS SET IN GROUND 2'-6" WITH 2-2x6 BRACES
SIGN LOCATION TO BE FIELD VERIFIED W/ ARCHITECT

NOTE: VERIFY SIGN SIZES AND REQUIREMENTS W/ TOWN OF BEAUFORT

Coastal Architecture

Architectural Design
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Interiors

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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA

SEAL OF THE ARCHITECT

SEAL OF THE ENGINEER

GENERAL DATA

19029

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E SAFETY PLAN

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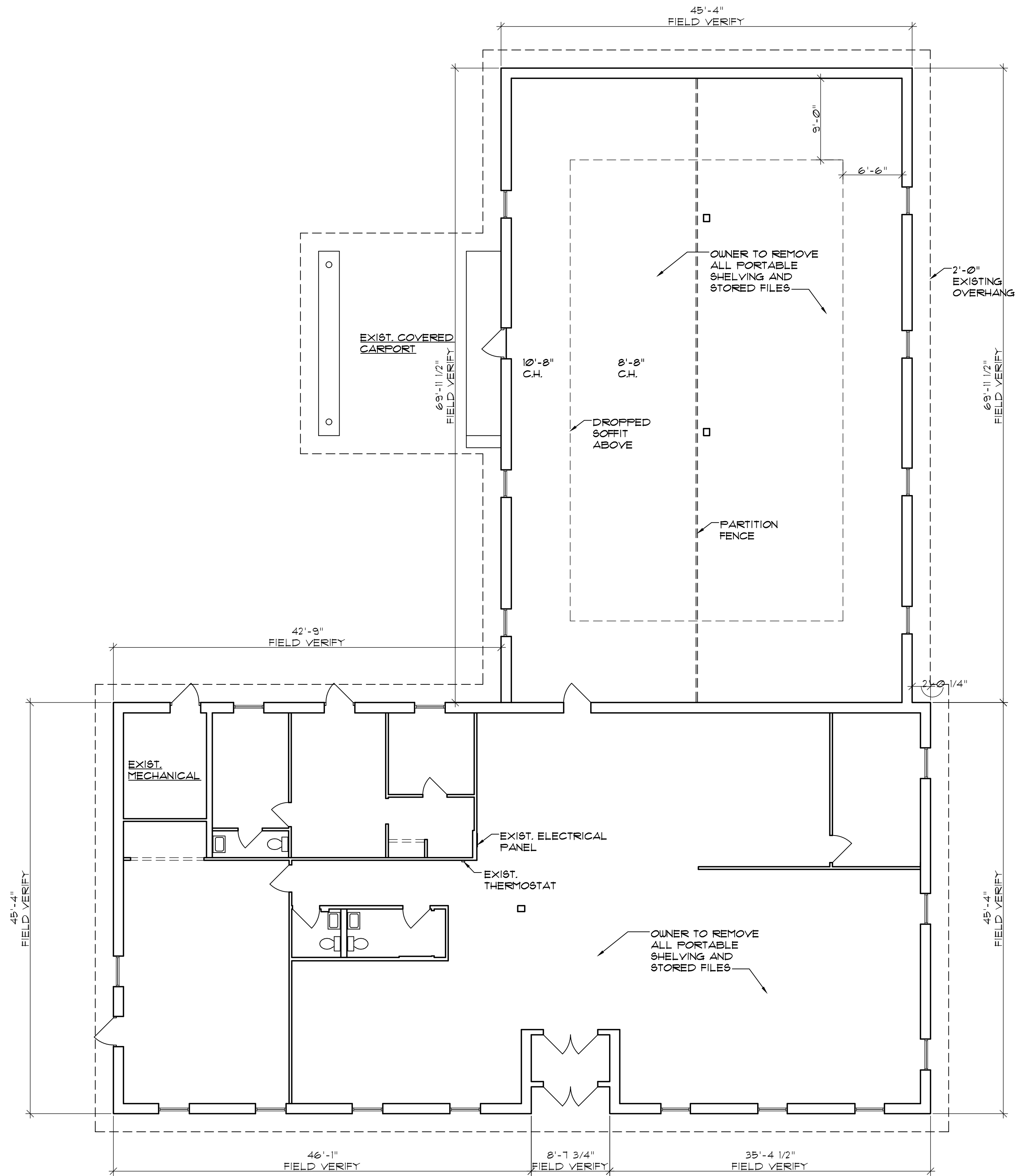
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OF





NOTE: THIS DRAWING IS INCLUDED
FOR REFERENCE. CONTRACTOR
SHALL FIELD VERIFY ALL
DIMENSIONS AND CONDITIONS.

EXISTING FLOOR PLAN
EX-1 SCALE: 1/8"=1'-0"



- Architectural Design
- Planning
- Interiors



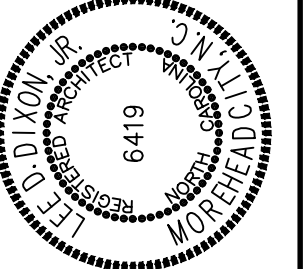
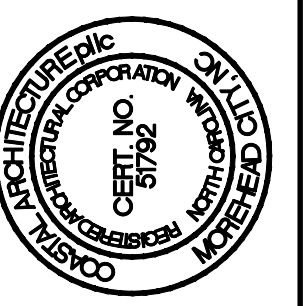
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**RENOVATIONS TO
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EXISTING FLOOR PLAN

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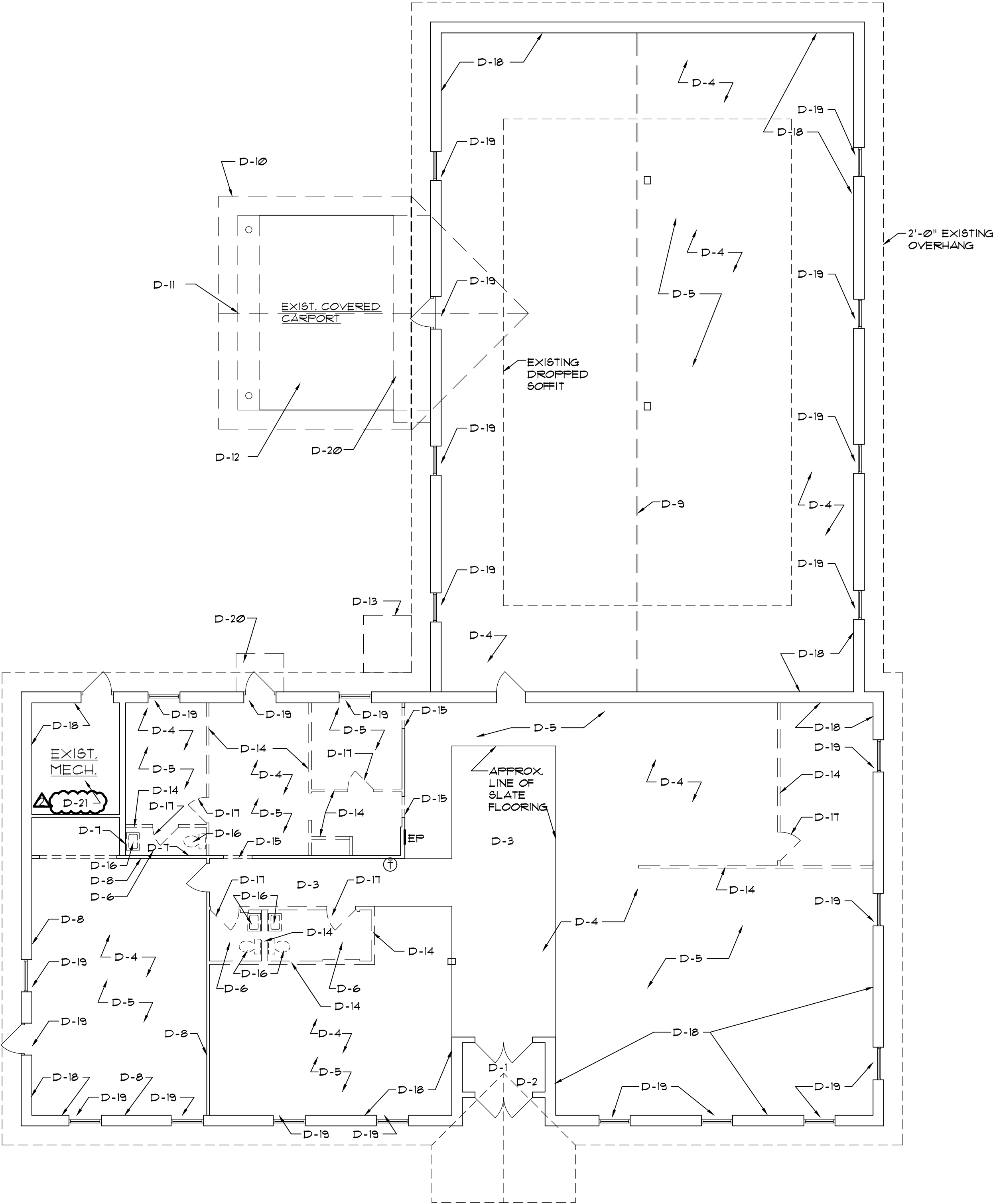
EX-1
OF

DEMOLITION KEY NOTES:

- D-1 EXISTING FLOORING TO REMAIN. CLEAN UP
- D-2 REMOVE EXISTING HVAC REGISTERS AND LIGHTS - PATCH & FILL AS REQUIRED.
- D-3 REMOVE EXISTING SLATE FLOORING - FIELD VERIFY EXACT QUANTITY. PREP FLOOR FOR NEW FLOOR FINISH.
- D-4 REMOVE ALL EXISTING S.A.T., LIGHT FIXTURES, HVAC REGISTERS, DUCTWORK AND INSULATION ETC. NOT SCHEDULED FOR REUSE.
- D-5 REMOVE ALL EXISTING CARPET AND GLUE. PREP FLOOR FOR NEW FINISH.
- D-6 REMOVE EXISTING CERAMIC TILE FLOOR - PATCH, FILL, GRIND AND LEVEL FOR NEW FLOOR FINISH.
- D-7 REMOVE EXISTING CERAMIC TILE ON WALLS AND PROVIDE NEW GWB FOR NEW FINISHES.
- D-8 REMOVE EXISTING WALLPAPER, PREP AND SIZE FOR NEW FINISHES.
- D-9 REMOVE EXISTING FENCE.
- D-10 EXISTING CARPORT - TO REMAIN
- D-11 EXISTING BRICK ISLAND - TO REMAIN
- D-12 EXISTING SLAB TO REMAIN
- D-13 REMOVE EXISTING A/C UNIT AND CONCRETE PAD.
- D-14 EXISTING WALLS TO BE REMOVED.
- D-15 PORTION OF EXISTING WALL TO BE REMOVED FOR NEW DOORWAY.
- D-16 EXISTING PLUMBING FIXTURE TO BE REMOVED. CAP OFF PLUMBING AS REQUIRED.
- D-17 EXISTING DOOR TO BE REMOVED.
- D-18 REMOVE ALL EXISTING BASEBOARD - PATCH/REPAIR GWB AS REQUIRED.
- D-19 REMOVE ALL EXISTING INTERIOR WINDOW AND DOOR TRIM - PREP FOR NEW TRIM.
- D-20 EXISTING BRICK STOOP - TO REMAIN
- D-21 REMOVE EXISTING BOILER STACK, REPLACE SHINGLES TO MATCH EXISTING

EP = EXISTING ELECTRIC PANEL

T = EXISTING THERMOSTAT



SELECTIVE DEMOLITION PLAN

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



- Architectural Design
- Planning
- Interiors



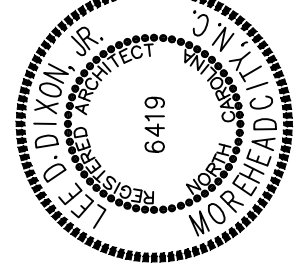
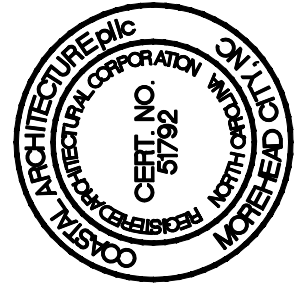
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RENOVATIONS TO
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SELECTIVE DEMOLITION PLAN

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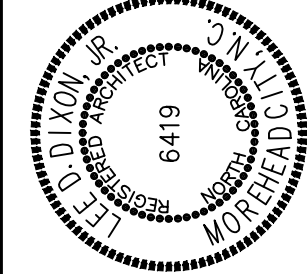
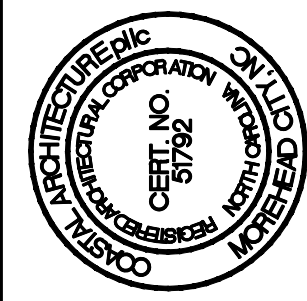
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D-1

OF

RENOVATIONS TO
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REFLECTED CEILING
PLAN

