

BUILDING CODE ANALYSIS

PROJECT DESCRIPTION: CONSTRUCTION OF NEW THREE-STORY, THREE-FAMILY RESIDENTIAL BUILDING ON EXISTING LOT.

TABLE 601: FIRE RESISTANCE RATING FOR ELEMENTS

BUILDING ELEMENT	FIRE RATING (HOURS) TYPE V-A	COMPLIANCE
STRUCTURAL FRAME	1 HRS	COMPLIES
EXTERIOR BEARING WALLS	1 HRS	COMPLIES
INTERIOR BEARING WALLS	1 HRS	COMPLIES
EXTERIOR NON-BEARING WALLS > 30 FEET	0 HRS	COMPLIES
INTERIOR NON-BEARING WALLS & PARTITIONS	0 HRS	COMPLIES
FLOOR CONSTRUCTION INCLUDING BEAMS & JOISTS	1 HRS	COMPLIES
ROOF CONSTRUCTION	1HRS	COMPLIES

USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY	USE	SECT. BC 302
PRIMARY	RESIDENTIAL	R-2

TABLE 503: CONSTRUCTION CLASSIFICATION - SPRINKLERED

OCCUPANCY / USE	TYPE OF CONSTRUCTION
GROUP: R	TYPE III-B COMBUSTIBLE

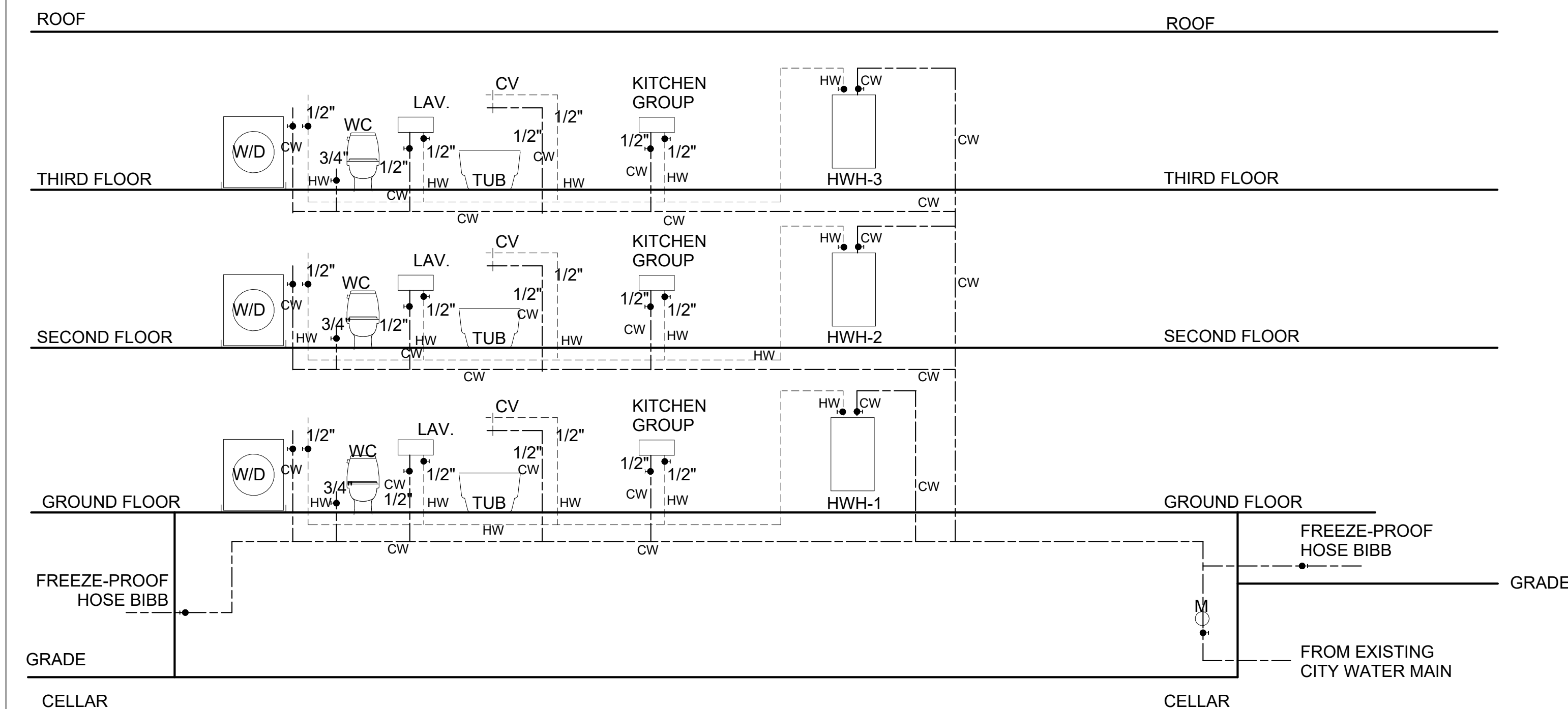
NOTE

ALL FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER AND SHALL COMPLY WITH TABLE P2903.2

MAX. FLOW RATES:
 LAV. FAUCET 1.0GPM AT 60 PSI
 SHOWER HEAD 1.75GPM AT 80 PSI
 SINK FAUCET 1.5GPM AT 60 PSI
 WATER CLOSET 1.28 GP

NOTE

1. PROVIDE SEPARATE WATER & SPRINKLER LINES - SIZES TO BE DETERMINED BY HYDRAULIC CALCULATIONS
 2. PROVIDE BACKFLOW PREVENTER (BFP) ON DOMESTIC & SPRINKLER LINES IF REQUIRED. BFP TO BE LOCATED IN LIT AND HEATED SPACE
 3. PROVIDE HOUSE TRAP AND BACK WATER VALVE AS REQUIRED.



Plumbing Riser Diagram 1
1/4" = 1'-0"

TABLE R301.2(1) - CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
50 PSF	115 MPH	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	9°F	YES	SEE MAP	-	-

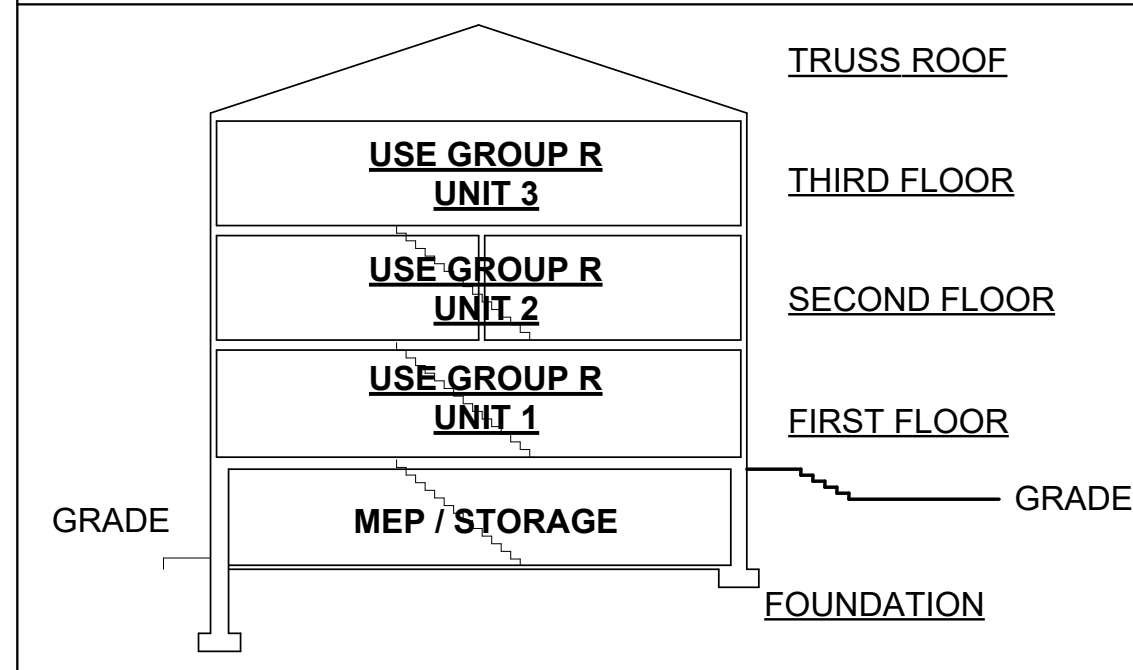
MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
STEWART INTERNATIONAL: 491	42°	9°F	95°F	N/A	72°F	75°F	63°F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
20°F	15 MPH	7.5 MPH	76°F	19°F	50°F	50°F	-

TABLE R402.1.1 - INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT - CLIMATE ZONE 5

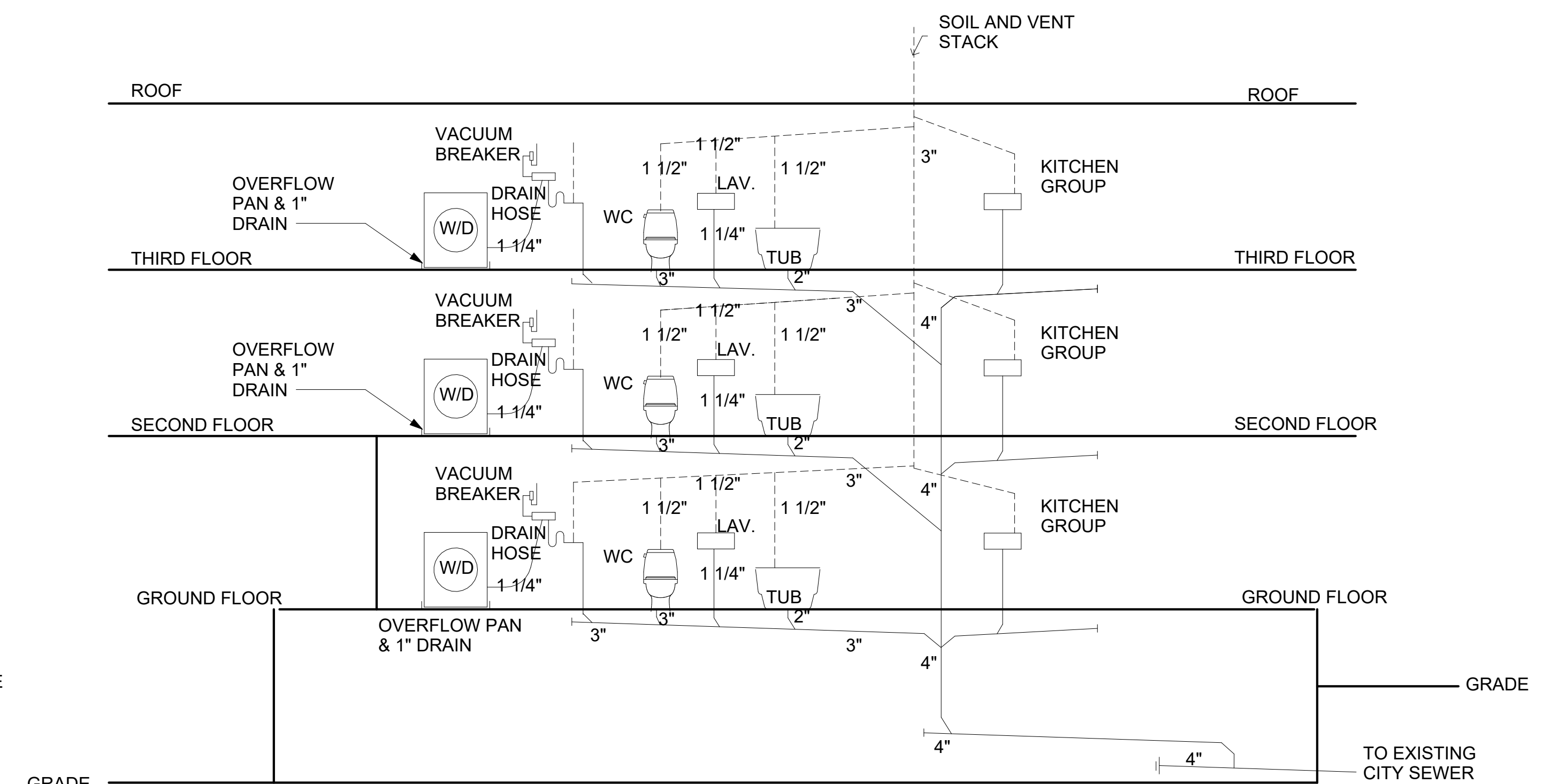
	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
REQUIRED	0.32	0.55	49	20 OR 13+5	13/17	30	15/19	10 / 2 FT.	15/19
PROPOSED	0.31	N/A	49	23	N/A	N/A	N/A	N/A	N/A

