



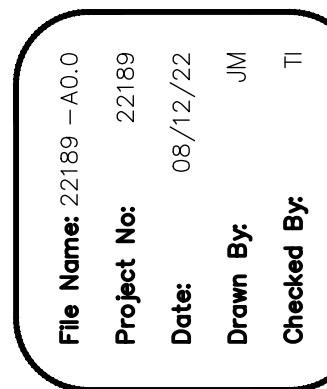
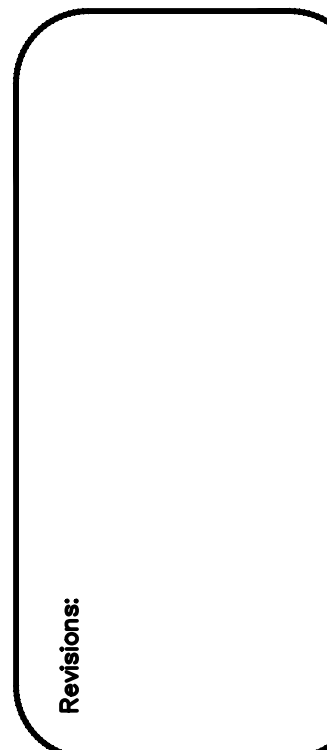
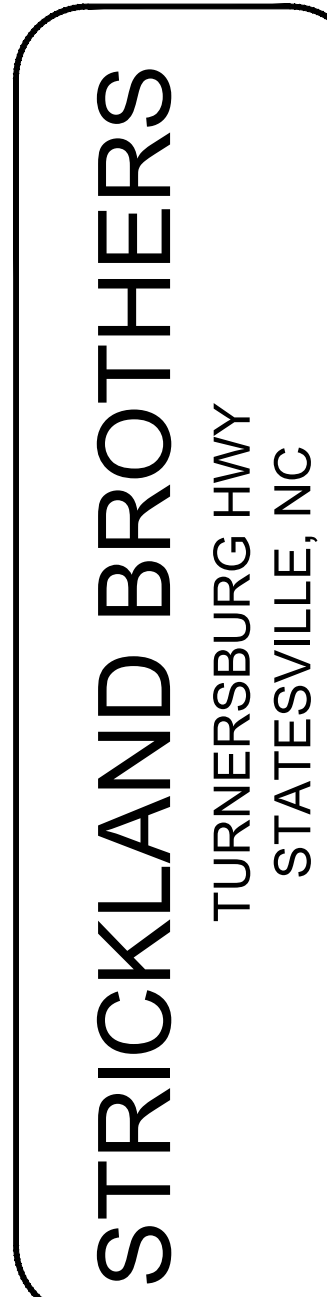
CONSTRUCTION DOCUMENTS FOR:

STRICKLAND BROTHERS

10 MINUTE OIL CHANGE

TBD TURNERSBURG HWY  
STATESVILLE, NC 28625  
IREDELL COUNTY

GENERAL NOTES	BUILDING CODE ANALYSIS	SYMBOL LEGEND	CONTACTS
<div>1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DIMENSIONS DETERMINED BY ANY OTHER SOURCE. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES. START OF WORK IS THE CONTRACTOR'S ACCEPTANCE OF THE CONFIGURATIONS REPRESENTED ON THE DRAWINGS.</div> <div>2. THE CONTRACTOR SHALL REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT.</div> <div>3. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE LAWS, LOCAL CODES, NFPA-101, AND ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, THE SPECIFICATIONS, APPLICABLE LAWS, AND CODES THE MORE STRINGENT SHALL APPLY.</div> <div>4. ALL PLAN DIMENSIONS ARE TAKEN FROM FINISHED SURFACE TO FINISH SURFACE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.</div> <div>5. ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.</div> <div>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THE ONE (1) YEAR FROM ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.</div> <div>7. THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED ITEMS, SUCH AS PLUMBING FIXTURES, TABLES, SHELVING, CABINETS, GRAB BARS, AND ANY OTHER EQUIPMENT NOT SPECIFICALLY MENTIONED. ALL WOOD BLOCKING SHALL BE FIRE-RETARDANT TREATED NON-COMBUSTIBLE WOOD.</div> <div>8. ALL FINISHES SHALL MEET ALL CODES AND REQUIREMENTS.</div> <div>9. NO MATERIAL SUBSTITUTIONS SHALL BE PERMITTED AFTER THE CONTRACTOR HAS BEEN AWARDED THE JOB. SUBSTITUTIONS SHALL BE EQUAL TO OR BETTER, AS DETERMINED BY THE ARCHITECT.</div> <div>10. IT IS THE GENERAL CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CONTACT THE ARCHITECT CONCERNING ANY ITEMS SHOWN ON THE DRAWINGS THAT ARE UNCLEAR, CONFUSING, OR OTHERWISE SUSPICIOUS TO THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.</div> <div>11. CLOSE AND WEATHERPROOF ANY EXISTING AREA EXPOSED TO THE WEATHER DURING CONSTRUCTION PRIOR TO LEAVING THE SITE EACH DAY.</div> <div>12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DRAWINGS, COORDINATION, PERMITS, APPROVALS, AND INSTALLATION REQUIRED FOR FIRE SPRINKLER SYSTEM MODIFICATIONS OR INSTALLATION AS WELL AS ANY MODIFICATIONS, OR INSTALLATION OR REPAIRS TO FIRE ALARM SYSTEMS.</div> <div>13. THIS SET OF DRAWINGS IS INTENDED TO BE USED AS A COMPLETE SET. THE G.C. IS RESPONSIBLE FOR MAKING SURE ALL SUBCONTRACTORS REVIEWED THE COMPLETE SET OF DOCUMENTS AND INCLUDE ANY NOTES OR COMMENTS FROM OTHER DISCIPLINES WITHIN THE SET, IN THEIR BIDS.</div> <div>14. GC. REQUIRED TO HAVE CAMERA ON SITE.</div>	<div>LOCAL AUTHORITY HAVING JURISDICTION: CITY OF STATESVILLE</div> <div>APPLICABLE BUILDING CODE: BUILDING: 2018 NORTH CAROLINA CODE BASE ON 2015 IBC W/ AMENDMENTS MECHANICAL: 2018 NORTH CAROLINA CODE BASE ON 2015 UNIFORM MECHANICAL CODE W/ AMENDMENTS ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE PLUMBING: 2018 NORTH CAROLINA CODE BASE ON 2015 UNIFORM PLUMBING CODE W/ AMENDMENTS ENERGY: 2018 NORTH CAROLINA CODE BASE ON 2015 INTERNATIONAL ENERGY CONSERVATION CODE FIRE: 2018 NORTH CAROLINA CODE BASED ON 2015 INTERNATIONAL FIRE CODE W/ AMENDMENTS ACCESSIBILITY: ICCA117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES</div> <div>ZONING: GC GENERAL COMMERCIAL</div> <div>OCCUPANCY CLASSIFICATION: S-1 REPAIR GARAGE</div> <div>TYPE OF CONSTRUCTION: V-B</div> <div>BUILDING SPRINKLED: NO FIRE ALARM: NO</div> <div>BUILDING ALLOWED HEIGHT: 40'-0"      ACTUAL BUILDING MAX HEIGHT: 29'-9"</div> <div>ALLOWABLE NUMBER OF STORIES: 1      ACTUAL NUMBER OF STORIES: 1</div> <div>ALLOWABLE BUILDING AREA: 9,000 SF      ACTUAL BUILDING AREA: 1,725 SQ FT</div> <div>OCCUPANCY LOAD: 13 OCCUPANTS, REFER A0.5 FOR OCCUPANCY LOAD CALCULATIONS</div>	<div><div>SYMBOL</div><div>DESCRIPTION</div></div> <div><div></div><div>TOILET ACCESSORY</div></div> <div><div></div><div>DOOR</div></div> <div><div></div><div>WINDOW</div></div> <div><div></div><div>WALL PARTITION TYPE</div></div> <div><div></div><div>ELEVATION</div></div> <div><div></div><div>SECTION</div></div> <div><div></div><div>DETAIL</div></div> <div><div></div><div>TITLE SCALE: 1/8" = 1'-0"</div><div>DRAWING TITLE</div></div>	<div>OWNER: N3 REAL ESTATE 1240 N KIMBALL AVE. SOUTH LAKE, TX 76092 PHONE: 609-651-9327 CONTACT: COLLEEN THELEN EMAIL: cthelen@n3realestate.com</div> <div>ARCHITECT: JOHN FRANZ ARCHITECT 4055 INTERNATIONAL PLAZA, SUITE 100 FORT WORTH, TX 76109 PHONE: 817-632-0084 CONTACT: JAMIE MASSEY EMAIL: jmassey@franzarchitects.com</div> <div>CIVIL / LANDSCAPE: JORDAN GRANT &amp; ASSOCIATES 2351 SIMONTON RD STATESVILLE, NC 28625 PHONE: 704-928-7919 CONTACT: MATT GRANT EMAIL: matt.grant@jordan-grant.com</div> <div>STRUCTURAL: RONALD ROBERTS ASSOCIATES, INC. 2948 N. STEMMONS FWY. DALLAS, TX 75247 PHONE: (214) 637-6299 CONTACT: CRAIG BAILEY EMAIL: cbailey@rrara.net</div> <div>MEP: CASE ENGINEERING, INC. 796 MERUS COURT ST. LOUIS, MO 63026 PHONE: (636) 349-1730 CONTACT: JOHN VIRTUDAZO EMAIL: jvirtudazo@caseengineeringinc.com</div>
VICINITY MAP	LOCATION MAP	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DRAWINGS, COORDINATION, PERMITS, APPROVALS, AND INSTALLATION REQUIRED FOR FIRE SPRINKLER SYSTEM MODIFICATIONS OR INSTALLATION AS WELL AS ANY MODIFICATIONS, OR INSTALLATION OR REPAIRS TO FIRE ALARM SYSTEMS.	
		<div>NOTE: SHOP DRAWINGS AND SAMPLES (AS APPLICABLE) SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL FOR THE FOLLOWING ITEMS OVER AND ABOVE THOSE CALLED FOR ELSEWHERE ON THE CONSTRUCTION DOCUMENTS. A. STRUCTURAL AND MISCELLANEOUS STEEL FABRICATION, B. ROOFING SYSTEM, C. DOOR AND WINDOW FRAMES, DOORS AND HARDWARE, D. HVAC UNITS E. LIGHT FIXTURES, PANEL BOARDS, AND ACCESSORIES</div>	





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

Name of Project: Strickland Brothers Zip Code 28625  
Address: Turnersburg Hwy  
Owner/Authorized Agent: N3 Phone # ( 609 ) 651 - 9327 E-Mail:   
cbehen@n3realestate.com Owned By: Private  
Code Enforcement Jurisdiction: City

CONTACT:  
DESIGNER FIRM NAME LICENSE # TELEPHONE # E-MAIL  
Architectural John Franz Architect 14317 (817)757-9922 info@johnfranzarchitect.com  
Civil John R. McKelvey/Conroy Inc. 015154 (919)361-5000 johnmckelvey@conroy.com  
Electrical Case Engineering Darrel R Case 023847 (636)349-1600 jrcase@caseengineering.com  
Fire Alarm Case Engineering Darrel R Case 023847 (636)349-1600 jrcase@caseengineering.com  
Plumbing Case Engineering Darrel R Case 023847 (636)349-1600 jrcase@caseengineering.com  
Mechanical Case Engineering Darrel R Case 023847 (636)349-1600 jrcase@caseengineering.com  
Sprinkler-Standpipe Case Engineering Darrel R Case 023847 (636)349-1600 jrcase@caseengineering.com  
Structural Ronald A Roberts, P.E. Ronald A Roberts 13885 (214)637-6299 cbailey@rara.net  
Retaining Walls >5' High ( )  
Other ( )  
\*Other should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: N/A N/A N/A  
CONSTRUCTED: (date) N/A CURRENT OCCUPANCY(S) (Ch. 3): N/A  
RENOVATED: (date) N/A PROPOSED OCCUPANCY(S) (Ch. 3): S-1  
RISK CATEGORY (Table 1004.5): Current: I Proposed: N/A

BASIC BUILDING DATA

Construction Type: V-B

Sprinklers: No N/A

Standpipes: No

Primary Fire District: No

Flood Hazard Area: No

Special Inspections Required: No

Gross Building Area Table			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 <sup>rd</sup> Floor	N/A	N/A	0 SF
2 <sup>nd</sup> Floor	0 SF	N/A	0 SF
Mezzanine	0 SF	N/A	0 SF
1 <sup>st</sup> Floor	0 SF	1725 SF	1725 SF
Basement	0 SF	N/A	0 SF
TOTAL	0 SF	1725 SF	1725 SF

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ALLOWABLE AREA

Primary Occupancy Classification(s): Storage - S-1

Accessory Occupancy Classification(s): business

Incidental Uses (Table 509): none

Special Uses (Chapter 4 – List Code Sections): none

Special Provisions: (Chapter 5 – List Code Sections): none

Mixed Occupancy: No Separation: Select one Exception:

No	Actual Area of Occupancy A	+	Actual Area of Occupancy B	≤	1
	Allowable Area of Occupancy A		Allowable Area of Occupancy B		
	<u>3363</u>	+	<u>277</u>	+	<u>.....</u> = <u>1822</u> ≤ 1.00
	<u>9000</u>		<u>9000</u>		
STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 <sup>1</sup> AREA	(C) AREA FOR FRONTAGE INCREASE <sup>1,2</sup>	(D) ALLOWABLE AREA PER STORY OR UNLIMITED <sup>2,3</sup>
1	Repair Garage	1725 SF	9000 SF	N/A	1 story allowed only

<sup>1</sup> Frontage area increases from Section 506.3 are computed thus:

a. Perimeter which fronts a public way or open space having 20 feet minimum width = 62' (F)

b. Total Building Perimeter = 182' (P)

c. Ratio (F/P) = .341 (F/P)

d. W = Minimum width of public way = 100' (W)

e. Percent of frontage increase  $I = 100(F/P - 0.25) \times W/30 = 30.3$  (%)

<sup>2</sup> Unlimited area applicable under conditions of Section 507.

<sup>3</sup> Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).

<sup>4</sup> The maximum area of open parking garages must comply with Table 406.5.4.

<sup>5</sup> Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE <sup>1</sup>
Building Height in Feet (Table 504.3) <sup>2</sup>	40'-0"	23'-0"	
Building Height in Stories (Table 504.4) <sup>3</sup>	1	1	

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

<sup>2</sup> The maximum height of air traffic control towers must comply with Table 412.3.1.

<sup>3</sup> The maximum height of open parking garages must comply with Table 406.5.4.

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FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RAT'G REQ'D	PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses	0	0					
Hearing Walls	0	0					
Exterior	0	0					
North	0	0					
East	0	0					
West	0	0					
South	0	0					
Interior	0	0					
Nonbearing Walls and Partitions	0	0					
Exterior walls	0	0					
North	0	0					
East	0	0					
West	0	0					
South	0	0					
Interior walls and partitions	0	0					
Floor Construction	0	0					
Including supporting beams and joists	0	0					
Floor Ceiling Assembly	N/A	N/A					
Columns Supporting Floors	N/A	N/A					
Columns Supporting Roofs	0	0					
Roof Construction, including supporting beams and joists	N/A	N/A					
Roof Ceiling Assembly	N/A	N/A					
Columns Supporting Roof	N/A	N/A					
Shaft Enclosures - Exit	N/A	N/A					
Shaft Enclosures - Other	N/A	N/A					
Corridor Separation	N/A	N/A					
Occupancy/Fire Barrier Separation	N/A	N/A					
Party/Fire Wall Separation	N/A	N/A					
Smoke Barrier Separation	N/A	N/A					
Smoke Partition	N/A	N/A					
Team/Dwelling Unit	N/A	N/A					
Storage Unit Separation	N/A	N/A					
Incidental Use Separation	N/A	N/A					

\* Indicate section number permitting reduction

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PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTED (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
North - 11'-7"	UP, non sprinkled	15%	0%
East - 68'-7"	UP, non sprinkled	No Limit	35%
South - 29'-8"	UP, non sprinkled	70%	9%

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes

Exit Signs: Yes

Fire Alarm: No

Smoke Detection Systems: No

Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: A0.5

- ☐ Fire and/or smoke rated wall locations (Chapter 7) not required
- ☐ Assumed and real property line locations (if not on the site plan) refer civil plans
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2) A0.5
- ☒ Occupant loads for each area A0.5
- ☒ Exit sign locations (101.3) A0.5
- ☒ Exit access travel distances (101.7) A0.5
- ☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1)) A0.5
- ☒ Dead end lengths (1020.4) no corridors in project
- ☒ Clear exit widths for each exit door A0.5
- ☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3) A0.5
- ☒ Actual occupant load for each exit door A0.5
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation not required
- ☐ Location of doors with panic hardware (1010.1.10) none required. None provided.
- ☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7) none provided.
- ☐ Location of doors with electromagnetic egress locks (1010.1.9.9) None in project
- ☐ Location of doors equipped with hold-open devices. None in project.
- ☐ Location of emergency escape windows (1030). None in project.
- ☐ The square footage of each fire area (202) No fire areas.
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5) not in project.
- ☒ Note any code exceptions or table notes that may have been utilized regarding the items above

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ACCESSIBLE DWELLING UNITS (SECTION 1107)

UNIT CLASSIFICATION	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
None in project								

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	# OF ACCESSIBLE SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED	TOTAL # ACCESSIBLE PROVIDED
Parking area	9	9	0	1
TOTAL	9	9	0	1

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNSEX		MALE	FEMALE	UNSEX	/TUBS	REGULAR	ACCESSIBLE
SPACE	EXIST'G		0	0			0	0	0	0	0
	NEW		1	0			1	0	0	0	0
	REQ'D		1	0			1	0	0	0	0

SPECIAL APPROVALS

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

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ENERGY REQUIREMENTS:

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

Existing building envelope complies with code: No

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: ASHRAE 90.1 - Prescriptive

(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/Ceiling Assembly (each assembly)

Description of assembly: TPO flat roof plywood sheathing over wood trusses, attic space

U-Value of total assembly: U=0.032

R-Value of insulation: R=30x

Skylights in each assembly: N/A

U-Value of skylight: N/A

total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)

Description of assembly: Thin brick on metal lath on sheathing on 2x6 wood stud framing at 16" oc

U-Value of total assembly: U=0.4

R-Value of insulation: R=21

Openings (windows or doors with glazing)

U-Value of assembly: U=27

Solar heat gain coefficient: 0.50

projection factor: 0.50

Door R-Values: R=2.5

Walls below grade (each assembly)

Description of assembly: N/A

U-Value of total assembly: N/A

R-Value of insulation: N/A

Floors over unconditioned space (each assembly)

Description of assembly: N/A

U-Value of total assembly: N/A

R-Value of insulation: N/A

Floors slab on grade

Description of assembly: Unheated

U-Value of total assembly: N/A

R-Value of insulation: N/A

Horizontal/vertical requirement: N/A

slab heated: N/A

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2018 APPENDIX B  
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS  
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL DESIGN

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone

winter dry bulb: 19

summer dry bulb: 94

Interior design conditions

winter dry bulb: 68

summer dry bulb: 75

relative humidity: 50%

Building heating load: 17.1 MBH

Building cooling load: 11.2 MBH

Mechanical Spacing Conditioning System

Unitary description of unit: 1.5 ton mini split

heating efficiency: 4.1 COP

cooling efficiency: 13.5 SEER

size category of unit: 1.5 Tonn

Boiler size category. If oversized, state reason: N/A

Chiller size category. If oversized, state reason: N/A

List equipment efficiencies:

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BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS  
ELECTRICAL DESIGN  
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: ASHRAE 90.1 - Prescriptive

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 vs. allowed (whole building or space by space)  
total exterior wattage specified vs. allowed

Additional Efficiency Package Options

(When using the 2018 NCCEC, not required for ASHRAE 90.1)

- ☐ C406.2 More Efficient HVAC Equipment Performance
- ☒ C406.3 Reduced Lighting Power Density
- ☐ C406.4 Enhanced Digital Lighting Controls
- ☐ C406.5 On-Site Renewable Energy
- ☐ C406.6 Dedicated Outdoor Air System
- ☐ C406.7 Reduced Energy Use in Service Water Heating

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BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS  
STRUCTURAL DESIGN  
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors:	Snow (I <sub>s</sub> )	1.0
	Seismic (I <sub>e</sub> )	1.0
Live Loads:	Roof	20 psf
	Mezzanine	NA psf
	Floor	100 psf
Ground Snow Load:	15 psf	
Wind Load:	Ultimate Wind Speed	115 mph (ASCE-10)
	Exposure Category	C

SEISMIC DESIGN CATEGORY: C

Provide the following Seismic Design Parameters:

Risk Category (Table 1604.5) II

Spectral Response Acceleration S<sub>s</sub> 20.3 %g S<sub>1</sub> 9.2 %g

Site Classification (ASCE 7) D

Data Source: Field Test

Basic structural system Bearing Wall

Analysis Procedure: Simplified

Architectural, Mechanical, Components anchored? N/A

LATERAL DESIGN CONTROL: Wind

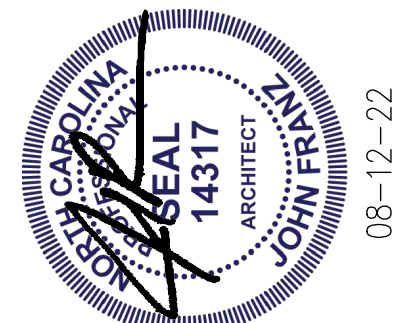
SOIL BEARING CAPACITIES:

Field Test (provide copy of test report) 2,000 psf

Pile size, type, and capacity N/A

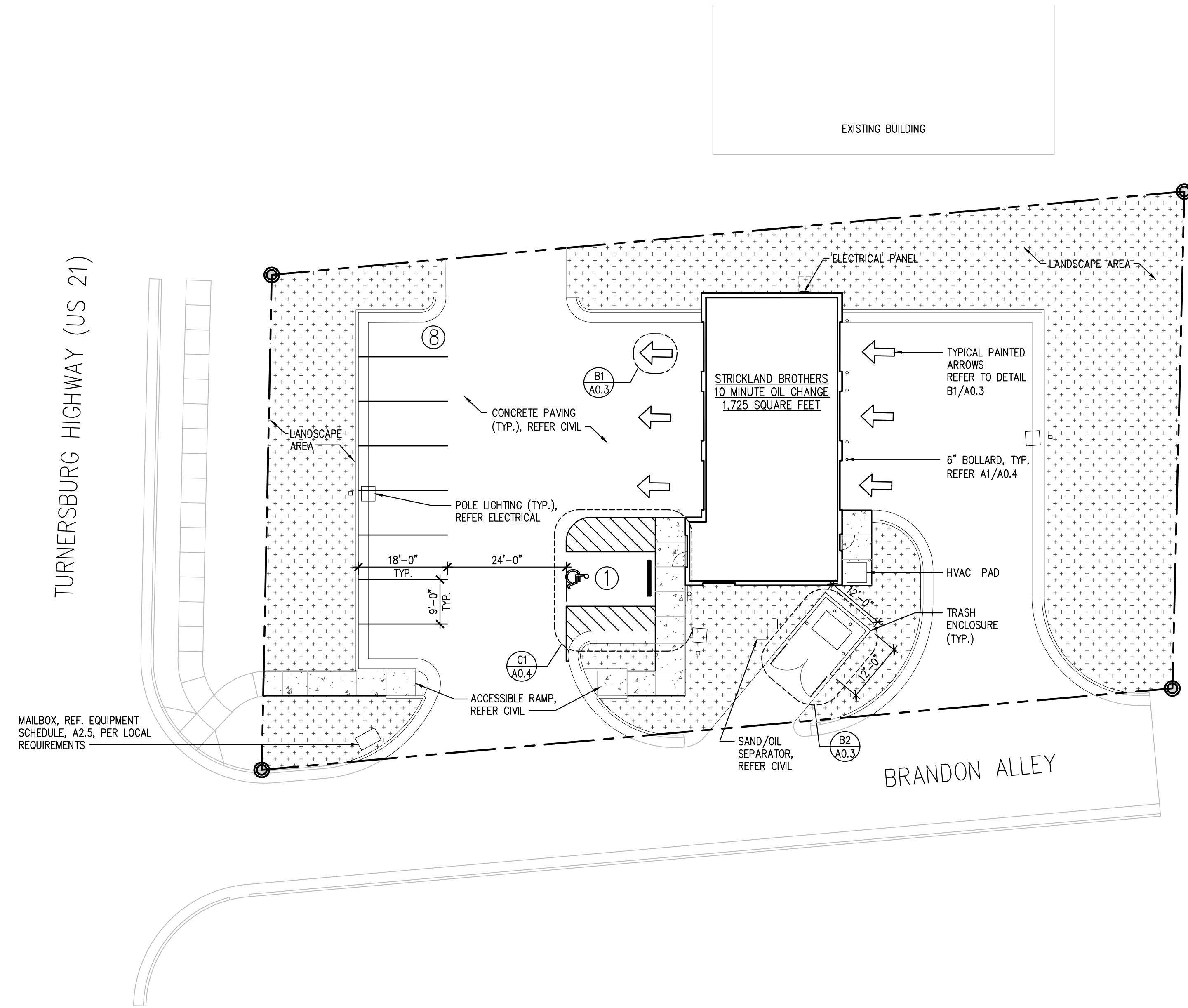
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4055 International Plaza, Suite 100  
Fort Worth, Texas 761





