

GENERAL NOTES:

1. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR DIMENSIONAL PLACEMENT OF WALL INDICATED ON DESIGN DRAWINGS. VARIATIONS FROM THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.
2. WORK PERFORMED SHALL BE IN FULL AND COMPLETE COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO ESTABLISH AND COMPLY WITH SAID APPLICABLE CODES AND REGULATIONS.
3. DIMENSIONS ARE GIVEN TO FACE OF STUD.
4. DISSIMILAR FLOOR FINISHES SHALL MEET WITH APPROPRIATE TRANSITION STRIPS UNLESS NOTED OTHERWISE.
5. CEILINGS SHALL RECEIVE 5/8" SAG RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
6. PROVIDE GALVANIZED METAL CORNER BEADS AT EXTERNAL CORNERS OF GYPSUM BOARD WORK. J-TYPE SEMI-FINISHING TRIM NOT PERMITTED. PROVIDE L-TYPE TRIM WHERE WORK IS BUTTED TO OTHER WORK AND KERF-TYPE WHERE WORK IS KERFED TO RECEIVE KERF LEG. PROVIDE U-TYPE TRIM WHERE EDGE IS EXPOSED, REVEALED OR SEALANT FILLED INCLUDING EXPANSION JOINTS. PROVIDE TYPE NO. 93 CONTROL JOINT TRIM WHERE INDICATED OR REQUIRED.
7. PROVIDE FINISH HEADERS OVER DRYWALL OPENINGS ALIGNED WITH TOP OF DOOR FRAMES.
8. ALL GYPSUM SURFACES TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF SELECTED PAINT. COLOR TO BE SELECTED BY ARCHITECT AND OWNER, UNLESS OTHERWISE SPECIFIED.
9. WORKMANSHIP REQUIRED TO COMPLETE THE WORK SHALL BE PERFORMED BY EXPERT TRADESMEN OR CRAFTSMEN WHO ARE THOROUGHLY EXPERIENCED IN THE REQUIRED PROCESSES. THE WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A SUBCONTRACTOR WHO IS KNOWN TO BE EXPERT IN ALL ASPECTS OF THE APPLICATION OF THE MATERIALS, EQUIPMENT, OR SYSTEM BEING FABRICATED AND INSTALLED IN EACH CASE.
10. THE CONTRACTOR SHALL EMPLOY ONLY EXPERIENCED AND COMPETENT MECHANICS CAPABLE OF PRODUCING WORK OF THE QUALITY DESIRED AND SHALL ASSUME RESPONSIBILITY FOR THE WORK INCLUDING REPAIR OF DAMAGES TO THE WORK WHICH OCCUR PRIOR TO ACCEPTANCE.
11. CLEANUP: THE CONTRACTOR SHALL AT ALL TIMES KEEP ACCESS TO ENTRANCES AND THE WORK FREE FROM ACCUMULATION OF WASTE MATERIALS, RUBBISH AND DIRT CAUSED BY HIS OPERATION. AT THE COMPLETION OF HIS WORK, HE SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL OF HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, VACUUM CARPETS AND CLEAN WINDOWS.
12. ELECTRICAL SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR. ELECTRICAL WORK SHALL CONSIST OF INSTALLATION OF A COMPLETE SYSTEM OF ELECTRICAL RACEWAYS, WIRING FIXTURES AND DEVICES INCLUDING BUT NOT LIMITED TO WORK SHOWN ON THIS PLAN. ELECTRICAL CONTRACTOR TO SUBMIT AND PAY FOR ALL PERMIT FEES, INSPECTIONS AND MAKE DEPOSITS REQUIRED.
13. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH N.E.C. AND ALL FEDERAL, STATE AND LOCAL CODES OR ORDINANCE HAVING JURISDICTION OVER SAME. THE WORK INCLUDED SHALL CONSIST OF THE DESIGN, FURNISHING AND INSTALLATION, TESTING AND GUARANTEES.
14. WALL SWITCHES TO BE MOUNTED 48" ABOVE FLOOR FINISH TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED.
15. ELECTRICAL AND TELEPHONE OUTLETS ARE TO BE MOUNTED 16" ABOVE FINISHED FLOOR TO BOTTOM OF BOX OR UNLESS OTHERWISE NOTED. ALL DECORATIVE LIGHTING SHALL BE FIELD LOCATED BY THE ARCHITECT AND/OR OWNER.
16. ALL HVAC WORK SHALL BE RELOCATED IN A NEAT AND WORKMANLIKE MANNER AND SHALL MEET ALL THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL CODES, INCLUDING THE BOARD OF HEALTH AND DEPARTMENT OF INDUSTRIAL RELATIONS. THE WORK INCLUDED SHALL CONSIST OF THE DESIGN, FURNISHING AND INSTALLATION, TESTING AND GUARANTEES.

ABBREVIATIONS

A.C.T.	ACoustical CEILING TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRG. HT.	BEARING HEIGHT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DR.	DOOR
D.S.	DOWNSPOUT
DWG.	DRAWING
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR
F.F.	FINISH FLOOR
FIN.	FINISH (ED)
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.G.B.	FACE OF GRADE BEAM
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED PANEL
GA.	GAUGE
GL.	GLASS
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR.	HARDWARE
HT.	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
INSUL.	INSULATION
JST. BRG.	JOIST BEARING
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
O.C.	ON CENTER
O.H.	OPPOSITE HAND
PLYWD.	PLYWOOD
PT (D)	PAINT (ED)
REF.	REFER, REFERENCE
RENF.	REINFORCING
RM.	ROOM
ROT.	ROTIATED
S.C.	SOLID CORE
SCHED.	SCHEDULE (ED)
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION (S)
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURE (A)
TEMP.	TEMPERED
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W.C.	WATER CLOSET
WD.	WOOD
WH	WATER HEATER
W	WITH

LIST OF SHEETS

PROJECT DATA

G100	COVER SHEET - SITE PLAN & PROJECT DATA
G101	UL DETAILS
G102	UL DETAILS

CIVIL

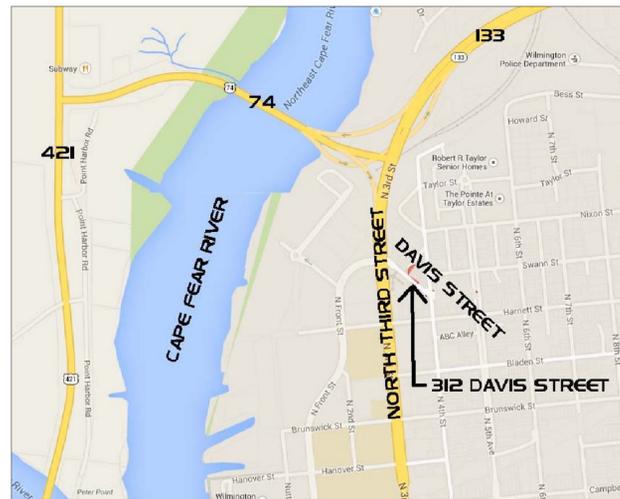
C-1	SITE PLAN
C-2	MISCELLANEOUS DETAILS
C-3	CFPUA SANITARY SEWER DETAILS
C-4	CFPUA WATER DETAILS

ARCHITECTURAL

A101	FIRST + SECOND FLOOR PLANS
A102	THIRD FLOOR + ROOF PLANS
*A103	1st + 2nd FLOOR REFLECTED CEILING/ELECTRICAL PLANS
*A104	3rd FLOOR REFLECTED CEILING/ELECTRICAL PLAN
A201	ELEVATIONS
A202	DOOR & WINDOW ELEVATIONS
A301	BUILDING SECTIONS
*A302	BUILDING SECTIONS
*A401	WALL SECTIONS
*A501	SCHEDULES & ENLARGED ELEVATIONS

STRUCTURAL

*S-1	FOUNDATION PLAN - SECOND LEVEL FLOOR FRAMING PLAN
*S-2	THIRD LEVEL FLOOR, CEILING & ROOF FRAMING PLANS
*S-3	LONGITUDINAL BUILDING SECTION
*S-4	LATERAL BUILDING SECTION
*S-5	STRUCTURAL DETAILS
*	NOT INCLUDED IN SET



PROJECT MAP
N.T.S.

PROJECT TEAM

OWNER

TIM & SELENA STEPHENS
314 DAVIS STREET UNIT 101
WILMINGTON, NORTH CAROLINA 28401
contact: TIM STEPHENS - 336.442.1636
contact: SELENA STEPHENS - 336.834.3218

PROJECT ARCHITECT

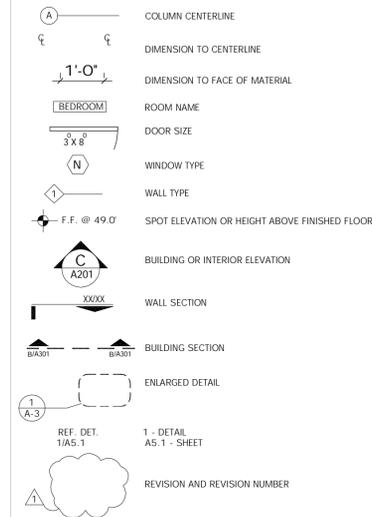
ROMERAMA LLC - contact: ROB ROMERO
2305 PARHAM DRIVE
WILMINGTON, NORTH CAROLINA 28403
910.228.3137
rob@romerama.com

CONTRACTOR

STRUCTURAL ENGINEER

WD JONES ENGINEERING - contact: DOUG JONES, PE
100B OLD EASTWOOD ROAD, UNITS 23 & 24
WILMINGTON, NC 28405
910.523.5381
wdjengineer@ec.rr.com