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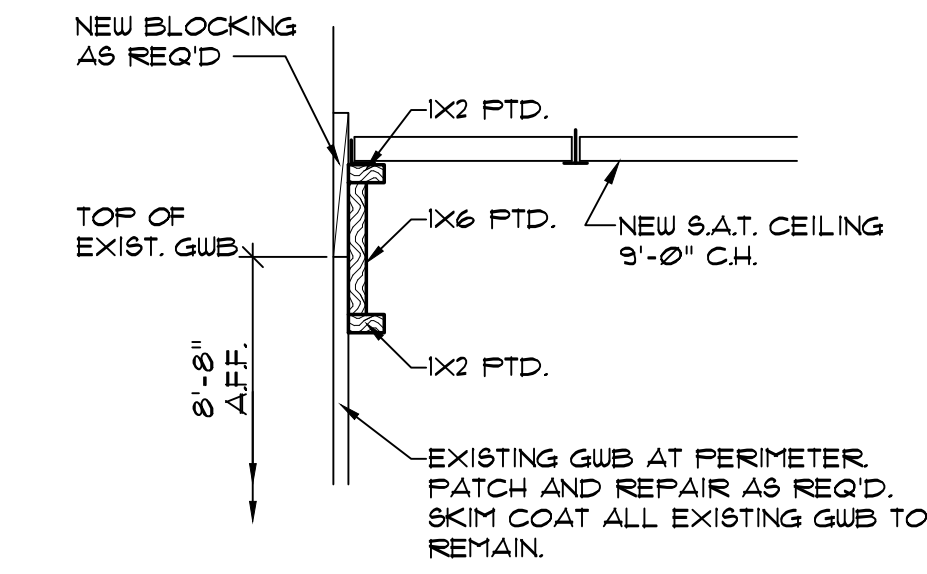
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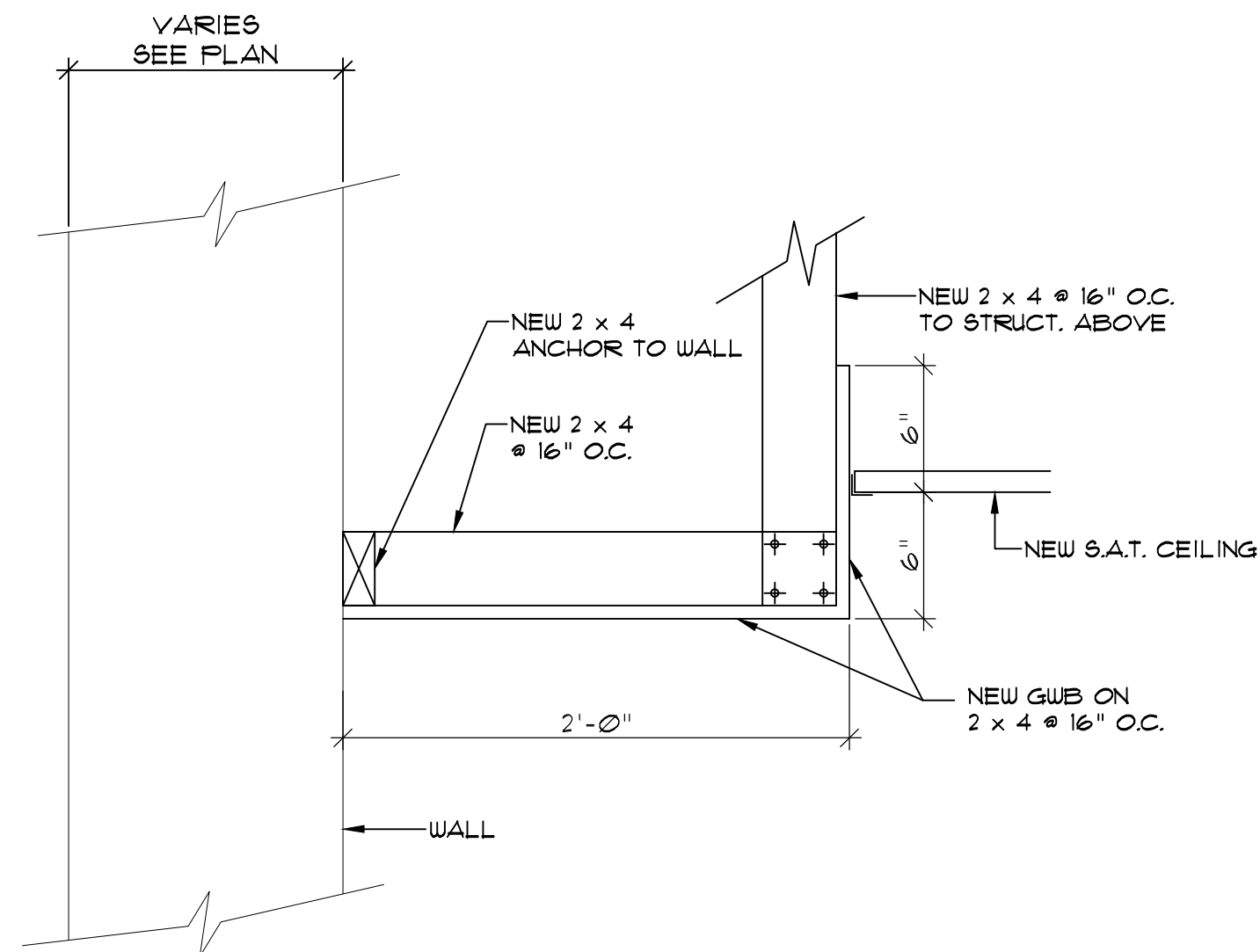
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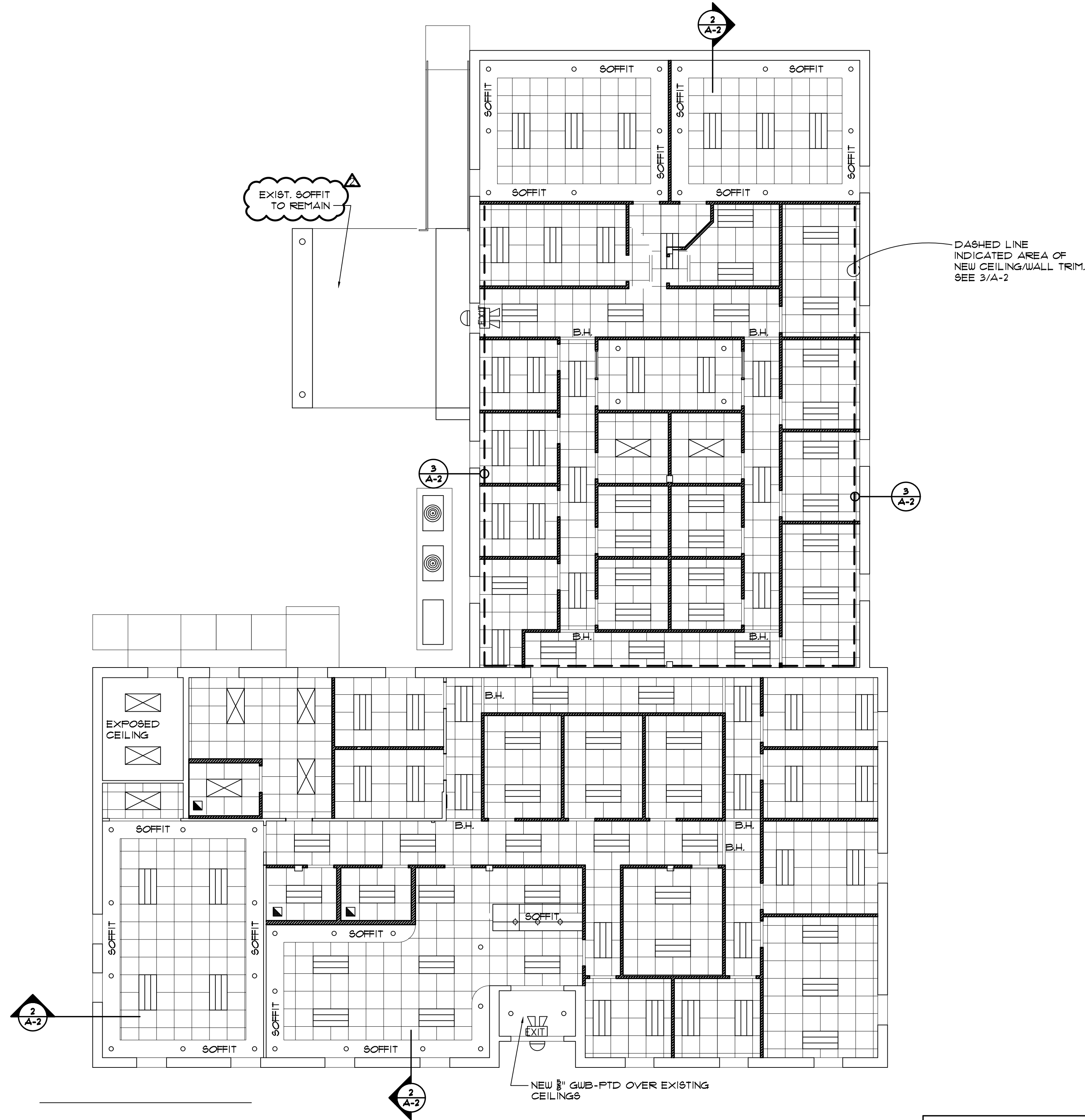
A-2
OF



NEW TRIM DETAIL AT PERIMETER WALLS
WHERE GUB STOPS AT 8'-8" AFF.
SCALE 1 1/2" = 1'-0"



SOFFIT DETAIL
SCALE 1 1/2" = 1'-0"



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

NOTE:
PROVIDE NEW R-30 BATT INSULATION
ABOVE ALL CEILING TILES.

B.H. = 2 x 4 GUB BULKHEAD
6" BELOW FIN. CEILING

[illegible]

Technical drawing of a window frame assembly. The drawing shows a cross-section of the frame with various dimensions and material specifications. The frame is labeled "HOLLOW METAL FRAMES - PTD". The glass is labeled "GLASS - TEMPERED GLASS". The dimensions are as follows:

- Top left corner: 2" (width) and 2" (height).
- Top right corner: 2" (width) and 2" (height).
- Left side: 4'-0" (height) and 2'-2" (height).
- Right side: 1'-2" (height).
- Bottom left corner: 2" (width) and 2" (height).
- Bottom right corner: 2" (width) and 2" (height).



ROOM FINISH SCHEDULE							
ROOM NUMBERS	ROOM	FLOORS	BASE	WALLS	CEILING	HEIGHT (NOMINAL)	REMARKS
101	ENTRY	EXIST. SLATE	NEW VINYL	EXIST. BRICK	NEW GUB - FTD.	EXIST.	①
102	RECEPTION	NEW LVP		NEW GUB - FTD.	S.A.T.	9'-0"	①
103	WAITING				S.A.T.	9'-0"	①
104	TOILET				S.A.T.	9'-0"	
105	TOILET				S.A.T.	9'-0"	
106	CONFERENCE ROOM				S.A.T.	9'-0"	①
107	TOILET				S.A.T.	9'-0"	①
108	BREAK ROOM				S.A.T.	9'-0"	①
109	MECHANICAL ROOM	EXIST. CONC		REPAINT EXIST	EXPPOSED	EXIST.	
110	FINANCE	NEW LVP		NEW GUB - FTD.	S.A.T.	9'-0"	①
111	FINANCE				S.A.T.	9'-0"	①
112	FINANCE				S.A.T.	9'-0"	
113	FINANCE				S.A.T.	9'-0"	
114	FINANCE				S.A.T.	9'-0"	
115	FINANCE				S.A.T.	9'-0"	
116	FINANCE				S.A.T.	9'-0"	①
117	FINANCE				S.A.T.	9'-0"	①
118	FINANCE DIRECTOR				S.A.T.	9'-0"	①
119	FINANCE				S.A.T.	9'-0"	①
120	FINANCE				S.A.T.	9'-0"	①
121	FINANCE				S.A.T.	9'-0"	①
122	CORRIDOR				S.A.T.	9'-0"	
123	CORRIDOR				S.A.T.	9'-0"	
124	CORRIDOR				S.A.T.	9'-0"	
125	CORRIDOR				S.A.T.	9'-0"	①
126	CORRIDOR				S.A.T.	9'-0"	①
127	I.T.				S.A.T.	9'-0"	① ②
128	GIS				S.A.T.	9'-0"	① ②
129	GIS				S.A.T.	9'-0"	① ②
130	GIS				S.A.T.	9'-0"	②
131	CLERK				S.A.T.	9'-0"	②
132	C. MANAGER				S.A.T.	9'-0"	③
133	ACM.				S.A.T.	9'-0"	③
134	ADMIN.				S.A.T.	9'-0"	
135	ADMIN.				S.A.T.	9'-0"	②
136	H.R.				S.A.T.	9'-0"	②
137	H.R.				S.A.T.	9'-0"	① ②
138	H.R. DIRECTOR				S.A.T.	9'-0"	① ②
139	I.T.				S.A.T.	9'-0"	
140	H.R.				S.A.T.	9'-0"	
141	STOR.				S.A.T.	9'-0"	
142	CONFERENCE				S.A.T.	9'-0"	① ②
143	STOR.				S.A.T.	9'-0"	
144	I.T.				S.A.T.	9'-0"	
145	SERVER				S.A.T.	9'-0"	
146	CORRIDOR				S.A.T.	9'-0"	① ②
147	CORRIDOR				S.A.T.	9'-0"	
148	CORRIDOR				S.A.T.	9'-0"	
149	CORRIDOR				S.A.T.	9'-0"	
150	CORRIDOR				S.A.T.	9'-0"	

ROOM FINISH SCHEDULE REMARKS

① EXISTING GUB ON EXISTING WALLS TO REMAIN SHALL BE PATCHED AND FILLED/REPAIRED AND SKIM COATED AND PAINTED.

② SEE 1/A-2 AND 3/A-2 FPR AREA OF WALL/CEILING TRIM

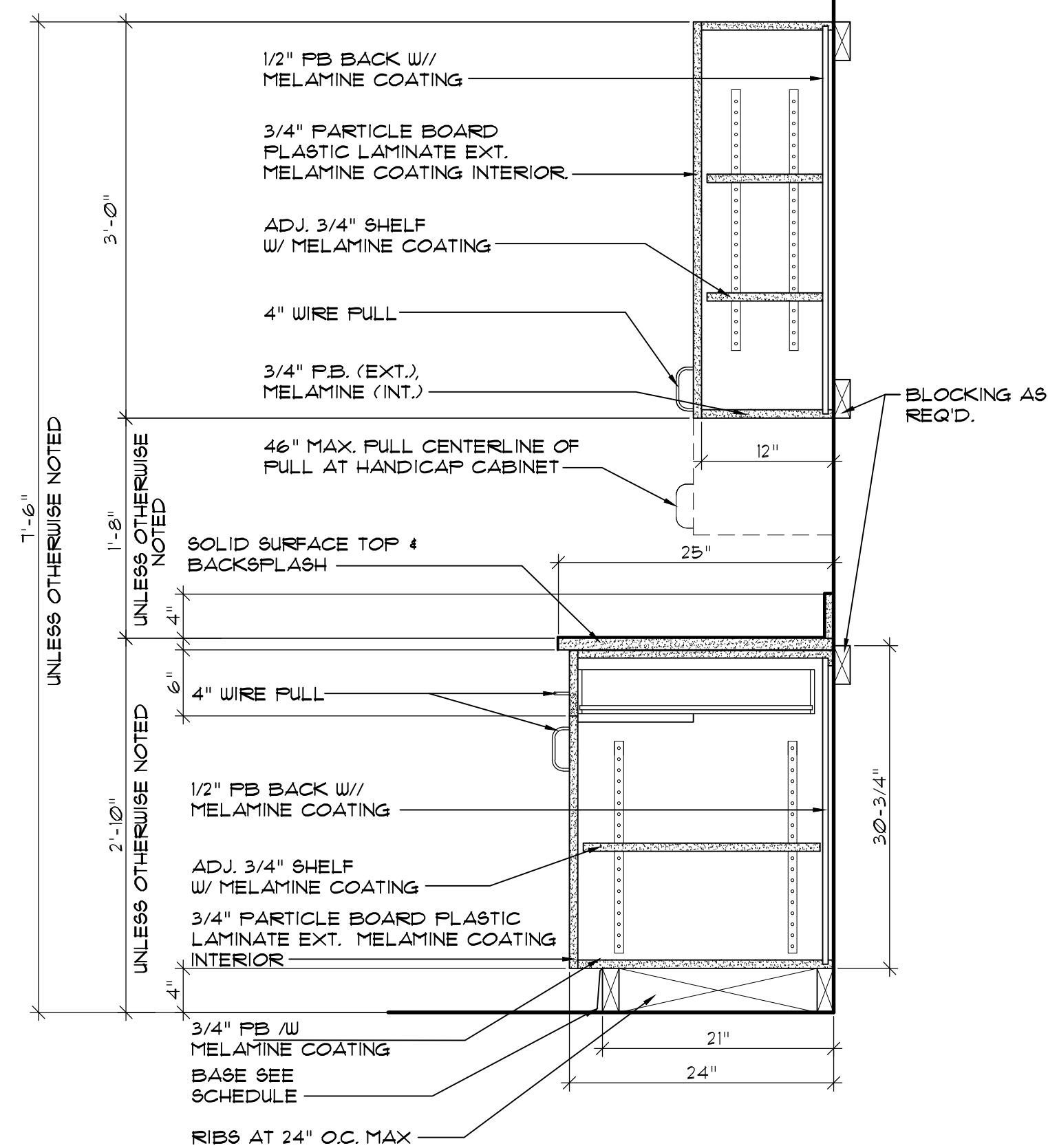
③ NEW CHAIRRAIL. SEE DETAIL 3/A-1



ISSUED: 01-17-20
DWG BY: BLS,MLR
CKD BY: LDD
REVISIONS

SHEET NO.
A-3
OF

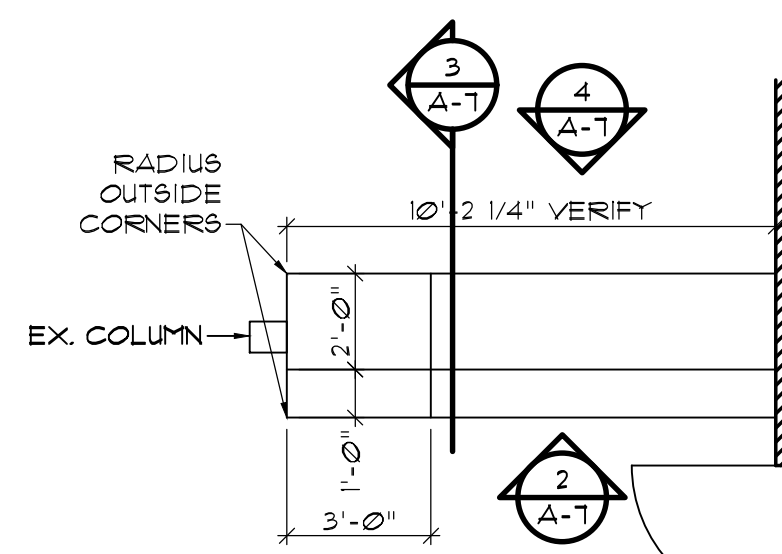
1. PLASTIC LAMINATE EXTERIOR/WHITE MELAMINE COATING INTERIOR
2. CONCEALED HINGES THROUGHOUT
3. 4" SATIN CHROME FULL WIRES
4. ALL SHELVING ADJUSTABLE, W/ COUNTERSUNK STANDARDS.



