VILLAGE WEST
UNITS 1-2-3

DRAWING LIST

CS-1	COVER SHEET
G-1	GENERAL DATA
A-1	FLOOR PLAN MERCANTILE UNITS 1, 2, & 3
A-1.1	FLOOR PLAN UNITS 1ST LIVING 1, 2, & 3
A-1.2	FLOOR PLAN UNITS 2ND LIVING 1, 2, & 3
A-1.3	ROOF PLANS UNITS 1, 2, & 3
A-2	REFLECTED CEILING PLAN MERCANTILE FLOOR UNITS 1, 2, & 3
A-3	DOOR AND ROOF FINISH SCHEDULES
A-4	EXTERIOR ELEVATIONS UNITS 1, 2, & 3
A-5	BUILDING SECTIONS
A-5.1	WALL SECTIONS
A-5.2	BUILDING SECTIONS
A-5.3	WALL SECTIONS
A-5.4	STAIR SECTIONS
A-6	ENLARGED TOILET ELEVATIONS
A-7	MILLWORK
S-1	FOUNDATION PLAN UNITS 1, 2, & 3
S-2	FLOOR FRAMING PLANS UNITS 1ST AND 2ND LIVING 1, 2, & 3
S-2.1	ROOF FRAMING PLAN UNITS 1, 2, & 3
P-1	PLUMBING SPECIFICATIONS
P-2	MERCANTILE DWV PLAN UNITS 1/2/3
P-2.1	FIRST LIVING DWV PLAN UNITS 1/2/3
P-2.2	SECOND LIVING DWV PLAN UNITS 1/2/3
P-3	MERCANTILE SUPPLY PLAN UNITS 1/2/3
P-3.1	FIRST LIVING SUPPLY PLAN UNITS 1/2/3
P-3.2	SECOND LIVING SUPPLY PLAN UNITS 1/2/3
P-4.1	DWV RISERS UNITS 1/2/3
P-4.2	SUPPLY RISERS UNITS 1/2/3
M-1	HVAC SCHEDULES
M-1.2	HVAC SCHEDULES
M-2.1	MERCANTILE HVAC PLAN UNITS 1/2/3
M-2.2	FIRST FLOOR HVAC PLAN UNITS 1/2/3
M-2.3	SECOND FLOOR HVAC PLAN UNITS 1/2/3
M-6	HVAC SPECIFICATIONS AND DETAILS
E-1	ELECTRICAL SPECIFICATIONS ALL UNITS
E-2.1	MERCANTILE LIGHTING PLAN UNITS 1/2/3
E-2.2	FIRST FLOOR LIGHTING PLAN UNITS 1/2/3
E-2.3	SECOND FLOOR LIGHTING PLAN UNITS 1/2/3
E-2.4	MERCANTILE POWER PLAN UNITS 1/2/3
E-2.5	FIRST FLOOR POWER PLAN UNITS 1/2/3
E-2.6	SECOND FLOOR POWER PLAN UNITS 1/2/3
E-2.7	PANELS AND RISER UNITS 1/2/3

Coastal Architecture

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Coastal Architecture PLLC

- Architectural Design
- Planning
- Interiors

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE/ENGINEERING CORPORATION OF NORTH CAROLINA
CERT. NO. 51792
REGISTERED

REGISTERED ARCHITECT
LEE DIXON JR.
6419
NORTH CAROLINA

COVER SHEET
UNITS 1,2,3

18030

ISSUED:	03/20/2020
DWG BY:	BLS/MES
CKD BY:	LDD

REVISIONS

SHEET NO.
CS-1
OF

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APPENDIX B

2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(EXCEPT ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: VILLAGE WEST
Address: EMERALD ISLE, NORTH CAROLINA Zip Code 28594
Owner/Authorized Agent: LEE DIXON Phone # (252) 247 - 2127 E-Mail LEE@COASTALARCHITECTURE.NET
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City EMERALD ISLE ☐ County ☐ State

CONTACT:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Coastal Architecture	Lee Dixon	6419	(252) 247-2127	lee@coastalarchitecture.net
Civil	-	-	-	(-)	-
Electrical	Burke Design Group	Ben Burke	22038	(919) 771-1916	benburke@nc.rr.com
Fire Alarm	Burke Design Group	Ben Burke	22038	(919) 771-1916	benburke@nc.rr.com
Plumbing	Burke Design Group	Ben Burke	22038	(919) 771-1916	benburke@nc.rr.com
Mechanical	Burke Design Group	Ben Burke	22038	(919) 771-1916	benburke@nc.rr.com
Sprinkler-Standpipe				( )	
Structural	The Cullipher Group	Ron Cullipher	-	(252) 773-0090	ron@tcgpa.com
Retaining Walls > 5 feet High				( )	
Other				( )	

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

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

2018 NC EXISTING BUILDING CODE: (check all that apply) ☐ Prescriptive ☐ Repair ☐ Chapter 14 ☐ Alteration Level I ☐ Alteration Level II ☐ Alteration Level III ☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) ________ CURRENT USE(S) (Ch. 3): ________
RENOVATED: (date) ________ PROPOSED USE(S) (Ch. 3): RESIDENTIAL/MERCANTILE
OCCUPANCY CATEGORY (Table 1604.5): Current: ________ Proposed: ________

BASIC BUILDING DATA

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

GROSS BUILDING AREA TABLE

Floor	Existing (sq ft)	New (sq ft) Units 1-3	Units 4-5	Units 6-7	Units 8-9	Units 10-11	Subtotal
Mercantile		2,460	1,640	3,034	1,640	1,640	10,414
1st Floor Living		2,460	1,640	3,034	1,640	1,640	10,414
2nd Floor Living		2,460	1,640	3,034	1,640	1,640	10,414
TOTAL							31,242

ALLOWABLE AREA

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

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

Select one

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

$$\frac{10{,}414}{40{,}140} = 0.26 + \frac{20{,}828}{48{,}440} = 0.43 = 0.69 \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.24 AREA	(C) AREA FOR FRONTAGE INCREASE1, 5	(D) ALLOWABLE AREA PER STORY OR UNLIMITED2, 3
1	MERCANTILE	10,414	36,000	+ 4,140	40,140
2	R-2	10,414	21,000	+ 3,220	24,220
3	R-2	10,414	21,000	+ 3,220	24,220

1. Frontage area increases from Section 506.2 are computed thus:
   a. Perimeter which fronts a public way or open space having 20 feet minimum width = 422 (F)
   b. Total Building Perimeter = 593 (P)
   c. Ratio (F/P) = 0.71 (F/P)
   d. W = Minimum width of public way = 30 (W)
2. Unlimited area applicable under conditions of Section 507.
3. Maximum Building Area = total number of stories in the building × 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 unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	60	38	T504.3
Building Height in Stories (Table 504.4)	M=2, R-2=3	M=1, R-2=2	T504.3

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	RATING 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	> 30	0	0				
East	> 30	0	0				
West	> 30	0	0				
South	> 30	0	0				
Interior							
Nonbearing walls and partitions Exterior walls							
North	> 30	0	0				
East	< 30	0	0				
West	> 30	0	0				
South	> 30	0	0				
Interior walls and partitions							
Floor Construction Including supporting beams and joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof Construction, including supporting beams and joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Roof		0	0				
Shaft Enclosures—Exit		1	1	A-1	U305		
Shaft Enclosures—Other		1	1	A-1	U305		
Corridor Separation		N/A					
Occupancy/Fire Barrier Separation		1	1		L521		
Party/Fire Wall Separation		N/A					
Smoke Barrier Separation		N/A					
Smoke Partition		N/A					
Tenant/Dwelling Unit/ Sleeping Unit Separation		1/2	1/2		5/8 TYPE-X GWB		
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (feet) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
>30'		NO LIMIT	NO LIMIT

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 #: N/A
☒ Fire and/or smoke rated wall locations (Chapter 7) SEE A-1
☒ Assumed and real property line locations (if not on the site plan) SEE SITE PLAN
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8) NO LIMIT
☒ 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) ALL WELL WITHIN MAXIMUM ALLOWABLE
☒ Common path of travel distances [Tables 1006.2.1 & 1006.3.2(1)] ALL WELL WITHIN MAXIMUM ALLOWABLE
☒ Dead end lengths (1020.4) NO DEAD END
☒ Clear exit widths for each exit door 34.25" EACH
☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3) ALL WITHIN MAX ALLOW.
☒ Actual occupant load for each exit door ALL WELL WITHIN MAXIMUM ALLOWABLE
☒ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation SEE A-2
N/A Location of doors with panic hardware (1010.1.10)
N/A Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
N/A Location of doors with electromagnetic egress locks (1010.1.9.9)
N/A Location of doors equipped with hold-open devices
N/A Location of emergency escape windows (1030)
N/A The square footage of each fire area (202)
N/A 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					

ACCESSIBILE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED: REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
		SEE SITE PLAN				
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE		WATERCLOSETS Male	WATERCLOSETS Female	WATERCLOSETS Unisex	URINALS	LAVATORIES Male	LAVATORIES Female	LAVATORIES Unisex	SHOWERS/ TUBS	DRINKING FOUNTAINS Regular	DRINKING FOUNTAINS Accessible
SPACE MERC-ANTILE	EXIST'G	0	0	0	0	0	0	0			0
	NEW	1	1	1	0	1	1	1			1
	REQ'D	1	1	1	0	1	1	1	0		1

USE		WATERCLOSETS Male	WATERCLOSETS Female	WATERCLOSETS Unisex	URINALS	LAVATORIES Male	LAVATORIES Female	LAVATORIES Unisex	SHOWERS/ TUBS	DRINKING FOUNTAINS Regular	DRINKING FOUNTAINS Accessible
SPACE R-2	EXIST'G	0	0	0	0	0	0	0			0
	NEW	3	3	3	0	3	3	3	2		0
	REQ'D	1	1	1	0	1	1	1	0		1

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, 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 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
ASHSAE 90.1: ☐ Performance ☐ Prescriptive
Other: ☐ Performance (specify source) ________

THERMAL ENVELOPE: (Prescriptive method only)
Roof/ceiling Assembly (each assembly)
Description of assembly: 24 GA. Metal roof on ice and water shield on 5/8" plywood w/ R34 closed cell spray foam insulation.
U-Value of total assembly: ________
R-Value of insulation: R30
Skylights in each assembly: ________
U-Value of skylight: ________
total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
Description of assembly 4" wood stud, R13 insulation 5/8" plywood sheathing 30# felt.
U-Value of total assembly: ________
R-Value of insulation: R13
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:
N/A

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

Floors slab on grade
Description of assembly: ________
U-Value of total assembly: ________
R-Value of insulation: ________
Horizontal/vertical requirement: ________
slab heated: N/A

STRUCTURAL DESIGN

DESIGN LOADS:
Importance Factors: Wind (IW) 1.0
Snow (IS) 1.0
Seismic (IE) ________
Live Loads: Roof 20 psf
Mezzanine N/A psf
Floor 100 psf Commercial
40 psf Residential
Ground Snow Load: 40 psf

Wind Load: Basic Wind Speed 150 mph (ASCE-7)
Exposure Category C

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☐ C ☐ D N/A

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)
☐ 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 2,000 psf
Pile size, type, and capacity ________

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: ________
relative humidity: ________
Building heating load: ________

SEE MECHANICAL

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

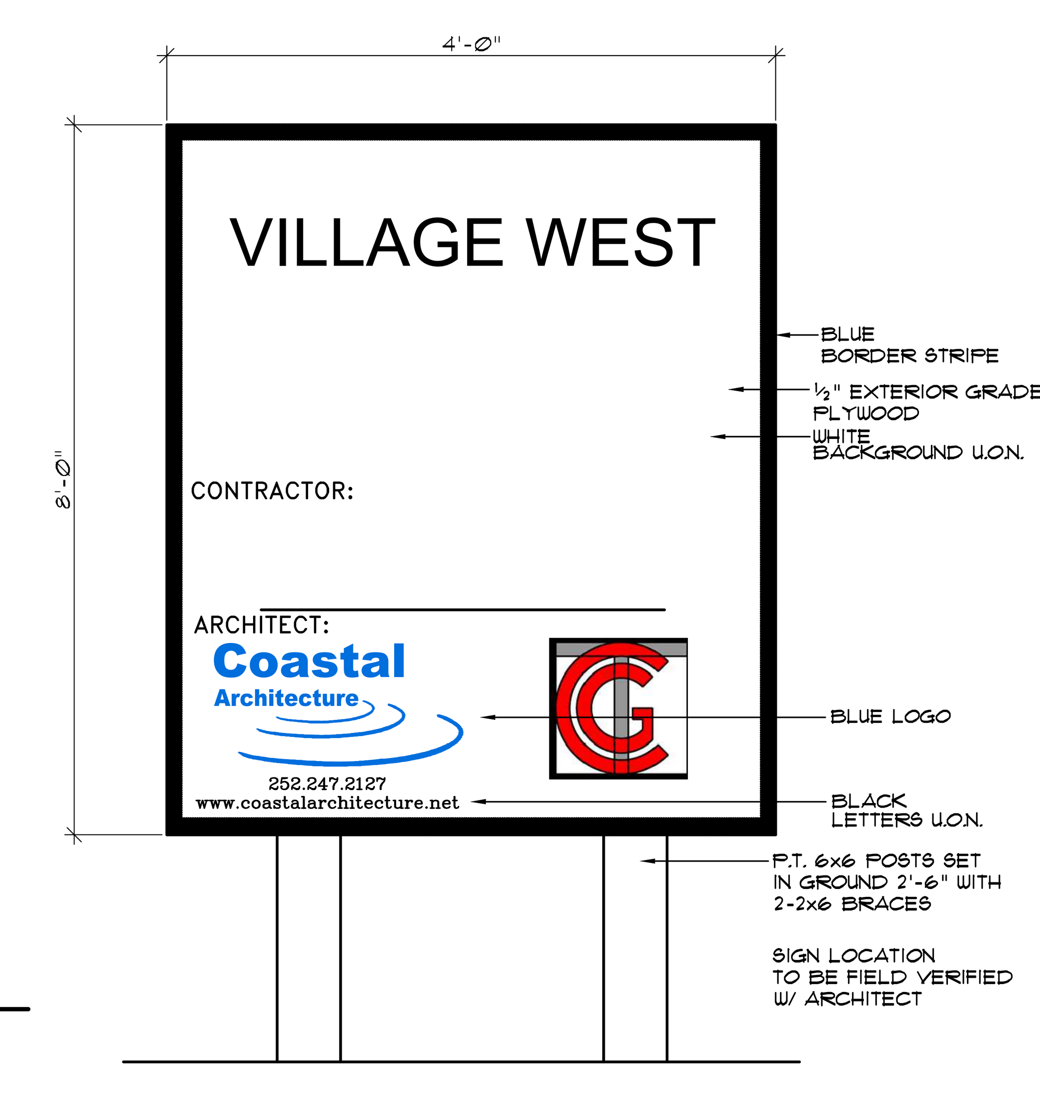
Method of Compliance:
Energy Code: ☐ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the 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

SEE ELECTRICAL

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.



1 / G-1 PROJECT SIGN
NOT TO SCALE

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VILLAGE WEST
EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE pllc ARCHITECTURAL CORPORATION CERT. NO. 51792 NORTH CAROLINA MOREHEAD CITY, NC

LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 NORTH CAROLINA MOREHEAD CITY, N.C.

GENERAL DATA

18030
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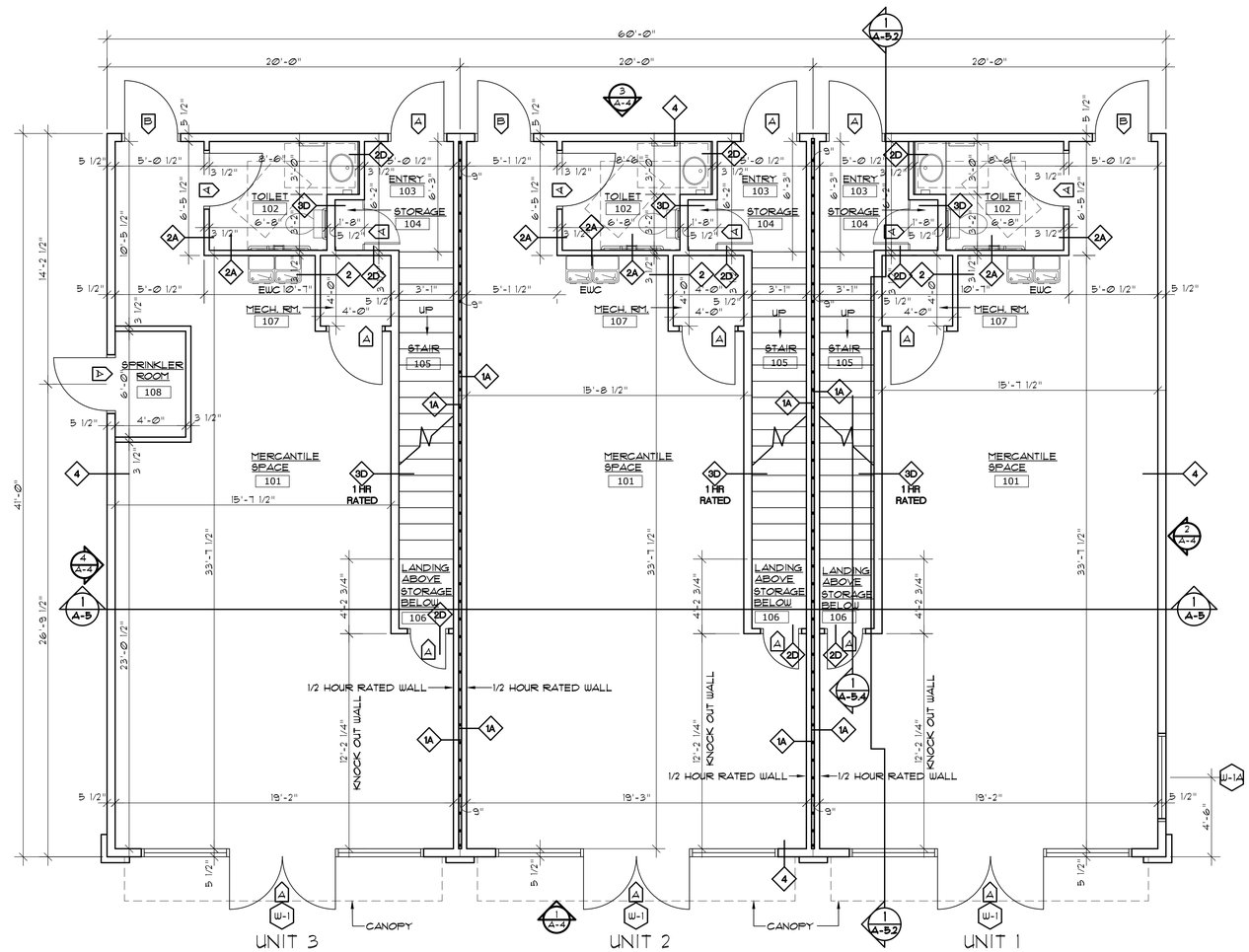
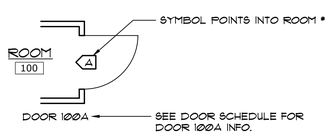
WALL TYPE LEGEND

- **1** — 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE
- **1A** (1/2 HR RATED) — 2 ROWS 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" TYPE X GWB EACH SIDE (AND 1 LAYER ⅝" IN CAVITY) W/ BATT INSULATION SEE ALSO 2/A-5 & 3/A-5
- **1B** (1/2 HR RATED) — 2 ROWS 2X4 @ 16" O.C. EXTERIOR LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION SEE ALSO 2/A-5 & 3/A-5 SIMILAR
- **1C** — 2X4 @ 16" O.C. EXTERIOR NON LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION
- **1D** (1/2 HR RATED) — 2 ROWS 2X4 @ 16" O.C. EXTERIOR LOADBEARING WALL (SEE ALSO 2/A-5 & 3/A-5 SIMILAR W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ BATT INSULATION
- **2** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE
- **2A** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **2B** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT (TYP.)
- **2C** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE (TYP.) W/ BATT INSULATION
- **2D** (1 HR RATED) — SIMILAR TO (2) BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **3** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.)
- **3A** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **3B** — 2X6 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE(TYP.) W/ SOUND BATT INSULATION
- **3C** (1 HR RATED) — 2X6 @ 16" O.C. INTERIOR LOADBEARING WALL W/ 5/8" TYPE X GWB W/ SOUND BATT INSULATION
- **3D** (1 HR RATED) — SIMILAR TO (3A) BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **4** — 2X6 @ 16" O.C. EXTERIOR (12" O.C. 4'-0" FROM CORNERS) W/ 5/8" PLYWOOD AND HARDIE SDIING W/ 5/8" GWB INTERIOR W/ R19 BATT INSULATION
- **5** — 2X4 @ 16" O.C. EXTERIOR (12" O.C. 4'-0" FROM CORNERS) W/ 5/8" PLYWOOD AND HARDIE SIDIING W/ 5/8" GWB INTERIOR W/ R15 BATT INSULATION
- **6** — 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE W/ BATT INSULATION



SEE SITE PLAN FOR SIDEWALK (MAXIMUM ½" STEP AT ALL EXIT DOORS)

DOOR SYMBOL LEGEND



MERCANTILE FLOOR PLAN

(1 / A-1) SCALE: 1/4"=1'-0"

UNITS 1/2/3

NORTH

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COASTAL ARCHITECTURE PLLC CERT. NO. 57192 MOREHEAD CITY, NORTH CAROLINA

LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 NORTH CAROLINA MOREHEAD CITY

MERCANTILE FLOOR PLAN UNITS 1/2/3

18030

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CKD BY: LDD
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SHEET NO.
A-1
OF

WALL TYPE LEGEND

- **1** — 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE
- **1A** 1/2 HR RATED — 2 ROWS 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" TYPE X GWB EACH SIDE (AND 1 LAYER ⅝" IN CAVITY) W/ BATT INSULATION SEE ALSO 2/A-5 & 3/A-5
- **1B** 1/2 HR RATED — 2 ROWS 2X4 @ 16" O.C. EXTERIOR LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION SEE ALSO 2/A-5 & 3/A-5 SIMILAR
- **1C** — 2X4 @ 16" O.C. EXTERIOR NON LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION
- **1D** 1/2 HR RATED — 2 ROWS 2X4 @ 16" O.C. EXTERIOR LOADBEARING WALL (SEE ALSO 2/A-5 & 3/A-5 SIMILAR W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ BATT INSULATION
- **2** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE
- **2A** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **2B** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT (TYP.)
- **2C** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE (TYP.) W/ BATT INSULATION
- **2D** 1 HR RATED — SIMILAR TO (2) BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **3** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.)
- **3A** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **3B** — 2X6 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE(TYP.) W/ SOUND BATT INSULATION
- **3C** 1 HR RATED — 2X6 @ 16" O.C. INTERIOR LOADBEARING WALL W/ 5/8" TYPE X GWB W/ SOUND BATT INSULATION
- **3D** 1 HR RATED — SIMILAR TO (3A) BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **4** — 2X6 @ 16" O.C. EXTERIOR (12" O.C. 4'-0" FROM CORNERS) W/ 5/8" PLYWOOD AND HARDIE SDIING W/ 5/8" GWB INTERIOR W/ R19 BATT INSULATION
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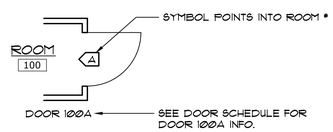
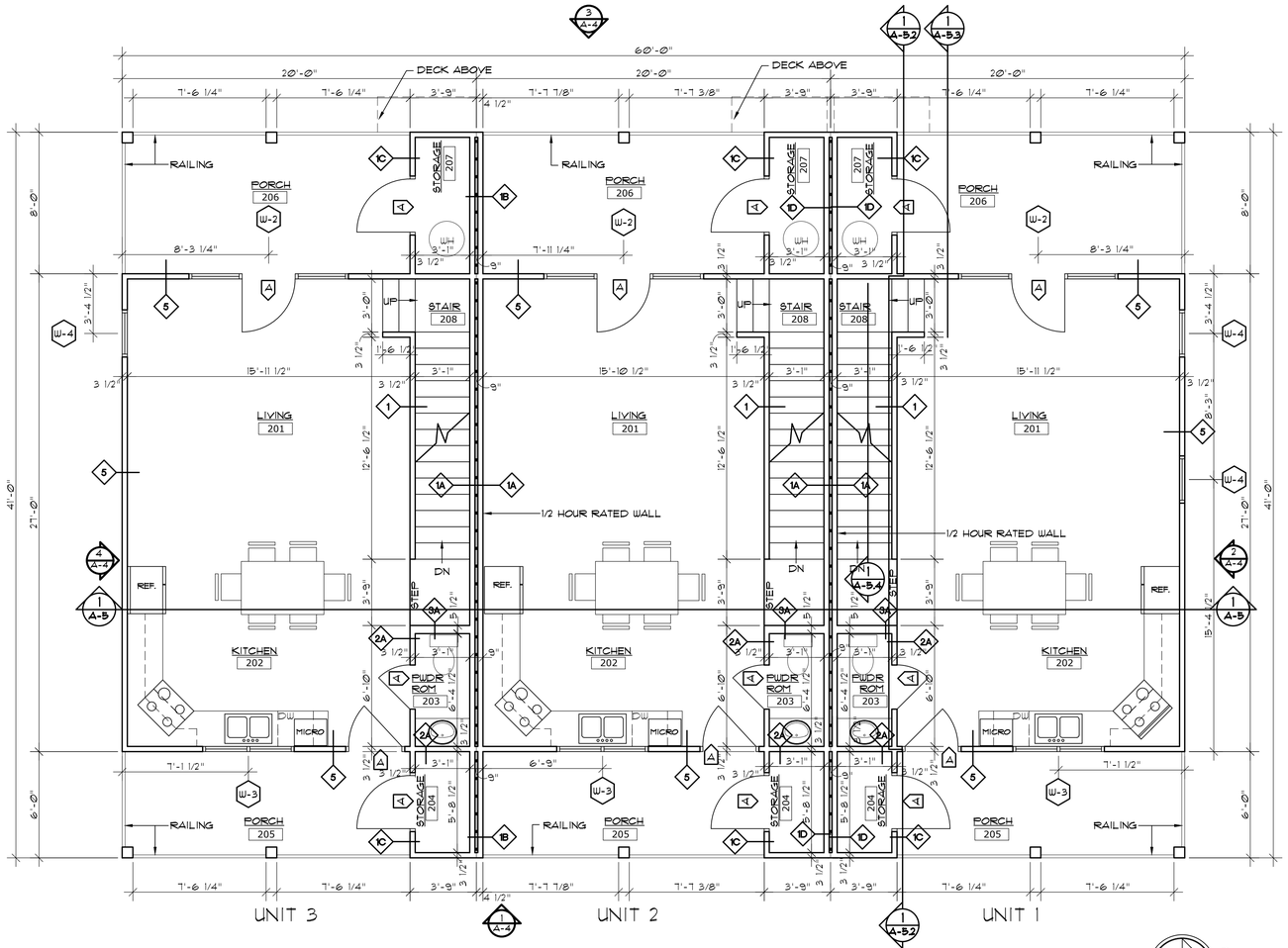
DOOR SYMBOL LEGEND





1 A-1.1 FIRST LIVING FLOOR PLAN UNITS 1, 2, 3

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

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VILLAGE WEST UNITS 1-2-3

EMERALD ISLE, NORTH CAROLINA

FIRST LIVING FLOOR PLANS UNITS 1/2/3

18030

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SHEET NO.