KEY SECTION



PROJECT DESCRIPTION

OCCUPANCY: OCCUPANCY GROUP R-2 (3-FAMILY)
 CONSTRUCTION CLASSIFICATION: GROUP V-A COMBUSTIBLE CONSTRUCTION
 BUILDING AREA: +/- 3180 SF
 BUILDING HEIGHT: +/- 34 FT



Soil, Waste, & Vent Diagram 2
1/4" = 1'-0"



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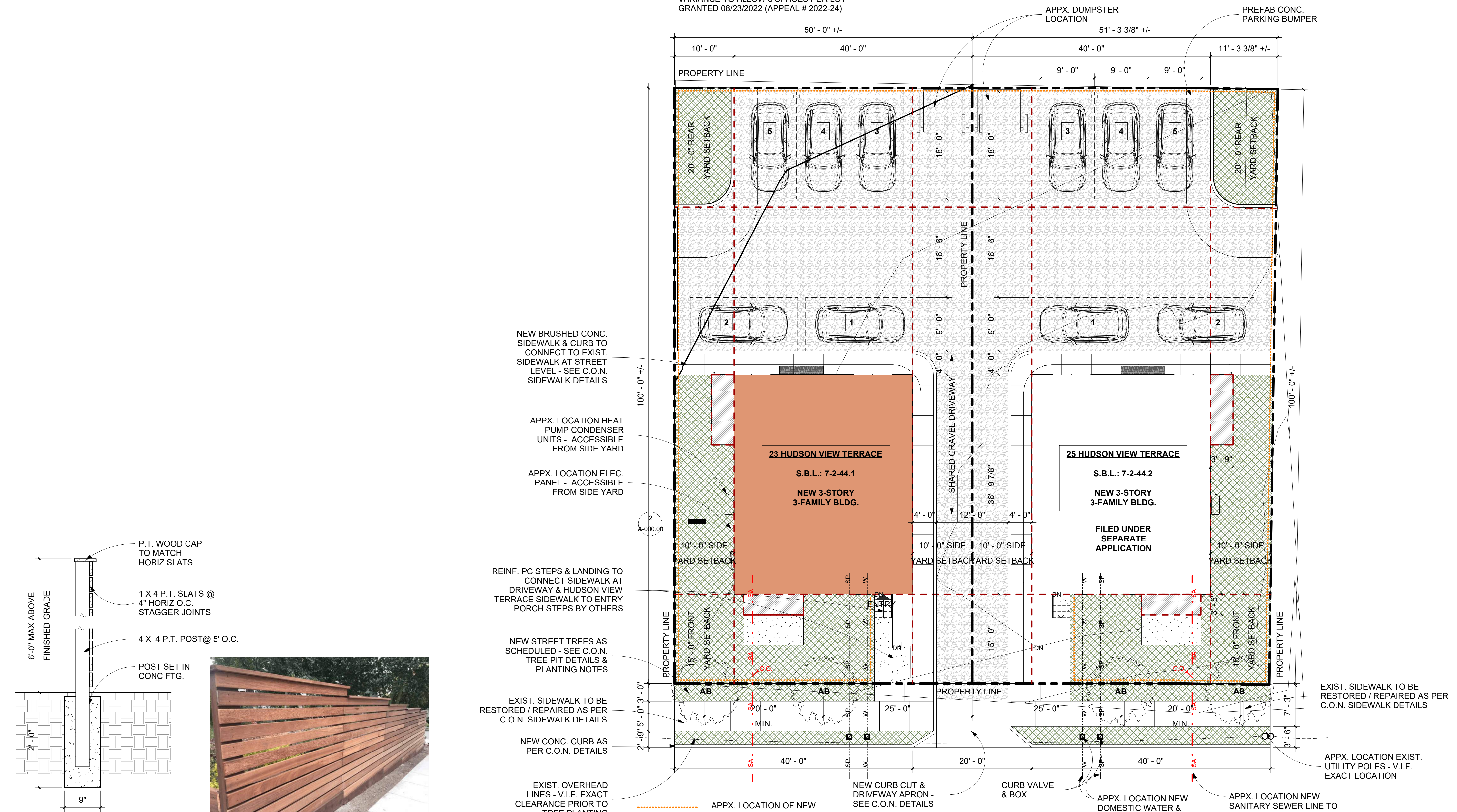
DRAWING TITLE
Building Code Notes & Plumbing Riser Diagram

DRAWING NO.
G-002.00

SEAL & SIGNATURE
 DATE: 05.05.2025
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NOTE:
PARKING REQUIREMENTS FOR RL DISTRICT = 2
SPACES / DWELLING UNIT = 6 REQUIRED SPACES
FOR EACH LOT SHOWN

VARIANCE TO ALLOW 5 SPACES PER LOT
GRANTED 08/23/2022 (APPEAL # 2022-24)



Typ. Perimeter Fence Detail 2
1" = 1'-0"

STREET TREE PLANT LIST							SEE TREE PIT DETAILS & PLANTING NOTES ON Z-003.00
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
AB	ACER BUERGERIANUM	TRIDENT MAPLE	4		B&B	AS SHOWN - MIN. 20' O.C.	V.I.F. EXACT LOCATIONS OF EXISTING UTILITY POLES AND CENTRAL SERVICES BEFORE PLANTING - TREES ARE NOT TO BE PLANTED OVER INCOMING SERVICES

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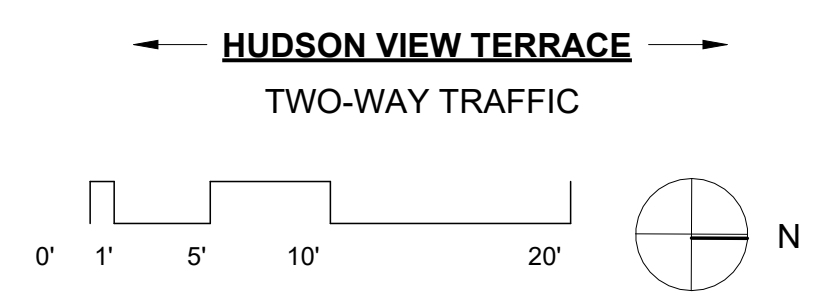
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DRAWING TITLE
Site Plan & Notes

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A-000.00

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Site Plan 1
1/8" = 1'-0"

NOTES

- ALL 'B' LABEL FIRE DOORS ARE 3/4 HOUR FIRE PROOF SELF-CLOSING (FPSC) UNLESS OTHERWISE NOTED.
- ALL PUBLIC CORRIDORS TO HAVE BATTERY SUPPLIED LIGHTING.
- CORRIDORS & BATHROOMS TO BE MECHANICALLY VENTILATED
- EXISTING FLOOR / CEILING HEIGHT = +/- 9'-0" TO UNDERSIDE OF DECKING.
EXISTING FLOOR / UNDERSIDE OF BEAMS = +/- 7'-2" - COMPLIES WITH SECT. 1003.3.1: MIN. HEADROOM OF 80 INCHES UNDER PROTRUDING OBJECTS.

LEGEND

- EXIT SIGN
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- 1-HR. FIRE RATED PARTITION
- 45 MIN. FIRE RATED SELF CLOSING DOOR

FIRE PROTECTIVE ALARM SYSTEM - SOUNDING, VISUAL & ACTUATING DEVICES

- HORN TYPE SOUNDING DEVICE - WITH INTEGRAL VISUAL DEVICE
- STROBE VISUAL DEVICE
- MANUAL FIRE ALARM ACTUATING DEVICE OR STATION
- AUTOMATIC SMOKE AND CARBON DETECTION ALARM ACTUATING DEVICE
- AUTOMATIC HEAT DETECTION ALARM ACTUATING DEVICE - HARDWIRED

PORTABLE FIRE EXTINGUISHER SCHEDULE

BASED ON ONE (1) FIRE EXTINGUISHER PER 3,000 SF OF FLOORS OR FRACTION THEREOF, SO DISTRIBUTED THAT ONE (1) EXTINGUISHER SHALL NOT BE MORE THAN 75 FEET TRAVEL DISTANCE FROM ANY POINT IN THE CORRIDOR.

- PORTABLE FIRE EXTINGUISHER - RECESSED CABINET (FE-1)
- PORTABLE FIRE EXTINGUISHER - SURFACE MOUNTED W/BRACKET (FE-2)