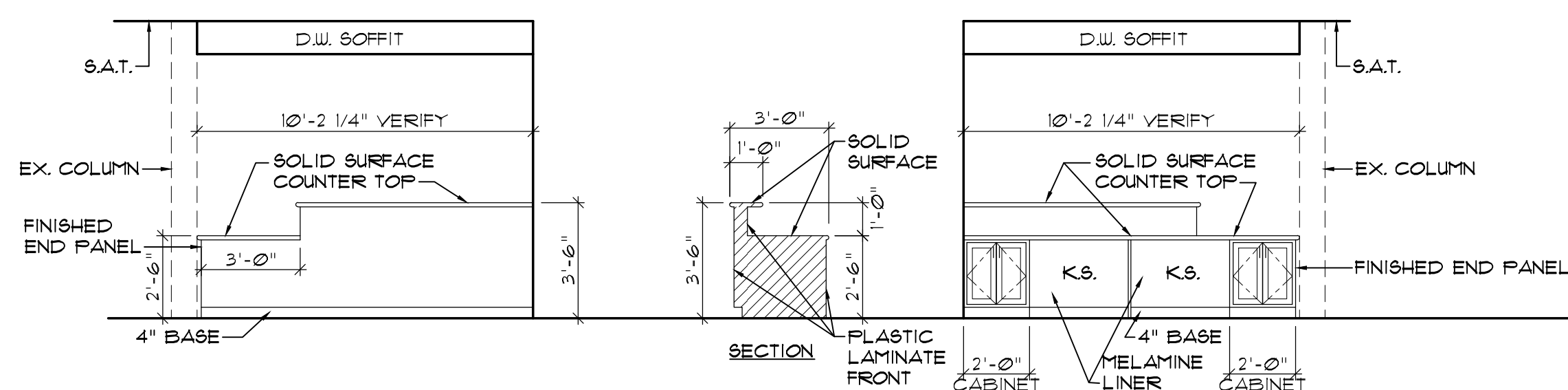
7
A-7

TYPICAL CABINET DETAIL

SCALE: 1" = 1' - 0"



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

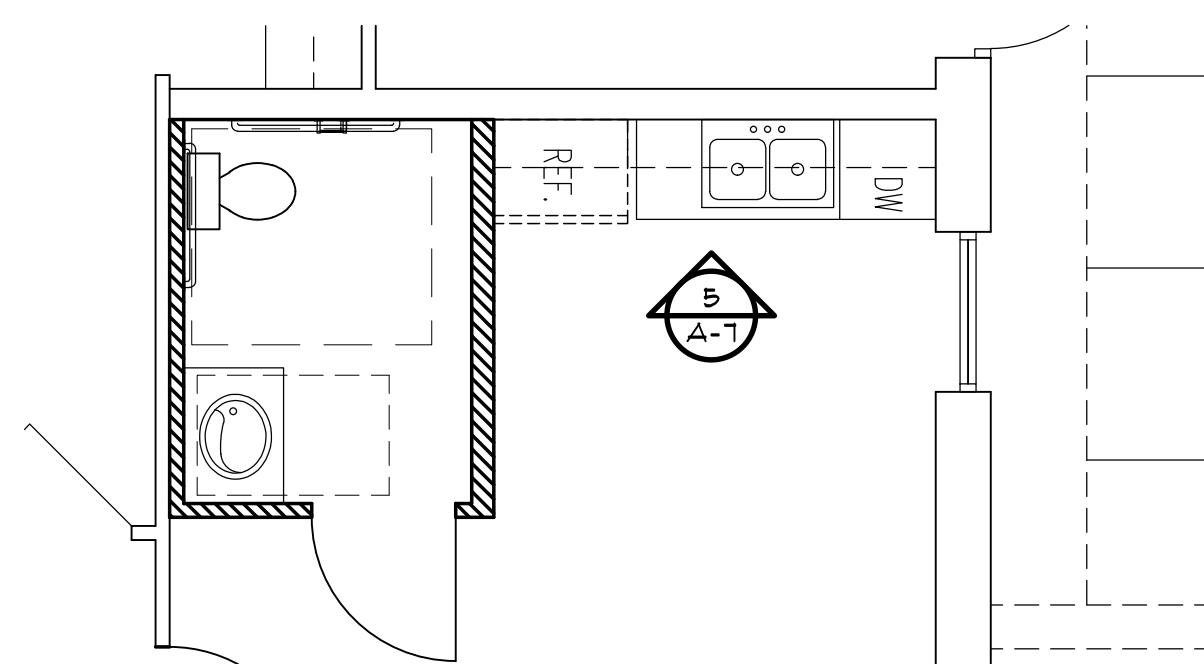


2
A-7

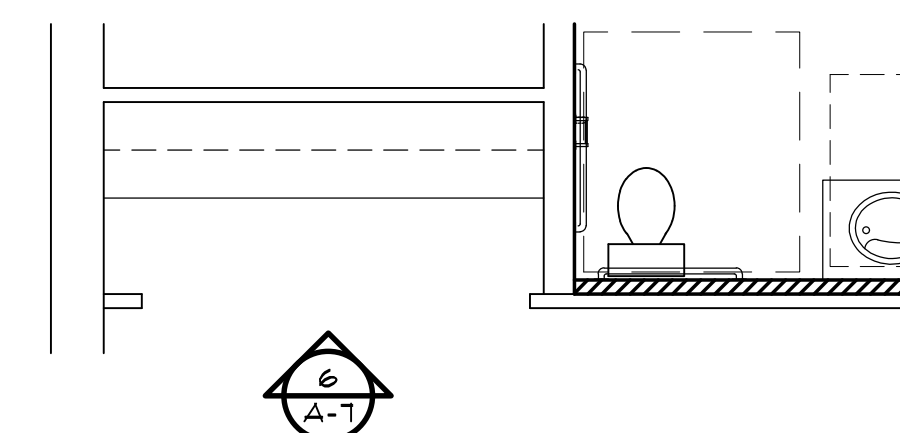
1
A-7

RECEPTION ROOM 102

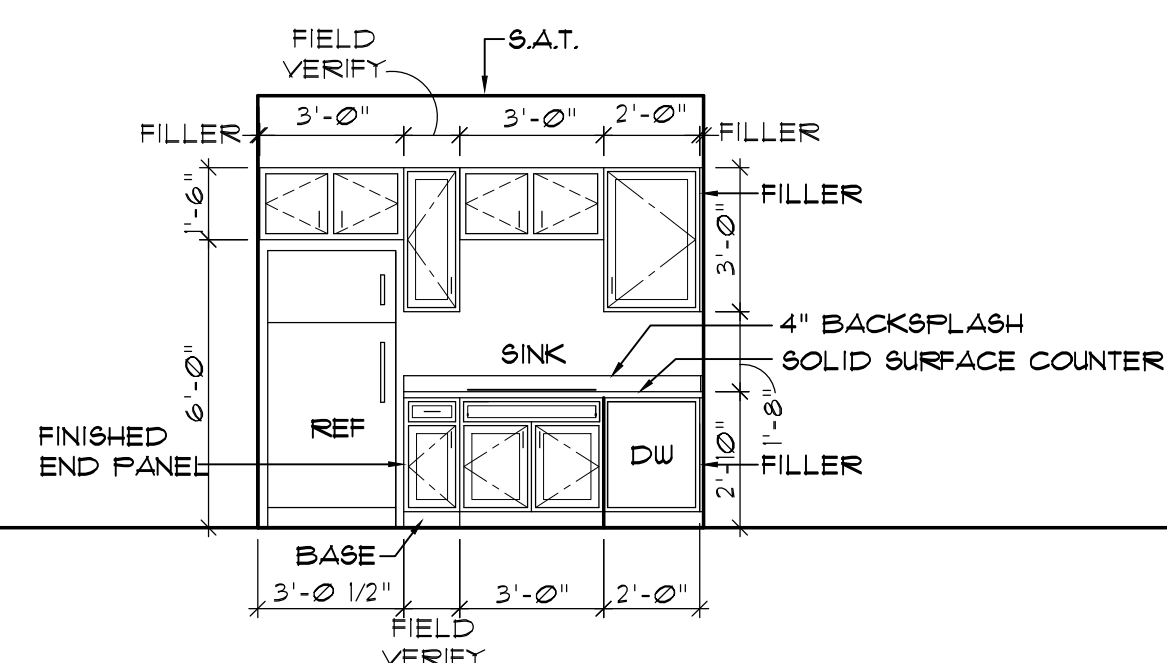
SCALE: 1/4" = 1' - 0"



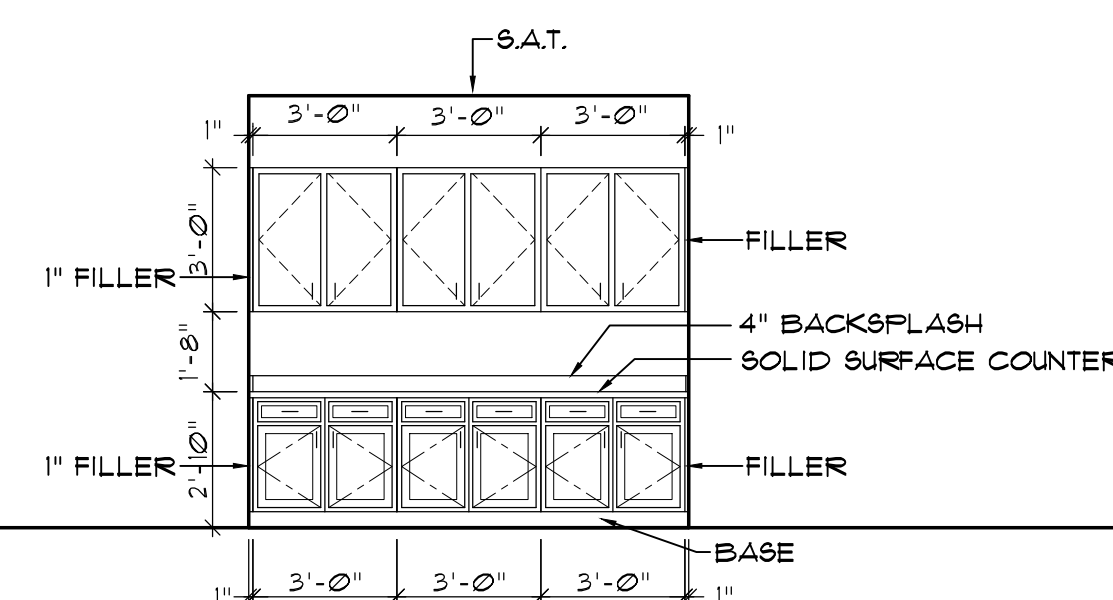
PLAN
SCALE: 1/4" = 1'-0"



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



5 BREAK ROOM 108
A-7 SCALE: 1/4" = 1' - 0"



6 CONFERENCE ROOM 106
A-7 SCALE: 1/4" = 1'-0"

- **Architectural Design**
- **Planning**
- **Interiors**

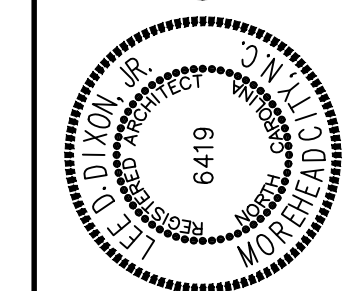
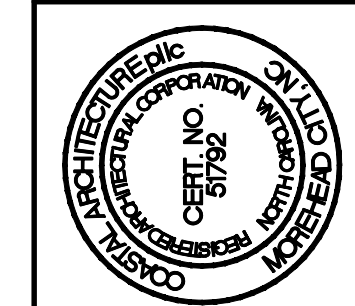


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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



MILLWORK

19029

ISSUED: 01-17-20

DWG BY: BLS

CKD BY: LDD

REVISIONS

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SHEET NO.

17

A-7

OF

	51
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THESE DRAWING AND SPECIFICATIONS REPRESENT AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN IN OWNERSHIP WITH THE ARCHITECT. USE OR REPRODUCTION BY ANY MEANS, IN WHOLE OR IN PART, WITHOUT THE ARCHITECT'S WRITTEN CONSENT, IS PROHIBITED.

DIVISION 15A – PLUMBING

1.1 DESCRIPTION OF THE WORK

- A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:
1. Plumbing fixtures, water heaters, and any other equipment necessary.
 2. Cold and hot water piping and insulation.
 3. DWV piping.
 4. Connection of all equipment; drain, vent, water.
- 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. The National Electrical Code.
 2. 2018 N.C. Building Code: Plumbing, and all applicable category codes.
 3. American Society of Sanitary Engineering Standard 1010.
 4. All local codes and ordinances.
- 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 Plumbing Contractor shall be licensed in the State of North Carolina and have all local licenses required for the work.
- E. Obtain all permits, licenses, inspections, etc., required for the work, and pay for the same.

1.2 INTENT

- A. The intent of these specifications and accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready for the building to operate. The Plumbing Contractor shall take this into consideration and include in his base 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 Architect of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Architect for a decision before resuming operations.
- B. Locations shown are approximate. The Plumbing Contractor shall refer to the architectural drawings for placement of equipment, fixtures, etc. Where locations are not clear, the Contractor shall obtain the exact locations from the Architect.
- C. Coordinate all exterior piping connections w/Architect, site contractor/plans. Verify manhole elevations and provide backwater valves as required if flood level rims are below next upstream manhole cover elevation. Fixtures with flood level rims above upstream manhole shall not discharge thru the valve. Notify engineer of backwater valve requirement, any issue prior to bid.

1.4 SHOP DRAWINGS

- A. Shop drawings shall be submitted for plumbing fixtures and for pipe. These may consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified.

PART 2 – PRODUCTS

2.1 FIXTURES

- A. Each fixture shall be properly supported from the building structure as required to the end effect that all fixtures and accessories will be held rigidly in place. Water pipes supplying the fixtures must also be held rigidly in place.
- B. Provide loose key angle stops and chrome plated supply pipe water supplies to fixtures.
- C. All exposed piping traps and accessories for fixtures shall be chrome plated. Provide chrome plated escutcheon plates where pipes enter walls.
- D. Provide shutoff valves for all sinks, water heaters, toilets, washing machines, refrigerator icemaker, exterior hose bibbs and all other plumbing fixtures.
- E. Provide trap primers for all floor drains in areas not served by hose bibbs.

2.2 PIPING

- A. Drain-Waste-Vent: All DWV piping shall be Schedule 40 PVC-DWV u.o.n., with the following exceptions: Use cast iron piping in all return air plenums, penetrations of rated walls/floors/ceilings, and in areas/walls adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings. ABS or cast iron piping shall be used for drainage/discharge with a temperature greater than 140 deg. F for a minimum distance of 10'-0".
- B. Hot and cold water piping above grade: Type "L" copper w/solder joints (ASTM-B88), hard drawn with wrought copper fittings (ANSI B16.22). PEX piping with copper fittings may be used with owner/tenant approval and as allowed per code. Copper piping shall be used in areas/walls adjacent to cooking equipment exhaust hoods. Review Arch. and Mech. drawings.
- C. Cold water piping below grade: Type "K" copper (ASTM-B8A) soft drawn.
- D. Hangers: Use pipe hangers where required on 8-foot centers with saddles to avoid crushing insulation.
- E. Solder: 95/5. Lead free.
- F. Unions: Provide unions where indicated on drawings, in long runs of piping (except drainage) and at equipment to provide convenient disassembly. Provide dielectric unions when connecting copper tubing to equipment and piping made of ferrous materials.

2.3 CLEANOUTS

- A. Hex plugs in rough areas: Recessed plugs with cover plates in exposed locations.

2.4 SHOCK ARRESTERS

- A. Provide shock arresters as required by codes, manufacturer's recommendations and accepted industry standards for quality construction. Provide for all quick closing valves.

PART 3 – EXECUTION

3.1 CONNECTIONS

- A. This contract includes complete connection of cold water, hot water, drainage, and vent piping as required. All fittings, valves, accessories, cutoffs, drains, etc., required to complete such connections shall be included.
- B. The connection to water closets shall be made watertight with gasket and wax ring. Floor flanges shall be caulked into position. Plastic caps shall be provided on the tie down bolts, and shall be secured in place by screwing down on threaded brass washers.

- C. Where water pipes connect to exposed chrome plated trim, use proper chrome plated escutcheons.

3.2 SERVICE ACCESS

- A. All valves and accessories shall be insulated so that they can be properly serviced. In no case shall the Plumbing Contractor install equipment or other components in situations that do not meet code requirements or manufacturer's requirements. Provide access doors as required to access valves, etc.

3.3 ROUTING OF PIPING

- A. Coordinate routing of piping with others, line up work true to or at right angle to adjacent surfaces and in a workmanlike manner. Support all interior piping from building structure by means of hanger or inserts to maintain pitch of lines, to prevent vibration, and to secure piping in place.

- B. Space pipe hangers 8'-0" on center for one inch and smaller pipe, 4'-0" on center for 1-1/4 inch and larger pipe. Provide expansion loops as required.
- C. Pipe hangers for insulated lines shall have suitable saddles to protect insulation.
- 3.4 INSULATION
- A. All H/W and C/W piping shall be insulated with a min. of 1" inch elastomeric insulation (R=8.5 min.) in unconditioned areas. See NCSCB-Plumbing Sect. 305 for all protection requirements. All H/W piping of circulating systems shall be insulated with 1" insulation per Sect. C404.4 of the NCSCB 2018 Energy Conservation Code.
- B. Provide pre-fabricated insulation kits for all sink and lavatory exposed drain and supply piping.

3.5 INSPECTIONS AND TESTS

- A. Before being concealed, all water, soil and vent piping shall be tested to determine if they are water- and air-tight.
- B. Prior to placing into service, entire system shall be tested for leaks in strict accordance with state and local codes.

3.6 STERILIZATION OF PIPING

- A. Sterilize the new water piping thoroughly with a solution containing not less than 50 parts per million of available chlorine, using liquid chlorine, or sodium hydrochloride solution, introduced into the system in an approved manner. The sterilizing solution shall remain in the system for a period of 24 hours. After sterilization, flush the solution from the system with clean water until the residual chlorine content is not greater than 0.2 parts per million, unless otherwise directed.

3.7 SERVICE PRESSURE

- A. Provide approved water-pressure reducing valve (PRV) if service pressure exceeds 80 psi to reduce pressure to 80 psi static or less and as required per NCSCB-Plumbing Sect. 504.8.

3.8 DRAINDOWN

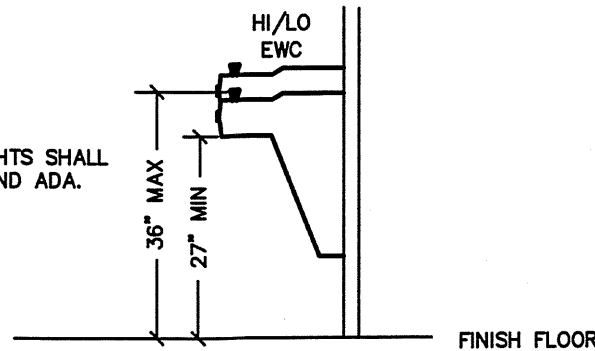
- A. Contractor to provide for complete plumbing system drain down.
- 3.9 CLEAN UP
- A. During construction, keep the site clear of debris and upon completion, and before final inspection, clean up the premises to remove all evidence of his work. In addition, upon completion of construction, clean, wash, and/or polish all fixtures, equipment and exposed material and leave them bright and clean.