A-1.1

OF

WALL TYPE LEGEND

- **1** — 2X4 @ 16" O.C. INTERIOR LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE
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- **1B** 1/2 HR RATED — 2 ROWS 2X4 @ 16" O.C. EXTERIOR LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION SEE ALSO 2/A-5 & 3/A-5 SIMILAR
- **1C** — 2X4 @ 16" O.C. EXTERIOR NON LOADBEARING WALL W/ 5/8" PLYWOOD AND HARDIE BOARD SIDING INSIDE & OUT W/ R15 BATT INSULATION
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- **2** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE
- **2A** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO STRUCTURE ABOVE W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **2B** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT (TYP.)
- **2C** — 2X4 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE (TYP.) W/ BATT INSULATION
- **2D** 1 HR RATED — SIMILAR TO 2 BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **3** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.)
- **3A** — 2X6 @ 16" O.C. INTERIOR WALL NON-LOAD BEARING TO STRUCTURE ABOVE (TYP.) W/ 5/8" GWB EACH SIDE W/ SOUND BATT INSULATION
- **3B** — 2X6 @ 16" O.C. INTERIOR NON-LOADBEARING WALL FROM FLOOR TO 6" ABV. CEILING HEIGHT BRACE TO STRUCTURE(TYP.) W/ SOUND BATT INSULATION
- **3C** 1 HR RATED — 2X6 @ 16" O.C. INTERIOR LOADBEARING WALL W/ 5/8" TYPE X GWB W/ SOUND BATT INSULATION
- **3D** 1 HR RATED — SIMILAR TO 3A BUT ⅝" TYPE X GWB - 1 HOUR RATED
- **4** — 2X6 @ 16" O.C. EXTERIOR (12" O.C. 4'-0" FROM CORNERS) W/ 5/8" PLYWOOD AND HARDIE SDIING W/ 5/8" GWB INTERIOR W/ R19 BATT INSULATION
- **5** — 2X4 @ 16" O.C. EXTERIOR (12" O.C. 4'-0" FROM CORNERS) W/ 5/8" PLYWOOD AND HARDIE SIDIING W/ 5/8" GWB INTERIOR W/ R15 BATT INSULATION
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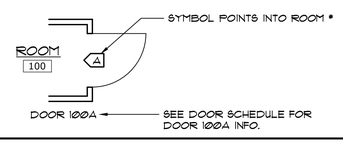
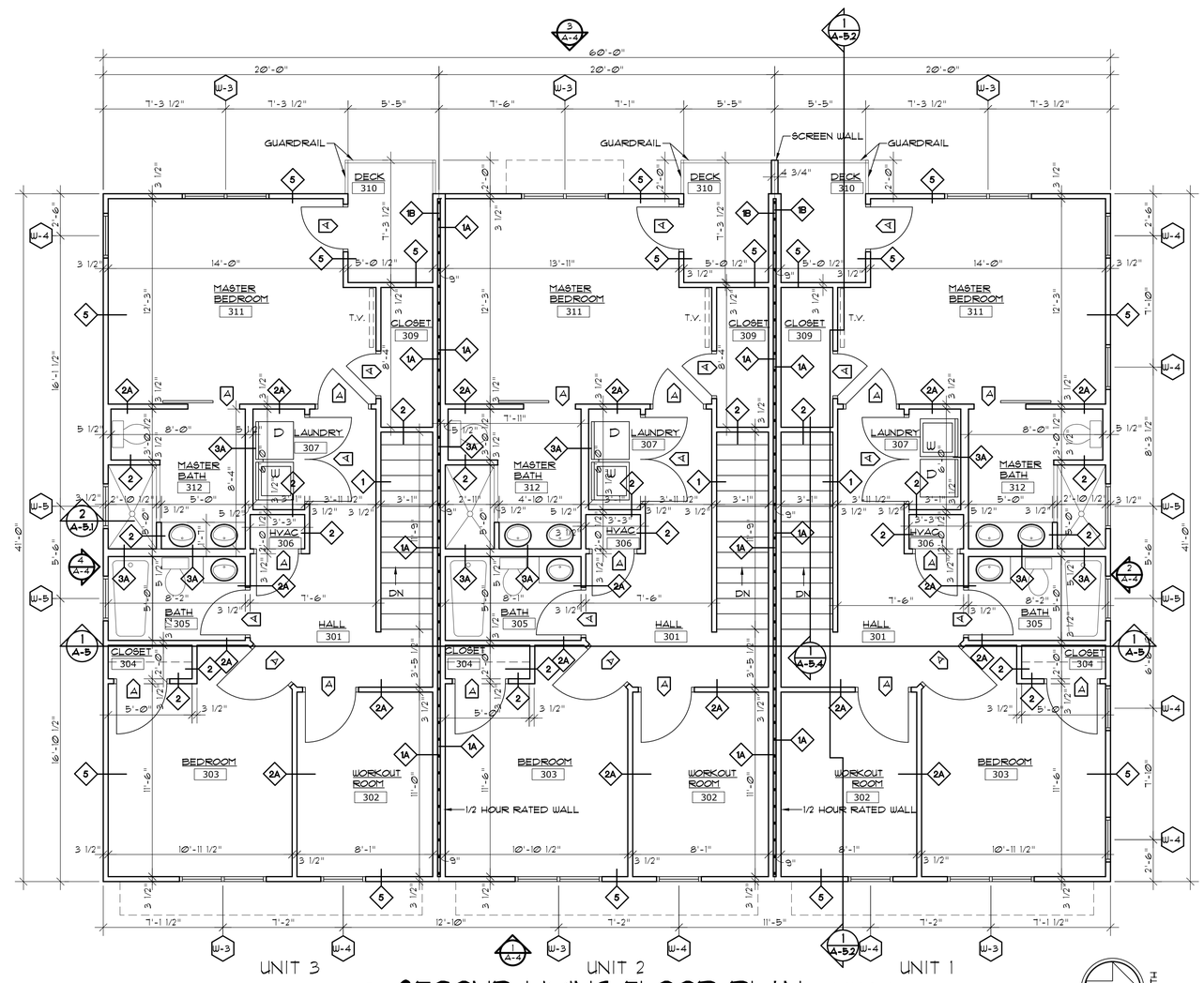
DOOR SYMBOL LEGEND





SECOND LIVING FLOOR PLAN

1 A-1.2 SCALE: 1/4"=1'-0"

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LEE D. DIXON, JR. — REGISTERED ARCHITECT — 6419 — NORTH CAROLINA

SECOND LIVING FLOOR PLANS UNITS 1/2/3

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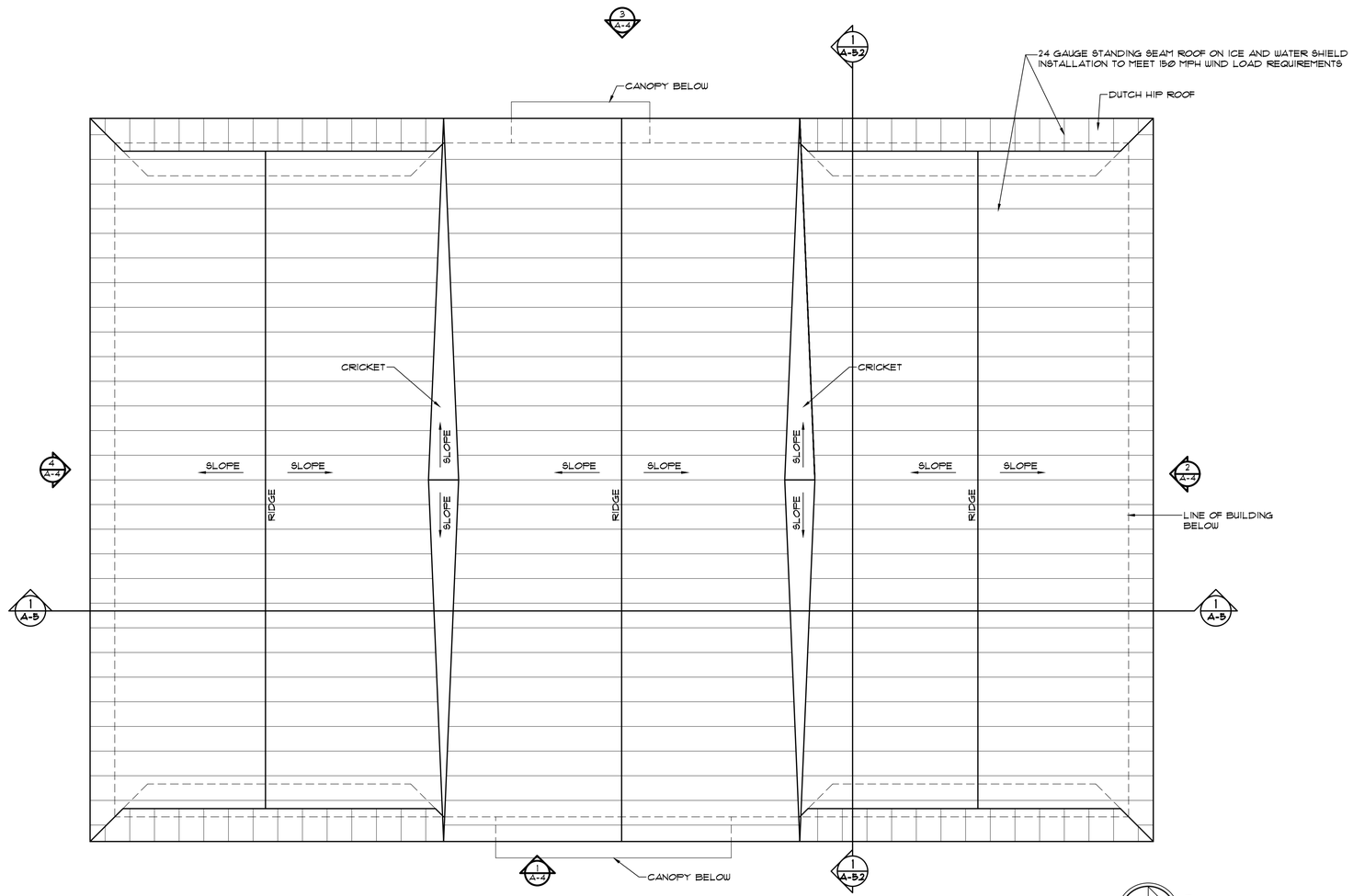

1 A-1.3 **ROOF PLAN** UNITS 1-2-3

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

NORTH

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ROOF PLAN
UNITS 1-2-3

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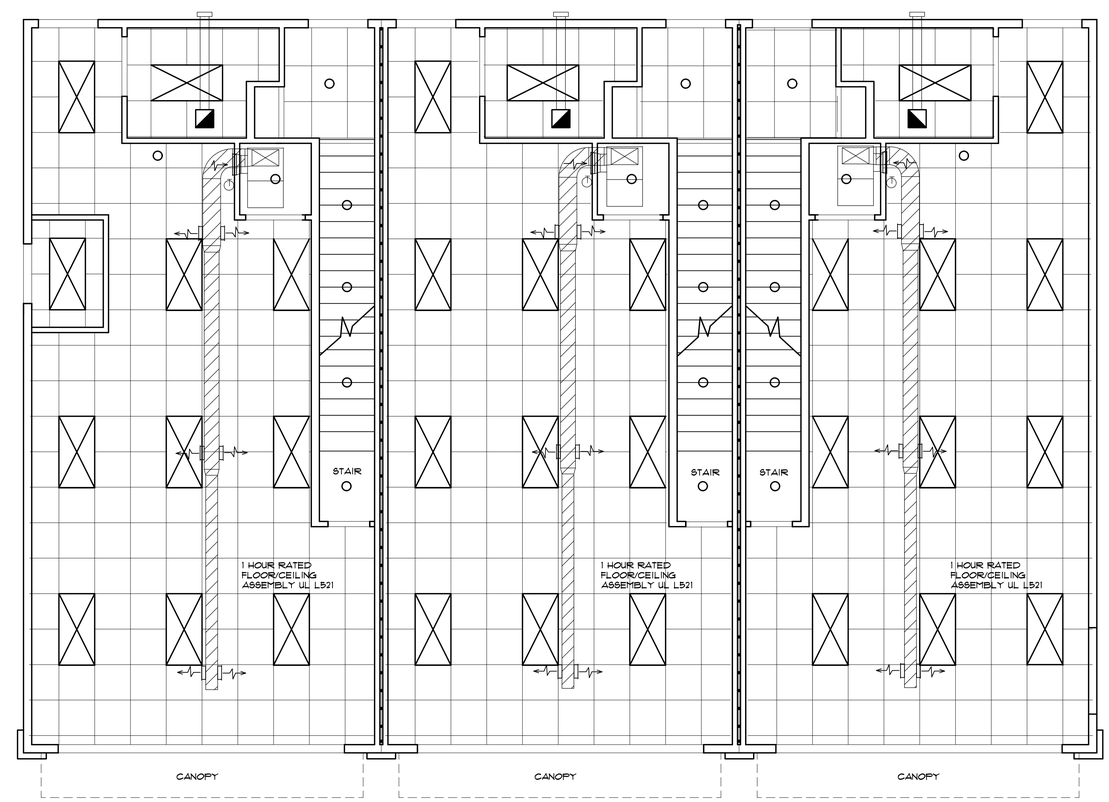

1 A-2 REFLECTED CEILING PLAN MERCANTILE FLOOR

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

UNITS 1/2/3

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LEE DIXON JR. REGISTERED ARCHITECT 6419 NORTH CAROLINA MOREHEAD CITY

REFLECTED CEILING PLAN
MERCANTILE FLOOR
UNITS 1/2/3

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DOOR SCHEDULE (BUILDINGS 1-2-3)

DOOR NO.	SIZE	DOOR MAT.	DOOR TYPE	FRAME MAT.	FRAME TYPE	HEAD HT. SEE DOOR ELEVATIONS	REMARKS
101A	(2) 3'-0" X 7'-0"	ALUM.		ALUM.		7'-2"	SEE W-1 WINDOW ELEV.
101B	3'-0" X 7'-0"	ALUM	A	ALUM.	1		
102A	3'-0" X 6'-8"	WD	C	H.M.	3		
103A	3'-0" X 7'-0"	ALUM	E	ALUM.	1		F.G. OPTION
104A	2'-0" X 6'-8"	WD	C	H.M.	3		
106A	2'-0" X 6'-8"	WD	C	H.M.	3		1 HR RATED DOOR & FRAME
107A	3'-0" X 6'-8"	WD	C	H.M.	3		
108A	3'-0" X 7'-0"	F.G.	D	F.G.	4		
201A	3'-0" X 7'-0"	ALUM		ALUM.		8'-0"	SEE W-2 WINDOW ELEV.
202A	3'-0" X 8'-0"	ALUM	A	ALUM.	1		F.G. OPTION
203A	2'-6" X 6'-8"	WD	C	WD	2		
204A	3'-0" X 6'-8"	F.G.	D	F.G.	4		
207A	3'-0" X 6'-8"	F.G.	D	F.G.	4		
301A	N/A						
302A	3'-0" X 6'-8"	WD	C	WD	2		
303A	3'-0"" X 6'-8"	WD	C	WD	2		
304A	3'-0" X 6'-8"	WD	C	WD	2		
305A	2'-8" X 6'-8"	WD	C	WD	2		
306A	2'-6" X 6'-8"	WD	C	WD	2		
307A	(2) 2'-6" X 6'-8"	WD	C	WD	2		
308A	NOT USED						
309A	3'-0" X 6'-8"	WD	C	WD	2		F.G. OPTION
310A	3'-0" X 6'-8"	ALUM	A	ALUM.	1		
311A	3'-0" X 6'-8"	WD	C	WD	2		
312A	3'-0" X 6'-8"	WD	C	-	-		SLIDING BARN DOOR

WINDOW SCHEDULE (BUILDINGS 1-2-3)

MARK	TYPE	SIZE (NOMINAL)	MODEL	REMARKS
W-1	SEE ELEVATION	-	TO BE SELECTED BY DEVELOPER	MEET REQ'D WIND LOAD
W-1A	SEE ELEVATION	5'-0"W x 7'-2"H		MEET REQ'D WIND LOAD
W-2	SEE ELEVATION	-		MEET REQ'D WIND LOAD
W-3	DOUBLE HUNG	5'-2"W x 6'-0"H		MEET REQ'D WIND LOAD
W-4	DOUBLE HUNG	2'-8"W x 6'-0"H		MEET REQ'D WIND LOAD
W-5	FIXED	2'-8"W x 1'-0"H		MEET REQ'D WIND LOAD

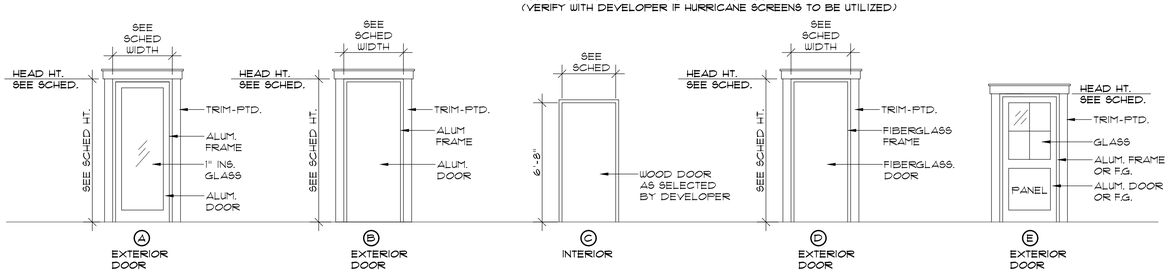
ALL EXTERIOR GLASS TO BE IMPACT RATED
(VERIFY WITH DEVELOPER IF HURRICANE SCREENS TO BE UTILIZED)

ROOM FINISH SCHEDULE (BUILDINGS 1-2-3

ROOM NUMBERS	ROOM	FLOORS	BASE	WALLS	CEILINGS	HEIGHT (NOMINAL)	REMARKS
101	MERCANTILE SPACE	CONC. SLAB	VINYL	GWB-PTD	ACT	10'-0"±	
102	TOILET	TILE	TILE	GWB-PTD	ACT		
103	ENTRY	LVP	VINYL	GWB-PTD	ACT		
104	STORAGE	LVP	VINYL	GWB-PTD	ACT		
105	STAIRS	LVP	VINYL	GWB-PTD	ACT		
106	STORAGE	CONC.	VINYL	GWB-PTD	ACT		
107	MECH. RM.	CONC.	VINYL	GWB-PTD	ACT		
108	SPRINKLER ROOM	CONC.	VINYL	GWB-PTD	ACT		
201	LIVING	LVP	WD-PTD	GWB-PTD	GWB-PTD	10'-0"±	
202	KITCHEN	LVP	WD-PTD	GWB-PTD	GWB-PTD		
203	POWDER ROOM	LVP	WD-PTD	GWB-PTD	GWB-PTD		
204	STORAGE	TRTD PLYWOOD	WD-PTD	GWB-PTD	GWB-PTD		
205	PORCH	TRTD WD PLANKS	-	SIDING-PTD	HARDIE PNL - PTD		
206	PORCH	TRTD WD PLANKS	-	SIDING-PTD	HARDIE PNL - PTD		
207	STORAGE	TRTD PLYWOOD	WD-PTD	HARDIE PNL-PTD	HARDIE PNL - PTD		
208	STAIR	LVP	WD-PTD	GWB-PTD	GWB-PTD		
301	HALL	LVP	WD-PTD	GWB-PTD	GWB-PTD	9'-0"±	
302	WORKOUT ROOM	LVP		GWB-PTD	GWB-PTD		
303	BEDROOM	LVP		GWB-PTD	GWB-PTD		
304	CLOSET	LVP		GWB-PTD	GWB-PTD		
305	BATH	LVP		GWB-PTD	GWB-PTD		
306	HVAC	LVP		GWB-PTD	GWB-PTD		
307	LAUNDRY	LVP		GWB-PTD	GWB-PTD		
308	NOT USED						
309	OWNER'S CLOSET	LVP		GWB-PTD	GWB-PTD		
310	DECK	TRTD WD PLANKS		HARDIE PNL - PTD	HARDIE PNL - PTD		
311	MASTER BEDROOM	LVP		GWB-PTD	GWB-PTD		
312	MASTER BATHROOM	LVP		GWB-PTD	GWB-PTD		

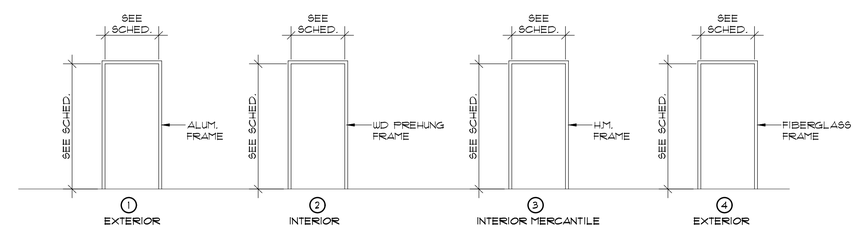
ROOM FINISH SCHEDULE REMARKS

ALL FINISHES TO BE SELECTED BY DEVELOPER



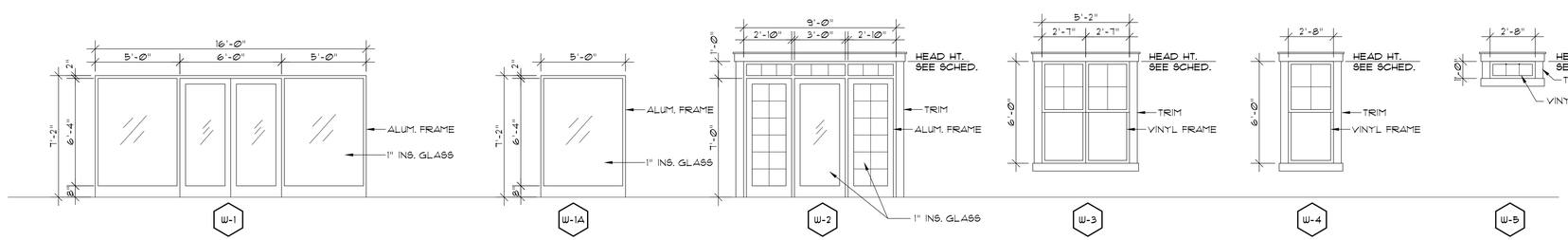
2 A-3 DOOR ELEVATIONS

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



3 A-3 DOOR FRAMES

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



1 A-3 WINDOW ELEVATIONS

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

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COASTAL ARCHITECTURE PLLC CERT. NO. 57762 REGISTERED

LEE D. DIXON, JR. 6419 REGISTERED ARCHITECT NORTH CAROLINA

DOOR & ROOM FINISH SCHEDULES UNITS 1, 2, 3

18030

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SHEET NO.
A-3
OF

4 A-4 **SOUTH ELEVATION** UNITS 1/2/3
SCALE: 1/4"=1'-0"

3 A-4 **WEST ELEVATION** UNITS 1/2/3
SCALE: 1/4"=1'-0"

2 A-4 **NORTH ELEVATION** UNITS 1/2/3
SCALE: 1/4"=1'-0"

1 A-4 **EAST ELEVATION** UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE PLLC CERT. NO. 57792 MOREHEAD CITY, NC

LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 MOREHEAD CITY, N.C.

ELEVATIONS
UNITS 1/2/3

18030

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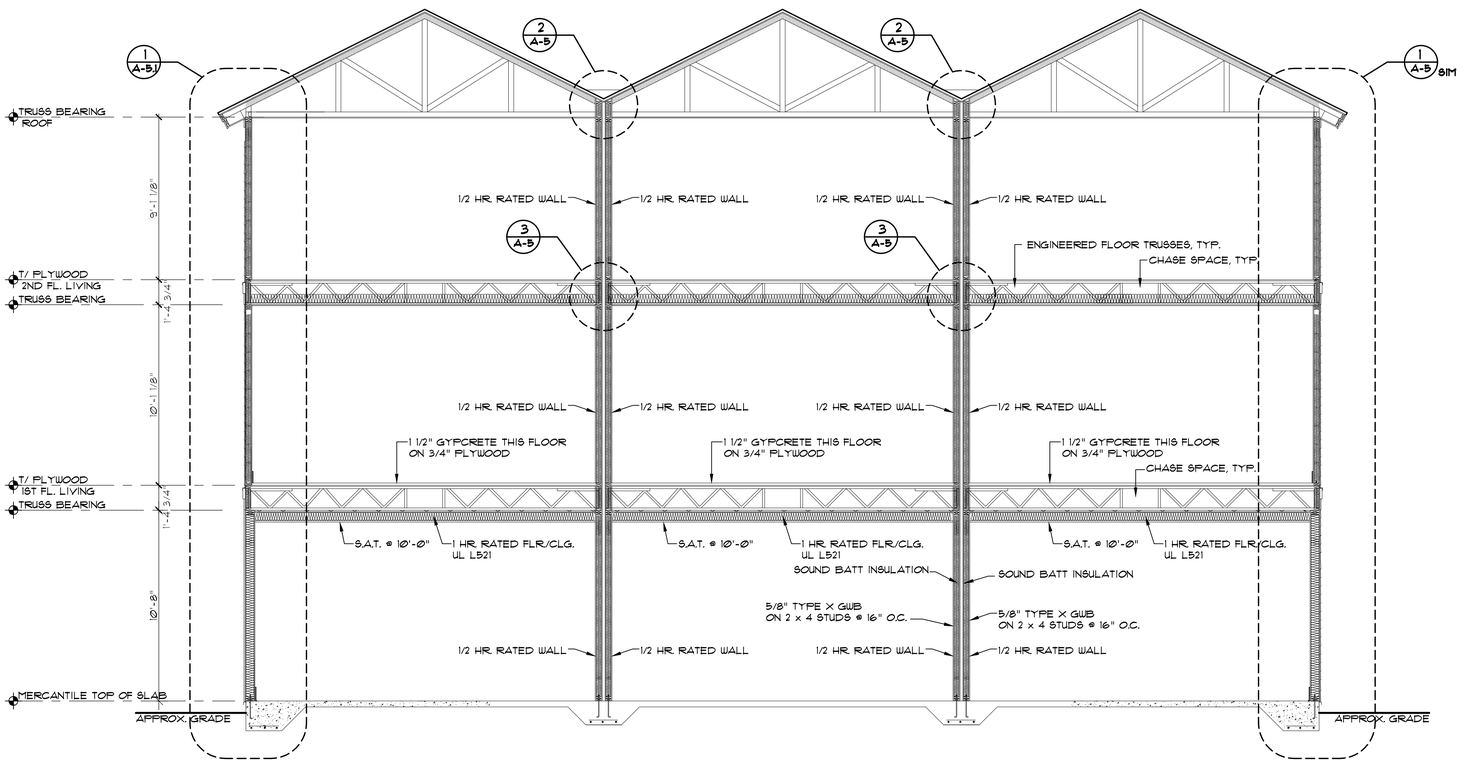
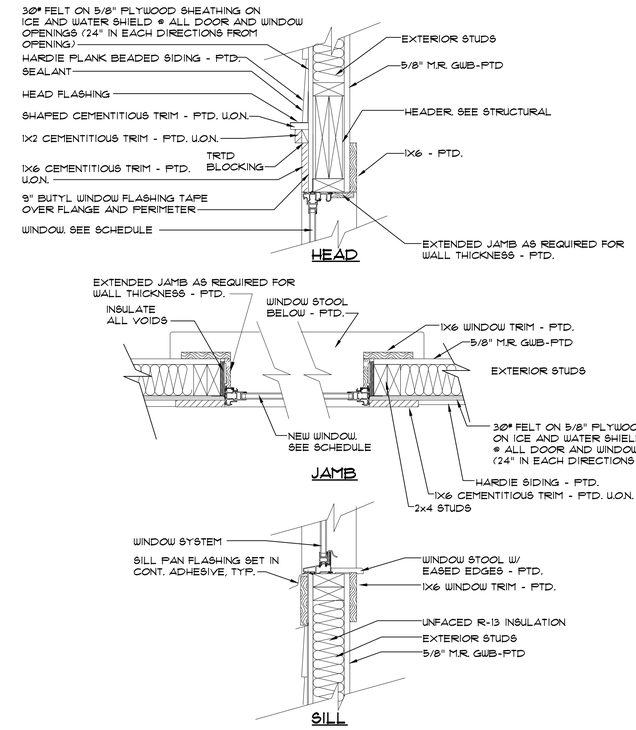
OF



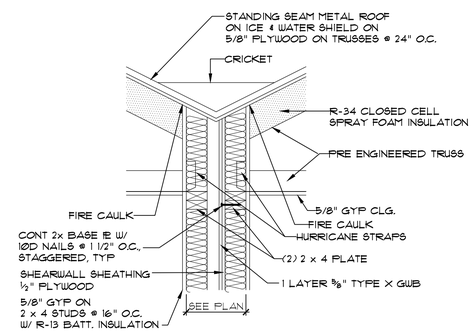
1 A-5 BUILDING SECTION BUILDINGS 1-2-3

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



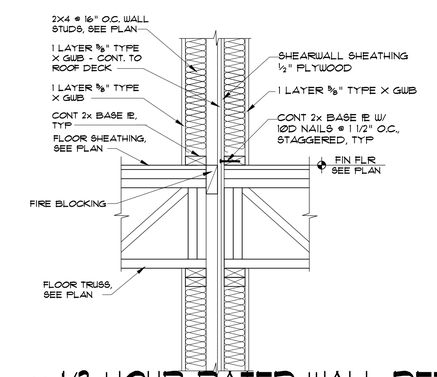
4 A-5 WINDOW DETAIL

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



2 A-5 1/2 HOUR RATED WALL DETAIL

SCALE: 1"=1'-0"



3 A-5 1/2 HOUR RATED WALL DETAIL

SCALE: 1"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

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LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 NORTH CAROLINA