1 SITE PLAN  
SCALE: 1/16" = 1'-0"



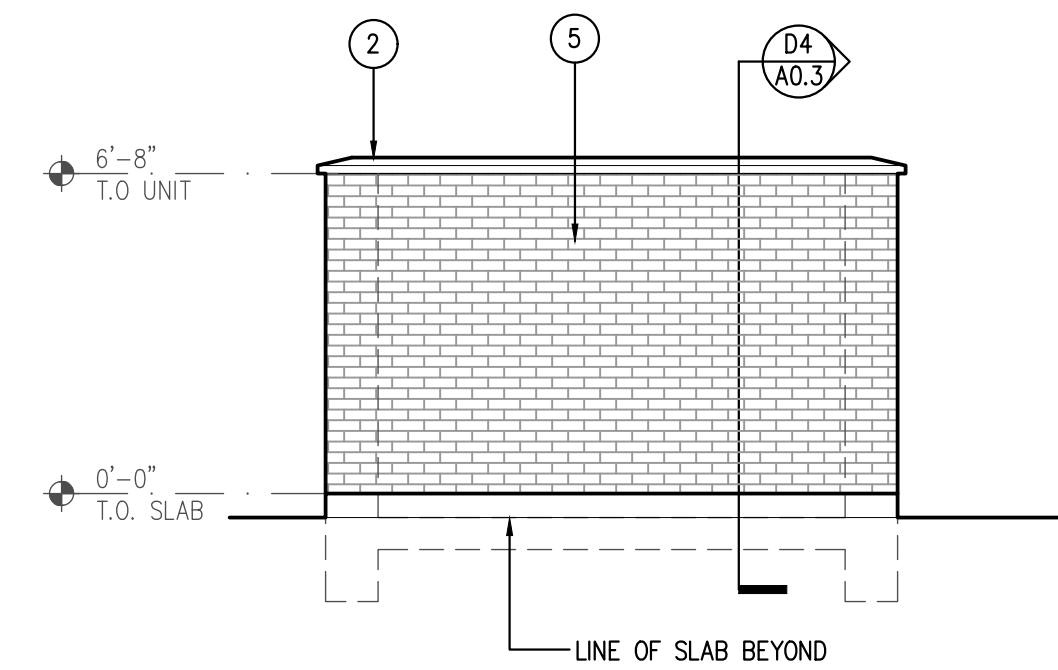
**JOHN FRANZ**  
architect  
4055 International Plaza, Suite 100  
Fort Worth, Texas 76109  
(817) 737-9922

**STRICKLAND BROTHERS**  
TURNERSBURG HWY  
STATESVILLE, NC

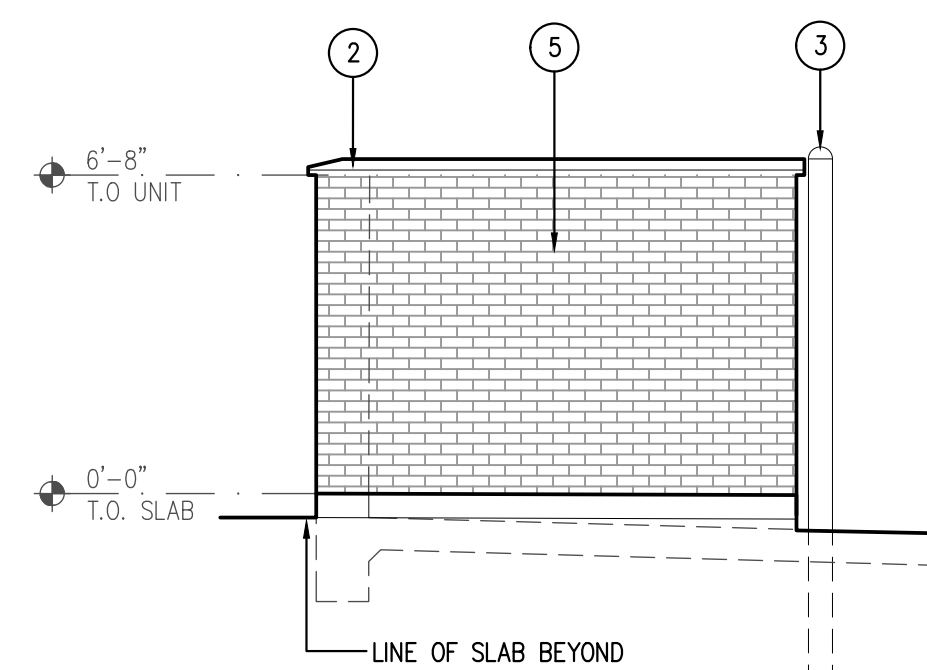
Revisions:

File Name:	22189 - A0.2
Project No:	22189
Date:	08/12/22
Drawn By:	RCA
Checked By:	TI

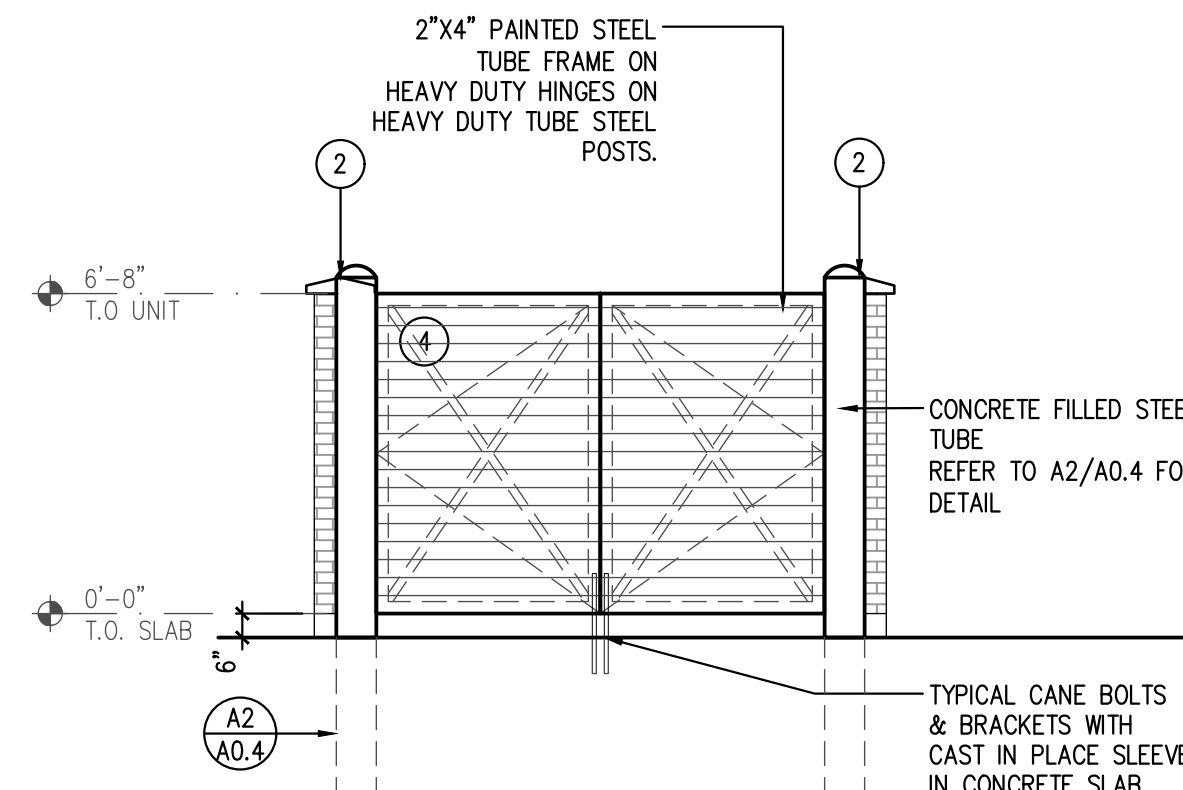
SHEET  
**A0.2**  
ARCHITECTURAL  
SITE PLAN



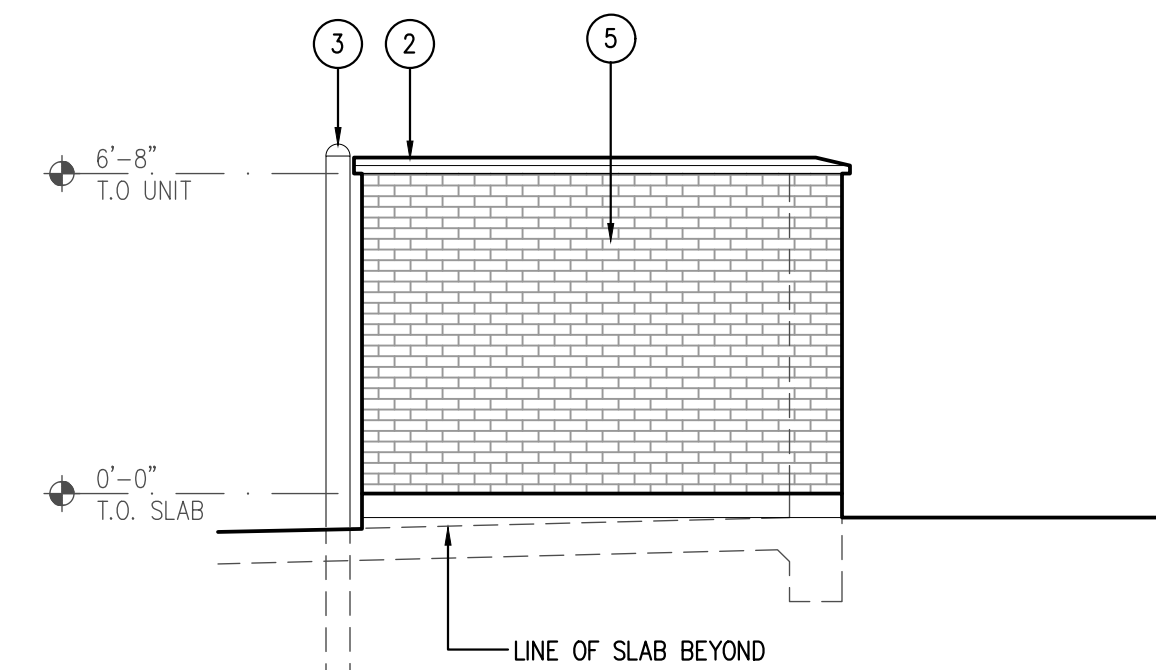
**C5 TRASH ENCLOSURE ELEV**  
SCALE: 1/4" = 1'-0"



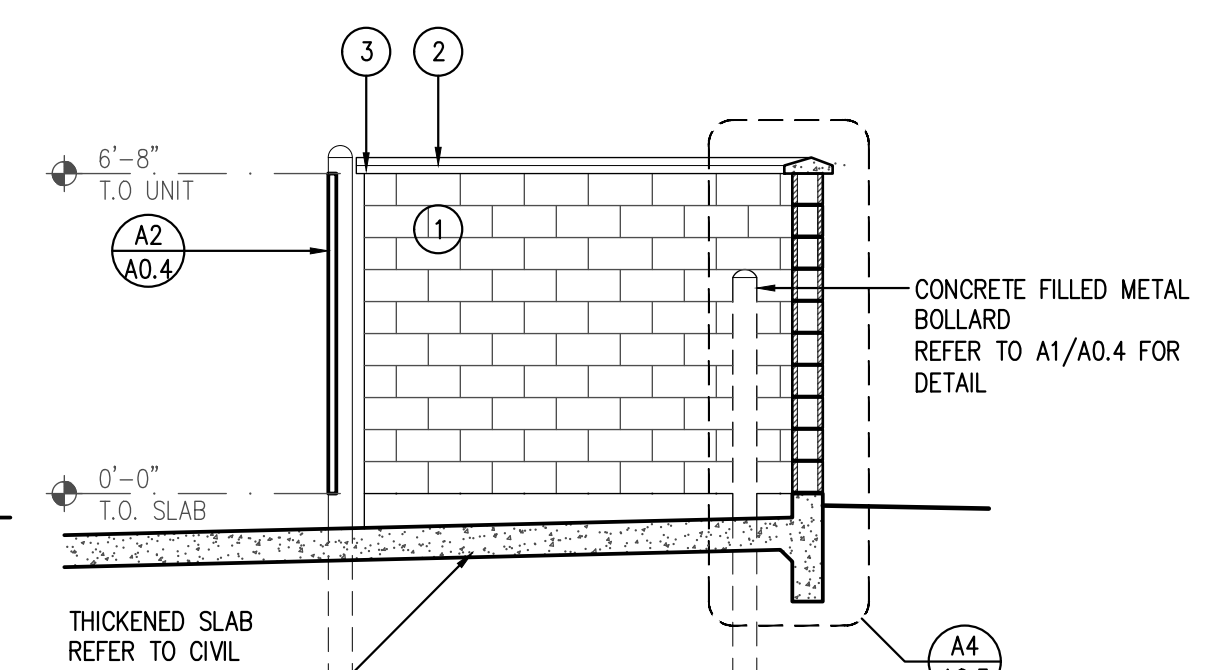
**C4 TRASH ENCLOSURE ELEV**  
SCALE: 1/4" = 1'-0"



**C3 TRASH ENCLOSURE ELEV**  
SCALE: 1/4" = 1'-0"

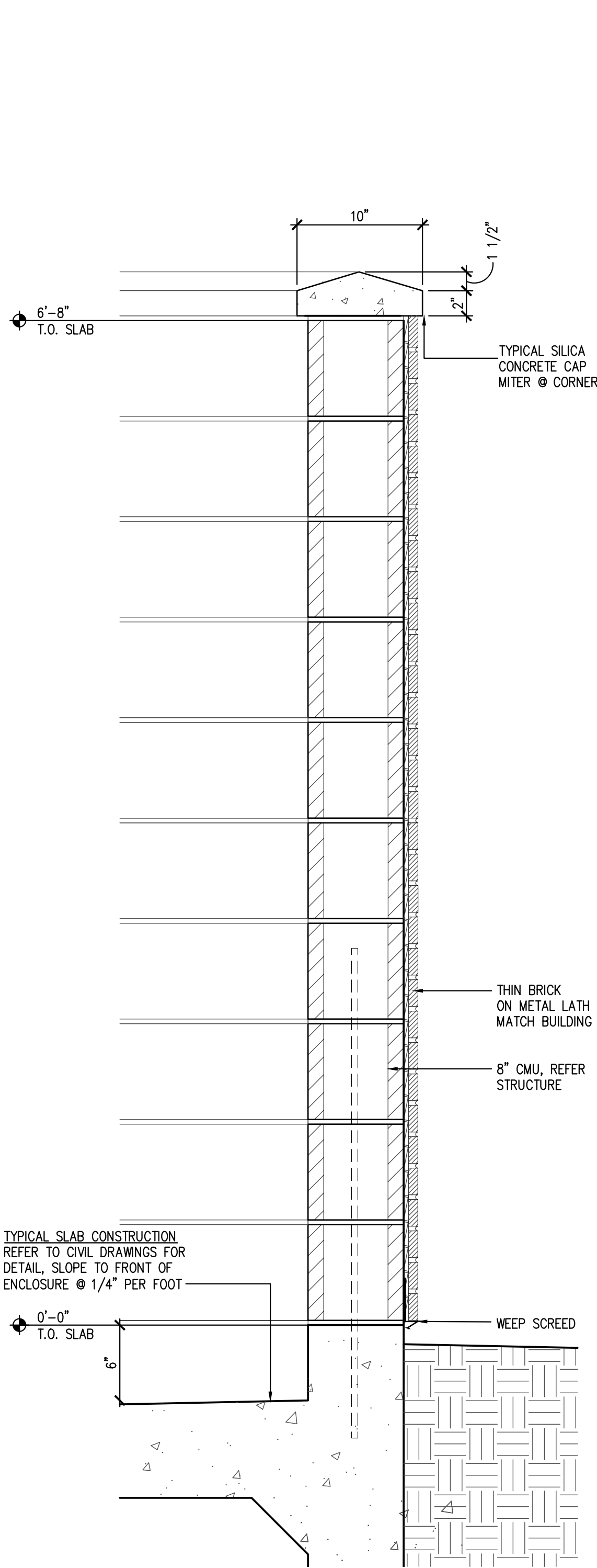


**C2 TRASH ENCLOSURE ELEV**  
SCALE: 1/4" = 1'-0"

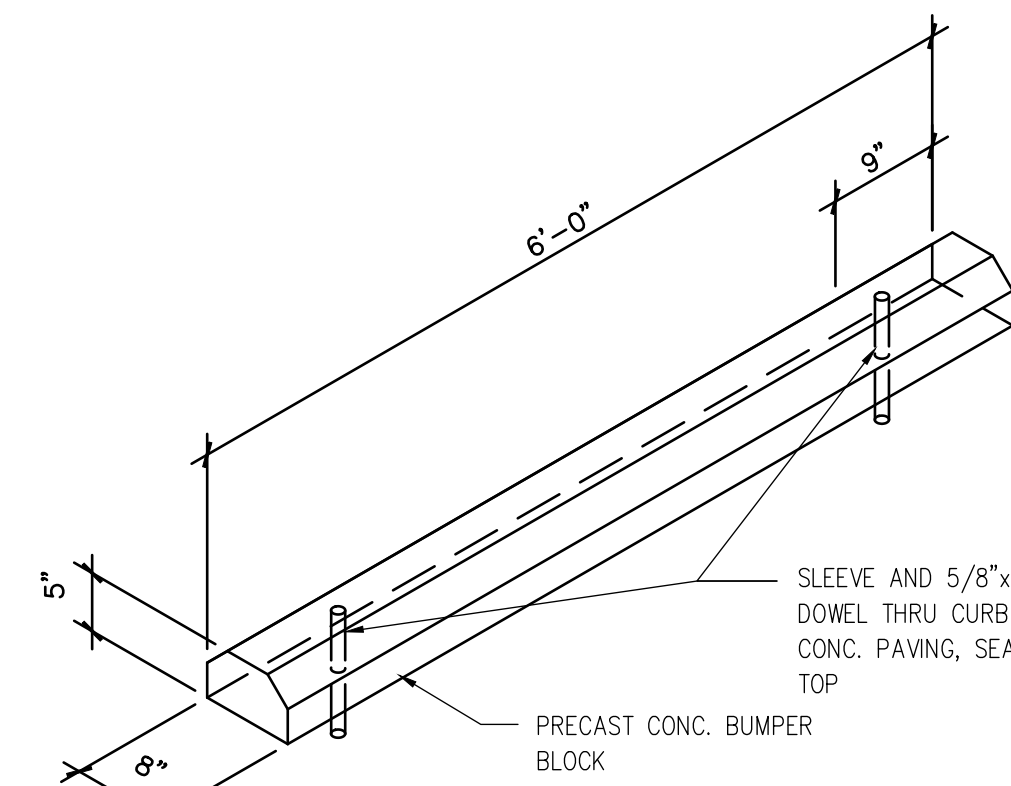


**C1 TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"

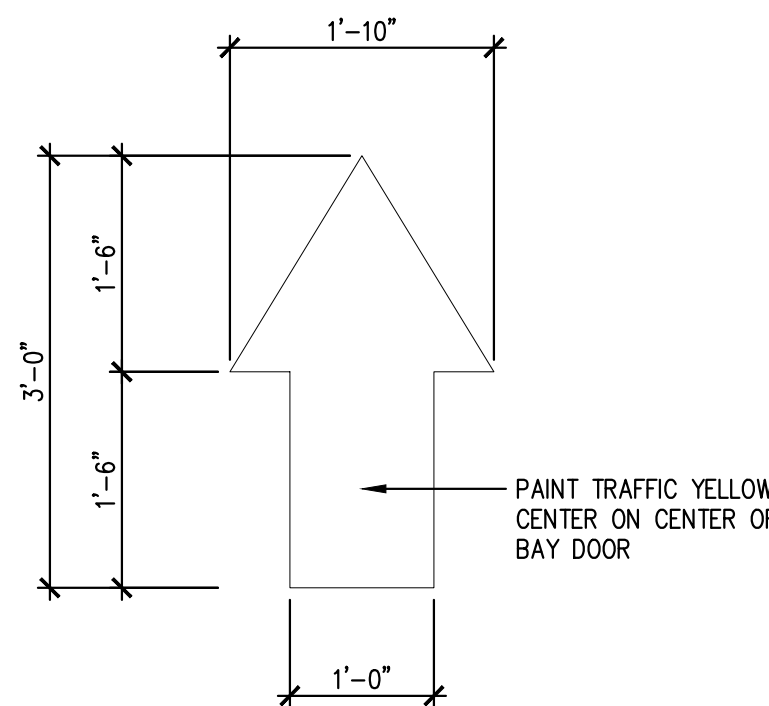
- SITE FINISH LEGEND**
- 1 PAINTED CMU  
COLOR: SW #7664 STEELY GRAY
  - 2 SILICA CONCRETE CAP  
COLOR: TO MATCH SW #7664 STEELY GRAY
  - 3 PAINTED METAL POST  
COLOR: SW #7664 STEELY GRAY
  - 4 PREMANUFACTURED PREFINISHED CORRUGATED METAL GATE  
COLOR: SW #7664 STEELY GRAY
  - 5 PAINTED THIN BRICK  
COLOR: SW #6234 UNCERTAIN GRAY  
SIZE: KING  
TEXTURE: WIRE



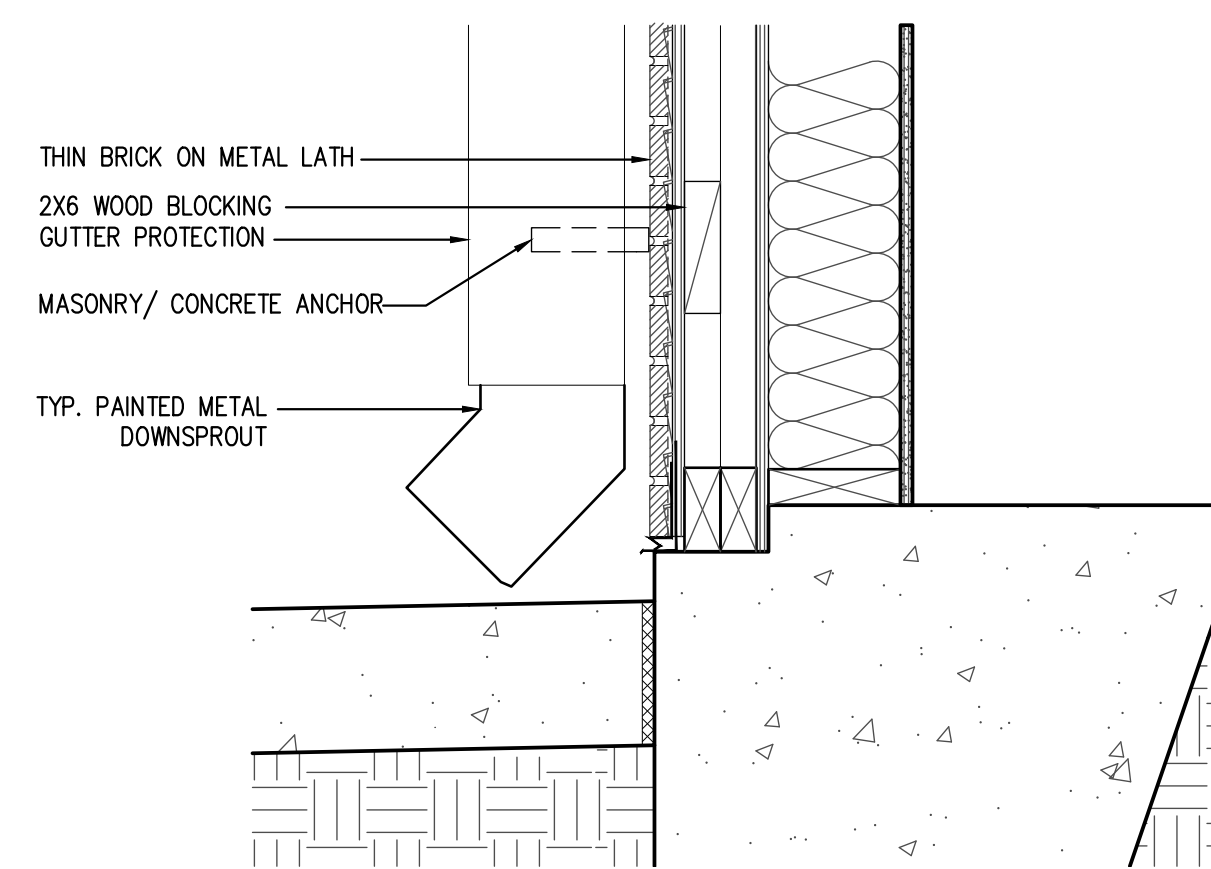
**A4 WALL DETAIL**  
SCALE: 1 1/2" = 1'-0"



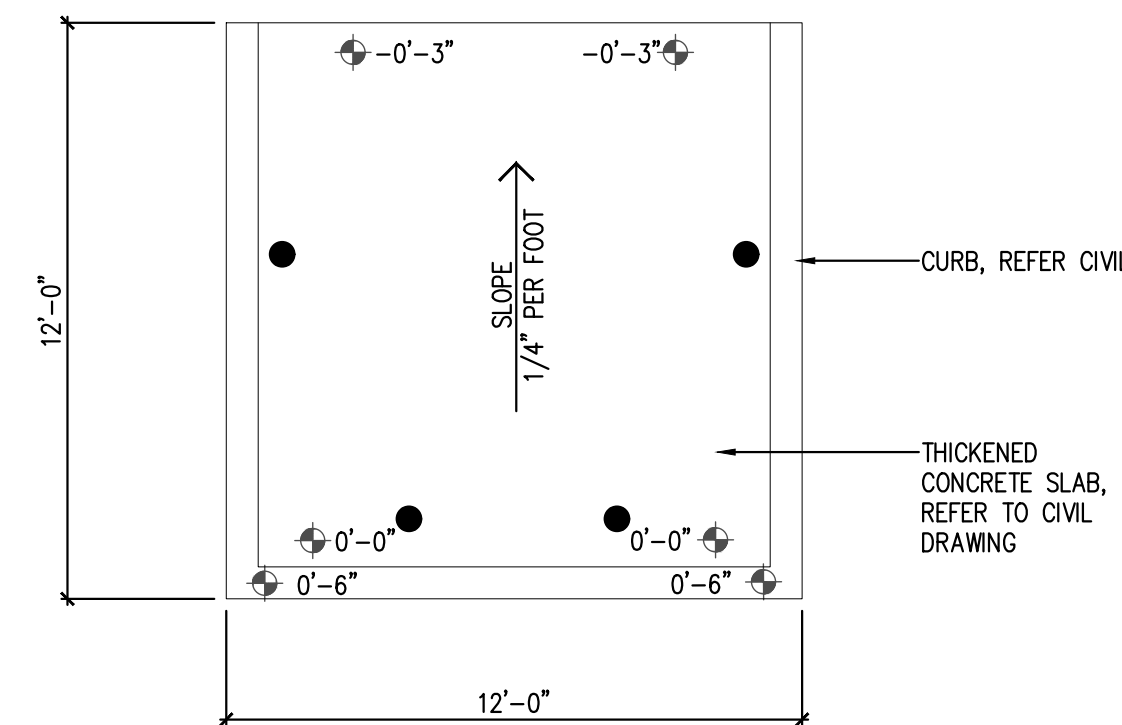
**B4 PRECAST PARKING BUMPER**  
SCALE: 1 1/2" = 1'-0"