3.10 GUARANTEES

- A. Guarantee all materials and labor included in the plumbing work for a period of one year from date of final acceptance by the Owner.
- B. Any defects in the system which become evident during the guarantee period shall be corrected without cost to the Owner. This shall include the replacing of defective materials where required, and the repair of damage caused by leaking pipes, etc., and damage to building surfaces caused in making repairs.

GENERAL NOTES – PLUMBING

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
2. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE PLUMBING CONTRACTOR (PC) SHALL COORDINATE ALL OF HIS WORK WITH THE GENERAL CONTRACTOR (GC).
3. THE PLUMBING PLANS AND SPECIFICATIONS SHALL BE THOROUGHLY REVIEWED PRIOR TO PURCHASING MATERIALS AND INSTALLATION AND ALL DISCREPANCIES OR INTERFERENCES BROUGHT TO THE ENGINEERS ATTENTION.
4. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. THE PC SHALL PROVIDE ALL MISC. ITEMS NEEDED FOR A COMPLETE SYSTEM REGARDLESS IF NOTED ON THE DRAWINGS OR NOT. FOR DIMENSIONS REFER TO ARCHITECTURAL PLANS.
5. THE GC SHALL PROVIDE ALL WALL, FLOOR AND ROOF OPENINGS OF THE SIZE AND LOCATION REQUIRED BY THE PC AND SHALL BE RESPONSIBLE FOR PAINTING AND FLOOR FINISHES. THE PC SHALL PROPERLY SEAL ALL PENETRATIONS AND PROVIDE ESCUTCHEON PLATES AT ALL FINISHED LOCATIONS.
6. ALL NEW WATER PIPING SHALL BE INSTALLED TIGHT TO STRUCTURE, ADEQUATELY SUPPORTED AND PROTECTED AND PROPERLY PITCHED TO ALLOW TOTAL DRAINAGE.
7. ALL WATER PIPING SHALL BE HYDROSTATICALLY TESTED FOR 2 – HOURS AT 150 PSIG BEFORE COVERING AND ALL LEAKS CORRECTED. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE.
8. PROVIDE MIN. 18" SHOCK ABSORBERS WITH STOPS ON ALL HOT AND COLD WATER FIXTURE RUNS AS REQUIRED BY CODE.
9. VENT LINES SHALL SLOPE UP TO ALL STACKS AND TERMINATE A MIN. OF 12" ABOVE ROOF LINE.
10. PROVIDE CUT SHEETS ON ALL PLUMBING FIXTURES FOR ARCHITECT AND OWNER APPROVAL PRIOR TO ORDERING ANY FIXTURES.
11. PROVIDE/VERIFY HOT WATER TO FIXTURES AT 110 DEGREES (MAX) F U.O.N. PROVIDE THERMOSTATIC MIXING VALVE (TMV) WHERE REQUIRED.
12. PROVIDE CLEANOUTS AS REQUIRED BY CODE. NOT MORE THAN 100 FEET FOR 4" DRAIN.

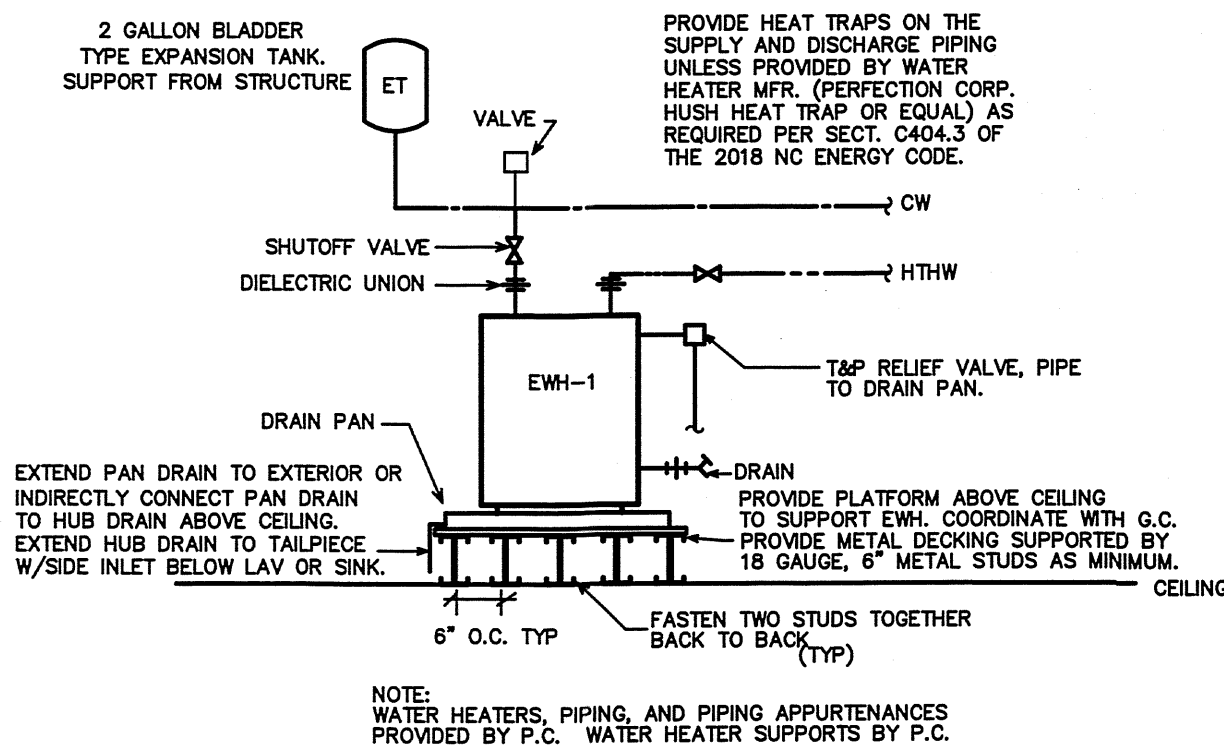


NOTE:
ALL MOUNTING HEIGHTS SHALL
MEET THE NCSCB AND ADA.

EWC DETAIL
SCALE: NTS

GENERAL MOUNTING SHOWN.
VERIFY REQUIREMENTS WITH
ARCH. COORDINATE WITH
STRUCTURE/G.C.

NOTE:
PROVIDE LOW VOLTAGE WATER SENSOR (LITTLE
GIANT HW-9 OR EQUAL) IN DRAIN PAN, MOUNT
ALARM IN NOTICABLE AREA BELOW CEILING.
COORDINATE ALARM LOCATION W/TENANT.



NOTE:
WATER HEATERS, PIPING, AND PIPING APPURTENANCES
PROVIDED BY P.C. WATER HEATER SUPPORTS BY P.C.

EWH DETAIL
SCALE: NTS

SYMBOL LEGEND – PLUMBING

SYMBOL	DESCRIPTION (U.O.N.)
—	WASTE PIPING (W)
---	VENT PIPING (V)
---	COLD WATER PIPING (CW)
---	HOT WATER PIPING (HW)
○ COFF	CLEANOUT FINISH FLOOR
⊥ WCO/HCO	WALL/HORIZONTAL CLEANOUT
□ COFG	CLEANOUT FINISH GRADE
— —	DIELECTRIC UNION
— —	SHUT-OFF VALVE
⊥	VENT THRU ROOF (VTR)
⊥	FREEZE PROOF, HOSE BIBB (FPHB/HB)
A.F.F.	ABOVE FINISHED FLOOR
U.O.N.	UNLESS OTHERWISE NOTED

LOAD SUMMARY – PLUMBING

WASTE DEMAND (FU)	WATER DEMAND (FU)	WATER DEMAND (GPM)
22.0	24.5	21.2

FIXTURE SCHEDULE – PLUMBING *

- ET* EXPANSION TANK
AMTROL MODEL ST-5, 2.0 GALLON, STEEL CONSTRUCTION, NON-ASME RATED.
- EWC* HIGH/LOW ELECTRIC WATER COOLER
HALSETT TAYLOR DUAL LEVEL ELECTRIC WATER COOLER, MODEL # HAC6FSBL-Q
ADA COMPLIANT, PIPE TO SINGLE DRAIN AND SUPPLY LINE.
VERIFY MODEL- H/L/O SIDE WITH TENANT, ARCH.
- EWH* ELECTRIC WATER HEATER
A.O. SMITH MODEL EJC-6, 6 GALLON, 1650 WATTS, 120V, 3/4" INLET AND
OUTLET, PROVIDE DRAIN PAN, EXPANSION TANK AND PRESSURE RELIEF VALVE.
- FD* FLOOR DRAIN
ZURN MODEL Z415 WITH HEEL-PROOF TYPE B STRAINER, CAST IRON W/NICKEL BRONZE
TOP, 5" DRAIN WITH 3" CONNECTION. PROVIDE TRAP PRIMER CONNECTION IF REQUIRED.
- FPHB* FREEZE PROOF HOSE BIBB
WOODFORD MODEL #65, FREEZE PROOF WALL HYDRANT WITH VACUUM BREAKER.
PROVIDE WALL BOX IF REQUIRED. COORDINATE MOUNTING W/TENANT, WALL THICKNESS.
- LT* LAVATORY (DROP-IN)
KOHLER YIN-YANG LAVATORY, K-2354-1, VITREOUS CHINA, SINGLE HOLE, ADA
COMPLIANT, PROVIDE KOHLER FAUCET K-14402, POLISHED CHROME FINISH, PROVIDE
P-TRAP, SHUT-OFF VALVES, COORDINATE EXACT UNIT WITH OWNER AND G.C.
COORDINATE SIZE WITH CABINETY PRIOR TO ORDERING.
- SI* BREAK ROOM SINK
ELKAY LR3319 DOUBLE BASIN STAINLESS STEEL SINK (MODEL LRAD3319 IF ADA
COMPLIANCE REQUIRED), 18 GA., SELF-RIMMING, FURNISHED WITH THREE FAUCET
HOLES AND CENTER DRAIN. PROVIDE ELKAY COMMERCIAL FAUCET MODEL LK60A0TB0L2
WITH TWO LEVER HANDLES, CHROME PLATED BRASS P-TRAP AND SHUT-OFF VALVES.
COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE SIZE
WITH CABINETY PRIOR TO ORDERING.
- TMV* THERMOSTATIC MIXING VALVE (ASSE 1070)
WATTS LFUS0-B 'LEAD FREE' GUARDIAN. INSTALL IN MAINTENANCE ACCESSIBLE
LOCATION BELOW LAV/SINK OR ABOVE CEILING. SET HW OUTFLOW TO SPECIFIED
TEMPERATURE (110 DEG. F (MAX.) LTHW).
- VB* ICE MAKER VALVE BOX
OATEY VALVE BOX WITH 3/8" BRONZE SHUT-OFF VALVE. FLUSH TO WALL.
- WC* WATER CLOSET (ADA FLUSH TANK)
KOHLER HIGHLINE WATER CLOSET, K-3979, ADA COMPLIANT 1.6 GPF. PROVIDE
PROPER OPEN FRONT ADA SEAT, K-7837 SUPPLY AND STOP, WAX SEAL, CLOSET
BOLT KIT. PROVIDE MODEL WITH FLUSH CONTROL ON SIDE OPPOSITE GRAB BAR.

* OR APPROVED EQUAL. SUBMIT ALL ITEMS FOR APPROVAL BY TENANT AND ARCHITECT
PRIOR TO ORDERING.
ALL OTHER PLUMBING FIXTURES SHOWN ARE PROVIDED BY THE TENANT AND INSTALLED BY THE
PLUMBING CONTRACTOR. SEE PLANS FOR NUMBER AND LOCATION. COORDINATE ALL REQUIREMENTS
WITH EQUIPMENT SERVED.

ENGINEER

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Coastal
Architecture
P.C.

• Architectural
Design
• Planning
• Interiors



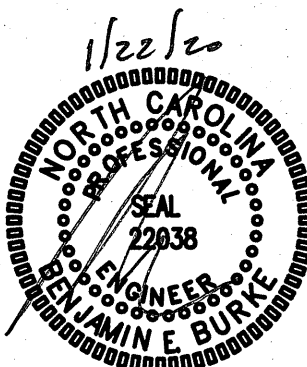
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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



PLUMBING
SPECIFICATIONS

19029

ISSUED: 1/17/20

DWG BY: DS

CKD BY: BEB

REVISIONS

SHEET NO.

P-1

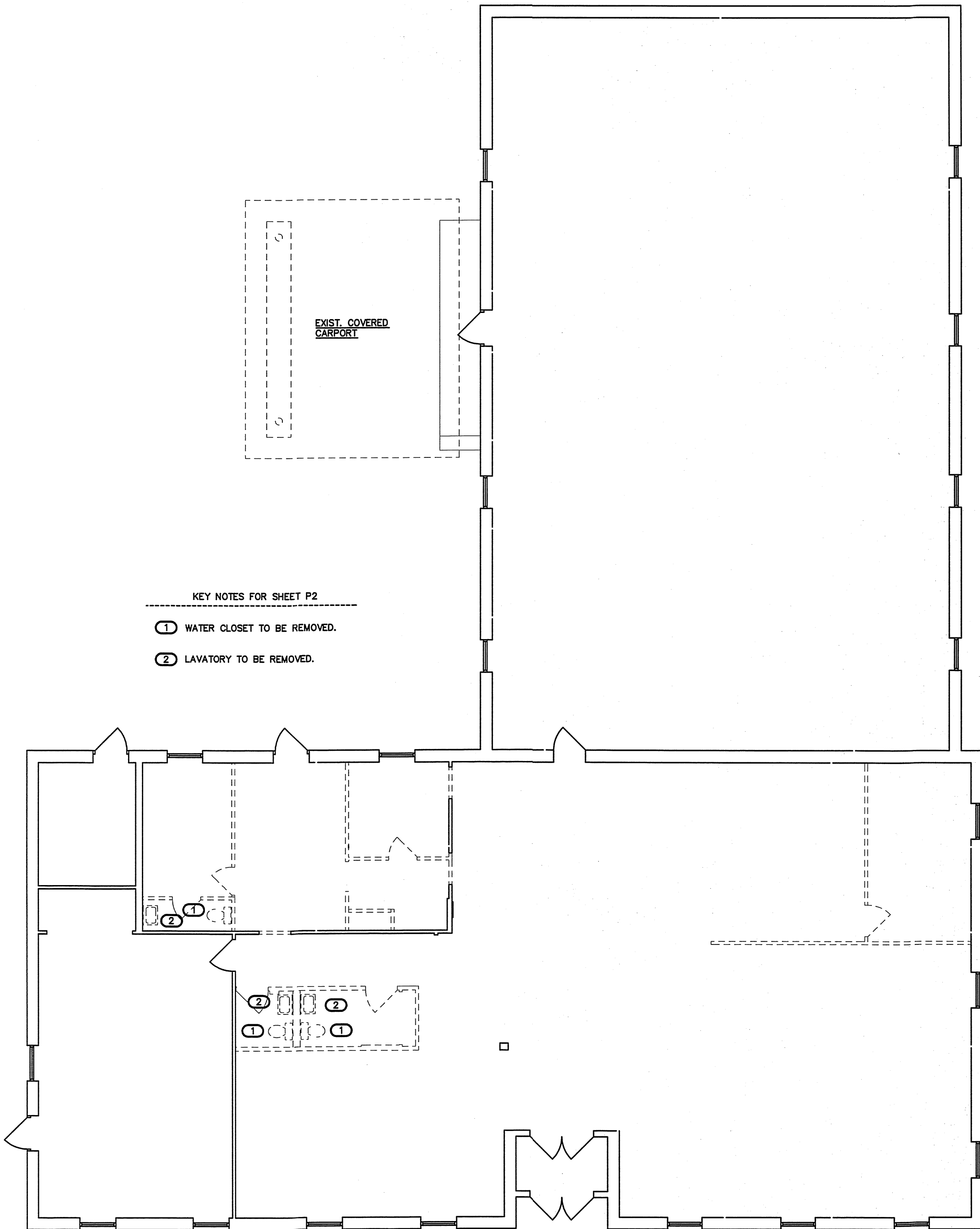
NOTE:
ANY EXISTING INFORMATION SHOWN ON THIS SHEET IS FROM FIELD INVESTIGATION. THE CONTRACTOR
IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE
SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER
OF ANY DISCREPANCIES NOTED.