BUILDING SECTIONS 1-2-3

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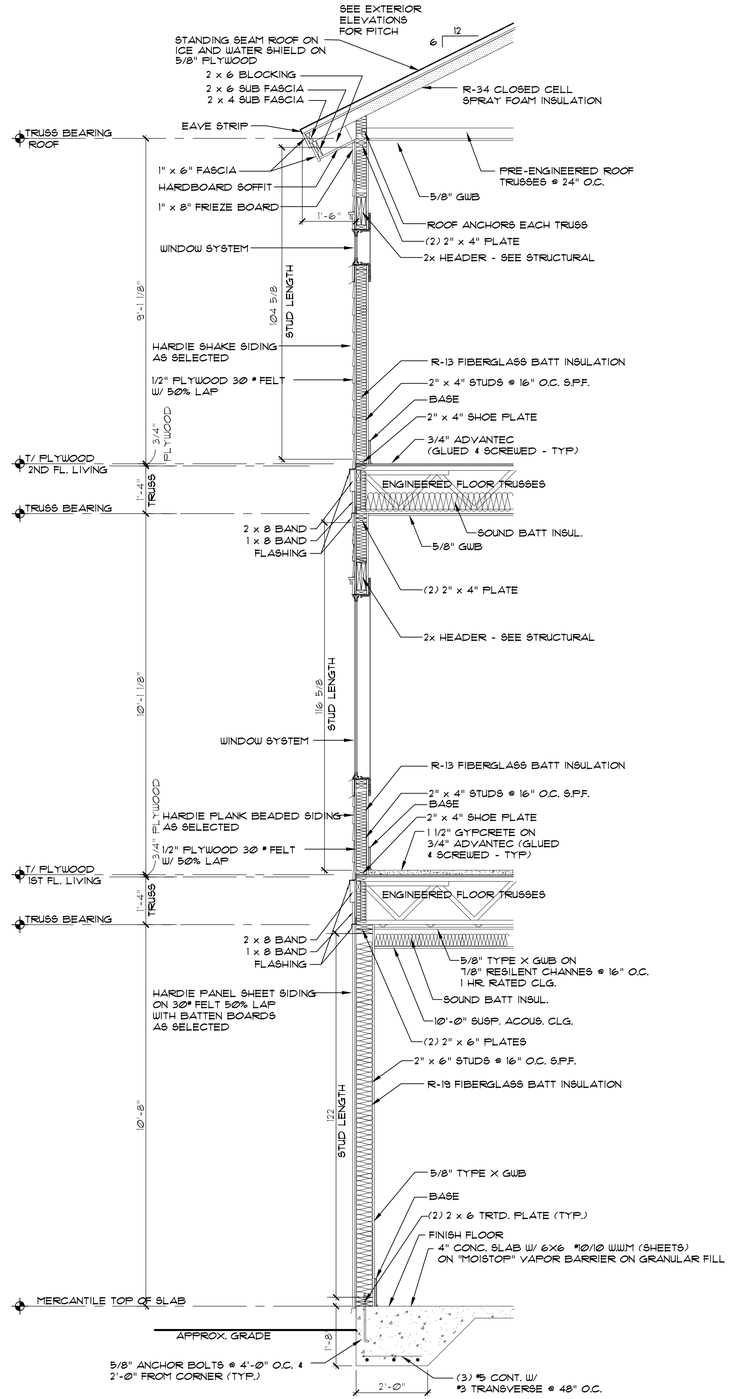
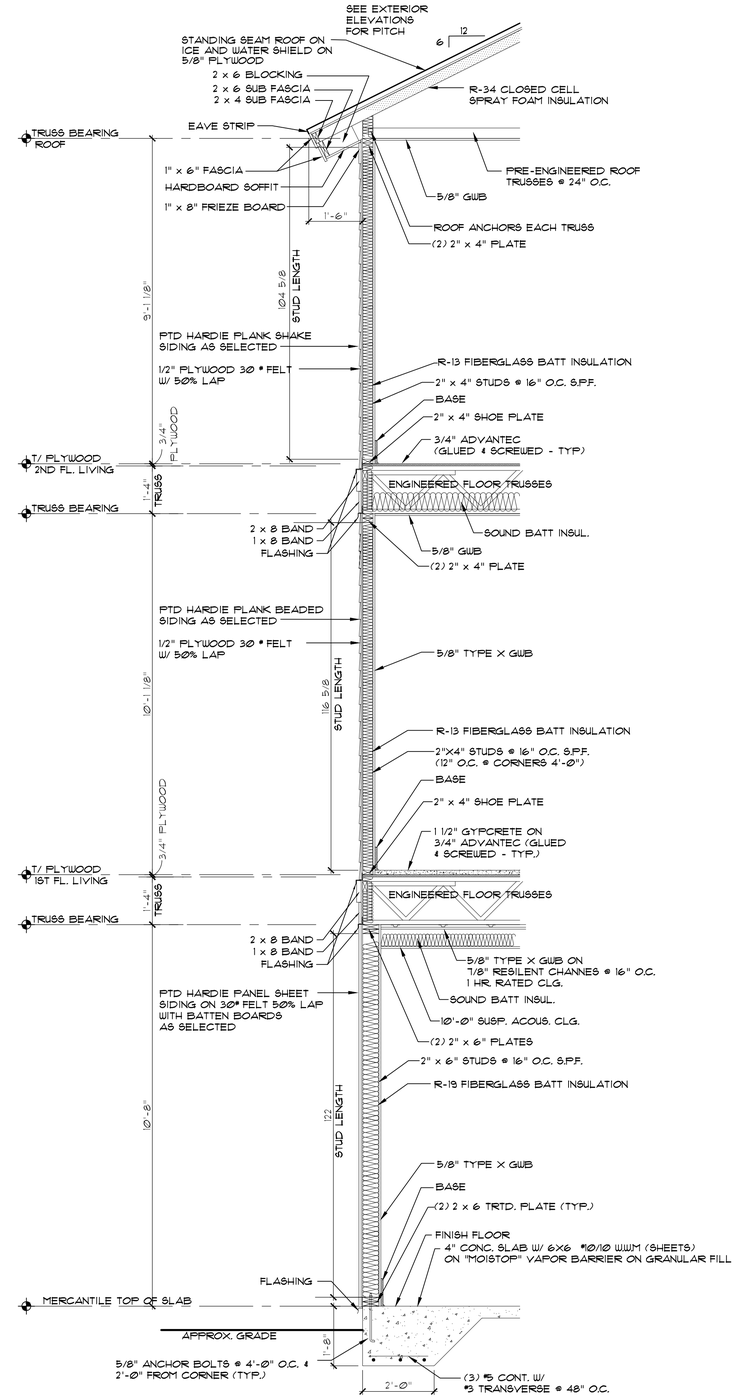


2 / A-5.1 **WALL SECTION** BUILDINGS 1-2-3

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



1 / A-5.1 **WALL SECTION** BUILDINGS 1-2-3

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

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VILLAGE WEST UNITS 1-2-3

EMERALD ISLE, NORTH CAROLINA

WALL SECTIONS 1-2-3

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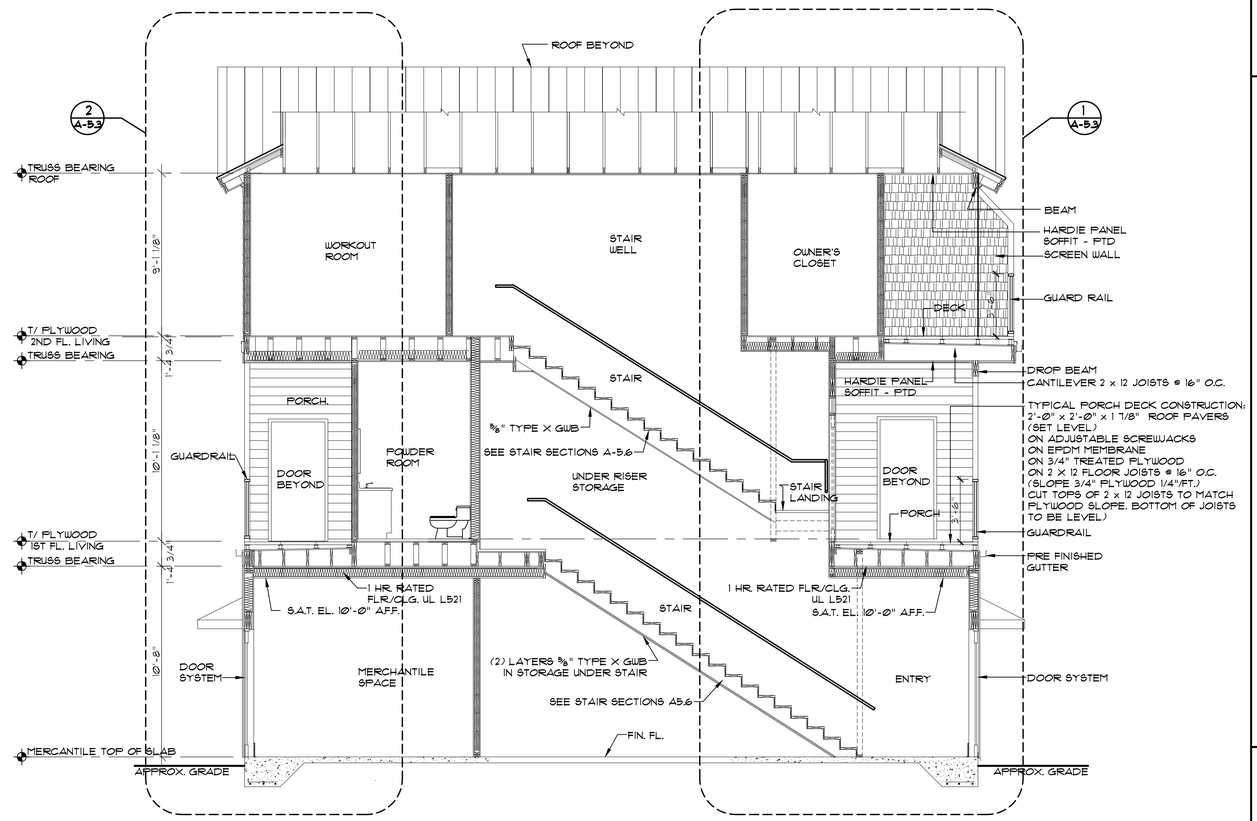

1 A-5.2 **BUILDING SECTION**

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

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VILLAGE WEST UNITS 1-2-3

EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE, PLLC CERT. NO. 51792 CORPORATION

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BUILDING SECTIONS

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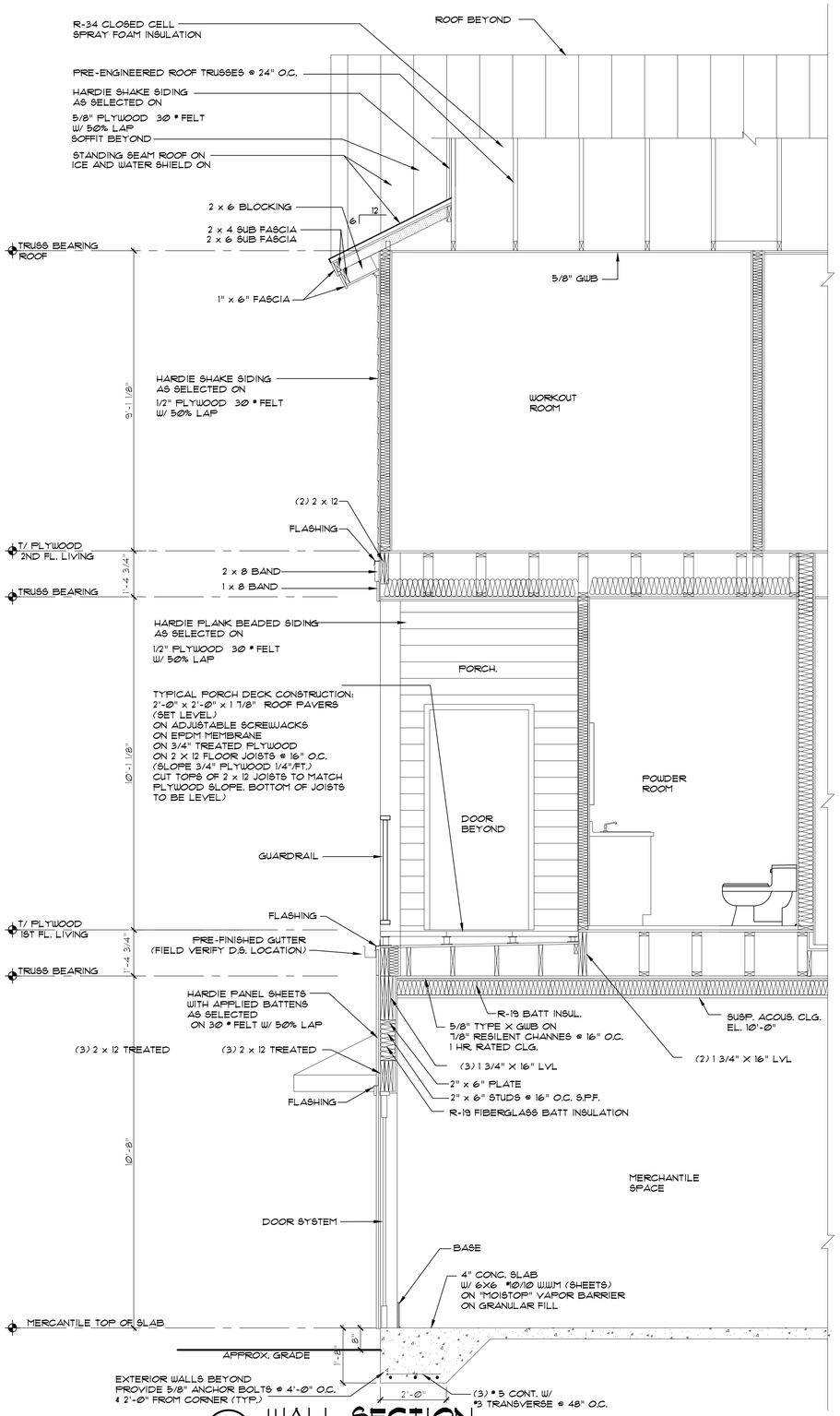
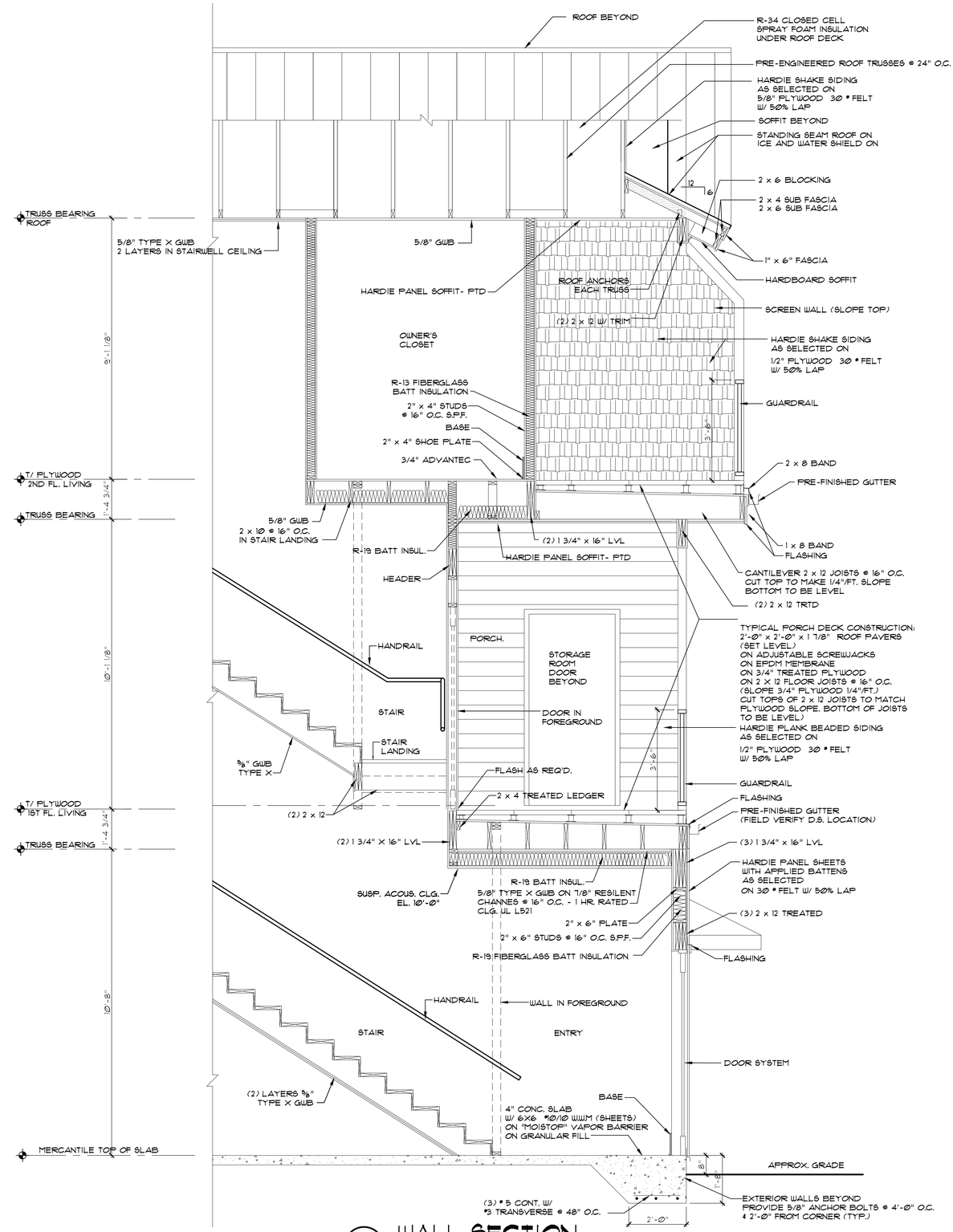


2 A-5.3 **WALL SECTION**
SCALE: 1/2"=1'-0"



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

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

WALL SECTIONS

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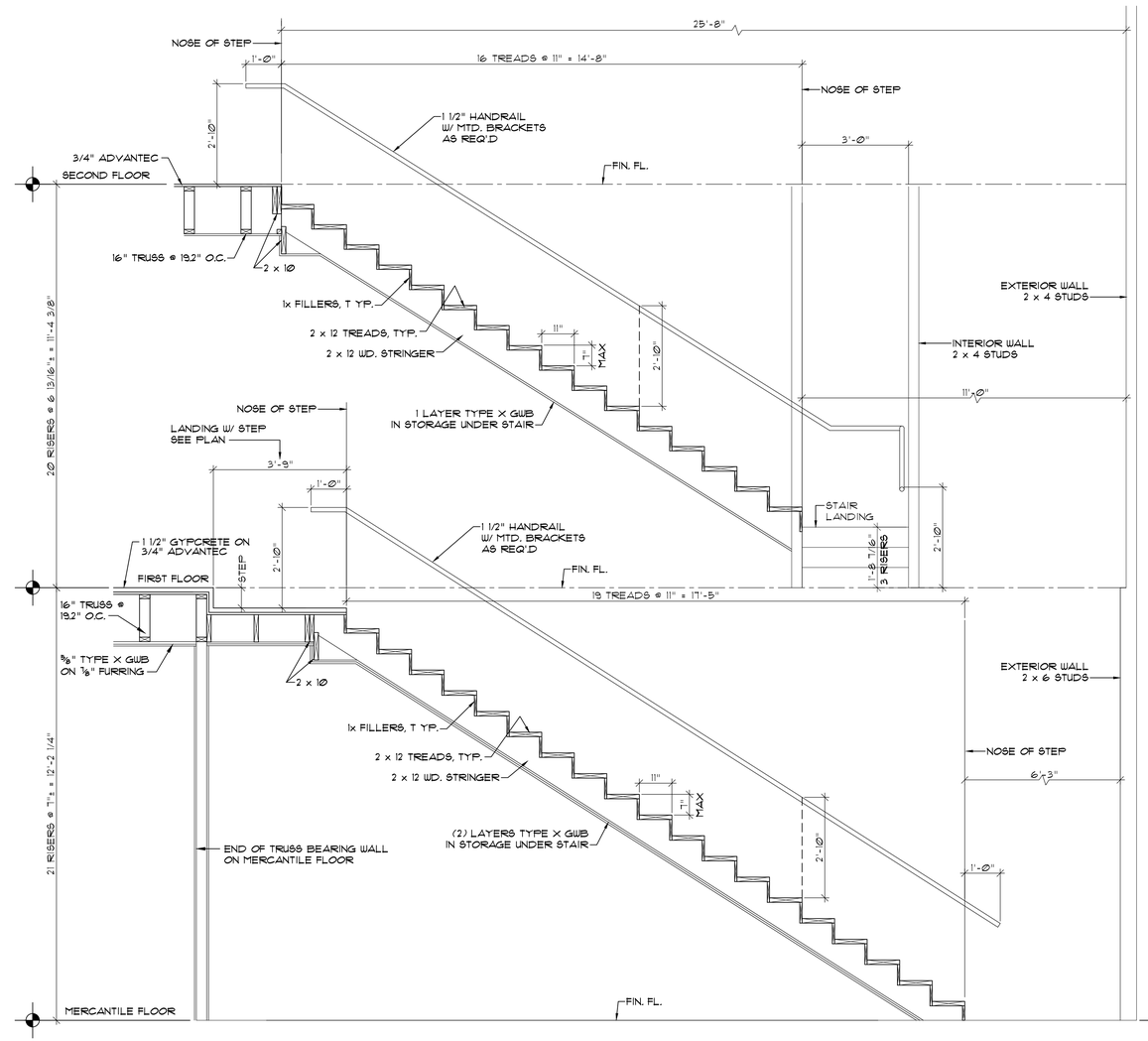

1 A-5.4 **STAIR SECTION** BUILDINGS 1-2-3

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

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VILLAGE WEST UNITS 1-2-3

EMERLD ISLE, NORTH CAROLINA

STAIR DETAILS

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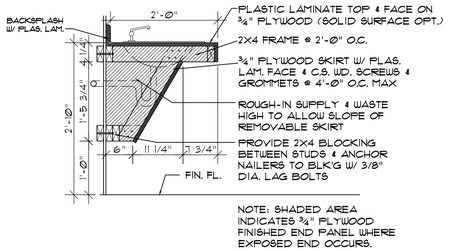
TOILET ACCESSORIES SCHEDULE

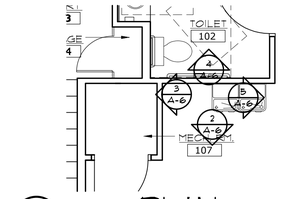
MARK	ITEM	MFG.	MODEL #	MT.HT.	REMARKS
TA-1	NOT USED				
TA-2	NOT USED				
TA-3	NOT USED				
TA-4	NOT USED				
TA-5	MIRROR	-		3'-8"	HT. TO BOTTOM
TA-6	1.5" DIA. SATIN S.S. GRAB BAR	BOBRICK		2'-9"	HT. TO ℄ - UNLESS NOTED OTHERWISE
TA-7	1.5" DIA. SATIN S.S. GRAB BAR	BOBRICK		2'-9"	HT. TO ℄
TA-8	NOT USED				
TA-9	NOT USED				
TA-10	NOT USED				
TA-11	NOT USED				
TA-12	TOILET PAPER HOLDER	-		2'-0"	HT. TO ℄
TA-13	1.5" DIA. SATIN S.S. GRAB BAR	BOBRICK		3'-4"	HT. TO BOTTOM

NOTE:
1. ALL MOUNTING HEIGHTS ARE AS SHOWN UNLESS OTHERWISE NOTED.
2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES.
3. PROVIDE HANDICAP DOOR SIGNAGE AT ALL TOILET RM. DOORS.
4. SUBMIT ALL ACCESSORIES FOR APPROVAL & FINAL SELECTION BY OWNER.
5. PROVIDE ADA SIGNAGE AT ALL TOILET ROOMS.
6. PROVIDE ADA COMPLIANT DRAIN WRAP AT ALL EXPOSED PIPES/DRAINS.

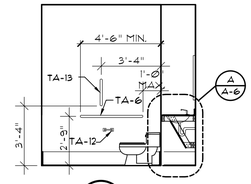


NOTE: SHADED AREA INDICATES ¾" PLYWOOD FINISHED END PANEL WHERE EXPOSED END OCCURS.

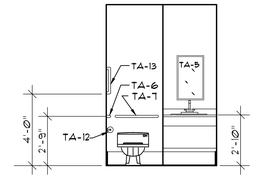
A/A-6 **SECTION @ VANITY**
SCALE: ¾"=1'-0"
NOTE:
USE IN MERCANTILE UNITS ONLY



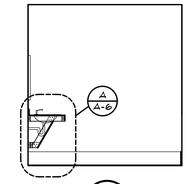
1/A-6 **PLAN**
SCALE: ¼"=1'-0"



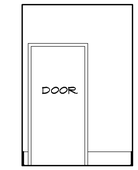
2/A-6



3/A-6

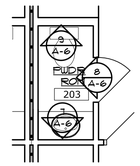


4/A-6

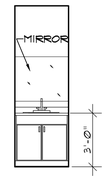


5/A-6

TOILET #102 UNIT 1 (SHOWN)
TOILET #102 UNIT 2, 3 (OPP. HAND)
SCALE: ¼"=1'-0"

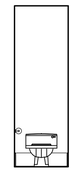


6/A-6 **PLAN**
SCALE: ¼"=1'-0"



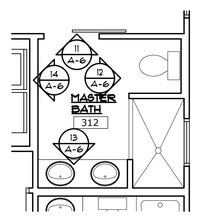
7/A-6

8/A-6

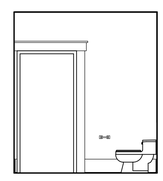


9/A-6

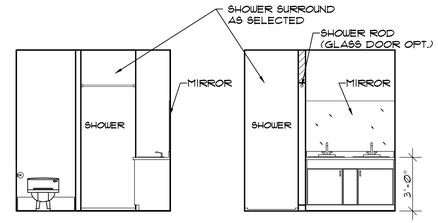
TOILET #203 UNIT 1 (SHOWN)
TOILET #203 UNITS 2, 3 (OPP. HAND)
SCALE: ¼"=1'-0"



10/A-6 **PLAN**
SCALE: ¼"=1'-0"

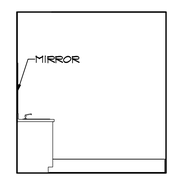


11/A-6



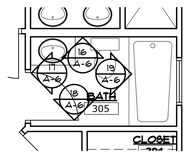
12/A-6

13/A-6

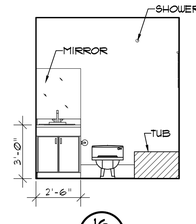


14/A-6

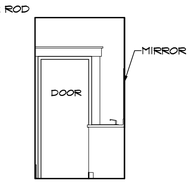
TOILET #312 UNIT 1 (SHOWN)
TOILET #312 UNITS 2, 3 (OPP. HAND)
SCALE: ¼"=1'-0"



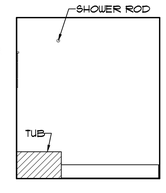
15/A-6 **PLAN**
SCALE: ¼"=1'-0"



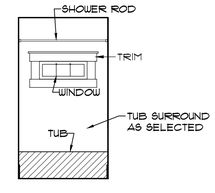
16/A-6



17/A-6



18/A-6



19/A-6

TOILET #305 UNIT 1 (SHOWN)
TOILET #305 UNITS 2, 3 (OPP. HAND)
SCALE: ¼"=1'-0"

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LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 NORTH CAROLINA MOREHEAD CITY

ENLARGED TOILET ELEVATIONS

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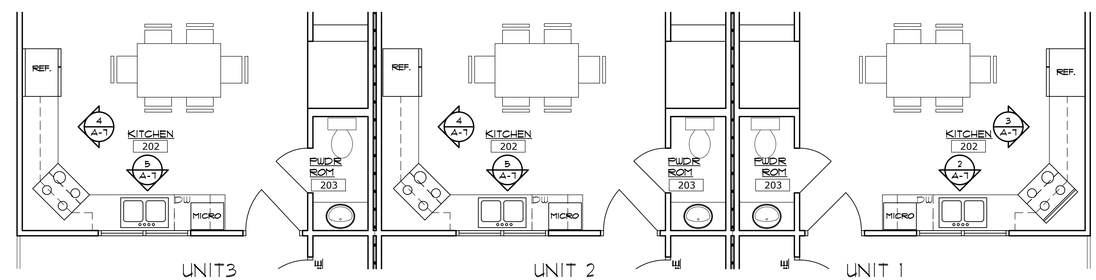
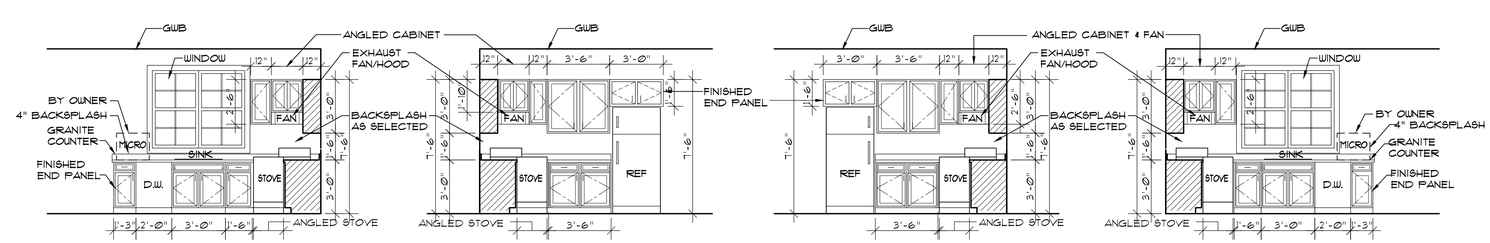