NOTE:
1-HR CLG. AT UNDERSIDE OF COMMON HALL STAIR - TYP. ALL FLOORS

NOTE:
BUILDING TO BE FULLY SPRINKLERED IF REQUIRED - FILED UNDER SEPARATE APPLICATION

EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2

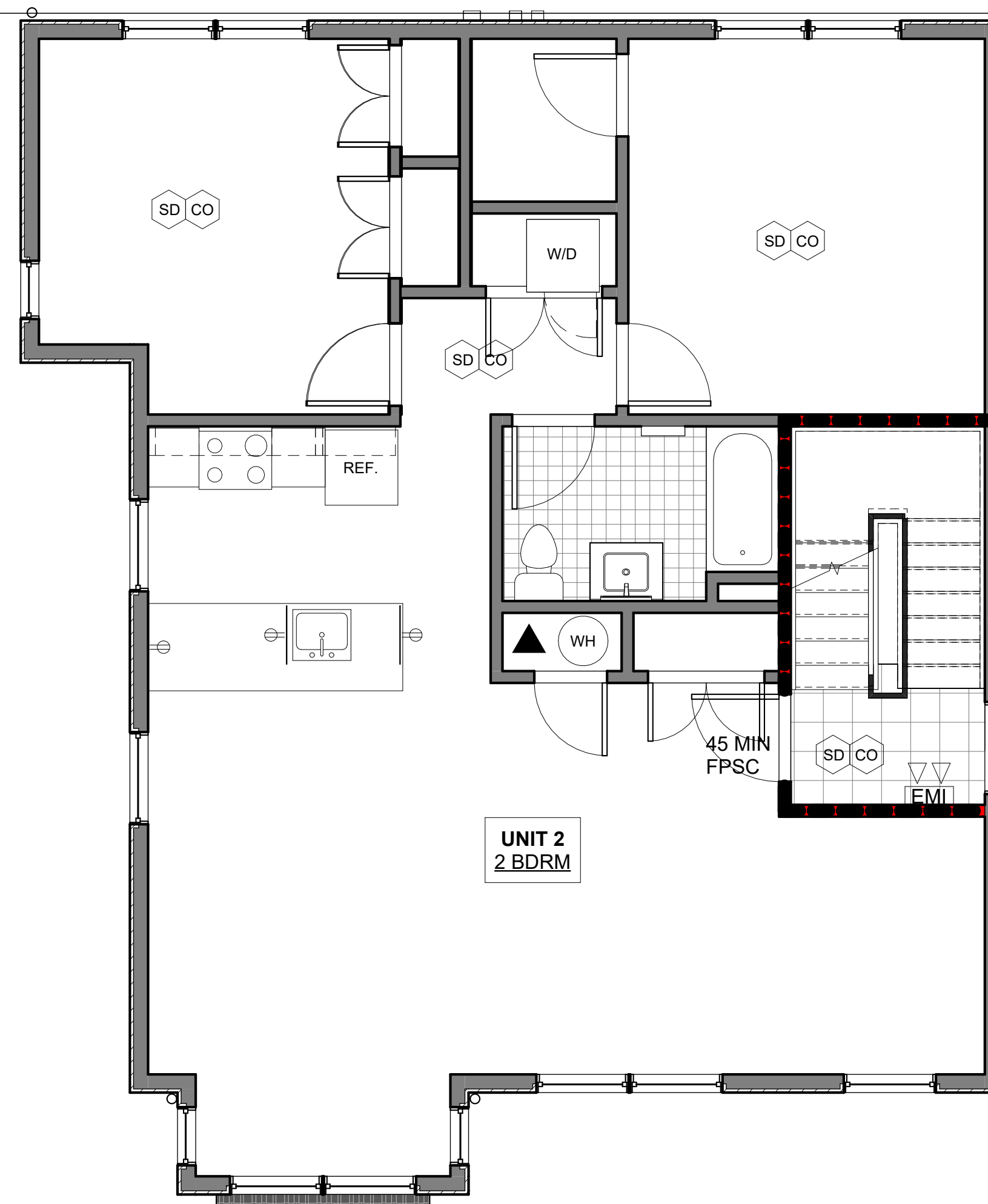
OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
R	200 FEET	300 FEET

CORRIDOR FIRE RESISTANCE RATING - TABLE 1021.1

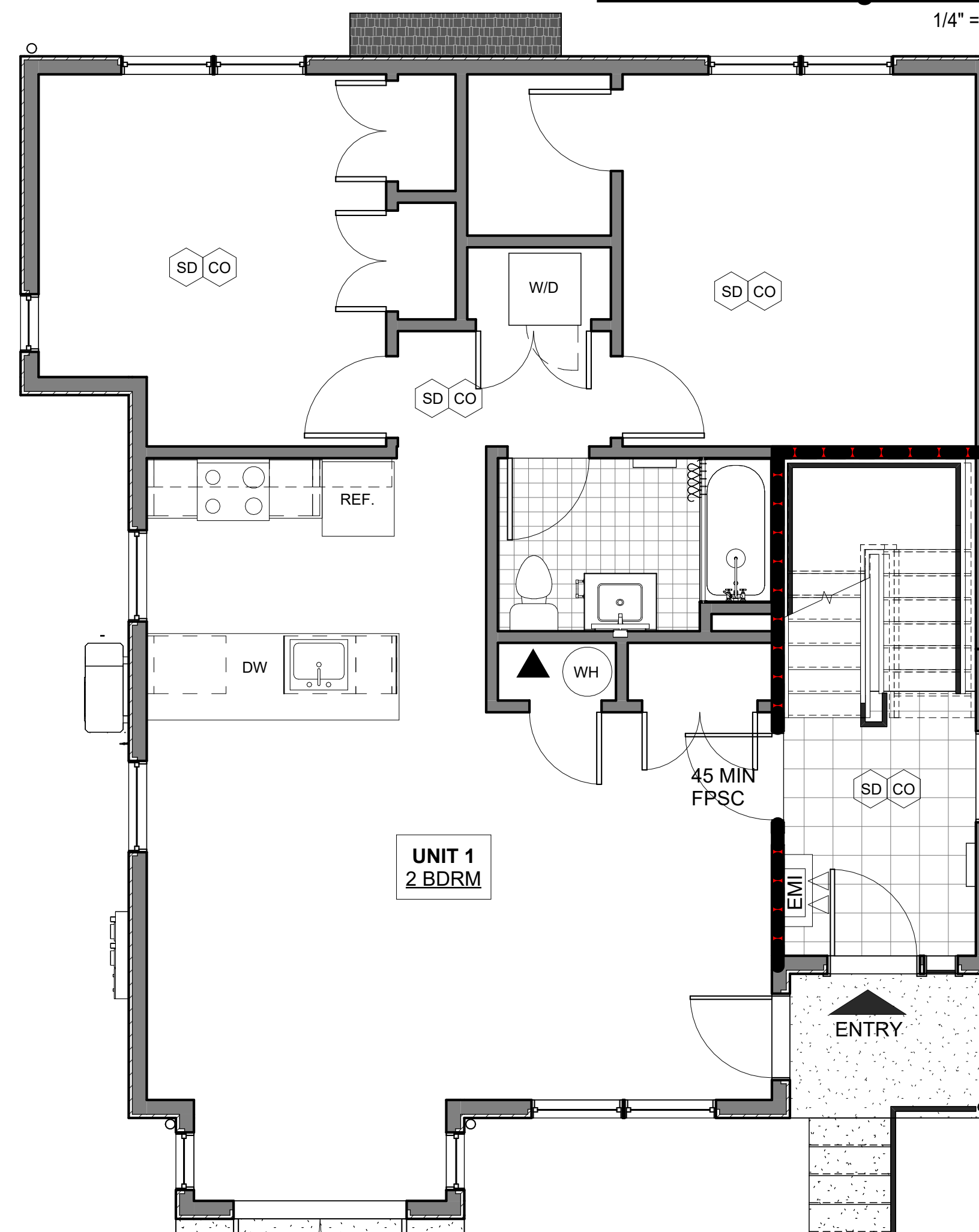
OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
R	1 HOUR	0 HOUR

STORIES WITH ONE EXIT - TABLE 1006.3.3(1)

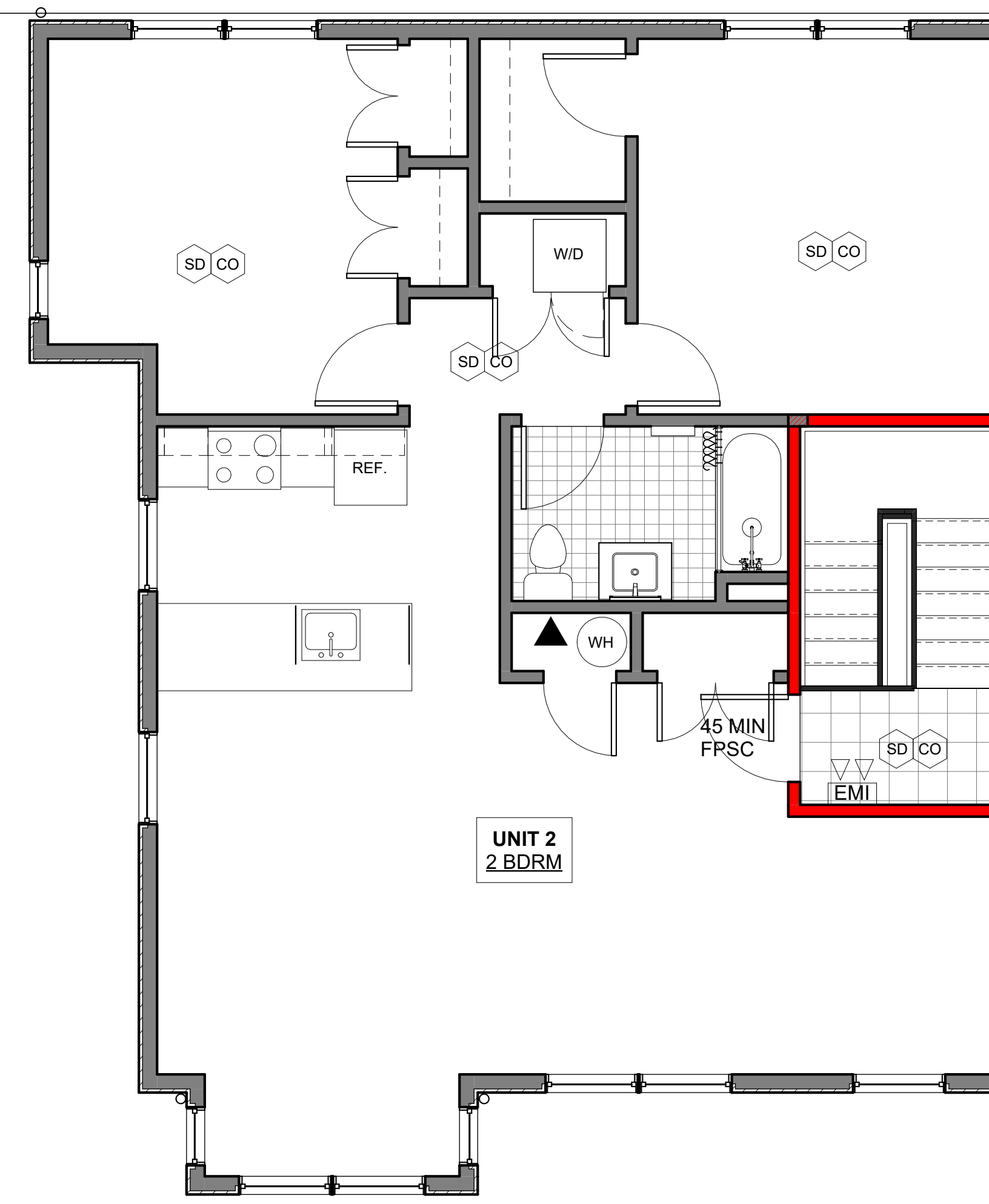
STORY	OCCUPANCY	MAX OCCUP. LOAD PER FLOOR	MAX COMMON PATH OF EGRESS TRAVEL DISTANCE
FIRST STORY ABOVE GRADE	R	49 PERSONS	125 FEET
SECOND STORY ABOVE GRADE	R	49 PERSONS	125 FEET