THE SCOPE OF DEMOLITION IS AS FOLLOWS--

REMOVE EXISTING PLUMBING FIXTURES/EQUIPMENT AS SHOWN/NOTED. PROVIDE CLEANOUTS ON UNUSED
DRAIN LINES AT FINAL FINISHES TO PREVENT DEAD-ENDS PER CODE. REMOVE UNUSED VENT LINES TO
ABOVE CEILING AND CAP AT MAIN. REMOVE ALL UNUSED CW & HW LINES/STUB-OUTS, ETC., AND CAP
LINES BEHIND FINAL FINISHES. REMOVE AND REPLACE ALL CONCRETE, WALL BOARD AND CEILINGS AS
REQUIRED TO LOCATE EXISTING LINES/INSTALL NEW LINES. COORDINATE WITH PLANS FOR LINES TO BE
REUSED. ALL EXISTING DWV AND SUPPLY ITEMS/LINES MAY NOT BE SHOWN.

THE PLUMBING CONTRACTOR SHALL TRACE ALL EXISTING DRAIN LINES PRIOR TO THE START OF WORK
UTILIZING DYE AND/OR CAMERAS IF NECESSARY. PROVIDE AS-BUILT DRAWINGS FOR ENGINEER REVIEW.
VERIFY LOCATION/INVERT REQUIREMENTS OF EXISTING DRAIN LINES PRIOR TO START OF WORK.

NOTE:
ANY EXISTING PLUMBING FIXTURES/EQUIPMENT
(STUB-OUTS, WATER HEATERS ETC.) TO BE
REMOVED MAY NOT BE SHOWN. COORDINATE
WITH PLANS AND FIELD CONDITIONS. VERIFY
ITEMS TO BE REMOVED.



1 DEMO PLAN
P-2 SCALE: 1/4"=1'-0"

ENGINEER

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Corp. License # C-26552

NOTE:
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IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE
SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER
OF ANY DISCREPANCIES NOTED.

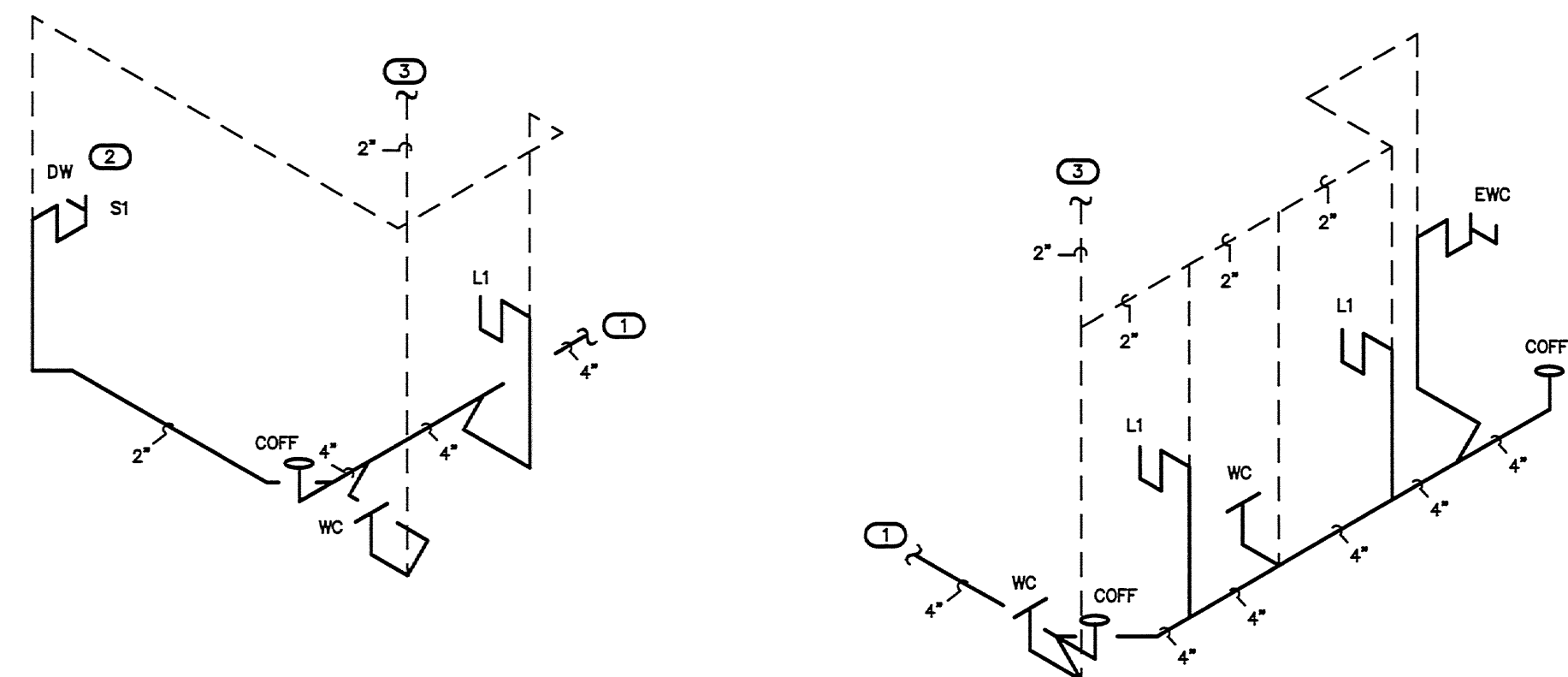
REMOVE AND REPLACE ALL CONCRETE, WALL BOARD AND CEILINGS AS REQUIRED TO LOCATE EXISTING
LINES AND INSTALL NEW LINES.

THE PLUMBING CONTRACTOR SHALL TRACE ALL EXISTING DRAIN LINES PRIOR TO THE START OF WORK
UTILIZING DYE AND/OR CAMERAS IF NECESSARY. PROVIDE AS-BUILT DRAWINGS FOR ENGINEER REVIEW.
VERIFY AVAILABLE DEPTH OF EXISTING DRAIN LINES PRIOR TO START OF WORK.

(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

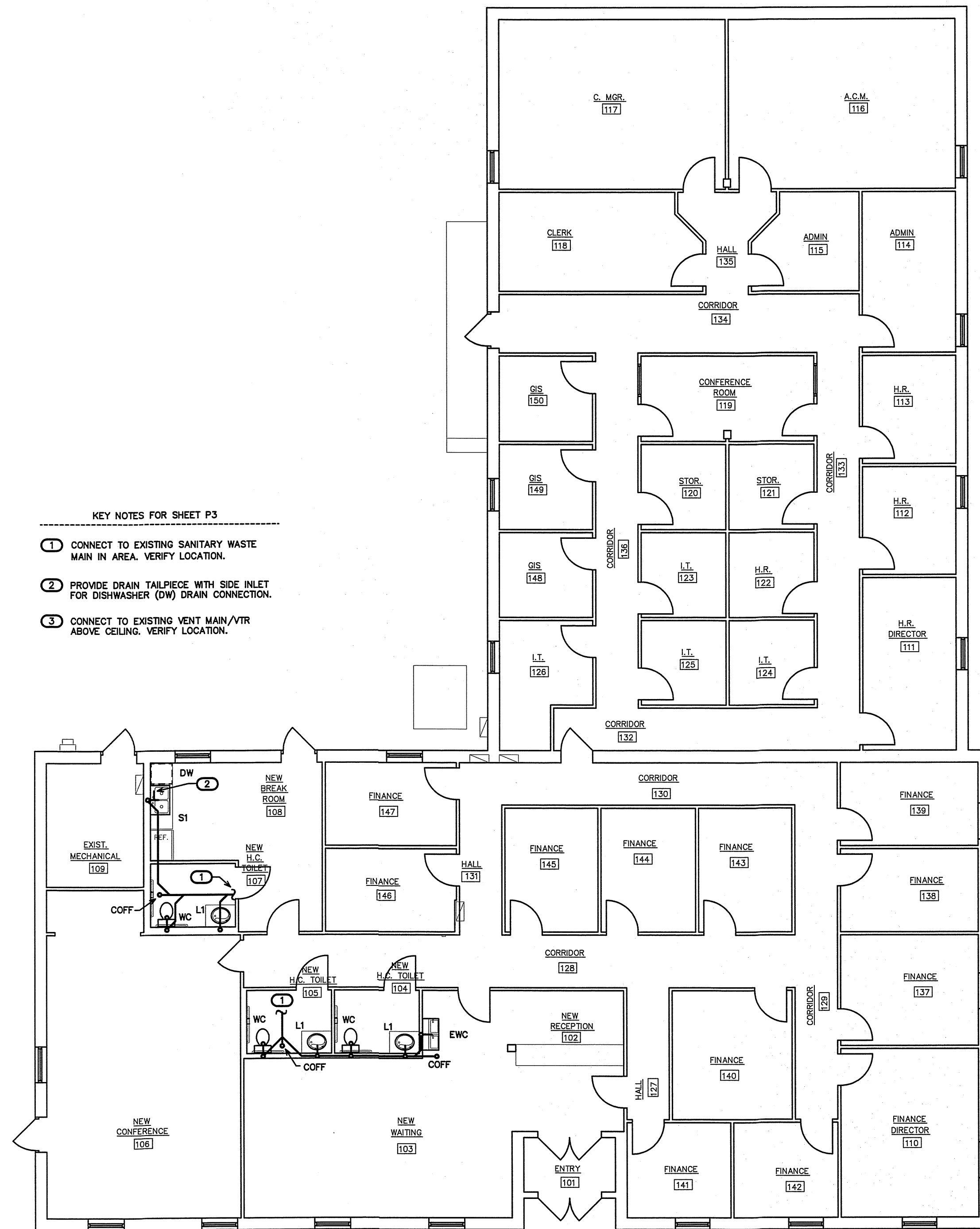
PIPE SIZING SCHEDULE		
FIXTURE TYPE	DRAIN	VENT
(EWC) ELECTRIC WATER COOLER	1 1/4"	1 1/4"
(DW) DISHWASHER	3/4"	-
(L) LAVATORY	1 1/2"	1 1/4"
(S) SINK	1 1/2"	1 1/4"
(WC) FLUSH TANK WATER CLOSET	3"	1 1/2"

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.



1
P-3 DWV RISER
SCALE: NTS

- KEY NOTES FOR SHEET P3
- 1 CONNECT TO EXISTING SANITARY WASTE
MAIN IN AREA. VERIFY LOCATION.
 - 2 PROVIDE DRAIN TAILPIECE WITH SIDE INLET
FOR DISHWASHER (DW) DRAIN CONNECTION.
 - 3 CONNECT TO EXISTING VENT MAIN/VTR
ABOVE CEILING. VERIFY LOCATION.



1
P-3 DWV PLAN
SCALE: 1/4"=1'-0"

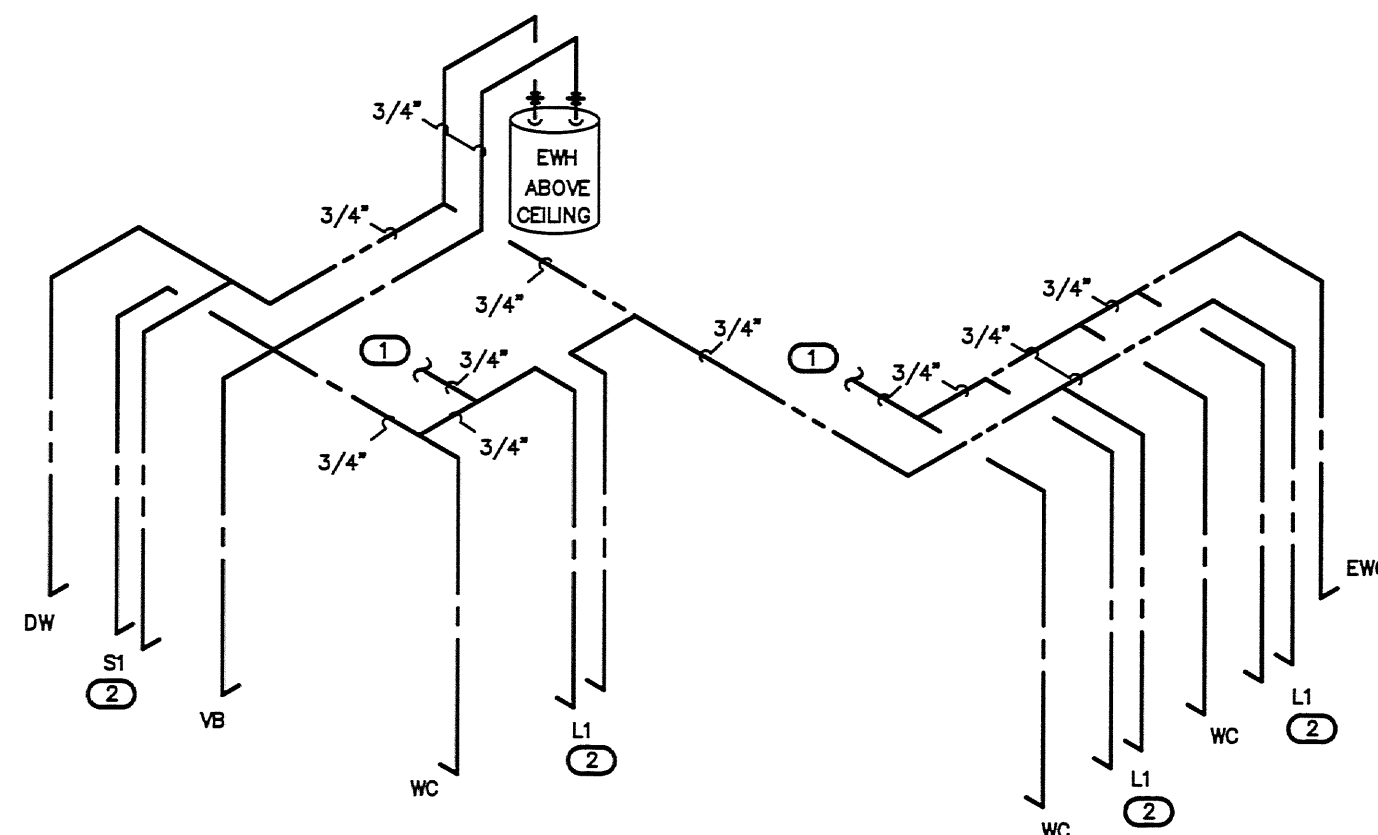
(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

PIPE SIZING SCHEDULE		
FIXTURE TYPE	CW	HW
(EWC) ELECTRIC WATER COOLER	1/2" *	-
(DW) DISHWASHER	-	1/2" *
(L) LAVATORY	1/2"	1/2"
(S) SINK	1/2"	1/2"
(VB) VALVE BOX	1/2" *	-
(WC) FLUSH TANK WATER CLOSET	1/2"	-

* PROVIDE BACKFLOW PREVENTER PER NCSBC-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.

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.

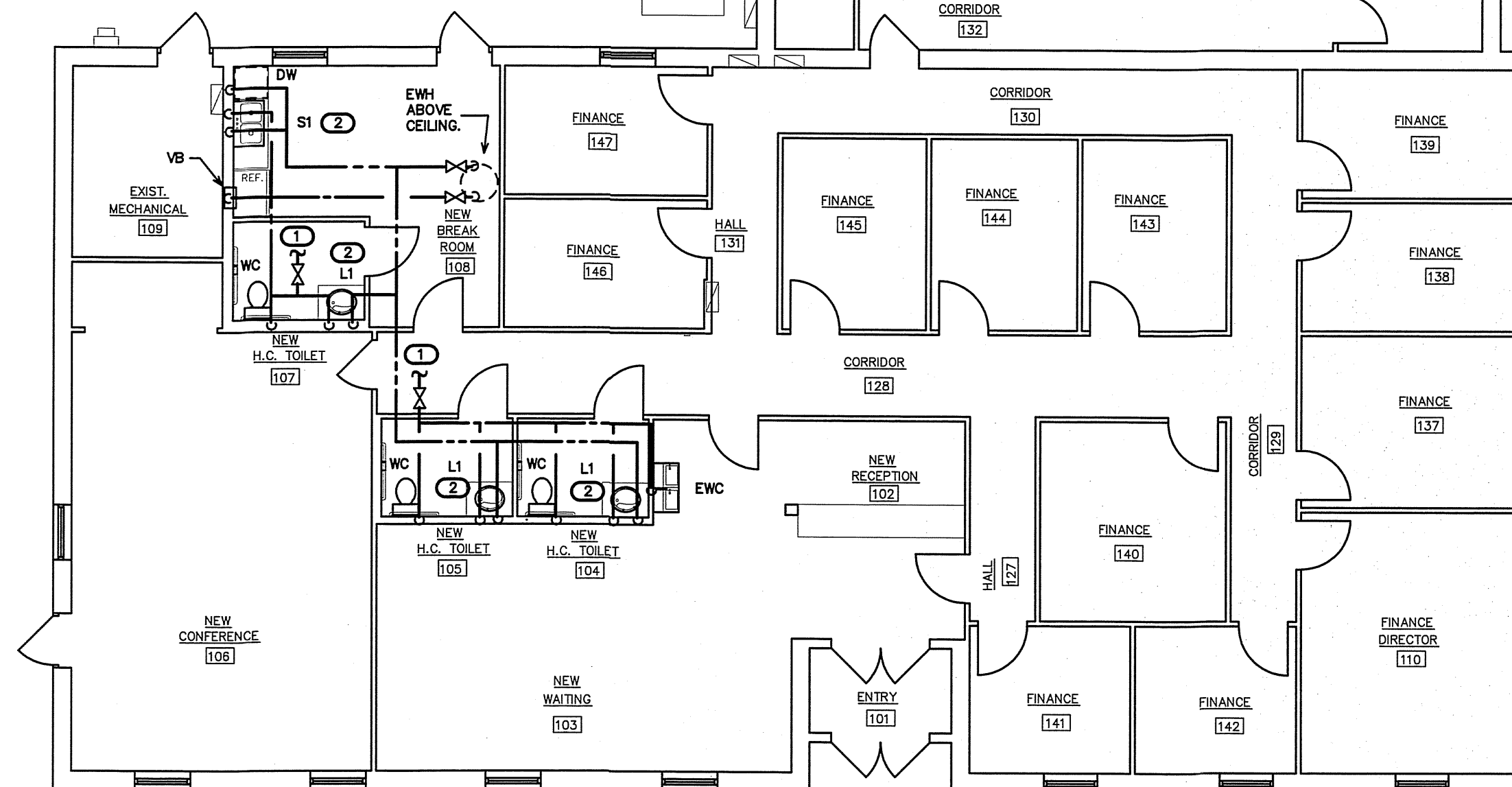
NOTE:
SEE PLAN FOR SHUT-OFF VALVE LOCATIONS.
COORDINATE LOCATION AND NUMBER
WITH LOCAL INSPECTIONS DEPARTMENT.
PROVIDE ACCESS DOORS IF REQUIRED.