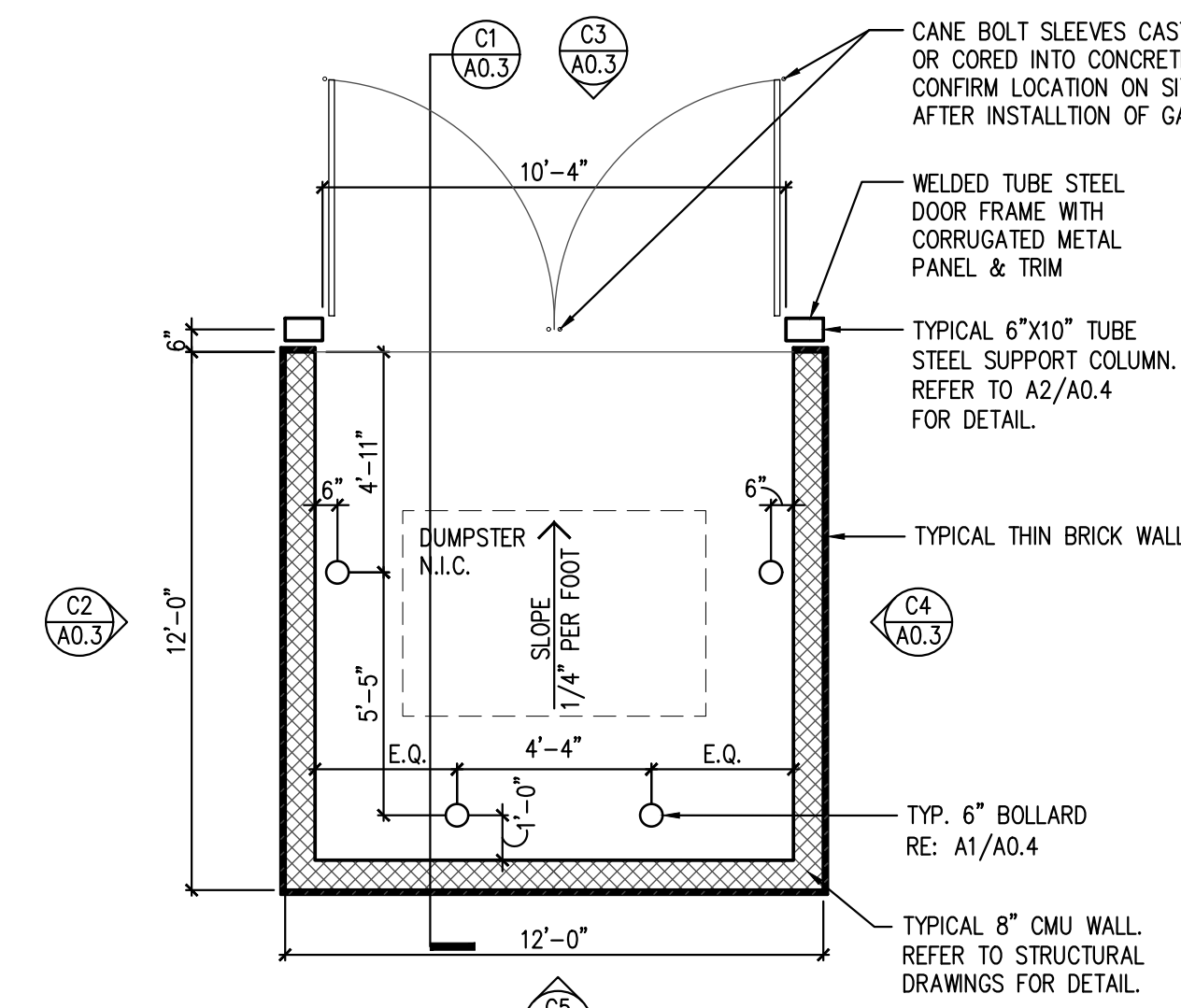
**B1 PAINTED TRAFFIC ARROW**  
SCALE: 3/4" = 1'-0"



**A3 SLAB @ DOWNSPOUT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**B3 TRASH ENCLOSURE SLAB PLAN**  
SCALE: 1/4" = 1'-0"



**B2 TRASH ENCLOSURE BUILDING PLAN**  
SCALE: 1/4" = 1'-0"

**A2 NOT USED**  
SCALE: 1/4" = 1'-0"

**A1 NOT USED**  
SCALE: 1 1/2" = 1'-0"



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**STRICKLAND BROTHERS**  
TURNERSBURG HWY  
STATESVILLE, NC

Revisions:

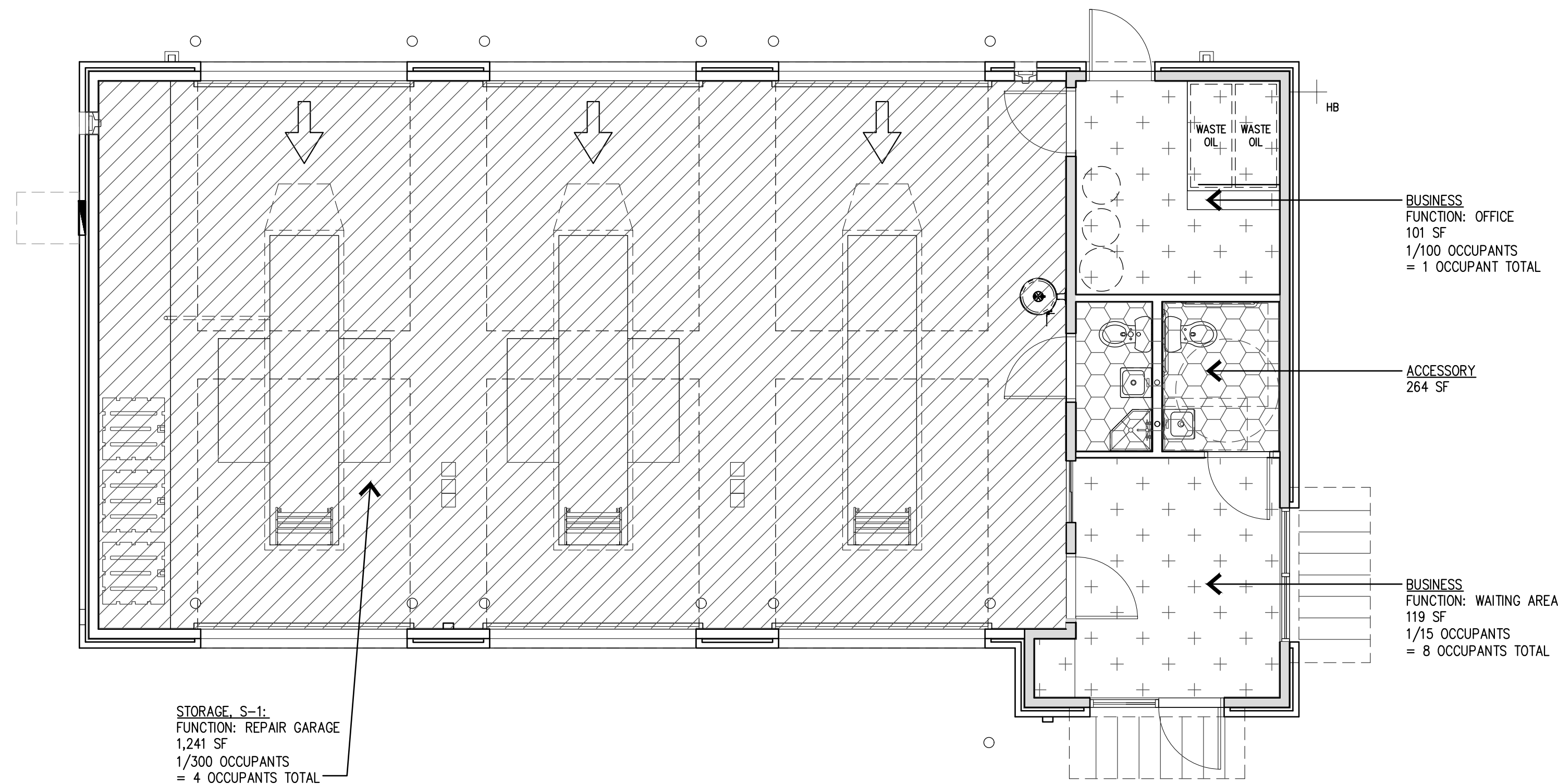
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Project No: 22189  
Date: 08/12/22  
Drawn By: RCA  
Checked By: TI

**A0.3**  
SITE DETAILS

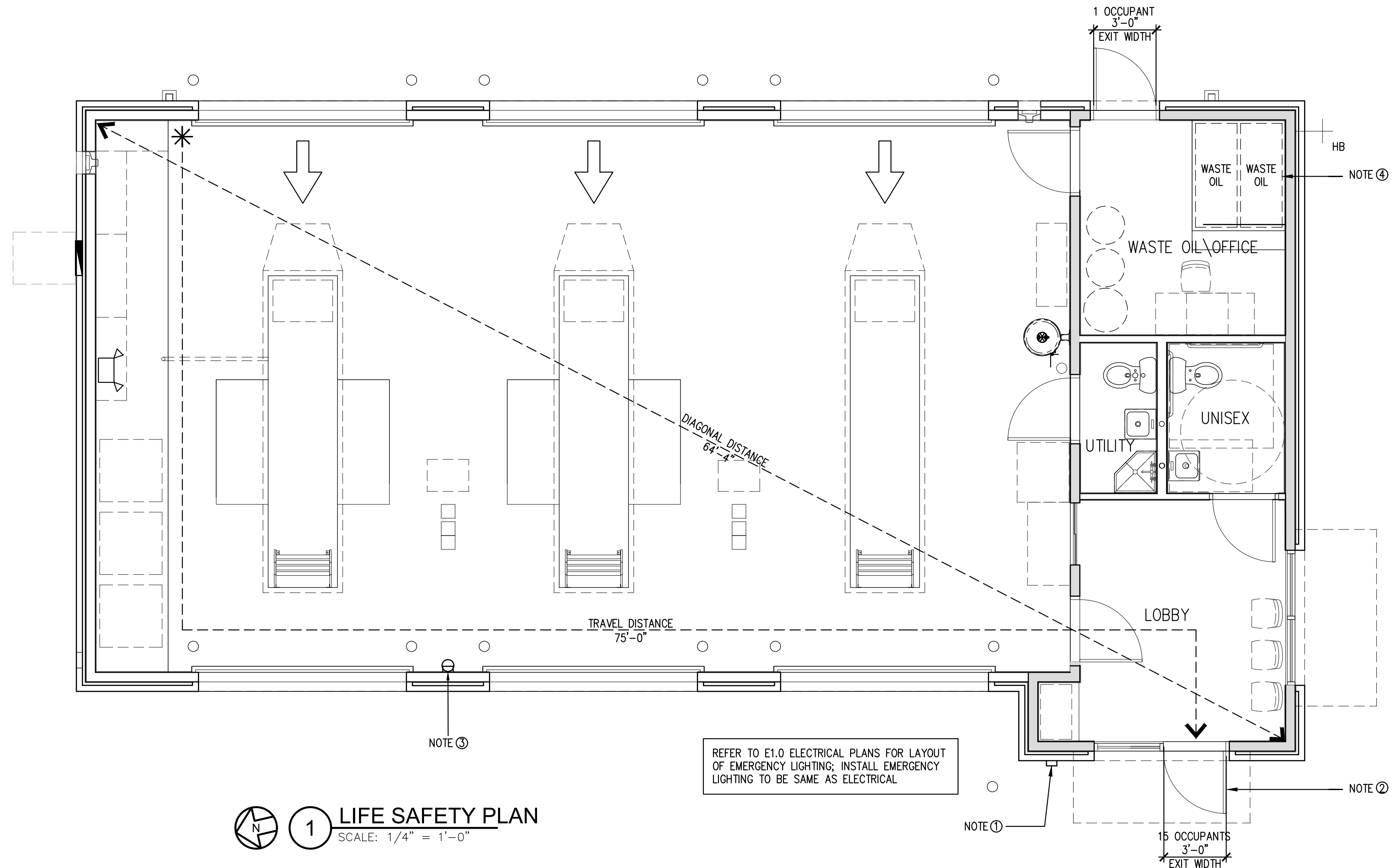








2 OCCUPANCY PLAN  
NTS



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

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE AN INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

EXIT WIDTH: MINIMUM WIDTH TO BE 36" CLEAR

NOTE 1: PROPOSED KNOX BOX LOCATION AT 60" FROM GROUND TO KEY HOLE A.F.F. PROVIDE A KNOX COMPANY BRAND LOCKING KEY BOX WITH THE LOCAL JURISDICTION KEYWAY, MOUNTED ON THE EXTERIOR, NEAR THE MAIN ENTRANCE NO HIGHER THAN 60" A.F.F. INSTALL PER 2015 IFC SECTION 506.1. CONFIRM ALL REQUIREMENTS WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.

NOTE 2: INSTALL VISIBLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED." SIGNAGE TO MEET LOCAL JURISDICTION REQUIREMENTS.

NOTE 3: CLASS B FIRE EXTINGUISHER: MOUNTING HEIGHT: TOP SHALL NOT EXCEED 60" FROM THE FLOOR. SIZE: NOT TO EXCEED 40 LBS. LOCATION OF FIRE EXTINGUISHER TO BE APPROVED BY AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION

NOTE 4: WASTE OIL TANKS: CLASS IIIB, 2 TANKS ABOVE GROUND, 330 GALLONS EACH = 660 GALLONS TOTAL. REFER EQUIPMENT SCHEDULE FOR MORE INFORMATION.

OPERATIONAL NOTE:

CLASS 1 LIQUIDS ARE NOT STORED IN STRICKLAND BROTHERS BUILDINGS.

CLASS IIIB LIQUID (MOTOR OIL) IS STORED IN THE BACK ROOM AREA WHICH IS VENTILATED AS REQUIRED. SEE MECHANICAL SHEETS.

NO LIQUIDS ARE STORED IN THE LUBE TRENCHES.

VEHICLES ARE OPERATED ONLY FOR THE DURATION OF MOVING THEM INTO & OUT OF THE BUILDING.

FIRE RATINGS LEGEND

----- FIRE RATE ASSEMBLY. (NONE PROVIDED)

===== INSULATED WALL, REFER A1.1 FOR ASSEMBLY

EXTERIOR WALL OPENING AREAS PER 705.8				
	FEET FROM PROPERTY	DEGREE OF PROTECTION	ALLOWABLE %	ACTUAL %
NORTH	11'-7"	UNPROTECTED	15%	0%
WEST	84'-6"	UNPROTECTED	NO LIMIT	36%
SOUTH	29'-8"	UNPROTECTED	70%	9%
EAST	68'-7"	UNPROTECTED	NO LIMIT	35%

OCCUPANCY LOAD PER 1004.1.2			
STORAGE (GARAGE):	1241 SF / 300	=4	
BUSINESS (WAITING AREA):	119 SF / 15	=8	
BUSINESS (OFFICE):	101 SF / 100	=1	
ACCESSORY:	264 SF		
TOTAL :	1725 SF	13 OCCUPANTS	
REQUIRED EGRESS WIDTH: 13 x 2"=2.6" DESIGNED EGRESS WIDTH: 2 EXITS @ 36" EA			



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Revisions:

File Name: 22189 - A0.5  
Project No: 22189  
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Checked By: TI

SHEET  
A0.5  
LIFE SAFETY PLAN





**STRICKLAND BROTHERS**  
TURNERSBURG HWY  
STATESVILLE, NC




Revisions:

File Name: 22189 - A1.1  
Project No: 22189  
Date: 08/12/22  
Drawn By: RCA  
Checked By: TI

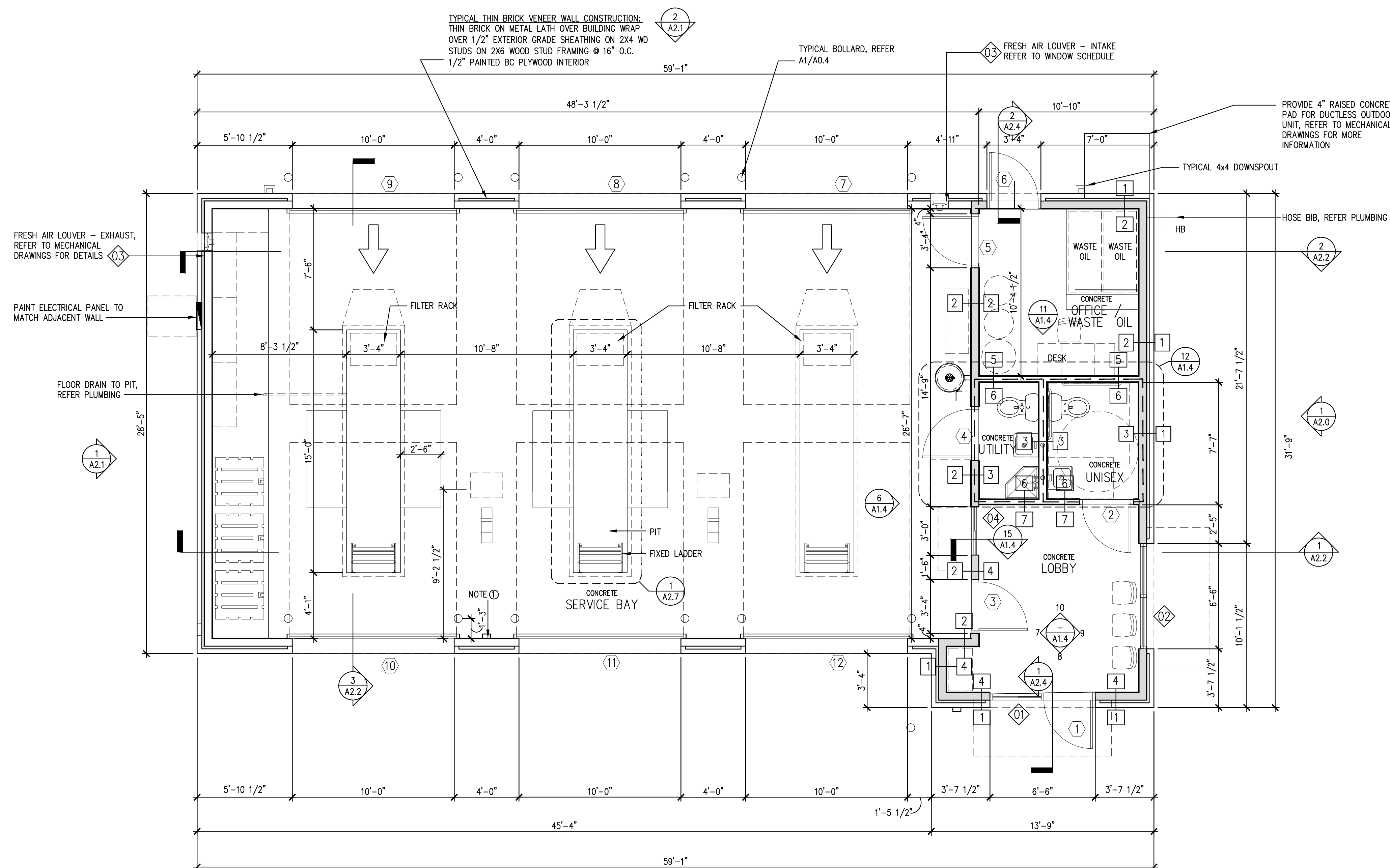
SHEET

**A1.1**

FLOOR PLAN

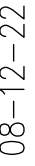
WALL TYPE SCHEDULE								
		1	2	3	4	5	6	7
FRAMING	MATERIAL							
	2X4 WOOD STUDS @ 16" OC							
	2X6 WOOD STUDS @ 16" OC		●	●	●	●	●	●
	1/2" GYPSUM BOARD							
FINISH	1/2" TYPE "X" GYPSUM BOARD				●		●	●
	BC PLY WOOD		●				●	
	EXTERIOR SHEATHING							
NOTE: MATERIAL ON SAME SIDE AS TAG. REFER WALL TYPE LEGEND FOR INSULATION.								
WALL TYPE LEGEND								
 NEW EXTERIOR WALL								
 NEW WALL WITH SOUND BATT								
 NEW WALL WITH R-21 INSULATION								

- OPERATIONAL NOTES:**
- CLASS 1 LIQUIDS ARE NOT STORED INSIDE STRICKLAND BROTHERS BUILDINGS.
  - CLASS IIIB LIQUID (MOTOR OIL) IS STORED IN THE OFFICE/WASTE OIL ROOM WHICH IS VENTILATED AS REQUIRED. SEE MECHANICAL DRAWINGS.
  - NO LIQUIDS ARE STORED IN THE PITS. VEHICLES ARE OPERATED ONLY FOR THE DURATION OF MOVING THEM IN & OUT OF THE BUILDING.
- PIT NOTES:**
- INSTALL SEALER AT WALLS & FLOOR OF PITS. REFER ROOM FINISH SCHEDULE ON A2.5 FOR MORE INFORMATION. FINISH SHALL BE SMOOTH.
  - FOR PIT FRAMES & ROLLING DRAIN PANS, REFER TO THE EQUIPMENT SCHEDULE ON A2.5 FOR MORE INFORMATION.
- NOTE ①**  
WALL MOUNTED FIRE EXTINGUISHER LOCATION. REFER A0.5 FOR ADDITIONAL INFORMATION.



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



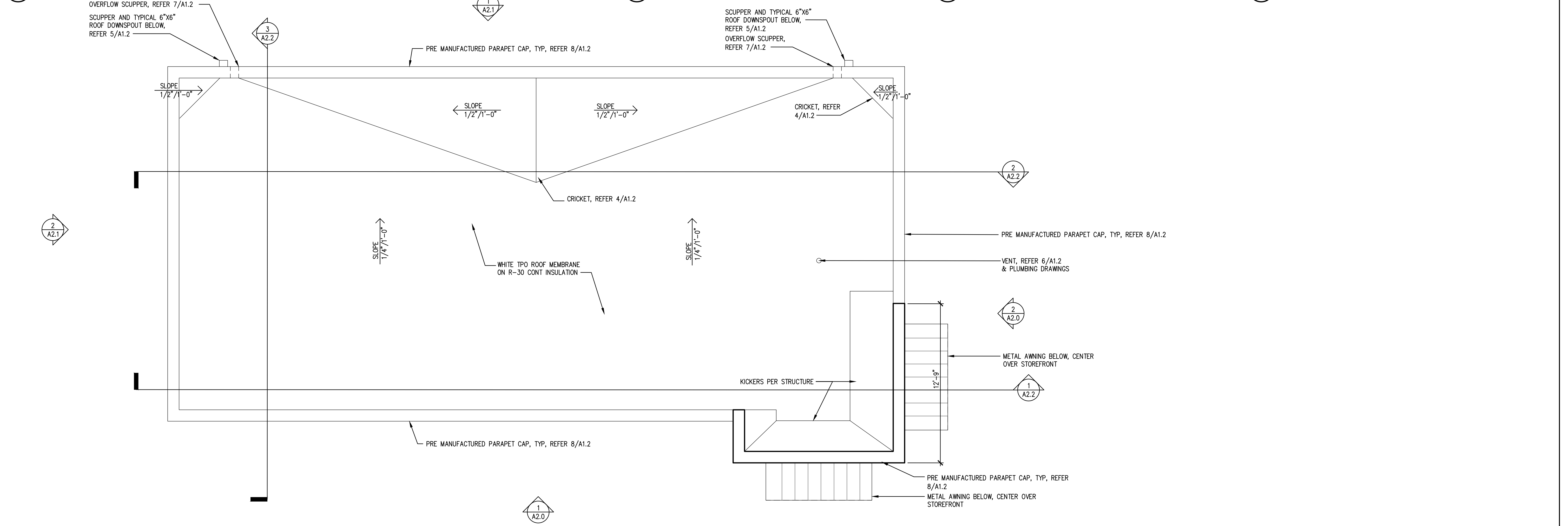


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File Name: 22103 2012  
Project No: 22100

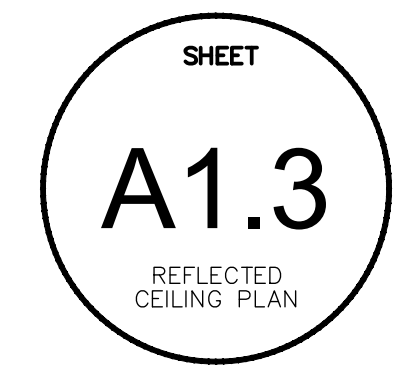
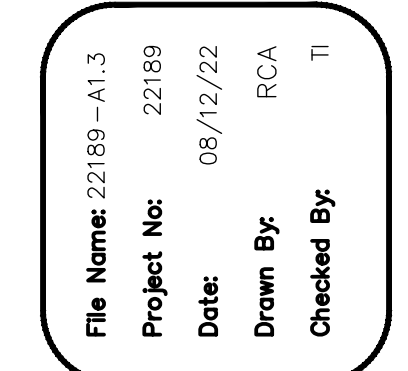
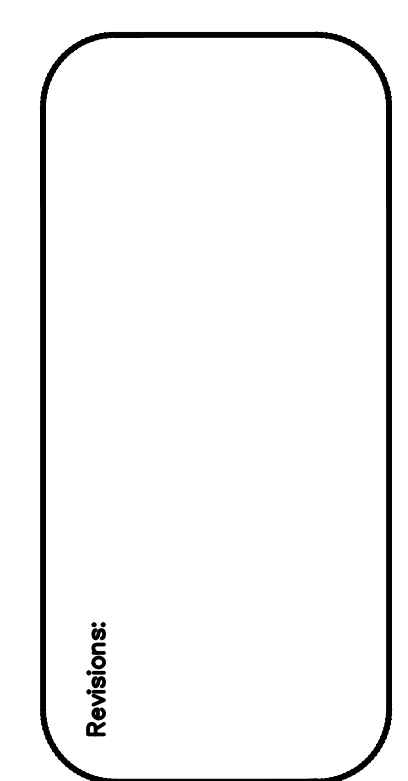
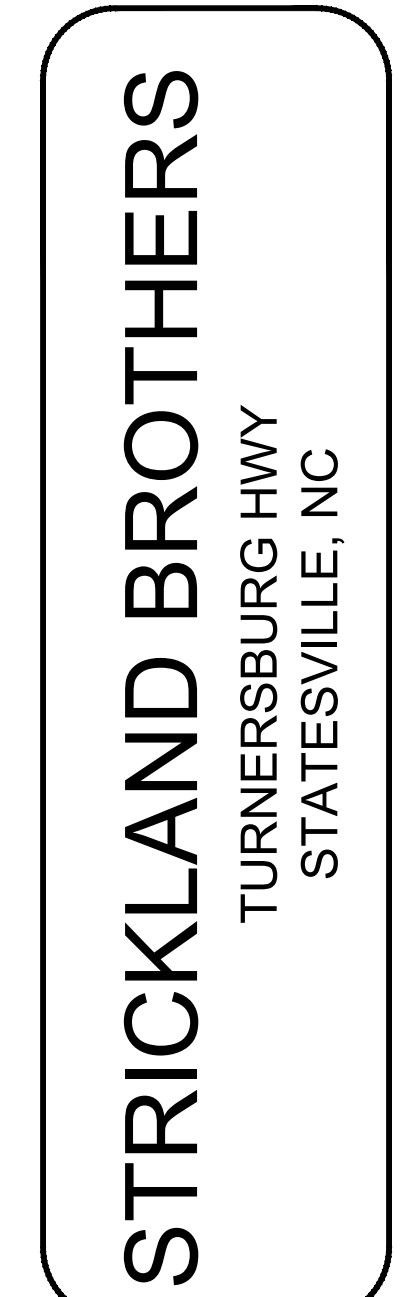
DOF PLAN

1. 40 MIL TPO MEMBRANE ON R-30 CONTINUOUS INSULATION.  
COLOR: WHITE
2. REFER ELEVATION FOR DOWNSPOUTS FINISH.
3. AWNING BY FRENCH AWNINGS & SCREEN CO. INC. (601-922-1132- TOM WALLACE) OR OWNER APPROVED EQUAL. PROVIDE ALUMINUM TUBE FRAMES WITH STANDING SEAM COLOR TO MATCH MELROLY METAL CHARCOAL. PROVIDE MATCHING HEAD FLASHING. AWNING VENDOR TO DESIGN AND PERMIT SEPARATELY.
4. TOILET EXHAUST VENT WITH MECH. DRAWINGS SEAL ALL PENETRATIONS WATER TIGHT.
5. 20 YEAR ROOF WARRANTY SHALL START THE DAY THE BUILDING IS TURNED OVER TO THE TENANT AND CO IS RECEIVED.