LEGEND



PROJECT DATA

PROJECT DESCRIPTION:
NEW THREE-STORY TOWNHOME - TWO UNITS

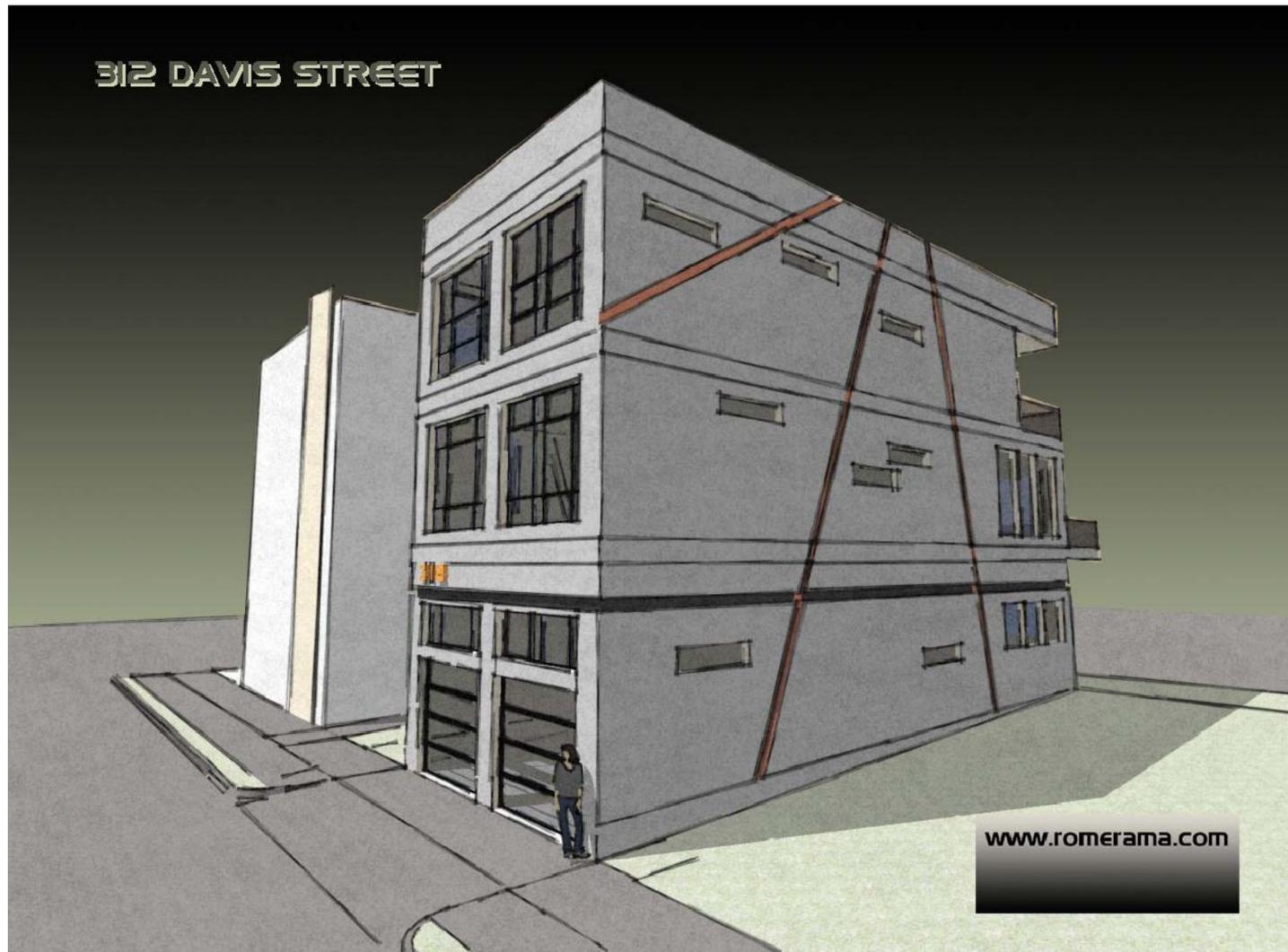
LOCATION:
312 DAVIS STREET
WILMINGTON, NORTH CAROLINA 28401

PARCEL IDENTIFICATION #311816-82-6787-000 --- R04809-036-015-000

AREA CALCULATIONS	
FIRST FLOOR	1457 SF
SECOND FLOOR	1457 SF
THIRD FLOOR	1369 SF
TOTAL (CONDITIONED SPACE)	4283 SF

CODE ENFORCEMENT
JURISDICTION: NEW HANOVER COUNTY BUILDING DEPARTMENT

ZONING	_____	_____	_____	_____	_____
MAXIMUM LOT COVERAGE	_____	_____	_____	_____	_____
SITE AREA	_____	_____	_____	_____	_____
IMPERVIOUS AREA	_____	_____	_____	_____	_____
SETBACKS	_____	_____	_____	_____	_____
FRONT	_____	_____	_____	_____	_____
REAR	_____	_____	_____	_____	_____
SIDES	_____	_____	_____	_____	_____
BUILDING HEIGHT	_____	_____	_____	_____	_____
MINIMUM	_____	_____	_____	_____	_____
BY RIGHT	_____	_____	_____	_____	_____
MAXIMUM	_____	_____	_____	_____	_____
THIS DESIGN	_____	_____	_____	_____	_____
FIRE DISTRICT	_____	_____	_____	_____	_____
WIND ZONE	_____	_____	_____	_____	_____
ENERGY ZONE	_____	_____	_____	_____	_____
SEISMIC ZONE	_____	_____	_____	_____	_____
FLOOD ZONE	_____	_____	_____	_____	_____
BASE FLOOD ELEVATION	_____	_____	_____	_____	_____
FREEBOARD	_____	_____	_____	_____	_____
WATER	_____	_____	_____	_____	_____
PUBLIC SYSTEM - CFPUA	_____	_____	_____	_____	_____
GARAGE SLAB LEVEL	_____	_____	_____	_____	_____
SEWER	_____	_____	_____	_____	_____
COUNTY SEWER	_____	_____	_____	_____	_____
ON-SITE WATER RETENTION	_____	_____	_____	_____	_____
FLOOR AREA REQUIREMENT	_____	_____	_____	_____	_____
CAMA PERMIT	_____	_____	_____	_____	_____



www.romerama.com

DESIGNED BY ROMERAMA
ARCHITECTURE
2305 PARHAM DRIVE
WILMINGTON, NORTH CAROLINA 28403
contact: ROB ROMERO rob@romerama.com

STEPHENS BUILDING
312 DAVIS STREET
WILMINGTON, NORTH CAROLINA 28401

g 100 COVER SHEET
ISSUED FOR OWNER REVIEW 01.08.2015
ISSUED FOR TRC REVIEW 02.02.2015
ISSUED FOR OWNER REVIEW 03.25.2015
ISSUED FOR PERMITS 04.08.2015

Design No. U336
BXUV.U336
Fire Resistance Ratings - ANSI/UL 263

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Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

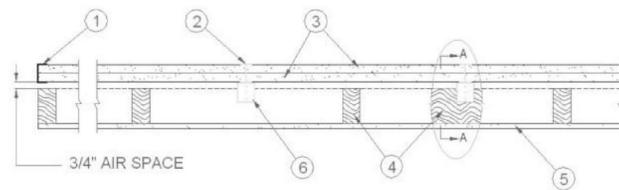
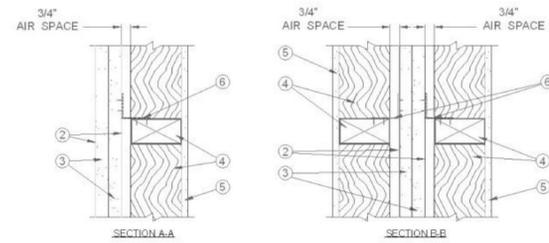
Design No. U336

October 27, 2010

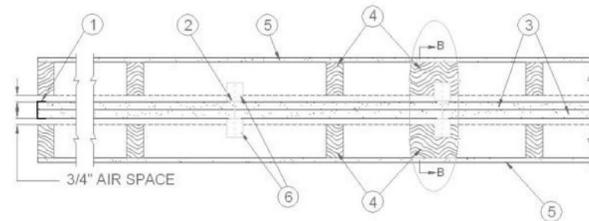
Exposed to fire from separation wall side only

Nonbearing Wall Rating - 2 Hr

Finish Rating - 120 Min

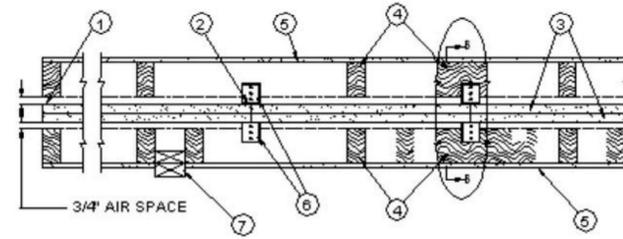
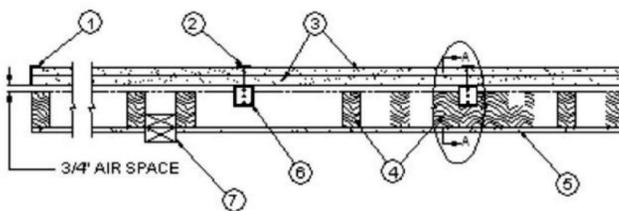


CONFIGURATION A
 EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION B
 EXPOSED TO FIRE FROM EITHER SIDE

Configuration C



CONFIGURATION D
 EXPOSED TO FIRE FROM EITHER SIDE

SEPARATION WALL: (Max Height - 66 ft)

1. **Floor, Intermediate or Top Wall** - 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. **Metal Studs** - Steel members formed from No. 25 MSG galv steel having "H"-shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
3. **Gypsum Board*** - Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H"-shaped studs.

CGC INC - Type SLX.

UNITED STATES GYPSUM CO - Type SLX

USG MEXICO S A D E C V - Type SLX.

PROTECTED WALL: (Bearing or Nonbearing Wall)

4. **Wood Studs** - Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. **Steel Studs** - (As an alternate to Item 4, not shown) - For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B **Steel Studs** - As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) - For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board** - Classified or Unclassified - Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically.

Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. **Attachment Clips** - Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. **Non-Bearing Wall Partition Intersection** - (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

*Bearing the UL Classification Mark

Last Updated on 2010-10-27

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WALL TYPE 2

1 Hour FIRE	Design #	GA File #	STC - 35
	UL U305	WP 3605	Sound Test # NGC-2402

5/8" (15.9 mm) Fire-Shield Gypsum Board or 5/8" XP Fire-Shield Gypsum Board applied horizontally or vertically to each side of 2x4 wood studs 16" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. at edges. Joints of square edge, bevel edge or predecorated gypsum board may be left exposed. Joints staggered 16" on opposite sides.

[Link to PDF file](#)
[Link to DWG file](#)
[Link to DWG/Text file](#)

WALL TYPE 1

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. L550
BXUV.L550
Fire Resistance Ratings - ANSI/UL 263

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Design/System/Construction/Assembly Usage Disclaimer

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- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When filled issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general guide information for each product category and each group of assemblies. The Guide information includes specifics concerning alternate materials and alternate methods of construction.
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Fire-resistance Ratings - ANSI/UL 263

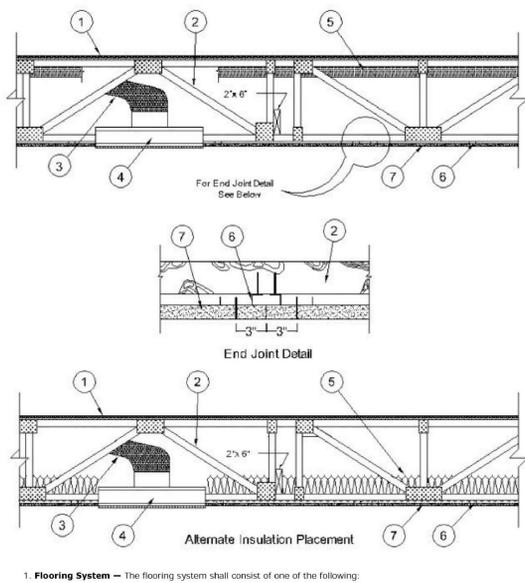
See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. L550
March 12, 2013

Unrestrained Assembly Rating - 1 Hr.