1 WATER RISER
P-4 SCALE: NTS

NOTE:
ANY EXISTING INFORMATION SHOWN ON THIS SHEET IS FROM FIELD INVESTIGATION. THE CONTRACTOR
IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE
SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER
OF ANY DISCREPANCIES NOTED.
REMOVE AND REPLACE ALL CONCRETE, WALL BOARD AND CEILINGS AS REQUIRED TO LOCATE EXISTING
LINES AND INSTALL NEW LINES.

- KEY NOTES FOR SHEET P-4
- 1 CONNECT TO EXISTING 3/4" CW MAIN
IN AREA OF REMOVED FIXTURES.
VERIFY LOCATION/ROUTING.
 - 2 PROVIDE TMV AT SINK/LAVATORY FOR CW
AND 110 DEG. F (MAX) LTHW TO FAUCET.
LOCATE TMV (NOT SHOWN) IN PROPER
MAINTENANCE ACCESSIBLE AREA BELOW
FIXTURE, OR AS REQUIRED.



1 WATER PLAN
P-4 SCALE: 1/4"=1'-0"

210 Turner St M1 VRF SPLIT SYSTEM EQUIPMENT SCHEDULE (SYSTEM 1)	
VRF-1 OUTDOOR HEAT RECOVERY UNIT	* MITSUBISHI MODEL #TURY-P0963AN498, 8 TON VRF OUTDOOR HEAT RECOVERY UNIT, 12.8 EER, 208 VOLT, 3 PHASE, OUTDOOR UNIT SERVES (6) TYPE "FC-A-1" INDOOR FAN-COIL UNITS AND (1) TYPE "FC-B-1" FAN COIL UNIT, (1) TYPE "FC-C-1" FAN-COIL UNIT, (2) TYPE "FC-D-1" FAN-COIL UNITS, (2) TYPE "FC-E-1" FAN-COIL UNIT, (1) TYPE "FC-F-1" FAN-COIL UNITS, AND (1) TYPE "FC-G-1" FAN-COIL UNIT. SEE SCHEDULE BELOW FOR FAN-COIL UNITS. ENTIRE INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS. UNIT SHALL HAVE COASTAL CORROSION PROTECTION COATING ON ALL COILS CABINET, CHASSIS, ETC.
FC-A-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PKFY-P06NBMU-E2R1 WALL MOUNT FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH, 170 CFM LO TO 210 CFM HI. 0.5 TON NOMINAL. NET HEATING CAPACITY 6,700 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. 208 VOLT. SINGLE PHASE, MCA 0.19A, MOCP 15A.
FC-B-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PKFY-P12NHMU-E2 WALL MOUNT FAN COIL UNIT. NET COOLING CAPACITY = 12,000 BTUH, 370 CFM LO TO 423 CFM HI. 1.0 TON NOMINAL. NET HEATING CAPACITY 13,500 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. 208 VOLT. SINGLE PHASE, MCA 0.39A, MOCP 15A.
FC-C-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PLFY-P05NFMU-E CEILING CASSETTE FAN COIL UNIT. NET COOLING CAPACITY = 5,000 BTUH, 230 CFM LO TO 280 CFM HI. 0.5 TON NOMINAL. NET HEATING CAPACITY 5,700 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 0.29A, MOCP 15A.
FC-D-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PLFY-P06NFMU-E CEILING CASSETTE FAN COIL UNIT. NET COOLING CAPACITY = 8,000 BTUH, 230 CFM LO TO 315 CFM HI. 0.75 TON NOMINAL. NET HEATING CAPACITY 8,000 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 0.39A, MOCP 15A.
FC-E-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PLFY-P12NFMU-E CEILING CASSETTE FAN COIL UNIT. NET COOLING CAPACITY = 12,000 BTUH, 245 CFM LO TO 345 CFM HI. 1.0 TON NOMINAL. NET HEATING CAPACITY 13,500 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 0.35A, MOCP 15A.
FC-F-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PEFY-P06NMAU-E3 HORIZONTAL DUCTED FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH, 212 CFM LO TO 300 CFM HI. 0.5 TON NOMINAL. NET HEATING CAPACITY 6,700 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 1.05A, MOCP 15A.
FC-G-1 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PEFY-P12NMAU-E3 HORIZONTAL DUCTED FAN COIL UNIT. NET COOLING CAPACITY = 12,000 BTUH, 265 CFM LO TO 370 CFM HI. 1.0 TON NOMINAL. NET HEATING CAPACITY 13,500 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 1.2A, MOCP 15A.

* OR APPROVED EQUAL

210 Turner St M1 EXHAUST FAN SCHEDULE	
EXHAUST FAN #1 (EF-1)	* CARNES MODEL# VCDD010C 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 ROOF CAP. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.
EXHAUST FAN #2 (EF-2)	* CARNES MODEL# VCDD010C 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 ROOF CAP. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.
EXHAUST FAN #3 (EF-3)	* CARNES MODEL# VCDD010C 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 ROOF CAP. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.
EXHAUST FAN #4 (EF-4)	* CARNES MODEL# VCDD010C 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 ROOF CAP. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES. PROVIDE WALL MOUNTED THERMOSTAT TO CONTROL EXHAUST FAN.

* OR APPROVED EQUAL

AIR DISTRIBUTION SCHEDULE							
MARK	* MANUFACTURER	MODEL NO.	NECK SIZE	FACE SIZE	MATERIAL	SERVICE	NOTES
A	CARNES	SPAB224	SEE FLEXIBLE DUCT SCHEDULE	24" X 24"	STEEL	SUPPLY	LAY-IN CEILING, WHITE 4-WAY BLOW
OA	CARNES	SPAB224	SEE FLEXIBLE DUCT SCHEDULE	24" X 24"	STEEL	OUTSIDE AIR SUPPLY	LAY-IN CEILING, WHITE 4-WAY BLOW
RA	CARNES	SPRB22	SEE FLEXIBLE DUCT SCHEDULE	24" X 24"	STEEL	RETURN	LAY-IN CEILING, WHITE

* OR APPROVED EQUAL

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

DEDICATED 100% OUTDOOR AIR SYSTEM (DOAS) SPLIT SYSTEM SCHEDULE																		
EQUIP. NUMBER	INDOOR UNIT AIR HANDLING UNIT											OUTDOOR HEAT PUMP UNIT						
	MODEL NO.***	SUPPLY FAN			COOLING CAPACITY		HEAT PUMP HEATING CAPACITY	ELECTRICAL HEATING		VOLTAGE	MCA	MOCP	MODEL NO.	POWER	COMP. #1 RLA	MCA	MOCP	EER
		CFM	HP	POWER	TOTAL	SENSIBLE		CAPACITY	FLA									
DOAS-1/DOASHP-1	AAON - SEE BELOW FOR MODEL#	800@ 0.75" ESP	1.1	208-3	64.92 MBH	32.50 MBH	56.6 MBH	57.7 MBH (16.9 KW)	46.9	208-3	62	70	AAON - SEE BELOW FOR MODEL#	208-3	20.4	28	45	12
* V3-BRB-8-A-161C-SS3;ADFH-FE0-000-0A0-BAAAFA0-00-00000E000																		
** CFA-007-A-A-8-DJOEH-A-D0-ED-00-000-D-JH00-00000C00-0A0000B																		
NOTES: SYSTEM SHALL HAVE MODULATING HOT GAS RE-HEAT, 3 STAGE ELECTRIC HEAT, FILTER SECTION, AND UNIT CONTROLLER. UNIT SHALL PROVIDE 100% OUTSIDE AIR, AND PROVIDE NEUTRAL AIR TO SPACE (72 TO 74 DEGREES F, ADJUSTABLE). PROVIDE ALL SENSORS AND CONTROLS REQUIRED TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ENTIRE INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE MANUFACTURER'S START-UP OF SYSTEM AND OWNER TRAINING FOR SYSTEM OPERATION. OUTDOOR AIR UNIT SHALL RUN CONTINUOUSLY WHEN BUILDING IS OCCUPIED. ⚠																		
OUTDOOR UNIT SHALL HAVE COASTAL CORROSION PROTECTION COATING ON ALL COILS CABINET, CHASSIS, ETC.																		
*** OR APPROVED EQUAL																		

210 Turner St M1 VRF SPLIT SYSTEM EQUIPMENT SCHEDULE (SYSTEM 2)	
VRF-2 OUTDOOR HEAT RECOVERY UNIT	* MITSUBISHI MODEL #TURY-P0723AN40AB, 6 TON VRF OUTDOOR HEAT RECOVERY UNIT, 13.1 EER, 208 VOLT, 3 PHASE, OUTDOOR UNIT SERVES (9) TYPE "FC-A-1" INDOOR FAN-COIL UNITS AND (1) TYPE "FC-B-1" FAN COIL UNIT, (4) TYPE "FC-C-1" FAN-COIL UNITS, (1) TYPE "FC-D-1" FAN-COIL UNIT, (1) TYPE "FC-E-1" FAN-COIL UNIT, (1) TYPE "FC-F-1" FAN-COIL UNITS. SEE SCHEDULE BELOW FOR FAN COIL UNITS. ENTIRE INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS. UNIT SHALL HAVE COASTAL CORROSION PROTECTION COATING ON ALL COILS CABINET, CHASSIS, ETC.
FC-A-2 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PKFY-P06NBMU-E2R1 WALL MOUNT FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH, 170 CFM LO TO 210 CFM HI. 0.5 TON NOMINAL. NET HEATING CAPACITY 6,700 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, AND CONDENSATE PUMP. 208 VOLT. SINGLE PHASE, MCA 0.19A, MOCP 15A.
FC-B-2 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PLFY-P06NFMU-E CEILING CASSETTE FAN COIL UNIT. NET COOLING CAPACITY = 8,000 BTUH, 230 CFM LO TO 315 CFM HI. 0.75 TON NOMINAL. NET HEATING CAPACITY 9,000 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 0.39A, MOCP 15A.
FC-C-2 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PEFY-P06NMAU-E3 HORIZONTAL DUCTED FAN COIL UNIT. NET COOLING CAPACITY = 6,000 BTUH, 212 CFM LO TO 300 CFM HI. 0.5 TON NOMINAL. NET HEATING CAPACITY 6,700 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 1.05A, MOCP 15A.
FC-D-2 DIRECT EXPANSION FAN COIL UNIT	* MITSUBISHI MODEL #PEFY-P12NMAU-E3 HORIZONTAL DUCTED FAN COIL UNIT. NET COOLING CAPACITY = 12,000 BTUH, 265 CFM LO TO 370 CFM HI. 1.0 TON NOMINAL. NET HEATING CAPACITY 13,500 BTUH. PROVIDE WIRED PROGRAMMABLE THERMOSTAT, BUILT-IN CONDENSATE LIFT MECHANISM. 208 VOLT. SINGLE PHASE, MCA 1.2A, MOCP 15A.

* OR APPROVED EQUAL

- NOTES FOR BOTH VRF SYSTEMS:
- ENTIRE VRF SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. THE REFRIGERANT PIPING SYSTEM DESIGN SHALL BE DONE BY THE SYSTEM'S MANUFACTURER. THE REFRIGERANT PIPING SYSTEM SHALL INCLUDE ALL REQUIRED VRF BRANCH BOXES, AND REFRIGERANT ACCESSORIES. PROVIDE WALL MOUNTED THERMOSTATS FOR EACH INDOOR FAN-COIL UNIT AND CENTRAL CONTROLLER FOR SYSTEM. PROVIDE ALL CONTROLS WIRING INTERCONNECTIONS FOR ALL COMPONENTS OF THE SYSTEM. THE ENTIRE SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SUBMIT SHOP DRAWINGS OF REFRIGERANT SYSTEM FOR REVIEW. PROVIDE MANUFACTURER'S START-UP OF SYSTEM AND OWNER TRAINING ON SYSTEM OPERATION AND MAINTENANCE.
 - REFRIGERANT PIPING SHALL BE RAN CONCEALED IN WALLS AND ABOVE CEILINGS FROM OUTDOOR UNITS TO ALL INDOOR FAN-COIL UNITS. VRF BRANCH BOXES SHALL BE LOCATED BY CONTRACTOR AND VRF SYSTEM MANUFACTURER. COORDINATE LOCATIONS WITH ENGINEER.
 - RUN CONDENSATE PIPING FOR ALL INDOOR FAN-COIL UNITS CONCEALED IN WALLS AND ABOVE CEILINGS. ALL CONDENSATE PIPING SHALL BE INSULATED FOR ENTIRE LENGTH WITH CLOSED CELL INSULATION. CONDENSATE PIPING SHALL TERMINATE AT GRADE IN PLANNED AREA.
 - FOR EACH CONTROL DAMPER (SEE KEY NOTE #6, SHEET M-2) PROVIDE MITSUBISHI AIRZONE MOTORIZED DAMPER AND AIRZONE WIRED WALL MOUNTED CONTROLLER. PROVIDE COMPLETE CONTROL SYSTEM FOR AIRZONE DAMPERS INTEGRATED WITH VRF CONTROL SYSTEM.

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. ADJUST DIFFUSERS TO PROVIDE FOR PROPER OPERATION OF HOOD.
- 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.
- FANS AND CURBS, CURBS AND FLASHING ARE BY THE GENERAL CONTRACTOR. ALL ROOFING WORK SHALL BE DONE BY THE ORIGINAL ROOFING CONTRACTOR SO AS TO MAINTAIN ORIGINAL WARRANTY.
- THE MC SHALL COORDINATE WITH AND PROVIDE EQUIPMENT SPEC. SHEETS TO THE GENERAL PROVIDE ALL REQUIRED ROOF AND FLOOR PENETRATIONS FOR THE INSTALLATION OF THE NEW EQUIPMENT, HOOD AND ELECTRICAL CONTRACTORS FOR REVIEW PRIOR TO ORDERING EQUIPMENT.
- PROPERLY SUPPORT ALL DUCT WORK, HOOD AND FANS FROM STRUCTURE. PROVIDE ALL STRUCTURAL SUPPORTS FOR THE LOADS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- RELOCATE ANY EXISTING OBSTRUCTIONS IN THE PATH OF THE NEW HOOD, DUCTWORK AND FAN INSTALLATION. FIELD VERIFY PRIOR TO SUBMITTING BID.

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 WILL 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 CFM'S GIVEN IN TABLE.

FLEXIBLE DUCTWORK SIZES

MAXIMUM CFM'S

SIZES	SUPPLY	RETURN
4"	100	100
6"	175	175
10"	250	250
12"	400	350
14"	550	500
16"	NA	900

(CHANGE OUT EXISTING FLEX DUCTS AND COLLARS AS REQUIRED TO GET NEW CFM'S SHOWN)

LEGEND - MECHANICAL

- 12 X 8 RECTANGULAR DUCTWORK
- FLEXIBLE DUCTWORK
- 12" DIA. ROUND GALVANIZED STEEL DUCT
- SUPPLY DIFFUSER
- RETURN GRILLE
- WALL MOUNTED THERMOSTAT. MOUNT AT 48" AFF
- GRILLE TYPE MIN. CFM
- WALL MOUNTED VRF FAN-COIL UNIT
- HORIZONTAL DUCT VRF FAN COIL UNIT
- CEILING CASSETTE VRF FAN-COIL UNIT
- BC VRF BRANCH CONTROLLER (REFRIGERANT PIPING DISTRIBUTION BOX)
- D-D CONDENSATE PIPING
- R-R REFRIGERANT PIPING

OA SCHEDULE									OUTDOOR VENTILATION AIR PROVIDED PER TABLE 403.3 NCSCB MECHANICAL CODE.	
APPLICATION	SQUARE FOOTAGE	AREA OUTDOOR AIR FLOW RATE (CFM/SF)	PEOPLE OUTDOOR AIR FLOW RATE (CFM/PERSON)	OCCUPANCY DENSITY RATE (# PEOPLE/1000SF)	OCCUPANCY (# PEOPLE)	AREA OUTDOOR AIR FLOW (CFM)	PEOPLE OUTDOOR AIR FLOW (CFM)	TOTAL (CFM)		
OFFICE	3583	0.06	5	5	30	215	150	365		
CORRIDOR	1291	0.06	—	—	—	78	—	78		
CONFERENCE	660	0.06	5	50	33	40	165	205		
WAITING	577	0.06	5	20	33 *	35	100	135		
TOTAL REQUIRED									783	
OUTDOOR AIR PROVIDED FROM EACH HVAC UNIT										
HVAC UNIT				OUTDOOR AIR (CFM)						
DOAS-1				800						
TOTAL PROVIDED				800						
APPLICATION				CFM						
TOILETS				70 CFM/FLUSHING FIXTURE						
3 FLUSHING FIXTURE X 70 CFM = 210 CFM										
EXHAUST PROVIDED BY 3 EXISTING EXHAUST FANS, MAKE UP AIR BY TRANSFER AIR										

*ACTUAL OCCUPANCY PER BUILDING TENANT AS ALLOWED BY 2018 NCSCB: MECHANICAL CODE, SECTION 403.3.1.1, EXCEPTION.