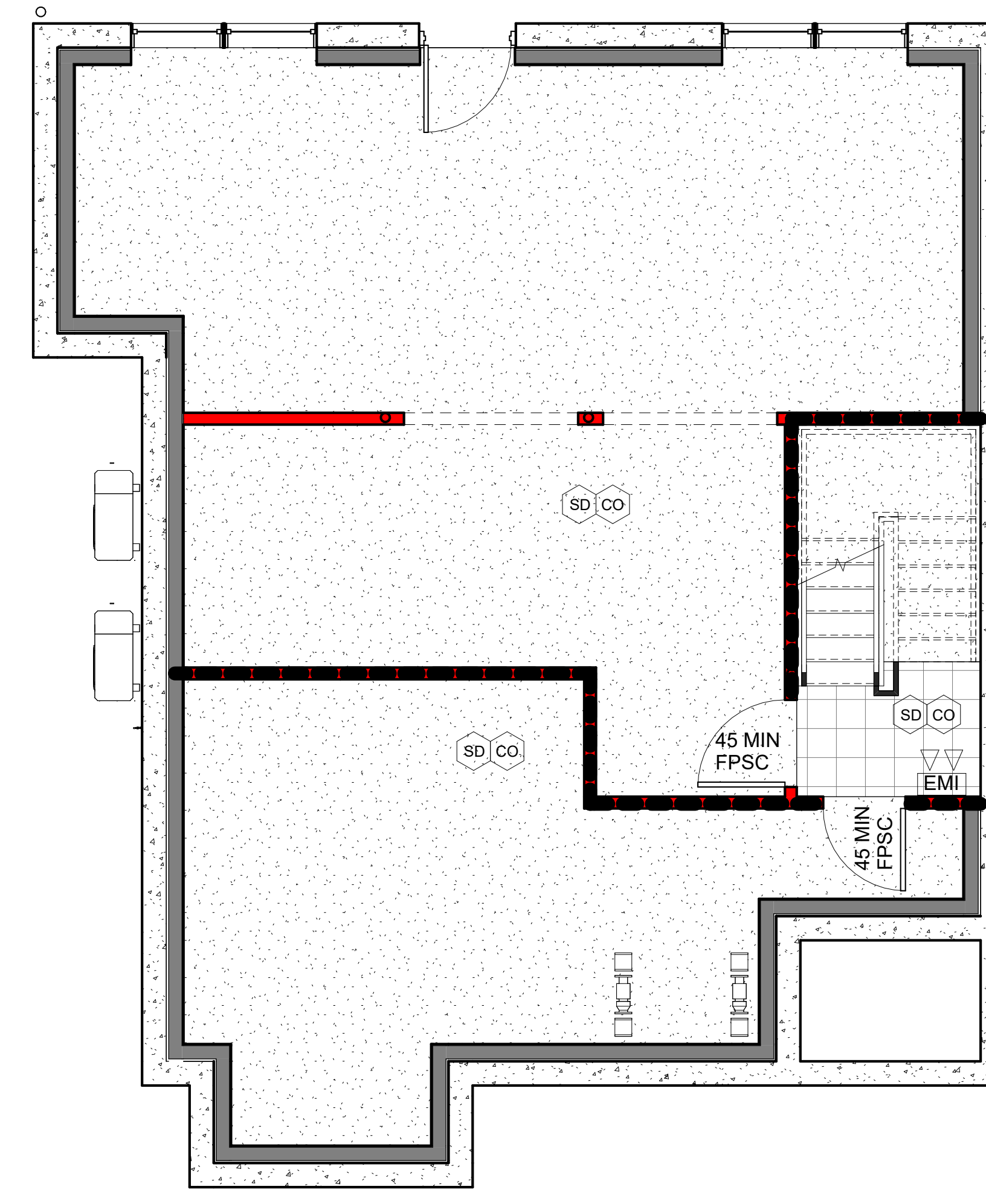
Second Floor Egress Plan 3
1/4" = 1'-0"



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



Third Floor Egress Plan 4
1/4" = 1'-0"



Cellar Egress Plan 1
1/4" = 1'-0"

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PROJECT NORTH

DRAWING TITLE
Egress Plans

DRAWING NO.
A-010.00

SEAL & SIGNATURE
DATE: 05.05.2025
SCALE: 1/4" = 1'-0"
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WINDOW SCHEDULE

MARK	MANUFACTURER	SERIES	TYPE	ROUGH OPENING		SILL HEIGHT	COLOR	INTERIOR CASING	COMMENTS
				WIDTH	HEIGHT				
A	ANDERSEN	A-SERIES (VINYL CLAD)	DOUBLE-HUNG	3'-2"	5'-0"	2'-0"	EXT: BLACK INT: WHITE		EGRESS 1 OVER 1
A1	ANDERSEN	A-SERIES (VINYL CLAD)	DOUBLE-HUNG	3'-2"	5'-0"	2'-0"	EXT: BLACK INT: WHITE		TEMPERED 1 OVER 1
A2	ANDERSEN	A-SERIES (VINYL CLAD)	DOUBLE-HUNG	2'-0"	5'-0"	2'-0"	EXT: BLACK INT: WHITE		1 OVER 1

NOTE: PAIRS OF WINDOWS TO BE MULLED TOGETHER - SEE WINDOW DETAILS A-400.00

NOTE: PRIOR TO ORDERING, CONTRACTOR TO VERIFY ROUGH OPENING SIZES & REPORT ANY DEVIATION TO THE OWNER OR ARCHITECT. ALL WINDOWS SHALL MEET THE MIN. U-FACTOR OF 0.32 OR BETTER

NOTE: SEE ELEVATIONS TO CONFIRM LOCATIONS OF WINDOWS TO HAVE TEMPERED GLAZING

NOTE:

NO DRYER / EXHAUST / FRESH AIR VENTS SHALL BE VISIBLE ON THE HUDSON VIEW TERRACE ELEVATION - ALL EXPOSED VENTS ON REMAINING ELEVATIONS TO BE PAINTED TO MATCH SURROUNDING EXTERIOR FINISH

WINDOW NOTES

- CONTRACTOR TO TAPE AND SEAL ALL WINDOWS/FLANGES AND BLOCKING
- CONTRACTOR TO PROVIDE ALL NECESSARY TRIM & MOULDING ('AZEK' OR EQUAL) TO TRIM OUT OPENINGS

EXTERIOR WORK

1. OWNER & CONTRACTOR SHALL INSPECT THE BUILDING ON A REGULARLY SCHEDULED BASIS. THE BUILDING SHALL BE INSPECTED FOR, BUT NOT LIMITED TO THE FOLLOWING: LIGHT FIXTURES, SIGNAGE, CORNICES, CAST STONE, SILLS, FIRE ESCAPES. IN ADDITION SHALL REPAIR UNSAFE, DETERIORATING, OR FAILING CONDITIONS SUCH AS LOOSE BRICKS, CRACKS, BULGING MASONRY, RUSTED METAL, OR OTHER SIGNS THAT THE FACADE MAY BE DETERIORATING.



EXTERIOR LIGHT FIXTURE L1
EUROFASE SKY, LED OUTDOOR SURFACE MOUNT
MODEL NO. 28287025 OR EQUAL
LAMP SHADE COLOR TO BE "GRAPHITE GREY"
LIGHT TYPE TO BE 2700K OR LESS



EXTERIOR LIGHT FIXTURE L2
BOWIE LED SCENCE BY BARNLIGHT ELECTRIC
MODEL "BLE-W-WHBO" OR EQUAL
HARWARE COLOR TO BE "BLACK"
LIGHT TYPE TO BE 2700K OR LESS

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	SIZE	COLOR	NOTES
G1	LP SMART SIDE SMOOTH FINISH W/ VERTICAL BATTENS @ 12" O.C.	TBD	WHITE	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G2	LP SMART SIDE SMOOTH LAP SIDING	TBD	WHITE	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G3	TIMBERLINE HDZ ARCHITECTURAL SHINGLES BY GAF (OR APPROVED EQUAL)	TBD	CHARCOAL	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING

PAINT SCHEDULE

MARK	LOCATION	MANUFACTURER	MODEL #	COLOR NAME	FINISH	COMMENTS
P-1	AS NOTED	BENJAMIN MOORE	HC-190	BLACK	SEMI-GLOSS	PRIMER + 2 COATS




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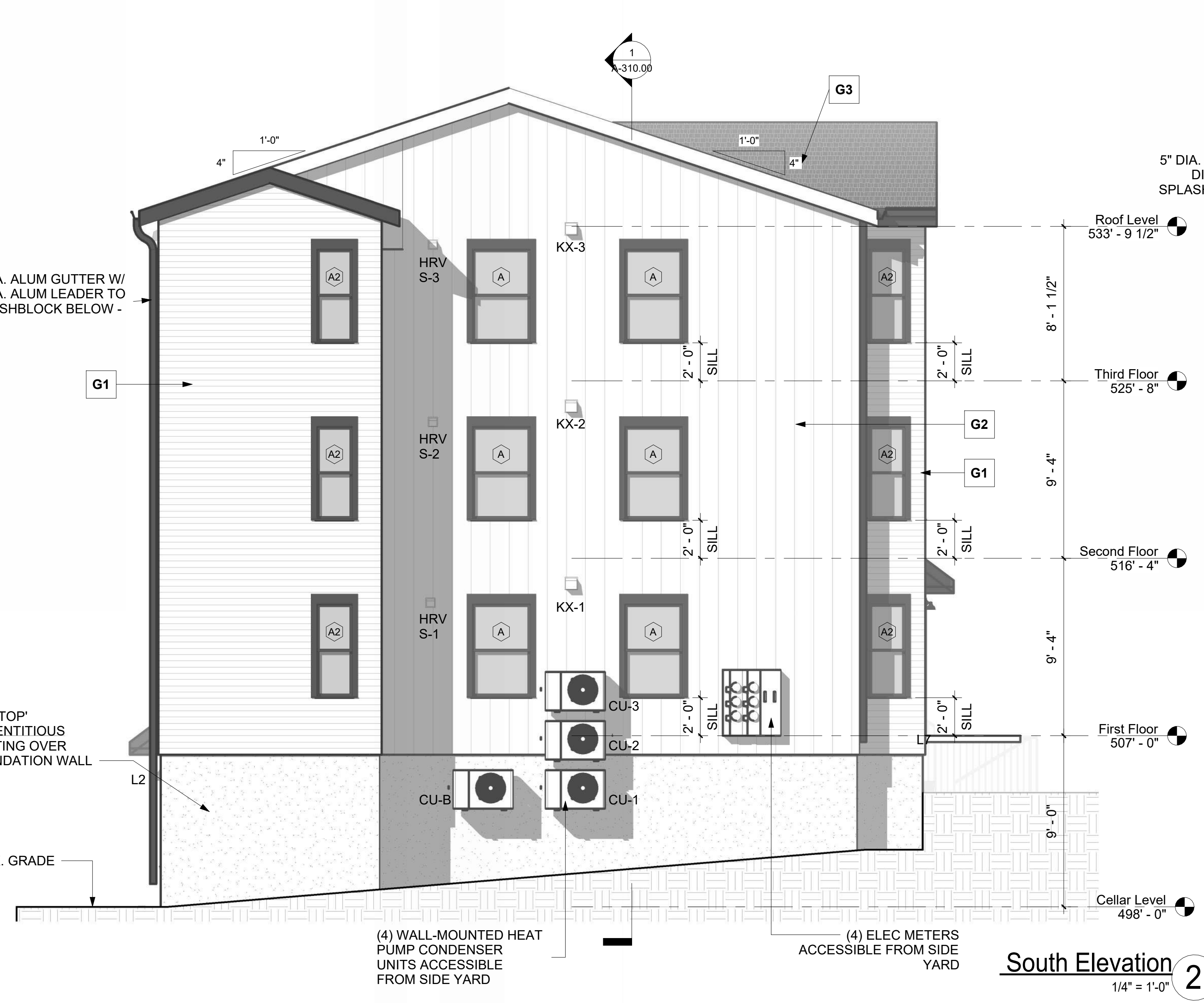
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DRAWING TITLE
Building Elevations

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A-300.00

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



Hudson View Terrace Elevation 1
1/4" = 1'-0"

PLUMBING NOTES

I. GENERAL REQUIREMENTS:

1. PLUMBING CONTRACTOR IS TO FURNISH AND PAY FOR ALL LABOR, MATERIAL, EQUIPMENT, PERMITS & FEES REQUIRED FOR THE COMPLETE INSTALLATION OF ALL SYSTEMS IN THIS SECTION OF WORK.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH NC PLUMBING CODE AND ALL OTHER APPLICABLE CODES. PC IS TO COORDINATE W/ G.C. IN REGARDS TO PROJECT TIMELINE, WORK HOURS, AS WELL AS ANY BONDING OR INSURANCE REQUIREMENTS.

3. ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC REGARDLESS OF PRESENCE ON PLANS. SEE FIXTURE SCHEDULE.

4. ALL EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE GUARANTEED TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE OF WORK OR IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD GUARANTEE, IF LONGER. EXISTING EQUIPMENT IS EXCLUDED FROM WARRANTY REQUIREMENT.

5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.

6. DO NO SCALE DRAWINGS FOR MEASUREMENT.

7. INFORMATION GIVEN IN SCHEDULES INCLUDES BOTH DESCRIPTION OF PRODUCT AND MANUFACTURER'S MODEL #. IF CONFLICT IS PRESENT BETWEEN DESCRIPTION AND MODEL #, EQUIPMENT DESCRIPTION SHALL TAKE PRECEDENT. IN CASE OF CONFLICT BETWEEN THE PLANS AND NOTES/SPECIFICATIONS OR CONFLICT BETWEEN INFORMATION PRESENTED ON THE PLANS OR IN THE NOTES/SPECIFICATIONS, THEN THE MOST RESTRICTIVE SHALL TAKE PRECEDENT.

8. BEFORE BID PC IS RESPONSIBLE FOR CLARIFYING W/ G.C. ANY CONFUSION IN REGARDS TO RESPONSIBILITY OF WORK TO BE PERFORMED OR MATERIALS TO BE PROVIDED. THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTANDS THOROUGHLY AND COMPLETELY THE SCOPE OF THE WORK INVOLVED, AND HAS INCLUDED ON THE BID ALL THE NECESSARY ITEMS TO CARRY OUT THIS SECTION OF WORK.

9. ALL EXISTING EQUIPMENT AND SYSTEMS ARE ASSUMED BY ENGINEER TO BE IN GOOD WORKING ORDER. BEFORE BEGINNING WORK P.C. IS TO ENSURE ANY EQUIPMENT & SYSTEMS TO REMAIN ARE PROPERLY FUNCTIONING. NOTIFY G.C. IMMEDIATELY IF PROBLEMS ARE DISCOVERED.

10. ALL QUESTIONS MUST BE SUBMITTED IN RFI FORMAT TO THE ARCHITECT AND MUST BE ADDRESSED BY THE APPROPRIATE DESIGNER OF RECORD PRIOR TO BECOMING A PROPOSED CHANGE ORDER.

II. DIVISION OF WORK:

1. ALL LOW VOLTAGE WIRING RELATED TO PLUMBING EQUIPMENT AND SYSTEMS IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL HIGH VOLTAGE CONNECTIONS TO PLUMBING EQUIPMENT, INCLUDING DISCONNECTS TO BE PROVIDED AND INSTALLED BY E.C.

2. G.C. TO BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ACCESS DOORS RELATED TO PLUMBING SYSTEM (W/ EXCEPTION OF CLEANOUT COVERS, BY P.C.). P.C. RESPONSIBLE FOR COMMUNICATING TO G.C. SIZE AND LOCATION OF REQ'D ACCESS DOOR(S).

3. PLUMBING CONTRACTOR IS TO EMPLOY THE SERVICES OF THE G.C. FOR CUTTING AND PATCHING OF WALLS, FLOORS & CEILINGS RELATED TO THE INSTALLATION OF PLUMBING EQUIPMENT & SYSTEMS.

4. G.C. TO BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY WATER HEATER PLATFORMS, EITHER FLOOR/WALL MOUNTED OR SUSPENDED. P.C. TO COMMUNICATE REQ'S TO G.C.

III. MATERIALS:

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SHOWN OR SPECIFIED.

2. ALL MATERIALS INSTALLED IN RETURN PLENUM ARE TO BE PLENUM RATED.

3. PIPING MATERIALS AND FITTINGS SHALL BE AS FOLLOWS: WASTE & VENT (ABOVE & BELOW SLAB):PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS.

DOMESTIC WATER (BELOW SLAB): TYPE 'K' COPPER.
DOMESTIC WATER (ABOVE SLAB): TYPE 'L' COPPER WITH SWEATED SOCKET FITTINGS.
THREADED FITTINGS MAY BE USED AT VALVES, FIXTURES & SIMILAR.

4. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING (COLD & HOT) ABOVE FINISHED FLOOR. INSULATION TO BE EQUAL TO "ARMAFLEX" PIPE INSULATION W/ SEALED OR TAPED SEAMS. CW LINE INSULATION TO BE MIN. 12" THICK. HW LINE INSULATION TO HAVE A MINIMUM R FACTOR OF 6.5 (1") OR IN ACCORDANCE W/ LOCAL CODES WHICHEVER IS GREATER.

5. PROVIDE HANGERS & SUPPORTS APPROVED FOR USE BY 2012 NC PLUMBING CODE.

6. ANY PLUMBING FIXTURES WITH A COMMON SHUT-OFF VALVE (I.E. PRE-RINSE, KITCHEN SINK, MOP SINK) ARE TO INCLUDE A CHECK VALVE ON THE HOT & COLD WATER VALVES TO PREVENT INTERCONNECTION OF HOT & COLD WATER LINES.

IV. COORDINATION:

1. BEFORE BEGINNING WORK INVERT ELEVATIONS SHALL BE ESTABLISHED. PC IS TO ENSURE PROPER SLOPES OF ALL WASTE AND STORM PIPING CAN BE MAINTAINED, CONTACT ENGINEER IMMEDIATELY IF PROBLEM/ISSUE IS DISCOVERED.

2. P.C. TO COORDINATE W/ G.C. AND ARCH PLANS TO ENSURE NECESSARY BACKING/SUPPORTS ARE INSTALLED TO ALLOW INSTALLATION OF PLUMBING FIXTURES.

3. THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH ALL OTHER TRADES TO AVOID CONFLICT AND ENSURE OTHER TRADES PROVIDE MEASURES TO ACCOMMODATE PLUMBING WORK (I.E. ACCESS DOORS, SLAB/WALL/ROOF OPENINGS, ELECTRICAL CONNECTIONS, ETC)

PLUMBING NOTES CONT'D

4. PIPING SHOULD BE COORDINATED WITH ALL STRUCTURAL FOOTINGS AND FOUNDATIONS. PIPE SHOULD BE OFFSET TO AVOID CONTACT WITH FOOTINGS AND FOUNDATION WALLS. IF PIPING MUST RUN UNDERNEATH A FOOTING OR THROUGH A FOUNDATION WALL, THE PIPE MUST BE INSTALLED WITH A RELIEVING ARCH OR IN A PIPE SLEEVE.

5. P.C. TO REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.

V. EXECUTION:

1. P.C. TO FOLLOW MANUFACTURER'S INSTRUCTIONS WHEN INSTALLING PLUMBING EQUIPMENT. ENSURE REQUIRED MAINTENANCE ACCESS AND CLEARANCES ARE MAINTAINED. IF CONFLICT EXISTS BETWEEN THESE PLANS AND MFG INSTRUCTIONS CONTACT ENGINEER.

2. P.C. RESPONSIBLE FOR EXECUTING ALL CODE REQUIRED TESTS AND INSPECTIONS INCLUDING BUT NOT LIMITED TO. LEAK & PRESSURE TESTING OF GAS, WASTE, VENT & WATER PIPING AND SANITIZING OF WATER PIPING.

3. ENSURE PIPING LOCATED ON EXTERIOR WALLS (OR OTHER WALLS EXPOSED TO FREEZING CONDITIONS) IS INSTALLED ON WARM-SIDE OF WALL INSULATION.

4. ANY NOTCHING, DRILLING, BORING OR OTHER ALTERATION TO BUILDING STRUCTURE SHALL BE PERFORMED IN A CODE APPROVED METHOD AND NOT THREATEN THE INTEGRITY OF THE BUILDING STRUCTURE.

5. SUPPORT ALL PIPING IN ACCORDANCE W/ 2012 NC PLUMBING CODE. ANY SUSPENDED MATERIALS SHALL BE DIRECTLY SUPPORTED BY THE BUILDING STRUCTURE.

6. PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PENETRATIONS THRU FIRE RATED WALLS, FLOORS & CEILINGS.

7. PENETRATIONS OF ALL EXTERIOR WALLS, FLOORS AND CEILINGS SHALL BE SEALED IN AN AIR TIGHT MANNER AND IN ACCORDANCE W/ 2012 NCECC APPENDIX 2 DETAILS.

8. CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AS PLANS INDICATED AND AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AT EVERY 100 FEET, AND AT THE BASE OF ALL ROOF LEADERS. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.

9. SUPPLY BRANCH LINES SERVING MORE THAN (1) FIXTURE SHALL INCLUDE SHUT-OFF VALVE. LABEL VALVE AND LOCATE AS CLOSE TO RISER/MAIN AS POSSIBLE. (NPCC 606.2.1)

10. VALVES NOT DIRECTLY AT EQUIPMENT SHALL BE LABELED INDICATING THE FIXTURE OR AREA SERVED. (NPCC 606.4)

11. WATER HEATER SHALL BE FILLED WITH WATER AND PURGED AS SOON AS INSTALLED OR IN NO EVENT LATER THAN GAS/ELECTRIC HOOK-UP.

12. COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.

13. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS. WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.

14. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS. PIPE INSULATION SHALL BE MITERED AT ELBOWS AND TEES TO ENSURE COMPLETE COVERAGE OF PIPING.

15. PROVIDE SHUT OFF VALVES ON THE FIXTURE SUPPLY TO EACH PLUMBING FIXTURE, APPLIANCE, OR MECHANICAL EQUIPMENT.

16. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.

17. THE PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER PROTECTION ON ALL WATER DISTRIBUTION PIPING SERVING EQUIPMENT W/ QUICK CLOSING VALVES (ICE MAKERS, DISHWASHERS, FLUSH VALVES, WASHING MACHINES, WATER COOLERS, ETC.) SEE SHOCK ARRESTOR SCHEDULE.

18. ACCESS DOORS TO BE PROVIDED FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION. ACCESS DOORS TO BE RATED WHERE INSTALLED IN RATED ASSEMBLIES.

19. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLUMBING EQUIPMENT FROM FOREIGN MATERIAL DURING CONSTRUCTION (PAINT, SPACKLE, ETC.). UPON COMPLETION OF WORK THE PLUMBING CONTRACTOR SHALL CLEAN, WASH, ETC ALL ITEMS AND EQUIPMENT WITHIN HIS SCOPE OF WORK AND LEAVE ALL ITEMS BRIGHT AND CLEAN.

20. PROVIDE PRESSURE REDUCING VALVE IF INCOMING WATER PRESSURE EXCEEDS 80 PSI.

21. NO INSULATION PERMITTED ON BACKFLOW PREVENTOR ASSEMBLY

SPRINKLER NOTES

THE WORK OF THIS SECTION CONSISTS OF A FIRE PROTECTION SYSTEM WHICH MAY INCLUDE ONE OR ALL OF THE FOLLOWING:

A COMPLETE AUTOMATIC SPRINKLER SYSTEM AS BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 13D.