Finish Rating - 23 Min (See Items 5 or 5A)

Load Restricted for Canadian Applications - See Guide BXUVZ



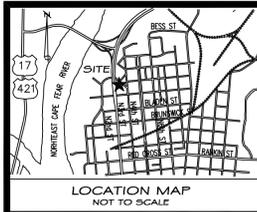
1. Flooring System — The flooring system shall consist of one of the following:

- System No. 1**
- Subflooring** — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.
- Finish Flooring** — Min 1 by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. plywood, min grade "underlayment" or "Sturd-I-Floor" with T & G edges and conforming to PSI-83 specifications, or nonveneer APA rated Sturd-I-Floor, T & G panels per APA specifications PRP-108. Face grain of plywood to be perpendicular to trusses with joints staggered.
- System No. 2**
- Subflooring** — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

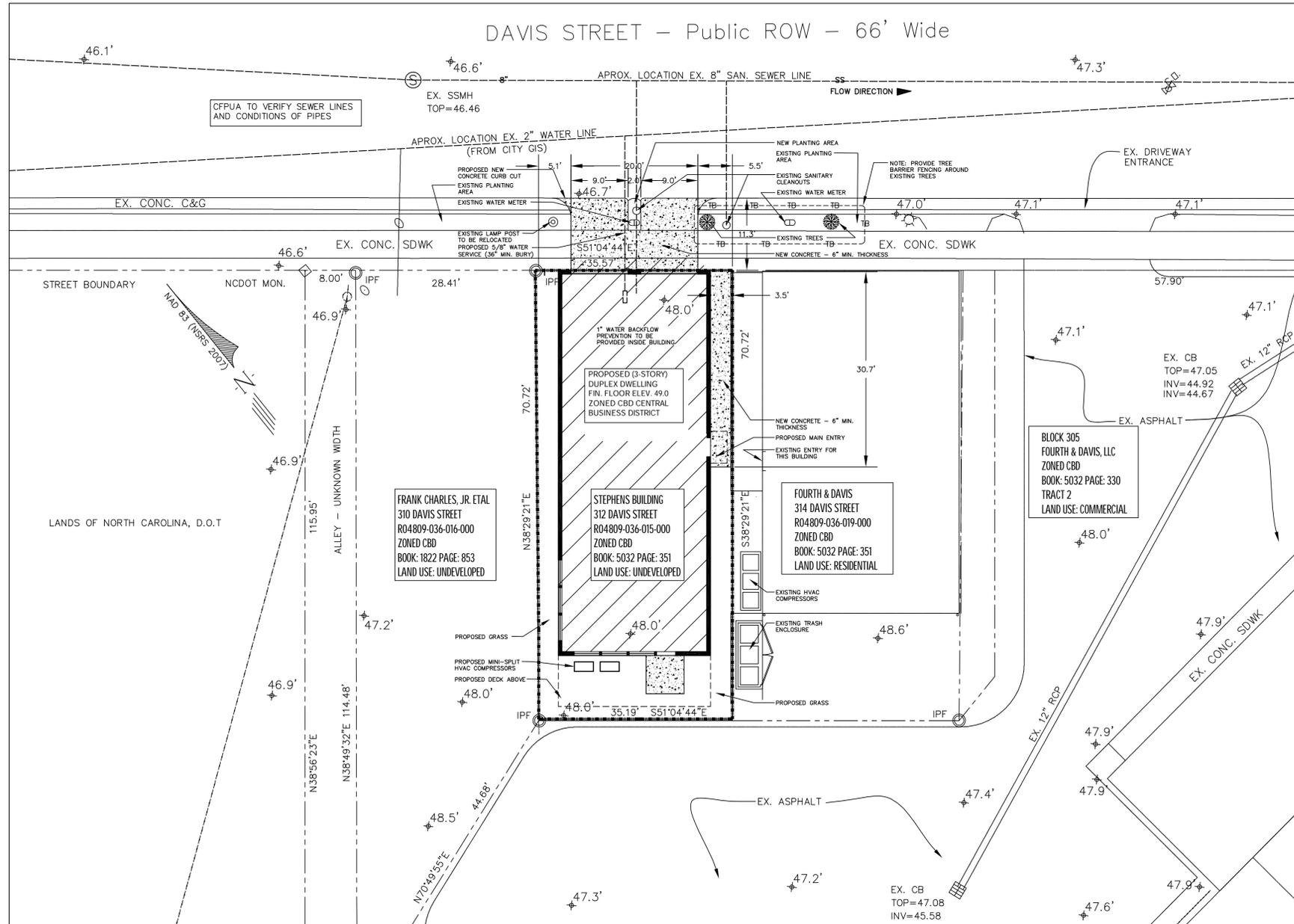
- Floor Mat Materials* - (Optional)** — Nom 6 mm thick floor mat material adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. When floor mat material is used, min thickness of floor topping mixture is 1 in.
- HACKER INDUSTRIES INC** — Type Hacker Sound-Mat.
- Alternate Floor Mat Materials*** — (Optional) — Floor mat material nom 10 mm thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.
- HACKER INDUSTRIES INC** — Type Hacker Sound-Mat II.
- Alternate Floor Mat Materials*** — (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.
- HACKER INDUSTRIES INC** — Type Quiet Quirl 55/025
- Alternate Floor Mat Materials*** — (Optional) — Floor mat material nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.
- HACKER INDUSTRIES INC** — Type Quiet Quirl 60/040
- Alternate Floor Mat Materials*** — (Optional) — Floor mat material nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.
- HACKER INDUSTRIES INC** — Type Quiet Quirl 65/075
- Metal Lath (Optional)** — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3/4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.
- Finish Flooring - Floor Topping Mixture*** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.3 cu ft of sand.
- HACKER INDUSTRIES INC** — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant
- System No. 3**
- Subflooring** — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Finish Floor - Mineral and Fiber Board*** — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
- HOMASOTE CO** — Type 440-32 Mineral and Fiber Board
- System No. 4**
- Subflooring** — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial asphalt saturated felt.
- Finish Flooring - Floor Topping Mixture*** — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
- UNITED STATES GYPSUM CO** — Types LRK, HSLRK, CSD
- Floor Mat Materials* - (Optional)** — Floor mat material nom 1/16 in. loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
- UNITED STATES GYPSUM CO** — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25
- Alternate Floor Mat Materials* - (Optional)** — Nom 3/8 in. thick floor mat material loose laid over the subfloor.
- GRASSWORX L L C** — Type SC50
- System No. 5**
- Subflooring** — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.
- Finish Flooring - Floor Topping Mixture*** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
- ELASTIZELL CORP OF AMERICA** — Type FF
- System No. 6**
- Subflooring** — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.
- Finish Flooring - Floor Topping Mixture*** — Min 1 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 62.5 lb of pea gravel, 312.5 lbs of sand with 5-1/2 gal of water.
- LITE-CRETE INC** — Type I

- System No. 7**
- Subflooring** — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.
- Finish Flooring - Floor Topping Mixture*** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5.5 gal of water.
- CELLULAR CONCRETE L L C** — Floor-Topping Mixture
- System No. 8**
- Subflooring** — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Finish Flooring - Floor Topping Mixture*** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 8 to 9 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.
- ULTRA QUIET FLOORS** — Types UQF-A, UQF-Super Blend, UQF-Plus 200
- System No. 9**
- Subflooring** — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in., OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.
- Finish Flooring - Floor Topping Mixture*** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
- ALLIED CUSTOM GYPSUM PLASTERWORKS L L C** — Accu-Crete, AccuRadiant, AccuLevel G40 and AccuLevel S303
- Floor Mat Material*** — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
- ALLIED CUSTOM GYPSUM PLASTERWORKS L L C** — Type AccuQuiet P90, Type AccuQuiet C40, AccuQuiet D13, Type AccuQuiet RSM 20, Type AccuQuiet RSM 32, Type AccuQuiet RSM 48, Type AccuQuiet RSM 64, Type AccuQuiet RSM 120, and Type AccuQuiet D-18.
- 2. Trusses** — Parallel chord trusses, spaced a max of 24 in., OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.036 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
- 3. Air Duct** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
- 4. Damper*** — For use with min 18 in. deep trusses. Max nom 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Flamm box max size nom 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Classification Marking for Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
- HALOR INDUSTRIES INC** — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0758, 0756, 0760, 0761, 0762, CRD5, CRD5D, CRD6, CRD6D, CRD6FP, CRD6DFP
- ROYAL METAL PRODUCTS INC** — Models 2418RD, 243FRD, 305RD, 507RD, 509, 556RD, 566RDD, 557RD, 557RDD, 557RDFP, 5576RDFP, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP.
- 4A. Damper*** — For use with min 18 in. deep trusses. Max nom 9 by 9 in. damper with Airzone fan installed in accordance with the instructions provided by the manufacturer. Max height of damper with fan shall be 11 in. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
- PANANEX GROUP INC** — Type 0750HM
- 5. Batts and Blankets*** — (Optional) — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When no insulation is installed in the concealed space the resilient channels are spaced 24 in., OC. When the resilient channels (Item 6) are spaced 16 in., OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in., OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in., OC. When the resilient channels are spaced a max of 12 in., OC or when the Steel Framing Members (Item 6A) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or Steel Framing Members) and gypsum panel membrane. The finished rating has only been determined when the insulation is secured to the subflooring.
- 5A. Loose Fill Material*** — (Optional) — As an alternate to Item 5, when the resilient channels (Item 6) are spaced a maximum of 12 in., OC, or when the Steel Framing Members (Item 6A) are used. Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics. There is no limit in the overall thickness of insulation. The finished rating when loose fill material is used has not been determined.
- 6. Resilient Channels** — Formed from min 25 MSG galv steel installed perpendicular to trusses. When no insulation is installed in the concealed space resilient channels are spaced 24 in., OC. When insulation (Item 5) is installed to the underside of the subfloor the resilient channels are spaced 16 in., OC. When insulation (Item 5 or 5A) is applied over the

- resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in., OC. Channels secured to each truss with 1-1/4 in. long Type S bangle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in., OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.
- 6A. Steel Framing Members* - (Not Shown)** — As an alternate to Item 6.
- a. Main Runners** — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC, perpendicular to trusses. Main runners hung a min of 2 in. from bottom chord of trusses with 12 SWG galv steel wire. Wires spaced max 48 in., OC.
- b. Cross tees or channels** — Cross tees, nom 4 ft long, 15/16 in. or 1-1/2 in. wide face, or cross channels, nom 4 ft long, 1-1/2 in. wide face, installed perpendicular to the main runners, spaced 16 in., OC. Additional cross tees or channels used at 6 in. from each side of batted panel end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.
- c. Wall angles or channels** — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or channel with a 1 by 1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in., OC. Used to support steel framing member ends and for screw-attachment of the gypsum panels.
- CGC INC** — Type DGL RX
- USG INTERIORS LLC** — Type DGL, RX
- 6B. Steel Framing Members* - (Not Shown)** — As an alternate to Items 6 and 6A.
- a. Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 12 in., OC perpendicular to wood structural members. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.
- b. Steel Framing Members*** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 12 in., OC, RSIC-1 and RSIC-1 (2.75) clips secured to consecutive trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-V and RSIC-V (2.75) clips secured to consecutive trusses with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
- PAC INTERNATIONAL INC** — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).
- 6C. Steel Framing Members*** — (Optional, Not Shown) — Used as an alternate method to attach min. 1/2 in. deep resilient channels (Item 6) to wood trusses (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the bottom chord of each wood truss with a min. 1-3/4 in. long Type S bangle head steel screw through the center hole of the clip and the resilient channel flange. Adjoining resilient channels are overlapped 4 in. under trusses. The clip flange is opened slightly to accommodate the two overlapped channels. Additional clips required to hold resilient channel that supports the gypsum board butt joints, as described in Item 7.
- KEENE BUILDING PRODUCTS CO INC** — Type RC Assurance.
- 6D. Steel Framing Members* - (Not Shown)** — As an alternate to Items 6, 6A, 6B and 6C.
- a. Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in., OC perpendicular to trusses. When insulation (Item 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in., OC. Channels secured to trusses as described in Item 6B. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.
- b. Steel Framing Members*** — Used to attach furring channels (Item 6D) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6D. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips



DAVIS STREET – Public ROW – 66' Wide



GENERAL NOTES

- THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, DUPLEX AT PROPERTY ADDRESS 312 DAVIS STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R04809-036-015-000.
- THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 5032, PG 351. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CITY OF WILMINGTON.
- ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- THE CONTRACTOR SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. RESULTS OF TEST PITS SHALL BE PROVIDED TO THE ENGINEER FOR CONFORMATION PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK.
- PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
- THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
- CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS, BRICK PAVERS IN THE SIDEWALK AREA OR CURB WILL BE REPLACED, IN CONFORMANCE WITH CITY OF WILMINGTON REQUIREMENTS AND SPECIFICATIONS.
- SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
- TOPOGRAPHIC DATUM NGVD '29.
- ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
- SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
- SOLID WASTE WILL BE ENCLOSED WITHIN THE PROPOSED STRUCTURE.
- HVAC EQUIPMENT, AIR CONDITION WINDOW UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONTS AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
- UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL. THIS NOTE DOES NOT PERTAIN TO WATER METERS.
- A TREE REMOVAL PERMIT IS NOT REQUIRED.
- A FEDERAL, STATE, AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.588 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN, BUT MAY BE REQUIRED.
- IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6".
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6550 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFC/COCHRAN ASSOC.
- THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK WILL BE LEVEL WITH THE NEW CONCRETE.
- IF GARAGES ARE PROVIDED, SHOULD THEY EVER BE MODIFIED SUCH THAT A VEHICLE CANNOT PARK WITHIN THE GARAGE, THEN THE DRIVEWAY APRON SHALL BE REMOVED AND THE AREA RESTORED WITH THE APPROPRIATE CURBING.

SITE DATA TABULATIONS:

PROPERTY OWNER	TIM AND SELENA STEPHENS
PROPERTY ADDRESS	312 DAVIS STREET
WILMINGTON, NC 28401	
PROPERTY ZONING	CBD
ADJACENT PARCELS ZONING	SINGLE FAMILY, ATTACHED
PROPOSED USE	
SETBACKS	
REQUIRED	
NEW BUILDINGS SHALL BE CONSTRUCTED AS A SETBACK NO GREATER THAN 5 FEET FROM THE PUBLIC RIGHT-OF-WAY.	
SIDE SETBACK	NONE
REAR SETBACK	NONE
PROVIDED	
FRONT SETBACK	0.5 FT
SIDE SETBACK	0.5' TO BUILDING FACE
REAR SETBACK	2.0' FROM DECK
TOTAL SITE AREA	0.05 AC/2,172 SF
SQUARE FOOTAGE CALCULATIONS:	
EXISTING BUILDING SIZE	VACANT LOT
PROPOSED BUILDING SIZE:	
1ST FLOOR	1,457 SF
2ND FLOOR	1,457 SF
3RD FLOOR	1,369 SF
TOTAL SQUARE FOOTAGE	4,283 SF
NUMBER OF STORIES	3
NUMBER OF UNITS	2
NUMBER OF BEDROOMS PER UNIT	2
NUMBER OF BATHS PER UNIT	1 (DUPLEX)
BUILDING HEIGHT:	
HEIGHT REQUIREMENT(MIN./BY-RIGHT/MAX.)	24 FT/60 FT/70 FT
BUILDING HEIGHT PROVIDED	38 FT
[PER CITY CODE SEC. 18-196.(e).(4).a]	
EXISTING IMPERVIOUS AREA	NONE
PROPOSED IMPERVIOUS AREA	NONE
PROPOSED GRAVEL DRIVEWAY	1,519 SF
PROPOSED BUILDING FOOTPRINT	67%
PERCENT OF IMPERVIOUS AREA	67%
LOT COVERAGE:	
REQUIRED	NONE
PROVIDED	67%
OFF STREET PARKING:	
MINIMUM PARKING REQUIRED	0
MAXIMUM PARKING REQUIRED	0
TOTAL PARKING PROVIDED	2
CAMA LAND USE CLASSIFICATION	URBAN
OVERLAY DISTRICTS	
FLOOD PLAIN-OVERLAY DISTRICT	NO
SPECIAL HIGHWAY OVERLAY DISTRICT	NO
DAWSON-WOOSTER CORRIDOR REGULATIONS	NO
WRIGHTVILLE AVE. CORRIDOR REGULATIONS	NO
SOUTH 17TH ST./INDEPENDENCE BLVD	NO
CORRIDOR REGULATIONS	NO
HISTORIC DISTRICT-OVERLAY	NO
CONSERVATION OVERLAY DISTRICT	NO
UTILITY OWNERSHIP:	
WATER MAIN UTILITY	CFPUA
SANITARY SEWER MAIN UTILITY	CFPUA
UTILITY DEMAND:	
WATER DEMAND PER 'NC RULES GOVERNING PUBLIC WATER SYSTEMS.	
WATER : 400 GPD (ESTIMATED CURRENT USE)	
400 GPD PER CONNECTION, 1 SINGLE FAMILY CONNECTION}	
WATER: 800 GPD (PROPOSED USE)	
400 GPD PER CONNECTION, DUPLEX; 2 CONNECTIONS}	
SEWER DEMAND PER NORTH CAROLINA ADMINISTRATIVE CODE.	
SEWER: 240 GPD (ESTIMATED CURRENT USE)	
120 GPD PER BEDROOM, 1 UNITS WITH 2 BEDROOMS}	
SEWER: 480 GPD (PROPOSED USE)	
120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS}	

SITE PLAN FOR STEPHENS BUILDING 312 DAVIS STREET

- LEGEND
- ⊕ FIRE HYDRANT
 - EXISTING MONUMENT
 - EXISTING IRON
 - SET IRON
 - ⊗ SET "X" IN BRICK
 - ⊙ STORM DRAIN MANHOLE
 - ⊠ STORM DRAIN DROP INLET
 - ▣ STORM DRAIN CURB INLET
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊙ NEW STREET LIGHT POLE
 - ⊙ OLD STREET LIGHT POLE
 - EXISTING FENCE
 - CENTER LINE
 - ROAD RIGHT OF WAY LINE
 - SUBJECT BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - CONTOUR LINE
 - - - - - TB TREE BARRIER FENCE



BEING LOT 3 AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 5032, PAGE 351 OF THE NEW HANOVER COUNTY REGISTRY CITY OF WILMINGTON IDENTIFIED BY PID: R04809-036-015-000 WILMINGTON TOWNSHIP - WILMINGTON - NEW HANOVER COUNTY - NORTH CAROLINA SCALE: 1" = 10' APRIL 10, 2015

EXCLUSIVELY FOR: TIM & SELENA STEPHENS 314 DAVIS STREET, UNIT 101 WILMINGTON, NORTH CAROLINA 28401

PREPARED BY: www.romerama.com

2305 PARHAM DRIVE WILMINGTON, NORTH CAROLINA 28403 910.228.3137 CONTACT: ROB ROMERO

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

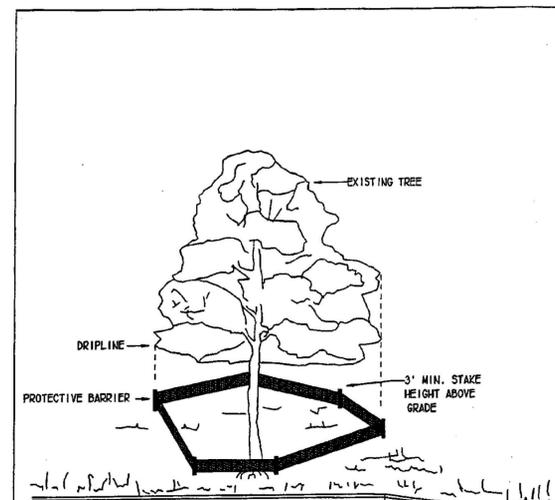
NOTE: INTRACOASTAL ENGINEERING REVIEW IS OF WATER AND SEWER SERVICES ONLY

INTRACOASTAL ENGINEERING, PLLC

91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
License Number P-0662
Charlie@intracoastalengineering.com

SITE PLAN

C-1

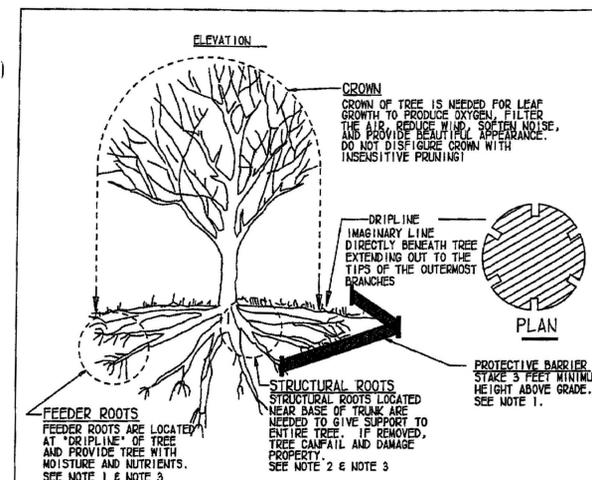


TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE.

DRIPLINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

DATE:	12-14-92	STANDARD DETAIL	CITY OF WILMINGTON
SCALE:	NTS	METHOD OF TREE PROTECTION DURING CONSTRUCTION	ENGINEERING DEPARTMENT
DRAWN BY:	GC		SD 15-08
CHECKED BY:	JAN		
SD	15-08		

6-19



TREE PROTECTION DURING CONSTRUCTION

1. CLEARLY MARK THE TREE TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE DRIPLINE. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS OF COMPACTION CAUSE WATER AND AIR NOT TO REACH THE ROOTS AND THE TREE WILL DIE. THESE "FEEDING ROOTS" OCCUR WELL AWAY FROM THE BASE OF THE TREE TO THE EDGE OF THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LANKMOMERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. THE PROTECTIVE BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.
2. NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS.
3. AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

DATE:	5-29-96	STANDARD DETAIL	CITY OF WILMINGTON
SCALE:	NTS	METHOD OF TREE PROTECTION DURING CONSTRUCTION	ENGINEERING DEPARTMENT
DRAWN BY:	GC		SD 15-09
CHECKED BY:	WHW		
SD	15-09		

6-20

MISCELLANEOUS DETAILS FOR STEPHENS BUILDING

APRIL 10, 2015

EXCLUSIVELY FOR:
TIM & SELENA STEPHENS
314 DAVIS STREET, UNIT 101
WILMINGTON, NORTH CAROLINA 28403

PREPARED BY:

www.romerama.com

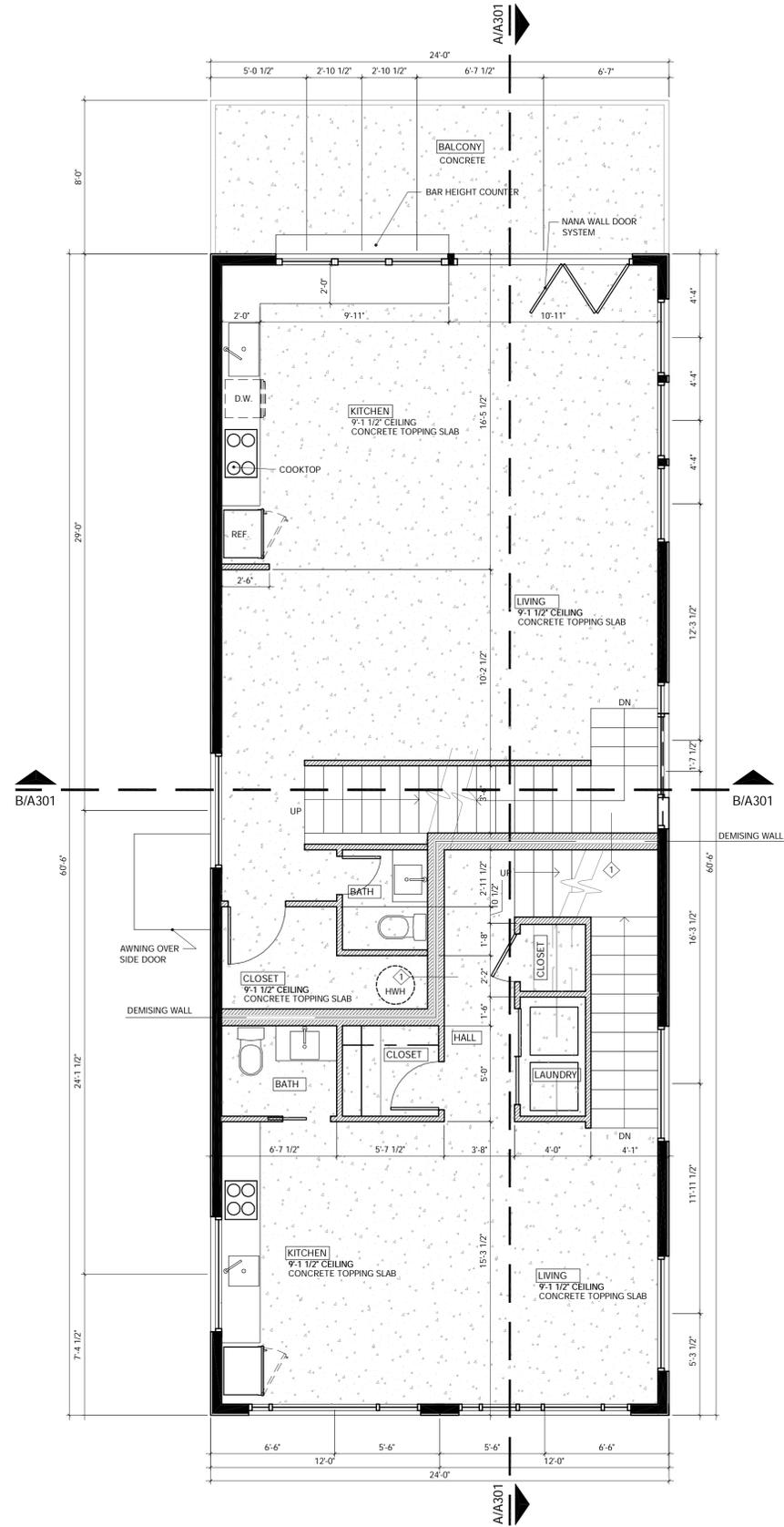
2305 PARHAM DRIVE
WILMINGTON, NORTH CAROLINA 28403
910.228.3137
CONTACT: ROB ROMERO

Approved Construction Plan	
Name:	Date:
Planning:	
Traffic:	
Fire:	

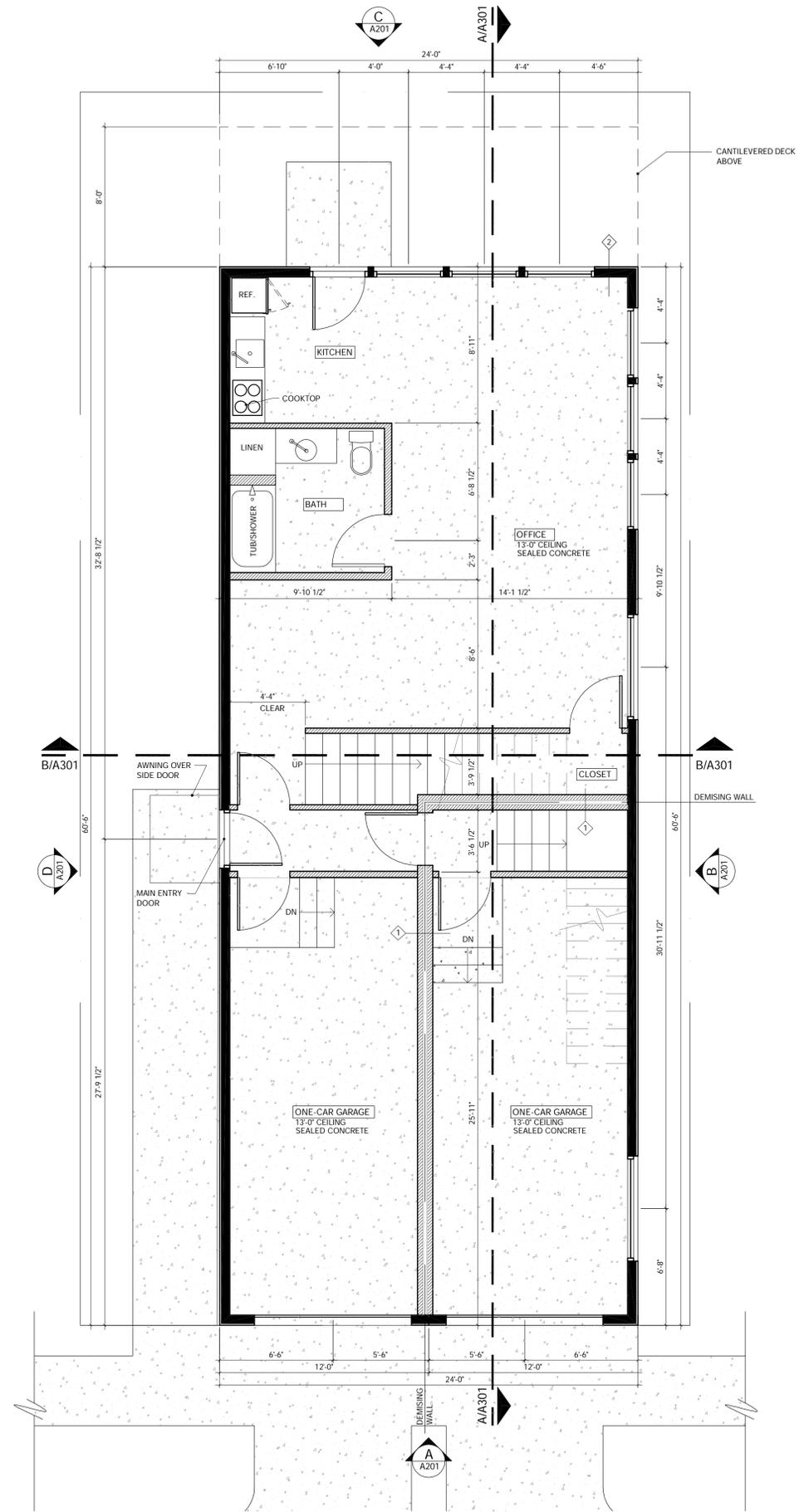
MISCELLANEOUS DETAILS
C-2

WALL LEGEND	
	2x4 WOOD STUDS @ 16" O.C.
	ICF WALL CONSTRUCTION
	ONE-HOUR RATED WALL - SEE G-2 FOR UL DETAILS. FLOOR/CEILING ASSEMBLIES TO BE UL #L550 - (L538 IN GARAGE ONLY). EXTERIOR AND INTERIOR WALLS TAGGED ON THE PLANS TO BE UL #U344 (ONE-HOUR RATED) AND INSULATED. U305 FOR SHAFT & OCCUPANCY SEPARATION.
DOOR & WINDOW LEGEND	
	3460 FX = 3'-4" WIDE X 6'-0" FIXED WINDOW
	3460 CS = 3'-4" WIDE X 6'-0" CASEMENT WINDOW
	3068 HC = 3'-0" X 6'-8" HOLLOW CORE DOOR
	3068 SC = 3'-0" X 6'-8" SOLID CORE DOOR
NOTE: SIZES ARE APPROXIMATE - VERIFY ACTUAL DIMENSIONS WITH MANUFACTURERS.	
EXTERIOR AND INTERIOR DOORS BETWEEN PUBLIC SPACES AND UNITS TO BE 60 MIN. RATED DOORS AND TO HAVE AUTOMATIC CLOSERS.	