6 A-7 **FIRST LIVING FLOOR PLAN** UNITS 1-2-3
SCALE: 1/4"=1'-0"



5 A-7 4 A-7 3 A-7 2 A-7

1 A-7 **KITCHEN MILLWORK ELEVATIONS**
SCALE: 1/4"=1'-0"

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MILLWORK
UNITS 1-2-3

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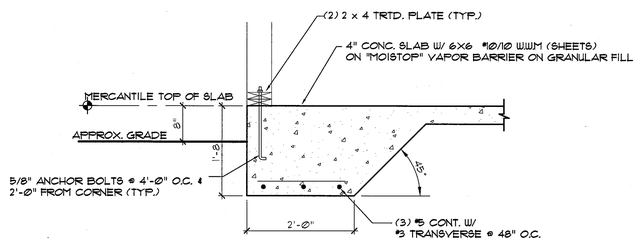
NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

3/25/20



1/S-1 EXTERIOR FOUNDATION DETAIL
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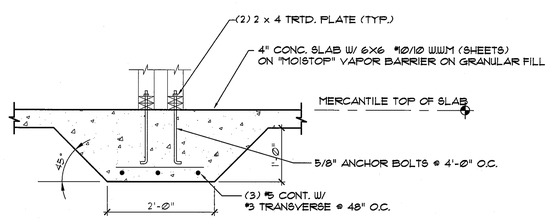

2/S-1 INTERIOR FOUNDATION DETAIL
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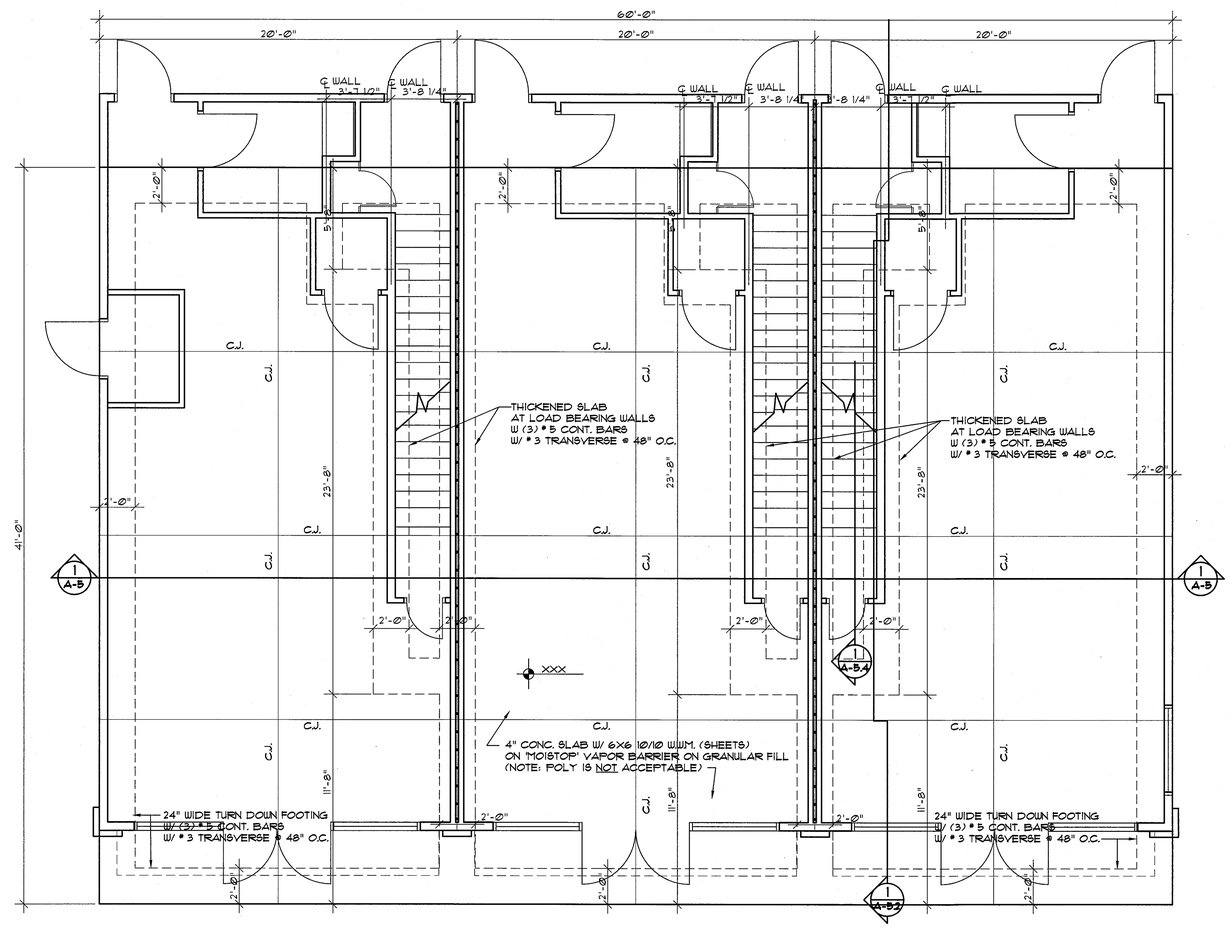

1/S-1 FOUNDATION PLAN UNITS 1/2/3
SCALE: 1/4"=1'-0"

Coastal Architecture PLLC
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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE PLLC CERT. NO. 31792 MOREHEAD CITY, N.C.

LEE D. DIXON, JR. ARCHITECT 6419 MOREHEAD CITY, N.C.

FOUNDATION PLAN UNITS 1/2/3

18030

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SHEET NO.
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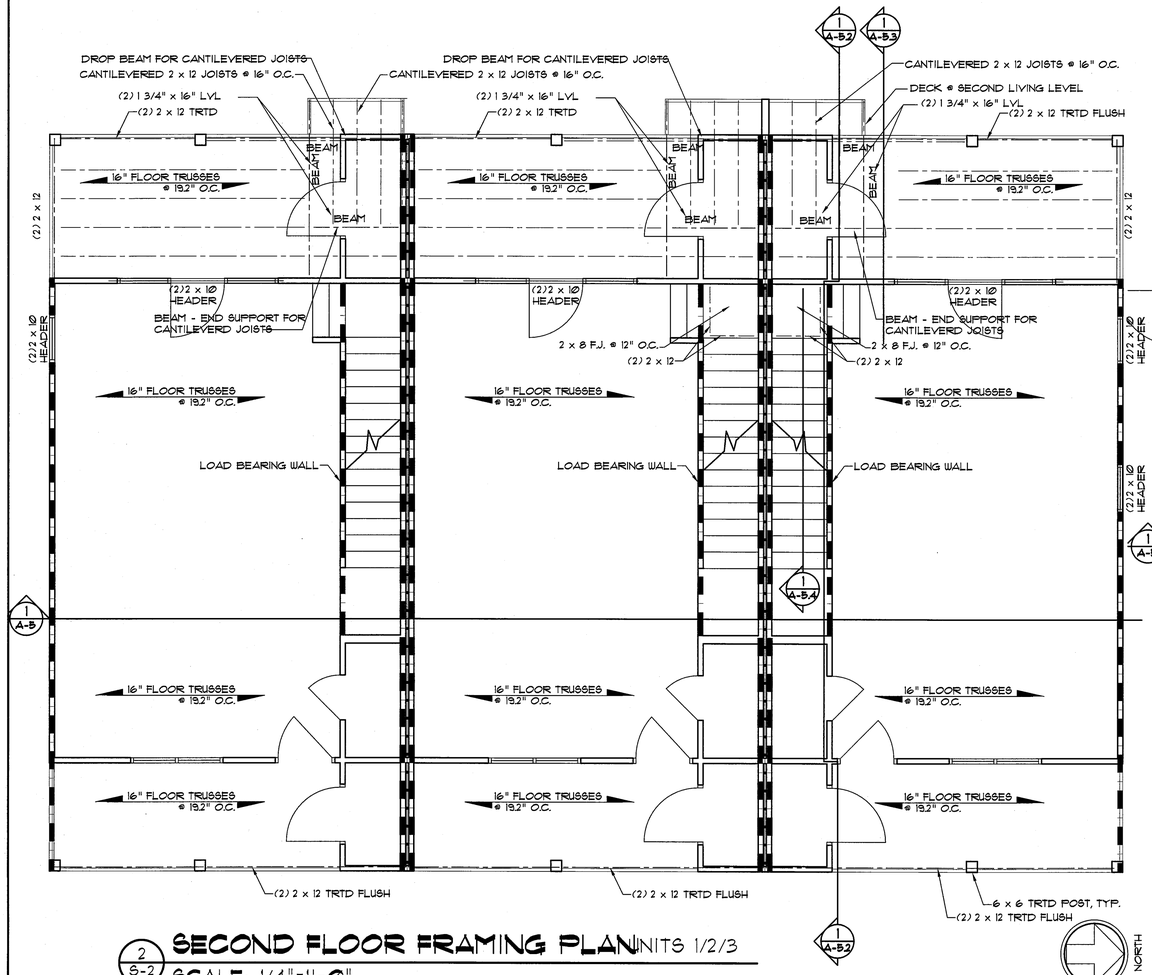
RONALD D. CULLIPHER P.E.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

3/25/20



2 S-2 **SECOND FLOOR FRAMING PLAN** UNITS 1/2/3
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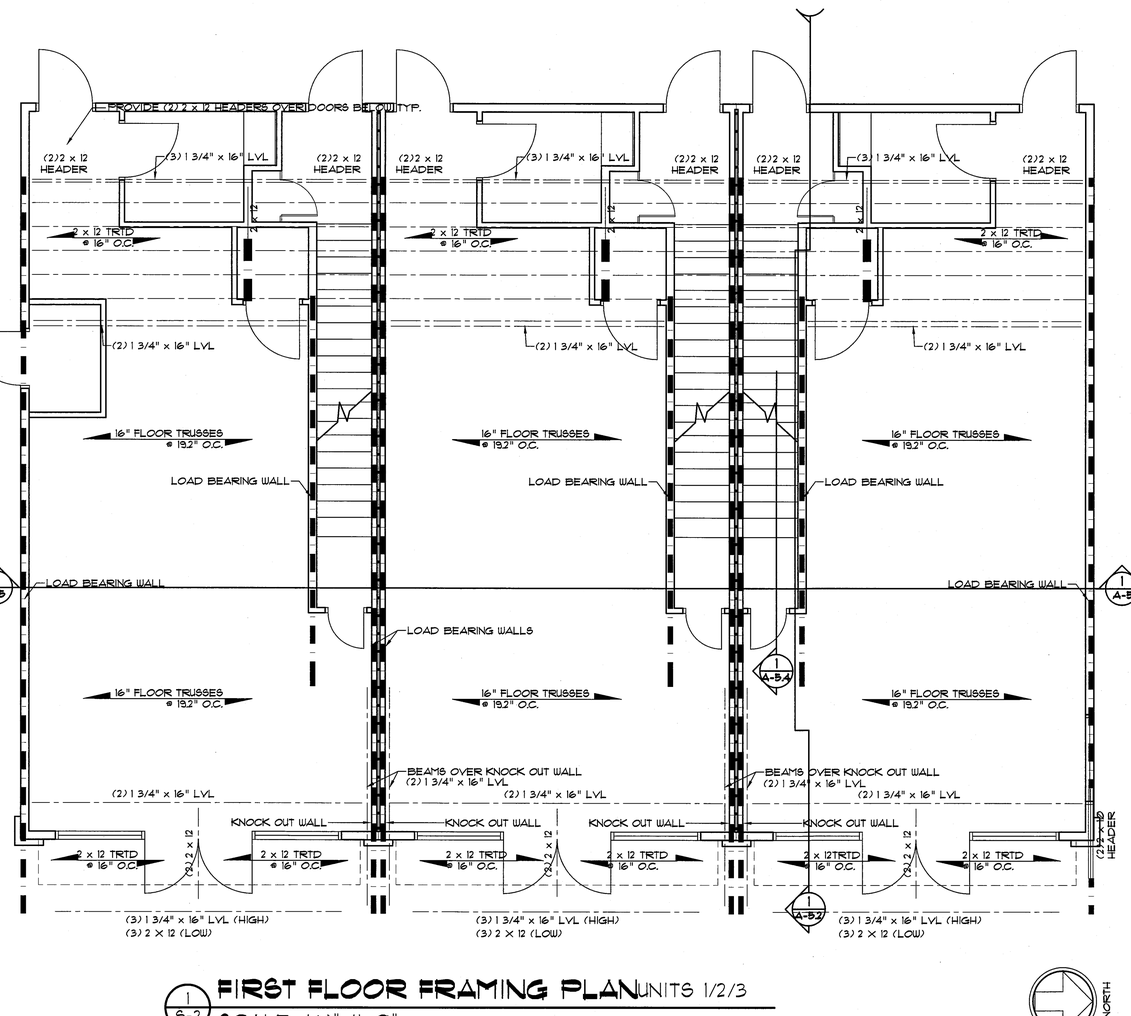

1 S-2 **FIRST FLOOR FRAMING PLAN** UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

COASTAL ARCHITECTURE, INC. CERT. NO. C-0792 MOREHEAD CITY, N.C.

LEE D. DIXON, JR. REGISTERED ARCHITECT 6419 MOREHEAD CITY, N.C.

FIRST, SECOND FLOOR FRAMING PLANS UNITS 1-2-3

18030

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OF

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Ronald D. Cullipher 3/25/20

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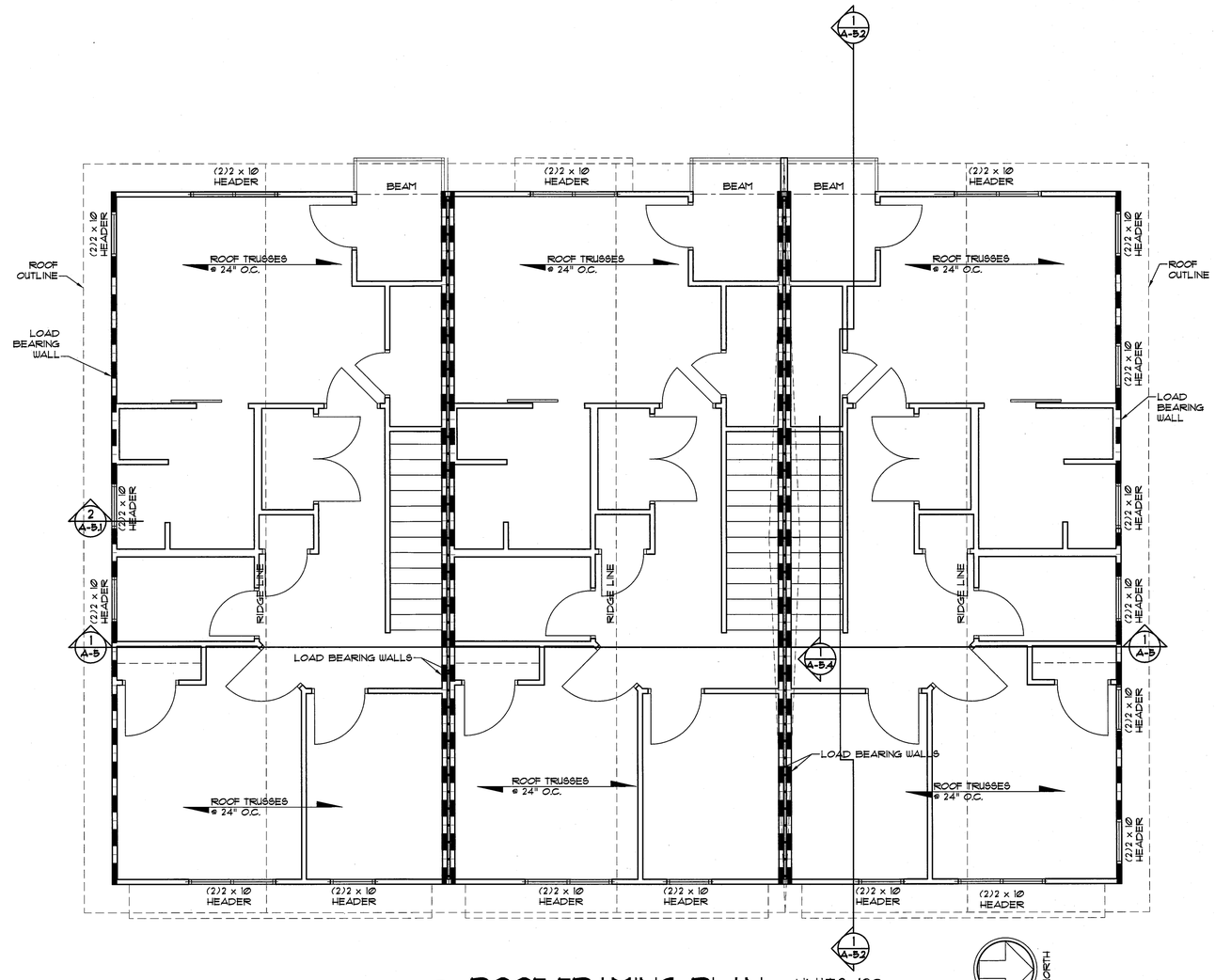

1 S-2.1 ROOF FRAMING PLAN UNITS 123
SCALE: 1/4"=1'-0"

VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

CONSENT OF ARCHITECTURE PC CERT. NO. 31762 MOREHEAD CITY, N.C.

LEE D. DIXON, JR. 6419 REGISTERED ARCHITECT MOREHEAD CITY, N.C.

ROOF FRAMING PLAN UNITS 1/2/3

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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 bw 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 of effluent 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-88A) 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 qualify 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 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-6.5 min.) in unconditioned areas. See NCSBC-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 NCSBC 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 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 NCSBC-Plumbing Sect. 604.8.

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

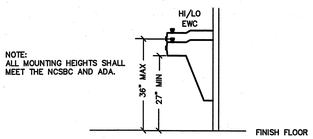
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE, ALL LOCAL AND OTHER APPLICABLE CODES.
2. ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN. THE PLUMBING CONTRACTOR (PC) SHALL COORDINATE ALL OF HIS WORK WITH THE GENERAL CONTRACTOR (GC).
3. THE PLUMBING PLANS 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 HOT WATER TO FIXTURES AT 110 DEGREES F. PROVIDE THERMOSTATIC MIXING VALVE (WATTS SERIES LFMMV OR EQUAL) IF/WHERE REQUIRED.
12. PROVIDE CLEANOUTS AS REQUIRED BY CODE. NOT MORE THAN 100 FEET FOR 4" DRAIN.

LOAD SUMMARY – PLUMBING

UNIT, TENANT	WASTE DEMAND (FU)	WATER DEMAND (FU)	WATER DEMAND (GPM)
1 THRU 11, MERCANTILE (TYP)	9.0	7.5	12.3
1/2/3, 1ST AND 2ND LIVING (TYP)	21.0	15.0	17.5
4/5, 1ST AND 2ND LIVING (TYP)	21.0	15.0	17.5
6/7, 1ST AND 2ND LIVING (TYP)	23.0	15.7	17.8
8/9, 1ST AND 2ND LIVING (TYP)	21.0	15.0	17.5
10/11, 1ST AND 2ND LIVING (TYP)	21.0	15.0	17.5

SYMBOL LEGEND – PLUMBING

SYMBOL	DESCRIPTION (U.O.N.)
	WASTE PIPING (W)
	VENT PIPING (V)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
HWR	HW RETURN PIPING (HWR)
COFF	CLEANOUT FINISH FLOOR
WCO/HCO	WALL/HORIZONTAL CLEANOUT
COFG	CLEANOUT FINISH GRADE–PROVIDE FLUSH CONCRETE COLLAR AND BRONZE COVER
	DIELECTRIC UNION
	SHUT-OFF VALVE
	CHECK VALVE
	BALANCING VALVE
	CIRCULATION PUMP
	VENT THRU ROOF (VTR)
	FREEZE PROOF, HOSE BIBB (FPHB/HB)
A.A.V.	AIR ADMITTANCE VALVE
A.F.F.	ABOVE FINISHED FLOOR
U.O.N.	UNLESS OTHERWISE NOTED
	1 HOUR FIRE BARRIER



1 / P-1 EWC DETAIL
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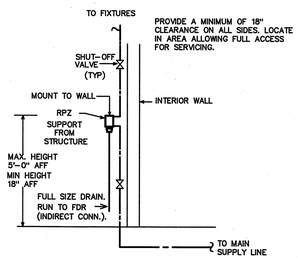

2 / P-1 RPZ MOUNTING DETAIL
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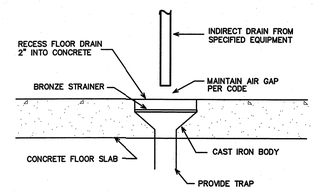

3 / P-1 FDR DETAIL
SCALE: NTS

MERCANTILE UNIT (TYP) FIXTURE SCHEDULE – PLUMBING *

ET * EXPANSION TANK (SAME FOR EACH EWH)
AMTROL MODEL ST-5, 2.0 GALLON, STEEL CONSTRUCTION, NON-ASME CODE RATED.

EWC * HIGH/LOW ELECTRIC WATER COOLER
HALSEY TAYLOR DUAL LEVEL ELECTRIC WATER COOLER. MODEL # HAC8FSBL-Q ADA COMPLIANT. PIPE TO SINGLE DRAIN AND SUPPLY LINE. VERIFY MODEL- HI/LO SIDE WITH TENANT, ARCH.

EWH * ELECTRIC WATER HEATER
A.O. SMITH MODEL EJC-6, 6 GALLON, 1,650 WATTS, 120V, 3/4" INLET AND OUTLET. PROVIDE DRAIN PAN, EXPANSION TANK AND PRESSURE RELIEF VALVE.

FDR * RECESSED FLOOR DRAIN
ZURN MODEL Z415 WITH HEEL-PROOF TYPE B STRAINER, CAST IRON WITH NICKEL BRONZE TOP, 5" DRAIN WITH 3" CONNECTION. PROVIDE TRAP PRIMER CONNECTION IF REQUIRED. RECESS 2" INTO FLOOR SLAB WHERE REQUIRED.

FPHB * FREEZE PROOF HOSE BIBB
WOODFORD MODEL #19, FREEZE PROOF HOSE BIBB WITH BACKFLOW PREVENTER. COORDINATE MOUNTING W/TENANT. PROVIDE TEE KEY OR LOCK SL-17 IF REQUIRED. VERIFY STEM LENGTH PER WALL THICKNESS.

L1 * LAVATORY (WALL MOUNT)
KOHLER CHESAPEAKE LAVATORY, K-1728, VITREOUS CHINA, 4" CENTERS, ADA COMPLIANT. PROVIDE DELTA MODEL 523LF-HGMHDF FAUCET, 0.5 GPM MAX WITH GRID STRAINER. PROVIDE P-TRAP AND SHUT-OFF VALVES.

RPZ * REDUCED PRESSURE BACKFLOW PREVENTER
WATTS MODEL #LF009MOT, REDUCED PRESSURE BACKFLOW PREVENTER, "LEAD FREE" CONSTRUCTION. MATCH INCOMING SERVICE LINE SIZE (3/4" FOR MERC.).

WC * WATER CLOSET (ADA FLUSH TANK)
KOHLER HIGHLINE WATER CLOSET, K-3979, ADA COMPLIANT 1.6 GPF. PROVIDE PROPER OPEN FRONT ADA SEAT, K-7637 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 BYTENANT AND ARCHITECT PRIOR TO ORDERING.
ALL OTHER PLUMBING FIXTURES SHOWN ARE PROVIDED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. SEE PLANS FOR NUMBER AND LOCATION. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT SERVED.

FIRST/SECOND LIVING UNIT (TYP) FIXTURE SCHEDULE – PLUMBING *

CP * CIRCULATING PUMP
TACO MODEL 110, 115 VOLT, 1/12 HP. SECURELY SUPPORT FROM STRUCTURE. PROVIDE AQUASTAT, TIMER, CHECK VALVES AS REQUIRED.

ET * EXPANSION TANK (TYP FOR EACH EWH)
AMTROL MODEL ST-5, 2.0 GALLON, STEEL CONSTRUCTION, NON-ASME CODE RATED.

EWH * ELECTRIC WATER HEATER
A.O. SMITH MODEL DEN-52, 50 GALLON, 4,500 WATT, 208 V, 1 PH. 26 GPH RECOVERY AT 70 DEGREE (F) TEMP. RISE. 3/4" INLET/OUTLET, PROVIDE DRAIN PAN, EXPANSION TANK AND PRESSURE RELIEF VALVE.

L1 * LAVATORY (COUNTERTOP)
COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE SIZE WITH CABINETRY PRIOR TO ORDERING. PROVIDE DWV, SUPPLY LINES/SHUT-OFF VALVES AS REQUIRED.

S1 * DOUBLE BASIN KITCHEN SINK
COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. COORDINATE SIZE WITH CABINETRY PRIOR TO ORDERING. PROVIDE DWV, SUPPLY LINES/SHUT-OFF VALVES AS REQUIRED.

SHR * STALL, SHOWERHEAD/FAUCET
COORDINATE UNIT AND LOCATION WITH OWNER AND GENERAL CONTRACTOR. PROVIDE DWV/SUPPLY, ROUTE SUPPLY LINES FOR UNIT HANDING AS REQUIRED.

TUB * TUB, SHOWERHEAD/FAUCET
COORDINATE UNIT AND LOCATION WITH OWNER AND GENERAL CONTRACTOR. PROVIDE DWV/SUPPLY, ROUTE SUPPLY LINES FOR UNIT HANDING AS REQUIRED.

VB * ICE MAKER VALVE BOX
OATEY VALVE BOX WITH 3/8" BRONZE SHUT-OFF VALVE. FLUSH TO WALL.

WB * WASHING MACHINE WALL BOX
SUPPLY AND DRAIN FIXTURE: POLYSTYRENE BOX WITH 2" DRAIN, 1/4 TURN BRASS BALL VALVES. OATEY OR APPROVED EQUAL.

WC * WATER CLOSET (FLUSH TANK)
COORDINATE EXACT UNIT WITH OWNER AND GENERAL CONTRACTOR. PROVIDE DWV, SUPPLY LINES/SHUT-OFF VALVES AS REQUIRED.