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GENERAL CEILING NOTES:

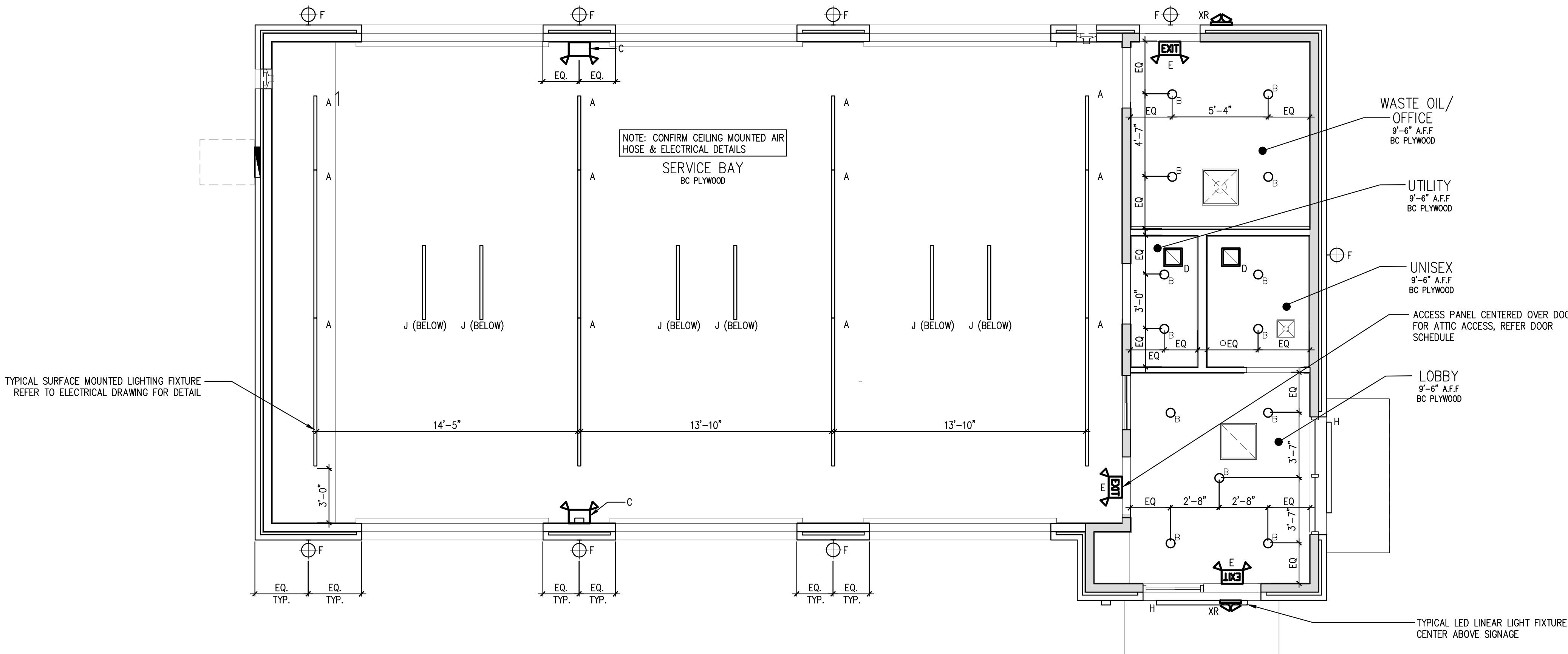
1. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY PROBLEMS WITH CEILING HEIGHTS OR LIGHT FIXTURES BEFORE FINISH CEILINGS ARE INSTALLED. IF THE CONTRACTOR FAILS TO DO SO, HE SHALL BE RESPONSIBLE FOR TAKING DOWN THE CEILING & LIGHT FIXTURES AND REINSTALLING THEM IN A CONFIGURATION ACCEPTABLE TO THE ARCHITECT AT NO ADDITIONAL COST.
2. COORDINATE WORK WITH OTHER TRADES HAVING WORK IN THE CEILING INCLUDING, BUT NOT LIMITED TO: TELEPHONE, SECURITY, CABLE COMPANIES WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS.
3. PROVIDE CUTOOT AND OTHER SPECIAL PROVISIONS IN BC PLYWOOD WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS, AND OTHER INSERTED ITEMS.
4. ALL MATERIALS SHALL HAVE CLASS 1 FLAME SPREAD RATING AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND CODES.
5. ALL JOINTS IN THE BC PLYWOOD SHALL BE SQUARE, LEVEL AND ALIGNED WITH EACH OTHER.
6. SEE ENGINEERS' DRAWINGS FOR LIGHTING AND MECHANICAL LAYOUTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES NOTED BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR BETWEEN ENGINEERING DISCIPLINES. G.C. TO COORDINATE ALL DUCT DAMPERS TO BE REACH FROM ACCESSIBLE CEILINGS.
7. RECESSED CEILING SPEAKERS TO BE INSTALLED BY OWNERS VENDOR. GC COORDINATE.
8. REFER ROOM FINISH SCHEDULE ON A2.5 FOR ADDITIONAL INFORMATION.

ELECTRICAL LEGEND

- ⊕ ELECTRICAL DUPLEX OUTLET  
HEIGHT AS NOTED
- ⊕ GFI ELECTRICAL DUPLEX OUTLET – GFI  
HEIGHT AS NOTED
- ⊕⊕ ELECTRICAL QUAD OUTLET – FLOOR  
LOCATION AS DIMENSIONED
- Ⓜ JUNCTION BOX  
HEIGHT AS NOTED
- Ⓣ THERMOSTAT  
HEIGHT AS NOTED
- ▼ DATA LINE/COMM OUTLET  
HEIGHT AS NOTED
- ▼ TELEPHONE OUTLET  
HEIGHT AS NOTED
- ⓐ ALARM PANEL  
HEIGHT AS NOTED
- Ⓣv TELEVISION CABLE OUTLET  
HEIGHT AS NOTED
- ⓐ CENTRAL LIGHTING CONTROL PANEL  
HEIGHT AS NOTED
- ⓐ CEILING FAN LOCATION AS  
DIMENSIONED
- ⓐ CEILING MOUNTED SMOKE DETECTOR  
HARD WIRED & INTERCONNECTED  
WITH BATTERY BACKUP
- CEILING MOUNTED LIGHT FIXTURE – FLUSH  
LOCATION AS DIMENSIONED
- DEC ○ SUSPENDED DECORATIVE LIGHT FIXTURE  
OWNER SUPPLIED – CONTRACTOR INSTALLED
- ⊕ WALL MOUNTED DECORATIVE FIXTURE  
LOCATION AS DIMENSIONED
- CEILING MOUNTED WALL WASH – FLUSH  
LOCATION AS DIMENSIONED
- Ⓢ WALL MOUNTED LIGHT SWITCH  
HEIGHT AS NOTED
- Ⓢ WALL MOUNTED LIGHT DIMMER  
HEIGHT AS NOTED
- HB Ⓢ HOSE BIB HEIGHT  
AS NOTED
- GL Ⓢ GAS LINE SHUTOFF VALVE LOCATION TO  
BE COORDINATED ON SITE. HEIGHT AS  
NOTED
- ⓐ SWITCH MTD. OCCUPANCY MOTION SENSOR  
WITH AUTOMATIC SHUTOFF TO TURN LIGHTS  
OFF WITHIN 30 MINUTES OF OCCUPANTS  
LEAVING SPACE.
- Ⓢ CIRCUIT NUMBER

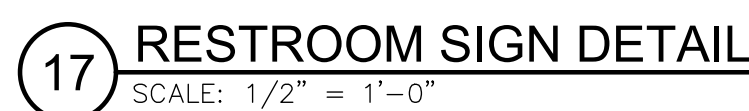
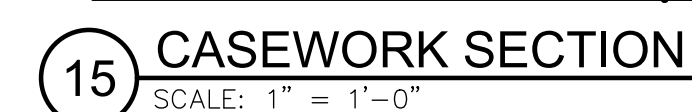
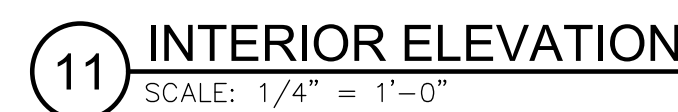
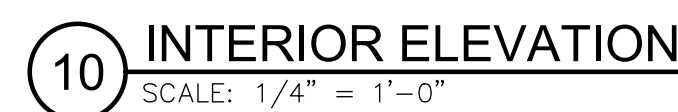
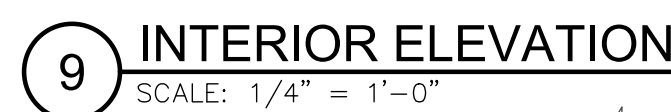
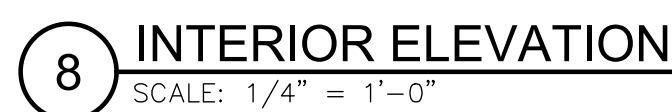
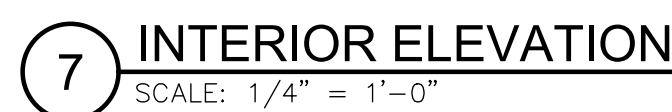
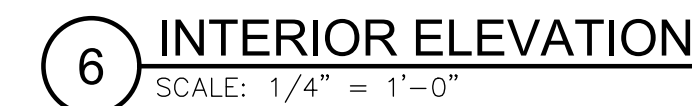
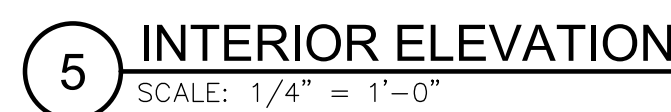
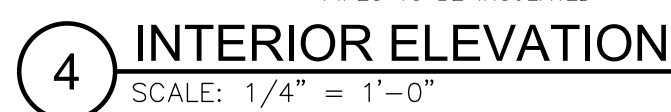
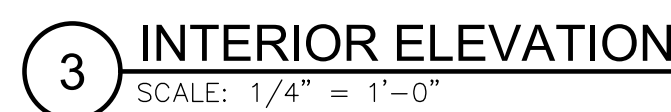
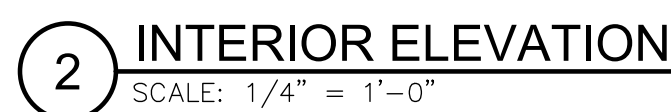
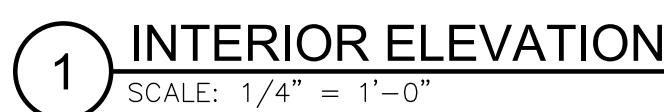
LIGHTING LEGEND

A	LED STRIPLIGHT FIXTURE LITHONIA LIGHTING:ZL1N – 48" 5000LM 40K LITHONIA LIGHTING:ZL1N – 96" 10000LM 40K
B	6" LED DOWN LIGHT MODULE: MAXLITE RRS1130W-L6 RECESSED, WHITE
C	EMERGENCY EXIT LIGHT, INDOOR/OUTDOOR –2.78W HUBBELL – SERIES PG FINISH WHITE 120VAC WALL MOUNTED LIGHTING & BATTERY BACKUP. CONFIRM MOUNTING HEIGHT ON SITE.
D	BATHROOM EXHAUST – 30-110 CFM GREENHECK – SP-110
E	EXIT SIGN – 3.8W LITHONIA – ECBG LED M6 WITH BATTERY BACKUP. CONFIRM MOUNTING HEIGHT ON SITE. CENTER ABOVE OPENING U.N.O.
F	OUTDOOR LED WALLPACK WET SAFETY RATED – 9.78W – 3000K WLS LIGHTING: WLS-LMWC-1-N-8-T3-C MOUNTING HEIGHT 12'-0" A.F.F.
G	NOT USED
H	WALL MOUNTED LED LINEAR LIGHT FIXTURE SPI LIGHTING SEW 12146 8FT-L115W
J	LED LINEAR VAPOR LIGHT FIXTURE LITHONIA XVM L48 5000LM 40K
K	DECORATIVE VERTICAL CYLINDER SUNLITE 88133-SU LFX/R/JD/20W/30K
XR	LITHONIA: ELMRW REMOTE EMERGENCY EGRESS LIGHT FIXTURE



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





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08-12-22

STRICKLAND BROTHERS  
TURNERSBURG HWY  
STATESVILLE, NC

**Revisions:**

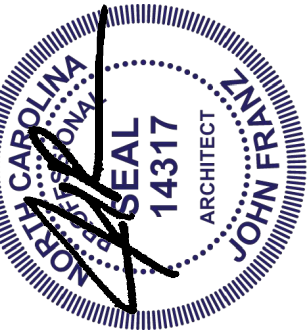
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Project No: 22189  
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**SHEET**

# A1.4

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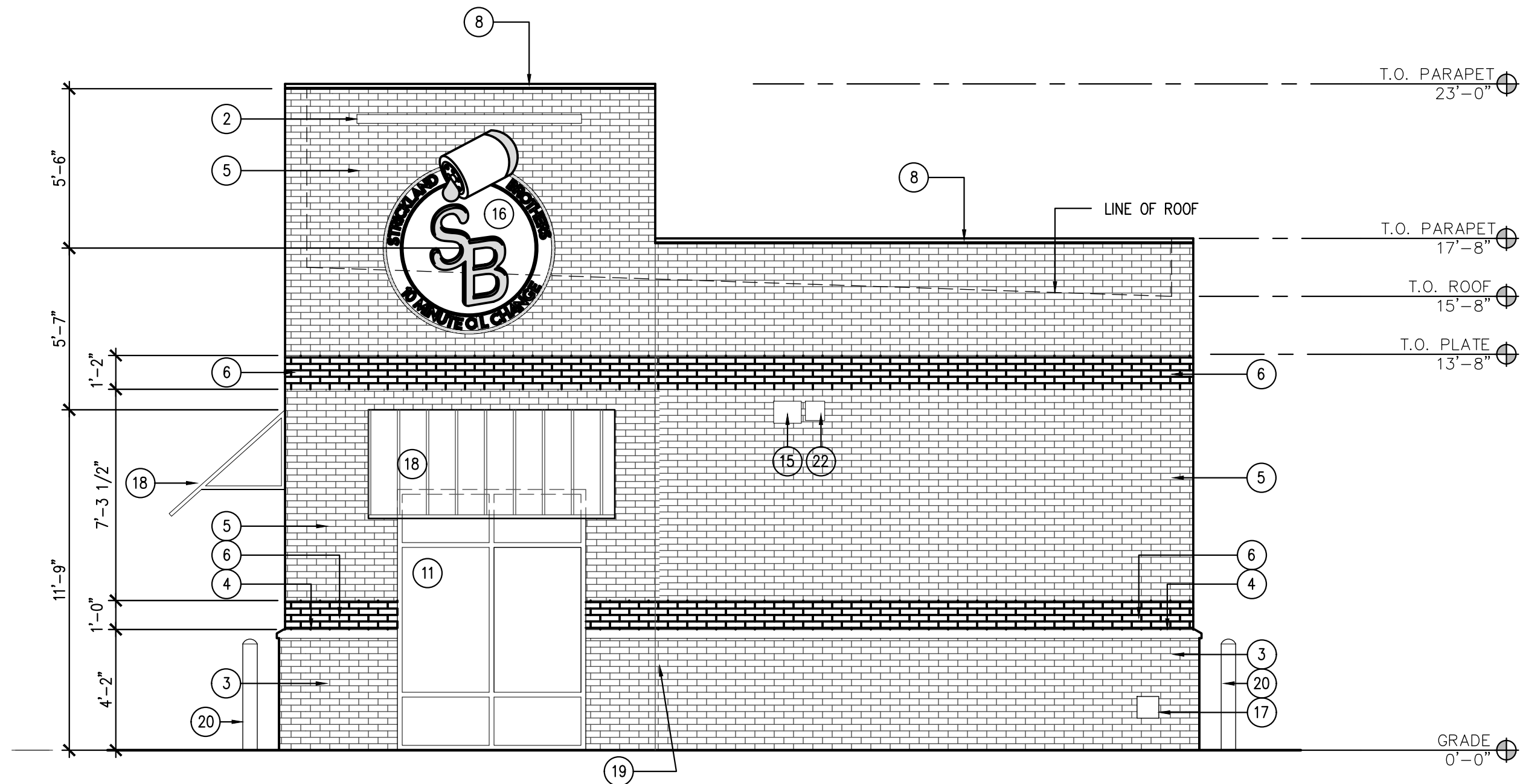
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Checked By: TI

SHEET  
A2.0  
BUILDING  
ELEVATIONS

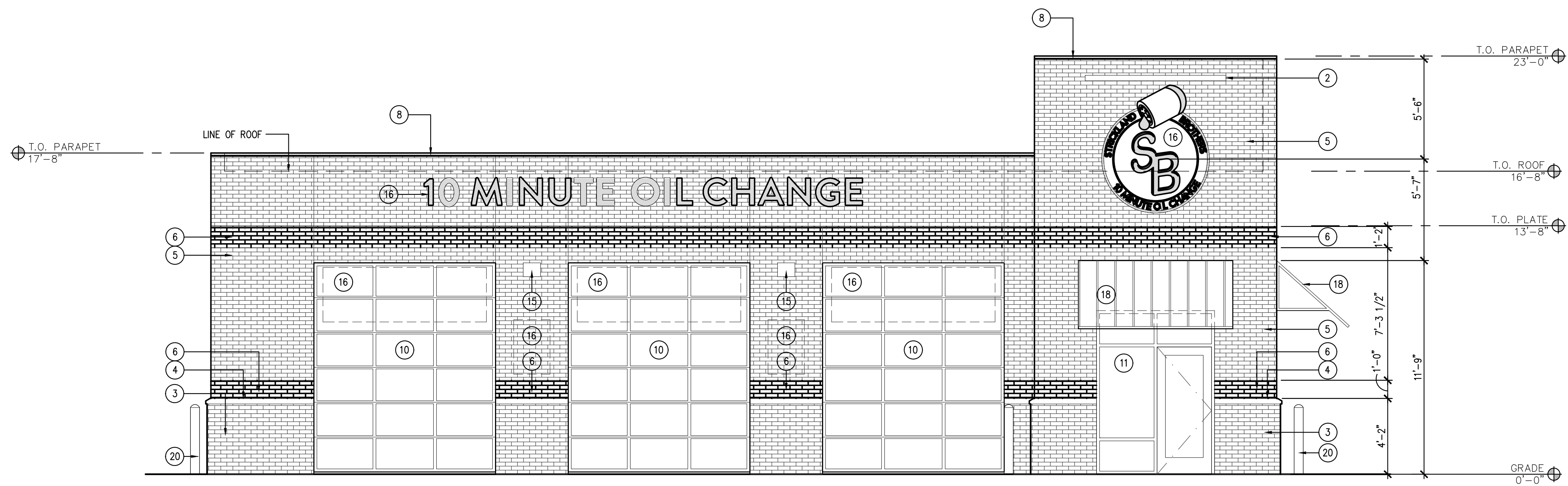
## EXTERIOR FINISH LEGEND

- 1 ROOF KICKER, REFER STRUCTURE
- 2 LINEAR LIGHT FIXTURE, REFER A1.3
- 3 PAINTED THIN BRICK  
COLOR: SW #7664 STEELY GRAY  
SIZE: KING  
TEXTURE: WIRE
- 4 EIFS SILL TRIM  
COLOR: SW #7664 STEELY GRAY
- 5 PAINTED THIN BRICK  
COLOR: SW #6234 UNCERTAIN GRAY  
SIZE: KING  
TEXTURE: WIRE
- 6 PAINTED THIN BRICK  
COLOR: SW #9149 INKY BLUE  
SIZE: KING  
TEXTURE: WIRE  
BRICK CONTACT: JASON HAMILTON, jhamilton@brick.com
- 7 SCUPPER & DOWNSPOUT  
COLOR: PAINT TO MATCH SW #6234 UNCERTAIN GRAY
- 8 METAL COPING, REFER A1.2  
COLOR: SW #6234 UNCERTAIN GRAY
- 9 EXHAUST FAN LOUVER  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
- 10 OVERHEAD ROLLING DOOR  
COLOR: BRUSHED ALUMINUM
- 11 DOUBLE GLAZED ALUMINUM FRAME WINDOW  
COLOR: BRUSHED ALUMINUM
- 12 SOLID CORE METAL DOOR & JAMB  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
- 13 TPO ROOF BEYOND, REFER A1.2
- 14 FAN INTAKE LOUVER  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
- 15 WALL MOUNTED LIGHT FIXTURE  
MOUNTED @ 12'-0" AFF OR TO ALIGN WITH T.O. DOOR FRAME
- 16 SIGNAGE BY TENANT, SEPARATE PERMIT, SHOWN FOR REFERENCE
- 17 HOSE BIB  
REFER PLUMBING
- 18 METAL AWNING  
COLOR: MCELROY METAL CHARCOAL
- 19 CONTROL JOINT  
COLOR: TO MATCH ADJACENT THIN BRICK
- 20 BOLLARD  
COLOR: SW #7757 HIGH REFLECTIVE WHITE
- 21 6" VINYL COVE BASE  
COLOR: 6324 UNCERTAIN GRAY
- 22 TOILET EXHAUST, REFER MECHANICAL DRAWINGS

NOTE: UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT BRICK



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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





**STRICKLAND BROTHERS**  
TURNERSBURG HWY  
STATESVILLE, NC

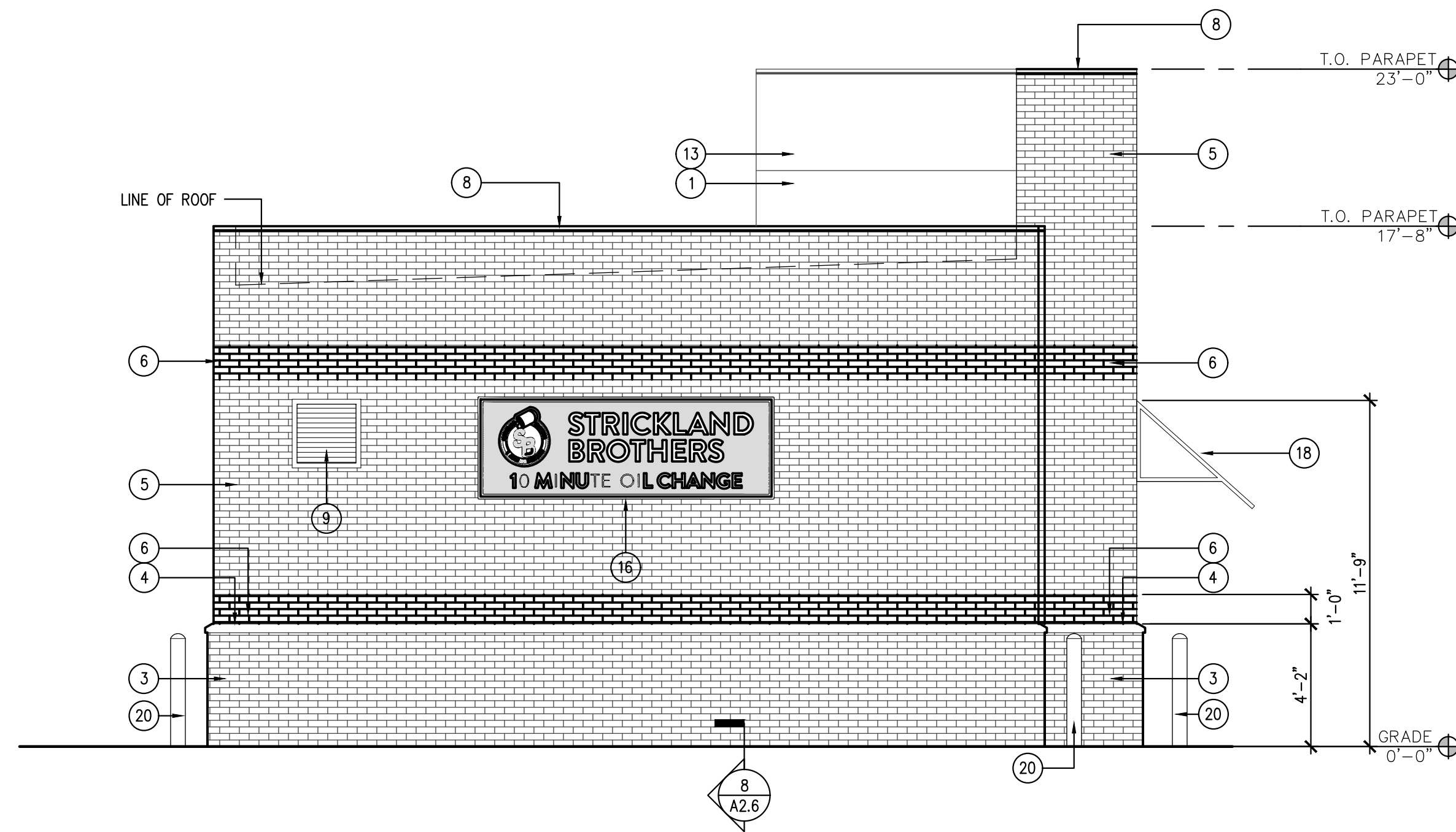
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Project No:	22189
Date:	08/12/22
Drawn By:	RCA
Checked By:	Ti