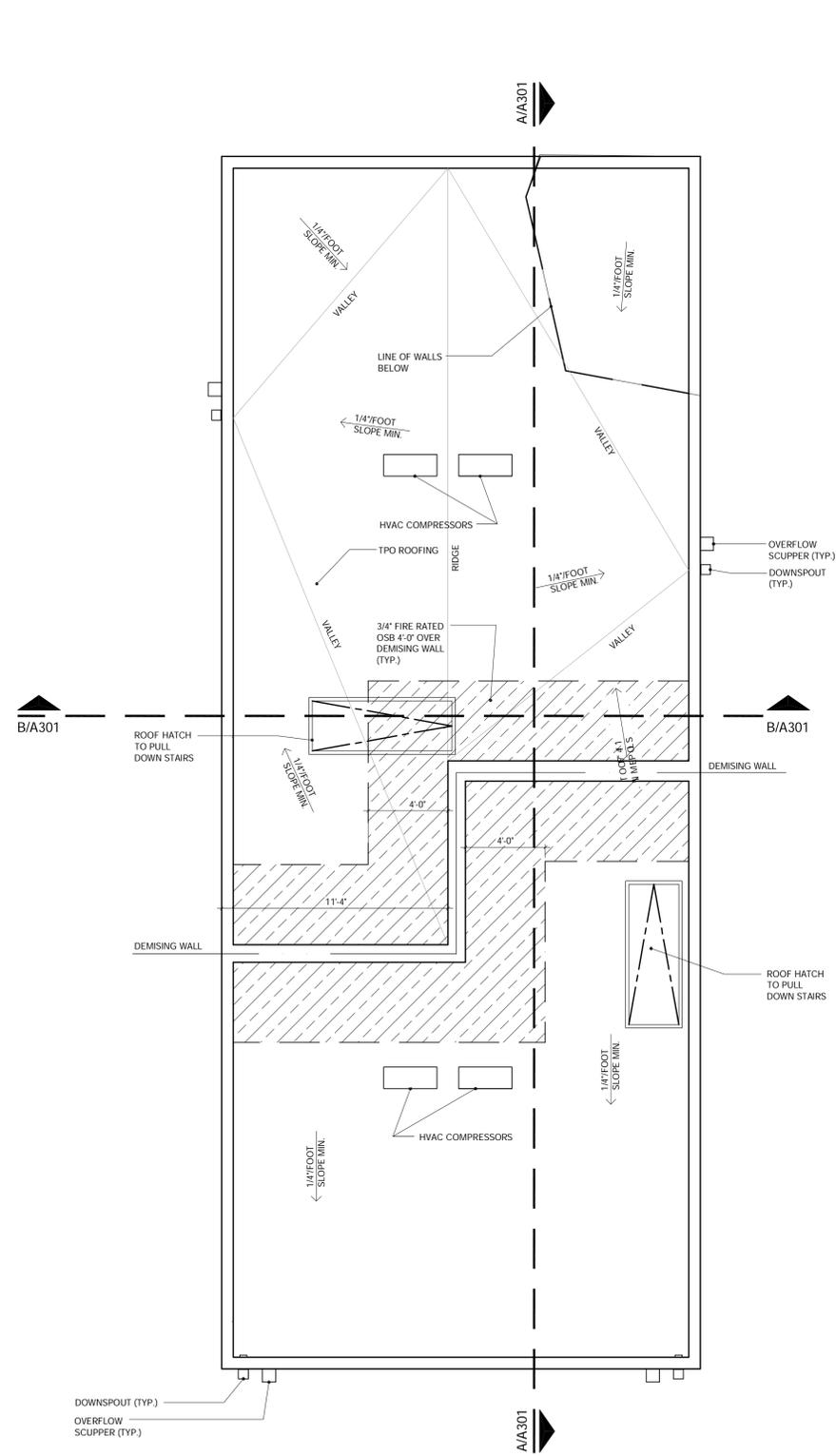
SECOND FLOOR PLAN
SCALE = 1/4" = 1'-0"



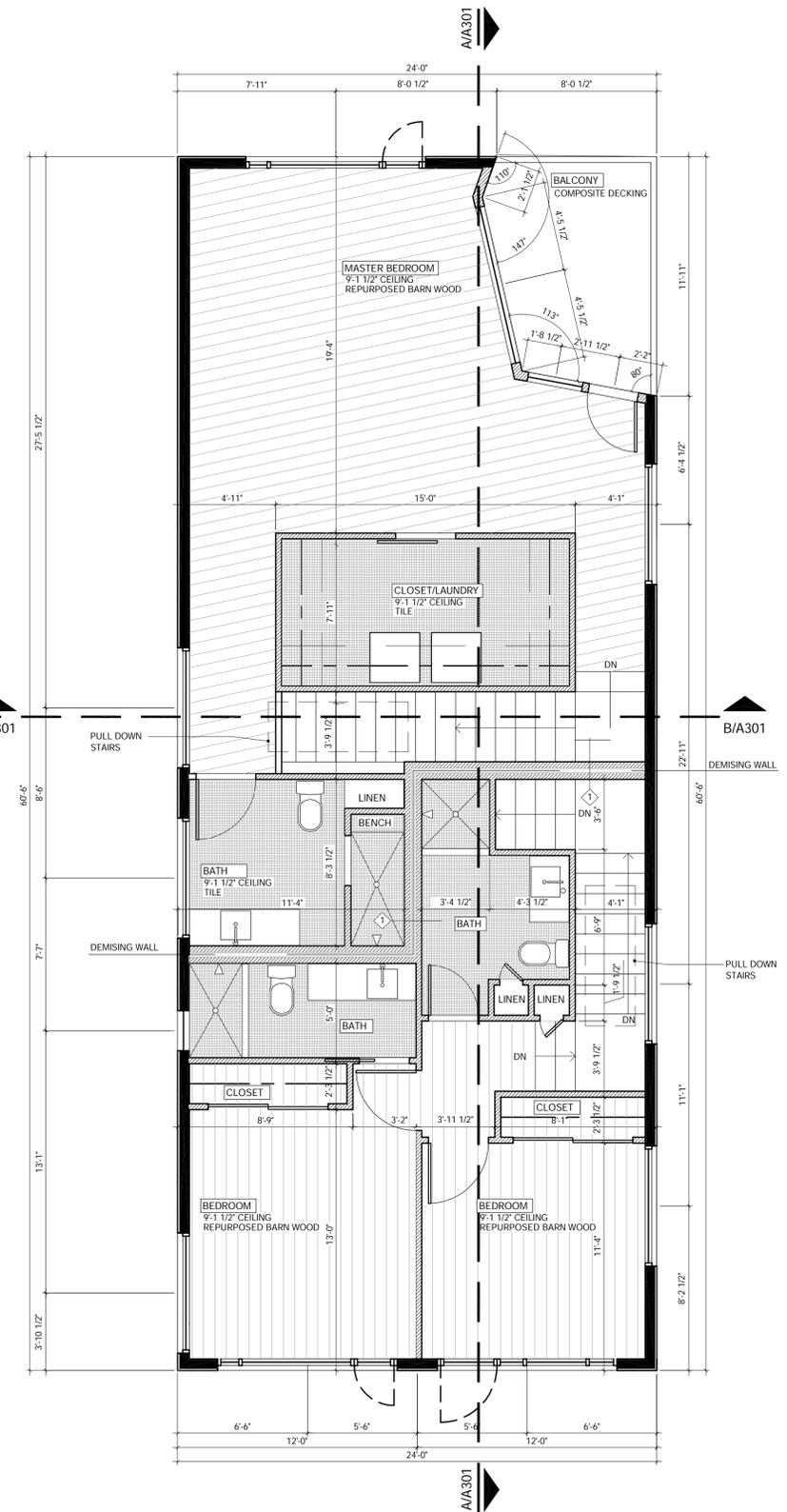
GROUND FLOOR PLAN
SCALE = 1/4" = 1'-0"



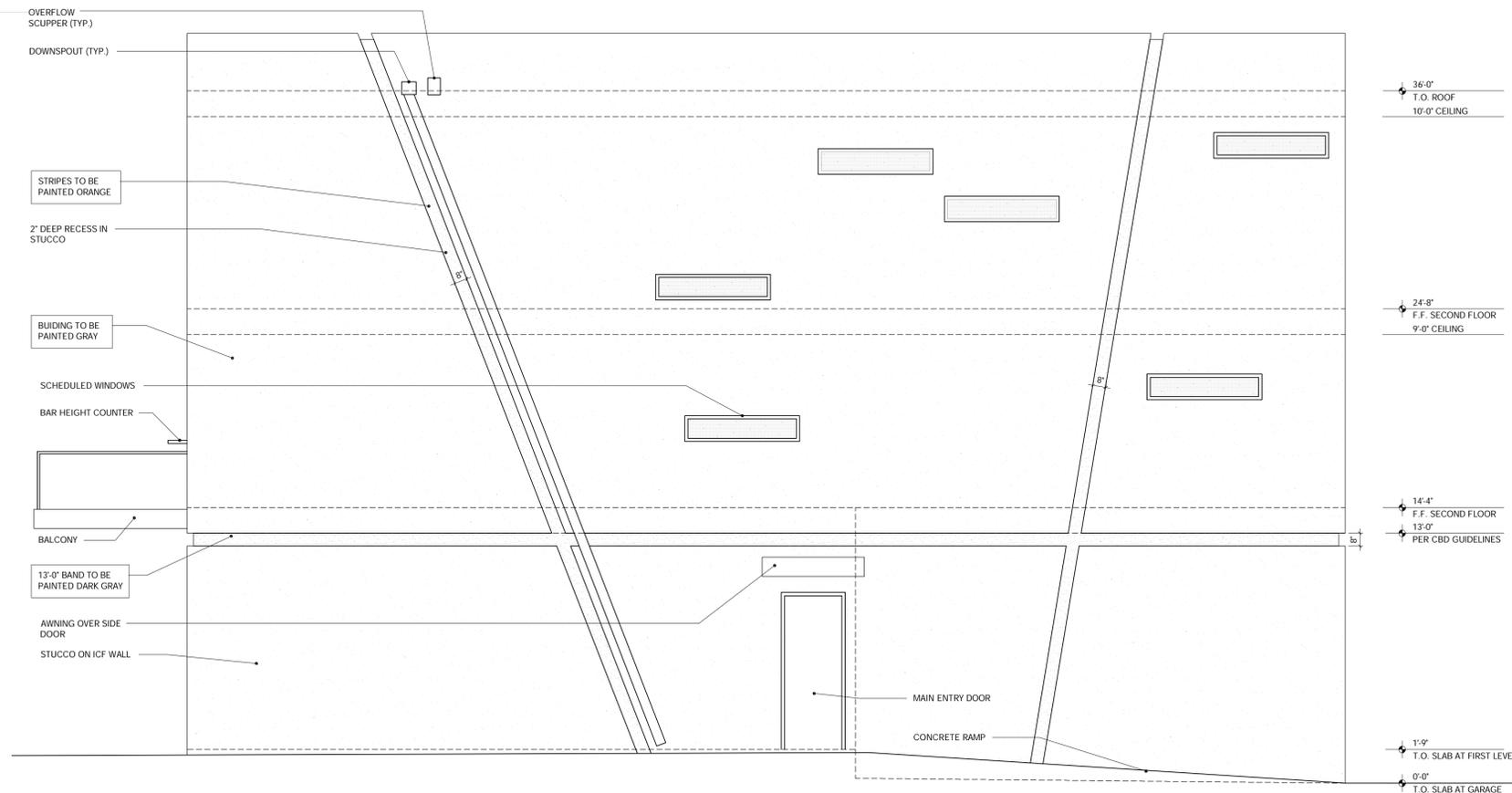
WALL LEGEND	
	2X4 WOOD STUDS @ 16" O.C.
	ICF WALL CONSTRUCTION
	ONE-HOUR RATED WALL - SEE G-2 FOR UL DETAILS. FLOOR/CEILING ASSEMBLIES TO BE UL #1550 - (L538 IN GARAGE ONLY). EXTERIOR AND INTERIOR WALLS TAGGED ON THE PLANS TO BE UL #U344 (ONE-HOUR RATED) AND INSULATED U305 FOR SHAFT & OCCUPANCY SEPARATION.
DOOR & WINDOW LEGEND	
	3460 FX = 3'-4" WIDE X 6'-0" FIXED WINDOW
	3460 CS = 3'-4" WIDE X 6'-0" CASEMENT WINDOW
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NOTE: SIZES ARE APPROXIMATE - VERIFY ACTUAL DIMENSIONS WITH MANUFACTURERS.	
EXTERIOR AND INTERIOR DOORS BETWEEN PUBLIC SPACES AND UNITS TO BE 60 MIN. RATED DOORS AND TO HAVE AUTOMATIC CLOSERS.	