* OR APPROVED EQUAL. SUBMIT ALL ITEMS FOR APPROVAL BYTENANT AND ARCHITECT PRIOR TO ORDERING.
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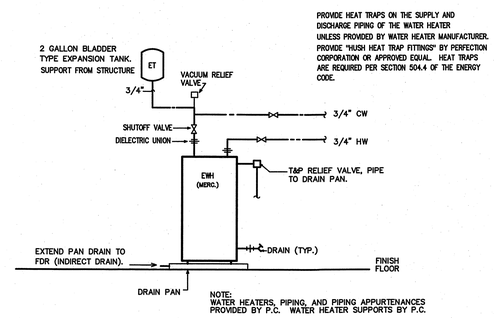
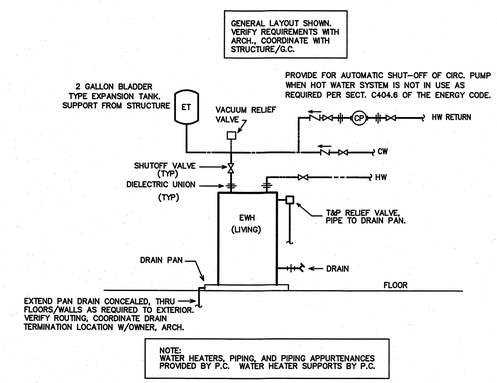


4 / P-1 MERCANTILE UNIT EWH DETAIL (TYP)
SCALE: NTS



5 / P-1 1ST/2ND LIVING UNIT EWH DETAIL (TYP)
SCALE: NTS

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VILLAGE WEST
PHASE 1
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 008038 ENGINEER BENJAMIN E. BURKE

PLUMBING SPECIFICATIONS

18030

ISSUED:	09/11/19
DWG BY:	DS
CKD BY:	BEB
REVISIONS	

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Corp. License # C-2652

SHEET NO.
P-1

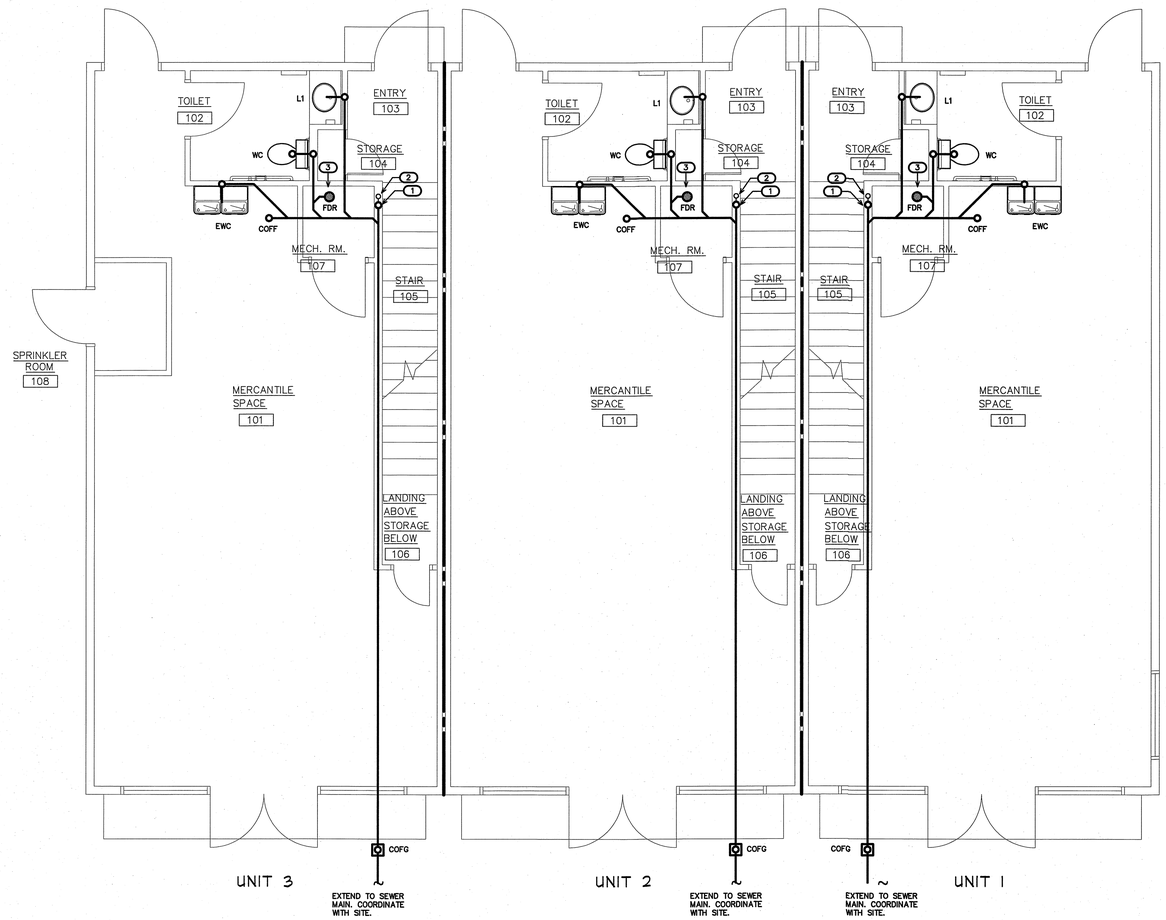
NOTE:
RPZ, EHW, FDR (IF) SHOWN OUT OF POSITION FOR CLARITY. COORDINATE WITH MECHANICAL DRAWINGS/HVAC CONTRACTOR, ALL TRADES FOR LOCATIONS. (TYP FOR ALL UNITS)

KEY NOTES FOR SHEET P-2

1. 4" WASTE STACK (W) UP. PROVIDE WCO (NOT SHOWN) AT BASE OF STACK, A.F.F. VERIFY LOCATION. WASTE STACK SHALL BE CAST IRON.

2. 3" VENT STACK (V) UP. CONNECT TO SANITARY WASTE STACK AS REQUIRED (VERIFY BELOW FLOOR OR BELOW UPPER LEVEL FLOOR– AT OR BELOW LAST HORIZONTAL BRANCH CONNECTION FROM UPPER LEVEL). BELOW FLOOR CONNECTION TO BUILDING DRAIN SHOWN, VERIFY ACTUAL LOCATION AS NOTED.

3. COORDINATE LOCATION OF FDR WITH RPZ/EWH (NOT SHOWN) PLACEMENT.



1 P-2 MERCANTILE DWV PLAN UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

MERCANTILE DWV PLAN UNITS 1/2/3

18030

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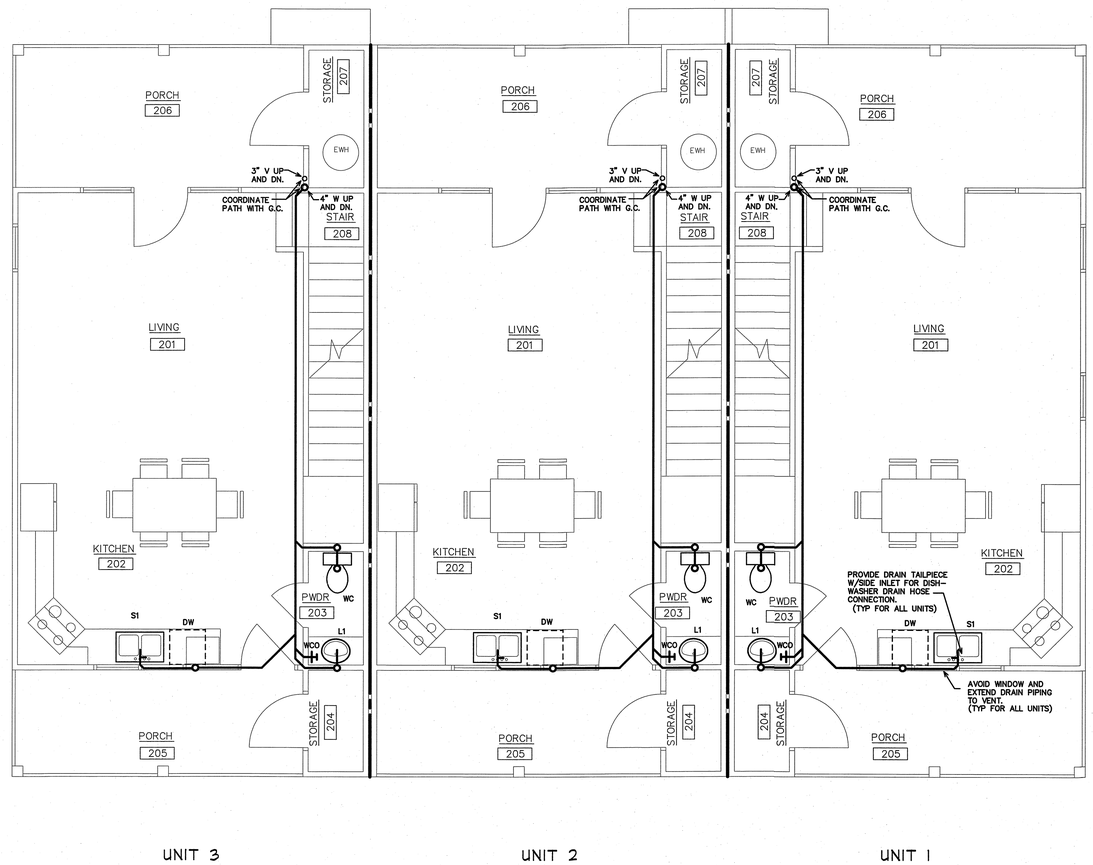
SHEET NO.
P-2
2 OF 35



1 P-2.1 FIRST LIVING DWV PLAN — UNITS 1/2/3

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

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VILLAGE WEST UNITS 1-2-3

EMERALD ISLE, NORTH CAROLINA

9/24/19

NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

FIRST LIVING DWV PLAN UNITS 1/2/3

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SHEET NO.

P-2.1

UNIT 3 UNIT 2 UNIT 1

SECOND LIVING DWV PLAN — UNITS 1/2/3

(1) P2.2 SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/20/19

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 12038 BENJAMIN E. BURKE

SECOND LIVING
DWV PLAN
UNITS 1/2/3

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SHEET NO.
P2.2

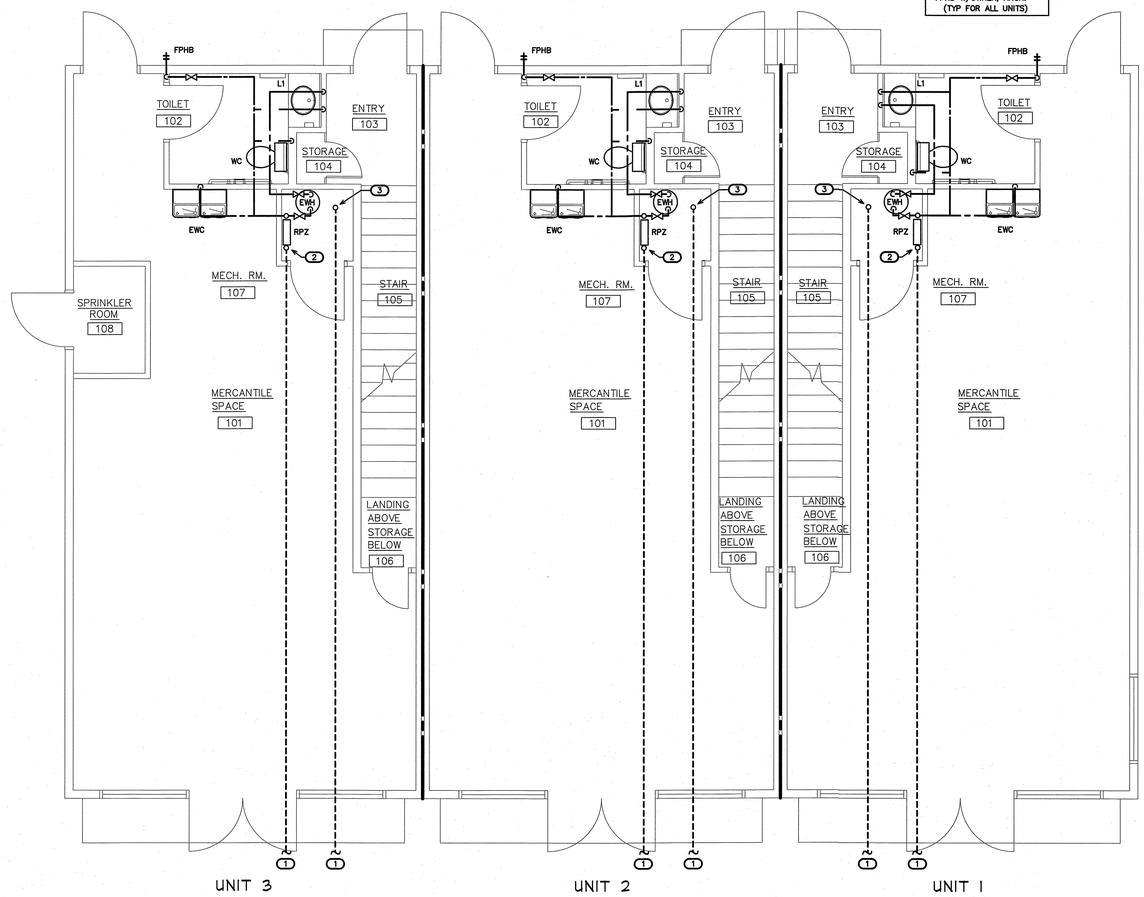
NOTE:
RPZ, EHW, FDR (IF) SHOWN OUT OF POSITION FOR CLARITY. COORDINATE WITH MECHANICAL DRAWINGS/HVAC CONTRACTOR, ALL TRADES FOR LOCATIONS.
(TYP FOR ALL UNITS)

NOTE:
PROPERLY INSULATE ALL SUPPLY PIPING IN UNCONDITIONED AREAS. PROVIDE ACCESS DOORS FOR SHUT-OFF VALVES AS REQUIRED. ANY AND ALL EWH, HW/CW/NWR, ETC., ARE SHOWN FOR CLARITY. VERIFY LOCATIONS/ROUTING.
(TYP FOR ALL UNITS)

KEY NOTES FOR SHEET P-3

1. TENANT CW BELOW GRADE TO MAIN. PROVIDE METER IN BOX AFTER TAP FROM MAIN. VERIFY LOCATION, COORDINATE W/SITE.
2. RISE TO RPZ. VERIFY LOCATION.
3. CW MAIN UP TO UPPER LIVING AREA FLOORS TENANT. VERIFY LOCATION. PROVIDE BACKFLOW PREVENTER IF REQUIRED PER AHJ- WATTS 007 DOUBLE CHECK ASSEMBLY OR RPZ AS SPECIFIED AND DETAILED FOR MERCANTILE TENANT ON SHEET P-1. PROVIDE MAIN SHUT-OFF VALVE W/ ACCESS DOOR IF REQUIRED- VERIFY WITH BUILDING OWNER.

VERIFY QUANTITY AND MOUNTING LOCATION OF FPHB W/OWNER, ARCH.
(TYP FOR ALL UNITS)



1/P-3 MERCANTILE SUPPLY PLAN UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

MERCANTILE SUPPLY PLAN UNITS 1/2/3

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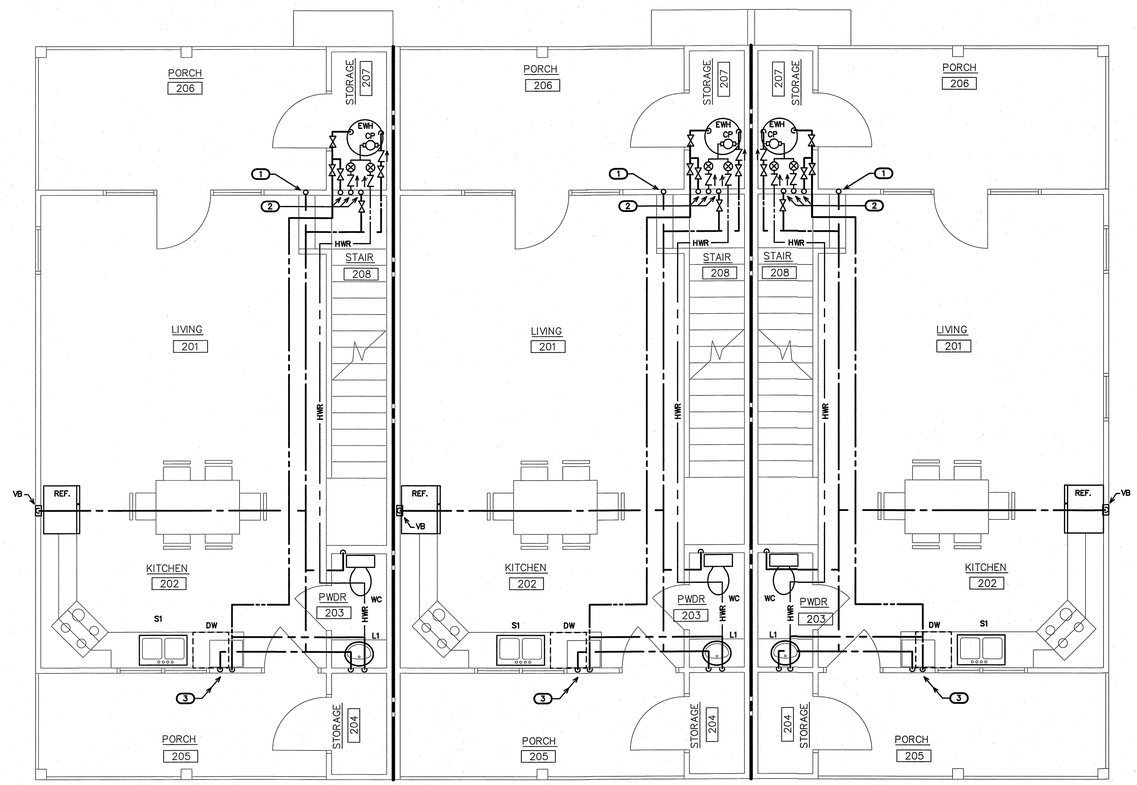
SHEET NO.
P-3
5 OF 35

NOTE:
PROPERLY INSULATE ALL SUPPLY PIPING IN UNCONDITIONED AREAS. PROVIDE ACCESS DOORS FOR SHUT-OFF VALVES AS REQUIRED. ANY AND ALL EWH, HW/CW/HWR, ETC., ARE SHOWN FOR CLARITY. VERIFY LOCATIONS/ROUTING.
(TYP FOR ALL UNITS)

KEY NOTES FOR SHEET P-3.1

1. 1" CW MAIN DN AND UP TO ABOVE CEILING. VERIFY LOCATION. PROVIDE SHUT-OFF VALVE W/ACCESS DOOR (INTERIOR) ABOVE FLOOR/BELOW CEILING IN AN ACCESSIBLE LOCATION.
2. 3/4" HW/AW RETURN/CW UP TO ABOVE NEXT LEVEL CEILING. VERIFY LOCATION. ROUTE AS REQUIRED TO RISE IN WALL OF UPPER LEVEL. SEE SECOND LIVING SUPPLY PLAN.
3. DROP CW/HW TO AVOID WINDOW AND ROUTE LINES AS REQUIRED TO S1. VERIFY LOCATION. EXTEND HW TO DW.



1 / P-3.1 FIRST LIVING SUPPLY PLAN UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

FIRST LIVING SUPPLY PLAN UNITS 1/2/3

18030

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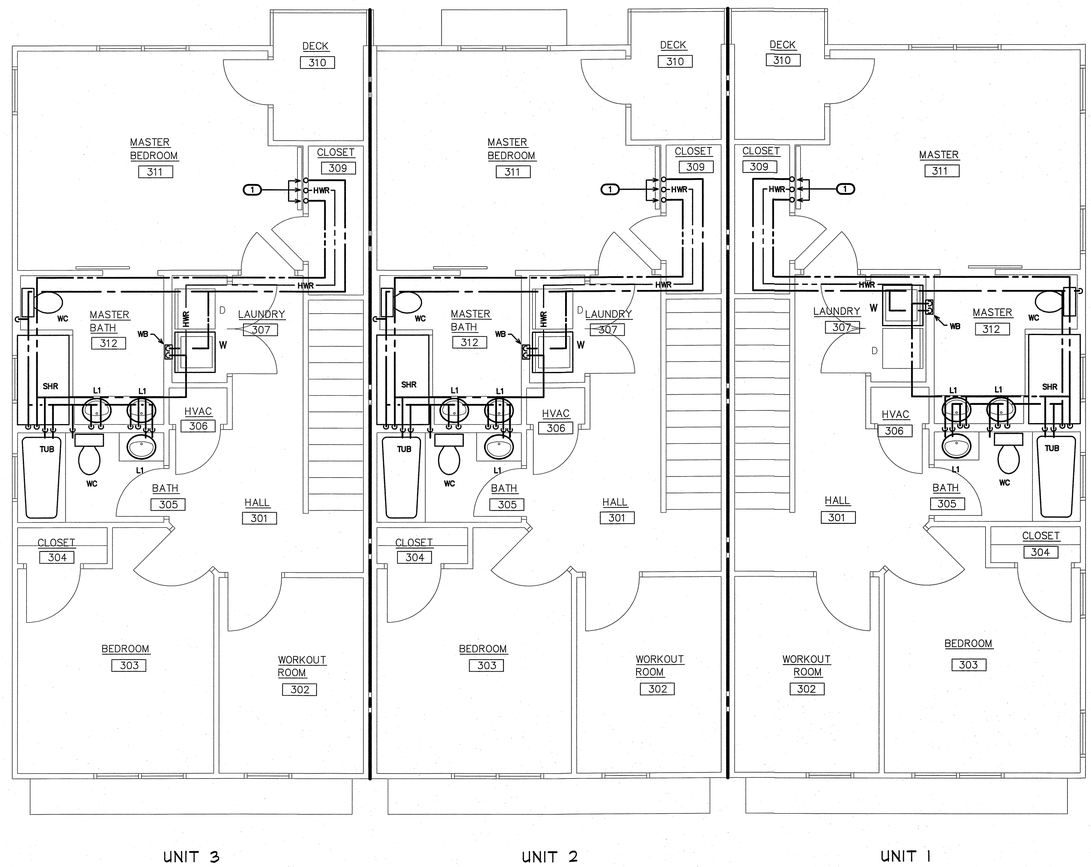
SHEET NO.
P-3.1

NOTE:
PROPERLY INSULATE ALL SUPPLY PIPING IN UNCONDITIONED AREAS. PROVIDE ACCESS DOORS FOR SHUT-OFF VALVES AS REQUIRED. ANY AND ALL EWH, HW/CW/HWR, ETC., ARE SHOWN FOR CLARITY. VERIFY LOCATIONS/ROUTING.
(TYP FOR ALL UNITS)

KEY NOTES FOR SHEET P-3.2

(1) 3/4" HW, HW RETURN, CW DN (FIRST LIVING) AND UP TO ABOVE CEILING. VERIFY LOCATION. ROUTE AS REQUIRED TO DROP IN WALL OF NEXT LEVEL. SEE FIRST LIVING SUPPLY PLAN. PROVIDE SHUT-OFF VALVE FOR EACH LINE WITH ACCESS DOOR ABOVE FLOOR/BELOW CEILING IN AN ACCESSIBLE LOCATION.



1 P3.2 SECOND LIVING SUPPLY PLAN UNITS 1/2/3
SCALE: 1/4"=1'-0"

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

SECOND LIVING SUPPLY PLANS UNITS 1/2/3

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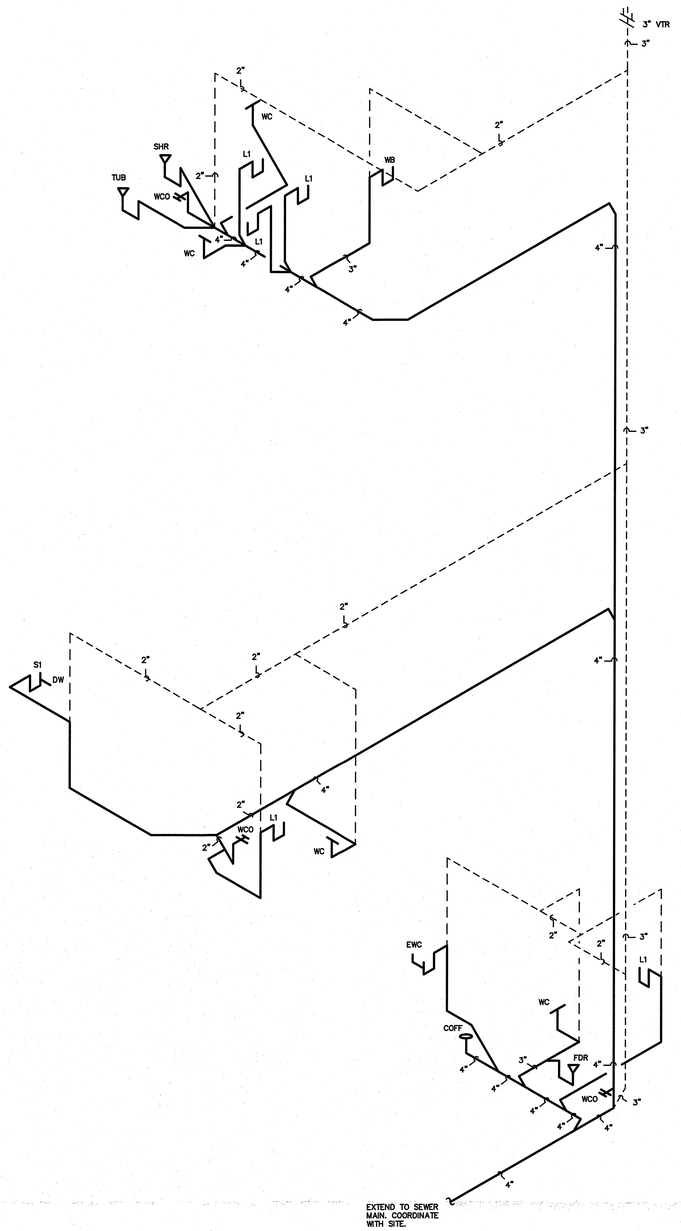
SHEET NO.
P3.2

(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

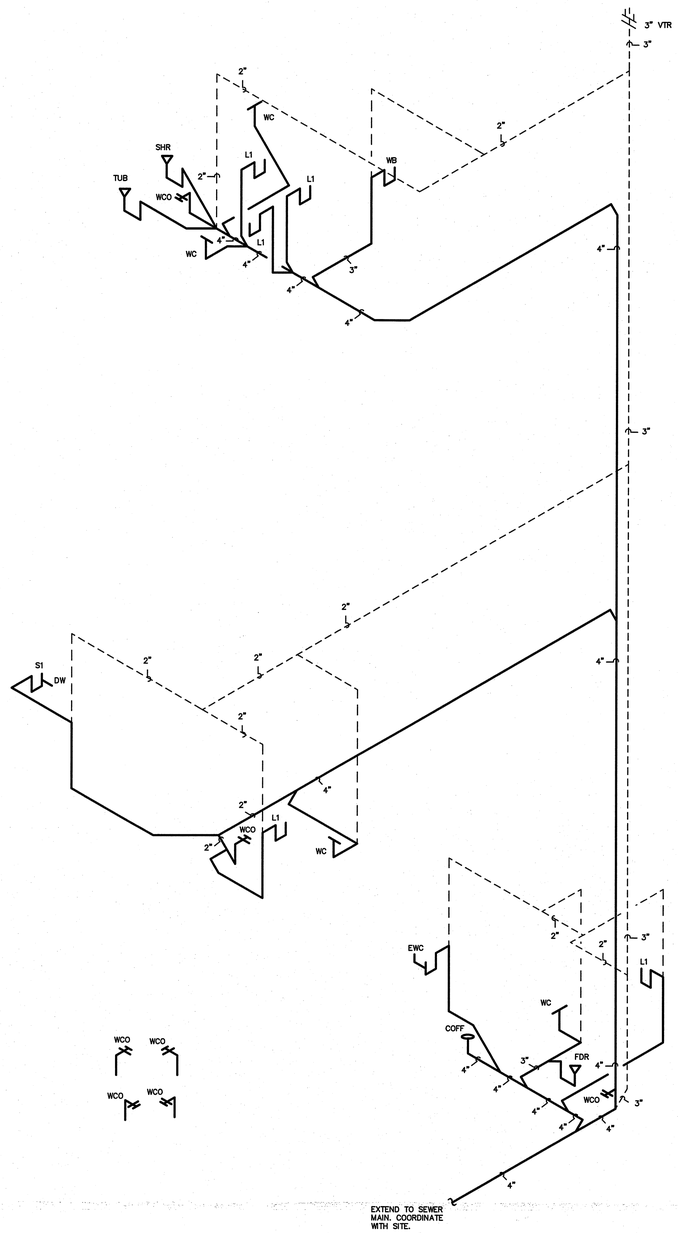
PIPE SIZING SCHEDULE		
FIXTURE TYPE	DRAIN	VENT
(DW) DISHWASHER	1/2"	–
(EWC) ELECTRIC WATER COOLER	1 1/4"	1 1/4"
(FDR) FLOOR DRAIN– RECESSED	2"	1 1/4"
(L1) LAVATORY	1 1/2"	1 1/4"
(S1) SINK	1 1/2"	1 1/4"
(SHR) SHOWER	2"	1 1/4"
(TUB) BATHTUB	2"	1 1/4"
(WB) WASHING MACHINE BOX	2"	1 1/2"
(WC) FLUSH TANK WATER 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.
(TYP FOR ALL UNITS)

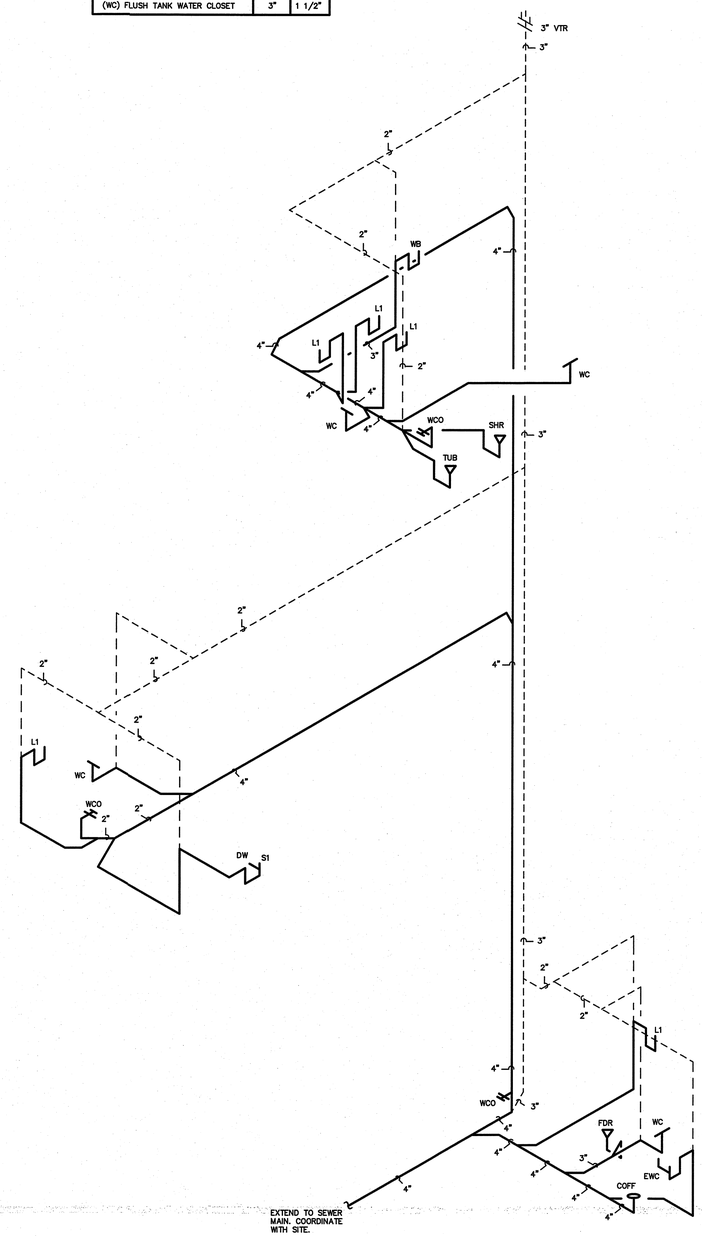
NOTE:
PROVIDE PROPER VENT THRU ROOF (VTR). RUN HORIZONTALLY AS REQUIRED TO MAINTAIN 10'-0" CLEARANCE FROM ANY INTAKES. PROPERLY FLASH ANY ROOF PENETRATION.
(TYP FOR ALL UNITS)