PROVIDE ALL PIPING, VALVES, BACKFLOW PREVENTER, SPRINKLERS, ALARM DEVICES, FIRE DEPARTMENT CONNECTIONS, FIRE PUMP AND CONTROLLER, PRESSURE MAINTENANCE PUMP AND CONTROLLER, AND OTHER MATERIAL NECESSARY TO PROVIDE A COMPLETE FIRE PROTECTION SYSTEM TO PROTECT THE SPECIFIED BUILDING AREAS IN ACCORDANCE WITH DESIGN REQUIREMENTS.

EACH ITEM OF EQUIPMENT SHALL BE CAPABLE OF PERFORMING ITS FUNCTION OVER AN EXTENDED PERIOD OF TIME WITH A MINIMUM OF ATTENTION AND MAINTENANCE. ALL EQUIPMENT SHALL BE CONSTRUCTED USING NEW MATERIALS DESIGNED AND BUILT IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY. EACH ITEM OF EQUIPMENT SHALL BE LISTED ON THE UNDERWRITERS LABORATORIES (UL) FIRE PROTECTION EQUIPMENT LIST OR FACTORY MUTUAL (FM) APPROVAL GUIDE. EACH MAJOR ITEM OF EQUIPMENT SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK; SERIAL NUMBER; AND UL OR FM LABEL.

SPRINKLER SYSTEM SHALL BE FURNISHED WITH A SPARE SPRINKLER CABINET, WRENCH, AND 12 SPARE SPRINKLERS OF EACH TYPE AND RATING AS ARE IN THE BUILDING.

A COMPLETE CARE AND MAINTENANCE CATALOG IS TO BE FURNISHED AT THE VALVE LOCATION, ENCLOSED IN A WATERTIGHT CONTAINER, AND ATTACHED TO THE RISER. VERBAL INSTRUCTIONS FOR OPERATION, CARE AND MAINTENANCE OF THE SPRINKLER INSTALLATION ARE TO BE GIVEN TO THE OWNER'S MAINTENANCE REPRESENTATIVE BY THE CONTRACTOR'S REPRESENTATIVE UPON COMPLETION AND/OR ACTIVATION OF THE SYSTEM.

PROTECTION: ALL EXPOSED PIPING DEVICES (NON-BRASS AND CHROME) ARE TO BE PAINTED WITH TWO COATS OF BRIGHT RED PAINT. PAINTING TO CONFORM TO THE PROTECTIVE COATING SECTION OF THE SPECIFICATIONS.

IN ADDITION TO ANY TESTS WHICH MIGHT BE REQUIRED BY APPROVING AUTHORITIES, THE ENTIRE SPRINKLER SYSTEM (BOTH WET AND DRY) SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH NFPA 13. ALL DRY SYSTEM PIPING SHALL ALSO BE AIR TESTED IN ACCORDANCE WITH NFPA 13. ALL UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH NFPA 24. FLOW TESTS SHALL BE PERFORMED AT EACH TEST CONNECTION TO TEST ALL ALARM DEVICES. IF LEAKS DEVELOP, THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SYSTEM DESIGN AND INSTALLATION SHALL BE SUPERVISED BY AN EXPERIENCED SPRINKLER SYSTEM TECHNICIAN OR FIRE PROTECTION ENGINEER WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE WITH SPRINKLER SYSTEMS ALARM SYSTEMS. SHOP DRAWINGS SHALL BE PREPARED AND SIGNED BY A NICET LEVEL III OR IV CERTIFIED ENGINEERING TECHNICIAN OR A REGISTERED FIRE PROTECTION ENGINEER. THE SIGNATURE OF THE TECHNICIAN OR ENGINEER CONSTITUTES AN AFFIDAVIT THAT THE STATEMENTS, REPRESENTATIONS, AND INFORMATION PRESENTED IN THE SUBMITTAL CONSTITUTE A COMPLETE OPERATIONAL SYSTEM CONFORMING WITH APPLICABLE STATE CODES AND RECOGNIZED ENGINEERING PRACTICES. ALL FIELD INSTALLATION WORK SHALL BE CONTINUOUSLY SUPERVISED BY A NICET LEVEL II OR III SPRINKLER SYSTEM TECHNICIAN.

MECHANICAL NOTES

MECHANICAL

C.M. AND/OR G.C. SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING RELATED FIXTURES, VENTILATION, FLOOR DRAINS, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH NYSUFPBC AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.

HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SO SIZED AND INSTALLED TO MAINTAIN 68 DEGREES F. INDOOR TEMPERATURE WITH 90 DEGREES F. OUTDOOR TEMPERATURE.

ALL HEATING AND AIR CONDITIONING EQUIPMENT, ACCESSORIES AND APPURTENANCES SHALL BE U.L. LISTED AND INSTALLED IN ACCORDANCE WITH SAME.

BATHROOMS SHALL BE EXHAUSTED IN ACCORDANCE WITH NYSUFPBC.

ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH NYSUFPBC, NATIONAL PLUMBING CODE, LOCAL CODES HAVING JURISDICTION AND BEST PRACTICE.

PROVIDE SHUT OFF VALVES AT ALL FIXTURES AND APPLIANCES.

PIPING AS PER LOCAL CODE. INSULATE HOT AND COLD WATER SUPPLIES WHERE REQUIRED.

PROVIDE NONFREEZE OUTDOOR HOSE BIBBS WHERE INDICATED ON PLANS.

NO WATER PIPES OR SOIL OR WASTE LINES SHALL BE EXPOSED IN UNINSULATED AND UNHEATED SPACES IN THE CRAWL SPACE OR CELLAR. WATER SERVICE SHALL BE PROTECTED FROM FREEZING WHERE EXPOSED IN UNHEATED SPACES.

FIVE (5) COPIES OF THE MANUFACTURERS' OPERATING MANUALS AND MAINTENANCE MANUALS SHALL BE SUPPLIED TO THE WITHIN FIFTEEN (15) DAYS OF SUBSTANTIAL COMPLETION.

PIPING - PROVIDE AND INSTALL ALL PIPING, APPROVED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS IN ACCORDANCE WITH ALL THE APPLICABLE STANDARDS. PIPING SHALL RUN CONCEALED IN AREAS WITH DROP CEILINGS/FINISHED CEILING. INSTALLATION OF ALL PIPING SHALL BE IN COORDINATION WITH DUCT, LIGHT FIXTURE, AND ANY OTHER WORK THAT MAY OBSTRUCT SPRINKLERS. ALL PIPING EXPOSED INSTALLED OUTSIDE, OR OTHERWISE EXPOSED TO WEATHER, SHALL BE EXTERNALLY GALVANIZED.

CONNECTION SHALL BE MADE TO THE ON-SITE WATER SYSTEM. THE CONNECTION BETWEEN SYSTEM PIPING AND UNDERGROUND PIPING SHALL BE MADE WITH A CAST IRON FLANGED PIECE, PROPERLY FASTENED. THE BACKFLOW PREVENTER SHALL BE LISTED BY UL FOR FIRE PROTECTION USE.

VALVES - ALL VALVES CONTROLLING WATER SUPPLY FOR SPRINKLERS SHALL BE READILY ACCESSIBLE FOR USE BY EMERGENCY AND MAINTENANCE PERSONNEL. ALL VALVES ON CONNECTIONS TO WATER SUPPLY TO SPRINKLERS SHALL BE UL LISTED BUTTERFLY TYPE INDICATING VALVES EXCEPT FOR THE FOLLOWING WHICH SHALL BE O.S.& Y TYPE:

ALL INDICATING VALVES ON THE SUPPLY SIDE OF THE BACKFLOW PREVENTER. THE INDICATING VALVE IMMEDIATELY ADJACENT TO THE BACKFLOW PREVENTER ON THE SYSTEM SIDE.
ALL INDICATING VALVES ON THE SUCTION SIDE OF THE FIRE PUMP.

CHECK VALVES 2-1/2 INCHES AND LARGER SHALL BE UL LISTED IRON BODY SWING CHECK WITH CAST BRASS HINGE, ROD, AND BRASS FACED DISCS. VALVES SHALL BE SUITABLE FOR 175 PSI WORKING PRESSURE.

CHECK VALVES 2 INCHES AND SMALLER SHALL BE UL LISTED BRASS BODY AND ALL BRASS FITTED. VALVES SHALL BE SUITABLE FOR 175 PSI WORKING PRESSURE.

INSTALL APPROPRIATE GLOBE VALVES, BALL VALVES, TEST/DRAIN VALVES, POST INDICATOR VALVES, ETC. AS REQUIRED BY THE SPECIFIED FIRE SUPPRESSION SYSTEM.

ACCESSORIES - ALL HANGER ASSEMBLIES SHALL BE LISTED BY UL. NO SPRINKLER PIPING IS TO BE SUPPORTED FROM ANY MECHANICAL OR ELECTRICAL DEVICES AND/OR EQUIPMENT (DUCTS, LIGHTS, ETC.). NO CHAINS, WIRE OR PERFORATED BAND IRON WILL BE PERMITTED FOR HANGERS. HANGER ASSEMBLIES INSTALLED OUTSIDE, OR OTHERWISE EXPOSED TO WEATHER, SHALL BE EXTERNALLY GALVANIZED.

INSTALL IRON PIPE SLEEVES OF AMPLE DIAMETER AT ALL POINTS WHERE PIPES CUT BEAMS OR FLOORS OR WALLS, SO SIZED AND INSTALLED THAT SPRINKLER PIPES WILL NOT BEND.

INSTALL ALL OTHER ACCESSORIES AND PRODUCT FOR A COMPLETE AND USEABLE FIRE SUPPRESSION SYSTEM

SPRINKLERS - SPRINKLERS SHALL BE LISTED BY UL, ONLY NEW SPRINKLERS SHALL BE USED. ANY SPRINKLER THAT INCURS DAMAGE, IS PAINTED, OR IS SPRAYED WITH ANY FIRE RETARDANT OR OBSTRUCTIVE MATERIAL SHALL BE REPLACED. SPRINKLERS SHALL BE PROPERLY COORDINATED WITH OTHER WORK INCLUDING DUCT AND ELECTRIC FIXTURE INSTALLATION. THE CORRECT TYPE OF SPRINKLER HEAD SHALL BE USED IN EVERY LOCATION.

SPRINKLERS THAT MAY BE SUBJECT TO MECHANICAL DAMAGE DUE TO THEIR LOCATION (UNDER STAIRWELLS, LOW HANGING SPRINKLERS IN CORRIDORS, STORAGE ROOMS, UNDER DUCTS, ETC.) SHALL BE PROVIDED WITH GUARDS LISTED BY UL FOR THE MODEL AND TYPE OF SPRINKLER USED.

SPRINKLERS UNDER OPEN GRATING SHALL BE PROVIDED WITH APPROVED SHIELDS.

PITCH ALL WATER LINES TO LOW POINT TO DRAIN AND PROVIDE DRAIN VALVE.

C.M. AND/OR G.C. TO VERIFY LOCATION OF FLUES FOR FUEL BURING EQUIPMENT AND PROVIDE PROPER APPROVED ENCLOSURES THROUGH SPACE ABOVE AND TERMINATE WITH APPROVED CHIMNEY.

PLUMBING

ALL FIXTURES AND EQUIPMENT SHALL BE NEW, OF THE HIGHEST QUALITY, FREE FROM CRACKS, CHIPS, DENTS AND ANY OTHER DEFECTS.