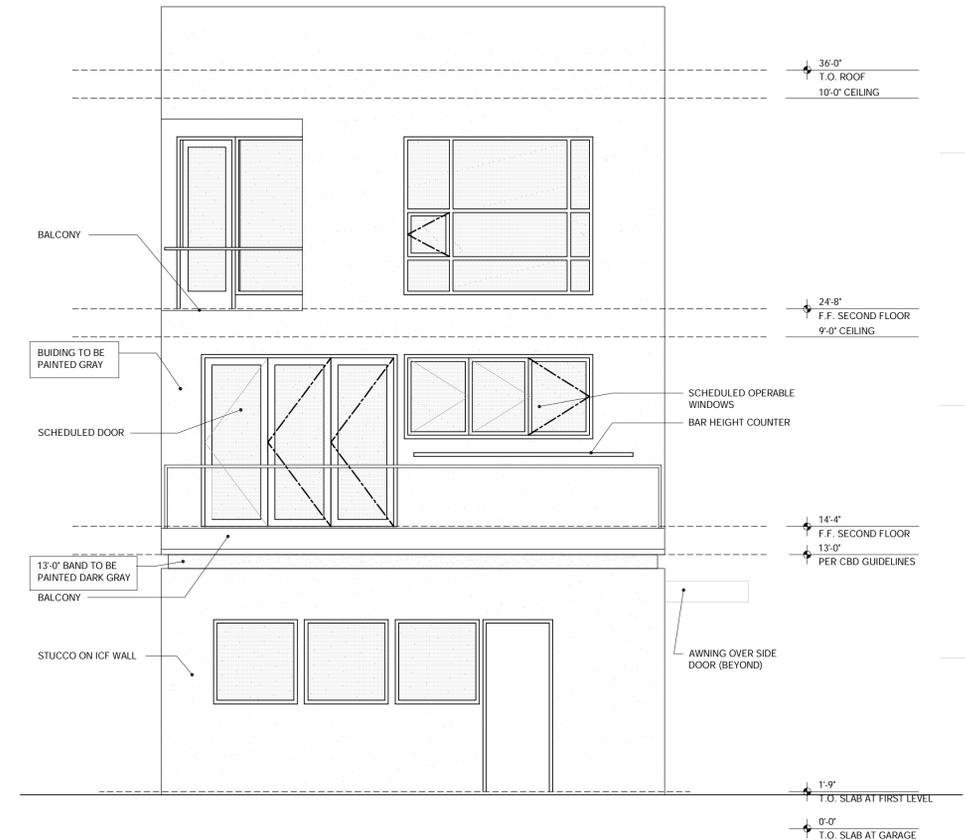
ROOF PLAN
SCALE = 1/4" = 1'-0"



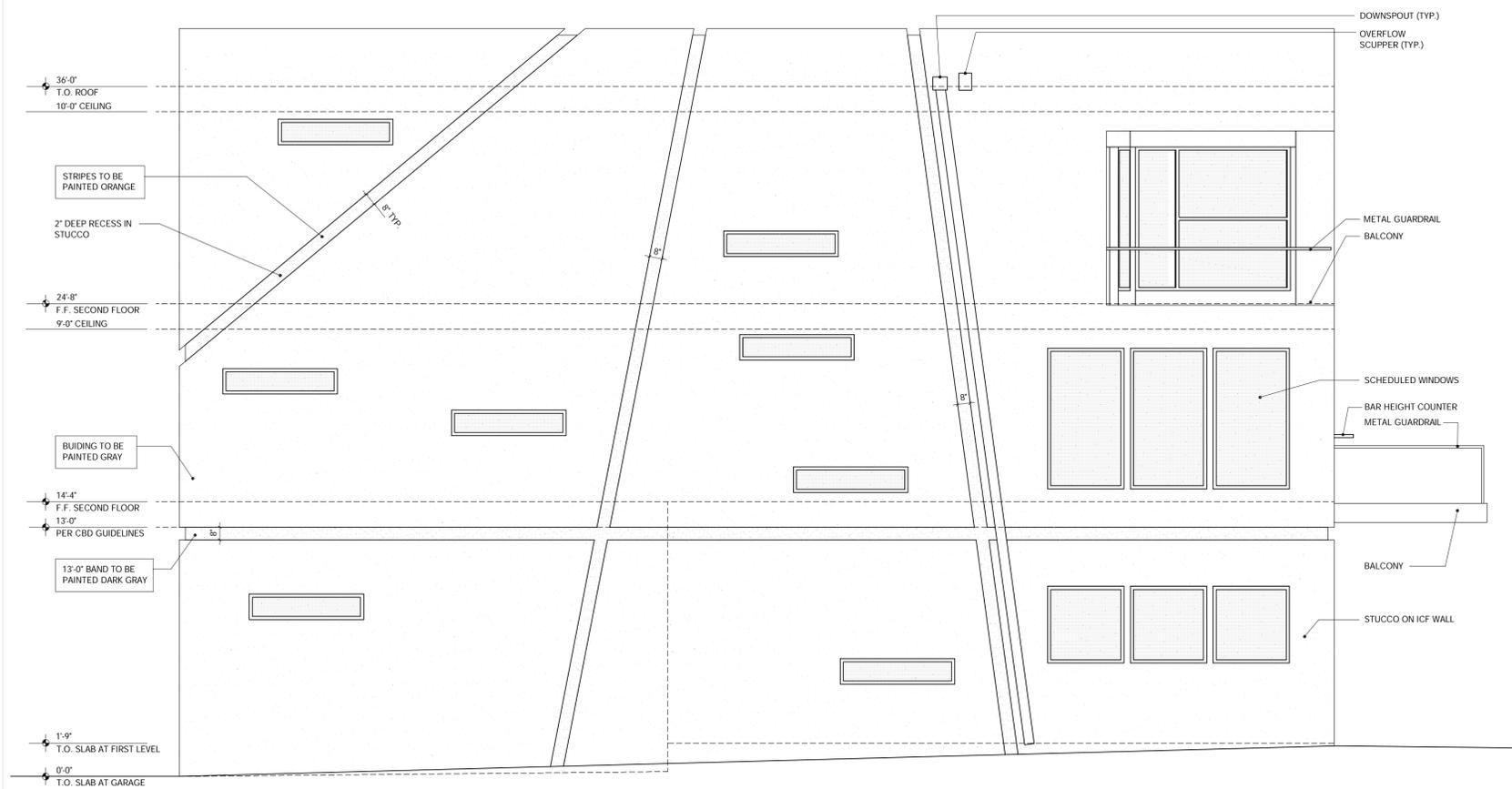
THIRD FLOOR PLAN
SCALE = 1/4" = 1'-0"



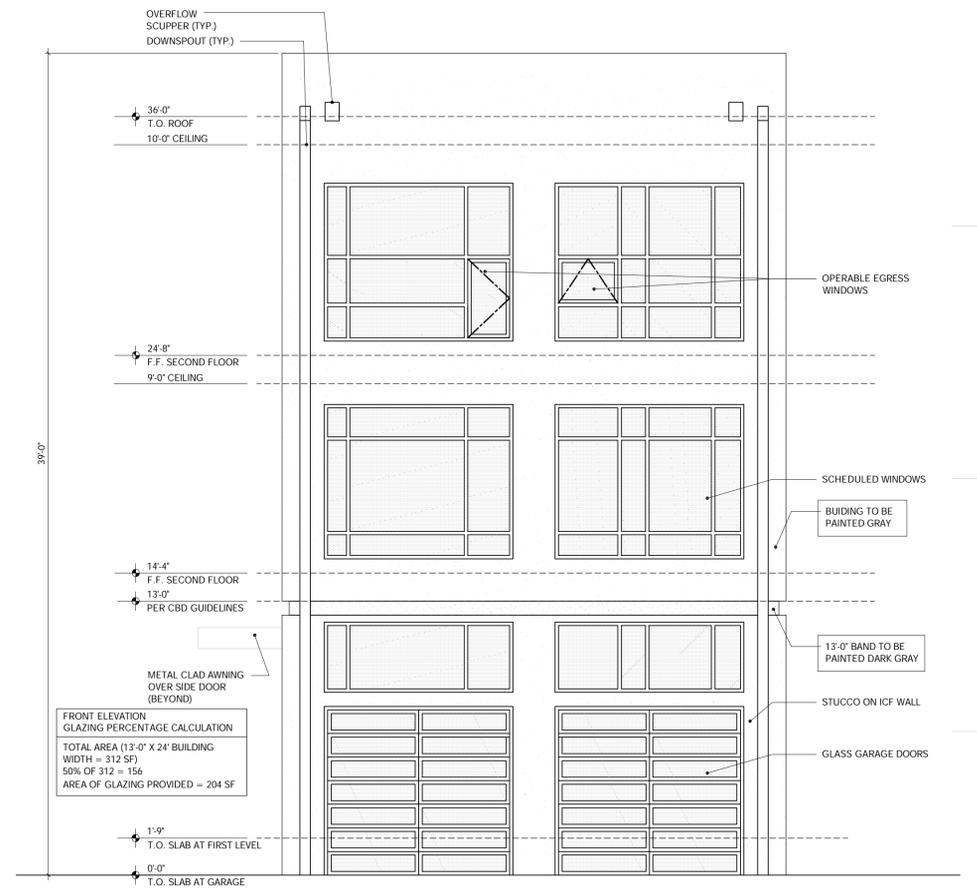
D RIGHT SIDE ELEVATION
SCALE = 1/4" = 1'-0"