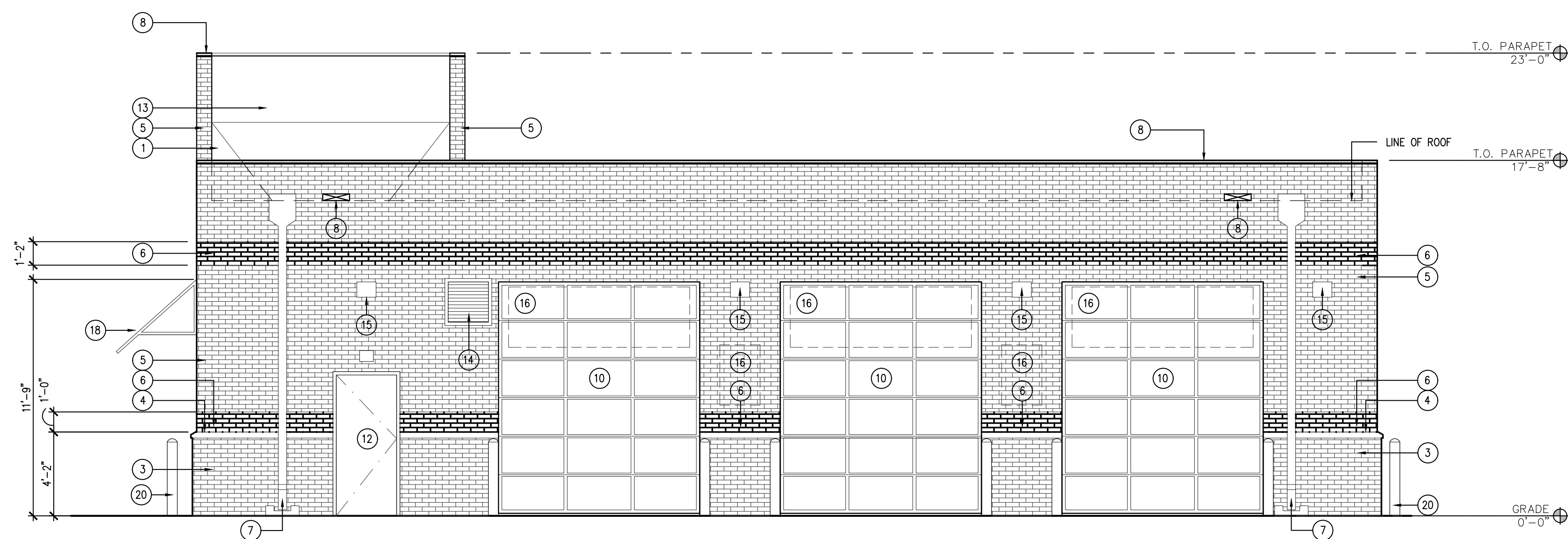
SHEET  
**A2.1**  
BUILDING  
ELEVATIONS

## EXTERIOR FINISH LEGEND

- 1 ROOF KICKER, REFER STRUCTURE
  - 2 LINEAR LIGHT FIXTURE, REFER A1.3
  - 3 PAINTED THIN BRICK  
COLOR: SW #7664 STEELY GRAY  
SIZE: KING  
TEXTURE: WIRE
  - 4 EIFS SILL TRIM  
COLOR: SW #7664 STEELY GRAY
  - 5 PAINTED THIN BRICK  
COLOR: SW #6234 UNCERTAIN GRAY  
SIZE: KING  
TEXTURE: WIRE
  - 6 PAINTED THIN BRICK  
COLOR: SW #9149 INKY BLUE  
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BRICK CONTACT: JASON HAMILTON, jhamilton@brick.com
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  - 11 DOUBLE GLAZED ALUMINUM FRAME WINDOW  
COLOR: BRUSHED ALUMINUM
  - 12 SOLID CORE METAL DOOR & JAMB  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
  - 13 TPO ROOF BEYOND, REFER A1.2
  - 14 FAN INTAKE LOUVER  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
  - 15 WALL MOUNTED LIGHT FIXTURE  
MOUNTED @ 12'-0" AFF OR TO ALIGN WITH T.O. DOOR FRAME
  - 16 SIGNAGE BY TENANT, SEPARATE PERMIT,  
SHOWN FOR REFERENCE
  - 17 HOSE BIB  
REFER PLUMBING
  - 18 METAL AWNING  
COLOR: MCELROY METAL CHARCOAL
  - 19 CONTROL JOINT  
COLOR: TO MATCH ADJACENT THIN BRICK
  - 20 BOLLARD  
COLOR: SW #7757 HIGH REFLECTIVE WHITE
  - 21 6" VINYL COVE BASE  
COLOR: 6324 UNCERTAIN GRAY
  - 22 TOILET EXHAUST, REFER MECHANICAL DRAWINGS
- NOTE: UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT BRICK

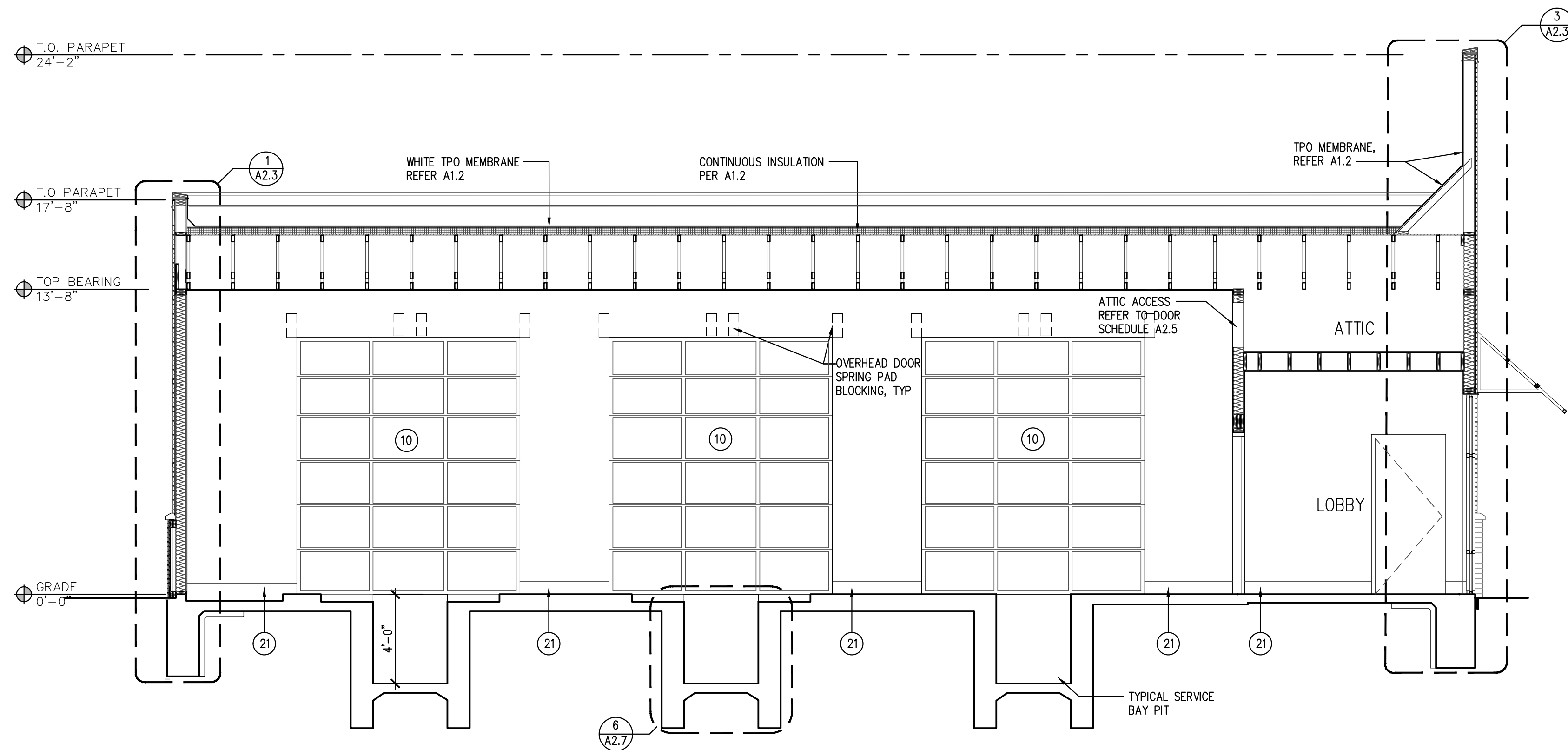


**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

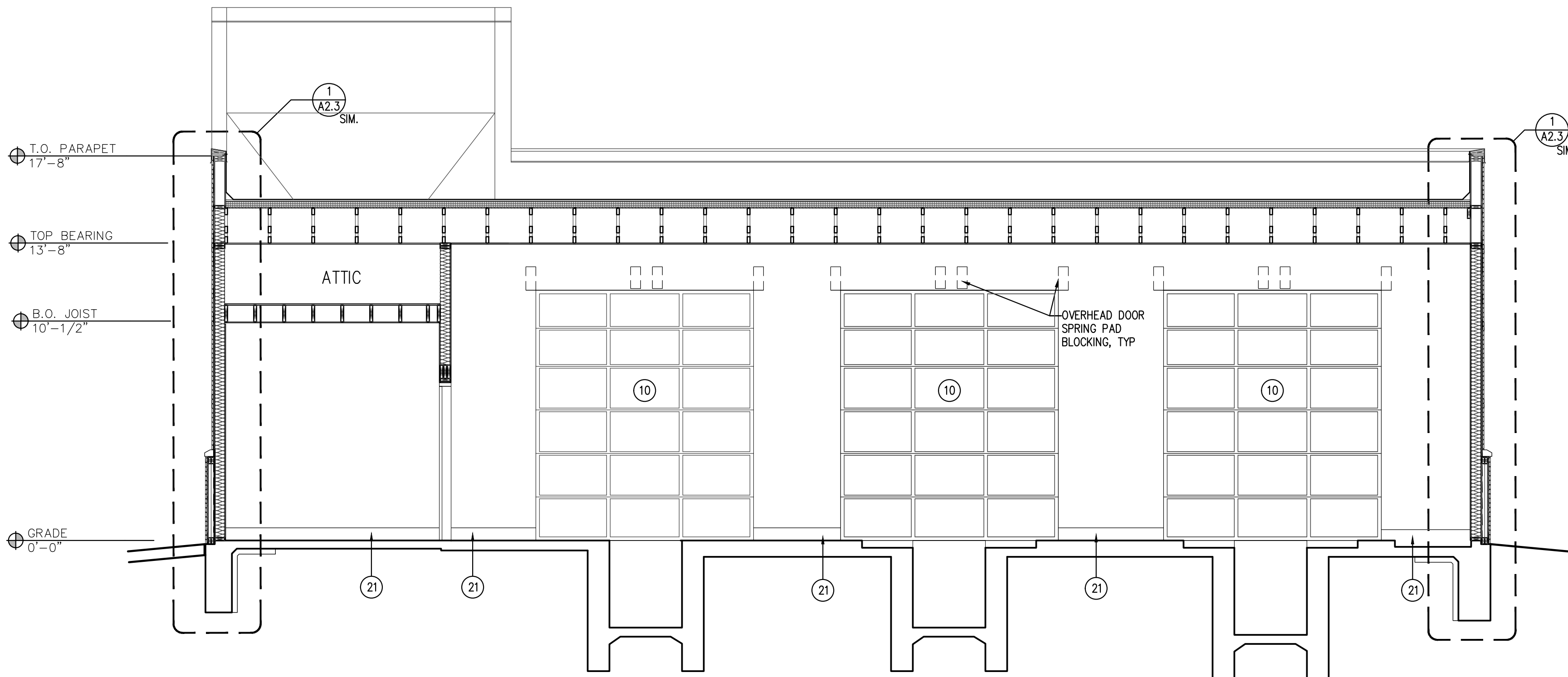


**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

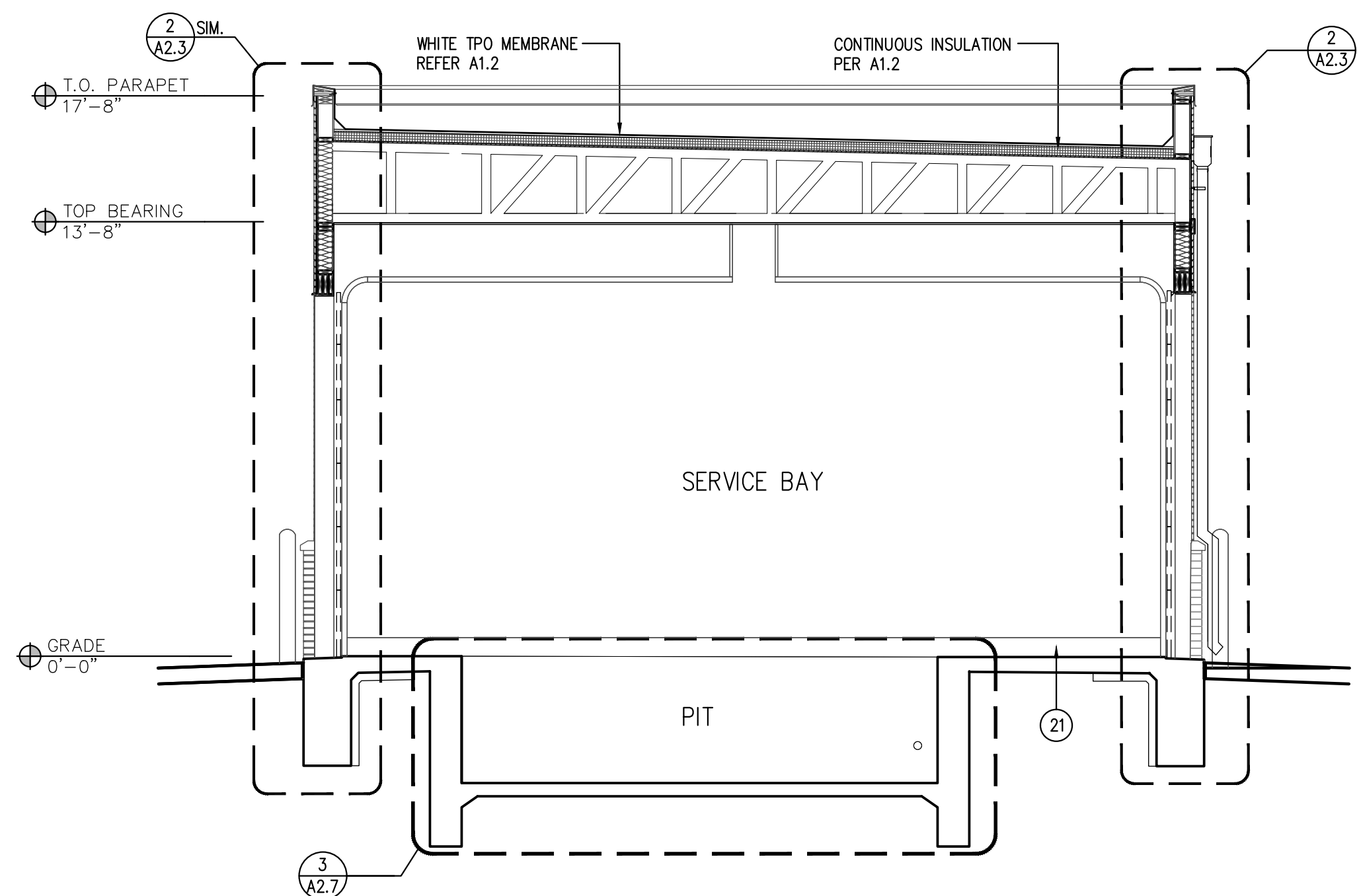




**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

#### EXTERIOR FINISH LEGEND

- 1 ROOF KICKER, REFER STRUCTURE
  - 2 LINEAR LIGHT FIXTURE, REFER A1.3
  - 3 PAINTED THIN BRICK  
COLOR: SW #7664 STEELY GRAY  
SIZE: KING  
TEXTURE: WIRE
  - 4 EIFS SILL TRIM  
COLOR: SW #7664 STEELY GRAY
  - 5 PAINTED THIN BRICK  
COLOR: SW #6234 UNCERTAIN GRAY  
SIZE: KING  
TEXTURE: WIRE
  - 6 PAINTED THIN BRICK  
COLOR: SW #9149 INKY BLUE  
SIZE: KING  
TEXTURE: WIRE  
BRICK CONTACT: JASON HAMILTON, jhamilton@brick.com
  - 7 SCUPPER & DOWNSPOUT  
COLOR: PAINT TO MATCH SW #6234 UNCERTAIN GRAY
  - 8 METAL COPING, REFER A1.2  
COLOR: SW #6234 UNCERTAIN GRAY
  - 9 EXHAUST FAN LOUVER  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
  - 10 OVERHEAD ROLLING DOOR  
COLOR: BRUSHED ALUMINUM
  - 11 DOUBLE GLAZED ALUMINUM FRAME WINDOW  
COLOR: BRUSHED ALUMINUM
  - 12 SOLID CORE METAL DOOR & JAMB  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
  - 13 TPO ROOF BEYOND, REFER A1.2
  - 14 FAN INTAKE LOUVER  
COLOR: TO MATCH SW #6234 UNCERTAIN GRAY
  - 15 WALL MOUNTED LIGHT FIXTURE  
MOUNTED @ 12'-0" AFF OR TO ALIGN WITH T.O. DOOR FRAME
  - 16 SIGNAGE BY TENANT, SEPARATE PERMIT, SHOWN FOR REFERENCE
  - 17 HOSE BIB  
REFER PLUMBING
  - 18 METAL AWNING  
COLOR: MCELROY METAL CHARCOAL
  - 19 CONTROL JOINT  
COLOR: TO MATCH ADJACENT THIN BRICK
  - 20 BOLLARD  
COLOR: SW #7757 HIGH REFLECTIVE WHITE
  - 21 6" VINYL COVE BASE  
COLOR: 6324 UNCERTAIN GRAY
  - 22 TOILET EXHAUST, REFER MECHANICAL DRAWINGS
- NOTE: UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT BRICK



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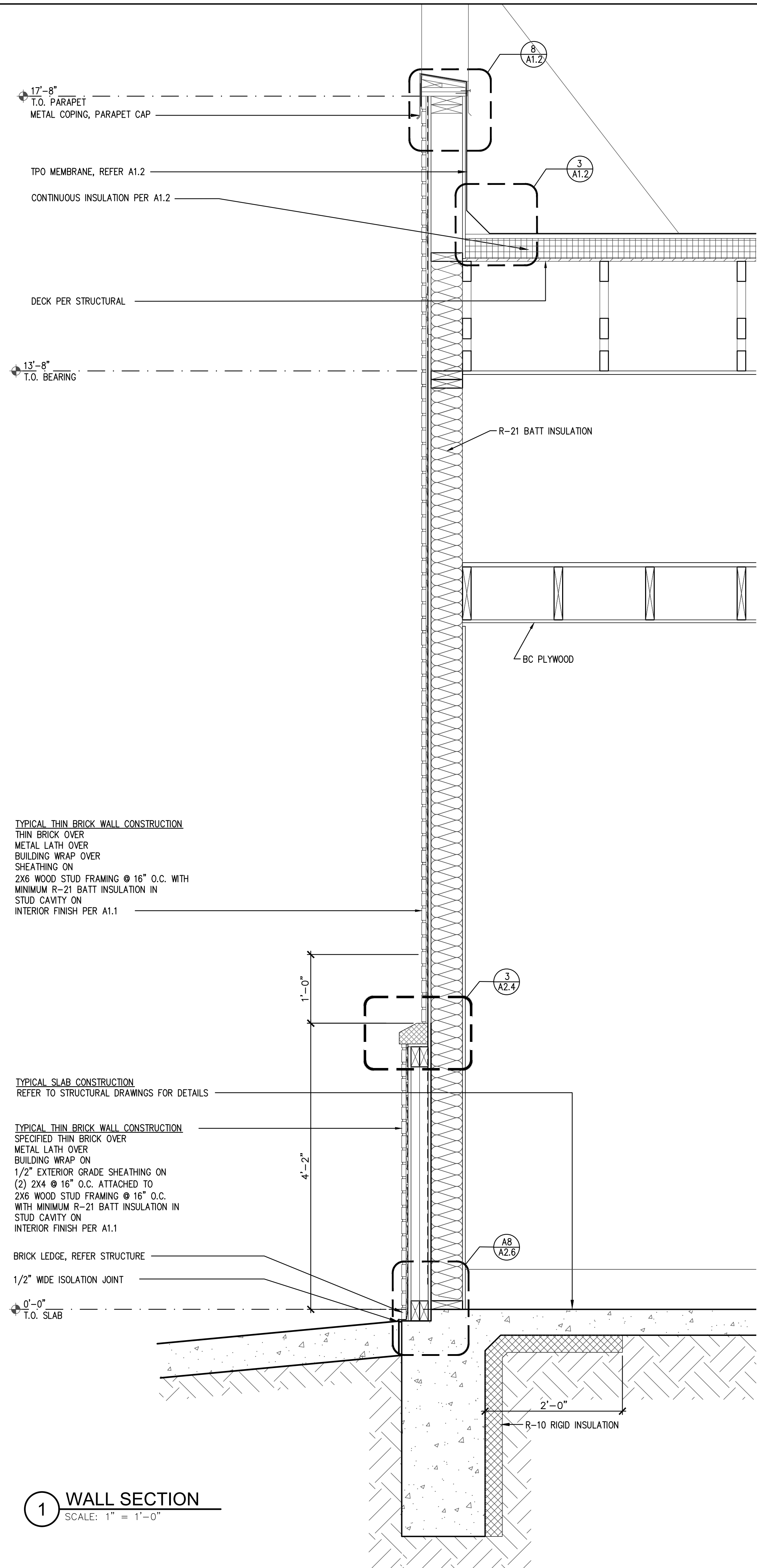
Revisions:

File Name: 22189 - A2.2  
Project No: 22189  
Date: 08/12/22  
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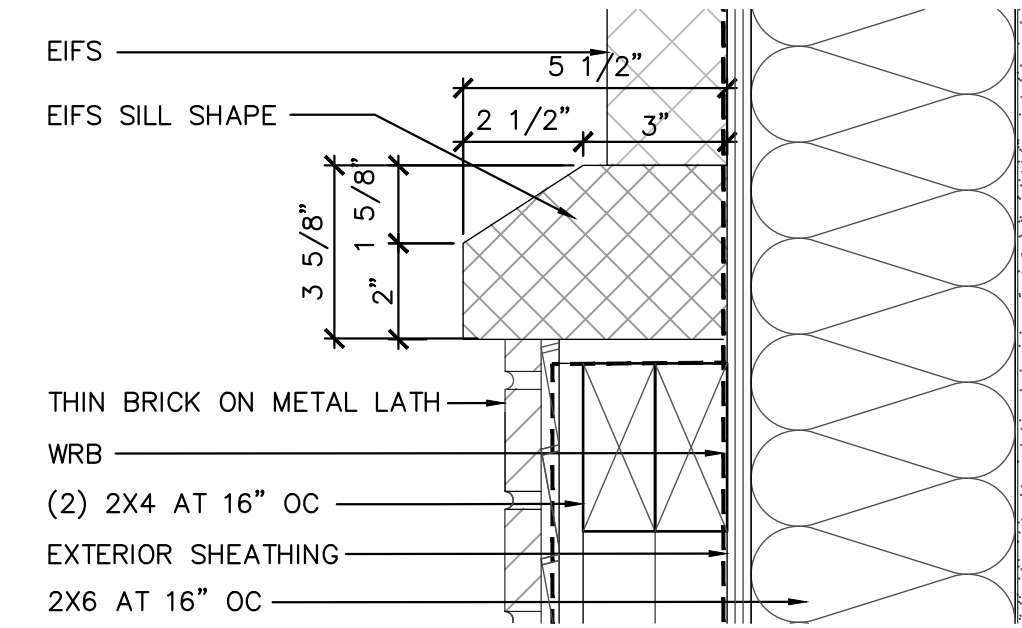
SHEET