UNIT 3



UNIT 2



UNIT 1

1 / P-4 DWV RISERS UNITS 1/2/3
SCALE: NTS

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

DWV RISERS
UNITS 1/2/3

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SHEET NO.
P-4.1
8 OF 35

(VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN)

PIPE SIZING SCHEDULE

FIXTURE TYPE	CW	HW
(DW) DISHWASHER	–	1/2"*
(EWC) ELECTRIC WATER COOLER	1/2"*	–
(FPHB) FREEZE PROOF HOSE BIBB	1/2"	–
(L1) LAVATORY	1/2"	1/2"
(S1) SINK	1/2"	1/2"
(SHR) SHOWER	1/2"	1/2"
(TUB) BATHTUB	1/2"	1/2"
(VB) VALVE BOX	1/2"*	–
(WB) WASHING MACHINE BOX	1/2"*	1/2"*
(WC) FLUSH TANK WATER CLOSET	1/2"	–

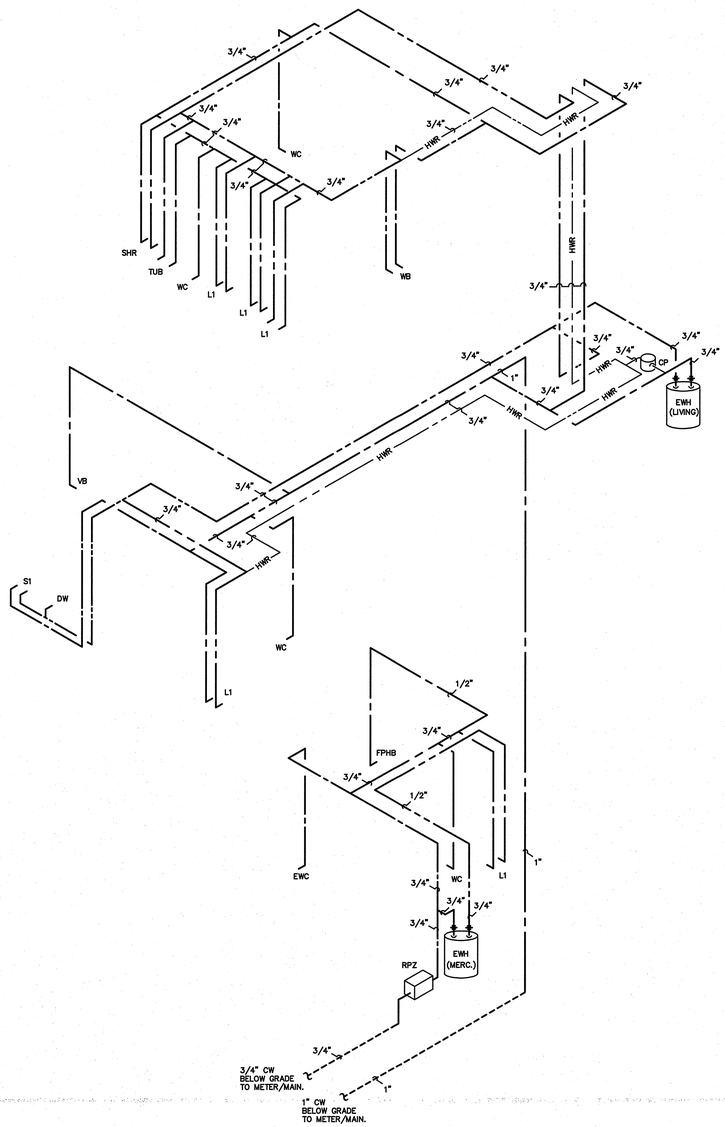
* PROVIDE BACKFLOW PREVENTER PER NCSBC-PLUMBING SECT. 608.3, ASSE 1024 (WATTS SERIES 7 OR EQUAL) OR ASSE 1022 (WATTS SERIES SD-3 OR EQUAL) WHERE REQUIRED IF NOT AN INTEGRAL PART OF THE EQUIPMENT.

RISER NOTES:

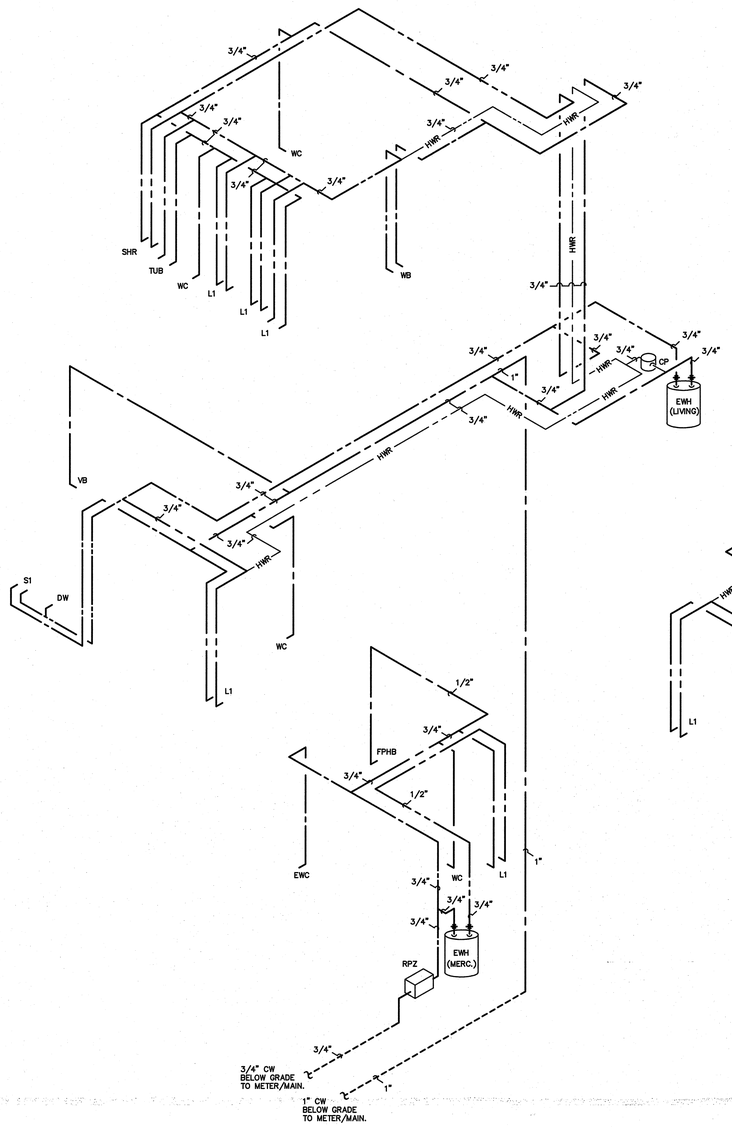
REPRESENTATIVE SIZES ARE GIVEN FOR EACH TYPE OF FIXTURE. SEE PIPE SIZING SCHEDULE.

MAINTAIN PIPE SIZES SHOWN UNTIL LARGER SIZE IS REACHED. PIPE SIZES ARE MINIMUMS FOR INDIVIDUAL FIXTURES U.O.N.
(TYP FOR ALL UNITS)

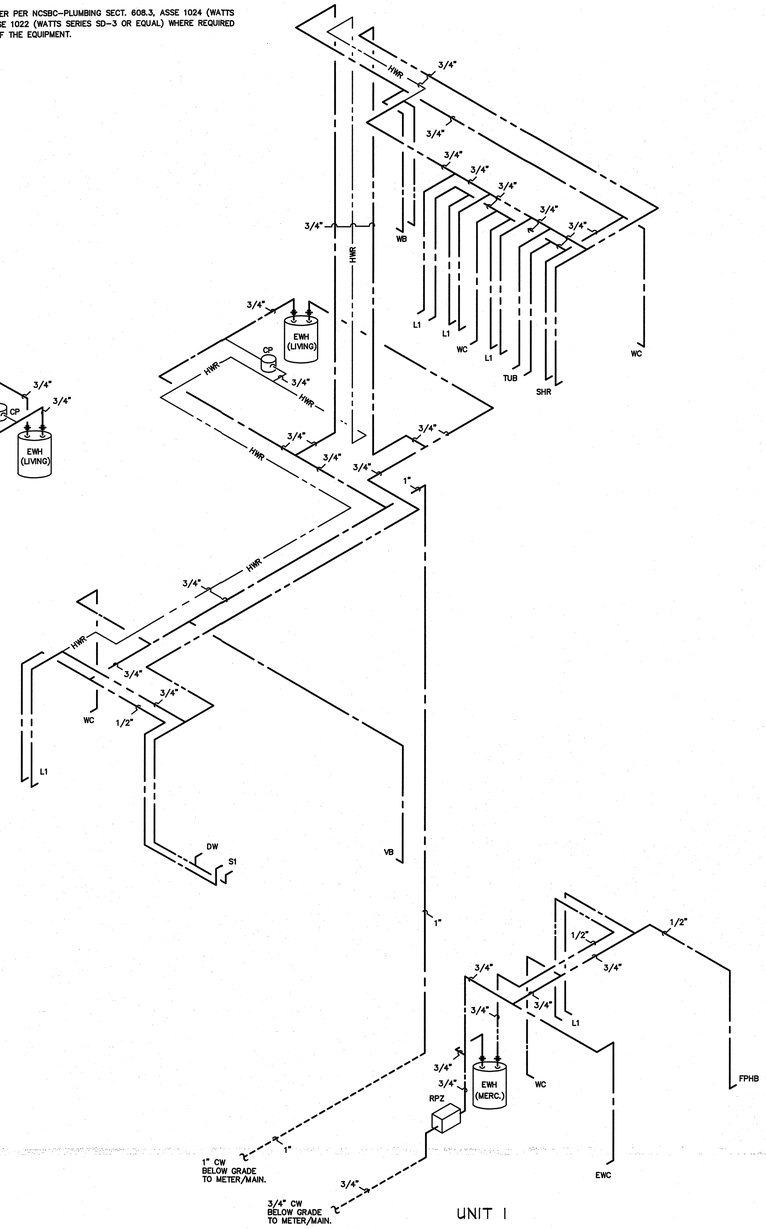
NOTE:
SEE PLAN FOR SHUT-OFF VALVE LOCATIONS. COORDINATE LOCATION AND NUMBER WITH LOCAL INSPECTIONS DEPARTMENT. PROVIDE ACCESS DOORS IF REQUIRED.
(TYP FOR ALL UNITS)



UNIT 3



UNIT 2



UNIT 1

1 P-4.2 SUPPLY RISERS UNITS 1/2/3
SCALE: NTS

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22036 ENGINEER BENJAMIN E. BURKE

SUPPLY RISERS UNITS 1/2/3

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SHEET NO.
P-4.2
9 OF 35

Village West Ph1 M1.1

HVAC EQUIPMENT SCHEDULE

HVAC SYSTEM #1	
AHU #1 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4DNF019, 4 WAY, MULTIPOISE FAN COIL UNIT. 3.8 KW HEATER. NOMINAL CAPACITY = 18,000 BTUH. 600 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 1.5 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/3HP, 2.8A MOTOR FLA, 18.1A HEAT FLA, 208V, 1 PH, 26.0A MCA, 30A MOCP AHU & HEAT.
HP #1 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC518A0030, 1.5 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 208 VOLT, 1 PHASE. COMP 9.0A RLA, FAN 0.7A FLA, OUTDOOR HEAT PUMP 11.8A MCA, 20A MOCP.
HVAC SYSTEM #2	
AHU #2 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4CNF037, 4 WAY, MULTIPOISE FAN COIL UNIT. 6 KW HEATER. NOMINAL CAPACITY = 36,000 BTUH. 1200 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 3 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/2HP, 4.1A MOTOR FLA, 28.9A HEAT FLA, 208V, 1 PH, 44.7A MCA, 45A MOCP AHU & HEAT.
HP #2 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC536A0030, 3 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 208 VOLT, 1 PHASE. COMP 16.7A RLA, FAN 1.2A FLA, OUTDOOR HEAT PUMP 22.1A MCA, 35A MOCP.
HVAC SYSTEM #3	
AHU #3 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4DNF025, 4 WAY, MULTIPOISE FAN COIL UNIT. 5 KW HEATER. NOMINAL CAPACITY = 24,000 BTUH. 800 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 2 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/3HP, 2.8A MOTOR FLA, 20A HEAT FLA, 240V, 1 PH, 28.5A MCA, 30A MOCP AHU & HEAT.
HP #3 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC524A0030, 2 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE. COMP 12.8A RLA, FAN 0.5A FLA, OUTDOOR HEAT PUMP 16.5A MCA, 25A MOCP.
HVAC SYSTEM #4	
AHU #4 DIRECT EXPANSION FAN COIL UNIT	* CARRIER MODEL #FX4CNF037, 4 WAY, MULTIPOISE FAN COIL UNIT. 8 KW HEATER. NOMINAL CAPACITY = 36,000 BTUH. 1200 CFM NOMINAL. PROVIDE HARD SHUT-OFF TXV VALVE. 3 TON NOMINAL. PROVIDE PROGRAMMABLE THERMOSTAT AND FILTER RACK WITH HINGED DOOR. 1/2HP, 4.1A MOTOR FLA, 32A HEAT FLA, 240V, 1 PH, 48.5A MCA, 50A MOCP AHU & HEAT.
HP #4 OUTDOOR HEAT PUMP UNIT	* CARRIER MODEL #25HCC536A0030, 3 TON OUTDOOR HEAT PUMP UNIT, 15 SEER, PROVIDE CYCLE PROTECTOR, LOW PRESSURE SWITCH, CRANKCASE HEATER, 240 VOLT, 1 PHASE. COMP 16.7A RLA, FAN 1.2A FLA, OUTDOOR HEAT PUMP 22.1A MCA, 35A MOCP.

* OR APPROVED EQUAL

CONTROLS FOR HVAC SYSTEM #4:

FOR EACH AIR HANDLING UNIT AHU-4 PROVIDE CARRIER MODEL ZONECC2KIT1-B, 2 ZONE SYSTEM, CONSISTING OF 2 ZONE EQUIPMENT CONTROLLER, USER INTERFACE, REMOTE ROOM SENSOR, DUCT SENSOR, AND OUTDOOR AIR SENSOR. PROVIDE (2) 14" X 8" ZONE DAMPERS, AND (1) 8" DIA. BAROMETRIC-BYPASS DAMPER. EACH ZONE DAMPER WILL CONTROL SUPPLY AIR TO EACH OF (2) FLOORS IN CONDO. ZONING SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. FURNISH AND INSTALL ALL PARTS TO PROVIDE COMPLETE OPERATING SYSTEM.

AHU DEHUMIDIFICATION CONTROL NOTE FOR HVAC SYSTEMS #1, 2, 3, & 4:

FOR EACH SYSTEM PROVIDE "SIMPLE ENGINEERED SOLUTIONS" MODEL #HPDM-XX HEAT PUMP DEHUMIDIFICATION CONTROL MODULE. PROVIDE PROGRAMMABLE ELECTRONIC THERMOSTAT WITH AUTO CHANGEOVER AND HUMIDISTAT FUNCTION. THERMOSTAT SHALL BE COMPATIBLE WITH DEHUMIDIFICATION CONTROL MODULE. PURPOSE OF DEHUMIDIFICATION CONTROL MODULE IS TO INITIATE COOLING MODE WHEN HUMIDISTAT SENSES HUMIDITY OVER SETPOINT AND ENERGIZE AND CONTROL ELECTRIC HEAT TO MAINTAIN SPACE TEMPERATURE.

Village West Ph1 M1.1

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, 8" RIGID DUCT TO WALL CAP. LOCATE EXHAUST TERMINATION A MINIMUM OF 10'-0" FROM ANY INTAKES.

* OR APPROVED EQUAL

NOTE: RUN EXHAUST DUCTS HORIZONTALLY AS REQUIRED TO MAINTAIN 10'-0" MINIMUM SEPARATION FROM ANY INTAKES.

AIR DISTRIBUTION SCHEDULE

MARK	* MANUFACTURER	MODEL NO.	NECK SIZE	FACE SIZE	MATERIAL	SERVICE	NOTES
A	CARNES	RTDBH	9" X 4"	11" X 6"	STEEL	SUPPLY	CEILING OR DUCT MOUNTED, WHITE
RA	CARNES	RSABH	14" X 14"	16" X 16"	STEEL	RETURN	WHITE, SIDEWALL MOUNTED
RB	CARNES	RSABH	16" X 16"	18" X 18"	STEEL	RETURN	WHITE, SIDEWALL MOUNTED

* OR APPROVED EQUAL

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

GENERAL NOTES – MECHANICAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE AND ALL LOCAL AND OTHER APPLICABLE CODES.
2. ANY PERMITS AND INSPECTION FEES SHALL BE SECURED AND PAID FOR BY THE MECHANICAL CONTRACTOR (MC).
3. 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.
4. THE LOCATION OF ALL DUCT, PIPING AND EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE ANTICIPATED OR ENCOUNTERED INTERFERENCES.
5. THESE PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW MINOR DETAILS AND LOCATIONS. FOR DIMENSIONS REFER TO THE ARCHITECTURAL PLANS.
6. 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.
7. 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.
8. INSTALL FLEXIBLE CONNECTORS ON SUPPLY AND RETURN DUCTWORK AHU. ALL MECHANICAL EQUIPMENT SHALL OPERATE FREE OF OBJECTIONAL NOISE AND VIBRATION.
9. 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.
10. DUCT DIMENSIONS ARE SHOWN INSIDE CLEAR.
11. 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.
12. PROVIDE ALL REQUIRED ROOF PENETRATIONS FOR THE INSTALLATION OF THE NEW EQUIPMENT. ALL FLASHINGS ARE BY THE MECHANICAL CONTRACTOR. ALL ROOFING WORK SHALL BE DONE BY A LICENSED ROOFING CONTRACTOR SO AS TO MAINTAIN ORIGINAL WARRANTY.
13. THE M.C. SHALL COORDINATE WITH AND PROVIDE EQUIPMENT SPEC. SHEETS TO THE GENERAL AND ELECTRICAL CONTRACTORS FOR REVIEW PRIOR TO ORDERING EQUIPMENT.
14. PROPERLY SUPPORT ALL DUCT WORK, AND EQUIP FROM STRUCTURE. PROVIDE ALL STRUCTURAL SUPPORTS FOR THE LOADS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

OUTDOOR AIR CALCULATIONS

OUTSIDE AIR PROVIDED BY NATURAL VENTILATION PER NCSBC: MECHANICAL CODE, SECTION 402.

UNIT	TOTAL FLOOR AREA SQ.FT.	REQUIRED FREE AREA	OPERABLE FREE AREA
1 RETAIL	675	27	63
1 RESIDENTIAL	1250	50	123
2 RETAIL	675	27	63
2 RESIDENTIAL	1250	50	101
3 RETAIL	675	27	63
3 RESIDENTIAL	1250	50	115
4 RETAIL	700	27	63
4 RESIDENTIAL	1255	50	130
5 RETAIL	700	27	63
5 RESIDENTIAL	1255	50	130
6 RETAIL	1245	50	105
6 RESIDENTIAL	2290	92	224
7 RETAIL	1230	50	147
7 RESIDENTIAL	2030	81	173
8,10 RETAIL	675	27	63
8,10 RESIDENTIAL	1255	50	123
9,11 RETAIL	675	27	63
9,11 RESIDENTIAL	1255	50	123

LEGEND – MECHANICAL

- 12 X 8 — RECTANGULAR DUCTWORK
- FLEXIBLE DUCTWORK
- 12" DIA. — ROUND GALVANIZED STEEL DUCT
- SUPPLY DIFFUSER
- RETURN GRILLE
- T — WALL MOUNTED THERMOSTAT
- X / XXX — GRILLE TYPE / MIN. CFM
- 1 HOUR FIRE BARRIER
- D——D — CONDENSATE PIPING
- R——R — REFRIGERANT PIPING

FLEXIBLE DUCTWORK SIZES

MAXIMUM CFM'S

SIZES	SUPPLY	RETURN
6"	100	100
8"	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)

FLEXIBLE DUCTWORK NOTES

1) INSTALL FLEXIBLE DUCTWORK RUNS AS STRAIGHT AS POSSIBLE.
2) DO NOT ALLOW FLEXIBLE DUCT TO SAG BETWEEN SUPPORTS.
3) DO NOT STRETCH A SHORT SECTION TO FIT A SLIGHTLY LONGER SECTION. THIS DISTORTS THE DUCT SHAPE AND IMPEDES AIR FLOW.
4) DO NOT CRUSH DUCTWORK TO FIT IN A SPACE SMALLER THAN ITS ORIGINAL OUTSIDE DIAMETER. MAXIMUM ALLOWABLE DEFORMATION IS 15% OF ORIGINAL VOLUME.
5) USE RIGID 90 DEGREE ELBOWS AT ANY LOCATION WHERE THE DUCTWORK BECOMES DISTORTED.
6) 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.
7) SIZE ALL FLEXIBLE DUCT SO AS NOT TO EXCEED MAXIMUM CFM'S GIVEN IN TABLE.

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VILLAGE WEST
PHASE 1
EMERALD ISLE, NORTH CAROLINA

9/12/19

NORTH CAROLINA PROFESSIONAL SEAL 12038 ENGINEER BENJAMIN E. BURKE

HVAC SCHEDULES

18030

ISSUED:	09/11/19
DWG BY:	SBK
CKD BY:	BEB
REVISIONS	

SHEET NO.
M-1
1 OF 13

600 SQFT MERCANTILE SPACE

APPENDIX B

2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone

winter dry bulb	16F
summer dry bulb	93F

Interior Design Conditions

winter dry bulb	72F
summer dry bulb	75F
relative humidity	50%

Building Heating Load (Tenant space only)	12,700 BTU/hr
Building Cooling Load (Tenant space only)	22,700 BTU/hr

Mechanical Spacing Conditioning System

Unitary – The tenant space is served the following systems:
(1) 1.5 Ton split system heat pump.

Boiler – Not applicable to this project.

Chiller – Not applicable to this project.

Equipment efficiencies

Efficiencies and outputs are listed on equipment schedules – See drawings.

1200 SQFT MERCANTILE SPACE

APPENDIX B

2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone

winter dry bulb	16F
summer dry bulb	93F

Interior Design Conditions

winter dry bulb	72F
summer dry bulb	75F
relative humidity	50%

Building Heating Load (Tenant space only)	11,500 BTU/hr
Building Cooling Load (Tenant space only)	27,100 BTU/hr

Mechanical Spacing Conditioning System

Unitary – The tenant space is served the following systems:
(1) 3 Ton split system heat pump.

Boiler – Not applicable to this project.

Chiller – Not applicable to this project.

Equipment efficiencies

Efficiencies and outputs are listed on equipment schedules – See drawings.

2 BEDROOM CONDO

APPENDIX B

2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone

winter dry bulb	16F
summer dry bulb	93F

Interior Design Conditions

winter dry bulb	72F
summer dry bulb	75F
relative humidity	50%

Building Heating Load (Tenant space only)	9,600 BTU/hr
Building Cooling Load (Tenant space only)	29,100 BTU/hr

Mechanical Spacing Conditioning System

Unitary – The tenant space is served the following systems:
(1) 3 Ton split system heat pump.

Boiler – Not applicable to this project.

Chiller – Not applicable to this project.

Equipment efficiencies

Efficiencies and outputs are listed on equipment schedules – See drawings.

3 BEDROOM CONDO

APPENDIX B

2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

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

MECHANICAL SYSTEMS, SERVICE SYSTEM AND EQUIPMENT

Thermal Zone

winter dry bulb	16F
summer dry bulb	93F

Interior Design Conditions

winter dry bulb	72F
summer dry bulb	75F
relative humidity	50%

Building Heating Load (Tenant space only)	14,300 BTU/hr
Building Cooling Load (Tenant space only)	37,600 BTU/hr

Mechanical Spacing Conditioning System

Unitary – The tenant space is served the following systems:
(2) 2 Ton split system heat pump.

Boiler – Not applicable to this project.

Chiller – Not applicable to this project.

Equipment efficiencies

Efficiencies and outputs are listed on equipment schedules – See drawings.

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VILLAGE WEST
PHASE 1
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9/24/19

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 12038 BENJAMIN E. BURKE

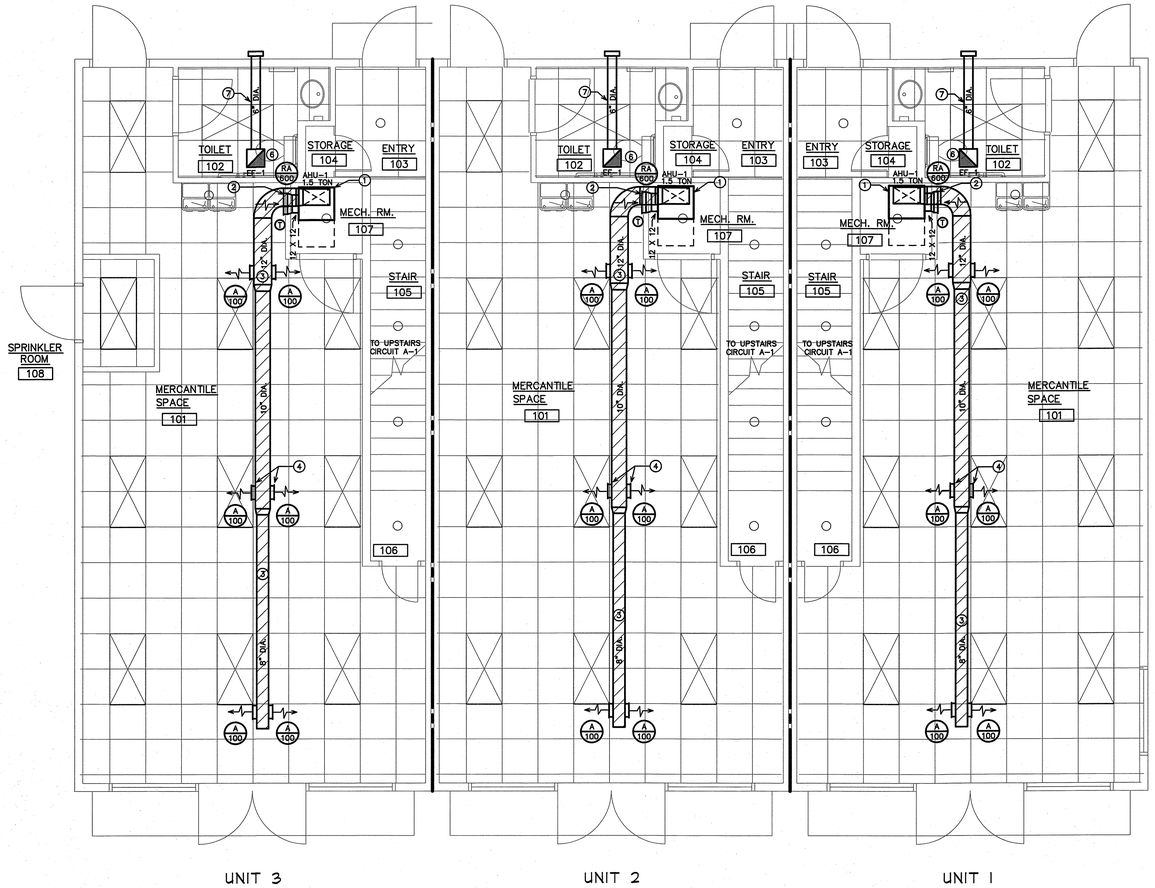
HVAC SCHEDULES

18030

ISSUED:	09/11/19
DWG BY:	SBK
CKD BY:	BEB

REVISIONS

SHEET NO.
M-1.2
2 OF 13



1 / M-2.1 MERCANTILE FLOOR HVAC PLAN — UNITS 1/2/3
SCALE: 1/4" = 1'-0"

KEY NOTES FOR M2.1

1. VERTICAL AIR HANDLING UNIT. SEE DETAIL 3/M6
2. SIDE WALL MOUNTED RETURN AIR GRILLE.
3. DOUBLE WALL SPIRAL SUPPLY AIR DUCT RUN EXPOSED IN SPACE AS HIGH AS POSSIBLE. SEE DETAIL 4/M6
4. DUCT MOUNTED SUPPLY AIR DIFFUSER. SEE DETAIL 4/M6 (TYPICAL)
5. THERMOSTAT MOUNTED AT 48" AFF.
6. TOILET EXHAUST FAN MOUNTED IN CEILING.
7. RUN INSULATED RIGID STEEL DUCT CONCEALED ABOVE CEILING TO WALL DISHARGE CAP.