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	23F
summer dry bulb	83F
Interior Design Conditions	
winter dry bulb	72F
summer dry bulb	78F
relative humidity	50%
Building Heating Load	87,00 BTU/hr
Building Cooling Load	175,400 BTU/hr
Mechanical Spacing Conditioning System	
Unitary - The building is served the following systems:	
(1) One new 6 ton VRF outdoor heat recovery unit with (11) indoor fan-coil units.	
(1) One new 8 ton VRF outdoor heat recovery unit with (14) indoor fan-coil units.	
Boiler - Not applicable to this project.	
Chiller - Not applicable to this project.	
Equipment efficiencies	
Efficiencies and outputs are listed on equipment schedules - See drawings.	

ENGINEER

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Coastal
Architecture
P.L.L.C.

• Architectural Design
• Planning
• Interiors



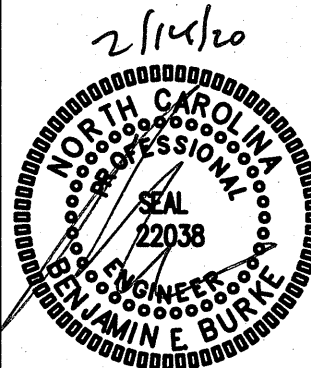
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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



HVAC LEGENDS SCHEDULES NOTES

19029

ISSUED: 1/23/20

DWG BY: WEBE

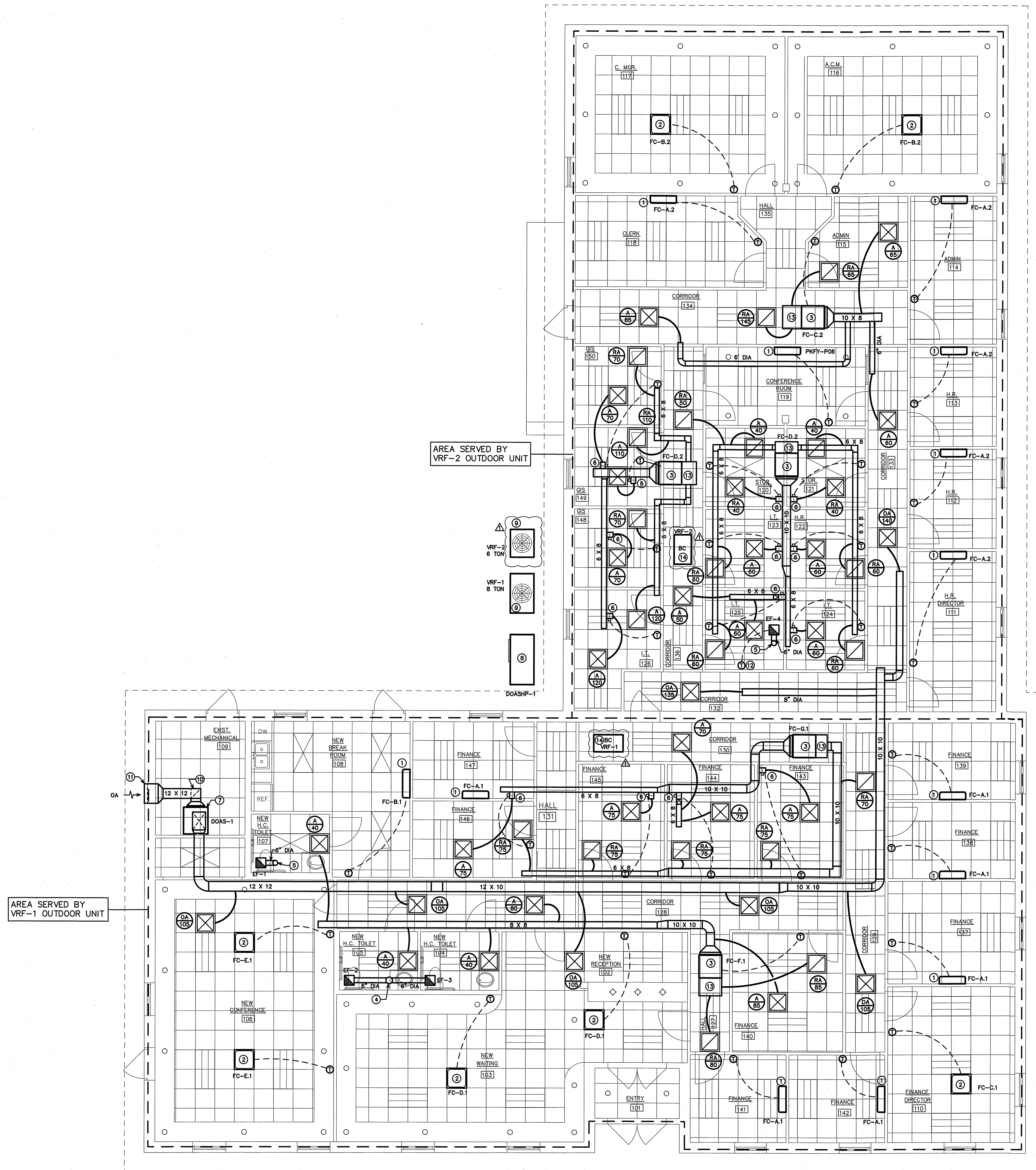
CKD BY: BEB

REVISIONS

1/27/20

SHEET NO.

M-1



KEY NOTES FOR M-2

- WALL MOUNTED INDOOR FAN-COIL UNIT FOR VRF SYSTEM. MOUNTED WITH TOP AT 12" BELOW FINISH CEILING.
- CEILING CASSETTE INDOOR FAN-COIL UNIT FOR VRF SYSTEM. SUSPEND FROM ROOF STRUCTURE.
- HORIZONTAL DUCTED INDOOR FAN-COIL UNIT FOR VRF SYSTEM. CONCEAL ABOVE LAY-IN CEILING. SUSPEND FROM ROOF STRUCTURE.
- RUN 8" DIA. RIGID STEEL EXHAUST DUCT UP TO NEW ROOF MOUNTED EXHAUST CAP. EXHAUST DISCHARGE SHALL BE 10'-0" MIN. FROM ANY OUTSIDE AIR INTAKE.
- RUN 6" DIA. RIGID STEEL EXHAUST DUCT UP TO NEW ROOF MOUNTED EXHAUST CAP. EXHAUST DISCHARGE SHALL BE 10'-0" MIN. FROM ANY OUTSIDE AIR INTAKE.
- 6" DIA. CONTROL DAMPER BY MITSUBISHI AIRZONE.
- DOAS (DEDICATED OUTDOOR AIR SYSTEM) AIR HANDLING UNIT WITH VERTICAL CONFIGURATION MOUNTED ON 4" CONCRETE PAD ON FLOOR.
- DOAS OUTDOOR HEAT PUMP UNIT MOUNTED ON 4" THICK CONCRETE PAD. PROVIDE ALL MANUFACTURER'S REQUIRED CLEARANCES AROUND UNIT.
- VRF OUTDOOR HEAT RECOVERY UNIT. PROVIDE ALL MANUFACTURER'S REQUIRED CLEARANCES AROUND UNIT. MOUNT ON 4" THICK CONCRETE PAD.
- OUTSIDE AIR DUCT SHALL RISE TO OVERHEAD.
- NEW 24" X 12" OUTSIDE AIR INTAKE LOUVER. LOUVER SHALL BE EQUAL TO CARNES MODEL FKAA. COLOR SELECTED BY ARCHITECT. INTAKE SHALL BE 10'-0" MIN. FROM ANY EXHAUST DISCHARGE.
- WALL MOUNTED THERMOSTAT TO CONTROL EXHAUST FAN FOR SERVER ROOM. MOUNT AT 48" AFF.
- PROVIDE RETURN AIR PLENUM, FULL SIZE OF RETURN AIR OPENING ON DUCTED FAN-COIL UNIT. PROVIDE FILTER RACK WITH HINGED DOOR.
- VRF BRANCH CONTROL BOX LOCATED ABOVE CEILING. CONTRACTOR SHALL VERIFY REQUIRED LOCATION WITH VRF SYSTEM MANUFACTURER.

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

210 Turner St E2 LIGHT FIXTURE SCHEDULE *									
MARK	MANUFACTURER	CATALOG NO.	VOLT.	LAMPS NO.	LAMPS TYPE	BALLAST TYPE	VA/FIXTURE	REMARKS	
A	COLUMBIA	LCAT24-35MWG-EDU	120	-	LED 30	-	30	2X4 LAY-IN LED (HW)	** *
C	JUNO	IC22LED-G4-14LM	120	-	LED -	-	30	6" LED RECESSED CAN FIXTURE (IC RATED)	
E	DUAL LITE	PG	120	-	LED -	-	17	EMERGENCY EGRESS FIXTURE - DUAL MODE, NORMAL AND EMERGENCY OPERATION	
P	CHOSEN BY OWNER/ARCHITECT, PROVIDED BY EC								
LED	MULE	PVT-1-B-R-U-BA-SD	120	-	LED -	-	2	LED PENDANT FIXTURE, FINISH SELECTED BY OWNER/ARCH, \$250 ALLOWANCE	
LED	MULE	AL-1-R-WW-SD	120	-	LED -	-	4	EXIT LIGHT WITH BATTERY, CLEAR GLASS, UNIVERSAL SURFACE, SELF DIAGNOSTICS	*
LED	MULE	ELW-BB-10L3-DG	120	-	LED -	-	10	COMBINATION EMERGENCY (TUNGSTEN)/ EXIT (LED) LIGHT	*
LED	MULE	ELW-BB-10L3-DG	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. FOR FLUORESCENT FIXTURES CONTROLLED BY MOTION SENSOR, PROVIDE "PROGRAMMED RAPID START" BALLASTS. CATALOG NUMBERS ARE FOR REFERENCE ONLY, ACTUAL NUMBERS MAY VARY. 'EB' DENOTES ELECTRONIC BALLAST.

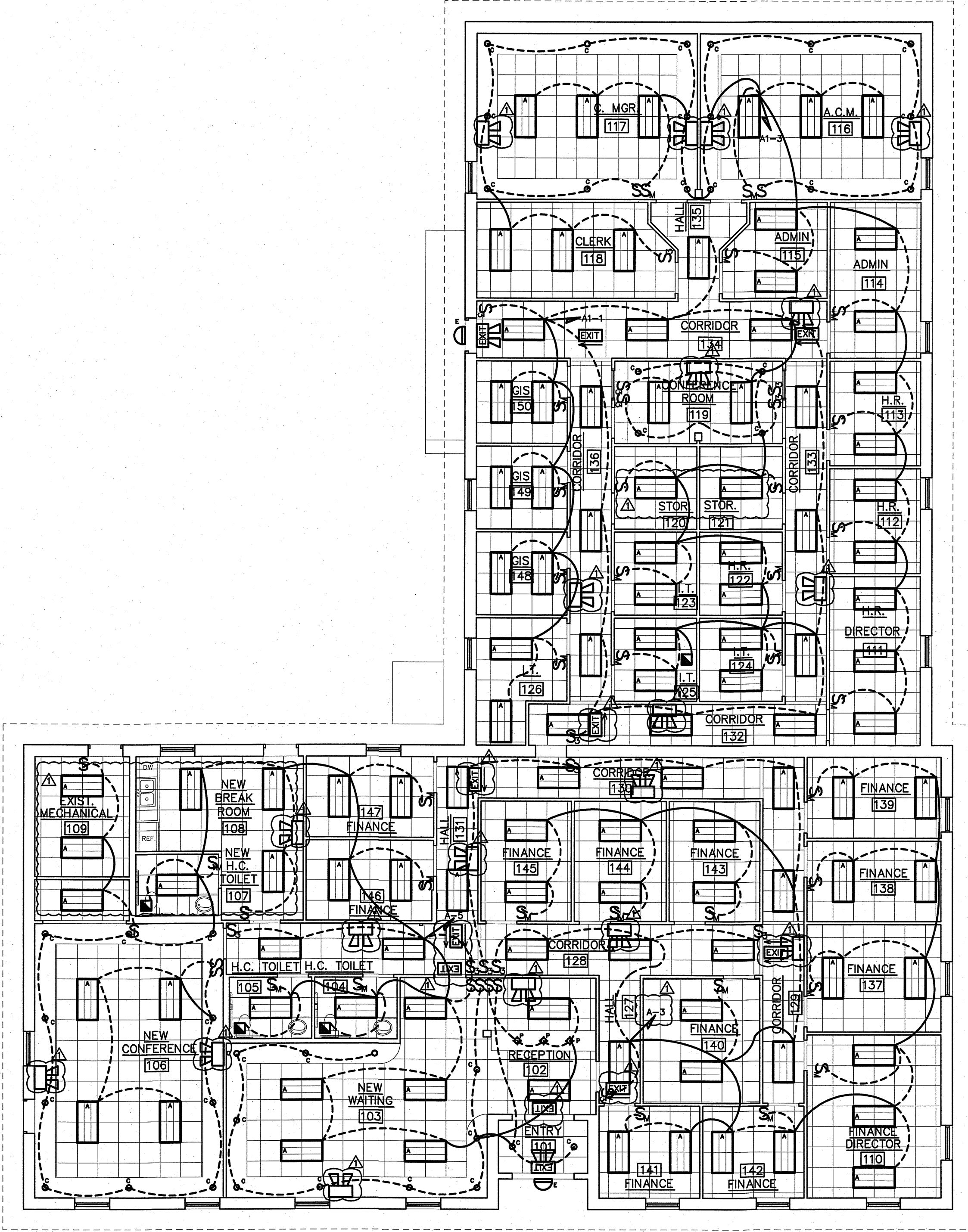
** VERIFY FIXTURE HAS INTEGRAL LOCAL DISCONNECTING MEANS PER NEC 410.130 (G) (2008).

THE EMERGENCY LIGHTS AND EXIT SIGNS MUST HAVE INTEGRAL BATTERIES, CHARGERS AND TEST SWITCHES.

NOTE:
EXTERIOR NORMAL AND EMERGENCY LIGHTING ARE EXISTING TO REMAIN AT ALL REQUIRED EXITS.

NOTE:
THE INFORMATION SHOWN ON THIS DRAWING IS FROM A FIELD INVESTIGATION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION. THE SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED.

THE SCOPE OF DEMOLITION IS AS FOLLOWS--
REMOVE ALL LIGHTING/DEVICES AND CIRCUITS BACK TO THE PANEL UNLESS OTHERWISE NOTED.
ALL LIGHTS NOTED AS REMAINING SHALL BE CLEANED AND RE-LAMPED.
REMOVE ALL DEMOTED LIGHT FIXTURES AND PROPERLY DISPOSE OF ALL FIXTURES, BALLASTS, ETC.
REFEED ANY DEVICES REMAINING DOWN LINE FROM REMOVED DEVICE.
REMOVE ALL WIRING AND CONDUITS BACK TO CONCEALED JUNCTION POINT.



1 LIGHTING PLAN
E-2 SCALE: 1/8"=1'-0"

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

Coastal
Architecture
P.L.L.C.