**A2.2**

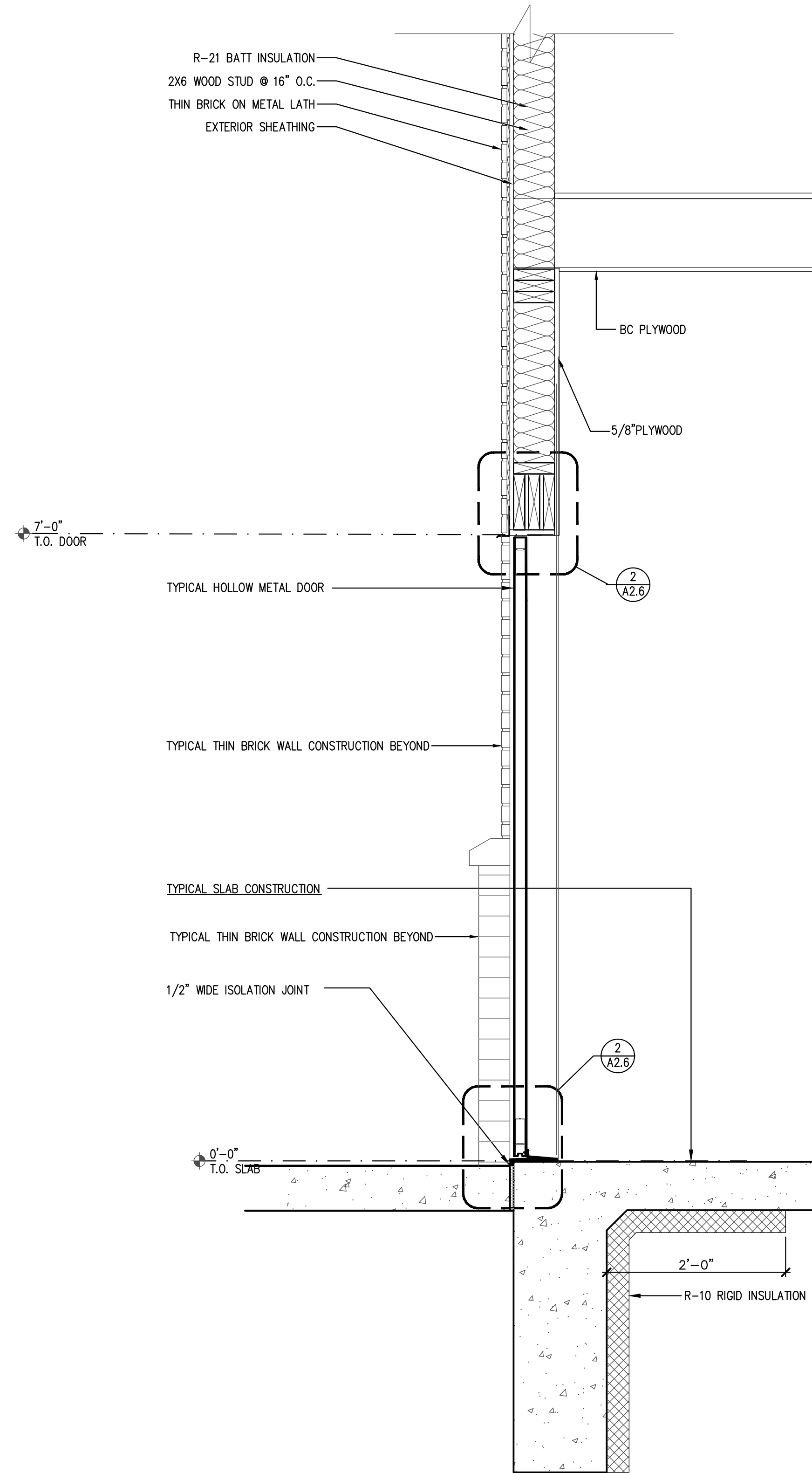
BUILDING SECTIONS



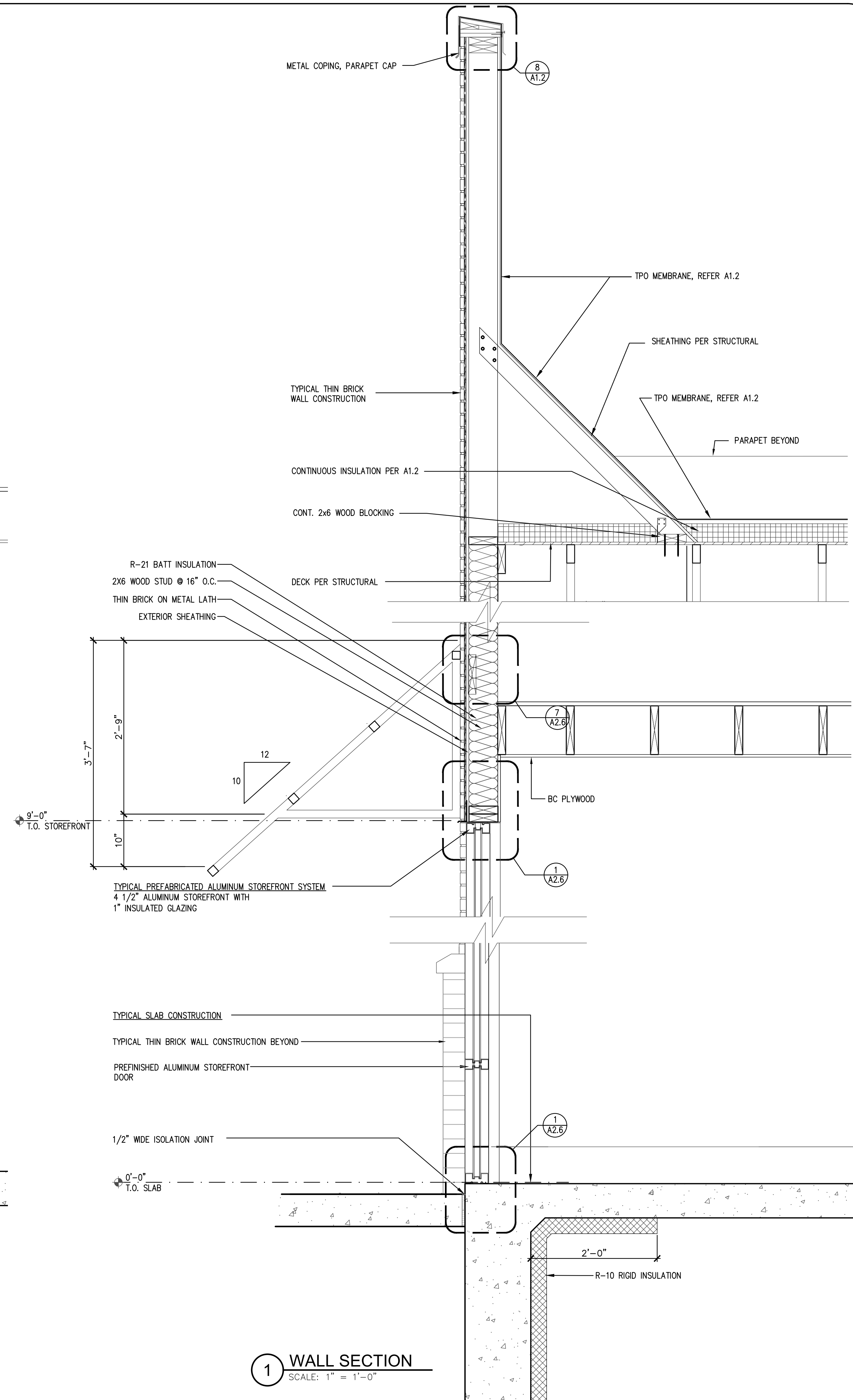




**3 SILL TRIM DETAIL**  
SCALE: 3" = 1'-0"



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



**1 WALL SECTION**  
SCALE: 1" = 1'-0"



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SHEET

**A2.4**

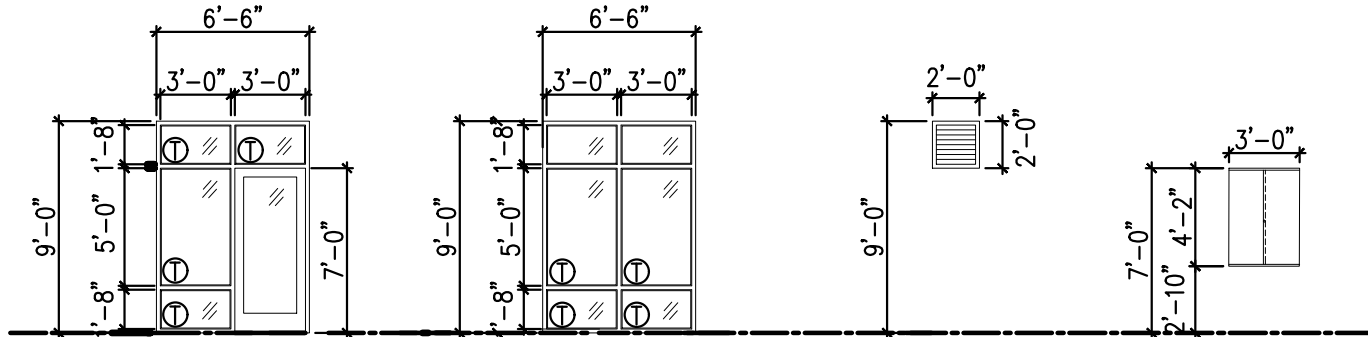
WALL SECTIONS



WINDOW SCHEDULE							
MARK	ROOM NAME	SIZE	LITES	U-FACTOR	SHGC	DESCRIPTION	REMARKS
1	LOBBY	6'-6" X 9'-0"	1	0.27	0.25	FIX/DOOR	DOUBLE GLAZED ALUMINUM WINDOW
2	LOBBY	6'-6" X 9'-0"	1	0.27	0.25	FIXED	DOUBLE GLAZED ALUMINUM WINDOW
3	SERVICE BAY	2'-0" X 2'-0"	0	-	-	LOUVER	REFER MECHANICAL
4	LOBBY	3'-0" X 4'-0"	1	N/A	N/A	SLIDE	TRANSACTION WINDOW, REFER A1.4

GENERAL NOTES:

SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A.  
ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT GLAZING OR INSTALL AN IMPACT PROTECTIVE SYSTEM ON ALL GLAZING.  
ALL GLAZING TO MEET FEDERAL, STATE AND LOCAL CODES. ALL EXTERIOR WINDOWS TO BE DOUBLE PANE LOW-E GLAZING.  
EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT.  
THE MINIMUM CLEAR HEIGHT SHALL BE 24" A.F.F.  
THE MINIMUM CLEAR WIDTH SHALL BE 20".  
MAXIMUM EGRESS WINDOW SILL HEIGHT SHALL BE 44" A.F.F.



PRE-FINISHED EXTERIOR ALUMINUM STOREFRONT SYSTEM  
PRE-FINISHED EXTERIOR ALUMINUM STOREFRONT SYSTEM  
EXTERIOR PRE-FINISHED ALUMINUM LOUVER, REFER TO MECHANICAL DRAWINGS  
PRE-FINISHED INTERIOR PASS-THROUGH WINDOW W/ SLIDING GLAZING

NOTES:

- 1) BASIS OF DESIGN FOR EXTERIOR STOREFRONT SYSTEM : YKK YES 45TU 2"x4.5" THERMALLY BROKEN SYSTEM
- 2) BASIS OF DESIGN FOR ALUMINUM ENTRANCE DOOR : YKK MEDIUM STYLE W/ 1/4" TEMPERED GLAZING.
- 3) ALUMINUM FINISH FOR ALL GLAZING SYSTEMS TO BE CLEAR ANODIZED.
- 4) BASIS OF DESIGN FOR GLAZING TO BE 1" INSULATED UNIT, SPECIFIED AS "GUARDIAN SUNGUARD SNG8" LOW E COATING ON #2
- 5) SUBSTITUTIONS SHALL BE OF EQUAL AND APPROVED BY ARCHITECT.
- 6) ① = TEMPERED GLASS

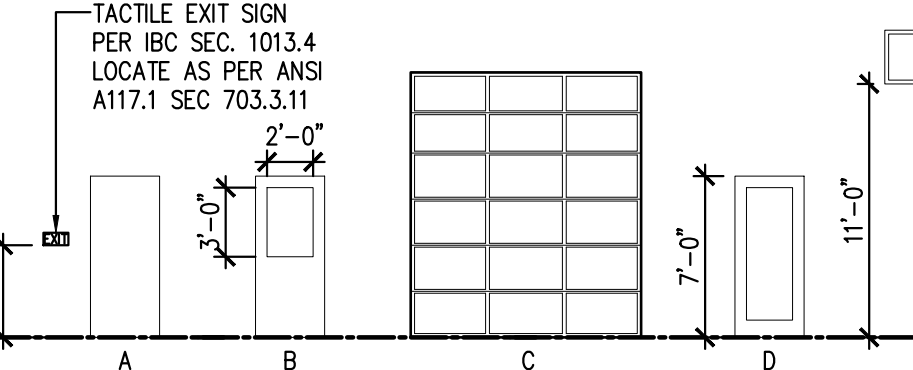
DOOR SCHEDULE											
No.	ROOM NAME	DOOR	WIDTH	HEIGHT	TYPE	MATERIAL	FRAME	RATING (MIN.)	REMARKS		
1	ENTRY	D NEW	3'-0"	7'-0"	SC	METAL	METAL	-	1,3,4,5,6,7,12		
2	UNISEX	A NEW	3'-0"	7'-0"	SC	METAL	METAL	-	8,16,19		
3	LOBBY	B NEW	3'-0"	7'-0"	SC	METAL	METAL	-	4,9,14		
4	UTILITY	A NEW	3'-0"	7'-0"	SC	METAL	METAL	-	4,8,16		
5	WASTE OIL/OFFICE	A NEW	3'-0"	7'-0"	SC	METAL	METAL	-	11		
6	WASTE OIL/OFFICE	A NEW	3'-0"	7'-0"	SC	METAL	METAL	-	5,11		
7	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
8	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
9	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
10	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
11	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
12	SERVICE BAY	C NEW	10'-0"	11'-5"	OH	ALUM.	ALUM.	-	17,18		
13	ATTIC ACCESS	E NEW	3'-0"	2'-0"	PANEL	METAL	METAL	-			

HARDWARE SCHEDULE:

1. THUMBSCREW DEADBOLT
2. DOOR PINS IN ACTIVE LEAFS
3. ADA COMPLIANT THRESHOLD
4. SELF CLOSER
5. PANIC HARDWARE
6. GASKETS
7. PUSH/PULL HARDWARE
8. PRIVACY LOCKSET
9. PASSAGE SET
10. HEAVY DUTY ANTI-THEFT HINGES
11. LOCKSET
12. DOOR CAP
13. LATCH
14. DOOR VIEWER @ 5'-0" AFF
15. DOOR SEALS
16. DOOR BUMP
17. GLOPLAY OVERHEAD DOOR #904 ORDERED AND INSTALLED BY OWNER
18. OPENING SIZE REFERENCED
19. ADA RESTROOM SIGN, REFER 17/A1.4

GENERAL NOTES:

ALL EXIT DOORS SHALL NOT REQUIRE SPECIAL TOOLS OR KNOWLEDGE TO OPERATE.  
DOUBLE KEY DEADBOLTS ARE NOT ALLOWED UNLESS THE DOOR IS PROVIDED WITH PANIC HARDWARE THAT OVERRIDES THE LOCKING MECHANISM.  
FRONT DOOR DEADBOLT TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.  
SELF CLOSERS TO BE ADA COMPLIANT.  
ALL RATED DOORS TO HAVE UL LABEL.  
ALL DOORS TO HAVE MINIMUM 1 1/2" HEAVY DUTY BUTTS PER DOOR.  
ALL GLAZING IN DOORS TO BE TEMPERED OR LAMINATED.  
INTERIOR DOOR OPENING FORCE SHALL BE NO GREATER THAN 5 POUNDS PER TAS.



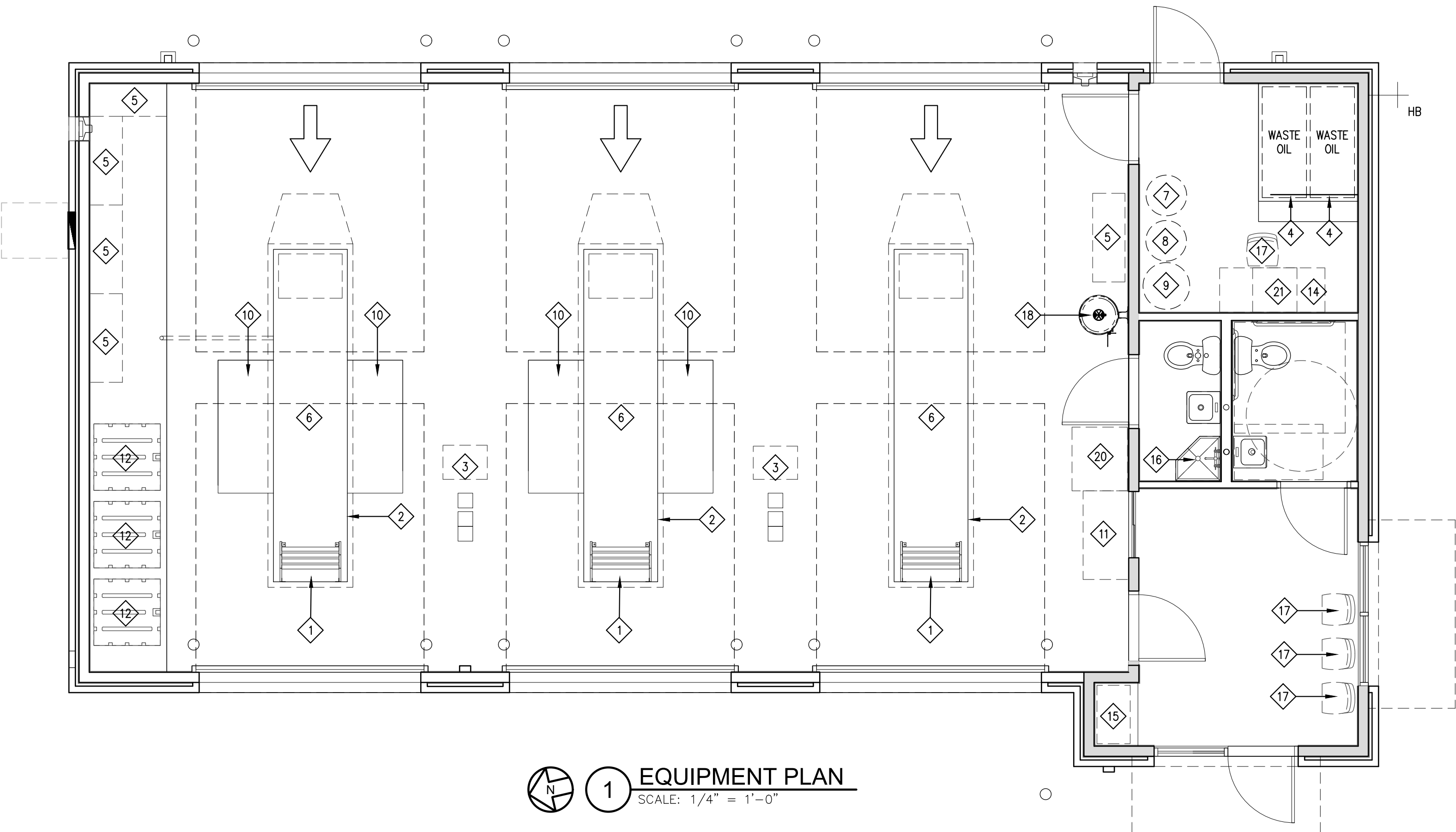
ROOM FINISH SCHEDULE													
ROOM NAME	BASE	FLOOR	CEILING	WALLS				CEILING HEIGHT	REMARK NOTES				
SERVICE BAY	COVE	F	CONCRETE	A	BC PLYWOOD	C	BC PLY	C	13'-7"	1,2,4,5,6			
WASTE OIL/OFFICE	COVE	F	CONCRETE	A	BC PLYWOOD	C	BC PLY	C	9'-6"	1,2,4,5,6			
UNISEX	COVE	F	CONCRETE	A	BC PLYWOOD	C	GYP BRD	C	9'-6"	2,5,6,7,8			
UTILITY	COVE	F	CONCRETE	A	BC PLYWOOD	C	GYP BRD	C	9'-6"	2,5,6,7,8			
LOBBY	COVE	F	CONCRETE	A	BC PLYWOOD	C	GYP BRD	C	9'-6"	2,5,6			

REMARK NOTES:

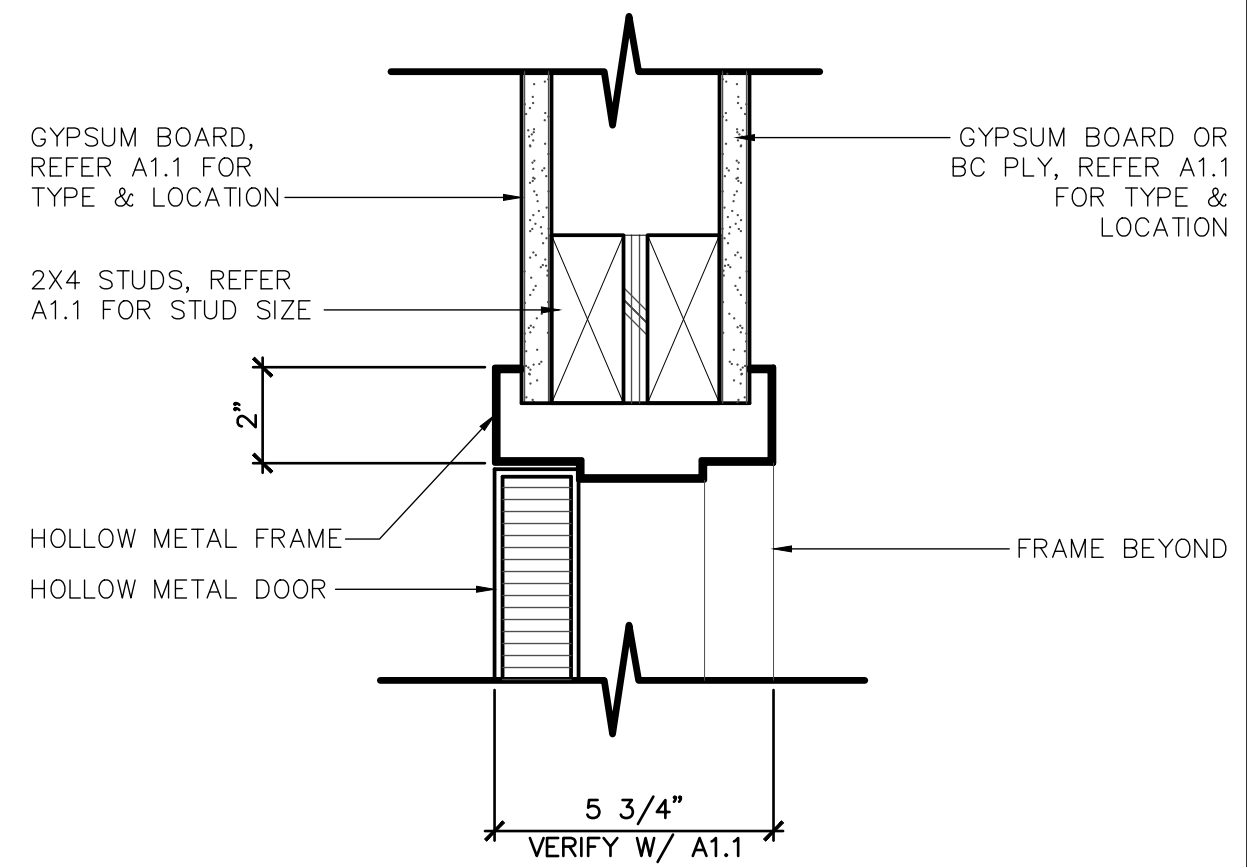
- (A) SEALER: 8175 CROWNPRO POLYASPARTIC HIGH SOLIDS COATING  
COLOR: DARK GRAY
- (B) NOT USED
- (C) PAINT: WALLS & CEILINGS  
COLOR: SEE INTERIOR ELEVATIONS ON A1.4
- (D) PAINT: DOORS & TRIMS  
COLOR: SEE INTERIOR ELEVATIONS ON A1.4
- (E) NOT USED
- (F) 6" COVE BASE  
COLOR: SEE INTERIOR ELEVATIONS ON A1.4

1. ALL FINISHES TO MEET MINIMUM REQUIREMENTS FOR CLASS B FLAME SPREAD RATING.
2. BUTT BC PLYWOOD ON WALLS AND CEILING TIGHT. CAULK JOINTS WITH PAINT GRADE ROOF SILICONE.
3. NOT USED.
4. CONTRACTOR TO PAINT ALL EXPOSED CEILING.
5. INSTALL CLEAR SEALER OVER STAINED CONCRETE.
6. INSTALL IN ACCORDANCE WITH LATEST MANUFACTURER'S PUBLISHED LITERATURE.
7. PAINT IN TOILET ROOM TO BE EPOXY PAINT.
8. TEXTURED WHITE FRP TO 4'-0" A.F.F. REFER INTERIOR ELEVATIONS ON A1.4