ELECTRICAL

ELECTRICAL INSTALLATION WIRING AND EQUIPMENT SHALL CONFORM TO THE NYSUFPBC AND THE NATIONAL ELECTRICAL CODE (ANSI/NFPA NO. 70 LATEST EDITION).

SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, EITHER PHOTOELECTRIC OR IONIZATION AND SHALL BE DIRECTLY CONNECTED TO A LIGHTING CIRCUIT WITH NO INTERVENING WALL SWITCH AND A BATTERY BACKUP. PROVIDE A DETECTOR ADJACENT TO SLEEPING SPACES ON EACH LEVEL AT CEILING AND IN BASEMENT ADJACENT TO BOILER AREA, IN ACCORDANCE WITH STATE CODE. FOR ENCLOSED BOILER ROOMS PROVIDE HEAT DETECTORS.

SWITCHES SHALL BE OF THE DUEL ROCKER TYPE, SINGLE OR DOUBLE POLE, THREE OR FOUR WAY, TOGGLE KEY OPERATED, AS REQUIRED.

FACE PLATES SHALL BE SMOOTH WHITE PLASTIC UNLESS OTHERWISE NOTED.

ALL CONVENIENCE OUTLETS SHALL BE WHITE; U.O.N.



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23 Hudson View Terrace

NEWBURGH, NEW YORK 12550



DRAWING TITLE Plumbing & Mechanical Notes

DRAWING NO.

A-500.00

SEAL & SIGNATURE

DATE: 05/05/2025
SCALE:
DWG BY: Author
CHK BY: Checker

BATHROOM ACCESSORY SCHEDULE				
TAG	ACCESSORY	MANUFACTURER	MODEL NO.	DESCRIPTION
TH-1	TOILET PAPER HOLDER	TBD		
H-1	HOOK	TBD		
B-1	DOOR BUMPER	TBD		
M-1	MIRROR	TBD		
GB-1	GRAB BAR 1	TBD		
GB-2	GRAB BAR 2	TBD		
GB-3	GRAB BAR 3	TBD		

BATHROOM FIXTURE SCHEDULE					
TAG	FIXTURE	MANUFACTURER	MODEL NO.	FINISH	DESCRIPTION
SINK 1	SINK	TBD			
FAUCET 1	FAUCET	TBD			
SINK 2	SINK	TBD			
FAUCET 2	FAUCET	TBD			
WC	TOILET	TBD			
SD 1	SOAP DISPENSER	TBD			
TUB	TUB	TBD			
SH 1	SHOWER HEAD	TBD			
	TUB FILLER	TBD			
	CONTROLS	TBD			

TILE SCHEDULE							
TAG	LOCATION	MANUFACTURER	MODEL NO.	STYLE	SIZE	GROUT	COMMENTS
T-1	RES. BATH WALL						
T-2	RES. BATH FLOOR						
T-3	RES. KITCHEN BACKSPLASH						
T-4							
T-5							

NOTE: ALL GROUTS BASED ON 'LATICRETE PERMACOLOR'

MATERIALS NOTES

SHOWER WATERPROOF UNDERLAYMENT

WATERPROOF MEMBRANE
GENERAL: MANUFACTURER'S STANDARD PRODUCT, SELECTED FROM THE FOLLOWING, THAT COMPLIES WITH ANSI A118.10 AND IS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED.

CHLORINATED-POLYETHYLENE-SHEET: NONPLASTICIZED, CHLORINATED POLYETHYLENE FACED ON BOTH SIDES WITH NONWOVEN POLYESTER FABRIC; 0.030-INCH (0.76-MM) NOMINAL THICKNESS.