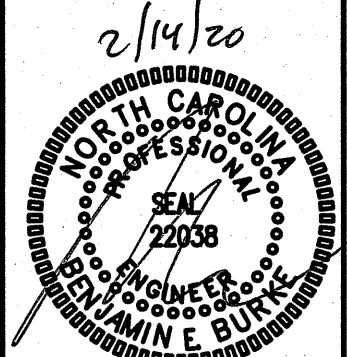
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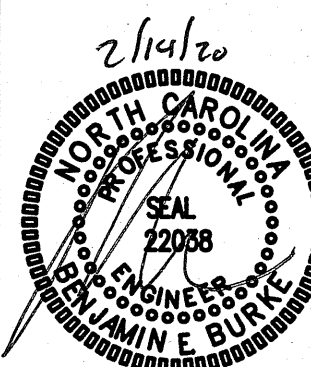
4206 Bridges St. Ext., Suite C
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RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



LIGHTING PLAN	
19029	
ISSUED:	1/22/20
DWG BY:	RM
CKD BY:	BEB
REVISIONS	
Δ	1/27/2020
SHEET NO. E-2	

RENOVATIONS TO
210 TURNER ST.
BEAUFORT, NORTH CAROLINA



POWER
PLAN

19029

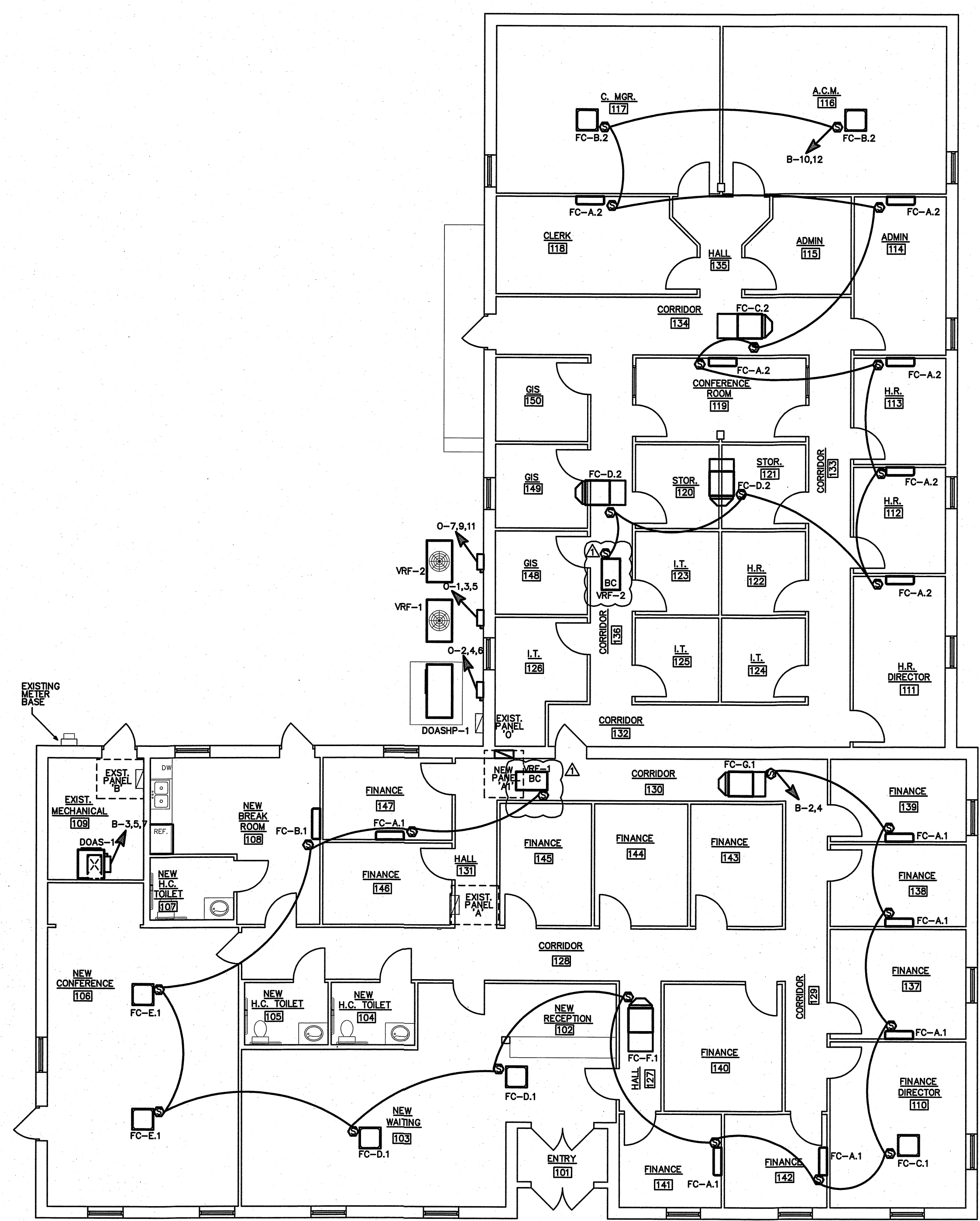
ISSUED: 1/22/20
DWG BY: RM
CKD BY: BEB

REVISIONS
1/27/2020

SHEET NO.
E-4

NOTE:
THE INFORMATION SHOWN ON THIS DRAWING IS FROM A FIELD INVESTIGATION.
THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL RELEVANT INFORMATION.
THE SUBMISSION OF A BID INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFY THE ENGINEER
OF ANY DISCREPANCIES NOTED.

THE SCOPE OF DEMOLITION IS AS FOLLOWS--
REMOVE ALL DEVICES AND CIRCUITS BACK TO THE PANEL UNLESS OTHERWISE NOTED.
REMOVE ALL DEVICES AS SHOWN. REFEED ANY DEVICES REMAINING DOWN LINE FROM REMOVED DEVICE.
REMOVE ALL WIRING AND CONDUITS BACK TO CONCEALED JUNCTION POINT.



1 MECH. POWER PLAN
E-3 SCALE: 1/8"=1'-0"

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OWNER REQUIREMENTS

(NOTE: THE ELECTRICAL CONTRACTOR IS REQUIRED TO PROVIDE A COMPLETE J-BOX & CONDUIT SYSTEM. ALL DATA WIRING & CABLE TRAY BY OWNER. BADGE READERS & CAMERAS BY OWNER. THIS DESCRIPTION IS FOR INFORMATION PURPOSES ONLY.)

THE COUNTY IS RENOVATING AN ADMINISTRATION FACILITY TO SERVE OPERATIONS OF VARIOUS DEPARTMENTS. THIS FACILITY NEEDS A COMBINATION OF DUAL AND QUAD CAT6 NETWORK CABLING DROPS THROUGHOUT THE BUILDING. EVERY OFFICE AND/OR ROOM NEEDS AT LEAST (2) DUAL CAT6 ON OPPOSITE WALLS. THE ARCHITECT HAS EXCEPTIONS TO THIS WHERE QUAD CAT6 IS NEEDED. THERE ARE ALSO CABLE TV COAX DROPS AND HDMI DROPS NEEDED AT THE LOCATIONS INDICATED BY THE ARCHITECT. ALL DROPS WILL START FROM THE TELECOM ROOM INDICATED BY THE ARCHITECT. ALL CABLES MUST BE TERMINATED INTO CONTRACTOR SUPPLIED PATCH PANELS. ALL TERMINATIONS SHOULD BE 6A/TIA 568B STANDARD. THESE SHOULD BE STANDARD 110 BLOCK 6A/TIA RACK-MOUNTABLE PATCH PANELS. THESE PATCH PANELS MUST BE MOUNTED IN A 7'-2"-POST 19" WIDE STANDARD NETWORK EQUIPMENT RACK TO BE SUPPLIED BY THE CONTRACTOR. THE RACK MUST BE BOLTED, GROUNDED, AND SECURED TO THE FLOOR IN THE TELECOM ROOM BY THE CONTRACTOR. THERE MUST BE 4U OF SPACE LEFT IN-BETWEEN EACH PATCH PANEL MOUNTING TO ACCOMMODATE NETWORK SWITCHES AND CABLE MANAGEMENT WHICH WILL BE INSTALLED BY THE COUNTY AT A LATER DATE. ANY CABLE MANAGEMENT FOR THE REAR OF THE BACK TO ACCOMMODATE THE TERMINATED CABLES IN THE REAR OF THE PATCH PANELS WILL BE SUPPLIED BY THE CONTRACTOR.

ALL CABLE MUST BE INSTALLED BY TRAINED CAT6 WIRING PROFESSIONALS, AND ALL WORK MUST BE COMPLETED "NEATLY" AND PROFESSIONALLY SUBJECT TO THE APPROVAL OF THE COUNTY. ALL WALL BOXES, 110 BLOCKS, FACE PLATES, BLANK COVERS, AND ALL OTHER MATERIALS NEEDED TO FULLY RUN AND TERMINATE THE CABLE RUNS (ON BOTH ENDS) ARE TO BE SUPPLIED BY THE CONTRACTOR. QUAD BOXES/FACE PLATES MUST BE INSTALLED IN ALL WALL INSTALLATIONS WITH BLANK COVERS INSTALLED FOR UNUSED PORTS. FOR CEILING RUNS (TO SERVE CAMERAS, WIRELESS ACCESS POINTS, ETC.) A CLEARLY IDENTIFIABLE SPOOL OF 10' SLACK MUST BE LEFT IN THE DESIGNATED SPOTS INDICATED BY THE ARCHITECT. ALL DROPS (BOTH IN-WALL AND CEILING SPOOLS) MUST BE CLEARLY LABELED AND IDENTIFIABLE BOTH AT THE PATCH PANEL, AND DESTINATION. ALL CAT6 CABLING SHOULD BE PLENUM RATED AND HAVE BLUE SHEATHING FOR CONSISTENCY.

ALL CABLE RUNS MUST BE FULLY TERMINATED AND INSTALLED ON BOTH THE PATCH PANEL AND DESTINATION WITH CLEAR LABELS AND CERTIFIED TESTING. CONTRACTOR WILL PROVIDE A REPORT/DOCUMENT CERTIFYING THE RUNS AS TESTED, FULLY WORKING WITH NO ISSUES, AND A WARRANTY OF 1 YEAR. CONTRACTOR WILL CONSULT WITH THE COUNTY IT DIRECTOR ON LABELING STANDARDS FOR THE PATCH PANELS AND WALL SURFACE MOUNT BOX LABELING.

ALL COAX RUNS MUST TERMINATE ON A PLYWOOD WALL PANEL IN THE TELECOM ROOM.

DOOR ACCESS CONTROLS SHOULD BE PROVIDED BY THE COUNTY'S EXISTING VENDOR - ENVIROCON - LES BIER - 252-290-5335, LES@ENVIROCON.NET

ALL OTHER DETAILED INFORMATION OR DIAGRAMS CAN BE PROVIDED BY THE ARCHITECT OR IT DIRECTOR.

PROVIDE PROXIMITY CARD SWIPES AT EACH DOOR ENTERING THE TENANT SPACE AND AS NOTED ELSEWHERE. COORDINATE EXACT SYSTEM REQUIREMENTS WITH INSTALLER PRIOR TO ROUGH-IN. PROVIDE ALL WIRING, CONDUIT AND J-BOXES AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.

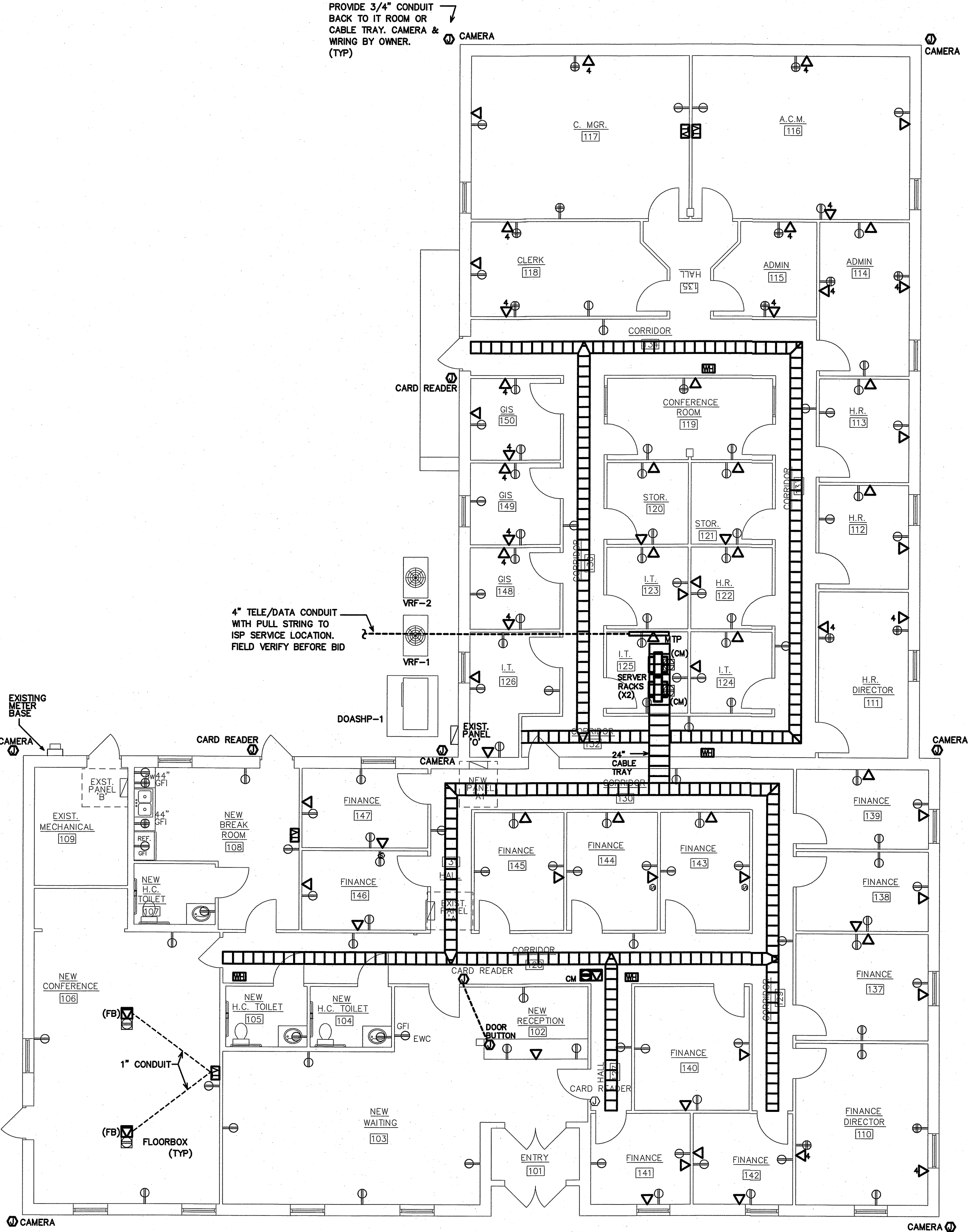
J-BOX FOR PROXIMITY CARD READER. READER BY OTHERS. COORDINATE INSTALLATION NEXT TO DOOR.

ELECTRIC STRIKE BY OTHERS. PROVIDE 3/4" CONDUIT TO STRIKE LOCATION.

PROVIDE CONDUIT/J-BOX SYSTEM FOR THE PROXIMITY CARD SWIPES AT DOORS AS NOTED ON POWER PLAN. COORDINATE EXACT REQUIREMENTS WITH GC AND EQUIPMENT SUPPLIER/INSTALLER PRIOR TO ROUGH-IN.

2 CARD SWIPE (TYP)
TD-1 SCALE: NOT TO SCALE

PROVIDE 3/4" CONDUIT BACK TO IT ROOM OR CABLE TRAY. CAMERA & WIRING BY OWNER. (TYP)



1 TELEDATA PLAN
TD-1 SCALE: 1/8"=1'-0"

TELE/DATA LEGEND

- DUPLEX RECEPTACLE - 120V
- QUADRAPLEX RECEPTACLE - 120V
- FLOOR OR CEILING OUTLET (AS NOTED) - 120V
- WIRELESS HUB. COORDINATE REQUIREMENTS WITH OWNER PRIOR TO BID. PROVIDE 1" CONDUIT BACK TO CABLE TRAY. PROVIDE POWER IF REQUIRED FROM ADJACENT RECEPTACLE CIRCUIT.
- MOTOR RATED SWITCH
- JUNCTION BOX
- TELE/DATA OUTLET - PROVIDE JUNCTION BOX WITH 1" CONDUIT BACK TO CABLE TRAY. PROVIDE 4X4 BOX WITH 2X4 FACE PLATE. (TYPICAL) OPTIONAL (#) INDICATES NUMBER OF JACKS, OTHERWISE ASSUME 2 JACKS NUMBER OF JACKS FOR OWNER USE ONLY. PROVIDE 4X4 BOX WITH 2X4 FACE PLATE. (TYPICAL)
- DISTRIBUTION PANELBOARD
- 14" ALUMINUM LADDER TYPE CABLE TRAY (UNO)

GENERAL TELE/DATA NOTES--
1) ALL CABLING SHALL BE CAT6 MINIMUM AND PROVIDED BY OWNER
2) PROVIDE 1" CONDUIT FROM J-BOX TO CABLE TRAY. (TYPICAL)
3) COORDINATE ALL DEVICE LOCATIONS AND REQUIREMENTS WITH THE OWNER PRIOR TO THE START OF WORK.

Coastal Architecture PLLC

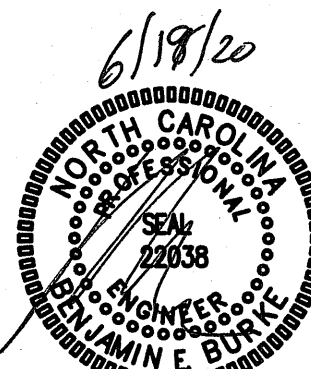
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BEAUFORT, NORTH CAROLINA



TELEDATA PLAN

19029

ISSUED: 1/22/20
DWG BY: JQ
CKD BY: BEB

REVISIONS
1/27/2020

SHEET NO.
TD-1

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