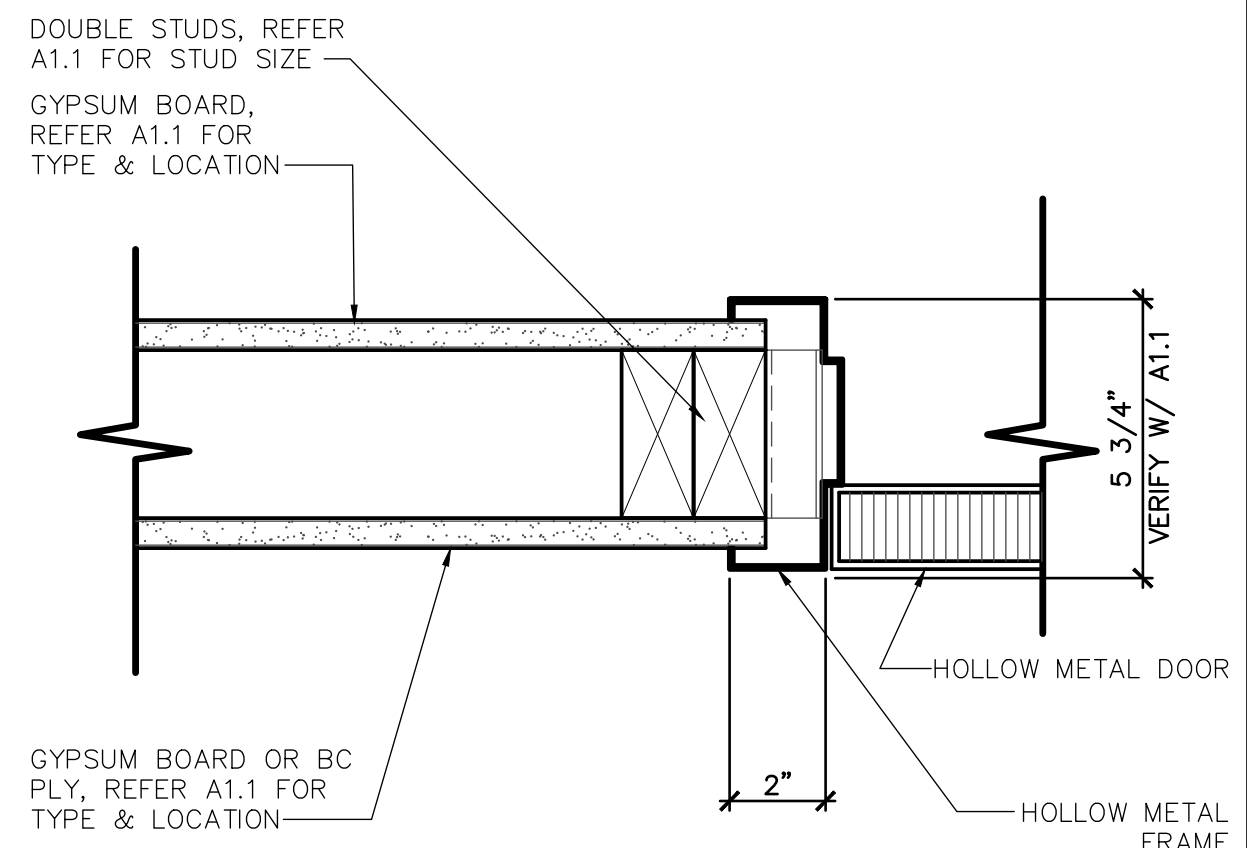
EQUIPMENT SCHEDULE													
#	QTY.	ITEM DESCRIPTION	MODEL NUMBER	EQUIP. DIM. (WxDxH)	AMPS	KW	HP	VOLTS	HZ	MANUFACTURER	BTU	REMARKS	
1	3	FIXED PIT LADDER	-	2'-2"x1'-8"x4'-0"						CUSTOM		SEE DETAIL, GC PROVIDED & INSTALLED	
2	3	PIT FRAME	-	3'-4"x15'-0"x4'-0"						CUSTOM		BOLT TO FLOOR, REFER A2.7, GC PROVIDED & INSTALLED	
3	2	PODIUM	-							DEVON		TENANT PROVIDED & INSTALLED	
4	2	USED OIL TANK, 330 GA VERT ABOVE GROUND	FTDBSW-330DISB							TBD		TENANT PROVIDED & INSTALLED	
5	4	SHELVING	-							MIGHTY		TENANT PROVIDED & INSTALLED	
6	3	ROLLING WASTE OIL DRAIN PAN, S.S.	E203-30X							DEVON		TENANT PROVIDED & INSTALLED, STAINLESS STL	
7	1	WINDSHIELD WASHER FLUID, S.S	-							TBD		TENANT PROVIDED & INSTALLED, STAINLESS STL	
8	1	ANTI-FREEZE CONTAINER, S.S	-							MIGHTY		TENANT PROVIDED & INSTALLED, STAINLESS STL	
9	1	AIR COMPRESSOR	-							TBD		TENANT PROVIDED & INSTALLED	
10	2	LUBE LIFT	BL-BLAZER 9000							BLAZER 9000 OR RISER 9K		TENANT PROVIDED & INSTALLED	
11	1	RECEPTION DESK	H-6863-LAM	48X24						ULINE		GC PROVIDED & INSTALLED	
12	9	120 GALLON STACKABLE TANK	RTT-1210							RHINO		TENANT PROVIDED & INSTALLED	
13	6	180 GALLON STACKABLE TANK	RTT-1310							RHINO		TENANT PROVIDED & INSTALLED	
14	1	DESK	-							CUSTOM		TENANT PROVIDED & INSTALLED	
15	1	COFFEE BAR	-							TBD		TENANT PROVIDED & INSTALLED	
16	1	MOP SINK	-							RE: PLUMBING		GC PROVIDED & INSTALLED	
17	4	LOBBY CHAIR	-							TBD		TENANT PROVIDED & INSTALLED	
18	1	EYE WASH SINK	S19224B							HAWS		GC PROVIDED & INSTALLED	
19	1	MAILBOX	-									GC PROVIDED & INSTALLED PER LOCAL POSTAL REQUIREMENTS	
20	1	CASH OUT DESK	H-6860	34.5" X 30"						ULINE		GC PROVIDED & GC INSTALLED	
21	1	WALL MOUNT MEDIA CABINET	RB-FW12	15X24X24						HAMMOND		GC PROVIDED & GC INSTALLED	



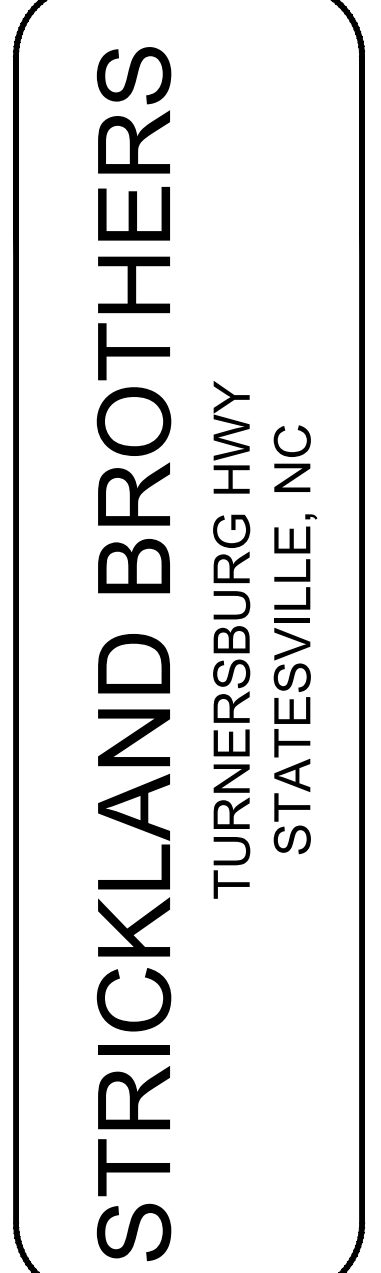
1 EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"



2 INTERIOR DOOR HEAD SECTION DETAIL  
SCALE: 3/8" = 1'-0"



3 INTERIOR DOOR JAMB PLAN DETAIL  
SCALE: 3/8" = 1'-0"

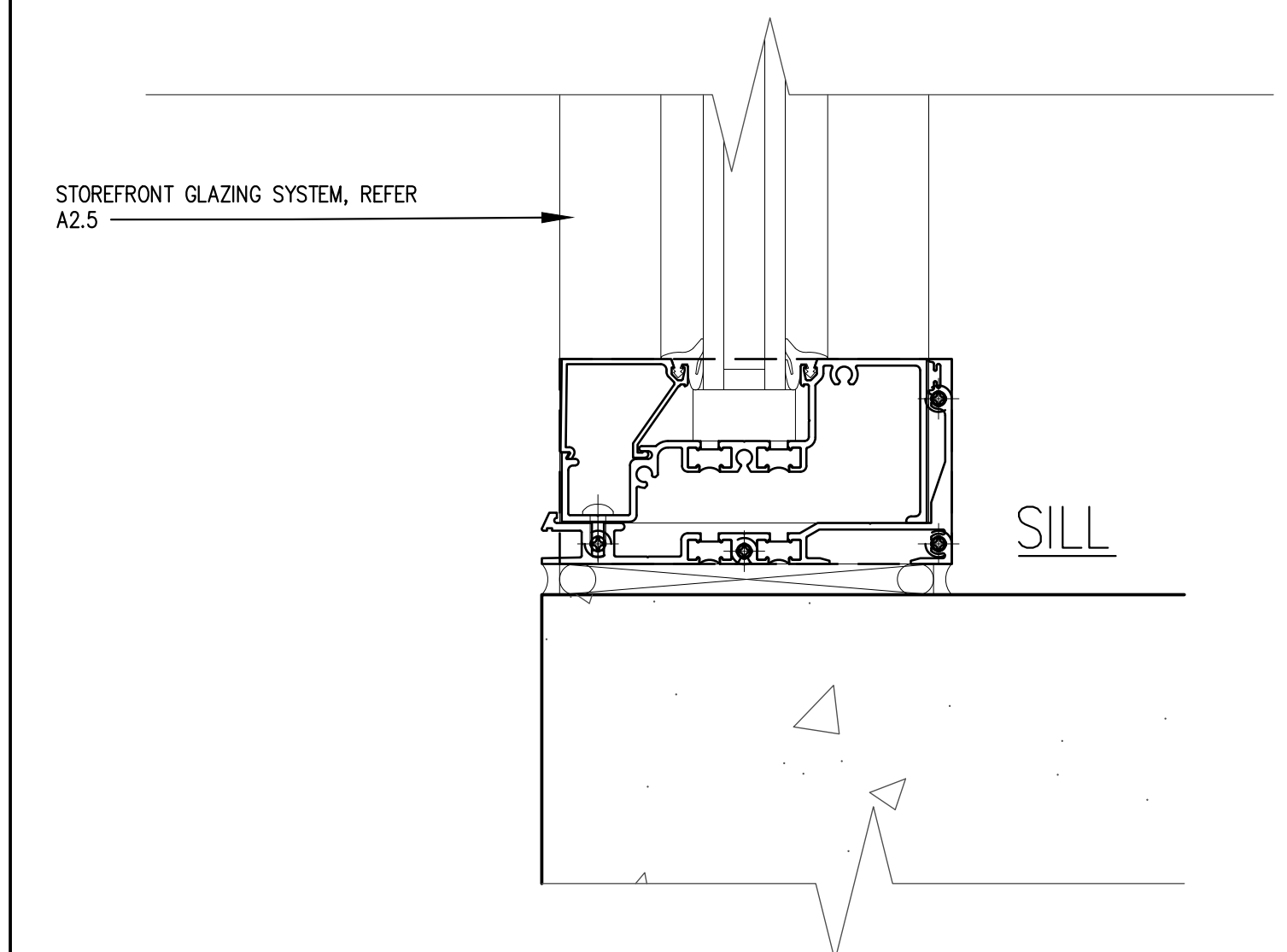
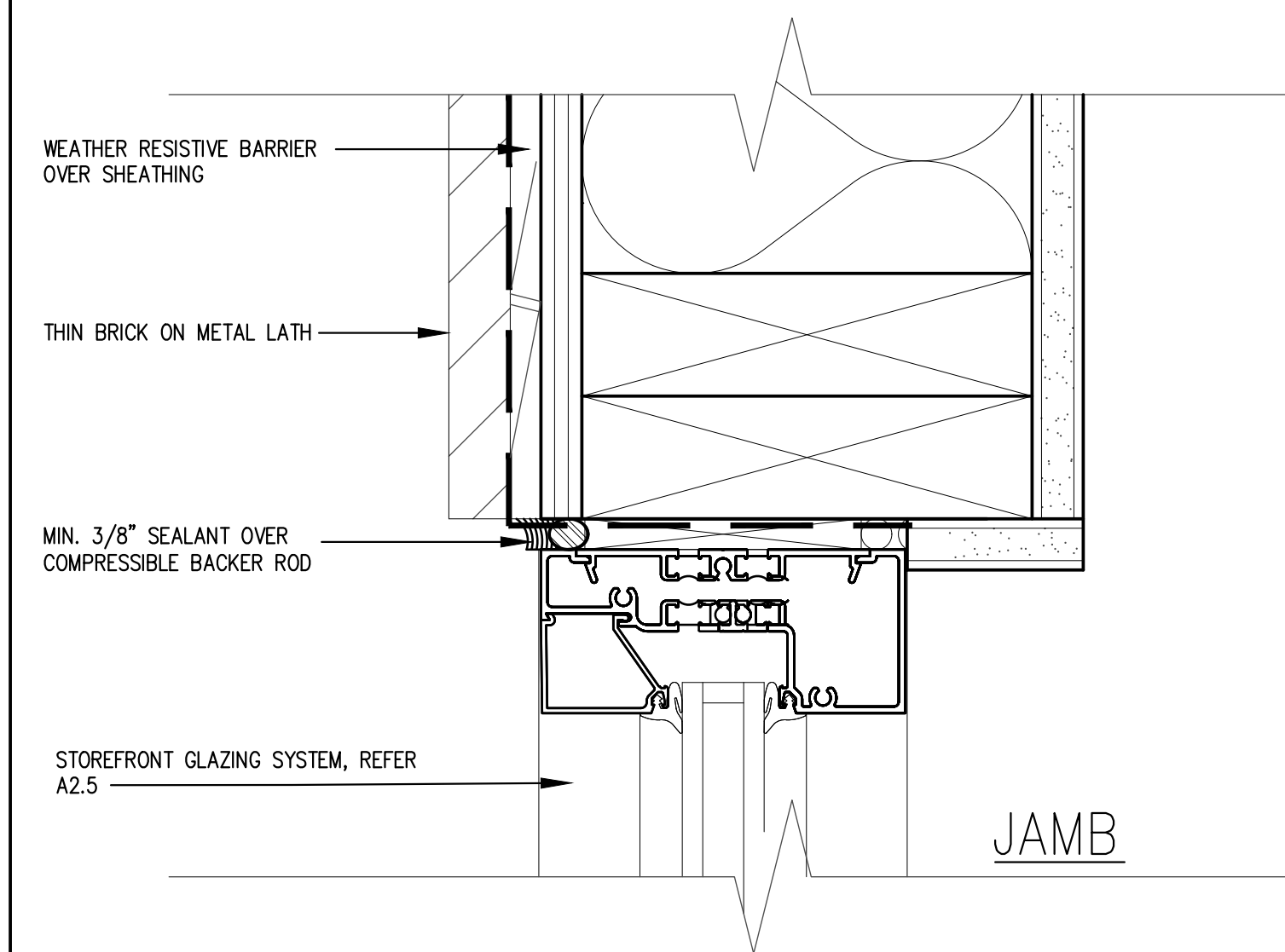
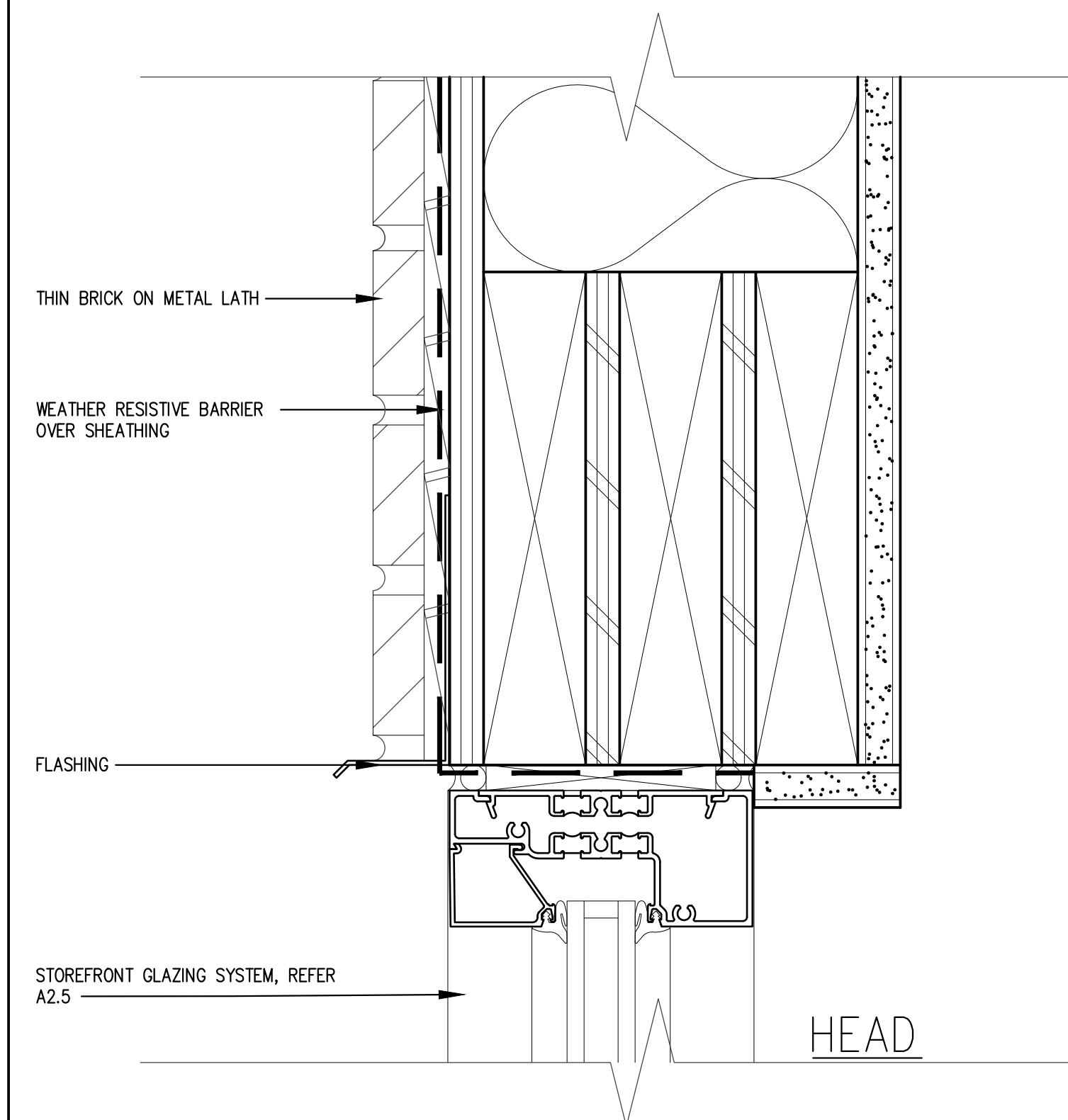


Revisions:

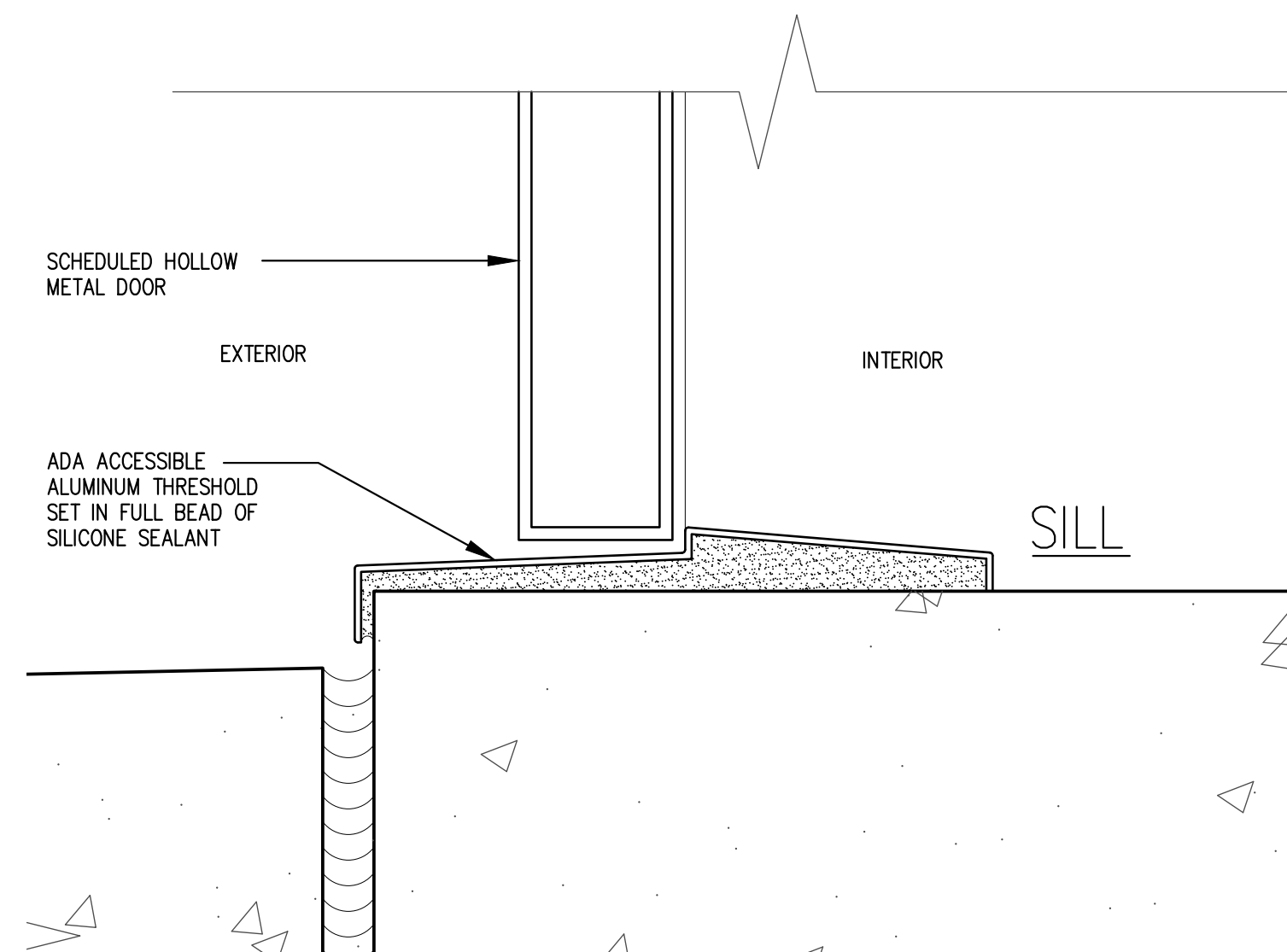
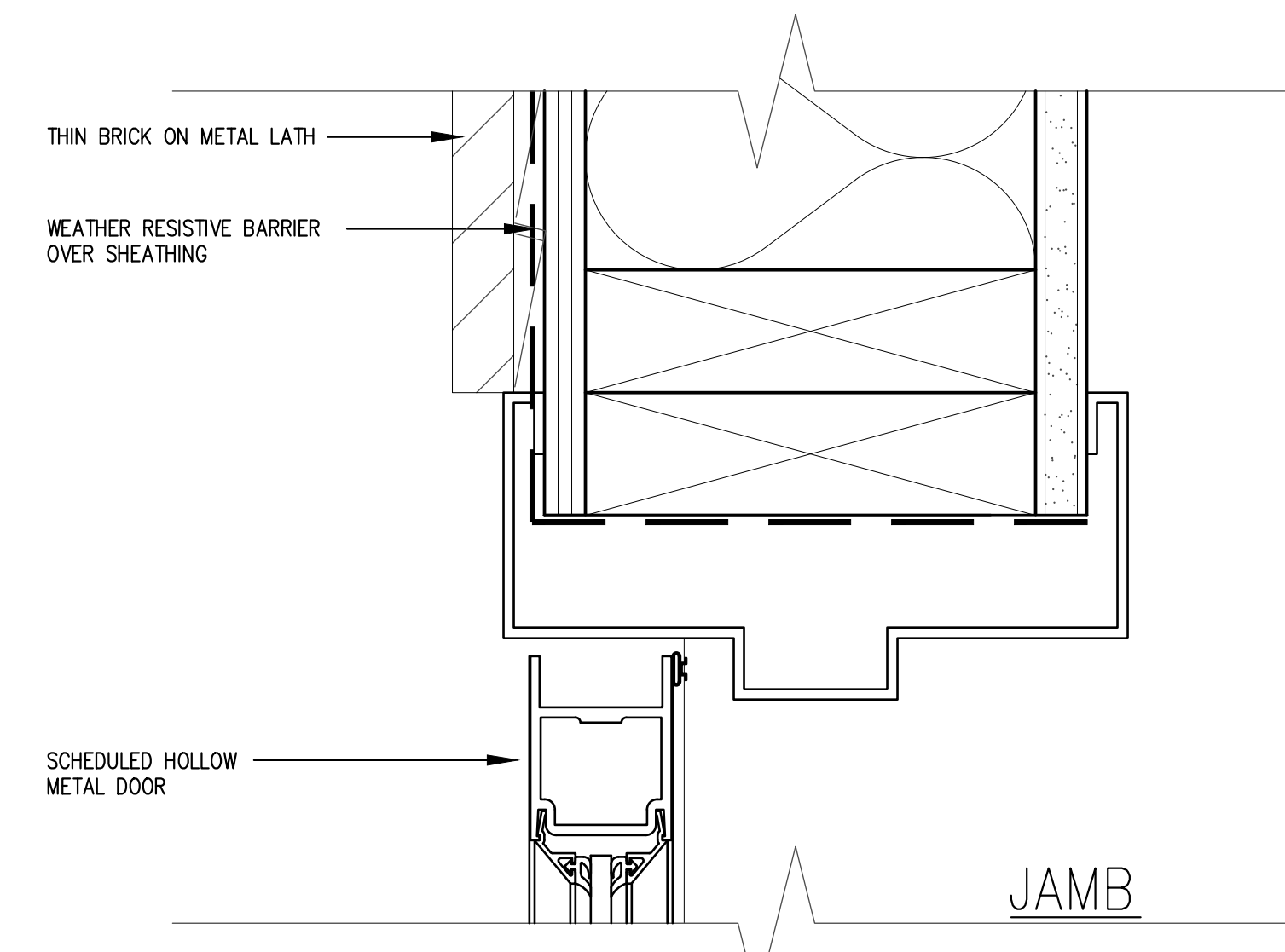
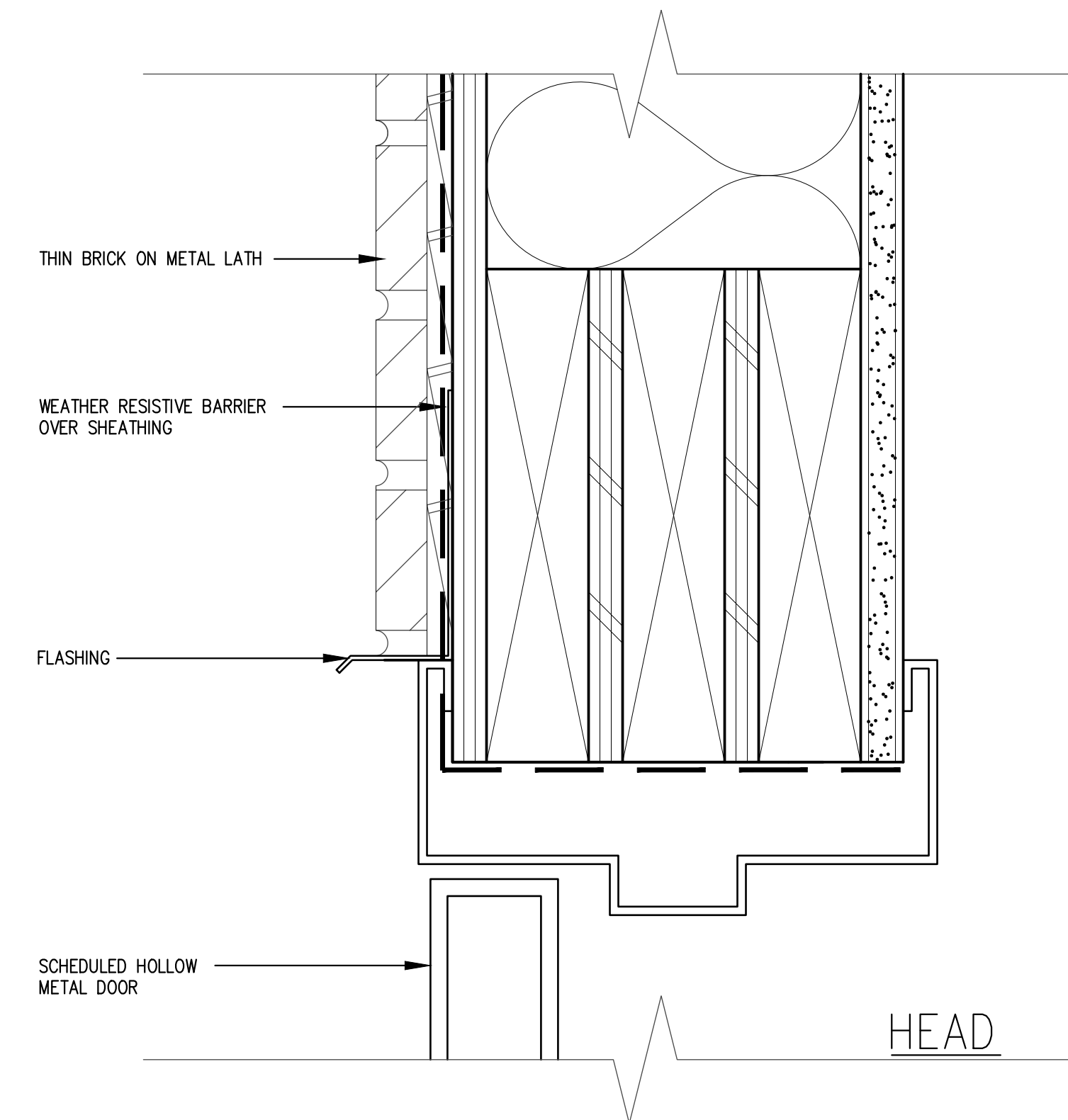
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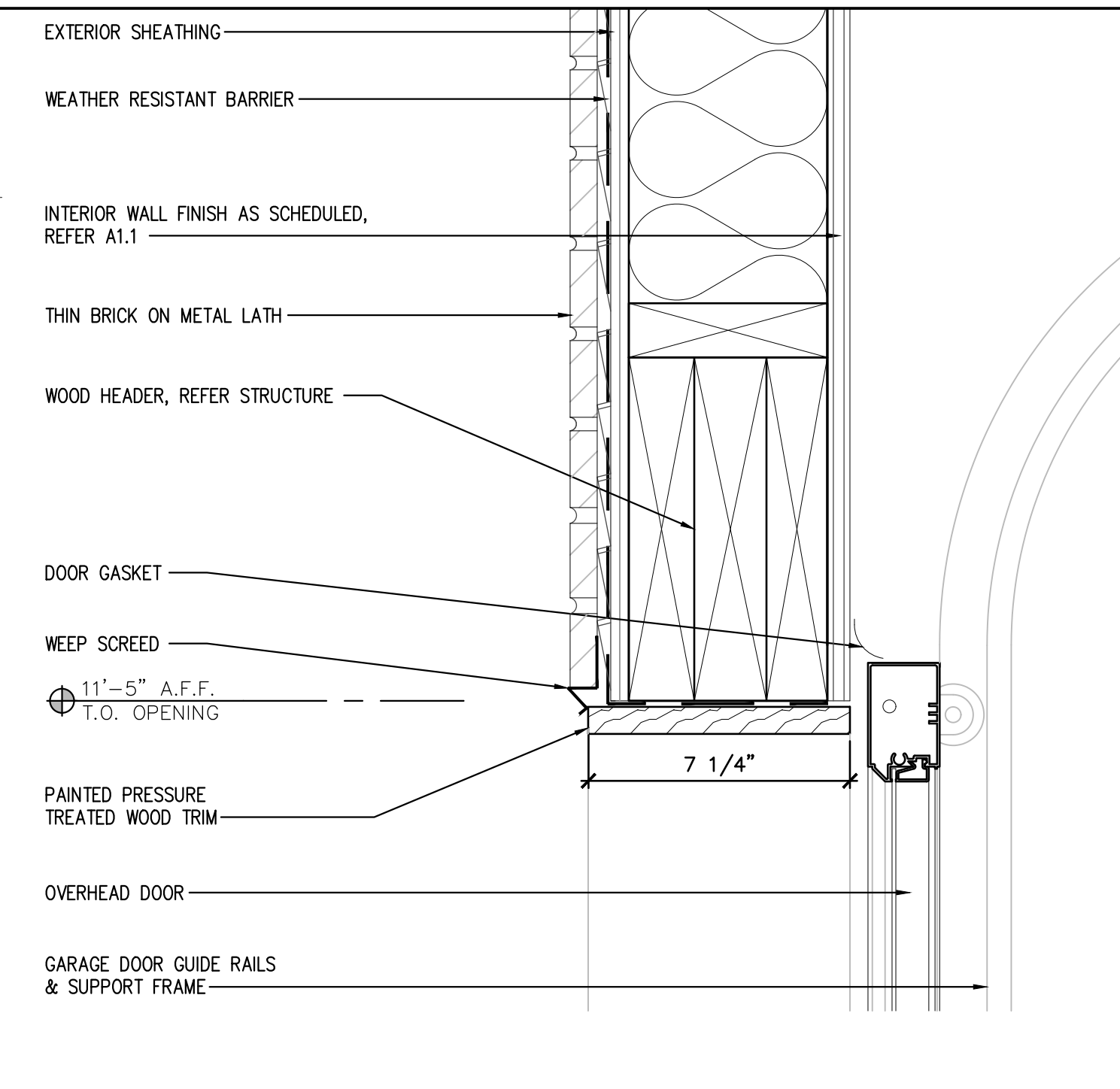