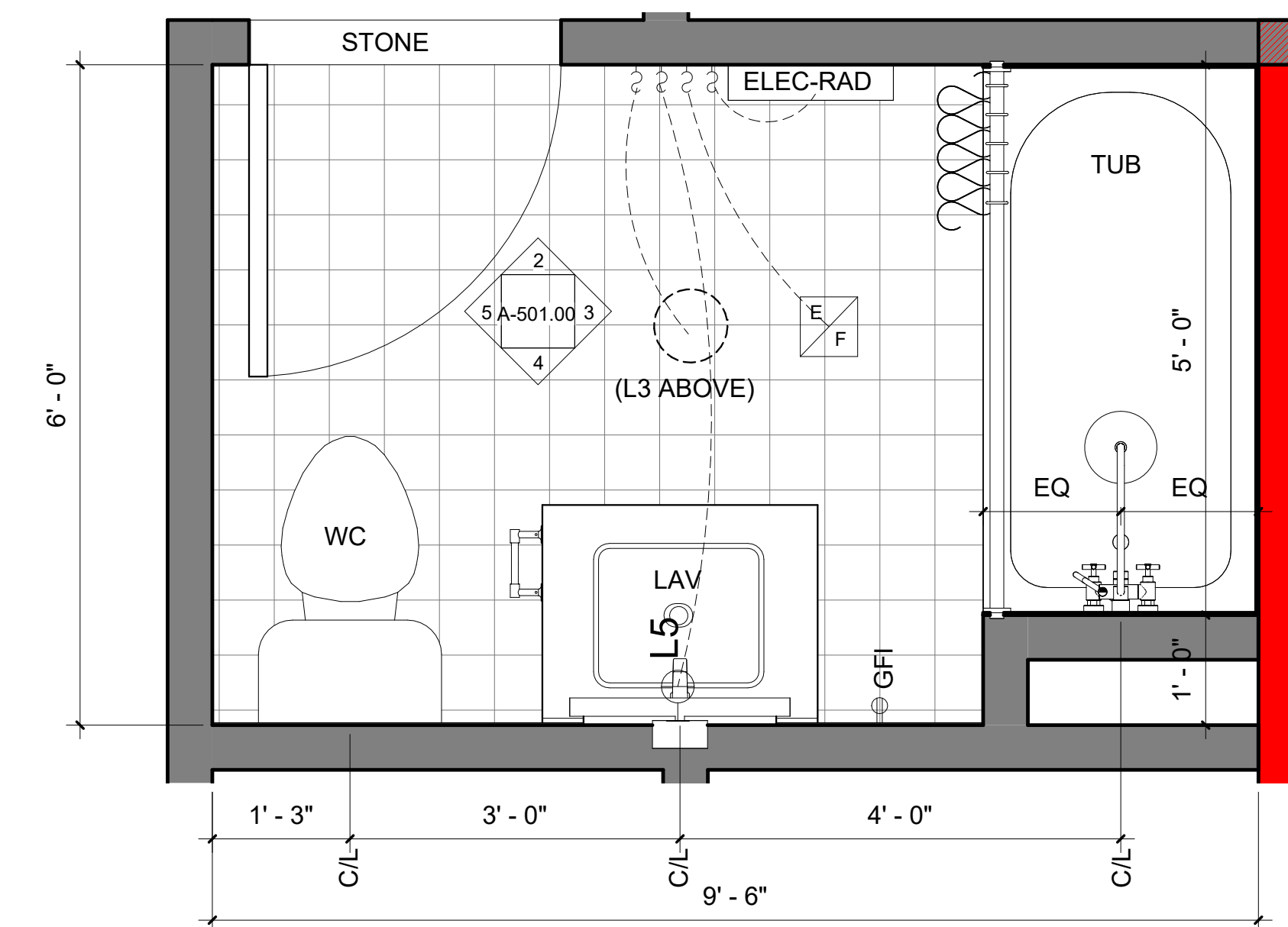
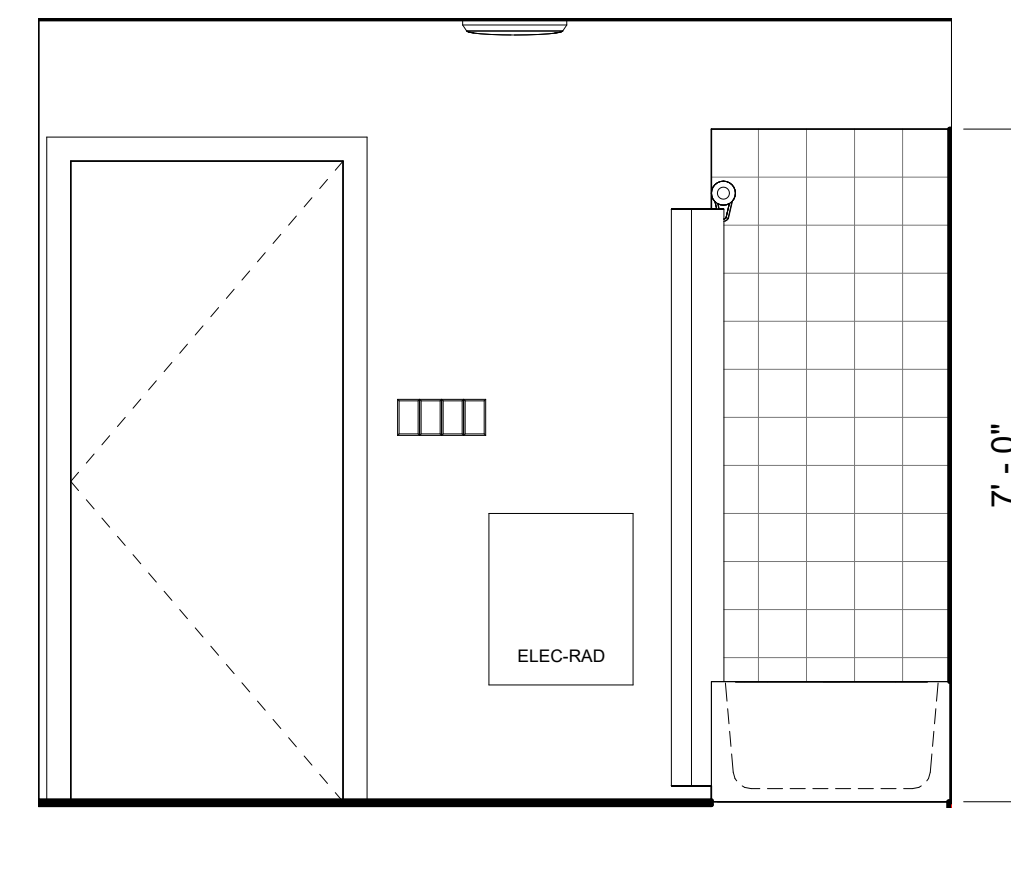
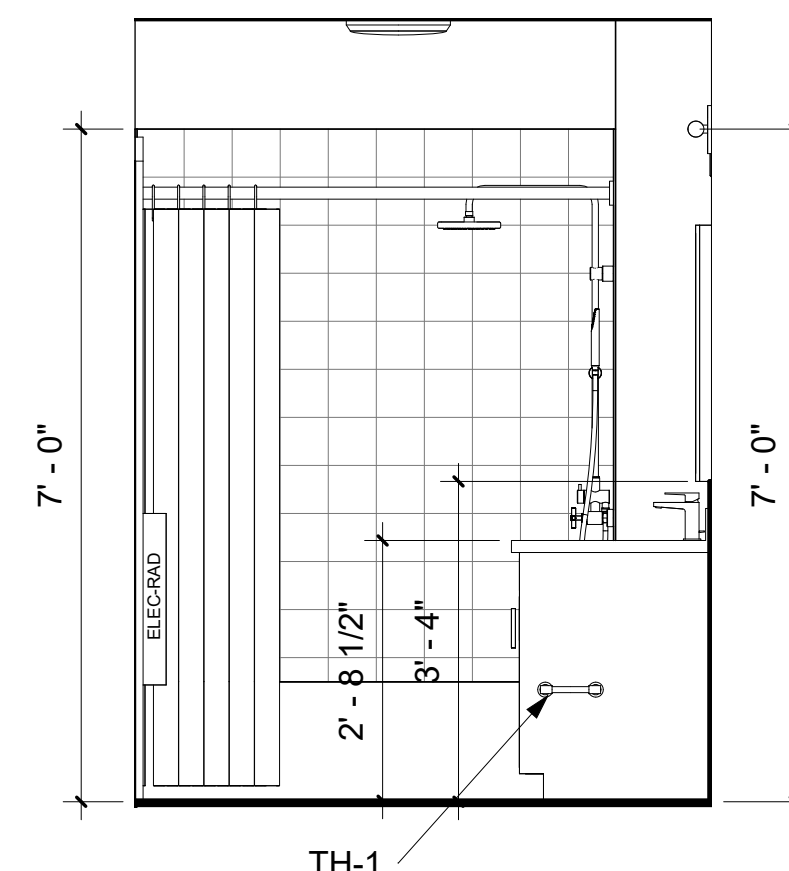
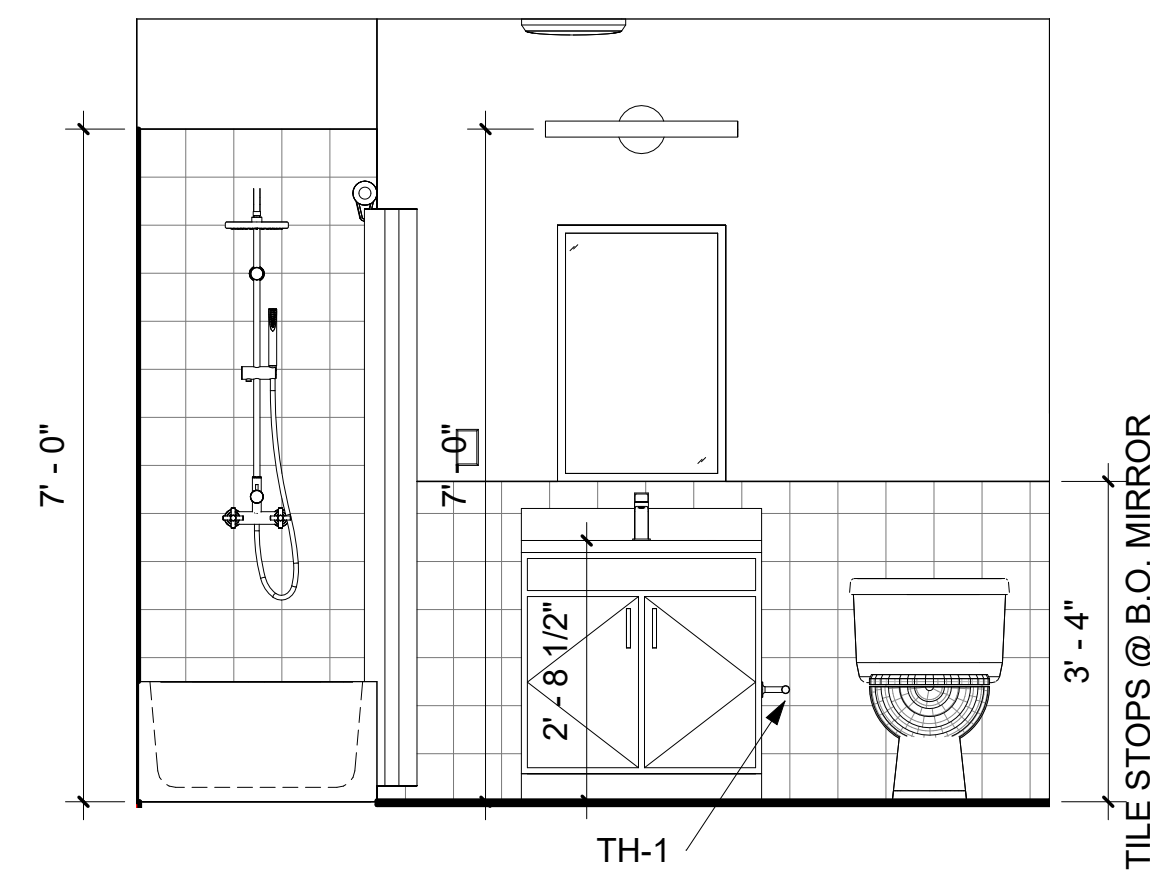
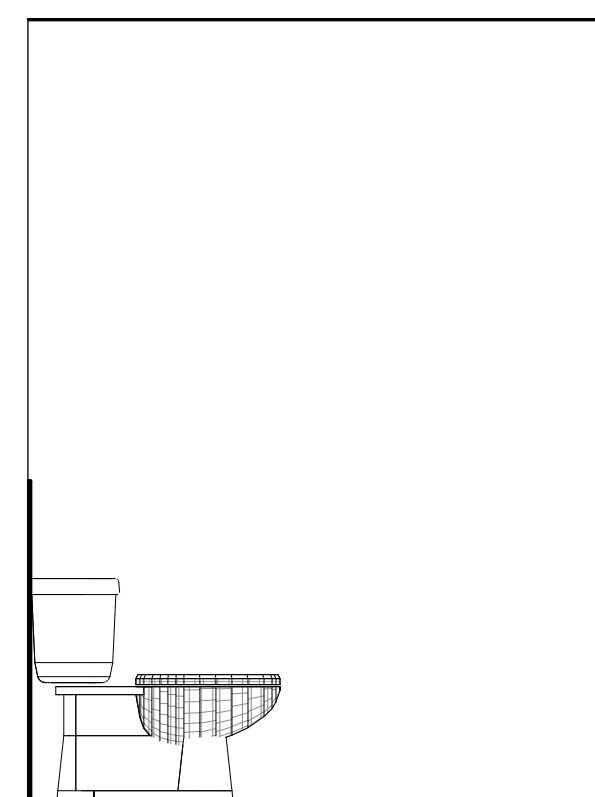
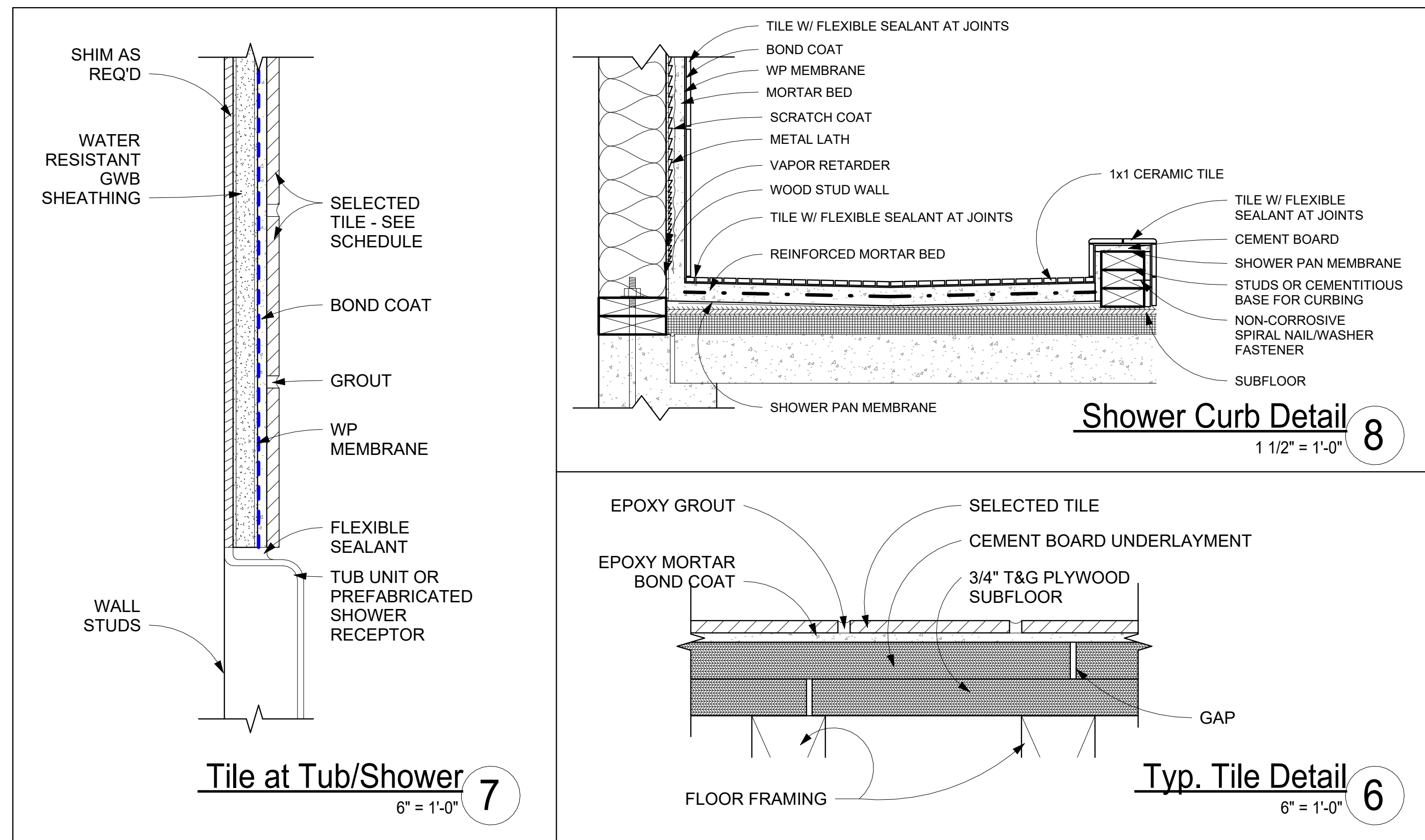
PVC SHEET: TWO LAYERS OF PVC SHEET HEAT-FUSED TOGETHER AND TO FACINGS OF NONWOVEN POLYESTER; 0.040-INCH NOMINAL THICKNESS.

POLYETHYLENE SHEET: POLYETHYLENE FACED ON BOTH SIDES WITH FLEECE WEBBING; 0.008-INCH NOMINAL THICKNESS.

FABRIC-REINFORCED, MODIFIED-BITUMINOUS SHEET: SELF-ADHERING, SBS-MODIFIED-BITUMINOUS SHEET WITH WOVEN REINFORCEMENT FACING; 0.040-INCH NOMINAL THICKNESS.

FABRIC-REINFORCED, FLUID-APPLIED MEMBRANE: SYSTEM CONSISTING OF LIQUID-LATEX RUBBER OR ELASTOMERIC POLYMER AND CONTINUOUS FABRIC REINFORCEMENT.

PAINT SCHEDULE							
TAG	LOCATION	MANUFACTURER	MODEL NO.	COLOR	FINISH	PRIMER	COMMENTS
P-1	PUBLIC HALLS	TBD					
P-2	PUBLIC HALL TRIM	TBD					
P-3	APARTMENT - FIELD	TBD					
P-4	APARTMENT - TRIM	TBD					
P-5	APARTMENT - BATH	TBD					



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PROJECT NORTH

DRAWING TITLE
Bathroom Plans & Elevations

DRAWING NO.
A-501.00

SEAL & SIGNATURE

DATE: 05/05/2025
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