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/23/19
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22038 BENJAMIN E. BURKE

MERCANTILE
HVAC PLAN
UNITS 1/2/3

18030

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SHEET NO.
M-2.1
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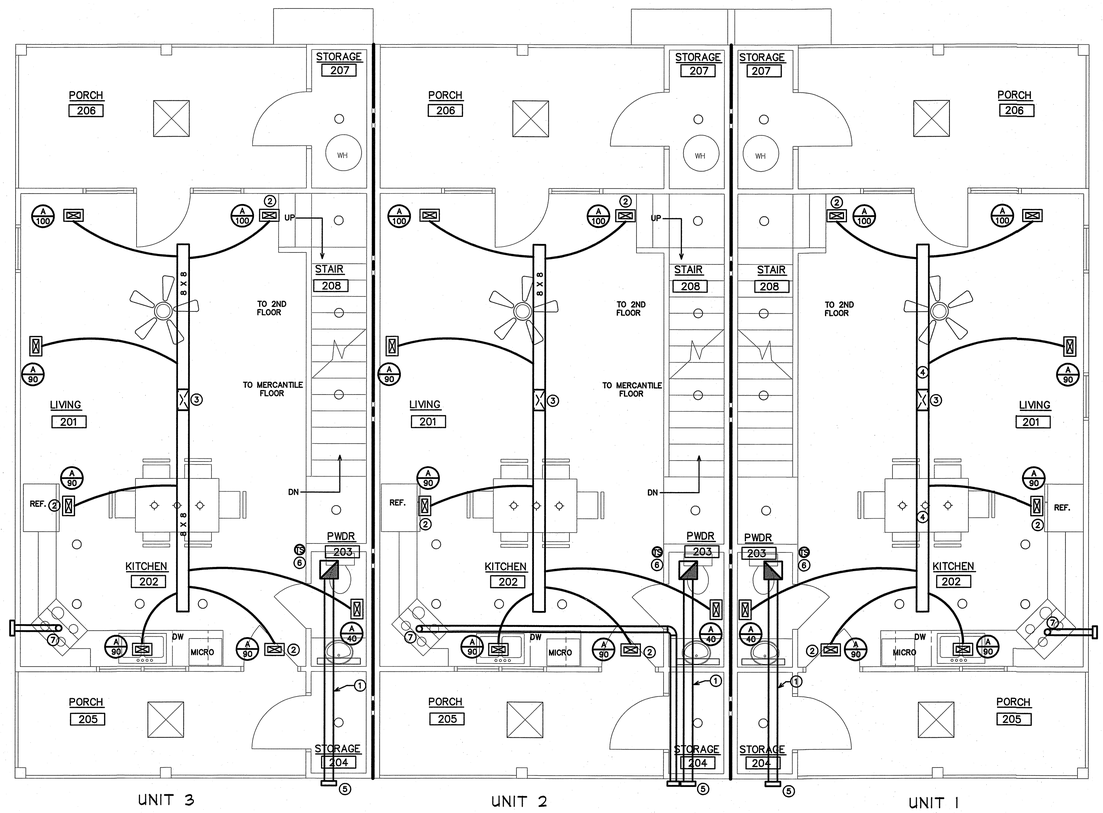

1 FIRST FLOOR HVAC PLAN UNITS 1/2/3
M-2.2 SCALE: 1/4" = 1'-0"

KEY NOTES FOR M2.2

1. RUN RIGID EXHAUST DUCT CONCEALED ABOVE CEILING. ALL EXHAUST DUCT SHALL BE INSULATED.
2. CEILING MOUNTED SUPPLY AIR DIFFUSER. (TYPICAL)
3. 14 X 8 SUPPLY AIR DUCT UP TO SECOND FLOOR.
4. RUN SUPPLY AIR DUCT CONCEALED ABOVE CEILING IN DUCT CHASE IN CENTER OF FLOOR JOIST.
5. WALL MOUNTED EXHAUST CAP SHALL HAVE BACK DRAFT DAMPER.
6. TEMPERATURE SENSOR MOUNTED AT 48" AFF.
7. CONNECT 4" DIA RIGID STEEL DUCT TO DUCT COLLAR ON RANGE HOOD. RUN CONCEALED ABOVE CEILING TO WALL EX. CAP.

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VILLAGE WEST
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9/20/19

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FIRST FLOOR
HVAC PLANS
UNITS 1/2/3

18030

ISSUED:	09/11/19
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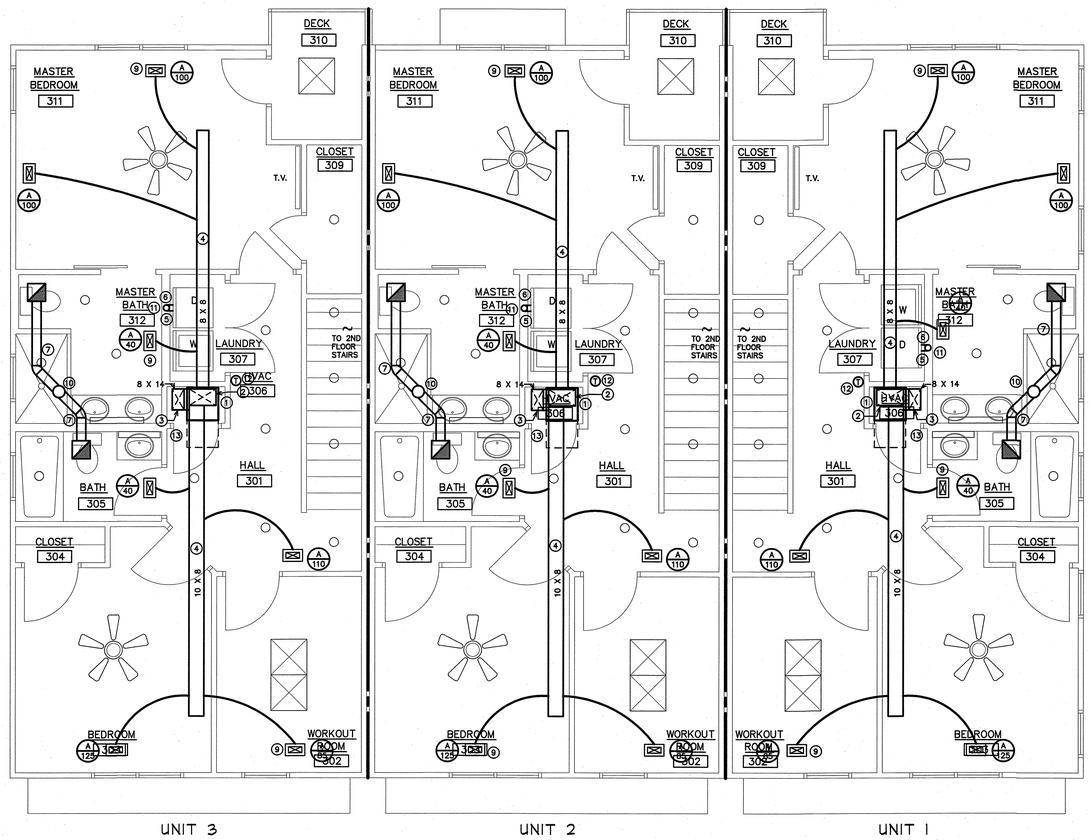
SHEET NO.
M-2.2
4 OF 13



1 M-2.3 SECOND FLOOR HVAC PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

KEY NOTES FOR M2.3

1. VERTICAL AIR HANDLING UNIT MOUNTED IN CLOSET. SEE DETAIL 1/M6
2. 8 X 14 SUPPLY AIR DUCT UP TO ATTIC SPACE.
3. 8 X 14 SUPPLY AIR DUCT DOWN TO FLOOR BELOW.
4. RUN SUPPLY AIR DUCT IN ATTIC SPACE.
5. 4" DIA. RIGID STEEL DRYER VENT DUCT STUBBED OUT AT 48" AFF.
6. 4" DIA. RIGID STEEL DRYER VENT DUCT UP CONCEALED IN WALL TO CEILING ABOVE.
7. RUN RIGID EXHAUST DUCT CONCEALED ABOVE CEILING. ALL EXHAUST DUCT SHALL BE INSULATED.
8. RUN 4" DIA RIGID STEEL DRYER VENT DUCT CONCEALED ABOVE CEILING.
9. CEILING MOUNTED SUPPLY AIR DIFFUSER. (TYPICAL)
10. ROOF MOUNTED EXHAUST CAP SHALL HAVE BACK DRAFT DAMPER.
11. DRYER ROOF VENT CAP. CAP SHALL HAVE BACK DRAFT DAMPER.
12. MOUNT THERMOSTAT AT 48" AFF.
13. RETURN AIR TO AHU SHALL BE THROUGH LOUVERED DOOR.

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SECOND FLOOR HVAC PLANS UNITS 1/2/3

18030

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DWG BY:	SBK
CKD BY:	BEB
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SHEET NO.
M-2.3
5 OF 13

DIVISION 15 B – HEATING, VENTILATING AND AIR CONDITIONING

1.1 DESCRIPTION OF THE WORK

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

1. Heating, ventilation, and air conditioning equipment.
2. Ductwork.
3. Grilles and diffusers.
4. Controls and control wiring.
5. Condensate piping.

B. All work under this contract shall be installed in compliance with the latest edition of the following codes and standards insofar as they apply:

1. ASHRAE Guide
2. National Electric Code.
3. 2018 NC State Building Code: Mech Code.
4. The Electrical Specifications for this project.
5. SMACNA HVAC Duct Construction Standards.
6. All local codes and ordinances.
7. ARI rating.
8. 2018 NC State Building Code: Energy Conservation Code.

C. These codes are minimum standards. If codes require a more stringent method of construction than the specifications require, the codes shall govern.

D. The HVAC Contractor shall be licensed in North Carolina and have all local licenses required for the work.

1.2 INTENT

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

1.3 COORDINATION

A. Coordinate work with other contractors. Notify Owner of apparent conflicts early to expedite construction. If structural damage appears imminent, stop work and notify Owner for a decision before resuming operations.

B. Locations shown are approximate. The HVAC Contractor shall verify with owner, the placement of equipment, fixtures, outlets, etc. The drawings do not give exact details as to elevations and locations of various pipes, fittings, ducts, conduit, etc., and do not show all offsets and other installation details which may be required.

C. Changes in duct or piping design caused by obstructions shall be submitted to Engineer in sketch form for study and comment prior to execution. Additional cost will not be allowed for this type of work.

1.4 SHOP DRAWINGS

A. Shop drawings shall be submitted for all major items of equipment. These may consist of the manufacturer's standard catalog or tear sheets and shall have the exact items being offered clearly identified. Shop drawings shall include but are not limited to the following:

1. All equipment and accessories.
2. Grilles and diffusers.
3. Unit sizes and requirements.

PART 2 –PRODUCTS

2.1 EQUIPMENT

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

2.2 PIPING

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

2.3 DUCTWORK

A. Ductwork shall be built in accordance with SMACNA HVAC Duct construction standards. Furnish and install all supply, return, and ventilation ductwork shown, together with splitters, deflectors, dampers, etc. This work shall be constructed of new galvanized prime grade steel sheets. The gauges of metal to be used and the construction and bracing of joints shall be in accordance with the SMACNA recommendations.

B. Seal all sheet metal joints with fiber impregnated mastic.

C. Support from building structure on strap hangers not over 8 feet apart.

D. Use manufactured turning vanes in each elbow where required or where indicated on drawings.

E. Flexible connectors shall be 3 inches wide, of fireproof material and used to isolate noise between equipment and ductwork on supply and return side of all units.

F. Round runouts, where used, shall be built in accordance with the above standards, and each runout shall also have manufactured side take off, adjustable quadrant damper at all accessible locations and shall be of Owens Corning INL–25 flexible duct with UL label. Flex duct lengths allowed up to 14 feet. Duct must be supported with sufficient hangers in order to prevent sags. Serpentine routing will not be permitted. Quadrant damper to be 22 gauge easily adjustable manually with exterior handle (similar to H&C Kwik–set) and is not to be mounted in side take–off.

2.4 DUCT INSULATION (LOW PRESSURE)

A. All insulation, linings, coverings and adhesives shall have a flame spread classification of 25 or less and a smoke developed rating of not more than 50, exposed exterior piping.

B. All duct insulation shall comply with Section 604, of the N. C. Building Code: Mechanical Code

C. All supply and return ductwork shall be completely insulated, either internally or externally.

D. Rectangular ductwork shall be lined with two–inch thick, 1.5 lb. per cubic foot density, duct liner, Armstrong, CSG Ultraliner, Johns Manville or approved equal.

E. As an alternative to duct liner rectangular duct may be wrapped with Class I – 2", 3/4 lb. density (R–6.5) thick reinforced foil back fiberglass insulation, Owens–corning Series ED or equal. Tape shall be Kraft reinforced foil tape or equal.

F. Exhaust air duct shall be insulated.

G. Insulation shall be held inplace with adhesive and welding pins 16" on center.

H. Duct dimensions shown on the drawings are Net Inside Dimensions

2.5 THERMOSTATS

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

2.6 ROOF PENETRATIONS

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

2.7 DUCT SMOKE DETECTORS

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

PART 3 – EXECUTION

3.1 PIPING

A. The HVAC Contractor shall coordinate such routing with others, to line his work true to adjacent spaces and in a workmanlike manner and to use only short radius 90 degree elbows. Where required, piping to be sturdily supported and separated in a manner satisfactory to the Engineer.

B. The HVAC Contractor shall paint all exterior refrigerant piping. with UV resistant paint as recommended by the closed cell insulation manufacturer.

C. Insulate all condensate lines for their entire length with 1/2" closed cell insulation. Install insulation per the manufacturers recommendations.

3.2 ELECTRICAL WORK

A. The electrical contractor shall provide all switches, starters, wire conduit for the air conditioning, heating and ventilation equipment. Control wiring shall be by the heating and air conditioning contractor.

B. HVAC Contractor is responsible for verifying that power terminals have been properly grounded prior to operating equipment and must find connections to all equipment including control wiring.

C. All materials and workmanship shall be in accordance with the electrical specifications for the project. All wiring shall be color coded, and as–built wiring diagram prepared showing all connections and colors of wiring and delivered to the Owner.

D. Furnish certification for acceptance of control wiring from local electrical inspector prior to acceptance.

3.3 CLEAN UP

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

B. Furnish one box of clean filters, for each size required, at the time of final inspection to the owner.

3.4 OPERATOR'S MANUAL AND DIAGRAM

A. The HVAC Contractor shall prepare in one copy a manual describing the proper maintenance and operation of the systems. This manual shall not consist of standard factory instructions (although these may be included) but shall be prepared to describe this particular job.

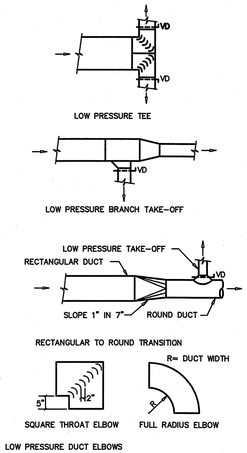
B. The manual shall be bound, indexed, dated and signed by the HVAC Contractor.

C. Qualified representative of the HVAC contractor shall meet with the designated representatives of the Owner and the Owner's representative shall be instructed in the proper operation and maintenance of the control system and other systems.

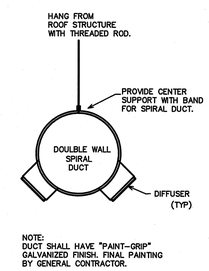
3.5 GUARANTEE

A. Guarantee all materials and labor included in the HVAC work for a period of one year from date of final acceptance by the owner. In addition, motor compressors shall be a nonprorated five year warranty. Any part or parts of the work or equipment which prove to be defective during the guarantee period shall be replaced at no additional cost to the owner or tenant.

B. All air flows must be measured and balanced to within 10% of design airflows. All equipment used must have a current certification. Provide two copies of the balance report to the owner at closeout. The HVAC contractor shall return and re–balance to occupant comfort after 90 days from close–out Provide all balance dampers needed for satisfactory operation regardless if shown on the drawings or not, and shift location of thermostats thermostats if required for occupancy comfort.

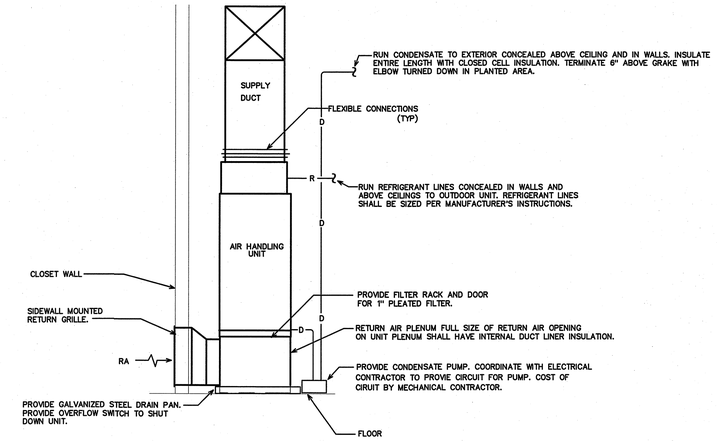


5 M-6 DUCT CONSTRUCTION DETAILS
SCALE: NOT TO SCALE

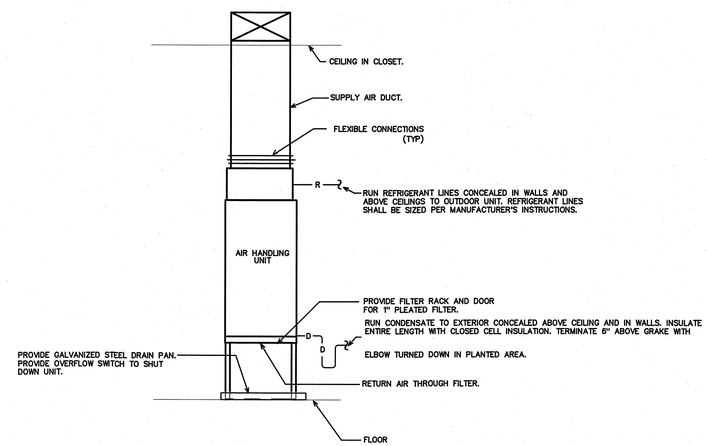


NOTE:
DUCT SHALL HAVE "PAINT–GRIP" GALVANIZED FINISH. FINAL PAINTING BY GENERAL CONTRACTOR.

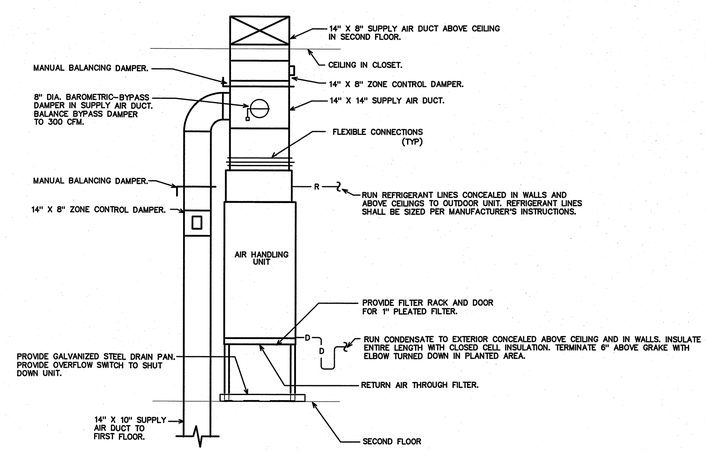
4 M-6 SPIRAL DUCT DETAIL
SCALE: NOT TO SCALE



3 M-6 AIR HANDLING UNIT #1 & # 2 DETAIL
SCALE: NOT TO SCALE



2 M-6 AIR HANDLING UNIT #3 DETAIL
SCALE: NOT TO SCALE



1 M-6 AIR HANDLING UNIT #4 DETAIL
SCALE: NOT TO SCALE

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9/24/19
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22036 BENJAMIN E. BURKE

HVAC SPECIFICATIONS & DETAILS

18030

ISSUED:	09/11/19
DWG BY:	SBK
CKD BY:	BEB
REVISIONS	

SHEET NO.
M-6
13 OF 13

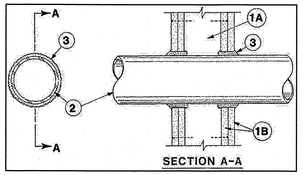
System No. W-L-1001

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

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

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

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



SECTION A-A

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

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

B. **Gypsum Board*** — Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in.

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

A. **Steel Pipe** — Nom 24 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. **Iron Pipe** — Nom 24 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.

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

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

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

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

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

OMEGA FLEX INC

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

GASTITE, DIV OF TITEFLEX

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

WARD MFG LLC

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

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

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

3M COMPANY — CP 25WB+ or FB-3000 WT.

*Bearing the UL Classification Mark

DIVISION 16 – ELECTRICAL

PART 1 – GENERAL

1.1 DESCRIPTION OF THE WORK

A. Work under this section includes, but is not necessarily limited to, furnishing and installing the following:
1. Electrical service and service equipment.
2. Lighting and power distribution system.
3. Provide lighting fixtures selected by owner with lamps to match.
4. Wiring devices, boxes, cover plates, etc.
5. Source of power for all items of equipment.
6. Grounding.
7. Other requirements and/or systems where shown.

B. All work shall be complete and items, equipment, etc., shall be electrically connected for proper and correct operation.

C. All work under this contract shall be installed in accordance with the latest edition of the following codes and standards insofar as they apply:
1. The 2017 National Electrical Code.
2. The National Electrical Safety Code.
3. Underwriter's Laboratories, Inc., Standards and approved listings.
4. Electrical Testing Labatories standards.
5. North Carolina Building Code, Latest Edition and Revisions.
6. All local codes and ordinances.

D. The Electrical 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. Furnish final certificate of inspection and approval from the electrical inspector having jurisdiction prior to acceptance of the work.

F. All work shall be done by skilled mechanics and shall present a neat, trim, workmanlike condition when complete.

1.2 INTENT

A. The intent of these specifications and the accompanying drawings is to convey as reasonably as possible the requirements for a complete job ready for the building to operate. The Electrical 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 drawings do not give exact details as to elevations and locations of various pipes, fittings, ducts, conduit, etc., and do not show all offsets and other installation details which may be required. Coordinate all locations with architect before any rough-in.

1.4 SHOP DRAWINGS

A. Shop drawings shall be submitted for panels and service equipment, lighting, wiring devices, and cover plates. 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 AND MATERIALS

2.1 GENERAL

A. All material shall be new and shall bear the manufacturer's name, trade name, and UL label where such standard has been established for the particular material. Materials shall be the standard products of manufacturer's regularly engaged in the manufacturer of the required type of equipment and the manufacturer's latest approved design.
1. Boxes installed in concealed locations shall be set flush with the finished surfaces.
2. Provide rated boxes in all fire barriers & walls installed per code.

2.2 NOT USED

2.3 CONDUCTORS

A. Conductors shall be color coded, sizes #8 and larger may be color taped on the job. Color coding shall be: Standard Practice.

B. Conductors shall be manufactured by Dodge, Southwire or approved equal. Conductors shall meet the latest requirements of NEMA and IPCEA and shall be UL approved.

C. Metallic sheathed "MC" cable may be used where allowed by N.E.C.

D. Conductors shall be spliced and taped as follows:
1. Size #10 and #12, use Ideal "Wing Nuts" or T&B "Piggy" connectors. Connectors shall be rated for 150 degrees C for use in recessed lighting fixtures.
2. Size #8 and larger shall be solderless screw and screw-clamping type, smoothly covered and shaped with rubber gum type with final cover vinyl plastic electrical type. In lieu of rubber gum and vinyl plastic type, factory fabricated approved preformed insulating covers may be used. All connectors shall be UL approved.
3. No split-bolt type connectors may be used.

E. All branch wire and connections shall be copper and sized per National Electric Code.

F. All conductors shall be continuous without splice between junction, outlet, device boxes, etc. No splicing will be permitted in panelboard cabinets, safety switches, etc.

G. All wiring in mechanical spaces shall be plenum rated.

H. Provide GFI protection within 6'-0" of any sink.

I. All multi-wire branch circuits shall comply with 2017 NEC, 210.4(B).

J. All wiring at medical facilities shall comply with 2017 NEC, 517.1.

2.4 PANELBOARDS, SAFETY SWITCHES

A. Panelboards shall comply with NEMA Standard PB 1 – Latest Edition and as manufactured by Square D or ITE-Siemens.

B. The contractor shall be responsible for correctly phasing the circuits in the panelboards.

C. Safety switches shall be general duty type, size and rating as required for lead service. Safety switches shall be fused or unfused as shown and/or as required. Safety switches serving motor loads shall be horsepower rated for load served.

2.5 NOT USED

2.6 WIRING DEVICES

A. Wiring devices shall be commercial grade by Bryant, Leviton, or approved equal. With matching cover. Color by Architect.

B. Wiring devices installed under a Kitchen Hood shall have stainless steel covers.

C. Wiring devices installed over counters shall comply with ANSI A117.1.

2.7 NOT USED

2.8 CONDUIT

A. PVC conduit will be allowed where N.E.C. approved.

B. All service conduit shall be rigid where exposed below 8'-0" AFF or exposed to the elements or hazardous conditions.

PART 3 – EXECUTION

3.1 CIRCUIT GROUNDING

A. All circuits shall contain an insulated, green, copper grounding conductor, sized in accordance with Table 250-95 of the NEC. Grounding conductors shall be connected to equipment grounding bus in panelboard and securely attached and grounded to the device or enclosure at the other end.

3.2 GROUNDING TYPE CONVENIENCE OUTLETS AND SWITCHES

A. Outlets and switches shall be solidly grounded to equipment grounding system with a green colored insulated conductor. Electrical connections shall be continuous from equipment ground bus in panelboard to the hex nut on the convenience outlet or switch.

3.3 MOTORS

A. All motors shall be connected to conduit system with short length (minimum length 24" and maximum length 36") of flexible liquidtight conduit.

3.4 NOT USED

3.5 EQUIPMENT LABELING

A. Provide permanent name plates for all panelboards, safety switches, wiring troughs, etc., for identification of equipment controlled, services, etc. Nameplates shall be securely and permanently attached to equipment with stainless steel screws. Nameplates shall include the name of the equipment and where it is fed from.

B. All switch plates, receptacle plates and outlet covers shall be labeled with machine printed vinyl labels identifying the circuit(s) within.

C. All empty conduit runs shall be identified and indicated where they terminate.

D. Provide typewritten directory in each panelboard to clearly identify each circuit, service, etc.

3.6 NOT USED

3.7 NOT USED

3.8 JUNCTION AND/OR PULL BOXES

A. Boxes shall be installed where necessary to avoid excessive runs and/or too many bends between outlets.

3.9 PULL WIRE

A. Leave pull wire in each empty conduit run.

3.10 NOT USED

3.11 GROUNDING

A. All grounding shall be in accordance with Article 250 of the NEC. In addition, the following requirements shall be met:
1. Grounding conductors shall be installed as to permit the shortest and most direct path from equipment to ground. All connections to grounding conductors shall be accessible.
2. Equipment ground continuity shall be maintained through flexible metal conduit.
3. All wiring devices equipped with grounding connection shall be solidly grounded to ground system with grounding conductors.
4. The frame of all lighting fixtures shall be securely grounded to the equipment ground system with grounding conductors.
5. All equipment enclosures, and non-current-carrying metallic parts of electrical equipment, raceway systems, etc., shall be effectively and adequately bonded to ground.
6. All equipment enclosures, and non-current-carrying metallic parts of electrical equipment, raceway systems, etc., shall be effectively and adequately bonded to ground.

3.12 ELECTRICAL WORK IN CONNECTION WITH OTHER WORK

A. PLUMBING WORK: The Electrical Contractor shall furnish and install switches and devices as shown and electrically connect electric water heaters, etc. All other electrical work required will be performed by the PLUMBING CONTRACTOR.