C REAR ELEVATION
SCALE = 1/4" = 1'-0"



B LEFT SIDE ELEVATION
SCALE = 1/4" = 1'-0"



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

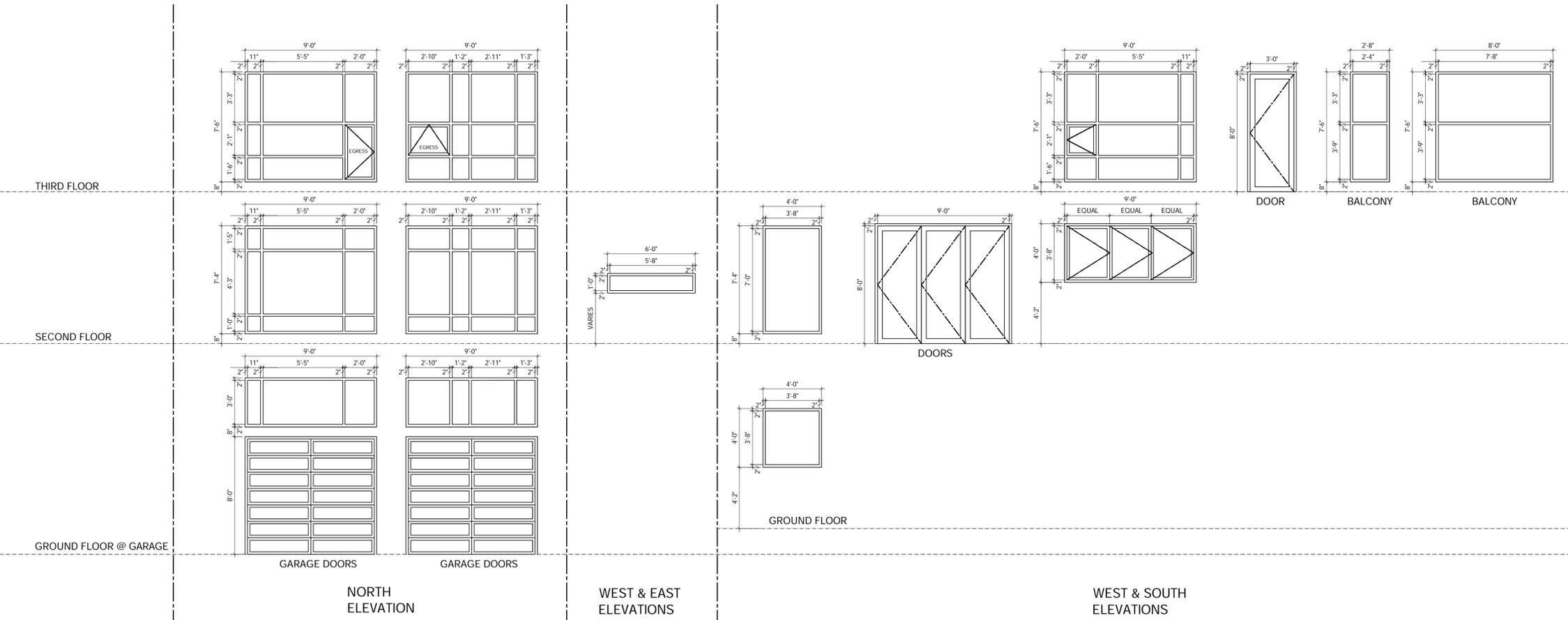
DOOR/WINDOW NOTES:

1. THE DIMENSIONS ON THE DOOR AND WINDOW SCHEDULES ARE GIVEN TO CLARIFY HEAD HEIGHT, LOCATIONS AND DESIGN INTENT. CONTRACTOR SHALL COORDINATE WINDOW SIZES AND ROUGH OPENING DIMENSIONS WITH THE MANUFACTURER PRIOR TO CONSTRUCTION.
2. PLAN DIMENSIONS ARE TO CENTER LINES OF THE DOORS AND WINDOWS. PROVIDE A MINIMUM 3" STOPPOCKETS BETWEEN WINDOWS, DOORS AND SIDELITES, UNLESS NOTED OTHERWISE.
3. WINDOW AND DOOR STYLE AND COLOR TO BE APPROVED BY ARCHITECT AND OWNER.

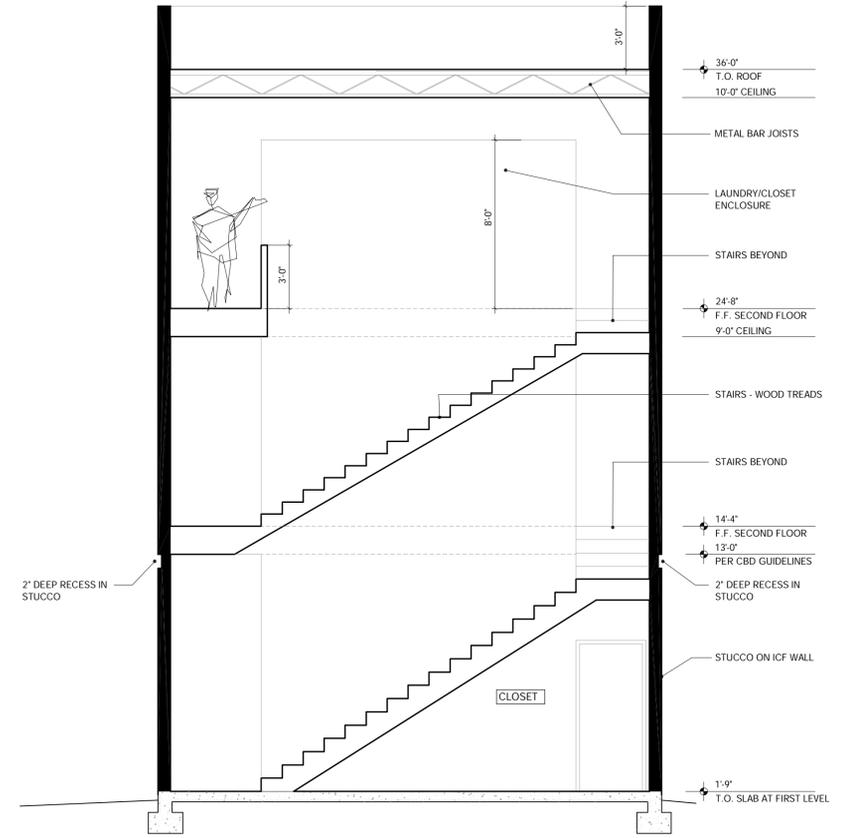
TO MEET NC EGRESS CODE - WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 4.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS MUST HAVE A MINIMUM TOTAL GLASS AREA OF NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A GROUND FLOOR WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF AN UPPER STORY WINDOW.

NOTE: TEMPERED GLAZING WHERE REQUIRED:

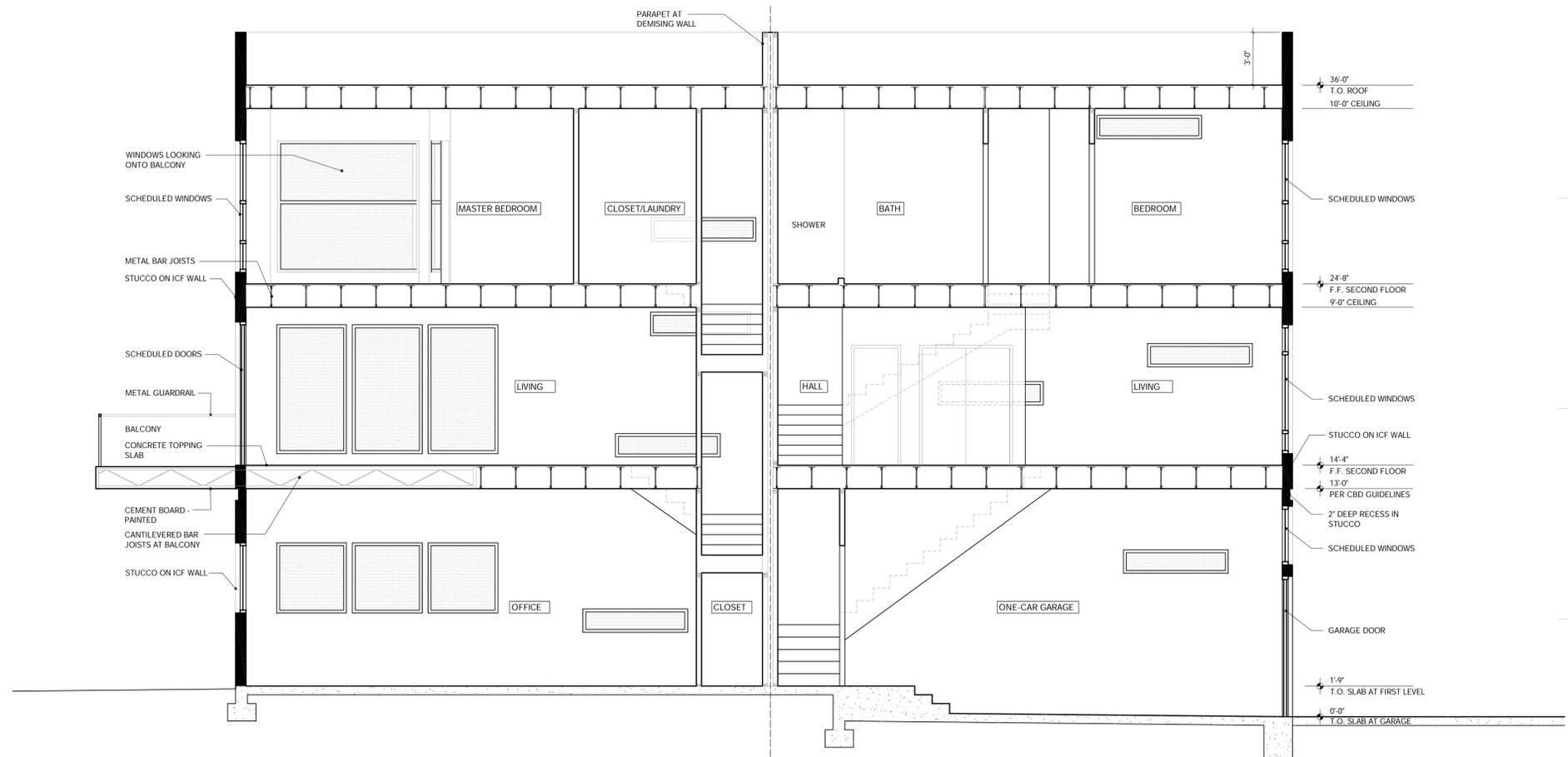
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.



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



b BUILDING SECTION
SCALE = 1/4" = 1'-0"



A BUILDING SECTION
SCALE = 1/4" = 1'-0"