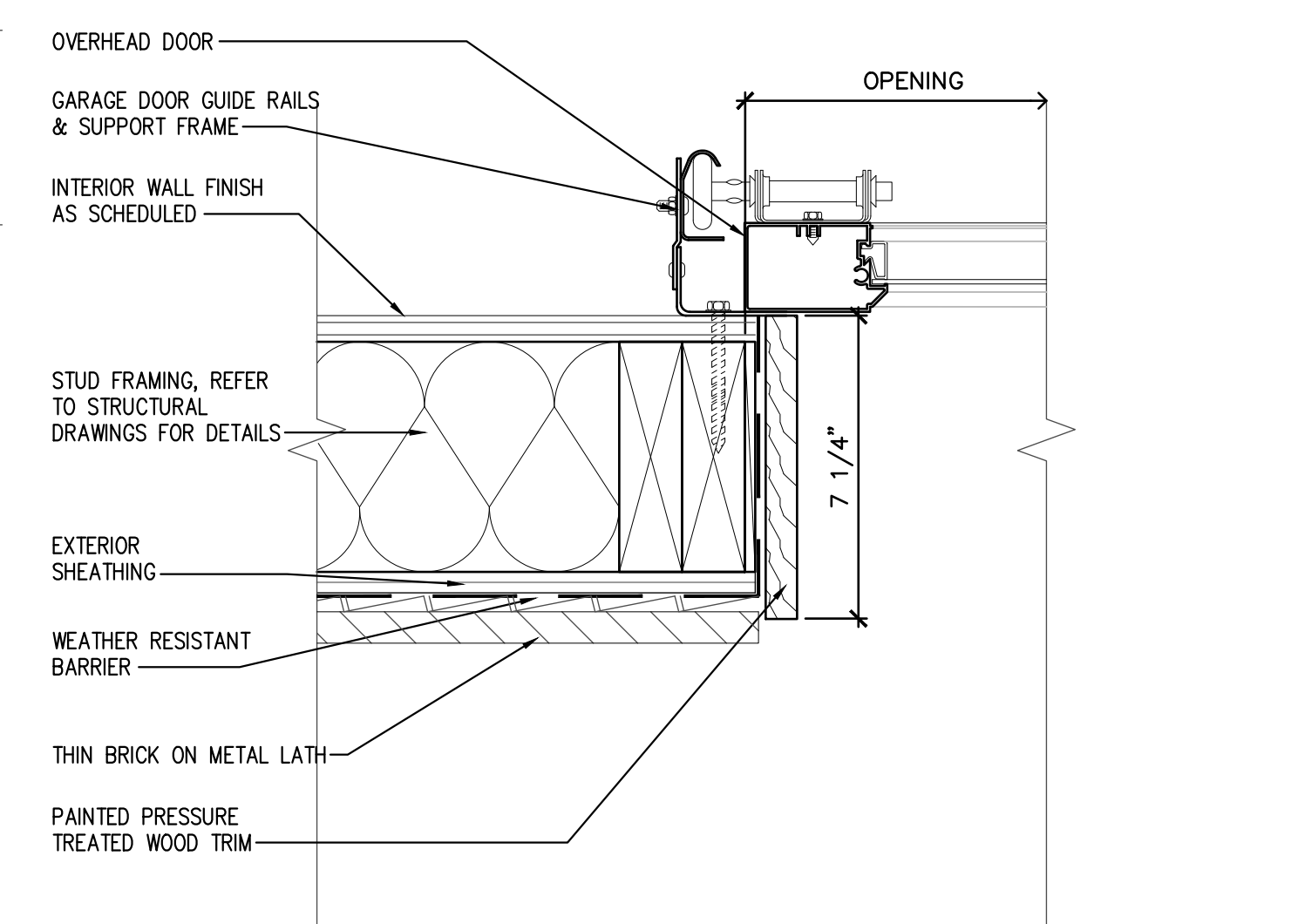
1 WINDOW DETAIL  
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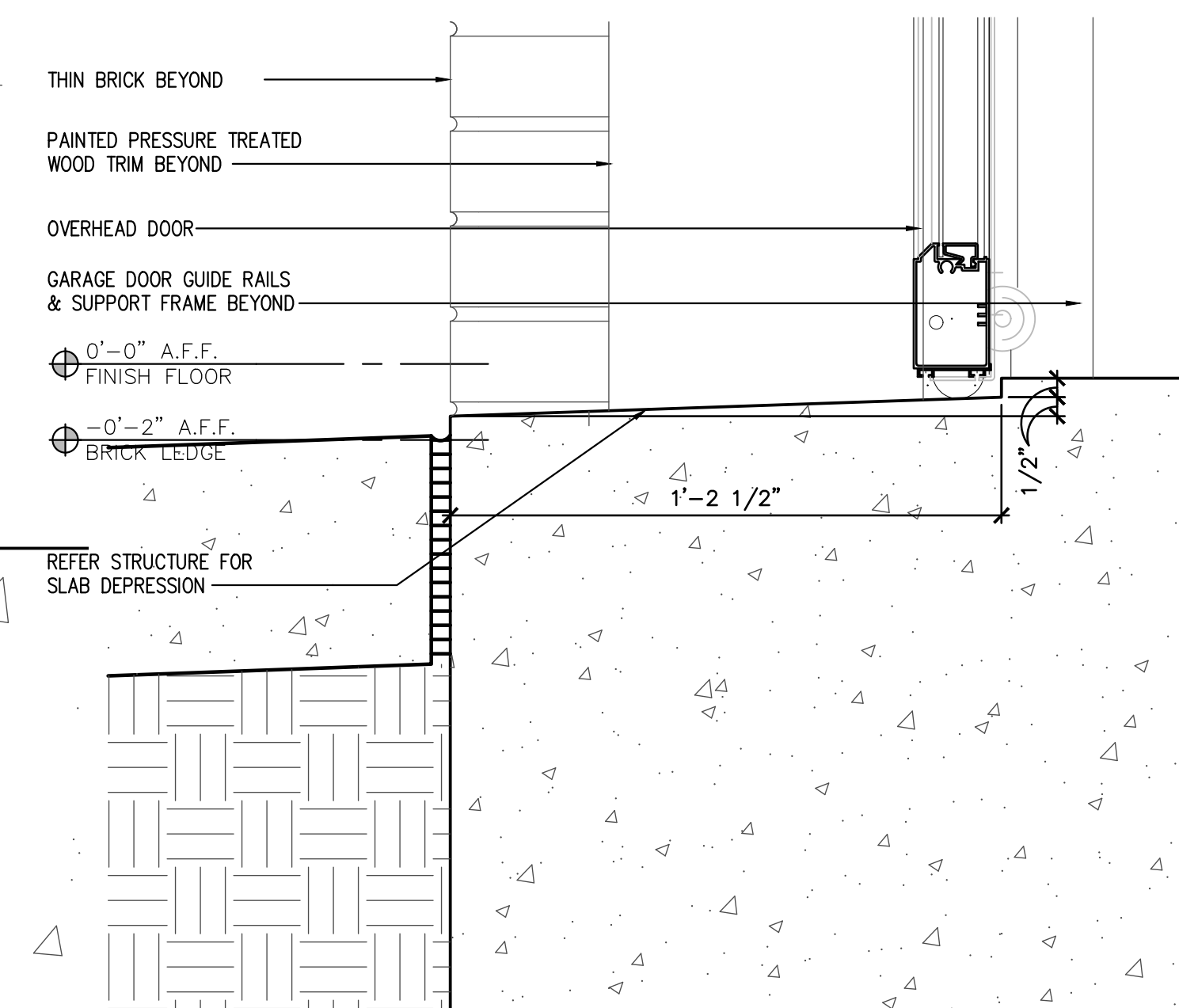
2 DOOR DETAIL  
SCALE: 6" = 1'-0"



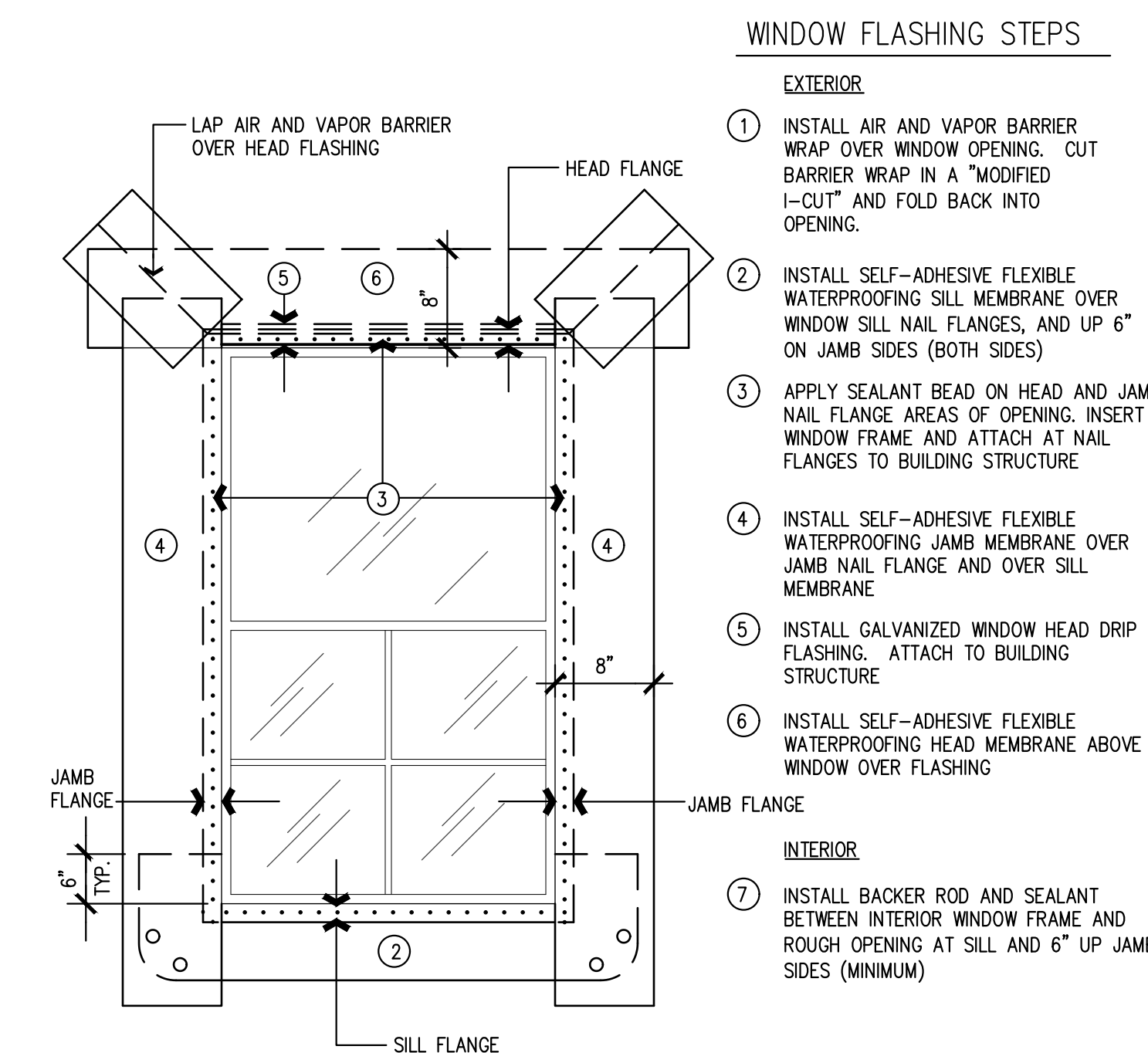
3 OVERHEAD DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"



4 OVERHEAD DOOR JAMB DETAIL  
SCALE: 3" = 1'-0"

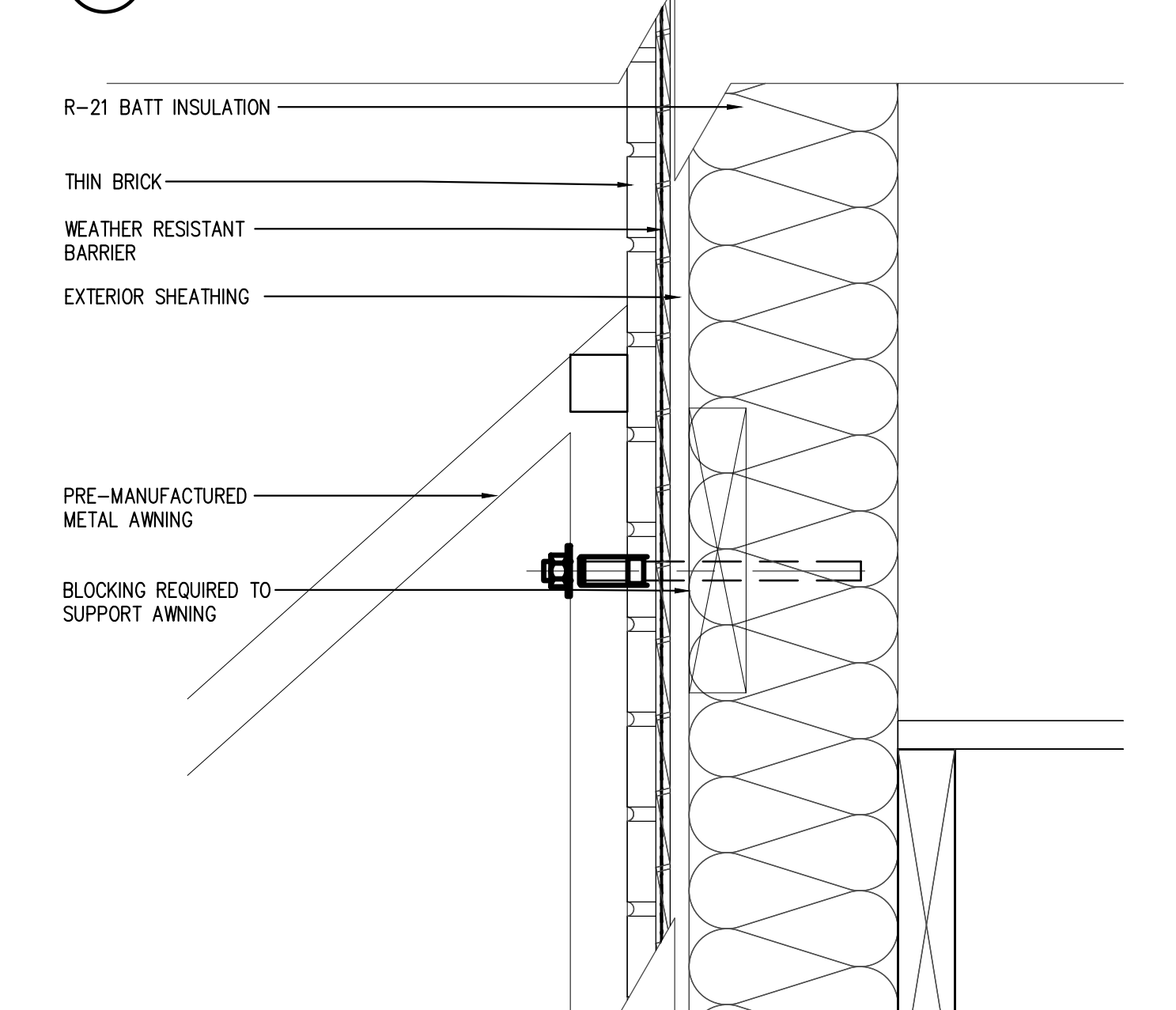


5 OVERHEAD DOOR SILL DETAIL  
SCALE: 3" = 1'-0"

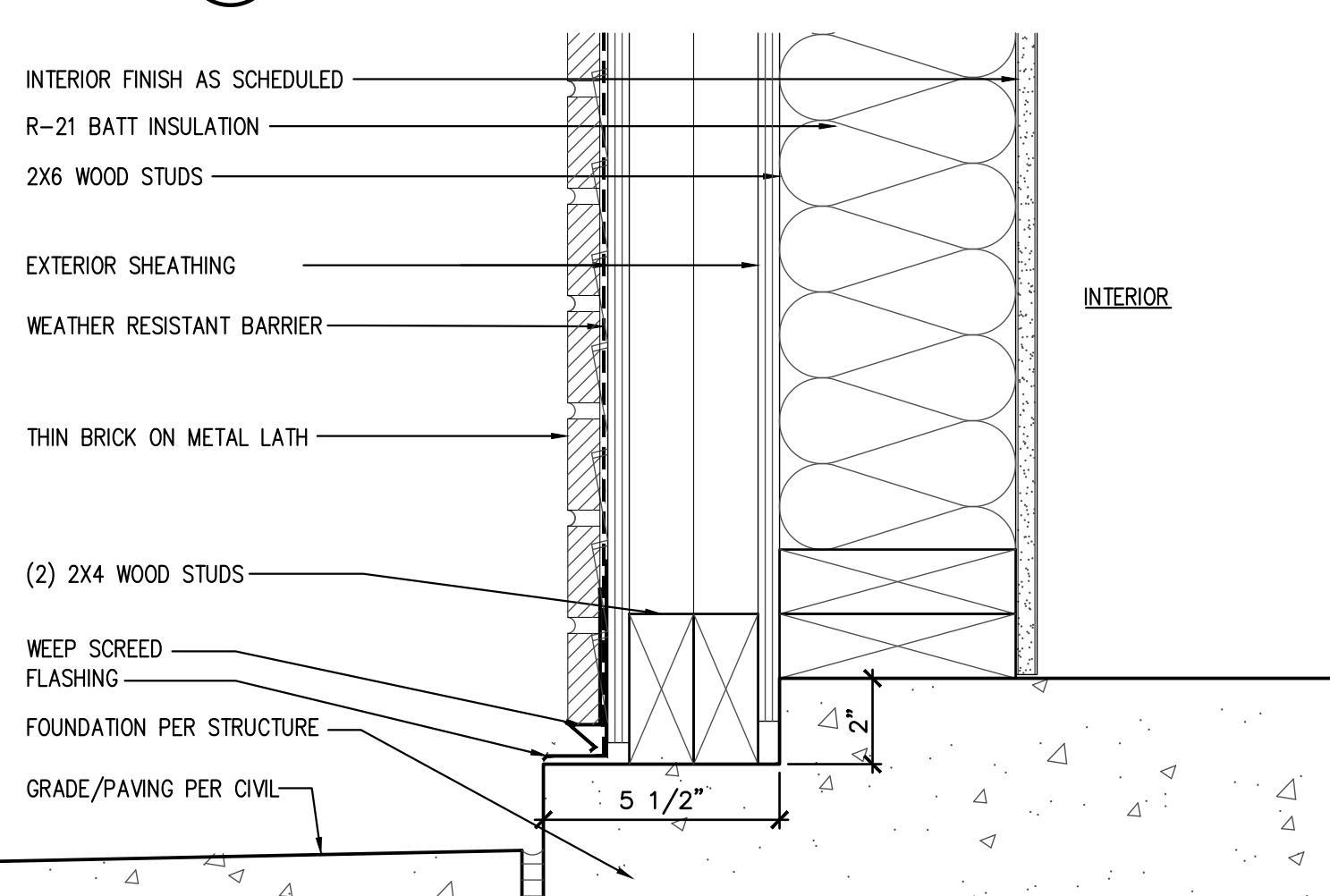


NOTE: INSTALL VAPOR AND AIR BARRIER BUILDING WRAP OVER EXTERIOR SHEATHING. COVER WINDOW ROUGH OPENING, CUT A "MODIFIED I-CUT" AND FOLD BACK INSIDE FRAME BEFORE WINDOW AND FLASHING.

6 TYPICAL WINDOW FLASHING  
SCALE: NTS



7 AWNING DETAIL  
SCALE: 3" = 1'-0"



8 TYPICAL BRICK LEDGE  
SCALE: 3" = 1'-0"

- WINDOW FLASHING STEPS
- EXTERIOR
1. INSTALL AIR AND VAPOR BARRIER WRAP OVER WINDOW OPENING. CUT BARRIER WRAP IN A "MODIFIED I-CUT" AND FOLD BACK INTO OPENING.
  2. INSTALL SELF-ADHESIVE FLEXIBLE WATERPROOFING SILL MEMBRANE OVER WINDOW SILL NAIL FLANGES, AND UP 6" ON JAMB SIDES (BOTH SIDES)
  3. APPLY SEALANT BEAD ON HEAD AND JAMB NAIL FLANGE AREAS OF OPENING. INSERT WINDOW FRAME AND ATTACH AT NAIL FLANGES TO BUILDING STRUCTURE
  4. INSTALL SELF-ADHESIVE FLEXIBLE WATERPROOFING JAMB MEMBRANE OVER JAMB NAIL FLANGE AND OVER SILL MEMBRANE
  5. INSTALL GALVANIZED WINDOW HEAD DRIP FLASHING. ATTACH TO BUILDING STRUCTURE
  6. INSTALL SELF-ADHESIVE FLEXIBLE WATERPROOFING HEAD MEMBRANE ABOVE WINDOW OVER FLASHING
- INTERIOR
7. INSTALL BACKER ROD AND SEALANT BETWEEN INTERIOR WINDOW FRAME AND ROUGH OPENING AT SILL AND 6" UP JAMB SIDES (MINIMUM)



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SHEET  
A2.6  
DOOR AND WINDOW  
DETAILS