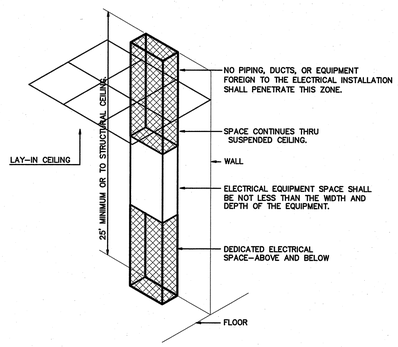
B. HEATING AND AIR CONDITIONING WORK: The Electrical Contractor shall provide all disconnect switches, starters, and associated hardware for the equipment furnished including all line and load side wiring and conduit. Final connections to the equipment will be by the HVAC contractor. All control wiring will be accomplished by the HVAC contractor. Coordinate all work associated with the HVAC contractor.

3.13 CLEAN UP

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

3.14 GUARANTEE

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



ELECTRICAL EQUIPMENT DEDICATED SPACE PER ARTICLE 110.26.F.1 OF N.E.C.

1 E-1 DEDICATED SPACE
SCALE: NTS

GENERAL NOTES

1 ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES HAVING JURISDICTION.

2 ALL BRANCH CIRCUIT CONDUCTORS TO BE COPPER (SERVICE CONDUCTORS MAY BE ALUMINUM WITH SAME AMPACITY AS COPPER CONDUCTORS. RE-SIZE CONDUCTERS AND CONDUIT PER NEC.)

3 ALL CIRCUITS TO BE 2 #12, 1 #12 GND IN 1/2" EMT CONDUIT AS A MINIMUM. PROVIDE WIRING FOR LARGER CIRCUITS AS REQUIRED BY NEC. RIGID CONDUIT IS REQUIRED WHERE EXPOSED BELOW 8'-0" A.F.F.

4 ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE/CORD.

5 CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.

6 ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE WHERE THE LENGTH OF THE HOME RUN EXCEEDS 120 FEET ON 120V AND 208V CIRCUITS.

7 THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWINGS OR NOT.

8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANELBOARDS.

9 THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR TO INSURE THAT ALL LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. LIGHTING FIXTURES SHOULD NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.

10 ELECTRICAL REQUIREMENTS INDICATED ON DRAWINGS MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.

11 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE EXACT BREAKER REQUIREMENTS FOR ALL EQUIPMENT PRIOR TO ORDERING PANEL. ADJUST BREAKER AND WIRE SIZES AS REQUIRED.

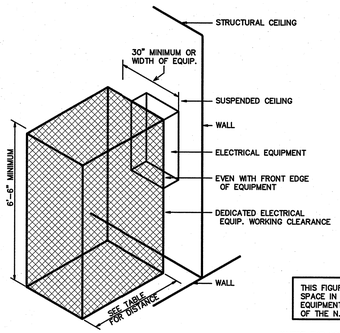
12 PROVIDE BOXES, JACKS, WIRING AND CONDUIT FROM LOCATIONS SHOWN TO MTP LOCATION. VERIFY EXACT REQUIREMENTS WITH OWNER.

13 ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECTS FOR MECHANICAL & PLUMBING EQUIPMENT. DISCONNECTS SHALL BE PER MANUFACTURES RECOMMENDATIONS AND FUSED PER NAME PLATE. PROVIDE NEMA 3R ENCLOSURES ON EXTERIOR. COORDINATE FUSE SIZES.

14 THE EC SHALL MEET WITH THE ARCHITECT AND TENANT PRIOR TO INSTALLING OUTLET BOXES TO VERIFY LOCATIONS AND MOUNTING HEIGHTS OF RECEPTACLES AND TELEPHONE OUTLETS.

ELECTRICAL LEGEND

	SPECIAL PURPOSE RECEPTACLE – REFER TO POWER PLAN AND PANEL SCHEDULE
WP/GFI	DUPLEX RECEPTACLE – 120V; MOUNT 18" TO CENTER AFF UNLESS NOTED OTHERWISE; "WP" INDICATES WEATHER PROOF, "GFI" INDICATES GROUND FAULT CURRENT INTERRUPT PROTECTED.
S	LIGHT SWITCH
S_M	SWITCH WITH INTEGRAL PIR/US MOTION SENSOR FOR AUTOMATIC SHUT-OFF WITH UP TO 2 HOUR ADJUSTABLE DELAY.
S_D	DIMMABLE LIGHT SWITCH
S	MOTOR RATED SWITCH
J	JUNCTION BOX
	TELE/DATA OUTLET – PROVIDE JUNCTION BOX WITH CONDUIT BACK TO MTP. PROVIDE (1) TELEPHONE JACK AND (1) CAT 5 DATA JACK
	SINGLE-POLE HOMERUN TO PANELBOARD
	TWO-POLE OR 3-POLE HOMERUN TO PANELBOARD
EXIT	EXIT LIGHT
	EMERGENCY EGRESS FIXTURE
PC	PHOTOCELL
	BRANCH CIRCUIT WIRING
	SWITCH LEG
	GROUND CONNECTION
PANEL A	DISTRIBUTION PANELBOARD
	DISCONNECTING MEANS AS REQUIRED BY CODE



THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT REQUIRED BY SECTION 110-16 OF THE N.E.C.

ELECTRICAL EQUIPMENT WORKING CLEARANCE PER ARTICLE 110-26 OF N.E.C.

WORKING CLEARANCES			
VOLTAGE TO GROUND NOMINAL	MIN. CLEAR DISTANCE IN FEET		
	CONDITION: 1	2	3
0-150	3	3	3
151-600	3	3-1/2	4

WHERE THE CONDITIONS ARE AS FOLLOWS:

1 EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUNDED PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR INSULATED BUSBARS OPERATING AT NOT OVER 300V SHALL NOT BE CONSIDERED LIVE PARTS.

2 EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.

3 EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.

1 E-1 ELECTRICAL CLEARANCES
SCALE: NTS

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.

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9/24/19
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22038 BENJAMIN E. BURKE

ELECTRICAL SPECIFICATIONS ALL UNITS

18030

ISSUED:	09/11/19
DWG BY:	TCM
CKD BY:	BEB
REVISIONS	

SHEET NO.
E-1
1 OF 25

Village West Ph1 E2.1

FIXTURE / DEVICE SCHEDULE *

MARK	MANUFACTURER	CATALOG NO.	VOLT.	LAMPS NO.	LAMPS TYPE	LAMPS VA	BALLAST TYPE	VA/ FIXTURE	REMARKS	
A	COLUMBIA	JT824-332G-FSA12-3EU	120	2	T8	32	EB	64	2X4 LAY-IN, PRISMATIC ACRYLIC LENS	**
B	COLUMBIA	CS4-232E-U-CSWG4	120	2	T8	32	EB	64	4 FOOT STRIP FIXTURE WITH WIRE GUARD	**
C	PRESCO LITE	LF6LEDG4-6LFLED6G435K	120	–	LED	20	–	20	6" RECESSED CAN LIGHT	
EXIT	MULE	ELW-BB-15WL-W-DP	120	2	LED	15	–	15	EXIT LIGHT, WHITE HOUSING, RED STENCIL, UNIVERSAL STENCIL KIT	
EXIT	MULE	ELX-1-B-RC-WH-NC	120	–	LED	2	–	2	COMBINATION EMERGENCY (TUNGSTEN)/ EXIT (LED) LIGHT	
	MULE	AL-1-R-WW-SD	120	–	LED	1.5	–	1.5	EMERGENCY LIGHT	

* 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).

*** PROVIDE LOCAL DISCONNECTING MEANS PER NEC 410.130(G)(2008). FOR EXISTING FIXTURES, PROVIDE A SWITCH TO ALLOW THE FIXTURE TO BE DE-ENERGIZED. THE SWITCH SHALL BE LOCATED WITHIN SIGHT OF THE LIGHT FIXTURE.

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

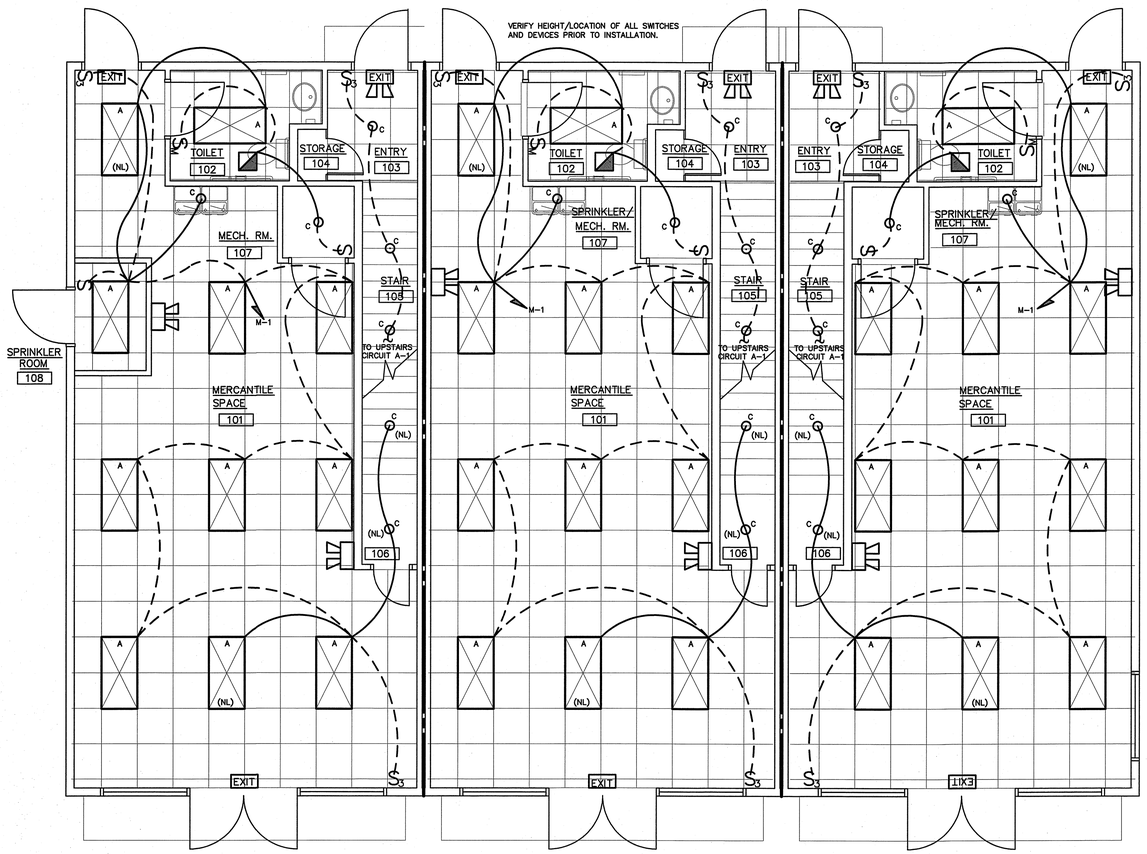
Village West Ph1 E2.1

WALL LEGEND

NEW WALL

1/2 HR FIRE BARRIER

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



1 / E-2.1 MERCANTILE FLOOR LIGHTING PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

NORTH

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL SEAL 22038 ENGINEER BENJAMIN E. BURKE

MERCANTILE LIGHTING PLAN UNITS 1/2/3

18030

ISSUED:	09/11/19
DWG BY:	TCM
CKD BY:	BEB
REVISIONS	

SHEET NO.
E-2.1
2 OF 25

LIGHTING SCHEDULE *

MARK	VOLT.	LAMPS NO.	LAMPS TYPE	LAMPS VA	BALLAST TYPE	VA/ FIXTURE	REMARKS
A	120	–	FLUR	–	EB	32	EXTERIOR 2X2 SURFACE MOUNT, WEATHER RATED/GASKETED ** *
C	120	–	LED	–	EB	20	CAN LIGHT ** *
F	120	–	FLUR	–	–	100	CEILING FAN WITH INTEGRATED, SEPERATELY SWITCHED LIGHT ** *
P	120	–	LED	–	–	20	SMALL LED PENDANT – OVER COUNTER/BAR ** *
V	120	–	FLUR	–	–	50	BATHROOM VANITY FIXTURE ** *

* 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).

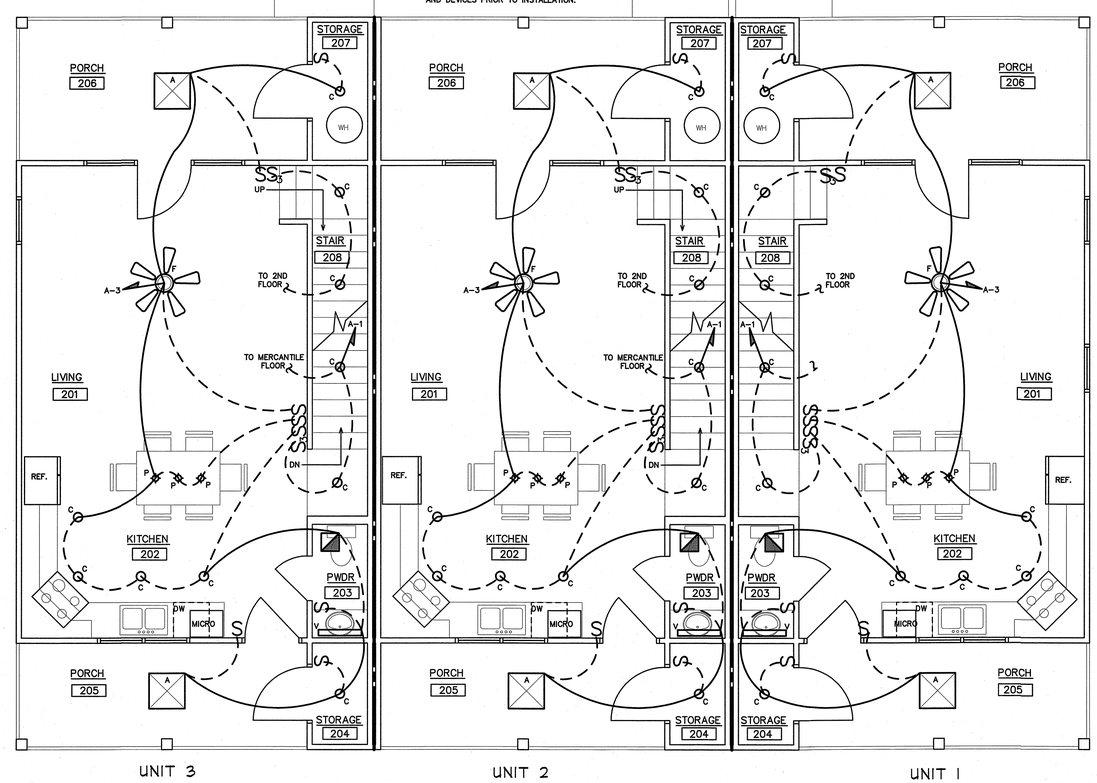
Village West Ph1 E2.2

WALL LEGEND

NEW WALL

1/2 HR FIRE BARRIER

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



1 / E-2.2 FIRST FLOOR LIGHTING PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

NORTH

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VILLAGE WEST
UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19

NORTH CAROLINA PROFESSIONAL SEAL 20036 ENGINEER BENJAMIN E. BURKE

FIRST FLOOR LIGHTING PLANS UNITS 1/2/3

18030

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3 OF 25

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LIGHTING SCHEDULE *

MARK	VOLT.	LAMPS NO.	LAMPS TYPE	LAMPS VA	BALLAST TYPE	VA/ FIXTURE	REMARKS	
A	120	–	FLUR	–	EB	32	EXTERIOR 2X2 SURFACE MOUNT, WEATHER RATED/GASKETED	** *
C	120	–	LED	–	EB	20	CAN LIGHT	** *
F	120	–	FLUR	–	–	100	CEILING FAN WITH INTEGRATED, SEPERATELY SWITCHED LIGHT	** *
P	120	–	LED	–	–	20	SMALL LED PENDANT – OVER COUNTER/BAR	** *
V	120	–	FLUR	–	–	50	BATHROOM VANITY FIXTURE	** *

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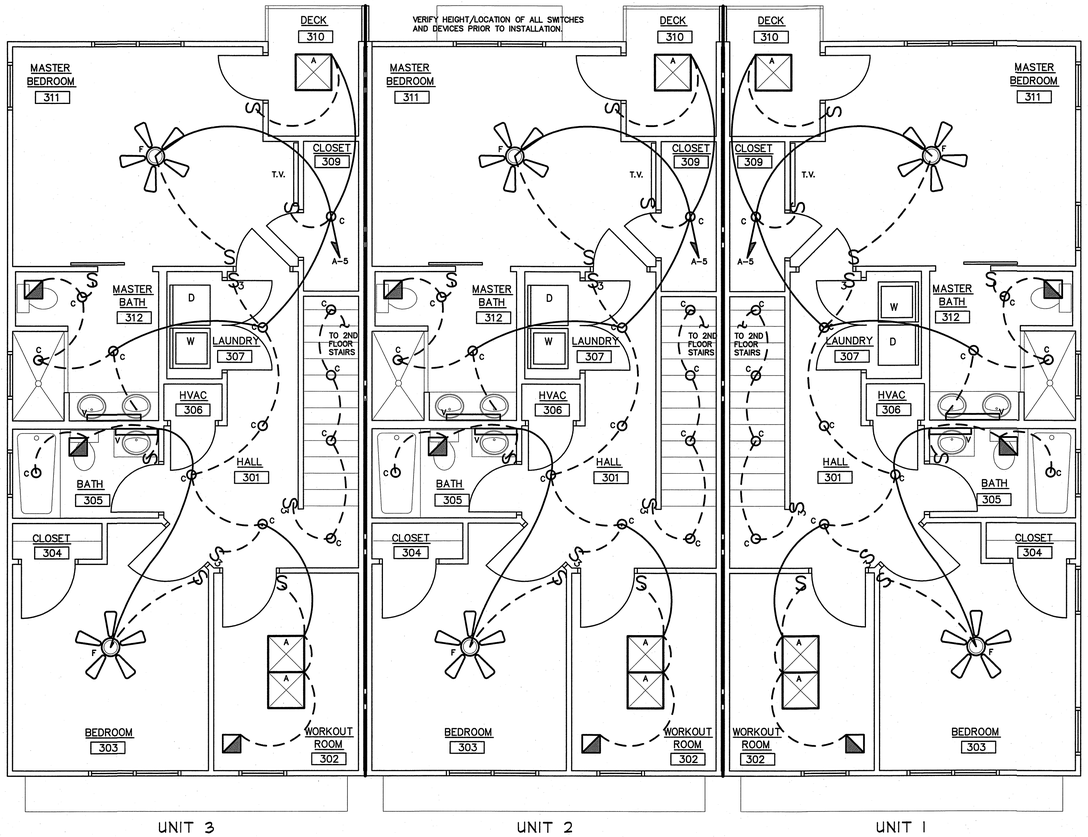
Village West Ph1 E2.3

WALL LEGEND

NEW WALL

1/2 HR FIRE BARRIER

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



1 / E-2.3 SECOND FLOOR LIGHTING PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22036 BENJAMIN E. BURKE

SECOND FLOOR LIGHTING PLANS UNITS 1/2/3

18030

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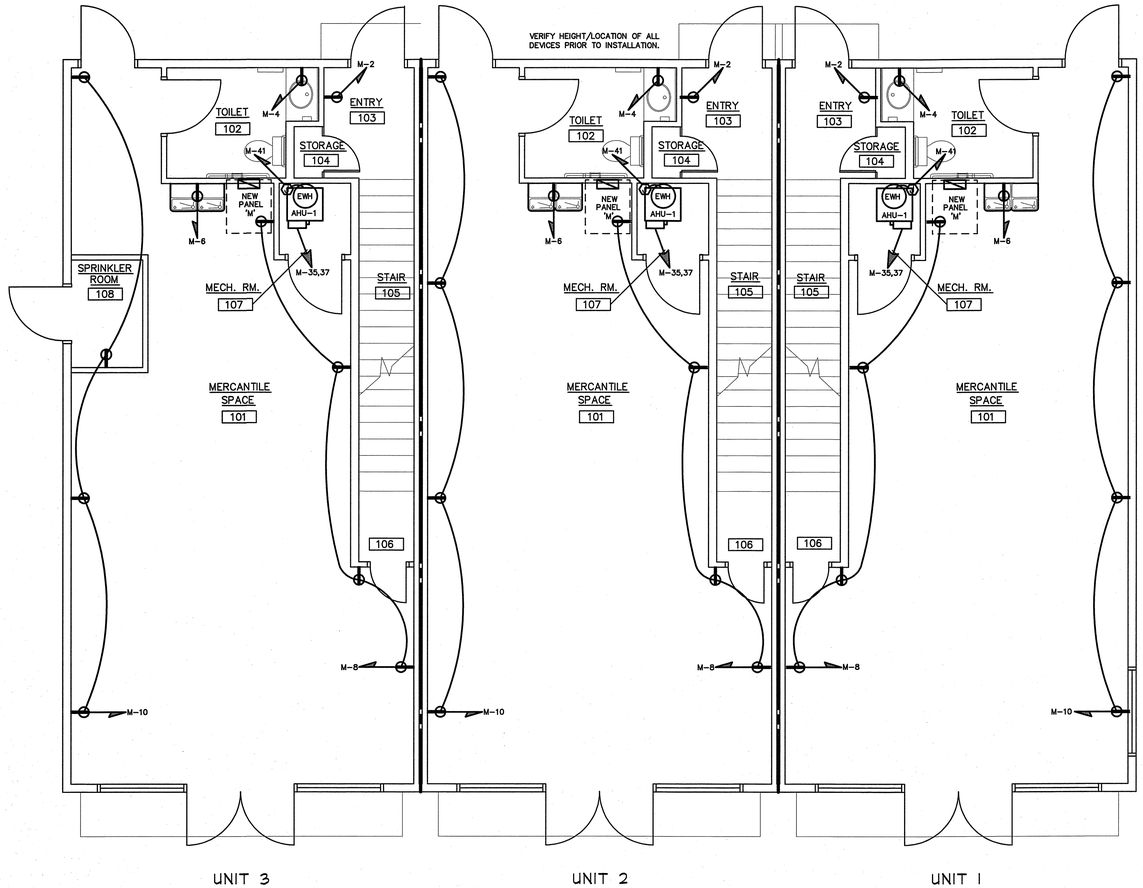
Village West Ph1 E2.4

WALL LEGEND

NEW WALL

1/2 HR FIRE BARRIER

VERIFY HEIGHT/LOCATION OF ALL DEVICES PRIOR TO INSTALLATION.



1 / E-2.4 MERCANTILE FLOOR POWER PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

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VILLAGE WEST UNITS 1-2-3
EMERALD ISLE, NORTH CAROLINA

9/24/19
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22058 BENJAMIN E. BURKE

MERCANTILE POWER PLAN UNITS 1/2/3

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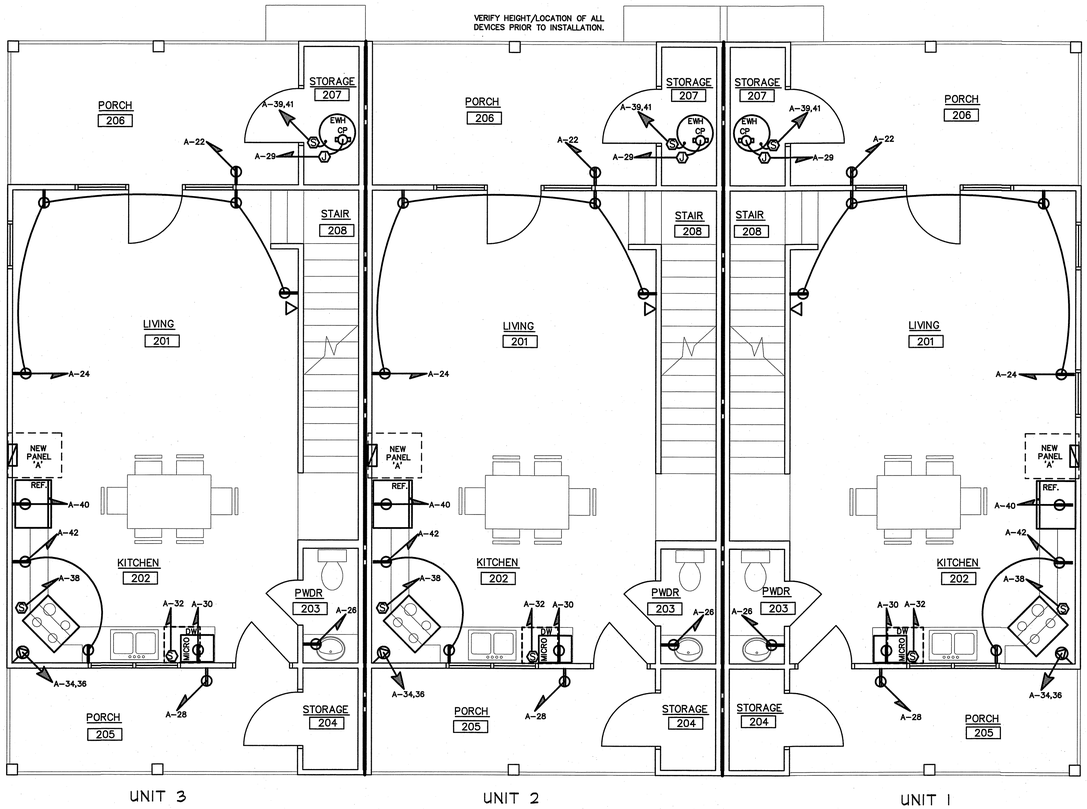
Village West Ph1 E2.5

WALL LEGEND

NEW WALL

1/2 HR FIRE BARRIER

VERIFY HEIGHT/LOCATION OF ALL DEVICES PRIOR TO INSTALLATION.



1 / E-2.5 FIRST FLOOR POWER PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

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VILLAGE WEST UNITS 1-2-3

EMERALD ISLE, NORTH CAROLINA

9/24/19

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22036 BENJAMIN E. BURKE

FIRST FLOOR POWER PLANS UNITS 1/2/3

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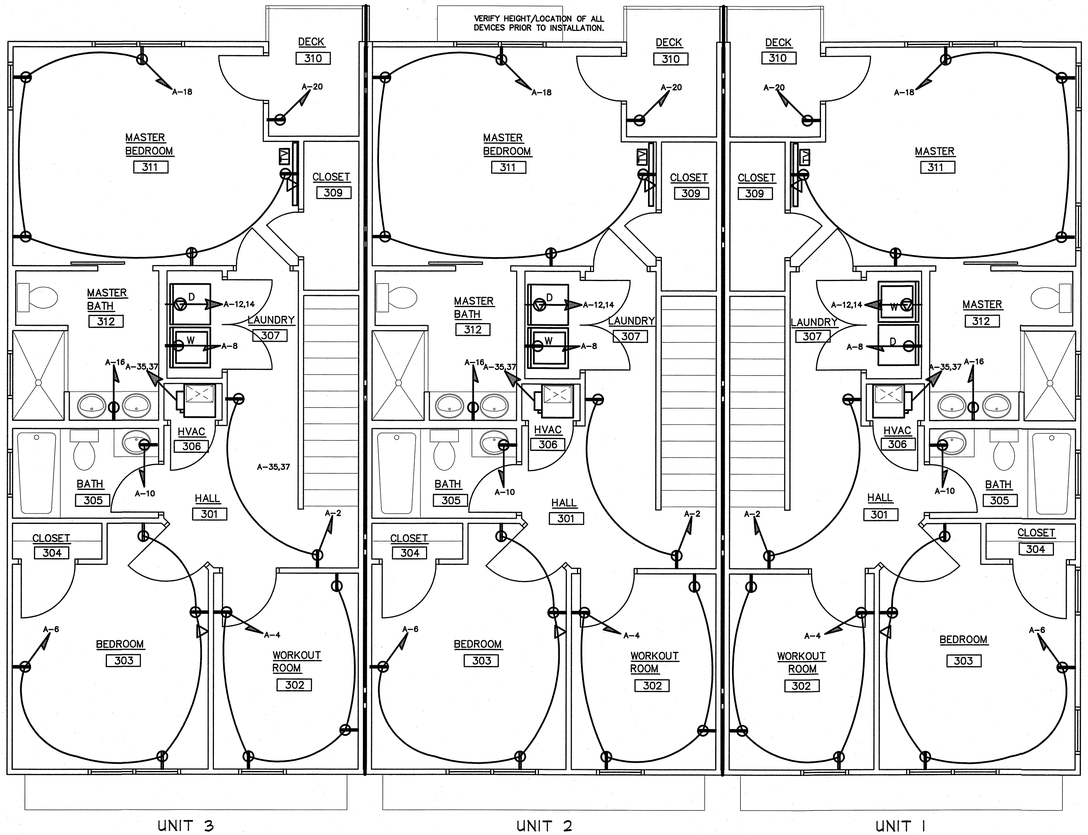

1 / E-2.6 SECOND FLOOR POWER PLAN UNITS 1/2/3
SCALE: 1/4" = 1'-0"

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EMERALD ISLE, NORTH CAROLINA

9/12/19
NORTH CAROLINA PROFESSIONAL SEAL ENGINEER 22038 BENJAMIN E. BURKE

SECOND FLOOR POWER PLANS UNITS 1/2/3

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